THE GRANGE

1375 - 1395 W 14th Ave.

Rezoning Application

September 27, 2024

SHAPE
Architecture Inc.

Project Team

OWNER

Fiera Real Estate Investments
South Tower, Suite 3800 - 200 Bay St.
Toronto, ON M5J 2J1

Fiera Real Estate Investments Limited is a leading multi-strategy/multi-sector real estate investment management firm with operations in Canada and the United Kingdom.

As at June 30, 2022, FRE manages approximately C$7.6 billion of assets on behalf of institutional, foundation/endowment, and high net worth investors. A full range of investment strategies from core through opportunistic in open ended, closed ended, and bespoke separately managed accounts are offered to FRE's growing investor client base.

PROJECT MANAGER

Colliers Strategy & Consulting
Suite 1100 - 1067 West Cordova Street
Vancouver, BC V6C 1C7

Colliers Strategy & Consulting specializes in strategic real estate analysis, offering our clients extensive experience in a broad array of specialties. We serve both private and public sector, with expert personnel dedicated to the municipal, provincial, and federal government sectors as well as First Nations.

Our consultation is sought in a variety of situations that require in-depth study for business planning and policy decision making, retail market analyses; highest and best use studies; location studies; urban design; economic development strategies; financial and development feasibility; development planning and implementation; financial and investment analysis; as well as disposition and market exit strategies.

ARCHITECT

SHAPE Architecture Inc.
Suite 1462 - 1464 West 7th Avenue
Vancouver, BC V6H 1C1

SHAPE Architecture Inc. is a diverse and exciting Vancouver-based architecture practice of talented designers with a focus on delivering professional architectural consulting services throughout western Canada. They are, at their core, a social practice where the collective creativity and energy of their studio is matched with a well-recognized track record of award-winning design solutions for public and private clients.

They are fundamentally passionate about creating unique, inviting, and functional spaces for end-users through design that reflect the identity, structure, and patterns of one's specific place. With our international team, they love bringing their diverse backgrounds, experiences, and perspectives into the design process.

BC INDIGENOUS HOUSING SOCIETY

BC Indigenous Housing Society
548 Beatty Street
Vancouver, BC V6B 2L3

The BC Indigenous Housing Society is dedicated to providing safe, attainable housing for Indigenous individuals and families living in Vancouver and throughout British Columbia. The IHS is a registered charity and non-profit society, is governed by an all-Indigenous Board of Directors and employs approximately 100 people.

They work in partnership with federal + provincial government agencies to subsidize tenant rent contributions and achieve affordability for individuals and families with low incomes. The BC Indigenous Housing Society acknowledges the unceded territories of the Squamish, Tsleil-Waututh and Musqueam Peoples on which they operate.

HERITAGE CONSERVATION

Donald Luxton & Associates Inc.
470 Granville Street
Vancouver, BC V6C 1V5

Donald Luxton & Associates excels in managing cultural and heritage resources with creativity, practicality, and a strong commitment to sustainability. With expertise in navigating complex technical projects from start to finish, they prioritize exceptional service, effective communication, and rigorous research methods.

Their extensive experience includes collaborating closely with public sector clients across western Canada, fostering a deep understanding of local government planning processes and multi-level regulations. Through strategic planning, feasibility studies, and public communication strategies, they contribute to the preservation and enhancement of buildings, historic areas, and cultural landscapes.

LANDSCAPE

Cameron Woodruff
Cam@pmglandscape.com

PMG Landscape Architects
4185 Still Creek Drive C100
Burnaby, BC V5C 6G9

STRUCTURAL

Thomas Poon
TPoon@rjc.ca

Read Jones Christoffersen Ltd.
Suite 300 - 1285 W Broadway
Vancouver, BC V6H 3X8

MECHANICAL

Jubin Jalili
jubin.jalili@introba.com

Introba
Suite 180 - 200 Granville Street
Vancouver, BC V6C 1S4

ELECTRICAL

Sunny Ghataurah
Sunny.Ghataurah@aesengr.com

AES Engineering
Suite 950, Box 91
505 Burrard Street
Vancouver, BC V7X 1M4

BUILDING CODE

Claire Yuan
CY@ghl.ca

GHL Consultants Ltd.
700 W Pender Street
Vancouver, BC V6C 1G8

CIVIL

Connor Moss
cmoss@creus.ca

CREUS Engineering Ltd.
610 - 221 Esplanade West
North Vancouver, BC V7M 3J3

GEOTECHNICAL

James Carson
JCarson@geopacific.ca

GeoPacific Consultants Ltd.
1779 W 75th Avenue
Vancouver, BC V6P 3T1

TRAFFIC

Christopher Cheng
ccheng@bunteng.com

Bunt & Associates
1550 - 1050 W Pender Street
Vancouver, BC V6E 3S7

CONSTRUCTION MANAGEMENT

Travis Feldmann
travis.feldmann@etroconstruction.com

ETRO Construction
4727 Hastings Street
Burnaby, BC V5C 2K8

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Section 1 Introduction & Development Aspirations

Letter of Intent

Development and Building Services Centre
515 W 10th Ave.
Vancouver, BC
V5Z 4A8

To whom it may concern,

On behalf of our client, SHAPE Architecture is pleased to submit the proposed rezoning development scheme for your consideration.

The accompanying material describes a redevelopment scenario conceived in response to the preliminary guidance provided by the Broadway Plan, as well as the particular characteristics of the site and existing context.

We believe the project to be an exciting prospect, with the careful addition and redevelopment of a heritage building with additional density; The proposal will offer a significant number of new rentals dwellings and is intended to be operated by the British Columbia Indigenous Housing Society.

The 1,742 m2 subject site is situated at the Northeast corner of Hemlock Street and West 14th Avenue, Vancouver. The proposal seeks to unify three lots, which are currently occupied with a 3-storey residential building built in 1932, and a single-family house. The massing, use, and density of the site was appropriate for the time it was built, but in the ensuing decades the surrounding context has experienced, and is expected to continue experiencing, significant redevelopment and densification, to the extent that the site is significantly underutilized. The proposal offers 201 residential units, with 75 vehicular parking spaces and 459 bicycle spaces.

Redevelopment of this high profile Heritage site offers potential community benefit in the provision of affordable and rental housing and for the anticipated growth in the Broadway area. The site is currently surrounded by a range of developments of differing scales, which have been constructed at various points over the years. The proposal achieves the necessary separation from adjacent buildings that has been stipulated during meetings with the City of Vancouver. The concept has built on the previously submitted letter of enquiry. The scheme intends to retain the west and south portions of the heritage building.

We acknowledge that the recent introduction of the Broadway Plan is an ambitious piece of policy which provides a fresh perspective on land use designation and the creation of thoughtful and sensitive density, and we are confident that this proposal achieves its best ambitions. We look forward to collaborating with you on this enhanced proposal for this unique site.

Sincerely,
SHAPE Architecture



Dwayne Smyth, Partner
Architect AIBC, AAA, MRAIC

Executive Summary & Project Brief

Rezoning Rationale Summary

This application outlines our proposal to rezone the site at W14th Avenue and Hemlock Street to permit a residential high-rise building with a heritage retention component. The proposed building comprises of affordable and market rental units and podium along with rooftop amenities with three levels of underground parking. The project site area is 1,742 m2, and this application is to rezone the site to a maximum FSR of 7.20.

The Developer

Fiera Real Estate Investments Limited (FRE), a prominent real estate investment management firm operating in Canada and the United Kingdom, has teamed up with Colliers Strategy & Consulting, a specialist in strategic real estate analysis, for this exciting multi-family residential project which seeks to retain existing facades of heritage merit. The partnership leverages Colliers' extensive expertise in various specialties to enhance residential project development. Colliers' consultation services—spanning from business planning and policy decision making to retail market analyses and economic development strategies—complement Fiera's range of investment strategies, which include core through opportunistic approaches in open-ended, closed-ended, and bespoke separately managed accounts. This collaboration promises to deliver a comprehensive solution for this residential project, integrating strategic analysis with investment management to optimize community enhancements.

Design Rationale

From the outset this proposal intended to respect the existing heritage building on site. The portions of the heritage building with architectural merit along Hemlock and W14th are sympathetically retained, with the tower floorplate above setback at an angle to recede from the Heritage base and not compete with these historical elevations. The building form has also been derived from the required separation from buildings to the north and east.

The scheme physically and visually separates the new tower with a double height open floor, increasing the delineation of tower over the heritage. Following this, carefully located and curated internal and external amenity areas are proposed throughout the building. Oscillating balconies define the Southwest and South facades giving a woven appearance which are implied with no literal reference.

Reconciliation - BC Indigenous Housing Society

With the City of Vancouver's objective of being a City of Reconciliation, Fiera have sought out BCIHS as a partner. With BCIHS's housing locations being currently located in downtown or East Vancouver, the opportunity to build First Nations focused housing in a traditionally severly underserved area is a great one.

The project has high aspirations of assisting in reconciliation through providing meaningful indoor and outdoor spaces, encouraging discussion and interaction.

Reconciliation - Rental Partnership

As part of its ESG initiatives, Fiera has a strong commitment to being a responsible investor. Fiera actively looks for opportunities to collaborate with other responsible organizations throughout the value chain. Fiera saw an opportunity for Grange to actively align with City of Vancouver's objectives around being a 'City of Reconciliation' through introducing an operator for Grange that would best align with those principles of Reconciliation.

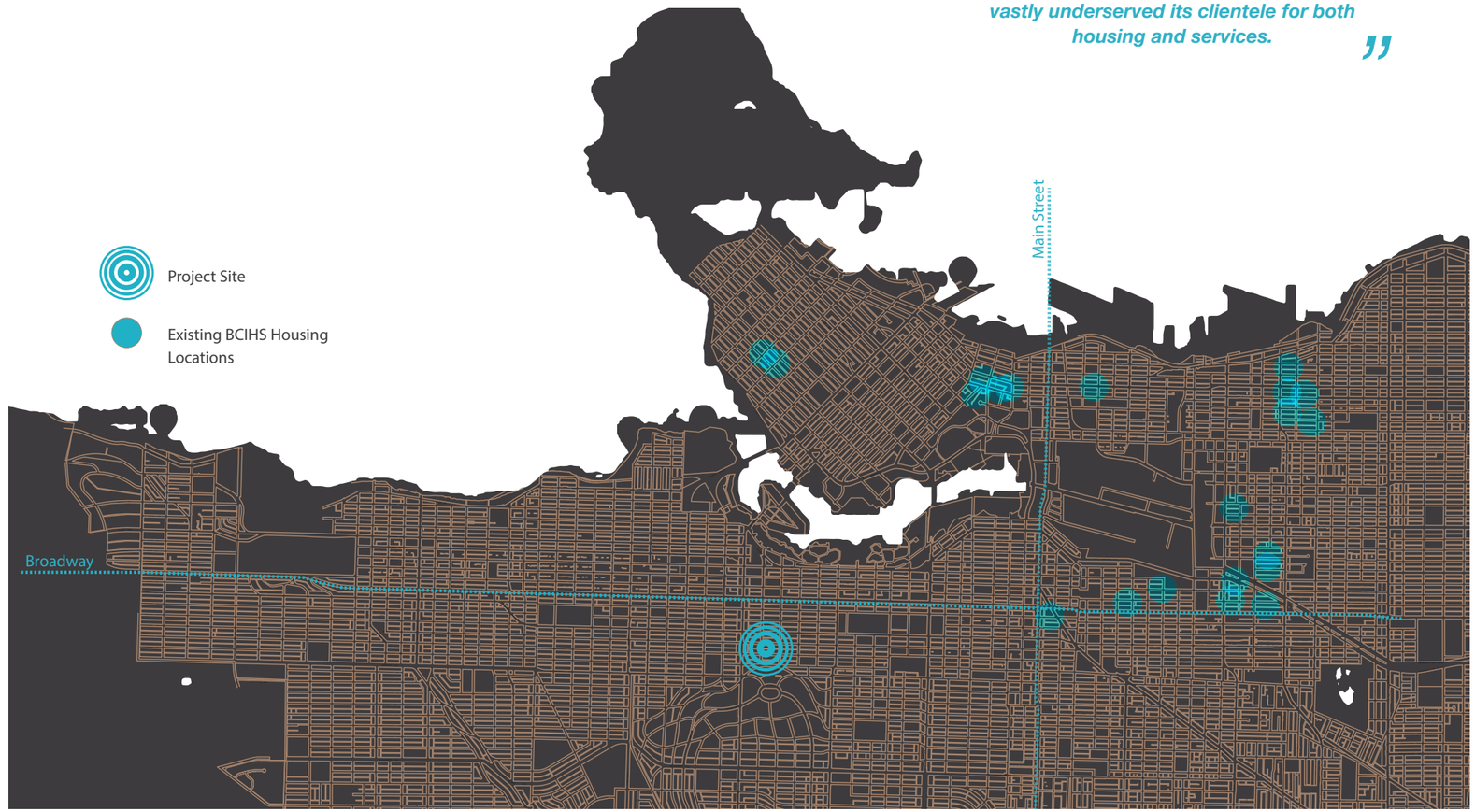
City of Reconciliation (2016) – As a City of Reconciliation, the City commits to:
"1. Form a sustained relationship of mutual respect and understanding with local First Nations and the urban Indigenous community, including key agencies;
2. Incorporate a First Nations and urban Indigenous perspective into its work and decisions; and
3. Provide services that benefit members of the First Nations and urban Indigenous community."

Fiera has chose to actively work with BCIHS to support these City of Vancouver initiatives and bring benefit to future urban indigenous and non-indigenous tenants alike.

FIERA REAL ESTATE

BC INDIGENOUS HOUSING SOCIETY

> ***"This project is a unique opportunity to build First Nations-focused housing in a neighborhood that has traditionally vastly underserved its clientele for both housing and services."***



City of Vancouver UNDRIP Policy | Section 1.2

"Ensure access to culturally-safe, affordable housing within a range of housing options which align with Indigenous people's needs."

- Report of UNDRIP Task Force to the City of Vancouver Mayor & Council, 2022

City of Vancouver UNDRIP Policy | Section 2.9

"Work with urban Indigenous organizations and residents to address the need for safe, healthy, accessible, affordable and climate resilient housing for indigenous people in Vancouver, ensuring secondary housing needs including, but not limited to, daycares and healthcare are accessible from their locations."

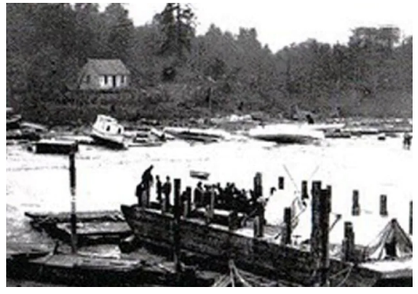
- Report of UNDRIP Task Force to the City of Vancouver Mayor & Council, 2022



Granville Street Bridge 1888, City of Vancouver Archives



False Creek 1904, City of Vancouver Archives



Forced Removal Kitsilano 1913, Indigenous Foundations/UBC

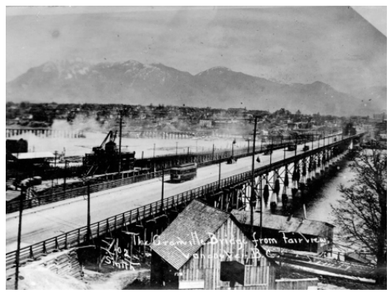


BCIHS founded in 1984 as a non-profit Society with Canada Revenue Agency

In 2021, City Council created the UN Declaration on the Rights of Indigenous People (UNDRIP) Task Force



Granville Street, south of Granville Bridge, 1895



False Creek 1909, City of Vancouver Archives



The Grange, built 1932, City of Vancouver Archives



The Grange today against the city skyline, Google Earth

Reconciliation - Rental Partnership

BC Indigenous Housing Society

The BC Indigenous Housing Society is dedicated to providing safe, attainable housing for Indigenous individuals and families living in Vancouver and throughout British Columbia. We are a registered charity and non-profit society. The IHS is governed by an all-Indigenous Board of Directors and employs approximately 100 people.

Founded in 1984, we currently manage a portfolio of over 21 buildings and 900 units with supporting 1,300 Indigenous individuals and families. BC Indigenous Housing Society works in partnership with federal and provincial government agencies to subsidize tenant rent contributions and achieve affordability for individuals and families with low incomes.

> *"75% of indigenous people are urban indigenous peoples living off reserve"* [1]

BC Indigenous Housing Society Vision

Indigenous people thriving in culturally safe and inclusive communities.

BC Indigenous Housing Society Mission

We are tireless in our efforts to provide attainable, inclusive housing and services, for Indigenous people, by empowering collaborative teamwork and responsible stewardship.

> *"Indigenous people are the fastest growing population in Canada"* [1]

About BC Indigenous Housing Society

One of the main objectives for IHS will be for all future buildings to be places that will encourage familial and cultural connections. Culturally appropriate housing for Indigenous families will be the way forward and plans to re-work existing buildings in these traditional ways are also being made.

All new buildings will also incorporate First Nations motifs directly into their aesthetics and resident spaces, including façades visually referencing Coast Salish basket-weaving, in addition to other traditional imagery. The importance of retaining, while sharing, traditional cultural knowledge will be at the forefront of these future projects.

1 - Quotes on this spread are from the CEO of BCIHS during a project team meeting.

BC INDIGENOUS HOUSING SOCIETY

FIERA REAL ESTATE

Aims & Aspirations

Through extensive workshops with BCIHS, Fiera, Colliers and SHAPE Architecture, the goals for the project were determined. These goals are intended to referenced throughout the projects conception to ensure key aims are addressed.

BC Indigenous Housing Society and Fiera Real Estate Goals

- Provide safe, attainable housing for Indigenous individuals and families
- Partnership with federal and provincial government agencies to subsidize tenant rent contributions and achieve affordability for individuals and families with low incomes
- All future buildings to be places that will encourage familial and cultural connections
- Multigenerational Housing
- First Nation motifs referencing Coast Salish Design
- Outdoor spaces that can be used for planting of food and medicinal plants. These areas are intended to be used by all residents, and can be used as a means to reconciliation.

Heritage Preservation?

↓

POLICY

18.1 Diverse Heritage Values

Promote and support Truth and Reconciliation of Musqueam, Squamish and Tsleil-Waututh voices and visibility on the land.

18.2 Conservation Tools and Incentives

Tools and Incentives available to identify, conserve and protect heritage assets.

18.3 Area Specific Policies

Tools and Incentives available to identify, conserve and protect heritage assets.

↓

Heritage

Conservation + Reconcilitation

Heritage Introduction

The major proposed interventions to The Grange include the:

• Preservation of the historic street facades along Hemlock Street and West 14 Avenue including return walls up to roof ridge;

• Lifting of the Hemlock Street building facade to permit underground work;

• Temporary relocation of the West 14 Avenue building facade to permit underground
Construction work, including interventions to permit lifting and temporary relocation;

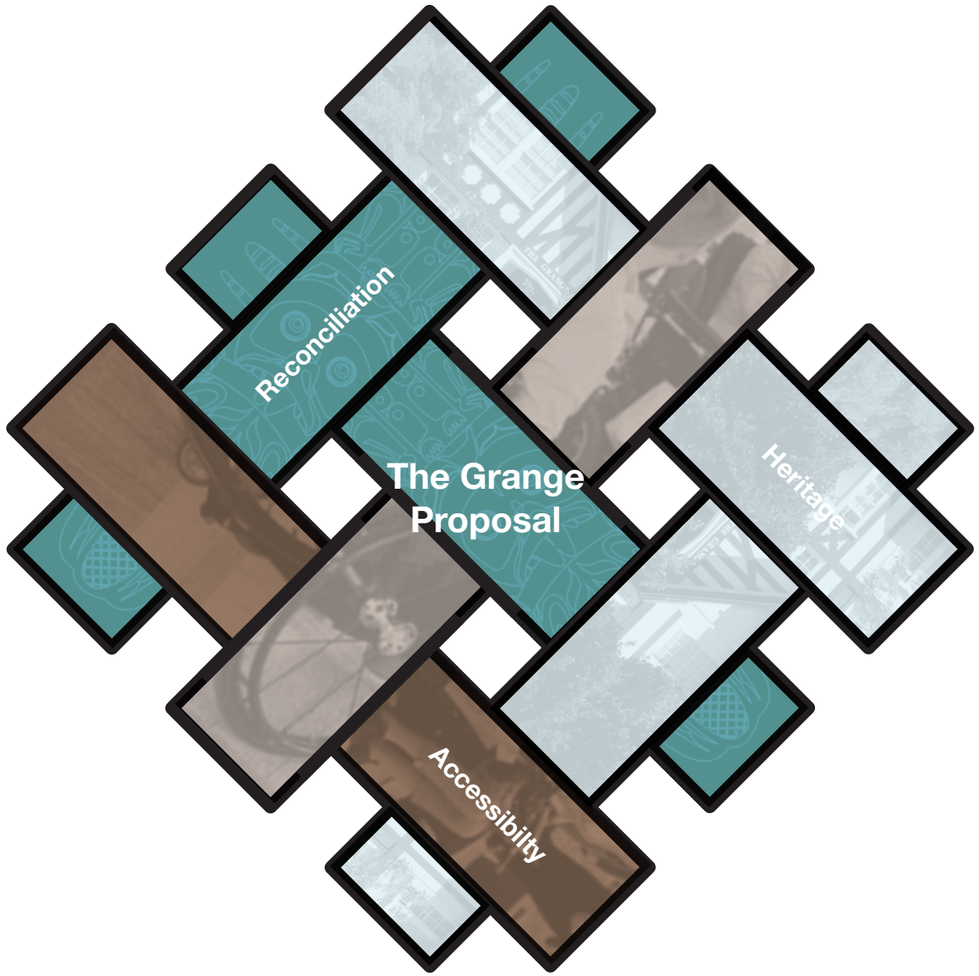
• Rehabilitation of the overall site through the construction of a new, modern, multi-storey residential tower behind, and connected to, the retained portions of the heritage building facing Hemlock Street and West 14 Avenue;

• Sensible rehabilitation of the retained structure to allow for compliance with current codes and new interior configuration;

• Preservation and repair, if required, of exterior character-defining elements; and,

• Restoration of any missing, extensively deteriorated, or heavily altered character defining elements.

The full Conservation Plan is based on Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. It outlines the preservation, restoration, and rehabilitation that will occur as part of the proposed redevelopment.



"The Grange presents an opportunity to thoughtfully integrate concepts of heritage preservation, reconciliation and best practices in accessibility to support past, present and future generations of residents"

Public Amenity & Accessibility

> *With 1 in 5 Canadian adults living with a disability and this number growing as our population ages, 1 Canadians continue to struggle every day because of physical barriers to accessibility.*
>
> - Doramy Ehling, CEO, Rick Hansen Foundation

The project also seeks to support the Rick Hansen Foundation through an accessibility audit that was done on the existing building. As the building has no elevator and the main entrance is not accessible - RHF found that it widely underserves the existing tenants living in the building. To promote the livability and aging of place of existing tenants the new building will be Rick Hansen Certified.

Historically, most buildings and landscapes were not designed to be readily accessible for people with disabilities. In recent years, however, emphasis has been on preserving historically significant properties, and on making the properties more accessible to all with Universal Design. It is an orientation to design that starts with considering the needs of the user; it appreciates that at some point, every person experiences some form of limitations in ability.

Heritage properties are distinguished by features, materials, spaces and spatial relationships that contribute to their historic character. Often these elements, such steep terrain, monumental steps, narrow or heavy doors, decorative ornamental hardware, pose barriers to persons with accessibility requirements.

Fiera is committed to supporting existing tenants livability and ability to age in place in the new building. Its not appropriate that over 75% of the building is currently inaccessible as a result of the lack of elevator. Even within the accessible portion of the building - bathrooms, kitchens and bedrooms, doorways pose challenges to existing tenants trying to ‘age in place’.

Certification Level	Rating Score	Meet Mandatory Certification Requirements	Meet Mandatory GOLD Certification Requirements
RHF Accessibility Certified GOLD	80%+	✓	✓
RHF Accessibility Certified	80%+	✓	✗
	60-79%	✓	✗
Not Certified	0-100%	✗	✗

Note: Sites are required to meet the mandatory certification requirements to be certified, regardless of their rating score.

Meaningful Community Enhancement

The 11 key drivers listed below have been determined for this project to inform massing and programming moves that create public benefits and provide neighborhood sensitivity. The icons for these drivers can be seen distributed throughout this document where they've played a key role.



Sustainable Development

- Building is high performance and energy efficient
- Planting, massing, and landscape design integrate the site within local ecological systems and cycles
- Renewable and non-toxic building materials reduce embodied carbon of building and its impact on local and global ecologies



Enhanced Public Realm

- Public space that is accessible to all
- Planting provides a green buffer to neighboring lots and activates street
- Public plaza and courtyards connect community program and housing to street



Design for Reconciliation

- Creation of spaces to form sustained relationships of mutual respect with local First Nations.



Spaces for Meeting & Gathering

- Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Accessible Housing

- Creating rental housing for present and future
- Housing is situated within walking distance of town center and essential services



Transportation and Connectivity

- Proximity of building to town center and essential services encourages low-carbon transportation and improves local walkability



Greenspace and Nature Retention

- Mature trees are retained where possible and trees are added to site along street edges and in courtyards
- Greenspace and planting provides access to nature for residents and community



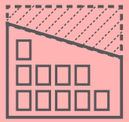
Appropriate Building Separation

- Six meter setbacks provide green buffer between building, street, and neighboring residences



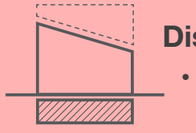
Context & Scale

- Facade is broken up with balconies and glazing to match scale of surrounding residential buildings
- Building height follows topography to match surrounding building heights



Sensitive Density

- Articulated building massing fits into neighborhood context and responds to surrounding building heights



Displaced Density

- Housing massing is condensed to decrease building footprint and create open space for community program

Section 2 Policy Context

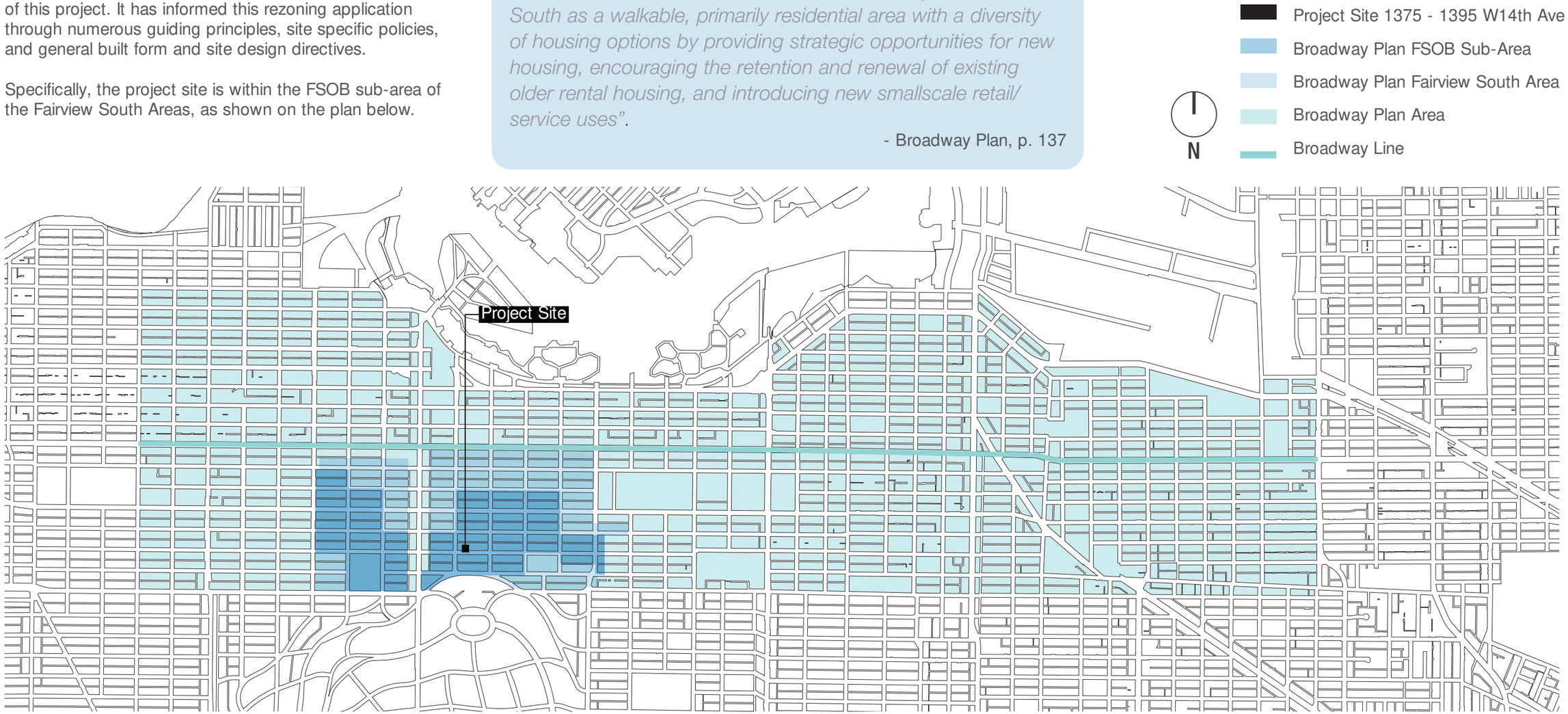
The Broadway Plan

The Broadway Plan is the policy protagonist for the story of this project. It has informed this rezoning application through numerous guiding principles, site specific policies, and general built form and site design directives.

Specifically, the project site is within the FSOB sub-area of the Fairview South Areas, as shown on the plan below.

The overall intent of the FSOB zone is to "strengthen Fairview South as a walkable, primarily residential area with a diversity of housing options by providing strategic opportunities for new housing, encouraging the retention and renewal of existing older rental housing, and introducing new smallscale retail/ service uses".

- Broadway Plan, p. 137



Fairview South Area B (FSOB)

"Fairview South is a primarily residential apartment area with green and leafy streets and a significant stock of older rental housing, ranging from multiple conversion dwellings and three storey walk-up apartments to towers. Newer low-rise and tower strata ownership housing is scattered throughout the area. The large landscaped setbacks and gardens, including the "tower in the park" form, contribute to the character of the area. Just west of Granville Street, between West 14th and 16th avenues, is a collection of pre-1940 apartments that comprises some of the oldest purpose-built rental in the city. There are two small areas of lower density housing near West 16th Avenue. On Oak Street around West 15th Avenue is a small node of retail/service and mixed-use development."

- Broadway Plan, p. 137

The excerpt to the right of the page, taken from p. 142-143 of the Plan, shows the policy summary table for the FSOB sub area.

In addition to these policies, there are a number of relevant policies in the Built Form and Site Design section of the Plan that have informed the proposal. Some of the more influential policies include:

» Setbacks which consider angle of daylight, landscaping, and building transitions.
» Enlivening the public realm and providing opportunities for social connection with human-scaled design that activates the public realm and creates interest.
» Providing ground level outdoor spaces that supports outdoor uses for all ages including children.
» Building edges and landscaped areas that support casual encounters and interaction, seamlessly integrated with the public realm.

Policy Area:	**Fairview South - Area B**			**FSOB**
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Additional Policies

9.10.2 There will be a maximum of two towers per block (street to street, including any laneways). On blocks with two or more existing towers constructed prior to adoption of the Broadway Plan, one additional tower will be considered. There will be a maximum of one additional tower on the block face on the south side of West 14th Avenue between Oak and Spruce streets. For the areas east of Oak Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Uptown South.

9.10.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

9.10.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.

Public Transport Proximity

Nestled in Vancouver's vibrant urban landscape, the project benefits not only from excellent public transport proximity but also from the city's extensive network of bike trails and lanes. Cyclists will appreciate the nearby dedicated bike routes, providing safe and efficient pathways for commuting and recreation throughout the city. With the future Broadway Skytrain line extension enhancing connectivity, residents will have the flexibility to choose from various sustainable transportation options to navigate Vancouver's diverse neighborhoods and picturesque surroundings.

The future Skytrain station at Granville Street and Broadway will be within a 1km walking distance, providing convenient connections to downtown Vancouver, UBC, and various other key destinations across the city. Additionally, the area is served by multiple bus routes, enhancing accessibility to nearby neighborhoods and amenities. This prime location offers residents the convenience and efficiency of urban living with unparalleled access to Vancouver's extensive public transportation network.



Transportation Demand Management

As the project is located in the Broadway Plan Area, a TDM Plan is required. The developer has selected to provide TDM Plan B: Bike Infrastructure Package.

The TDM Plan B: Bike Infrastructure Package requirements are as follows:

- 40% Additional Class A Bicycle Parking Spaces
- 10% Additional Bicycle Lockers
- 5% Additional Oversized Bicycle Parking Spaces
- Weather-protected Class B Bicycle Parking Spaces

On the proposed development plan, the TDM Plan B bicycle parking space requirements are summarized.

LAND USE	SIZE	# OF UNITS	BASE BYLAW REQUIREMENT (SPACES)		TDM PLAN B REQUIREMENT (SPACES)	
			CLASS A	CLASS B	CLASS A	CLASS B
Residential	Units<65 sq.m. GFA	135	373	11	522 (Of which 104 must be Bike Lockers and 52 must be Oversized)	11 (All of which must be weather-protected)
	65 sq.m. GFA< Units<105 sq.m. GFA	68				
	Units>105 sq.m. GFA	0				
TOTAL			373	11	522	11

For TDM Plan option B, the project requires a minimum of 522 Class A bicycle spaces and 11 weather-protected Class B spaces. Of the 522 Class A spaces, 104 must be bike lockers and 52 must be oversized spaces.

The current site plan indicates that 523 Class A spaces and 11 Class B spaces will be provided which meets the overall bicycle space count requirements. In terms of Class A spaces, the project will be providing 108 lockers and 52 oversized spaces which meets the additional 10% locker and 5% additional oversized space requirements, respectively. With regards to the Class B spaces, all 11 spaces located beside the new main entry along W 14th Avenue are anticipated to be weather-protected to meet the TDM Plan B requirements.

Heritage Policy Context

Through discussions with the city, additional FSR was attributed to the proposal increasing the density from 6.5 to 7.2 FSR. This agreement was based on the substantial effort and costs in retaining the existing heritage structures, whilst being able to meet the designated density for the site.

Section 5 (Page 6 – Heritage Policies) - Transfer of Density
Transfers of density from an eligible heritage donor site (the Density Bank) to an eligible rezoning site not involving a heritage property, of up to 10% over the base zoning on the rezoning site may be considered
(for market residential rezoning).
A 10% transfer of density may also be available to new developments in certain zoning districts subject to Development Permit Board approval.
If there is no density available in the Density Bank, a Heritage Amenity Shares purchase could be considered instead.

3.1.d "Façade-only retention is generally not considered to be an appropriate heritage conservation procedure"

The proposal does not contemplates a façade-only retention. The project considers retaining significant amount of the overall existing building and structure (24,170 sf). This preservation strategy includes all elements of character defining merit. The proposal also contemplates preserving a portion of the 18 of the 24 original units along with the main entryway along both West 14th and Hemlock.

4. "To be considered favorably for rezoning, the heritage property on a rezoning site must be preserved, a high level of retention and conservation proposed, and it must be seismically upgraded. Legal protection of the heritage resource is required."

The preserved building includes the conservation of a three-story heritage building, including the addition of a Tower and podium. To create a defined massing with the prominent feature of Heritage retention. The preserved building will be seismically upgraded. This will be implemented by introducing shear walls in the residential units and replacing the main non-loading bearing stairwell with vertical tower core. The new addition will contribute to the structural reinforcement of the Heritage building; as described in RJC's Assessment, the Gravity and Seismic improvements are drastically required to preserve the Heritage property.



Section 3 Site Analysis

Urban Context: Amenities and Uses

Zoning and Land Use

The building is located in an exciting developing district of the Fairview South Areas (Area B), that is expected to be revitalized as the result of the Broadway Plan. The project will supply much needed housing to contribute to a vibrant, walkable, and transit-oriented community.

Amenities

The amenities of this development will be geared towards those with busy urban lives. Amenities will include a lounge and outdoor gathering space on the roof top. Ease of access for pedestrians and bicycle commuters will take priority over vehicles, with end-of-trip facilities and bike storage thoughtfully integrated at grade to increase usability.

Level 4 Amenity

Level 4 is where innovation meets tradition as the heritage retention component interfaces with the tower above. With generously floor-to-floor heights, the space offers a blend of indoor and outdoor amenities to create vibrant spaces for a multitude of activities. This thoughtful integration allows the expression of the new tower to complement rather than overshadow the heritage elements, creating a visual narrative that honors the past while embracing the future.



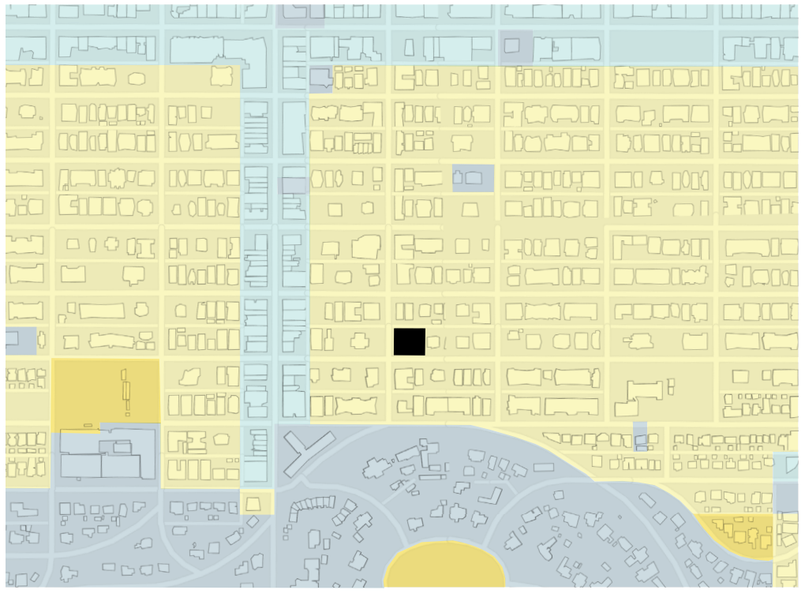
Community Amenities

The site is surrounded by several community amenities from civic, to educational, to recreational. Vancouver School Board is a little over a 10-minute walk west of the project site. L'École Bilingue is to the east of the site. Granville Park is directly to the west, on the opposite side of Granville Street and Shaughnessy Park is slightly further to the south.



Enhanced Public Realm

- Public space that is accessible to all
- Planting provides a green buffer to neighboring lots and activates street
- Public plaza and courtyards connect community program and housing to street



Zoning

- R # - Residential - Duplex
- RM # - Residential - Multiple
- C #- Commercial District
- CD # - Comprehensive Dev.
- Project Site



N

Land Use Plan

- Commercial / Retail / Office
- Institutional
- Urban Neighborhood
- Mature Neighborhood
- Green Space
- Project Site

Zoning

The project site is located in the RM-3 Multi-Storey Medium Density Apartment Residential district, with several other zoning districts in close proximity (as illustrated above), and with increasing residential density to the south and commercial districts to the north and west.

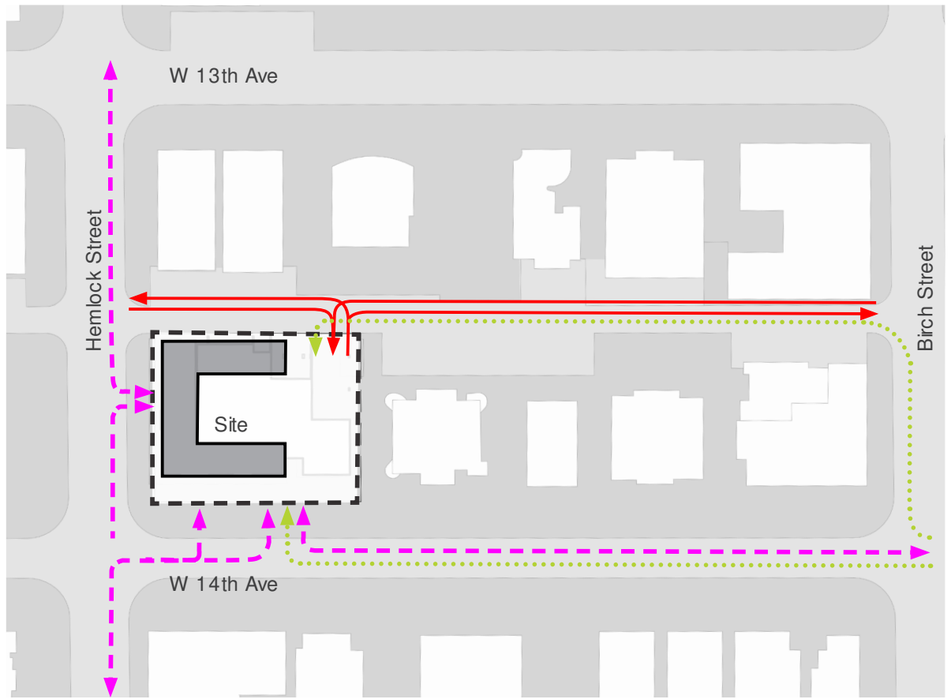
Land Use Plan

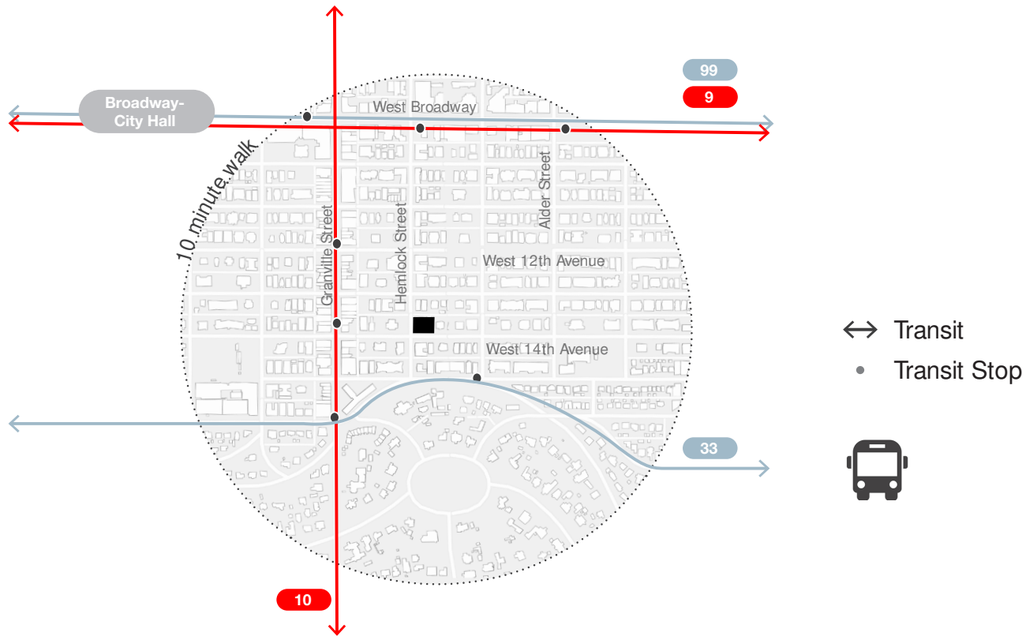
The land use in the area is reflective of the zoning.

