

DRAWING LIST

#	SHEET DRAWING TITLE	SCALE	REZONING
A000	COVER SHEET	NTS	.
A001	PROJECT STATISTICS	NTS	.
A002	PROJECT STATISTICS	NTS	.
A100	**SITE INFO.**		
A101	SITE PLAN	1/32" = 1'-0"	.
A102	SHADOW STUDY	NTS	
A200	**FLOOR PLANS**		
A201	P3	1/16" = 1'-0"	.
A202	P2	1/16" = 1'-0"	.
A203	P1	1/16" = 1'-0"	.
A204	P1 MEZZ.	1/16" = 1'-0"	.
A205	GROUND LEVEL	1/16" = 1'-0"	.
A206	LEVEL 2	1/16" = 1'-0"	.
A207	LEVEL 3	1/16" = 1'-0"	.
A208	LEVEL 4	1/16" = 1'-0"	.
A209	LEVEL 5	1/16" = 1'-0"	.
A210	LEVEL 6	1/16" = 1'-0"	.
A211	LEVEL 7	1/16" = 1'-0"	.
A212	LEVEL 8	1/16" = 1'-0"	.
A213	LEVEL 9	1/16" = 1'-0"	.
A214	LEVEL 10-19	1/16" = 1'-0"	.
A215	LEVEL 36 Amenity	1/16" = 1'-0"	.
A216	LEVEL 37 MECH. ROOF	1/16" = 1'-0"	.
	ELEVATIONS		
A301	EAST & WEST TOWERS - E 6 TH AVE	3/64" = 1'-0"	.
A302	EAST & WEST TOWERS - MAKERS LANE	3/64" = 1'-0"	.
A303	EAST TOWER - KEITH DRIVE	3/64" = 1'-0"	.
A304	WEST TOWER - GLEN DRIVE	3/64" = 1'-0"	.
A305	OFFICE TOWER	3/64" = 1'-0"	.
	BUILDING SECTIONS		
A400	SECTION A-A	3/64" = 1'-0"	.
A401	SECTION B-B	3/64" = 1'-0"	.
A402	SECTION C-C	3/64" = 1'-0"	.
A403	SECTION D-D	3/64" = 1'-0"	.

REZONING APPLICATION 1155 EAST 6TH AVENUE

PROJECT TEAM

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MCM

Musson Cattell Mackey Partnership

Architects
Designers
Planners

A Partnership Of Corporations

1155 E 6TH AVE

Project # 221024

REGISTERED ARCHITECT PETER B. OSBORNE BRITISH COLUMBIA

2024-06-21

A000

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PROJECT STATISTICS: DENSITY AND ZONING

LAND AREA				
	SQ.FT.	SQ.M.	ZONING	BROADWAY PLAN
1155 E 6TH AVE	86116	8000.4	I-3/I-2	up to 10.0x FSR

BROADWAY PLAN
MAX. HEIGHT 35 STORY
MAX FSR 10.0

PROPOSED DENSITIES

	DENSITY BY USE							GFA	EXCLUSIONS				FSR AREA(DENSITY)
	OFFICE	INDUSTRIAL/MAKER (I-2)	GROCERY	RETAIL	SERVICE	CHILD CARE	RESIDENTIAL		STORAGES RESIDENTIAL	AMENITY RESIDENTIAL	AMENITY OFFICE	TOTAL EXCLUSION	
GROUND	3,520.0	17,916.0	2,837.0	16,388.0	1,735.0	-	5,252.0	47,648.0	-	-	-	-	47,648.0
L2	796	9,190.0	37,153.0	5,400.0		-	1,847.0	54,386.0	-	-	-	-	54,386.0
L3	8,740.0	13,588.0				-	14,698.0	37,026.0	-	14,698.0	8,740.0	23,438.0	13,588.0
L4	-					10,538.5	18,789.4	29,327.8	352.0	-	-	352.0	28,975.8
L5	12,832.6						18,789.4	31,622.0	352.0	-	-	352.0	31,270.0
L6	14,884.6						18,789.4	33,673.9	352.0	-	-	352.0	33,321.9
L7	15,769.9						12,900.0	28,669.9	395.0	-	-	395.0	28,274.9
L8	16,007.4						12,900.0	28,907.4	395.0	-	-	395.0	28,512.4
L9	8,217.9						12,900.0	21,117.9	395.0	-	-	395.0	20,722.9
L10	10,410						12,900.0	23,310.0	395.0	-	-	395.0	22,915.0
L11	12,735						12,900.0	25,634.8	395.0	-	-	395.0	25,239.8
L12	13,549						12,900.0	26,449.4	395.0	-	-	395.0	26,054.4
L13	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L14	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L15	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L16	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L17	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L18	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L19	13,768						12,900.0	26,668.3	395.0	-	-	395.0	26,273.3
L20	6,660.8						12,900.0	19,560.8	395.0	-	6,660.8	7,055.8	12,505.0
L21	500.0						12,900.0	13,400.0	395.0	-		395.0	13,005.0
L22							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L23							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L24							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L25							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L26							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L27							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L28							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L29							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L30							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L31							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L32							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L33							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L34							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L35							12,900.0	12,900.0	395.0	-		395.0	12,505.0
L36							8,334.7	8,334.7	-	8,334.7		8,334.7	-
L37							1,000.0	1,000.0	-	-		-	1,000.0
TOTAL	221,001 SF	40,694 SF	39,990 SF	21,788 SF	1,735 SF	10,538 SF	461,600 SF	797,346.5	12,511.0	23,033 SF	15,401 SF	50,944 SF	746,402 SF
FSR	**2.39**	**0.47**	**0.46**	**0.25**	**0.02**	**0.12**	**4.95**						**8.67**

	EMPLOYMENT SPACE (sq. ft.)	SERVICE (sq. ft.)	CHILD CARE (sq. ft.)	RESIDENTIAL (sq. ft.)	TOTAL FSR (sq. ft.)
AREAS	308,072	1,735	10,538	426,056	
FSR	3.58	0.02	0.12	4.95	**8.67**

Land Area & Zoning	
	AREA
Land Area	86,116 SF
Zoning	I-3/I-2
FC Flats Provisions	up to 5.0x FSR
Broadway Plan	up to 10.0x FSR

Requirements under existing zoning & False Creek Flats Plan		
	AREA	Total
Employment Space	258,348 SF	258,348 SF
Min. Commercial Density		258,348 SF

Employment Space		
	AREA	FSR
Office	205,600 SF	2.39 FSR
I-2 Industrial	40,694 SF	0.47 FSR
Grocery Store	39,990 SF	0.46 FSR
Retail	21,788 SF	0.25 FSR
Child Care	10,538 SF	0.12 FSR
Total	318,611 SF	3.70 FSR

Child care, Service, Residential		
	AREA	FSR
Residential	426,056 SF	4.95 FSR
Service	1,735 SF	0.02 FSR
Total	427,791 SF	4.97 FSR

Total	**746,402 SF**	**8.67 FSR**

OUTDOOR AMENITY MIN. REQUIRED			
SQ.M. PER UNIT	TOTAL UNIT	TOTAL / SQ. FT.	TOTAL / SQ. M.
		SQ.FT.	SQ.M.
2	600	12,917	1,200

OUTDOOR AMENITY PROPOSED		
# LEVEL	AREA / SQ.FT.	AREA / SQ. M.
LEVEL 3	17,927	1,665
LEVEL 7	5,000	465
LEVEL 36	4,000	372
TOTAL	26,927	2,502

INDOOR AMENITY MIN. REQUIRED FOR BOTH TOWERS			
SQ.M. PER UNIT	TOTAL UNIT	TOTAL / SQ. FT.	TOTAL / SQ. M.
		SQ.FT.	SQ.M.
1.2	600	7750	720

INDOOR AMENITY PROPOSED FOR BOTH TOWERS		
# LEVEL	AREA/SQ.FT.	AREA/SQ. M.
LEVEL 3	14,698	1,365
LEVEL 36	8,335	774
TOTAL	23,033	2,140

RESIDENTIAL - EAST TOWER (35 LEVELS)					
	DENSITY BY USE		GFA	EXCLUSIONS	
	RESIDENTIAL	SERVICE		AMENITY	STORAGE
LEVEL 1	0	2626	2,626	0	0
LEVEL 2	0	1161	1,161	0	0
LEVEL 3	7,349	0	7,349	7,349	0
LEVEL 4	9,395	0	9,395	0	257
LEVEL 5	9,395	0	9,395	0	257
LEVEL 6	9,395	0	9,395	0	257
LEVEL 7	6,400	0	6,400	0	198
LEVEL 8	6,400	0	6,400	0	198
LEVEL 9	6,400	0	6,400	0	198
LEVEL 10	6,400	0	6,400	0	198
LEVEL 11	6,400	0	6,400	0	198
LEVEL 12	6,400	0	6,400	0	198
LEVEL 13	6,400	0	6,400	0	198
LEVEL 14	6,400	0	6,400	0	198
LEVEL 15	6,400	0	6,400	0	198
LEVEL 16	6,400	0	6,400	0	198
LEVEL 17	6,400	0	6,400	0	198
LEVEL 18	6,400	0	6,400	0	198
LEVEL 19	6,400	0	6,400	0	198
LEVEL 20	6,400	0	6,400	0	198
LEVEL 21	6,400	0	6,400	0	198
LEVE 22	6,400	0	6,400	0	198
LEVE 23	6,400	0	6,400	0	198
LEVEL 24	6,400	0	6,400	0	198
LEVEL 25	6,400	0	6,400	0	198
LEVEL 26	6,400	0	6,400	0	198
LEVEL 27	6,400	0	6,400	0	198
LEVEL 28	6,400	0	6,400	0	198
LEVEL 29	6,400	0	6,400	0	198
LEVEL 30	6,400	0	6,400	0	198
LEVEL 31	6,400	0	6,400	0	198
LEVEL 32	6,400	0	6,400	0	198
LEVEL 33	6,400	0	6,400	0	198
LEVEL 34	6,400	0	6,400	0	198
LEVEL 35	6,400	0	6,400	0	198
LEVEL 36	4,057	0	4,057	4,057	0
LEVEL 37	500	0	500	0	0
TOTAL	**225,690**	**3,787**	**229,477**	**11,406**	**6,499**
FSR					

RESIDENTIAL - WEST TOWER (35 LEVELS)				
DENSITY BY USE		GFA		
RESIDENTIAL	SERVICE		AMENITY	STORAGE
0	2,626	2,626	0	0
0	686	686	0	0
7,349	0	7,349	7,349	0
9,395	0	9,395	0	95
9,395	0	9,395	0	95
9,395	0	9,395	0	95
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
6,500	0	6,500	0	198
4,277	0	4,277	4,277	0
500	0	500	0	0
228,810	**3,312**	**232,122**	**11,626**	**6,013**

TOTAL EAST & WEST TOWERS/ SQ.FT.				
DENSITY BY USE		GFA	EXCLUSION	DENSITY
RESIDENTIAL	SERVICE			
0	5,252	5,252	0	5,252
0	1,847	1,847	0	1,847
14,698	0	14,698	14,698	0
18,789	0	18,789	352	18,437
18,789	0	18,789	352	18,437
18,789	0	18,789	352	18,437
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
12,900	0	12,900	395	12,505
8,335	0	8,335	8,335	0
1,000	0	1,000	0	1,000
454,501	**7,099**	**461,600**	**35,544**	**426,056**

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MCM

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1155 E 6TH AVE

Project # 221024

REGISTERED ARCHITECT PETER B. ODEGAARD BRITISH COLUMBIA

2024-06-21

STATS

A001

PARKING LOADING AND BICYCLE

PARKING NUMBERS					**ACCESS.		
					REQUIRED	PROPOSED	PROVIDED
	AREA or UNIT NO.		REQUIREMENT RATE	REQUIREMENT	BYLAW REF.	4.8.4. a & b	
RENTAL RESIDENTIAL	426,056 SF			0	21	162	0.29 STALL PER UNIT
RESIDENTIAL VISITOR 5% bylaw 4.3.3	600			0		9	
I-3 OFFICE & INDUSTRIAL	246,294 SF			0	9.95	246	1 per 1000 sf PROVIDED
RETAIL	21,788 SF			0	1.61	43	2 per 1000 sf PROVIDED
GROCERY	39,990 SF			0	2.29	80	2 per 1000 sf PROVIDED
CHILDCARE	10,538 SF, 60 CHILDREN	CHILDCARE DESIGN GUIDLINE	1 STALL PER 8 CHILDREN, PLUS 2 STAFF	10	1.19	10	1 PER 8 KIDS (64 TOTAL KIDS)
Total required parking spaces				10	36.20	550	+2 STAFF=10 TOTAL

** H/C Count as 2 stalls per Vancouver Parking Bylaw
PASSENGER CLASS A : 7 STALLS PROVIDED

PARKING PROVIDED		SMALL CARS PROVIDED	SMALL CARS %
Levels		SMALL CARS	
P1	145	37	
P2	197	49	
P3	208	59	
Total	550	145	26

LOADING						
	OFFICE- bylaw 5.2.9	Retail/Grocery/Childcare	Residential-bylaw 5.2.1	INDUSTRIAL	Total	Proposed
Class A Loading	2	0	3	0	5	5
Class B Loading	3	3	3	1	10	7
Class C Loading	0	2	0	0	2	1

PASSENGER LOADING						
	OFFICE- bylaw 7.2.4.1	Retail/ Grocery/Childcare	Residential bylaw7.2.1	INDUSTRIAL	Total	Proposed
Class A Loading	2	1	4	0	0	7
Class B Loading		0	0	0	0	0

END OF TRIP REQUIREMENT									
	BIKE STALLS	LOCKERS		WATER CLOSET		WASH BASIN		SHOWER	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
Office	112	157.3	138	10	10	6	6	9	9
Grocery+Retail	16	23.0	9	1	1	1	1	1	1

BICYCLE REQUIREMENT				
RESIDENTIAL	BYLAW REF.			
BICYCLE SPACES REQUIRED -CLASS A	6.2.1.2	UNITS NO.	STALL	**BIKE SPACES**
1.5 STALL PER > 65 SQ M (700 SQ FEET)PER UNIT		490	1.5	734.25
2.5 STALL PER < 65 SQ M (700 SQURE FEET) PER UNIT		47	2.5	116.25
3 STALL PER < 105 SQ M (1131 SQURE FEET) PER UNIT		64	3	192.00
TOTAL		600		1,045

OFFICE				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
1 STALL PER 170 SQ M (1830 SQ FEET)	6.2.4.1	205,600	1830	112

RETAIL				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
1 STALL PER 340 SQ M (3760 SQ FEET)	6.2.5.1	61,778	3760	16.43

CHILD CARE				
BICYCLE SPACES REQUIRED -CLASS A	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
NO REQUIREMENT	6.2.2.5	10,538	0	0

INDUSTRIAL				
BICYCLE SPACES REQUIRED -CLASS A	6.2.3.5 OR	AREA	STALL PER SF	**BIKE SPACES**
NO REQUIREMENT/1 STA PER 1000 SQ M (10764 SQ FEET)	6.2.6.1		0	0

RESIDENTIAL + OFFICE + RETAIL+ CHILD CARE + INDUSTRIAL				
BICYCLE SPACES REQUIRED & PROVIDED-CLASS A			TOTAL	**1174**

RESIDENTIAL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.		TOTAL UNITS	**BIKE SPACES**
A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	6.2.1.2		600	31

OFFICE				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
6 STALL PER 2000 SQ M (21,528 SQ FEET)	6.2.4.1	205,600	21528	6

RETAIL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
6 STALL PER 1,000 SQ M (10,764 SF)	6.2.5.1	61,778	10764	6

CHILD CARE				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	STALL PER SF	**BIKE SPACES**
NO REQUIREMENT	6.2.2.5	10,538	0	0

INDUSTRIAL				
BICYCLE SPACES REQUIRED -CLASS B	BYLAW REF.	AREA	TOTAL AREA	**BIKE SPACES**
NO REQUIREMENT	6.2.3.5 OR	40693.95	0	0
	6.2.6.1			

RESIDENTIAL + OFFICE + RETAIL+ CHILD CARE + INDUSTRIAL				
BICYCLE SPACES REQUIRED & PROVIDED-CLASS B			TOTAL	**43**

	BICYCLEBY BY TYPE PROVIDED					
#	HORZ.	VERT.	LOCKER	STACKED	OVER SIZE	TOTAL
P1 MEZZ.	142	188	258	196	57	841
P1	71	52		252	72	447
P2						0
P3						0
TOTAL	213	240	258	448	129	1288

UNIT MIX

UNITS AREA - EAST TOWER						
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7-35 X 29
1	S1	400	0	0	0	1
2	S2	399	0	1	1	1
3	S3	400	0	0	0	1
4	S4	400	0	1	1	0
5	S5		0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	3
TOTAL PER TYPE PER TOWER			0	2	4	87
6	A1	516	0	2	2	2
7	A2	482	0	0	0	1
8	A3	0	0	0	0	0
9	A4	0	0	0	0	0
10	A5	477	0	1	1	0
	A6	641	0	1	1	0
11	A8	519	0	4	4	0
TOTAL PER TYPE PER TOWER			0	0	0	0
6	B1	683	0	1	1	1
7	B2	617	0	1	1	1
8	B3	0	0	0	0	0
9	B4	0	0	0	0	0
10	B5	0	0	0	0	0
11	B6	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	2
TOTAL PER TYPE PER TOWER			0	2	4	58
6	C1	761	0	1	1	1
7	C2	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	1	1	1
TOTAL PER TYPE PER TOWER			0	1	2	29
TOTAL UNITS PER FLOOR			0	5	5	6
TOTAL UNIT TYPE PER TOWER			0	5	10	174
TOTAL UNITS IN TOWER						**189**

