# LOT P

375 E 1st Ave

## Rezoning Application

July 21, 2025


onni group

Boniface Oleksiuk Politano Architects

David Stoyko
Landscape Architect

# Foreword from Chief Ian Campbell

Onni's proposed project is located at 375 East 1st Avenue, which falls within the shared territories of the Musqueam, Squamish, and Tsleil-Waututh Nations. The area is rich in history, mythology, and ecology. Skwa-chàys is one of the prominent place names associated with False Creek, which references a deep hole and represents a portal into the spirit realms.

This project, provisionally named Lot P, aims to honor this history and incorporate elements of story and mystique that celebrates millennia of continued use. The site was once part of a thriving ecology with Roosevelt Elk in the ancient old growth forests, sturgeons and seals in the waters, bog cranberries and wild rice in the marshes surrounding False Creek. Many ancient villages are in proximity to the site along with travel corridors, resource gathering camp sites, and burial grounds.

The concept of Portals, employed throughout the project, is universal, inviting people to explore the site and connectivity to other hubs of activity. The Sinulhkay is the mythological serpent that bore through the ground creating these doorways to the Universe. Modern day rapid transit represents the serpent that transcends this property while connecting contiguous neighbouring projects through a Cultural Journey.

Onni Group's proposal represents tangible ways to celebrate a continuity of culture and innovation, countering erasure of Indigenous languages and culture, through celebration of place that honors past, present, and future relationships. Materials, design, and purpose allow new and exciting ways to draw forward traditional knowledge and apply it in a modern context.



Shoreline Area of False Creek Flats c. 1904
City of Vancouver Archives

# Acknowledgment and Reconciliation

**We acknowledge that this project is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations.**

Reconciliation is a responsibility that falls to all segments of society and is a vital process taking place throughout Canada to recognize and address colonial impact. As an evolving organization, Onni is taking measurable steps towards foundational education and awareness to develop greater cultural competency.

Onni recognizes the proposed development falls within the traditional homelands of Indigenous Peoples who have lived on the land for millennia. Through our relationship with the Squamish and Tsawassen First Nations, Onni is privileged to experience the values, spiritual, and cultural connections First Nations have with the land.

This learning path has been paramount to Onni both in recognizing the heritage and cultural significance of these lands and in understanding the importance of sustaining these areas for the health, education, recreation, spiritual, and cultural practices of future generations.

Onni is guided by these relationships, the work of the UN Declaration of the Rights of Indigenous Peoples, and supports the work undertaken by the Truth and Reconciliation Commission and the Government of Canada's decision to implement recommendations of the Commission's final report. Onni understands the process of reconciliation will take time and is committed to the continuous repairing of relationships with Indigenous Peoples and Nations throughout Canada.



Shoreline Area of False Creek Flats c. 1904
City of Vancouver Archives


THE ATRIUM AT
SKWA-CHAYS



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# 1.0 INTRODUCTION

# Project Team



## Onni Group

For over half a century, Onni has been building communities for people to live, work, and play. Our success reflects our commitment to our employees and partners, and our dedication to quality construction, innovation, sustainability, and customer satisfaction. Our expertise expands across North American cities such as Los Angeles, Seattle, Chicago, Phoenix, Toronto, and Vancouver.

At Onni, we understand that our business is dependent upon our customers and the communities we serve. It is why we believe so strongly in planning for the future and giving back to those communities through long-lasting relationships that span over generations. We believe the culmination of our passion for building world-class urban communities, quality design, innovation, and sustainability, yields exceptional communities and experiences. It's our commitment to living well. It's a celebration of community, today, and for the future.



## Boniface Oleksiuk Politano Architects

BOP is built on a history of great projects spanning 30 years across North America. Our team has designed and built numerous projects with a broad range of clients. From large-scale master plans to more intimate community-based projects, and from project conception to opening day, we have done it all. In all our work we are focused on creating lasting communities: places that are vibrant, sustainable, and walkable.

Our work is based on a belief in the connectivity of buildings to their surroundings; that structures support the life of the street, and that a vibrant public realm creates better living environments.



## David Stoyko Landscape Architect

Since 1997 David Stoyko has provided award-winning landscape architecture services in British Columbia and internationally.

We work as a team, we realize the goals together, and we create the vision together. Landscape architecture is the design of environments that encompass both natural and social worlds, urban spaces, and wilderness - land, water, and space. Our goal in this role is to design for people and communities, plants, and animals, in a holistic manner. All of these items are not exclusive, good design strategies provide room for all. Our design approach for every project includes a strong combination of technical ability, sustainable knowledge, problem solving processes, and creative ideas to bring the visions of our clients to life.

We design with you. Every step of the way we design with intent to find the right solution.

**SUSTAINABILITY & ENERGY MODELING**

Edge Consultants
601-211 E Georgia St
Vancouver, BC
V6A 1Z6

**STRUCTURAL**

Glotman Simpson Group
of Companies
1661 W 5th Ave
Vancouver, BC
V6J 1N5

**MECHANICAL**

Reinbold Engineering Group
400-1580 West Broadway
Vancouver, BC
V6J 5K8

**ELECTRICAL**

Nemetz (S/A) & Associates Ltd.
2009 W 4th Ave
Vancouver, BC
V6J 1N3

**BUILDING CODE**

Jensen Hughes
500-1901 Rosser Ave
Burnaby, BC
V5C 6R4

**CIVIL**

Alpin Martin Consultants
1818-1177 West Hastings St
Vancouver, BC
V6E 2K3

**RAILWAY**

Entuitive
7th Floor, 200 University Ave
Toronto, ON
M5H 3C6

**TRAFFIC**

CTS Traffic Engineering Specialists
101A 1952 Kingsway Ave
Port Coquitlam, BC
V63 6C2

**GEOTECH**

GeoPacific Consultants Ltd.
1779 W 75th Ave
Vancouver, BC
V6P 6P2

**CULTURAL ADVISOR**

Cultural Lynx
Chief Ian Campbell

# Project Overview

Situated within the Mount Pleasant Creative District of the Broadway Plan, the project site is immediately connected to the new Great Northern Way-Emily Carr SkyTrain station, and the Great Northern Way Campus shared by UBC, SFU, BCIT, and Emily Carr University of Art + Design adjacent to VCC's campus to the south. As an emerging district for the digital and creative sectors, it is an ideal location for development of transit-oriented mixed-use housing, workspace, retail commercial, and outstanding public space.

This large site redevelopment also offers an opportunity to meaningfully contribute, in consultation with Knowledge Keepers from all Host Nations, towards the "Cultural Ribbon" concept proposed in the Broadway Plan to make Coast Salish people's history, culture, and spiritual connections visible, and reflect Host Nations' intergenerational learnings.

The proposed development integrates active ground-level retail commercial use, a podium containing office workspace, art production space, hotel and an amenity rooftop, four residential towers of mixed tenure including secured market rental, artist housing, and strata live-work dwellings with below grade vehicle and bicycle parking. All of these uses are arranged and ordered around two kinds of shared space: a 1790 $m^2$ greenway running north-south along the western edge of the site with inset ground level spaces that expand the sidewalks and public spaces around the project; and an internal atrium space that offers a year-round daylit covered space that opens up the site to the greenway and the streets around the project.



# Rezoning Intent

Onni is excited to submit a rezoning application for 'Lot P', 375 East 1st Avenue in Vancouver. Onni's application is to rezone the site to a new CD-1 Comprehensive Development Zone and comply with the MMCD designation within the Broadway Plan.

375 East 1st Avenue is located within the False Creek Flats and currently zoned CD-1 (402). The design created by BOP Architects and with support from David Styoko Landscape Architects, Reinbold Engineering, Alpin Martin, CTS, and Edge Consultants that forms the basis of our rezoning application looks to centralize a diverse mix of uses including market rental residential, live-work, retail, office, hotel, and art production space adjacent to the new Great Northern Way - Emily Car SkyTrain Station. The unique mix of uses and built form will contribute to the evolving and dynamic Great Northern Way Campus Corridor and False Creek Flats neighbourhood in the City of Vancouver.

Another pillar of this application for 375 East 1st Avenue, is Onni's commitment to reconciliation and recognition of the Host Nation's contributions and influences in the history and development of the City of Vancouver and Metro Vancouver.

To align with Onni's corporate long-term goals, combat the Host Nation's cultural and historical erasure throughout the region, and contribute to the City's vision of a *Cultural Ribbon* as defined within the Broadway Plan, Onni has engaged a cultural advisor, Squamish Nation Hereditary Chief, Ian Campbell, who will be advising Onni and the design team throughout the lifetime of the project.

Onni and the design team will be seeking direction, advice, and input from Chief Ian Campbell and other members of the Host Nations on all components of the project including public art, provisions for the future daylighting of Brewery Creek, landscape plantings, building materials, and overall site programming. Through this unique process we are hoping to develop a blueprint for future Onni projects to recognize, celebrate, and engage with the regions diverse and rich history and ensure it becomes a prominent feature throughout the City of Vancouver and the Metro Vancouver Region.

Our vision for this proposal is to create a vibrant, sustainable, accessible development that is located adjacent to the new Great Northern Way - Emily Carr SkyTrain Station and contributes to the dynamic and evolving Creative District in the Southeast False Creek Flats neighbourhood.

This revised application is being made under consideration of the Broadway Plan and in response to the City of Vancouver's Letter of Enquiry response dated July 2023.  Most of this application and proposed development plan align with the City's policies and goals for the Broadway Plan. There are a few key elements of the project that will provide amenities and contribute to the City's goals for the corridor.



## Cultural Ribbon

Prior to colonization, the Creative District of the Broadway Plan was a critical estuary that held deep spiritual connection to the Tsleil-Waututh, Squamish, and Musqueam Coast Salish Nations. Onni's contribution to the *Cultural Ribbon* will make the Tsleil-Waututh, Squamish, and Musqueam history, cultural, and spiritual connections visible and celebrate the overlooked contributions these Nations have made to the region and City's development and history.

## Reconciliation

Through the design and eventual development of 375 East 1st Avenue, Onni is embracing the opportunity to develop a shared cultural understanding of Tsleil-Waututh, Squamish, and Musqueam Coast Salish Nations history and experiences. To help in this process Onni has engaged a cultural advisor, Squamish Nation Hereditary Chief Ian Campbell, who will be advising Onni and the design team throughout the lifetime of the project.

## Brewery Creek

375 East 1st Avenue is located at the mouth of one of Vancouver's ancient waterways, Brewery Creek. Prior to Southeast False Creek being filled in and the Creek being covered by roads and development, Brewery Creek was a healthy stream that provided habitat for fish, plants, and wildlife of the area. As Vancouver grew, Brewery Creek serviced a string of small industries, gathered in a dozen blocks along its banks. These included slaughterhouses, tanneries, breweries, and mills. The development plan for the site looks to collaborate with the City to develop a blue green rainwater system to align with the historic stream's location, manage the impact of climate change in low lying areas, and preserve the opportunity to daylight the Brewery Creek in the future.

## Housing

The well documented housing crisis demands action. Onni is using this application to address this crisis and provided 639 live-work units, 485 market rental units, and 32 artist housing units. We are hopeful that the City of Vancouver recognizes the scale and opportunity the development programming offers to add significant rental housing stock without any tenant displacement.

## Hotel

Development programming for the site contemplates a 225-unit hotel to address the lack of capacity identified in the region and an opportunity toward combating cultural erasure, creating economic opportunities, and cultivating a new destination for the celebration of Coast Salish culture. The Coast Salish themed hotel, developed in collaboration with the Tsleil-Waututh, Squamish, and Musqueam Knowledge Keepers, will serve as an anchor in the development and offer visitors a way to experience culturally significant rituals and traditional practices of Coast Salish life.

**The history and context of the site and its inhabitants give the project team the opportunity to create a transformational development – one grounded in a deep understanding of Coast Salish Culture, the impact of industrialization and colonization, and the opportunity to combat erasure of Coast Salish life and address reconciliation. The development of 375 East 1st Avenue will be a significant contributor to the economic transformation of the area through employment, tourism, essential services, amenities, and corporate collaborations.**

**Onni, the design team, and our project's cultural advisors are looking forward to the next steps on the rezoning application process and future collaboration with the City of Vancouver.**



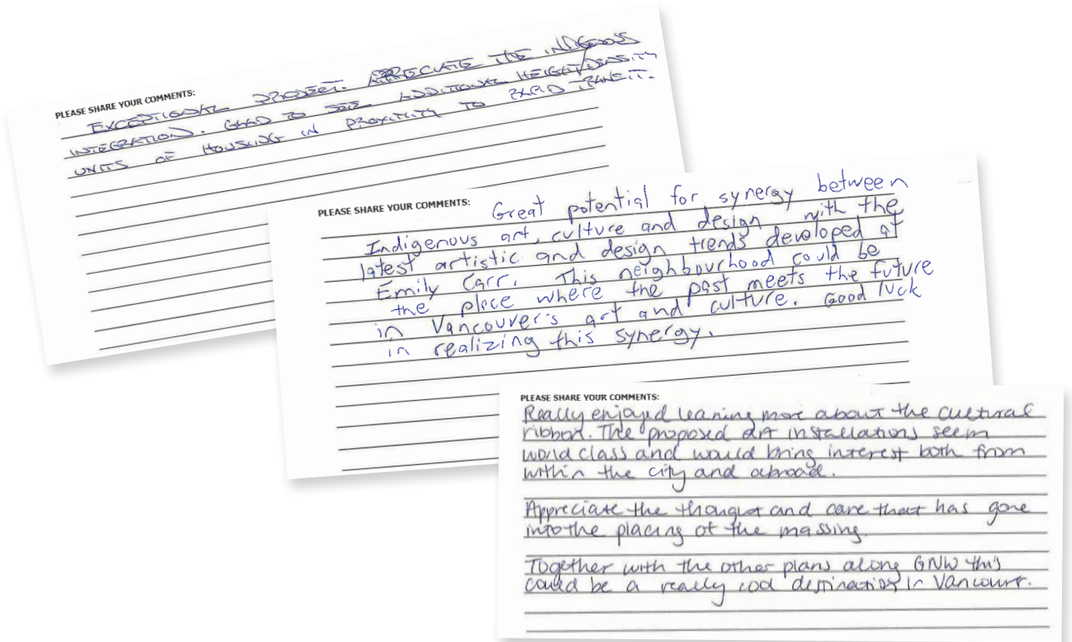
View of False Creek Flats East of Main Street Towards Site, 1916
City of Vancouver Archives

# Open House

On April 4th, 2024, Onni held an open house for the Lot P, 375 East 1st Avenue project, where members of the community were invited to give their insights and comments on the site and its proposed programming.

The community was pleased with the overall design and how the project would fulfill the need for greater housing, hospitality, commercial, and office space and catalyze an embrace of Indigenous history through the implementation of the *Cultural Ribbon*. The hotel, in particular, is of interest to the community, as it will fill the gap in hospitality present in Vancouver with its emphasized Coast Salish design, thereby generating a more significant inclusion of Indigenous culture within this community. Furthermore, the public was excited by the idea of having such a comprehensive development in proximity to an area which will soon be utilized by transit, thereby enabling the evolution of an underused and untapped corner of Vancouver.

The Great Northern Way community received the Lot P development with significant positivity and saw it as a realization of their needs and values, a testament to the importance of the project's development.





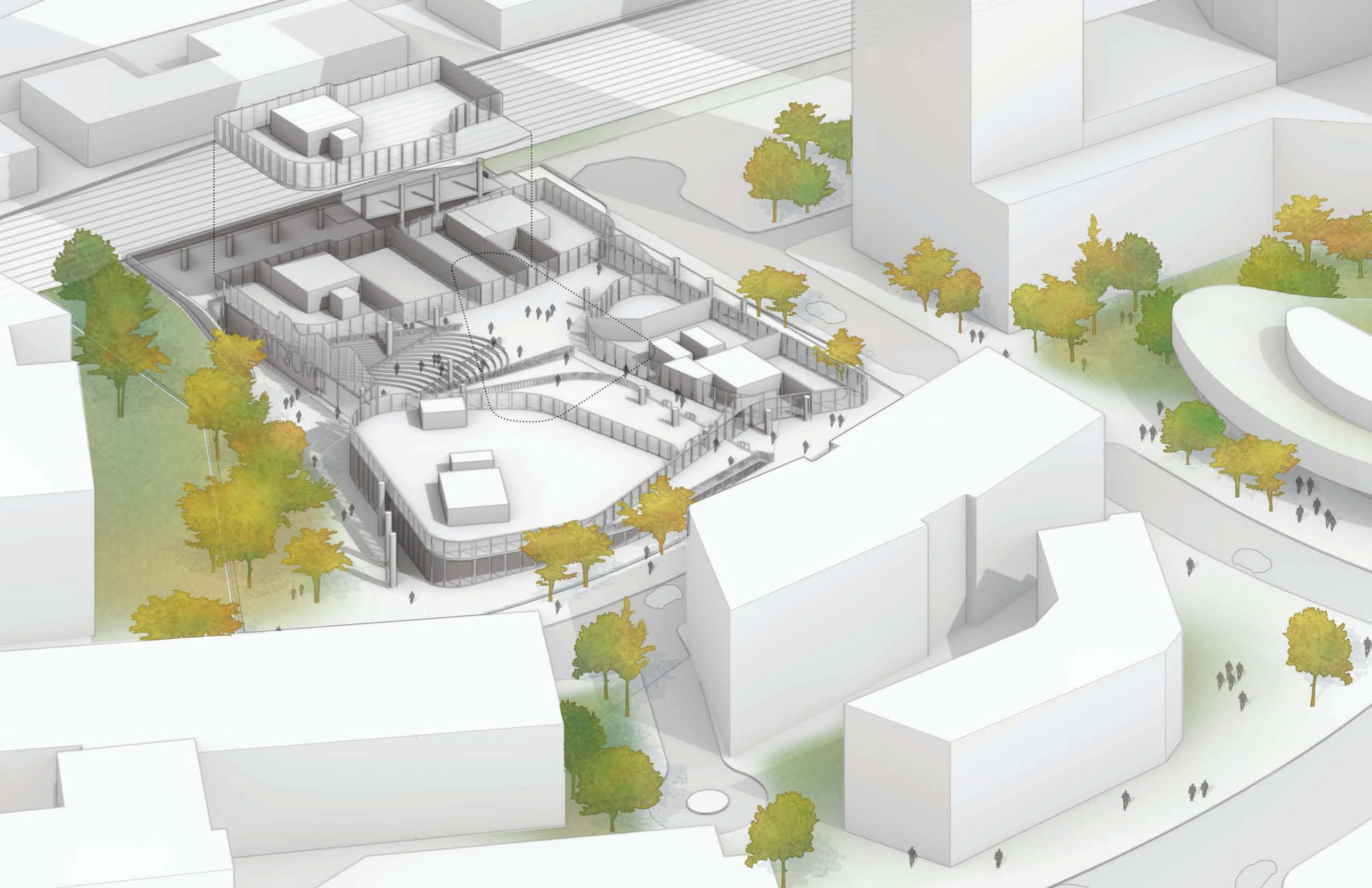


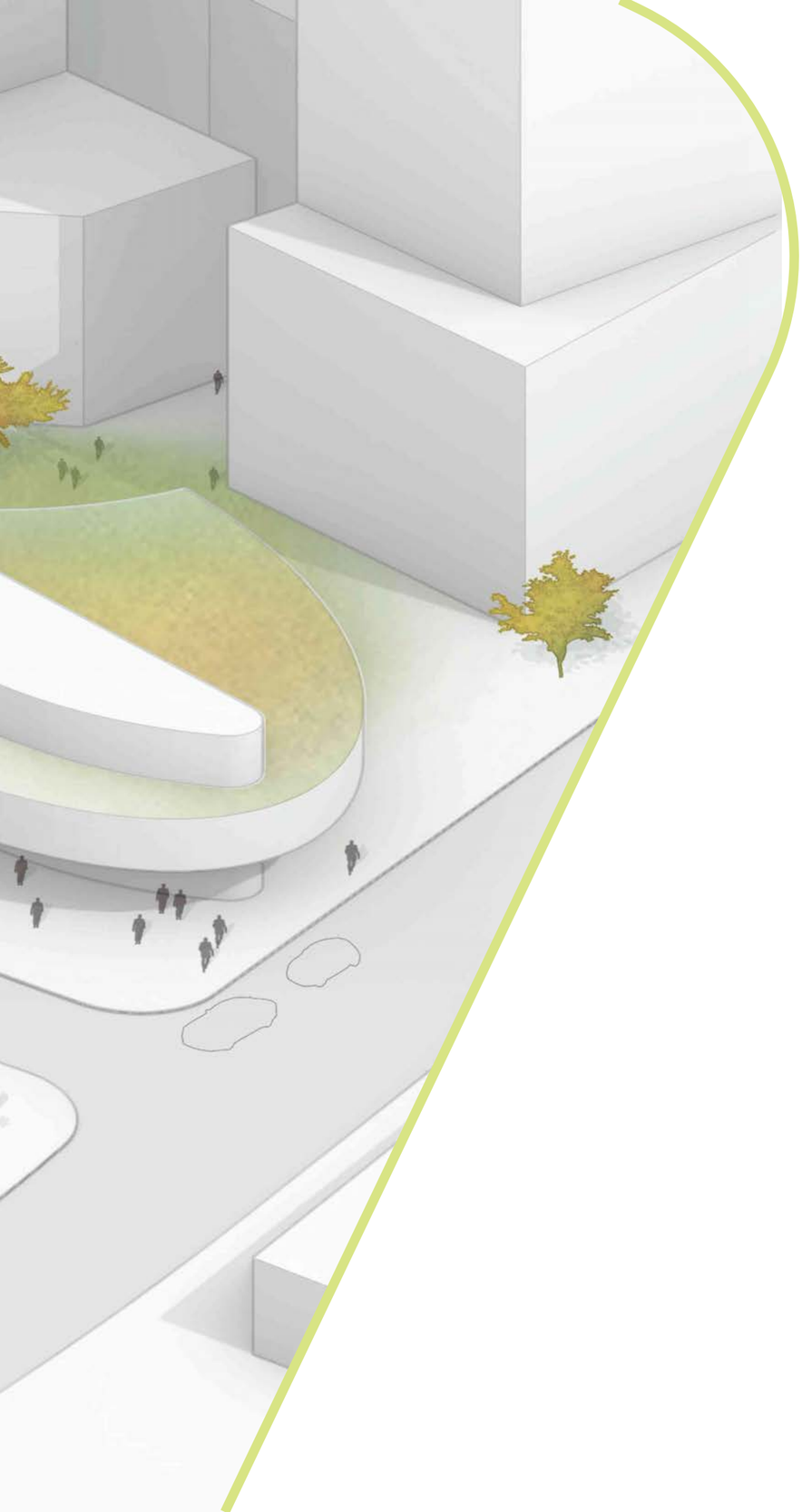

David Stoyko
Landscape Architect




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# 2.0 CONTEXT

# Site History



## FIRST PEOPLES

375 East 1st Avenue was once part of the tidal mud flats known as Skwa-chàys on the eastern shore of the waterway called Seṅáḵw, now called False Creek. Seṅáḵw's shores and waters provided an abundance to the three nations including materials for tools, shelter, and medicine. The name Skwa-chàys – meaning "hole-in-bottom" – described the nature of the Seṅáḵw, peppered as they were with many underground springs which the Indigenous peoples believed to be gateways to the spirit world and established the area as a sacred place of transformation.



## 1791

After the arrival of Europeans to the region in 1791, the rich resources southern shore of Seṅáḵw was used by explorers and colonizers.



## 1800 - 1900

The area experienced the development with diverse industries during the 19th and 20th centuries from breweries to tanneries, slaughterhouses and markets, train stations and schoolhouses.



## 1912

Following a deal with Canadian Northern Railway in 1912, the area of Skwa-chàys (present day Clarke to Main Street) was filled to accommodate railway infrastructure.



## 1960 - 2000

The northern portion of 375 East 1st Avenue, which was originally below the high-water mark of Sen̓áḵw, but following being filled in, the site began a history of industrial uses including the Great Northern Railway, Paragon Oil, Can N-W Steal Company, cumulating with Finning owning the site from 1960 to 2000.



## 2017

Onni submits a Development Building Permit proposing 4 towers on the Lot P site.



## 2023-2024

Onni submits for Letter of Enquiry responses in July 2023. An open house is held in 2024 to gather community feedback.



## 2012

The lands were eventually donated to the Great Northern Way Campus Trust and Onni purchased the lands.



## 2022

The city of Vancouver releases the Broadway Plan outlining the City's vision for the False Creek Flats area and Creative District.  The change in policy prompts Onni to reconsider development plans under construction for the site and shift towards a more diverse mix of uses including market rental residential, live-work, retail, office, and hotel adjacent to the new Great Northern Way - Emily Car SkyTrain Station. The unique mix of uses and built form will contribute to the evolving and dynamic Great Northern Way Campus Corridor and False Creek Flats neighbourhood and support the policy directions of the Broadway Plan.

# Neighbourhood Context




375 East 1st Avenue is a prime location with several urban amenities in the area as well as future amenities, including educational institutions, parks, a future SkyTrain station and more. The area is dotted with restaurants, shops, and more amenities for future residents to enjoy.

The area is served by several bike lanes, existing transit lines, and pedestrian paths, making it a accessible and walkable space within the Vancouver area.




Emily Carr University




Railway




Future Great Northern Way - Emily Carr Station




Main Street with shops, services, and restaurants




Centre for Digital Media (SFU, UBC, BCIT, and ECUAD)




China Creek Park




False Creek




Science World




Columbia College




Trillium Park

## Site Context




Situated within the Mount Pleasant Creative District of the Broadway Plan, the project site is immediately connected to the new Great Northern Way-Emily Carr SkyTrain station and adjacent to VCC's campus to the south. As an emerging district for the digital and creative sectors, it is an ideal location for development of transit-oriented, mixed-use housing, workspace, retail commercial, and outstanding public space.

This large site redevelopment also offers an opportunity to meaningfully contribute, in consultation with Host Nations, towards the *Cultural Ribbon* concept proposed in the Broadway Plan to make Coast Salish people's history, culture, and spiritual connections visible, and reflect Host Nations' intergenerational learnings.

1



2



3



4



5



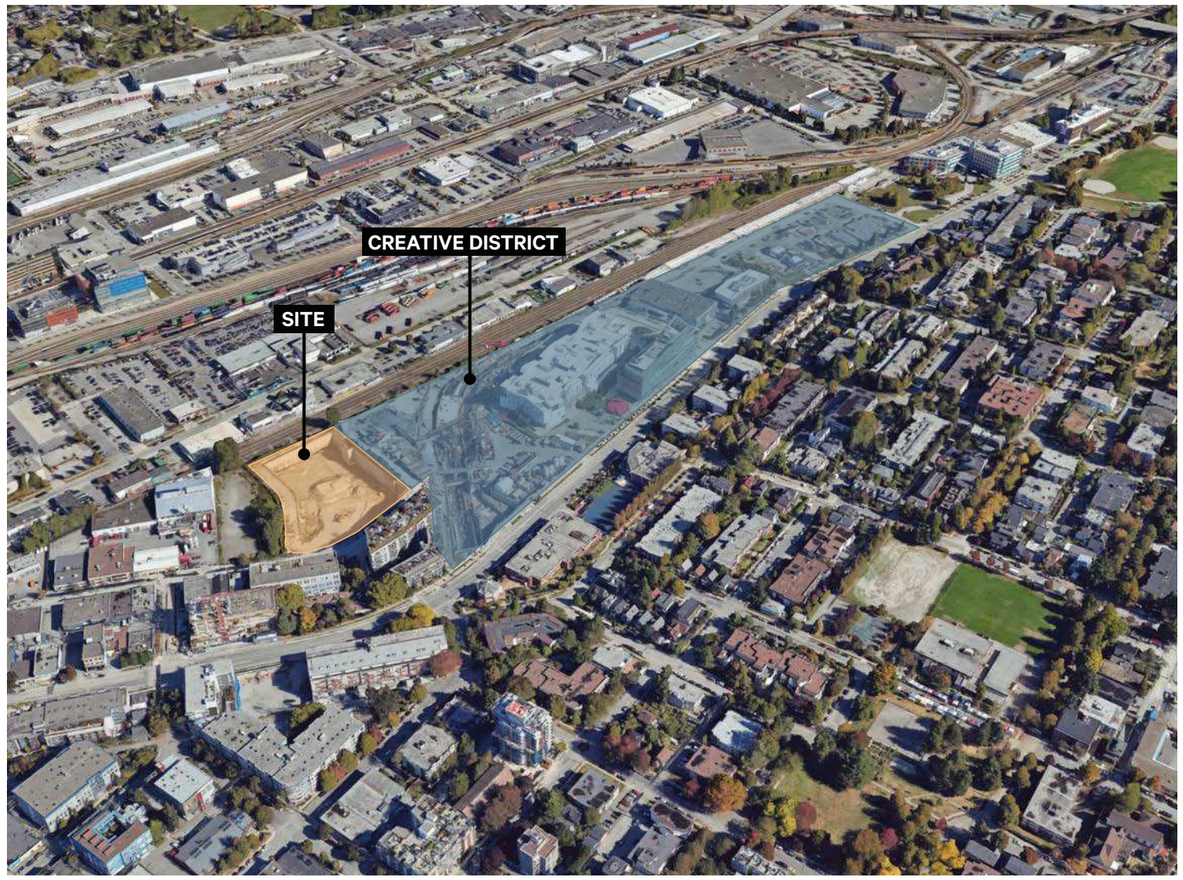
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# Applicable Policies

This proposal for rezoning and subsequent detailed design development will conform to and be informed by the following policies and guidelines:

- Broadway Plan (last amended 2025 )
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2024)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Housing Technical Design Guidelines (2025)
- Housing Vancouver Strategy (2017)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Making Space for Arts and Culture: Cultural Infrastructure Plan (2019)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Community Benefit Agreements Policy (2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2018)



# Broadway Plan

## Creative District

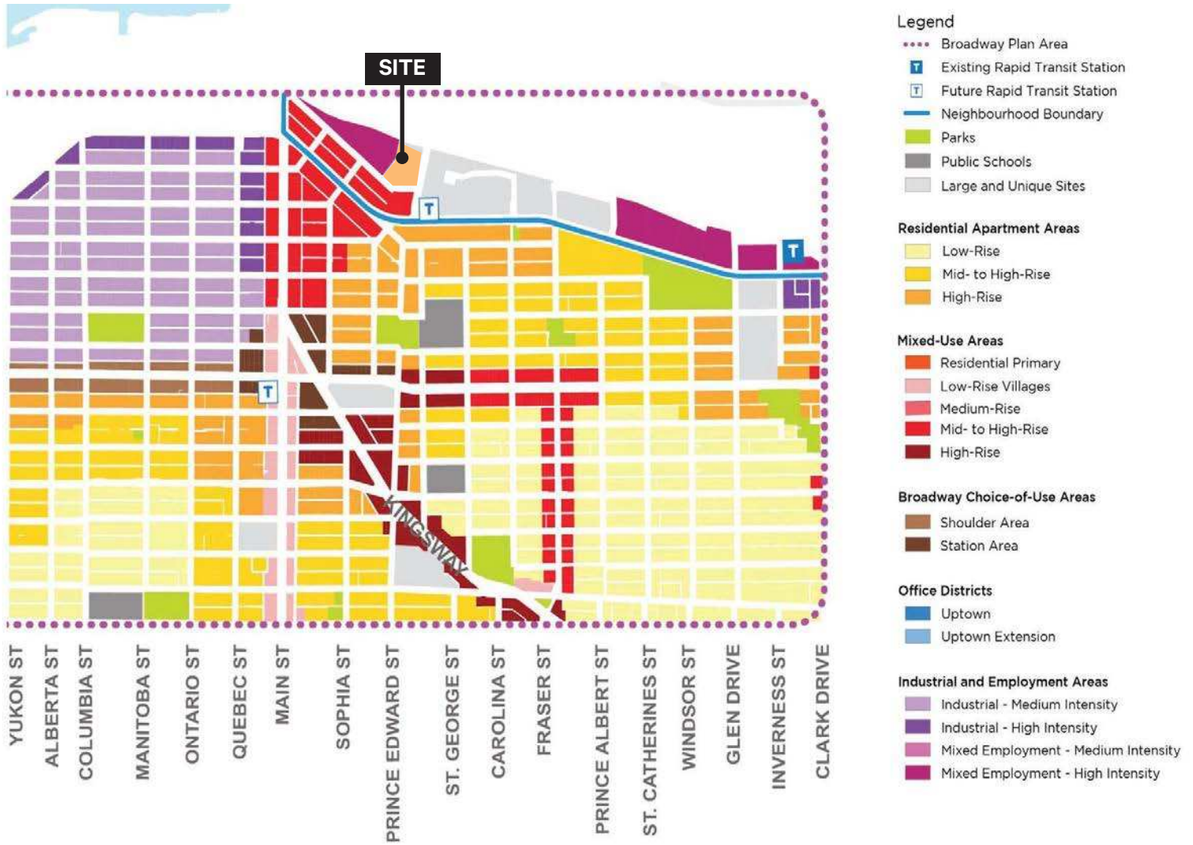
The Creative District is a mixed hub of primarily institutional, light industrial, and office developments, with a small amount of housing such as live-work space. Located between Main Street and Clark Drive, the area is anchored by post-secondary institutions: Emily Carr University of Art and Design (ECUAD), the Centre for Digital Media (CDM), and Vancouver Community College (VCC). The area is situated on the historic False Creek shoreline that connected to upland streams and watersheds.

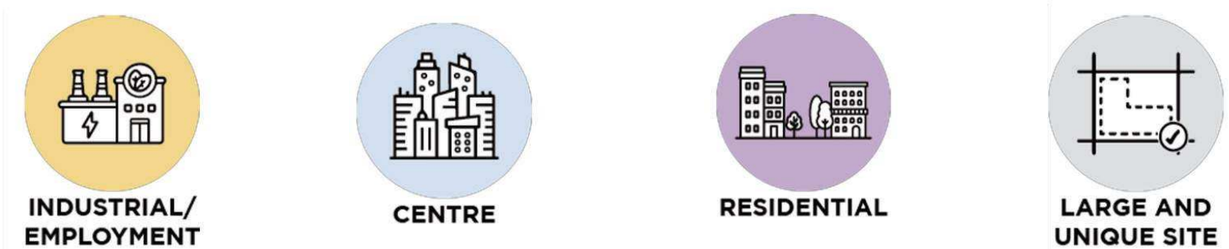
The False Creek Flats Plan (2017) envisions this area being a key part of Vancouver's future economic growth in Vancouver. The area is poised to leverage existing and future rapid transit improvements, particularly with the new Broadway SkyTrain extension providing a direct connection to the Canada Line and to Central Broadway.

Recent developments in the area have attracted high-tech and creative sector tenants seeking large office floor plates and proximity to other creative organizations and employees. However with new companies moving to the area, challenges have emerged with workers being unable to access their daily needs within walking distance.

## Overall Intent

The overall intent of the Broadway plan is to strengthen the Creative District as a vibrant, pedestrian and bike-friendly mixed-use area close to existing and future rapid transit with a diverse range of job space, post-secondary institutions, and new affordable housing, as well as additional retail, services, and amenities to support a more complete district.



# Broadway Plan MCDD Policy Area

## Site Description

The Great Northern Way Campus is home to the Emily Carr University of Art + Design (ECUAD) as well as the Centre for Digital Media (CDM), a Master degree program jointly offered by the four institutions at Great Northern Way: ECUAD, the University of British Columbia (UBC), Simon Fraser University (SFU), and the British Columbia Institute of Technology (BCIT).

## Location

In the False Creek Flats between Great Northern Way and the Mount Pleasant neighbourhood to the south and the Burlington Northern Sante Fe Railway to the north.

Site size 10.7 ha (26.5 acres)

## Intent

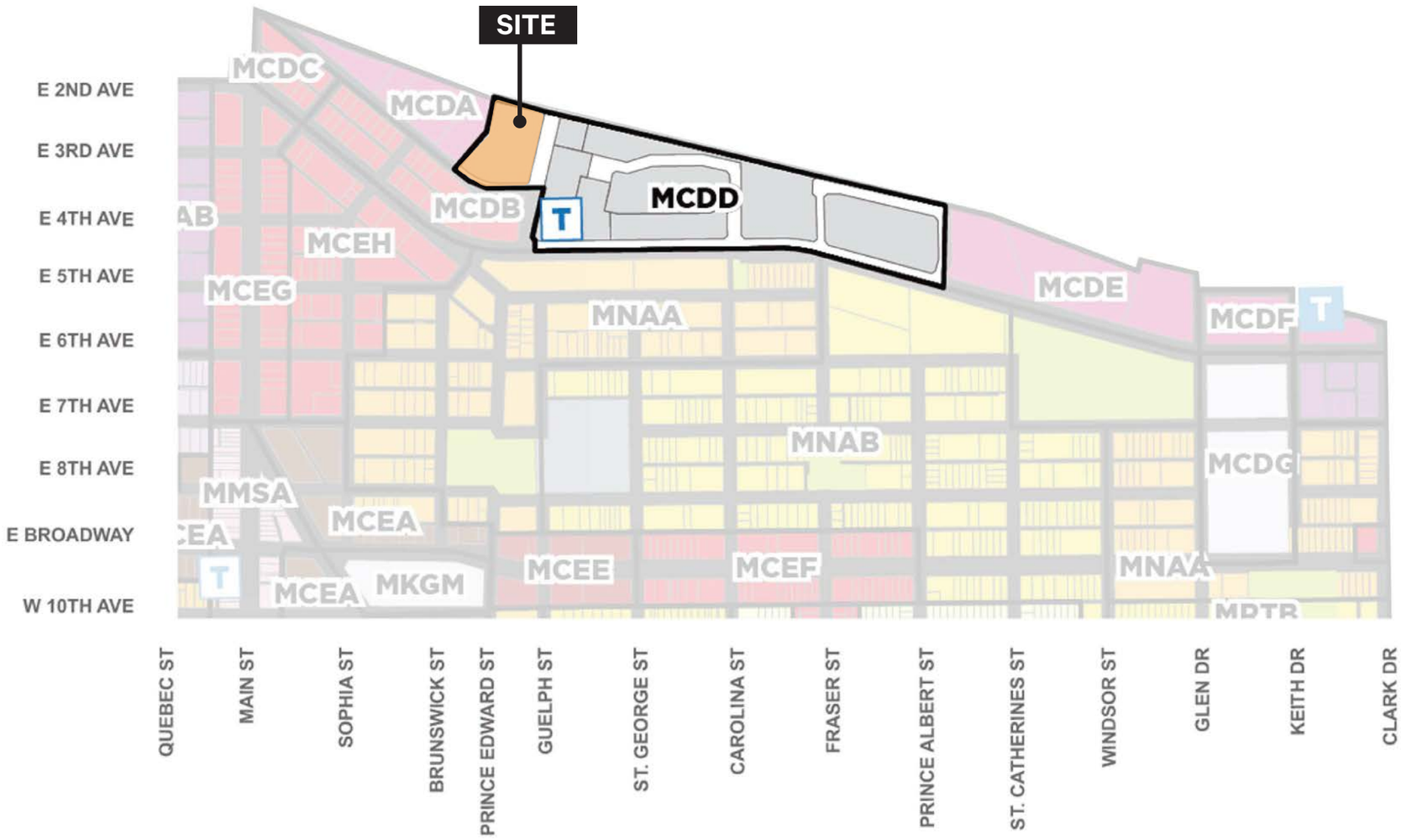
Support the long term expansion of the Great Northern Way Campus with a broader range of uses.

## Big Moves

- Vibrant and walkable mixed-use area close to rapid transit with diverse job space, post-secondary institutions, new rental housing, local-serving shops, services, and arts and cultural uses.
- Opportunities for mixed-use development potentially including affordable rental housing with significant industrial/ job space intensification.
- Long-term expansion of Great Northern Way Campus and Vancouver Community College.
- Establish a *Cultural Ribbon* that spans the Creative District and forms a link from East Vancouver towards False Creek. The *Cultural Ribbon* will be a walkway that acts as a draw to the area, highlighting Coast Salish knowledge and culture through elements such as art, signage, public realm/landscape design and architecture.
- Prior to colonization, the Creative District was a critical estuary that was home to sturgeon, oolichan, flounder, salmon, crab, mussels, and clams. The area was known as Skwáchàys to the Squamish Nation, the site of a water spring that held deep spiritual connection and Indigenous knowledge. The process of reclaiming Musqueam, Squamish, and Tsleil- Waututh knowledge and sharing it throughout the Creative District including the *Cultural Ribbon* is key.
- Vancouver is a City of Reconciliation, and the *Cultural Ribbon* will provide an opportunity to actualize the many reconciliation goals. The *Cultural Ribbon* will make Musqueam, Squamish, and Tsleil-Waututh Nations' history, culture, and spiritual connections visible, and its development should reflect intergenerational learnings.
- New developments in the Creative District should meaningfully integrate, reflect, and advance the *Cultural Ribbon* in consultation with the Host Nations and led by Musqueam, Squamish, and Tsleil-Waututh peoples.



onni group
Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect


SITE
MCDC
MCDA
MCDB
MCDD
MCDE
MCDF
MCDG
MCEH
MCEG
MCEA
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MCEF
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E 8TH AVE
E BROADWAY
W 10TH AVE
QUEBEC ST
MAIN ST
SOPHIA ST
BRUNSWICK ST
PRINCE EDWARD ST
GUELPH ST
ST. GEORGE ST
CAROLINA ST
FRASER ST
PRINCE ALBERT ST
ST. CATHERINES ST
WINDSOR ST
GLEN DR
KEITH DR
CLARK DR

# Cultural Ribbon




The *Cultural Ribbon* is envisioned to span the Creative District and form a link from East Vancouver towards False Creek. The *Cultural Ribbon* will be a walkway that acts as a draw to the area, highlighting Coast Salish knowledge and culture through elements such as art, signage, public realm/landscape design, and architecture.

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The proposed development at Lot P seeks to become an art and cultural site along this ribbon both through the integration of public art, and through the architectural design itself.  The integration of the Portals concept into the architecture and public realm is further discussed in the Design Rationale of this booklet.

# Portals & Public Art Inspiration



## NCHU7 /‘One’

NCHU7 offers a sonorous melody of drums that invites guests through the portal and encourages them to linger as the beat enters their bodies.



## AN’US /‘Two’

AN’US represents a threshold; an incredibly thin veil between realms. Wind chimes ring through audio in this installation as an invitation to consider introspection.



## CHANAT/‘Three’

CHANAT shows petroglyphs and pictographs in particular zones, telling stories of coming-of-age ceremonies, burial markets, and potlatch commemorations.



## TS’IYACHIS/‘Five’

TS’IYACHIS illustrates a path through life, with guideposts and one side that is shorter than the other, representing the notion that nothing in life is ever a straight line.

The story of entering one’s first longhouse plays as guests move through the panels of cedar, each slightly askew so as to encourage thought in the wayfinding experience.



## TAKACH /‘Six’

TAKACH illustrates Sinulkhay’s corpse after he falls from the stratosphere. With nothing but bones left, one particular bone held special power. Time stood still.

An exploration of parallel realms of existence, we are invited to examine the right song to reach specific realms.

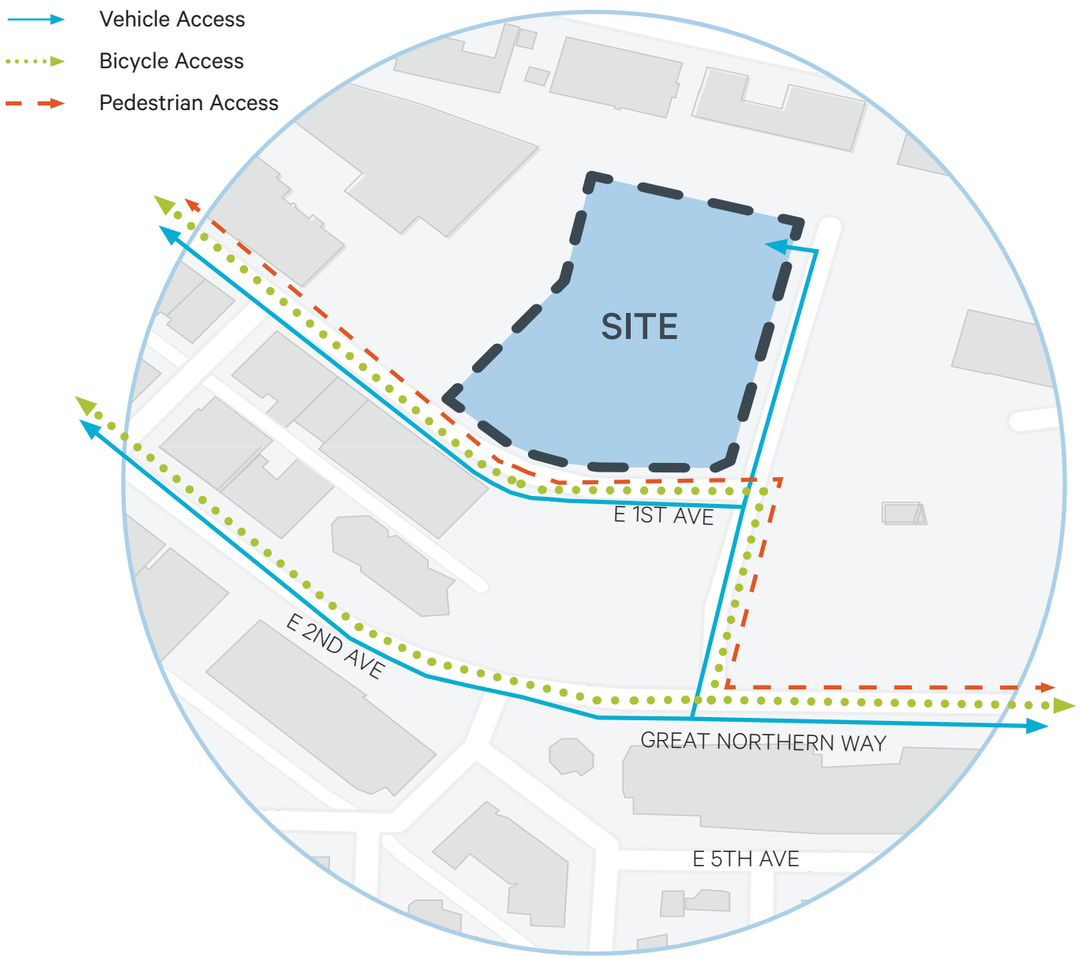
Installation 6 brings us in touch with our body and the framework that sustains us.





# 3.0 SITE

# Site Analysis




## SITE ACCESS

The site is well-situated near various urban amenities including transit routes, pedestrian pathways, and arterial roads.



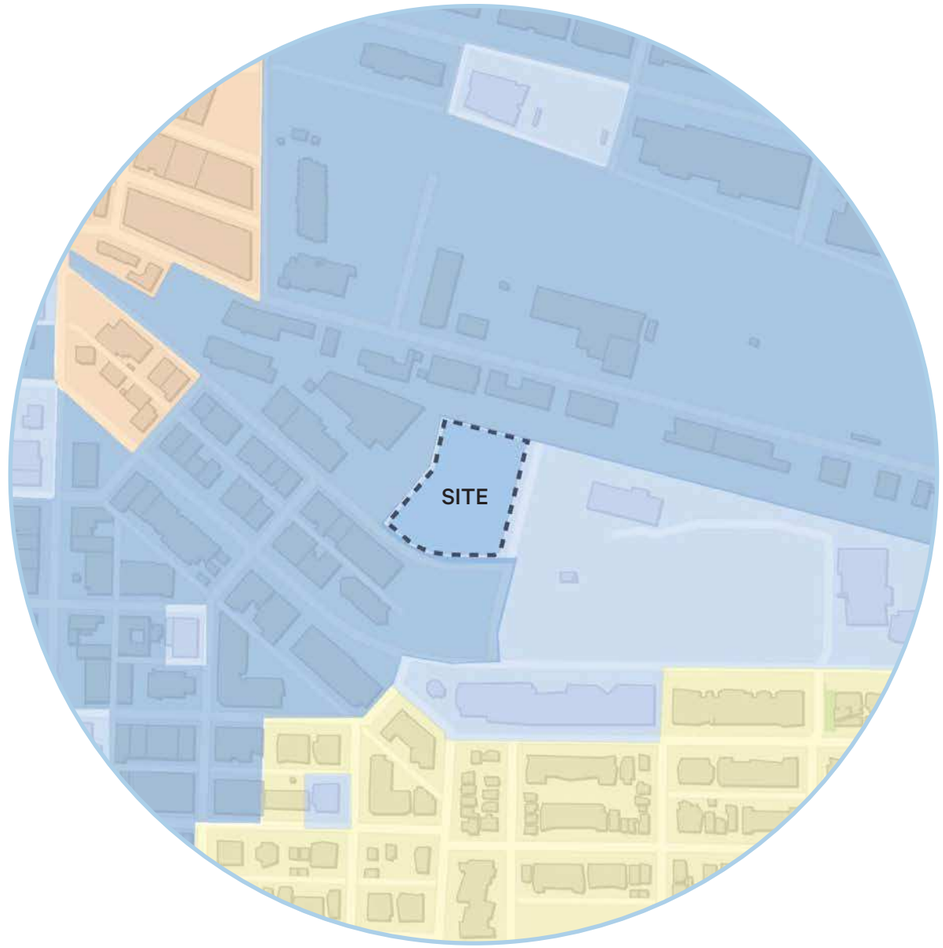

## TRANSPORTATION NETWORK

The site is well served by transportation with the SkyTrain Expo line and Main Street transit corridor in close proximity, as well as the new Great Northern Way - Emily Carr station adjacent to the site.




