

# 464-482 EAST 8TH AVE

## Rezoning Application

April 01, 2025

RELIANCE PROPERTIES

JIM PATTISON DEVELOPMENTS

Boniface Oleksiuk Politano Architects

P+A Landscape Architecture Site Planning




Aerial view of the site

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View from the corner of E 8th Ave & St George street



# 1.0

# Introduction

# Project Overview

- The proposed development consists of a 10-storey residential building located at the southwest  corner of E 8th Ave and St. George Street. In the Mount Pleasant area.
- Replaces a former parking lot and single family dwelling.
- The proposed program is 98.4% strata housing+ 1.6% rental.
- Includes a range of unit types including studios, 1-bedroom, 2-bedroom and 3-bedroom family suites and a unit with lock-off suite.
- Project massing includes a 10-storey tower that steps back on north side to avoid casting shadow on the school grounds.
- Includes a range of indoor and outdoor amenities on level 1.
- All vehicle and loading functions occur from the south lane-way.



View from St George street

# Project Team

## Reliance Properties



Reliance Properties Ltd. is focused on enhancing the urban experience in Vancouver through creative solutions to development challenges. Reliance continues to create innovative residential and office developments designed to enhance the urban experience.

RELIANCE PROPERTIES

## Jim Pattison Developments



As the development division of the Jim Pattison Group, Jim Pattison Developments owns and manages a property portfolio of over 19 million square feet through Canada and the United States. Their activities include development, construction, property management, and investment in a wide variety of commercial and residential real estate projects.

JIM PATTISON DEVELOPMENTS

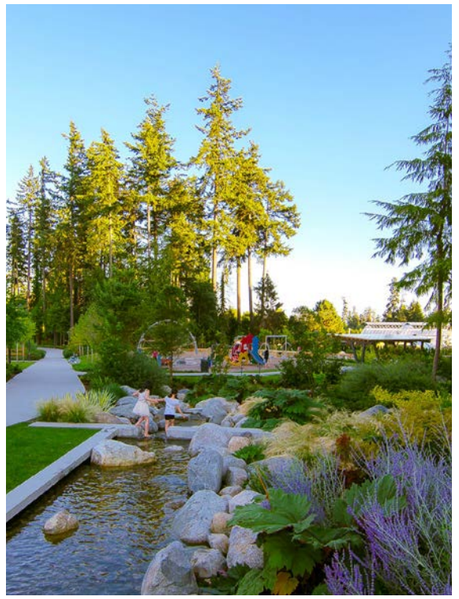
## Boniface Oleksiuk Politano Architects



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.

Boniface Oleksiuk Politano Architects

## Perry+ Associates Landscape Architects



P+A is a versatile landscape architecture and site planning firm offering a wide variety of design services. P+A undertakes projects including the full spectrum of landscape architecture from site design to urban design and the planing of the new communities. Over the past 35 years, the firm has received numerous awards.

P+A Landscape Architecture Site Planning

## Consultants

**Civil:**
InterCAD

**Survey:**
Butler Sundvick

**Transportation:**
Bunt & Associates

**Mechanical/ Plumbing/Energy Model:**
AME Group

**Electrical:**
AES Engineering

**Structure:**
Glotman Simpson Consulting Engineers

**Code:**
Thorson Consulting Certified Professionals

# Rezoning Intent

Reliance is pleased to submit a rezoning application to the City of Vancouver for rezoning advice for these two addresses, both situated in the Mount Pleasant MNAB Area under the Broadway Plan:

464 E 8th - a single family detached house which is not purpose-built rental or social housing

482 E 8th - a surface parking lot. Previously, we submitted a Development Permit Application for this location ( DP-2020-00299) for a 7-unit Townhouse complex which we will no longer pursue.

This proposal is to consolidate 464 & 482 E 8th Avenue. The site will have a combined frontage of 99'-4". We understand that for sites between 99ft and 150ft, rezoning application will require approval at the discretion of Director of Planning.

Our vision for this site is to create a modern 10 storey building with a total of 62 residential units (61 market strata+ 1 rental), to provide home ownership opportunities for a diverse demographic, from first time home buyers who work in the neighborhood, to young families with kids attending school nearby, or seniors who enjoy easy access to transit and shops.

We strongly believe that this proposal will provide much needed housing in the city and further enhance the vitality of the Mount Pleasant neighborhood.

***-Reliance***

RELIANCE
PROPERTIES

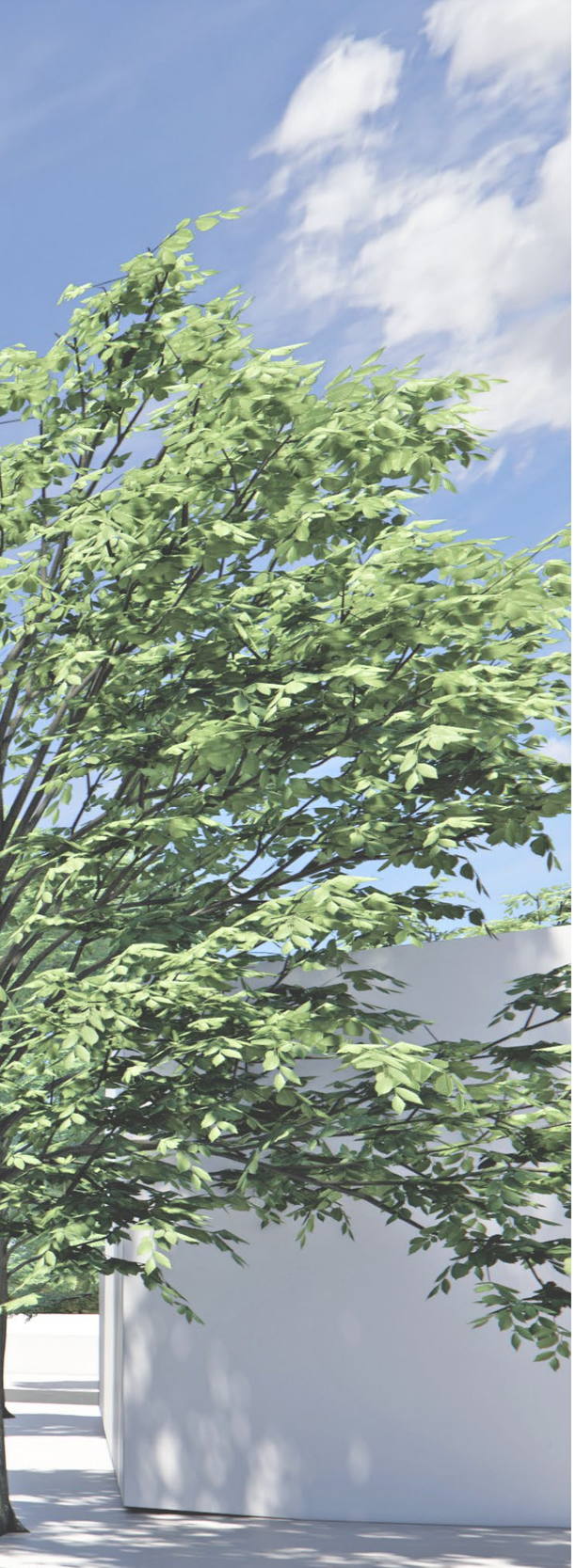
# Proposal Summary

| CURRENT | |
|---|---|
| **ZONING** | RM-4 |
| **USE** | **Multiple Dwelling** |
| **HEIGHT** | **Maximum building height**<br>**10.7m**<br><br>**POLICY:** RM-4 |
| **TOWER FLOOR PLATE** | NOT APPLICABLE |
| **BUILDING PLACEMENT** | 6.1m Minimum front yard depth<br>2.1m Minimum side yard width<br>10.7m Minimum rear yard depth<br><br>**POLICY:** RM-4 |
| **FAMILY UNITS (2 & 3-BED)** | NOT APPLICABLE |
| **FSR** | **0.75**<br><br>**POLICY:** RM-4 |

| PROPOSED REZONING | |
|---|---|
| **ZONING** | CD-1 (REZONING) |
| **USE** | **Multiple Dwelling**<br>**(Strata + Rental)** |
| **HEIGHT** | **Proposed building height**<br>**32.18 m**<br><br>**POLICY:** BROADWAY PLAN |
| **TOWER FLOOR PLATE** | **Maximum 6500 sf**<br><br>**POLICY:** BROADWAY PLAN (Maximum 6500 sf) |
| **BUILDING PLACEMENT** | 8.4m proposed min. front tower setback<br>4.0m proposed side yard width on West<br>2.4m proposed side yard width on East<br>3.6m proposed rear yard depth<br>**POLICY:** BROADWAY PLAN (MNAB) |
| **FAMILY UNITS (2 & 3-BED)** | 40.3% total family units<br><br>**POLICY:** BROADWAY PLAN |
| **FSR** | **4.0**<br><br>**POLICY:** BROADWAY PLAN (MNAB) |

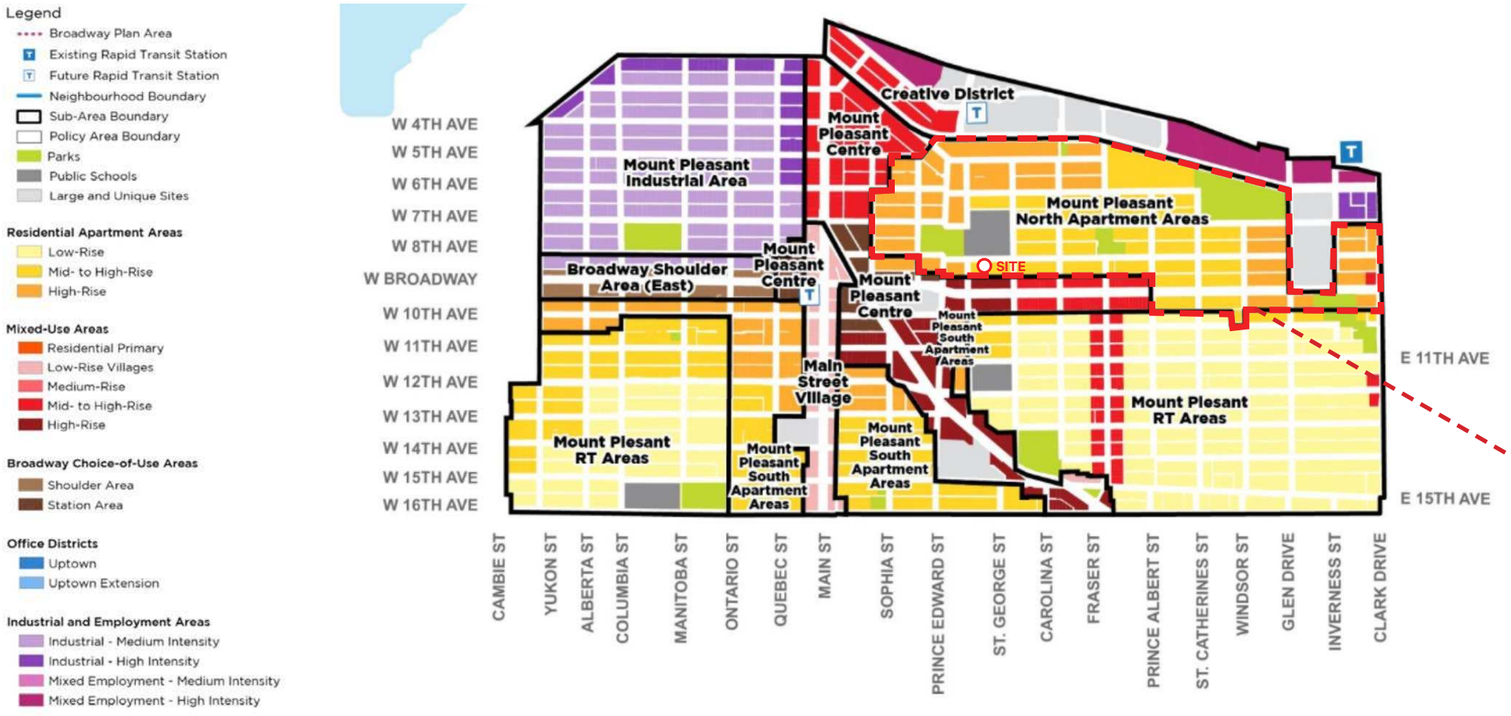


View from the St George Street looking northwest



# 2.0
# Rezoning Rationale

# Broadway Plan MNAB Policy Summary







| Policy Area | Mount Pleasant North Apartment Area - Area B | | | | MNAB |
|---|---|---|---|---|---|
| **Uses** | Residential, retail, service | | | | |
| **Option/Tenure** | Secured market rental housing or social housing | | Strata ownership housing, limited to sites without existing purpose-built rental or social housing | | |
| | Tower form | Non-tower form | Tower form | Non-tower form | |
| **Max Height** | 20 storeys | 3-6 storeys | 12 storeys | 3-6 storeys | |
| **Max Density** | 6.5 FSR | 1.0-2.7 FSR | 4.0 FSR | 1.0-2.7 FSR | |
| **Min Frontage** | 45.7 m (150 ft.) | Variable - refer to Built Form and Site Design (Chapter 11) | 45.7 m (150 ft.). | Variable - refer to Built Form and Site Design (Chapter 11) | |
| **Notes** | • A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).<br>• For existing social housing sites, 100% of the residential floor area must be social housing.<br>• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. | • For existing social housing sites, 100% of the residential floor area must be social housing.<br>• Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2.<br>• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). | • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. | • Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2.<br>• Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). | |
| | • "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. | | | | |

## Mount Pleasant North Apartment Area- Area B

Intent is the renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

# Rezoning Rationale

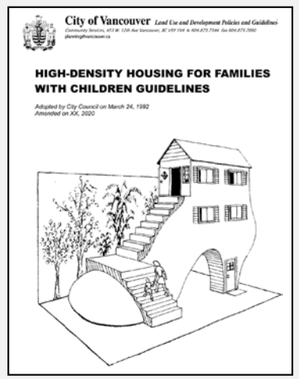
## FAMILY UNITS

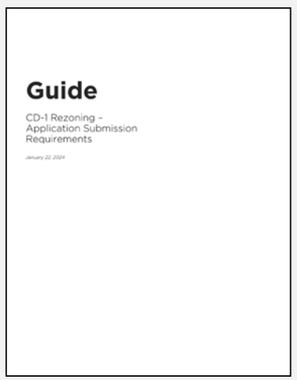
**40.3% total family units**

**POLICY PRECEDENTS:**
-BROADWAY PLAN (2022)
-DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)
- CD-1 REZONING APPLICATION GUIDE (2024)
-HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

**RATIONALE:**

Family units **a minimum of 35%** - including a minimum 10% of 3BED and a minimum 25% 2BED per the Broadway Plan.
Family units **exceed the recommended 35%** per the Broadway Plan. Total of 40.3% family units including 17.7% 3-bedroom units.







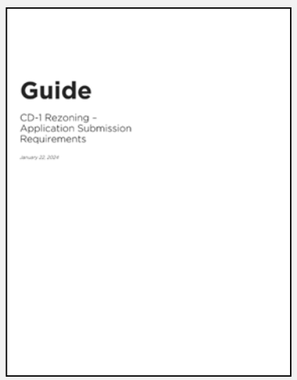
## FSR AND SITE COVERAGE

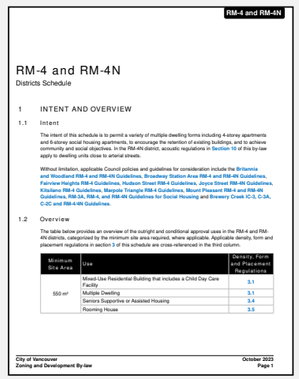
**4.00**

**POLICY PRECEDENTS:**
-BROADWAY PLAN (2022)
-DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)

**RATIONALE:**
Height = 10 storey
Density = 4.0
Frontage = 30.2m

This project aims to provide **98.4% Strata housing+1.6% rental**, in line with the vision for the Broadway Plan, to provide new strata housing in mid-rise and tower form.
The proposal conforms with the Broadway Plan density target of 4.00 in a tower form that is below the maximum allowable floor-plate size. While a maximum site coverage is not specified, the proposal's smaller footprint allows for outdoor common and private amenity space and landscape at ground level and limits shadow impact.



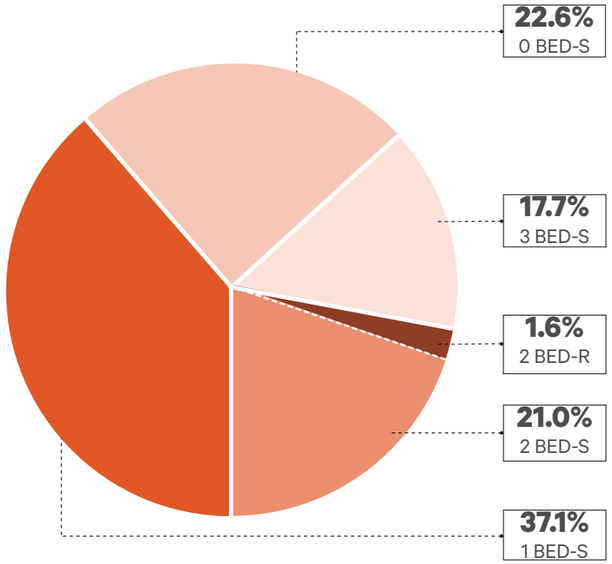


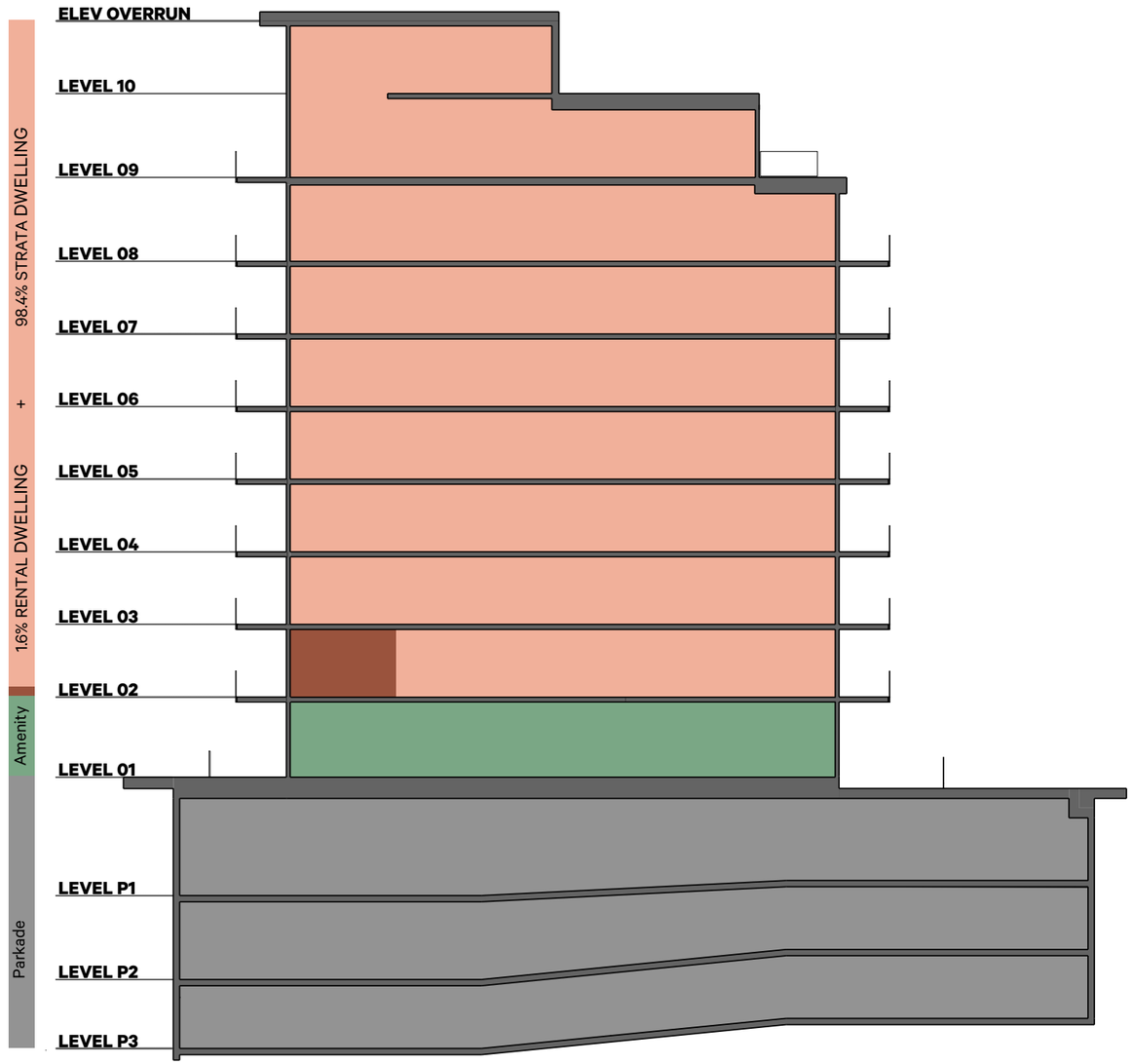

# Project Data Summary

**PROGRAM**

98.4% STRATA
1.6% RENTAL

**62** TOTAL UNITS
**10** STOREY




## PROJECT DATA SUMMARY

| UNIT MIX % | | | |
|---|---|---|---|
| **Name** | **Count** | **%** | **Comments** |
| RENTAL | | | |
| 2BD-R | 1 | 1.6% | RENTAL |
| | 1 | 1.6% | |
| STRATA | | | |
| 0BD-S | 14 | 22.6% | STRATA |
| 1BD-S | 23 | 37.1% | STRATA |
| 2BD-S | 13 | 21.0% | STRATA |
| 3BD-S | 11 | 17.7% | STRATA |
| | 61 | 98.4% | |
| TOTAL | 62 | 100.0% | |

**TOTAL FAMILY UNIT = 40.3%**

# Rationale Summary

| PARKING - BICYCLE STALLS PROVIDED | | | | | |
|---|---|---|---|---|---|
| Description | Tag | Count | % | Quantity | Class Type |
| CLASS A | | | | | |
| HORIZONTAL LOCKER | L | 12 | 10.2% | 12 | CLASS A |
| HORIZONTAL STACKED | ST | 22 | 37.3% | 44 | CLASS A |
| HORIZONTAL STANDARD | H | 28 | 23.7% | 28 | CLASS A |
| OVERSIZED | OV | 6 | 5.1% | 6 | CLASS A |
| VERTICAL | V | 22 | 18.6% | 22 | CLASS A |
| | | 90 | | 112 | |
| CLASS B | | | | | |
| HORIZONTAL STANDARD | H | 6 | 5.1% | 6 | CLASS B |
| | | 6 | | 6 | |

| RESIDENTIAL STALLS PROVIDED | | | | |
|---|---|---|---|---|
| Description | Tag | Count | Quantity | % |
| | | | | |
| ACCESSIBLE STALL | HC | 2 | 4 | 10% |
| ACCESSIBLE VAN STALL | ACC VAN | 1 | 2 | 5% |
| PASSANGER LOADING STALL | PASSENGER LOADING | 1 | 1 | 2% |
| REGULAR STALL | REG | 25 | 25 | 61% |
| REGULAR STALL | REG VISITOR | 3 | 3 | 7% |
| SMALL CAR STALL | SM | 6 | 6 | 15% |
| | | | 41 | |

## Benefits of Proposed Rezoning

**Family units** total of 40.3% of family units, including 17.7% 3-bedroom units.

**Negligible shadow impact** on neighboring sites, including the school field to the north.

**Energy Efficient** sun-shading and window-to-wall ratio respond to solar orientation. Mechanical cooling to all suites with low carbon energy system.

**Respecting Context** shadow, setback, overlook and street-scape response appropriate to context.

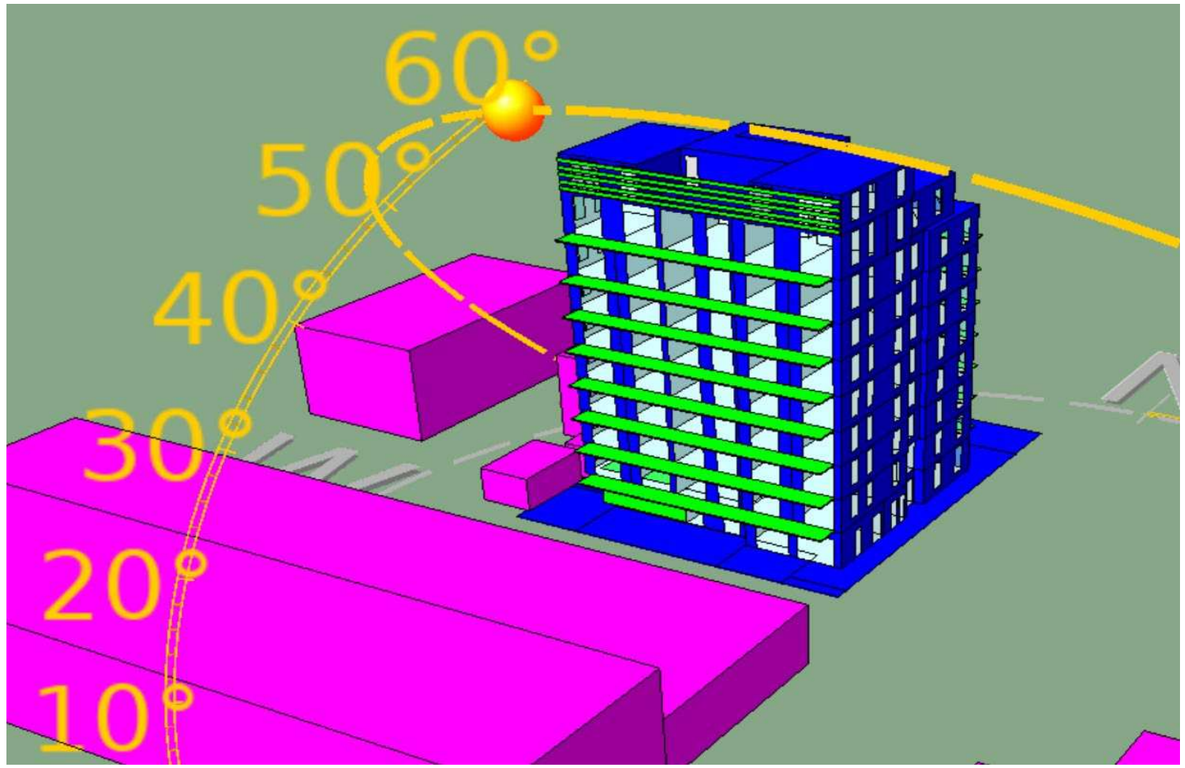
**Transportation** bike storage, bike repair/wash and carshare

**Social benefits** the residential lobby along with indoor and outdoor amenity spaces at grade activate the 3 street and lane frontages.