UNITS AREA - WEST TOWER						
#	UNIT TYPE	UNIT AREA SF	unit @ L3	unit @ L4	unit @ L5-6 X 2	unit @ L7-35 X 29
1	S1	399	0	0	0	1
2	S2	399	0	1	1	0
3	S3	548	0	1	1	0
4	S4		0	0	0	0
5	S5		0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	1
TOTAL PER TYPE PER TOWER			0	2	4	29
6	A1	400	0	1	1	2
7	A2	398	0	1	1	2
8	A3	550	0	1	1	0
9	A4		0	1	1	0
10	A7	594	0	1	1	0
11	A8	519	0	4	4	0
TOTAL PER TYPE PER FLOOR			0	9	9	4
TOTAL PER TYPE PER TOWER			0	9	18	116
6	B1	660	0	1	1	2
7	B2	744	0	1	1	1
8	B3	0	0	0	0	0
9	B4	0	0	0	0	0
10	B5	0	0	0	0	0
11	B6	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	2	2	3
TOTAL PER TYPE PER TOWER			0	2	4	87
6	C1	840	0	1	1	1
7	C2	0	0	0	0	0
TOTAL PER TYPE PER FLOOR			0	1	1	1
TOTAL PER TYPE PER TOWER			0	1	2	29
TOTAL UNITS PER FLOOR			0	14	14	9
TOTAL UNIT TYPE PER TOWER			0	14	28	261
TOTAL UNITS IN TOWER						**303**

#	RESIDENTIAL - EAST TOWER - UNIT MIX					
	TYP. FLOORS: L7-35	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	3	3	2	1	9
29	TOTAL FLOORS	87	87	58	29	261
	TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	2	8	2	1	13
2	TOTAL FLOORS	4	16	4	2	26
	TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	2	8	2	1	13
1	TOTAL FLOORS	2	8	2	1	13
32	**TOTAL**	**93**	**111**	**64**	**32**	**300**
	UNIT MIX %	**31%**	**37%**	**21%**	**11%**	**100%**

	UNIT MIX: TOTAL					
		STUDIO	1 BED	2BED	3BED	
	TOTAL	**125**	**254**	**157**	**64**	**600**
	UNIT MIX %	**21%**	**42%**	**26%**	**11%**	**100%**

#	RESIDENTIAL - WEST TOWER - UNIT MIX					
	TYP. FLOORS: L7-35	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	1	4	3	1	9
29	TOTAL FLOORS	29	116	87	29	261
	TYP. FLOORS: L5-6	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	1	9	2	1	13
2	TOTAL FLOORS	2	18	4	2	26
	TYP. FLOORS: L4	STUDIO	1 BED	2BED	3BED	
	TOTAL PER FLOOR	1	9	2	1	13
1	TOTAL FLOORS	1	9	2	1	13
32	**TOTAL**	**32**	**143**	**93**	**32**	**300**
	UNIT MIX %	**11%**	**48%**	**31%**	**11%**	**100%**

100% OF THE RESIDENTIAL UNITS ARE RENTAL HOUSING.

* 80% MARKET RENTAL RESIDENTIAL

* 20% NON-MARKET RENTAL RESIDENTIAL

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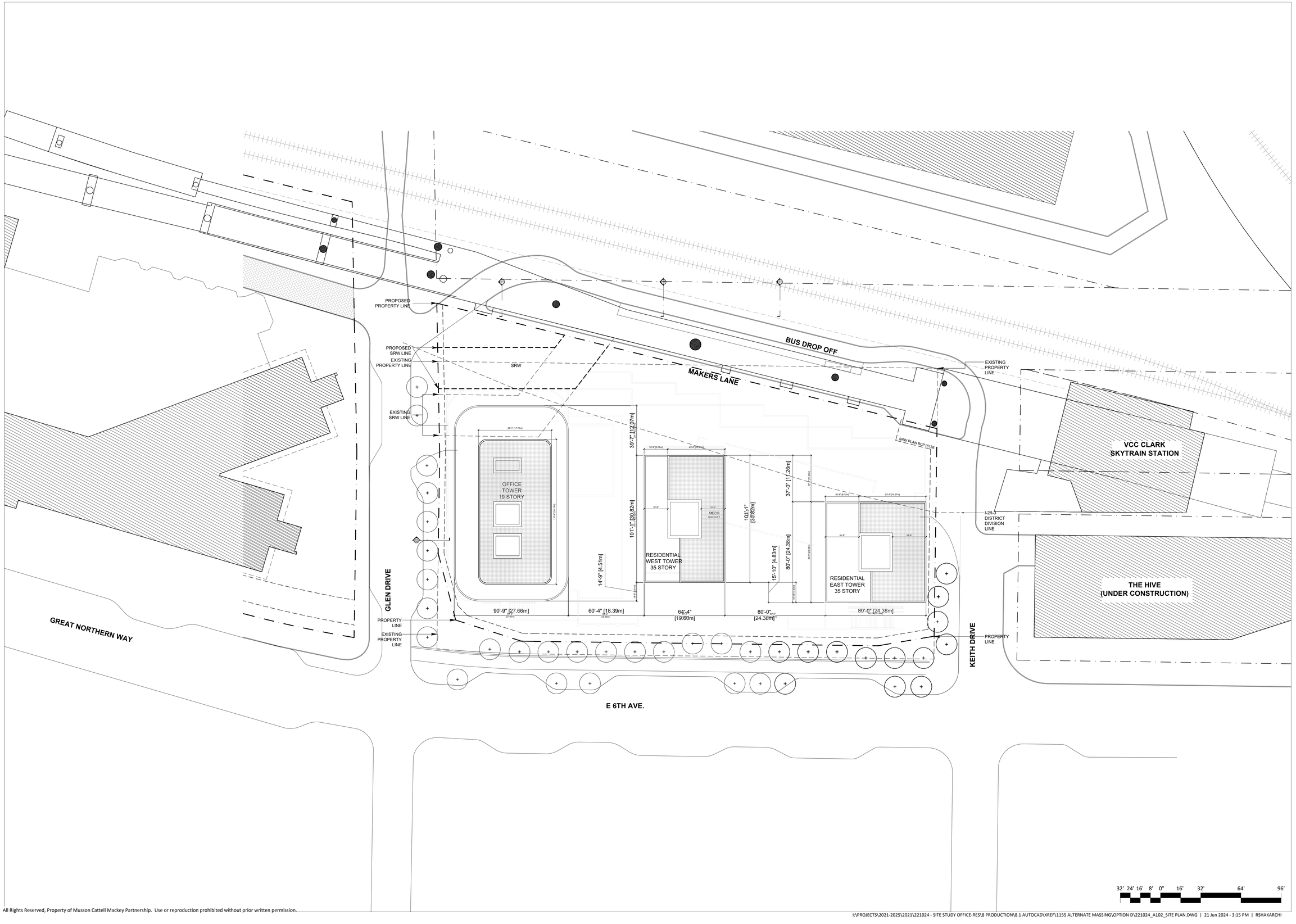
REGISTERED ARCHITECT PETER B. DEGEN BRITISH COLUMBIA

2024-06-21

STATS

A002

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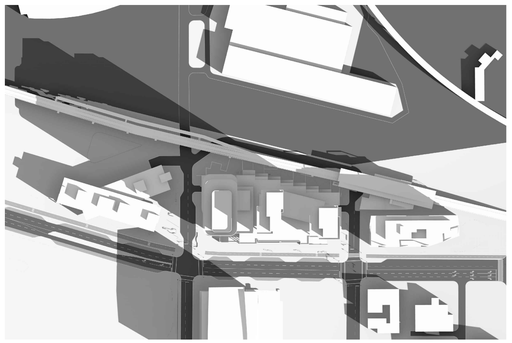
2024-06-21

SITE PLAN

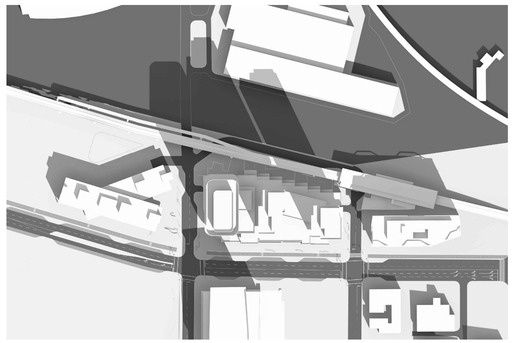
1/32" = 1'-0"

A101

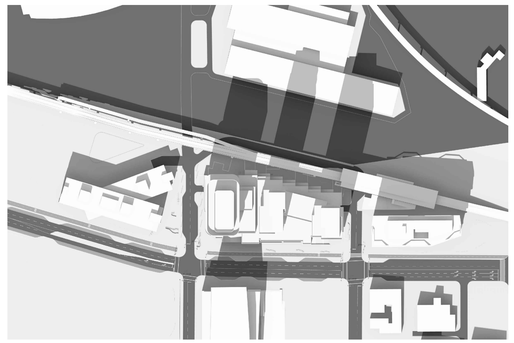
EQUINOX (MARCH 21 / SEPTEMBER 23)



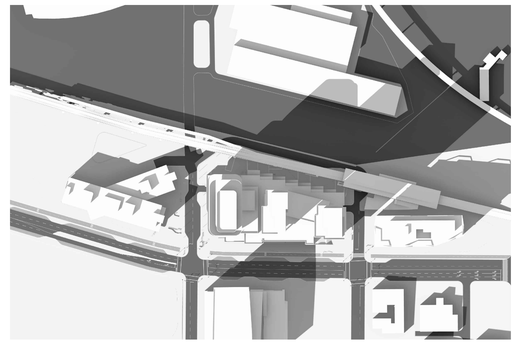
MARCH / SEPTEMBER 1000



MARCH / SEPTEMBER 1200

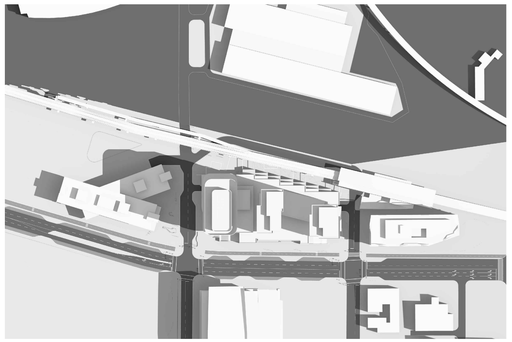


MARCH / SEPTEMBER 1400

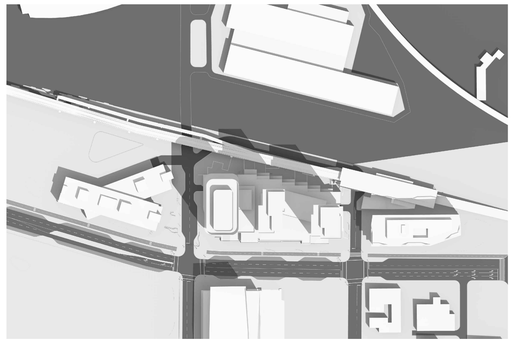


MARCH / SEPTEMBER 1600

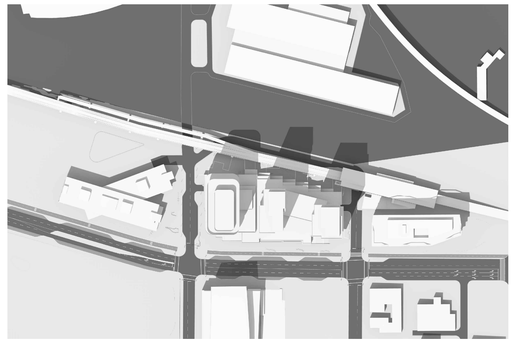
SUMMER SOLSTICE (JUNE 21)



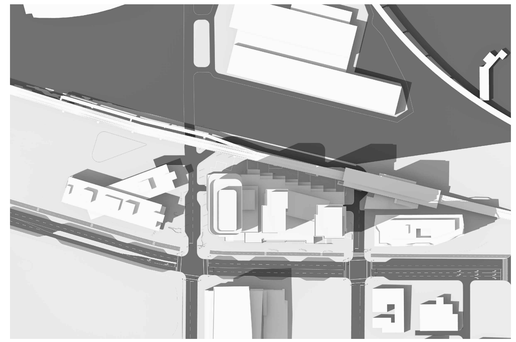
JUNE 1000



JUNE 1200



JUNE 1400



JUNE 1600

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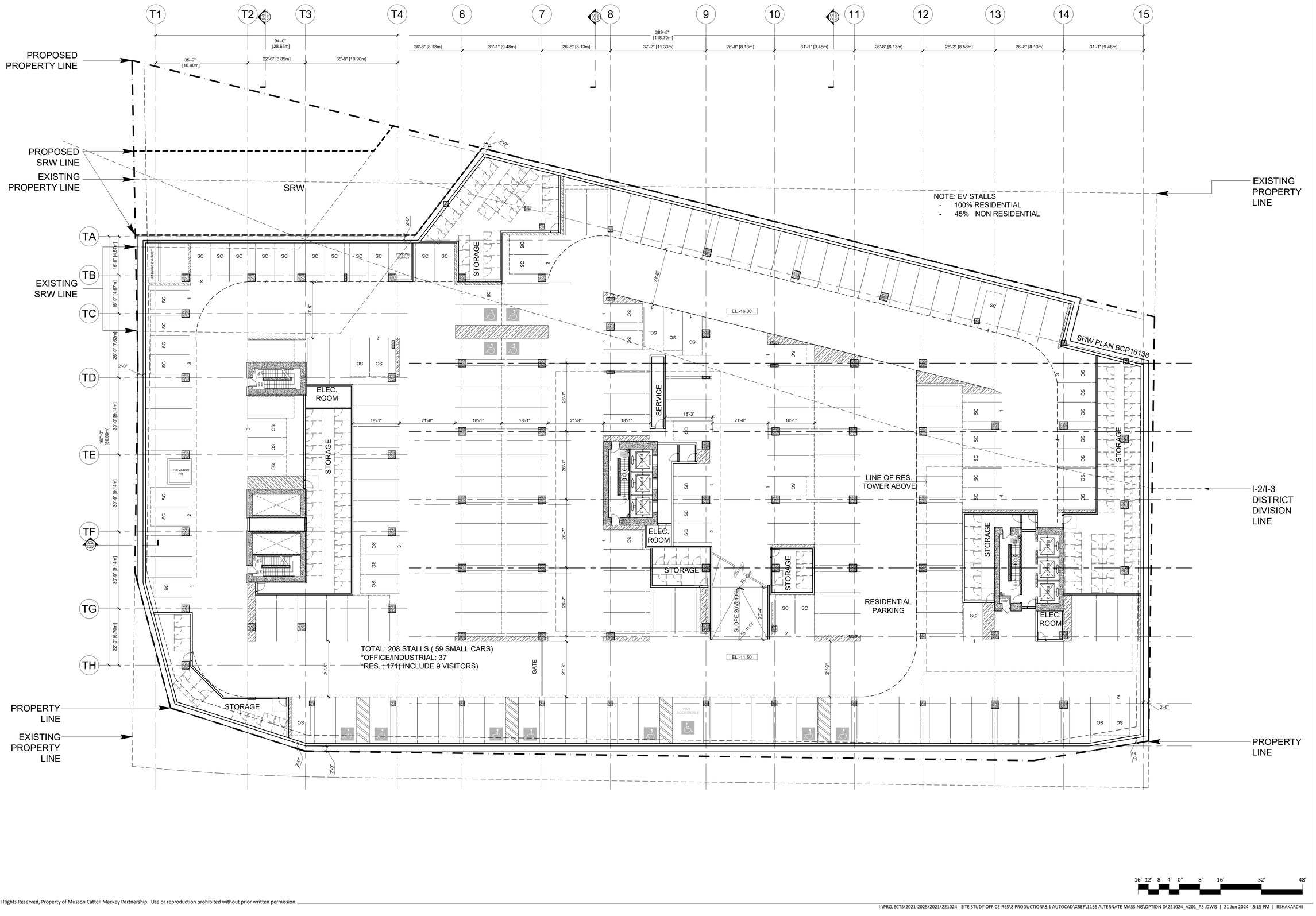
REGISTERED ARCHITECT
PETER B. ODEGAARD
BRITISH COLUMBIA

2024-06-21

SHADOW STUDY

N.T.S.

