

6 October 2017

**City of Victoria**

**Attention: Mr. Alec Johnston, Planner**  
**Sustainable Planning and Community Development**  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mr. Johnston,

Re: REZ00613 - Rezoning & Development Permit submission dated September 18, 2017 from Pacific Harbour Six Residences Ltd. (PARC Retirement Living - PARC) for 829/831, 841/847, 839/895/899 Fort Street and 846 Broughton Street, Victoria, BC

In conjunction with PARC's recent rezoning and development permit submission, we are responding to the Fairfield Gonzales Community Association (FGCA) CALUC report of March 20, 2017 referencing this project. The attached Schedule B compares the original CALUC presentation with updated slides adopting the same format, including a brief description of the changes.

**FGCA CALUC March 20, 2017 Report - Concerns:**

The CALUC report (attached as Schedule A) listed several concerns and queries;

1. Residents from the neighbouring Escher building (838 Broughton Street) expressed concern about the massing and scale of the development and the height of the building's north (Fort Street building) and east (Broughton Street building) elevations.
2. A general concern about the building's structure not reflecting the "soul and character of Fort Street".
3. Concern that both Fort and Quadra Street elevations appeared "fortress-like" and would benefit from stepped setbacks.

**PARC Design Changes:**

In response to Item 1 above, PARC revised the design as follows:

- **Broughton Street building.** The eastern edge of PARC's Broughton Street building façade has been angled eastward to increase Escher resident's views to Christ Church Cathedral and Pioneer Square. The corners of the Broughton St. building have been curved to soften the building's massing. Although program requirements necessitated an increase in height on the Broughton St. building from six to nine stories, the top two floors have been stepped back to reduce building massing. Refer to images below.

**PARC Communities  
Management Ltd.**

920 - 1166 Alberni Street, Vancouver, BC V6E 3Z3  
parcliving.ca | 604.408.5811



Original – March 20/17



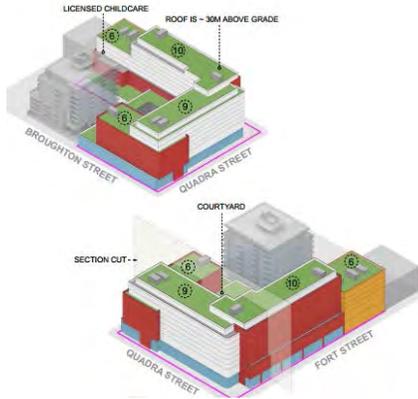
Revised – Sept. 18/17



Revised – Sept. 18/17

- The balcony design for the Broughton St. units was amended to break up the length of façade. At ground level, the window storefront has been redesigned to continue the Quadra Street building aesthetic, including ground level planters that soften the interface between street and interior resident’s amenity spaces. Refer to image at left.

- **Fort Street building.** Extensive community consultation conducted over the past six months identified significant demand for non-age specific additional market rental housing in the project. PARC has increased market rental units from 20 to 84 in the Fort Street building without increasing the floor space ratio (FSR) beyond PARC’s initial request for 5.0 FSR. The increase in market rental units was offset by a reduction in seniors independent living suites from 225 to 192 units. This resulted in a change of height for the Fort Street building from six stories (west end) and ten stories (east end) to a uniform nine stories. This change also addressed community feedback that the original Fort Street building (west end) “didn’t belong” (too small) and was inconsistent in scale relative to the Quadra building. Stepping back the top two floors (east end) and three floors (west end) of the Fort St. has reduced massing. Refer to images below.



Original – March 20/17



Revised – Sept. 18/17



Revised – Sept. 18/17

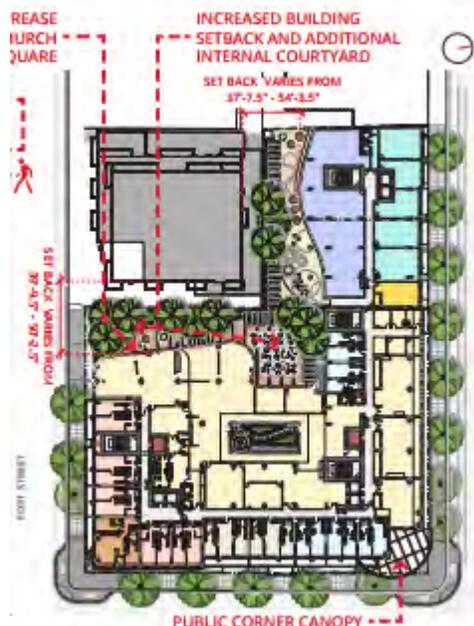
- The reduction in height of Fort St. building from ten stories to nine stories also reduced height from 31.5 to 30 meters. The new 30-meter height is 1.14 meters shorter than the Escher building. Refer to image at left.

- **Increased setbacks from Escher building.** The Fort building has also been lengthened to increase setbacks from the Escher building, particularly as there were some neighbourhood concerns about the noise and activity of children from the proposed licensed childcare. The childcare's outdoor play area is now "stretched" the length of the Fort building, creating more distance from the Escher building and includes additional landscaping to provide mutual privacy. Refer to images below.



LEVEL 2 FLOOR PLAN

Original – March 20/17



LEVEL 2 FLOOR PLAN

Revised – Sept. 18/17

- **Interior courtyard improvements.** Additional landscape redesign of interior courtyards included softened walls (curved) to improve the organic feel for Escher apartments' views. Two seven storey landscape walls create continuous greening extending from horizontal decks on level two to the green rooftops above. Refer to images below.



Original – March 20/17

Revised – Sept. 18/17

- **Escher resident consultation & dialogue.** After the March 20, 2017 CALUC presentation, PARC has met/spoken with Escher residents on several occasions to gain a better understanding of concerns such as suite views from the Escher. Larger group meetings include a June 18, 2017 site meeting and a July 20, 2017 public presentation attended by PARC's community consultation team, architect and owner.
- PARC also met with the owner/operators of the ground floor CRU space in the Escher Building on July 12, 2017 to better understand the retail needs that could complement the 800 block and to review plans.
- A meeting with an Escher resident also occurred on September 29, 2017 to review the design changes of REZ00613. As follow up to this, PARC is arranging to meet with Escher residents early November 2017 to present the current application and solicit Escher residents' feedback.
- Consultation efforts prior to the March 20, 2017 CALUC presentation included a January 17, 2017 Open House (Royal Theater), and a February 20<sup>th</sup> CALUC Preliminary Meeting.

Regarding Item 2 & 3 above, PARC has revised the design as follows:

- **Fort St. façade.** The Fort St. façade has undergone significant redesign to improve the street level experience. This includes:
  - o Recessing building modules (vertically) to break the Fort St. façade into four distinct "buildings", each with its own brick type or metal cladding. A six-storey fritted (blue) glass art piece acknowledges the site's unique "antique row" history.
  - o Stepping back the top two floors (east side) and three floors (west side) of the Fort St. has reduced massing. These upper floors use light coloured cladding to result in a "lighter" building appearance. Refer to images below.



Original – March 20/17



Revised – Sept. 18/17

- The retail frontage was redesigned to provide a unique retail frontage for each of the four “buildings” and reflect Fort Street’s current boutique retail streetscape rhythm and create natural community gathering places. The size of retail units has also been decreased to allow for seven retail spaces including (potential) bike shop, salon, café, and mid-sized grocer/food store operator.
- A covered public space (corner canopy) at Fort and Quadra intersections provides a focal public gathering center that serves as a spill out seating area for the adjacent café. Refer to images below.



Original – March 20/17



Revised – Sept. 18/17

- **Quadra St. façade.** The Quadra St. façade underwent significant redesign including stepping back the top 2 floors as well as varied use of materials to break the building into 2 (one brick, one metal cladding). Newly introduced elements include glazed balcony guardrails. At ground level, window storefront has been redesigned for a common experience along the Quadra St. length. Ground level planters soften the interface between street and interior resident amenity spaces. Entry to the seniors independent living residence has been enhanced. Refer to images below.



Original – March 20/17



Revised – Sept. 18/17



Revised – Sept. 18/17

The CALUC report commended PARC on the extent of public consultation to date. Since that time, PARC has doubled the number of meetings with community members, participating in Victoria initiatives and listening to feedback as it pertains to its development proposal. The aggregate public interest in proposed amenities includes the following: licensed childcare, medical offices, smaller retail, “all age” market rental housing, an intergenerational cultural/community hub and gathering point which includes seniors independent living. This process has also led to partnerships with local entities like the Royal McPherson Theatres Society (series launch sponsor for National Geographic Lecture) and Victoria Conservatory of Music (VCM). Initiatives such as a satellite location for VCM’s new Music Wellness Program in the Fort St. building have resulted, with the programme launching in November 2017. PARC is currently pursuing provision of temporary “pop up” store for the Art Gallery of Greater Victoria and Art Rental programme to further promote the Art Gallery and to keep Fort Street vibrant in its transition period. Memberships in Downtown Victoria Business Association, Tourism Victoria, Urban Development Institute (Victoria chapter) and Greater Victoria Chamber have all positively contributed to our growing knowledge of Victoria’s corporate culture and efforts for downtown revitalization and sustainable practices. Other design changes reflect the input received at the CALUC and many subsequent meetings with the community since March 2017.

All changes are reflected on the application drawings which can be obtained from City of Victoria’s Development Tracker website at

<https://tender.victoria.ca/tempestprod/ourcity/Prospero/FileDownload.aspx?fileId=56E0053B-D8C9-4141-8212-E3025A722389&folderId=11180C170927145216076033>

### **General Changes:**

PARC has maintained its goal of attaining a 5 FSR (floor space ratio), consistent with the Downtown Core Area Plan (DCAP) and Official Community Plan (OCP) for this block.

