

8427 - 8483 CAMBIE ST

FRANCL ARCHITECTURE

FORME DEVELOPMENT

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INTEGRAL STRATEGIC REAL ESTATE

REGISTERED ARCHITECT · ELEANOR ELIZABETH FRANCL · BRITISH COLUMBIA

2025-05-16

REZONING SUBMISSION | May 15th 2025

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1.0 Introduction



INTRODUCTION

We are excited to submit a rezoning application for the development of a mixed-use residential project at 8427-8483 Cambie Street, Vancouver. The site is located on Cambie Street, directly across from the Marine Drive Canada Line Station and the South Vancouver bus loop.

The proposal aims to create a landmark gateway development while responding to the site context, the city's policies and objectives, and the market demand for housing. Through an iterative design process and with feedback from our LOE submission, we are pleased to put forward a project that is conscientious and bold. We have taken great care to be considerate of the newly built towers around us and the impact of our shadows on public space, while also addressing the need for housing density near a point of public transit.

CITY POLICIES

The proposed mixed-use development is sited at the intersection of the Marpole Community Area Plan and the Marine Landing Area of the Cambie Corridor Plan. Under both of these city policies, the site is slated for residential use and increased density.

Transit Oriented Development: The project is across the street from the Marine Drive Canada Line Station and the South Vancouver bus loop, providing convenient access to public transit and encouraging mode shift from private cars. The project also supports the city and provincial goals of higher densities at TOD locations.

Gateway Building: The project's distinctive height and architecture are a perfect fit for the Marine Landing concept of creating an iconic gateway to the city at this location.

DESIGN PROGRESSION

In response to complex site conditions such related to tower separations and height limits, the design has undergone rigorous design iterations. Based on feedback from city staff and through this design progression, the following outcomes have been achieved:

Reduced Floor Space Ratio (FSR): The project has lowered the FSR from 13.2 to 7.73, which is well below the FSR of other transit-oriented and gateway developments in the city. The project has achieved this by reducing the tower height, increasing the tower floor plate, and consolidating the two-tower scheme into a single-tower scheme. The project has also absorbed the 10' setback decrease on the adjacent Intracorp development to the south and maintained the 80' building separation required for the privacy and livability for both buildings.

Height and Shadow Impact on Ash Park: The project has reduced its height and massing to eliminate any shadow impact on Ash Park, respecting the park's role as a valuable public amenity and green space.

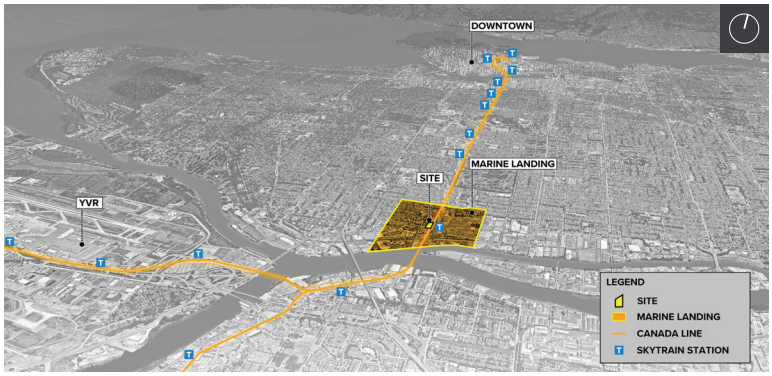
Improved public realm: The project has enhanced the public realm by providing a privately owned public plaza on the corner of Cambie Street and the lane, which will serve as a focal point and a gathering place for the neighborhood. The plaza will feature seating, lighting, landscaping, creating a sense of place and identity for the site. Through generous setbacks along the north and east borders of the site, the project will also activate the street frontages with retail, creating a vibrant and pedestrian-friendly environment.

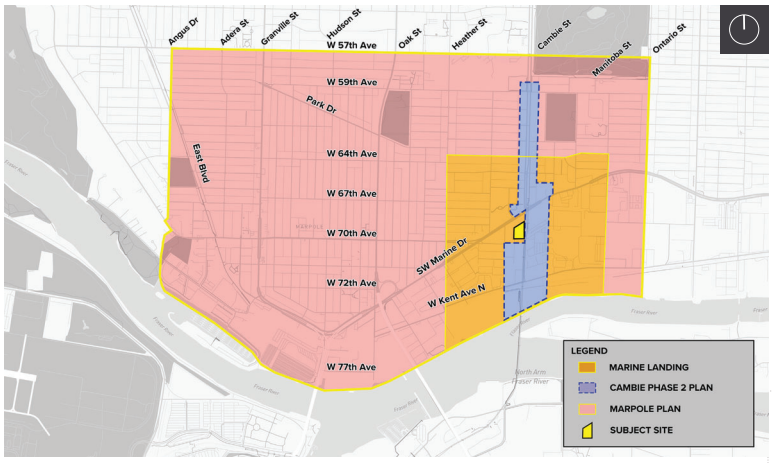
We believe that the project represents a high-quality and context-sensitive design that responds to the site opportunities and constraints, the city's policies and objectives, and the market demand for housing. Thank you for your consideration. We look forward to your response.



Proposal Summary 1.2

Address	8427, 8471, 8483 Cambie Street Vancouver BC
Site Dimensions	Frontage: 88.83 m (291 ft) Depth: 50.40 m (165 ft) Area: 3,753.6 m^2 (40,404 ft^2)
Density	FSR Proposed: 7.73
Typical Floor Plates	Market Residential: 752 m^2 (8,096 ft^2) Social Housing: 1,361 m^2 (14,655 ft^2)
Building Height	37 Storeys, 117.04 m
Form of Development	Mixed-use: Retail / Social Housing / Strata Residential
Parking	5 Levels of Parking 266 Parking Stalls 3 Class B Loading Stalls 2 Class A Loading Stalls 3 Class A Passenger Stalls





OVERVIEW

The project consists of a 37-storey tower, containing 330 strata residential units and 55 social housing units. The tower sits on a six-storey podium that engages the ground plane with amenity functions and 752 m^2 of retail space, as well a social housing townhomes. The project also features a landscaped privately owned plaza, providing an attractive and inviting space for pedestrians and transit users that connects our site to the transit station across Cambie street.

EXISTING ZONING CONTEXT

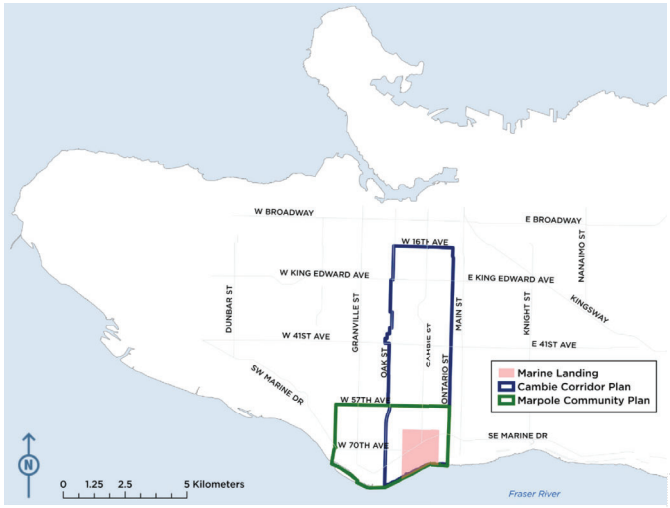
The site is currently occupied by low-density 2-storey social housing buildings. The site is located on west side of Cambie street, mid-block, south of South West Marine Drive. It is bordered by an alleyway to the north and the east. The project encompases 3 parcels (8427-8483 Cambie), totalling 3,753.6 m^2 (40,404 ft^2) with 88.83 m (291 ft) of frontage along Cambie street. Presently, the site is a RT-2 zoning. To the north, directly across the alleyway, the site is bordered by lowrise social housing RT-2 buildings. To the east and the south, it is bordered by recently developed highrise rental towers (27 and 32 storeys respectively) zoned as CD-1. Across Cambie street is the Marine Drive Canada Line Station and the Marine Gateway 1, a CD-1 development with 25 and 35 storey residential towers.

HOUSING AFFORDABILITY AND LIVABILITY

The primary goal of this project is to maximize residential units within the site to address the cities housing crisis. The project will deliver 330 strata units and 55 social housing units with a carefully designed units mix. The strata units will be comprised of 39% family units, while the social housing units will be made up of 51% family units, in excess of the required 35% and 50% recommended for Family Units outlined in the City of Vancouver's policy document Family Room: Housing Mix Policy for Rezoning Projects. The social housing units comprise 17.6% of the residential area of the project, just below City planning guidelines of 20%. The proposal aims to meet, where possible the City of Vancouver net recommended minimums for unit areas (see project statistics, section 5.0). Some units are slightly below the recommended minimums, however all units aim to maximize efficiency and have been designed first and foremost in the interest of the occupants to encourage long-term tenancy. To that end, all units have been "furnished" to illustrate livability. They are designed to maximize natural ligth and views, where possible. Further, all units include private open outdoor space that are a minimum 1.8m deep and 2.7m wide.

HEIGHT DENSITY AND MASSING

The site is located across the street from multiple modes of public transit, making it the ideal location for increased height and density. The proposal aligns with the updated Marpole Community Area Plan guidelines directive for increased height and density at this node in the city. The proposal is two storeys taller than the adjacent Marine Gateway 1 development, which does not comply with the guideline statement that Marine Gateway 1 should remain the tallest tower in the neighbourhood, at 35 storeys. The design also proposes a typical tower floor plate of 8096 sqft instead of the



recommended maximum of 7200sqft. However, the project has undergone considerable design review to achieve a functional FSR without overcrowding the site and its surroundings towers, while also making sure to avoid casting any additional shadows on nearby Ash Park during the equinoxes. During the Letter of Enquiry process these variances from guidelines were discussed and we believe we are a good candidate for the discretionary relaxation of these principles.

RESIDENT AND NEIGHBOURHOOD AMENITIES

The proposal is pleased to provide a host of high quality indoor and outdoor amenity spaces that enhance the residential user experience of the building. Currently, the entire podium rooftop has been dedicated as outdoor amenity space. We are just below the minimum outdoor amenity area requirement of 2.0 m^2 / dwelling unit. Minimum outdoor area required = 2.0 m^2 x 330 units = 660 m^2 (7100 ft^2). Outdoor amenity area provided = 636m^2 (6843 ft^2)

Outdoor amenity spaces include:

- Outdoor garden and lounges on podium rooftop (Level 7)
- Children's play area on podium rooftop (Level 7)
- Urban agricultural growing/harvesting area on podium rooftop (Level 7)
- Outdoor kitchen/ dining area at podium rooftop (Level 7)
- Couch and firepit at podium rooftop (Level 7)
- Children's play area at ground level

The indoor minimum floor area requirement of 2.0 m^2 / dwelling unit has been exceeded. Minimum indoor area required = 1.2 m^2 x 326 units = 394 m^2 (4238 ft^2). Indoor amenity area provided = 511 m^2 (5496 ft^2).

Indoor amenity spaces include:

- Amenity Lounge (Level 7)
- Workshop / Fitness Studio (Level 2)
- Dedicated social housing amenity space are ground level

On the ground level, the proposal includes a large plaza at the northern end of the site that will serve as an point of connection with the surrounding neighbourhood and with nearby transit. The incorporation of landscaping and seating will work in tandem with the retail and restaurant spaces programmed for the ground floor to activate the streetscape and enrich the neighbourhood.

The ground floor also provides dedicated indoor and outdoor amenity space for the social housing component of the project. Both spaces exceed City requirements. Minimum indoor area required = 1.39 m^2 x 55 units = 76 m^2 (825 ft^2). Indoor amenity area provided = 113 m^2 (1217 ft^2). Outdoor amenity area provided = 146 m^2 (1574 ft^2)



Community Benefits 1.4



1.
Housing:

Addition of 55 social housing units, and 330 market strata units to the neighbourhood.



2.
Improved City Economics:

Creation of 752 m^2 of commercial retail added to transit oriented hub.



3.
Public Realm Design:

Response at grade to support and enhance the Transit Plaza across Cambie Street to the east through the creation of a plaza, retail presence and landscape design.



4.
Pedestrian and bike network:

The proposed development has direct access to multiple forms of public transit and is within minutes from the Canada Line Pedestrian-Cycle Bridge over the Fraser River.



5.
Bold Architectural Design:

In response to urban context, our proposal complements the buildings surrounding Marine Landing as a 'Gateway' to Vancouver from the southern approach.

Building Community

Bob's Place 1.5

To meet the social housing requirements of our project, we are pleased to propose that this component of the residential program be owned and operated as Bob's Place, a philanthropic community housing foundation established by the Robert H. Lee Foundation.

The project is named after Robert "Bob" Lee, a pillar of his community and a revered businessman and developer. Robert was a lifelong philanthropist and community builder, and today his legacy lives on through his family and their work. Most recently, the Lee family has been dedicated to addressing the City's housing affordability crisis through the creation of Bob & Michael's Place.

Located at 32 W Hastings Street in the heart of Downtown Eastside, Bob & Michael's Place has set a new standard for community housing in Canada by providing 231 affordable homes integrated with a 50,000 sq.ft. Lily Lee Community Health Centre Hastings in the heart of the Downtown Eastside.

The development offers:

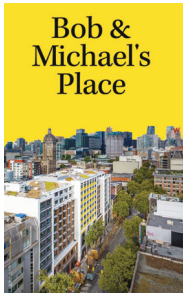
- in-suite storage
- laundry on each floor
- two amenity rooms
- landscaped outdoor terrace with urban garden plots and children's play area
- 24/7 on-site security
- parking rentals and bike storage
- 5 retail spaces

Unique to Bob & Michael's Place, the Community Partnerships Program connects residents with local organizations for tailored wellness, life skills, and mentoring resources, fostering personal growth and community engagement.

The collaboration between Bob & Michael's place, the Vancouver Chinatown Foundation, the City of Vancouver, BC Housing, CMHC, various non-profit organizations such as SUCCESS & the YMCA Foundation, the art community and private sector entities is a commendable example of cross-sector partnerships. This alliance not only exemplifies the power of collective effort but also showcases how diverse sectors can unite to effect significant change within the community. It is a testament to the potential of shared vision and teamwork in achieving common goals.

With the completion of Bob and Michael's Place, our proposal at 8427-8483 Cambie presents a unique opportunity to build upon its success and to extend the reach of its services and benefits to a new part of the city.

The Robert H. Lee Foundation has supported multiple projects and initiatives in Vancouver including Robert and Lily Lee Community Health Centre on Broadway, Robert H. Lee Graduate School at UBC, Vancouver Chinatown Foundation and the Downtown Robert H. Lee YMCA.





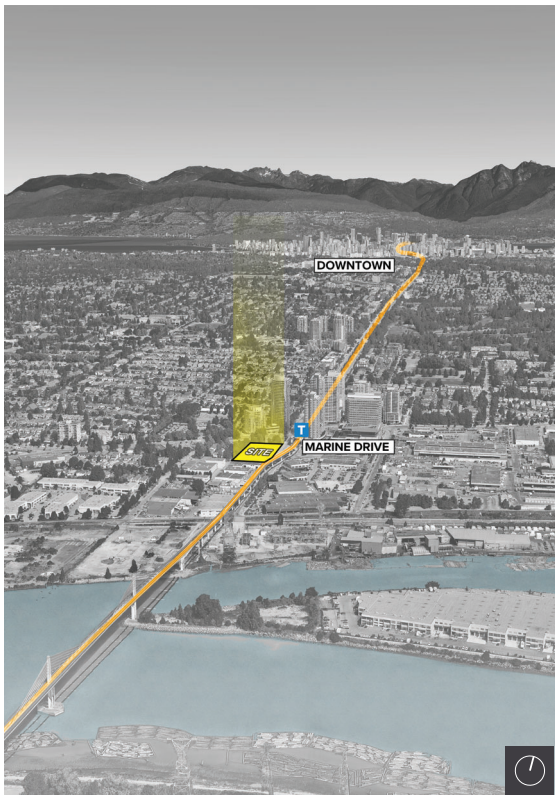


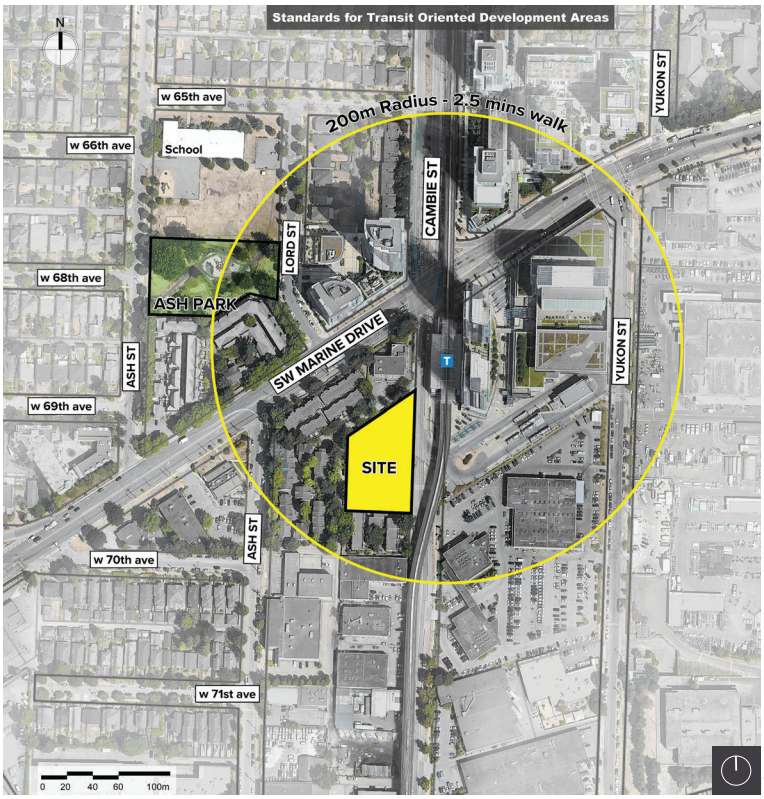


2.0 Context

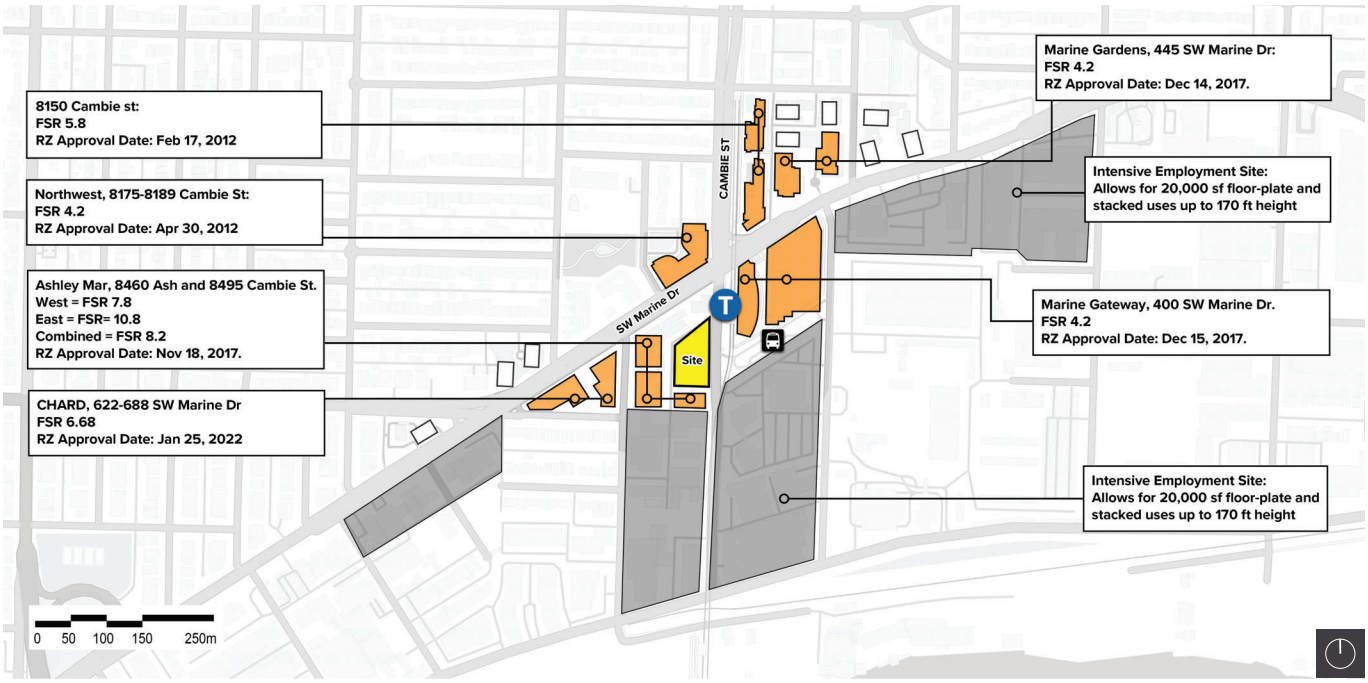


Site Map


DOWNTOWN
MARINE DRIVE
SITE

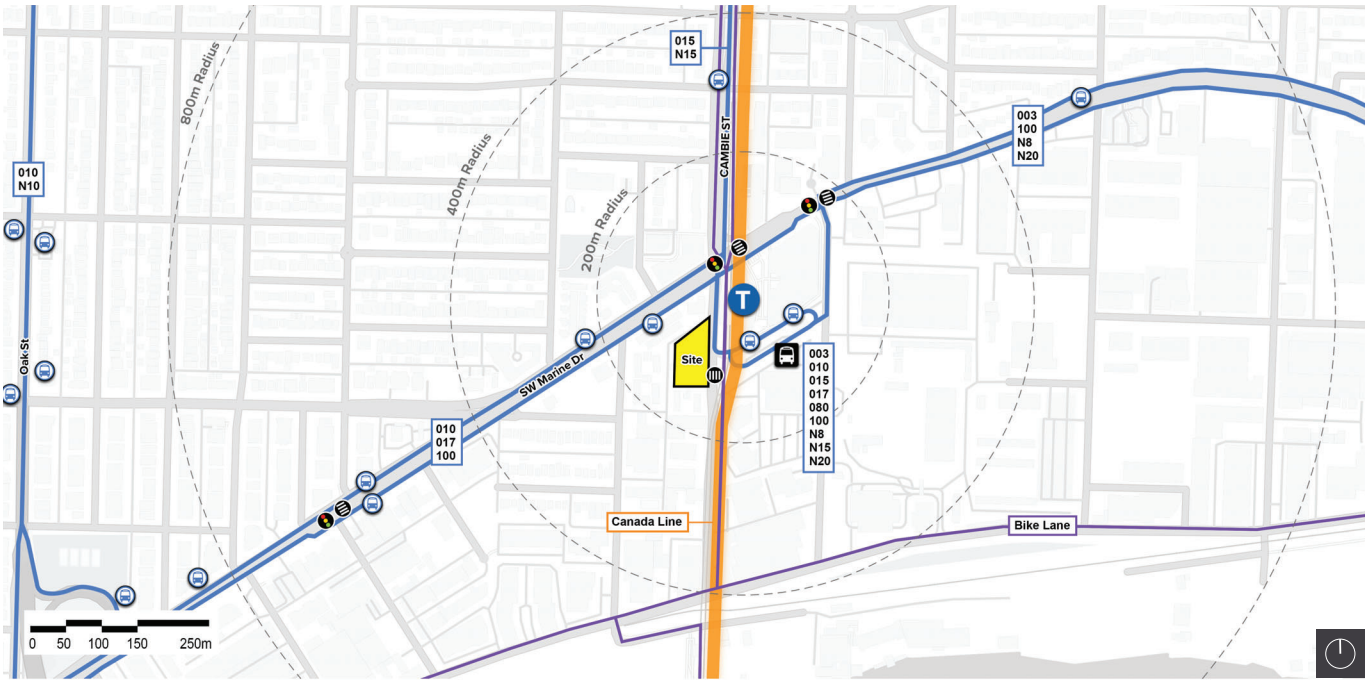

Standards for Transit Oriented Development Areas
N
w 65th ave
200m Radius - 2.5 mins walk
YUKON ST
w 66th ave
School
CAMBIE ST
LORD ST
w 68th ave
ASH PARK
SW MARINE DRIVE
ASH ST
YUKON ST
w 69th ave
SITE
ASH ST
w 70th ave
w 71st ave
0 20 40 60 100m

Neighbourhood Density



NEIGHBOURHOOD DENSITY FSR AND INFORMATION

- Site
- Marine Drive Bus Loop
- Marine Gateway Skytrain Station
- Existing Projects
- Future Potential Towers
- Intensive employment sites



MOBILITY ROUTES - TRANSIT NETWORK

Site
Bus Line
Bike Lane
Marine Drive Bus Loop
Marine Gateway Skytrain Station
Bus Stop
Canada Line