# Sustainability

The 464 and 482 E 8th Avenue project is 10-storey residential building situated in Vancouver, BC. The main objective of this energy modeling report is to assess the building's compliance with the City of Vancouver's Green Building Policy for Rezoning, which sets specific targets for energy performance and greenhouse gas (GHG) emissions. The following are the targets for the CoV Green Building Policy for Rezoning, following the LCES option:

- Thermal Energy Demand Intensity (TEDI) of 40 kWh/m2/yr.
- Total Energy Use Intensity (TEUI) of 130 kWh/m2/yr.
- Greenhouse Gas Intensity (GHGI) of 4 kgCO2e/m2/yr.




The following design features are key to meeting the energy performance targets:

- R-7.5 overall performance for the opaque walls (after applying thermal bridging).
- U-0.32 overall performance for the glazing.
- Use of ERVs with 75% sensible effectiveness
- VRF for space heating and cooling

*Table 1: Model Result Summary Table*

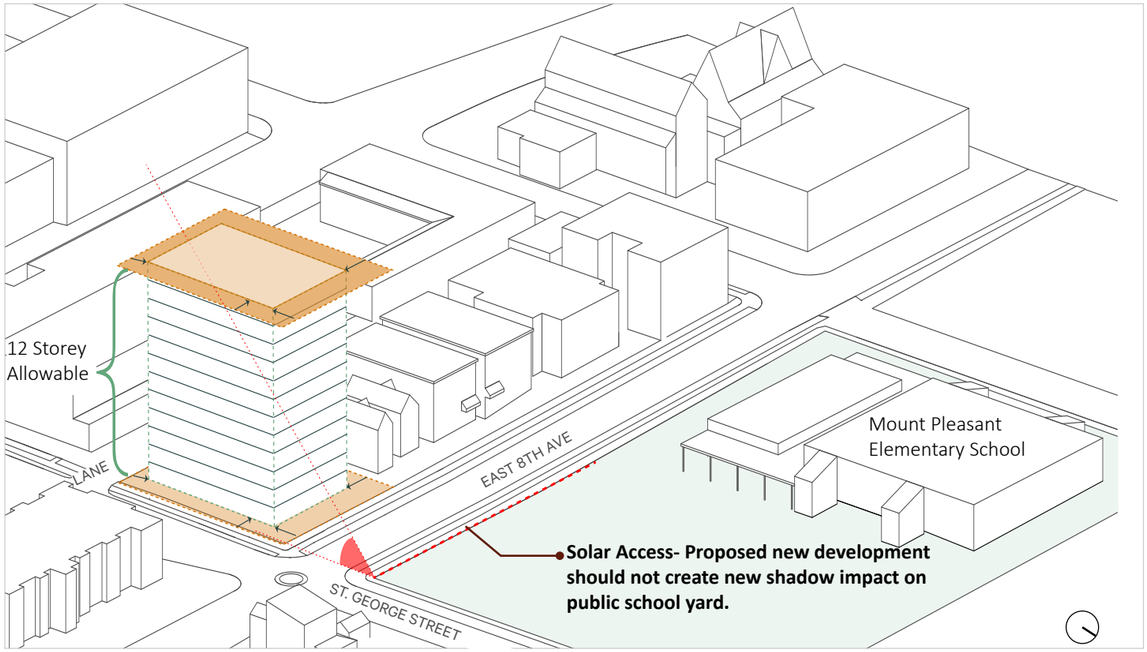
| | TEDI (kWh/m²/yr) | TEUI (kWh/m²/yr) | GHG Emissions (kg$CO_2$e/m²/yr) |
|---|---|---|---|
| **Energy Performance Targets (LCES Option)** | 40 | 130 | 4 (current policy) |
| | | | 3 (expected 2025 policy) |
| **Results** | 32.8 | 99.4 | 1.1 |

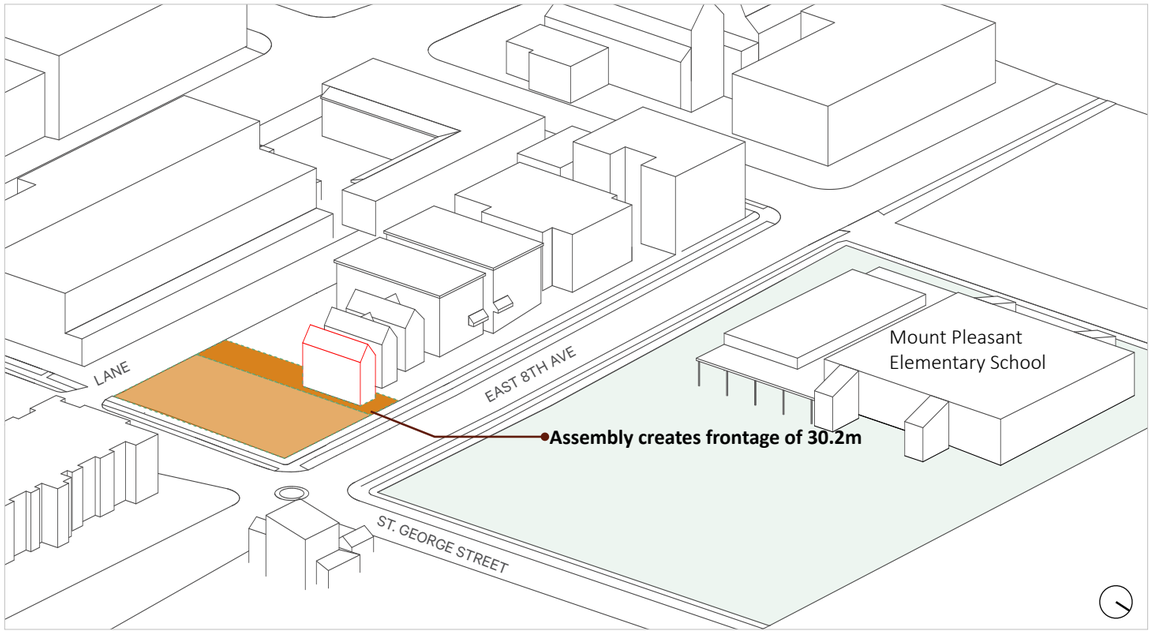
# Setbacks + Height

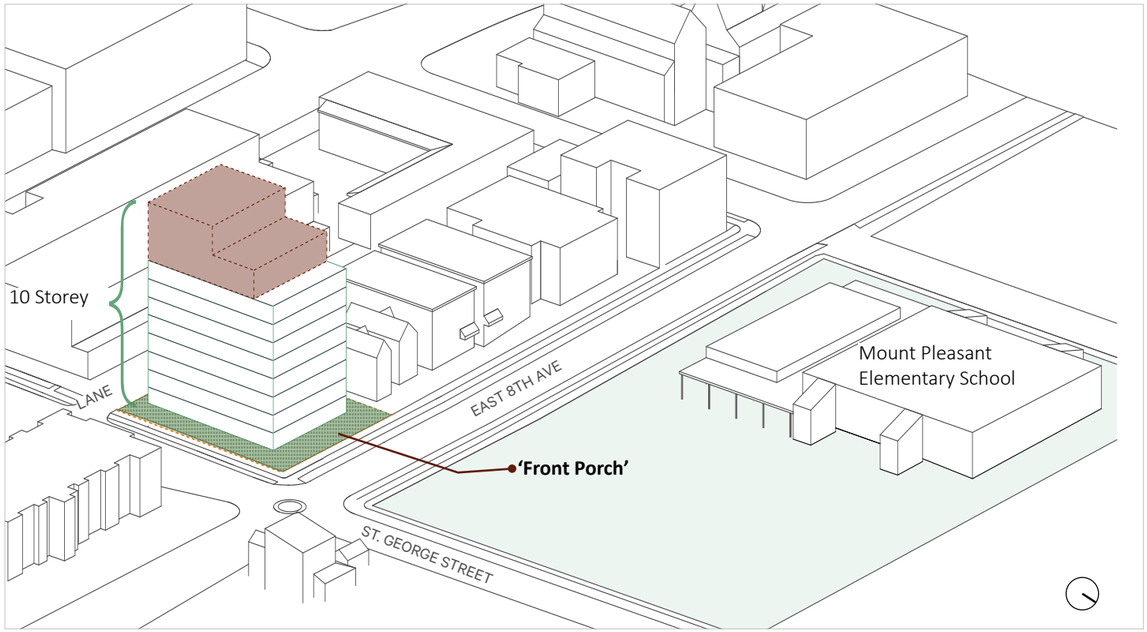
## Project Summary

- **Front Yard:** 8.4m min. Tower Setback on East 8th Ave
- **Rear Yard:** 3.6m
- **West Side Yard:** 4.0m
- **East Side Yard:** 2.4m on St. George Street
- **Height:** 32.18m height
- **Floor Plate:** 5630 SF
- **Tower dimensions:** 77'-10" x 78'-2"

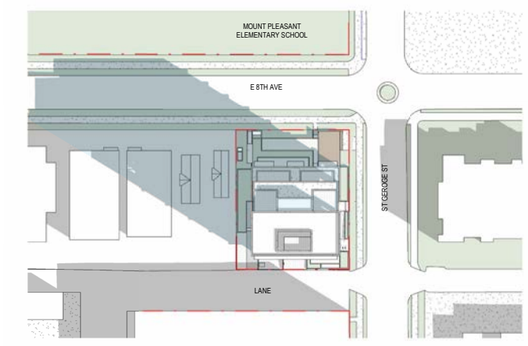
The assembly of sites at the corner of East 8th Avenue and St. George Street creates a site with approximately 30.2m of frontage-adequate for a 12 storey tower proposal under the Broadway Plan. Because of the Site's position south of Mount Pleasant Elementary School, the proposal seeks to minimize floor-plate size of the tower and position it as far south on the site as possible to minimize shadow impact on the school grounds.
The stepped profile keeps it within the Spring and fall 10am-4pm limitations within the Broadway Plan. The larger front yard that results aligns well with adjacent existing front yards and is used for common outdoor amenity spaces and new landscaping.
Indoor amenity spaces and the main residential lobby wrap around the ground level on St. George Street and the lane to provide public-facing interior spaces for interaction with these frontages, including an outdoor fitness patio and direct access to a common bike lounge and bike repair facilities.



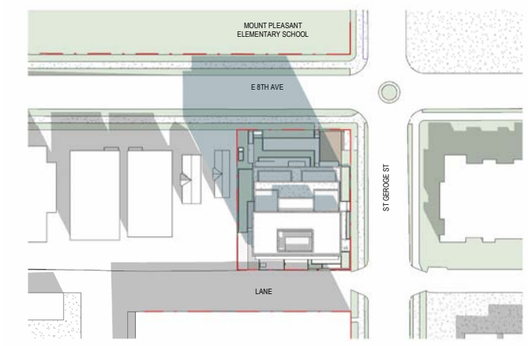



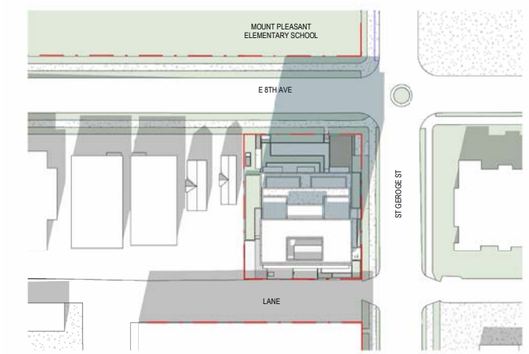
# Shadow Studies



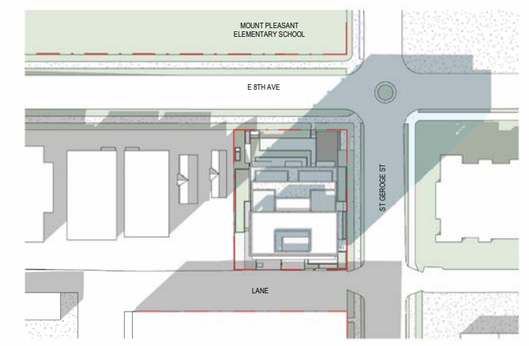

March 21@ 10AM



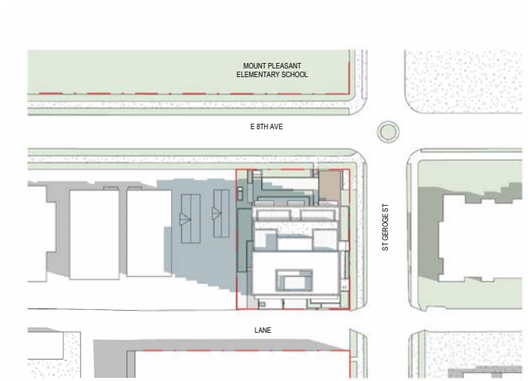

March 21@ 12PM



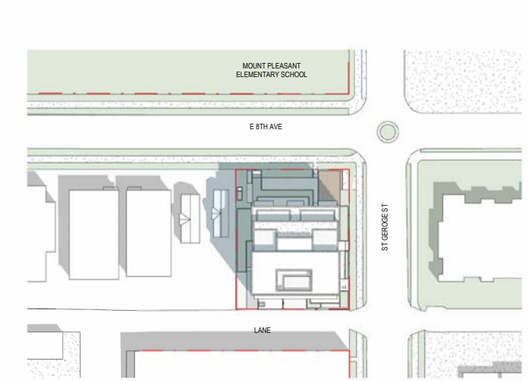

March 21@ 2PM



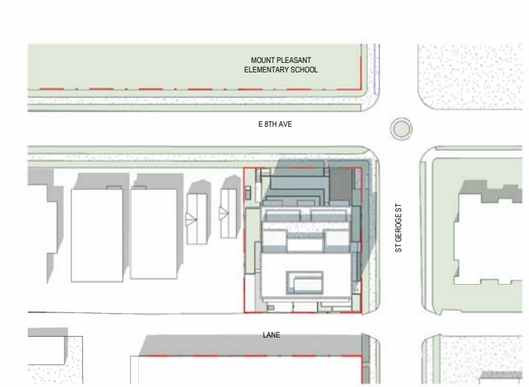

March 21@ 4PM



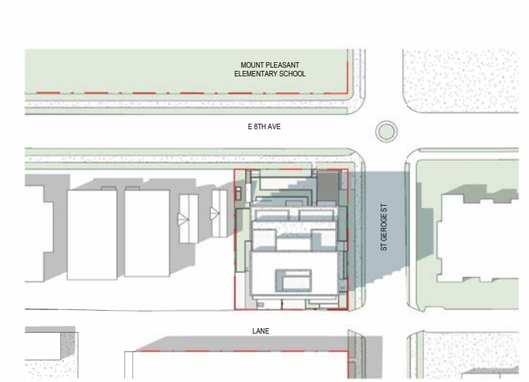

JUNE 21@ 10AM



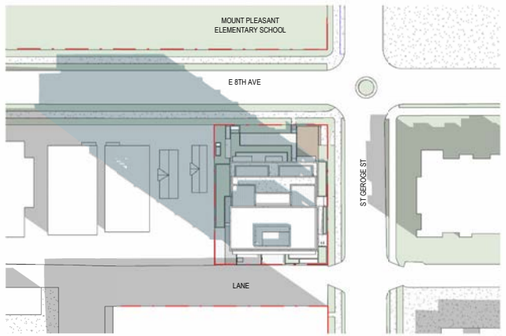

JUNE 21@ 12PM



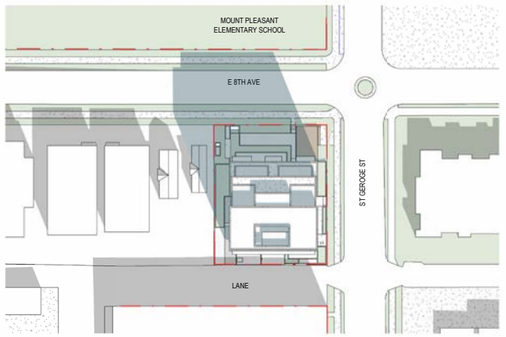

JUNE 21@ 2PM



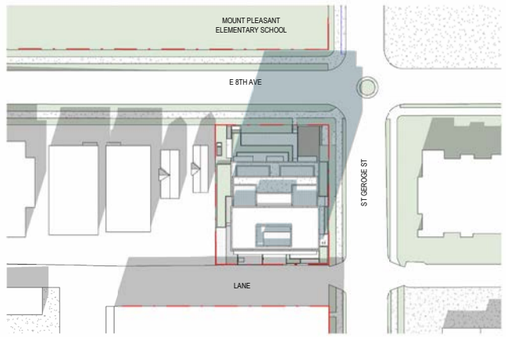

JUNE 21@ 4PM



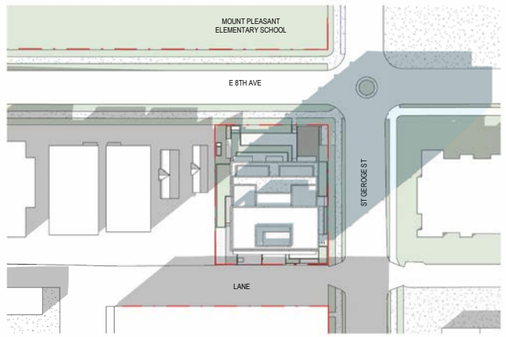

September 22 @ 10AM




September 22 @ 12PM




September 22 @ 2PM




September 22 @ 4PM

# Project Statistics

## PROJECT SUMMARY

| | | |
|---|---|---|
| PROPOSED ZONING | CD-1 (EXISTING RM-4) | |
| SITE AREA | 1,123.8m$^2$ | 12,096.48 SF |
| PROPOSED FSR | 4.0 | |
| FLOOR PLATE AREA PERMITTED | 604 m$^2$ | 6500 SF |
| PROPOSED FSR AREA | 4,495.5m$^2$ | 48,389 SF |
| PROPOSED UNIT COUNT TOTAL | 62 | |
| NUMBER OF STOREYS | 10 | |
| ROOF T.O.P. ELEVATION | 69.34 m | |
| LOWEST BASE SURFACE ELEVATION | 37.13 m | |
| BUILDING HEIGHT | 32.18 m | |

## AREA SUMMARY

**AREAS - TOTAL GROSS (GFA)**

| Total Area (m2) | Total Area (sf) |
|---|---|
| 4619.2 m² | 49721 ft² |

**AREAS - TOTAL NET (FSR)**

| Total Area (sf) | Total Area (m2) |
|---|---|
| 48227 ft² | 4480.4 m² |

## UNIT BREAKDOWN

**UNIT AVERAGES EXCL. STORAGE**

| Name | Unit Count | % | Avg Area excl. Storage (SF) |
|---|---|---|---|
| RENTAL | | | |
| 2BD-R | 1 | 1.6% | 580 ft² |
| STRATA | | | |
| 0BD-S | 14 | 22.6% | 377 ft² |
| 1BD-S | 23 | 37.1% | 471 ft² |
| 2BD-S | 13 | 21.0% | 693 ft² |
| 3BD-S | 11 | 17.7% | 958 ft² |
| | 62 | | |

NOTE:
- SUITE AREA MEASURED TO INSIDE FACE OF FINISHED WALL

**UNIT MIX %**

| Name | Count | % | Comments |
|---|---|---|---|
| RENTAL | | | |
| 2BD-R | 1 | 1.6% | RENTAL |
| | 1 | 1.6% | |
| STRATA | | | |
| 0BD-S | 14 | 22.6% | STRATA |
| 1BD-S | 23 | 37.1% | STRATA |
| 2BD-S | 13 | 21.0% | STRATA |
| 3BD-S | 11 | 17.7% | STRATA |
| | 61 | 98.4% | |
| TOTAL | 62 | 100.0% | |

**TOTAL FAMILY UNIT = 40.3%**

## AMENITY AREAS

| RECOMMENDED AREAS | TOTAL MINIMUM REQUIRED |
|---|---|
| INDOOR: MIN. 1.2m$^2$ / DWELLING UNIT | 62 UNITS X 1.2 SPACES/UN. = 74.4m$^2$ |
| OUTDOOR: MIN. 2.0m$^2$ / DWELLING UNIT | 62 UNITS X 2.0 SPACES/UN. = 124m$^2$ |

**INDOOR AMENITY PROPOSED**

| Name | Total Area (m2) | Total Area (sf) |
|---|---|---|
| AMENITY | 41.7 m² | 449 ft² |
| GYM | 59.3 m² | 638 ft² |
| TOTAL | 101.0 m² | 1087 ft² |

**OUTDOOR AMENITY PROPOSED**

| Name | Total Area (m2) | Total Area (sf) |
|---|---|---|
| PATIO | 112.0 m² | 1205 ft² |
| PATIO | 15.0 m² | 161 ft² |
| TOTAL | 126.9 m² | 1366 ft² |

AMENITY MAXIMUM AREA EXCLUSION (RM-4) = 10% AREA (449.55 m $^2$)

**TOTAL PROVIDED = 3.4% (140m$^2$)**

## AREAS - GROSS BY LEVEL

| Level Group | # Levels | Area Use | Name | Area by Level | Total Area (sf) | Total Area (m2) |
|---|---|---|---|---|---|---|
| LEVEL 01 | 1 | RES-S | 3BD-S | 897 ft² | 897 ft² | 83.3 m² |
| LEVEL 01 | 1 | RES-S | AMENITY | 449 ft² | 449 ft² | 41.7 m² |
| LEVEL 01 | 1 | RES-S | CIRC/SERV | 1531 ft² | 1531 ft² | 142.2 m² |
| LEVEL 01 | 1 | RES-S | GYM | 638 ft² | 638 ft² | 59.3 m² |
| LEVEL 01 | 1 | RES-S | LOCK-OFF | 269 ft² | 269 ft² | 25.0 m² |
| LEVEL 01 | 1 | RES-S | X-STOR | 40 ft² | 40 ft² | 3.7 m² |
| | | | | 3823 ft² | 3823 ft² | 355.2 m² |
| LEVEL 02 | 1 | RES-S | 0BD-S | 753 ft² | 753 ft² | 69.9 m² |
| LEVEL 02 | 1 | RES-S | 1BD-S | 1926 ft² | 1926 ft² | 179.0 m² |
| LEVEL 02 | 1 | RES-R | 2BD-R | 580 ft² | 580 ft² | 53.9 m² |
| LEVEL 02 | 1 | RES-S | 2BD-S | 764 ft² | 764 ft² | 71.0 m² |
| LEVEL 02 | 1 | RES-S | CIRC/SERV | 1434 ft² | 1434 ft² | 133.2 m² |
| LEVEL 02 | 1 | RES-S | X.STOR | 37 ft² | 37 ft² | 3.4 m² |
| | | | | 5494 ft² | 5494 ft² | 510.4 m² |
| LEVEL 3-8 | 6 | RES-S | 0BD-S | 755 ft² | 4528 ft² | 420.6 m² |
| LEVEL 3-8 | 6 | RES-S | 1BD-S | 1408 ft² | 8449 ft² | 784.9 m² |
| LEVEL 3-8 | 6 | RES-S | 2BD-S | 1374 ft² | 8242 ft² | 765.7 m² |
| LEVEL 3-8 | 6 | RES-S | 3BD-S | 737 ft² | 4422 ft² | 410.9 m² |
| LEVEL 3-8 | 6 | RES-S | CIRC/SERV | 1320 ft² | 7923 ft² | 736.0 m² |
| LEVEL 3-8 | 6 | RES-S | X.STOR | 37 ft² | 220 ft² | 20.5 m² |
| | | | | 5631 ft² | 33784 ft² | 3138.6 m² |
| LEVEL 9 | 1 | RES-S | 1BD-S | 450 ft² | 450 ft² | 41.9 m² |
| LEVEL 9 | 1 | RES-S | 3BD-S | 3048 ft² | 3048 ft² | 283.2 m² |
| LEVEL 9 | 1 | RES-S | CIRC/SERV | 1225 ft² | 1225 ft² | 113.8 m² |
| LEVEL 9 | 1 | RES-S | X.STOR | 37 ft² | 37 ft² | 3.4 m² |
| | | | | 4760 ft² | 4760 ft² | 442.2 m² |
| LEVEL 10 | 1 | RES-S | 3BD-S | 796 ft² | 796 ft² | 74.0 m² |
| LEVEL 10 | 1 | RES-S | CIRC/SERV | 989 ft² | 989 ft² | 91.9 m² |
| LEVEL 10 | 1 | RES-S | X.STOR | 74 ft² | 74 ft² | 6.9 m² |
| | | | | 1860 ft² | 1860 ft² | 172.8 m² |
| | | | | 21568 ft² | 49721 ft² | 4619.2 m² |

