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1477 W BROADWAY

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Architects Designers Planners

NEIGHBOURHOOD CONTEXT

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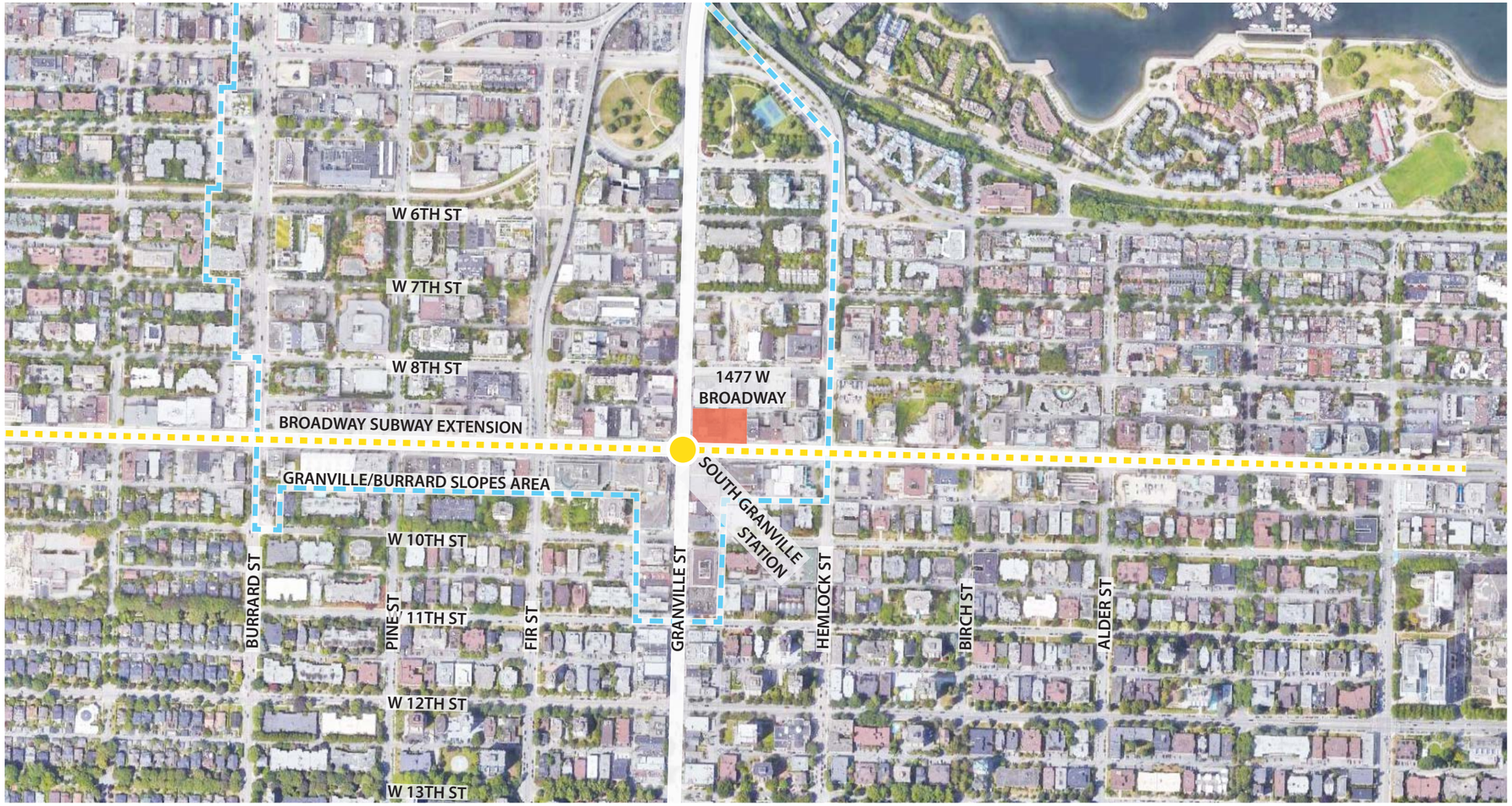

NEIGHBOURHOOD CONTEXT

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W BROADWAY AT GRANVILLE STREET - Former RBC Building, looking North

W BROADWAY - Site under construction, looking South Dec 2021

STREETSCAPE

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W BROADWAY STREETSCAPE (LOOKING NORTH) - site under construction

GRANVILLE STREETSCAPE (LOOKING EAST) - site under construction

EXISTING & EMERGING FORM

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1. 18-storey rental residential and Masonic Centre at 1495 W 8th Ave

2. 24-storey office tower proposed at 1395 W Broadway (under Rezoning Application)

3. 28-storey rental residential tower at 2538 Birch St

4. 1777 W 7th Ave

5. Art on 6th Ave

6. 1565 W 6th Ave

7. 1428 W 6th Ave

8. 1590 W 8th

9. 1530 W 8th

10. 1401 W Broadway

11. 1333 W Broadway

12. 1575 W 10th Ave

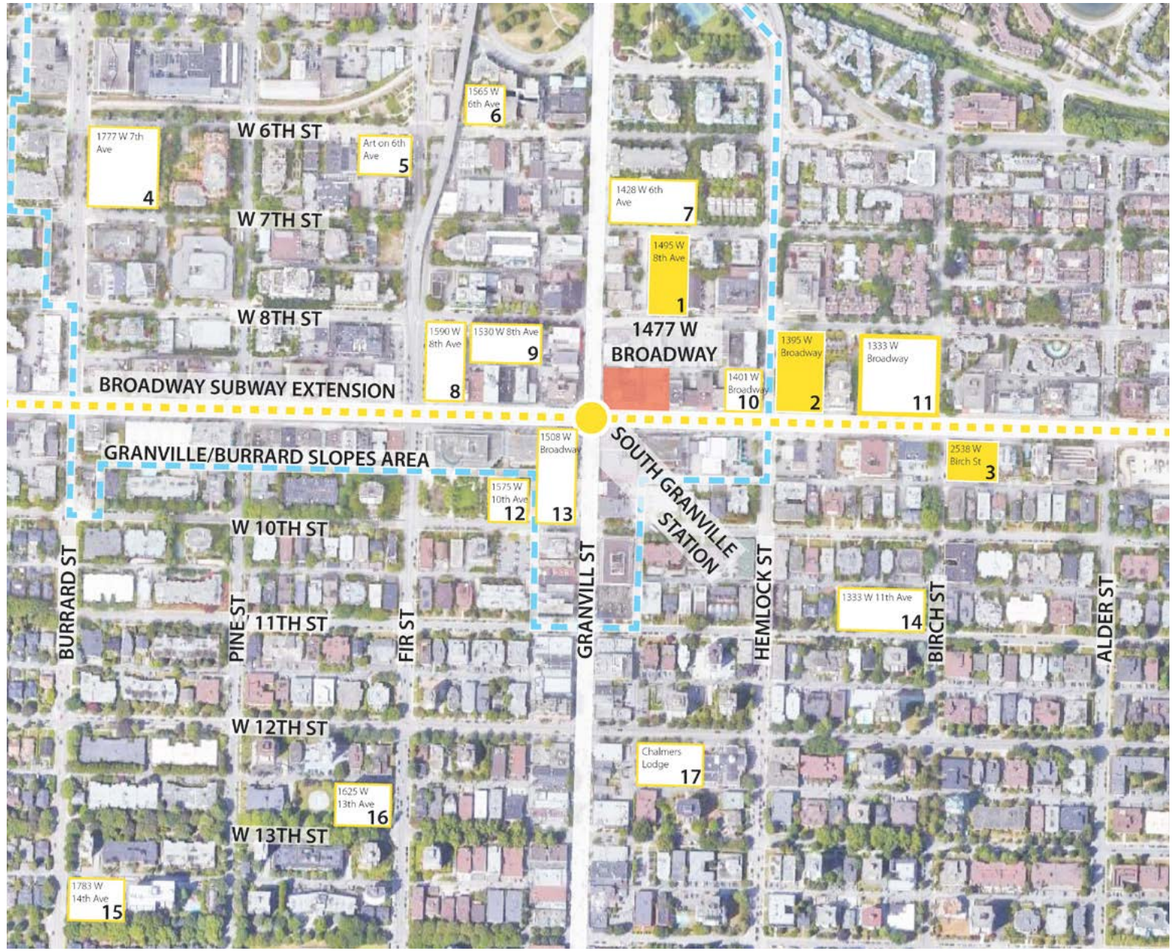
13. 1508 W Broadway

14. 1333 W 11th Ave

15. 1783 W 14th Ave

16. 1625 W 13th Ave

17. Chalmers Lodge



CONTEXT ANALYSIS

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SOUTH GRANVILLE URBAN FABRIC

1. William Dick Building at the corner of Broadway and Granville Street

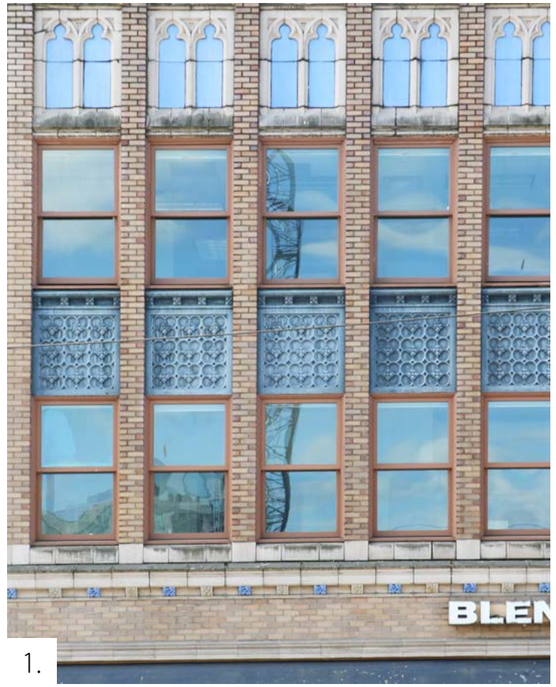
2. 2596 Granville St - Brick building built in 1928

3. Douglas Lodge - Heritage building at 1507 W 12th Ave

4. Edwards Block - Heritage building at 2421 Granville St

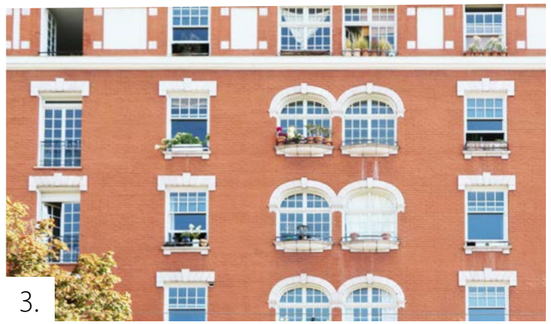
5. Shaughnessy Mansions - Heritage conversion at 1477 W 15th Ave

6. Royal Bank of Canada - Heritage building at 2247 Granville St



1.

2.


3.

6.

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4.

