Reviewed Drawings
(Received June 6, 2003)

DRAWING LIST

A0.1 CONTEXT PLAN & STATISTICS
A0.2 QUEBEC STREET ELEVATION
A0.3 MAIN STREET ELEVATION

A1.1 PARKING LEVEL P2 PLAN
A1.2 PARKING LEVEL P1 PLAN

A2.1 SITE/GROUND FLOOR PLAN
A2.2 2ND FLOOR PLAN
A2.3 3RD FLOOR PLAN
A2.4 4TH-5TH FLOOR PLAN
A2.5 6TH-20TH FLOOR PLAN
A2.6 21ST-22ND FLOOR PLAN
A2.7 23RD-24TH MECHANICAL FLOOR PLAN
A2.8 ROOF PLAN

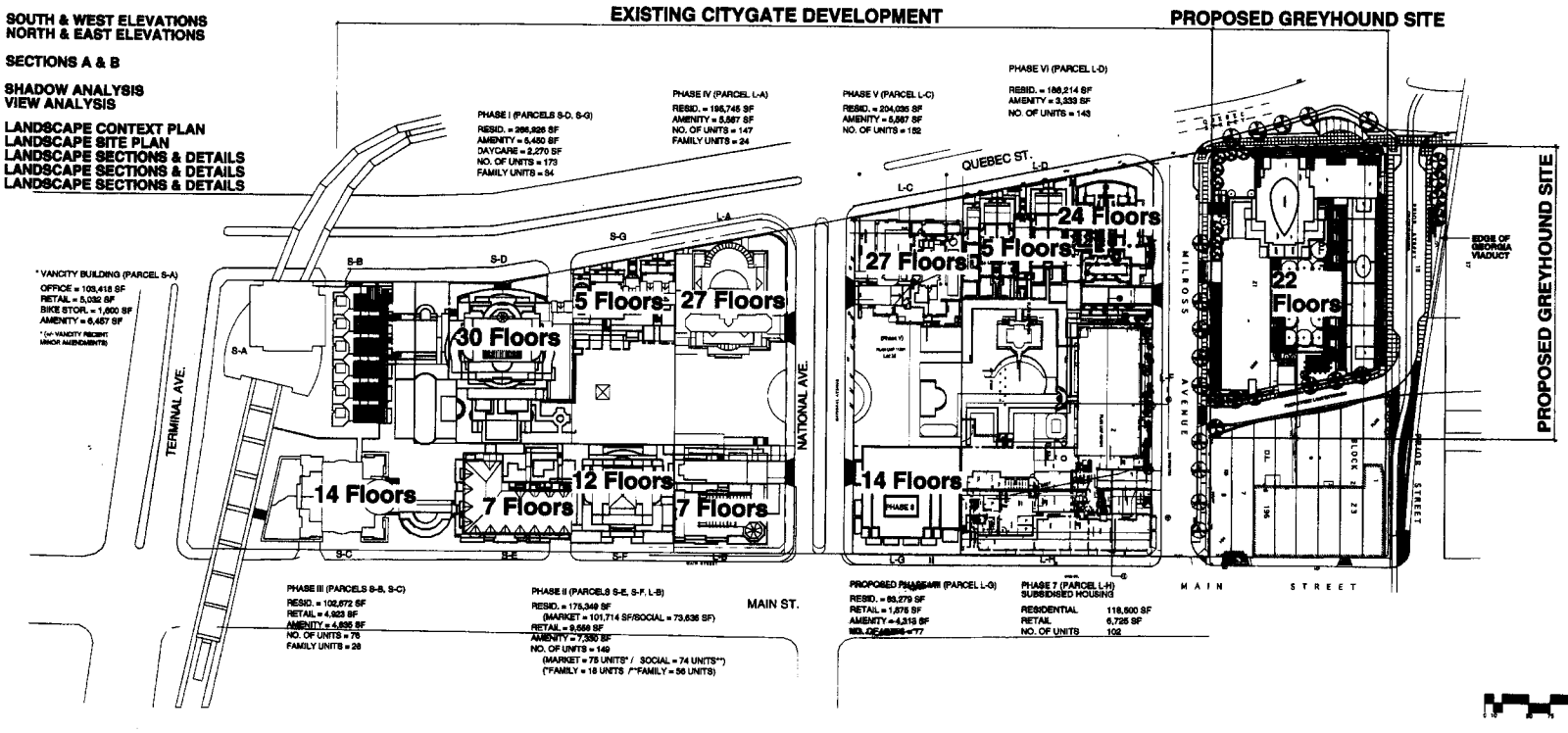
A3.1 SOUTH & WEST ELEVATIONS
A3.2 NORTH & EAST ELEVATIONS

A4.1 SECTIONS A & B

SHAD-1 SHADOW ANALYSIS
VIEW-1 VIEW ANALYSIS

L1 LANDSCAPE CONTEXT PLAN
L2 LANDSCAPE SITE PLAN
L3 LANDSCAPE SECTIONS & DETAILS
L4 LANDSCAPE SECTIONS & DETAILS
L5 LANDSCAPE SECTIONS & DETAILS

RESIDENTIAL = 215,103 SQ.FT. (19,983 SQ.M.)
AMENITY = 1,243 SQ.FT. (115 SQ.M.)
NO. OF UNITS = 167



NOTES

LEGAL DESCRIPTION:

LOTS 1 TO 6 INCLUSIVE, DISTRICT LOT 196, PLAN 184; LOTS 19, 20 AND 21, DISTRICT LOT 2037, PLAN 8566; ALL OF GROUP 1, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:

950 QUEBEC STREET

SITE DATA:

SITE AREA (LOTS 19, 20, 21) = +/- 60,009 sq.ft. (+/- 5575 sq.m.)

FAR = 215,103 sq.ft. (19,983 sq.m.)/ 60,009 sq.ft. (5575 sq.m.) = 3.6

PRESENT ZONING: M1

PROPOSED ZONING: CD-1

DEVELOPMENT STATISTICS

GROUND FLOOR:
RESIDENTIAL AREA (lobby & exits) = 25,823 sq.ft. (2,399 sq.m.)

EXCLUDED AREA
AMENITY (meeting room) = 1,243 sq.ft. (115 sq.m.)

NO. OF UNITS = 22 units

2nd FLOOR:
RESIDENTIAL FLOOR AREA = 24,216 sq.ft. (2,250 sq.m.)

EXCLUDED AREA - STORAGE = 1,116 sq.ft. (104 sq.m.)

NO. OF UNITS = 16 units

3rd FLOOR:
RESIDENTIAL FLOOR AREA = 21,165 sq.ft. (1,966 sq.m.)

NO. OF UNITS = 17 units

4th-5th FLOORS:
RESIDENTIAL FLOOR AREA = 2 floors x10,687sq.ft. = 21,374 sq.ft. (1,986 sq.m.)

NO. OF UNITS = 18 units

6th to 20th FLOORS:
RESIDENTIAL FLOOR AREA = 15 floors x 7,465 sq.ft. = 111,975 sq.ft. (10,402 sq.m.)

NO. OF UNITS = 15 floors x 6 units/floor = 90 units

21st to 22nd FLOORS:
RESIDENTIAL FLOOR AREA = 2 floors x 5,275 sq.ft. = 10,550 sq.ft. (980 sq.m.)

NO. OF UNITS = 2 floors x 3 units/floor = 6 units

AREA & UNIT TOTALS

RESIDENTIAL FLOOR AREA (GROSS) = 215,103 sq.ft. (19,983 sq.m.)

RESIDENTIAL FLOOR AREA (NET) = 188,111 sq.ft. (17,476 sq.m.)

EFFICIENCY (NET/GROSS) = 87.5%

AMENITY & STORAGE AREA 2,359 sq.ft. (219 sq.m.)

NUMBER OF UNITS
167 units

UNIT BREAKDOWN

1 bed+den (786-913 sq.ft.)	19 units
2 bed (820-1234 sq.ft.)	88 units
2 bed+den (1358-1436 sq.ft.)	50 units
3 bed (1570 sq.ft.)	2 units
2 bed+den townhouse units (1401-1860 sq.ft.)	8 units

PARKING REQUIREMENTS

Residential minimum
1 space per 215,103 sq.ft. (19,983 sq.m.)/ 1075 sq.ft. (100 sq.m.) = 200
÷ 0.5 space per unit x 167 units = 84

TOTAL PARKING REQUIRED = 284 stalls

TOTAL PARKING PROVIDED = 284 stalls

BICYCLE STORAGE REQUIREMENTS

TOTAL BICYCLE STORAGE REQUIRED = 1.25 spaces per unit x 167 units = 209 spaces

TOTAL BICYCLE STORAGE PROVIDED = 209 spaces

ISSUE	DATE
Issued for Design Panel	June 5, 2003
Issued for Re-zoning	Feb 13, 2003
Revised for Re-zoning	April 9, 2002
Issued for City Comments	April 5, 2002
Issued for City Comments	Sept 5, 2001

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PROJECT TITLE
Greyhound Site
950 Quebec St.

