



350 Sparks Street
UDRP Presentation
Nov 5, 2015

Norguard

WZMH ARCHITECTS

SPARKS STREET

BAY STREET

LYON STREET NORTH

QUEEN STREET

MAX. HEIGHT 158.07M ASL

MAX. HEIGHT 153.93M ASL

MAX. HEIGHT 159.80M ASL

MAX. HEIGHT 155.70M ASL

6-LEVEL PODIUM AMENITY & RESIDENTIAL

RESIDENTIAL TOWER (23 STOREY TOWER & MECHANICAL PENTHOUSE) TOTAL HEIGHT 151.31 ASL

6 STOREY PODIUM

EXISTING OFFICE PODIUM

3-LEVEL PODIUM AMENITY:

- SWIMMING POOL & SPA
- CONFERENCE FACILITIES
- RETAIL
- RESTAURANT

DROP-OFF PLAZA

EXISTING OFFICE TOWER (12 STOREYS)

HILTON GARDEN INN & HOMEWOOD SUITES TOWER (27 STOREY TOWER INCLUDING MECHANICAL) TOTAL HEIGHT 158.31 ASL

37.00

18.00

18.50

20.50

1.50

7000

11650

20710

13380

7000

44880

8040

BIKE ENTRANCE

PARKING ENTRANCE

RESIDENTIAL MOVE IN

RESIDENTIAL ENTRY

EL -1.220

OFFICE ENTRY

EXPAND GROUND FLOOR AT OFFICE BUILDING

RECLAD EXISTING GROUND FLOOR FACADE

OFFICE ENTRY

OFFICE ENTRY

RESIDENTIAL ENTRY

RESIDENTIAL ENTRY

OFFICE ENTRY

OFFICE ENTRY

OFFICE ENTRY

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POPS

SHIPPING/RECEIVING & GARBAGE

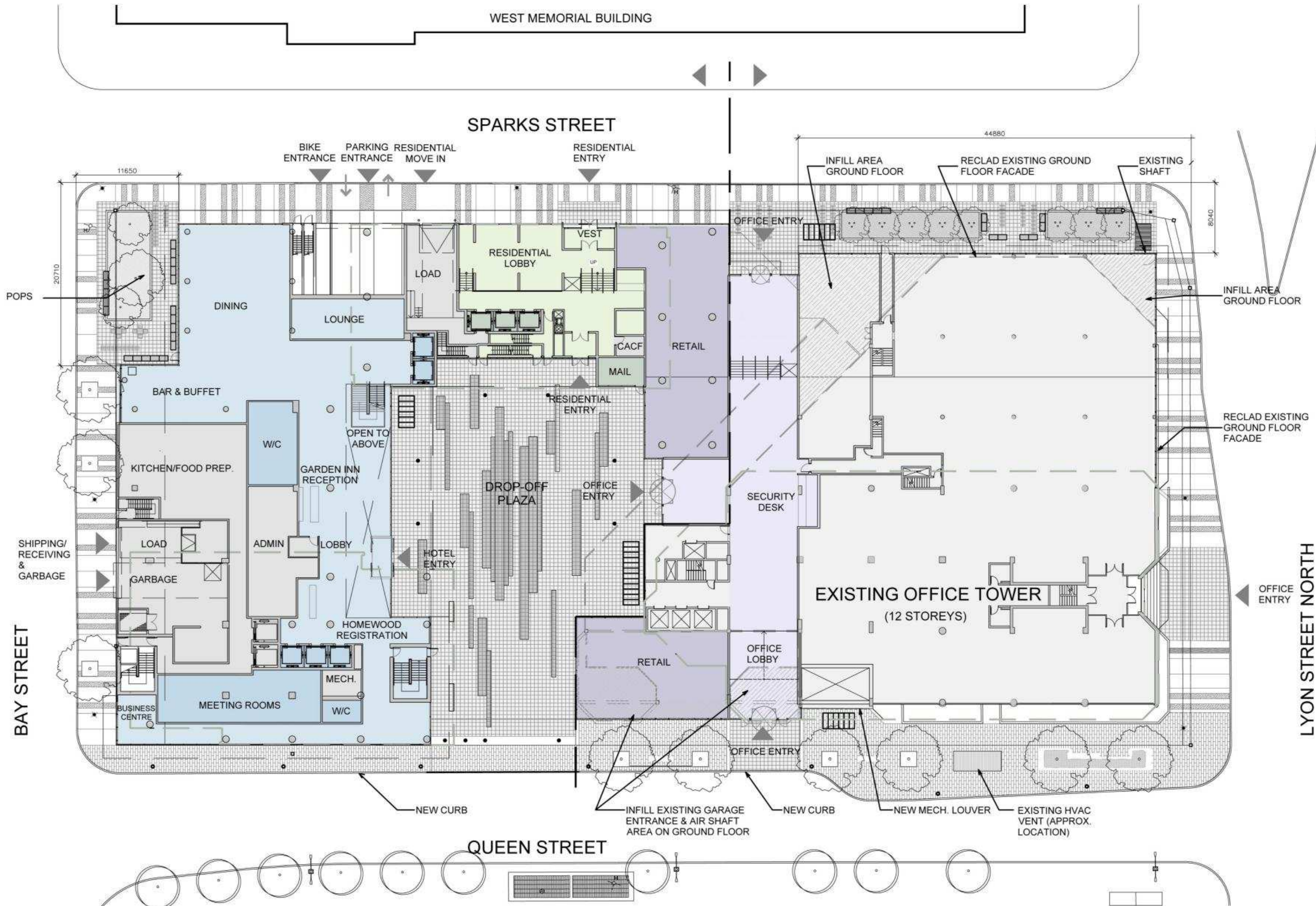
NEW CURB

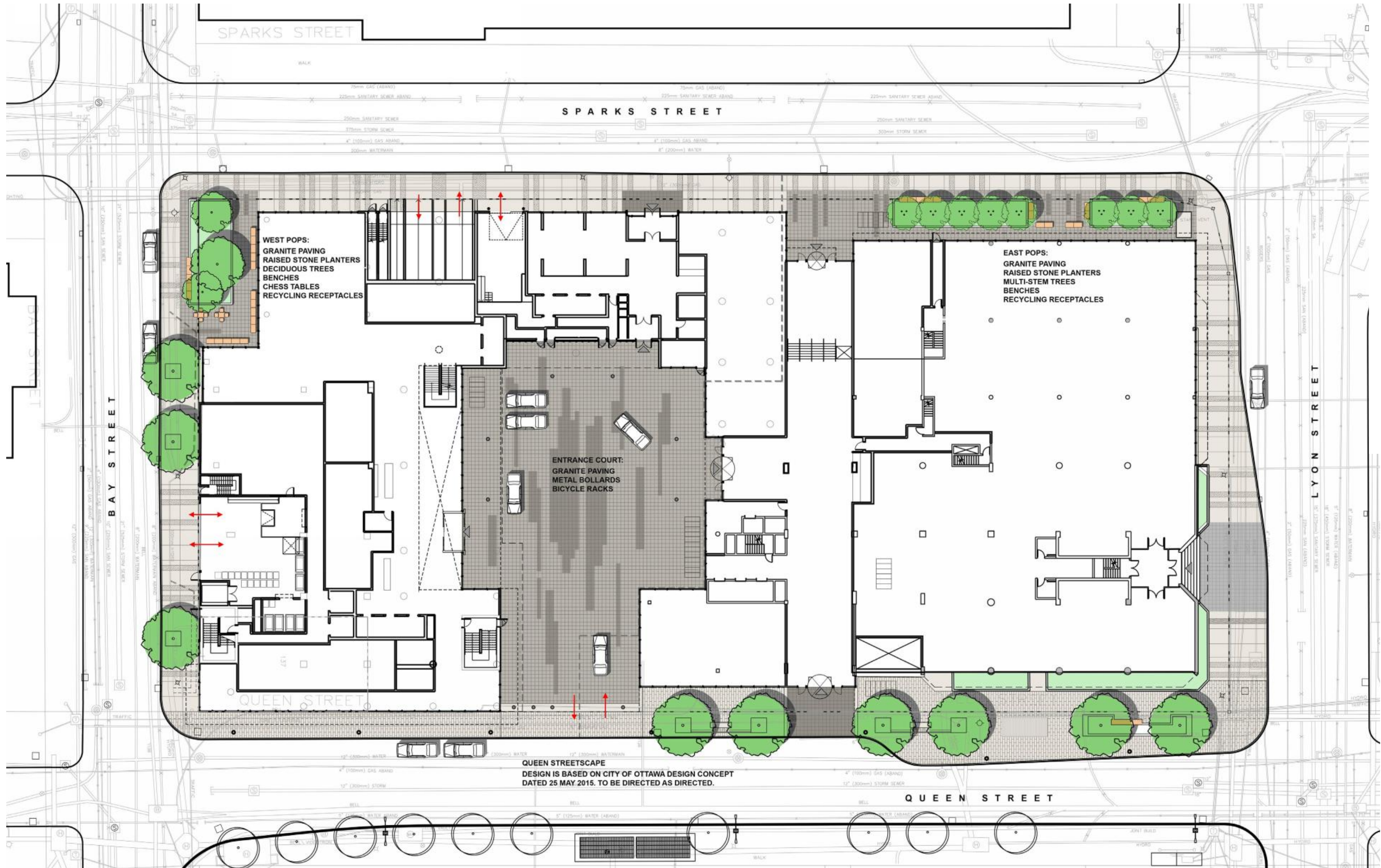
EL 0.000

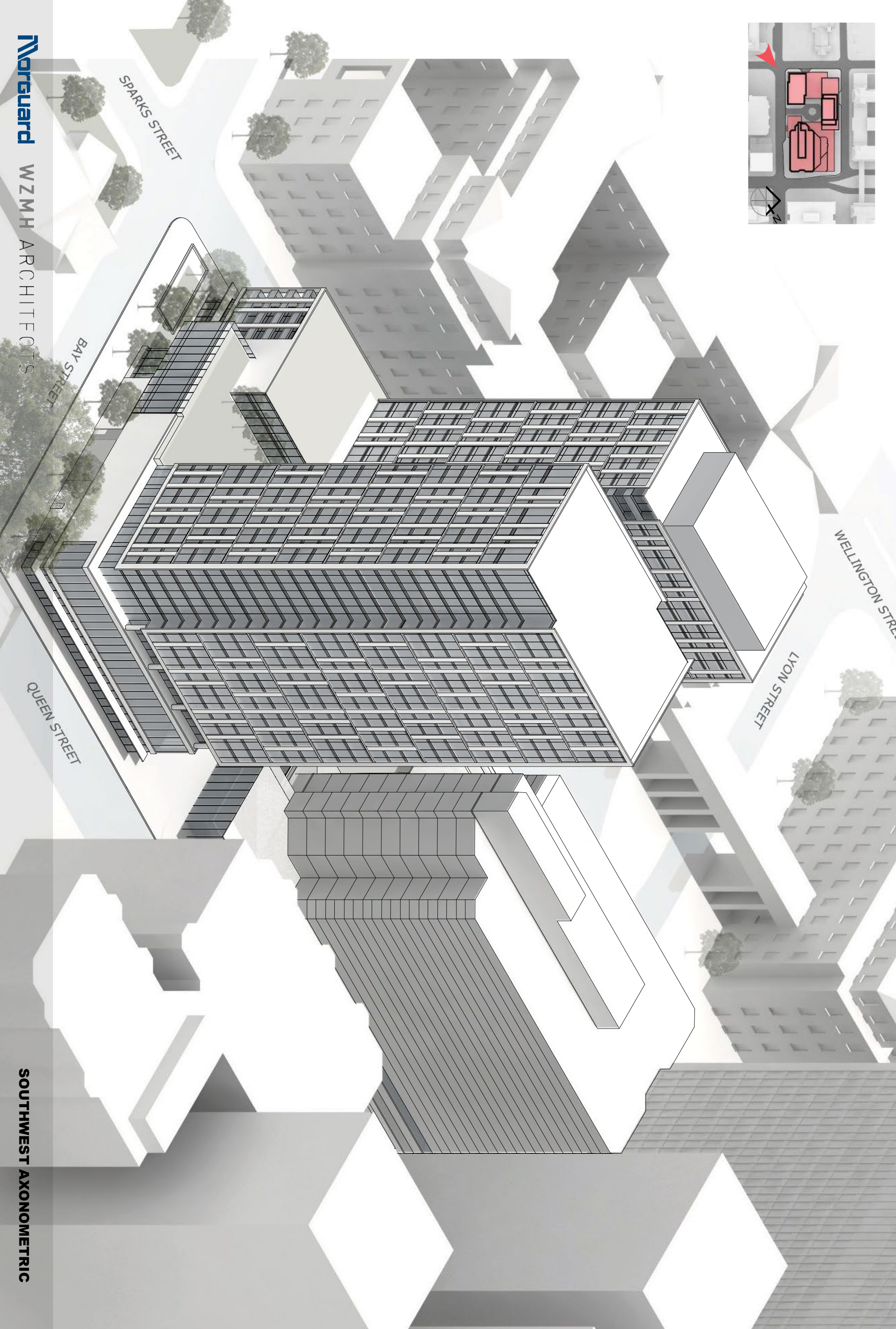
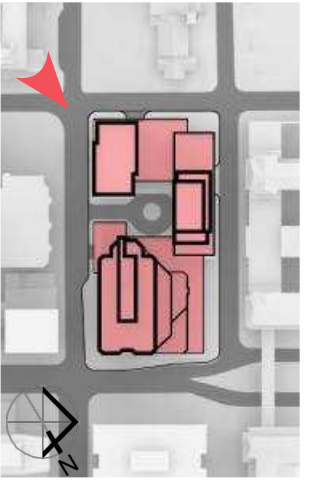
EXISTING HVAC VENT (APPROX. LOCATION)