CONTEXT ANALYSIS

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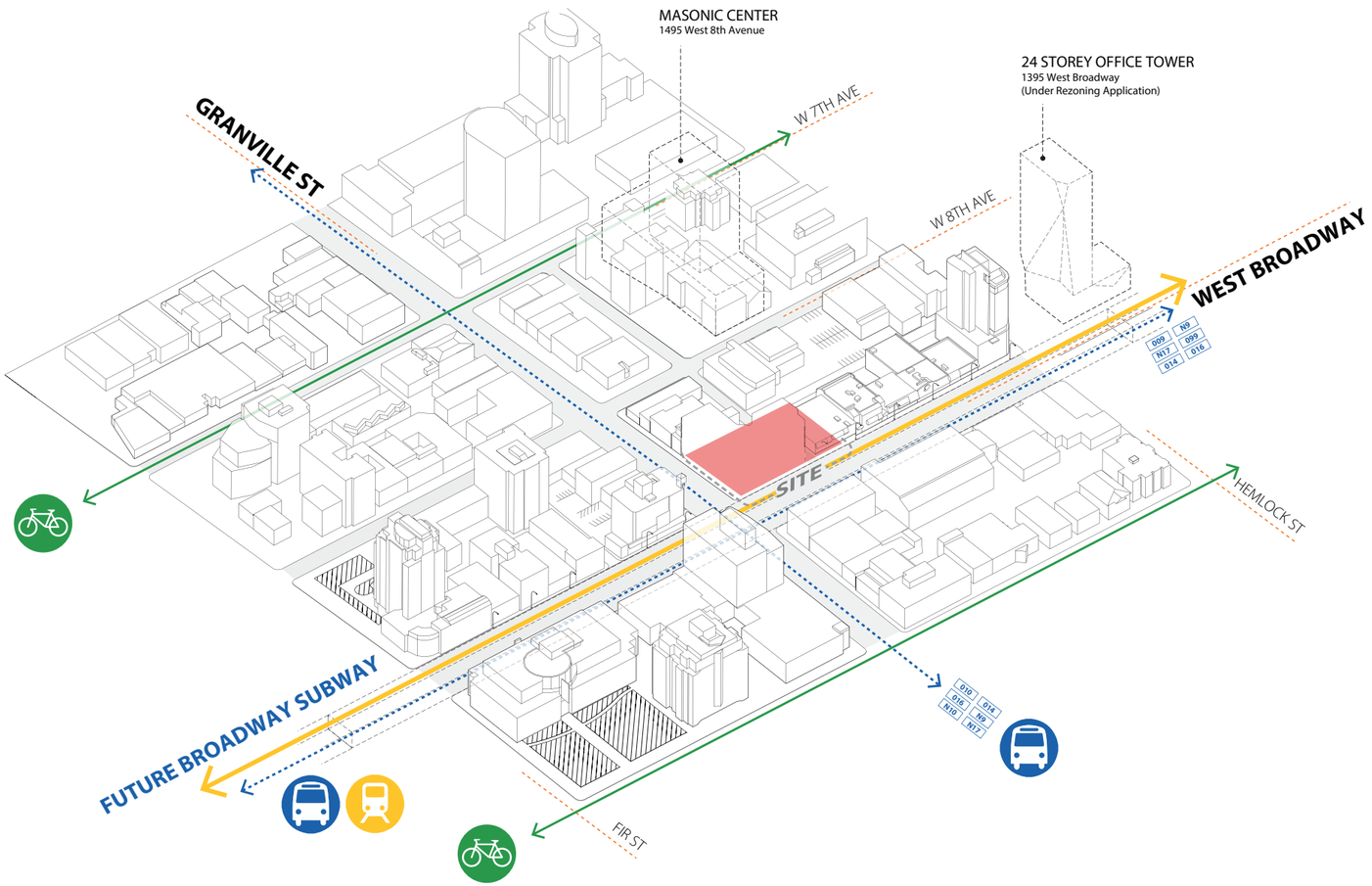
MAJOR TRANSIT ROUTES

- W Broadway is the primary transportation link to UBC and Vancouver's West side from the downtown, East Vancouver, and Burnaby
- Major bus routes cross the site's East-West and North-South boundaries
- The planned Broadway Subway Project reinforces this transit corridor, urging 1477 W Broadway to undertake an important role to provide transit-oriented job space and housing



CONTEXT ANALYSIS

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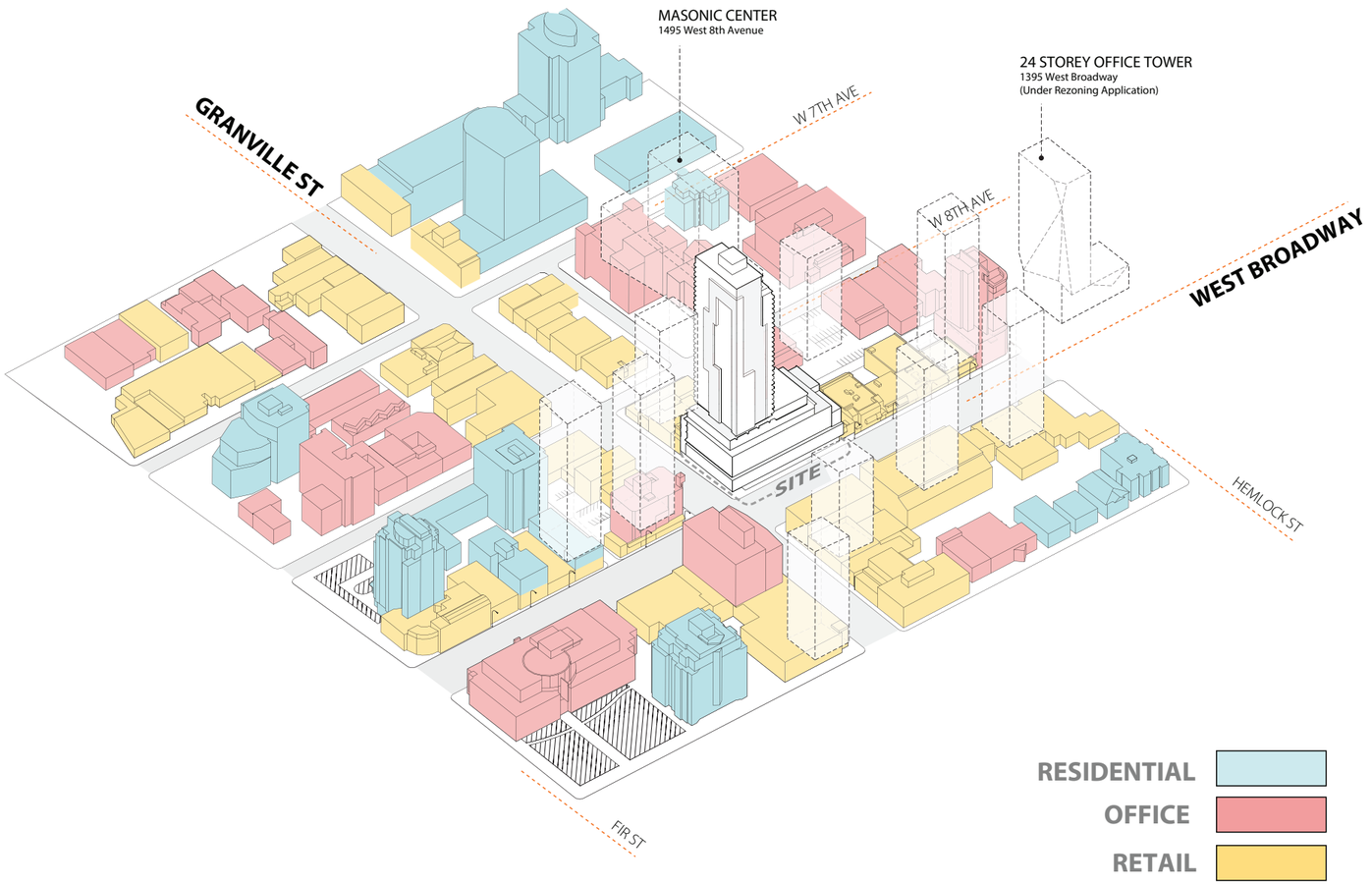
SOUTH GRANVILLE URBAN FABRIC

- The site is currently surrounded by a diverse mix of housing, retail, office and institutional uses
- South Granville is one of the city's prominent shopping districts with office space above the retail-oriented ground floor
- Mid-to-high rise residential buildings consisting of both rental and strata apartment units support various household types, incomes & backgrounds
- The city's Refined Directions envisions 30 - 40 storey towers concentrated at South Granville Subway station



RATIONALE

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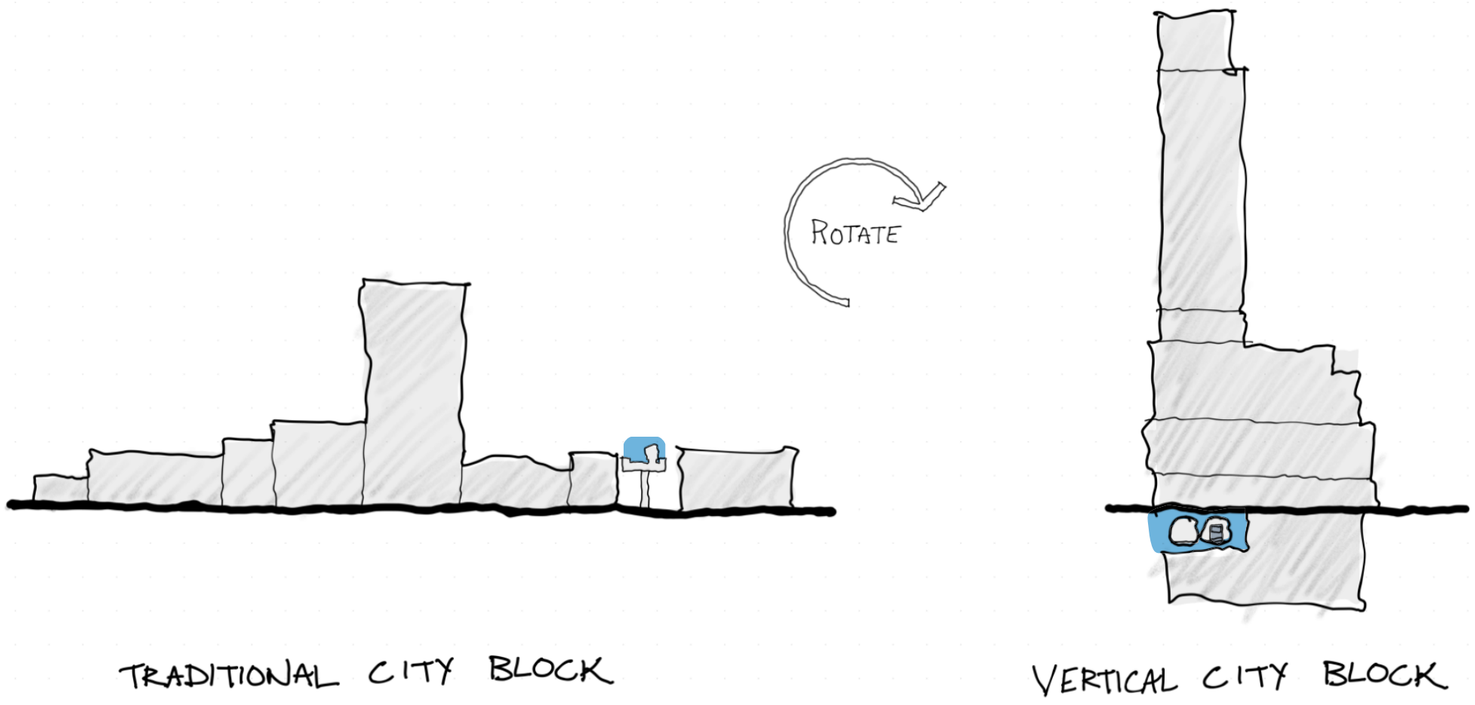

PROGRAM

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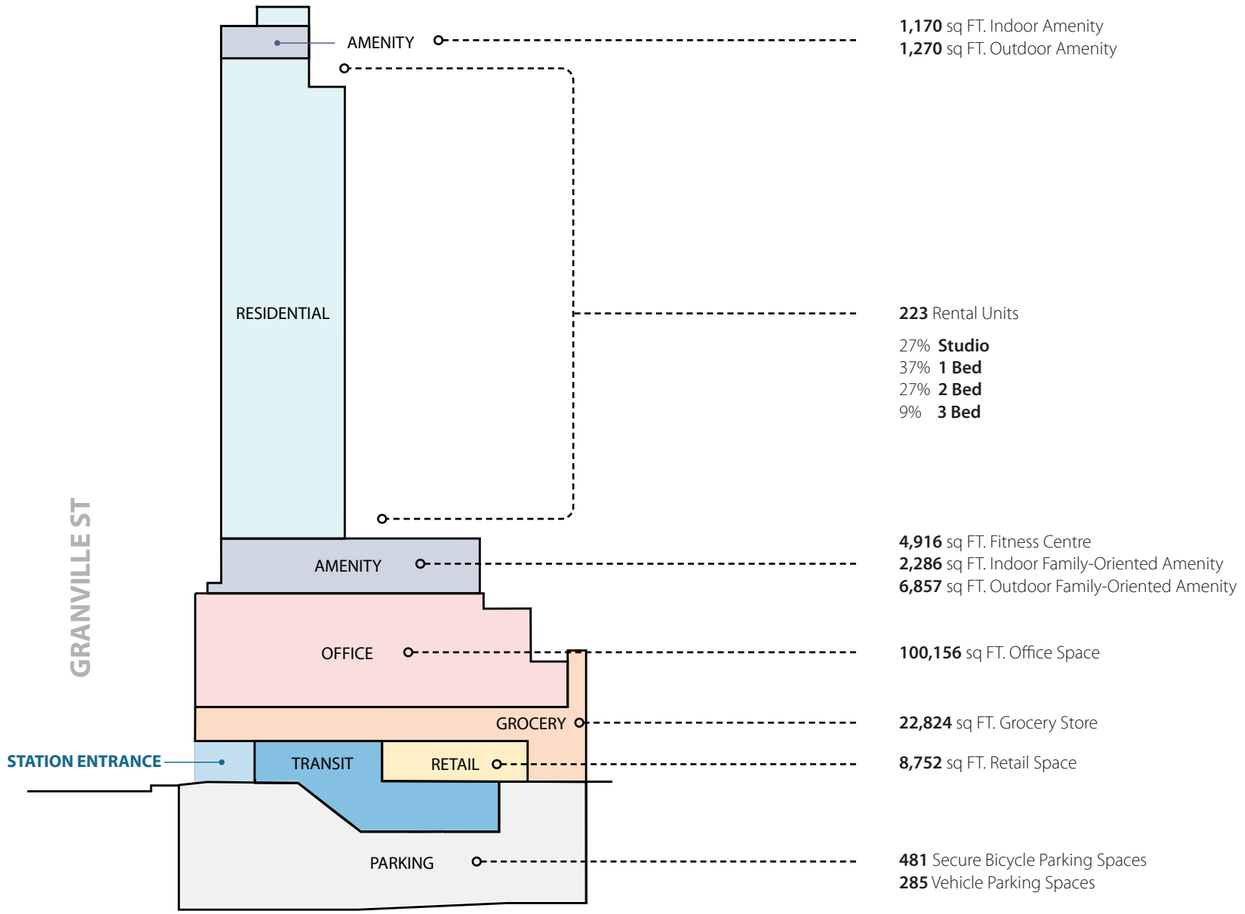
PROJECT STATISTICS