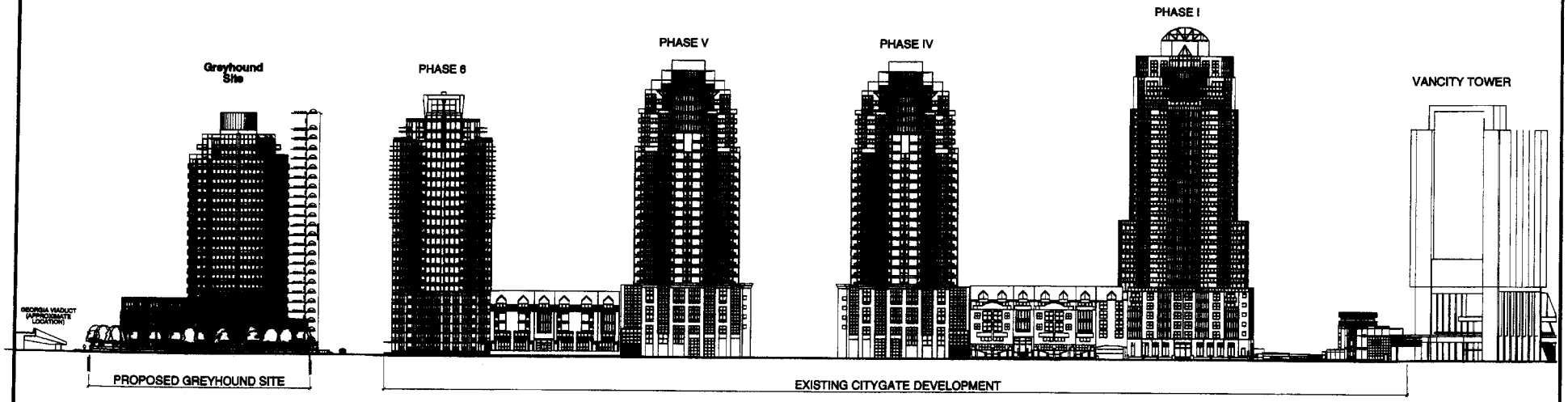
DRAWING TITLE
Context Plan & Statistics

PROJECT NO.	FILE / DATE
2166	2166 Cover/stats 06/03a

DRAWN	CHECKED	SCALE
PW/L-HW	JPIII	1 : 750

DRAWING NO.
A0.1

Reviewed Drawings
(Received June 6, 2003)



QUEBEC STREET ELEVATION

Issued for Design Panel	June 8, 2000
Issued for Re-zoning	Feb 15, 2000
Revised for Re-zoning	April 5, 2000
Issued for City Comments	April 5, 2000
Issued for City Comments	Sept 6, 2001
ISSUE	DATE

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Quebec Street Elevation

PROJECT NO.	FILE / DATE
2166	2166 el quebec street 05/00a
DRAWN: PW	CHECKED: JPIII
SCALE: 1 : 500	

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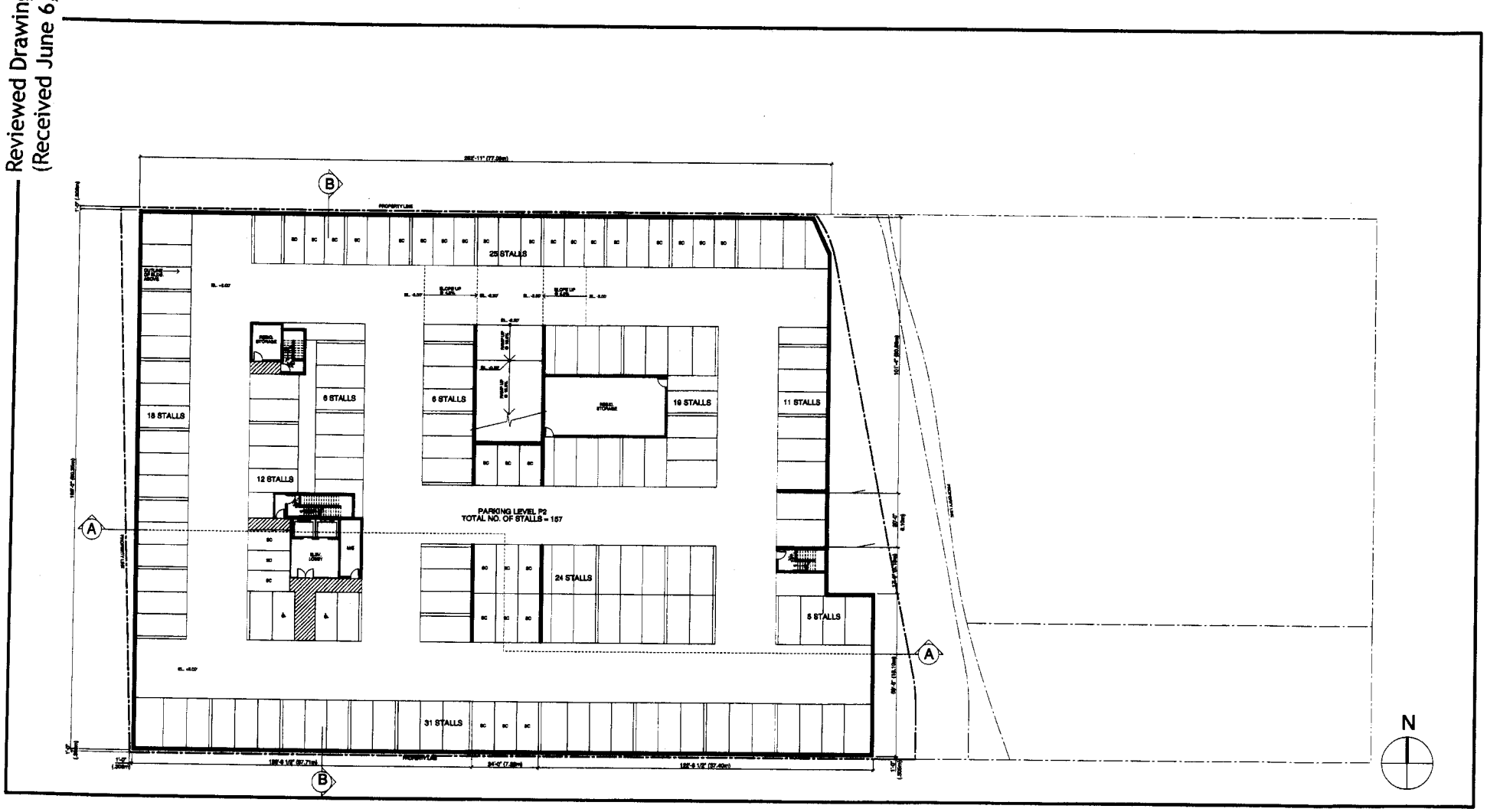
DRAWING NO.
A0.2

Reviewed Drawings
(Received June 6, 2003)



Issued for Design Panel	June 2, 2003
Issued for Re-Zoning	Feb 19, 2003
Revised for Re-Zoning	April 3, 2002
Issued for City Comments	April 3, 2002
Issued for City Comments	Sept 3, 2001
ISSUE	DATE

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PROJECT TITLE
Greyhound Site
950 Quebec St.

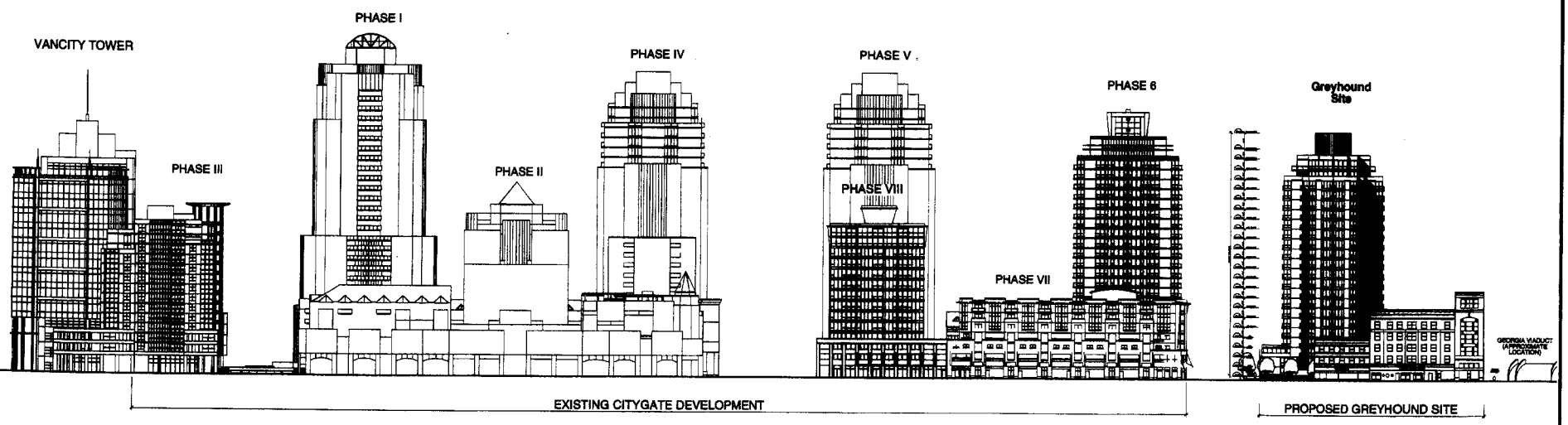
DRAWING TITLE
Parking Level P2 Plan

PROJECT NO.	FILE / DATE
2166	2166 P2 plan 06/03a

DRAWN	CHECKED	SCALE
PW	JPIII	1/16" = 1'-0"

DRAWING NO.
A1.1

Reviewed Drawings
(Received June 6, 2003)



MAIN STREET ELEVATION

ISSUE	DATE
Issued for Design Panel	June 2, 2003
Issued for Re-zoning	Apr 23, 2003

