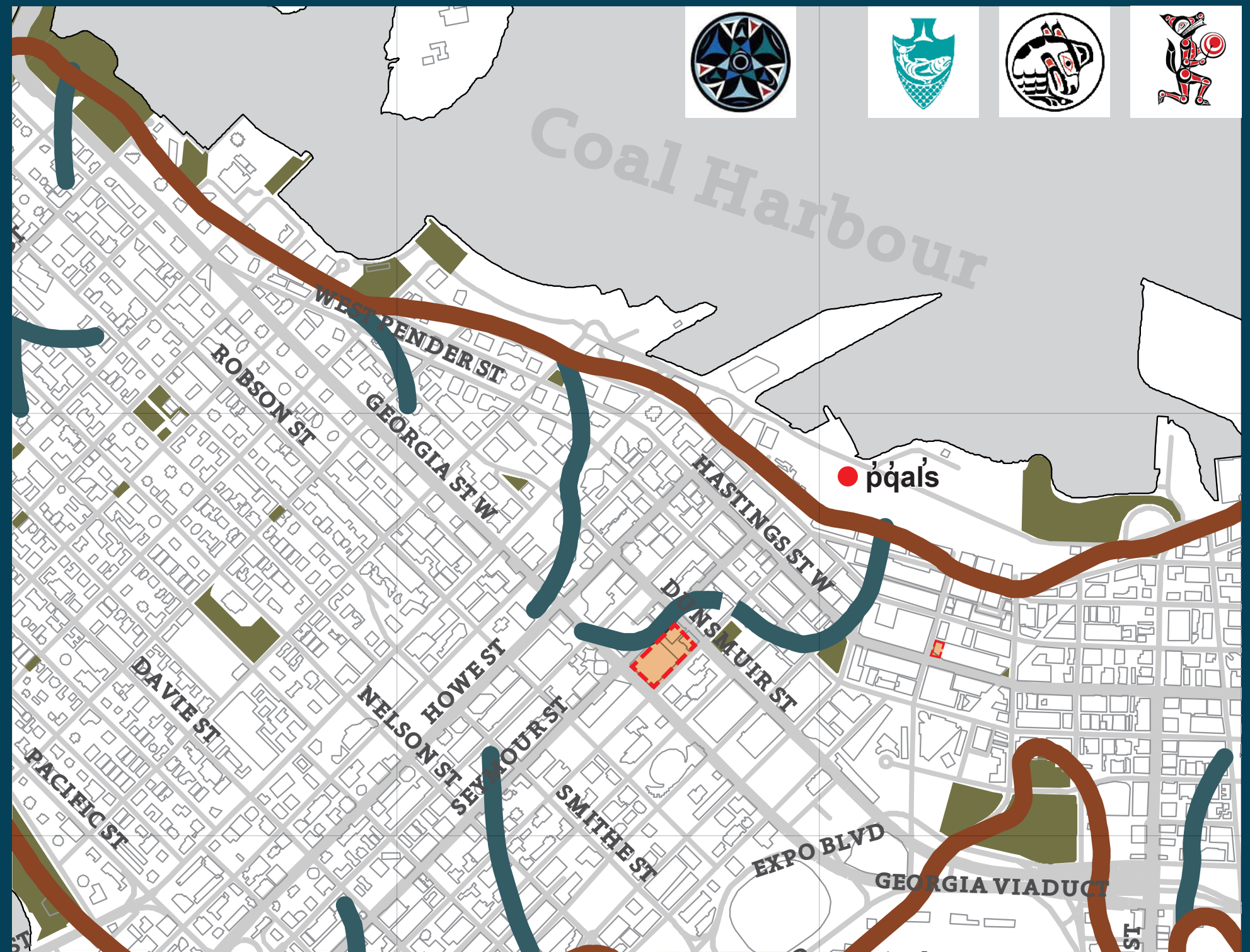


The Sites

We honour that this project is located on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh Nations, who have lived on and stewarded these lands since time immemorial. This acknowledgment is foundational to how this project as been conceived, designed, and advanced.



Lost Streams of Vancouver

Downtown Revitalization – *If Not Here, Then Where?*

The Central Business District has been slowly losing vitality with the closure of Nordstrom and The Bay. Retail along Granville Street has deteriorated since COVID and has not recovered. This project will revitalize the downtown by converting an above grade parkade with a public plaza, conference centre, hotel and homes.



Economic, Social & Cultural Benefits – The Program

✓ Downtown Revitalization in Right Location

The Central Business District has been slowly losing vitality with the closure of Nordstrom and The Bay. Retail along Granville Street has deteriorated since COVID and has not recovered. This project will **revitalize the downtown** by converting an empty above grade parkade to a public plaza, conference centre, hotel and homes for people.

✓ New Hotel Supply – 920 rooms

680 short term and 240 long term rooms in the core of Downtown addressing the City's anticipated need for 10,000+ rooms by 2050.