- 314,732 sqFT at 39 storeys &12.16 FSR
- Height of 410 ft (125 m)
- 223 rental units, 100,156 sqFT of office, 31,576 sqFT of retail space including a grocery store, and the South Granville Subway Station
- 20% of the rental floor area will be below market rental
- 6 levels of below grade parking with bicycle parking, end-of-trip facilities and commercial parking located on the parkade's upper levels
- Residential floor plates are 6,100 sqFT for improved shadow performance



NORTH - SOUTH SECTION

MASSING DIAGRAMS

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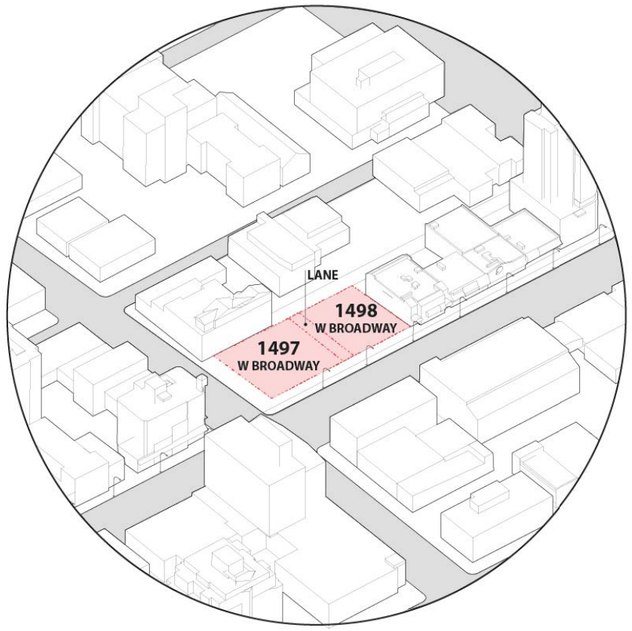
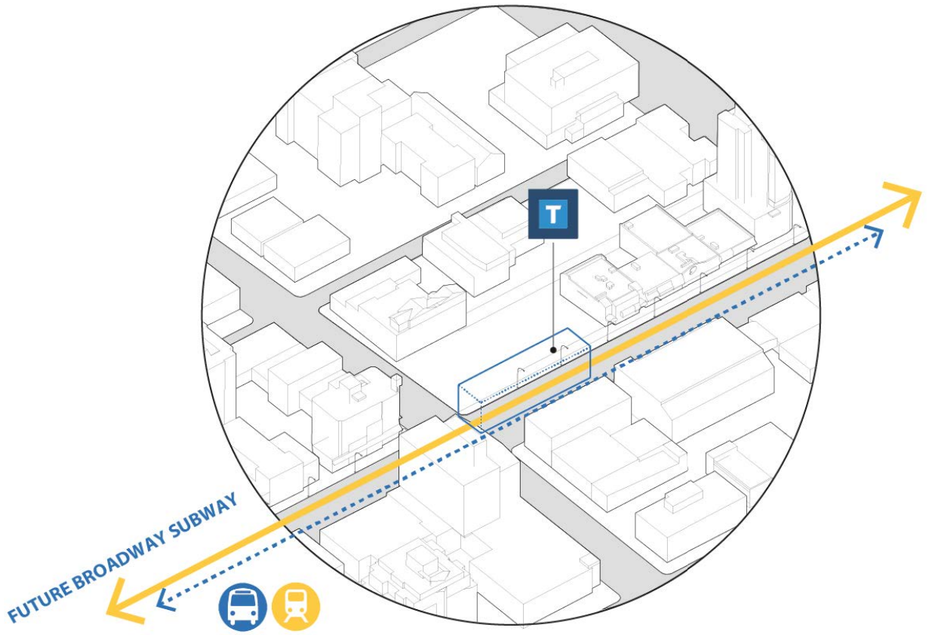


CONSOLIDATED SITE



BROADWAY LINE

MASSING DIAGRAMS

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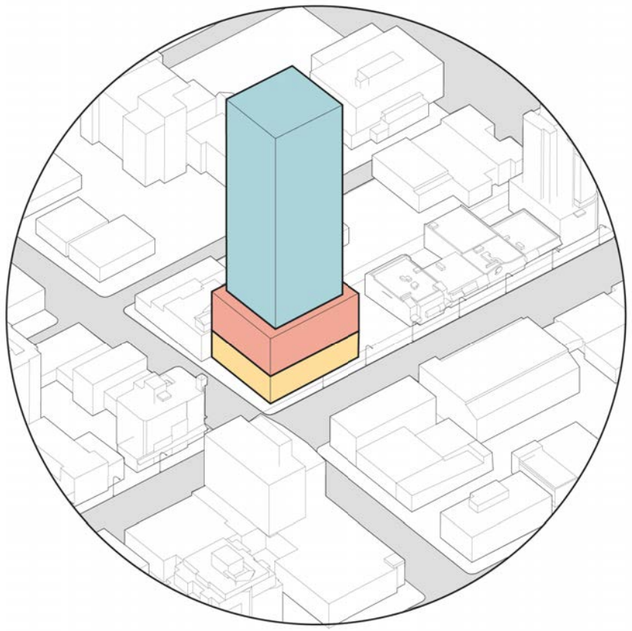
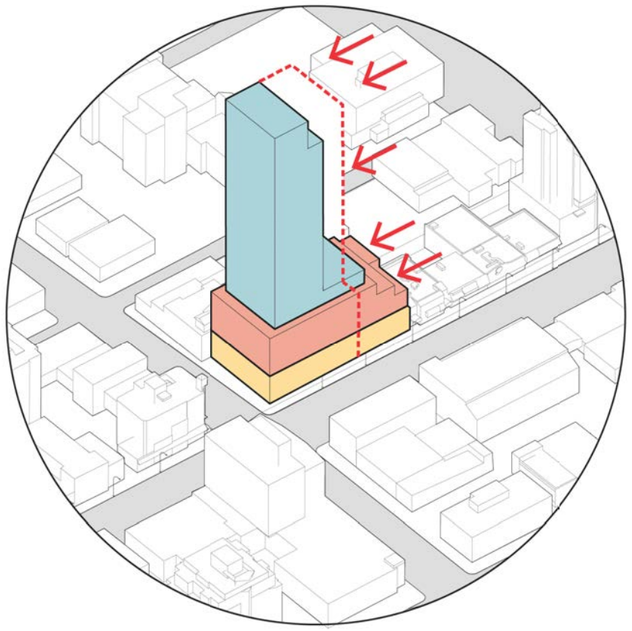
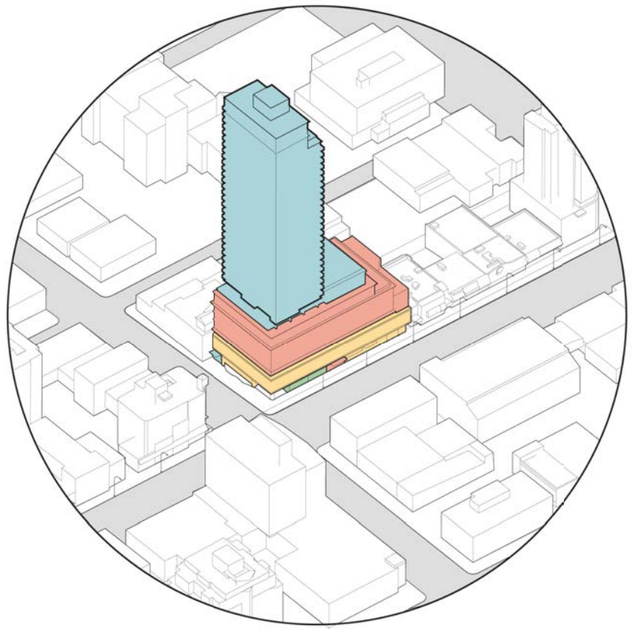


STACKED PROGRAM



SCULPTED MASSING



THE VERTICAL BLOCK

PROGRAM

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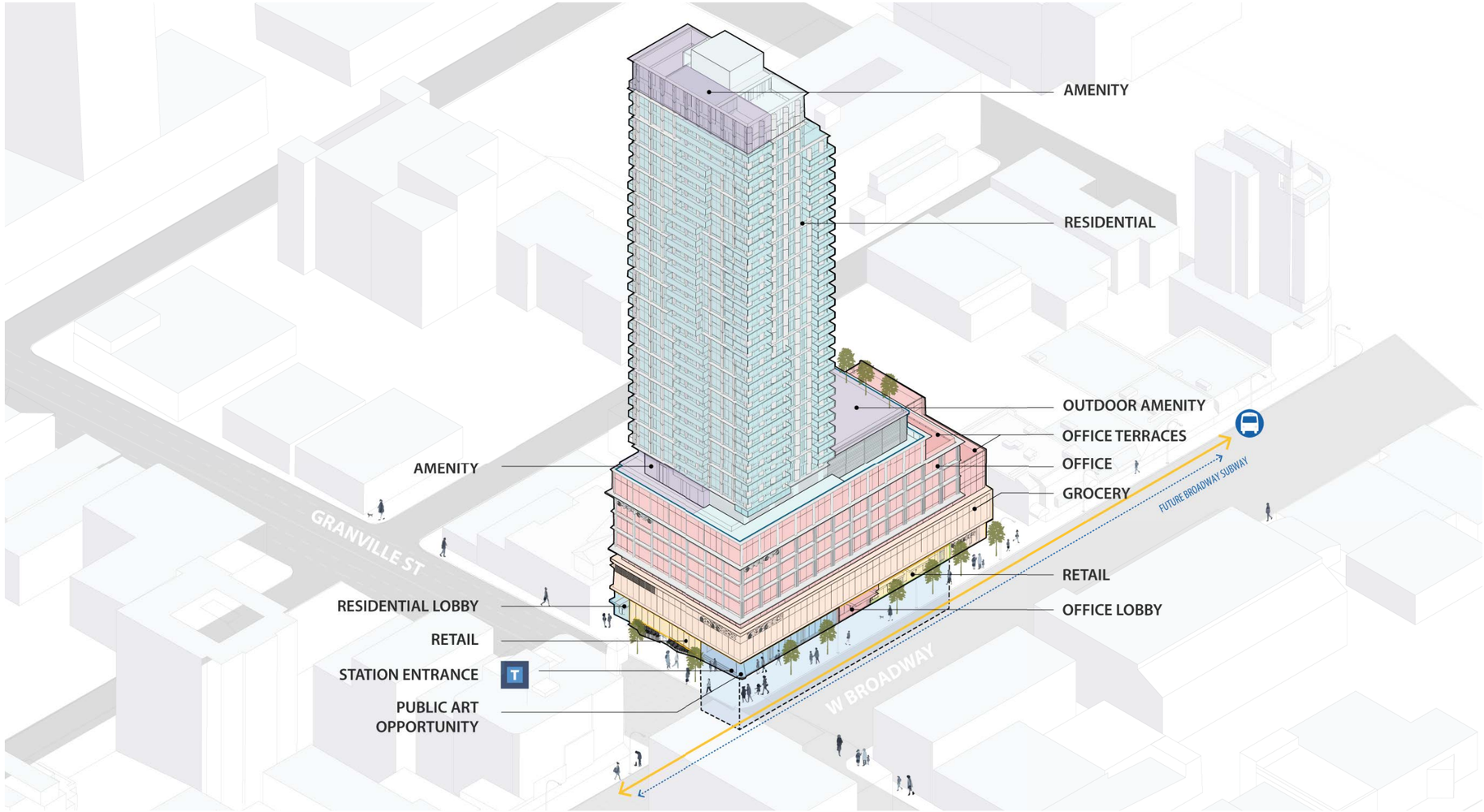