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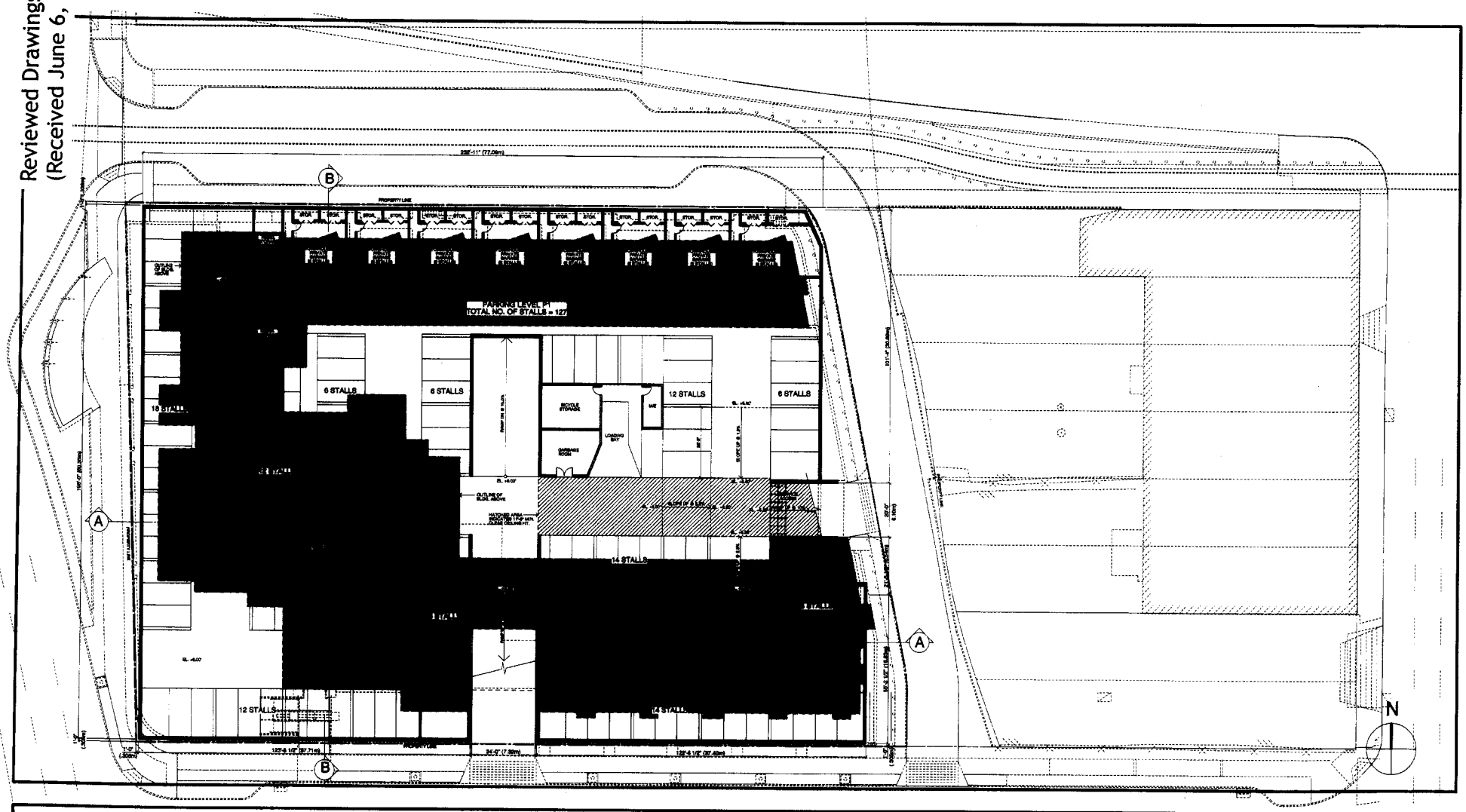
PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Main Street Elevation

PROJECT NO.	FILE / DATE
2166	2166 al main street 05/30a
DRAWN: PW / CHECKED: JPN	SCALE: 1 : 500
PERKINS & COMPANY Architecture and Urban Design Inc.	DRAWING NO. A0.3

Reviewed Drawings
(Received June 6, 2003)



TOTAL PARKING STALLS PROVIDED

LEVEL P1 = 127
LEVEL P2 = 157

TOTAL = 284

ISSUE	DATE
Issued for Design Panel	June 3, 2003
Issued for Re-Zoning	Feb 13, 2003
Revised for Re-Zoning	April 8, 2002
Issued for City Comments	April 5, 2002
Issued for City Comments	Sept 5, 2001

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Parking Level P1 Plan

PROJECT NO.	FILE / DATE
2166	2166 P1 plan 06/03a
DRAWN: PW	CHECKED: JPIII
SCALE: 1/16" = 1'-0"	

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A1.2

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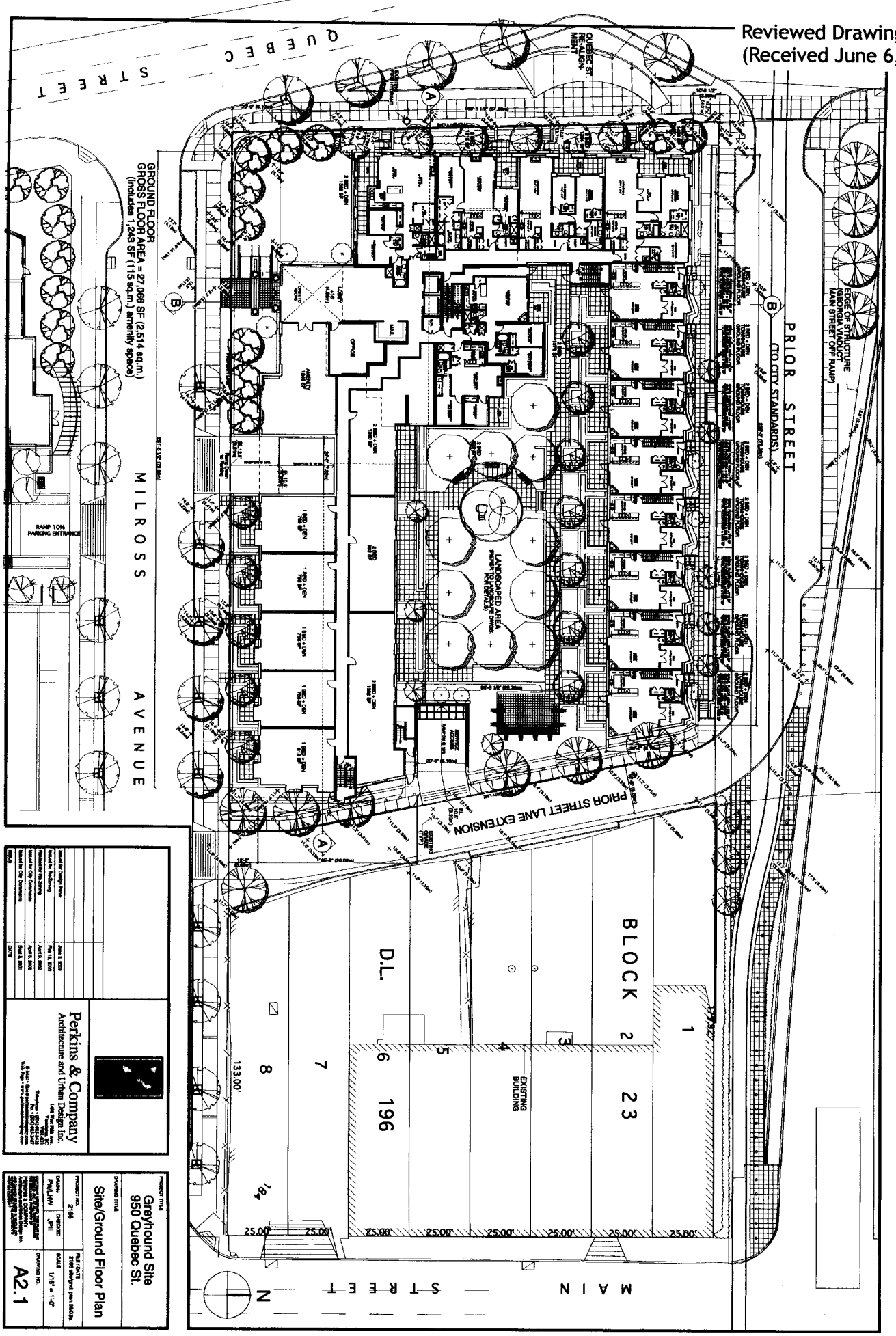
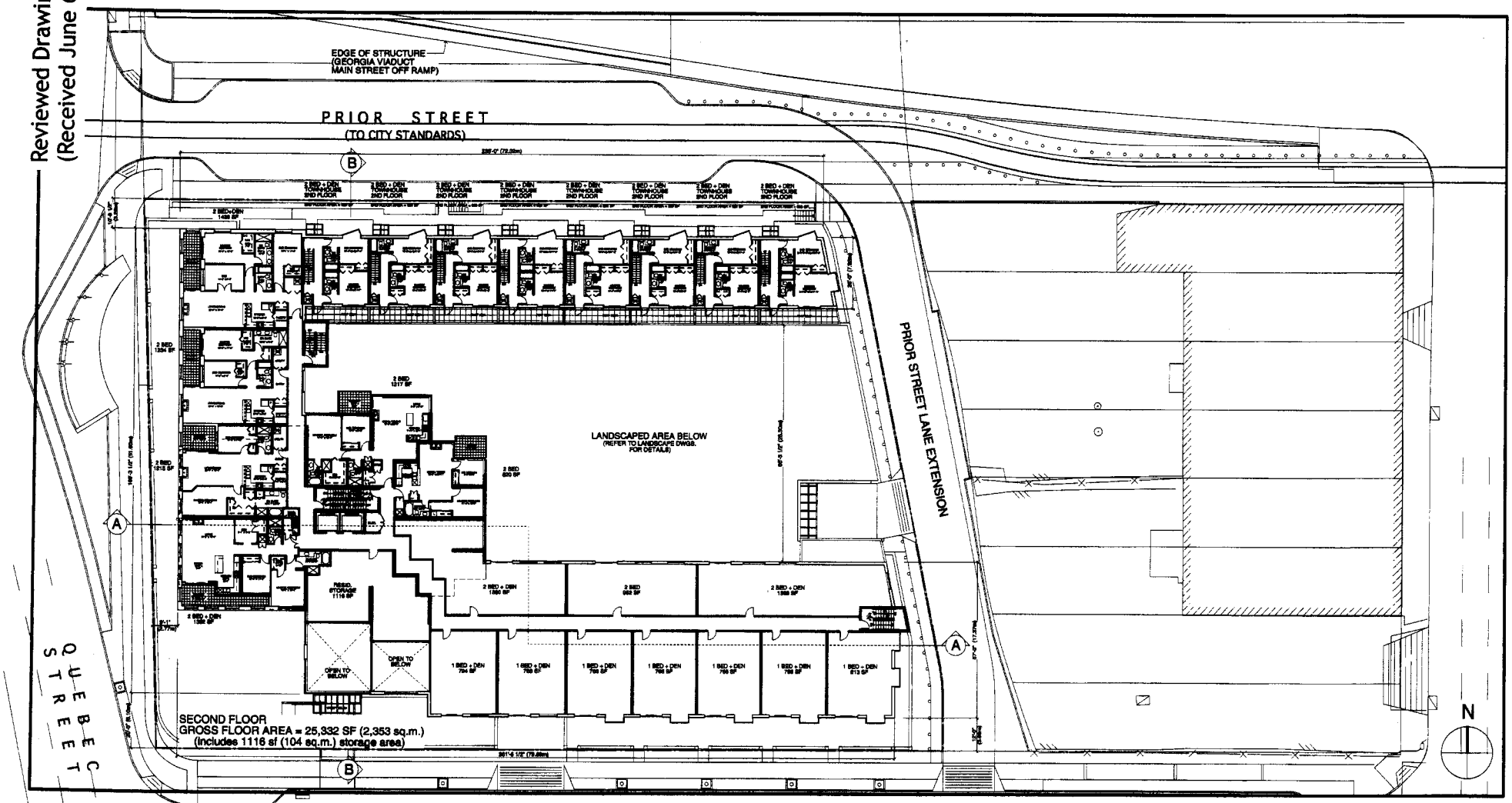
(Received June 6, 2003)



