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CONTACT LIST

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(604) 388-5587

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Notes:



2. 2021 12 17 ISSUED FOR OP

1. 2021 09 20 ISSUED FOR COORDINATION

No. Date Description

Revisions / Issues:

Project Title:

PLAZA OF NATIONS
PHASE 1
750 PACIFIC BOULEVARD
VANCOUVER, BC

Sheet Title:

LIST OF DRAWINGS

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Drawn By: AT Project North:
Reviewed by: JK

Plot Date: 2021/12/17

Graphic Scale: 0' 10' 20'

Scale: N/A Drawing No.

Project No.: 22019 A100

CAD File Name: 22019-PLA-1-APP-011 OF 01 (Revised) (00)

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

15,421 S.M. (165,987 S.F.)

BUILDING FOOTPRINT

7,595 S.M. (81,757 S.F.)

SITE COVERAGE

49%

BUILDING HEIGHTS - Phase 1

Allowed 85.3m
Proposed 85.3m

AREA SUMMARY					CD-1		TOTAL		CURRENT				TOTAL	
							A+B						A+B	
					COMMERCIAL MIN.	RESIDENTIAL MAX.	CIVIC MAX.		COMMERCIAL MIN.	RESIDENTIAL MAX.	CIVIC MAX.			
					A	B	D		A	B	D			
PHASE 1	SF	173,579	833,439					1,007,018	177,077	831,453	0		1,008,530	
	M2	16,126	77,429					93,555	16,451	77,245			93,696	
PHASE 2	SF	29,170	581,520	99,232				610,690	117,440	494,720	99,232		612,160	
	M2	2,710	54,025	9,219				56,735	10,910	45,961	9,219		56,871	
PHASE 3	SF	147,250	190,037					337,287	55,484	278,827			334,311	
	M2	13,680	17,655					31,335	5,155	25,904			31,058	
TOTAL	SF	350,000	1,605,000	99,240				1,955,000	350,000	1,605,000	99,240		1,955,000	
	M2	32,516	149,109	9,219				181,625	32,516	149,109	9,219		181,625	

GFA numbers provided for phase 2 and phase 3 are estimates and subject to change as we proceed with the phase 2 and phase 3 development permit process.

Additionally, please note that as per condition A.1.6 of the prior-to PDP conditions, a text amendment for phase 2 and phase 3 will be required to reflect the distribution of floor area as illustrated in the table above.

UNIT MIX													TOTAL
													per floor
RESIDENTIAL MH													

PHASE 1B- Central Plaza

[illegible]

28					
27					
26					
25					
24					
23					
22					
21					
20					
19					
18					
17					
16					
15					
14	80.6-526	80.4-380	81.24-678	81.25-600	82.14-989
13	81.20-602	80.5-493	81.21-615	81.22-619	83.6-1103
12	81.1-688	80.1-496	81.2-663	81.3-654	81.4-656
11	81.1-688	80.1-496	81.2-663	81.3-654	81.4-656
10	81.10-688	80.3-496	81.11-663	81.12-642	81.13-656
9	81.10-688	80.3-496	81.11-663	81.12-642	81.13-656
8	81.1-688	80.1-496	81.2-663	81.3-654	81.4-656
7	81.1-688	80.1-496	81.2-663	81.3-654	81.4-656
6	81.1-688	80.1-496	81.2-663	81.3-654	81.4-656
5					
4					
3					
2					
1					

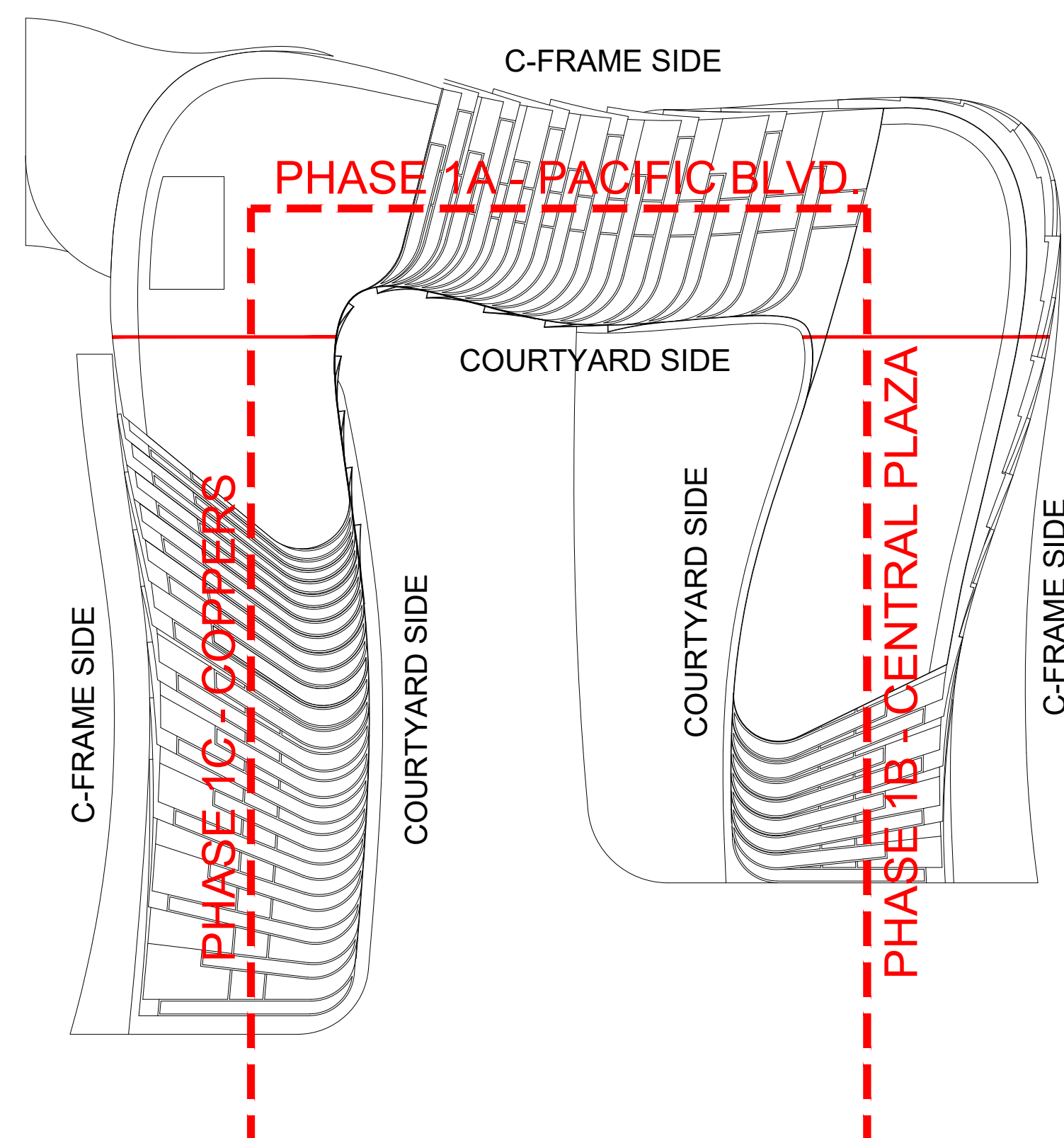
PHASE 1B- Central Plaza

[illegible]

