MCM

Musson
Cattell
Mackey
Partnership

2285 CAMBIE

REZONING SUBMISSION

OCTOBER 2024

PROJECT TEAM

Owner

Nicola Wealth Real Estate
5th Floor, 1508 West Broadway
Vancouver, British Columbia
Canada V6J 1W8
604 739 6450

Founded in 2005, Nicola Wealth Real Estate is the in-house real estate division of Nicola Wealth. NWRE acquires and manages a growing portfolio of properties in major markets across North America. Its holding include office, retail, industrial, multi-family residential, self-storage and seniors housing. Along with its strategic partners, NWRE has grown the current real estate portfolio to include 320 properties, over 20 million sq.ft. and a value of $9.9 billion. 63 of these properties are located within the Lower Mainland.

Architect

Musson Cattell Mackey Partnership
1066 West Hastings Street, Suite 1900
Vancouver, British Columbia
Canada V6X 3X1
604-687-2990

Founded in 1965, MCM Partnership is one of British Columbia's most established architecture practices with an extensive portfolio ranging from mixed-use transit oriented, multi-family residential, and mixed use office projects. MCM is proud of its role in shaping the built form of the City of Vancouver and continues to be an active participant in this space.

MCM values the strong relationship with City of Vancouver Staff, building on many successful projects in the past. We value the collaborative approach to projects between ourselves and City Staff and look forward to continuing this relationship in the through the realization of the Broadway Plan and beyond.

PROJECT TEAM

Structural Engineer

Glotman Simpson
1661 West 5th Avenue
Vancouver, British Columbia
Canada V6J 1N5
604-734-8822

Landscape

Loci Designs
1738 Kingsway
Vancouver, British Columbia
Canada V5N 2S3
604-694-0053

Electrical

Nemetz Group
2009 West 4th Avenue West
Vancouver, British Columbia
Canada V6J 1N3
604-736-6562

Energy Modeling

Introba
Suite 180, 200 Granville Street
Vancouver, BC
Canada V6C 1S4
604-687-1800

Traffic

Bunt & Associates
1550-1050 West Pender Street
Vancouver, British Columbia
Canada V6E 3S7
604-685-6427

Mechanical

Introba
Suite 180, 200 Granville Street
Vancouver, BC
Canada V6C 1S4
604-687-1800

TABLE OF CONTENTS

INTRODUCTION

7 EXECUTIVE SUMMARY

SITE CONTEXT AND ANALYSIS

9 SITE DESCRIPTION

10 NEIGBOURHOOD HISTORY

12 JOB AND EMPLOYMENT DENSITY

13 AREA MAP

14 CONTEXT BUILDINGS

16 TRANSIT

17 BIKE AND PEDESTRIANS

18 LAND USE - EXISTING

19 ZONING - EXISTING

20 SITE PHOTOS

21 STREETSCAPE

POLICY CONTEXT

23 POLICY CONTEXT

24 THE BROADWAY PLAN

25 BROADWAY AREA PLANS

26 UPTOWN/CAMBIE NORTH

27 FUCC AREA DETAIL

28 BROADWAY HEIGHT AND DENSITY

29 VIEW CONES

30 VIEW CONES COMPLIANCE

DESIGN ANALYSIS

33 NEIGBOURHOOD CHARACTER

35 EXISTING AND EMERGING URBAN FORM

36 EXISTING AND EMERGING URBAN MOBILITY

37 DESIGN RATIONALE

38 DESIGN PRINCIPLES

39 EXISTING ADJACENCIES

40 BLOCK TOWER SEPARATING DEVELOPMENT POTENTIAL

PROPOSED DEVELOPMENT

43 SITE DESIGN

44 MASSING AND FORM

45 FACADE ARTICULATION

47 MATERIALITY

48 SUSTAINABILITY

50 RENTAL RESIDENTIAL

51 OFFICE SPACE

52 AMENITIES

57 PUBLIC REAM

LANDSCAPE ARCHITECTURE

57 LANDSCAPE DESIGN INSPIRATION + THEMATICS

58 DESIGN CONSIDERATIONS: GROUND LEVEL

62 DESIGN CONSIDERATIONS: LEVEL 6

65 DESIGN CONSIDERATIONS: ROOFTOP AMENITY

68 DESIGN CONSIDERATIONS: GREEN ROOF

69 DESIGN CONSIDERATIONS: RAINWATER MAN AGEMENT PLAN

APPENDIX I - PROJECT DRAWINGS

INTRODUCTION



EXECUTIVE SUMMARY

2285 Cambie St. aspires to serve as an exemplary project for the Broadway Plan, emphasizing transit-oriented development, urban design, and local economies.

This application seeks to rezone the site at 2285 Cambie Street from C-3A to CD-1 to allow for the construction of a 30-storey residential building in accordance with the Broadway Plan policy framework and the Transit-Oriented Areas Rezoning Policy. The proposal entails a 30-storey mixed-use residential building, with an above-grade gross area of 227,410 sq.ft. It will house residential units, office spaces, amenity facilities, and ground-level retail spaces along Cambie Street and W 7th Avenue.

Replacing an existing two-storey commercial building on an approximately 16,000-square-foot site, it encompasses a larger portion of the block defined by Cambie St., W. 7th Ave., and a lane. To the north stands a 6-storey strata residential building with ground level retail.

The project is enabled by the Province of British Columbia (BC) amendments to the Local Government Act (LGA) and Vancouver Charter (VC) through Bill 47: 'Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023' as well as the City of Vancouver's aligning policy changes within the Broadway Plan (Dec 2024) to establish transit-supportive densities adjacent to transit stations. By being located within 150m of one rapid-transit station, Olympic Village Station (Canada Line), and 300m of another, Broadway City-Hall Station (Canada Line / Future Millenium Line Extension); the site is uniquely located to deliver meaningful density at the only crossroads of Vancouver's planned rapid-transit lines.

The urban design elements of the proposal closely align with the overarching objectives of the Broadway Plan and the Transit-Oriented Areas Rezoning Policy and stands as a flagship typology in the Uptown area, acknowledged in the Broadway Plan as Vancouver's 'Second Downtown'. The proposal is a tangible outcome to the Broadway Plan's objective to be a catalyst for job space creation with the addition of providing residential units for increased population with market rental units that commensurates to the significant investment in rapid transit infrastructure.

The proposal includes:

- **30-storey mixed use office/residential building**
- **FSR of 14.37**
- **170,862 SF of residential space (15,880 m ^{2})**
- **52,563 SF of office space (4,884 m ^{2})**
- **3,985 SF of retail at grade (370 m ^{2})**
- **10,721 SF of amenity on level 6 & rooftop (996 m ^{2})**
- **134 below-grade parking spaces**
- **424 Class A Bicycle stalls**



SITE CONTEXT AND ANALYSIS

SITE DESCRIPTION

UPTOWN/CAMBIE NORTH

The site situated at 2285 Cambie is positioned at the base of the Cambie Bridge in the northern sector of the Uptown area. Uptown is recognized as Vancouver's "Second Downtown" due to it's not only its proximity, but access to transportation, along with the area's recent economic growth, cultural and recreational facilities, and considerable investment in residential and mixed-use developments.

The neighbourhood boasts an extensive network of pedestrian and cycling pathways, efficient transit options, and high accessibility. Additionally, it strategically lies at the future nexus of two rapid transit lines.

2285 Cambie is located close to the Canada Line stations at Olympic Village and Broadway-City Hall, making it one of the best served areas for rapid transit commuters today. The addition of the Broadway Line station at City Hall connects this neighbourhood to much of the region via rapid transit.

Approaching Uptown from the north provides a notable opportunity for the site to partake in marking an arrival experience from Cambie Bridge, serving as an identifier between Downtown and Uptown.

If we consider rapid transit as a sustainable catalyst for both increased density and economic vitality, then this pivotal intersection of two rapid transit lines warrants an amplified architectural form to fully harness the potential of the soon-to-be complete infrastructure.



NEIGHBOURHOOD HISTORY

FALSE CREEK TRANSIT AND INDUSTRY

The Uptown office district at Broadway and Cambie represents the latest iteration of an evolving neighbourhood that has been molded by changes in Vancouver's economy and transportation landscape.

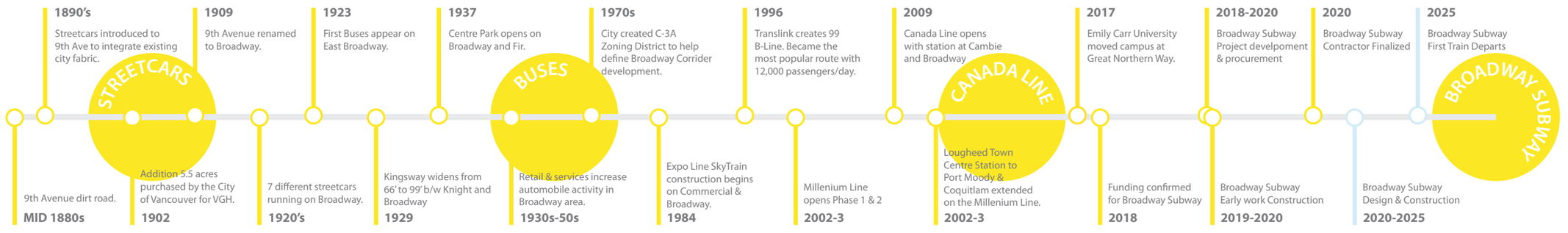
The implementation of the Broadway Plan policy in response to the Broadway Subway, signifies a pivotal juncture in Vancouver's urban development. By delving into the historical evolution of the Broadway Corridor and its surrounding area, we can gain insight into the long-term implications of planning and transit expansion. What was once a neighbourhood characterized by street cars and lumber production is now a major regional node for the knowledge economy and rapid transit.

In tandem with advancements in public transportation, urban development around the Broadway Corridor has undergone significant evolution. From the era of streetcars to buses and now skytrains, there has been a parallel shift in land use, density, and architectural scale. In the early 20th century, when Broadway was known as 9th Ave. and was a dirt road, the area primarily featured single-family homes or industrial establishments near the waterfront processing and shipping lumber. Fast forward to 2009, with the completion of the Canada Line, transit acted as a catalyst for high-density mixed-use development at the Olympic Village.

Looking ahead, Broadway is on the cusp of revolutionary changes in housing, employment spaces, and sustainability. These transformations will be driven by the imminent arrival of the Broadway Subway Extension, intersecting with the Canada Line at Broadway and Cambie.



False Creek looking East, 1938

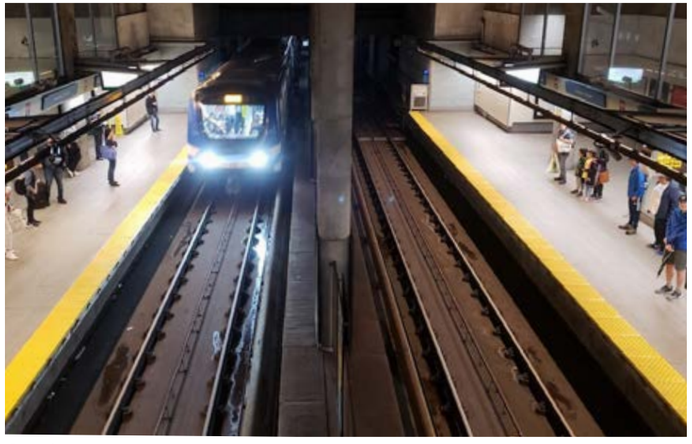




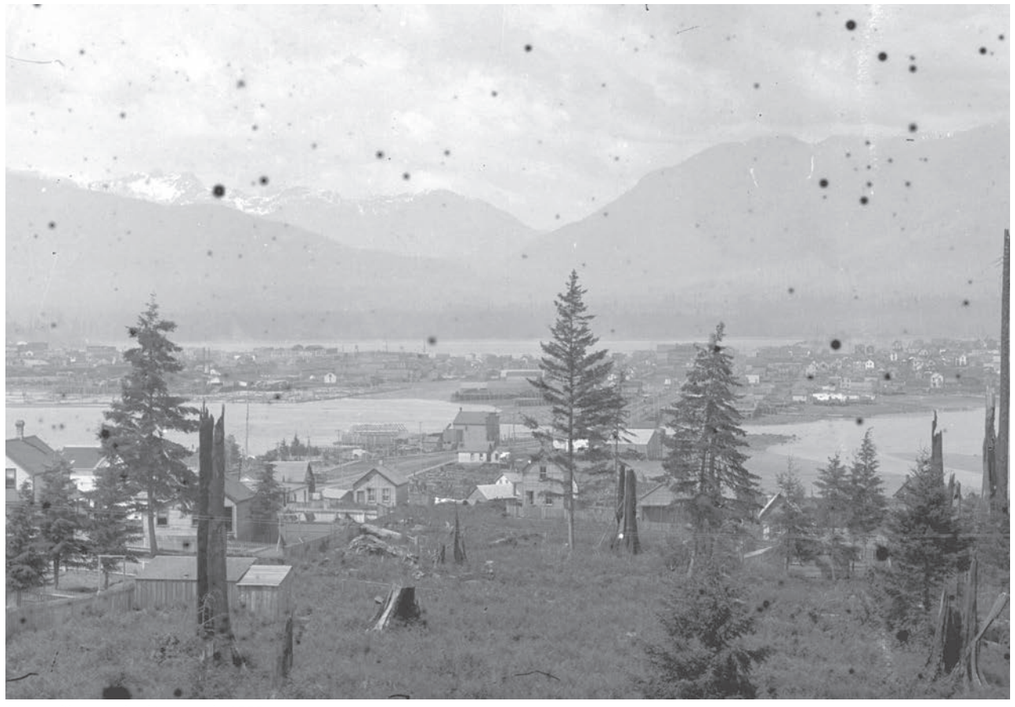
An open-sided streetcar on Cambie St., 1892



BC Hydro Bus, 1964



Canada Line, 2009



Mount Pleasant looking north, 1890



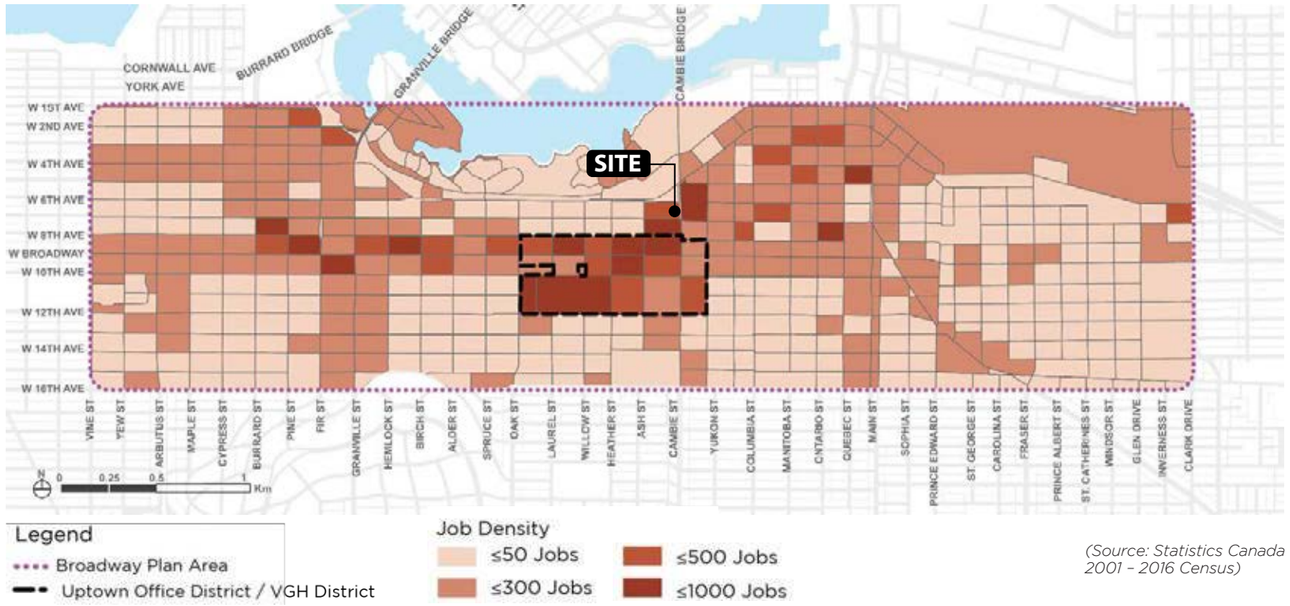
Olympic Village Station, 2009

JOB AND EMPLOYMENT DENSITY

The Broadway plan is a 30-year initiative aimed at integrating housing, jobs, and amenities in the Mount Pleasant, Fairview, and Kitsilano neighborhoods, in response to the new Broadway Subway.

Fairview is a diverse neighborhood with purpose-built rentals, retail spaces, and offices. The Broadway Plan aims to enhance its functions, focusing on preserving cherished features, strengthening employment centers, renewing aging rentals, and creating a more connected community with diverse amenities.

Uptown in Central Broadway is the province's second-largest job hub, home to major institutions like City Hall and Vancouver General Hospital. North of West 8th Avenue features a mix of offices, mixed-use spaces, and residences. Uptown also offers a range of retail, hotels, and dining options at the convergence of the Canada Line and the upcoming Broadway Subway (opening in late 2027).



(Source: Statistics Canada 2001 – 2016 Census)

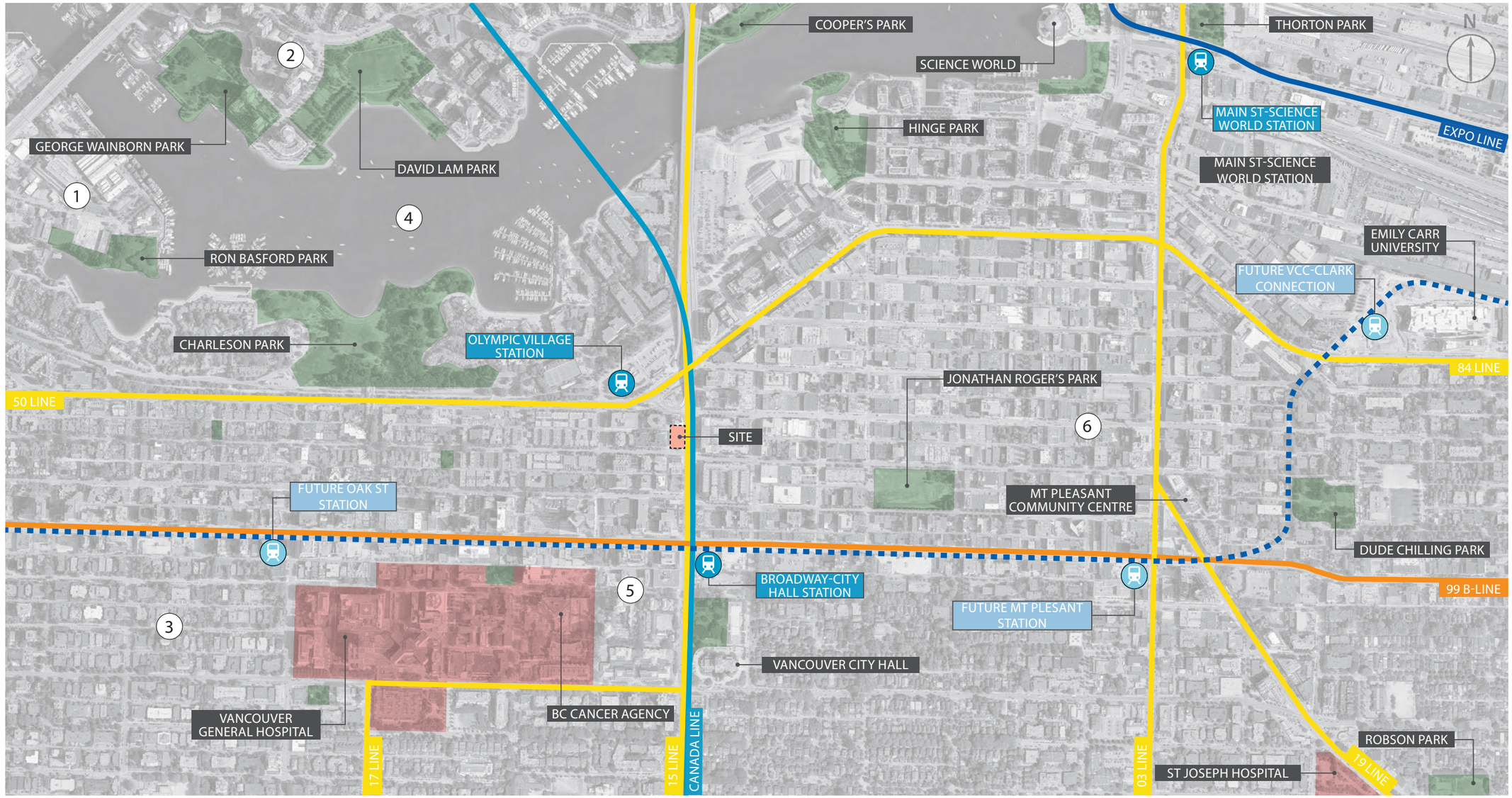


Mural representing workers at VGH



Busy street intersection in Uptown

AREA MAP



1. Granville Island
2. Yaletown
3. Fairview
4. False Creek
5. Uptown
6. Mount Pleasant

Existing Transit Stations
Future Transit Stations
Site

Expo Line
Canada Line
99 B-Line

Other Bus Routes Future
Broadway Line

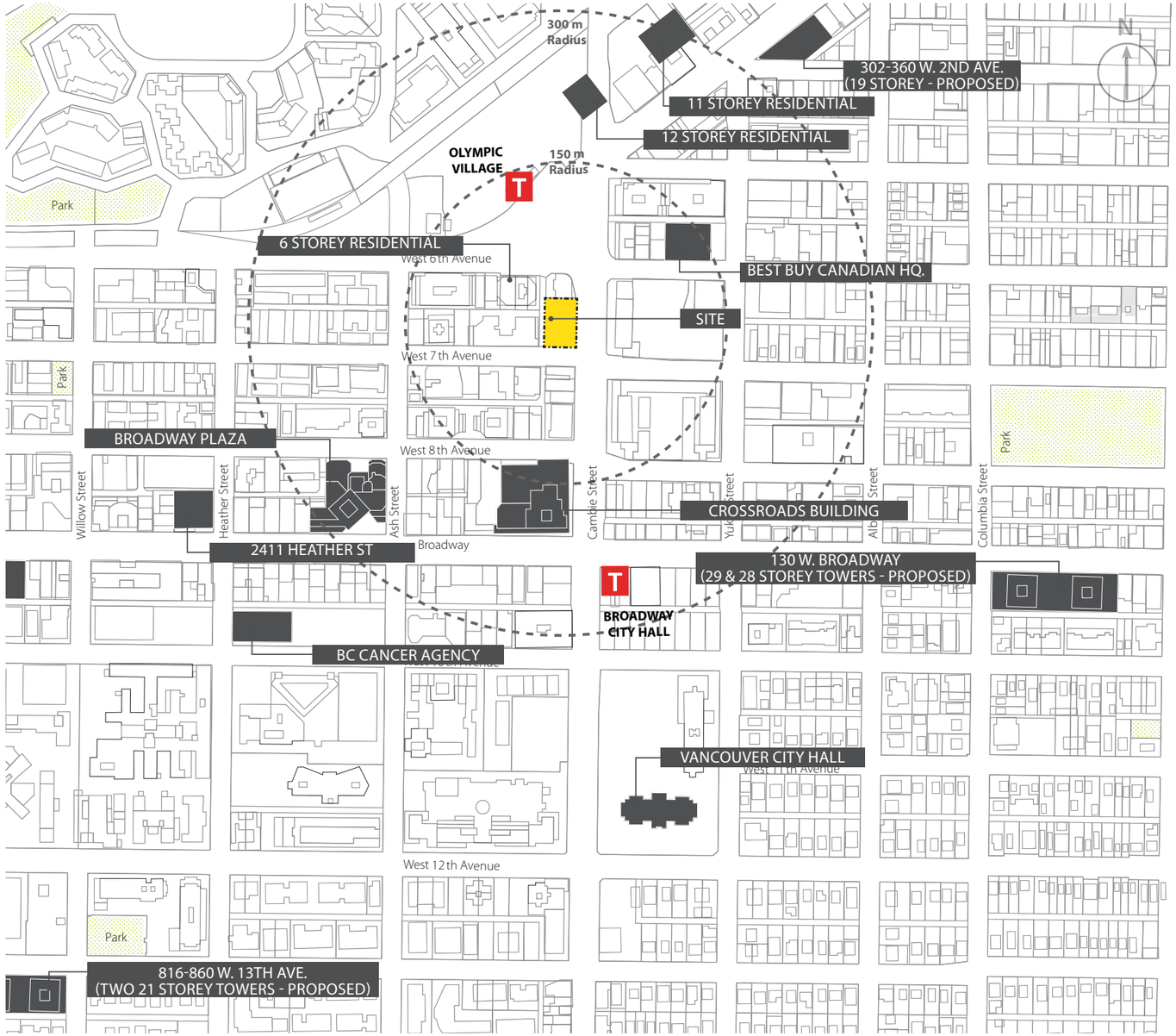
CONTEXT BUILDINGS



Crossroads, 522 W. 8th Ave.



2411 Heather Street





130 W. Broadway



8 E Broadway



BC Cancer Research Centre, 675 W. 10th Ave.



Best Buy Canadian Headquarters, 425 W. 6th Ave.



Broadway Plaza Building, 604 W. Broadway



816-860 W. 13th Ave.

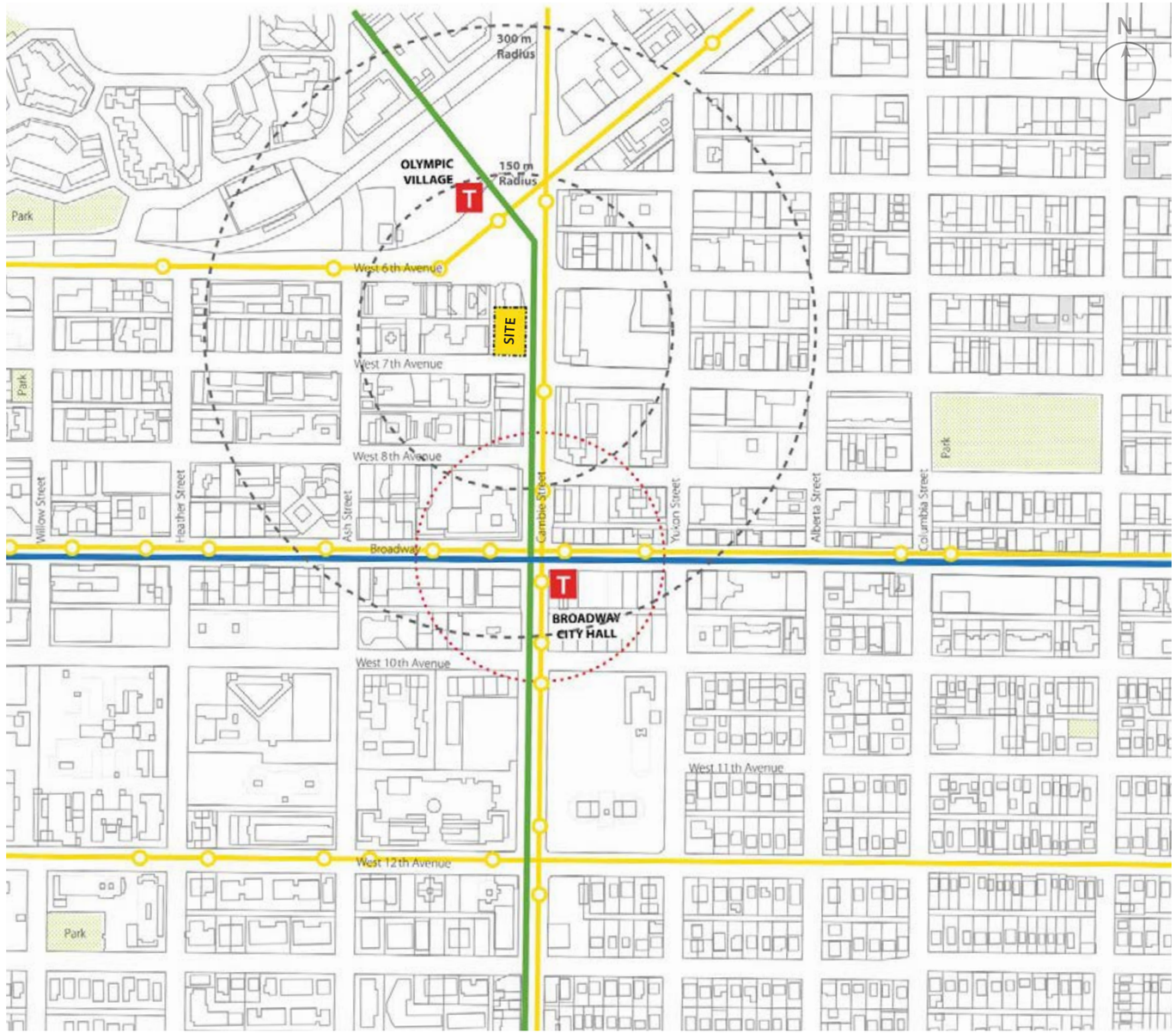


302-360 W. 2nd Ave.

TRANSIT

Situated in close proximity to Olympic Village Station, Broadway-City Hall Station, and various bus routes, the site has excellent connectivity to public transportation. Broadway-City Hall Station, located at the intersection of Cambie St. and Broadway, serves as the central hub for both the Canada Line and the forthcoming Broadway subway extension. Within the Broadway Plan area, there are over 78,000 residents, with approximately one-third relying on public transit for their daily commute. Only 39% of residents choose to drive to work, which is 6% lower than the citywide average of 45%.

Broadway serves as a vital east-west corridor linking West Point Grey with East Vancouver, extending all the way to Lougheed Highway as it traverses through Burnaby. The significance of this thoroughfare is further emphasized by the potential expansion of the Broadway Subway Project, which could extend to UBC. Perpendicular to this, Cambie St. runs from north to south, connecting several neighborhoods including Yaletown, False Creek, South Cambie, Oakridge, and Marpole. Currently, Broadway-City Hall station accommodates the Canada Line and the 99 B-Line, an express bus service shuttling passengers along Broadway between Commercial-Broadway and UBC.



Legend

Future Broadway Subway

Canada Line

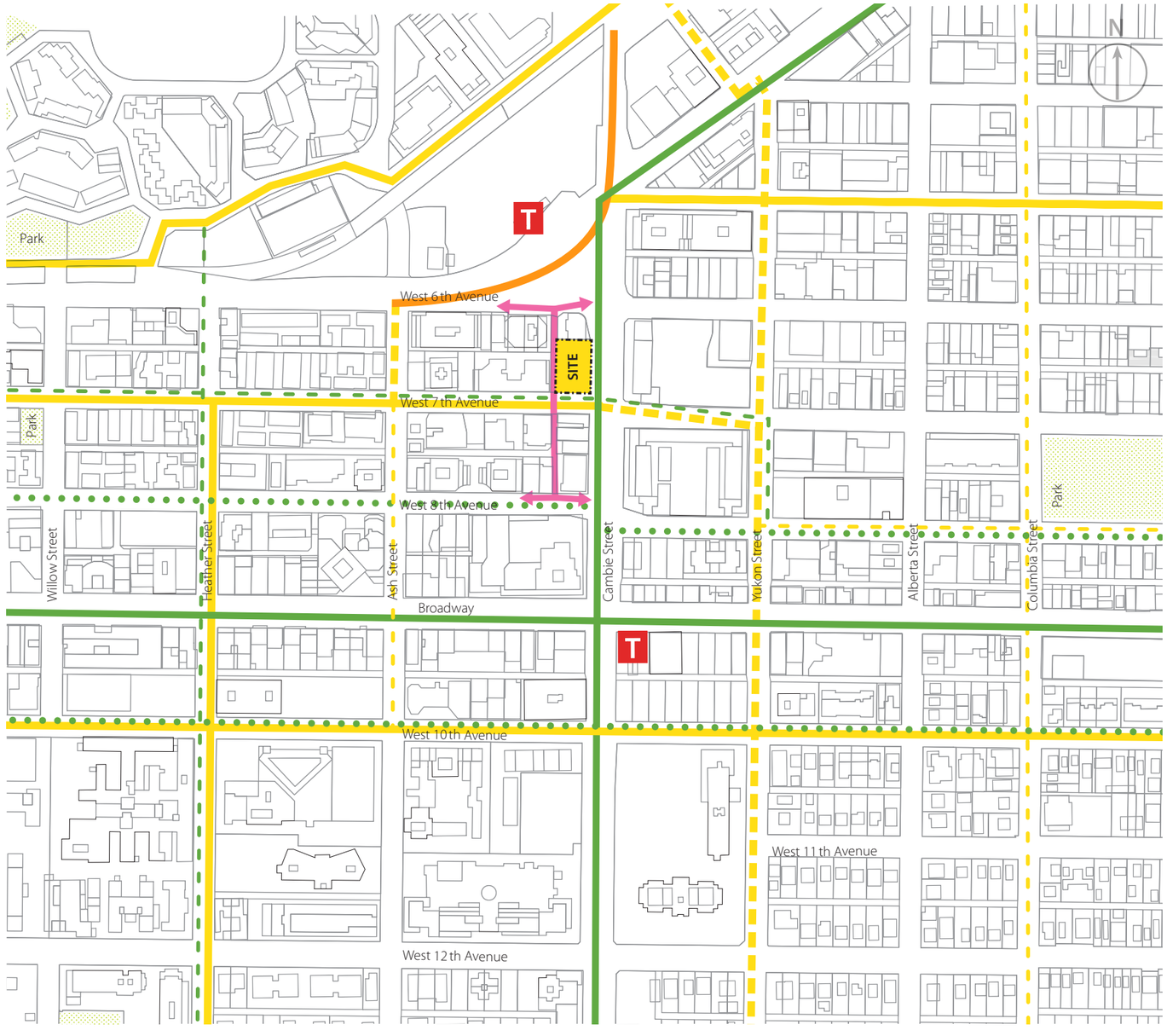
Current Bus Network

Canada Line + Broadway Line intersection

BIKES AND PEDESTRIANS

2285 Cambie St. is exceptionally well-connected for both cyclists and pedestrians. In comparison to the city average, a higher proportion of residents in the Broadway Plan area walk to work, around 17% compared to the city average of 14%. Additionally, 10% of residents in the area cycle to work, as opposed to the citywide average of 6%.

The site is positioned along a primary north-south pedestrian route and benefits from easy accessibility via numerous designated bicycle lanes. Notably, the vicinity around the intersection of Broadway and Cambie St. experiences the highest levels of pedestrian activity within the broader Broadway Plan study area. The lane to the west of the site also serves as an important existing passageway for pedestrians and cyclists in the neighbourhood. As part of the Broadway Plan's vision, there are plans to further develop alternative transportation infrastructure, ensuring inclusive opportunities for cycling, 'rolling,' and walking.



Legend

- Primary Pedestrian Movement
- Secondary Pedestrian Movement
- Emerging Walking and Rolling Network
- Bicycle Lane
- Painted Bicycle Lanes
- Protected Bikeway
- Future Bike Route
- Community Use Pedestrian & Bike Route

LAND USE - EXISTING

Broadway and Cambie St. serve as a pivotal intersection connecting a variety of diverse and culturally rich neighborhoods and regions within the city of Vancouver.

2285 Cambie is strategically situated at a significant crossroads, bridging various neighborhoods and distinct land-use patterns along the southern banks of Vancouver's False Creek. Just north of the site lies the Cambie Bridge, while beyond West 6th Ave. is comprised of multi-family housing complex predominantly consisting of long-term leaseholds. To the east, Mount Pleasant has undergone rapid transformation from a light industrial zone into an eclectic and evolving mixed-use district, encompassing office spaces, light industrial facilities, and manufacturing hubs. Northeast of the site lies Vancouver's Olympic Village, an outcome of the last major infrastructure endeavor, the Canada Line.

Directly south of the site lies the bustling Broadway Corridor, a hub of diverse activities, featuring a concentration of commercial offices and retail establishments on both sides of Broadway. In close proximity is Vancouver City Hall, serving as a civic crossroads, along with the VGH Campus. Heading west, the Fairview Slopes neighborhood between West 6th Ave. and Broadway predominantly consists of low-density residential properties.



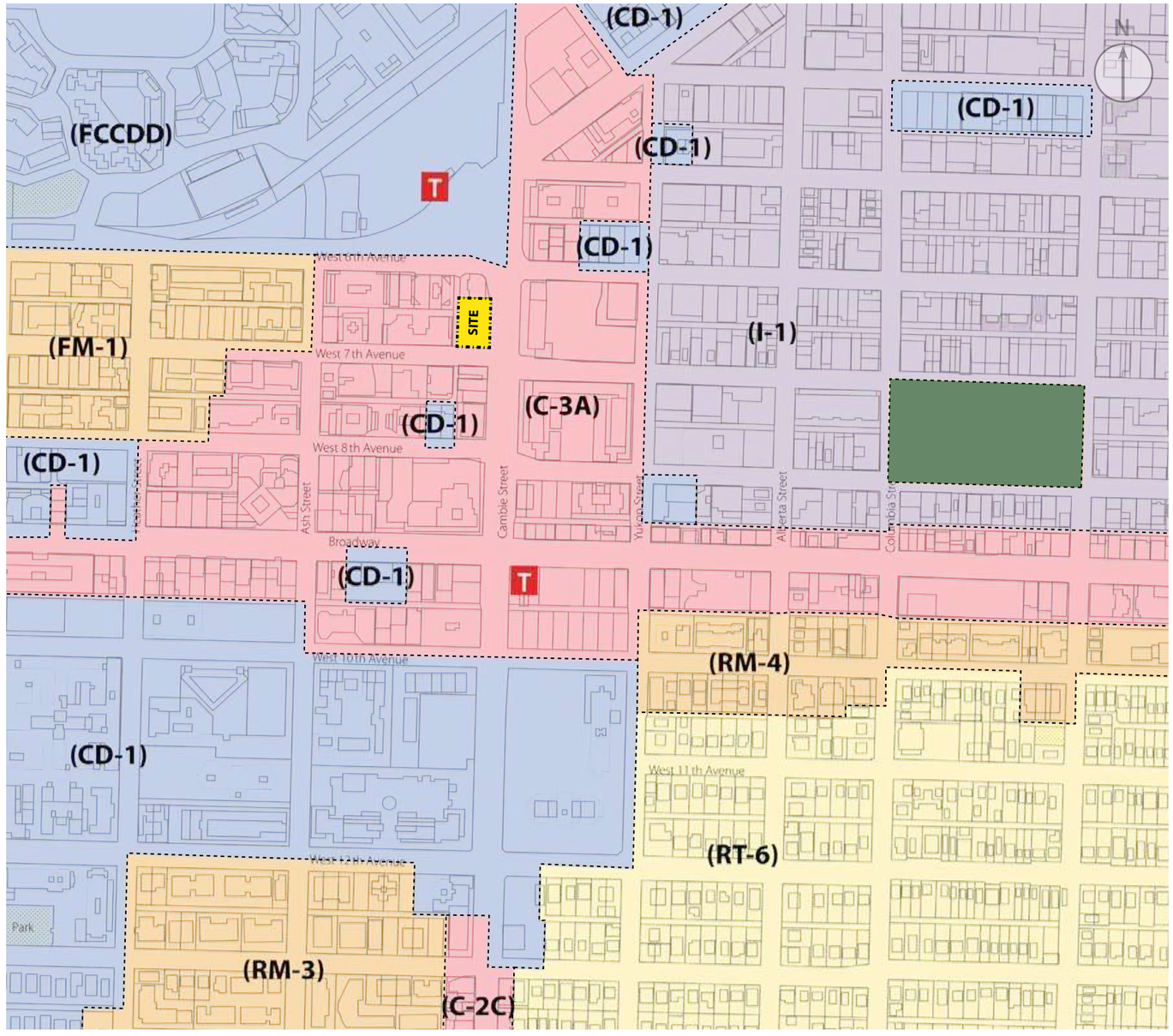
Legend

- Retail
- Residential
- Office
- Hospital
- Hotel

ZONING - EXISTING

Existing zoning follows City of Vancouver Legacy land use patterns with low density 'C' zoning designations on arterial streets. As such the areas fronting Broadway and Cambie are zoning C-3A which allows for a diverse range of uses including retail, residential, institutional, office, as well as cultural and recreational facilities.

To the east of the site is a significant portion of the Mount Pleasant Industrial Area(I-1 zone). This zone is mainly occupied by low- and mid-rise commercial and light industrial structures. The other areas in the remaining four quadrants are comprised of low density residential zones such as RM-3, FM-1, and more. A medium density of residential in mixed-use forms are located around Mount Pleasant and along the W 2nd Avenue .



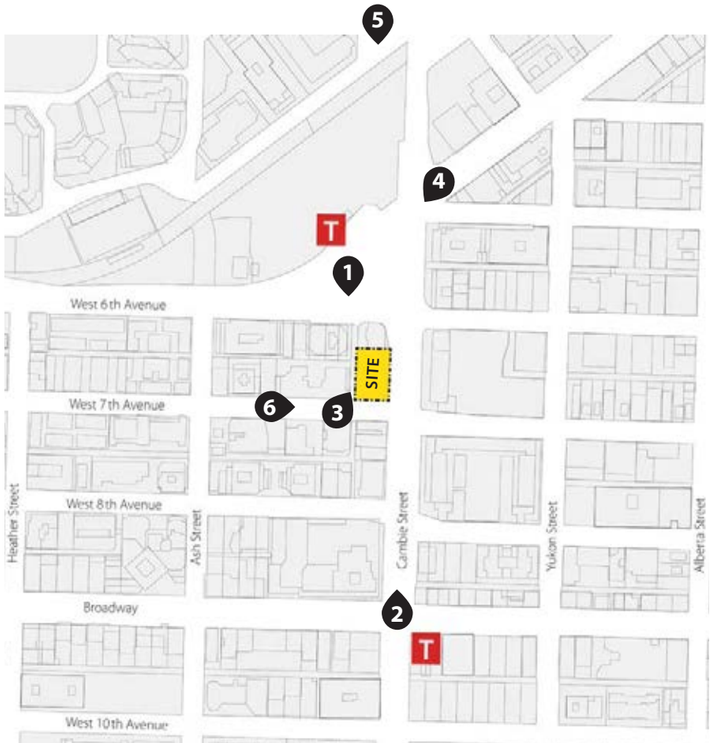
Legend

- Comprehensive Development
- Commercial
- Residential - Multiple Dwelling
- Residential - Single / Duplex Dwelling
- Industrial

SITE PHOTOS

The current site occupies a substantial portion of the city block, enclosed by a lane to the west, Cambie St. to the east, and West 7th Ave. to the south. Spanning approximately 16,000 square feet, the site currently houses a two-story retail showroom for Robinson Lighting and Bath. Immediately adjacent to the north stands a six-story strata residential building, which was completed in 2014.

Directly across the lane on 7th Ave., there is a four-story residential strata building, and further to the north, one can find a five-story office building presently utilized by Vancouver Coastal Health.