Bus Route #

TRANSLINK

003 - Main/Waterfront Station
010 - Granville/Waterfront Station
015 - Cambie/Olympic Village Station
017 - Downtown/Oak
080 - Marine Dr Station/River District
100 - 22nd St Station/Marpole Loop
N8 - Downtown/Fraser NightBus
N10 - Downtown/Richmond NightBus
N15 - Downtown/Cambie NightBus
N20 - Downtown/Victoria NightBus

Neighbourhood Amenity

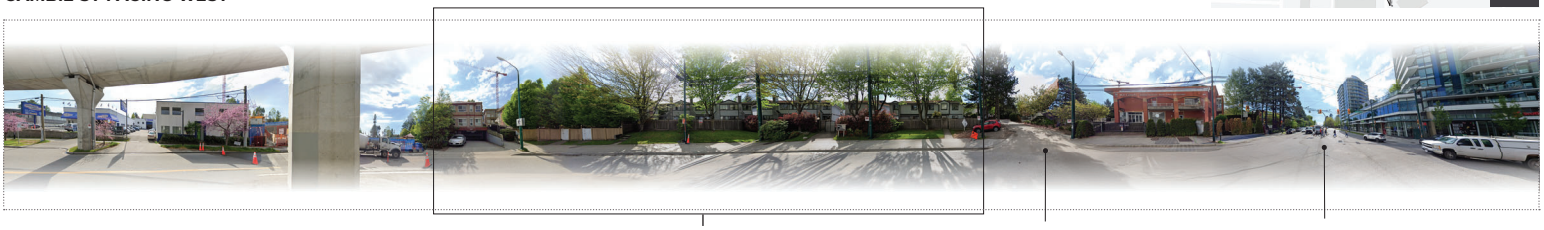


WALKABILITY

- Site
- Canada Line Station
- Bus Stop
- Main roads
- 1 School
- 2 YMCA Community Center
- 3 Restaurant
- 4 Cafe/Bar
- 5 Commercial/Shopping
- 6 Grocery
- 7 Banks/Finance
- 8 Care Center (Daycare/Senior)



CAMBIE ST FACING WEST





LANEWAY FACING SOUTH





View from the Canada Line, Facing North



View from the Bus Loop, Facing West towards Site



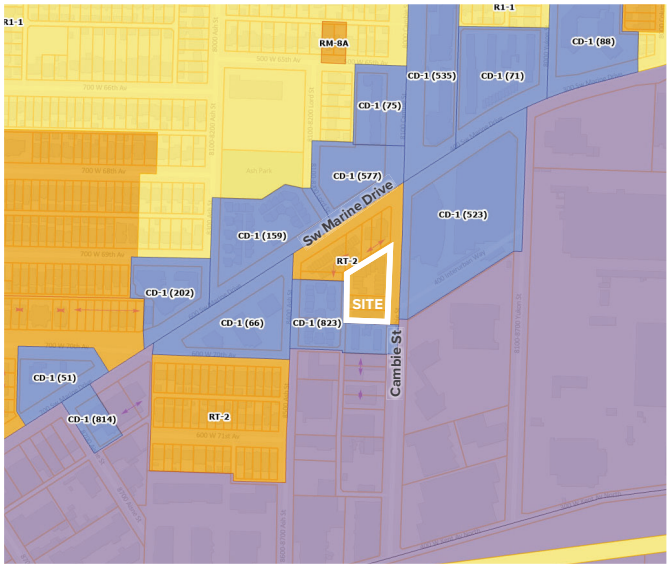
View from below the Canada Line, Facing North towards Site



View from Cambie Street, Facing South West towards Site

Existing Zoning Summary: RT-2

The site is currently zoned as RT-2 District Schedule, which is designed with the intention to permit duplexes and to conditionally permit low-density multiple dwelling developments. This zoning allows for a maximum floor space ratio of 0.75 and a building height of not more than 2 storeys plus a cellar or 1 storey plus a basement. The only non-dwelling use permitted in this area are mixed-use residential buildings with neighbourhood grocery stores.



Site History

Comprised of 3 parcels on Cambie St, the site is currently developed with a 17-unit strata townhouse development called 8427-8457 Parc Camarine plus the 8471 and the 8483 parcel, both lowrise townhouse buildings buildings. Overall there are a total of 32 townhouse suites.

Site Context

The development is approximately one block south of Southwest Marine Drive in Marpole, has a site area of 40,404 sq. ft. (3,753.6 sq. m.) and is of an irregular shape with varying site depth from north to south.

The site is located directly across the Marine Drive Canada Line Station and adjacent bus loop. With the exception of the lot immediately to the north, the site is currently surrounded in all directions by CD-1 Zoning, including the south and west neighbouring sites “8460 Ash Street and 8495 Cambie Street” which was recently rezoned and is currently under construction. The highest developments in the area are located immediately east of the station, with the tallest building at 35 storeys in height. Recent developments at the northeast and northwest corners of SW Marine Drive and Cambie Street range in height from 14 to 32 storeys, for mixed-use developments with strata-titled housing.



The neighborhood surrounding Marine Drive Station has seen significant changes in the last ten years as it transitions to a high-density, mixed-use transit-oriented community under the Cambie Corridor Plan. The area is known as Marine Landing, a south gateway to the city and major transportation hub, providing easy north-south access and connecting the airport to downtown Vancouver.

Marpole Community Area Plan - 6.4 Cambie

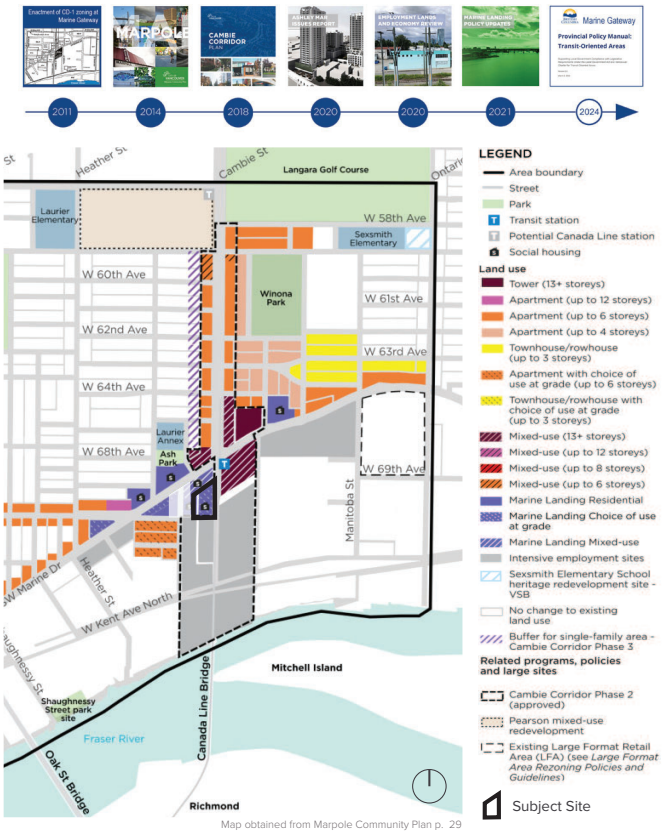
Within the Marpole Community Plan, the subject site is situated in the Cambie Area. This area is envisioned as a highly walkable, vibrant urban area that responds to its evolving residential context, adjacent industrial area, and relationship to the Fraser River. The goal for new developments is to create attractive and safe walking and cycling connections through the neighbourhood, prioritizing improvements close to transit, shops, schools and parks.

Marine Landing Policy Updates - 2.2 General Design Considerations

- Heights and densities will be performance-based, subject to compliance with the policies in 8.0 Housing, and the Marine Landing Policy Updates (2021) for built form guidelines.
-Applications for additional height and density should exhibit excellence in architecture that reinforces and enhances Marine Landing as a gateway into the city.
- Maintaining access to sunlight for Ash Park is a primary consideration
- A mix of commercial uses, including retail and service, is encouraged at the ground floor.
- Residential use permitted on upper floors.
- Provide 2 and 3 bedroom units for families (see policies in 8.0 Housing).
- Sites subject to social housing policies (see policies in 8.0 Housing).
- Ground floor commercial units must provide a range of sizes with small street frontages and active access to the street.
- Storeys above the podium should be located to allow light through the block and articulated to minimize shadowing.
- Floor plates above the podium level should not exceed 6,500 square feet.
- Provide public realm improvements that include public open space, increased sidewalk width, street trees and amenities such as seating, and bike racks, etc.
- Buildings should be designed to shape and create public spaces and connections that support public life.
- Ground floor should be lively, people-focused, and urban in character. Primary building entrances should be clearly expressed.

Provincial Policy Manual: Transit Oriented Areas

- Category 1: Skytrain in Metro Vancouver: Tier 1 (200 m or less): Minimum Allowable Density (FAR/FSR): Up to 5.0 and/or Minumum Allowable Height (Storeys): Up to 20



Map obtained from Marpole Community Plan p. 29

Summary of Applicable Policies and Guidelines

- Marpole Community Area Plan (2014)
- Marine Landing Policy Updates (2021)
- Provincial Policy Manual: Transit Oriented Areas (2024)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Tenant Relocation and Protection Policy (2019)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Parking By-law No.6059 & Design Supplement
- Vancouver Building By-law Part 3
- Public Art Policies and Procedures for Rezoning Developments
- Transportation Demand Management for Developments in Vancouver w- Amenity Areas - Excluded From Floor Space Ratio
- Zoning and Development By-law No.3575 Section 10 General Regulations

Marpole Community Area Plan

The Marpole Community Plan, adopted by Vancouver in 2014, guides the neighborhood's growth while preserving its character. It focuses on sustainable urban development, affordable housing, support for local businesses, cultural and heritage preservation, sustainable transportation, and improved access to green spaces. The 2021 Marine Landing Policy Updates further emphasize affordable housing and employment near Marine Drive Station. The proposal adheres to the community plan's directive to generate more affordable housing and improved acces to green spaces through thoughtful development.

Marine Landing Policy Updates

The Marine Landing Policy Updates, approved by Vancouver City Council in December 2021, build upon the Marpole Community Plan to further develop the area around Marine Drive Station. These updates aim to increase affordable housing and employment opportunities by supporting higher-density social housing projects and multi-storey light industrial spaces. They also provide guidelines for built form, public realm improvements, transportation networks, and public benefits to support the area's evolution into a vibrant, transit-oriented community. The proposal is aligned with the goals of this policy to achieve higher density at this transit oriented area while simultaneously achieving improvements to the public realm.

Provincial Policy Manual: Transit Oriented Area

The British Columbia Provincial Policy Manual: Transit-Oriented Areas provides guidance for local governments to implement transit-oriented development (TOD) strategies. It outlines procedures for designating Transit-Oriented Areas (TOAs) by bylaw, updating zoning regulations, and amending official community plans to promote higher-density, mixed-use developments near transit stations. The manual emphasizes creating vibrant, sustainable communities with improved access to housing, employment, and amenities, while reducing reliance on automobiles. It also recognizes the diverse contexts of local governments across the province and offers adaptable strategies to suit various urban and regional settings.

Family Room: Housing Mix Policy for Rezoning Projects

The intent of the housing mix policy for rezoning projects is to address housing stock diversity. It encourages the development of strata and rental housing that can meet the needs of families and larger households to ensure family friendly communities continue into the future, and encourages a more diverse and sustainable long-term housing mix. The proposal complies with the policy's required inclusion of a minimum of 35% family units with two or more bedrooms for residential projects.



High Density Housing for Families with Children

The intent of these guidelines is to address the key issues of site, building and unit design, which relate to residential livability for families with children.
The project is designed in accordance with this policy's direction to support high density developments that have adequate access to essential community services and recreational amenities; fit into their surrounding neighbourhoods; provide sufficient number of family units, and support adequate outdoor and indoor amenities, to encourage a sense of community; have appropiate open space to meet the on-site needs of its residents; have appropiately located, designed and landscaped outdoor play areas; are designed with the safety needs of children in mind; have parking that is secure, accessible and adequate for the needs of residents and visitors; have unit sizes and layouts that meet the needs of families with children; provide visual and acoustic privacy to protect the privacy of family households; provide each household with a private outdoor open space adjacent to its unit for its exclusive use; provide sufficient storage within the unit or within easy access of the unit.
The High-Density Housing for Families with Children Guidelines was adopted by Council in 1992, and most recently amended in 2022.

Tenant Relocation and Protection Policy

The Tenant Relocation and Protection policy's principles are to mitigate the impacts of the relocation process for existing tenants, prioritize assistance for those who need it most, and maintain ongoing communication and engagement. The policy applies to proposals resulting in permanent relocation of tenants in existing residential rental units.
The policy was originally approved by Council on December 10, 2015, and had Council approved amendments on June 11, 2019.

Parking By-Law No. 6059 & Design Supplement

The project considers Off-street Parking Regulations for the provision of Residential and Retail Use vehicle parking spaces, bicycle spaces, loading spaces, and EV requirements.

Green Buildings Policy for Rezonings

The goals of the policy is to help transition the development industry towards more sustainable building practices. It reflects the Council's direction and targets stated in the Zero Emissions Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy and the Climate Emergency Action Plan.
The rezoning application complies with the policy's requirements. It includes the Green and Resilient Building Measures Reports and applicable letters for the CD-1 rezoning application stage. The Green Building Policy for Rezoning's was adopted in 2010 and amended in 2023.

Vancouver Building By-Law Part 3

The project's design is set to comply with the Fire Protection, Occupant Safety and Accessibility regulations.

Public Art Policies and Procedures for Rezoning Developments

The project takes into account public art policies and procedures and how it might integrate into our plaza. Landscape design has design for the potential future incorporation of artwork as a focal point for the plaza

Transportation Demand Management for Developments in Vancouver

The project application includes a TDM plan summary aimed at maximizing the utility of sustainable transportation choices. The bulletin was last amended on January 1, 2024.



Bulk and In-suite Storage - Multiple Dwelling Residential Development

The projecet takes into account in-suite storage exclusions in FSR as well as bulk storge space requirements.

Zoning and Development By-Law # 3575 Section 10 General Regulations

The proposed project considers the implementation envelope exclusions in the computation of Floor Space Ratio.

Amenity Areas - Excluded From Floor Space Ratio

The project provides the minimum required amenity spaces and considers permision to have amenity areas, recreation facilities and meeting rooms excluded from floor space ratio requirements. Such spaces are located on the ground level, the second level and the seventh level as Gross Floor Area Exclusions in the computation of Floor Space Ratio.



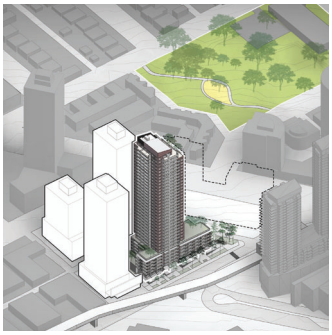
3.0 Design Strategy





Mixed Use Development

The project enhances local housing with 55 social housing units and 330 market strata units, addressing affordable housing needs. It also adds 752m² of commercial retail space, boosting the local economy and attracting visitors. Furthermore, it is a transit oriented development, steps away from the Marine Drive Canada LIne Station.



Context Integration

The design reflects the area's unique character and challenges. Our approach aims to respect the newly built density surrounding our site, while also taking into account shadows on neighbourhing Ash Park.



Public Realm

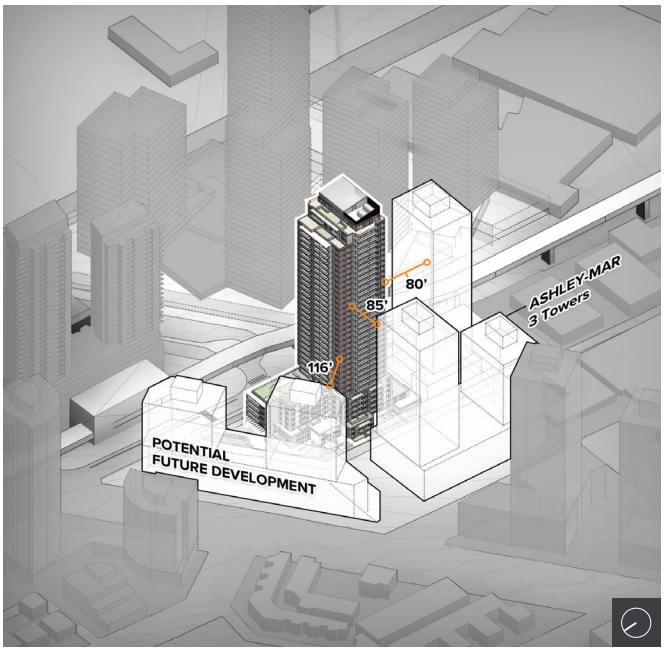
The project envisions a vibrant social hub with diverse uses, spaces, and residents. It fosters community and inclusivity, offering areas for social gatherings, recreation, and daily activities, enhancing the overall quality of life. A plaza has been added to the north of the site to facilitate these goals while simultaenously creating a pedestrian connection to nearby transit.



Design "Gateway"

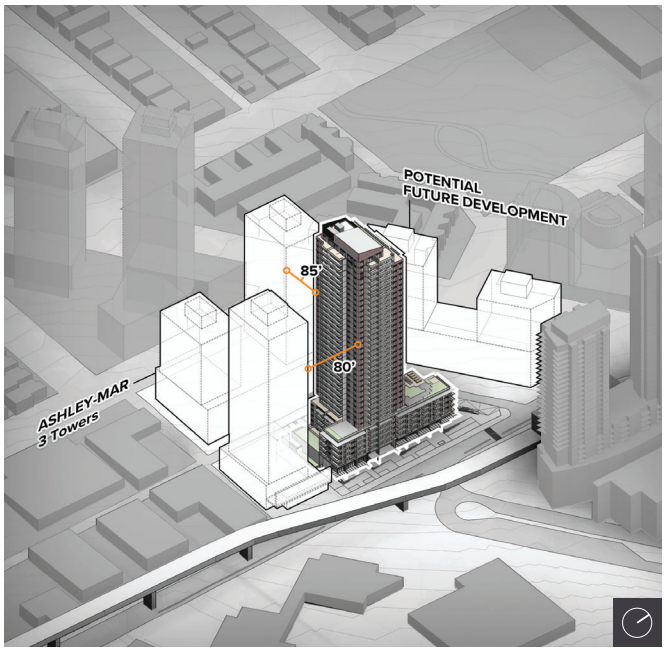
Serving as a welcoming entrance for those arriving from the south Canada Line route, the project connects directly to downtown Vancouver. It creates an inviting transition into the city, facilitating easy access and movement.

Tower Separation 3.2



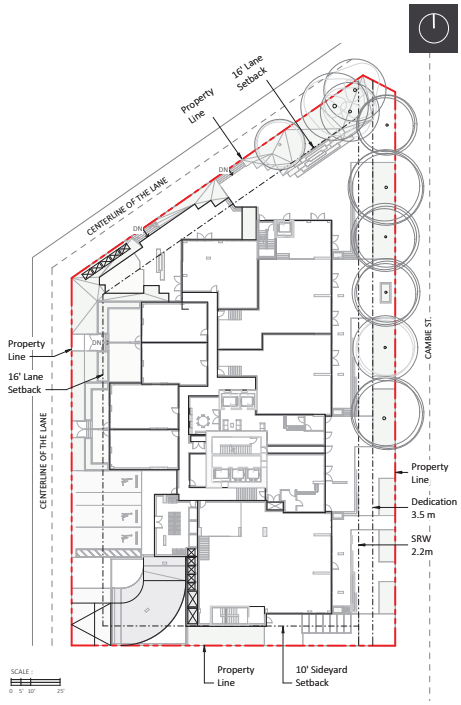
View from North West

In response to the newly built density surrounding our site, we have taken care to ensure that an 80' foot separation is maintained with all surrounding towers. This pertains to the Ashley-Mar towers located immediately South and West of our site. We have also taken into account the potential future development of the site to our North.

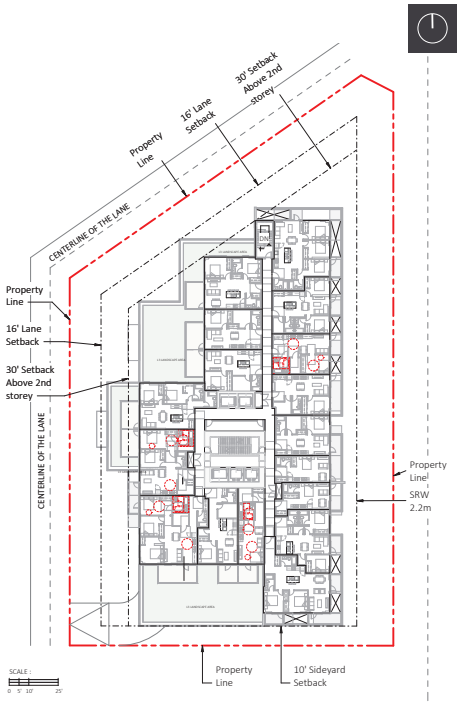


View from South East

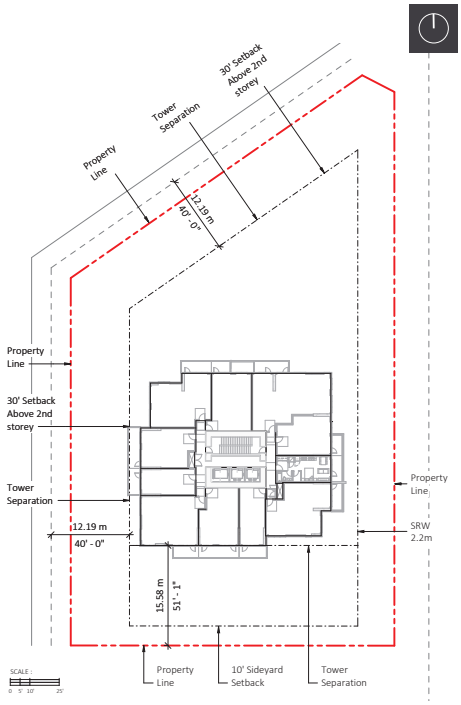
Site - Setback Information



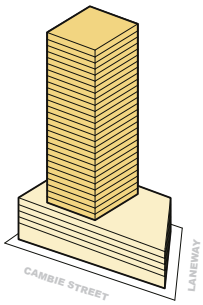
Ground Floor Setbacks



Podium Setbacks

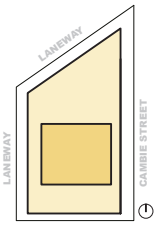


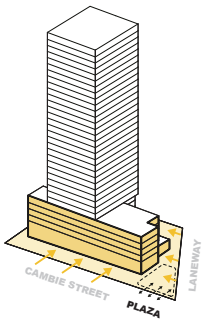
Tower Setbacks



1. Podium & Tower

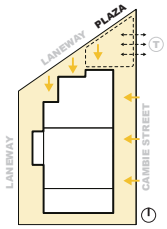
As a baseline massing, we begin with a podium to activate the streetscape, and a tower to maximize density.

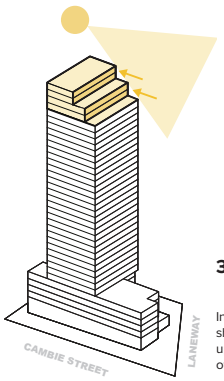




2. Public Realm

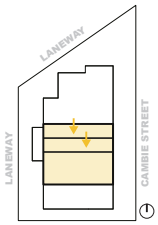
To create a more inviting public realm, we pull the podium massing back from Cambie street to create a more generous street frontage. We also pull back from the northern laneway to create a plaza, forming a pedestrian connection with the Canada Line station across the street.

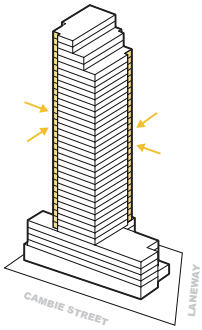




3. Height & Shadows

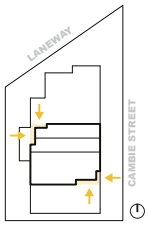
In order to prevent any additional shadows on nearby Ash Park, the upper stories step back to the south of the site.

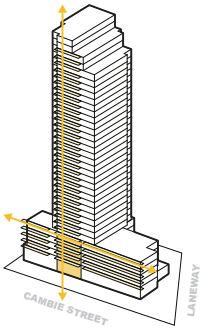




1. Corner Recess

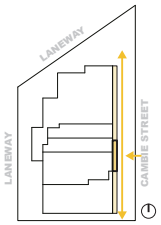
Corners are recessesd to maximize wider views for neighbouring buildings.

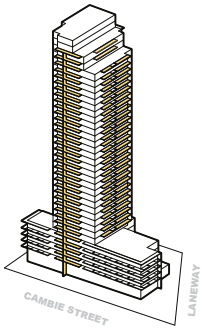




2. Massing Connection

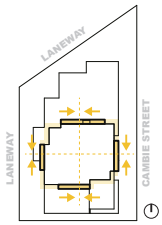
Balconies are use to create a horizontal and vertical language that connects the tower and podium massing. The intersection of these two expressions creates a dynamic architectural expression and highlights the residential entrance.