FAÇADE ARTICULATION

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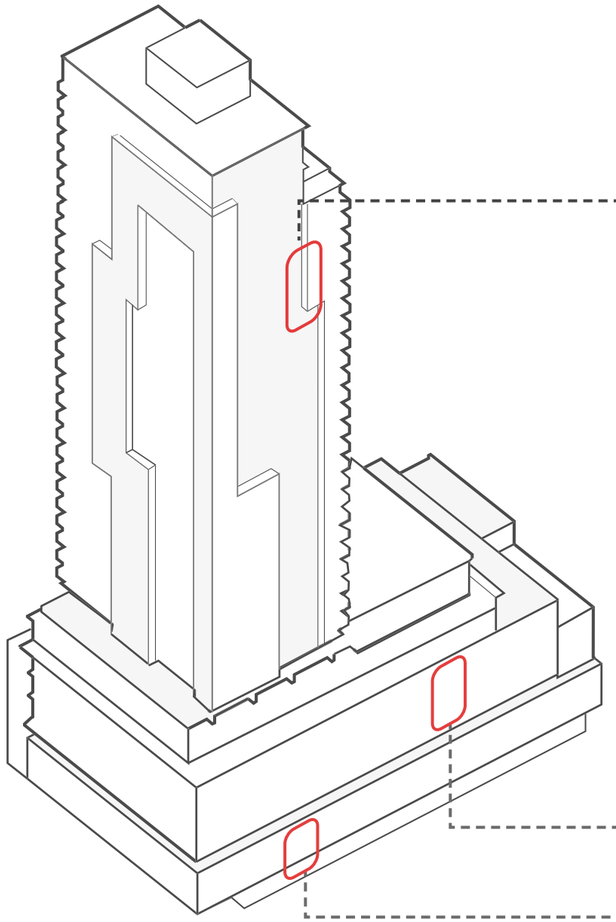
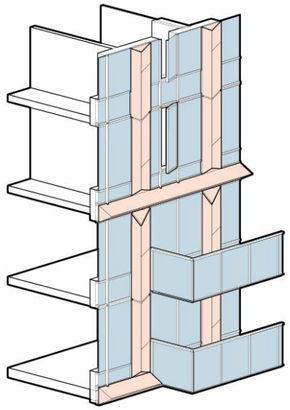
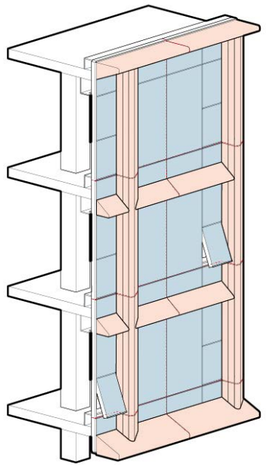
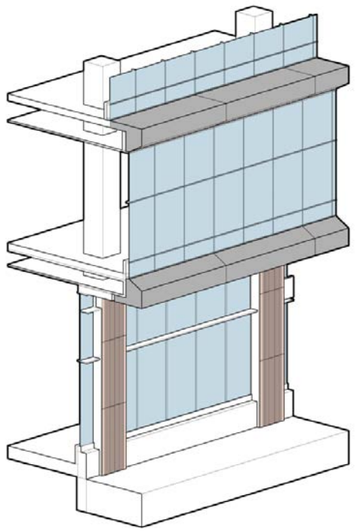


RESIDENTIAL





OFFICE



RETAIL & GROCERY

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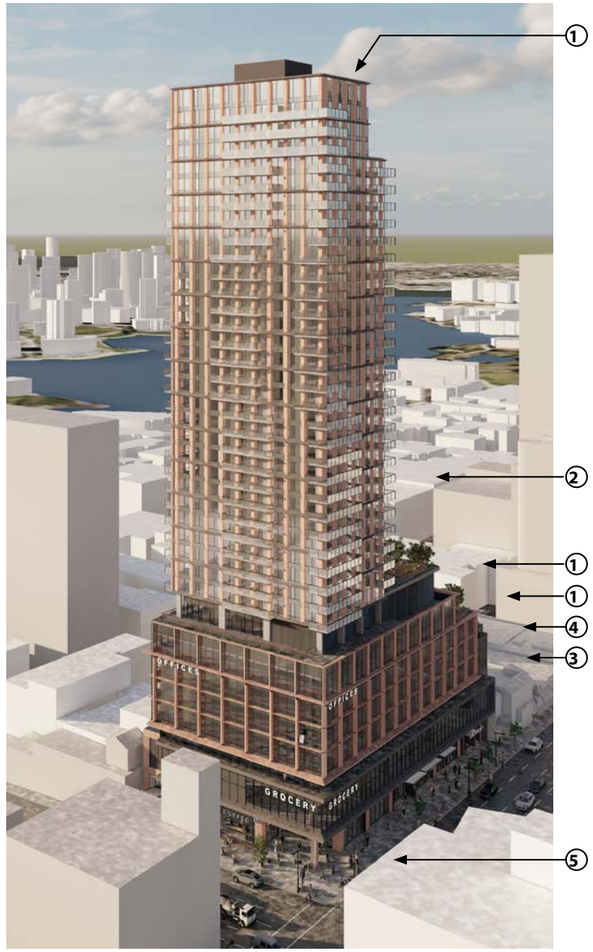
- Office currently meets LEED Gold requirements
- Over 500 secured bicycle spaces prioritize sustainable transit
- Preliminary energy modeling demonstrate compliance with Vancouver's TEDI, TEUI, and GHGI targets.
- The project commits to green infiltration and quality management by using absorbent landscaping, a permeable patio stormwater management system, a detention tank, flow control devices, and a mechanical treatment system
- A prominent Transit Plaza aims to reduce resident trips by car through integration of quality outdoor and indoor amenity spaces and convenient access to the Broadway Subway, bike parking and grocery store



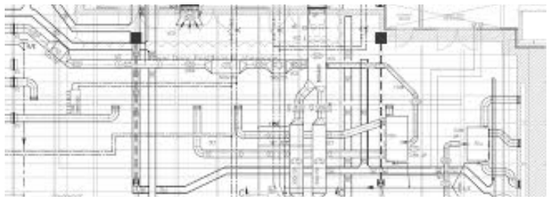
1. Active Landscape Roof Terraces

2. Operable Windows

3. High Performance Glazing System

4. Brise Soleil Shades

5. Transit Oriented Development



6. Efficient VRF Mechanical System

7. Rainwater Management

8. Bird Friendly Design

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VIEW GLASS - LEVEL 1

VIEW GLASS - LEVEL 4

SUSTAINABILITY

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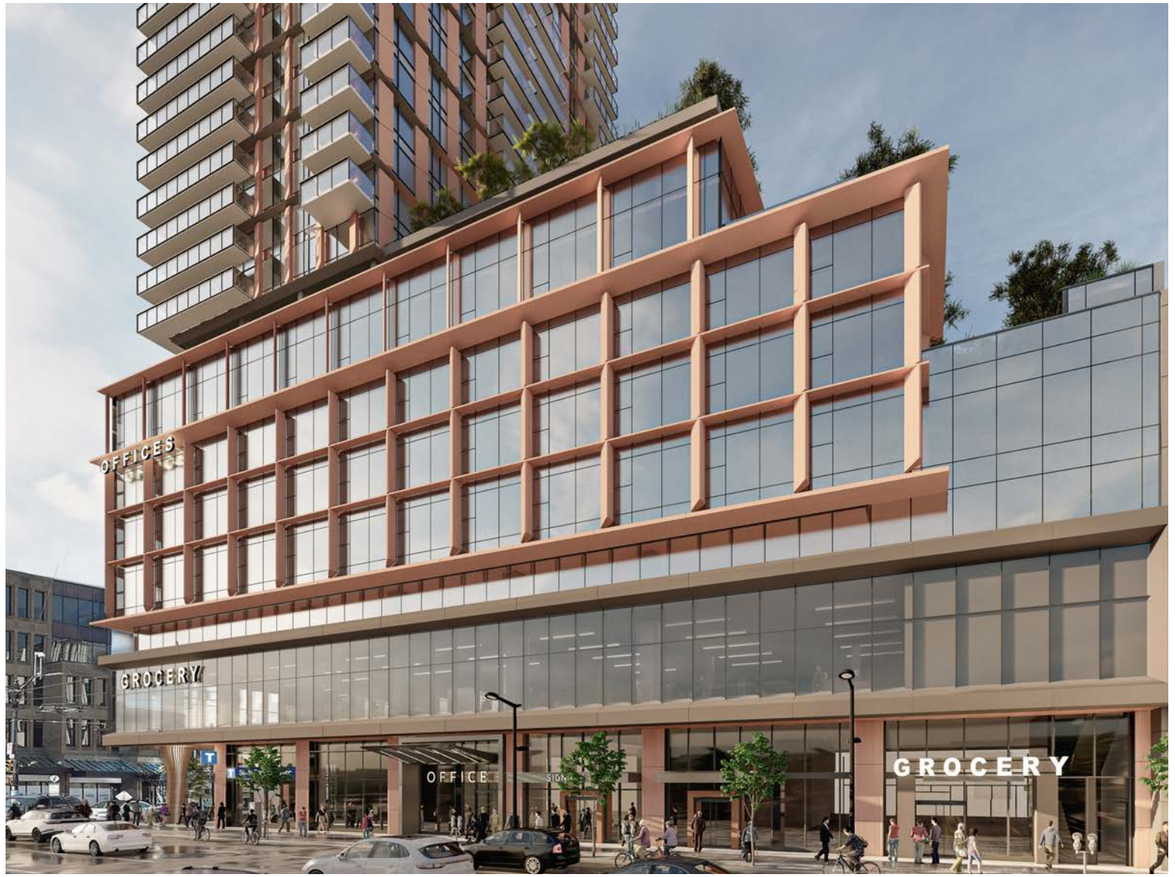

VIEW GLASS - LEVEL 1

VIEW GLASS - LEVEL 4

LANDSCAPE & AMENITY

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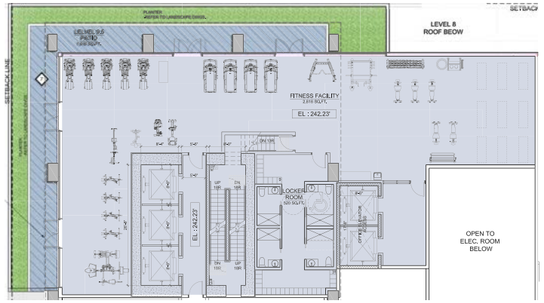
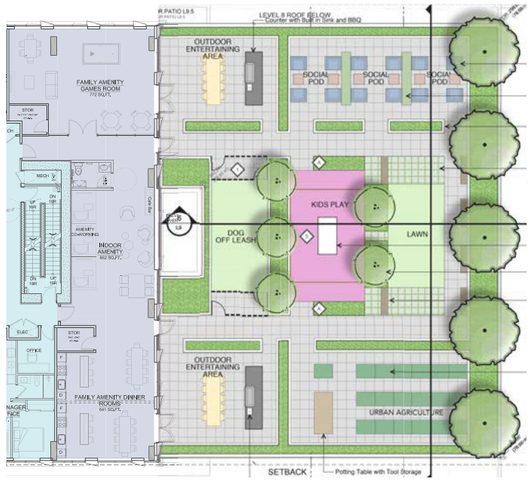


A premium fitness center with outdoor access prioritizes physical health and well being of all building tenants



Family-friendly indoor and outdoor amenity spaces promote sense of community and encourage social interaction

Aerial perspective looking at level 10 residential amenity terrace above the office podium

