

150 W4th Avenue

Rezoning Application Summary

This application for the rezoning of 150 West 4th Avenue comes following a new partnership of the original proponent, Dayhu, with AbCellera, which will jointly develop and occupy the facility as a core part of its Mount Pleasant biotech campus. The submission of this application (which seeks to increase height and density of an existing DP approval) follows extensive consultation with city staff who are drafting the Broadway Corridor Plan and the Employment Lands and Economy Review, and it is submitted following the recommendation of the Director of Planning and unanimous endorsement of the Issues Report by City Council.

AbCellera's work will bring hundreds of high-value jobs to Mount Pleasant to support the discovery and development of new therapies, including for COVID-19 and its emerging variants. This state-of-the-art-facility is envisioned as a creative tech hub where leading software, engineering, and bioscience talent can solve key problems to accelerate the discovery of new antibody treatments. This type of work is consistent with the intended industrial land use of the area. The Mount Pleasant Industrial Area will benefit from this employment diversification, capital and investment inflow, and essential services supported by light industrial use.

Under the existing I-1 zoning, 150 West 4th Avenue has a density of 3.0 FSR in total, with 1.0FSR of light industrial use. The proposed density is 4.0 FSR, with a doubling of the light industrial use to 2.0FSR to support AbCellera's laboratory requirements. The applicants are also requesting a building height increase from 18.3m (60'-0") to 28.75m (94'-4"). The proposed building is set back from street views and has generous setbacks (modelled on the existing I-1a zoning along Quebec Street), which reduces shadowing on West 4th Avenue

and breaks down the building mass. Note that a significant portion of the requested height increase is needed for floor-to-floor heights to be functional and adaptable for lab space. The requirement to distribute AbCellera's physical infrastructure in ceilings throughout the laboratory levels drives the increase to the floor-to-floor height.

The project includes a generous public realm (through setbacks that are larger than those required in the current zoning), dynamic and engaging architecture, stepped massing and ample outdoor breakout spaces for building inhabitants. In addition to the high level of design and sensitivity to the intended use of the area, this project brings enhanced sustainability measures to the Mount Pleasant Industrial District.

Recognizing the merits of this project, for the AbCellera tenancy, on March 10, 2021 Council directed staff to work with the applicants through a rezoning application process. Vancouver has emerged as an innovation hub where tech companies can grow and thrive. This application (which increases the height and density of the building) provides much needed industrial space in the City, and ensures that AbCellera can play a pivotal role in creating new jobs, diversifying the economy, and commercializing made-in-BC innovations.



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LANDSCAPE ARCHITECTURE

DAYHU
GROUP OF COMPANIES

ICTGROUP
IMAGINING COMMUNITIES TOGETHER

AbCellera

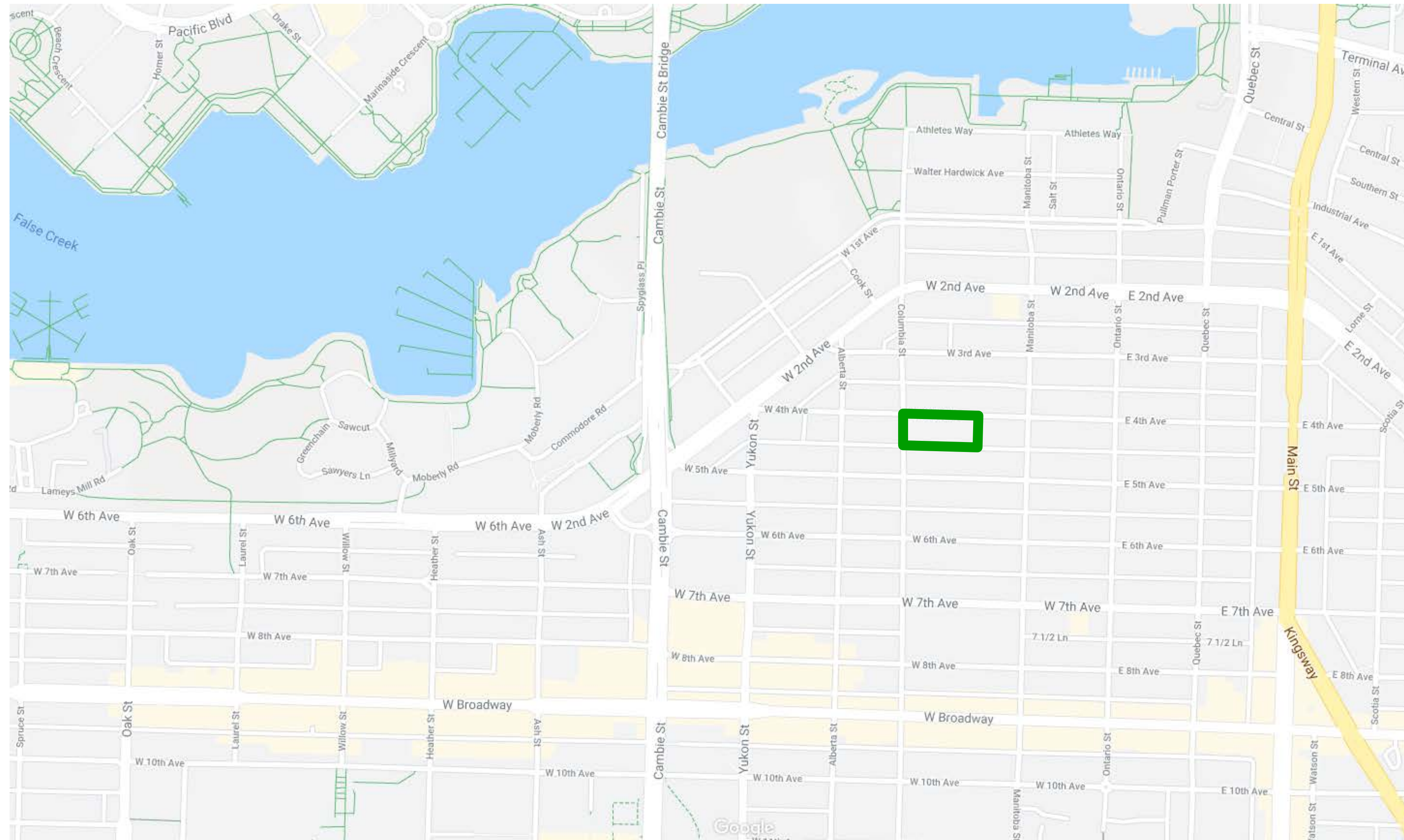
LARK
GROUP
DEVELOP BUILD MANAGE

REZONING APPLICATION:
PS-2021-00164

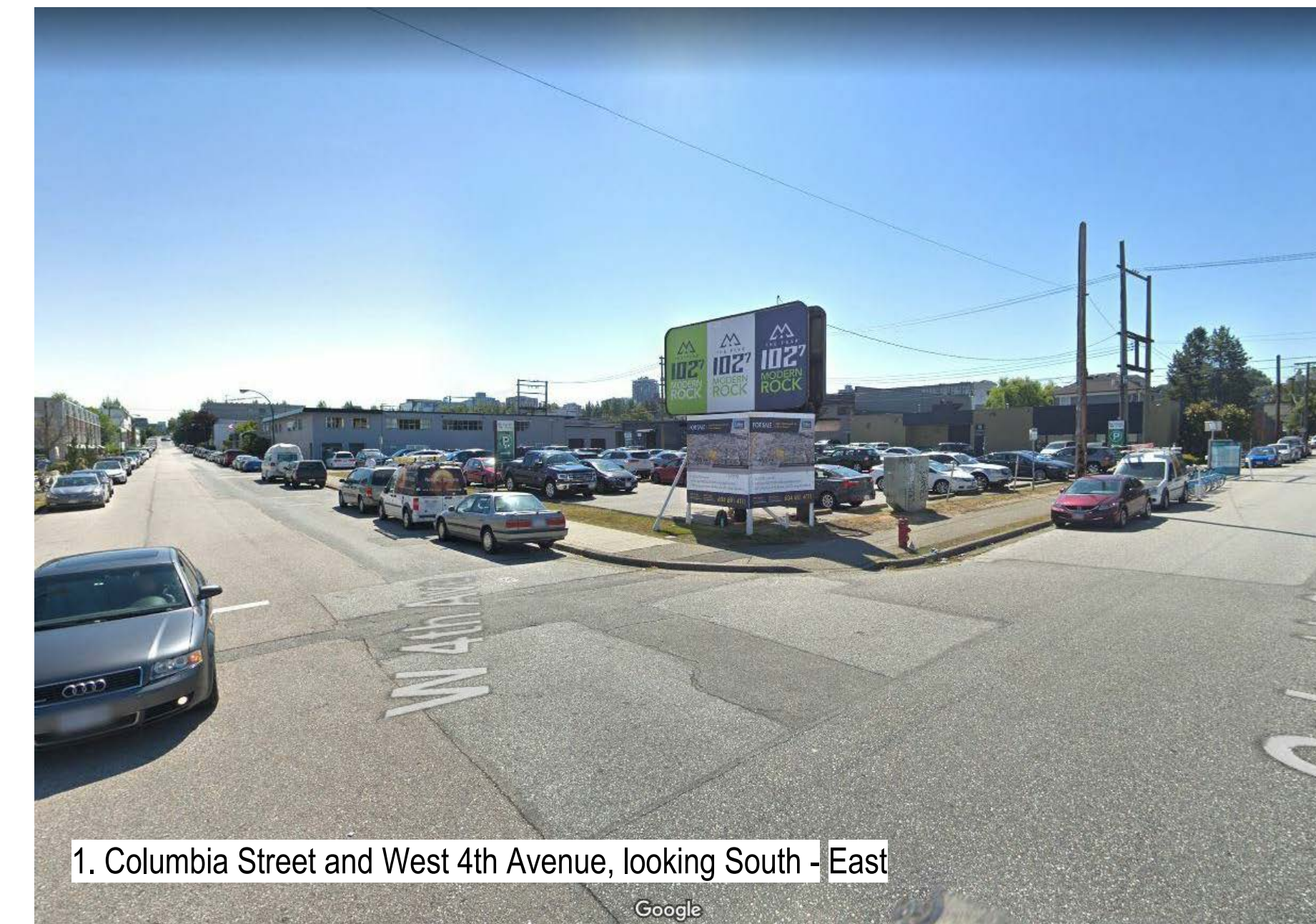
DEVELOPMENT PERMIT
APPLICATION:
DP-2021-00321

150 W4th & Columbia
150 West 4th Ave
Vancouver
Cover
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RZ-00

EXPANDED LOCATION PLAN



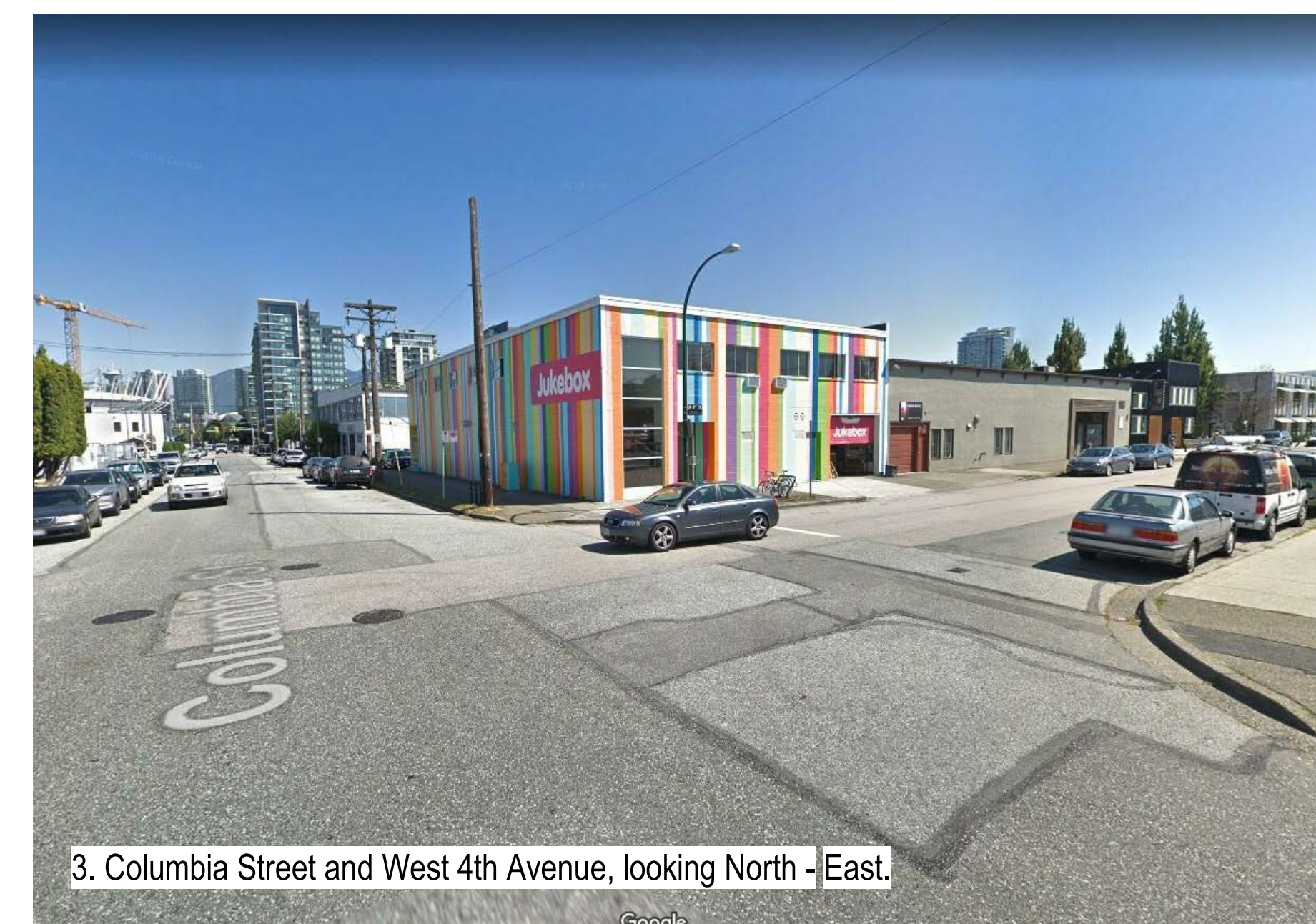
CONTEXT IMAGES



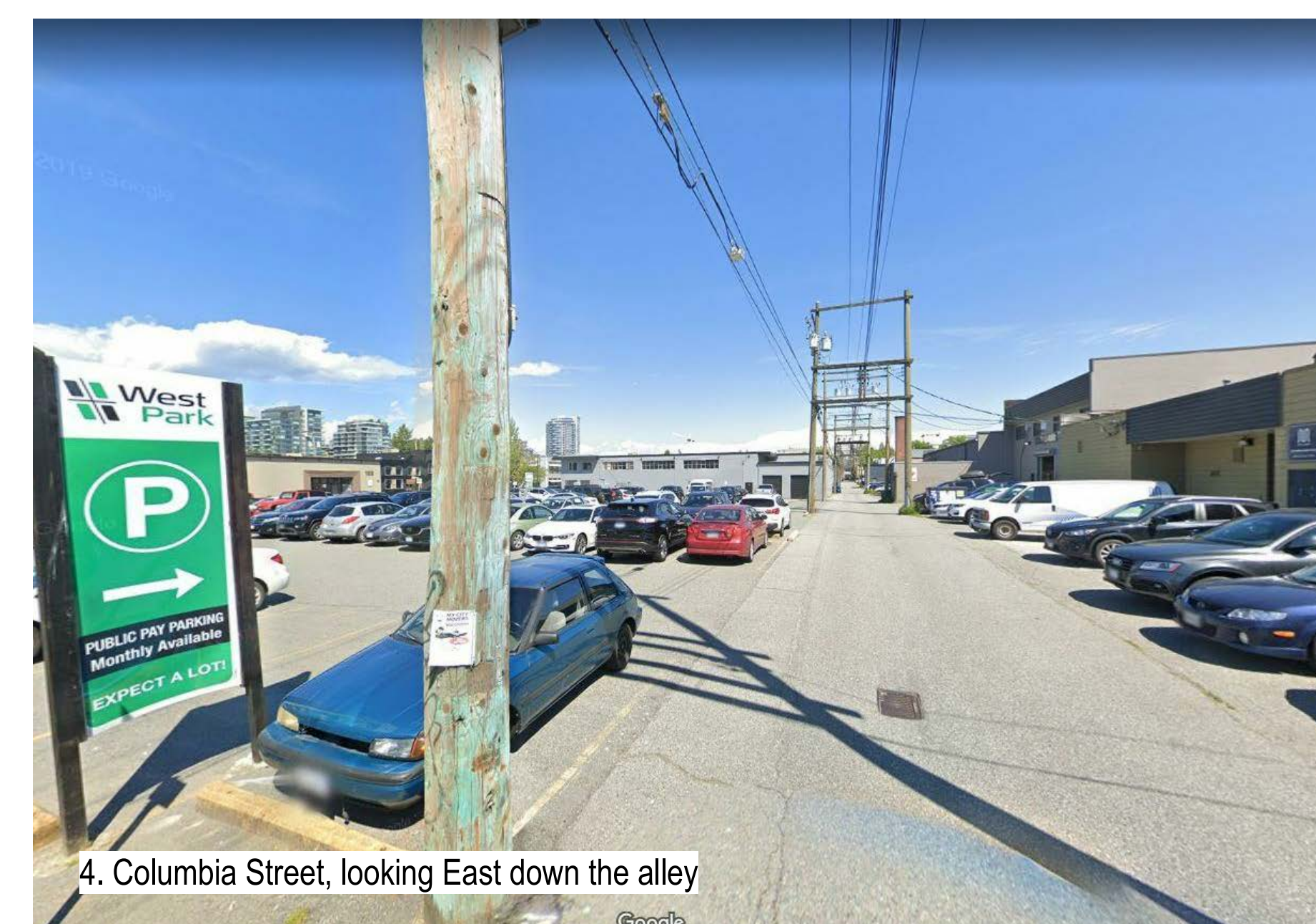
1. Columbia Street and West 4th Avenue, looking South - East



2. East extent of site on West 4th Avenue, looking South - West



3. Columbia Street and West 4th Avenue, looking North - East.



4. Columbia Street, looking East down the alley

SITE CONSOLIDATION PLAN



150 W4th & Columbia

150 West 4th Ave
Vancouver

Area Context

PLOT DATE: 6/3/2021 4:14:48 PM

RZ-01

PROJECT RENDERING AS SEEN FROM WEST 4TH AVENUE & COLUMBIA STREET



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LANDSCAPE ARCHITECTURE

DAYHU
GROUP OF COMPANIES

ICTGROUP
IMAGINING COMMUNITIES TOGETHER

AbCellera

LARK GROUP
DEVELOP BUILD MANAGE

PROPERTY SUMMARY:

Code Applicable: V.B.B.L. 2014 Part 3
Civic Address: 150 West 4th Avenue,
170 West 4th Avenue,
2004 Columbia Street,
130 West 4th Avenue.

Legal Address
(Sequence per civic addresses above):

LOT 4 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER
LOT 4 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER
LOT 3 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER
LOT 2 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER
LOT 1 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER
LOT 7 BLOCK 21 PLAN VAP197 DISTRICT LOT 200A NEW WESTMINSTER

ZONING:

Current Zoning I-1
Proposed Zoning CD-1

This rezoning application is based on the I-1-a zoning, being an intensified I-1 zoning.

The I-1-a requirements for massing are satisfied, with the exception of the 18.3m (60'-0") datum for setback, which we have extended to 19.33m (63'-5") in order to accommodate functional laboratory spaces at L3 through L5.