3. Tower Balconies

Tower balconies are drawn away from the corners and towards the center of the tower massing, helping to reduce the apparent width of the tower. The expression of these balconies gives the tower an elegant vertical reading.



Strata Residential:

Podium: L6
- Typical Floor Plate: 1361 m² (14,655 ft²)

Tower: L7-37
- Typical Floor Plate (L8-34): 752 m² (8,096 ft²)

Units: 330 Total
- 87 Studios
- 117 One Bedrooms
- 91 Two Bedwrooms
- 35 Three Bedrooms

Social Housing:

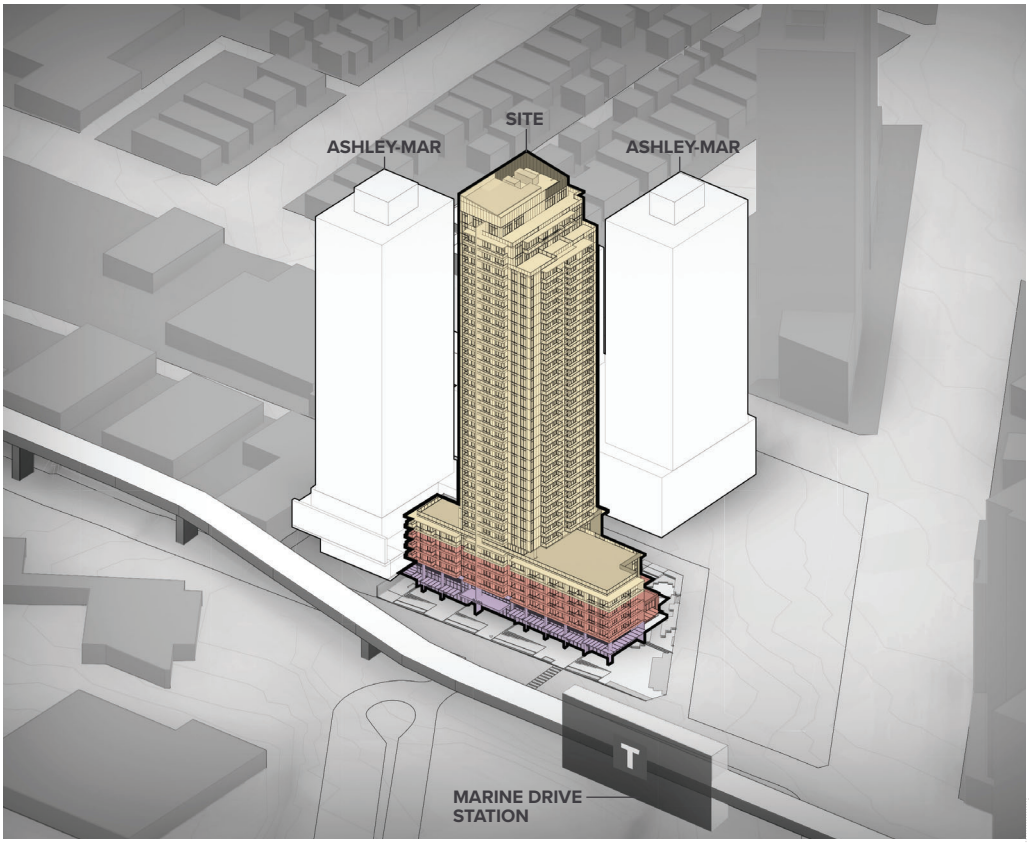
Townhomes: L1-2

Podium: L3-5
- Typical Floor Plate: 1361 m² (14,355 ft²)

Units: 55 Total
- 9 Studios
- 18 One Bedrooms
- 22 Two Bedrooms
- 6 Three Bedrooms

Commercial:

Podium: L1
- Area: 752 m² (8,094 ft²)
- 3 CRU's



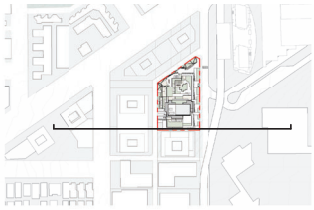
Landmark Gateway



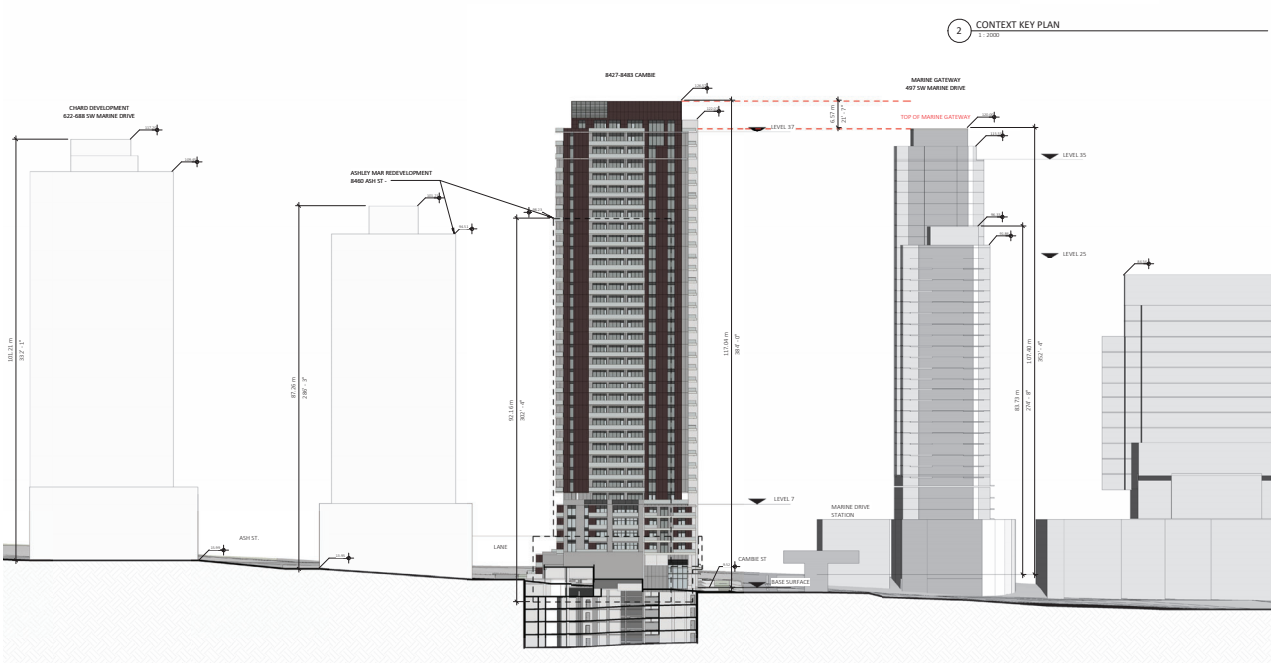
As the Southern gateway to the city, and the first point of arrival from the airport, Marine Landing plays a critical role in welcoming people to the city. With this in mind, the project seeks to make a bold architectural statement that frames the view of the city upon arrival via the Canada Line.

Located in the heart of the Marine Landing neighbourhood, the proposal defines the pinnacle of the rapidly growing cluster of developments. At 37 storeys, it rises in the center of the emerging towers, forming the apex of a dome in the skyline.

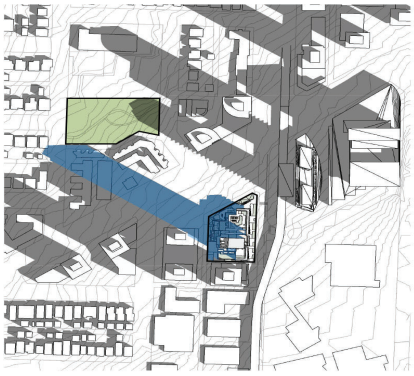
Site Section



2 CONTEXT KEY PLAN
1 : 2000



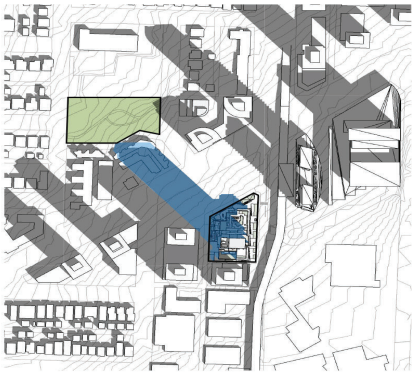
Spring Equinox - March 21st



10:00



10:30



11:00



12:00



14:00



16:00

Summer Solstice - June 21st



10:00



10:30



11:00



12:00



14:00



16:00

Fall Equinox - September 21st



10:00



10:30



11:00



12:00



14:00



16:00

East Elevation - Cambie Street

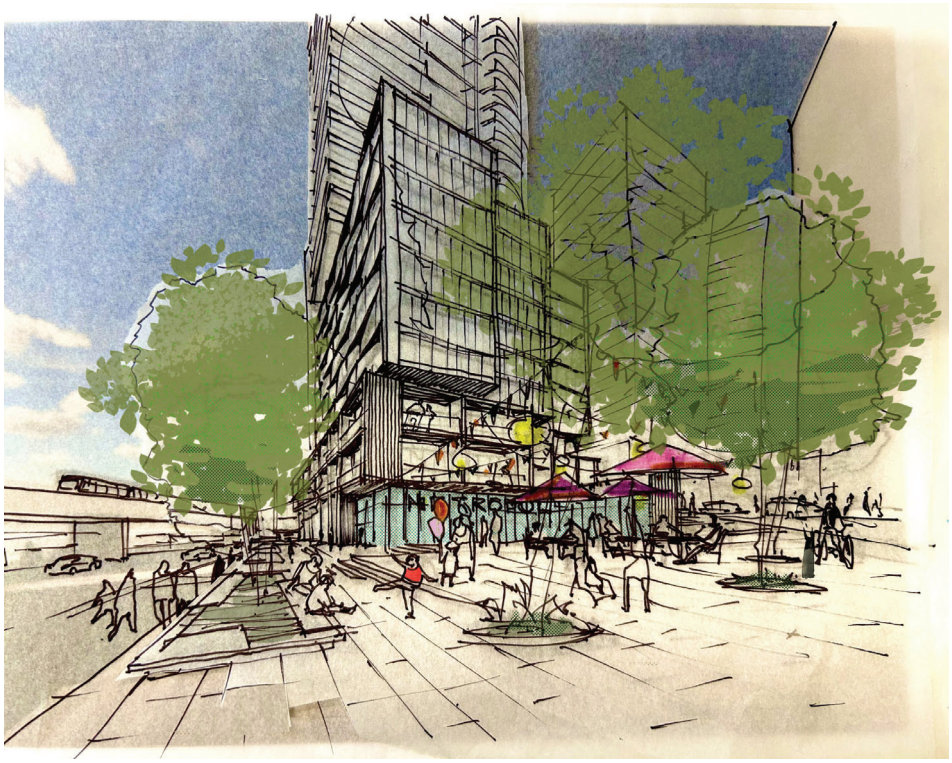
Streetscape Proposed 3.8



North Elevation - Laneway

Streetscape Proposed 3.8

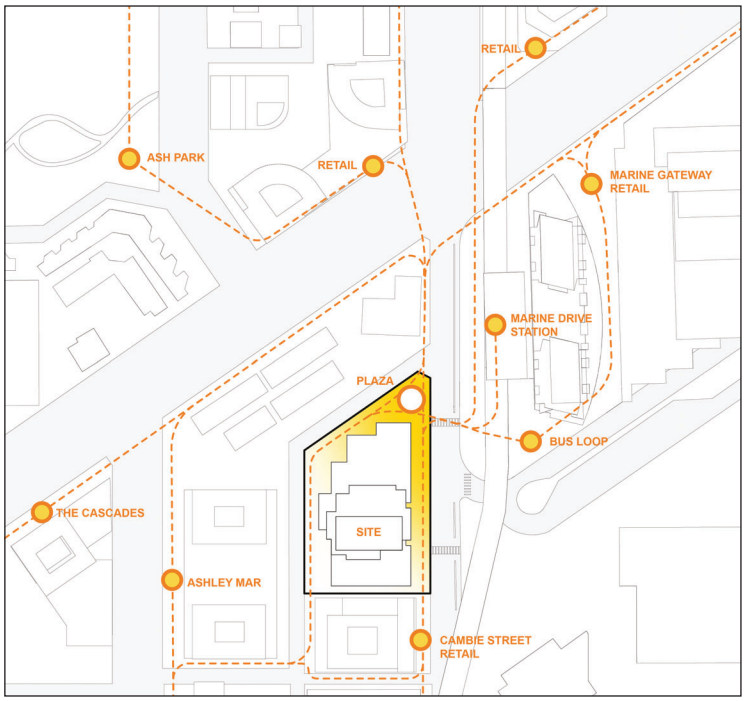


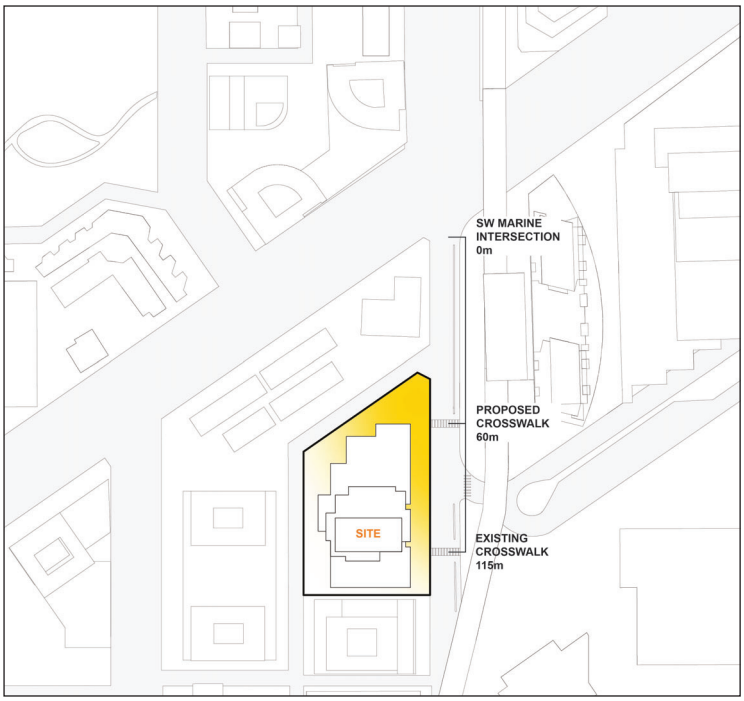


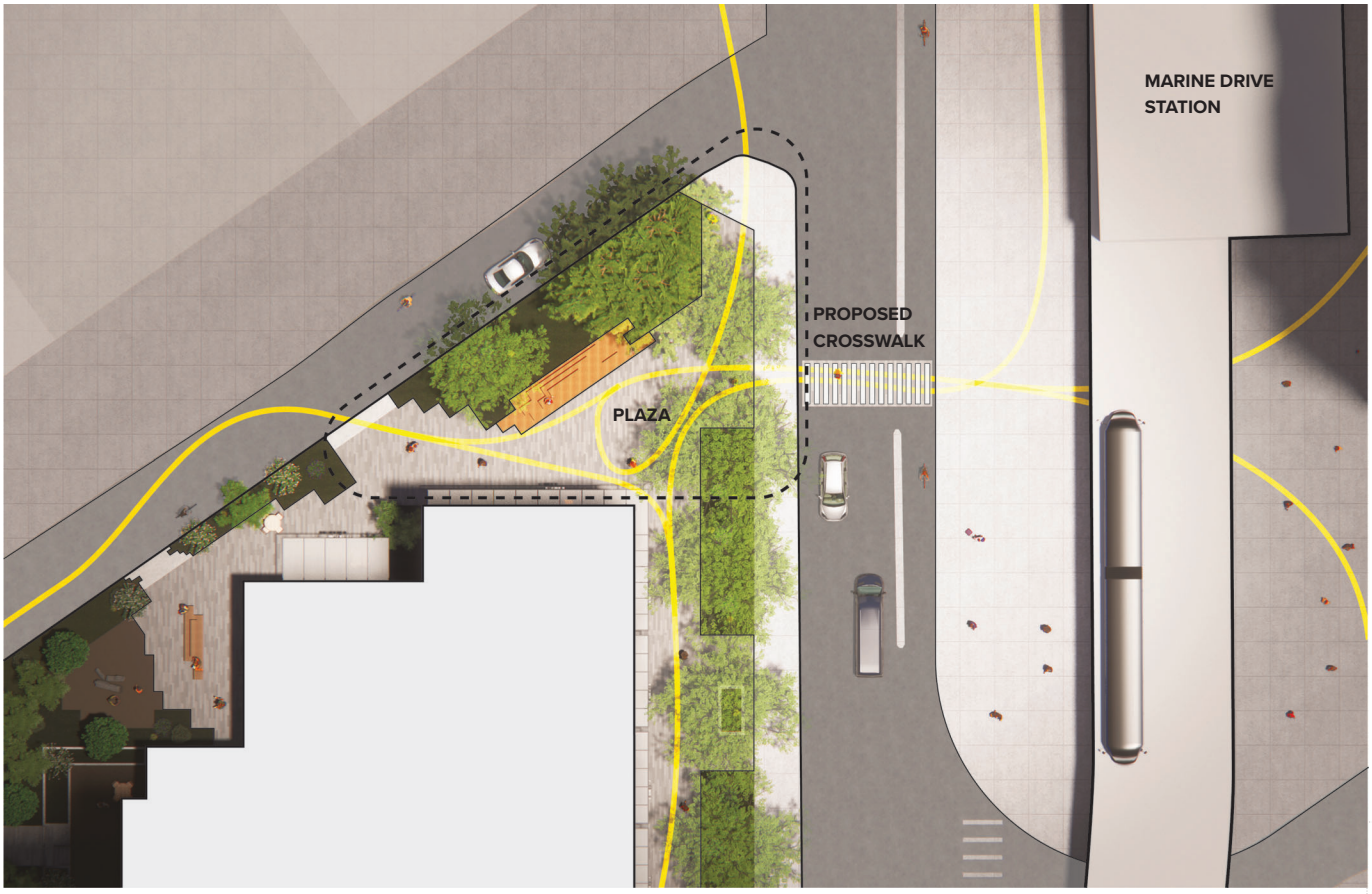
At the epicenter of the neighbourhood , the plaza at the northern tip of the site will form a new node in the pedestrian realm. Located immediately adjacent to the Marine Drive Canada Line Station, it will be a place to eat, play, relax and engage with the community growing around it.

Retention of existing trees form a canopy under which to relax, while integrated landscaping and seating create an attractive meeting point and enrich the commercial functions nearby. We propose a new Cambie Street crosswalk to encourage pedestrian traffic and safe integration with the Marine Gateway 1 development.

Pedestrian Paths 3.10





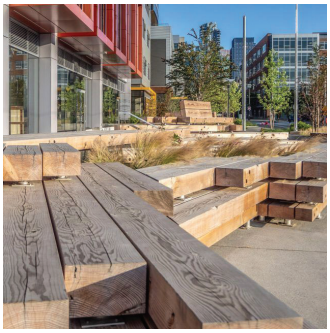

MARINE DRIVE
STATION
PROPOSED
CROSSWALK
PLAZA


RETAIL
AMENITY



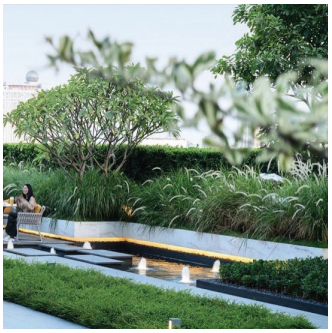
Context Integration

At street level the landscape design creates a stronger connection to the neighborhood by creating a more active streetscape featuring a commercial retain units, private amenity spaces, townhouse units and a large privately owned public space (POPS). A coordinated suite of benches, street trees, bike racks and pedestrian-scaled street-lighting will encourage people to enjoy the space. The development provides both new amenities and a stronger sense of place.



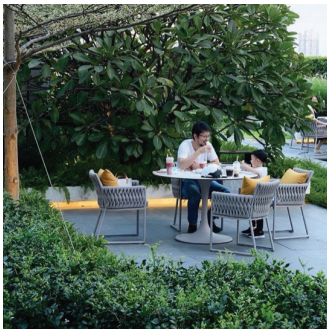
Invitation

The streetscape and plaza design aim to expand and animate the current public realm to encourage recreational activities and social interactions for residents, visitors, neighbours and shoppers alike. The focal part of the landscape design is a large plaza (POPS) located on the north corner of the site next to the adjacent lane. Bounded by a series of mature existing deciduous conifer and deciduous trees which will be retained. At the base of these trees, a large heavy timber wood bench creates an inviting feature element. The use of heavy timbers and iron fittings are designed to reference the industrial nature of the nearby riverfront.



Depth of View

The mature trees will frame views into the plaza creating an interesting entry sequence while also shielding the plaza from traffic and moderating the scale of the podium. Taken together, the plaza, seating element, large trees, site furnishings and attractive commercial units create both an attractive route and destination for visitors, neighbours and residents alike.



Landscape Comfort

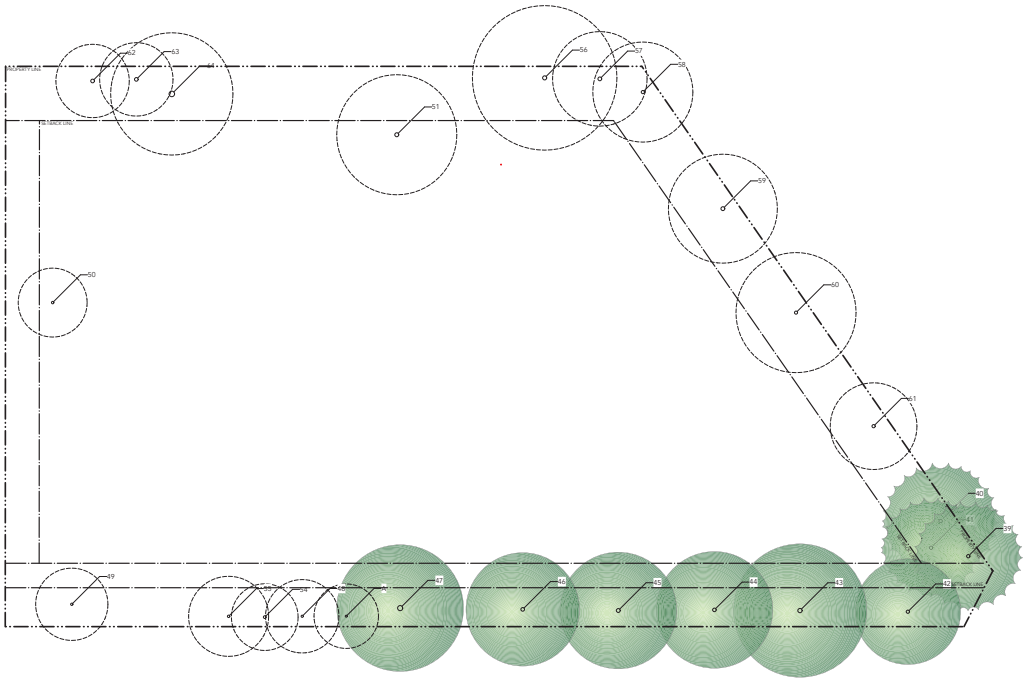
The plaza and surrounding amenity spaces will be calm and welcoming spaces, surrounded by nature. The existing tree canopy will be buffered with an understory native planting that will attenuate noise from the street and provide shelter from the afternoon sun. The orientation of the amenity spaces provide good access to morning light, particularly the playground. The heavy timber seating element, set away from the podium and under the canopy of the conifer trees will be a comfortable space to sit throughout the day, with filtered light coming through the high canopy of the trees.

