



All Roads Lead To Woodward's
2009

Woodward's Windows Sample Displays

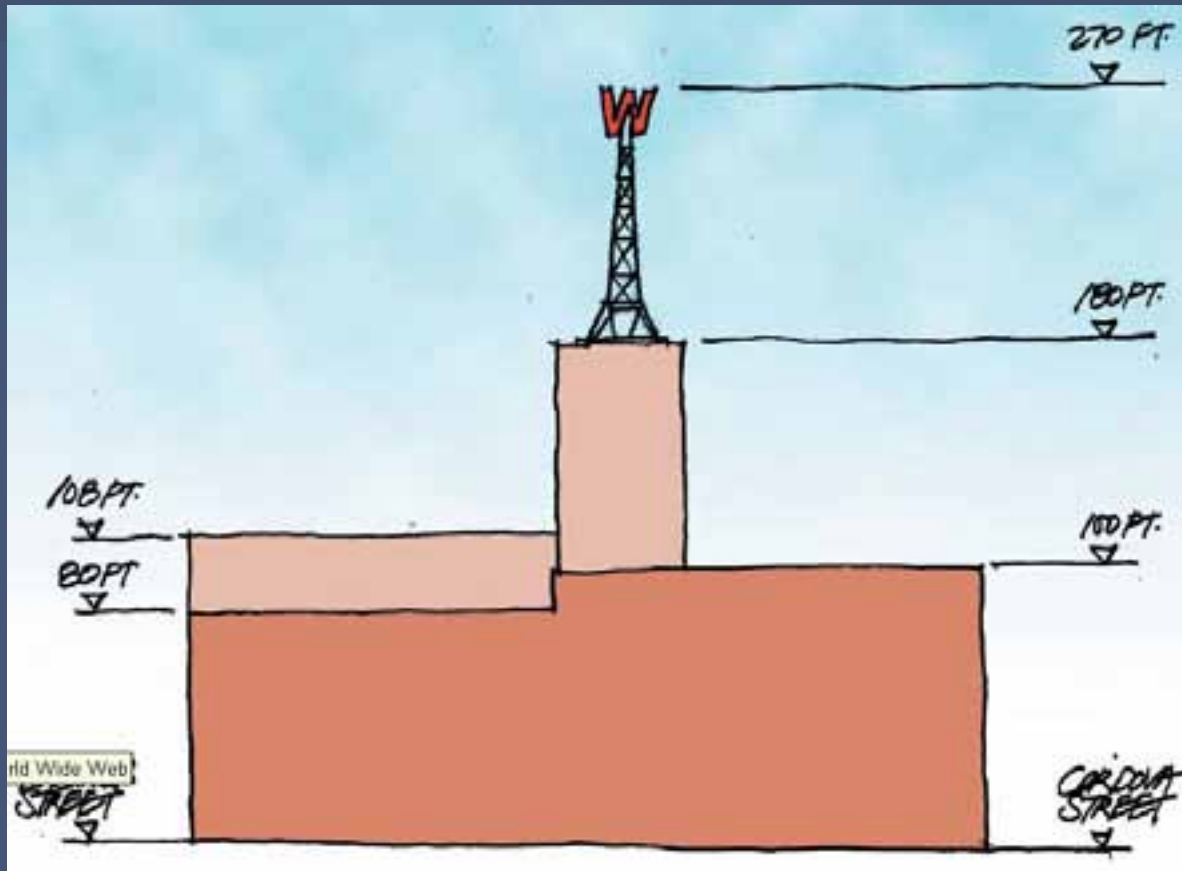


CANADA PLACE

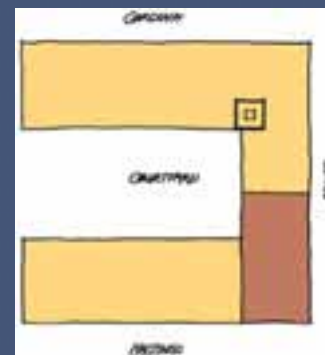


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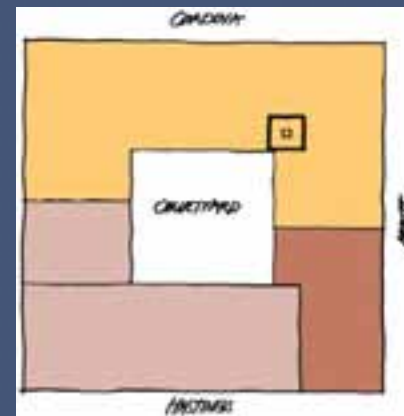