✓ Conference Space – 70,130 ft²

70,130 ft² of new conference space will support the local economy and activate the downtown core – **3 major large venues**.

✓ Local Economic Impact Benefits & Job Creation in Vancouver

Projected estimate of **significant benefits** to Vancouver's economy includes:

- **\$955 million** during construction
- **\$90 million** yearly in operational benefits
- **\$50 million** yearly in visitor spending

The project will bring **1,185,000 ft² of job space** including retail, restaurants, conference space and hotel.

✓ A New City Public Plaza + Transit Link

A new **southwest facing landscape public plaza** along West Georgia Street is proposed with restaurants that will activate the space and act as a forecourt for the hotel inspired by the Indigenous and natural history of the site.

✓ Indigenous Reconciliation & Heritage

Indigenous art and culture represented, acknowledged, and celebrated in the heart of the downtown and on West Hastings Street through Public Art by Susan Point and dialogue with Randall Building.

✓ Market Housing – 1,270 units

1.5 million ft² of market residential, which will address the housing shortage and which funds the rental and social housing units.

✓ Rental Housing – 276 Units

Rental homes including 3 bedroom family units located at West Georgia Street.

✓ Indigenous Art Gallery Proposal

A new **5,000ft² Indigenous Art Gallery** dedicated to Indigenous artists and to the Coast Salish peoples.

✓ Social Housing – 237 Units

The social housing will be built and delivered before the market residential is occupied and is one of the **largest stand-alone social housing contributions** in Vancouver's history with **167 SRO replacement units**, maintaining the same number as Dunsmuir House.

✓ Daycare – 37 space facility

A **37-space childcare facility** is proposed at the Abbott Street tower – just across the street from the Woodward's daycare.

✓ Observation Deck – Free for Locals

At over 1,000 feet in height, the **publicly accessible deck** will attract thousands of tourists and locals and will be **free to Vancouver residents**. A sky garden and restaurant will ensure the space is active throughout the year.

✓ Architectural Innovation & Sustainability

Net Zero Operational Carbon with high performance building envelopes, geoexchange, and targets **over 40% reduction in embodied carbon**.

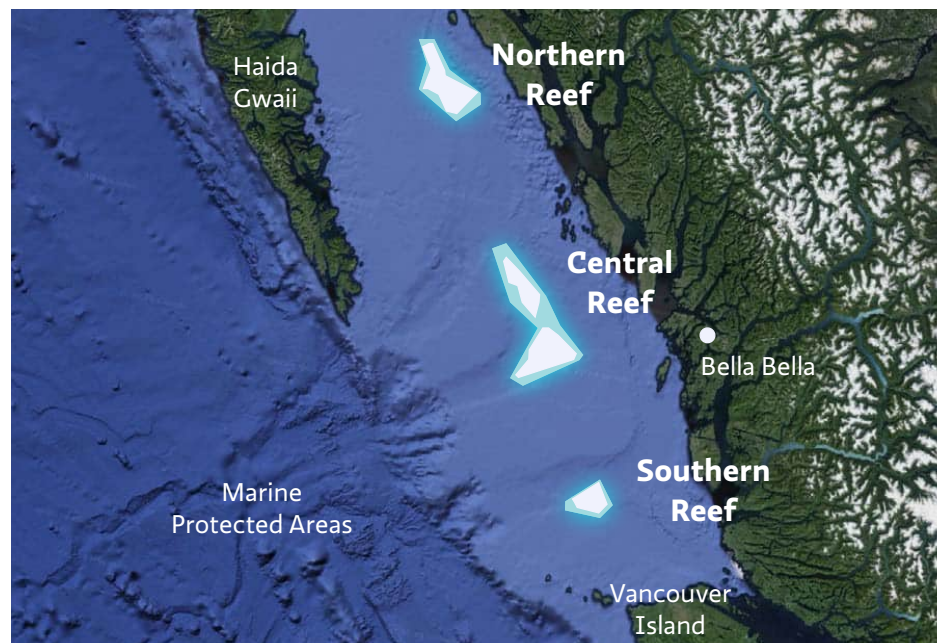
✓ Total Public Benefit & Community Amenity Contribution of \$305 million

Including **social housing units, cultural and commercial space, and childcare**.

Glass Sea Sponge “Architecture that is of this place in the World”

Discovered in 1987, there are over 1,000 km² of 9,000 year old glass sponge reefs in the waters off the BC Coast – the largest concentration in the world. Thought to be extinct, the glass forms are very fragile and efforts have been made to ensure that they are not destroyed by fishing vessels.

Glass sponges exhibit a combination of qualities including: an environmental role of filtering water and supporting underwater life; a strong and lightweight structure; and, an aesthetically beautiful crystalline form.







Publicly Accessible Observation Deck & Garden



If Not Now, Then When?