OUTLINE OF LR BELOW (TBD)









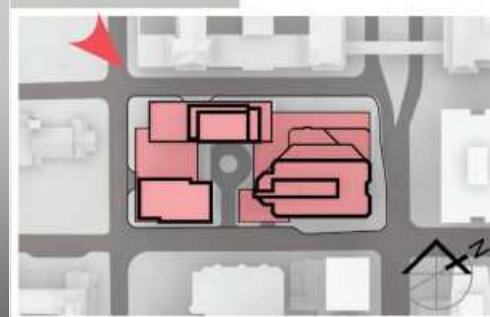
350 SPARKS STREET DEVELOPMENT



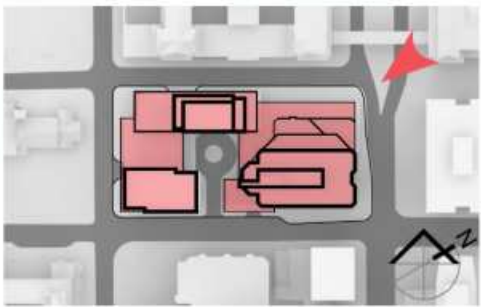
LYON STREET

QUEEN ST.

BAY STREET



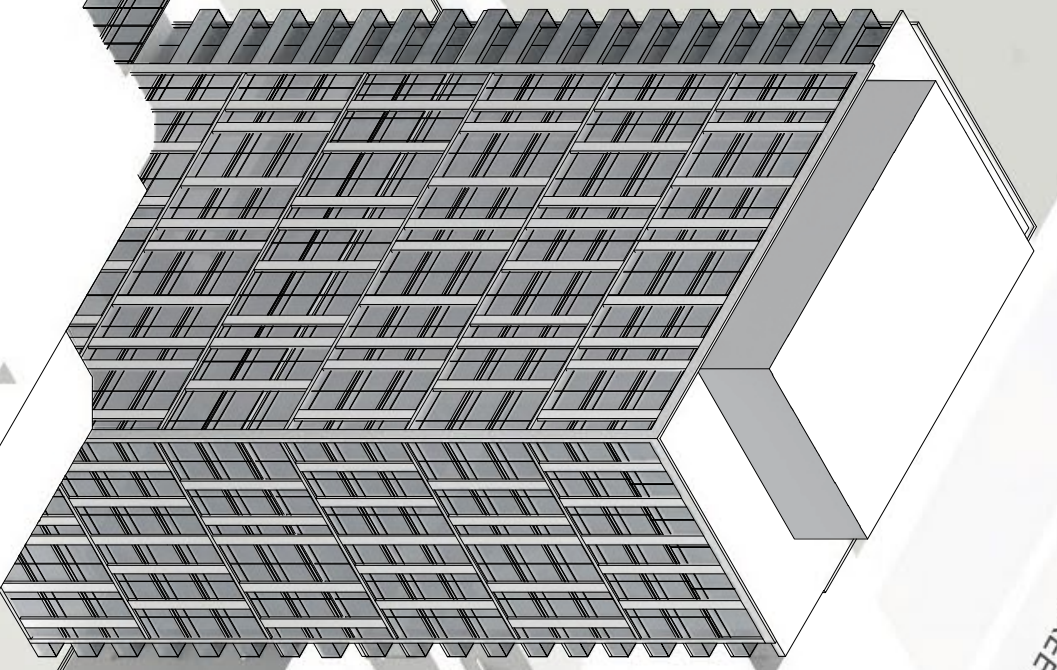
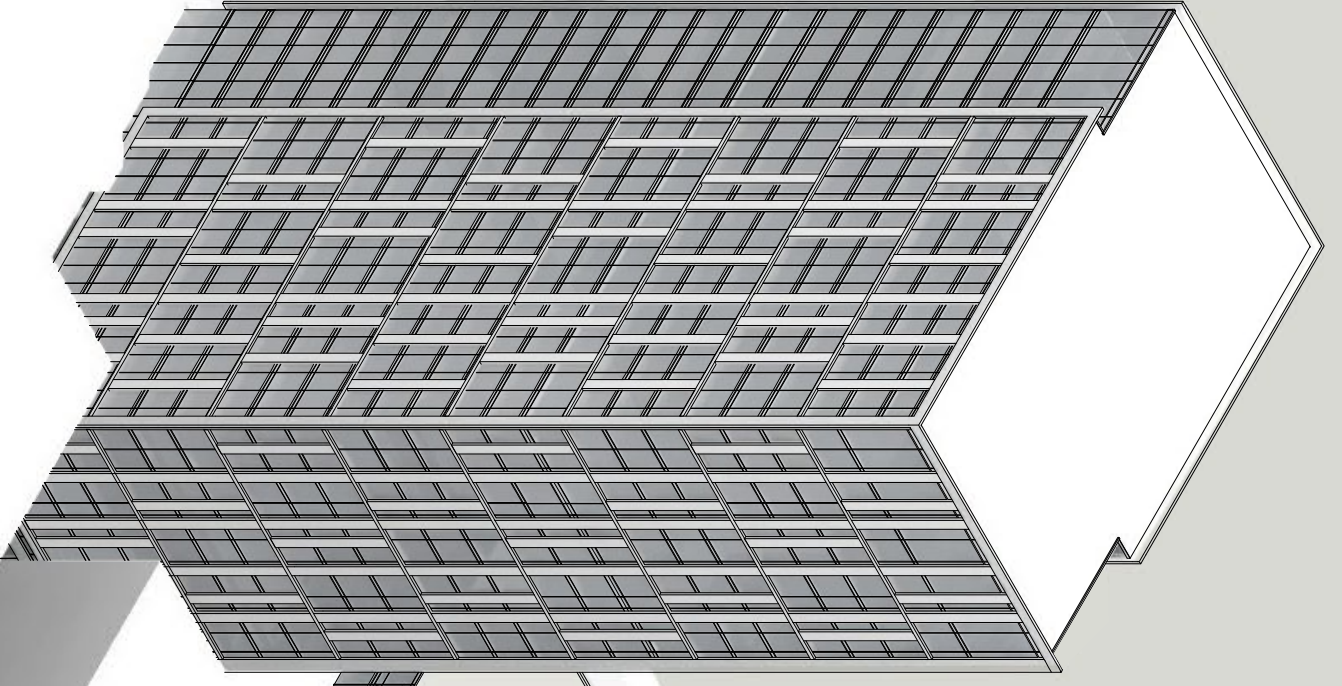
350 SPARKS STREET DEVELOPMENT