As part of PARC's commitment to invest in the communities where they operate, the development proposal will include fourteen affordable housing units with complete independent living services. PARC proposes six studios and three one-bedroom units in the Quadra building (15-year subsidy) and four studios & one-bedroom in the Fort building (10-year subsidy); representing an aggregate 5% of the proposed units. Exact suite locations will be determined as the building design evolves. PARC has successfully used this model at its Cedar Springs PARC (Seymour, District of North Vancouver) residence with non-specific suites used to protect resident's privacy.

### **Parkade:**

- Parking needs have been addressed with a single underground level of parkade, potentially shortening the blasting and excavation period by four months.

### **Level 1**

- A formally proposed "right in" entry off Fort St. to the parkade has been removed, leaving a shared entry and exit off Broughton St. In addition, locating the loading bay entry adjacent to parkade entry serves to reduce street letdowns to a single location.
- The first level also allows for commercial vehicles maneuver and U-turn inside the building, eliminating concerns of back up vehicles to neighbours and residents.
- PARC has proposed to the City a reserved drop off pick up area in front of the Fort St. building for parents of the childcare during peak times (e.g. 7-9 am and 4-5:30 pm). This would be in addition to parking provided in the building.
- Increased setback by 1.7 m on part of Quadra St. façade as per City of Victoria request for a registered right of way.
- PARC has proposed and is researching the incorporation of public art to reflect First Nations history. PARC has consulted with City of Victoria's Arts, Culture and Events Department and look forward to working together at the appropriate time in the application process.
- PARC is actively seeking a local grocer/food store operator as opposed to a large national chain.
- The PARC dining room intends to be open to public to provide larger meeting opportunities for groups like tech firms, local not-for-profit and business organizations, neighbourhood gatherings and cultural events.

### **Partial Service Level**

- A partial rear storage and service area has been created above a portion of the high-ceiling retail and L1 parking area. This mezzanine concept was created to optimize space utilization, but is not visible from the building exterior; i.e. it does not create an additional storey.

### **Level 2**

- Community Amenity Space area include a large multipurpose room that is available at no charge for non-profit groups for events including lectures, musical performances, live theater and film. Often catering can be provided at a nominal cost as part of PARC's community outreach. This

has worked well in other PARC residences and understand from the consultation that large gathering spaces are in great demand.

Please contact us for any additional information or clarifications. We trust the above and changes to drawings address CALUC concerns.

Regards,

PARC Retirement Living

A handwritten signature in black ink, appearing to read 'RHobbs', is positioned above the printed name.

Russell Hobbs

VP Development & Construction

Enclosure(s)

Schedule A - FGCA CALUC report of March 20, 2017

Schedule B - Updated slides adopting March 20, 2017 CALUC presentation format and accompanying legend. Changes to slides have been identified with **red font**.

Schedule C - original March 20, 2017 CALUC presentation slides



**FAIRFIELD GONZALES**  
COMMUNITY ASSOCIATION  
the place to connect

## **Report on FGCA CALUC Meeting: March 20<sup>th</sup>, 2017**

### **RE PARC Developments**

**Property Bounded by Quadra on east, Fort on North and Broughton on south**

**Fairfield Gonzales Community Place, 1330 Fairfield,**

**Fairfield Gonzales Community Association**

Approximate total number of people in attendance: **50**

Meeting Chair: **David Bilek, Chair FGCA CALUC**

Note Taker: **several people took notes, assembled by David Bilek and final approved by committee**

---

### **PROPOSED DEVELOPMENT DETAILS**

**Applicant represented by: Rainer Muller Chairman and Owner PARC Retirement Living and Mark Whitehead from MCMP Architects:**

The applicant explained that this proposal is to change the zoning for the subject property to accommodate the following proposal:

A 225 suite complex for assisted senior living, plus a 4-6 storey “market rent” apartment. The complex will have amenity areas plus ground floor will include extensive retail space. Second floor will be office space for associated uses; e.g. doctors, although the space will be market commercial space and other uses may be considered

Community Questions and Answers:

The major concern raised by many people present is the massing and scale of the building. Several people commented on the height which will obscure some apartments in the Escher, particularly on the north and east sides of the building and most adversely on the lower six floors. This is approximately 25-35 suites out the 100 in the Escher. In this regard, many of the residents from Escher who were present said that the notices for the meeting arrived late, i.e. the same day as meeting



1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)

[place@fairfieldcommunity.ca](mailto:place@fairfieldcommunity.ca)

Some people also added that the structure does not reflect the current scale or character of Fort Street and when finished will present a “fortress like” wall along Fort and to some degree along Quadra sides of the building. There were some suggestions about stepping up more gradually and grading the space along Fort

Many of those who expressed these concerns did though say that the concept was good; that the light and green space would be appreciated in the building.

The Chamber of Commerce, the Conservatory of Music, The Royal Theatre, the Victoria Housing Society were all present and commented that they were impressed by the approach taken by the developer, their concern for integrating the surrounding community especially with the arts which will augment the existing cultural centres in the area.

There were a few comments from people involved with the “tech sector” some of whom had office space in the area and commented that this area of Fort is a “hub” for the tech sector and asked if office space in the new building would be available to tech businesses.

As well one or two people asked if the project would be prepared to help in improving the Pioneer square area kitty corner to the development

And one or two people expressed doubt as to whether locally owned businesses would be able to afford the retail space

The apartments may not meet the needs of people already living here was suggested, and is designed for people who might move to Victoria

The FGCA CALUC does not take a position pro or con on development applications, but we do from time to time comment on process and in this case the developer is to be commended on their attention to detail, process and concern for involvement of the community. We look forward to seeing if the remarks at this meeting will result in any changes in the plan.

David Biltek,

CHAIR, FGCA CALUC



1330 FAIRFIELD RD. VICTORIA, BC V8S 5J1

Tel. 250.382.4604 Fax 250.382.4613

[www.fairfieldcommunity.ca](http://www.fairfieldcommunity.ca)

[place@fairfieldcommunity.ca](mailto:place@fairfieldcommunity.ca)

# 1.0 DEVELOPMENT TEAM

## PARC Retirement Living - Owner

Independent Living+.  
Where residents and employees thrive.

## PC Urban

PC Urban is serious about re-imagining property - so serious we trademarked it.

## Besharat Friars Architects

A boutique Vancouver studio providing signature architectural design since 1995. Including 5 seniors residences for PARC.

## PWL Partnership

PWL is a leading Vancouver-based landscape architectural firm with over thirty years experience.

## Marzolf & Associates

A boutique communications firm specializing in community engagement pertaining to land use since 1990.

oceanaparc



Seniors Residence + Commercial  
White Rock, BC

Site Area: 39,156 SF  
Building Area: 211,442 SF  
Units: 199  
Storeys: 23  
Under Construction

westerleighparc



Seniors Residence + Commercial  
West Vancouver, BC

Site Area: 52,829 SF  
Building Area: 138,938 SF  
Units: 130  
Storeys: 7  
Completed: 2013

cedarspringsparc



Seniors Residence  
North Vancouver, BC

Site Area: 63,777 SF  
Building Area: 126,131 SF  
Units: 146  
Storeys: 11  
Completed: 2012

mulberryparc



Seniors Residence + Commercial  
Burnaby, BC

Site Area: 39,800 SF  
Building Area: 117,747 SF  
Units: 148  
Storeys: 15  
Completed: 2005

summerhillparc



Seniors Residence  
North Vancouver, BC

Site Area: 16,800 SF  
Building Area: 91,201 SF  
Units: 110  
Storeys: 15  
Completed: 2001

bfa



CENTREBLOCK SFU  
Commercial + Residential  
Burnaby, BC



FACTORS GROUP HQ  
Commercial  
Coquitlam, BC



MIRA ON THE PARK  
Multi Family Residential  
North Vancouver, BC



KEITH ROAD DUPLEX  
Residential  
West Vancouver, BC



SFU TOWNHOMES  
Residential  
Burnaby, BC

## 2.0 COMMUNITY ENGAGEMENT



**As of September 18, 2017, We Had Held or Attended 228 Meetings with Members of the Community.**

- 91 Meetings with Local Residents and Community Organizers
- 98 Meetings with Local Businesses and Business Groups
- 7 Informal Meetings with CALUC Related Individuals and Groups
- 32 Meetings with City Staff and Elected Officials