A102



16' 12' 8' 4' 0" 8' 16' 32' 48'

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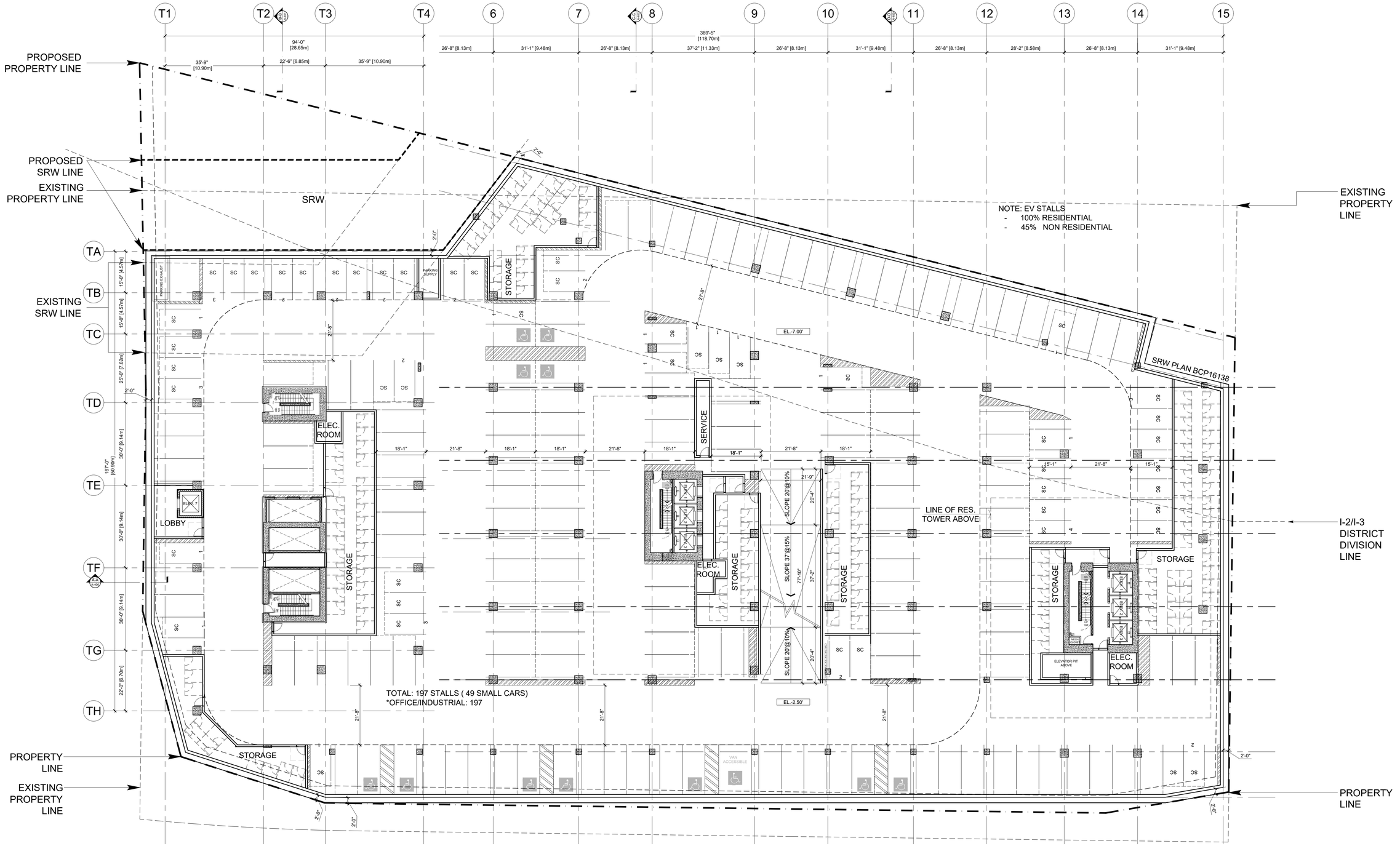
Project # 221024

REGISTERED ARCHITECT
PETER B. ODEGAARD
BRITISH COLUMBIA
2024-06-21

PARKING P3

1/16" = 1'-0"

A201



16' 12' 8' 4' 0" 8' 16' 32' 48'

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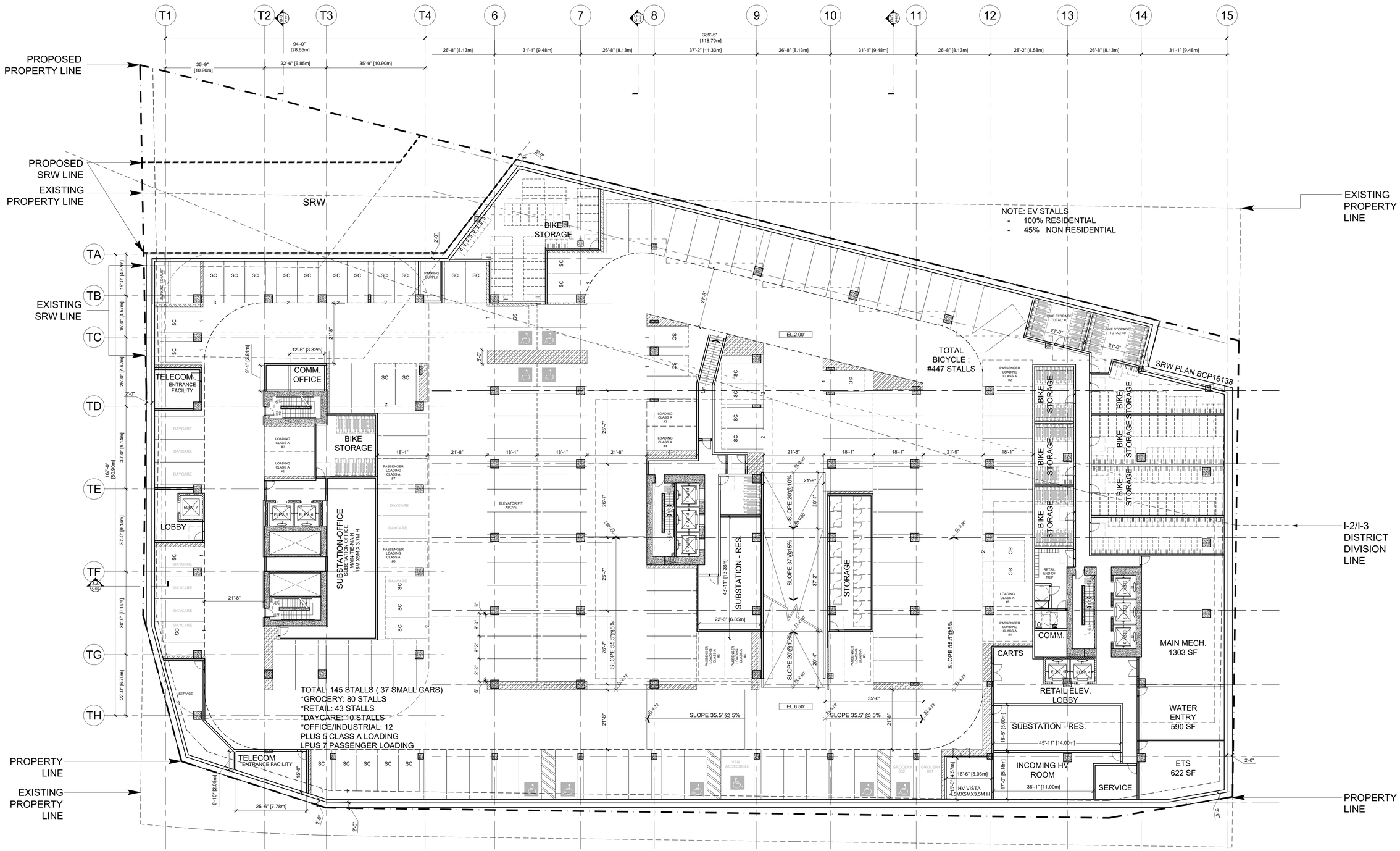
REGISTERED ARCHITECT
ROBERT B. ODE
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PARKING P2

1/16" = 1'-0"

A202



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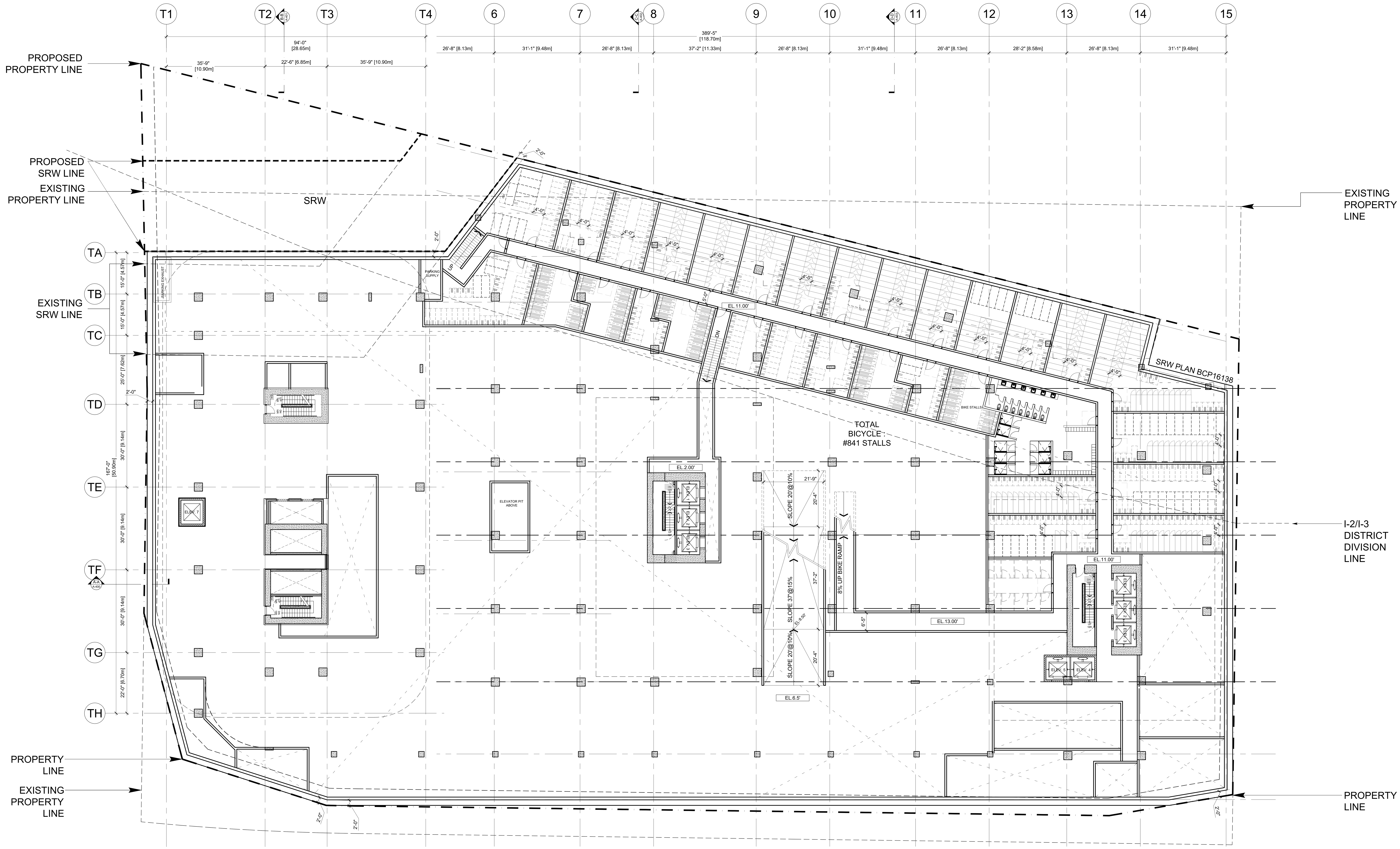
REGISTERED ARCHITECT PETER B. DREAMAN BRITISH COLUMBIA

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PARKING P1

1/16" = 1'-0"

A203



16' 12' 8' 4' 0" 8' 16' 32' 48'

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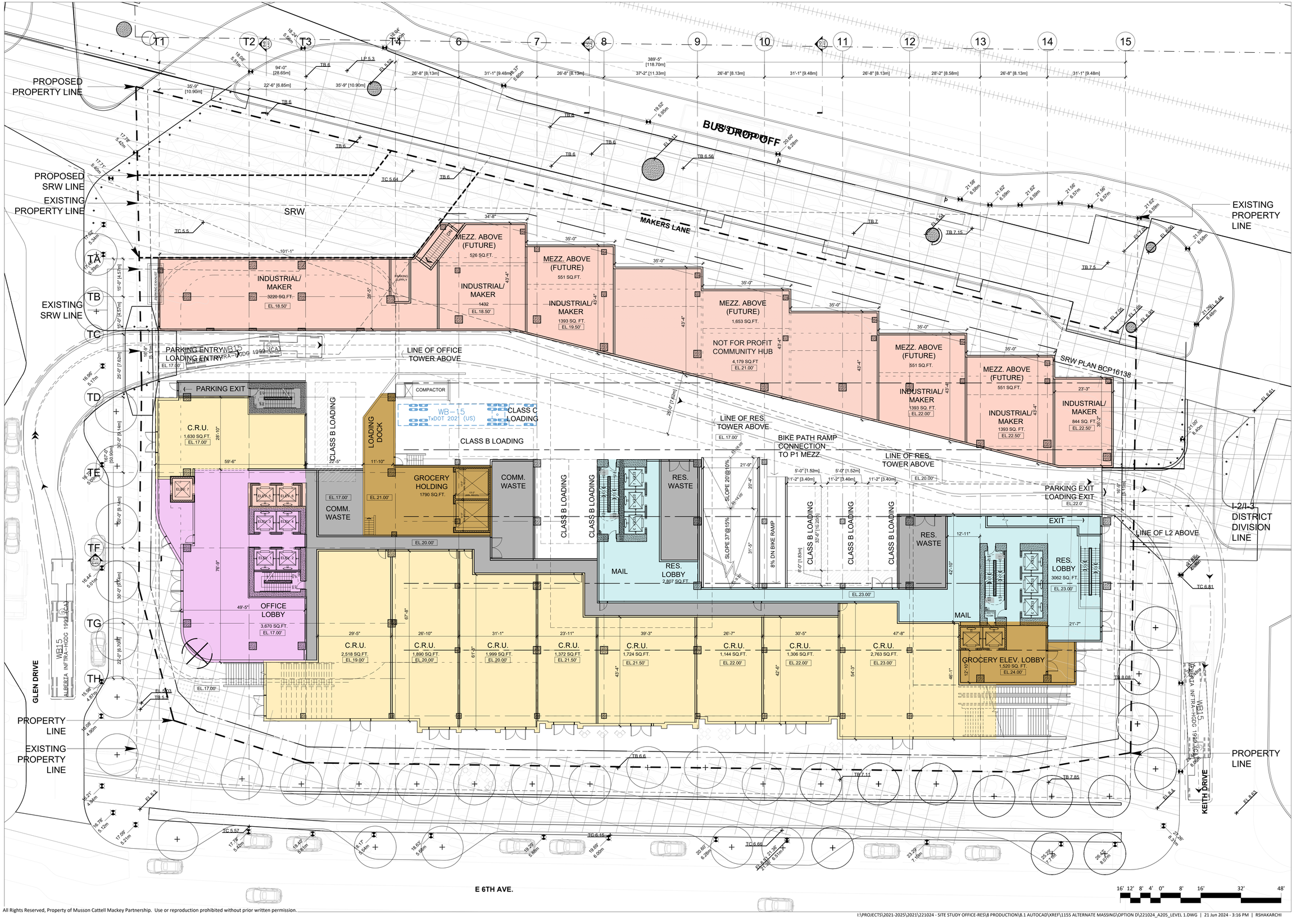
REGISTERED ARCHITECT PETER B. ODEGAARD BRITISH COLUMBIA
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PARKING P1 MEZZ.

1/16" = 1'-0"

A204

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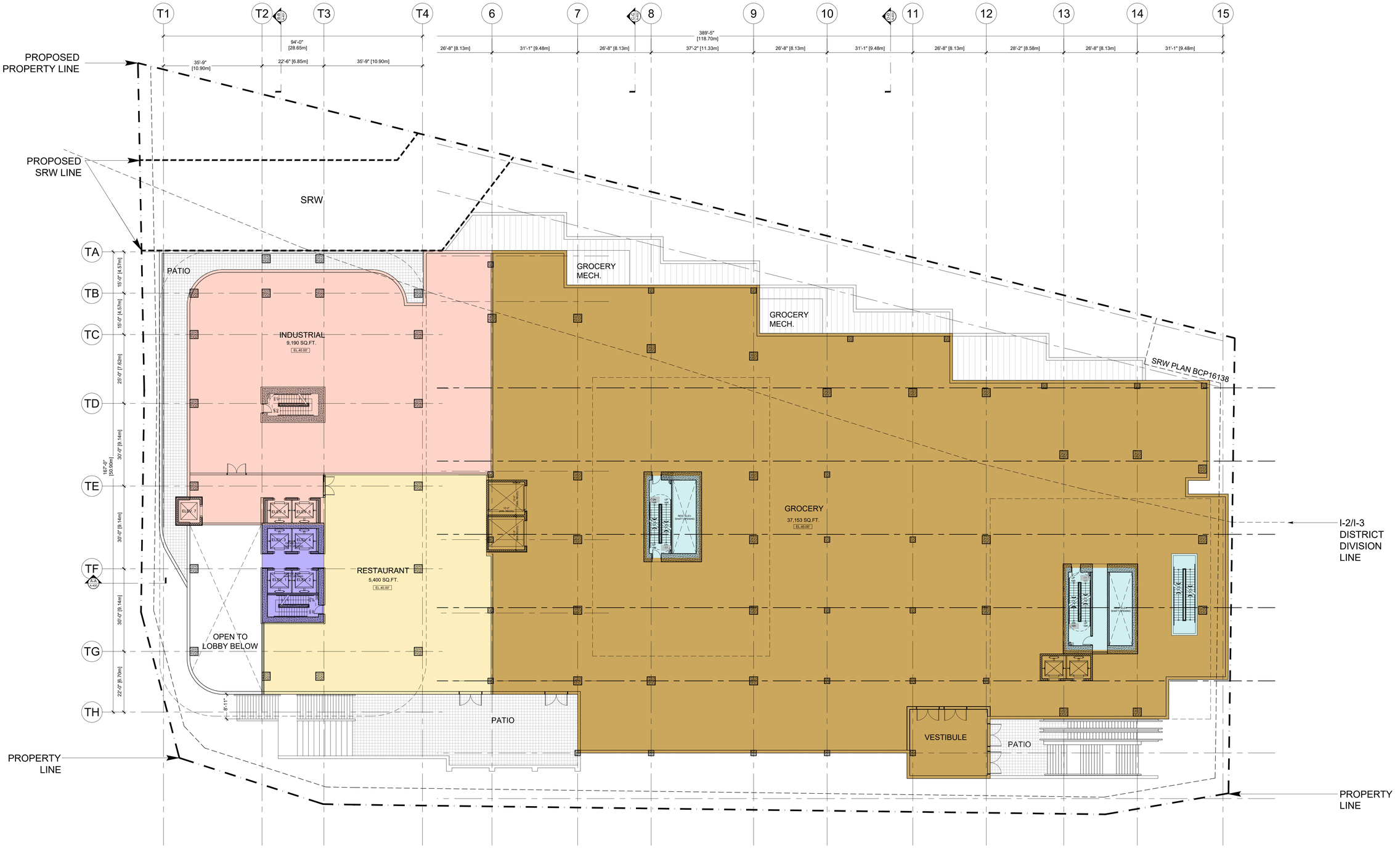
REGISTERED ARCHITECT PETER B. OOSTENBROEK BRITISH COLUMBIA