Urban Pathways

The site at 1375 - 1395 W14th Avenue is well situated in relation to urban amenities, bus routes, bike routes, and pedestrian pathways. The connectivity of the site provides access to essential services and greenspace within Vancouver and along the Broadway Corridor.

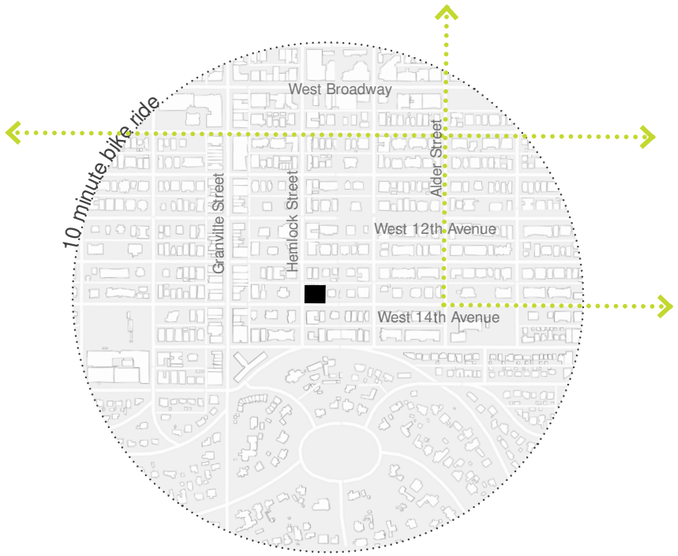
Diagrams to the right show these connections by mode at a neighborhood level and the plan diagram below shows the how these various modes flow to and from the site directly.



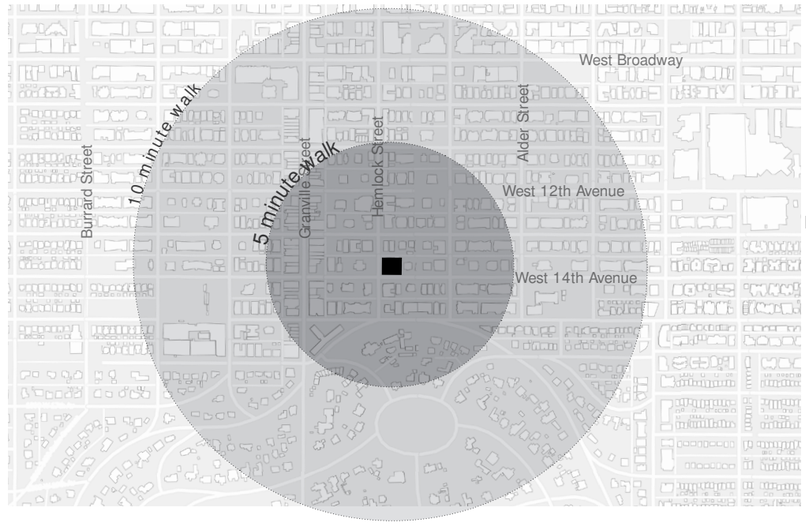


Vehicular Pathways

The site is located two blocks south of the 99 B-line and the 9 bus routes that run east-west along Broadway. In addition to providing a connection all the way from UBC to Commercial Drive, these bus routes connect in to the Canada Line, the Expo Line, and the Millenium Line.



Local Street Bikeway



Pedestrian Zone

Bicycle Pathways

The site is well-located in relation to bicycle pathways, feeding into the city's expanding network, with two local street bikeways within 800 meters in each direction.

Pedestrian Pathways

A highly walkable location, the site is less than a 5-minute walk to the shops along Granville Street and is less than a 10-minute walk to West Broadway.

Accessible Housing

- Creating rental housing for present and future
- Housing is situated within walking distance of town center and essential services

Neighborhood Context

1375 - 1395 W 14th Ave. boasts a prime location surrounded by a multitude of urban amenities. Along Broadway, residents have access to a vibrant array of local commercial businesses, including cafes, restaurants, boutique shops, and convenience stores. The area is dotted with commercial and mixed-use developments along Broadway, presenting opportunities for shopping, dining, and leisure activities. The neighborhood surrounding 1375 - 1395 W 14th Ave. is primarily residential, offering a peaceful and welcoming atmosphere for residents to call home.

All of these features will improve significantly with the heightened access that will be provided by the Broadway Line.



New South Granville Skytrain Station at West Broadway and Granville Street. Rendered image from City of Vancouver.

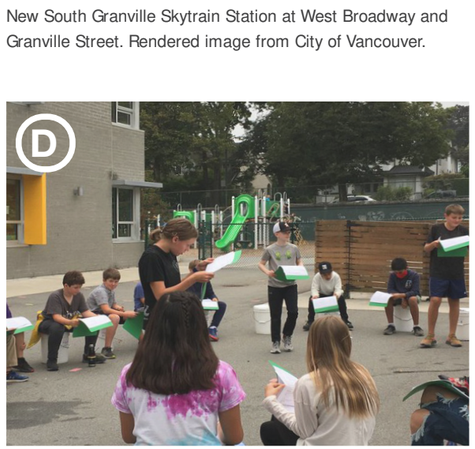


Grocery store on Granville Street.



Lively cafes and restaurants along West Broadway.

The Grange



L'École Bilingue Elementary School east of the project site, along W 14th Ave.



Granville Park on a sunny, summer day.

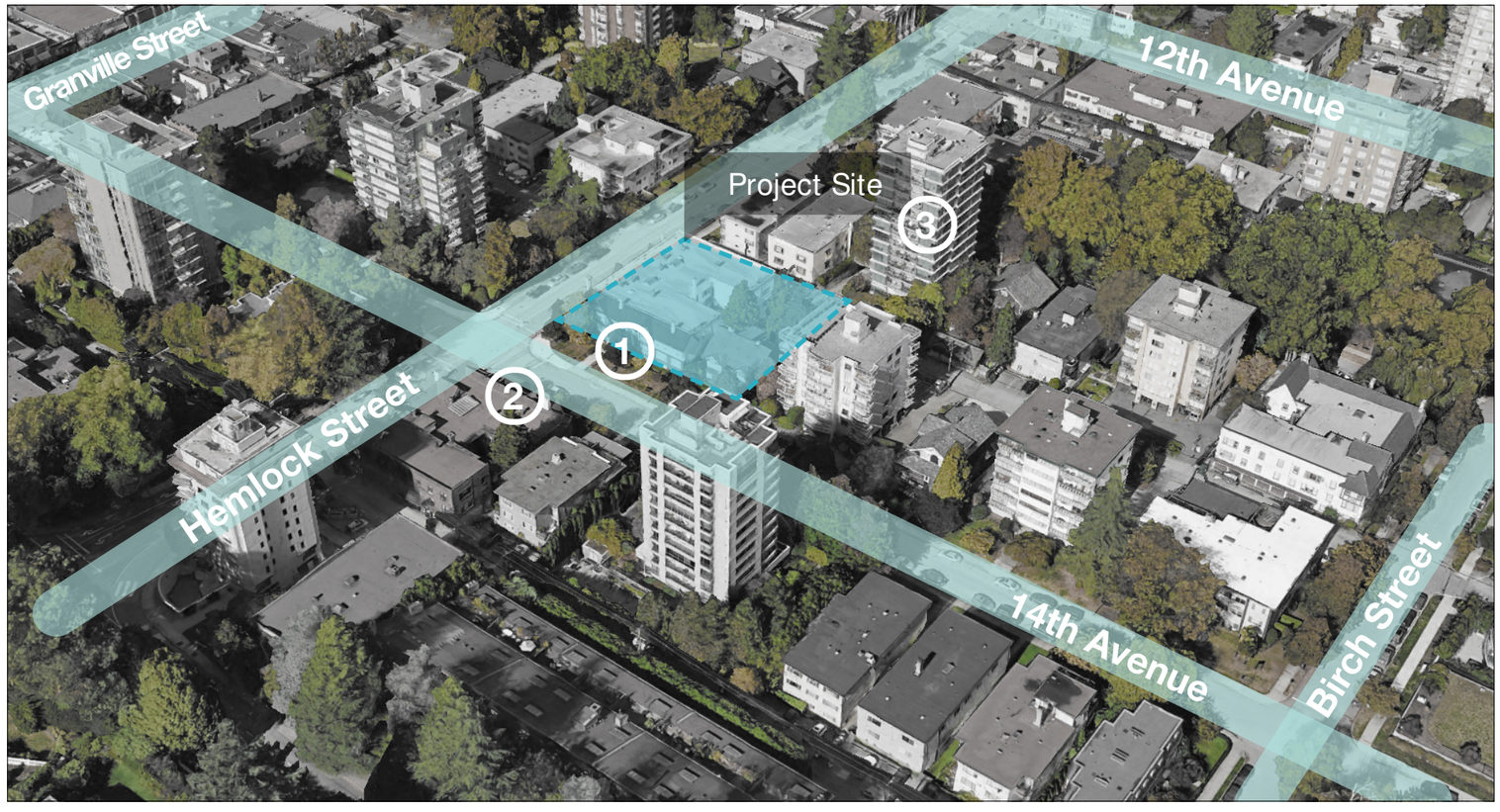


Lush tree canopies at Shaughnessy Park, which characterize the residential streets south of the project site.

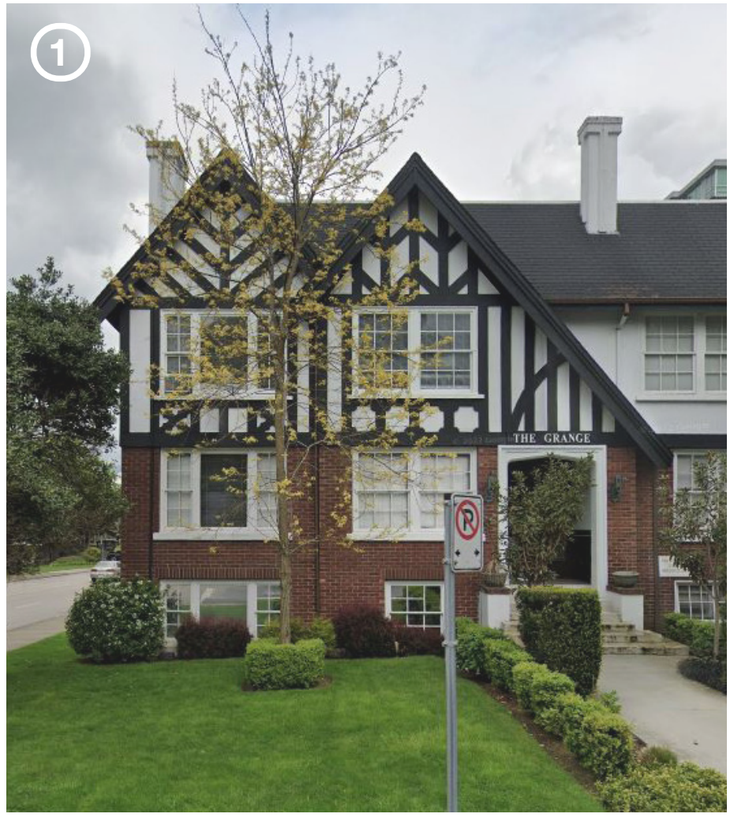

West Broadway
Granville Street
Hemlock Street
West 14th Ave
Oak Street
Project Site
A
B
C
D
E
F

Site Context

This immediate site context is shaped by three main influences: (1) the heritage and conservation of all elements of character defining merit on the site, (2) the relationship to the heritage fabric of homes immediately south of the site, and (3) the adjacencies to nearby towers, particularly on the north-east edge.



Aerial perspective of the site looking north-west.



The project aims to preserve and retain all areas of heritage merit.



The character home facing the project site from across West 14th Ave.



Nearby tower as viewed from W 13th Avenue.

Existing Streetscapes


Hemlock Street



West 14th Avenue


Lane

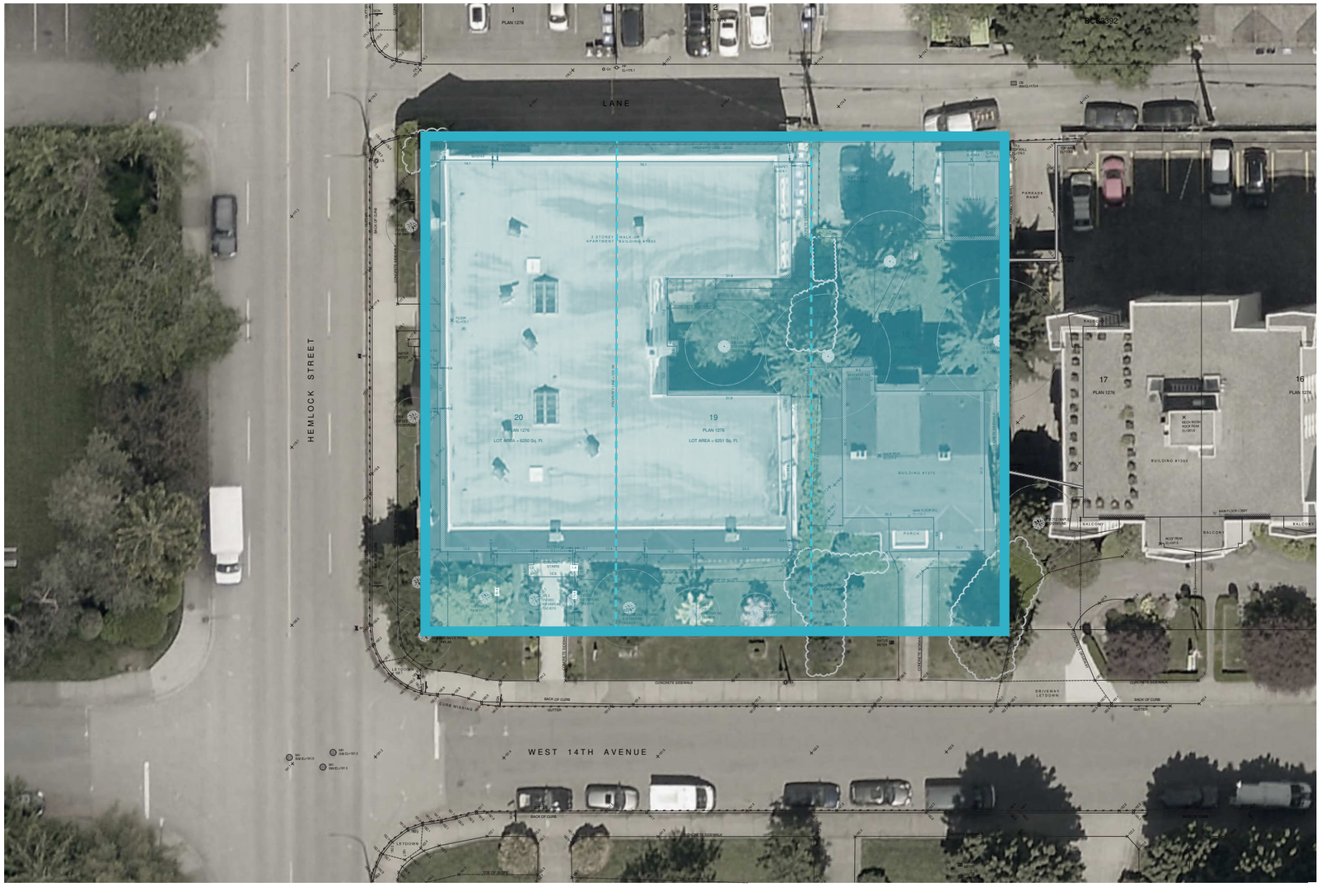

Lane


Lane



The existing Grange building fronts two sloping streets, Hemlock and West 14th Avenue, as well as a lane and adjacent midrise development. In addition to the Grange apartments, the project includes the adjacent house that is proposed to not be retained.

The highly articulated facades of heritage merit terminate at the corners of the lane and side yard, where the facade transitions to unornamented white stucco. The current lane is unanimated, as the “garages” that face it at grade are now used for storage, with bare asphalt remaining in front to retain access.



Section 4 Heritage

Building Significance to Historical Preservation

The Grange, a British Arts and Crafts style with Tudor Revival influence, was completed in 1932 in Fairview neighborhood. Its asymmetric primary facades, wall dormers with half-timbering woodwork, brick cladding, multi-pane windows, and picturesque roofline contrast with the utilitarian flat roof structure above. The Grange represents early densification, as people moved to the area for employment. The British Arts and Crafts style was often used for estate mansions and apartment blocks, reflecting the social, cultural, and aesthetic values of its inhabitants. The Grange is characterized by its robust, off-center, front-gabled wall dormers and a mix of traditional elements.

The heritage character defining elements of the Grange are:

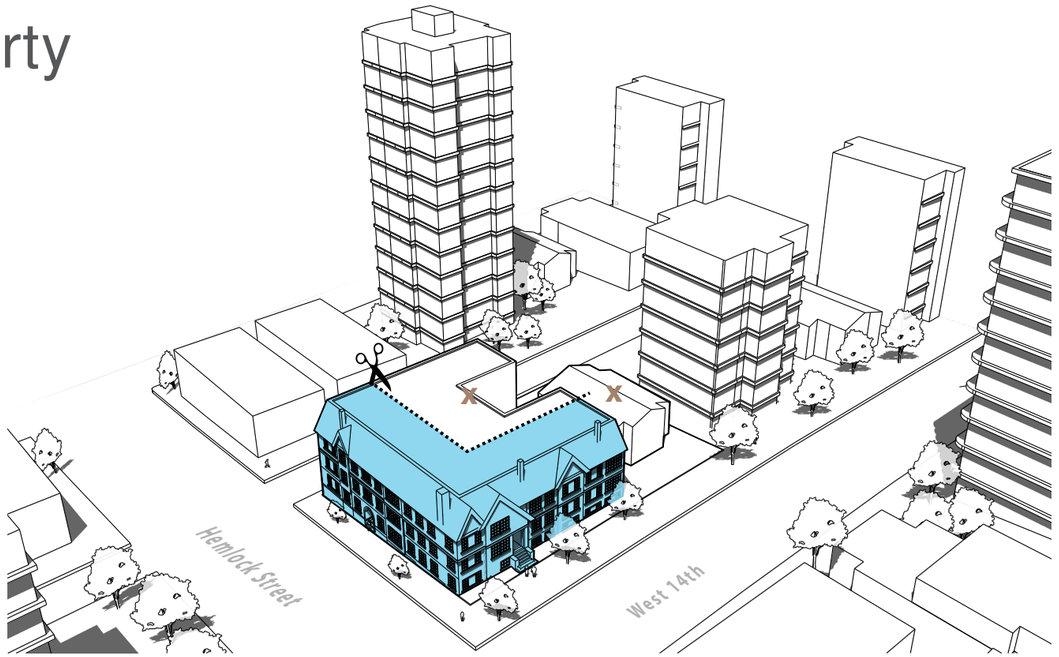
- A multi-family residential building with a C-shaped form, two-storey height, and full lower level.
- It features a British Art and Crafts style construction with wood-frame structure, **brick and stucco cladding facade (1)**, and **detailed chimneys (2)**.
- The building features off-centre wall dormers with non-matching half-timbering designs and smooth stucco infill cladding.
- The entryway is recessed, with a sloping bargeboard extending down to accommodate it.
- The Hemlock Street facade features half-timbering along the top level, two wall dormers with mismatching half-timbering detailing, and an off-centre brick arched entryway.
- The building also features a **variety of original windows and window openings (3)** on each elevation, including multipane upper and lower sash **double-hung wood frame windows (3)**, and awning-style **multi-pane assemblies (3)** along the basement level.
- The **original wooden front door (4) assemblies** on the front and Hemlock Street elevations also add to the heritage character.

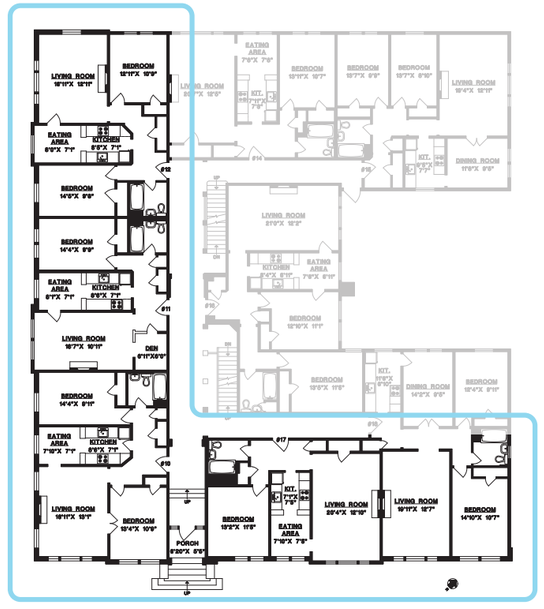


Compliance with Rezoning of Heritage Property

The Proposed project supports the retention of existing Heritage fabric by preserving all areas of heritage merit described in Donald Luxton's Site Significance as; brick and stucco cladding facade, detailed chimneys, variety of original windows and window openings, double-hung wood frame windows, awning-style multi-pane assemblies, and original wooden front door. Our intent of preservation with a high level of retention and conservation comes from identifying, acknowledging and protecting a broad range of historic places.

The podium and rooftop addition have been strategically placed to sit visually behind the Grange. This creates visual depth to the streetscape while retaining the heritage classified building as the prominent feature of the public realm. The proposed project doesn't not remove the primary structure, but will replace the heritage stairwell and storage by providing an accessible core including an elevator, stairwell, and bulk storage for all tenants to access.





Compliance with Rezoning of Heritage Property

3.1.d Façade-only retention is generally not considered to be an appropriate heritage conservation procedure.

The proposal does not contemplates a façade-only retention. The project considers retaining significant amount of the overall existing building and structure (24,170 sf). This preservation strategy includes all elements of character defining merit. The proposal also contemplates preserving a portion of the 18 of the 24 original units along with the main entryway along both West 14th and Hemlock.

To be considered favorably for rezoning, the heritage property must be preserved, a high level of retention and conservation proposed, and it must be seismically upgraded.

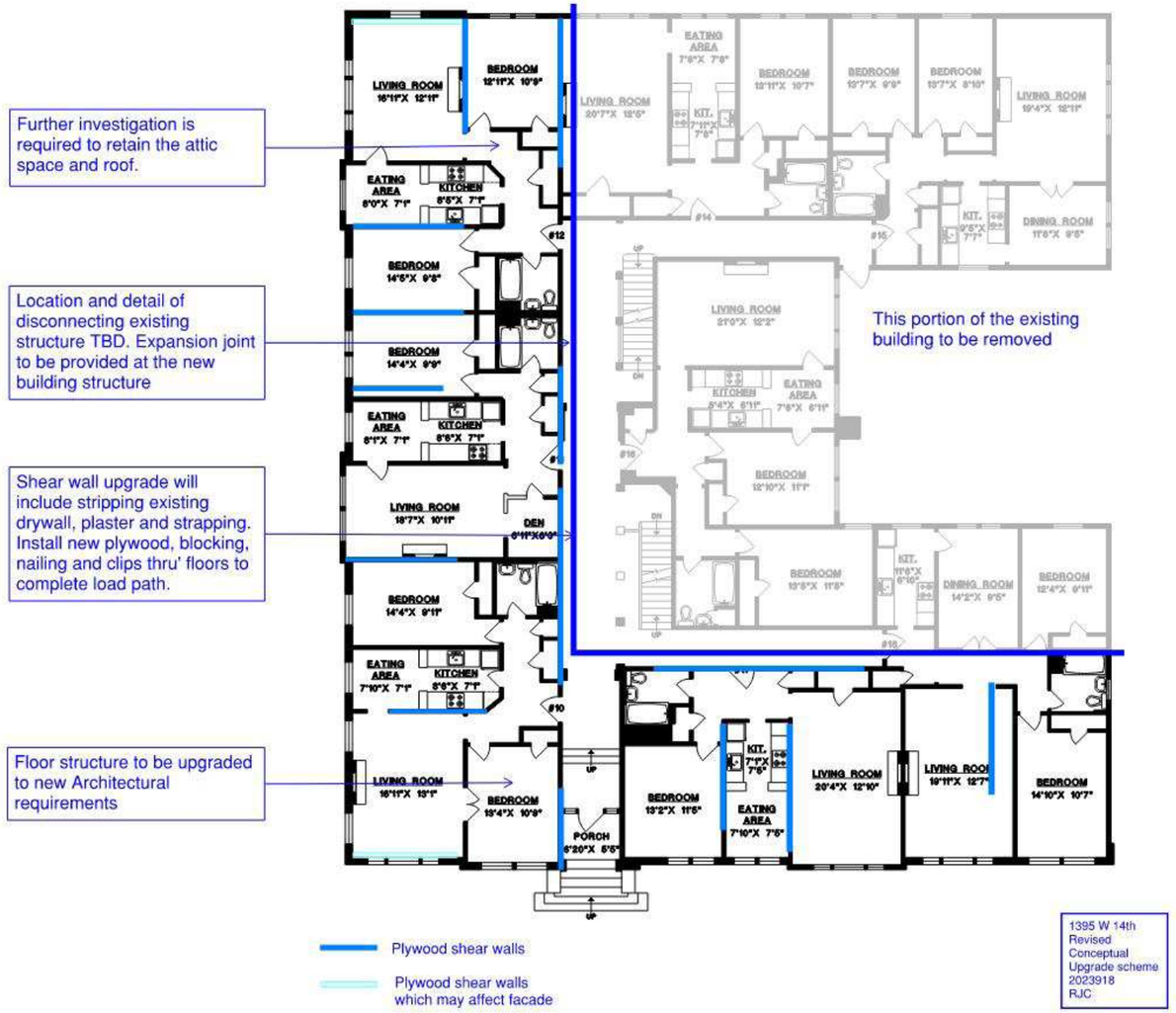
The preserved building includes the conservation of a three-story heritage building, including the addition of a Tower and podium. To create a defined massing with the prominent feature of Heritage retention. The preserved building will be seismically upgraded. This will be implemented by introducing shear walls in the residential units and replacing the main non-loading bearing stairwell with vertical tower core. The new addition will contribute to the structural reinforcement of the Heritage building; as described in RJC's Assessment, the Gravity and Seismic improvements are drastically required to preserve the Heritage property.

Preservation Rationale

The project team has strategically defined interior and exterior preservation strategies to form a cohesive starting point and rational for the proposal. The existing Grange exterior has both areas to be retained based on heritage character elements and areas that arguably could be removed based on a lack of heritage character elements. On the interior, removing the circulation corridor and NorthEast units creates an opportunity for the proposal to both upgrade the existing building services, structure and provide better accessibility to the retained suites.

The project team has worked hard to ensure a feasible strategy for preservation of the building is embedded in the project proposal. Following the structural engineer's investigations and report, the team reviewed the project and structure on site with Etro Construction, a contractor with significant experience in heritage renovations.

In order to upgrade services and bring the existing building up to current codes, the interiors would be stripped back to the existing studs. The diagram to the right shows RJC Engineers' preliminary strategy for seismic upgrades to the building through the introduction of new plywood shearwalls in several locations.



Preliminary design of structural interventions required to seismically upgrade the building

Areas to be removed do not include all of the heritage character elements found on street front elevations

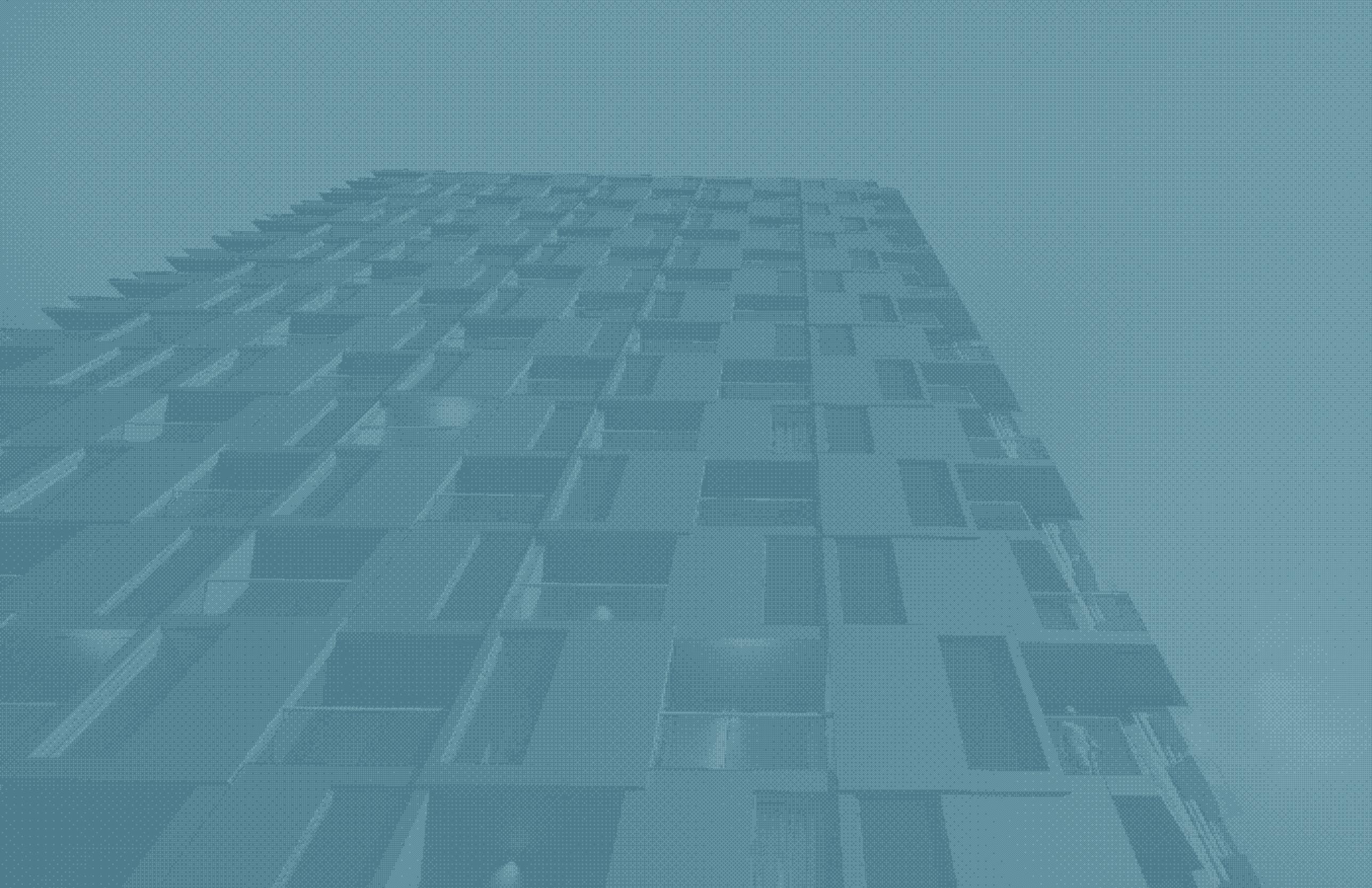


Retained



Retained





Section 5 Design Rationale

How the Grange Fits within a Changing Community

The project is located within a well-established part of the city that is undergoing rapid change and development. Regional growth, housing shortages and the construction of the Broadway line have all contributed to this growth.

The recently adopted Broadway Plan provides a clear regulatory framework to guide this change. The Plan supports growth along the corridor, integrating additional housing and job space, shops, services and amenities to make “more complete, equitable and sustainable neighborhoods” (page 8, Broadway Plan).

Near the future South Granville station, a short walk from the project site, new towers are currently under construction, alongside the station. Further North, the Senakw project has broken ground and will bring significant density and diversity to the neighborhood.

While extremely well connected by all modes of transportation as shown on the map to the right, this site also provides opportunities to strengthen Fairview South as a complete community, where residents can walk to work, learn, live and play.

This proposal is an opportunity to improve the diversity of the community in this area through the introduction of new affordable rental housing options.



Project Vision - Nurse Log

The City of Reconciliation

Vancouver has the third largest urban Aboriginal population in Canada with 52,375 people. Vancouver's Aboriginal population is extremely diverse and includes First Nations, Inuit, and Métis people from all across Canada. The population is young and growing; close to half of all Aboriginal people in Canada are under the age of 25. Aboriginal people move to Vancouver to take advantage of the amenities that city life has to offer, to pursue their education, for employment, and to raise a family.

- Framework for City of Reconciliation 2014

With a long-term commitment to building partnerships, raising awareness, and improving capacity for the betterment, Vancouver is a City of Reconciliation. The focus is on significant relations with the Musqueam, Squamish and Tsleil-Waututh Nations and with urban Indigenous communities. Reconciliation efforts are an ongoing process towards broader inclusion of all cultural groups.

As part of Vancouver's policies, it supports Reconciliation efforts by increasing Indigenous presence on the land and exploring ways to collaborate with Indigenous people living in the city. Increasing visibility is essential to self-determination, reconciliation, decolonization, equity, and accessibility; Provide incentives and lower barriers to development of affordable space; Facilitate more cultural activities and events by removing regulatory barriers.

The City of Vancouver recognizes that reconciliation with the Aboriginal communities is more than a priority. By building Aboriginal inclusion into its operations, the City ensures that not only Aboriginal Peoples have a voice, but that staff gain a greater cultural understanding of the community. Our belief is by collaborating with a common purpose, and ensuring efforts from the inside out, together we will pave a new way of living and working together for present and future generations. Council's long term vision of building a City of Reconciliation is an inclusive approach to engage all citizens to share our histories, cultures and understanding, to include our children and future generations for a shared tomorrow.

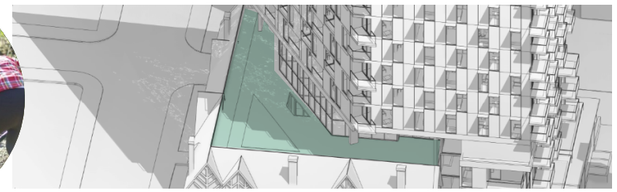
- Framework for City of Reconciliation 2014



Design Drivers

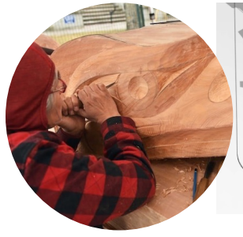


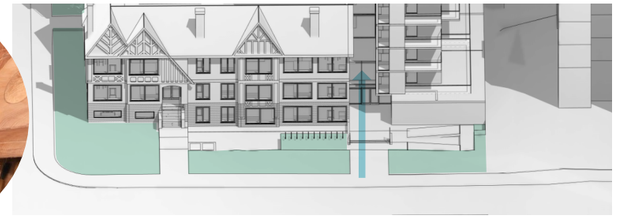












A Facade Woven with Light and Shadow

Taking inspiration from cedar basket weaving, the facade of the new tower building creates a rich, dynamic weave of shadow and light by alternating the curved recessed balconies at each level. This reinterpretation of an important part of indigenous heritage helps to create a strong identity for the building that celebrates the history and culture of its future occupants.

Meaningful Communal Spaces

The project includes several new communal spaces that provide opportunities for fostering community within the building. Indoor amenity space is centrally located and connected to outdoor podium rooftop communal space. Ample roof garden space provides opportunities for urban agriculture including traditional first nations food and medicinal plants, as well as landscaping with indigenous species.

A Deliberate Disassociation of Old and New

The merits of the existing Grange building have been discussed earlier in the Heritage section of this booklet. In addition to preserving a significant portion of the existing building, the proposed project deliberately dissociates the new tower from the retained building, allowing the original expression of the heritage building to remain in tact. The amenity space is used to disconnect and float the tower over the retained portion. The angled face of the tower further separates the new building from the existing, creating the illusion from certain views that it is a separate building siting behind the existing building.

Improved Livability for Existing Tenants

The current building does not contain an elevator and has no communal amenity space. The proposed project would provide existing tenants with high-quality indoor and outdoor amenity space and significantly improved accessibility that would allow tenants to age in place and live comfortably through health challenges and life events that make living without an elevator challenging, if not impossible.

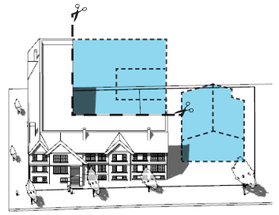


View looking up from L4 outdoor amenity

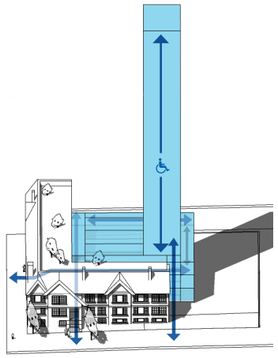
Urban Strategy



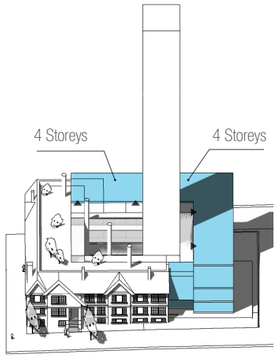
Existing Site



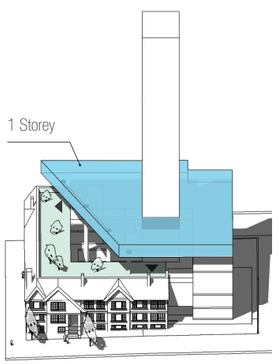
Retention + Removal



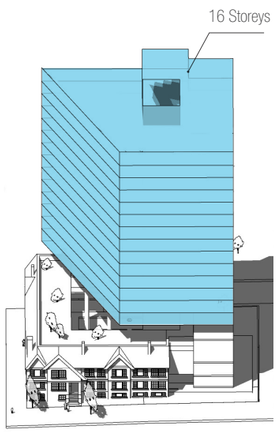
New Circulation + Services



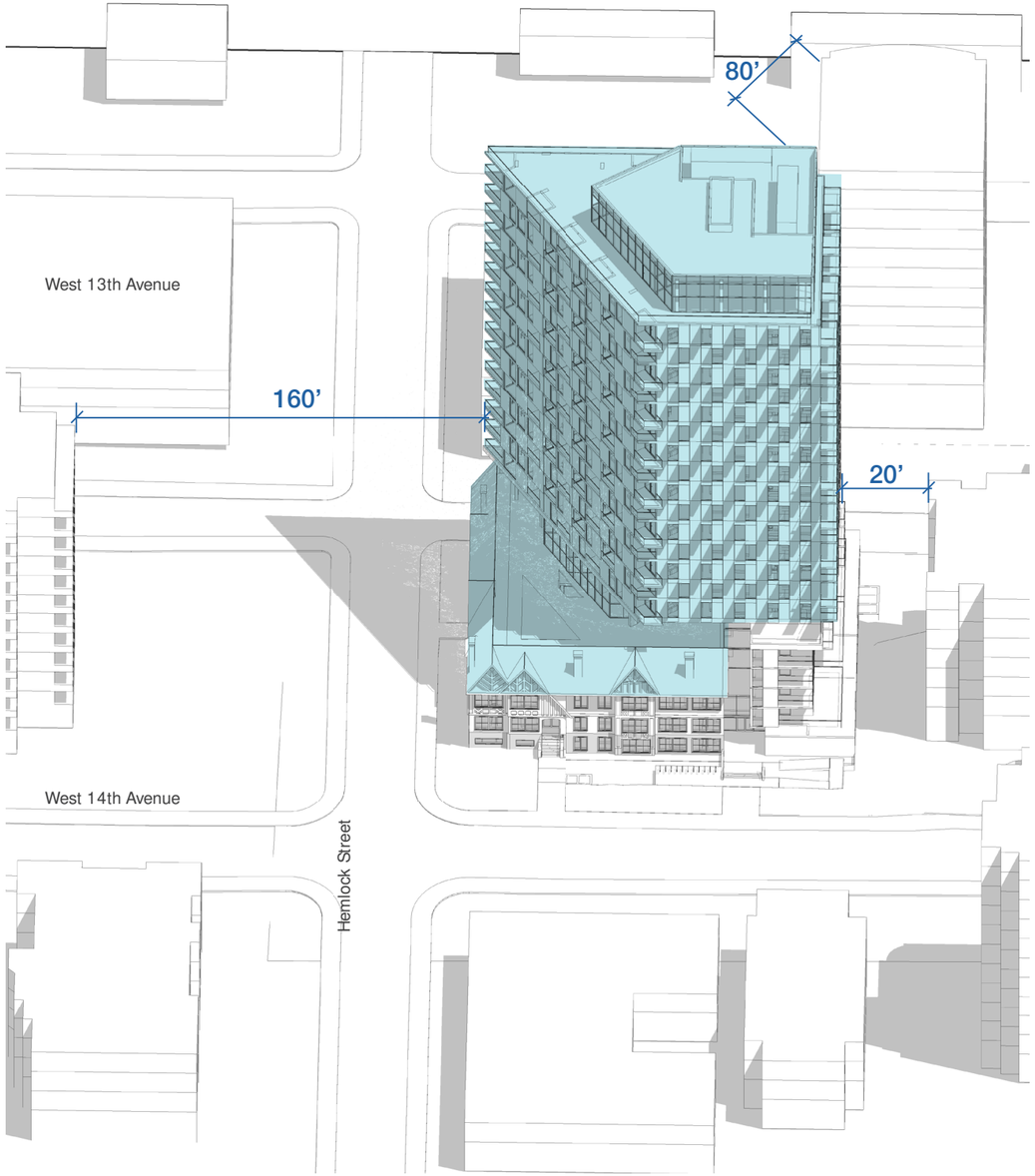
Horizontal Addition



Amenity Provisions



Vertical Addition



Project Data - Areas of Residential / Amenity / Heritage Retention

	Proposed
Civil Address:	1375-1395 W 14th Ave, Vancouver, BC
Legal Description:	Lot 18, 19 & 20, Block 432 DL 526 1 NWD Plan 1276
Site Area:	18,750 SF
Existing Zoning:	RM-3
Broadway Plan Zoning:	FSOB
Set Backs:	Front Yard - W 14th Ave - 18’ 8” from PL Front Yard - Hemlock - 8’ from PL Side Yard - Side Yard - 8’ from PL Rear Yard - Lane - 2’ from PL
Uses:	Residential
Height:	20 storey allowed under Broadway Plan
Density:	7.2 FSR 201 units
Parking:	75 Parking Stalls
Loading:	1 loading Bay for over 100 units Class A + B Loading
Bicycle:	Class A - Residential - 1.5 unit 1.5 per unit under 700 SF Class A - Residential - 2.5 per unit over 700 SF and under 1,130 SF Class B - Residential - 2 for Over 20 units + 1 every additional 20 units

Proposed Uses - Above Grade

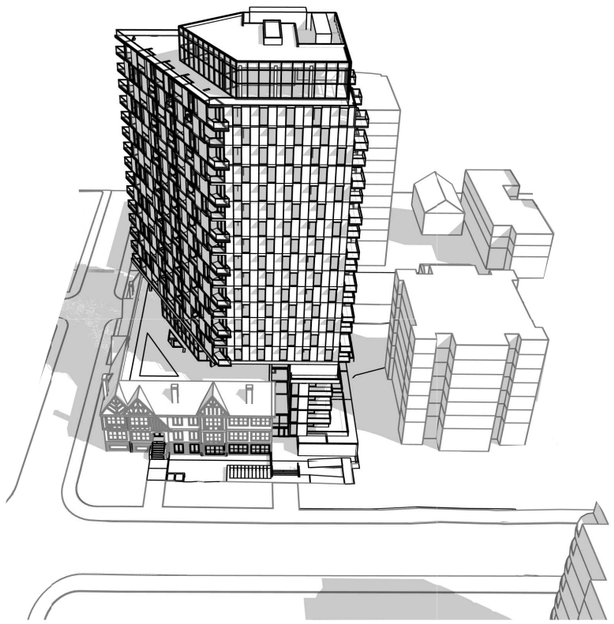
The stacked plan diagram to the right serves to illustrate the interface of existing building with new as well as the circulation and programming of the proposal at a schematic level.