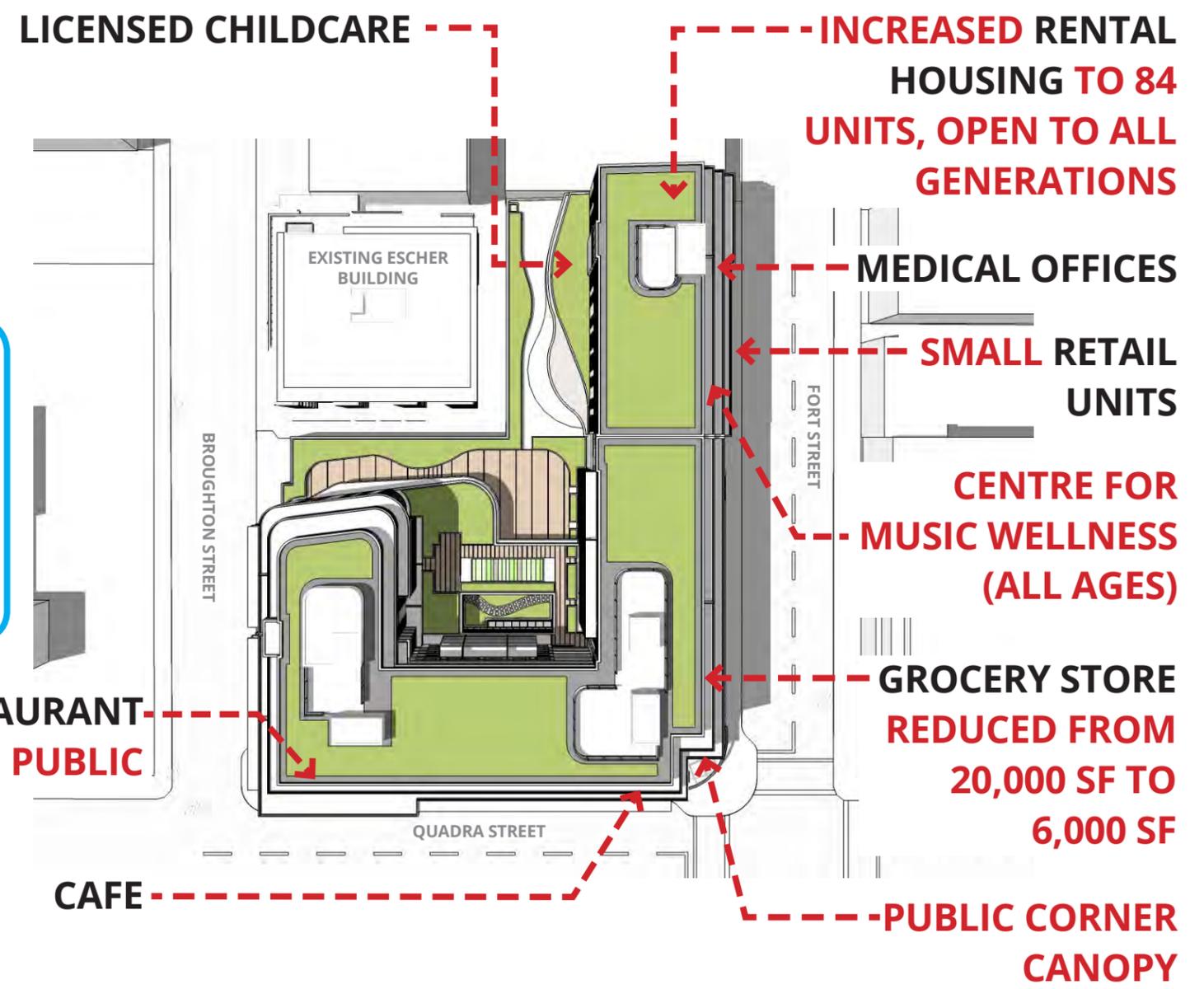


### 3.0 INDEPENDENT LIVING AS COMMUNITY 'HUB'

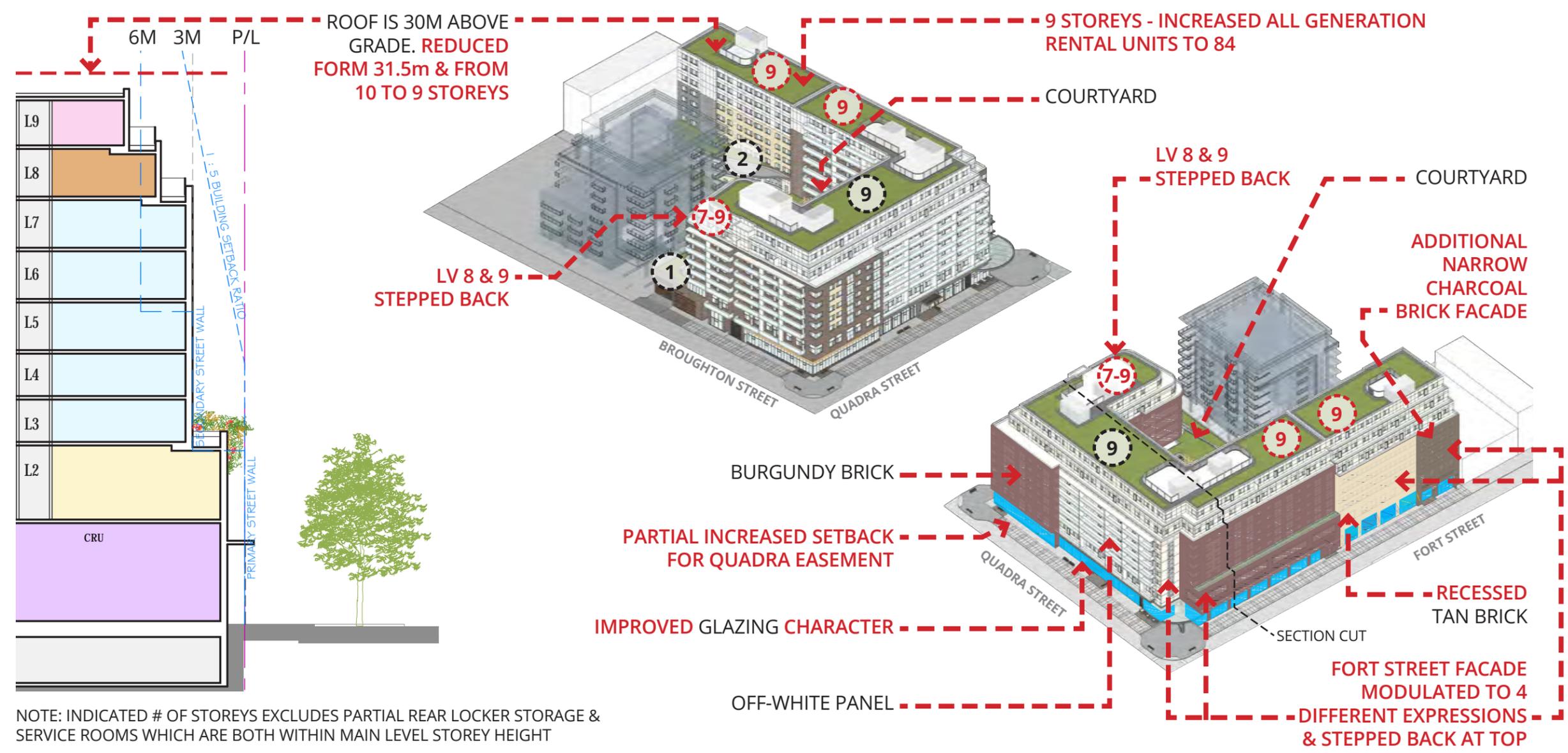
A community-focused owner operator, PARC Retirement Living focuses on good design that encourages residents to get out and into the community and invites community into the buildings.



**SENIORS RESTAURANT  
PARTLY OPEN TO PUBLIC**



# 4.0 BUILDING SETBACKS & STREETScape



NOTE: INDICATED # OF STOREYS EXCLUDES PARTIAL REAR LOCKER STORAGE & SERVICE ROOMS WHICH ARE BOTH WITHIN MAIN LEVEL STOREY HEIGHT