LANDSCAPE & AMENITY

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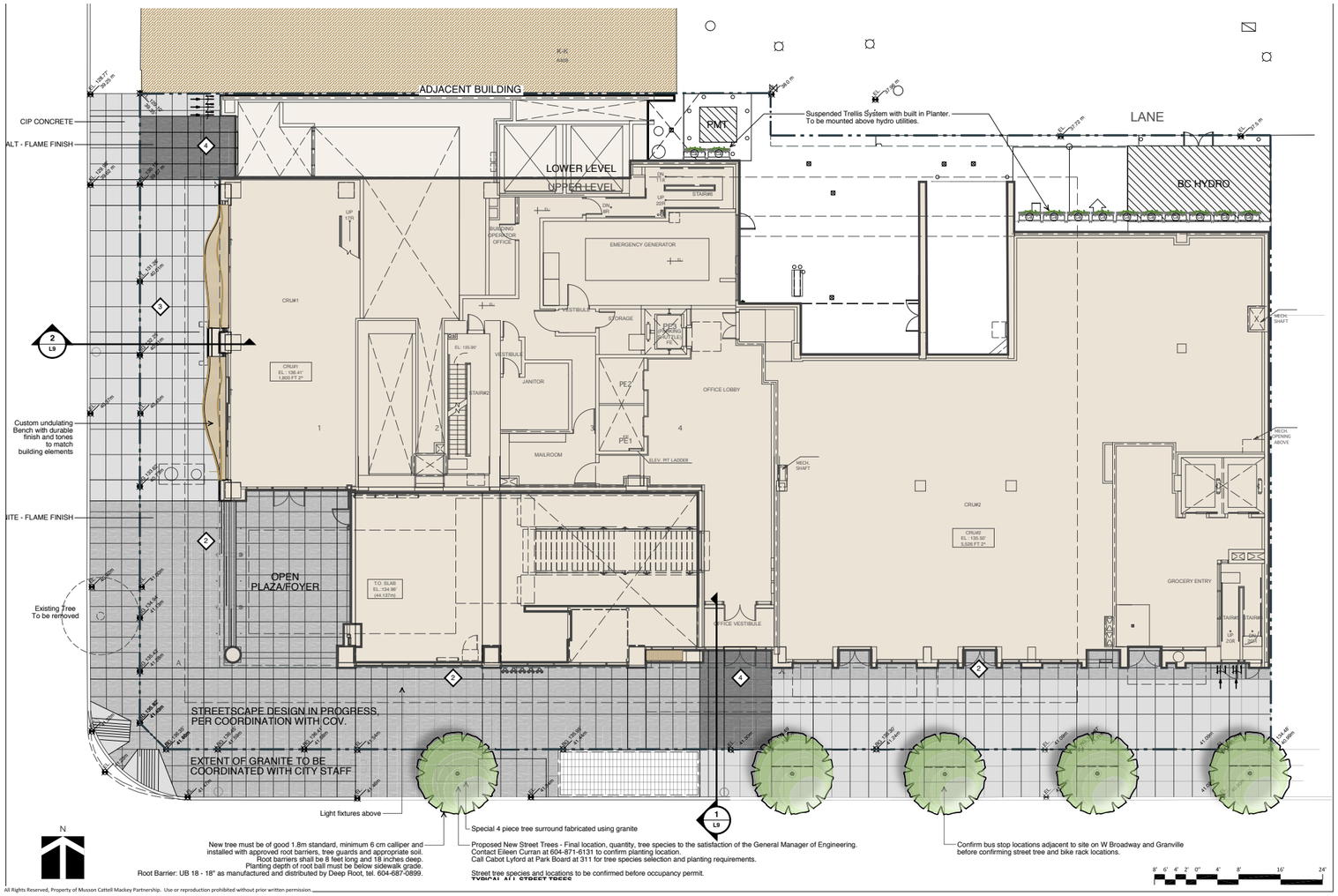

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LEVEL 1
LANDSCAPE PLAN

BUILDING RENDERINGS

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Perspective looking Northeast along Granville Street

Perspective looking Southeast along Granville Street

BUILDING RENDERINGS

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W Broadway elevation perspective showing the Office, Grocery and Retail podium

BUILDING RENDERINGS

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Perspective looking Northeast along W Broadway at Granville Street towards the integrated transit plaza

BUILDING RENDERINGS

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Granville St elevation perspective showing the residential entrance, retail space, and the Broadway Line Station entrance at grade and the grocery on level 2

BUILDING RENDERINGS

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View of Transit Plaza entry to South Granville Station at the corner of Granville Street and W Broadway

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Perspective looking Northwest

Perspective looking Northeast down W Broadway

SHADOW STUDIES

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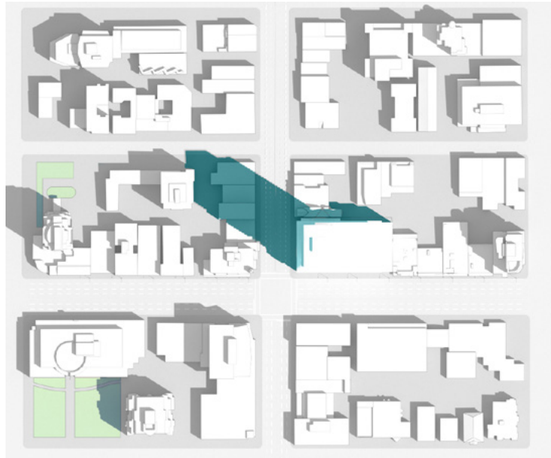
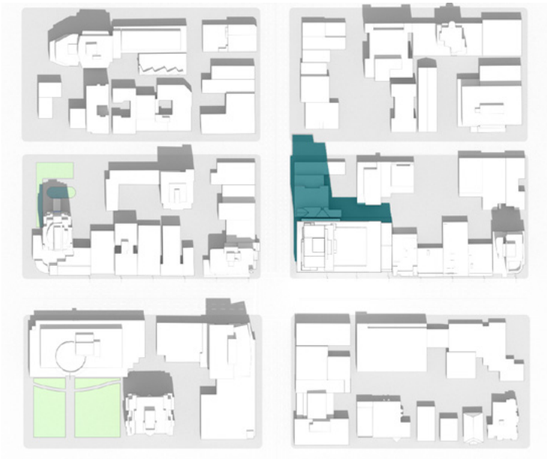
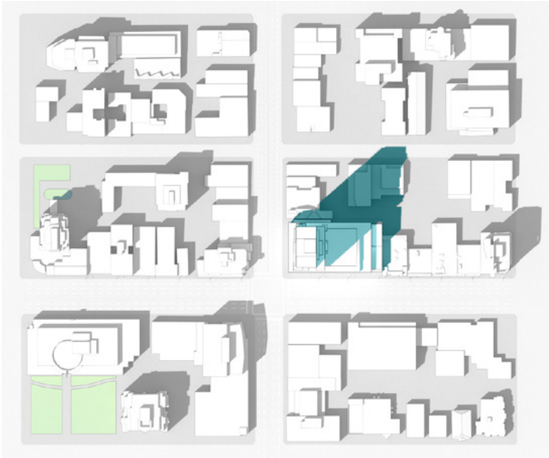


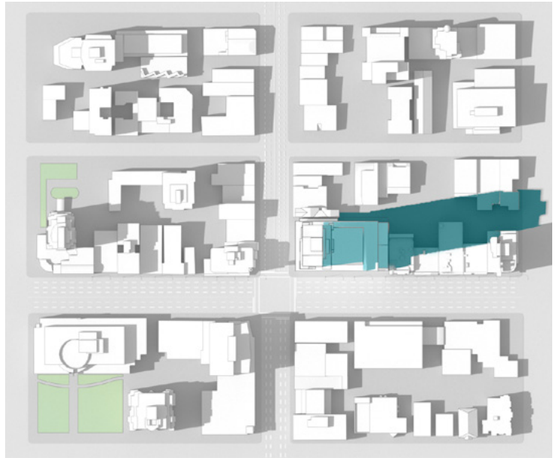
10:00 am
JUNE 21 SOLSTICE (PDT)



12:00 pm
JUNE 21 SOLSTICE (PDT)



2:00 pm
JUNE 21 SOLSTICE (PDT)



4:00 pm
JUNE 21 SOLSTICE (PDT)

SHADOW STUDIES

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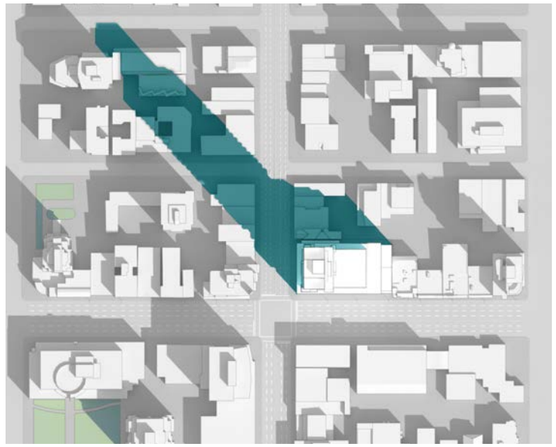
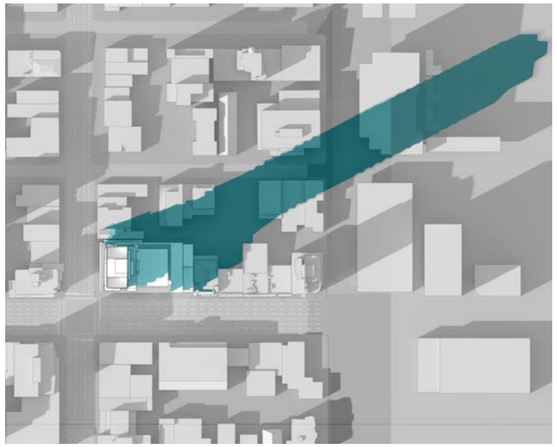


10:00 am
SPRING / FALL EQUINOX (PDT)

12:00 pm
SPRING / FALL EQUINOX (PDT)

2:00 pm
SPRING / FALL EQUINOX (PDT)



4:00 pm
SPRING /FALL EQUINOX (PDT)

ARCHITECTURAL DRAWINGS

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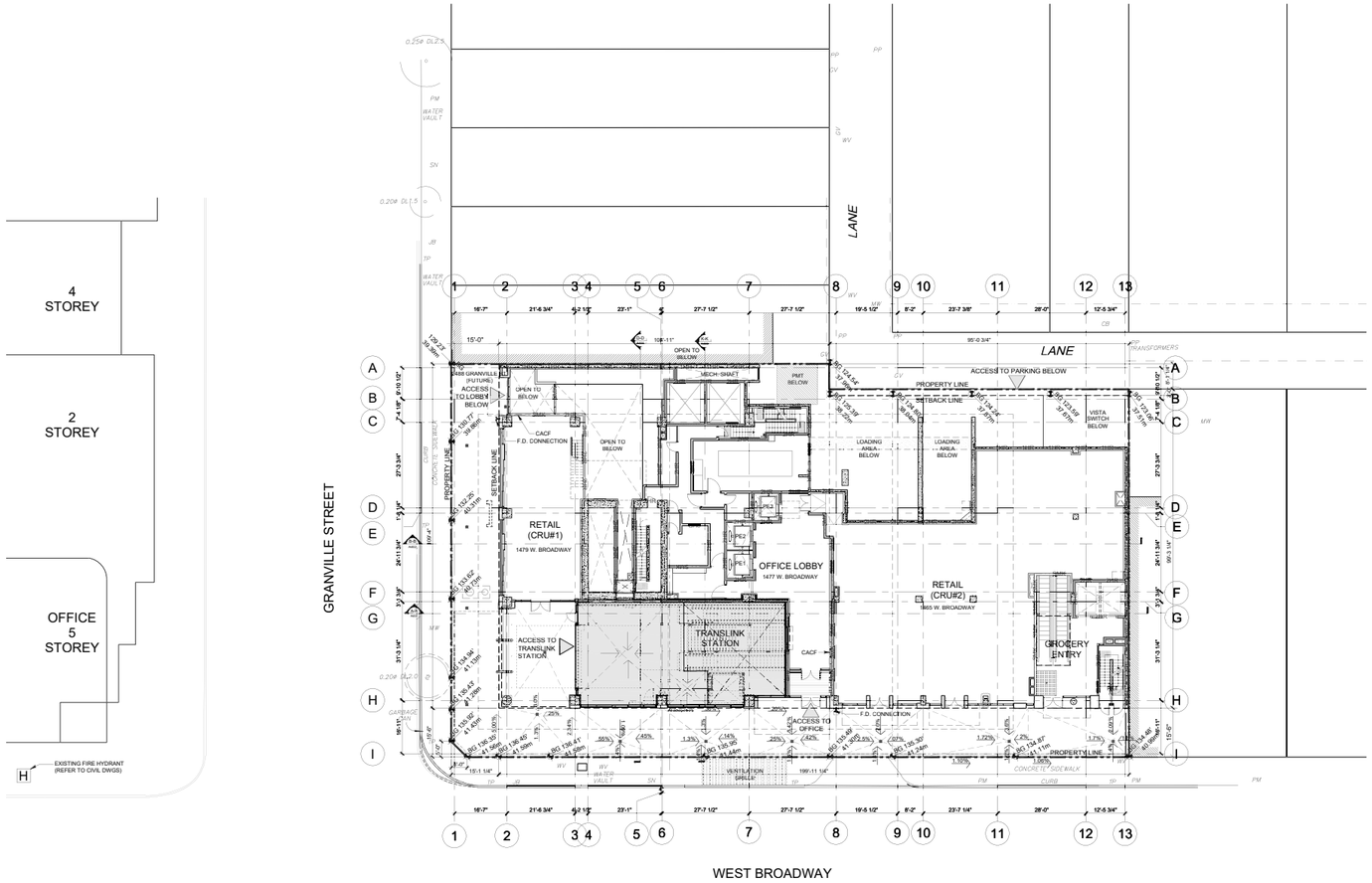