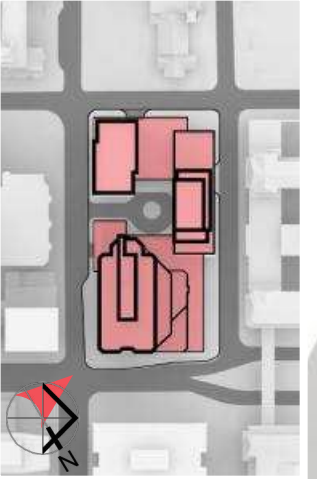
QUEEN STREET

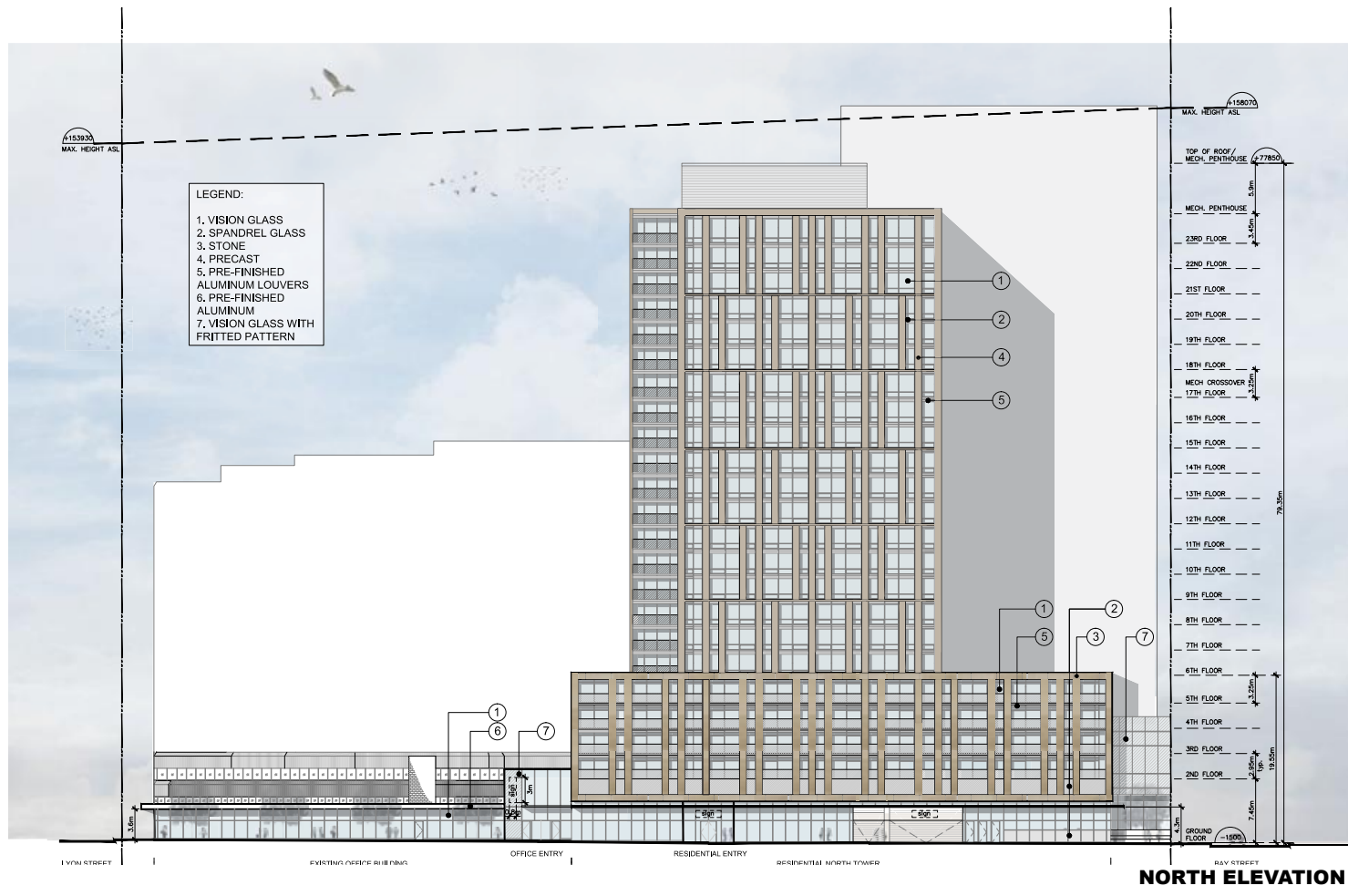
SPARKS STREET