# 5.0 SHADOW STUDY

## AUTUMN EQUINOX - SEPTEMBER 22



10.00 AM



12.00 PM



2.00 PM



4.00 PM

## SUMMER SOLSTICE - JUNE 20



10.00 AM



12.00 PM



2.00 PM

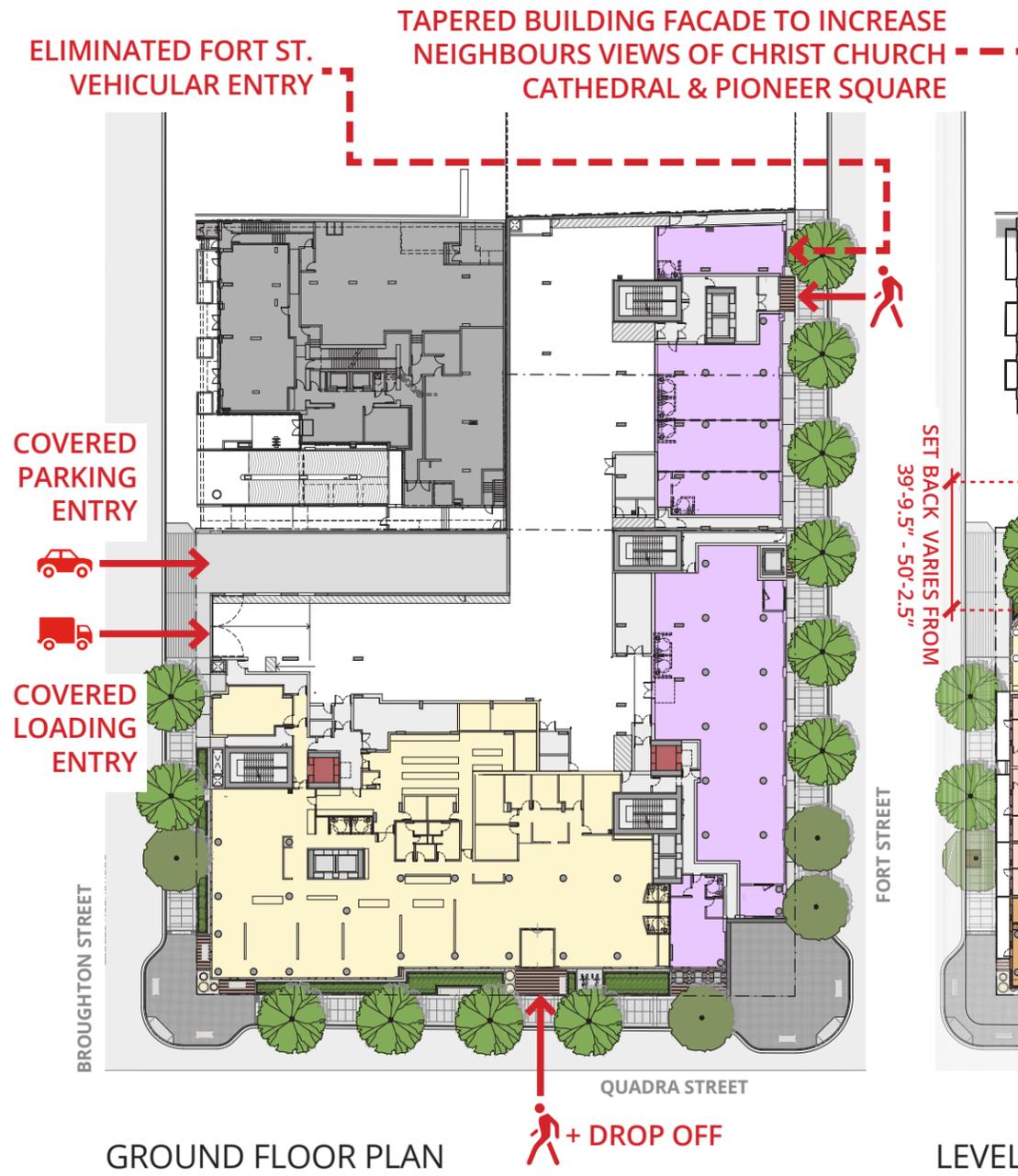


4.00 PM

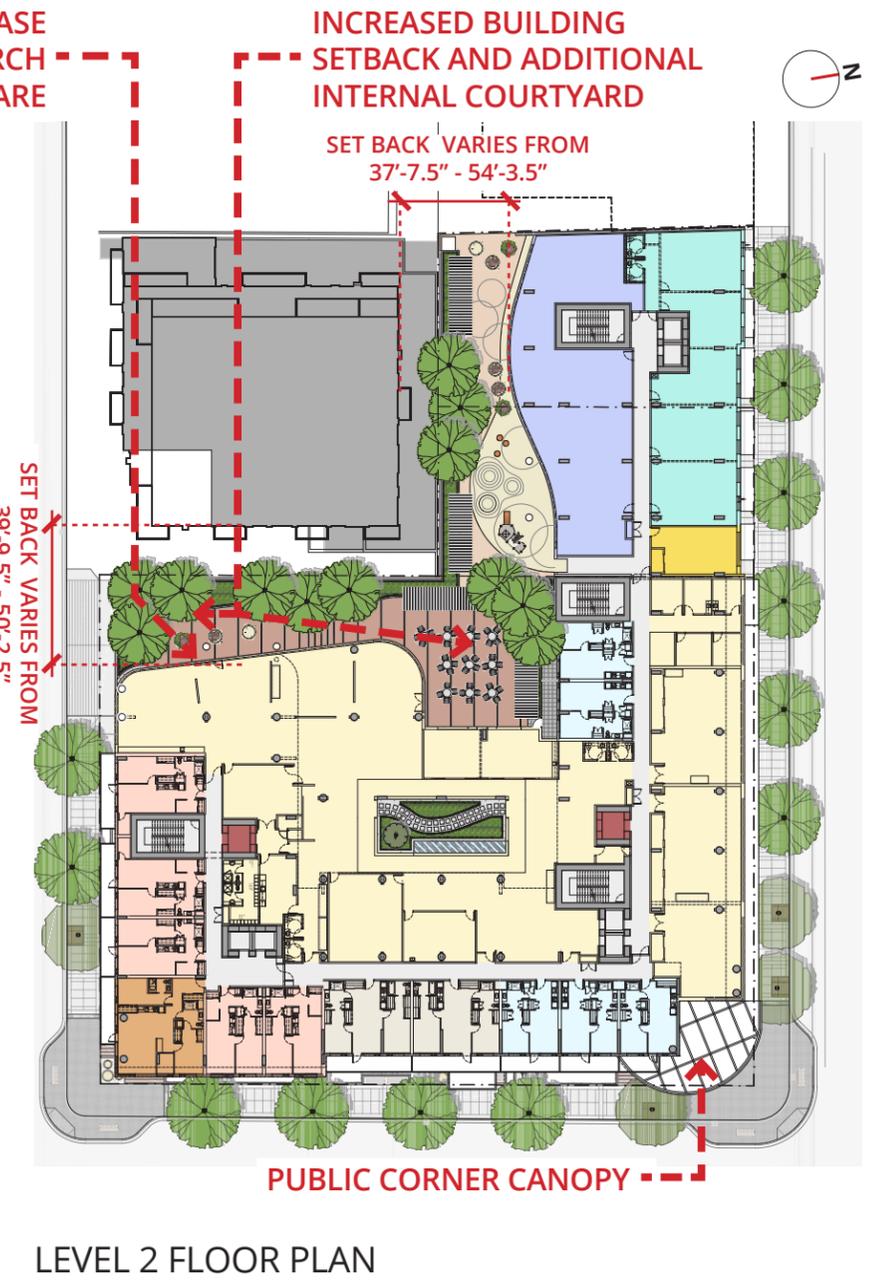
# 6.0 FLOOR PLANS & SETBACKS

**COLOR LEGEND**

	AMENITY
	SHARED AMENITY
	COMMERCIAL RETAIL
	CHILDCARE
	OFFICE MEDICAL
	CIRCULATION/ STG/SERVICE RM
	A - STUDIO
	B - 1 BEDROOM
	C - 1 BEDROOM + DEN
	D - 2 BEDROOM
	E - 2 BEDROOM + DEN
	F - 3 BEDROOM