View looking Southeast towards the site from Olympic Village Station



View looking North from Cambie St. and Broadway



View looking North along the laneway on W 7th



View looking Southwest to site with Cambie Bridge ramp in the foreground



View looking South from Cambie Bridge



View looking East along W.7th Ave

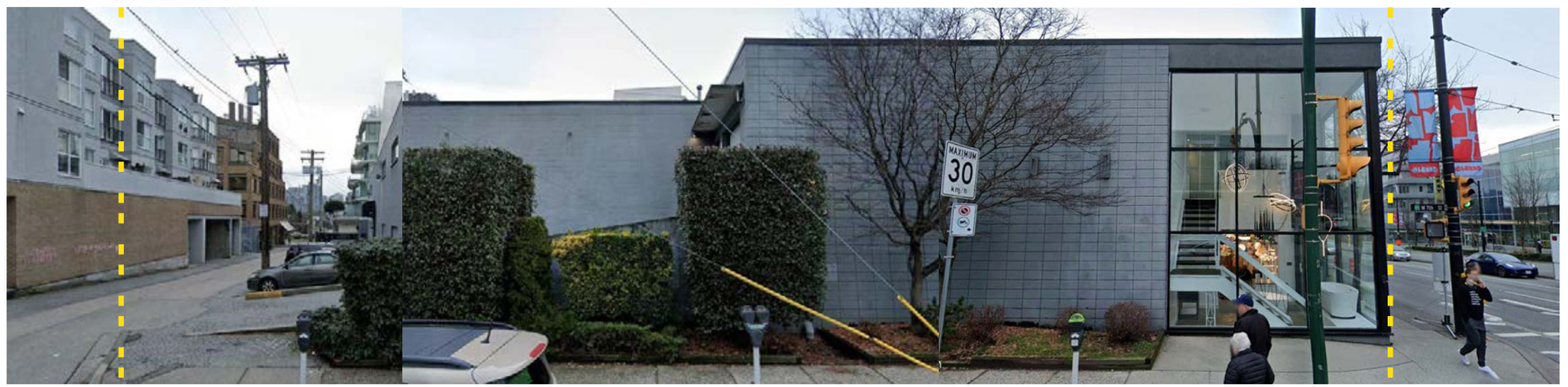
STREETSCAPE

CAMBIE ST LOOKING WEST



W. 7TH AVENUE | **SITE EXTENT** | ZERO-LOT LINE

WEST 7TH AVENUE LOOKING NORTH



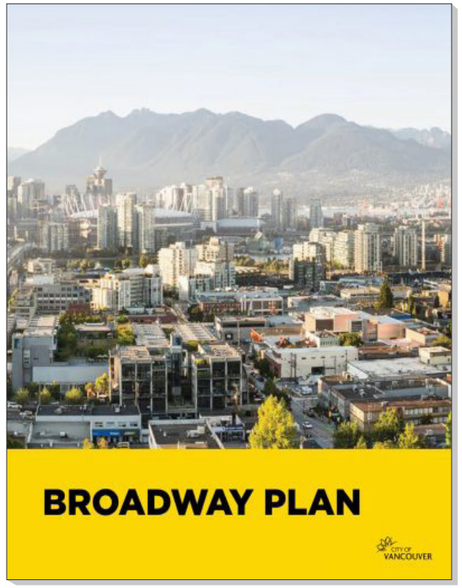
LANEWAY | **SITE EXTENT** | CAMBIE ST

POLICY CONTEXT

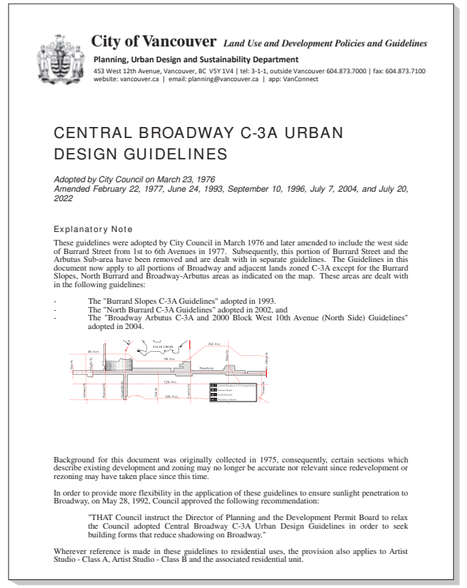
POLICY CONTEXT

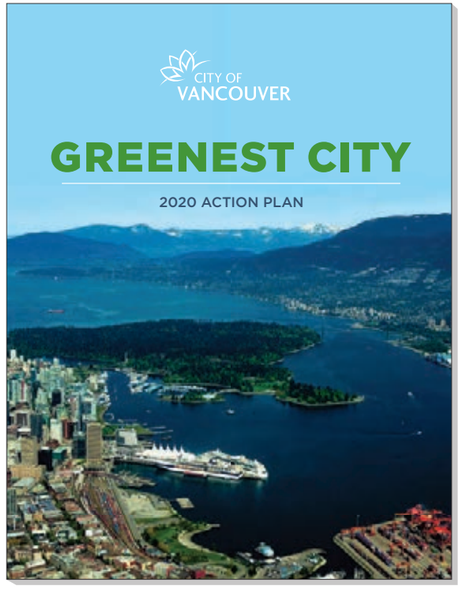
The following city policies have informed the design of the proposed development, including:

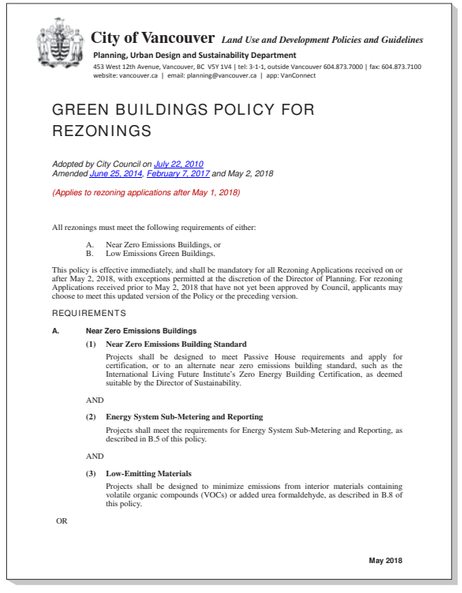
- Broadway Plan
- C-3A District Schedule
- Central Broadway - C-3A Urban Design Guidelines
- Greenest City Action Plan 2020
- Green Building Policy for Rezoning
- Transportation 2040 Plan

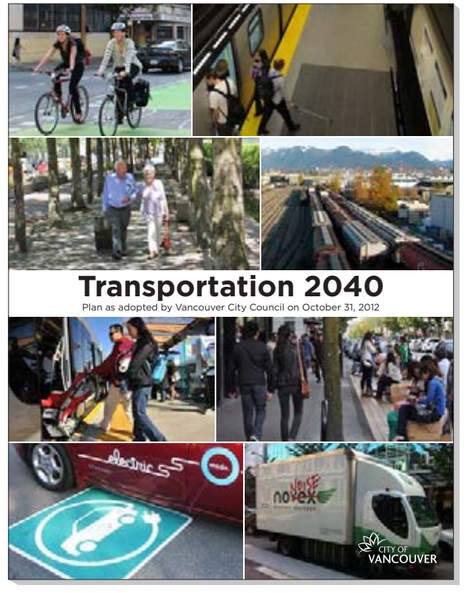






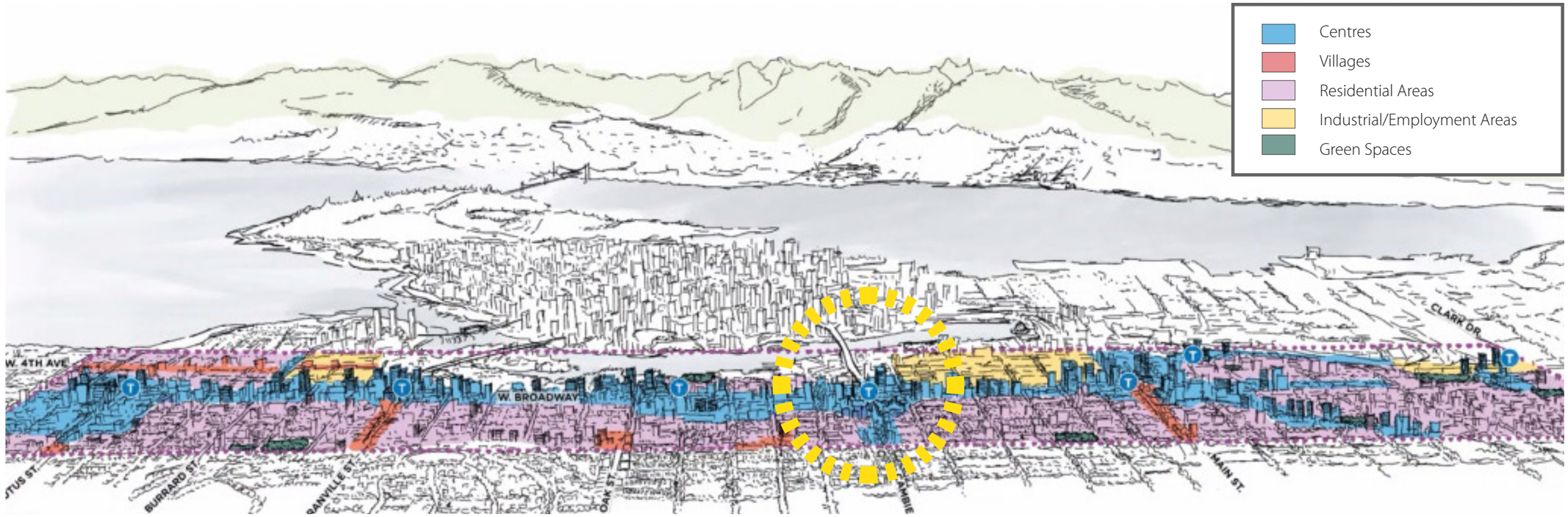






THE BROADWAY PLAN

In 2050, the Broadway Plan neighbourhoods are highly walkable, vibrant, inclusive and distinctive places to live, work, play and learn, connected to the region by the Broadway Subway.



Support Reconciliation with First Nations and Indigenous Peoples
The Broadway Plan area is located within Musqueam, Squamish, and Tsleil-Waututh Nations' homelands and offer an opportunity to support their voices, art and cultures.

Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods
Investment into new affordable below-market rental, social, and supportive housing will offer relief for existing residents and meet the livability needs of all ages, incomes, and abilities.

Enhance Broadway as a Great Street
Broadway should be enhanced as a street with special significance as urban design focuses on localized traffic for a more livable experience to visit, work, play and gather.

Foster a Robust and Diverse Economy
Diversity and density of job space should be increased to strengthen Central Broadway as the second largest job centre in the province.

Encourage Contextual Design
New developments should consider the existing context, such as neighbourhoods and topography and respond appropriately in the architectural expression and building form.

Provide and Support Healthy Transportation Options
Complete streets should aim to accommodate people of all ages and abilities with infrastructure that supports walking, cycling, and transit that will funnel access to shops and services.

Demonstrate Leadership in Sustainability and Resilience
New development should enhance neighbourhood spaces by considering sustainable practices to reduce carbon emissions, increase environmental systems and resiliency to climate change.

Recognize and Enhance the Area's Distinctive Neighbourhoods and Places
Distinctive qualities of existing neighbourhoods, such as residential streets, walkways, villages, heritage and cultural sites should be enhanced with respect to housing or job space.

Create and Enhance Parks and Public Spaces
Parks and public places should play key role in integrating human connections, cultural expression, recreation and access to nature. They also offer opportunity to respond to views.

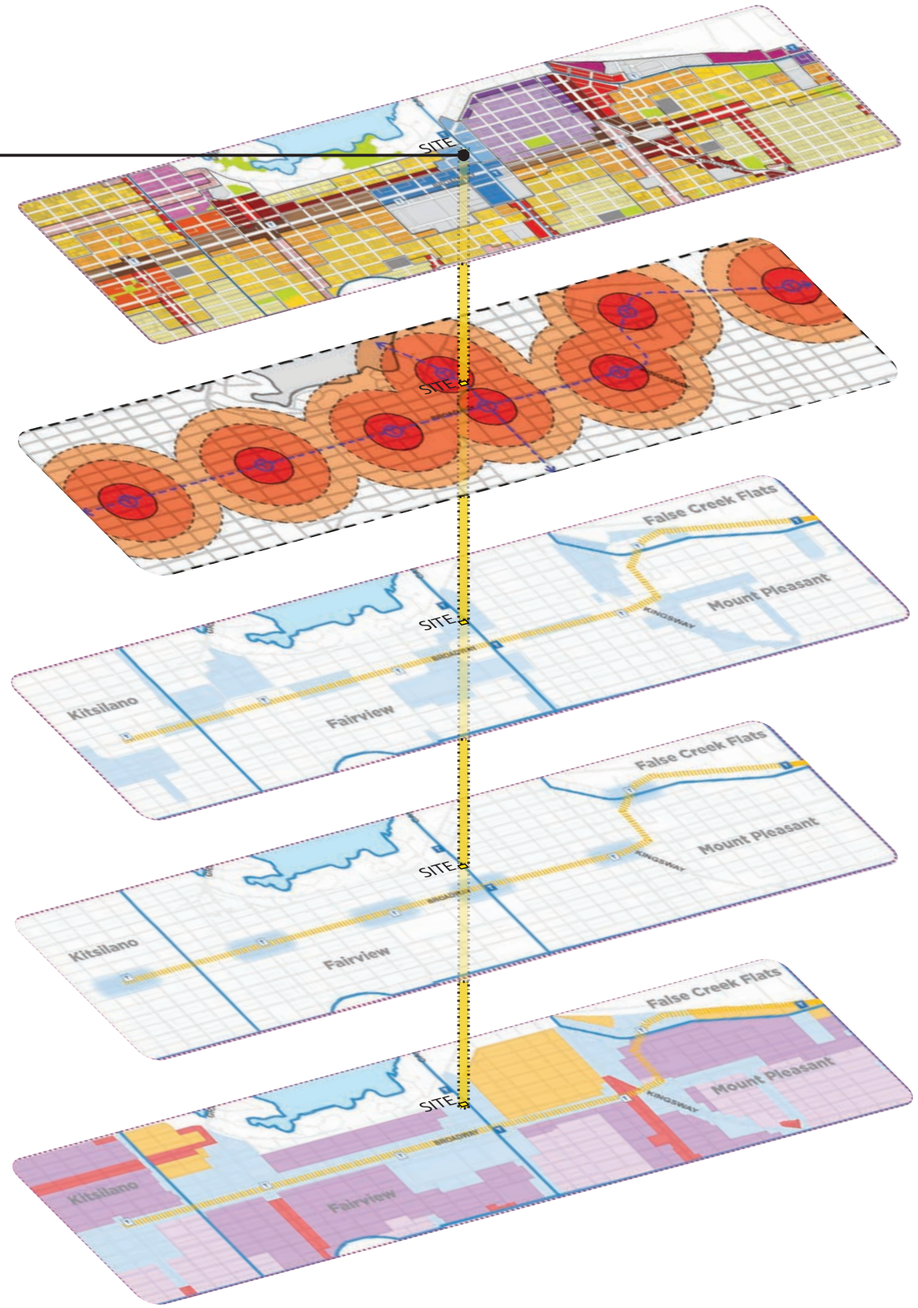
BROADWAY AREA PLANS

Policy area	Uptown/Cambie North - Area C
USES	Retail/service, office, hotel, cultural, and institutional uses. Residential permitted in mixed-use projects.
MAX HEIGHT	Up to 30 storeys contingent on protected public views.
MAX DENSITY	Achievable density will depend on view cone height restrictions and urban design performance
NOTES	Minimum 3.0 FSR for non-residential uses.
ADDITIONAL POLICIES	Require continuous active ground floor retail/service uses with narrow frontage widths along Cambie Street; active ground floor retail/service uses are strongly encouraged off Cambie Street

Broadway Plan Updates

In December 2024, the City of Vancouver made corridor-wide amendments to the Broadway Plan. While the plan was adopted only two years prior, Provincial legislation and learnings from the implementation of the plan drove the opportunity for change. The result was the opportunity to add 41,500 net new homes, accommodating up to 64,000 additional residents, 45,000 net new jobs and 3,000 new hotel rooms within the 30-year framework.

The changes made to Uptown/Cambie North – Area C align with originally intended objectives for the area but further allows for the opportunity for mixed-use buildings inclusive of retail / service, office, hotel, cultural and institutional uses and residential.



Land Use Plan

Site located in Office District, Uptown Extension

Rapid transit stations

Site located between two rapid transit stations - Olympic Village station and Broadway City Hall

Centres- Shoulder Areas

Site located in a Shoulder Area, where 16-24 storey building heights are recommended

Centres- Station Areas

Site is located just south of a major transit station

Neighborhood character "Centre"

SIte should display traits of Vancouver's "Second Downtown"

UPTOWN/CAMBIE NORTH

BROADWAY PLAN POLICY AREAS

The Broadway Plan outlines the area as having the following "Future Role":

Affirm Uptown as a key location to integrate transit-oriented residential development in the region and the heart of Central Broadway, Vancouver's "second downtown", and strengthen this role by providing opportunities for additional job space to leverage the rapid transit investment that serves the area.

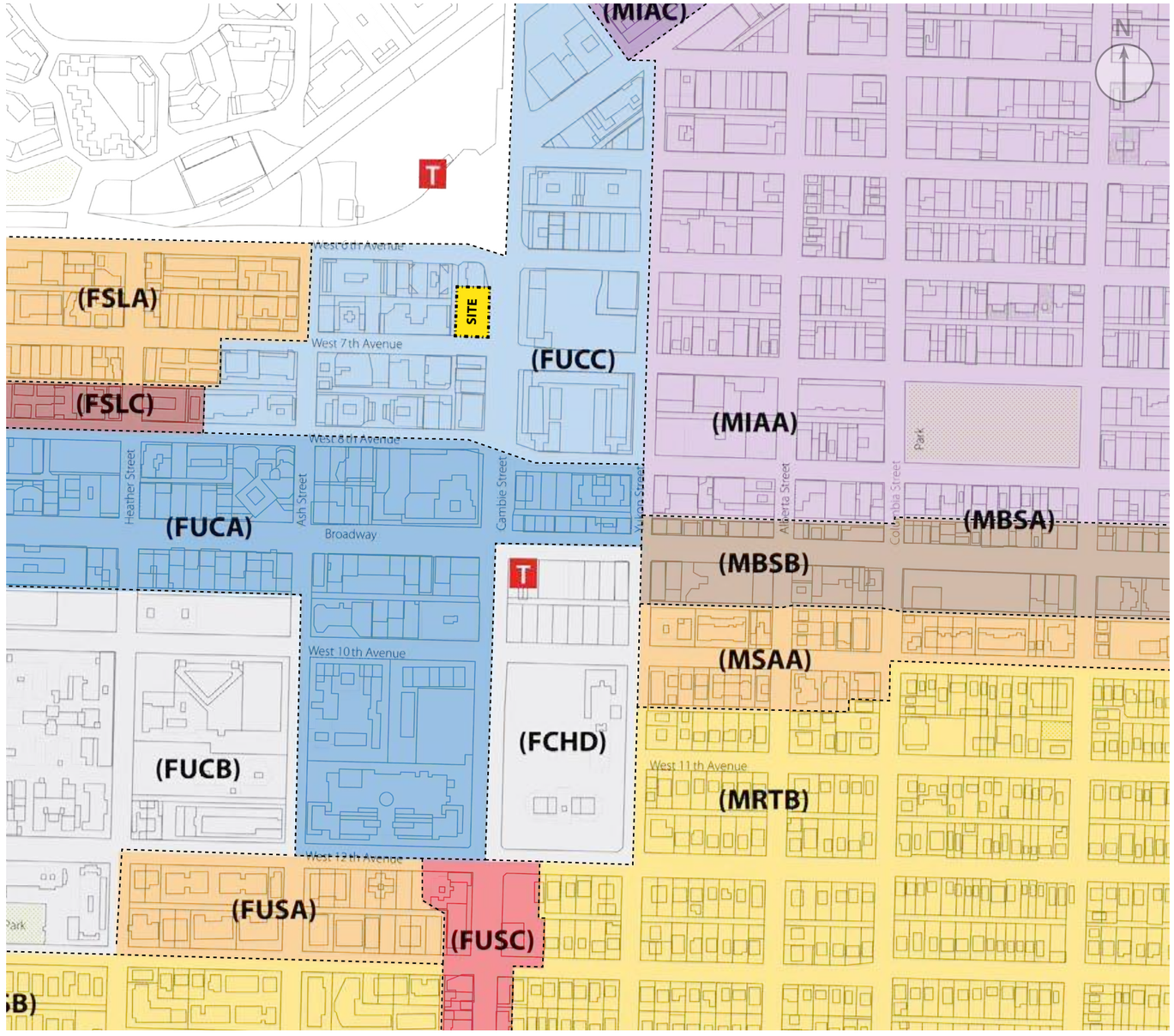
Uptown comprises of four major areas (FUCC, FUCA, FUCB, and FCHD) that collectively concentrate the second highest density of jobs in the province. It has major civic employers like City Hall, Vancouver General Hospital, BC Cancer Centre, and includes a variety of other employment industries such as retail, hotel, and restaurants.

The future role of Uptown is to be a key office location for the region as it sits within the nexus of two rapid transit lines - the Canada Line and the Broadway Subway. Our site is situated in FUCC, which is especially close to the rapid transit stations. Key moves for Uptown/Cambie North are:

- Major office and health district for Central Broadway
- increase office and hotel capacity and development
- Support master planning for the Civic District
- Support long term expansion of VGH and BC Cancer Centre
- Increase office and rental density north of 8th Ave.

Legend

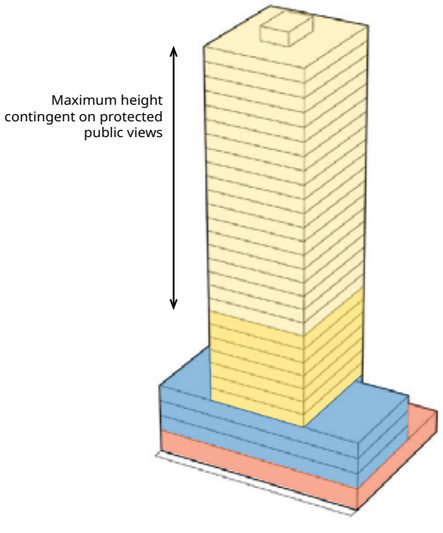
- Uptown
- Uptown Extension
- Large and Unique Sites
- High-Rise Residential
- Mid-to High-Rise Residential
- Mid-to High-Rise Mixed-Use
- High-Rise Mixed-Use
- Industrial - High Intensity
- Industrial - Medium Intensity
- Broadway Choice-of-Use



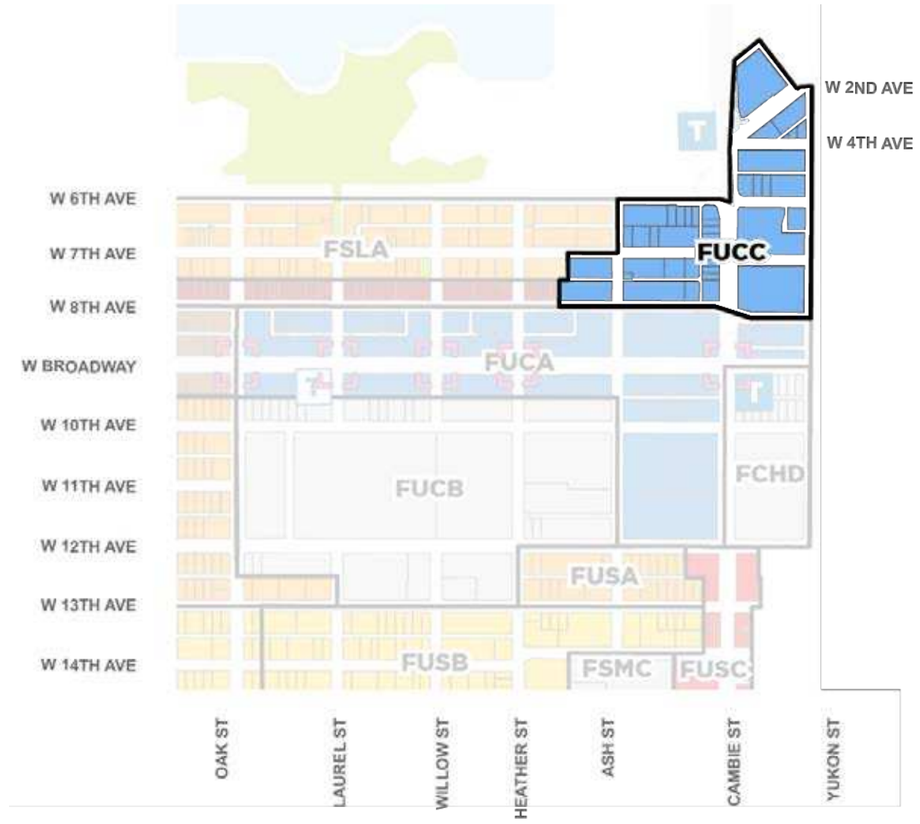
FUCC AREA DETAIL

The City is proposing amendments to Broadway Plan policies to enable a greater mix of building uses. The intent for the area will continue to be for employment uses and intensifying the amount of job space but will also include allowances for complementary residential uses. Uptown/ Cambie North - Area C (FUCC) is included in these areas responding to TOA Legislation to allow for additional housing to augment employment space as per existing zoning and the original Broadway Plan policy.

Uptown is currently a key office location in the region and the heart of Central Broadway, Vancouver's "second downtown". The Broadway Plan intends to strengthen Uptown/Cambie North Area C as an extension of Uptown, intensifying the area's primarily retail/ service while introducing a much-needed housing component. This area of Uptown/Cambie North is within 200 and 400 metres of Broadway – City Hall Station and Olympic Village Station. The Broadway Plan allows for building heights and densities that exceed the TOA legislative requirements.



9.20 Uptown/Cambie North – Area C — FUCC



Intent

Strengthen as an extension of Uptown by intensifying the area's retail/service and office character.

CENTRE

9.20.1 FUCC Policy Summary Table

Policy Area	Uptown/Cambie North – Area C		FUCC
Uses	Retail/service, office, hotel, residential, cultural and institutional uses		
Option/Tenure	Secured market and below-market rental housing	Office/Hotel	
Max Height	Can generally be considered up to 122m (400 ft.) or up to the underside of Queen Elizabeth Park View sections 3.2.1-3.2.3 (if more restrictive), except where other view cones or helicopter flight paths are more restrictive.		
Max Density	Achievable density will depend on view cone height restrictions and urban design performance.		
Min Frontage	45.7 m (150 ft.)		
Notes	• Explore opportunities to secure a portion of the residential floor area at below-market rents (see Chapter 12 for details), where feasible. • A minimum of 3.0 FSR of non-residential uses (job space) is required.		
	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • For sites on the east side of Cambie Street, a front yard setback of 7.6 m along Cambie Street should be established to create a generous pedestrian circulation area.		

Additional Policies

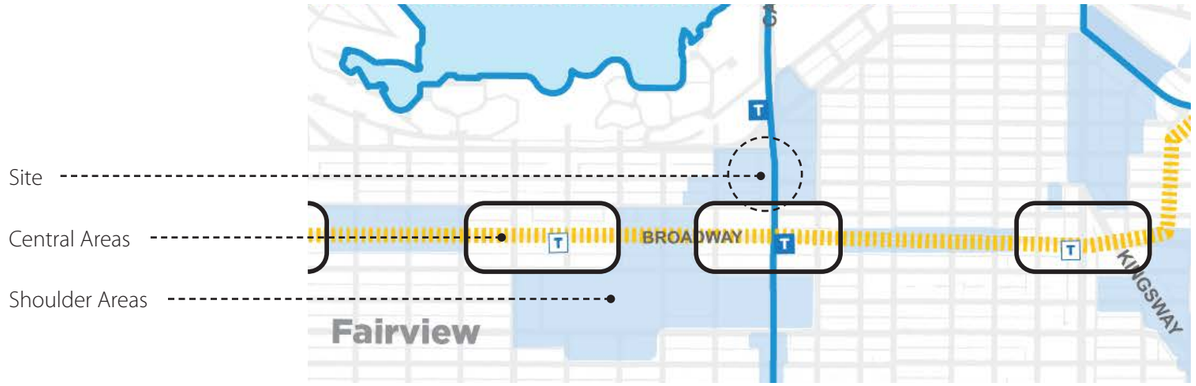
9.20.2 Require continuous active ground floor retail/service uses with narrow frontage widths along Cambie Street; active ground floor retail/service uses are strongly encouraged off Cambie Street.

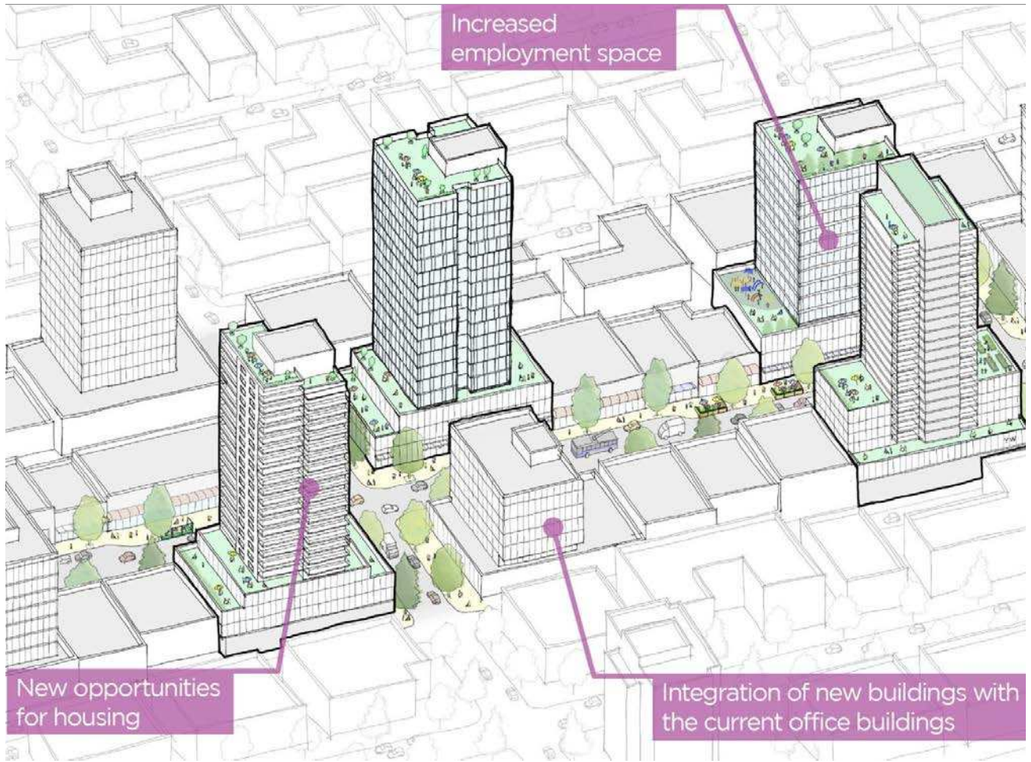
BROADWAY HEIGHT AND DENSITY

Section 11.7.1 of the Broadway Plan guidelines outlines that tower heights should range from 30 to 40 storeys in station areas and from 20 to 30 storeys in shoulder areas. This height strategy is directly tied to the significant investments in rapid transit infrastructure along Broadway.

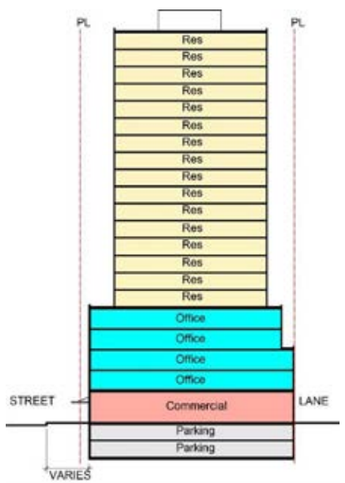
The overarching principle is to prioritize taller structures and higher density in immediate proximity to transit hubs, allowing for seamless integration. As one moves farther from the stations, there's a deliberate decrease in height.

Given the project's placement in the FUCC area of the Broadway Plan, combined with its designation as a shoulder area and its proximity to crucial transportation nodes, it is prudent to reexamine the tower's height restrictions. This reevaluation should particularly consider the implications of View Cones on the provision of housing, workspace, and public amenities.









Typical mixed-use residential tower height and density found throughout the shoulder areas of the Broadway Plan - FUCC policy area.

VIEW CONES

Vancouver's original View Protection Policy was established to preserve views of natural features such as mountains, water bodies, parks, and notable man-made landmarks. In 2024, Council approved modernized viewcones to better reflect the evolving needs of the growing city. This rezoning application is shaped by the updated Public View Guidelines.

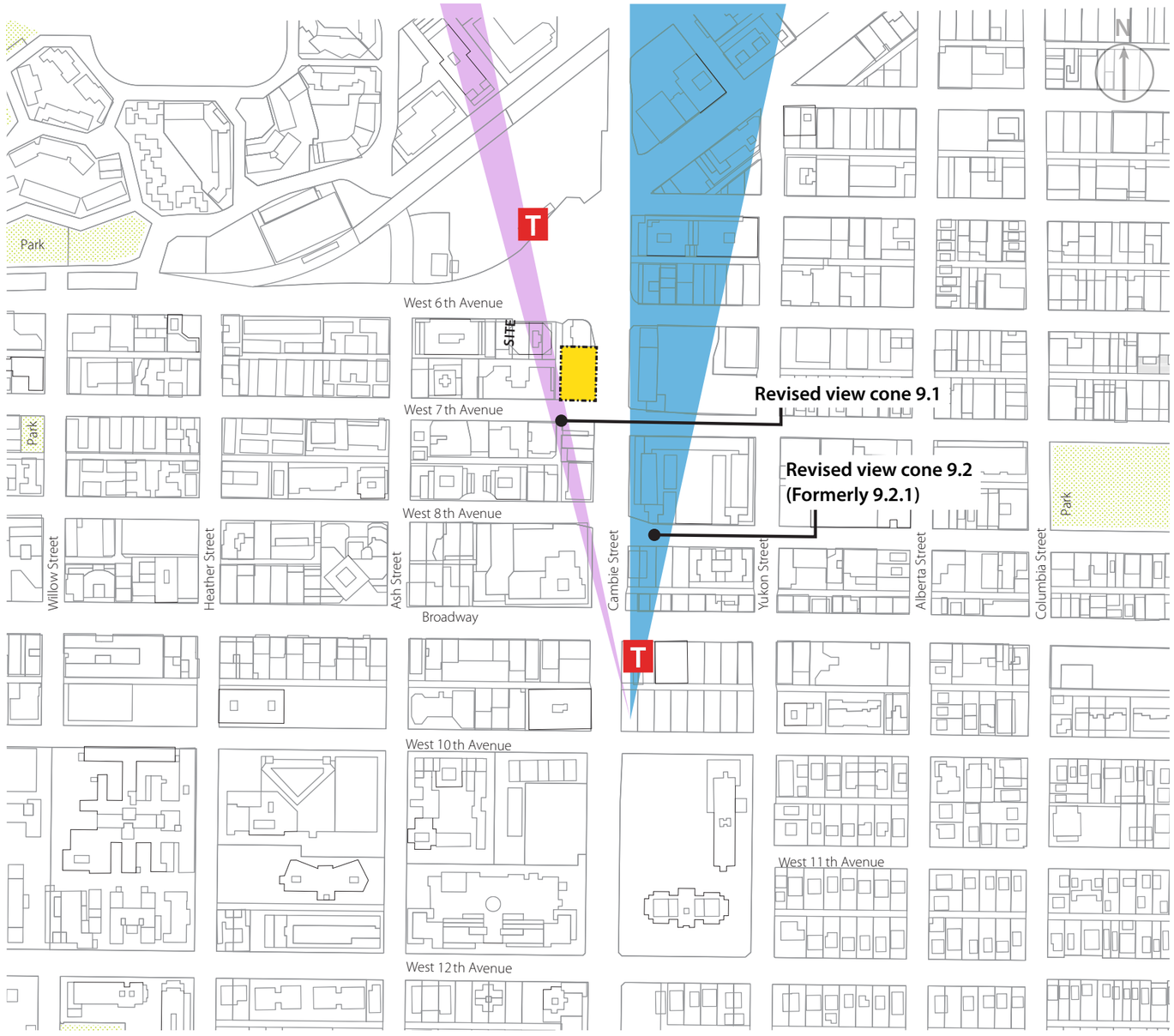
In the Broadway Plan FUCC zone, building heights are restricted to the lower of 30 storeys or the strictest applicable viewcones, which cover parts of the area. Following the 2024 modernization, some viewcones in the FUCC zone were revised to address regional priorities for housing and employment space. These revisions include:

- 9.1: View of Ch'ích'iyúy Elxxwíkn (the 'Two Sisters' or the 'Lions') from Cambie St. at the Walking Figures plaza behind Broadway-City Hall Station.

- 9.2: View of the North Shore mountains from Cambie St. at the Walking Figures plaza behind Broadway-City Hall Station.

The updated public view protection policy eliminated the former Viewcone 3.1 (Queen Elizabeth Park) which preserved views to Vancouver's downtown buildings.

As a result, the height limit for this rezoning is 30 storeys, in line with the 2024 Broadway Plan updated policy.

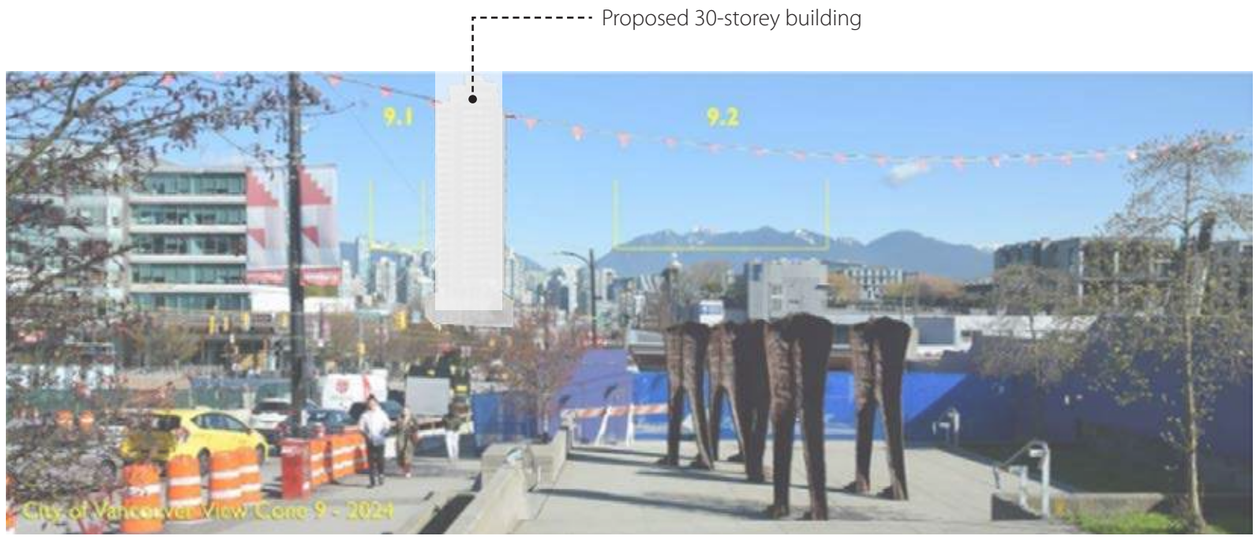


VIEW CONE COMPLIANCE

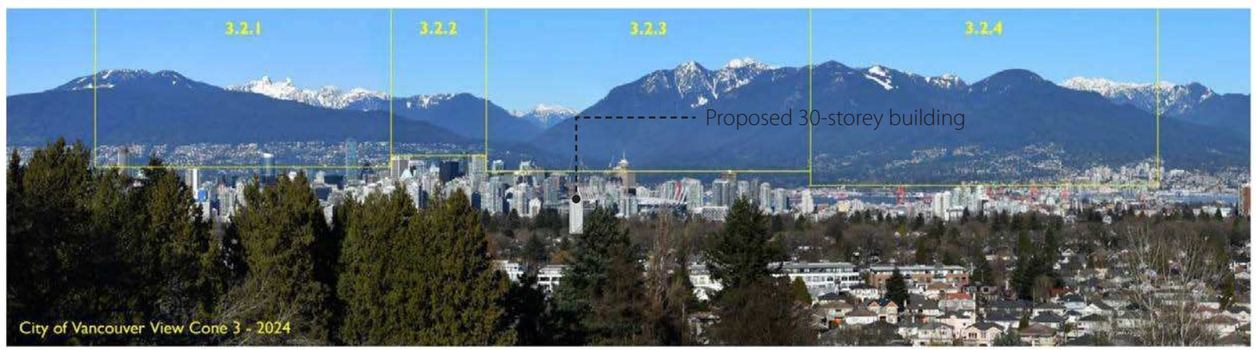
The proposed rezoning application for 2285 Cambie complies with all Public View Guidelines following the July 2024 approved amendments. Height and massing of the building is fully governed by Broadway Plan height and built form policy.

The nearest View Cone affecting 2285 Cambie is 9.1, taken from the Walking Figures plaza behind Broadway City Hall Station, offering perspectives of the Ch'ích'iyúy Elxxwíkn (the 'Two Sisters' or the 'Lions'). This view extends westward to encompass the summit of Capilano Mountain, approximately 40 km to the north, closer to Squamish than Vancouver. At the southern edge of the site, View Cone 9.1 crosses at an elevation of roughly 160 feet (49.0m) above sea level.

View Cone 3.2.3 from Queen Elizabeth Park sits above the proposed 30-storeys of the project.



2285 Cambie St. as seen from Cambie St. view cone 9.



With the deletion of view cone 3.1, 2285 Cambie St. is no longer under the affected parcels of View Cone 3.

DESIGN ANALYSIS


Cambie St
7th & CAMBIE
OFFICE
COFFE
COFFE
W 7th Ave.
RETAIL

NEIGHBOURHOOD CHARACTER

Uptown Cambie is an energetic, well-established urban neighborhood, characterized by its strategic positioning as the gateway to Vancouver, South from Downtown. Situated at the southern base of the Cambie Bridge, this area currently includes a diverse mix of building styles and land use.

The convergence of various transportation modes brings a high volume of people to the public realm, creating a busy and animated atmosphere. Cambie and Broadway stand out as crucial corridors for both vehicular and rapid transit movement in the region. Investment in active transportation paths have helped Uptown evolve into an increasingly pedestrian-friendly and accessible neighbourhood.

This pivotal location has led to the inclusion of some of the area's most significant institutional landmarks, including City Hall and VGH, complemented by surrounding medical office facilities. A vibrant retail and service presence enlivens the street level. Currently, the area encompasses an array of uses, including residential and institutional buildings.



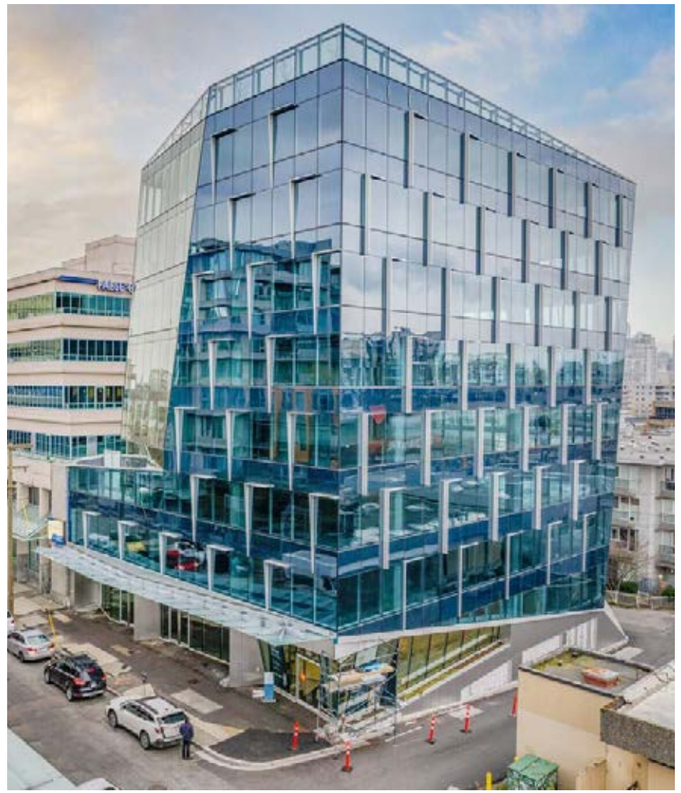
Busy intersection at Broadway and Cambie St.

NEIGHBOURHOOD CHARACTER

ARCHITECTURE AND URBAN DESIGN

The architectural and urban design character of Uptown is defined by its blend of programmatically diverse buildings that serve the high demand for job density and the residents who live there:

1. **Transit:** Heavy traffic area that is accommodated by densely located transit stations, crucial bus lines, and expanded bike path network.
2. **Mixed-Use Office Buildings:** Several mixed-use office buildings that address the public realm with retail and amenities.
3. **Institutional Buildings:** Key civic centres and institutional buildings include City Hall, VGH, and BC Cancer Research Centre.
4. **Fine Grain Retail:** Vibrant street level retail that supports local businesses and restaurants.
5. **Service Retail:** Large service and big-box retailers like Best Buy, Home Depot, and Canadian Tire line provide a strong urban presence.
6. **Residential:** Several residential buildings in the area with varying densities that range from low-rises to mid-rises with a push for further densification.



525 W. 8th Ave.



Fast + Epp Home Office, 397 W. 7th Ave.



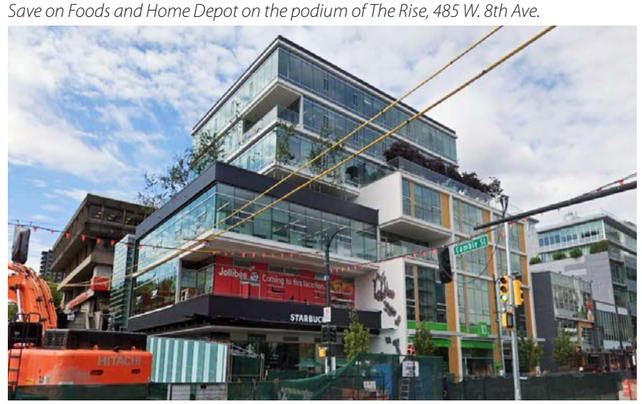
Save on Foods and Home Depot on the podium of The Rise, 485 W. 8th Ave.



Crossroads, 522 W. 8th Ave.

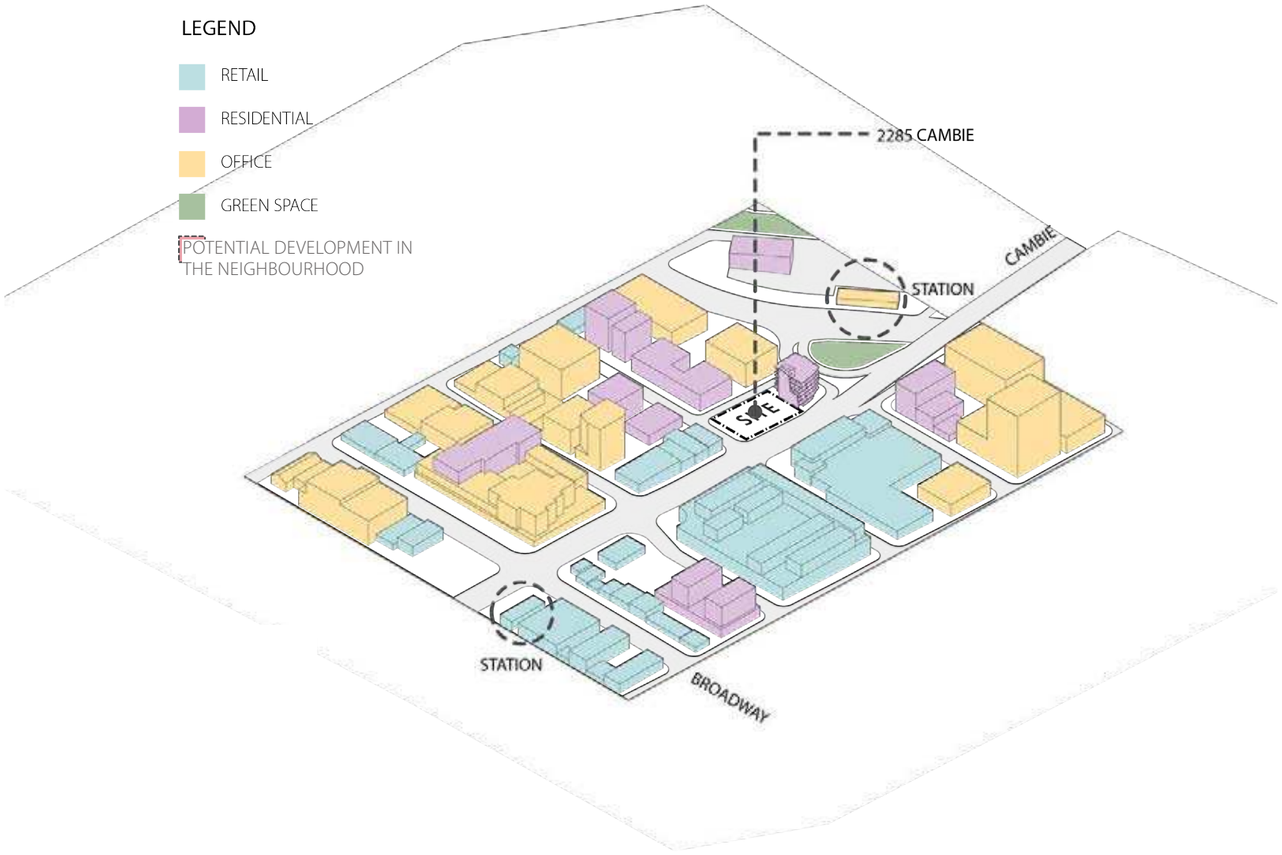


Best Buy Canadian Headquarters, 425 W. 6th Ave.