The upper roof parapet, following the footprint of levels L6 and L7, is set at 28.75m (94'-4")

FSR SUMMARY:

Occupancy Legend

LABORATORY (LB)
GENERAL OFFICE (O)
RESTAURANT (R)

Site Area:

42,557 SF (3,954.0 sm)

Max FSR Permitted:

3.0

Max Gross Area Permitted:

CD-1 / TBD

Total FSR Proposed:

3.97 / 4.0

Total Gross Area Proposed:

168,690 SF (15,672 sm)

Total FSR by Occupancy:

Restaurant
Office
Laboratory

| Area (SF) | Area (SM) |
|-----------|---------------------|
| 2161 SF | 201 m ² |
| 84083 SF | 7812 m ² |
| 82446 SF | 7659 m ² |

Total FSR Area Proposed:

168690 SF 15672 m²

FSR TOTALS BY LEVEL:

| Level | Area SF | Area SM |
|--------------|------------|---------------------|
| Level 1 | 29869.1 SF | 2775 m ² |
| Level 2 Mezz | 15939.2 SF | 1481 m ² |
| Level 3 | 27412.7 SF | 2547 m ² |
| Level 4 | 27606.8 SF | 2565 m ² |
| Level 5 | 27426.4 SF | 2548 m ² |
| Level 6 | 19361.1 SF | 1799 m ² |
| Level 7 | 19361.1 SF | 1799 m ² |
| Roof | 1713.3 SF | 159 m ² |

168689.6 SF 15672 m²

OCCUPANT LOAD BY LEVELS:

| | |
|------------------------|-------------------------------------|
| Level 1 + Level 2 Mezz | |
| Restaurant | 2,199sf @ 12.92 sf / person = 170 |
| General Office (O) | 43,646sf @ 100.1 sf / person = 436 |
| Level 3 | |
| Laboratory (Lb) | 27,412.7sf @ 49.5 sf / person = 554 |
| Level 4 | |
| Laboratory (Lb) | 27,607sf @ 49.5 sf / person = 558 |
| Level 5 | |
| Laboratory (Lb) | 27,427sf @ 49.5 sf / person = 554 |
| Level 6 | |
| General Office (O) | 19,361sf @ 100.1 sf / person = 193 |
| Level 7 | |
| General Office (O) | 19,361sf @ 100.1 sf / person = 193 |
| Roof | N/A |
| Maximum Occupants: | 2,658 |

150 W4th & Columbia

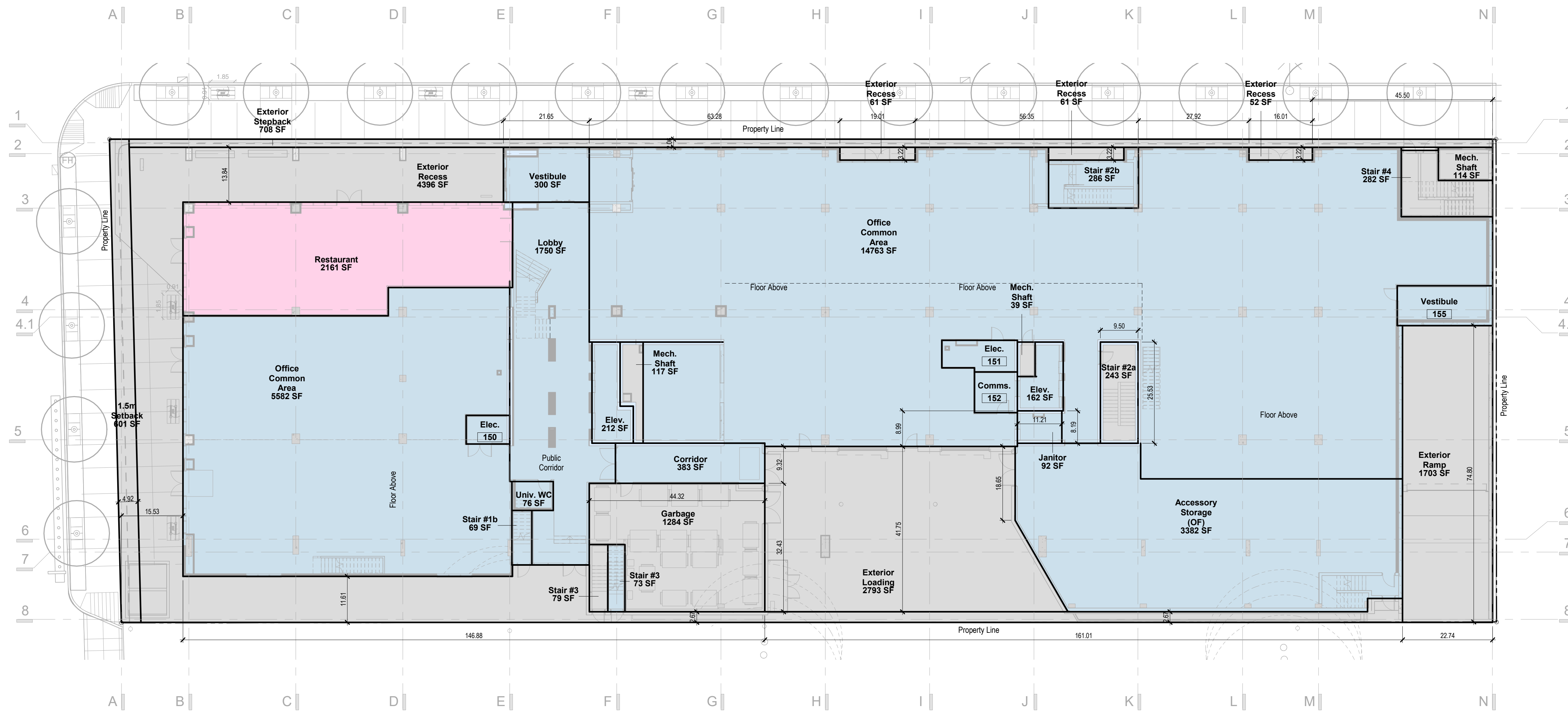
150 West 4th Ave
Vancouver

Project Overview

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RZ-02

LEVEL 1 FSR



FSR LEGEND:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|--------------|------------|------------------------|------------|---------------------|
| Not Placed | Office | Stair #8 | Not Placed | |
| Not Placed | Office | Vestibule | Not Placed | |
| Level 1 | Office | Accessory Storage (OF) | 3382 SF | 314 m ² |
| Level 1 | Office | Comms. | 111 SF | 10 m ² |
| Level 1 | Office | Corridor | 383 SF | 36 m ² |
| Level 1 | Office | Elev. | 79 SF | 7 m ² |
| Level 1 | Office | Elev. | 144 SF | 13 m ² |
| Level 1 | Office | Elev. | 212 SF | 20 m ² |
| Level 1 | Office | Elev. | 162 SF | 15 m ² |
| Level 1 | Office | Janitor | 92 SF | 9 m ² |
| Level 1 | Office | Lobby | 1750 SF | 163 m ² |
| Level 1 | Office | Office Common Area | 5582 SF | 519 m ² |
| Level 1 | Office | Office Common Area | 14763 SF | 1372 m ² |
| Level 1 | Office | Stair #1b | 69 SF | 6 m ² |
| Level 1 | Office | Stair #2b | 286 SF | 27 m ² |
| Level 1 | Office | Stair #3 | 73 SF | 7 m ² |
| Level 1 | Office | Univ. WC | 76 SF | 7 m ² |
| Level 1 | Office | Vestibule | 300 SF | 28 m ² |
| Level 1 | Office | Vestibule | 243 SF | 23 m ² |
| Level 1 | Restaurant | Restaurant | 2161 SF | 201 m ² |
| Level 2 Mezz | Office | Accessory Storage | 593 SF | 55 m ² |
| Level 2 Mezz | Office | Accessory Storage (OF) | 1155 SF | 107 m ² |
| Level 2 Mezz | Office | Closet | 110 SF | 10 m ² |
| Level 2 Mezz | Office | Corridor | 363 SF | 34 m ² |
| Level 2 Mezz | Office | Elev. Room | 92 SF | 9 m ² |
| Level 2 Mezz | Office | Elev. | 155 SF | 14 m ² |
| Level 2 Mezz | Office | Elev. | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Lobby | 985 SF | 92 m ² |
| Level 2 Mezz | Office | Office | 2284 SF | 212 m ² |
| Level 2 Mezz | Office | Office | 4632 SF | 430 m ² |
| Level 2 Mezz | Office | Office | 3982 SF | 368 m ² |
| Level 2 Mezz | Office | Stair | 68 SF | 6 m ² |
| Level 2 Mezz | Office | Stair #1 | 114 SF | 11 m ² |
| Level 2 Mezz | Office | Stair #1b | 263 SF | 24 m ² |
| Level 2 Mezz | Office | Stair #2b | 128 SF | 12 m ² |
| Level 2 Mezz | Office | Stair #2c | 243 SF | 23 m ² |
| Level 2 Mezz | Office | Stair #3 | 100 SF | 9 m ² |
| Level 2 Mezz | Office | Stair #4 | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Stair #5 | 190 SF | 18 m ² |
| Level 3 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 3 | Laboratory | Elec. | 277 SF | 26 m ² |
| Level 3 | Laboratory | Elec. | 249 SF | 23 m ² |
| Level 3 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 3 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 3 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 3 | Laboratory | Lab Space | 25776 SF | 2395 m ² |
| Level 3 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 3 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 4 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 4 | Laboratory | Elec. | 277 SF | 26 m ² |
| Level 4 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 4 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 4 | Laboratory | Elev. | 155 SF | 14 m ² |
| Level 4 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 4 | Laboratory | Lab Space | 26094 SF | 2424 m ² |
| Level 4 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 4 | Laboratory | Stair #2c | 242 SF | 22 m ² |
| Level 5 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 5 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 5 | Laboratory | Elec. | 272 SF | 25 m ² |
| Level 5 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 5 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 5 | Laboratory | Janitor Rm | 95 SF | 9 m ² |
| Level 5 | Laboratory | Lab Space | 25908 SF | 2407 m ² |
| Level 5 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 5 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 6 | Office | Comms. | 127 SF | 12 m ² |
| Level 6 | Office | Elec. | 272 SF | 25 m ² |
| Level 6 | Office | Elec. | 137 SF | 13 m ² |
| Level 6 | Office | Elev. | 156 SF | 14 m ² |
| Level 6 | Office | Elev. | 212 SF | 20 m ² |
| Level 6 | Office | Janitor Rm | 91 SF | 8 m ² |
| Level 6 | Office | Office | 17847 SF | 1658 m ² |
| Level 6 | Office | Stair #1 | 272 SF | 25 m ² |
| Level 6 | Office | Stair #2c | 243 SF | 23 m ² |
| Level 7 | Office | Comms. | 127 SF | 12 m ² |
| Level 7 | Office | Electrical | 165 SF | 15 m ² |
| Level 7 | Office | Electrical | 272 SF | 25 m ² |
| Level 7 | Office | Elev. | 156 SF | 14 m ² |
| Level 7 | Office | Elev. | 212 SF | 20 m ² |
| Level 7 | Office | Elev. Rm. | 38 SF | 4 m ² |
| Level 7 | Office | Elevator Room | 91 SF | 8 m ² |
| Level 7 | Office | Office | 17780 SF | 1652 m ² |
| Level 7 | Office | Stair #2 | 272 SF | 25 m ² |
| Level 7 | Office | Stair #2c | 243 SF | 23 m ² |
| Roof | Office | Elev. Rm | 114 SF | 11 m ² |
| Roof | Office | Elev. | 168 SF | 16 m ² |
| Roof | Office | Elev. | 224 SF | 21 m ² |
| Roof | Office | Stair #2 | 334 SF | 31 m ² |
| Roof | Office | Stair #2c | 300 SF | 28 m ² |
| Roof | Office | Vestibule | 292 SF | 27 m ² |
| Roof | Office | Vestibule | 281 SF | 26 m ² |
| | | | 16898 SF | 1563 m ² |

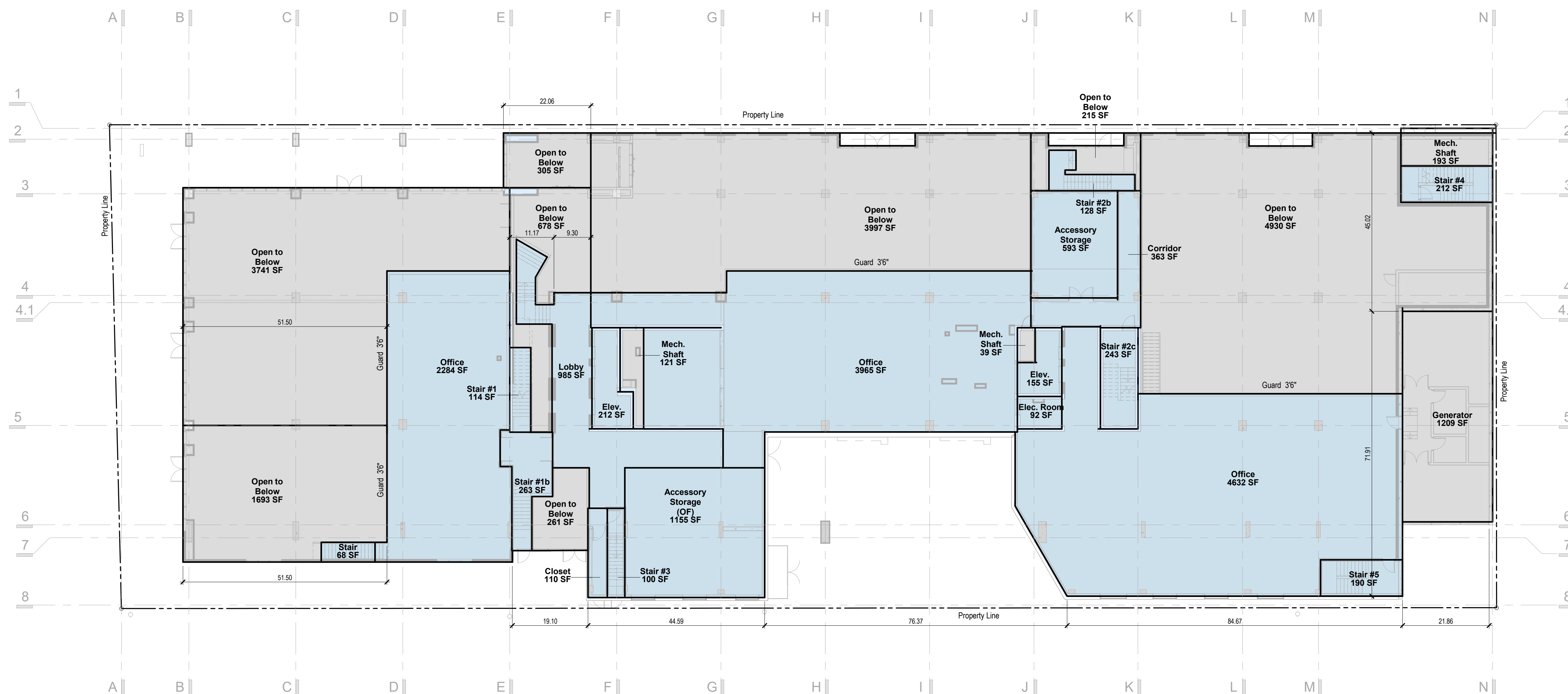
FSR EXCLUSIONS LEVEL 1:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|--------------------|-----------|---------------------|
| Level 1 | Exclusion | 1.5m Setback | 801 SF | 56 m ² |
| Level 1 | Exclusion | Exterior Loading | 2793 SF | 259 m ² |
| Level 1 | Exclusion | Exterior Ramp | 1703 SF | 158 m ² |
| Level 1 | Exclusion | Exterior Recess | 61 SF | 6 m ² |
| Level 1 | Exclusion | Exterior Recess | 4296 SF | 402 m ² |
| Level 1 | Exclusion | Exterior Recess | 52 SF | 5 m ² |
| Level 1 | Exclusion | Exterior Recess | 61 SF | 6 m ² |
| Level 1 | Exclusion | Exterior Staircase | 708 SF | 66 m ² |
| Level 1 | Exclusion | Garbage | 1284 SF | 119 m ² |
| Level 1 | Exclusion | Mech. Shaft | 117 SF | 11 m ² |
| Level 1 | Exclusion | Mech. Shaft | 114 SF | 11 m ² |
| Level 1 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 1 | Exclusion | Stair #2a | 243 SF | 23 m ² |
| Level 1 | Exclusion | Stair #3 | 79 SF | 7 m ² |
| Level 1 | Exclusion | Stair #4 | 282 SF | 26 m ² |
| | | | 12533 SF | 1164 m ² |

FSR EXCLUSIONS MEZZANINE:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|--------------|-----------|---------------|-----------|---------------------|
| Level 2 Mezz | Exclusion | Generator | 1209 SF | 112 m ² |
| Level 2 Mezz | Exclusion | Mech. Shaft | 121 SF | 11 m ² |
| Level 2 Mezz | Exclusion | Mech. Shaft | 193 SF | 18 m ² |
| Level 2 Mezz | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 3741 SF | 348 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 678 SF | 63 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 1693 SF | 157 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 261 SF | 24 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 305 SF | 28 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 4630 SF | 435 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 215 SF | 20 m ² |
| Level 2 Mezz | Exclusion | Open to Below | 3997 SF | 371 m ² |
| | | | 17382 SF | 1615 m ² |