## AREAS - NET BY LEVEL (FSR)

| Level Group | # Levels | Area Use | Name | Area by Level | Total Area (sf) | Total Area (m2) |
|---|---|---|---|---|---|---|
| LEVEL 01 | 1 | RES-S | 3BD-S | 897 ft² | 897 ft² | 83.3 m² |
| LEVEL 01 | 1 | RES-S | CIRC/SERV | 1531 ft² | 1531 ft² | 142.2 m² |
| LEVEL 01 | 1 | RES-S | LOCK-OFF | 269 ft² | 269 ft² | 25.0 m² |
| | | | | 2697 ft² | 2697 ft² | 250.5 m² |
| LEVEL 02 | 1 | RES-S | 0BD-S | 369 ft² | 369 ft² | 34.3 m² |
| LEVEL 02 | 1 | RES-S | 0BD-S | 383 ft² | 383 ft² | 35.6 m² |
| LEVEL 02 | 1 | RES-S | 1BD-S | 450 ft² | 450 ft² | 41.8 m² |
| LEVEL 02 | 1 | RES-S | 1BD-S | 493 ft² | 493 ft² | 45.8 m² |
| LEVEL 02 | 1 | RES-S | 1BD-S | 470 ft² | 470 ft² | 43.7 m² |
| LEVEL 02 | 1 | RES-S | 1BD-S | 513 ft² | 513 ft² | 47.7 m² |
| LEVEL 02 | 1 | RES-R | 2BD-R | 580 ft² | 580 ft² | 53.9 m² |
| LEVEL 02 | 1 | RES-S | 2BD-S | 764 ft² | 764 ft² | 71.0 m² |
| LEVEL 02 | 1 | RES-S | CIRC/SERV | 1434 ft² | 1434 ft² | 133.2 m² |
| | | | | 5457 ft² | 5457 ft² | 507.0 m² |
| LEVEL 3-8 | 6 | RES-S | 0BD-S | 383 ft² | 2300 ft² | 213.7 m² |
| LEVEL 3-8 | 6 | RES-S | 0BD-S | 371 ft² | 2227 ft² | 206.9 m² |
| LEVEL 3-8 | 6 | RES-S | 1BD-S | 493 ft² | 2958 ft² | 274.8 m² |
| LEVEL 3-8 | 6 | RES-S | 1BD-S | 450 ft² | 2702 ft² | 251.0 m² |
| LEVEL 3-8 | 6 | RES-S | 1BD-S | 465 ft² | 2789 ft² | 259.1 m² |
| LEVEL 3-8 | 6 | RES-S | 2BD-S | 610 ft² | 3658 ft² | 339.8 m² |
| LEVEL 3-8 | 6 | RES-S | 2BD-S | 764 ft² | 4584 ft² | 425.9 m² |
| LEVEL 3-8 | 6 | RES-S | 3BD-S | 737 ft² | 4422 ft² | 410.9 m² |
| LEVEL 3-8 | 6 | RES-S | CIRC/SERV | 1320 ft² | 7923 ft² | 736.0 m² |
| | | | | 5594 ft² | 33564 ft² | 3118.2 m² |
| LEVEL 9 | 1 | RES-S | 1BD-S | 450 ft² | 450 ft² | 41.9 m² |
| LEVEL 9 | 1 | RES-S | 3BD-S | 935 ft² | 935 ft² | 86.8 m² |
| LEVEL 9 | 1 | RES-S | 3BD-S | 863 ft² | 863 ft² | 80.2 m² |
| LEVEL 9 | 1 | RES-S | 3BD-S | 626 ft² | 626 ft² | 58.1 m² |
| LEVEL 9 | 1 | RES-S | 3BD-S | 625 ft² | 625 ft² | 58.1 m² |
| LEVEL 9 | 1 | RES-S | CIRC/SERV | 1225 ft² | 1225 ft² | 113.8 m² |
| | | | | 4723 ft² | 4723 ft² | 438.8 m² |
| LEVEL 10 | 1 | RES-S | 3BD-S | 383 ft² | 383 ft² | 35.5 m² |
| LEVEL 10 | 1 | RES-S | 3BD-S | 414 ft² | 414 ft² | 38.4 m² |
| LEVEL 10 | 1 | RES-S | CIRC/SERV | 989 ft² | 989 ft² | 91.9 m² |
| | | | | 1786 ft² | 1786 ft² | 165.9 m² |
| | | | | 20257 ft² | 48227 ft² | 4480.4 m² |

## BALCONIES

**BALCONIES - BY LEVEL**

| Level | Count per Level | Level Multiplier | Name | Area per Level | Total Area (m2) | Total Area (sf) |
|---|---|---|---|---|---|---|
| | | | | | | |
| LEVEL 02 | 8 | 1 | BALC | 780 ft² | 72.4 m² | 780 ft² |
| LEVEL 3-8 | 8 | 6 | BALC | 780 ft² | 434.6 m² | 4678 ft² |
| LEVEL 9 | 3 | 1 | BALC | 478 ft² | 44.4 m² | 478 ft² |
| TOTAL | | | | 2037 ft² | 551.4 m² | 5936 ft² |

BALCONY MAXIMUM (RM-4) = 12% PERMITTED AREA

TOTAL BALCONY AREA= 551.4$m^2$ (5936 sf)
/ TOTAL RES FLOOR AREA= 4673.6 $m^2$ (50303 sf)
TOTAL PROVIDED = 11.8%

## BULK STORAGE

**STORAGE PROVIDED - ABOVE GRADE**

| Level | Total Area (sf) | Total Area (m2) | Count |
|---|---|---|---|
| | | | |
| LEVEL 01 | 40 ft² | 4 m² | 2 |
| LEVEL 02 | 37 ft² | 3 m² | 1 |
| LEVEL 3-8 | 220 ft² | 20 m² | 6 |
| LEVEL 9 | 37 ft² | 3 m² | 1 |
| LEVEL 10 | 74 ft² | 7 m² | 2 |
| TOTAL | 407 ft² | 38 m² | 12 |

**STORAGE PROVIDED - BELOW GRADE**

| Level | Count |
|---|---|
| | |
| LEVEL P2 | 32 |
| LEVEL P3 | 26 |
| TOTAL | 58 |

## BICYCLE PARKING

| PARKING - BICYCLE STALLS PROVIDED | | | | | |
|---|---|---|---|---|---|
| Description | Tag | Count | % | Quantity | Class Type |
| CLASS A | | | | | |
| HORIZONTAL LOCKER | L | 12 | 10.2% | 12 | CLASS A |
| HORIZONTAL STACKED | ST | 22 | 37.3% | 44 | CLASS A |
| HORIZONTAL STANDARD | H | 28 | 23.7% | 28 | CLASS A |
| OVERSIZED | OV | 6 | 5.1% | 6 | CLASS A |
| VERTICAL | V | 22 | 18.6% | 22 | CLASS A |
| | | 90 | | 112 | |
| CLASS B | | | | | |
| HORIZONTAL STANDARD | H | 6 | 5.1% | 6 | CLASS B |
| | | 6 | | 6 | |

| RESIDENTIAL STALLS PROVIDED | | | | |
|---|---|---|---|---|
| Description | Tag | Count | Quantity | % |
| ACCESSIBLE STALL | HC | 2 | 4 | 10% |
| ACCESSIBLE VAN STALL | ACC VAN | 1 | 2 | 5% |
| PASSANGER LOADING STALL | PASSENGER LOADING | 1 | 1 | 2% |
| REGULAR STALL | REG | 25 | 25 | 61% |
| REGULAR STALL | REG VISITOR | 3 | 3 | 7% |
| SMALL CAR STALL | SM | 6 | 6 | 15% |
| | | | 41 | |

## OFF-STREET VEHICLE PARKING AND LOADING

| LOADING STALLS PROVIDED | | |
|---|---|---|
| Description | Tag | Count |
| CLASS A LOADING STALL | LOADING (A) | 1 |

| PASSENGER LOADING STALLS PROVIDED | | |
|---|---|---|
| Description | Tag | Count |
| PASSANGER LOADING STALL | PASSENGER LOADING | 1 |

| VISITOR STALLS PROVIDED | | |
|---|---|---|
| Description | Tag | Count |
| REGULAR STALL | REG VISITOR | 3 |

| CAR SHARE STALLS PROVIDED | | |
|---|---|---|
| Description | Tag | Count |
| REGULAR STALL | CAR SHARE | 1 |




Aerial view of the site at the corner of E Broadway & St.George Street



# 3.0
# Site Analysis

# Site Context

## Site Context:

The site is located at the southwest corner of East 8th Avenue and St. George Street. The Proposal joins two different lots into one. The scale and expression of the project are in keeping with the established forms of development of the neighborhood both old and new.
Though the site is located along a block that has existing structures, the entire block is also within the future vision of Broadway Plan, and as such, the project must consider both the current conditions and the potentially larger future build-up of additional development amongst its neighbors. Currently under construction across the lane to the south is a new 5-storey multi-family development, and to west, up to 6-storey building forms may be considered.

The current western neighbors are single-family homes on a narrow lots with large front-yards along East 8th Avenue. To the north of the site across East 8th Avenue is Mount Pleasant Elementary and its playing fields.

The site is also located in proximity to significant green spaces -the Mount Pleasant Elementary school ground and Guelph ( Dude Chilling) Park, and the developing St. George Rainway along the east side of the street between Broadway and 5th Avenue.

## Current Use on Site and Adjacent Sites:

Lot 462 East 8th Avenue is a detached house and lot 482 East 8th Avenue is a surface parking lot. Mount Pleasant Elementary School is located on the North of the property and on the South a 5-storey condo is under construction.







GUELPH PARK
E 7 TH AVE
DUDE CHILLING PARK
MOUNT PLEASANT
ELEMENTARY SCHOOL
SAHALI PARK
PLAYGROUND
E 8TH AVE
SITE
SCOTIA STREET
BRUNSWICK STREET
PRINCE EDWARD STREET
GUELPH STREET
ST GEORGE STREET
CAROLINA STREET
FRASER STREET
KINGSGATE MALL
KINGSWAY
E BROADWAY
E 10TH AVE

# Streetscape



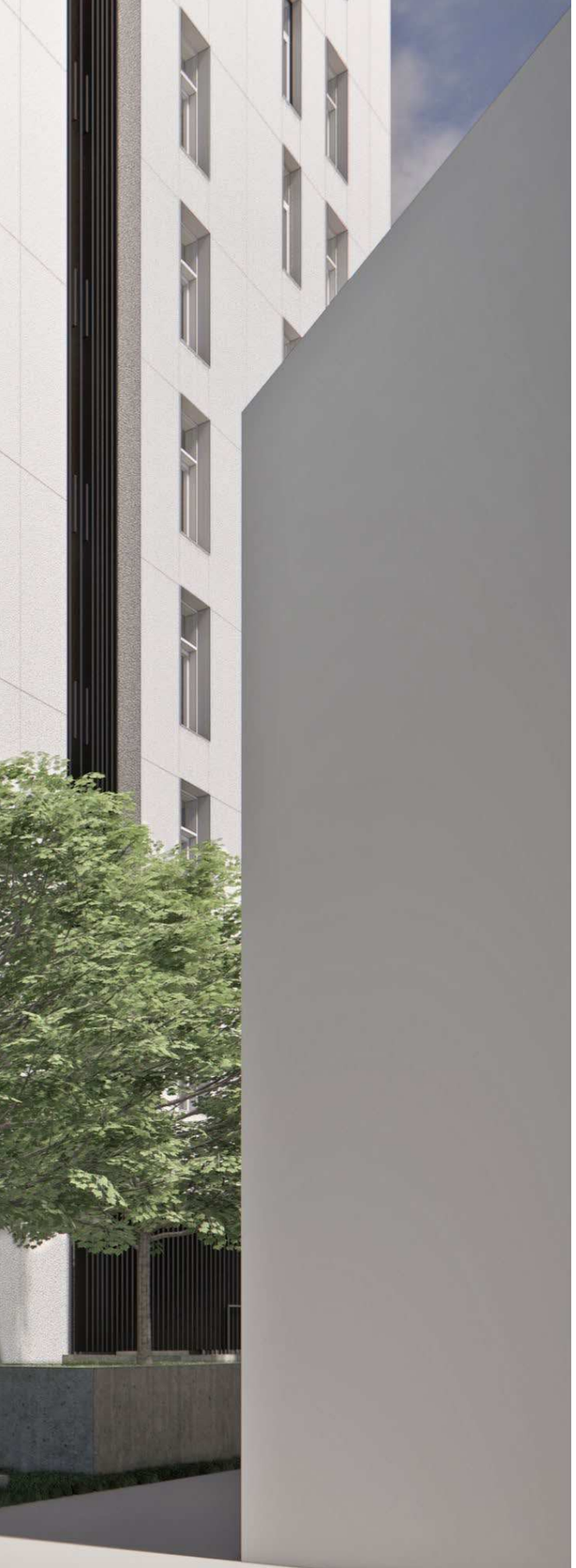




EAST BROADWAY STREET
LANE WAY
EAST 8TH AVE
2471 ST. GEORGE
SITE
MOUNT PLEASANT ELEMENTARY

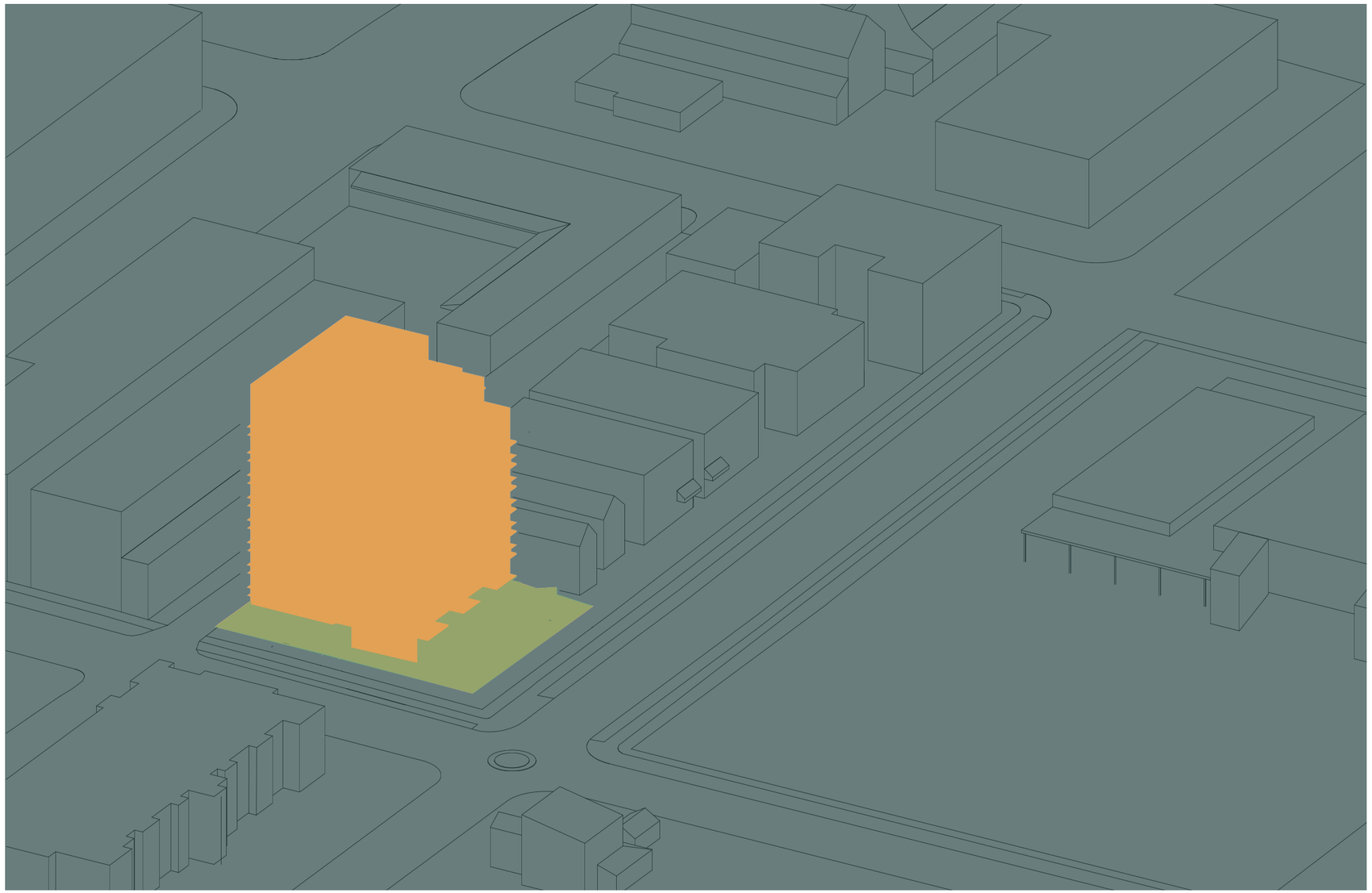

EAST BROADWAY STREET
ST. GEORGE
2471
LANE WAY
EAST 8TH AVE
MOUNT PLEASANT ELEMENTARY SCHOOL





# 4.0
# Design Rationale

# Architectural Concept Overview



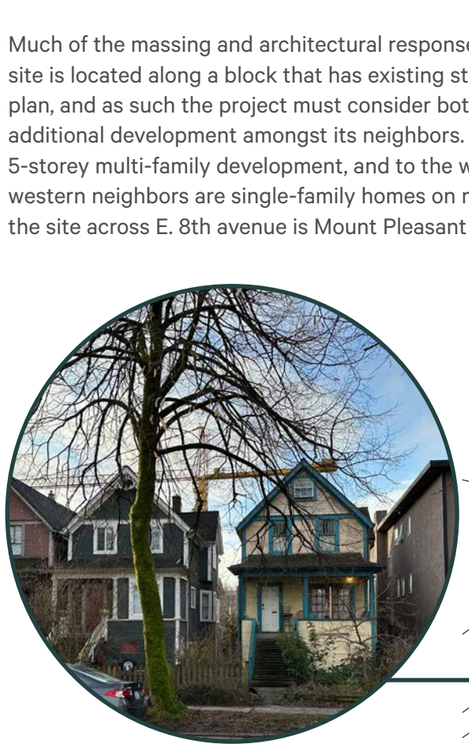
CONTEXT

MASSING

AMENITY

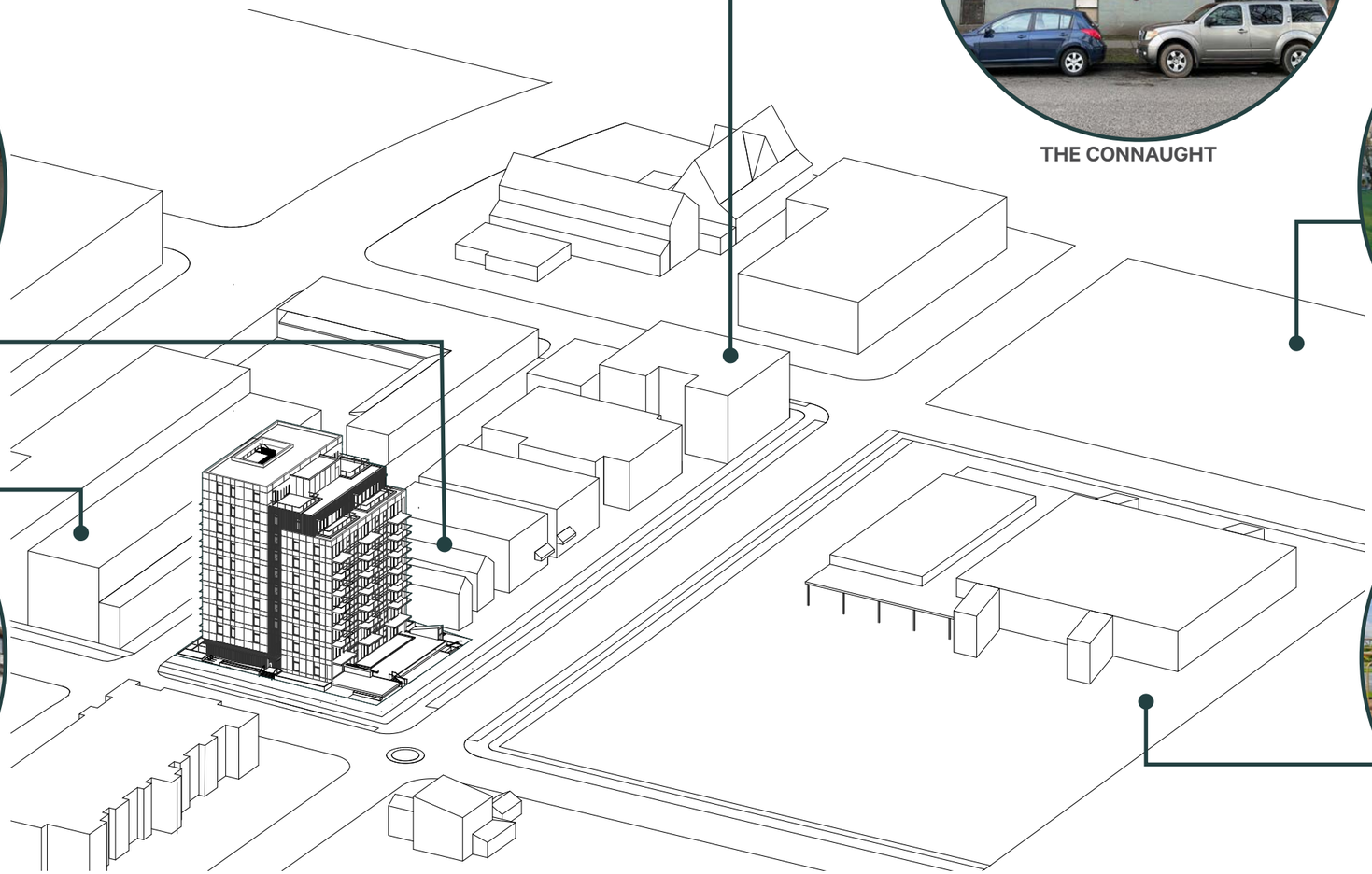
# Context

Much of the massing and architectural response is derived from the immediate site conditions and context. Though the site is located along a block that has existing structures, the entire block is also within the future vision of the Broadway plan, and as such the project must consider both the current conditions and the potentially larger future build-up of additional development amongst its neighbors. Currently under construction across the lane to the south is a new 5-storey multi-family development, and to the west, up to 6-storey building forms may be considered. The current western neighbors are single-family homes on narrow lots with large front-yards along East 8th avenue. To the north of the site across E. 8th avenue is Mount Pleasant Elementary and its playing fields.





THE CONNAUGHT





GUELPH/DUDE CHILLING PARK



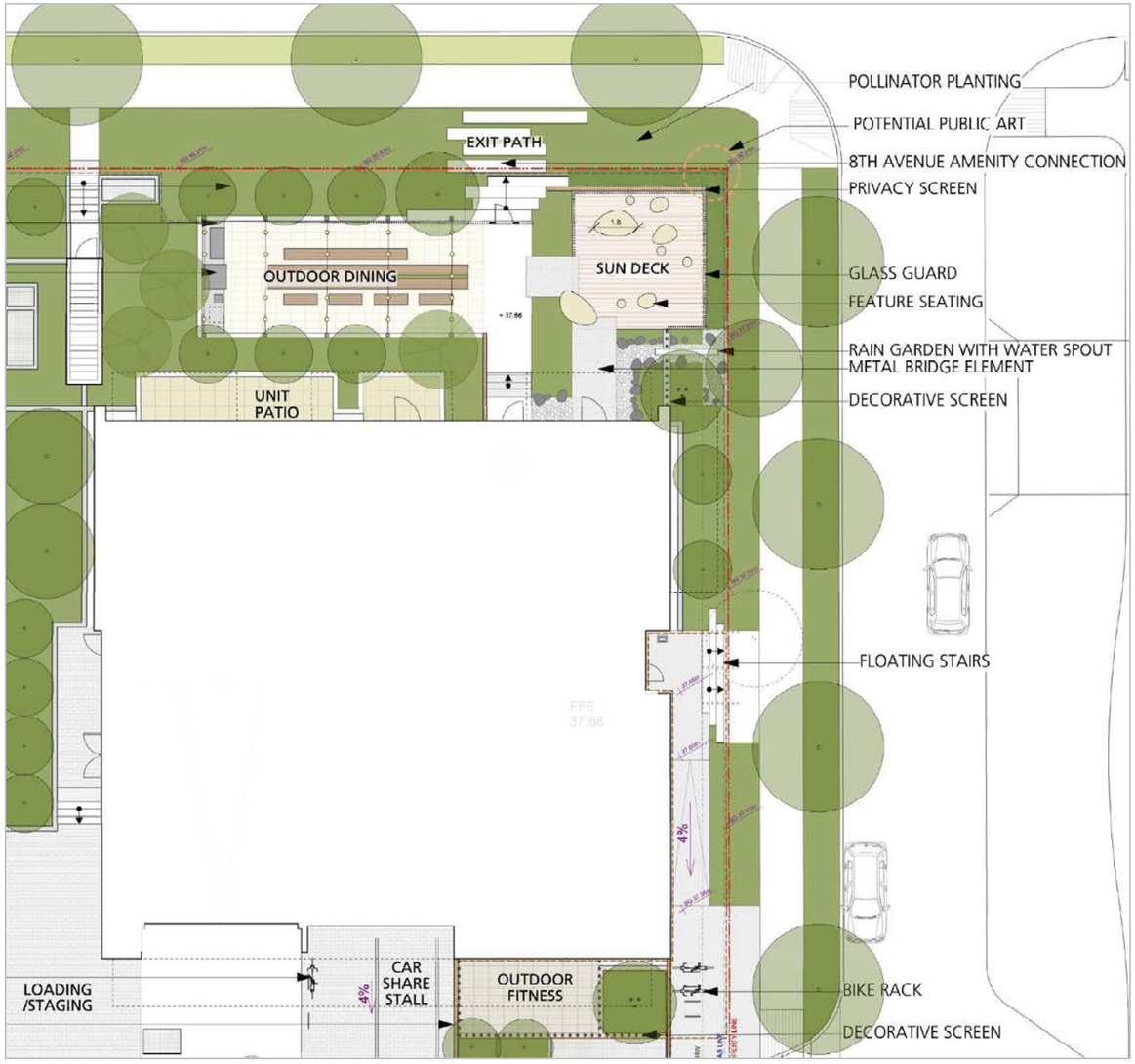
ST. GEORGE



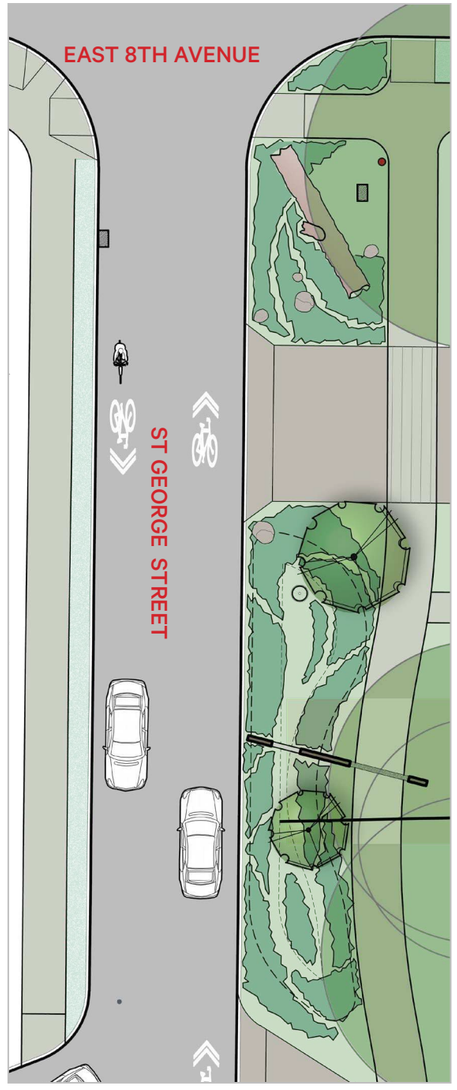
MOUNT PLEASANT ELEMENTARY SCHOOL

# ST. GEORGE RAINWAY

The developing St. George Rain way is located on the east side of the site between Broadway and 5th Avenue. A multi-block of green rainwater infrastructure designed to acknowledge a historic stream. The green rainwater infrastructure collects and cleans rainwater from surrounding areas such as streets, sidewalks, and lane-ways to honor the lost stream.