Reviewed Drawings
(Received June 6, 2003)



ISSUE	DATE
Issued for Design Panel	June 2, 2003
Issued for Re-zoning	Feb 13, 2003
Revised for Re-zoning	April 8, 2002
Issued for City Comments	April 8, 2002
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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Second Floor Plan

PROJECT NO.	FILE / DATE
2166	2166 2nd plan 06/03a

DRAWN	CHECKED	SCALE
PW/LHW	JPII	1/16" = 1'-0"

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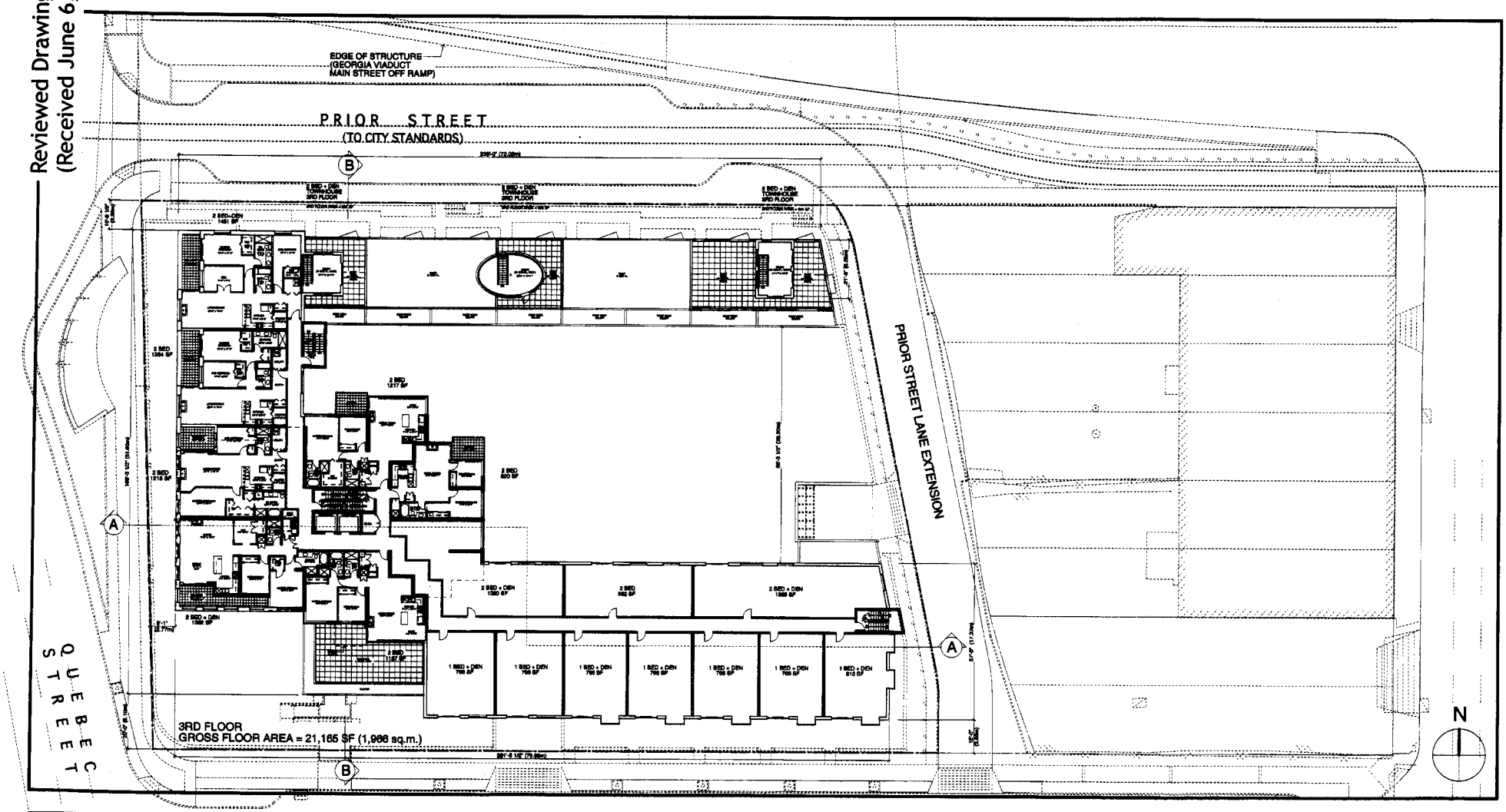
DRAWING NO.
A2.2

Reviewed Drawings
(Received June 6, 2003)



ISSUE	DATE
Issued for Design Panel	June 2, 2003
Issued for Re-zoning	Feb 13, 2003
Revised for Re-zoning	April 9, 2002
Issued for City Comments	April 2, 2002
Issued for City Comments	Sept 5, 2001

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
3rd Floor Plan

PROJECT NO.	FILE / DATE
2166	2166 3rd plan 06/03a

DRAWN	CHECKED	SCALE
PW/LHW	JPIII	1/16" = 1'-0"