LEVEL 2 FSR



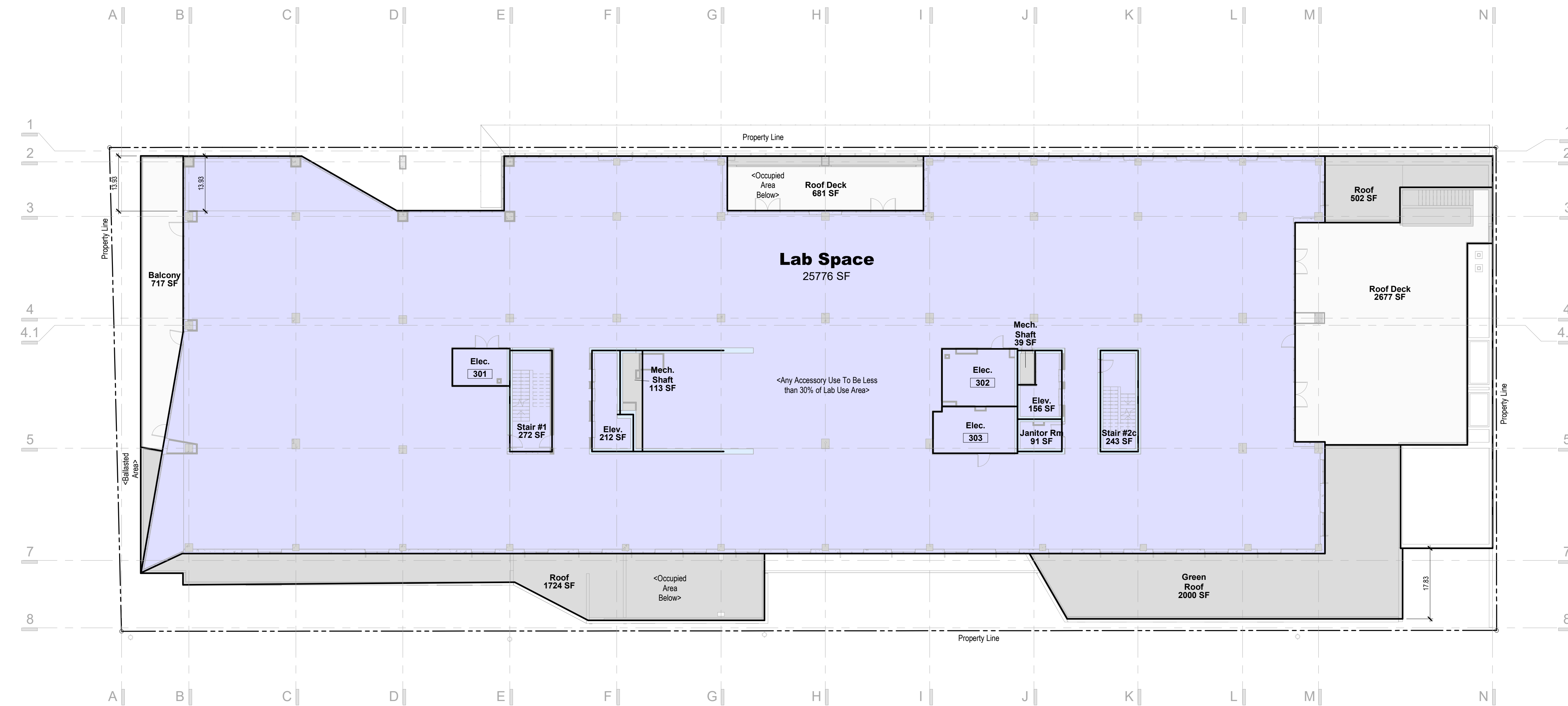
150 W4th & Columbia

150 West 4th Ave
Vancouver
FSR

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RZ-03

LEVEL 3 FSR



FSR LEGEND:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|--------------|------------|------------------------|------------|---------------------|
| Not Placed | Office | Stair #8 | Not Placed | |
| Not Placed | Office | Vestibule | Not Placed | |
| Level 1 | Office | Accessory Storage (OF) | 3382 SF | 314 m ² |
| Level 1 | Office | Comms. | 111 SF | 10 m ² |
| Level 1 | Office | Corridor | 383 SF | 36 m ² |
| Level 1 | Office | Elev. | 79 SF | 7 m ² |
| Level 1 | Office | Elev. | 144 SF | 13 m ² |
| Level 1 | Office | Elev. | 212 SF | 20 m ² |
| Level 1 | Office | Elev. | 162 SF | 15 m ² |
| Level 1 | Office | Janitor | 92 SF | 9 m ² |
| Level 1 | Office | Lobby | 1750 SF | 163 m ² |
| Level 1 | Office | Office Common Area | 5582 SF | 519 m ² |
| Level 1 | Office | Office Common Area | 14763 SF | 1372 m ² |
| Level 1 | Office | Stair #1b | 69 SF | 6 m ² |
| Level 1 | Office | Stair #2b | 296 SF | 27 m ² |
| Level 1 | Office | Stair #3 | 73 SF | 7 m ² |
| Level 1 | Office | Univ. WC | 76 SF | 7 m ² |
| Level 1 | Office | Vestibule | 300 SF | 28 m ² |
| Level 1 | Office | Vestibule | 243 SF | 23 m ² |
| Level 1 | Restaurant | Restaurant | 2161 SF | 201 m ² |
| Level 2 Mezz | Office | Accessory Storage | 593 SF | 55 m ² |
| Level 2 Mezz | Office | Accessory Storage (OF) | 1155 SF | 107 m ² |
| Level 2 Mezz | Office | Closet | 110 SF | 10 m ² |
| Level 2 Mezz | Office | Corridor | 363 SF | 34 m ² |
| Level 2 Mezz | Office | Elev. Room | 92 SF | 9 m ² |
| Level 2 Mezz | Office | Elev. | 155 SF | 14 m ² |
| Level 2 Mezz | Office | Elev. | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Lobby | 985 SF | 92 m ² |
| Level 2 Mezz | Office | Office | 2284 SF | 212 m ² |
| Level 2 Mezz | Office | Office | 4632 SF | 430 m ² |
| Level 2 Mezz | Office | Office | 3965 SF | 368 m ² |
| Level 2 Mezz | Office | Stair | 68 SF | 6 m ² |
| Level 2 Mezz | Office | Stair #1 | 114 SF | 11 m ² |
| Level 2 Mezz | Office | Stair #1b | 263 SF | 24 m ² |
| Level 2 Mezz | Office | Stair #2b | 128 SF | 12 m ² |
| Level 2 Mezz | Office | Stair #2c | 243 SF | 23 m ² |
| Level 2 Mezz | Office | Stair #3 | 100 SF | 9 m ² |
| Level 2 Mezz | Office | Stair #4 | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Stair #5 | 190 SF | 18 m ² |
| Level 3 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 3 | Laboratory | Elev. | 277 SF | 26 m ² |
| Level 3 | Laboratory | Elev. | 249 SF | 23 m ² |
| Level 3 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 3 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 3 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 3 | Laboratory | Lab Space | 25776 SF | 2395 m ² |
| Level 3 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 3 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 4 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 4 | Laboratory | Elev. | 277 SF | 26 m ² |
| Level 4 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 4 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 4 | Laboratory | Elev. | 155 SF | 14 m ² |
| Level 4 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 4 | Laboratory | Lab Space | 26094 SF | 2424 m ² |
| Level 4 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 4 | Laboratory | Stair #2c | 242 SF | 22 m ² |
| Level 5 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 5 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 5 | Laboratory | Elev. | 272 SF | 25 m ² |
| Level 5 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 5 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 5 | Laboratory | Janitor Rm | 95 SF | 9 m ² |
| Level 5 | Laboratory | Lab Space | 25908 SF | 2407 m ² |
| Level 5 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 5 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 6 | Office | Comms. | 127 SF | 12 m ² |
| Level 6 | Office | Elev. | 272 SF | 25 m ² |
| Level 6 | Office | Elev. | 137 SF | 13 m ² |
| Level 6 | Office | Elev. | 156 SF | 14 m ² |
| Level 6 | Office | Elev. | 212 SF | 20 m ² |
| Level 6 | Office | Janitor Rm | 91 SF | 8 m ² |
| Level 6 | Office | Office | 17847 SF | 1658 m ² |
| Level 6 | Office | Stair #1 | 272 SF | 25 m ² |
| Level 6 | Office | Stair #2c | 243 SF | 23 m ² |
| Level 7 | Office | Comms. | 127 SF | 12 m ² |
| Level 7 | Office | Electrical | 165 SF | 15 m ² |
| Level 7 | Office | Electrical | 272 SF | 25 m ² |
| Level 7 | Office | Elev. | 156 SF | 14 m ² |
| Level 7 | Office | Elev. | 212 SF | 20 m ² |
| Level 7 | Office | Elev. Rm. | 38 SF | 4 m ² |
| Level 7 | Office | Elevator Room | 91 SF | 8 m ² |
| Level 7 | Office | Office | 17780 SF | 1652 m ² |
| Level 7 | Office | Stair #2 | 272 SF | 25 m ² |
| Level 7 | Office | Stair #2c | 243 SF | 23 m ² |
| Roof | Office | Elev. Rm | 114 SF | 11 m ² |
| Roof | Office | Elev. | 166 SF | 16 m ² |
| Roof | Office | Elev. | 224 SF | 21 m ² |
| Roof | Office | Stair #2 | 334 SF | 31 m ² |
| Roof | Office | Stair #2c | 300 SF | 28 m ² |
| Roof | Office | Vestibule | 292 SF | 27 m ² |
| Roof | Office | Vestibule | 281 SF | 26 m ² |
| | | | 16898 SF | 1563 m ² |

FSR EXCLUSIONS LEVEL 3:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|--------------------|
| Level 3 | Exclusion | Balcony | 717 SF | 67 m ² |
| Level 3 | Exclusion | Green Roof | 2000 SF | 186 m ² |
| Level 3 | Exclusion | Mech. Shaft | 113 SF | 11 m ² |
| Level 3 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 3 | Exclusion | Roof | 1724 SF | 160 m ² |
| Level 3 | Exclusion | Roof | 502 SF | 47 m ² |
| Level 3 | Exclusion | Roof Deck | 681 SF | 63 m ² |
| Level 3 | Exclusion | Roof Deck | 2677 SF | 249 m ² |
| | | | 8452 SF | 785 m ² |

Total Balcony Exclusion at L2 = 804sf, with all other outdoor spaces being over occupied spaces. This represents 2.9% of the 27,304sf FSR of level 2, in compliance with limits on balcony exclusions (8.0%).

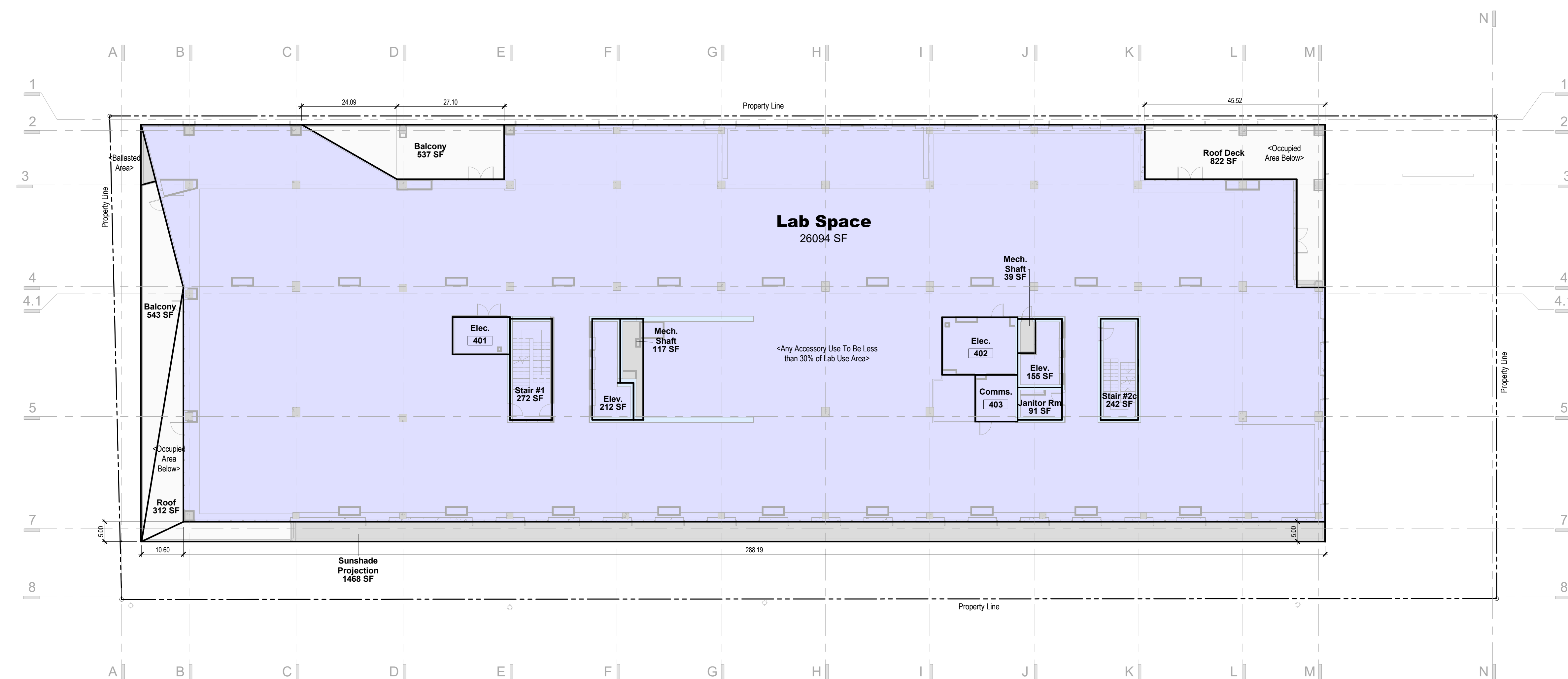
FSR EXCLUSIONS LEVEL 4:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|--------------------|
| Level 4 | Exclusion | Balasted | 29 SF | 3 m ² |
| Level 4 | Exclusion | Balcony | 537 SF | 50 m ² |
| Level 4 | Exclusion | Balcony | 543 SF | 50 m ² |
| Level 4 | Exclusion | Mech. Shaft | 117 SF | 11 m ² |
| Level 4 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 4 | Exclusion | Roof | 312 SF | 29 m ² |
| Level 4 | Exclusion | Roof Deck | 622 SF | 58 m ² |
| Level 4 | Exclusion | Sunshade | 1468 SF | 136 m ² |
| | | | 3868 SF | 359 m ² |

Total Balcony Exclusion at L3 = 717sf + 681sf = 1,398sf This represents 5.1% of the 27,413sf FSR of level 3, in compliance with limits on balcony exclusions (12.0%).

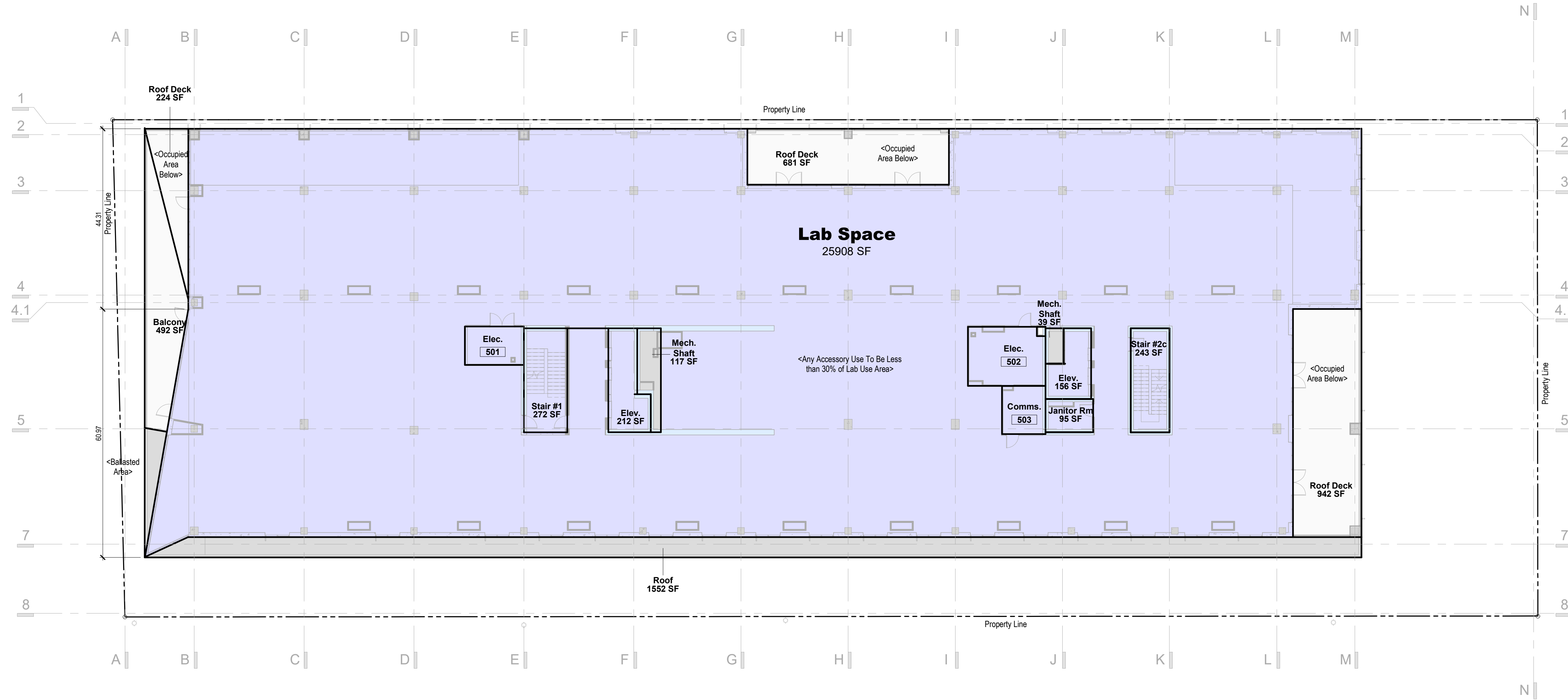
Total Balcony Exclusion at L4 = 543sf + 537sf = 1,080sf This represents 3.9% of the 27,607sf FSR of level 4, in compliance with limits on balcony exclusions (12.0%).

LEVEL 4 FSR



150 W4th & Columbia
 150 West 4th Ave
 Vancouver
FSR
 PLOT DATE: 6/3/2021 4:15:09 PM
RZ-04

LEVEL 5 FSR



FSR LEGEND:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|--------------|------------|------------------------|------------|---------------------|
| Not Placed | Office | Stair #8 | Not Placed | |
| Not Placed | Office | Vestibule | Not Placed | |
| Level 1 | Office | Accessory Storage (OF) | 3382 SF | 314 m ² |
| Level 1 | Office | Comms. | 111 SF | 10 m ² |
| Level 1 | Office | Corridor | 383 SF | 36 m ² |
| Level 1 | Office | Elec. | 79 SF | 7 m ² |
| Level 1 | Office | Elev. | 144 SF | 13 m ² |
| Level 1 | Office | Elev. | 212 SF | 20 m ² |
| Level 1 | Office | Elev. | 162 SF | 15 m ² |
| Level 1 | Office | Janitor | 92 SF | 9 m ² |
| Level 1 | Office | Lobby | 1750 SF | 163 m ² |
| Level 1 | Office | Office Common Area | 5582 SF | 519 m ² |
| Level 1 | Office | Office Common Area | 14763 SF | 1372 m ² |
| Level 1 | Office | Stair #1b | 69 SF | 6 m ² |
| Level 1 | Office | Stair #2b | 286 SF | 27 m ² |
| Level 1 | Office | Stair #3 | 73 SF | 7 m ² |
| Level 1 | Office | Univ. WC | 76 SF | 7 m ² |
| Level 1 | Office | Vestibule | 300 SF | 28 m ² |
| Level 1 | Office | Vestibule | 243 SF | 23 m ² |
| Level 1 | Restaurant | Restaurant | 2161 SF | 201 m ² |
| Level 2 Mezz | Office | Accessory Storage | 593 SF | 55 m ² |
| Level 2 Mezz | Office | Accessory Storage (OF) | 1155 SF | 107 m ² |
| Level 2 Mezz | Office | Closet | 110 SF | 10 m ² |
| Level 2 Mezz | Office | Corridor | 363 SF | 34 m ² |
| Level 2 Mezz | Office | Elec. Room | 82 SF | 8 m ² |
| Level 2 Mezz | Office | Elev. | 155 SF | 14 m ² |
| Level 2 Mezz | Office | Elev. | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Lobby | 985 SF | 92 m ² |
| Level 2 Mezz | Office | Office | 2284 SF | 212 m ² |
| Level 2 Mezz | Office | Office | 4632 SF | 430 m ² |
| Level 2 Mezz | Office | Office | 3963 SF | 368 m ² |
| Level 2 Mezz | Office | Stair | 68 SF | 6 m ² |
| Level 2 Mezz | Office | Stair #1 | 114 SF | 11 m ² |
| Level 2 Mezz | Office | Stair #1b | 263 SF | 24 m ² |
| Level 2 Mezz | Office | Stair #2b | 128 SF | 12 m ² |
| Level 2 Mezz | Office | Stair #2c | 243 SF | 23 m ² |
| Level 2 Mezz | Office | Stair #3 | 100 SF | 9 m ² |
| Level 2 Mezz | Office | Stair #4 | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Stair #5 | 190 SF | 18 m ² |
| Level 3 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 3 | Laboratory | Elec. | 277 SF | 26 m ² |
| Level 3 | Laboratory | Elec. | 249 SF | 23 m ² |
| Level 3 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 3 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 3 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 3 | Laboratory | Lab Space | 25776 SF | 2395 m ² |
| Level 3 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 3 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 4 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 4 | Laboratory | Elec. | 277 SF | 26 m ² |
| Level 4 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 4 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 4 | Laboratory | Elev. | 155 SF | 14 m ² |
| Level 4 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 4 | Laboratory | Lab Space | 26094 SF | 2424 m ² |
| Level 4 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 4 | Laboratory | Stair #2c | 242 SF | 22 m ² |
| Level 5 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 5 | Laboratory | Elec. | 137 SF | 13 m ² |
| Level 5 | Laboratory | Elec. | 272 SF | 25 m ² |
| Level 5 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 5 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 5 | Laboratory | Janitor Rm | 95 SF | 9 m ² |
| Level 5 | Laboratory | Lab Space | 25908 SF | 2407 m ² |
| Level 5 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 5 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 6 | Office | Comms. | 127 SF | 12 m ² |
| Level 6 | Office | Elec. | 272 SF | 25 m ² |
| Level 6 | Office | Elev. | 137 SF | 13 m ² |
| Level 6 | Office | Elev. | 156 SF | 14 m ² |
| Level 6 | Office | Elev. | 212 SF | 20 m ² |
| Level 6 | Office | Janitor Rm | 91 SF | 8 m ² |
| Level 6 | Office | Office | 17847 SF | 1658 m ² |
| Level 6 | Office | Stair #1 | 272 SF | 25 m ² |
| Level 6 | Office | Stair #2c | 243 SF | 23 m ² |
| Level 7 | Office | Comms. | 127 SF | 12 m ² |
| Level 7 | Office | Electrical | 165 SF | 15 m ² |
| Level 7 | Office | Electrical | 272 SF | 25 m ² |
| Level 7 | Office | Elev. | 156 SF | 14 m ² |
| Level 7 | Office | Elev. | 212 SF | 20 m ² |
| Level 7 | Office | Elev. Rm. | 38 SF | 4 m ² |
| Level 7 | Office | Elevator Room | 91 SF | 8 m ² |
| Level 7 | Office | Office | 17780 SF | 1652 m ² |
| Level 7 | Office | Stair #2 | 272 SF | 25 m ² |
| Level 7 | Office | Stair #2c | 243 SF | 23 m ² |
| Roof | Office | Elec. Rm | 114 SF | 11 m ² |
| Roof | Office | Elev. | 166 SF | 16 m ² |
| Roof | Office | Elev. | 224 SF | 21 m ² |
| Roof | Office | Stair #2 | 334 SF | 31 m ² |
| Roof | Office | Stair #2c | 300 SF | 28 m ² |
| Roof | Office | Vestibule | 292 SF | 27 m ² |
| Roof | Office | Vestibule | 281 SF | 26 m ² |
| | | | 16828 SF | 1563 m ² |