28					
27					
26					
25					
24					
23					
22					
21					
20					
19					
18					
17					
16					
15					
14	81.19-624	82.12-972	82.11-846	83.7-1208	
13	81.19-624	82.12-972	82.11-846	81.18-658	81.23-764
12	81.19-624	82.12-972	82.11-846	81.18-658	82.17-985
11	81.19-624	82.12-972	82.11-846	81.7-609	83.4-1204
10	80.2-468	82.4-929	82.3-924	81.27-600	80.8-397
9	80.2-468	82.4-929	82.3-924	81.16-650	82.8-909
8	80.2-468	82.4-929	82.3-924	81.8-735	81.9-763
7	80.2-468	82.4-929	82.3-924	81.8-735	82.6-841
6					82.2-918
5			82.15-925	81.26-735	81.34-841
4					82.9-1127
3					
2					
1					

MH	ST	1BR	2BR	3BR
SH	ST	1BR	2BR	3BR

A0.28-408 A - PHASE 1A
 0 - UNIT TYPE (0=ST, 1=1BR, 2=2BR, 3=3BR)
 .28 - UNIT NUMBER
 408 - UNIT SIZE (SF)
 RED TEXT UNIT - ACCESSIBLE UNIT



2.	2021 12 17	ISSUED FOR DP
1.	2021 09 20	ISSUED FOR COORDINATION
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PLAZA OF NATIONS
PHASE 1
750 PACIFIC BOULEVARD
VANCOUVER, BC

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PROJECT STATISTICS
UNIT SIZES

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Drawn By: EF Reviewed by: JK	Project North
Plot Date: 2021/12/17	
Graphic Scale	
Scale:	Drawing No.
Project No.: 22019	A101B
CAD File Name: 20210120_L1_A101B_PROJECT	

Project No: 22019	A101B
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Notes:



2. 2021 12 17 ISSUED FOR OP

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No. Date Description

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Project Title:

PLAZA OF NATIONS
PHASE 1
750 PACIFIC BOULEVARD
VANCOUVER, BC

Sheet Title:
PROJECT STATISTICS
PARKING / LOADING

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Drawn By: AW
Reviewed by: JK

Project North:

Plot Date: 2023/12/17

Graphic Scale:

Scale: Drawing No:

Project No.: 22019 A102

CAD File Name: 22019 PLAZA OF NATIONS PHASE 1 PL102.PLOT
STATISTICS.dwg

VEHICLE PARKING			RATIO	REQUIRED Stalls	PROVIDED Stalls
RESIDENTIAL - SH	RES. UNITS	180 units	0.3 PS / unit	54	54
RESIDENTIAL - MH	RES. UNITS	648 units	min.	0	889
	VISITORS (SH + MH)	828 units	0.05 PS / unit	42	43
COMMERCIAL	RETAIL	3,511 m2	min.	0	139
	OFFICE	12,940 m2	min.	0	
TOTAL					1125

LOADING (Phase 1 + Phase 2)			PHASE 1	PHASE 2	REQUIRED*	PROVIDED
RESIDENTIAL	CLASS B		4	3	7	7
RETAIL	CLASS B		3	3	6	6
	CLASS C		1	1	2	2
OFFICE	CLASS A		2	1	3	2 **
	CLASS B		3	2	5	5
COMM. AMENITY	CLASS B			1	1	1
	CLASS C			1	1	1

* Refer to BUNT - Loading Analysis - 2019 10 19

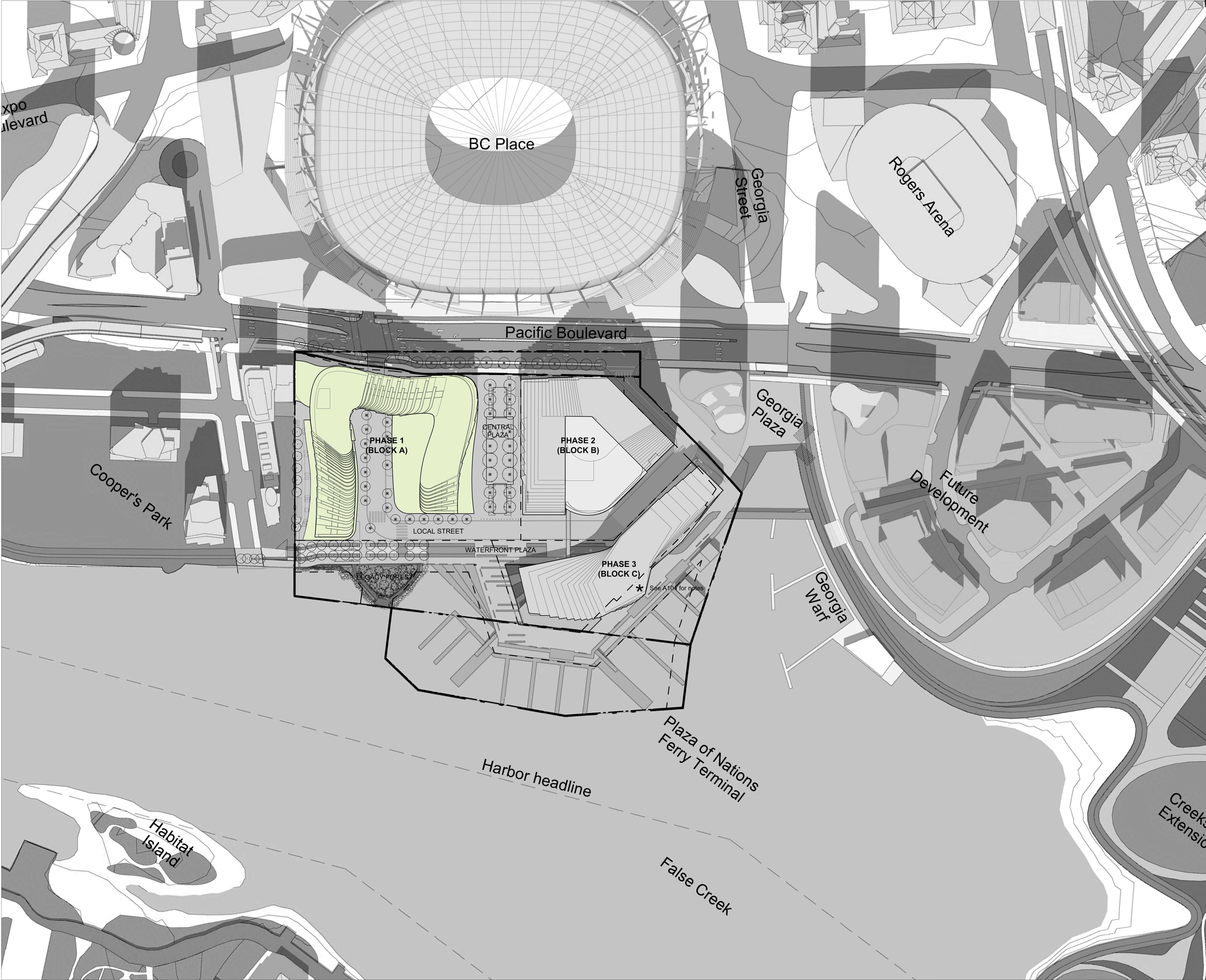
** 1 additional Class A PS will be provided in Phase 2

PASSENGER LOADING			RATIO	RATIO	REQUIRED*	PROVIDED
RESIDENTIAL	CLASS A	180 units		1 PS for 50-125 units PS for every additional 1 150 units	6	8
RETAIL	CLASS A	3,511 m2		1 PS / 4000 m2	1	1
OFFICE	CLASS A	12,940 m2		1 PS / 10,000 m2	1	1