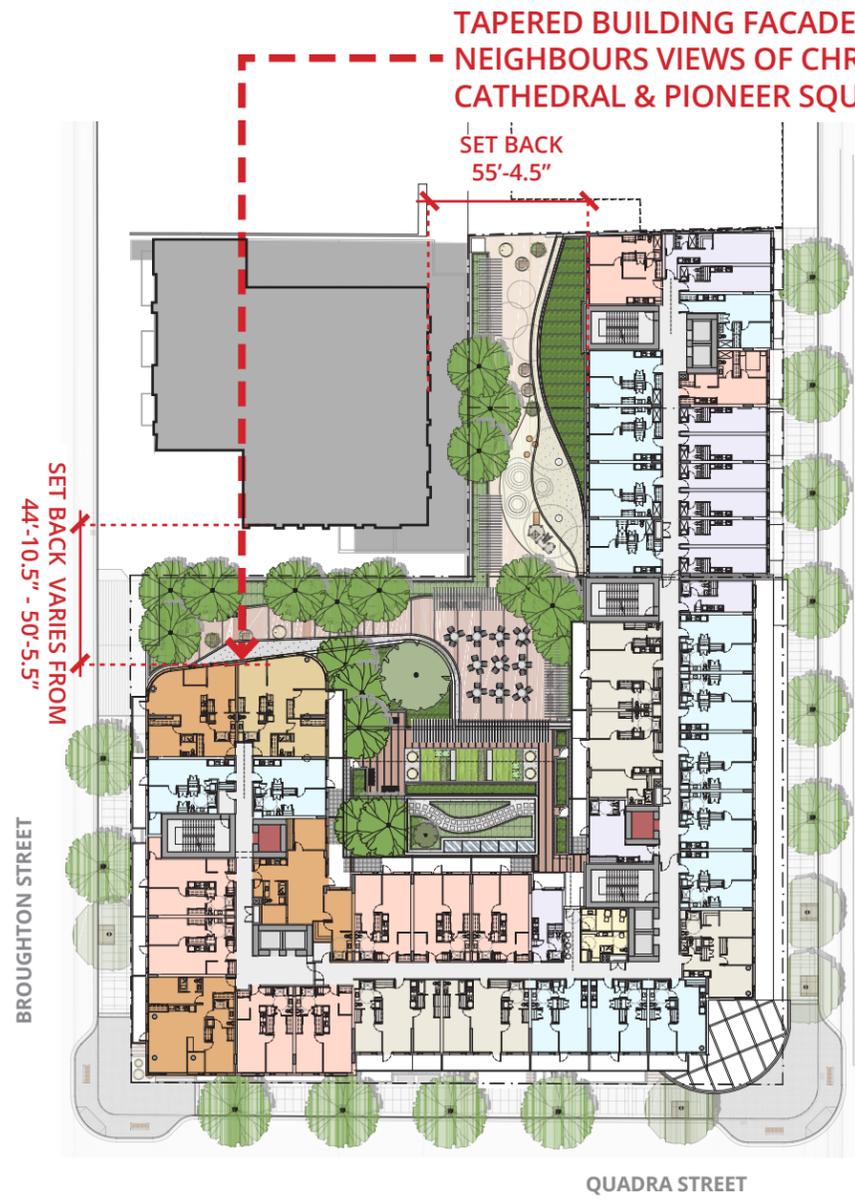
GROUND FLOOR PLAN



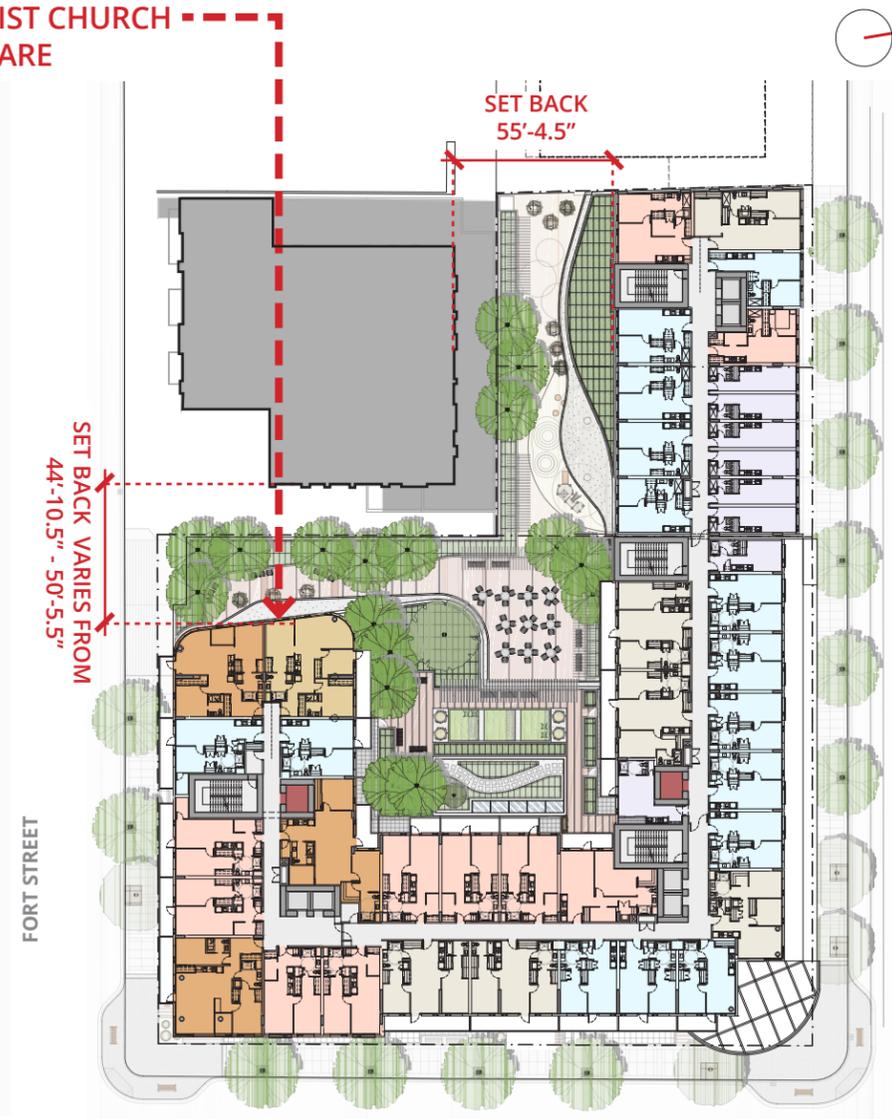
LEVEL 2 FLOOR PLAN

# 7.0 FLOOR PLANS & SETBACKS

COLOR LEGEND	
	AMENITY
	SHARED AMENITY
	COMMERCIAL RETAIL
	CHILDCARE
	OFFICE MEDICAL
	CIRCULATION/ STG/SERVICE RM
	A - STUDIO
	B - 1 BEDROOM
	C - 1 BEDROOM + DEN
	D - 2 BEDROOM
	E - 2 BEDROOM + DEN
	F - 3 BEDROOM

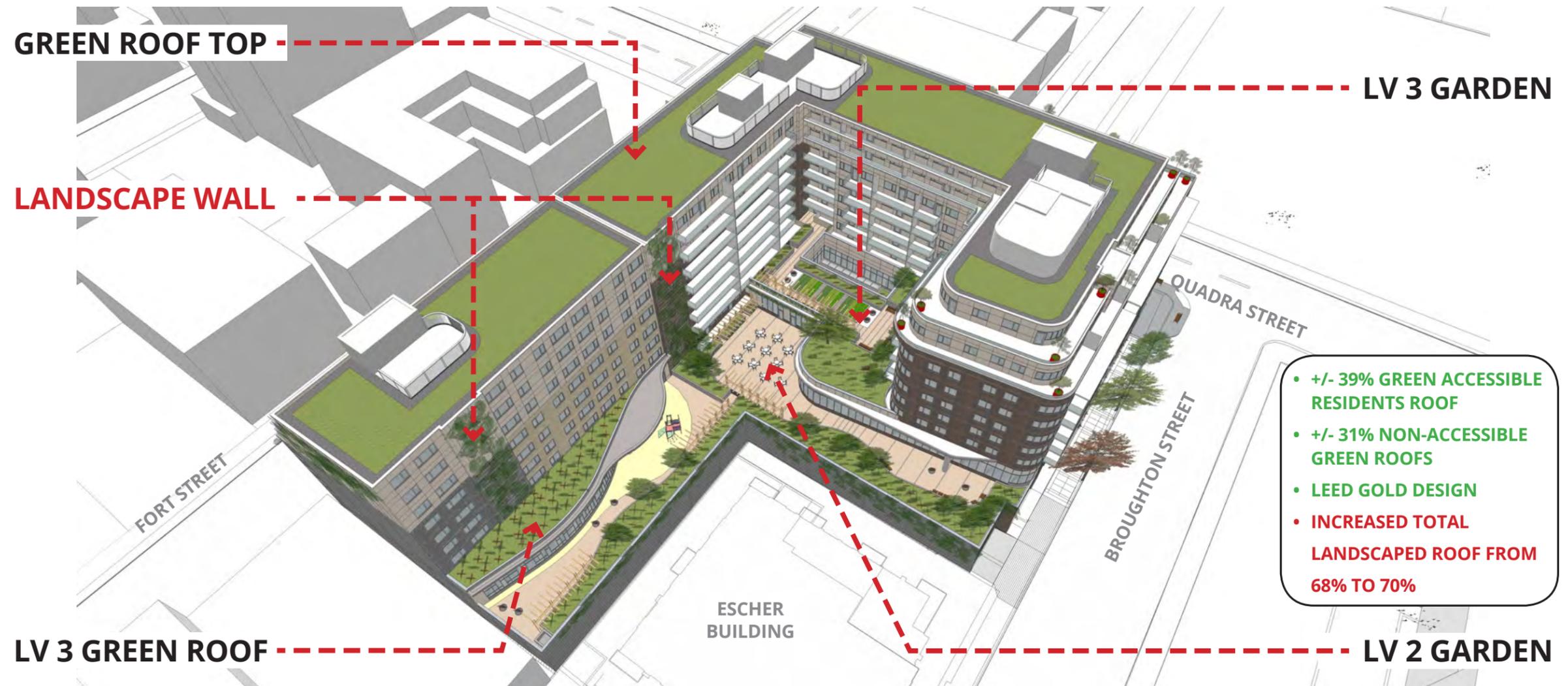


LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

## 8.0 LANDSCAPE BIRD'S EYE



## 9.0 PERSPECTIVES



INTERNAL COURTYARD

# 10.0 PERSPECTIVES



FORT & QUADRA STREET CORNER

# 11.0 PERSPECTIVES



FORT & QUADRA STREET CORNER - STREETScape

# 12.0 PERSPECTIVES



BROUGHTON & QUADRA STREET CORNER - VIEW FROM PIONEER SQUARE

## **Schedule B – Summary of CALUC Slide Changes**

The following is a list of revisions and improvements on each slide as highlighted in red font:

### **1.0 Development Team**

- Besharat Friars Architects was selected based on their signature architectural work and experience designing 5 other seniors and mixed-use buildings for PARC.

### **2.0 Community Engagement**

- Community engagement and consultation efforts were doubled from 114 to 228 over the last 6 months.

### **3.0 Independent Living as Community 'Hub'**

- Minor revisions include reduction in size of grocery store and creation of a new satellite location for Victoria's Conservatory Centre for music wellness for all ages.
- Introduction of a corner canopy at the outdoor public space at the intersection of Fort Street and Quadra Street.
- Increased the number of rental housing units for all generations from 20 to 84.
- Retail units have been re-designed to accommodate an increased number of smaller tenants.

### **4.0 Building Setback & Streetscape**

- Revised building height distribution & reduced the height from 31.5 to 30 meters. Original height was mistakenly indicated as 30 m; this has been clarified and corrected.
- Introduced a narrow façade module to western side of building facing Fort Street to respect the established small retail fabric.
- Introduced a recessed module facing Fort Street resulting in a more successful material composition.
- Increased setback by 1.7 meter on part of Quadra street façade as per City of Victoria request for a ROW.

## **5.0 Shadow Study**

- Shadow studies are similar. Overall impact is reduced due to reduction in height.

## **6.0 Floor plans**

- Introduced a canopy over Fort Street and Quadra Street public corner.
- Parking access off Fort Street is eliminated and Pedestrian access is identified.
- Both loading and underground parking is improved from two access/curb cut points to one widened access point/curb.
- The internal courtyard is enlarged and the west setback to Escher building increased to improve privacy.
- The building form has changed to an organic form facing the Escher building.
- The western elevation is tapered to improve Escher building resident views towards Christ Church Cathedral and Pioneer Square.

## **7.0 Floor Plans**

- The building form has changed to an organic form facing the Escher building.
- The western elevation of the Broughton St face of the building is tapered to improve Escher building resident views towards Christ Church Cathedral and Pioneer Square.

## **8.0 Landscape Bird's Eye**

- Added two landscape walls, improving the landscape experience.
- Increased total landscaped roof from 68% to 70%.

## **9.0 /10.0/11.0/12.0 Perspectives**

- Indicated revisions are reflected on 3D renderings as applicable.

# DEVELOPMENT TEAM



## PARC Retirement Living

### OWNER

Independent Living+.  
Where residents and employees thrive.

## PC Urban

PC Urban is serious about re-imagining property – so serious we trademarked it.

## MCMP Architects

MCMP is an established architectural practice founded on design process and driven by relationships.