## CYCLING PATHWAYS

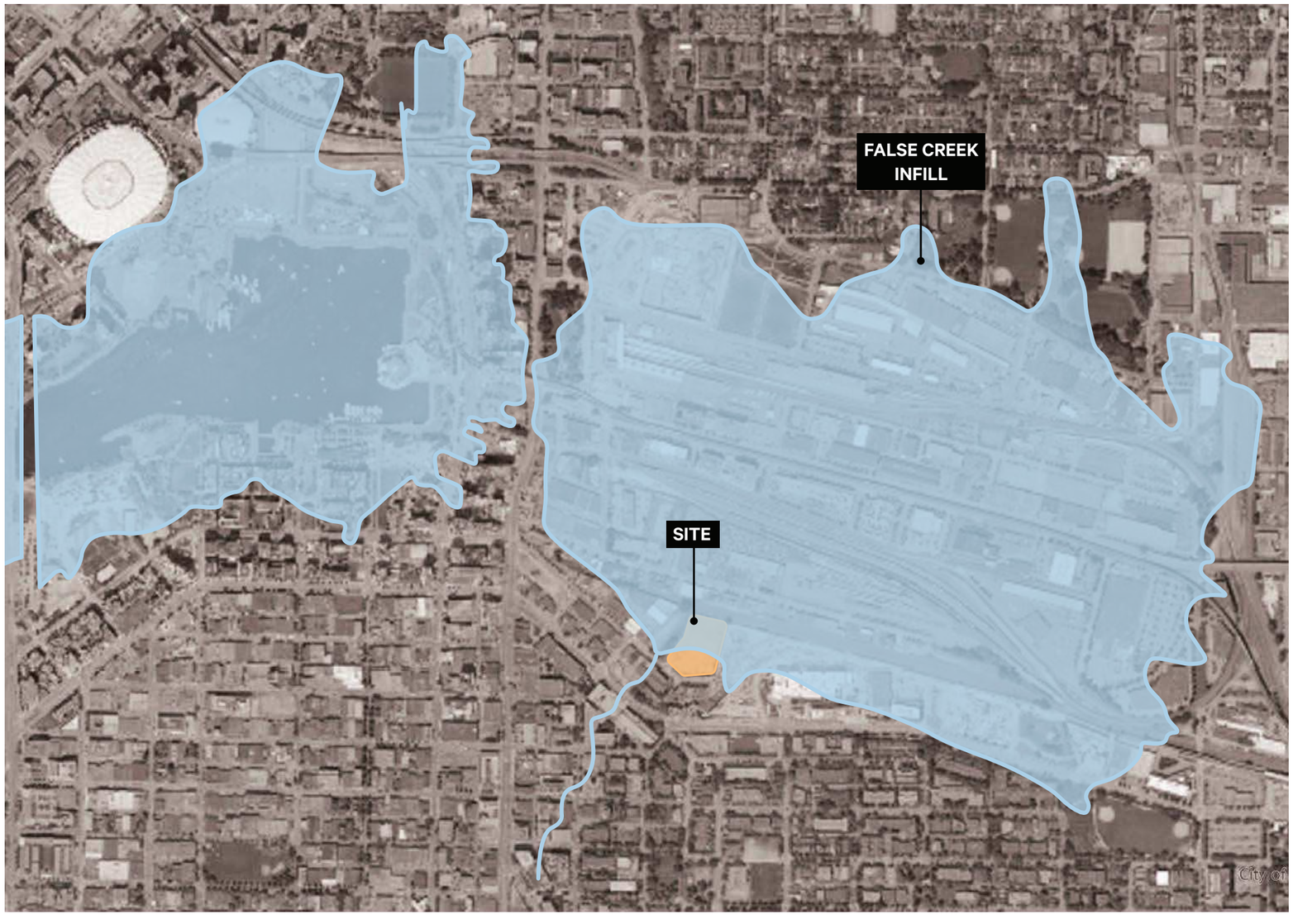
The site is well-served by protected and local bike pathways that feed into the cities network.




## ZONING

- CD 1 - Comprehensive Development
- FC - Commercial
- I & M - Industrial
- RM & R1 - Residential

## False Creek







Panoramic View of the City of Vancouver, British Columbia, 1898
City of Vancouver Archives

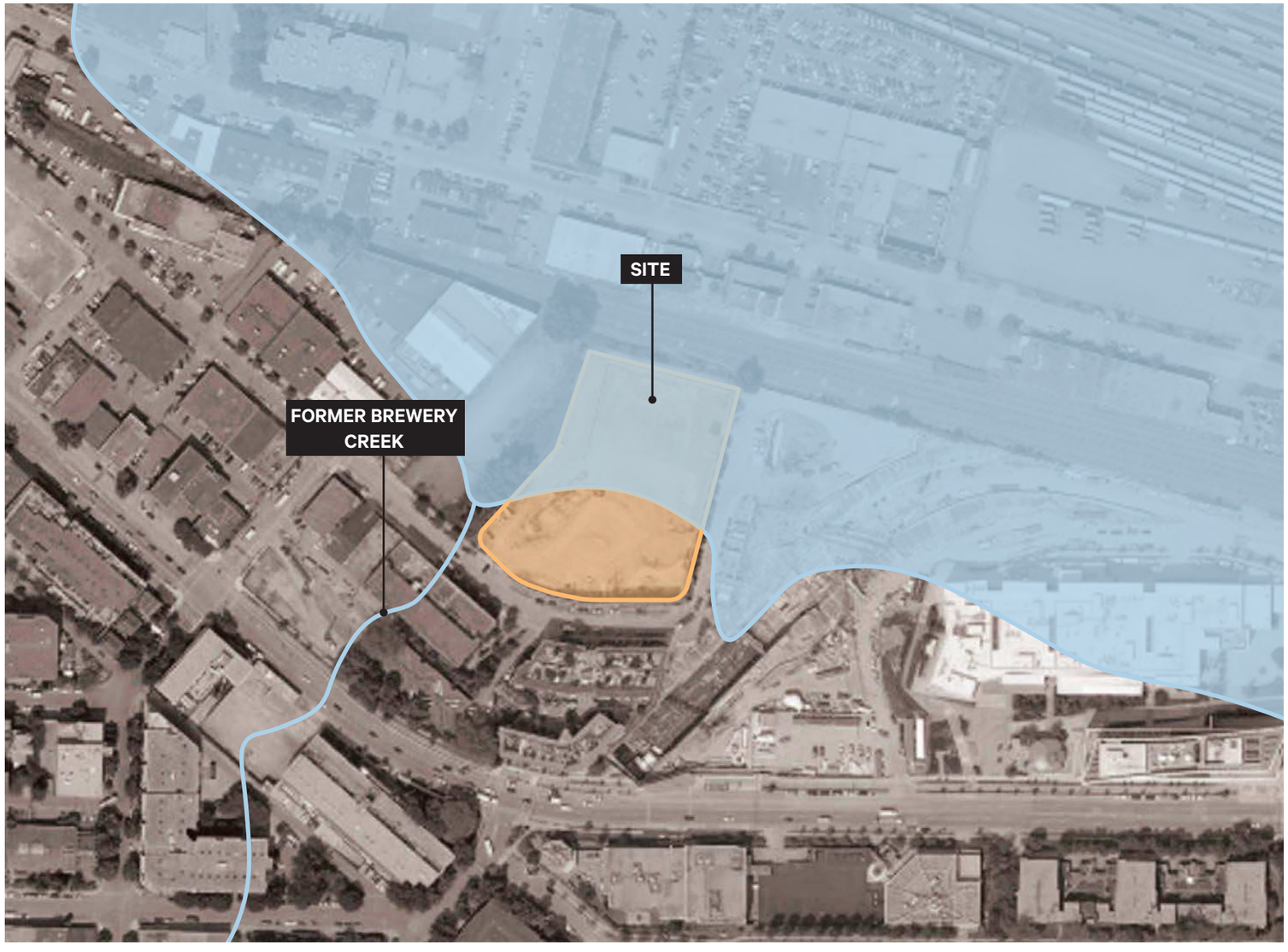
The site is located in the False Creek Flats area. The area was previously a tidal flat on the edge of False Creek until infilled in the early 20th century. By 1919 the flats were completely filled in and both the Great Northern Railway and Canadian Northern Railway had built terminals.

The infill comprised on landfill from surrounding developments, scrap lumber and bricks from surrounding mills, and general industrial waste.

Though the waterway has been infilled, the site remains within the City's flood plain and subject to flood construction level (FCL) requirements.

Critical programs are maintained above the FCL and a comprehensive strategy to anticipate and respond to potential flood risk to building systems such as electrical and elevator infrastructure to be developed through the detailed design stages of the project.

## Brewery Creek







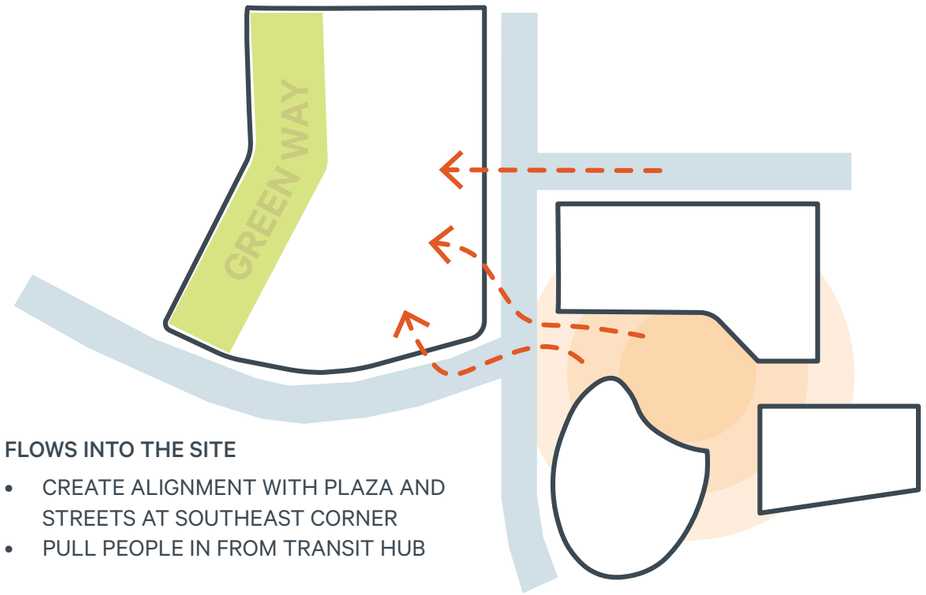
"Draft Map of Indian Villages and Landmarks, Burrard Inlet and English Bay, before the Whiteman Came", 1932
City of Vancouver Archives

Adjacent to the site is the former Brewery Creek - a stream that ran South of False Creek. The creek was a critical ecosystem for trout and salmon, and supported Indigenous communities.

By the 19th century the creek became home to local brewing companies - giving it it's name Brewery Creek. At the turn of the century, the breweries were no longer in operation and the commercial brewing ended in Brewery Creek and by 1920s the creek was infilled to provide economic opportunities in the area.

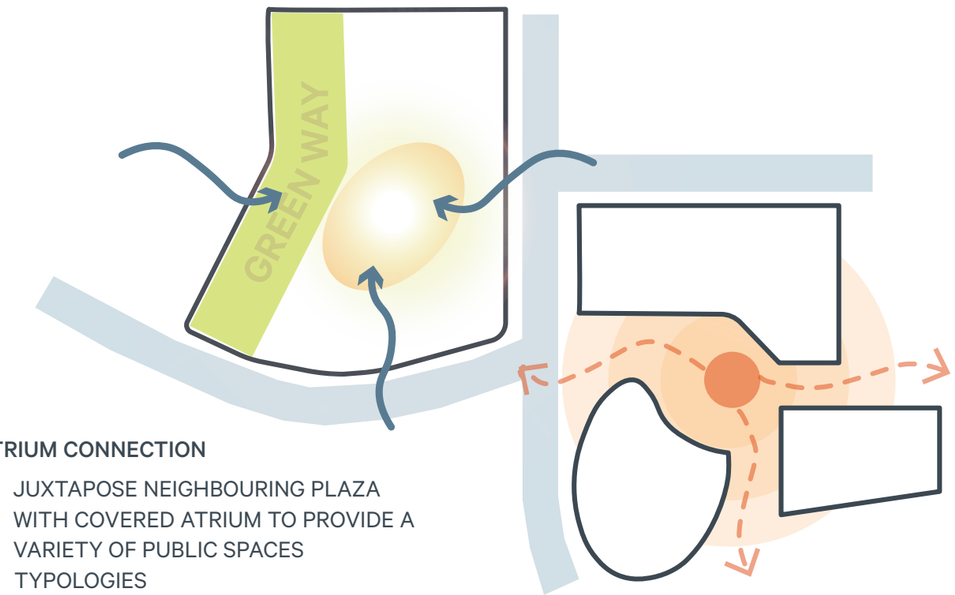
The western portion of the site is designed as a Greenway and blue green system to celebrate the former presence of the creek, and anticipate future daylighting of the stream supporting policy direction within the Broadway to acknowledge Brewery Creek in development and the public realm for its importance as a water course for the City's earliest industrial development.

## Site Response




**FLOWS INTO THE SITE**

- CREATE ALIGNMENT WITH PLAZA AND STREETS AT SOUTHEAST CORNER
- PULL PEOPLE IN FROM TRANSIT HUB



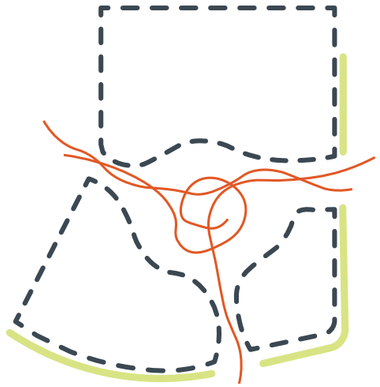

**ATRIUM CONNECTION**

- JUXTAPOSE NEIGHBOURING PLAZA WITH COVERED ATRIUM TO PROVIDE A VARIETY OF PUBLIC SPACES TYPOLOGIES

The site is positioned between two significant proposed public spaces: the GNW Emily Carr Station plaza to the east, and Brewery Creek Greenway to the west. The Greenway occupies the western portion of the project site. Each of these spaces provides a different kind of public realm experience: one transit-oriented urban plaza; the other, a linear landscape-oriented space. Between the two, the building provides a transition from one kind of space to the other by way of a third type of public space - an all-weather atrium.

This atrium helps to mediate the significant east-to-west grade change, and unites the different residential and commercial programs of the building into a shared meeting place. The combined network of public spaces then extends into the *Cultural Ribbon* concept of the Great Northern Way neighbourhood; each providing unique programming and public art opportunities and spaces to gather, eat, learn, and play.

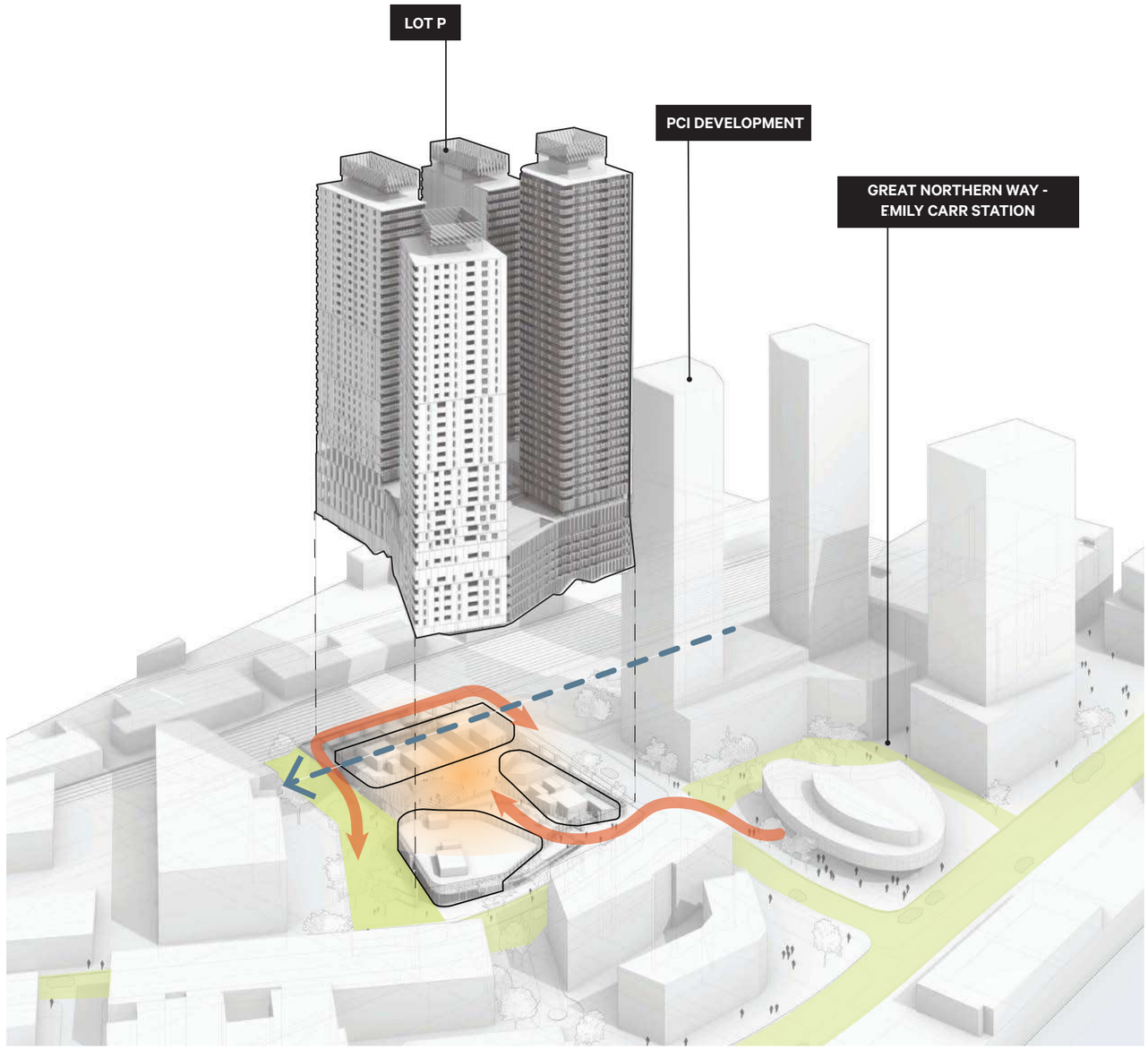
# Site Connectivity



**POROSITY + CONNECTION AT GRADE**

- ACTIVATE THE EDGES OF THE SITE
- CREATE BREAKS TO PULL PEOPLE IN

Anticipating future adjacencies and desire lines across the site, major openings, and view lines encourage connections through and beyond the site. Openings to the atrium are inset and angled towards the new GNW Emily Carr station plaza to the southeast, as a view terminus to the future alignment of East 1st Avenue and centrally aligned to the new Brewery Creek Greenway. The internal stairs, ramps, and elevator provide a means to navigate the grade change across the site and a transition space between the two major outdoor public spaces on either side of the site.
Another east-west pedestrian connection is also provided around the north edge of the site by sloping the greenway towards the north to reach the level of the railway crash-wall and views beyond, and to connect the drop off area and north lobby entrance back to the pedestrian network. The curving forms of the grade-related levels serve to encourage flow around, into, and through the public spaces of the project.



# View Cones and View Access










The project site is unencumbered by existing view cone limitations. Its position south of the False Creek Flats industrial and railway areas provide excellent access to northern views for building tenants.

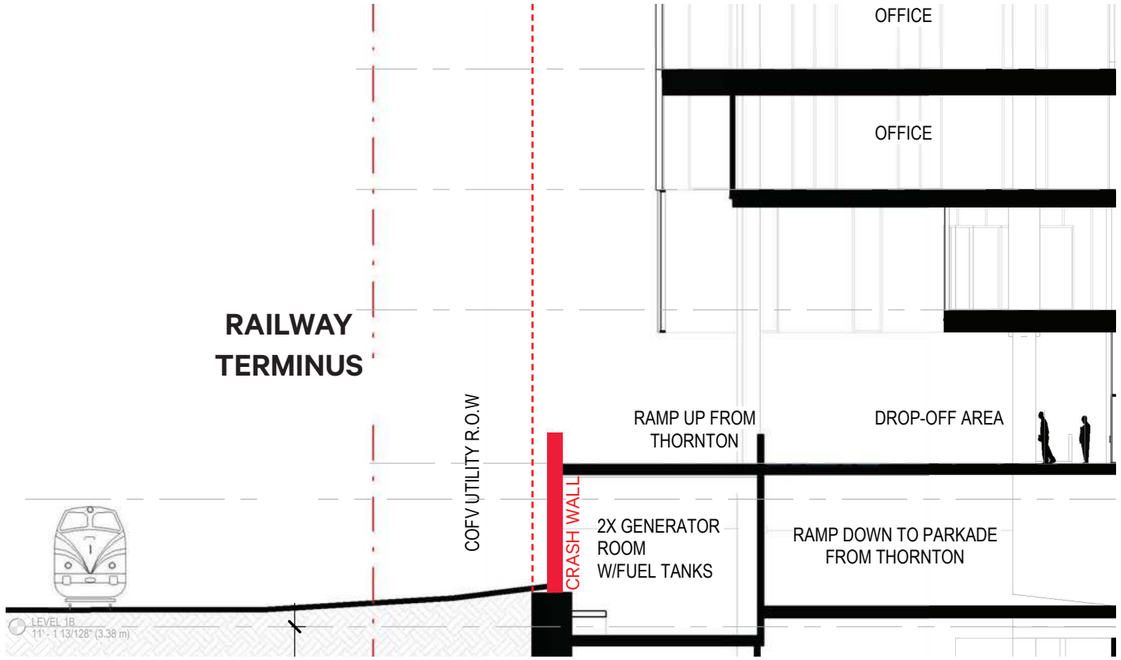
The sculptural form and clean massing of the project augment the growing Great Northern Way Campus skyline. The large gaps between tower forms and limited podium height allow views between the towers and respond to different scales of experience of the project.

The north boundary is defined by a railway crash-wall that creates a view barrier to ground level spaces and a dead end to the public Greenway on the west. The proposed landscape design slopes this area up to the top of the crash wall, level with the main atrium floor level and drop off area. This allows a viewpoint to the north and a walkable connection around the north of the site.

Key points of access are emphasized by shaping of the ground level where the soffits is raised and the plan inset to denote entrances.

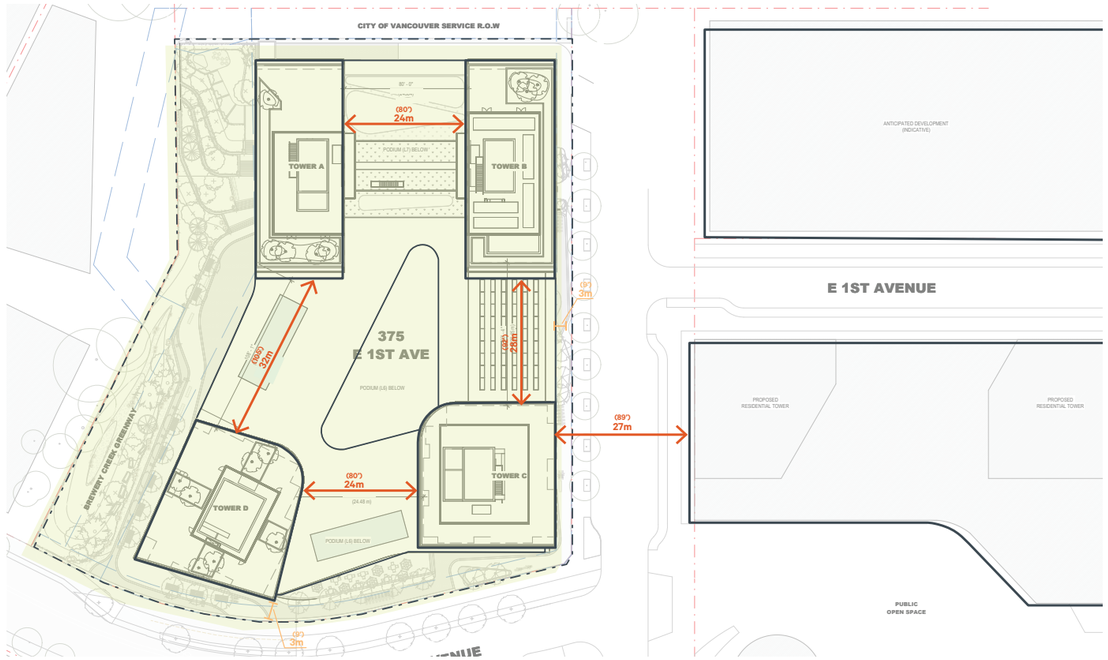
To invite access and increase view penetration to the bent linear Greenway, the south opening on East 1st Avenue is widened at the Tower lobby. This opens up the entrance point and allows more direct views down the length of the Greenway.

# Setbacks, Separations, and Adjacencies




## Development Near Rail Operations

To address risk associated with rail adjacent operations Onni Group has engaged a diverse consultant team including Entitutive Structural Engineers, BKL, and RWDI to detail best practices in rail adjacent development throughout Canada and their application to 375 East 1st Avenue. The consultant team is currently analyzing the frequency of rail operations north of the site. This process will culminate in a series of reports detailing mitigation measures and their application to the site. Once completed, these series of reports will be shared with the City of Vancouver to address any risks identified in the City response to Onni's Letter of Enquiry. At present, the development scheme incorporates a five-metre crash wall on the north side of the site along with a 25 metre setback. The use of a crash wall and setback aligns with best practice policy employed by the City of Toronto and the Federation of Canadian Municipalities "Guidelines for New Development in Proximity to Railway Operations (Guidelines)".

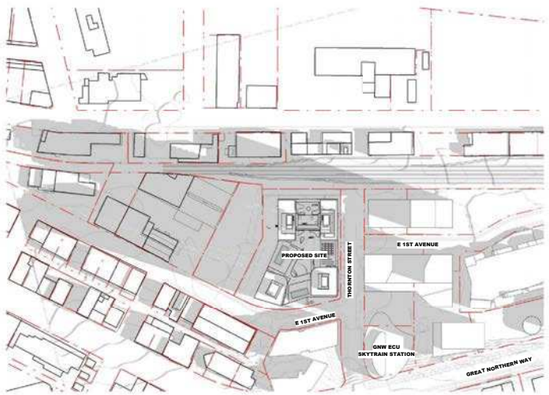



## Setbacks

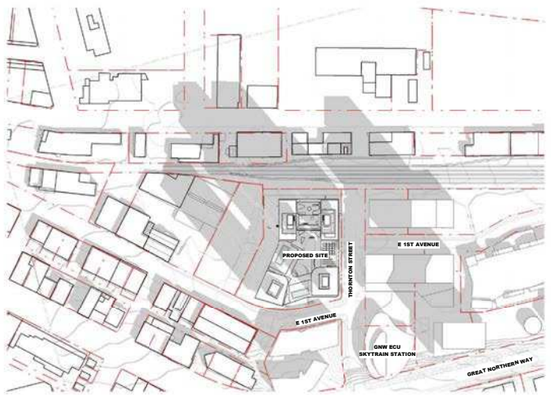
Tower placement has been arranged to maintain a minimum of 80 ft between towers. Greater distance has been created between towers in the north-south direction to allow improved daylight access to podium rooftop, outdoor amenity spaces, and atrium roof glazing.

Clearance is also maintained to adjacent proposed towers to the east.

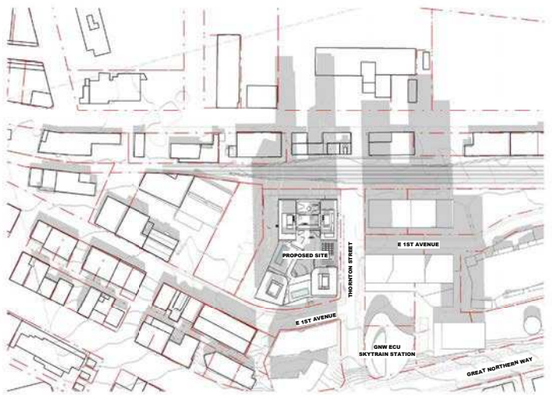
## Shadow Studies



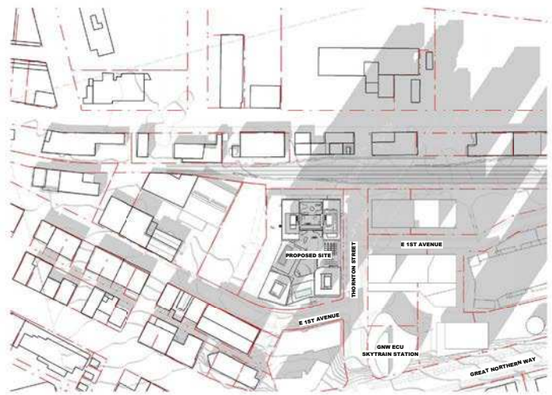

10AM March 21



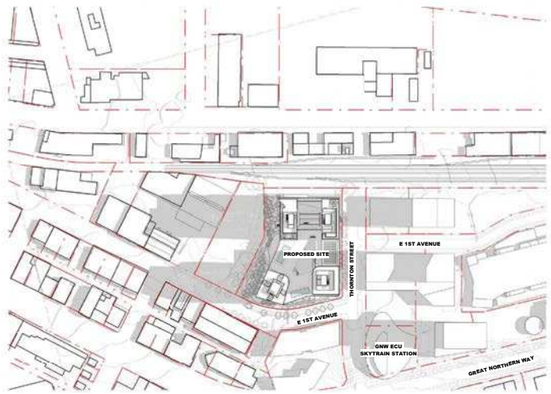

12PM March 21



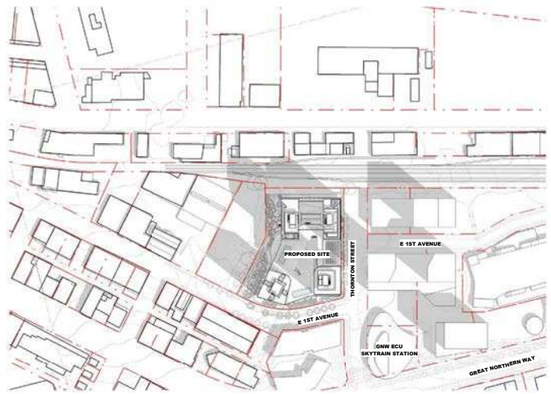

2PM March 21



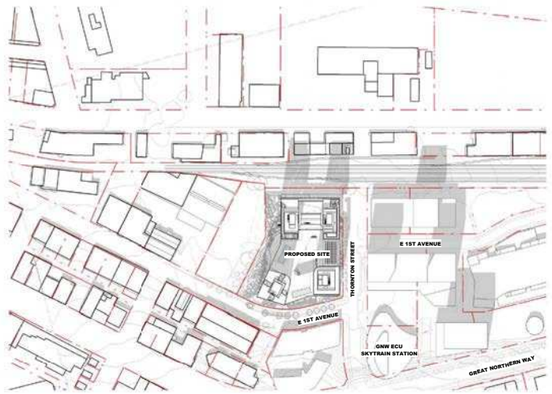

4PM March 21



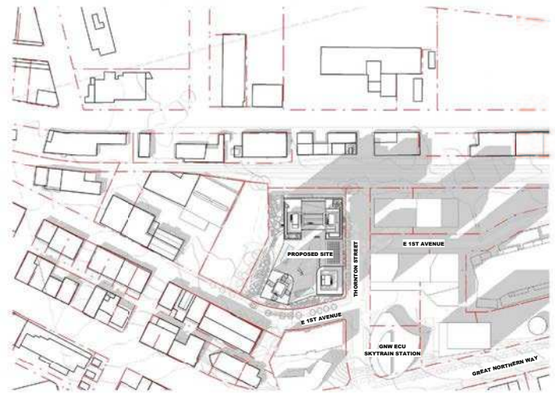

10AM June 21



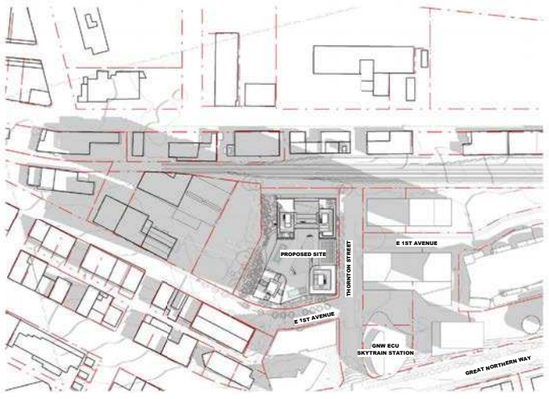

12PM June 21



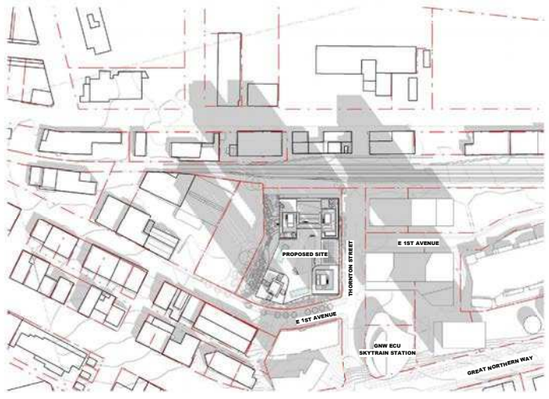

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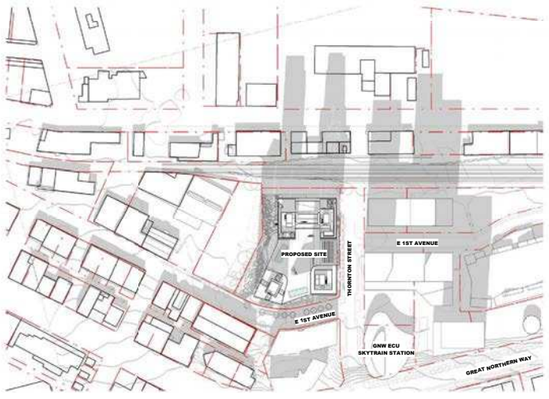

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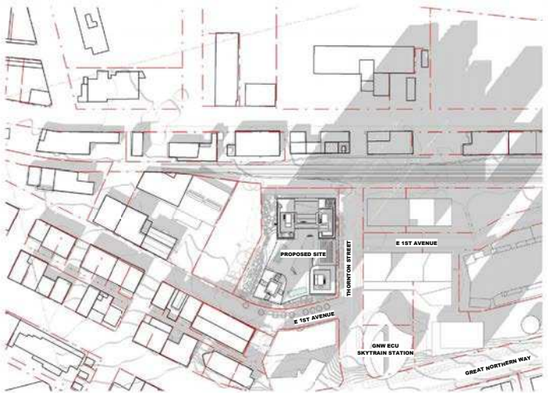

10AM September 21




12PM September 21

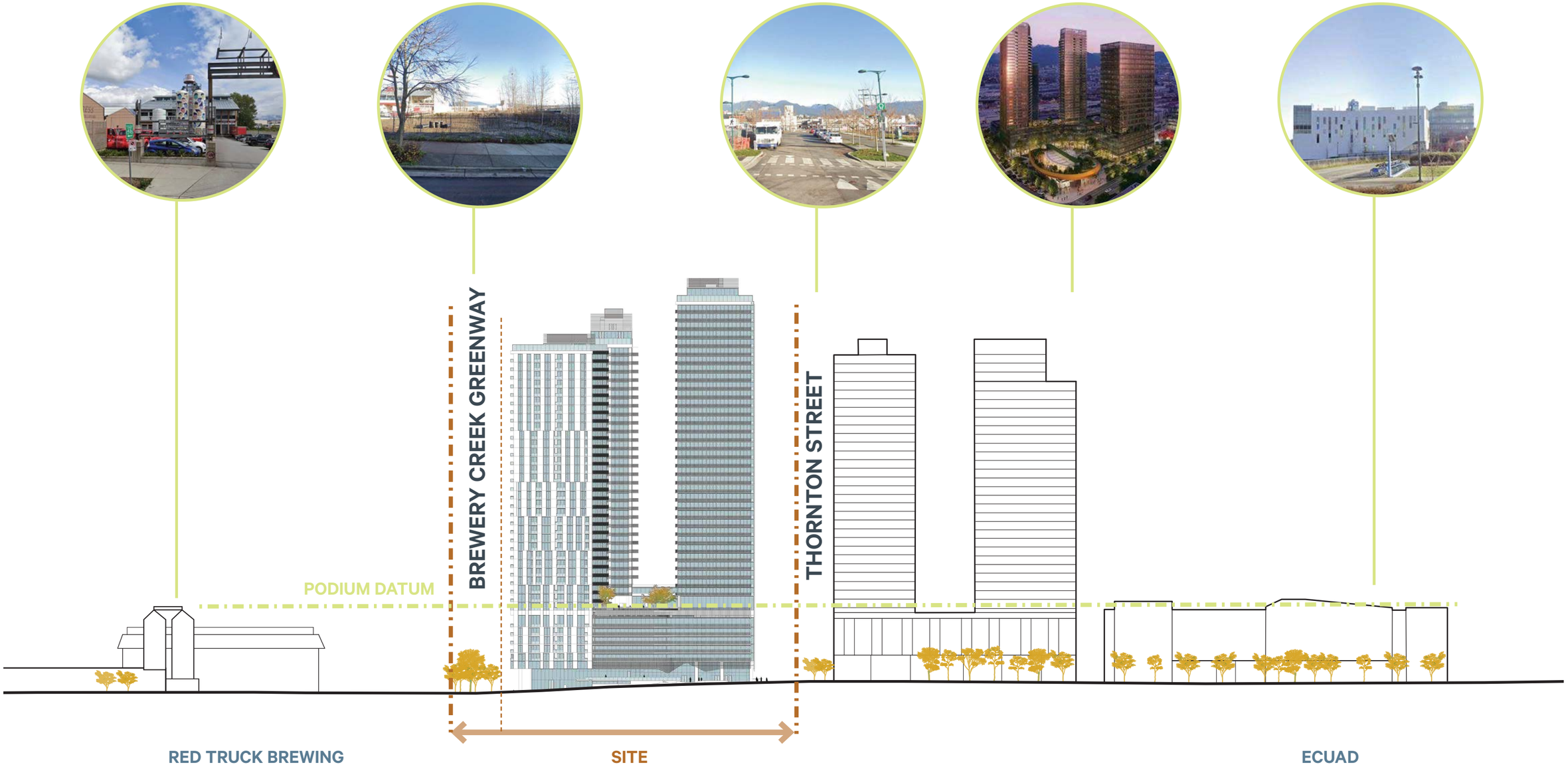



2PM September 21



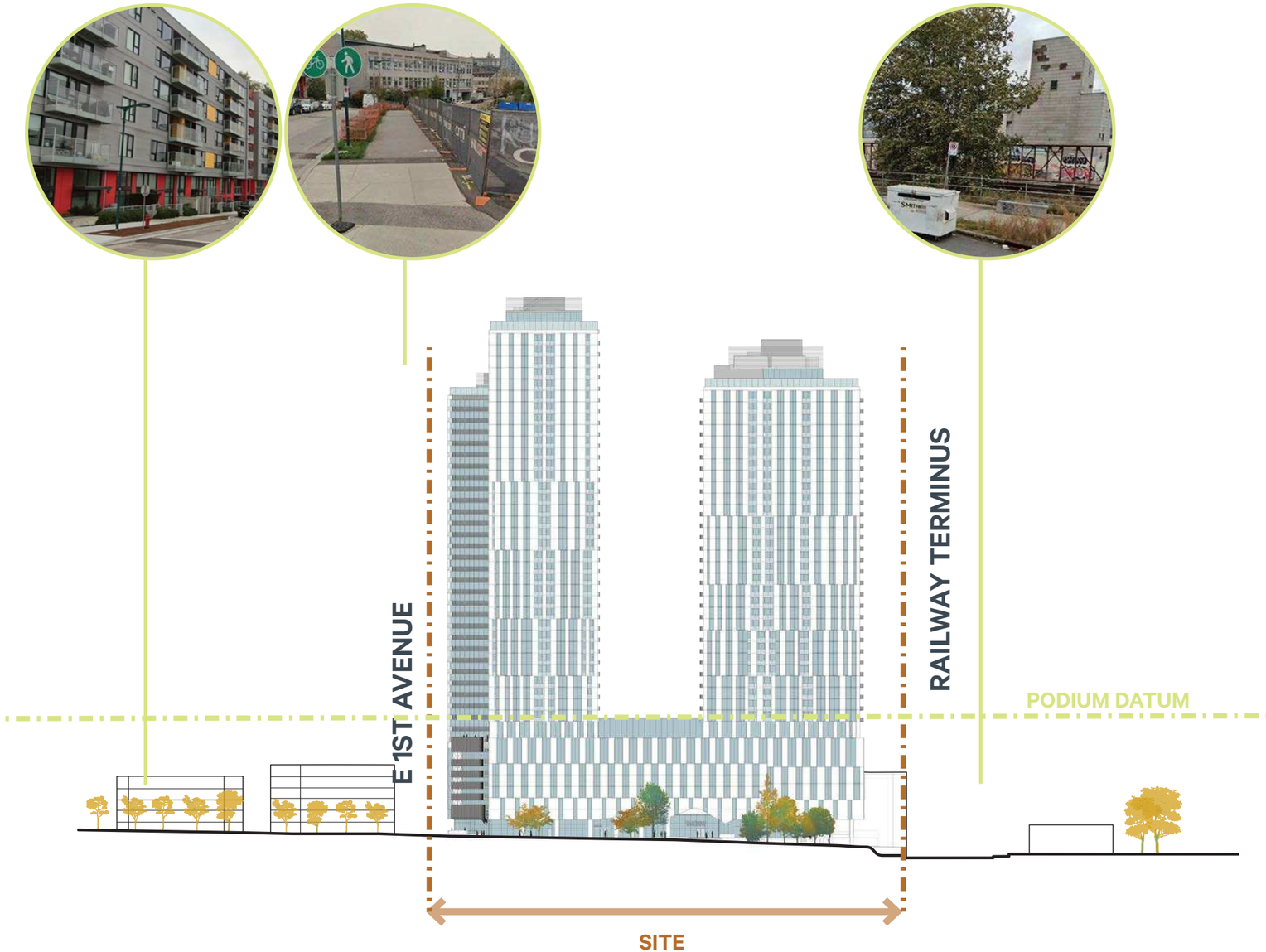

4PM September 21

## Streetscape






Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect




The streetscape is defined at two scales: the sidewalk level and the podium datum. The perimeter of the building is highly glazed, with rounded corners and widened sidewalks to provide outdoor seating and display opportunities, and to direct pedestrian movement toward entrances and around the edges of the site.

Building overhangs defined by a feature soffit further soften the street-level experience and encourage entrance, while the larger openings where the soffit is lifted, distinguish the major entries to the central atrium portal and allow views through the building and across the site.

The podium datum at the transition between the office levels and the residential towers works together with the podium of the adjacent development to the east and the existing building scale to the south and the ECUAD buildings to create a continuous streetwall condition that helps to frame the major public plaza at the Station.





# 4.0 DESIGN RATIONALE

# Architectural Concept



## Cultural Ribbon

*An idea rather than a place. The ribbon ties together the region through a shared vision for placemaking. It serves as a guide for public art installations, public performances, and any artistic intervention. A curated vision informed by the deep history and traditions of the Musqueam, Squamish, and Tsleil-Waututh First Nations*

*An area of tidal mud flats known as Skwa-chàys on the eastern shore of the waterway called Seṅáḵw was the traditional shared fishing and hunting grounds of the three nations. The mud flat's eelgrass was haven to eulachon (smelts) and herring, which nourished larger fish, birds, and mammals such as otters, seals, whales, bears, and wolves. Salmon spawned in the many streams that fed into Seṅáḵw and migrating birds inhabited the mud flats in the spring and fall. Elk and deer grazed in meadows surrounding the flats and beavers were busy in the many swamps and lakes that fed the streams. Seṅáḵw's shores also provided clams, oysters, mussels, sea asparagus, berries, mushrooms, camas, and many other plants that were harvested for food and medicine. The name Skwa-chàys - meaning "hole-in-bottom" - described the nature of the mud flats, peppered as they were with many underground springs which the Indigenous peoples believed to be gateways to the spirit world and so regarded the area as a sacred place of transformation.*

## Skwa-chàys

Early in the process, the concept for the *Cultural Ribbon* was shared with the design team. Conversations and background around the history, Indigenous mythology, and connections associated with this place were shared. The opportunities for placemaking through a connection to this deeply local context became apparent and exciting.

The position on the edge of what was once the shore of Seṅáḵw, at the mouth of Brewery Creek, was an important location for pre-colonial patterns of life. The land holds a mythical association of its formation and transformational power. The combined inspiration of the site's history, narrative, and capacity for transformation became core points of reference for the design and how it can contribute to defining the public realm and to placemaking as an integral part of the *Cultural Ribbon*.

Long ago, the land we see today was transformed by the Sínulhx̱aẏ̓ , the two-headed sea serpent. The Squamish call this land Skwa-chàys. That term translates to "underground tunnels made by the Sínulhx̱aẏ̓". These portals were used to get from one point to another, with lightning speed. The two heads each represent the dark and light sides of life, and how they can be seen as teaching us to honour these two sides that each and every one of us is capable of using in our everyday lives. These portals connect us to both the past and the



## Portals

future.
The architecture of the building is imagined as part of the land itself-a solid formation of earth and stone on the shore of Seṅáḵw that has been shaped by the flows of glaciers, creek and tidal waters, underground springs, and by the Sínulhḵaẏ̓. The resulting form of the heavier, harder-edged podium and towers is carved out in the centre and undercut by curving forms that now guide and frame the flow of people and activities through and around the landscape. As one passes through the portals of entry and pass through the central atrium portal, it is hoped that the building itself becomes an extension of the Cultural Ribbon as an expression of the site's story and as a venue to make visible that story through the space itself, and by what can be hosted within that space.

Entering the building, like being drawn into one of the portals between realms, emerging first below the glass of the atrium as though pulled below the waters of Seṅáḵw and looking up at the soffit and skylight, like seeing the underside of seagrasses and boats from below, then crossing from the higher elevation of Thornton Street and the station plaza to the lower elevation of the Greenway and its trees and landscaping on the other side, one encounters the intersecting programs of the building, the views out to the perimeter portals and beyond connecting to all sides of the site. Along the way one encounters the auditorium, artwork installations, cultural programs, and the views upwards to the sky that tell some of the story of this place and provides an engaging experience unique to here.

## Public Realm

We see the resultant public realm as a unique space within the City region, unlike any other experience. It is both immediately understandable, and also somewhat foreign. It is also fundamentally, a continuation of the emerging public realm around the station to the east, both at the ground level, and also at the floors above, where this new public area is framed by both the PCI (455-485 Great Northern Way and 1850 Thornton Street) project and this design, creating a continuous wrap of the public realm on East 1st Avenue.

# Architectural Framework



## SOLID AND VOID

The weight of the upper massing contrasts with the highly glazed and permeable ground levels. The apparent solidity balanced by the openness of the perimeter and interior.



## PORTALS

Once inside the building, a unique and uplifting spatial experience is created in the multi-level volume of the atrium. Views to the sky and all sides of the project are possible from within to without.



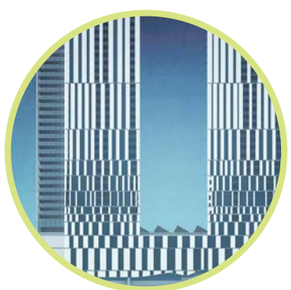
## LANDFORM

The architecture of the building is imagined as part of the land itself-a solid formation of earth and stone on the shore of Sḥáḵw that has been shaped by the flows of glaciers, creek and tidal waters, underground springs, and indeed by the Sínulhḵaẏ̓.



## WATER

Entering the building-like being drawn into one of the portals between realms-emerging first below the glass of the atrium as though pulled below the waters of Sḥáḵw and looking up at the soffit and skylight, like seeing the underside of seagrasses and boats from below.



## RHYTHM

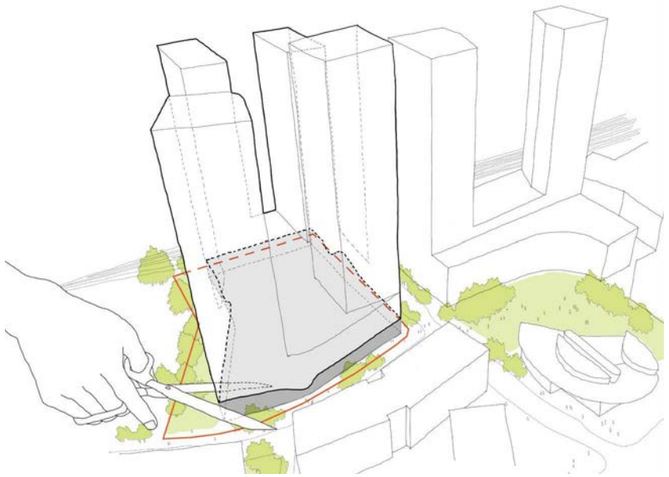
The patterned exterior unifies the varied programs and apartment stacks of the podium and towers.



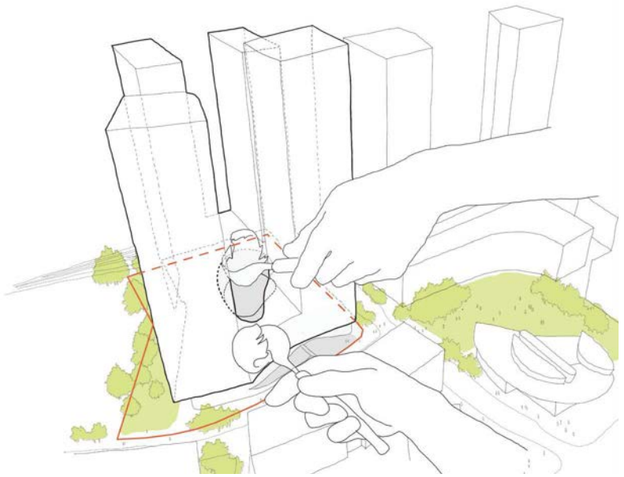
## CULTURE

All-weather, day or night, the interior space augments the exterior public spaces as new venues for public art, performances, gathering, and participating in and making visible, the culture of this place.