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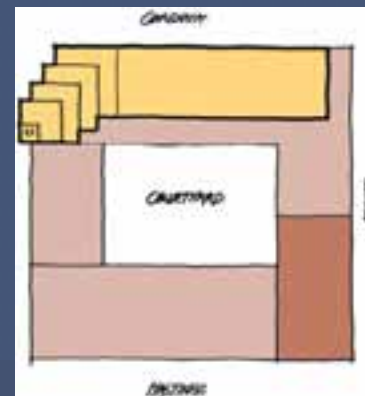
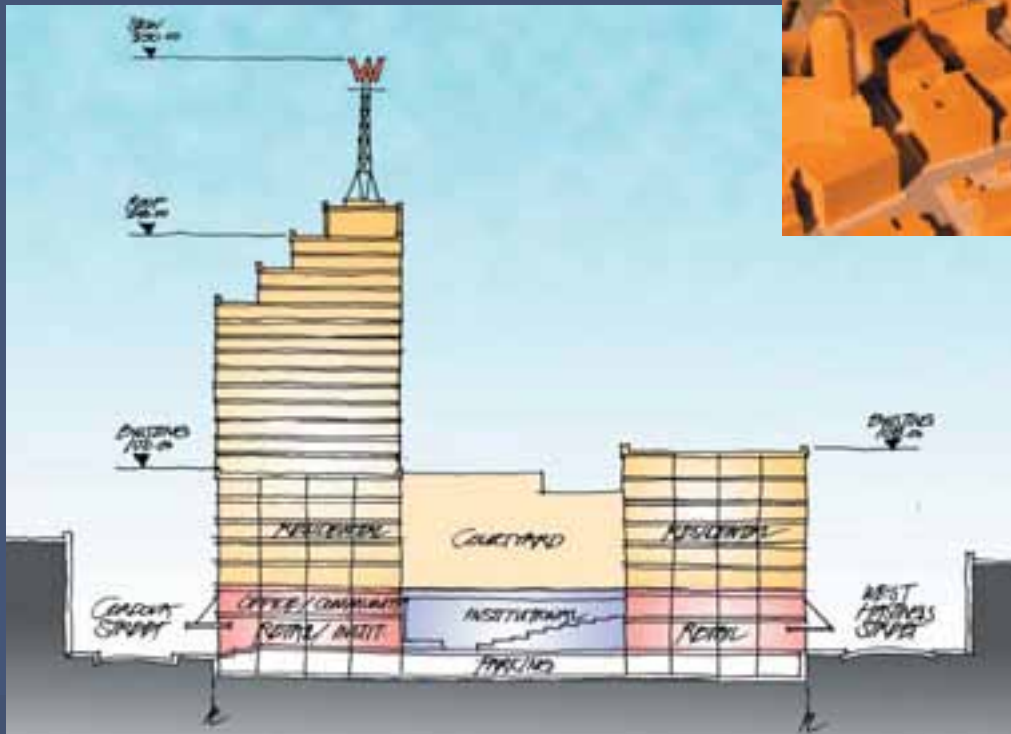
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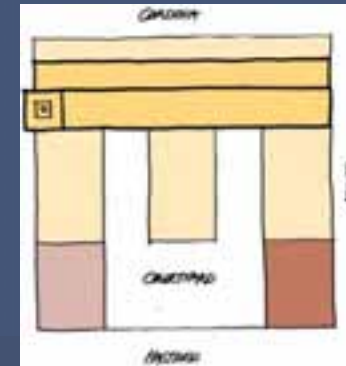
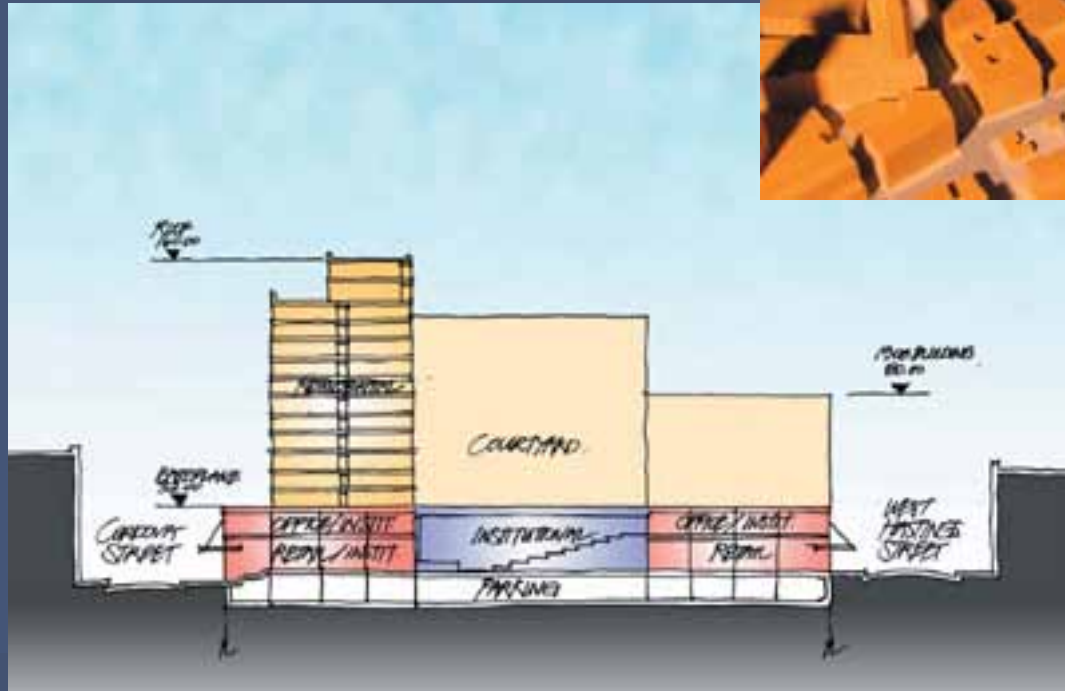
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Development Program Comparison