Ground Level- Landscape Plan



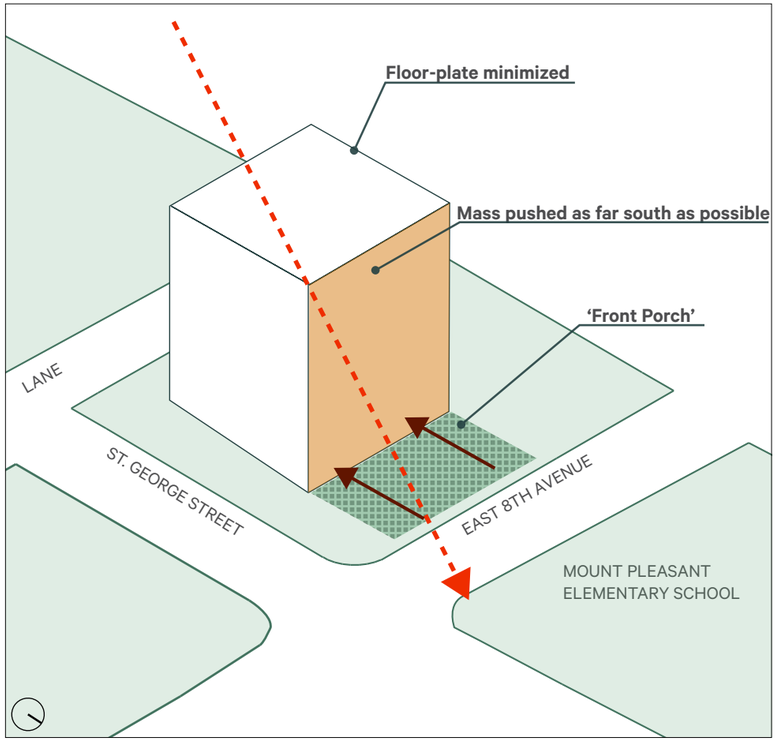

St. George Rainway



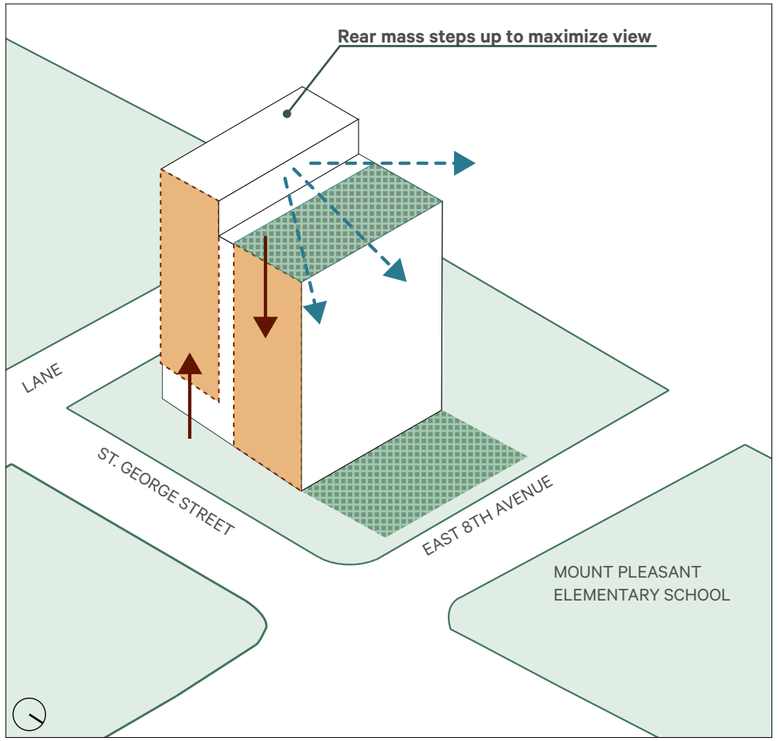

St. George Rainway Map

# Siting & Shadows

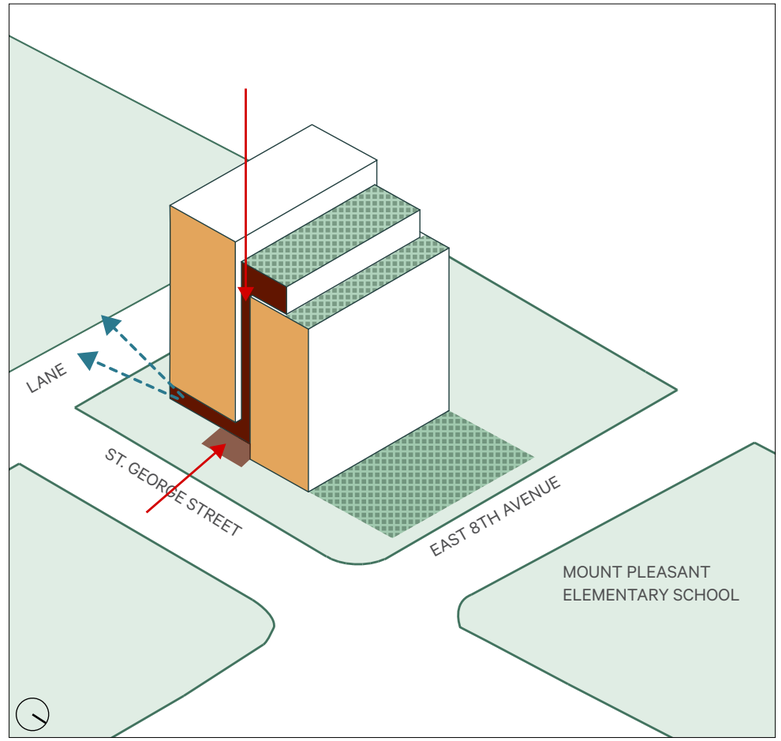
The proposal has worked to reduce the floor-plate size of the tower to both maximize at-grade open space for amenity and green space while also limiting shadow impacts. The mass has been pushed as far as possible to the south on the site and the roof-line stepped to reduce towards the north. This has the double benefit of maintaining a generous front yard in keeping with the smaller houses to the west and creating an outdoor amenity (the 'front porch', and providing generous roof terraces to units facing mountain views for upper floors.




Floor-plate minimized, mass pushed as far south as possible; create 'Front porch'



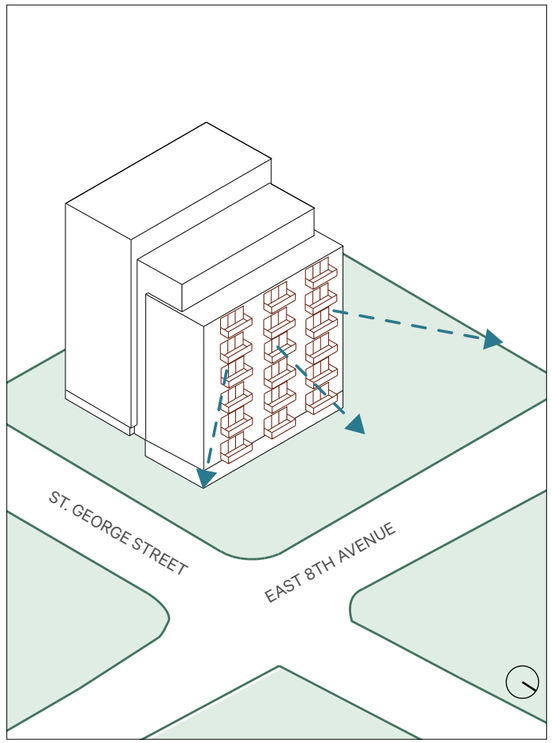

Rear mass steps up maximizing view to north without additional shadow



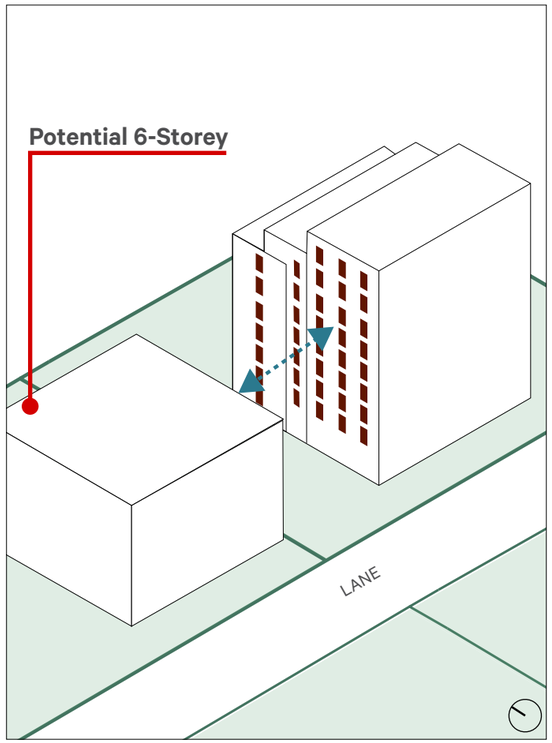

Split between two masses accentuates entrance and opens amenity towards the lane

# Privacy & Solar Access

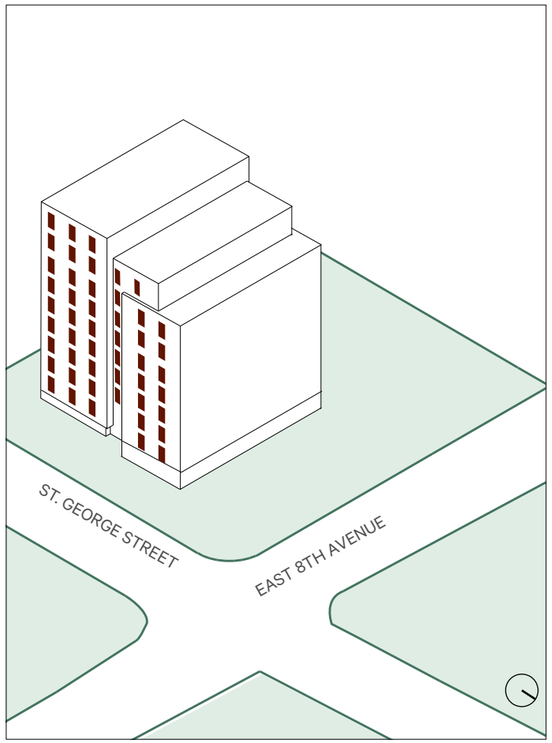
The floor-plans have been laid out with a definite North-south bias for living space.  Main living spaces are oriented to the north and south, bedrooms to the east and west.  Units have been arranged to limit the reliance on east and west openings to glazing on those elevations.  This helps to prevent unwanted solar heat gain where it is difficult to shade against low sunlight; it limits overlook and privacy concerns from the future condition of a 6-storey structure to the east. Trading off solidity on these two elevations allows increased glazing to the north and south where continuous balconies provide shading to the south, and the north-facing units open to the views over the play field towards the mountains.



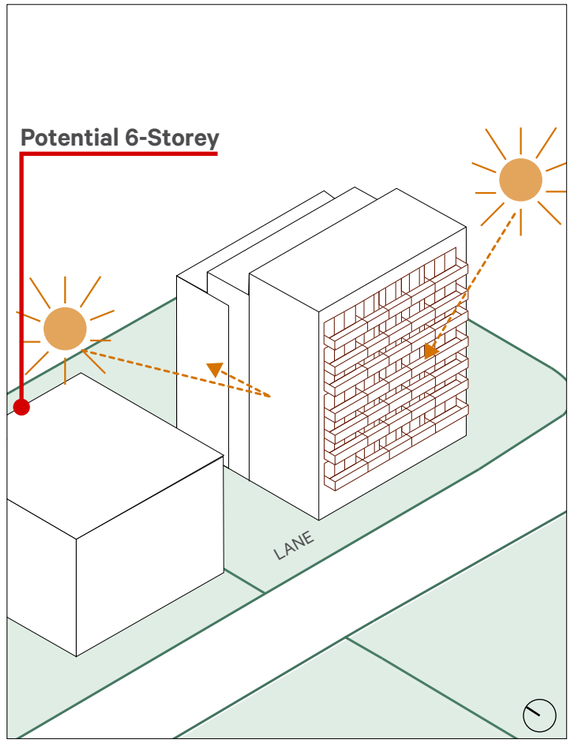

North




West




East




South

# Architecture & Materials

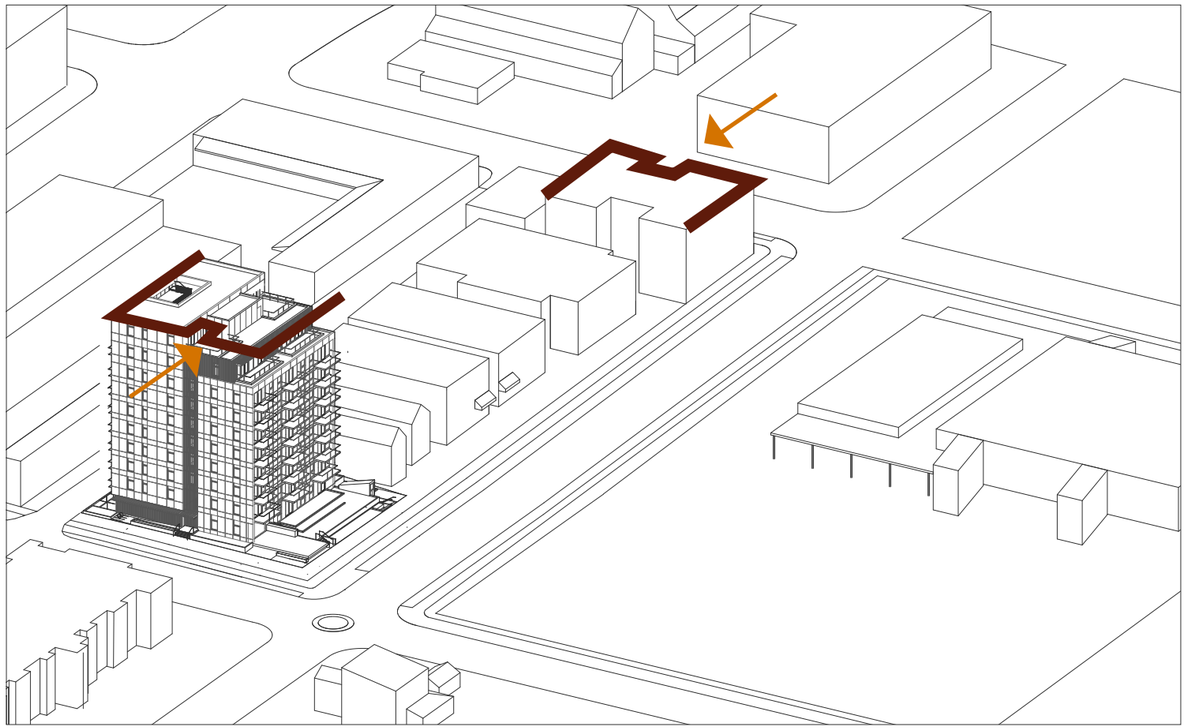
External factors such as the solar orientation, privacy, daylight and shadow limitation imperatives shape much of the external form of the building. The architecture is proposed to bookend the block in conversation with the 4-storey brick apartment building on the west end block of the Guelph St (the Connaught).

To clearly express the solidity of the two large shifted masses and the more opaque east and west facades, a simple panel cladding system is proposed in light tones. A punched-glazing approach is used to emphasize solidity and not distract from the larger formal gesture.

The inset band that runs around the ground level of the south side and up the center between the two larger masses is expressed with a deeply textured series of slats and curtain-wall glazing. The central vertical strip draws attention to the recessed central entrance. Like the Connaught it is raised above the sidewalk level with stairs, and recessed to clearly mark the formal entrance to the project.

That building also has corners expressed with masonry quoins. As a way of providing a contemporary update to the neighborhood apartment block type, balcony side-guards are made solid with a patterned metal panel to create a new version of the corner quoin.

The resulting exterior is a streamlined version of the traditional punched window in masonry elevations of building like the Connaught.



BOOKENDS TO THE BLOCK

TWO SIDE OF THE SAME QUOIN




The Connaught



View from south east



View from north east

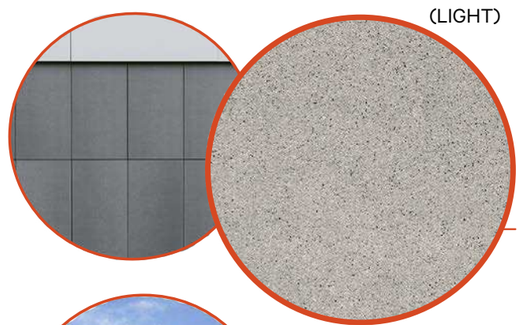
## 4.3 MASSING & RESPONSE TO SITE



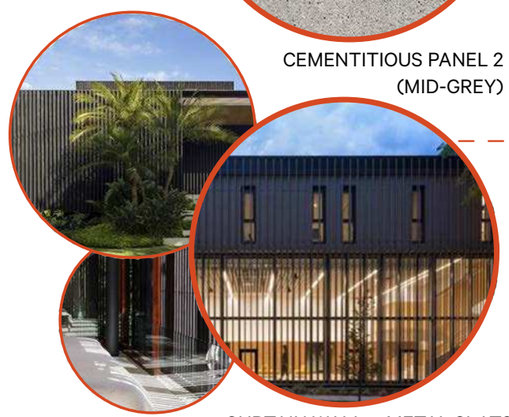
GREEN ROOF



CEMENTITIOUS PANEL 1
(LIGHT)



CEMENTITIOUS PANEL 2
(MID-GREY)

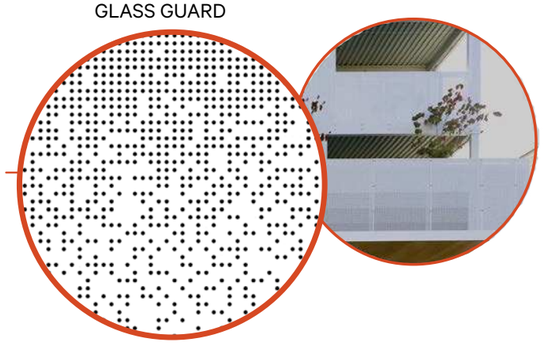


CURTAIN WALL + METAL SLATS





GLASS GUARD



METAL GUARD ACCENT



WINDOW WALL



CEMENTITIOUS PANEL 3 (DARK)
+ METAL SLATS

# Amenity

The site is located in proximity to significant green spaces -the Mount Pleasant Elementary school grounds and Guelph (Dude Chilling) Park, and the developing St. George Rainway along the east side of the street between Broadway and 5th Ave.
This proximity has influenced the kind of amenities provided on site: shared social spaces are placed on the north side in the shadow-driven setback and programmed with outdoor dining and lounge spaces to function as a kind of front porch or shared patio in relationship to the surrounding sidewalk and neighborhood. In this context of significant nearby playground and field access, on site children's play is integrated into the overall design through active landscaping with an emphasis on social space.
A public art opportunity is identified at the northeast corner of the site to address the intersection and anchor the common outdoor amenity space -creating a point of intersection between public and semi-private space.

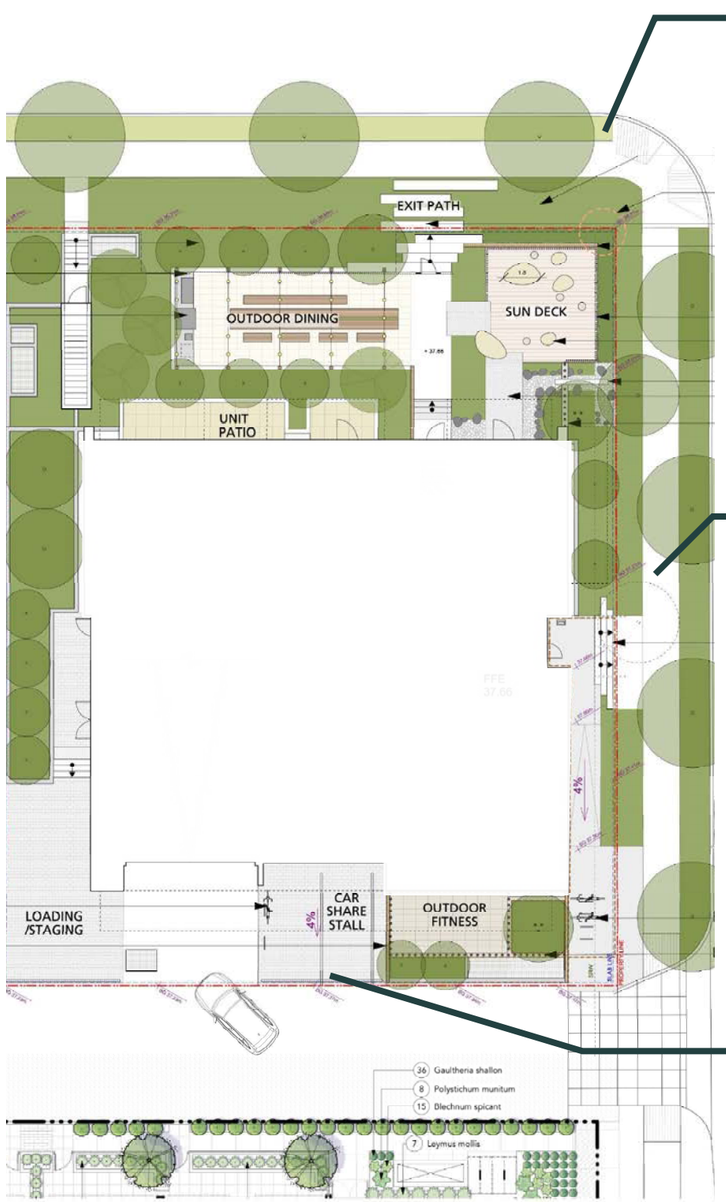
Robust planting is provided around the ground level in large raised planter areas, and a large below grade planting setback along the north edge. The site has limited options to reduce the parkade footprint while maintaining required mechanical, bicycle storage and necessary circulation space. Effort has been made to still provide a larger soil volume at the north side for more significant planting and rainwater retention.

The indoor amenity spaces are arranged around the ground level where more extensive glazing is possible to allow indoor activity and views out to help animate and keep eyes on the street. A fitness room with outdoor patio holds the corner of the lane and St. George, while a bike-lounge with repair and bike/dog wash facilities has direct access to the lane-way for ease of access.

Both indoor and outdoor amenity space allocations exceed the recommended amount for this number of dwelling units.

| RECOMMENDED AREAS | TOTAL MINIMUM REQUIRED |
|---|---|
| INDOOR: MIN. 1.2m² / DWELLING UNIT | 62 UNITS X 1.2 SPACES/UN. = 74.4m² |
| OUTDOOR: MIN. 2.0m² / DWELLING UNIT | 62 UNITS X 2.0 SPACES/UN. = 124m² |

A car-share stall has been provided at the south side adding further options to reduce car trips.
The main entrance to the building is slightly elevated from the sidewalk and central to the east elevation. Its presence is emphasized by the split in the building massing and by a canopy element. Its central, elevated and recessed position mirrors the building at the west end of the block –'The Connaught' – as a way of bookending the block with an updated version of the neighborhood apartment type.





