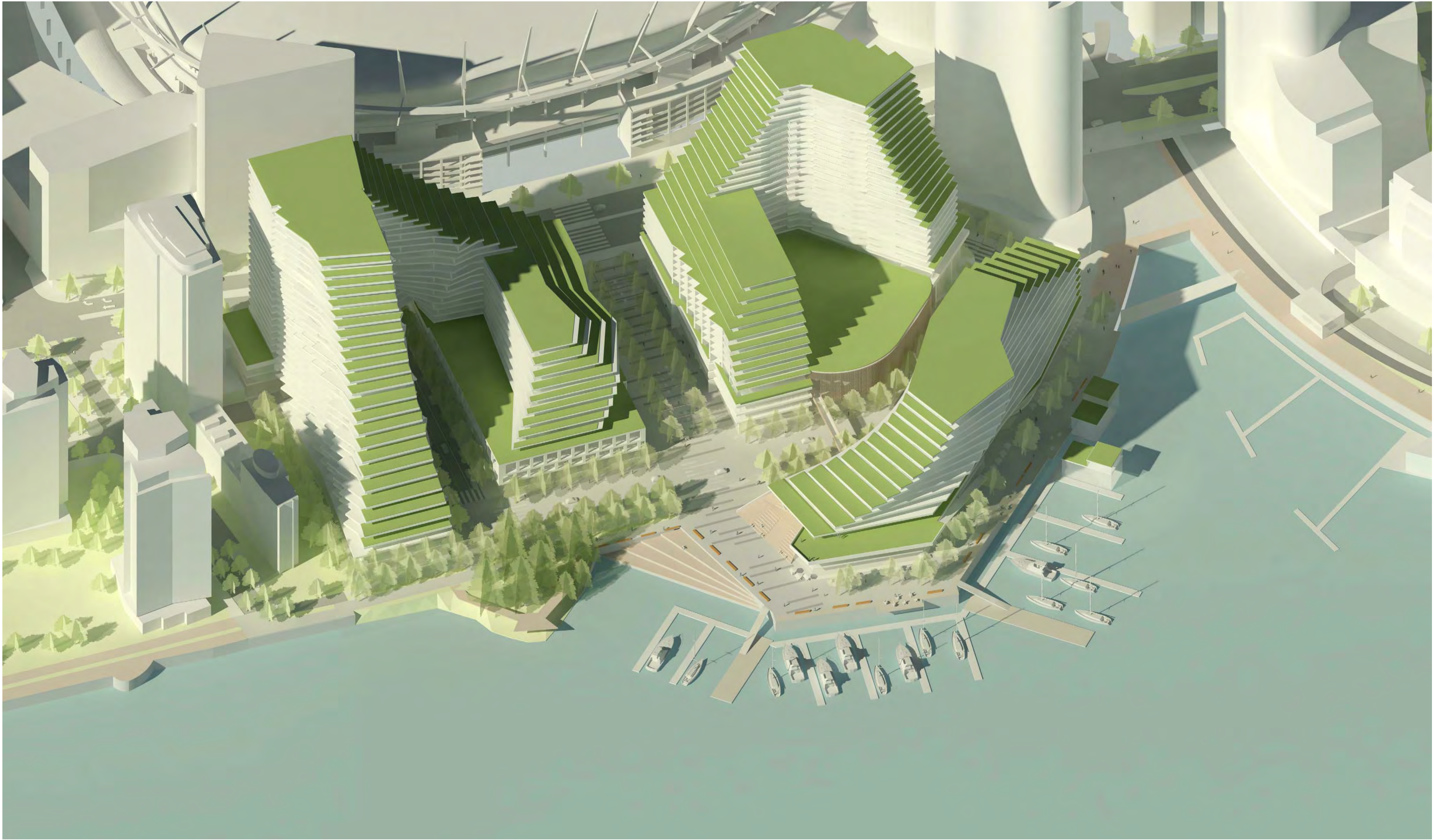


# Plaza of Nations

750 PACIFIC BOULEVARD (CMP)

PRELIMINARY DEVELOPMENT PERMIT(PDP) SUBMISSION DRAWINGS - RESUBMISSION

## PART I: ARCHITECTURAL



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Project No. 1831  
Scale  
Plot Date 11/05/2019

### PART I: Architectural

#### Title Page

A000

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A096	Parking P3 Floor Plan	11/05/2019
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A401	Sun Study - Spring/Summer	11/05/2019
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A505	VIEW IMPACT ANALYSIS	11/05/2019



PROPERTY INFORMATION

Address: 750-772 Pacific Boulevard  
Legal description: Lot 155 False Creek Plan 21425 and District Lot 6352 Group 1 New Westminster District; PIDs 008-538-298 and 010-313-931 respectively

DEVELOPMENT STATISTICS

Zoning: CD-1 (349)

PROPOSED SETBACKS

Setback from water's edge	15m
Setback from existing towers	min.24.3m (80')
Front Property Line (Pacific BLVD)	Varies
Western Property Line	Varies
Eastern Property Line	min.10m (33')

SITE AREA

52,472 S.M. (564,804 S.F.)

BUILDING FOOTPRINT

17,081 S.M. (183,860 S.F.)

SITE COVERAGE

30%

BUILDING HEIGHTS

	Proposed	Allowed
Block A	85.1m	85.3m
Block B	88.9m	89.9m
Block C	48.7m	48.8m

PARKING STATISTICS

Standard Parking Stall Size (2.5M X 5.5M)		
P1	Proposed 587 spots	BY-LAW REQUIREMENT
P2	515 spots	
P3	764 spots	
P4 (OPTIONAL)	764	
TOTAL	1866 spots(P1-P3) 2630 spots(P1-P4)	0

BICYCLE STATISTICS

P1.5	Proposed 3980	BY-LAW REQUIREMENT 3980
------	---------------	-------------------------

LOADING STATISTICS

CLASS A (5.5M X 2.7M X 2.3M)	Proposed 22	BY-LAW REQUIREMENT 22
CLASS B (8.5M X 3M X 3.8M)	24	24
CLASS C (15.5M X 3.5M X 4.3M)	5	5

\*\*FOR DETAILED CAR, BICYCLE PARKING AND LOADING STATISTICS : REFER TO THE TRAFFIC REPORT BY BUNT & ASSOCIATES

AREAS

TOTAL MARKET RESIDENTIAL USE: 1,284,000 S.F.  
TOTAL SOCIAL HOUSING: 321,000 S.F. (20% OF TOTAL RESIDENTIAL AREA)  
TOTAL COMMERCIAL: 350,000 S.F.  
TOTAL CIVIC CENTRE: 99,235 S.F.

GRAND TOTAL AREA: 2,054,235 S.F.

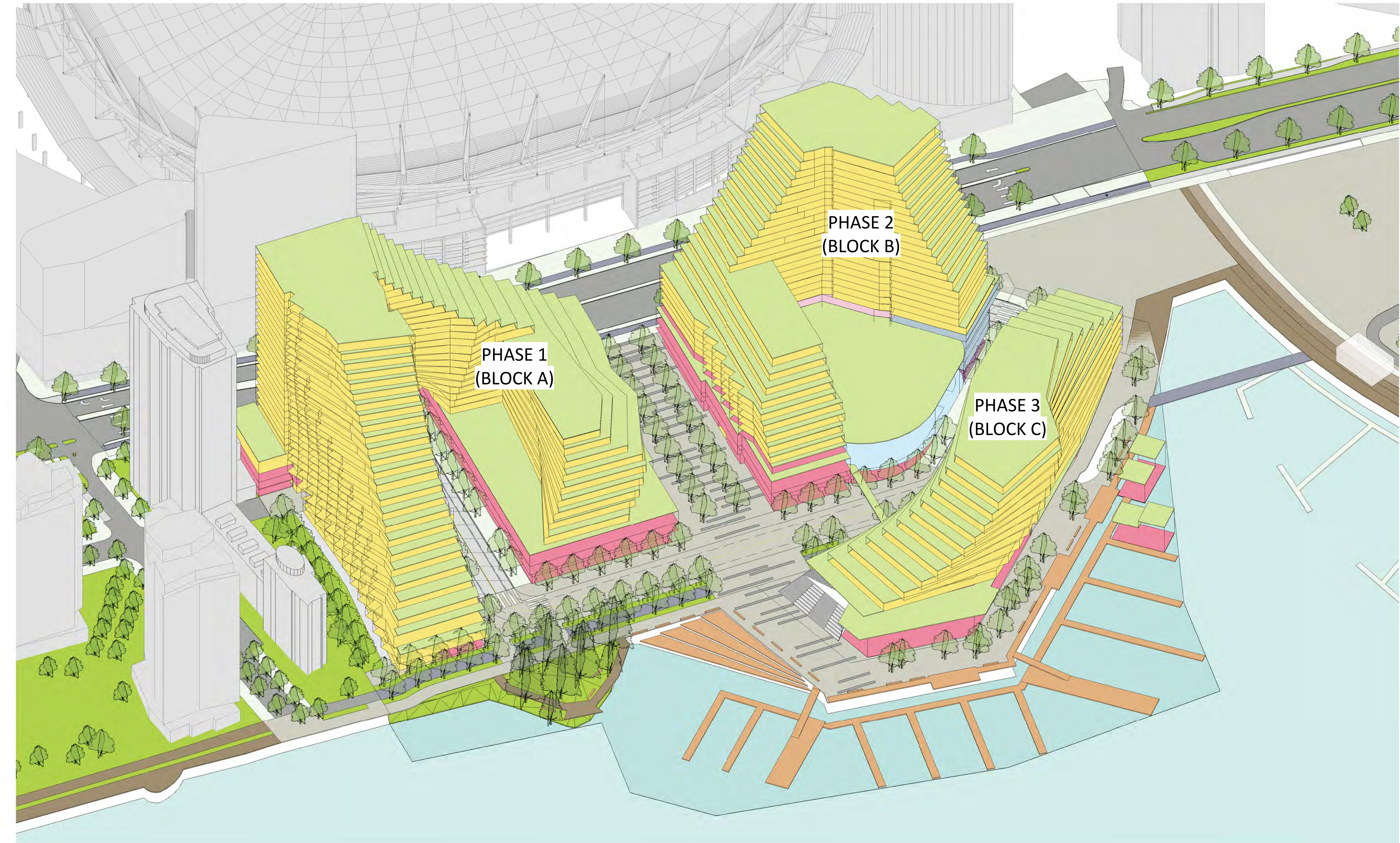
UNIT TYPE/MIX

\*\*THE DETAILED UNIT COUNT / MIX WILL BE DEVELOPED AT THE DP STAGE, IN CONSULTATION WITH CITY STAFF.

UNIT MIX WILL MEET REQUIREMENTS OF 'CITY'S FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS, HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES AND THE CITY'S 'HOUSING, DESIGN AND TECHNICAL GUIDELINES'.

UNDERGROUND PARKING FOOTPRINT

P1	335,840 S.F.
P2	334,066 S.F.
P3	345,818 S.F.
P4 (optional)	345,818 S.F.



AREAS FOR BLOCKS A,B & C FOR PDP RESUBMISSION				Block A				Block B				Block C				TOTAL			
*ALL UNITS IN S.F.				Social	Market	Commercial		Social	Market	Commercial	Music Venue	Community	Child Care	Ice Rink	Market	Commercial			
LEVEL	BLOCK A	BLOCK B	BLOCK C		0			L28	10,667						L28	0		RECREATION	
L28	0	10,667	0		14,282			L27	11,201						L27	0		COMMERCIAL	
L27	14,282	11,201	0		15,222			L26	11,721						L26	0		MUSIC VENUE	
L26	15,222	11,721	0		15,875			L25	12,332						L25	0		COMMUNITY CENTRE	
L25	15,875	12,332	0		16,848			L24	12,883						L24	0			
L24	16,848	12,883	0		17,781			L23	13,486						L23	0		CHILDCARE	
L23	17,781	13,486	0		18,887			L22	14,297						L22	0			
L22	18,887	14,297	0		20,281			L21	14,862						L21	0		ICE RINK	
L21	20,281	14,862	0		21,751			L20	15,508						L20	0			
L20	21,751	15,508	0		23,209			L19	16,426						L19	0		GREEN ROOF	
L19	23,209	16,426	0		24,315			L18	17,192						L18	0			
L18	24,315	17,192	0		26,268			L17	18,075						L17	0			
L17	26,268	18,075	0		27,332			L16	19,053						L16	0			
L16	27,332	19,053	0		27,795			L15	19,850						L15	0			
L15	27,795	19,850	0		30,957			L14	26,972						L14	14,147			
L14	30,957	26,972	14,147		39,024			L13	7,936						L13	16,119			
L13	39,024	28,959	16,119		19,457			L12	10,834						L12	18,142			
L12	42,101	31,929	18,142		20,710			L11	13,060						L11	20,217			
L11	47,495	34,363	20,217		21,831			L10	13,613						L10	22,359			
L10	51,877	36,944	22,359		21,753			L9	14,089						L9	24,469			
L9	53,574	37,481	24,469		21,872			L8	15,387						L8	26,639			
L8	55,332	38,534	26,639		22,669			L7	13,975						L7	28,116			
L7	56,262	22,948	28,116		19,490			L6	9,361				8,235		L6	29,673			
L6	53,058	40,923	29,673		18,858			L5	14,333	25,788		9,361			L5	31,061			
L5	55,640	38,956	31,061		0			L4		27,518		13,168			L4	32,569			
L4	77,654	36,907	32,569		0	57,998		L3		25,965		8,082		31,000	L3	15,663	10,438		
L3	81,672	65,047	26,101		0	58,323		L2							L2		12,646		
L2	21,057	0	12,646		0	9,920		L1							L1	2,667	30,934		
L1	73,414	61,897	33,601		2,580	53,767			879	4,315	36,703	20,000							
SUB-TOTAL	1,008,963	709,413	335,859		169,220	659,735	180,008	SUB-TOTAL	151,780	342,424	115,974	20,000	40,000	8,235	31,000	SUB-TOTAL	281,841	54,018	TOTAL 2,054,235

- RESIDENTIAL\_
- COMMERCIAL\_
- MUSIC VENUE\_
- COMMUNITY CENTRE\_
- CHILDCARE\_
- ICE RINK\_
- GREEN ROOF\_

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Scale 1:1000  
Plot Date 11/05/2019

Project Statistics





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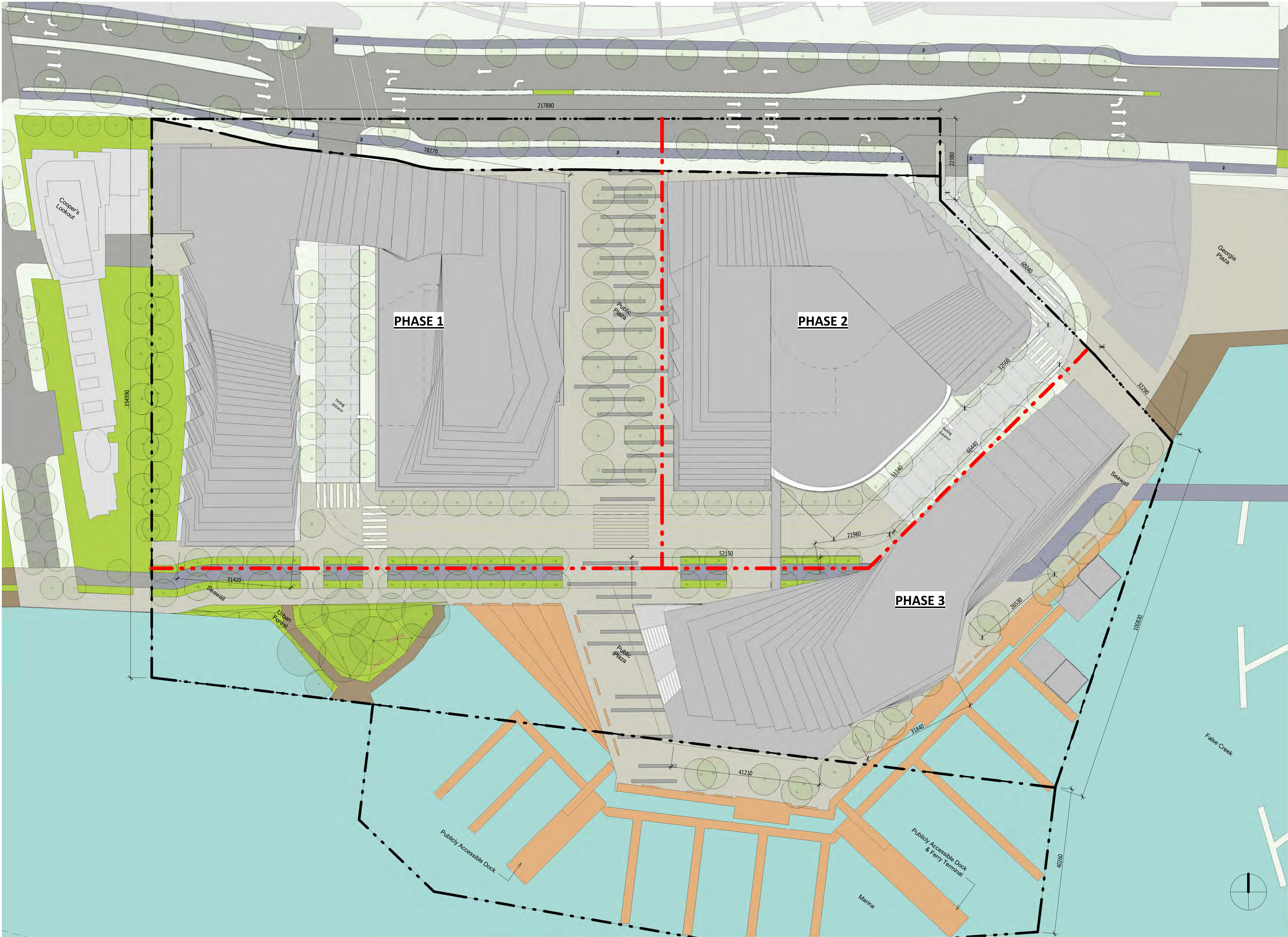
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**North East False Creek  
Context**

**A002**





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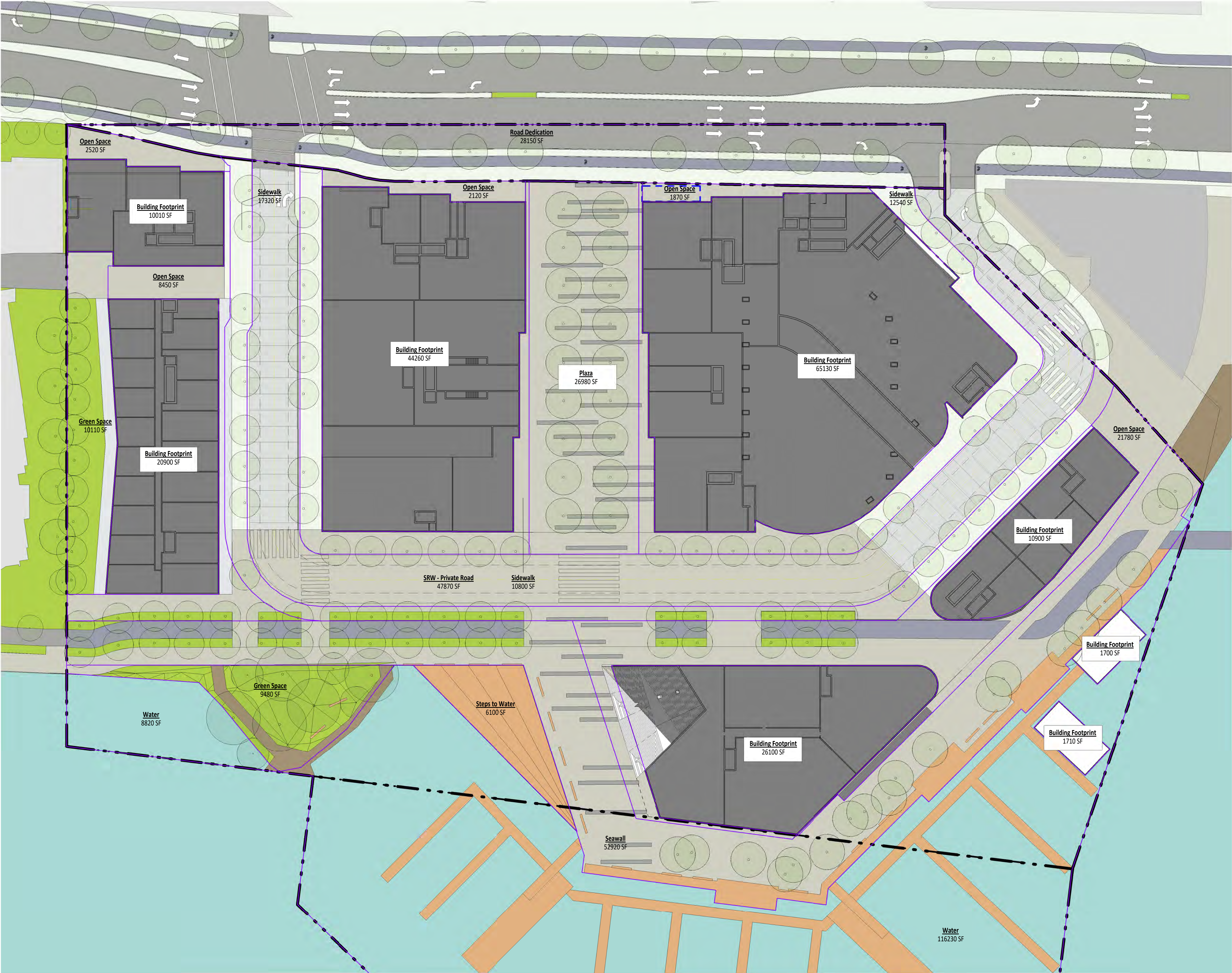
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Site Plan

A003





Area Schedule (Site)	
Name	Area
<b>Building Footprint</b>	
Building Footprint	1700 SF
Building Footprint	1710 SF
Building Footprint	10010 SF
Building Footprint	10900 SF
Building Footprint	20900 SF
Building Footprint	26100 SF
Building Footprint	44260 SF
Building Footprint	65130 SF
Building Footprint	180720 SF

<b>Green Space</b>	
Green Space	9480 SF
Green Space	10110 SF
Green Space	19590 SF

<b>Open Space</b>	
Open Space	1870 SF
Open Space	2120 SF
Open Space	2520 SF
Open Space	8450 SF
Open Space	21780 SF
Open Space	36740 SF

<b>Plaza</b>	
Plaza	26980 SF
Plaza	26980 SF

<b>Road Dedication</b>	
Road Dedication	28150 SF
Road Dedication	28150 SF

<b>Seawall</b>	
Seawall	52920 SF
Seawall	52920 SF

<b>Sidewalk</b>	
Sidewalk	10800 SF
Sidewalk	12540 SF
Sidewalk	17320 SF
Sidewalk	40670 SF

<b>SRW - Private Road</b>	
SRW - Private Road	47870 SF
SRW - Private Road	47870 SF

<b>Steps to Water</b>	
Steps to Water	6100 SF
Steps to Water	6100 SF

<b>Water</b>	
Water	8820 SF
Water	116230 SF
Water	125060 SF
Grand total	564790 SF

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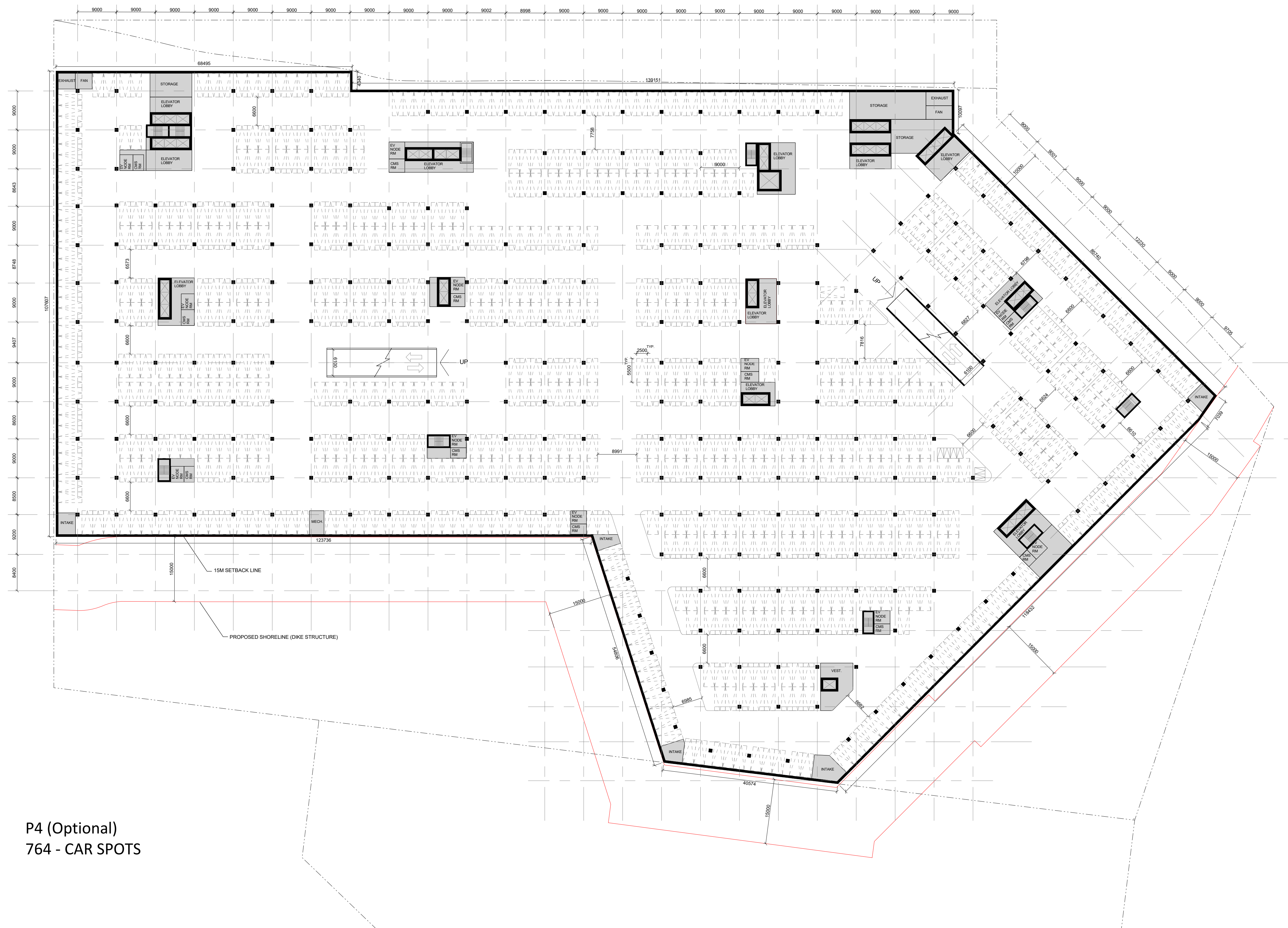
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Site Areas





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8. Portions of openings for Structural Mechanical or Electrical devices, fittings and fixtures are shown on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Structural and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
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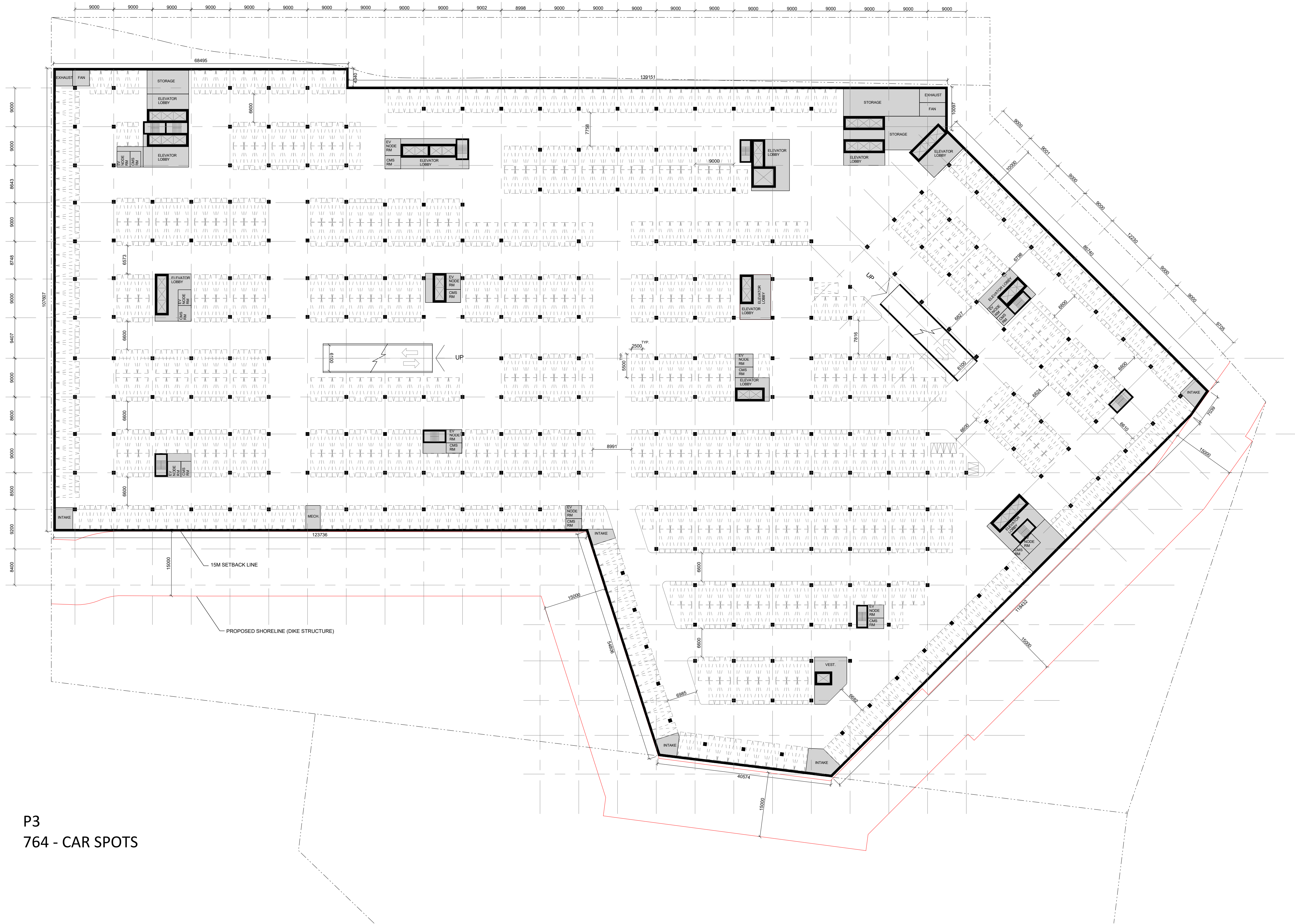
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### Parking P4 Floor Plan (Optional)

A095





P3  
764 - CAR SPOTS

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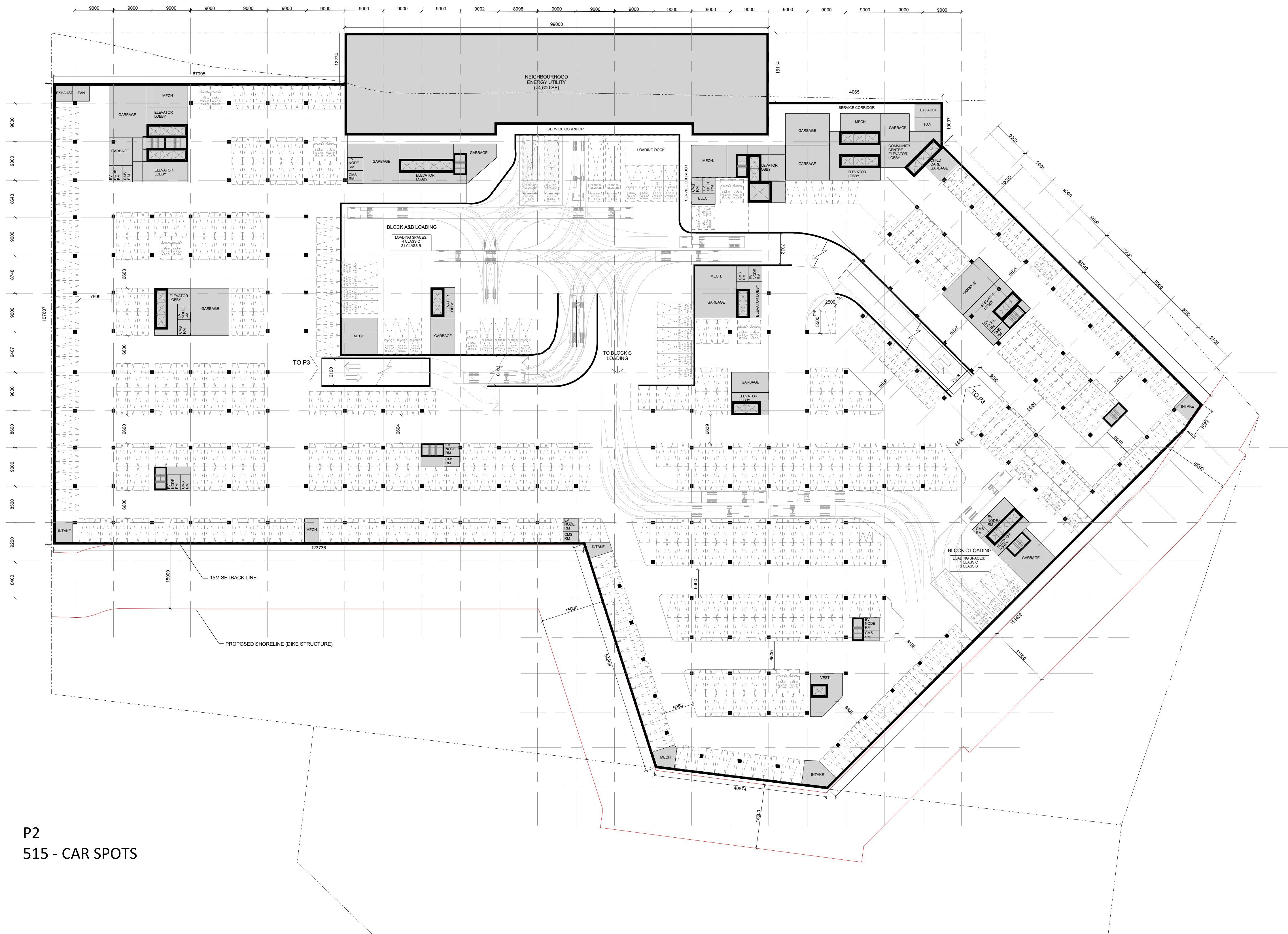
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**Parking P3 Floor Plan**