350 SPARKS STREET DEVELOPMENT

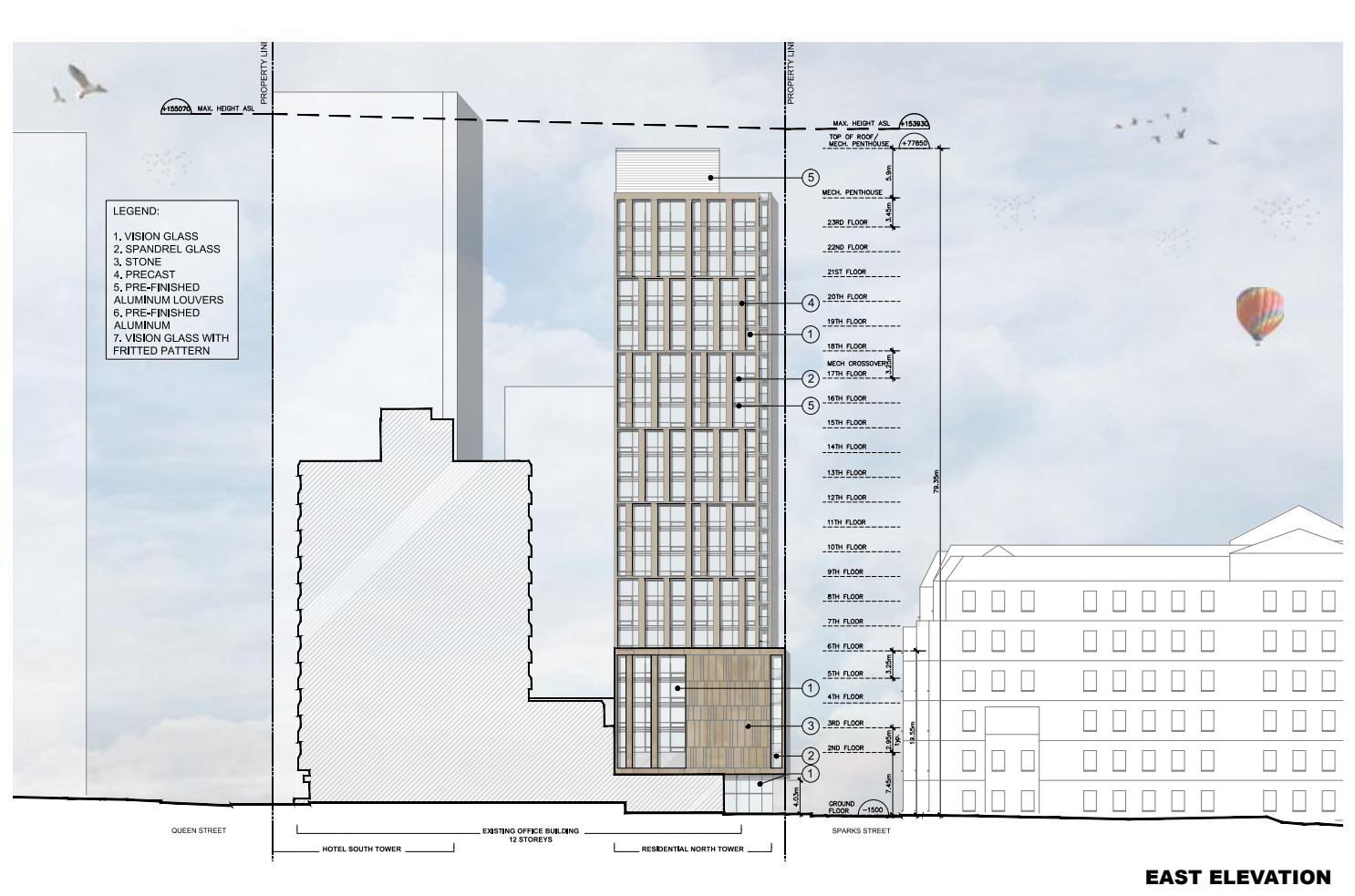


WELLINGTON STREET

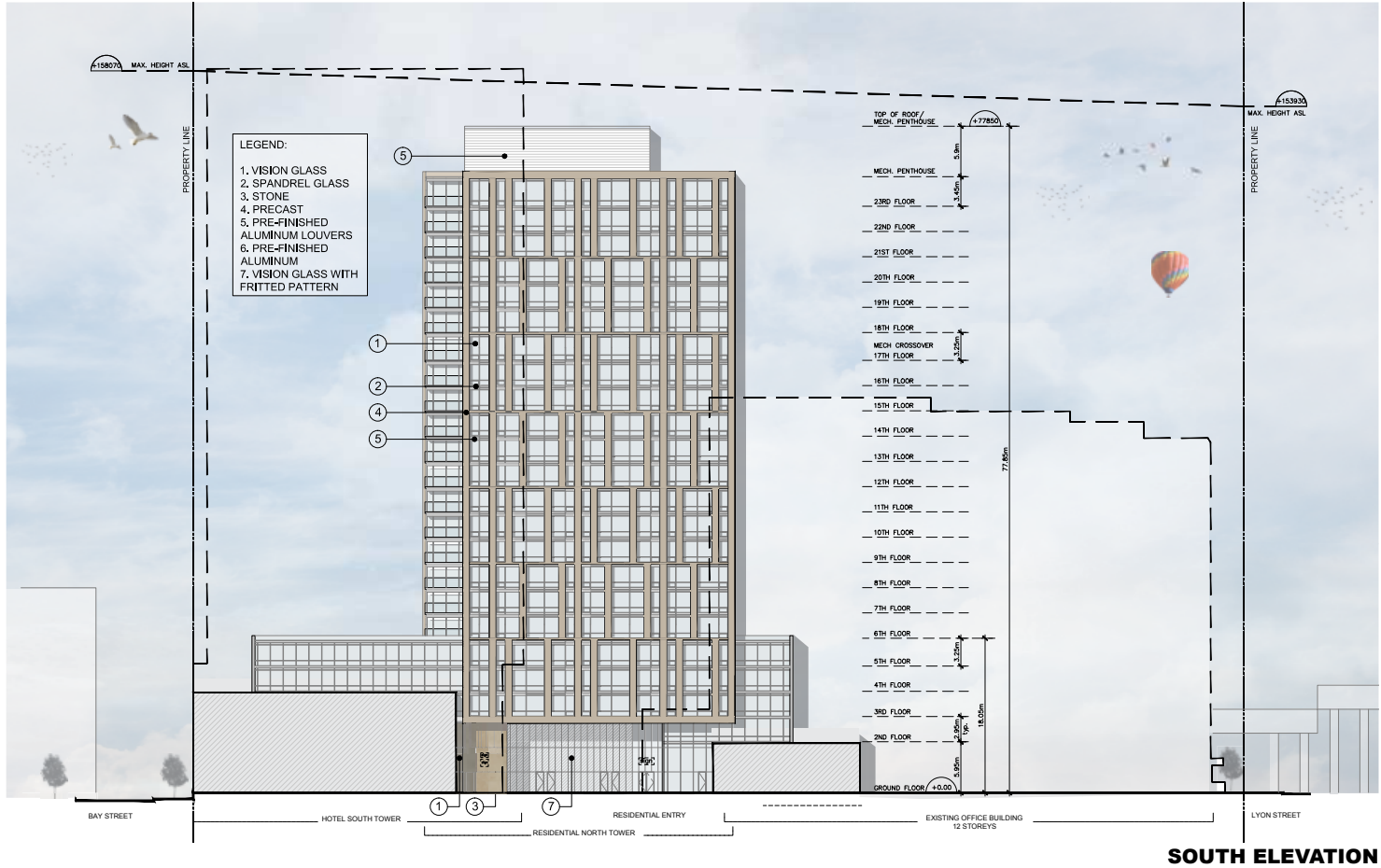