## PWL Partnership

PWL is a leading Vancouver-based landscape architectural firm with over thirty years experience.

## Marzolf & Associates

A boutique communications firm specializing in community engagement pertaining to land use since 1990.



2001 NORTH VANCOUVER



2005 BURNABY



2012 NORTH VANCOUVER



2013 WEST VANCOUVER



2013 THE SOVEREIGN



2017 THE ESCHER



2009 DOCKSIDE GREEN VICTORIA



2001 MULTI-FAMILY RESIDENTIAL



# COMMUNITY ENGAGEMENT



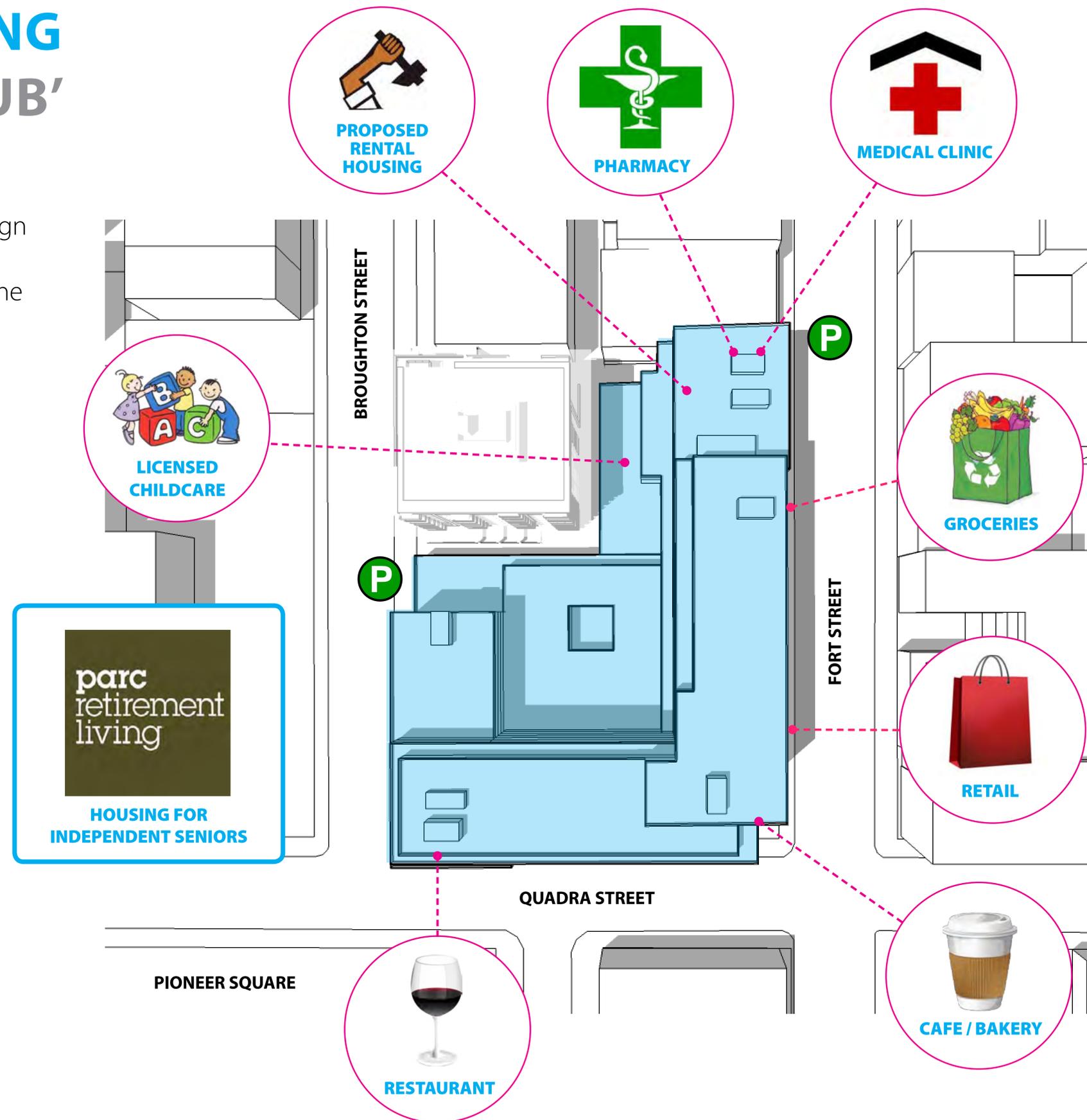
**As of February 2017, We Have Held or Attended in Excess of 110 Meetings with Members of the Community.**

- *38 Meetings with Local Residents and Community Organizers*
- *50 Meetings with Local Businesses and Business Groups*
- *5 Informal Meetings with CALUC Related Individuals and Groups*
- *21 Meetings with City Staff and Elected Officials*

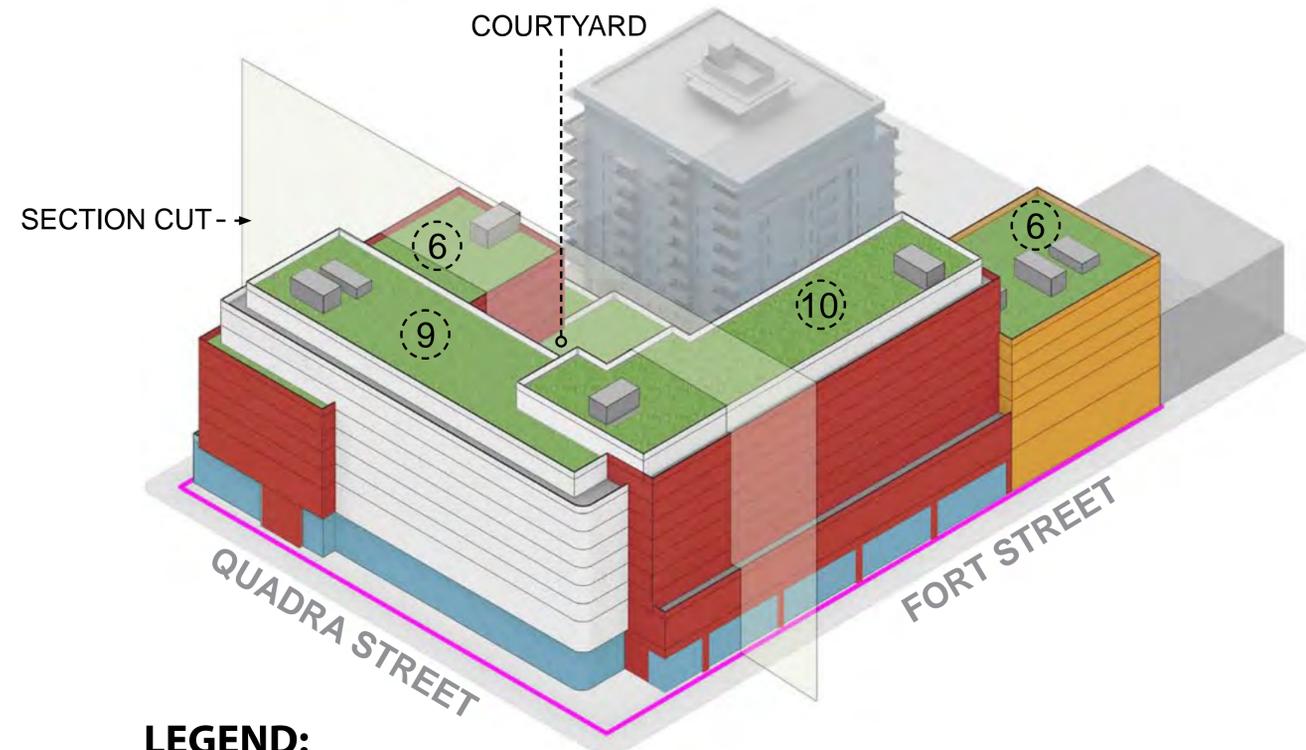
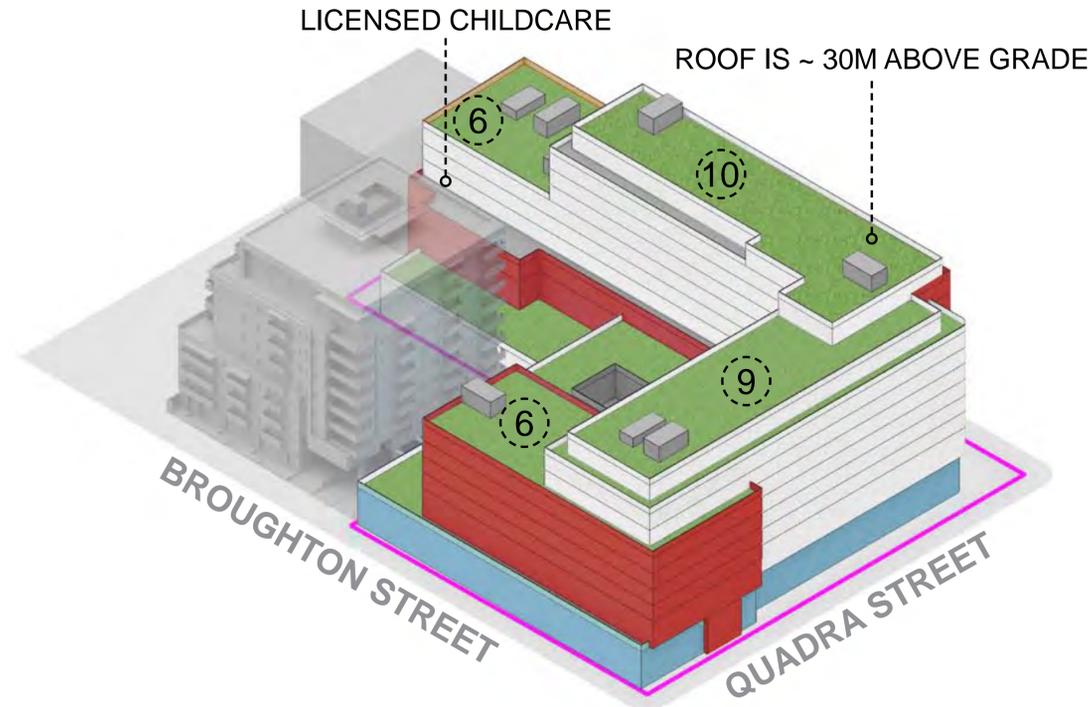
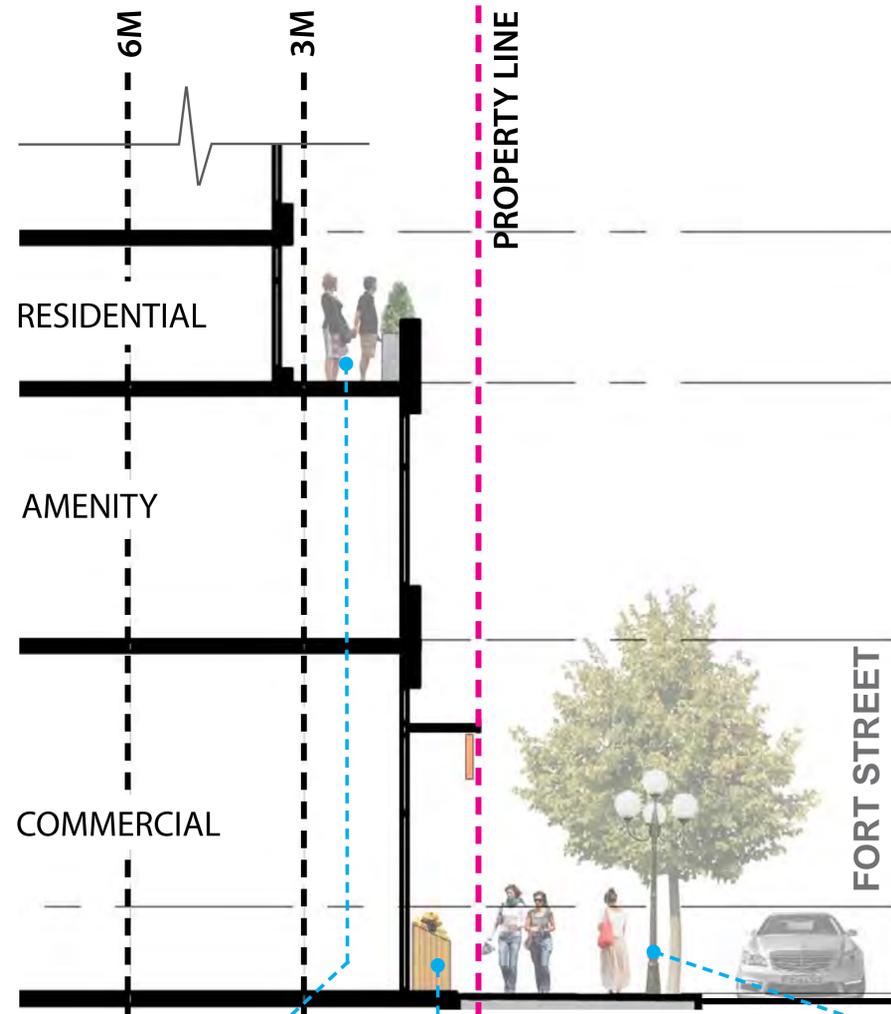