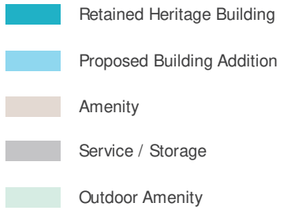
Further to the articulation of the massing, the internal circulation also makes a clear delineation between old and new. The five main components that make up the proposed building are the retained Grange apartments, the new podium apartments, the tower, communal amenity space and the circular circulation that webs them together.

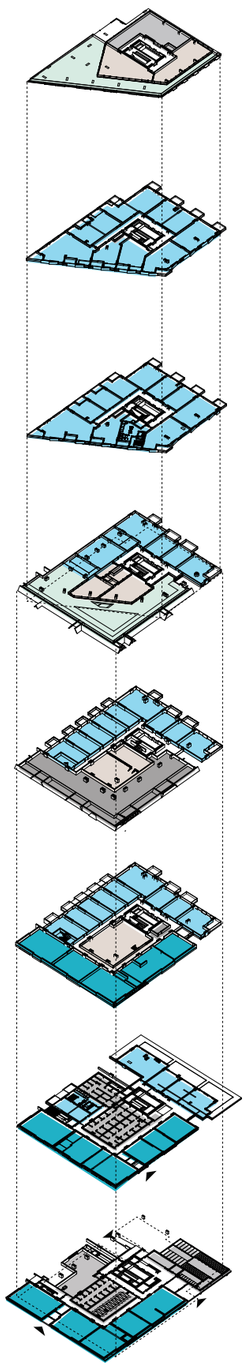
The select schematic plans shown on the opposite page show the typical podium level, amenity level and typical tower level. The angled tower plate provides a diminutive plate that is under the maximums prescribed in the Broadway Plan.

Context & Scale

- Facade is broken up with balconies and glazing to match scale of surrounding residential buildings
- Building height follows topography to match surrounding building heights







Level 20 Schematic Plan

The topmost level is dedicated to amenity, with indoor program space and an outdoor terrace. These provide generous views of the downtown skyline and beyond.

Level 17-19 Schematic Plan

Levels 17-19 feature receded floorplates, adding visual variation to the overall massing. Units types include two and three bedroom units, each with a balcony.

Level 5-16 Schematic Plan

A typical tower level has units arranged around a centralized core. Levels 5-16 have a diverse mix of unit types including one, two and three beds. Each unit is provided with a balcony.

Level 4 Amenity Level Schematic Plan

Level 4 includes an outdoor amenity space. The roof terrace provides a visual separation between the tower above and the Grange.

Level 3 Schematic Plan

Level 3 is at the same level as the attic of Grange. The attic and roof are to be seismically upgraded and retained as is. New loft studios, two and three bedroom units are added on the north and east of the site.

Level 2 Schematic Plan

Existing units and new units are accessed off a central corridor that circulates around the central communal space. Level 2 heritage suites are retained along both streets. The unit mix consists of studios, one, two and three beds. Some of the internal courtyard is set aside for building maintenance areas and storage.

Level 1 Schematic Plan

The original entrance and lobby off 14th are retained and used as a secondary entrance and exit. A new lobby entrance is provided off 14th for accessibility. Existing units and new units are accessed off a central corridor that circulates around a communal space. Level 2 heritage suites are retained along both streets. The unit mix consists of studios, one and two beds.

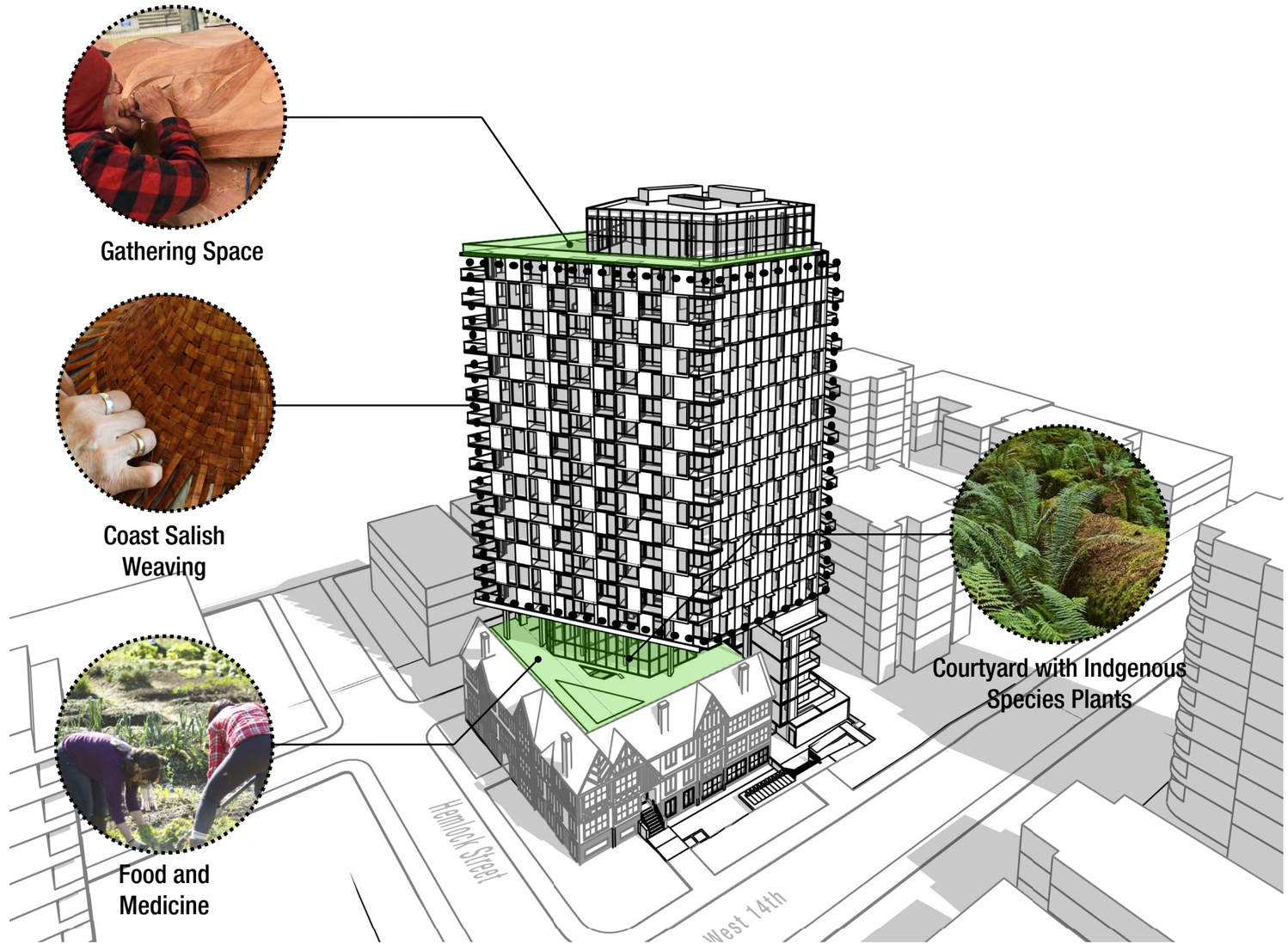
Level 0 Schematic Plan

Ground level access is through Grange is retained off the Northwest corner of Hemlock Street. The Northeast corner has a parkade access and loading bay. Ground level heritage suites are retained and tied into a new internal circulation route. The central area below the communal space is to be used for bike / unit storage. The unit mix consists of studios, one and two and three beds.

Proposed Massing Rationale - Reconciliation

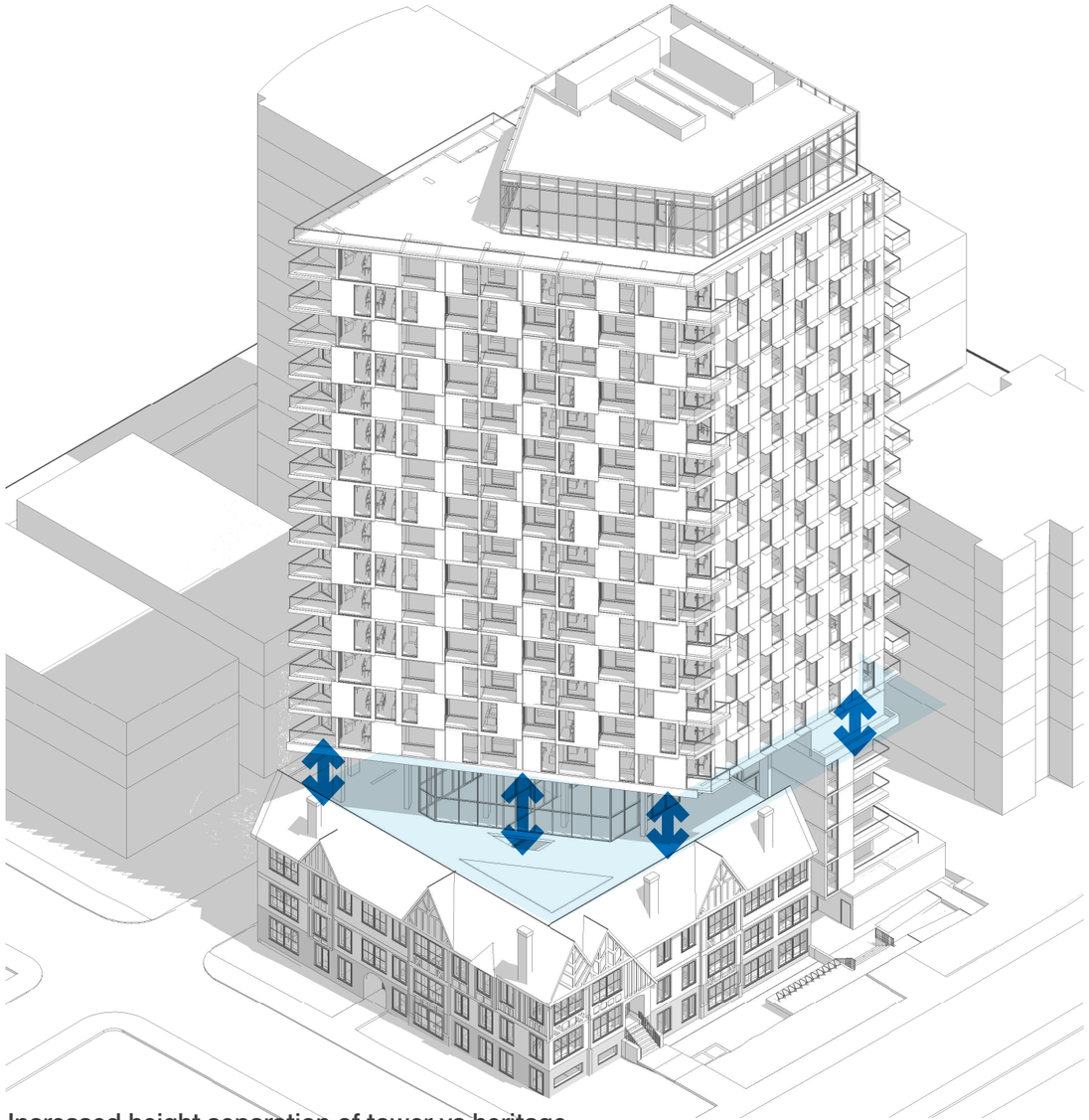
Through discussions with BCIHS we are proposing the uses shown in this diagram.

The opportunity to provide spaces within the development to grow food and medicine, should allow for conversations to take place regarding indigenous methods. Education and understanding indigenous ways will seek to assist with reconciliation.



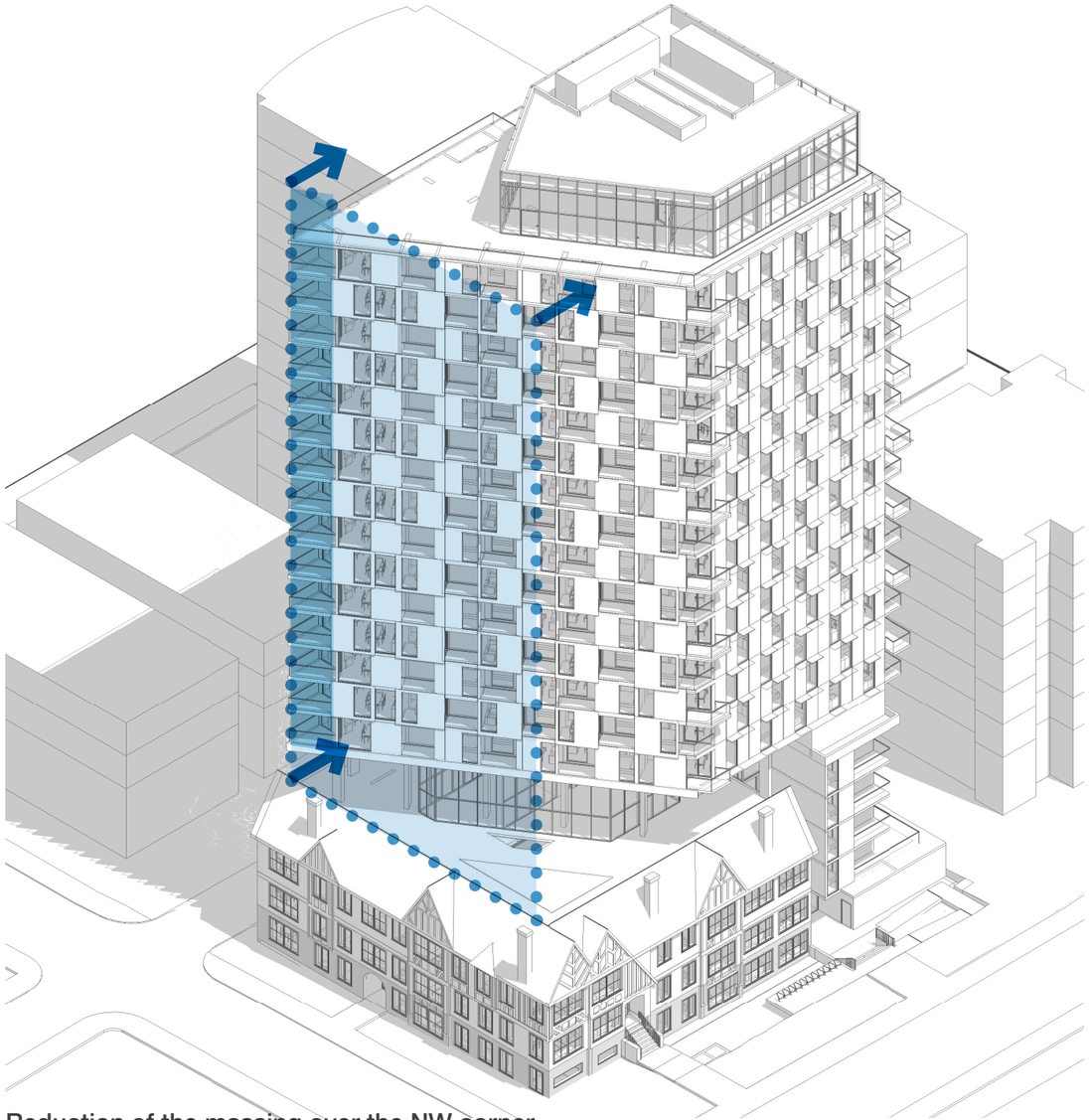
Design for Reconciliation

- Creation of spaces to form sustained relationships of mutual respect with local First Nations.



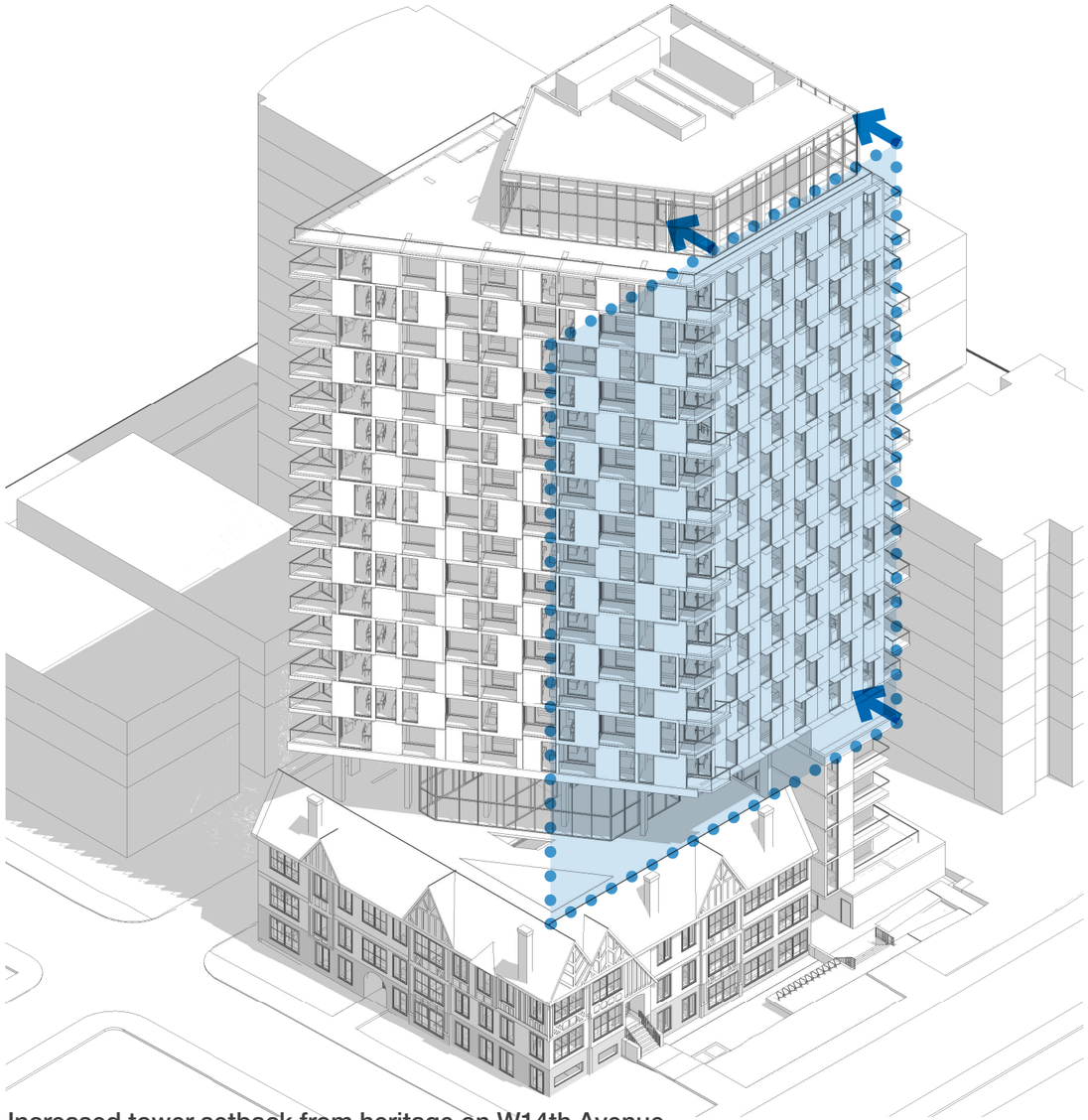
Increased height separation of tower vs heritage

The distance between the retained heritage and the proposed tower has been increased from the previous submission to 6m. This change gives a clearer delineation between the heritage building and proposed new building.



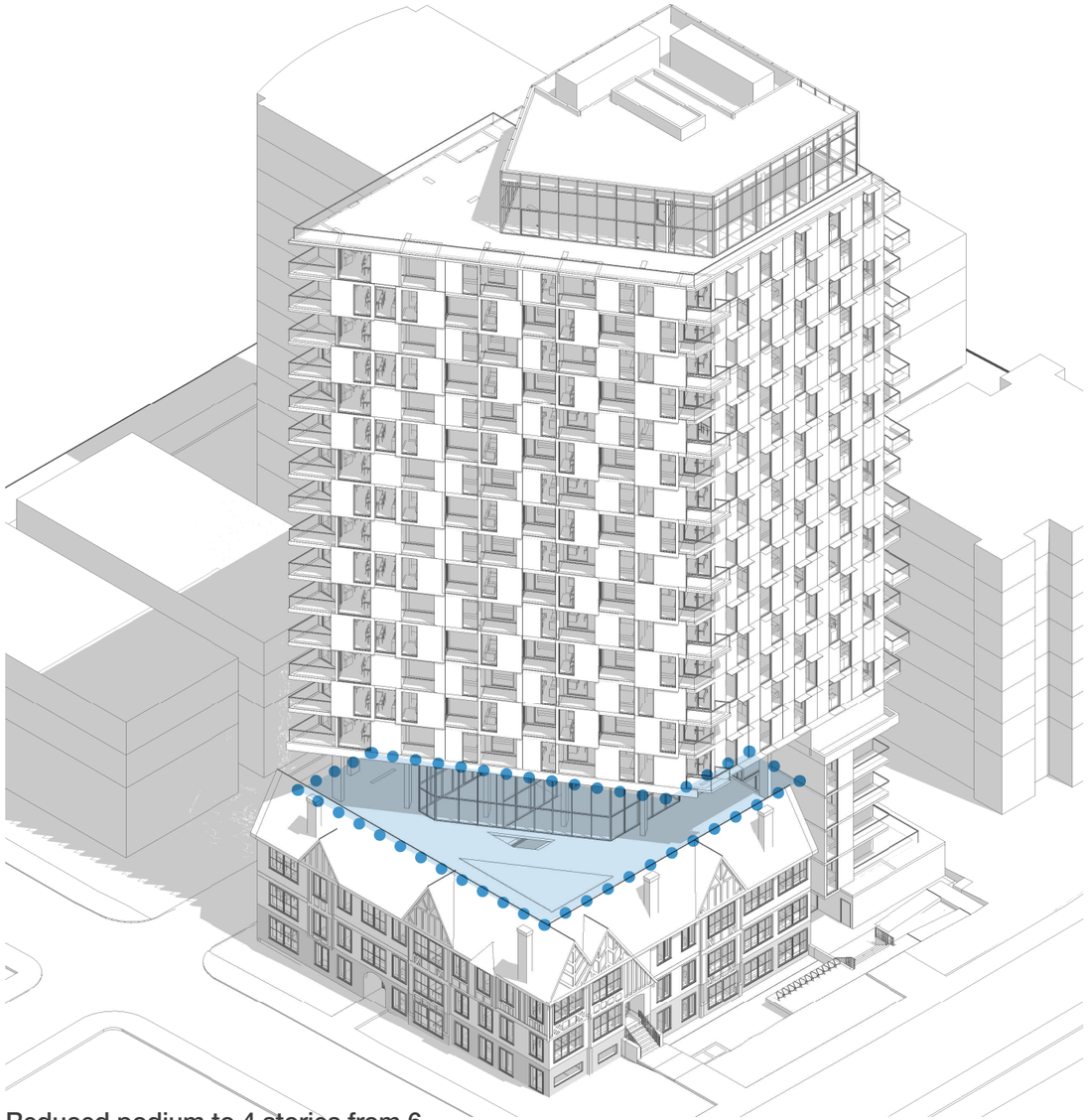
Reduction of the massing over the NW corner

In an effort to also limit the buildings encroachment over the heritage, internal massing has been replaced by balconies on the NW corner of the newly proposed tower.



Increased tower setback from heritage on W14th Avenue

Pulling the south elevation of the tower to the north gives the heritage facade more breathing space along W14th Avenue.



Reduced podium to 4 stories from 6

The new proposal provides a consistent 4 storeys of podium that matches the existing heritage building. This enhances the clarity of the break between the tower and retained heritage. The building is infilled on the east end of the north, and east elevations where no heritage is present. Visual seperation on Hemlock and above the heritage portion is clearly retained.

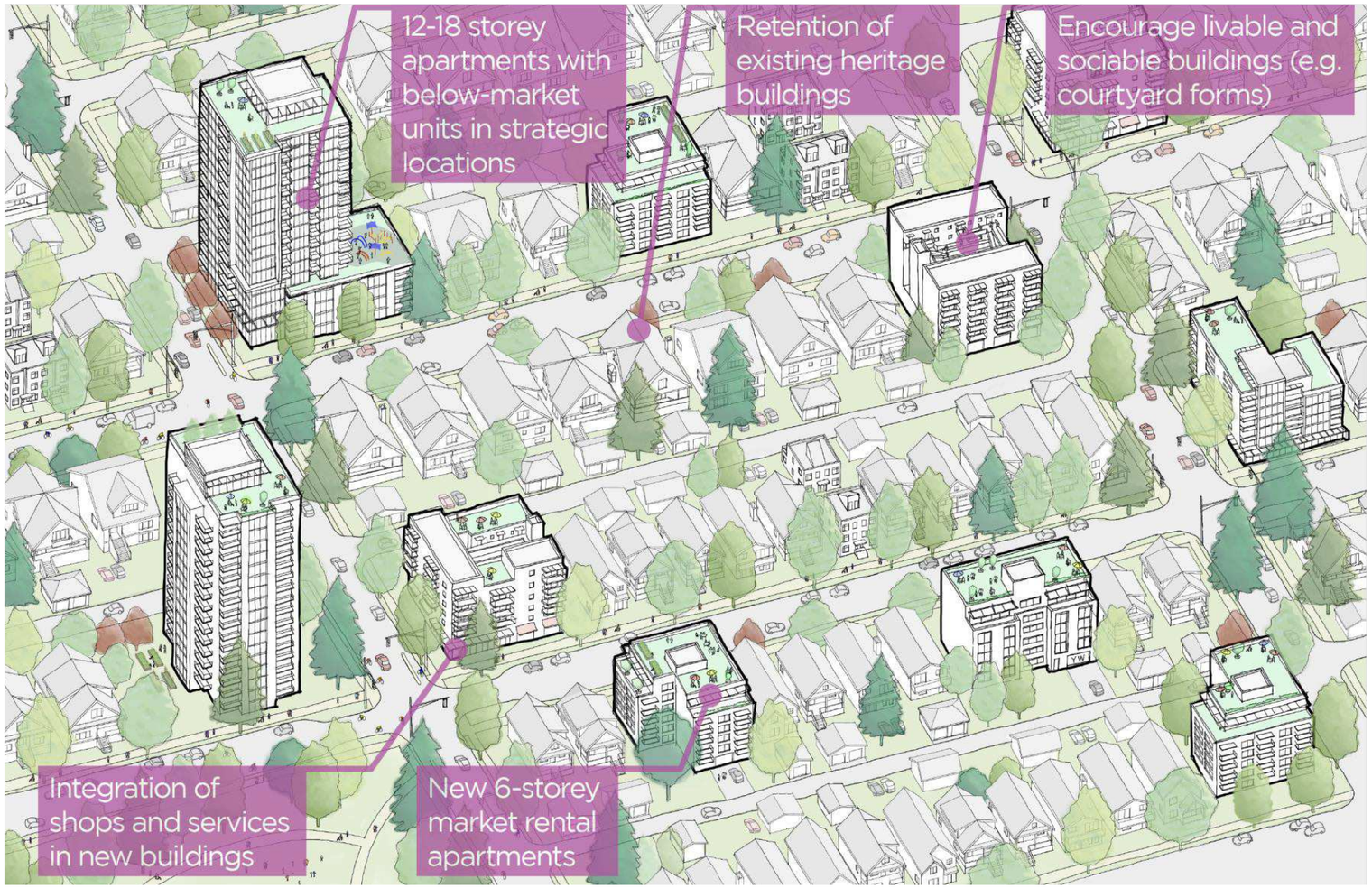
Building Separations

High-Rise and Mid-Rise are Necessary additions to FSOB

Though this existing Fairview South neighborhood is currently characterized by few high-rise apartments, the Broadway Plan affirms that the FSOB must begin to change: it must find a way to include towers and mid-rise buildings in its neighborhood fabric to increase population density and provide necessary neighborhood amenities.

An open mind and a thoughtful approach are needed to achieve the objectives and ambitions of the Broadway Plan.

Figure 6.18 – Potential future of the Existing Low Density Areas in 30 years



Sensitive Density

- Articulated building massing fits into neighborhood context and responds to surrounding building heights

The Broadway Plan imagines the neighborhood as being one in which towers are appropriately spaced reducing overlook, as well as other items. The proposal meets the separation stipulated in discussions with city staff.

See architectural drawing A014 for detailed tower separation drawing.

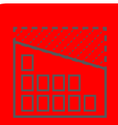


Site Access & Neighborliness

Access

Pedestrian access is maintained through the retained heritage portions, as well as a new entrance from W14th Avenue. This new entrance is allows for all units to be accessible.

Bike parking requirements for the proposal are over 522. Unique and thoughtful access to Levels P1, P0, and L0, as confirmed by the 3D section diagram on the opposite page. All the major service portion are all made from the lane.



Appropriate Building Separation

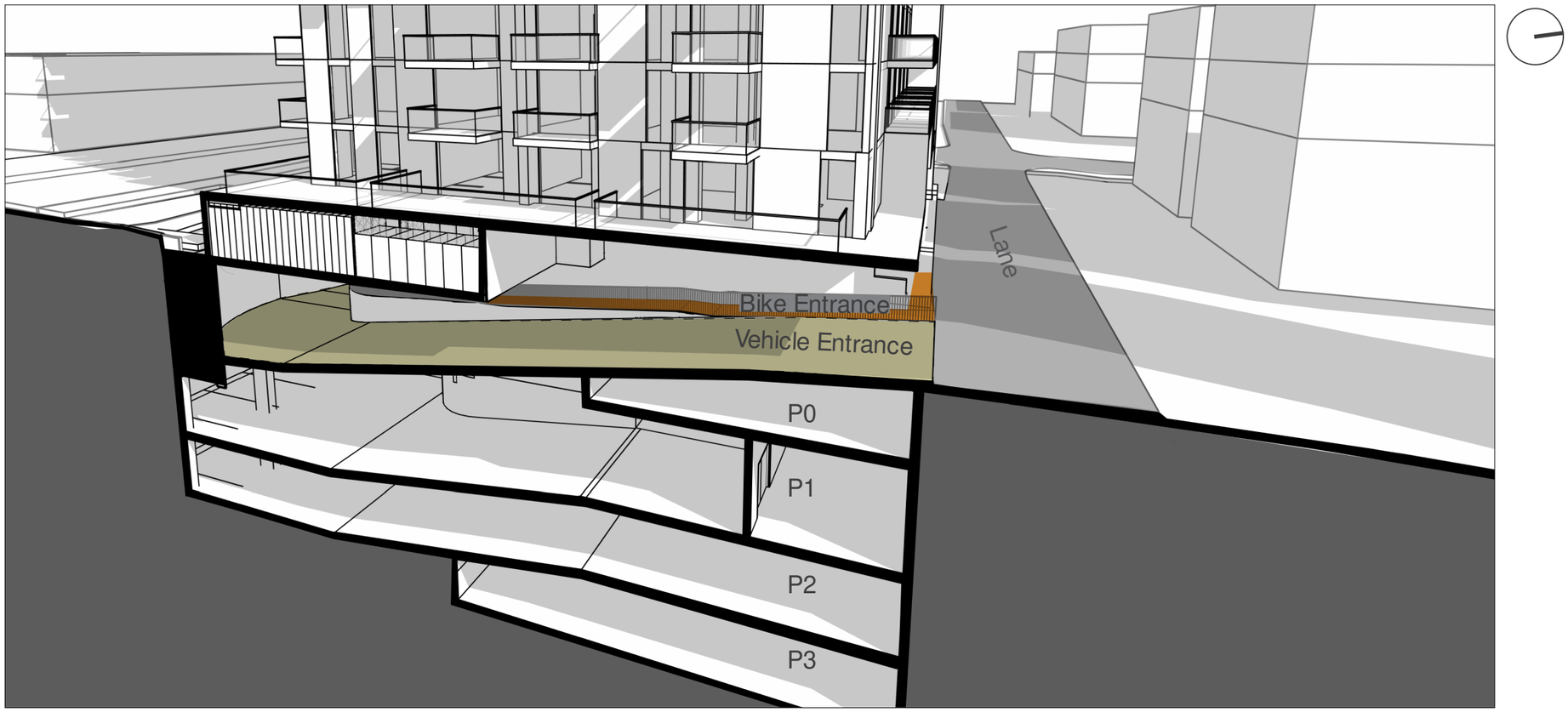
- Six meter setbacks provide green buffer between building, street, and neighboring residences

View from W14th Avenue



Transportation and Connectivity

- Proximity of building to town center and essential services encourages low-carbon transportation and improves local walkability



Green Buildings Policy

The Green Buildings Policy for Rezoning supports the creation of high-performance resilient buildings. Grange has undergone extensive analysis to understand the ways in which the building will perform, focusing specifically on impacts it will have on climate change and the impacts climate change will have on it. This development is following the latest applicable version of the Green Buildings Policy for Rezonings (July 2023).

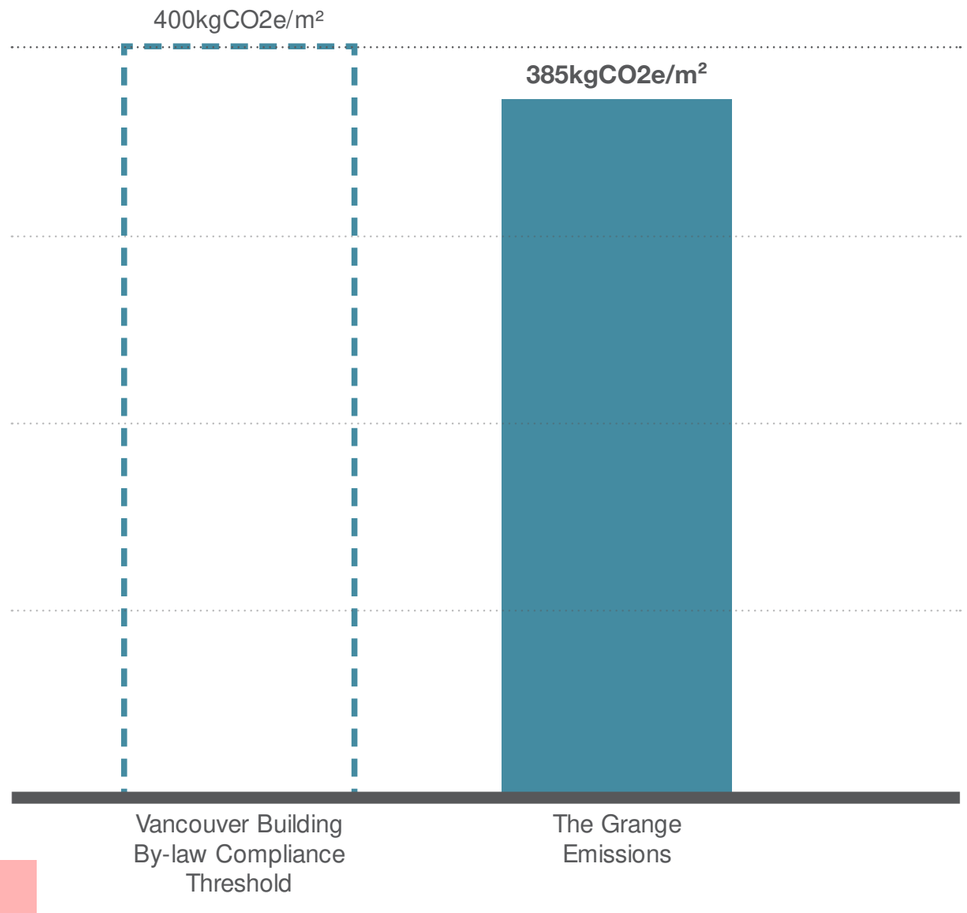
Emissions Conscious Design

Modeling the building early to establish the amount of embodied carbon and energy associated with its construction. The project will meet the embodied carbon intensity requirements applicable as of January 2025 in the Vancouver Building By-Law (10% reduction from functionally equivalent building).

The project has an embodied emissions value of 385kgCO2e/m²

Building Delivery and Ongoing Management

Commissioning the building to ensure energy efficiency from day one. Building level and end-use metering will be used to further verify building performance years into their operation.



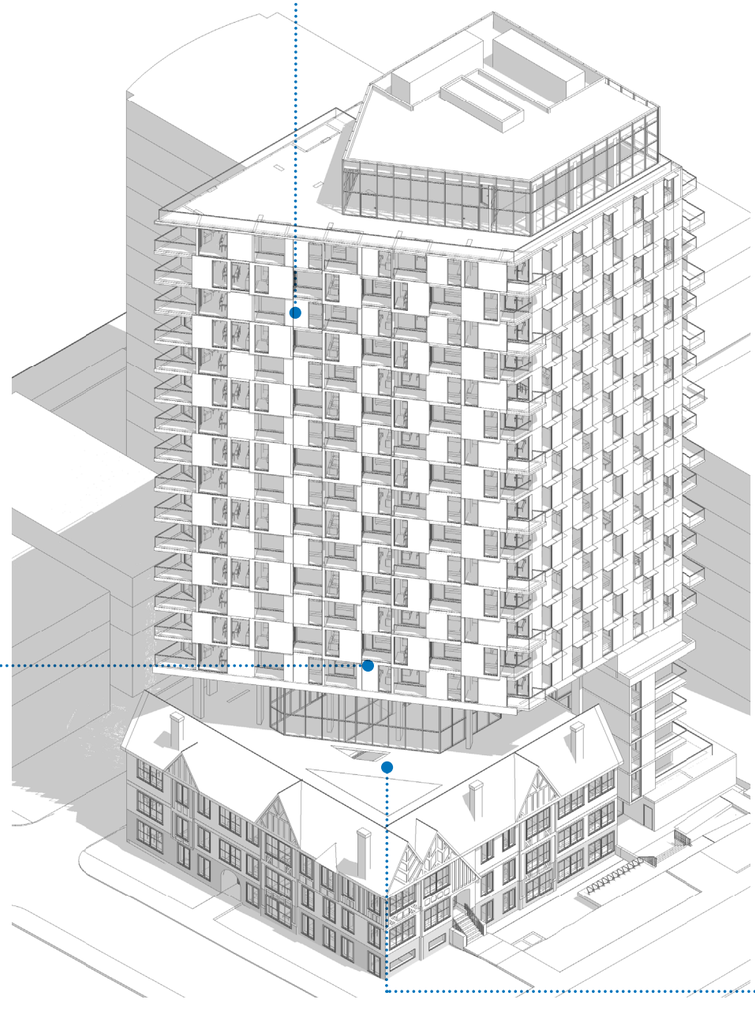
Sustainable Development

- Building is high performance and energy efficient
- Planting, massing, and landscape design integrate the site within local ecological systems and cycles
- Renewable and non-toxic building materials reduce embodied carbon of building and its impact on local and global ecologies

High Performance Building Design

Using a measured combination of building envelope, mechanical, and electrical energy efficiency to deliver a low energy consuming and GHG emitting building.
Proposed Performance:
77.2 kWh/m2/yr. -Total Energy Use Intensity
28.3 kWh/m2/yr. -Thermal Energy Demand Intensity
1.1 kgCO2e/m2/yr. -Greenhouse Gas Intensity

At the current stage, the following strategies are being considered to support the building's long-term energy performance.
- An appropriate Window-Wall Ratio of 55%(avg)
- High Performance Glazing (UIP 0.35 Overall)
- Effective RIP value for the Roof, and Exterior Walls at R30 and R13.5 (inclusive of thermal bridges), respectively.
- Heat Recovery Ventilation with a sensible recovery efficiency of 83% in residential suites
- Combustion free space heating and cooling with Air-Source Heat-Pumps and electric boiler back-up.
- Combustion free hot water generation with Air-Source Heat-Pumps.