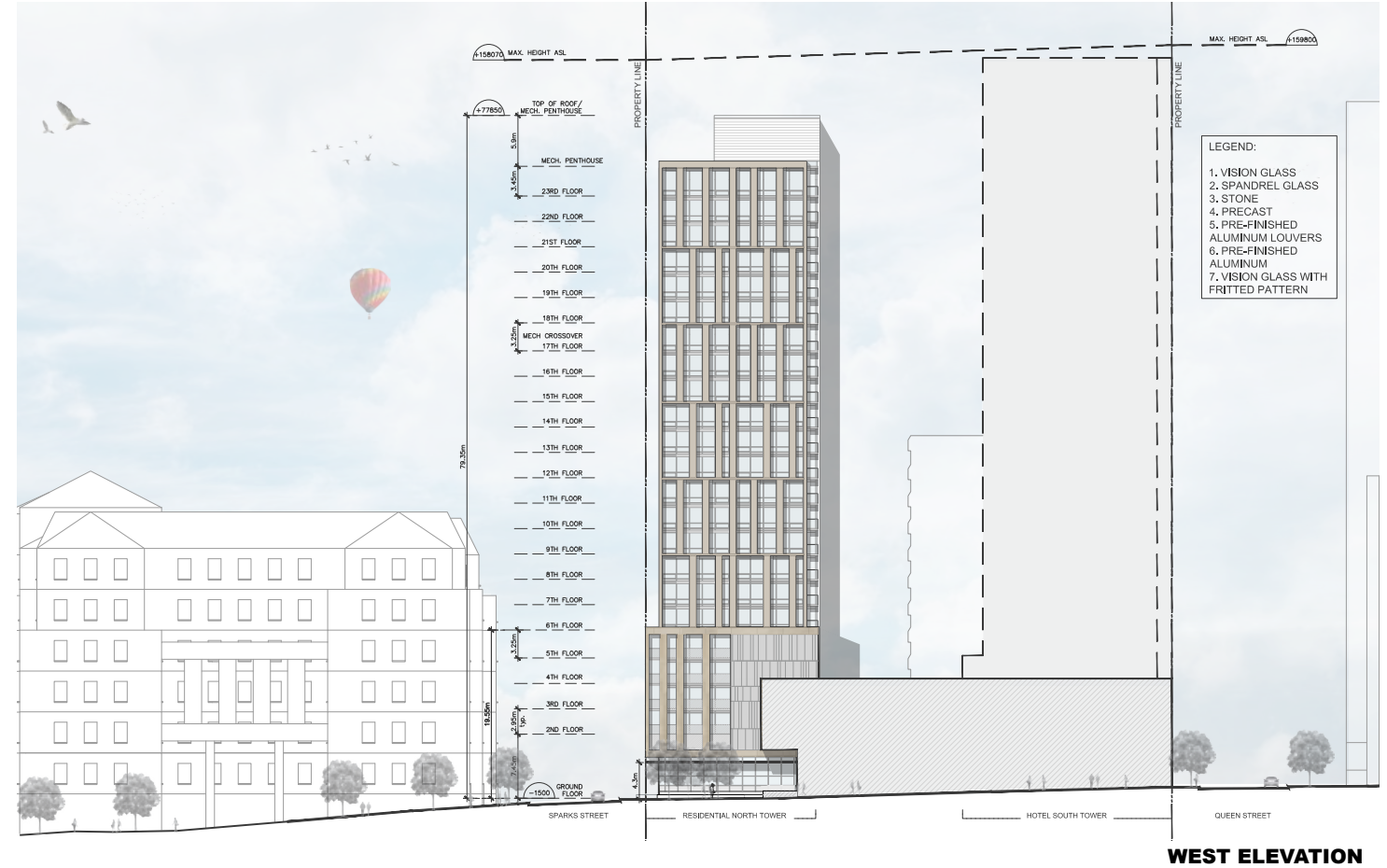
NORTH ELEVATION



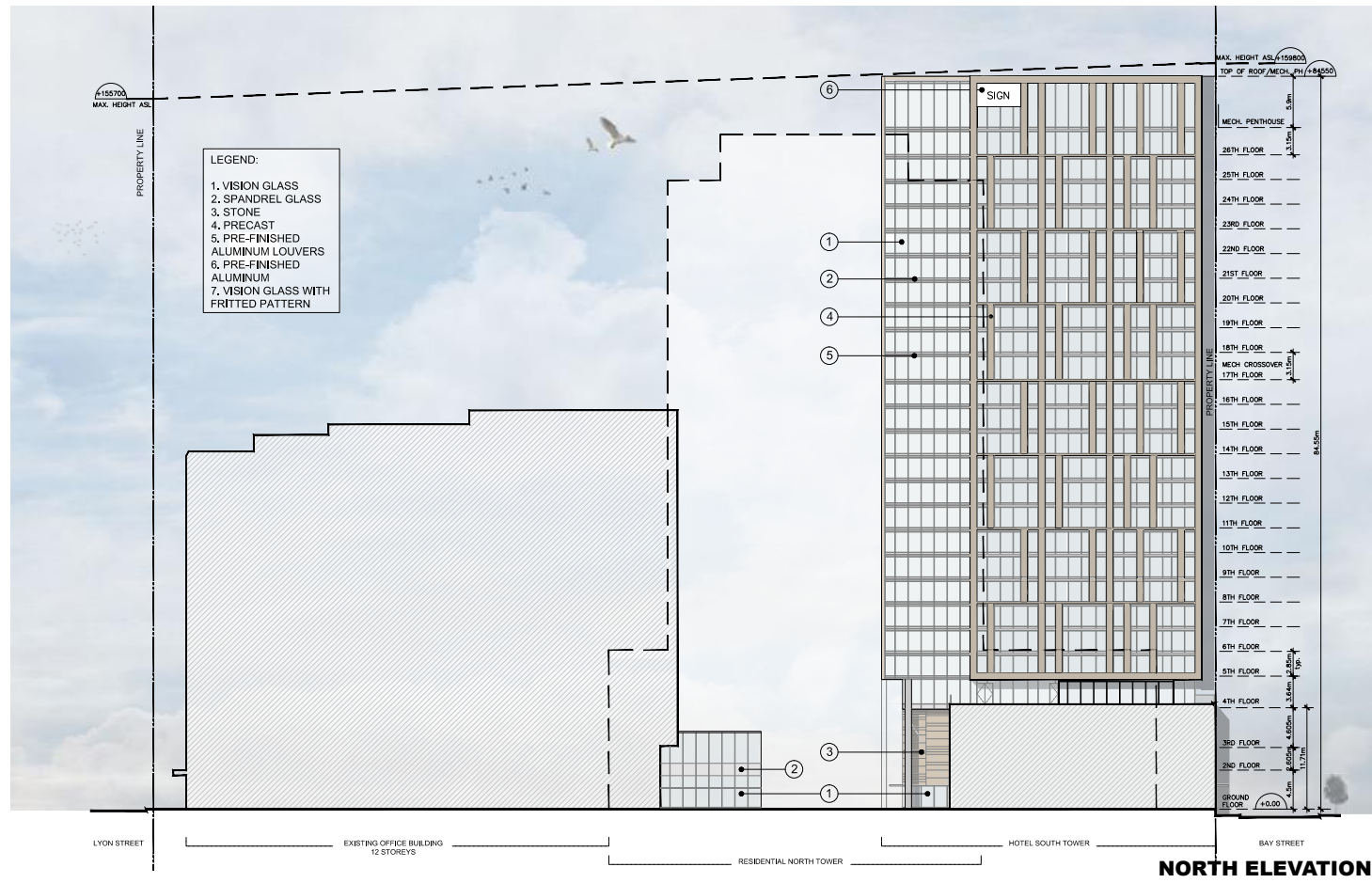
EAST ELEVATION