SITE PLAN

(Approved through prior
Development Permit)

ARCHITECTURAL DRAWINGS

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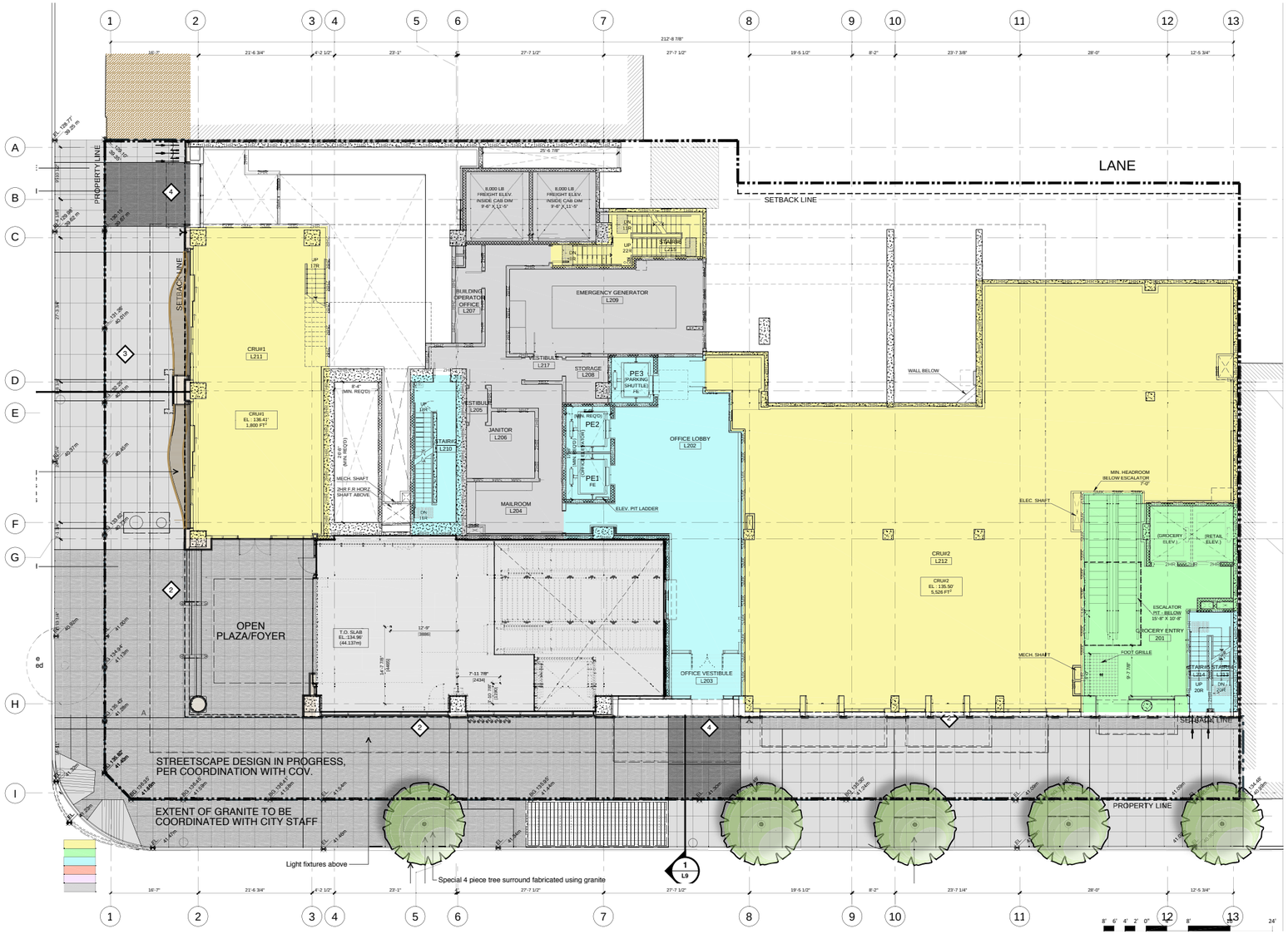

LEVEL 2 - UG

(Approved through prior Development Permit)

ARCHITECTURAL DRAWINGS

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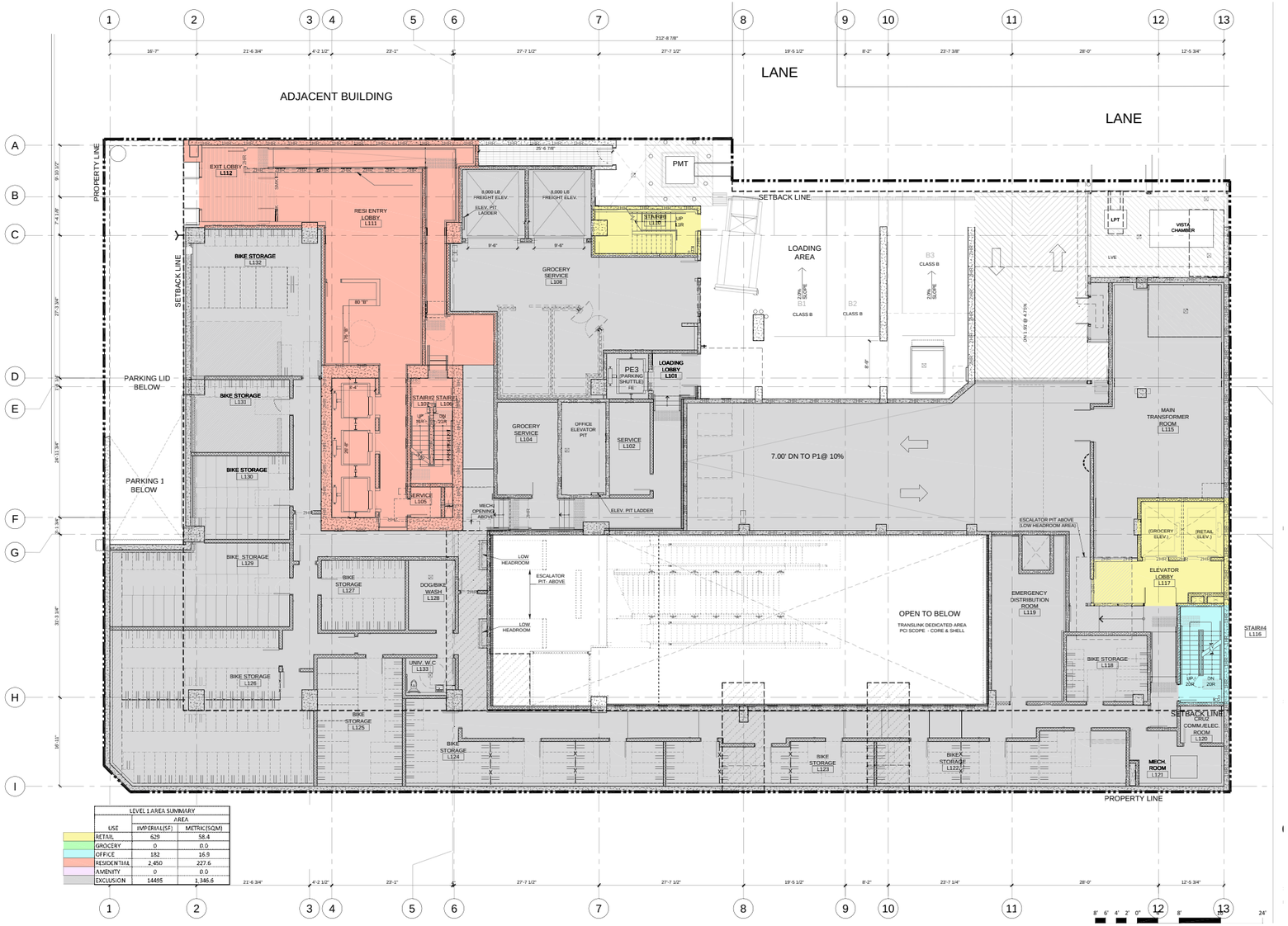

LEVEL 1 AREA SUMMARY		
	AREA	
USE	IMPERIAL(SF)	METRIC(SQM)
RETAIL	629	58.4
GROCERY	0	0.0
OFFICE	182	16.9
RESIDENTIAL	2,450	227.6
AMENITY	0	0.0
EXCLUSION	14495	1,346.6

LEVEL 1 - LG

(Approved through prior Development Permit)

ARCHITECTURAL DRAWINGS

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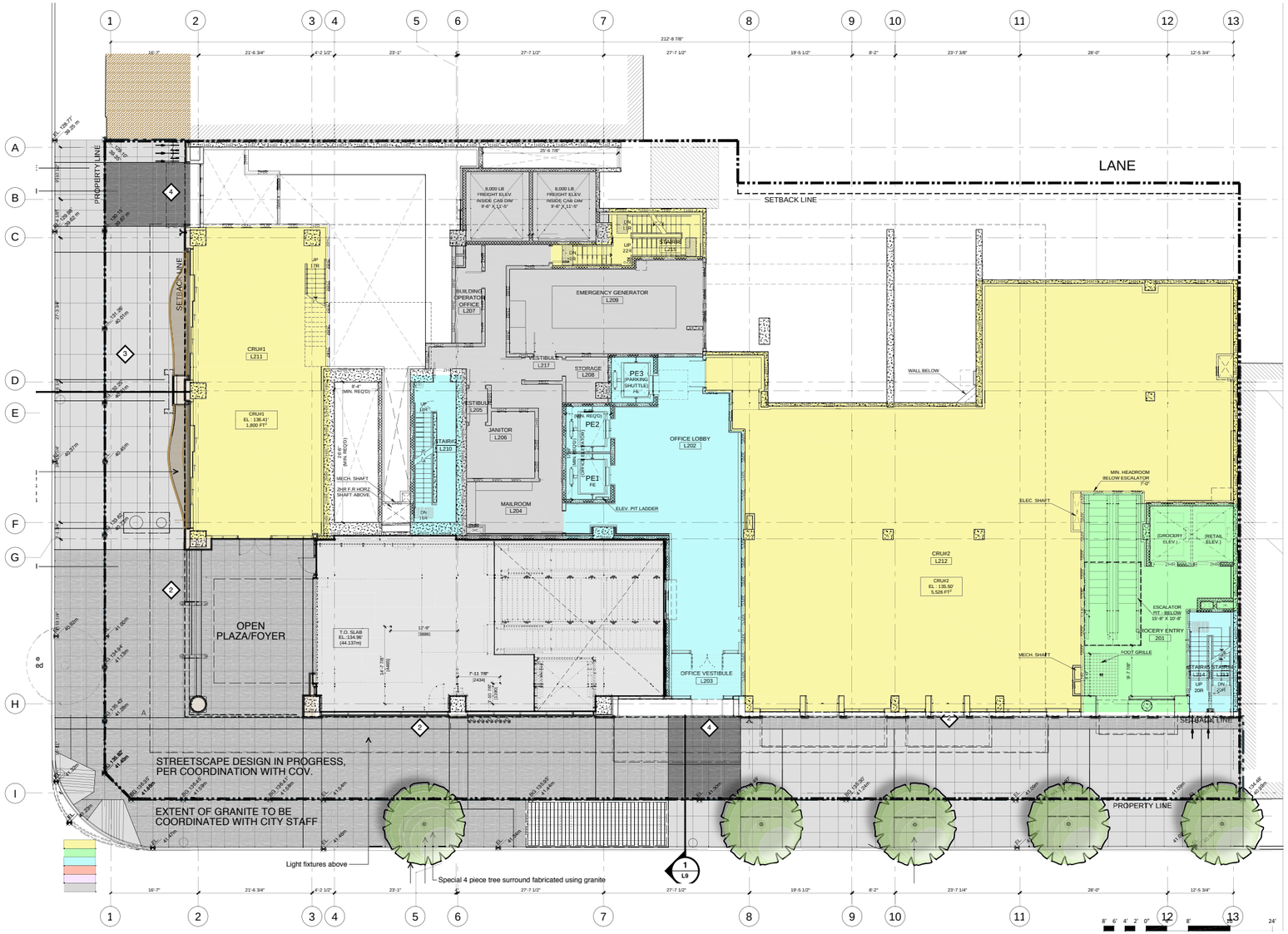

LEVEL 2 - UG

(Approved through prior Development Permit)