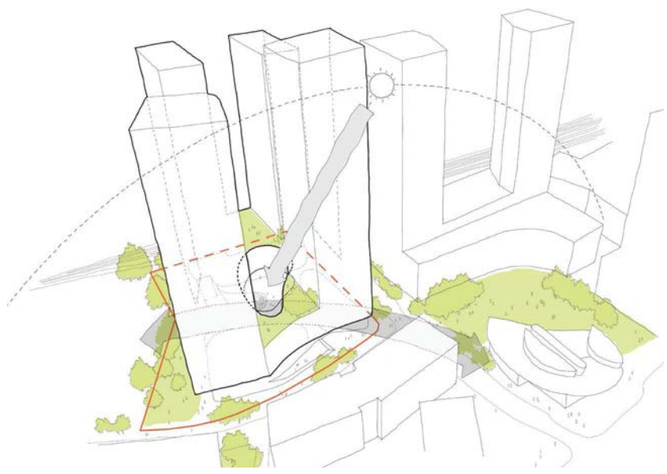
# Architectural Massing



Cut away massing from the ground plane and lift it up to establish a variety of seamless pathways through the site, fostering connectivity with neighbouring sites and thus encouraging community ties.



Scooping a portion of the podium away to create a portal that allows streams of sunlight to cascade through and illuminate the diverse floor levels and ground plane below. This imbues the atrium with a distinctive ambiance that varies throughout the day, fostering connections among public and private users.



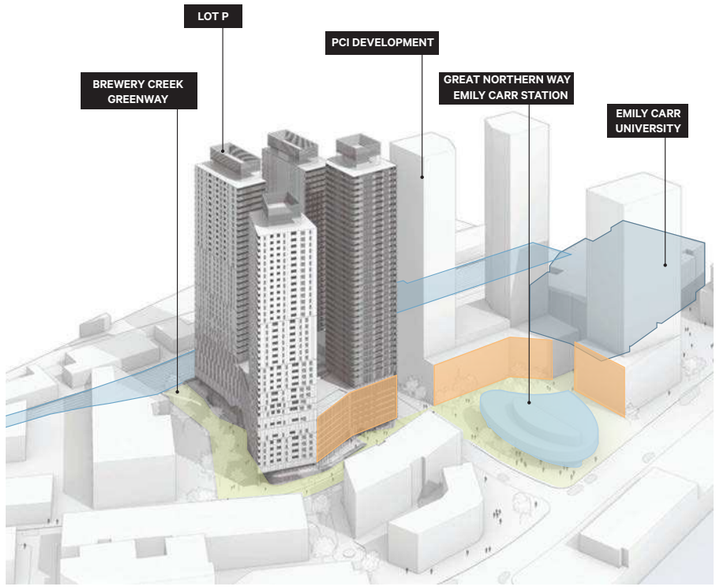
Tower configurations allows daylight into the centre of block and maintains view between and outside of the site.
The podium establishes active urban edges, framing and activating the streets and large public spaces of the Station Plaza, and the Greenway.

The massing is pushed in at the north and east faces to allow more pedestrian room along Brewery Creek Greenway and create an urban wall that flows and directs traffic from the Great Northern Way-Emily Carr SkyTrain station.

The podium spans across the site to connect all towers to a common amenity space. Large entry portals, views across the ground floors, and an engaging indoor topography invite entrance and transit as much as staying.

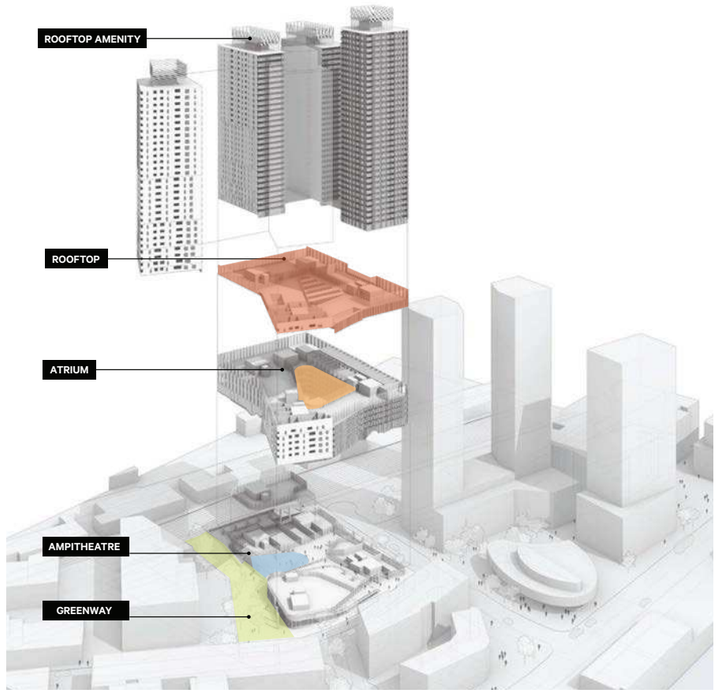
The podium's mix of commercial, office, and dwelling uses establishes a distinctly urban character to the proposal that is expressed above the ground in a skyline of towers of varied shape in conversation with downtown beyond, and the emergent vertical character of the other Station Centres of the Broadway Plan.

# Architectural Expression




## 01 RESPONSE TO UNIQUE SITE

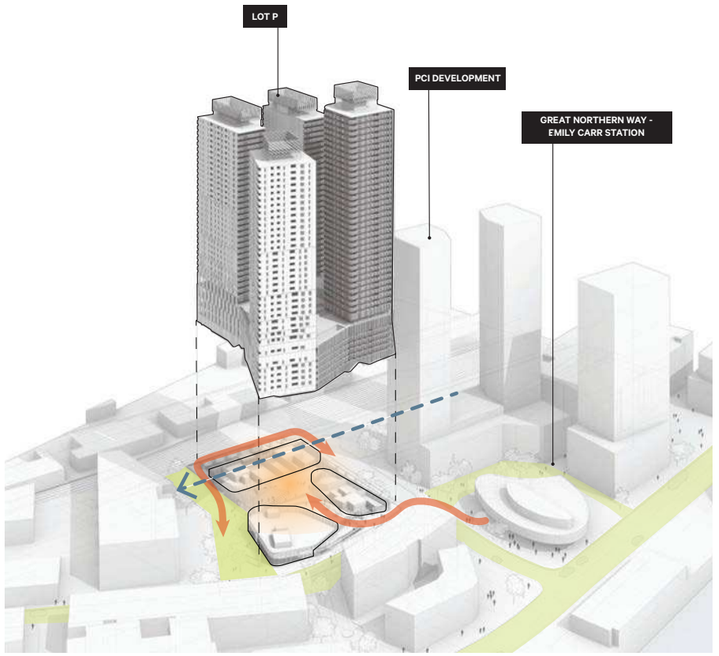
This project will not be alone at the western edge of the GNW campus; the imminent completion of the subway station with its accompanying plaza and mixed-use development immediately east of the site will together create a hub of employment and dwelling opportunities supported by transit and a host of commercial, public space, and cultural amenities. The positioning and sculpting of the built forms on Lot P - particularly in ground and podium levels frame and support the larger public spaces and create the backdrop to the activities at grade.




## 02 FEATURES

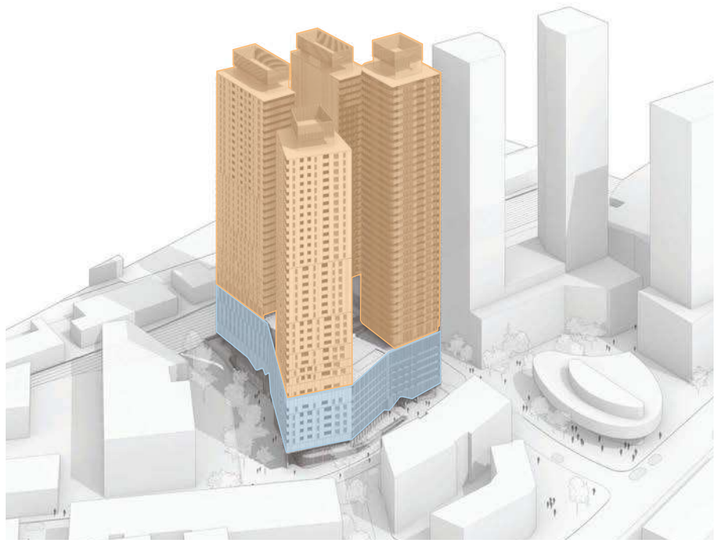
Significant features include:

- Brewery Creek Greenway
- Interior atrium with amphitheatre stair with spill out onto the greenway
- Central daylit atrium to link all uses around a shared heart
- Rooftop amenity decks a top of podium and towers




## 03 CONNECTIVITY AT GRADE

Anticipating future adjacencies across the site, major openings and view lines encourage connections through and beyond the site. Opening to the atrium are inset and angled towards the new GNW Emily Carr station plaza to the southeast, as a view terminus to the future alignment of East 1st Avenue and centrally aligned to the new Brewery Creek Greenway. The internal stairs, ramps, and elevator provide a means to navigate the grade changes across the site and a transition space between the two major outdoor public spaces on either side of the site.
Another east-west pedestrian connection is also provided around the north edge of the site by sloping the greenway towards the north to reach the level of the railway crash-wall and views beyond, and to connect north lobby entrances.
The curving forms of the grade-related levels serve to encourage flow around, into, and through the publicly accessed spaces of the project.



## 04 PODIUM + TOWER MASSING

A straightforward vertical arrangement of uses helps to locate each program in its optimal location on site:

- Parking and loading remain below grade.
- Two ground-oriented levels mediate the sloping site and create active edges around all 4 sides of the project and another interior space within the ground level of the atrium that joins the residential, commercial, hotel, and office uses in a shared meeting space that is accessible to the public in all seasons.




## 05 PORTALS + OTHER REALMS

To tie the architecture to its place and the unique cultural context of this site, the concept of ‘portals’ informs the way the public space and massing are organized. Each main entrance becomes a portal that brings the visitor from one realm to the next; from the urban transit plaza to the east into the interior realm, allowing a transition to the green landscape-oriented public space to the west. The vertical opening within the centre of the podium that forms the atrium serves daylight and weather protection functions, but also becomes a vertical portal-one that draws the eye up to the realm of the sky both day and night.

The carving away or erosion of the ground levels and the central atrium are imagined like the tunneling and shaping created by water against land over time, by the natural springs or indeed by the mythological origins of Skwa-chàys (meaning “hole-in-bottom”). The visitor is drawn into the portal, as through beneath False Creek and looks up below the water at the roof structure reminiscent of boats on the surface of the water above.



## 06 TEXTURE + MASSING

While a strong outer edge of the upper floors is proposed to define the mass and to contrast with the porous ground level, the inner faces of the towers are defined by softer, curved geometries and finer grained articulation reflective to the residential uses.

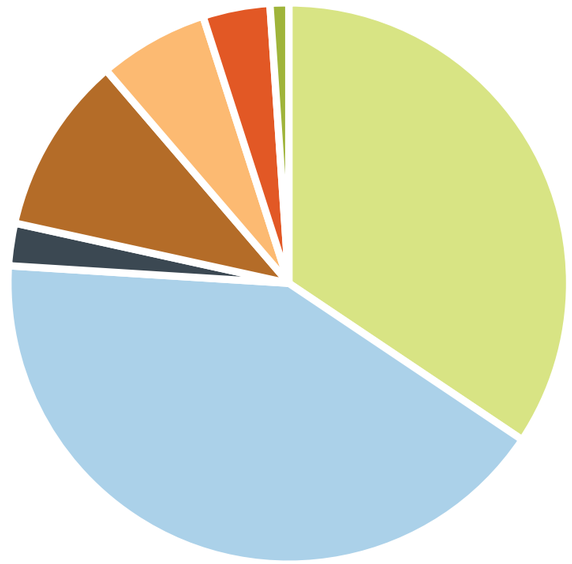
Primary entrances to the atrium are expressed by raising the soffit and expressing clean entrance portals.

While further design development is anticipated through the development permit stage, the essential intent of the facade treatment is to maintain an appropriately limited window to wall ratio, where the wall portion is a well-insulated panel that allows more options for classing materials than typical window-wall system. The design intent is to create the impression of a landform eroded around its base by the waters of False Creek. The varied lengths of the solid panels help to break down the vertical scale and harmonize the differing floor heights and interior programs.

# Project Data Summary

34% RESIDENTIAL MARKET RENTAL
42% RESIDENTIAL STRATA LIVE-WORK
2% ARTIST HOUSING
10% HOTEL
6% OFFICE
4% COMMERCIAL
1% CITY (ART PRODUCTION SPACE)

**1,156** TOTAL RESIDENTIAL UNITS
**225** TOTAL HOTEL UNITS



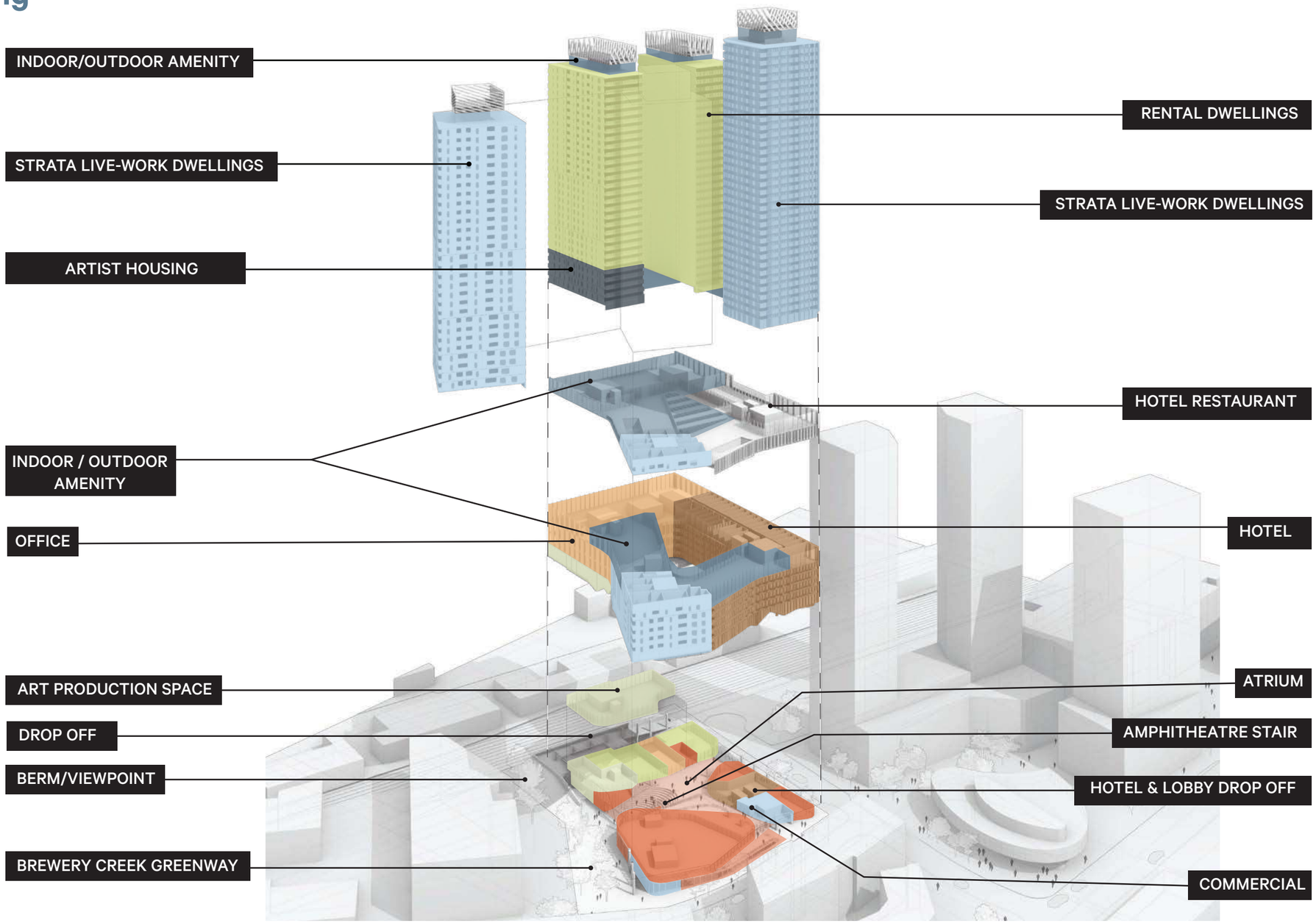
## PROJECT DATA SUMMARY

| | RESIDENTIAL RENTAL | RESIDENTIAL STRATA LIVE-WORK | ARTIST HOUSING | HOTEL | OFFICE | COMMERCIAL | CITY | TOTAL |
|---|---|---|---|---|---|---|---|---|
| PROGRAM (% of total floor area) | 34% | 42% | 2% | 10% | 6% | 4% | 1% | **100%** |
| NET FLOOR AREA (SF) | 408,621 | 494,349 | 29,319 | 122,142 | 74,867 | 46,216 | 12,681 | **1,188,195** |
| # UNITS | 485 | 639 | 32 | 225 | - | - | - | **1156 RESIDENTIAL 225 HOTEL** |
| # FAMILY UNITS | 162 | 237 | 12 | - | - | - | - | **411 UNITS** |
| % FAMILY UNITS | 33% | 37% | 38% | - | - | - | - | **35.60%** |



onni group
Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect

# Programming



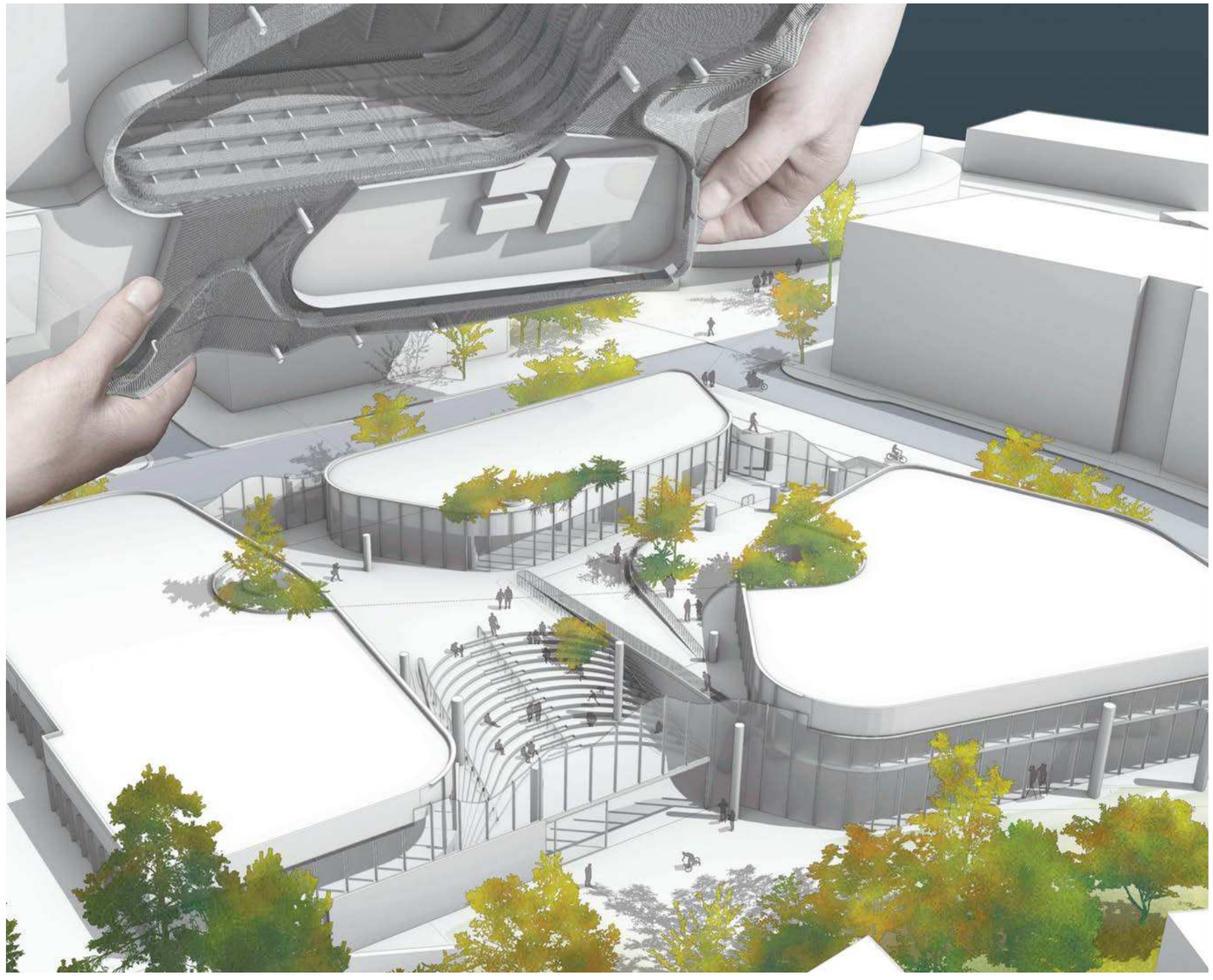
# Public Realm

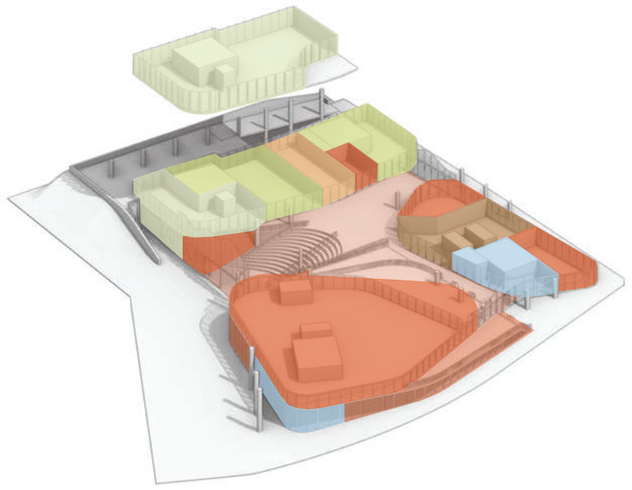
The proposal focuses on activating those frontages that are visible and accessible from the public streets and right of ways rather than creating additional internal frontages that are hidden from view and difficult to activate and maintain safety and oversight at all times of the day and year. Instead, the outer edges and corners of the site are populated with retail frontage, lobby entries, patio spaces, and larger entry portals to the semi-public central atrium. The atrium itself creates another kind of public space that is usable in all seasons and offers new programming and public art opportunities at different times of the day. The atrium becomes a new all-weather community hub for this emerging neighbourhood. A place where adjacent art and education activities can spill into the mix with visitors by train and locals alike.

The perimeter commercial units have both street and atrium access and can utilize both the widened exterior sidewalks and the interior atrium floorspace. The atrium becomes an extension of the lobbies, commercial spaces, and the greenway. It connects between the different topographical levels of the site and connects the different programs in plan and section - the office spaces above have views into the atrium - their open access corridors and elevator landings becoming social spaces for the workspace that engages with the atrium below.

The hotel and residential lobbies, and CRU spaces open into the atrium where its auditorium stair and seating areas provide a new kind of public space for the campus that complements the outdoor public spaces of the subway station and the greenway.

Sidewalk widening and commercial frontages, lobby access points and atrium entrance portals define the perimeter of the project. In response to the significant grade change along East 1st Avenue, a large entry portal, a patio platform, and stepped planting is proposed to mediate between the interior elevations and the sloped sidewalk. The two corners are wrapped by glazed commercial space and the tower D lobby. The large first floor commercial space has its main entrance from the greenway, where another large portal to the atrium is opened and the auditorium stair and public elevators provides the transition from the greenway up to Thorton Street.









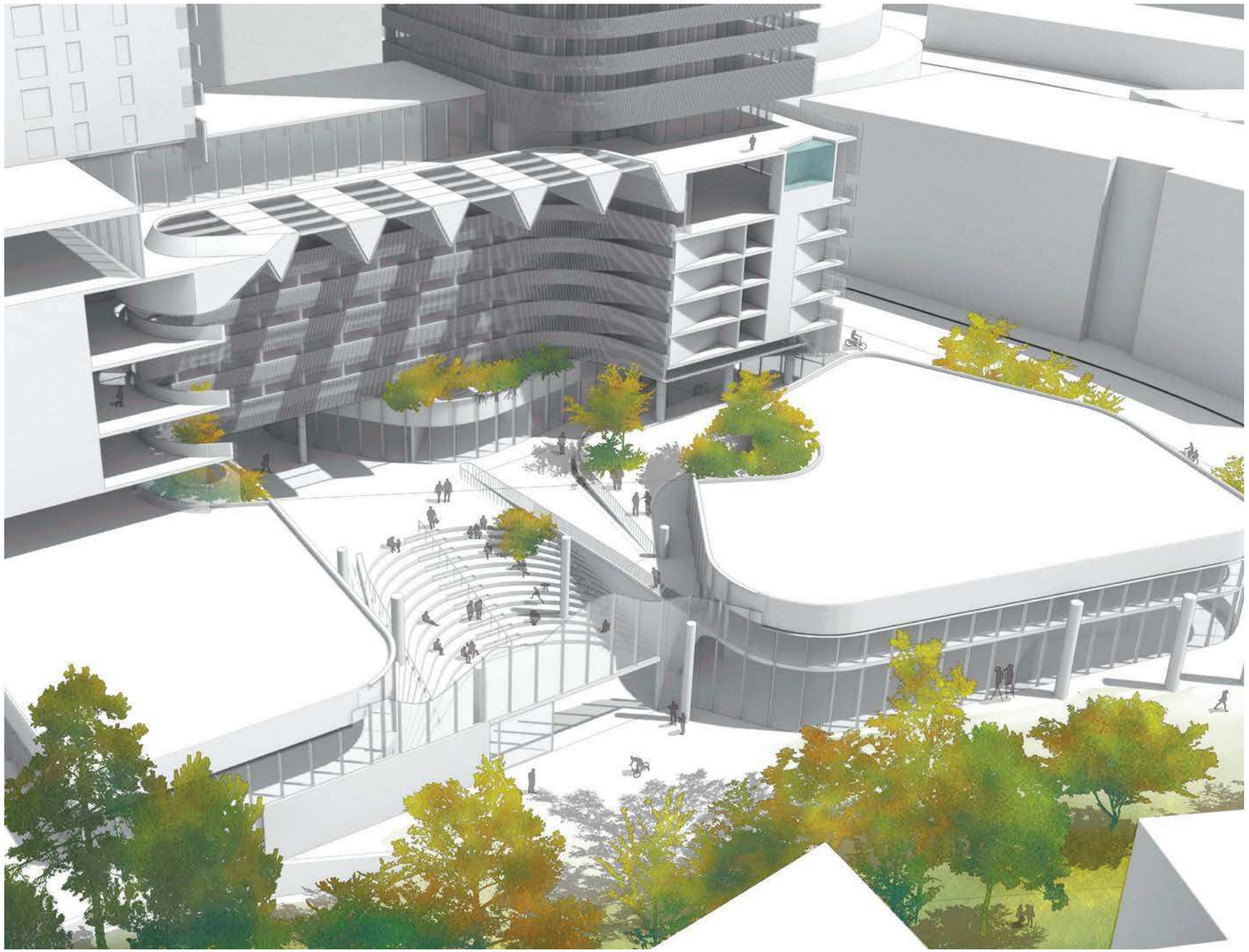
The auditorium stair (along with an accessible elevator) allow the atrium to mediate between the very different grade levels around the building while also creating a unique venue within the Creative District. Facing the western greenway, the foot of the stair opens out to the exterior plaza space and large trees of the greenway. As a place to sit, meet, view performances, lectures or as a venue for public art, the atrium auditorium becomes a versatile indoor/outdoor all-season venue for many programming possibilities.

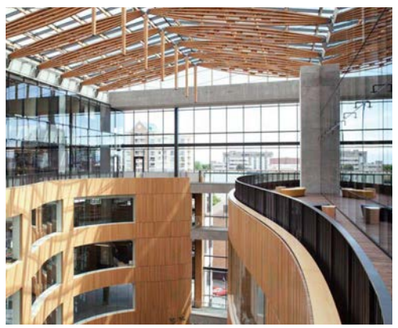
The central nature of the atrium, overlooked by the office corridors above and framed on all sides by the inner faces of the hotel and residential lobbies and by the dual-frontage commercial units, the atrium extends the public realm into the depth of the site.

# Atrium

To tie the architecture to its place and the unique cultural context of this site, the concept of ‘portals’ informs the way the public space and massing are organized. Each main entrance becomes a portal that brings the visitor from one realm to the next: from the urban transit plaza to the east into the interior realm, allowing a transition to the green landscape-oriented public space to the west. The vertical opening within the centre of the podium that forms the atrium serves daylight and weather protection functions, but also becomes a vertical portal - one that draws the eye up to the realm of the sky both day and night.

The carving away or erosion of the ground levels and the central atrium are imagined like the tunneling and shaping created by water against land over time, by the natural springs or indeed by the mythological origins of Skwa-chàys (meaning “hole-in-bottom”). The visitor is drawn into the portal, as though beneath False Creek and looks up below the water at the roof structure reminiscent of boats on the surface of the water above. This concept of the portal is drawn from the Indigenous mythology associated with this location and becomes a theme of the project, where the visitor is drawn into a portal to another realm, and encounters another kind of space and hopefully learns or is transformed by the experience. The atrium as a potential venue for public art, sharing of stories, and cultural exchange is central to the configuration and expression of the proposal.

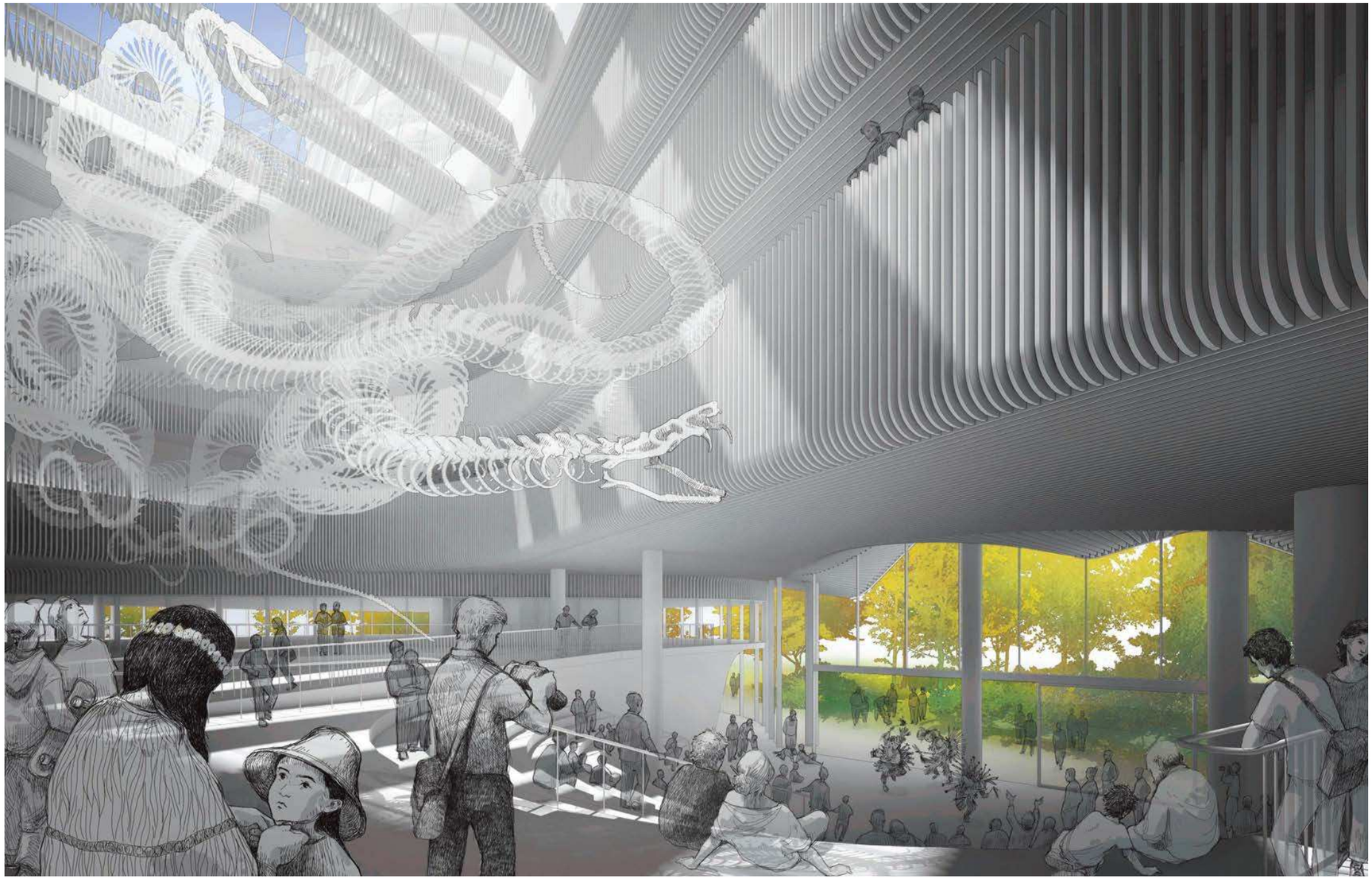




800 Yates St., Victoria



UBC Student Nest

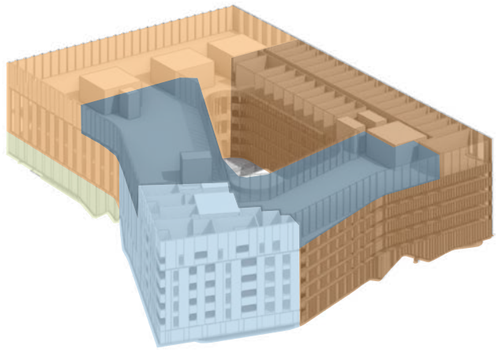








# Podium



The introduction of a podium element linking the 4 towers allows for a clear articulation of a public-oriented ground storey addressing all sides of the development, with significant sidewalk widenings and spill out spaces for the commercial uses defining the ground levels. The mid-levels of the podium have higher floor heights and surround the atrium to provide the workspaces with improved daylighting and flexibility. The podium also provides a larger roof area that can be given over to shared outdoor amenity space for the 4 towers.

The podium contains vertical circulation for the office uses, separate from the residential programs and also contains amenity facilities for both residential tenants and office workers.

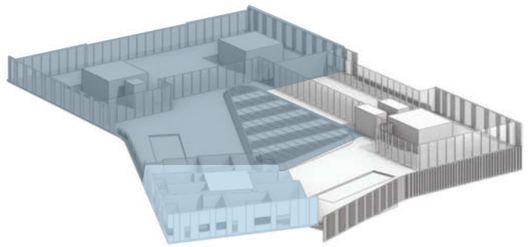
While a strong outer edge of the upper floors is proposed to define the mass and to contrast with the porous ground level, the inner faces of the towers are defined by softer, curved geometries and finer grained articulation reflective to the residential uses.

Primary entrances to the atrium are expressed by raising the soffit and expressing a clear entrance portal. Three axes of approach are provided with these larger entrances - from the station to the southeast, from the future East 1st Avenue alignment and from the west greenway. These larger portals provide visual signal and views through the project to invite entrance.





## Rooftop Amenity



The rooftop created by the linking of the towers across the podium roof and around the atrium allows for a large contiguous amenity rooftop that can be shared by all the residential and hotel users at this level. Larger outdoor amenity features like an outdoor swimming pool, garden plots, children's play, and a range of active and social spaces can be located adjacent to indoor amenity spaces at this level.



## Housing

RESIDENTIAL - SECURED MARKET RENTAL
485 UNITS

RESIDENTIAL - STRATA
639 UNITS

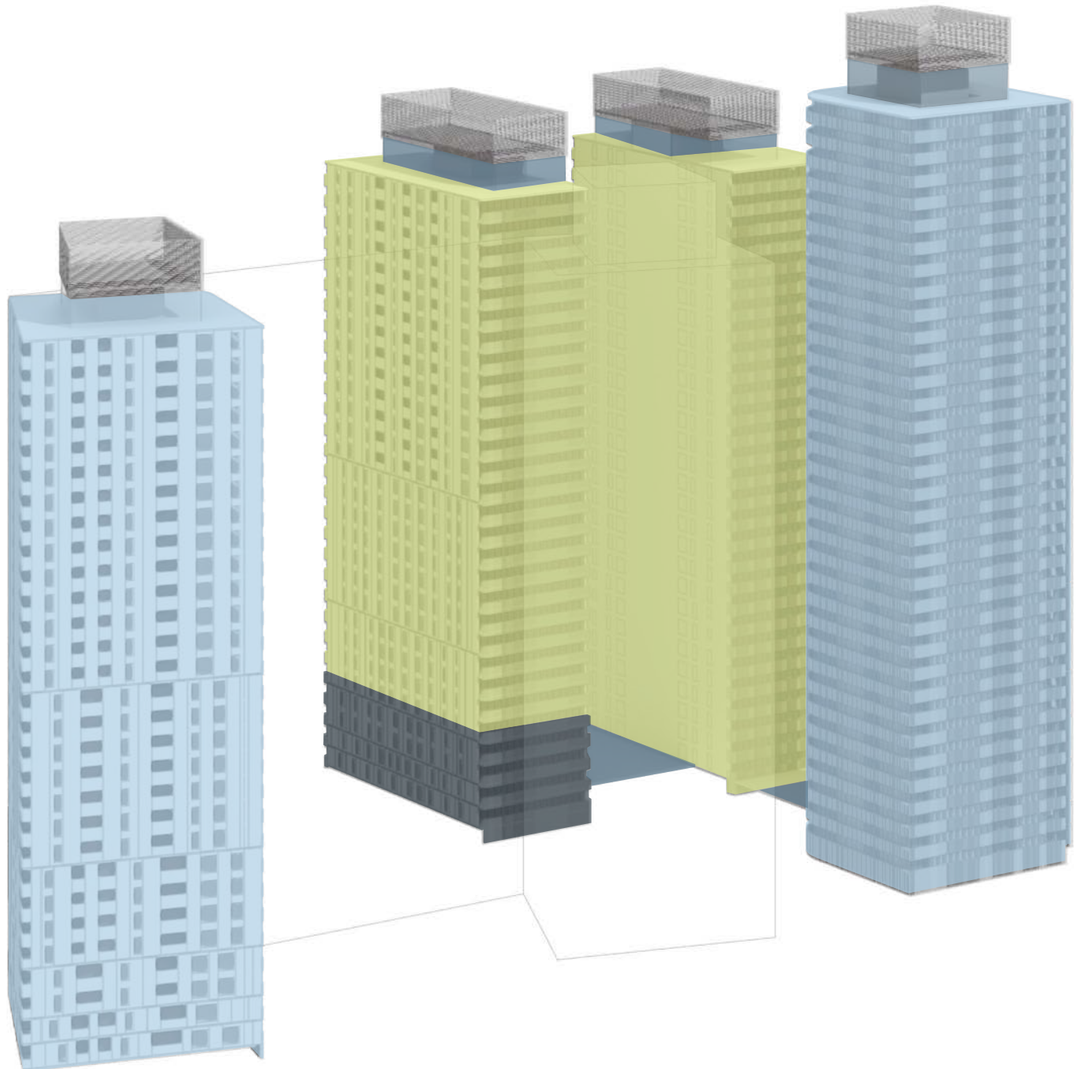
ARTIST HOUSING
32 UNITS

HOTEL
225 UNITS

A range of housing tenures including secured market rental, artist housing and strata live-work dwellings are also complemented by hotel use within the same towers. Amenities located in the podium and the rooftop serve these uses.

The tower forms are shaped and shifted on the podium to optimize view access and tower separation distances to allow views between and daylight into the rooftop areas.

A range of dwelling sizes and configurations provides flexibility for diverse users and all dwellings are provided with private outdoor balconies or roof decks.



# Greenway

The design of the Brewery Creek Greenway presents an opportunity for a significant public open space that can support a variety of programmatic opportunities, an increase in urban tree canopy, permeable surfaces, and stormwater infiltration. It is envisioned as a multi-function public urban space that contrasts with the transit-oriented plaza to the east by incorporating a more landscape-oriented character with some hard-surface areas to host food market functions and extend the interior atrium auditorium out into the landscape. The widened opening of the south end of the greenway and the gradual berm of the north end, draws views and visitors into the space without creating a dead-end condition - instead culminating in a viewpoint that connects around the north edge of the project at the residential and office lobbies.

The western edge includes significant and detailed natural and paved plaza spaces to provide both ecological and wildlife space, and urban functionality. Generous plantings throughout support important sustainable goals, moving towards a design style that has better integration between natural and urban systems. These forms are repeated at upper levels, establishing large planting areas to provide lush natural systems that support the building amenity spaces.

A wide variety of programming has been added into the landscape design. This programming will continue to evolve as the client refines their target market expectations, and we adjust to suit those target markets appropriately. Playful elements that encourage interaction in the landscape along the edge of the main plaza have been included. Natural elements such as stone, logs, and native plantings are now an important part of the plans and will continue to be integrated throughout the project designs and detailing.  Access and infrastructure to support a community food market are included in the concept along with edible landscape elements, drought resistant planting and native species that are adaptive to climate change.

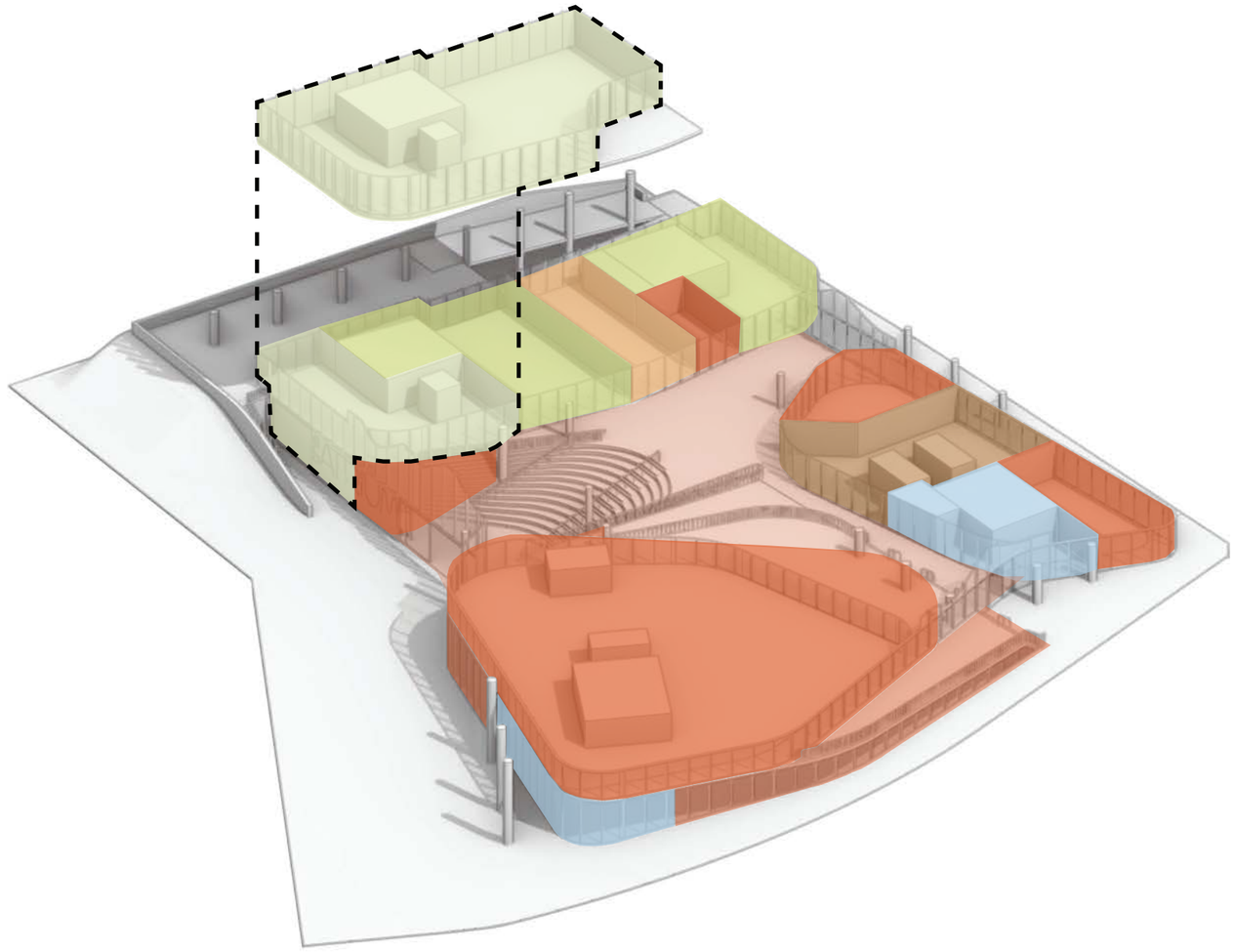
Slopes and permeability paving are being used to direct water into the planted areas, including sloping the plaza towards the West edge greenspace. The entry to the west edge plaza is further refined in design to create a public node that supports the tower lobby entrance and the retail frontage.



# Art Production Space

An art production space will be incorporated to serve local artists and creators. Neighboring Emily Carr University of Art and Design, the space will support artist with tenancy and production areas. It will be 12,000 sf and connected to 4 floors of affordable rental housing.

This shared artist production space will have an entrance on the ground level connecting to the atrium, and it will have direct access to the outdoors and flow into the greenway. Two levels of the art production space will be connected by an interior stair. An elevator will connect this space with City of Vancouver housing above, uniting the two elements.





Mount Pleasant Artist Housing



Artist Live/Work Housing

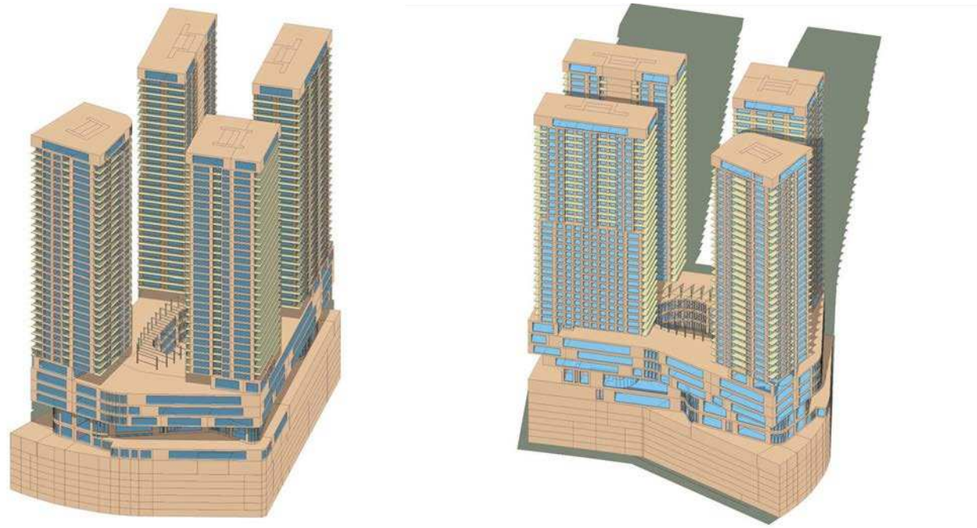
# Sustainability

Lot P is classified as a sustainable large development and will comply with requirements outlined by the “Sustainable Large Developments Bulletin – 2023” and the “Rezoning Policy for Sustainable Large Developments – 2024”.

This project will incorporate sustainable site design elements such as drought resistant planting and native species that are adaptive to climate change. The current site does not have a significant established habitat or biodiversity presence due to its proximity to the rail corridor. Some strategies to improve the current landscape involve the re-establishment of natural plantings in the western edge, in addition to pollinator plants to increase biodiversity. This project will consider sustainable food strategies such as community gardens, community food markets, and edible landscaping to increase social engagement in the Mount Pleasant Creative District. A community food market provides several benefits in building a healthy and vibrant neighbourhood. Access to fresh, seasonal foods not only promotes affordable food options for employees and residents, but also allows small scale vendors to increase their business and build community.
This project promotes sustainable transportation and reduces occupant reliance on private automobiles in accordance with the “Transportation 2040 Plan”. Occupants will have access to several bike lanes, accessible pedestrian walkways in addition to rapid transit by SkyTrain. A Transportation Demand Management (TDM) Plan will be provided as per the Parking Bylaw.

This site will implement an integrated water approach to achieve a total water balance. The site will target 20% reduction for indoor potable water use and a 50% reduction for outdoor potable water use. The site will achieve water balance requirements by installing low-flow water fixtures, smart irrigation systems, and drought resistant plantings. The site will adopt a zero waste management plan to achieve the City of Vancouver’s “Zero Waste 2040” target by fostering waste reduction, increasing diversion through re-use, composting, recycling, and reducing GHGI emissions in the design and operation of the proposed development’s solid waste systems.

From a human systems perspective, this project will target affordable housing objectives in accordance with the “Community Amenity Contributions Policy – 2024”, “Rental Incentives Programs Bulletin – 2024” and future collaboration with the City of Vancouver. This project will also be designed to the City of Vancouver’s Green Buildings Policy for Rezoning – July 2023. The project’s building energy systems will be designed to achieve low operational carbon emissions limits. The project is connecting to the City’s False Creek Neighbourhood Energy Utility System. The building incorporates high performance building envelope and heat recovery technologies to further reduce energy demand. This project encourages climate resilient design features in compliance with the VBBL. Some design options include drought resistant planting to account for warmer summer temperatures and extreme heat events. Additional racking space for carbon filters and higher MERV filters are design options to improve indoor air quality from wildfire and traffic related air pollution. Appropriate safety measures for rail-related hazards are designed in accordance with industry-wide best practices. Lastly, an embodied carbon assessment will guide the structural and building envelope design to meet the embodied carbon targets.