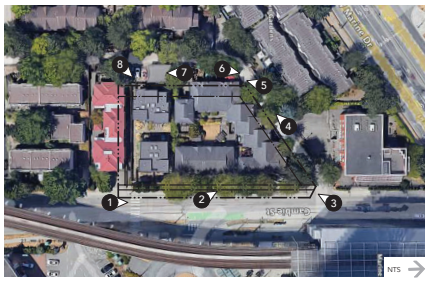
GENERAL TREE PROTECTION FENCING TYP NOTES:

1. ALL COMPONENTS AND WORKMANSHIP TO CONFORM TO CANADIAN LANDSCAPE STANDARDS TYPICAL.
2. POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS IF MINIMUM UTILITY SETBACKS PERMIT.
3. ALL TREE STAKES TO HAVE A MINIMUM 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE AND GAS ALIGNMENTS.
4. ALL ROOTBALL HOLES TO BE DUG BY HAND WHEN CLOSER TO 1.0M (40") TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS. FOR TREES WITH DRIPLINES FROM 3M - 5M (9' - 15') FROM CONSTRUCTION ACTIVITY;
5. PLACE STANDARD 'SAFETY ORANGE' SNOWFENCE MIN. OF 4.5M (14'8") FROM TREE TRUNK. EXACT SIZE/SHAPE TO BE DETERMINED ON SITE
6. FOR EXCAVATION WITHIN 1-3M (3' - 9') OF ANY TREE'S DRIPLINE, ROOT PRUNING REQUIRED TO A DEPTH OF 500MM (20"). IMMEDIATELY AFTER EXCAVATION, PRUNE ALL EXPOSED ROOTS FLUSH WITH THE EXCAVATION WALL.
7. A MAXIMUM OF 25% OF ANY TREE'S ROOTS AT THE DRIPLINE SHOULD BE IMPACTED BY EXCAVATION IF THE TREE IS EXPECTED TO SURVIVE.
8. INSTALL AND MAINTAIN HOARDING IN CLEAN AND SAFE CONDITION THROUGHOUT CONSTRUCTION PROCESS.
9. HOARDING REQUIREMENTS ARE ON ALL EXISTING TREES THROUGHOUT CONSTRUCTION. ALL EQUIPMENT, SOIL, BUILDING MATERIAL AND OTHER DEBRIS SHALL BE KEPT OUTSIDE THE HOARDING.
10. IF HOARDING IS PUNCTURED AND DAMAGE OCCURS TO HOARDED TREE(S), NOTIFY LANDSCAPE ARCHITECT.
11. THE BEST METHOD TO AVOID SOIL COMPACTION IS TO KEEP OFF. THIS INCLUDES RESTRICTING ALL TRAFFIC BOTH VEHICULAR AND PEDESTRIAN FROM CROSSING OVER THE ROOT ZONES, AND RESTRICTING EVEN TEMPORARY MATERIAL STORAGE UNDER TREES.
12. EXCAVATION AROUND TREES WITHIN DRIP LINE OF TREES ONLY WHERE INDICATED ON PLANS AND AS DIRECTED BY THE CONSULTANT.
13. DURING ANY EXCAVATION WITHIN THE DRIP LINE OF A TREE THE CONTRACTOR SHALL EXCAVATE AROUND TREE ROOTS AS DIRECTED BY THE CONSULTANT. DO NOT CUT TREE ROOTS UNLESS DIRECTED BY THE CONSULTANT.
14. TREES AND OTHER DESIRABLE VEGETATION TO BE TOTALLY FENCED. FENCING TO BE MAINTAINED FOR THE DURATION OF THE PROJECT.
15. EXCAVATION FOR NEW CONSTRUCTION WITHIN THE DRIP LINES OF TREES: HAND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS
16. USE NARROW TINE SPADING FORKS TO PROBE AND COMB SOIL TO EXPOSE ROOTS;
17. RELOCATE ROOTS INTO BACKFILL AREAS WHENEVER POSSIBLE. IF LARGE MAIN LATERAL ROOTS ARE ENCOUNTERED, EXPOSE BEYOND EXCAVATION LIMITS AS REQUIRED TO BEND AND RELOCATE WITHOUT BREAKING.
18. UTILITY TRENCHING WITHIN THE DRIP LINES OF TREES: TUNNEL UNDER AND AROUND ROOTS BY HAND DIGGING;
19. DO NOT CUT MAIN LATERAL ROOTS;
20. CUTTING OF SMALLER ROOTS THAT INTERFERE WITH INSTALLATION OF NEW WORK SHALL BE DONE WITH CLEAN SHARP TREE PRUNING TOOLS;
21. ROOTS THAT ARE ENCOUNTERED IMMEDIATELY ADJACENT TO THE LOCATION OF NEW CONSTRUCTION AND ARE TOO DIFFICULT TO RELOCATE SHALL BE CUT 150MM (6") BACK FROM NEW CONSTRUCTION. USE CLEAN SHARP TREE PRUNING TOOLS;
22. PROTECTION OF EXPOSED ROOTS: DO NOT ALLOW EXPOSED ROOTS TO DRY OUT PRIOR TO PLACEMENT OF PERMANENT COVER.
23. PROVIDE ONE OF THE FOLLOWING TEMPORARY REMEDIAL MEASURES:
24. A. PROVIDE TEMPORARY EARTH COVER. MAINTAIN MOISTURE.
    B. PACK WITH WET PEAT MOSS. MAINTAIN MOISTURE.
    C. PACK WITH FOUR LAYERS OF WET UNTREATED BURLAP. MAINTAIN MOISTURE.
25. TEMPORARILY SUPPORT AND PROTECT EXPOSED ROOTS FROM DAMAGE UNTIL PERMANENTLY RELOCATED AND COVERED WITH BACKFILL.
26. WATER PUDDLE BACKFILL AROUND ROOTS TO ELIMINATE VOIDS AND AIR POCKETS
27. REMOVAL OF STREET TREES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TREE MANAGEMENT PLAN

SYMBOL	DESCRIPTION
	TREE PROTECTION BARRIER FENCE Refer to Tree Protection Notes for Requirements
61	EXISTING TREE TO BE REMOVED Refer to Arborist Report
47	EXISTING DECIDUOUS TREE TO BE RETAINED Refer to Arborist Report
39	EXISTING CONIFEROUS TREE TO BE RETAINED Refer to Arborist Report






1 CAMBIE STREET


2 CAMBIE STREET


3 CORNER OF CAMBIE STREET AND LANE

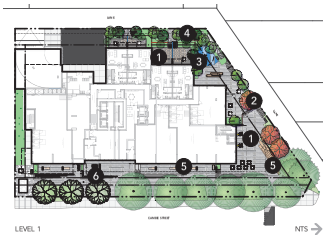

4 NORTHERN LANE


5 CORNER OF NORTHERN AND WESTERN LANE


6 CORNER OF NORTHERN AND WESTERN LANE


7 WESTERN LANE


8 WESTERN LANE



1 PAVING


CIP CONCRETE PAVING


CONCRETE UNIT PAVER


WOOD DECK

2 LANDSCAPE BOULDER


LANDSCAPE BOULDER

3 PLAY


POURED IN PLACE RUBBER SURFACING


LOG TANGLE


CLIMBING NET

4 PLANTING


TREE BERM & PLANTING



5 BENCH

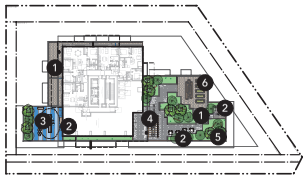

LOG STACK BENCH




WOOD BENCH

6 BIKE RACK


304 ZOE BIKE RACK



LEVEL 7 NTS

1 PAVING



CONCRETE UNIT PAVER



WOOD DECK

2 SEATING



FIREPIT WITH COUCH

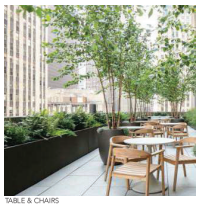


TABLE & CHAIRS



WOOD BENCH

3 PLAY



POURED IN PLACE RUBBER SURFACING



HOPSCOTCH



PLAY PANEL



SLIDE AND TUNNEL ON BERM

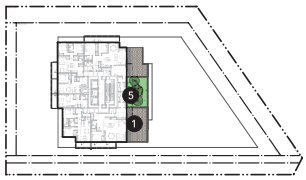
4 OUTDOOR KITCHEN & DINNING



OUTDOOR DEKTON KITCHEN TOP & BAR TABLE



OUTDOOR KITCHEN AND TERRLS

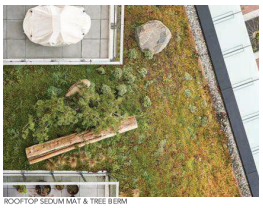


LEVEL 35 NTS

5 ROOFTOP PLANTING



ROOFTOP TREE BERM & PLANTING



ROOFTOP SEDUM MAT & TREE BERM



6 URBAN AGRICULTURE



URBAN AGRICULTURE PLANTERS

Landscape Concept Drawings 3.13

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MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 1 Asphalt Paving
	PAVING TYPE 2 CIP Concrete Paving
	PAVING TYPE 3 Concrete Unit Pavers, Mix of White & Natural, 24" x 6" , 16" x 8", 18" x 6"
	PAVING TYPE 6 Wood Deck
	PAVING TYPE 7 PIP Play Surface
	GRAVEL STRIP
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub & Tree Area, with Berm
	CIP CONCRETE WALL
	ALUMINUM GUARDRAIL With Gate, 42" High
	FROST GLASS PRIVACY SCREEN 6' High
	BIKE RACK
	OUTDOOR TABLE AND CHAIRS
	TIMBER BENCH
	LOG TANGLE WITH NET 5' High, 7' Diameter, with 6' Fall Area
	LOG STACK SEATING
	LOGS
	LANDSCAPE BOULDERS
	BUILDING OUTLINE


PLAY AREA


POURED IN PLACE RUBBER SURFACING


PAVING


TREE BERM


LOG STACK BENCH

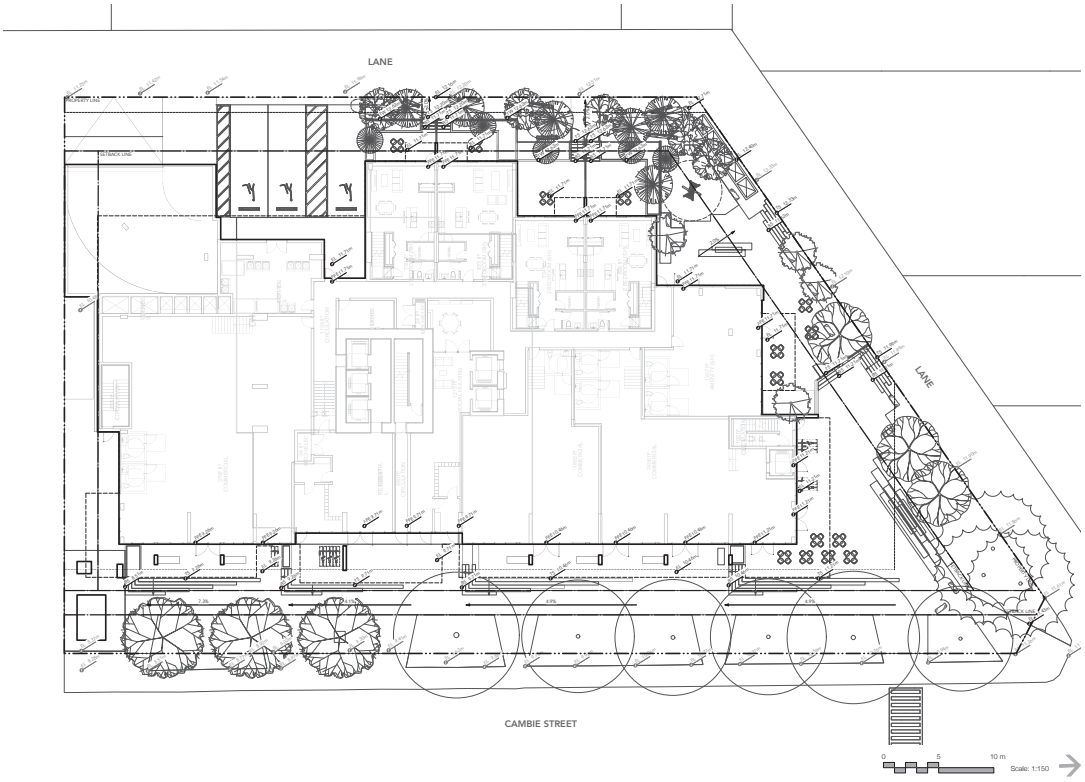
PROPERTY LINE
PARKADE BELOW
BUILDING CANOPY ABOVE
PROPOSED TREES
EXISTING TREES

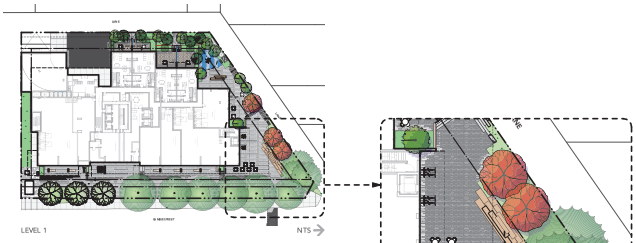
GENERAL GRADING NOTES:

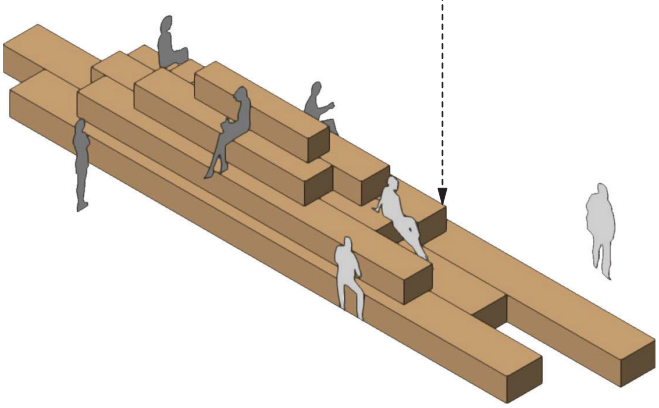
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4. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. REFER TO CIVIL FOR EXCAVATION DEPTHS, BACKFILL, AND BASE MATERIAL FOR ALL LANDSCAPE ITEMS SHOWN ON PLAN.
6. SLOPE SHALL MATCH EXISTING GRADE ALONG ALL PROPERTY LINES.
7. REFER TO CIVIL ENGINEER'S PRECISE GRADING PLANS FOR SITE GRADING PLANS FOR SITE GRADING, DRAINAGE, AND UTILITY LOCATIONS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE ARCHITECT'S PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE ACTUAL LOCATION AND ELEVATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION.
9. ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH EXISTING GRADING AT PROJECT LIMITS, GRADING LIMITS, AND EXISTING SIDEWALK. PRECISE ELEVATIONS INDICATED ON PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
10. THE DEBRIS CREATED BY LANDSCAPE GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF LEGALLY OFF SITE.
11. FINAL GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION OF PLANTING.

GRADING LEGEND

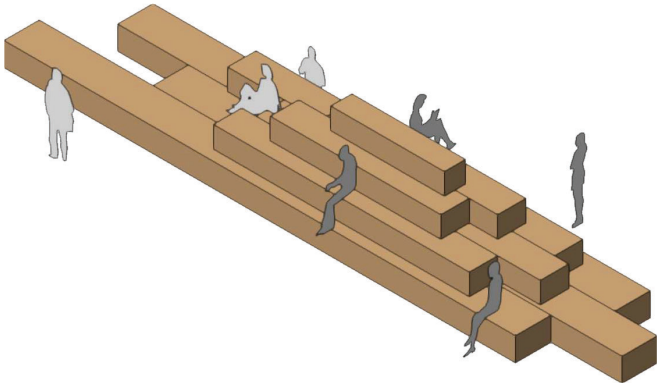
SYMBOL	DESCRIPTION
EL 0.00	EXISTING ELEVATION
EL 0.00	PROPOSED ELEVATION
TS 0.00	TOP OF STAIRS ELEVATION
BS 0.00	BOTTOM OF STAIRS ELEVATION
1%	SLOPE AND DIRECTION





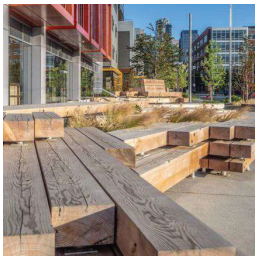


1 LOG STACK SEATING - LEFT SIDE
Scale: 1:25



2 LOG STACK SEATING - RIGHT SIDE
Scale: 1:25

PRECEDENT IMAGES





Landscape Concept Drawings 3.13

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MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 6 Wood Deck
	PLANTING TYPE 3 Green Roof Area, with Berm
	ALUMINUM GUARDRAIL 42" High
	FROST GLASS PRIVACY SCREEN 6' High
	LOGS
	LANDSCAPE BOULDERS
	BUILDING OUTLINE
	PROPERTY LINE
	BUILDING CANOPY ABOVE
	PROPOSED TREES



ROOFTOP SEDUM MAT & TREE BERM



WOOD DECK

0 5 10m
Scale: 1:150

Landscape Concept Drawings 3.13

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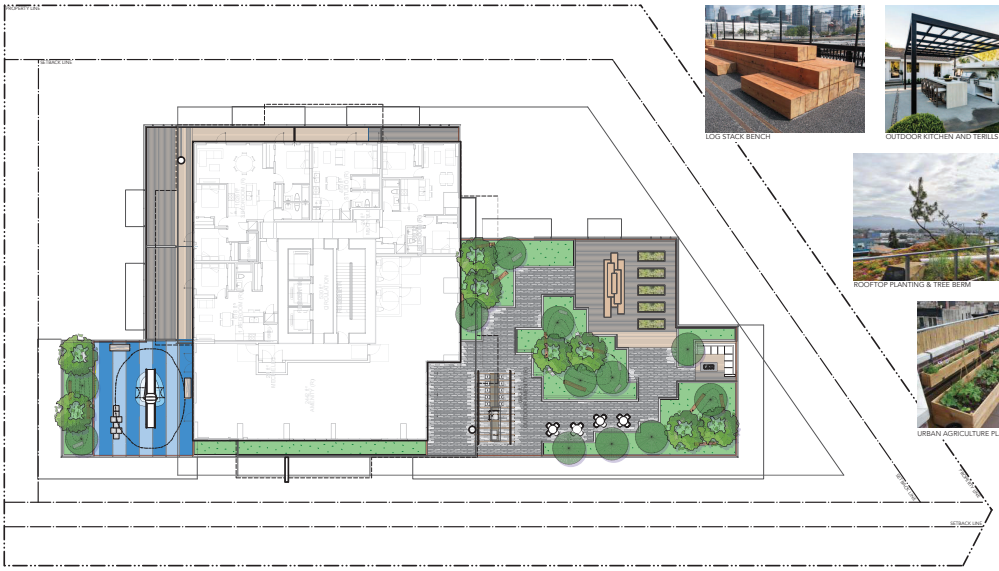
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	PAVING TYPE 6 Wood Deck
	PAVING TYPE 7 PIP Play Surface
	PLANTING TYPE 2 Shrub & Tree Area, with Berm
	URBAN AGRICULTURE PLANTER
	CIP CONCRETE WALL
	LOGS
	LANDSCAPE BOULDERS
	ALUMINUM GUARDRAIL 42" High
	FROST GLASS PRIVACY SCREEN 6' High
	TRELLIS
	OUTDOOR KITCHEN AND BAR TABLE With BBQ and Sink
	TIMBER BENCH
	OUTDOOR COUCH AND FIREPLACE
	OUTDOOR TABLE AND CHAIRS
	SLIDE AND TUNNEL With 6' Fall Zone
	BUILDING OUTLINE
	PLAY PANEL


PAVING


WOOD DECK


POURED IN PLACE RUBBER SURFACING


PLAY AREA



LOG STACK BENCH

OUTDOOR KITCHEN AND TERILLS

ROOFTOP PLANTING & TREE BERM

URBAN AGRICULTURE PLANTERS

LOG STACK SEATING

BUILDING OUTLINE

PROPERTY LINE

BUILDING CANOPY ABOVE

PROPOSED TREES

0 5 10 m
Scale: 1:150

Landscape Concept Drawings 3.13

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MATERIALS LEGEND

SYMBOL	DESCRIPTION
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	PLANTING TYPE 2 Shrub & Tree Area, with Berm
	CIP CONCRETE WALL
	ALUMINUM GUARDRAIL 42" High
	LOGS
	LANDSCAPE BOULDERS
	BUILDING OUTLINE
	PROPERTY LINE
	BUILDING CANOPY ABOVE
	PROPOSED TREES


ROOFTOP PLANTING & TREE BERM


WOOD DECK

0 5 10 m
Scale: 1:150

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	LOGS
	LANDSCAPE BOULDERS
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	BUILDING CANOPY ABOVE
	PROPOSED TREES


ROOFTOP PLANTING & TREE BERM

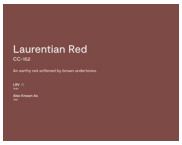

WOOD DECK

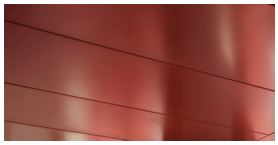
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Scale: 1:150

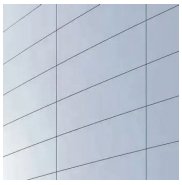


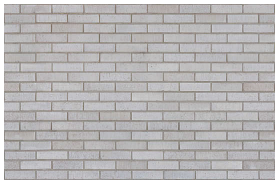
The site's location near the Fraser River served as the source of inspiration for the materiality and aesthetic expression of the building. The constant flow of timber rafts down the river and the mills still functioning along its banks serve as a reminder of Vancouver's industrial roots. They also provide a rich palette of colour and material to draw from that is specific to our site. The logs when sunbleached on the river become grey and have an silver reflectivity in the sunlight, and once milled, the redwood pulp can take on a deep earthy red tone.











MATERIAL SYSTEMS


1. Louver Screen Wall Panels. Mechanical Roof.


2. Aluminium Metal Panel Color: CC-152 Laurentian Red.


3. Aluminium Metal Panel Color: Grey 1481 Half Moon Crest.


4. Aluminium Solid Panel Upstands Color: 2122-70 Snow White


5. Painted Concrete Color: White 2123-70 Ice Mist.


6. Glass Railing System Top Mounted.

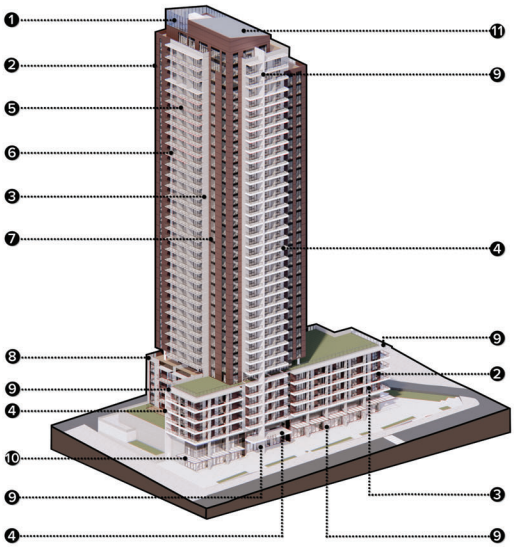

7. Window Wall System Double Glazed.

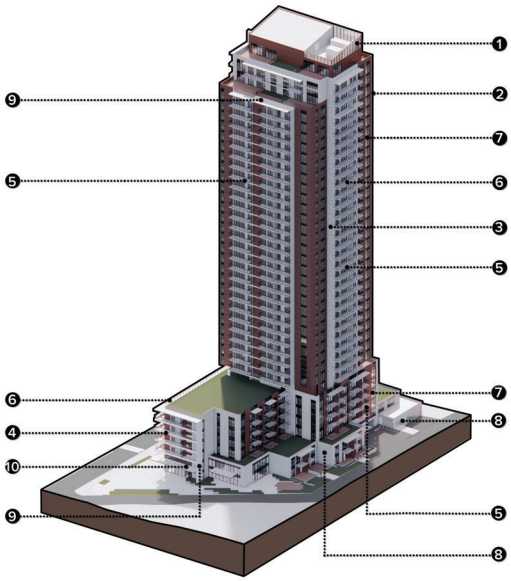

8. Brick Cladding System. Podium & Townhouses.


9. Architectecutal Concrete Fins & Podium Columns.


10. Aluminium Translucent Canopy Systems.


11. Metal Roofing Steel Panels.





View from the Canada Line



View from the South-East



View from the Plaza



View from Cambie Street



View from Ash Park



View from North Laneway



View from South Laneway



4.0 Sustainability



Sustainability Strategies Overview 4.1

The proposed project integrates inventive measures to minimize its environmental footprint and bolster its overall resilience.

The proposed design adheres with the City of Vancouver Green Building Policy for Rezonings' sustainability objectives relating to Low Carbon Design, Energy Efficiency, and building's resiliency.