ARCHITECTURAL DRAWINGS

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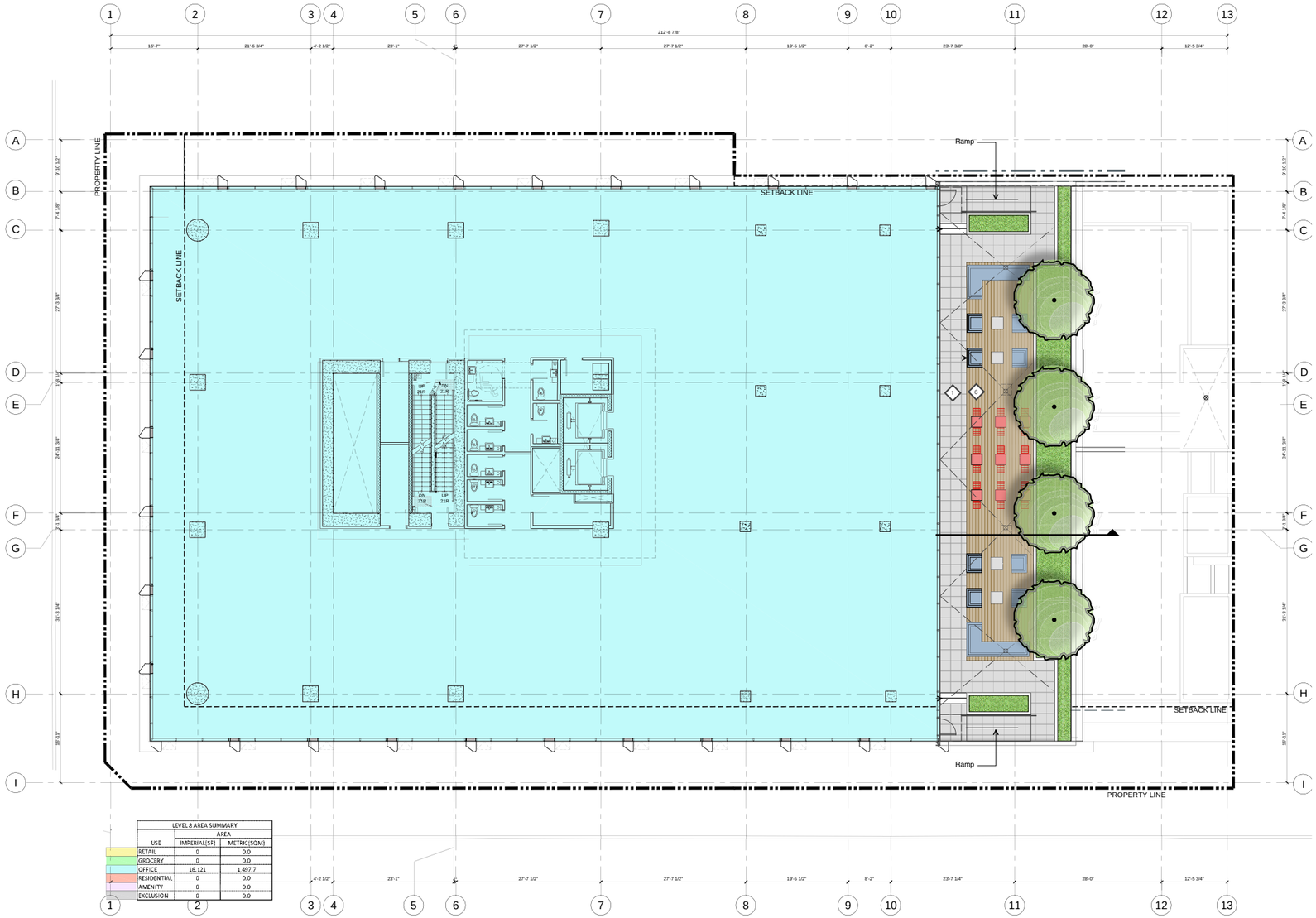

LEVEL 8 AREA SUMMARY		
	AREA	
USE	IMPERIAL(SF)	METRIC(SQM)
RETAIL	0	0.0
GROCERY	0	0.0
OFFICE	16,121	1,497.7
RESIDENTIAL	0	0.0
AMENITY	0	0.0
EXCLUSION	0	0.0

LEVEL 4 - 8
OFFICE

(Proposed for Rezoning)

ARCHITECTURAL DRAWINGS

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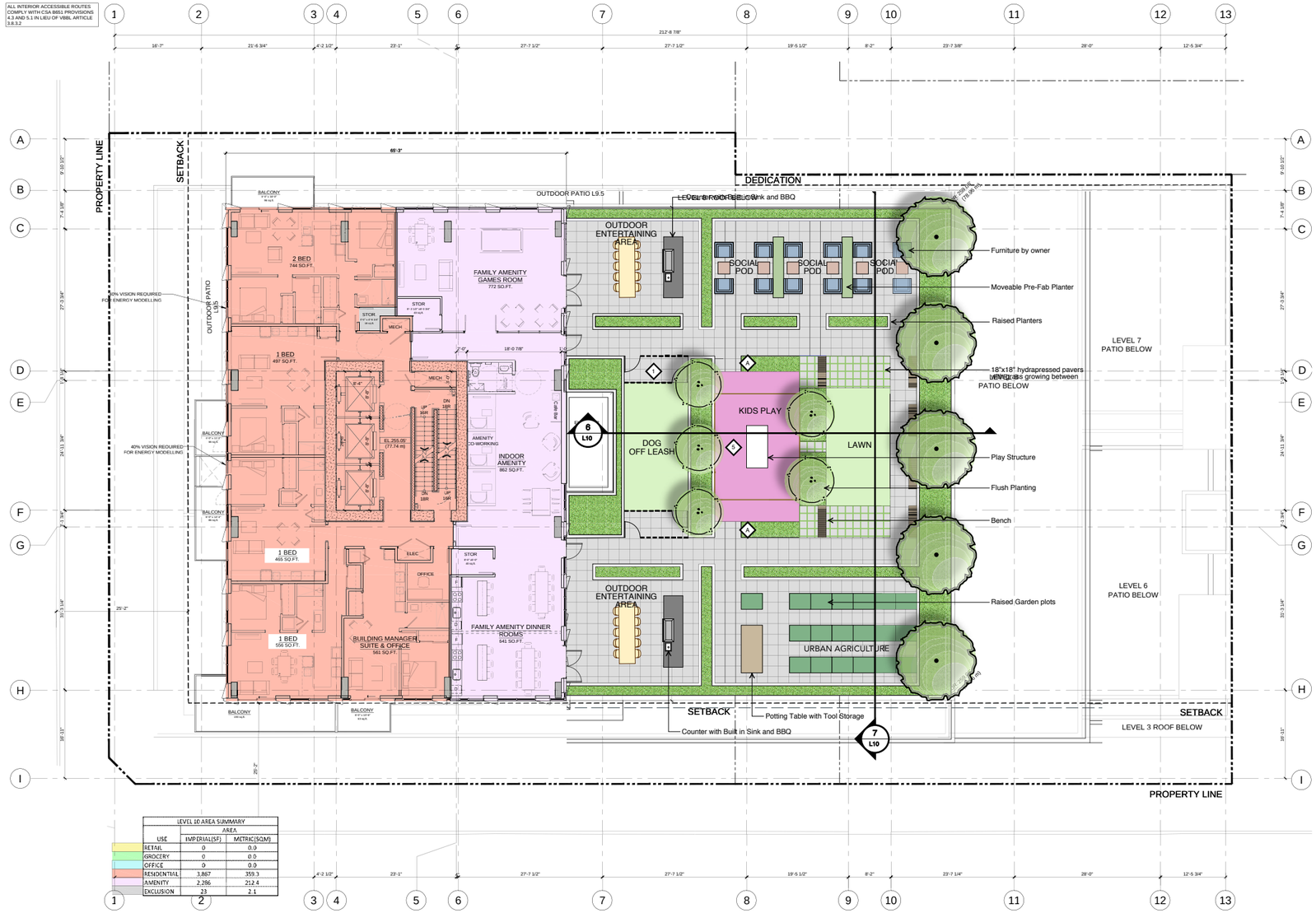

LEVEL 10 AREA SUMMARY		
	AREA	
USE	IMPERIAL(SF)	METRIC(SQM)
RETAIL	0	0.0
GROCERY	0	0.0
OFFICE	0	0.0
RESIDENTIAL	3,867	359.3
AMENITY	2,286	212.4
EXCLUSION	23	2.1

LEVEL 10
RESIDENTIAL AMENITY

(Proposed for Rezoning)

ARCHITECTURAL DRAWINGS

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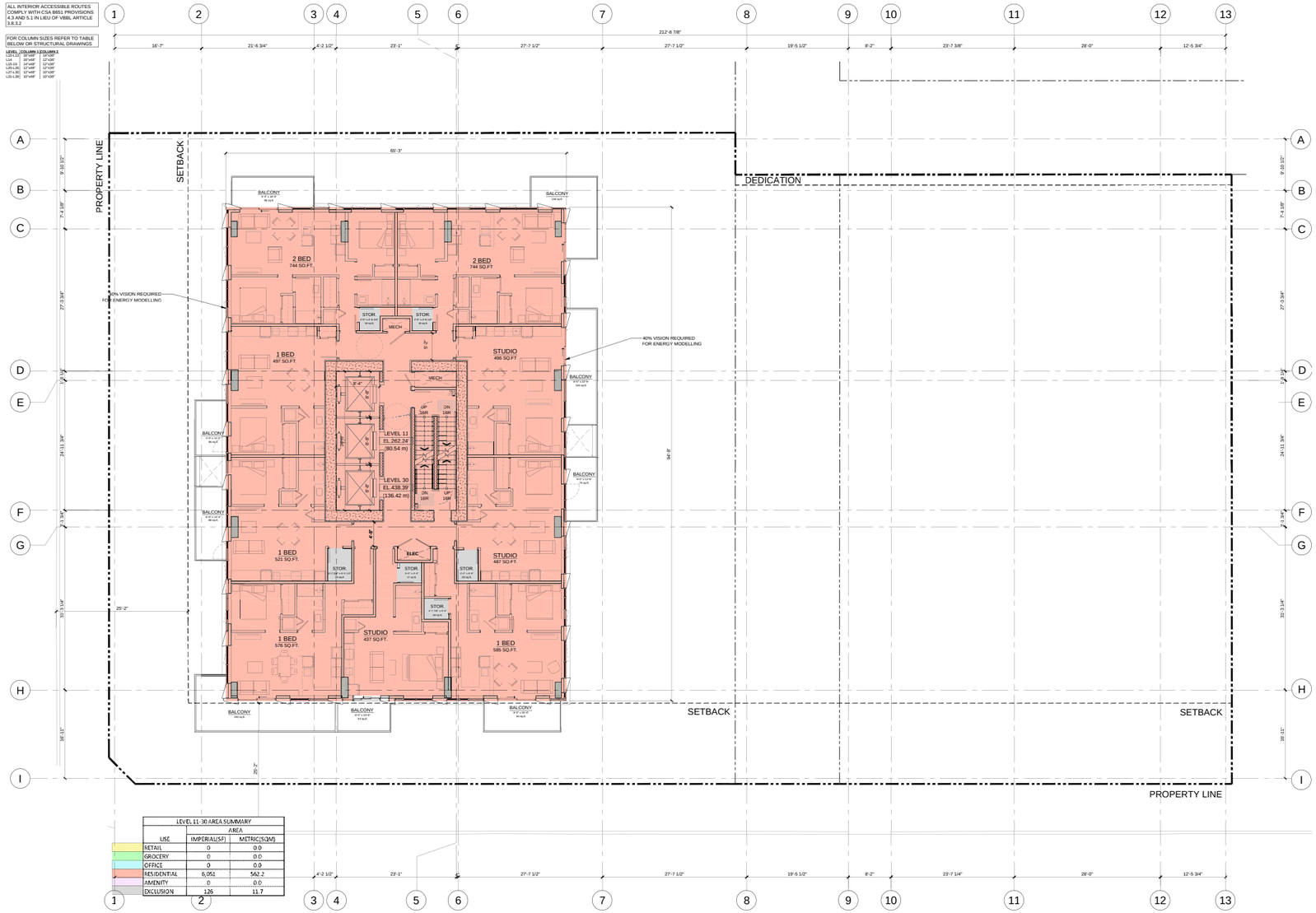

LEVEL 11-30 AREA SUMMARY		
	AREA	
USE	IMPERIAL(SF)	METRIC(SQM)
RETAIL	0	0.0
GROCERY	0	0.0
OFFICE	0	0.0
RESIDENTIAL	6,051	562.2
AMENITY	0	0.0
EXCLUSION	126	11.7

LEVEL 11-30
RESIDENTIAL

(Proposed for Rezoning)

ARCHITECTURAL DRAWINGS

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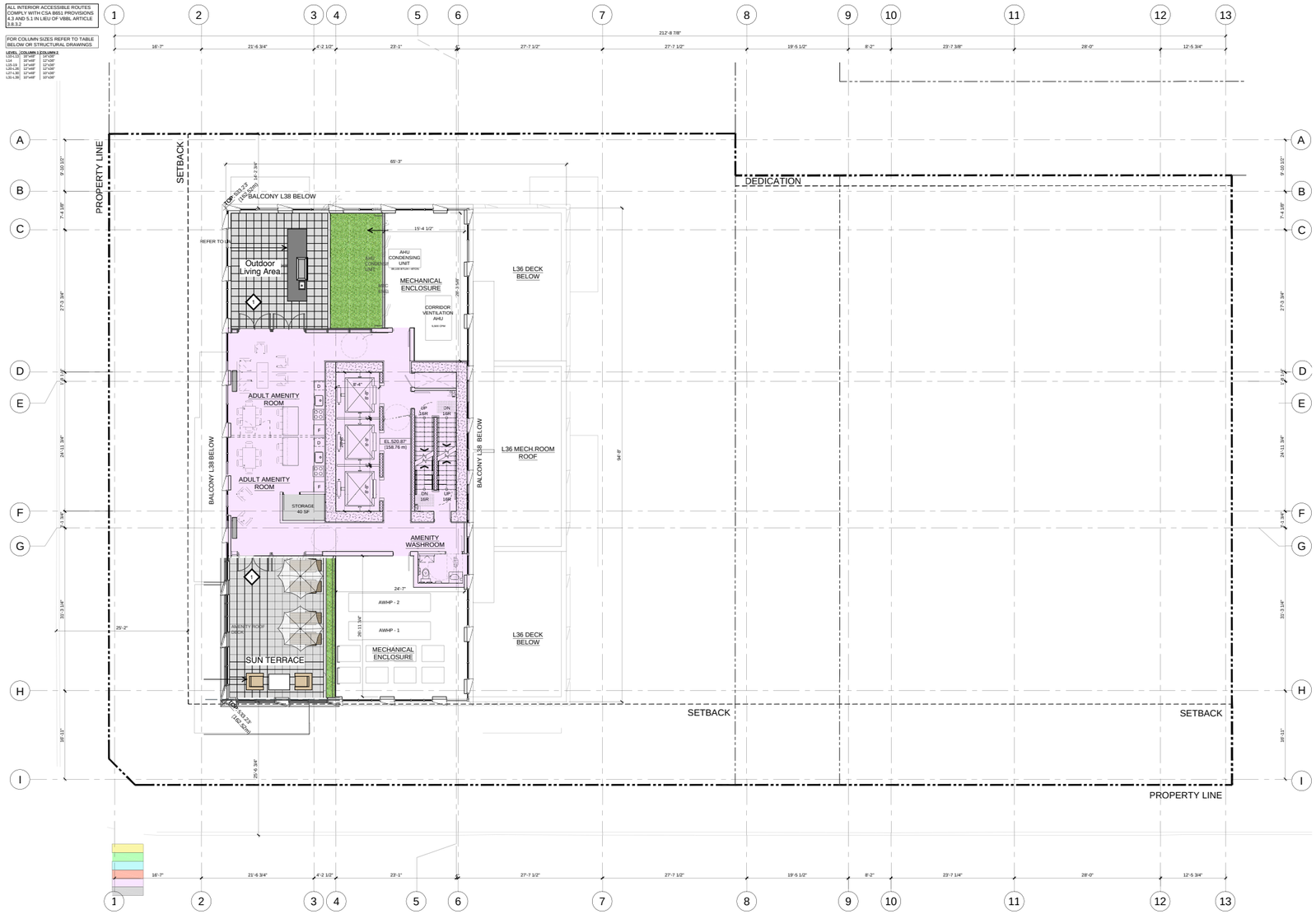
Musson Cattell Mackey Partnership

PCI



LEVEL 39
RESIDENTIAL AMENITY
& ROOF DECK

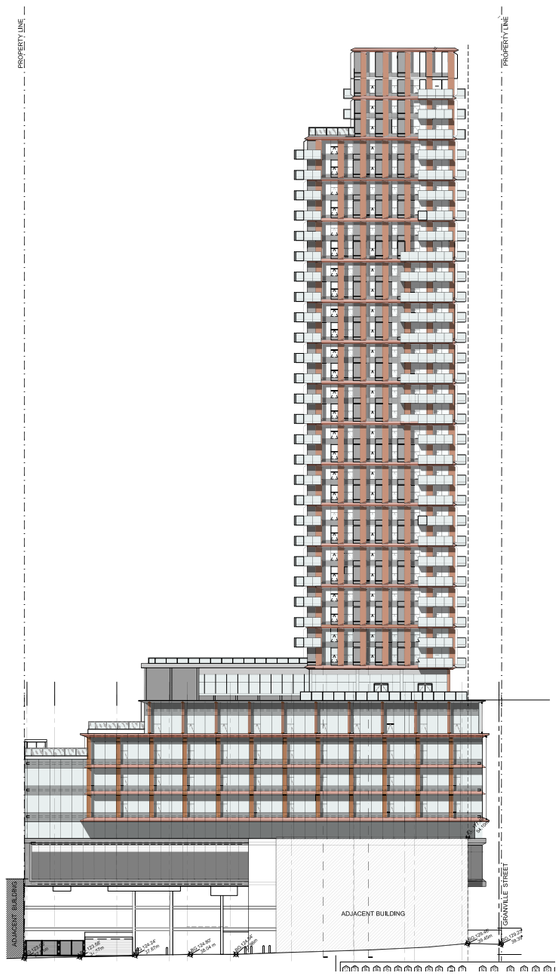
(Proposed for Rezoning)

ARCHITECTURAL DRAWINGS

MCM

Musson
Cattell
Mackey
Partnership

PCI



NORTH ELEVATION

EAST ELEVATION

ARCHITECTURAL DRAWINGS

MCM

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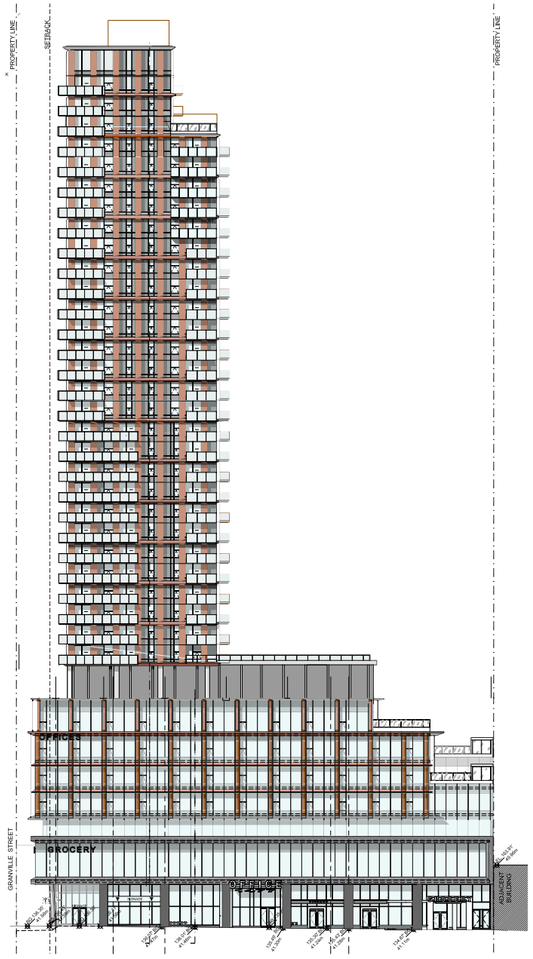
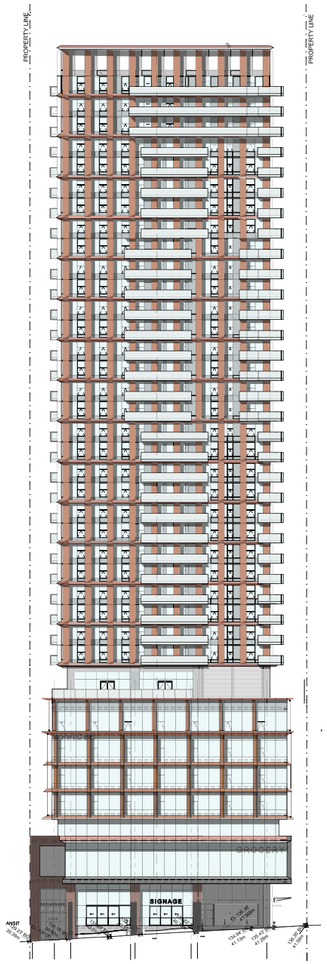
PCI



SOUTH ELEVATION



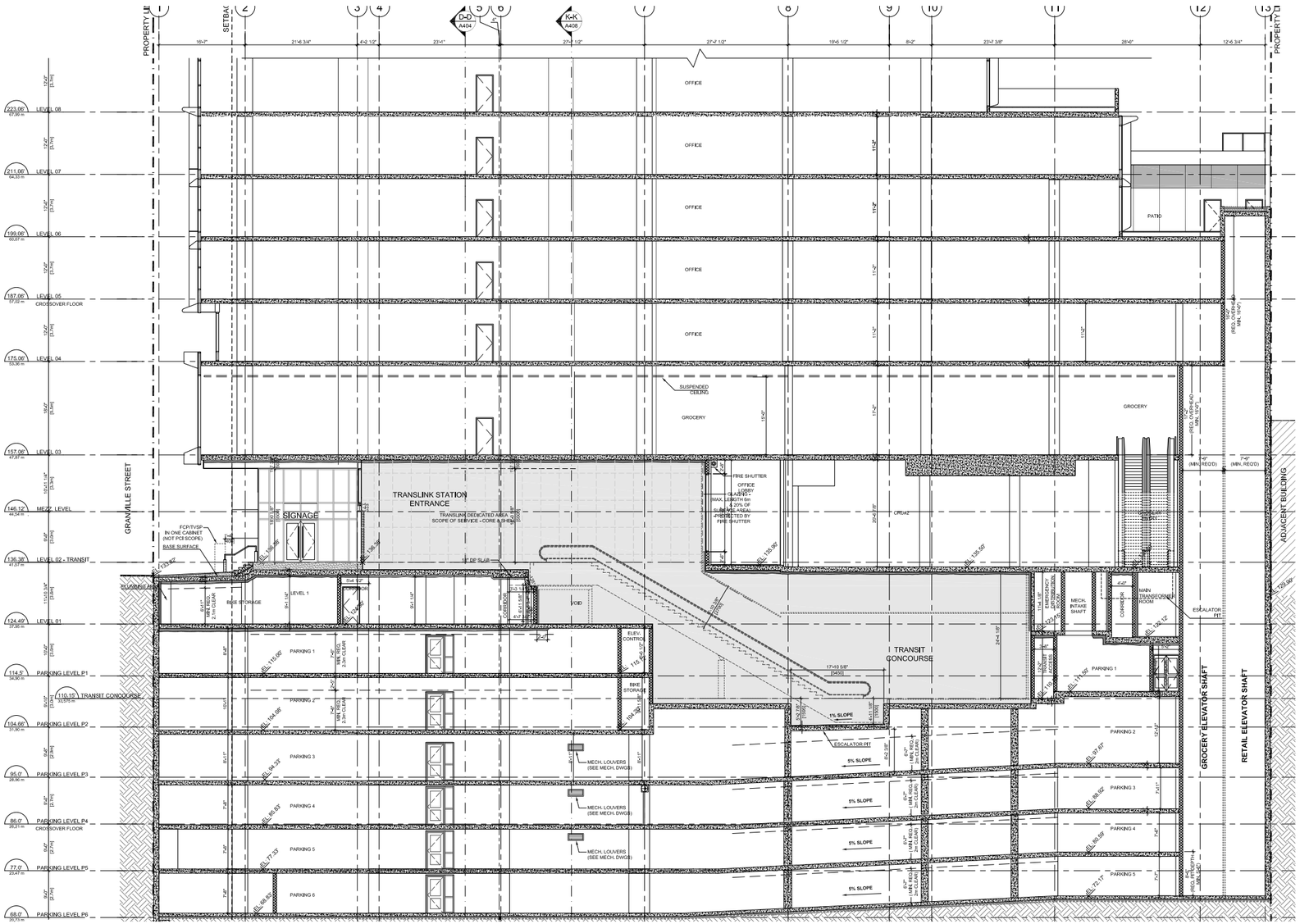
WEST ELEVATION

ARCHITECTURAL DRAWINGS

MCM

Musson
Cattell
Mackey
Partnership

PCI



BUILDING SECTION
A-A
OFFICE