FSR EXCLUSIONS LEVEL 5:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|--------------------|
| Level 5 | Exclusion | Balcony | 492 SF | 46 m ² |
| Level 5 | Exclusion | Mech. Shaft | 117 SF | 11 m ² |
| Level 5 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 5 | Exclusion | Roof | 1552 SF | 144 m ² |
| Level 5 | Exclusion | Roof Deck | 942 SF | 88 m ² |
| Level 5 | Exclusion | Roof Deck | 661 SF | 63 m ² |
| Level 5 | Exclusion | Roof Deck | 224 SF | 21 m ² |
| | | | 4047 SF | 376 m ² |

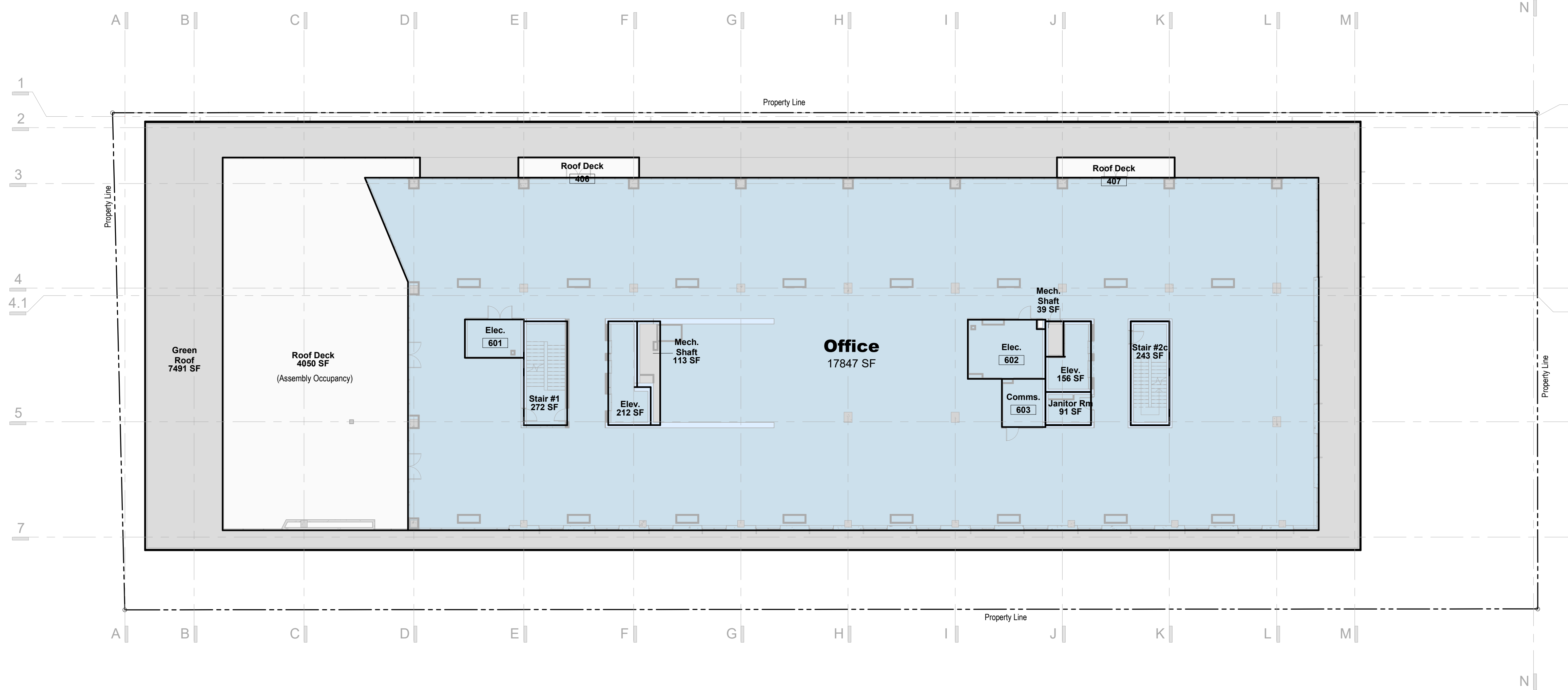
FSR EXCLUSIONS LEVEL 6:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|---------------------|
| Level 6 | Exclusion | Green Roof | 7491 SF | 696 m ² |
| Level 6 | Exclusion | Mech. Shaft | 113 SF | 11 m ² |
| Level 6 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 6 | Exclusion | Roof Deck | 4050 SF | 376 m ² |
| Level 6 | Exclusion | Roof Deck | 149 SF | 14 m ² |
| Level 6 | Exclusion | Roof Deck | 145 SF | 13 m ² |
| | | | 11987 SF | 1114 m ² |

Total Balcony Exclusion at L5 = 492sf
This represents 1.8% of the 27,426sf FSR of level 5, in compliance with limits on balcony exclusions (12.0%).

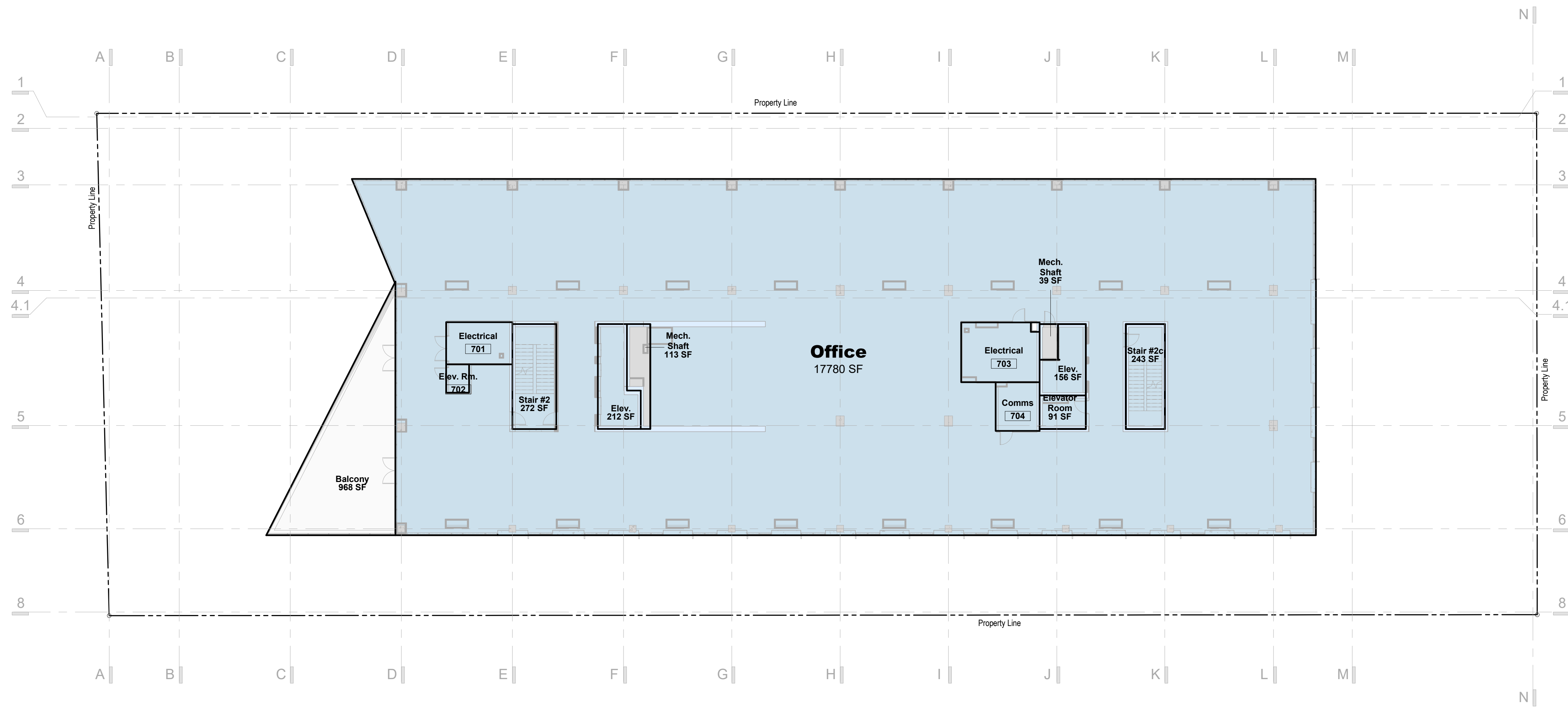
Total Balcony Exclusion at L6 = 0sf
This represents 0% of the 19,361sf FSR of level 6, in compliance with limits on balcony exclusions (12.0%).

LEVEL 6 FSR



150 W4th & Columbia
150 West 4th Ave
Vancouver
FSR
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RZ-05

LEVEL 7 FSR



FSR LEGEND:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|--------------|------------|------------------------|------------|---------------------|
| Not Placed | Office | Stair #8 | Not Placed | |
| Not Placed | Office | Vestibule | Not Placed | |
| Level 1 | Office | Accessory Storage (OF) | 3382 SF | 314 m ² |
| Level 1 | Office | Comms. | 111 SF | 10 m ² |
| Level 1 | Office | Corridor | 383 SF | 36 m ² |
| Level 1 | Office | Elev. | 79 SF | 7 m ² |
| Level 1 | Office | Elev. | 144 SF | 13 m ² |
| Level 1 | Office | Elev. | 212 SF | 20 m ² |
| Level 1 | Office | Elev. | 162 SF | 15 m ² |
| Level 1 | Office | Janitor | 92 SF | 9 m ² |
| Level 1 | Office | Lobby | 1750 SF | 163 m ² |
| Level 1 | Office | Office Common Area | 5582 SF | 519 m ² |
| Level 1 | Office | Office Common Area | 14763 SF | 1372 m ² |
| Level 1 | Office | Stair #1b | 69 SF | 6 m ² |
| Level 1 | Office | Stair #2b | 296 SF | 27 m ² |
| Level 1 | Office | Stair #3 | 73 SF | 7 m ² |
| Level 1 | Office | Univ. WC | 76 SF | 7 m ² |
| Level 1 | Office | Vestibule | 300 SF | 28 m ² |
| Level 1 | Office | Vestibule | 243 SF | 23 m ² |
| Level 1 | Restaurant | Restaurant | 2161 SF | 201 m ² |
| Level 2 Mezz | Office | Accessory Storage | 593 SF | 55 m ² |
| Level 2 Mezz | Office | Accessory Storage (OF) | 1155 SF | 107 m ² |
| Level 2 Mezz | Office | Closet | 110 SF | 10 m ² |
| Level 2 Mezz | Office | Corridor | 363 SF | 34 m ² |
| Level 2 Mezz | Office | Elev. Room | 92 SF | 9 m ² |
| Level 2 Mezz | Office | Elev. | 155 SF | 14 m ² |
| Level 2 Mezz | Office | Elev. | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Lobby | 985 SF | 92 m ² |
| Level 2 Mezz | Office | Office | 2284 SF | 212 m ² |
| Level 2 Mezz | Office | Office | 4632 SF | 430 m ² |
| Level 2 Mezz | Office | Office | 3965 SF | 368 m ² |
| Level 2 Mezz | Office | Stair | 68 SF | 6 m ² |
| Level 2 Mezz | Office | Stair #1 | 114 SF | 11 m ² |
| Level 2 Mezz | Office | Stair #1b | 263 SF | 24 m ² |
| Level 2 Mezz | Office | Stair #2b | 128 SF | 12 m ² |
| Level 2 Mezz | Office | Stair #2c | 243 SF | 23 m ² |
| Level 2 Mezz | Office | Stair #3 | 100 SF | 9 m ² |
| Level 2 Mezz | Office | Stair #4 | 212 SF | 20 m ² |
| Level 2 Mezz | Office | Stair #5 | 190 SF | 18 m ² |
| Level 3 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 3 | Laboratory | Elev. | 277 SF | 26 m ² |
| Level 3 | Laboratory | Elev. | 249 SF | 23 m ² |
| Level 3 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 3 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 3 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 3 | Laboratory | Lab Space | 25776 SF | 2395 m ² |
| Level 3 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 3 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 4 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 4 | Laboratory | Elev. | 277 SF | 26 m ² |
| Level 4 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 4 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 4 | Laboratory | Elev. | 155 SF | 14 m ² |
| Level 4 | Laboratory | Janitor Rm | 91 SF | 8 m ² |
| Level 4 | Laboratory | Lab Space | 26094 SF | 2424 m ² |
| Level 4 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 4 | Laboratory | Stair #2c | 242 SF | 22 m ² |
| Level 5 | Laboratory | Comms. | 127 SF | 12 m ² |
| Level 5 | Laboratory | Elev. | 137 SF | 13 m ² |
| Level 5 | Laboratory | Elev. | 272 SF | 25 m ² |
| Level 5 | Laboratory | Elev. | 212 SF | 20 m ² |
| Level 5 | Laboratory | Elev. | 156 SF | 14 m ² |
| Level 5 | Laboratory | Janitor Rm | 95 SF | 9 m ² |
| Level 5 | Laboratory | Lab Space | 25908 SF | 2407 m ² |
| Level 5 | Laboratory | Stair #1 | 272 SF | 25 m ² |
| Level 5 | Laboratory | Stair #2c | 243 SF | 23 m ² |
| Level 6 | Office | Comms. | 127 SF | 12 m ² |
| Level 6 | Office | Elev. | 272 SF | 25 m ² |
| Level 6 | Office | Elev. | 137 SF | 13 m ² |
| Level 6 | Office | Elev. | 156 SF | 14 m ² |
| Level 6 | Office | Elev. | 212 SF | 20 m ² |
| Level 6 | Office | Janitor Rm | 91 SF | 8 m ² |
| Level 6 | Office | Office | 17847 SF | 1658 m ² |
| Level 6 | Office | Stair #1 | 272 SF | 25 m ² |
| Level 6 | Office | Stair #2c | 243 SF | 23 m ² |
| Level 7 | Office | Comms. | 127 SF | 12 m ² |
| Level 7 | Office | Electrical | 165 SF | 15 m ² |
| Level 7 | Office | Electrical | 272 SF | 25 m ² |
| Level 7 | Office | Elev. | 156 SF | 14 m ² |
| Level 7 | Office | Elev. | 212 SF | 20 m ² |
| Level 7 | Office | Elev. Rm. | 38 SF | 4 m ² |
| Level 7 | Office | Elevator Room | 91 SF | 8 m ² |
| Level 7 | Office | Office | 17780 SF | 1652 m ² |
| Level 7 | Office | Stair #2 | 272 SF | 25 m ² |
| Level 7 | Office | Stair #2c | 243 SF | 23 m ² |
| Roof | Office | Elev. Rm | 114 SF | 11 m ² |
| Roof | Office | Elev. | 168 SF | 16 m ² |
| Roof | Office | Elev. | 224 SF | 21 m ² |
| Roof | Office | Stair #2 | 334 SF | 31 m ² |
| Roof | Office | Stair #2c | 300 SF | 28 m ² |
| Roof | Office | Vestibule | 292 SF | 27 m ² |
| Roof | Office | Vestibule | 281 SF | 26 m ² |
| | | | 16808 SF | 1563 m ² |

FSR EXCLUSIONS LEVEL 7:

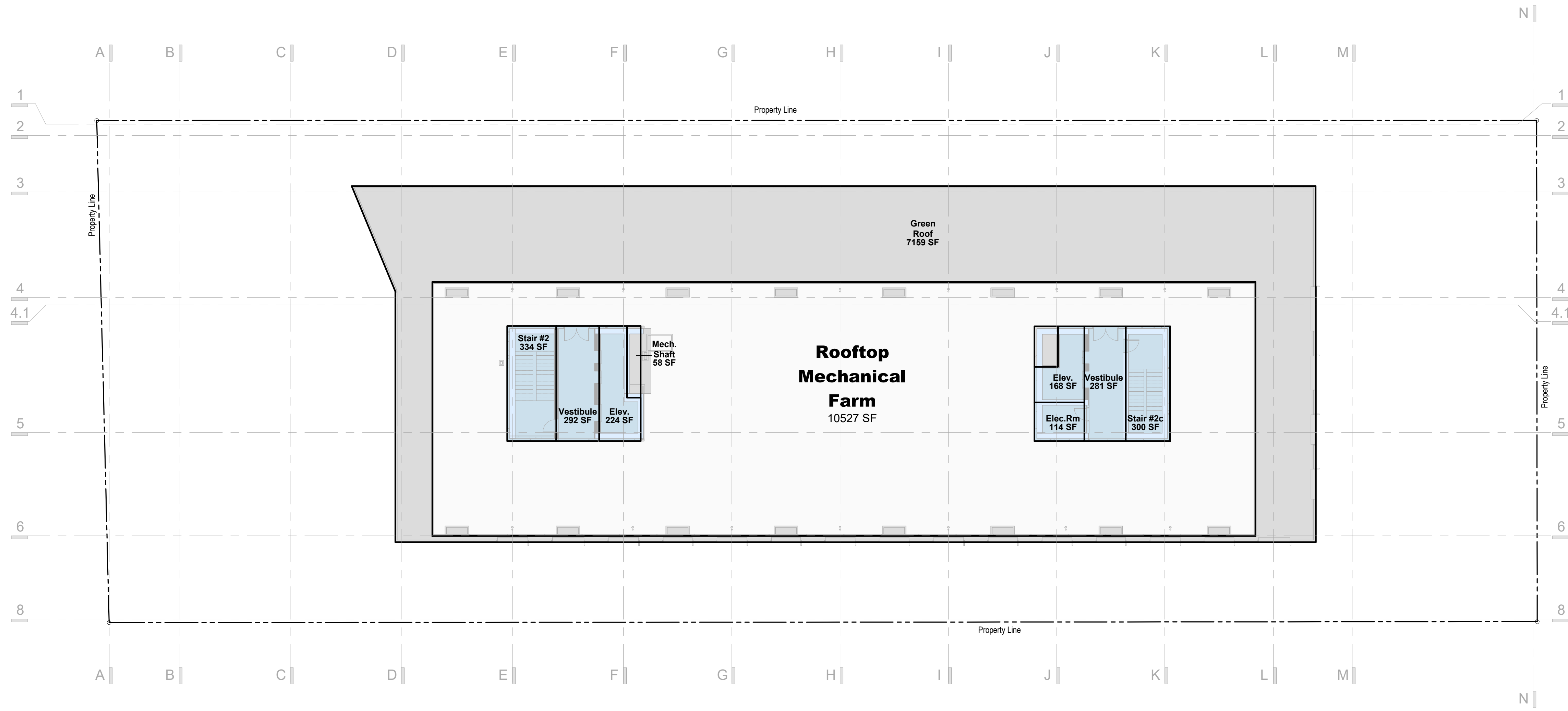
| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|--------------------|
| Level 7 | Exclusion | Balcony | 968 SF | 90 m ² |
| Level 7 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 7 | Exclusion | Mech. Shaft | 113 SF | 11 m ² |
| | | | 1120 SF | 104 m ² |