View From North

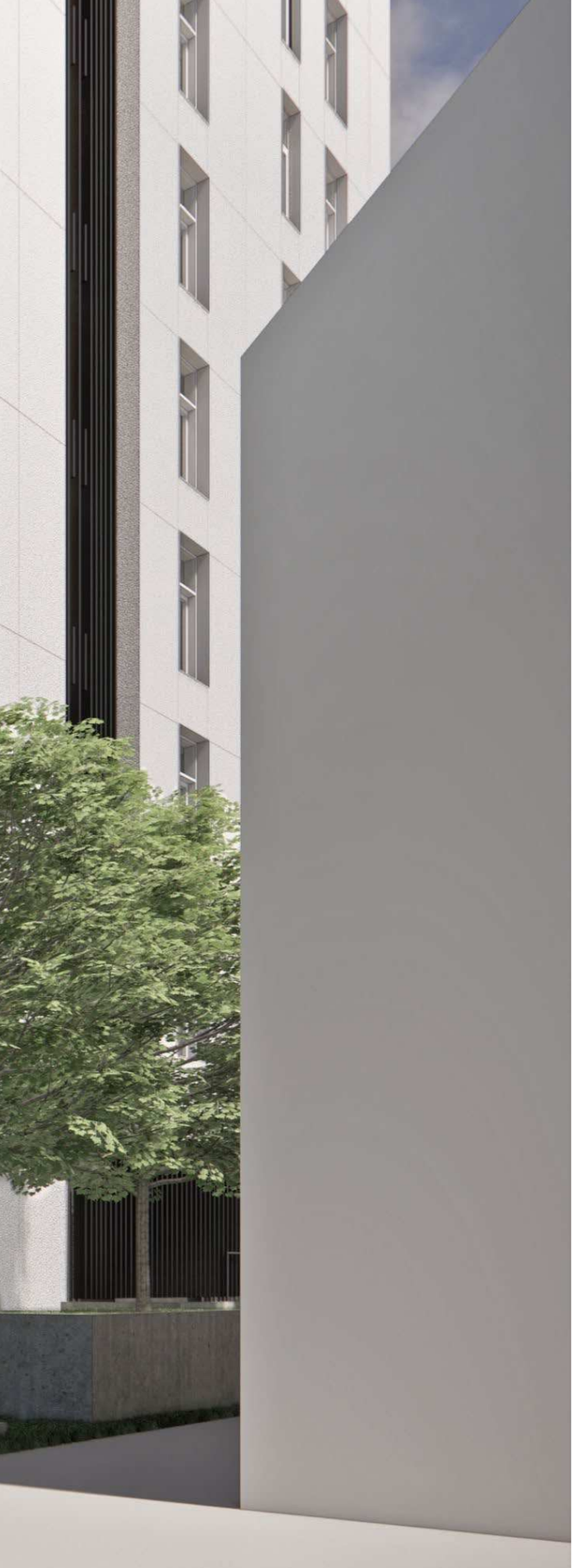

View From East



View From South



View to East on E. 8th Ave.



# 5.0

# Landscape Design

# Landscape Design Rationale

The landscape design for this project draws inspiration from the ongoing work along the St George Rainway, aiming to create thoughtful, outward-looking spaces with a diverse planting palette.

The main entrance on St George Street will be slightly elevated to provide prominence and separation from the street. A wide stair and ramp area will connect to the entry, with bike parking facilities for residents and visitors. The streetscape, including the sidewalk, will align with the new southern development and provide a larger boulevard with street trees, which enhances the pedestrian realm along St George Street. Public art may be installed at the southeast corner to create neighborhood interest. Additionally, a new allee of trees will be planted flush with the existing grade, providing a buffer between the project site and the sidewalk along 8th avenue.

Outdoor amenity spaces have been located on both the south and north sides to maximize sunlight throughout the day. The smaller south-side space will connect to the interior gym and serve as an outdoor fitness and yoga area.

The larger north-side space will feature outdoor dining and cooking facilities, including a large harvest table to encourage resident interaction. The sunniest part of the amenity space will function as an outdoor lounge and workspace, complete with furnishings and power outlets. A glass guardrail and rain garden-inspired planting will define this area while keeping it connected to the streetscape.

These outdoor spaces will cater to all ages, featuring playful furniture, meandering stairs, bridges, and stepping stones to encourage exploration. Direct access from 8th Avenue will further integrate the project with the surrounding neighborhood.

Additionally, the planting design will focus on multi-functional use, selecting native and adaptive plant species to promote biodiversity, drought tolerance, and the creation of edible landscapes for both residents and urban fauna.





# Landscape Plans



# Landscape Planting Plan

**SCHEMATIC TREE PLANTING KEY**

- VINE MAPLE
  ACER CIRCINATUM
  QTY: 8
- JAPANESE MAPLE
  ACER PALMATUM
  QTY: 4
- RIVER BIRCH
  BETULA NIGRA
  QTY: 4
- STAR MAGNOLIA
  MAGNOLIA STELLATA
  QTY: 3
- WHITE SPRUCE
  PICEA GLAUCA 'PENDULA'
  QTY: 3
- VIRGINIAN WITCH HAZEL
  HAMAMELIS VIRGINIANA
  QTY: 2
- EXISTING STREET TREE
- PROPOSED STREET TREE

**Planting Strategy**

The proposed planting strategy is designed to establish a resilient and visually engaging tree canopy that enhances biodiversity, seasonal interest, and passive shading where appropriate. A robust replacement tree plan has been developed to maximize ecological and aesthetic benefits while complementing the architectural form.

Tree species have been carefully selected to frame key views, soften the ground plane and provide year-round visual interest. The plan include early-season flowering species including Witch-hazel (Hamamelis virginiana) and Star Magnolia (Magnolia stellata), while multi-stem Japanese Maples (Acer palmatum) serve as distinctive feature trees with interesting form and fall coloration. To further enhance seasonal variation, Paper Birch (Betula papyrifera) and a mix of conifers contribute to a dynamic, all-season landscape.

To ensure immediate impact and canopy development, larger-than-standard caliper trees will be specified in area where the parkade slab has been notched along the 8th avenue streetscape, allowing for enhanced soil volume and root support. Additionally, large, raised planters will be integrated in over slab areas, ensuring adequate soil volumes to support a diverse and thriving urban canopy within the project site.

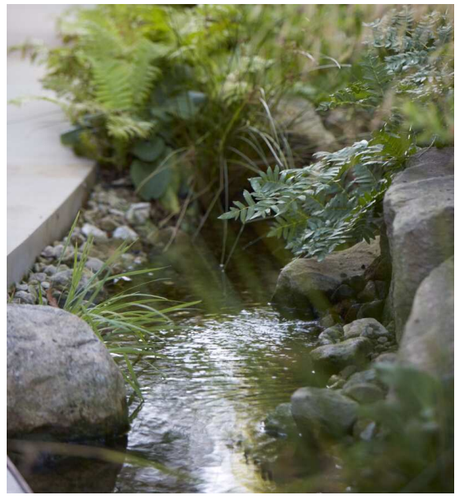


# Landscape Precedent Images

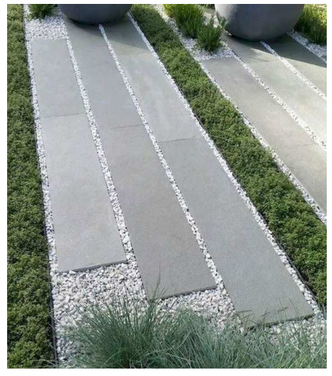


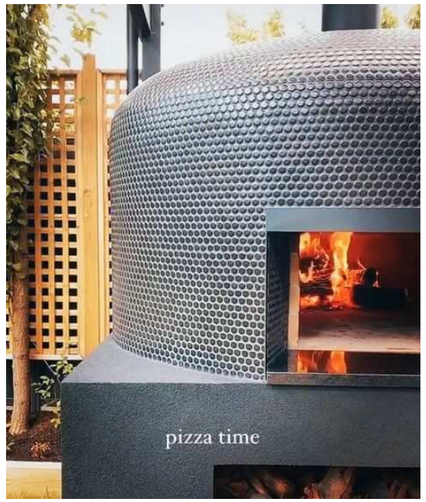




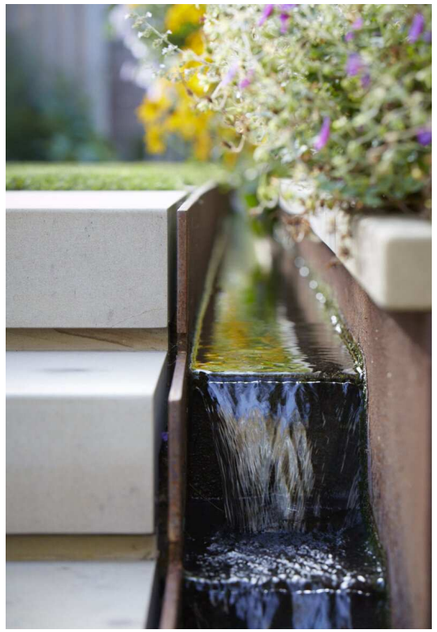


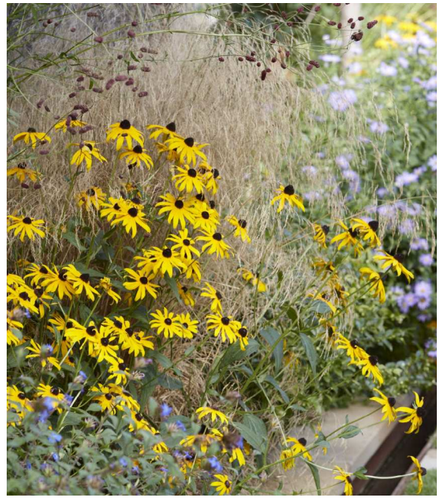












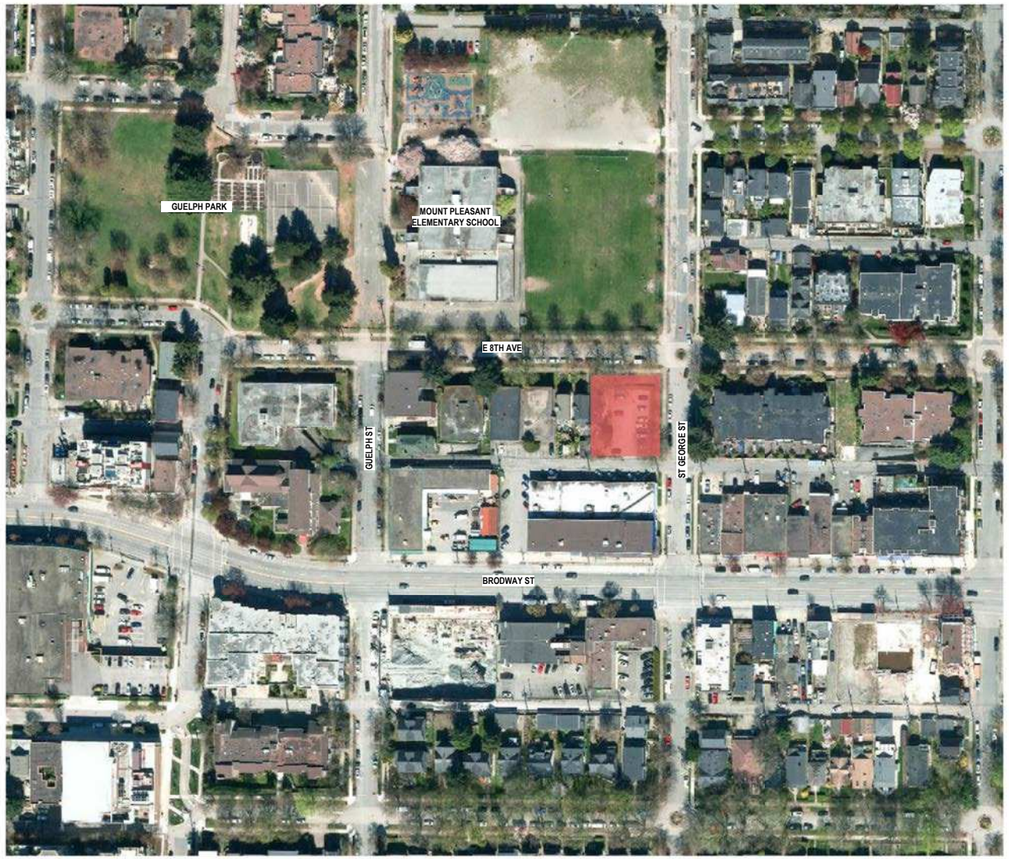
View of the facade looking up from the courtyard



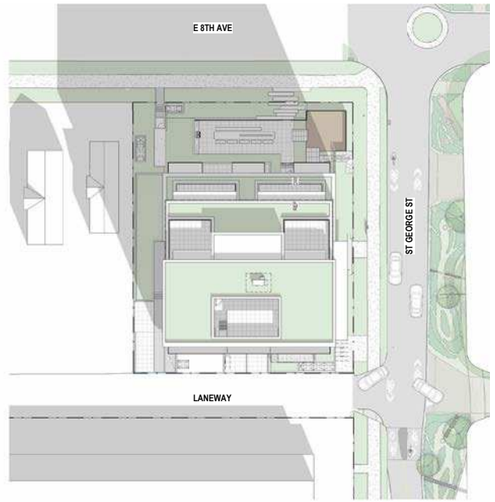
# 6.0

# Project Drawings

# 6.1 CONTEXT PLAN

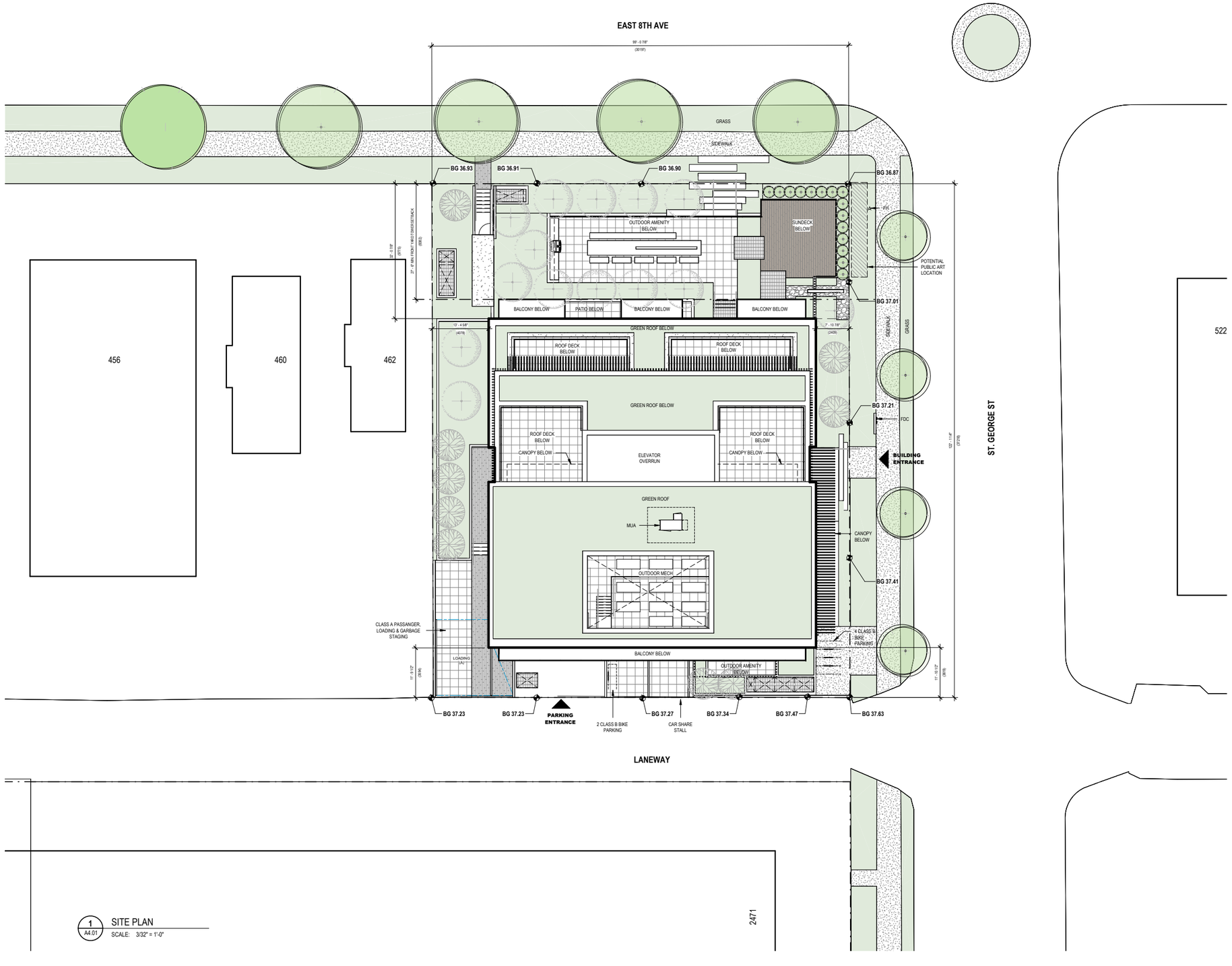



1 A1.03 **CONTEXT PLAN**
NTS




1 A1.02 FUTURE GREENWAY / RAINWAY
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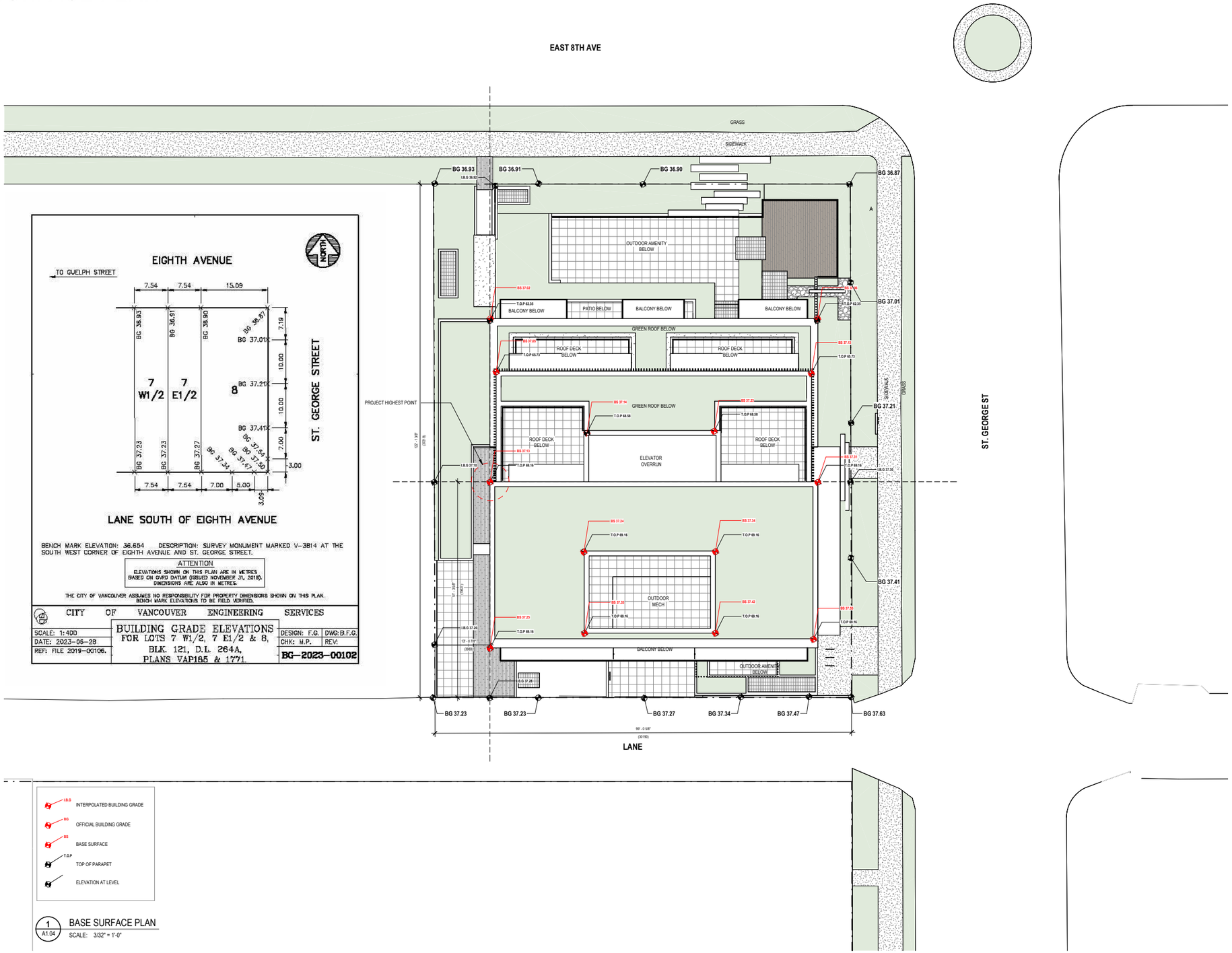
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1 A4.01 SITE PLAN
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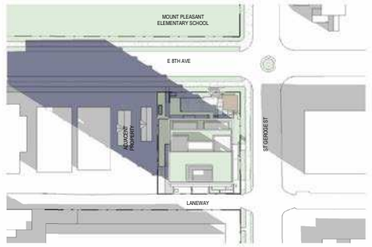
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# 6.3 BASE SURFACE PLAN

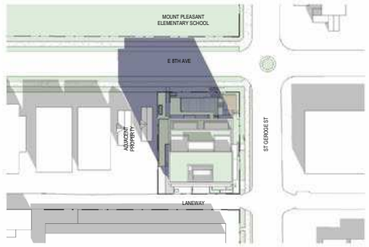



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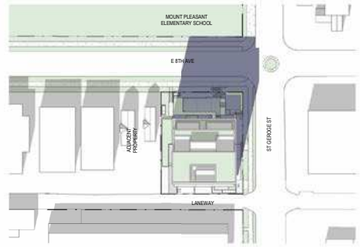
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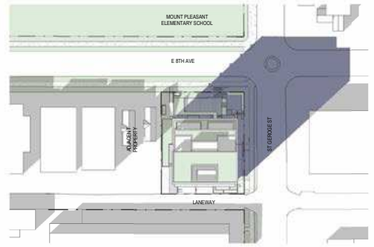

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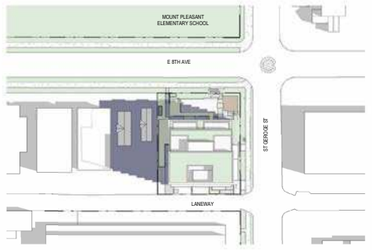

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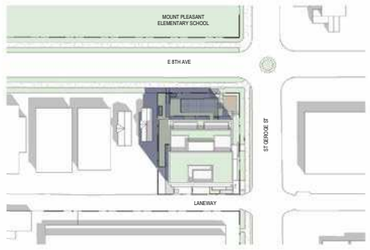

3 A1.05 MARCH 21 2PM
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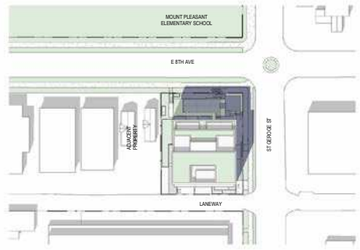

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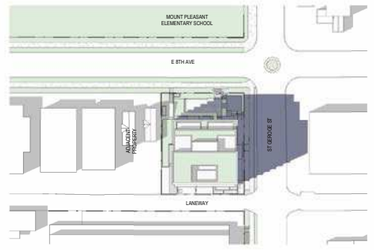

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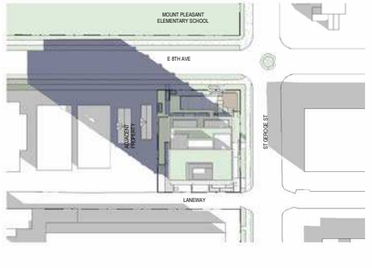

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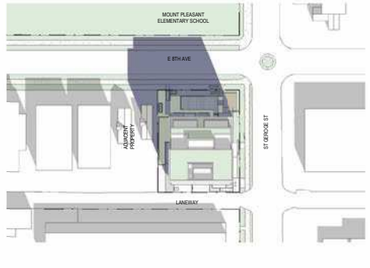

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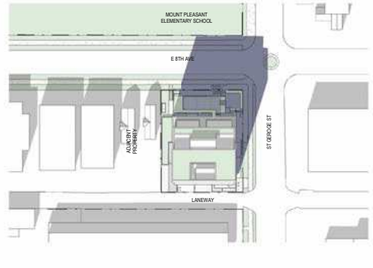

8 A1.05 JUNE 21 4PM
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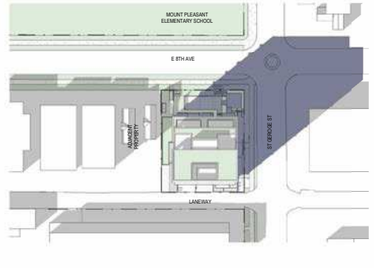

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10 A1.05 SEPTEMBER 22 12PM
SCALE: 1" = 80'-0"



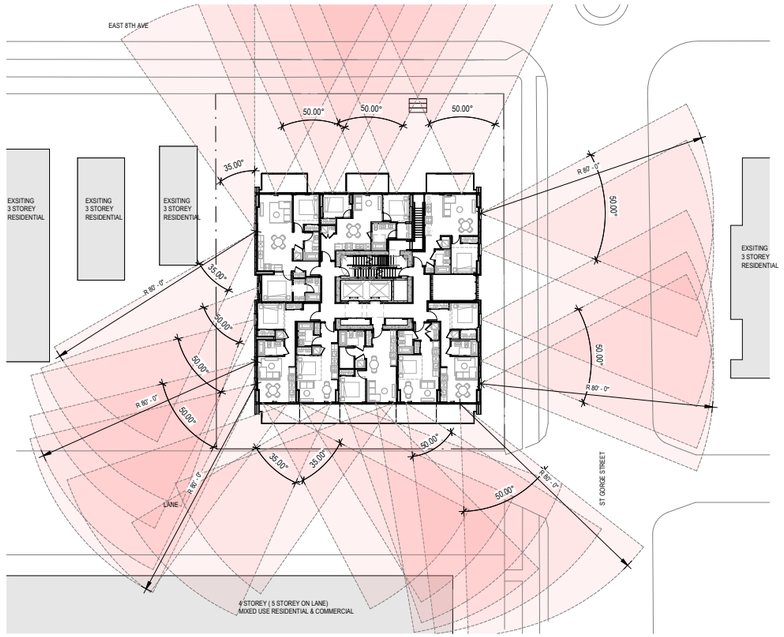

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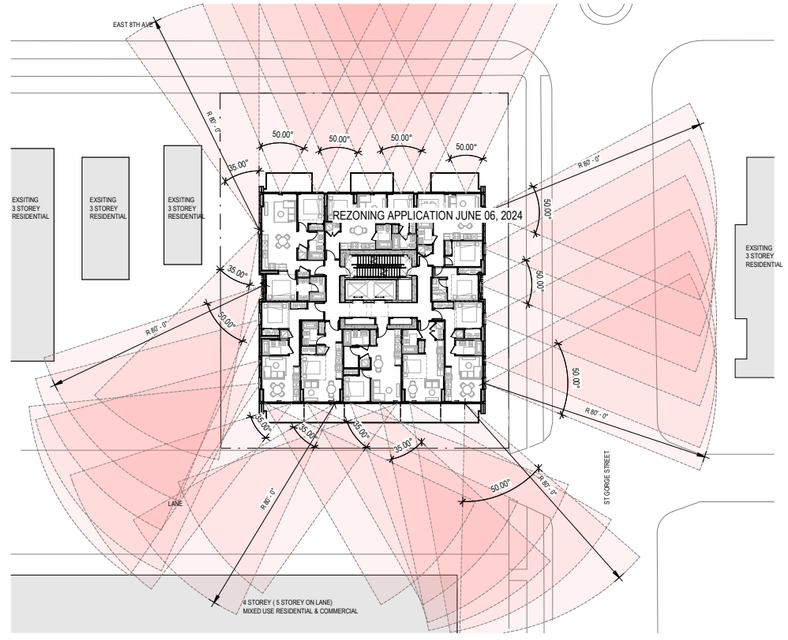