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LEVEL 01 GROUND FLOOR PLAN

1/16" = 1'-0"

A205



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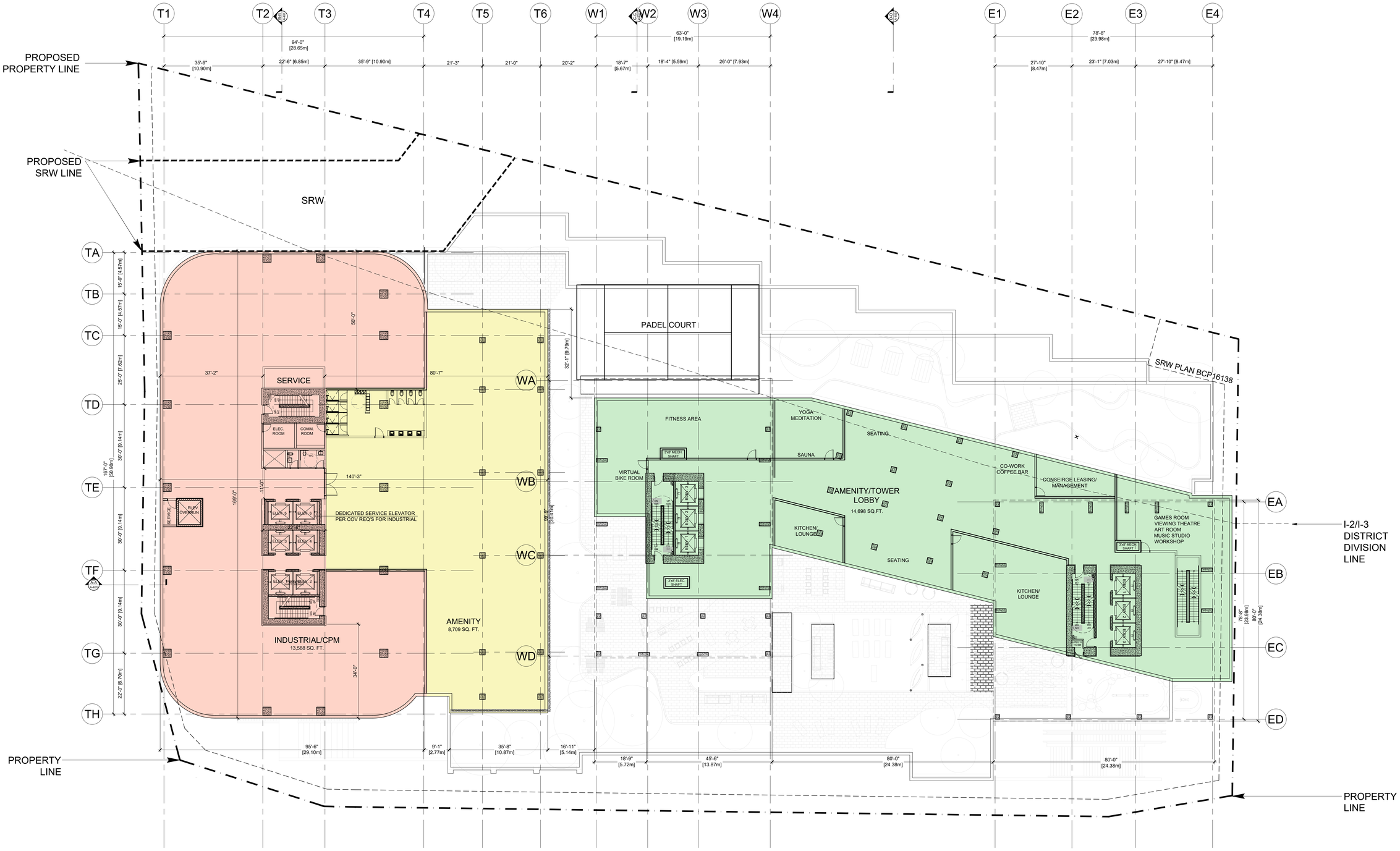
REGISTERED ARCHITECT
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LEVEL 02 FLOOR PLAN

1/16" = 1'-0"

A206



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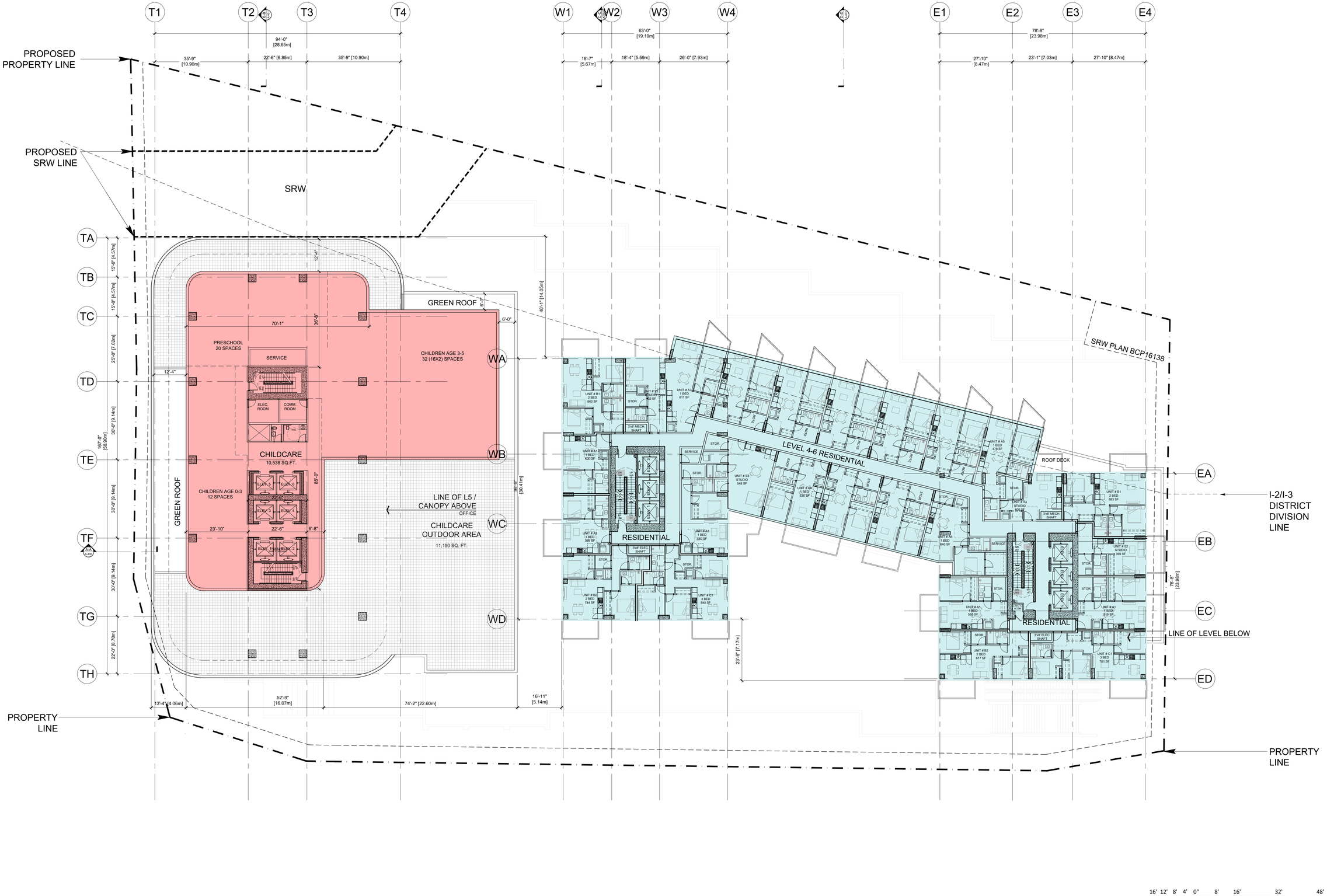
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LEVEL 03 FLOOR PLAN

1/16" = 1'-0"

A207



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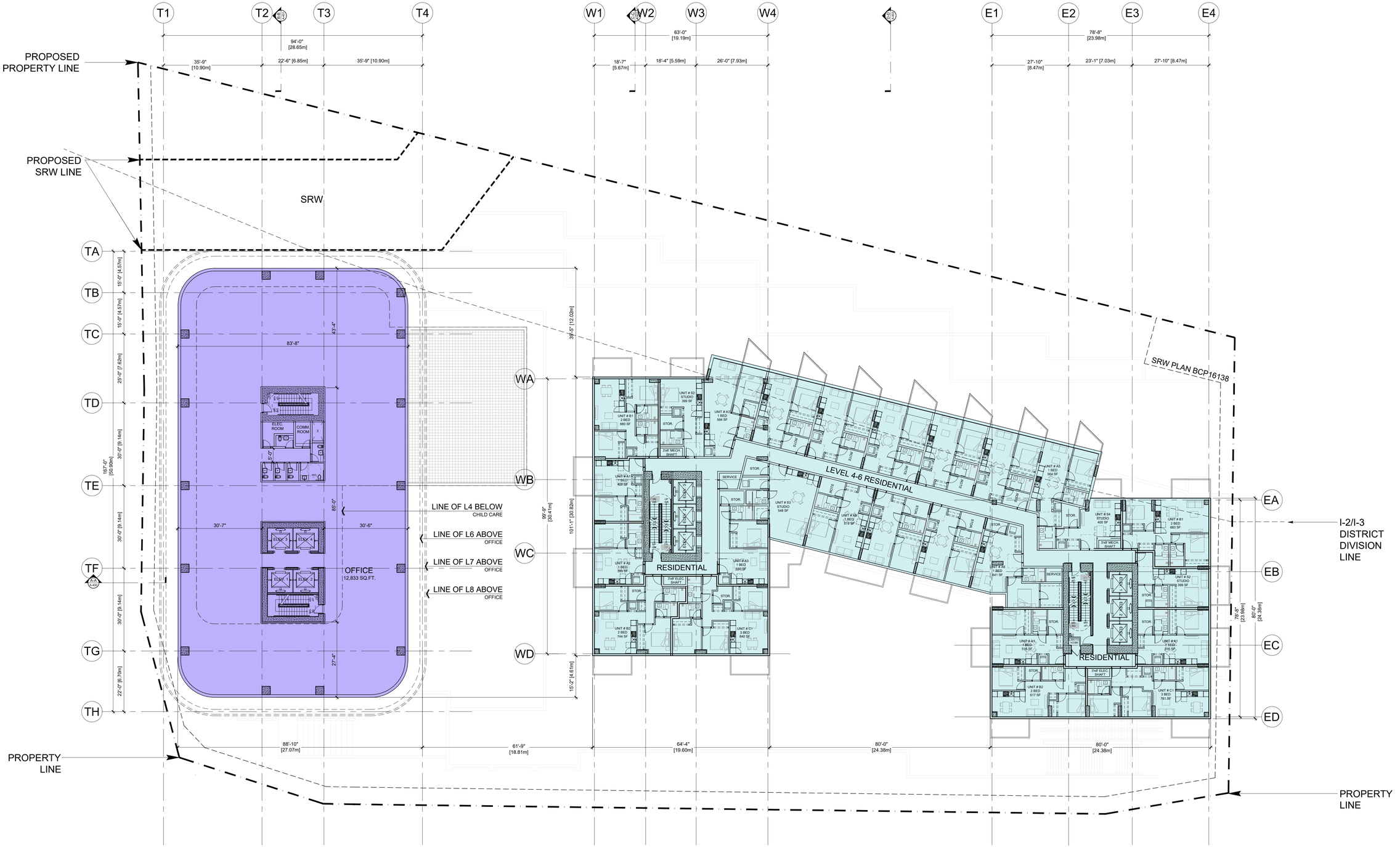
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LEVEL 04 FLOOR PLAN

1/16" = 1'-0"

A208



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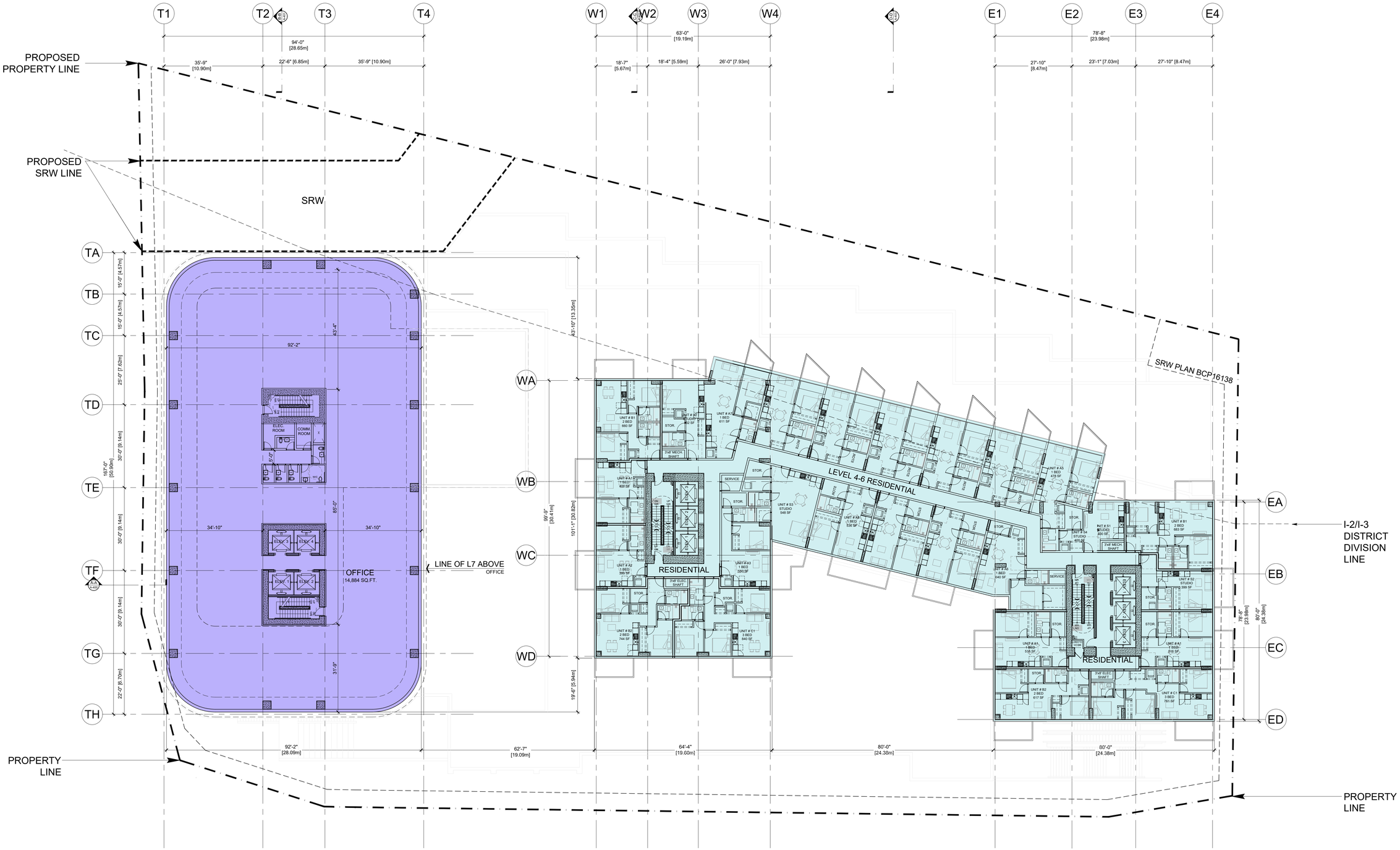
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BRITISH COLUMBIA

2024-06-21

LEVEL 05 FLOOR PLAN

1/16" = 1'-0"