P2  
515 - CAR SPOTS

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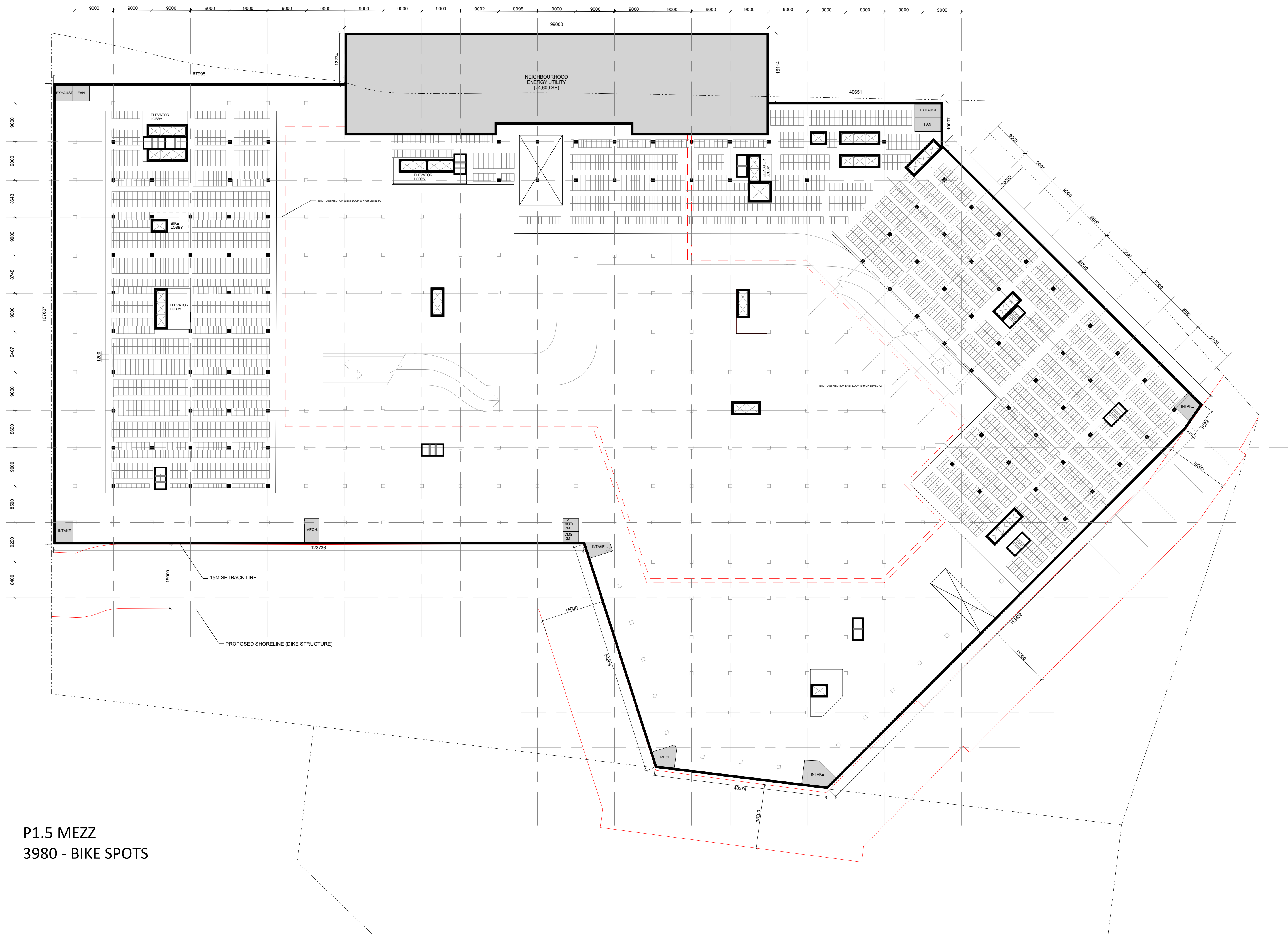
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**Parking P2 Floor Plan**





P1.5 MEZZ  
3980 - BIKE SPOTS

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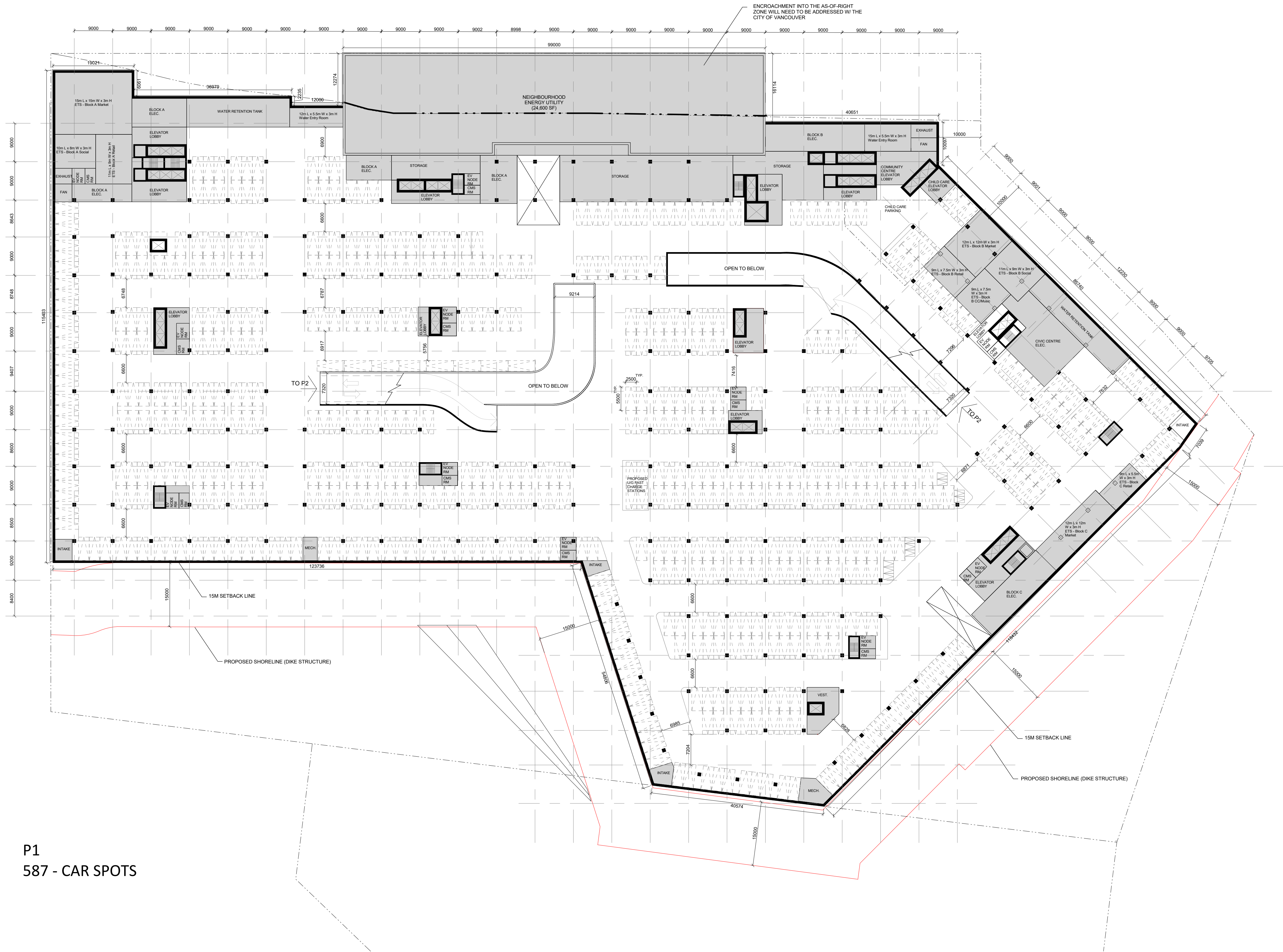
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**Parking P1.5 Floor Plan**





P1  
587 - CAR SPOTS

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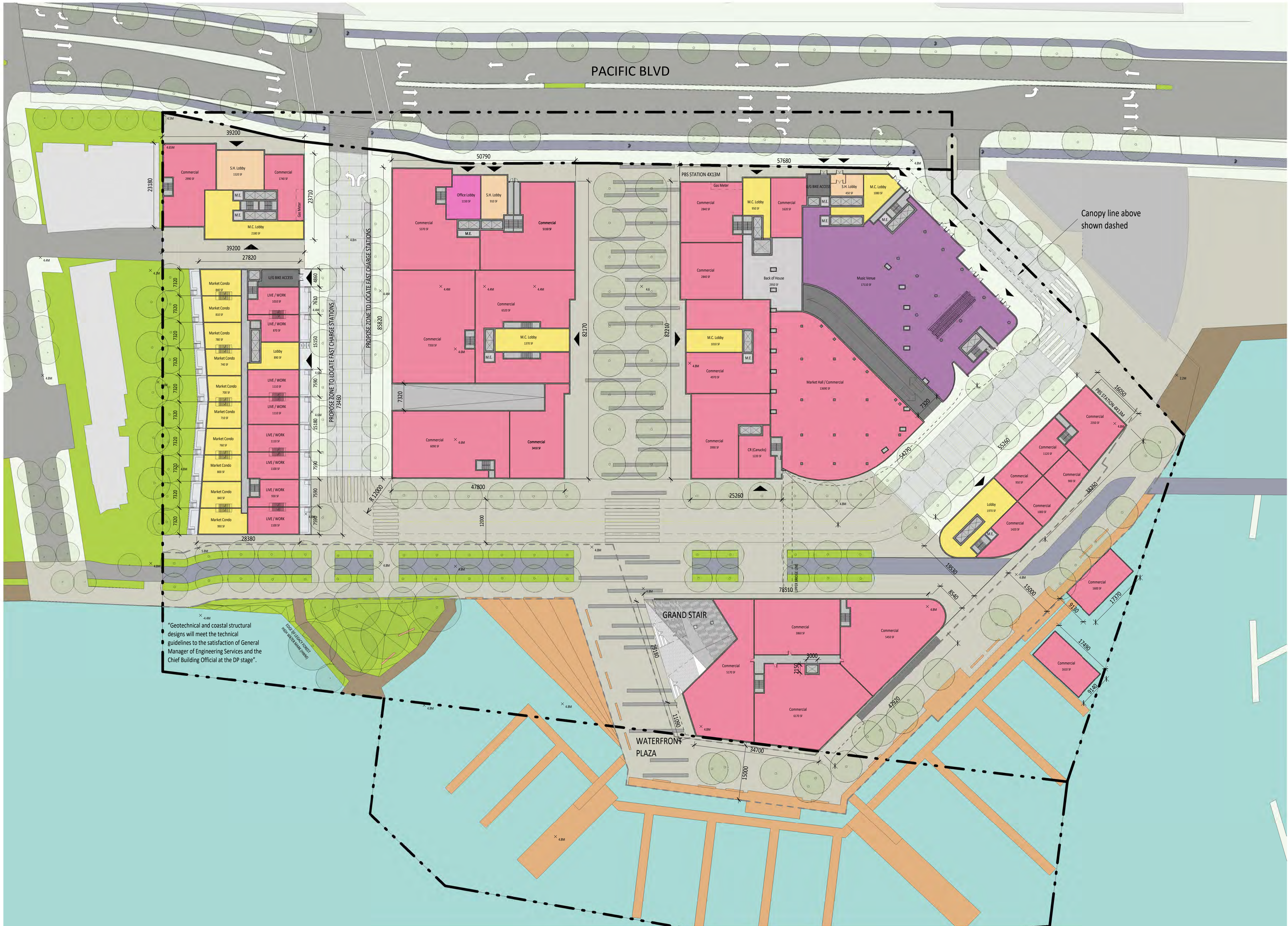
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Parking P1 Floor Plan





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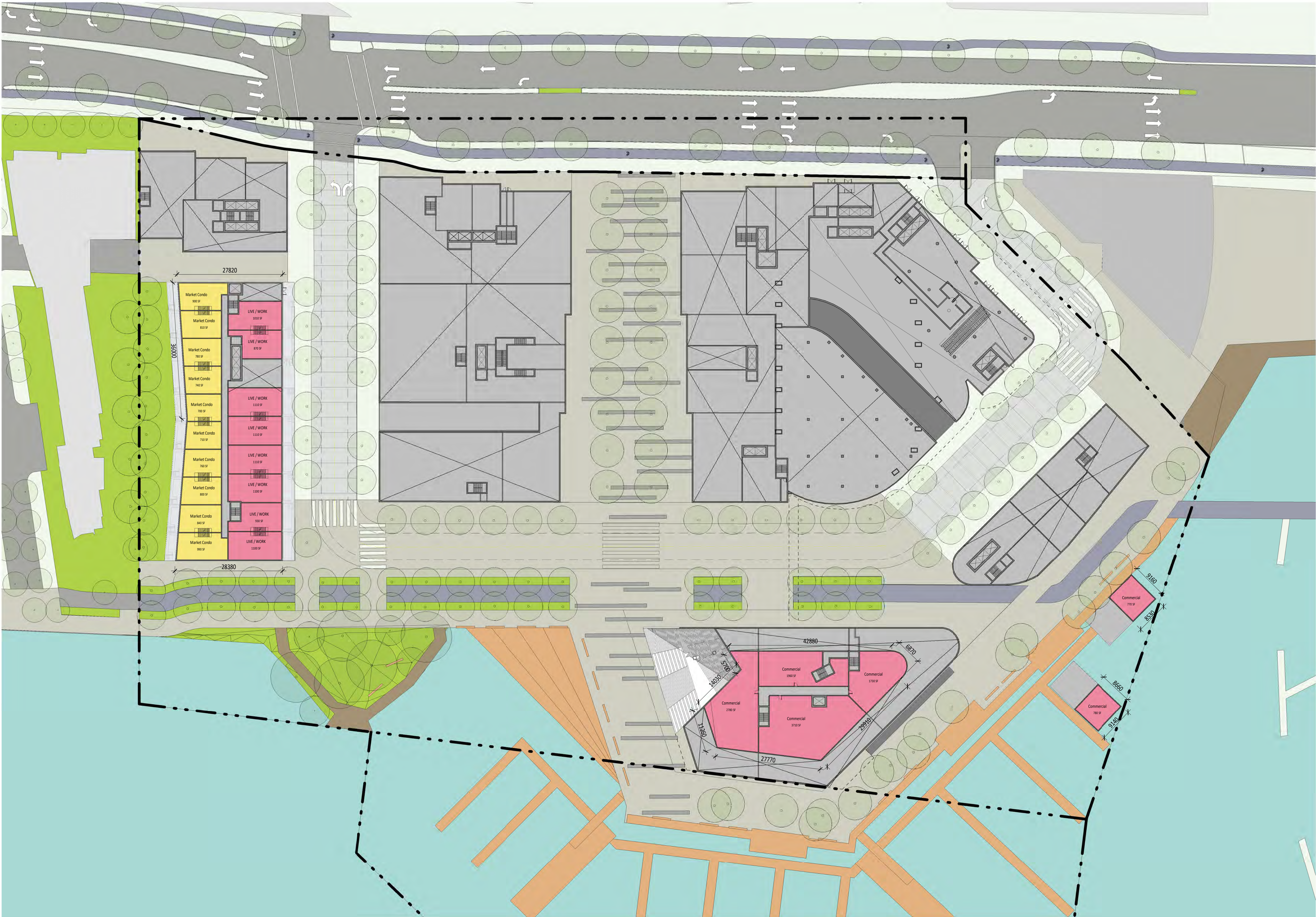
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**Ground Floor**





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Level 2

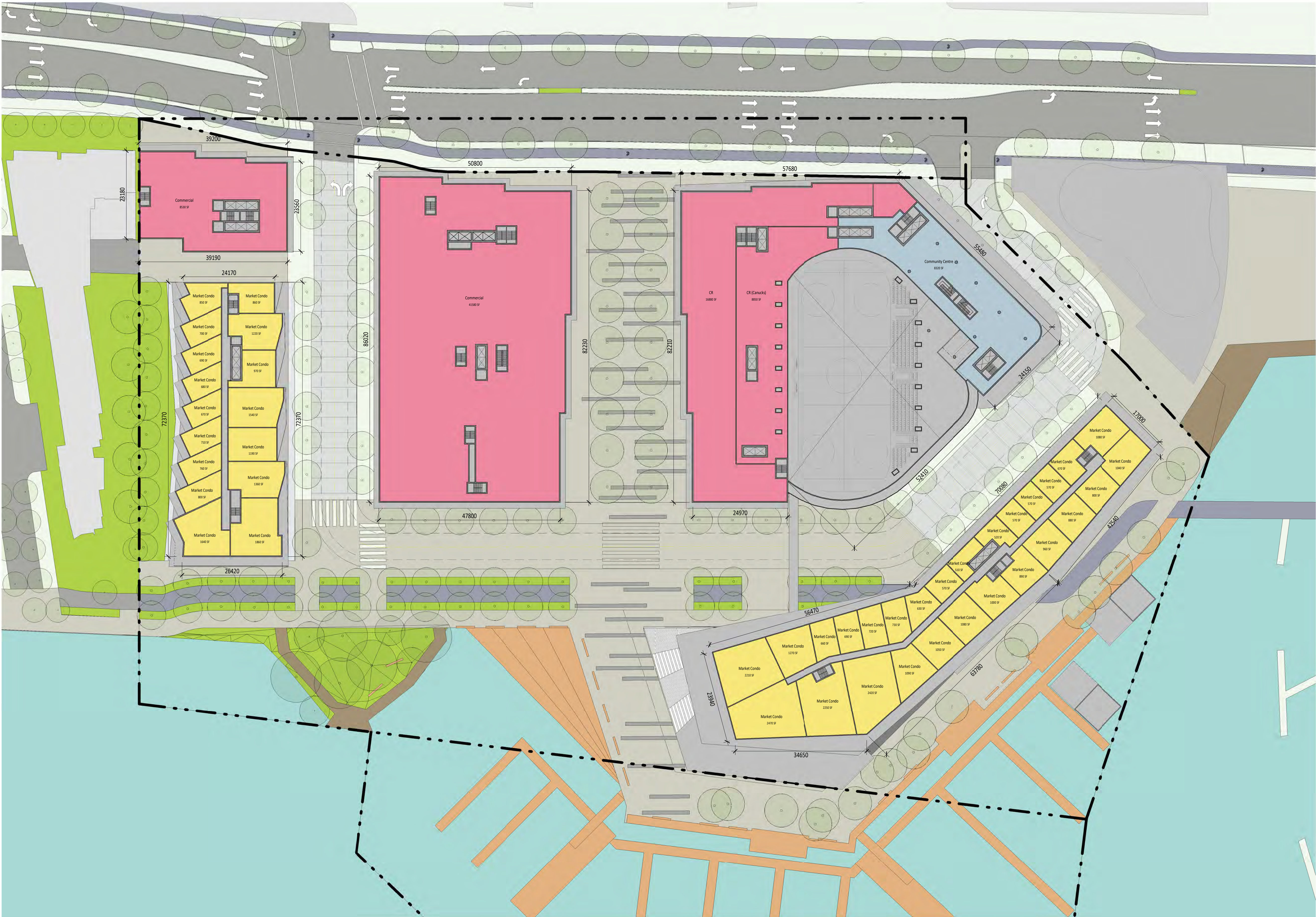


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### Level 3





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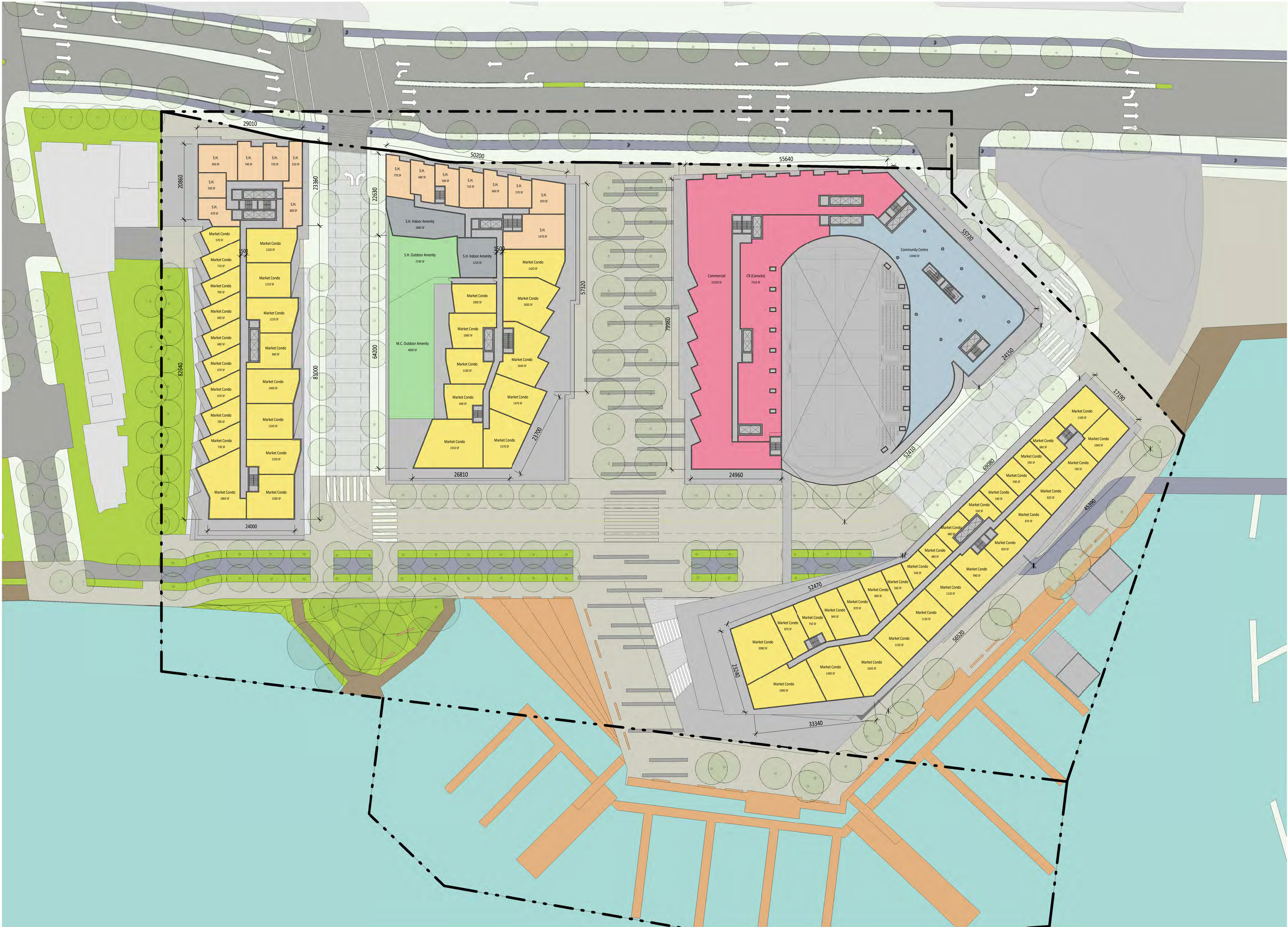
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**Level 4**





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**Level 5**

**A105**









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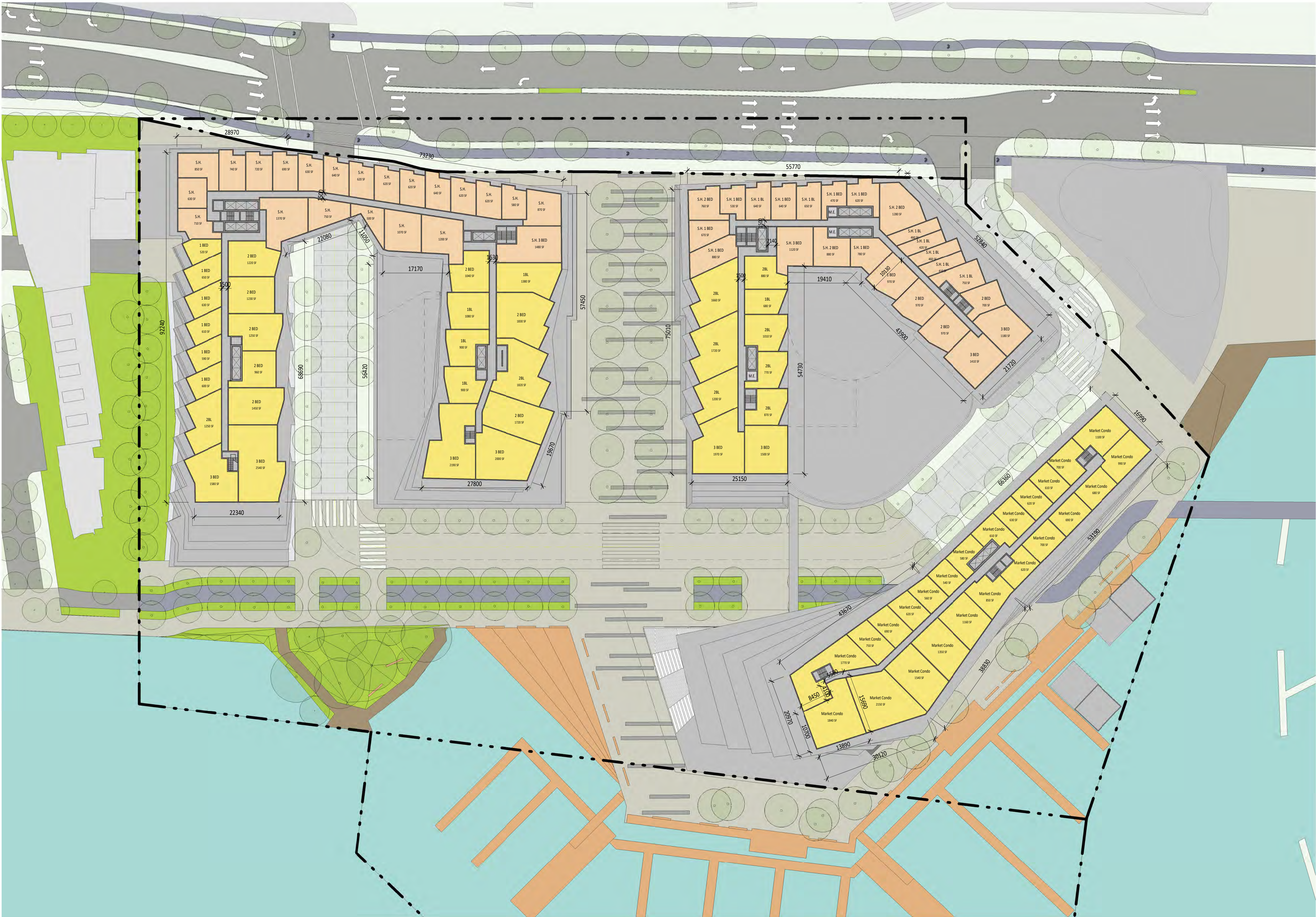
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Level 7

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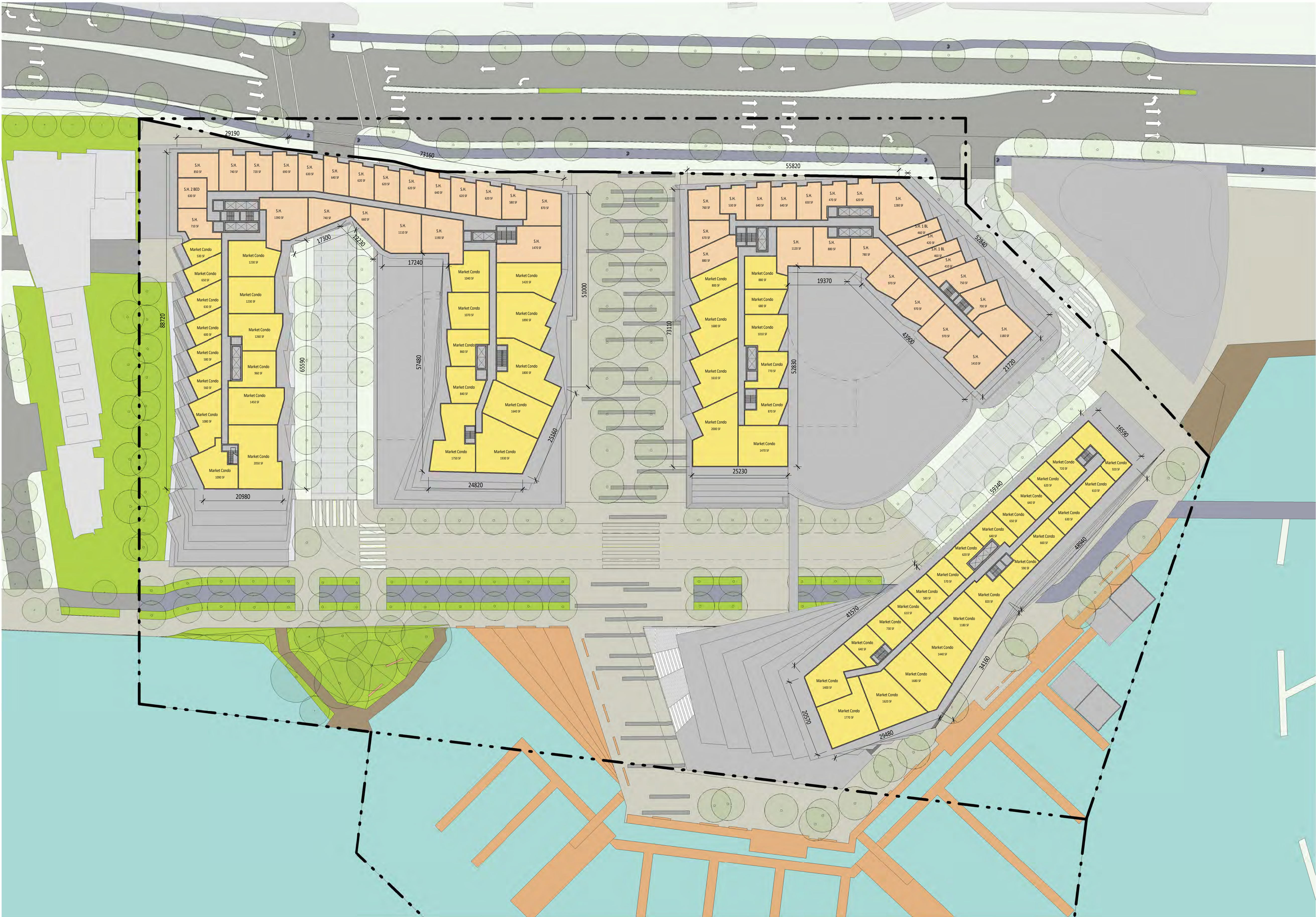
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Level 8





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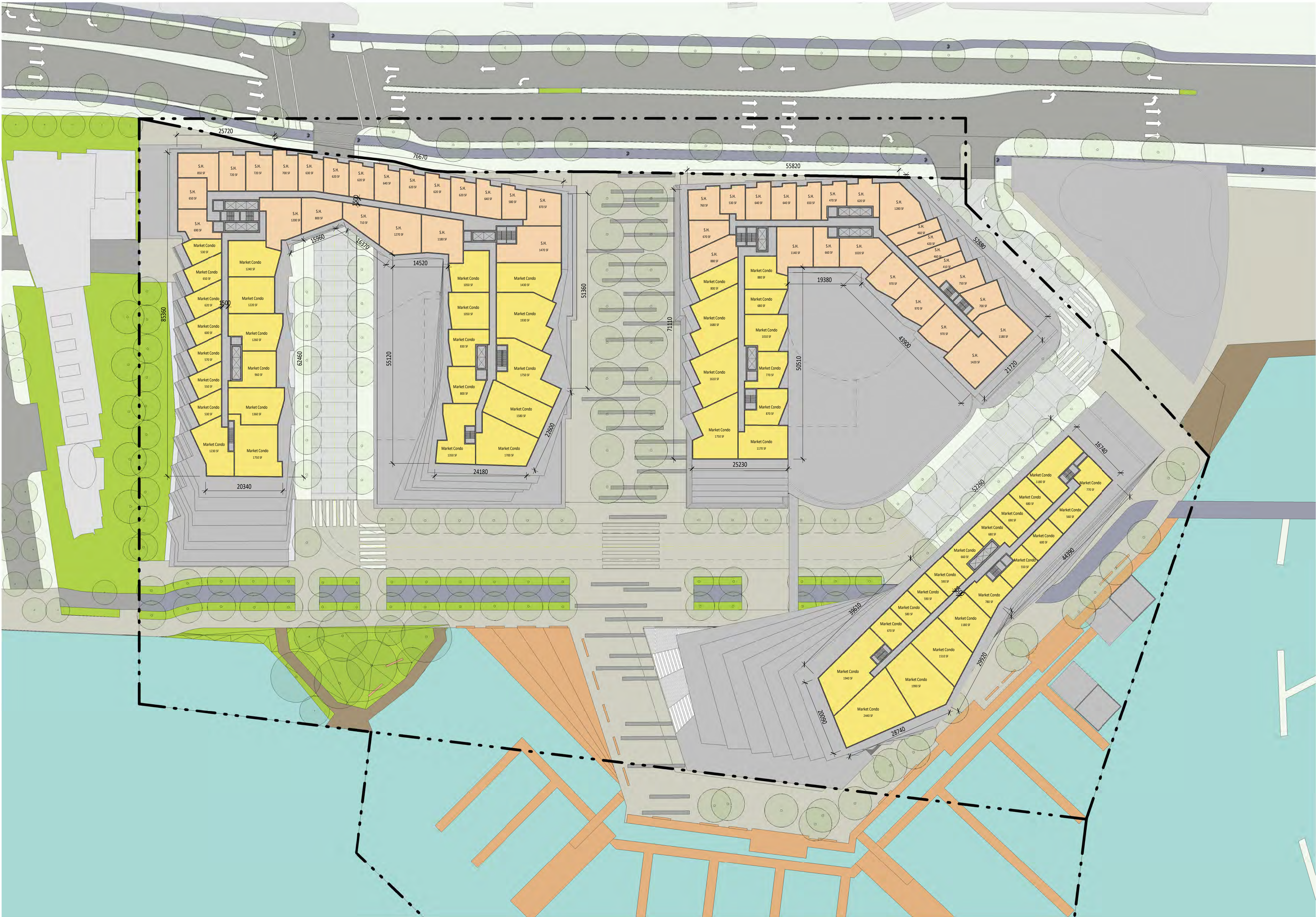
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Level 9





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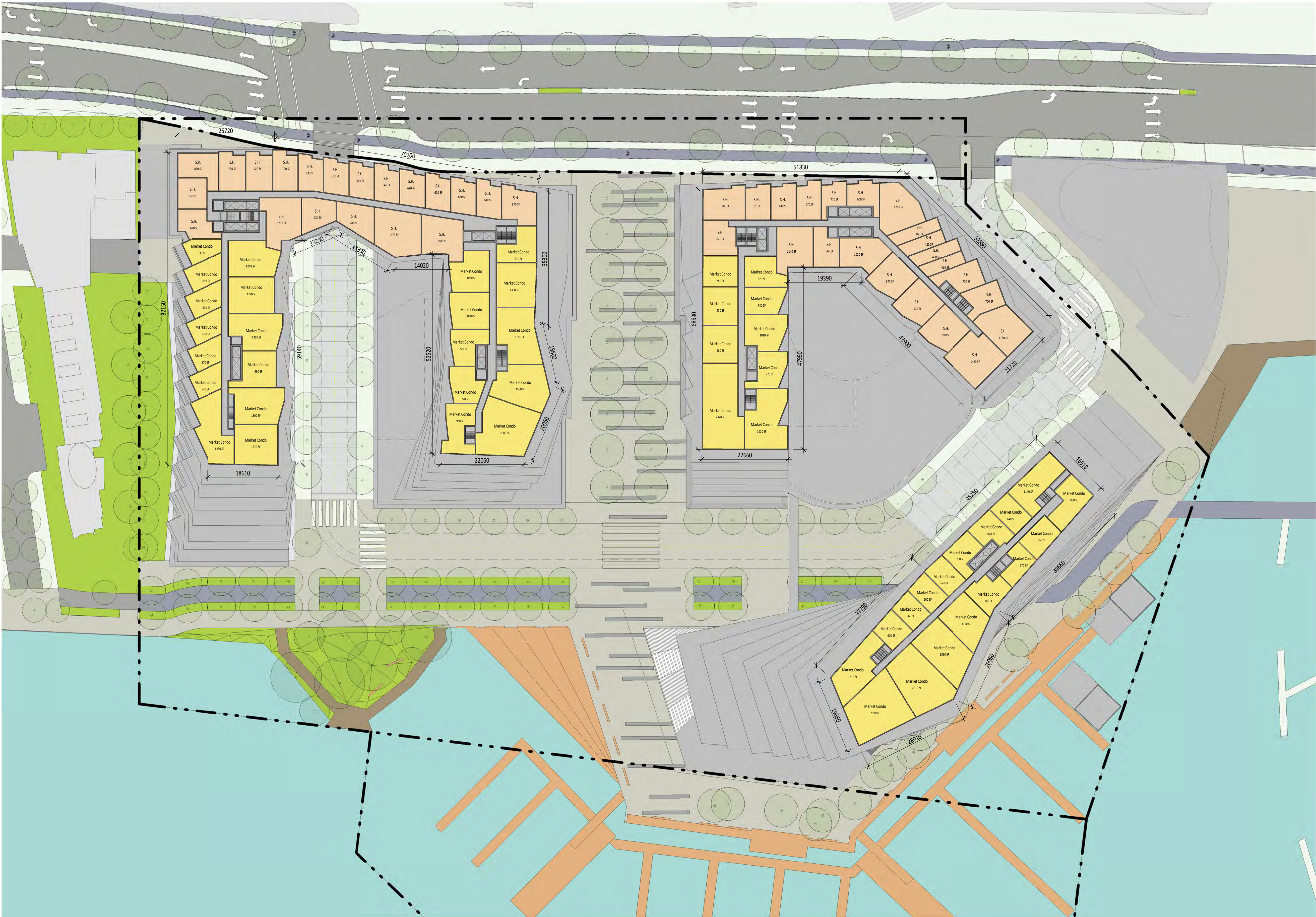
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**Level 10**