Resilient Construction

High performance envelope design and durable building construction aim to help make the building resilient to changing climates and improve the buildings' comfort during climate events. At the current stage, the following strategies are being considered to support the buildings' long-term climate resilience.
- Mechanical cooling throughout the building.
- MERV 13 filtration to remove wildfire smoke contaminates.
- High-performance envelope intended to limit heat gains and maintain habitable indoor temperatures.
- Rainwater management scheme to detain rainwater.
- Various operational strategies themed around maintaining building readiness for climate events and prioritizing vulnerable residents during extraordinary climate events.

Rainwater Management

Utilizing a combination of both green and grey infrastructure to limit peak rainwater release rates during storm events. Grange is following the latest CoV Rainwater Management Bulletin.

Workspace, Amenity & Rooftop Lounge

The scheme offers a significant array of amenity at the rooftop. A large external area can be used throughout the year enjoying views out to Vancouver Island and downtown.

A variety of interior amenity spaces open out directly onto the exterior amenity. The interior spaces will offer a workspace area, as well as social spaces.

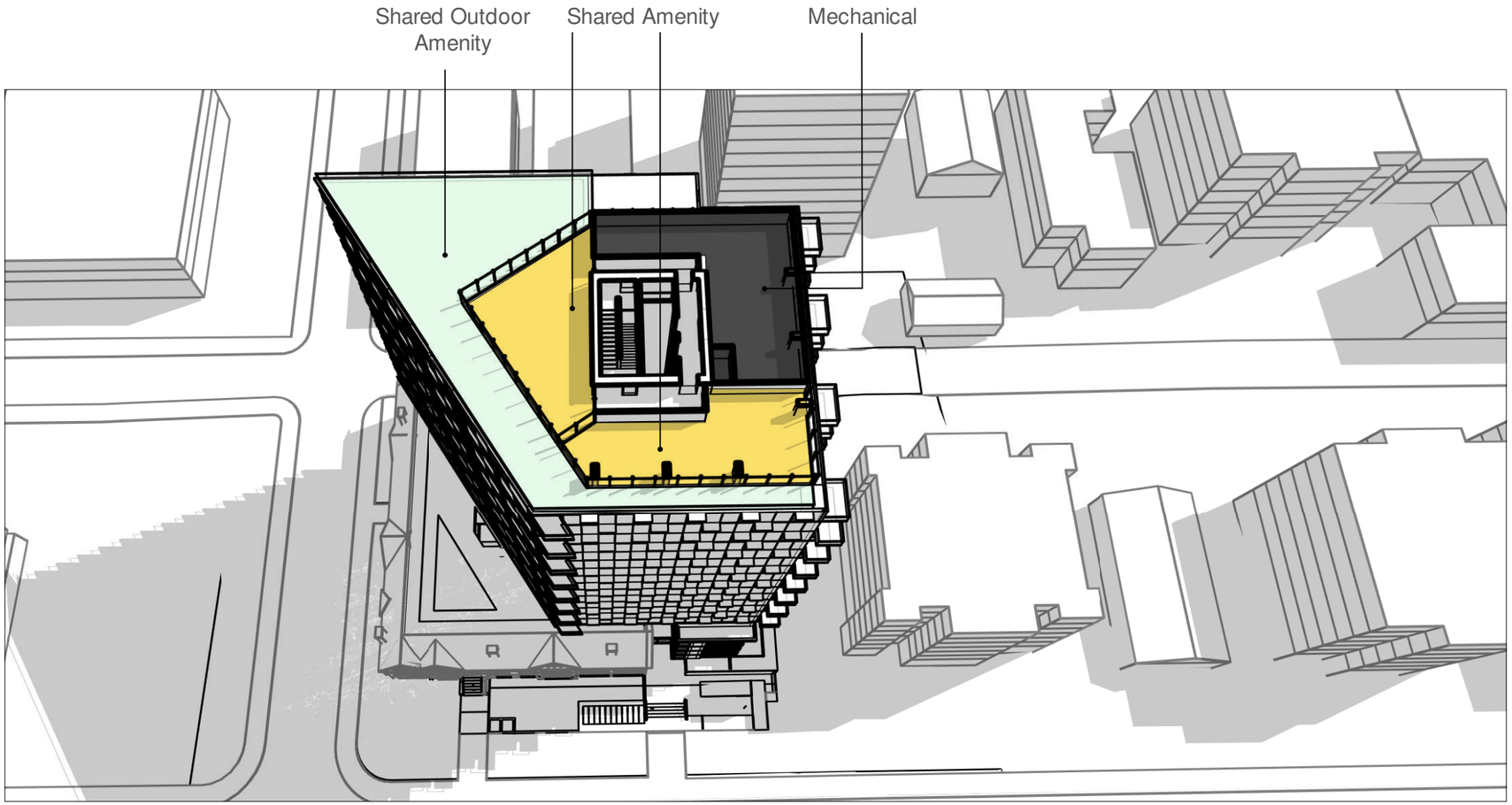
Great variety of internal and external amenity spaces for rental units



View of rooftop outdoor amenity space

Spaces for Meeting & Gathering

- Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Shared Amenity
Shared Outdoor Amenity

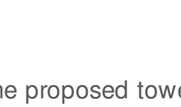
Form and Character

The proposed tower takes on a single unified form, so to not overpower the heritage building with overly complex geometry. The cladding strategy extends into the upper larger amenity level. As can be noted in the adjacent views, the tower being setback and on an angle clearly differentiates itself.

The towers alternating floorplates, allow for inset balconies to create the desired weaving effect with shadow and light. Balconies on the SW corner extent to stitch the two facades together providing the slight variation shown the in the views to the right.

Separation of the heritage is made clear at the new entrance which skirts the side of the retained heritage building, allowing users to get close and interact with the building.

A setback angled facade to recede from the Heritage base and not compete with historical elevations



Context & Scale

- Facade is broken up with balconies and glazing to match scale of surrounding residential buildings
- Building height follows topography to match surrounding building heights

View from West



View from W14th Avenue

South elevation



East elevation



Form and Character

Making the heritage building front and centre. The ground plane along Hemlock and 14th Avenue have been carefully worked through. The existing entrances for the existing heritage building on the two streets will be retained.

Separation of the heritage is made clear at the new entrance which skirts the side of the retained heritage building, allowing users to get close and interact with the building.

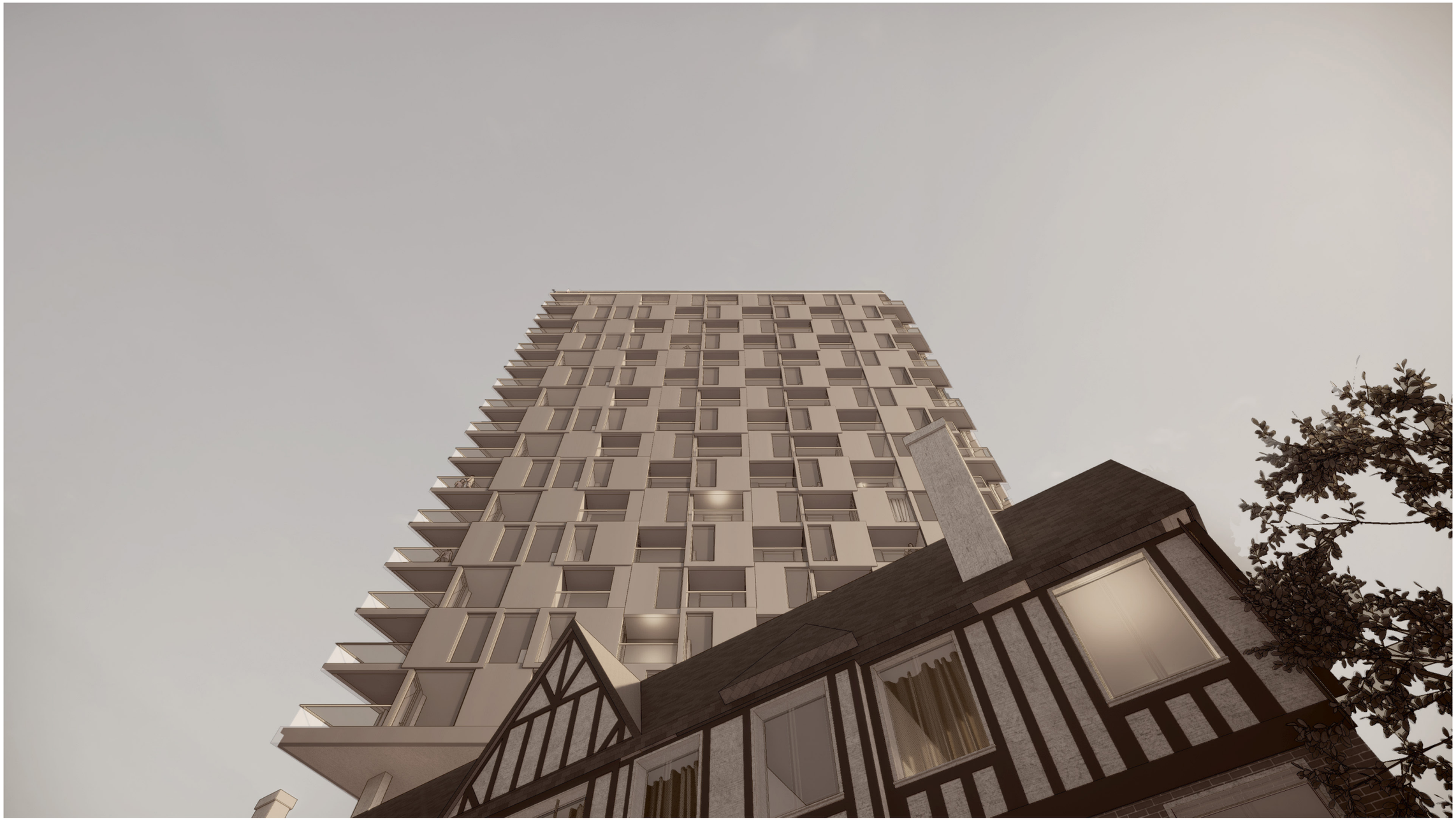
With proposed levels being enforced by the existing building, ensuring an accessible entrances into the towers core was fundamental to the design. A series of ramps within the front setback assist in easily navigating this level change for all users.

The proposal provides accessibility to all areas, to a currently inaccessible building.

Entrance on W14th Avenue



SW Elevation



Hemlock Street Elevation



South Elevation



View looking north on Hemlock Street



Section 6 Landscape & Community

Precedents - Level 1

The scheme looks to retain the planting strategy as currently employed on the current site. The existing entrances are retained, as well as providing the new accessible entrance. Street trees will be introduced along W14th Avenue.







Greenspace and Nature Retention

- Mature trees are retained where possible and trees are added to site along street edges and in courtyards
- Greenspace and planting provides access to nature for residents and community

Concept Plan
Ground Plane


LIRIODENDRON TULIPIFERA


TUDOR-STYLE BRICK VENEER ON LANDSCAPE WALLS

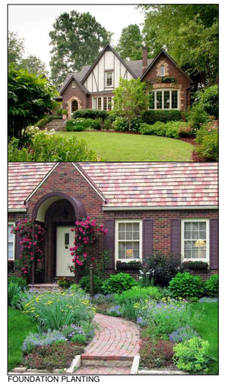

ENTRY MONUMENTS


MAGLIN ICONIC BENCH (BACKED)


HERITAGE STYLE PAVERS

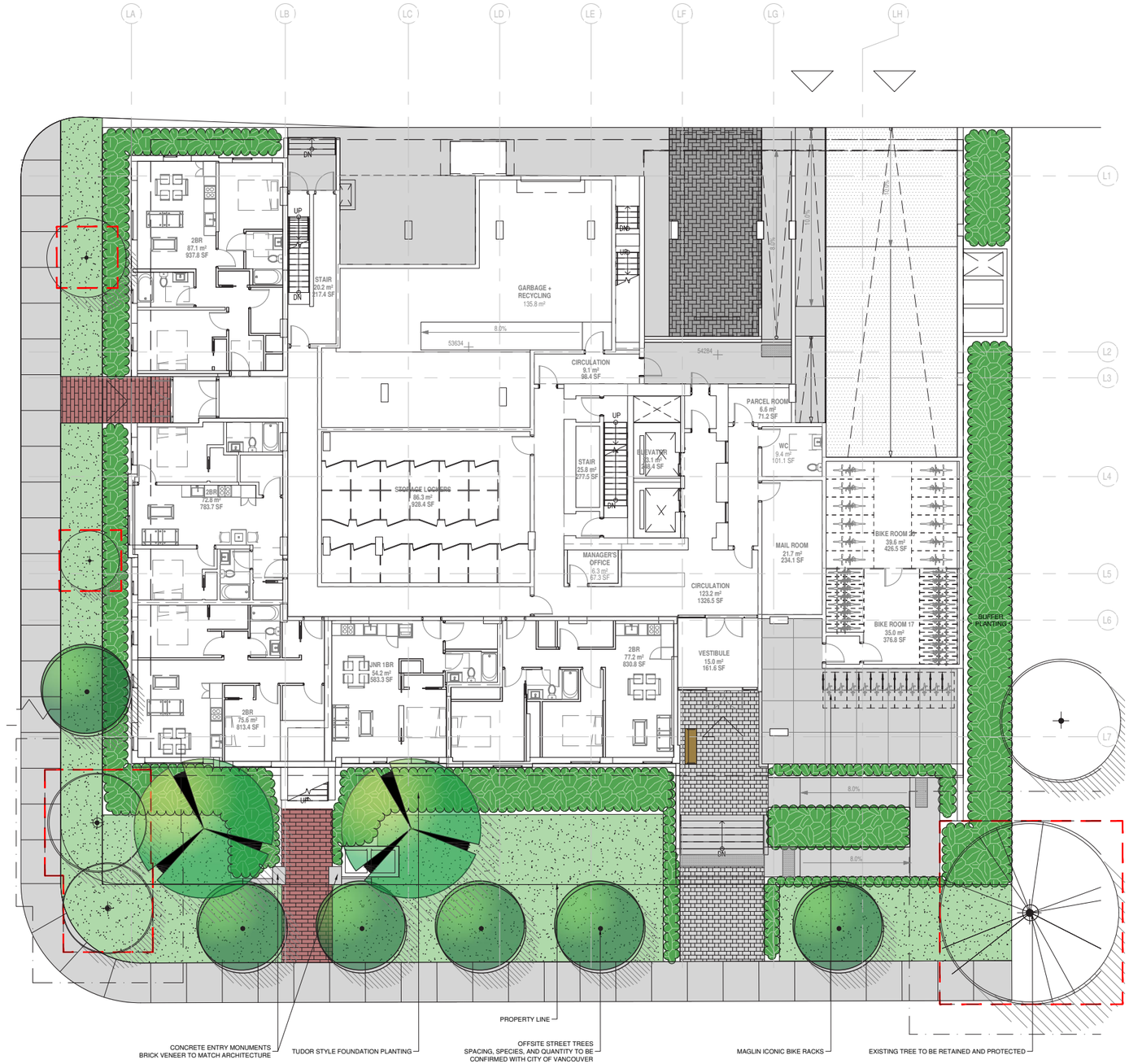

MAGLIN ICONIC BACKLESS BENCH




FOUNDATION PLANTING

MATERIALS LEGEND

- BROOM FINISHED CONCRETE
- BELGARD CLASSIC STANDARD VEHICLE RATED PAVERS
- SOD LAWN
- BELGARD 'CHARLESTON' PAVERS NATURAL COLOUR
- BELGARD 'BROOKLYN' PAVERS ROSEWOOD COLOUR
- SHRUB PLANTING



Precedents - Level 4

The amenity on level 4 will allow for spaces for kids and adults to play, both inside and out. The space is slightly introspective due to it being inset behind the heritage roof pitchline.











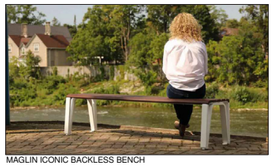
Concept Plan - Level 4


PARC CENTRE TABLES/CHAIRS
LANDSCAPE FORMS


EARTHSCAPE PLAY BOG STILTS AND
LOG STEPPERS

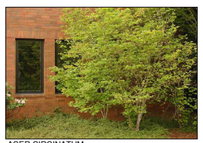

BELGARD 'CHARLESTONE' AND 'BELGIAN COBBLE'
HERITAGE STYLE PAVERS


EARTHSCAPE PLAY JUNIOR PINE;
LARGE AND SMALL


MAGLIN ICONIC BACKLESS BENCH

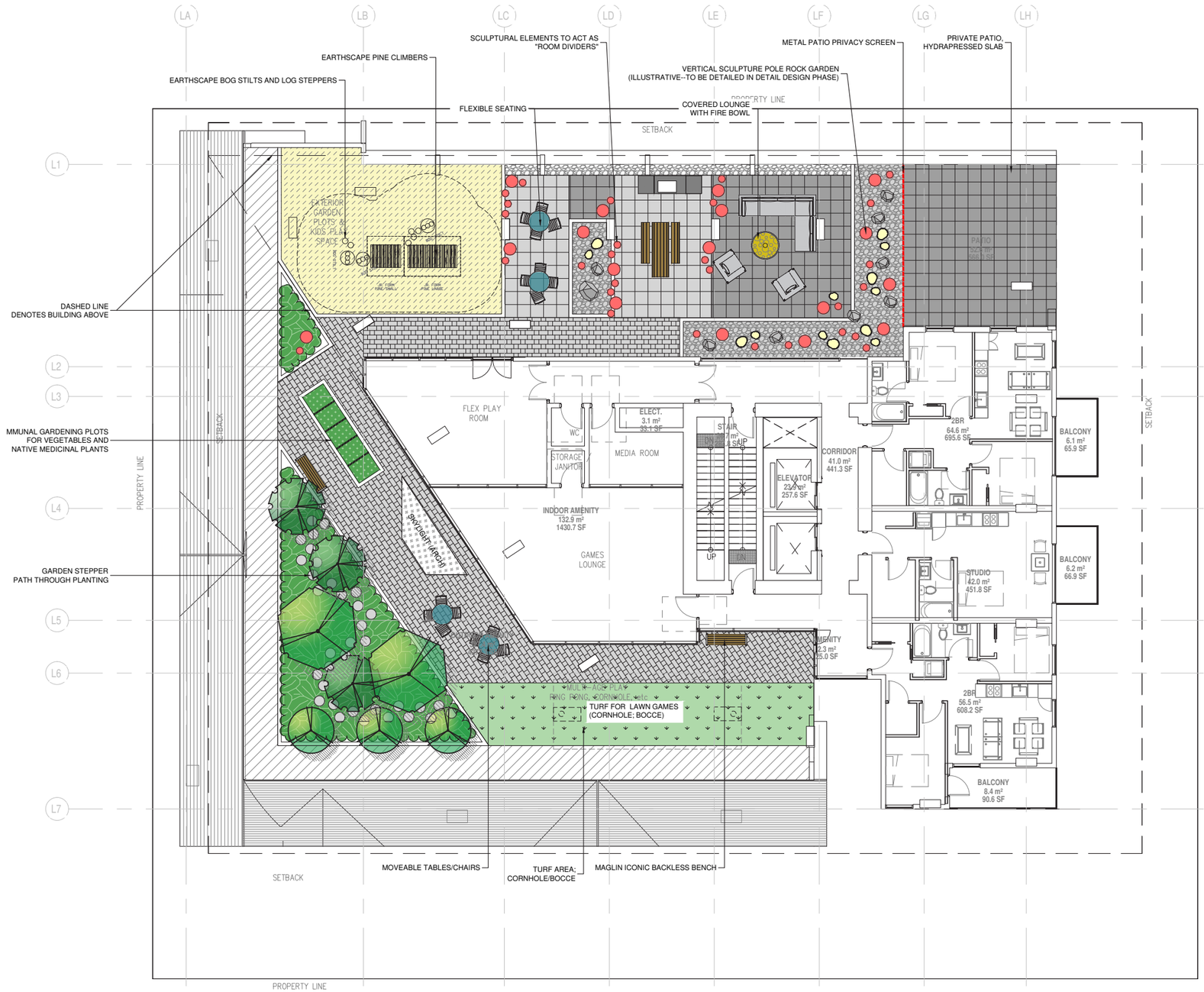

GARDEN STEPPER PATH


MAGLIN CLUSTER SEATING


ACER CIRCINATUM


STEWARTIA PSEDOCAMELLIA


CARPINUS BETULUS 'FRANS FONTAINE'



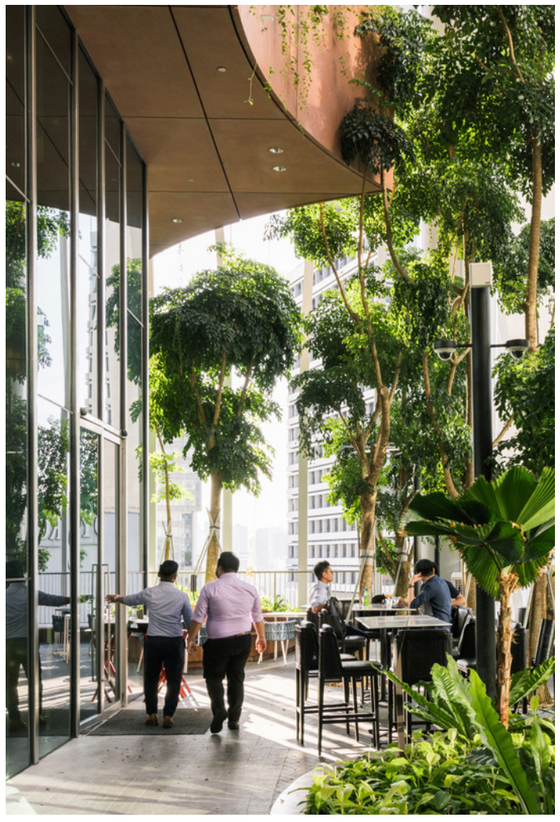
LS LEGEND

FURNISHING LEGEND

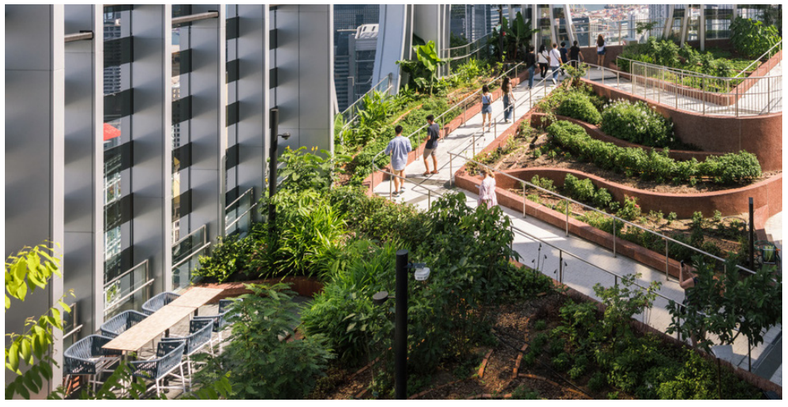
Precedents - Level 20

The upper amenity offers a wide variety of conditions for the residents. The soft landscaping is located in the centre of a roof that can be used as a gathering space.

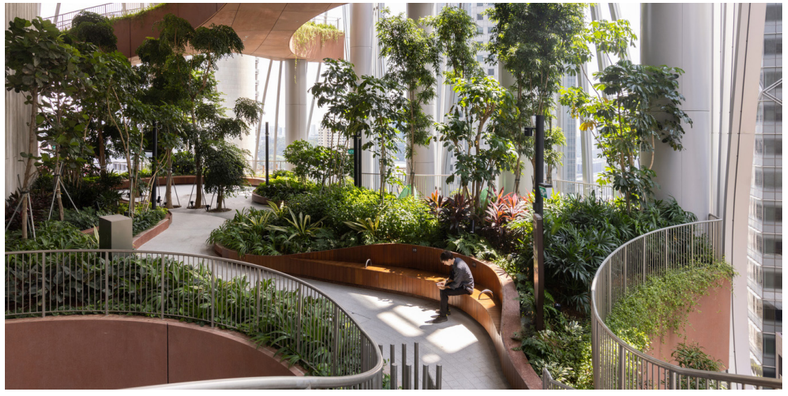
There are other areas that can be used for outdoor cooking and outdoor working.



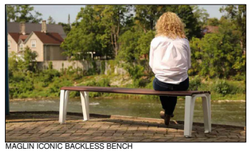








Concept Plan - Level 20



MAGLIN ICONIC BACKLESS BENCH



GO OUTDOORS WORK TABLE
LANDSCAPE FORMS



PARC CENTRE TABLES/CHAIRS



BELGARD 'CHARLESTONE' AND 'BELGIAN COBBLE'
HERITAGE STYLE PAVERS



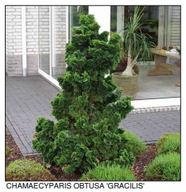
MAGLIN 210 SERIES CLUSTER SEATING
WHEELCHAIR ACCESSIBLE



ACER CIRCINATUM



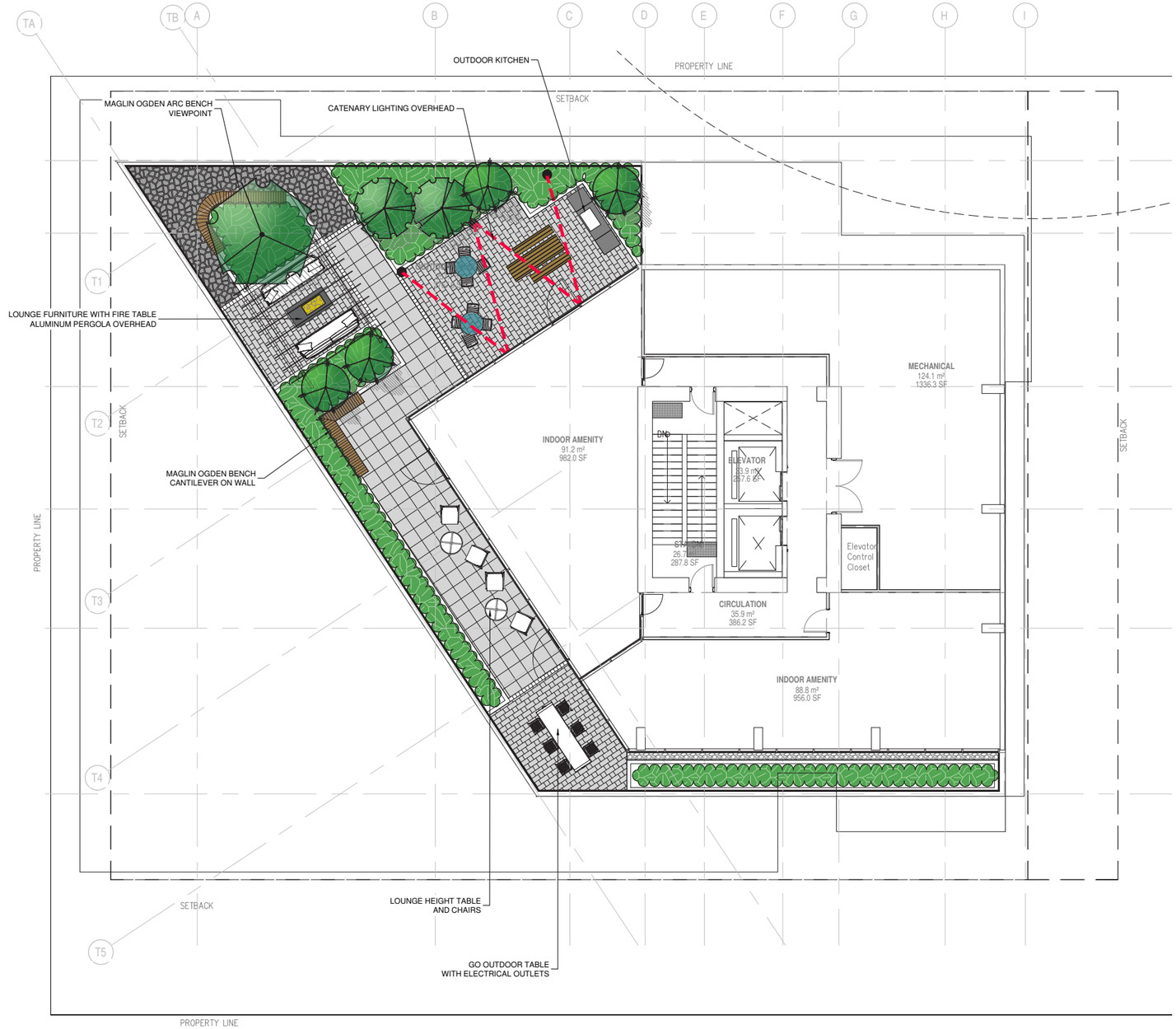
PICEA OMORIKA 'BRUNS'



CHAMAECYPARIS OBTUSA 'GRACILIS'



KOELREUTERIA PANICULATA



:RIALS LEGEND

FURNISHING LEGEND

TREE SCHEDULE - LEVEL 20

PMG PROJECT NUMBER: 24-023

Section 7 Design Drawings

Project Statistics

SCHEDULE OF ACCOMMODATION

Parkade

GROSS AREA SCHEDULE

Area Type	Area (m2)	Area (ft2)
Level P3		
Parkade	1173.05 m²	12626.6 ft²
Parkade - Bulk Storage	80.56 m²	867.1 ft²
Parkade - Mechanical	29.29 m²	315.3 ft²
	1282.90 m²	**13809.0 ft²**
Level P2		
Parkade	1146.84 m²	12344.5 ft²
Parkade - Bulk Storage	106.77 m²	1149.2 ft²
Parkade - Mechanical	29.29 m²	315.3 ft²
	1282.90 m²	**13809.0 ft²**
Level P1		
Indoor Amenity	12.65 m²	136.1 ft²
Parkade	991.84 m²	10676.1 ft²
Parkade - Bulk Storage	142.08 m²	1529.4 ft²
Parkade - Electrical	87.76 m²	944.6 ft²
Parkade - Mechanical	48.57 m²	522.8 ft²
	1282.90 m²	**13809.0 ft²**
Level P0		
Parkade	271.06 m²	2917.7 ft²
Parkade - Class A Bicycle Storage	673.65 m²	7251.1 ft²
	944.71 m²	**10168.8 ft²**

Podium

GROSS AREA SCHEDULE

Area Type	Area (m2)	Area (ft2)
Level 0		
1 Bed Apartment	54.19 m²	583.3 ft²
2 Bed Apartment	312.71 m²	3365.9 ft²
Back of House	180.78 m²	1945.9 ft²
Circulation	217.02 m²	2335.9 ft²
Class A Bicycle Storage	75.42 m²	811.9 ft²
Storage	86.25 m²	928.4 ft²
	926.38 m²	**9971.4 ft²**
Level 1		
1 Bed Apartment	53.75 m²	578.5 ft²
2 Bed Apartment	358.27 m²	3856.4 ft²
3 Bed Apartment	86.64 m²	932.6 ft²
Back of House	1.68 m²	18.1 ft²
Circulation	172.15 m²	1853.0 ft²
Covered Balcony / Deck	78.38 m²	843.6 ft²
Indoor Amenity	13.04 m²	140.3 ft²
Open to Below	5.32 m²	57.3 ft²
Storage	200.20 m²	2154.9 ft²
Studio Apartment	170.44 m²	1834.6 ft²
	1139.87 m²	**12269.5 ft²**
Level 2		
1 Bed Apartment	66.16 m²	712.1 ft²
2 Bed Apartment	353.04 m²	3800.1 ft²
3 Bed Apartment	89.73 m²	965.9 ft²
Back of House	3.38 m²	36.4 ft²
Circulation	165.10 m²	1777.2 ft²
Covered Balcony / Deck	49.82 m²	536.3 ft²
Indoor Amenity	131.28 m²	1413.1 ft²
Studio Apartment	294.44 m²	3169.4 ft²
	1152.96 m²	**12410.4 ft²**
Level 3		
2 Bed Apartment	121.31 m²	1305.8 ft²
Back of House	3.38 m²	36.4 ft²
Circulation	125.28 m²	1348.4 ft²
Covered Balcony / Deck	49.82 m²	536.3 ft²
Indoor Amenity	40.99 m²	441.2 ft²
Open to Below	78.76 m²	847.8 ft²
Studio Apartment	293.50 m²	3159.2 ft²
	713.05 m²	**7675.2 ft²**
Level 4		
2 Bed Apartment	122.16 m²	1315.0 ft²
Back of House	3.08 m²	33.1 ft²
Circulation	92.38 m²	994.3 ft²
Covered Balcony / Deck	73.34 m²	789.4 ft²
Indoor Amenity	132.92 m²	1430.7 ft²
Outdoor Amenity	397.38 m²	4277.3 ft²
Studio Apartment	42.56 m²	458.1 ft²
	863.81 m²	**9297.9 ft²**
Level 5		
1 Bed Apartment	139.61 m²	1502.8 ft²

Tower

GROSS AREA SCHEDULE

Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 6		
1 Bed Apartment	139.92 m²	1506.0 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.31 m²	1015.2 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 7		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 8		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 9		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 10		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 11		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 12		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 13		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 14		
1 Bed Apartment	139.86 m²	1505.4 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 15		
1 Bed Apartment	139.61 m²	1502.8 ft²
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	85.00 m²	914.9 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	94.51 m²	1017.3 ft²
Covered Balcony / Deck	55.79 m²	600.5 ft²
Studio Apartment	208.66 m²	2246.0 ft²
	717.40 m²	**7722.0 ft²**
Level 16		
1 Bed Apartment	139.86 m²	1505.4 ft²

Tower

GROSS AREA SCHEDULE

Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	130.84 m²	1408.4 ft²
3 Bed Apartment	84.65 m²	911.2 ft²
Back of House	2.97 m²	31.9 ft²
Circulation	94.39 m²	1016.0 ft²
Covered Balcony / Deck	53.82 m²	579.3 ft²
Studio Apartment	208.88 m²	2248.3 ft²
	715.40 m²	**7700.5 ft²**
Level 17		
1 Bed Apartment	91.03 m²	979.9 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.55 m²	1889.6 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.85 m²	601.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.99 m²	**7717.6 ft²**
Level 18		
1 Bed Apartment	91.26 m²	982.3 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.17 m²	1885.5 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.95 m²	602.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.93 m²	**7717.0 ft²**
Level 19		
1 Bed Apartment	91.03 m²	979.9 ft²
2 Bed Apartment	210.39 m²	2264.6 ft²
3 Bed Apartment	175.55 m²	1889.6 ft²
Back of House	2.98 m²	32.1 ft²
Circulation	95.88 m²	1032.1 ft²
Covered Balcony / Deck	55.85 m²	601.2 ft²
Studio Apartment	85.30 m²	918.2 ft²
	716.99 m²	**7717.6 ft²**
Level 20		
Back of House	130.80 m²	1407.9 ft²
Circulation	50.67 m²	545.4 ft²
Indoor Amenity	212.09 m²	2283.0 ft²
Outdoor Amenity	257.31 m²	2769.6 ft²
	650.87 m²	**7005.9 ft²**
GROSS FLOOR AREA: 567	**20988.05 m²**	**225913.4 ft²**

SUMMARY

BELOW GRADE AREA PERCENTAGE

Area Type	Area (m2)	Area (ft2)	%
Parkade	3582.79 m²	38564.8 ft²	74.9%
Parkade - Bulk Storage	329.41 m²	3545.7 ft²	6.9%
Parkade - Class A Bicycle Storage	673.65 m²	7251.1 ft²	14.1%
Parkade - Electrical	87.76 m²	944.6 ft²	1.8%
Parkade - Mechanical	107.15 m²	1153.3 ft²	2.2%
GROSS FLOOR AREA: 51	**4780.75 m²**	**51459.6 ft²**	

ABOVE GRADE AREA PERCENTAGE

Area Type	Area (m2)	Area (ft2)	%
1 Bed Apartment	2124.32 m²	22866.0 ft²	13.1%
2 Bed Apartment	3468.79 m²	37337.7 ft²	21.4%
3 Bed Apartment	1720.56 m²	18519.9 ft²	10.6%
Back of House	367.78 m²	3958.7 ft²	2.3%
Circulation	2243.54 m²	24149.2 ft²	13.8%
Class A Bicycle Storage	75.42 m²	811.9 ft²	0.5%
Covered Balcony / Deck	1076.66 m²	11589.0 ft²	6.6%
Indoor Amenity	542.97 m²	5844.5 ft²	3.4%
Open to Below	84.08 m²	905.1 ft²	0.5%
Outdoor Amenity	654.68 m²	7047.0 ft²	4.0%
Storage	286.45 m²	3083.3 ft²	1.8%
Studio Apartment	3562.05 m²	38341.6 ft²	22.0%
GROSS FLOOR AREA: 528	**16207.29 m²**	**174453.8 ft²**	

TOTAL BELOW GRADE GFA	**4780.75 m²**
TOTAL ABOVE GRADE GFA	**16207.29 m²**
TOTAL GROSS FLOOR AREA	**20988.05 m²**

LEASABLE AREA

Area Type	Area (m2)	Area (ft2)	%
1 Bed Apartment	2124.32 m²	22866.0 ft²	19.5%
2 Bed Apartment	3468.79 m²	37337.7 ft²	31.9%
3 Bed Apartment	1720.56 m²	18519.9 ft²	15.8%
Studio Apartment	3562.05 m²	38341.6 ft²	32.8%
GROSS FLOOR AREA: 201	**10875.71 m²**	**117065.2 ft²**	

UNIT COUNT

Podium

UNIT COUNT BY...

Level 0	
1 Bed Apartment	1
2 Bed Apartment	4
Level 1	
1 Bed Apartment	1
2 Bed Apartment	5
3 Bed Apartment	1
Studio Apartment	2
Studio Apartment	2
Level 2	
1 Bed Apartment	1
2 Bed Apartment	1
2 Bed Apartment	4
3 Bed Apartment	1
Studio Apartment	6
Studio Apartment	1
Level 3	
2 Bed Apartment	1
2 Bed Apartment	1
Studio Apartment	6
Studio Apartment	1
Level 4	
2 Bed Apartment	1
2 Bed Apartment	1
Studio Apartment	1

UNIT COUNT

Tower

UNIT COUNT BY...

Level 5	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 6	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 7	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 8	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 9	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 10	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 11	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 12	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 13	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 14	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 15	
1 Bed Apartment	2
1 Bed Apartment	1
2 Bed Apartment	2
3 Bed Apartment	1
Studio Apartment	1
Studio Apartment	4
Level 16	
1 Bed Apartment	1
1 Bed Apartment	2
2 Bed Apartment	1
2 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	5
Level 17	
1 Bed Apartment	2
2 Bed Apartment	3
3 Bed Apartment	1
3 Bed Apartment	1
Studio Apartment	2
Level 18	
1 Bed Apartment	2
2 Bed Apartment	3
3 Bed Apartment	2
Studio Apartment	2
Level 19	
1 Bed Apartment	2
2 Bed Apartment	3
3 Bed Apartment	1
Studio Apartment	2
Total Units on Floor: 201	

UNIT COUNT

			Req'd
1 Bed Apartment	45	22.4%	
2 Bed Apartment	51	25.4%	25%
3 Bed Apartment	20	10.0%	10%
Studio Apartment	85	42.3%	
TOTAL UNITS	**201**		

PARKING

BICYCLE PARKING

			Req'd
Class A Bicycle Locker	93	21%	MIN. 20%
Class A Bicycle Space - Horizontal - 600 x 1800 mm	51	11%	
Class A Bicycle Space - Oversize - 900 x 2400 mm	50	11%	MIN. 10%
Class A Bicycle Space - Stacked - 400 x 1900 mm	154	34%	V+S MAX. 60%
Class A Bicycle Space - Vertical - 600 x 1000 mm	100	22%	V+S MAX. 60%

TOTAL CLASS A SPACES	**459**		**459**

Totals are adjusted in line with TDM Plan B - Bike Infrastructure Package
See A200 series for Unit Sizes

1.5 spaces / unit under 65m2 (700sqft)	(175 *1.5)*1.4	**368**
2.5 spaces / unit 65m2-105m2 (700sqft-1130sqft)	(26*2.5)*1.4	**91**
Min. 20% lockers	459*0.2	**92**
Min. 10% oversized	459*0.1	**46**
Max. 30% vertical	459*0.3	**138**
TOTAL		**459**

VEHICLE PARKING

Accessible Car Space - Wheelstop	3	4%
Class A Loading Car Space - Wheelstop	1	1%
Regular Car Space - Wheelstop	71	95%
TOTAL	**75**	

BELOW-MARKET UNITS PERCENTAGE

BELOW-MARKET RENTAL	1904.0 m²	20493.9 ft²	20%
MARKET RENTAL	7505.5 m²	80788.1 ft²	80%
Grand Total	9409.4 m²	101282.0 ft²	

NOTE: Unit areas (paint-to-paint) have been provided excluding any in-suite storage to verify that 20% of the residential floor area is provided for below-market units.