A209



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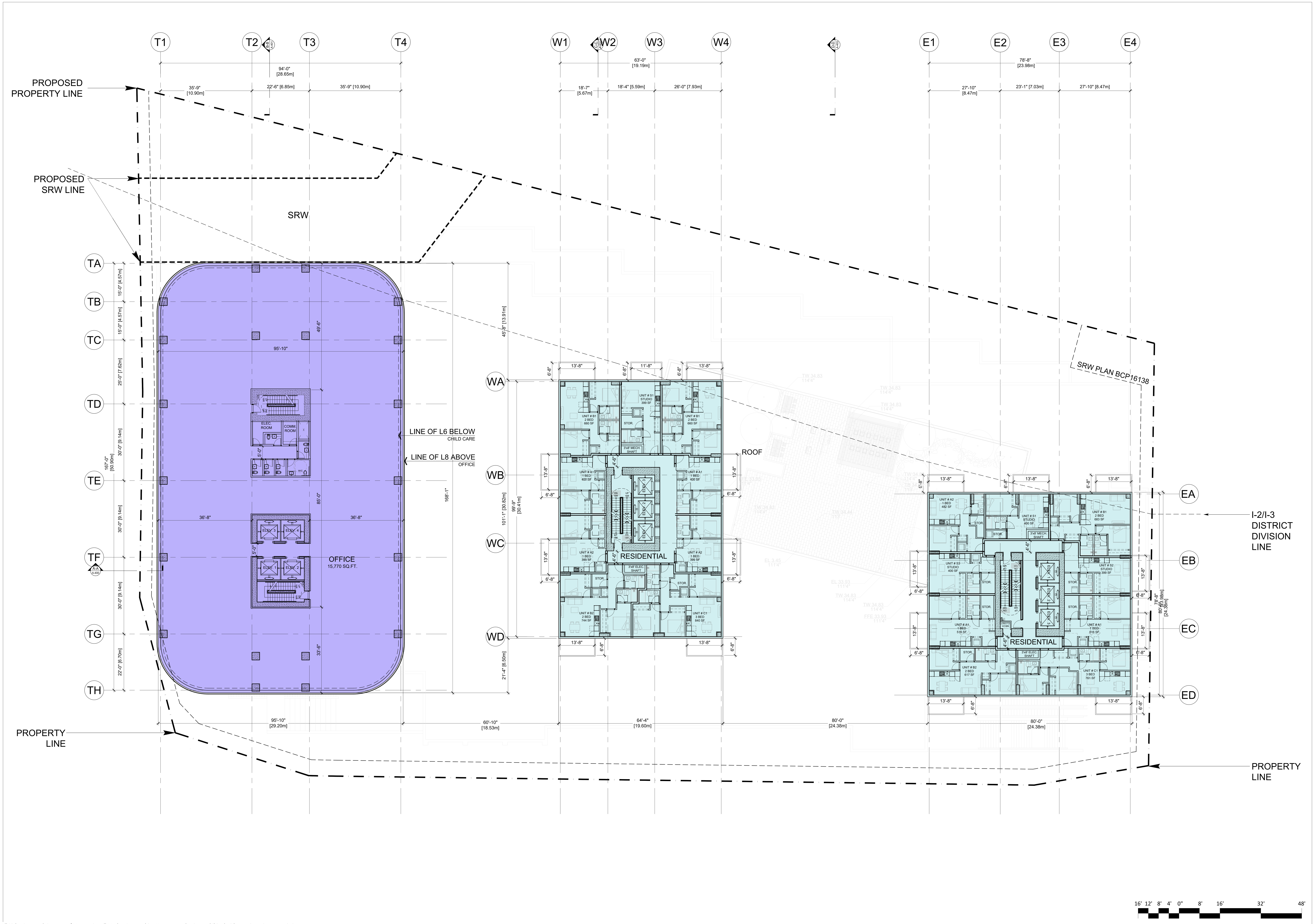
REGISTERED ARCHITECT PETER B. OGEGAHO BRITISH COLUMBIA

2024-06-21

LEVEL 06 FLOOR PLAN

1/16" = 1'-0"

A210



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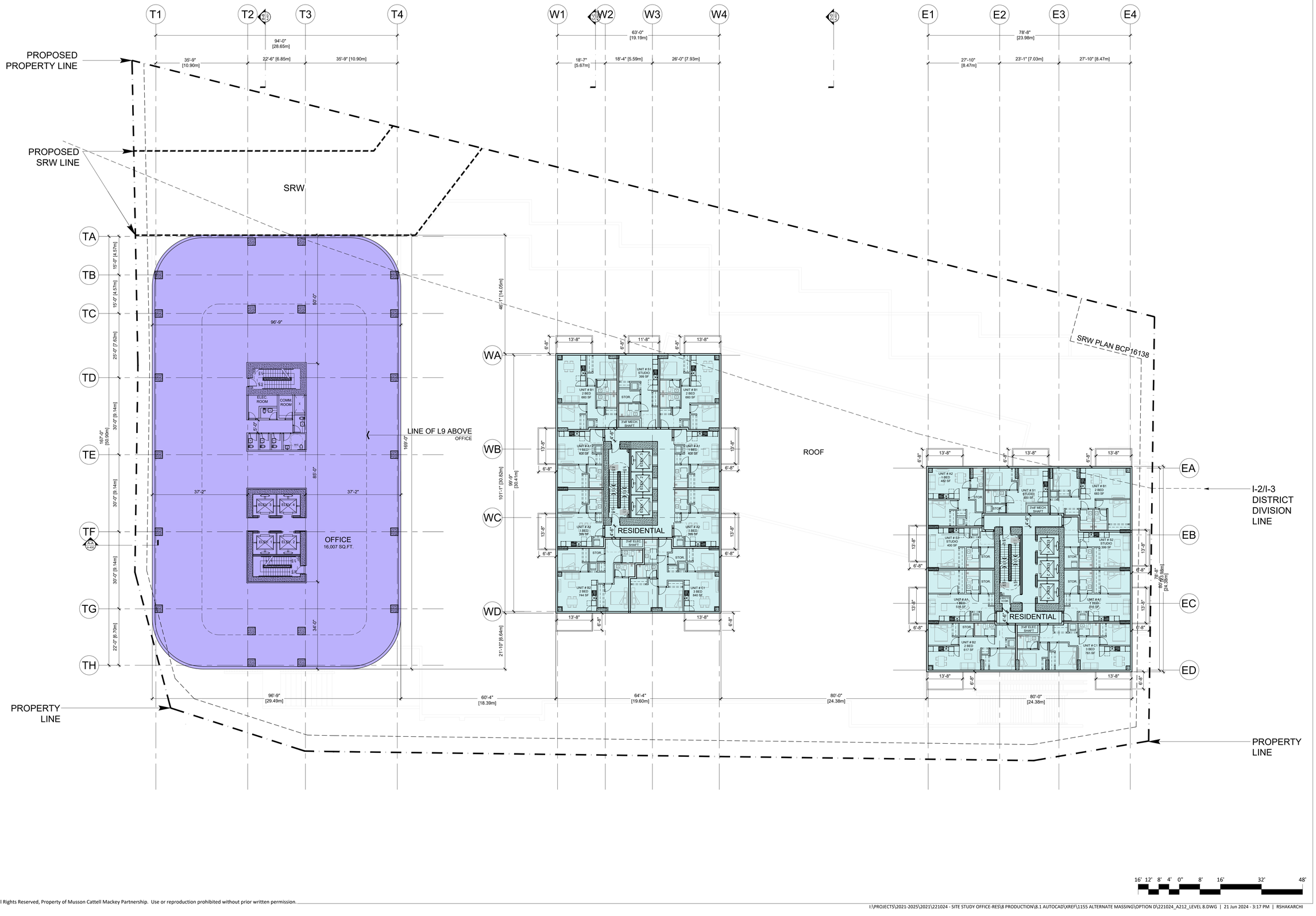
Project #
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REGISTERED ARCHITECT
PETER B. ODEGAARD
BRITISH COLUMBIA
2024-06-21

LEVEL 7 FLOOR PLAN

1/16" = 1'-0"

A211



16' 12' 8' 4' 0" 8' 16' 32' 48'

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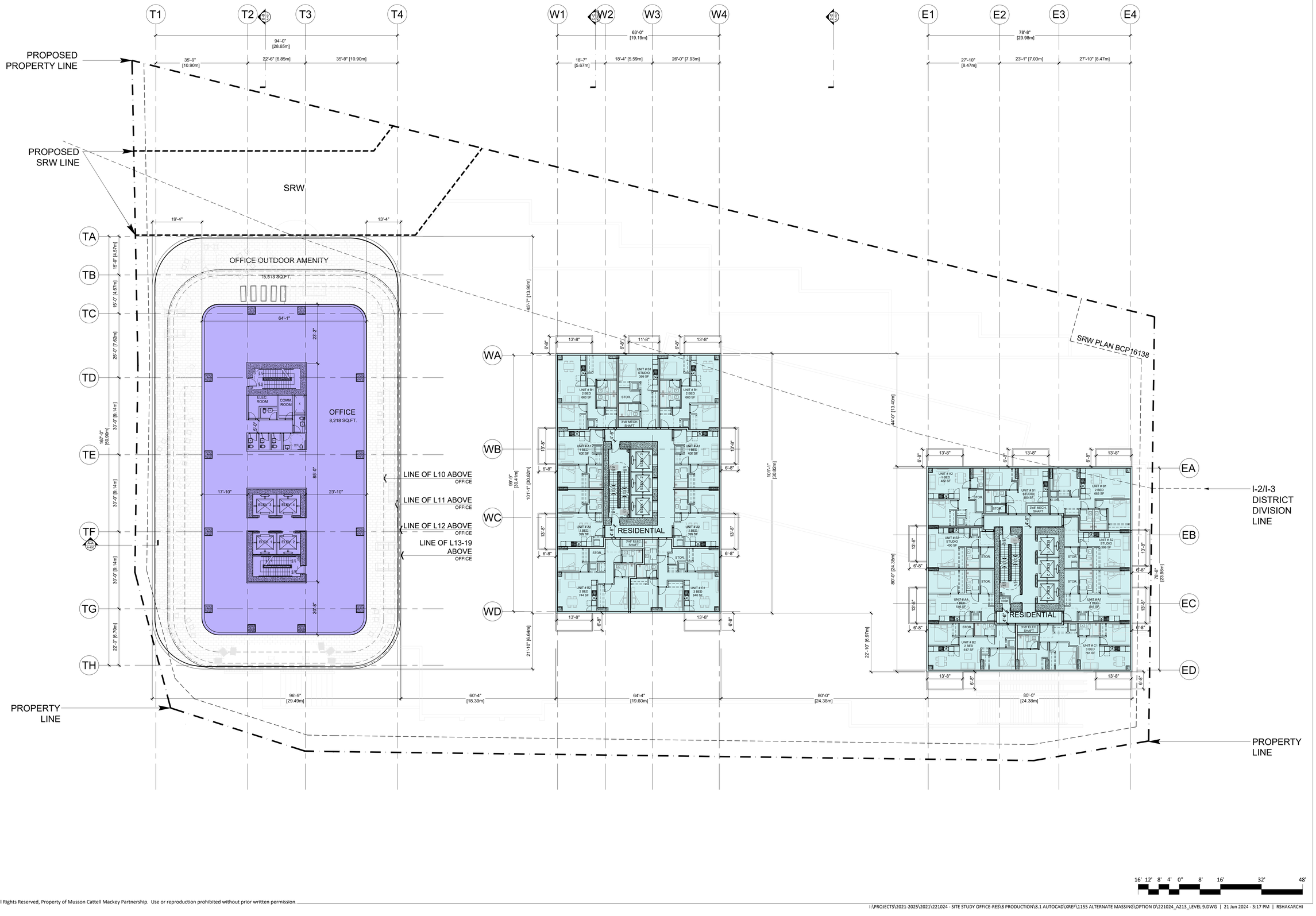
REGISTERED ARCHITECT
ROBERT B. ODE
BRITISH COLUMBIA

2024-06-21

LEVEL 8 FLOOR PLAN

1/16" = 1'-0"

A212



16' 12' 8' 4' 0" 8' 16' 32' 48'

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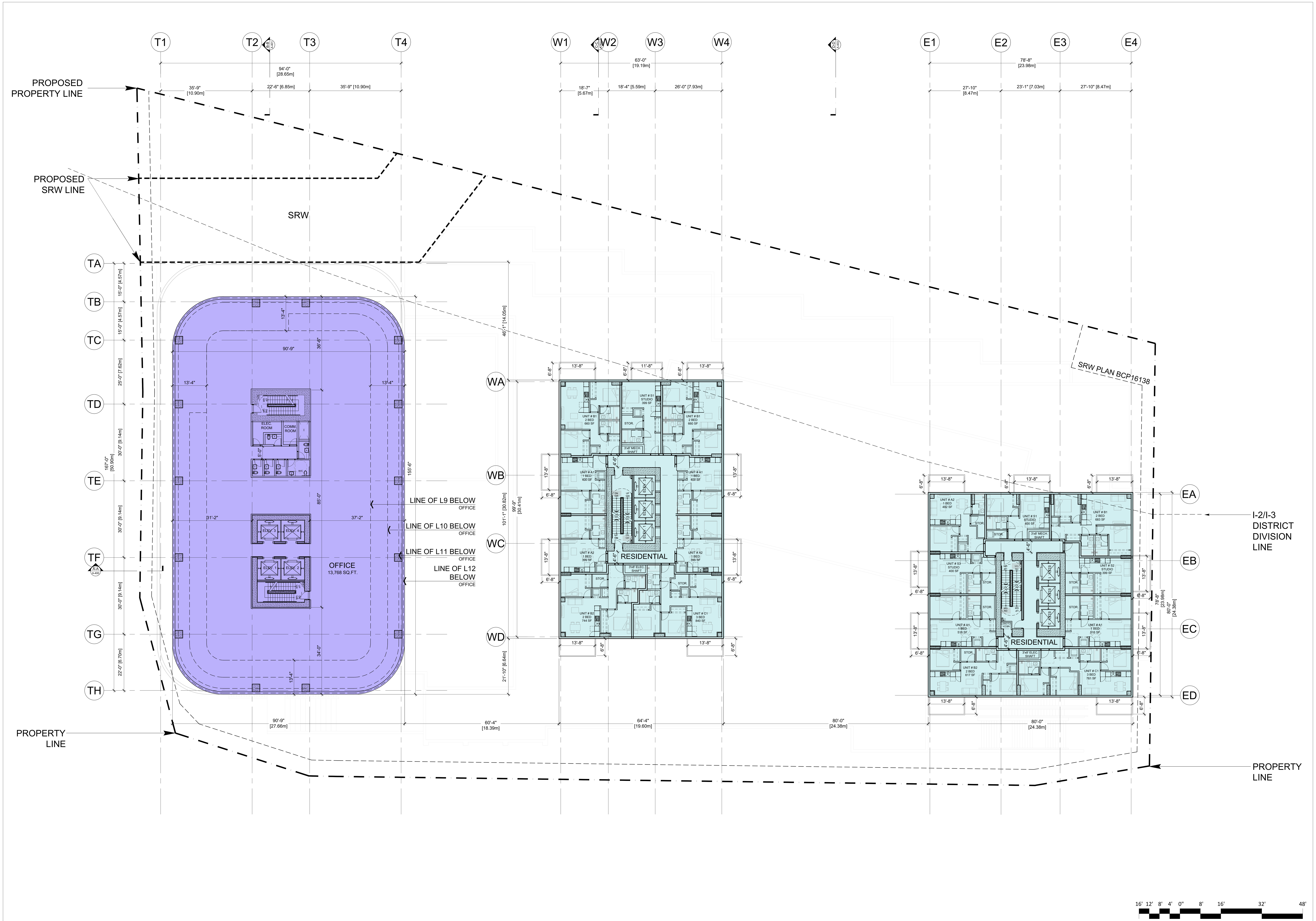
REGISTERED ARCHITECT
PETER B. ODEGAARD
BRITISH COLUMBIA

2024-06-21

LEVEL 9 FLOOR PLAN

1/16" = 1'-0"

A213



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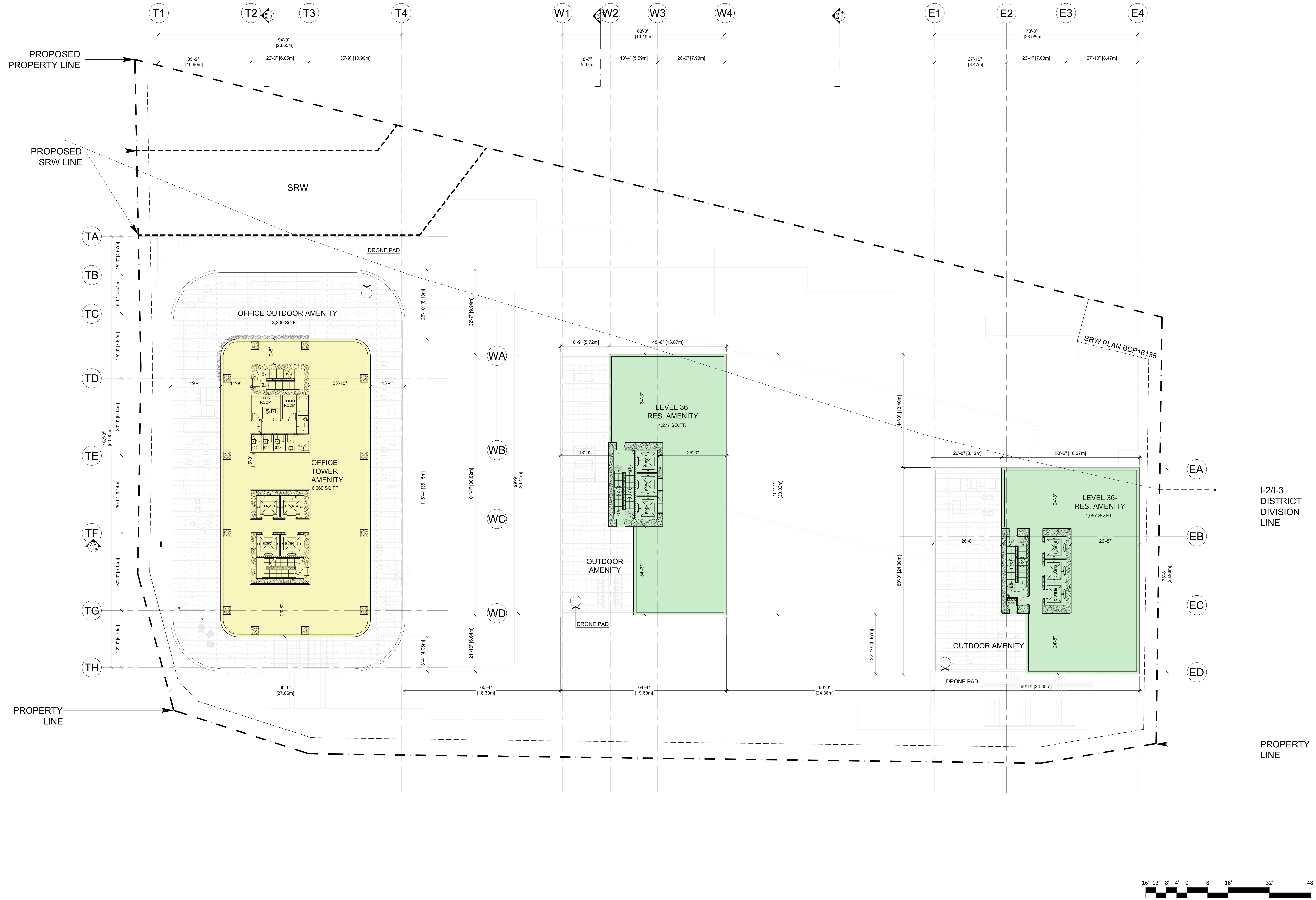
LEVEL 10-19 FLOOR PLAN