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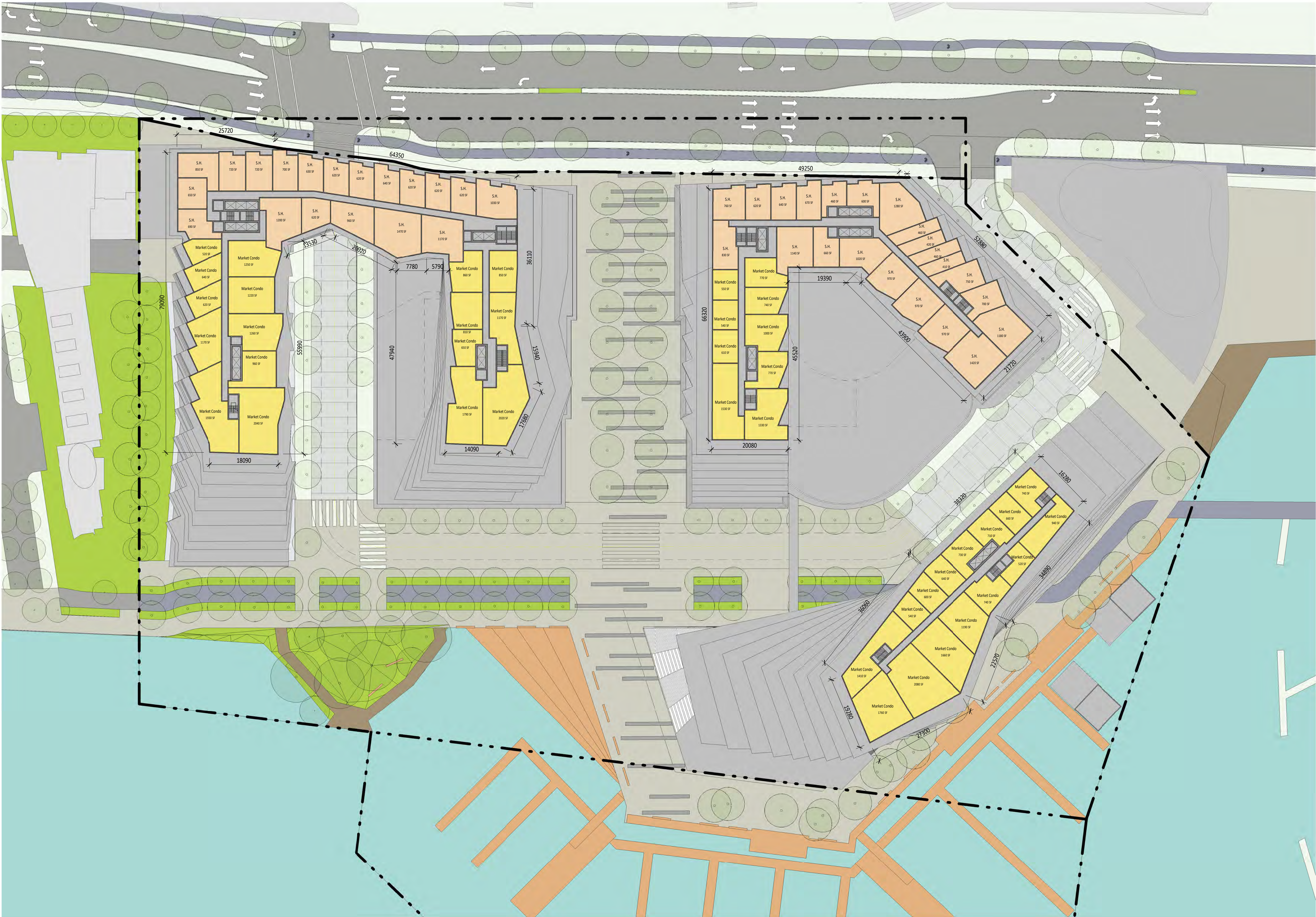
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**Level 11**

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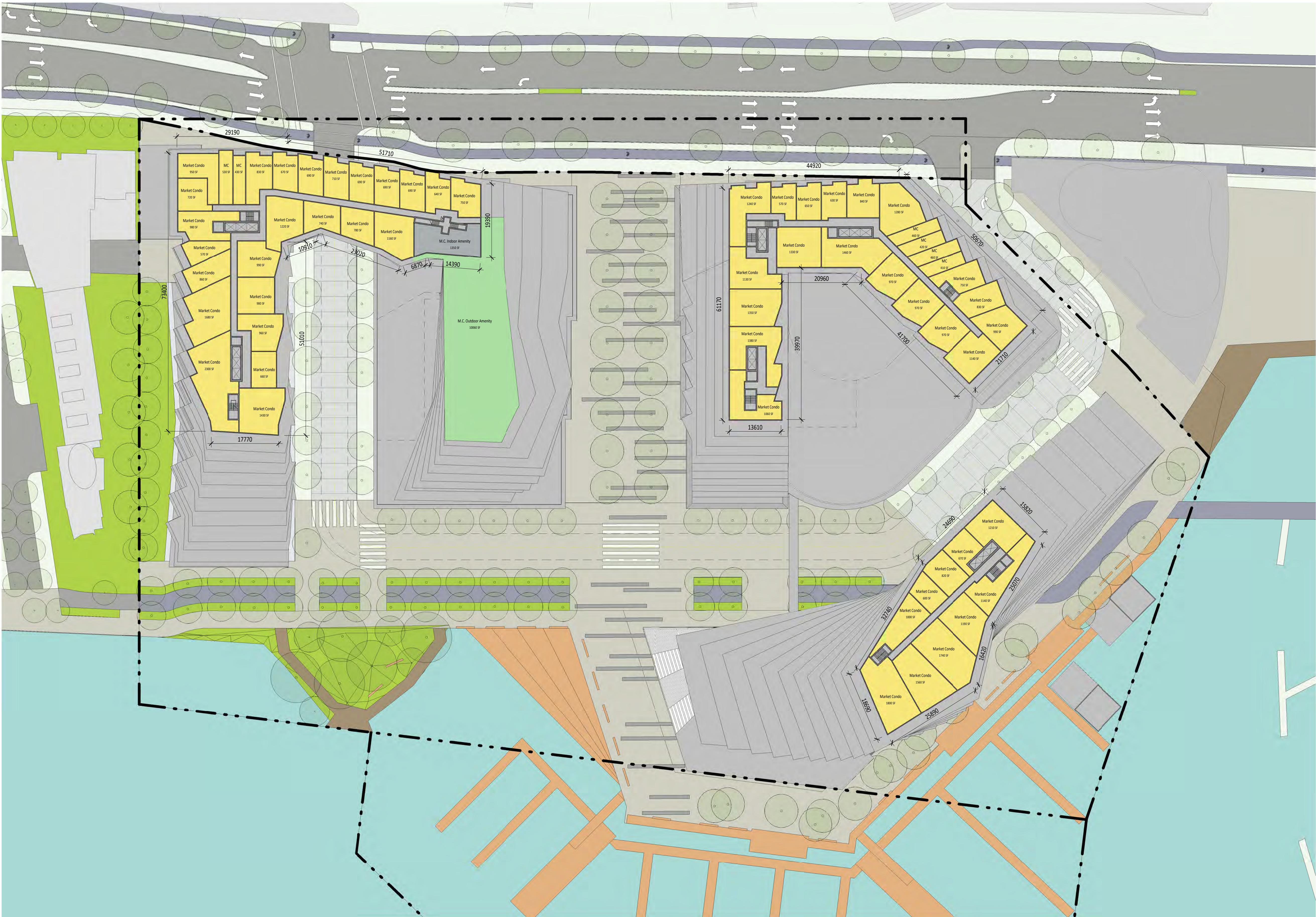
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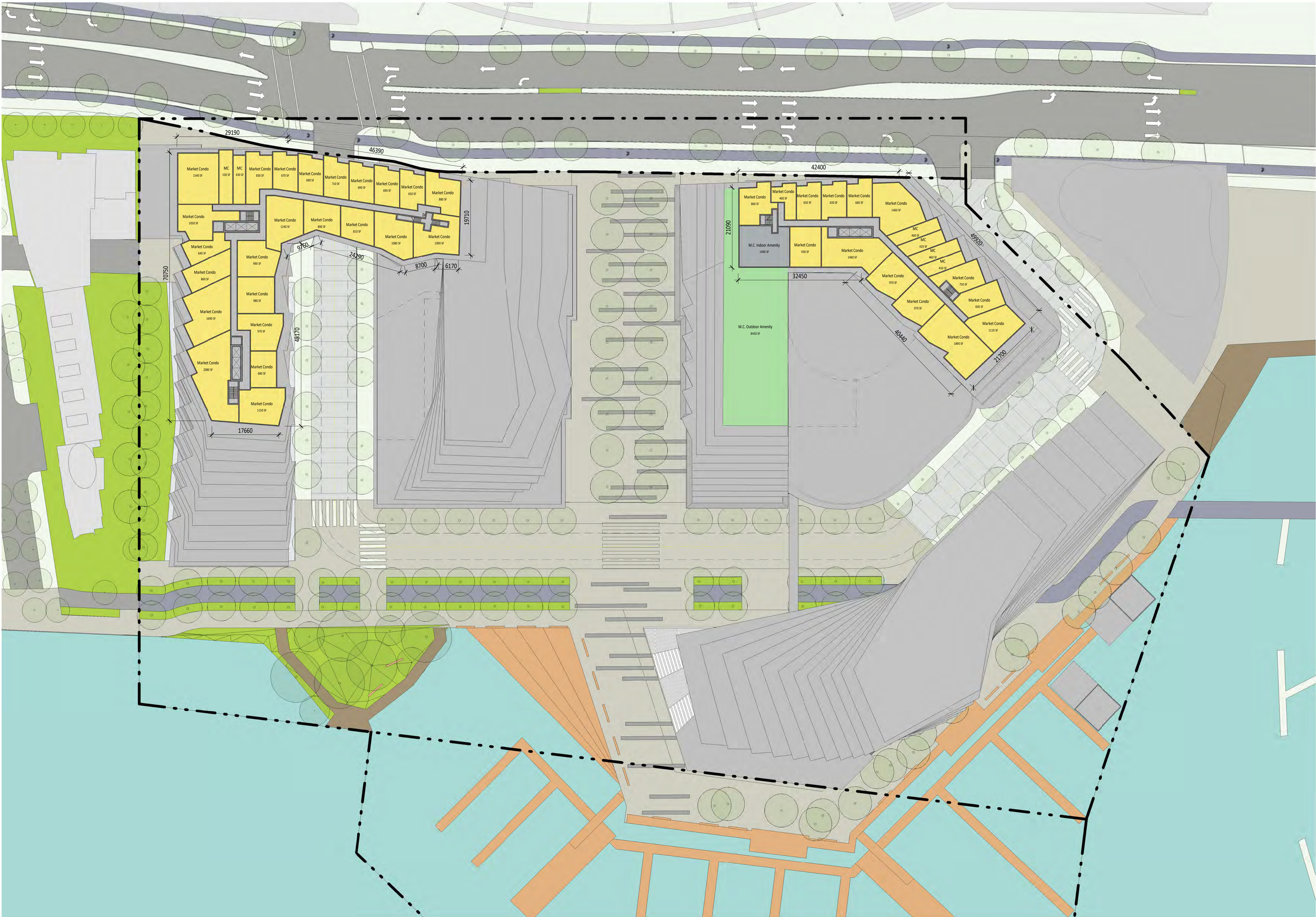
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Project No. 1831  
Scale 1:500  
Plot Date 11/05/2019

**Level 14**

**A114**





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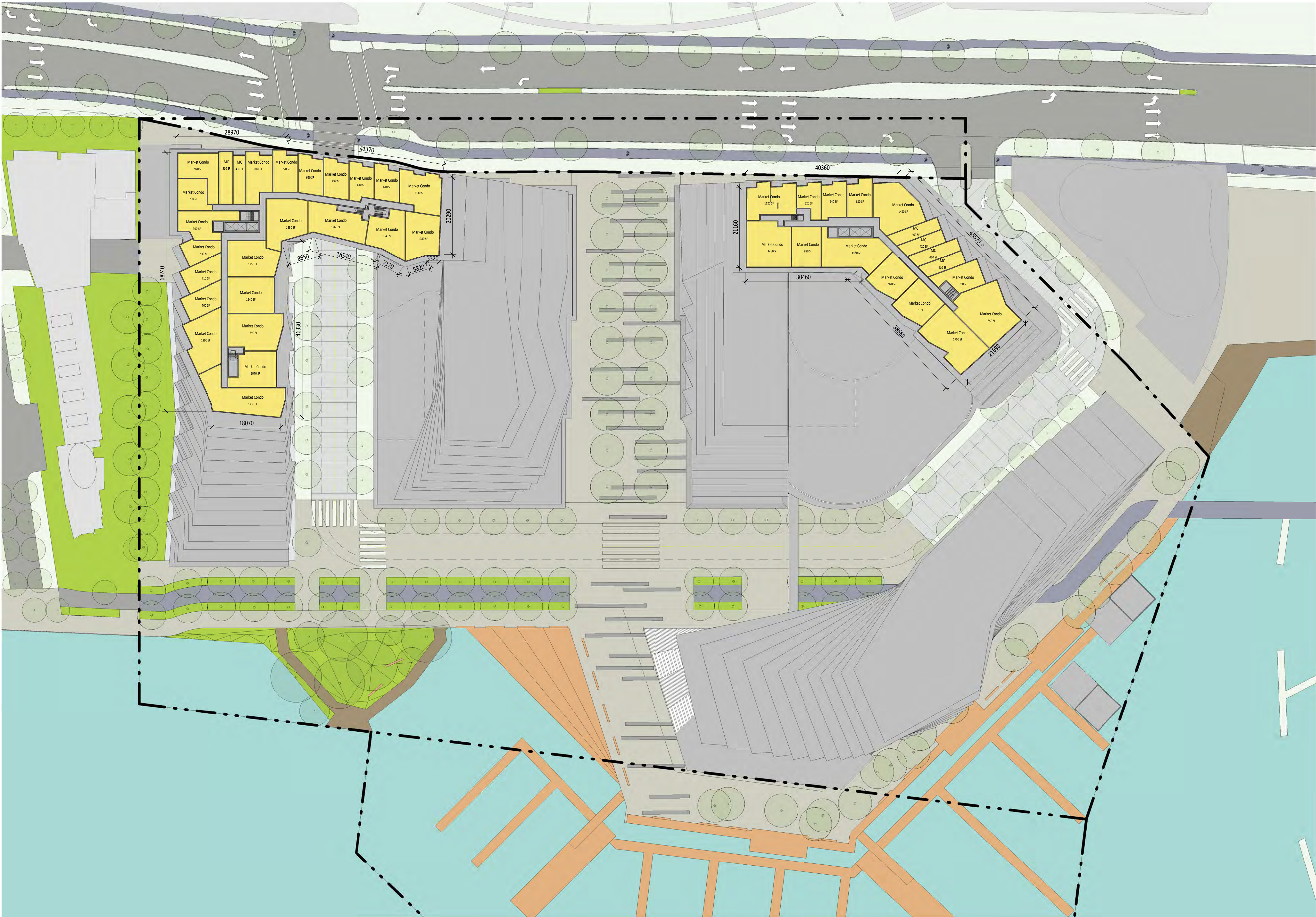
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Level 15

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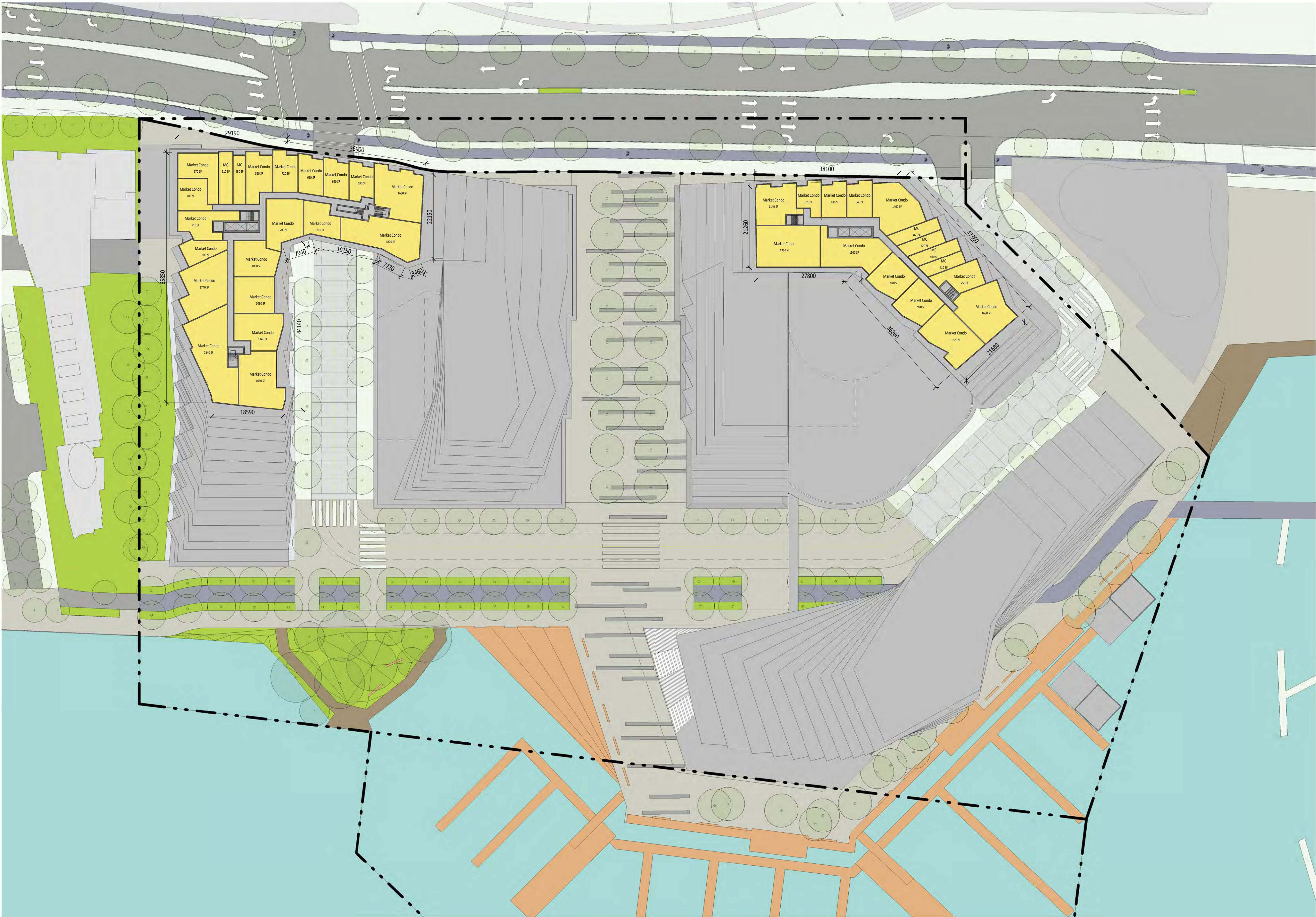
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**Level 16**

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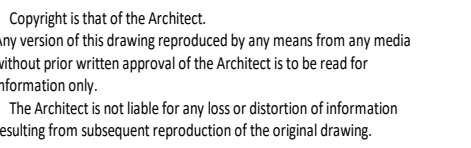
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**Level 17**

**A117**





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Positions of openings for Electrical, Mechanical or Electrical devices, fittings and connections are shown on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Structural and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.

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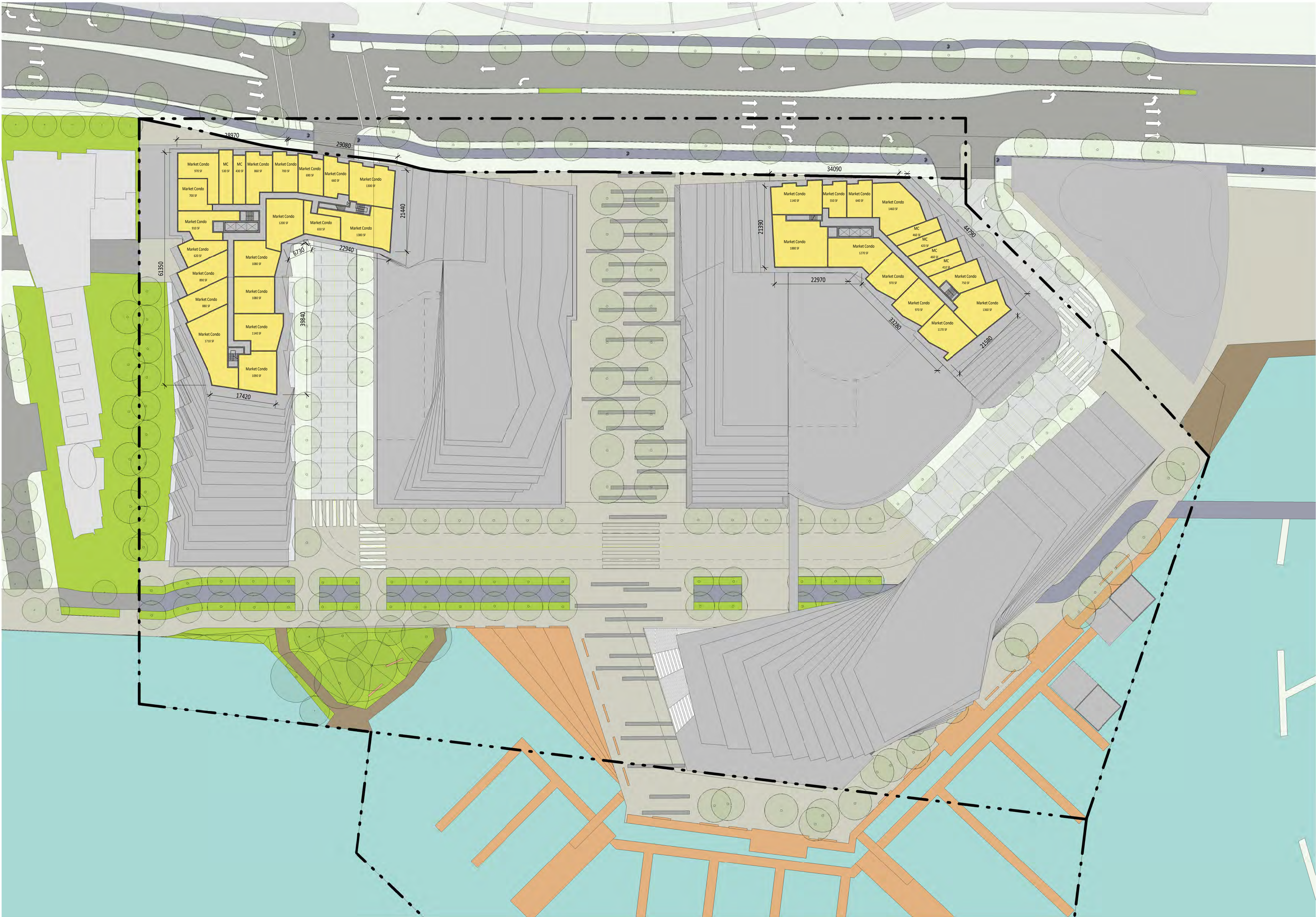
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## Level 18





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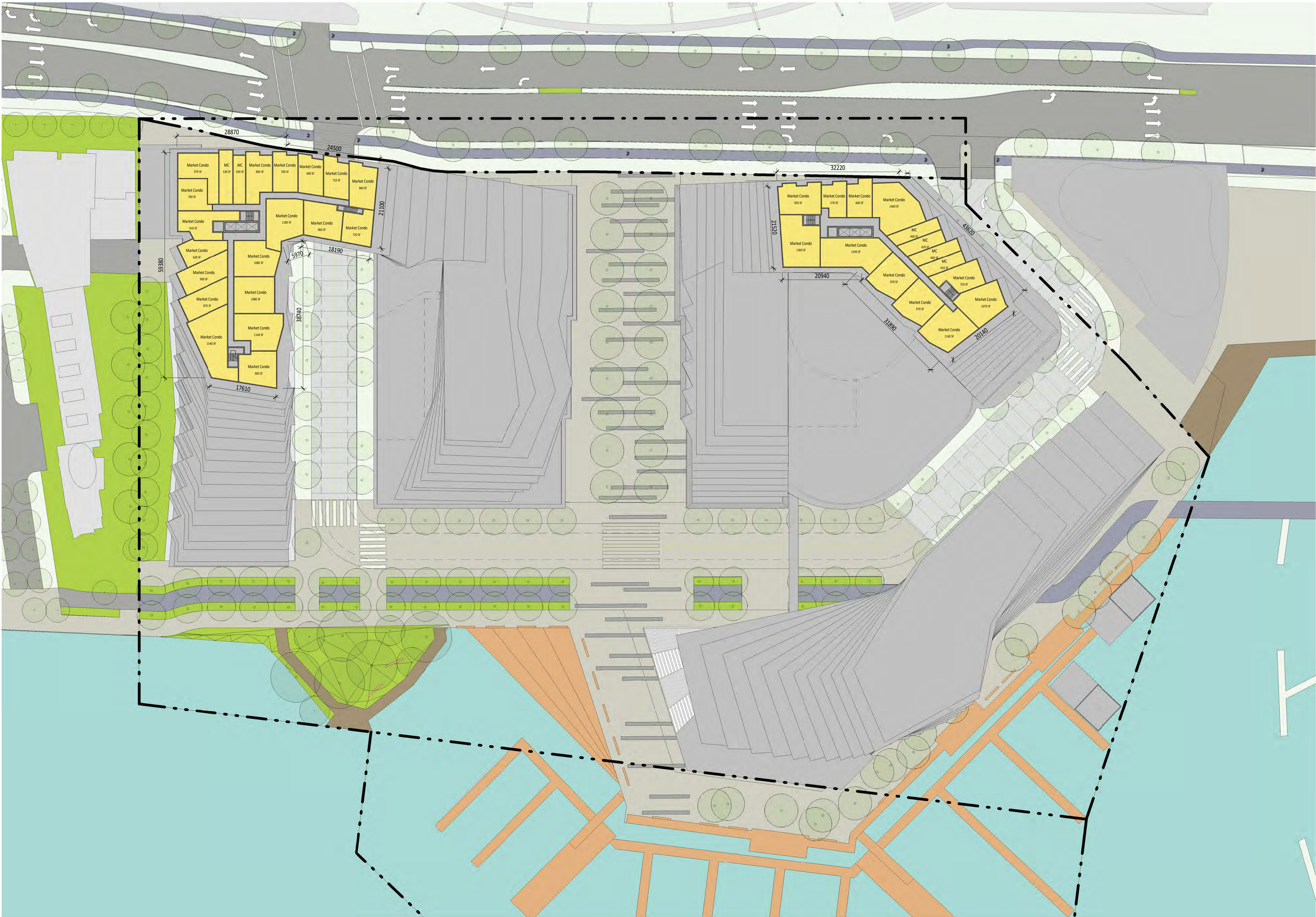
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**Level 19**

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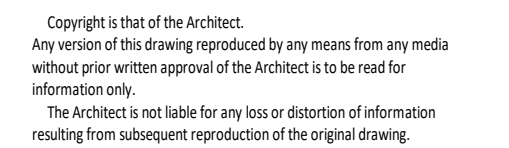
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**Level 20**

**A120**





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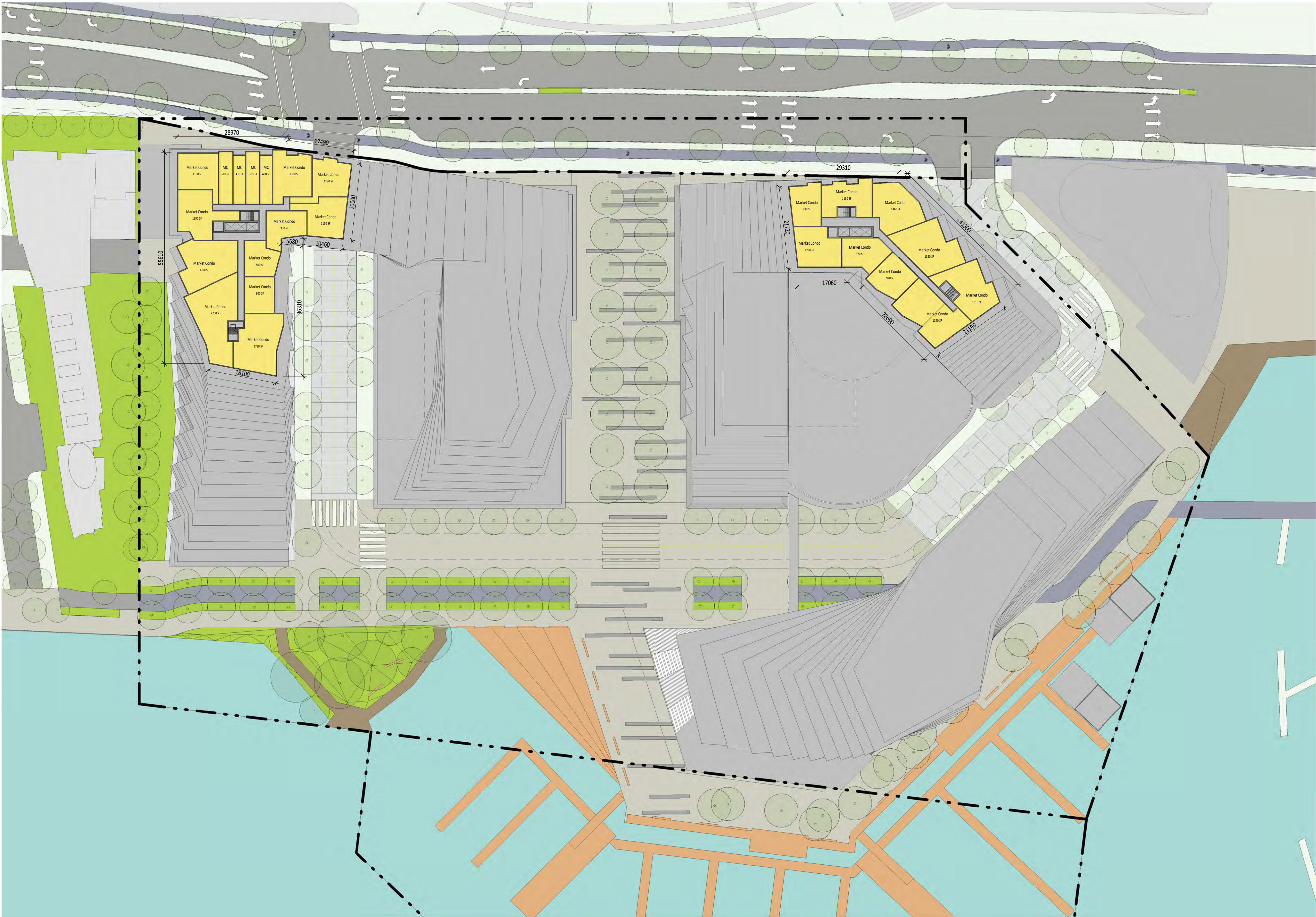


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## Level 21





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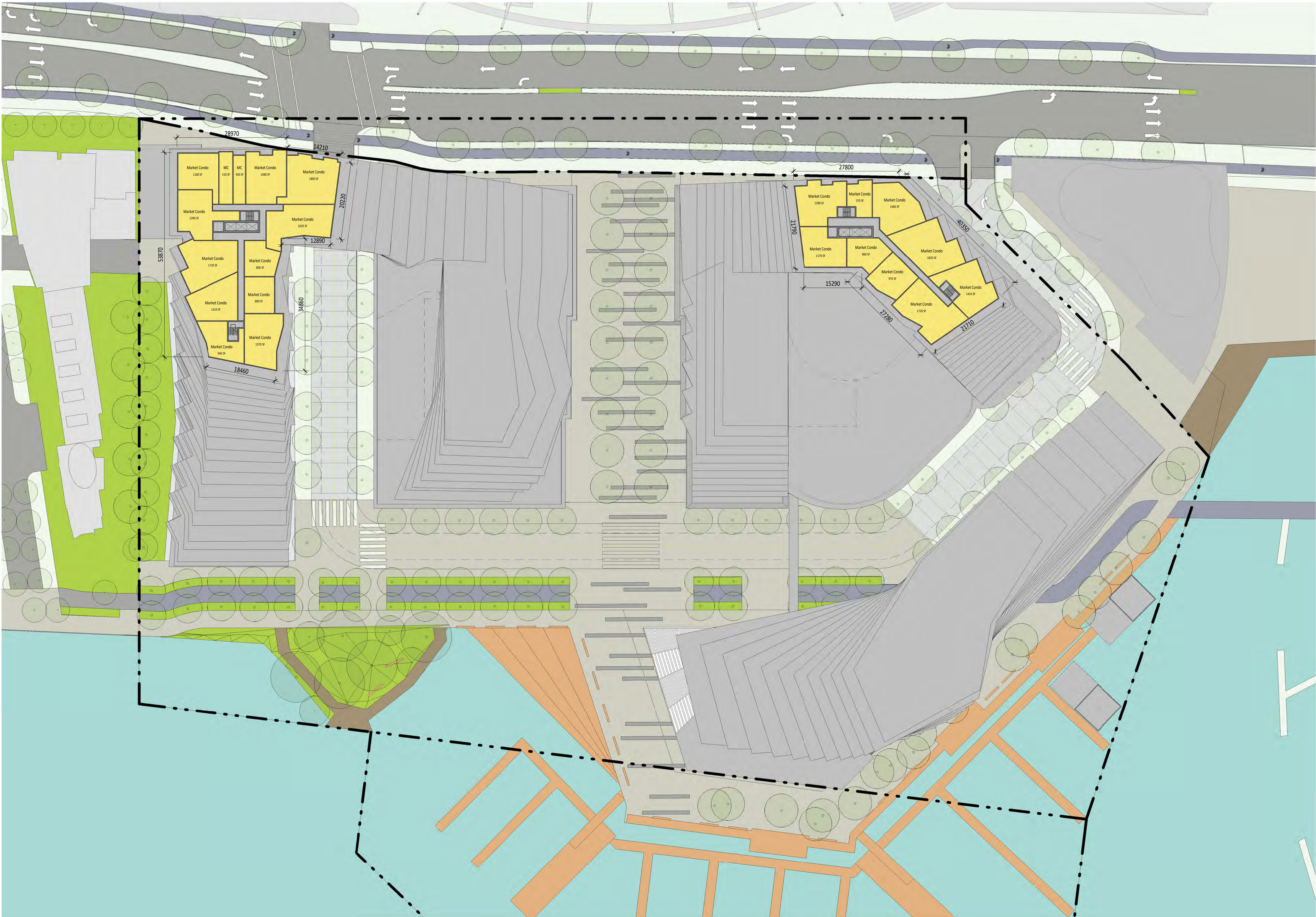
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**Level 22**