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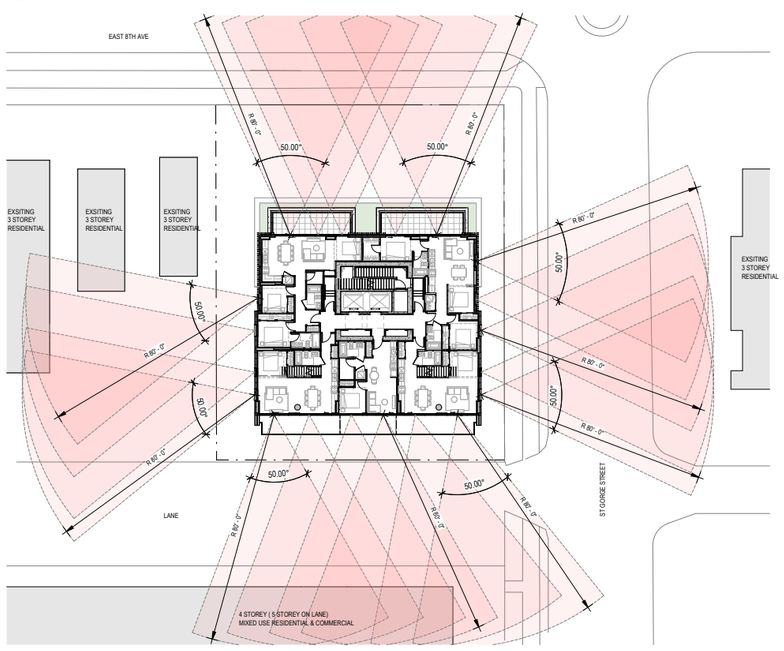
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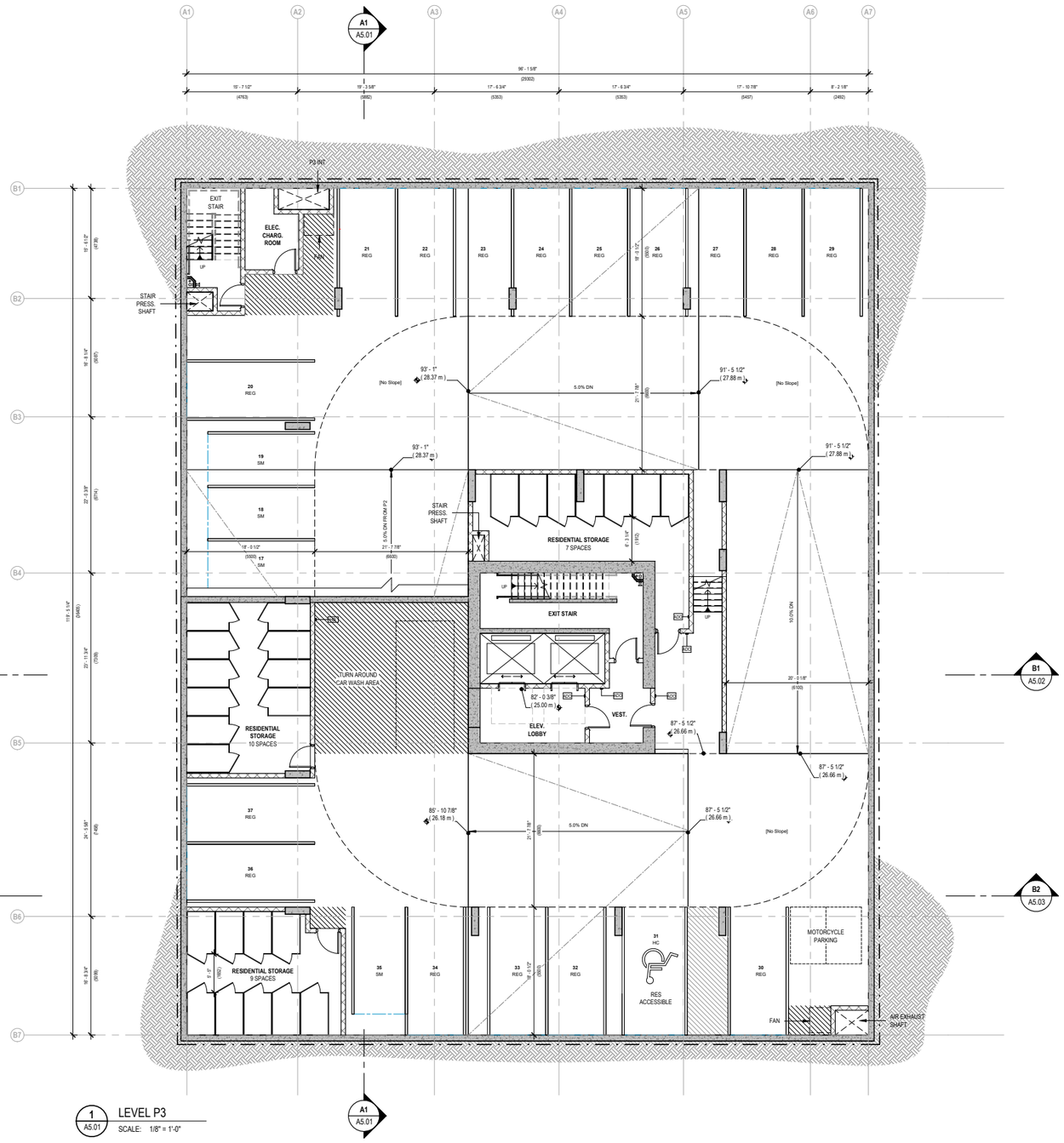



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3 A1.06 LEVEL 09 HAD PLAN
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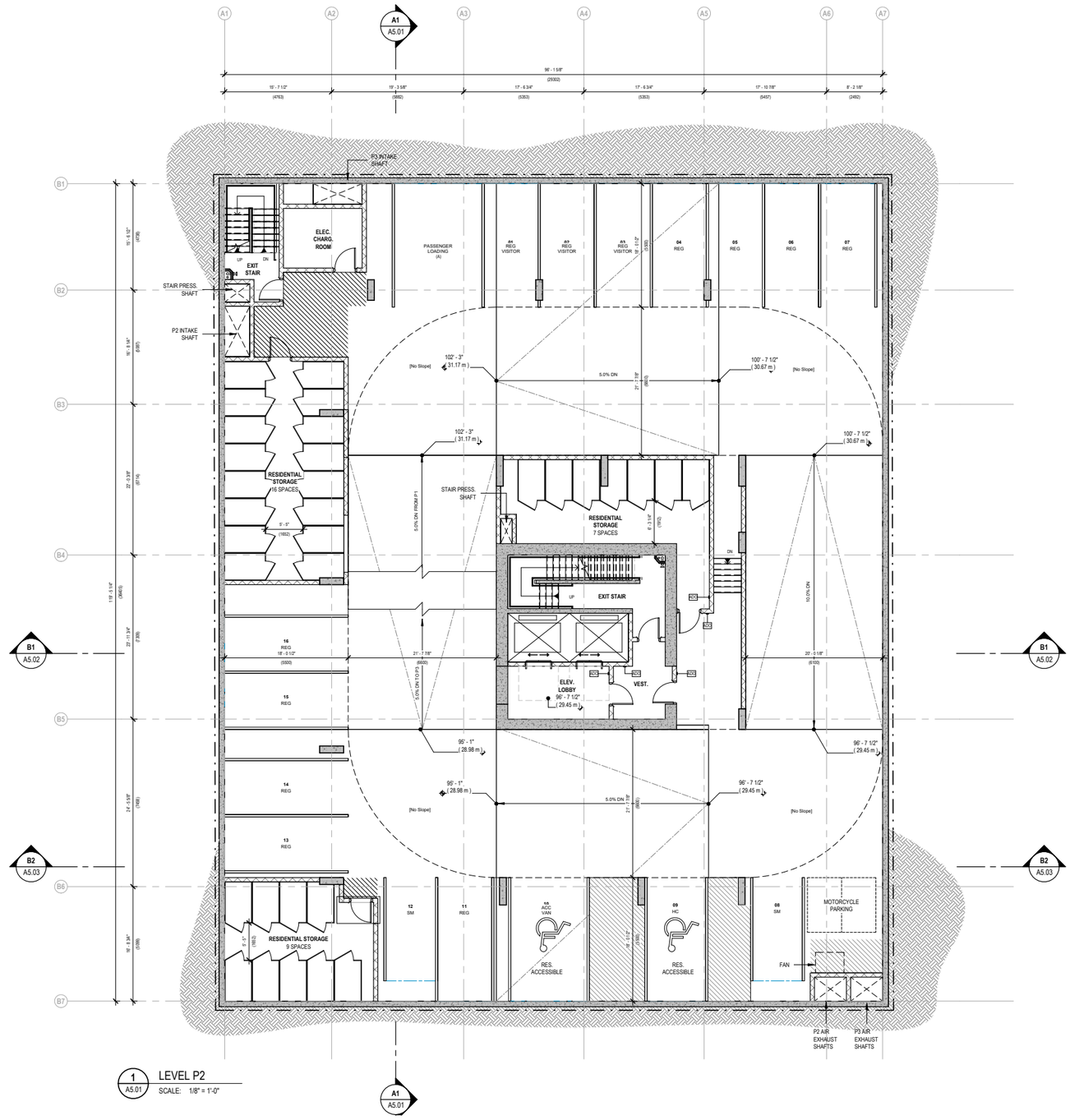
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1 A5.01 LEVEL P3
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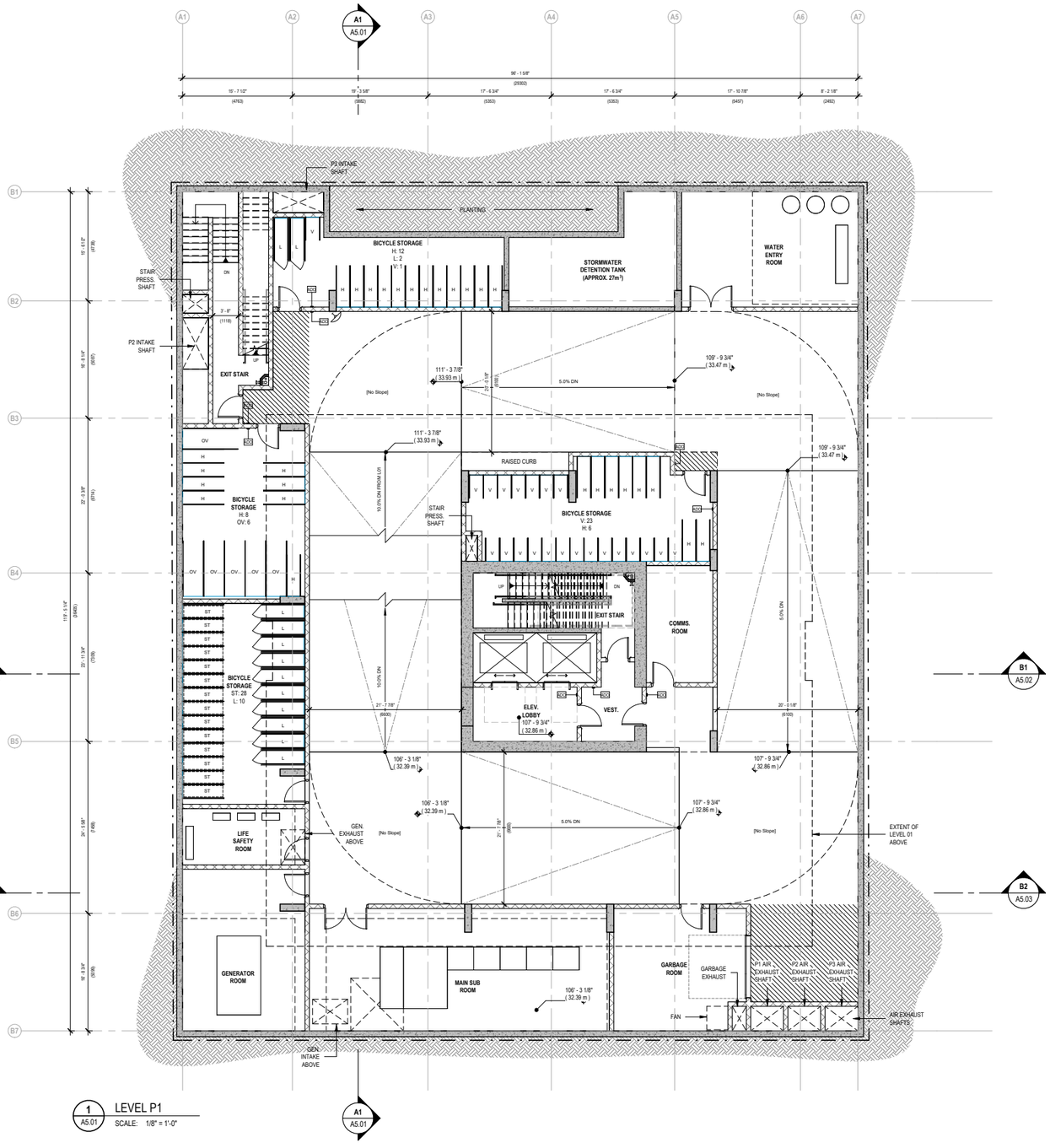
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1 A5.01 LEVEL P2

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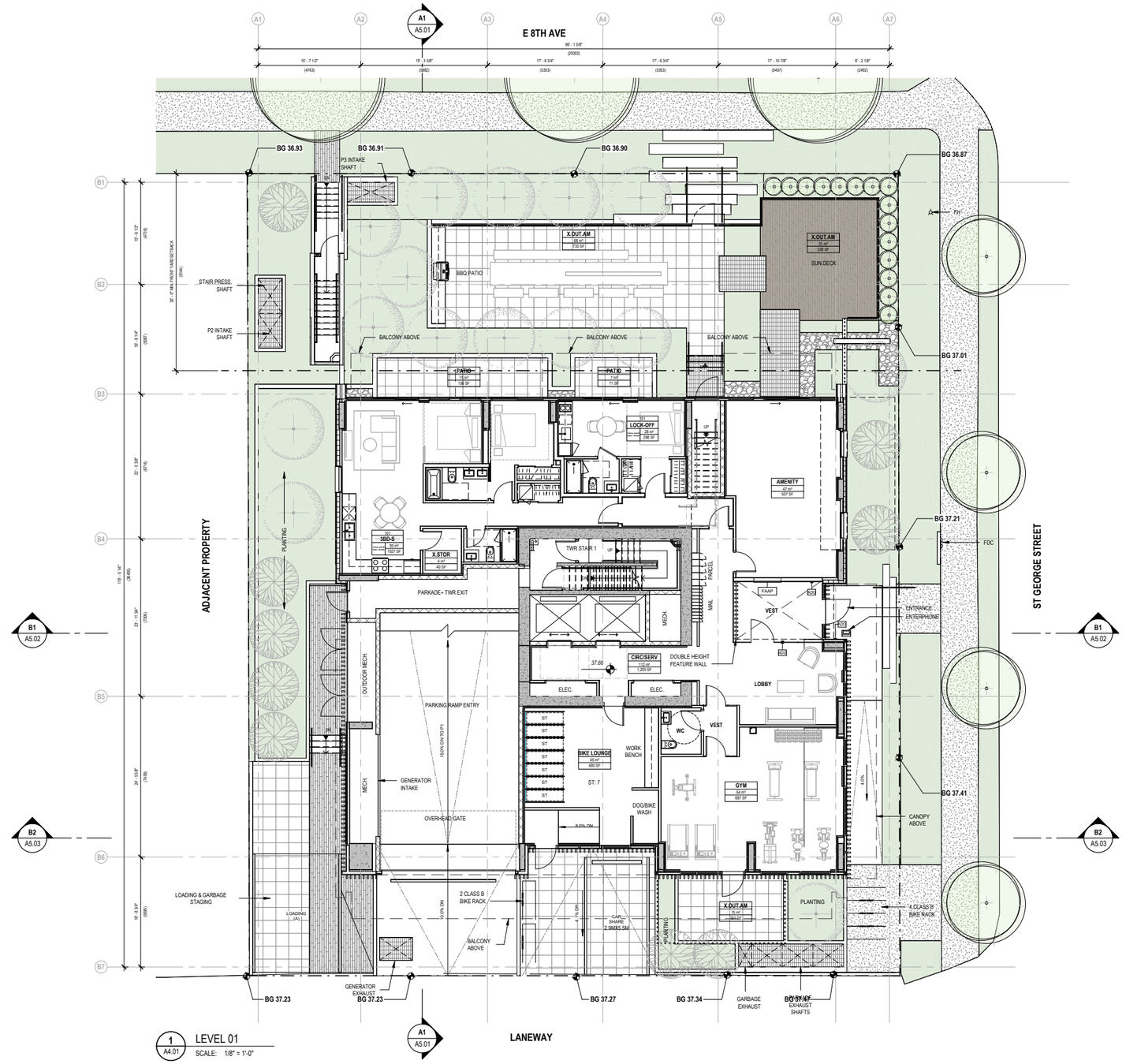
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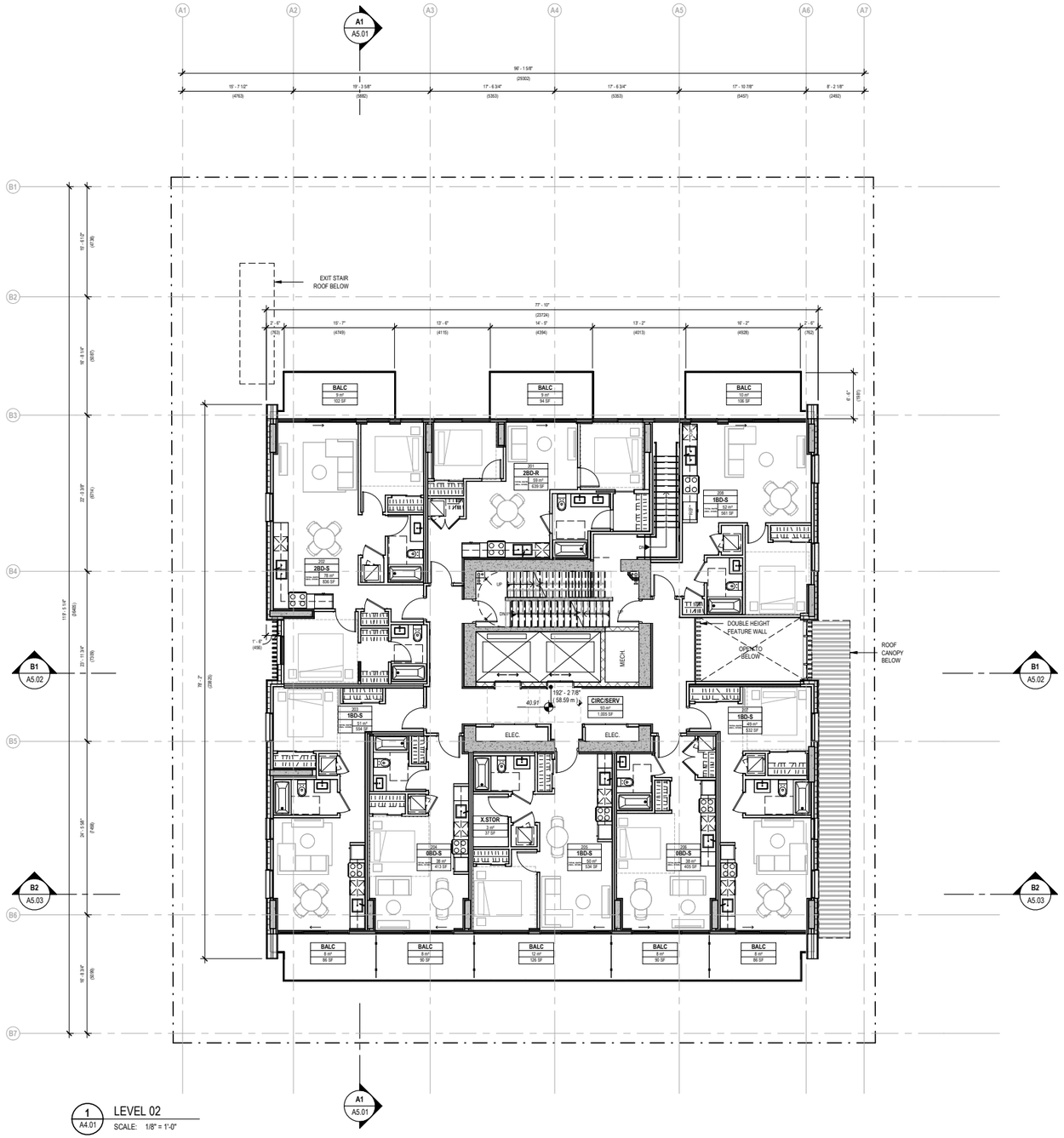