1/16" = 1'-0"

A214

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REGISTERED ARCHITECT PETER B. ODEGAARD BRITISH COLUMBIA
2024-06-21

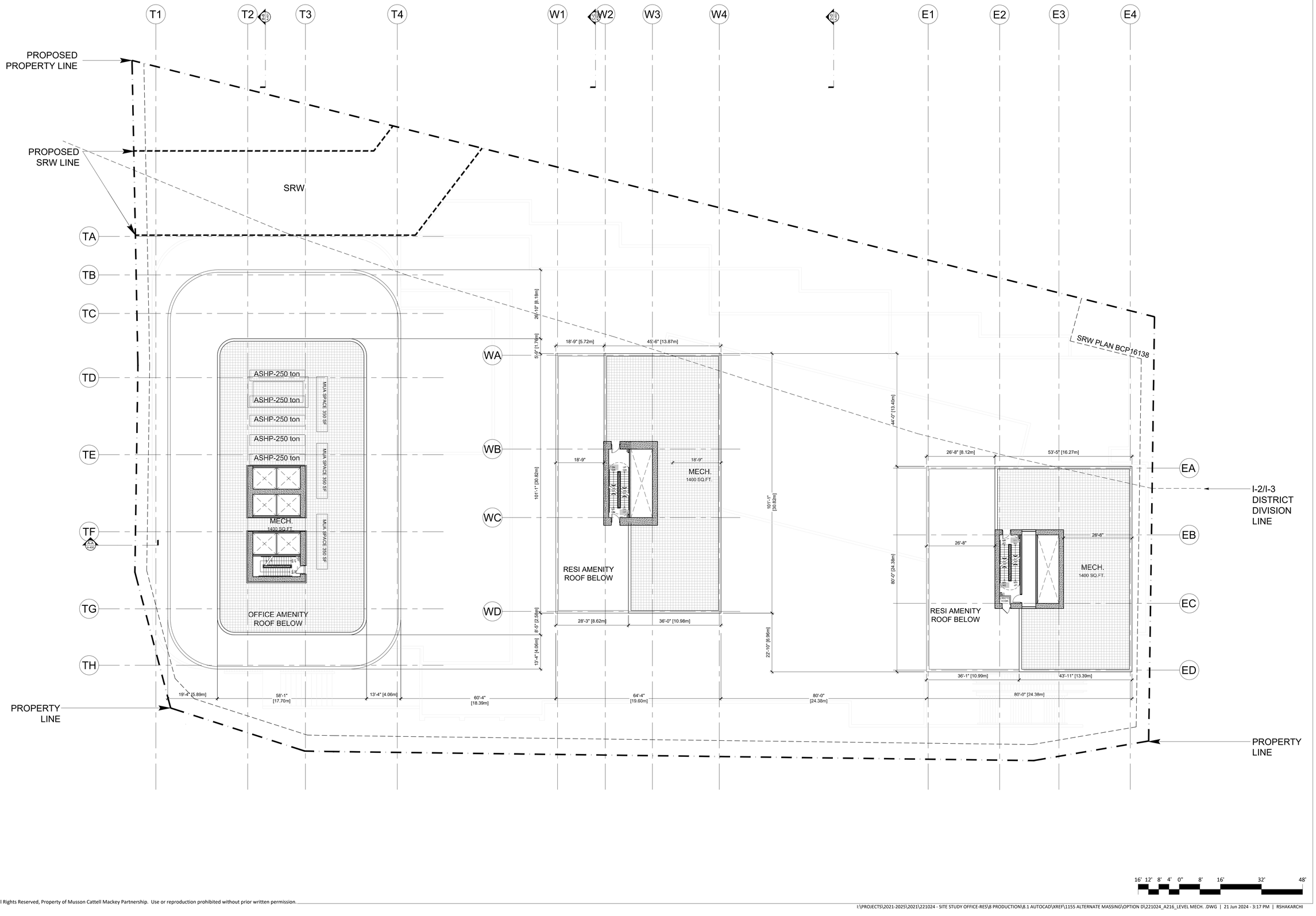
ROOF AMENITY FLOOR PLAN

1/16" = 1'-0"

A215

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I:\PROJECTS\2021-2025\2021\221024 - SITE STUDY OFFICE-RES\8 PRODUCTION\8.1 AUTOCAD\XREF\1155 ALTERNATE MASSING\OPTION D\221024_A215_LEVEL 36 RES AMENITY ROOF.DWG | 21 Jun 2024 - 3:17 PM | RSHAKARCHI



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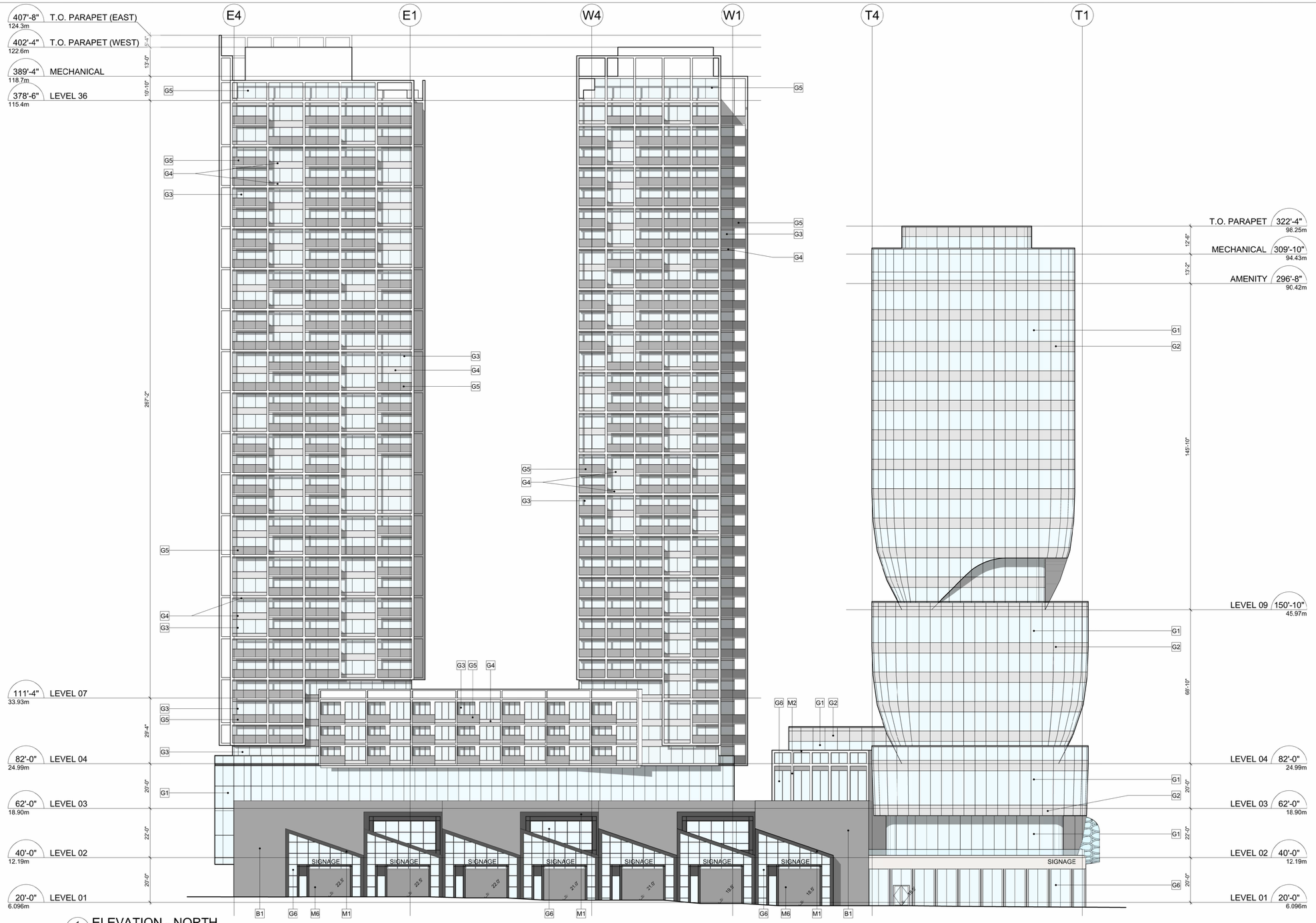
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PETER B. OSBORNE
BRITISH COLUMBIA

2024-06-21

MECH. ROOF FLOOR PLAN

1/16" = 1'-0"

A216



1 - ELEVATION - NORTH
3/64" = 1'-0"

MATERIALS KEYNOTES

G1	DOUBLE GLAZED 4 SIDED SSG CURTAIN WALL - VISION GLASS
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL SYSTEM
G3	WINDOW WALL SYSTEM - DOUBLE GLAZED
G4	WINDOW WALL SYSTEM - SPANDREL PANEL
G5	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH
G6	RETAIL GLAZING
M1	COMPOSITE METAL PANEL - BLACK
M2	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M3	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M4	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M5	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M6	OVER HEAD DOOR
B1	BRICK - COLOUR TO BE DETERMINED
B2	BRICK - COLOUR TO BE DETERMINED

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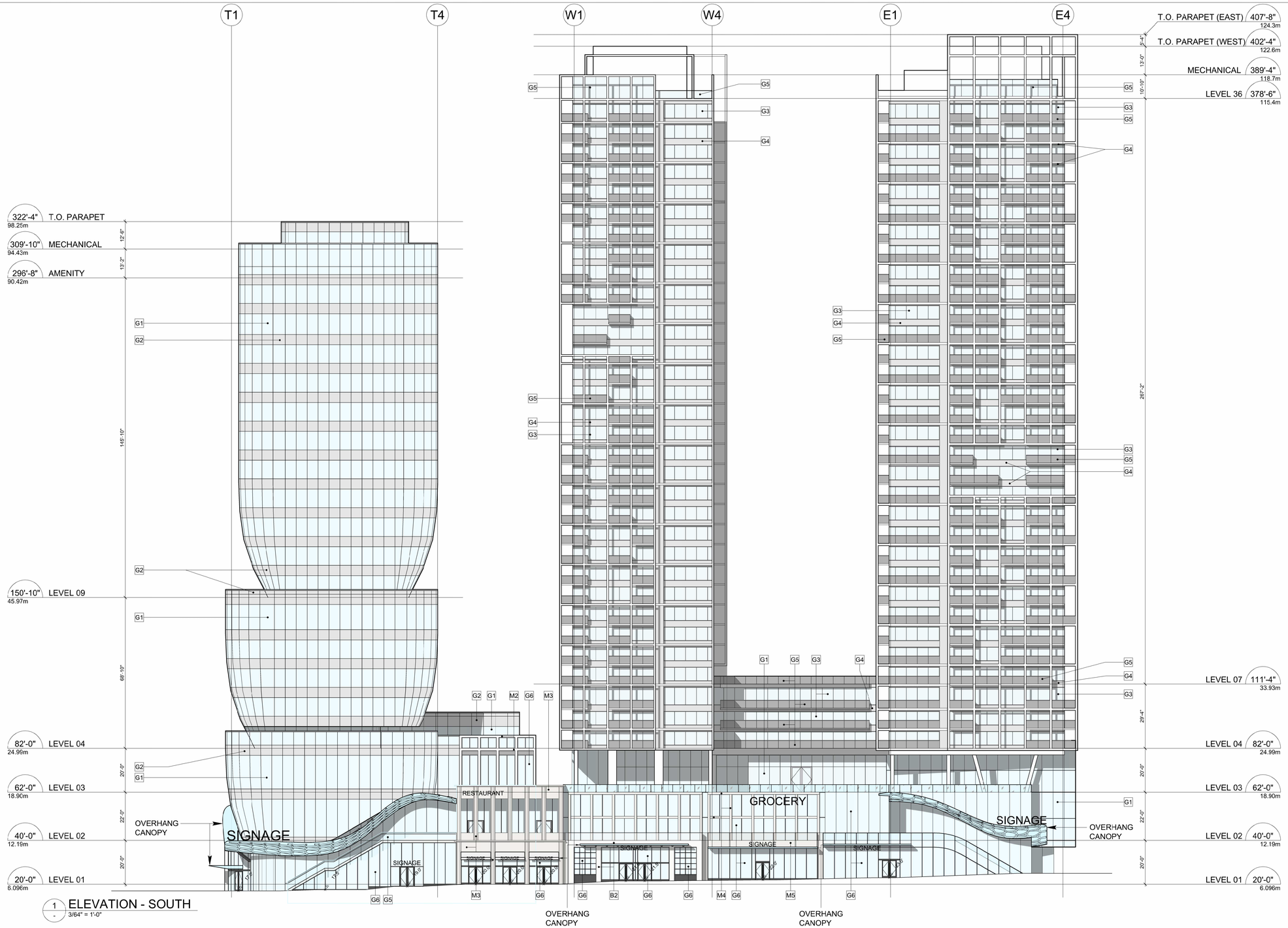
2024-06-21

ELEVATION OVERALL

NORTH

As Indicated

A301



1 - ELEVATION - SOUTH
3/64" = 1'-0"

MATERIALS KEYNOTES

G1	DOUBLE GLAZED 4 SIDED SSG CURTAIN WALL - VISION GLASS
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL SYSTEM
G3	WINDOW WALL SYSTEM - DOUBLE GLAZED
G4	WINDOW WALL SYSTEM - SPANDREL PANEL
G5	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH
G6	RETAIL GLAZING
M1	COMPOSITE METAL PANEL - BLACK
M2	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M3	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M4	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M5	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M6	OVER HEAD DOOR
B1	BRICK - COLOUR TO BE DETERMINED
B2	BRICK - COLOUR TO BE DETERMINED

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REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