FSR EXCLUSIONS ROOF:

| Level | Occupancy | Description | Area (SF) | Area (SM) |
|---------|-----------|-------------|-----------|--------------------|
| Level 7 | Exclusion | Balcony | 968 SF | 90 m ² |
| Level 7 | Exclusion | Mech. Shaft | 39 SF | 4 m ² |
| Level 7 | Exclusion | Mech. Shaft | 113 SF | 11 m ² |
| | | | 1120 SF | 104 m ² |

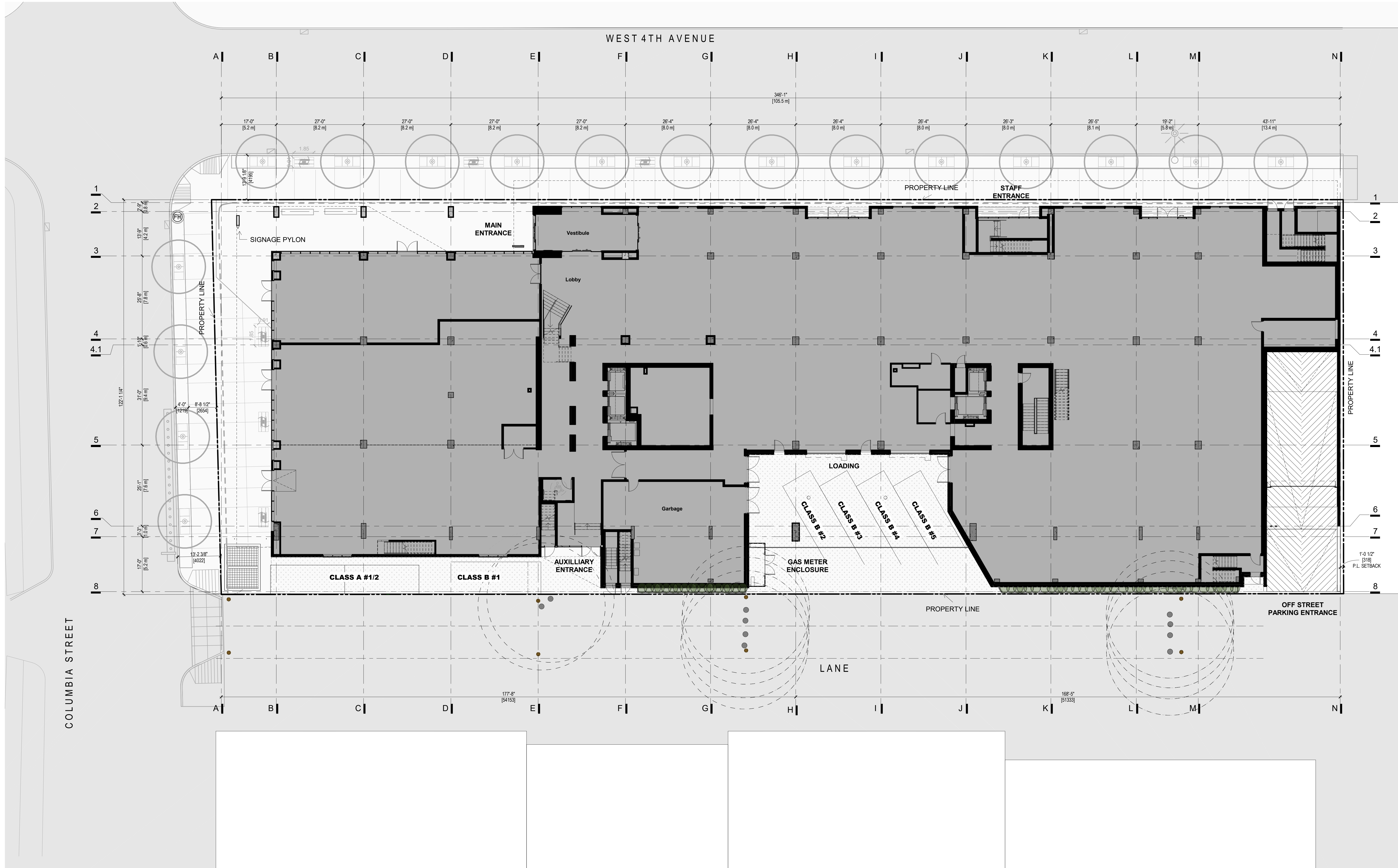
Total Balcony Exclusion at L7 = 968sf
This represents 5% of the 19,361sf FSR of level 7, in compliance with limits on balcony exclusions (12.0%).