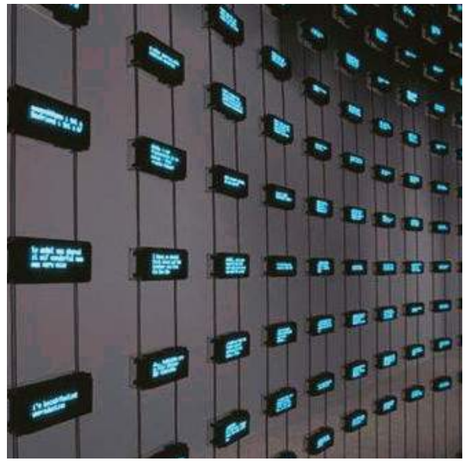
Lot P Rendering using IES Model Geometry

# Public Art

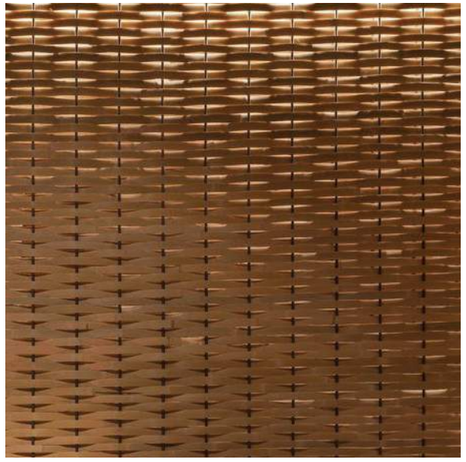
375 East 1st Avenues' Public Art Strategy is being developed in collaboration with the design team, the project's public art consultant, Ballard Fine Art, and hereditary Squamish First Nation Chief, Ian Campbell. The applicant team is inspired by the City's desire for a *Cultural Ribbon* through the Great Northern Way corridor, and is exploring strategies to recognize and celebrate the heritage and cultural significance of the local Coast Salish Nations. The team is drawing inspiration from Skwa-chàys, (False Creek) a sacred place of transformation for the Host Nations. The term Skwa-chàys translates to "underground tunnels made by the Sinulhkay", the two-headed sea serpent. In Squamish mythology, these tunnels or portals were used to travel from one point to another and could connect to different realms, the past and the future.

The mythological and cultural significance of the area serves as a guide for the public art installations. A curated vision informed by the deep history and traditions of the Musqueam, Squamish and Tsleil-Waututh First Nations. These installations will enhance and energize the site's public space and support the creation of a dynamic urban environment.















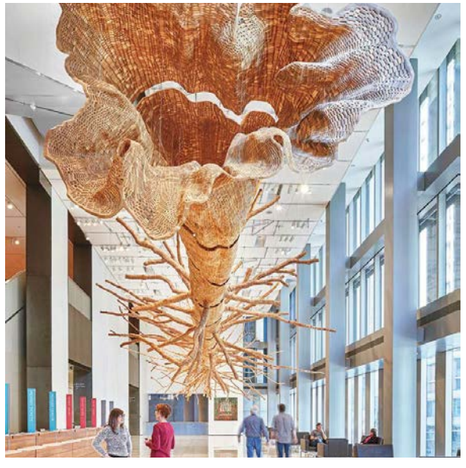
David Stoyko
Landscape Architect

West of the site are exciting opportunities for iconic pieces of public artwork, with direct sightlines from the major throughway of Great Northern Way, as well as the connecting streets of Thornton Avenue, and the former Brewery Creek. Public art in these locations will possess unique placemaking qualities and provide a vibrant historical and cultural narrative dedicated to mythological and cultural history of the Host Nations. The atrium's accessible and visible profile allows for a variety of encounters by bike and foot traffic, creating a multitude of opportunities for dynamic community interaction. The public art will be a significant focal point of this connected and walkable project.

The public art opportunity allows for a range of possibilities in 2-dimensional, 3-dimensional and other innovative media, including works involving digital media installations. The local First Nation artist selected for the public art opportunity will be given as much creative license as possible to activate the atrium, integrating art into the site and community contexts in a meaningful and lasting way. The artist will be selected early in the development process and will have an opportunity to become an integral member of the design team. The public art for Lot P will be carefully considered, in keeping with the vision of the project. Onni is committed to hosting a work of artistic excellence, complimenting Lot P's project vision while enhancing the historic, cultural, and aesthetic significance of the City of Vancouver's public art landscape.













# Landscape Concept

Landscape provides the opportunity to bridge many levels of a site, extending spaces and integrating buildings with the land and beyond. With dynamic architecture that creates a large central space, the landscape design seeks to extend the forms, materials, functions, and style of the buildings, establishing strong spaces and connections to the surrounding urban context.

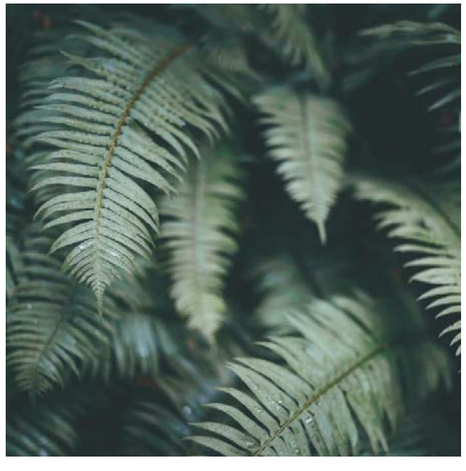
Forms and materials for this project will connect the urban and the natural worlds. The landscape is organized through soft geometric forms that reference both the buildings and nature. Forms are expressed through materials, with stone, wood, and most importantly plants, providing a Pacific North-West palette on all levels. Materials bridge the natural and urban worlds, and take further inspiration from the *Cultural Ribbon* and First Nations guidance to bring more meaning and important history to the area.

A series of important public spaces connect around and through the site. The western edge includes significant and detailed natural and paved plaza spaces to provide both ecological and wildlife space, and urban functionality. Generous plantings throughout support important sustainable goals, moving towards a design style that has better integration between natural and urban systems. These forms are repeated at upper levels, establishing large planting areas to provide lush natural systems that support the building amenity spaces.













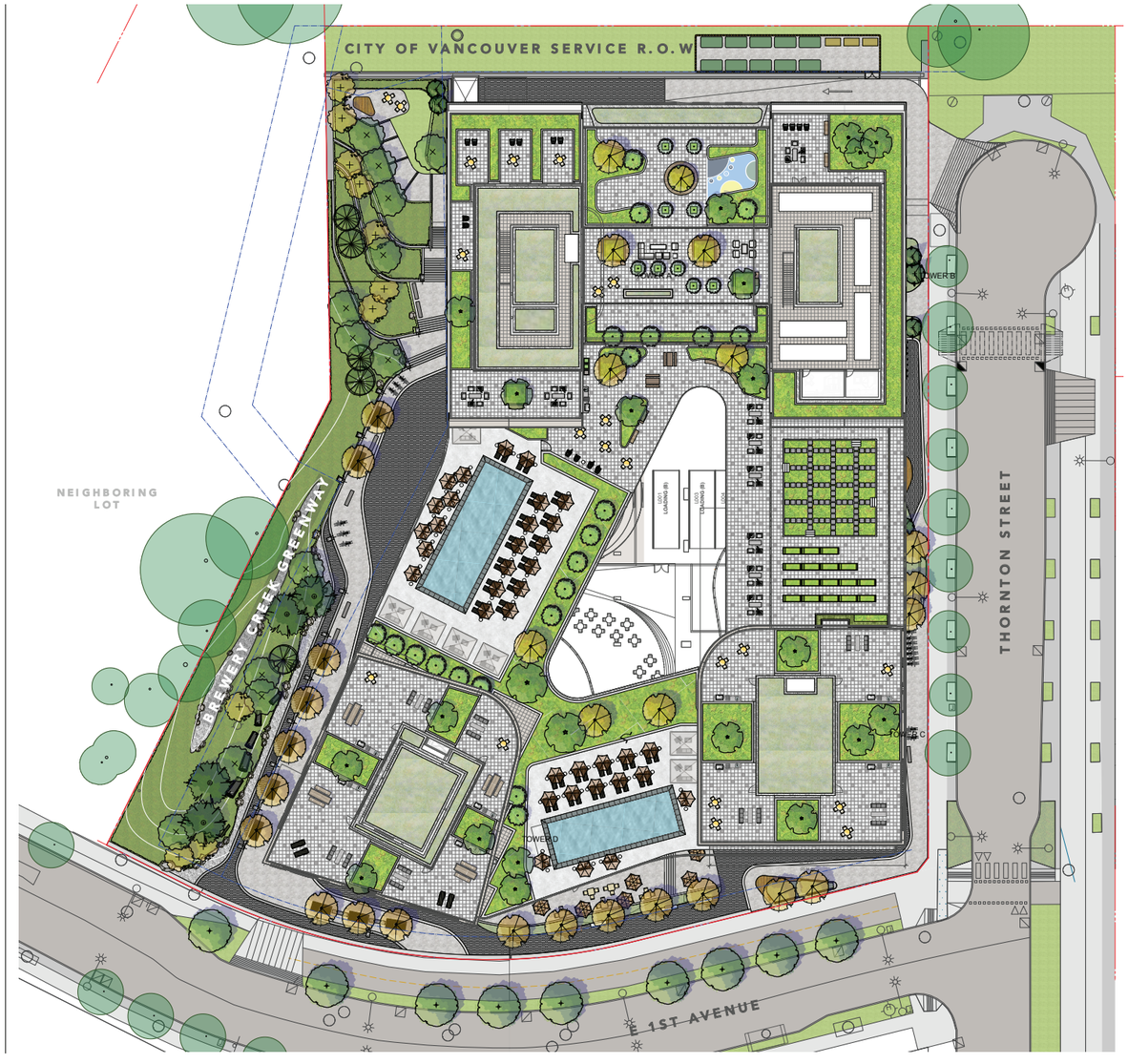


David Stoyko
Landscape Architect





LANDSCAPE PRECEDENTS



# Plant Material Palette

Landscape designs aim to provide an attractive planting palette that will be durable and adaptable to changing climate conditions. A large representation of native plants provide a strong tie to the project themes, used carefully in ways that are suitanle to the urban conditions. Additional drought-tolerant adaptive plants supplement the plant palette to allow tougher conditions to maintain a lush and healthy appearance, colour, texture, seasonal change, and function are all represented in the planting choices.

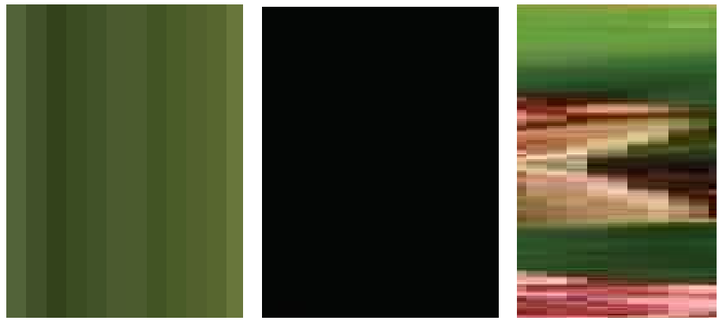
NATIVE AND ADAPTIVE PLANTS



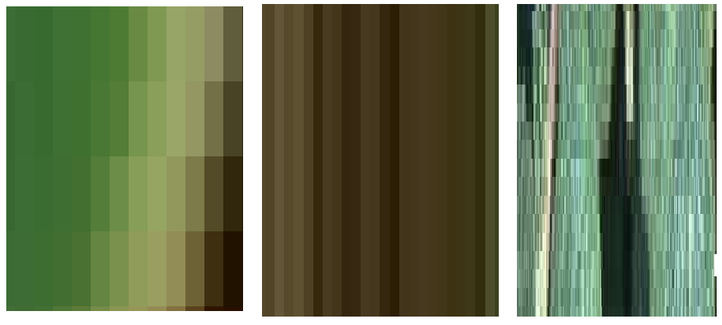
FOOD AND WILDLIFE VALUE



EVERGREEN TEXTURES AND SHADE PLANTS

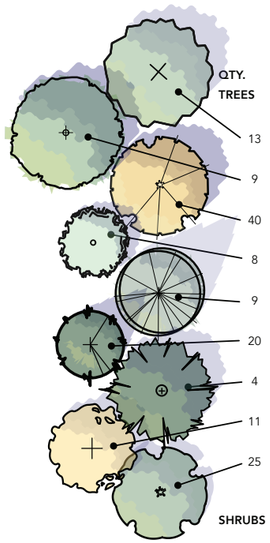


DURABLE GROUNDCOVER





Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect



| QTY. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | NOTES |
|---|---|---|---|---|---|
| **TREES** | | | | | |
| 13 | Acer circinatum | Vine Maple | Multistem, B&B | as shown | |
| 9 | Acer rubrum | Red Maple | 8cm cal., B&B | as shown | |
| 40 | Ginkgo biloba 'Autumn Gold' | Autumn Gold Maidenhair Tree | 6cm cal., B&B | as shown | |
| 8 | Liquidambar styraciflua 'Slender Silou | Slender Silouette Sweetgum | 6cm cal., B&B | as shown | |
| 9 | Pinus leucodermis | Bosnian Pine | 3m ht., B&B | as shown | |
| 20 | Pinus umbraculifera | Umbrella Pine | 2m ht., B&B | as shown | |
| 4 | Pseudotsuga douglasii | Douglas Fir | 3m ht., B&B | as shown | |
| 11 | Sorbus | | 6cm cal., B&B | as shown | |
| 25 | Styrax japonicus | Japanese Snowbell | 6cm cal., B&B | as shown | |
| **SHRUBS** | | | | | |
| | Cornus sericea 'Kelseyi' | Dwarf Red Osier Dogwood | No. 2 Pot | 30" o.c. | |
| | Rosa woodsii | Wood's Rose | #2 Pot | 48" o.c. | |
| | Spiraea bumulda 'Goldflame' | Goldflame Spirea | #2 Pot | 30" o.c. | |
| | Symphoricarpos albus | Snowberry | #2 Pot | 36" o.c. | |
| | Vaccinium 'Brunswick' | Brunswick Lowbush Blueberry | #2 Pot | 24" o.c | |
| | Skimmia japonica | Japanese skimmia | #5 Pot | 24" o.c | |
| | Sarcococca hookeriana 'Humilis" | Himalayan sweetbox | #2 Pot | 24" o.c | |
| | Rhododendron 'Yaku Prince' | Yaku Prince Rhododendron | #3 Pot | 24" o.c | |
| | Rhododendron 'Ken Janeck' | Ken Janeck Rhododendron | #3 Pot | 24" o.c | |
| | Taxus baccata 'Rependens' | Creeping Yew | #2 pot | 24" o.c | |
| | Taxus x media 'Hicksii' | Hicks Yew | #5 Pot | 24" o.c | |
| | Amelanchier alnifolia | Saskatoon serviceberry | #5 Pot | 42" o.c | |
| | Mahonia aquifolium | Oregon grape | #3 Pot | 36" o.c. | |
| | Rubus spectabilis | Salmonberry | #3 Pot | 48" o.c | |
| | Cornus stolonifera | Red osier dogwood | #5 Pot | 36" o.c. | |
| | Philadelphus lewisii | Lewis' mock-orange | #5 Pot | 36" o.c. | |
| | Ribes sanguineum | Flowering red currant | #5 Pot | 48" o.c | |
| | Vaccinium ovatum 'Thunderbird' | Thunderbird evergreen huckleberry | #3 Pot | 36" o.c. | |
| | Rubus parviflorus | Western thimbleberry | #3 Pot | 36" o.c. | |
| | Myrica gale | Sweetgale | #2 Pot | 36" o.c | |
| | Symphoricarpos albus | Snowberry | #2 Pot | 30" o.c | |
| | Gaultheria shallon | Salal | #2 Pot | 24" o.c | |

| | | | | |
|---|---|---|---|---|
| **GROUNDCOVERS AND FERNS** | | | | |
| | Ceanothus griseus horizontalis | Creeping Ceanothus | 4" (10cm) Pot | 18" o.c. |
| | Fragaria chiloensis | Beach strawberry | 4" (10cm) Pot | 15" o.c. |
| | Gaultheria procumbens | Creeping wintergreen | 4" (10cm) Pot | 15" o.c. |
| | Mahonia repens | Creeping Oregon grape | 4" (10cm) Pot | 18" o.c. |
| | Polystichum munitum | Western sword fern | #1 Pot | 24" o.c |
| | Arctostaphylos uva-ursi | Kinnikinnick | 4" (10cm) Pot | 18" o.c |
| | Rubus calycinoides | Emerald carpet | 4" (10cm) Pot | 18" o.c |
| | Mahonia nervosa | Dwarf Oregon-grape | #2 Pot | 36" o.c |
| | Blechnum spicant | Deer fern | # 1 Pot | 24" o.c |
| **PERENNIALS AND GRASSES** | | | | |
| | Achillea millefolium | Common Yarrow | 4" (10cm) Pot | 24" o.c. |
| | Dicentra formosa | Bleeding Heart | 4" (10cm) Pot | 18" o.c. |
| | Hakenochloa macra 'Aureola' | Golden Japanese Forest Grass | #1 Pot | 15" o.c. |
| | Hemerocallis Stella D'Oro | Yellow daylily | 4" (10cm) Pot | 18" o.c. |
| **GREEN ROOF** | | | | |
| | Green Roof Pattern 1 - Shrubby Plants<br>Mixed sedum mat - Yellow colour mix with 10 - 12 sedum types | | Pregrown sedum mat | |
| | Calluna vulgaris | Heather | | |
| | Artemisia frigida | Pasture sage | 4" (10cm) Pot | 36" o.c |
| | Eriophyllum lantanum | Woolly sunflower | Plug | 30" o.c |
| | Symphoricarpus mollis | Creeping snowberry | 4" (10cm) Pot | 48" o.c |
| | Green Roof Pattern 2 - Perennial Plants<br>Mixed sedum mat - Red colour mix with 10 - 12 sedum types | | Pregrown sedum mat | |
| | Thymus vulgaris "Orange Blossom" | Orange thyme | | |
| | Achillea millefolium | Yarrow | Plug | 30" o.c |
| | Armeria maritima | Common thrift | Plug | 36" o.c |
| | Chrysopsis villosa | Hairy Golden Aster | Plug | 36" o.c |
| | Eschscholzia californica | California poppy | Seed | 180g/M2 |
| **RAIN GARDEN/BIOSWALE** | | | | |
| | Carex obnupta | Slough sedge | #1 Pot | 30" o.c |
| | Scirpus microcarpus | Small-flowered bulrush | #1 Pot | 24" o.c |
| | Calamagrostis stricta | Slimstem reedgrass | #2 Pot | 36" o.c |
| | Iris tenax | Tough-leaf iris | 4" (10cm) Pot | 15" o.c |
| | Tyoha latifolia | Common cattail | 4" (10cm) Pot | 18" o.c |
| | Echinacea purpurea 'Magnus' | Purple coneflower | #1 Pot | 18" o.c |
| | Pennisetum alopecuroides 'Hameln' | Hameln fountaingrass | #1 Pot | 24" o.c |
| | Sedum 'Autumn Joy' | 'Autumn Joy' stonecrop | #1 Pot | 24" o.c |
| | Salix purpurea 'Nana' | Purple willow | #2 Pot | 24" o.c |
| | Iris douglasiana | Douglas iris | #1 Pot | 24" o.c |
| | Deschampsia cespitosa | Tufted hair grass | 4" (10cm) Pot | 24" o.c |
| | Achillea millefolium | Common yarrow | 4" (10cm) Pot | 24" o.c |
| | Carex tumulicola | Foothill sage | 4" (10cm) Pot | 24" o.c |
| | Carex stipata | Awl-fruited sedge | 4" (10cm) Pot | 12" o.c |

DROUGHT TOLERANT PLANTS

FOOD RESOURCE PLANTS

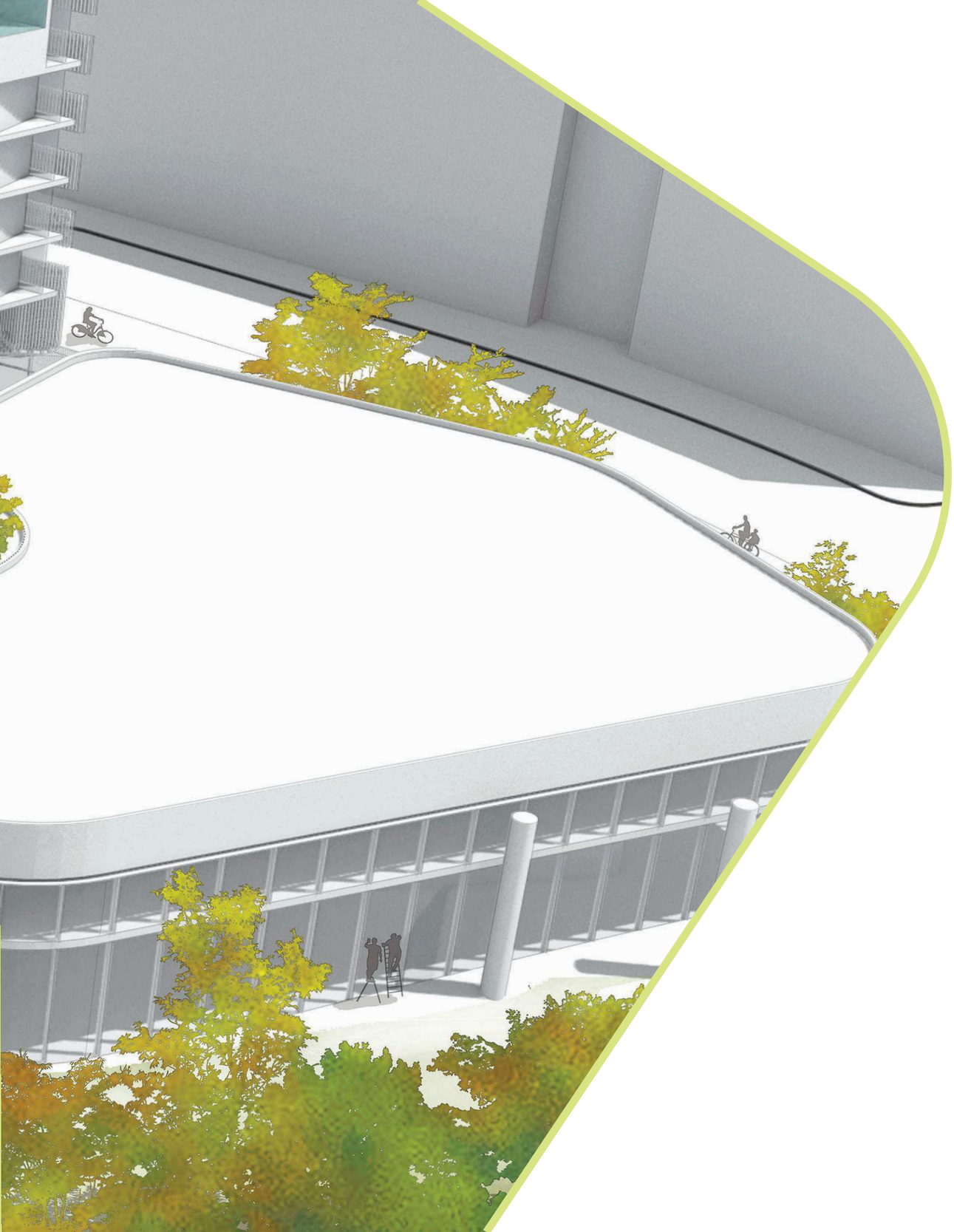
POLLINATOR FRIENDLY PLANTS

NATIVE PLANTS

SEASONAL INTEREST PLANTS

HABITAT VALUE PLANTS

EVERGREEN PLANTS



# 5.0 REZONING RATIONALE

# Rezoning Rationale

## INTRO

The proposed form of development supports the goals and policies of the Broadway Plan and is designed to become a vibrant, sustainable, accessible development that contributes to the dynamic and evolving Creative District in the Southeast False Creek Flats neighbourhood.

The proposed uses combine a range of housing types and tenures including rental, strata live-work, and below market rental dwellings with employment spaces such as office and hotel use, all supported by amenities and services such as shops, restaurants, and public outdoor and indoor spaces. A range of private amenities is provided for workers and tenants within the building and on rooftop deck spaces.

Job space is located within the podium levels with highly glazed commercial frontages with widened sidewalks and patios. The office floors include high ceilings and access to daylight from two sides by way of an internal atrium space. A hotel is located in the southeast corner within the podium.

Building heights are generally within the 35-storey height as envisioned for sites immediately adjacent to the new subway station.

All of these uses are served by a centralized district energy utility located within the project site.

The large new Brewery Creek Greenway along the west side of the site provides a new neighbourhood amenity that together with the opportunities created in the interior atrium, becomes an integral venue along the *Cultural Ribbon* of the Creative District. This ribbon is interwoven with the concept of the project's architecture and approach to public space.

## USE & DENSITY

**POLICY PRECEDENTS:**
Broadway Plan 10.31.2

**RATIONALE:**

Supporting the goal of creating a vibrant, walkable, mixed-use area close to rapid transit, the proposed program includes job space in the form of commercial retail space, office space, and hotel mixed with dwellings of varied tenure including secured market rental, below-market rental, and strata live-work dwellings.

The increase in height and density is proposed for additional employment, residential, and amenities. These uses are supported in the Broadway Plan and heights are kept within the 35-storey target.

## JOB SPACE

**POLICY PRECEDENTS:**
Broadway Plan 10.31.3

**RATIONALE:**

Job space consistent with the CD-1 zoning such as flexible office space for information technology, general office, high-tech or institutional uses is combined with retail, restaurant, hotel, arts cultural space, and live-work dwellings.

## TOWER FORM (HEIGHTS, FLOORPLATES, SEPARATIONS)

**POLICY PRECEDENTS:**
Broadway Plan 10.31.4

**RATIONALE:**

Located immediately adjacent to the new Great Northern Way - Emily Carr SkyTrain Station, the proposed building heights of 35 storeys for residential towers combined with a retail and office podium are consistent with the policy direction of the Plan.

Floorplates of the towers are maintained at approximately 7200 SF each and with tower separations of at least 24m (80 ft).

## AMENITY

**POLICY PRECEDENTS:**
Broadway Plan 10.31.5

**RATIONALE:**

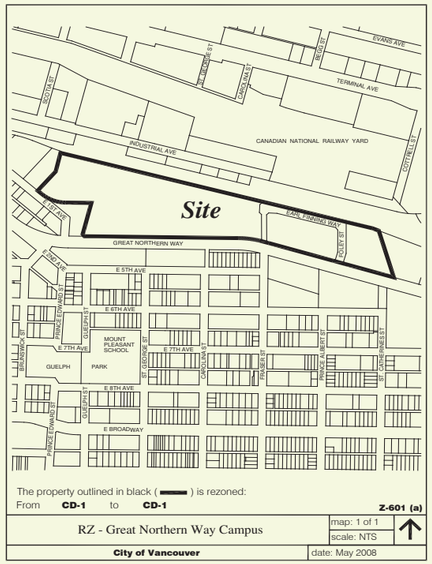
Significant new neighbourhood amenities proposed includes creation of the Brewery Creek Greenway - a landscaped right-of-way along the west side of the site that provides greenspace, facilities for a public food market, a plaza, and raised viewpoint above the railway lines and crash-wall. Enhanced public realm features include widened sidewalks, weather protection, street trees, landscaping, and furniture. A robust public art plan is being developed to augment the individual site, and to contribute to the broader *Cultural Ribbon* walkway concept as a draw to the area and to highlight Coast Salish knowledge and culture.

## NEU ENERGY INFRASTRUCTURE

**POLICY PRECEDENTS:**
Broadway Plan 10.31.6

**RATIONALE:**

On-site energy generation is proposed within the below-grade levels of the project.



# Detailed Statistics

## SITE INFORMATION

| | |
|---|---|
| ADDRESS: | 375 1ST AVE E, VANCOUVER, BC, V5T 1A7 |
| LEGAL DESCRIPTION: | LOT P PLAN BCP39441 DISTRICT LOT 200A NWD<br>GROUP 1, & DL 264A & 2037 |
| PID: | 027-789-608 |
| ZONING DISTRICT: | CD-1 (402) |
| EXISTING USE: | N/A |
| PROPOSED USES: | MULTI-FAMILY RESIDENTIAL, COMMERCIAL RETAIL, RESTAURANT, OFFICE, HOTEL |
| EXISTING SITE AREA: | 110,674 sf (10,282.0 m$^2$) |

## DENSITY SUMMARY

**TOTAL GFA**

| Total Area (sf) | Total Area (m2) |
|---|---|
| 1,269,166 SF | 117909.4 m$^2$ |

**TOTAL NET & FSR**

| Total Area (sf) | Total Area (m2) | FSR |
|---|---|---|
| 1,188,194 SF | 110386.8 m$^2$ | 10.74 |

## SUITES

**TOTAL HOTEL UNIT COUNT**

| Area Use | Name | Total Unit Count |
|---|---|---|
| HOTEL | 0BD-H | 212 |
| HOTEL | 1BD-H | 8 |
| HOTEL | 2BD-H | 5 |
| TOTAL UNITS | | 225 |

**TOTAL RESIDENTIAL UNIT COUNT**

| Area Use | Total Unit Count |
|---|---|
| RES-A | 32 |
| RES-R | 485 |
| RES-S | 639 |
| TOTAL UNITS | 1156 |

**UNIT BREAKDOWN - HOTEL**

| Area Use | Name | Unit Count |
|---|---|---|
| PODIUM | | |
| HOTEL | 0BD-H | 212 |
| HOTEL | 1BD-H | 8 |
| HOTEL | 2BD-H | 5 |
| TOTAL | | 225 |

**UNIT BREAKDOWN - RES-A**

| Area Use | Name | Unit Count | % |
|---|---|---|---|
| BUILDING A | | | |
| RES-A | 1BD-A | 20 | 63% |
| RES-A | 2BD-A | 4 | 13% |
| RES-A | 3BD-A | 8 | 25% |
| TOTAL | | 32 | |

FAMILY UNITS (2BD & 3BD):
**12 UNITS (38%)**

**UNIT BREAKDOWN - RES-R**

| Area Use | Name | Unit Count | % |
|---|---|---|---|
| RES-R | 1BD-R | 323 | 67% |
| RES-R | 2BD-R | 83 | 17% |
| RES-R | 3BD-R | 79 | 16% |
| TOTAL | | 485 | |

FAMILY UNITS (2BD & 3BD):
**162 UNITS (33%)**

**UNIT BREAKDOWN - RES-S**

| Area Use | Name | Unit Count | % |
|---|---|---|---|
| RES-S | 0BD-S | 34 | 5% |
| RES-S | 1BD-S | 368 | 56% |
| RES-S | 2BD-S | 169 | 30% |
| RES-S | 3BD-S | 68 | 9% |
| | | 639 | |

FAMILY UNITS (2BD & 3BD):
**237 UNITS (37%)**

FAMILY UNITS TOTAL (RES-R, RES-S, & RES-A):
**411 / 1156 UNITS (35.6%)**

## AREA BREAKDOWN - RESIDENTIAL RENTAL (RES-R)

| Area Use | Level Group | GROSS FLOOR AREA (RES-R) | | AMENITY EXCLUSION (RES-R) | | STORAGE EXCLUSION (RES-R) | | NET FLOOR AREA (RES-R) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| BUILDING A | | | | | | | | | |
| RES-R | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 2 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 3 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 4 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 5 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 6 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 7 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 8 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 9-10 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 11 | 7,133 SF | 662.7 m² | 0 SF | 0.0 m² | 137 SF | 12.7 m² | 6,996 SF | 650.0 m² |
| RES-R | LEVEL 12-35 | 171,200 SF | 15905.0 m² | 0 SF | 0.0 m² | 1,564 SF | 145.3 m² | 169,637 SF | 15759.8 m² |
| RES-R | LEVEL 36 | 1,110 SF | 103.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,110 SF | 103.1 m² |
| RES-R | LEVEL 37 | 976 SF | 90.7 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 976 SF | 90.7 m² |
| RES-R | LEVEL 38 | 727 SF | 67.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 727 SF | 67.6 m² |
| BUILDING B | | | | | | | | | |
| RES-R | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 2 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 3 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 4 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 5 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 6 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL 7 | 7,110 SF | 660.6 m² | 0 SF | 0.0 m² | 67 SF | 6.2 m² | 7,043 SF | 654.4 m² |
| RES-R | LEVEL 8 | 7,073 SF | 657.1 m² | 0 SF | 0.0 m² | 65 SF | 6.1 m² | 7,008 SF | 651.1 m² |
| RES-R | LEVEL 9-35 | 192,576 SF | 17890.9 m² | 0 SF | 0.0 m² | 1,759 SF | 163.4 m² | 190,817 SF | 17727.5 m² |
| RES-R | LEVEL 36 | 2,857 SF | 265.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,857 SF | 265.5 m² |
| RES-R | LEVEL 37 | 727 SF | 67.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 727 SF | 67.6 m² |
| RES-R | LEVEL 38 | 727 SF | 67.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 727 SF | 67.6 m² |
| PODIUM | | | | | | | | | |
| RES-R | LEVEL 1 | 2,213 SF | 205.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,213 SF | 205.6 m² |
| RES-R | LEVEL 2 | 6,603 SF | 613.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 6,603 SF | 613.5 m² |
| RES-R | LEVEL 2 MEZZ | 1,709 SF | 158.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,709 SF | 158.8 m² |
| RES-R | LEVEL 3 | 869 SF | 80.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 869 SF | 80.8 m² |
| RES-R | LEVEL 4 | 869 SF | 80.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 869 SF | 80.8 m² |
| RES-R | LEVEL 5 | 945 SF | 87.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 945 SF | 87.8 m² |
| RES-R | LEVEL 6 | 2,139 SF | 198.7 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,139 SF | 198.7 m² |
| RES-R | LEVEL 7 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-R | LEVEL R3 | 899 SF | 83.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 899 SF | 83.5 m² |
| RES-R | LEVEL R4 | 899 SF | 83.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 899 SF | 83.5 m² |
| RES-R | LEVEL R5 | 899 SF | 83.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 899 SF | 83.5 m² |
| RES-R | LEVEL R6 | 899 SF | 83.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 899 SF | 83.5 m² |
| RES-R | LEVEL R7 | 1,051 SF | 97.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,051 SF | 97.6 m² |
| | | 412,212 SF | 38295.8 m² | 0 SF | 0.0 m² | 3,592 SF | 333.7 m² | 408,621 SF | 37962.1 m² |

## AREA BREAKDOWN - RESIDENTIAL STRATA (RES-S)

| Area Use | Level Group | GROSS FLOOR AREA (RES-S) | | AMENITY EXCLUSION (RES-S) | | STORAGE EXCLUSION (RES-S) | | NET FLOOR AREA (RES-S) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| BUILDING C | | | | | | | | | |
| RES-S | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 2 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 3 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 4 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 5 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 6 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 7 | 6,664 SF | 619.1 m² | 0 SF | 0.0 m² | 185 SF | 17.2 m² | 6,479 SF | 601.9 m² |
| RES-S | LEVEL 8-40C | 236,019 SF | 21926.8 m² | 0 SF | 0.0 m² | 4,434 SF | 412.0 m² | 231,584 SF | 21514.9 m² |
| RES-S | LEVEL 41C | 1,510 SF | 140.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,510 SF | 140.3 m² |
| RES-S | LEVEL 42C | 711 SF | 66.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 711 SF | 66.1 m² |
| RES-S | LEVEL 43C | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| BUILDING D | | | | | | | | | |
| RES-S | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 1D-5D | 27,027 SF | 2510.9 m² | 0 SF | 0.0 m² | 924 SF | 85.9 m² | 26,102 SF | 2425.0 m² |
| RES-S | LEVEL 2 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 6D | 7,294 SF | 677.6 m² | 0 SF | 0.0 m² | 190 SF | 17.6 m² | 7,104 SF | 660.0 m² |
| RES-S | LEVEL 7D-35D | 211,560 SF | 19653.7 m² | 0 SF | 0.0 m² | 5,499 SF | 510.9 m² | 206,061 SF | 19142.8 m² |
| RES-S | LEVEL 36D | 1,809 SF | 168.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,809 SF | 168.1 m² |
| RES-S | LEVEL 37D | 1,220 SF | 113.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,220 SF | 113.3 m² |
| RES-S | LEVEL 38D | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| PODIUM | | | | | | | | | |
| RES-S | LEVEL 1 | 3,790 SF | 352.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 3,790 SF | 352.1 m² |
| RES-S | LEVEL 2 | 2,700 SF | 250.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,700 SF | 250.8 m² |
| RES-S | LEVEL 2 MEZZ | 61 SF | 5.7 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 61 SF | 5.7 m² |
| RES-S | LEVEL 3 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 4 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 5 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL 6 | 947 SF | 88.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 947 SF | 88.0 m² |
| RES-S | LEVEL 7 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-S | LEVEL R3 | 791 SF | 73.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 791 SF | 73.5 m² |
| RES-S | LEVEL R4 | 791 SF | 73.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 791 SF | 73.5 m² |
| RES-S | LEVEL R5 | 791 SF | 73.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 791 SF | 73.5 m² |
| RES-S | LEVEL R6 | 791 SF | 73.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 791 SF | 73.5 m² |
| RES-S | LEVEL R7 | 1,118 SF | 103.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,118 SF | 103.8 m² |
| | | 505,581 SF | 46970.0 m² | 0 SF | 0.0 m² | 11,232 SF | 1043.5 m² | 494,349 SF | 45926.5 m² |

## AREA BREAKDOWN - RESIDENTIAL ARTIST HOUSING (RES-A)

| Area Use | Level Group | GROSS FLOOR AREA (RES-A) | | AMENITY EXCLUSION (RES-A) | | STORAGE EXCLUSION (RES-A) | | NET FLOOR AREA (RES-A) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| RES-A | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-A | LEVEL 2 | 828 SF | 77.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 828 SF | 77.0 m² |
| RES-A | LEVEL 2 MEZZ | 115 SF | 10.7 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 115 SF | 10.7 m² |
| RES-A | LEVEL 3 | 94 SF | 8.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 94 SF | 8.8 m² |
| RES-A | LEVEL 4 | 94 SF | 8.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 94 SF | 8.8 m² |
| RES-A | LEVEL 5 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| RES-A | LEVEL 6 | 129 SF | 12.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 129 SF | 12.0 m² |
| RES-A | LEVEL 7 | 7,111 SF | 660.7 m² | 0 SF | 0.0 m² | 137 SF | 12.7 m² | 6,974 SF | 647.9 m² |
| RES-A | LEVEL 8 | 7,133 SF | 662.7 m² | 0 SF | 0.0 m² | 137 SF | 12.7 m² | 6,996 SF | 649.9 m² |
| RES-A | LEVEL 9-10 | 14,267 SF | 1325.4 m² | 0 SF | 0.0 m² | 274 SF | 25.5 m² | 13,993 SF | 1300.0 m² |
| RES-A | LEVEL R7 | 94 SF | 8.8 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 94 SF | 8.8 m² |
| | | 29,867 SF | 2774.7 m² | 0 SF | 0.0 m² | 548 SF | 50.9 m² | 29,319 SF | 2723.8 m² |

## AREA BREAKDOWN - HOTEL

| Area Use | Level Group | GROSS FLOOR AREA (HOTEL) | | AMENITY EXCLUSION (HOTEL) | | STORAGE EXCLUSION (HOTEL) | | NET FLOOR AREA (HOTEL) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| HOTEL | LEVEL 1 | 1,715 SF | 159.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 1,715 SF | 159.3 m² |
| HOTEL | LEVEL 2 | 3,477 SF | 323.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 3,477 SF | 323.0 m² |
| HOTEL | LEVEL 2 MEZZ | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| HOTEL | LEVEL 6 | 12,337 SF | 1146.2 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 12,337 SF | 1146.2 m² |
| HOTEL | LEVEL 7 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| HOTEL | LEVEL R3 | 22,414 SF | 2082.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 22,414 SF | 2082.3 m² |
| HOTEL | LEVEL R4 | 22,662 SF | 2105.4 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 22,662 SF | 2105.4 m² |
| HOTEL | LEVEL R5 | 22,777 SF | 2116.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 22,777 SF | 2116.1 m² |
| HOTEL | LEVEL R6 | 22,777 SF | 2116.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 22,777 SF | 2116.1 m² |
| HOTEL | LEVEL R7 | 13,984 SF | 1299.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 13,984 SF | 1299.1 m² |
| | | 122,142 SF | 11347.4 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 122,142 SF | 11347.4 m² |

## AREA BREAKDOWN - OFFICE

| Area Use | Level Group | GROSS FLOOR AREA (OFFICE) | | AMENITY EXCLUSION (OFFICE) | | STORAGE EXCLUSION (OFFICE) | | NET FLOOR AREA (OFFICE) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| OFFICE | LEVEL 1 | 334 SF | 31.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 334 SF | 31.0 m² |
| OFFICE | LEVEL 2 | 2,267 SF | 210.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,267 SF | 210.6 m² |
| OFFICE | LEVEL 2 MEZZ | 811 SF | 75.4 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 811 SF | 75.4 m² |
| OFFICE | LEVEL 3 | 27,320 SF | 2538.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 27,320 SF | 2538.1 m² |
| OFFICE | LEVEL 4 | 29,317 SF | 2723.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 29,317 SF | 2723.6 m² |
| OFFICE | LEVEL 5 | 14,817 SF | 1376.5 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 14,817 SF | 1376.5 m² |
| | | 74,867 SF | 6955.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 74,867 SF | 6955.3 m² |

## AREA BREAKDOWN - COMMERCIAL (COMM)

| Area Use | Level Group | GROSS FLOOR AREA (COMM) | | AMENITY EXCLUSION (COMM) | | STORAGE EXCLUSION (COMM) | | NET FLOOR AREA (COMM) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| COMM | LEVEL 1 | 29,152 SF | 2708.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 29,152 SF | 2708.3 m² |
| COMM | LEVEL 2 | 17,064 SF | 1585.3 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 17,064 SF | 1585.3 m² |
| | | 46,216 SF | 4293.6 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 46,216 SF | 4293.6 m² |

## AREA BREAKDOWN - CITY OF VANCOUVER ART SPACE (CITY)

| Area Use | Level Group | GROSS FLOOR AREA (CITY) | | AMENITY EXCLUSION (CITY) | | STORAGE EXCLUSION (CITY) | | NET FLOOR AREA (CITY) | |
|---|---|---|---|---|---|---|---|---|---|
| | | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) | Total Area (sf) | Total Area (m2) |
| CITY | LEVEL 1 | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² |
| CITY | LEVEL 2 | 2,272 SF | 211.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 2,272 SF | 211.1 m² |
| CITY | LEVEL 2 MEZZ | 10,409 SF | 967.0 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 10,409 SF | 967.0 m² |
| | | 12,681 SF | 1178.1 m² | 0 SF | 0.0 m² | 0 SF | 0.0 m² | 12,681 SF | 1178.1 m² |

## GROSS FLOOR AREA - BY USE

| Area Use | Total Area (sf) | Total Area (m2) |
|---|---|---|
| CITY | 12,681 SF | 1178.1 m² |
| COMM | 46,216 SF | 4293.6 m² |
| HOTEL | 122,142 SF | 11347.4 m² |
| OFFICE | 74,867 SF | 6955.3 m² |
| RES-A | 29,867 SF | 2774.7 m² |
| RES-R | 412,212 SF | 38295.8 m² |
| RES-S | 505,581 SF | 46970.0 m² |
| X-AMENITY | 65,600 SF | 6094.5 m² |
| | 1,269,166 SF | 117909.4 m² |

## TOTAL EXCLUSIONS - BY USE

| Area Use | Total Area (sf) | Total Area (m2) |
|---|---|---|
| RES-A | 548 SF | 50.9 m² |
| RES-R | 3,592 SF | 333.7 m² |
| RES-S | 11,232 SF | 1043.5 m² |
| X-AMENITY | 65,600 SF | 6094.5 m² |
| | 80,972 SF | 7522.6 m² |

## NET FLOOR AREA & FSR - BY USE

| Area Use | Total Area (sf) | Total Area (m2) | FSR |
|---|---|---|---|
| CITY | 12,681 SF | 1178.1 m² | 0.11 |
| COMM | 46,216 SF | 4293.6 m² | 0.42 |
| HOTEL | 122,142 SF | 11347.4 m² | 1.10 |
| OFFICE | 74,867 SF | 6955.3 m² | 0.68 |
| RES-A | 29,319 SF | 2723.8 m² | 0.26 |
| RES-R | 408,621 SF | 37962.1 m² | 3.69 |
| RES-S | 494,349 SF | 45926.5 m² | 4.47 |
| | 1,188,194 SF | 110386.8 m² | 10.74 |

## BALCONIES

### BALCONY AREA BY LEVEL

| Area Building # | Level Group | Area Use | Area by Level | Total Area (sf) | Total Area (m2) |
|---|---|---|---|---|---|
| BUILDING A | | | | | |
| BUILDING A | LEVEL 7 | RES-A | 890 SF | 890 SF | 82.7 m² |
| BUILDING A | LEVEL 8 | RES-A | 890 SF | 890 SF | 82.7 m² |
| BUILDING A | LEVEL 9-10 | RES-A | 1,150 SF | 2,300 SF | 213.7 m² |
| BUILDING A | LEVEL 11 | RES-R | 1,150 SF | 1,150 SF | 106.8 m² |
| BUILDING A | LEVEL 12-35 | RES-R | 1,150 SF | 27,598 SF | 2563.9 m² |
| BUILDING B | | | | | |
| BUILDING B | LEVEL 7 | RES-R | 891 SF | 891 SF | 82.8 m² |
| BUILDING B | LEVEL 8 | RES-R | 890 SF | 890 SF | 82.7 m² |
| BUILDING B | LEVEL 9-35 | RES-R | 1,150 SF | 31,061 SF | 2885.7 m² |
| BUILDING C | | | | | |
| BUILDING C | LEVEL 7 | RES-S | 732 SF | 732 SF | 68.0 m² |
| BUILDING C | LEVEL 8-40C | RES-S | 711 SF | 23,463 SF | 2179.8 m² |
| BUILDING D | | | | | |
| BUILDING D | LEVEL 1D-5D | RES-S | 582 SF | 2,910 SF | 270.4 m² |
| BUILDING D | LEVEL 6D | RES-S | 1,055 SF | 1,055 SF | 98.0 m² |
| BUILDING D | LEVEL 7D-35D | RES-S | 817 SF | 23,702 SF | 2202.0 m² |
| | | | 12,069 SF | 117,533 SF | 10919.2 m² |

**BALCONY % OF GFA:**

TOTAL BALCONY AREA / TOTAL GFA = 9.3%

# Detailed Statistics

## VEHICULAR STALLS - GENERAL SUMMARY

**PARKING - VEHICLE STALLS BY STALL TYPE**

| Stall Type | Count |
|---|---|
| ACCESSIBLE STALL | 47 |
| ACCESSIBLE STALL VAN | 4 |
| ACCESSIBLE STALL VISITOR - VAN | 3 |
| REGULAR STALL | 844 |
| SMALL CAR STALL | 46 |
| VISITOR STALL | 55 |
| TOTAL: | 999 |

**PARKING - VEHICLE STALLS BY USE**

| Use | Count |
|---|---|
| ART PRODUCTION SPACE | 10 |
| COMM | 37 |
| HOTEL | 98 |
| OFFICE | 60 |
| RES | 736 |
| RES VIS | 58 |
| | 999 |

## PARKING

| REQUIRED PARKING SPACES: | BYLAW SUMMARY | TOTAL REQUIRED / LIMITED |
|---|---|---|
| 4.1.6<br>RESIDENTIAL USES | NO REQUIREMENT BEYOND VISITOR AND ACCESSIBLE PARKING SPACES.<br>TDM PLAN TO BE PROVIDED. | NOT APPLICABLE |
| 4.1.4<br>RESIDENTIAL USES -<br>ACCESSIBLE STALLS | ACCESSIBLE STALLS:<br>AT LEAST ONE ACCESSIBLE SPACE FOR A BUILDING HAVING AT LEAST 7 UNITS, AND AN ADDITIONAL 0.034 SPACES FOR EACH ADDITIONAL UNIT.<br><br>ACCESSIBLE VAN STALLS:<br>THE FIRST ACCESSIBLE PARKING SPACES, PLUS EVERY TENTH ACCESSIBLE PARKING SPACE | ACCESSIBLE STALLS REQUIRED:<br>( 1156 - 7 )* 0.034+1 = 40.0+1 = **41 TOTAL**<br><br>ACCESSIBLE VAN STALLS REQUIRED:<br>1+(41-1)*0.1 = **5 OF 41 TOTAL** |
| 4.1.3<br>RESIDENTIAL USES -<br>VISITOR STALLS | VISITOR STALLS:<br>A MINIMUM OF 0.05 SPACES PER DWELLING UNIT. | VISITOR STALLS REQUIRED:<br>1156 * 0.05 = **58 TOTAL** |
| 4.2.5<br>OTHER USES | ART PRODUCTION SPACE VEHICLE STALLS:<br>ONE SPACE MAXIMUM FOR EACH 115 SQM OF GROSS FLOOR AREA | ART SPACE - MAXIMUM STALLS:<br>1178.1 m² / 115 = **10 TOTAL** |
| | COMMERCIAL VEHICLE STALLS:<br>ONE SPACE MAXIMUM FOR EACH 115 SQM OF GROSS FLOOR AREA | COMMERCIAL - MAXIMUM STALLS:<br>4293.6 m² / 115 = **37 TOTAL** |
| | HOTEL VEHICLE STALLS:<br>ONE SPACE MAXIMUM FOR EACH 115 SQM OF GROSS FLOOR AREA | HOTEL - MAXIMUM STALLS:<br>11347.4 m² / 115 = **98 TOTAL** |
| | OFFICE VEHICLE STALLS:<br>ONE SPACE MAXIMUM FOR EACH 115 SQM OF GROSS FLOOR AREA | OFFICE - MAXIMUM STALLS:<br>6955.3 m² / 115 = **60 TOTAL** |
| 4.1.4<br>OTHER USES -<br>ACCESSIBLE STALLS | ACCESSIBLE STALLS:<br>AT LEAST ONE ACCESSIBLE SPACE FOR A BUILDING HAVING AT LEAST 500 SQM OF GROSS FLOOR AREA AND AN ADDITIONAL 0.4 SPACES FOR EACH ADDITIONAL 1000 SQM GROSS FLOOR AREA.<br><br>ACCESSIBLE VAN STALLS:<br>THE FIRST ACCESSIBLE PARKING SPACES, PLUS EVERY TENTH ACCESSIBLE PARKING SPACE | ACCESSIBLE STALLS REQUIRED:<br>1+( 29868.9 m² - 500 )* 0.4/1000 = **13 TOTAL**<br><br>ACCESSIBLE VAN STALLS REQUIRED:<br>1+(13-1)*0.1 = **2 OF 13 TOTAL** |