Base Case: Current Zoning Gross Floor Area	400,000SF	
Option 1: DP Scheme Gross Floor Area	565,000SF	
Option 2: Slab • Levels 1 and 2* • Levels 3 to 8 • Levels 9 and 10, Townhouses • Levels 8 to 13, Cordova Slab Gross Floor Area	150,000SF 326,000SF 16,000SF <u>103,000SF</u> 595,000SF	
Option 3: Tower • Levels 1 and 2* • Levels 3 to 8 • Levels 8 to 20, Cordova Tower Gross Floor Area	150,000SF 326,000SF <u>109,000SF</u> 585,000SF	
Option 4: The Big “W” • Levels 1 and 2* • Levels 3 to 15 Gross Floor Area	150,000SF <u>445,000SF</u> 595,000SF	



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Guiding Principles for the Woodward's Project

The following principles will guide the redevelopment of the site.

The Woodward's project must:

- be financially viable and self-sustaining
- be developed in a timely manner
- include at least 100 units of non-market housing
- be open and inclusive
- be an urban revitalization catalyst
- maintain and enhance the existing community
- incorporate the talents, visions and desires of the Downtown Eastside community
- incorporate the talents and ideas of people throughout the city
- provide employment opportunities for local residents in both the construction and operation of the new building
- provide opportunities and create synergies for local owners and businesses
- incorporate user group involvement in the design process
- celebrate the symbolism of the historic building (e.g., the lighted "W", the façade, Christmas displays, etc.)
- be environmentally sustainable
- create a lively street front (with animation at grade)
- not be a "black box" (e.g. accommodate and encourage pedestrian circulation, etc.)
- provide appropriate parking
- be accessible
- take advantage of heritage opportunities
- respond to local, physical context.





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S.S. DEVELOPMENT
OPTIONS

"A Vibrant Urban Market in an Historic Setting"



Woodward's Market Redevelopment Proposal - June 10, 2004

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6.1.1 Community Linkages

Centred in the heart of Vancouver's original downtown, our design for this site responds to the need for direct, logical and appropriate community linkages. The project is divided into distinct parts which are unified by both interior gate lanes and an urban and exterior garden spaces.

1. Hastings Street — Victory Square and the Downtown Parkade
 - New Market Housing
 - Retail Component at grade
 - Community Meeting Space
2. Cordova Street — Connects to Downtown
 - Market Residential Platform Building, inspired by the Dominion Building, is located on the north-west corner of the site adjacent to Victory Square, links to the Downtown core
3. Hastings and Cordova — Lead to SFU
 - Linkage to SFU at Harbour Centre
4. Gastown —
 - The Loft/Low Work Component is in the north-east corner of the site adjacent to Gastown
5. Chinatown
 - Continuous retail storefronts and services on Abbott Street face towards Chinatown