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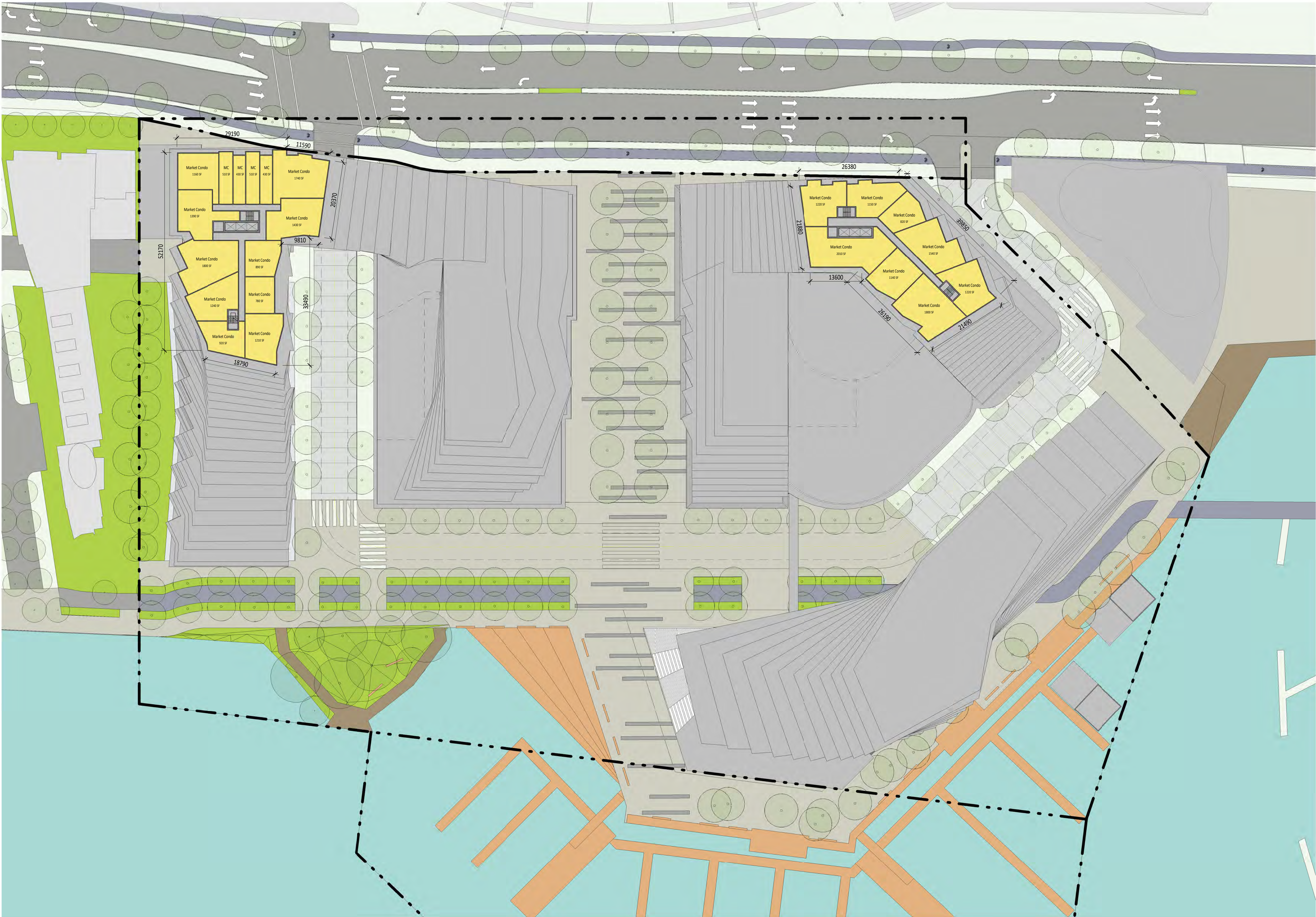
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**Level 23**

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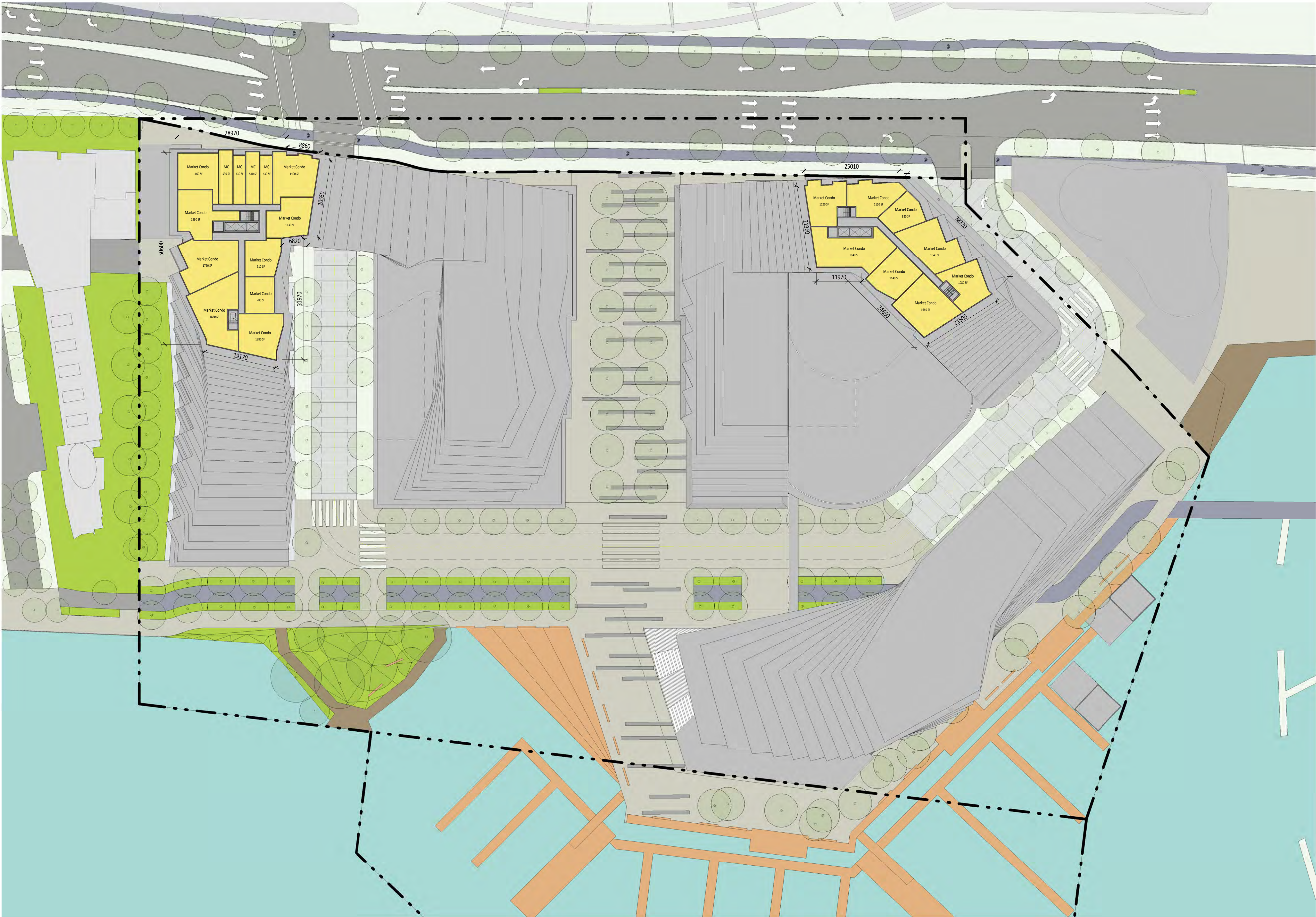
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**Level 24**

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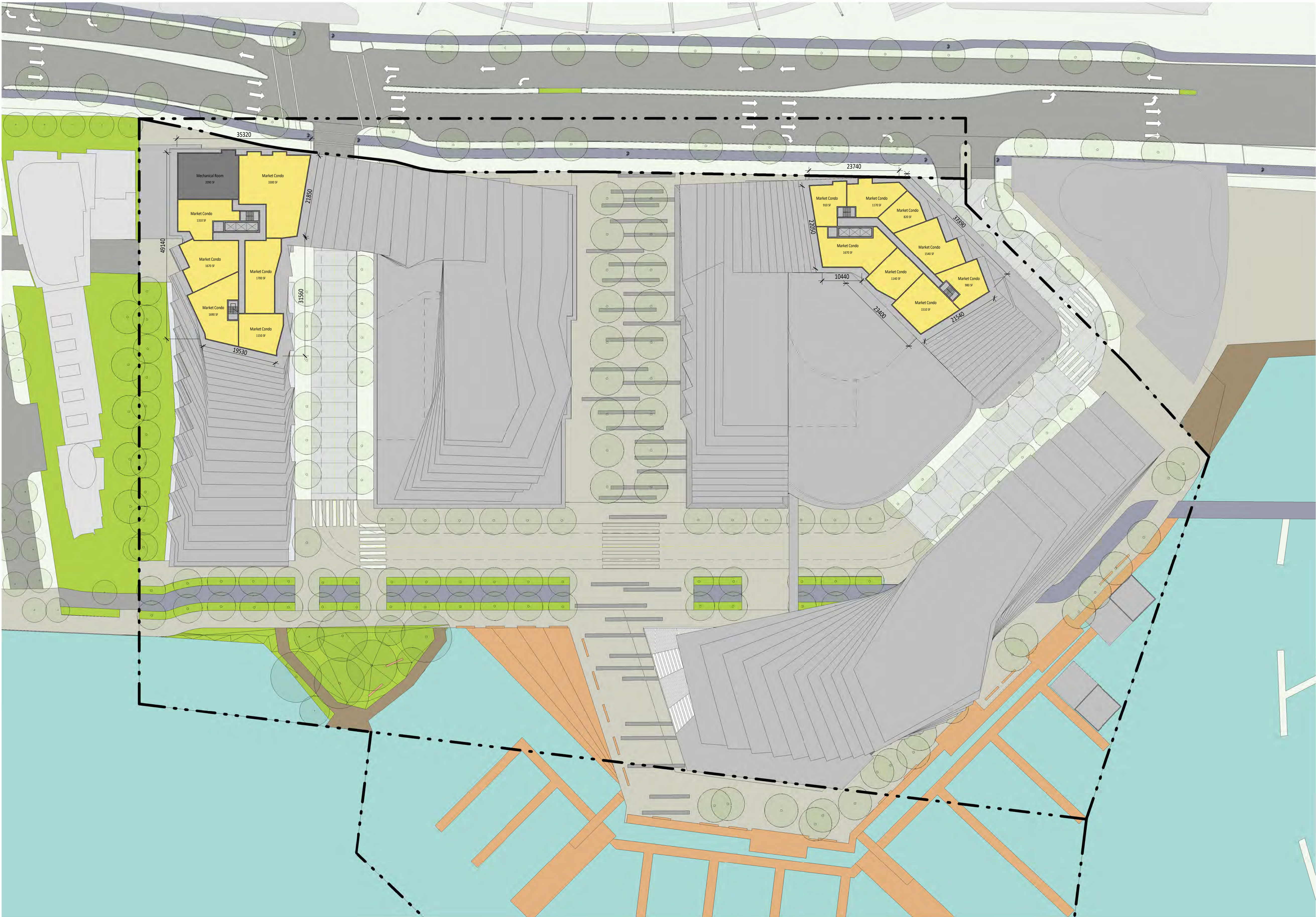
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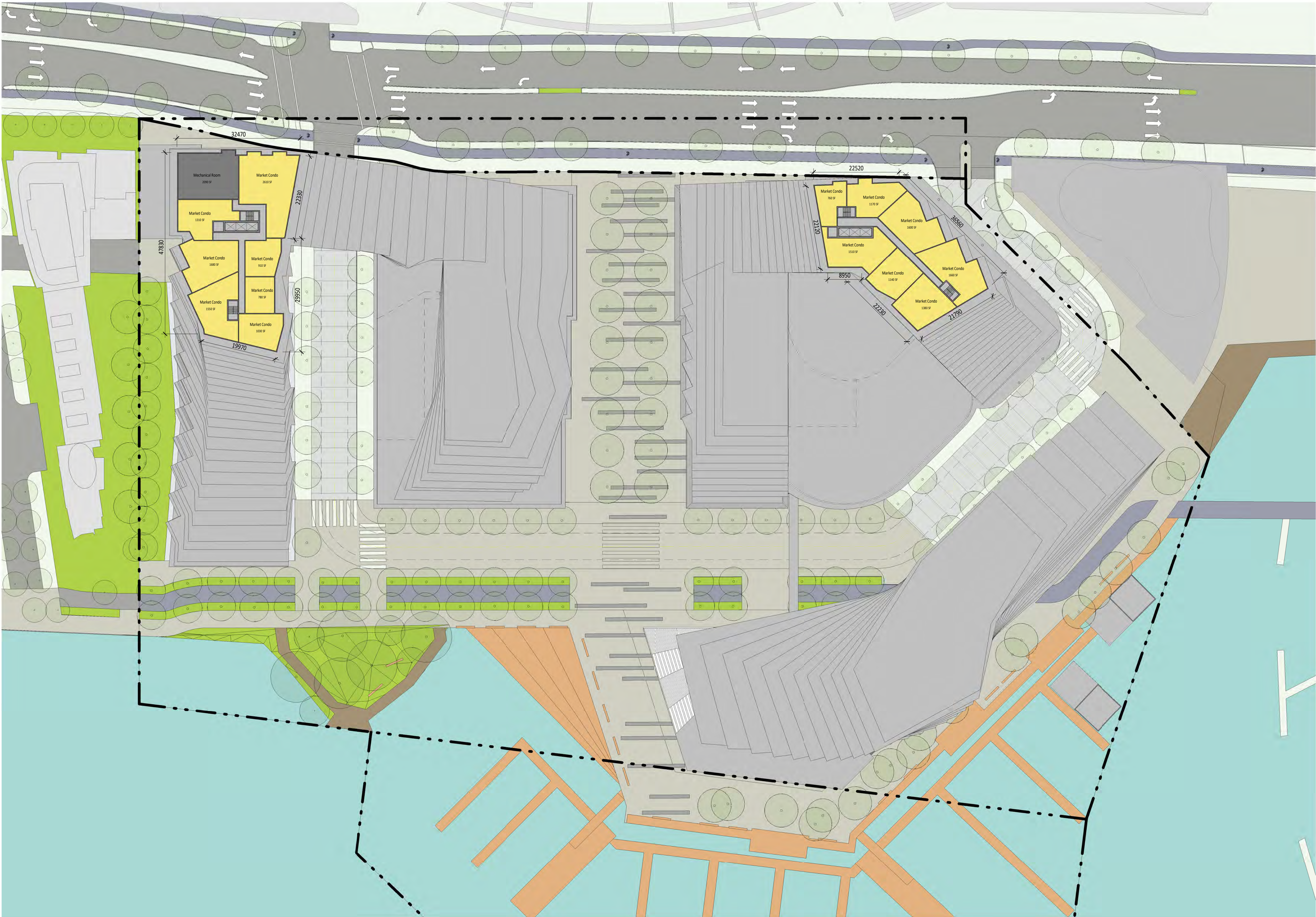
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**Level 26**

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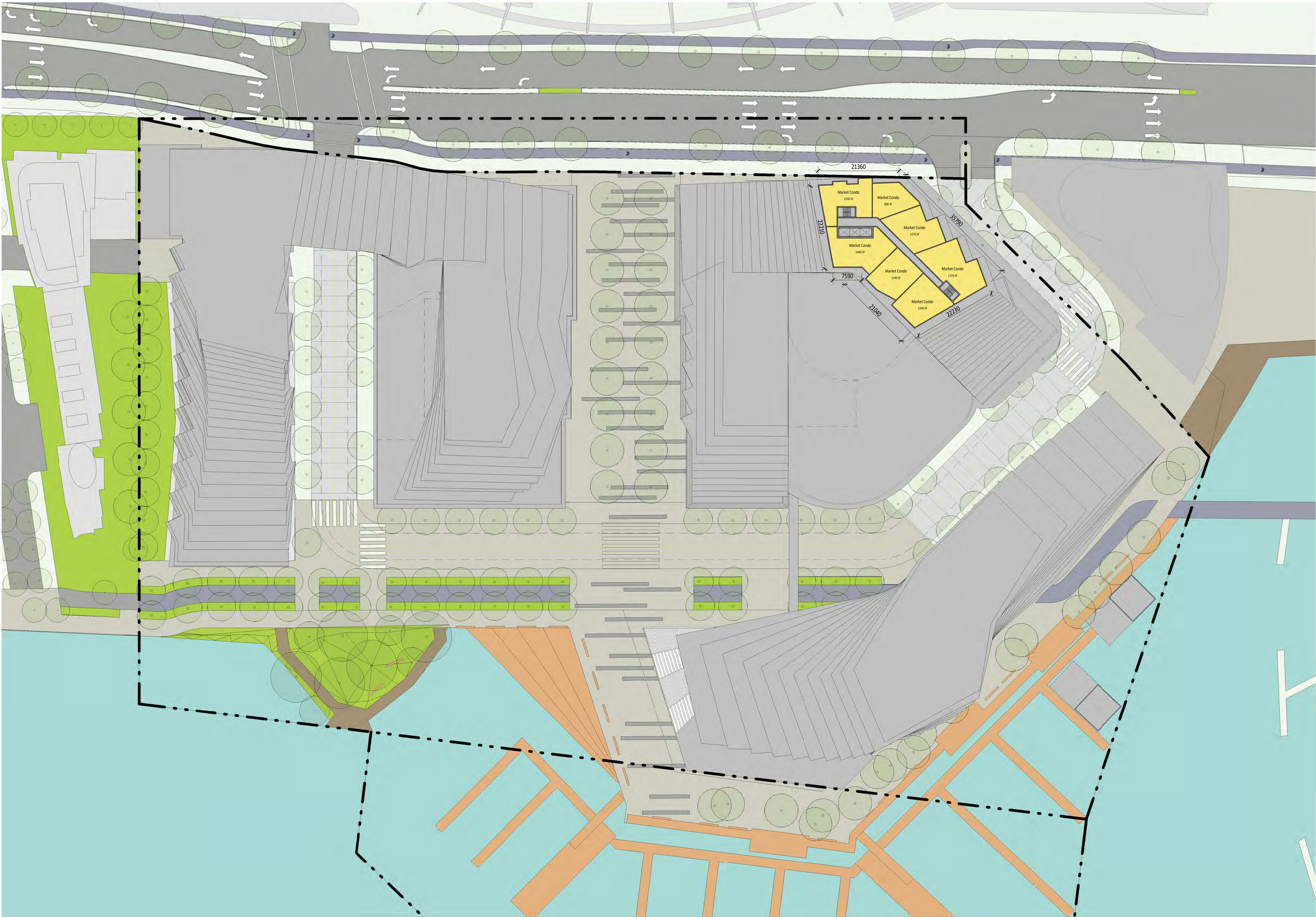
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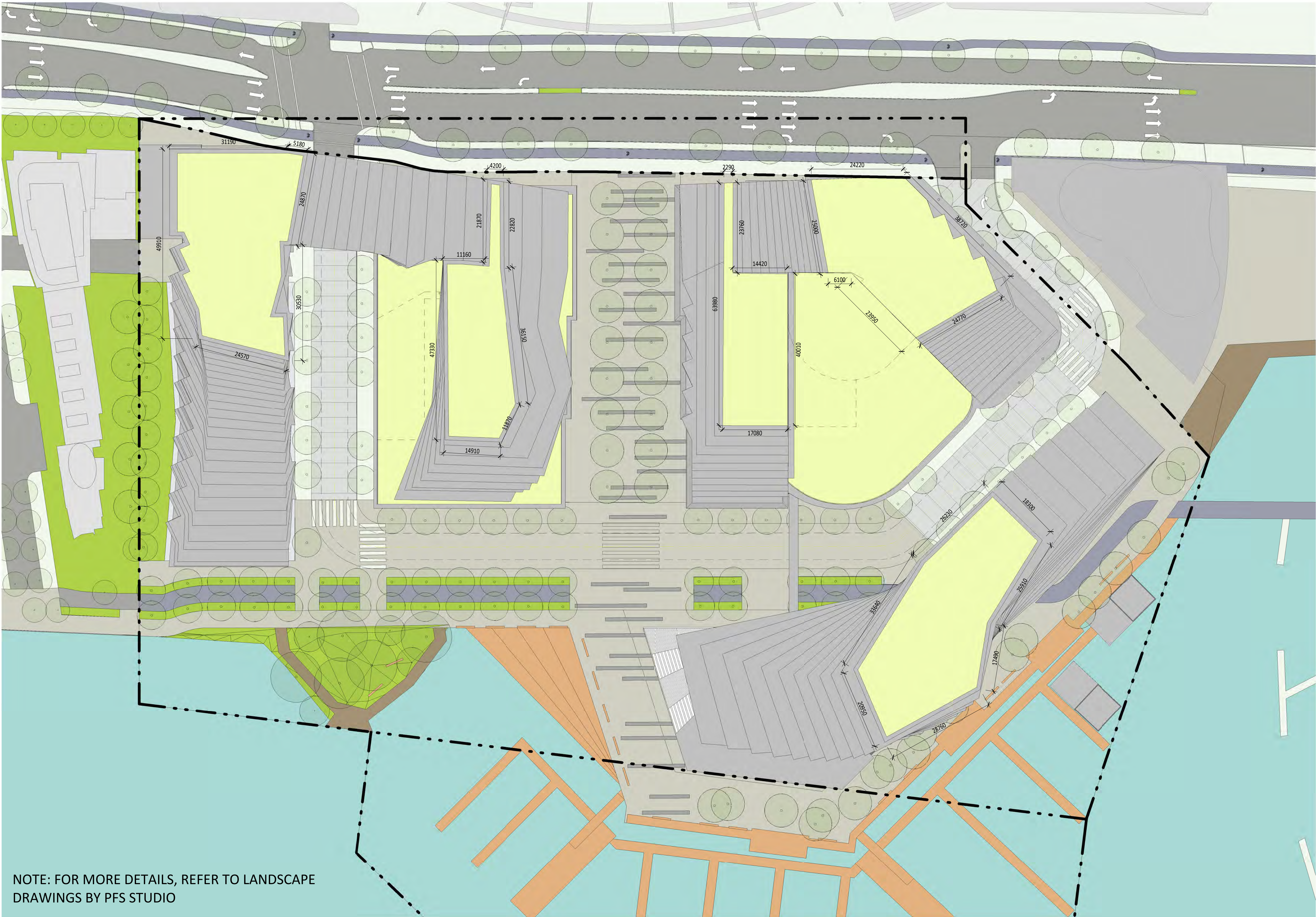
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604.736.5168

Project No. 1831  
Scale 1:500  
Plot Date 11/05/2019

**Level 28**

**A128**





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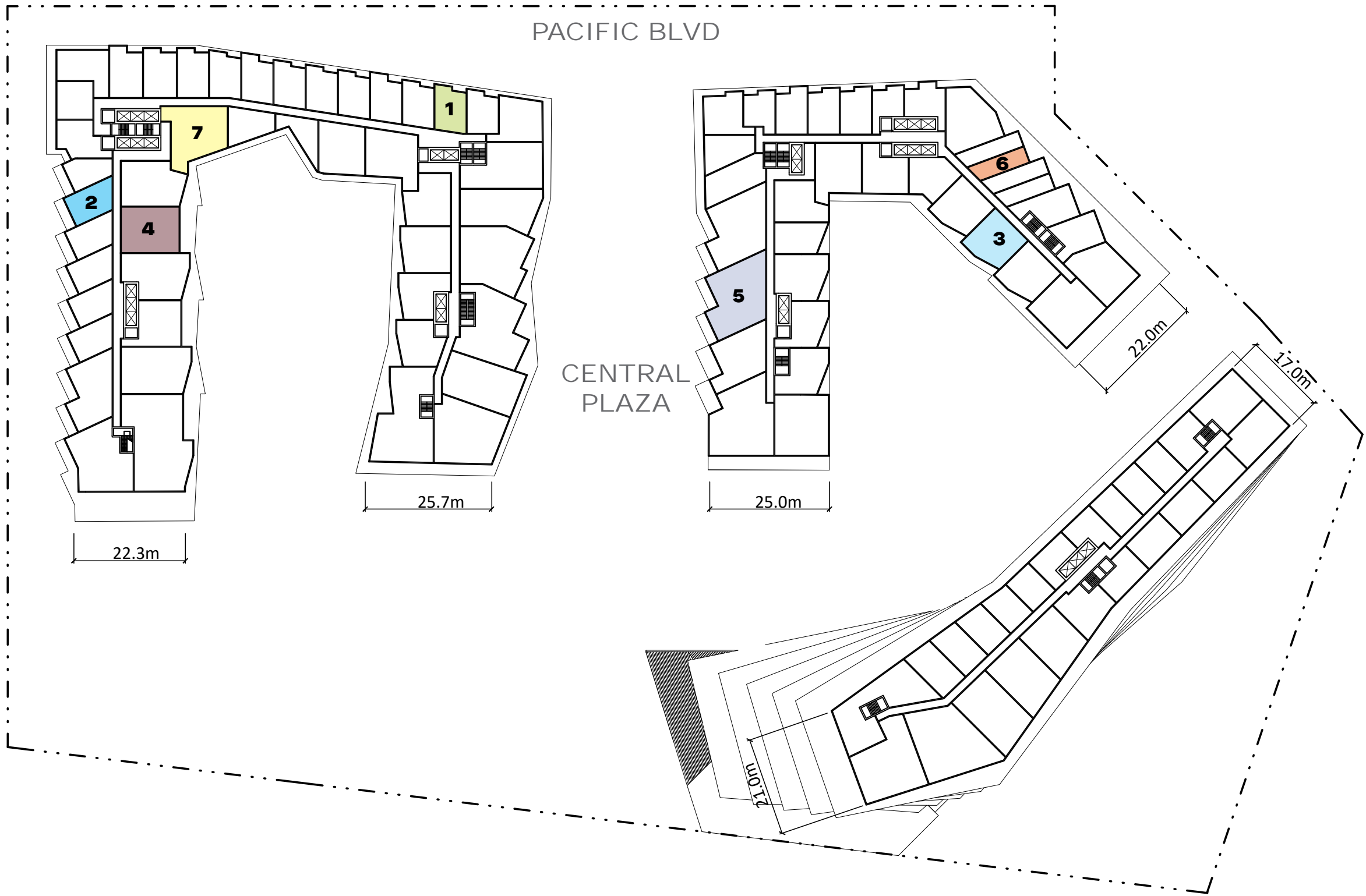
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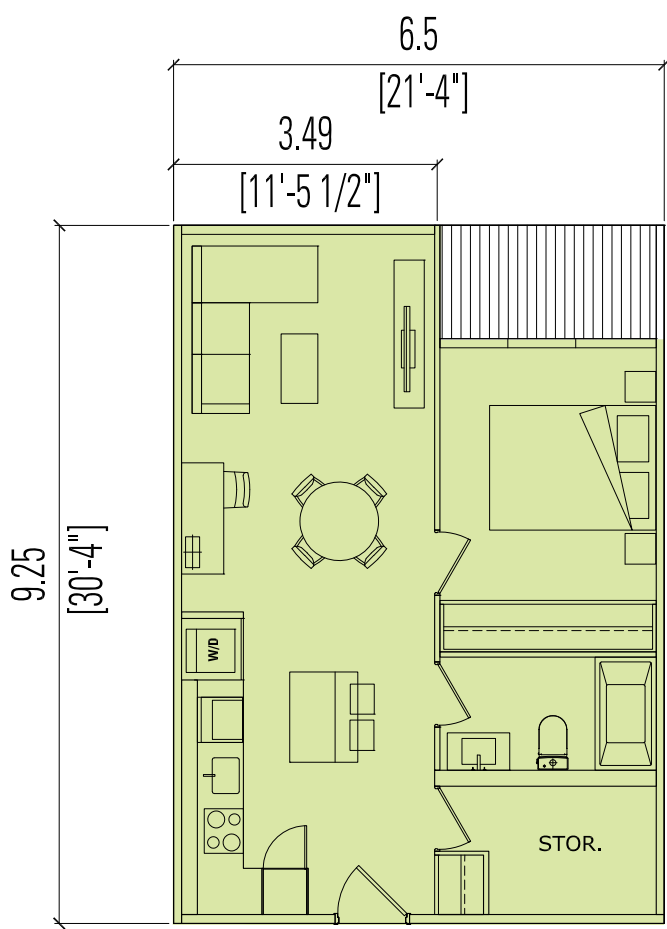
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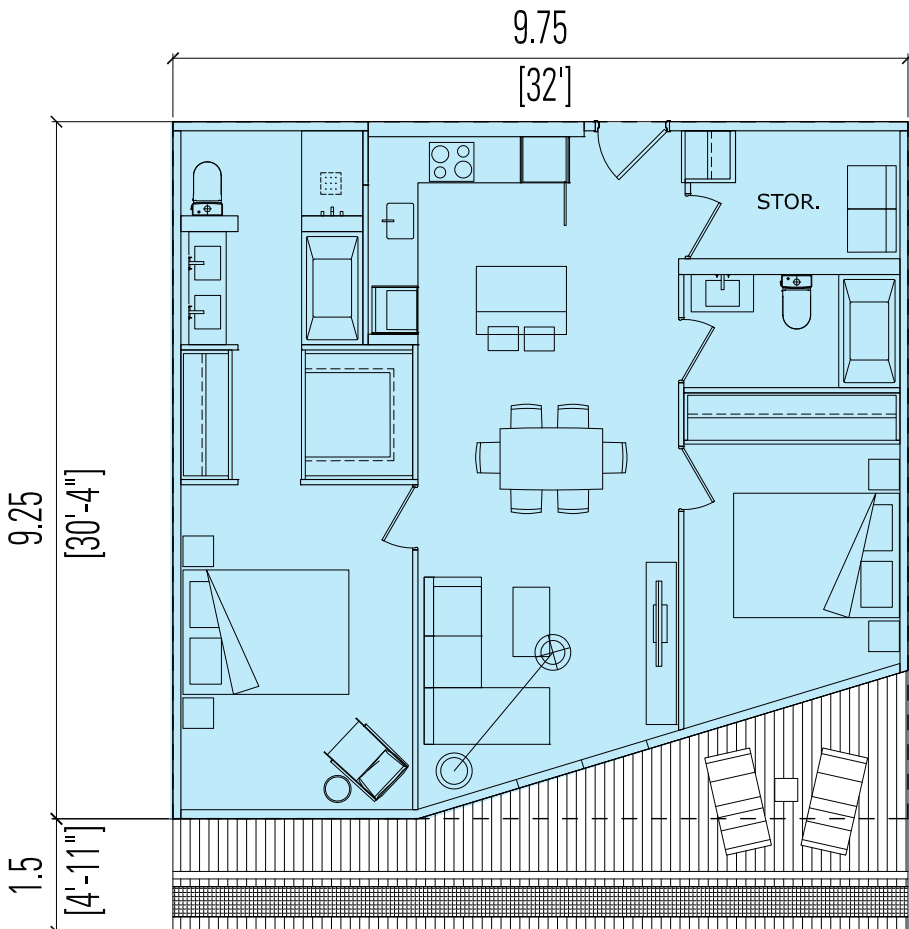
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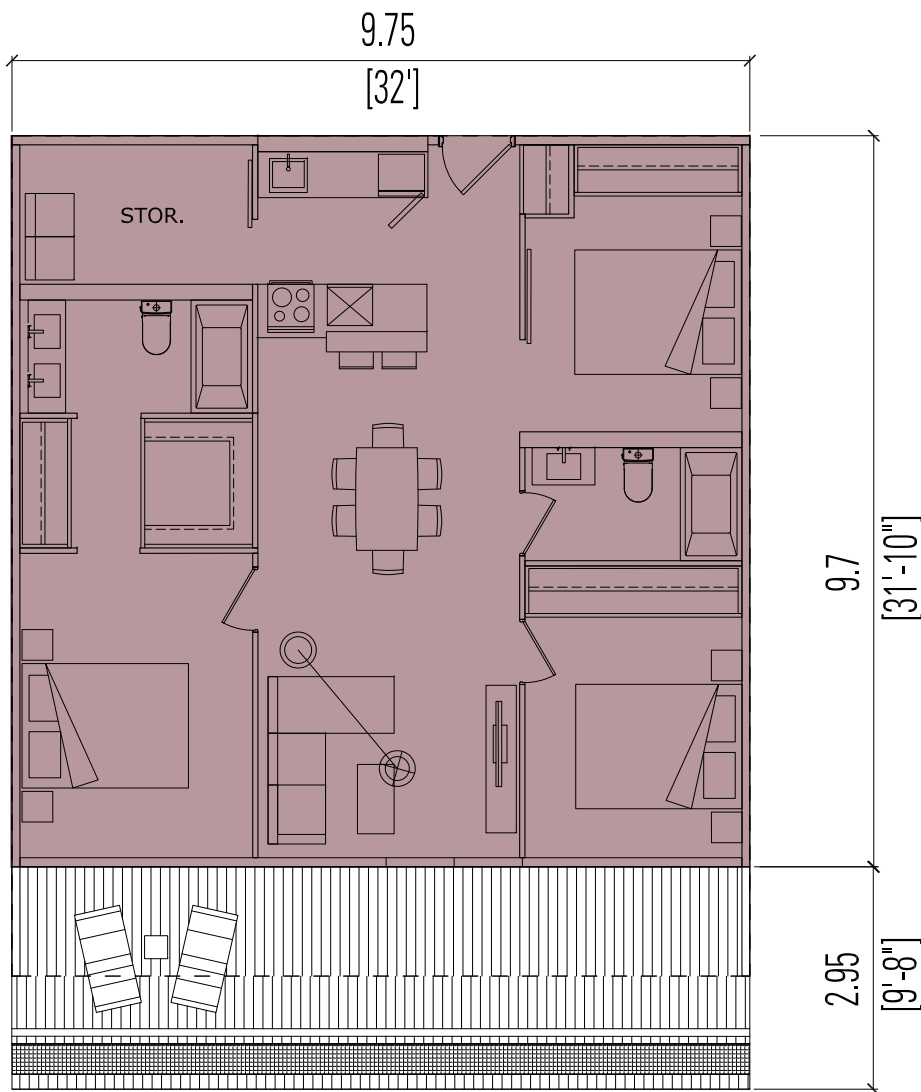
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1 BED  
645 SF



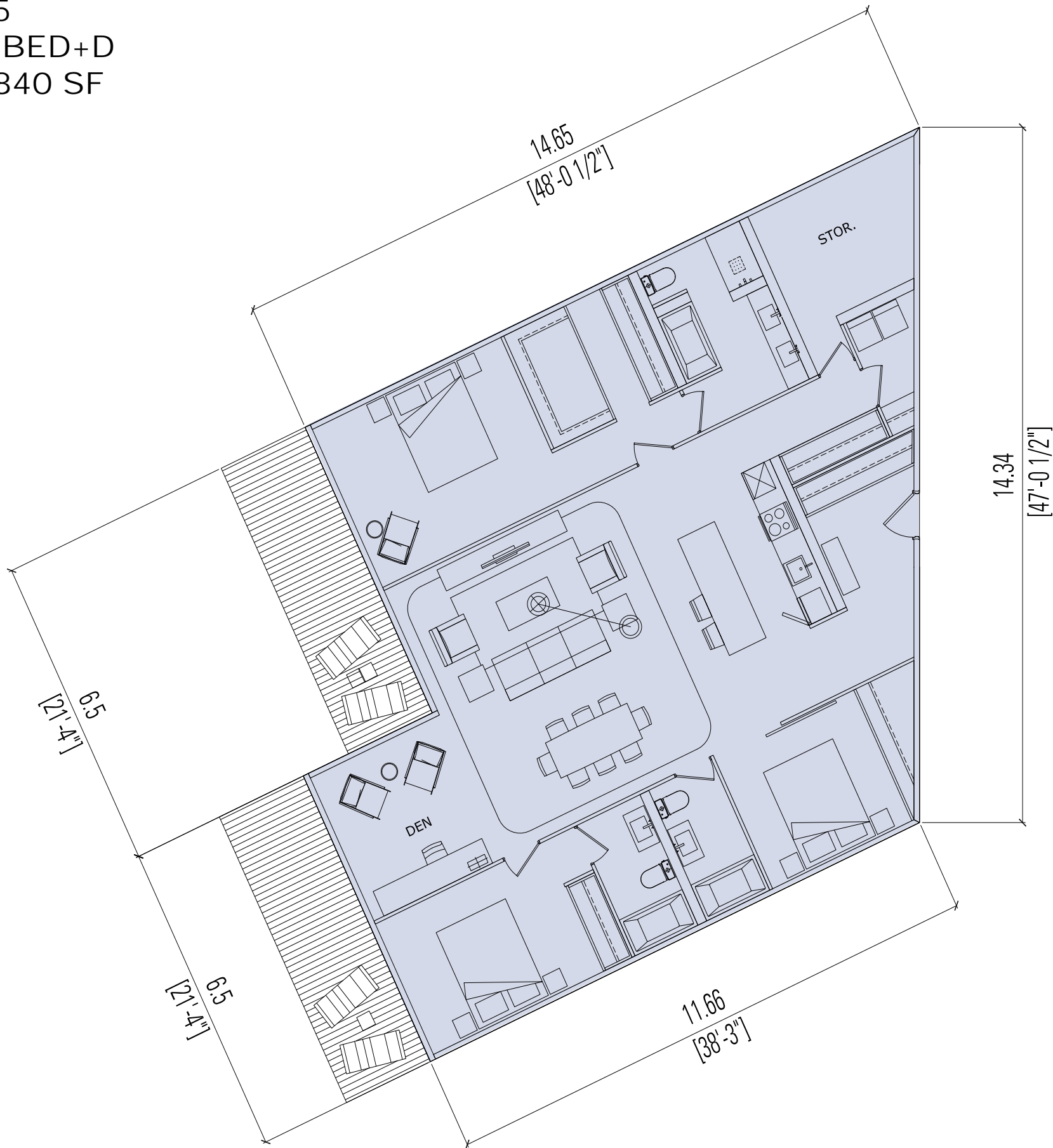
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2 BED  
900 SF