* Refer to BUNT - Loading Analysis - 2019 10 19

BICYCLE PARKING			RATIO	RATIO	REQUIRED	PROVIDED
RESIDENTIAL - SH	RES. UNITS	1BR (incl. ST) 2BR 3BR	90 units 67 units 23 units	1.5 L / UNIT 2.5 L / UNIT 3 L / UNIT	135 168 69	
	CLASS A - lockers				372	372
	CLASS B - racks		180 units	1 R / 20 UNIT +1	10	10
RESIDENTIAL - MH	RES. UNITS	1BR (incl. ST) 2BR 3BR	396 units 185 units 67 units	1.5 L / UNIT 2.5 L / UNIT 3 L / UNIT	594 463 201	
	CLASS A - lockers				1258	1258
	CLASS B - racks		648 units	1 R / 20 UNIT +1	34	34
COMMERCIAL	RETAIL		37,788 sqft	1 PS / 340 m2 6 Min.	11 6	12 10
	OFFICE		139,289 sqft	1 PS / 170 m2 6 Min.	77 6	77 6

END OF TRIP FACILITIES			RATIO	RATIO	REQUIRED*	PROVIDED
RETAIL	CLASS A - lockers	11		1 /10 Class A bike PS up to 50 PS	1	1
				WASH BASINS	1 / 5-10 Class A bike PS 1 /every additional 20 Class A bike PS	0
					1 /10 Class A bike PS up to 50 PS	1
				SHOWERS	1	1
OFFICE	CLASS A - lockers	77		1 /10 Class A bike PS up to 50 PS	5	
				1 /every additional 20 Class A bike PS above 50	1	6
				WASH BASINS	1 / 5-10 Class A bike PS 1 /every additional 20 Class A bike PS	1
					3	6
				SHOWERS	1 / 5-10 Class A bike PS 1 /every additional 40 Class A bike PS	1
					2	6
					3	6



Appendix C:
Page 6 of 103

FRANCL
ARCHITECTURE

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Notes:

2	2021-12-17	ISSUED FOR DP
1	2021-09-20	ISSUED FOR COORDINATION

No.	Date	Description
Revisions / Issues:		

Project Title:

**PLAZA OF NATIONS
PHASE 1**
750 PACIFIC BOULEVARD
VANCOUVER, BC

Sheet Title:

CONTEXT PLAN

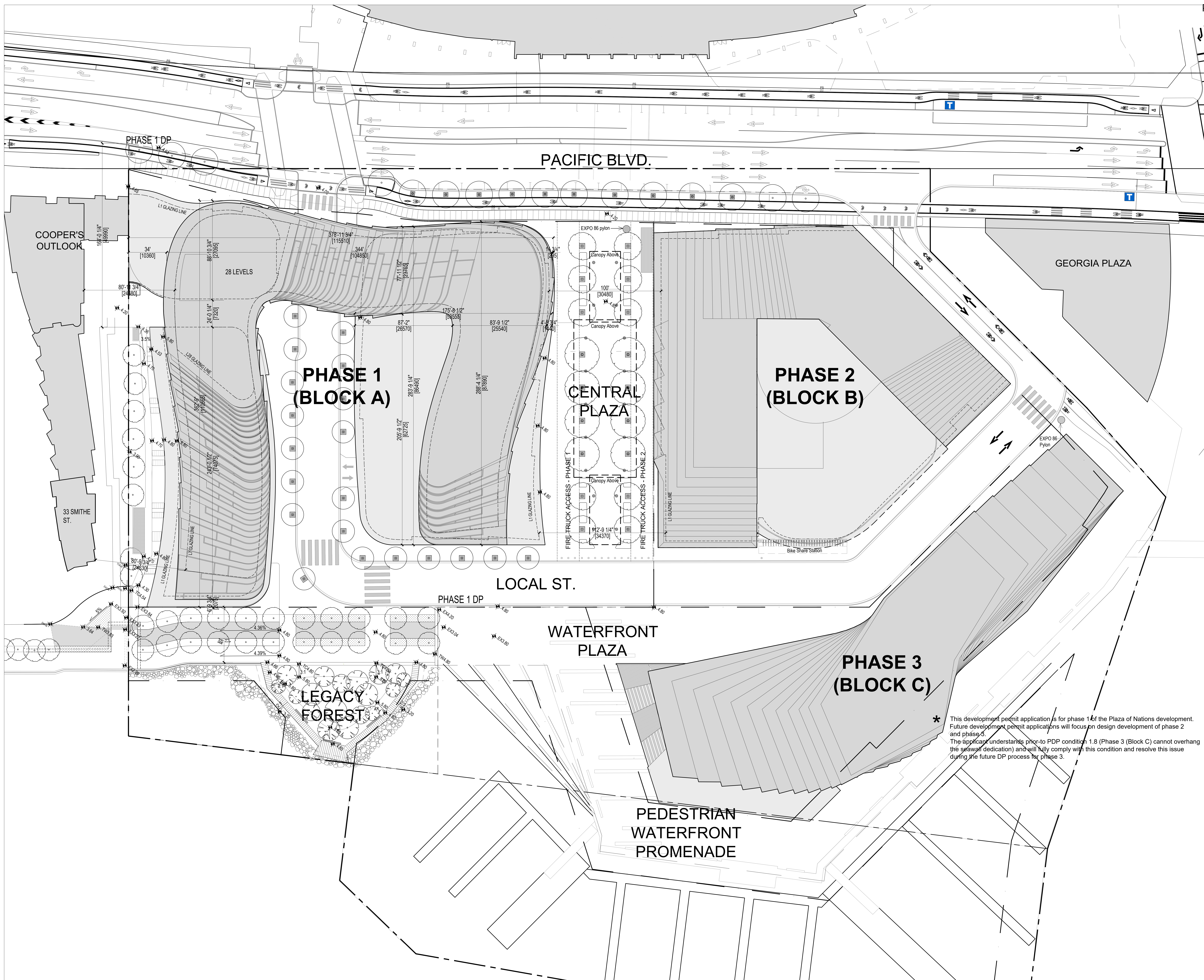
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Drawn By:	AT	Project North:	
Reviewed by:	JK		

Plot Date:	2021/12/16		
Graphic Scale:	0'	10'	20'

Scale:	1/700	Drawing No.	
Project No.:	22019		
CAD File Name:	22019 - PLAZA OF NATIONS - CONTEXT PLAN.dwg		

A103



2	2021 12 17	ISSUED FOR DP
1	2021 09 20	ISSUED FOR COORDINATION
No.	Date	Description
Revision History:		

PLAZA OF NATIONS
PHASE 1
750 PACIFIC BOULEVARD
VANCOUVER, BC

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SITE PLAN

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Drawn By: AT
Reviewed by: JK
Project North

Plot Date: 2021/12/16
Graphic Scale: 0' 10' 20'

Scale: 1/150
Drawing No. A104

Project No.: 22019
CAD File Name: 22019_Plan_07A_Plan.docx

An aerial photograph of the University of Illinois at Chicago campus. The image shows a large, curved stadium-like structure on the left, a large parking lot in the center, and a body of water on the right. Eleven red triangles with white numbers (1 through 11) are placed on the map to indicate specific locations of interest. The locations are distributed across the campus, including near the stadium, in the parking lot, and along the waterfront.



