



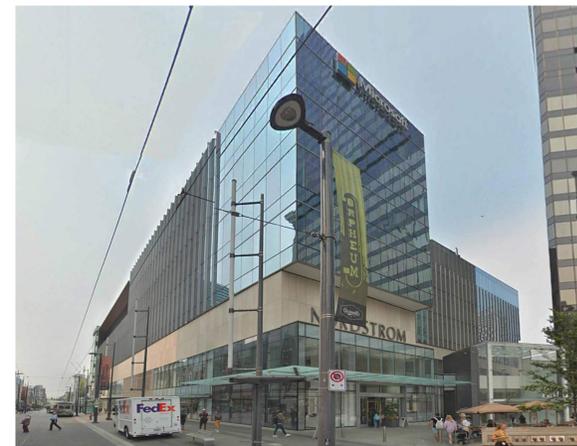
EXISTING ROBSON AND HOWE STREET CORNER VIEW



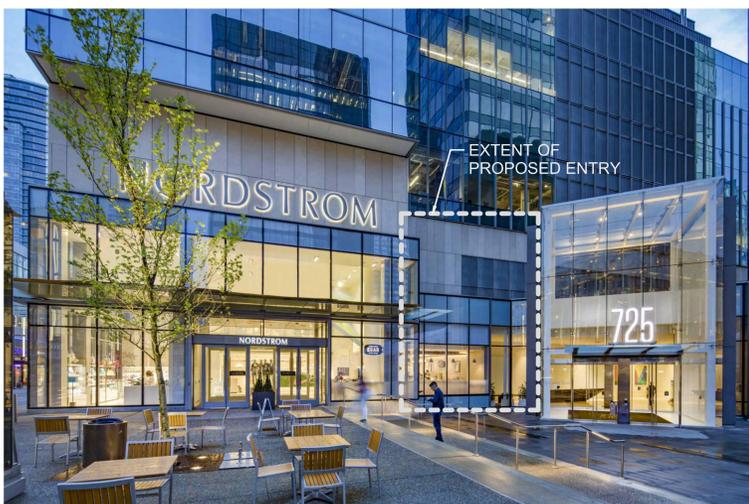
EXISTING ROBSON AND GRANVILLE STREET CORNER VIEW



EXISTING HOWE AND W.GEORGIA STREET CORNER VIEW



EXISTING W.GEORGIA AND GRANVILLE STREET CORNER VIEW



EXISTING GEORGIA PLAZA ENTRANCE



EXISTING GEORGIA PLAZA ENTRANCE



PROPOSED GEORGIA PLAZA ENTRANCE



EXISTING GRANVILLE STREET VIEW



EXISTING GRANVILLE STREET VIEW



PROPOSED GRANVILLE STREET VIEW

DESIGN RATIONALE FOR DP-2025-00111 FOR 725 GRANVILLE STREET (BLOCK 52 REPOSITIONING)
(FORMER NORDSTROM STORE AT CF PACIFIC CENTRE)

THE FORMER NORDSTROM CHAIN STORE IS A SIGNIFICANT COMMERCIAL BUILDING IN DOWNTOWN VANCOUVER AND THE FOCUS OF THIS PROJECT TO RE-TENANT THE STORE WILL MAINTAIN THE LOOK OF THE EXISTING BUILDING WITH MINIMAL IMPROVEMENTS TO THE EXTERIOR DESIGN.

WITH REPOSITIONING THE BUILDING FROM A SINGLE STORE TO MULTIPLE STORES WITHIN THE EXISTING BUILDING, EACH NEW TENANT WILL REQUIRE EXTERIOR ACCESS ENLIVENING THE PEDESTRIAN STREETScape. THE EXISTING THREE ENTRIES (GEORGIA STREET PLAZA FOR TENANT 4, GRANVILLE STREET FOR TENANT 1, AND THE CORNER OF ROBSON STREET/HOWE STREET FOR TENANT 2) PROVIDE STREET ACCESS FOR THESE NEW TENANTS. THE CF PACIFIC CENTRE ENTRANCE AT THE CORNER OF ROBSON/GRANVILLE STREETS WILL BE MAINTAINED FOR THE MALL ENTRY AND POTENTIAL ACCESS INTO TENANT 1.

TENANT 3 DOES NOT HAVE AN EXISTING STORE ENTRANCE AND WILL REQUIRE NEW ENTRY POINTS. IT WILL BE THE LARGEST OF ALL THE NEW TENANTS, AND NEW ENTRIES ON BOTH GRANVILLE STREET AND THE GEORGIA STREET PLAZA ARE PROPOSED. THE NEW ENTRY ON GRANVILLE STREET WILL BE DESIGNED AND DETAILED TO MATCH THE EXISTING ENTRY ON GRANVILLE REPLICATING THE STOREFRONT SYSTEM, SCALE, AND COLOURS TO MATCH THE EXISTING ENTRY. THE NEW ENTRY ON THE GEORGIA STREET PLAZA WILL MATCH THE OFFICE BUILDING ENTRY AT 725 GRANVILLE, LOCATED ADJACENT TO THE STORE, MATCHING THE SCALE, MATERIALS, COLOURS AND CANOPY DETAILS.

WITH THE MULTIPLE NEW TENANTS, SOME ADDITIONAL EXITING FROM THE UPPER FLOORS IS REQUIRED TO MEET LIFE-SAFETY CODES. ON GRANVILLE STREET A NEW EXIT DOOR WILL BE PROVIDED AND WILL BE LOCATED NEXT TO THE EXISTING EXIT STAIRWELL. THIS NEW EXTERIOR DOOR WILL BE POSITIONED IN THE FAÇADE (MATCHING THE COLOURS OF THE EXISTING EXIT DOORS) AND ONE EXISTING STOREFRONT WINDOW WILL BE INFILLED TO ACCOMMODATE THE NEW DOOR. NEW STONE TO MATCH THE EXISTING STONE FAÇADE WILL BE USED TO INFILL PART OF THE WINDOW NEXT TO THE NEW EXIT DOOR.

NEW SIGNAGE FOR EACH OF THE NEW TENANTS ARE PLANNED IN THE LOCATION OF THE OLD NORDSTROM SIGNS ON ALL FOUR ELEVATIONS. NEW SIGNAGE IS PROPOSED ON ROBSON STREET, GRANVILLE STREET, AND THE GEORGIA PLAZA. SEPARATE SIGNAGE PERMITS WILL BE REQUIRED.

IN CONCLUSION, THE REPOSITIONING DESIGN WILL MAINTAIN THE DESIGN, COLOURS, AND MATERIALS OF THE EXISTING BUILDING DESIGN, WHILE ENHANCING THE PEDESTRIAN EXPERIENCE ALONG GRANVILLE STREET AND THE GEORGIA STREET PLAZA WITH NEW ENTRIES.

ISSUES	No.	DESCRIPTION	DATE
	1	CITY DISCUSSION	2025-01-24
	2	ISSUED FOR CLIENT REVIEW	2025-01-30
	3	ISSUED FOR DP	2025-02-12

CONSULTANTS

SEAL

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PROJECT
725 GRANVILLE - REPOSITIONING
FORMER NORDSTROM AT CF PACIFIC CENTRE
725 GRANVILLE STREET
VANCOUVER, BC V6Z 1E4

PROJECT NO:
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