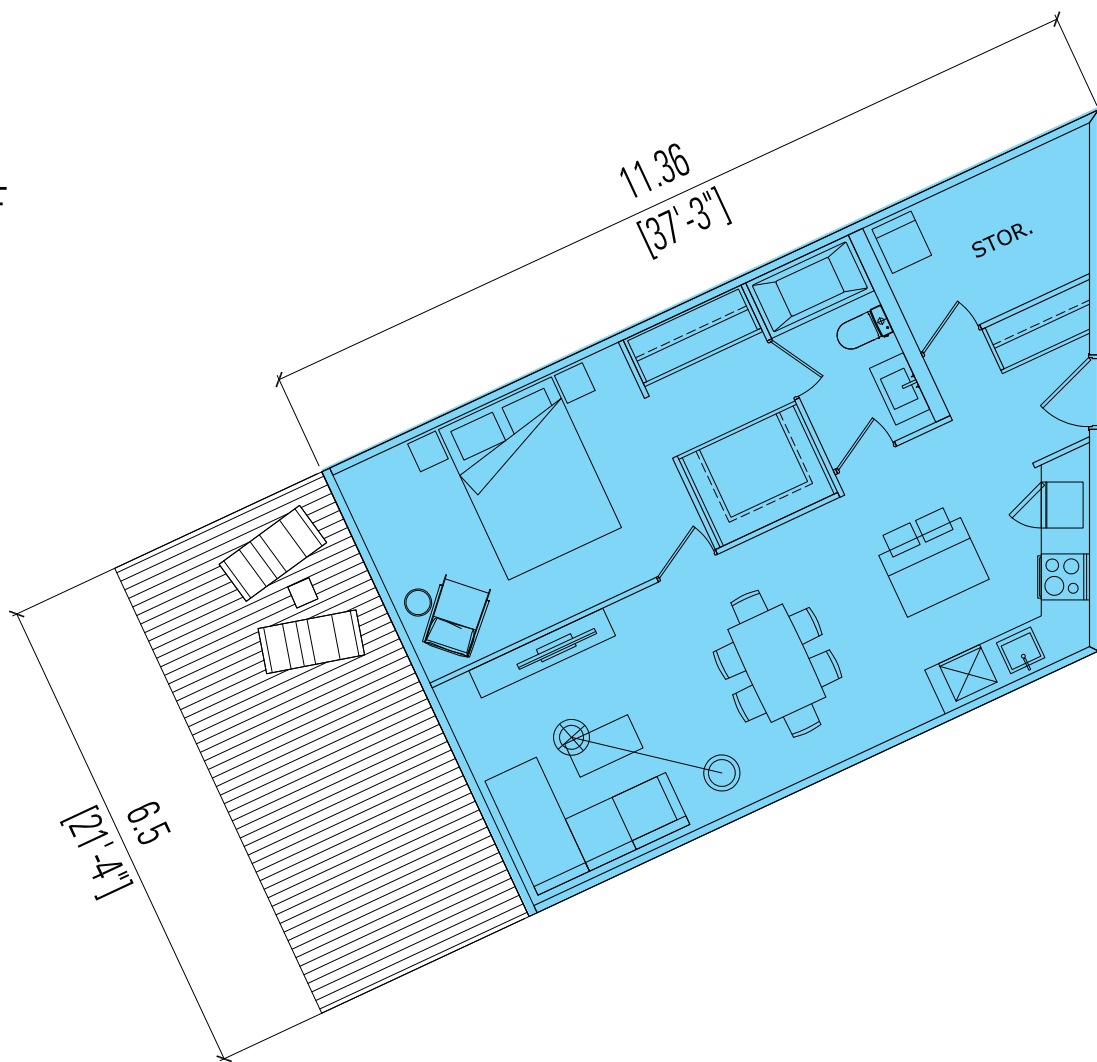
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3 BED  
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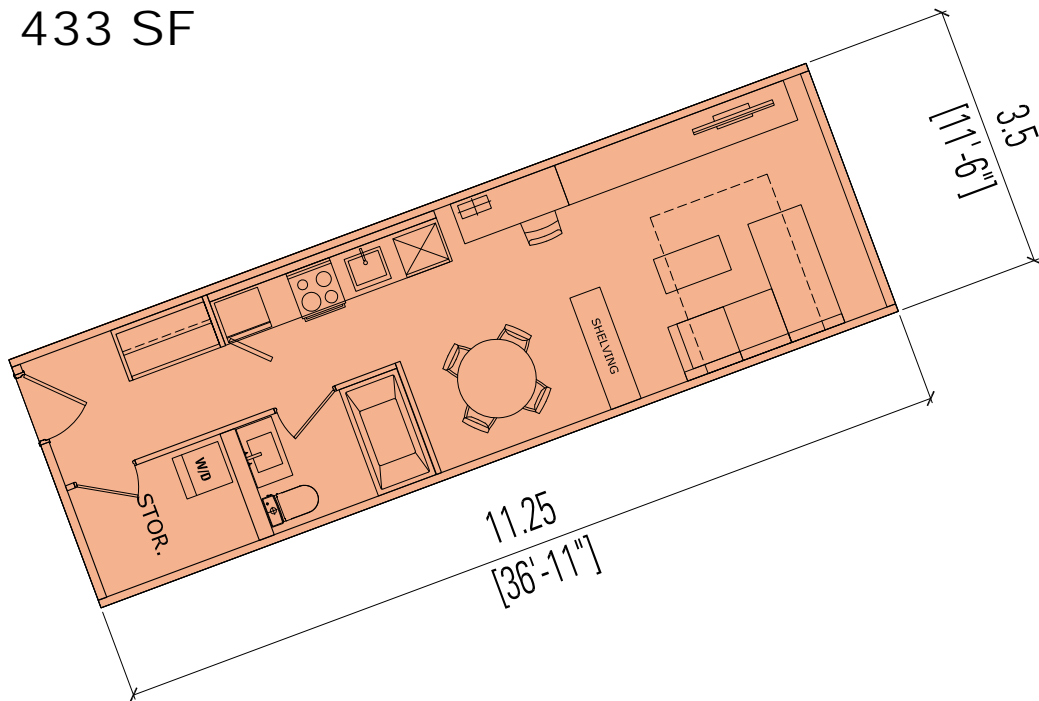
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3 BED+D  
1840 SF



#2  
1 BED  
685 SF

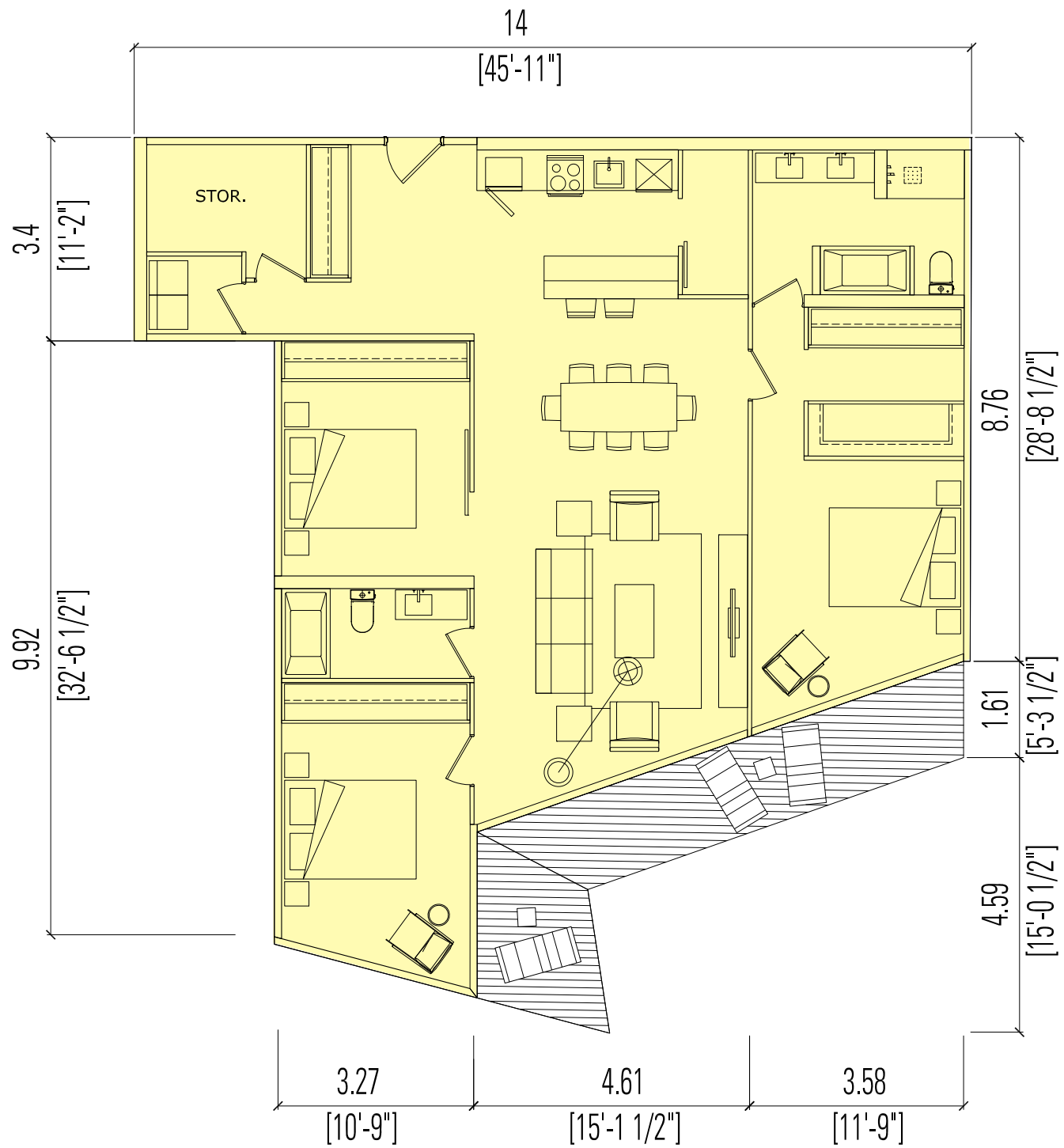


#6  
Studio  
433 SF



STUDIO  
433 SQ.FT

#7  
3 BED  
1496 SF



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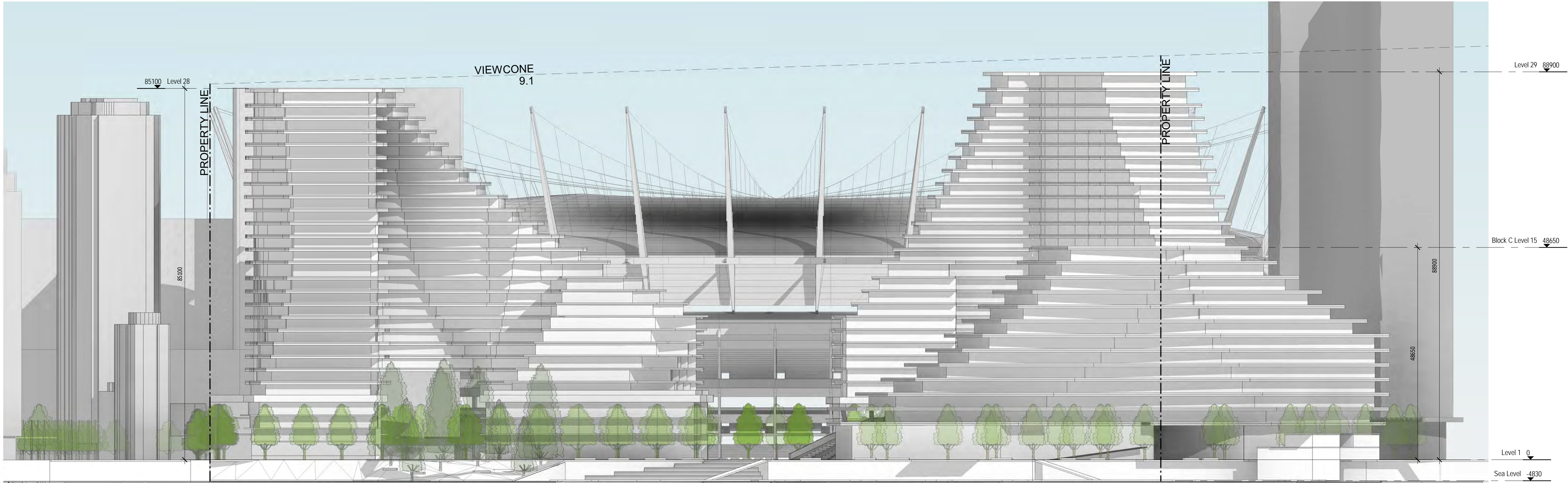
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**TYP. Unit Layout**

**A130**





1 Elevation 1 - South  
1 : 500



2 Elevation 2 - North  
1 : 500

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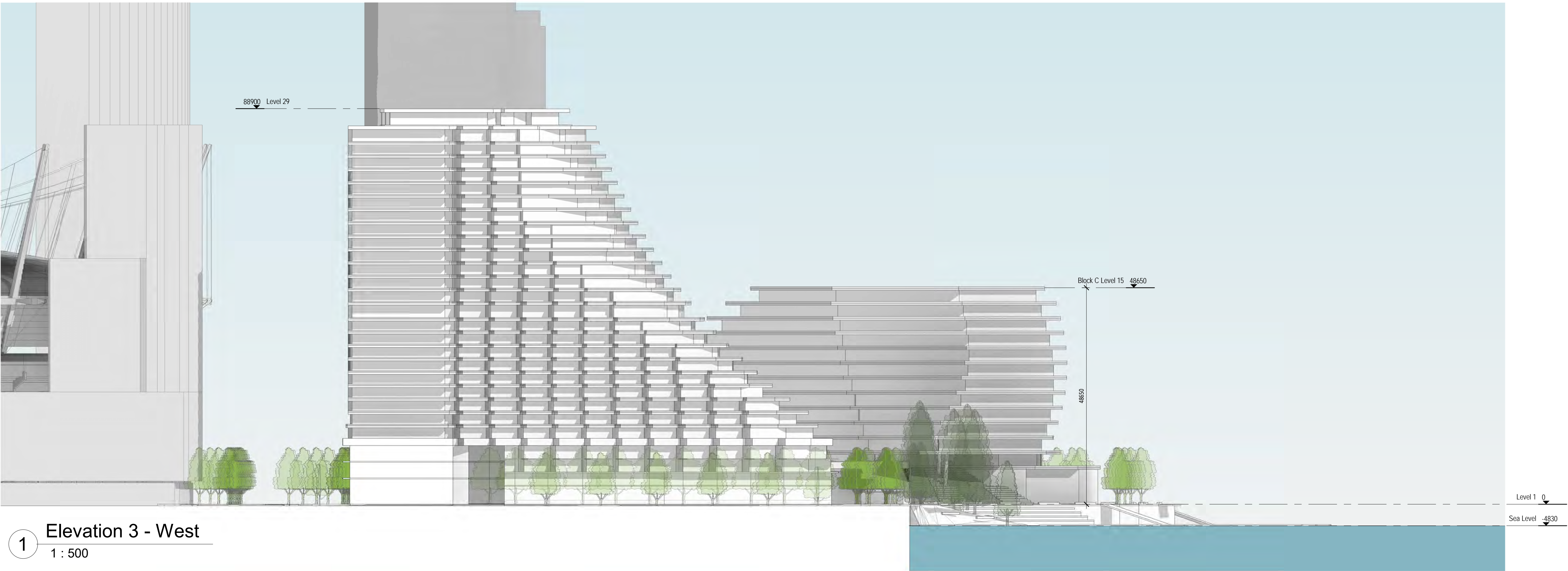
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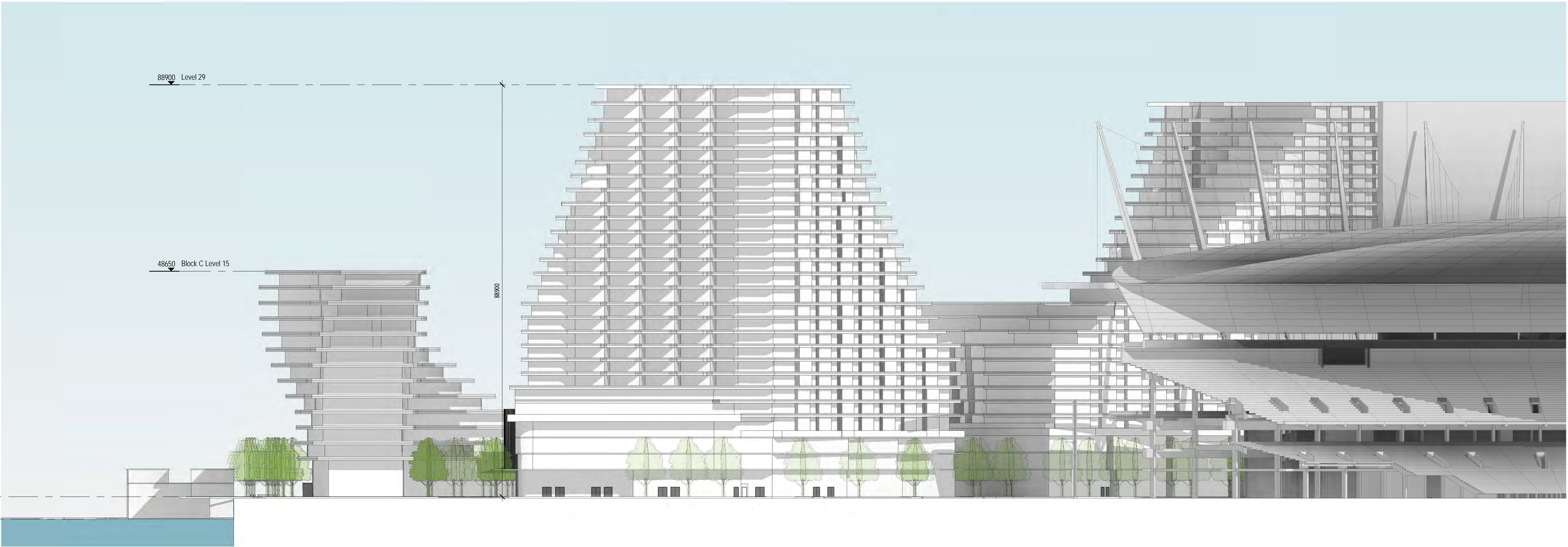
**Elevations - North & South**

**A201**





1 Elevation 3 - West  
1 : 500



2 Elevation 5 - East  
1 : 500

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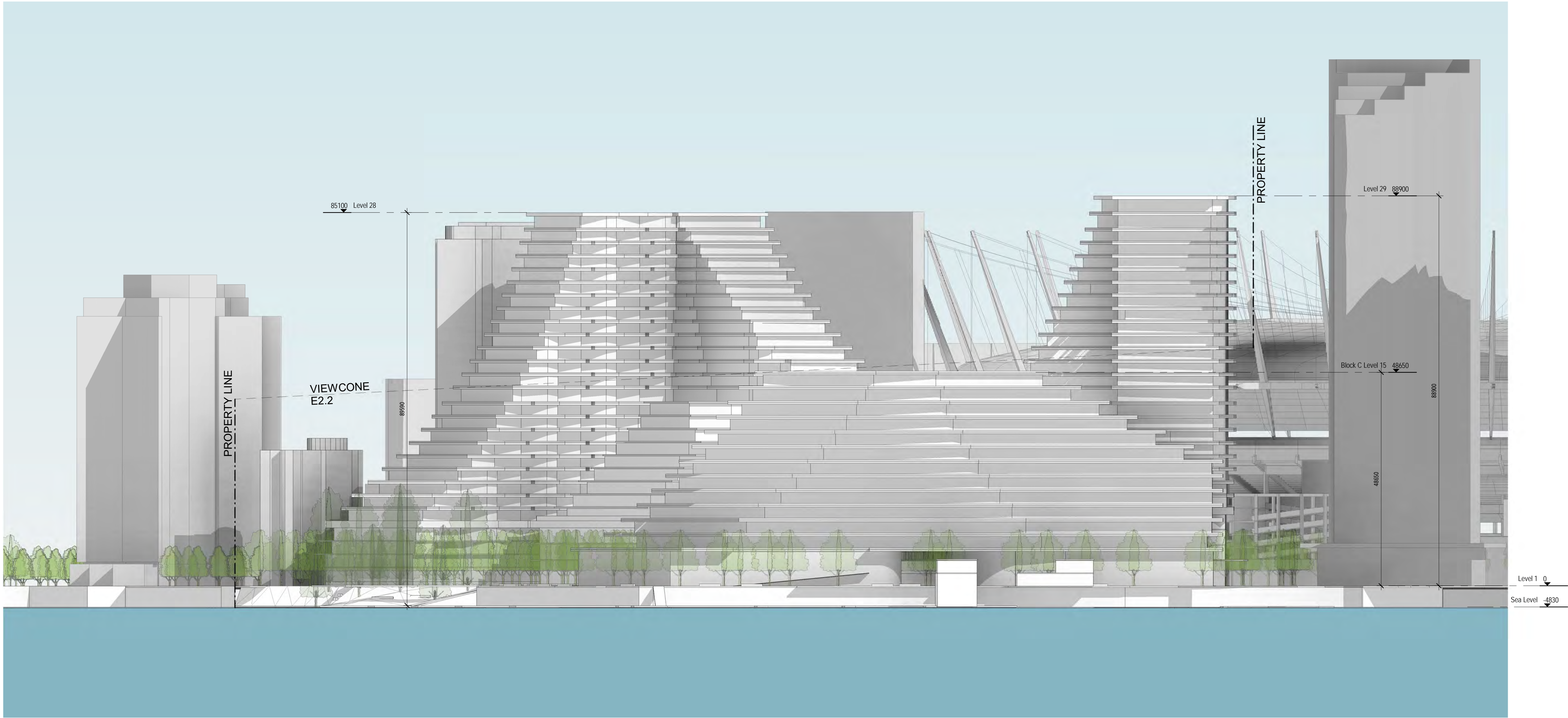
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Elevations - East & West





1 Elevation 4 - Seawall  
1 : 500

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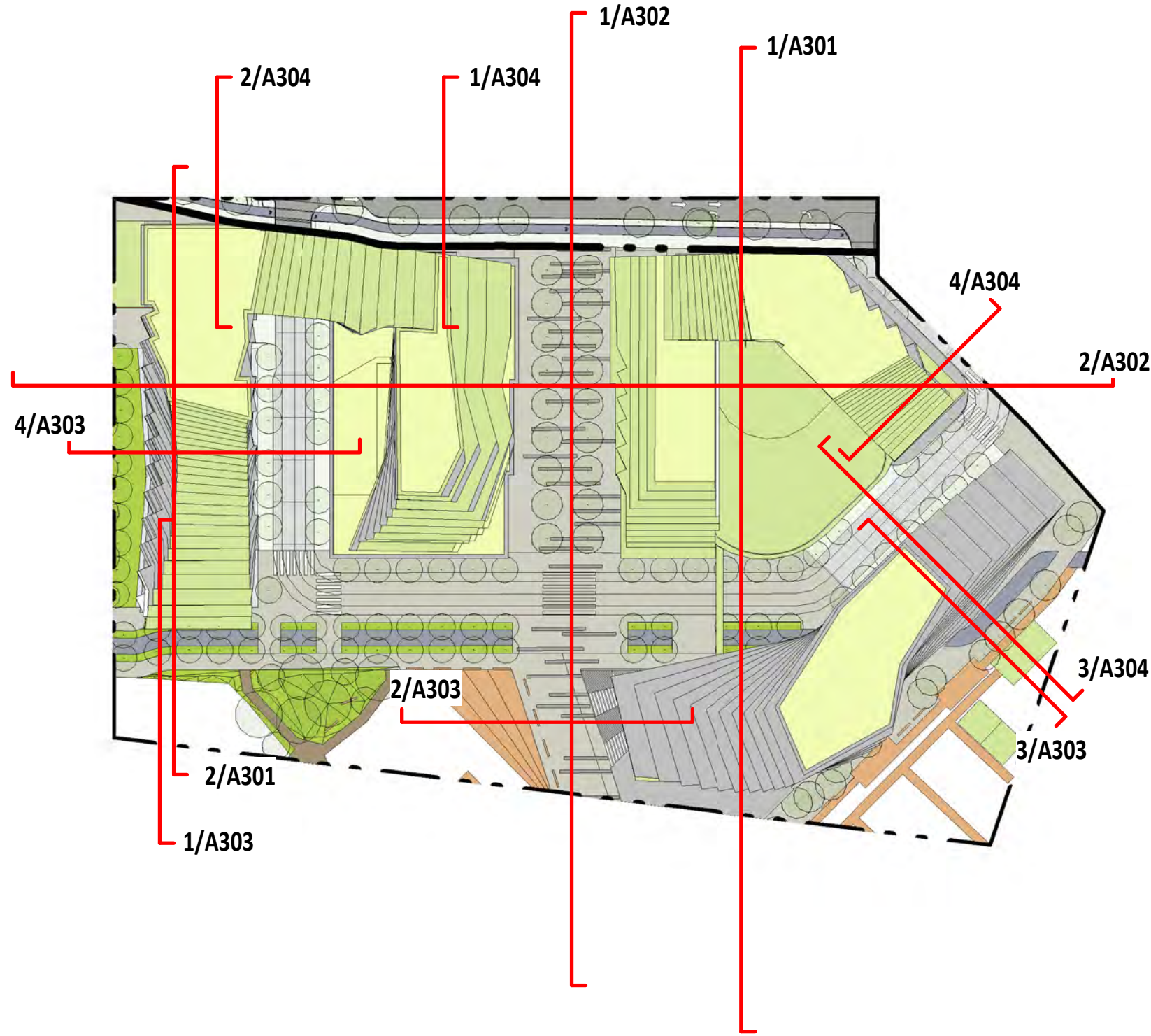
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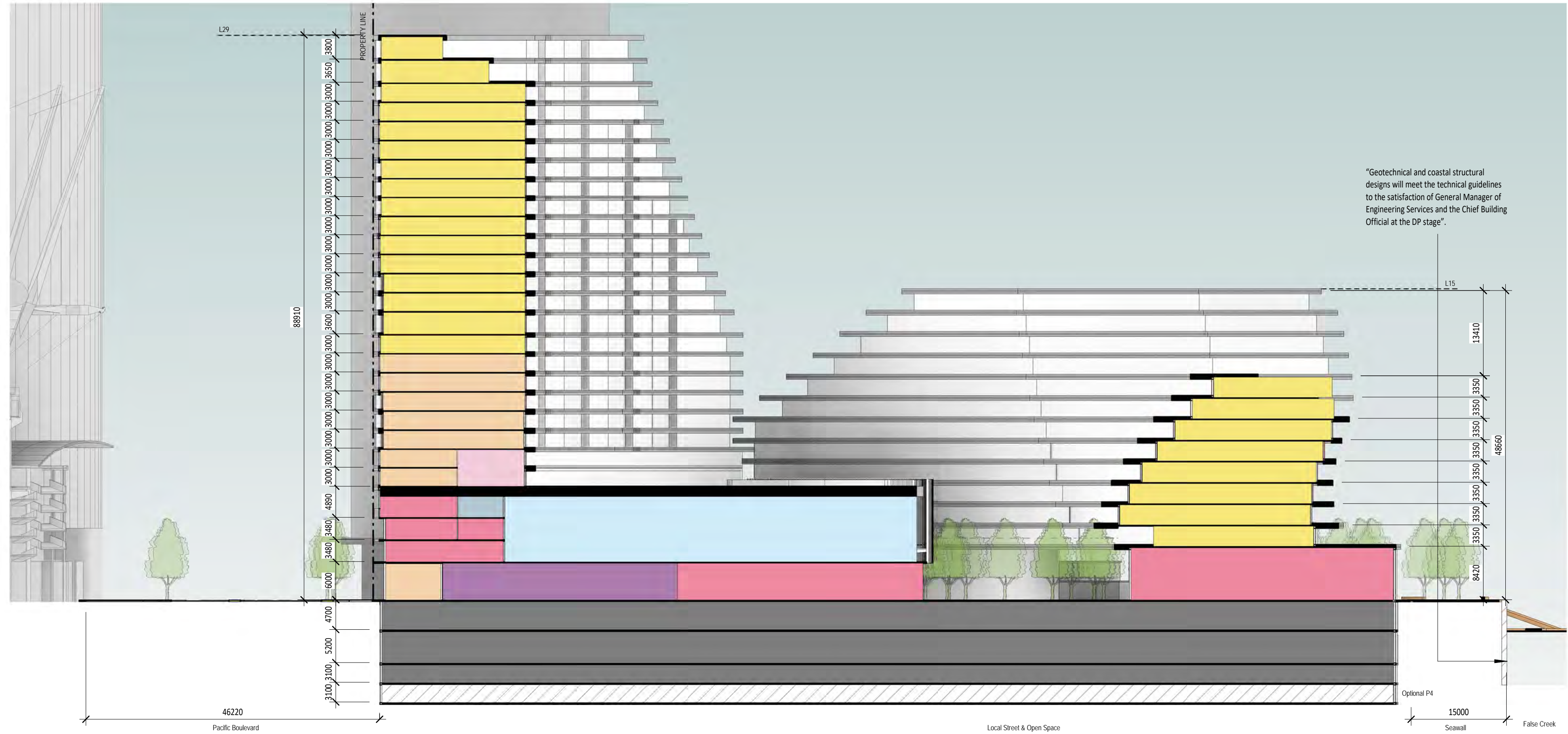
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Elevations



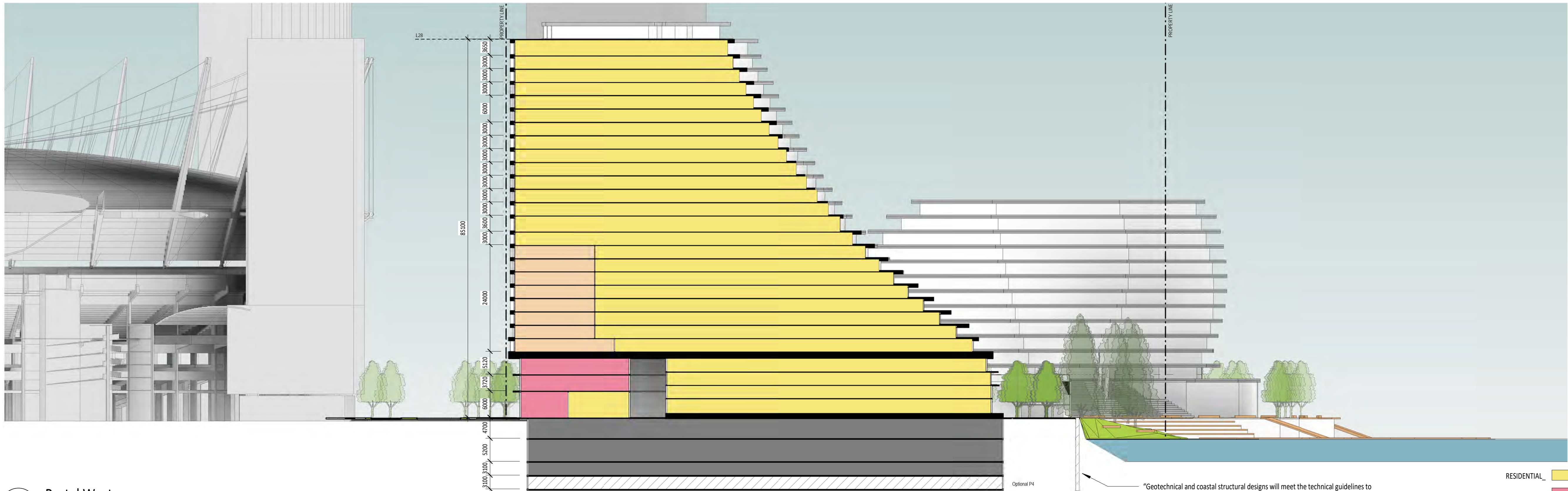


1 Civic Centre  
1: 500



"Geotechnical and coastal structural designs will meet the technical guidelines to the satisfaction of General Manager of Engineering Services and the Chief Building Official at the DP stage".