ROOM SCHEDULE - AREA PERCENTAGES BMU

Department	Name	Count	Area	%
BELOW-MARKET RENTAL	1BED	11	431.5 m²	22.7%
BELOW-MARKET RENTAL	2BED	8	433.0 m²	22.7%
BELOW-MARKET RENTAL	3BED	3	221.0 m²	11.6%
BELOW-MARKET RENTAL	STUDIO	22	818.4 m²	43.0%
Grand Total: 44		44	1904.0 m²	100.0%

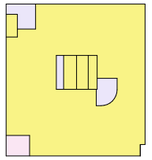
ROOM SCHEDULE - AREA PERCENTAGES MARKET

Department	Name	Count	Area	%
MARKET RENTAL	1BED	34	1360.5 m²	18.1%
MARKET RENTAL	2BED	43	2525.1 m²	33.6%
MARKET RENTAL	3BED	17	1279.6 m²	17.0%
MARKET RENTAL	STUDIO	63	2340.3 m²	31.2%
Grand Total: 157		157	7505.5 m²	100.0%

Project Statistics - Gross Floor Area

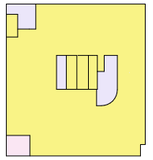
P3

Area Type	Area (m2)	Area (ft2)
Level P3		
Parkade	1173.0 m²	12626.6 ft²
Parkade - Bulk Storage	80.6 m²	867.1 ft²
Parkade - Mechanical	29.3 m²	315.3 ft²
	1282.9 m²	**13809.0 ft²**



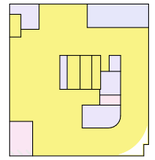
P2

Area Type	Area (m2)	Area (ft2)
Level P2		
Parkade	1146.8 m²	12344.5 ft²
Parkade - Bulk Storage	106.8 m²	1149.2 ft²
Parkade - Mechanical	29.3 m²	315.3 ft²
	1282.9 m²	**13809.0 ft²**



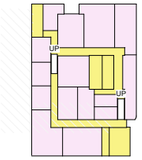
P1

Area Type	Area (m2)	Area (ft2)
Level P1		
Indoor Amenity	12.6 m²	136.1 ft²
Parkade	991.8 m²	10676.1 ft²
Parkade - Bulk Storage	142.1 m²	1529.4 ft²
Parkade - Electrical	87.8 m²	944.6 ft²
Parkade - Mechanical	48.6 m²	522.8 ft²
	1282.9 m²	**13809.0 ft²**



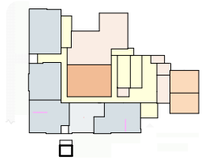
P0

Area Type	Area (m2)	Area (ft2)
Level P0		
Parkade	271.1 m²	2917.7 ft²
Parkade - Class A Bicycle Storage	673.6 m²	7251.1 ft²
	944.7 m²	**10168.8 ft²**



L0

Area Type	Area (m2)	Area (ft2)
Level 0		
1 Bed Apartment	54.2 m²	583.3 ft²
2 Bed Apartment	312.7 m²	3365.9 ft²
Back of House	180.8 m²	1945.9 ft²
Circulation	217.0 m²	2335.9 ft²
Class A Bicycle Storage	75.4 m²	811.9 ft²
Storage	86.3 m²	928.4 ft²
	926.4 m²	**9971.4 ft²**



L1

Area Type	Area (m2)	Area (ft2)	Area Type	Area (m2)	Area (ft2)
Level 1					
1 Bed Apartment	53.7 m²	578.5 ft²	Covered Balcony / Deck	78.4 m²	843.6 ft²
2 Bed Apartment	358.3 m²	3856.4 ft²	Indoor Amenity	13.0 m²	140.3 ft²
3 Bed Apartment	86.6 m²	932.6 ft²	Open to Below	5.3 m²	57.3 ft²
Back of House	1.7 m²	18.1 ft²	Storage	200.2 m²	2154.9 ft²
Circulation	172.2 m²	1853.0 ft²	Studio Apartment	170.4 m²	1834.6 ft²
				1139.9 m²	**12269.5 ft²**



L2

Area Type	Area (m2)	Area (ft2)
Level 2		
1 Bed Apartment	66.2 m²	712.1 ft²
2 Bed Apartment	353.0 m²	3800.1 ft²
3 Bed Apartment	89.7 m²	965.9 ft²
Back of House	3.4 m²	36.4 ft²
Circulation	165.1 m²	1777.2 ft²
Covered Balcony / Deck	49.8 m²	536.3 ft²
Indoor Amenity	131.3 m²	1413.1 ft²
Studio Apartment	294.4 m²	3169.4 ft²
	1153.0 m²	**12410.4 ft²**
Level 3		

L3

Area Type	Area (m2)	Area (ft2)
2 Bed Apartment	121.3 m²	1305.8 ft²
Back of House	3.4 m²	36.4 ft²
Circulation	125.3 m²	1348.4 ft²
Covered Balcony / Deck	49.8 m²	536.3 ft²
Indoor Amenity	41.0 m²	441.2 ft²
Open to Below	78.8 m²	847.8 ft²
Studio Apartment	293.5 m²	3159.2 ft²
	713.0 m²	**7675.2 ft²**
Level 4		
2 Bed Apartment	122.2 m²	1315.0 ft²

L4

Area Type	Area (m2)	Area (ft2)
Back of House	3.1 m²	33.1 ft²
Circulation	92.4 m²	994.3 ft²
Covered Balcony / Deck	73.3 m²	789.4 ft²
Indoor Amenity	132.9 m²	1430.7 ft²
Outdoor Amenity	397.4 m²	4277.3 ft²
Studio Apartment	42.6 m²	458.1 ft²
	863.8 m²	**9297.9 ft²**
Level 5		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²

P5-16

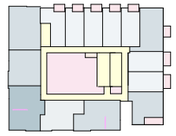
Area Type	Area (m2)	Area (ft2)
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	**7722.0 ft²**
Level 6		
1 Bed Apartment	139.9 m²	1506.0 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.3 m²	1015.2 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	**7700.5 ft²**
Level 7		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	**7722.0 ft²**
Level 8		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	**7700.5 ft²**
Level 9		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	85.0 m²	914.9 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	94.5 m²	1017.3 ft²
Covered Balcony / Deck	55.8 m²	600.5 ft²
Studio Apartment	208.7 m²	2246.0 ft²
	717.4 m²	**7722.0 ft²**
Level 10		
1 Bed Apartment	139.9 m²	1505.4 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²
3 Bed Apartment	84.7 m²	911.2 ft²
Back of House	3.0 m²	31.9 ft²
Circulation	94.4 m²	1016.0 ft²
Covered Balcony / Deck	53.8 m²	579.3 ft²
Studio Apartment	208.9 m²	2248.3 ft²
	715.4 m²	**7700.5 ft²**
Level 11		
1 Bed Apartment	139.6 m²	1502.8 ft²
2 Bed Apartment	130.8 m²	1408.4 ft²

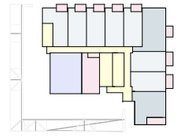
L17-19

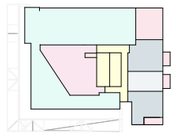
Area Type	Area (m2)	Area (ft2)
3 Bed Apartment	175.6 m²	1889.6 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	601.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	717.0 m²	**7717.6 ft²**
Level 18		
1 Bed Apartment	91.3 m²	982.3 ft²
2 Bed Apartment	210.4 m²	2264.6 ft²
3 Bed Apartment	175.2 m²	1885.5 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	602.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	716.9 m²	**7717.0 ft²**
Level 19		
1 Bed Apartment	91.0 m²	979.9 ft²
2 Bed Apartment	210.4 m²	2264.6 ft²
3 Bed Apartment	175.6 m²	1889.6 ft²
Back of House	3.0 m²	32.1 ft²
Circulation	95.9 m²	1032.1 ft²
Covered Balcony / Deck	55.9 m²	601.2 ft²
Studio Apartment	85.3 m²	918.2 ft²
	717.0 m²	**7717.6 ft²**
Level 20		
Back of House	130.8 m²	1407.9 ft²
Circulation	50.7 m²	545.4 ft²

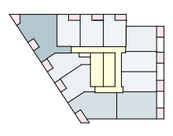
L20

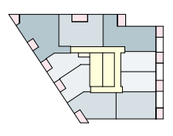
Area Type	Area (m2)	Area (ft2)
Indoor Amenity	212.1 m²	2283.0 ft²
Outdoor Amenity	257.3 m²	2769.6 ft²
	650.9 m²	**7005.9 ft²**
GROSS FLOOR AREA: 567	**20988.0 m²**	**225913.4 ft²**

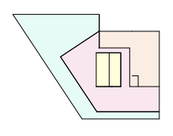












Project Statistics - FSR Areas

FSR AREA CALCULATIONS

FSR AREA

Level 0				
FSR Area - Rental	586.4 m²	6312 ft²	0.34	
Level 1				
FSR Area - Rental	809.3 m²	8711 ft²	0.46	
Level 2				
FSR Area - Rental	935.4 m²	10068 ft²	0.54	
Level 3				
FSR Area - Rental	525.5 m²	5656 ft²	0.30	
Level 4				
FSR Area - Rental	244.5 m²	2632 ft²	0.14	
Level 5				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 6				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 7				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 8				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 9				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 10				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 11				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 12				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 13				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 14				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 15				
FSR Area - Rental	625.9 m²	6737 ft²	0.36	
Level 16				
FSR Area - Rental	625.4 m²	6732 ft²	0.36	
Level 17				
FSR Area - Rental	620.9 m²	6684 ft²	0.36	
Level 18				
FSR Area - Rental	623.2 m²	6708 ft²	0.36	
Level 19				
FSR Area - Rental	620.9 m²	6684 ft²	0.36	
Level 20				
FSR Area - Rental	69.0 m²	743 ft²	0.04	
Total FSR Area	**12542.7 m²**	**135009 ft²**	**7.20**	

FSR AREA EXCLUSIONS

Level P3		
Exclusion - Bulk Storage	44.2 m²	475 ft²
Exclusion - Parking / Storage	1238.7 m²	13334 ft²
	1282.9 m²	**13809 ft²**
Level P2		
Exclusion - Bulk Storage	65.5 m²	705 ft²
Exclusion - Parking / Storage	1217.4 m²	13104 ft²
	1282.9 m²	**13809 ft²**
Level P1		
Exclusion - Bulk Storage	64.8 m²	698 ft²
Exclusion - Parking / Storage	1218.1 m²	13111 ft²
	1282.9 m²	**13809 ft²**
Level P0		
Exclusion - Parking / Storage	944.7 m²	10169 ft²
	944.7 m²	**10169 ft²**
Level 0		
Exclusion - Bulk Storage	103.7 m²	1116 ft²
Exclusion - Envelope	8.7 m²	94 ft²
Exclusion - Garbage + Recycling	134.9 m²	1452 ft²
Exclusion - Parking / Storage	72.7 m²	782 ft²
Exclusion - Residential Amenity	20.1 m²	216 ft²
	340.1 m²	**3661 ft²**
Level 1		
Exclusion - Balcony	77.5 m²	835 ft²
Exclusion - Bulk Storage	225.0 m²	2421 ft²
Exclusion - Envelope	8.5 m²	91 ft²
Exclusion - Height Over 3.7m	5.3 m²	57 ft²
Exclusion - Open to Below	1.7 m²	18 ft²
Exclusion - Residential Amenity	13.0 m²	140 ft²
	331.0 m²	**3563 ft²**
Level 2		
Exclusion - Balcony	49.8 m²	536 ft²
Exclusion - Bulk Storage	24.7 m²	266 ft²
Exclusion - Envelope	8.4 m²	91 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
Exclusion - Residential Amenity	132.1 m²	1422 ft²
	218.1 m²	**2348 ft²**
Level 3		
Exclusion - Balcony	49.8 m²	536 ft²
Exclusion - Bulk Storage	6.2 m²	67 ft²
Exclusion - Envelope	8.4 m²	91 ft²
Exclusion - Height Over 3.7m	78.8 m²	848 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
Exclusion - Residential Amenity	41.4 m²	446 ft²
	187.6 m²	**2019 ft²**
Level 4		
Exclusion - Balcony	72.5 m²	781 ft²
Exclusion - Bulk Storage	7.2 m²	77 ft²
Exclusion - Envelope	5.6 m²	61 ft²
Exclusion - Open to Below	2.4 m²	26 ft²
Exclusion - Outdoor Amenity	395.0 m²	4252 ft²
Exclusion - Residential Amenity	136.3 m²	1468 ft²
	619.1 m²	**6664 ft²**
Level 5		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²

FSR AREA EXCLUSIONS

Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 6		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 7		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²
Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 8		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 9		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²
Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 10		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 11		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²
Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 12		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 13		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²
Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 14		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 15		
Exclusion - Balcony	55.4 m²	597 ft²
Exclusion - Bulk Storage	19.0 m²	205 ft²
Exclusion - Envelope	14.1 m²	151 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	91.5 m²	**985 ft²**
Level 16		
Exclusion - Balcony	53.2 m²	572 ft²
Exclusion - Bulk Storage	20.2 m²	217 ft²
Exclusion - Envelope	13.7 m²	147 ft²
Exclusion - Open to Below	3.0 m²	32 ft²
	90.0 m²	**969 ft²**
Level 17		
Exclusion - Balcony	56.2 m²	605 ft²
Exclusion - Bulk Storage	24.7 m²	266 ft²
Exclusion - Envelope	13.3 m²	143 ft²
Exclusion - Open to Below	2.6 m²	28 ft²
	96.9 m²	**1043 ft²**
Level 18		
Exclusion - Balcony	55.3 m²	595 ft²
Exclusion - Bulk Storage	23.5 m²	253 ft²
Exclusion - Envelope	12.4 m²	133 ft²
Exclusion - Open to Below	2.6 m²	28 ft²
	93.8 m²	**1010 ft²**
Level 19		
Exclusion - Balcony	56.2 m²	605 ft²
Exclusion - Bulk Storage	24.7 m²	266 ft²
Exclusion - Envelope	13.3 m²	143 ft²
Exclusion - Open to Below	2.6 m²	28 ft²
	96.9 m²	**1043 ft²**
Level 20		
Exclusion - Outdoor Amenity	257.3 m²	2770 ft²
Exclusion - Outdoor Mechanical	131.1 m²	1411 ft²
Exclusion - Residential Amenity	193.2 m²	2079 ft²
	581.6 m²	**6260 ft²**
Total Exclusions:	**8447.7 m²**	**90930 ft²**

FSR TOTALS

TOTAL FSR AREA

FSR Area - Rental	**12542.7 m²**	**135009 ft²**
Site Area	1741.9 m²	18750 ft²
FSR	**7.200**	

TOTAL FSR AREA EXCLUSIONS

Exclusion - Balcony	1069.1 m²	11508 ft²
Exclusion - Bulk Storage	849.7 m²	9146 ft²
Exclusion - Envelope	245.1 m²	2638 ft²
Exclusion - Garbage + Recycling	134.9 m²	1452 ft²
Exclusion - Height Over 3.7m	84.1 m²	905 ft²
Exclusion - Open to Below	53.7 m²	578 ft²
Exclusion - Outdoor Amenity	652.4 m²	7022 ft²
Exclusion - Outdoor Mechanical	131.1 m²	1411 ft²
Exclusion - Parking / Storage	4691.6 m²	50500 ft²
Exclusion - Residential Amenity	536.2 m²	5771 ft²
Total FSR Exclusions:	**8447.7 m²**	**90930 ft²**

FSR + EXCLUSIONS

Floor GFA	**20990.4 m²**	**225939 ft²**

GROSS FLOOR AREA			FSR EXCLUSIONS																		FSR AREA		
			BALCONY			BULK STORAGE			ENVELOPE			GARBAGE+RECYCLING			HEIGHT OVER 3.7m			OPEN TO BELOW			OUTDOOR AMENITY			OUTDOOR MECHANICAL			PARKING/STORAGE			RESIDENTIAL AMENITY					
Level P3	1282.9 m²	13809 ft²				**Level P3**	44.2 m²	475 ft²																		**Level P3**	1238.7 m²	13334 ft²						
Level P2	1282.9 m²	13809 ft²				**Level P2**	65.5 m²	705 ft²																		**Level P2**	1217.4 m²	13104 ft²						
Level P1	1282.9 m²	13809 ft²				**Level P1**	64.8 m²	698 ft²																		**Level P1**	1218.1 m²	13111 ft²						
Level P0	944.7 m²	10169 ft²																								**Level P0**	944.7 m²	10169 ft²						
Level 0	926.4 m²	9972 ft²				**Level 0**	103.7 m²	1116 ft²	**Level 0**	8.7 m²	94 ft²	**Level 0**	134.9 m²	1452 ft²												**Level 0**	72.7 m²	782 ft²				**Level 0**	20.1 m²	216 ft²	**Level 0**	586.4 m²	6312 ft²
Level 1	1140.3 m²	12274 ft²	**Level 1**	77.5 m²	835 ft²	**Level 1**	225.0 m²	2421 ft²	**Level 1**	8.5 m²	91 ft²				**Level 1**	5.3 m²	57 ft²	**Level 1**	1.7 m²	18 ft²										**Level 1**	13.0 m²	140 ft²	**Level 1**	809.3 m²	8711 ft²
Level 2	1153.5 m²	12416 ft²	**Level 2**	49.8 m²	536 ft²	**Level 2**	24.7 m²	266 ft²	**Level 2**	8.4 m²	91 ft²							**Level 2**	3.0 m²	32 ft²										**Level 2**	132.1 m²	1422 ft²	**Level 2**	935.4 m²	10068 ft²
Level 3	713.1 m²	7676 ft²	**Level 3**	49.8 m²	536 ft²	**Level 3**	6.2 m²	67 ft²	**Level 3**	8.4 m²	91 ft²				**Level 3**	78.8 m²	848 ft²	**Level 3**	3.0 m²	32 ft²										**Level 3**	41.4 m²	446 ft²	**Level 3**	525.5 m²	5656 ft²
Level 4	863.7 m²	9296 ft²	**Level 4**	72.5 m²	781 ft²	**Level 4**	7.2 m²	77 ft²	**Level 4**	5.6 m²	61 ft²							**Level 4**	2.4 m²	26 ft²	**Level 4**	395.0 m²	4252 ft²							**Level 4**	136.3 m²	1468 ft²	**Level 4**	244.5 m²	2632 ft²
Level 5	717.4 m²	7722 ft²	**Level 5**	55.4 m²	597 ft²	**Level 5**	19.0 m²	205 ft²	**Level 5**	14.1 m²	151 ft²							**Level 5**	3.0 m²	32 ft²													**Level 5**	625.9 m²	6737 ft²
Level 6	715.4 m²	7701 ft²	**Level 6**	53.2 m²	572 ft²	**Level 6**	20.2 m²	217 ft²	**Level 6**	13.7 m²	147 ft²							**Level 6**	3.0 m²	32 ft²													**Level 6**	625.4 m²	6732 ft²
Level 7	717.4 m²	7722 ft²	**Level 7**	55.4 m²	597 ft²	**Level 7**	19.0 m²	205 ft²	**Level 7**	14.1 m²	151 ft²							**Level 7**	3.0 m²	32 ft²													**Level 7**	625.9 m²	6737 ft²
Level 8	715.4 m²	7701 ft²	**Level 8**	53.2 m²	572 ft²	**Level 8**	20.2 m²	217 ft²	**Level 8**	13.7 m²	147 ft²							**Level 8**	3.0 m²	32 ft²													**Level 8**	625.4 m²	6732 ft²
Level 9	717.4 m²	7722 ft²	**Level 9**	55.4 m²	597 ft²	**Level 9**	19.0 m²	205 ft²	**Level 9**	14.1 m²	151 ft²							**Level 9**	3.0 m²	32 ft²													**Level 9**	625.9 m²	6737 ft²
Level 10	715.4 m²	7701 ft²	**Level 10**	53.2 m²	572 ft²	**Level 10**	20.2 m²	217 ft²	**Level 10**	13.7 m²	147 ft²							**Level 10**	3.0 m²	32 ft²													**Level 10**	625.4 m²	6732 ft²
Level 11	717.4 m²	7722 ft²	**Level 11**	55.4 m²	597 ft²	**Level 11**	19.0 m²	205 ft²	**Level 11**	14.1 m²	151 ft²							**Level 11**	3.0 m²	32 ft²													**Level 11**	625.9 m²	6737 ft²
Level 12	715.4 m²	7701 ft²	**Level 12**	53.2 m²	572 ft²	**Level 12**	20.2 m²	217 ft²	**Level 12**	13.7 m²	147 ft²							**Level 12**	3.0 m²	32 ft²													**Level 12**	625.4 m²	6732 ft²
Level 13	717.4 m²	7722 ft²	**Level 13**	55.4 m²	597 ft²	**Level 13**	19.0 m²	205 ft²	**Level 13**	14.1 m²	151 ft²							**Level 13**	3.0 m²	32 ft²													**Level 13**	625.9 m²	6737 ft²
Level 14	715.4 m²	7701 ft²	**Level 14**	53.2 m²	572 ft²	**Level 14**	20.2 m²	217 ft²	**Level 14**	13.7 m²	147 ft²							**Level 14**	3.0 m²	32 ft²													**Level 14**	625.4 m²	6732 ft²
Level 15	717.4 m²	7722 ft²	**Level 15**	55.4 m²	597 ft²	**Level 15**	19.0 m²	205 ft²	**Level 15**	14.1 m²	151 ft²							**Level 15**	3.0 m²	32 ft²													**Level 15**	625.9 m²	6737 ft²
Level 16	715.4 m²	7701 ft²	**Level 16**	53.2 m²	572 ft²	**Level 16**	20.2 m²	217 ft²	**Level 16**	13.7 m²	147 ft²							**Level 16**	3.0 m²	32 ft²													**Level 16**	625.4 m²	6732 ft²
Level 17	717.8 m²	7727 ft²	**Level 17**	56.2 m²	605 ft²	**Level 17**	24.7 m²	266 ft²	**Level 17**	13.3 m²	143 ft²							**Level 17**	2.6 m²	28 ft²													**Level 17**	620.9 m²	6684 ft²
Level 18	717.0 m²	7718 ft²	**Level 18**	55.3 m²	595 ft²	**Level 18**	23.5 m²	253 ft²	**Level 18**	12.4 m²	133 ft²							**Level 18**	2.6 m²	28 ft²													**Level 18**	623.2 m²	6708 ft²
Level 19	717.8 m²	7727 ft²	**Level 19**	56.2 m²	605 ft²	**Level 19**	24.7 m²	266 ft²	**Level 19**	13.3 m²	143 ft²							**Level 19**	2.6 m²	28 ft²													**Level 19**	620.9 m²	6684 ft²
Level 20	650.6 m²	7003 ft²																			**Level 20**	257.3 m²	2770 ft²	**Level 20**	131.1 m²	1411 ft²				**Level 20**	193.2 m²	2079 ft²	**Level 20**	69.0 m²	743 ft²
Total GFA	**20990.4 m²**	**225939 ft²**	**Total:**	**1069.1 m²**	**11508 ft²**	**Total:**	**849.7 m²**	**9146 ft²**	**Total:**	**245.1 m²**	**2638 ft²**	**Total:**	**134.9 m²**	**1452 ft²**	**Total:**	**84.1 m²**	**905 ft²**	**Total:**	**53.7 m²**	**578 ft²**	**Total:**	**652.4 m²**	**7022 ft²**	**Total:**	**131.1 m²**	**1411 ft²**	**Total:**	**4691.6 m²**	**50500 ft²**	**Total:**	**536.2 m²**	**5771 ft²**	**Total FSR Area**	**12542.7 m²**	**135009 ft²**

Project Statistics - Unit Breakdown

UNIT BREAKDOWN

Area Type	Area ft2	Level
1 Bed Apartment	583.34	Level 0
1 Bed Apartment	578.52	Level 1
1 Bed Apartment	712.12	Level 2
1 Bed Apartment	481.07	Level 5
1 Bed Apartment	508.51	Level 5
1 Bed Apartment	513.21	Level 5
1 Bed Apartment	482.38	Level 6
1 Bed Apartment	508.51	Level 6
1 Bed Apartment	515.14	Level 6
1 Bed Apartment	481.07	Level 7
1 Bed Apartment	508.51	Level 7
1 Bed Apartment	513.21	Level 7
1 Bed Apartment	482.12	Level 8
1 Bed Apartment	508.51	Level 8
1 Bed Apartment	514.81	Level 8
1 Bed Apartment	481.07	Level 9
1 Bed Apartment	508.51	Level 9
1 Bed Apartment	513.21	Level 9
1 Bed Apartment	482.12	Level 10
1 Bed Apartment	508.51	Level 10
1 Bed Apartment	514.81	Level 10
1 Bed Apartment	481.07	Level 11
1 Bed Apartment	508.51	Level 11
1 Bed Apartment	513.21	Level 11
1 Bed Apartment	482.12	Level 12
1 Bed Apartment	508.51	Level 12
1 Bed Apartment	514.81	Level 12
1 Bed Apartment	481.07	Level 13
1 Bed Apartment	508.51	Level 13
1 Bed Apartment	513.21	Level 13
1 Bed Apartment	482.12	Level 14
1 Bed Apartment	508.51	Level 14
1 Bed Apartment	514.81	Level 14
1 Bed Apartment	481.07	Level 15
1 Bed Apartment	508.51	Level 15
1 Bed Apartment	513.21	Level 15
1 Bed Apartment	482.12	Level 16
1 Bed Apartment	508.51	Level 16
1 Bed Apartment	514.81	Level 16
1 Bed Apartment	479.98	Level 17
1 Bed Apartment	499.89	Level 17
1 Bed Apartment	480.24	Level 18
1 Bed Apartment	502.07	Level 18
1 Bed Apartment	479.98	Level 19
1 Bed Apartment	499.89	Level 19
2 Bed Apartment	783.69	Level 0
2 Bed Apartment	813.44	Level 0
2 Bed Apartment	831.03	Level 0
2 Bed Apartment	937.78	Level 0
2 Bed Apartment	661.69	Level 1
2 Bed Apartment	694.53	Level 1
2 Bed Apartment	755.77	Level 1
2 Bed Apartment	829.77	Level 1
2 Bed Apartment	914.67	Level 1
2 Bed Apartment	606.37	Level 2
2 Bed Apartment	703.49	Level 2
2 Bed Apartment	755.77	Level 2
2 Bed Apartment	829.77	Level 2
2 Bed Apartment	904.69	Level 2
2 Bed Apartment	603.61	Level 3
2 Bed Apartment	702.20	Level 3
2 Bed Apartment	619.36	Level 4
2 Bed Apartment	695.60	Level 4
2 Bed Apartment	702.65	Level 5
2 Bed Apartment	705.75	Level 5
2 Bed Apartment	702.65	Level 6
2 Bed Apartment	705.75	Level 6
2 Bed Apartment	702.65	Level 7
2 Bed Apartment	705.75	Level 7
2 Bed Apartment	702.65	Level 8
2 Bed Apartment	705.75	Level 8
2 Bed Apartment	702.65	Level 9
2 Bed Apartment	705.75	Level 9
2 Bed Apartment	702.65	Level 10
2 Bed Apartment	705.75	Level 10
2 Bed Apartment	702.65	Level 11
2 Bed Apartment	705.75	Level 11
2 Bed Apartment	702.65	Level 12

UNIT BREAKDOWN

Area Type	Area ft2	Level
2 Bed Apartment	705.75	Level 12
2 Bed Apartment	702.65	Level 13
2 Bed Apartment	705.75	Level 13
2 Bed Apartment	702.65	Level 14
2 Bed Apartment	705.75	Level 14
2 Bed Apartment	702.65	Level 15
2 Bed Apartment	705.75	Level 15
2 Bed Apartment	702.65	Level 16
2 Bed Apartment	705.75	Level 16
2 Bed Apartment	699.55	Level 17
2 Bed Apartment	705.74	Level 17
2 Bed Apartment	859.28	Level 17
2 Bed Apartment	699.55	Level 18
2 Bed Apartment	705.74	Level 18
2 Bed Apartment	859.28	Level 18
2 Bed Apartment	699.55	Level 19
2 Bed Apartment	705.74	Level 19
2 Bed Apartment	859.28	Level 19
3 Bed Apartment	932.56	Level 1
3 Bed Apartment	965.87	Level 2
3 Bed Apartment	914.92	Level 5
3 Bed Apartment	911.19	Level 6
3 Bed Apartment	914.92	Level 7
3 Bed Apartment	911.19	Level 8
3 Bed Apartment	914.92	Level 9
3 Bed Apartment	911.19	Level 10
3 Bed Apartment	914.92	Level 11
3 Bed Apartment	911.19	Level 12
3 Bed Apartment	914.92	Level 13
3 Bed Apartment	911.19	Level 14
3 Bed Apartment	914.92	Level 15
3 Bed Apartment	911.19	Level 16
3 Bed Apartment	918.66	Level 17
3 Bed Apartment	970.98	Level 17
3 Bed Apartment	918.66	Level 18
3 Bed Apartment	966.87	Level 18
3 Bed Apartment	918.66	Level 19
3 Bed Apartment	970.98	Level 19
Studio Apartment	452.17	Level 1
Studio Apartment	454.53	Level 1
Studio Apartment	463.96	Level 1
Studio Apartment	463.98	Level 1
Studio Apartment	446.79	Level 2
Studio Apartment	446.80	Level 2
Studio Apartment	446.79	Level 2
Studio Apartment	446.79	Level 2
Studio Apartment	455.56	Level 2
Studio Apartment	462.67	Level 2

UNIT BREAKDOWN

Area Type	Area ft2	Level
Studio Apartment	463.98	Level 2
Studio Apartment	442.67	Level 3
Studio Apartment	446.80	Level 3
Studio Apartment	446.79	Level 3
Studio Apartment	446.79	Level 3
Studio Apartment	451.07	Level 3
Studio Apartment	462.76	Level 3
Studio Apartment	462.34	Level 3
Studio Apartment	458.13	Level 4
Studio Apartment	438.96	Level 5
Studio Apartment	442.98	Level 5
Studio Apartment	445.83	Level 5
Studio Apartment	457.98	Level 5
Studio Apartment	460.21	Level 5
Studio Apartment	440.89	Level 6
Studio Apartment	442.40	Level 6
Studio Apartment	444.73	Level 6
Studio Apartment	457.98	Level 6
Studio Apartment	462.32	Level 6
Studio Apartment	438.96	Level 7
Studio Apartment	442.98	Level 7
Studio Apartment	445.83	Level 7
Studio Apartment	457.98	Level 7
Studio Apartment	460.21	Level 7
Studio Apartment	440.89	Level 8
Studio Apartment	442.40	Level 8
Studio Apartment	444.73	Level 8
Studio Apartment	457.98	Level 8
Studio Apartment	462.32	Level 8
Studio Apartment	438.96	Level 9
Studio Apartment	442.98	Level 9
Studio Apartment	445.83	Level 9
Studio Apartment	457.98	Level 9
Studio Apartment	460.21	Level 9
Studio Apartment	440.89	Level 10
Studio Apartment	442.40	Level 10
Studio Apartment	444.73	Level 10
Studio Apartment	457.98	Level 10
Studio Apartment	462.32	Level 10
Studio Apartment	438.96	Level 11
Studio Apartment	442.98	Level 11
Studio Apartment	445.83	Level 11
Studio Apartment	457.98	Level 11
Studio Apartment	460.21	Level 11
Studio Apartment	440.89	Level 12
Studio Apartment	442.40	Level 12
Studio Apartment	444.73	Level 12
Studio Apartment	457.98	Level 12

UNIT BREAKDOWN

Area Type	Area ft2	Level
Studio Apartment	462.32	Level 12
Studio Apartment	438.96	Level 13
Studio Apartment	442.98	Level 13
Studio Apartment	445.83	Level 13
Studio Apartment	457.98	Level 13
Studio Apartment	460.21	Level 13
Studio Apartment	440.89	Level 14
Studio Apartment	442.40	Level 14
Studio Apartment	444.73	Level 14
Studio Apartment	457.98	Level 14
Studio Apartment	462.32	Level 14
Studio Apartment	438.96	Level 15
Studio Apartment	442.98	Level 15
Studio Apartment	445.83	Level 15
Studio Apartment	457.98	Level 15
Studio Apartment	460.21	Level 15
Studio Apartment	440.89	Level 16
Studio Apartment	442.40	Level 16
Studio Apartment	444.73	Level 16
Studio Apartment	457.98	Level 16
Studio Apartment	462.32	Level 16
Studio Apartment	457.94	Level 17
Studio Apartment	460.21	Level 17
Studio Apartment	457.94	Level 18
Studio Apartment	460.21	Level 18
Studio Apartment	457.94	Level 19
Studio Apartment	460.21	Level 19
Total Units on Floor: 201	117065.10	

UNIT SCHEDULE

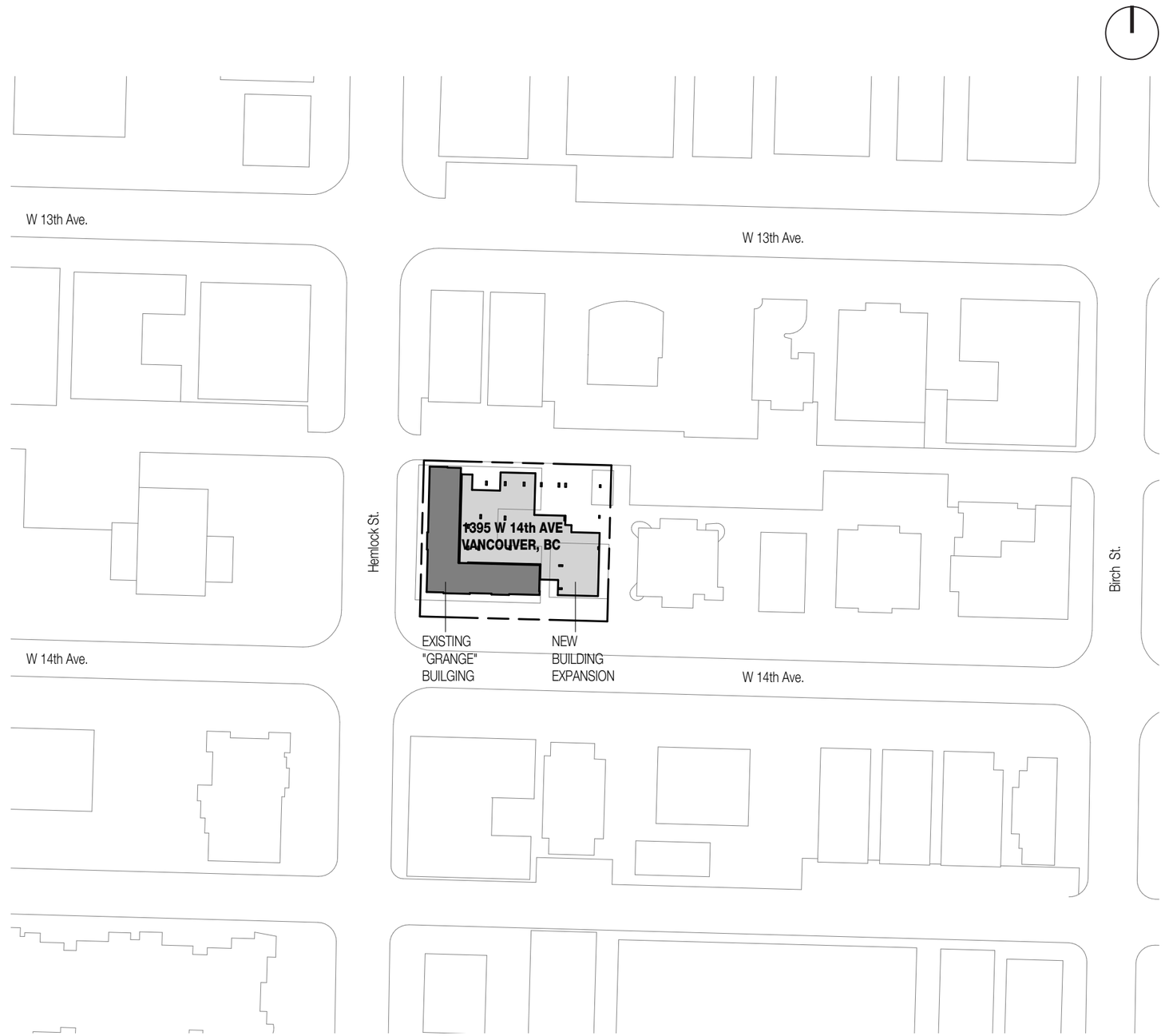
Level 0		
MARKET RENTAL	1BED	1
MARKET RENTAL	2BED	4
5		5
Level 1		
MARKET RENTAL	1BED	1
MARKET RENTAL	2BED	5
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	4
11		11
Level 2		
BELOW-MARKET RENTAL	2BED	1
BELOW-MARKET RENTAL	STUDIO	6
MARKET RENTAL	1BED	1
MARKET RENTAL	2BED	4
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	1
14		14
Level 3		
BELOW-MARKET RENTAL	2BED	1
BELOW-MARKET RENTAL	STUDIO	6
MARKET RENTAL	2BED	1
MARKET RENTAL	STUDIO	1
9		9
Level 4		
MARKET RENTAL	2BED	2
MARKET RENTAL	STUDIO	1
3		3
Level 5		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	STUDIO	2
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	3
11		11
Level 6		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	1
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 7		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	STUDIO	2
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	3
11		11
Level 8		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	1
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 9		
MARKET RENTAL	1BED	3

UNIT SCHEDULE

MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 10		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	1
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 11		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	STUDIO	2
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	3
11		11
Level 12		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	3
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	2
9		9
Level 13		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	STUDIO	2
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	3
11		11
Level 14		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	1
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 15		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	STUDIO	2
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	2
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	3
11		11
Level 16		
BELOW-MARKET RENTAL	1BED	1
BELOW-MARKET RENTAL	2BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	1
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	5
11		11
Level 17		
BELOW-MARKET RENTAL	3BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	3
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	2
9		9
Level 18		
BELOW-MARKET RENTAL	3BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	3
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	2
9		9
Level 19		
BELOW-MARKET RENTAL	3BED	1
MARKET RENTAL	1BED	2
MARKET RENTAL	2BED	3
MARKET RENTAL	3BED	1
MARKET RENTAL	STUDIO	2
9		9
Grand Total		201

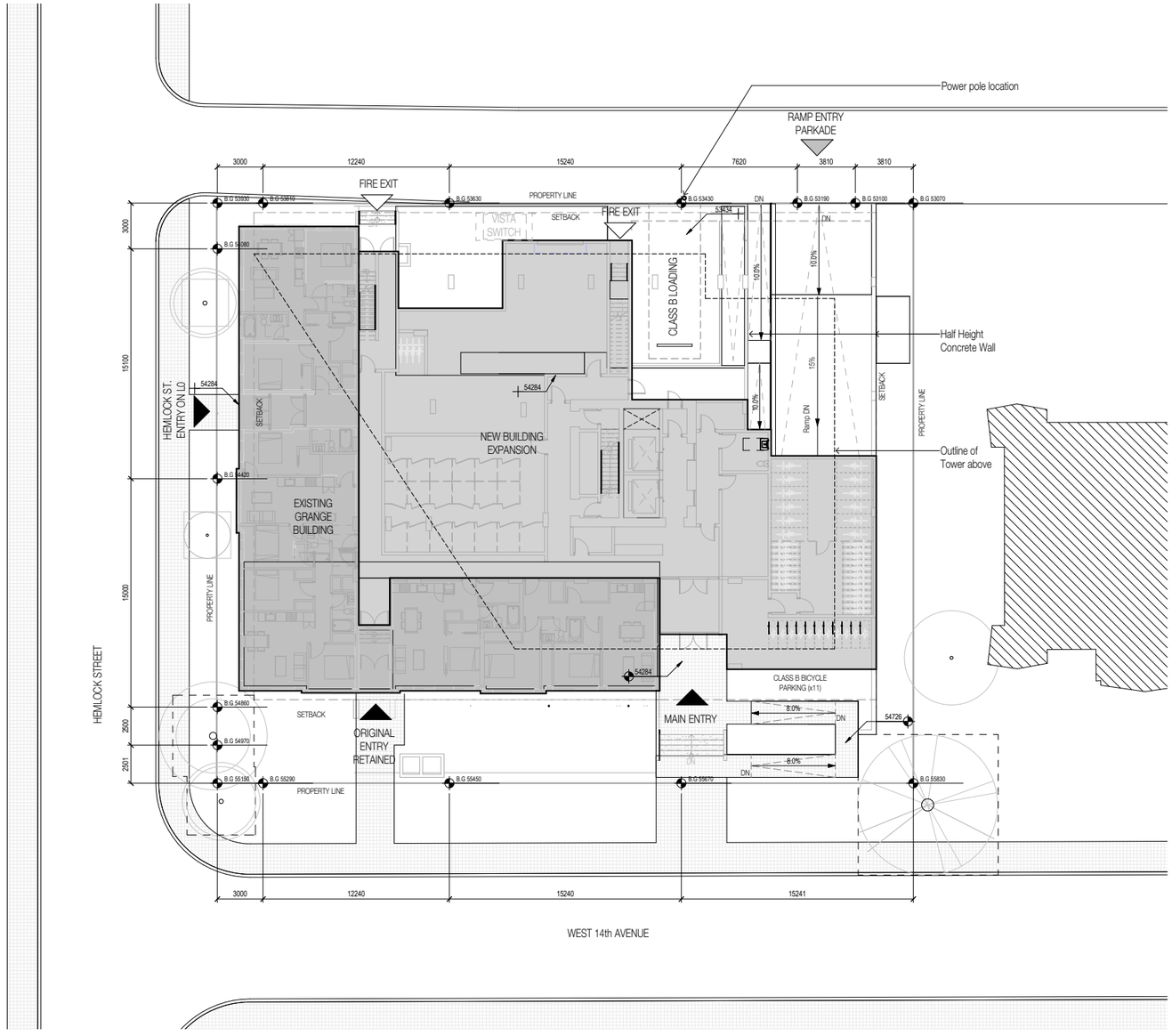
Context Plan

- Property Line
- Proposed Building
- Existing Building To Remain

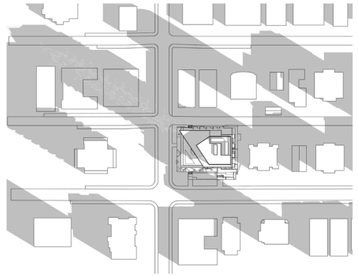


Site Plan

- Property Line
- Site Setback Lines
- Trees To Be Retained. Refer to Arborist Report
- Root Protection Zone by Arborist Report
- Working Space Setback Zone by Arborist Report
- Proposed Building