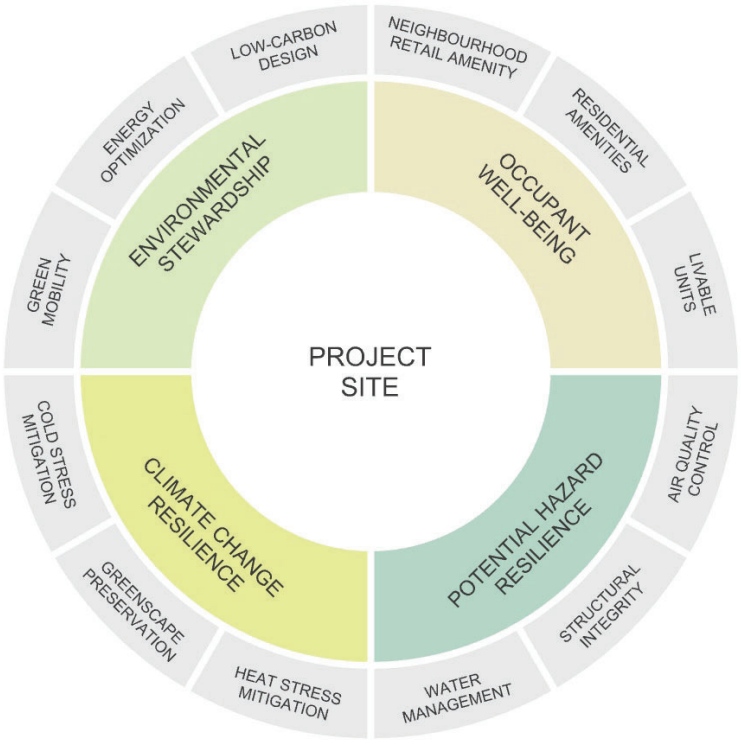
Overall, the project strives to safeguard the well-being of ocupants by implementing the following sustainability features organized within 4 categories:

ENVIRONMENTAL STEWARDSHIP

CLIMATE CHANGE RESILIENCE

POTENTIAL HAZARD RESILIENCE

OCCUPANT WELL-BEING



Sustainability Features Overview 4.2

GREEN MOBILITY

-The project site is located in proximity to a vast range of public transit networks and walkable communities.

-The project commits to the provision of EV Charging stations as required, to incentivize the use of zero-emission vehicles.

-The project provides easy access to secure Bike parking to incentivize the increase of bike travel options.

HEAT-STRESS MITIGATION

-Mechanical cooling in each residential unit to ensure occupant comfort during anticipated heat stress periods.

AIR QUALITY CONTROL

-Filtration of outside air incorporated into ventilation systems to provide better air filtration in the event of wildfire related poor air quality.

RESIDENTIAL AMENITIES

-Provision of shared indoor and outdoor spaces that are designed to provide enjoyable shared spaces to residents and increasing opportunities for social interaction.

LOW-CARBON DESIGN

-The project's Material selection will consider minimizing embodied carbon in construction materials.

COLD-STRESS MITIGATION

-High performance insulation and airtight building envelope for thermal comfort resilience during cold-stress periods.

STRUCTURAL INTEGRITY

-Structure designed to applicable VBBL standards in order to preserve life safety and enable egress to protect human health and safety in event of an earthquake.

LIVABLE UNITS

-Residential units with access to private balconies that offer residents access to fresh air and nature.

-Residential unit mix that supports a variety of household types including families with children.

-Residential units designed for adequate daylight access in living spaces to promote healthy living environments.

ENERGY OPTIMIZATION

-The project will provide a dedicated energy recovery ventilation unit per residential unit to reduce heating required.

-The project will provide Low-flow water fixtures to reduce hot water usage and energy required for generation.

-Energy efficient building design systems will reduce overall energy required.

GREENSCAPE PRESERVATION

- The project's landscape design will generate a verdant environment that nurtures the region's greenscape. It will include drought-resistance planting to mitigate impact of future droughts on vegetation.

WATER MANAGEMENT

-Footprint Permeability through impervious surfaces, raingardens, and greenery helps to control the release of rainwater runoff to help mitigate flooding.

-Low-flow fixtures incorporated into project to reduce overall water usage of the building during droughts and periods with water restrictions.

NEIGHBOURHOOD RETAIL AMENITY

Enable residents and the community to:
-Mixed Use Development to support thriving neighbourhoods.

-Provision of a CRU space to enable residents meet their daily needs close to home and increasing opportunities for social connections.

5.0 Project Stats



SITE INFORMATION				
Civic Address:	8427 Cambie Street, Vancouver, BC, V6P 3J9			
Legal Description:	LOT A, DISTRICT LOT 311, GROUP 1, NEW WESTMINSTER LAND DISTRICT PLAN EPP82413			
Property ID:	030633206			
	m^2	ft^2	*ha*	*ac*
Gross Site Area	2,060.3	22,177.0	0.21	0.51

Civic Address:	8471 Cambie Street, Vancouver, BC, V6P 3J9			
Legal Description:	LOT B, DISTRICT LOT 311, GROUP 1, NEW WESTMINSTER LAND DISTRICT PLAN EPP82414			
Property ID:	030633214			
	m^2	ft^2	*ha*	*ac*
Gross Site Area	846.4	9,111.0	0.08	0.21

Civic Address:	8483 Cambie Street, Vancouver, BC, V6P 3J9			
Legal Description:	LOT 8 OF LOT B, BLOCK 7, DISTRICT LOT 311 PLAN 9020			
Property ID:	005162823			
	m^2	ft^2	*ha*	*ac*
Gross Site Area	846.9	9,116.0	0.08	0.21

	m^2	ft^2	*ha*	*ac*
TOTAL GROSS SITE AREA	3,753.6	40,404.0	0.38	0.93

ZONING DATA			
	Existing	**Marine Landing Updates**	**Proposed**
Zoning classification	RT-2	Social Housing - Marine Landing Choice of use at grade	CD-1
FSR Permissible	0.75	**N/A**	**7.73**
Building Height (Storeys)	200%	N/A	37
Building Height (M, ft.)	9.2	N/A	117.3m (384' 10")
Amenity Level Height	N/A	N/A	20.2m (66')
Mech. Elev. Overrun	N/A	N/A	3.0m (10')

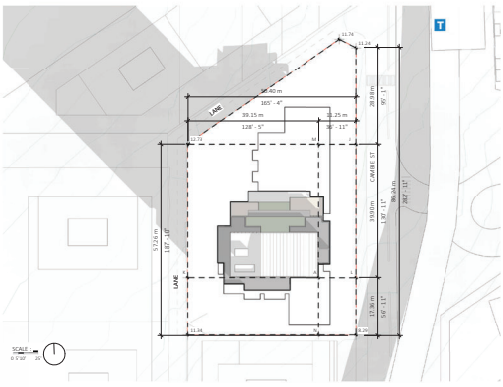
SETBACKS				
	Marpole Community Area Plan		**Proposed**	
	m	*ft*	*m*	*ft*
Front Cambie st. Setbacks	3.5m Dedication + 2.2 SRW + 3m above 4th storey		9.9m	
Interior Side Yard Setbacks - South		10' / 40' for building above 60' / 80' T-T		10' Podium / 80' T-T
Laneway Setbacks - North and West		16' / 30' for building above 2nd Storey / 80' T-T		16' / 30'-35' for building above 2nd Storey / 85' T-T

BUILDING HEIGHT CALCULATION USING THE BASE SURFACE METHOD

Base surface is determined by interpolating between established building grades at the corners of our site to determine the elevations of points J,K,L,M and N. These point determine a hypothetical plane called the Base Surface.

Point A is the highest point on our building in relation to our base surface. We determine the height of point A on our base surface by interpolating between points K and L or between points M and N. Our building height is then measured from the point A on our base surface to the highest point of our building.

** We have noted a discrepancy between the buidling grades provided and the spot elevations on the survey plan. For the purposes of base surface calculation, we are using elevations from buidling grades, as directed by City of Vancouver guidelines.



1 SITE PLAN BUILDING HEIGHT
1 : 500



2 BUILDING HEIGHT SECTION
1 : 400

STEP 1
Calculate Point K

(12.73 - 11.34) / 57.26 = (K - 11.34)/ 17.36
K = 11.76

STEP 2
Calculate Point L

(11.24 - 8.29) / 86.24 = (L - 8.29)/ 17.36
L = 8.88

STEP 3
Calculate Point A

(K - L) / 50.4 = (A - L)/ 11.25
(11.76 - 8.88) / 50.4 = (A - 8.88) / 11.25
A = 9.52

STEP 4
Calculate Building Height

Measure from elevation of point A to top of building
BUILDING HEIGHT = 117.04m

FSR Summary 5.3

Summary

TOWER PLATE = 8096 sf			
37 STOREYS			
USE	NET AREA		% Residential Area
RESIDENTIAL	249,415	sq. ft.	82.4%
SOCIAL HOUSING TARGET	53,258	sq. ft.	17.6%
TOTAL RESIDENTIAL	302,673	sq. ft.	100%

COMMERCIAL	9,664	sq. ft.

TOTAL GFA	326,442	sq. ft.
TOTAL NET AREA	312,337	sq. ft.
SITE AREA	40,404	sq. ft.
FSR	7.73	

Amenity

USE	# OF UNITS	REQUIRED AREA PER UNIT		INDOOR REQUIRED		INDOOR PROVIDED		OUTDOOR REQUIRED		OUTDOOR PROVIDED	
		m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2
SOCIAL HOUSING	55	1.39	15.00	76	825	113	1217	76	825	146	1574
RESIDENTIAL (INDOOR)	330	1.20	12.91	396	4260	511	5496	-			
RESIDENTIAL (OUTDOOR)		2.00	21.52	-				660	7102	636	6843

Breakdown

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

Market Residential

Type	STUDIO	1 BED	2 BED	3 BED	Total Qty
CoV Unit Size ft2	400	550	750	1000	
Average Proposed Unit Size ft2	395	560	745	950	
Target			Target 35%		
LEVEL 37 - PH L2					
LEVEL 36 - PH L1	-	-	1	4	5
LEVEL 35	1	1	3	1	6
LEVEL 34	3	4	3	1	11
LEVEL 33	3	4	3	1	11
LEVEL 32	3	4	3	1	11
LEVEL 31	3	4	3	1	11
LEVEL 30	3	4	3	1	11
LEVEL 29	3	4	3	1	11
LEVEL 28	3	4	3	1	11
LEVEL 27	3	4	3	1	11
LEVEL 26	3	4	3	1	11
LEVEL 25	3	4	3	1	11
LEVEL 24	3	4	3	1	11
LEVEL 23	3	4	3	1	11
LEVEL 22	3	4	3	1	11
LEVEL 21	3	4	3	1	11
LEVEL 20	3	4	3	1	11
LEVEL 19	3	4	3	1	11
LEVEL 18	3	4	3	1	11
LEVEL 17	3	4	3	1	11
LEVEL 16	3	4	3	1	11
LEVEL 15	3	4	3	1	11
LEVEL 14	3	4	3	1	11
LEVEL 13	3	4	3	1	11
LEVEL 12	3	4	3	1	11
LEVEL 11	3	4	3	1	11
LEVEL 10	3	4	3	1	11
LEVEL 9	3	4	3	1	11
LEVEL 8	3	4	3	1	11
LEVEL 7	1	1	1	1	4
LEVEL 6	4	7	5	2	18
RESIDENTIAL UNIT SUM	87	117	91	35	330
% BY TYPE	26%	35%	28%	11%	100%

Social Housing

Type	STUDIO	1 BED	2 BED	3 BED	Total Qty
CoV Unit Size ft2	400	550	750	1000	
Average Proposed Unit Size ft2	380	550	780	970	
Target			Target 50%		
LEVEL 5	3	6	6	2	17
LEVEL 4	3	6	6	2	17
LEVEL 3	3	6	6	2	17
LEVEL 1	-	-	4	-	4
SOCIAL HOUSING UNIT SUM	9	18	22	6	55
% BY TYPE	16%	33%	40%	11%	100%

Wheelchair Accessible

Type	STUDIO	1 BED	2 BED	3 BED	Total Qty
Wheelchair Accessible	Target 55 Units x 5% = 2.75 Units				
LEVEL 5	0	0	0	0	0
LEVEL 4	0	0	0	0	0
LEVEL 3	1	1	1	1	4
LEVEL 1	0	0	0	0	0
SOCIAL HOUSING UNIT SUM	1	1	1	1	4



Efficiency Summary

LEVEL	LEASABLE ESTIMATES	CORE / CORRIDOR / SERVICES / AMENITY / LOBBIES	TOTAL AREA	EFFICIENCY
	sq ft	sq ft	sq ft	%
37	3,016	602	3,618	83.4%
36	5,046	1,206	6,252	80.7%
35	5,088	1,163	6,251	81.4%
34	6,789	1,307	8,096	83.9%
33	6,789	1,307	8,096	83.9%
32	6,789	1,307	8,096	83.9%
31	6,789	1,307	8,096	83.9%
30	6,789	1,307	8,096	83.9%
29	6,789	1,307	8,096	83.9%
28	6,789	1,307	8,096	83.9%
27	6,789	1,307	8,096	83.9%
26	6,789	1,307	8,096	83.9%
25	6,789	1,307	8,096	83.9%
24	6,789	1,307	8,096	83.9%
23	6,789	1,307	8,096	83.9%
22	6,789	1,307	8,096	83.9%
21	6,789	1,307	8,096	83.9%
20	6,789	1,307	8,096	83.9%
19	6,789	1,307	8,096	83.9%
18	6,789	1,307	8,096	83.9%
17	6,789	1,307	8,096	83.9%
16	6,789	1,307	8,096	83.9%
15	6,789	1,307	8,096	83.9%
14	6,789	1,307	8,096	83.9%
13	6,789	1,307	8,096	83.9%
12	6,789	1,307	8,096	83.9%
11	6,789	1,307	8,096	83.9%
10	6,789	1,307	8,096	83.9%
9	6,789	1,307	8,096	83.9%
8	6,789	1,307	8,096	83.9%
7	3,249	3,340	6,589	49.3%
6	11,914	2,618	14,532	82.0%
5	12,037	2,618	14,655	82.1%
4	12,037	2,618	14,655	82.1%
3	12,037	2,618	14,655	82.1%
2	3,208	5,650	8,858	36.2%
1	11,002	6,783	17,785	61.9%
TOTALS	261,937	64,505	326,442	80.2%

Balcony %

LEVEL	BALCONY AREA
	sq ft
37	717
36	978
35	716
34	986
33	986
32	986
31	986
30	986
29	986
28	986
27	986
26	986
25	986
24	986
23	986
22	986
21	986
20	986
19	986
18	986
17	986
16	986
15	986
14	986
13	986
12	986
11	986
10	986
9	986
8	986
7	986
6	1,487
5	1,487
4	1,487
3	1,044
2	199
1	0
TOTAL	35,723
TOTAL GFA	326442
% BALCONY AREA	11%

Storage

USE	LEVEL	# OF UNITS	WITH IN-SUITE STORAGE	REQUIRE BULK STORAGE	5.7 m^3
RESIDENTIAL	37	-	-	-	-
	36	5	5	0	0
	35	6	6	0	0
	34	11	10	1	5.7
	33	11	10	1	5.7
	32	11	10	1	5.7
	31	11	10	1	5.7
	30	11	10	1	5.7
	29	11	10	1	5.7
	28	11	10	1	5.7
	27	11	10	1	5.7
	26	11	10	1	5.7
	25	11	10	1	5.7
	24	11	10	1	5.7
	23	11	10	1	5.7
	22	11	10	1	5.7
	21	11	10	1	5.7
	20	11	10	1	5.7
	19	11	10	1	5.7
	18	11	10	1	5.7
	17	11	10	1	5.7
	16	11	10	1	5.7
	15	11	10	1	5.7
	14	11	10	1	5.7
	13	11	10	1	5.7
	12	11	10	1	5.7
	11	11	10	1	5.7
	10	11	10	1	5.7
	9	11	10	1	5.7
	8 - TYPICAL	11	10	1	5.7
	7 - AMENITY	4	3	1	5.7
	6	18	14	4	22.8
TOTAL		330	298	32	182

USE	LEVEL	# OF UNITS	WITH IN-SUITE STORAGE	REQUIRE BULK STORAGE	5.7 m^3
SOCIAL HOUSING	5	17	12	5	28.5
	4	17	12	5	28.5
	3	17	11	6	34.2
	1	4	4	-	-
TOTAL		55	39	16	91

Parking Count 5.6

Parking Bylaw Review Summary						
		Requirement	Minimum	Maximum		
Parking/Loading Description	Space Type		Required	Permitted	Notes	Provided
Non-Residential Accessible Parking	Accessible	Commercial: 1 space for first 500 sqm, plus 0.4 spaces per 100sqm	1	n/a		1
Residential Accessible Parking	Accessible	Residential: 1 space for first 7 units, plus 0.034 spaces for each extra unit	14	n/a	2 van accesible spaces required, remaining spaces 2.5m plus 1.5m shared buffer	14
Residential/Commercial	Standard/SC	None	0	n/a		214
Social Housing Required		0.33 spaces per residential unit (within TOA)	18			18
Vehicle Parking Residential Visitors	Standard/SC	Minimum of 0.05 spaces/unit, maximum 0.10 spaces per unit	19	39		19
Total Parking Space						266
Passenger Spaces	Class A	Residential: A minimum of one space for any development with 50 to 125 dwelling untis, plus one space for every additional 150 dwelling units Commercial: A minimum of one space for each 4,000 square meters	3	n/a	Providing all 3 spaces on P1 instead of 1 on L1	3
Service Vehicle Loading	Class A	Residential: At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units. Commercial: No req.	2	n/a	Provide 2 spaces on P1 for residential (size 2.7m by 5.5m)	2
	Class B	Residential: At least one space for 300 to 499 dwelling untis; and at least one additional space for any portion of each additional 200 dwelling units. Commercial: A minimum of one space for the first 2325 square meters of gross floor area plus one space for any portion of the next 2325 square meters	3	n/a	Proposing not including additional space required for restaurant use	3

Bike Count 5.7

BICYCLE SPACES								AFTER TDM	
Bicycle Space Requirements [Note: We are assuming Unit total area to calculate bike spaces]				Quantity of Units	Long Term (Class A)	Short Term (Class B)	Aisle min.	Class A Increase %	New Class A Total
Parking Bylaw Sec 006	6.2.1.2 Multipledwelling	Class A	1.5/ Unit where Unit<65 sqm (699sf)	227	341		4ft (1.2 m)		
		Class A	2.5/ Unit where 65< Unit<105 sqm (699-1130sf)	147	368				
		Class A	3.0/unit where 105 sqm<Unit (1130sf)	11	33				
		Class B	2/20 units + 1/ 20 units thereafter			20			
SUBTOTAL				**385**	**742**	20			
	6.2.5.1 Retail & Services	Class A	1/3660sqft	2	2				
		Class B	6/10763sqft			-			
TOTAL					**744**	20		30%	967

Residential Use Bike Space Requirements By Type							
Type	Dimensions		% Required	Req Qty	TDM Increase %	Increase Req Qty	**Provided Qty**
	Min width	Min length					
Class A - Horizontal (Standard) 1800 x 600 mm	0.6 m	1.8 m					494
Class A - Locker 1800 x 600 mm (200mm)	0.6 m, 0.2m	1.8 m	10% min	74	130%	96	144
Class A - Oversize 2400 x 900 mm	0.9 m	2.4 m	5% min	37	130%	48	48
Class A - Vertical 1000 x 600 mm	0.6 m	1.0 m	30% max	223	130%	290	291
Class A - Stacked 1800 x 600 mm (and vertical)	0.6 m	1.8 m (1.0 m)	60% max	409	130%	532	0
TOTAL				**744**	**130%**	**967**	**977**
Class B (On ground Level)				20			
TOTAL				20			

RECYCLING AND GARBAGE STORAGE RECOMMENDATION									
Multi-Family Residential									
Waste	Container Type	A	B	C = A x B	D	E = C / D	F	G	H = F x G
		# of Units	Generation Rate (litre/unit/week)	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (m^2)	Manoeuver Factor	**Req. Area (m^2)**
Garbage	4 Yard Bin	385	53	20,405	3,058	7	2.52	2.25	39.69
Recycling- Glass	240L Cart		2.1	809	240	3	0.42	2.25	2.84
Recycling-Mixed Paper	360L Cart		15	5,775	360	16	0.63	2.25	22.68
Recycling-Cardboard	4 Yard Bin		27.5	10,588	3,058	3	2.52	2.25	17.01
Recycling-Mixed Containers	360L Cart		18.5	7,123	360	20	0.63	2.25	28.35
Compostables	3 Yard Bin		14	5,390	2,294	2	1.98	2.25	8.91
Total									**119.48**
* BASED ON CITY OF VANCOUVER ENGINEERING SERVICES - GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT									**1286**

RECYCLING AND GARBAGE STORAGE RECOMMENDATION									
Retail									
Waste	Container Type	A	B	C = A x B	D	E = C / D	F	G	H = F x G
		Area m2	Generation Rate (litre/unit/week)	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (m^2)	Manoeuver Factor	**Req. Area (m^2)**
Garbage	3 Yard Bin	525	2.25	1,181	2,294	1	1.98	2.25	4.46
Recycling- Glass	240L Cart		0.003	2	240	1	0.42	2.25	0.95
Recycling-Mixed Paper	360L Cart		1.5	788	360	2	0.63	2.25	2.84
Recycling-Cardboard	3 Yard Bin		2.3	1,208	2,294	1	1.98	2.25	4.46
Recycling-Mixed Containers	240L Cart		0.65	341	240	1	0.42	2.25	0.95
Compostables	3 Yard Bin		0	0	2,294	0	1.98	2.25	0.00
Total									**13.66**
* BASED ON CITY OF VANCOUVER ENGINEERING SERVICES - GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT									**147**

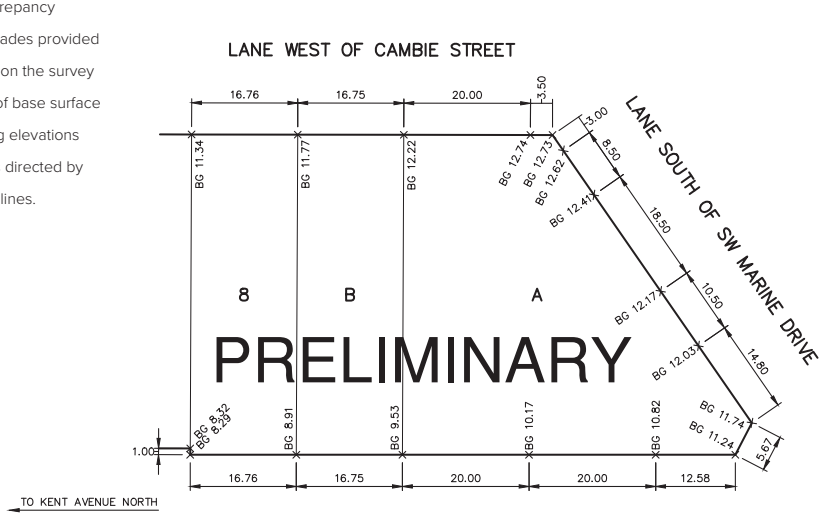
RECYCLING AND GARBAGE STORAGE RECOMMENDATION									
Restaurant									
Waste	Container Type	A	B	C = A x B	D	E = C / D	F	G	H = F x G
		Area m2	Generation Rate (litre/unit/week)	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (m^2)	Manoeuver Factor	**Req. Area (m^2)**
Garbage	360L Cart	227	1.65	375	360	1	0.63	2.25	1.42
Recycling- Glass	240L Cart		0.015	3	240	1	0.42	2.25	0.95
Recycling-Mixed Paper	360L Cart		2.05	465	360	1	0.63	2.25	1.42
Recycling-Cardboard	3 Yard Bin		3.75	851	2,294	1	1.98	2.25	4.46
Recycling-Mixed Containers	360L Cart		2	454	360	1	0.63	2.25	1.42
Tallow/Grease	240L Cart		0.35	79	240	1	0.42	2.25	0.95
Compostables	360L Cart		2	454	360	1	0.63	2.25	1.42
Total									**12.04**
* BASED ON CITY OF VANCOUVER ENGINEERING SERVICES - GARBAGE & RECYCLING STORAGE AMENITY DESIGN SUPPLEMENT									**130**



6.0 Arch. Drawings



** We have noted a discrepancy between the buidling grades provided and the spot elevations on the survey plan. For the purposes of base surface calculation, we are using elevations from buidling grades, as directed by City of Vancouver guidelines.



BENCH MARK: ELEVATION: 19.494 DESCRIPTION: SURVEY MONUMENT MARKED V-632 AT THE SOUTH WEST CORNER OF SEVENTIETH AVENUE AND MARINE DRIVE.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

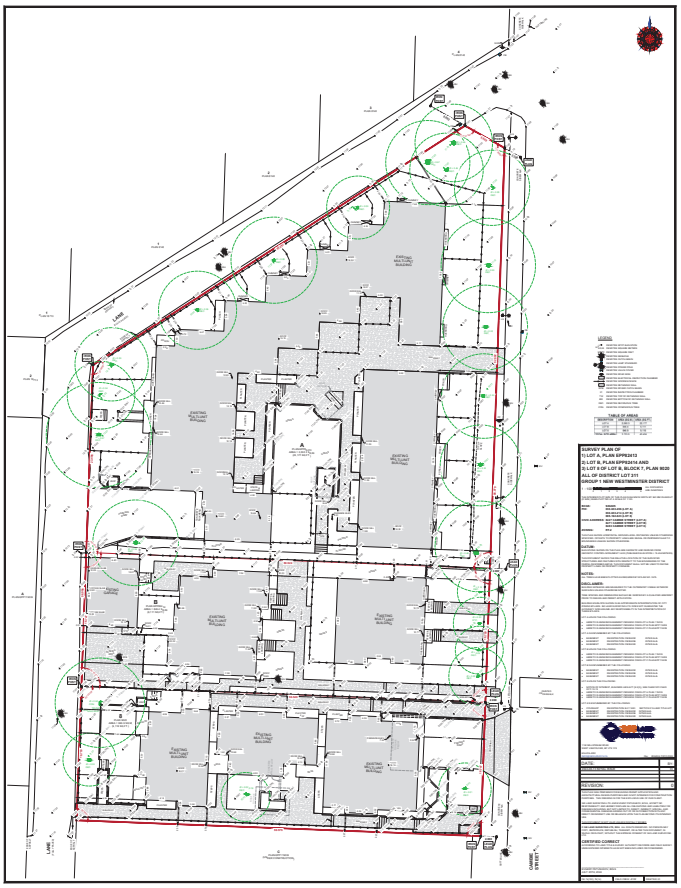
BUILDING GRADE ELEVATIONS FOR LOT 8, BLK. 7, PLAN VAP9020, LOT A, PLAN EPP82413 AND LOT B, PLAN EPP82414, D.L. 311.