ROOF FSR

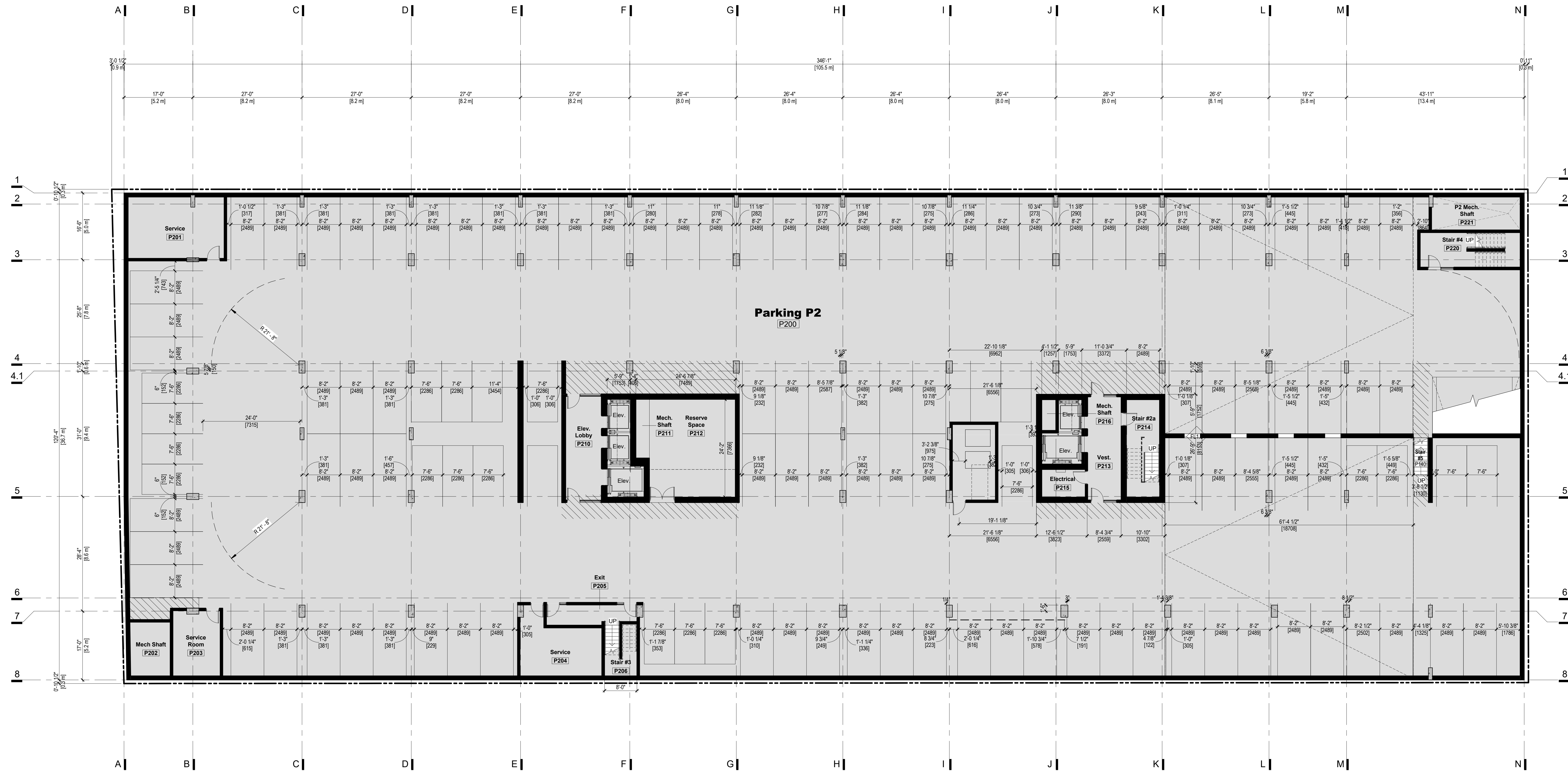


150 W4th & Columbia
150 West 4th Ave
Vancouver
FSR
PLOT DATE: 6/3/2021 4:15:27 PM
RZ-06

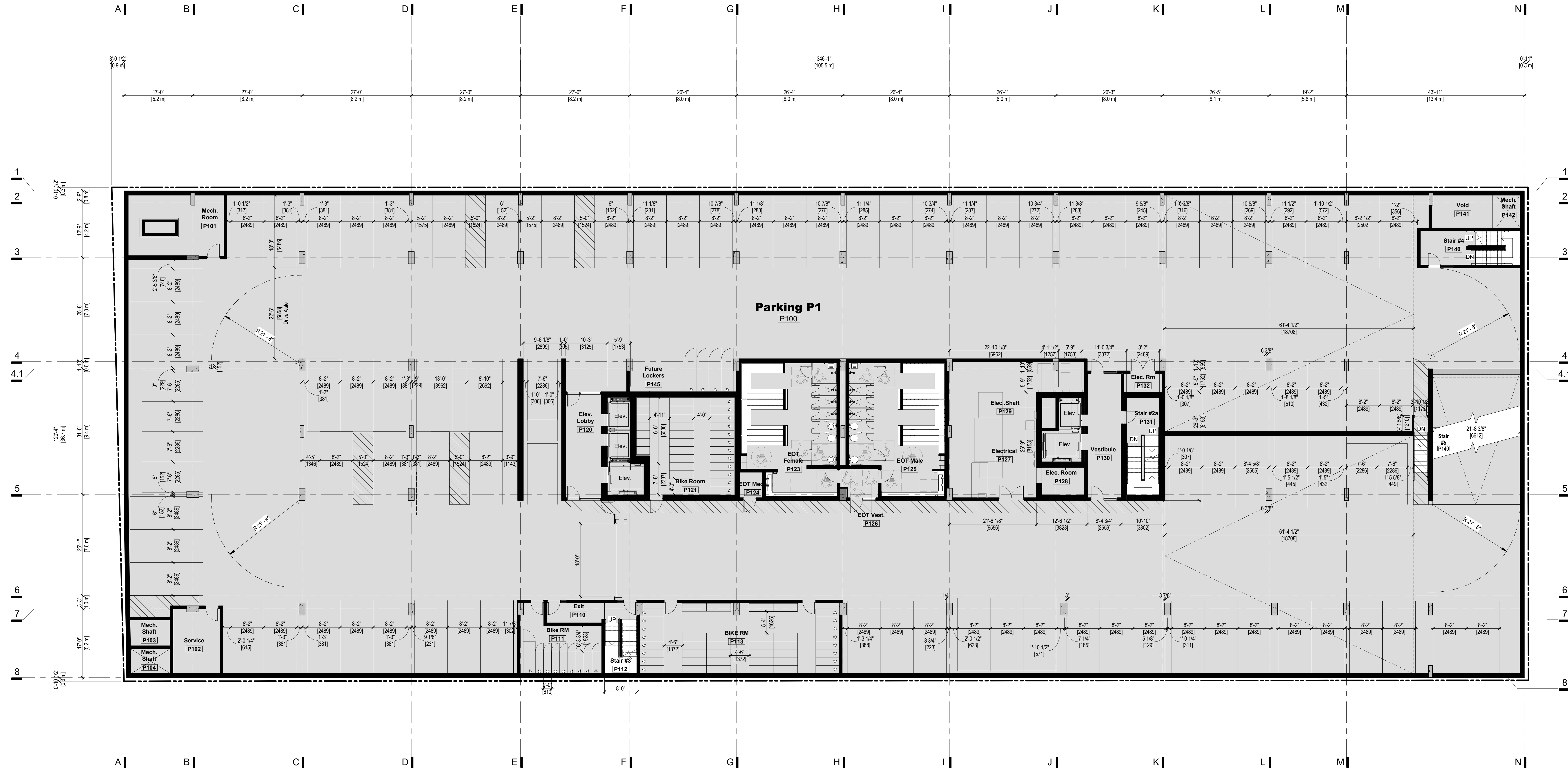
SITE PLAN



P2 PLAN



P1 PLAN



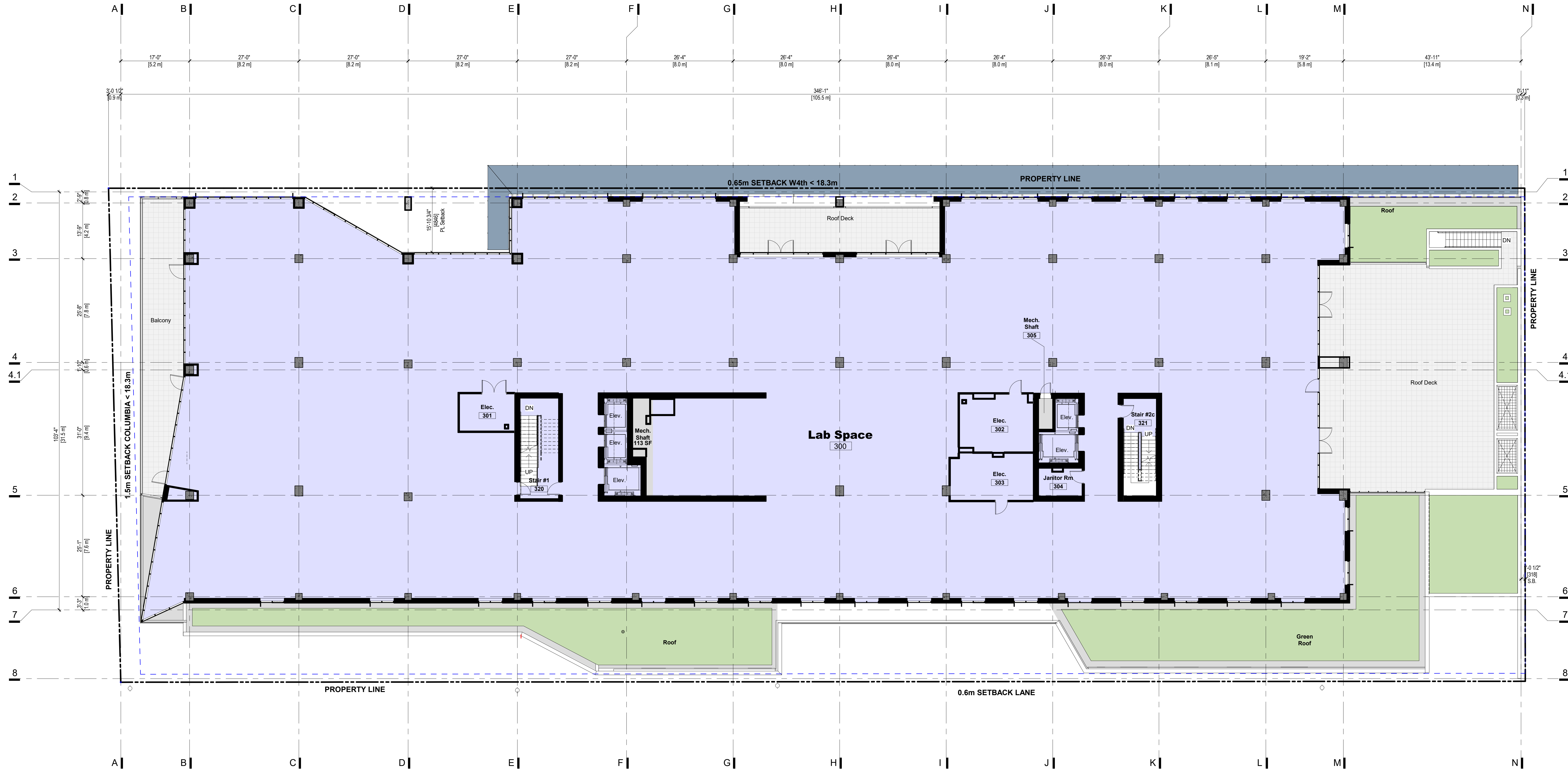
L1 PLAN



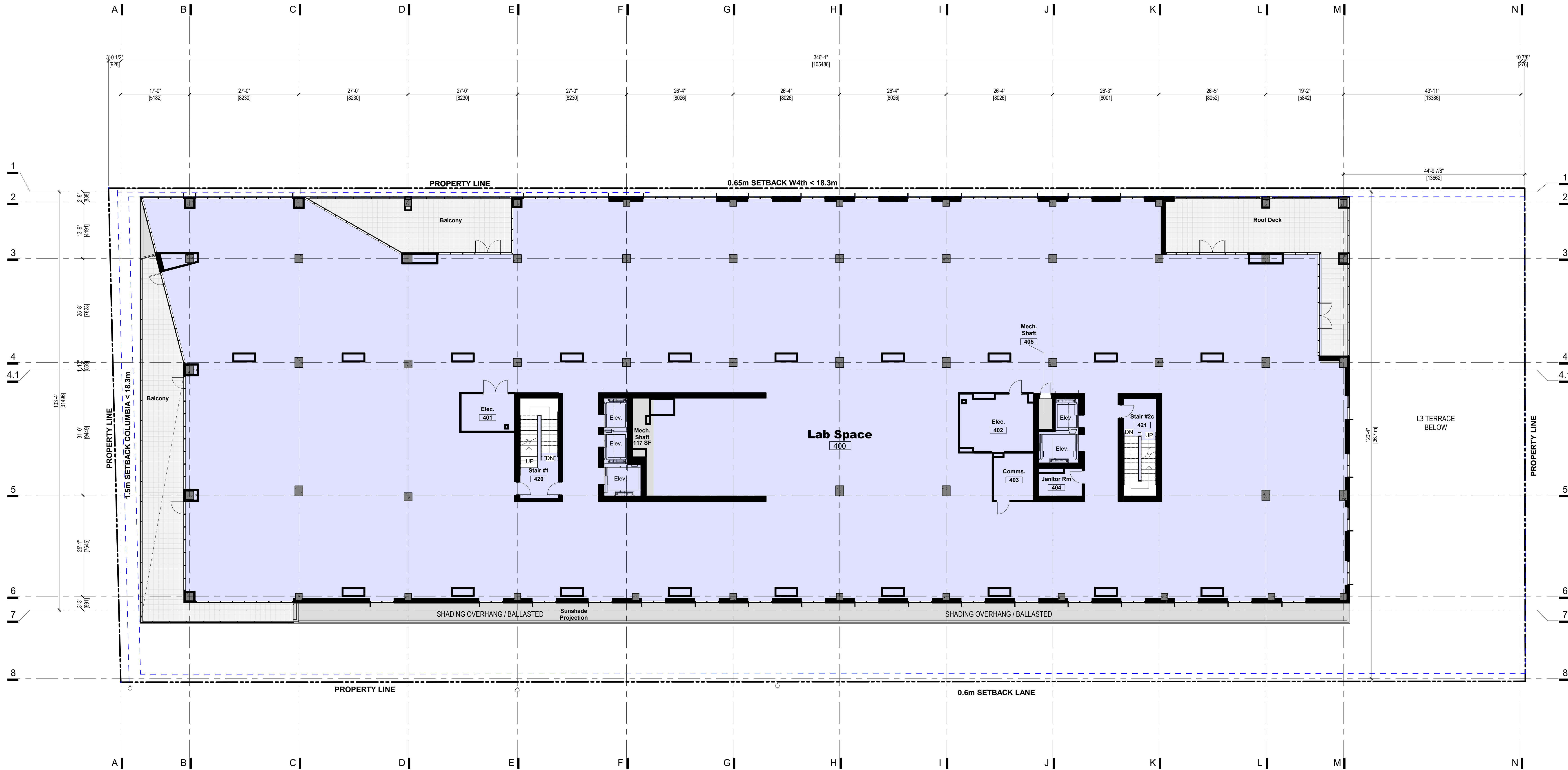
L2 MEZZ. PLAN



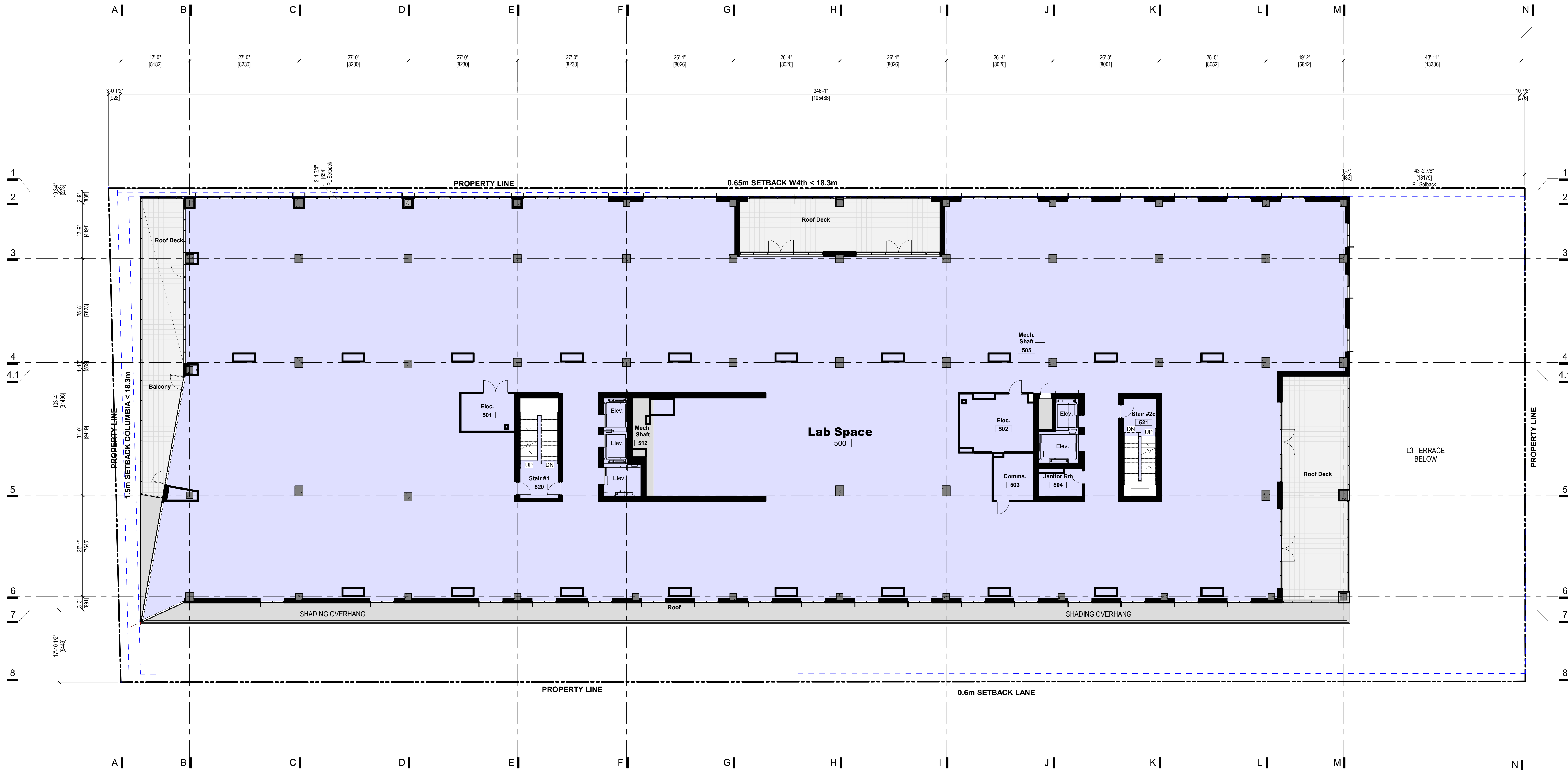
L3 PLAN



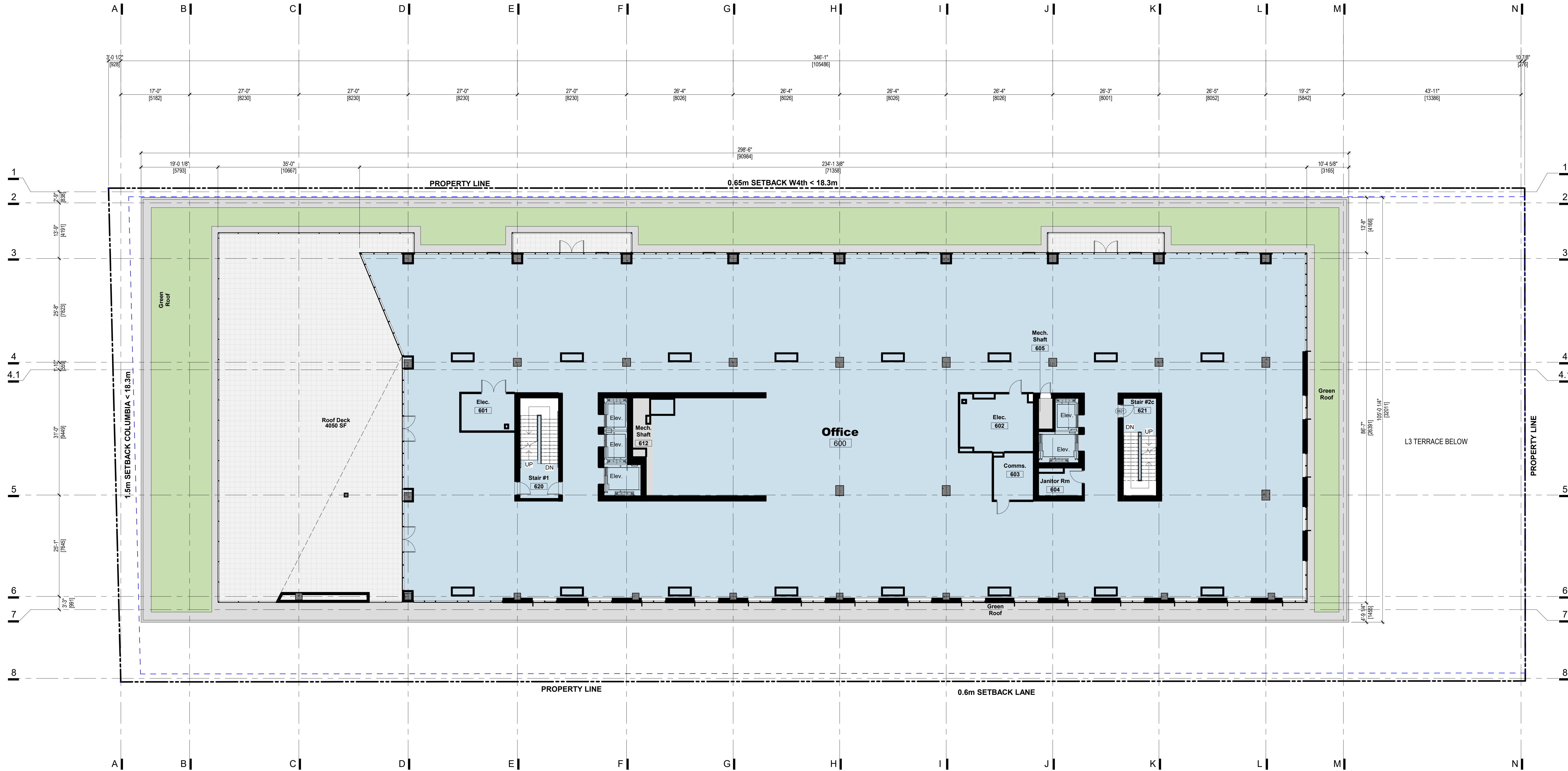
L4 PLAN



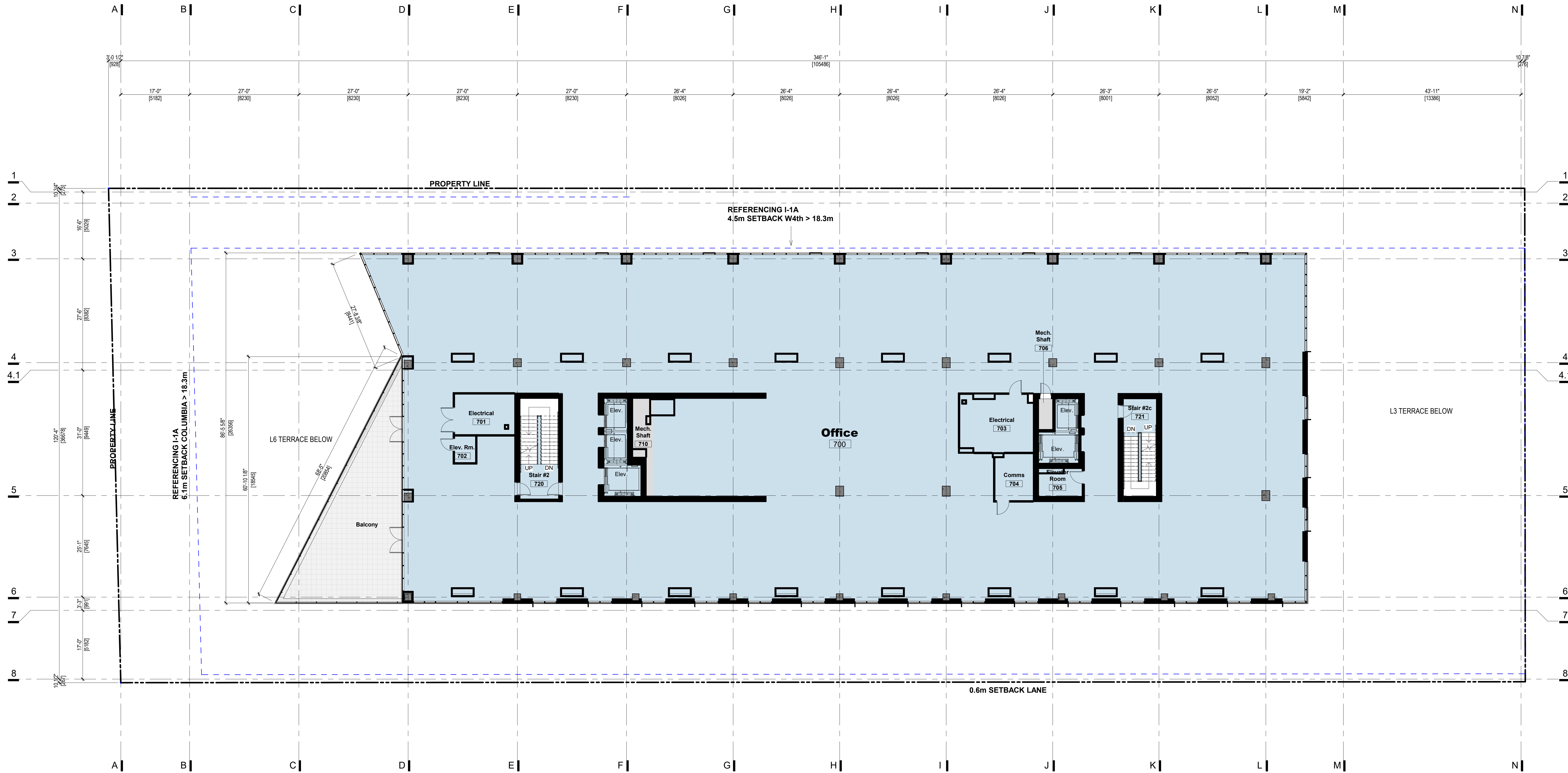
L5 PLAN



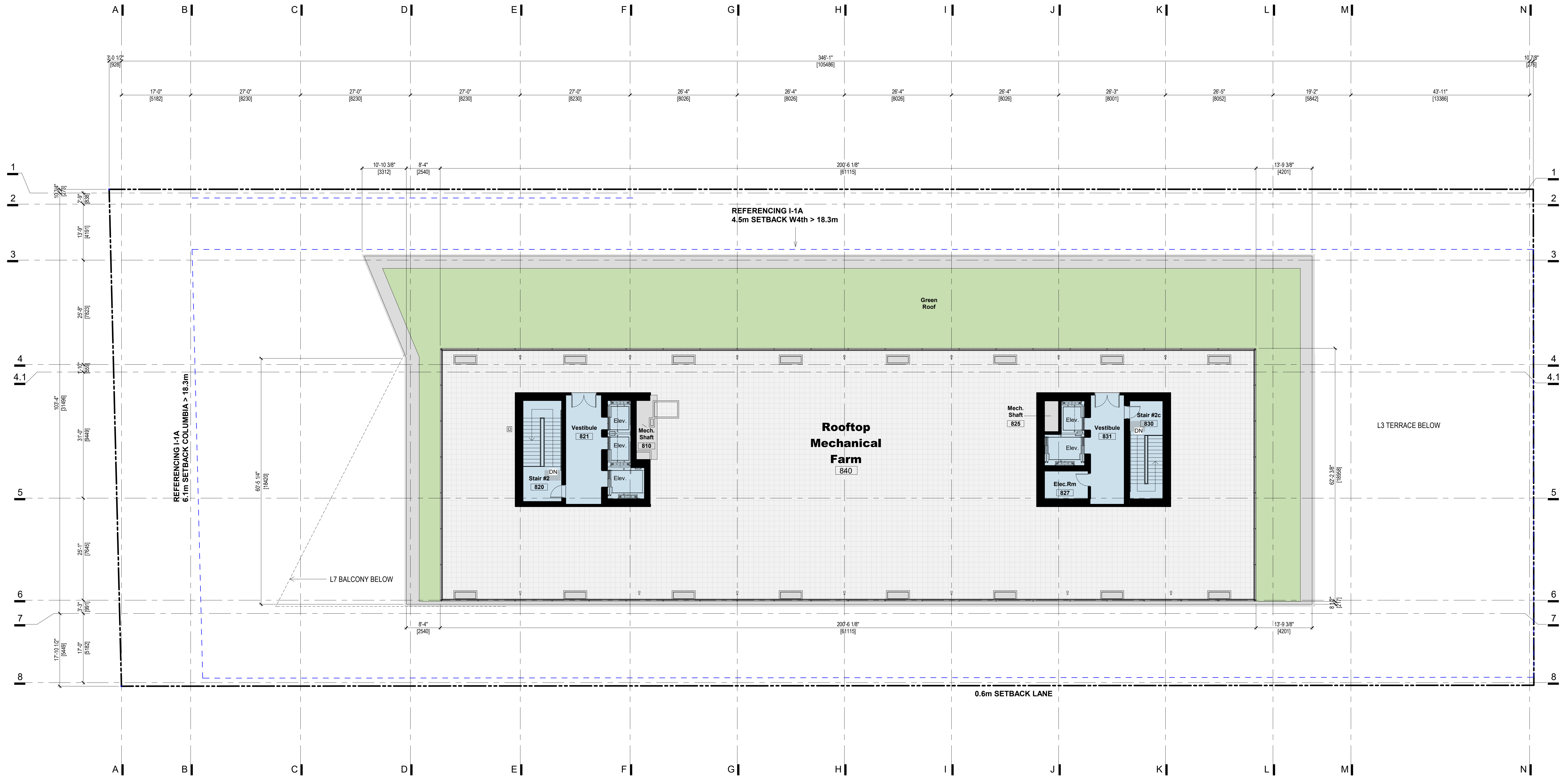
L6 PLAN



L7 PLAN



ROOF PLAN



NORTH ELEVATION ALONG W 4TH AVENUE



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EAST ELEVATION



150 W4th & Columbia

150 West 4th Ave
Vancouver

Elevations - North & East

PLOT DATE: 6/3/2021 4:17:15 PM