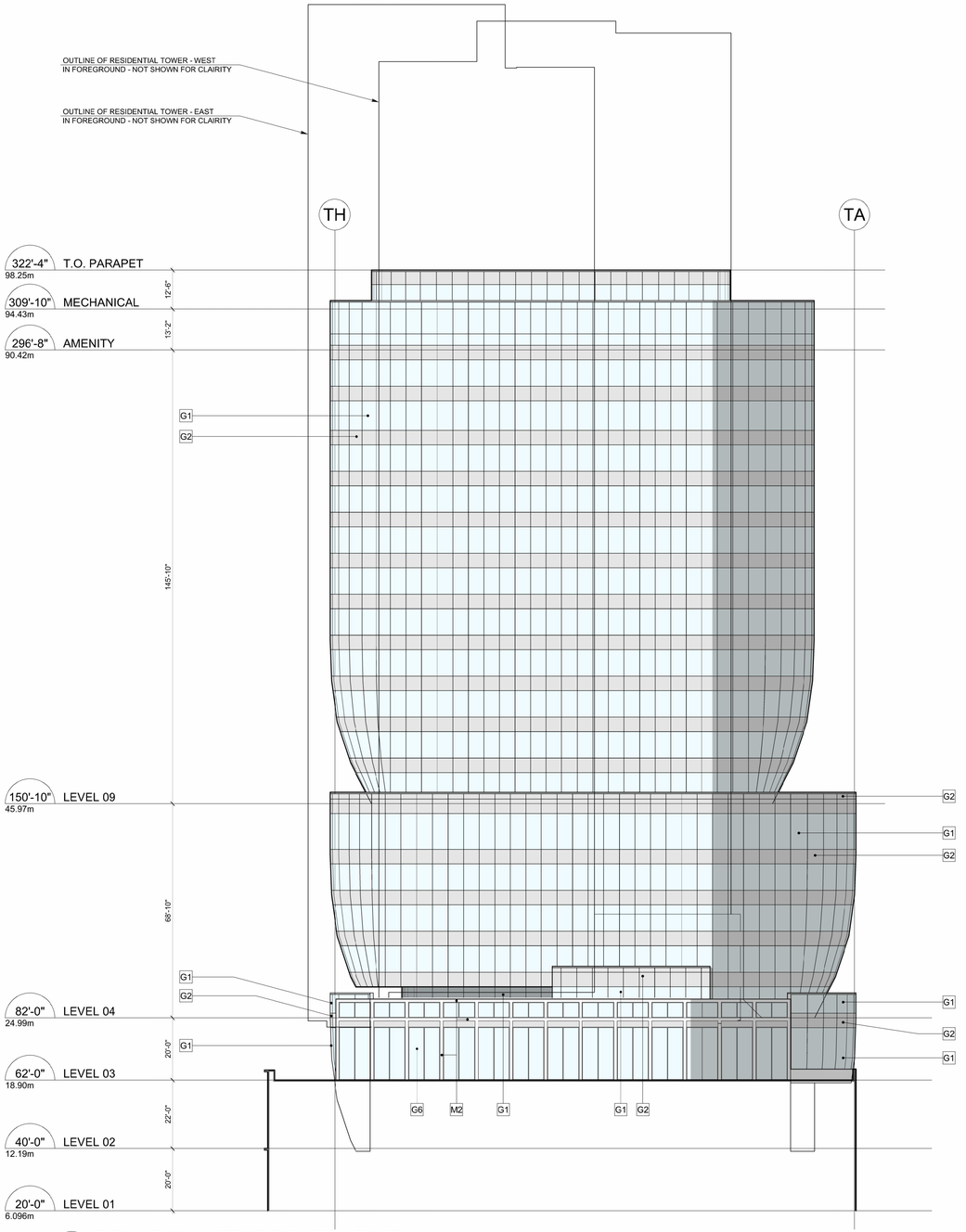
2024-06-21

ELEVATION OVERALL

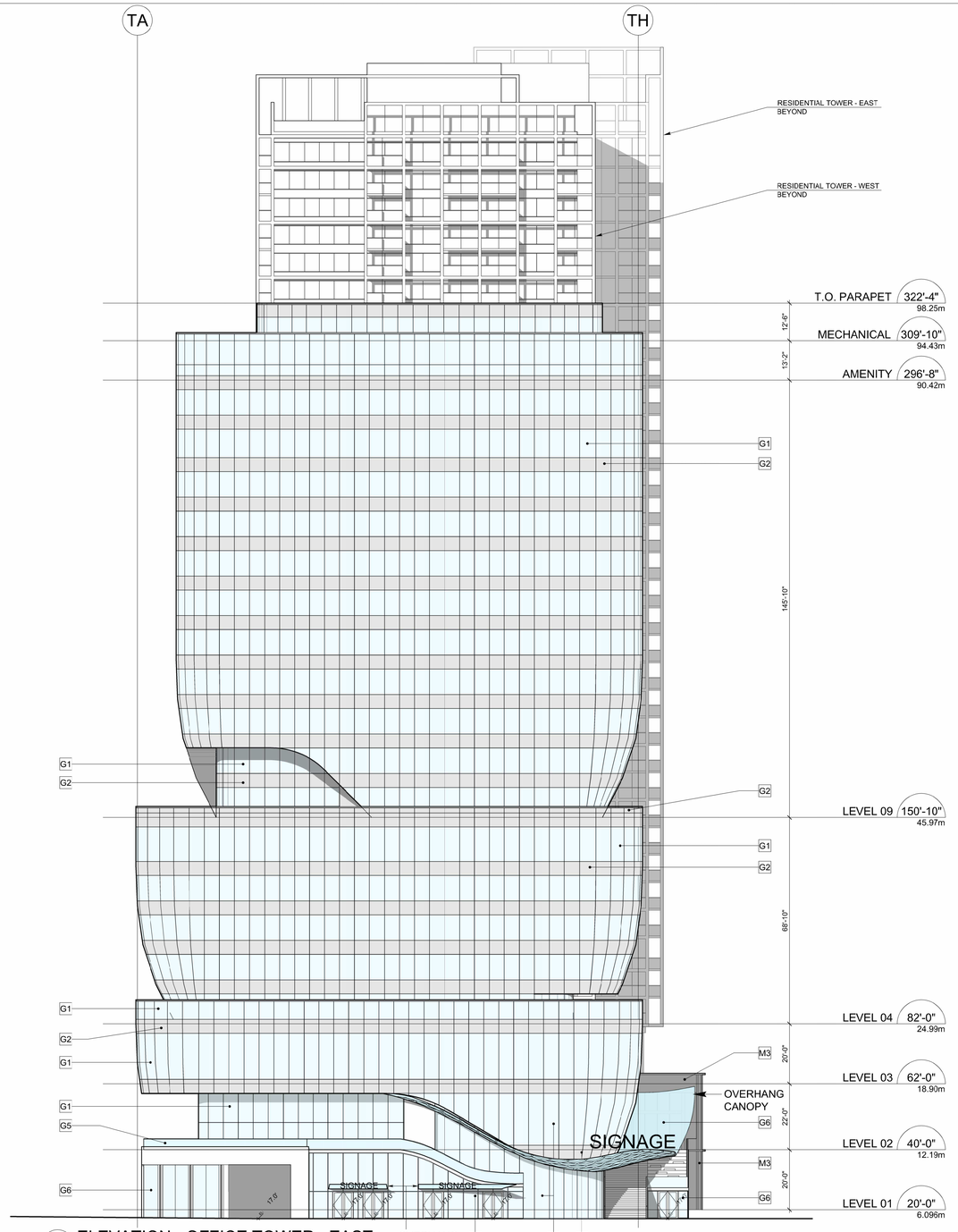
SOUTH

As Indicated

A302



1 - ELEVATION - OFFICE TOWER - EAST
3/64" = 1'-0"



2 - ELEVATION - OFFICE TOWER - EAST
3/64" = 1'-0"

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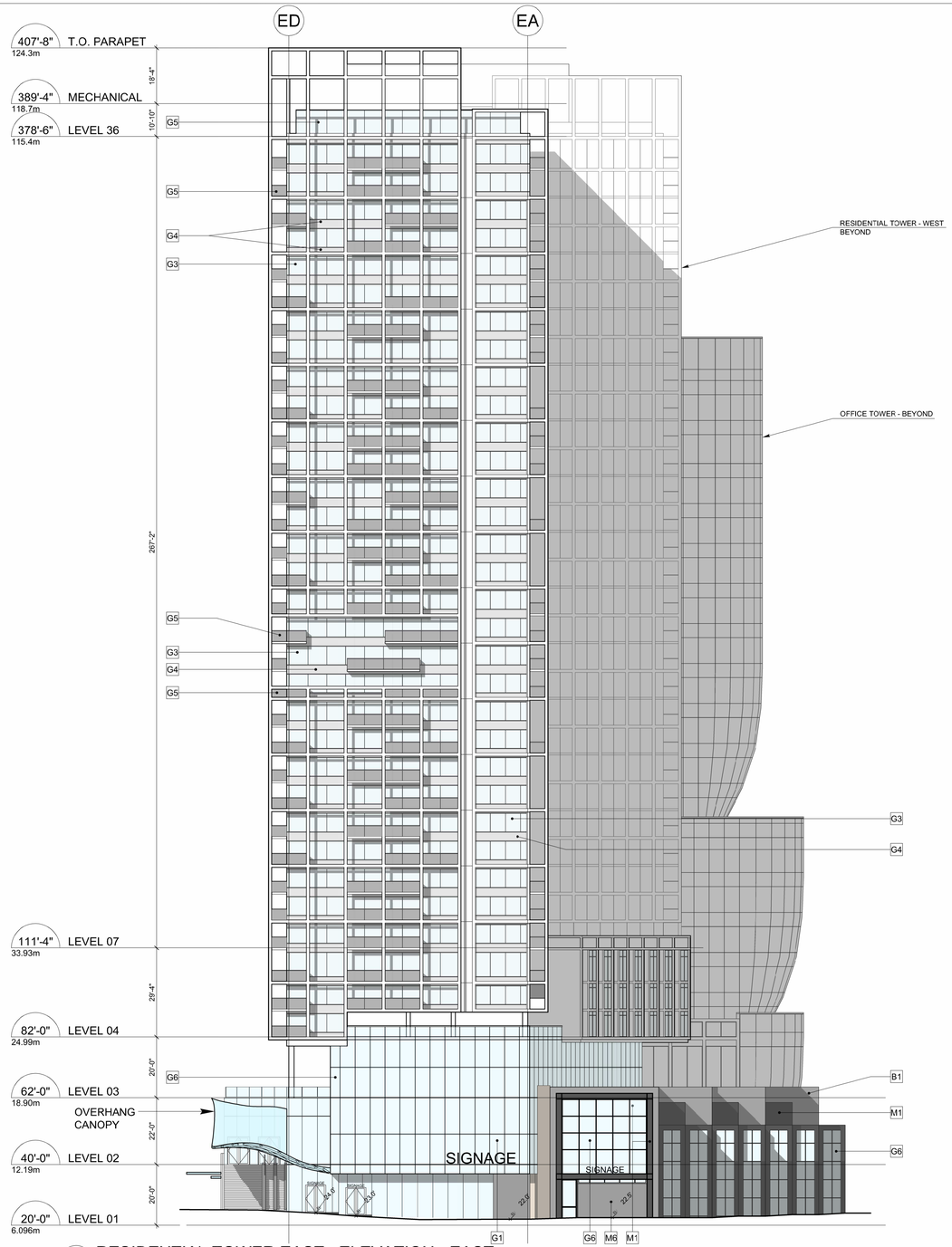
REGISTERED ARCHITECT PETER B. ODEGAARD BRITISH COLUMBIA

2024-06-21

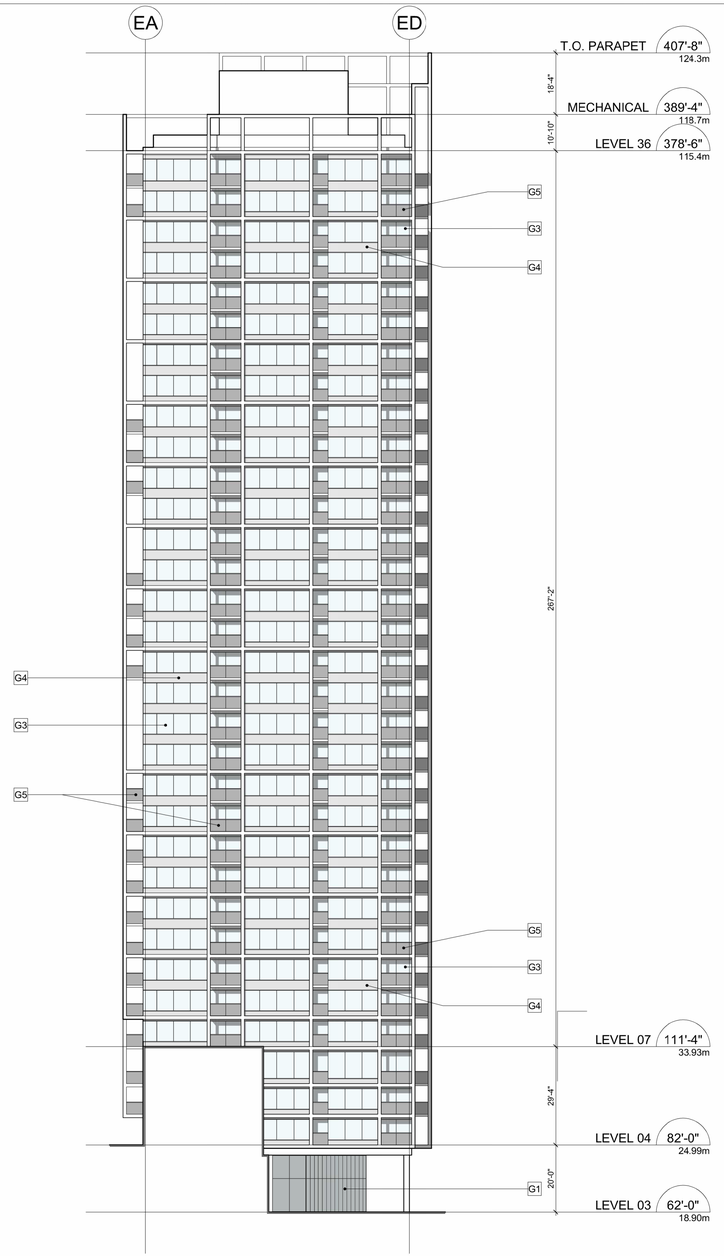
ELEVATION OFFICE

As Indicated

A303



1 - RESIDENTIAL TOWER EAST - ELEVATION - EAST
3/64" = 1'-0"



2 - RESIDENTIAL TOWER EAST - ELEVATION - WEST
3/64" = 1'-0"

MATERIALS KEYNOTES

G1	DOUBLE GLAZED 4 SIDED SSG CURTAIN WALL - VISION GLASS
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL SYSTEM
G3	WINDOW WALL SYSTEM - DOUBLE GLAZED
G4	WINDOW WALL SYSTEM - SPANDREL PANEL
G5	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH
G6	RETAIL GLAZING
M1	COMPOSITE METAL PANEL - BLACK
M2	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M3	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M4	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M5	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M6	OVER HEAD DOOR
B1	BRICK - COLOUR TO BE DETERMINED
B2	BRICK - COLOUR TO BE DETERMINED

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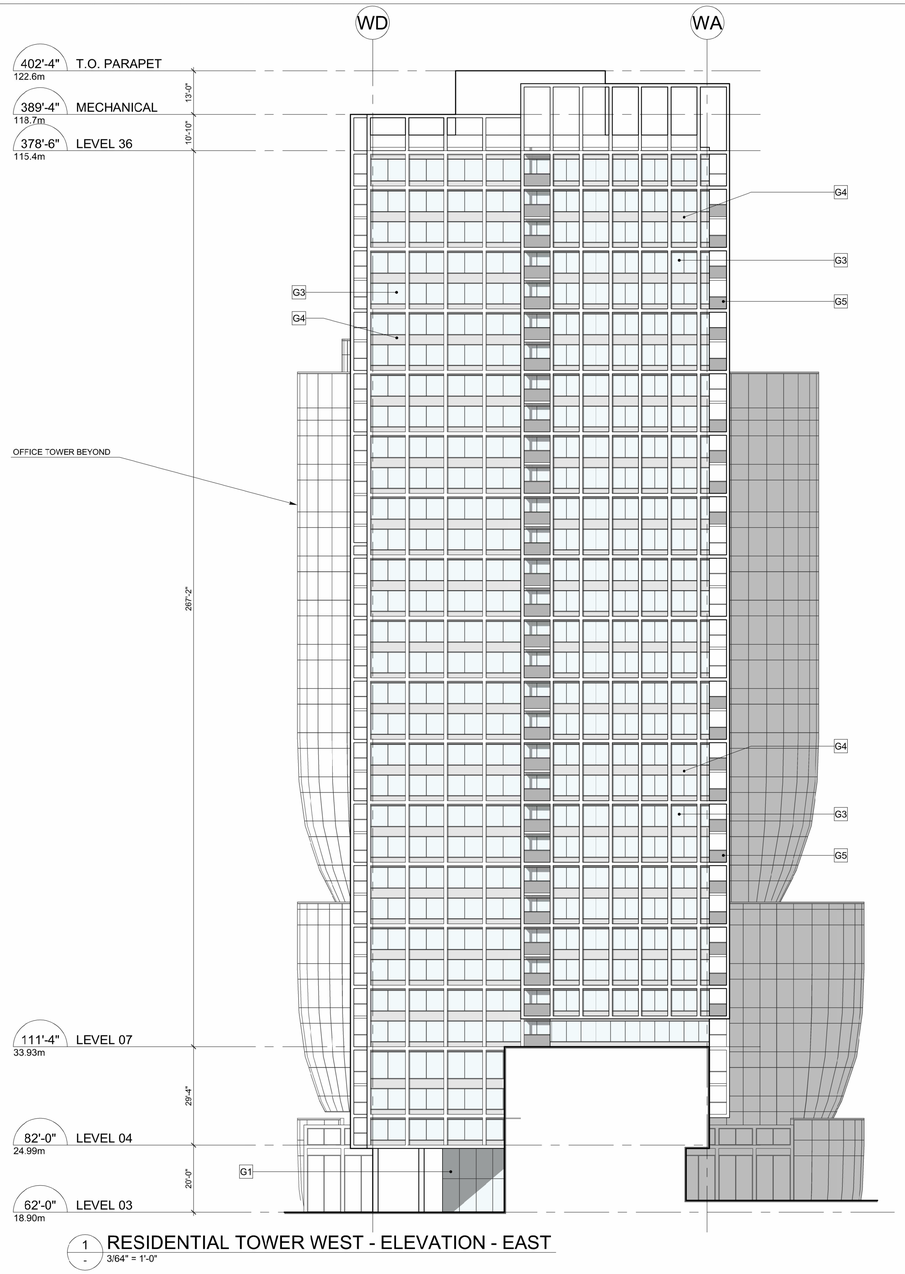
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PETER B. OSBORNE
BRITISH COLUMBIA

2024-06-21

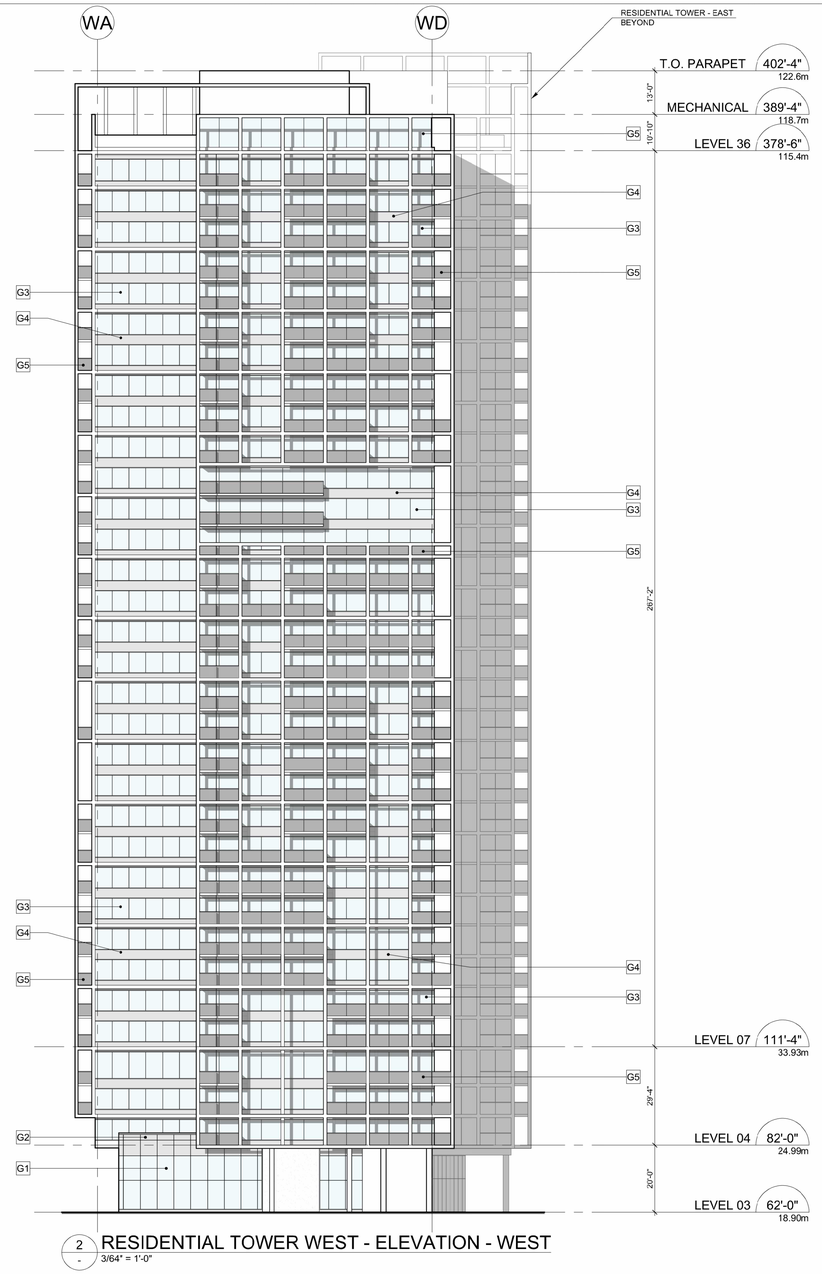
ELEVATION RESIDENTIAL TOWER - EAST

As Indicated

A304



1 - RESIDENTIAL TOWER WEST - ELEVATION - EAST
3/64" = 1'-0"