DATE: 2024-08-06 | DESIGN: F.G.
DWG: B.F.G. | CHK: M.P.
REF: FILE 2024-00070.

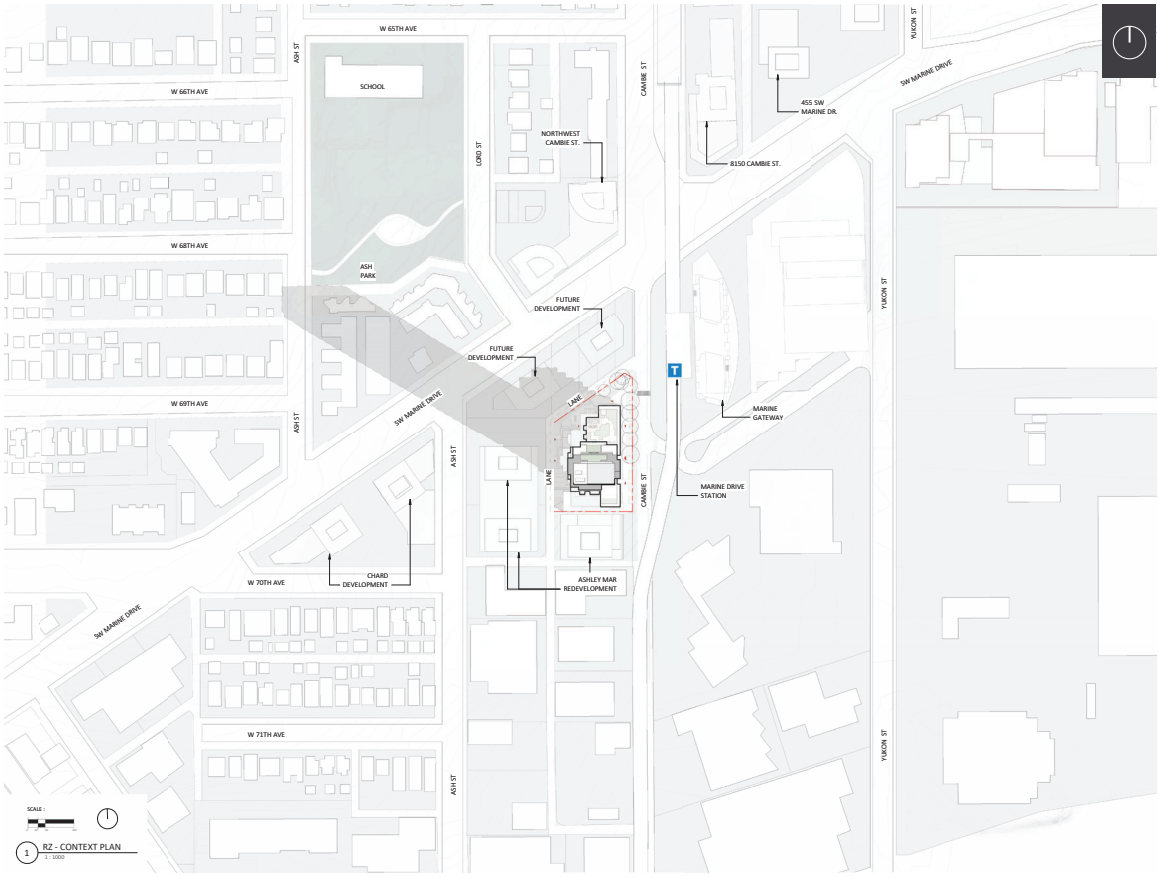
SCALE: 1:500
DWG. NO. BG-2024-00070
SHEET 1 OF 1 | REVISION:

Site Survey 6.2

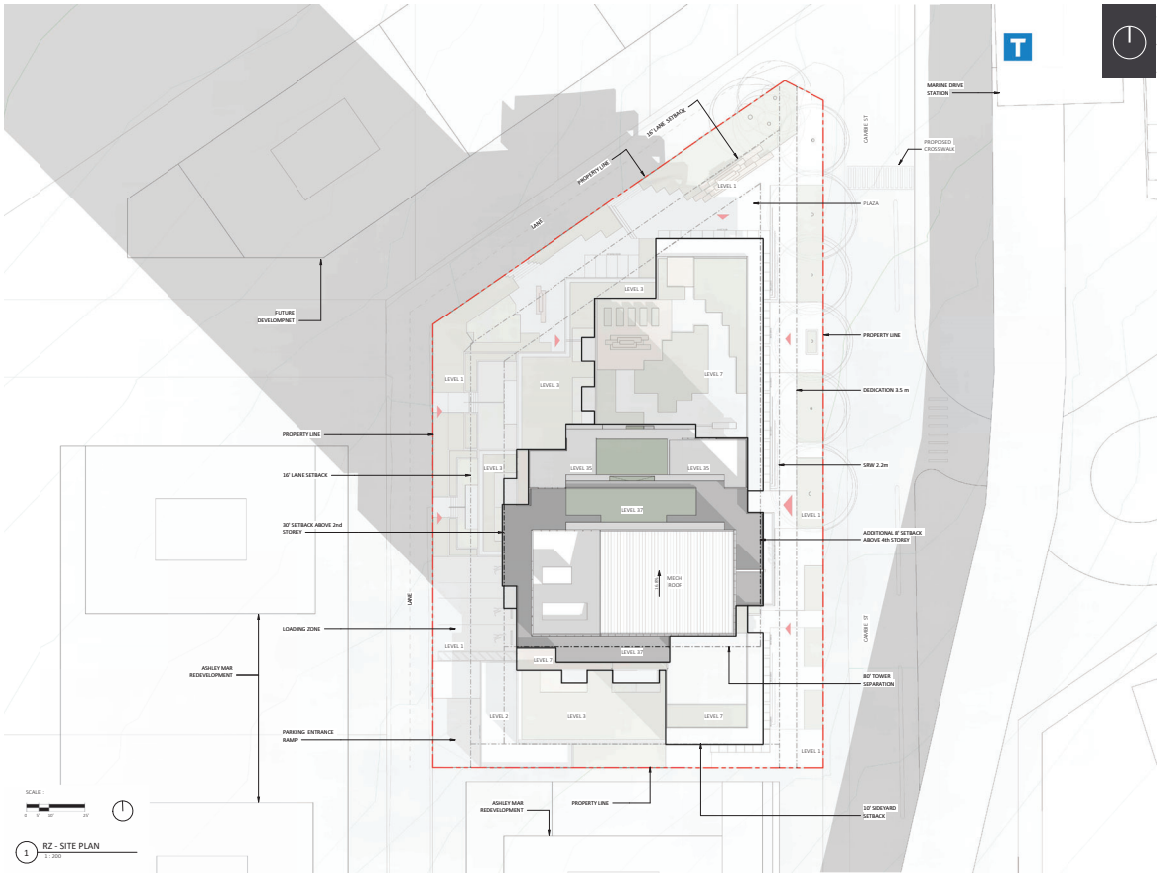
** We have noted a discrepancy between the buidling grades provided and the spot elevations on the survey plan. For the purposes of base surface calculation, we are using elevations from buidling grades, as directed by City of Vancouver guidelines.



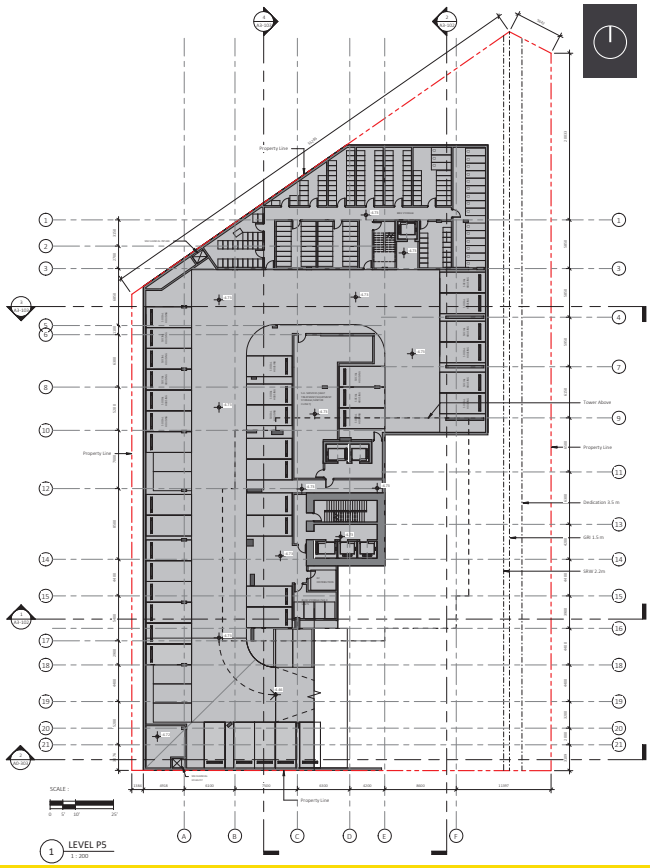
Context Plan 6.3



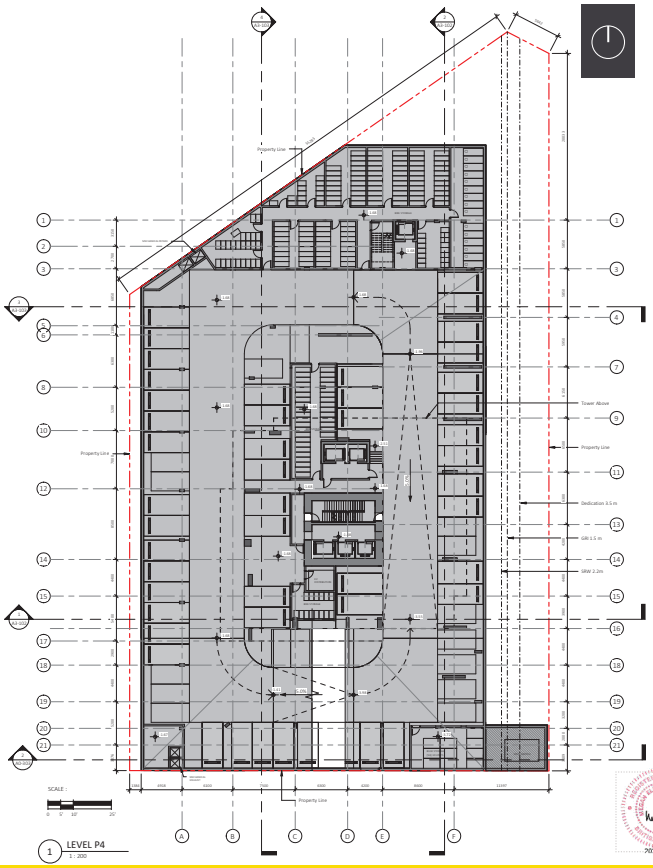
Site Plan 6.4


MARINE DRIVE STATION
PROPOSED CROSSWALK
CAMBIE ST
10' LANE SETBACK
PROPERTY LINE
LANE
PLAZA
FUTURE DEVELOPMENT
PROPERTY LINE
DEDICATION 3.5 m
SRW 2.2m
PROPERTY LINE
16' LANE SETBACK
30' SETBACK ABOVE 2nd STOREY
ADDITIONAL 8' SETBACK ABOVE 4th STOREY
MECH ROOF
LANE
LOADING ZONE
ASHLEY MAR REDEVELOPMENT
80' TOWER SEPARATION
PARKING ENTRANCE RAMP
ASHLEY MAR REDEVELOPMENT
PROPERTY LINE
10' SIDEYARD SETBACK
SCALE :
1 RZ - SITE PLAN
1 : 200

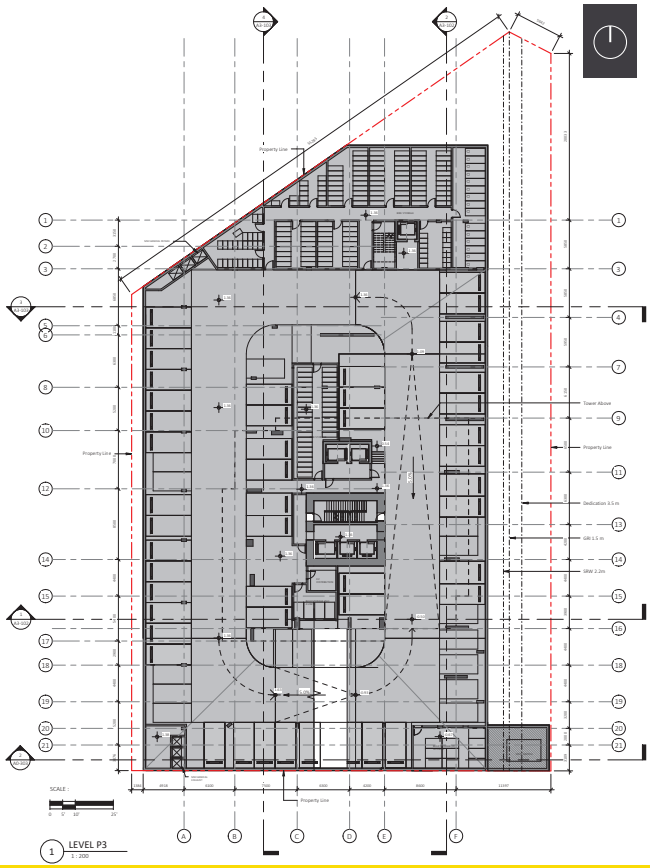
Floor Plan - P5



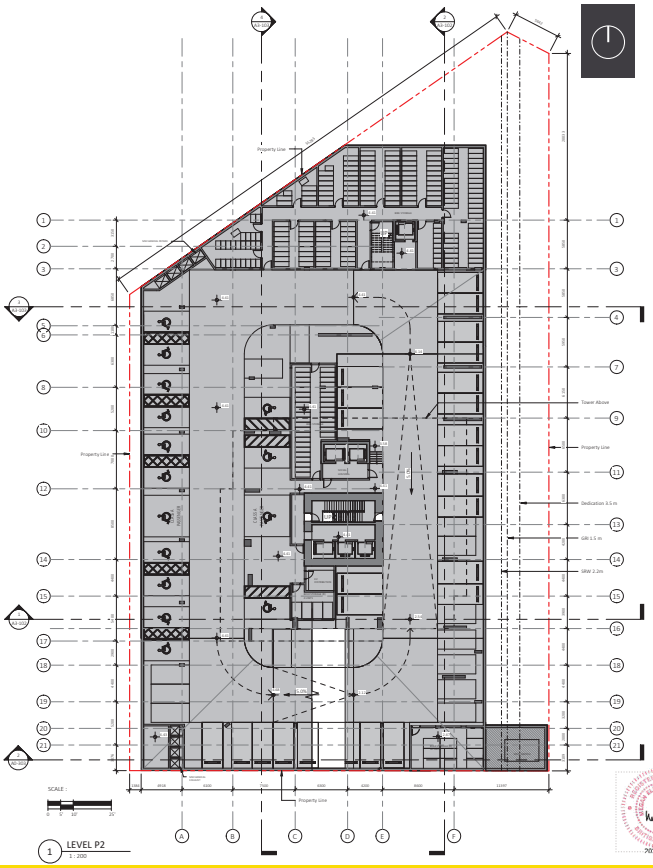
Floor Plan - P4



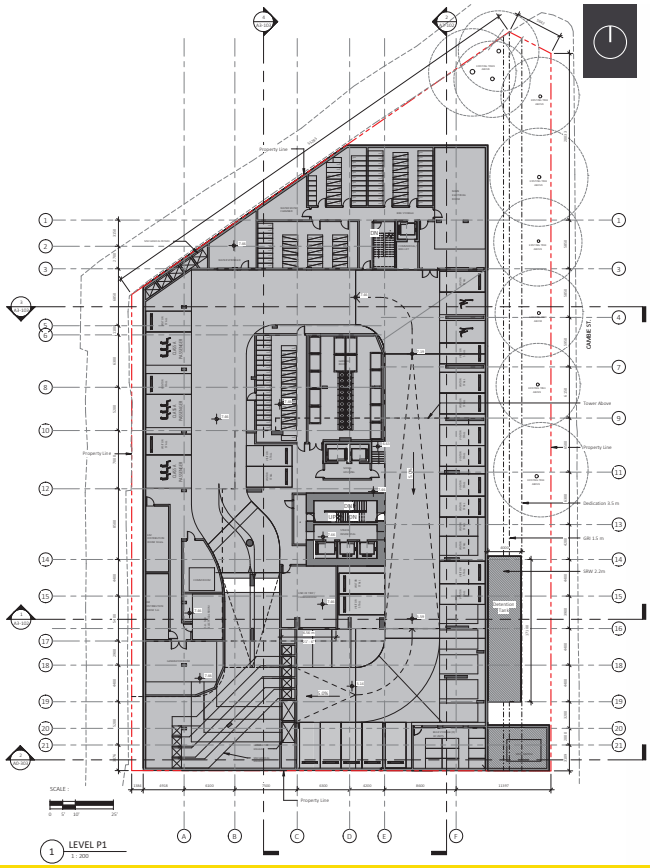
Floor Plan - P3



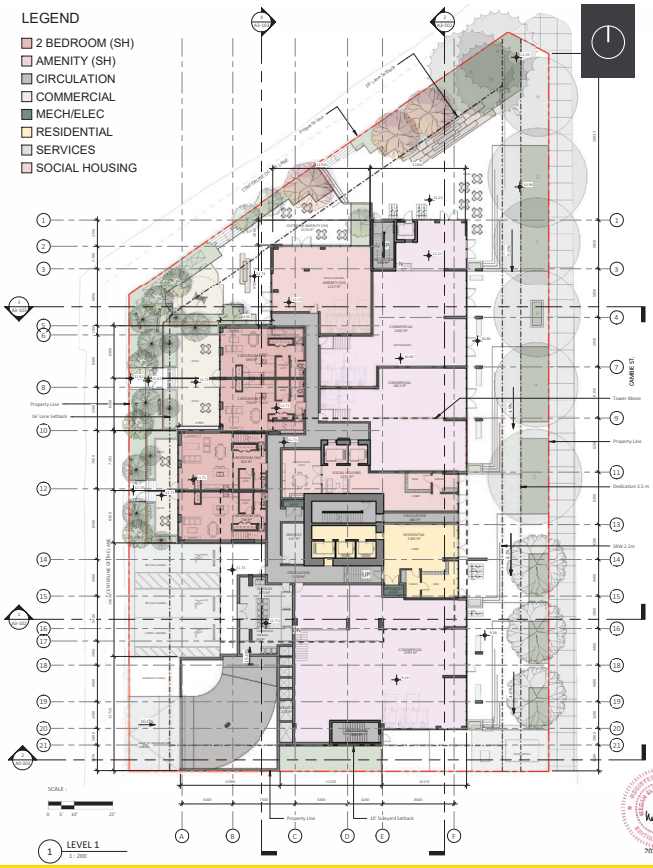
Floor Plan - P2



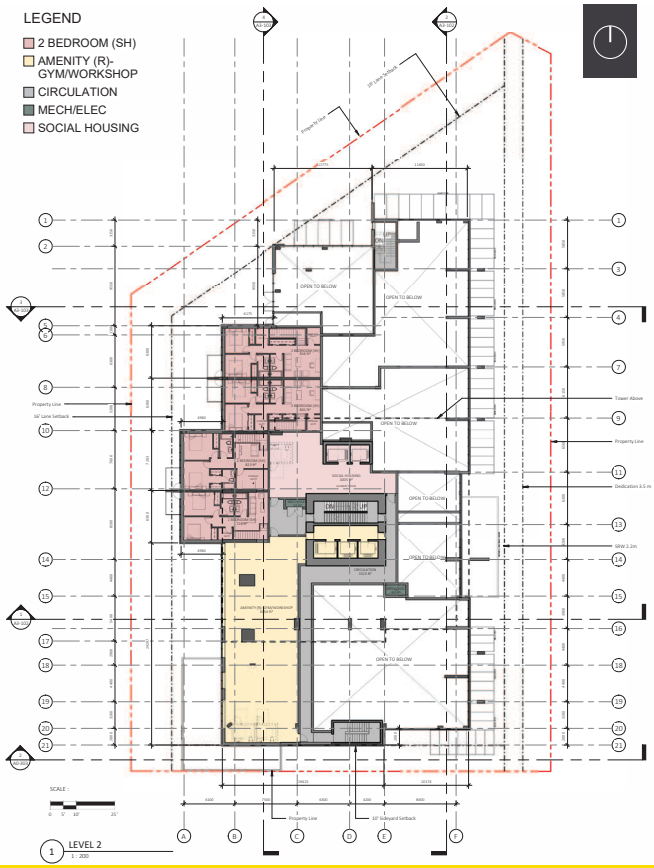
Floor Plan - P1



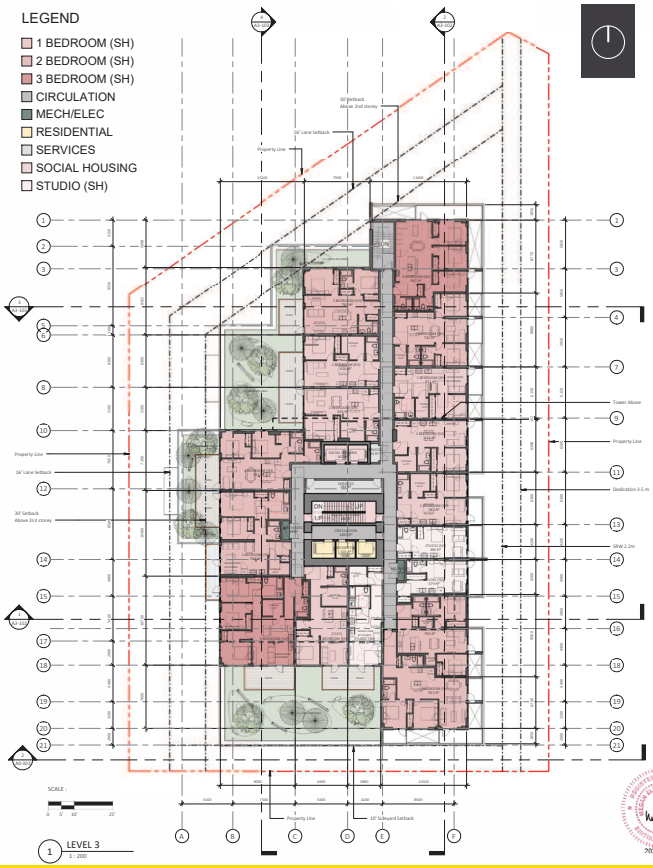
Floor Plan - Level 01 (Social Housing + Commercial)



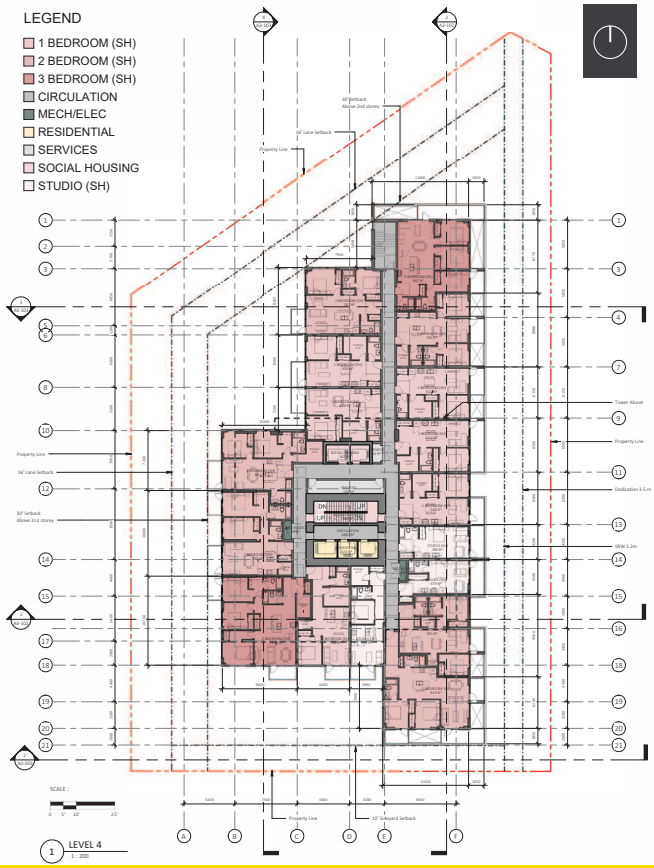
Floor Plan - Level 02 (Social Housing + Strata Amenity)