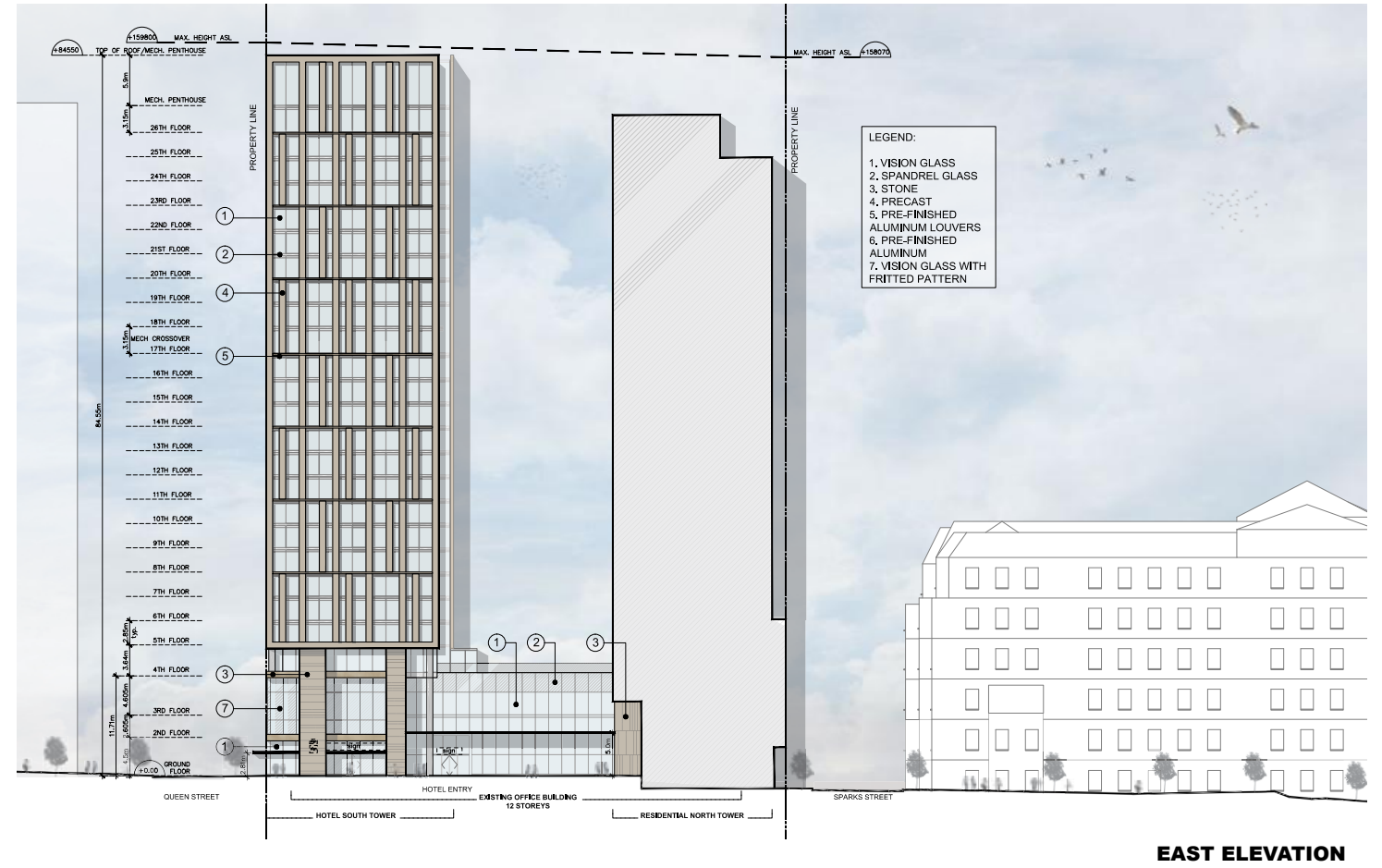
SOUTH ELEVATION



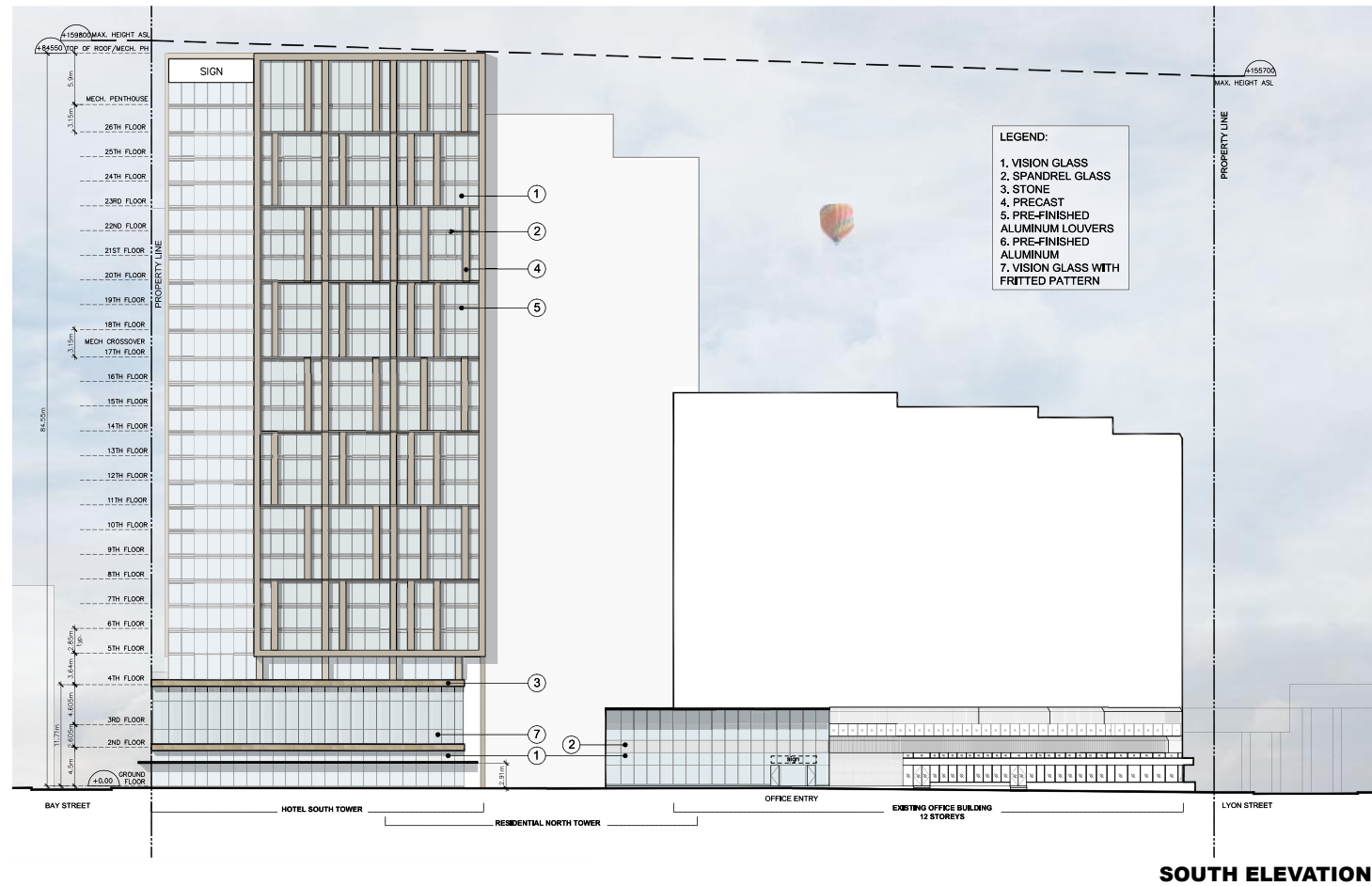
WEST ELEVATION