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2 Portal West  
1: 500

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- COMMERCIAL\_
- MUSIC VENUE\_
- COMMUNITY CENTRE\_
- CHILDCARE\_
- ICE RINK\_
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## Sections


## A301








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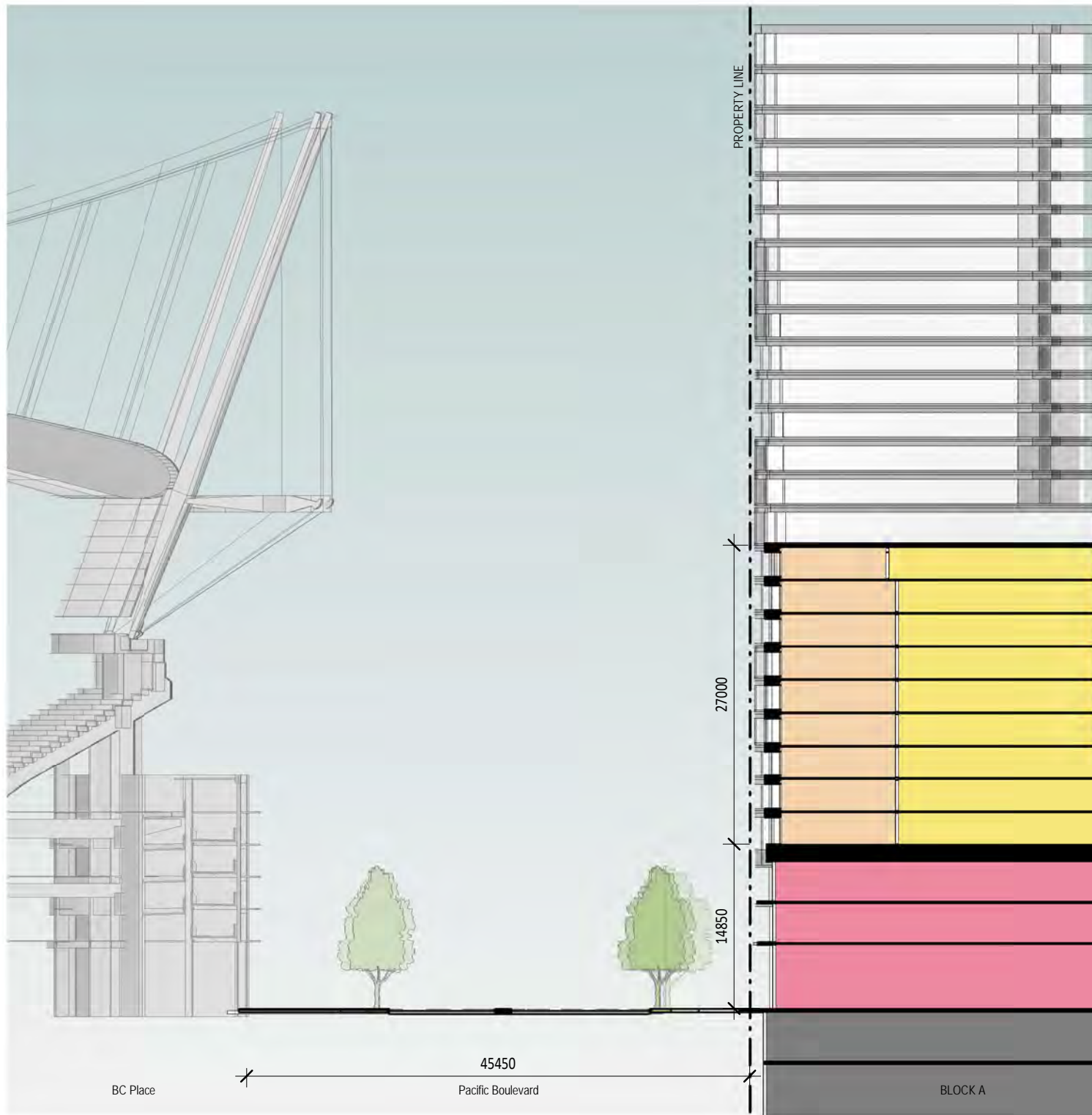
## Sections

A302

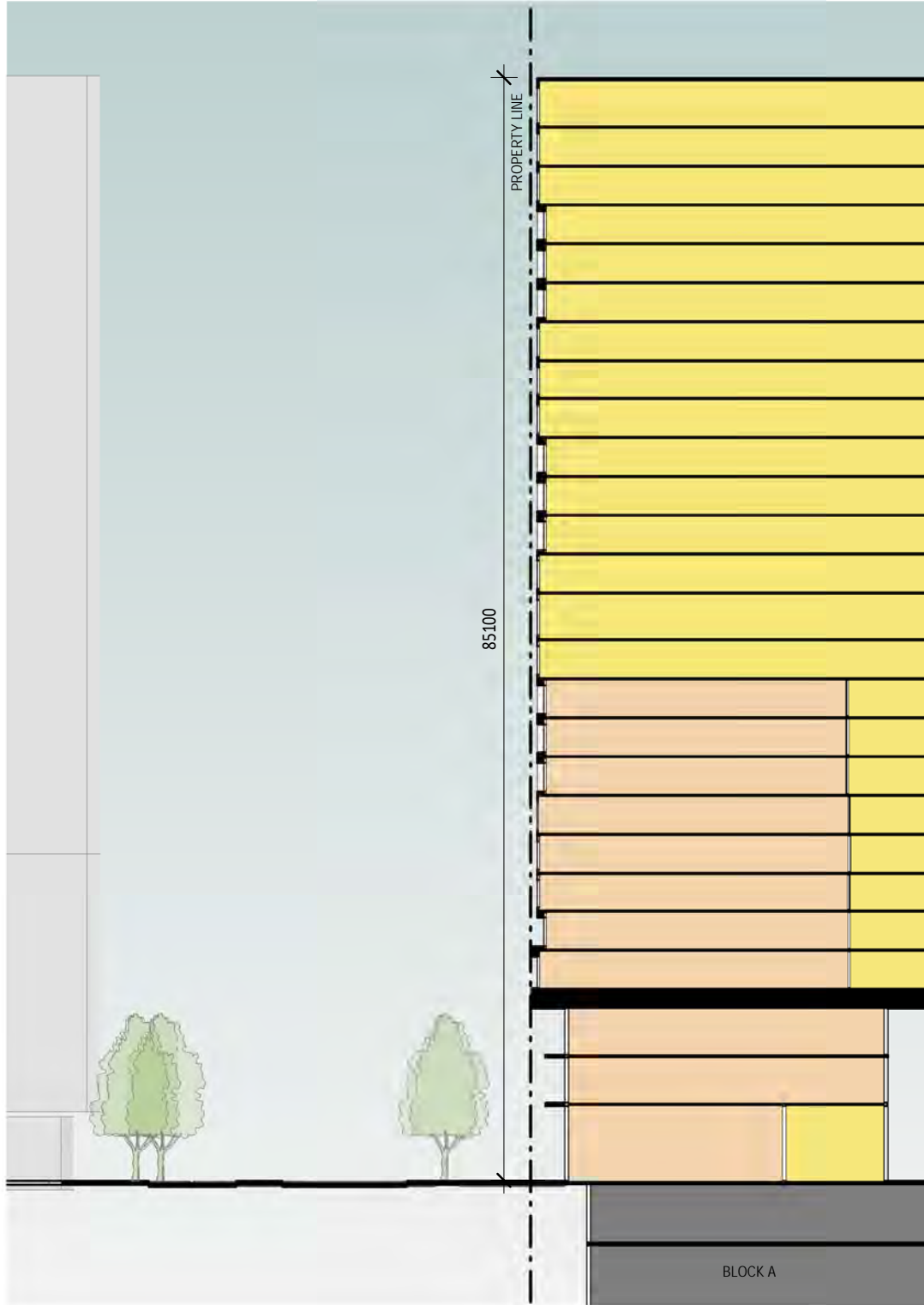




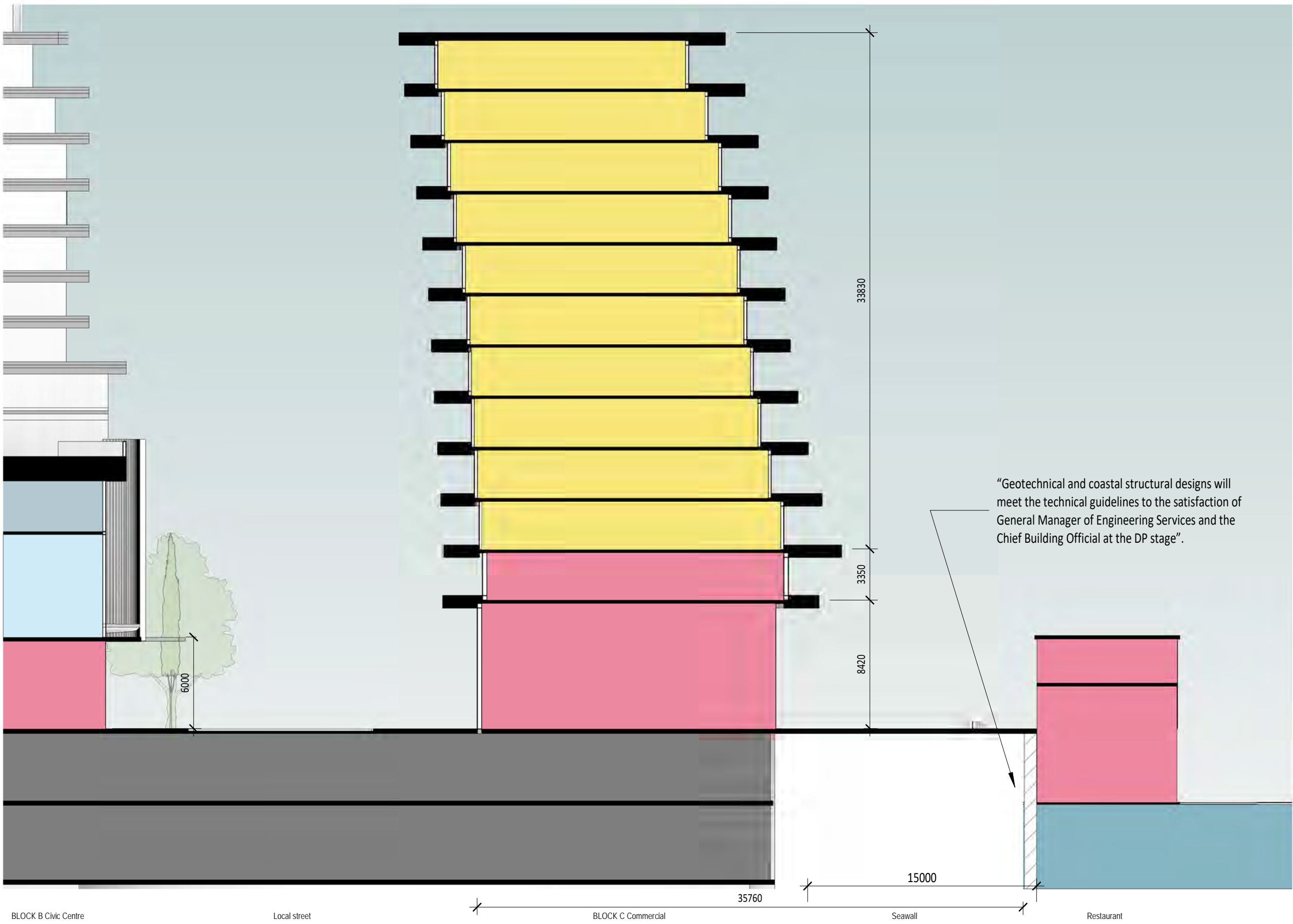




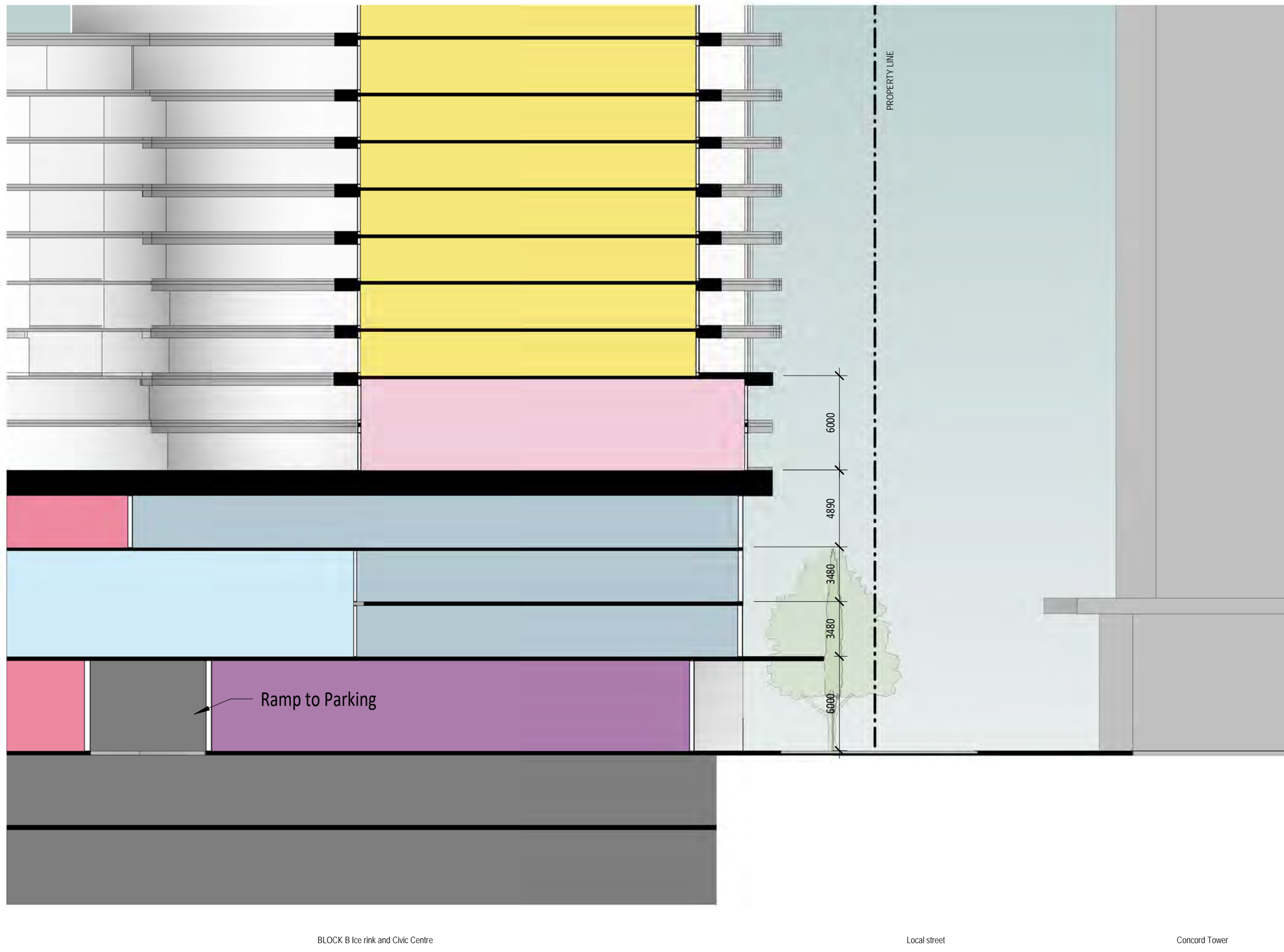
1 Pacific Blvd 2  
1 : 500



2 Pacific and Tower  
1 : 500



3 Through Floating Restaurant  
1 : 250



4 Concord ROW  
1 : 250

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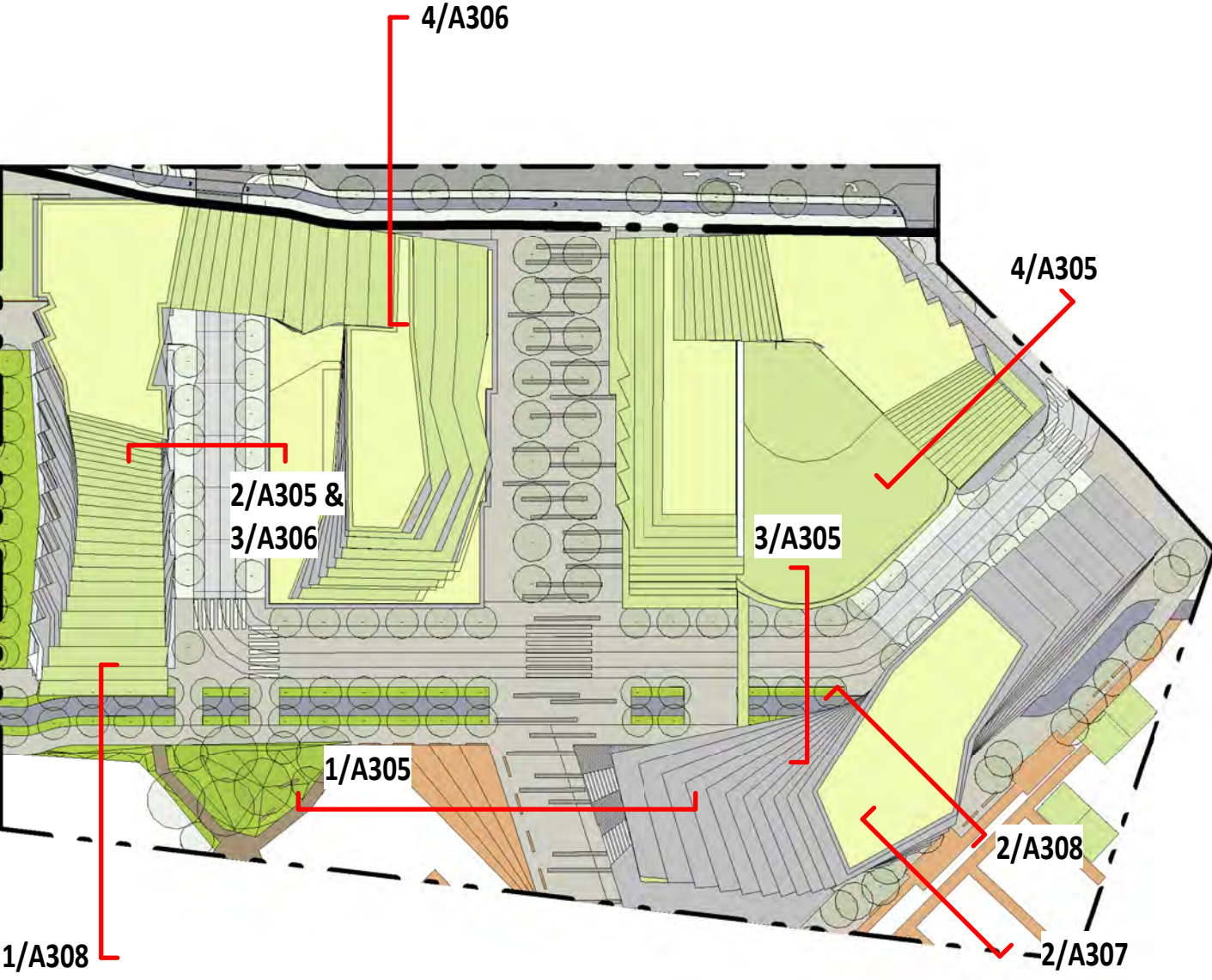
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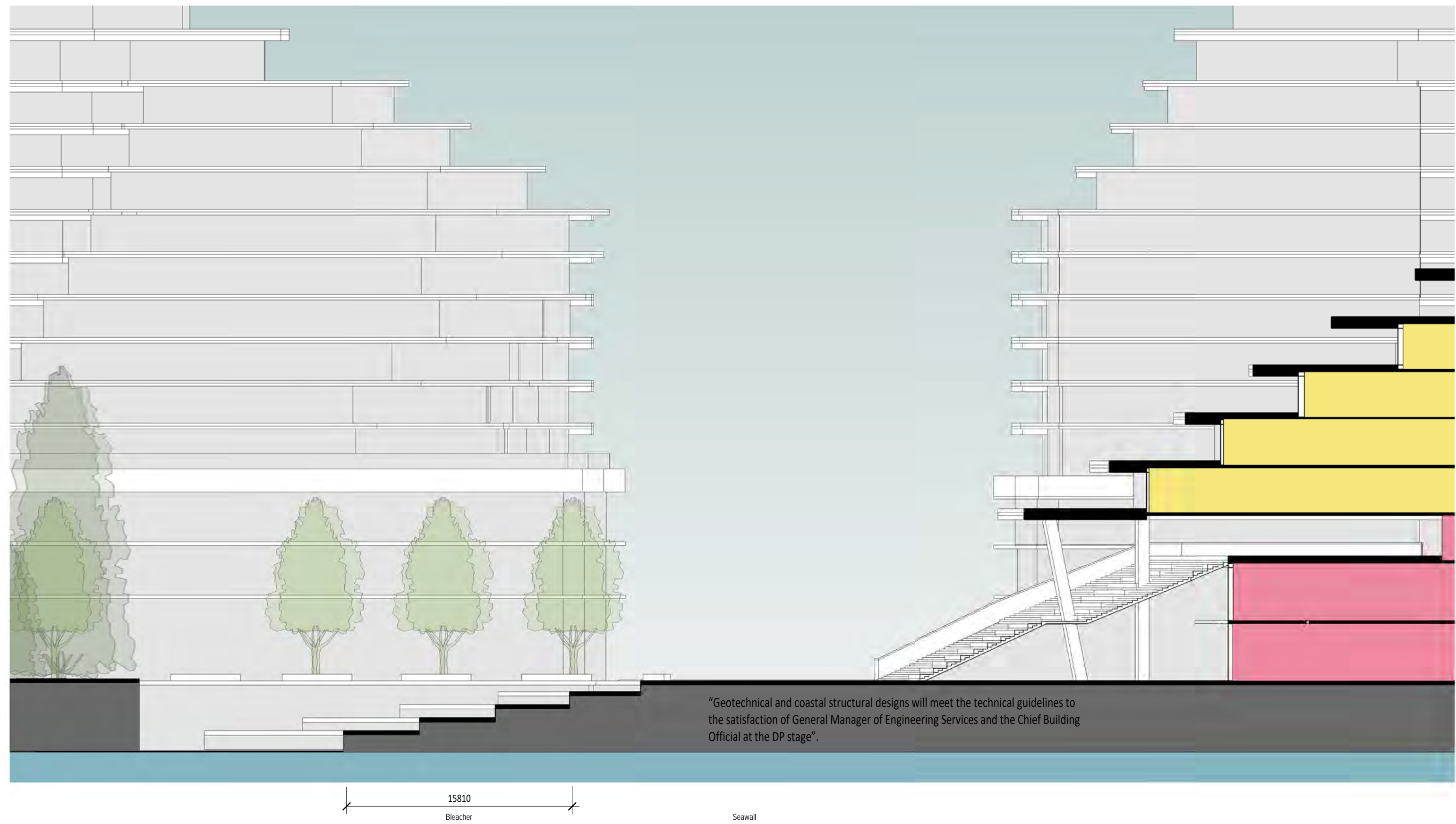
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Plot Date 11/05/2019

Sections - Road

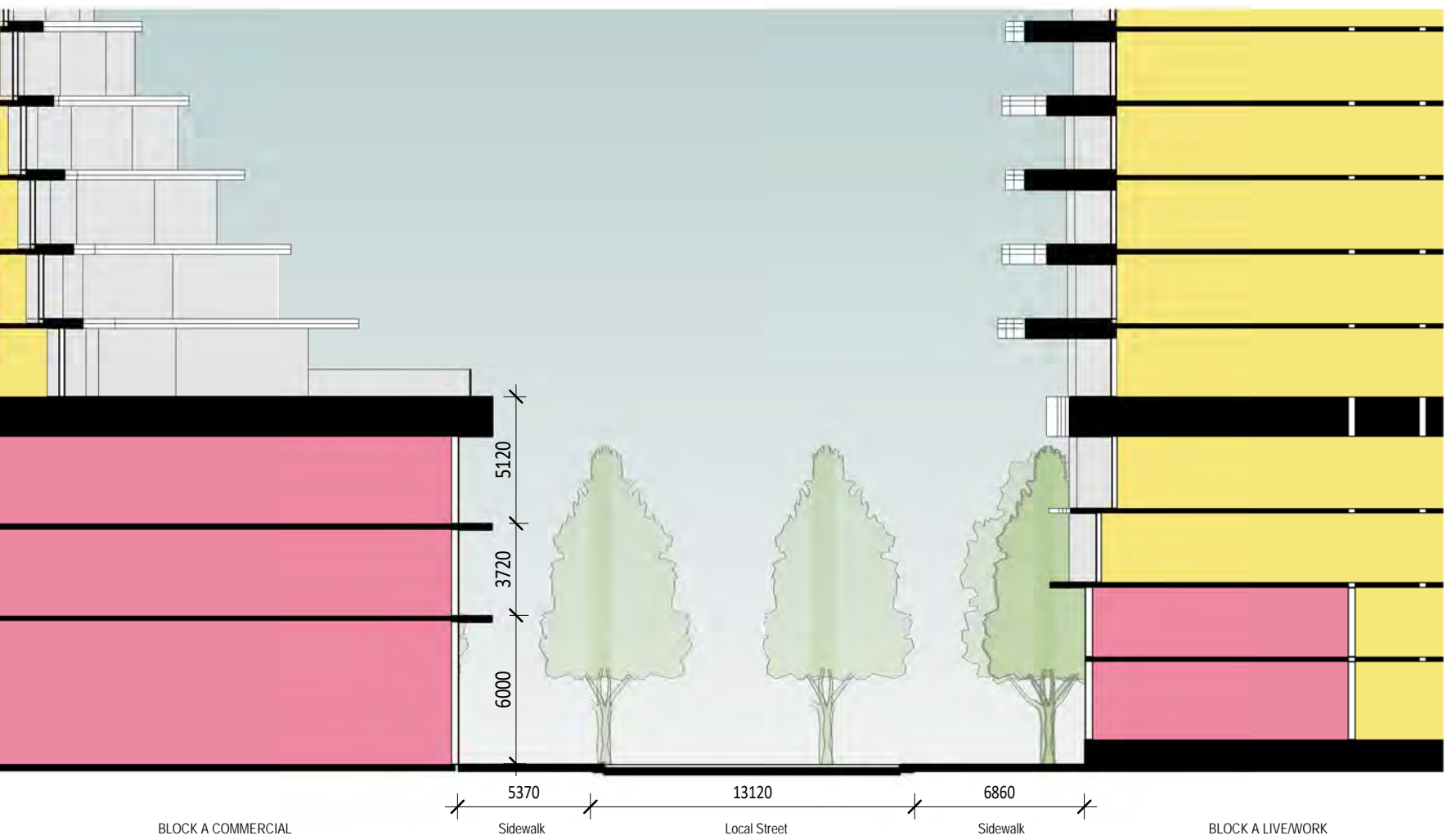




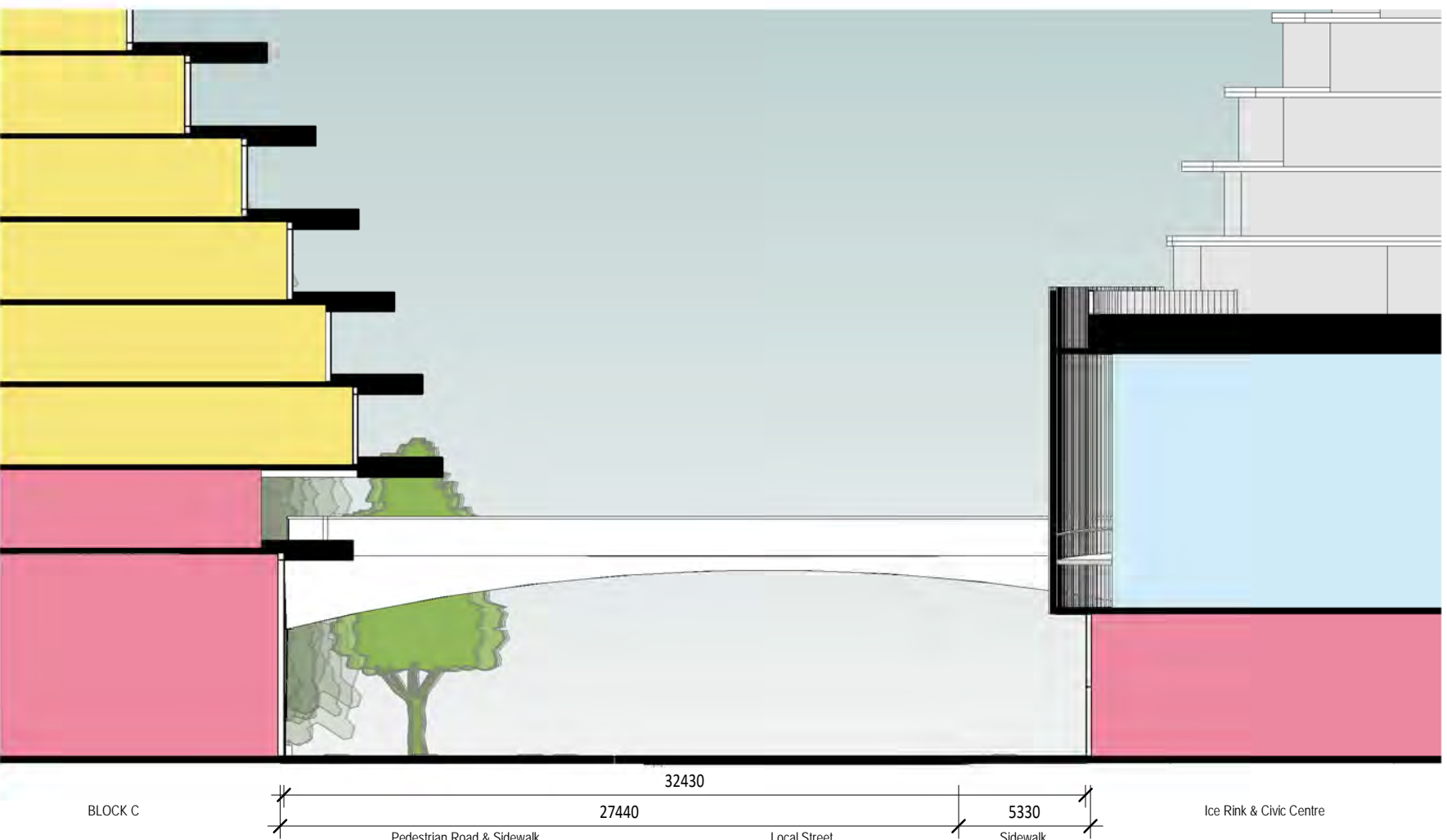
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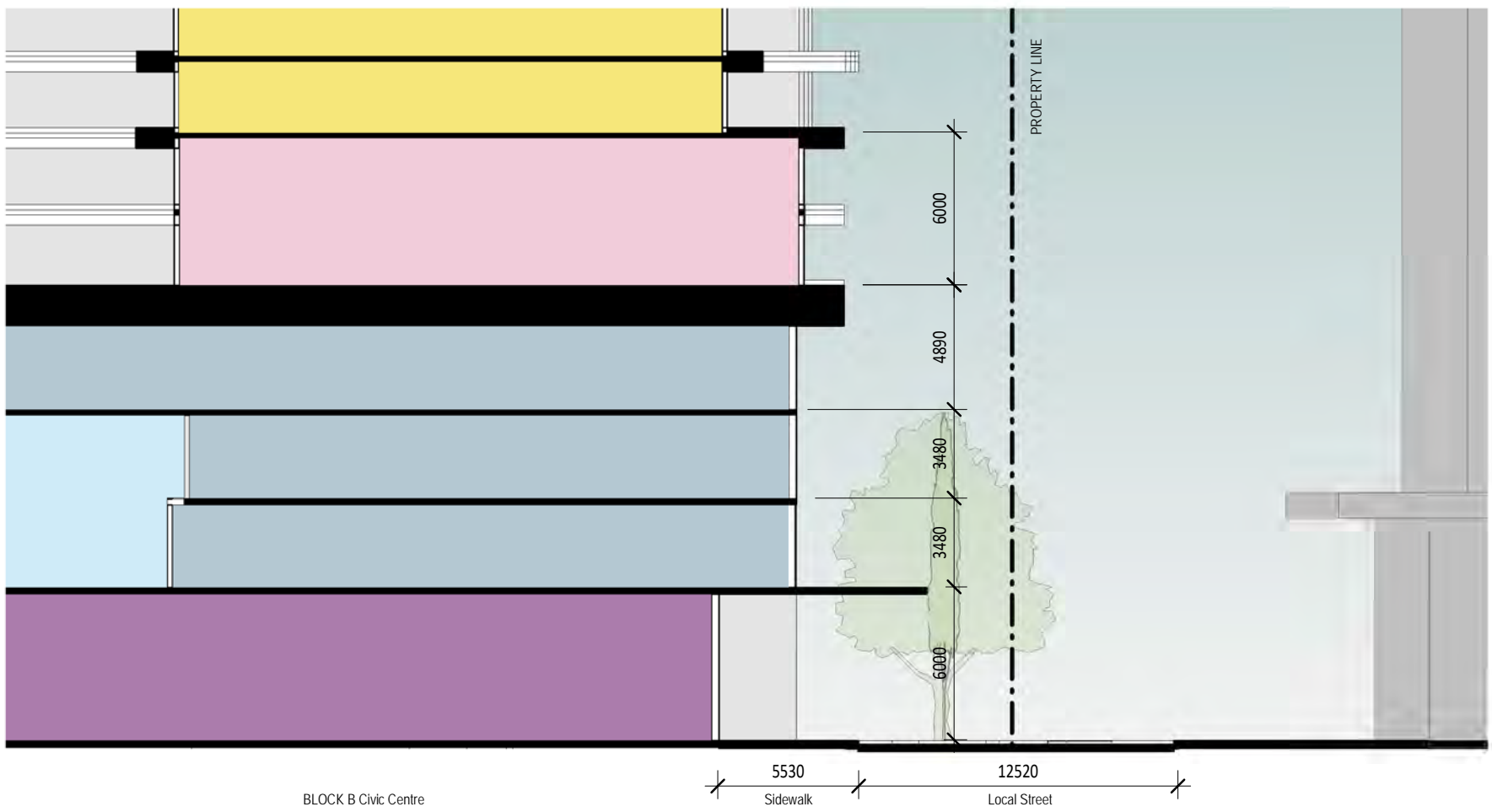
1 Plaza  
1:250



2 Typ. Proj Street 1-250  
1:250



3 Project Street Bridge  
1:250



4 Civic Centre  
1:250

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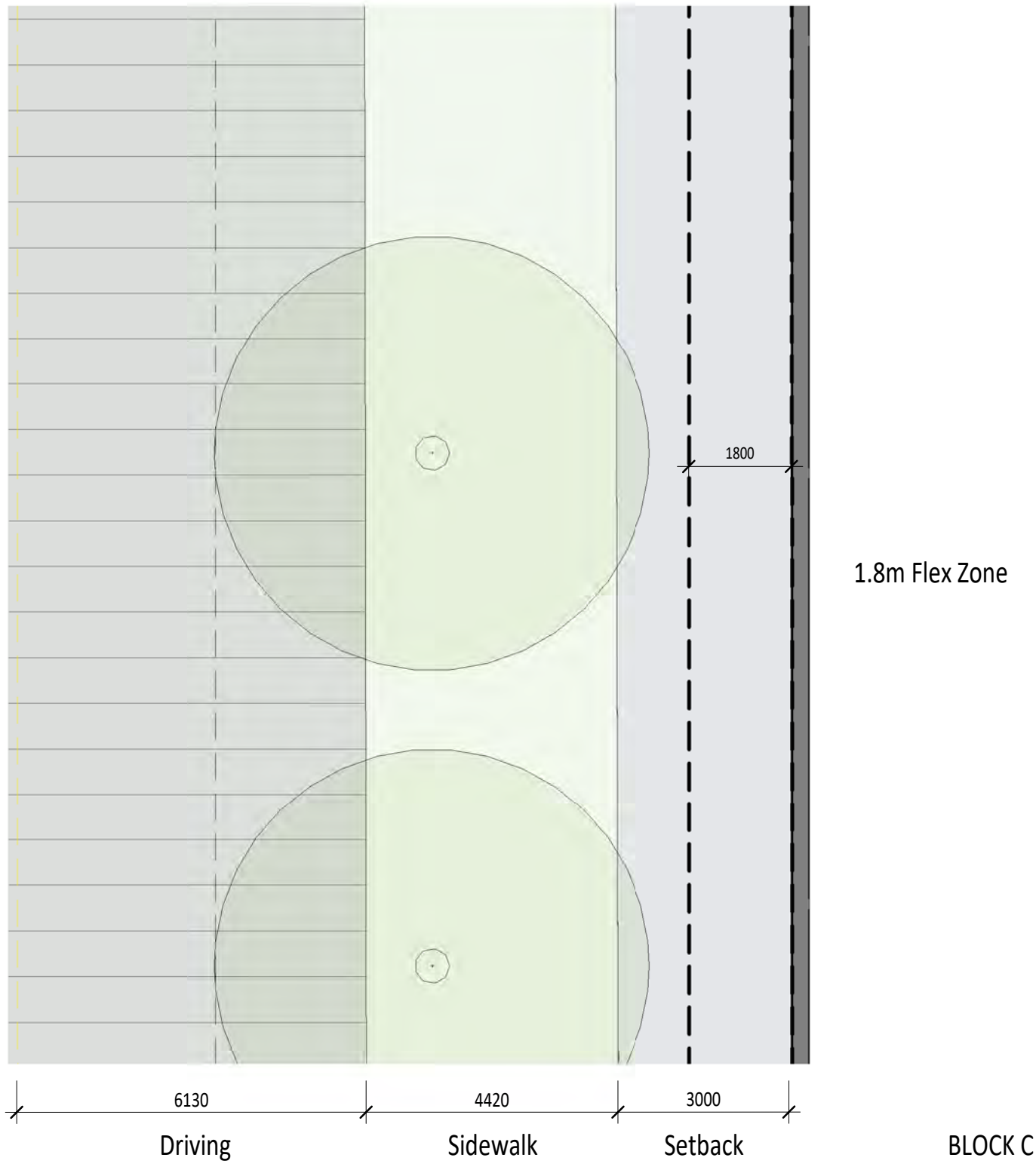
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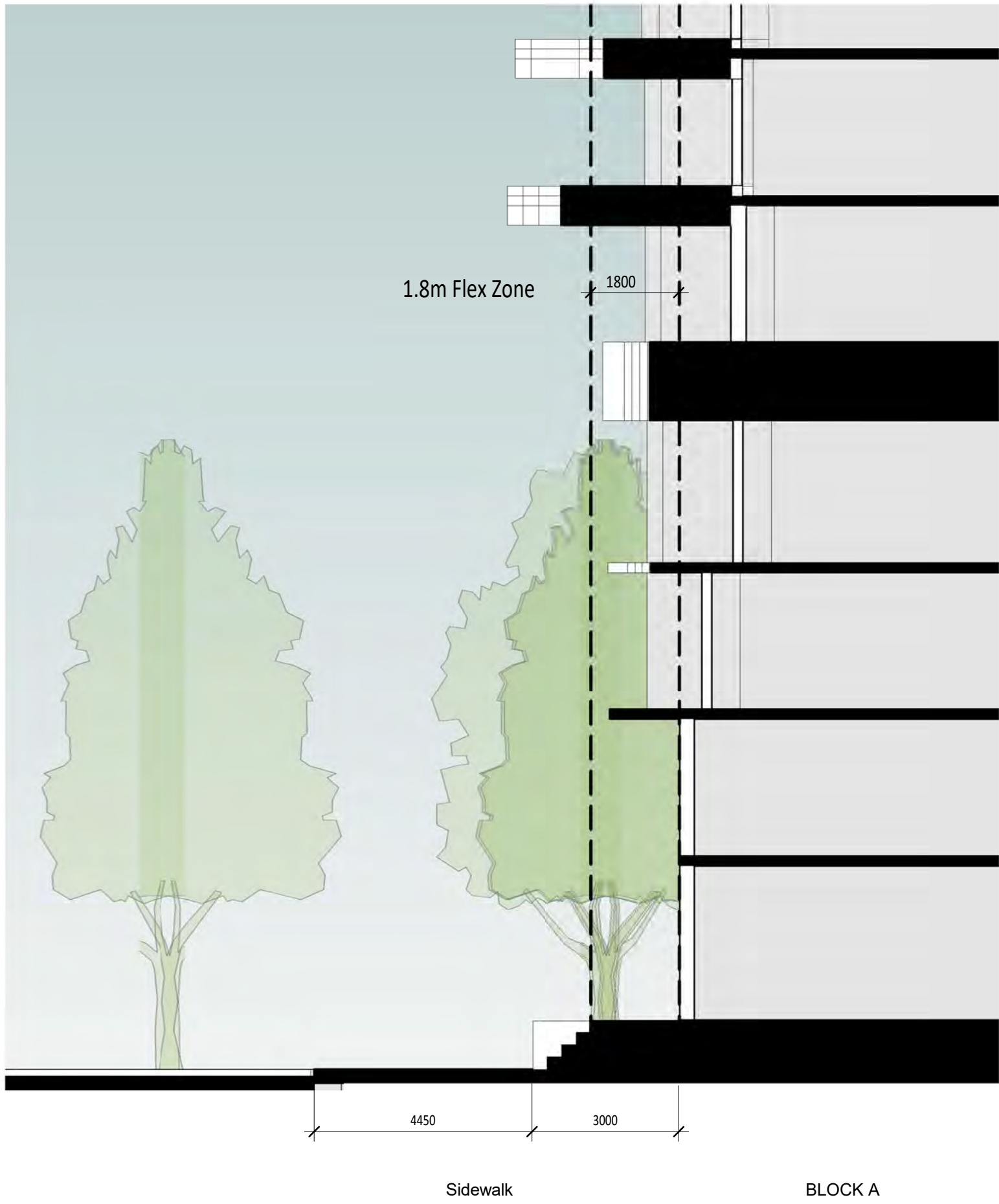
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Sections