An aerial photograph of the Port of Los Angeles area. The image shows a large stadium with a white, ribbed roof in the upper left. A major highway runs horizontally across the top. To the right is a large body of water with several boats docked. Various industrial and commercial buildings are scattered throughout the area. Six red location markers, numbered 1 through 6, are placed on the image: 1 is near the bottom left, 2 is slightly above it, 3 is in the center, 4 is near the water on the right, 5 is further up the right side, and 6 is at the top right near the highway.



SITE

Project Title:

Street Title:

STREETSCAPES

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Drawn By: AT
Reviewed by: JK

Plot Date: 2021/12/15

Graphic Scale

0' 10' 20'

Scale:

Scale:	1/150	Drawing No.
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Project No.: 22019

Project No.: 22019	A105
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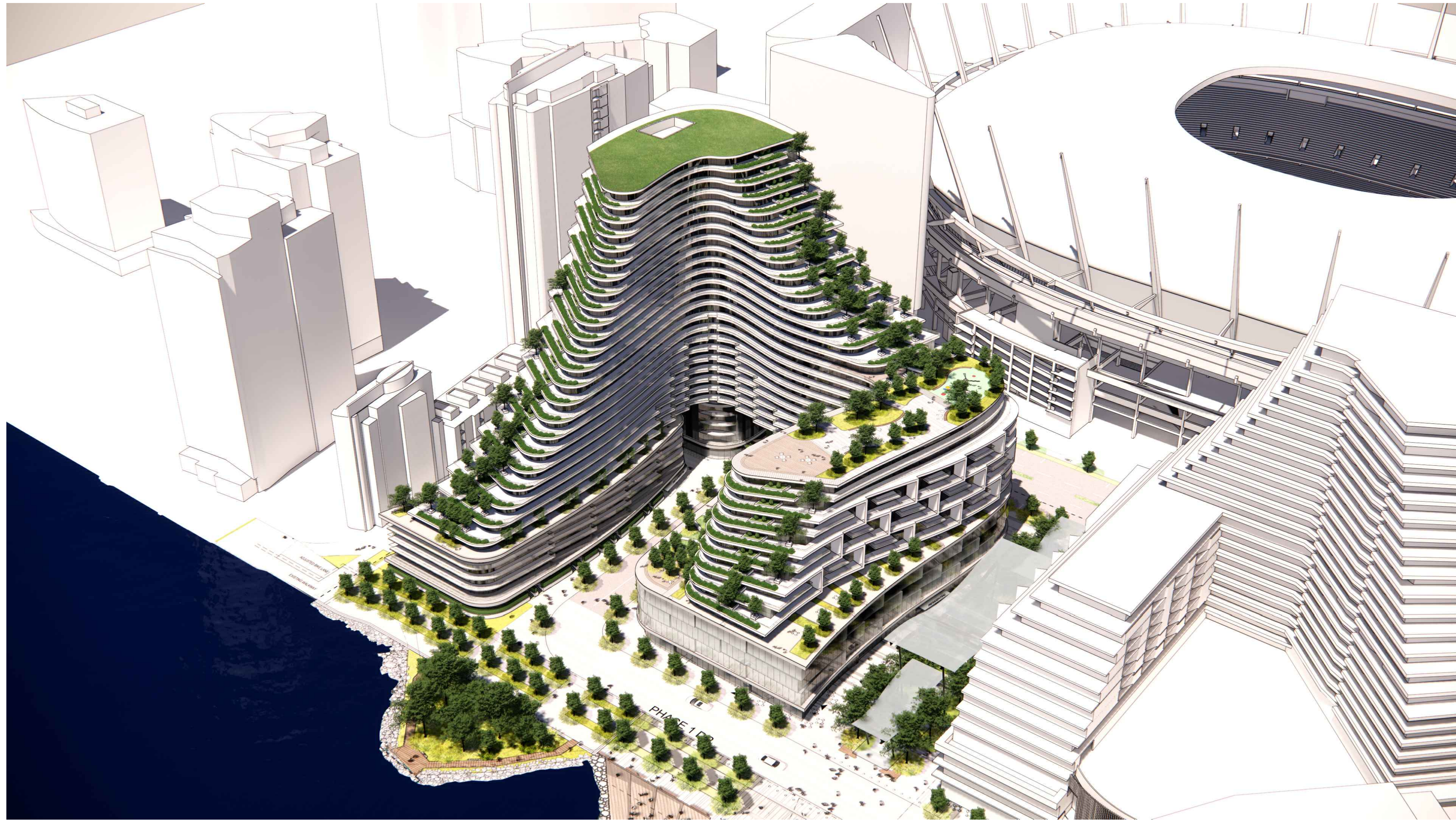
CAD File Name:
2009_PCN 1_A105
STREETSCAPES.DWG

CAD File Name:
2009_PCN 1_A105
STREETSCAPES.DWG

A105



AERIAL VIEW 1



AERIAL VIEW 2



VIEW FROM OLYMPIC VILLAGE



2	2021-12-17	ISSUED FOR OP
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PLAZA OF NATIONS
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VANCOUVER, BC

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RENDERINGS

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Drawn By: AT	Project North:
Reviewed by: JK	
Plot Date: 2021/12/15	
Graphic Scale: 0' 10' 20'	
Scale: 1/150	Drawing No.
Project No.: 22019	A106A
CAD File Name: 22019-001-1.dwg #franclex.com	

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VIEW FROM PACIFIC BLVD - NORTH-EAST CORNER



VIEW FROM PACIFIC BLVD - NORTH-WEST CORNER



VIEW FROM PACIFIC BLVD - NORTH-EAST CORNER



2	2021-12-17	ISSUED FOR OP
1	2021-09-20	ISSUED FOR COORDINATION
No.	Date	Description

Revision / Issue:
Project Title:

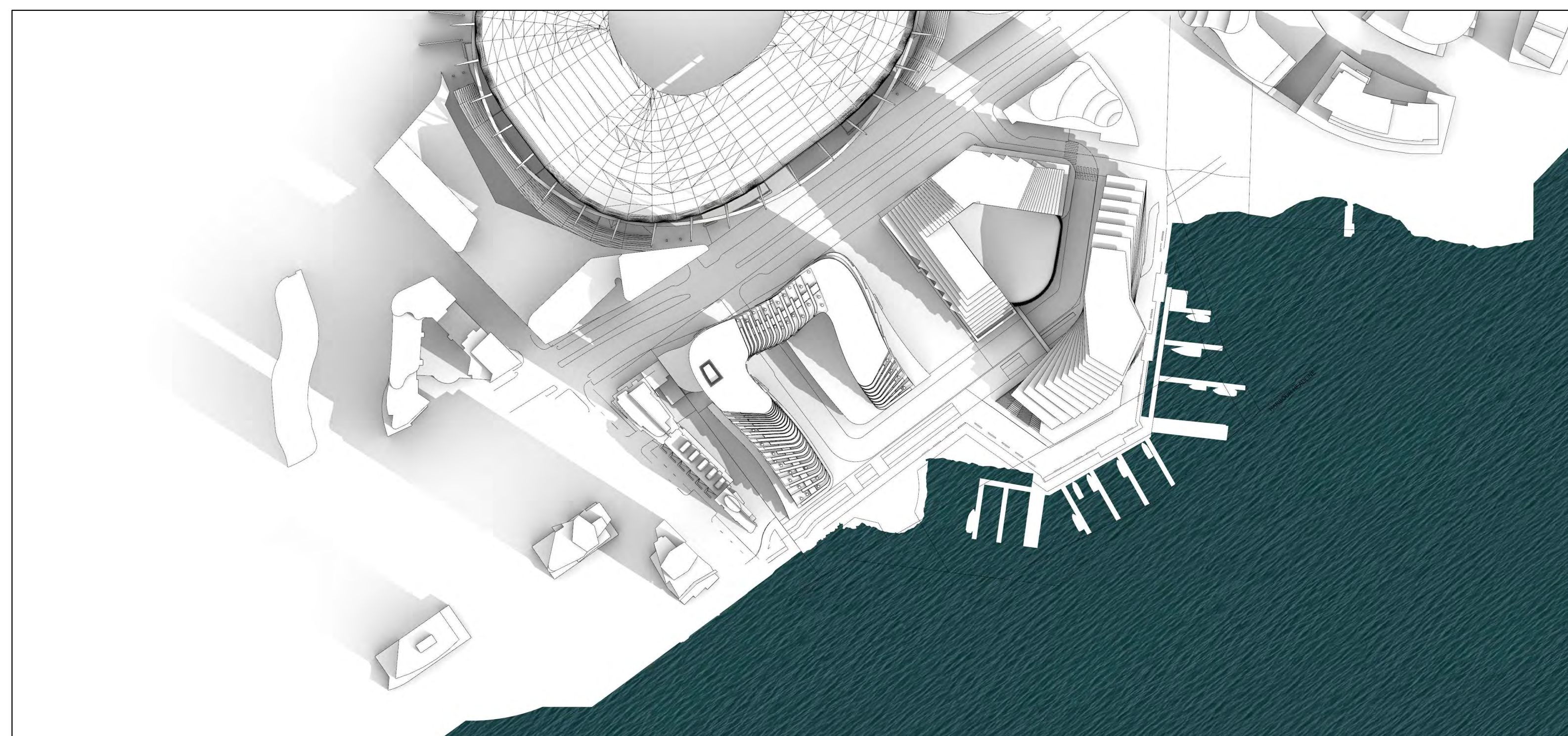
PLAZA OF NATIONS
PHASE 1
750 PACIFIC BOULEVARD
VANCOUVER, BC

Sheet Title:

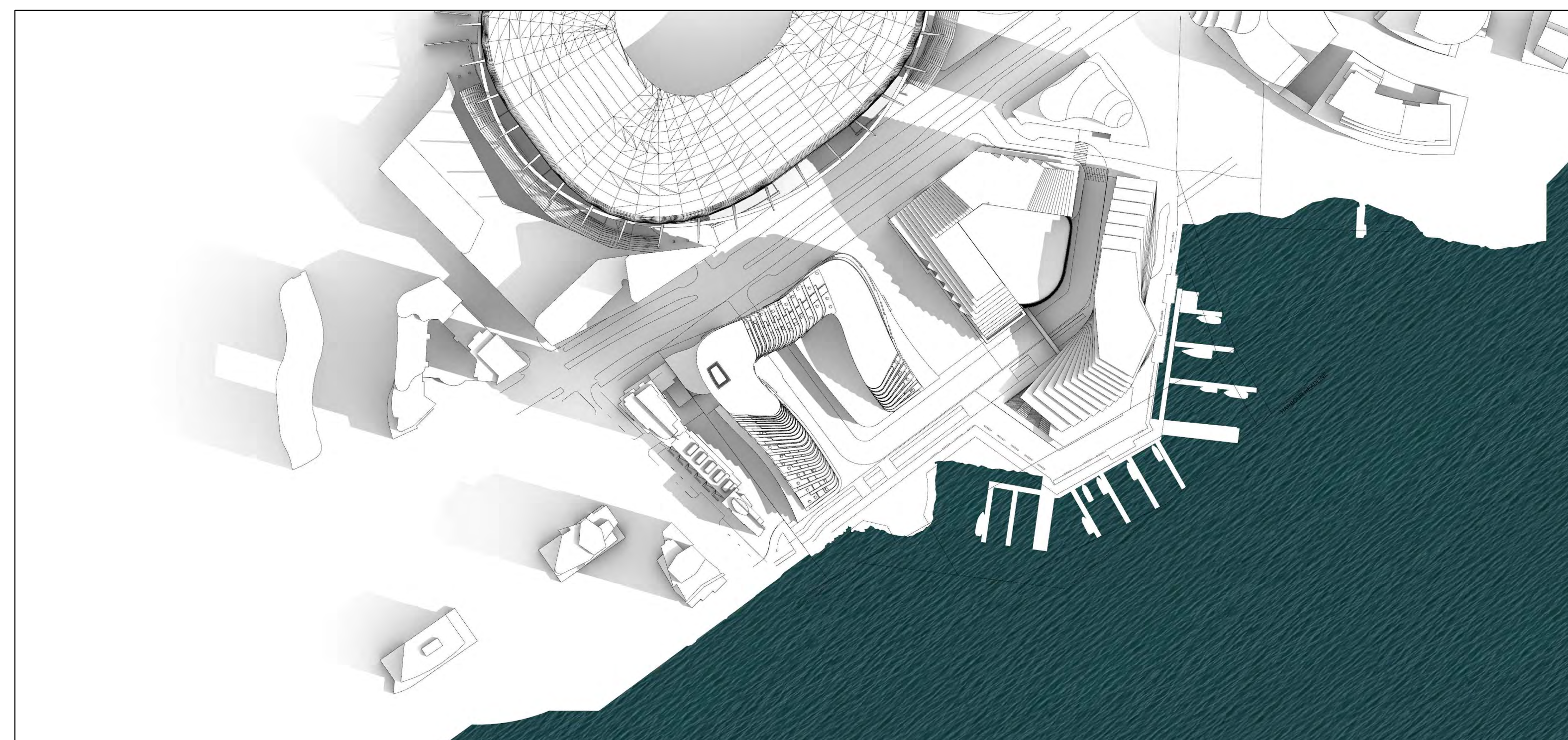
RENDERINGS

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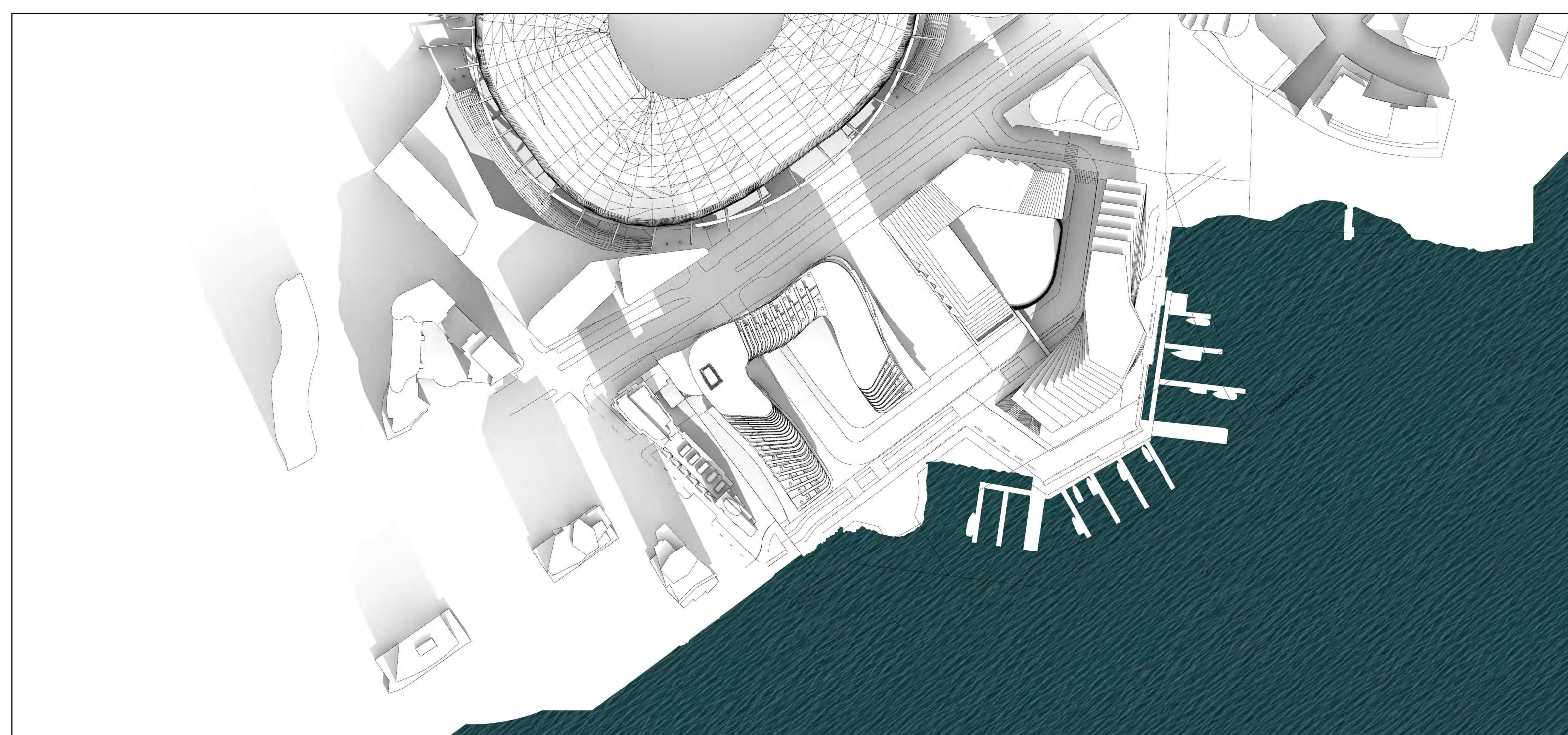
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Reviewed by: JK	
Plot Date: 2021/12/15	
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Scale: 1/150	Drawing No:
Project No.: 22019	A106B
CAD File Name: 22019-106-A106B-106B.dwg	