# INDEPENDENT LIVING AS COMMUNITY 'HUB'

A community-focused owner operator, PARC Retirement Living focuses on good design that encourages residents to get out into the community and invites the community into the buildings.



# BUILDING SETBACKS & STREETScape



## LEGEND:

- BRICK
- COLOURED PANEL
- WHITE PANEL
- Ⓝ NO. OF STOREYS
- GREEN / ACCESSIBLE ROOF
- GLASS
- PROPERTY LINE



parc  
retirement  
living

PCurban  
property re-imagined™

MARZOLF



FORT&QUADRA

CALUC

AUTUMN EQUINOX - SEPTEMBER 22



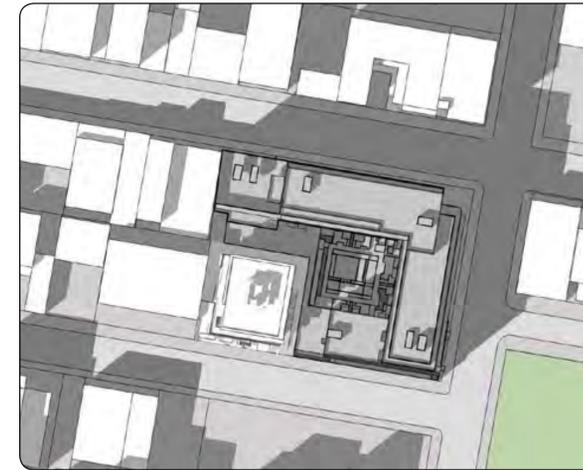
10:00 AM



12:00 PM



2:00 PM



4:00 PM

SUMMER SOLSTICE - JUNE 20



10:00 AM



12:00 PM



2:00 PM



4:00 PM

---

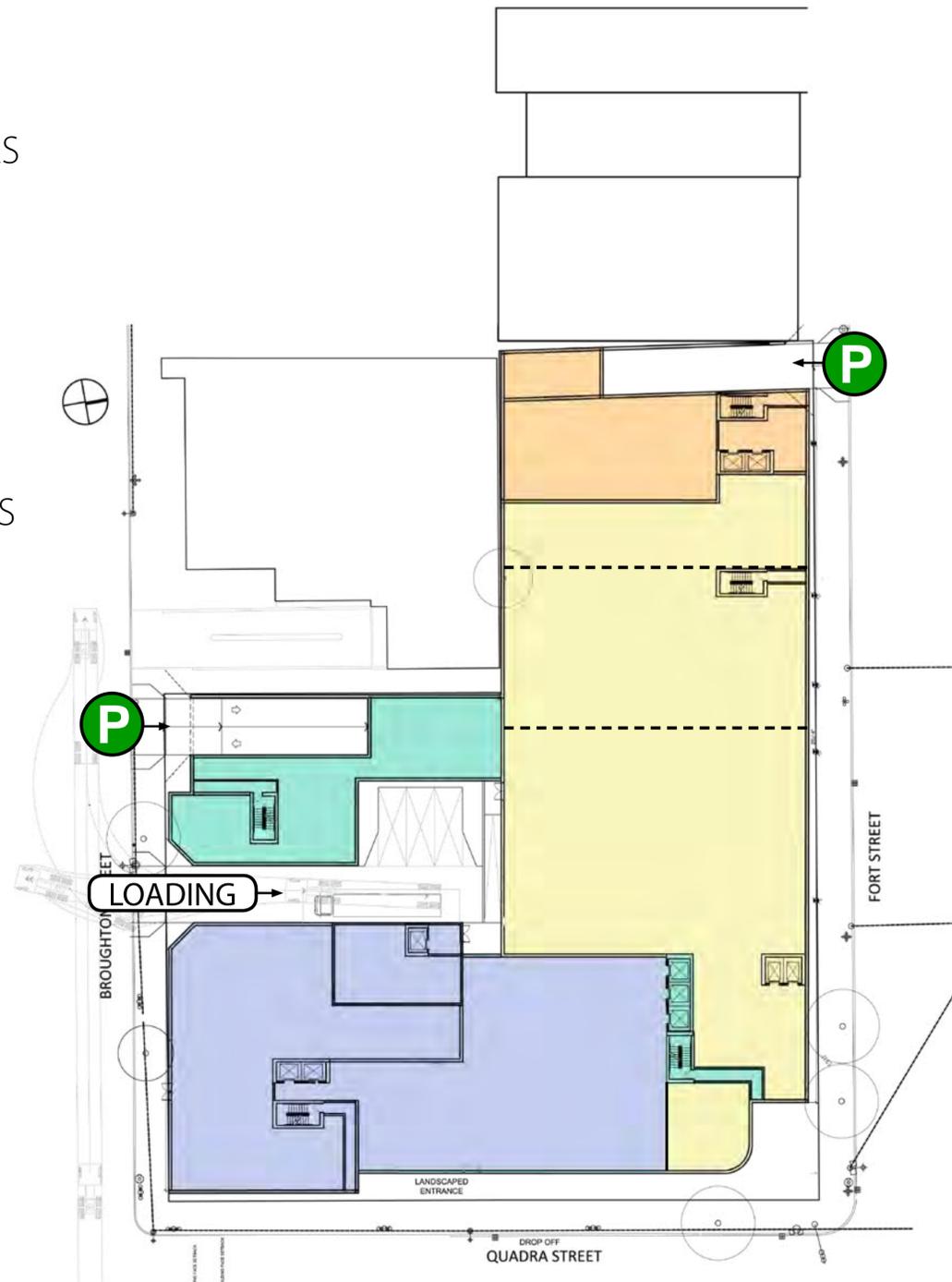
SHADOW STUDY

# FLOOR PLANS



## LEGEND:

- RETAIL SPACE
- RESIDENTIAL UNITS
- RESIDENTIAL AMENITIES
- WALK-IN CLINIC
- GREEN SPACE
- LICENSED CHILDCARE
- MEDICAL OFFICES
- RENTAL UNITS
- SEMI PUBLIC AMENITIES