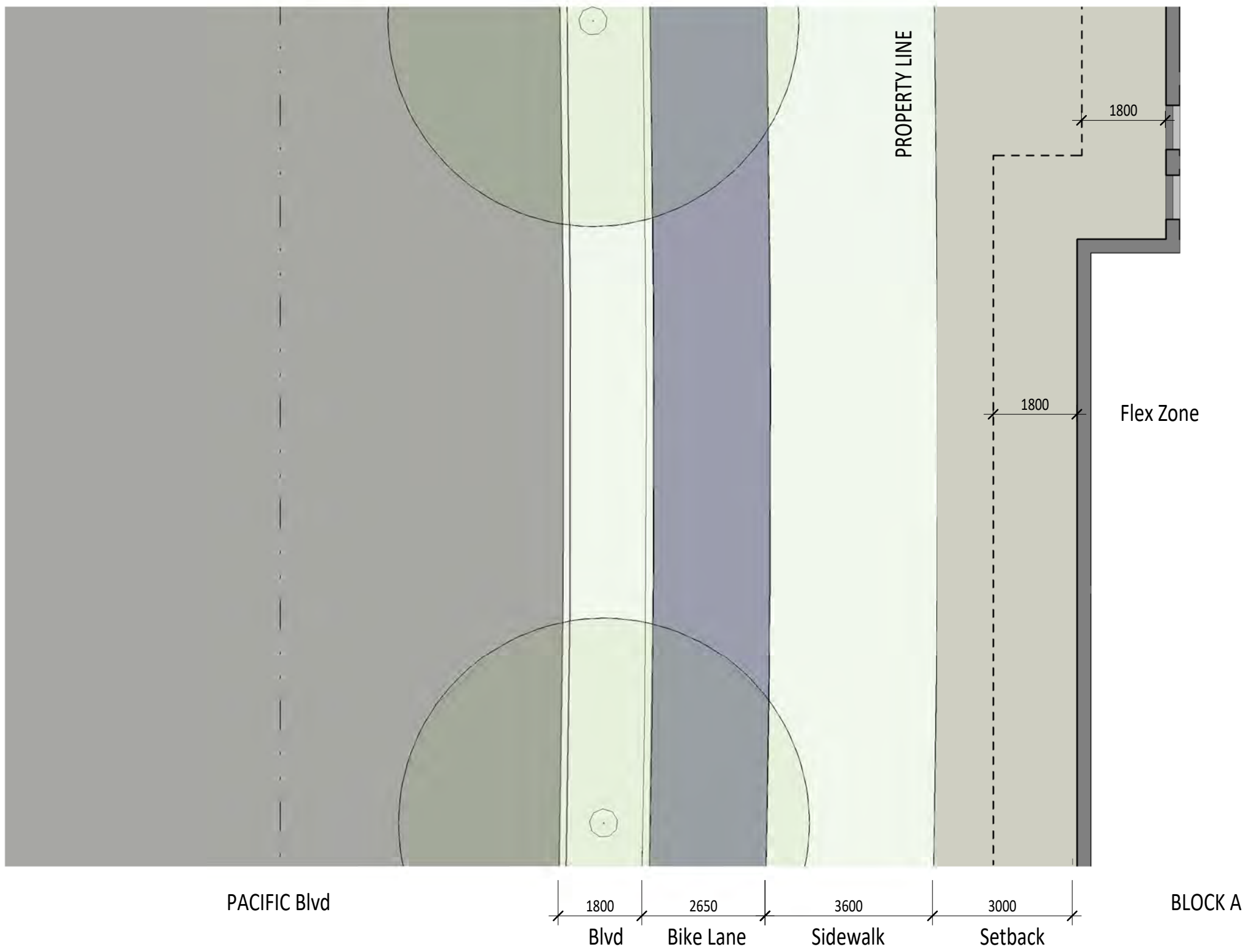




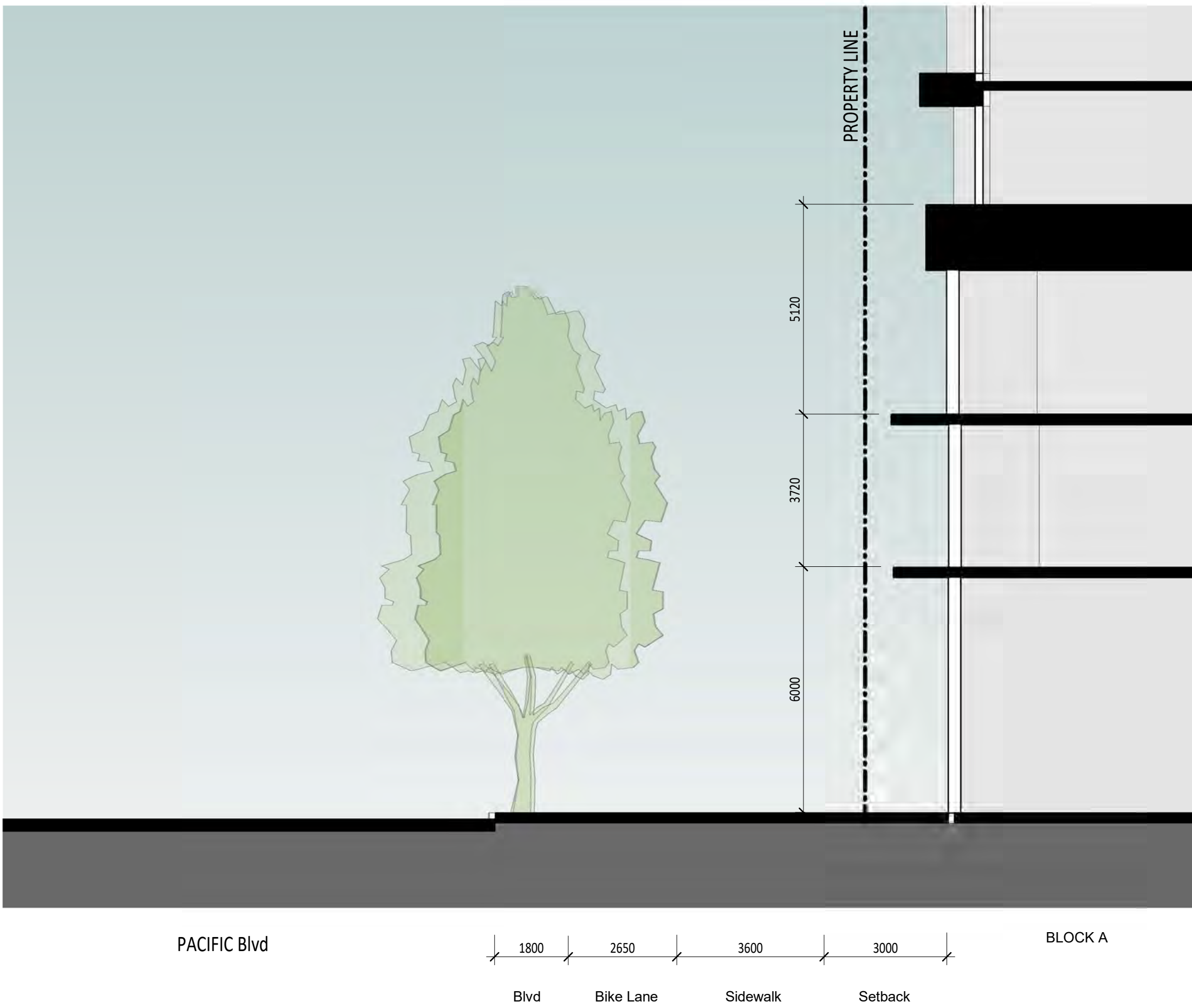
1 Typ. Project Street Plan View  
1 : 100



3 Typ. Proj Street  
1 : 100



2 Pacific Blvd Plan View  
1 : 100



4 Pacific Blvd  
1 : 100

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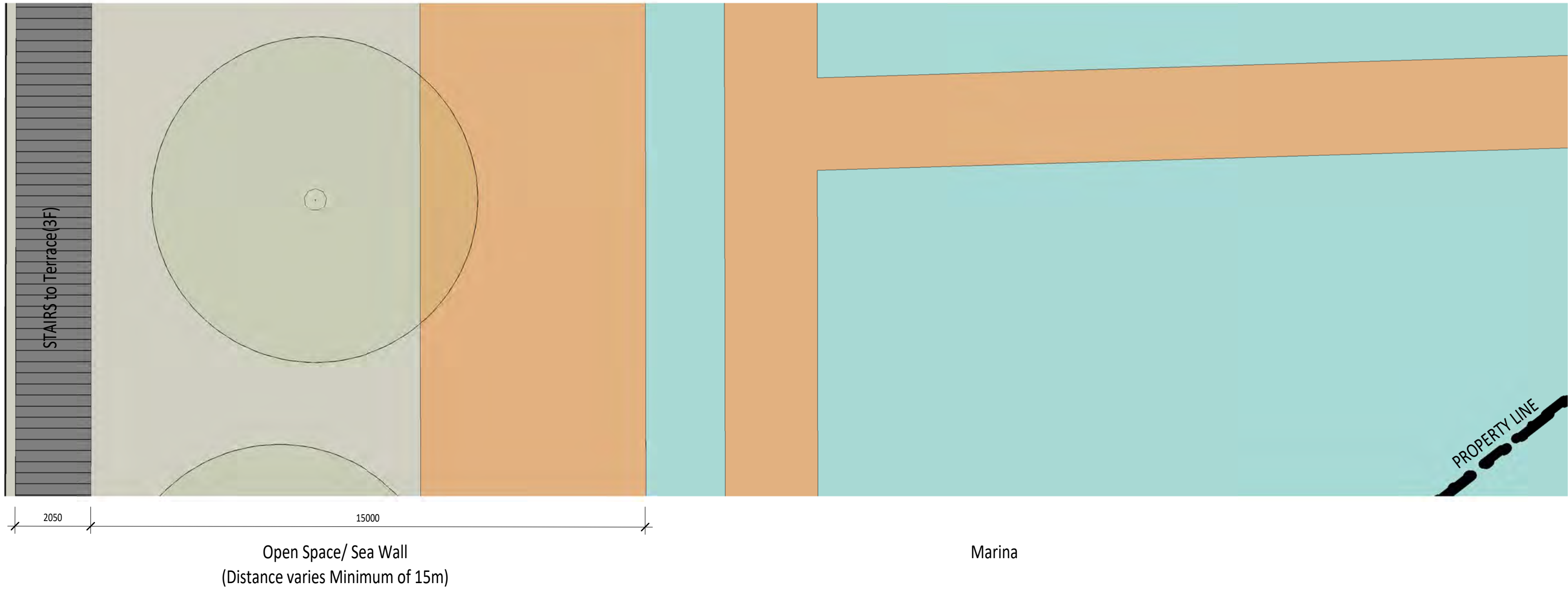
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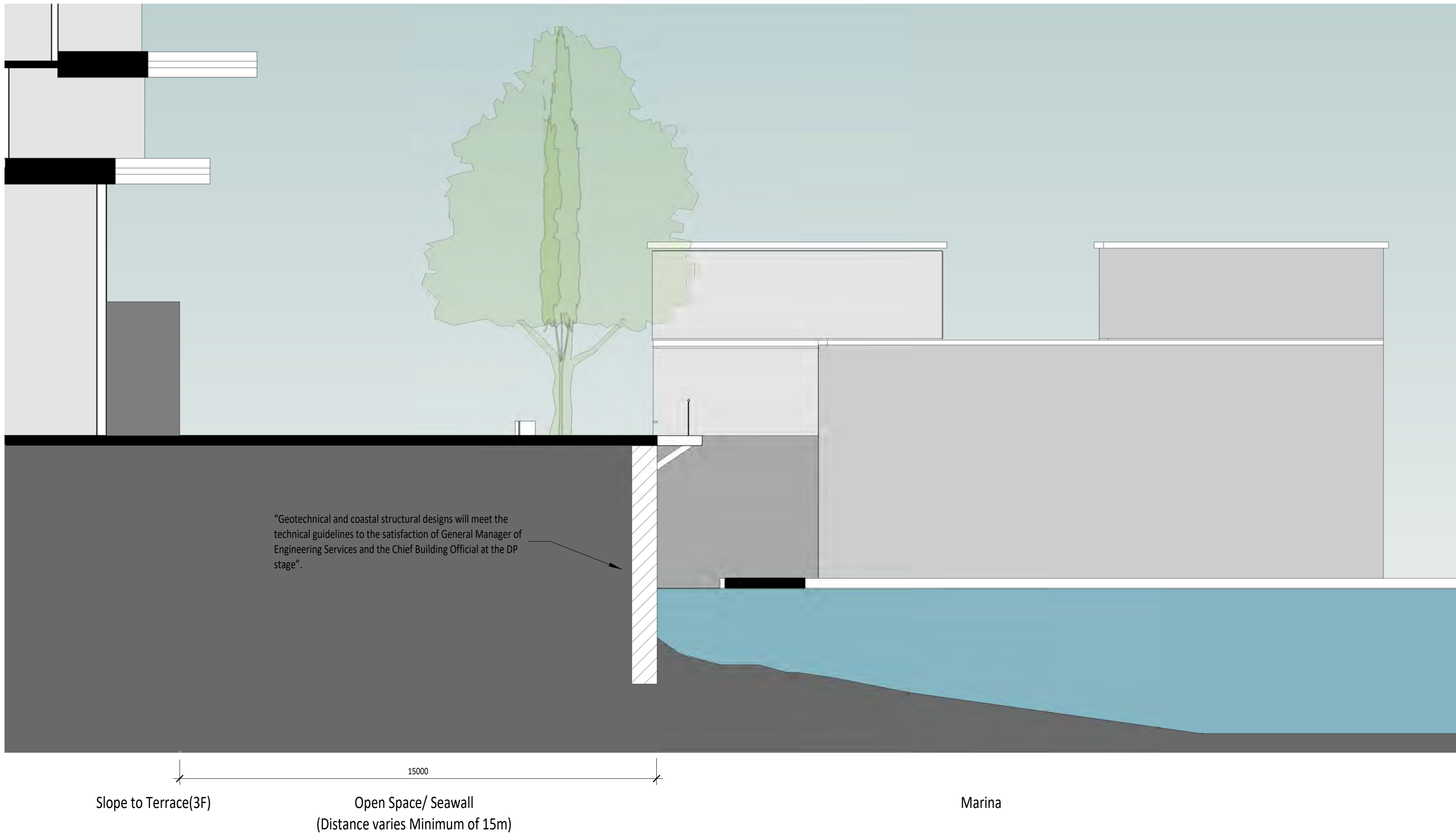
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## Sections





1 Seawall Plan View  
1 : 100



2 Seawall  
1 : 100

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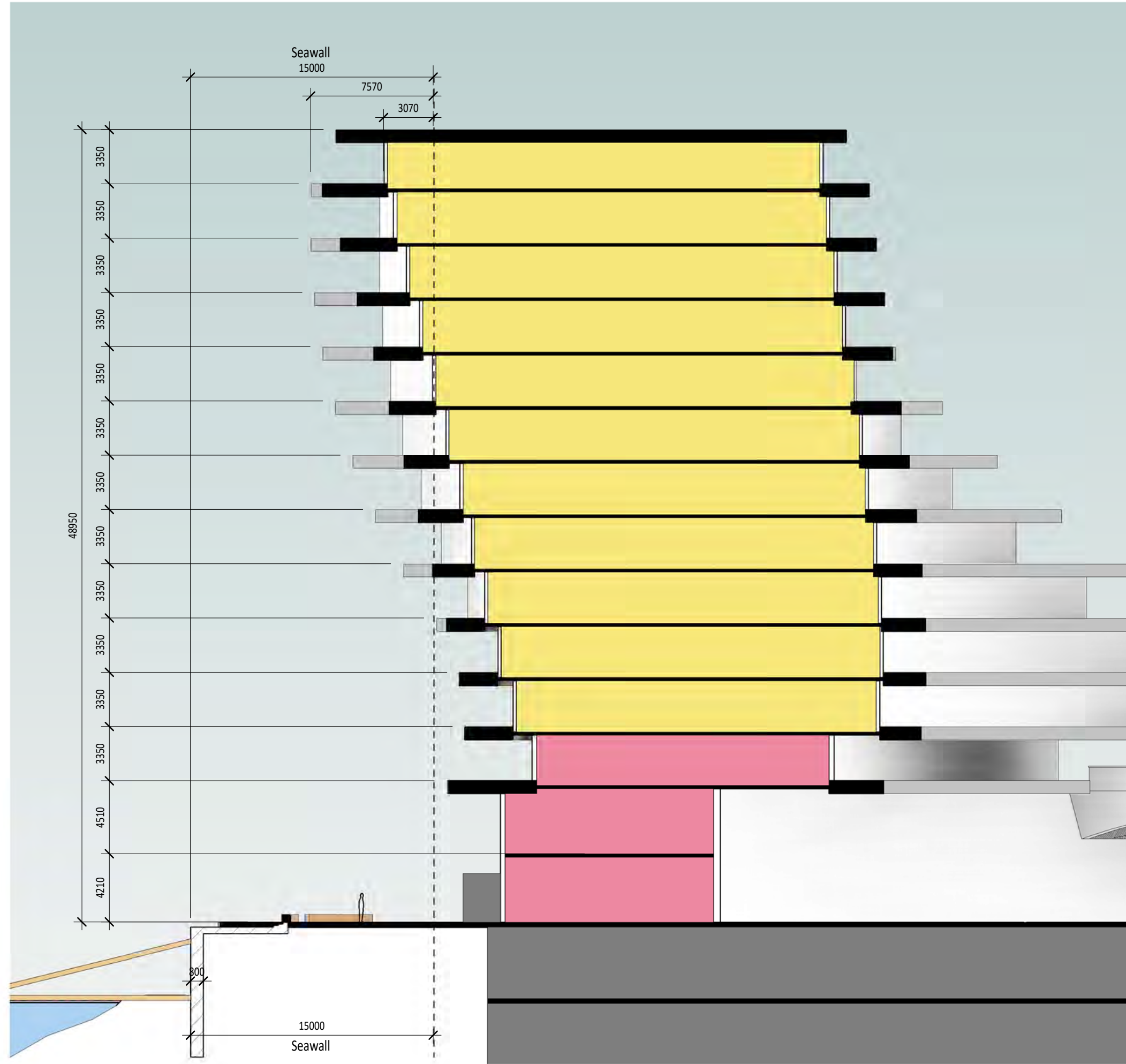
Project No. 1831  
Scale 1 : 100  
Plot Date 11/05/2019

Section





1 Legacy Forest  
1 : 250



2 Block C Overhang  
1 : 250

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2	2019.Nov.05	POP RESUBMISSION

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Section

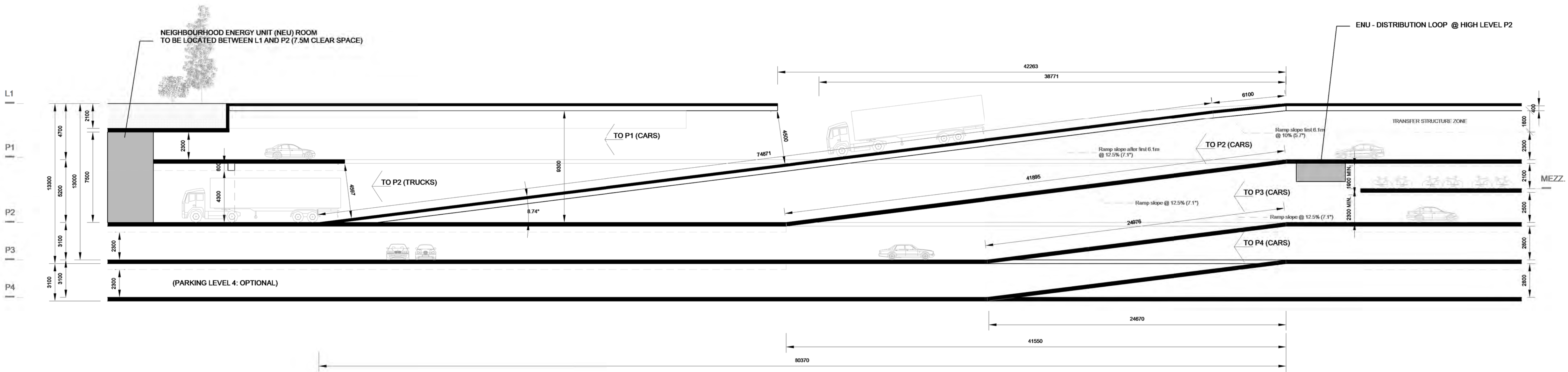
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TYP. PARKING LEVEL SECTION



REF. DOCUMENTS

- City of Vancouver "Parking and Loading Design Supplement"
- City of Vancouver "Garbage and Recycling Storage Amenity Deisgn Supplement"

Key Numbers:

- 2.3m - Class-A Passenger Space Clearance
- 4.2m - Garbage Truck Clearance (Driving)
- 6.9m - Garbage Truck Clearance (Dumping)
- 4.3m - Class-C Loading Truck Clearance
- 2.1m - Soil Cell Minimum Depth

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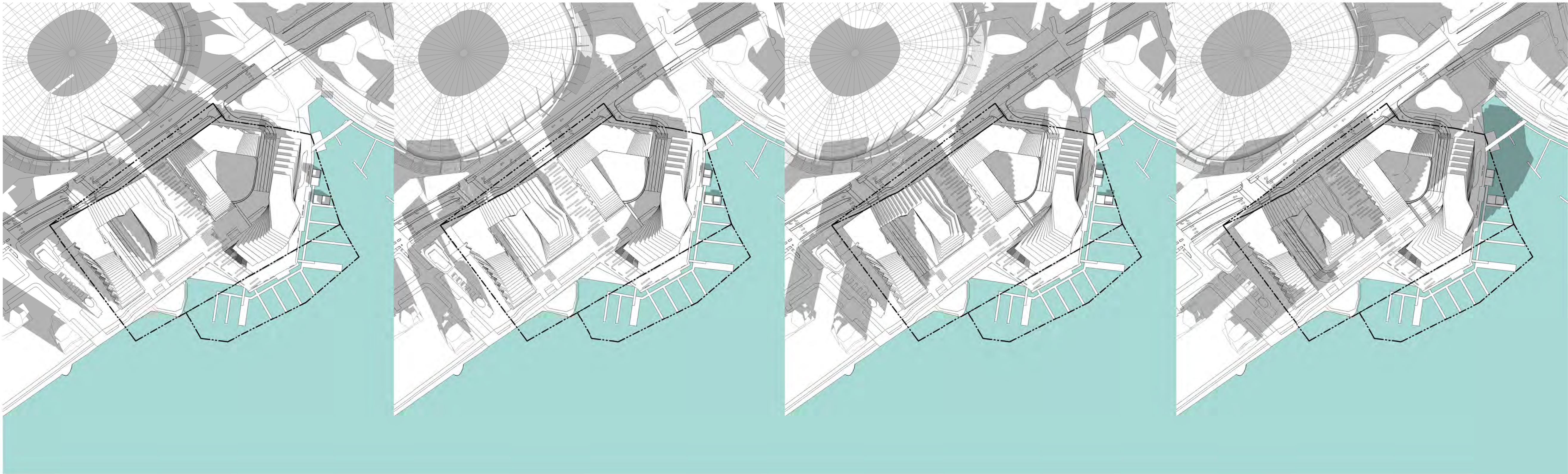
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Plot Date 11/05/2019

Section - Parking Levels

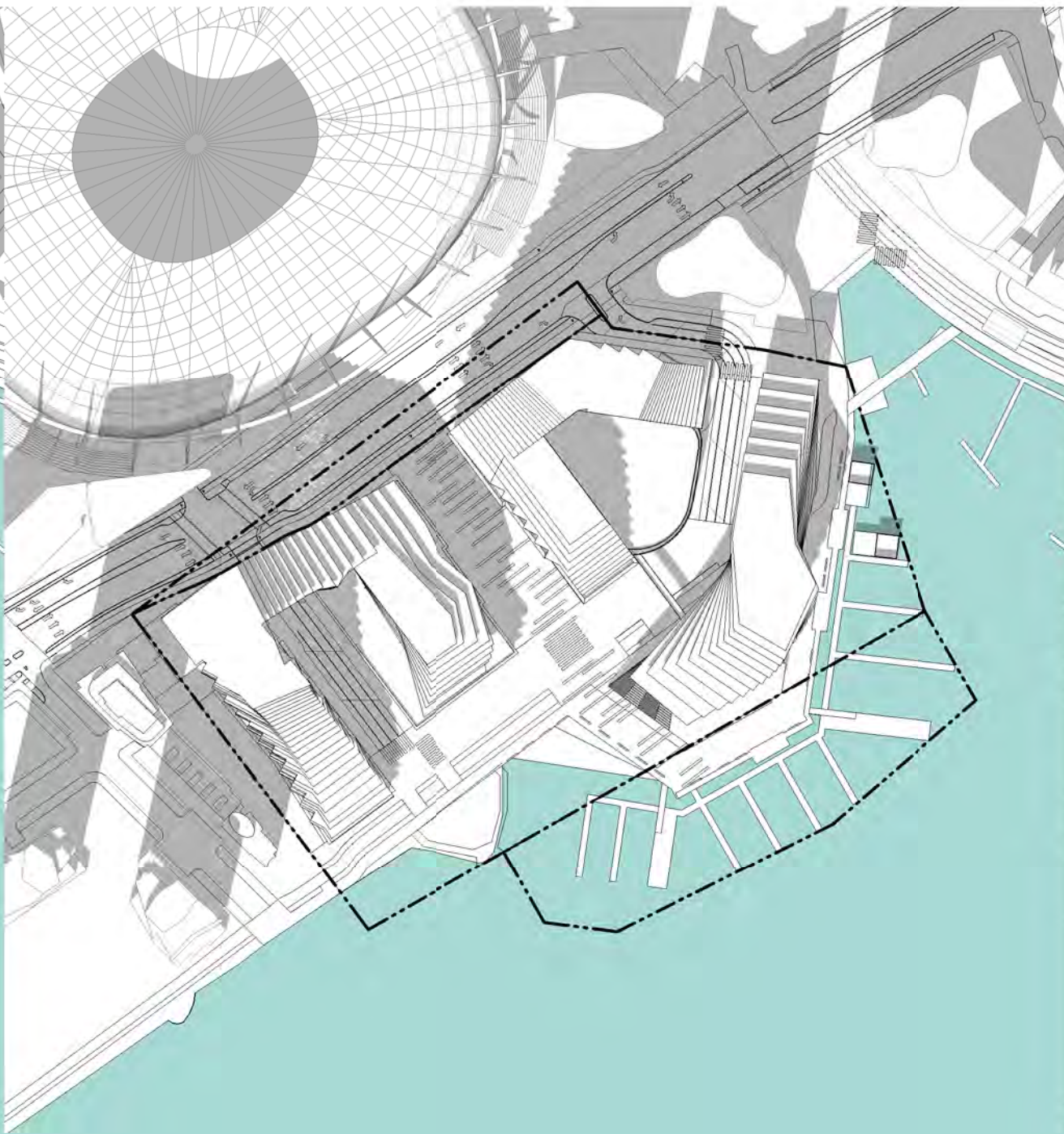




1 Shadow - Spring Equinox 10am  
1:2400



2 Shadow - Spring Equinox 12pm  
1:2400



3 Shadow - Spring Equinox 2pm  
1:2400



4 Shadow - Spring Equinox 4pm  
1:2400



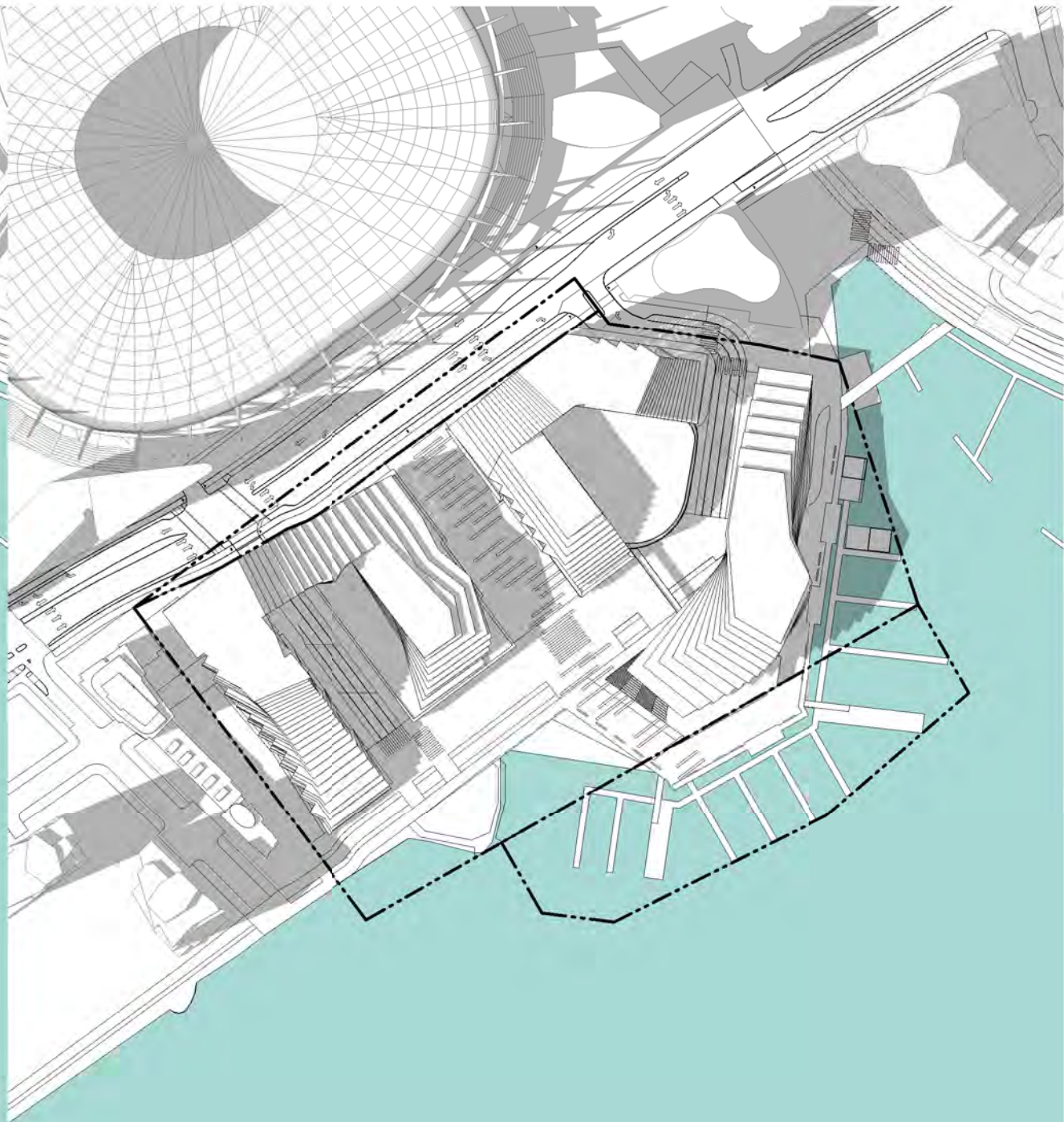
5 Shadow - Summer Solstice 10am  
1:2400



6 Shadow - Summer Solstice 12pm  
1:2400



7 Shadow - Summer Solstice 2pm  
1:2400



8 Shadow - Summer Solstice 4pm  
1:2400

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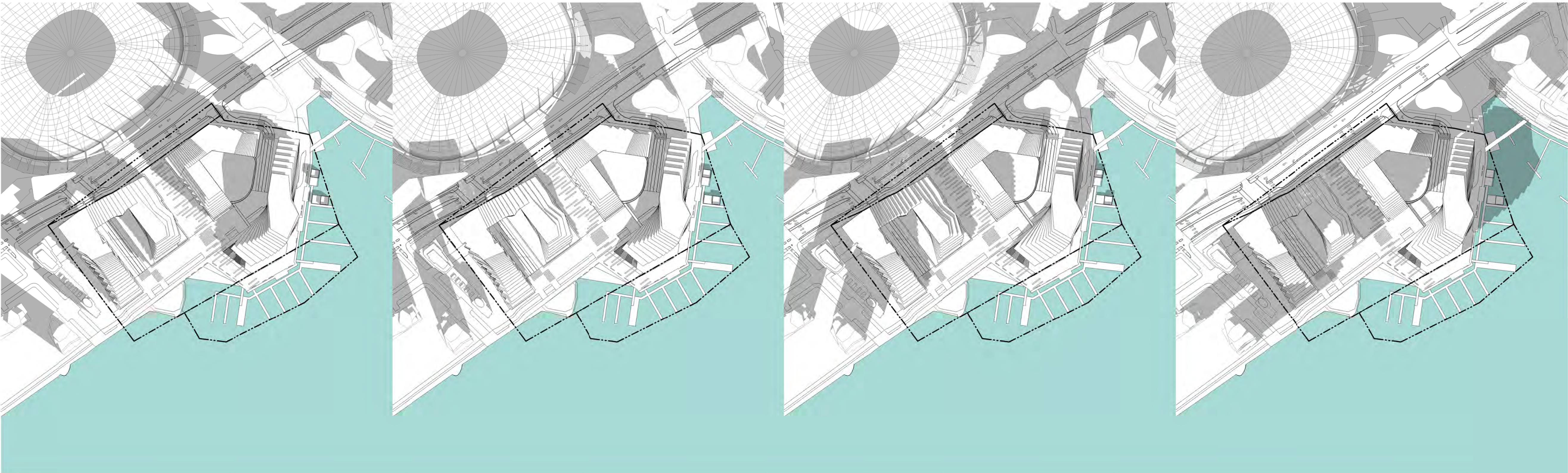
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**Sun Study -  
Spring/Summer**  
(DAY LIGHT SAVING TIME APPLIED)