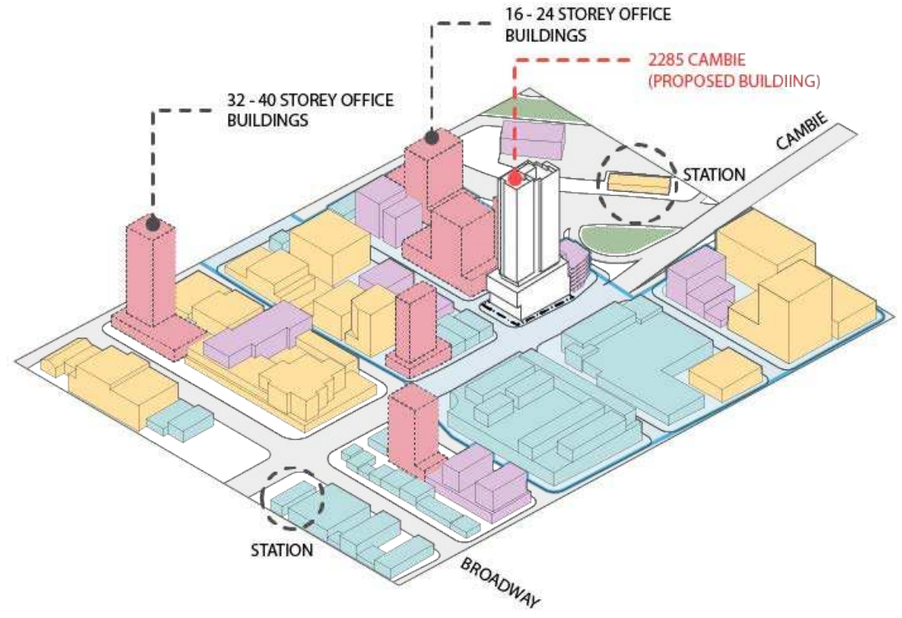
Jollibee and Starbucks franchises in mixed-use building, 500 W. Broadway

EXISTING AND EMERGING URBAN FORM



Existing Urban form around 2285 Cambie

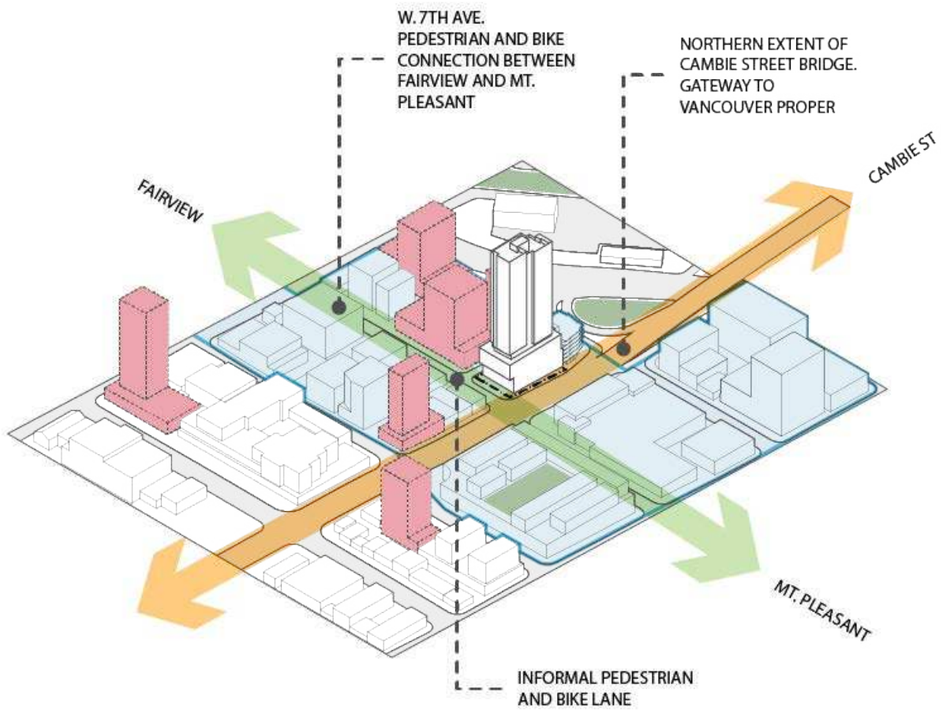
This bustling transportation corridor is characterized by a prominent intersection. In the surrounding blocks are institutional structures such as the city hall and VGH. Mixed use Office buildings are present in generally supportive roles to institutional uses. There is a diverse array of retail spaces ranging from large-format stores to small-scale shops. Interspersed amidst them are residential buildings.



Emerging form following FUCC and Broadway Plan

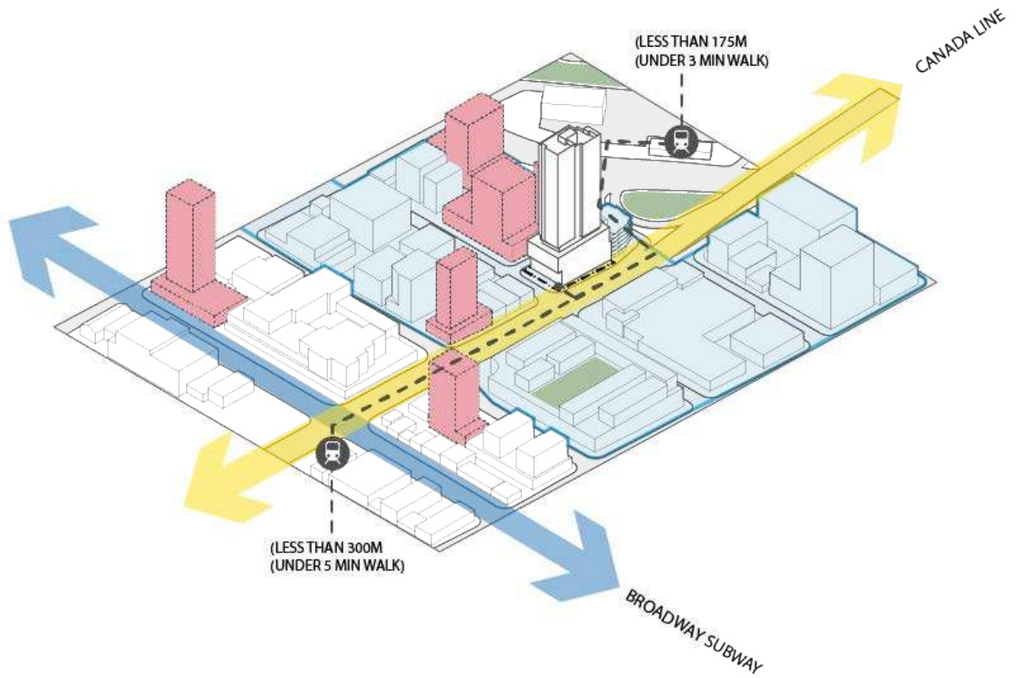
Potential future developments under Broadway Plan land use and built form policy and current view protection (View Cone) policy in the neighbourhood. This potential future development of the area takes into consideration recently developed sites and tower separation guidelines.

EXISTING AND EMERGING URBAN MOBILITY



Existing Mobility

The site is located at the southern foot of the Cambie Street Bridge, presenting a significant gateway opportunity for built form in these neighbourhood. W. 7th Avenue provides a strong connection between Mt. Pleasant and Fairview neighbourhoods for both pedestrians and cyclists.



Emerging Mobility Broadway Line

The completion of the Broadway Subway extension connects Vancouver with the rest of the Translink Skytrain network throughout the lower mainland. The site is located at the intersection of the Broadway Line and Canada Line networks which generates a compounding affect for transit accessibility.

DESIGN RATIONALE

Embracing Transit Oriented Development

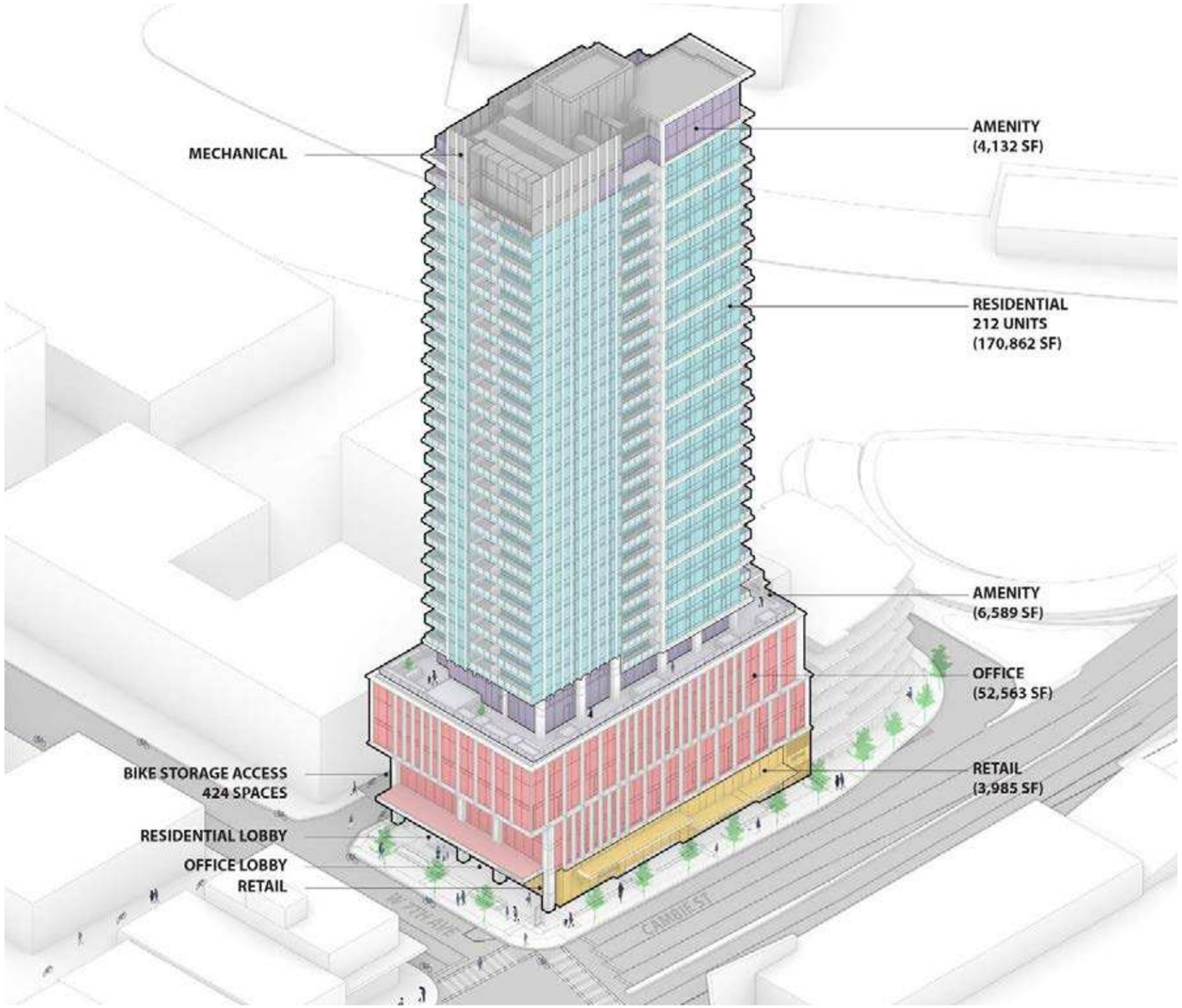
2285 Cambie occupies an unique location with high pedestrian traffic due to its proximity to the two SkyTrain stations. The design responds to this vibrancy by creating an active pedestrian and cyclist friendly streetscape. The retail uses at the podium base aim to stimulate more urban activity and connect the building with the surrounding pedestrian movements.

The building takes advantage of the open views toward Downtown Vancouver and the North Shore mountains while aligning with the Broadway Plan's focus on increasing density along this transit corridor. By incorporating more rental housing in a taller development scheme, this aims to support the city's goals of addressing housing affordability and availability. The additional office space in the lower levels also aim to contribute to the economic vitality of the area.

The design also demonstrates the project's commitment to acknowledge the community's vision for the area and aligning with the preferences expressed during the previovus rezoning process. This also strives to addess the pressing need for much-needed rental housing in the area in respect to the Broadway Plan of establishing Vancouver's "Second Downtown."

Legend

- Retail
- Residential
- Office
- Amenity
- Mechanical



DESIGN PRINCIPLES

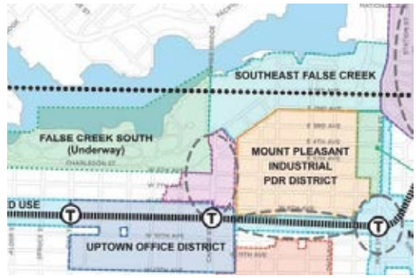
Embracing Transit Oriented Development

The architectural concept for 2285 Cambie Street is the outcome of a comprehensive process, taking into account numerous factors and offering deliberate solutions. The building's design is intricately linked to the challenges posed by a compact site and adjacent existing structures. Its strategic location signifies the entry point to the Uptown area for those traveling south from downtown via the Cambie Bridge.

This building aims to serve as a flagship embodiment of the Broadway Plan, representing a dynamic and all-encompassing evolving economy. It encompasses opportunities for more sustainable, accessible, and complete neighbourhoods through the intersection of rapid transit stations.

The established design principles are a response to the historical significance of the location, both its present state and future prospects, as well as the overarching vision of the Broadway Plan. These principles underpin the proposed concept, guiding every major facet of the design process from the initial schematic design phase and extending into the future.

BROADWAY PLAN



Provide a building that aligns with the vision for the neighbourhood set out in the Broadway Plan.

TRANSIT ORIENTED DEVELOPMENT



Embrace transit-oriented developments in support of creating vibrant, walkable communities centered around accessible public transportation hubs, encouraging sustainable and convenient modes of travel.

PLACEMAKING



Create a defined, legible entry into the Uptown neighbourhood from the Cambie Street bridge.

LOCAL ECONOMY



Creation of new transit oriented employment space suitable for local companies that aligns with the Broadway Plan goals.

PUBLIC REALM



Augment the existing public realm with new open space and human scaled retail storefronts on all streets.

ENERGY EFFICIENCY



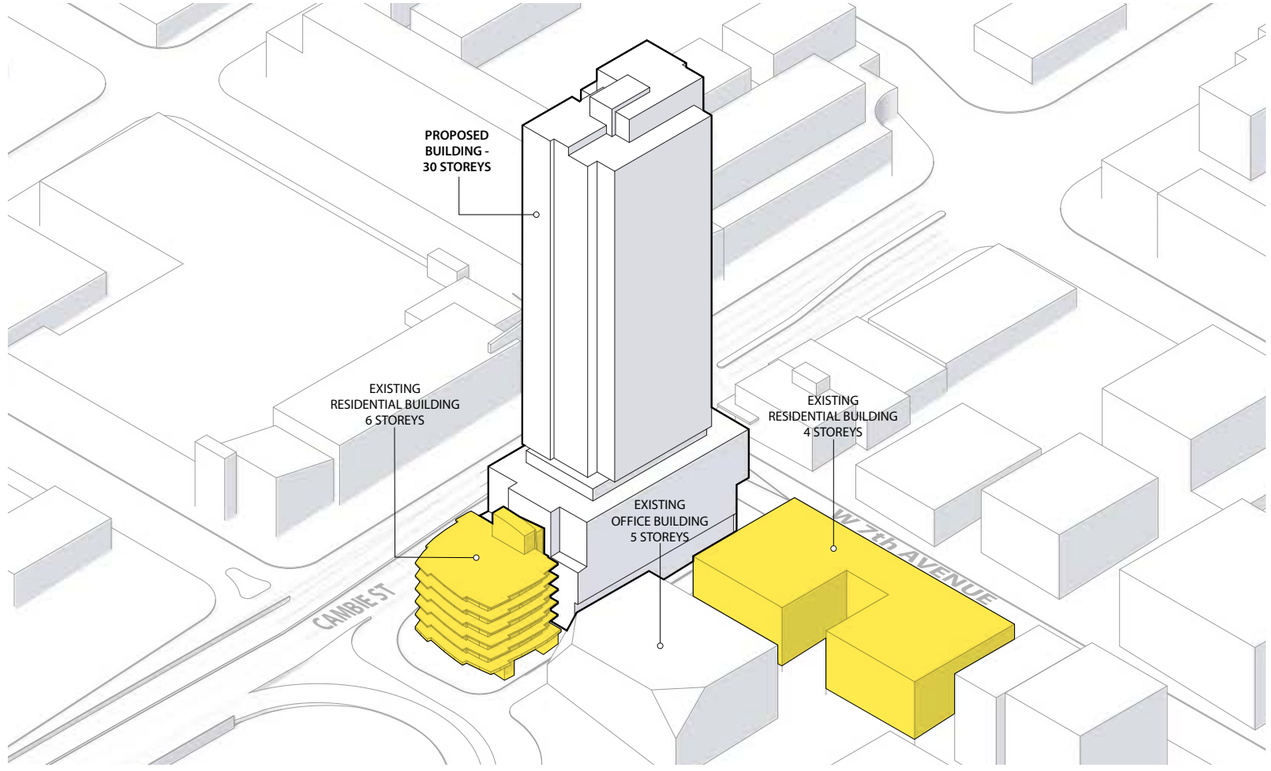
Aims to achieve the ideal living environment through optimised windo-to wall ratio for building facades while balancing the building's natural light reception and thermal performance.

EXISTING ADJACENCIES

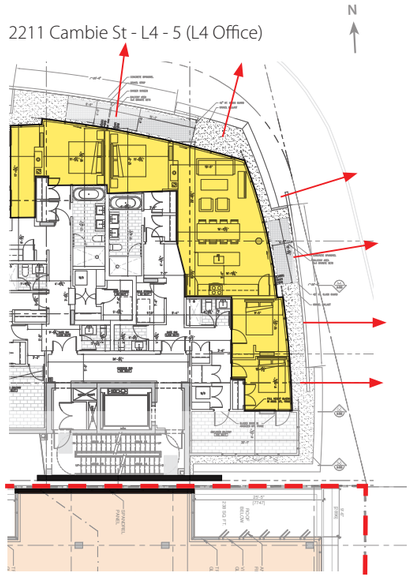
2285 Cambie shares its north property line with 2211 Cambie, a mixed-use building comprising retail at grade and 15 strata units at levels two to six. Nine suites partially border the shared property line; of these, all living areas are oriented towards False Creek, the North Shore mountains, and the downtown peninsula.

While all units favour views of Vancouver's iconic landscape, the proposed office podium design provides a 9'-6" setback, clad with angled metal fins to maximize daylight for its neighbours and prevent the possibility of overlook between buildings.

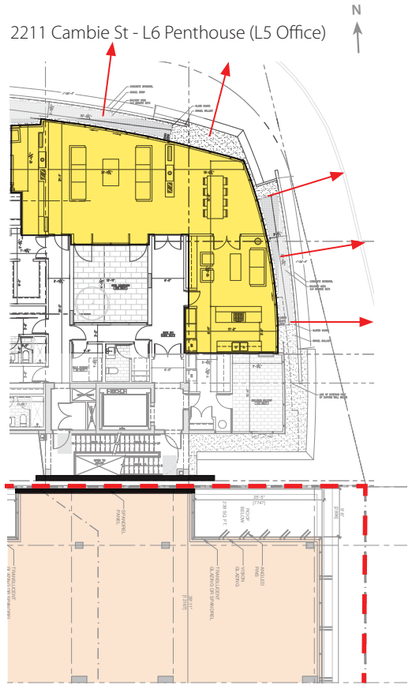
Across the lane, 511 W 7th Ave is a four-storey, 63-unit condominium. The development is oriented predominantly towards W 7th and an interior courtyard.



2211 Cambie St - L4 - 5 (L4 Office)



2211 Cambie St - L6 Penthouse (L5 Office)



LEGEND:

- Living Spaces
- Living Spaces Views
- Privacy Walls



Existing residential building to the north



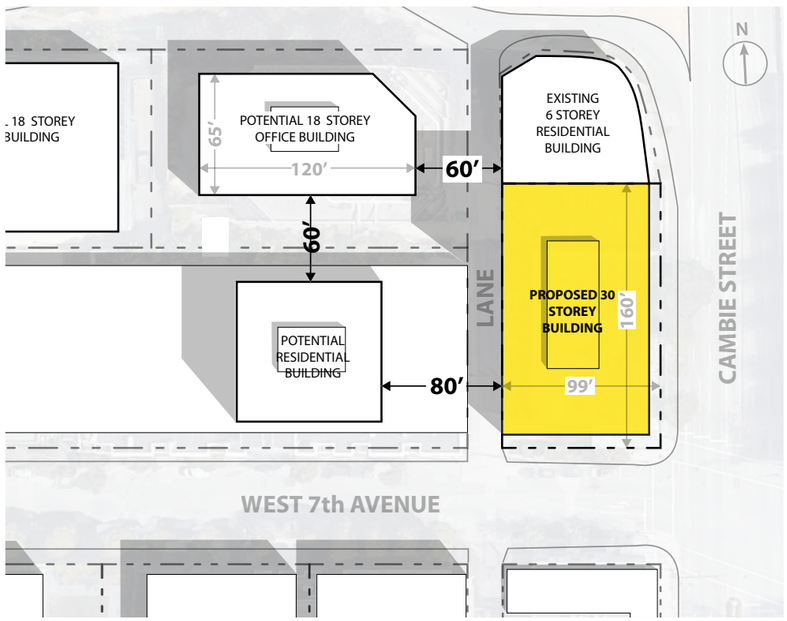
Existing residential building to the west

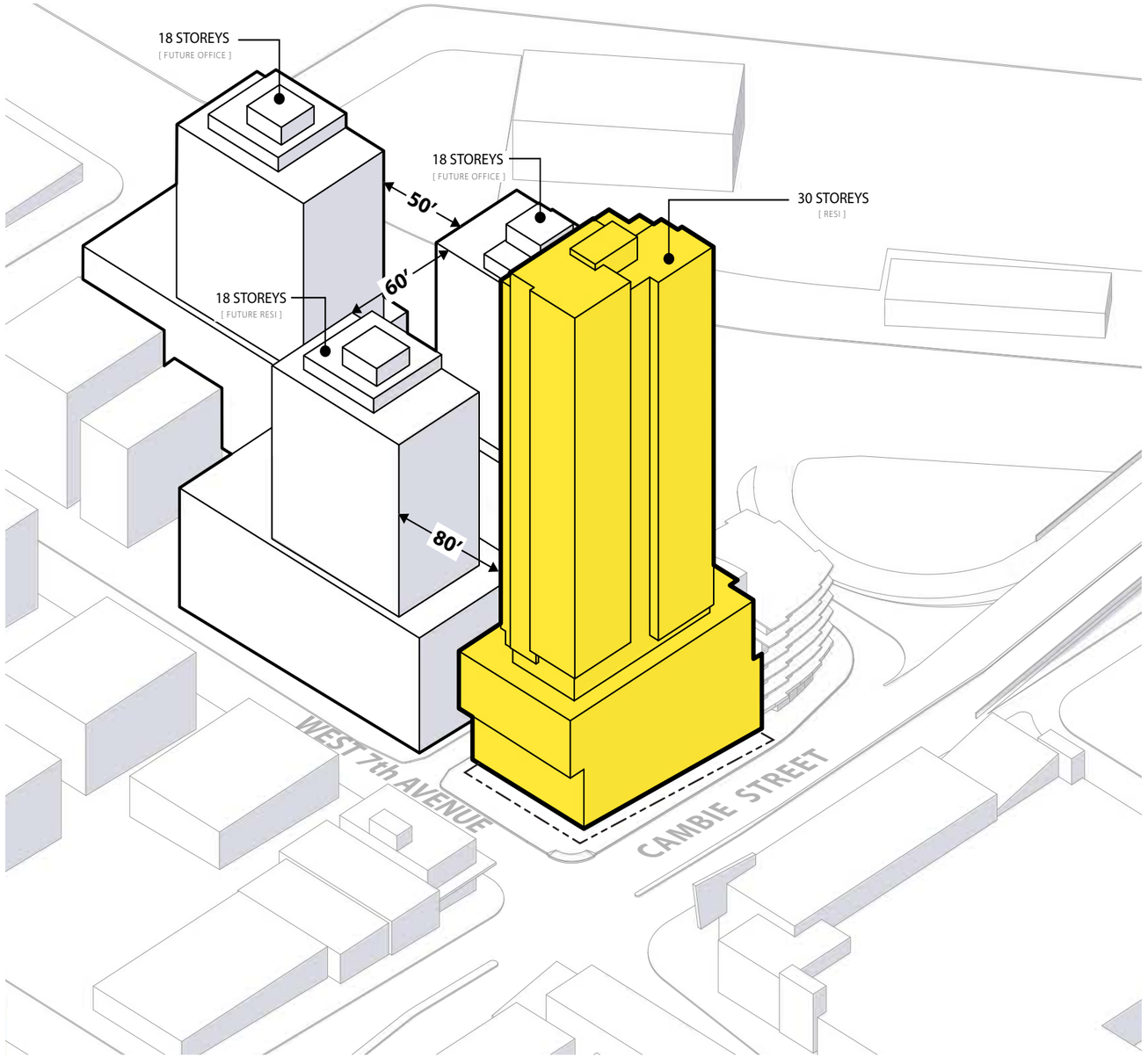
BLOCK TOWER SEPARATION DEVELOPMENT POTENTIAL

The massing strategy for 2285 Cambie follows a methodical approach to considering site limitations, existing surroundings, and the potential for future developments in line with the Broadway Plan.

The neighboring block holds two potential sites earmarked for tower-style development as per the Broadway Plan. Exploring the massing potential on these sites, in accordance with Broadway Plan policies, informs the potential tower design for the subject site. The Broadway Plan mandates a specified separation distance between building forms exceeding 6 storeys. A 60 ft. gap is required between Office and Residential structures, while a 80 ft. separation is mandated between Residential buildings.

By factoring in the maximum tower floorplate parameters and the necessary tower separations, the proposed massing is shown to be viable without constraining potential future constructions on adjacent sites.





PROPOSED DEVELOPMENT

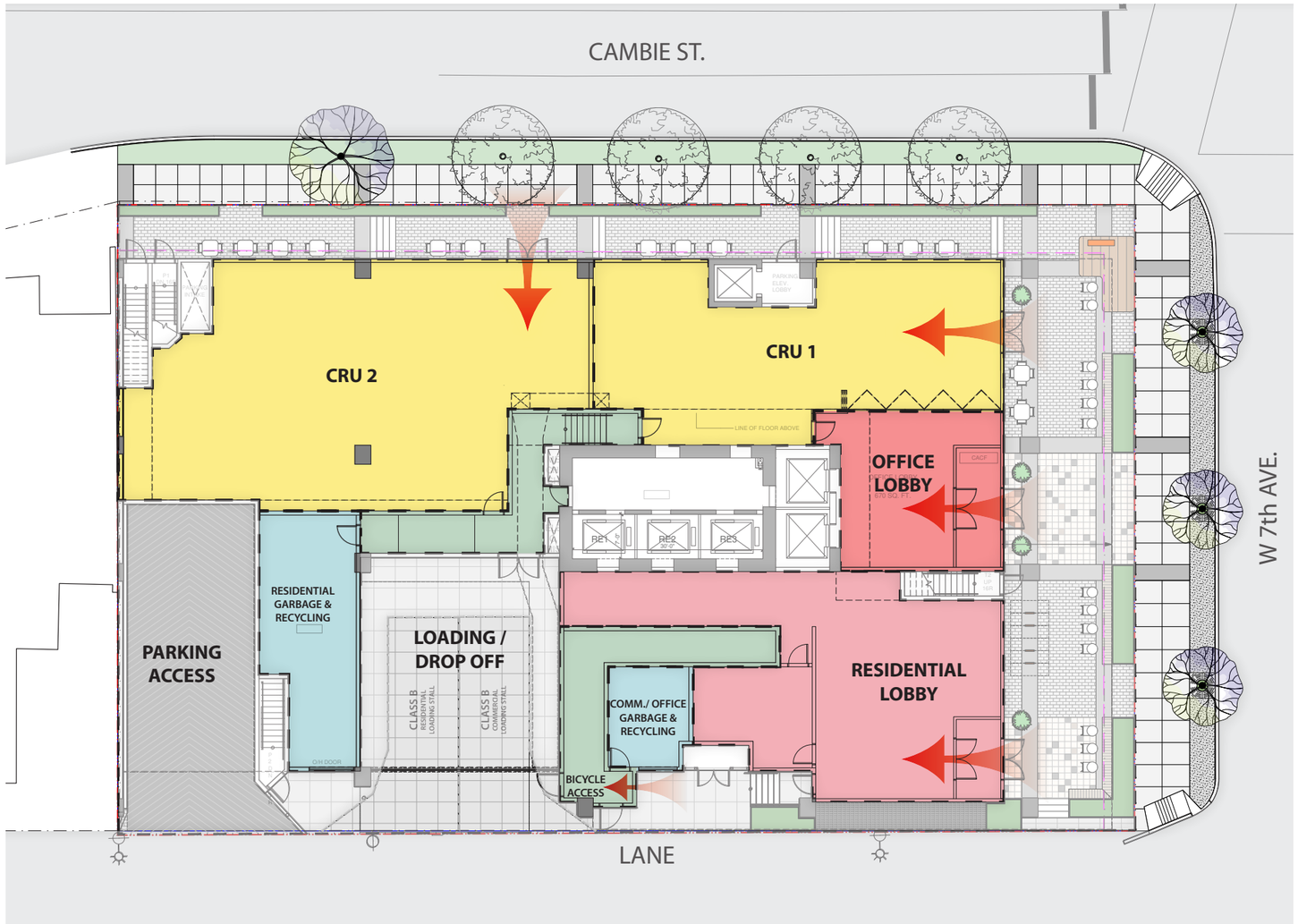


SITE DESIGN

The site layout is characterized by a diverse mixed-use program on the ground level. There are compact retail spaces along Cambie Street fronts and distictive entries to office and residential lobbies along West 7th Avenue. Towards the rear of the site, service-oriented functions face the lane, encompassing loading areas, parking access, an elevated vista switch, as well as garbage and recycling facilities. A spacious setback plaza links the lobbies to the public space, providing a weather-protected, double-height environment.

Legend

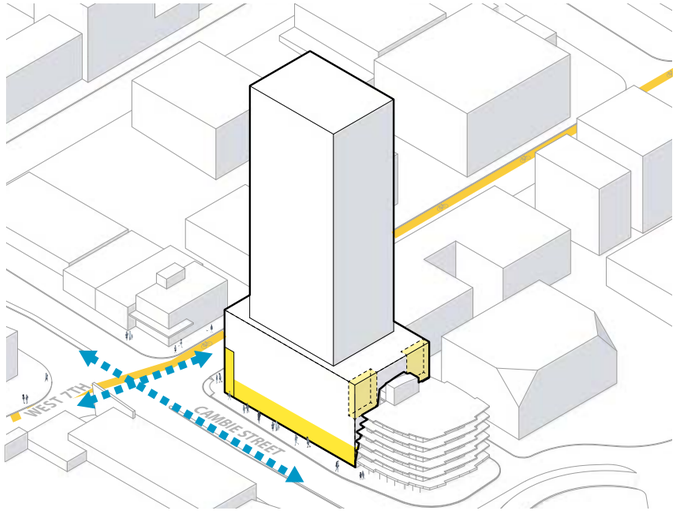
- Office Lobby
- Residential Lobby
- Commercial Units
- Loading Corridor
- Garbage and Recycling room
- Pedestrian Access



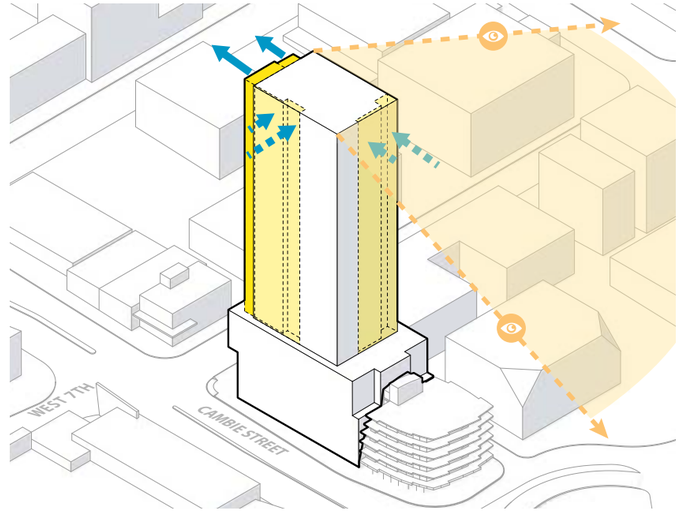
MASSING AND FORM

The massing strategy for 2285 Cambie St. is shaped by balancing numerous inputs including: Built form regulations, functional programming, urban design, and sustainability.

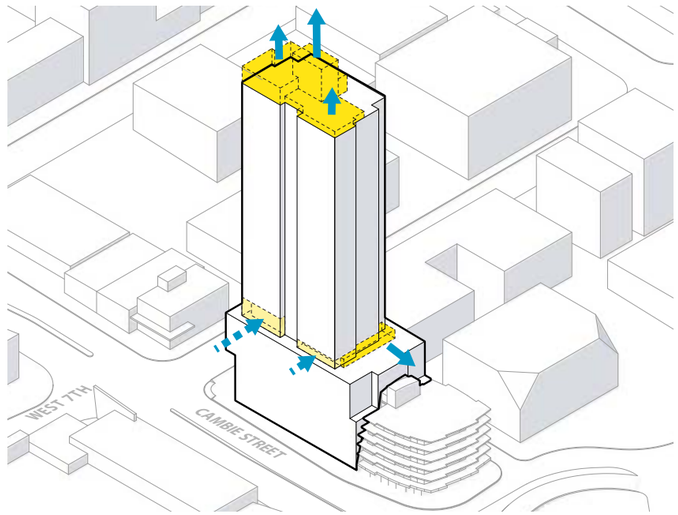
The primary massing takes on two stacked rectangular form, efficiently utilizing the compact site for functional office and residential space and regular structural bays. At ground level, a generous two-story cut-out volume creates a welcoming feature along the West 7th Avenue establishing a clear entry to the office and residential lobby through a privately owned public space. On the rooftop, secondary massings are raised up in steps, establishing a respectful relationship with the building's primary massing expression.



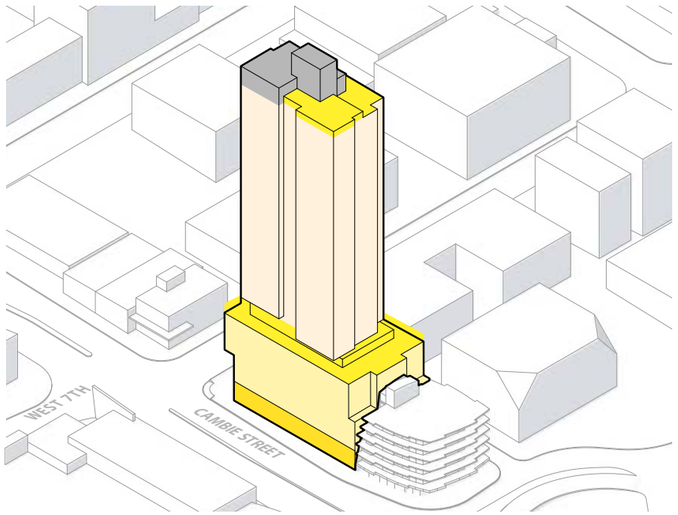
1. **Signify public realm** with a setback along 7th to welcome pedestrians and cyclists and establish continuous retail along Cambie Street. Provide another setback at the north office levels to maximize daylight to the neighbouring building.



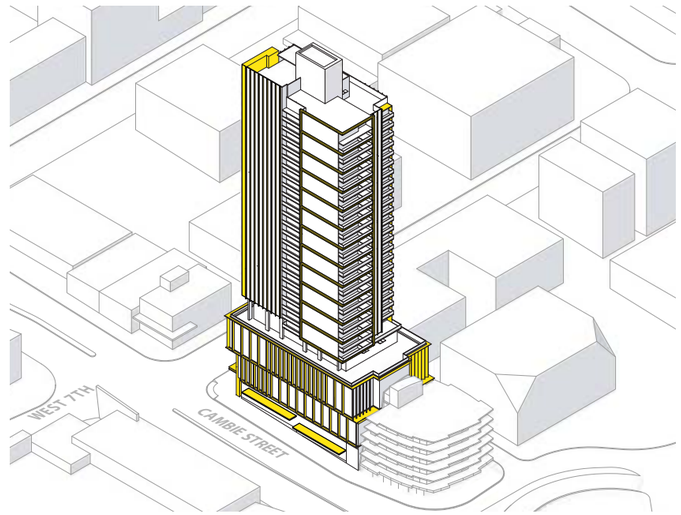
2. **Sculpt a slender residential tower** to protect neighbouring views while orienting residents towards the iconic panoramas of downtown and North Shore mountains.



3. **Terrace tower massing** to distinguish program and encourage outdoor rooftop amenities

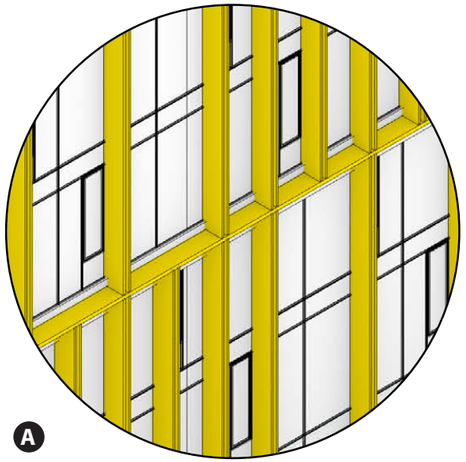


4. **Vertically stack programming** to activate the public realm while catering to community needs for job space, retail and housing.

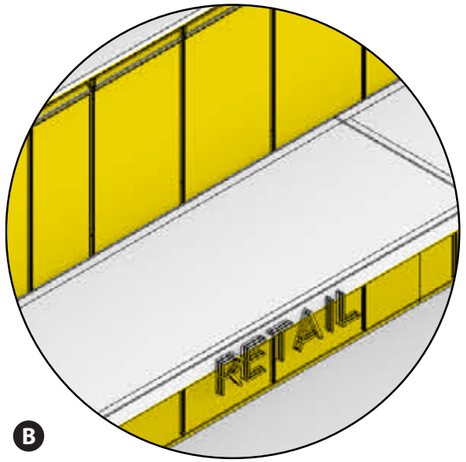


5. **Employ a clear and unified architectural language** to establish 2285 Cambie as an identifiable marker, creating a sense of arrival at Uptown.

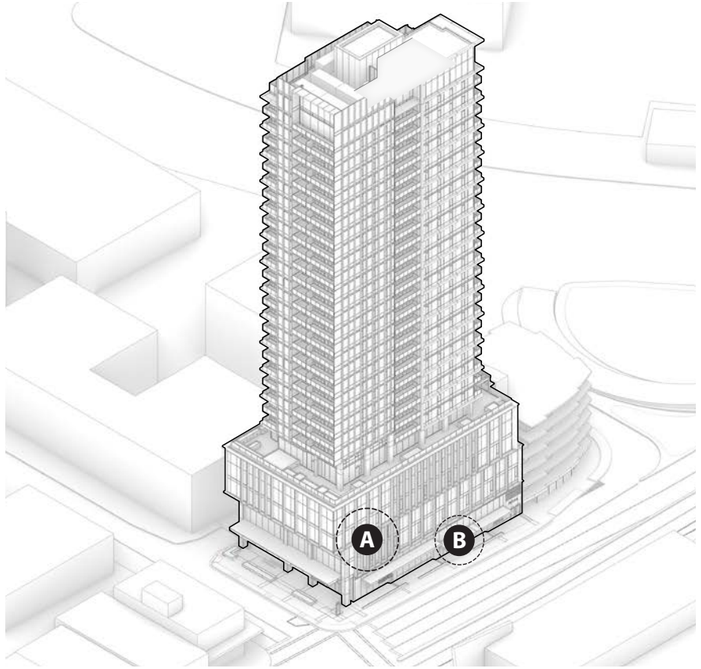
FACADE ARTICULATION

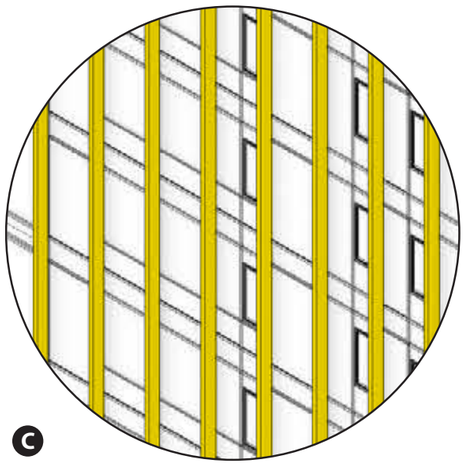


Patternized aluminum framing around the office exterior distinguishes the program while referencing the industrial history of the neighbourhood.

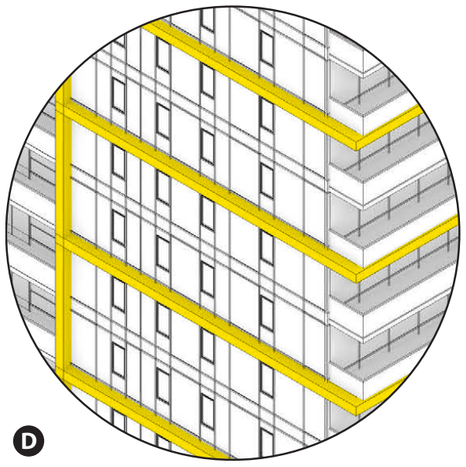


Articulation of the retail street level experience with storefront porosity and welcoming places to sit.

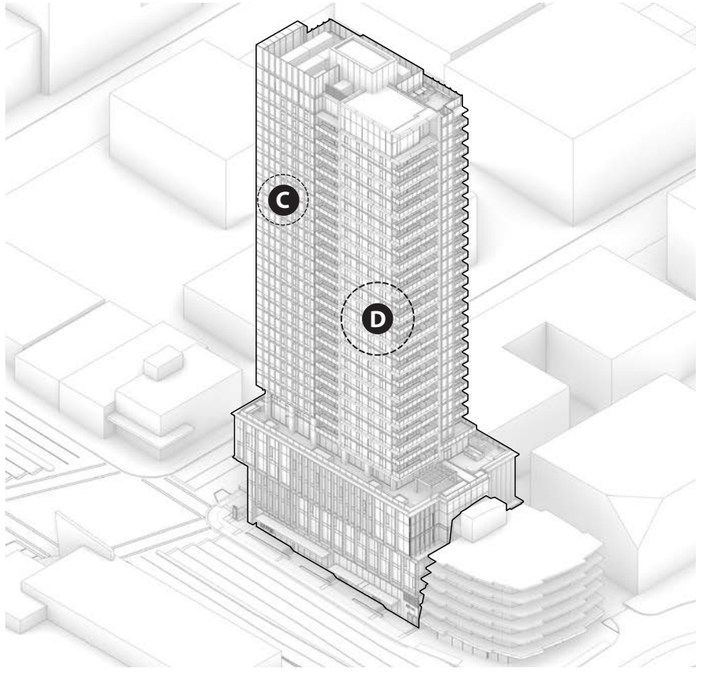




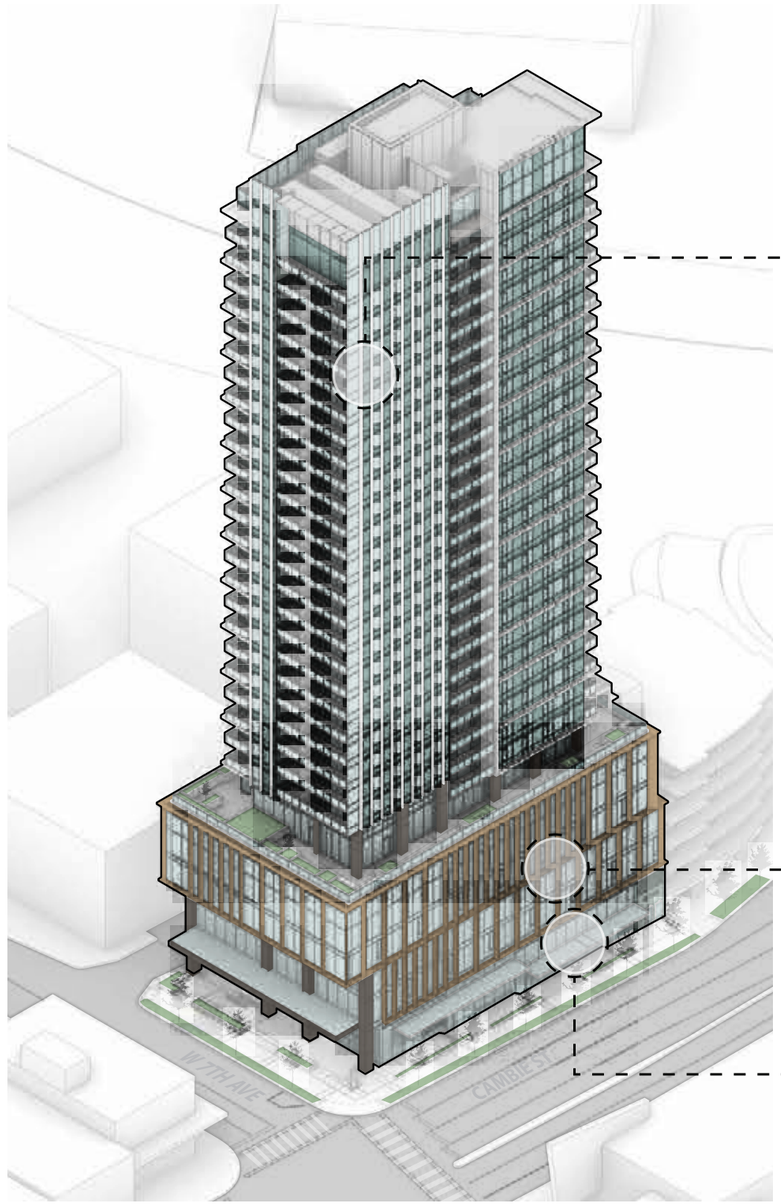
Vertical expression of the tower echoes the aluminum framing used for office facades.