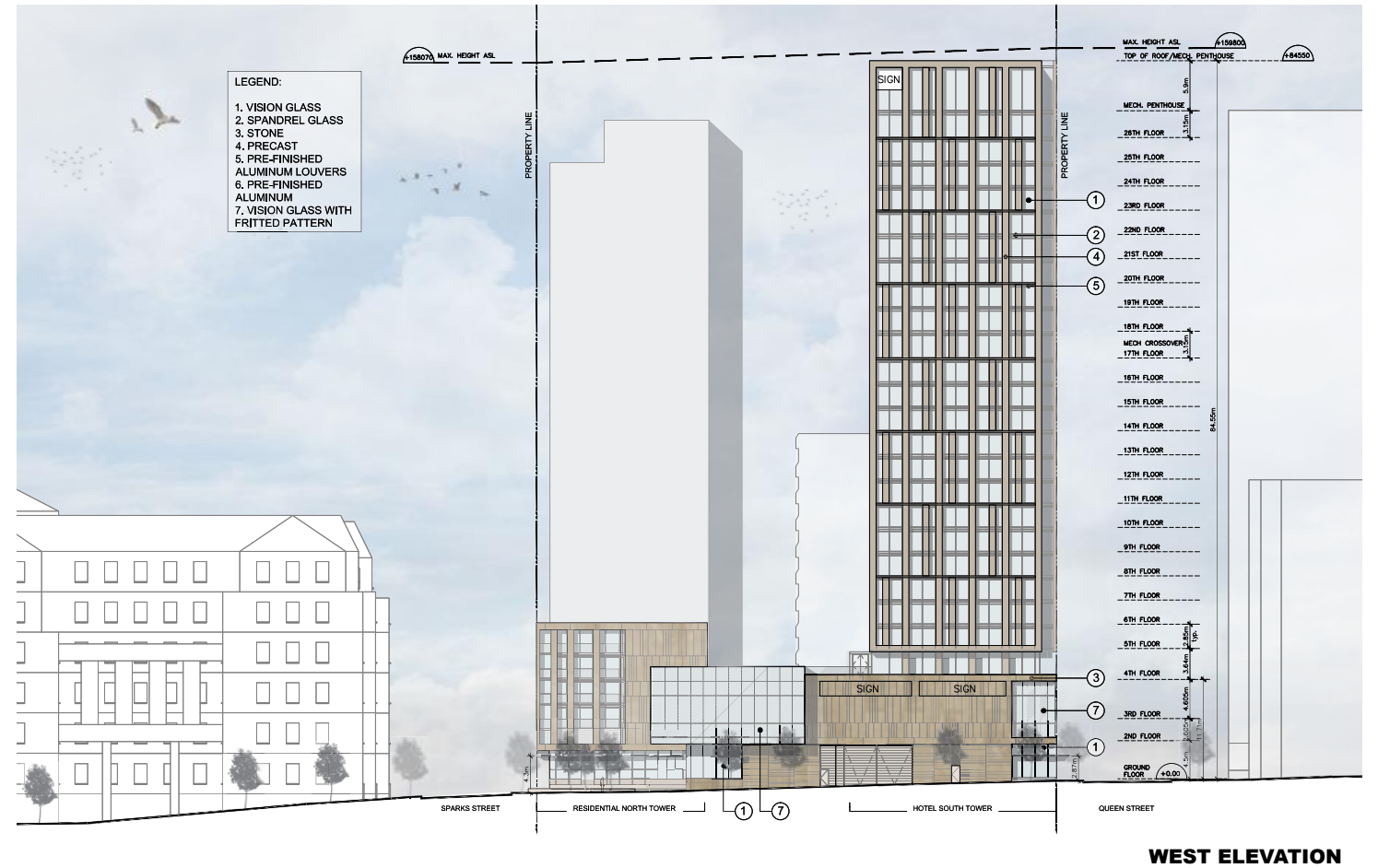
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

350 SPARKS STREET DEVELOPMENT