PROVIDED: RESIDENTIAL - ACCESSIBLE STALLS

**PARKING - ACCESSIBLE STALLS (RES)**

| Stall Type | Tag | Count | Level |
|---|---|---|---|
| ACCESSIBLE STALL | ACC | 8 | LEVEL P3 |
| ACCESSIBLE STALL | ACC | 8 | LEVEL P4 |
| ACCESSIBLE STALL | ACC | 10 | LEVEL P5 |
| ACCESSIBLE STALL | ACC | 10 | LEVEL P6 |
| ACCESSIBLE STALL VAN | ACC VAN | 2 | LEVEL P4 |
| ACCESSIBLE STALL VISITOR - VAN | ACC VAN VIS | 1 | LEVEL 2d |
| ACCESSIBLE STALL VISITOR - VAN | ACC VAN VIS | 2 | LEVEL P1 |
| | | 41 | |

PROVIDED: RESIDENTIAL - VISITOR STALLS

**PARKING - VISITOR STALLS**

| Stall Type | Tag | Count | Level |
|---|---|---|---|
| ACCESSIBLE STALL VISITOR - VAN | ACC VAN VIS | 1 | LEVEL 2d |
| ACCESSIBLE STALL VISITOR - VAN | ACC VAN VIS | 2 | LEVEL P1 |
| VISITOR STALL | VIS | 14 | LEVEL P1 |
| VISITOR STALL | VIS | 41 | LEVEL P2 |
| | | 58 | |

PROVIDED: OTHER USES - STALLS

**MAX PARKING STALLS - NON-RESIDENTIAL (BROADWAY PLAN)**

| Area Use | Total Area (SM) | Stall Rate | Max Car Stalls |
|---|---|---|---|
| CITY | 1,178 | 115 | 10.24 |
| COMM | 4,294 | 115 | 37.34 |
| HOTEL | 11,347 | 115 | 98.67 |
| OFFICE | 6,955 | 115 | 60.48 |

| |
|---|
| ~ 10 |
| ~ 37 |
| ~ 58 |
| ~ 60 |

~ 205 TOTAL

**PARKING - VEHICLE STALLS BY USE - NON RESIDENTIAL**

| Use | Count |
|---|---|
| ART PRODUCTION SPACE | 10 |
| COMM | 37 |
| HOTEL | 98 |
| OFFICE | 60 |
| | 205 |

**PARKING - ACCESSIBLE STALLS (OTHER)**

| Stall Type | Tag | Count | Level |
|---|---|---|---|
| ACCESSIBLE STALL | ACC | 2 | LEVEL P1 |
| ACCESSIBLE STALL | ACC | 9 | LEVEL P2 |
| ACCESSIBLE STALL VAN | ACC VAN | 1 | LEVEL P1 |
| ACCESSIBLE STALL VAN | ACC VAN | 1 | LEVEL P2 |
| | | 13 | |

## LOADING

| REQUIRED LOADING SPACES: | BYLAW SUMMARY | TOTAL REQUIRED |
|---|---|---|
| 5.2.1<br>REQUIRED SPACES FOR MULTIPLE DWELLING USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR 50-299 DWELLING UNITS AND ONE SPACE FOR EACH ADDITIONAL 200 DWELLING UNITS.<br><br>CLASS 'B':<br>AT LEAST ONE SPACE FOR 50-299 DWELLING UNITS, ONE SPACE FOR 300 TO 499 DWELLING UNITS AND ONE SPACE FOR EACH ADDITIONAL 200 DWELLING UNITS.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>( 1156 - 299 )/200+1 = 4.29+1 = **5 TOTAL**<br><br>CLASS 'B' STALLS REQUIRED:<br>( 1156 - 499 )/200+2 =3.29+2 = 5 **TOTAL** |
| 5.2.2<br>REQUIRED SPACES FOR HOTEL USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR A HOTEL HAVING BETWEEN 150-249 UNITS.<br><br>CLASS 'B':<br>AT LEAST TWO SPACES FOR A HOTEL HAVING BETWEEN 75-399 UNITS.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>UNITS ( 225 ) IN RANGE, THEN **1 SPACE**<br><br>CLASS 'B' STALLS REQUIRED:<br>UNITS ( 225 ) IN RANGE, THEN **2 SPACES** |
| 5.2.6<br>REQUIRED SPACES FOR COMMERCIAL USE | CLASS 'A':<br>NO REQUIREMENT.<br><br>CLASS 'B':<br>AT LEAST ONE SPACE FOR THE FIRST 2325 SQM AND ONE SPACE FOR EACH ADDITIONAL 2325 SQM OF GROSS FLOOR AREA.<br><br>CLASS 'C':<br>AT LEAST ONE SPACE FOR BETWEEN 1900 SQM AND 5000 SQM OF GROSS FLOOR AREA. | CLASS 'B' STALLS REQUIRED:<br>( 4293.6 m² - 2325)/2325+1 = 0.85+1 = **2 TOTAL**<br><br>CLASS 'C' STALLS REQUIRED:<br>AREA ( 4293.6 m²) IN RANGE, THEN **1 SPACE** |
| 5.2.9<br>REQUIRED SPACES FOR OFFICE USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR THE FIRST 15000 SQM .<br><br>CLASS 'B':<br>AT LEAST ONE SPACE FOR BETWEEN 500-5000 SQM AND ADDITIONAL SPACE SPACE FOR BETWEEN 5000-10000 SQM OF GROSS FLOOR AREA.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>AREA ( 6955.3 m²) IN RANGE, THEN 1 **SPACE**<br><br>CLASS 'B' STALLS REQUIRED:<br>AREA ( 6955.3 m²) IN RANGE, THEN **2 SPACES** |
| | **TOTAL REQUIRED LOADING SPACES:** | CLASS 'A': 7 TOTAL<br><br>CLASS 'B': 11 TOTAL<br><br>CLASS 'C': 1 TOTAL |

PROVIDED: LOADING STALLS

**PARKING - LOADING STALLS**

| Stall Type | Tag | Count |
|---|---|---|
| CLASS A LOADING STALL | LOADING (A) | 7 |
| CLASS B LOADING STALL | LOADING (B) | 6 |
| CLASS C LOADING STALL | LOADING (C) | 1 |
| | | 14 |

NOTE: REFER TO CTS REPORT REGARDING CLASS ' B' STALL PROVISION

## PASSENGER LOADING

| REQUIRED LOADING SPACES: | BYLAW SUMMARY | TOTAL REQUIRED |
|---|---|---|
| 7.2.1<br>REQUIRED SPACES FOR MULTIPLE DWELLING USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR 50-125 DWELLING UNITS AND ONE SPACE FOR EACH ADDITIONAL 150 DWELLING UNITS.<br><br>CLASS 'B':<br>NO REQUIREMENT.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>(1156 - 125 )/150+1 = 6.87+1 = **8 TOTAL** |
| 7.2.5.2<br>REQUIRED SPACES FOR HOTEL USE | CLASS 'A':<br>MIN 1 SPACE FOR EVERY 50 SLEEPING UNTIS UP TO A MAX OF 200 UNITS, AND 1 SAPCE FOR EACH ADDITIONAL 75 UNITS.<br><br>CLASS 'B':<br>NO REQUIREMENT.<br><br>CLASS 'C':<br>AT LEAST ONE SPACE FOR 200-400 UNITS A. | CLASS 'A' STALLS REQUIRED:<br>( 225 - 200 )/75+(200/50) =1+4 = **5 TOTAL**<br><br>CLASS 'C' STALLS REQUIRED:<br>UNITS ( 225 ) IN RANGE, THEN **1 SPACE** |
| 7.2.5.1<br>REQUIRED SPACES FOR COMMERCIAL USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR EACH 4000 SQM OF GROSS FLOOR AREA.<br><br>CLASS 'B':<br>NO REQUIREMENT.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>4293.6 m² / 4000 = 1.07 = **1 TOTAL** |
| 7.2.4<br>REQUIRED SPACES FOR OFFICE USE | CLASS 'A':<br>AT LEAST ONE SPACE FOR EACH 10000 SQM OF GROSS FLOOR AREA.<br><br>CLASS 'B':<br>NO REQUIREMENT.<br><br>CLASS 'C':<br>NO REQUIREMENT. | CLASS 'A' STALLS REQUIRED:<br>6955.3 m² / 10000 = 0.70 = **1 TOTAL** |
| | **TOTAL REQUIRED LOADING SPACES:** | CLASS 'A': 15 TOTAL<br><br>CLASS 'C': 1 TOTAL |

PROVIDED: PASSENGER STALLS

**PARKING - PASSENGER STALLS**

| Stall Type | Tag | Count | Level |
|---|---|---|---|
| CLASS A PASSENGER STALL | PASS (A) | 4 | LEVEL 2d |
| CLASS A PASSENGER STALL | PASS (A) | 10 | LEVEL P1 |
| | | 14 | |
| CLASS A PASSENGER STALL -1ST | PASSENGER (A) -1ST | 1 | LEVEL 2d |
| | | 1 | |
| CLASS C PASSENGER STALL | PASSENGER (C) | 1 | LEVEL 1B |
| | | 1 | |
| | | 16 | |

## BICYCLE PARKING

| REQUIRED BICYCLE SPACES: | BYLAW SUMMARY | TOTAL REQUIRED |
|---|---|---|
| 6.2.1.2<br>MULTIPLE DWELLING | CLASS 'A':<br>1.5 SPACES FOR EACH DWELLING UNIT UNDER 65M $^2$ (700 FT$^2$)<br>2.5 SPACES FOR EACH DWELLING UNIT OVER 65 M $^2$ (700 FT$^2$) AND UNDER 105 M$^2$ (1130 FT$^2$)<br>3.0 SPACES FOR EACH DWELLING UNIT OVER 105 M$^2$ (1130 FT$^2$) | 935 UNITS X 1.5 SPACES/UN. = 1402.5<br>221 UNITS X 2.5 SPACES/UN. = 552.5<br>0 UNITS X 3.0 SPACES/UN. = 0<br>TOTAL = 1955 MIN |
| | CLASS 'B':<br>A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS. | FIRST 20 UNITS: = 2<br>REMAINING 1136 UNITS = 57<br>TOTAL = 59 MIN |
| 6.2.4<br>OFFICE USES | CLASS 'A':<br>A MINIMUM OF ONE SPACE FOR EACH 170 SQUARE METRES OF GROSS FLOOR AREA | OFFICE GFA*: 6955.3 m² / 170 = 41 MIN |
| | CLASS 'B':<br>A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 2,000 SQUARE METRES OF GROSS FLOOR AREA. | OFFICE GFA*: 6955.3 m² > 2000 = 6 MIN<br>* XCLUSIONS AS PER AD.01 OFFICE AREA BREAKDOWN |
| 6.2.5.1<br>RETAIL AND SERVICE | CLASS 'A':<br>A MINIMUM OF ONE SPACE FOR EACH 340 SQUARE METRES OF GROSS FLOOR AREA | COMMERCIAL GFA: 4293.6 m²/ 340 = 13 MIN |
| | CLASS B:<br>A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 1,000 SQUARE METRES OF GROSS FLOOR AREA. | COMMERCIAL GFA: 4293.6 m² > 1000 = 6 MIN |
| 6.2.5.2<br>HOTEL | CLASS 'A':<br>A MINIMUM OF ONE SPACE FOR EACH 30 DWELLING, HOUSEKEEPING OR SLEEPING UNTS, OR COMBINATEION THEREOFOSS | 226 UNITS / 30 = 8 MIN |
| | CLASS 'B':<br>A MINIMUM OF 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 75 DWELLING, HOUSEKEEPING OR SLEEPING UNITS, OR ANY COMBINATION THEREOF. | 226 UNITS > 75 = 6 MIN |
| | TOTALS: | CLASS 'A' = 2018<br>CLASS 'B' = 77 |

| | | |
|---|---|---|
| 6.3.9 / 6.3.13 / 6.3.13A<br>BICYCLE PARKING<br>CLASS 'A' BY TYPE: | HORIZONTAL SPACES: NO REQUIREMENT<br>BICYCLE LOCKERS: MIN 10%<br>OVERSIZED SPACES: MIN 5%<br>STACKED + VERTICAL SPACES: 30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D | |

| | | | |
|---|---|---|---|
| TDM MEASURES:<br>PLAN B | CLASS 'A' SPACES: 30% MORE | | 2018*130% = **2623** |
| | HORIZONTAL SPACES: NO REQUIREMENT | | |
| | BICYCLE LOCKERS: MIN 20% | | 2623*20% = **525** |
| | OVERSIZED SPACES: MIN 10% | | 2623*10% = **262** |
| | STACKED + VERTICAL SPACES: 30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D | | MAX - **EACH**<br>MAX - **SUM** |

MULTIPLE DWELLING
CLASS 'A' BIKE PARKING

**BIKE STALLS FOR SUITES BELOW 65M2**

| TOTAL | STALL MULTIPLIER | STALLS REQUIRED |
|---|---|---|
| 935 | 1.5 | 1402.5 |

**BIKE STALLS FOR SUITES ABOVE 65M2 AND UNDER 105M2**

| TOTAL | STALL MULTIPLIER | STALLS REQUIRED |
|---|---|---|
| 221 | 2.5 | 552.5 |
| 221 | | 552.5 |

**NOTE: NO UNITS EXCEED 105 SQM**

**PARKING - RESIDENTIAL BIKE STALLS PROVIDED**

| Stall Type | Tag | Count | Quantity |
|---|---|---|---|
| HORIZONTAL LOCKER | L | 536 | 536 |
| HORIZONTAL STACKED | ST | 387 | 774 |
| HORIZONTAL STANDARD | H | 715 | 715 |
| OVERSIZED | OV | 274 | 274 |
| VERTICAL | V | 284 | 284 |
| Total: 2196 | | 2196 | 2583 |

CLASS 'A' BIKE PARKING SUMMARY

**PARKING - PROVIDED STALLS TOTALS & ALLOCATION**

| Stall Type | Quantity | % |
|---|---|---|
| HORIZONTAL LOCKER | 539 | 20.4% |
| HORIZONTAL STACKED | 798 | 30.2% |
| HORIZONTAL STANDARD | 733 | 27.7% |
| OVERSIZED | 276 | 10.4% |
| VERTICAL | 299 | 11.3% |
| Total: 2246 | 2645 | |

OFFICE
CLASS 'A' BIKE PARKING

**PARKING - OFFICE STALLS PROVIDED**

| Stall Type | Tag | Count | Quantity |
|---|---|---|---|
| HORIZONTAL LOCKER | L | 3 | 3 |
| HORIZONTAL STACKED | ST | 12 | 24 |
| HORIZONTAL STANDARD | H | 8 | 8 |
| VERTICAL | V | 6 | 6 |
| Total: 29 | | 29 | 41 |

RETAIL & SERVICES
CLASS 'A' BIKE PARKING

**PARKING - RETAIL & SERVICES BIKE STALLS PROVIDED**

| Stall Type | Tag | Count | Quantity |
|---|---|---|---|
| HORIZONTAL STANDARD | H | 6 | 6 |
| OVERSIZED | OV | 1 | 1 |
| VERTICAL | V | 6 | 6 |
| Total: 13 | | 13 | 13 |

HOTEL
CLASS 'A' BIKE PARKING

**PARKING - HOTEL STALLS PROVIDED**

| Stall Type | Tag | Quantity |
|---|---|---|
| HORIZONTAL STANDARD | H | 4 |
| OVERSIZED | OV | 1 |
| VERTICAL | V | 3 |
| Total: 8 | | 8 |

CLASS B - GENERAL SUMMARY

**PARKING - CLASS B BIKE STALLS PROVIDED**

| Stall Type | TOTAL REQUIRED | PROVIDED |
|---|---|---|
| HORIZONTAL STANDARD | 67 | 77 |
| Total: 77 | | 77 |

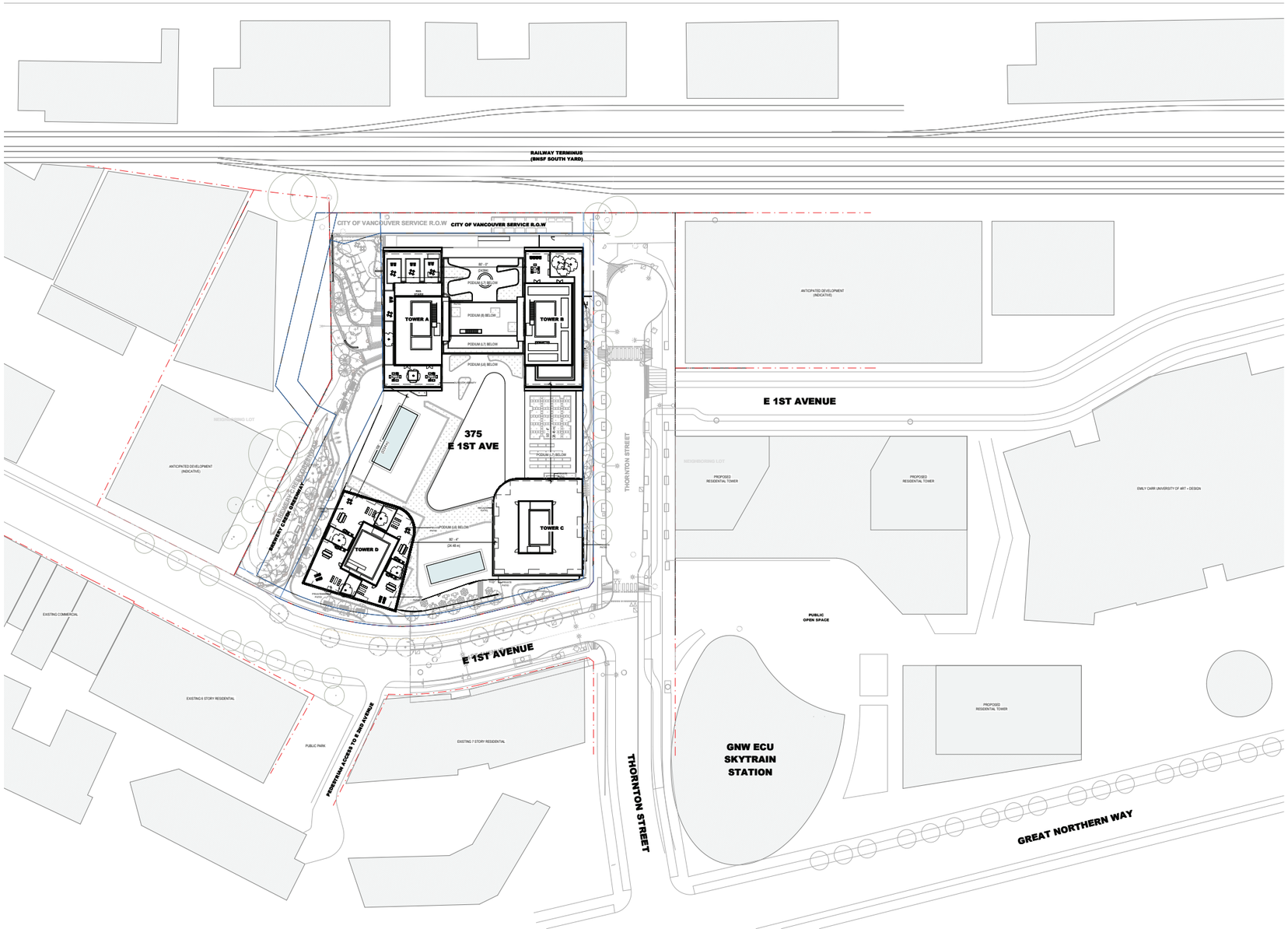




# 6.0 APPENDIX

## 6.1 ARCHITECTURAL DRAWING SET

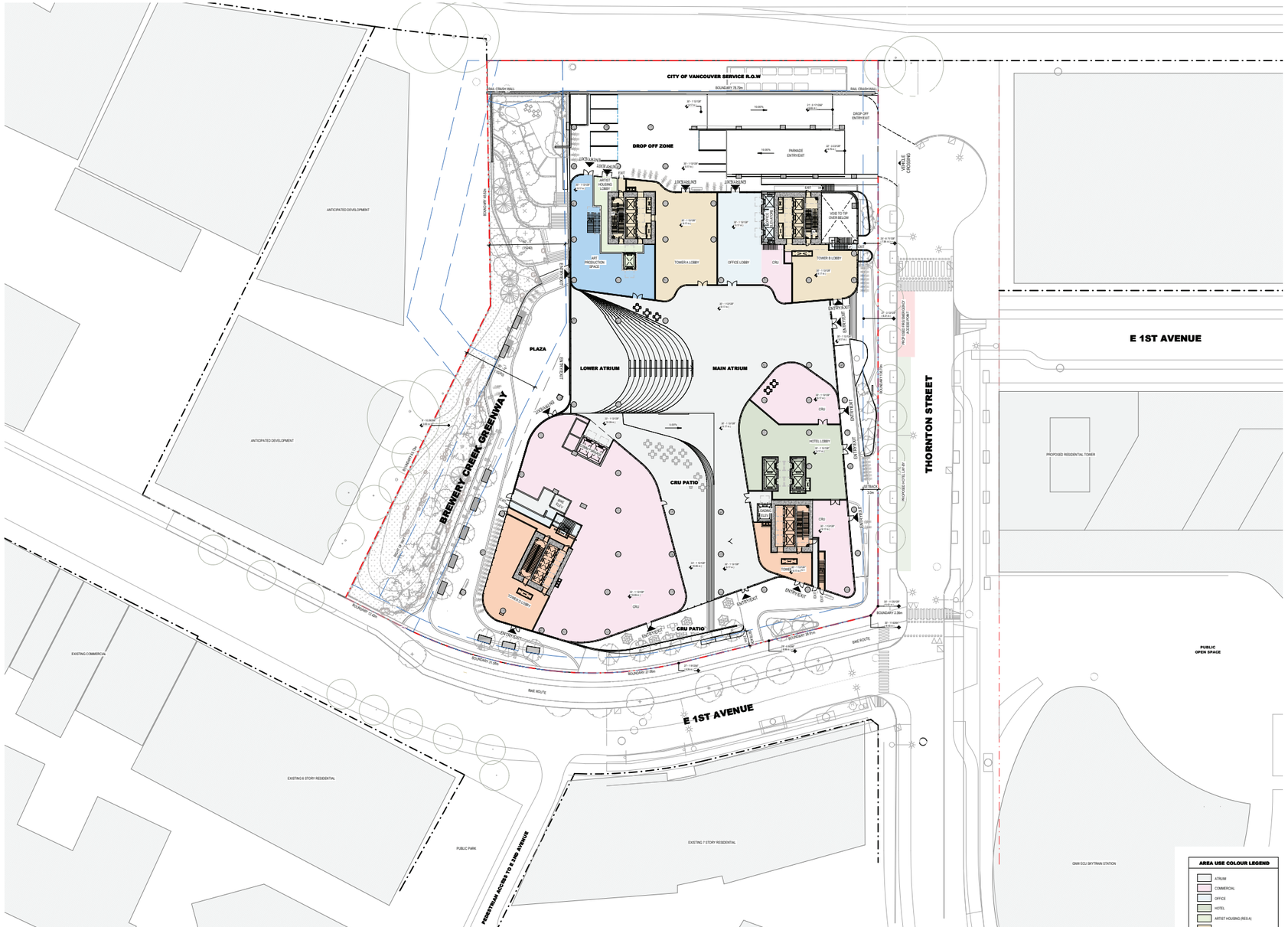
# 6.1 CONTEXT PLAN




1 CONTEXT PLAN
SCALE: 1/32" = 1'-0"

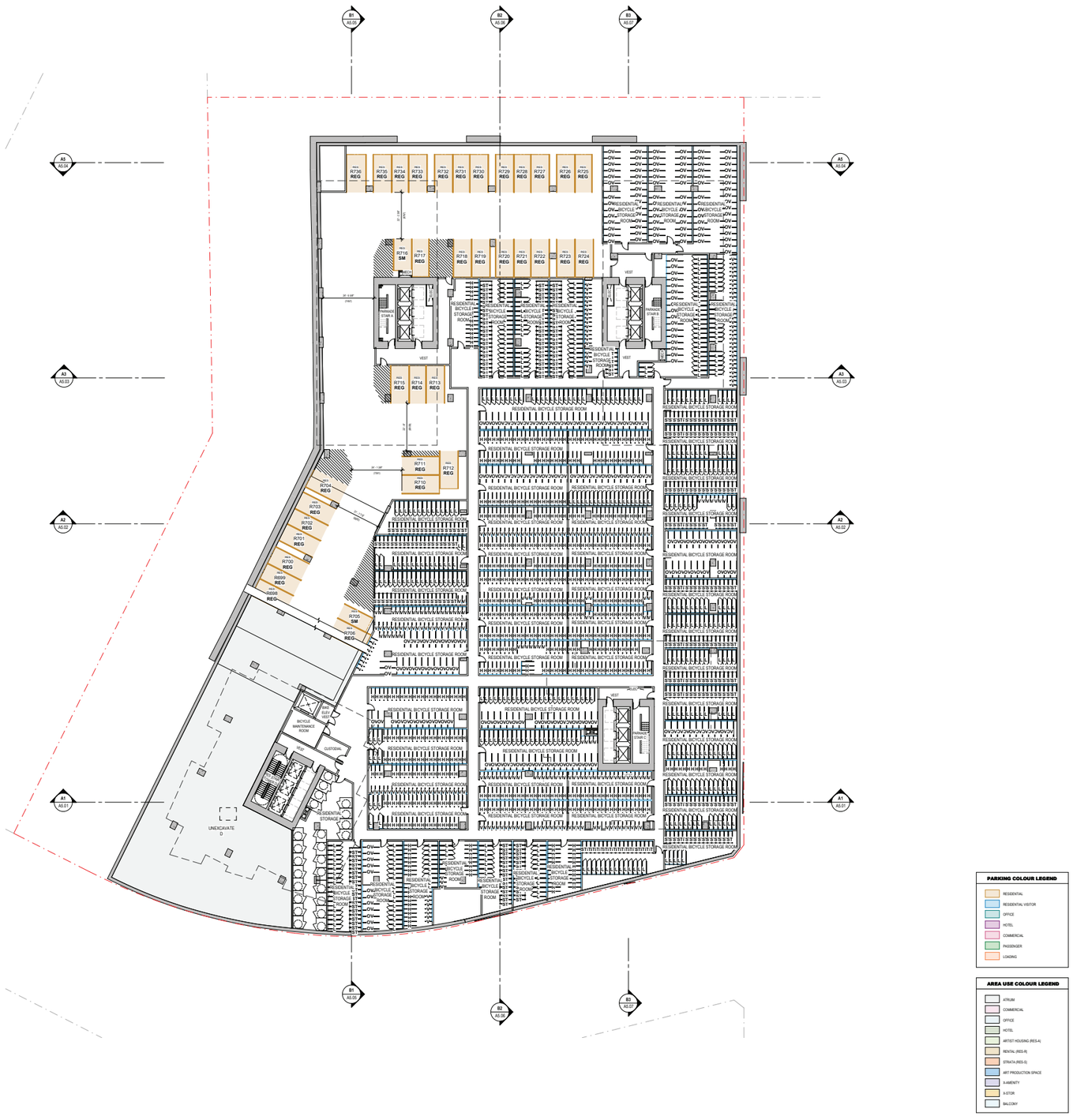


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Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect




1 SITE PLAN
SCALE: 3/64" = 1'-0"

# 6.1 P7 PLAN




**PARKING COLOUR LEGEND**

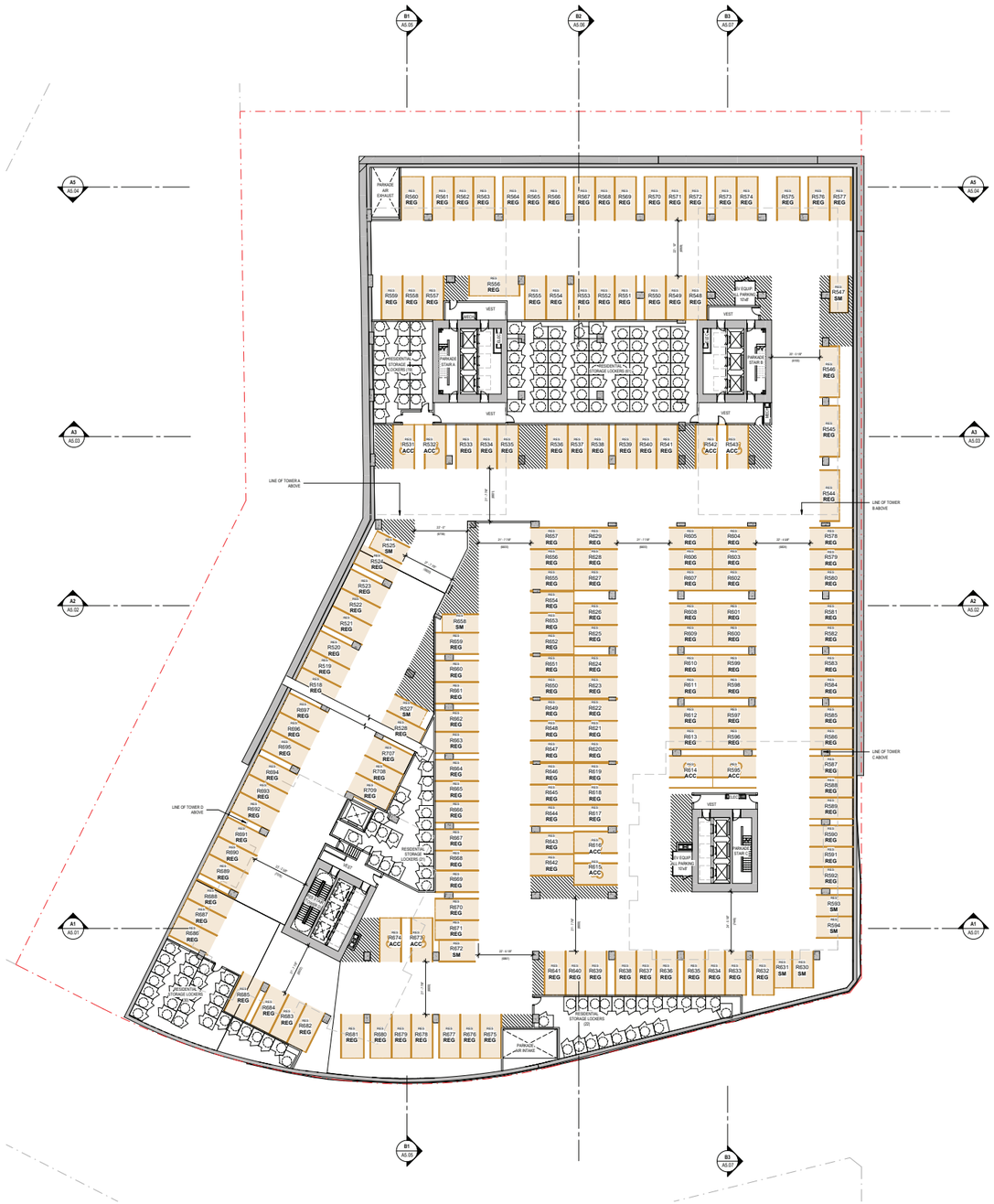
- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY



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David Stoyko
Landscape Architect




1 ARCH_1/16_LEVEL P6
SCALE: 1/16" = 1'-0"

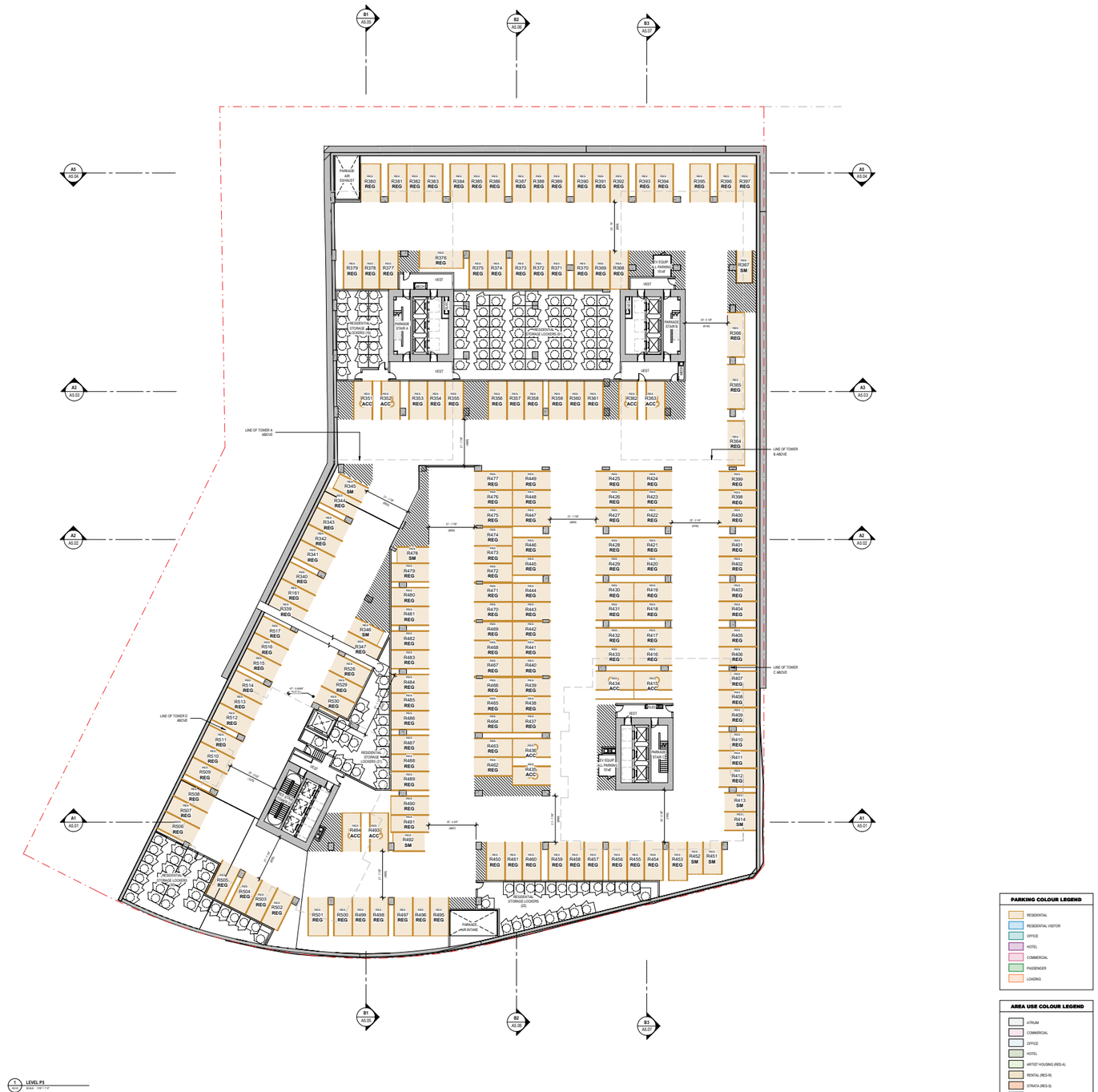
**PARKING COLOUR LEGEND**

- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY

# 6.1 P5 PLAN




**PARKING COLOUR LEGEND**

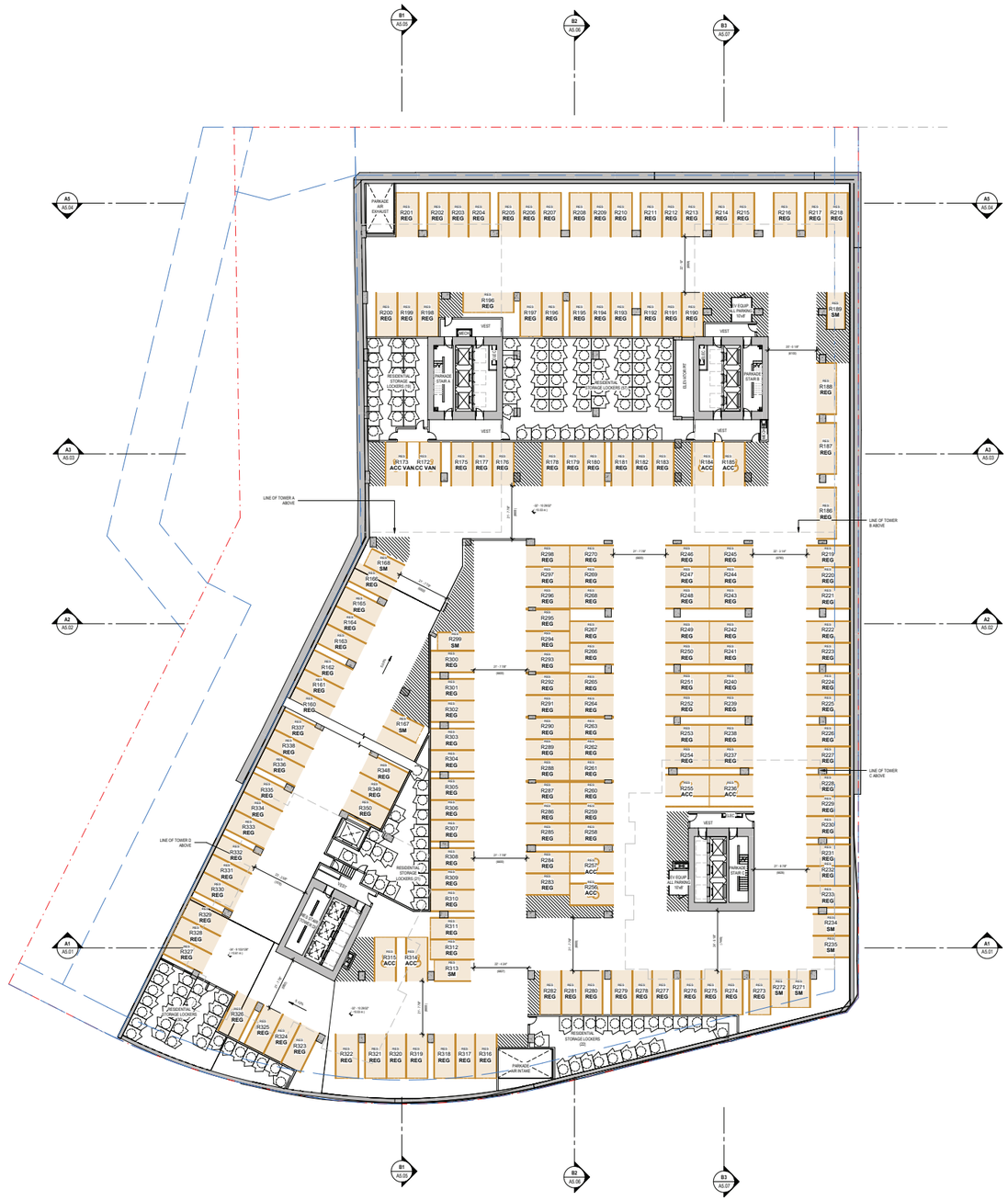
- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY



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David Stoyko
Landscape Architect



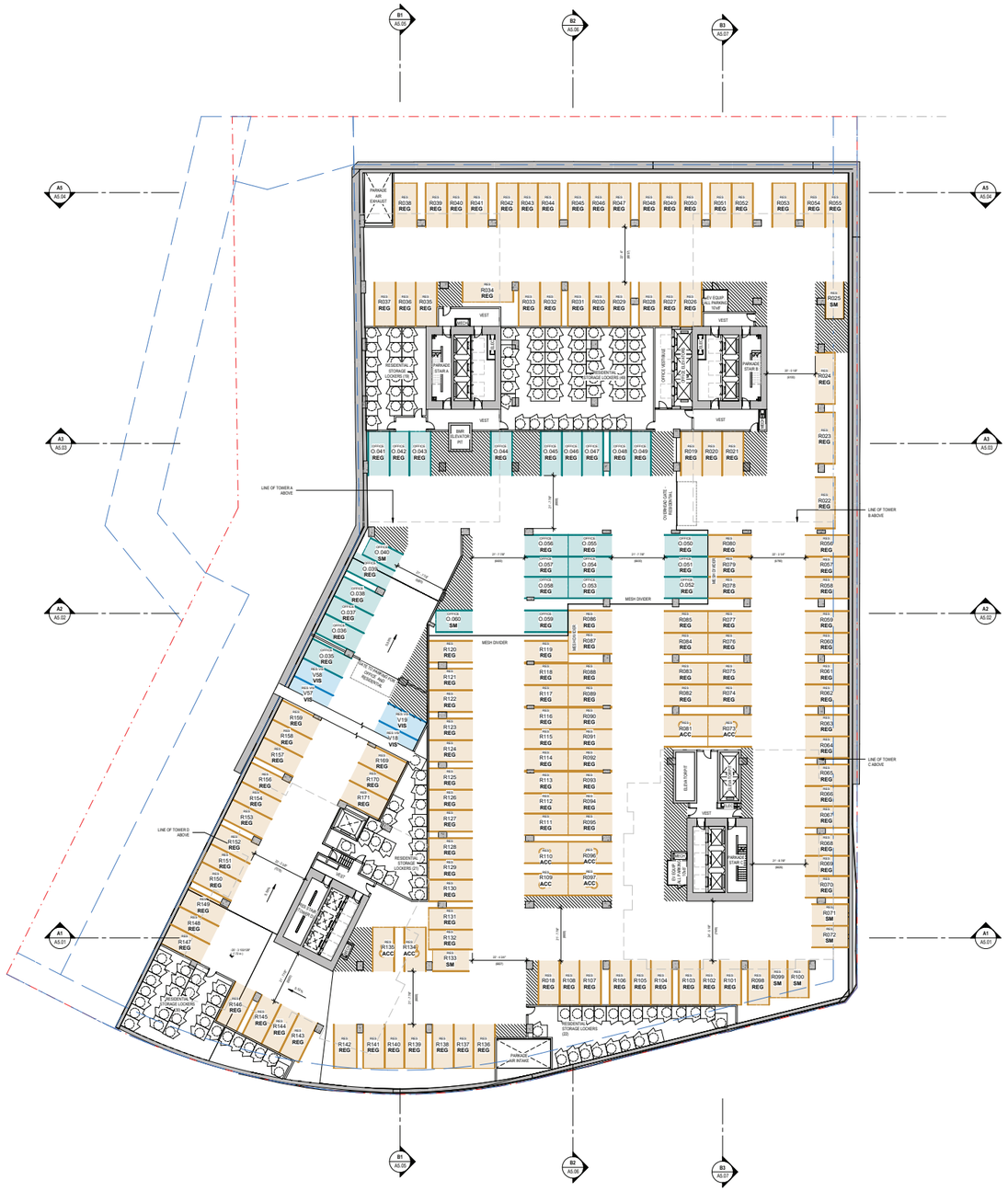

**PARKING COLOUR LEGEND**

- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- R-AMENITY
- S-STOR
- BALCONY

# 6.1 P3 PLAN




**PARKING COLOUR LEGEND**

- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY



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David Stoyko
Landscape Architect




1 LEVEL P2
SCALE: 1/32" = 1'-0"

**PARKING COLOUR LEGEND**

- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY

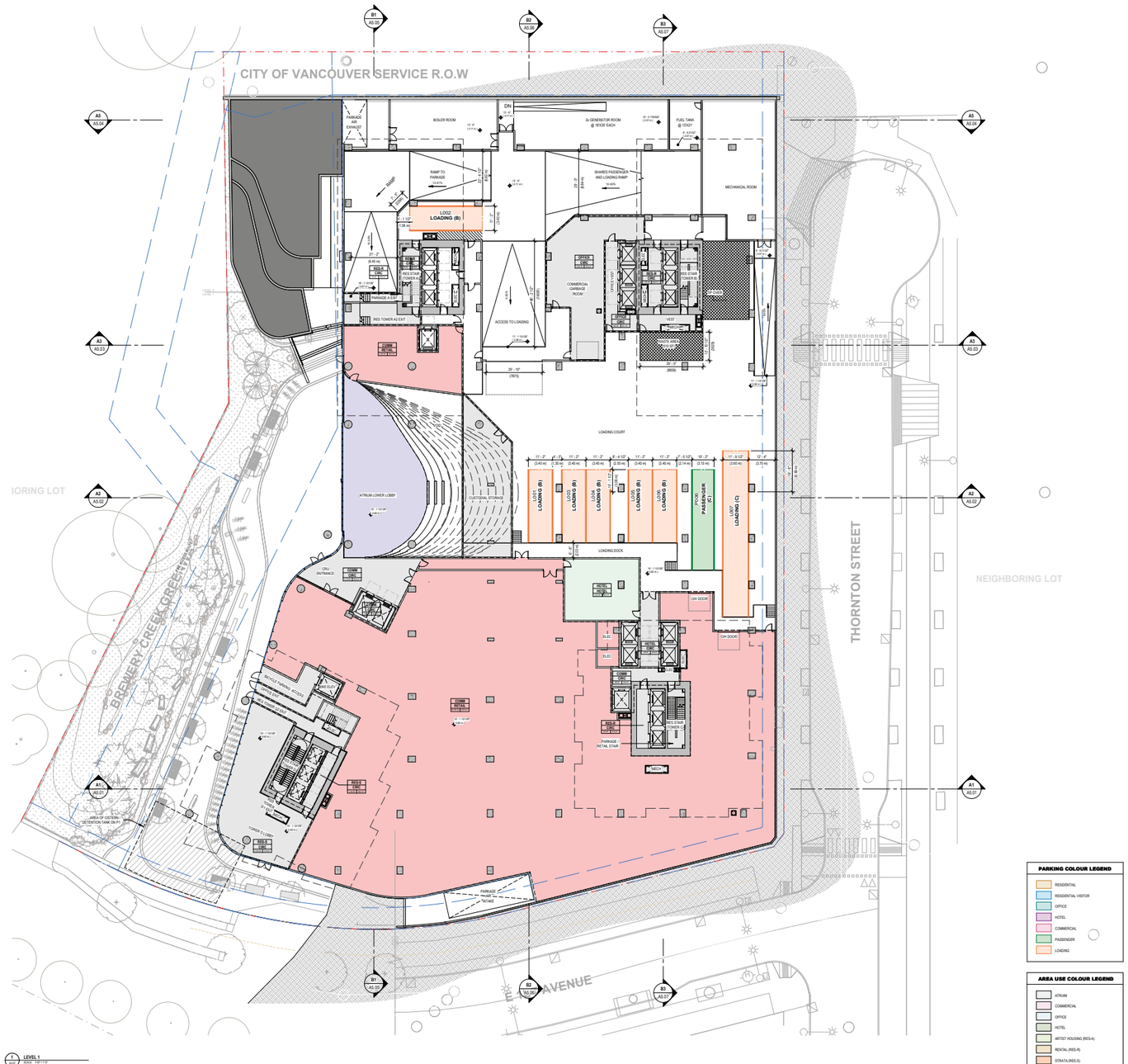
# 6.1 P1 PLAN




1 LEVEL P1
SCALE: 1/32" = 1'-0"



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Landscape Architect




1 LEVEL 1
SCALE: 1/32" = 1'-0"

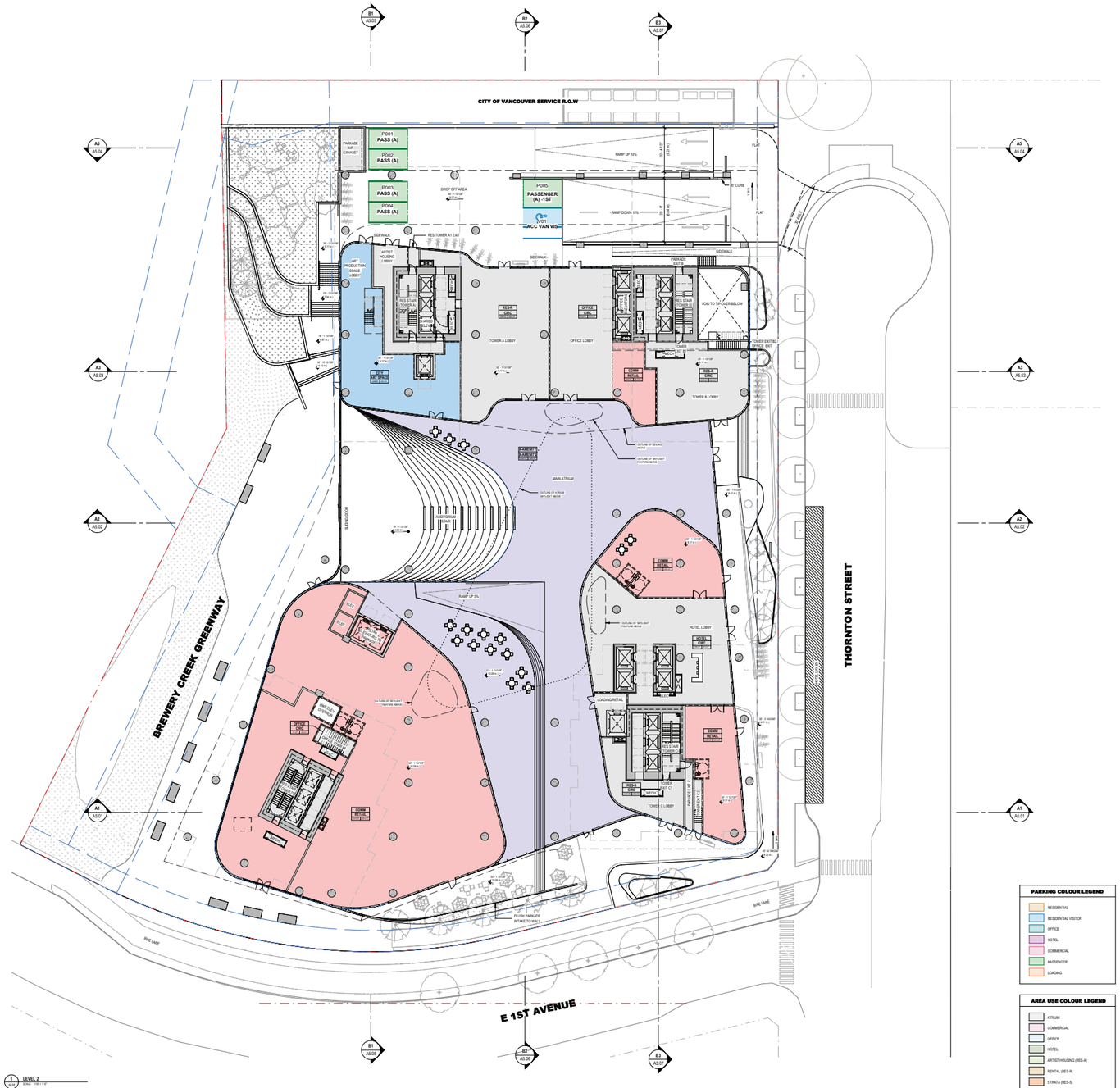
**PARKING COLOUR LEGEND**

- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY

# 6.1 L2 PLAN




**PARKING COLOUR LEGEND**

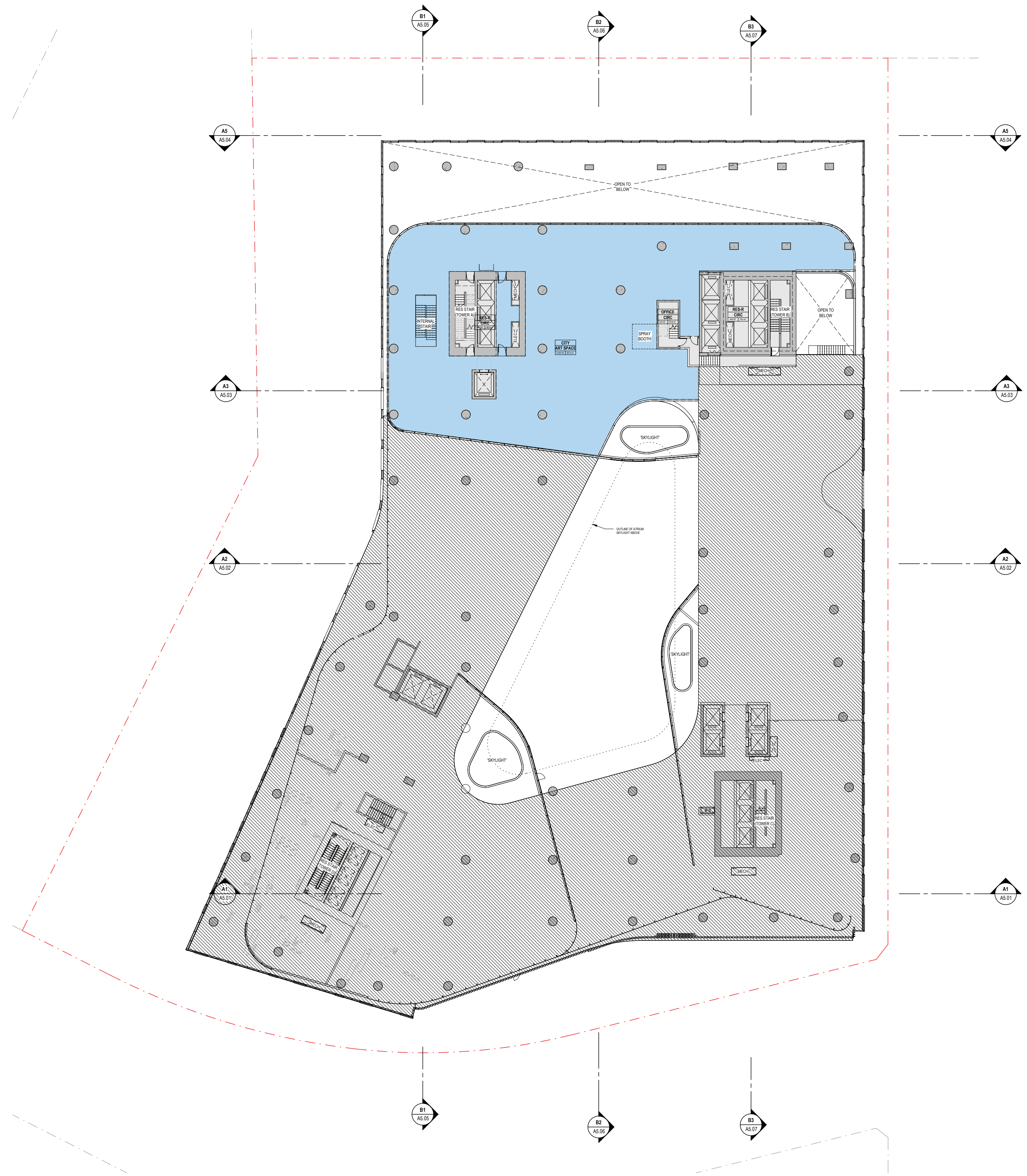
- RESIDENTIAL
- RESIDENTIAL VISITOR
- OFFICE
- HOTEL
- COMMERCIAL
- PASSENGER
- LOADING