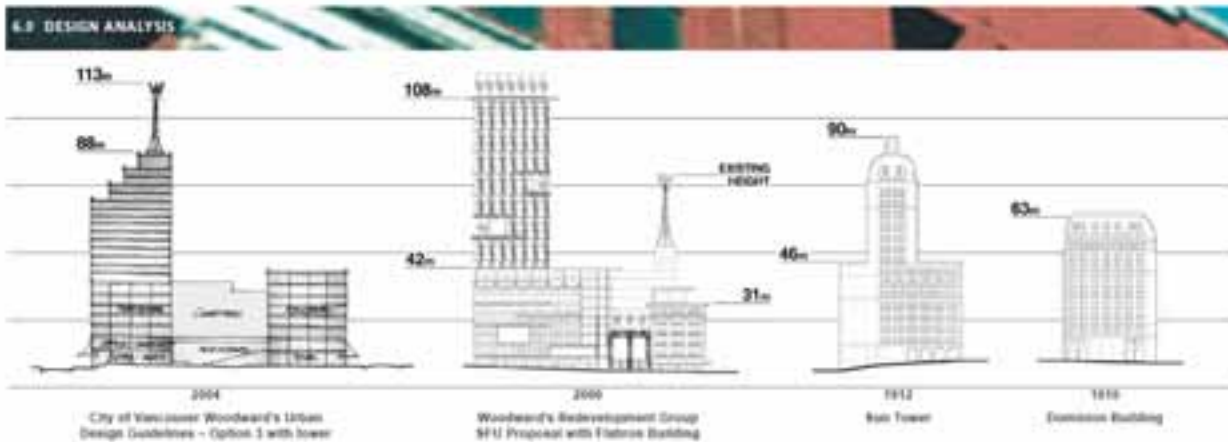


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Woodward's Urban Design Guidelines - June 10, 2006