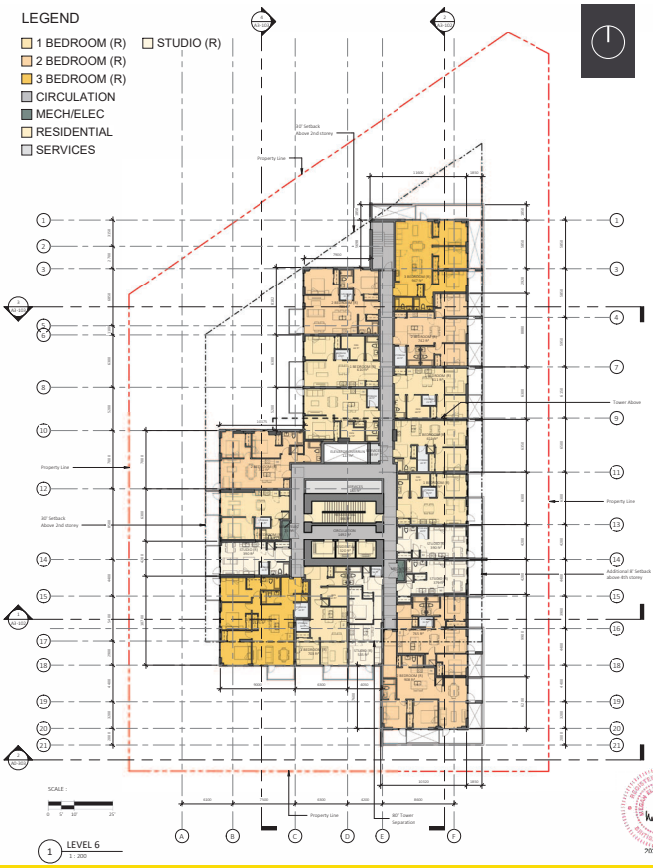
Floor Plan - Level 03 (Social Housing)



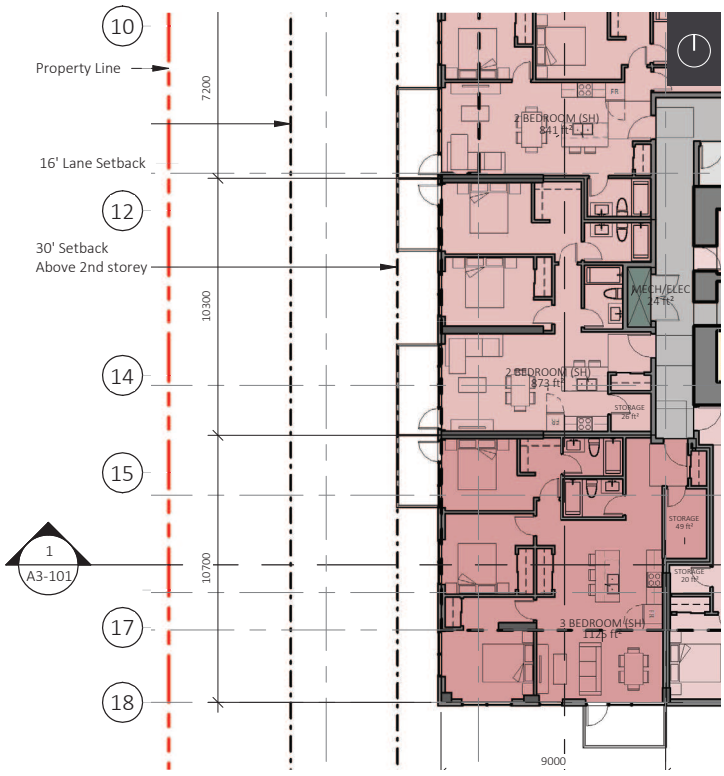
Floor Plan - Level 04-05 (Social Housing)



Floor Plan - Level 06 (Social Housing + Strata Residential)



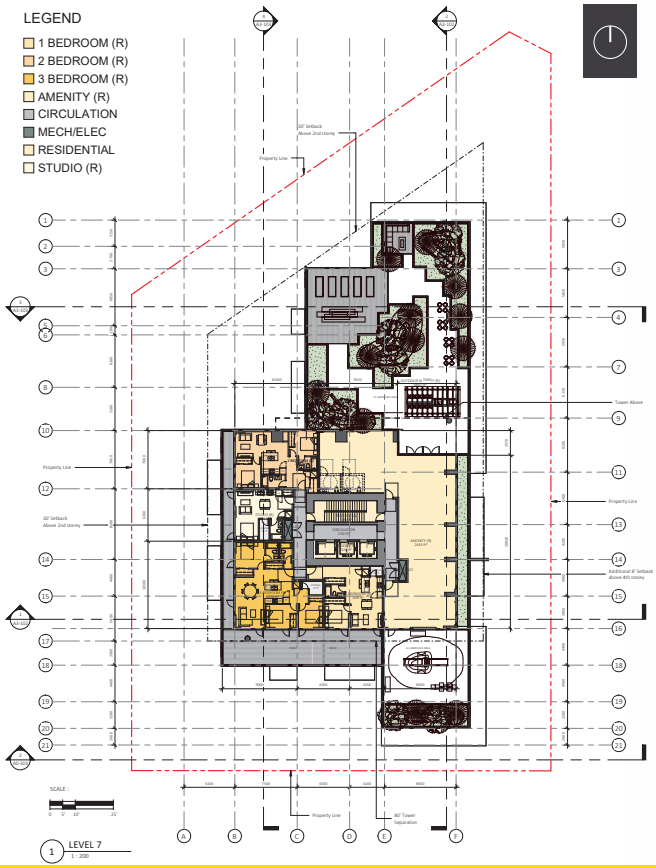
Social Housing 2 Bedroom and 3 Bedroom Units



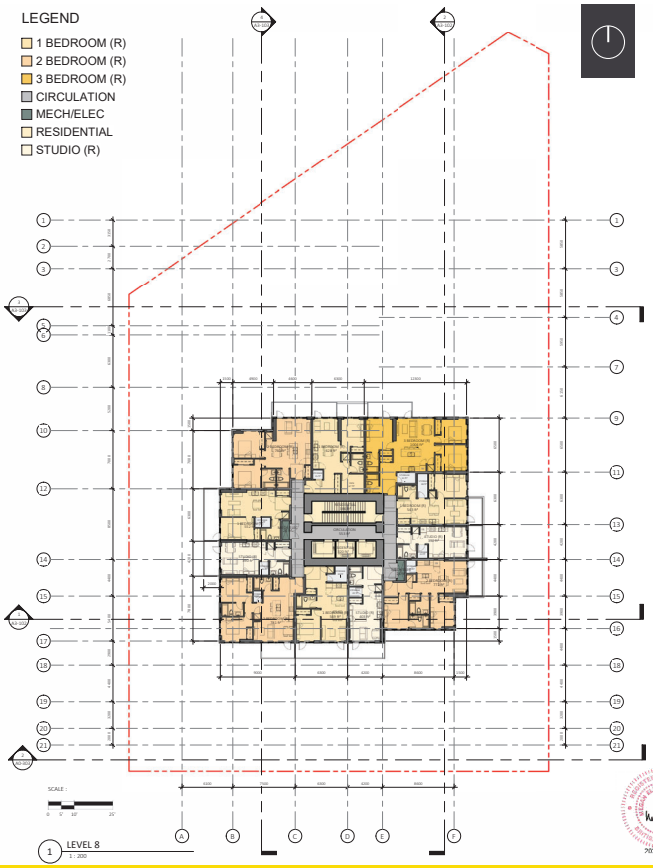
Social Housing Studio and 1 Bedroom Units



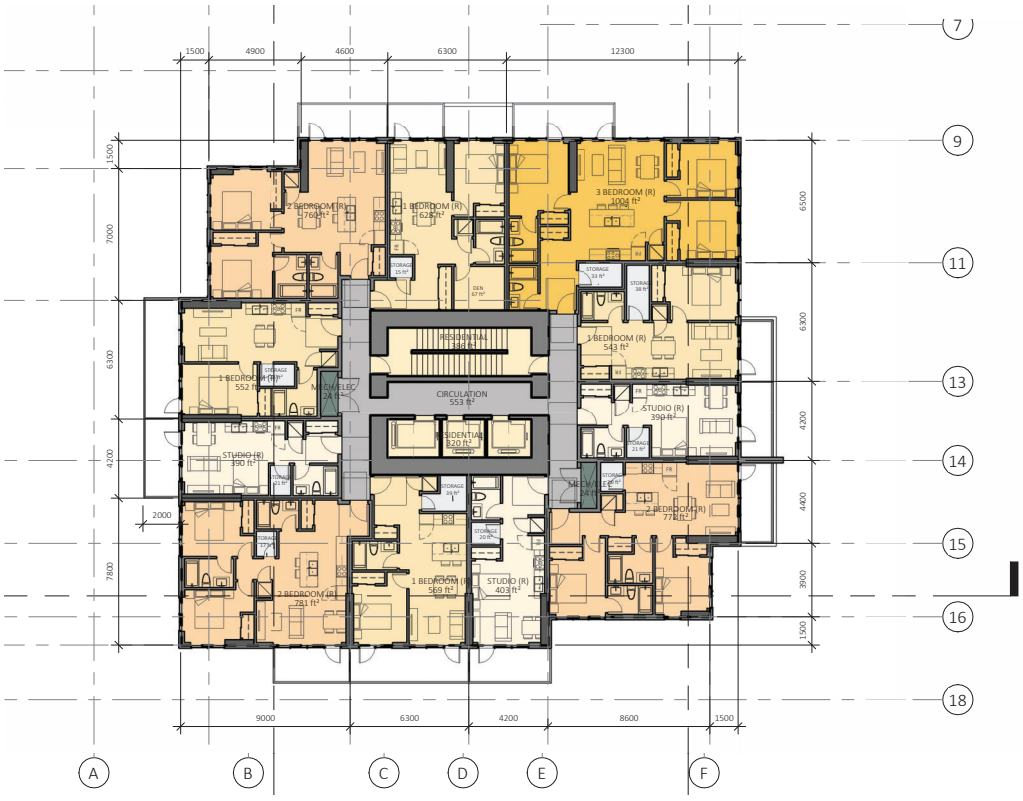
Floor Plan - Level 07 (Strata Residential + Amenity)



Floor Plan - Level 08 (Typ. Strata Residential Level 08-34)



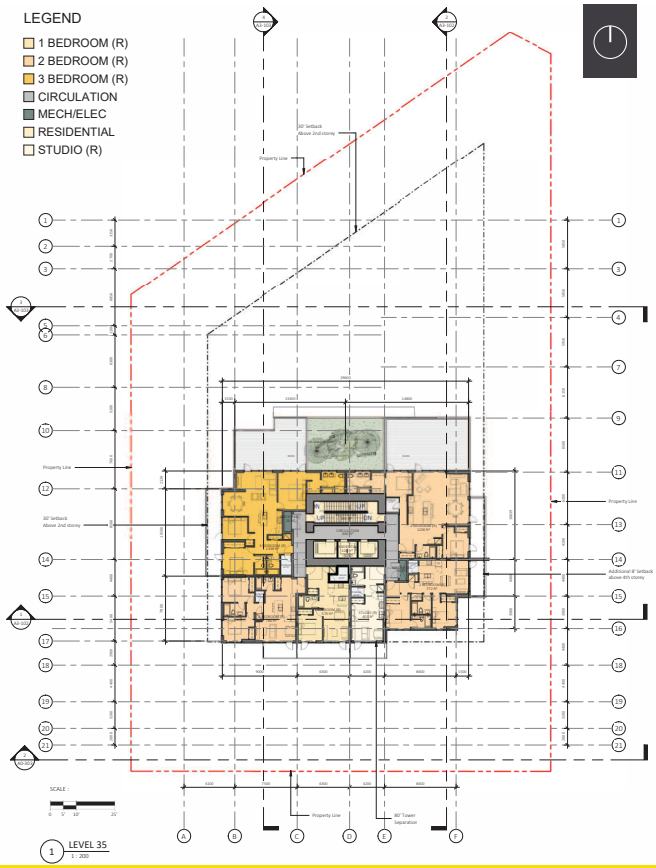
Floor Plan - Level 08 (Typ. Strata Residential)
Floor Plate: 8097 sqft



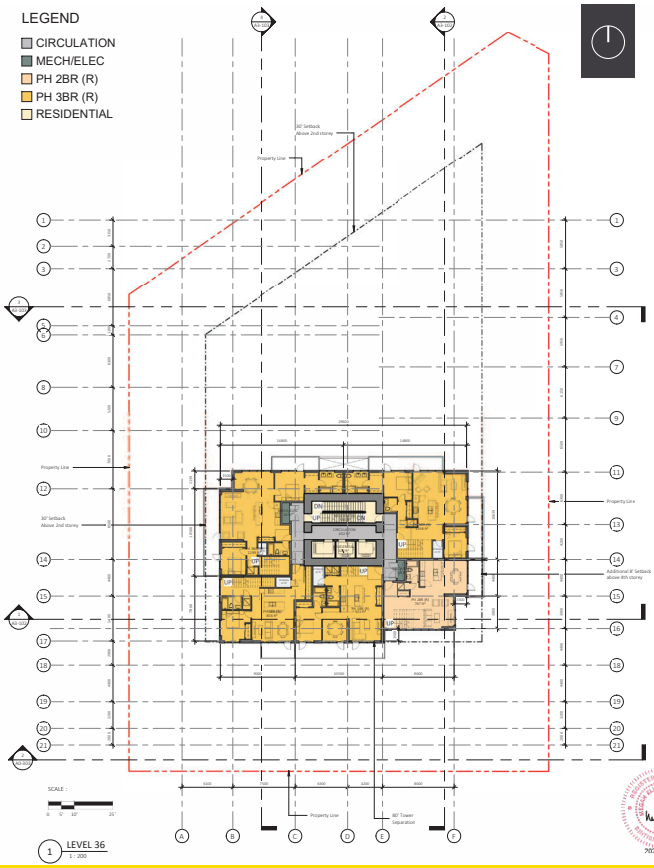
LEGEND

- 1 BEDROOM (R)
- 2 BEDROOM (R)
- 3 BEDROOM (R)
- CIRCULATION
- RESIDENTIAL
- STUDIO (R)

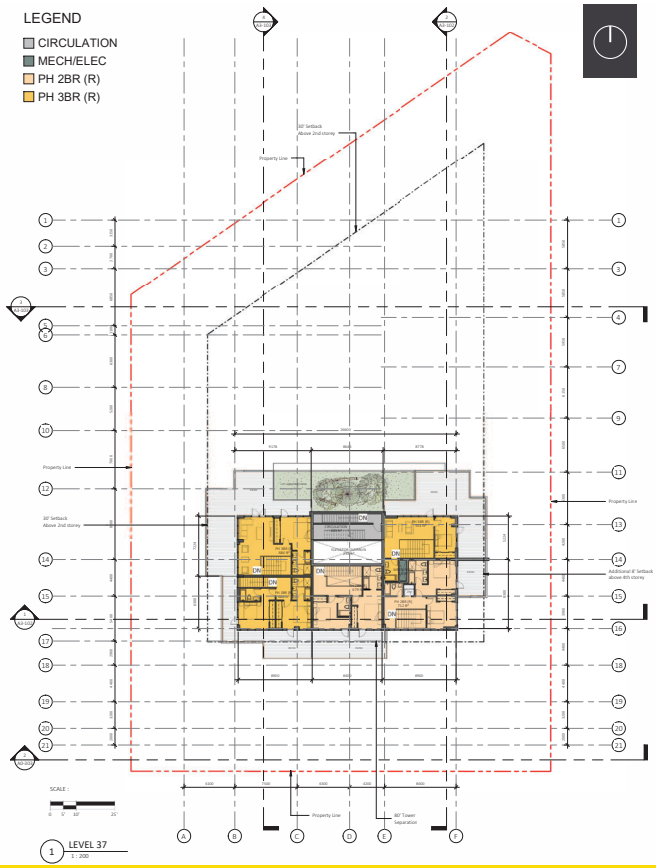
Floor Plan - Level 35 (Strata Residential)



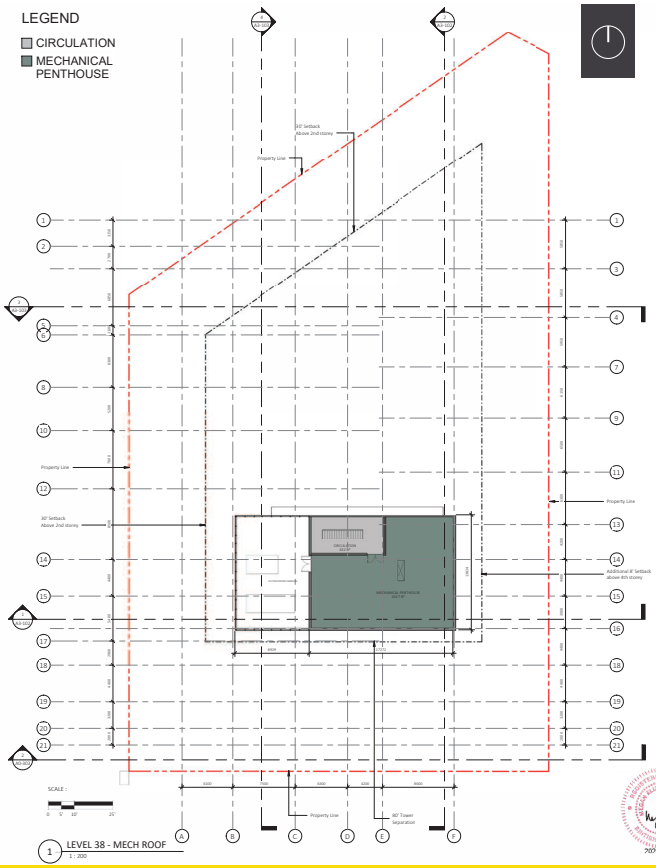
Floor Plan - Level 36 (Strata Residential)



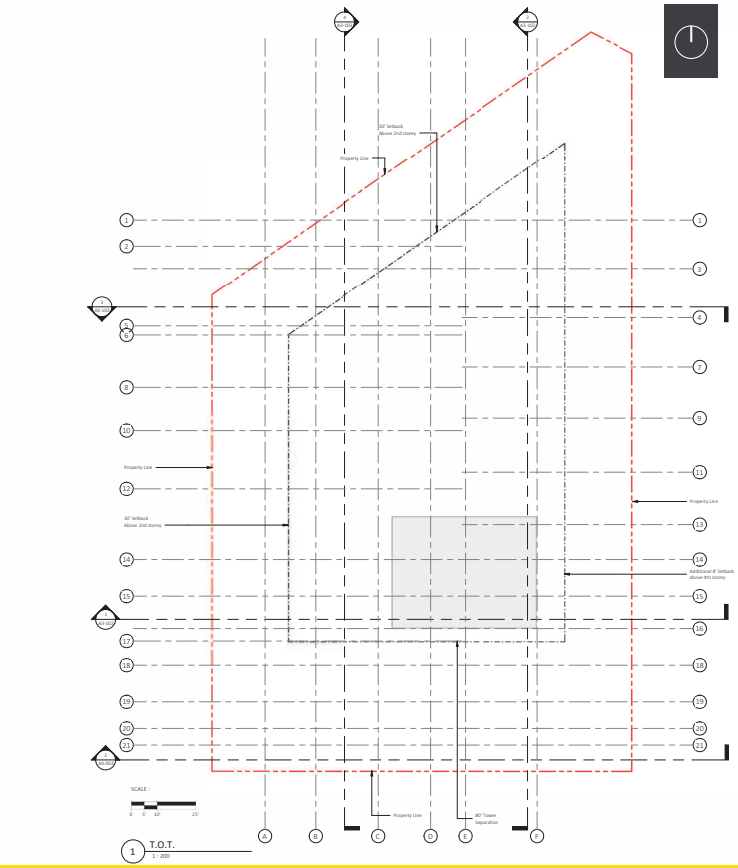
Floor Plan - Level 37 (Strata Residential)



Floor Plan - Level 38 (Mechanical Penthouse)