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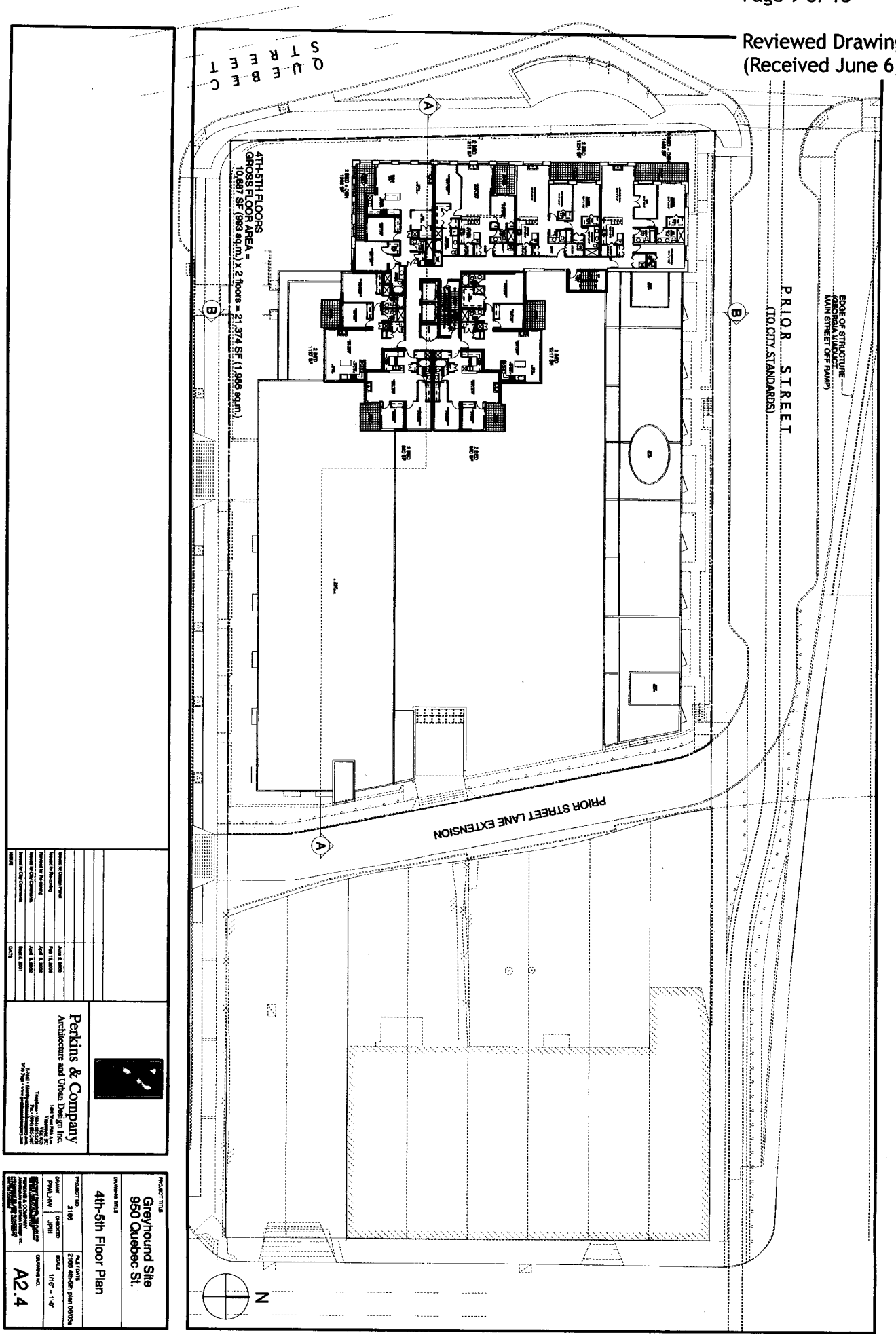
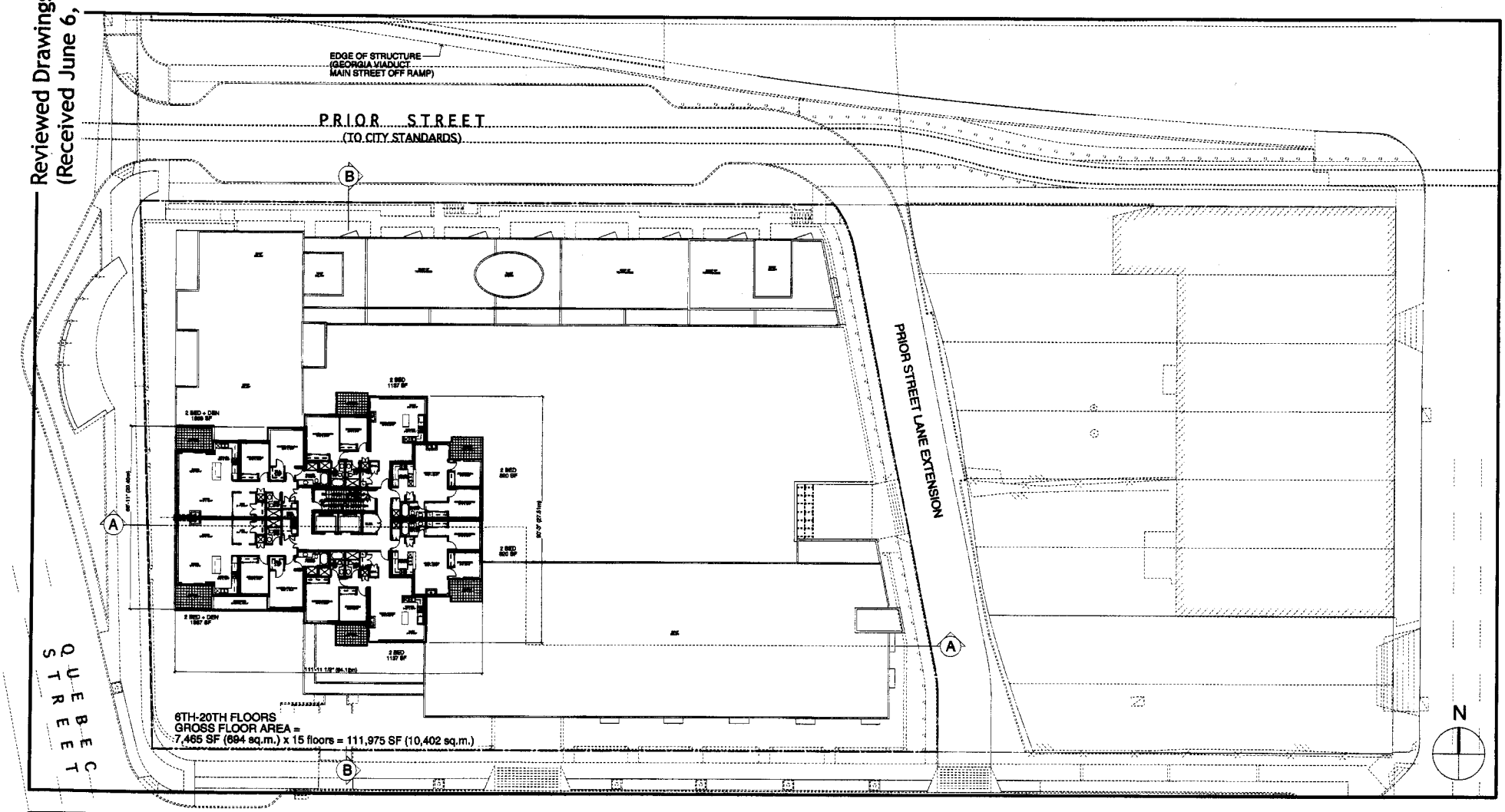
DRAWING NO.
A2.3

Reviewed Drawings
(Received June 6, 2003)



Reviewed Drawings
(Received June 6, 2003)



ISSUE	DATE
Issued for Design Permit	June 2, 2003
Issued for Re-zoning	Feb 13, 2003
Resubmit for Re-zoning	April 9, 2002
Issued for City Comments	April 3, 2002
Issued for City Comments	Sept 6, 2001

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
6th-20th Floor Plan

PROJECT NO.	FILE / DATE
2166	2166 6th-20th plan 06/03a

DRAWN	CHECKED	SCALE
PW/LHW	JPII	1/16" = 1'-0"

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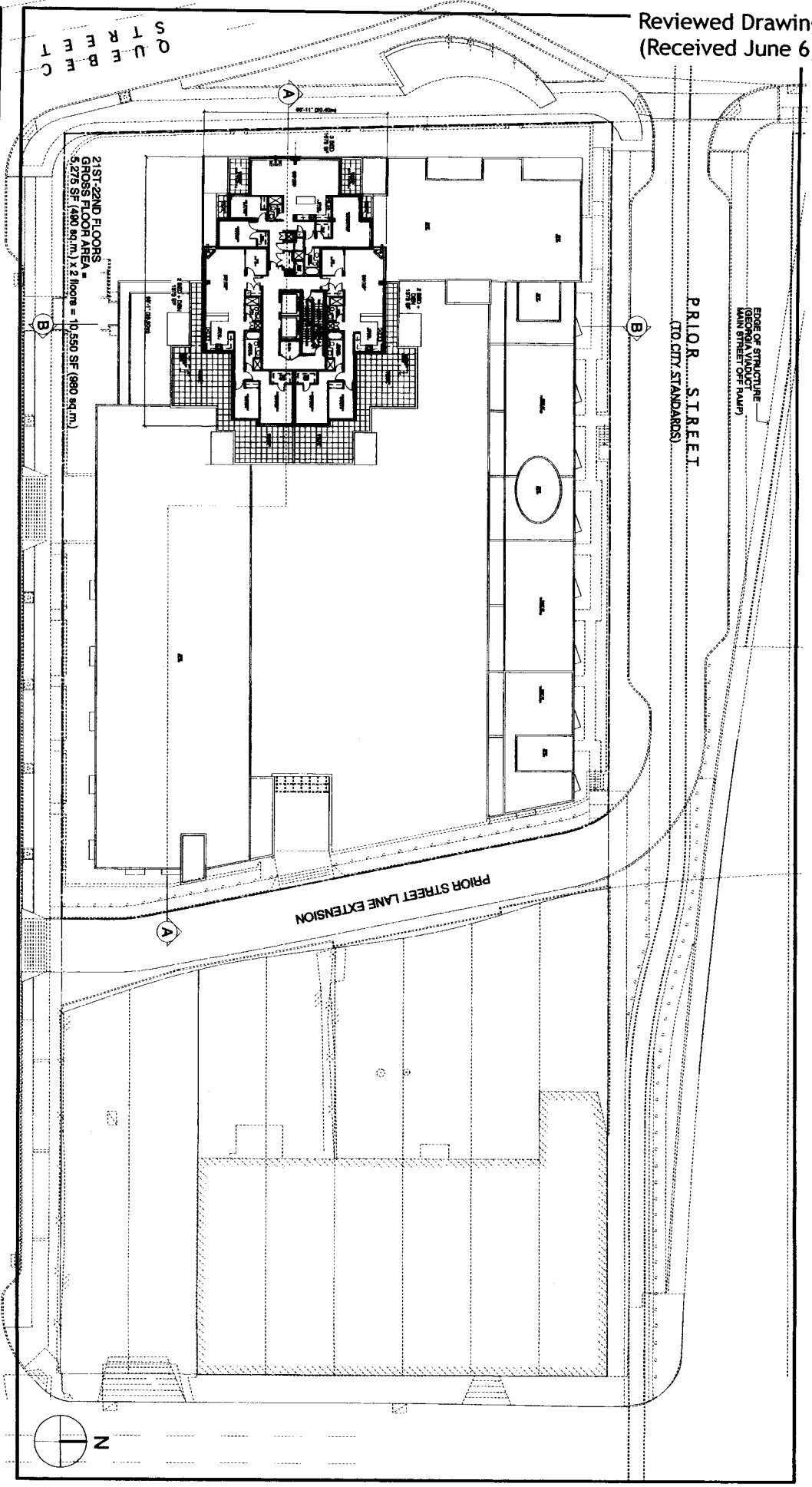
DRAWING NO.
A2.5

Reviewed Drawings
(Received June 6, 2003)