GROUND FLOOR PLAN



LEVEL 2 FLOOR PLAN

parc  
retirement  
living

PCurban  
property re-imagined™

MARZOLF

PWL partnership

FORT&QUADRA

CALUC

# FLOOR PLANS



## LEGEND:

-  RETAIL SPACE
-  RESIDENTIAL UNITS
-  RESIDENTIAL AMENITIES
-  WALK-IN CLINIC
-  GREEN SPACE
-  LICENSED CHILDCARE
-  MEDICAL OFFICES
-  RENTAL UNITS
-  SEMI PUBLIC AMENITIES



LEVEL 3 FLOOR PLAN



LEVEL 4 FLOOR PLAN

parc  
retirement  
living

PCurban  
property re-imagined™

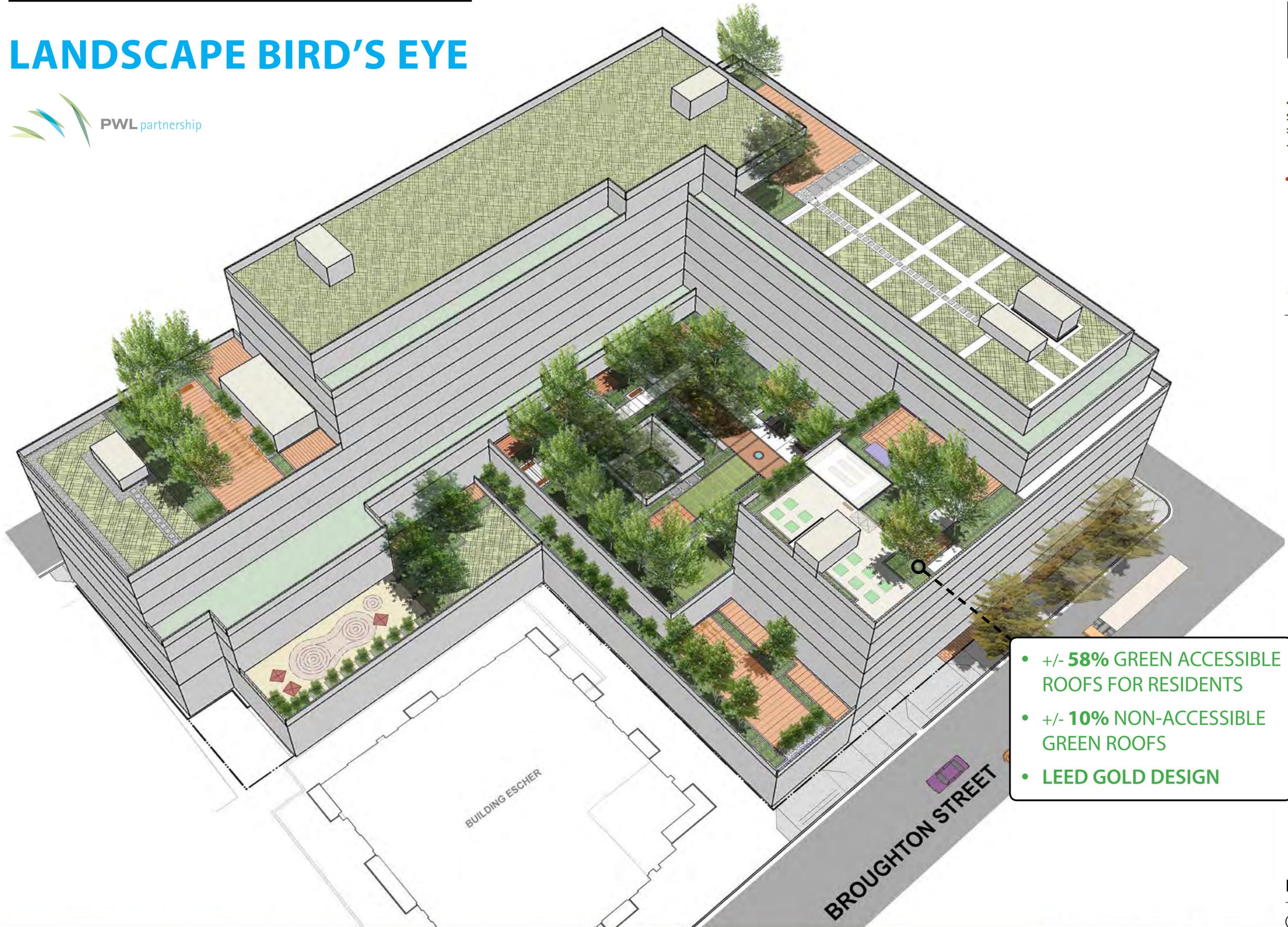
MARZOLF

PWL partnership

FORT&QUADRA

CALUC

# LANDSCAPE BIRD'S EYE



- +/- **58%** GREEN ACCESSIBLE ROOFS FOR RESIDENTS
- +/- **10%** NON-ACCESSIBLE GREEN ROOFS
- **LEED GOLD DESIGN**



parc  
retirement  
living

PCurban  
property re-imagined™

MARZOLF

PWL partnership

PERSPECTIVES

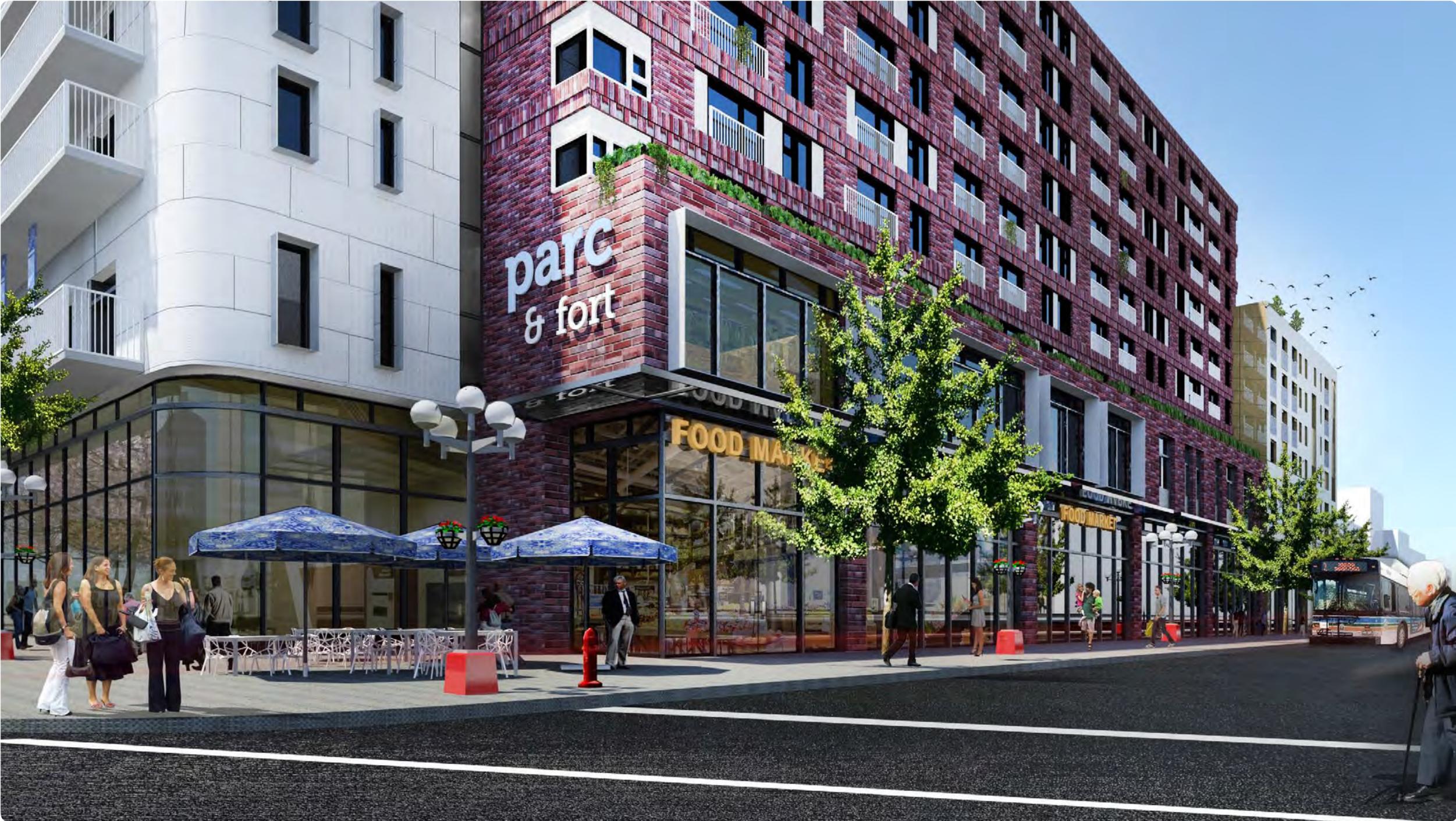
INTERIOR COURTYARD: THE HEART OF THE DEVELOPMENT



---

# PERSPECTIVES

## FORT AND QUADRA CORNER: THE GATEWAY



parc  
retirement  
living

PCurban  
property re-imagined™

MARZOLF

PWL partnership

# PERSPECTIVES

## FORT AND QUADRA STREET CORNER

Animating the street with new retailers and services complements the 800 block of Fort.



parc  
retirement  
living

PCurban  
property re-imagined™

MARZOLF

PWL partnership

---

# PERSPECTIVES

ROOM WITH A VIEW TO PIONEER SQUARE