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY



David Stoyko
Landscape Architect

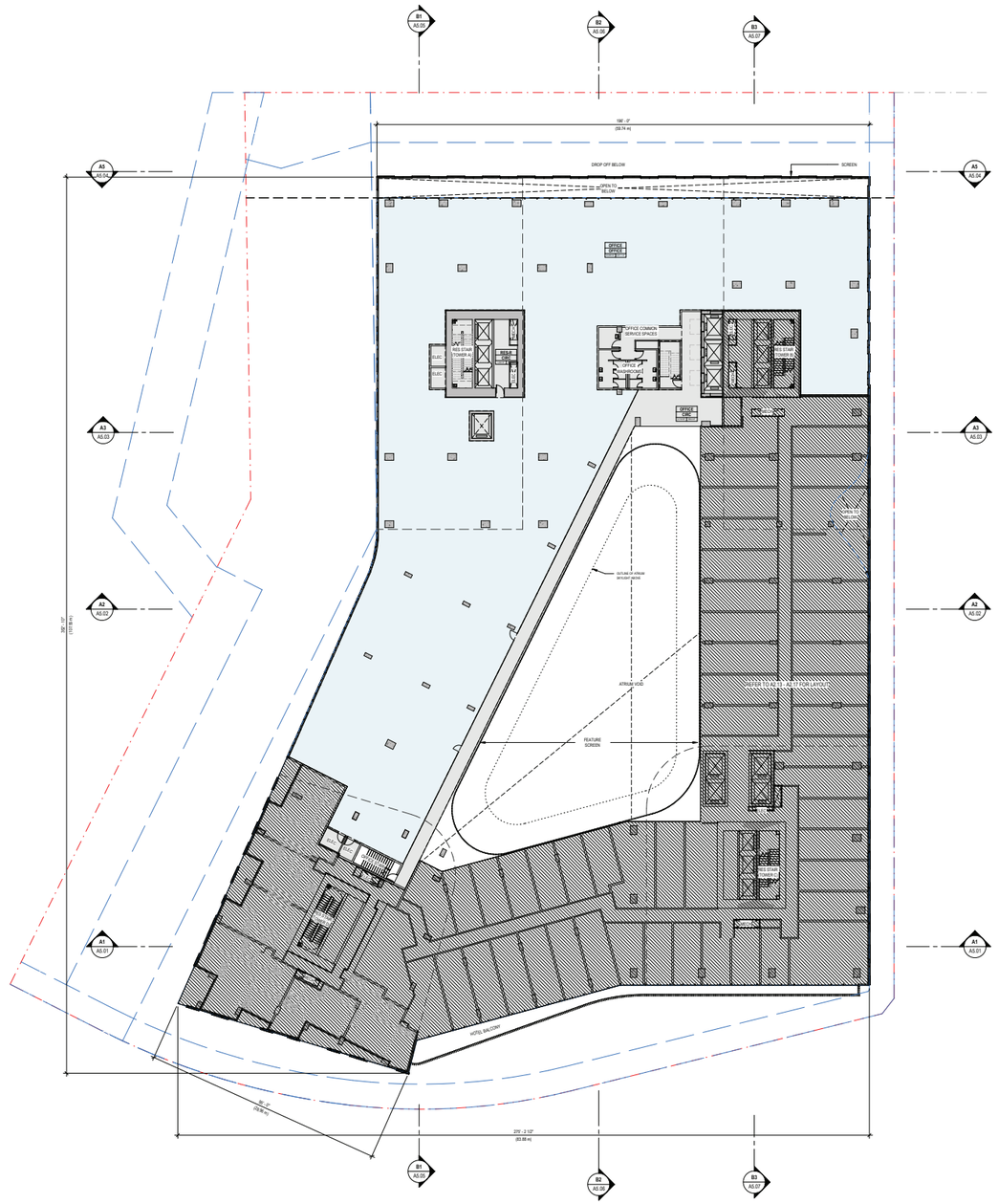



1 ARCH_1/16_LEVEL 2a MEZZ
A2.09 SCALE: 1/16" = 1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

| AREA USE COLOUR LEGEND |
| --- |
| ATRUIM |
| COMMERCIAL |
| OFFICE |
| HOTEL |
| ARTIST HOUSING (RES-A) |
| RENTAL (RES-R) |
| STRATA (RES-S) |
| ART PRODUCTION SPACE |
| X-AMENITY |
| X-STOR |
| BALCONY |

# 6.1 L3 PLAN




1 LEVEL 3
A5.0 1/8" = 1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

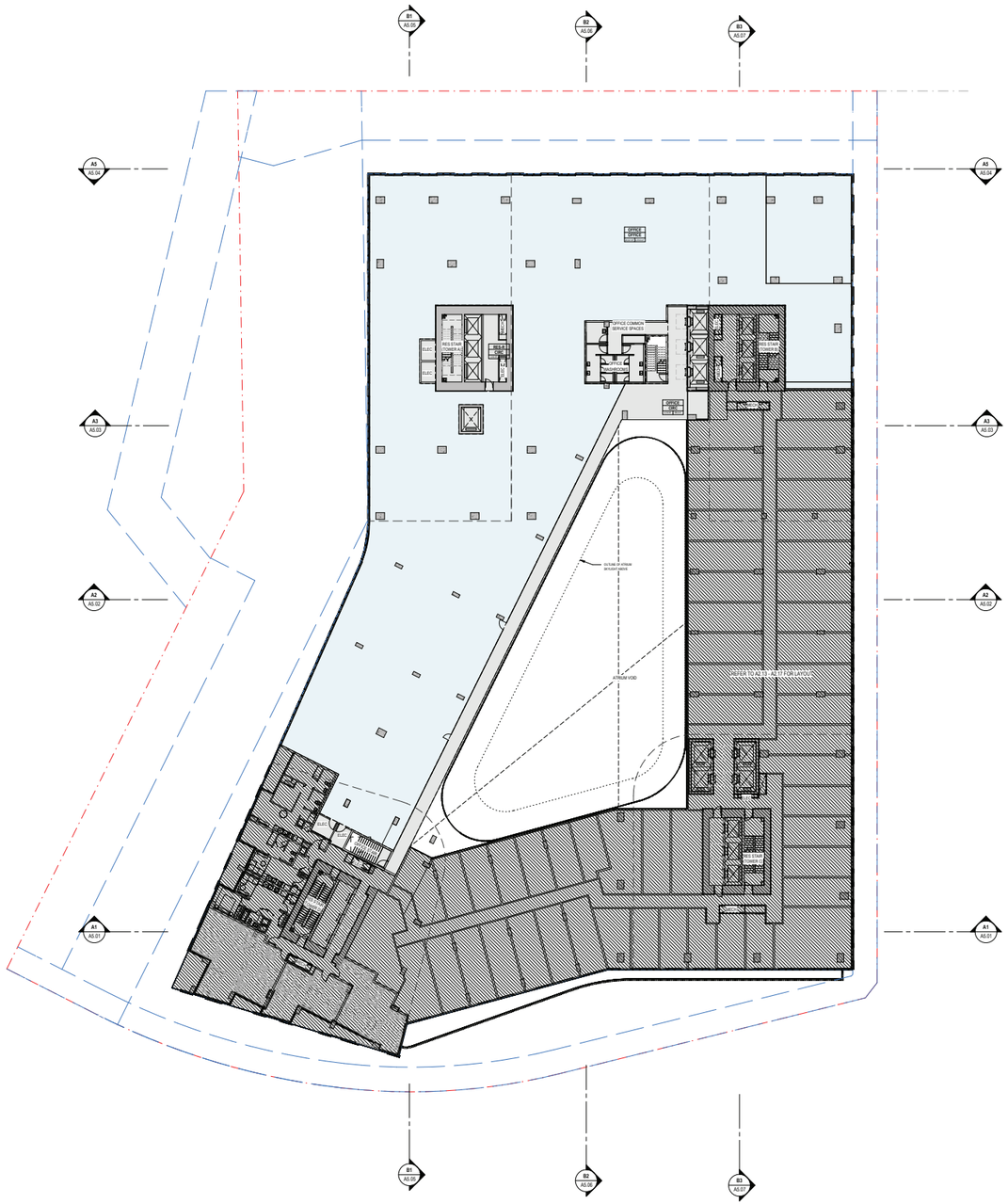
**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A AMENITY
- A STOR
- BALCONY



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David Stoyko
Landscape Architect



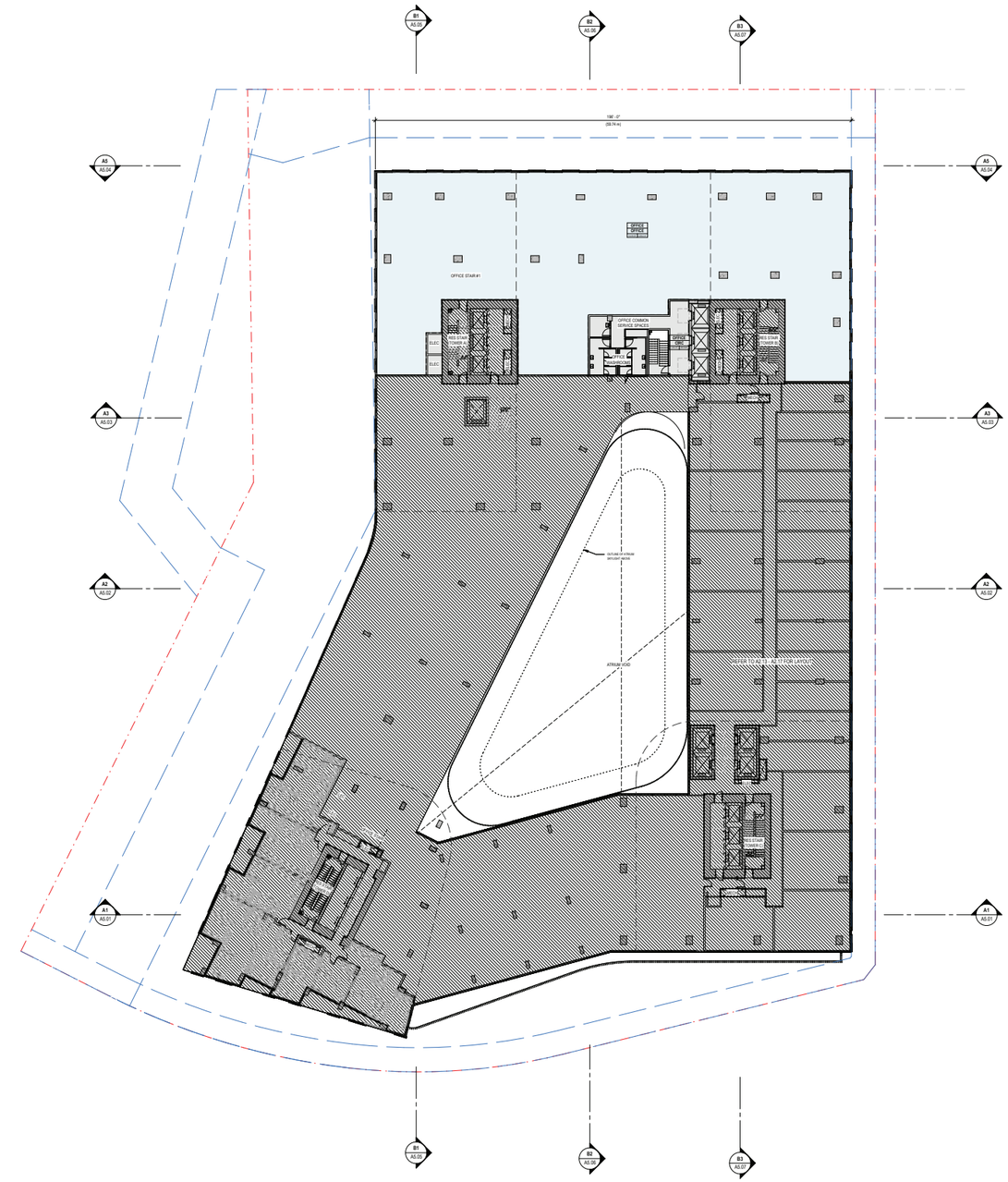

1 LEVEL 4
SCALE: 1/32" = 1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY

# 6.1 L5 PLAN




1 LEVEL 5
A5.04 SCALE : 1/32" = 1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

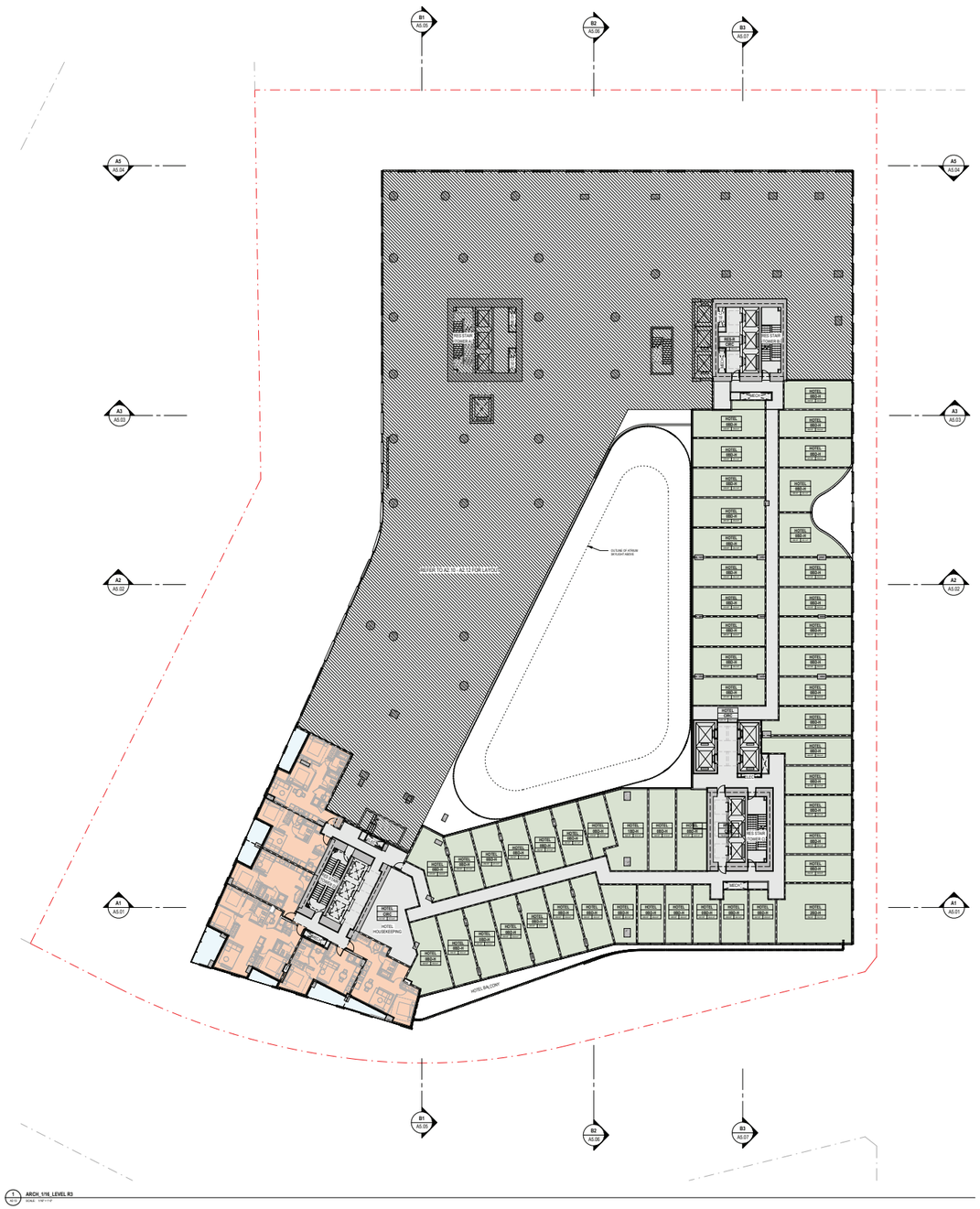
**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY



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Landscape Architect



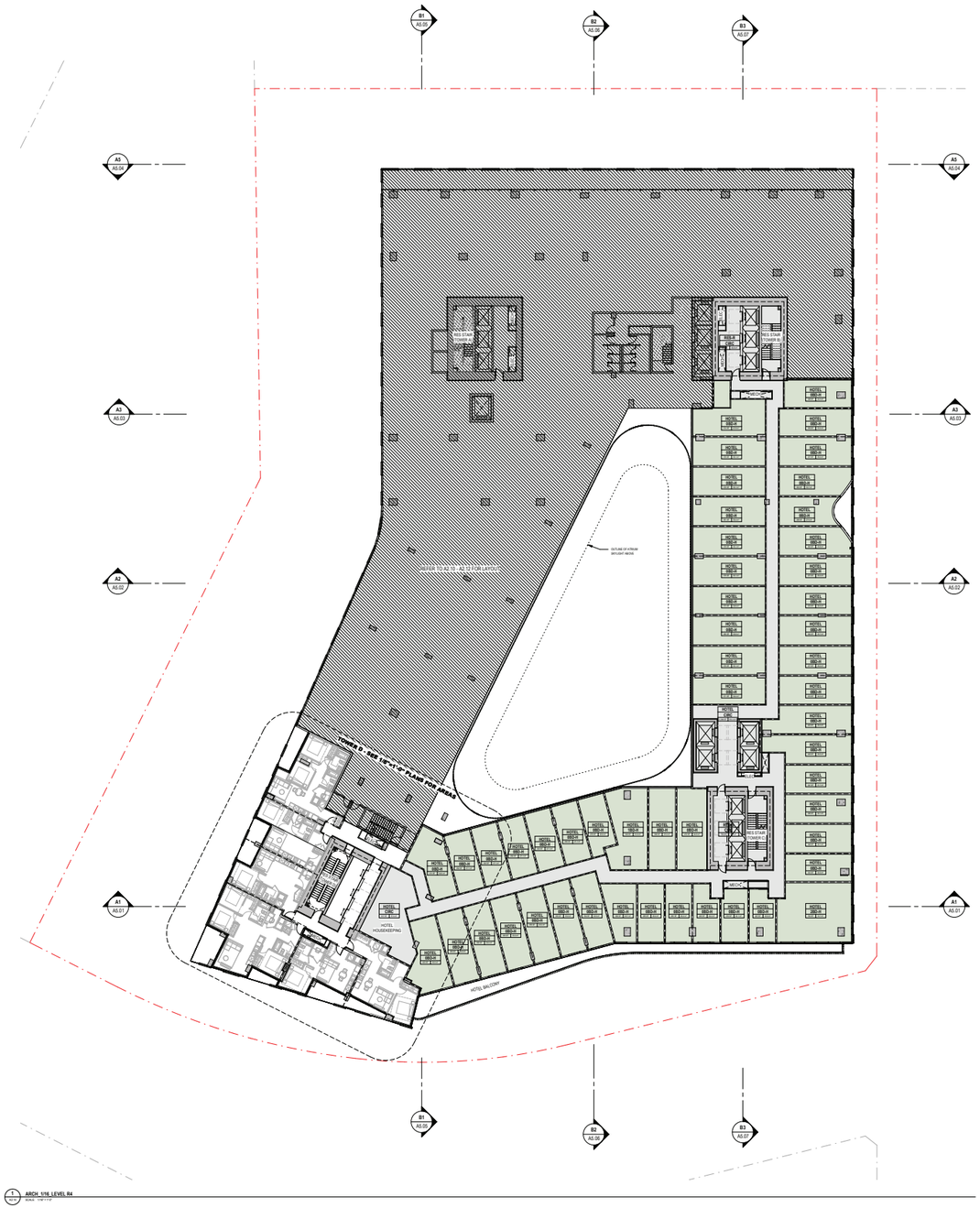

1 ARCH_S16_LEVEL R3
A0.04 SCALE - 1/32" = 1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- S-AMENITY
- S-STOR
- BALCONY

# 6.1 L4R PLAN



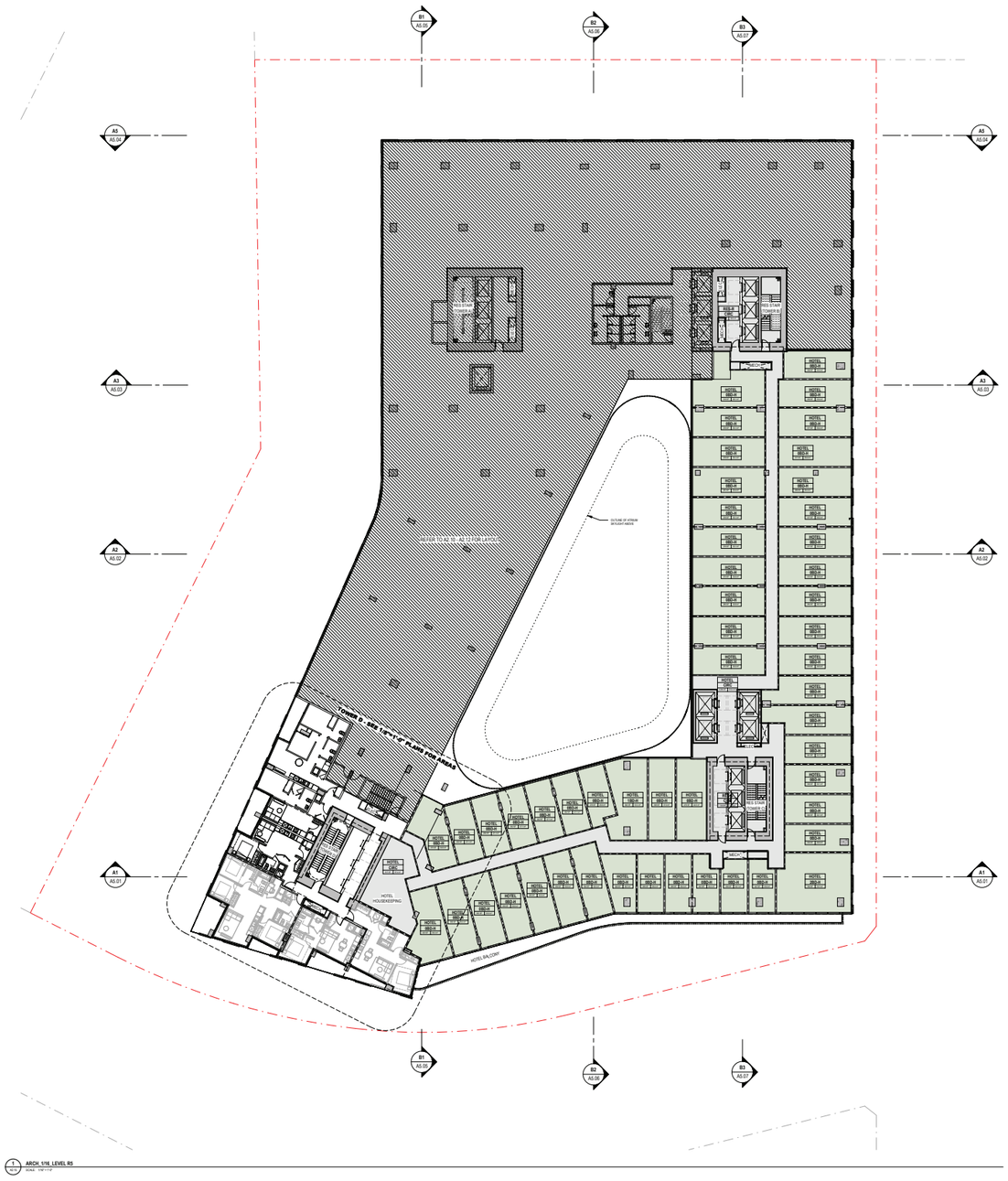

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY



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Boniface Oleksiuk Politano Architects
David Stoyko
Landscape Architect



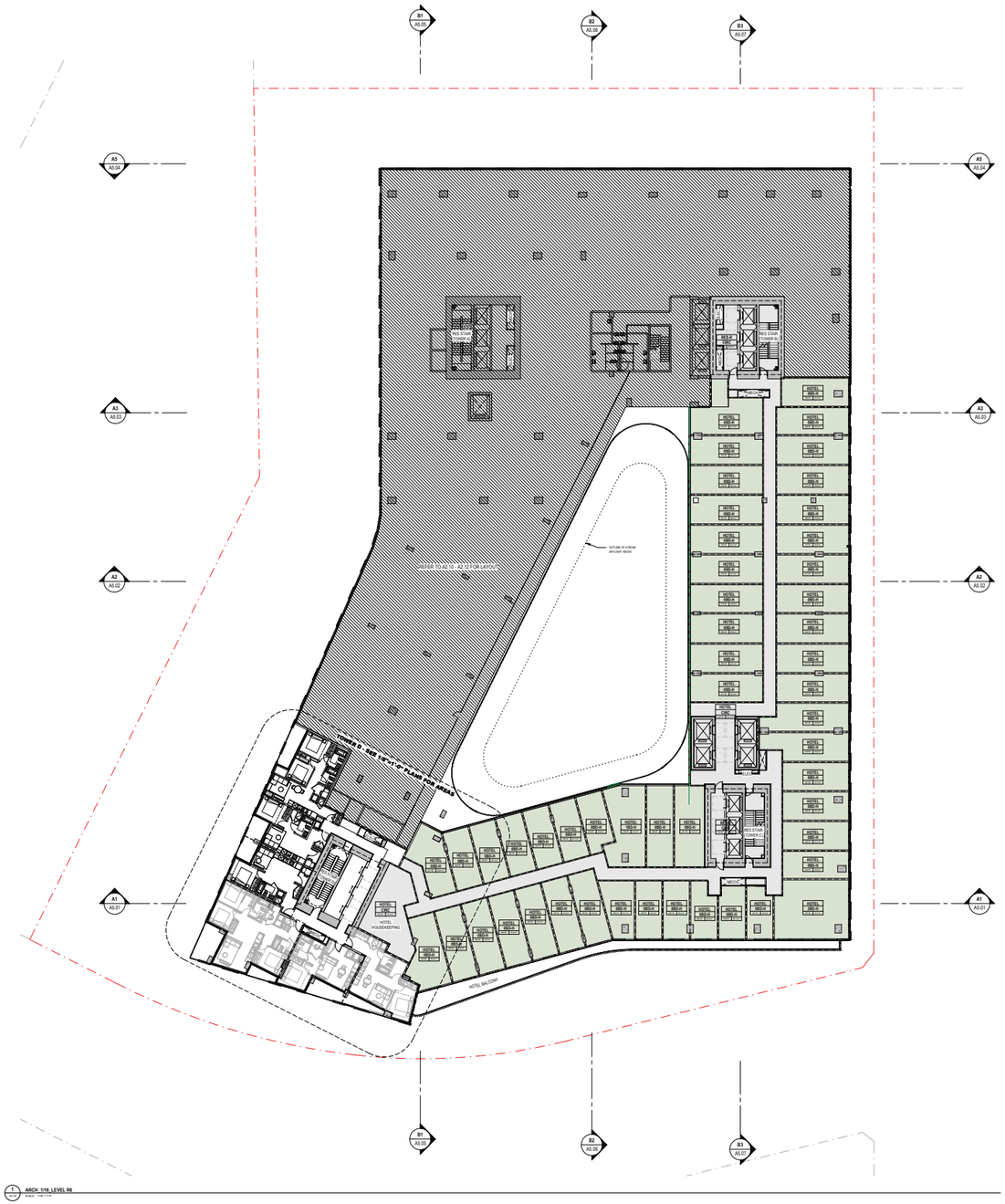

1 ARCH_1/16_LEVEL R5
SCALE: 1/16"=1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY

# 6.1 L6R PLAN




HATCHED AREA INDICATES LEVEL ABOVE / BELOW

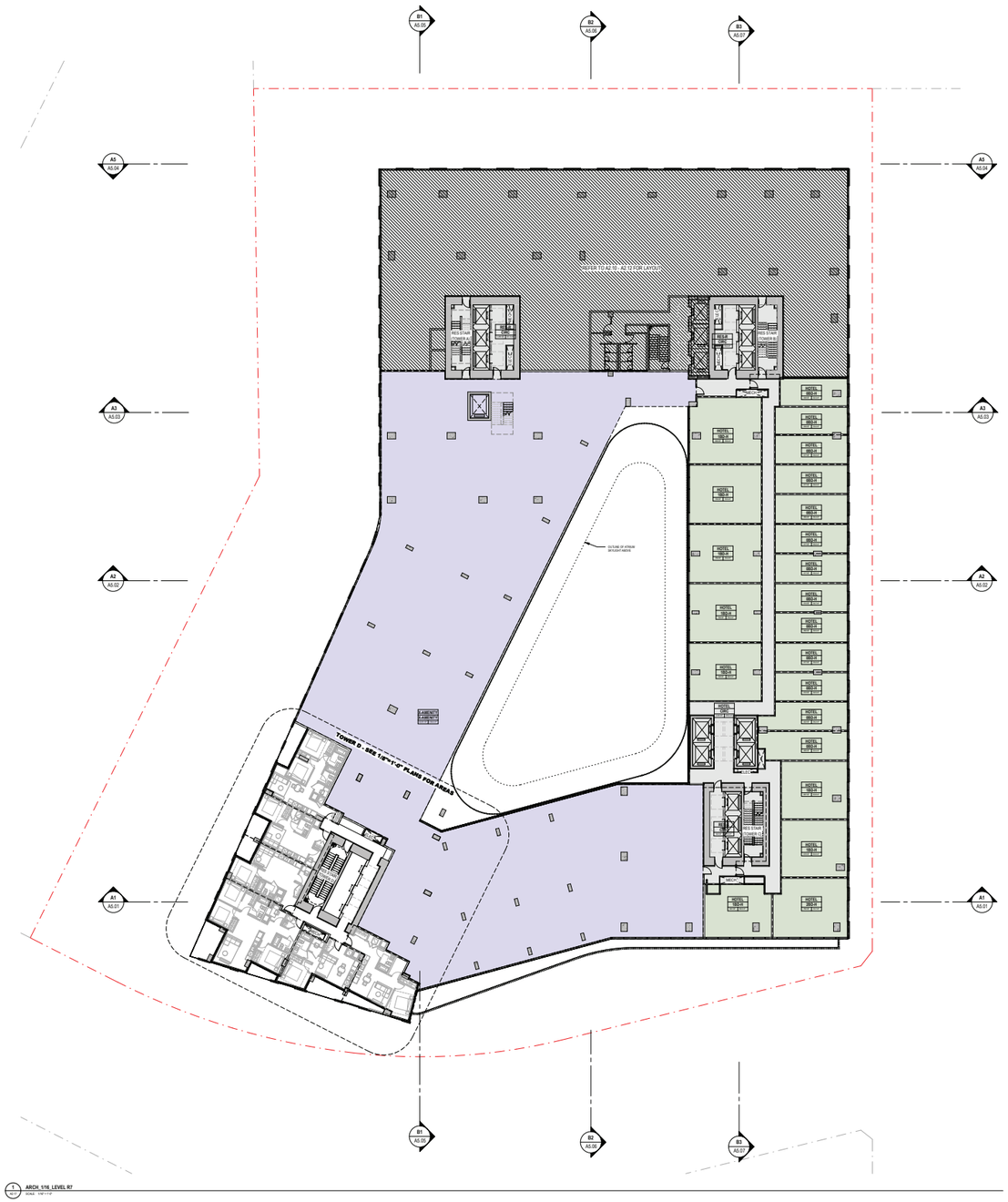
**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY



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Landscape Architect



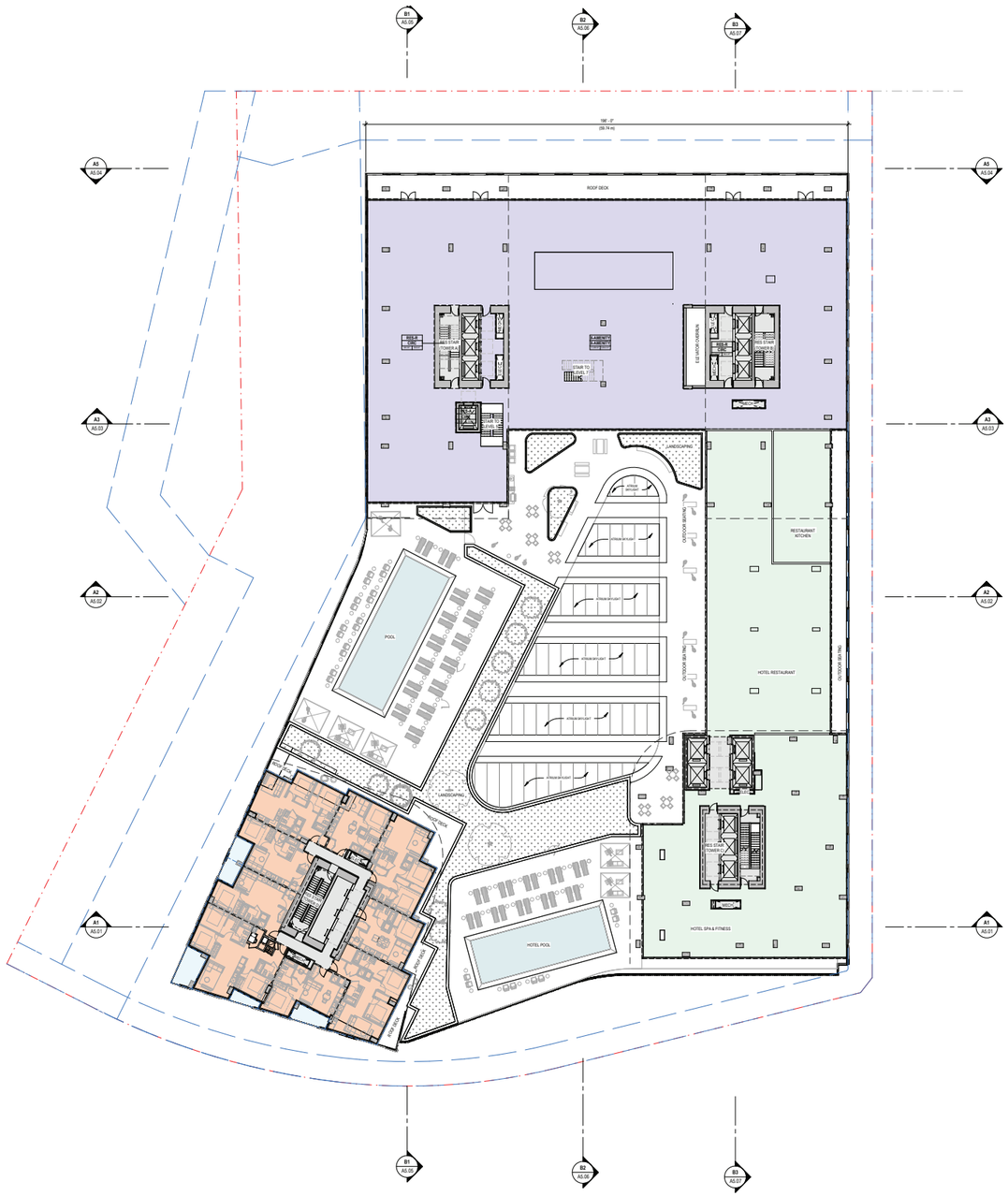

1 ARCH_1/16_LEVEL R7
SCALE: 1/16"=1'-0"

HATCHED AREA INDICATES LEVEL ABOVE / BELOW

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY

# 6.1 L6 PLAN




1 LEVEL 6
SCALE: 1/16" = 1'-0"

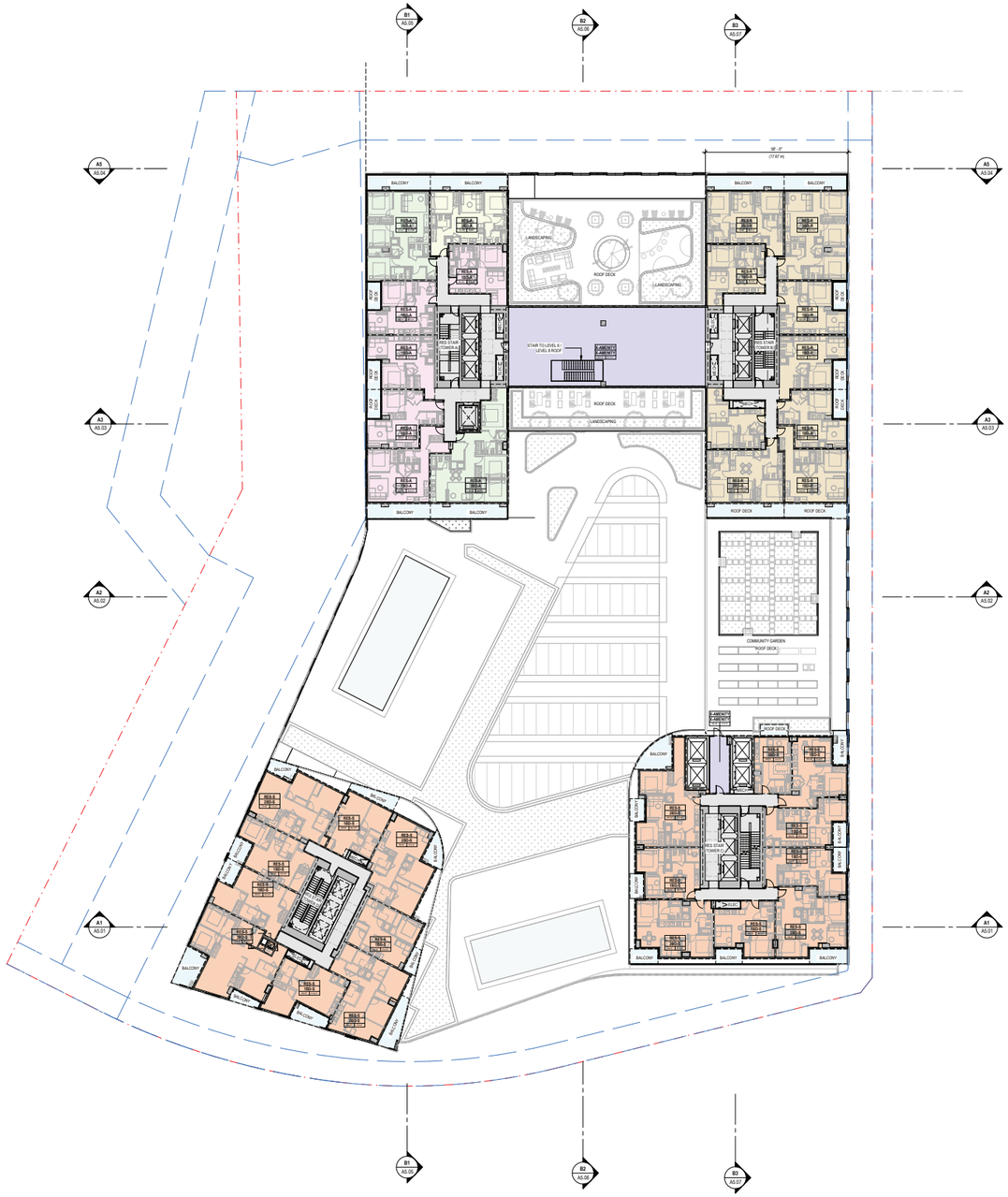
**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY



Boniface Oleksiuk Politano Architects

David Stoyko
Landscape Architect




1 LEVEL 7-12
SCALE: 1/16" = 1'-0"

**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY

# 6.1 L8 PLAN

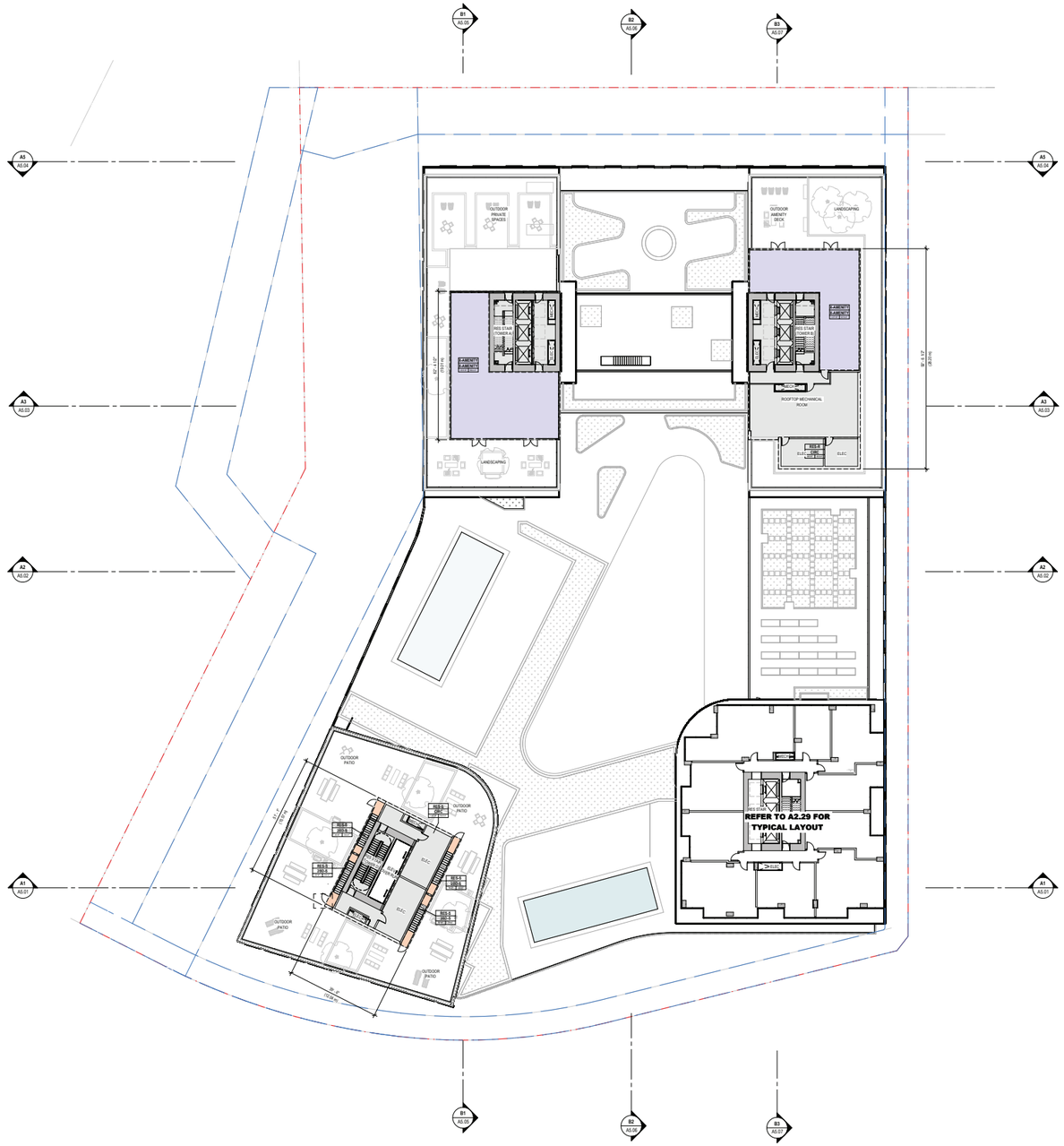



**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY



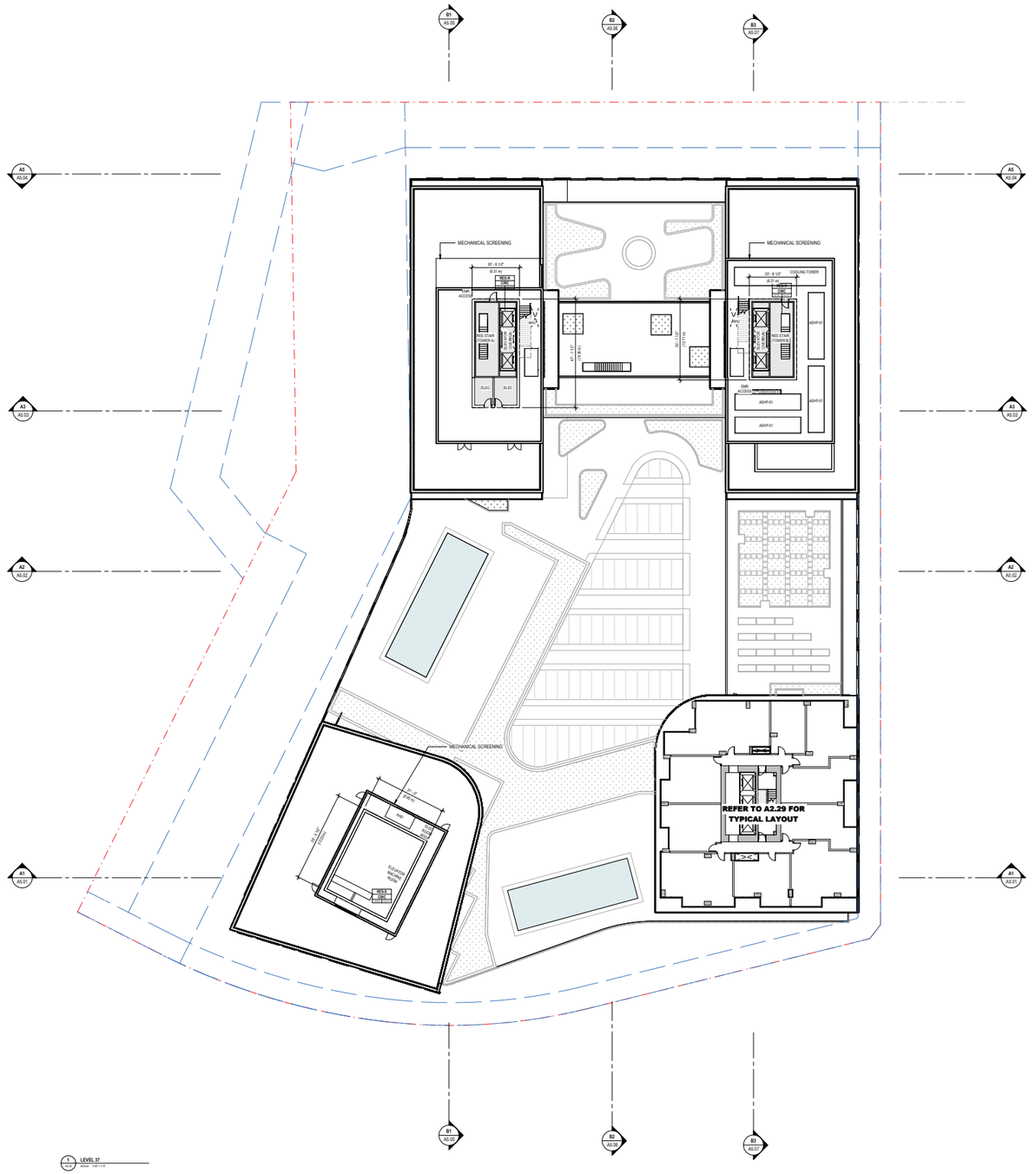
David Stoyko
Landscape Architect




**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY

# 6.1 L37 PLAN




**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- X-AMENITY
- X-STOR
- BALCONY

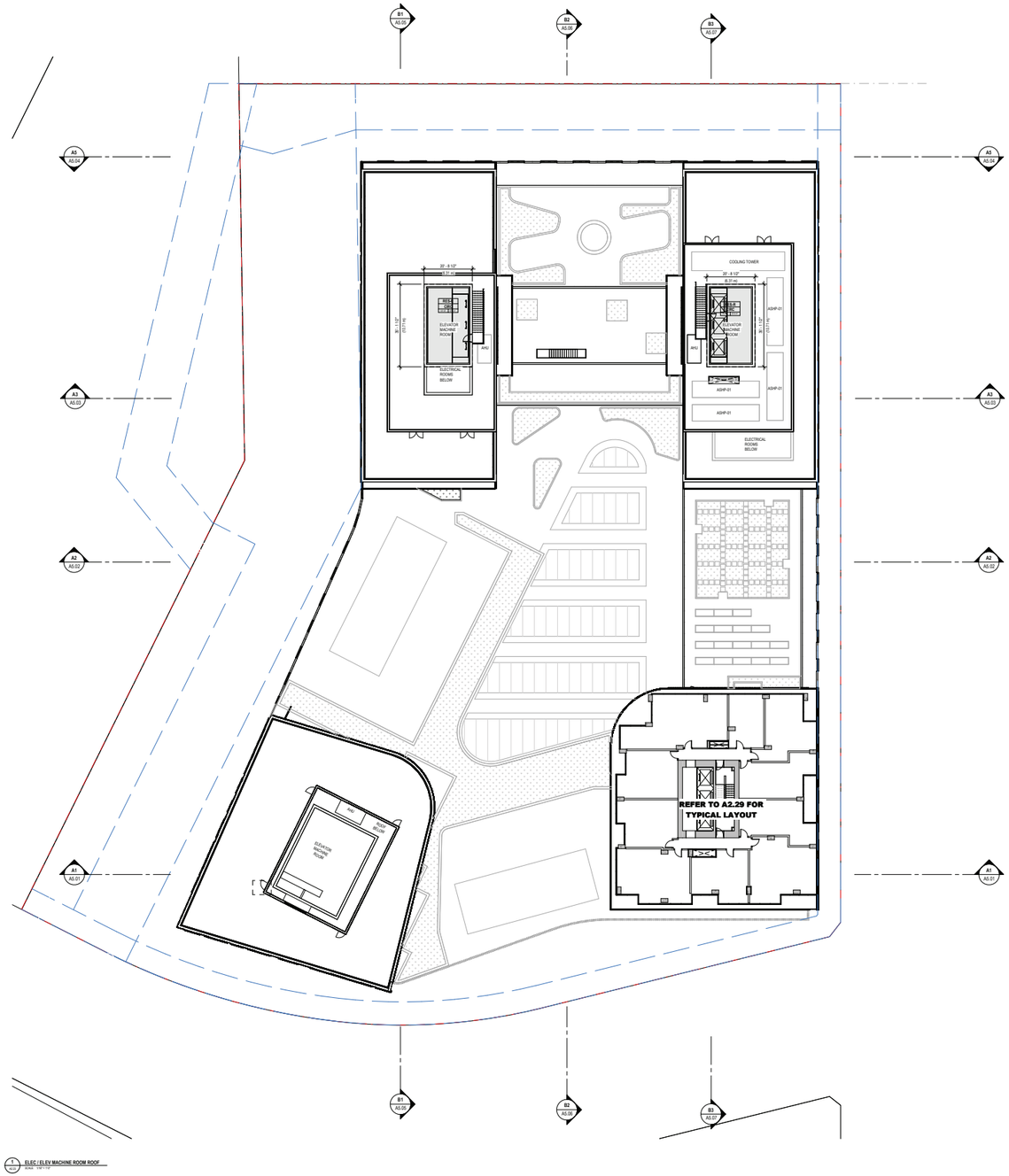


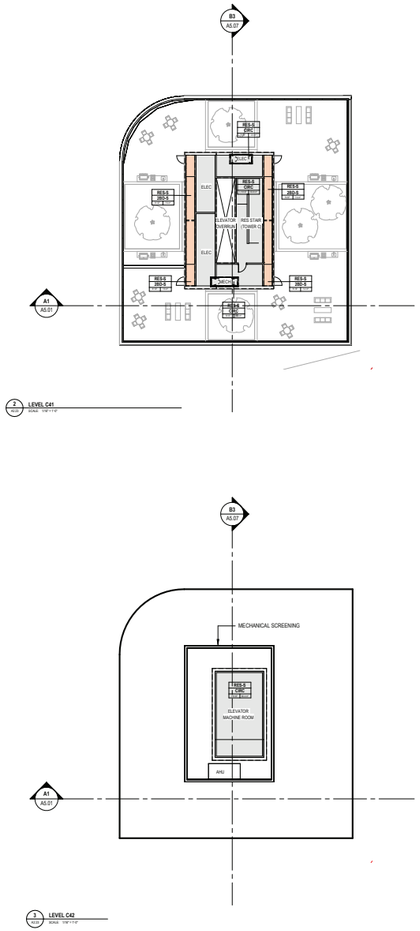
Boniface Oleksiuk Politano Architects

David Stoyko
Landscape Architect

# ELEVATOR MACHINE ROOM PLAN

**6.1**

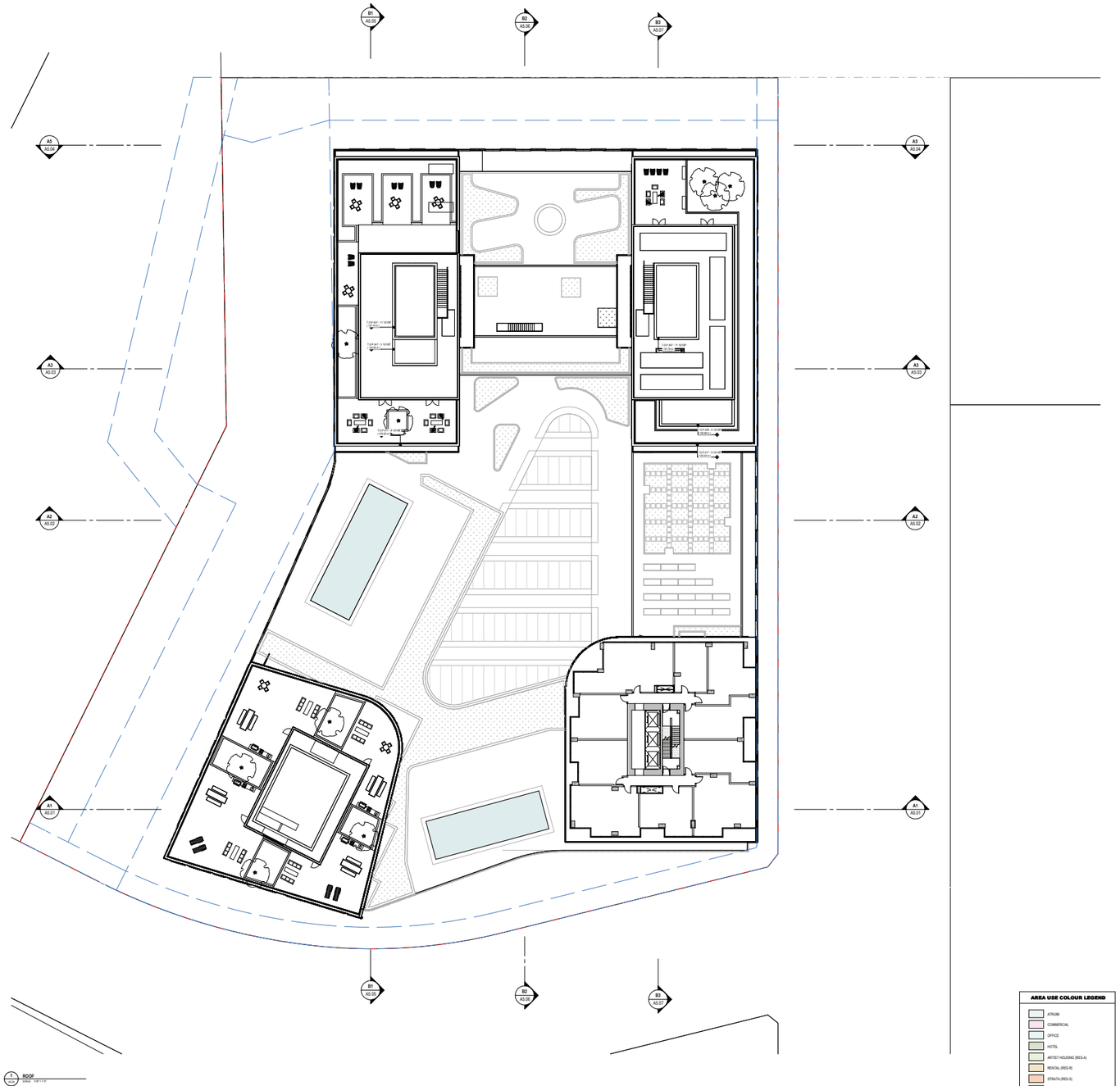



**AREA USE COLOUR LEGEND**

- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- S-AMENITY
- S-UTOR
- BALCONY

# 6.1 TOWER A PLANS

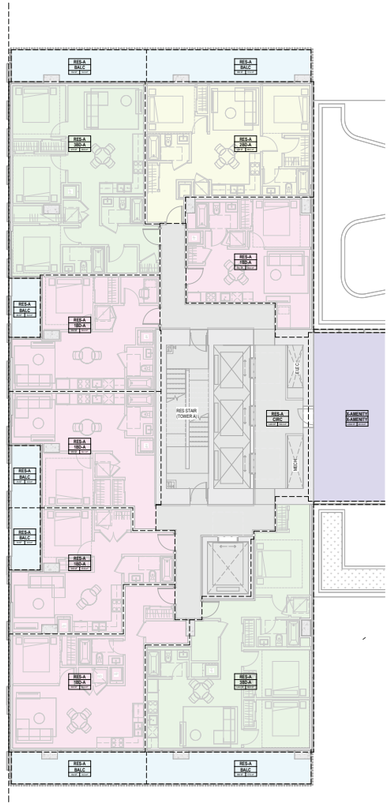



**AREA USE COLOUR LEGEND**

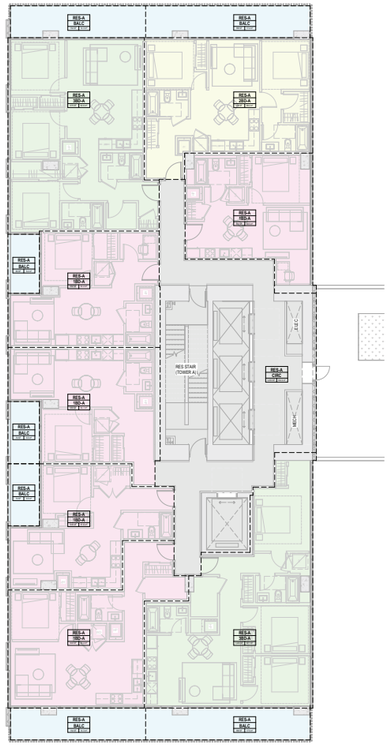
- ATRIUM
- COMMERCIAL
- OFFICE
- HOTEL
- ARTIST HOUSING (RES-A)
- RENTAL (RES-R)
- STRATA (RES-S)
- ART PRODUCTION SPACE
- A-AMENITY
- A-STOR
- BALCONY



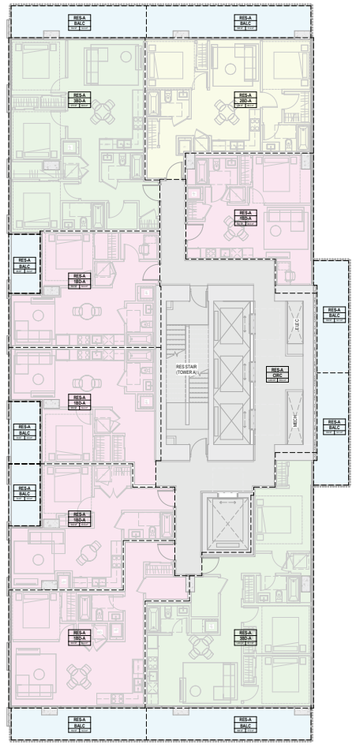
David Stoyko
Landscape Architect



1 TOWER A - LEVEL 7
SCALE: 1/8" = 1'-0"

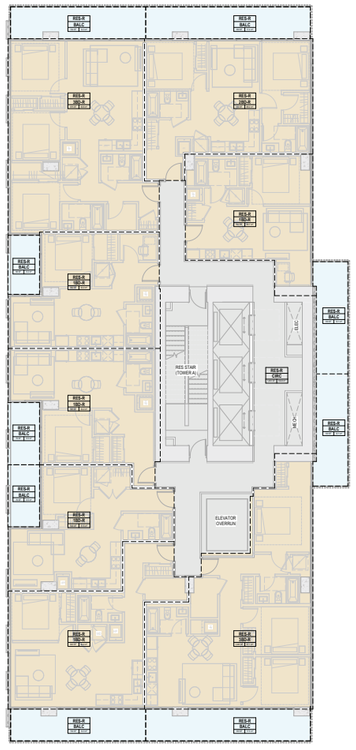


3 ARCH_TOWER A_LEVEL 8
SCALE: 1/8" = 1'-0"

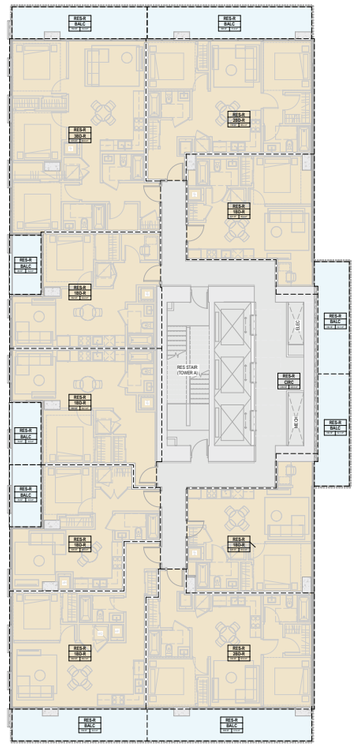


2 ARCH_TOWER A_LEVEL 9-10
SCALE: 1/8" = 1'-0"

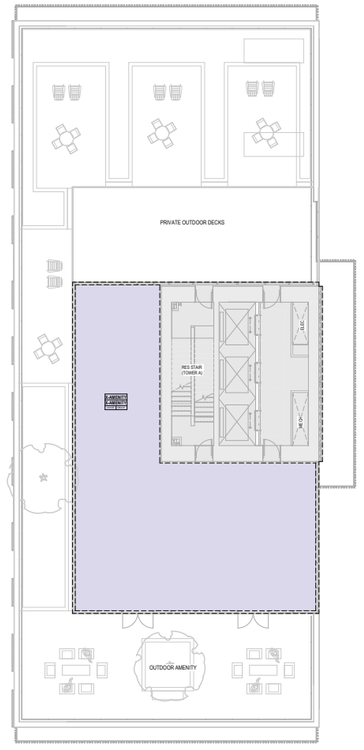
# 6.1 TOWER A PLANS




1 ARCH_TOWER A_LEVEL 11
SCALE: 1/8" = 1'-0"



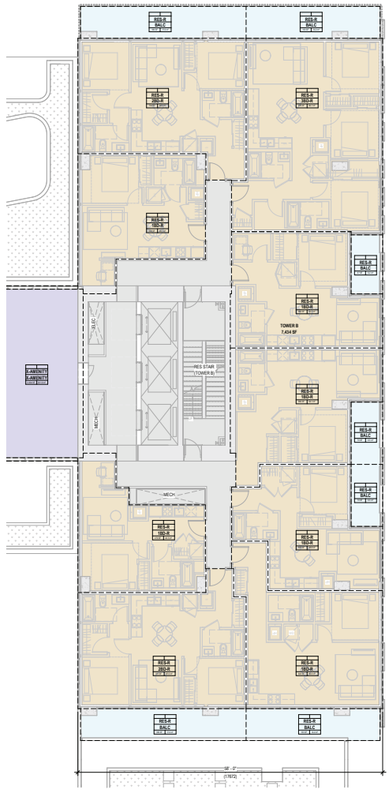

2 ARCH_TOWER A_LEVEL 12-35
SCALE: 1/8" = 1'-0"



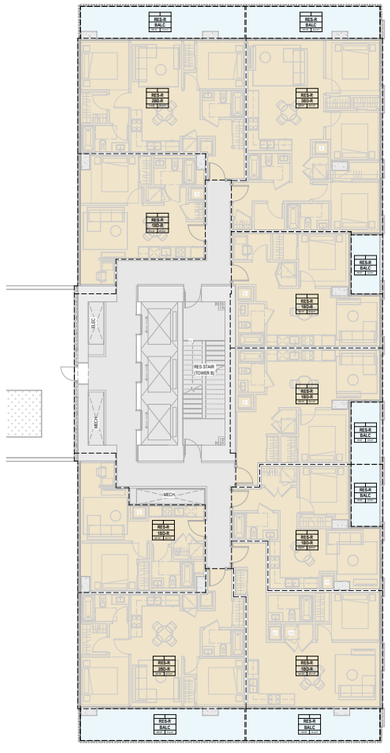

3 TOWER A - LEVEL 36 AMENITY
SCALE: 1/8" = 1'-0"



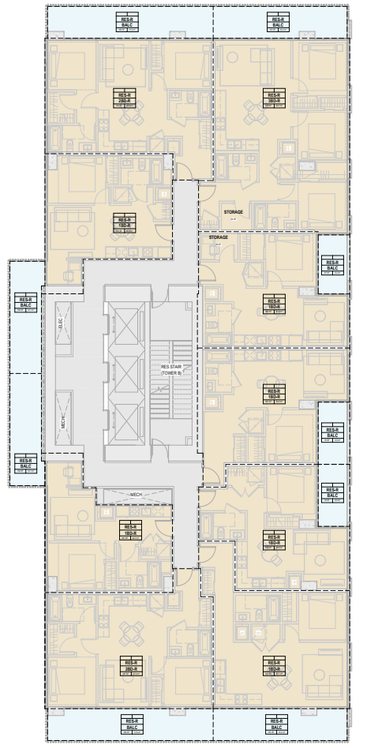
David Stoyko
Landscape Architect




1 TOWER B - LEVEL 7
SCALE: 1/8" = 1'-0"

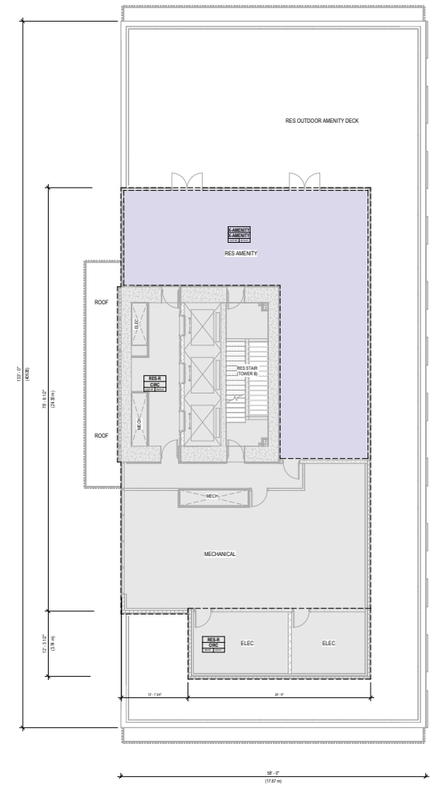



2 ARCH_TOWER B_LEVEL 8
SCALE: 1/8" = 1'-0"




3 ARCH_TOWER B_LEVEL 9-35
SCALE: 1/8" = 1'-0"

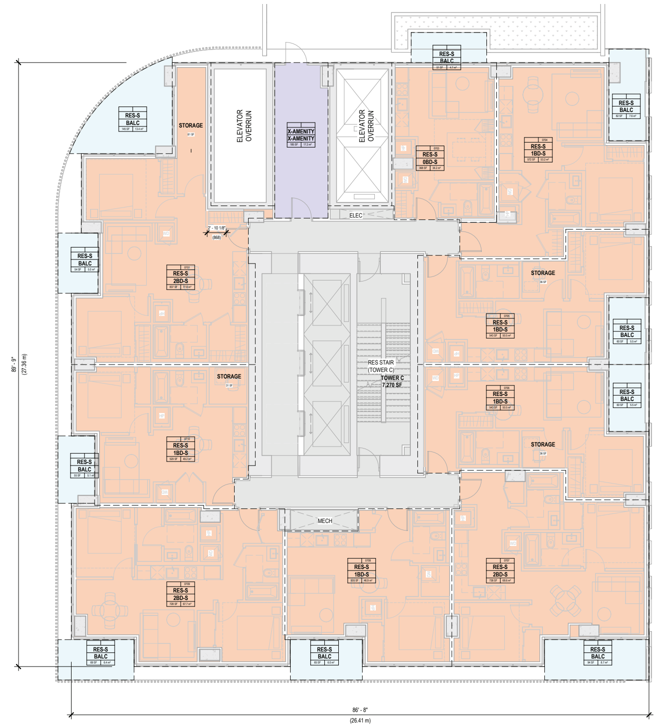
# 6.1 TOWER B PLANS



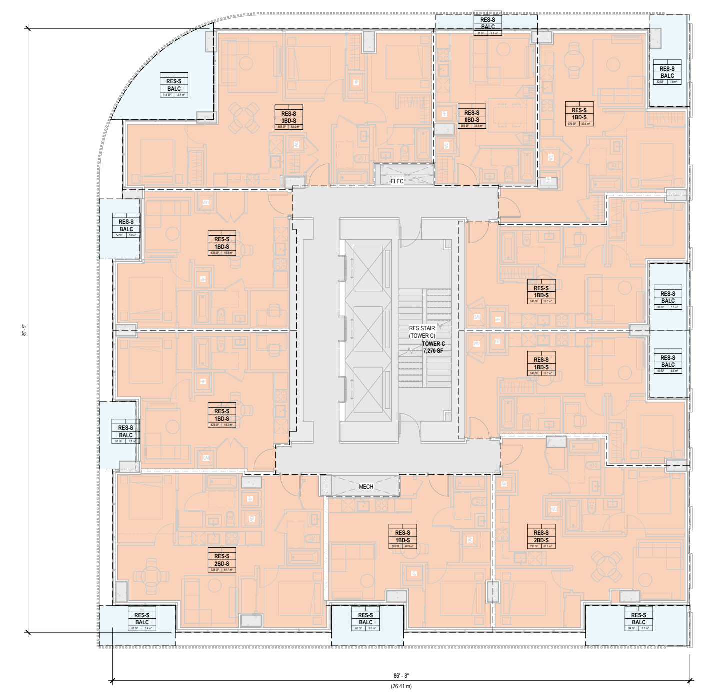

2 TOWER B - LEVEL 36 AMENITY
SCALE: 1/8" = 1'-0"



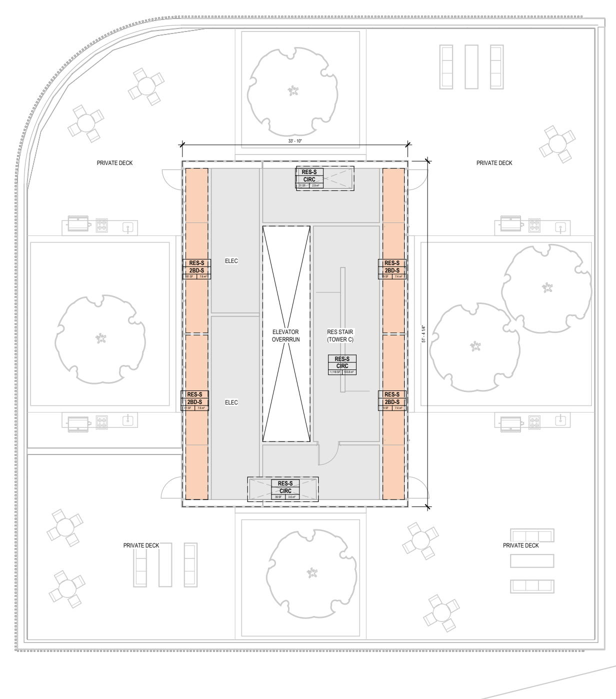
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1 TOWER C - LEVEL 7-35
SCALE: 1/8" = 1'-0"

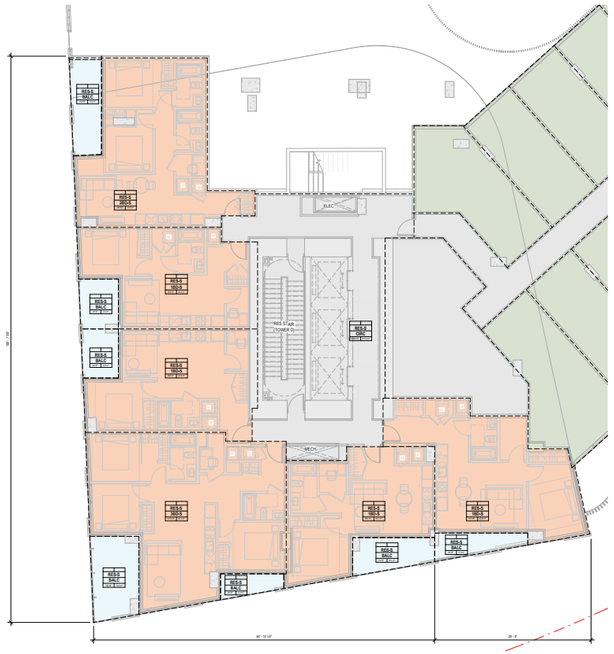



3 ARCH_TOWER C_LEVEL 8-C40
SCALE: 1/8" = 1'-0"

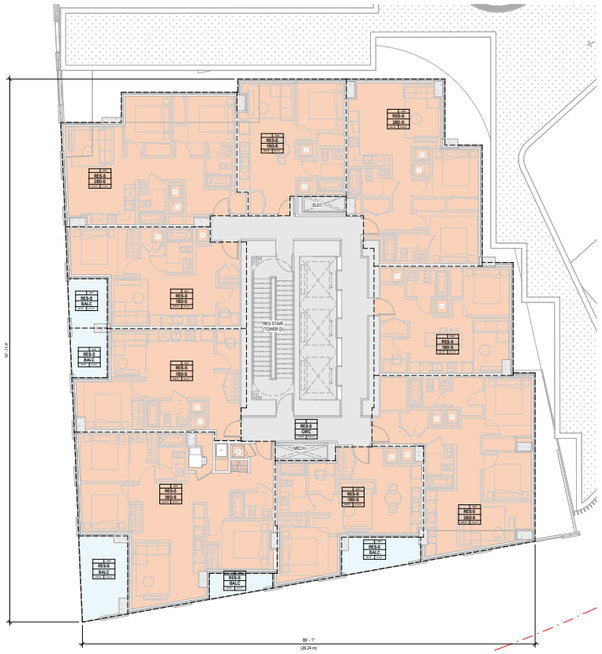



4 ARCH_TOWER C_LEVEL C41
SCALE: 1/8" = 1'-0"

# 6.1 TOWER D PLANS



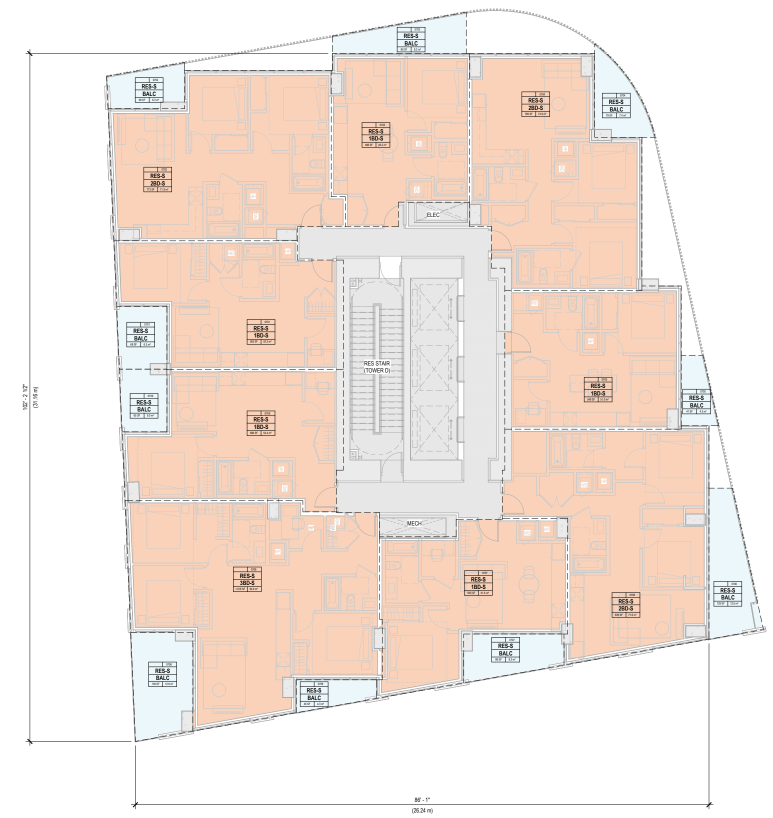
1 ARCH_TOWER D - LEVEL 03-07
SCALE: 1/8" = 1'-0"



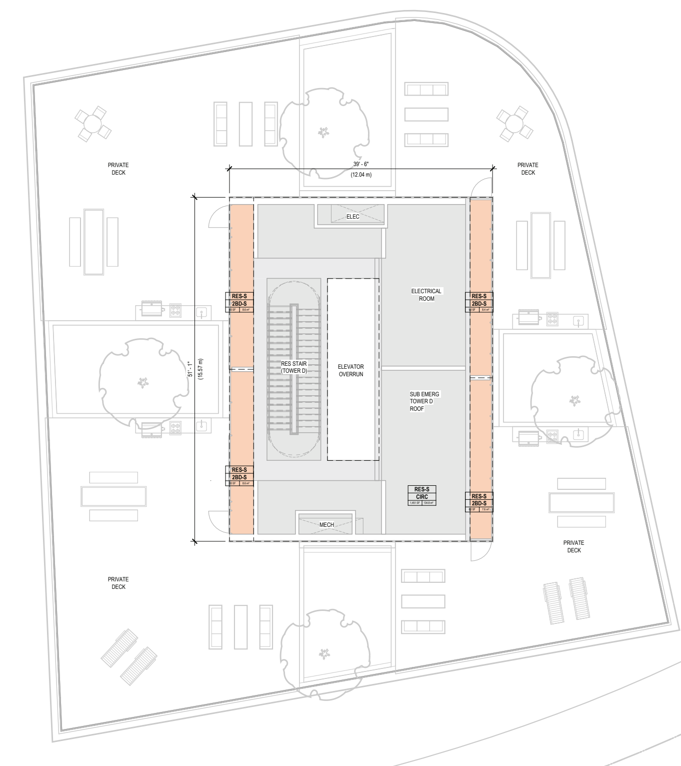
2 TOWER D - LEVEL 6D
SCALE: 1/8" = 1'-0"



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David Stoyko
Landscape Architect




TOWER D - LEVEL 7D-35D
SCALE: 1/8" = 1'-0"

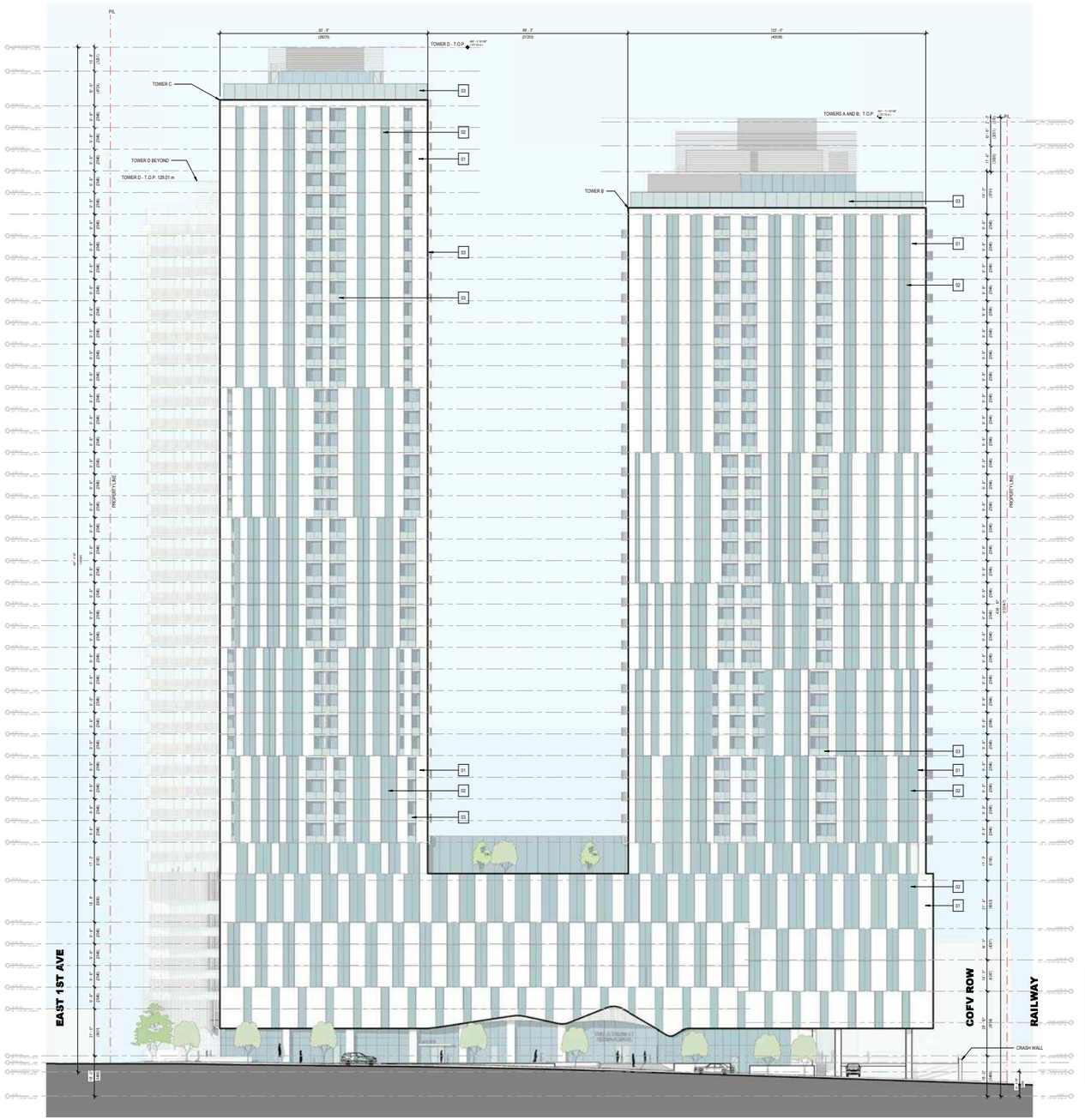



TOWER D - LEVEL 36D AMENITY
SCALE: 1/8" = 1'-0"

# 6.1 EAST ELEVATION

**MATERIAL LEGEND**

| | | |
|---|---|---|
| 01. | CONCRETE PANEL | |
| 02. | VISION GLAZING | |
| 03. | GUARD GLASS | |
| 04. | CONCRETE COLUMNS | |
| 05. | PICKET - FACE MOUNTED RAILING | |

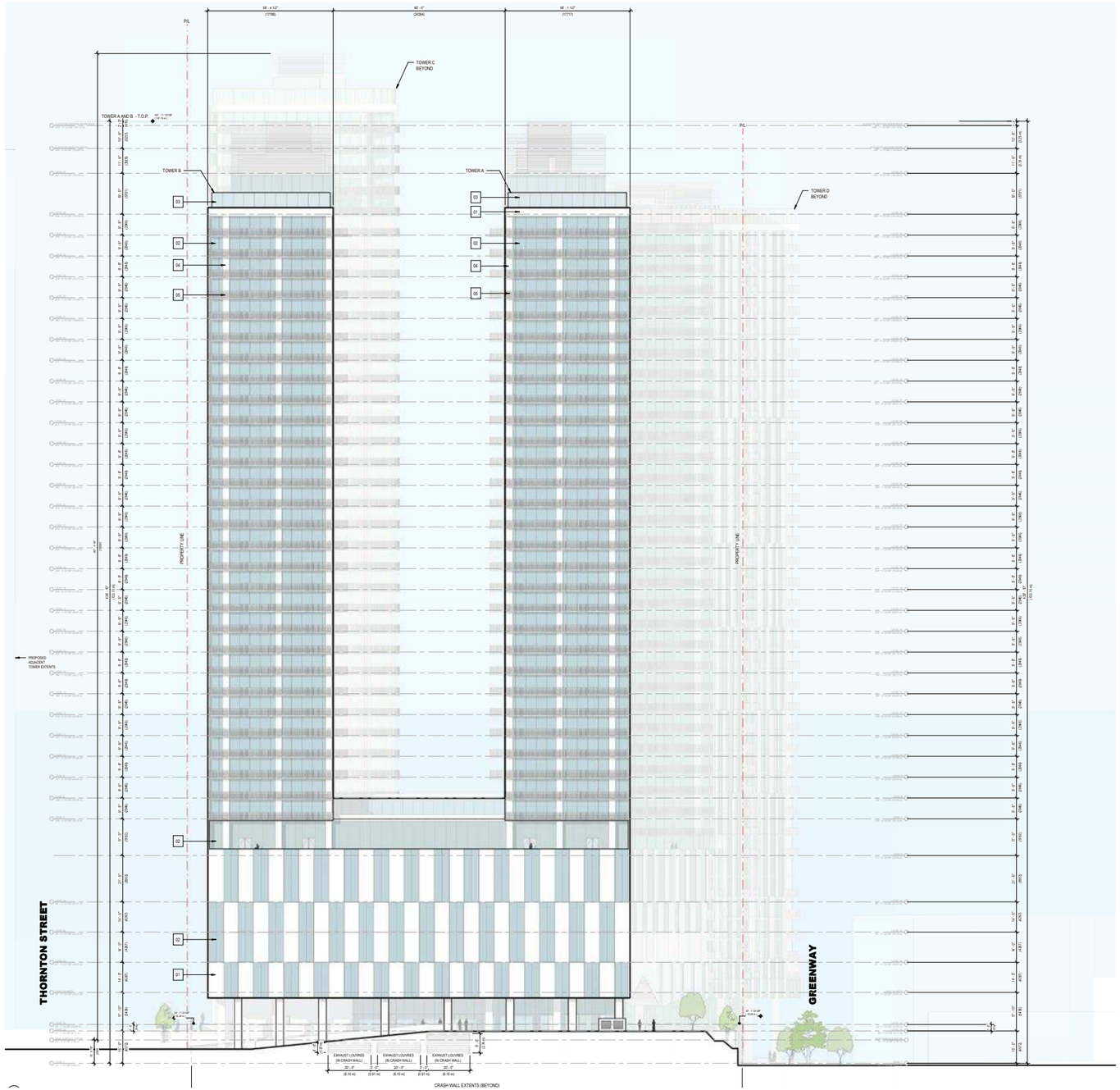





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**MATERIAL LEGEND**

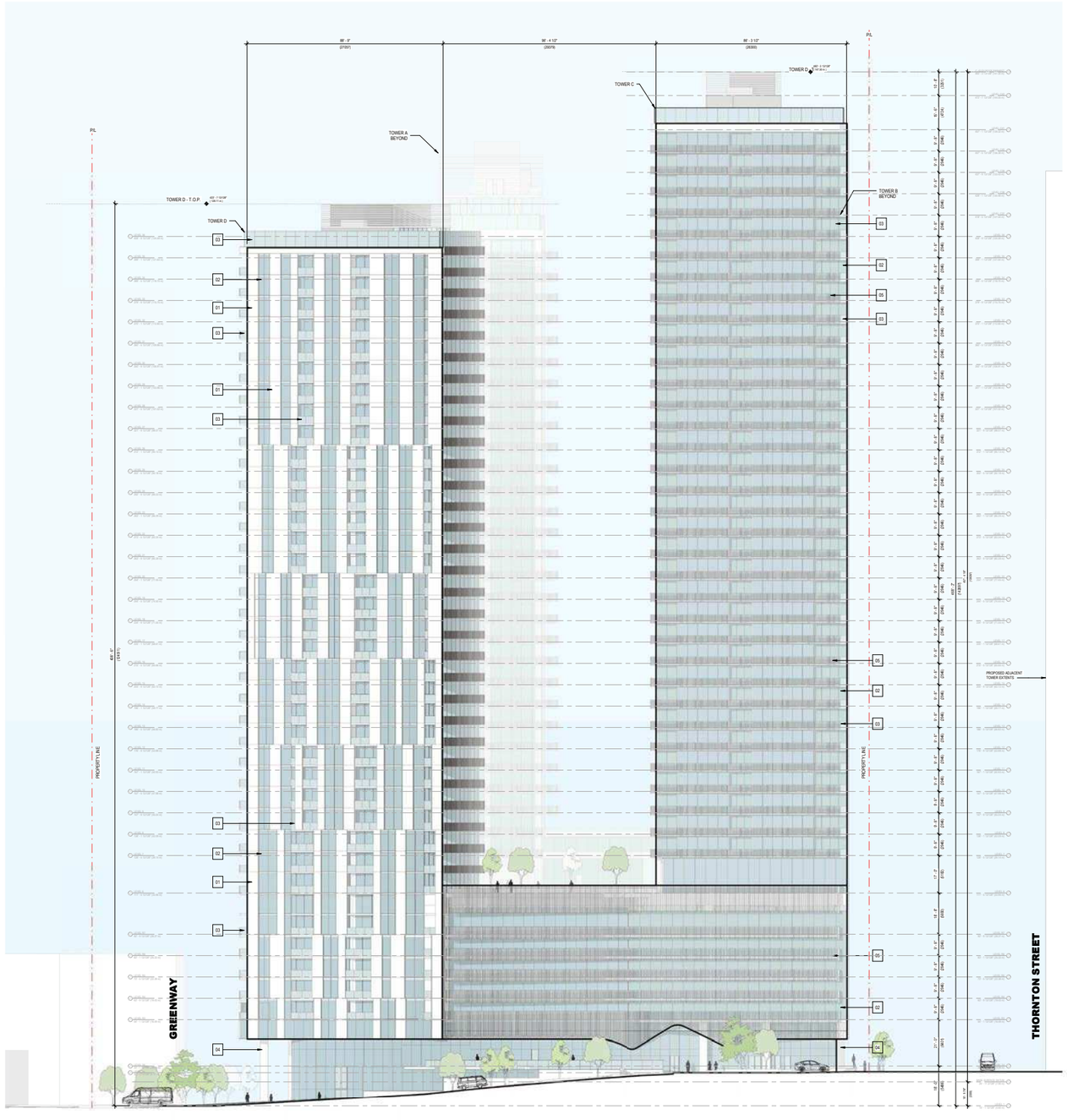
| | | |
|---|---|---|
| 01. | CONCRETE PANEL | |
| 02. | VISION GLAZING | |
| 03. | GUARD GLASS | |
| 04. | CONCRETE COLUMNS | |
| 05. | PICKET - FACE MOUNTED RAILING | |



# 6.1 SOUTH ELEVATION

**MATERIAL LEGEND**

| | | |
|---|---|---|
| 01. | CONCRETE PANEL | |
| 02. | VISION GLAZING | |
| 03. | GUARD GLASS | |
| 04. | CONCRETE COLUMNS | |
| 05. | PICKET - FACE MOUNTED RAILING | |



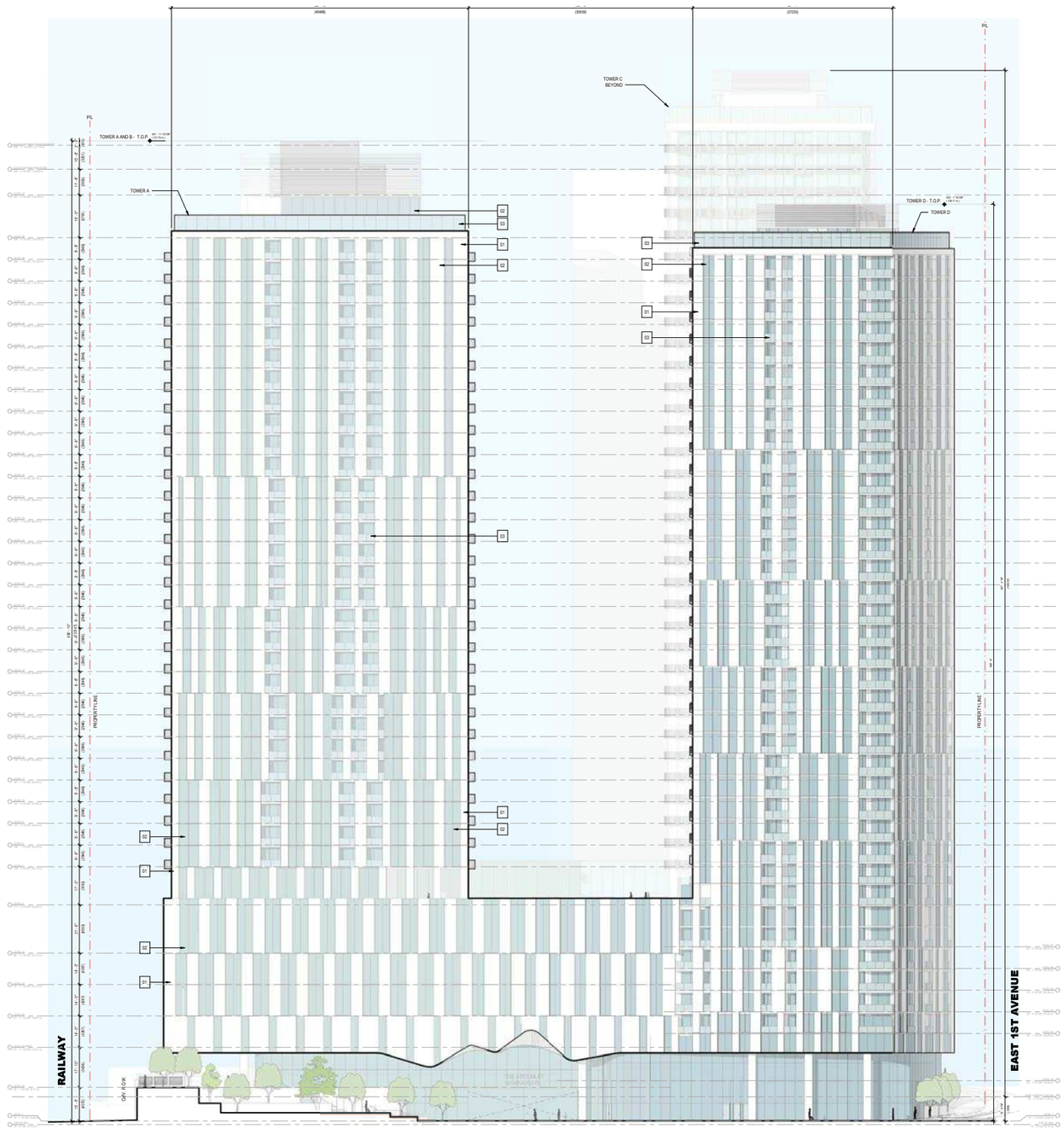

1 SOUTH ELEVATION



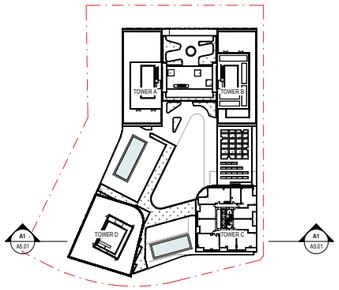
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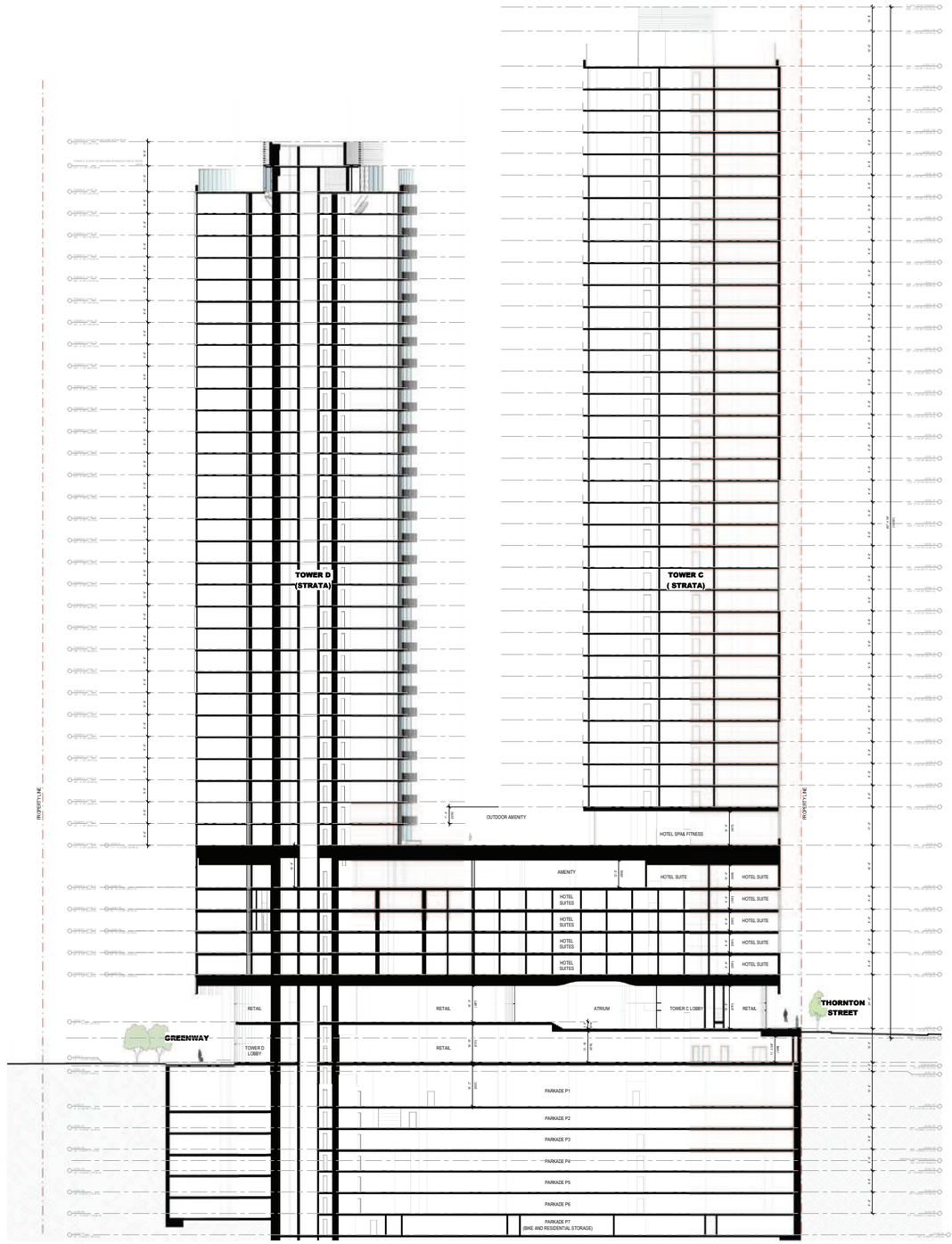
**MATERIAL LEGEND**