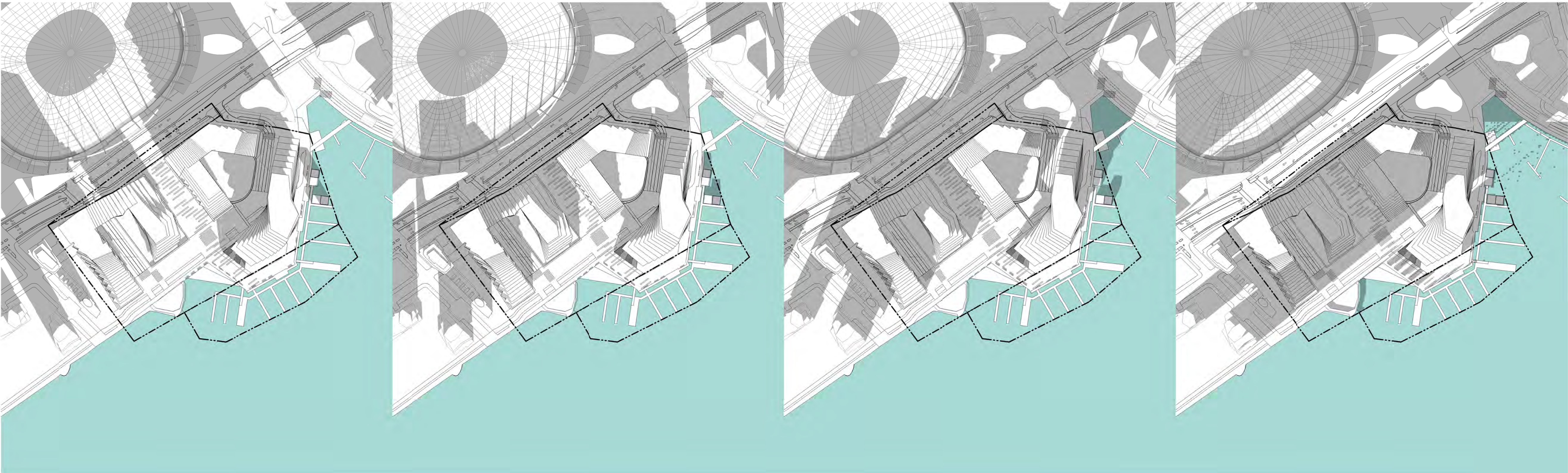


1 Shadow - Fall Equinox 10am  
1 : 2400

2 Shadow - Fall Equinox 12pm  
1 : 2400

3 Shadow - Fall Equinox 2pm  
1 : 2400

4 Shadow - Fall Equinox 4pm  
1 : 2400



5 Shadow - Winter Solstice 10am  
1 : 2400

6 Shadow - Winter Solstice 12pm  
1 : 2400

7 Shadow - Winter Solstice 2pm  
1 : 2400

8 Shadow - Winter Solstice 4pm  
1 : 2400

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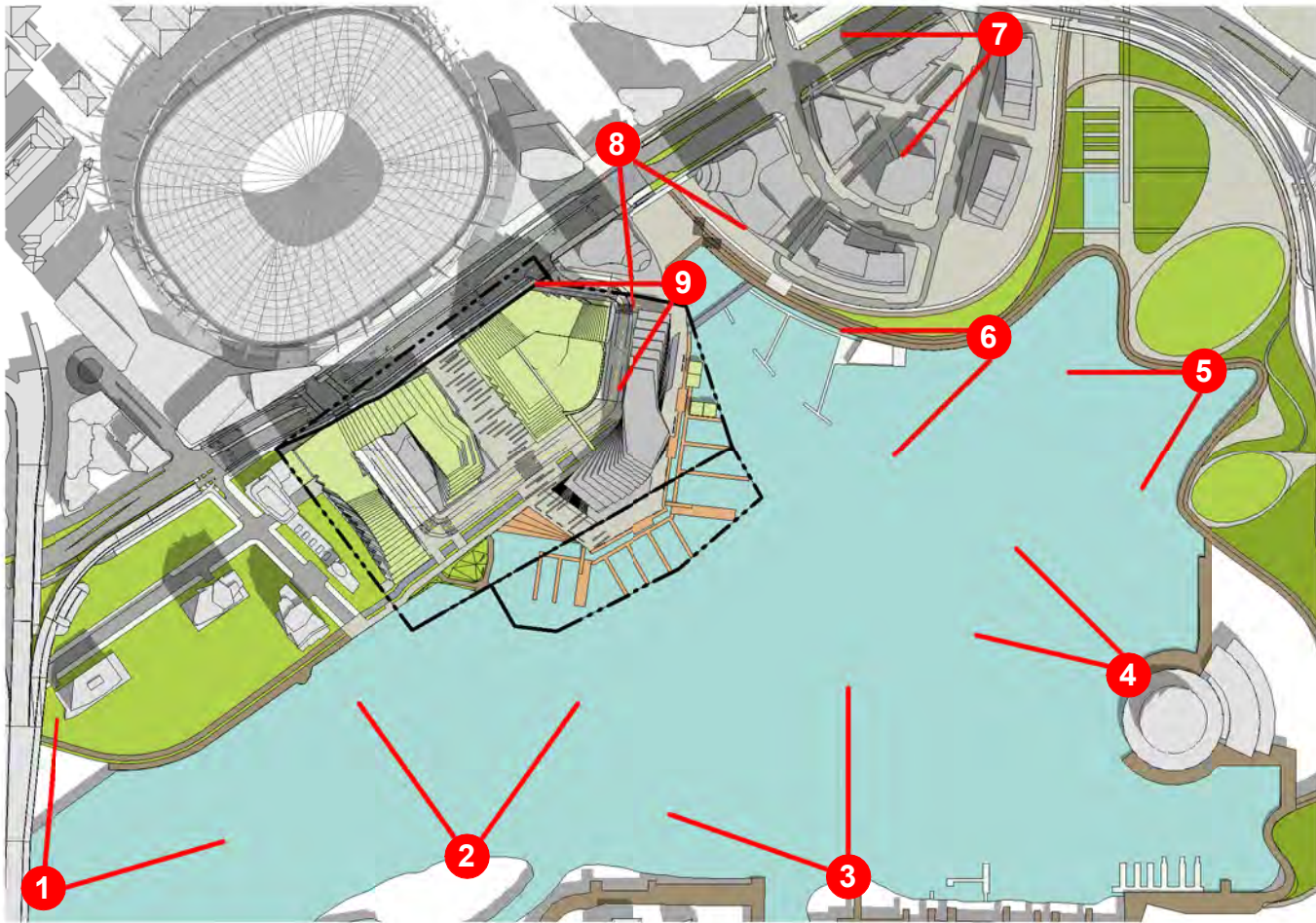
Project No. 1831  
Scale 1 : 2400  
Plot Date 11/05/2019

**Sun Study - Fall/Winter**

(DAY LIGHT SAVING TIME APPLIED ONLY FALL)



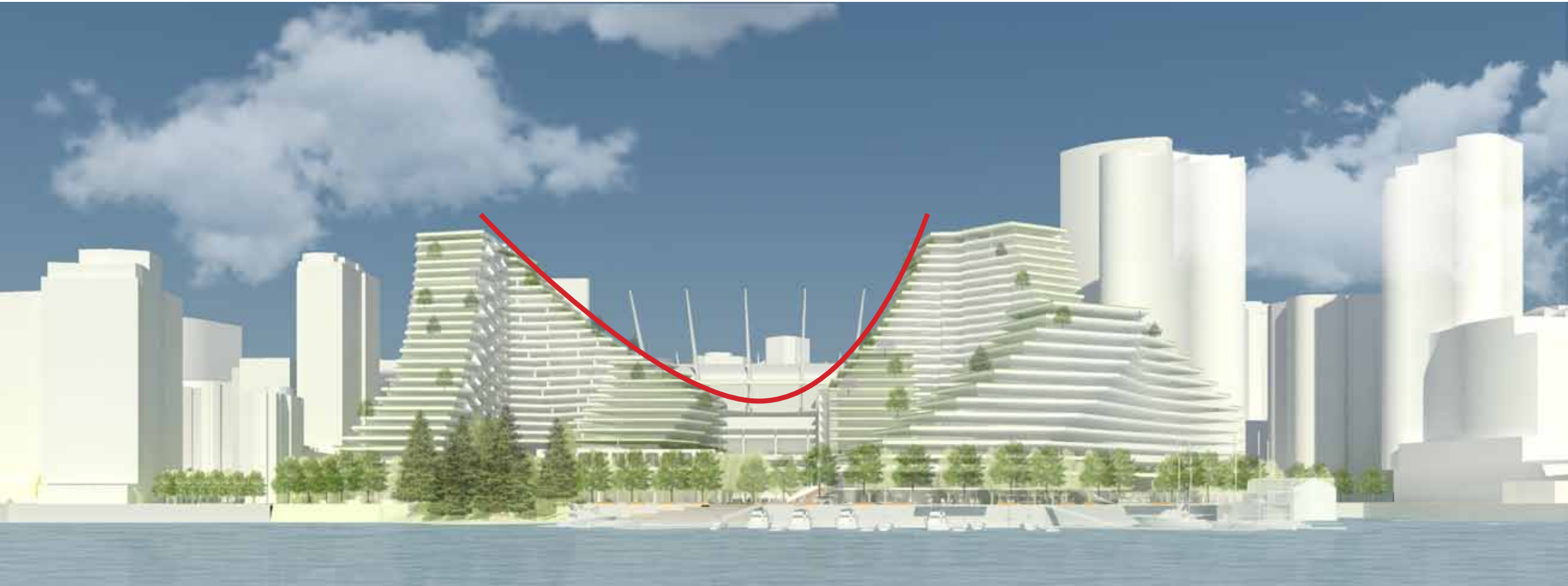
- Views from:
- Cambie Bridge 1
  - Habitat Island 2
  - Olympic Village 3
  - Science World 4
  - Creekside Park 5
  - Concord Pacific Site 6
  - Dunsmuir to Georgia Plaza 7
  - Georgia Street 8
  - Georgia Plaza to Plaza of Nations 9



1 VIEW FROM CAMBIE BRIDGE



2 VIEW FROM HABITAT ISLAND



3 VIEW FROM OLYMPIC VILLAGE



4 VIEW FROM SCIENCE WORLD



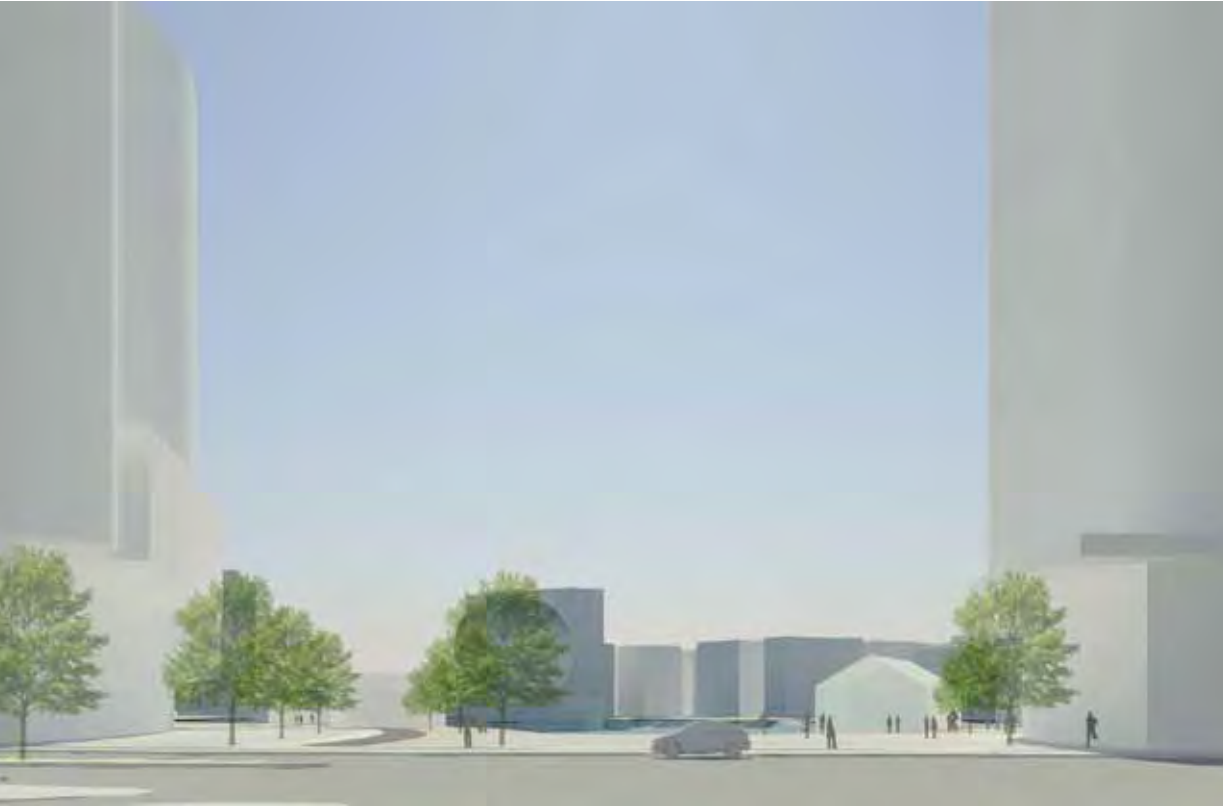
5 VIEW FROM CREEKSIDE PARK



6 VIEW FROM CONCORD PACIFIC SITE



7 VIEW FROM DUMSMUIR TO GEORGIA PLAZA



8 GEORGIA STREET END VIEW



9 GEORGIA PLAZA TO PLAZA OF NATIONS

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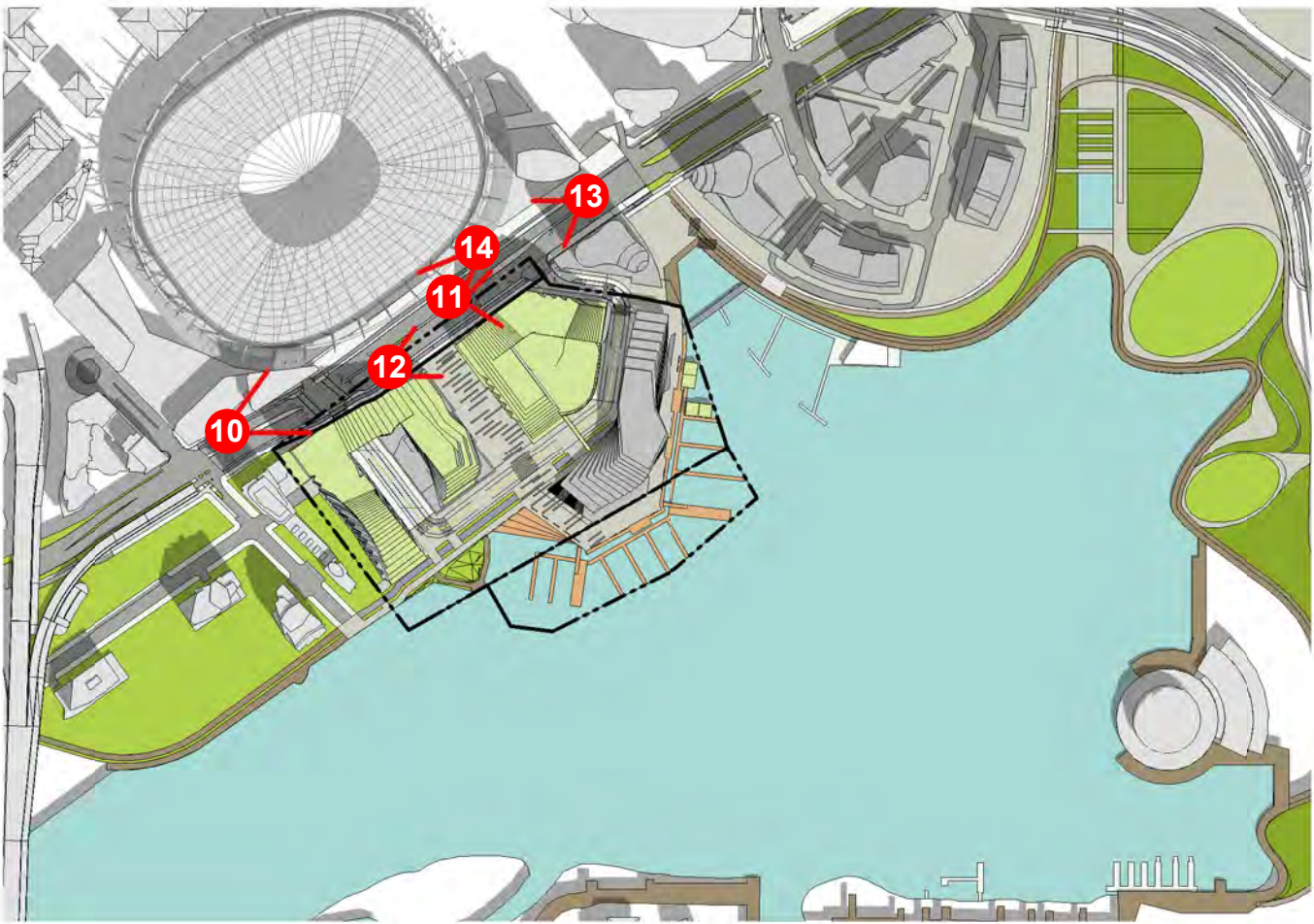
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**VIEW IMPACT ANALYSIS**



- Views from:
- Pacific Blvd Looking East 10
  - Pacific Blvd Looking East 11
  - Pacific Blvd Looking East 12
  - Pacific Blvd Looking West 13
  - Pacific Blvd Looking West 14



10 PACIFIC BLVD LOOKING EAST



11 PACIFIC BLVD LOOKING EAST



12 PACIFIC BLVD LOOKING EAST



13 PACIFIC BLVD LOOKING WEST



14 PACIFIC BLVD LOOKING WEST

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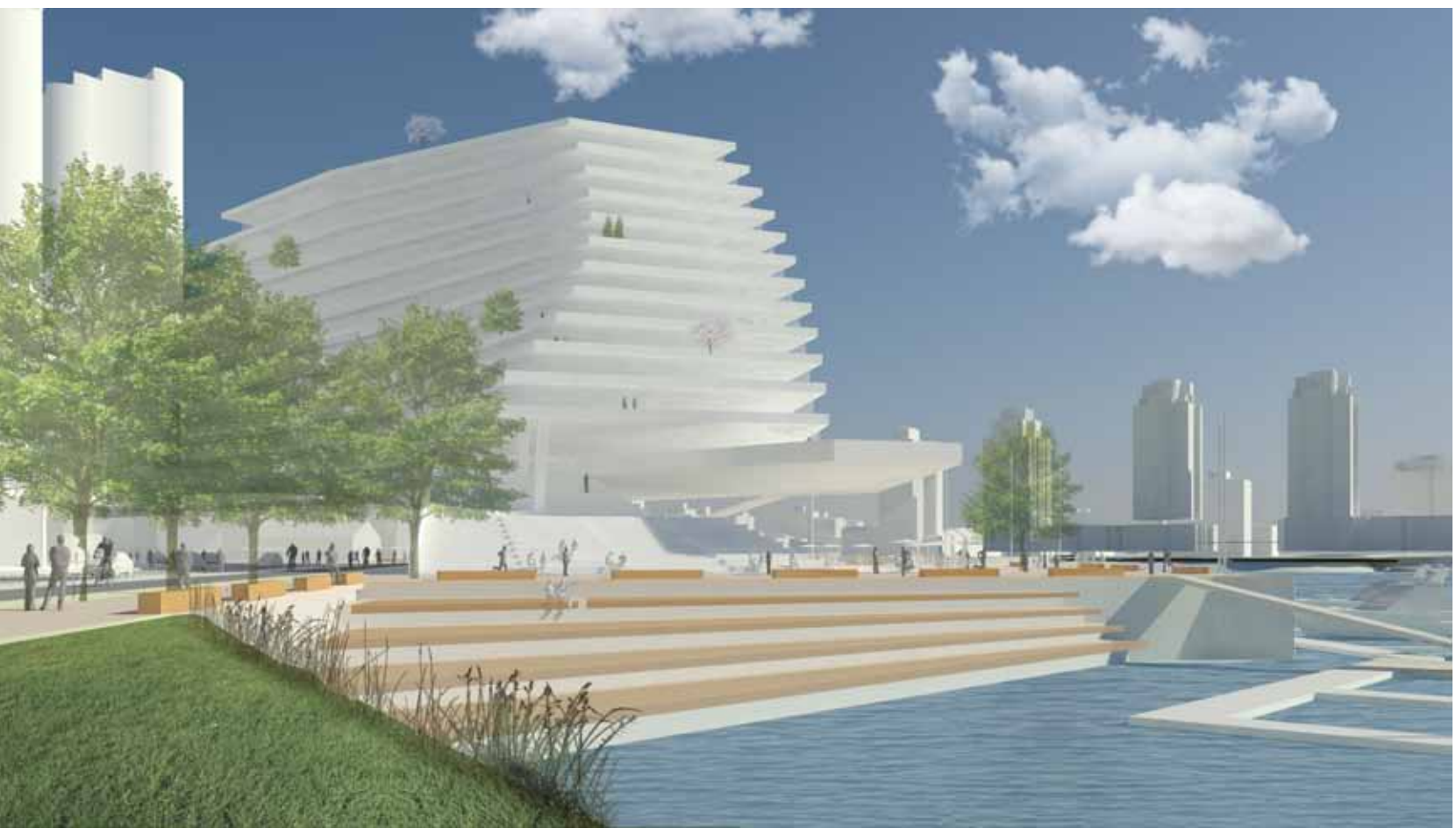
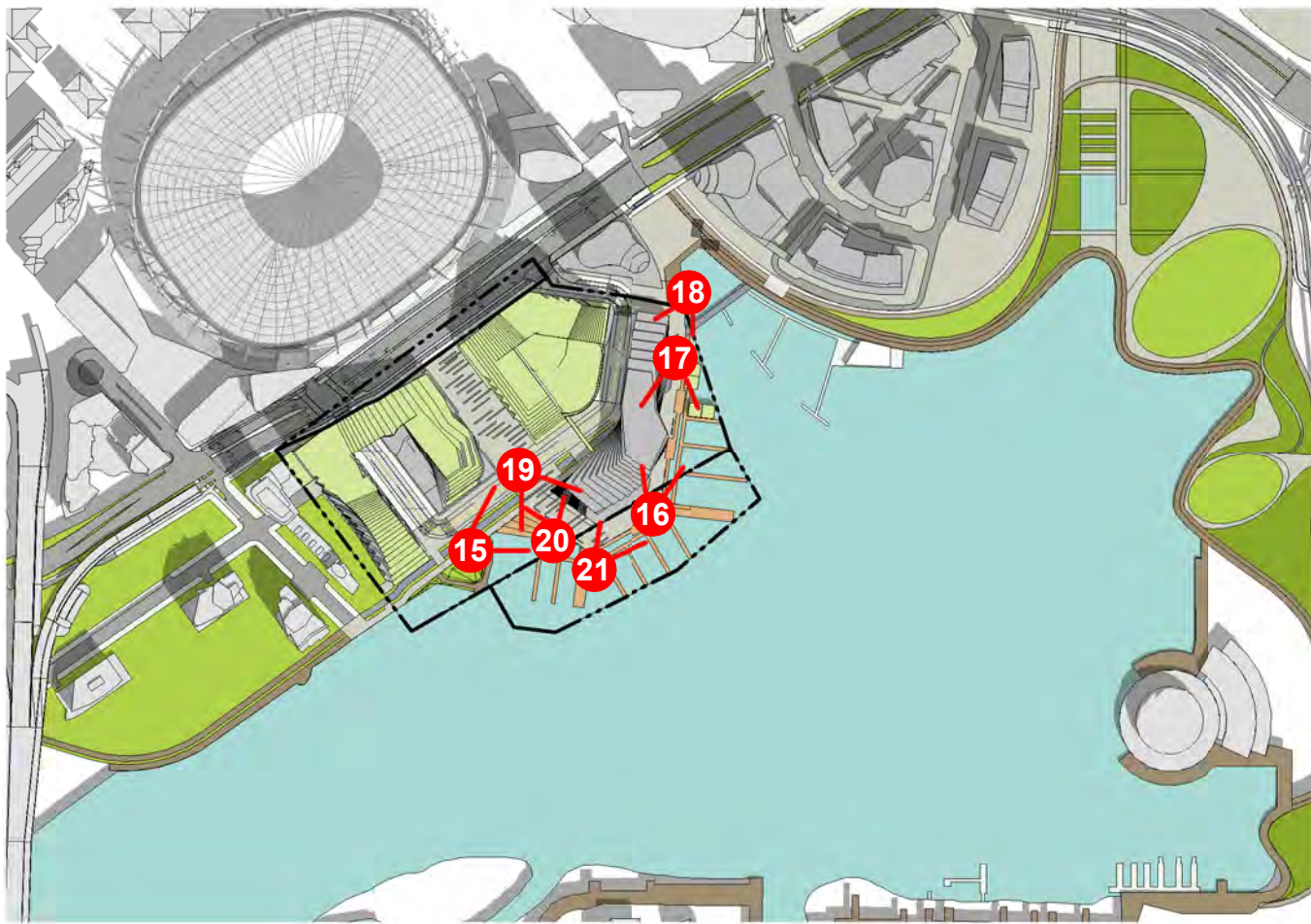
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#### VIEW IMPACT ANALYSIS

**A502**



- Views from:
- Urban Forest Looking East 15
  - Seawall Towards Gerogia Plaza 16
  - Seawall Looking North & at Portal 17
  - Seawall Looking South 18
  - Seawall from Central Plaza 19
  - Seawall/Plaza Towards BC Place 20
  - Seawall Looking East 21



15 URBAN FOREST LOOKING EAST



16 SEAWALL TOWARDS GEORGIA PLAZA



17 SEAWALL LOOKING NORTH & AT PORTAL



18 SEAWALL LOOKING SOUTH



19 SEAWALL FROM CENTRAL PLAZA



20 SEAWALL/PLAZA TOWARDS BC PLACE



21 SEAWALL LOOKING EAST

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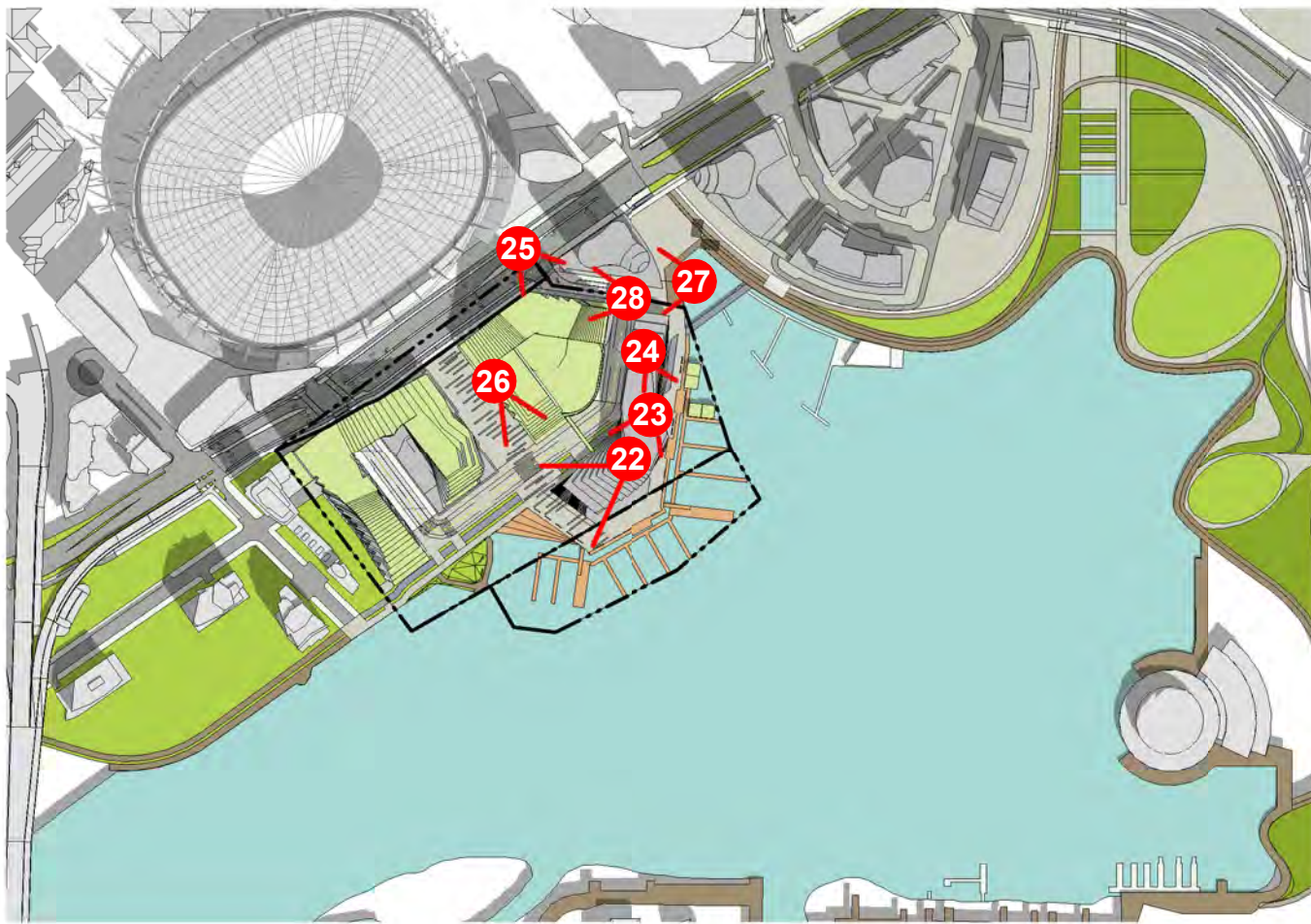
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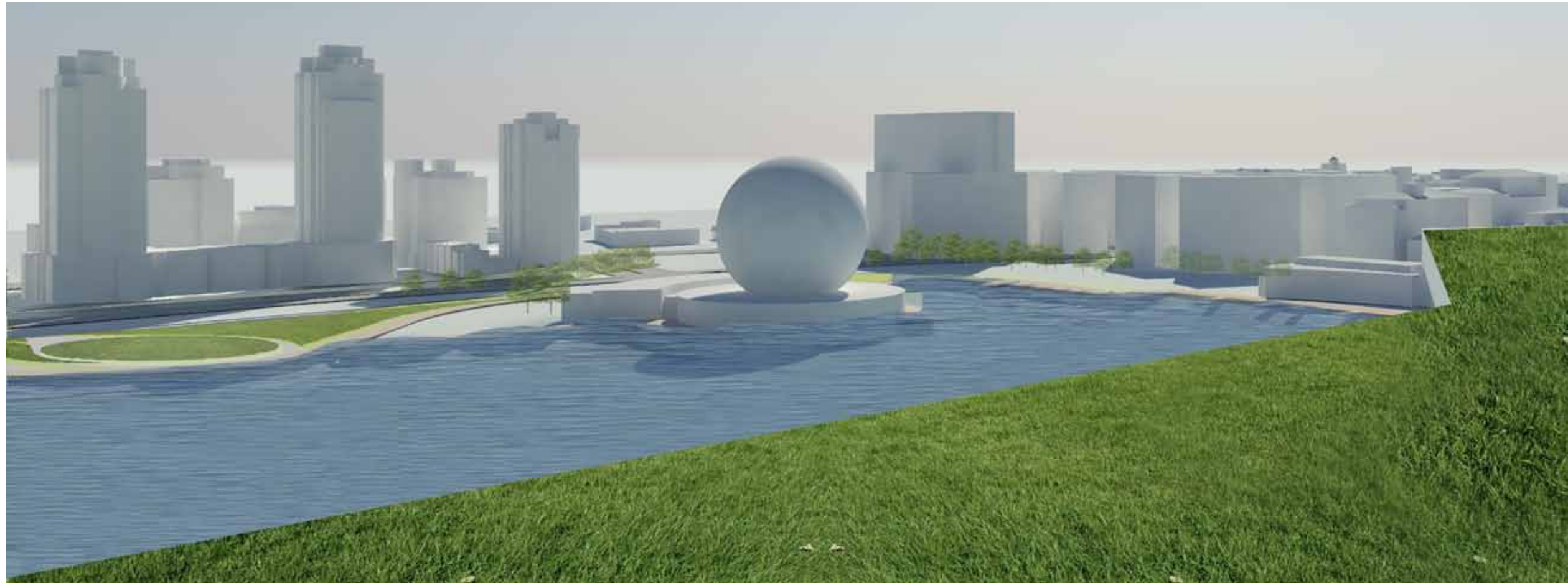
- Views from:
- Terrace Towards Cambie 22
  - Roof Towards Cambie 23
  - View Towards Science World 24
  - Pacifi Blvd Looking Down Shared ROW 25
  - Terrace Above Plaza 26
  - Shared ROW towards BC Place 27
  - Shared ROW towards BC Place 28



22 TERRACE TOWARDS CAMBIE



23 ROOF TOWARDS CAMBIE



24 VIEW TOWARDS SCIENCE WORLD



25 PACIFIC BLVD LOOKING DOWN SHARED ROW



26 TERRACE ABOVE PLAZA



27 SHARED ROW TOWARDS BC PLACE



28 SHARED ROW TOWARDS BC PLACE

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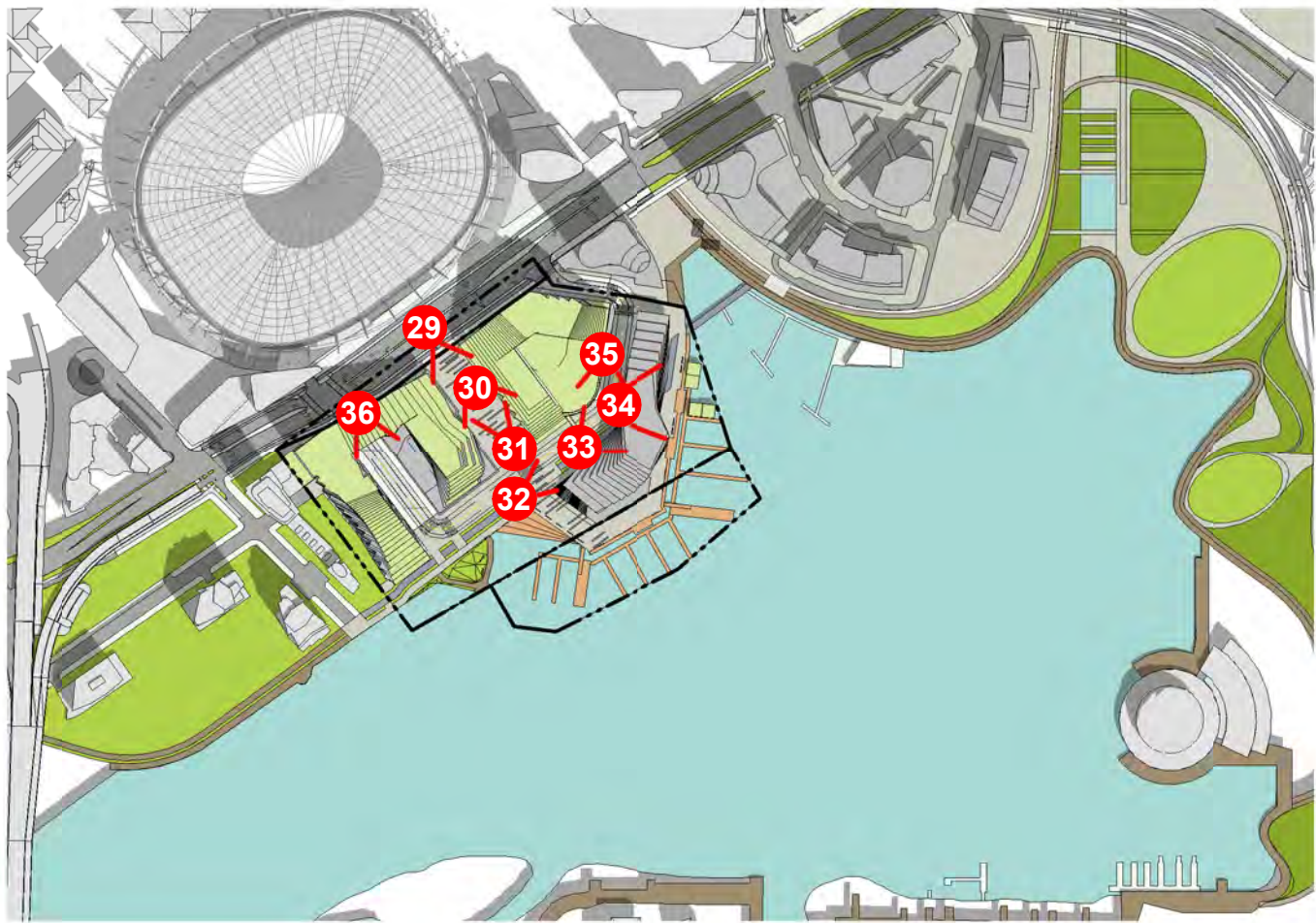
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## VIEW IMPACT ANALYSIS



- Views from:
- Stadium through Central Plaza 29
  - Stadium through Central Plaza 30
  - Plaza towards BC Place 31
  - Plaza looking East 32
  - Project Street to Portal 33
  - Portal to Seawall 34
  - Project Street looking West 35
  - Project Street Portal 36



29 STADIUM THROUGH CENTRAL PLAZA



30 STADIUM THROUGH CENTRAL PLAZA



32 PLAZA LOOKING EAST



33 PROJECT STREET TO PORTAL



31 PLAZA TOWARDS BC PLACE



34 PORTAL TO SEAWALL



35 PROJECT STREET LOOKING WEST



36 PROJECT STREET TO PORTAL

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## VIEW IMPACT ANALYSIS

**A505**