RZ-18

SOUTH ELEVATION ALONG ALLEY

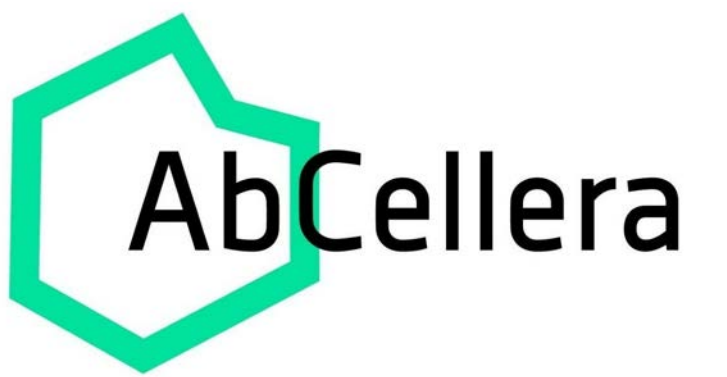


WEST ELEVATION ALONG COLUMBIA STREET

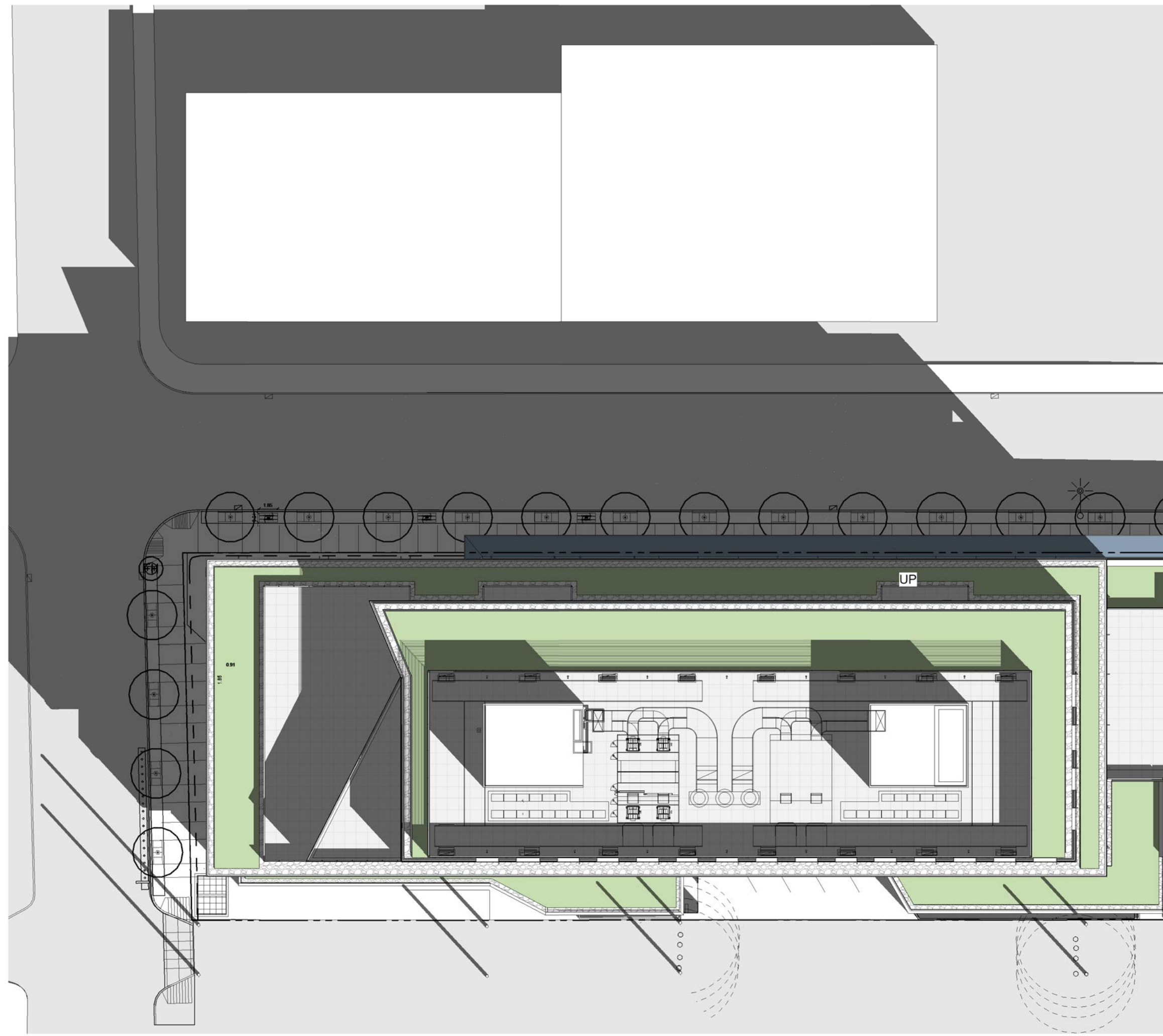


150 W4th & Columbia
 150 West 4th Ave
 Vancouver
 Elevations - South & West
 PLOT DATE: 6/3/2021 4:18:01 PM
RZ-19

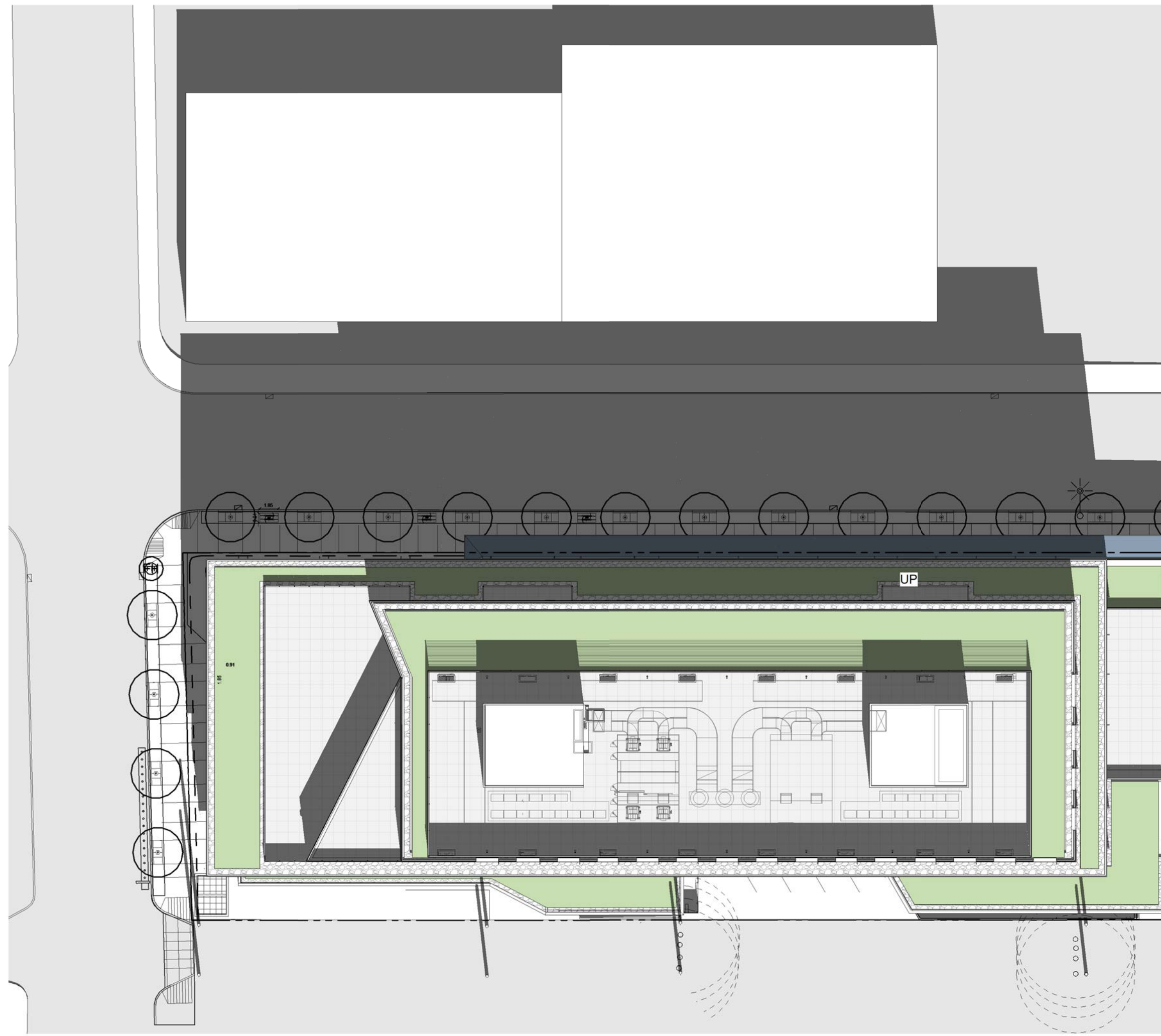
WEST-EAST SECTION



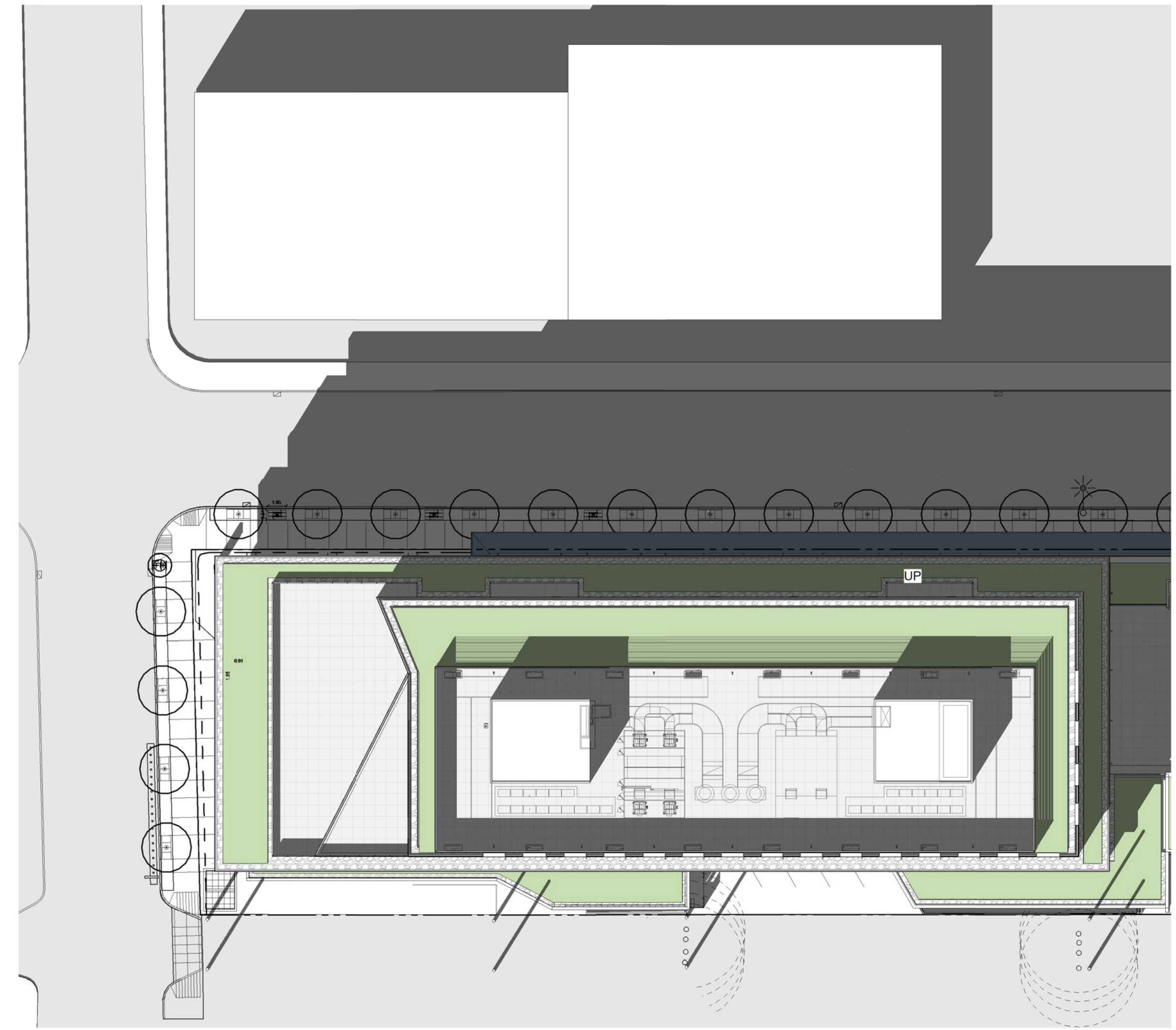
SHADOW STUDIES



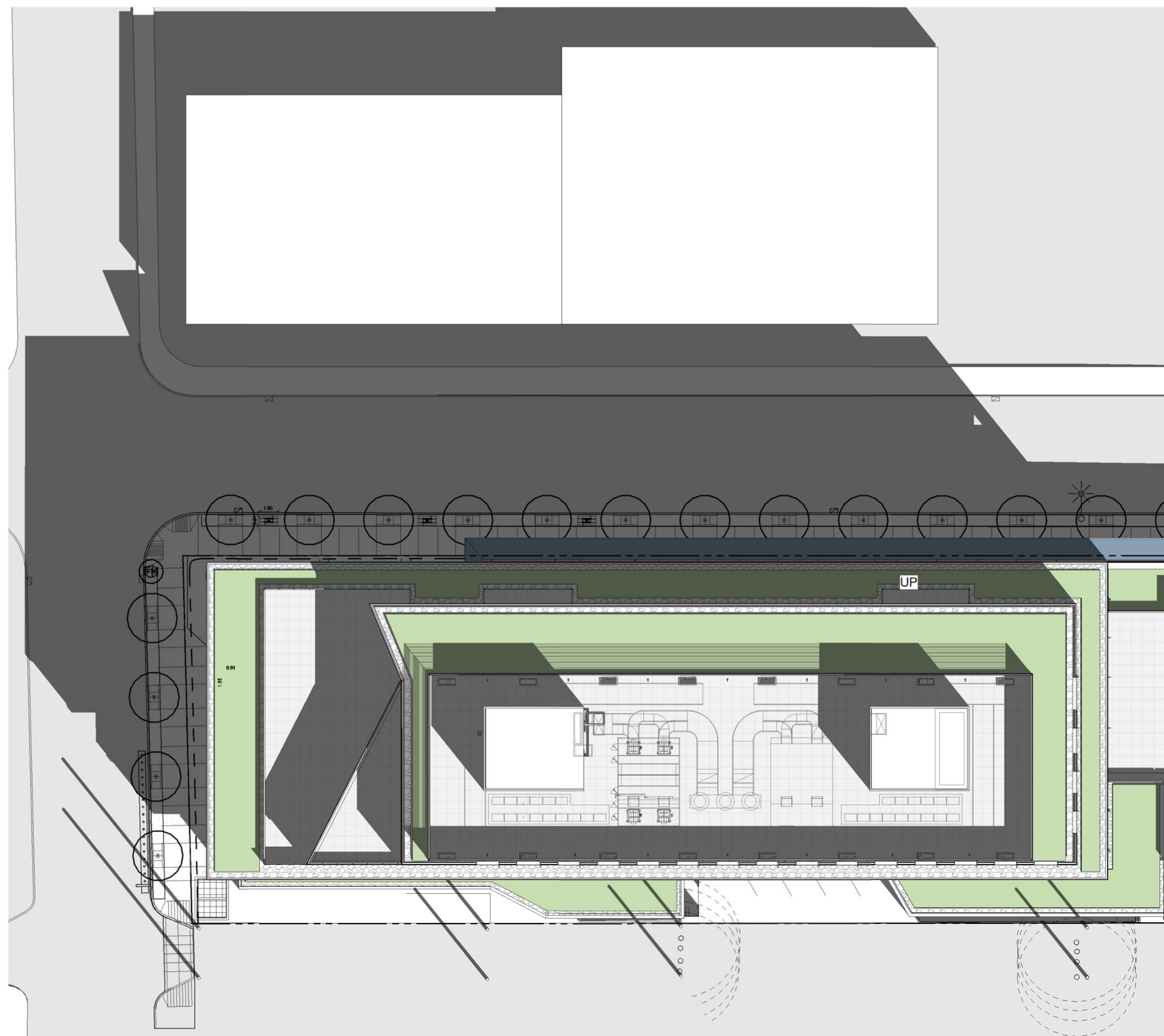
SPRING EQUINOX - 10am



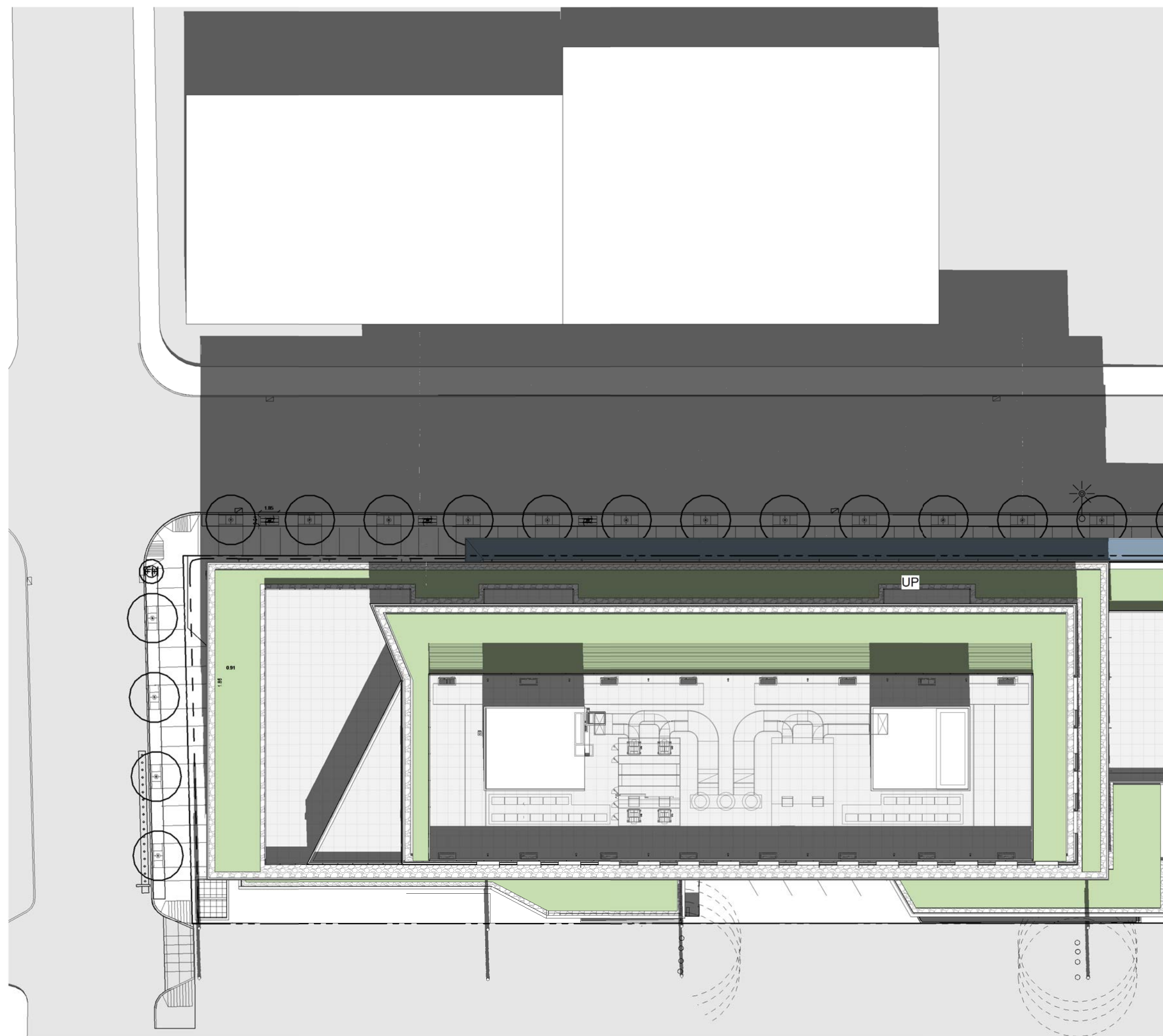
SPRING EQUINOX - 12pm



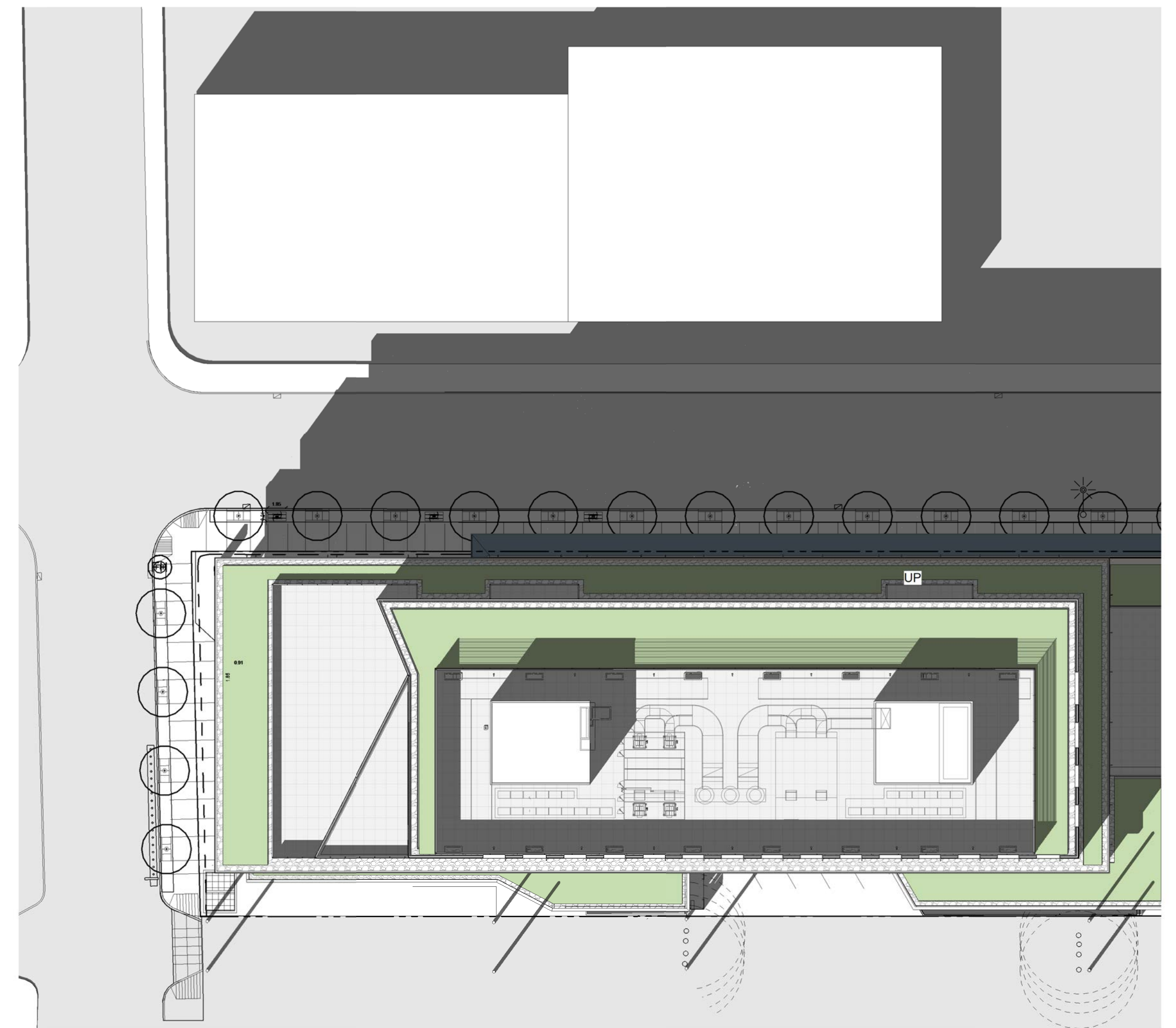
SPRING EQUINOX - 2pm



FALL EQUINOX - 10am



FALL EQUINOX - 12pm



FALL EQUINOX - 2pm

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150 West 4th Ave
Vancouver
Shadow Studies