Shadow Studies



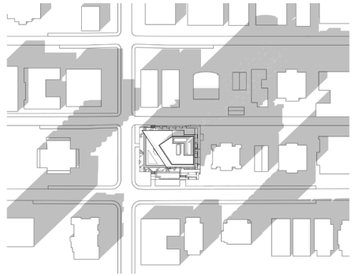
1 MARCH 20th 10AM



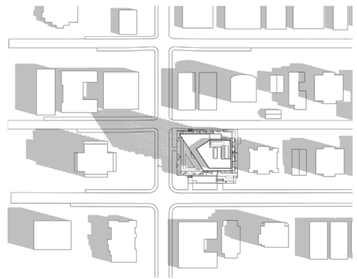
2 MARCH 20th 12PM



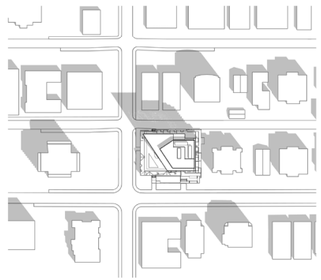
3 MARCH 20th 2PM



4 MARCH 20th 4PM



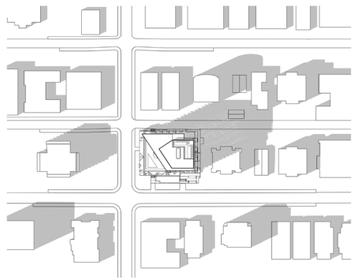
5 JUNE 21st 10AM



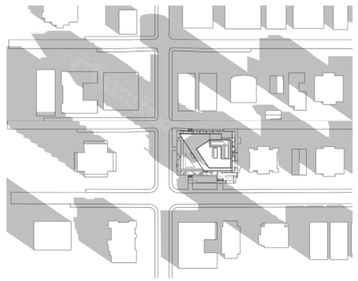
6 JUNE 21st 12PM



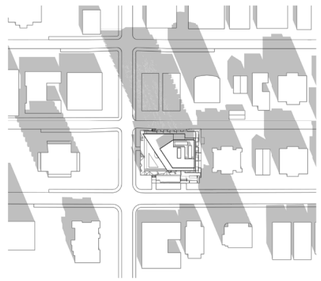
7 JUNE 21st 2PM



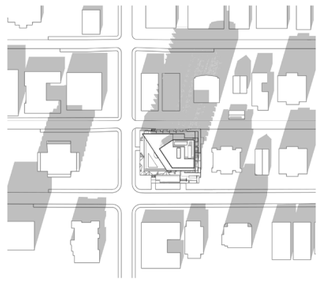
8 JUNE 21st 4PM



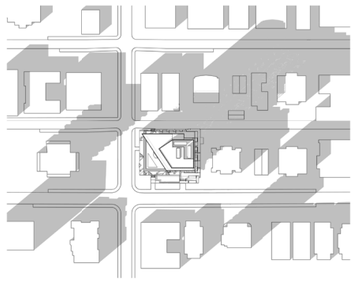
9 SEPTEMBER 22nd 10PM



10 SEPTEMBER 22nd 12PM



11 SEPTEMBER 22nd 2PM

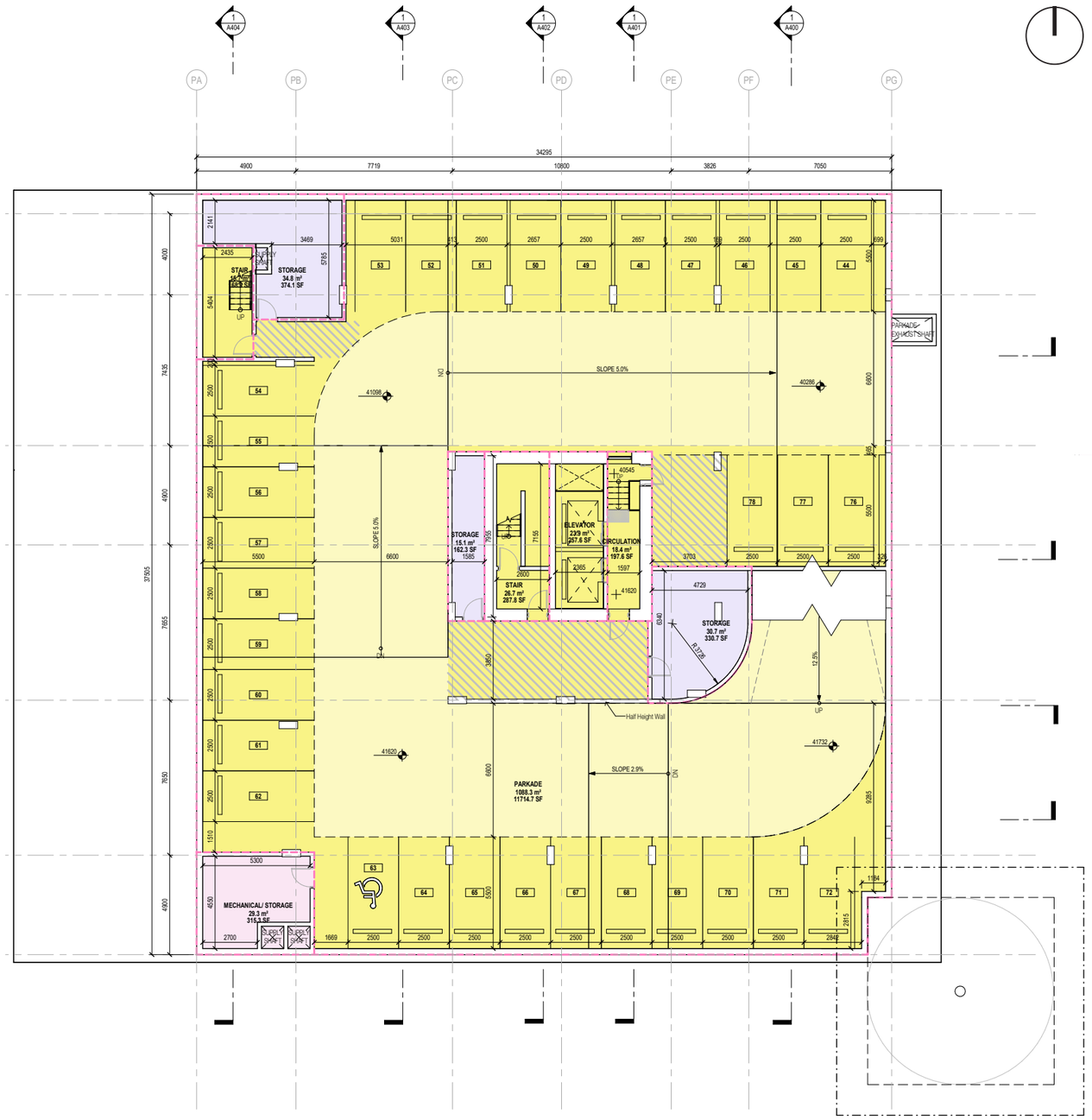


12 SEPTEMBER 22nd 4PM

Floor Plans

Parking Level P3

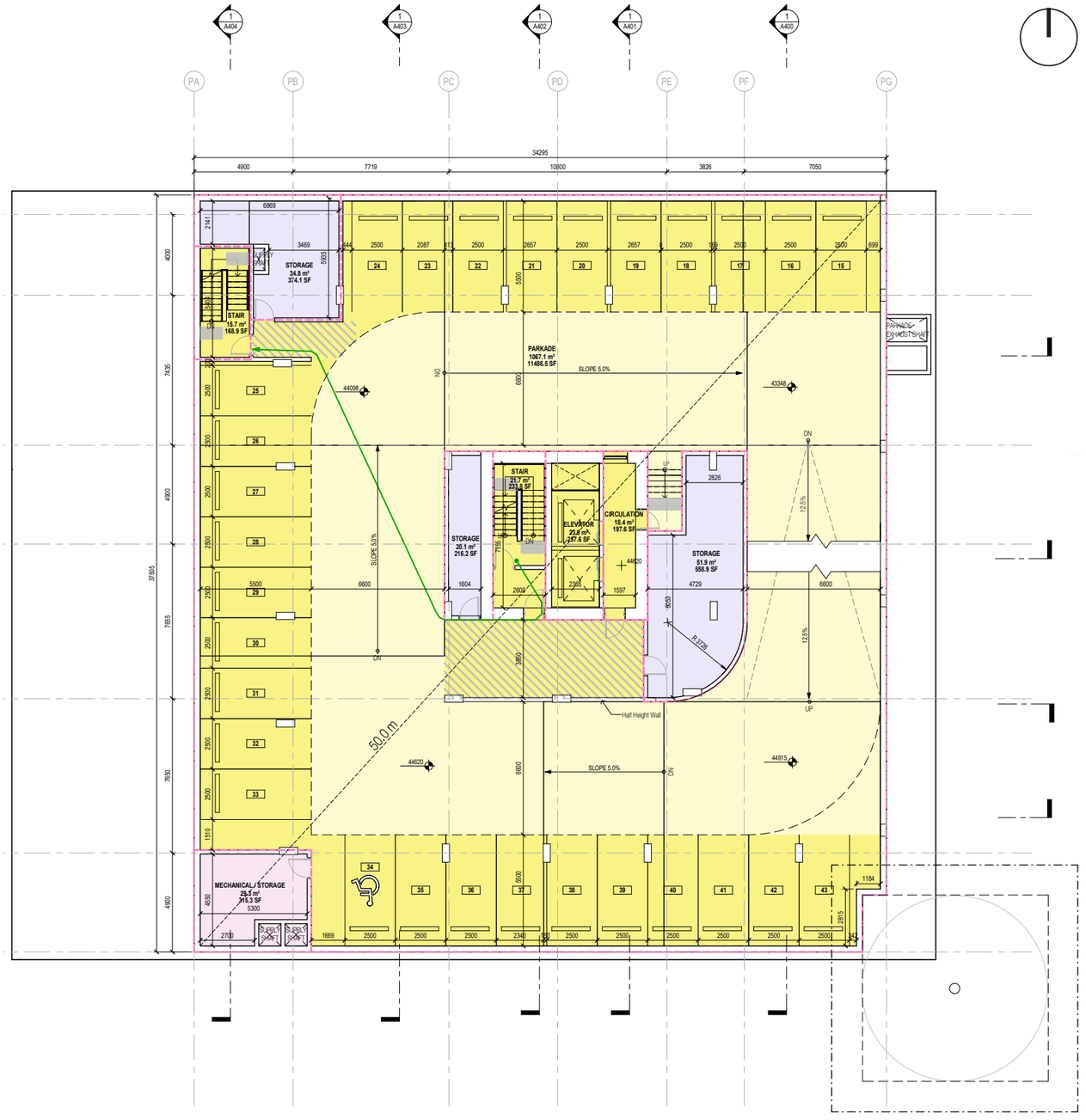
- Parkade
- Parkade - Bulk Storage
- Parkade - Mechanical



Floor Plans

Parking Level P2

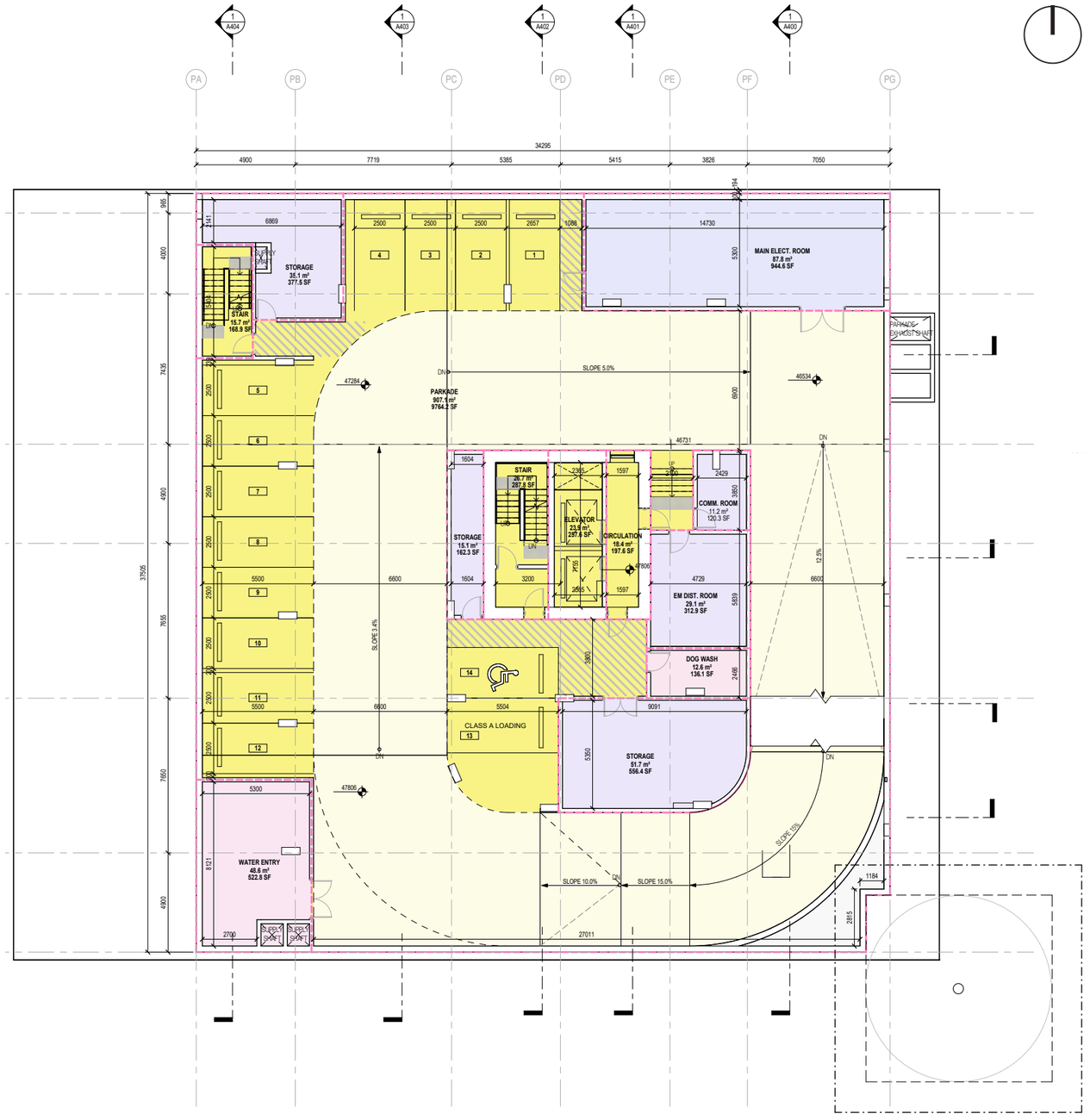
- Parkade
- Parkade - Bulk Storage
- Parkade - Electrical
- Parkade - Mechanical



Floor Plans

Parking Level P1

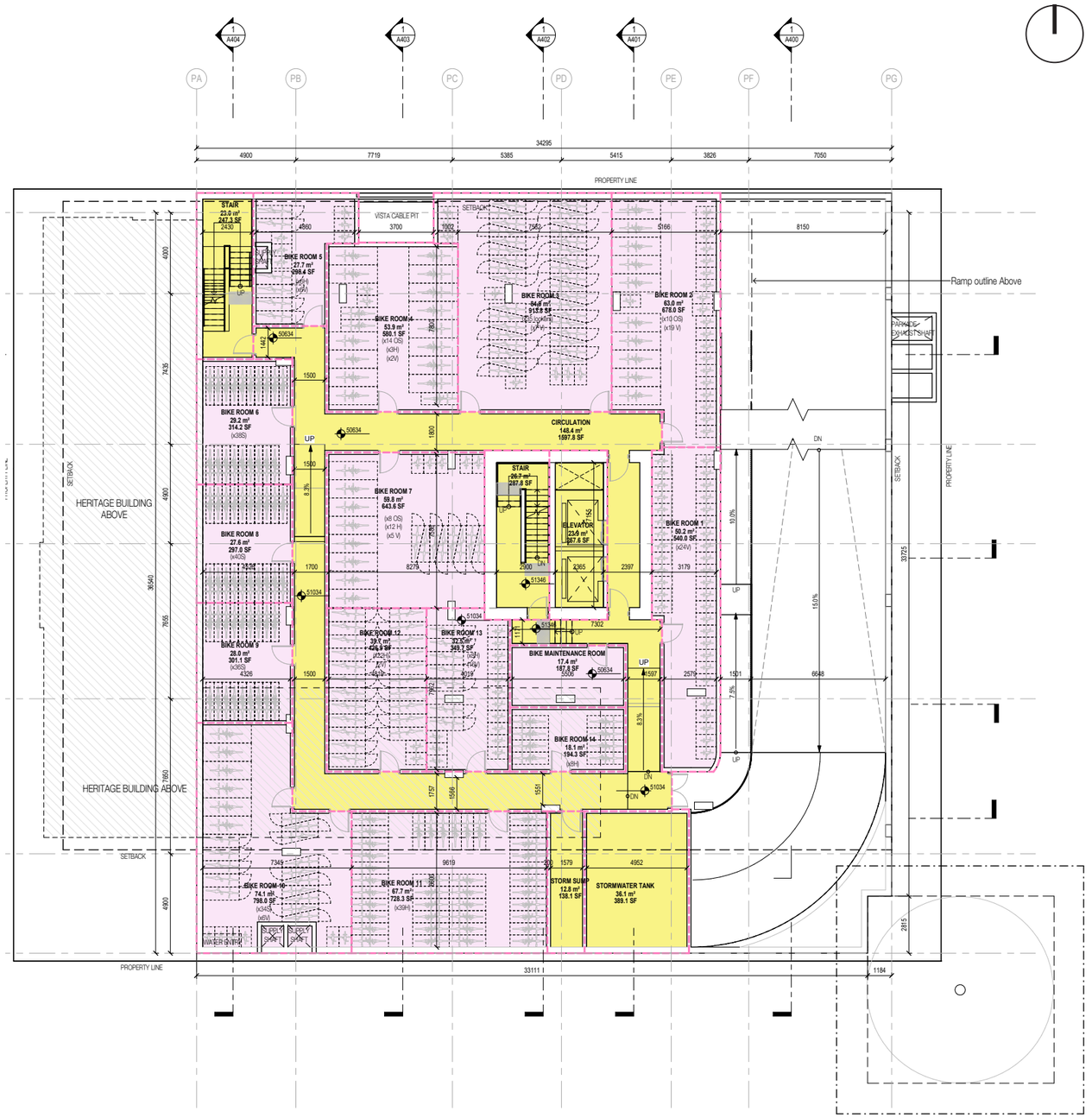
- Parkade
- Parkade - Bulk Storage
- Parkade - Electrical
- Parkade - Mechanical



Floor Plans

Parking Level P0

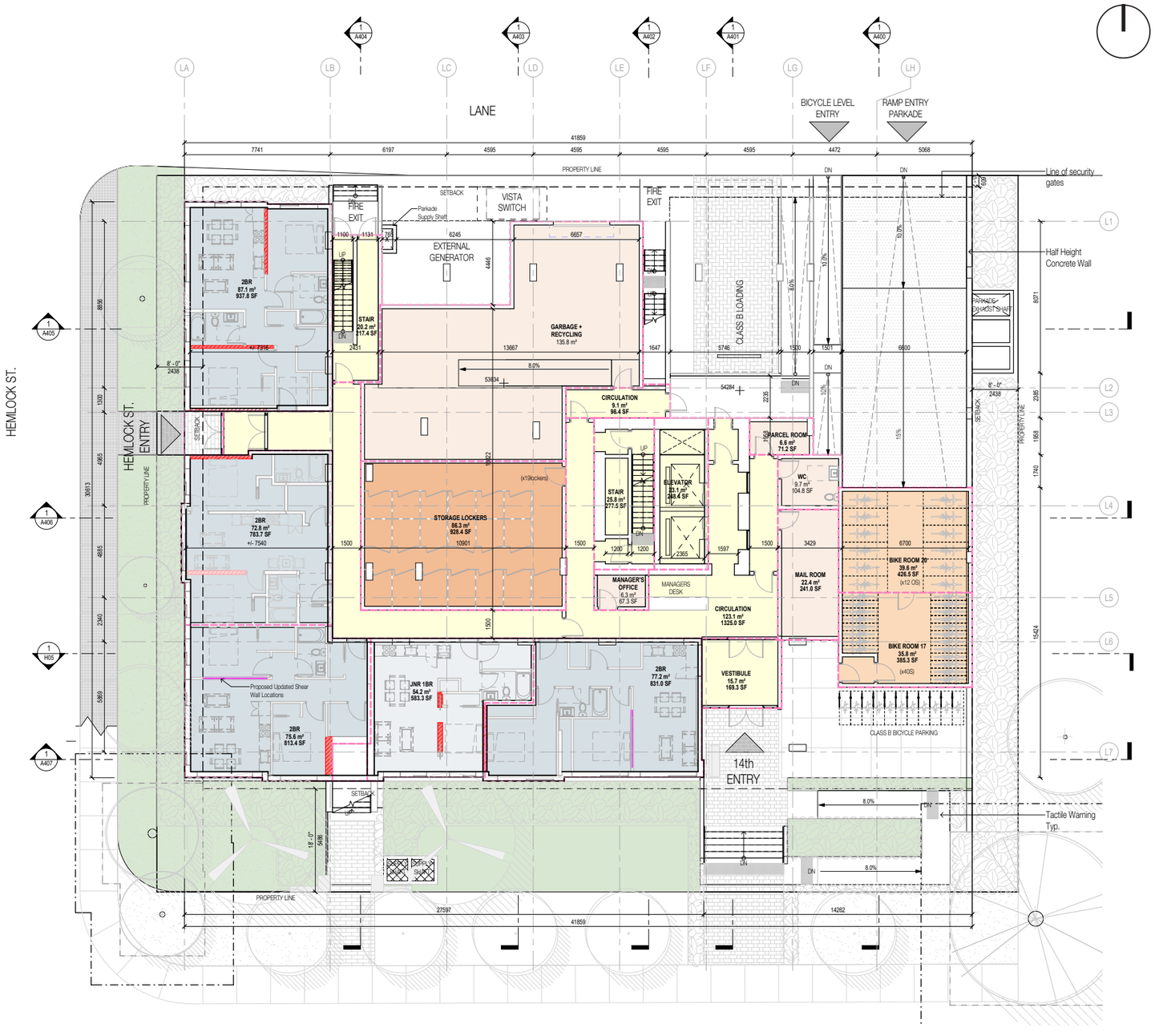
- Parkade
- Parkade - Class A Bicycle Storage



Floor Plans

Level 0

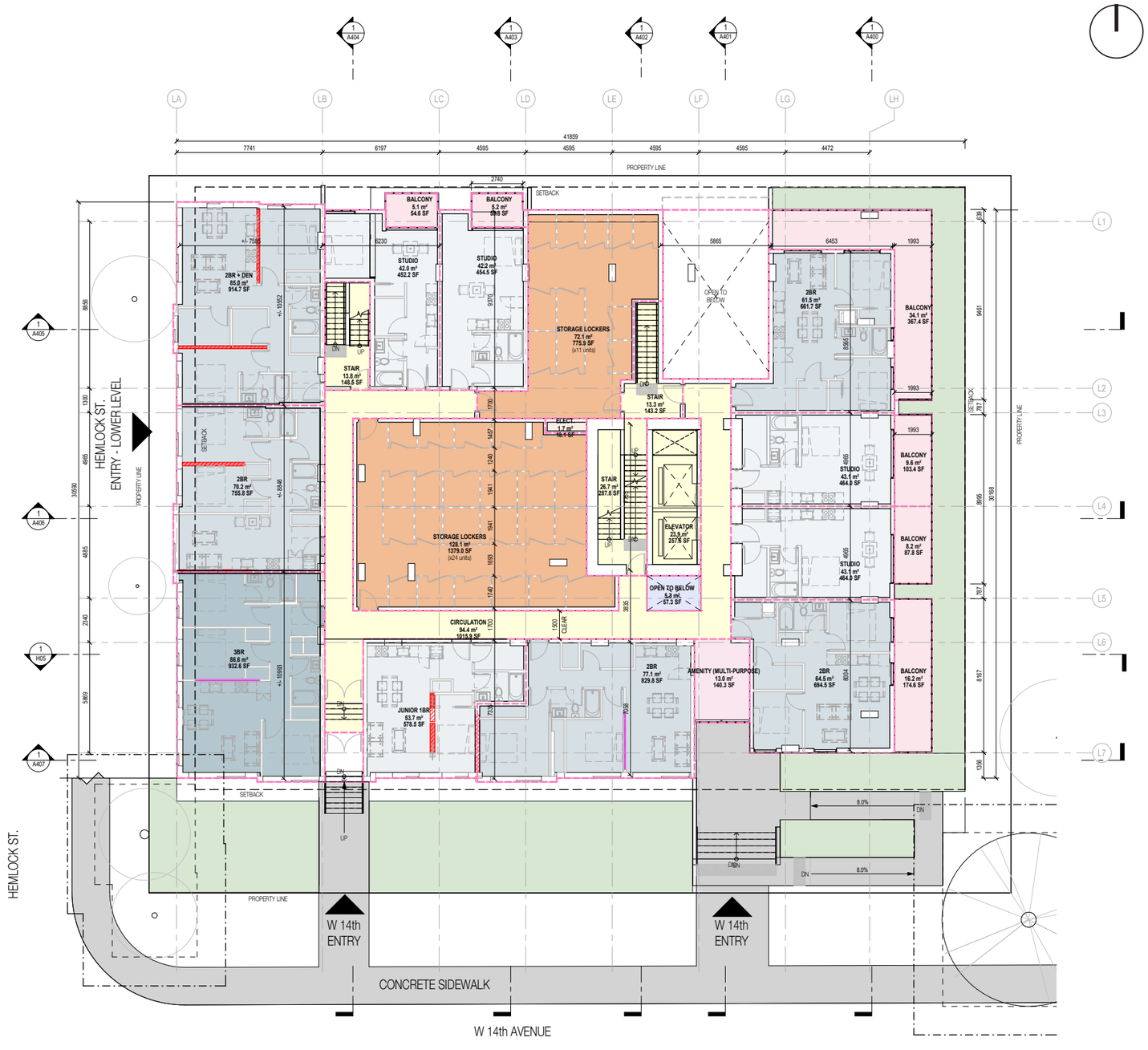
- 1 Bed Apartment
- 2 Bed Apartment
- Back of House
- Circulation
- Class A Bicycle Storage



Floor Plans

Level 1

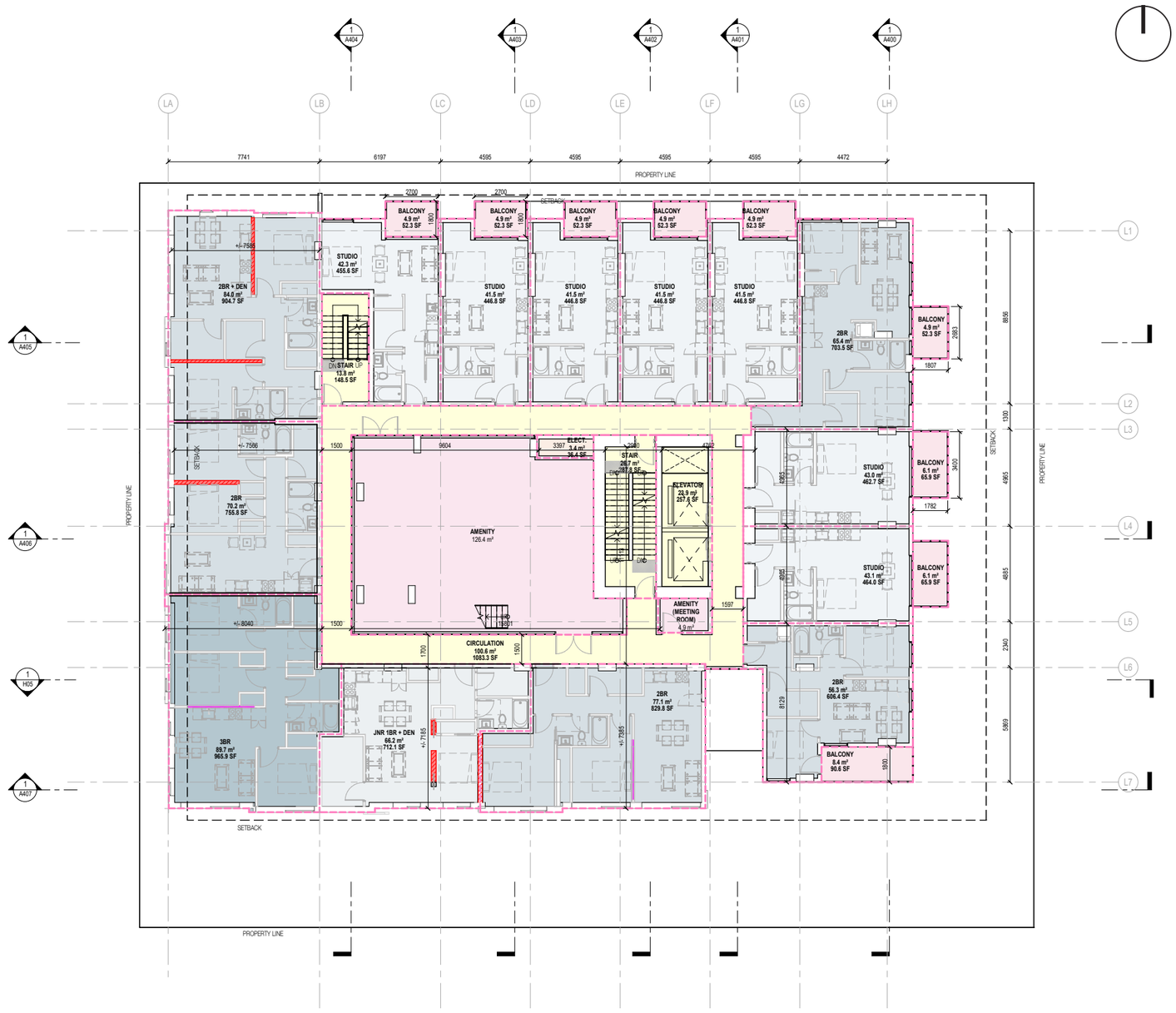
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Balcony
- Indoor Amenity
- Open to Below
- Storage
- Studio Apartment



Floor Plans

Level 2

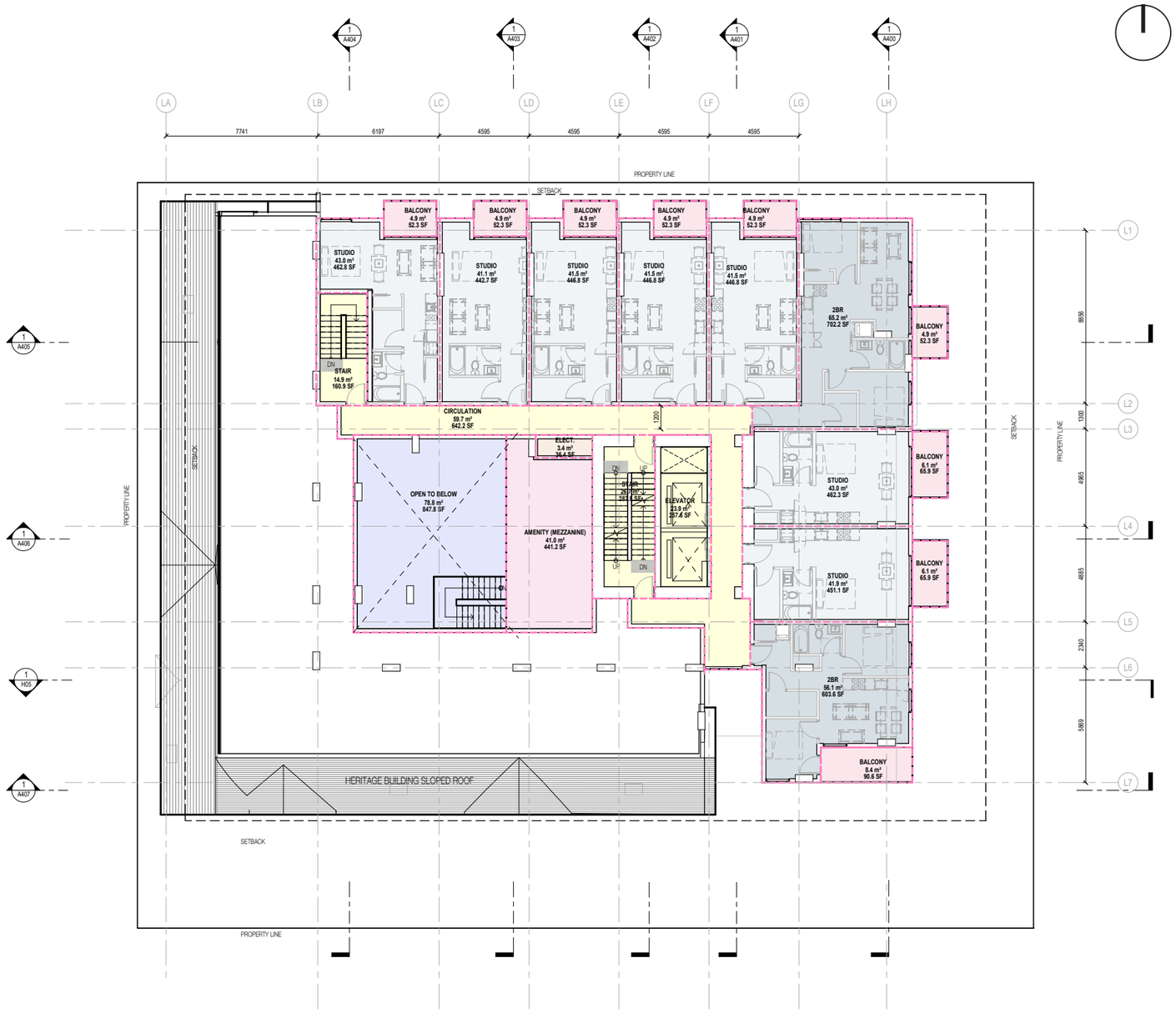
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Balcony
- Indoor Amenity
- Open to Below
- Storage
- Studio Apartment



Floor Plans

Level 3 (Heritage Attic)

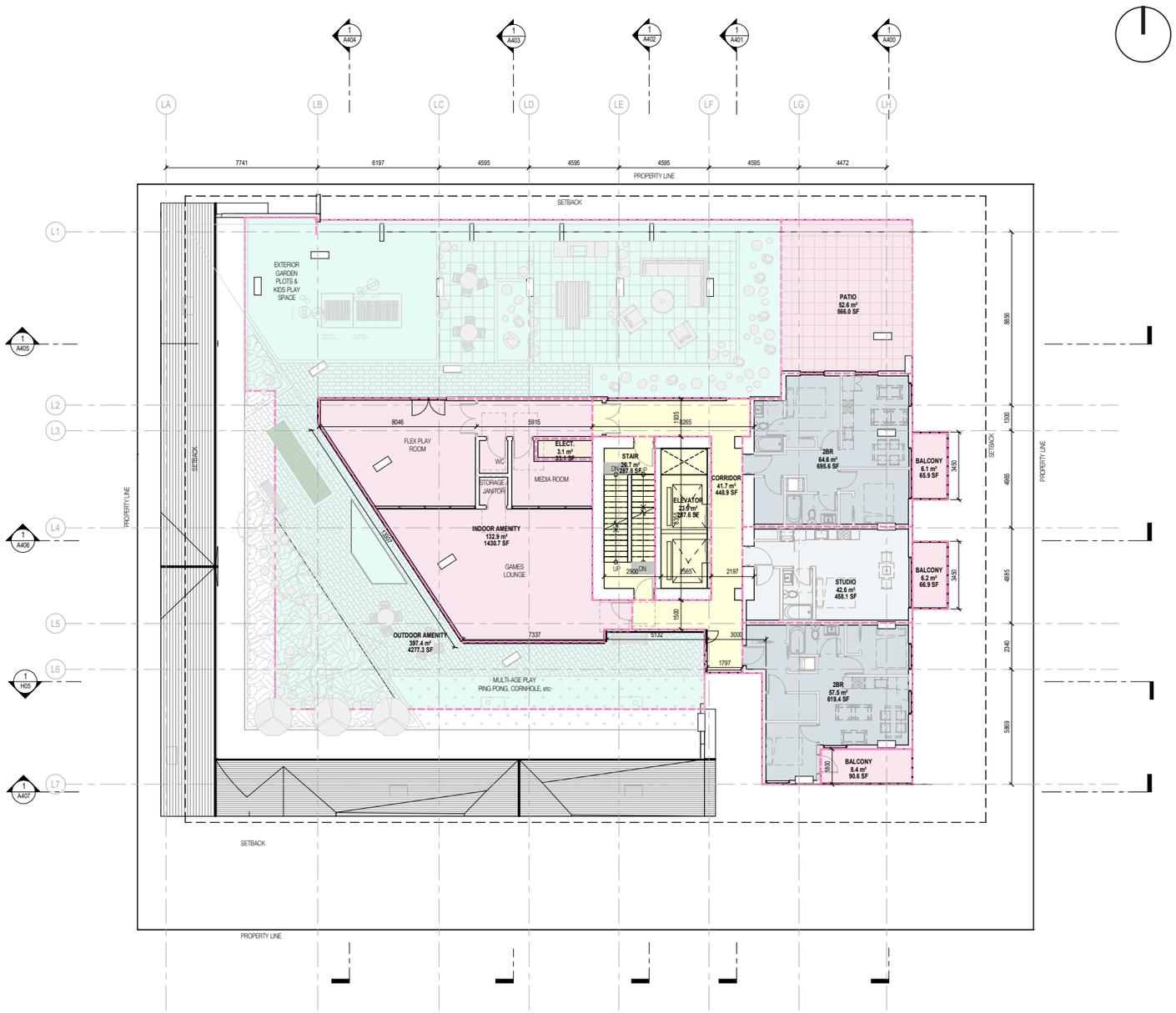
- 1 Bed Apartment
- 2 Bed Apartment
- Circulation
- Balcony
- Open to Below
- Studio Apartment



Floor Plans

Level 4 (Outdoor Amenity)

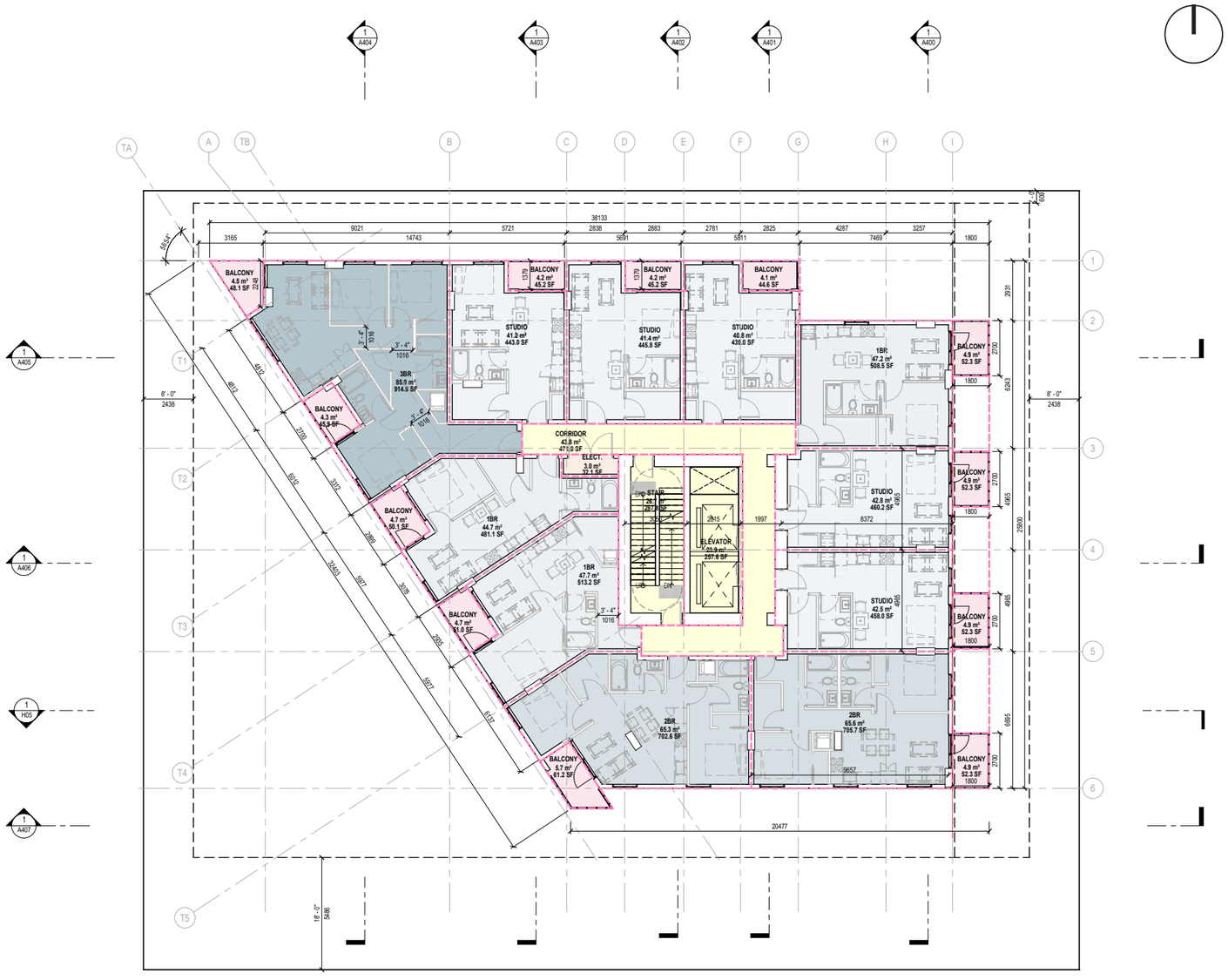
- 1 Bed Apartment
- 2 Bed Apartment
- Circulation
- Balcony
- Indoor Amenity
- Outdoor Amenity
- Studio Apartment