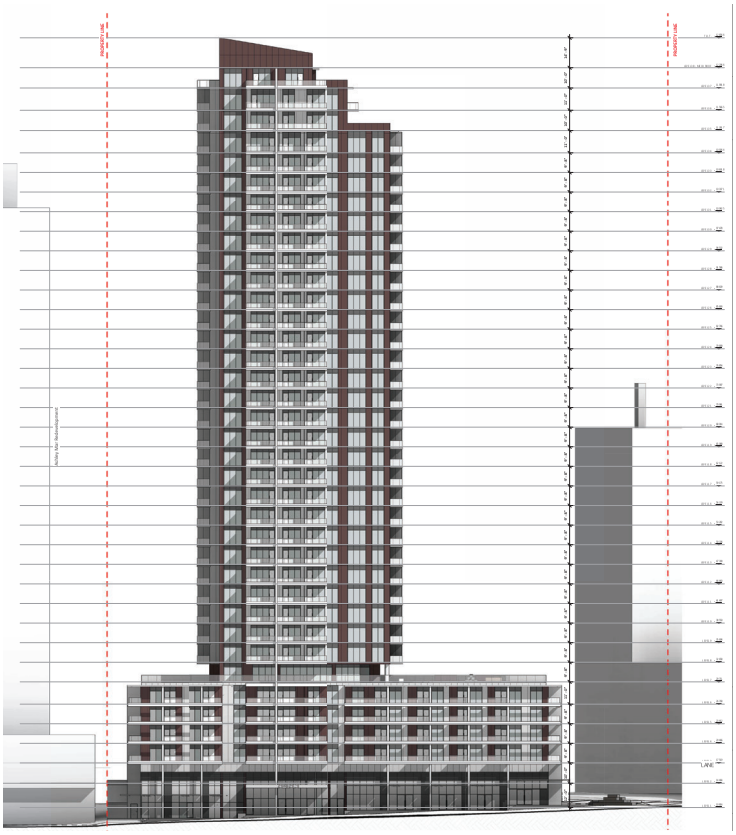


Floor Plan - Top of Tower

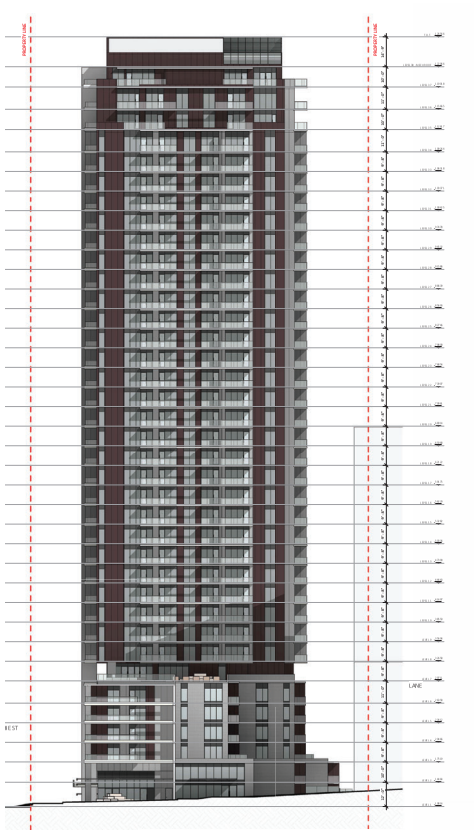


Elevations 6.6

East Elevation

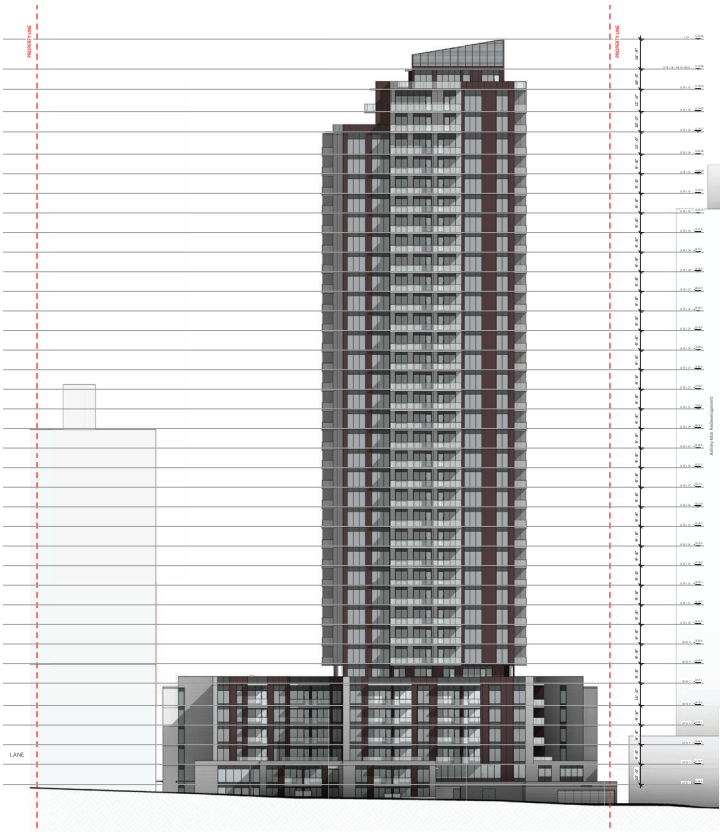


North Elevation

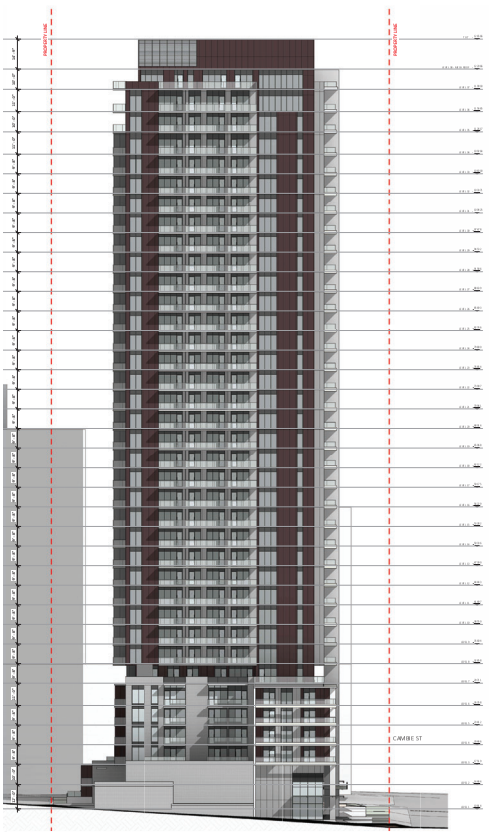


Elevations 6.6

West Elevation

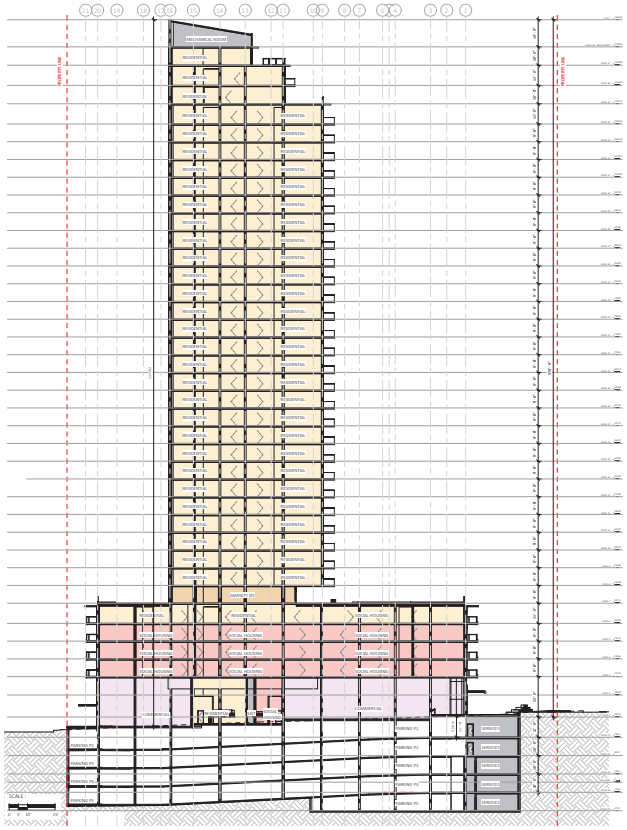


South Elevation

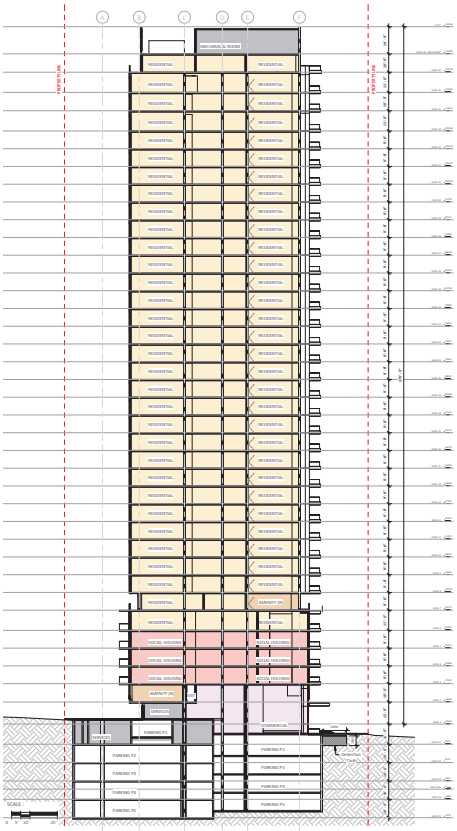


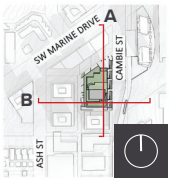
Sections 6.7

Section A



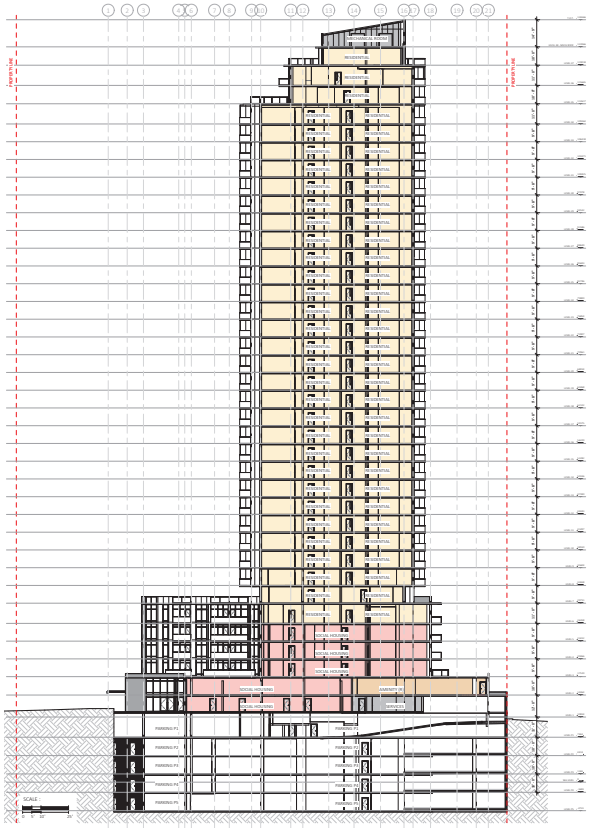
Section B



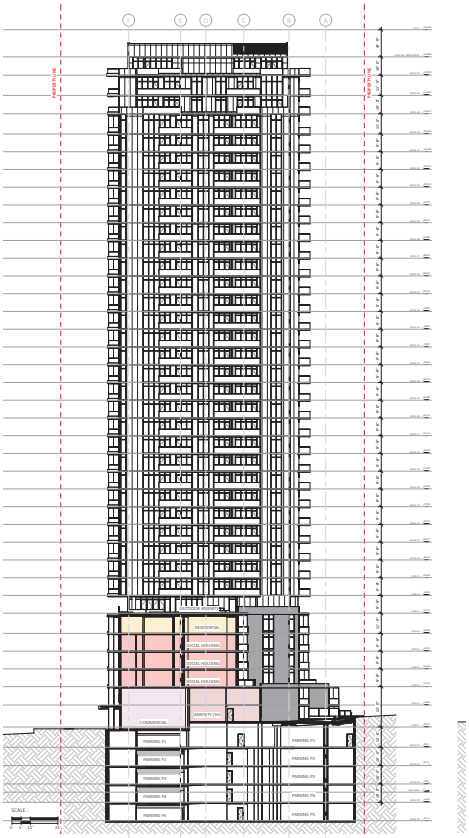


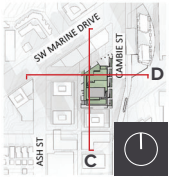
Sections 6.7

Section C



Section D

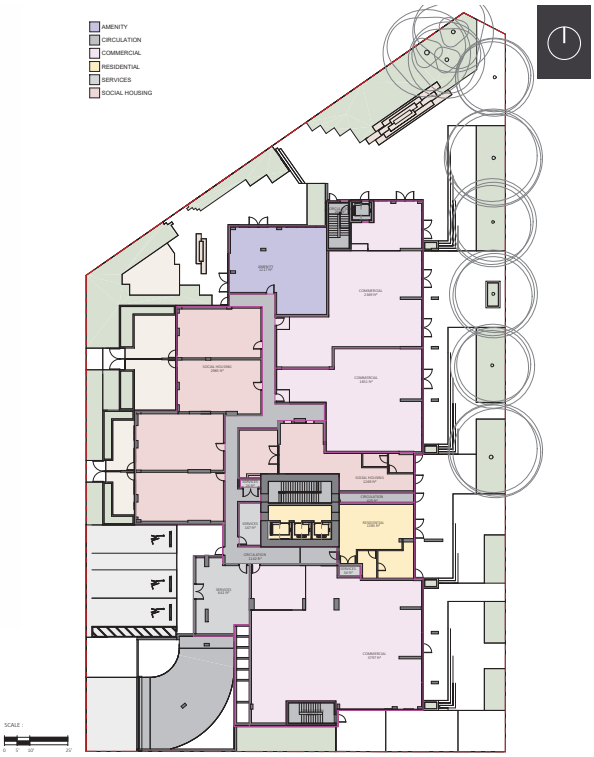




Floor Plan - Level 01 (Social Housing + Commercial)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

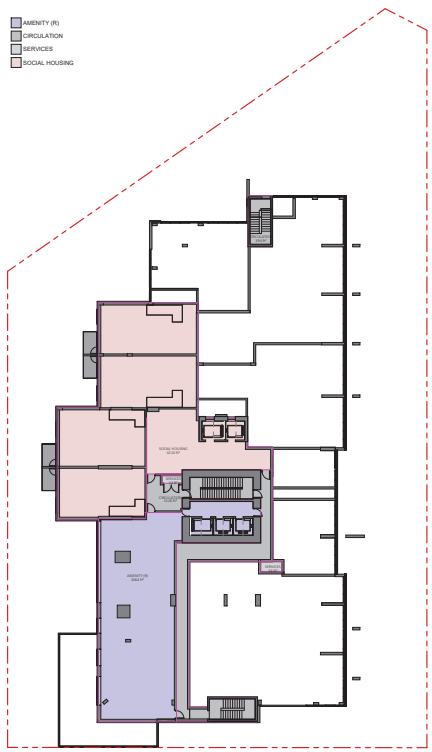


1 LEVEL 1
1 : 200

Floor Plan - Level 02 (Social Housing + Strata Amenity)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

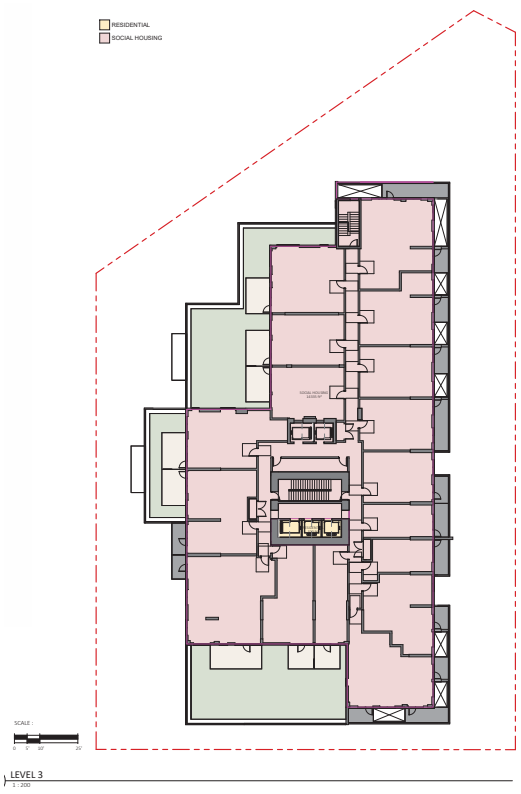


1 LEVEL 2
1 : 200

Floor Plan - Level 02 (Social Housing)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

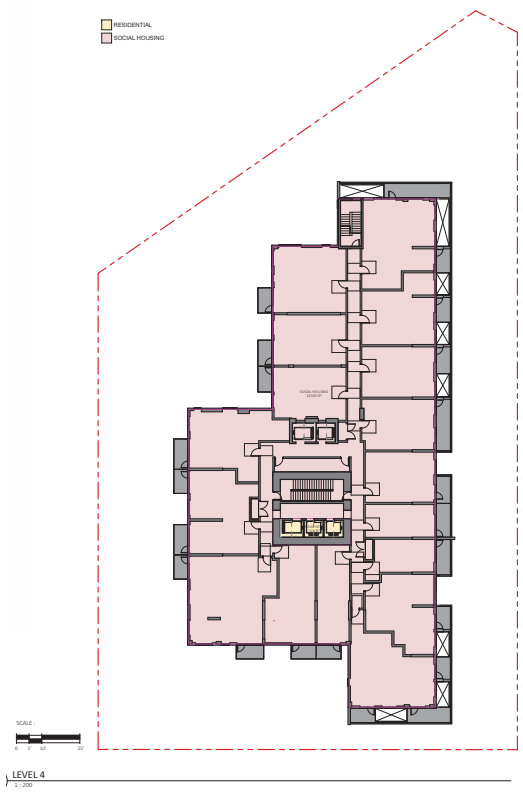
** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES



Floor Plan - Level 04-05 (Social Housing)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

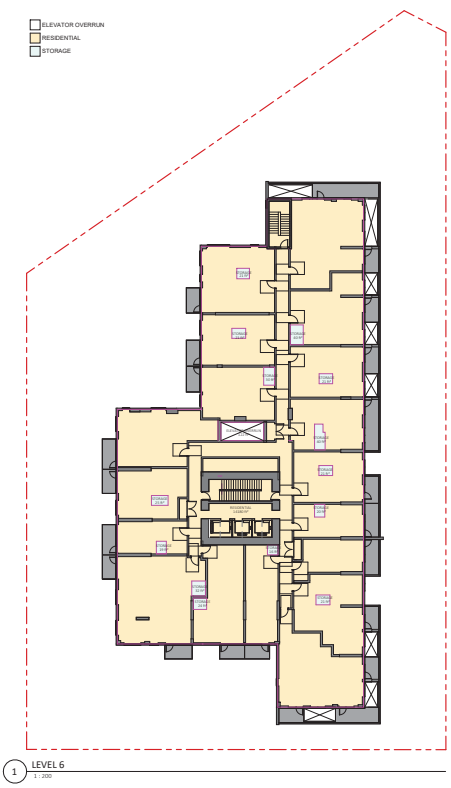
** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES



Floor Plan - Level 06 (Strata Residential)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

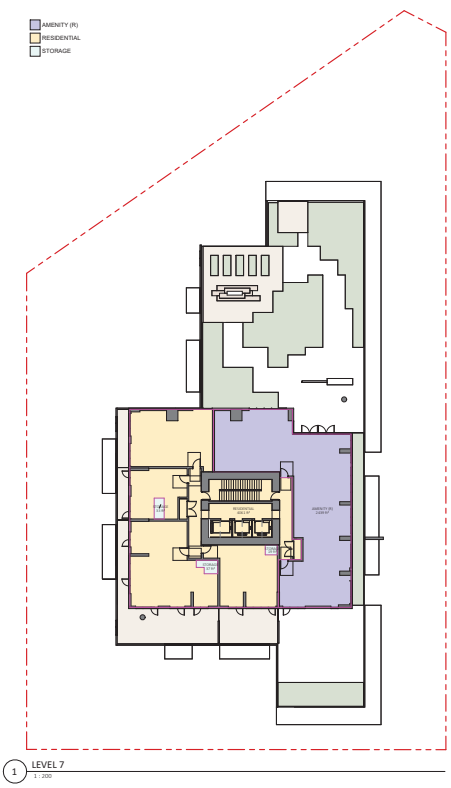


1 LEVEL 6
1 : 200

Floor Plan - Level 07 (Strata Residential + Amenity)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

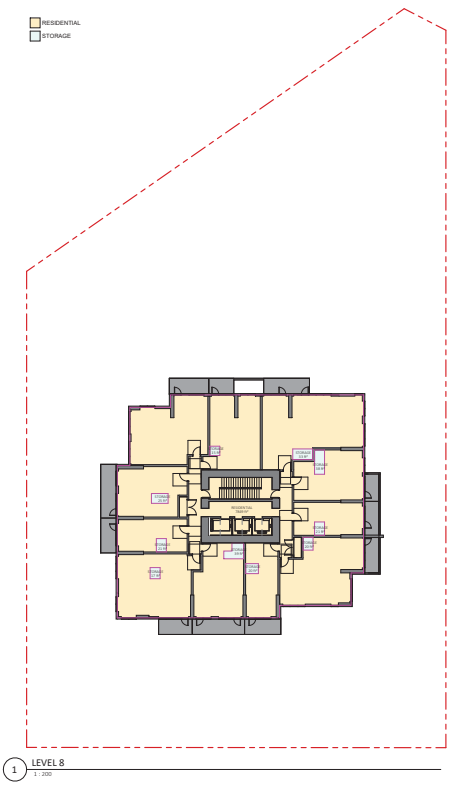


1 LEVEL 7
1 : 200

Floor Plan - Level 08 (Typ. Strata Residential Level 08-34)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

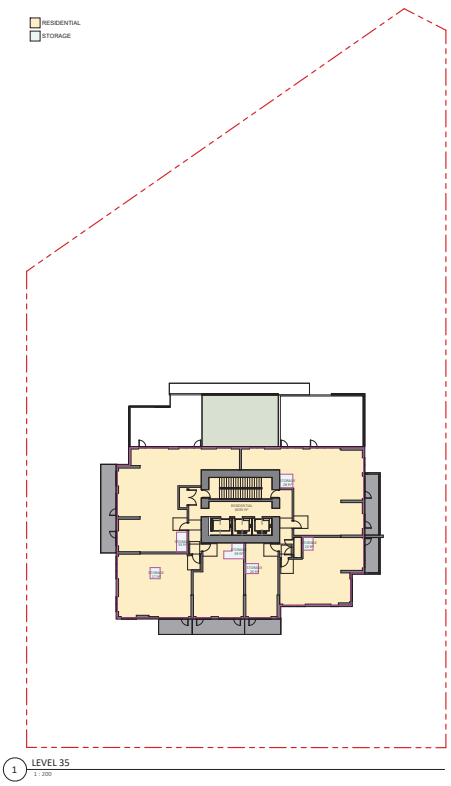
** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES



Floor Plan - Level 35 (Strata Residential)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES

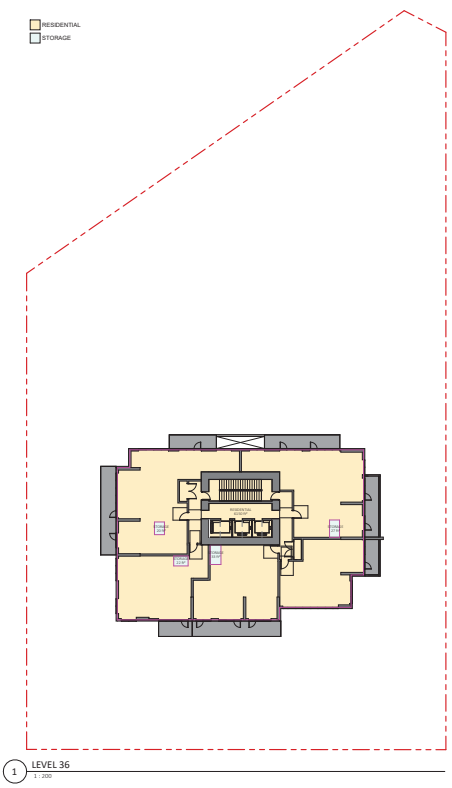


1 LEVEL 35
1 : 200

Floor Plan - Level 36 (Strata Residential)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
	36	6,150			6,150	0.1522	102	6,252
	35	6,095			6,095	0.1509	156	6,251
	34	7,849			7,849	0.1943	247	8,096
	33	7,849			7,849	0.1943	247	8,096
	32	7,849			7,849	0.1943	247	8,096
	31	7,849			7,849	0.1943	247	8,096
	30	7,849			7,849	0.1943	247	8,096
	29	7,849			7,849	0.1943	247	8,096
	28	7,849			7,849	0.1943	247	8,096
	27	7,849			7,849	0.1943	247	8,096
	26	7,849			7,849	0.1943	247	8,096
	25	7,849			7,849	0.1943	247	8,096
	24	7,849			7,849	0.1943	247	8,096
	23	7,849			7,849	0.1943	247	8,096
	22	7,849			7,849	0.1943	247	8,096
	21	7,849			7,849	0.1943	247	8,096
	20	7,849			7,849	0.1943	247	8,096
	19	7,849			7,849	0.1943	247	8,096
	18	7,849			7,849	0.1943	247	8,096
	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
	15	7,849			7,849	0.1943	247	8,096
	14	7,849			7,849	0.1943	247	8,096
	13	7,849			7,849	0.1943	247	8,096
	12	7,849			7,849	0.1943	247	8,096
	11	7,849			7,849	0.1943	247	8,096
	10	7,849			7,849	0.1943	247	8,096
	9	7,849			7,849	0.1943	247	8,096
	8	7,849			7,849	0.1943	247	8,096
	7 - AMENITY	4,061			4,061	0.1005	2,528	6,589
	6	14,180			14,180	0.3510	352	14,532
	5	320			320	0.0079		320
	4	320			320	0.0079		320
	3	320			320	0.0079		320
	2	0	763	29	792	0.0196	3,064	3,856
	1	1,385	187	81	1,653	0.0409		1,653
TOTAL		248,047	1,258	110	249,415	6.1740	12,888	262,303
SOCIAL HOUSING	5	14,335			14,335	0.3548		14,335
	4	14,335			14,335	0.3548		14,335
	3	14,335			14,335	0.3548		14,335
	2	4,210	763	29	5,002	0.1238		5,002
	1	4,200	732	319	5,251	0.1300	1,217	6,468
TOTAL		51,415	1,495	348	53,258	1.3182	1,217	54,475
COMMERCIAL	1	8,094	1,094	476	9,664	0.2392		9,664
TOTAL		8,094	1,094	476	9,664	0.2392		9,664
GRAND TOTAL		307,556	3,847	934	312,337	7.7314	14,105	326,442

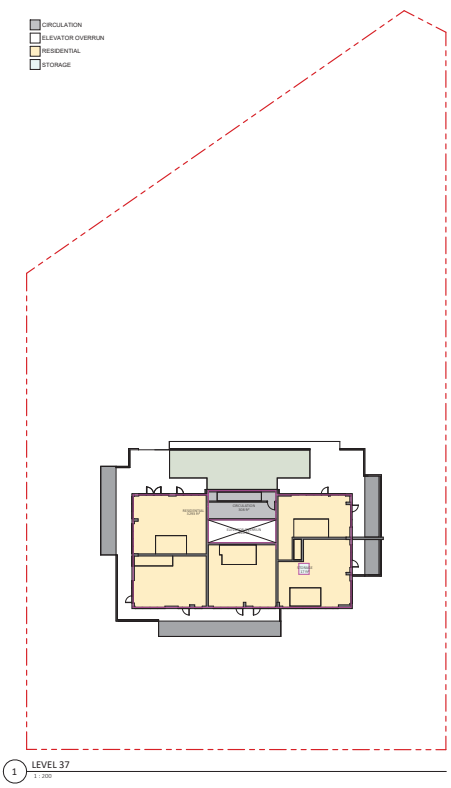
** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES



Floor Plan - Level 37 (Strata Residential)

PROGRAM	LEVEL	PROGRAM AREA	SHARED CIRCULATION	SHARED SERVICES	NET AREA	FSR	EXCLUSIONS STORAGE / AMENITY	GFA
		sq ft	sq ft	sq ft	sq ft		sq ft	sq ft
RESIDENTIAL TYPICAL TOWER PLATE= 8096 SF	37	3,293	308		3,601	0.0891	17	3,618
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	17	7,849			7,849	0.1943	247	8,096
	16	7,849			7,849	0.1943	247	8,096
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** CIRCULATION AND SERVIES ON SHARED FLOORS HAS BEEN PRORATED ACROSS USES



1 LEVEL 37
1 : 200