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RZ-21

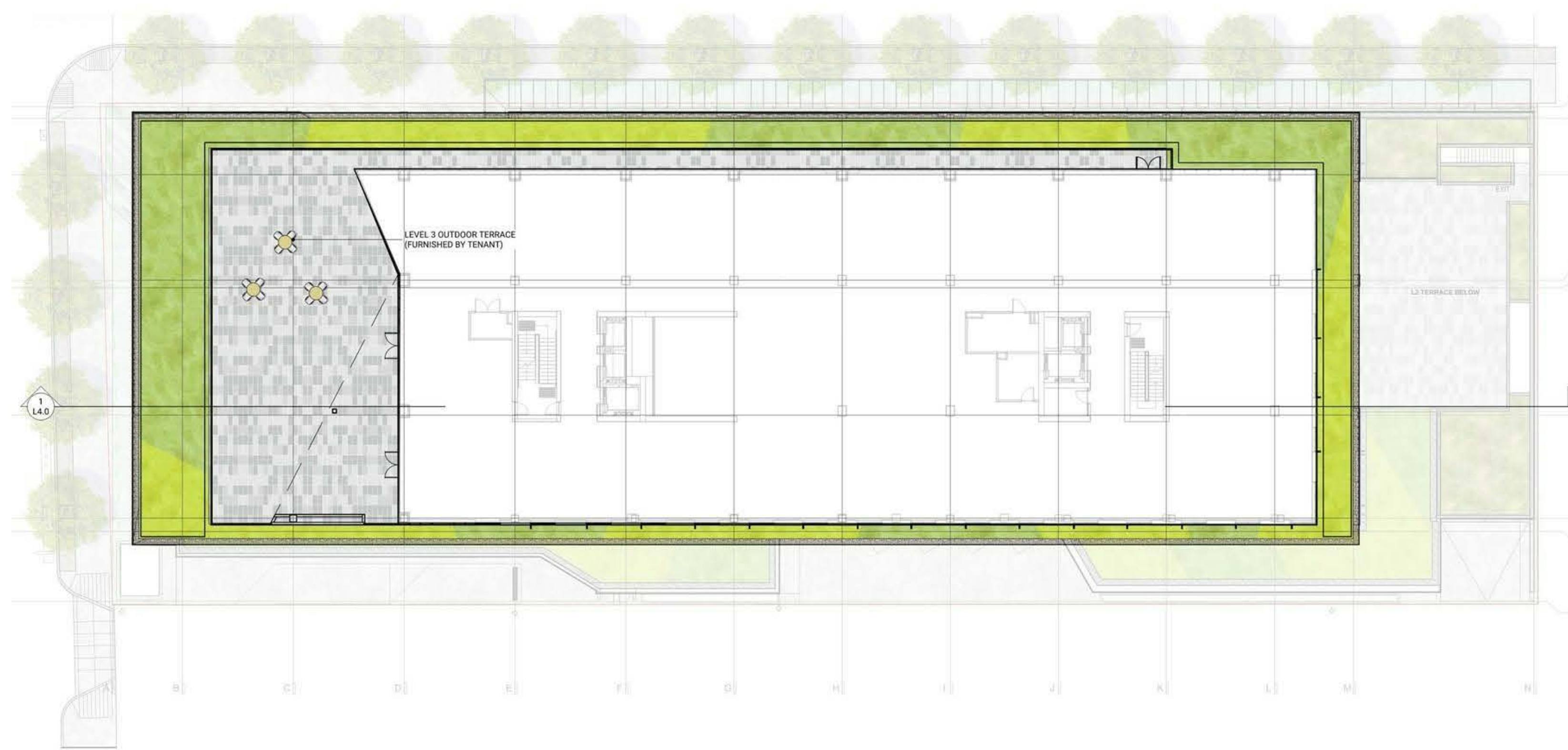
LANDSCAPE PROPOSAL - PLANS



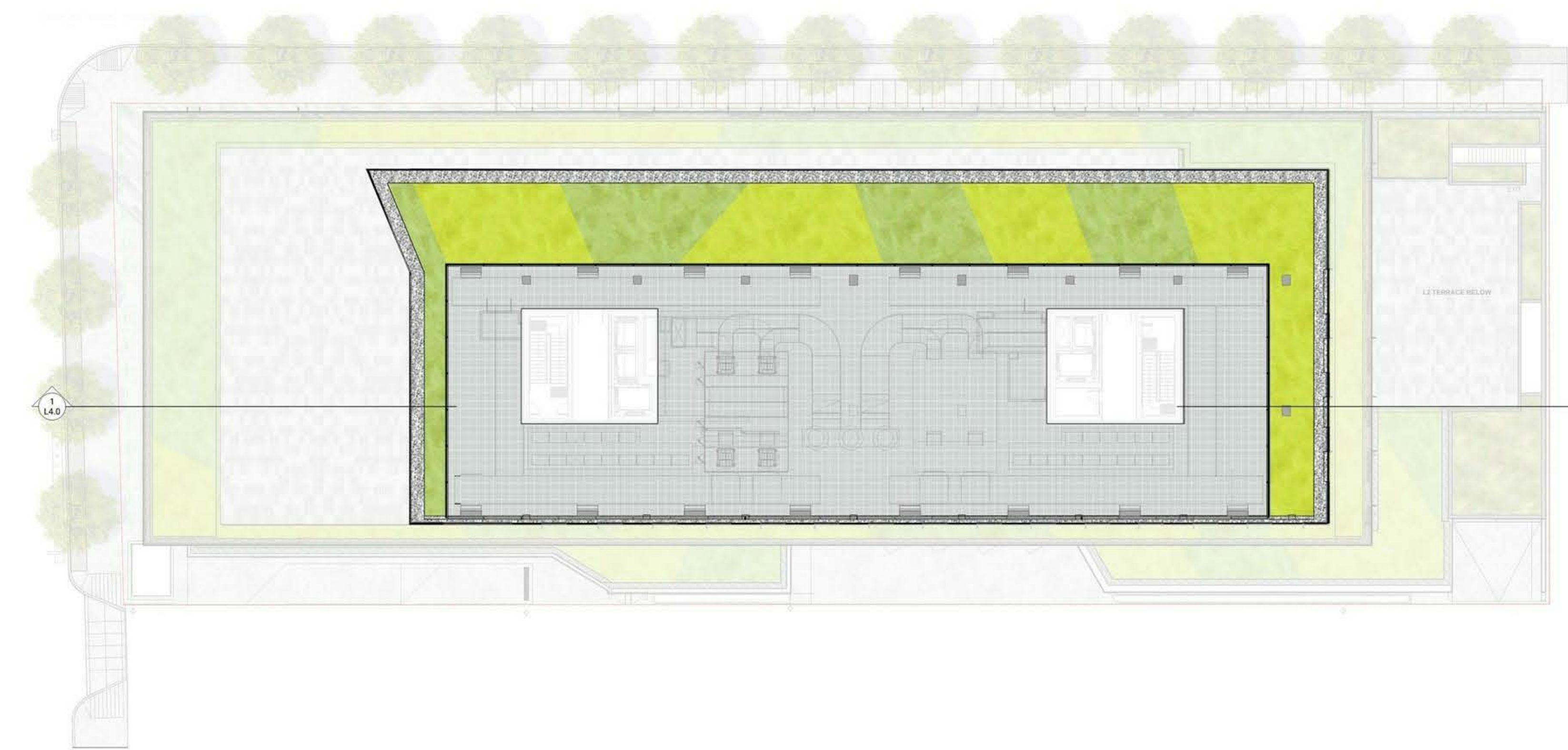
LEVEL 1



LEVEL 3



LEVEL 6



LEVEL 7

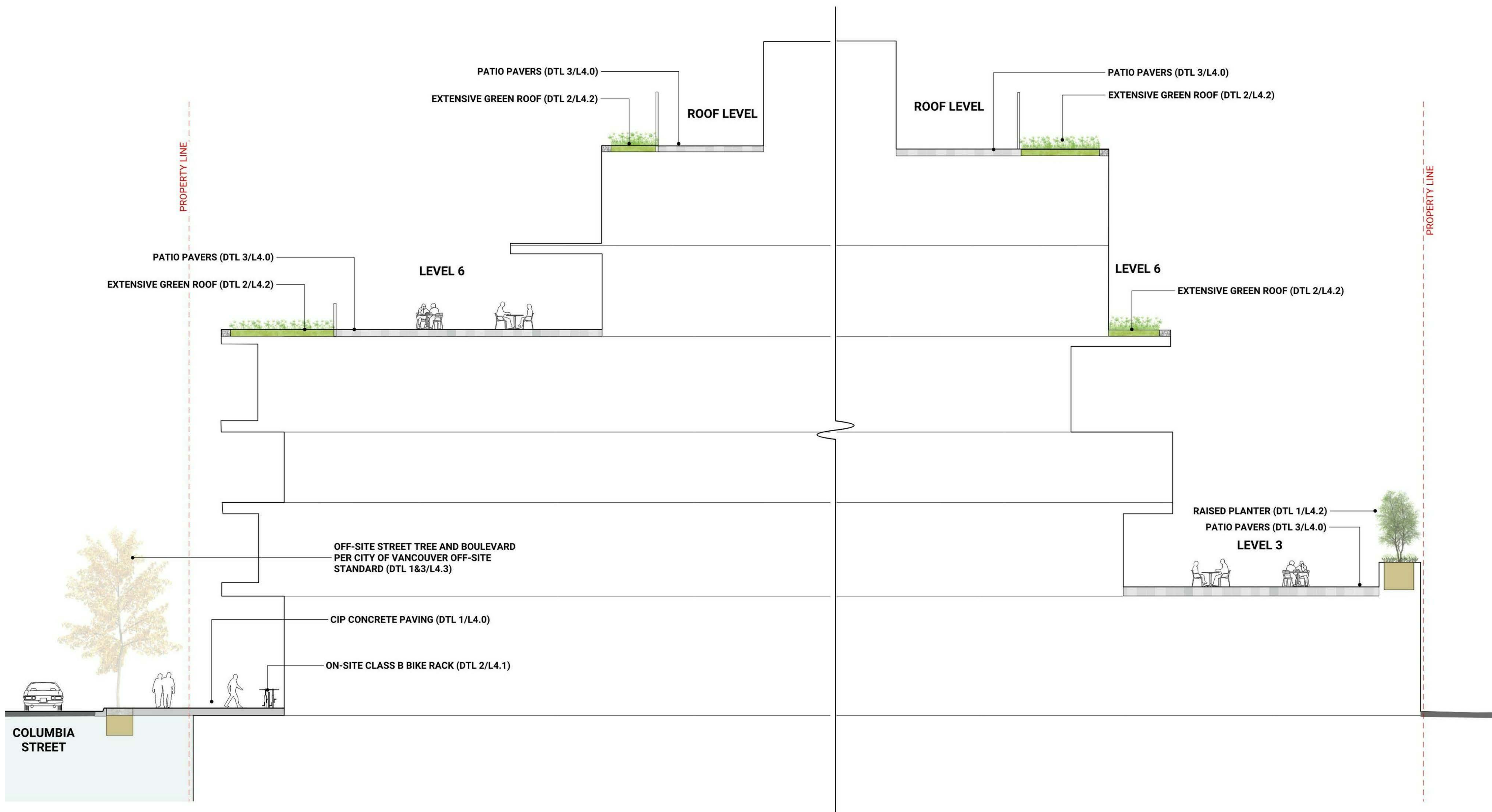
LEVEL 1:
450MM DEEP PLANTING GROWING MEDIUM WITH PLANTING ALONG LANE.
TREES WITH GROWING MEDIUM OFFSITE AS PER CITY OF VANCOUVER STANDARD.

LEVEL 3:
235MM DEEP PLANTING AREAS FOR SEEDUM MAT + WATER RETENTION SYSTEM
1155MM DEEP PLANTING AREAS FOR TREES AND SHRUBS + WATER RETENTION SYSTEM

LEVEL 6:
235MM DEEP PLANTING AREAS FOR SEEDUM MAT + WATER RETENTION SYSTEM

ROOF LEVEL:
235MM DEEP PLANTING AREAS FOR SEEDUM MAT + WATER RETENTION SYSTEM

LANDSCAPE PROPOSAL - SECTION

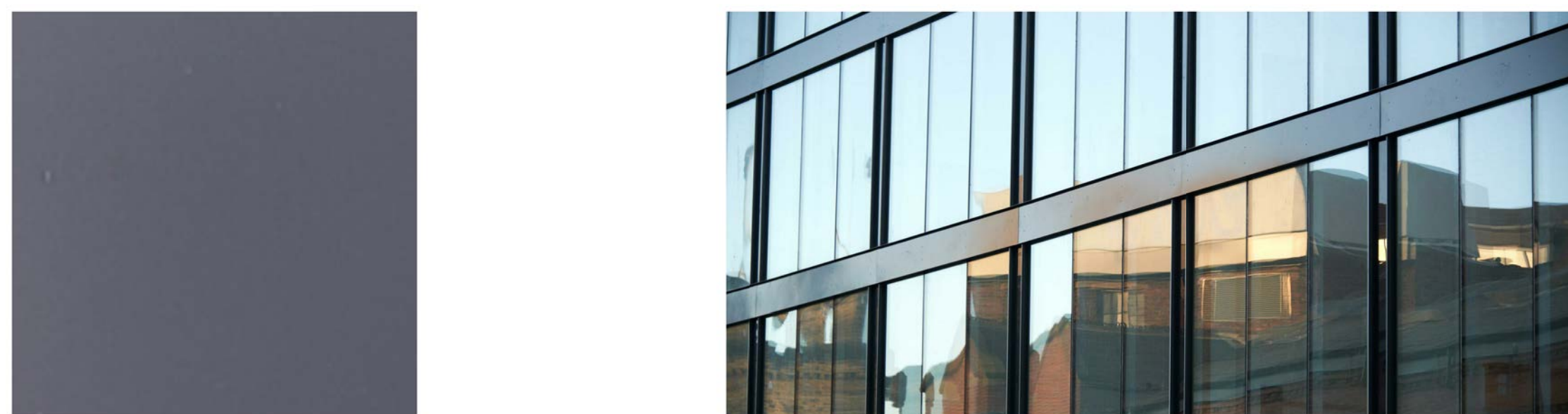


PROJECT MATERIALS

MATERIALS



MC METAL CLADDING - CASCADIA
MINI FLUSH
IRON ORE
SMP



ACM ALUMINUM COMPOSITE MATERIALS - ALUCOBOND
DUSTY CHARCOAL II
THE CLASSIC COLLECTION
PVDF 2



SC SOFFIT CLADDING - LONGBOARD
FINISH - DARK FIR
6" V-GROOVE PROFILE



CBF CONCRETE BOARD FORM PANEL - RECKLI
2/163 FRASER
INSTALLED VERTICAL

NORTH ELEVATION ALONG W4th AVENUE



VIEW FROM NORTH WEST CORNER - W4th AVENUE AND COLUMBIA STREET



PROJECT RENDERING



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150 West 4th Ave
Vancouver
Project Rendering

PLOT DATE: 6/3/2021 4:20:30 PM

RZ-25

PROJECT RENDERING



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DEVELOP BUILD MANAGE

150 W4th & Columbia

150 West 4th Ave
Vancouver
Project Rendering

PLOT DATE: 6/3/2021 4:20:31 PM

RZ-26

PROJECT RENDERING



TKA+D

connect
LANDSCAPE ARCHITECTURE

DAYHU
GROUP OF COMPANIES

ICTGROUP
IMAGINING COMMUNITIES TOGETHER

AbCellera

LARK
GROUP
DEVELOP BUILD MANAGE

150 W4th & Columbia

150 West 4th Ave
Vancouver
Project Rendering

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RZ-27

PROJECT RENDERING



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LANDSCAPE ARCHITECTURE

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PROJECT RENDERING



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RZ-29

PROJECT TEAM OVERVIEW

CLIENT

DAYHU

PROJECT LEAD:
GARRY MCKAY

1788 W 5th Ave, Vancouver, BC V6J 1P2

LANDSCAPE ARCHITECTS

CONNECT
LANDSCAPE ARCHITECTURE

PROJECT LEAD:
OREN MIZRAHI, BC SLA

2305 Hemlock St, Vancouver BC, V6H 2V1

ELECTRICAL ENGINEER

NEMETZ & ASSOCIATES LTD.

PROJECT LEAD:
DARREN NEUMAN, P. ENG

2009 W 4th Ave W, Vancouver, BC V6J 1N3

ENVELOPE CONSULTANT

SENSE ENGINEERING

PROJECT LEAD:
BRENNAN VOLLERING

788 Copping St #104, North Vancouver, BC V7M 3G6

SUSTAINABILITY

RECOLLECTIVE

PROJECT LEAD:
JASON PACKER

128 W Hastings St #210, Vancouver, BC V6B 1G8

STRUCTURAL ENGINEER

BPA
GROUP OF COMPANIES

PROJECT LEAD:
JOHN PAO, M. ENG
LISA XUE

1656 W 8th Ave, Vancouver, BC V6J 1V4

DEVELOPMENT MANAGER

LARK GROUP

PROJECT LEAD:
COURT BROWN
JACK BRAY
13737 96 Ave Suite 1500, Surrey, BC V3V 0C6

MECHANICAL + PLUMBING

OCEAN PARK

PROJECT LEAD:
GEORGE STEEVES
JASON SALCHERT
2428 King George Blvd #102, Surrey, BC V4P 1H5

CIVIL ENGINEER

VECTOR
ENGINEERING SERVICES LTD.

PROJECT LEAD:
VIC SAGORSKI, P. ENG
NIRO TUV
6450 Roberts St #150, Burnaby, BC V5G 4G2

GEOTECHNICAL ENGINEER

GEOPACIFIC CONSULTANTS

PROJECT LEAD:
MATT KOKAN

1779 W 75th Ave, Vancouver, BC V6P 3T1

GEOTECHNICAL ENGINEER

CES

PROJECT LEAD:
KYLE BIGOURDIN

4601 Canada Way #402, Burnaby, BC V5G 4X7

ARCHITECTS

TKA+D
ARCHITECTURE +DESIGN INC.

PROJECT LEAD:
CRAIG TAYLOR, ARCHITECT AIBC
ROB MCGILL, ARCHITECT AIBC
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FIRE SUPPRESSION

OCEAN PARK

PROJECT LEAD:
GEORGE STEEVES
JASON SALCHERT
2428 King George Blvd #102, Surrey, BC V4P 1H5

TRAFFIC CONSULTANT

BUNT & ASSOCIATES

PROJECT LEAD:
DANIEL FUNG, P. ENG

3S7, 1050 W Pender St #1550, Vancouver, BC

ENERGY MODELLING

FOCAL ENGINEERING

PROJECT LEAD:
RILEY BEISE
WES BOWELY
Second Floor, 467 John St, Victoria, BC V8T 5H1

CODE / CERTIFIED PROFESSIONAL

GHL

PROJECT LEAD:
JOHN BUSCEMI

950-409 Granville St, Vancouver, BC V6C 1T2

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Project Team Information

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