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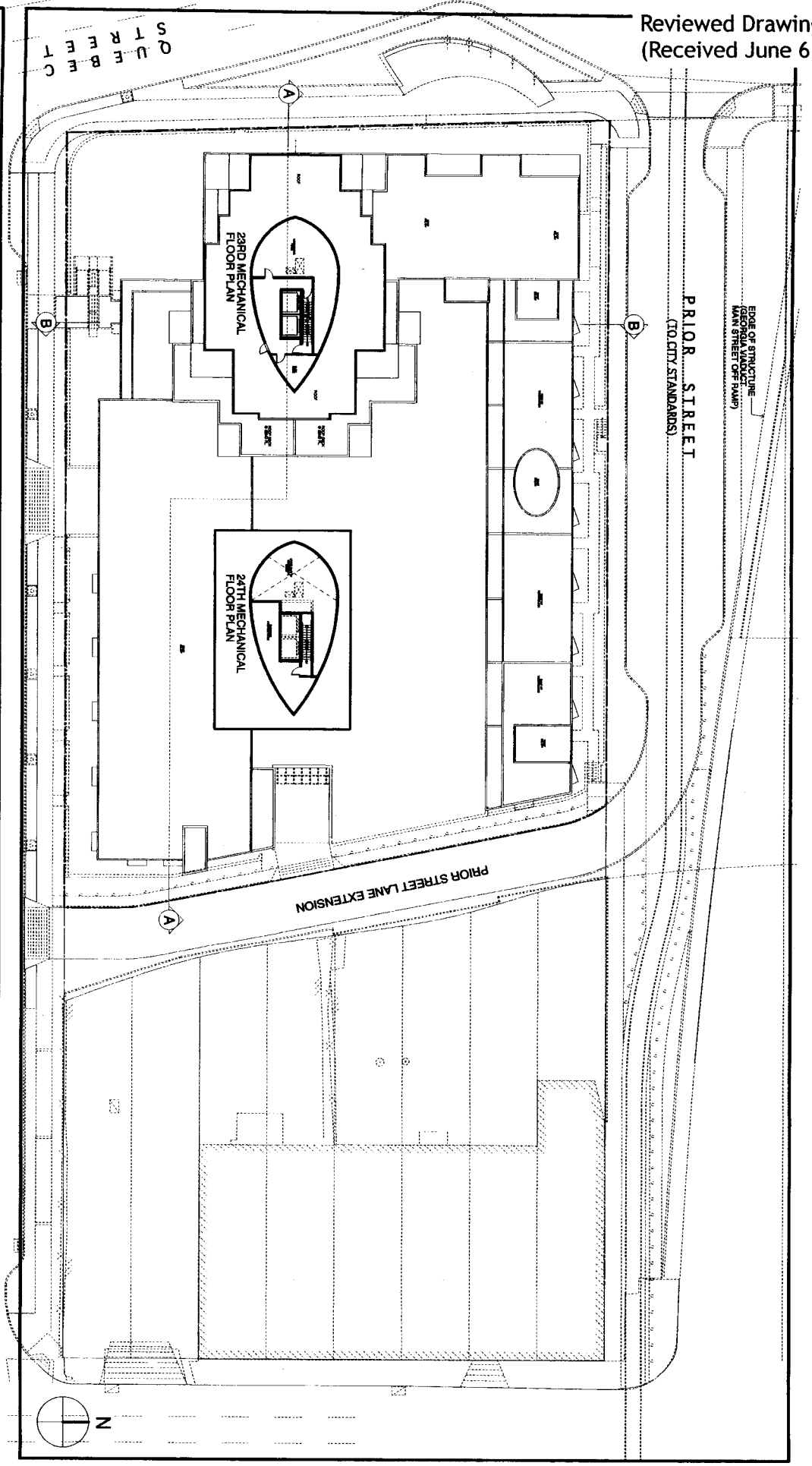
Greyhound Site
950 Quebec St.

21st-22nd Floor Plan

A2.6

Reviewed Drawings
(Received June 6, 2003)



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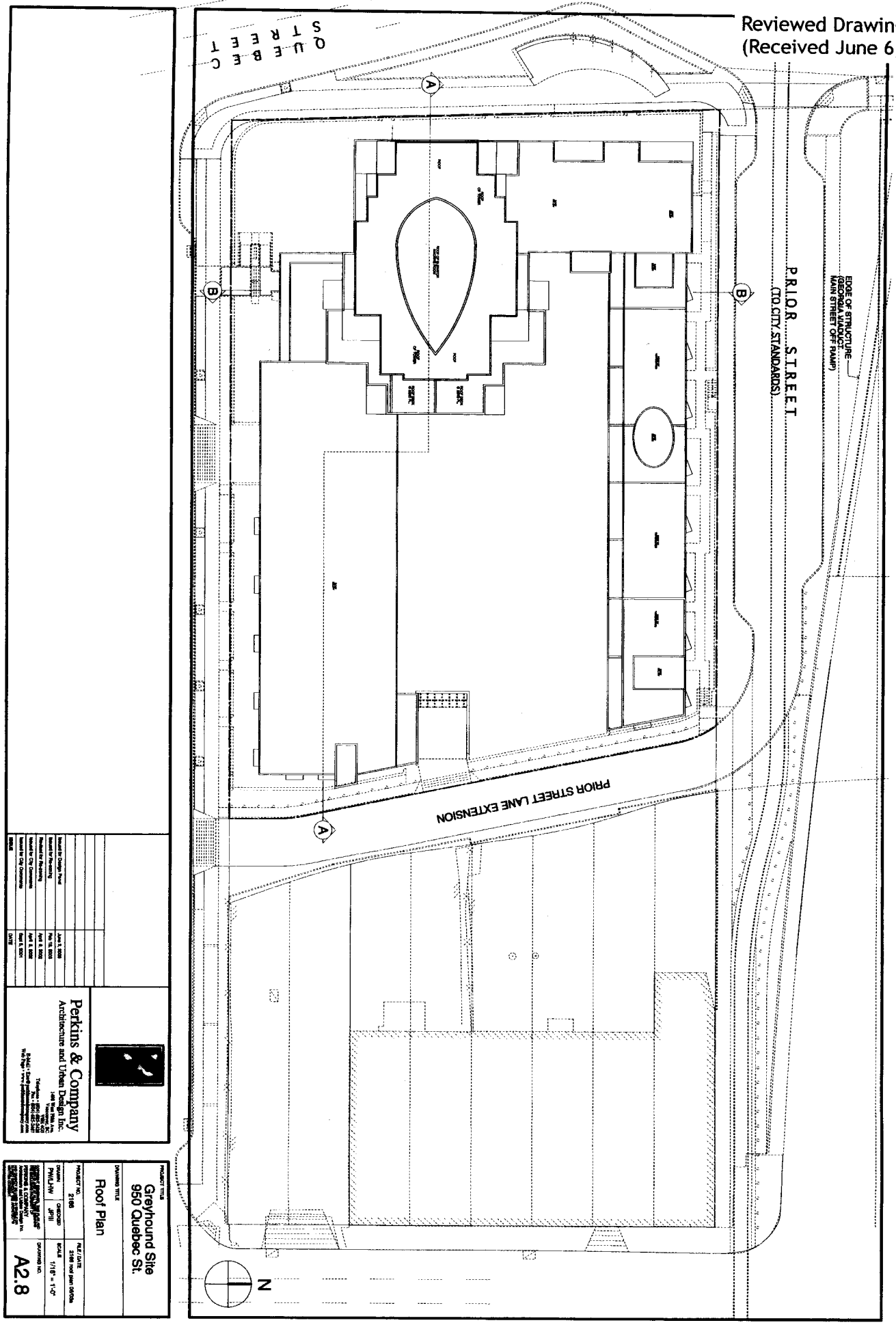
DATE	
June 6, 2003	Issued for Design Panel
Feb. 10, 2003	Issued for Re-zoning
April 8, 2002	Posted for Re-zoning
April 8, 2002	Issued for City Comments
Sept 6, 2001	Issued for City Comments

PROJECT TITLE
Greyhound Site
950 Quebec St.

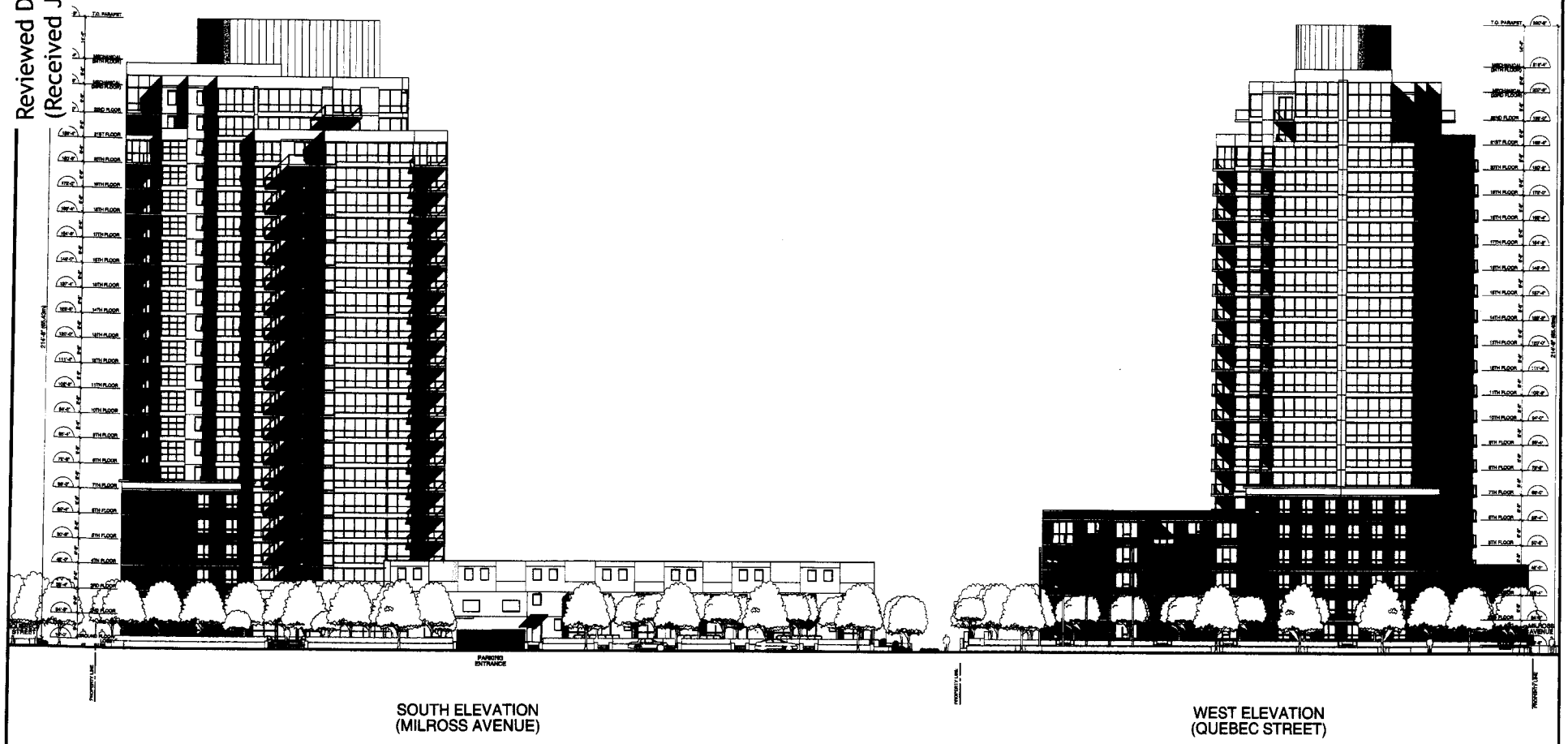
DRAWING TITLE
23rd-24th Mechanical Floor Plan