Floor Plans

Levels 5, 7, 9, 11, 13, 15

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Back of House
- Circulation
- Balcony
- Studio Apartment



Floor Plans

Levels 6, 8, 10, 12, 14, 16

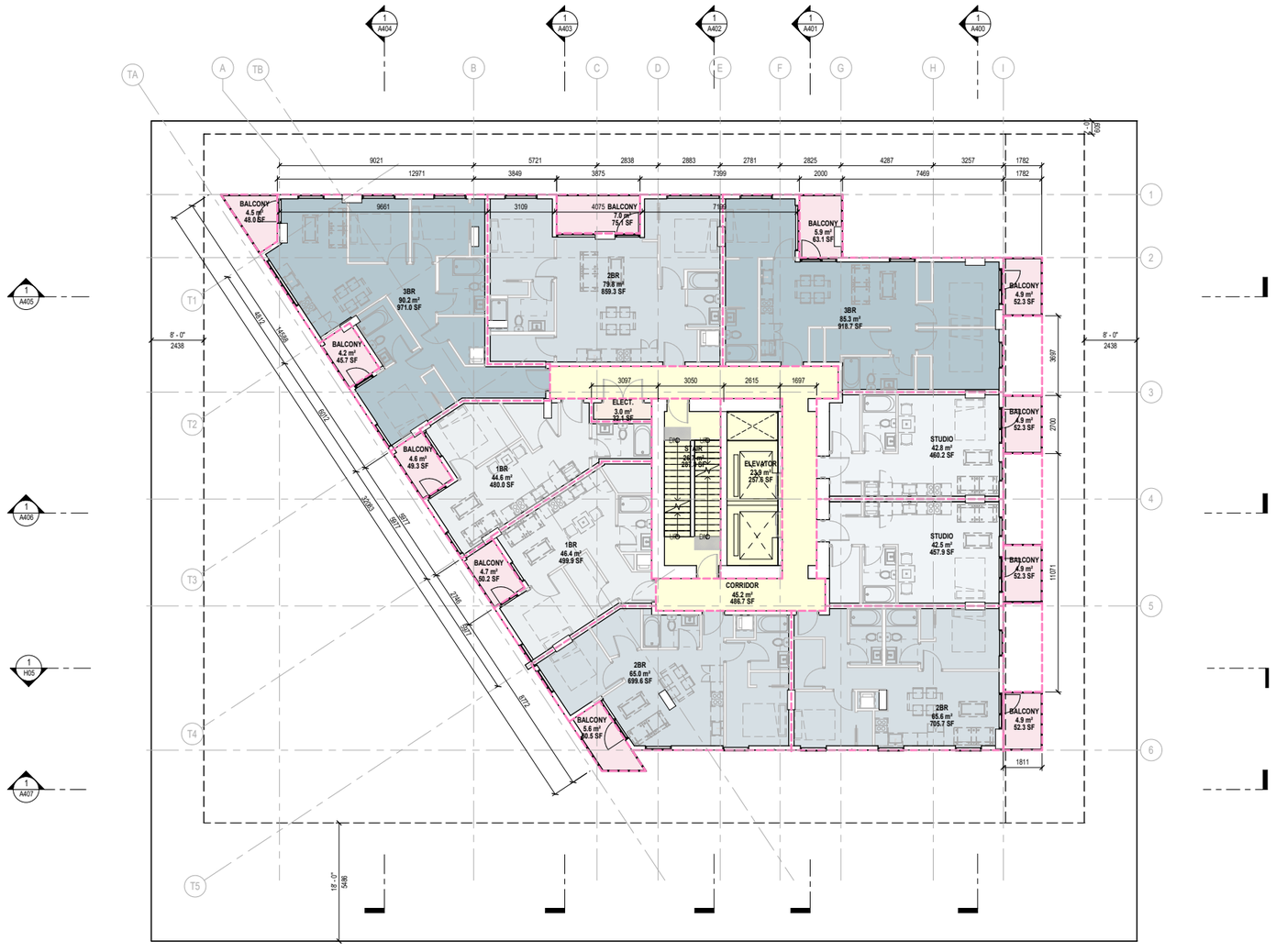
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Back of House
- Circulation
- Balcony
- Studio Apartment



Floor Plans

Levels 17, 19

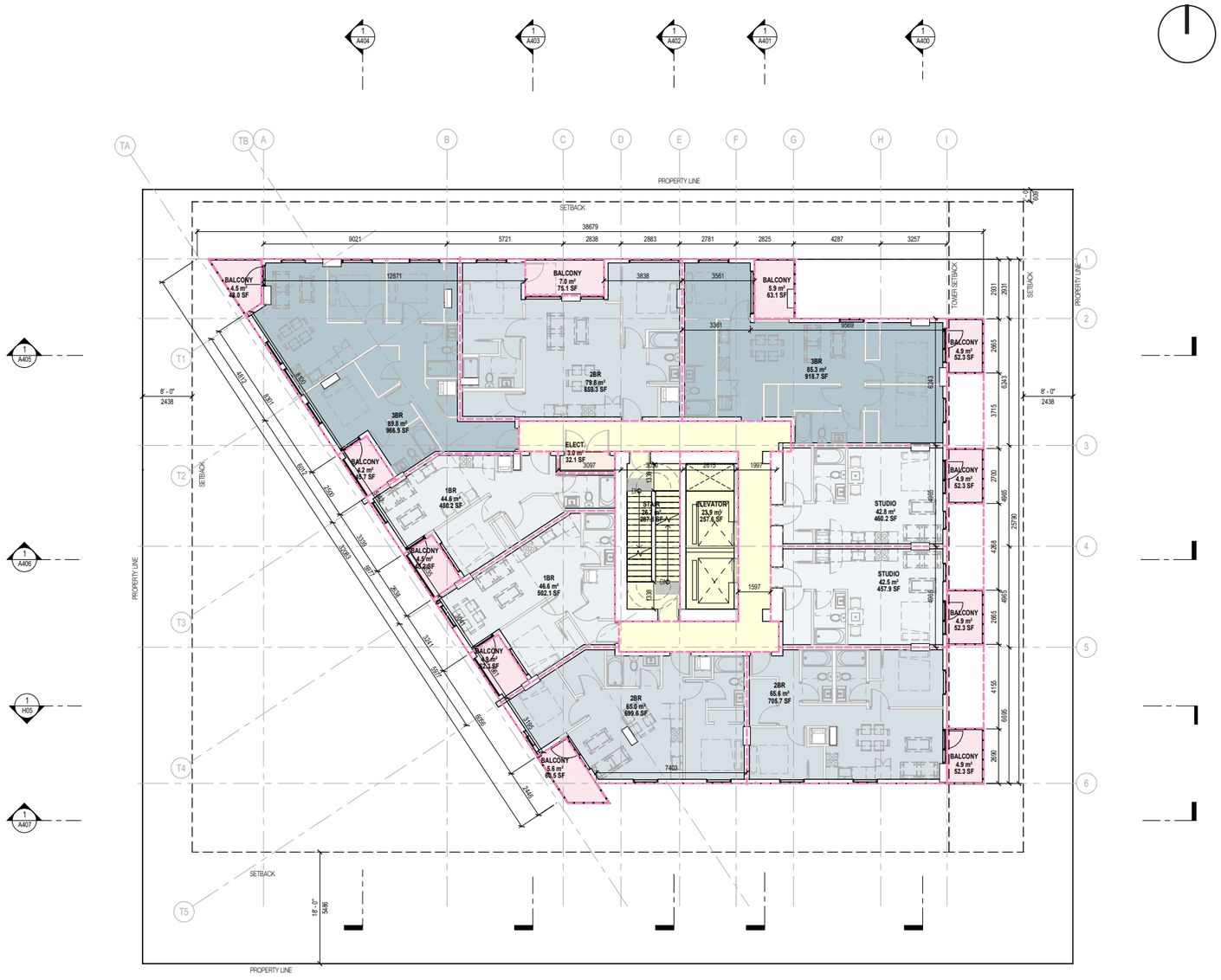
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Back of House
- Circulation
- Balcony



Floor Plans

Level 18

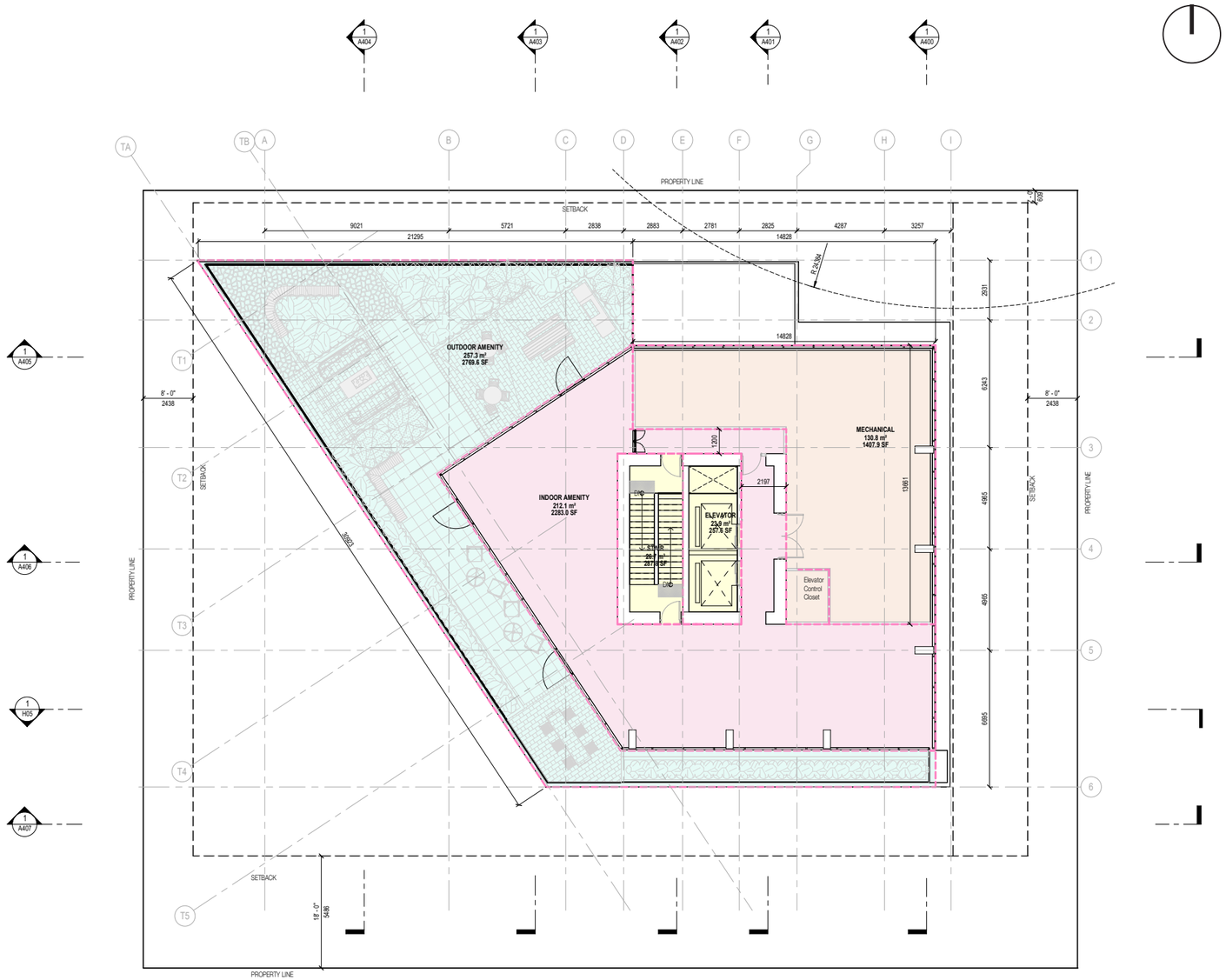
- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Back of House
- Circulation
- Balcony



Floor Plans

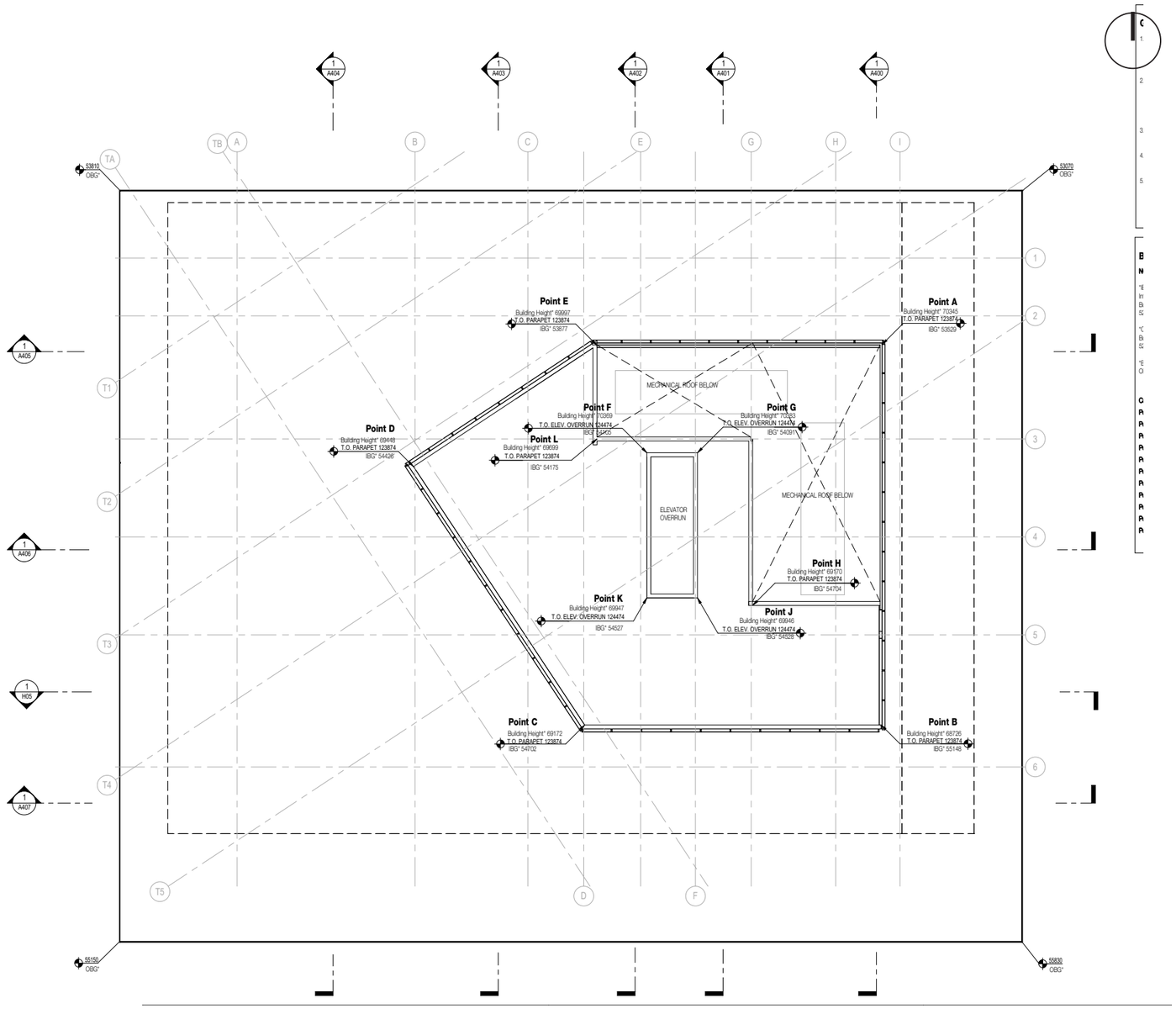
Level 20

- Back of House
- Circulation
- Indoor Amenity
- Outdoor Amenity



Floor Plans

Roof Level



FSR Plans

Parking Levels P3 - P2

Exclusion - Parking / Storage



1 Level P3 FSR Floor Plan
1 : 100

FSR AREA EXCLUSIONS PER FLOOR

Level P3			
B1	Exclusion - Bulk Storage	25.2 m²	271.0 ft²
P1	Exclusion - Parking / Storage	1237.7 m²	13328.0 ft²
		1262.9 m²	13599.0 ft²

TOTAL FSR + EXCLUSIONS

Level P3		
Floor GFA	1263 m²	13600 ft²



1 Level P2 FSR Floor Plan
1 : 100

FSR AREA EXCLUSIONS PER FLOOR

Level P2			
B1	Exclusion - Bulk Storage	44.1 m²	474.8 ft²
P1	Exclusion - Parking / Storage	1238.8 m²	13334.1 ft²
		1282.9 m²	13808.9 ft²

TOTAL FSR + EXCLUSIONS

Level P2		
Floor GFA	1263 m²	13600 ft²

FSR Plans

Parking Levels P1 - P0

Exclusion - Bulk Storage
Exclusion - Parking / Storage



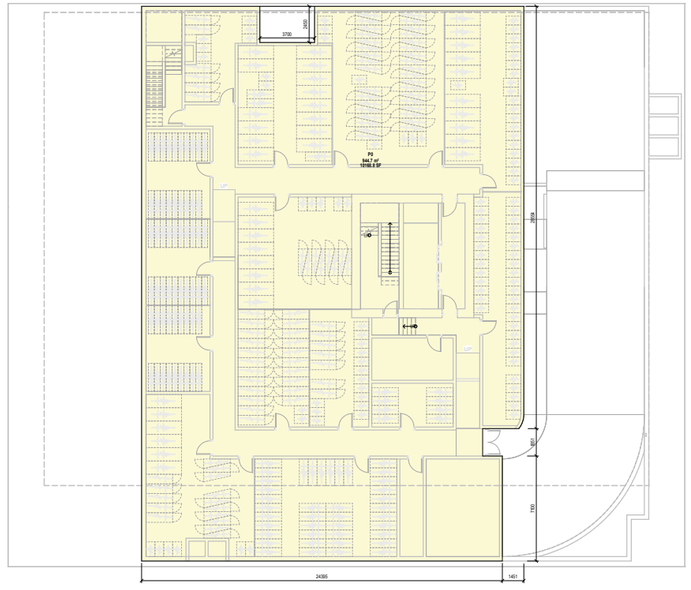
1 Level P1 FSR Floor Plan
1 : 100

FSR AREA EXCLUSIONS PER FLOOR

Level P1			
B1 Exclusion - Bulk Storage	49.8 m²	536.6 ft²	
P1 Exclusion - Parking / Storage	1203.1 m²	13273.4 ft²	
	1252.9 m²	13809.0 ft²	

TOTAL FSR + EXCLUSIONS

Level P1		
Floor GFA	1283 m²	13809 ft²



1 Level P0 FSR Floor Plan
1 : 100

FSR AREA EXCLUSIONS PER FLOOR

Level P0		
P1 Exclusion - Parking / Storage	944.7 m²	10168.8 ft²
	944.7 m²	10168.8 ft²

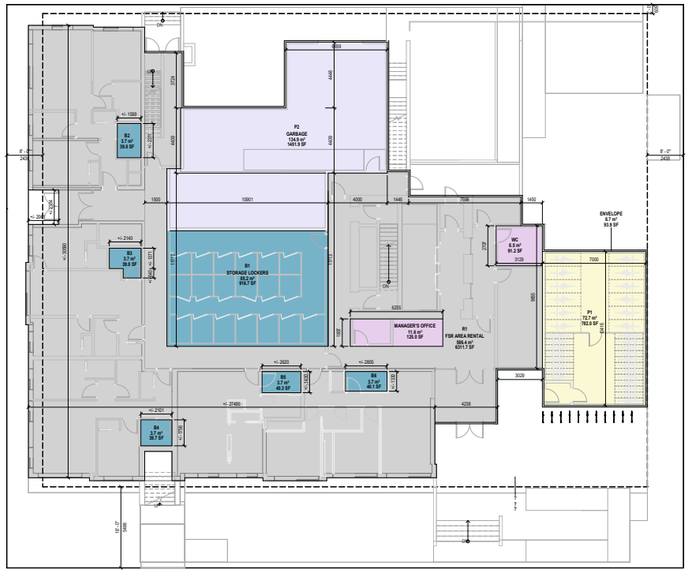
TOTAL FSR + EXCLUSIONS

Level P0		
Floor GFA	945 m²	10169 ft²

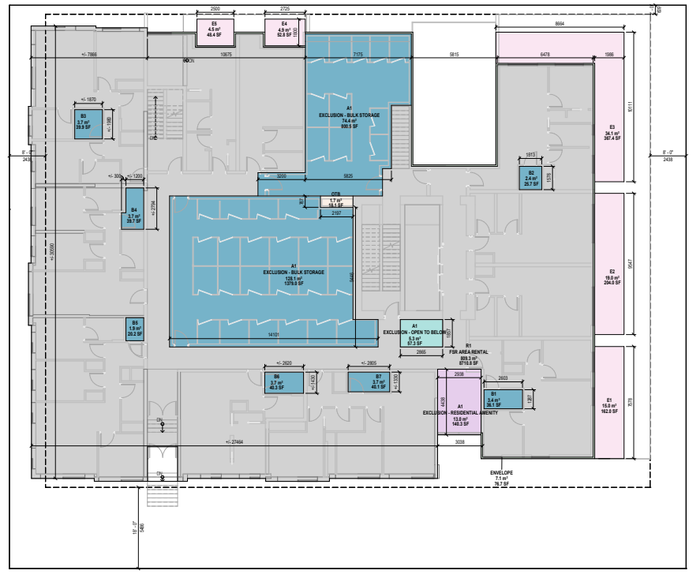
FSR Plans

Levels 0 - 1

- Exclusion - Bulk Storage
- Exclusion - Parking / Storage
- Exclusion - Residential Amenity
- FSR Area - Rental



1 Level 0 FSR Floor Plan
1 : 100



1 Level 1 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 0

R1	FSR Area - Rental	614 m²	6604 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 0

B1	Exclusion - Bulk Storage	69.1 m²	743.5 ft²
B4	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B5	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B6	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B8	Exclusion - Bulk Storage	3.7 m²	40.3 ft²
B9	Exclusion - Bulk Storage	3.7 m²	40.1 ft²
P1	Exclusion - Bulk Storage	165.7 m²	1598.8 ft²
P2	Exclusion - Garbage + Recycling	88.4 m²	951.8 ft²
X1	Exclusion - Envelope	6.7 m²	72.5 ft²
		370.5 m²	3987.8 ft²

TOTAL FSR + EXCLUSIONS

Level 0

Floor GFA	984 m²	10592 ft²

FSR AREA PER FLOOR

Level 1

R1	FSR Area - Rental	780 m²	8393 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 1

A1	Exclusion - Bulk Storage	202.5 m²	2179.3 ft²
A1	Exclusion - Height Over 3.7m	6.2 m²	66.5 ft²
A1	Exclusion - Residential Amenity	13.0 m²	140.3 ft²
B1	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.5 ft²
B3	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B4	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B5	Exclusion - Bulk Storage	1.9 m²	20.2 ft²
B7	Exclusion - Bulk Storage	3.7 m²	40.3 ft²
B8	Exclusion - Bulk Storage	3.7 m²	40.1 ft²
B9	Exclusion - Bulk Storage	2.9 m²	30.8 ft²
B10	Exclusion - Bulk Storage	3.4 m²	37.0 ft²
B11	Exclusion - Bulk Storage	3.4 m²	37.0 ft²
B12	Exclusion - Bulk Storage	3.5 m²	37.8 ft²
E1	Exclusion - Balcony	34.7 m²	373.1 ft²
E2	Exclusion - Balcony	29.4 m²	316.0 ft²
E3	Exclusion - Balcony	16.0 m²	169.9 ft²
E4	Exclusion - Balcony	4.9 m²	52.8 ft²
X1	Exclusion - Envelope	6.5 m²	67.4 ft²
		352.2 m²	3791.3 ft²

TOTAL FSR + EXCLUSIONS

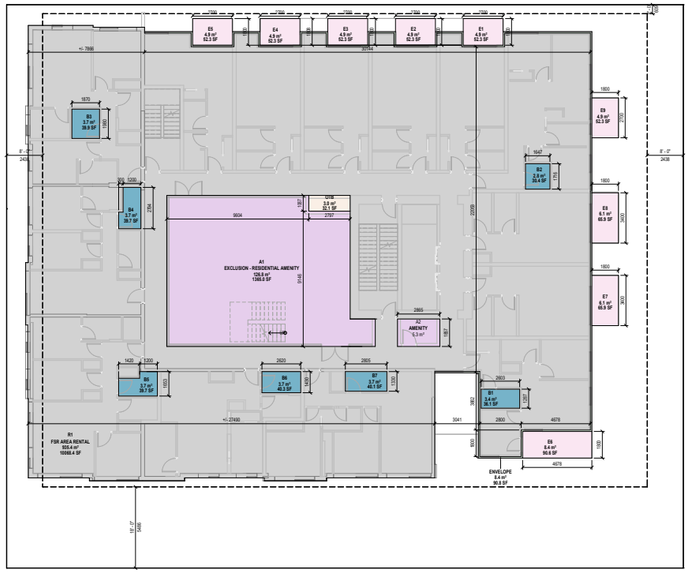
Level 1

Floor GFA	1132 m²	12184 ft²

FSR Plans

Levels 2 - 3

- Exclusion - Bulk Storage
- Exclusion - Balcony
- Exclusion - Outdoor Mechanical
- FSR Area - Rental



1 Level 2 FSR Floor Plan
1 : 100



1 Level 3 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 2			
R1	FSR Area - Rental	867 m²	9346 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 2			
A1	Exclusion - Residential Amenity	140.8 m²	1515.2 ft²
B1	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B3	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B4	Exclusion - Bulk Storage	7.4 m²	79.3 ft²
B5	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B6	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B7	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B9	Exclusion - Bulk Storage	3.7 m²	40.0 ft²
B10	Exclusion - Bulk Storage	3.7 m²	40.1 ft²
B11	Exclusion - Bulk Storage	3.0 m²	32.2 ft²
B12	Exclusion - Bulk Storage	3.4 m²	37.2 ft²
B13	Exclusion - Bulk Storage	3.4 m²	37.2 ft²
B14	Exclusion - Bulk Storage	3.5 m²	37.8 ft²
E1	Exclusion - Balcony	4.9 m²	52.3 ft²
E2	Exclusion - Balcony	4.9 m²	52.3 ft²
E3	Exclusion - Balcony	4.9 m²	52.3 ft²
E4	Exclusion - Balcony	4.9 m²	52.3 ft²
E5	Exclusion - Balcony	4.9 m²	52.3 ft²
E6	Exclusion - Balcony	6.9 m²	74.8 ft²
E7	Exclusion - Balcony	6.8 m²	73.2 ft²
E8	Exclusion - Balcony	6.8 m²	73.2 ft²
E9	Exclusion - Balcony	5.4 m²	58.1 ft²
X1	Exclusion - Envelope	7.2 m²	77.7 ft²
		248.4 m²	2674.2 ft²

TOTAL FSR + EXCLUSIONS

Level 2		
Floor GFA	1135 m²	12220 ft²

FSR AREA PER FLOOR

Level 3			
R1	FSR Area - Rental	478 m²	5122 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 3			
	Exclusion - Residential Amenity	42.7 m²	459.7 ft²
B4	Exclusion - Bulk Storage	18.5 m²	198.7 ft²
B5	Exclusion - Bulk Storage	2.9 m²	31.3 ft²
B6	Exclusion - Bulk Storage	3.4 m²	37.0 ft²
B7	Exclusion - Bulk Storage	7.0 m²	74.9 ft²
E1	Exclusion - Balcony	4.9 m²	52.3 ft²
E2	Exclusion - Balcony	4.9 m²	52.3 ft²
E3	Exclusion - Balcony	4.9 m²	52.3 ft²
E4	Exclusion - Balcony	4.9 m²	52.3 ft²
E5	Exclusion - Balcony	4.9 m²	52.3 ft²
E6	Exclusion - Balcony	6.9 m²	74.8 ft²
E7	Exclusion - Balcony	6.9 m²	74.3 ft²
E8	Exclusion - Balcony	6.8 m²	73.2 ft²
E9	Exclusion - Balcony	5.4 m²	58.1 ft²
H1	Exclusion - Height Over 3.7m	87.3 m²	940.1 ft²
X1	Exclusion - Envelope	7.5 m²	81.1 ft²
		216.7 m²	2364.7 ft²

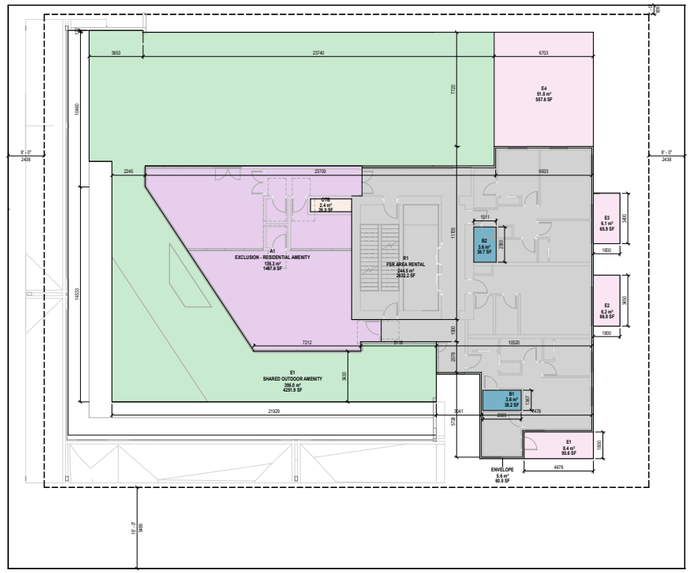
TOTAL FSR + EXCLUSIONS

Level 3		
Floor GFA	696 m²	7496 ft²

FSR Plans

Level 4

- Exclusion - Bulk Storage
- Exclusion - Balcony
- Exclusion - Covered Green Roof
- FSR Area - Rental



1 Level 4 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 4				
R1	FSR Area - Rental	341 m²	3670 ft²	

FSR AREA EXCLUSIONS PER FLOOR

Level 4			
A1	Exclusion - Residential Amenity	143.8 m²	1548.8 ft²
B1	Exclusion - Bulk Storage	7.3 m²	78.1 ft²
B2	Exclusion - Bulk Storage	3.4 m²	37.2 ft²
B3	Exclusion - Bulk Storage	3.4 m²	37.2 ft²
B4	Exclusion - Bulk Storage	2.9 m²	31.3 ft²
E1	Exclusion - Balcony	6.9 m²	74.8 ft²
E1	Exclusion - Green Roof	10.0 m²	107.7 ft²
E1	Exclusion - Outdoor Amenity	236.2 m²	2542.7 ft²
E2	Exclusion - Balcony	6.9 m²	74.3 ft²
E3	Exclusion - Balcony	63.0 m²	678.2 ft²
E4	Exclusion - Balcony	5.4 m²	58.1 ft²
X1	Exclusion - Envelope	8.8 m²	95.2 ft²
		498.2 m²	5360.2 ft²

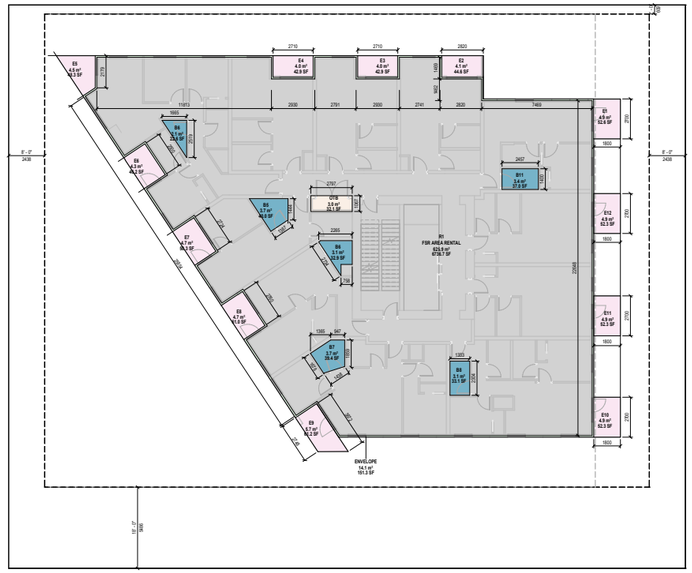
TOTAL FSR + EXCLUSIONS

Level 4		
Floor GFA	839 m²	9030 ft²

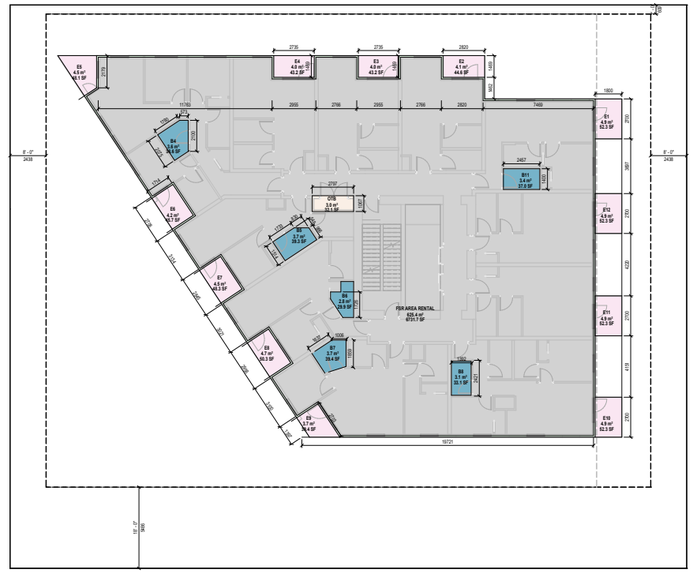
FSR Plans

Levels 5-16

- Exclusion - Bulk Storage
- Exclusion - Balcony
- Exclusion - Open Balcony / Deck
- Exclusion - Residential Amenity
- FSR Area - Rental



2 Level 5,7,9,11,13,15 FSR Floor Plan
1 : 100



2 Level 6,8,10,12,14,16 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 5

R1	FSR Area - Rental	622 m²	6698 ft²	

FSR AREA EXCLUSIONS PER FLOOR

Level 5

B1	Exclusion - Bulk Storage	3.7 m²	40.0 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B3	Exclusion - Bulk Storage	3.6 m²	38.8 ft²
B4	Exclusion - Bulk Storage	3.6 m²	38.3 ft²
B5	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B6	Exclusion - Bulk Storage	3.7 m²	39.6 ft²
B7	Exclusion - Bulk Storage	3.2 m²	34.6 ft²
B8	Exclusion - Bulk Storage	3.3 m²	35.8 ft²
B9	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B10	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B11	Exclusion - Bulk Storage	3.7 m²	39.5 ft²
E1	Exclusion - Balcony	4.9 m²	52.8 ft²
E2	Exclusion - Balcony	4.0 m²	42.7 ft²
E3	Exclusion - Balcony	3.7 m²	39.5 ft²
E4	Exclusion - Balcony	3.7 m²	39.5 ft²
E5	Exclusion - Balcony	6.1 m²	65.2 ft²
E6	Exclusion - Balcony	4.2 m²	45.7 ft²
E7	Exclusion - Balcony	4.6 m²	49.8 ft²
E8	Exclusion - Balcony	4.7 m²	50.5 ft²
E9	Exclusion - Covered Balcony / Deck	5.1 m²	55.0 ft²
E10	Exclusion - Balcony	4.9 m²	52.3 ft²
E11	Exclusion - Balcony	4.9 m²	52.3 ft²
E12	Exclusion - Balcony	4.9 m²	52.3 ft²
X1	Exclusion - Envelope	13.0 m²	140.6 ft²
		108.9 m²	1172.3 ft²

TOTAL FSR + EXCLUSIONS

Level 5

Floor GFA	731 m²	7870 ft²

FSR AREA PER FLOOR

Level 6

R1	FSR Area - Rental	623 m²	6703 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 6

B1	Exclusion - Bulk Storage	3.7 m²	40.0 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.7 ft²
B3	Exclusion - Bulk Storage	3.6 m²	38.8 ft²
B4	Exclusion - Bulk Storage	3.7 m²	39.8 ft²
B5	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B6	Exclusion - Bulk Storage	4.0 m²	43.2 ft²
B7	Exclusion - Bulk Storage	3.0 m²	32.4 ft²
B8	Exclusion - Bulk Storage	3.0 m²	32.6 ft²
B9	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B10	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B11	Exclusion - Bulk Storage	3.4 m²	37.0 ft²
E1	Exclusion - Balcony	4.9 m²	52.3 ft²
E2	Exclusion - Balcony	4.0 m²	42.7 ft²
E3	Exclusion - Balcony	3.7 m²	39.5 ft²
E4	Exclusion - Balcony	3.7 m²	39.5 ft²
E5	Exclusion - Balcony	6.0 m²	64.7 ft²
E6	Exclusion - Balcony	4.2 m²	45.7 ft²
E7	Exclusion - Balcony	4.3 m²	46.2 ft²
E8	Exclusion - Balcony	4.7 m²	50.1 ft²
E9	Exclusion - Balcony	3.1 m²	33.8 ft²
E10	Exclusion - Balcony	4.9 m²	52.3 ft²
E11	Exclusion - Balcony	4.9 m²	52.3 ft²
E12	Exclusion - Balcony	4.9 m²	52.3 ft²
X1	Exclusion - Envelope	13.0 m²	140.7 ft²
		106.3 m²	1144.2 ft²

TOTAL FSR + EXCLUSIONS

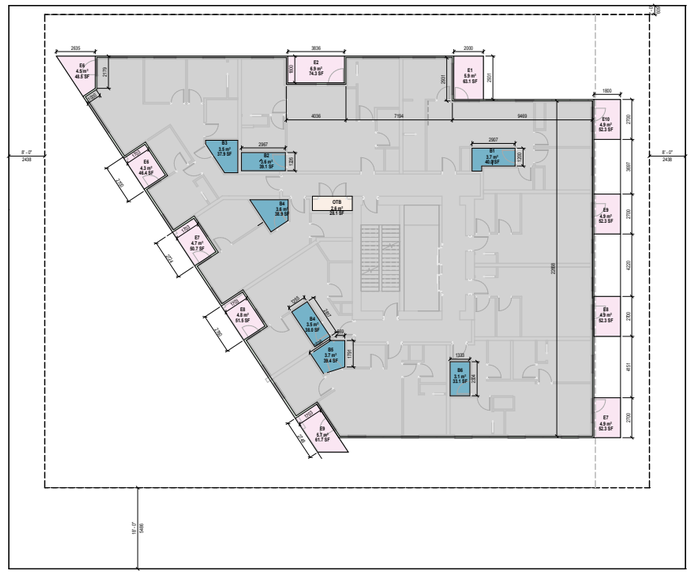
Level 6

Floor GFA	729 m²	7849 ft²

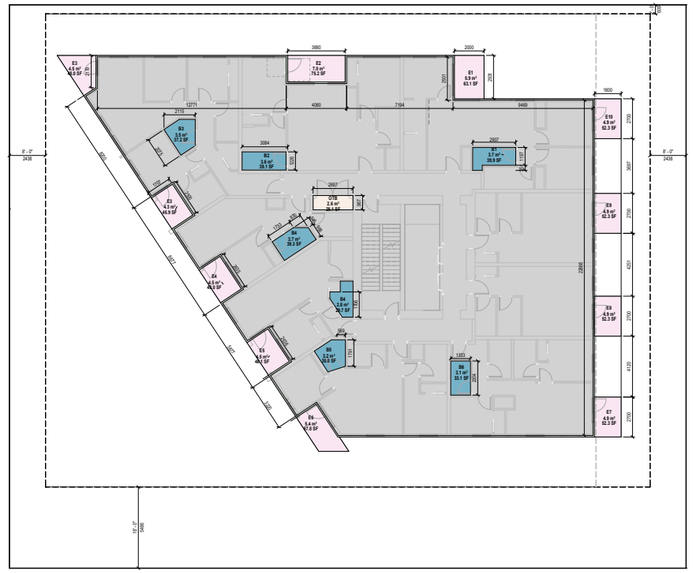
FSR Plans

Levels 17-19

- Exclusion - Bulk Storage
- Exclusion - Balcony
- Exclusion - Covered Green Roof
- FSR Area - Rental