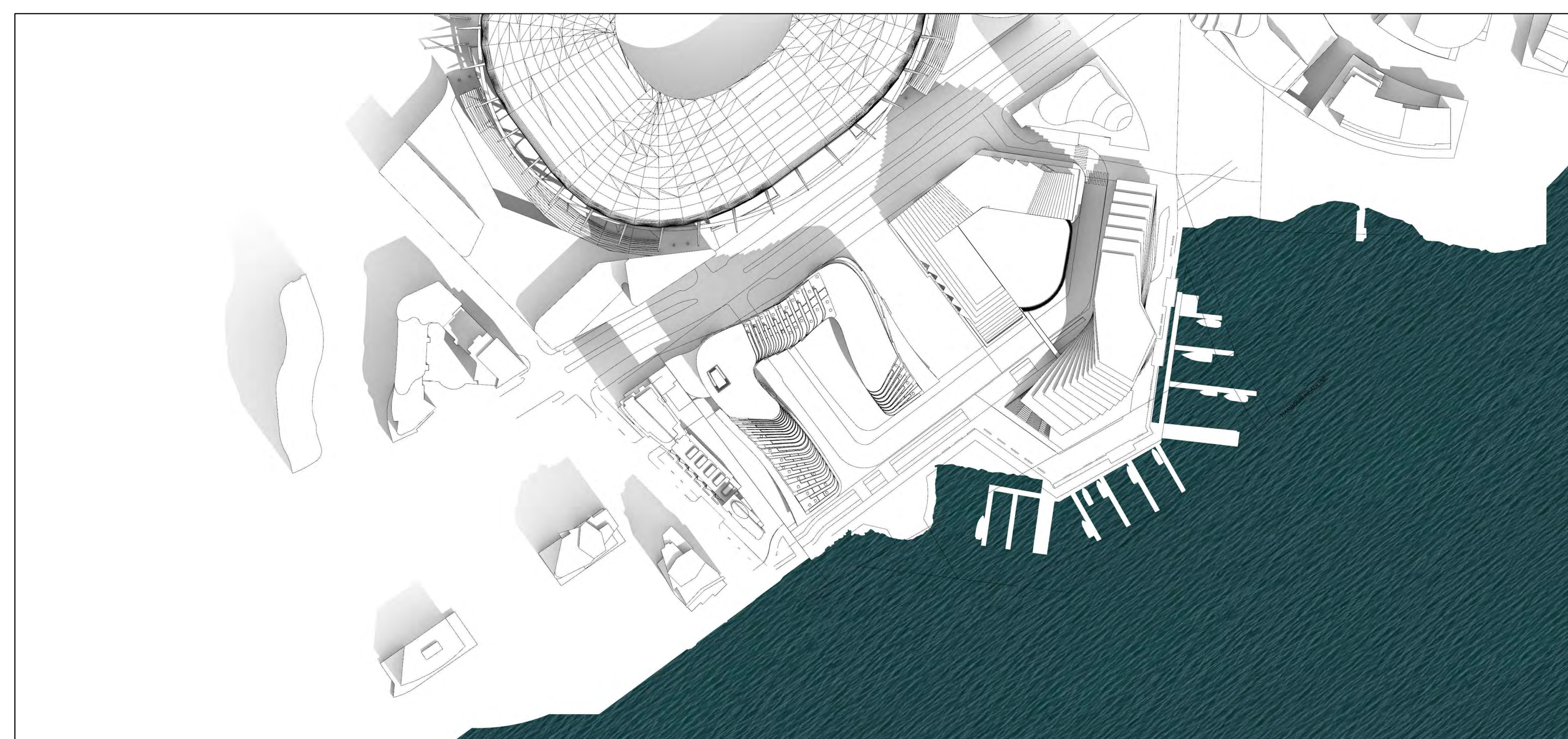
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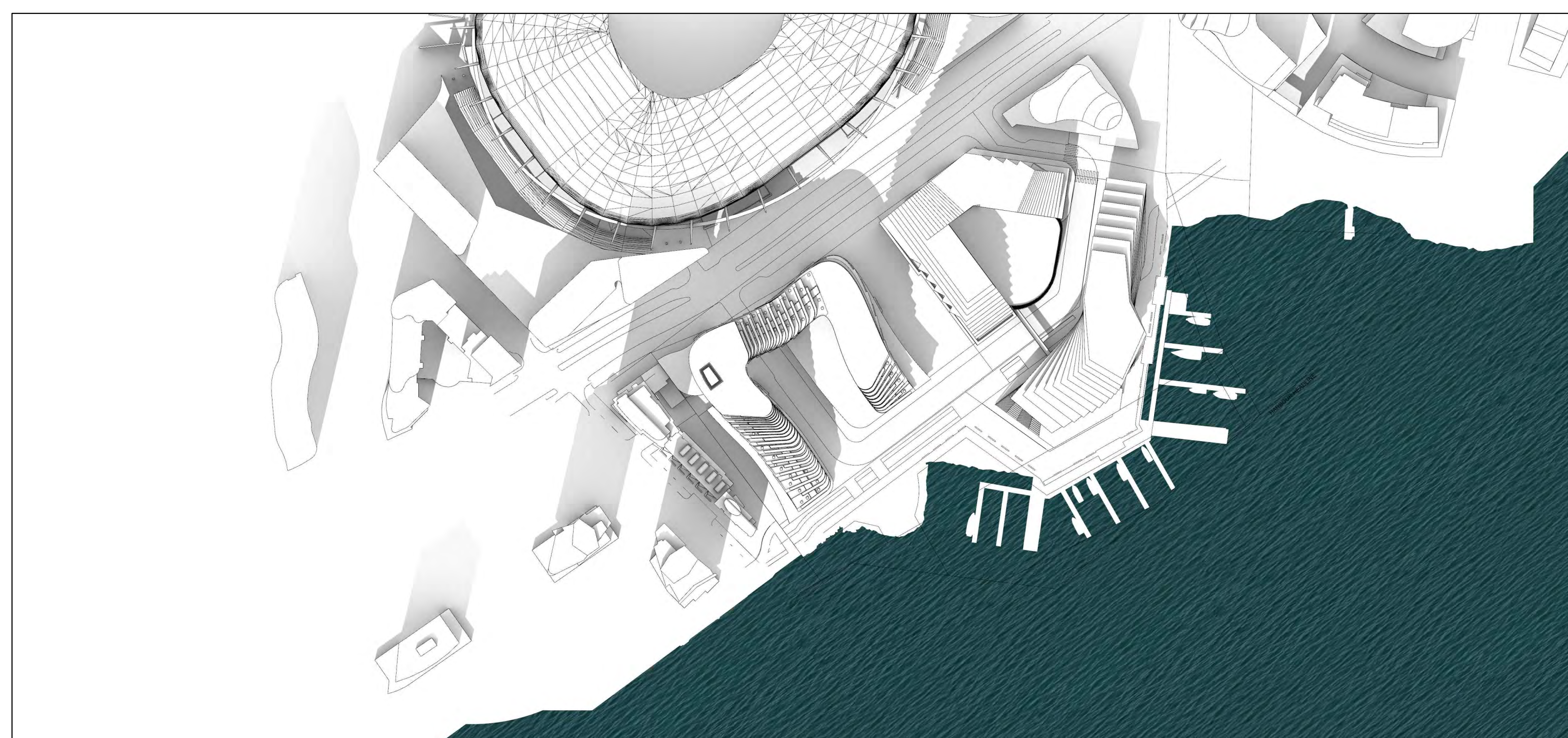
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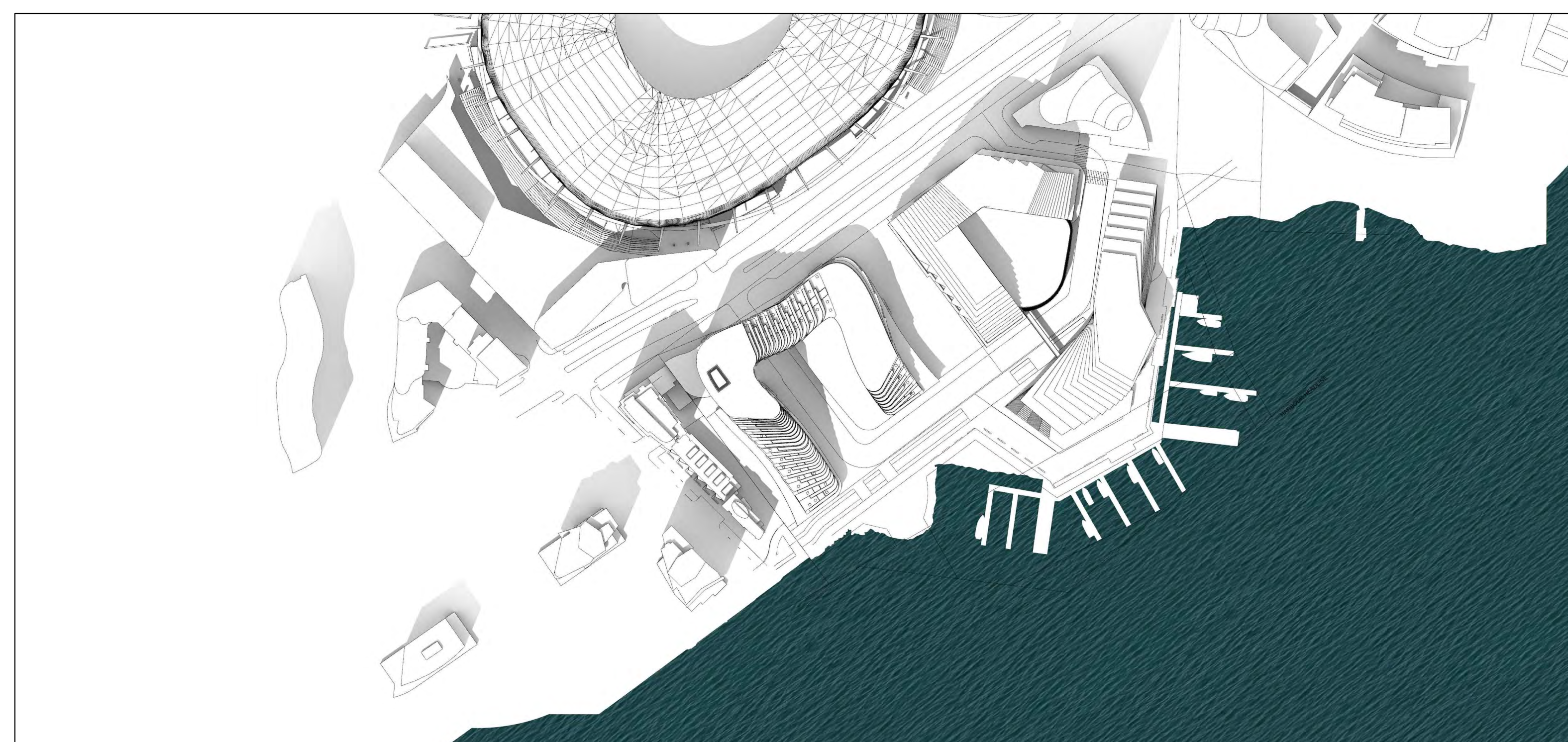
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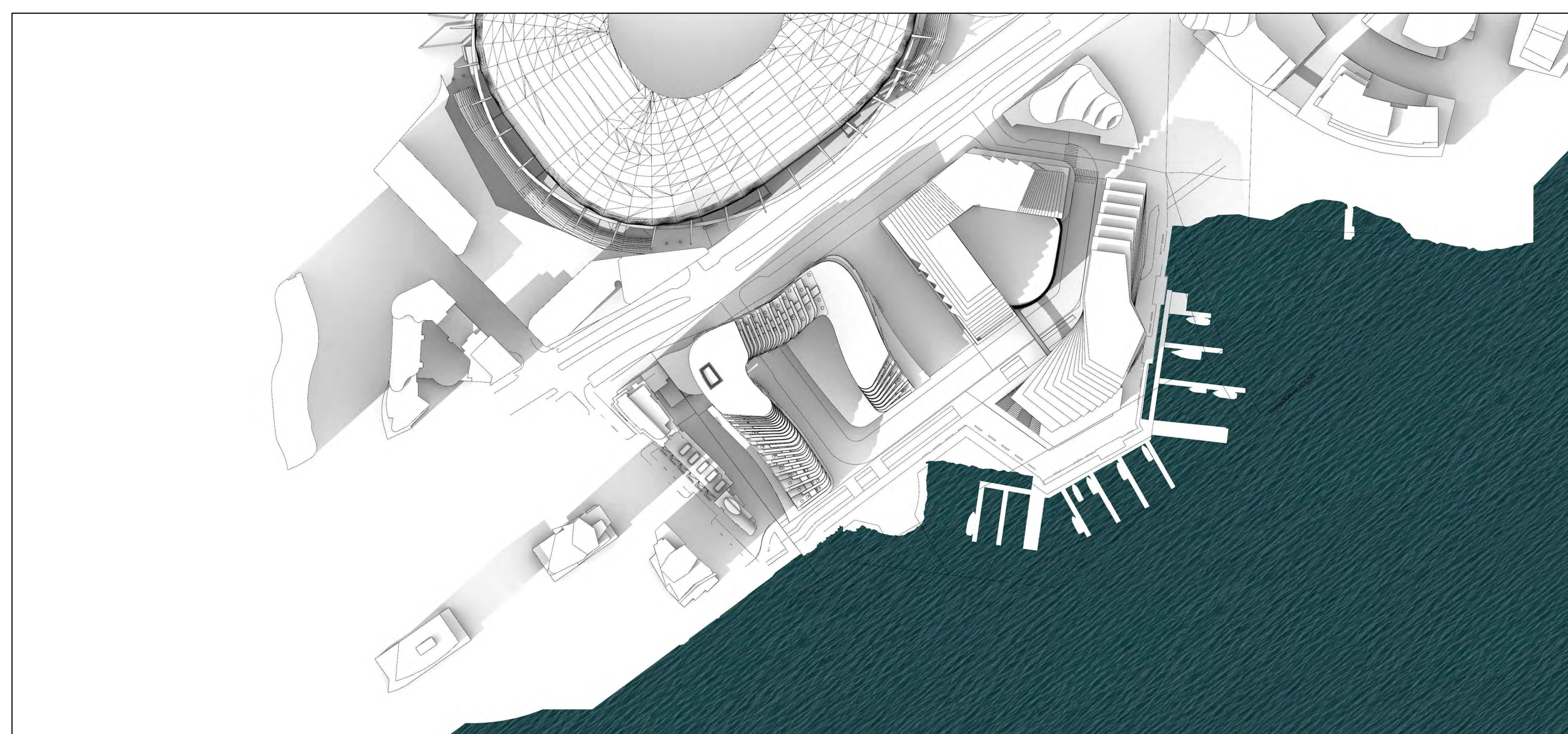
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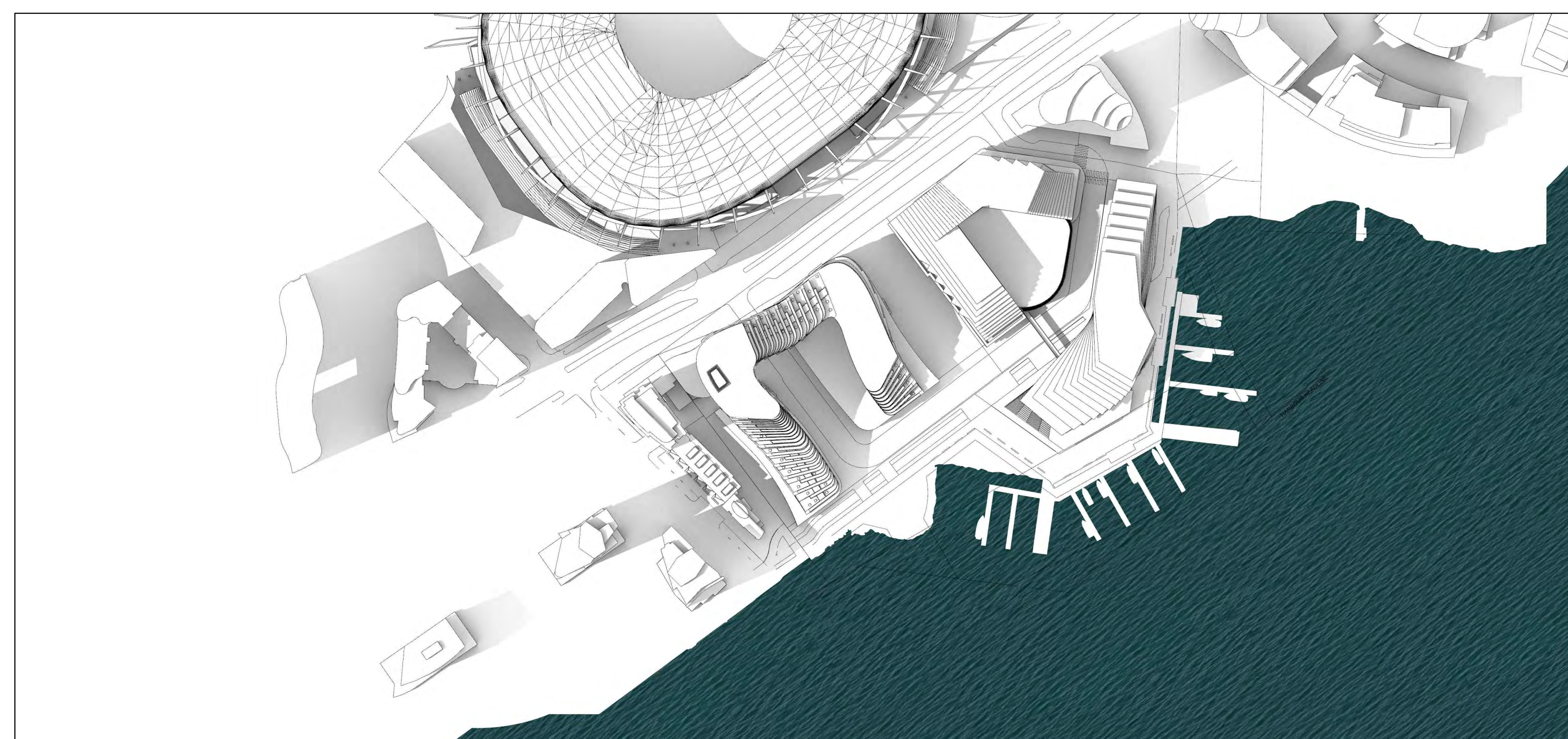
MARCH 20 - 2:00 PM



JUNE 20 - 2:00 PM



MARCH 20 - 4:00 PM



JUNE 20 - 4:00 PM



2021 12 17 10:02 FOR DP		
1. 2021 01 20 10:02 FOR COORDINATION		
No.	Date	Description
Revisions / Issues:		
Project Title:		
<div>PLAZA OF NATIONS PHASE 1 750 PACIFIC BOULEVARD VANCOUVER, BC</div>		
Sheet Title:		
<div>SOUND ANALYSIS</div>		
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Drawn by: AT	Project North	
Reviewed by: JK		
Plot Date: 2021/12/15		
Graphics Scale		
<div><div>0'10'20'</div><div></div></div>		
Scale: 1/150	Drawing No.	
Project No.: 22019		
<div>CAD File Name: 2021 12 17 10:02 FOR DP</div>		