PROJECT NO. 2106	PLOT / DATE 2106 BA-bldg mech. plan 06/06/
DRAWN PW/LHW	CHECKED JPIII
SCALE 1/16" = 1'-0"	DRAWING NO. A2.7

Reviewed Drawings
(Received June 6, 2003)



Reviewed Drawings
(Received June 6, 2003)



NOTE: ELEVATIONS ARE BASED ON CITY OF VANCOUVER CONTROL MONUMENT V-2123, ELEVATION = 3.571 m. GEODETIC (12.70 ft.) AS PER BENNETT & ASSOCIATES SURVEY.

ISSUE	DATE
Issued for Design Panel	June 3, 2003
Issued for Re-zoning	Feb 13, 2003

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
South & West Elevations

PROJECT NO.	FILE / DATE
2166	2166 S & W Elevations 06/04a

DRAWN	CHECKED	SCALE
PW/FP	JPIII	1/16" = 1'-0"

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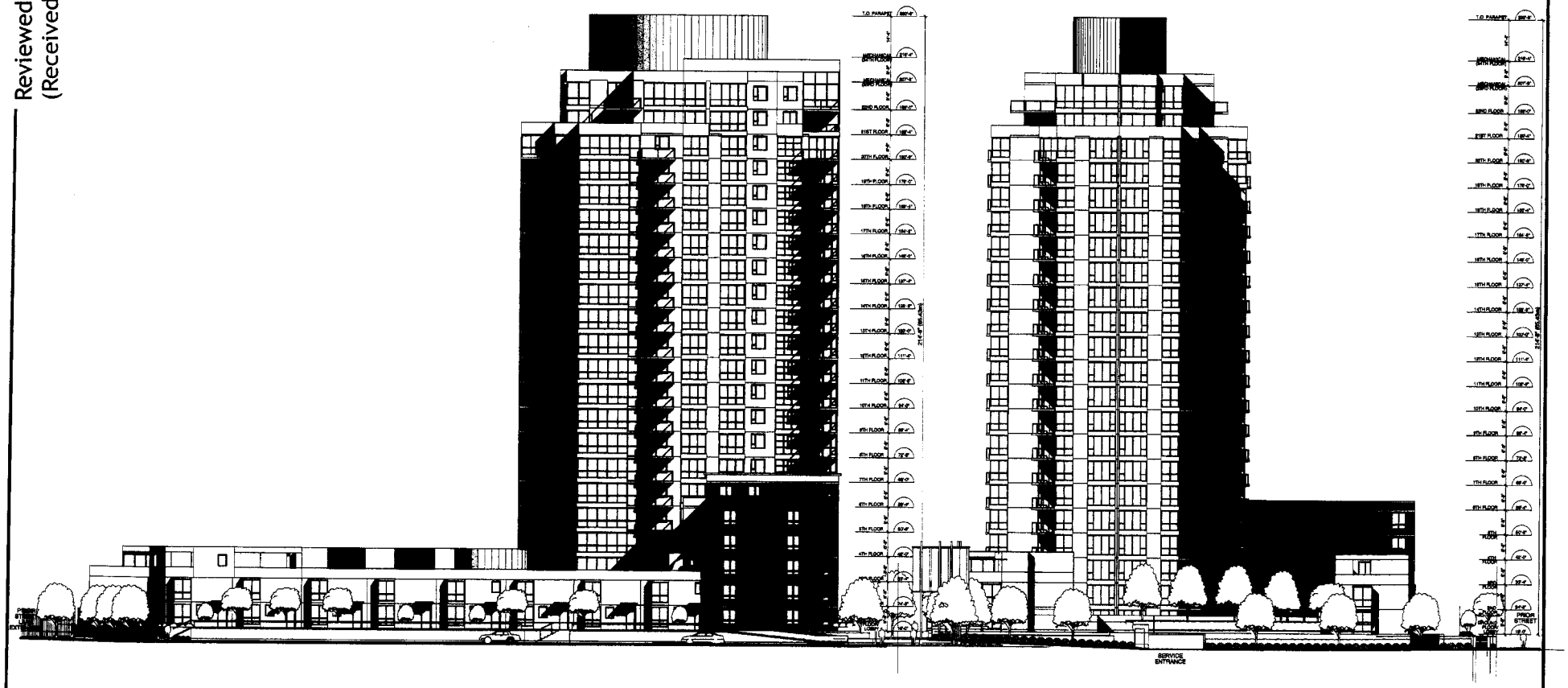
DRAWING NO.
A3.1

Reviewed Drawings
(Received June 6, 2003)



NORTH ELEVATION
(PRIOR STREET)

EAST ELEVATION
(PRIOR STREET LANE EXTENSION)

NOTE: ELEVATIONS ARE BASED ON CITY OF VANCOUVER CONTROL MONUMENT V-2123, ELEVATION = 3.671 m. GEODETIC (12.70 ft.) AS PER BENNETT & ASSOCIATES SURVEY.

ISSUE	DATE
Issued for Design Panel	June 2, 2003
Issued for Re-zoning	Feb 13, 2003

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
North & East Elevations

PROJECT NO.	FILE / DATE
2186	2186 N & E Elevations 06/03a

DRAWN	CHECKED	SCALE
PW/FP	JPIII	1/16" = 1'-0"

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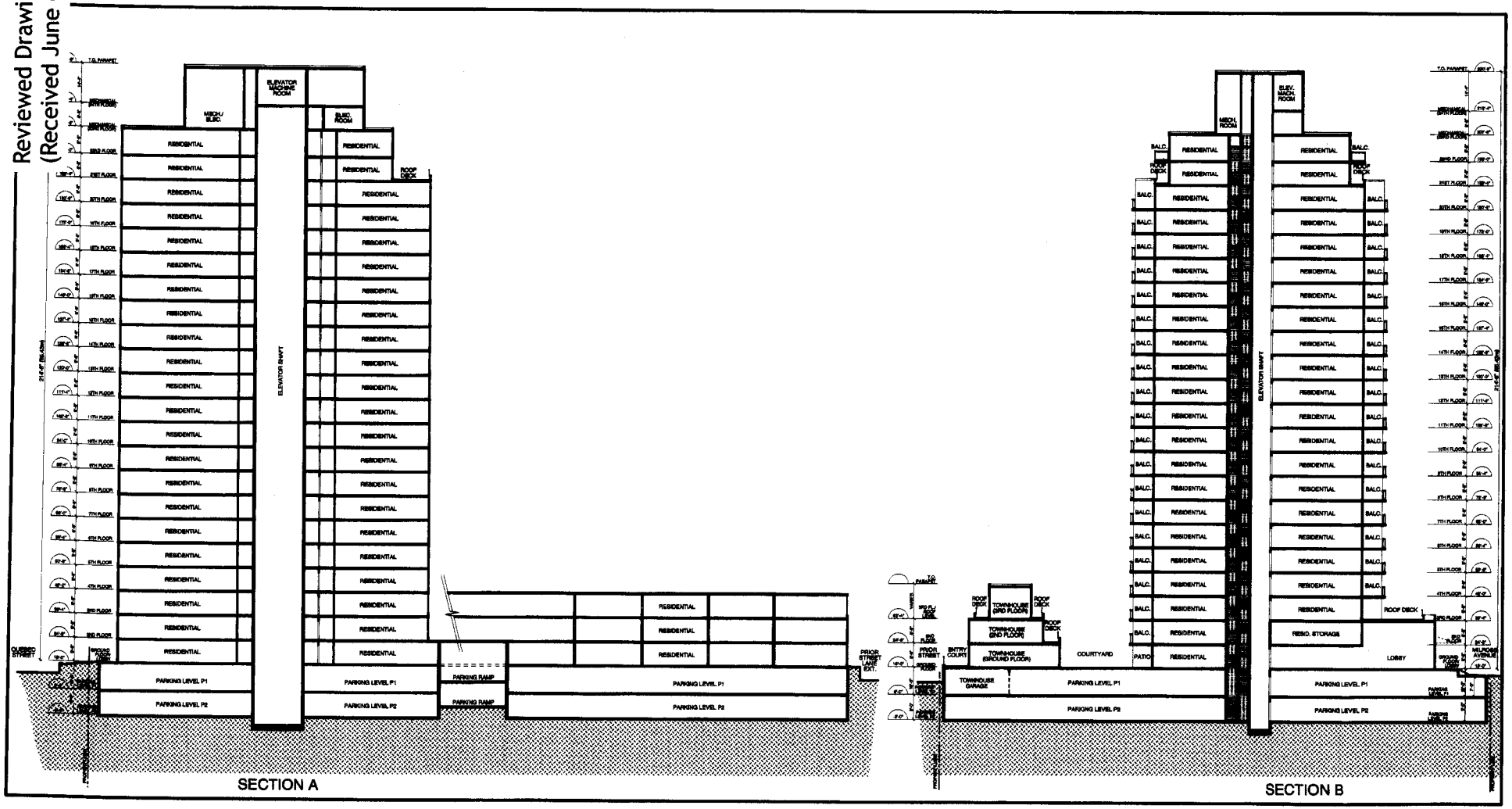
DRAWING NO.
A3.2

Reviewed Drawings
(Received June 6, 2003)



NOTE: ELEVATIONS ARE BASED ON CITY OF VANCOUVER CONTROL MONUMENT V-2123, ELEVATION = 3.871 m. GEODETIC (12.70 ft.) AS PER BENNETT & ASSOCIATES SURVEY.