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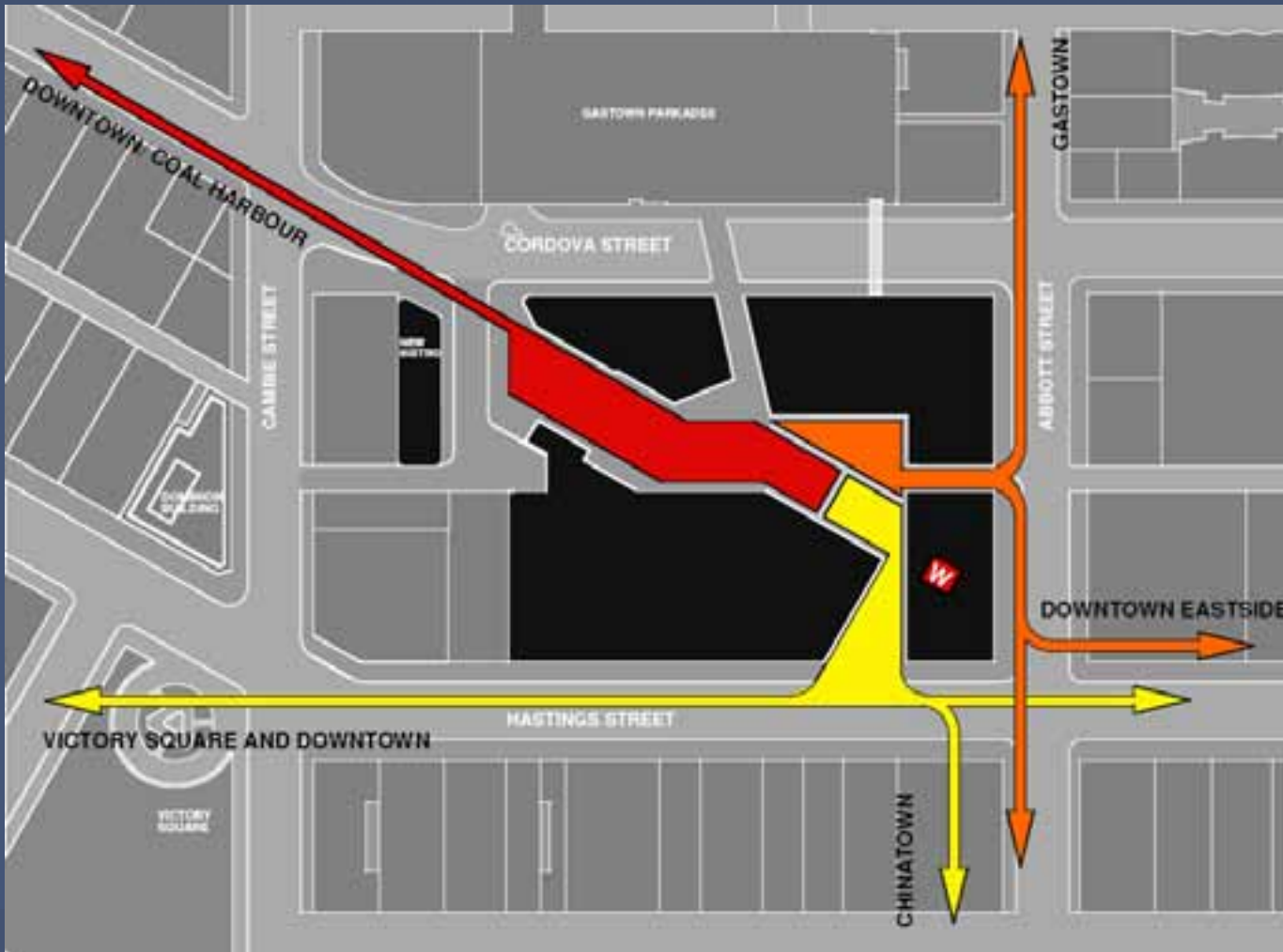
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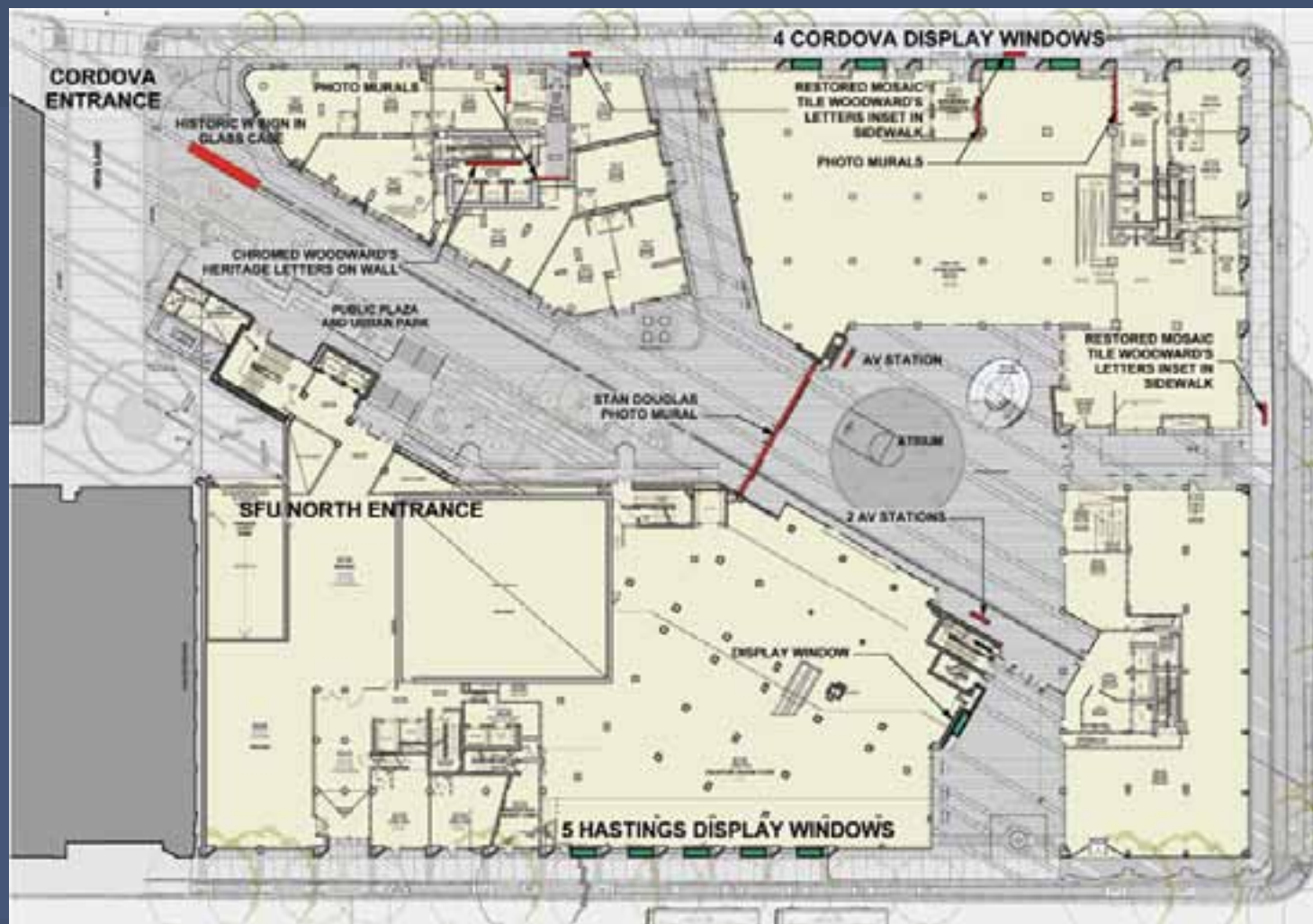
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