2 - RESIDENTIAL TOWER WEST - ELEVATION - WEST
3/64" = 1'-0"

MATERIALS KEYNOTES

G1	DOUBLE GLAZED 4 SIDED SSG CURTAIN WALL - VISION GLASS
G2	DOUBLE GLAZED SPANDREL PANEL W/IN CURTAIN WALL SYSTEM
G3	WINDOW WALL SYSTEM - DOUBLE GLAZED
G4	WINDOW WALL SYSTEM - SPANDREL PANEL
G5	CLEAR TEMPERED GUARDRAIL GLASS W/ GUARDRAIL FRAME FINISH
G6	RETAIL GLAZING
M1	COMPOSITE METAL PANEL - BLACK
M2	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M3	COMPOSITE METAL PANEL - COLCUR TO BE DETERMINED
M4	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M5	COMPOSITE METAL PANEL - COLOUR TO BE DETERMINED
M6	OVER HEAD DOOR
B1	BRICK - COLOUR TO BE DETERMINED
B2	BRICK - COLOUR TO BE DETERMINED

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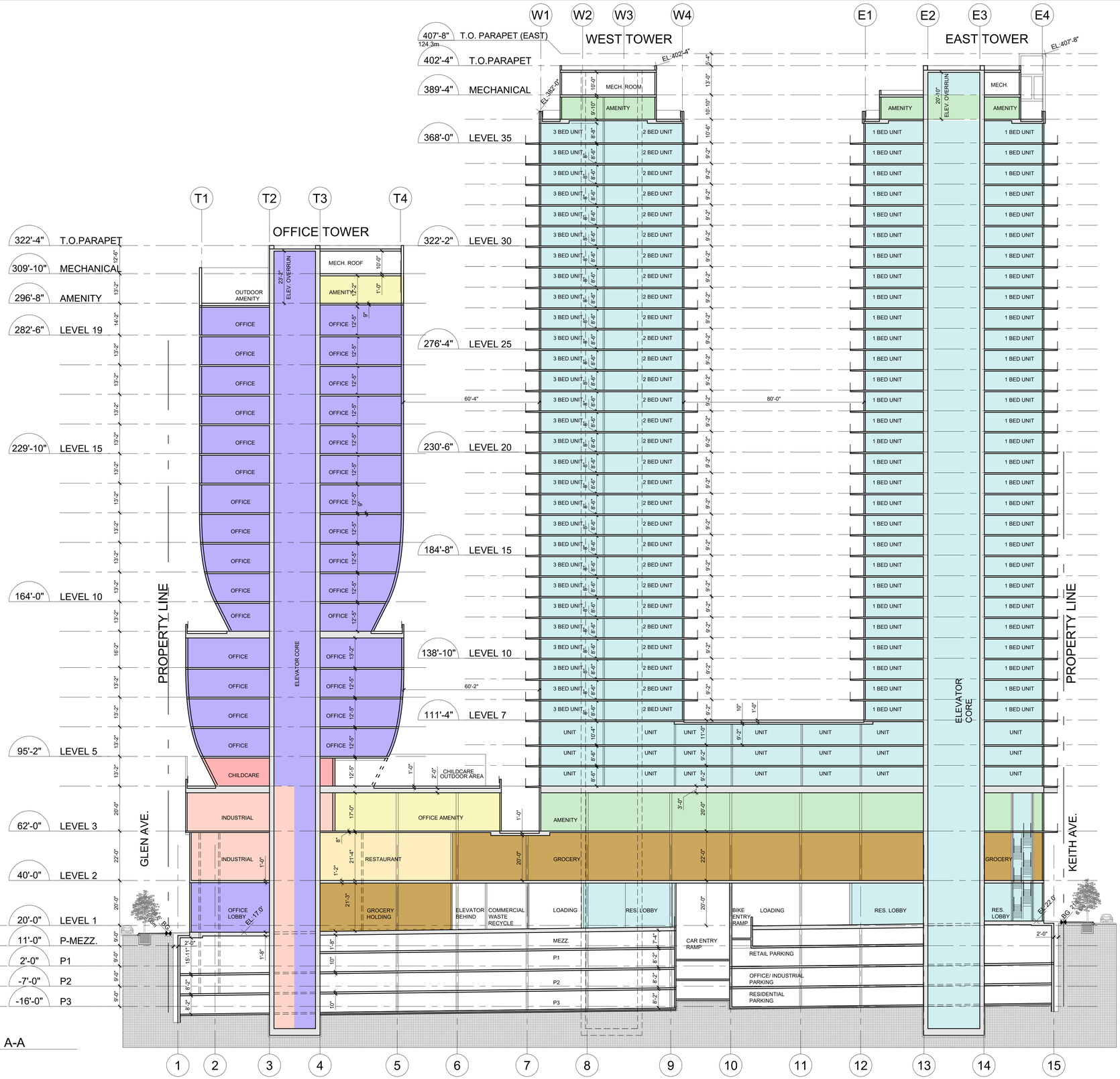
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ELEVATION RESIDENTIAL TOWER - WEST

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A305



1 - SECTION A-A
3/64" = 1'-0"

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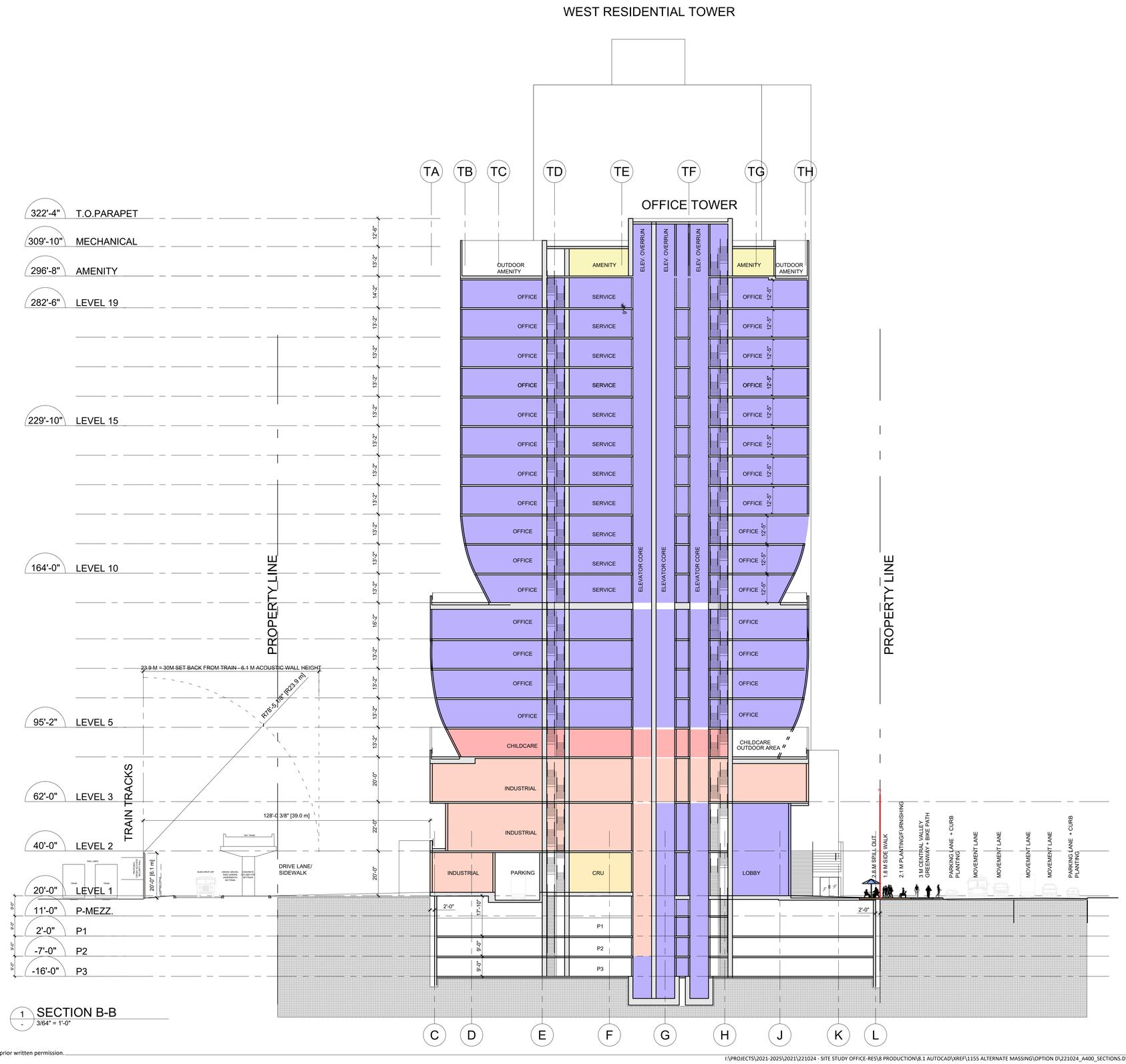
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SECTION A-A

As Indicated

A400



1 - SECTION B-B
3/64" = 1'-0"

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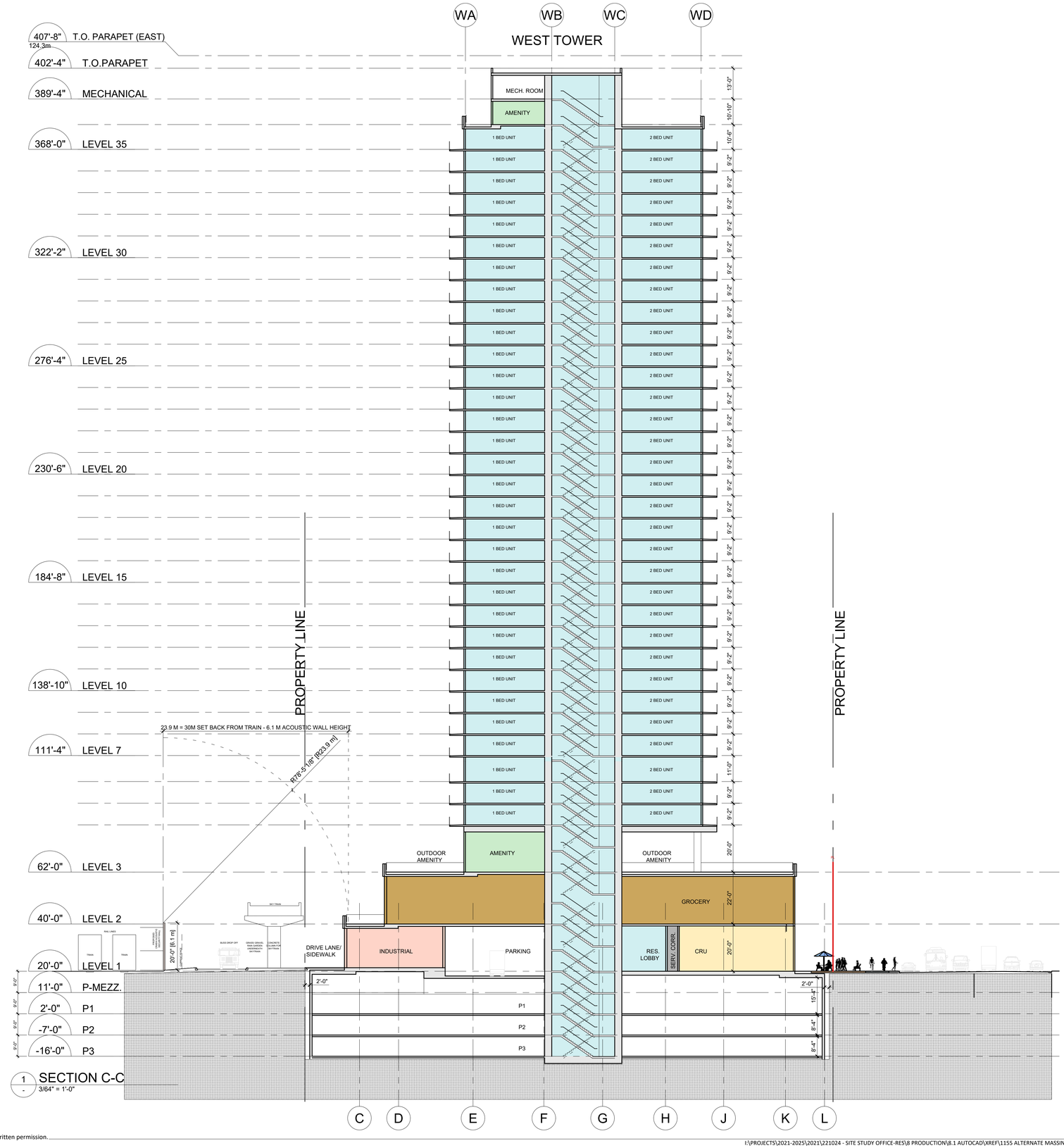
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SECTION B-B

As Indicated

A401



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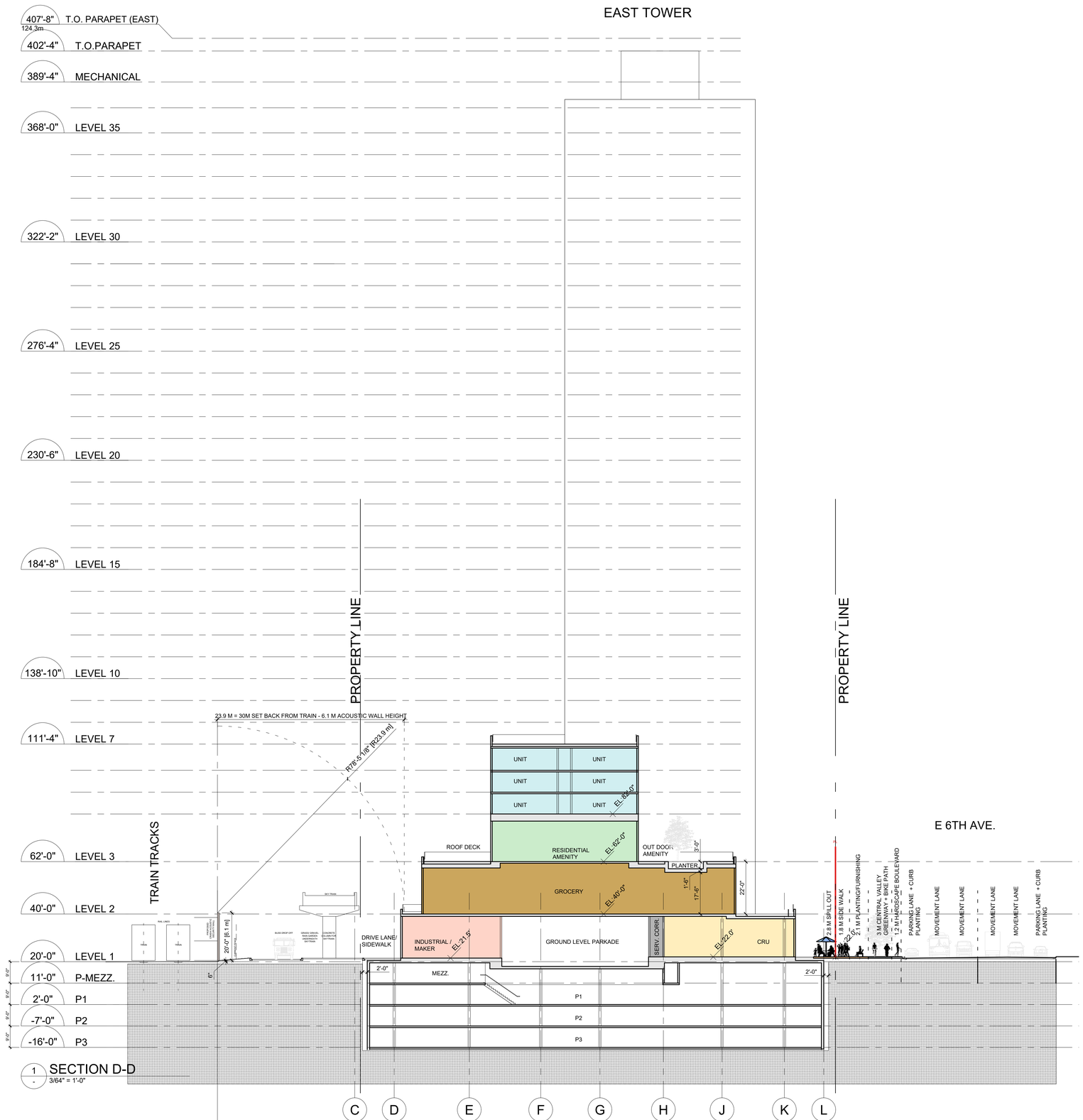
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SECTION C-C

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A402

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1 / - SECTION D-D
3/64" = 1'-0"

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SECTION D-D

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A403

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