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# 6.5 LEVEL 01 PLAN



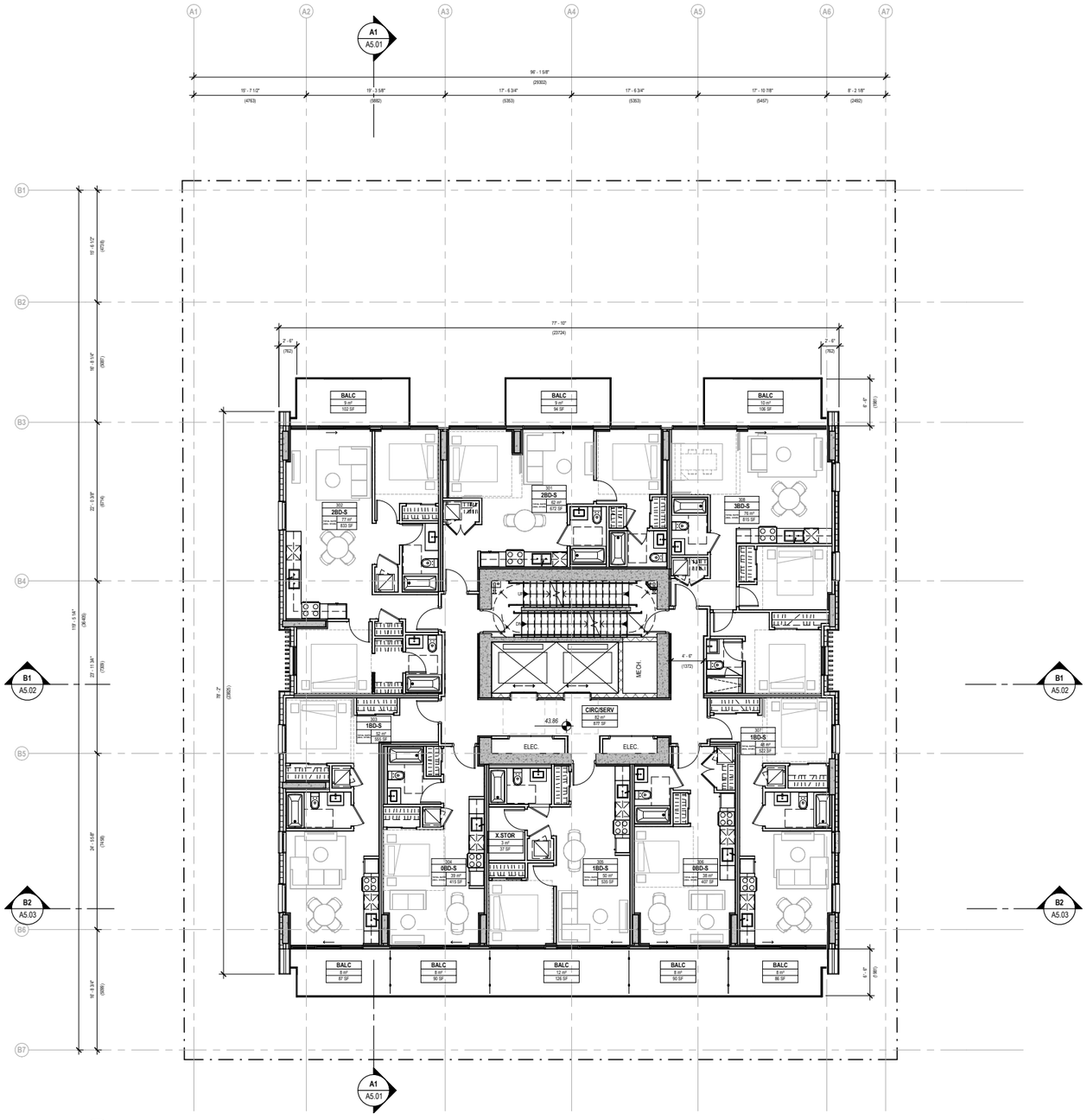

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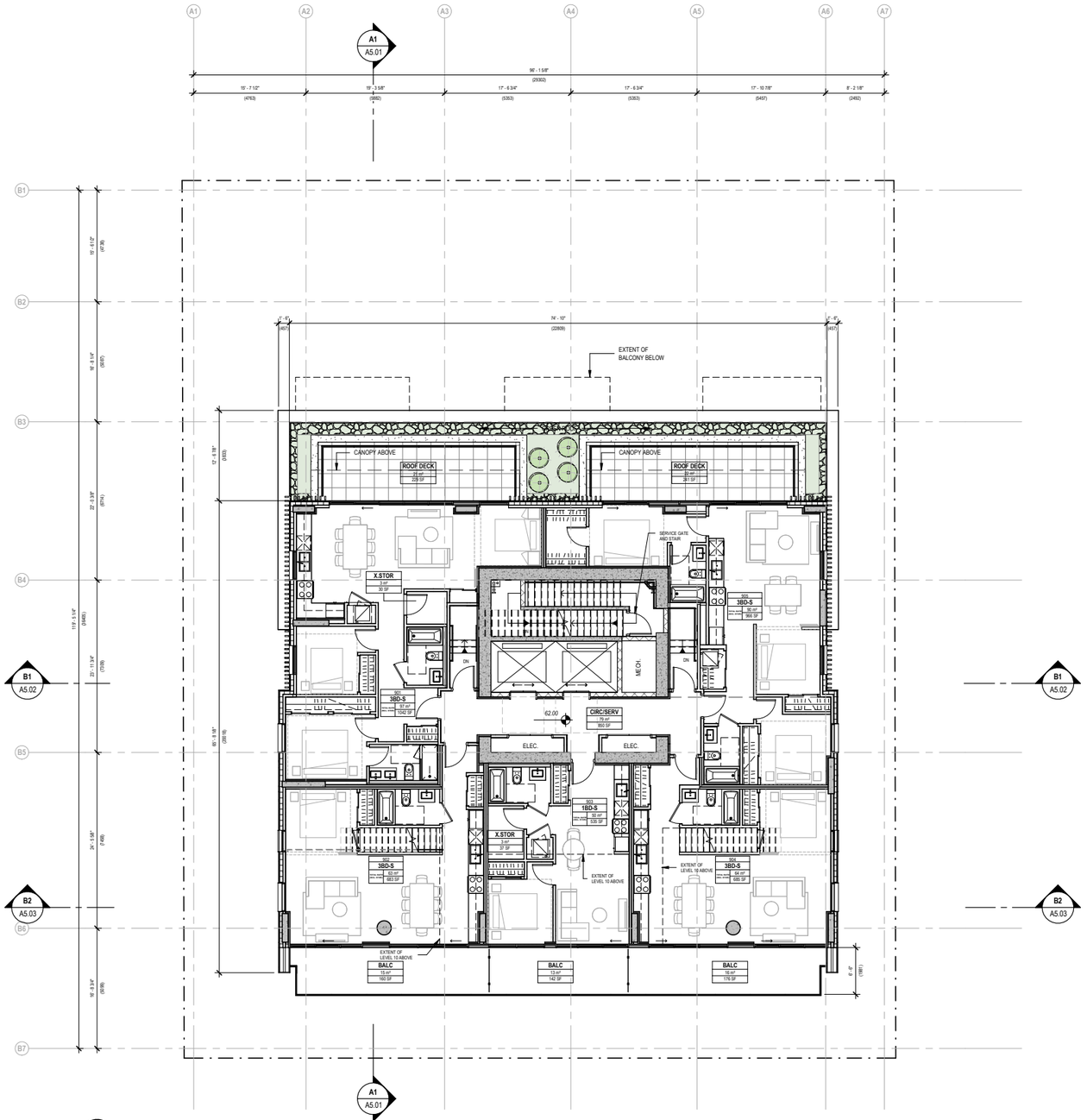
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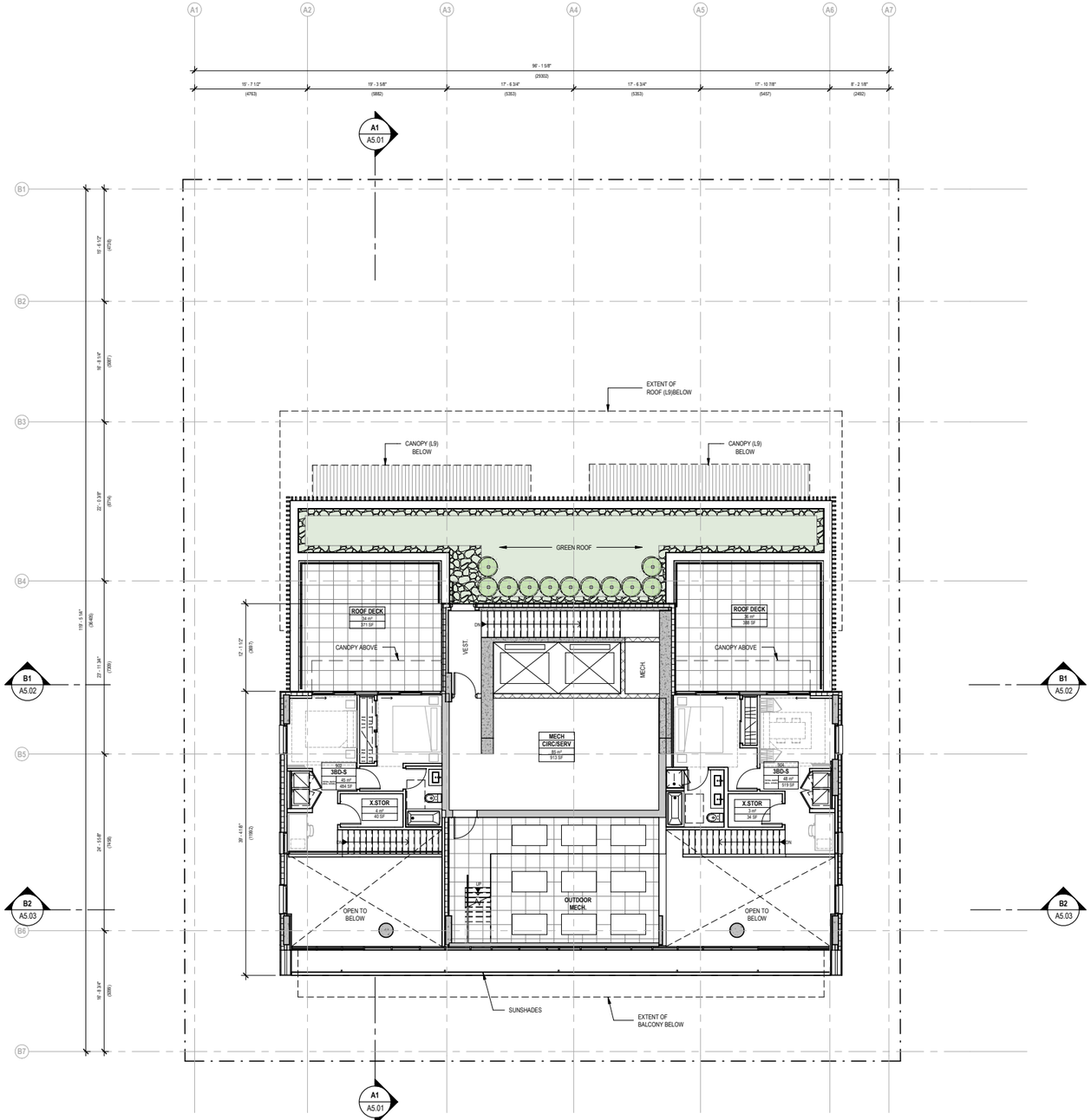
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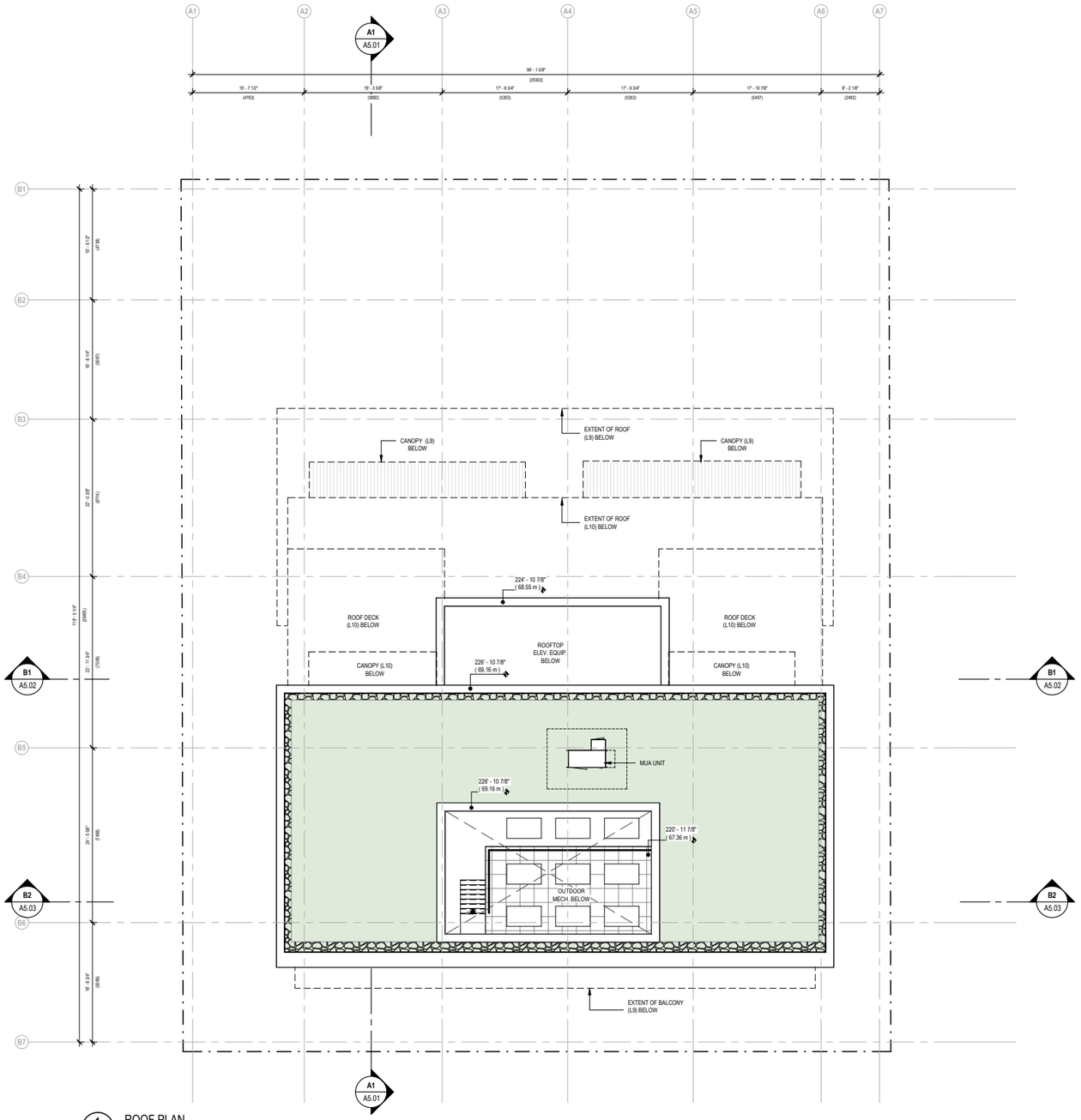

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NTS

# 6.5 LEVEL 10 PLAN




NTS




1 A2.09 ROOF PLAN
SCALE: 1/8" = 1'-0"

NTS

# 6.5 NORTH ELEVATION




**MATERIAL LEGEND**

| | |
|---|---|
| 1 | ALUMINUM SLAT WALL SYSTEM - DARK |
| 2 | FIBRE-CEMENT CLADDING - DARK |
| 3 | FIBRE-CEMENT CLADDING - LIGHT |
| 4 | FIBRE-CEMENT CLADDING - MEDIUM |
| 5 | VISION GLASS |
| 6 | SPANDREL GLASS |
| 7 | BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM |
| 8 | FROSTED GLASS |
| 9 | PERFORATED METAL PANEL - LIGHT |
| 10 | PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP |
| 11 | CONCRETE LANDSCAPE WALL |

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NTS




**MATERIAL LEGEND**

| | |
|---|---|
| 1 | ALUMINUM SLAT WALL SYSTEM - DARK |
| 2 | FIBRE-CEMENT CLADDING - DARK |
| 3 | FIBRE-CEMENT CLADDING - LIGHT |
| 4 | FIBRE-CEMENT CLADDING - MEDIUM |
| 5 | VISION GLASS |
| 6 | SPANDREL GLASS |
| 7 | BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM |
| 8 | FROSTED GLASS |
| 9 | PERFORATED METAL PANEL - LIGHT |
| 10 | PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP |
| 11 | CONCRETE LANDSCAPE WALL |

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NTS

# 6.5 SOUTH ELEVATION




**MATERIAL LEGEND**

| | |
|---|---|
| 1 | ALUMINUM SLAT WALL SYSTEM - DARK |
| 2 | FIBRE-CEMENT CLADDING - DARK |
| 3 | FIBRE-CEMENT CLADDING - LIGHT |
| 4 | FIBRE-CEMENT CLADDING - MEDIUM |
| 5 | VISION GLASS |
| 6 | SPANDREL GLASS |
| 7 | BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM |
| 8 | FROSTED GLASS |
| 9 | PERFORATED METAL PANEL - LIGHT |
| 10 | PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP |
| 11 | CONCRETE LANDSCAPE WALL |

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NTS



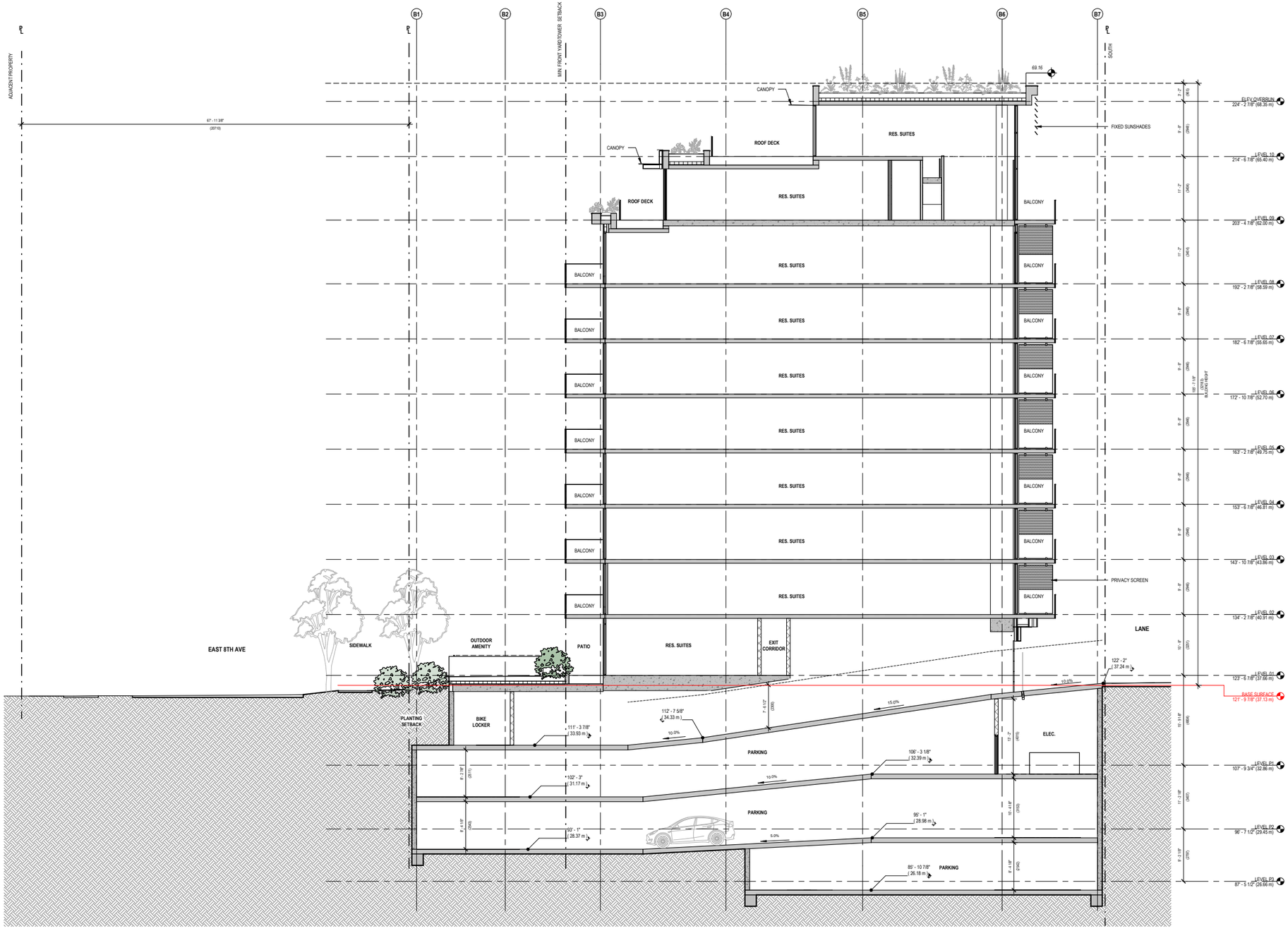

**MATERIAL LEGEND**

| | |
|---|---|
| 1 | ALUMINUM SLAT WALL SYSTEM - DARK |
| 2 | FIBRE-CEMENT CLADDING - DARK |
| 3 | FIBRE-CEMENT CLADDING - LIGHT |
| 4 | FIBRE-CEMENT CLADDING - MEDIUM |
| 5 | VISION GLASS |
| 6 | SPANDREL GLASS |
| 7 | BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM |
| 8 | FROSTED GLASS |
| 9 | PERFORATED METAL PANEL - LIGHT |
| 10 | PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP |
| 11 | CONCRETE LANDSCAPE WALL |

1 WEST ELEVATION
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NTS

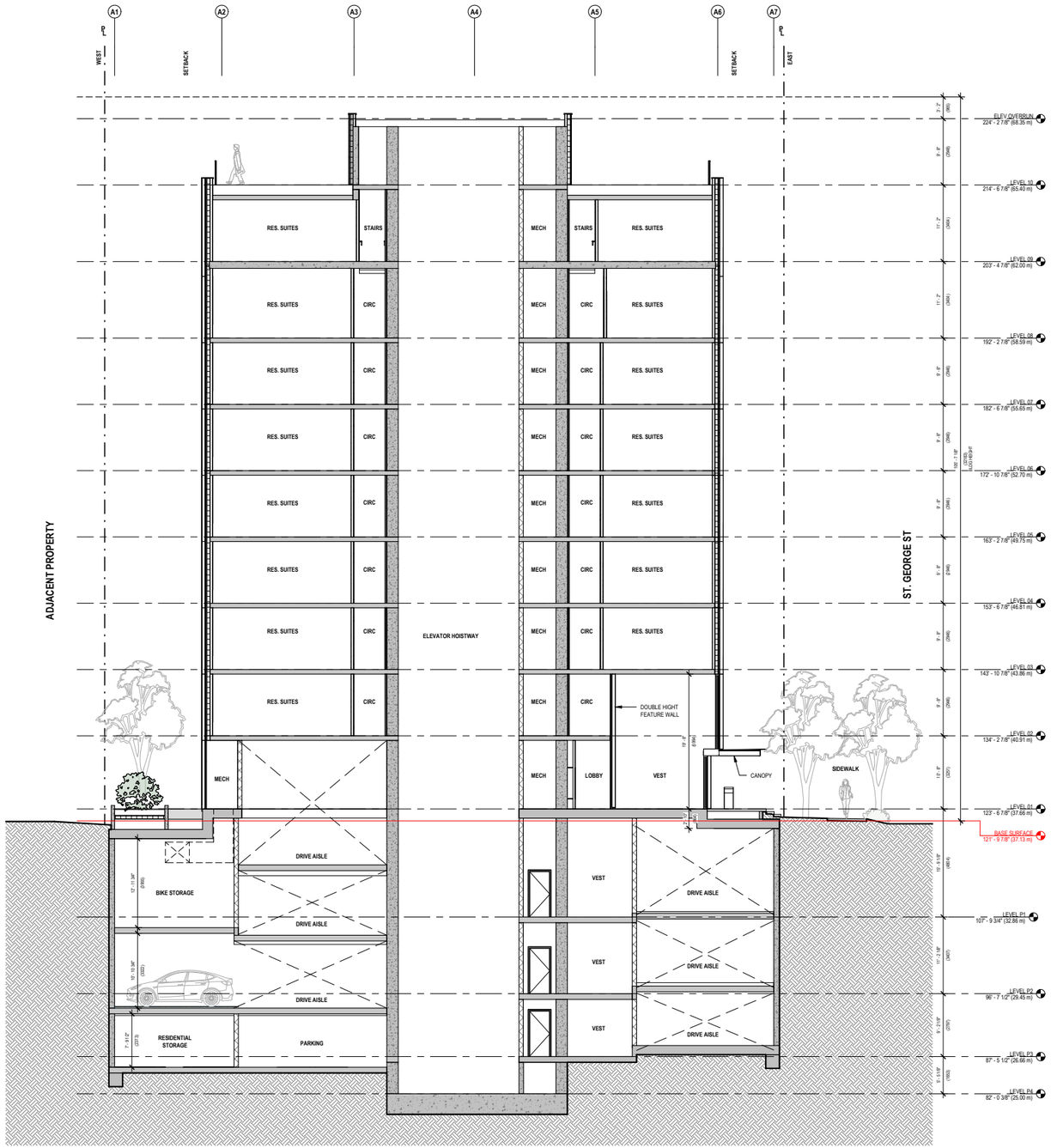
# 6.7 SECTION A1




1 A2.01 SECTION A1

SCALE: 1/8" = 1'-0"

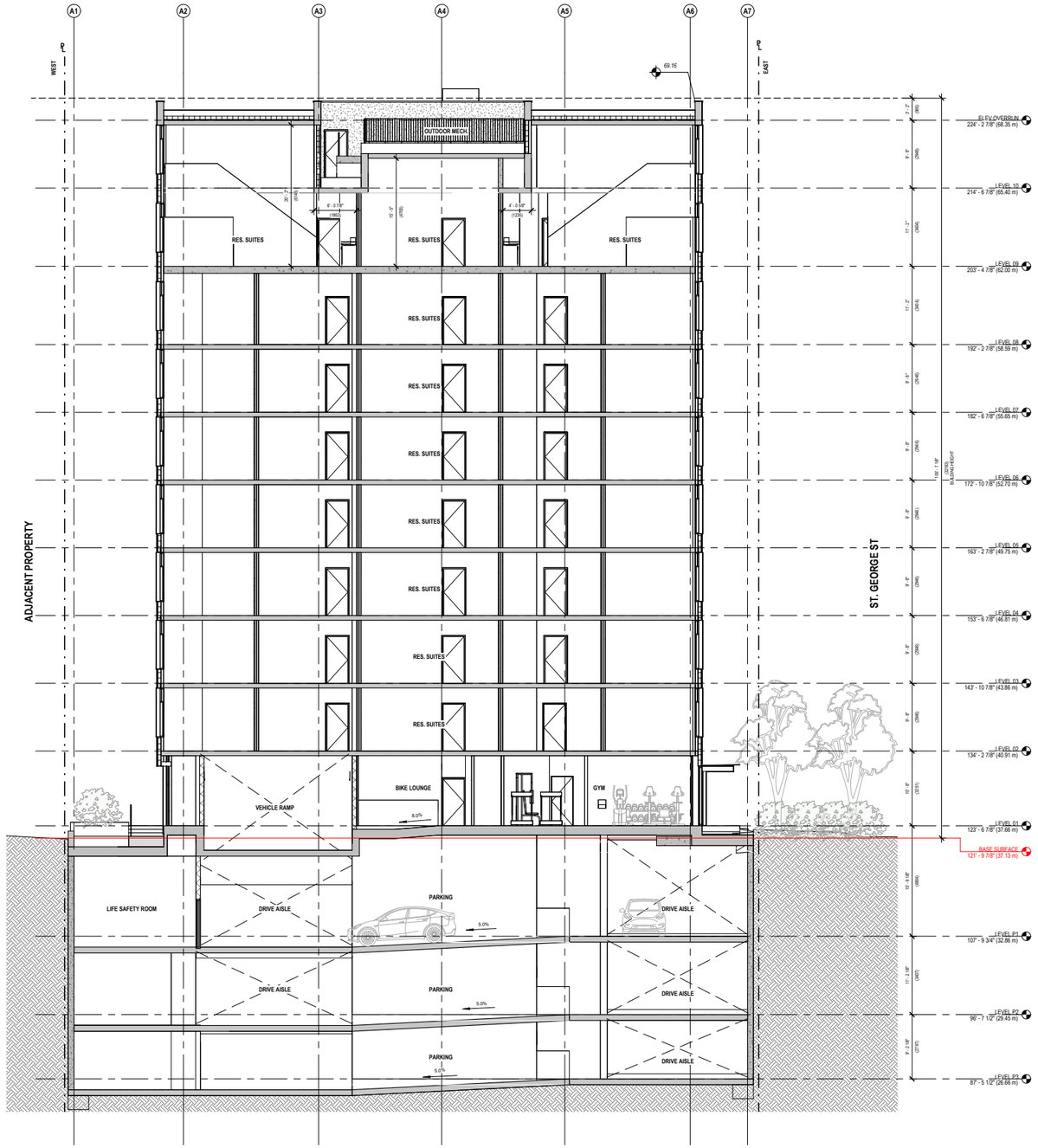
NTS




1 A2.01 SECTION B1
SCALE: 1/8" = 1'-0"

NTS

# 6.7 SECTION B2




1 / A2.01 SECTION B2

SCALE: 1/8" = 1'-0"