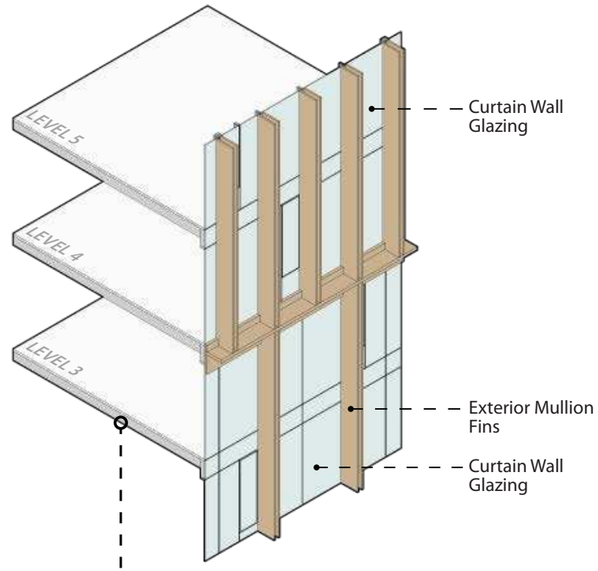


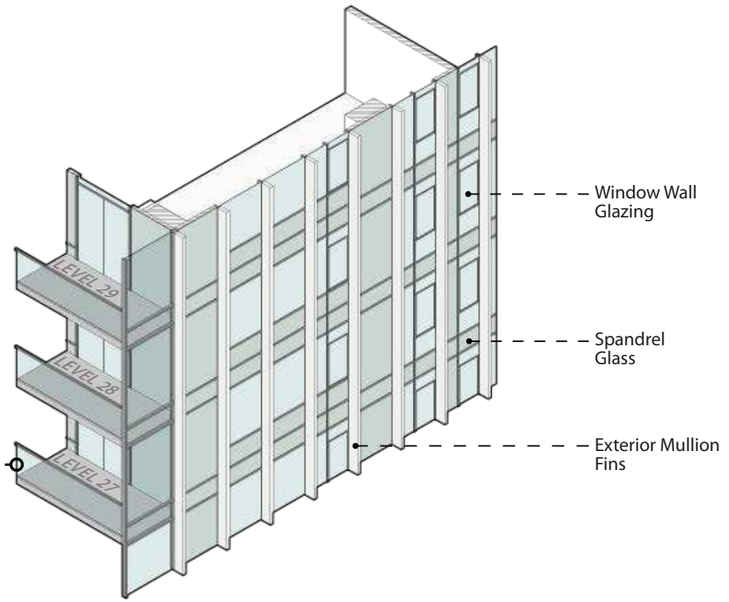
Framing used along the northeast corner of the residential tower to callout views facing the North Shore mountains and defines the corner.

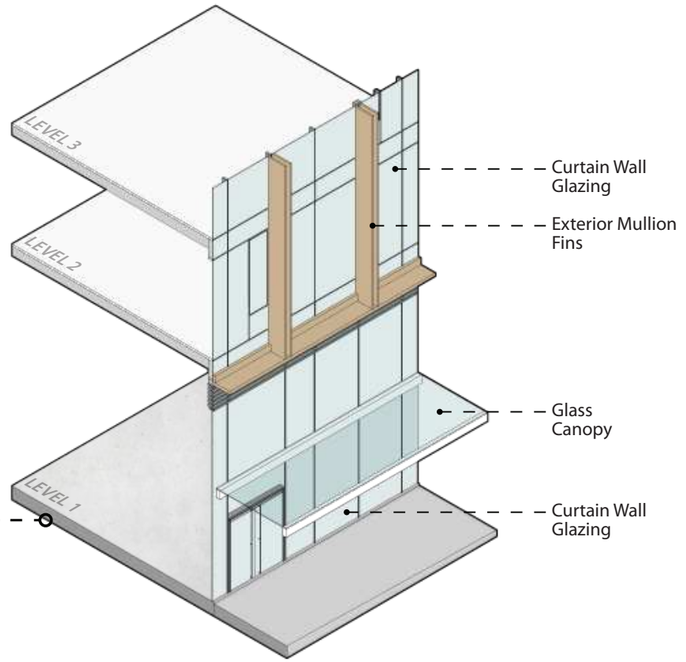


FACADE ARTICULATION

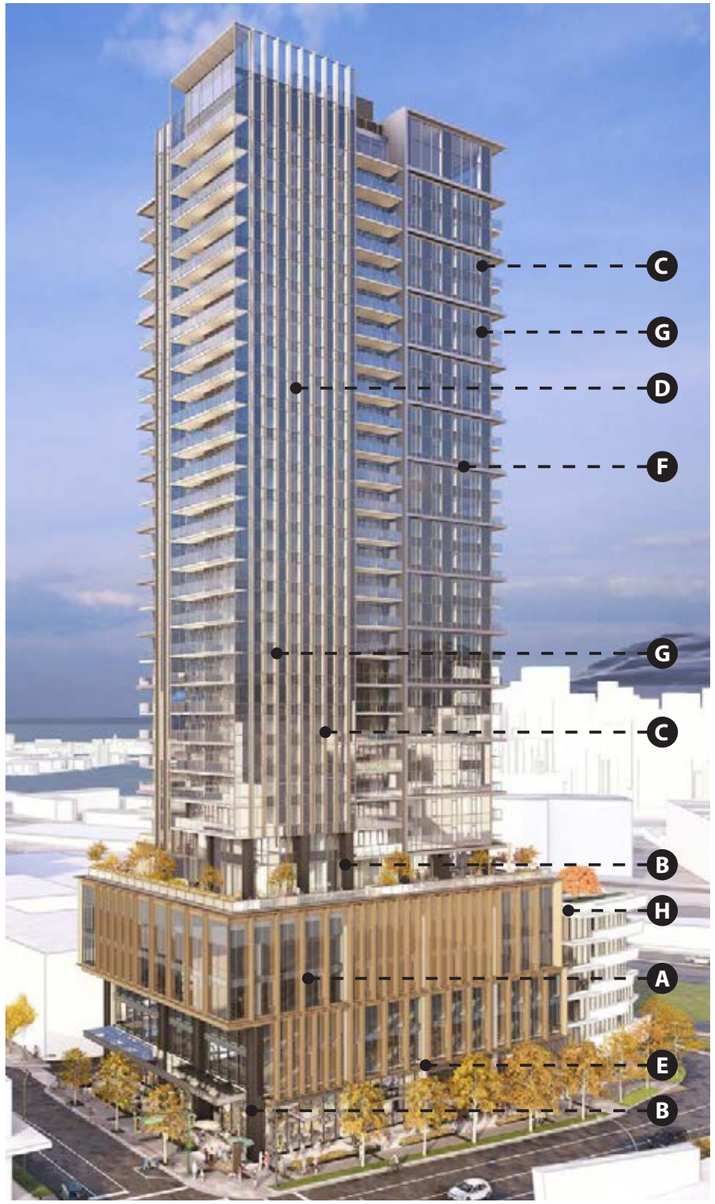








MATERIALITY



MATERIAL LEGEND:



Exterior Office Mullion Fins
The building exterior is broken down into two floor modules by mullion fins in an offset pattern. Fins are omitted in certain locations to reveal interior program, and further break down the scale of the building.



Exterior Clad Columns
Dark metal cladding blends a sophisticated aesthetic with the neighbourhood's industrial past to establish an identifiable and intriguing sense of place.



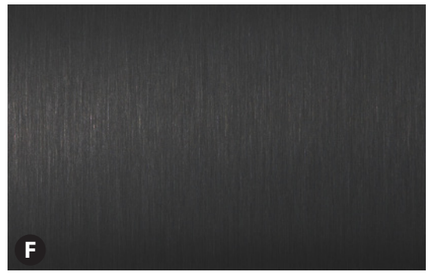
Window Wall Assembly
40% window to opaque wall ratio to reduce energy use while maintaining views and enhancing well-being



Exterior Metal Panel
Colour: Grey/Silver
To accentuate the tower's slender proportions and provide solar shading.



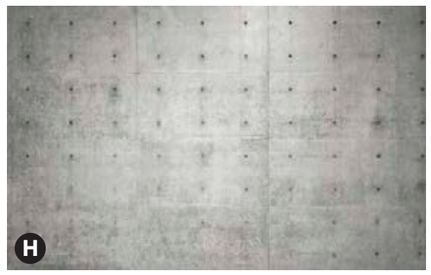
Metallic Louvres
Colour: Grey/Silver



Metallic Louvres
Colour: Black
Massing is broken down by horizontal framing to re-spond to the North Shore's iconic mountain views and provide solar shading.

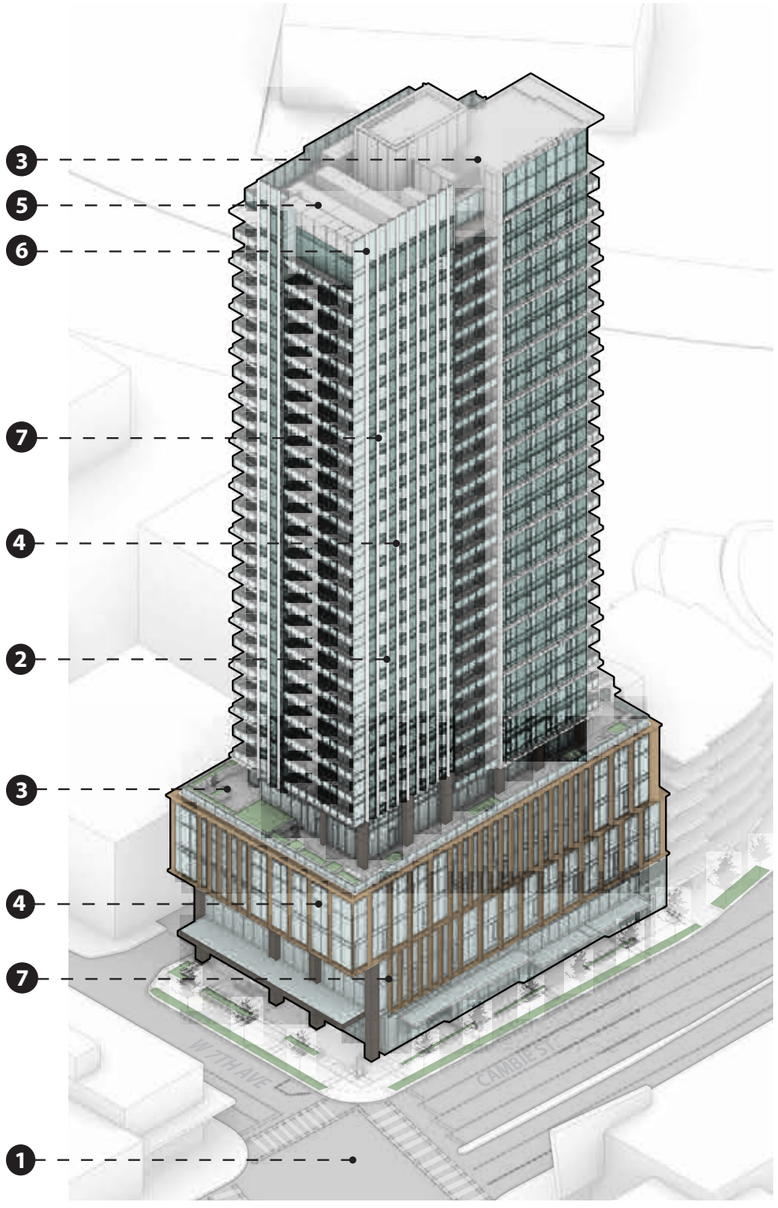


Spandrel Glass
Colour: Grey
Layered behind the curtain wall to ensure privacy for the occupants.



Concrete
Wall against the lot line which defines the property boundary.

SUSTAINABILITY



The project will focus on delivering applicable concepts from the *Green Building Policy for Rezoning* using strategic methodologies to achieve a low embodied carbon footprint, proper climate resilience and energy performance systems, and a rainwater management system that will fully utilize the design of the roofscape. Additionally, the site is situated in a transit oriented location that.



Transit Focused Development

The site's location is at the nexus of the Canada Line and the Broadway Extension which should be a driver of high density transit and bikeways.



High Performance Glazing Systems

Glazing assemblies will meet VBBL energy and envelope compliance performance requirements when combined with other facade elements.



Active Roof Top Landscape

A common roof deck and outdoor amenity area will provide access to nature for the occupants and help control rainwater runoff.



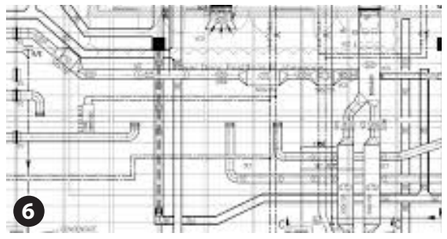
Passive Shading

The architectural expression of the facade offers different elements to provide passive shading including spandrel panels and vertical fins.



Rainwater Management

Green roof and planters in combination with retention tanks control the release of rainwater into the storm sewer system.



Efficient HRV Mechanical

Heat Recovery Ventilation with an apparent sensible effectiveness in residential spaces



Whole Building Performance

The project to be designed to meet stated Whole Building Performance Limits including window-to-wall ratio and high performance glazing.

SUSTAINABILITY

ENERGY & EMISSIONS PERFORMANCE LIMIT

Following the City of Vancouver's' Low-Carbon Energy Systems Policy, the project intends to pursue the LCES pathway through Type 3: user-owned on-site LCES. The project's systems design and modeling to date includes equipment suitable for this pathway and the operations component will be further investigated with project ownership as the design progresses.

A preliminary energy model has been conducted to identify building design parameters required to be in compliance with the performance limits for Residential High-Rise buildings with Office and Commercial Retail (connected to a City-recognizedlow carbon energy system).

Aggregated Performance Limits:
TEUI 131.0 kWh/m2;
TEDI 37.7 kWh/m2;
GHGI 3.0kgCO2/m2

Modeled Performance Results:
TEUI 96.9 kWh/m2;
TEDI 35.3 kWh/m2;
GHGI 1.4 kgCO2/m2.

EMBODIED CARBON LIMITS

Preliminary embodied emissions calculations for all major building materials have been conducted based on the building's rezoning concept design. The results of this model have been compared to an embodied emissions calculation developed to represent a "functionally equivalent" building. The "functional equivalent' embodied emissions analysis has been developed following the City of Vancouver's embodied carbon modelling guidelines. The goal of this comparison is to affirm the proposed development does not exceed an embodied emissions intensity of two times its functional equivalent as per the VBBL 2025 requirement.

From the proposed buildings, applicable details related to column quantity, span, load and typical wall assemblies have been applied to the various floor, wall, and roof lengths and areas for this building. Various floor, wall and roof areas have been confirmed through the preliminary energy model. At this stage, the project is still in concept design where the building shape/massing and suite layouts are subject to City approval and other changes. As the project design evolves subsequent embodied emissions models will be updated to assure compliance up to the Building Permit Application stage.

It has been determined based on the concept design of 2285 Cambie Street, the total lifecycle embodied emissions Global Warming Potential intensity is 10% less than its' functional equivalent. To achieve this performance the project team will need to evaluate proven carbon saving technologies such as low carbon concrete.

Embodied Emissions of both the Proposed and Functional Equivalent Design

	Unit	Functionally Equivalent Building	Allowable Limit (10% reduction from baseline (assuming responsible material sourcing)	Proposed building	Percent Difference (%)
Global Warming Potential	kg CO2 eq	8.40E+06	7.56E+06	7.53E+06	-10%
Global Warming Potential Intensity	kgCO2eq/m²	370.37	333.33	332.07	
Global Warning Potential Annualized Intensity (60-year building life expectancy)	kgCO2eq/m²/year	6.17	5.55	5.38	

*Functional equivalent building developed based on City of Vancouver Embodied Carbon Modelling Guidelines

RENTAL RESIDENTIAL

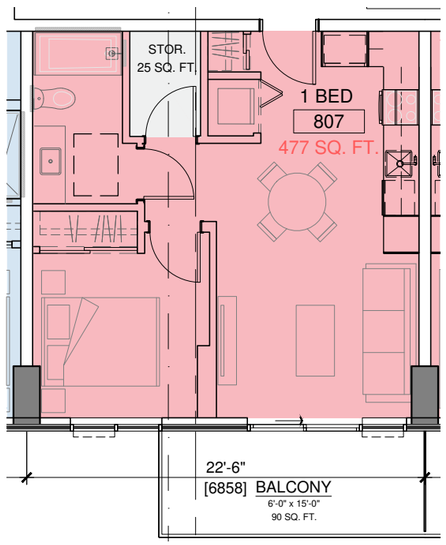
Unit Mix

The design proposes 212 market rental residential units within levels 7 through 30. Rental housing in this location supports active and public transportation and generates community to support local economies and amenities.

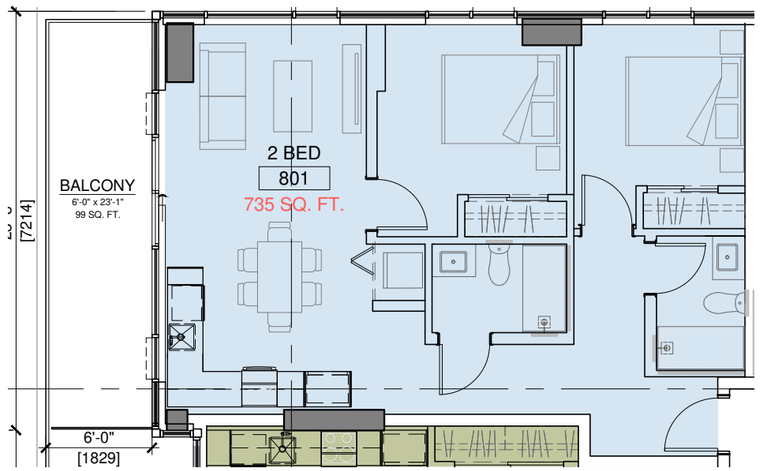
Unit mix and sizes are in accordance with rental policy and High Density Housing for Families with Children Guidelines; 54.7% one bedroom, 25.5% two bedroom, and 9.9% three bedroom. A typical floor plate of 7,150 sq.ft. on Levels 8-27 contain 9 units made up of Studio, One, Two, and Three bedroom suites. Levels 28-30 offers larger units with families in mind.

All units have access to private balconies that exceed the minimum 50 sq.ft. required by the Broadway Plan, with at least 6 ft. of depth to accommodate comfortable outdoor living.

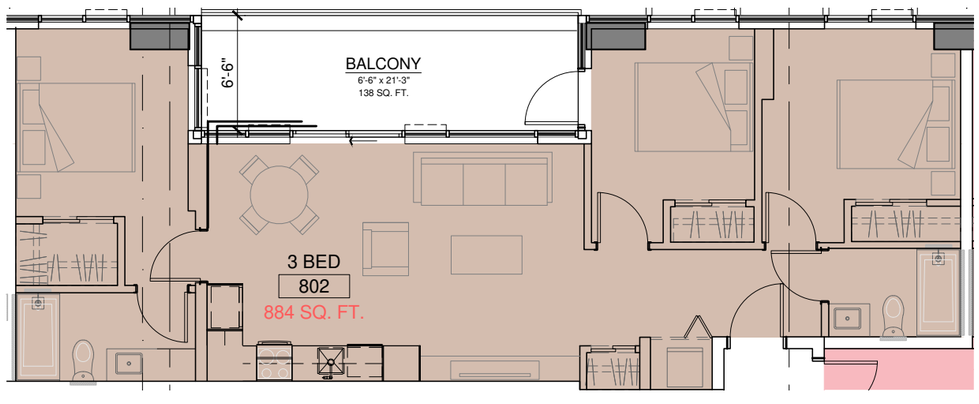
Most units are equipped with in-suite storage with the remainder having dedicated secured lockers within parking levels.



Typical 1 bedroom unit layout



Typical 2 bedroom unit layout



Typical 3 bedroom unit layout

OFFICE SPACE

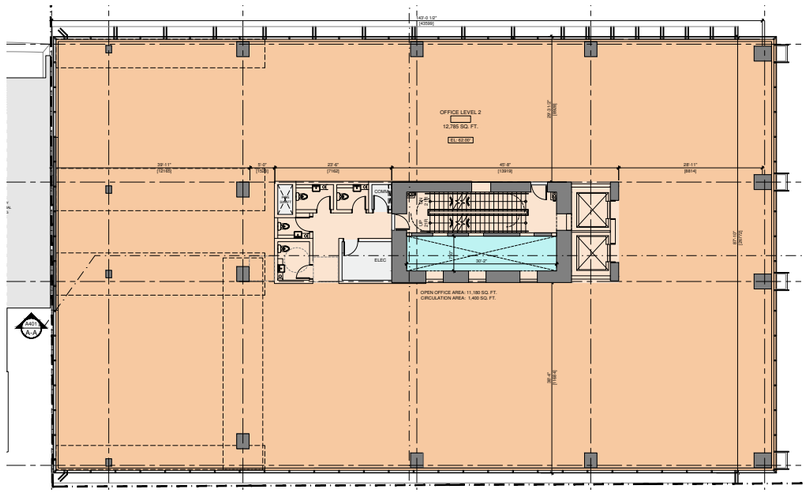
Four office levels range in area from 12,500 sq.ft. to 13,500 sq.ft., with floor plates designed such that they be suitable for larger single tenants or multi-tenant configurations.

Generating new office space within the FUCC area complies with the region's primary policy intent. With the proposed building's proximity to Olympic Village Station and Broadway City Hall Station, the location becomes paramount to reducing reliance on private vehicles.

The office podium will be clad with a high performance curtain wall system that includes integrated external shading fins.



View looking north-west from the corner of Cambie and W. 7th Ave.



Typical Office Floorplate

AMENITIES

The proposed building includes multiple indoor and outdoor amenity spaces for both office and residential occupants that support enhanced livability, wellness, and community within the building.

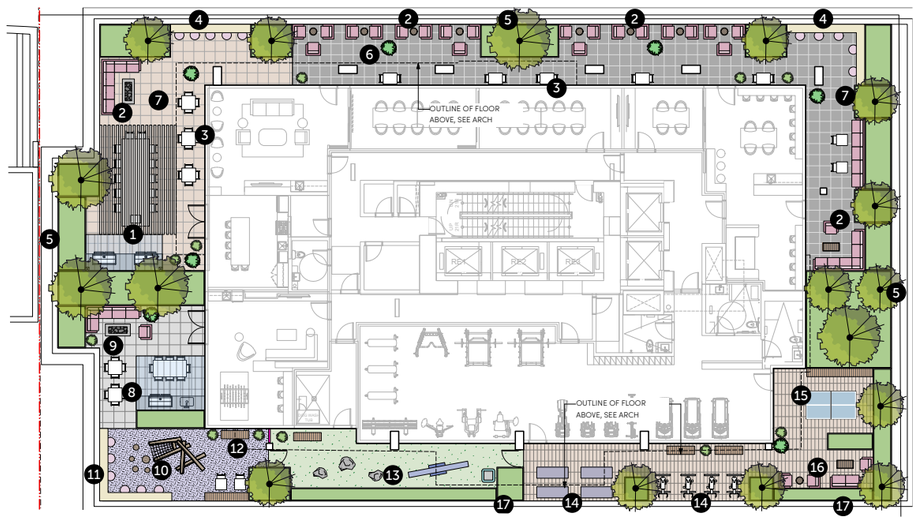
Level 6

The communal amenity space at level 6 blends the office tenants with the tower's residents. A shared fitness centre of 1,800 sq.ft. overlooks English Bay, while outdoor dining and lounge areas are complimented by a backdrop of the North Shore mountains.

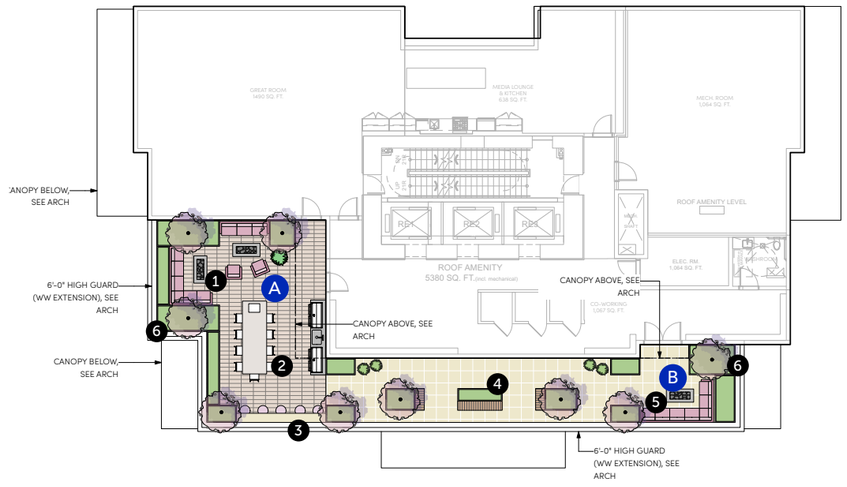
The exterior amenity deck is accessed from multiple interior points. A program feature list includes kids play area, dog run, lounge areas, outdoor fitness terrace, and barbeque space.

Rooftop Amenity

The rooftop amenity space provides over 270 degree view of Vancouver's iconic landscapes to the west, north, and east, highlighting the spectacular view towards Ch'ích'iyúy Elxxwíkn (the 'Two Sisters' or the 'Lions') and the North Shore Mountains.



Level 6 Amenity



Rooftop Amenity



Level 6 outdoor amenity space.



Rooftop outdoor amenity space.



View looking west along Cambie Street.



View looking northeast from the corner of laneway and West 7th Avenue.

PUBLIC REALM

The design of the office building's public realm prioritizes user experience, community engagement, and commercial vitality.

Pedestrian-Centric Design

A pedestrian-first approach informs the setback along W. 7th Ave., ensuring safe and seamless circulation. Wide walkways, ample seating, and lush landscaping create an inclusive environment, encouraging leisurely strolls and impromptu gatherings.

Retail Integration

Integrated retail units activate the ground level, featuring 18' to 25' ceilings. The intent is to lease retail spaces to thoughtfully curated tenants, including cafes, boutiques, and services, catering to diverse needs and adding vibrancy to the public realm.

Landscaping and Greenery

Landscape softens the urban environment, providing a buffer between the streets. Native planting and low-maintenance landscaping ensure a sustainable, inviting atmosphere year-round.

Universal Accessibility

Thoughtful design elements, including ramps, tactile paving, and ample seating options, prioritize accessibility for all users, ensuring an inclusive and welcoming experience.



View looking northwest from the corner of Cambie and W. 7th Ave.



View looking north along W 7th ave.



View looking northwest from the corner of Cambie and W. 7th Ave.



Street view from West 7th Ave.



View looking north from W. 7th Ave.



View looking south from W. 2nd Ave.

LANDSCAPE ARCHITECTURE

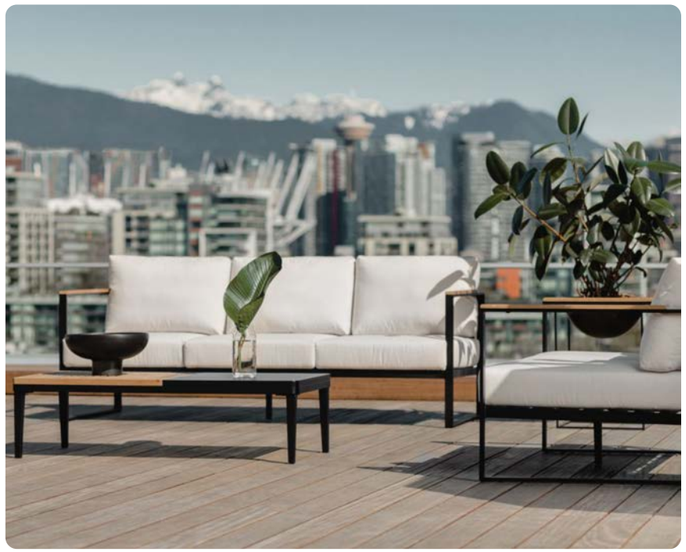
LANDSCAPE DESIGN INSPIRATION + THEMATICS



ARCHITECTURAL FORM AND MATERIALITY



PUBLIC REALM ENGAGEMENT + PUBLIC ART



FLEXIBLE USE ROOFTOP + VIEWS

DESIGN CONSIDERATION: GROUND LEVEL

1 CAMBIE STREET FRONTAGE

- PRESERVE EXISTING TREES, ADD CONTINUOUS PLANTING BUFFER TO MITIGATE NOISE + TRAFFIC
- ACTIVATE CRU FRONTAGE BY INTRODUCING TERRACES, STEPS + PLANTERS + SEATING
- INTRODUCE FEATURE PAVING + FURNISHING

2 "GATHERING NODE"

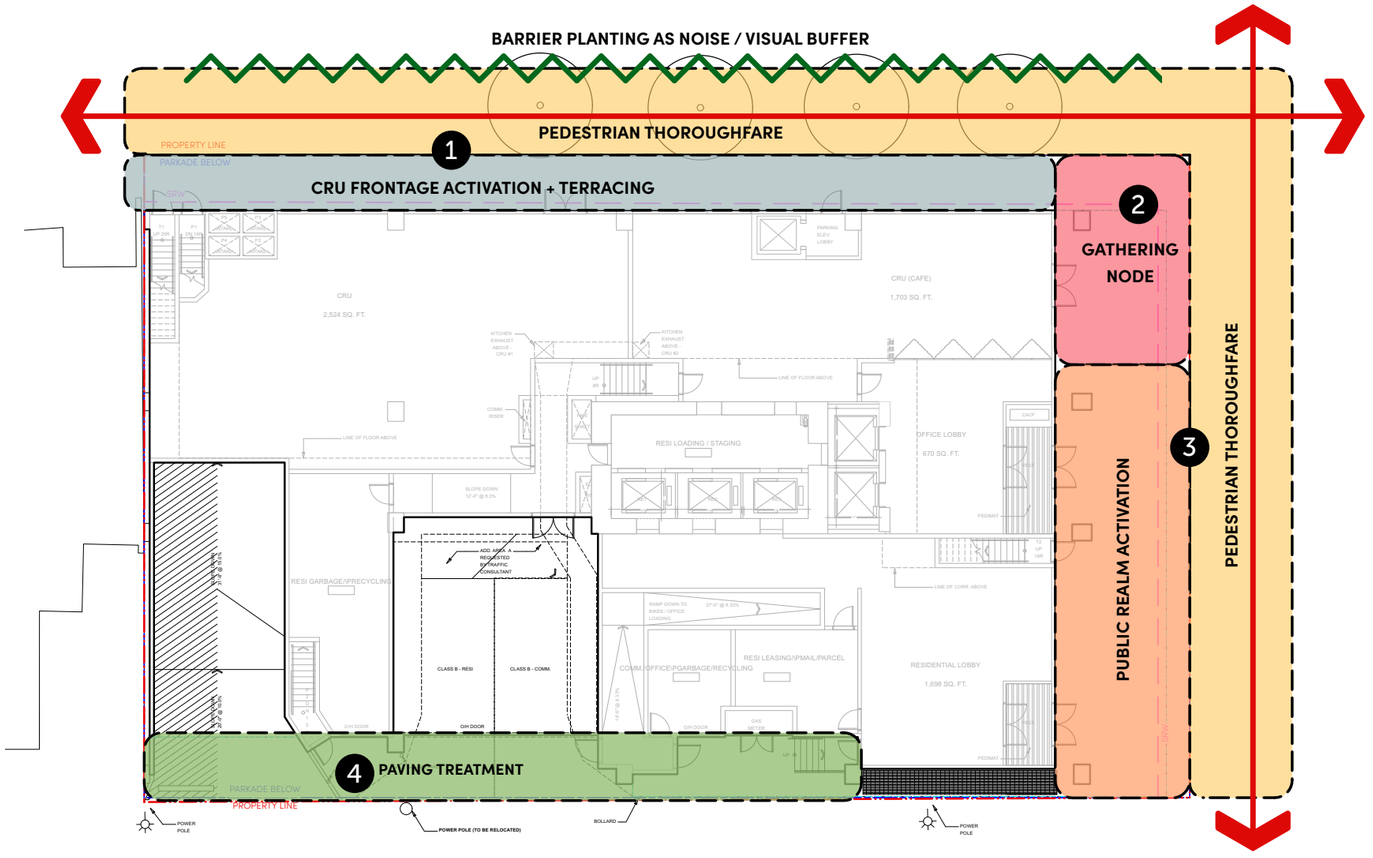
- FEATURE SEATING OPPORTUNITIES + WAYFINDING OR DIGITAL MEDIA SIGN TO PROMOTE AND ENCOURAGE THE USE OF THE PUBLIC REALM
- ACTIVATE CRU

3 WEST 7TH AVENUE FRONTAGE

- ADD STREET TREES FOR SHADE
- ALLOW FOR ROADSIDE PARKING
- PAVING / GEOMETRY INSPIRED BY ARCHITECTURAL FACADE
- ACTIVATE PUBLIC REALM VIA FURNISHING + PAVING + LIGHTING

4 REJUVENATED 'BACK-OF-HOUSE'

- INTRODUCE FEATURE PAVING + LIGHTING TO ANIMATE LANE FRONTAGE
- EXPLORE VERTICAL GREEN WALL TO BUFFER EXPANSIVE WALLS



1 GROUND LEVEL LANDSCAPE DESIGN CONSIDERATIONS
Scale: 3/32" = 1'-0"

0 25 35 FT

ACTIVATED AND WELCOMING PUBLIC REALM, WITH PROGRAMMING AND MATERIALITY TO RESPOND TO THE BUILDING'S ARCHITECTURE AND INTERIOR USES. ALONG CAMBIE STREET'S RETAIL FRONTAGE, FEATURE PAVING AND BANDING ALIGN WITH THE BUILDING COLUMNS, WHILE METAL PLANTERS WITH FEATURE PLANTING AND LIGHTING ARE PROPOSED TO CREATE RETAIL TERRACES. ALONG WITH MOVEABLE FURNISHINGS PROVIDING INTEREST AND PLACES TO SIT YEAR ROUND.

AT THE SOUTHEAST CORNER, A PUBLIC "GATHERING NODE" WITH DECK SEATING AND WAYFINDING SIGNAGE ENHANCE ANCHOR THE PUBLIC REALM. SIMILARLY, ALONG WEST 7TH AVENUE, LINEAR PLANTING STRIPS WITH INTEGRATED BENCH SEATING NOT ONLY HELP DEFINE THE SPACE BUT ALSO CREATE SPACES FOR SOCIAL INTERACTION. THE PAVING GEOMETRY TAKES A CUE FROM THE ARCHITECTURAL EXPRESSION OF THE BUILDING, AND A DIFFERENT PAVER PATTERN AND COLOUR IS USED FOR THE OFFICE AND RESIDENTIAL LOBBY ENTRANCES.

AT THE LANE FRONTAGE, SIMPLE PAVING TREATMENT WITH SCORED CIP CONCRETE IS PROPOSED FOR THE LOADING AREAS. RAISED METAL PLANTERS WITH HARDY PLANTS WILL ADD VEGETATION TO SOFTEN THE BACK OF HOUSE.

KEY LEGEND

A CAMBIE STREET FRONTAGE

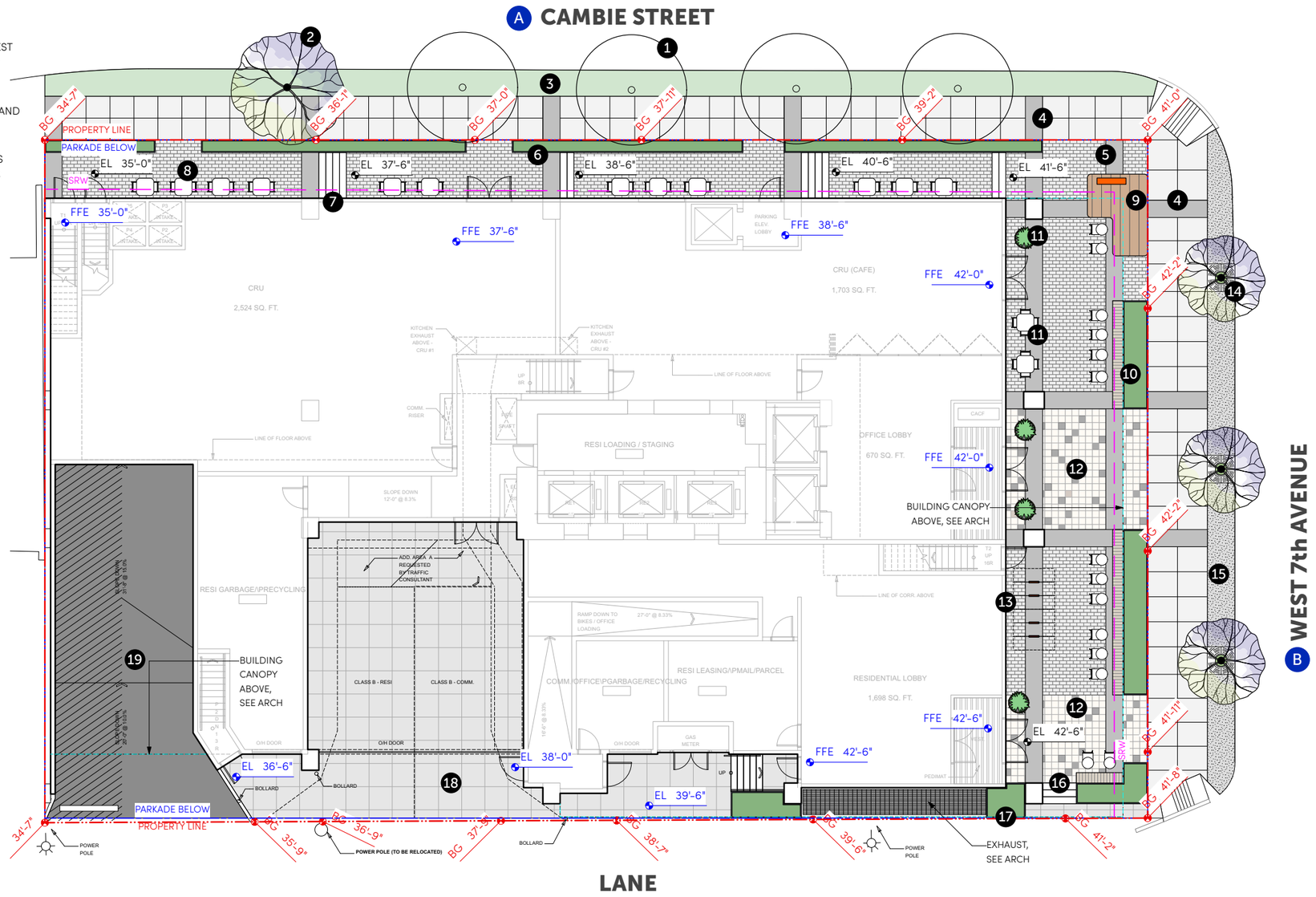
1. EXISTING TREES TO BE RETAINED
2. NEW PROPOSED TREE
3. GROUNDCOVER + BARRIER PLANTING AT BASE OF TREES ALONG CAMBIE STREET
4. CIP CONCRETE SIDEWALK W/ CONCRETE BANDS
5. FEATURE UNIT PAVING W/ BANDS
6. RAISED PLANTERS W/ FEATURE PLANTING + LIGHTS - TO CREATE RETAIL TERRACES ALONG BUILDING FRONTAGE
7. CIP CONCRETE STEPS
8. MOVABLE TABLE + CHAIRS

B WEST 7TH AVENUE FRONTAGE

9. SESAT DECKING W/ TABLES & CHAIRS + SIGNAGE
10. METAL PLANTER INTEGRATED WITH BENCH + TABLES & CHAIRS
11. MOVABLE TABLES + PLANTER POTS
12. OFFICE + RESIDENTIAL LOBBY FEATURE PAVING
13. BIKE RACKS (6 PARKING SPACES)
14. NEW PROPOSED STREET TREES IN GRATES W/ OUTLETS FOR LED STRING LIGHTS
15. 4' WIDE EXPOSED AGGREGATE
16. CIP CONCRETE STEPS

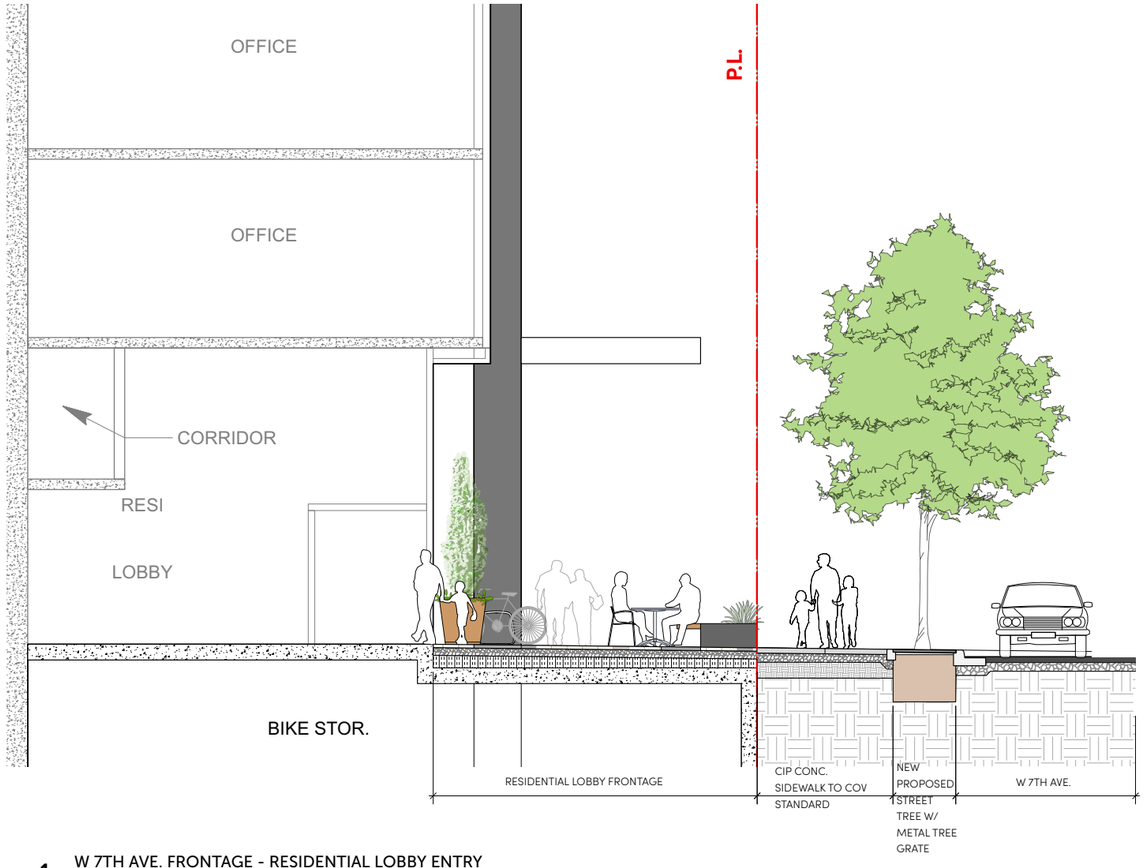
C LANE FRONTAGE

17. RAISED METAL PLANTER
18. CIP CONCRETE PAVING WITH SAW-CUTS
19. RAMP TO PARKADE (SEE ARCH)

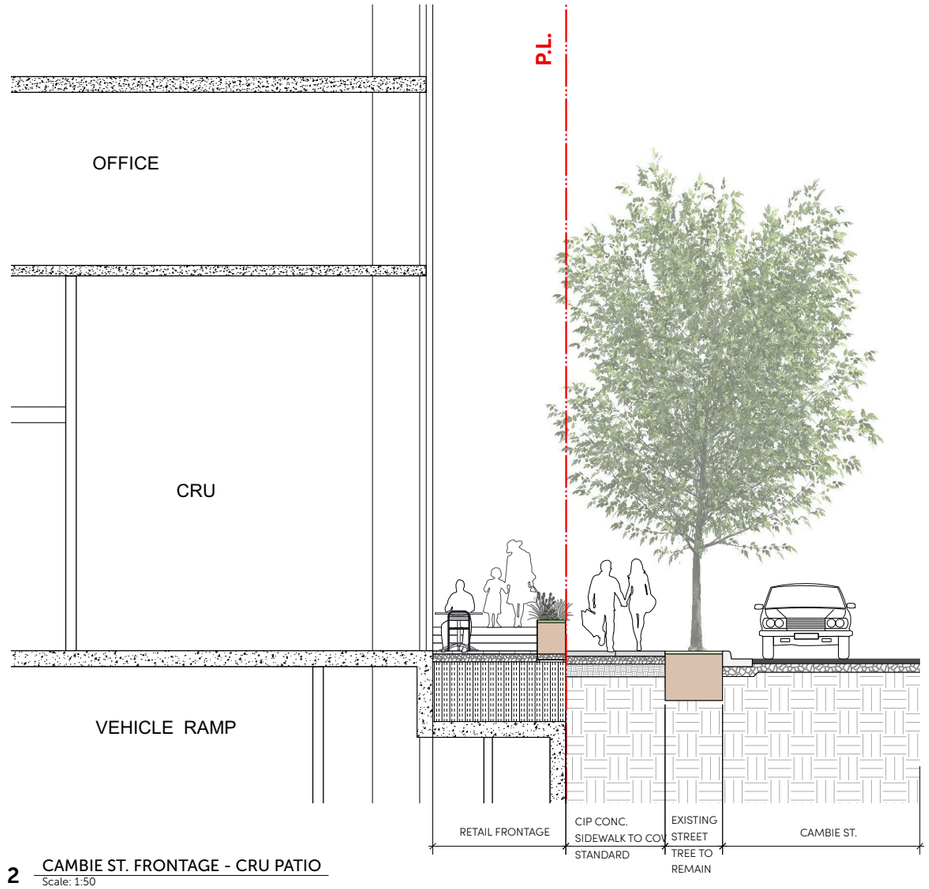


1 GROUND LEVEL LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

0 25 35 FT



1 W 7TH AVE. FRONTAGE - RESIDENTIAL LOBBY ENTRY
Scale: 1:50



2 CAMBIE ST. FRONTAGE - CRU PATIO
Scale: 1:50

GROUND LEVEL PRECEDENT IMAGES

CAMBIE STREET FRONTAGE







WEST 7TH AVENUE FRONTAGE







WEST 7TH AVENUE FRONTAGE







REJUVENATED " BACK-OF-HOUSE"




DESIGN CONSIDERATION: LEVEL 6 PODIUM AMENITY

A OFFICE AMENITY DECK

1 LOUNGE AREA
- SOCIAL + GATHERING
- DINING/BBQ
- CORPORATE EVENTS

2 OUTDOOR OFFICE
- SMALL MEETING AREAS
- COFFEE CHAT
- PHONE CALLS/SOCIAL MEDIA

B FAMILY AMENITY DECK

3 OUTDOOR KITCHEN
- DINING/BBQ
- SEATING

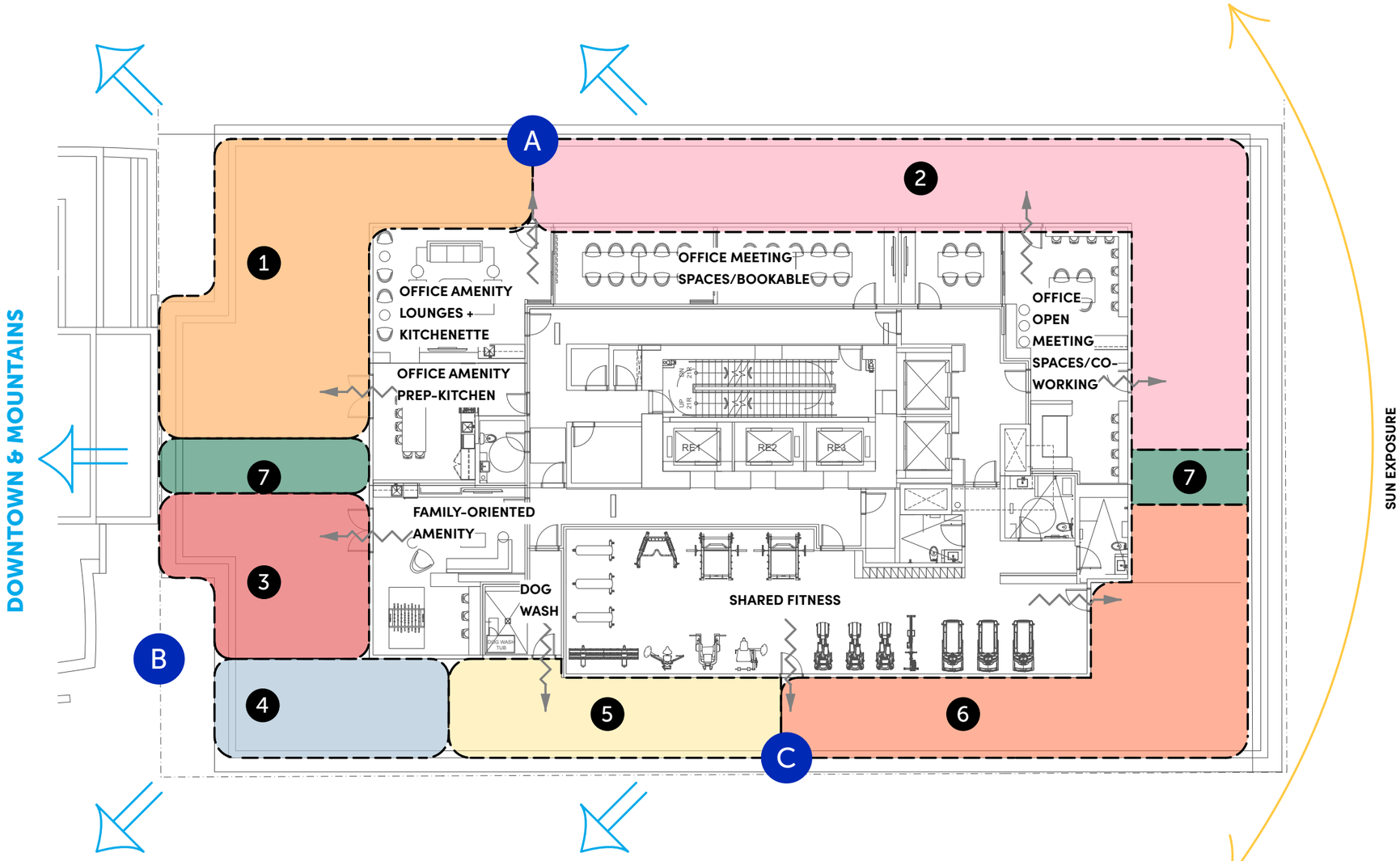
4 KIDS PLAY AREA
- NATURALIZED PLAY EQUIPMENT
- SEATING

C SHARED AMENITY DECK

5 SHARED DOG-RUN AREA
- SEATING
- DOG PLAY ELEMENTS

6 OUTDOOR FITNESS + COOL-DOWN AREA
- YOGA/EXERCISE BIKES
- SEATING

7 BUFFER PLANTING B/W OFFICE & FAMILY/SHARED AMENITIES



DESIGN RATIONALE

THE LEVEL 6 AMENITY DECK HAS BEEN DIVIDED INTO THREE DIFFERENT ZONES OF USE: AN OFFICE AMENITY DECK, A FAMILY AMENITY DECK AND A SHARED AMENITY DECK FOR THE OFFICE AND RESIDENTIAL USERS, ALL WHICH FUNCTION TO EXTEND THE INDOOR AMENITY AREAS TO THE OUTSIDE.