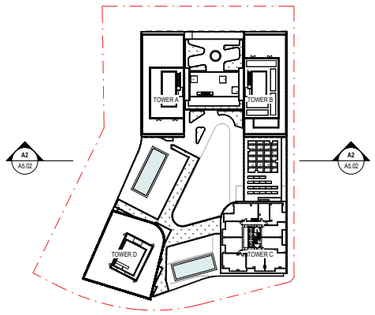
| | | |
|---|---|---|
| 01. | CONCRETE PANEL | |
| 02. | VISION GLAZING | |
| 03. | GUARD GLASS | |
| 04. | CONCRETE COLUMNS | |
| 05. | PICKET - FACE MOUNTED RAILING | |

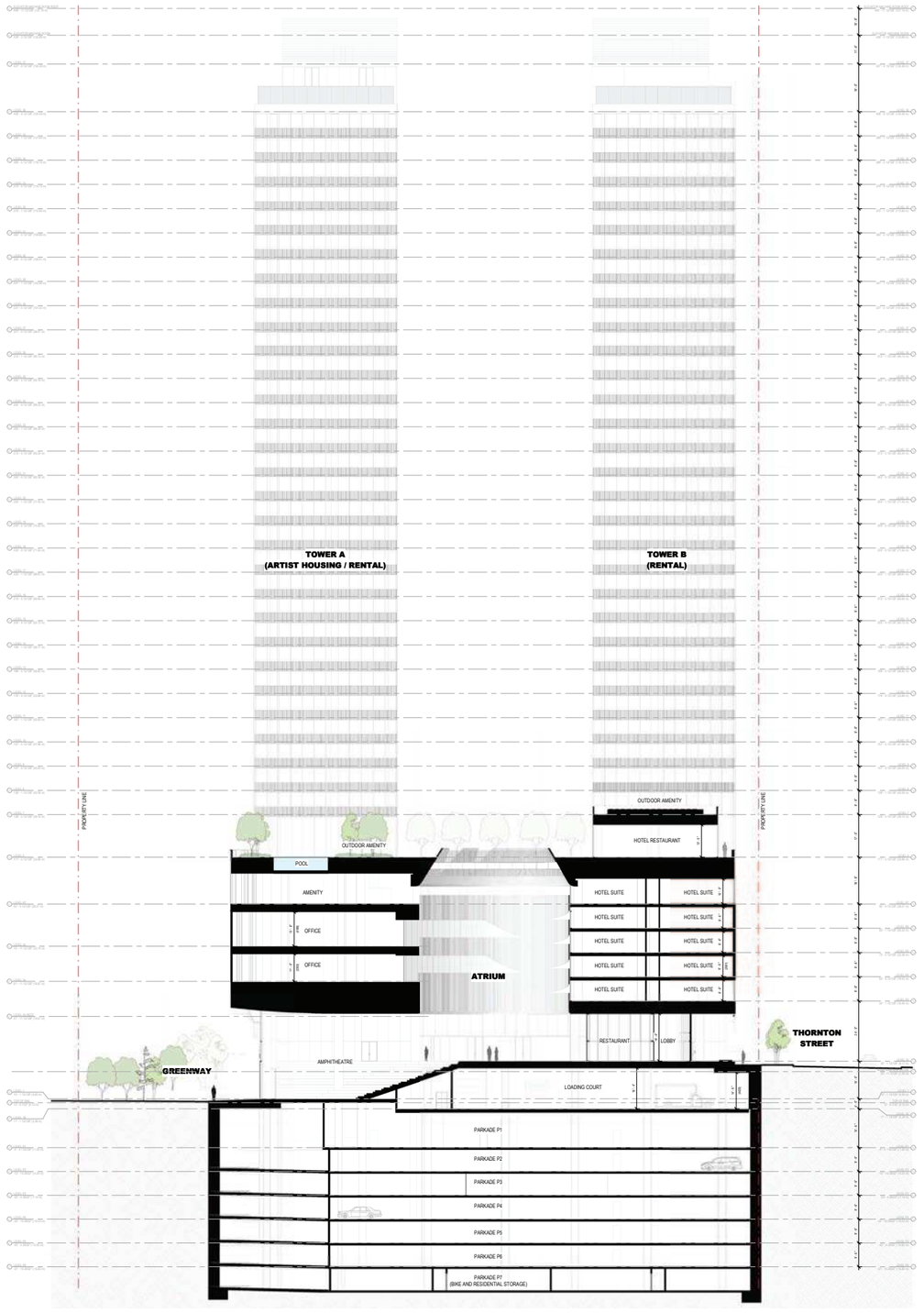


# 6.1 SECTIONS

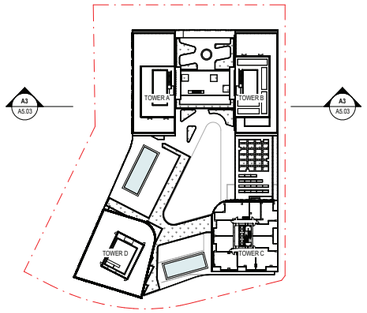

TOWER A
TOWER B
TOWER D
TOWER C
A1
AS.01
A1
AS.01

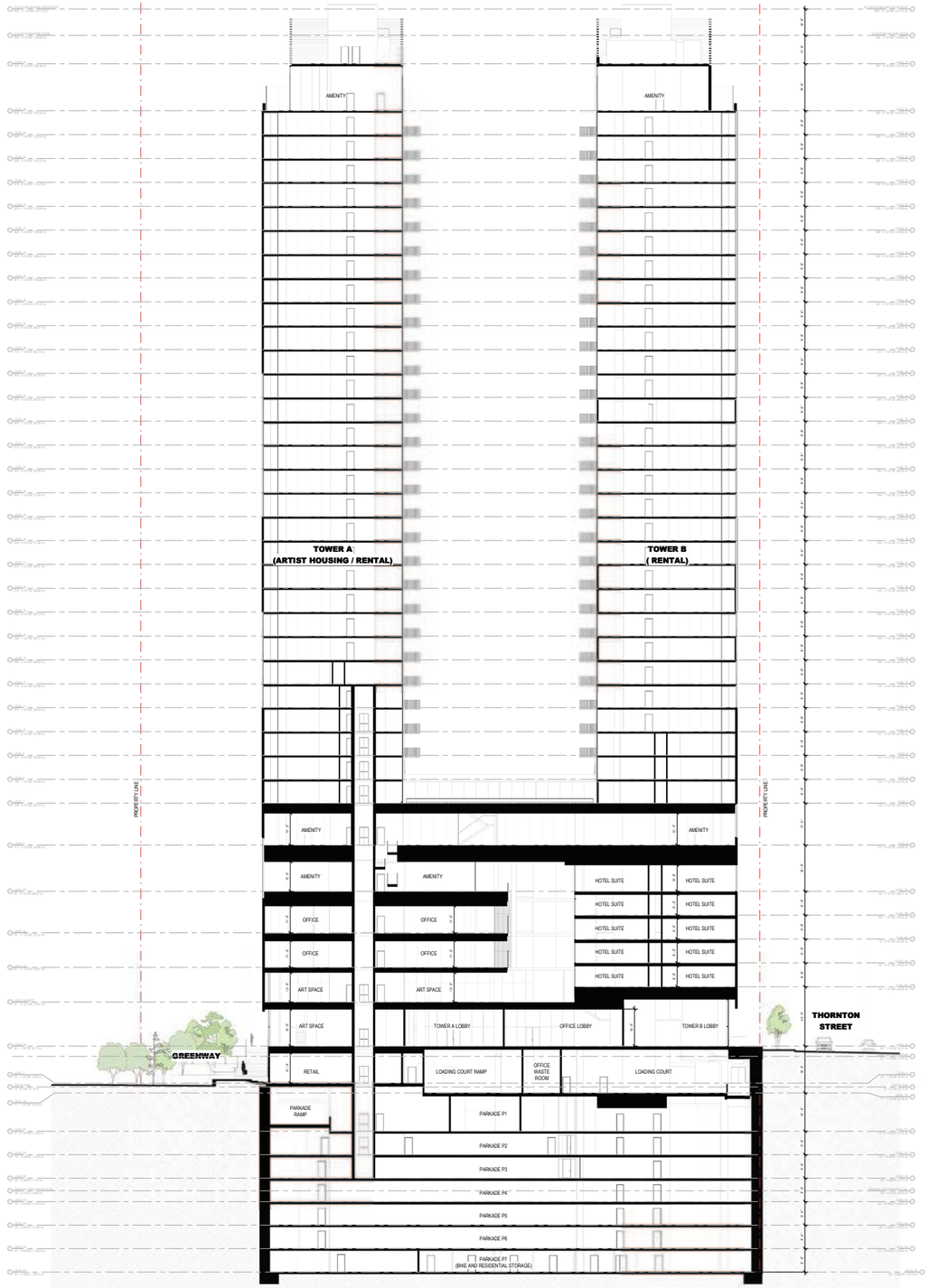

TOWER D
(STRATA)
TOWER C
( STRATA)
PROPERTY LINE
PROPERTY LINE
OUTDOOR AMENITY
HOTEL SPA& FITNESS
AMENITY
HOTEL SUITE
HOTEL SUITE
HOTEL SUITES
HOTEL SUITE
HOTEL SUITES
HOTEL SUITE
HOTEL SUITES
HOTEL SUITE
HOTEL SUITES
HOTEL SUITE
RETAIL
RETAIL
ATRIUM
TOWER C LOBBY
RETAIL
THORNTON STREET
GREENWAY
TOWER D LOBBY
RETAIL
PARKADE P1
PARKADE P2
PARKADE P3
PARKADE P4
PARKADE P5
PARKADE P6
PARKADE P7
(BIKE AND RESIDENTIAL STORAGE)

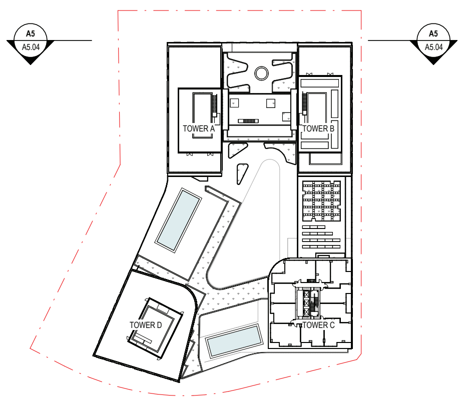

A2
A5.02
A2
A5.02
TOWER A
TOWER B
TOWER C
TOWER D

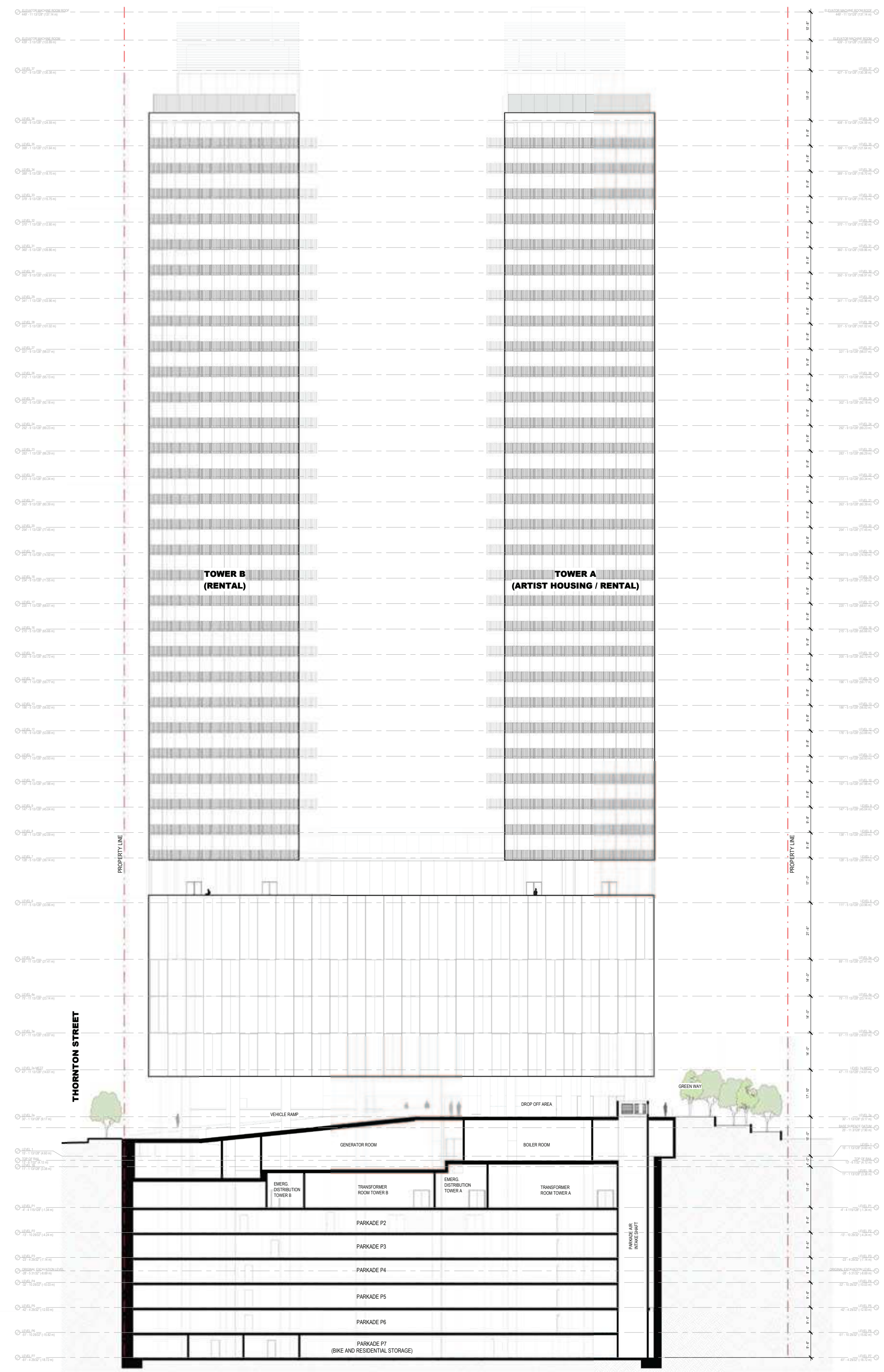

TOWER A
(ARTIST HOUSING / RENTAL)
TOWER B
(RENTAL)
PROPERTY LINE
PROPERTY LINE
OUTDOOR AMENITY
OUTDOOR AMENITY
HOTEL RESTAURANT
POOL
AMENITY
OFFICE
OFFICE
ATRIUM
HOTEL SUITE
RESTAURANT
LOBBY
THORNTON
STREET
GREENWAY
AMPHITHEATRE
LOADING COURT
PARKADE P1
PARKADE P2
PARKADE P3
PARKADE P4
PARKADE P5
PARKADE P6
PARKADE P7
(BIKE AND RESIDENTIAL STORAGE)

# 6.1 SECTIONS

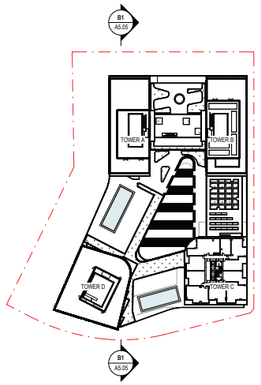

A3
A5.03
TOWER A
TOWER B
TOWER C
TOWER D
A3
A5.03

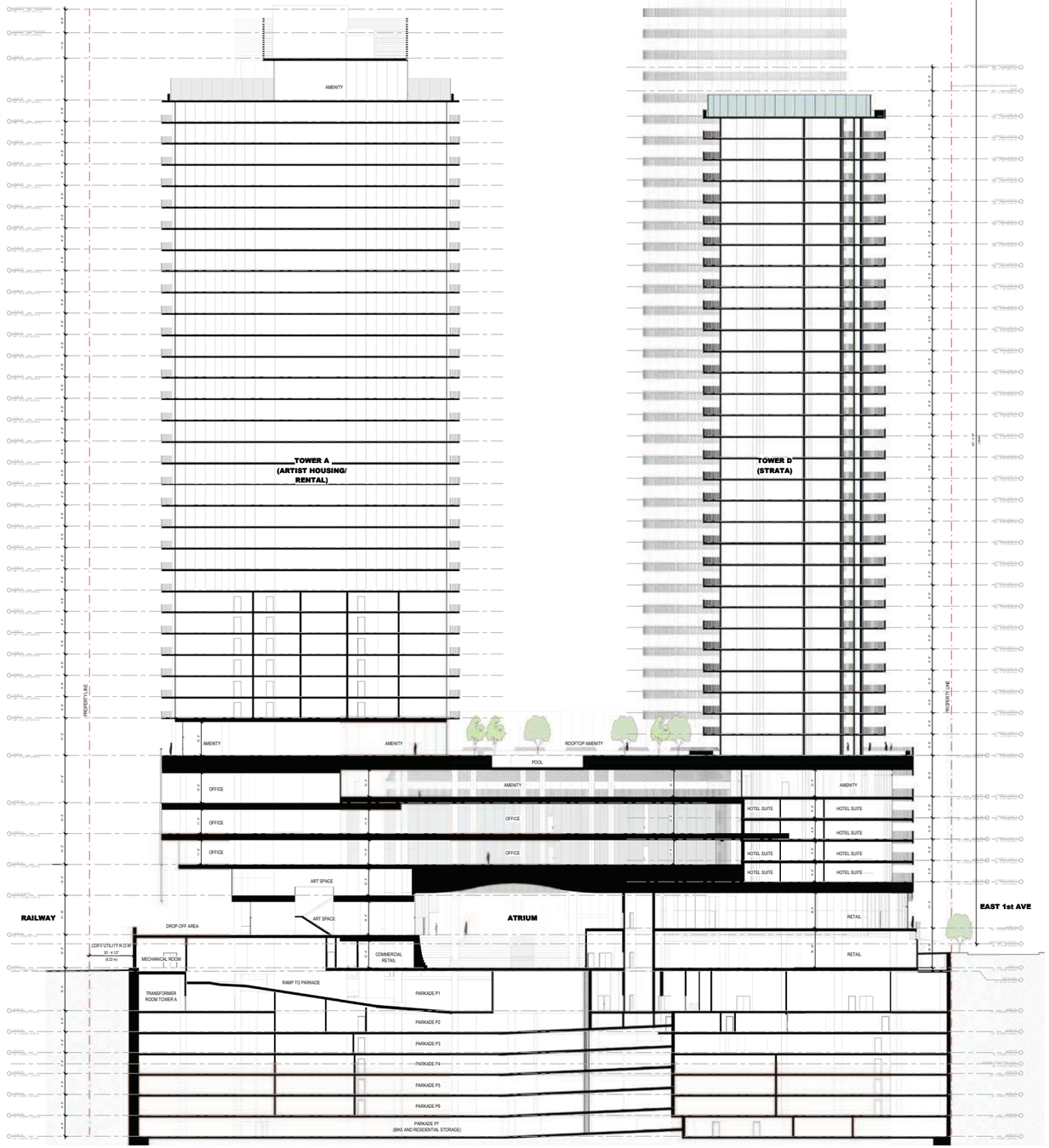

AMENITY
AMENITY
TOWER A
(ARTIST HOUSING / RENTAL)
TOWER B
( RENTAL)
PROPERTY LINE
PROPERTY LINE
AMENITY
AMENITY
AMENITY
AMENITY
OFFICE
OFFICE
OFFICE
OFFICE
ART SPACE
ART SPACE
ART SPACE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
TOWER A LOBBY
OFFICE LOBBY
TOWER B LOBBY
THORNTON
STREET
GREENWAY
RETAIL
LOADING COURT RAMP
OFFICE
WASTE
ROOM
LOADING COURT
PARKADE
RAMP
PARKADE P1
PARKADE P2
PARKADE P3
PARKADE P4
PARKADE P5
PARKADE P6
PARKADE P7
(BIKE AND RESIDENTIAL STORAGE)


A5
A5.04
A5
A5.04
TOWER A
TOWER B
TOWER D
TOWER C


TOWER B
(RENTAL)
TOWER A
(ARTIST HOUSING / RENTAL)
PROPERTY LINE
PROPERTY LINE
THORNTON STREET
GREEN WAY
VEHICLE RAMP
DROP OFF AREA
GENERATOR ROOM
BOILER ROOM
EMERG. DISTRIBUTION TOWER B
TRANSFORMER ROOM TOWER B
EMERG. DISTRIBUTION TOWER A
TRANSFORMER ROOM TOWER A
PARKADE AIR INTAKE SHAFT
PARKADE P2
PARKADE P3
PARKADE P4
PARKADE P5
PARKADE P6
PARKADE P7
(BIKE AND RESIDENTIAL STORAGE)

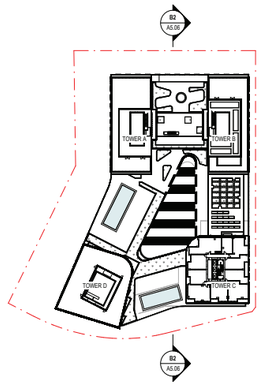
# 6.1 SECTIONS

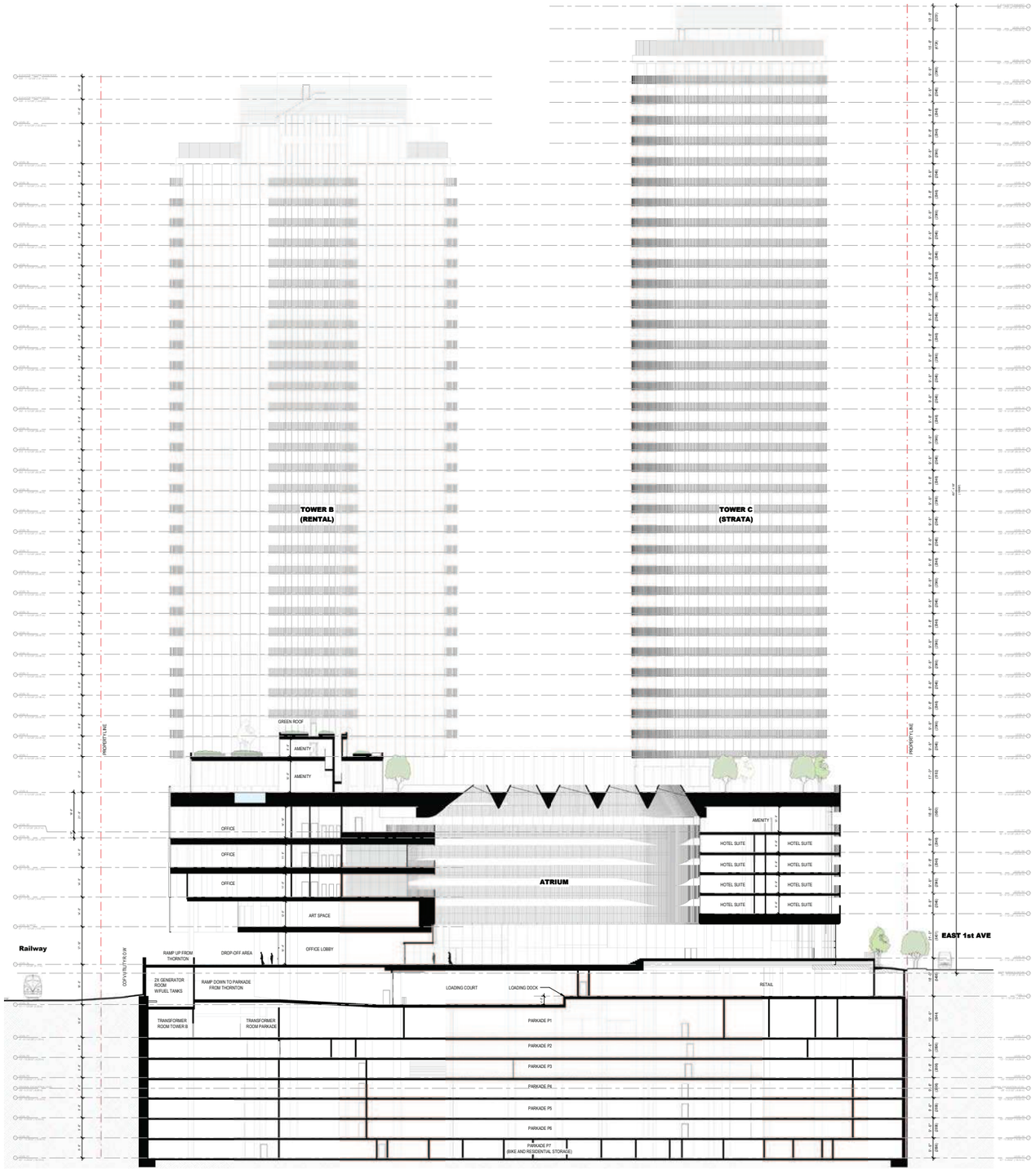


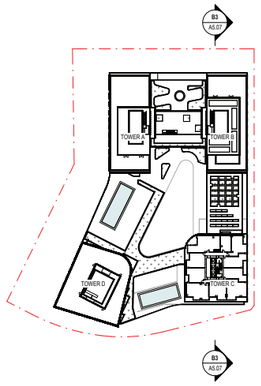


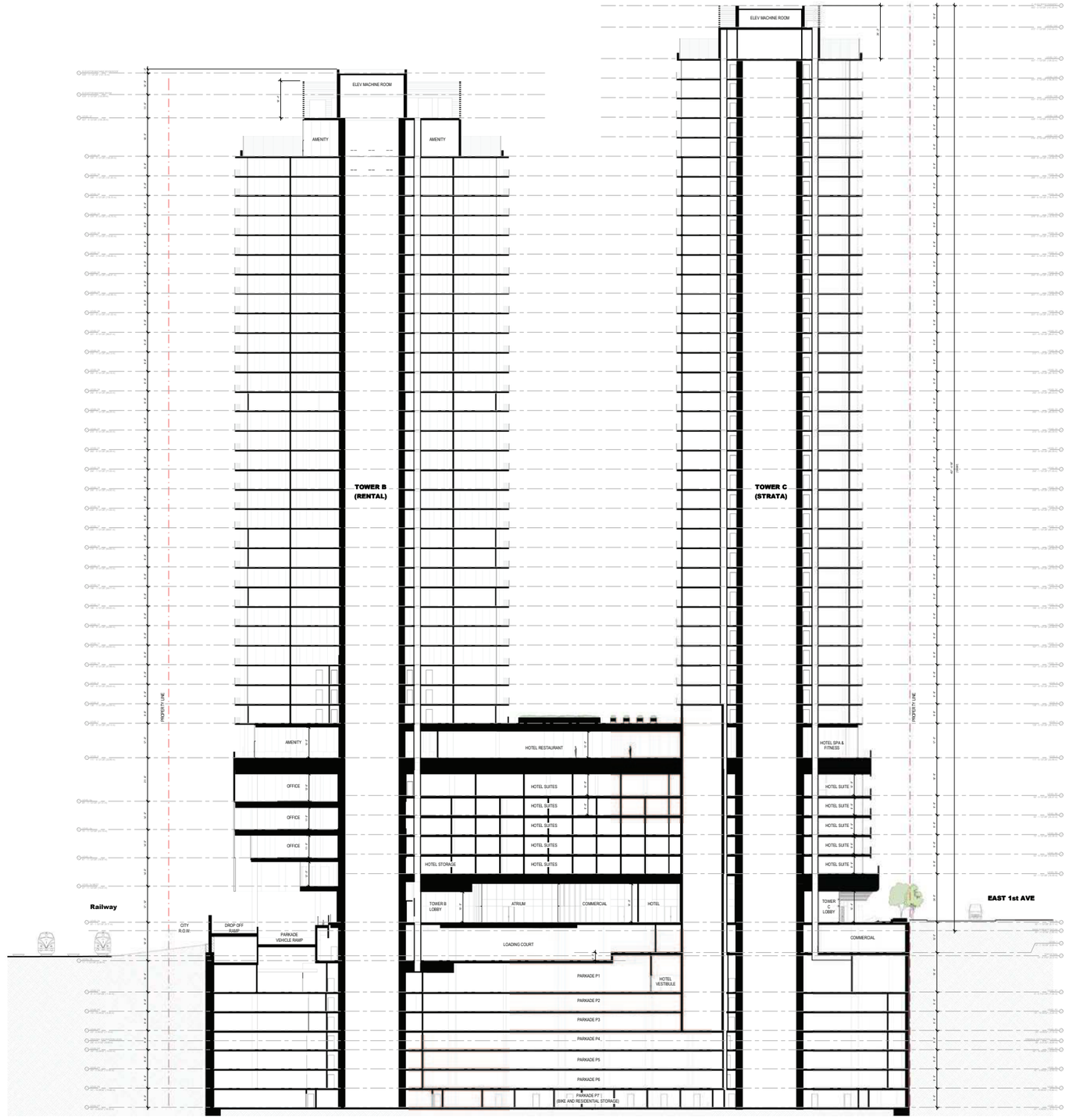

David Stoyko
Landscape Architect


B2
A5.00
TOWER A
TOWER B
TOWER C
B1
A5.00


TOWER B
(RENTAL)
TOWER C
(STRATA)
GREEN ROOF
AMENITY
AMENITY
OFFICE
OFFICE
OFFICE
ART SPACE
OFFICE LOBBY
ATRIUM
AMENITY
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
HOTEL SUITE
PROPERTY LINE
PROPERTY LINE
Railway
CITY UTILITY R.O.W
RAMP UP FROM THORNTON
DROP-OFF AREA
2X GENERATOR ROOM W/FUEL TANKS
RAMP DOWN TO PARKADE FROM THORNTON
LOADING COURT
LOADING DOCK
RETAIL
EAST 1st AVE
TRANSFORMER ROOM TOWER B
TRANSFORMER ROOM PARKADE
PARKADE P1
PARKADE P2
PARKADE P3
PARKADE P4
PARKADE P5
PARKADE P6
PARKADE P7
(BIKE AND RESIDENTIAL STORAGE)

# 6.1 SECTIONS



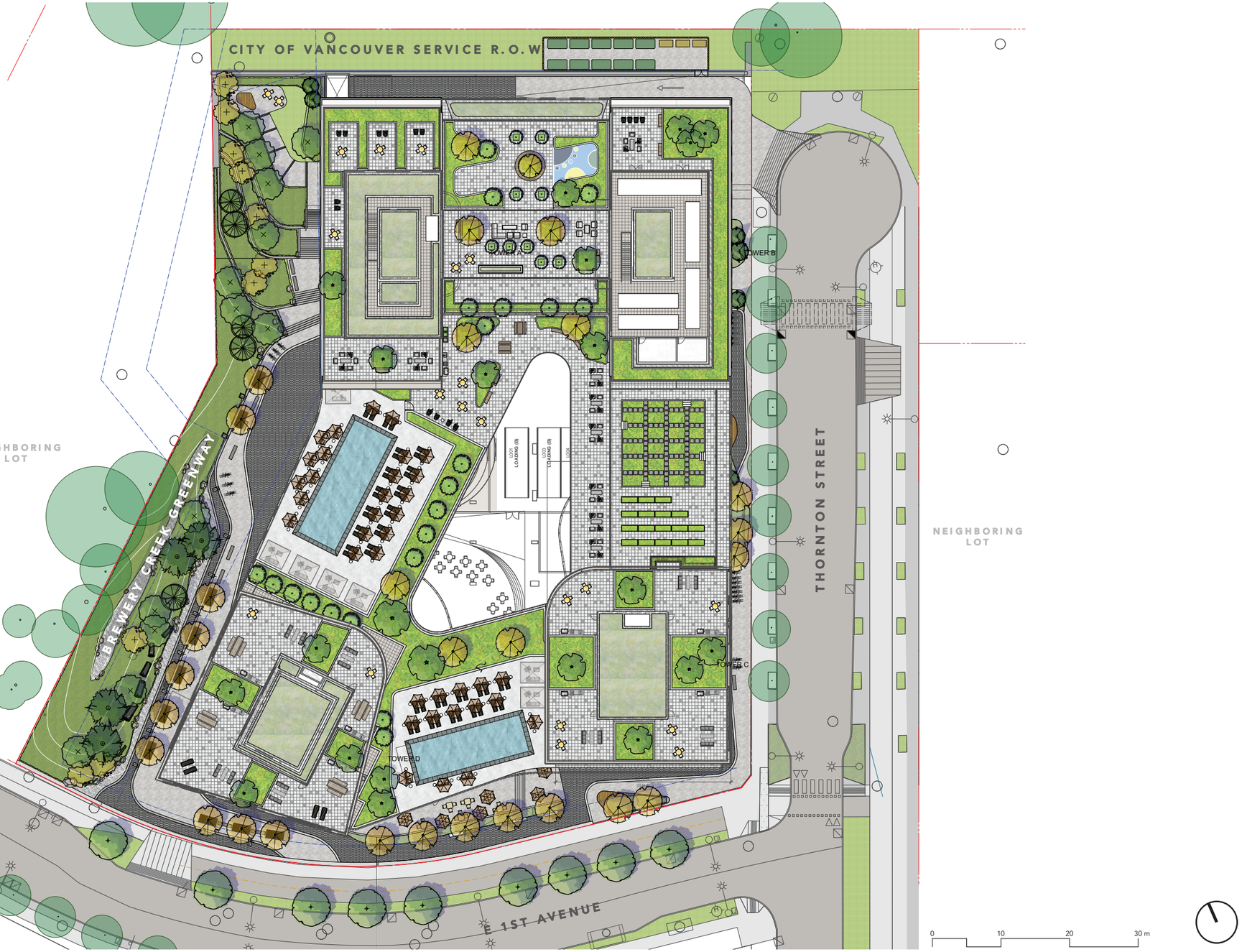






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Landscape Architect

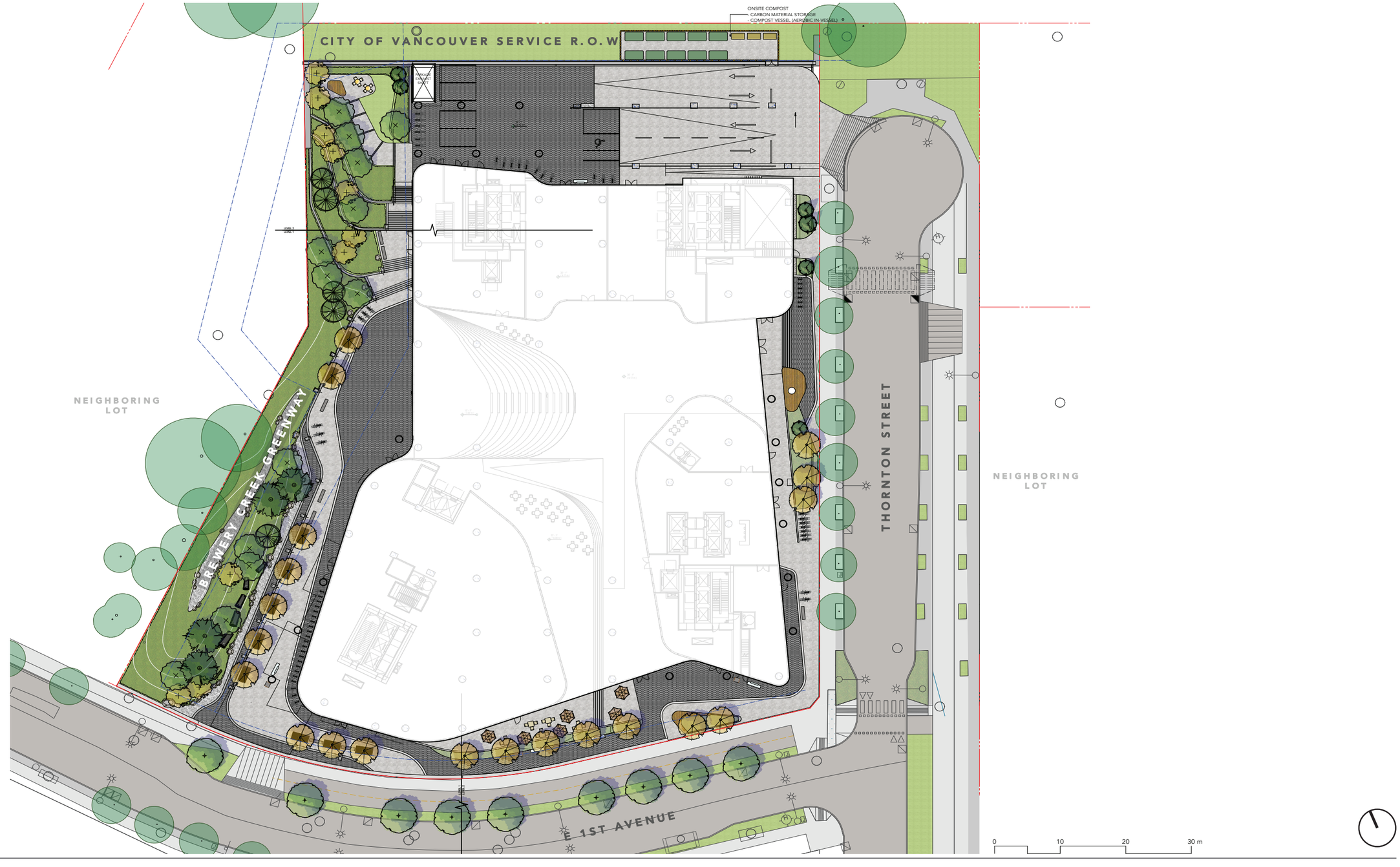
## 6.2 LANDSCAPE DRAWING SET

# 6.2 LANDSCAPE OVERALL PLAN






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Landscape Architect


ONSITE COMPOST
CARBON MATERIAL STORAGE
- COMPOST VESSEL (AEROBIC IN-VESSEL)
CITY OF VANCOUVER SERVICE R.O.W
NEIGHBORING LOT
BREWERY CREEK GREENWAY
THORNTON STREET
NEIGHBORING LOT
E 1ST AVENUE
0
10
20
30 m

# 6.2 LANDSCAPE L1 PLAN

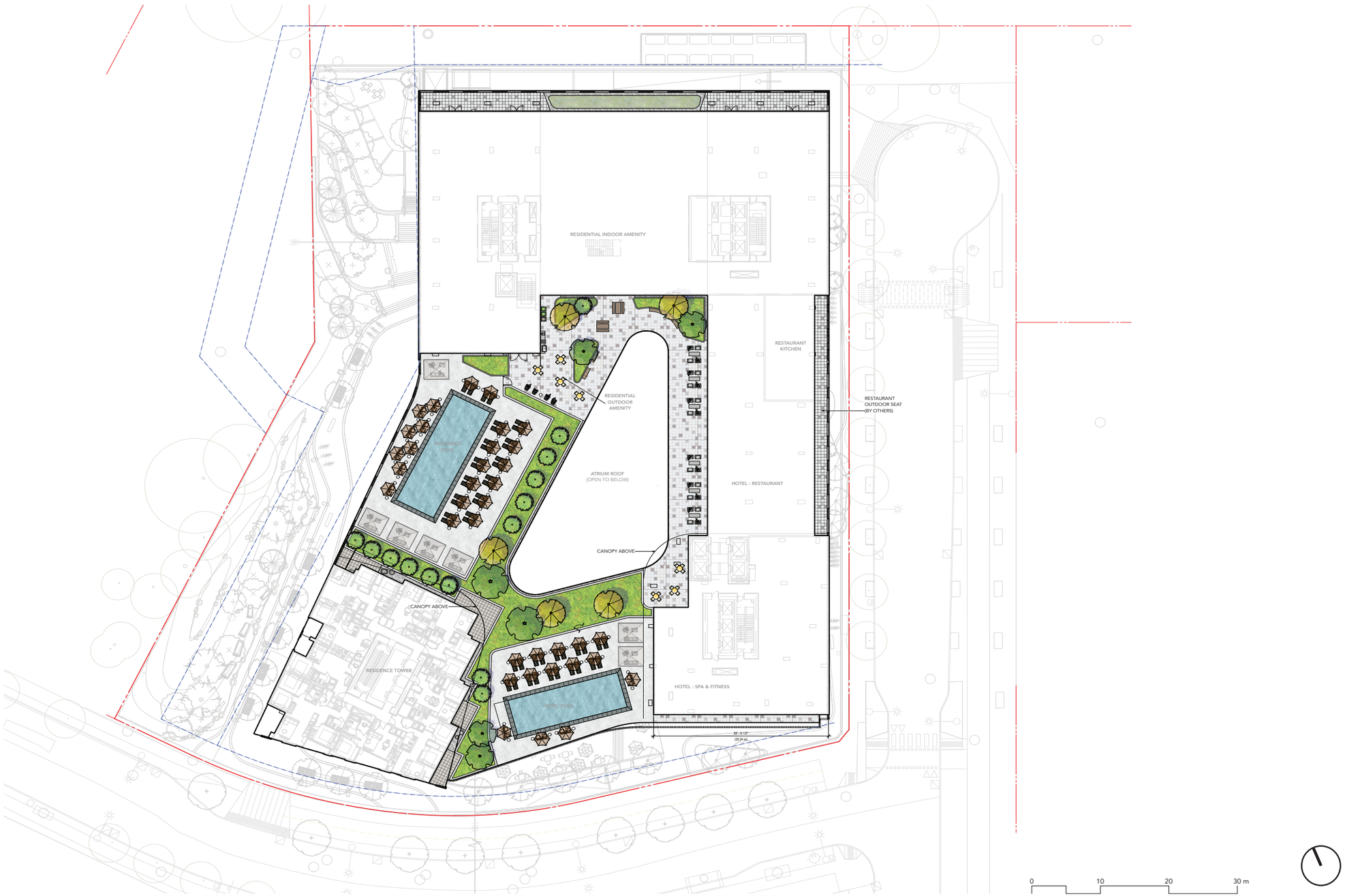





David Stoyko
Landscape Architect


ONSITE COMPOST
CARBON MATERIAL STORAGE
- COMPOST VESSEL (AEROBIC IN-VESSEL)
CITY OF VANCOUVER SERVICE R.O.W
VANCAD EXHAUST SHAFT
Potential location for mason bee box
LEVEL 2
LEVEL 1
NEIGHBORING LOT
BREMNER CREEK GREENWAY
THORNTON STREET
NEIGHBORING LOT
E 1ST AVENUE
0
10
20
30 m

# 6.2 LANDSCAPE L6 PLAN






David Stoyko
Landscape Architect


LEVEL 7 ROOFTOP
LEVEL 8 ROOFTOP
STAIRCASE, GREEN ROOF ABOVE
LEVEL 7 ROOFTOP
RESTAURANT OUTDOOR SEAT BY OTHERS
URBAN AGRICULTURE
- Raised planter
- Stepping pavers
LEVEL 7 ROOFTOP
URBAN AGRICULTURE
- freestanding planter
RESIDENTIAL OUTDOOR AMENITY
RESIDENCE POOL
CANOPY ABOVE
HOTEL POOL
0
10
20
30 m

# 6.2 LANDSCAPE LOWER ROOF PLAN

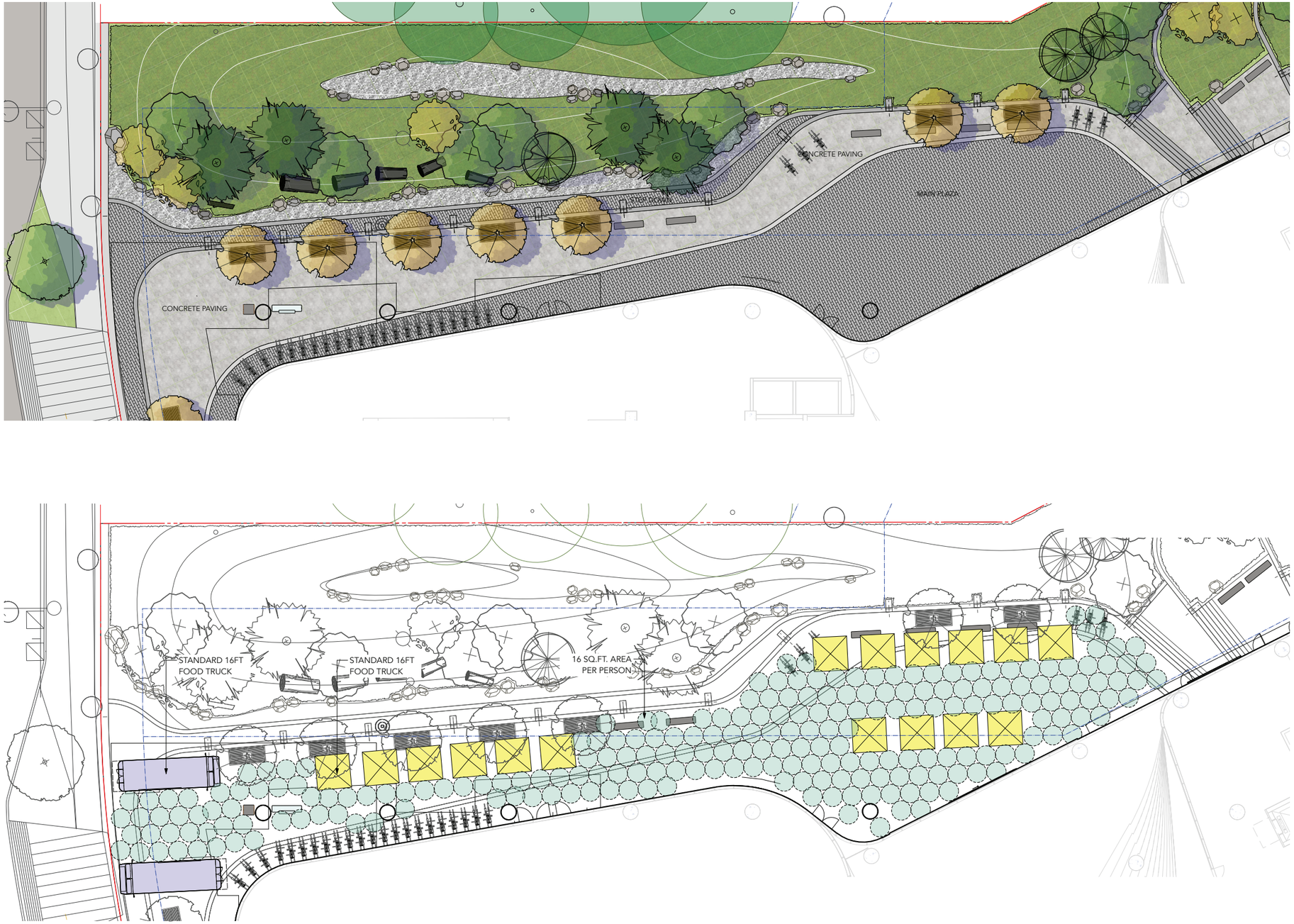





David Stoyko
Landscape Architect


PRIVATE PATIO
PRIVATE PATIO
RES. STAIRS
AMENITY
OUTDOOR AMENITY
AMENITY
MECH
ELEC
PRIVATE PATIO
PRIVATE PATIO
PRIVATE PATIO
RES. STAIRS
RES. STAIRS
RES. STAIRS
PRIVATE PATIO
PRIVATE PATIO
PRIVATE PATIO
PRIVATE PATIO
PRIVATE PATIO
0
10
20
30 m

## 6.2 LANDSCAPE PLAZA PROGRAMMING






David Stoyko
Landscape Architect