Issued for Design Panel	June 5, 2000
Issued for Re-zoning	Feb 13, 2003
Revised for Re-zoning	April 8, 2003
Issued for City Comments	April 8, 2002
Issued for City Comments	Sept 5, 2001
ISSUE	DATE

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Sections A & B

PROJECT NO.	FILE / DATE
2166	2166 Sections A&B 06/03a
DRAWN: PW	CHECKED: JPIII
SCALE: 1/16" = 1'-0"	

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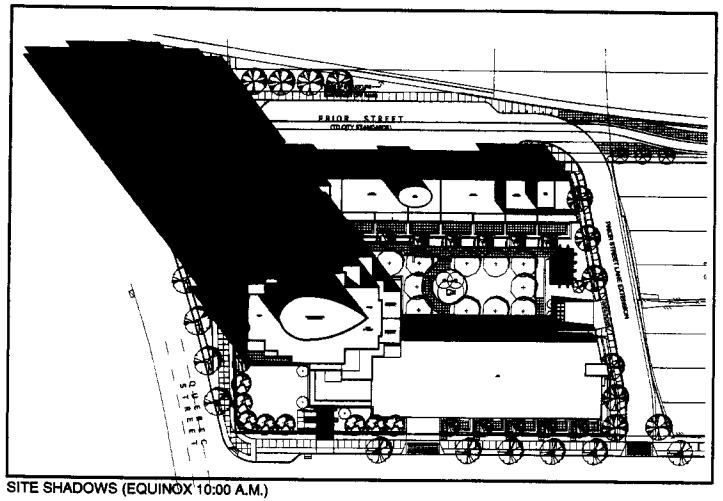
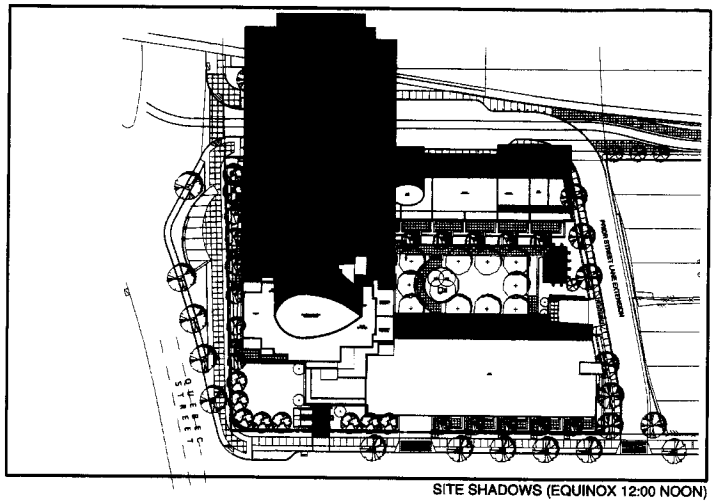
DRAWING NO.
A4.1

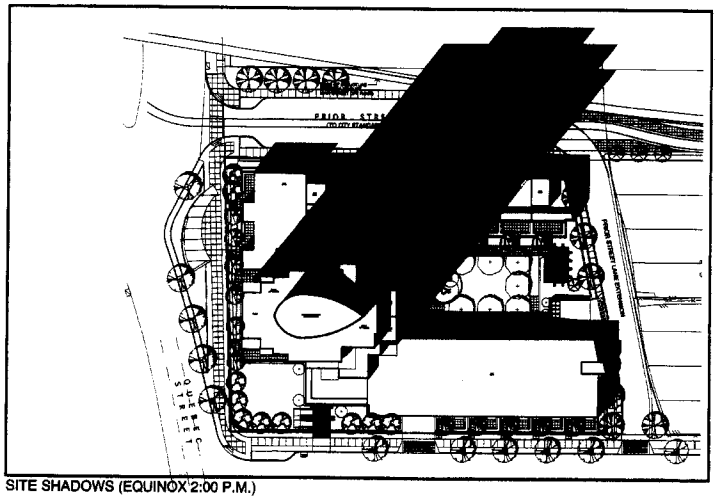
Reviewed Drawings
(Received June 6, 2003)



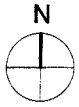
SITE SHADOWS (EQUINOX 10:00 A.M.)



SITE SHADOWS (EQUINOX 12:00 NOON)



SITE SHADOWS (EQUINOX 2:00 P.M.)



ISSUE	DATE
Issued for Design Panel	June 2, 2006
Issued for Re-Zoning	Feb 20, 2006

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
Shadow Analysis

PROJECT NO.	FILE / DATE
2166	2166 Shadow analysis 06/03a
DRAWN: PW / CHECKED: JPIII	SCALE: 1: 500

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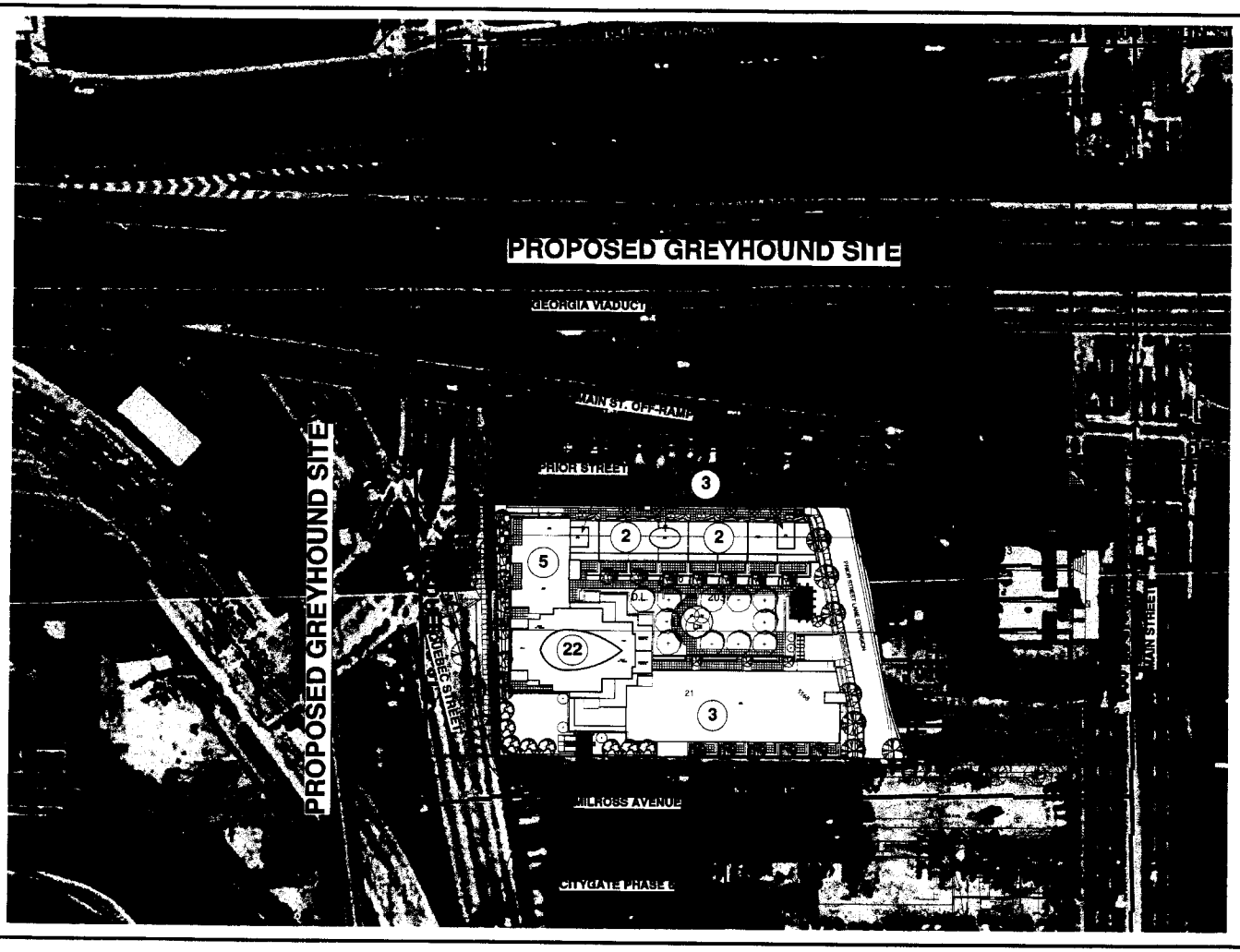
DRAWING NO.
SHAD-1

Reviewed Drawings
(Received June 6, 2003)



NOTES:

(5) INDICATES NUMBER OF STORIES (TYPICAL FLOOR TO FLOOR HEIGHT = 8'-8")

GUIDELINE BUILDING HEIGHT PERMITTED = 55 m (180'-5")

PROPOSED BUIILDING HEIGHT TO TOP OF RESIDENTIAL FLOOR (TOWER) = 59.5 m (195'-2")

N

ISSUE	DATE
Issued for Design Panel	June 2, 2003
Issued for Re-Zoning	Feb 26, 2008

BOSA

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PROJECT TITLE
Greyhound Site
950 Quebec St.

DRAWING TITLE
View Analysis

PROJECT NO.	FILE / DATE
2186	2186 View anaysis 06/03a

DRAWN	CHECKED	SCALE
PW	JPHI	1:500

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DRAWING NO.
VIEW-1