ON THE OFFICE AMENITY DECK, OUTDOOR DINING, SOCIAL GATHERING, AND WORKING SPACES ARE PROPOSED FOR THE EAST PORTION OF THE PODIUM DECK. THE NORTHWEST CORNER WITH OUTDOOR KITCHEN AND KIDS PLAY AREA IS PROGRAMMED FOR THE RESIDENTIAL AMENITY AREA. FOR THE SHARED AMENITY AREA, A DOG RUN WITH CONTROLLED ACCESS AND DOG PLAY EQUIPMENT, AND AN ADJACENT OUTDOOR GYM + COOL DOWN AREA, PROVIDE ACTIVITIES SHARED BETWEEN ALL USERS. LARGE RAISED METAL PLANTERS WITH TREES ARE PLACED IN BETWEEN THE DIFFERENT ZONES FOR SCREENING AND TO HELP DELINEATE SPACES.

KEY LEGEND

A LEVEL 6 OFFICE AMENITY

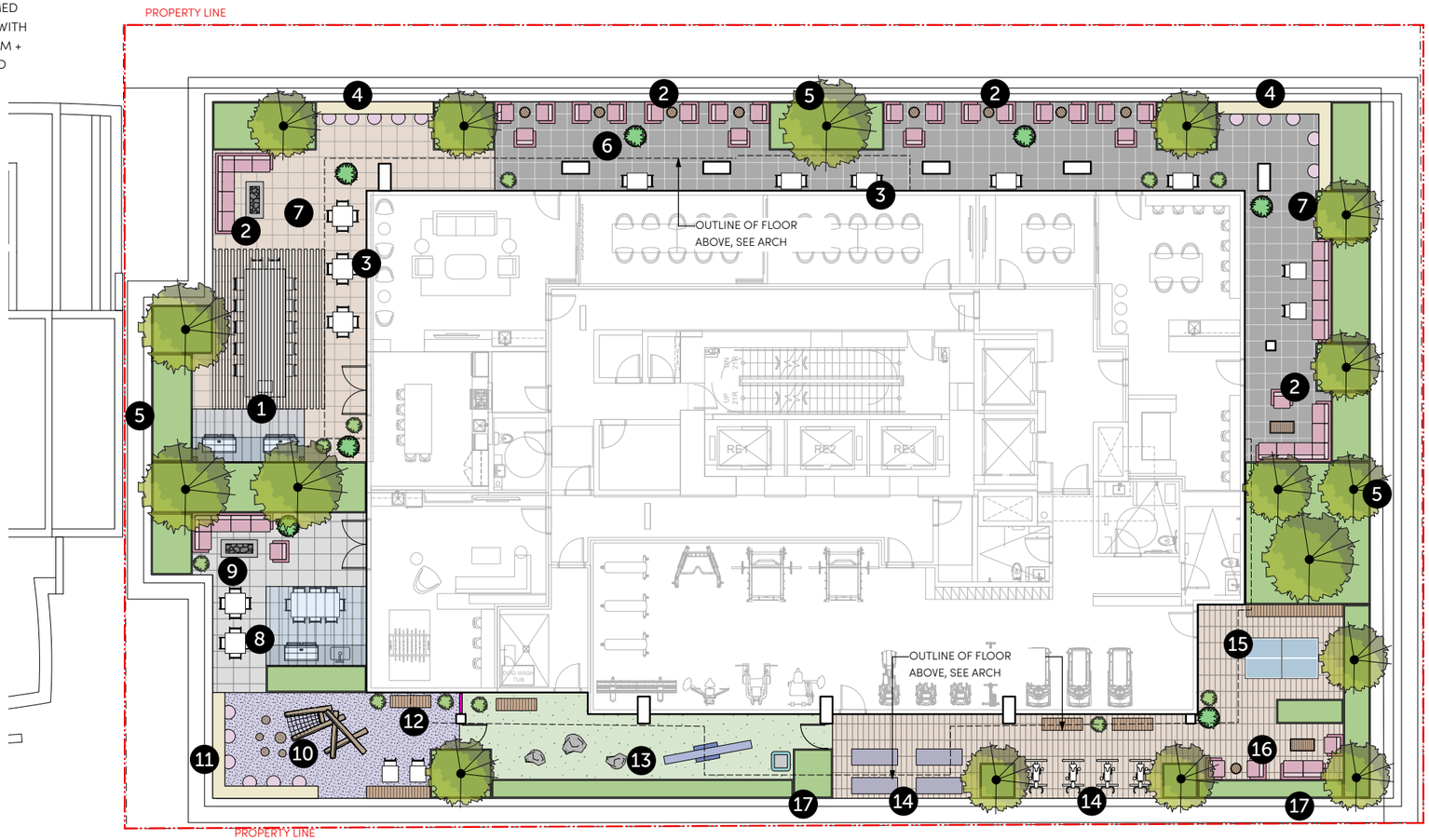
1. OUTDOOR BAR + BBQ WITH TRELLIS OVER
2. COUCHES + FIRE PIT/TABLE
3. MOVABLE TABLE & CHAIRS
4. 42" BAR TABLE + CHAIRS
5. PERIMETER 42" HT RAISED METAL PLANTER W/ TREE PLANTING
6. MOVABLE PLANTER POTS
7. PRE-CAST PORCELAIN PAVERS

B LEVEL 6 RESIDENTIAL AMENITY

8. OUTDOOR KITCHEN WITH BBQ + DINING TABLES
9. COUCHES + FIRE PIT
10. LOG CLIMBER + STEPPING LOGS ON PIP RUBBER SURFACING
11. 42" BAR TABLE + CHAIRS
12. MOVABLE SEATING + PLANTER POTS

C LEVEL 6 SHARED AMENITY

13. DOG PLAY AREA WITH SEE-SAW + BOULDERS + DOG WASTE STATION ON ARTIFICIAL TURF
14. EXERCISE BIKES + YOGA MATS
15. PING PANG TABLE
16. COOL-DOWN AREA WITH COUCH SEATING; PLANTER INTEGRADTED BENCH + MOVABLE TABLE & CHAIRS



1 LEVEL 6 LANDSCAPE CONCEPT PLAN
Scale: 1/8" = 1'-0"

0 25 35 FT

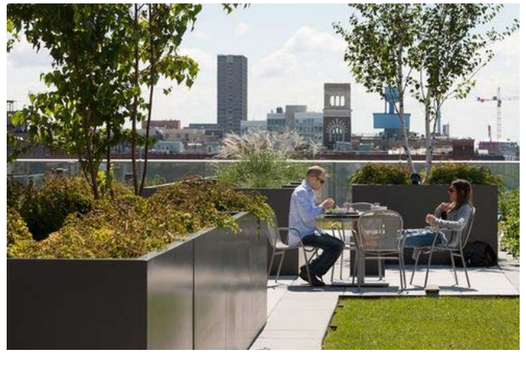
LEVEL 6 PODIUM AMENITY PRECEDENT IMAGES









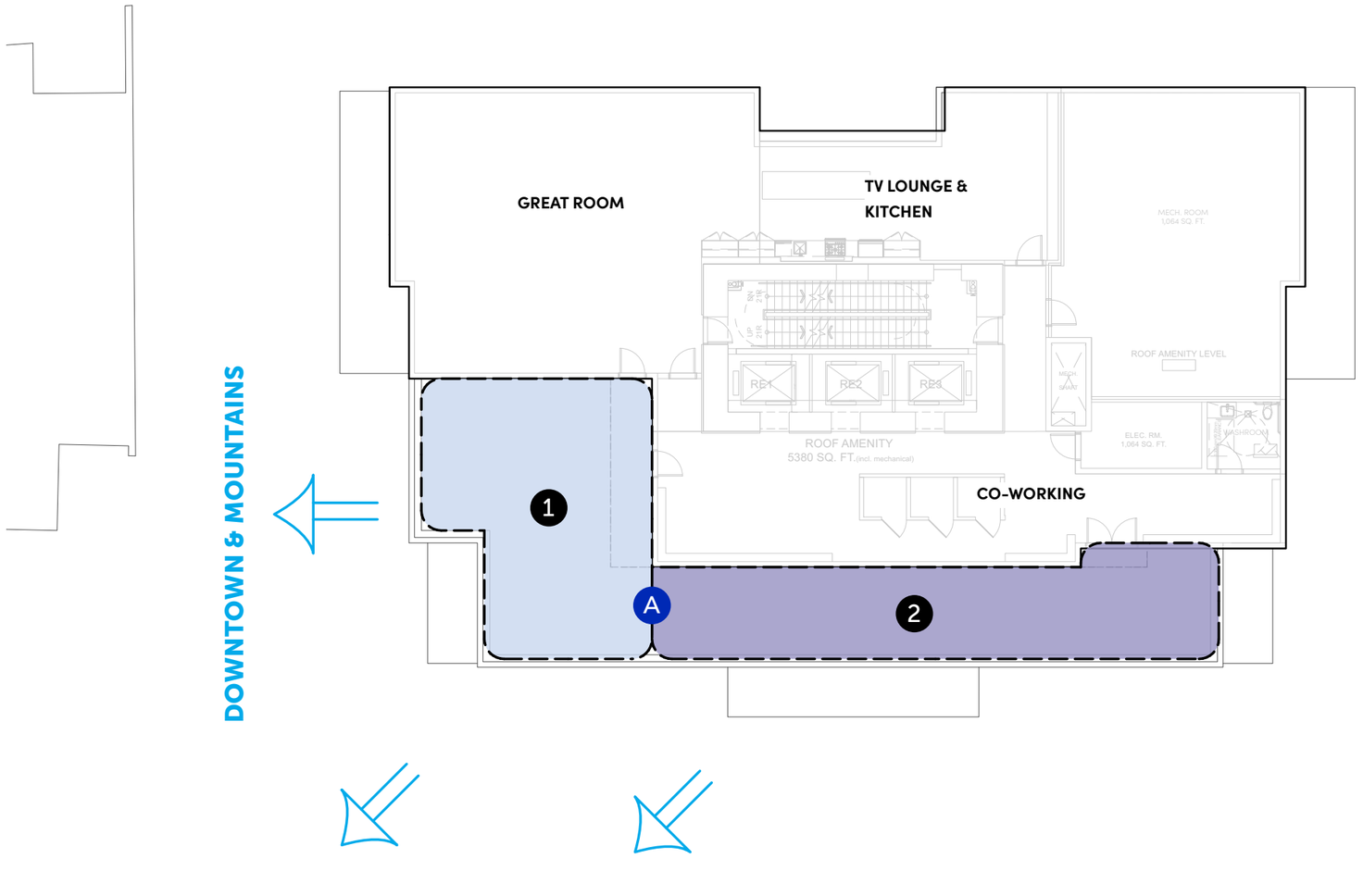



DESIGN CONSIDERATION: ROOFTOP AMENITY

A **RESIDENTIAL AMENITY DECK**

1 **OUTDOOR DINING AREA**
- OUTDOOR KITCHEN/BBQ + DINING TABLE
- COUCH SEATING W/ FIRE PIT
- VIEWING BARS/SUNSET

2 **OUTDOOR LOUNGE AREA**
- INTIMATE SEATING AREAS FOR PEOPLE WFH
- SOCIAL AREA



DESIGN RATIONALE

THE ROOFTOP DESIGN OFFERS PROGRAMME ELEMENTS CATERED TOWARDS THE RESIDENTIAL USERS. OUTDOOR DINING AREA WITH VARIOUS SEATING TYPES ENCOURAGES SOCIAL GATHERING, TAKING ADVANTAGE OF THE SUNSET VIEWS. IN THE LOUNGE AREA, BENCHES INTEGRATED WITH PLANTERS AND TREES, ALONG WITH COUCH SEATING OUTSIDE OF THE CO-WORKING ROOMS, CREATES POTENTIAL WORKSPACES FOR PEOPLE WORKING FROM HOME OR FOR ONE-ON-ONE MEETINGS.

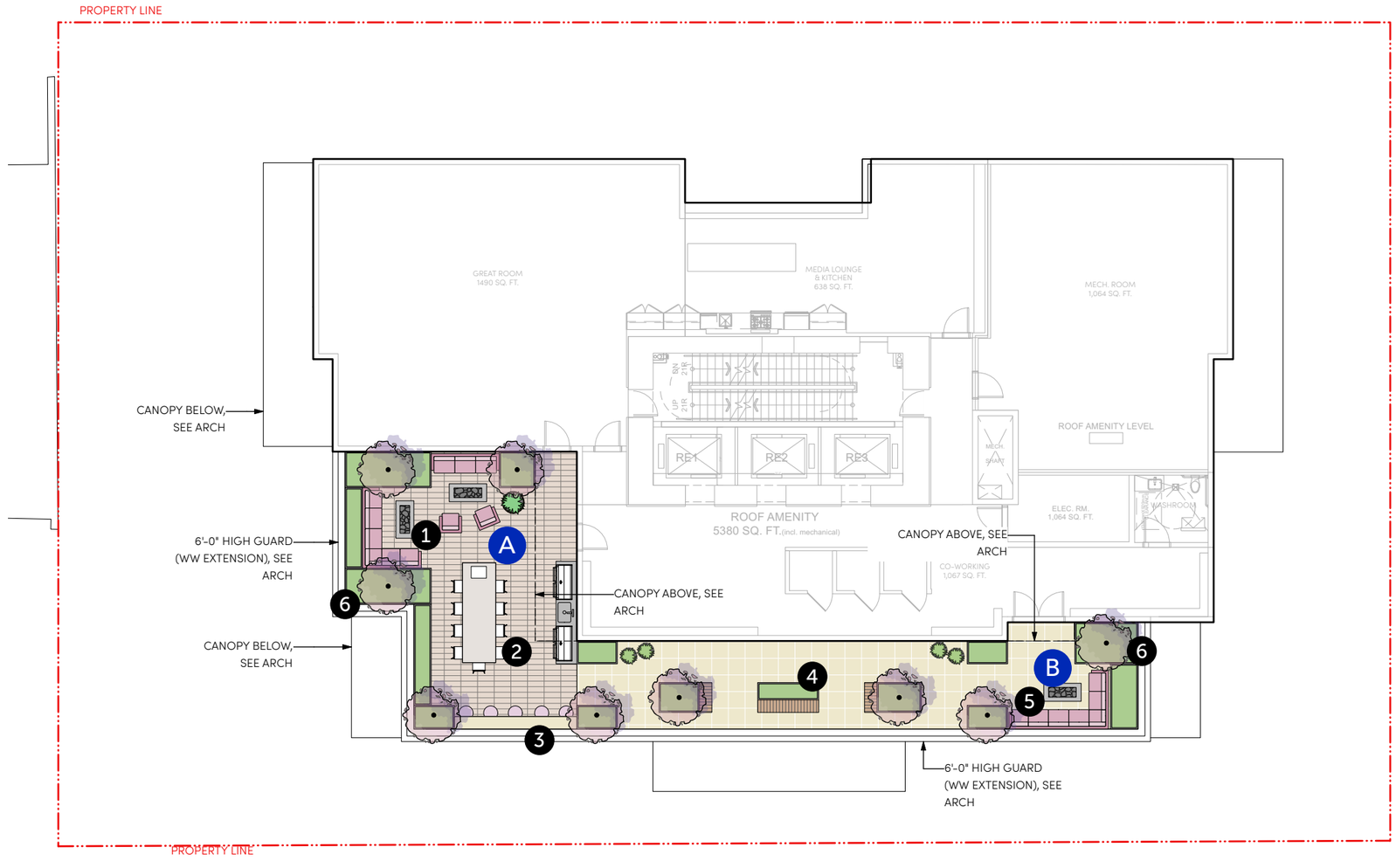
KEY LEGEND

A OUTDOOR DINING AREA

1. COUCH + FIRE PIT
2. DINING AREA WITH BANQUET TABLES AND BBQs
3. LONG BAR TABLES + STOOLS INTEGRATED WITH 42" HT RAISED METAL PLANTER

B OUTDOOR LOUNGE AREA

4. METAL PLANTER + INTEGRATED BENCH SEATING
5. COUCH + FIRE PIT
6. PERIMETER PLANTER WITH TREE



LANE

1 ROOFTOP LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

0 25 35 FT

ROOFTOP AMENITY PRECEDENT IMAGES









DESIGN CONSIDERATION: GREEN ROOF

GREEN ROOFS WERE PROPOSED ON TOP OF THE GREAT ROOM AS WELL AS THE UPPER ROOF TO NOT ONLY HELP WITH THE RAINWATER MANAGEMENT BUT ALSO MITIGATE THE URBAN HEAT ISLAND EFFECT.

KEY LEGEND

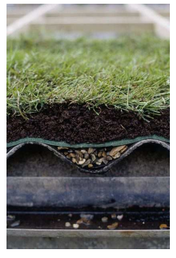
A **GREEN ROOFS**

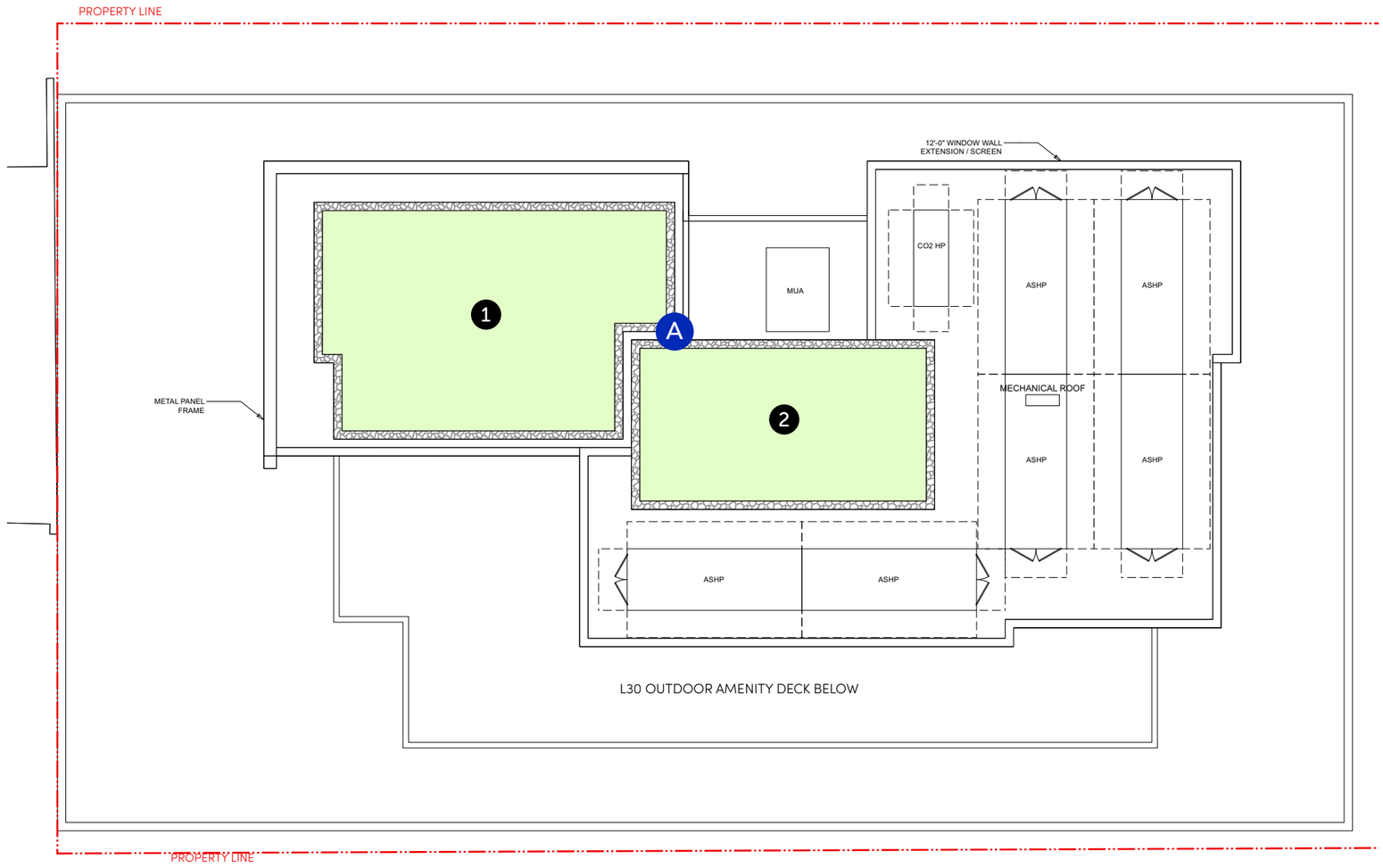
1 GREEN ROOF AREA
- with Sedum Mat / Grass Plugs, Min. 4" Soil Depth

2 UPPER ROOF GREEN ROOF AREA
- with Sedum Mat / Grass Plugs, Min. 4" Soil Depth

PRECEDENT IMAGES







LANE

DESIGN CONSIDERATION: RAINWATER MANAGEMENT PLAN

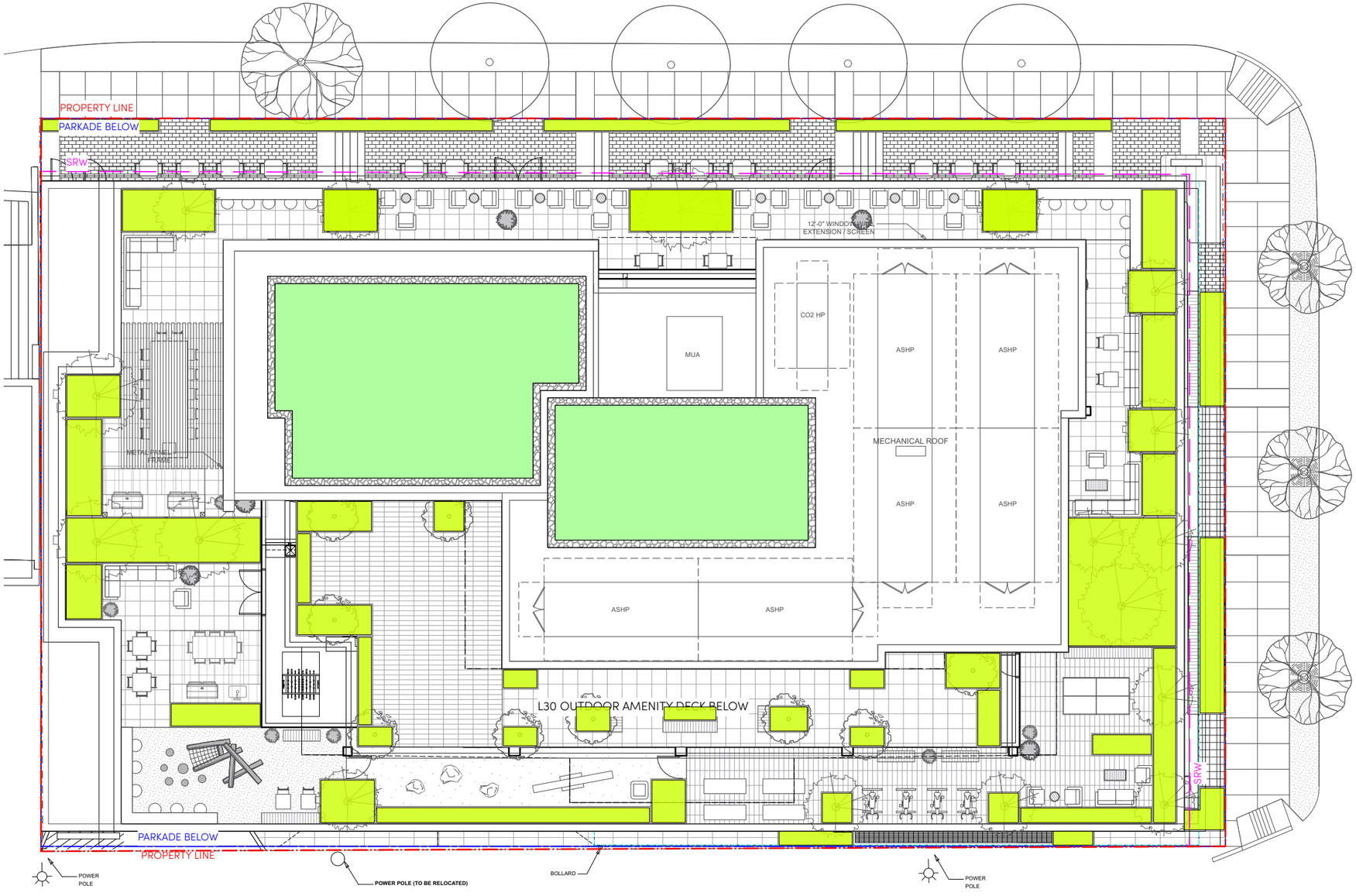
RAINWATER MANAGEMENT LEGEND

SYMBOL	DESCRIPTION
	ONSITE INTENSIVE PLANTING MIN. 24" (600mm) SOIL DEPTH
	ONSITE EXTENSIVE PLANTING MIN. 6" (150mm) SOIL DEPTH

TOTAL ONSITE INTENSIVE PLANTING AREA: 198 SQ.M.
TOTAL ONSITE EXTENSIVE PLANTING AREA: 149 SQ.M.
TOTAL ONSITE PLANTING AREA: 198+149=347 SQ.M.

TOTAL ONSTIE AREA: 1467 SQ.M.

TOTAL ONSITE VEGETATIVE COVERAGE:
TOTAL ONSITE P ING AREA / TOTAL ONSITE AREA = 347 / 1467 = 24%



APPENDIX I - PROJECT DRAWINGS

PROJECT STATISTICS / DATA

PROJECT INFORMATION

CIVIC ADDRESS

2219 & 2285 CAMBIE ST
Vancouver, BC V5Z 2T5

LEGAL ADDRESS

LOT 12, EXCEPT THE EAST 14 FT AND PART IN EXPLANATORY PLAN 7051, NOW HIGHWAYS; LOT 13 TO 15, EXCEPT (A) PART IN PLAN 4386 AND (B) PART IN EXPLANARTORY PLAN 7212; ALL OF BLOCK 300, DISTRICT LOT 526, N.W.D., PLAN 590

LOT DIMENSION

15,827.8 SQ.FT.
1470.45 SQ. M
48.70 M X 30.19 M (159.78 FT X 99.06 FT)

PROPOSED USE:

PARKADE & BIKE STORAGE	GROUP F-3	
RETAIL	GROUP E	
OFFICE	GROUP D	
RESIDENTIAL	GROUP C	

ZONING

CURRENT:	C-3A
PROPOSED:	CD-1

SITE AREA

SITE AREA	15827.8 SQ.FT.
	1470.45 SQ.M.

BLDG. HEIGHT

STOREYS:	30
HEIGHT:	331'-8" (101.09 M)

PROPOSED FSR

PROPOSED FSR: 14.37

PROPOSED DENSITY:

PROPOSED DENSITY: 343,889 SQ.FT.
31,947 SQ. M.

SETBACKS

EAST:	Cambie St.	8'-6" (2.59M)
SOUTH:	West 7th Ave.	20'-6" (6.25M)
WEST:	Lane	0'-0" (0.0M)
NORTH:	Neighbour	0'-0" (0.0M)

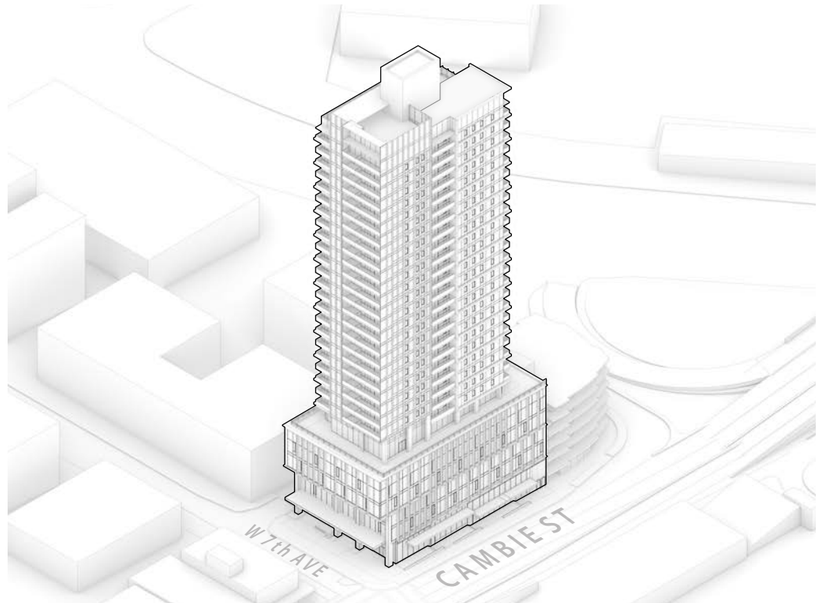
UNIT MIX	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 7	1	4	2	1	8
LEVEL 8-27	20	100	40	20	180
LEVEL 28-30	0	12	12	0	24
UNIT COUNT	21	116	54	21	212
%	9.9%	54.7%	25.5%	9.9%	
AVERAGE UNIT SIZE	425	497	732	806	

PARKING STALLS - PROVIDED

	Regular Stalls	Small Stalls	Accessible Stalls	Total
Residential	49	32	8	89
Office	26	12	3	41
Retail	2	1	1	4
Total	77	45	12	134

** Visitor stalls are included in total residential stall calculations*

	Residential					Office			Retail			Total
	Regular	Small	Acc.	Visitor-Reg.	Visitor-Small	Regular	Small	Acc.	Regular	Small	Acc.	
Level P1						6		1	2	1	1	11
Level P2						20	12	2				34
Level P3	3	3	4	12	3							25
Level P4	17	13	4									34
Level P5	17	13										30
Total	37	29	8	12	3	26	12	3	2	1	1	134



PROJECT STATISTICS / DATA

PROPOSED FLOOR AREA BY USE

LEVEL	GFA (AREA GROSS)		RETAIL		OFFICE		RESIDENTIAL		EXCLUSIONS (SQ.FT.)										FSR (AREA NET)	
									AMENITY		SERVICE/ BIKE/PARKING		IN SUITE STORAGE		BALCONY		ENVELOPE (RESIDENTIAL)			
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.			SQ.FT.	SQ.M.
LEVEL P5	15 787	1 467									15 787	1 467							-	-
LEVEL P4	15 787	1 467									15 787	1 467							-	-
LEVEL P3	15 787	1 467									15 787	1 467							-	-
LEVEL P2	15 787	1 467									15 787	1 467							-	-
LEVEL P1	15 787	1 467									15 787	1 467							-	-
BASEMENT	14 660	1 362									14 660	1 362							-	-
LEVEL 1	9 499	883	3 985	370	1 116	104	2 980	277			1 418	132							8 081	751
MEZZ	3 629	338			665	62	1 730	161			1 234	115							2 395	223
LEVEL 2	12 785	1 188			12 444	1 156	211	20			130	12							12 655	1 176
LEVEL 3	12 785	1 188			12 444	1 156	211	20			130	12							12 655	1 176
LEVEL 4	13 287	1 235			12 947	1 203	211	20			129	12							13 158	1 223
LEVEL 5	13 287	1 235			12 947	1 203	211	20			129	12							13 158	1 223
LEVEL 6	6 829	634							6 589	612	240	22							-	-
LEVEL 7	6 900	641					6 509	605			241	22	115	11	934	87	35	3	6 509	605
LEVEL 8	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 9	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 10	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 11	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 12	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 13	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 14	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 15	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 16	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 17	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 18	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 19	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 20	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 21	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 22	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 23	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 24	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 25	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 26	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 27	7 150	664					6 909	642			86	8	118	11	952	88	37	3	6 909	642
LEVEL 28	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
LEVEL 29	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
LEVEL 30	7 150	664					6 873	639			86	8	154	14	952	88	37	3	6 873	639
ROOF AMENITY	5 381	500							4 132	384	1 249	116							-	-
MECH ROOF	731	68									731	68							-	-
EMR	731	68									731	68							-	-

TOTAL	GFA (AREA GROSS)		RETAIL		OFFICE		RESI		AMENITY		SERVICE		STORAGE		BALCONY		ENVELOPE		FSR (AREA NET)	
	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.	SQ.FT.	SQ.M.
	343 889	31 947	3 985	370	52 563	4 884	170 862	15 880	10 721	996	101 935	9 472	2 937	273	22 830	2 111	886	72	227 410	21 134
									Amenity Area %	6.27%					Balcony Area %	13.36%			FSR Proposed	14.37

PROJECT STATISTICS / DATA

BICYCLE STALLS - CLASS A - REQUIRED								
6.2.1.2	Multiple Dwellings							
	Minimum 1.5 spaces for every dwelling unit under 65m2 (700sf)			*Minimum 2.5 spaces for every dwelling unit over 65m2 (700sf) and under 105m2 (1,130sf)*			*Minimum 3 spaces for every dwelling unit over 105m2 (1,130sf)*	
	Suites			Suites			Suites	
	137 x 1.5	=	205.50	75 x 2.5	=	187.5	x 3	= 0
		SUB TOTAL	393.00					
6.2.5.1	Retail							
	Minimum 1 space for each 340 m2 (3,659.73SF) gross floor area							
	GFA							
	3,985 / 3,659.73 =		1.09					
6.2.4	Office							
	Minimum 1 space for each 170 m2 1829.86SF) gross floor area							
	GFA							
	53,925 / 1829.86 =		29.47					
		TOTAL	423.56					

BICYCLE STALLS - CLASS A - PROVIDED		
Residential		393.00
Retail		1.09
Office		29.47
	TOTAL	424

BICYCLE PARKING BREAKDOWN - PROVIDED		
CLASS A		
Stacked	60%	255
Vertical	0%	0
Horizontal	10%	42
Lockers	20%	85
Oversized	10%	42
TOTAL PROVIDED		**424**

BICYCLE STALLS - CLASS B - REQUIRED			
6.2.1.2	Multiple Dwellings		
	Minimum of 2 spaces for any development containing at least 20 dwelling units and one additional space for every additional 20 dwelling units		
	212 / 20	=	11.6
6.2.4.1	Office		
	A minimum of 6 spaces for any development containing a minimum of 2,000 square metres (21,528 sf) of gross floor area.		
		=	6
6.2.5.1	Retail		
	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres (10,764 sf) of gross floor area.		
		=	0
		TOTAL	17.6

BICYCLE STALLS - CLASS B - PROVIDED		
Residential		12
Office		6
Retail		0
	TOTAL	18

END-OF-TRIP FACILITIES -OFFICE			
WATER CLOSET			
Min. Required	1	Provided	2
WASH BASINS			
Min. Required	2	Provided	2
SHOWERS/GROOMING			
Min. Required	3	Provided	3
LOCKERS			
Min. Required	41	Provided	41

END-OF-TRIP FACILITIES -RETAIL			
WATER CLOSET			
Min. Required	1	Provided	1
WASH BASINS			
Min. Required	0	Provided	1
SHOWERS/GROOMING			
Min. Required	0	Provided	0
LOCKERS			
Min. Required	2	Provided	2

SERVICE LOADING						
	Bylaw Requirements			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
Resi	1	1	-	1	1	0
Office	1	1	-	1	1	0
Retail	0	1	0	0		0

PASSENGER LOADING						
	Bylaw Requirements			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
Resi	2	-	-	2	0	0
Office	0	-	-	0	0	0
Retail	0	-	-	0	0	0

CONTEXT PLAN

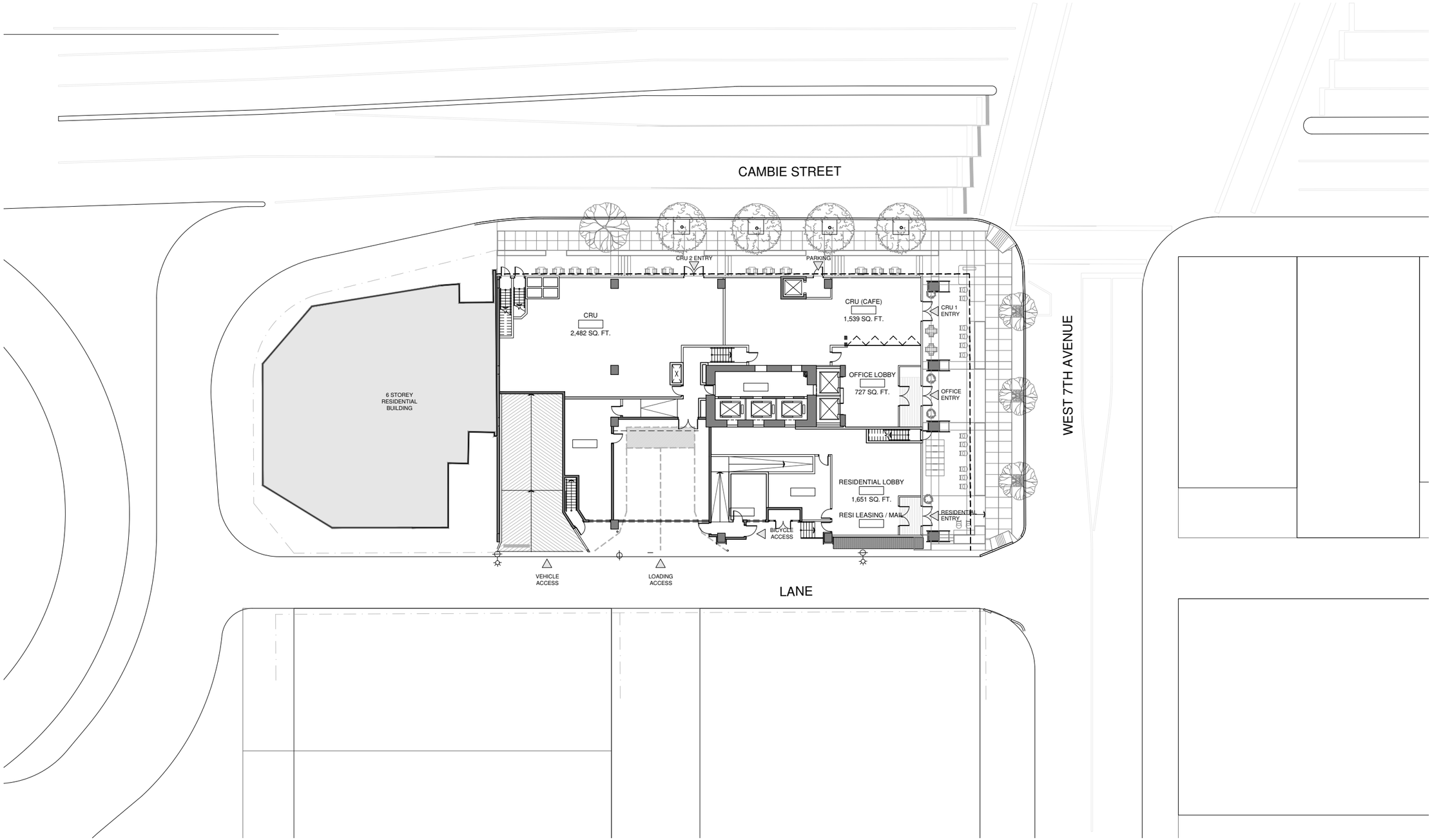
Scale: 1" = 100'-0"



1 CONTEXT PLAN
1/64" = 1'-0"

64' 32' 0" 32' 64' 128' 192'

SITE PLAN



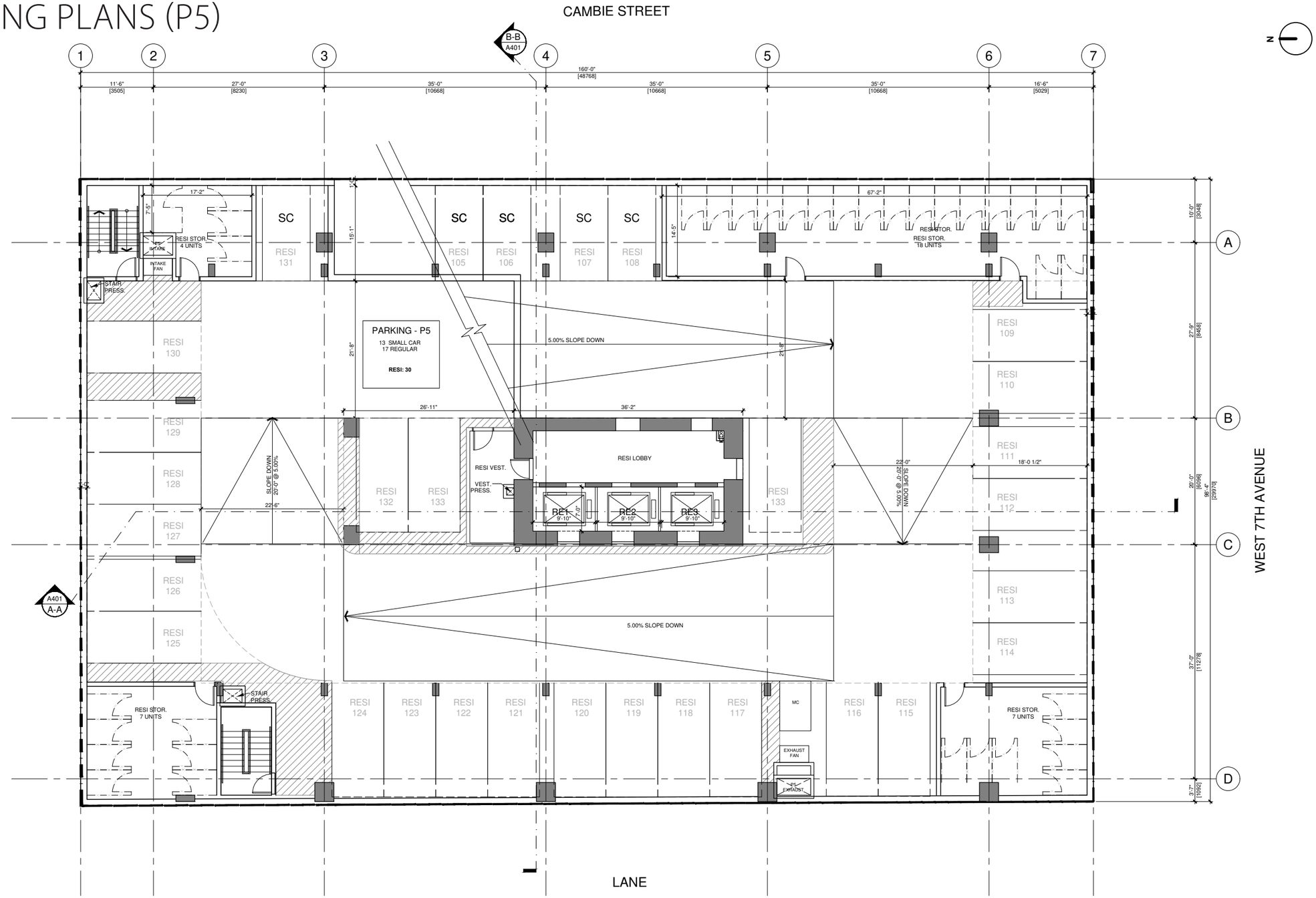
1 SITE PLAN
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

2285 Cambie

80

PARKING PLANS (P5)



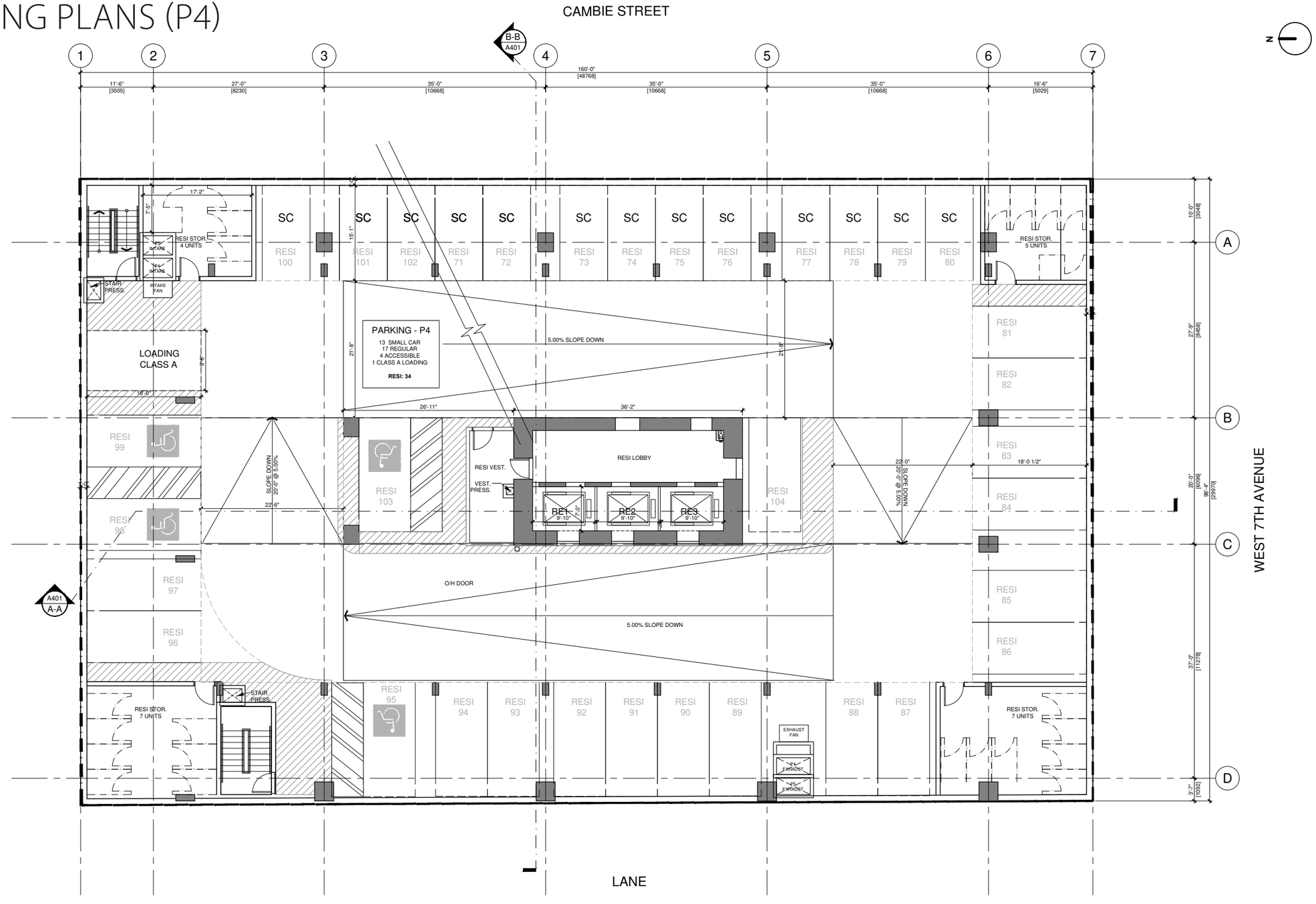
1 LEVEL P5
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

81

PARKING PLANS (P4)



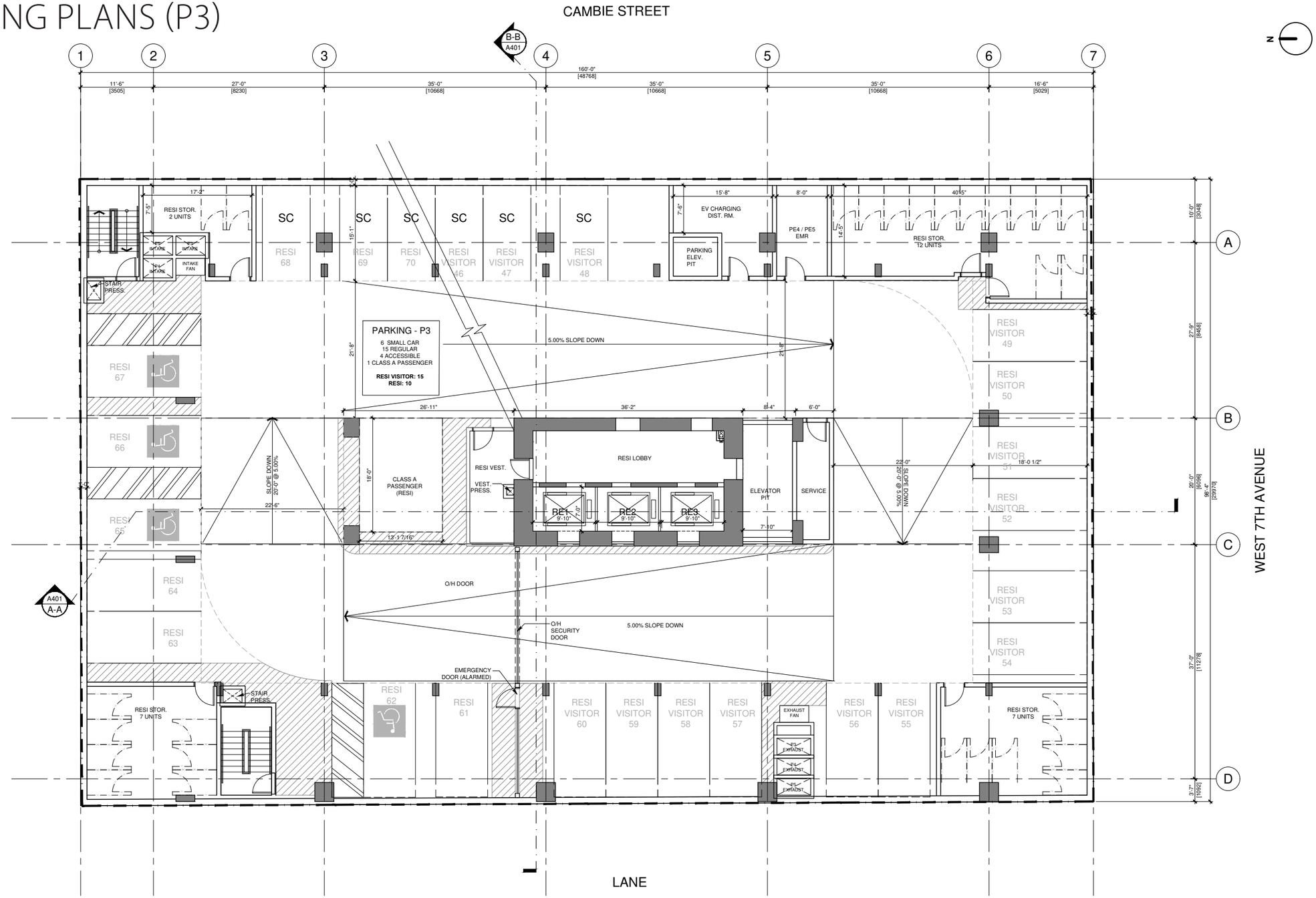
1 LEVEL P4
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

82

PARKING PLANS (P3)



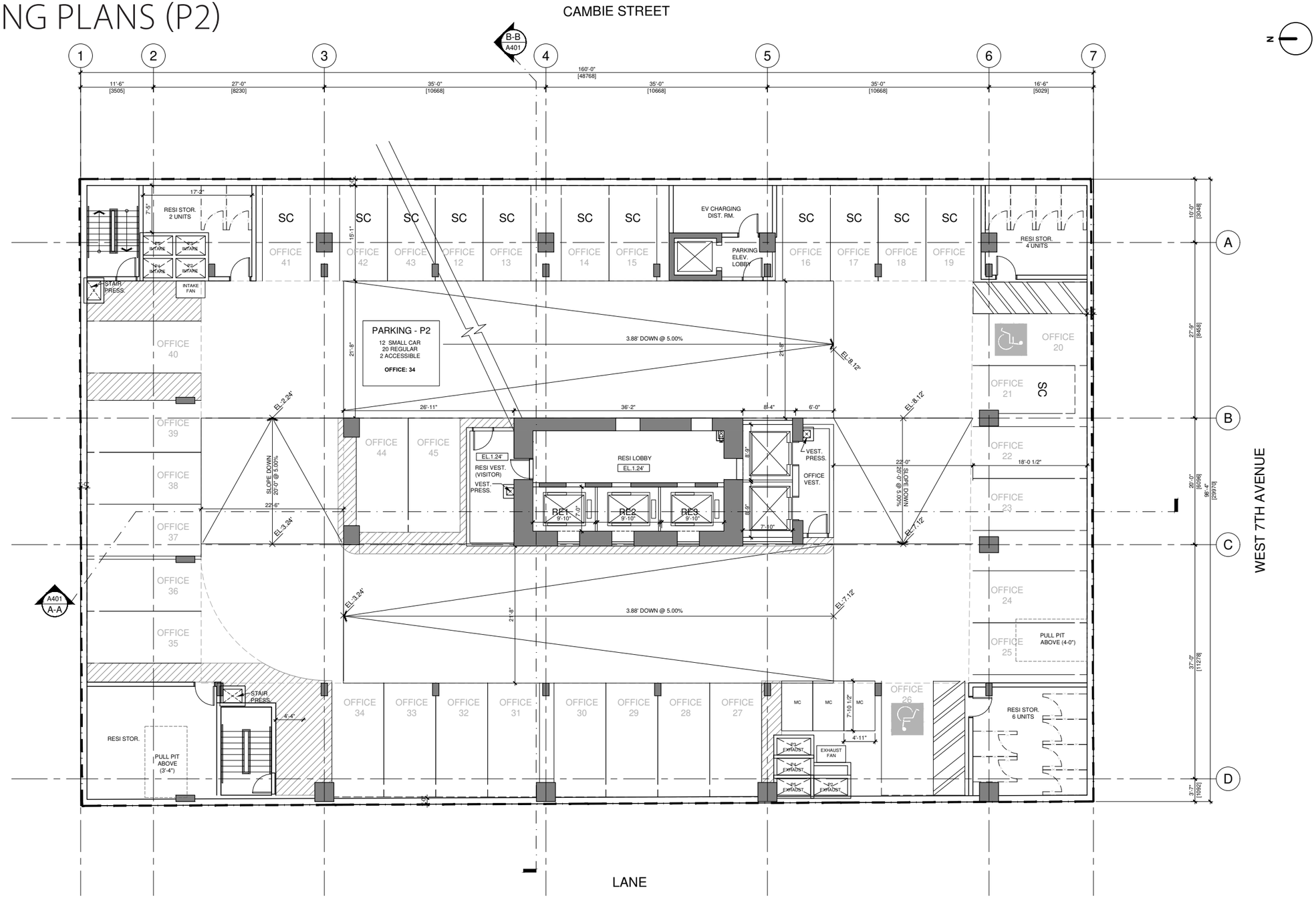
1 LEVEL P3
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

83

PARKING PLANS (P2)



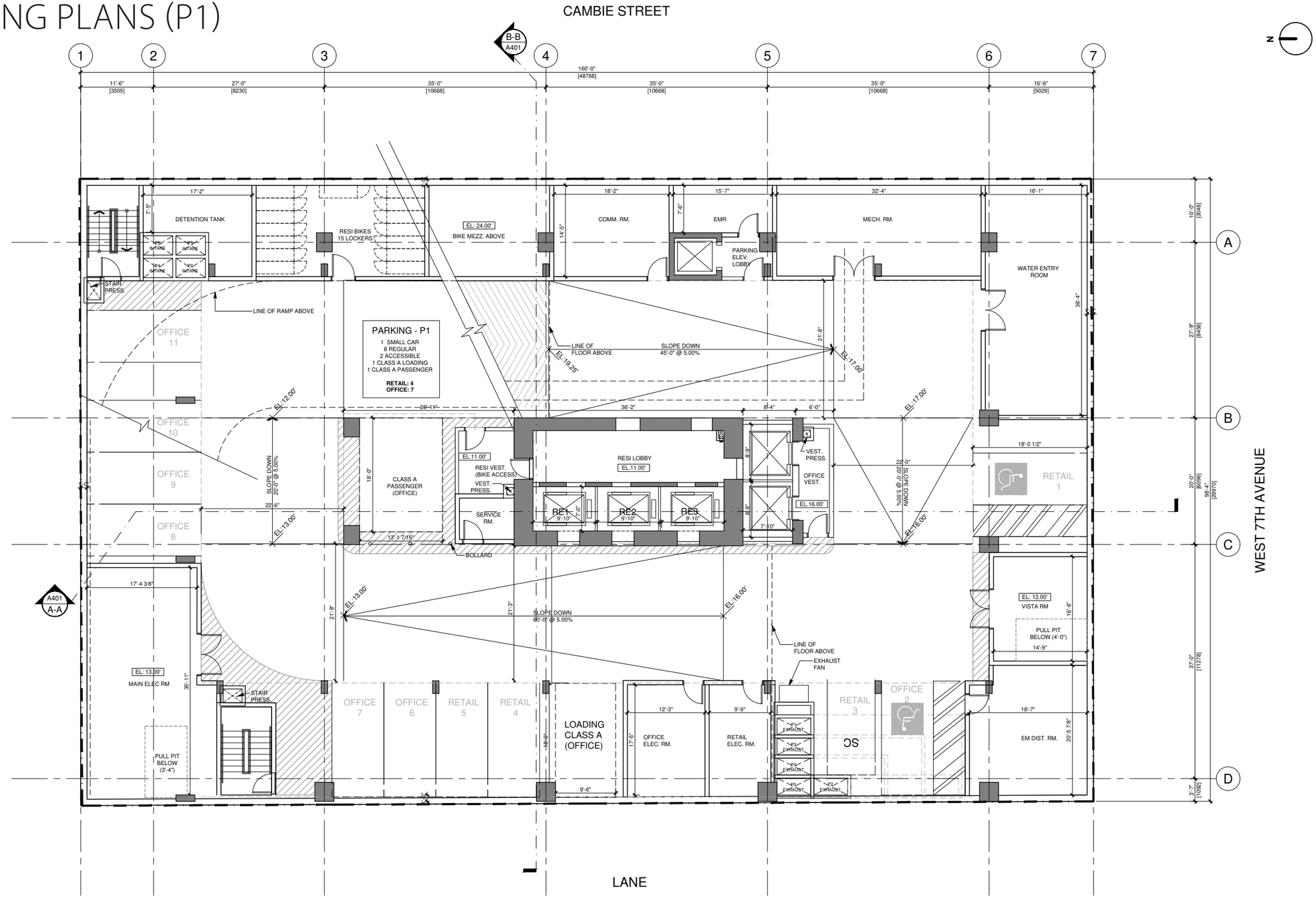
1 LEVEL P2
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

84

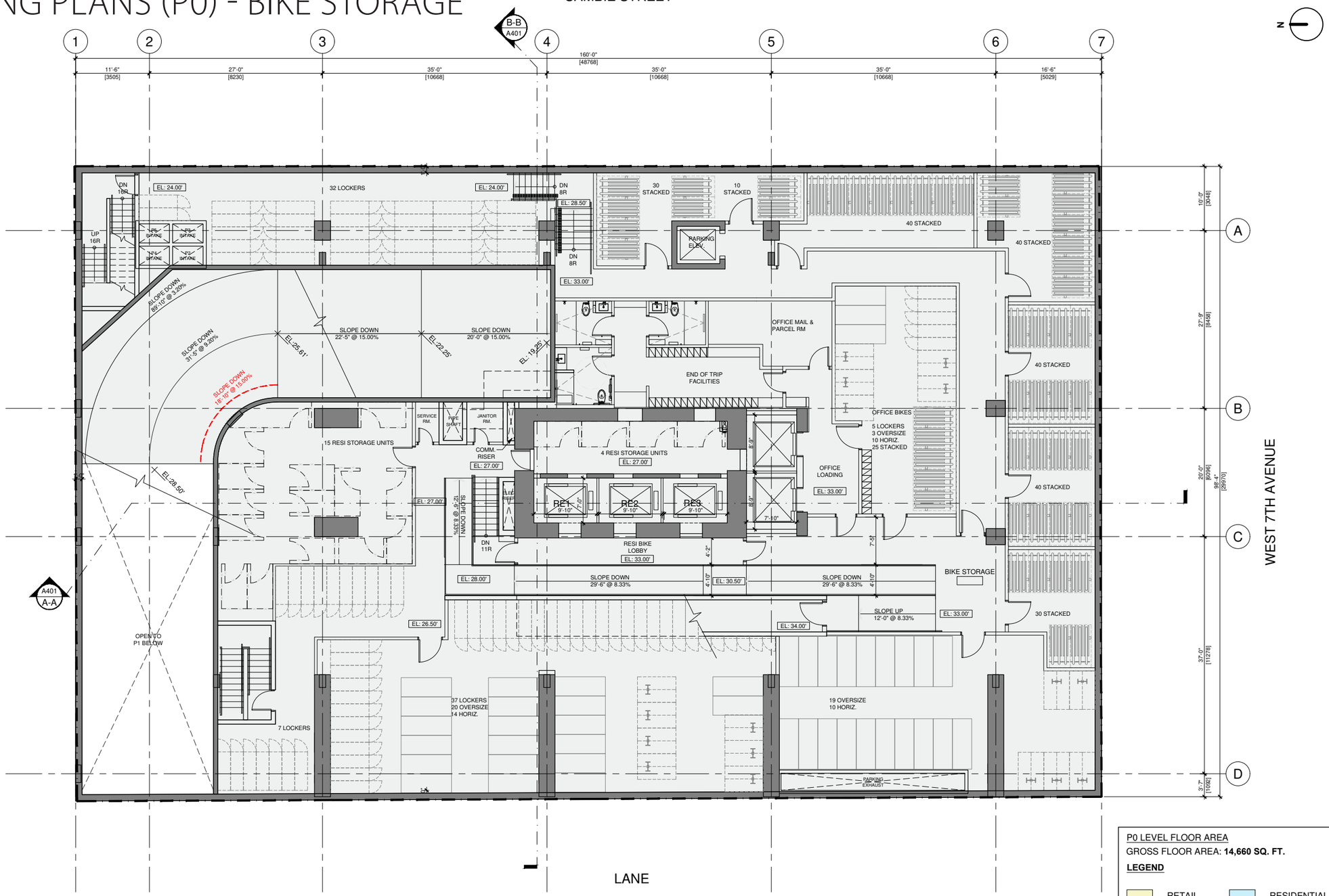
PARKING PLANS (P1)



1 LEVEL P1 PLAN
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

PARKING PLANS (P0) - BIKE STORAGE



P0 LEVEL FLOOR AREA

GROSS FLOOR AREA: **14,660 SQ. FT.**

LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

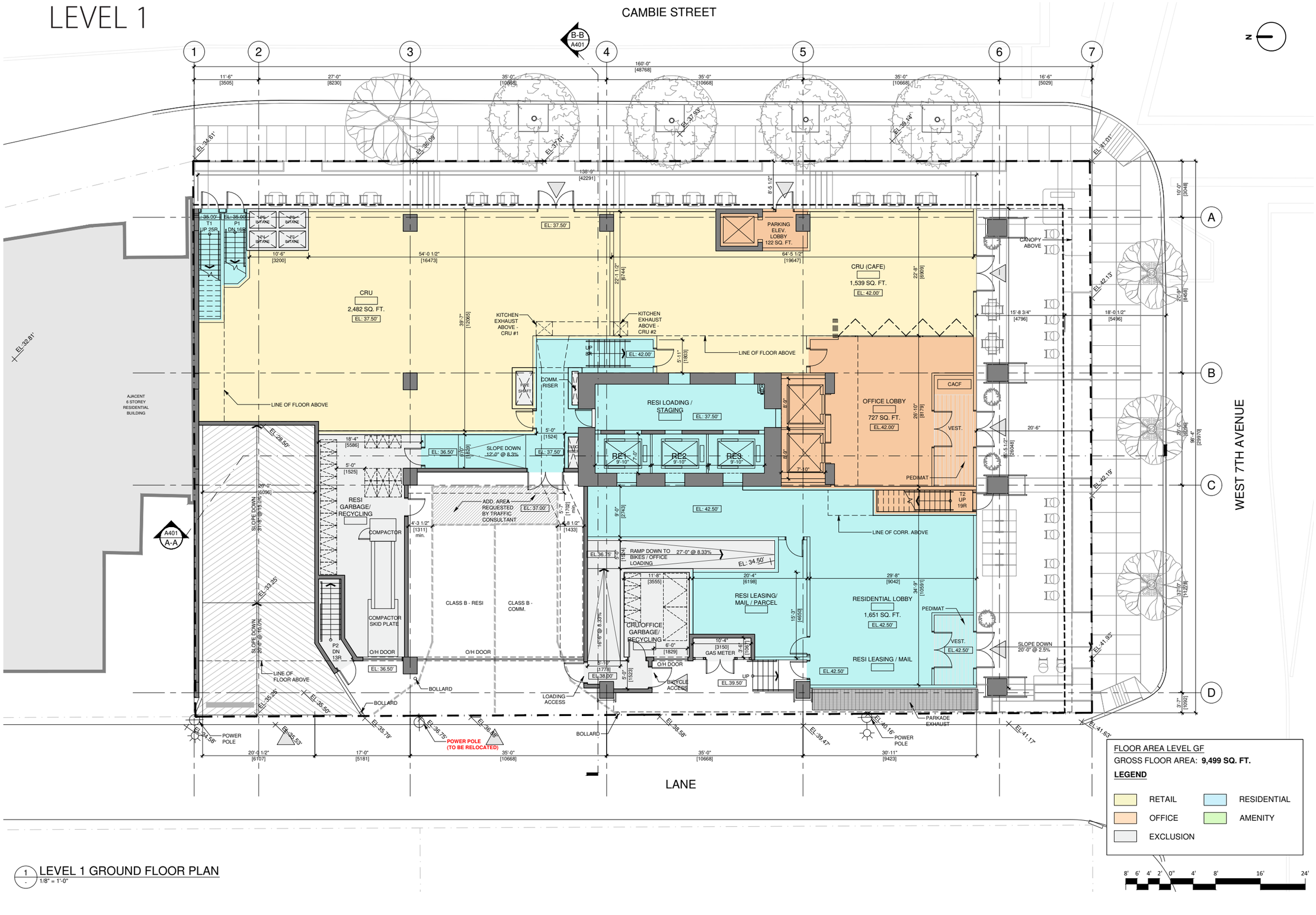
8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - LEVEL P0 BIKE STORAGE
1/8" = 1'-0"

2285 Cambie

86

LEVEL 1



FLOOR AREA LEVEL GF

GROSS FLOOR AREA: **9,499 SQ. FT.**

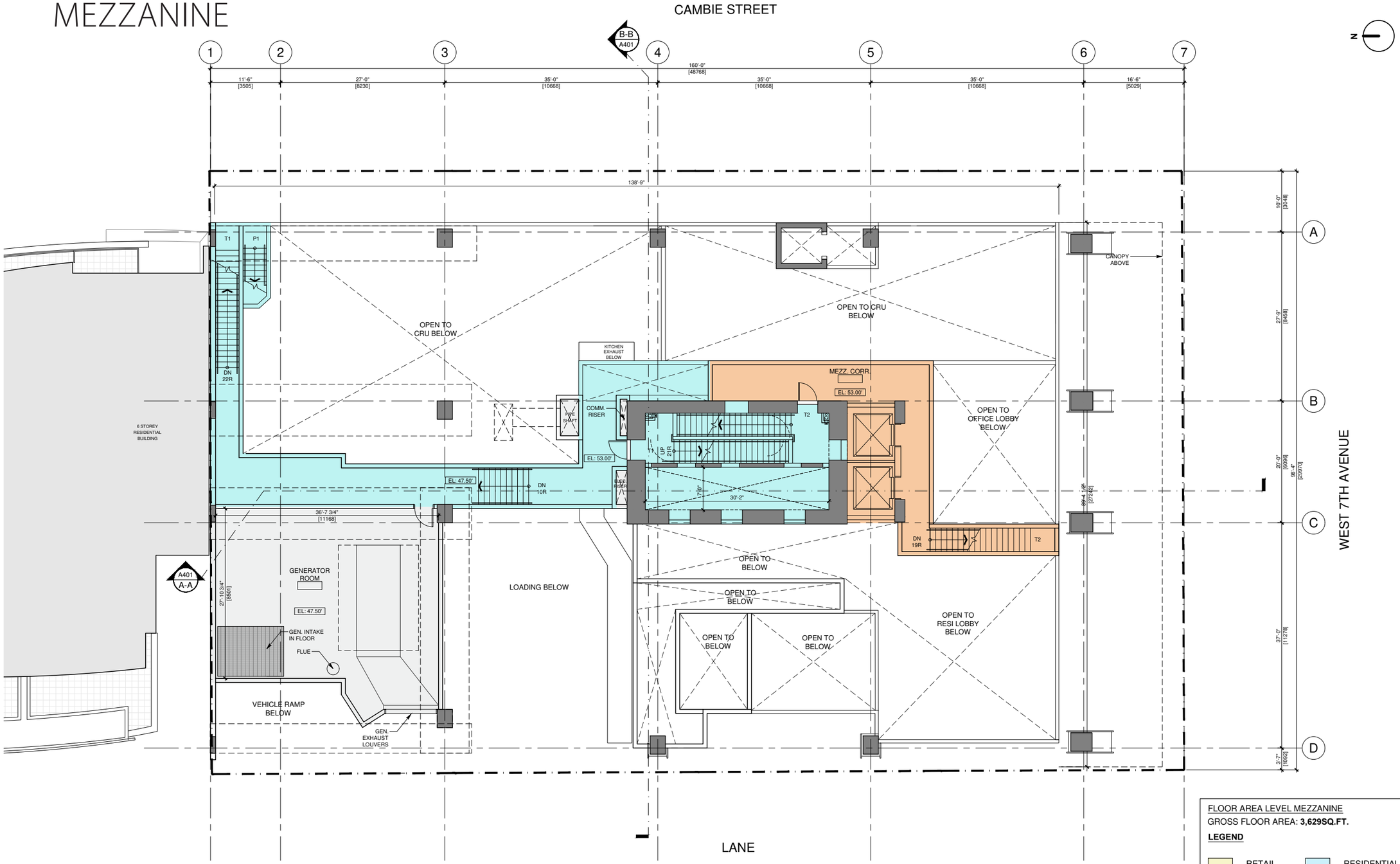
LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 LEVEL 1 GROUND FLOOR PLAN
1/8" = 1'-0"

MEZZANINE



FLOOR AREA LEVEL MEZZANINE
GROSS FLOOR AREA: **3,629SQ.FT.**

LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

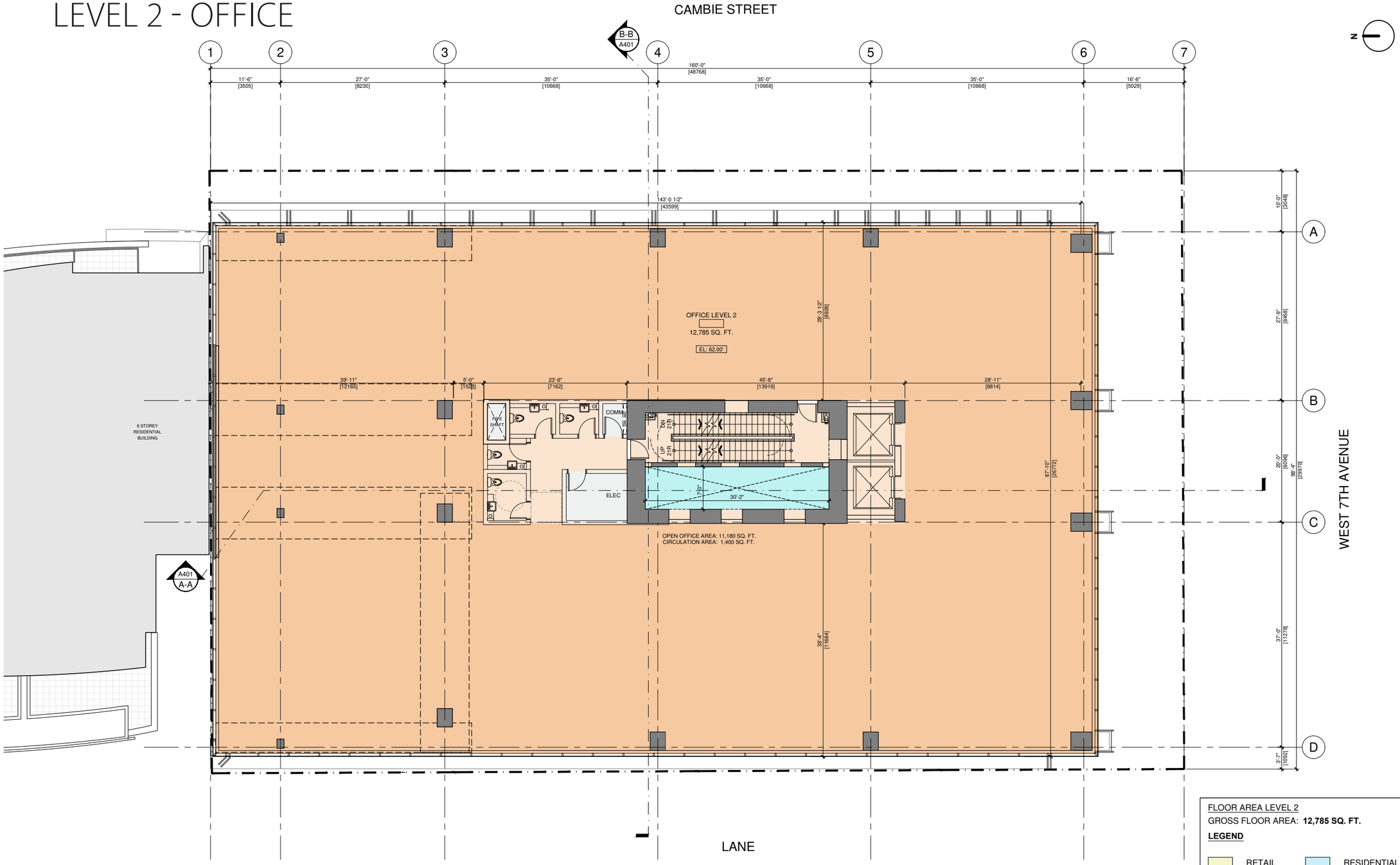
8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - PODIUM MEZZANINE PLAN
1/8" = 1'-0"

2285 Cambie

88

LEVEL 2 - OFFICE



FLOOR AREA LEVEL 2

GROSS FLOOR AREA: **12,785 SQ. FT.**

LEGEND

RETAIL	RESIDENTIAL
OFFICE	AMENITY
EXCLUSION	

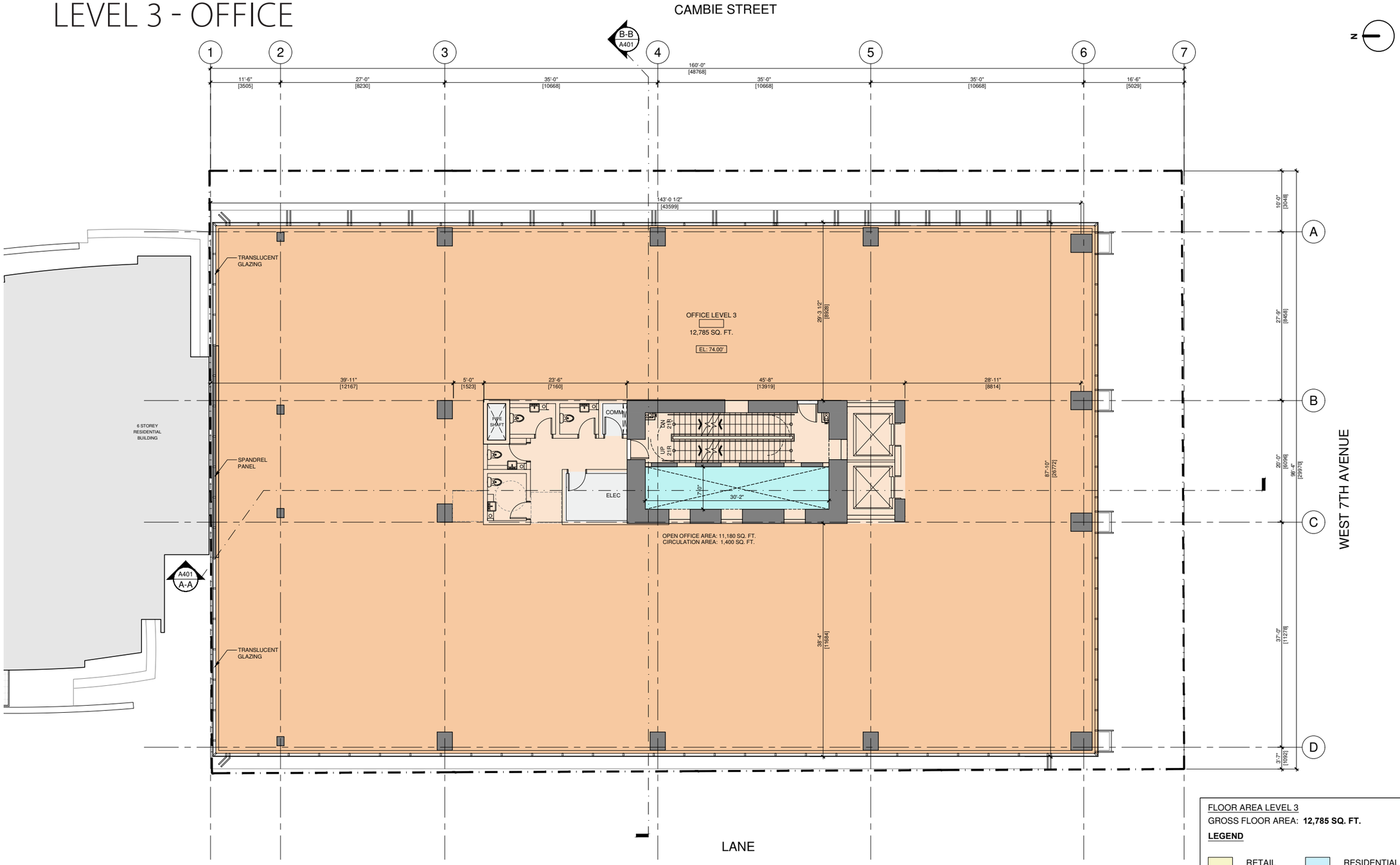
8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - OFFICE FLOOR PLAN LEVEL 2

1/8" = 1'-0"

2285 Cambie

LEVEL 3 - OFFICE



FLOOR AREA LEVEL 3

GROSS FLOOR AREA: **12,785 SQ. FT.**

LEGEND

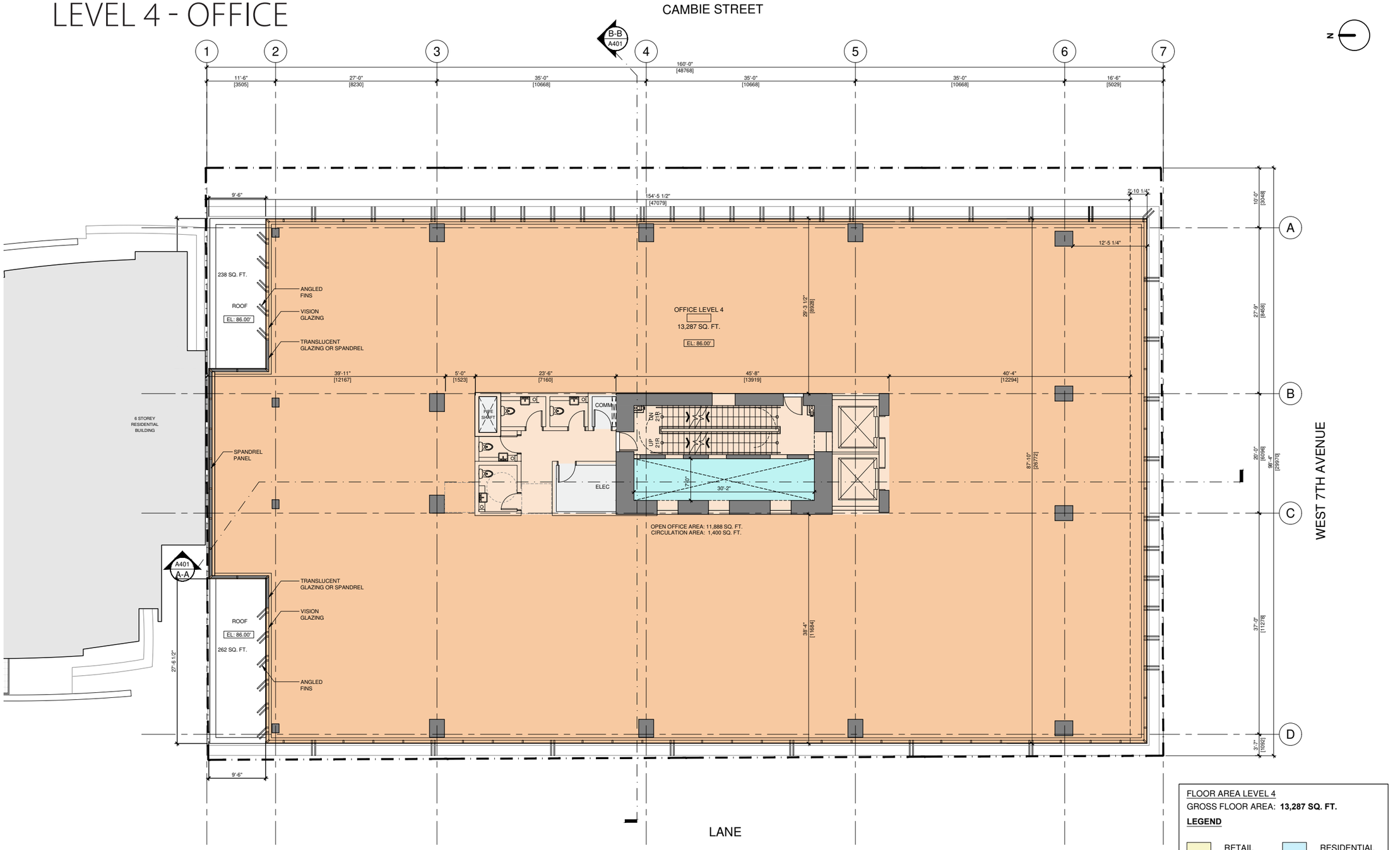
RETAIL	RESIDENTIAL
OFFICE	AMENITY
EXCLUSION	

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - OFFICE FLOOR PLAN LEVEL 3

1/8" = 1'-0"

LEVEL 4 - OFFICE



FLOOR AREA LEVEL 4

GROSS FLOOR AREA: **13,287 SQ. FT.**

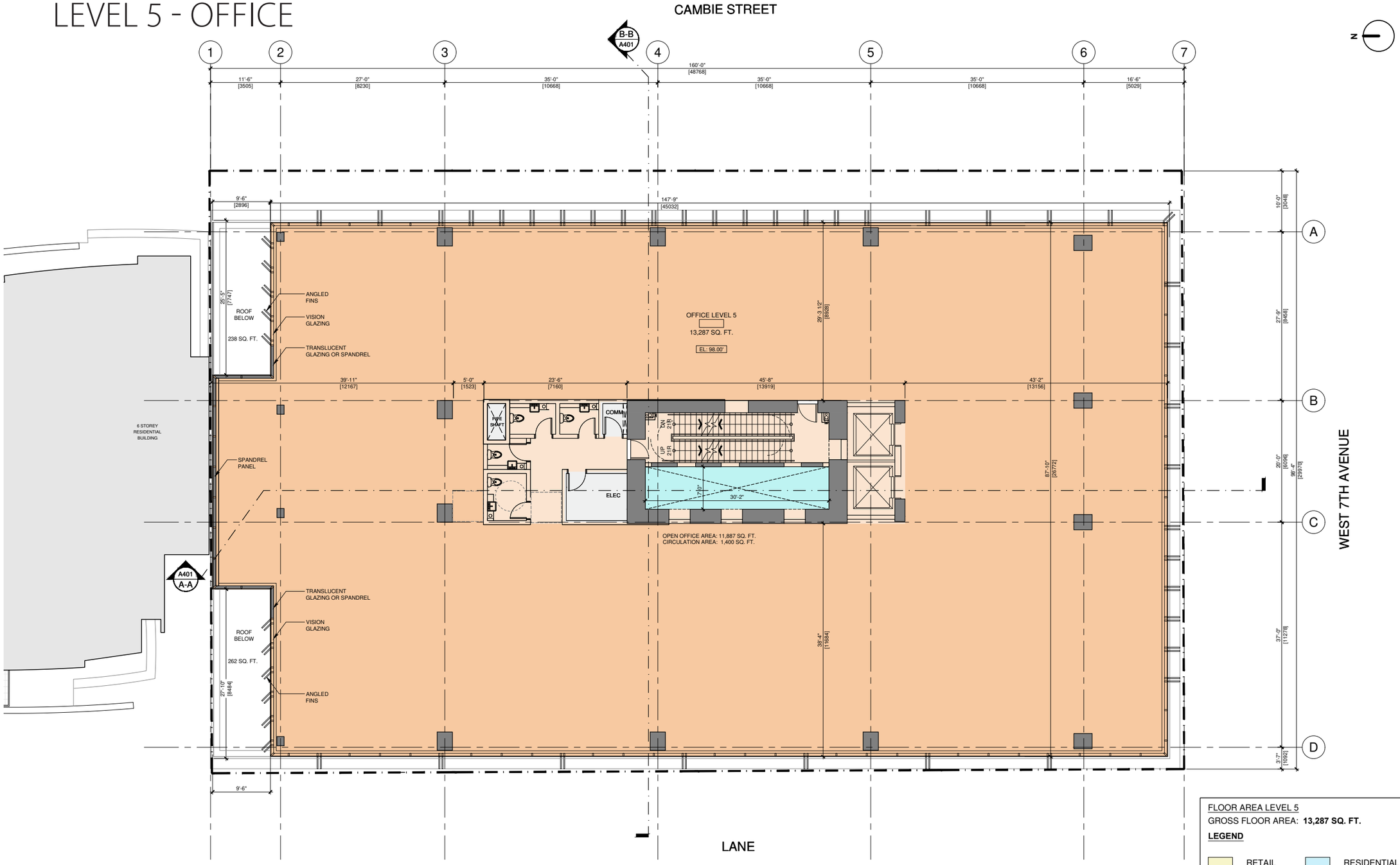
LEGEND

RETAIL	RESIDENTIAL
OFFICE	AMENITY
EXCLUSION	

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 OFFICE FLOOR PLAN LEVEL 4
1/8" = 1'-0"

LEVEL 5 - OFFICE



FLOOR AREA LEVEL 5

GROSS FLOOR AREA: **13,287 SQ. FT.**

LEGEND

RETAIL	RESIDENTIAL
OFFICE	AMENITY
EXCLUSION	

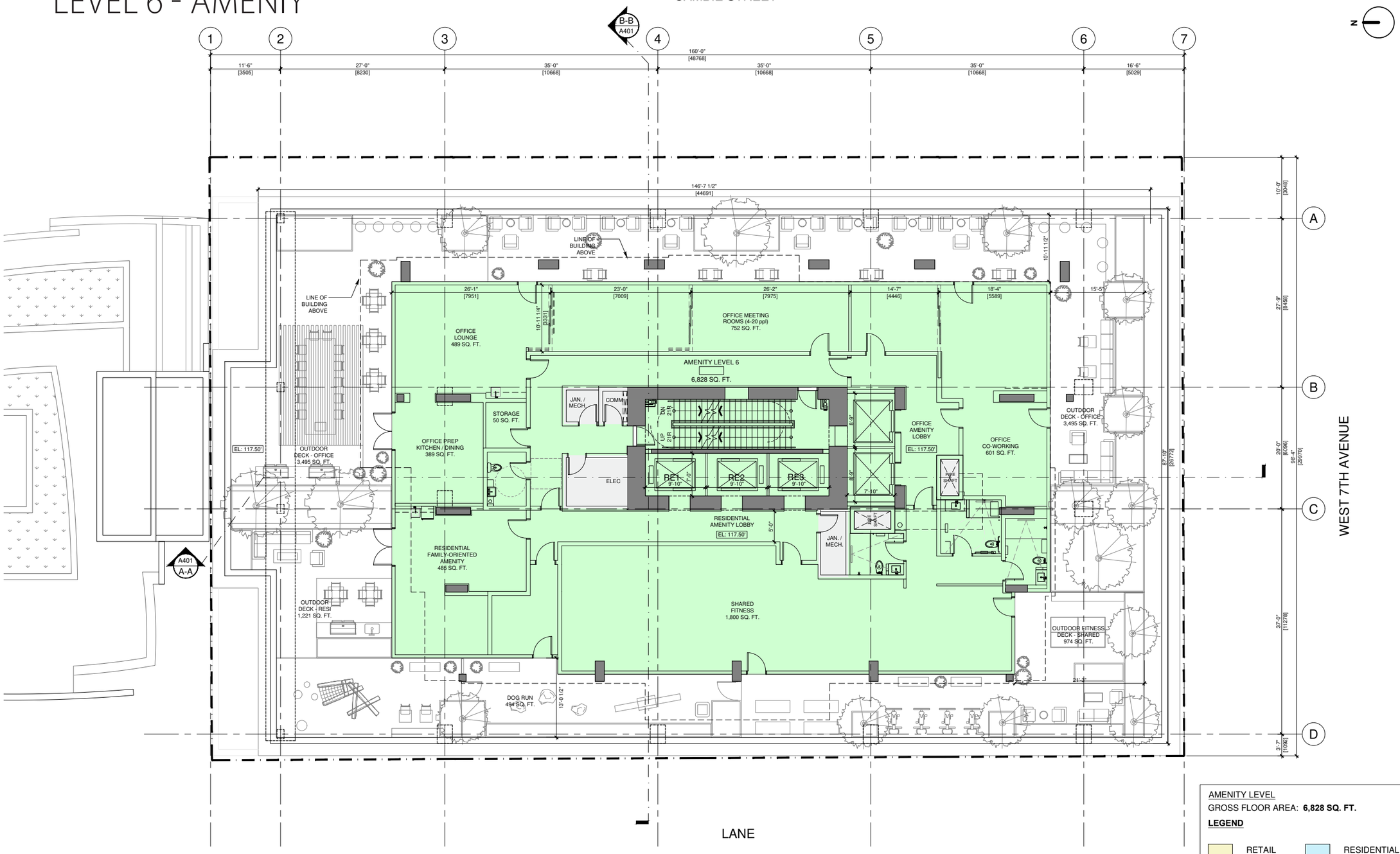
8' 6' 4' 2' 0" 4' 8' 16' 24'

1 OFFICE FLOOR PLAN LEVEL 5
1/8" = 1'-0"

2285 Cambie

92

LEVEL 6 - AMENIY



AMENITY LEVEL
GROSS FLOOR AREA: **6,828 SQ. FT.**

LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

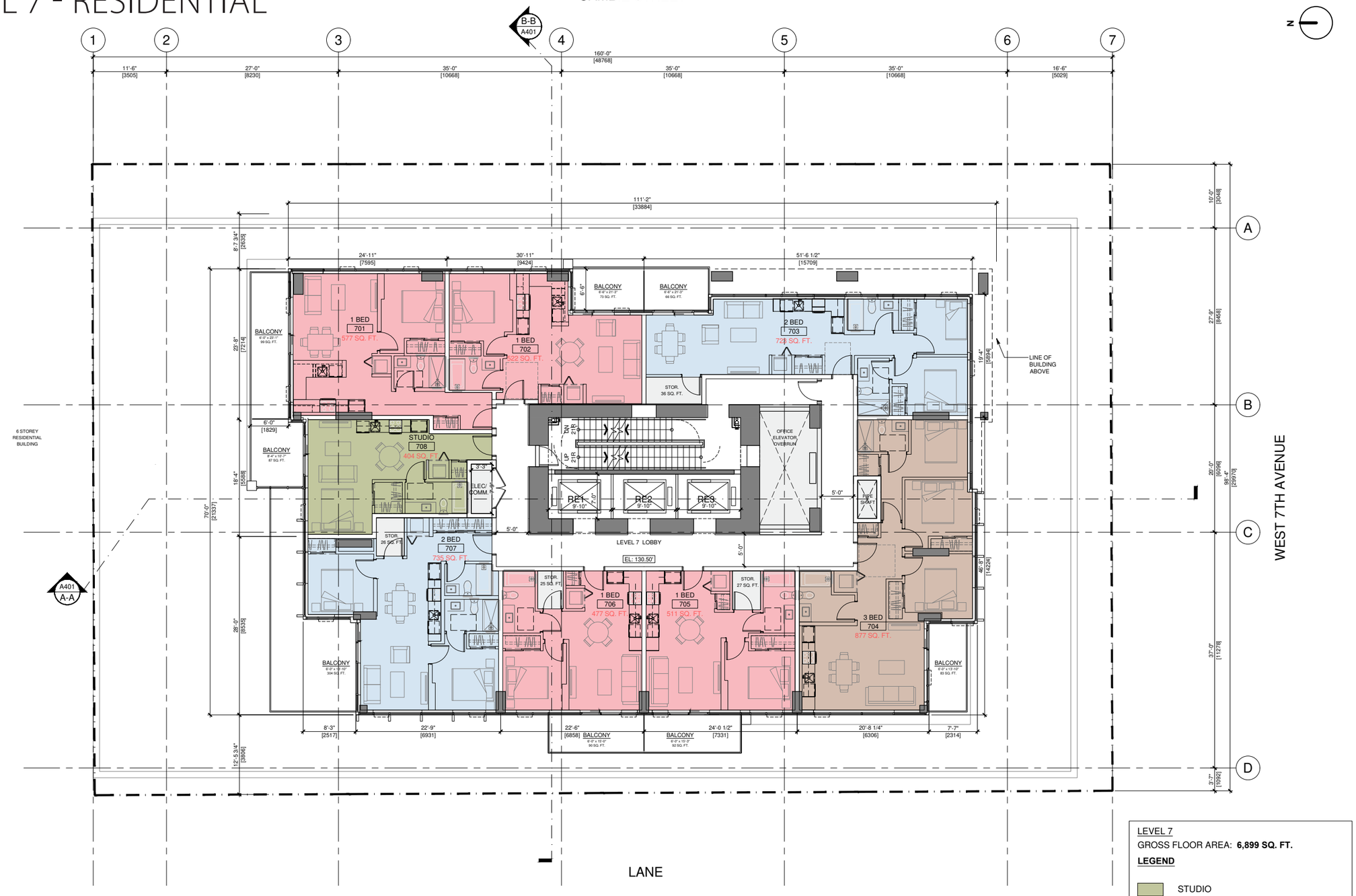
1 / - AMENITY FLOOR PLAN LEVEL 6
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

93

LEVEL 7 - RESIDENTIAL



LEVEL 7
GROSS FLOOR AREA: **6,899 SQ. FT.**

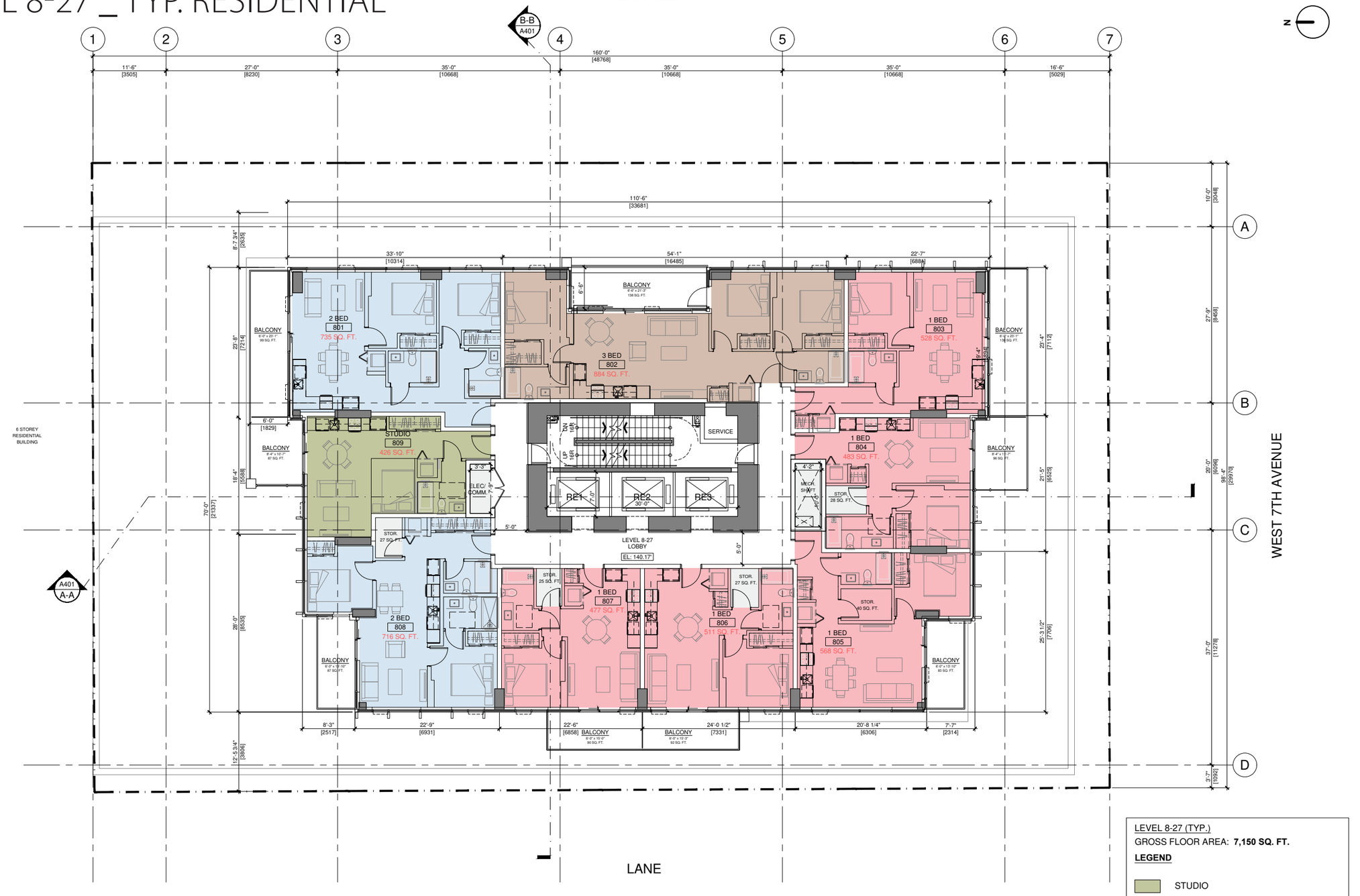
LEGEND

- STUDIO
- 1 BED
- 2 BED
- 3 BED

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - RESIDENTIAL TOWER PLAN - L7
1/8" = 1'-0"

LEVEL 8-27 _ TYP. RESIDENTIAL



LEVEL 8-27 (TYP.)
GROSS FLOOR AREA: **7,150 SQ. FT.**

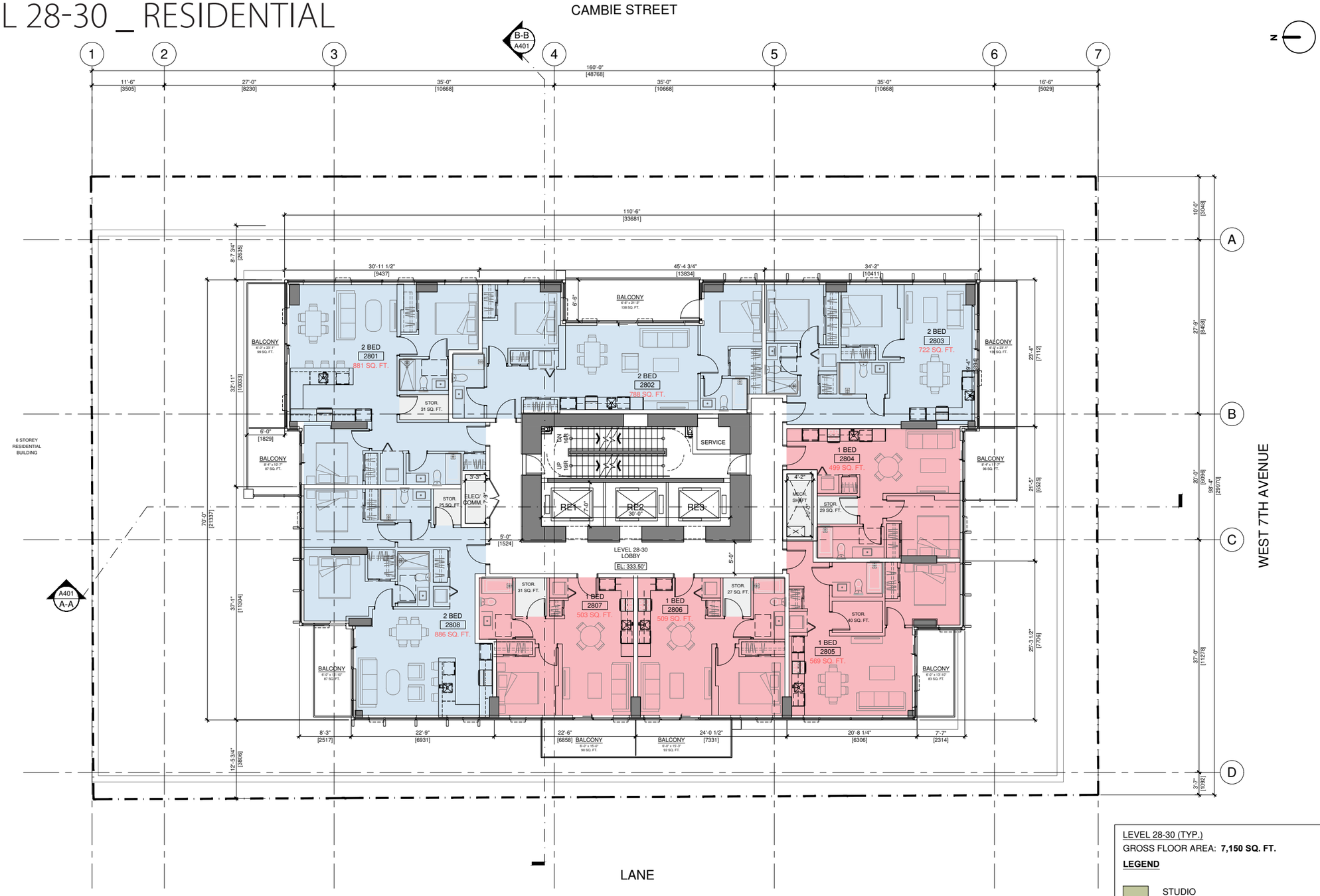
LEGEND

- STUDIO
- 1 BED
- 2 BED
- 3 BED

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - RESIDENTIAL TOWER PLAN - L8-27
1/8" = 1'-0"

LEVEL 28-30 _ RESIDENTIAL



LEVEL 28-30 (TYP.)
GROSS FLOOR AREA: **7,150 SQ. FT.**

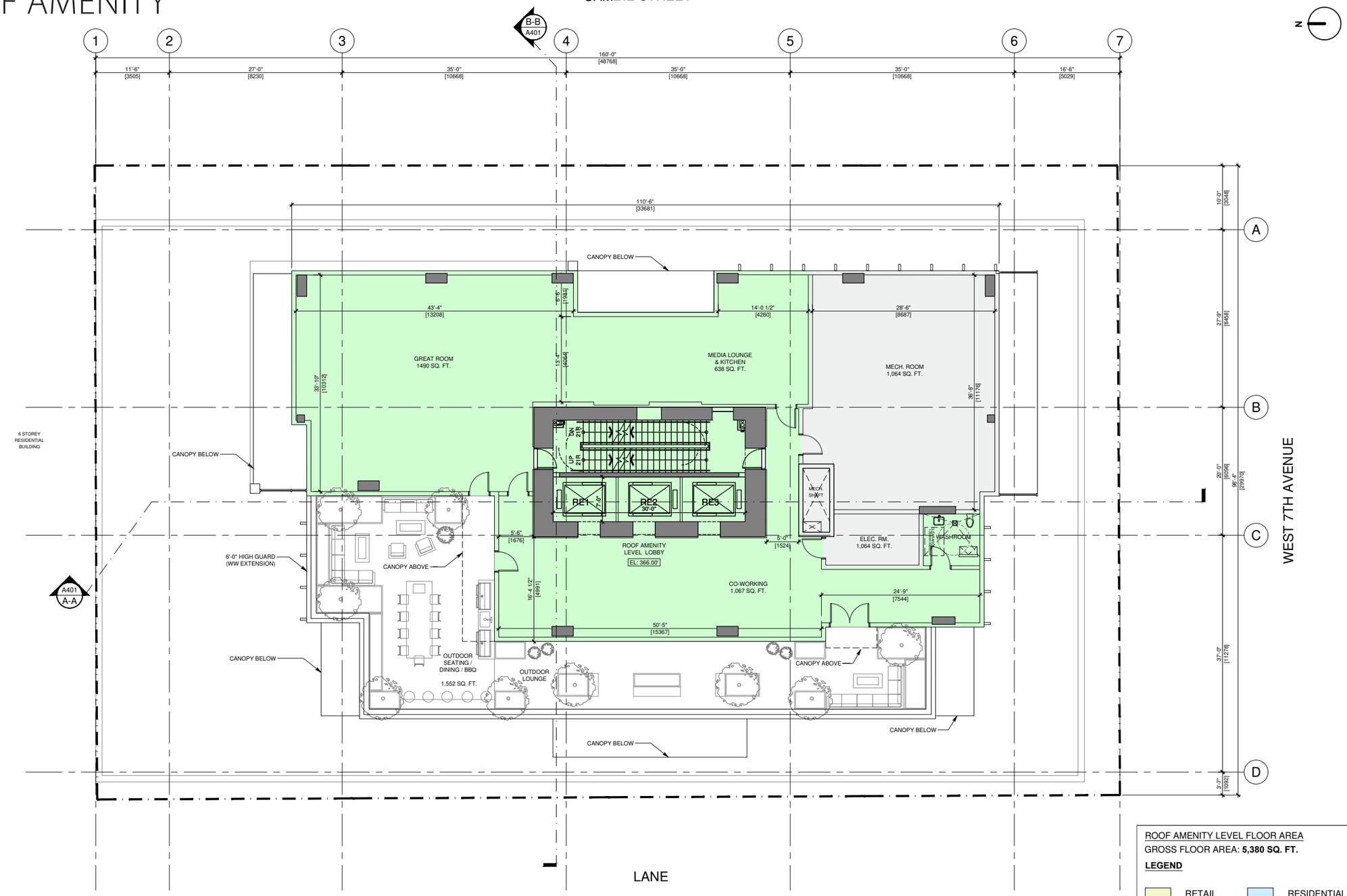
LEGEND

- STUDIO
- 1 BED
- 2 BED
- 3 BED

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 - RESIDENTIAL TOWER PLAN - L28-30
1/8" = 1'-0"

ROOF AMENITY



ROOF AMENITY LEVEL FLOOR AREA
GROSS FLOOR AREA: **5,380 SQ. FT.**

LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

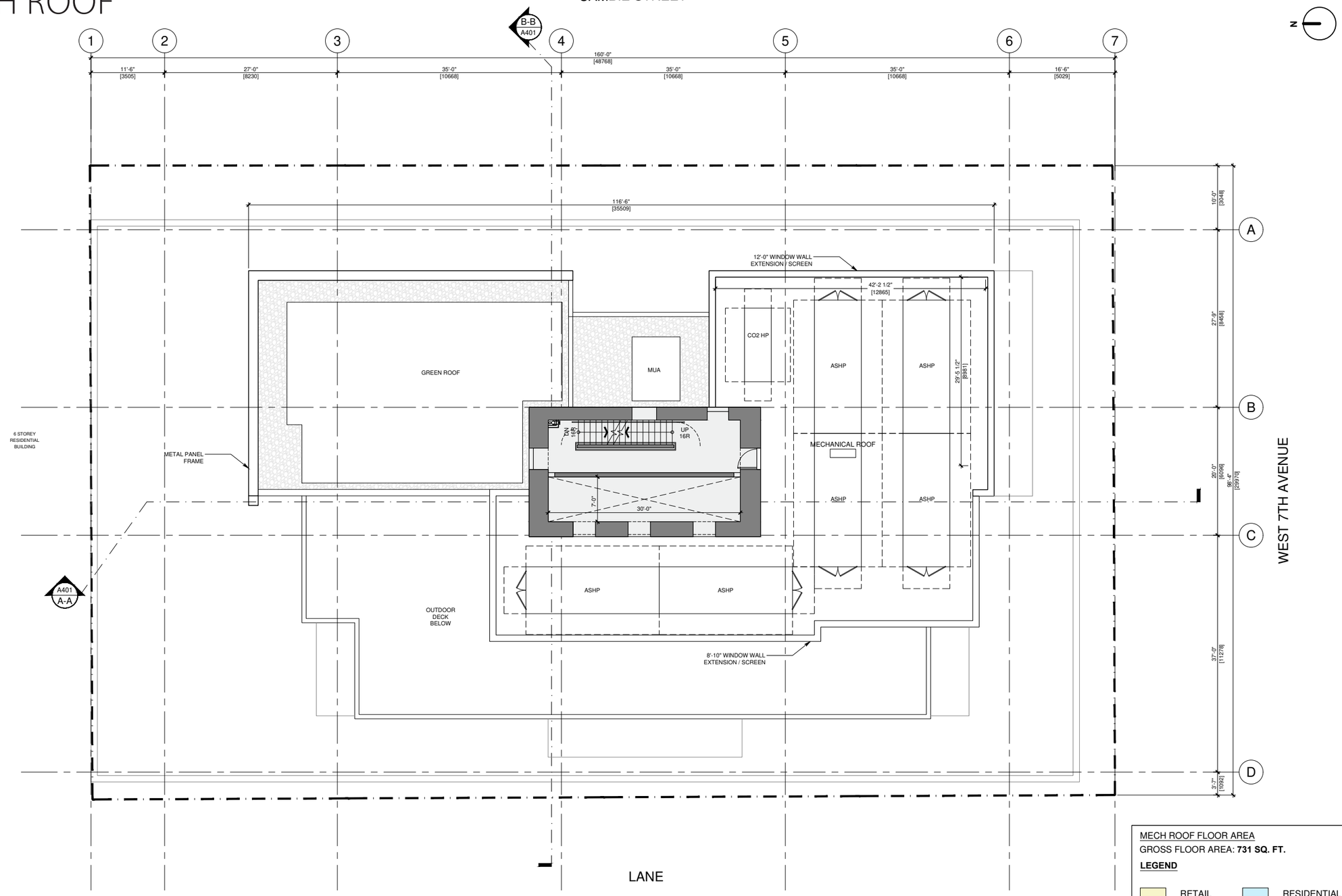
1 ROOF AMENITY PLAN
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

97

MECH ROOF



MECH ROOF FLOOR AREA

GROSS FLOOR AREA: **731 SQ. FT.**

LEGEND

RETAIL	RESIDENTIAL
OFFICE	AMENITY
EXCLUSION	

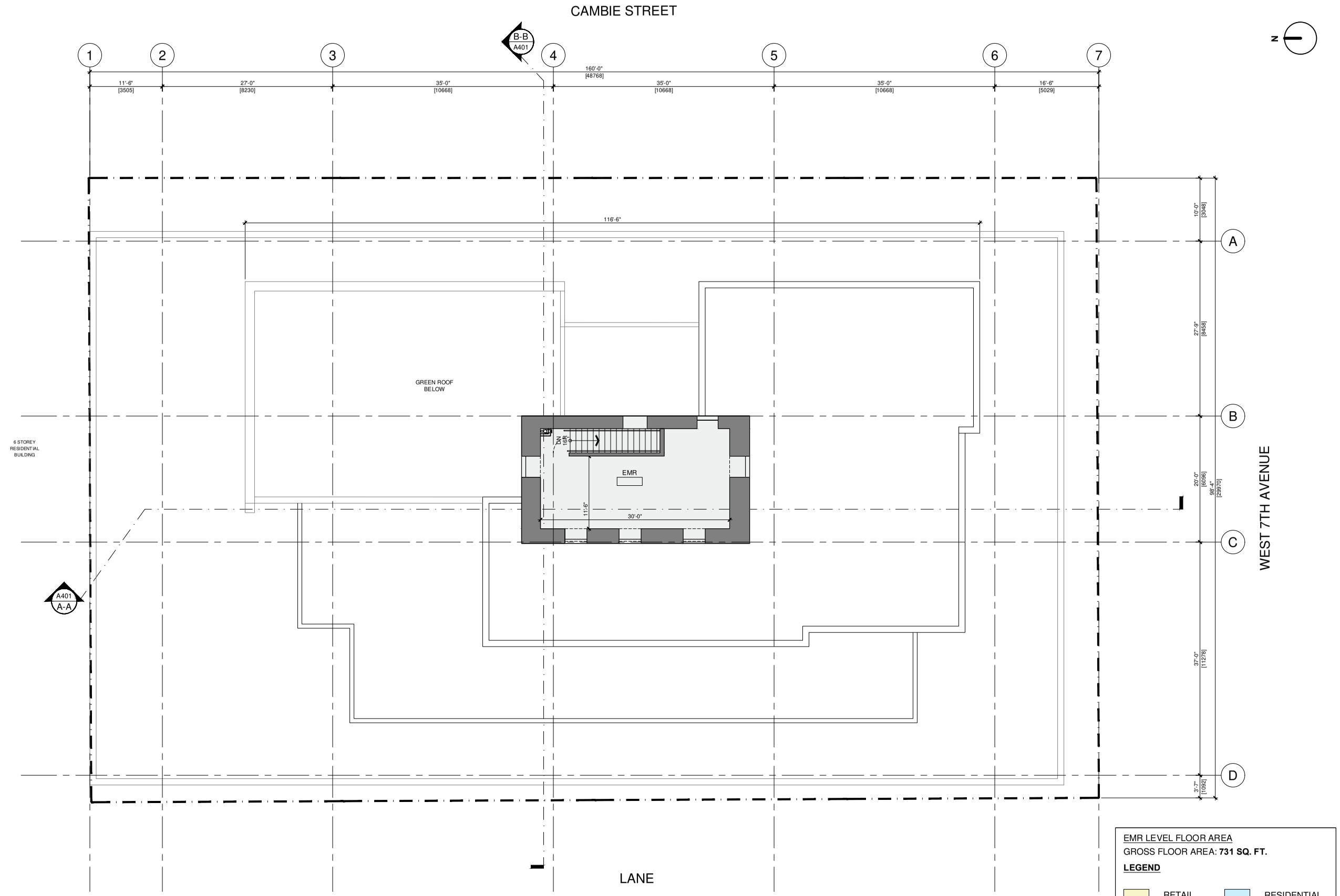
8' 6' 4' 2' 0" 4' 8' 16' 24'

1 / - MECHANICAL ROOF PLAN
1/8" = 1'-0"

2285 Cambie

98

EMR



EMR LEVEL FLOOR AREA

GROSS FLOOR AREA: **731 SQ. FT.**

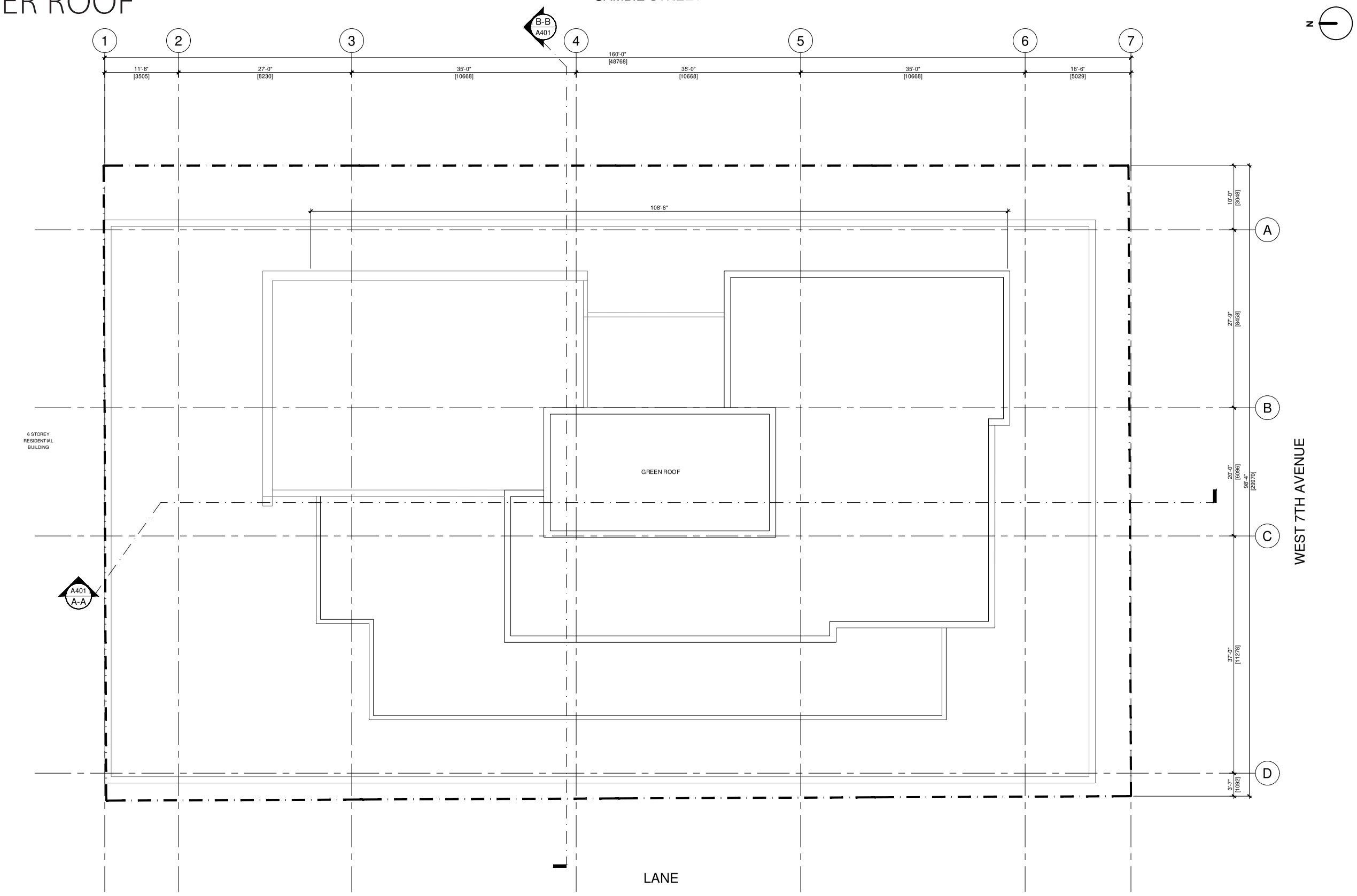
LEGEND

- RETAIL
- RESIDENTIAL
- OFFICE
- AMENITY
- EXCLUSION

8' 6' 4' 2' 0" 4' 8' 16' 24'

1 EMR PLAN
1/8" = 1'-0"

UPPER ROOF



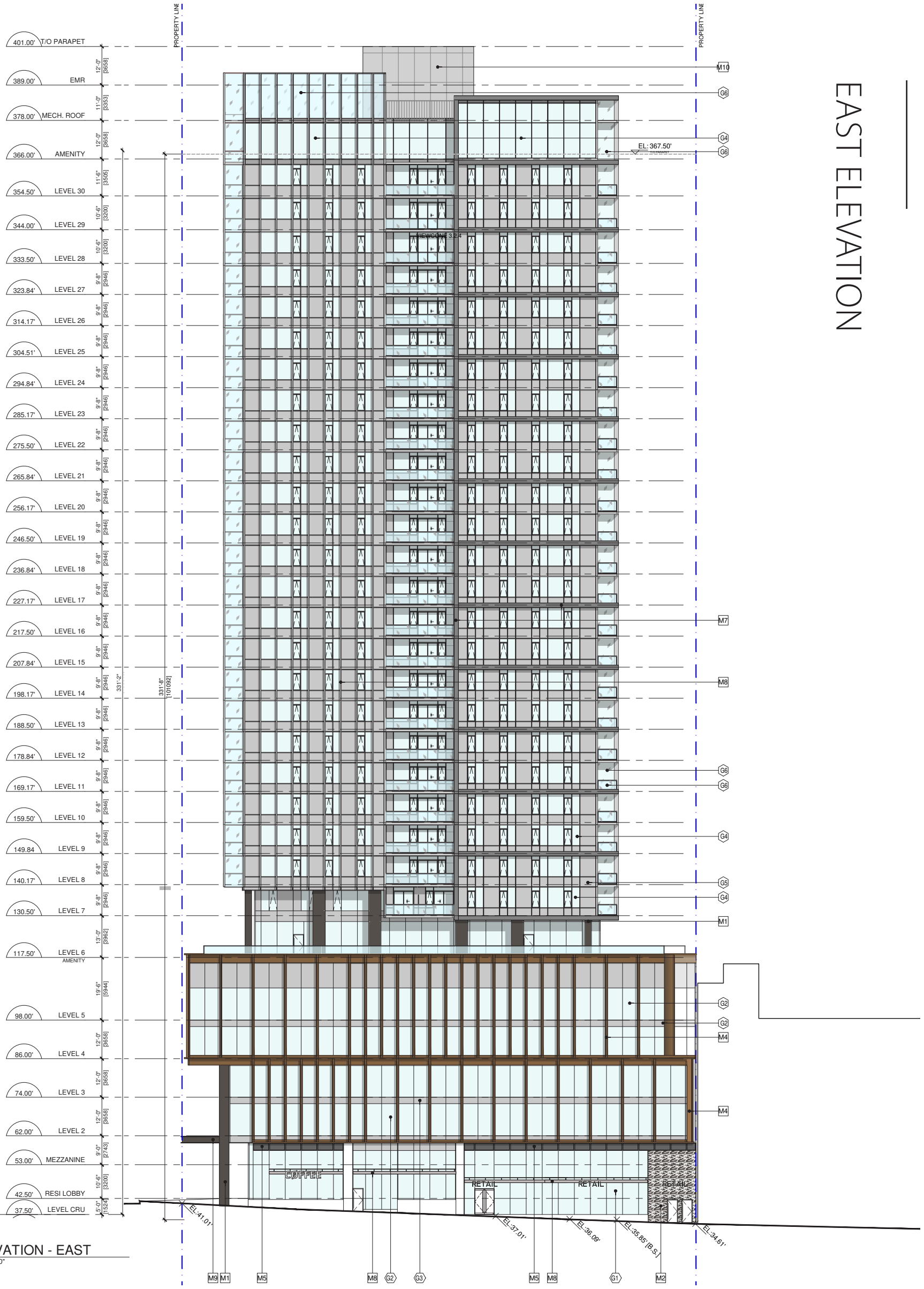
1 UPPER ROOF PLAN
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

2285 Cambie

100

EAST ELEVATION



1/301 ELEVATION - EAST
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

MATERIAL LEGEND

GLAZING AND SPANDREL

G1 **VISION STOREFRONT** - 4 SIDED SSG CURTAIN WALL 'VISION'
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L1

G2 **VISION OFFICE** - 4 SIDED SSG CURTAIN WALL 'VISION'
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L2 - L6

G3 **SPANDREL PANEL OFFICE** W/IN CURTAIN WALL
GLASS: DOUBLE GLAZED, INSULATED
COLOUR: TBD, SURFACE #4

G4 **WINDOW WALL - VISION**
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L7 & ABOVE

G5 **WINDOW WALL - SPANDREL**
GLASS: CLEAR, DOUBLE GLAZED
COLOUR: TBD
LOCATION: L7 & ABOVE

G6 **BALCONY GLASS GUARD W/ GUARDRAIL FRAME FINISH**
GLASS: CLEAR TEMPERED
LOCATION: L7 & ABOVE

G7 **OFFICE** - 4 SIDED SSG CURTAIN WALL
GLASS: TRANSLUCENT, DOUBLE GLAZED, INSULATED
LOCATION: L2 - L5 NORTH

WALL AND SOFFIT FINISH

M1 **METAL PANEL - COLUMN CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1-2, L6

M2 **PANELIZED CLADDING**
TYPE: TBD
COLOUR: TBD
LOCATION: L1 - L2

M3 **METAL SOFFIT**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1, L6

WALL AND SOFFIT FINISH

M4 **METAL FIN W/IN CURTAIN WALL SYSTEM - OFFICE**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: OFFICE LEVELS 2 - 5

M5 **ARCHITECTURAL LOUVERS**
COLOUR/FINISH: TBD

M6 **METAL VERTICAL FIN - WINDOW WALL**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: RESIDENTIAL TOWER

M7 **METAL VERT./HORIZ. FIN - WINDOW WALL**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: RESIDENTIAL TOWER

M8 **CANOPY - STRUCTURAL STEEL W/ LAMINATED GLASS**
COLOUR: TBD
LOCATION: L1 CRU CANOPIES, OFFICE & RESI CANOPIES

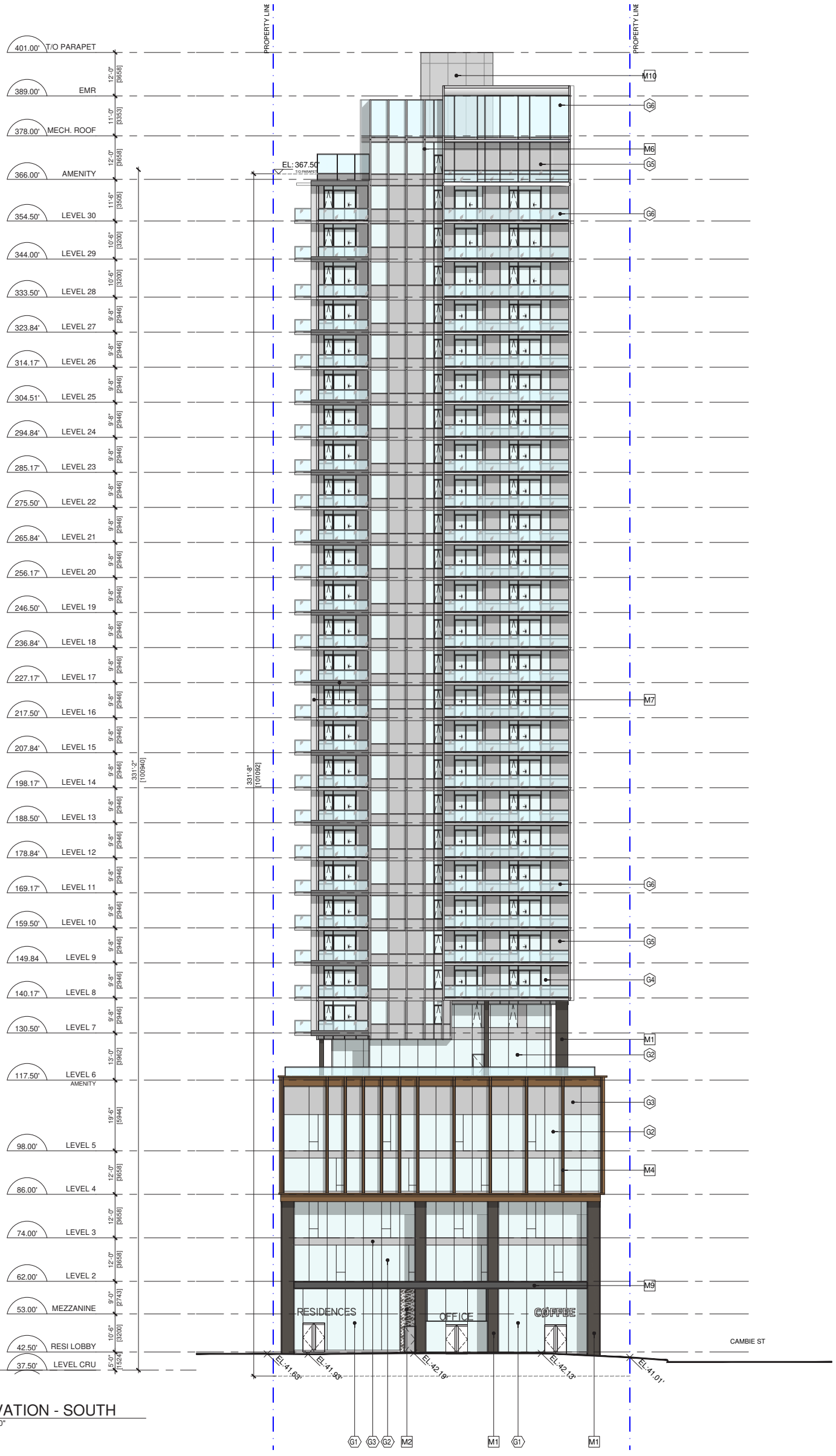
WALL AND SOFFIT FINISH

M9 **CANOPY - CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1 ENTRY CANOPY

M10 **METAL CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: ELEVATOR OVERRUN

C1 **CONCRETE**
TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED CONTROL JOINTS PER ARCH. DWGS

SOUTH ELEVATION



1/301 ELEVATION - SOUTH
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

MATERIAL LEGEND

GLAZING AND SPANDREL

- G1 **VISION STOREFRONT** - 4 SIDED SSG CURTAIN WALL 'VISION'
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L1
- G2 **VISION OFFICE** - 4 SIDED SSG CURTAIN WALL 'VISION'
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L2 - L6
- G3 **SPANDREL PANEL OFFICE** W/IN CURTAIN WALL
  GLASS: DOUBLE GLAZED, INSULATED
  COLOUR: TBD, SURFACE #4
- G4 **WINDOW WALL - VISION**
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L7 & ABOVE
- G5 **WINDOW WALL - SPANDREL**
  GLASS: CLEAR, DOUBLE GLAZED
  COLOUR: TBD
  LOCATION: L7 & ABOVE
- G6 **BALCONY GLASS GUARD W/ GUARDRAIL FRAME FINISH**
  GLASS: CLEAR TEMPERED
  LOCATION: L7 & ABOVE
- G7 **OFFICE** - 4 SIDED SSG CURTAIN WALL
  GLASS: TRANSLUCENT, DOUBLE GLAZED, INSULATED
  LOCATION: L2 - L5 NORTH

WALL AND SOFFIT FINISH

- M1 **METAL PANEL - COLUMN CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1-2, L6
- M2 **PANELIZED CLADDING**
  TYPE: TBD
  COLOUR: TBD
  LOCATION: L1 - L2
- M3 **METAL SOFFIT**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1, L6

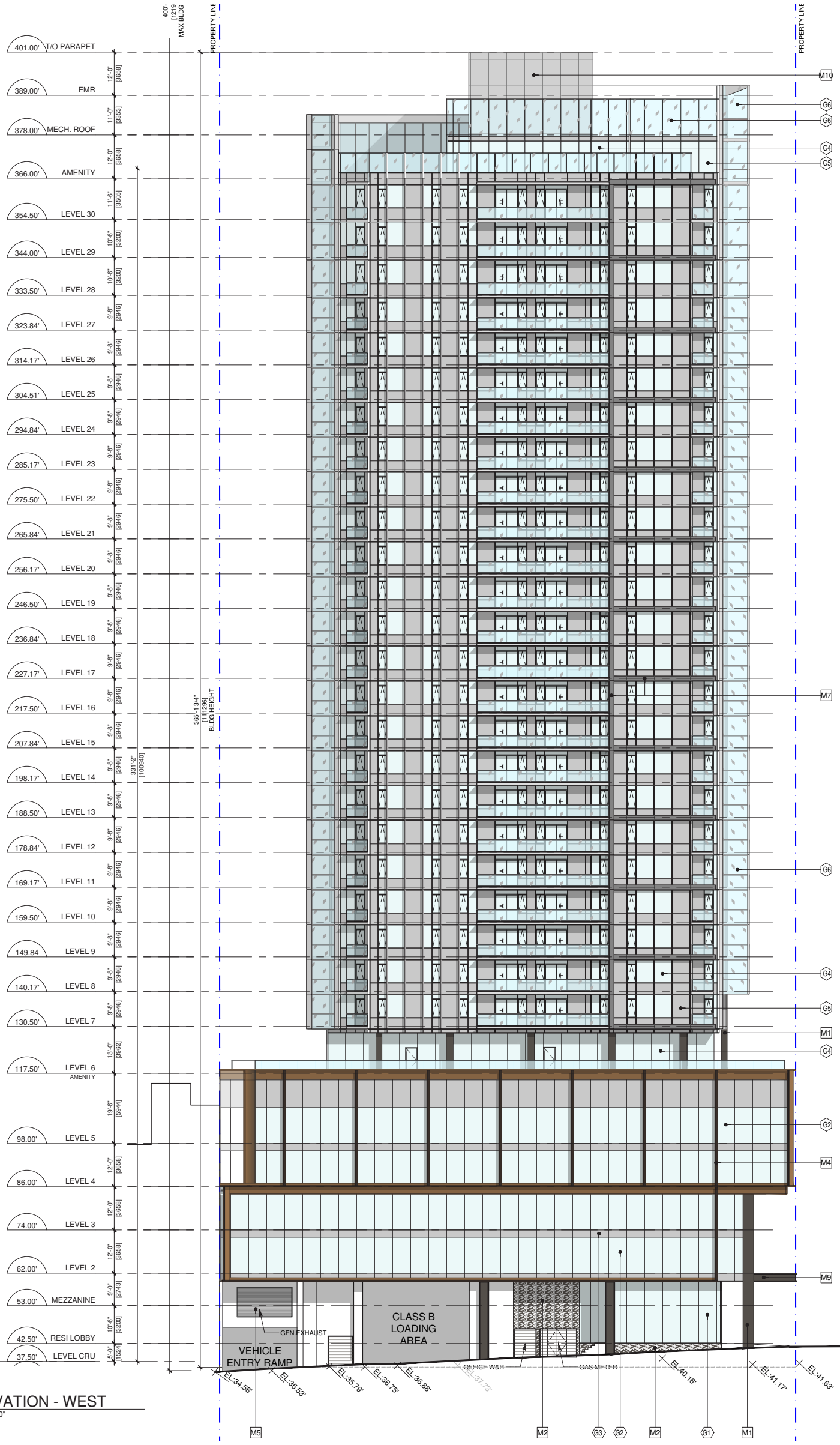
WALL AND SOFFIT FINISH

- M4 **METAL FIN W/IN CURTAIN WALL SYSTEM - OFFICE**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: OFFICE LEVELS 2 - 5
- M5 **ARCHITECTURAL LOUVERS**
  COLOUR/FINISH: TBD
- M6 **METAL VERTICAL FIN - WINDOW WALL**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: RESIDENTIAL TOWER
- M7 **METAL VERT./HORIZ. FIN - WINDOW WALL**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: RESIDENTIAL TOWER
- M8 **CANOPY - STRUCTURAL STEEL W/ LAMINATED GLASS**
  COLOUR: TBD
  LOCATION: L1 CRU CANOPIES, OFFICE & RESI CANOPIES

WALL AND SOFFIT FINISH

- M9 **CANOPY - CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1 ENTRY CANOPY
- M10 **METAL CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: ELEVATOR OVERRUN
- C1 **CONCRETE**
  TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED CONTROL JOINTS PER ARCH. DWGS

WEST ELEVATION



1 / 301 ELEVATION - WEST
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

MATERIAL LEGEND

GLAZING AND SPANDREL

- G1 **VISION STOREFRONT** - 4 SIDED SSG CURTAIN WALL 'VISION'
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L1
- G2 **VISION OFFICE** - 4 SIDED SSG CURTAIN WALL 'VISION'
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L2 - L6
- G3 **SPANDREL PANEL OFFICE** W/IN CURTAIN WALL
  GLASS: DOUBLE GLAZED, INSULATED
  COLOUR: TBD, SURFACE #4
- G4 **WINDOW WALL - VISION**
  GLASS: DOUBLE GLAZED, INSULATED
  LOCATION: L7 & ABOVE
- G5 **WINDOW WALL - SPANDREL**
  GLASS: CLEAR, DOUBLE GLAZED
  COLOUR: TBD
  LOCATION: L7 & ABOVE
- G6 **BALCONY GLASS GUARD W/ GUARDRAIL FRAME FINISH**
  GLASS: CLEAR TEMPERED
  LOCATION: L7 & ABOVE
- G7 **OFFICE** - 4 SIDED SSG CURTAIN WALL
  GLASS: TRANSLUCENT, DOUBLE GLAZED, INSULATED
  LOCATION: L2 - L5 NORTH

WALL AND SOFFIT FINISH

- M1 **METAL PANEL - COLUMN CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1-2, L6
- M2 **PANELIZED CLADDING**
  TYPE: TBD
  COLOUR: TBD
  LOCATION: L1 - L2
- M3 **METAL SOFFIT**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1, L6

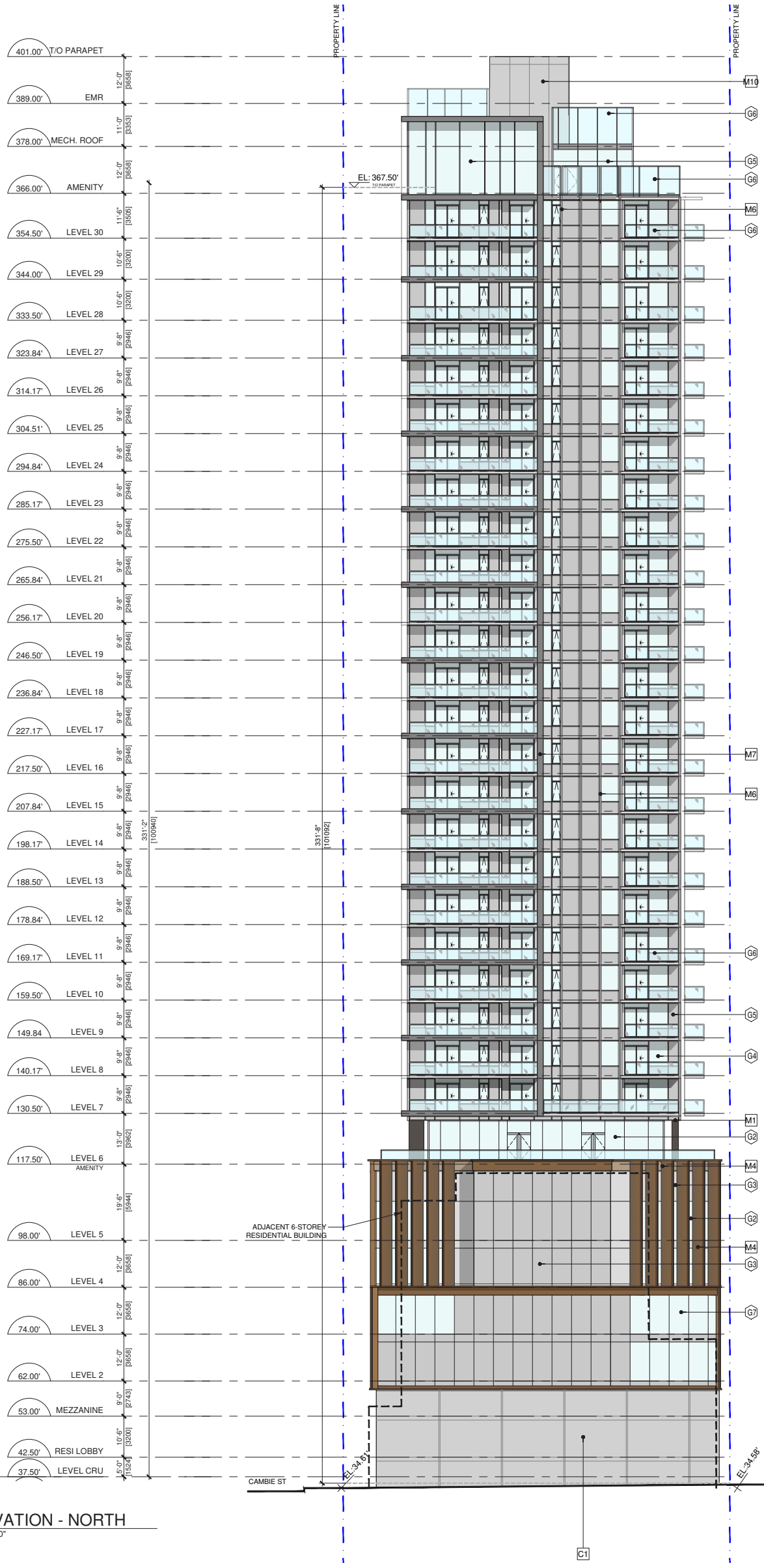
WALL AND SOFFIT FINISH

- M4 **METAL FIN W/IN CURTAIN WALL SYSTEM - OFFICE**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: OFFICE LEVELS 2 - 5
- M5 **ARCHITECTURAL LOUVERS**
  COLOUR/FINISH: TBD
- M6 **METAL VERTICAL FIN - WINDOW WALL**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: RESIDENTIAL TOWER
- M7 **METAL VERT./HORIZ. FIN - WINDOW WALL**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: RESIDENTIAL TOWER
- M8 **CANOPY - STRUCTURAL STEEL W/ LAMINATED GLASS**
  COLOUR: TBD
  LOCATION: L1 CRU CANOPIES, OFFICE & RESI CANOPIES

WALL AND SOFFIT FINISH

- M9 **CANOPY - CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: L1 ENTRY CANOPY
- M10 **METAL CLADDING**
  TYPE: COMPOSITE METAL PANEL
  COLOUR: TBD
  LOCATION: ELEVATOR OVERRUN
- C1 **CONCRETE**
  TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED CONTROL JOINTS PER ARCH. DWGS

NORTH ELEVATION



1 / 301 ELEVATION - NORTH
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

MATERIAL LEGEND

GLAZING AND SPANDREL

G1 **VISION STOREFRONT** - 4 SIDED SSG CURTAIN WALL 'VISION'
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L1

G2 **VISION OFFICE** - 4 SIDED SSG CURTAIN WALL 'VISION'
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L2 - L6

G3 **SPANDREL PANEL OFFICE** W/IN CURTAIN WALL
GLASS: DOUBLE GLAZED, INSULATED
COLOUR: TBD, SURFACE #4

G4 **WINDOW WALL - VISION**
GLASS: DOUBLE GLAZED, INSULATED
LOCATION: L7 & ABOVE

G5 **WINDOW WALL - SPANDREL**
GLASS: CLEAR, DOUBLE GLAZED
COLOUR: TBD
LOCATION: L7 & ABOVE

G6 **BALCONY GLASS GUARD W/ GUARDRAIL FRAME FINISH**
GLASS: CLEAR TEMPERED
LOCATION: L7 & ABOVE

G7 **OFFICE** - 4 SIDED SSG CURTAIN WALL
GLASS: TRANSLUCENT, DOUBLE GLAZED, INSULATED
LOCATION: L2 - L5 NORTH

WALL AND SOFFIT FINISH

M1 **METAL PANEL - COLUMN CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1-2, L6

M2 **PANELIZED CLADDING**
TYPE: TBD
COLOUR: TBD
LOCATION: L1 - L2

M3 **METAL SOFFIT**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1, L6

WALL AND SOFFIT FINISH

M4 **METAL FIN W/IN CURTAIN WALL SYSTEM - OFFICE**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: OFFICE LEVELS 2 - 5

M5 **ARCHITECTURAL LOUVERS**
COLOUR/FINISH: TBD

M6 **METAL VERTICAL FIN - WINDOW WALL**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: RESIDENTIAL TOWER

M7 **METAL VERT./HORIZ. FIN - WINDOW WALL**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: RESIDENTIAL TOWER

M8 **CANOPY - STRUCTURAL STEEL W/ LAMINATED GLASS**
COLOUR: TBD
LOCATION: L1 CRU CANOPIES, OFFICE & RESI CANOPIES

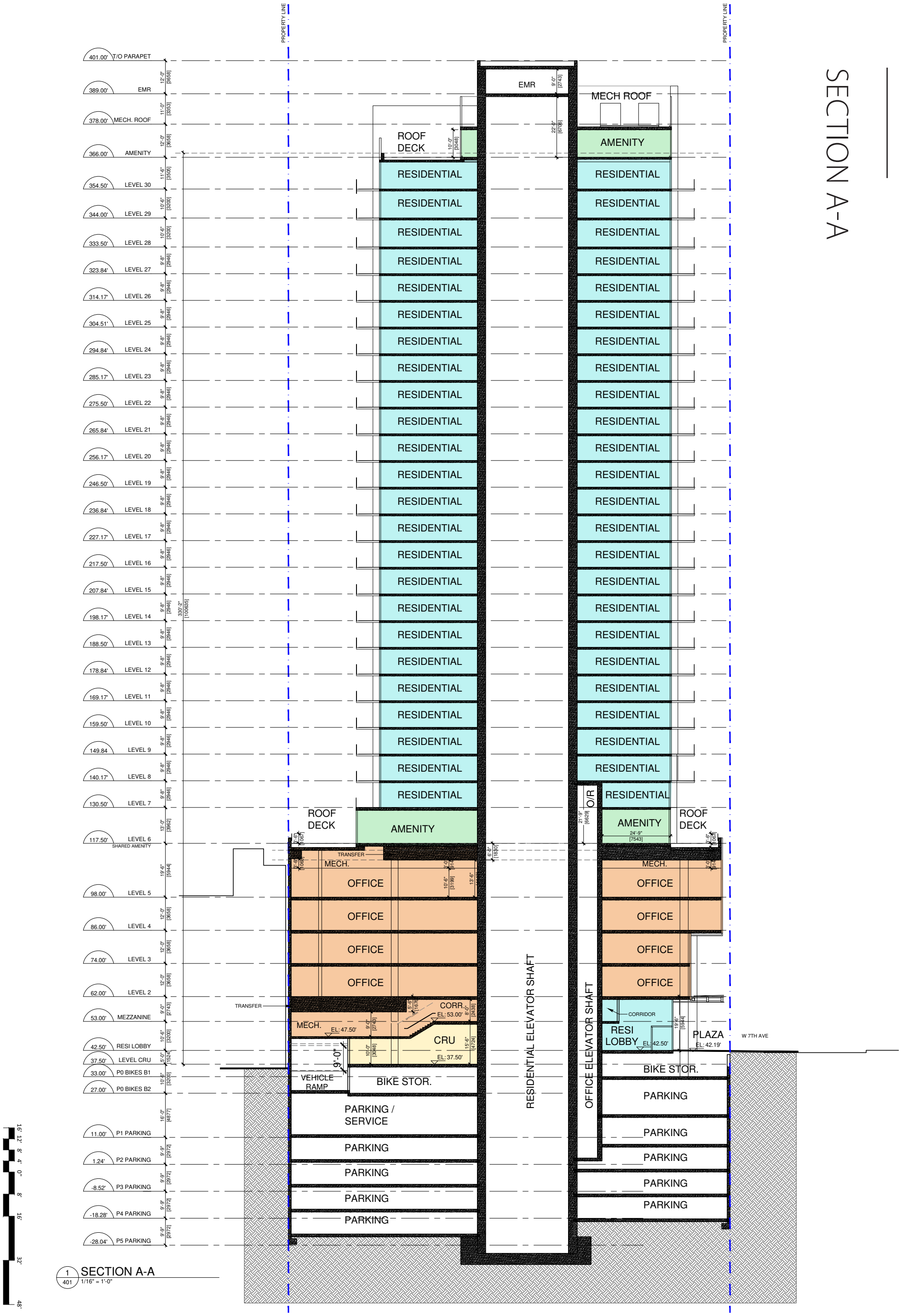
WALL AND SOFFIT FINISH

M9 **CANOPY - CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: L1 ENTRY CANOPY

M10 **METAL CLADDING**
TYPE: COMPOSITE METAL PANEL
COLOUR: TBD
LOCATION: ELEVATOR OVERRUN

C1 **CONCRETE**
TYPE: ARCHITECTURAL FINISHED CONCRETE - SEALED CONTROL JOINTS PER ARCH. DWGS

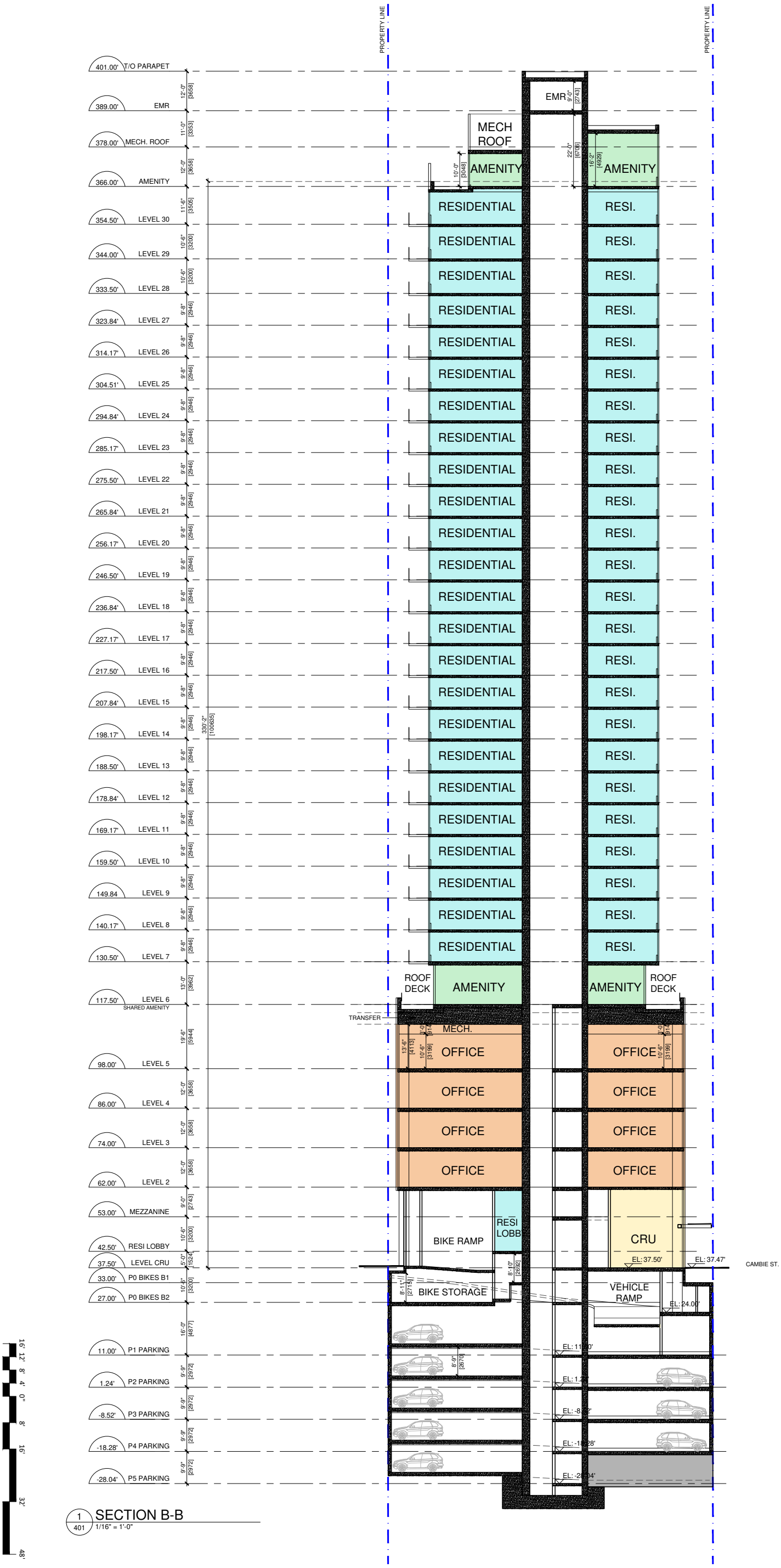
SECTION A-A



1 / 401 SECTION A-A
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

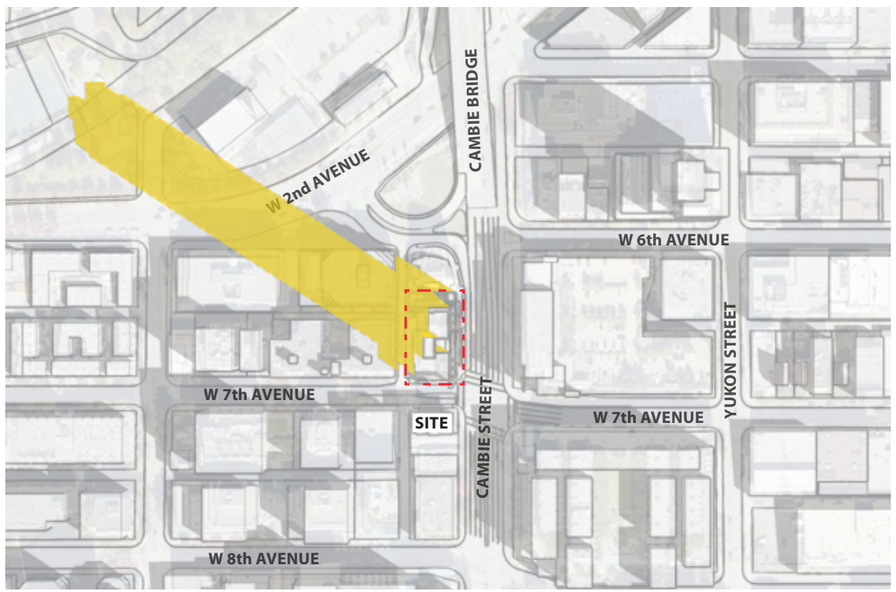
SECTION B-B



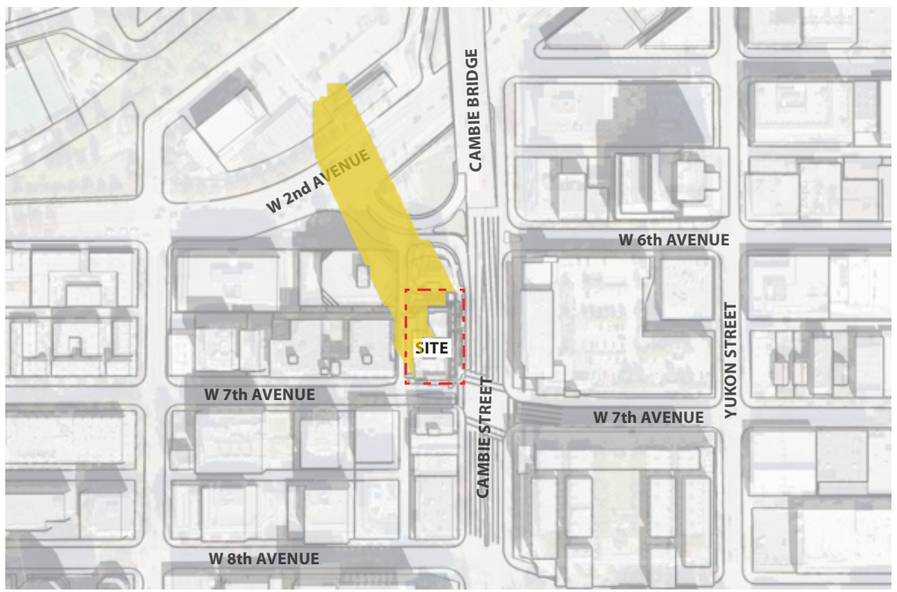
1 / 401 SECTION B-B
1/16" = 1'-0"

16' 12' 8' 4' 0" 8' 16' 32' 48'

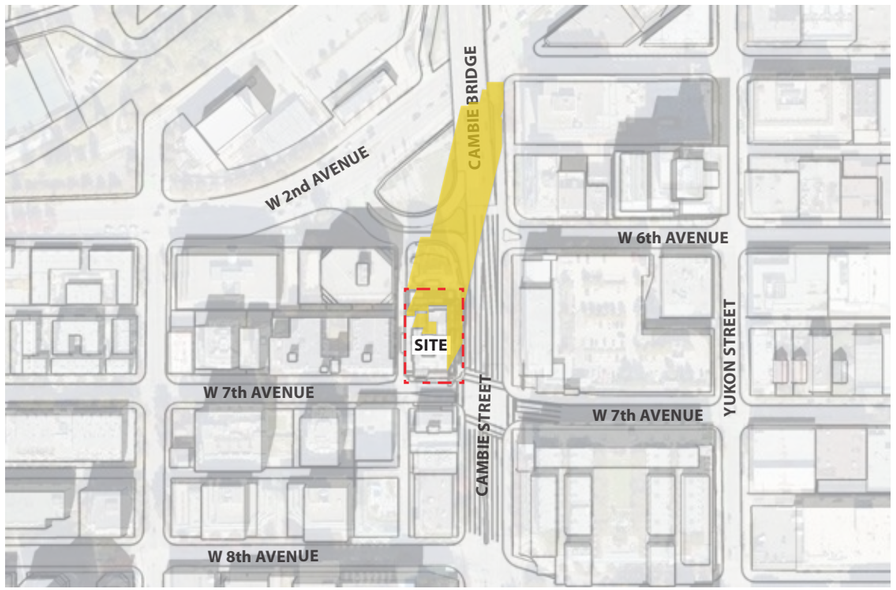
SHADOW STUDIES (MARCH 19)



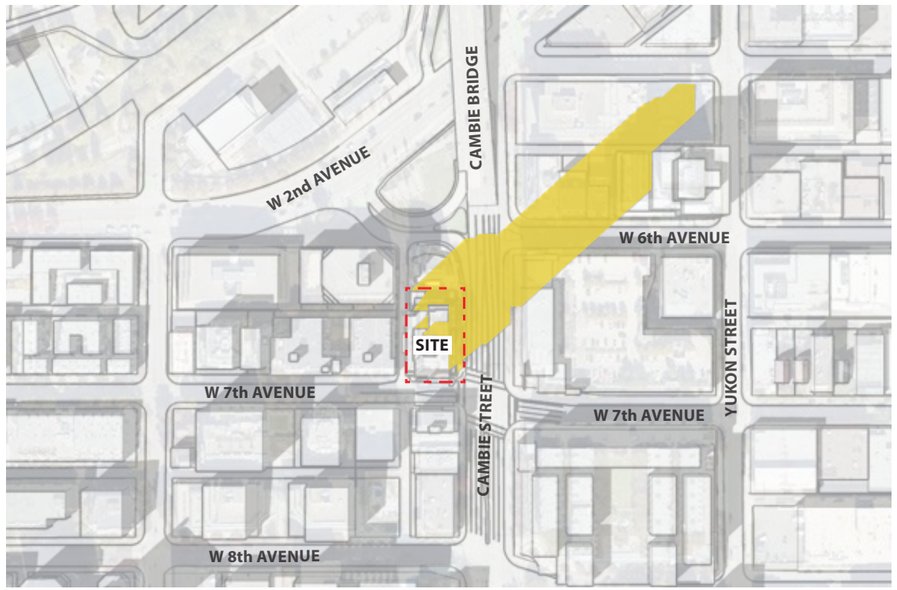
MARCH 19 | **10am**



MARCH 19 | 1**2pm**

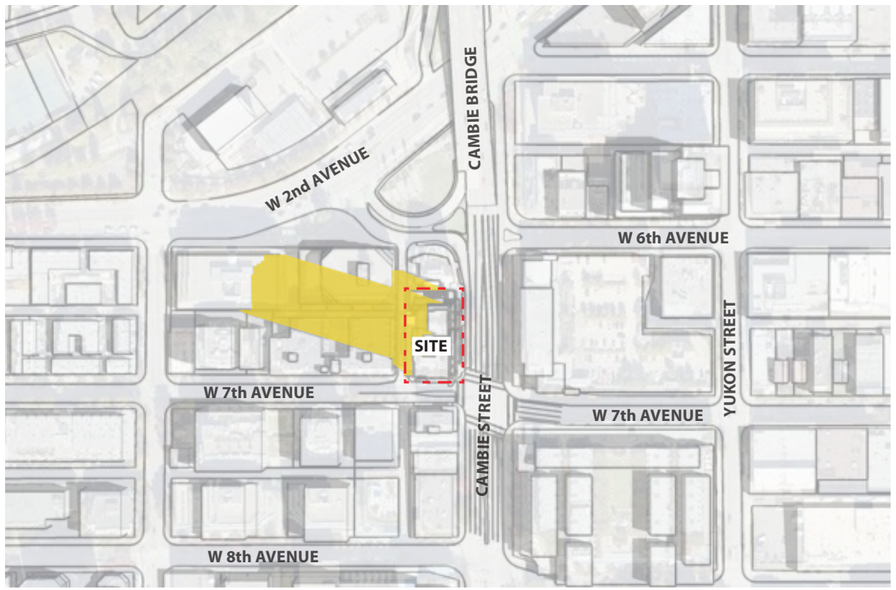


MARCH 19 | **2pm**

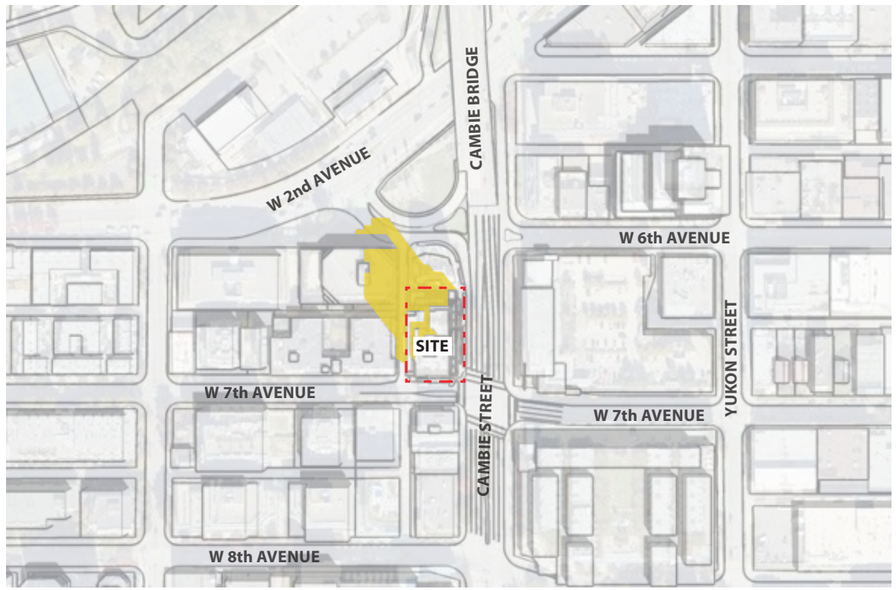


MARCH 19 | **4pm**

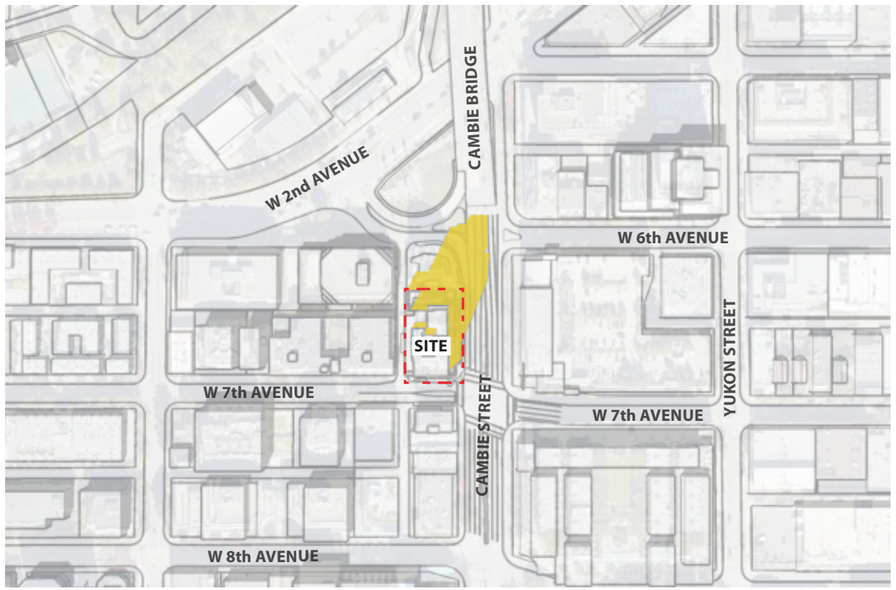
SHADOW STUDIES (JUNE 21)



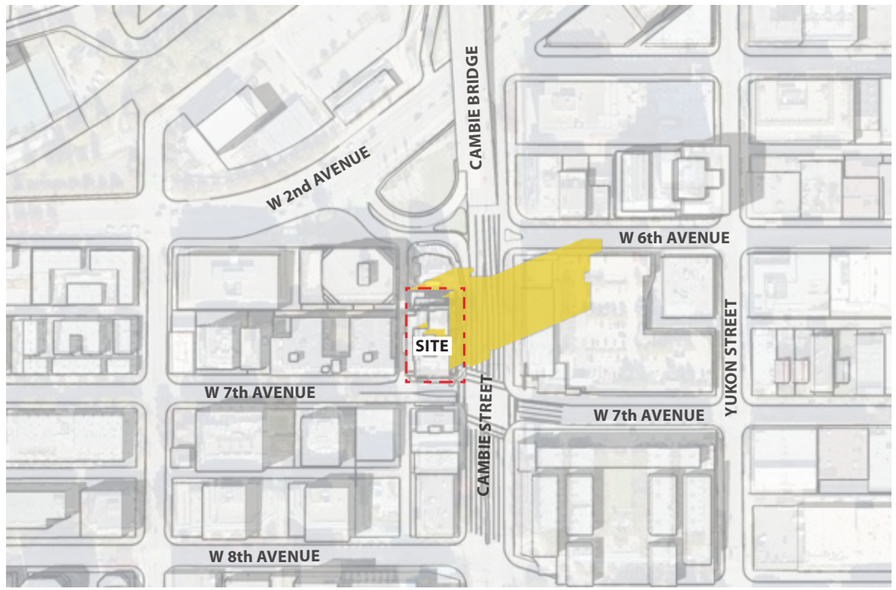
JUNE 21 | **10am**



JUNE 21 | 1**2pm**

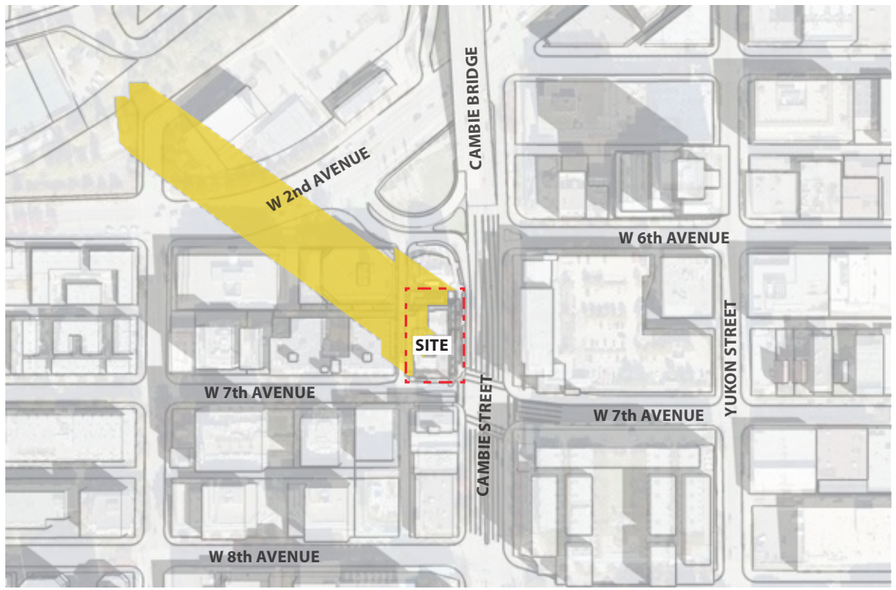


JUNE 21 | **2pm**

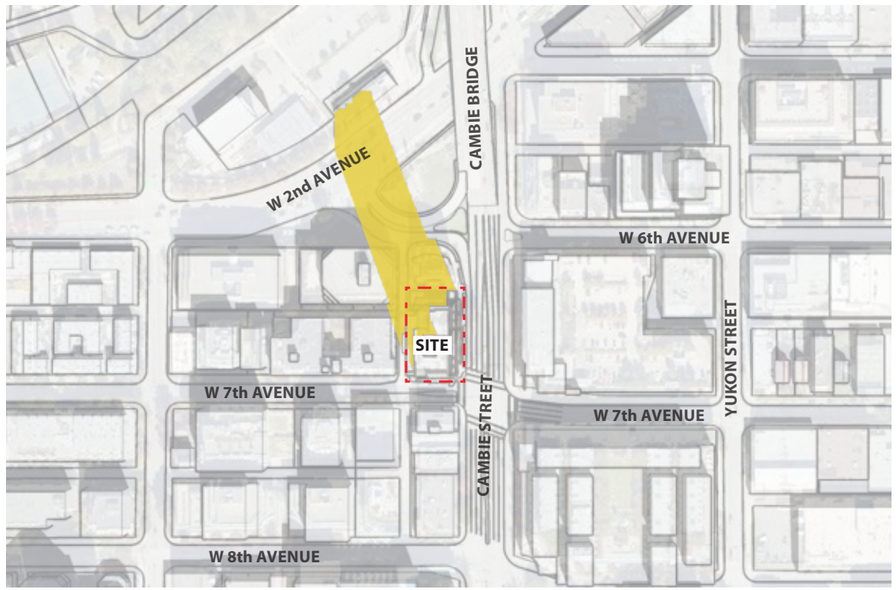


JUNE 21 | **4pm**

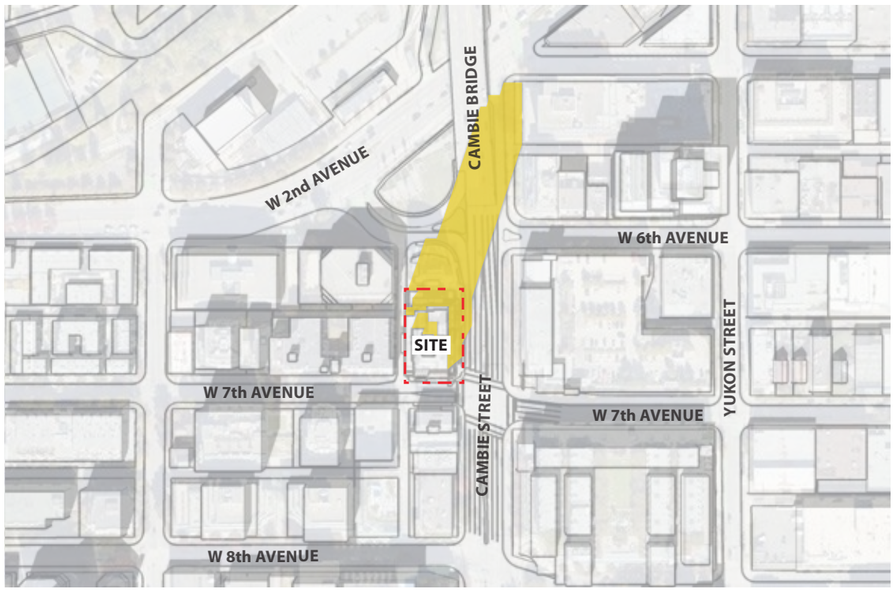
SHADOW STUDIES (SEPTEMBER 22)



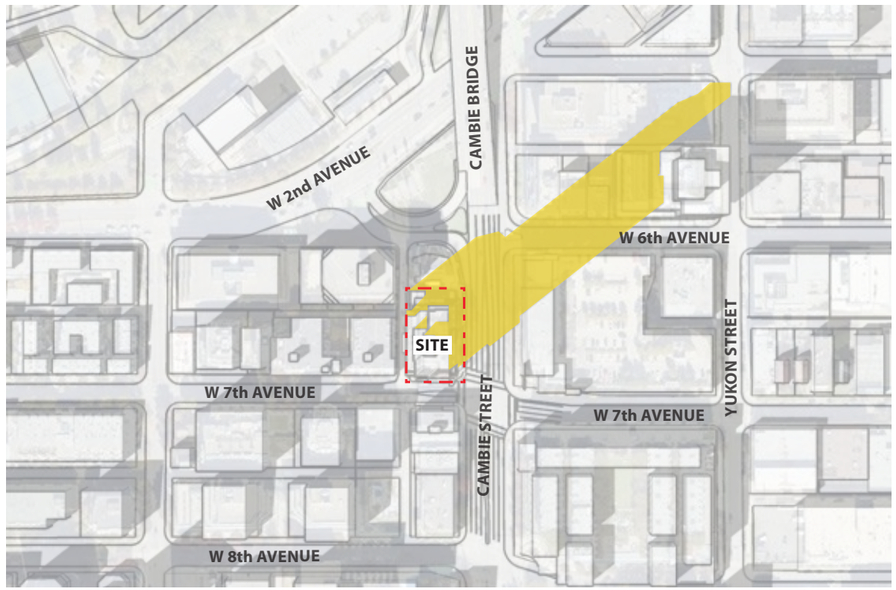
SEPTEMBER 22 | **10am**



SEPTEMBER 22 | 1**2pm**



SEPTEMBER 22 | **2pm**



SEPTEMBER 22 | **4pm**

3D PERSPECTIVES



1 - PERSPECTIVE LOOKING NORTHWEST
N.T.S.



2 - PERSPECTIVE LOOKING NORTH
N.T.S.



3 - PERSPECTIVE LOOKING NORTHWEST
N.T.S.

3D PERSPECTIVES



1 - PERSPECTIVE LOOKING SOUTH
N.T.S.



2 - PERSPECTIVE LOOKING WEST
N.T.S.

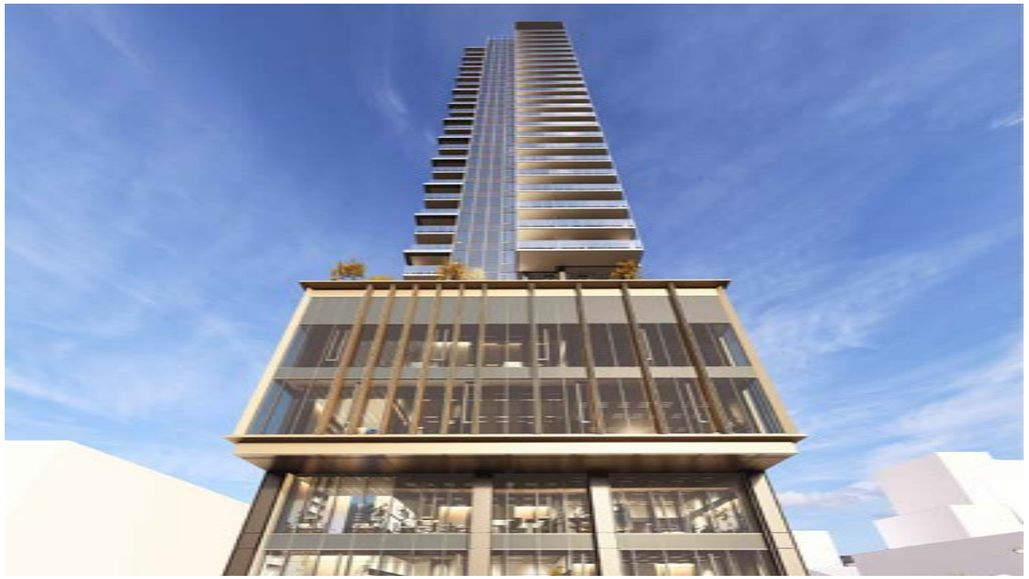


3 - PERSPECTIVE LOOKING NORTHEAST
N.T.S.

3D PERSPECTIVES



1 - PERSPECTIVE LOOKING NORTHEAST
N.T.S.



2 - PERSPECTIVE LOOKING NORTH
N.T.S.



3 - PERSPECTIVE LOOKING NORTHWEST
N.T.S.

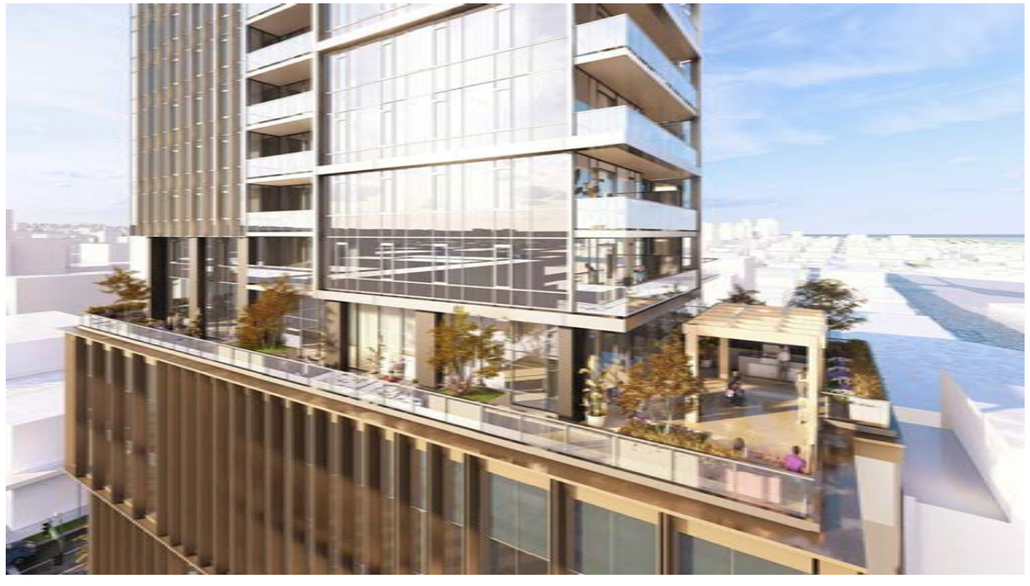
3D PERSPECTIVES



1 - PERSPECTIVE LOOKING SOUTHWEST
N.T.S.



2 - PERSPECTIVE LOOKING EAST AT LANE
N.T.S.



3 - PERSPECTIVE LOOKING SOUTHWEST
N.T.S.

Musson Cattell Mackey Partnership
Architects Designers Planners

http://mcmparchitects.com