1 Level 17,19 FSR Floor Plan
1 : 100



1 Level 18 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 17			
R1	FSR Area - Rental	629 m²	6774 ft²

TOTAL FSR + EXCLUSIONS

Level 17			
Floor GFA		731 m²	7872 ft²

FSR AREA EXCLUSIONS PER FLOOR

Level 17			
B1	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B3	Exclusion - Bulk Storage	3.6 m²	38.7 ft²
B4	Exclusion - Bulk Storage	7.4 m²	79.9 ft²
B5	Exclusion - Bulk Storage	3.2 m²	34.7 ft²
B6	Exclusion - Bulk Storage	3.3 m²	35.8 ft²
B7	Exclusion - Bulk Storage	7.3 m²	78.8 ft²
E1	Exclusion - Balcony	5.9 m²	63.1 ft²
E2	Exclusion - Balcony	6.9 m²	74.3 ft²
E3	Exclusion - Balcony	10.4 m²	112.4 ft²
E4	Exclusion - Balcony	4.8 m²	51.4 ft²
E5	Exclusion - Balcony	4.7 m²	50.2 ft²
E6	Exclusion - Balcony	5.1 m²	55.0 ft²
E7	Exclusion - Balcony	4.9 m²	52.3 ft²
E8	Exclusion - Balcony	4.9 m²	52.3 ft²
E9	Exclusion - Balcony	4.9 m²	52.3 ft²
E10	Exclusion - Balcony	4.9 m²	52.3 ft²
X1	Exclusion - Envelope	12.5 m²	135.1 ft²
		102.0 m²	1098.0 ft²

FSR AREA PER FLOOR

Level 18			
R1	FSR Area - Rental	630 m²	6778 ft²

TOTAL FSR + EXCLUSIONS

Level 18			
Floor GFA		729 m²	7850 ft²

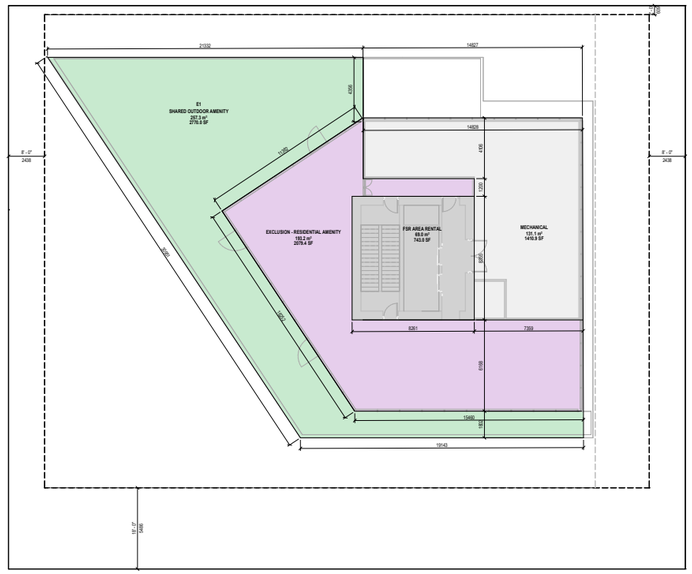
FSR AREA EXCLUSIONS PER FLOOR

Level 18			
B1	Exclusion - Bulk Storage	3.7 m²	39.5 ft²
B2	Exclusion - Bulk Storage	3.7 m²	39.9 ft²
B3	Exclusion - Bulk Storage	3.7 m²	39.5 ft²
B4	Exclusion - Bulk Storage	7.4 m²	79.5 ft²
B5	Exclusion - Bulk Storage	3.2 m²	34.6 ft²
B6	Exclusion - Bulk Storage	3.3 m²	35.8 ft²
B7	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
B8	Exclusion - Bulk Storage	3.7 m²	39.4 ft²
E1	Exclusion - Balcony	5.9 m²	63.1 ft²
E2	Exclusion - Balcony	7.0 m²	75.2 ft²
E3	Exclusion - Balcony	10.4 m²	112.0 ft²
E4	Exclusion - Balcony	4.5 m²	48.0 ft²
E5	Exclusion - Balcony	4.6 m²	49.2 ft²
E6	Exclusion - Balcony	3.1 m²	33.8 ft²
E7	Exclusion - Balcony	4.9 m²	52.3 ft²
E8	Exclusion - Balcony	4.9 m²	52.3 ft²
E9	Exclusion - Balcony	4.9 m²	52.3 ft²
E10	Exclusion - Balcony	4.9 m²	52.3 ft²
X1	Exclusion - Envelope	12.5 m²	134.7 ft²
		99.6 m²	1072.1 ft²

FSR Plans

Level 20

- Exclusion - Bulk Storage
- Exclusion - Covered Balcony / Deck
- Exclusion - Open Balcony / Deck
- Exclusion - Residential Amenity
- FSR Area - Rental



1 Level 20 FSR Floor Plan
1 : 100

FSR AREA PER FLOOR

Level 20			
R1	FSR Area - Rental	67 m²	802 ft²

FSR AREA EXCLUSIONS PER FLOOR

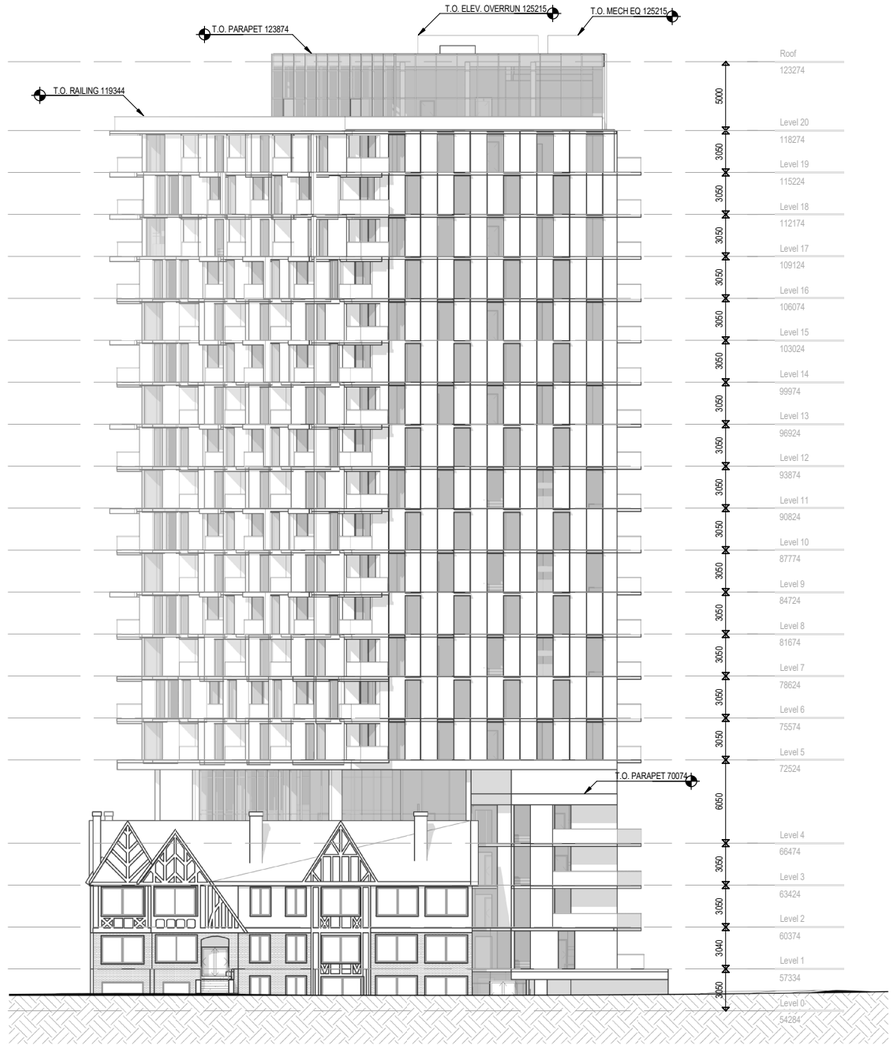
Level 20			
A1	Exclusion - Outdoor Mechanical	124.1 m²	1336.3 ft²
A1	Exclusion - Residential Amenity	180.0 m²	1938.0 ft²
E1	Exclusion - Outdoor Amenity	257.1 m²	2767.9 ft²
		561.3 m²	6042.2 ft²

TOTAL FSR + EXCLUSIONS

Level 20			
Floor GFA		648 m²	6974 ft²

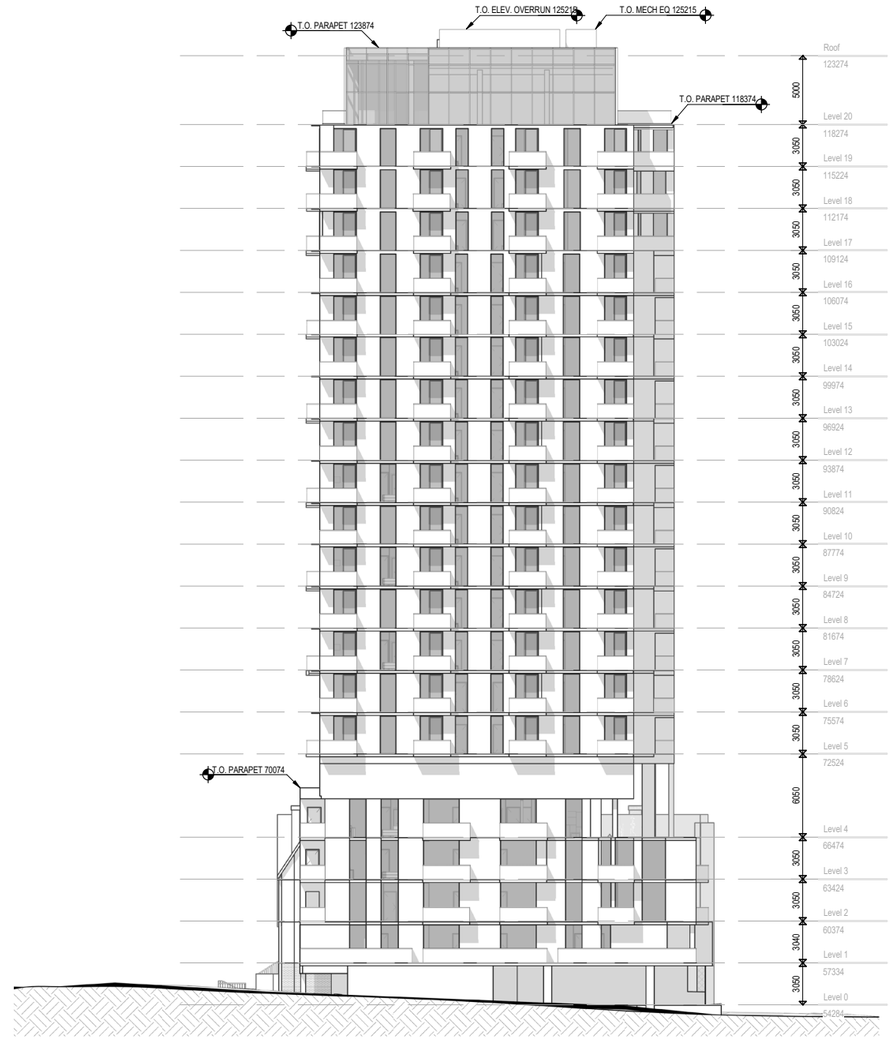
Building Elevations

South Elevation



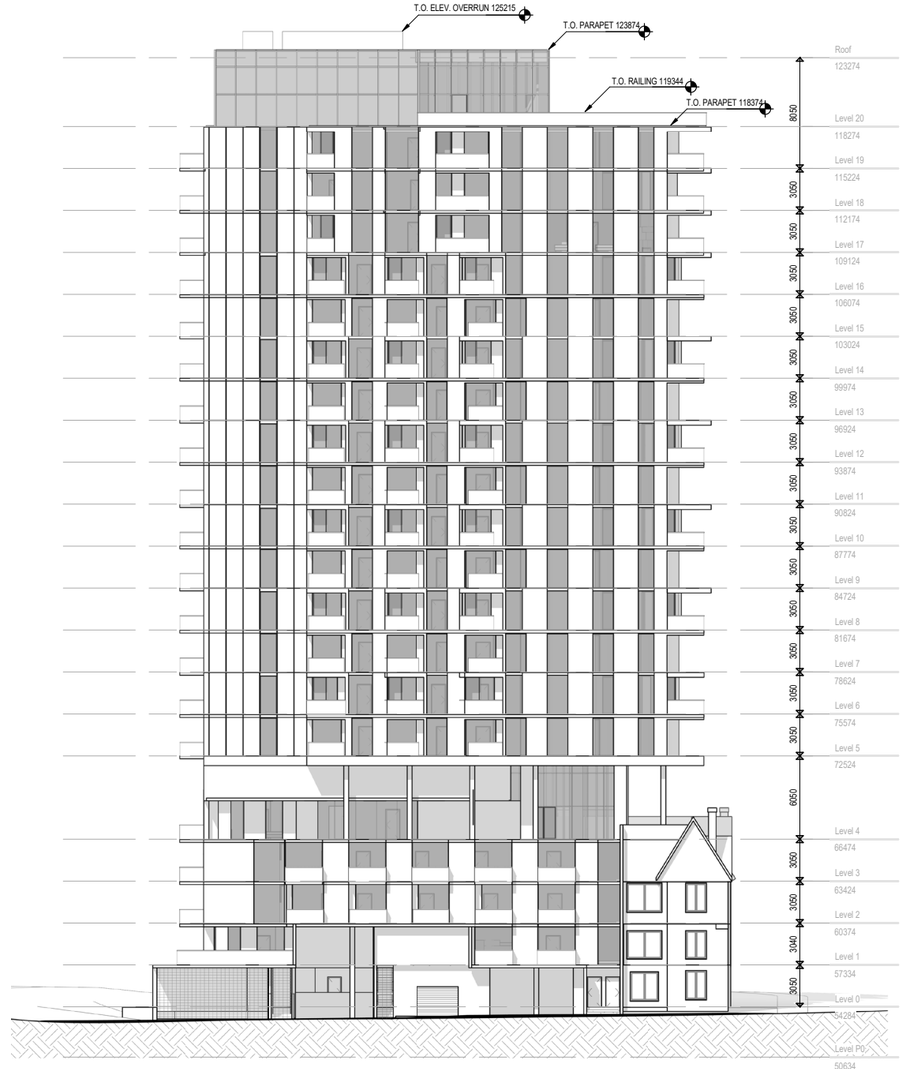
Building Elevations

East Elevation



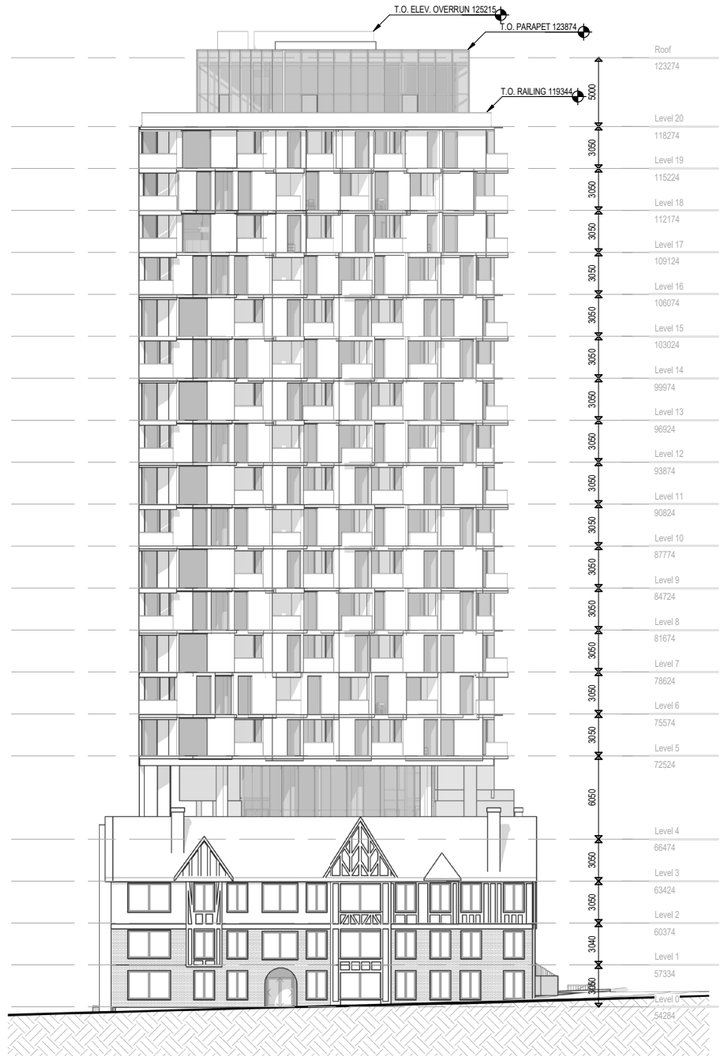
Building Elevations

North Elevation



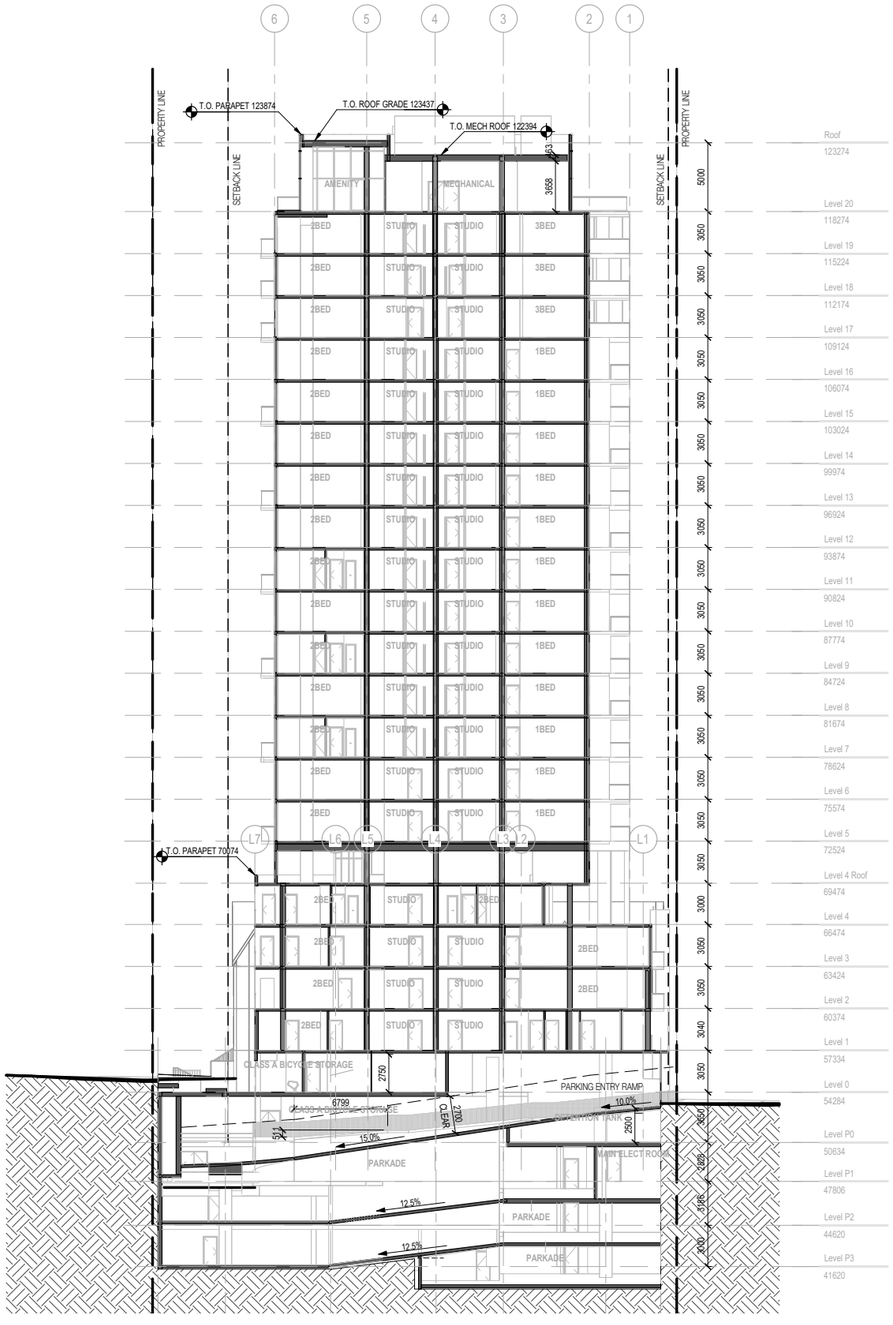
Building Elevations

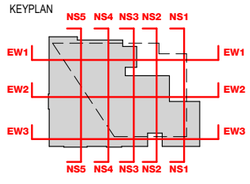
West Elevation



Building Sections

North-South Section 01

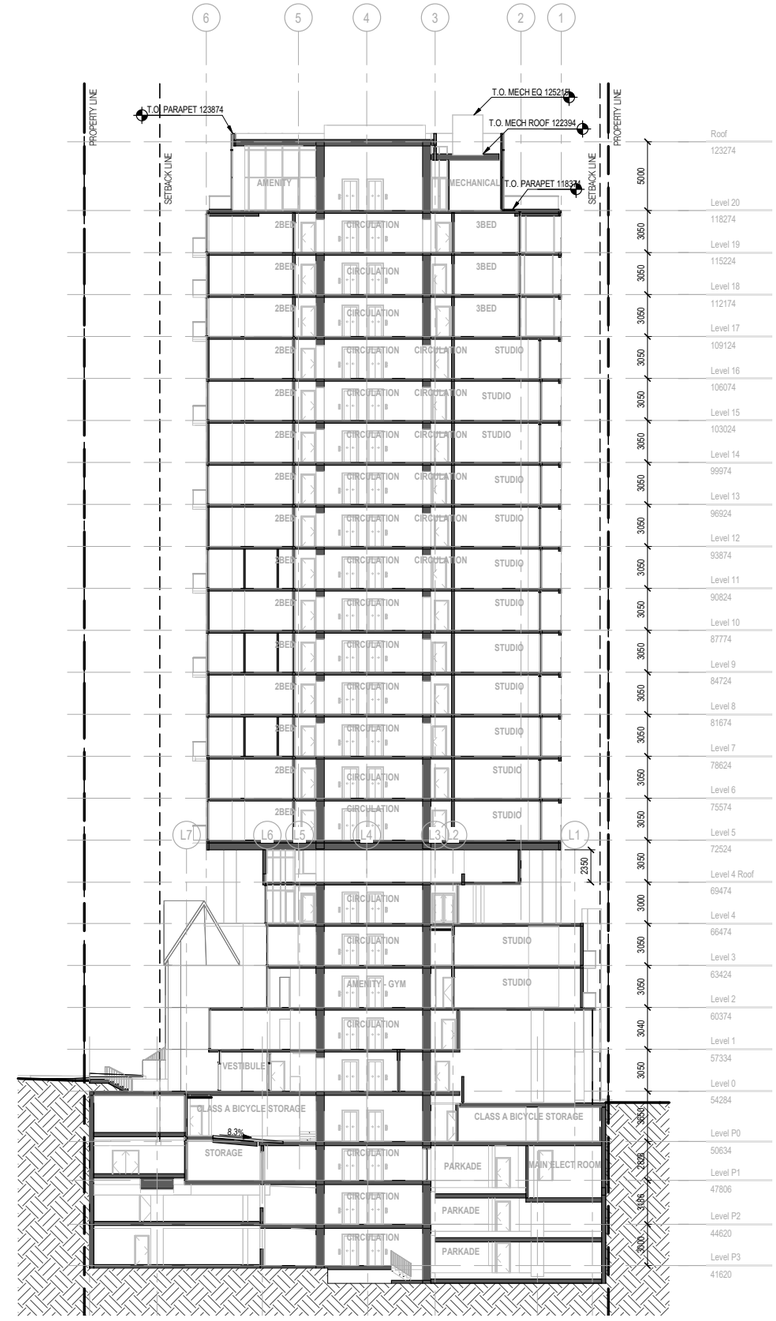




Building Section

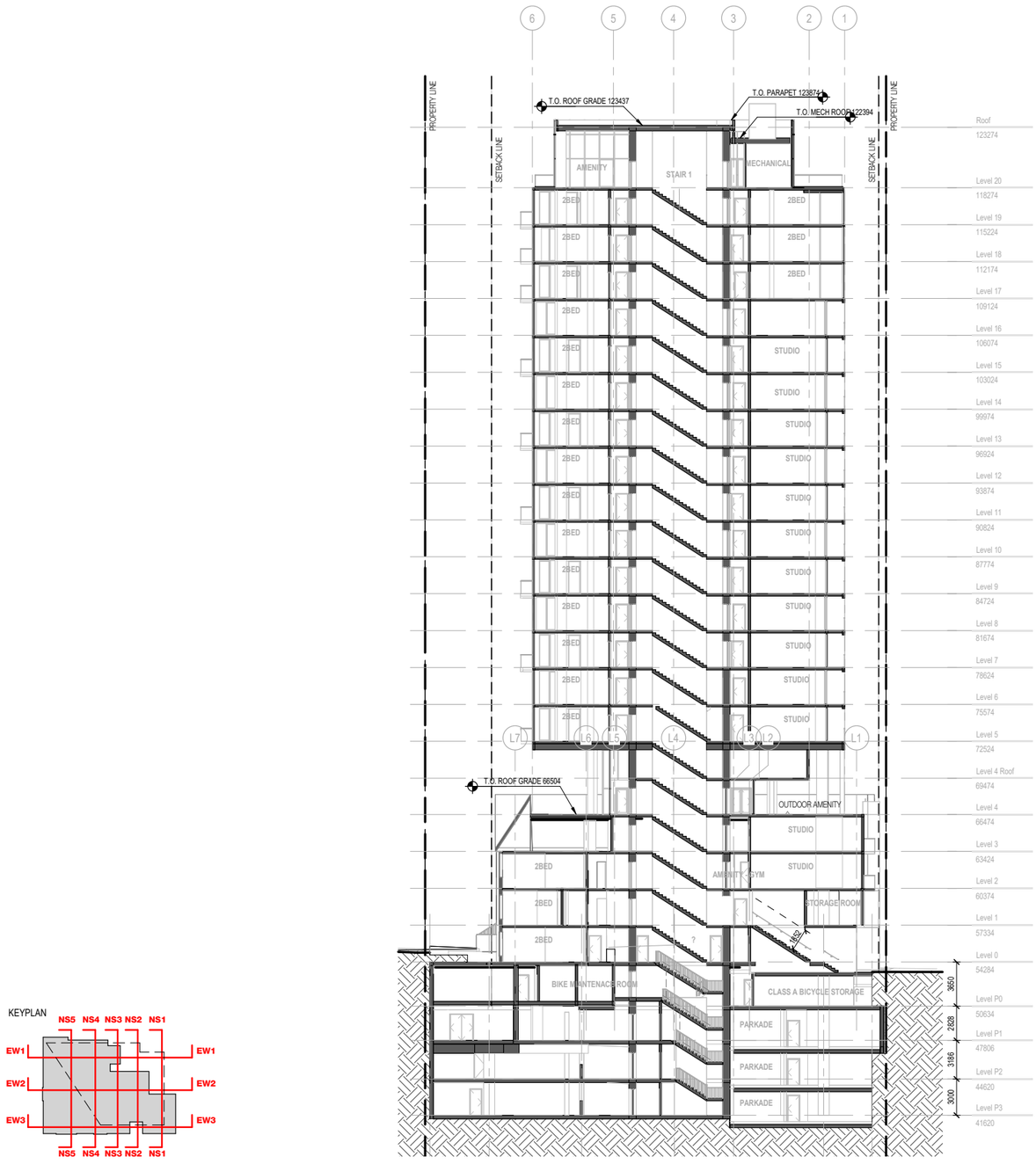
North-South Section 02





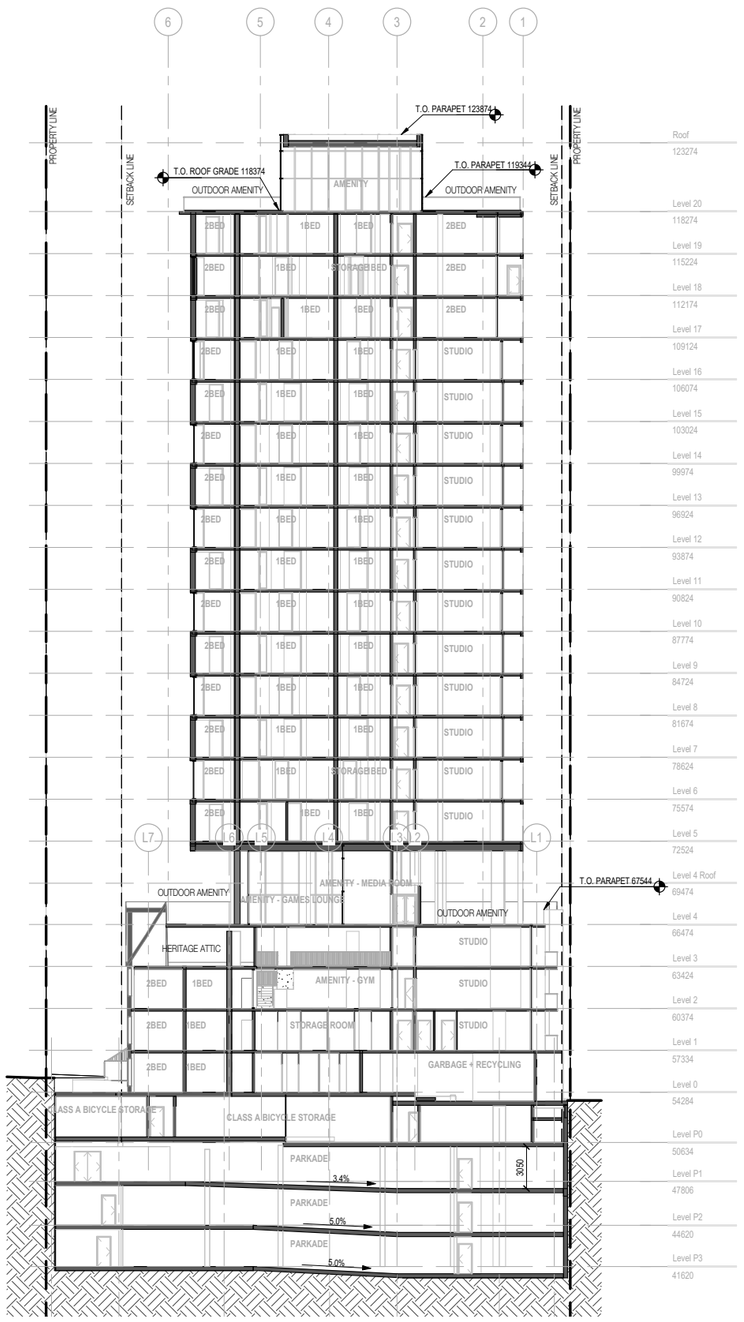
Building Sections

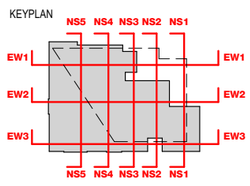
North-South Section 03



Building Section

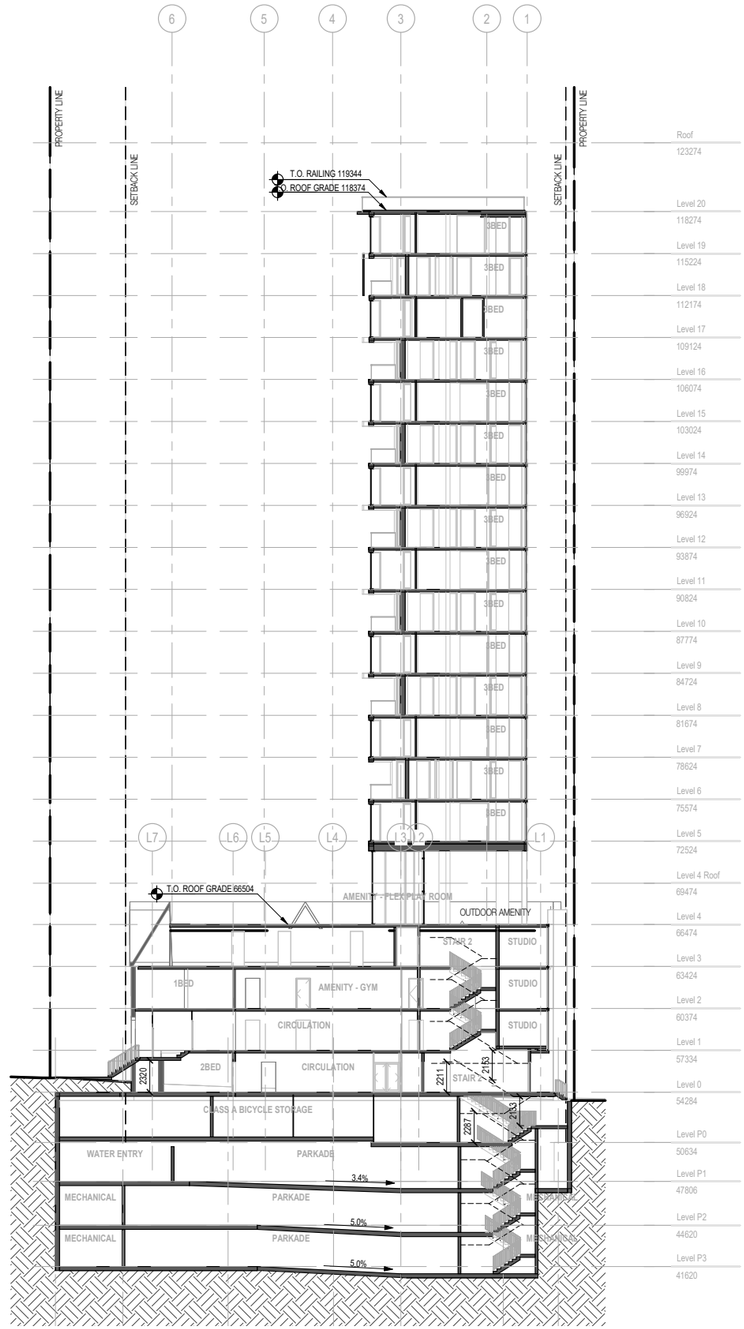
North-South Section 04

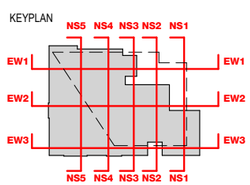




Building Sections

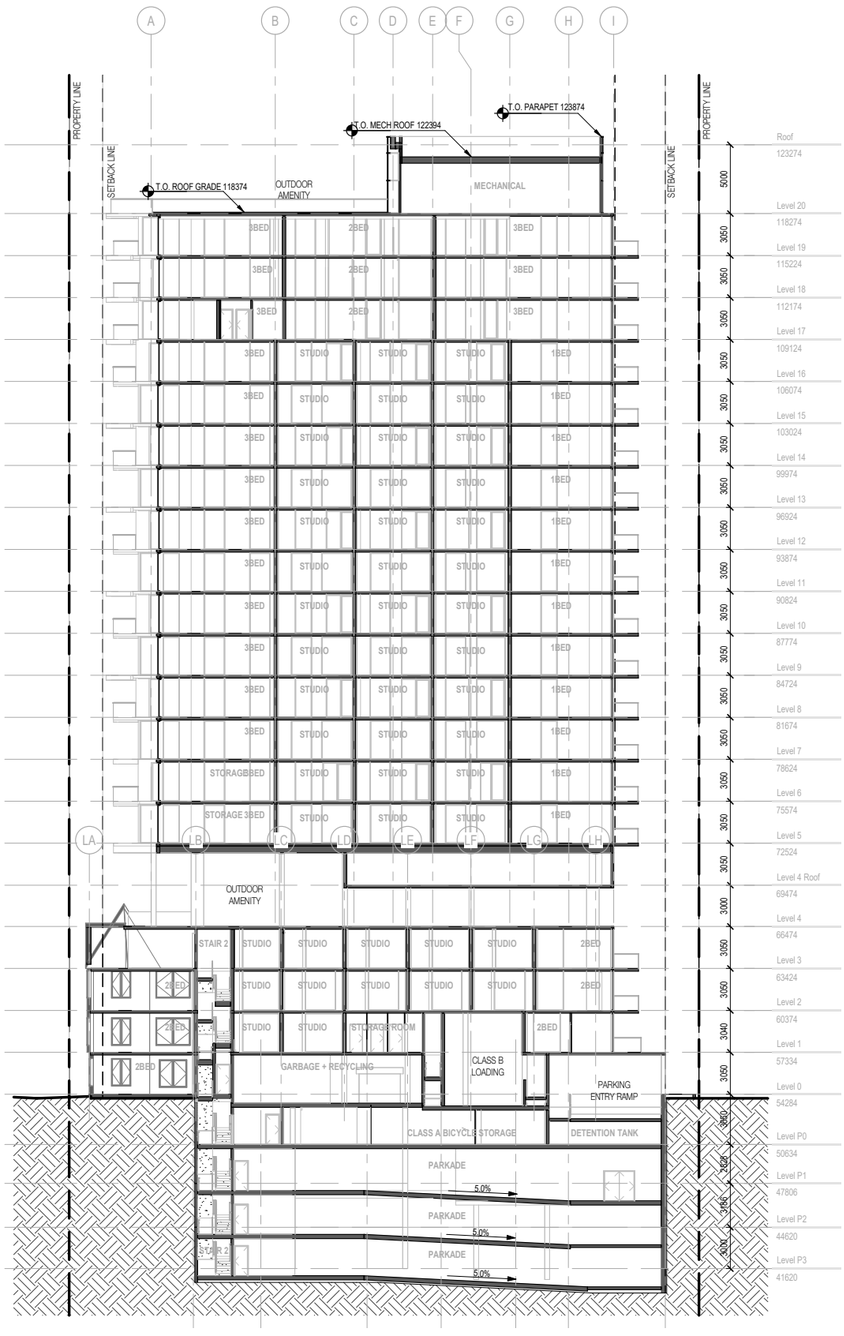
North-South Section 05



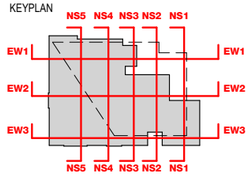


Building Section

East-West Section 01



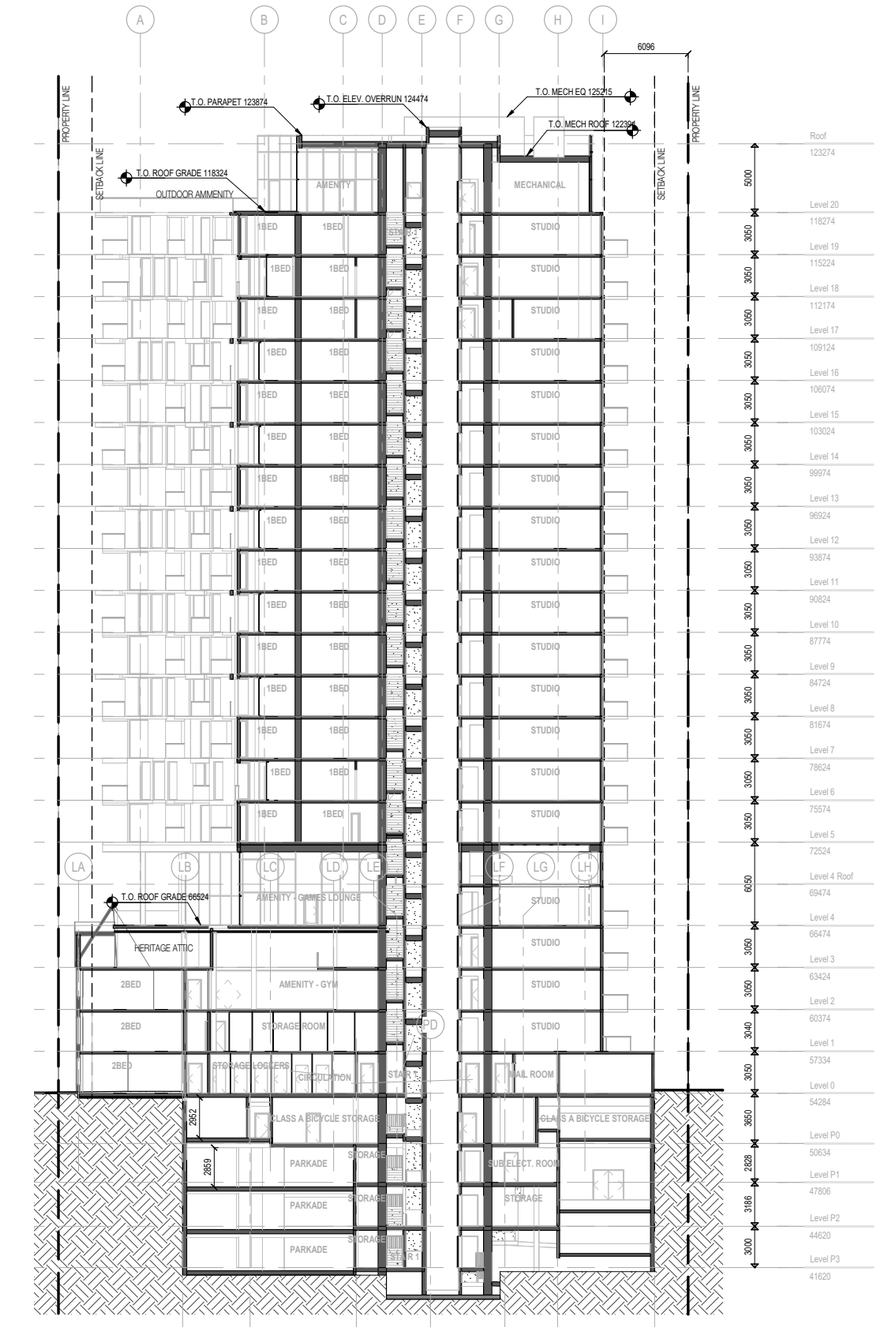
KEYPLAN



Building Sections

East-West Section 02





Building Section

East-West Section 03