NTS

# 7.0

# FSR OVERLAY DRAWINGS

NTS

# 7.1 LEVEL 01 PLAN

## NET FLOOR AREA (FSR)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 01 | 4739 ft² | 440.3 m² |

## AMENITY EXCLUSION

| Name | Area (SF) | Area (m2) |
|---|---|---|
| GYM | 638 ft² | 59.3 m² |
| AMENITY | 449 ft² | 41.7 m² |
| TOTAL | 1087 ft² | 101.0 m² |

## RESIDENTIAL SUITES

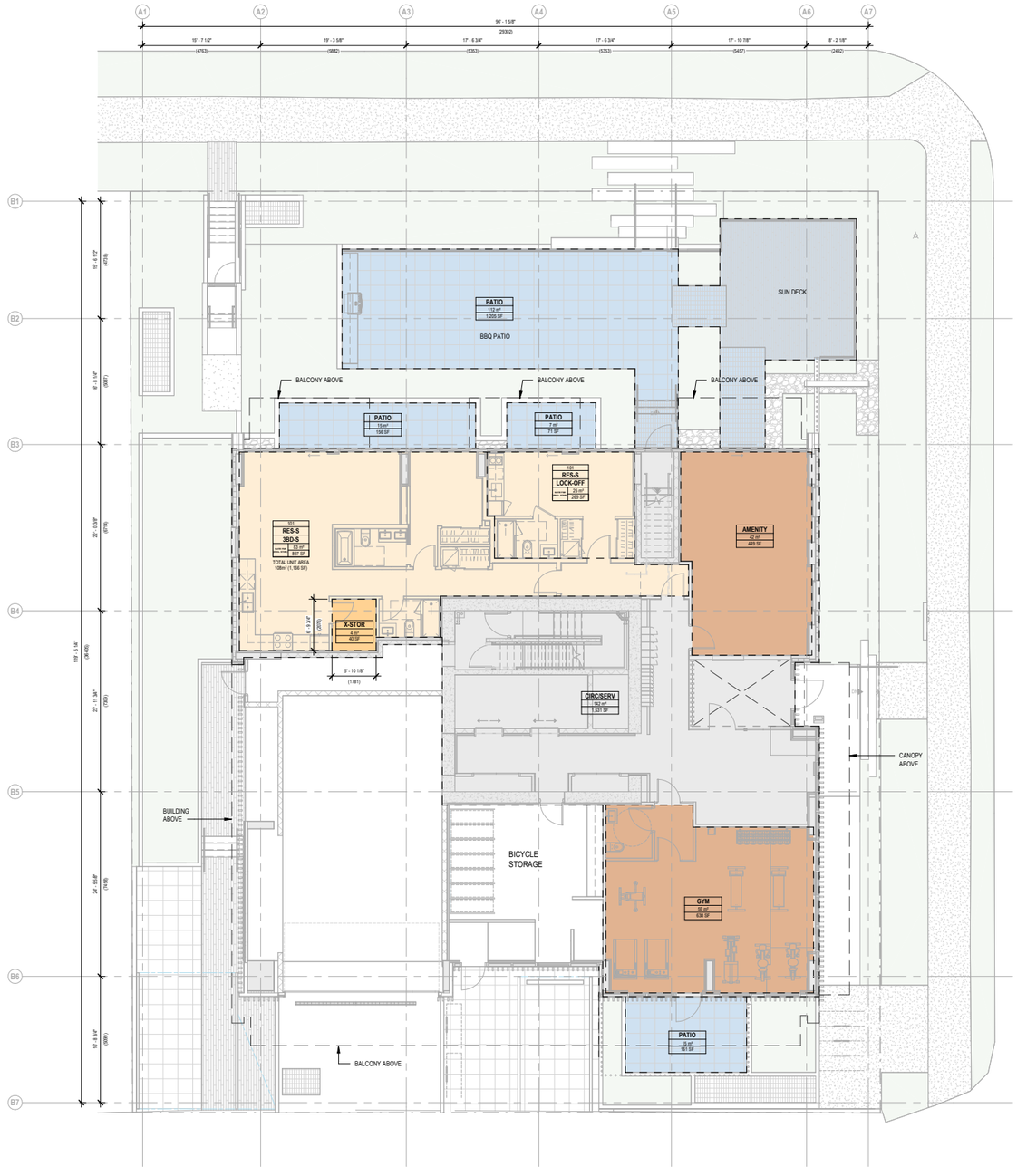
| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 3BD-S | 101 | 897 ft² | 83.3 m² |
| LOCK-OFF | 101 | 269 ft² | 25.0 m² |
| TOTAL | | 1166 ft² | 108.3 m² |

## STORAGE EXCLUSION

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| X-STOR | | 40 ft² | 3.7 m² |
| TOTAL | | 40 ft² | 3.7 m² |

## PATIO

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| PATIO | 101 | 156 ft² | 14.5 m² |
| PATIO | 101 | 71 ft² | 6.6 m² |
| TOTAL | | 227 ft² | 21.1 m² |




1 A11.01 LEVEL 1 AREA PLAN

SCALE: 1/8" = 1'-0"

**COLOUR LEGEND**

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

## NET FLOOR AREA (FSR)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 02 | 5457 ft² | 507.0 m² |

## RESIDENTIAL SUITES (STRATA)

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 2BD-S | 202 | 764 ft² | 71.0 m² |
| 1BD-S | 203 | 493 ft² | 45.8 m² |
| 0BD-S | 204 | 383 ft² | 35.6 m² |
| 1BD-S | 205 | 450 ft² | 41.8 m² |
| 0BD-S | 206 | 369 ft² | 34.3 m² |
| 1BD-S | 207 | 470 ft² | 43.7 m² |
| 1BD-S | 208 | 513 ft² | 47.7 m² |
| TOTAL | | 3443 ft² | 319.9 m² |

## RESIDENTIAL SUITES (RENTAL)

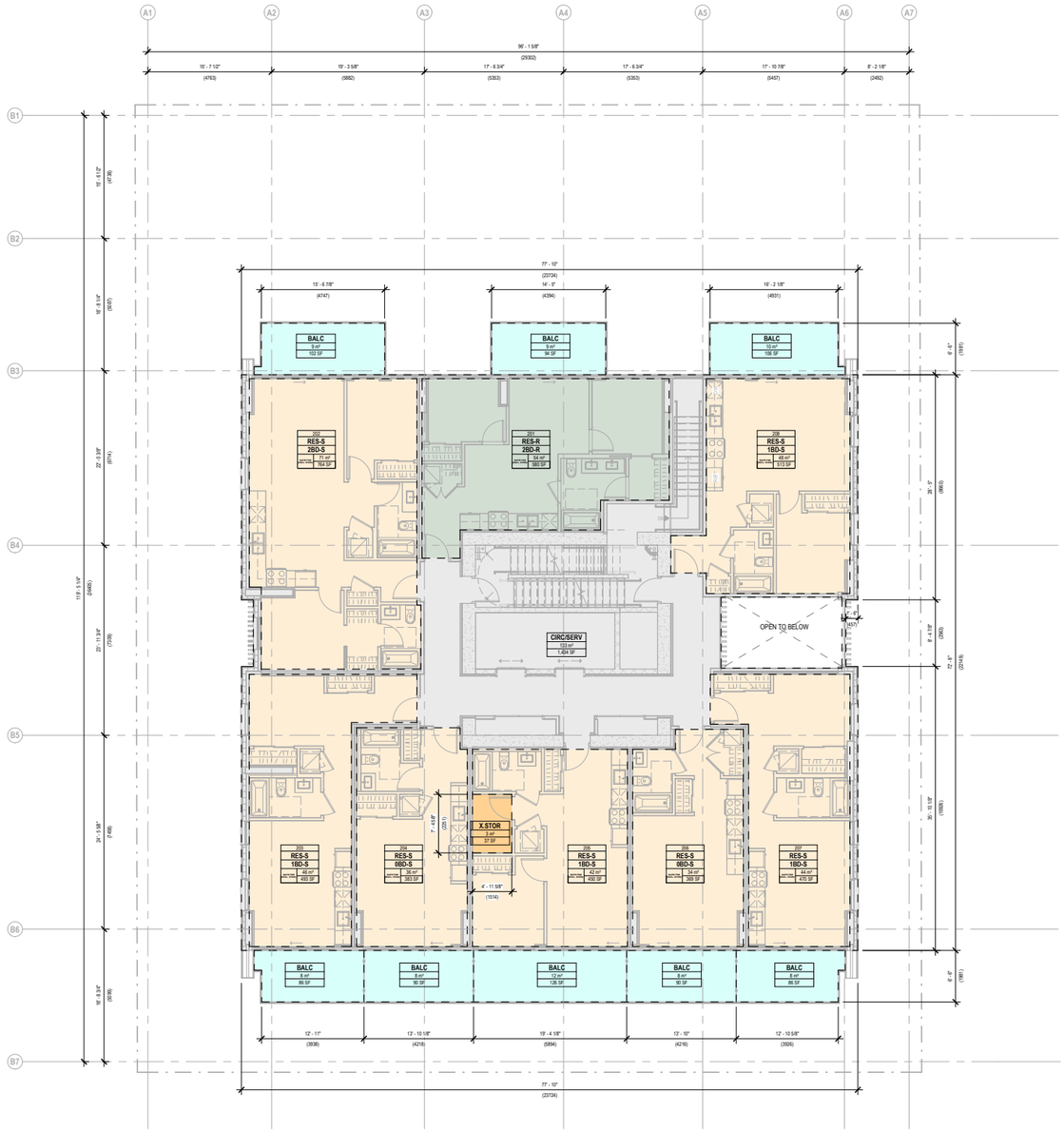
| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 2BD-R | 201 | 580 ft² | 53.9 m² |
| TOTAL | | 580 ft² | 53.9 m² |

## STORAGE EXCLUSION

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| X.STOR | 205 | 37 ft² | 3.4 m² |
| TOTAL | | 37 ft² | 3.4 m² |

## BALCONY

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| BALC | 201 | 94 ft² | 8.7 m² |
| BALC | 202 | 102 ft² | 9.5 m² |
| BALC | 203 | 86 ft² | 8.0 m² |
| BALC | 204 | 90 ft² | 8.4 m² |
| BALC | 205 | 126 ft² | 11.7 m² |
| BALC | 206 | 90 ft² | 8.4 m² |
| BALC | 207 | 86 ft² | 8.0 m² |
| BALC | 208 | 106 ft² | 9.9 m² |
| TOTAL | | 780 ft² | 72.4 m² |




1 A11.02 LEVEL 02 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

# 7.1 LEVEL 03-08 PLAN

## NET FLOOR AREA (FSR)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 03 | 5594 ft² | 519.7 m² |

## RESIDENTIAL SUITES

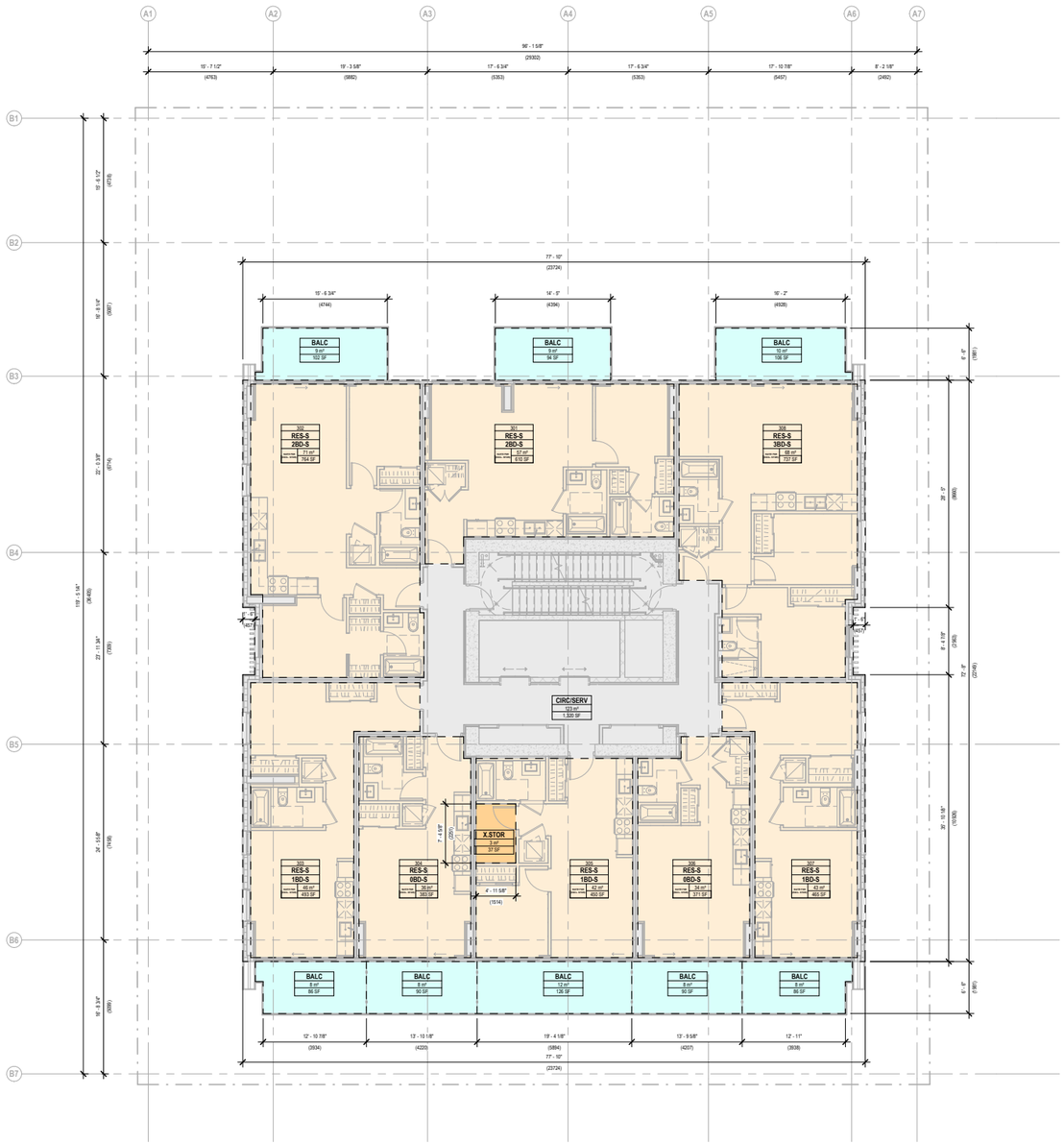
| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 2BD-S | 301 | 610 ft² | 56.6 m² |
| 2BD-S | 302 | 764 ft² | 71.0 m² |
| 1BD-S | 303 | 493 ft² | 45.8 m² |
| 0BD-S | 304 | 383 ft² | 35.6 m² |
| 1BD-S | 305 | 450 ft² | 41.8 m² |
| 0BD-S | 306 | 371 ft² | 34.5 m² |
| 1BD-S | 307 | 465 ft² | 43.2 m² |
| 3BD-S | 308 | 737 ft² | 68.5 m² |
| TOTAL | | 4274 ft² | 397.0 m² |

## STORAGE EXCLUSION

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| X.STOR | 305 | 37 ft² | 3.4 m² |
| TOTAL | | 37 ft² | 3.4 m² |

## BALCONY

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| BALC | 301 | 94 ft² | 8.7 m² |
| BALC | 302 | 102 ft² | 9.5 m² |
| BALC | 303 | 86 ft² | 8.0 m² |
| BALC | 304 | 90 ft² | 8.4 m² |
| BALC | 305 | 126 ft² | 11.7 m² |
| BALC | 306 | 90 ft² | 8.3 m² |
| BALC | 307 | 86 ft² | 8.0 m² |
| BALC | 308 | 106 ft² | 9.8 m² |
| TOTAL | | 780 ft² | 72.4 m² |




1 A11.03 LEVEL 3-8 AREA PLAN

SCALE: 1/8" = 1'-0"

**COLOUR LEGEND**

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

## NET FLOOR AREA (FSR)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 09 | 4723 ft² | 438.8 m² |

## RESIDENTIAL SUITES

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 3BD-S | 901 | 935 ft² | 86.8 m² |
| 3BD-S | 902 | 625 ft² | 58.1 m² |
| 1BD-S | 903 | 450 ft² | 41.9 m² |
| 3BD-S | 904 | 626 ft² | 58.1 m² |
| 3BD-S | 905 | 863 ft² | 80.2 m² |
| TOTAL | | 3498 ft² | 325.0 m² |

## STORAGE EXCLUSION

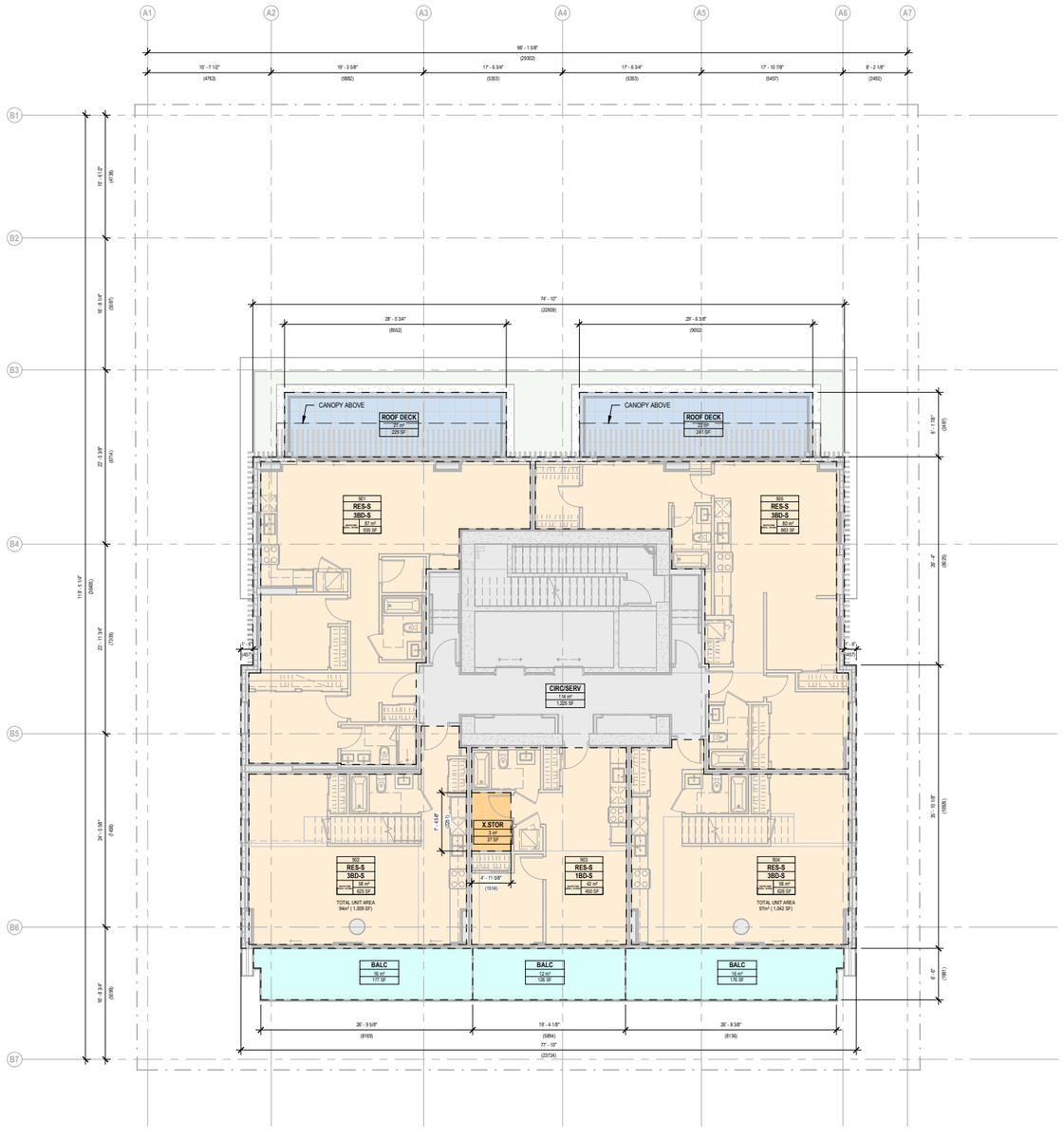
| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| X.STOR | 903 | 37 ft² | 3.4 m² |
| TOTAL | | 37 ft² | 3.4 m² |

## BALCONY

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| BALC | 902 | 177 ft² | 16.4 m² |
| BALC | 903 | 126 ft² | 11.7 m² |
| BALC | 904 | 176 ft² | 16.3 m² |
| TOTAL | | 478 ft² | 44.4 m² |

## ROOF DECK

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| ROOF DECK | 901 | 229 ft² | 21.3 m² |
| ROOF DECK | 905 | 241 ft² | 22.4 m² |
| TOTAL | | 470 ft² | 43.7 m² |




1 A11.04 LEVEL 9 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

# 7.1 LEVEL 10 PLAN

## GROSS FLOOR AREA (GFA)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 10 | 1860 ft² | 172.8 m² |

## NET FLOOR AREA (FSR)

| Level | Area (sf) | Area (m2) |
|---|---|---|
| LEVEL 10 | 1786 ft² | 165.9 m² |

## RESIDENTIAL SUITES

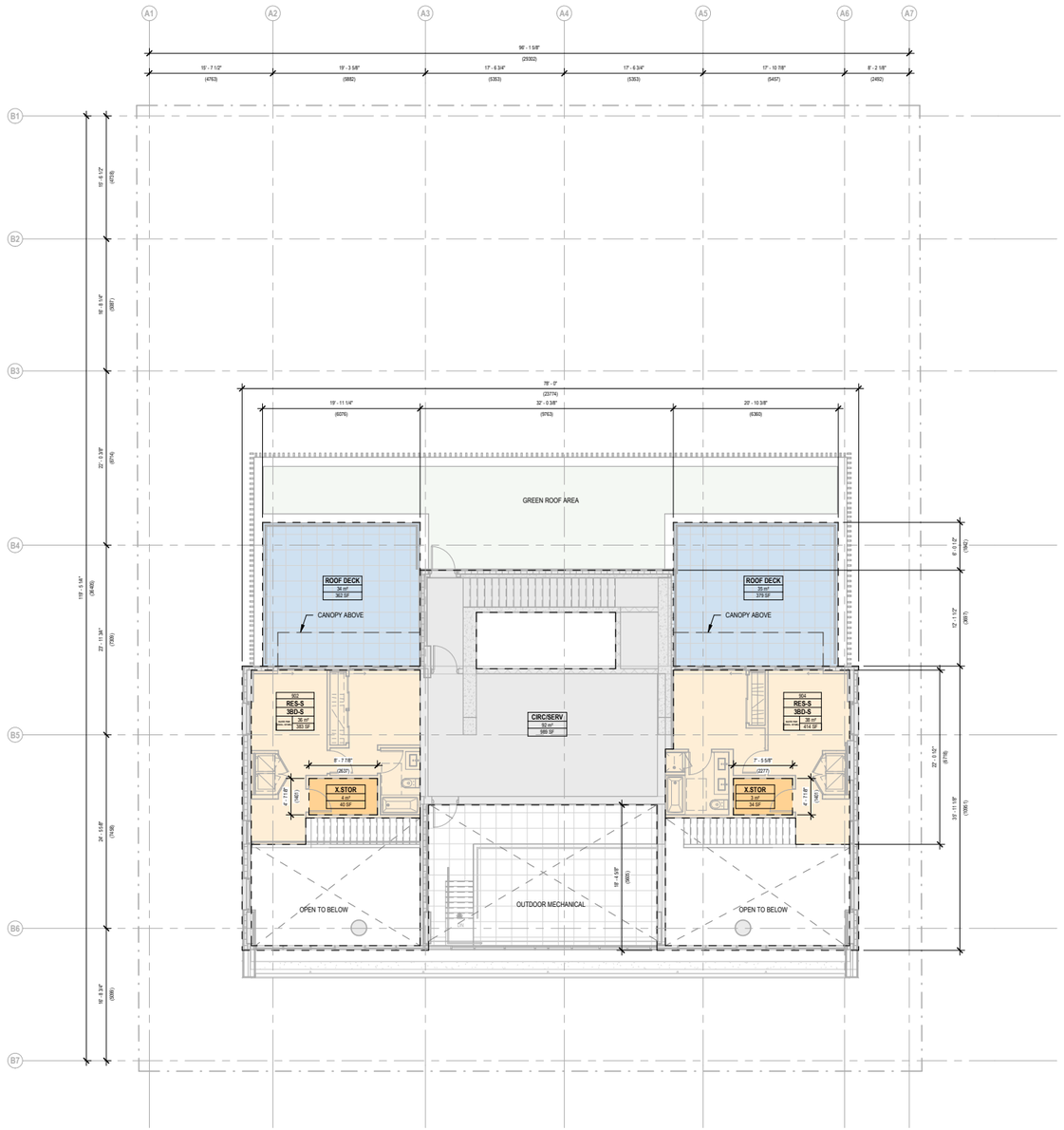
| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| 3BD-S | 902 | 383 ft² | 35.5 m² |
| 3BD-S | 904 | 414 ft² | 38.4 m² |
| TOTAL | | 796 ft² | 74.0 m² |

## STORAGE EXCLUSION

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| X.STOR | 902 | 40 ft² | 3.7 m² |
| X.STOR | 904 | 34 ft² | 3.2 m² |
| TOTAL | | 74 ft² | 6.9 m² |

## ROOF DECK

| Name | Number | Area (SF) | Area (m2) |
|---|---|---|---|
| ROOF DECK | 902 | 362 ft² | 33.7 m² |
| ROOF DECK | 904 | 379 ft² | 35.2 m² |
| TOTAL | | 741 ft² | 68.9 m² |




1 A11.05 LEVEL 10 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS