

KALSO & BROADWAY

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2025-08-26 ISSUSED FOR REZONING APPLICATON

Project No: 30258905

SIGHTLINE PROPERTIES | ARCADIS

401-1505 West 2nd Ave. Vancouver, BC
V6H 3Y4, Canada
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www.sightlineproperties.ca

1285 W Pender St #100, Vancouver, BC
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1 .Overall Stats

Site Area (SF)
133,300

	Residential		Residential Total	Retail	Childcare	Total
	Market Strata	Rental				
Area (SF)	984,756.00	391,594.00	1,376,350.00	15,000.00	8,300.00	1,399,650.00
FSR	7.39	2.94	10.33	0.11	0.06	10.50
Percentage	71.55%	28.45%	100%			
# of Units	1,386	573	1959			

2. NW Parcel Tower Stats

Levels	Gross (Buildable)	Common			Rentable			Storage Exclusion (40SF)			MEP Exclusion			Amenity Exclusion	Net (FSR Area)	Efficiency
		Market Rental	BMR	Total	Market Rental	BMR	Total	Market Rental	BMR	Total	Market Rental	BMR	Total			
Elev. Mech.	1,005	804	201	1,005			-	-	-	-	-	-			1,005	0.00%
Mech.	2,862	2,290	572	2,862			-	-	-	-	2,290	572	2,862		-	0.00%
45	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
44	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
43	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
42	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
41	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
40	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
39	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
38	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
37	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
36	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
35	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
34	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
33	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
32	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
31	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
30	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
29	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
28	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
27	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
26	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
25	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
24	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
23	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
22	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
21	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
20	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
19	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
18	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
17	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
16	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
15	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
14	8,895	1,295	-	1,295	7,600		7,600	520	-	520	141	-	141		8,234	85.44%
13	8,895	860	435	1,295	5,049	2,551	7,600	320	200	520	88	53	141		8,234	85.44%
12	8,895	628	667	1,295	3,686	3,914	7,600	200	320	520	57	84	141		8,234	85.44%
11	8,895	267	1,028	1,295	1,565	6,035	7,600	80	440	520	23	118	141		8,234	85.44%
10	8,895	-	1,295	1,295		7,600	7,600	-	520	520	-	141	141		8,234	85.44%
9	8,895	-	1,295	1,295		7,600	7,600	-	520	520	-	141	141		8,234	85.44%
8	8,895	-	1,295	1,295		7,600	7,600	-	520	520	-	141	141		8,234	85.44%
7	8,925	538	1,185	1,723	2,248	4,954	7,202	120	360	480	34	98	132		8,313	80.69%
6	14,692	807	1,363	2,170	4,657	7,865	12,522	200	400	600	63	120	183		13,909	85.23%
5	14,692	807	1,363	2,170	4,657	7,865	12,522	200	400	600	63	120	183		13,909	85.23%
4	14,692	807	1,363	2,170	4,657	7,865	12,522	200	400	600	63	120	183		13,909	85.23%
3	14,692	807	1,363	2,170	4,657	7,865	12,522	200	400	600	63	120	183		13,909	85.23%
2	7,609	1,995	897	2,892	3,254	1,463	4,717	-	80	80	17	25	42		7,487	61.99%
1	8,929	5,675	-	5,675	3,254		3,254	200	-	200	69	-	69	2,399	6,261	36.44%
Total	**426,108**	**57,725**	**14,322**	**72,047**	**280,884**	**73,177**	**354,061**	**18,360**	**4,560**	**22,920**	**7,341**	**1,854**	**9,195**	**2,399**	**391,594**	**83.09%**

BMR FSR Area 81,085
BMR/Total Ratio 20.71%

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SIGHTLINE PROPERTIES

401-1505 West 2nd Ave.
Vancouver, BC V6H 3Y4

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Arcadis Architects (Canada) Inc.

ISSUES

REZONING RESUBMISSION	2025-08-26

CONSULTANTS

SEAL

PRIME CONSULTANT

ARCADIS

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: NONE
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-1

SHEET NUMBER	ISSUE
A0.01	

SCALE CHECK 1 in. 50mm

3. NE Parcel Tower Stats

Levels	Gross (Buildable)	Common	Saleable	Amenity Exclusion	MEP Exclusion	Storage Exclusion (40SF)	Net (FSR Area)	Efficiency
Elev. Mech.	1,005	1,005					1,005	
Mech.	2,862	2,862			2,862		-	
41	8,895	1,309	7,586		132	480	8,283	85.28%
40	8,895	1,309	7,586		132	480	8,283	85.28%
39	8,895	1,309	7,586		132	480	8,283	85.28%
38	8,895	1,309	7,586		132	480	8,283	85.28%
37	8,895	1,309	7,586		132	480	8,283	85.28%
36	8,895	1,309	7,586		132	480	8,283	85.28%
35	8,895	1,309	7,586		132	480	8,283	85.28%
34	8,895	1,309	7,586		132	480	8,283	85.28%
33	8,895	1,309	7,586		132	480	8,283	85.28%
32	8,895	1,309	7,586		132	480	8,283	85.28%
31	8,895	1,309	7,586		132	480	8,283	85.28%
30	8,895	1,309	7,586		132	480	8,283	85.28%
29	8,895	1,309	7,586		132	480	8,283	85.28%
28	8,895	1,309	7,586		132	480	8,283	85.28%
27	8,895	1,309	7,586		132	480	8,283	85.28%
26	8,895	1,309	7,586		132	480	8,283	85.28%
25	8,895	1,309	7,586		132	480	8,283	85.28%
24	8,895	1,309	7,586		132	480	8,283	85.28%
23	8,895	1,309	7,586		132	480	8,283	85.28%
22	8,895	1,309	7,586		132	480	8,283	85.28%
21	8,895	1,309	7,586		132	480	8,283	85.28%
20	8,895	1,309	7,586		132	480	8,283	85.28%
19	8,895	1,309	7,586		132	480	8,283	85.28%
18	8,895	1,309	7,586		132	480	8,283	85.28%
17	8,895	1,309	7,586		132	480	8,283	85.28%
16	8,895	1,309	7,586		132	480	8,283	85.28%
15	8,895	1,309	7,586		132	480	8,283	85.28%
14	8,895	1,309	7,586		132	480	8,283	85.28%
13	8,895	1,309	7,586		132	480	8,283	85.28%
12	8,895	1,309	7,586		132	480	8,283	85.28%
11	8,895	1,309	7,586		132	480	8,283	85.28%
10	8,895	1,309	7,586		132	480	8,283	85.28%
9	8,895	1,309	7,586		132	480	8,283	85.28%
8	8,895	1,309	7,586		132	480	8,283	85.28%
7	8,925	1,687	7,238		123	440	8,362	81.10%
6	12,970	2,040	10,930		192	640	12,138	84.27%
5	12,970	2,040	10,930		192	640	12,138	84.27%
4	12,970	2,040	10,930		192	640	12,138	84.27%
3	12,970	2,040	10,930		192	640	12,138	84.27%
2	13,485	13,485		13,485		-	-	0.00%
1	9,565	9,565		6,909	24	-	2,632	0.00%
P1	14,334	14,334		14,334			-	0.00%
Total	**404,486**	**95,604**	**308,882**	**34,728**	**8,265**	**19,320**	**342,173**	**76.36%**

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Vancouver, BC V6H 3Y4

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ISSUES

REZONING RESUBMISSION	2025-08-26

CONSULTANTS

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: NONE
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-2

SHEET NUMBER	ISSUE
A0.02	

50mm
SCALE CHECK
1 in

4. SW Parcel Tower Stats

Levels	Gross (Buildable)	Common	Saleable	Amenity Exclusion	MEP Exclusion	Storage Exclusion (40SF)	Net (FSR Area)	Efficiency
Elev. Mech.	1,005	1,005					1,005	
Mech.	2,862	2,862			2,862		-	
39	8,895	1,309	7,586		132	480	8,283	85.28%
38	8,895	1,309	7,586		132	480	8,283	85.28%
37	8,895	1,309	7,586		132	480	8,283	85.28%
36	8,895	1,309	7,586		132	480	8,283	85.28%
35	8,895	1,309	7,586		132	480	8,283	85.28%
34	8,895	1,309	7,586		132	480	8,283	85.28%
33	8,895	1,309	7,586		132	480	8,283	85.28%
32	8,895	1,309	7,586		132	480	8,283	85.28%
31	8,895	1,309	7,586		132	480	8,283	85.28%
30	8,895	1,309	7,586		132	480	8,283	85.28%
29	8,895	1,309	7,586		132	480	8,283	85.28%
28	8,895	1,309	7,586		132	480	8,283	85.28%
27	8,895	1,309	7,586		132	480	8,283	85.28%
26	8,895	1,309	7,586		132	480	8,283	85.28%
25	8,895	1,309	7,586		132	480	8,283	85.28%
24	8,895	1,309	7,586		132	480	8,283	85.28%
23	8,895	1,309	7,586		132	480	8,283	85.28%
22	8,895	1,309	7,586		132	480	8,283	85.28%
21	8,895	1,309	7,586		132	480	8,283	85.28%
20	8,895	1,309	7,586		132	480	8,283	85.28%
19	8,895	1,309	7,586		132	480	8,283	85.28%
18	8,895	1,309	7,586		132	480	8,283	85.28%
17	8,895	1,309	7,586		132	480	8,283	85.28%
16	8,895	1,309	7,586		132	480	8,283	85.28%
15	8,895	1,309	7,586		132	480	8,283	85.28%
14	8,895	1,309	7,586		132	480	8,283	85.28%
13	8,895	1,309	7,586		132	480	8,283	85.28%
12	8,895	1,309	7,586		132	480	8,283	85.28%
11	8,895	1,309	7,586		132	480	8,283	85.28%
10	8,895	1,309	7,586		132	480	8,283	85.28%
9	8,895	1,309	7,586		132	480	8,283	85.28%
8	8,895	1,309	7,586		132	480	8,283	85.28%
7	8,895	1,309	7,586		132	480	8,283	85.28%
6	8,895	1,309	7,586		123	440	8,332	85.28%
5	8,895	1,309	7,586		123	440	8,332	85.28%
4	8,895	1,309	7,586		123	440	8,332	85.28%
3	8,895	1,309	7,586		123	440	8,332	85.28%
2	8,895	1,309	7,586		123	440	8,332	85.28%
1	8,896	2,694	6,202	1,383	105	360	7,048	69.72%
P1	-					-	-	
P2	4,104	4,104		2,184		-	1,920	0.00%
Total	**354,877**	**60,407**	**294,470**	**3,567**	**7,938**	**18,400**	**324,972**	**82.98%**

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: NONE
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-3

SHEET NUMBER	ISSUE
A0.03	

SCALE CHECK 50mm 1 in

5. SE Parcel Tower Stats

Levels	Gross (Buildable)	Common	Saleable	Amenity Exclusion	MEP Exlusion	Storage Exclusion (40SF)	Net (FSR Area)	Efficiency
Elev. Mech.	1,005	1,005					1,005	
Mech.	2,862	2,862			2,862		-	
37	8,895	1,309	7,586		132	480	8,283	85.28%
36	8,895	1,309	7,586		132	480	8,283	85.28%
35	8,895	1,309	7,586		132	480	8,283	85.28%
34	8,895	1,309	7,586		132	480	8,283	85.28%
33	8,895	1,309	7,586		132	480	8,283	85.28%
32	8,895	1,309	7,586		132	480	8,283	85.28%
31	8,895	1,309	7,586		132	480	8,283	85.28%
30	8,895	1,309	7,586		132	480	8,283	85.28%
29	8,895	1,309	7,586		132	480	8,283	85.28%
28	8,895	1,309	7,586		132	480	8,283	85.28%
27	8,895	1,309	7,586		132	480	8,283	85.28%
26	8,895	1,309	7,586		132	480	8,283	85.28%
25	8,895	1,309	7,586		132	480	8,283	85.28%
24	8,895	1,309	7,586		132	480	8,283	85.28%
23	8,895	1,309	7,586		132	480	8,283	85.28%
22	8,895	1,309	7,586		132	480	8,283	85.28%
21	8,895	1,309	7,586		132	480	8,283	85.28%
20	8,895	1,309	7,586		132	480	8,283	85.28%
19	8,895	1,309	7,586		132	480	8,283	85.28%
18	8,895	1,309	7,586		132	480	8,283	85.28%
17	8,895	1,309	7,586		132	480	8,283	85.28%
16	8,895	1,309	7,586		132	480	8,283	85.28%
15	8,895	1,309	7,586		132	480	8,283	85.28%
14	8,895	1,309	7,586		132	480	8,283	85.28%
13	8,895	1,309	7,586		132	480	8,283	85.28%
12	8,895	1,309	7,586		132	480	8,283	85.28%
11	8,895	1,309	7,586		132	480	8,283	85.28%
10	8,895	1,309	7,586		132	480	8,283	85.28%
9	8,895	1,309	7,586		132	480	8,283	85.28%
8	8,895	1,309	7,586		132	480	8,283	85.28%
7	8,895	1,309	7,586		132	480	8,283	85.28%
6	8,895	1,309	7,586		132	480	8,283	85.28%
5	8,895	1,309	7,586		132	480	8,283	85.28%
4	8,895	1,309	7,586		132	480	8,283	85.28%
3	8,925	1,723	7,202		123	440	8,362	80.69%
2	13,867	8,812	5,055	6,794	120	320	6,633	36.45%
1	15,793	8,722	7,071	6,701	138	400	8,554	44.77%
P1	3,943		3,943			-	3,943	100.00%
P2	9,509	5,566	3,943	1,723	54	240	7,492	41.47%
Total	**358,334**	**73,196**	**285,138**	**15,218**	**7,785**	**17,720**	**317,611**	**79.57%**

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REZONING RESUBMISSION	2025-08-26

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: NONE
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-4

SHEET NUMBER	ISSUE
A0.04	

SCALE CHECK 50mm 0 1m

1. NW Rental Unit Mix

Levels	Studio		1 Bed		2 Bed		3 Bed		SubTotal		Total
	Market Rental	BMR	Market Rental	BMR	Market Rental	BMR	Market Rental	BMR	Market Rental	BMR	
45	4		5		3		1		13	0	**13**
44	4		5		3		1		13	0	**13**
43	4		5		3		1		13	0	**13**
42	4		5		3		1		13	0	**13**
41	4		5		3		1		13	0	**13**
40	4		5		3		1		13	0	**13**
39	4		5		3		1		13	0	**13**
38	4		5		3		1		13	0	**13**
37	4		5		3		1		13	0	**13**
36	4		5		3		1		13	0	**13**
35	4		5		3		1		13	0	**13**
34	4		5		3		1		13	0	**13**
33	4		5		3		1		13	0	**13**
32	4		5		3		1		13	0	**13**
31	4		5		3		1		13	0	**13**
30	4		5		3		1		13	0	**13**
29	4		5		3		1		13	0	**13**
28	4		5		3		1		13	0	**13**
27	4		5		3		1		13	0	**13**
26	4		5		3		1		13	0	**13**
25	4		5		3		1		13	0	**13**
24	4		5		3		1		13	0	**13**
23	4		5		3		1		13	0	**13**
22	4		5		3		1		13	0	**13**
21	4		5		3		1		13	0	**13**
20	4		5		3		1		13	0	**13**
19	4		5		3		1		13	0	**13**
18	4		5		3		1		13	0	**13**
17	4		5		3		1		13	0	**13**
16	4		5		3		1		13	0	**13**
15	4		5		3		1		13	0	**13**
14	**4**		5		3		1		13	0	**13**
13	**4**			5	3		1		8	5	**13**
12	**1**	3		5	3		1		5	8	**13**
11		4		5	2	1		1	2	11	**13**
10		4		5		3		1	0	13	**13**
9		4		5		3		1	0	13	**13**
8		4		5		3		1	0	13	**13**
7		3	1	4	1	2	1		3	9	**12**
6		3		1	3	4	2	2	5	10	**15**
5		3		1	3	4	2	2	5	10	**15**
4		3		1	3	4	2	2	5	10	**15**
3		3		1	3	4	2	2	5	10	**15**
2				1		1			0	2	**2**
1							5		5	0	**5**

	Studio		1 Bed		2 Bed		3 Bed		Total		Total
	MR	BMR	MR	BMR	MR	BMR	MR	BMR	MR	BMR	
NW	133	34	161	39	117	29	48	12	**459**	**114**	**573**
	28.98%	29.82%	35.08%	34.21%	25.49%	25.44%	10.46%	10.53%	80.10%	19.90%	

NW Market Rental

Type	Studio	1BR	2BR+	3BR	TH
Proposed Size	37.16 m2 - 38.37 m2	41.81 m2 - 47.75 m2	65.03 m2 - 78.32 m2	74.23 m2 - 87.24 m2	108.70 m2 - 112.69 m2
	400 sf - 413 sf	450 sf - 514 sf	700 sf - 843 sf	799 sf - 939 sf	1,170 sf - 1,213 sf

NW Below Market Rental

Type	Studio	1BR	2BR+	3BR
Proposed Size	37.16 m2 - 38.37 m2	41.81 m2 - 62.99 m2	65.03 m2 - 80.64 m2	74.23 m2 - 90.86 m2
	400 sf - 413 sf	450 sf - 678 sf	700 sf - 868 sf	799 sf - 978 sf

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PROJECT

Kaslo and Broadway

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DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-5

SHEET NUMBER	ISSUE
A0.05	

SCALE CHECK 50mm 0 1in

2. NE Parcel Tower Unit Mix

Levels	Studio	1 Bed	2 Bed+	Total
41	2	6	4	12
40	2	6	4	12
39	2	6	4	12
38	2	6	4	12
37	2	6	4	12
36	2	6	4	12
35	2	6	4	12
34	2	6	4	12
33	2	6	4	12
32	2	6	4	12
31	2	6	4	12
30	2	6	4	12
29	2	6	4	12
28	2	6	4	12
27	2	6	4	12
26	2	6	4	12
25	2	6	4	12
24	2	6	4	12
23	2	6	4	12
22	2	6	4	12
21	2	6	4	12
20	2	6	4	12
19	2	6	4	12
18	2	6	4	12
17	2	6	4	12
16	2	6	4	12
15	2	6	4	12
14	2	6	4	12
13	2	6	4	12
12	2	6	4	12
11	2	6	4	12
10	2	6	4	12
9	2	6	4	12
8	2	6	4	12
7	1	6	4	11
6	1	7	8	16
5	1	7	8	16
4	1	7	8	16
3	1	7	8	16
2				0
1				0

	Studio	1 Bed	2 Bed+	Total
NE	73	238	172	**483**
	15.11%	49.28%	35.61%	100%
		64.39%	**35.61%**	

NE Parcel Tower Unit Size Range

Type	Studio	1BR	2BR+
Proposed Size	37.16 m2 - 44.87 m2	46.82 m2 - 53.70 m2	46.82 m2 - 53.70 m2
	400 sf - 483 sf	504 sf - 578 sf	504 sf - 578 sf

3. SW Parcel Tower Unit Mix

Levels	Studio	1 Bed	2 Bed+	Total
39	2	6	4	12
38	2	6	4	12
37	2	6	4	12
36	2	6	4	12
35	2	6	4	12
34	2	6	4	12
33	2	6	4	12
32	2	6	4	12
31	2	6	4	12
30	2	6	4	12
29	2	6	4	12
28	2	6	4	12
27	2	6	4	12
26	2	6	4	12
25	2	6	4	12
24	2	6	4	12
23	2	6	4	12
22	2	6	4	12
21	2	6	4	12
20	2	6	4	12
19	2	6	4	12
18	2	6	4	12
17	2	6	4	12
16	2	6	4	12
15	2	6	4	12
14	2	6	4	12
13	2	6	4	12
12	2	6	4	12
11	2	6	4	12
10	2	6	4	12
9	2	6	4	12
8	2	6	4	12
7	2	6	4	12
6		6	5	11
5		6	5	11
4		6	5	11
3		6	5	11
2		6	5	11
1	1	4	4	9
P1				0
P2				0

	Studio	1 Bed	2 Bed+	Total
SW	67	232	161	**460**
	14.57%	50.43%	35.00%	100%
		65.00%	**35.00%**	

SW Parcel Tower Unit Size Range

Type	Studio	1BR	2BR +
Proposed Size	37.16 m2 - 50.82 m2	46.82 m2 - 53.70 m2	46.82 m2 - 53.70 m2
	400 sf - 547 sf	504 sf - 578 sf	702 sf - 815 sf

4. SE Parcel Tower Unit Mix

Levels	Studio	1 Bed	2 Bed+	Total
37	2	6	4	12
36	2	6	4	12
35	2	6	4	12
34	2	6	4	12
33	2	6	4	12
32	2	6	4	12
31	2	6	4	12
30	2	6	4	12
29	2	6	4	12
28	2	6	4	12
27	2	6	4	12
26	2	6	4	12
25	2	6	4	12
24	2	6	4	12
23	2	6	4	12
22	2	6	4	12
21	2	6	4	12
20	2	6	4	12
19	2	6	4	12
18	2	6	4	12
17	2	6	4	12
16	2	6	4	12
15	2	6	4	12
14	2	6	4	12
13	2	6	4	12
12	2	6	4	12
11	2	6	4	12
10	2	6	4	12
9	2	6	4	12
8	2	6	4	12
7	2	6	4	12
6	2	6	4	12
5	2	6	4	12
4	2	6	4	12
3	2	5	4	11
2	1	4	3	8
1	1	3	6	10
P1				0
P2			6	6

	Studio	1 Bed	2 Bed+	Total
SE	72	216	155	**443**
	16.25%	48.76%	34.99%	100%
		65.01%	**34.99%**	

SE Parcel Tower Unit Size Range

Type	Studio	1BR	2BR+	TH
Proposed Size	37.16 m2 - 37.16 m2	44.31 m2 - 56.95 m2	44.31 m2 - 56.95 m2	111.20 m2 - 112.69 m2
	400 sf - 400 sf	477 sf - 613 sf	675 sf - 868 sf	1,197 sf - 1,213 sf

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PROJECT

Kaslo and Broadway

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DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-6

SHEET NUMBER	ISSUE
A0.06	

SCALE CHECK 50mm 1 in

1. NW Parcel Parking Stats

Unit Mix & Required Class A Bicycle Spaces					
	Studio	**1 Bed**	**2 Bed**	**3 Bed**	**Total**
NW	167	200	146	60	**573**
Bike Parking	1.5	for unit < 700sf	2.5	for unit > 700 sf	
	251	300	365	150	**1066**

Provided Class A Bicycle Spaces						
Provided	Horizontal	Vertical	Stacked	Oversized	Bike Locker	Total
P1	833	0	0	53	107	993
P2	73	0	0	0	0	73
Total Provided	**906**	**0**	**0**	**53**	**107**	**1066**
Requirements		**Max allowed**	**Max allowed**	**Min. req**	**Min. req**	**Total req**
		320	640	53	107	**1066**

Provided Class B Bicycle Parking	
	Provided
L1	30
Total Provided	**30**
Requirements	**Min. req**
	30

Provided Parking						
Provided	Standard	Small	Reg Acc	Van Acc	Visitor	Total
P2	25	2	5	1	0	33
P3	53	1	4	1	0	59
P4	53	1	4	1	0	59
P5	16	1	4	0	0	21
Total Provided	**147**	**5**	**17**	**3**	**0**	**172**
Requirements		**Max. 25% Small**	**Min. req**	**Min. req**	**Min. req**	**Max allowed**
		43	17	3	29	57

* All spaces except visitor to be equipped with EV infrastructure
* Visitor Spaces to be shared with regular parking

Class A Passenger Loading	
	Provided
P1	4
Total provided	**4**
Requirement	**Min. req**
	4

2. NE Parcel Parking Stats

Unit Mix & Required Class A Bicycle Spaces				
	Studio	**1 Bed**	**2 Bed + 3 Bed**	**Total**
NE	73	238	172	**483**
Bike Parking	1.5	for unit < 700sf	2.5 for unit > 700 sf	
	110	357	430	**897**

Provided Class A Bicycle Spaces						
Provided	Horizontal	Vertical	Stacked	Oversized	Bike Locker	Total
P1	374	0	0	45	90	509
P2	329	0	0	0	0	329
P3	59	0	0	0	0	59
Total	**762**	**0**	**0**	**45**	**90**	**897**
Requirements		**Max allowed**	**Max allowed**	**Min. req**	**Min. req**	**Total req**
		269	538	45	90	**897**

Provided Class B Bicycle Parking	
	Provided
L1	25
Total Provided	**25**
Requirements	**Min. req**
	25

Provided Parking						
Provided	Standard	Small	Reg Acc	Van Acc	Visitor	Total
P2	29	0	0	0	0	29
P3	81	6	2	1	0	90
P4	98	10	4	1	0	113
P5	101	9	4	0	0	114
P6	101	8	4	0	0	113
P7	15	8	1	0	0	24
Total Provided	**425**	**41**	**15**	**2**	**0**	**483**
Requirements		**Max. 25% Small**	**Min. req**	**Min. req**	**Min. req**	**Max allowed**
		121	15	2	24	48

* All spaces except visitor to be equipped with EV infrastructure
* Visitor Spaces to be shared with regular parking

Class A Passenger Loading	
	Provided
P1	3
Total provided	**3**
Requirement	**Min. req**
	3

3. SW Parcel Parking Stats

Unit Mix & Required Class A Bicycle Spaces					
	Studio	**1 Bed**	**2 Bed + 3 Bed**		**Total**
SW	67	232	161		**460**
Bike Parking	1.5	for unit < 700sf	2.5	for unit > 700 sf	
	101	348	402.5		**851.5**

Provided Class A Bicycle Spaces						
Provided	Horizontal	Vertical	Stacked	Oversized	Bike Locker	Total
P1	532	0	0	43	85	660
P2	191	0	0	0	0	191
Total Provided	**723**	**0**	**0**	**43**	**85**	**851**
Requirements		**Max allowed**	**Max alloawed**	**Min. req**	**Min. req**	**Total req**
		255	511	43	85	**851**

Provided Class B Bicycle Parking	
	Provided
P2	24
Total Provided	**24**
Requirements	**Min. req**
	24

Provided Parking						
Provided	Standard	Small	Reg Acc	Van Acc	Visitor	Total
P3	83	4	3	1	0	91
P4	94	1	3	1	0	99
P5	97	1	3	0	0	101
P6	98	1	3	0	0	102
P7	97	1	3	0	0	101
Total	**469**	**8**	**15**	**2**	**0**	**494**
Requirements		**Max. 25% Small**	**Min. req**	**Min. req**	**Min. req**	**Max allowed**
		124	15	2	23	46

* All spaces except visitor to be equipped with EV infrastructure
* Visitor Spaces to be shared with regular parking

Class A Passenger Loading	
	Provided
P1	3
Total provided	**3**
Requirement	**Min. Req**
	3

4. SE Parcel Parking Stats

Unit Mix & Required Class A Bicycle Pspaces					
	Studio	**1 Bed**	**2 Bed + 3 Bed**		**Total**
SE	72	216	155		**443**
Bike Parking	1.5	for unit < 700sf	2.5	for unit > 700 sf	
	108	324	387.5		**819.5**

Provided Class A Bicycle Spaces						
Provided	Horizontal	Vertical	Stacked	Oversized	Bike Locker	Total
P1	390	0	0	41	82	513
P2	119	0	0	0	0	119
P3	188	0	0	0	0	188
Total	**697**	**0**	**0**	**41**	**82**	**820**
Requirements		**Max allowed**	**Max allowed**	**Min. req**	**Min. req**	**Total req**
		246	492	41	82	**820**

Provided Class B Bicycle Parking	
	Provided
P2	23
Total Provided	**23**
Requirements	**Min. req**
	23

Provided Parking						
Provided	Standard	Small	Reg Acc	Van Acc	Visitor	Total
P3	22	0	0	0	0	22
P4	68	5	3	1	0	77
P5	68	5	4	1	0	78
P6	64	4	4	0	0	72
P7	64	4	3	0	0	71
Total	**286**	**18**	**14**	**2**	**0**	**320**
Requirements		**Max. 25% Small**	**Min. req**	**Min. req**	**Min. req**	**Max allowed**
		80	14	2	22	44

* All spaces except visitor to be equipped with EV infrastructure
* Visitor Spaces to be shared with regular parking

Class A Passenger Loading	
	Provided
P1	3
Total provided	**3**
Requirement	**Min. Req**
	3

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ISSUES

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PROJECT

Kaslo and Broadway

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PROJECT MGR:	APPROVED BY:

SHEET TITLE

Project Stats-7

SHEET NUMBER	ISSUE
A0.07	

SCALE CHECK 150mm 1 in.

5. Retail Parking Stats

Retail	
CRU Area	15,000 sf
	1,393.55 m2

Provided Class A Bicycle Spaces - Retail						
Provided	Horizontal	Vertical	Stacked	Oversized	Bike Locker	Total
P1	3	0	0	1	1	5
P2	0	0	0	0	0	0
Total Provided	**3**	**0**	**0**	**1**	**1**	**5**
Requirements		**Max allowed**	**Max allowed**	**Min. req**	**Min. req**	**Total req**
		2	3	1	1	**5**

End of Trip non-dwelling - Class A Bicycle Spaces				
Provided	Clothing lockers	Water closet	Wash Basin	Shower
P1	7	**0**	1	1
Total Provided	**7**	**0**	**1**	**1**
Requirement	**Min. Req**	**Min. Req**	**Min. Req**	**Min. Req**
	7	**0**	1	1

Provided Class B Bicycle Parking	
	Provided
L1	6
Total Provided	**6**
Requirements	**Min. req**
	6

Required Parking					
Provided	Standard	Small	Reg Acc	Van Acc	Total
P1	0	0	0	0	
P2	23	6	0	1	30
Total provided	**23**	**6**	**0**	**1**	**30**
Requirement		**Max 25%**	**Min. Req**	**Min. Req**	**Total Req**
		8	0	1	30
EV Infrastructure	**EV req.**	**EV Level 2 or greater charging req.**			
	14	2			

6. Child Day Care Parking Stats

Child Day Care Facility	
Child Day Care Area	8,300 sf
	771.10 m2
Child care spaces	73 spaces

Provided Bicycle Spaces		
Provided	Class A	Class B
P1	0	12
Total Provided	**0**	**12**
Requirements	**Min. req**	**Min. req**
	0	12

Required Parking					
Provided	Standard	Small	Reg Acc	Van Acc	Total
P1	0	0	0	1	1
Total provided	**0**	**0**	**0**	**1**	**1**
Requirement		**Max 25%**	**Min. Req**	**Min. Req**	
		0	0	1	

Class A Passenger Loading	
	Provided
P1	9
Total provided	**9**
Requirement	**Min. req**
	9

7. Shared Loading Stats

Shared Loading			
Provided	Class A	Class B	Class C
Residential	10	8	0
Retail	0	1	0
Total Provide	**10**	**9**	**0**
Requirement	**Min. req**	**Min. req**	**Min. req**
Residential	10	10	0

* 1 Residential Class B loading is shared, please refer to TDM report

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PROJECT

Kaslo and Broadway

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SHEET TITLE

Project Stats-8

SHEET NUMBER	ISSUE
A0.08	

SCALE CHECK 50mm 1m

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS

Use	Bylaw	Definition	Required		Achieved
Residential - North West Parcel					
Parking Spaces	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	no minimum requirement	no minimum requirement		172
	Vancouver Parking Bylaw 4.1.7	maximum of 25% of provide spaces can be small	max 25%		
	Vancouver Parking Bylaw 4.11.1	All parking space to equipped with EV infrastructure, excluding visitors spaces			
Visitor Spaces	Vancouver Parking Bylaw Section 4.1.3		# dwelling units	573	
		Minimum 0.05 per unit	# dwelling units x 0.05 =	**29**	0
		Maximum 0.10 per unit	# dwelling units x 0.10 =	**57**	
Accessible Spaces	Vancouver Parking Bylaw Section 4.1.4	1 for first 7 units + .034/unit	# dwelling units =	573	
			1 for first 7 units =	1	
			(# of dwelling) - 7 =	566	
			Remainder x 0.034 =	19	
			# Acc spaces: 1 + above =	**20**	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	1	
			Every 10th Accessible	2	
			Total Van	**3**	3
			Required Acc Space : # Acc space - Van spaces	**17**	17
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 65m^2 2.5/Unit over 65m^2 and under 105m^2 3/Unit over 105m^2	# units under 65m2	367	
			# units under 65m^2 x 1.5	**551**	
			# units >65m2 and <105m2	206	
			# units >65m^2, <105m^2 x 2.5 =	**515**	
			sum of two above =	**1066**	1066
	Vancouver Parking Bylaw Section 6.3.9	No more than 30% can be vertical spaces	# number of spaces x 30%	**320**	0
	Vancouver Parking Bylaw Section 6.3.13	No more than 60% can be vertical and stacked	# number of spaces x 60%	**640**	0
		Minimum of 5% of spaces required to oversized	# number of spaces x 5%	**53**	53
	Vancouver Parking Bylaw Section 6.3.13A	Minimum of 10% of spaces must be bike lockers	# number of spaces x 10%	**107**	107
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units	# dwelling units	573	
			2 for first 20 dwelling units =	2	
		1 additional space for additional 20 units	(# dwelling units - 20 units) / 20 =	28	
			sum of two above =	**30**	30
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	# dwelling units	573	
			1 for first 125 dwelling units =	1	
			(# of dwelling) - 125 =	448	
			Remainder / 150	3	
			1 + above	**4**	4
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit.					573
Residential - North East Parcel					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	no minimum requirement	no minimum requirement		483
	Vancouver Parking Bylaw 4.1.7	maximum of 25% of provide spaces can be small	max 25%		
	Vancouver Parking Bylaw 4.11.1	All parking space to equipped with EV infrastructure, excluding visitors spaces			
Visitor Stalls	Vancouver Parking Bylaw Section 4.1.3		# dwelling units	483	
		Minimum 0.05 per unit	# dwelling units x 0.05 =	**24**	0
		Maximum 0.10 per unit	# dwelling units x 0.10 =	**48**	
Accessible Spaces	Vancouver Parking Bylaw Section 4.1.4	1 for first 7 units + .034/unit	# dwelling units =	483	
			1 for first 7 units =	1	
			(# of dwelling) - 7 =	476	
			Remainder x 0.034 =	16	
			#Acc Spaces: 1 + above =	17	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	1	
			Every 10th Accessible	1	
			Total Van	**2**	2
			Required Acc Space : # Acc space - Van spaces	**15**	15
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 65m^2 2.5/Unit over 65m^2 and under 105m^2 3/Unit over 105m^2	# units under 65m2	311	
			# units under 65m^2 x 1.5	467	
			# units >65m2 and <105m2	172	
			# units >65m^2, <105m^2 x 2.5 =	430	
			sum of two above =	**897**	897
	Vancouver Parking Bylaw Section 6.3.9	No more than 30% can be vertical spaces	# number of spaces x 30%	**269**	0
	Vancouver Parking Bylaw Section 6.3.13	No more than 60% can be vertical and stacked	# number of spaces x 60%	**538**	0
		Minimum of 5% of spaces required to oversized	# number of spaces x 5%	**45**	45
	Vancouver Parking Bylaw Section 6.3.13A	Minimum of 10% of spaces must be bike lockers	# number of spaces x 10%	**90**	90
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units	# dwelling units	483	
			2 for first 20 dwelling units =	2	
		1 additional space for additional 20 units	(# dwelling units - 20 units) / 20 =	23	
			sum of two above =	**25**	25
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	# dwelling units	**483**	3
			1 for first 125 dwelling units =	**1**	
			(# of dwelling) - 125 =	**358**	
			Remainder / 150	**2**	
			1 + above	**3**	
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit.					483

Residential - South West Parcel					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	no minimum requirement	no minimum requirement		494
	Vancouver Parking Bylaw 4.1.7	maximum of 25% of provide spaces can be small	max 25%		
	Vancouver Parking Bylaw 4.11.1	All parking space to equipped with EV infrastructure, excluding visitors spaces			
Visitor Stalls	Vancouver Parking Bylaw Section 4.1.3		# dwelling units	460	
		Minimum 0.05 per unit	# dwelling units x 0.05 =	**23**	0
		Maximum 0.10 per unit	# dwelling units x 0.10 =	**46**	
Accessible Spaces	Vancouver Parking Bylaw Section 4.1.4	1 for first 7 units + .034/unit	# dwelling units =	460	
			1 for first 7 units =	1	
			(# of dwelling) - 7 =	453	
			Remainder x 0.034 =	16	
			#Acc Spaces: 1 + above =	**17**	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	1	
			Every 10th Accessible	1	
			Total Van	**2**	2
			Required Acc Space : # Acc space - Van spaces	**15**	15
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 65m^2 2.5/Unit over 65m^2 and under 105m^2 3/Unit over 105m^2	# units under 65m2	299	
			# units under 65m^2 x 1.5	449	
			# units >65m2 and <105m2	161	
			# units >65m^2, <105m^2 x 2.5 =	403	
			sum of two above =	**851**	851
	Vancouver Parking Bylaw Section 6.3.9	No more than 30% can be vertical spaces	# number of spaces x 30%	**255**	0
	Vancouver Parking Bylaw Section 6.3.13	No more than 60% can be vertical and stacked	# number of spaces x 60%	**511**	0
		Minimum of 5% of spaces required to oversized	# number of spaces x 5%	**43**	43
	Vancouver Parking Bylaw Section 6.3.13A	Minimum of 10% of spaces must be bike lockers	# number of spaces x 10%	**85**	85
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units	# dwelling units	460	
			2 for first 20 dwelling units =	2	
		1 additional space for additional 20 units	(# dwelling units - 20 units) / 20 =	22	
			sum of two above =	**24**	24
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	# dwelling units	460	
			1 for first 125 dwelling units =	1	
			(# of dwelling) - 125 =	335	
			Remainder / 150	2	
			1 + above	**3**	3
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit.					460
Residential - South East Parcel					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	no minimum requirement	no minimum requirement		320
	Vancouver Parking Bylaw 4.1.7	maximum of 25% of provide spaces can be small	max 25%		
	Vancouver Parking Bylaw 4.11.1	All parking space to equipped with EV infrastructure, excluding visitors spaces			
Visitor Stalls	Vancouver Parking Bylaw Section 4.1.3		# dwelling units	443	
		Minimum 0.05 per unit	# dwelling units x 0.05 =	**22**	0
		Maximum 0.10 per unit	# dwelling units x 0.10 =	**44**	
Accessible Spaces	Vancouver Parking Bylaw Section 4.1.4	1 for first 7 units + .034/unit	# dwelling units =	443	
			1 for first 7 units =	1	
			(# of dwelling) - 7 =	436	
			Remainder x 0.034 =	15	
			#Acc Spaces: 1 + above =	**16**	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	1	
			Every 10th Accessible	1	
			Total Van	**2**	2
			Required Acc Space : # Acc space - Van spaces	**14**	14
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.5/Unit under 65m^2 2.5/Unit over 65m^2 and under 105m^2 3/Unit over 105m^2	# units under 65m2	288	
			# units under 65m^2 x 1.5	432	
			# units >65m2 and <105m2	155	
			# units >65m^2, <105m^2 x 2.5 =	388	
			sum of two above =	**820**	820
	Vancouver Parking Bylaw Section 6.3.9	No more than 30% can be vertical spaces	# number of spaces x 30%	**246**	0
	Vancouver Parking Bylaw Section 6.3.13	No more than 60% can be vertical and stacked	# number of spaces x 60%	**492**	0
		Minimum of 5% of spaces required to oversized	# number of spaces x 5%	**41**	41
	Vancouver Parking Bylaw Section 6.3.13A	Minimum of 10% of spaces must be bike lockers	# number of spaces x 10%	**82**	82
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	2 space for 20 dwelling units	# dwelling units	443	
			2 for first 20 dwelling units =	2	
		1 additional space for additional 20 units	(# dwelling units - 20 units) / 20 =	21	
			sum of two above =	**23**	23
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.1	1 space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	# dwelling units	443	
			1 for first 125 dwelling units =	1	
			(# of dwelling) - 125 =	318	
			Remainder / 150	2	
			1 + above	**3**	3
Storage: We will provided at least (1) 201 cubic foot storage space for each dwelling unit.					443

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Project Stats-9

SHEET NUMBER	ISSUE
A0.09	

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Retail					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	No requirement	Total Retail Area - 15,000 SF (1393.55m2)	1,393.55	
	Vancouver Parking Bylaw Section 4.2.3	1 space per 46.5m2	Total Retail Area / 46.5m2	**30**	**30**
	Vancouver Parking Bylaw 4.1.7	maximum of 25% of provide spaces can be small	max 25%	8	
EV Infrastructure	Vancouver Parking Bylaw 4.11.2	45% of provided non-dwelling use spaces	Total space x 45%	**14**	
		5% of provided non-dwelling use spaces equipped with level 2 charging or higher or 2 space, which ever is greater	Total space x 5%	**2**	
HC Stalls	Vancouver Parking Bylaw Section 4.1.4	Non-Residential use that contain at least 500m2, a minimum of 1 space plus an additional 0.4 spaces for each 1000m2	Total Retail Area =	1,393.55	
			First 500m2	1	
			Total Retail Area - 500m2 =	894	
			0.4 for each 1000m2	0	
			#Acc Spaces: above + 1 =	**1**	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	**1**	
			Every 10th Accessible	0	
			Total Van	**1**	**1**
			Required Acc Space : # Acc space - Van spaces	0	**0**
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	1 space per 340m2	Total Retail Area =	1,393.55	**5**
			Above / 340m2 =	**5**	
	Vancouver Parking Bylaw Section 6.3.9	Minimum of 5% of spaces required to oversized	# number of spaces x 5%	**1**	**0**
	Vancouver Parking Bylaw Section 6.3.13	No more than 30% can be vertical spaces	# number of spaces x 30%	**2**	**0**
		No more than 60% can be vertical and stacked	# number of spaces x 60%	**3**	**1**
	Vancouver Parking Bylaw Section 6.3.13A	Minimum of 10% of spaces must be bike lockers	# number of spaces x 10%	**1**	**1**
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.5.1	6 spaces for development over 1000m2	Total Retail Area =	1,393.55	
			Total area is over 1000m2 =	**6**	**6**
End-of-Trip Facility	Vancouver Parking Bylaw Section 6.5.1	Where Class A bicycle space is required for a non-dwelling use	Required Class A Bicycle Space =	5	
Clothing Lockers		Required Class A Bicycle Space x 1.4	Above x 1.4 =	**7**	**7**
Water Closet		1 water closet for Every 10 Class A - up to 50	less than 10	**0**	**0**
Wash Basin		1 wash basin between 5 and 10, plus 1 for 20 spaces up to 50	between 5 and 10	**1**	**1**
Showers		1 shower between 5 and 10, plus 1 for every 40 above 10	between 5 and 10	**1**	**1**
Child Care					
Parking Stalls	Vancouver Parking Bylaw Section 4.1.1 Required Parking Spaces	no requirement	no requirement		
HC Stalls	Vancouver Parking Bylaw Section 4.1.4	Non-Residential use that contain at least 500m2, a minimum of 1 space plus an additional 0.4 spaces for each 1000m2	Total Child Day Care Area 8300 SF (771.09m2)	771.09	
			First 500m2	1	
			Total Child Care Area - 500m2 =	271	
			0.4 for each 1000m2	0	
			# Acc Spaces: above + 1 =	**1**	
Van Spaces		First accessible space, plus every 10th accessible parking space provided	First Accessible Space	**1**	
			Every 10th Accessible	0	
			Total Van	**1**	**1**
			Required Acc Space : # Acc space - Van spaces	0	
Class A Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.2.6	1 space for every 17 employees	# of employees =	12	**0**
			Less than 12 employees	**0**	
Class B Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space for every 6 full equivalent child care spaces	# of child care spaces=	73	**12**
			# of child care spaces / 6	**12**	
Class A Passenger Loading	Vancouver Parking Bylaw Section 7.2.2.3	1 space for every 8 full-time equivalent child-care spaces	# of child care spaces =	73	**9**
			# of child care spaces / 8	9	
Shared Loading					
Dwelling use - Class A	Vancouver Parking Bylaw Section 5.2.1	minimum 1 space for 50 to 299 dwellings units, and at least 1 additional space for any portion of 200 dwelling units	total # of dwelling all 4 parcels =	1,959	
			1 space between 50 to 299	1	
			# of dwelling - 299	1,660	
			1 additional for every portion of 200	9	
			sum of two above =	**10**	**10**
Dwelling use - Class B		minimum 1 space for 100 to 299 dwellings units, a minimum of 1 space additional between 300 to 499, and at least 1 additional space for any portion of 200 dwelling units	1 space between 100 to 299	1	
			1 additional between 300 to 499	1	
			# of dwelling - 499	1,460	
			1 additional for every portion of 200	8	
			sum of two above =	**10**	**8**
Dwelling use - Class C		No requirement			
Retail use - Class A	Vancouver Parking Bylaw Section 5.2.6	No requirement			
Retail use - Class B		minimum 1 space for the first 2325 m2 plus 1 additional for any portion of next 2325 m2	Total Retail Area - 15,000 SF (1393.55m2)	1,393.55	
			first 2325 m2	**1**	**1**
Retail use - Class C		no requirement of area of less than 1900m2			

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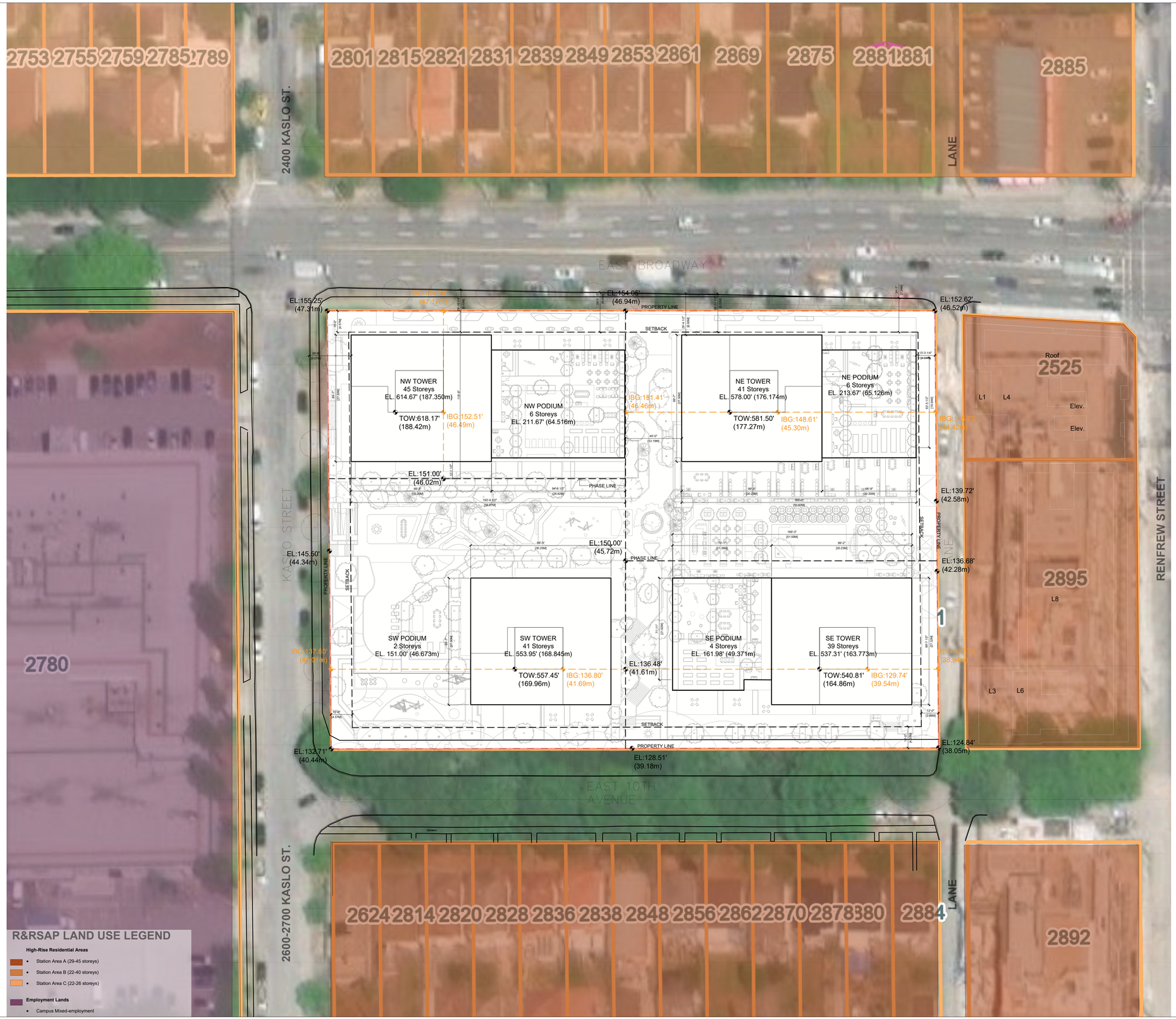
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SHEET TITLE

Project Stats-10

SHEET NUMBER A0.10	ISSUE

SCALE CHECK 50mm 1in



R&RSAP LAND USE LEGEND

High-Rise Residential Areas

- Station Area A (29-45 storeys)
- Station Area B (22-40 storeys)
- Station Area C (22-26 storeys)

Employment Lands

- Campus Mixed-employment

True North

Project North

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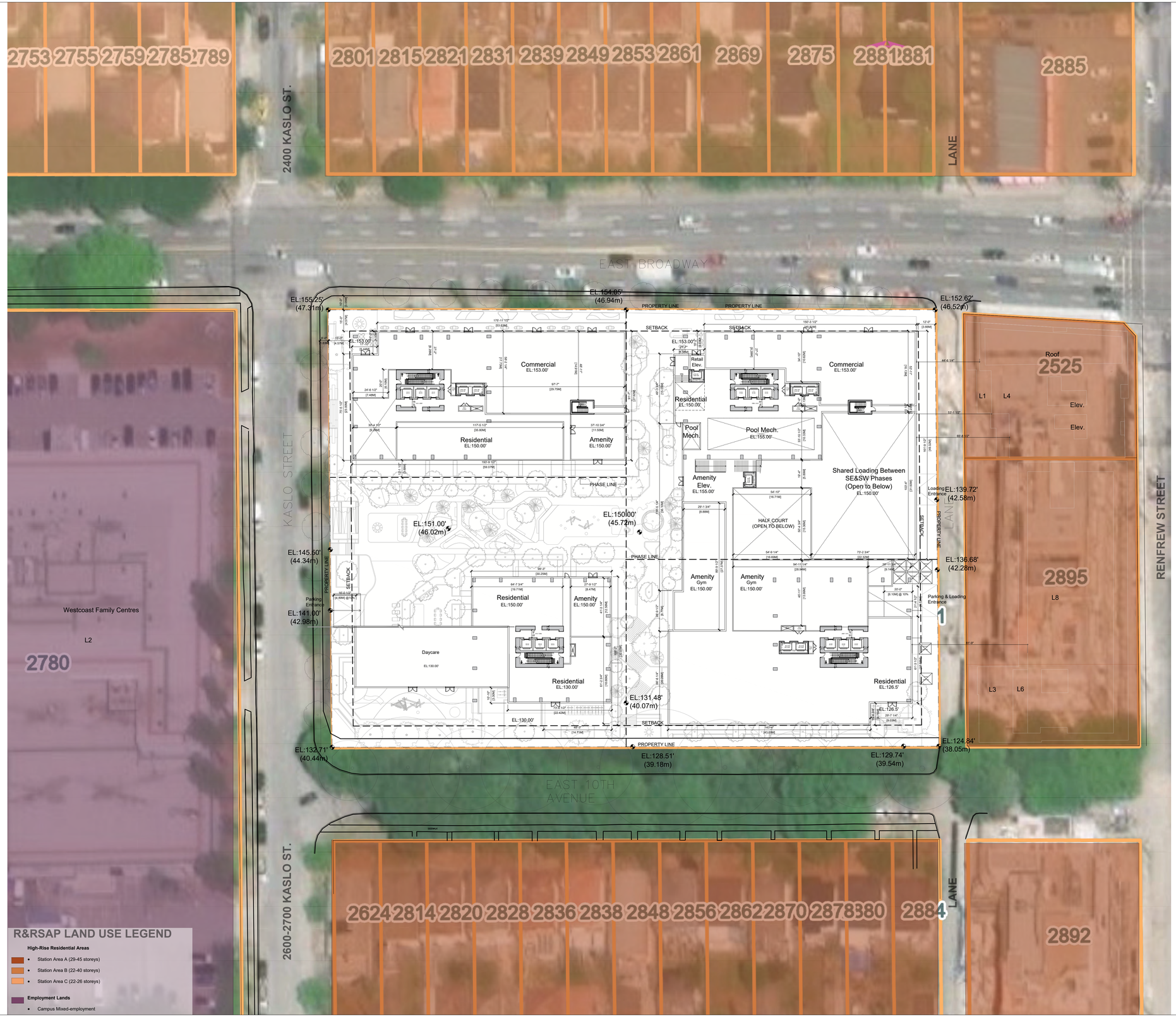
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Site Plan - Roof Plan

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Site Plan- Ground Floor Plan

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P7 Floor Plan

SHEET NUMBER	ISSUE
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Project North

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P6 Floor Plan

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A1.02	

True North

Project North

SCALE CHECK 10mm 1 in



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SHEET TITLE

P5 Floor Plan

SHEET NUMBER	ISSUE
A1.03	

True North

Project North

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SHEET TITLE

P4 Floor Plan

SHEET NUMBER	ISSUE
A1.04	

True North

Project North

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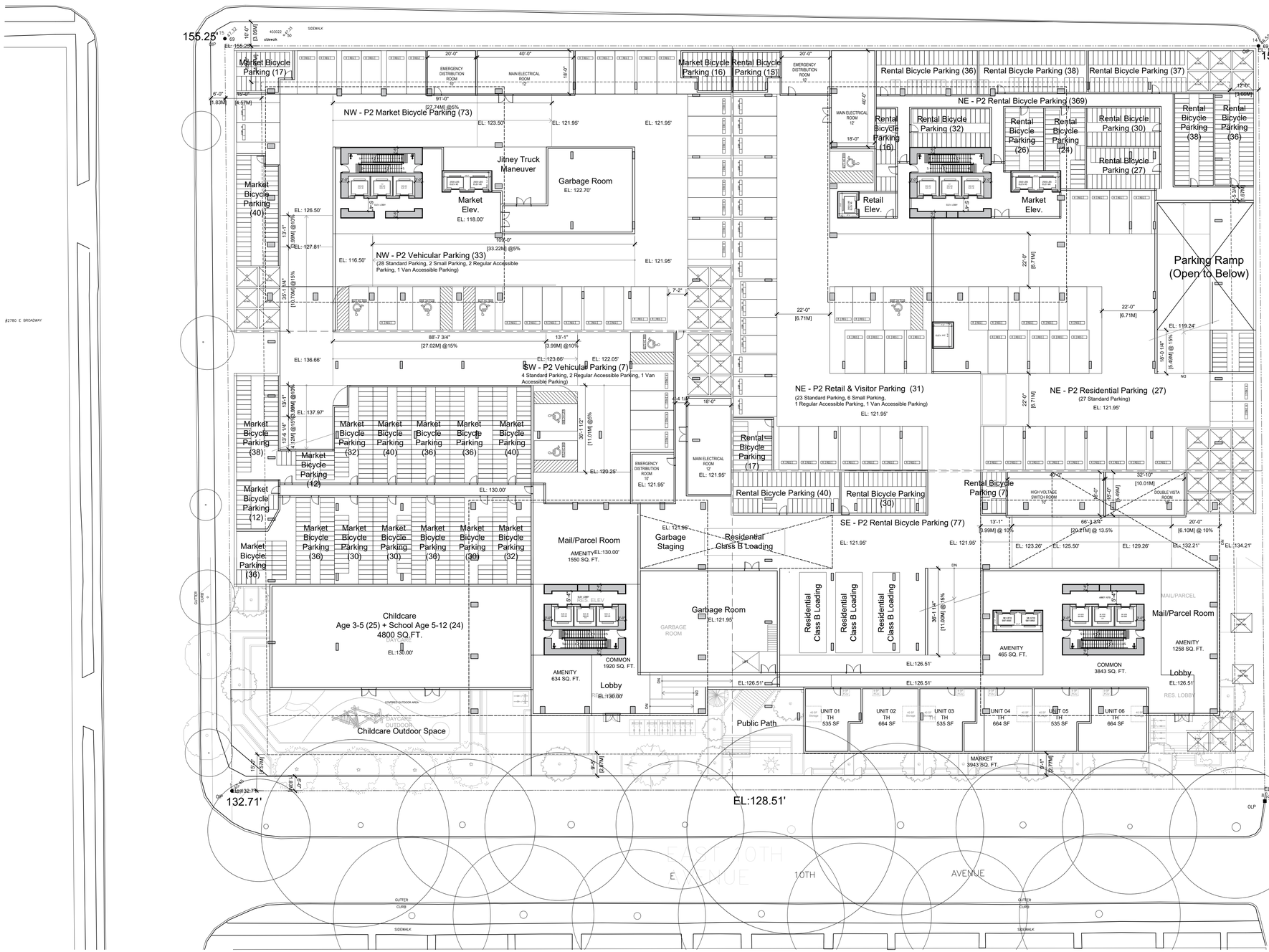
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SHEET TITLE

P3 Floor Plan

SHEET NUMBER	ISSUE
A1.05	

SCALE CHECK 10mm 1 in



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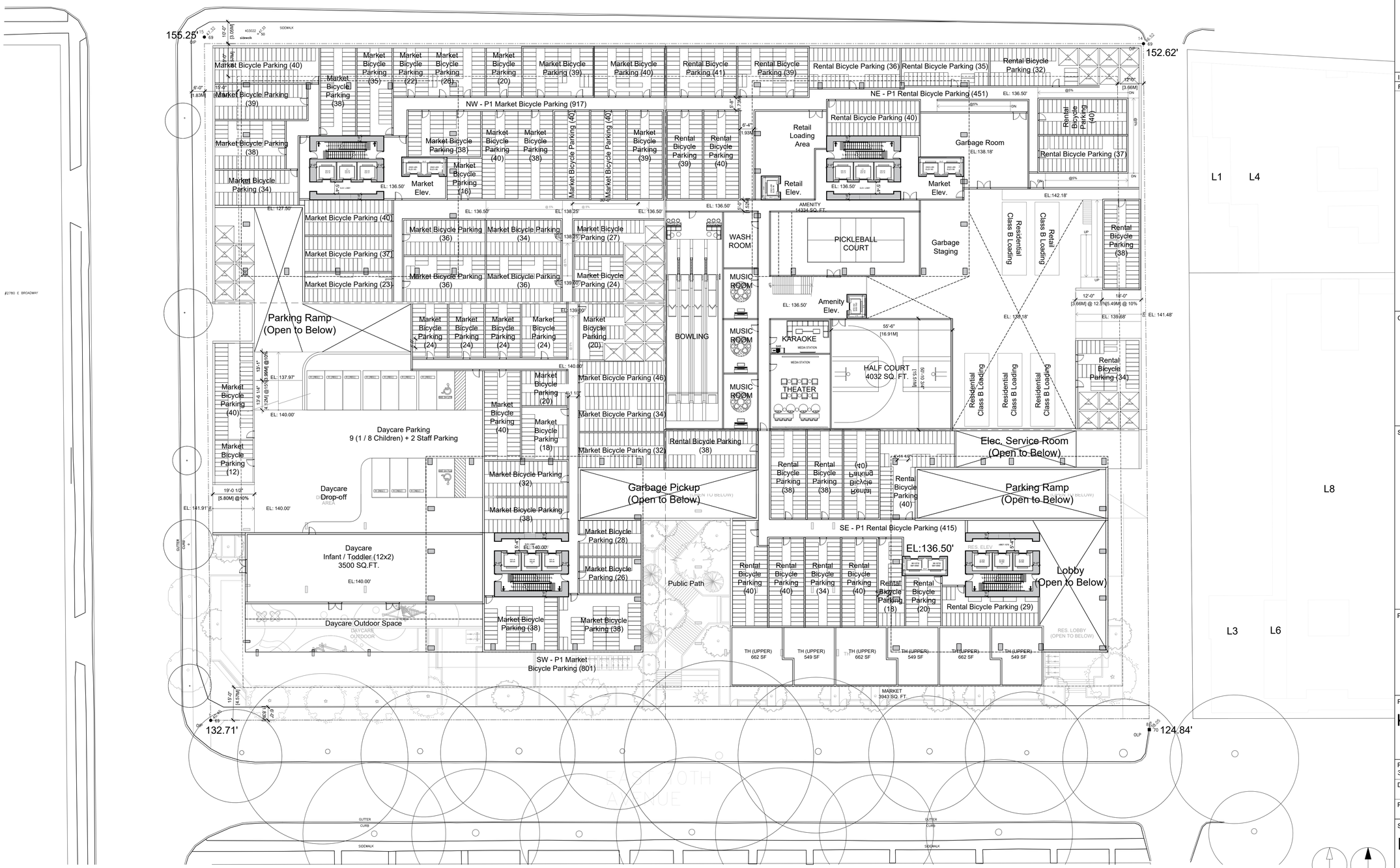
SHEET TITLE

P2 Floor Plan

SHEET NUMBER	ISSUE
A1.06	

SCALE CHECK 150mm 1" in

True North Project North



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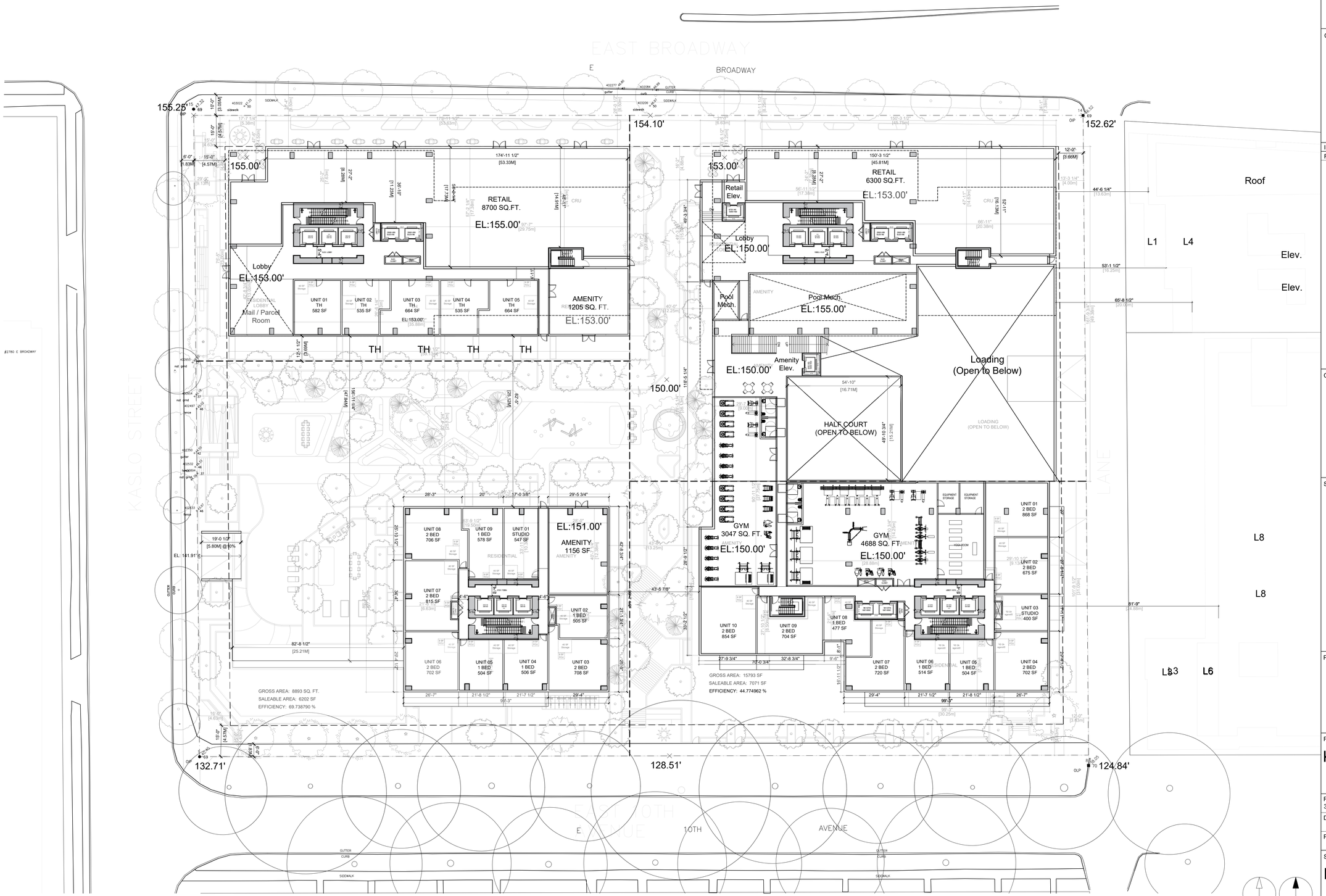
P1 Floor Plan

SHEET NUMBER	ISSUE
A1.07	

True North

Project North

SCALE CHECK 150mm 1 in



True North

Project North

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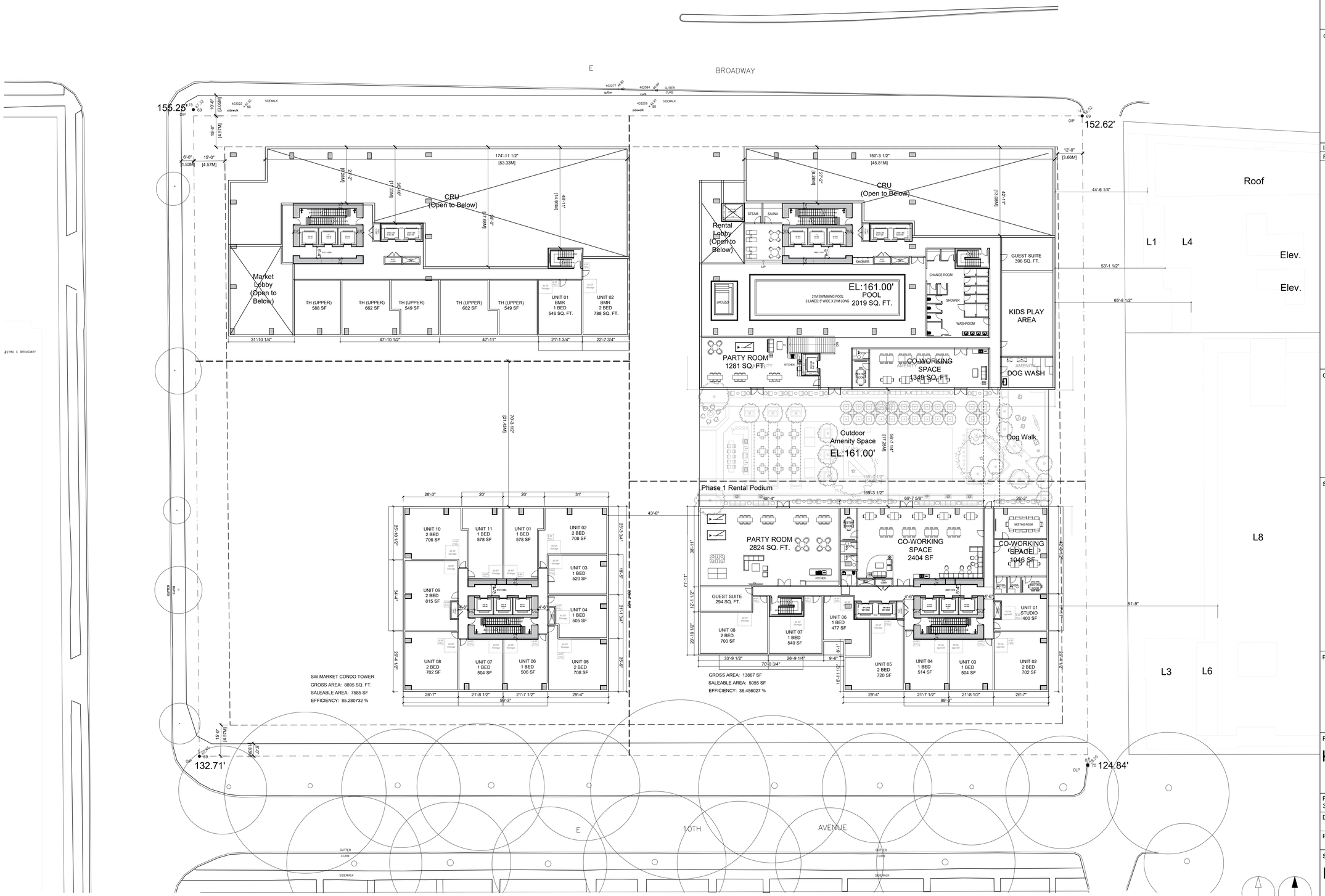
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

L1 Floor Plan

SHEET NUMBER	ISSUE
A1.08	

SCALE CHECK 50mm 1 in



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SHEET TITLE

L2 Floor Plan

SHEET NUMBER	ISSUE
A1.09	

SCALE CHECK 1 in



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SHEET TITLE

L3 Floor Plan

SHEET NUMBER	ISSUE
A1.10	

SCALE CHECK 50mm 1in

True North Project North



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SHEET TITLE

L4-6 Floor Plan

SHEET NUMBER	ISSUE
A1.11	

SCALE CHECK 50mm 1in



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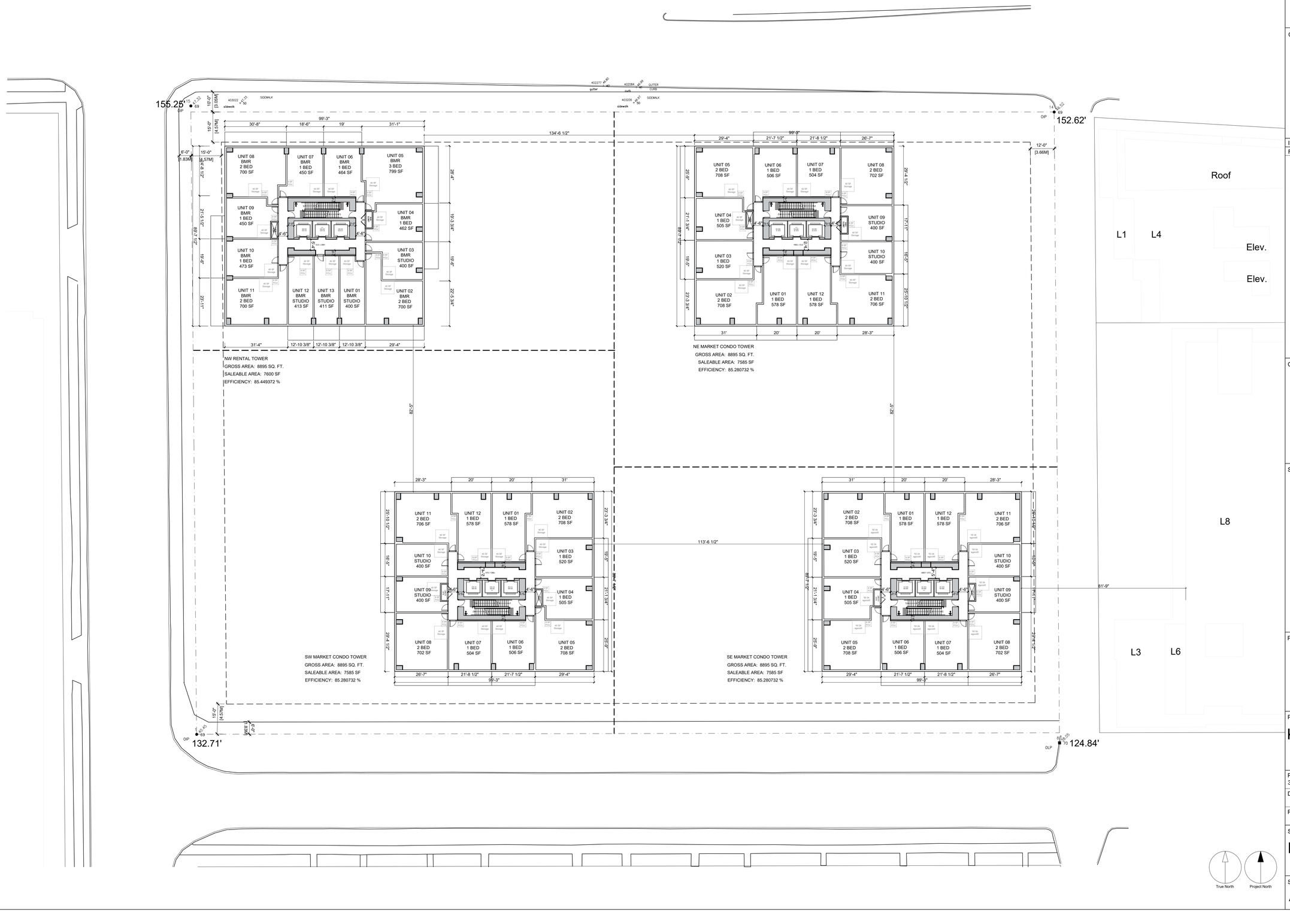
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SHEET TITLE

L7 Floor Plan

SHEET NUMBER	ISSUE
A1.12	

SCALE CHECK 50mm / 1in



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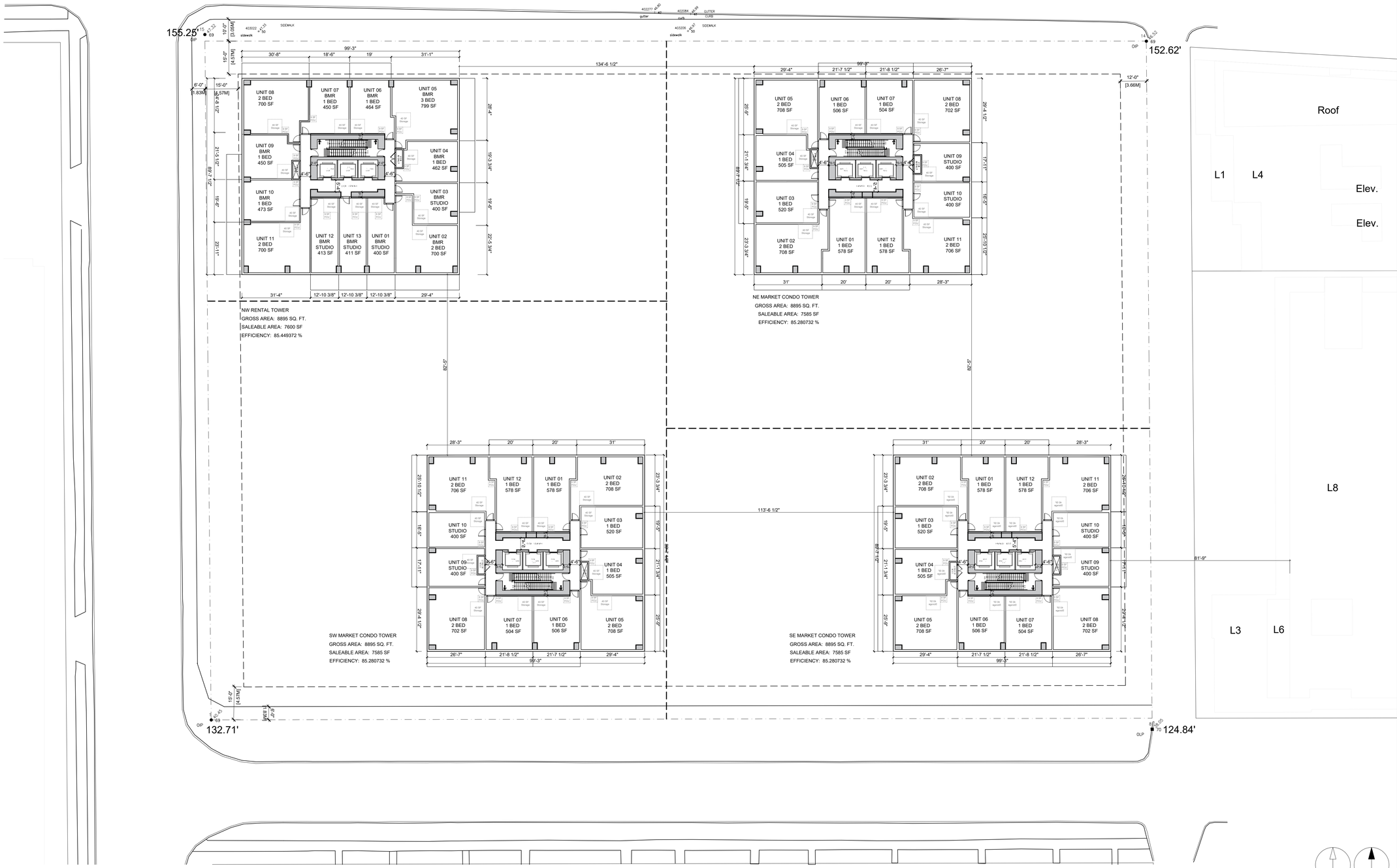
SHEET TITLE

L8-10 Floor Plan

SHEET NUMBER	ISSUE
A1.13	

True North Project North

SCALE CHECK 50mm 0 1m



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Kaslo and Broadway

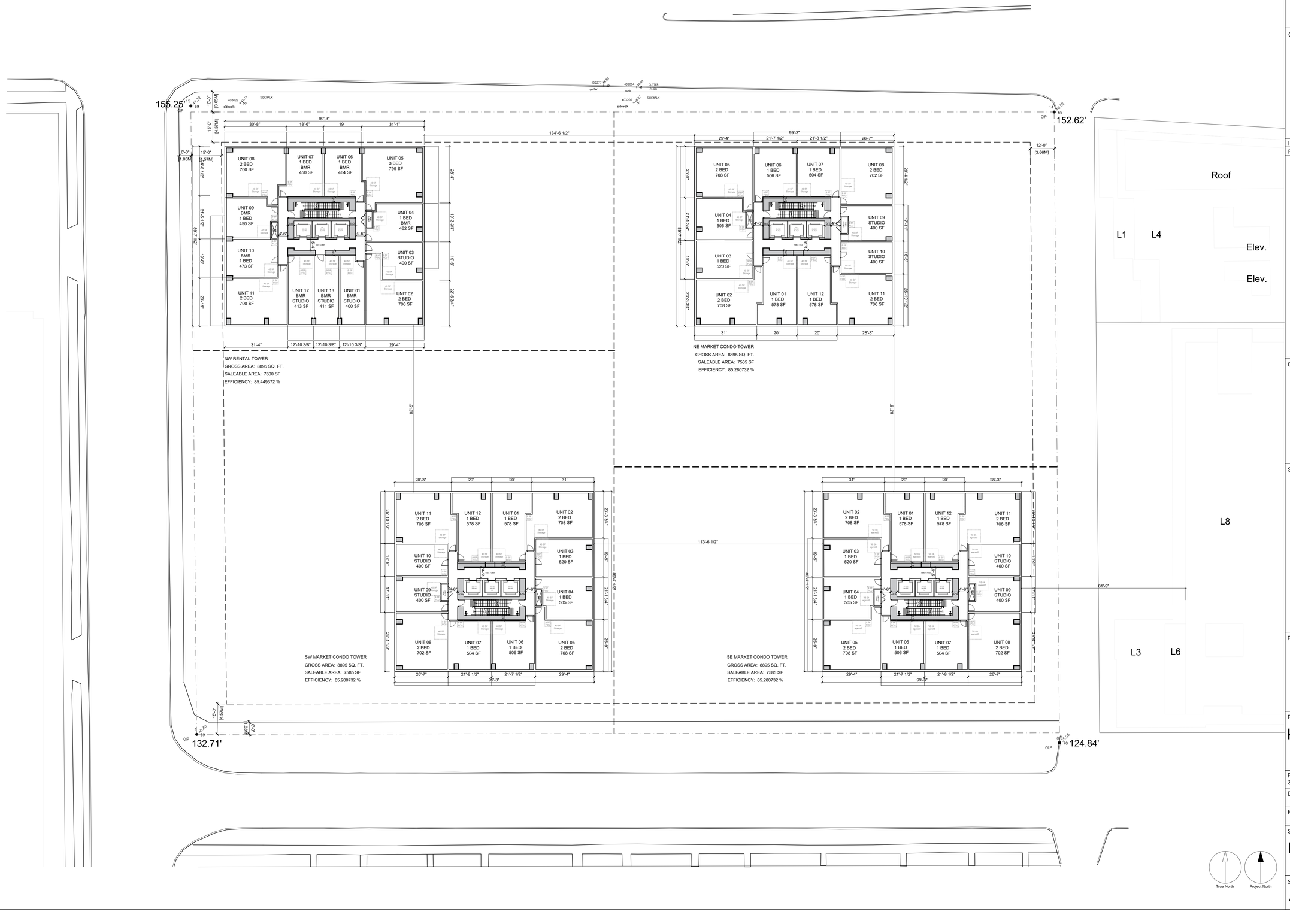
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

L11 Floor Plan

SHEET NUMBER	ISSUE
A1.14	

SCALE CHECK 50mm
1in



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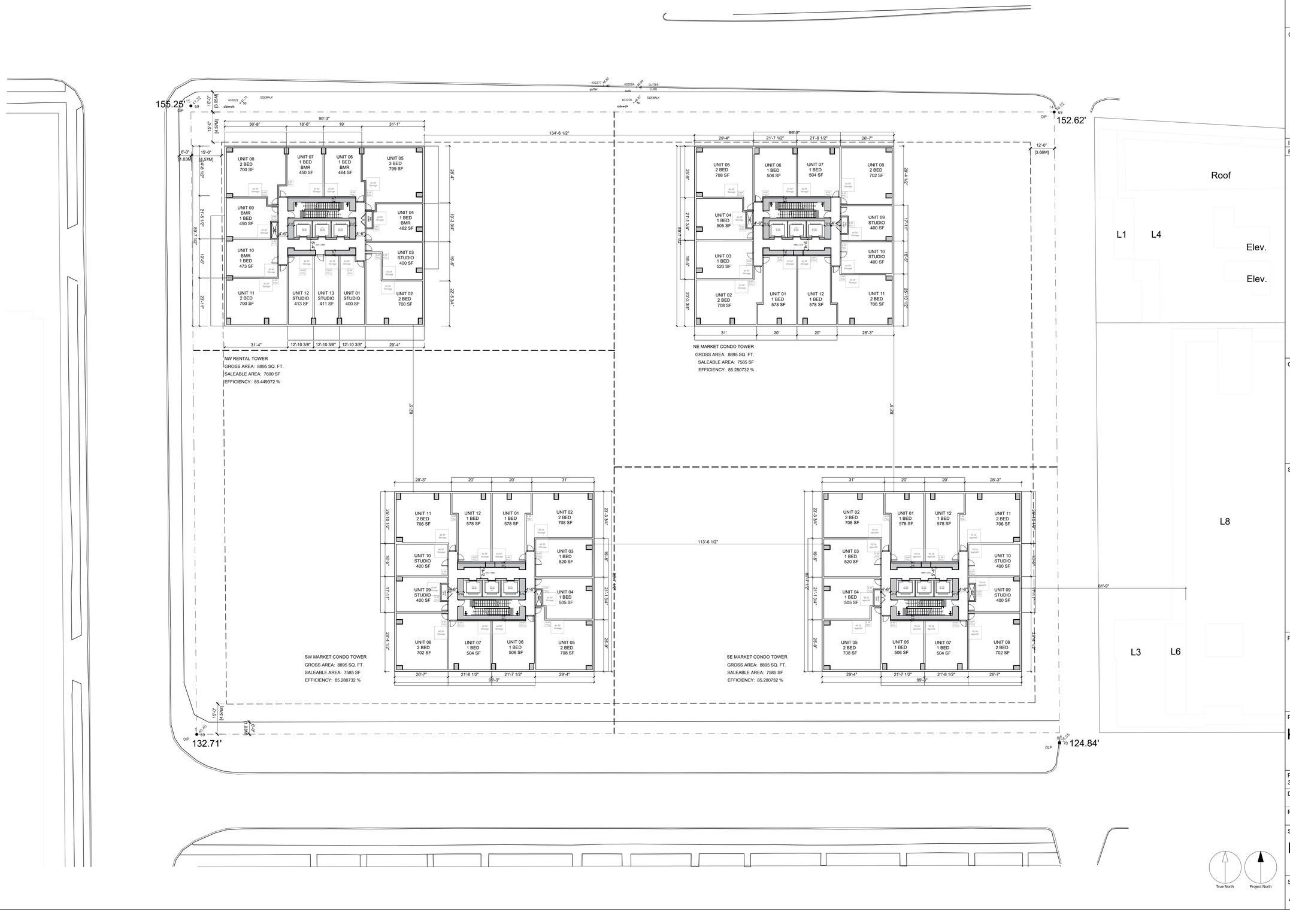
SHEET TITLE

L12 Floor Plan

SHEET NUMBER	ISSUE
A1.15	

True North Project North

SCALE CHECK 50mm 0 1m



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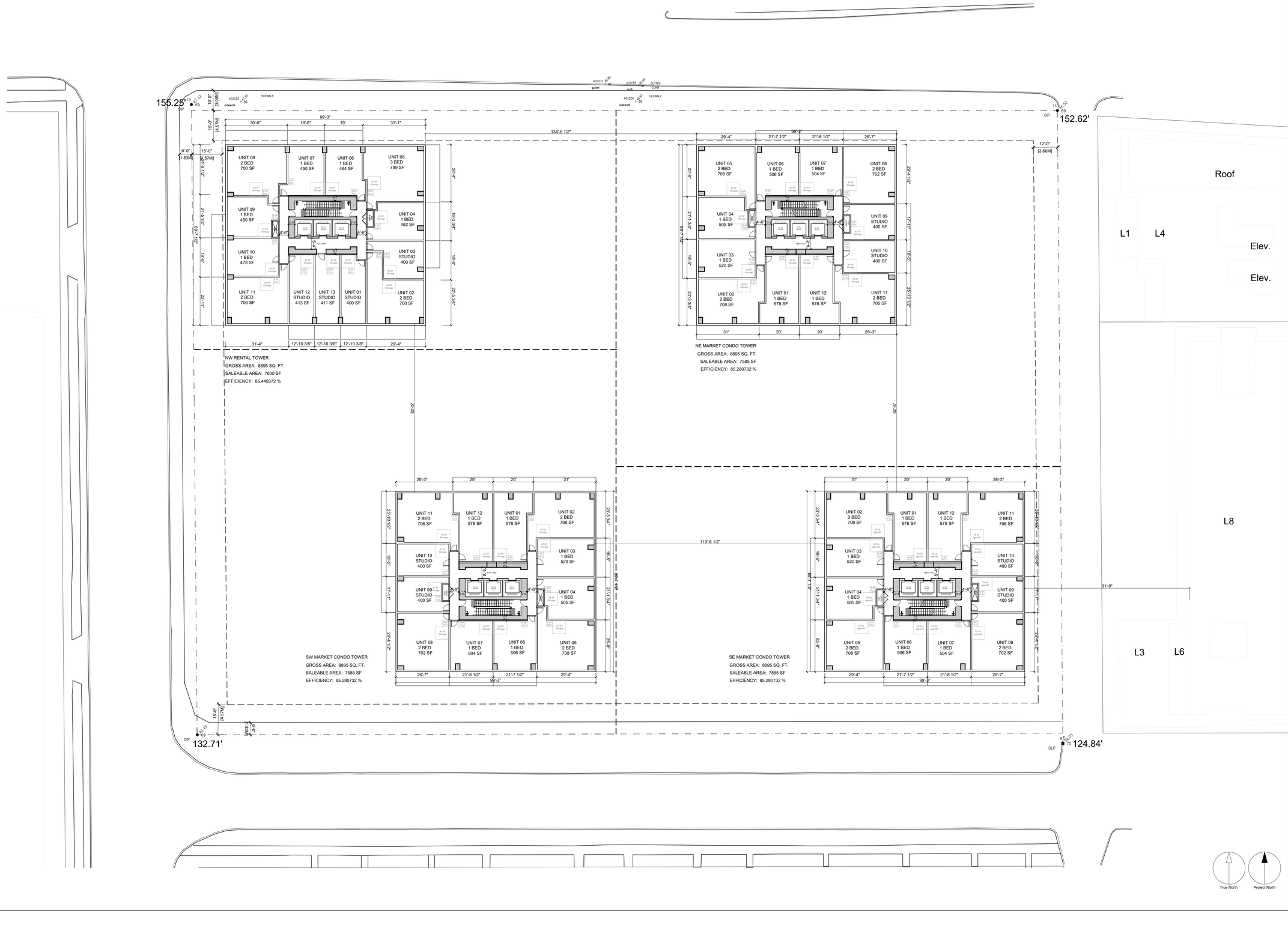
L13 Floor Plan

SHEET NUMBER	ISSUE
A1.16	

True North

Project North

SCALE CHECK 50mm 0 1m



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SHEET TITLE

L14 - 37 Floor Plan

SHEET NUMBER

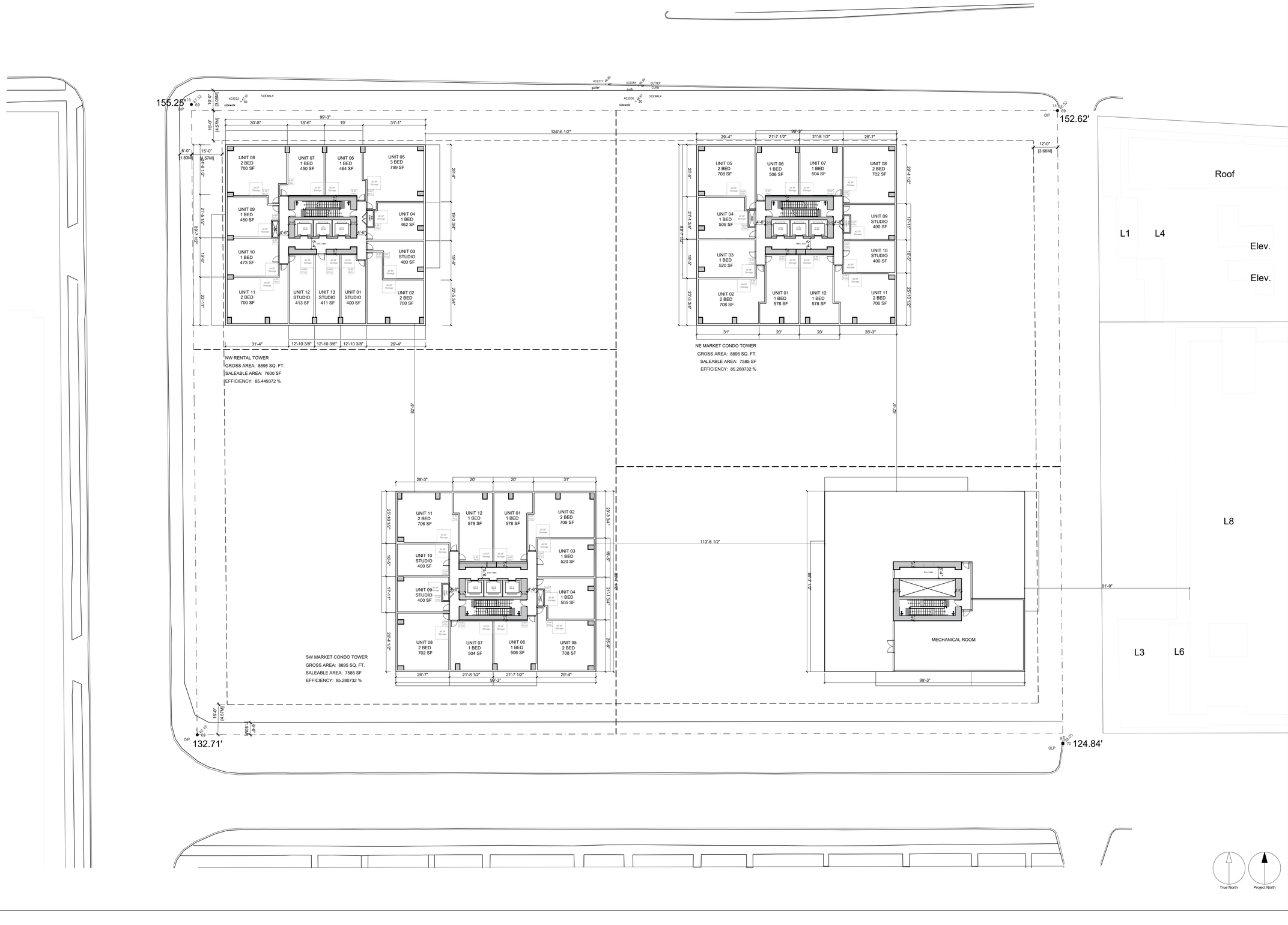
A1.17

ISSUE

True North

Project North

SCALE CHECK 50mm 1in



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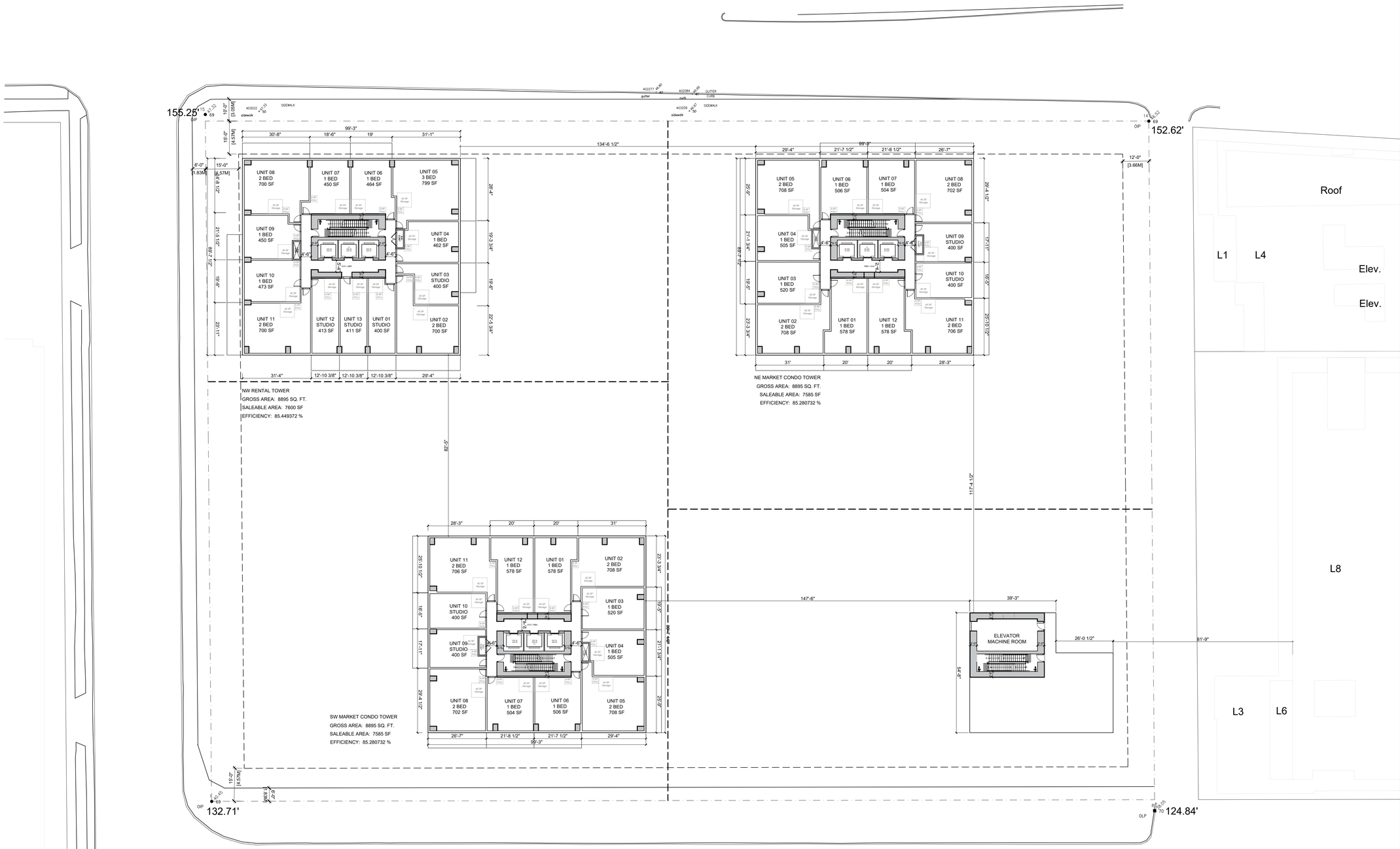
L38 Floor Plan

SHEET NUMBER	ISSUE
A1.18	

True North

Project North

SCALE CHECK 50mm



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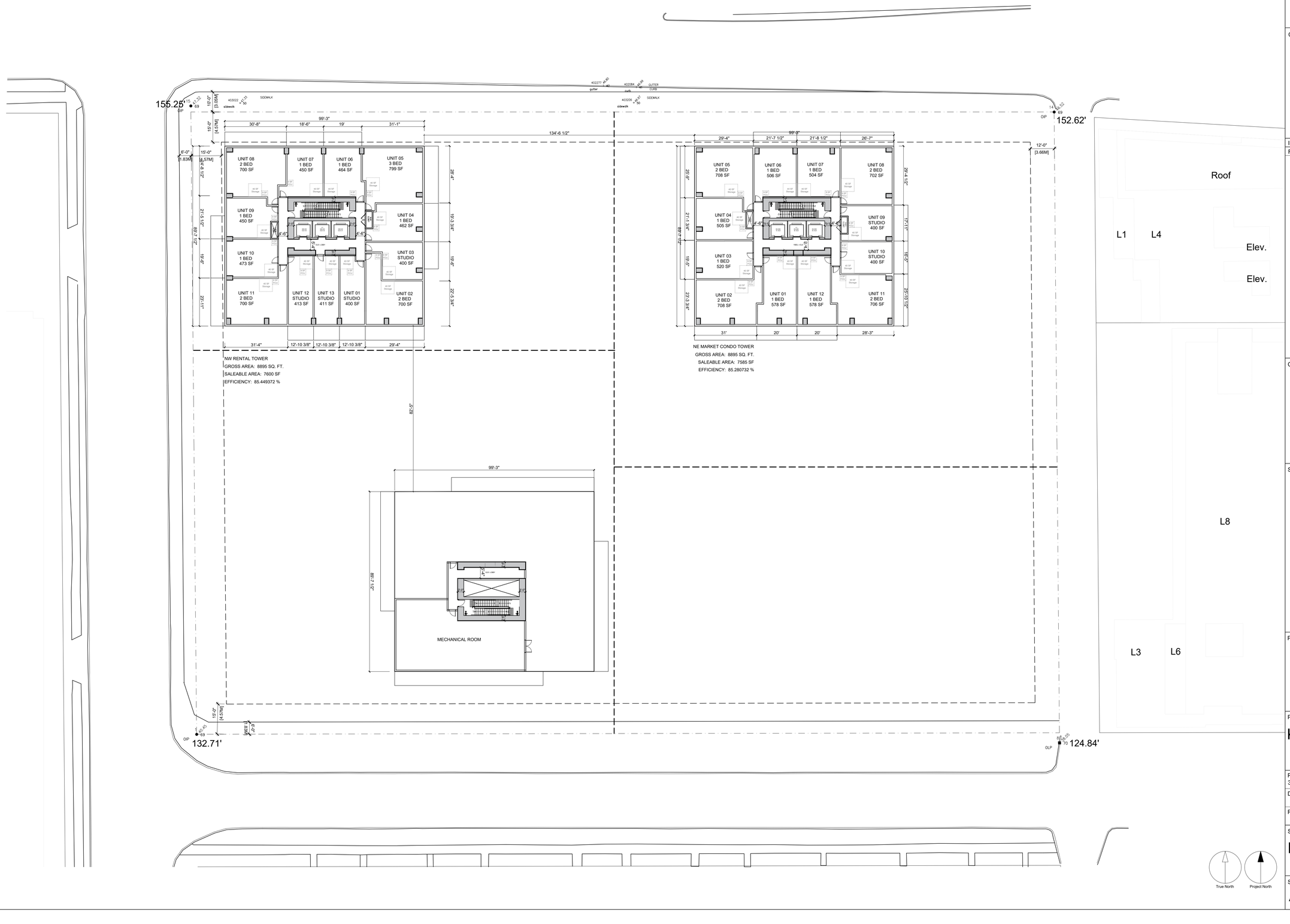
SHEET TITLE

L39 Floor Plan

SHEET NUMBER	ISSUE
A1.19	

True North Project North

SCALE CHECK 50mm 2in



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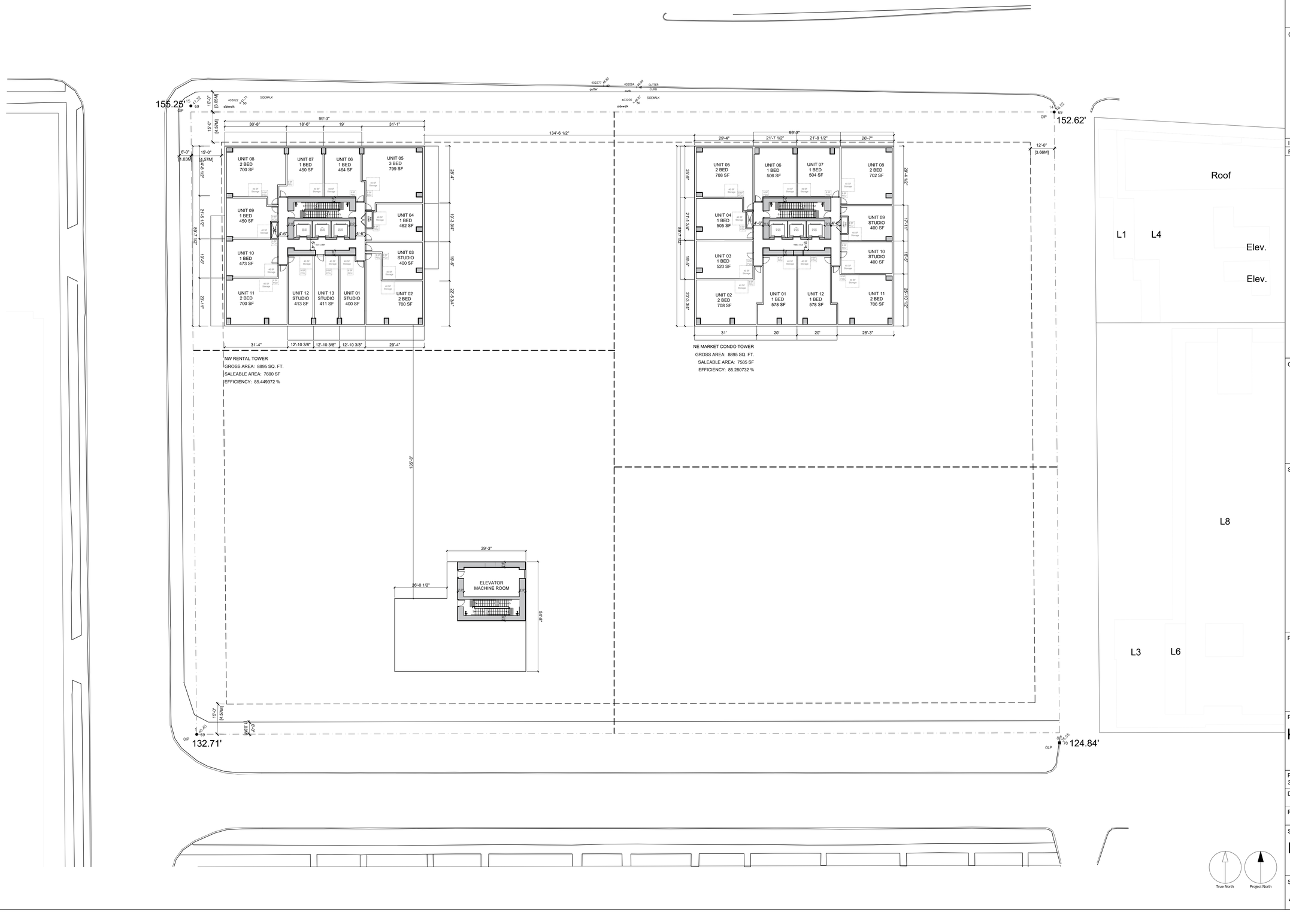
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SHEET TITLE

L40 Floor Plan

SHEET NUMBER	ISSUE
A1.20	

SCALE CHECK 50mm 0 1m



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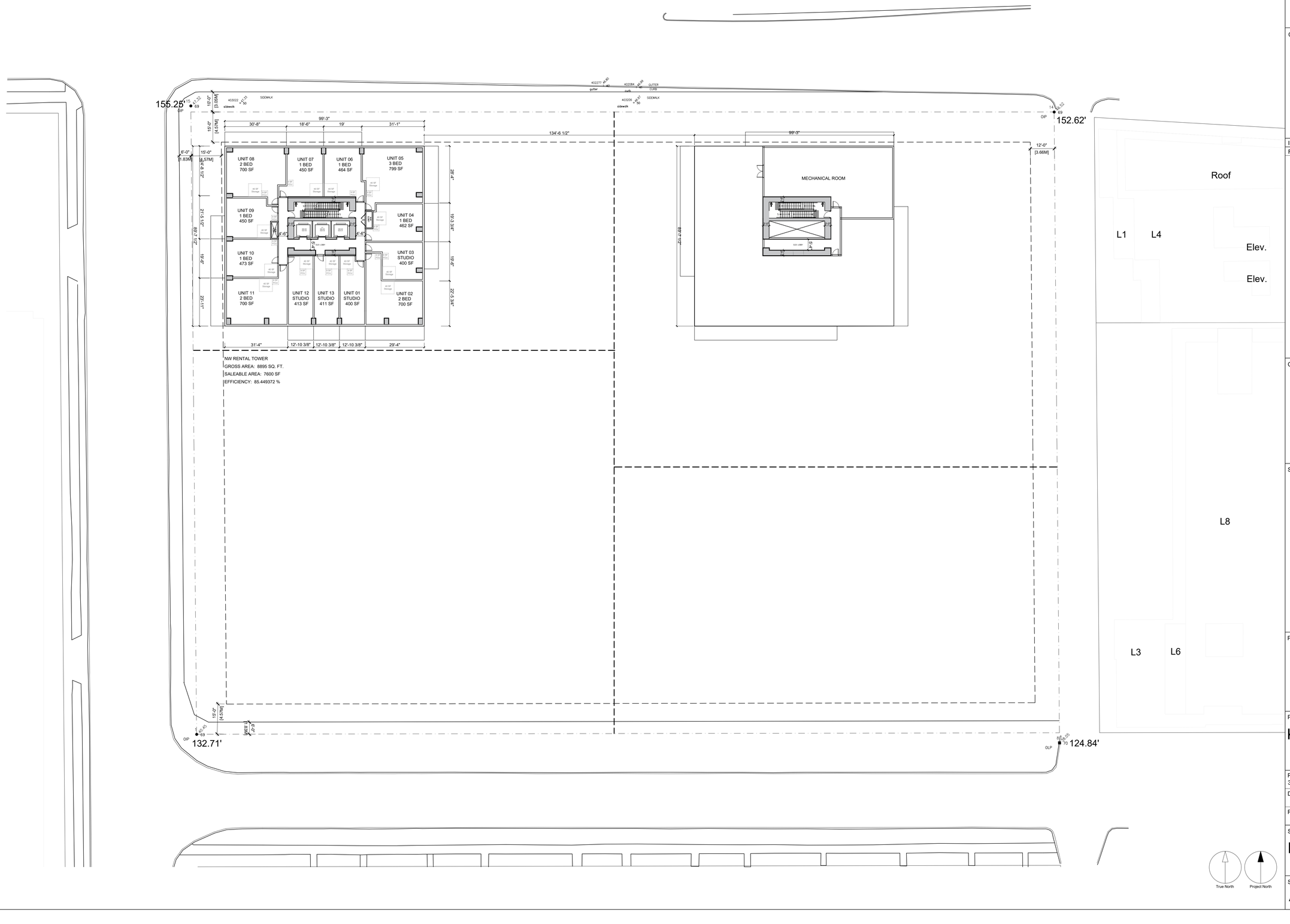
L41 Floor Plan

SHEET NUMBER	ISSUE
A1.21	

True North

Project North

SCALE CHECK 50mm 0 1m



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PROJECT

Kaslo and Broadway

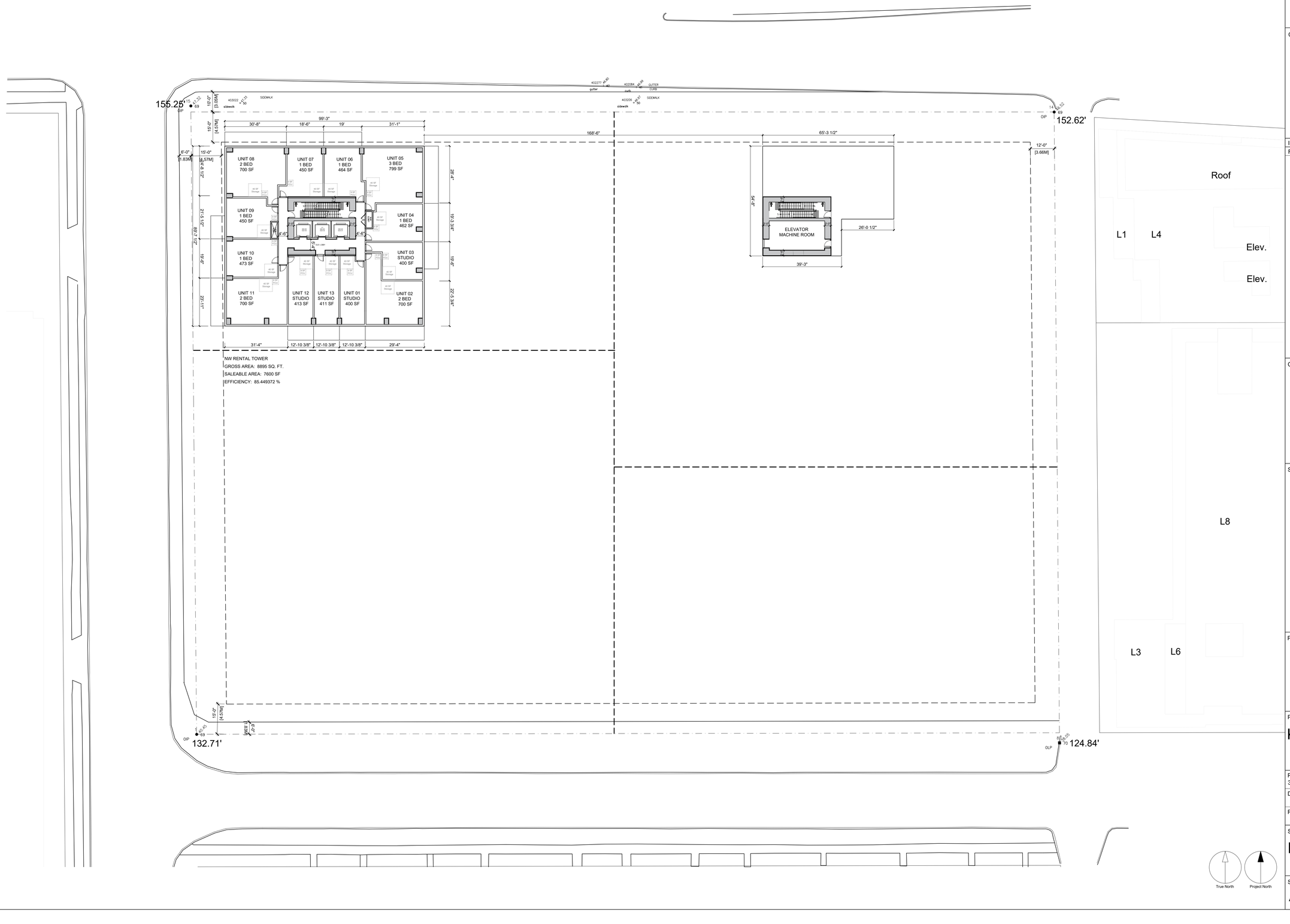
PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L42 Floor Plan

SHEET NUMBER	ISSUE
A1.22	

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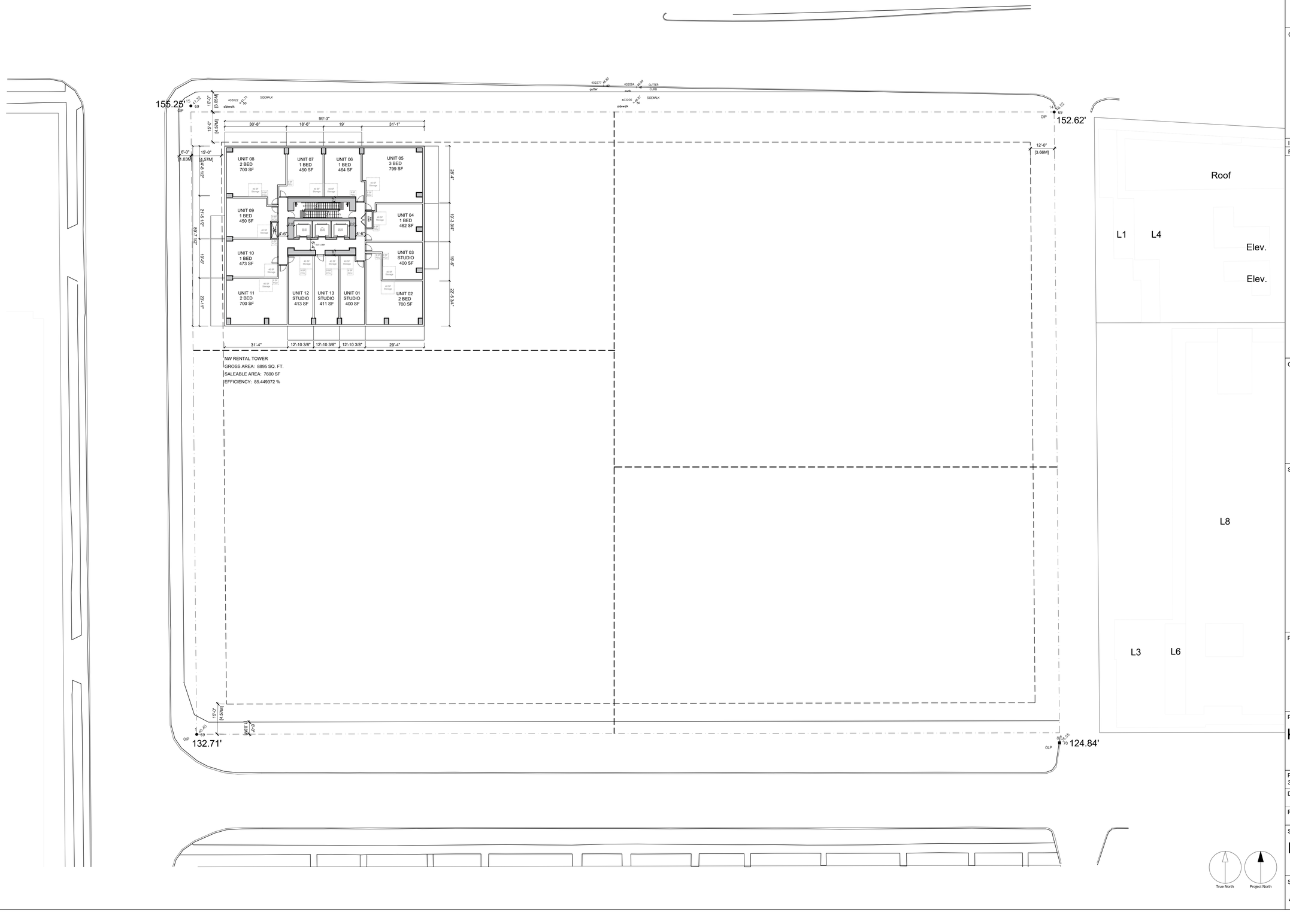
SHEET TITLE

L43 Floor Plan

SHEET NUMBER	ISSUE
A1.23	

SCALE CHECK 50mm 0 1m

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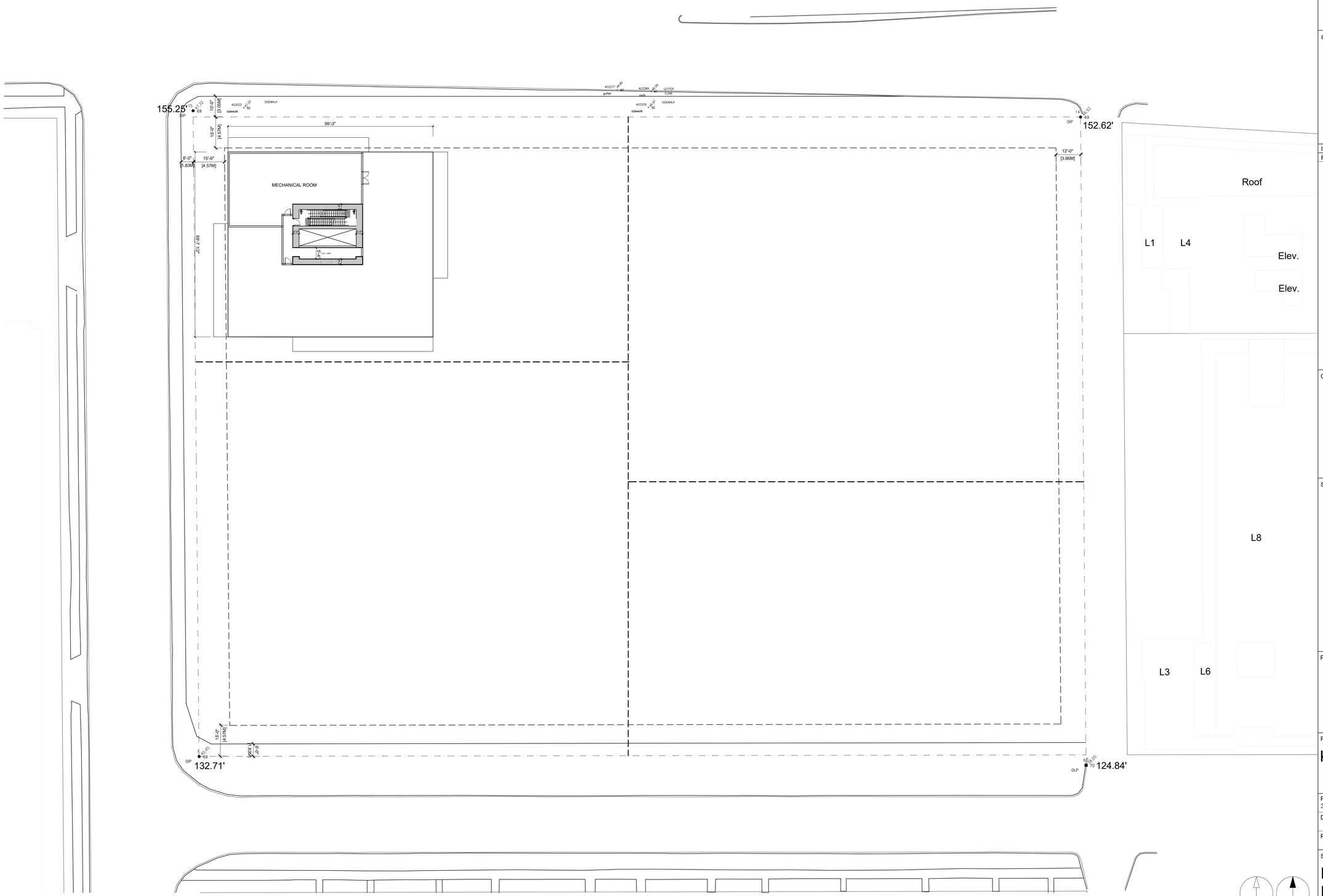
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DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L44-45 Floor Plan

SHEET NUMBER	ISSUE
A1.24	

SCALE CHECK 50mm 0 1m



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SHEET TITLE

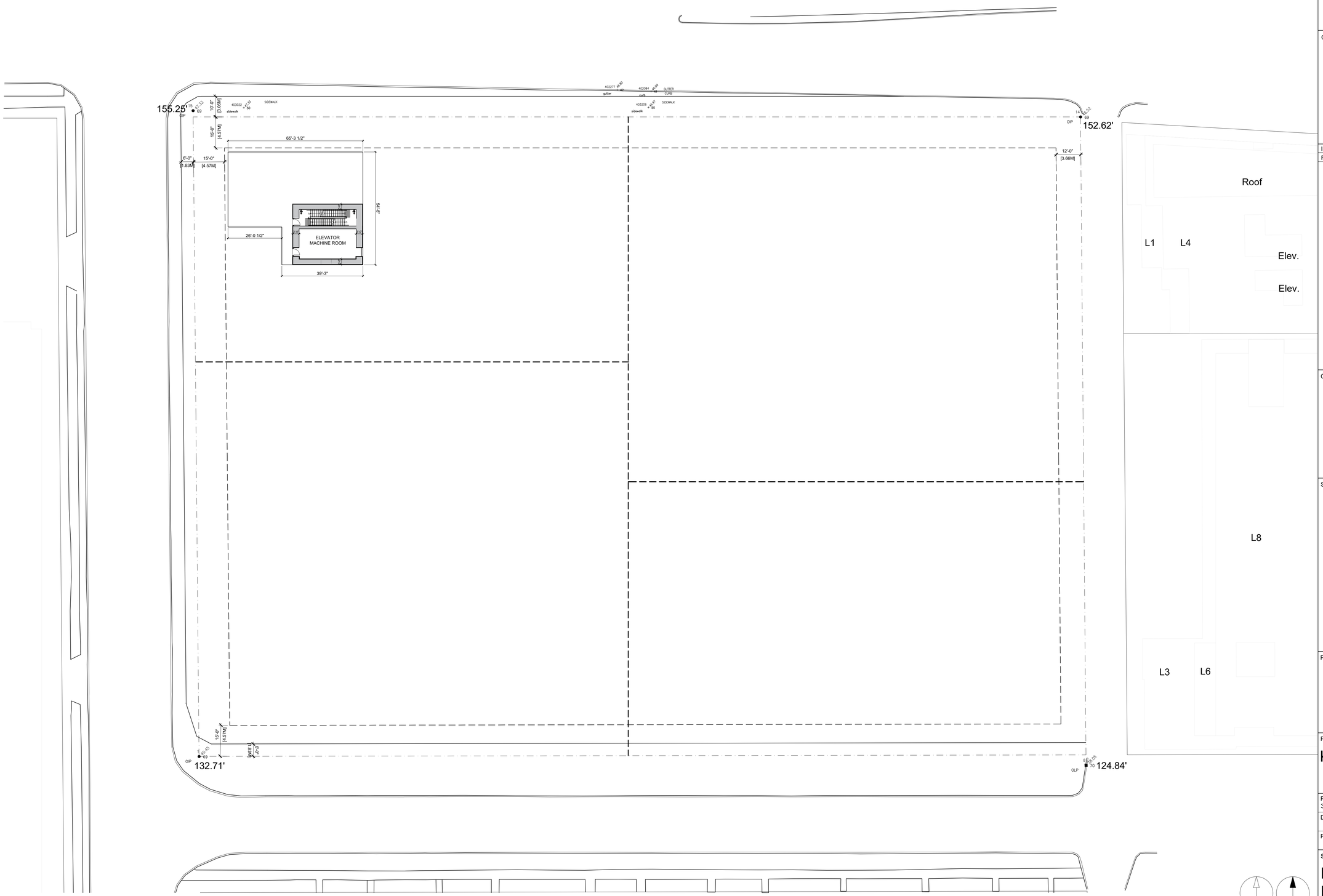
Mechanical Roof Floor Plan

SHEET NUMBER	ISSUE
A1.25	

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Project North

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SHEET TITLE

Elev. Machine Room Floor Plan

SHEET NUMBER	ISSUE
A1.26	

True North

Project North

SCALE CHECK 50mm 0 1m

SW PHASE P2 FSR	
Gross Area	
Market Common	4,104 sqft
	4,104 sqft
Exclusions	
Amenity Exclusion	2,184 sqft
	2,184 sqft
Net FSR	**1,920 sqft**

Childcare	**4,800 sqft**

SE PHASE P2 FSR	
Gross Area	
Market Saleable	3,943 sqft
Market Common	5,566 sqft
	9,509 sqft
Exclusions	
MEP Exclusion	54 sqft
Storage Exclusion	240 sqft
Amenity Exclusion	1,723 sqft
	2,017 sqft
Net FSR	**7,492 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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SHEET TITLE

P2 FSR Overlay

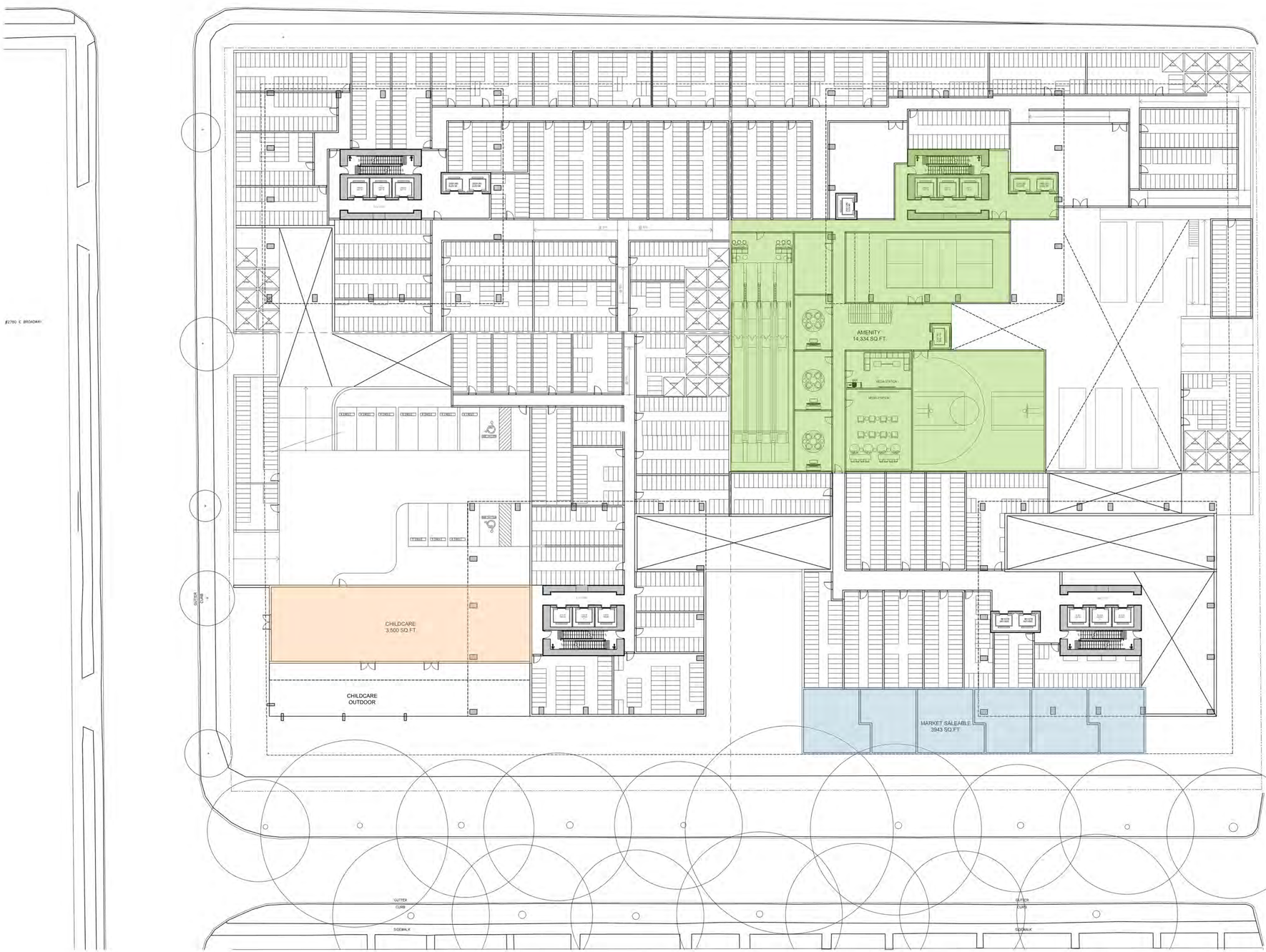
SHEET NUMBER	ISSUE
A2.01	

SCALE CHECK 50mm 1 in

NE PHASE P1 FSR	
Gross Area	
Market Common	14,334 sqft
	14,334 sqft
Exclusions	
Amenity Exclusion	14,334 sqft
	14,334 sqft

SW PHASE P1 FSR	
Childcare	**3,500 sqft**

SE PHASE P1 FSR	
Gross Area	
Market Saleable	3,943 sqft
	3,943 sqft
Net FSR	**3,943 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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SHEET TITLE

P1 FSR Overlay

SHEET NUMBER	ISSUE
A2.02	

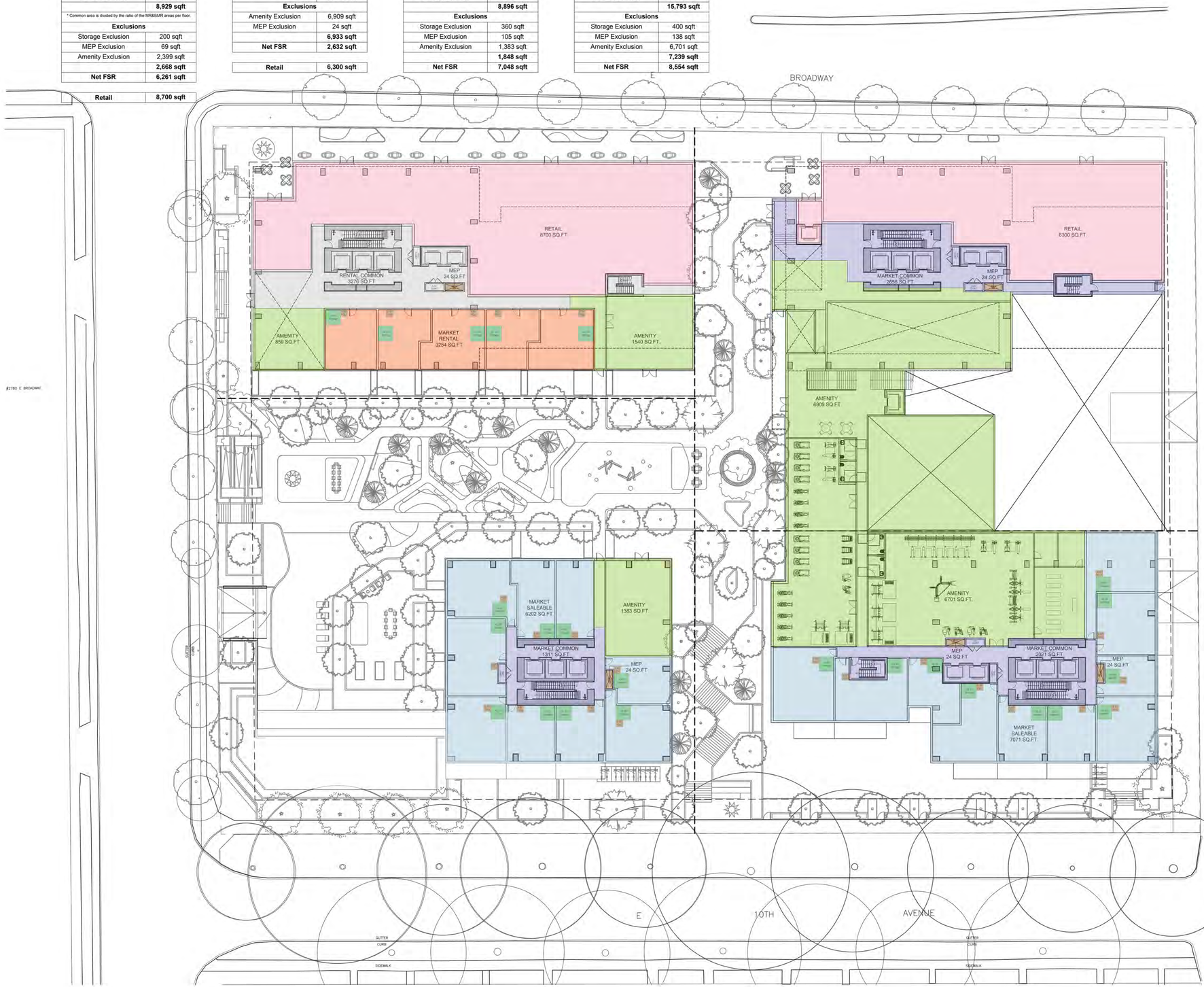
SCALE CHECK 10cm 1m

NW PHASE L1 FSR	
Gross Area	
Market Rental	3,254 sqft
Rental Common	5,675 sqft
	8,929 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	200 sqft
MEP Exclusion	69 sqft
Amenity Exclusion	2,399 sqft
	2,668 sqft
Net FSR	**6,261 sqft**
Retail	**8,700 sqft**

NE PHASE L1 FSR	
Gross Area	
Market Common	9,565 sqft
	9,565 sqft
Exclusions	
Amenity Exclusion	6,909 sqft
MEP Exclusion	24 sqft
	6,933 sqft
Net FSR	**2,632 sqft**
Retail	**6,300 sqft**

SW PHASE L1 FSR	
Gross Area	
Market Saleable	6,202 sqft
Market Common	2,694 sqft
	8,896 sqft
Exclusions	
Storage Exclusion	360 sqft
MEP Exclusion	105 sqft
Amenity Exclusion	1,383 sqft
	1,848 sqft
Net FSR	**7,048 sqft**

SE PHASE L1 FSR	
Gross Area	
Market Saleable	7,071 sqft
Market Common	8,722 sqft
	15,793 sqft
Exclusions	
Storage Exclusion	400 sqft
MEP Exclusion	138 sqft
Amenity Exclusion	6,701 sqft
	7,239 sqft
Net FSR	**8,554 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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Kaslo and Broadway

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SHEET TITLE

L1 FSR Overlay

SHEET NUMBER	ISSUE
A2.03	

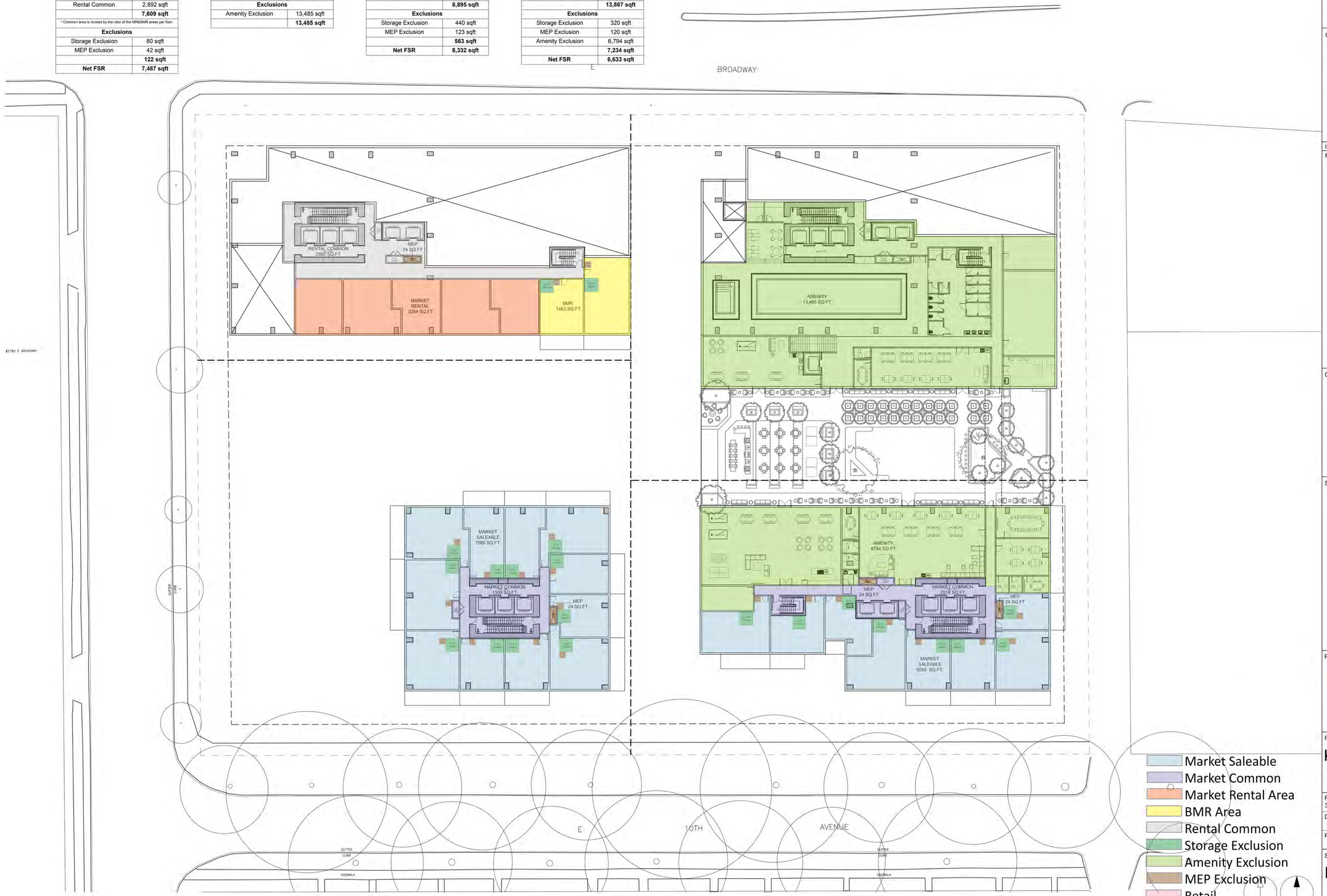
SCALE CHECK 1" (25mm) 1 in

NW PHASE L2 FSR	
Gross Area	
Market Rental	3,254 sqft
BMR	1,463 sqft
Rental Common	2,892 sqft
	7,609 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	80 sqft
MEP Exclusion	42 sqft
	122 sqft
Net FSR	**7,487 sqft**

NE PHASE L2 FSR	
Gross Area	
Market Common	13,485 sqft
	13,485 sqft
Exclusions	
Amenity Exclusion	13,485 sqft
	13,485 sqft

SW PHASE L2 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	440 sqft
MEP Exclusion	123 sqft
	563 sqft
Net FSR	**8,332 sqft**

SE PHASE L2 FSR	
Gross Area	
Market Saleable	5,055 sqft
Market Common	8,812 sqft
	13,867 sqft
Exclusions	
Storage Exclusion	320 sqft
MEP Exclusion	120 sqft
Amenity Exclusion	6,794 sqft
	7,234 sqft
Net FSR	**6,633 sqft**



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SHEET TITLE

L2 FSR Overlay

SHEET NUMBER

A2.04

ISSUE

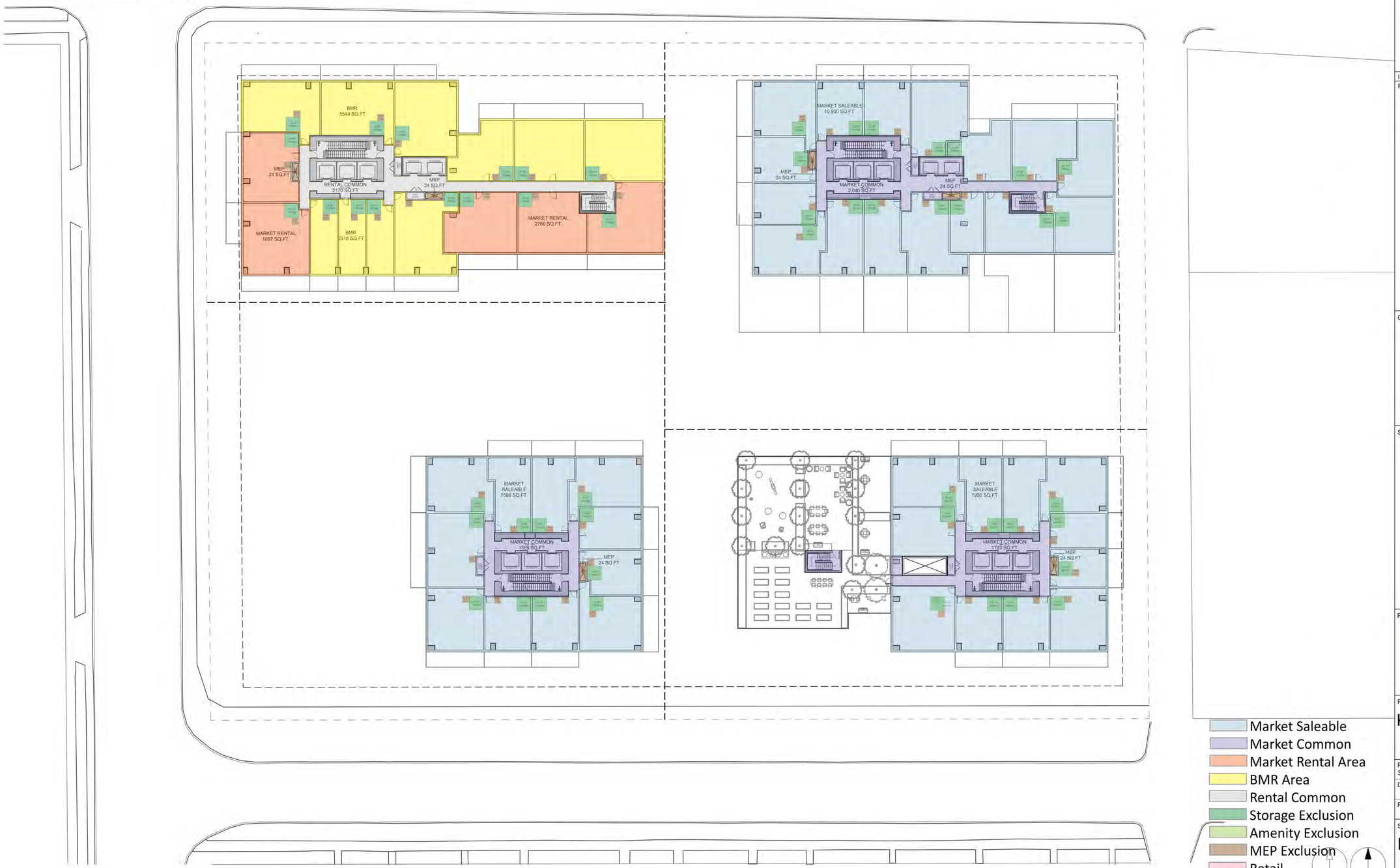
SCALE CHECK 10mm 1 in

NW PHASE L3 FSR	
Gross Area	
Market Rental	4,657 sqft
BMR	7,865 sqft
Rental Common	2,170 sqft
	14,692 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor.	
Exclusions	
Storage Exclusion	600 sqft
MEP Exclusion	183 sqft
	783 sqft
Net FSR	**13,909 sqft**

NE PHASE L3 FSR	
Gross Area	
Market Saleable	10,930 sqft
Market Common	2,040 sqft
	12,970 sqft
Exclusions	
Storage Exclusion	640 sqft
MEP Exclusion	192 sqft
	832 sqft
Net FSR	**12,138 sqft**

SW PHASE L3 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	440 sqft
MEP Exclusion	123 sqft
	563 sqft
Net FSR	**8,332 sqft**

SE PHASE L3 FSR	
Gross Area	
Market Saleable	7,202 sqft
Market Common	1,723 sqft
	8,925 sqft
Exclusions	
Storage Exclusion	440 sqft
MEP Exclusion	123 sqft
	563 sqft
Net FSR	**8,362 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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SHEET TITLE

L3 FSR Overlay

SHEET NUMBER	ISSUE
A2.05	

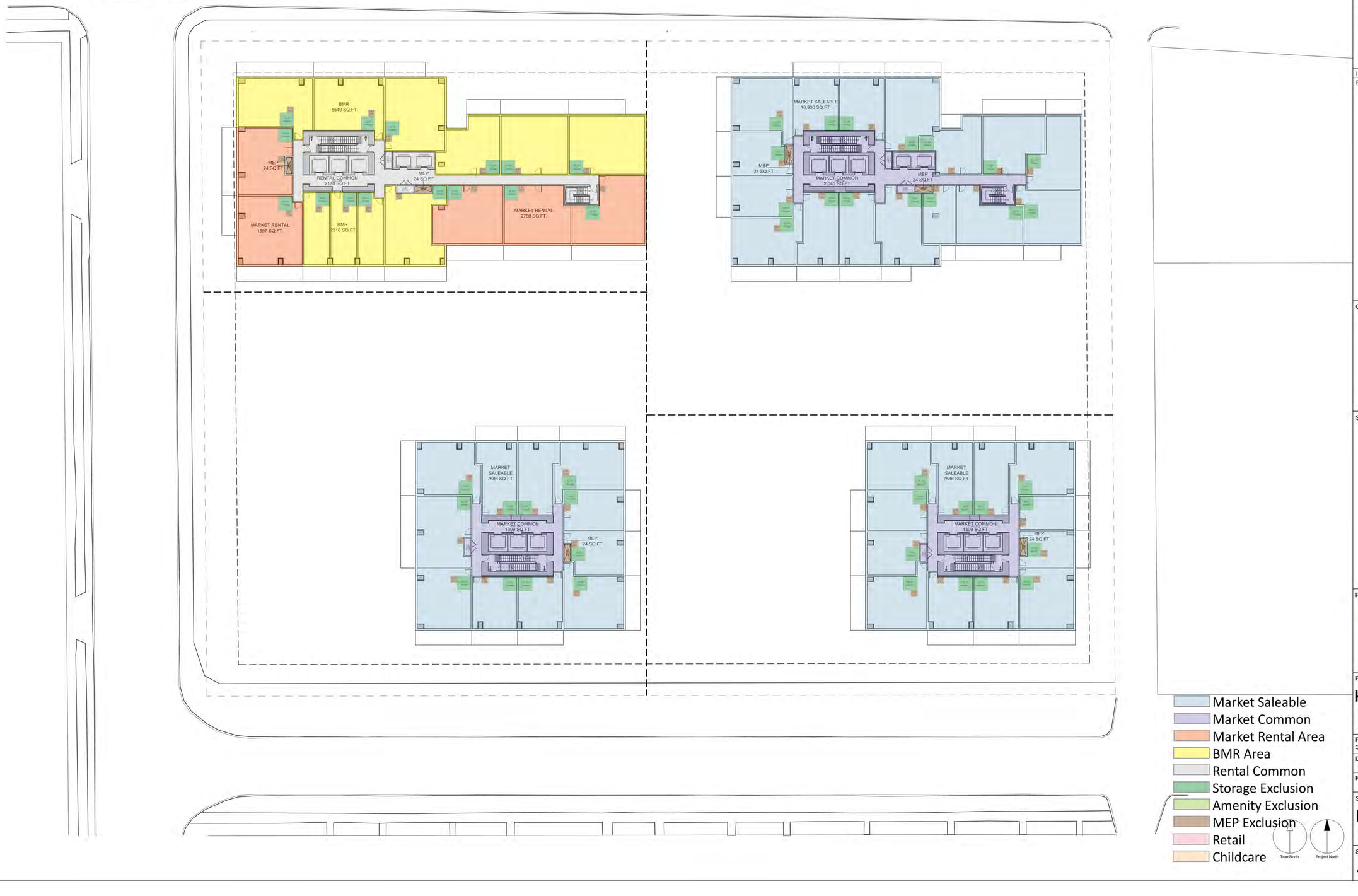
SCALE CHECK 50mm 1in.

NW PHASE L4-6 FSR	
Gross Area	
Market Rental	4,657 sqft
BMR	7,865 sqft
Rental Common	2,170 sqft
	14,692 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	600 sqft
MEP Exclusion	183 sqft
	783 sqft
Net FSR	**13,909 sqft**

NE PHASE L4-6 FSR	
Gross Area	
Market Saleable	10,930 sqft
Market Common	2,040 sqft
	12,970 sqft
Exclusions	
Storage Exclusion	640 sqft
MEP Exclusion	192 sqft
	832 sqft
Net FSR	**12,138 sqft**

SW PHASE L4-6 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	440 sqft
MEP Exclusion	123 sqft
	563 sqft
Net FSR	**8,332 sqft**

SE PHASE L4-6 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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SHEET TITLE

L4-6 FSR Overlay

SHEET NUMBER

A2.06

ISSUE

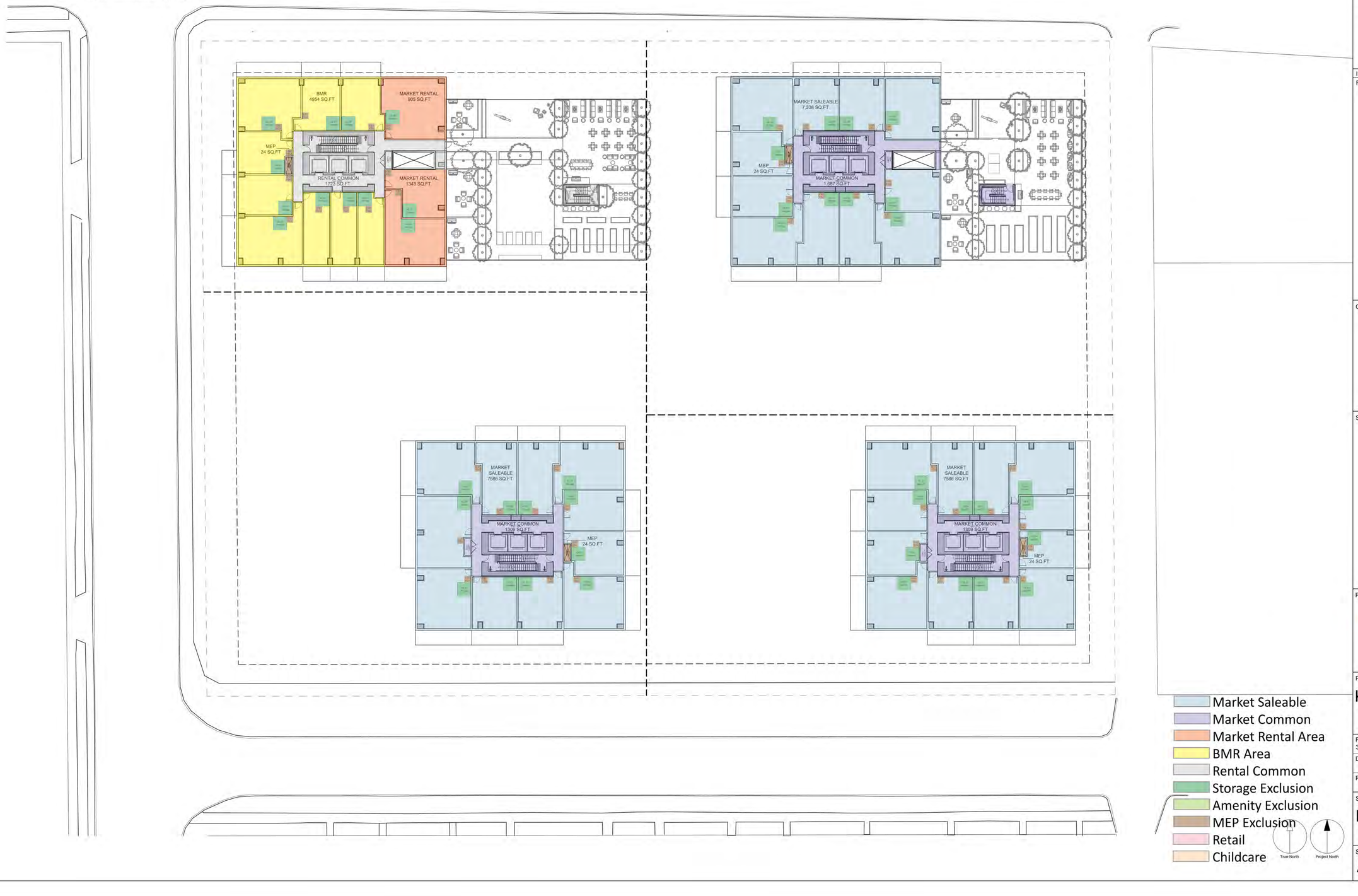
SCALE CHECK 50mm 1 in

NW PHASE L7 FSR	
Gross Area	
Market Rental	2,248 sqft
BMR	4,954 sqft
Rental Common	1,723 sqft
	8,925 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,313 sqft**

NE PHASE L7 FSR	
Gross Area	
Market Saleable	7,238 sqft
Market Common	1,687 sqft
	8,925 sqft
Exclusions	
Storage Exclusion	440 sqft
MEP Exclusion	123 sqft
	563 sqft
Net FSR	8,362 sqft

SW PHASE L7 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L7 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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SHEET TITLE

L7 FSR Overlay

SHEET NUMBER	ISSUE
A2.07	

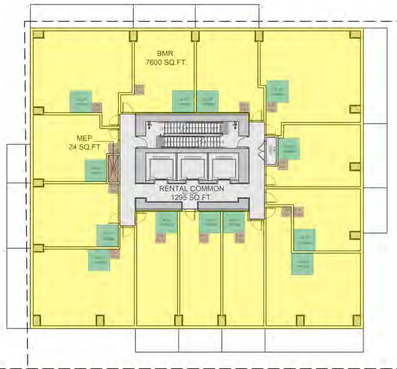
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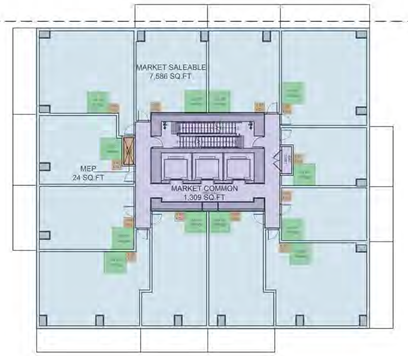
NW PHASE L8-10 FSR	
Gross Area	
BMR	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

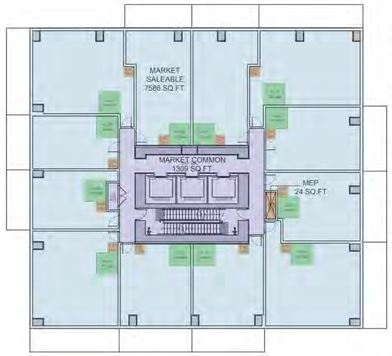
NE PHASE L8-10 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

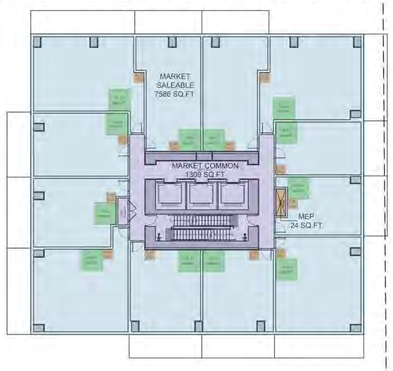
SW PHASE L8-10 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L8-10 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**









Market Saleable
Market Common
Market Rental Area
BMR Area
Rental Common
Storage Exclusion
Amenity Exclusion
MEP Exclusion
Retail
Childcare

True North
Project North

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SIGHTLINE PROPERTIES

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ISSUES

REZONING RESUBMISSION	2025-08-25

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L8-10 FSR Overlay

SHEET NUMBER	ISSUE
A2.08	

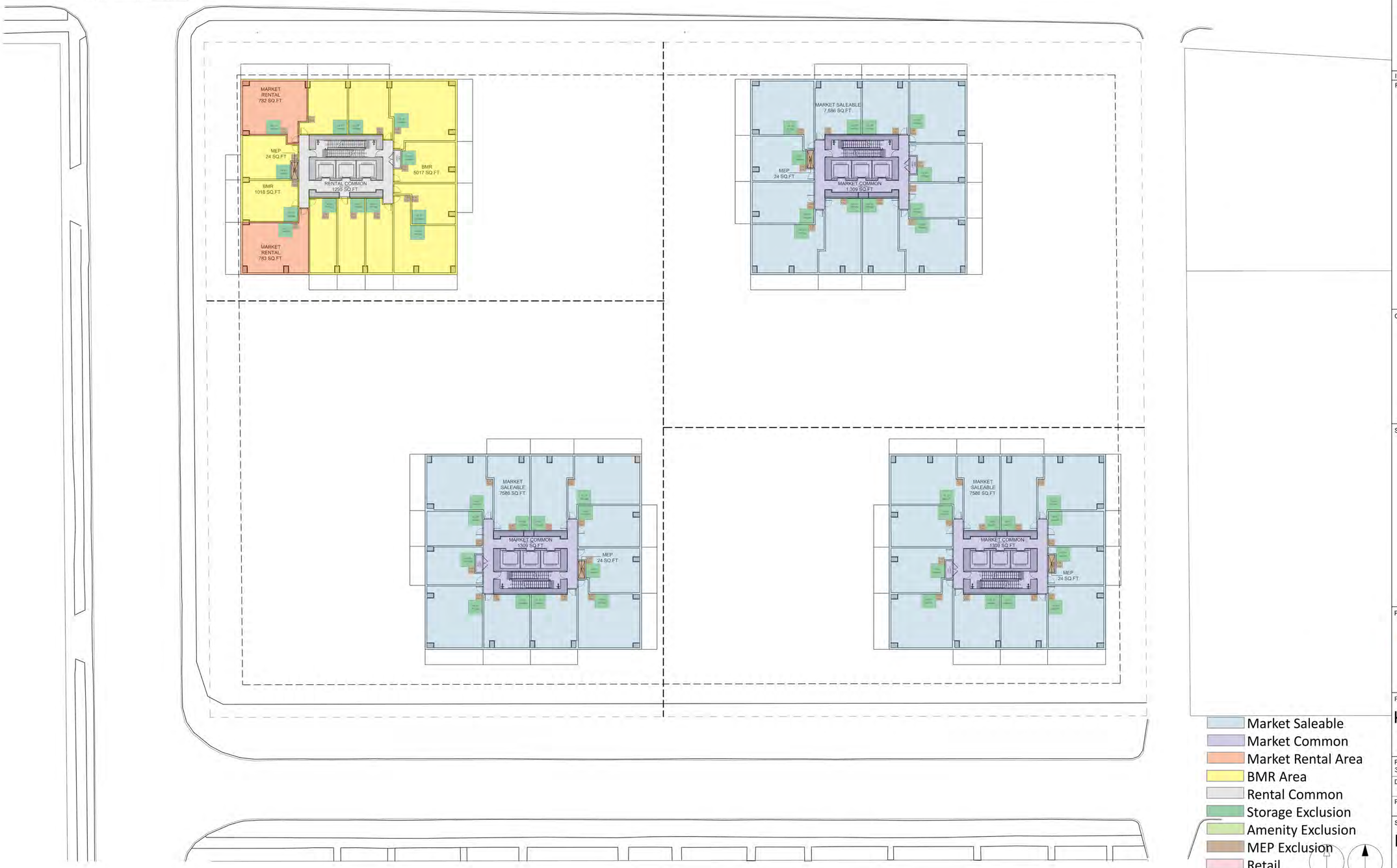
SCALE CHECK 50mm 1 in

NW PHASE L11 FSR	
Gross Area	
Market Rental	1,565 sqft
BMR	6,035 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

NE PHASE L11 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

SW PHASE L11 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L11 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

True North | Project North

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ISSUES

REZONING RESUBMISSION	2025-08-25

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

L11 FSR Overlay

SHEET NUMBER

A2.09

ISSUE

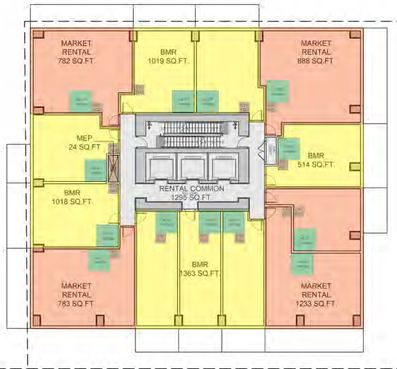
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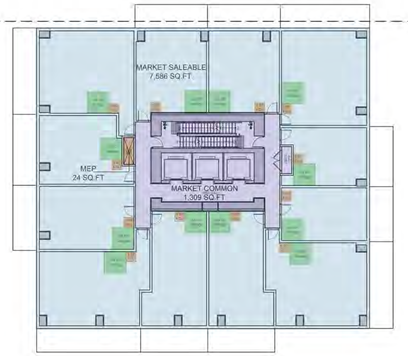
NW PHASE L12 FSR	
Gross Area	
Market Rental	3,686 sqft
BMR	3,914 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

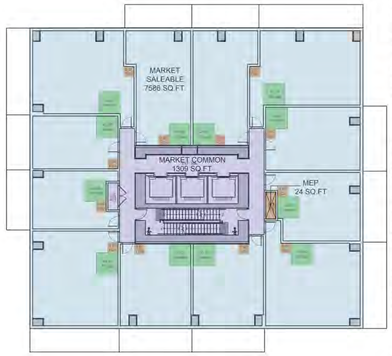
NE PHASE L12 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

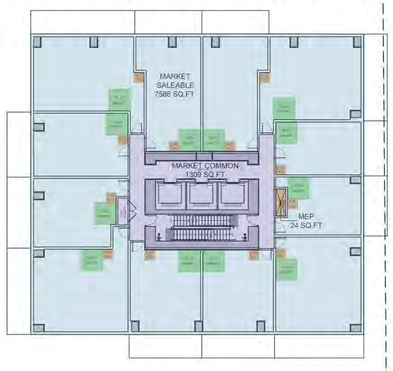
SW PHASE L12 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L12 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**









Market Saleable
Market Common
Market Rental Area
BMR Area
Rental Common
Storage Exclusion
Amenity Exclusion
MEP Exclusion
Retail
Childcare

True North
Project North

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REZONING RESUBMISSION	2025-08-25

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L12 FSR Overlay

SHEET NUMBER	ISSUE
A2.10	

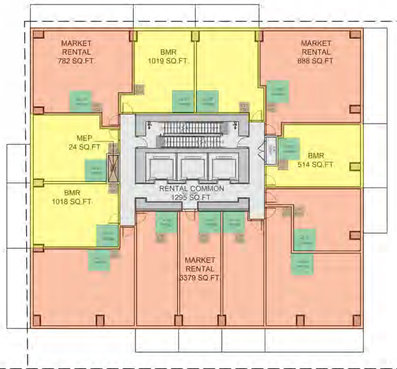
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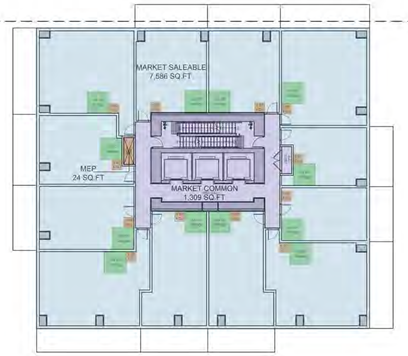
NW PHASE L13 FSR	
Gross Area	
Market Rental	5,049 sqft
BMR	2,551 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

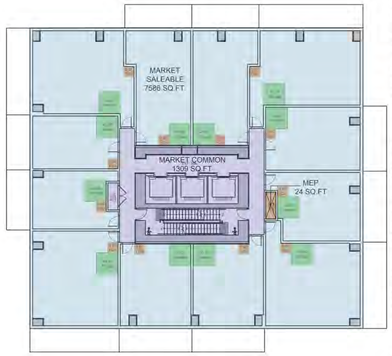
NE PHASE L13 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

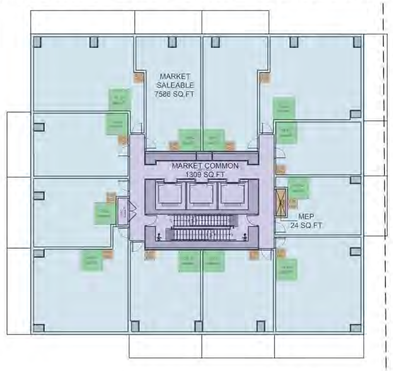
SW PHASE L13 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L13 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**









Market Saleable
Market Common
Market Rental Area
BMR Area
Rental Common
Storage Exclusion
Amenity Exclusion
MEP Exclusion
Retail
Childcare

True North
Project North

CLIENT

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ISSUES

REZONING RESUBMISSION	2025-08-25

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L13 FSR Overlay

SHEET NUMBER	ISSUE
A2.11	

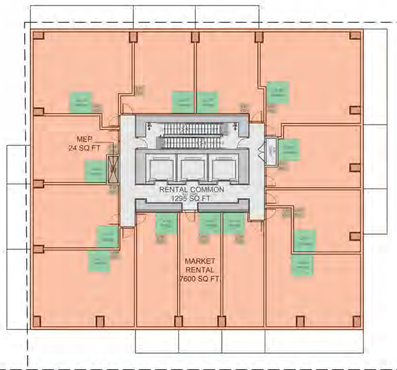
SCALE CHECK 50mm 1 in

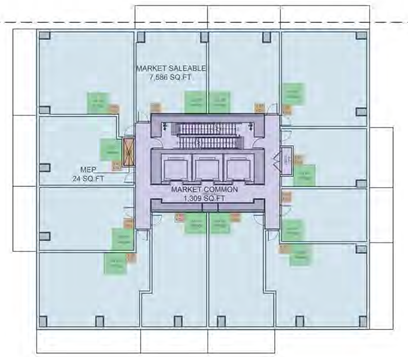
NW PHASE L14-37 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

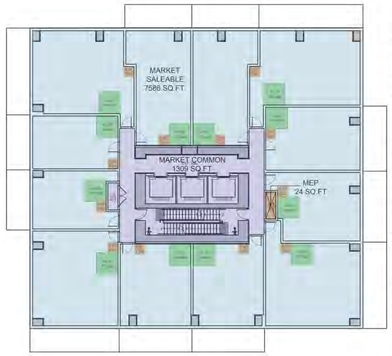
NE PHASE L14-37 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

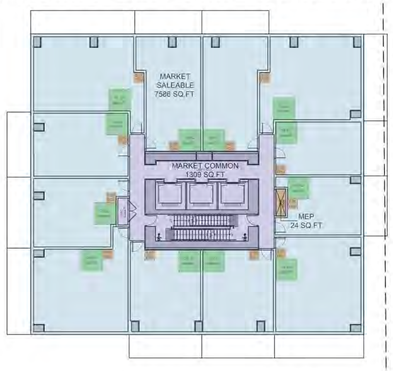
SW PHASE L14-37 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE L14-37 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**









Market Saleable
Market Common
Market Rental Area
BMR Area
Rental Common
Storage Exclusion
Amenity Exclusion
MEP Exclusion
Retail
Childcare

True North
Project North

CLIENT

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REZONING RESUBMISSION	2025-08-25

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L14-37 FSR Overlay

SHEET NUMBER	ISSUE
A2.12	

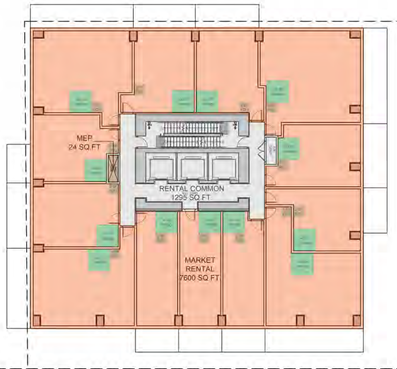
SCALE CHECK 50mm 1 in

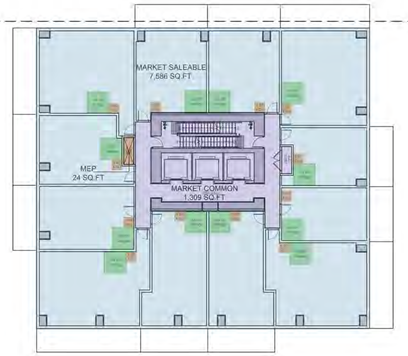
NW PHASE L38 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

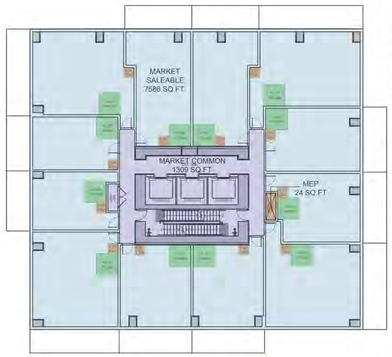
NE PHASE L38 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

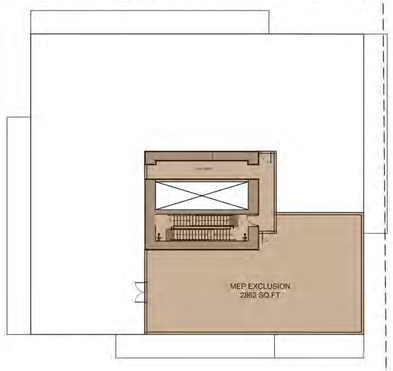
SW PHASE L38 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE Mech. FSR	
Gross Area	
Market Common	2,862 sqft
	2,862 sqft
Exclusions	
MEP Exclusion	2,862 sqft
	2,862 sqft
NET FSR	**0 sqft**









- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

True North

Project North

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ISSUES

REZONING RESUBMISSION	2025-08-26

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PROJECT

Kaslo and Broadway

PROJECT NO: 30258905	SCALE: 3/64"=1' 0"
DRAWN BY:	CHECKED BY:
PROJECT MGR:	APPROVED BY:

SHEET TITLE

L38 FSR Overlay

SHEET NUMBER	ISSUE
A2.13	

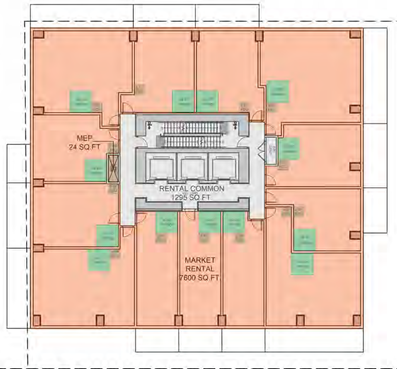
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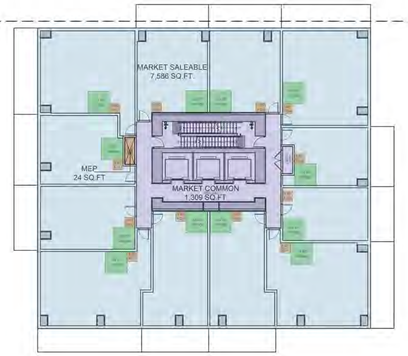
NW PHASE L39 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor:	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

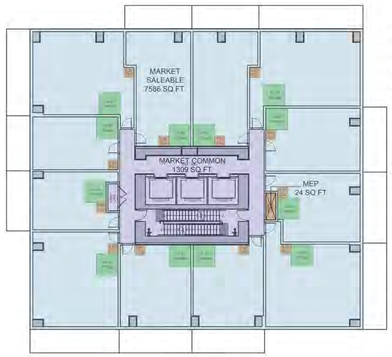
NE PHASE L39 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

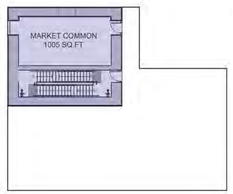
SW PHASE L39 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	**8,283 sqft**

SE PHASE Elev. Mech. FSR	
Gross Area	
Market Common	1,005 sqft
	1,005 sqft
Net FSR	**1,005 sqft**









- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

True North

Project North

CLIENT

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Kaslo and Broadway

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SHEET TITLE

L39 FSR Overlay

SHEET NUMBER

A2.14

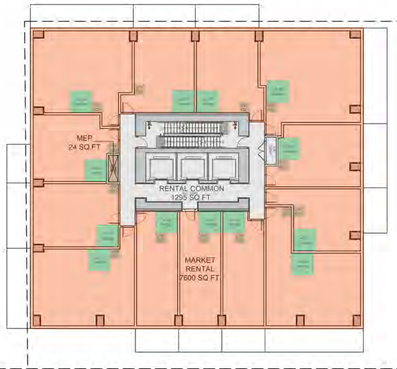
ISSUE

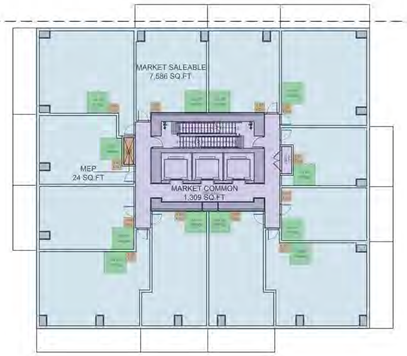
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50mm
1in.

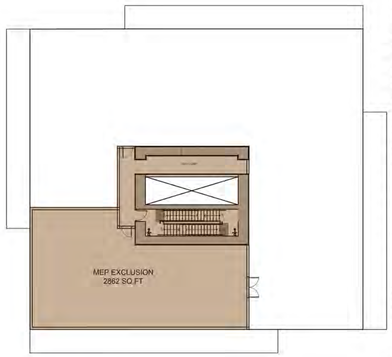
NW PHASE L40 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

NE PHASE L40 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

SW PHASE Mech. FSR	
Gross Area	
Market Common	2,862 sqft
	2,862 sqft
Exclusions	
MEP Exclusion	2,862 sqft
	2,862 sqft
Net FSR	0 sqft







- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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Kaslo and Broadway

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SHEET TITLE

L40 FSR Overlay

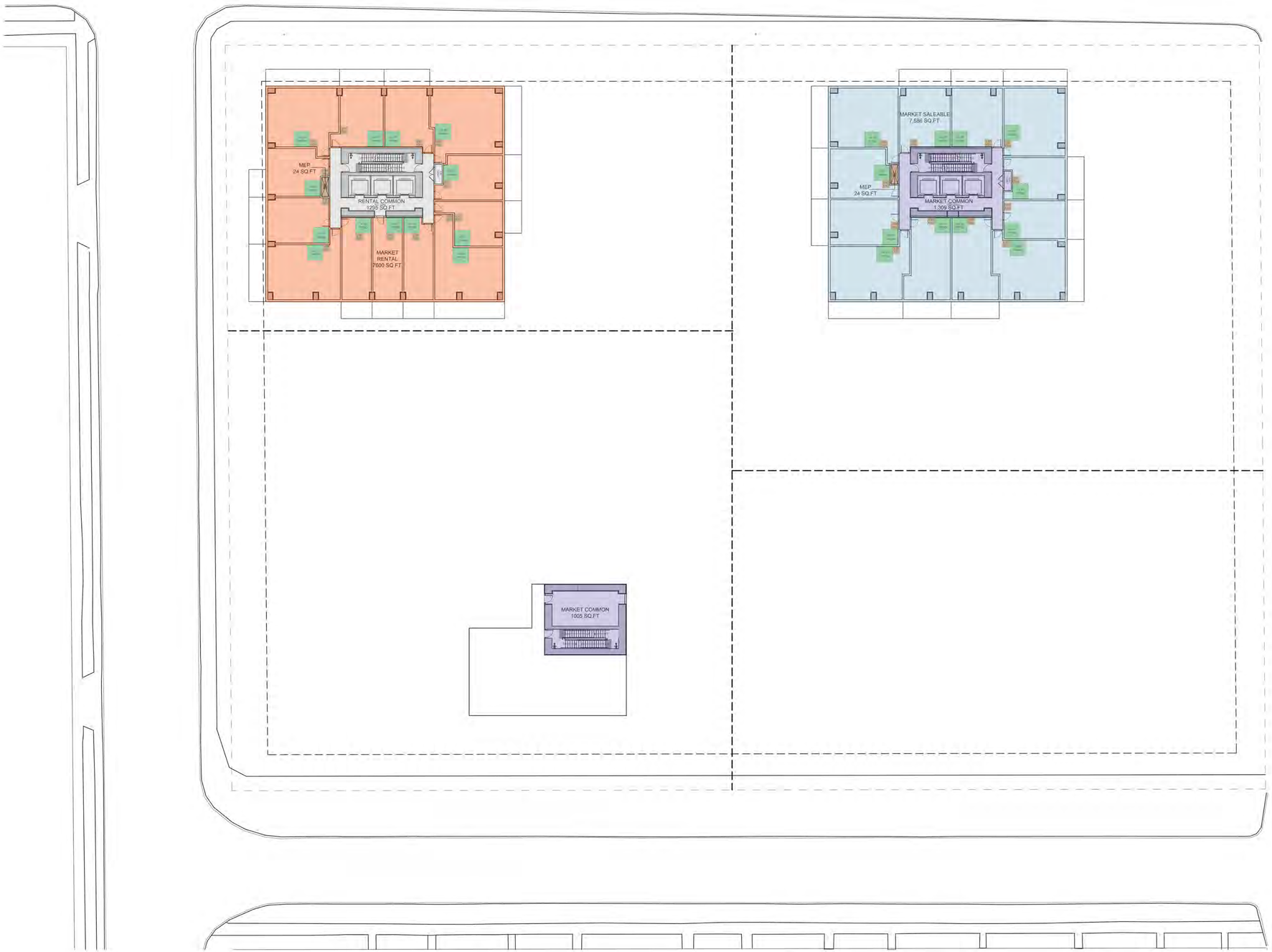
SHEET NUMBER	ISSUE
A2.15	

SCALE CHECK 150mm 1 in

NW PHASE L41 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

NE PHASE L41 FSR	
Gross Area	
Market Saleable	7,586 sqft
Market Common	1,309 sqft
	8,895 sqft
Exclusions	
Storage Exclusion	480 sqft
MEP Exclusion	132 sqft
	612 sqft
Net FSR	8,283 sqft

SW PHASE Elev. Mech. FSR	
Gross Area	
Market Common	1,005 sqft
	1,005 sqft
Net FSR	**1,005 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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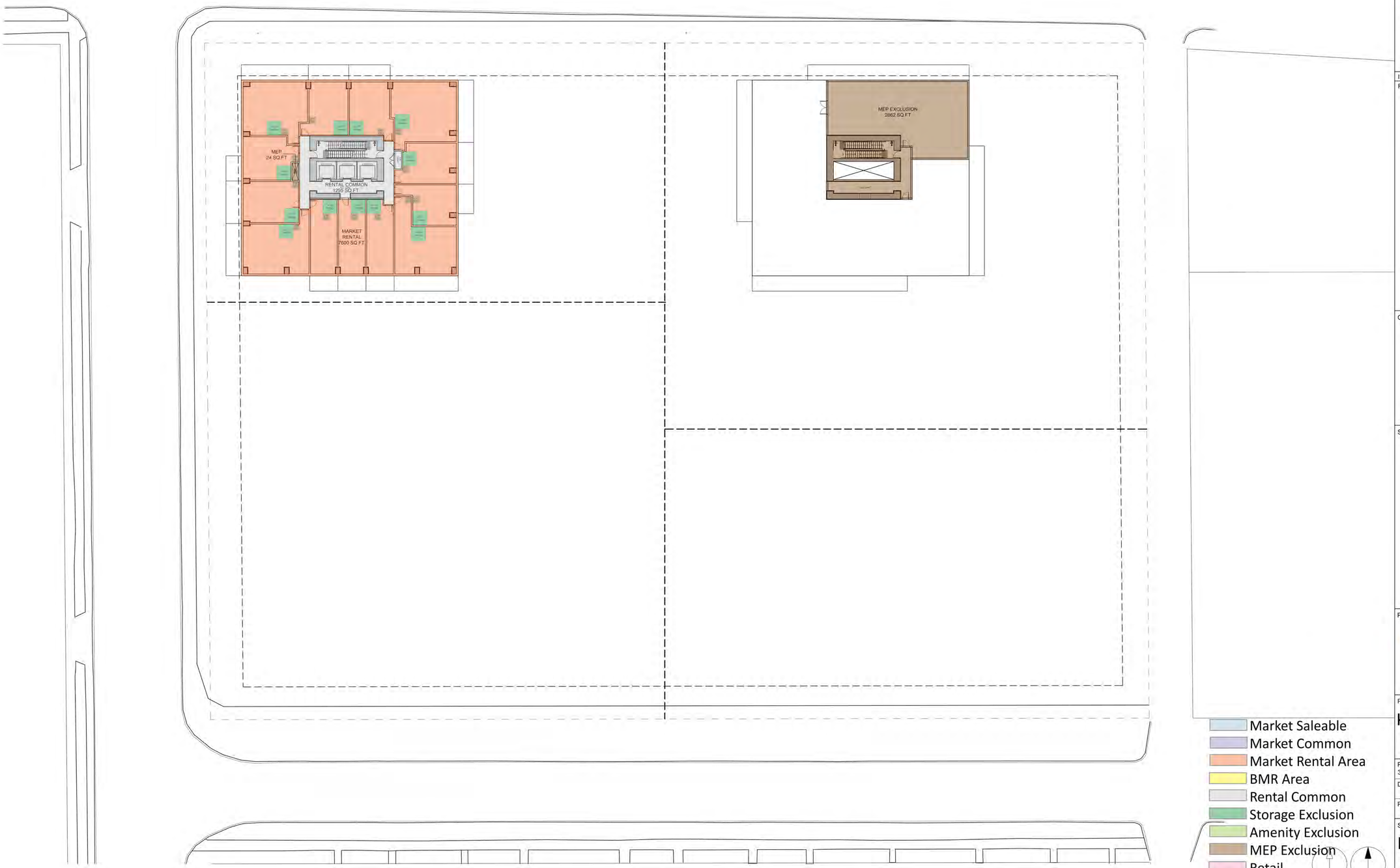
L41 FSR Overlay

SHEET NUMBER	ISSUE
A2.16	

SCALE CHECK 10mm 1 in

NW PHASE L42 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

NE PHASE Mech. FSR	
Gross Area	
Market Common	2,862 sqft
	2,862 sqft
Exclusions	
MEP Exclusion	2,862 sqft
	2,862 sqft
NET FSR	**0 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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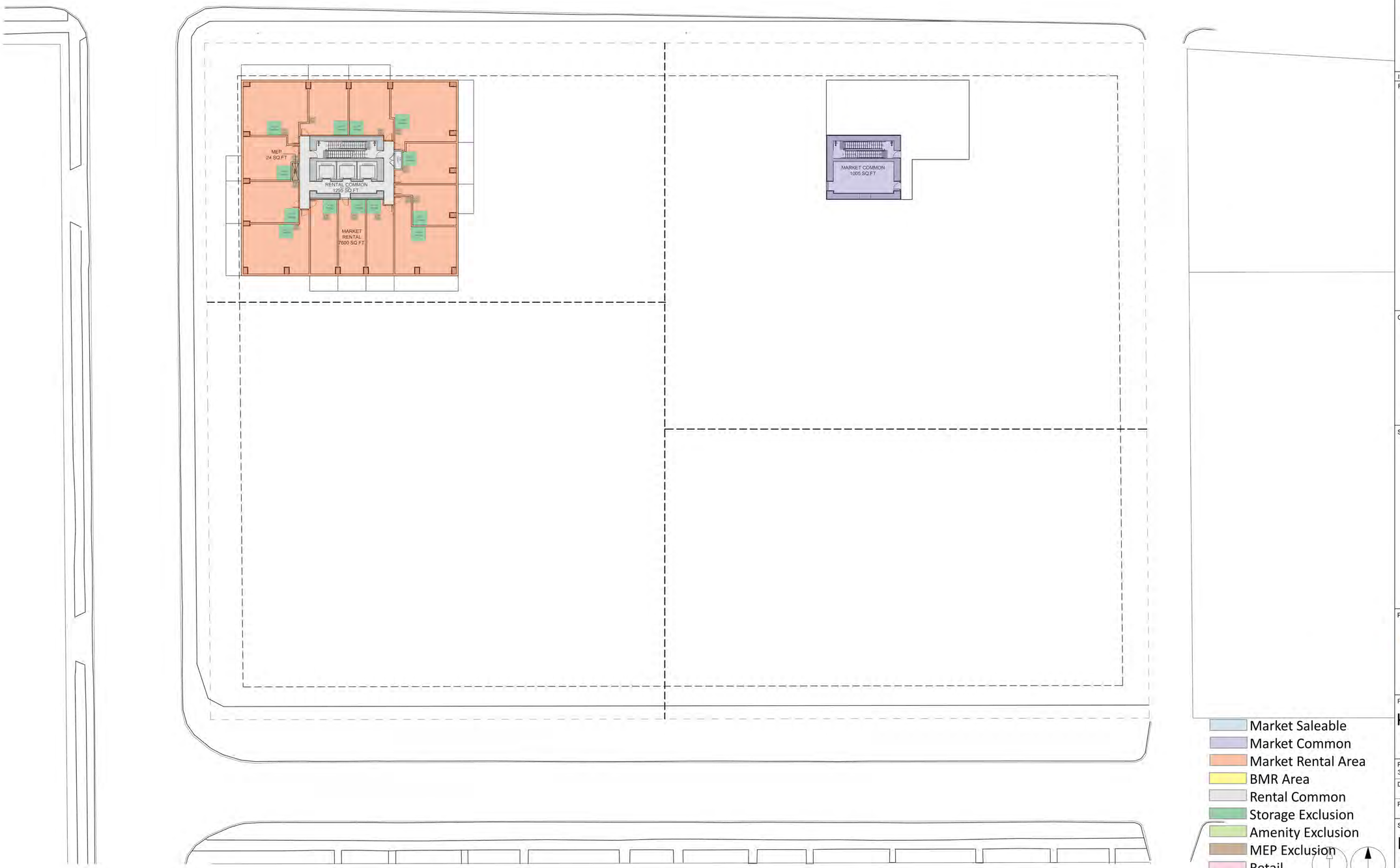
L42 FSR Overlay

SHEET NUMBER	ISSUE
A2.17	

SCALE CHECK 10mm 1 in

NW PHASE L43 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**

NE PHASE Elev. Mech. FSR	
Gross Area	
Market Common	1,005 sqft
	1,005 sqft
NET FSR	**1,005 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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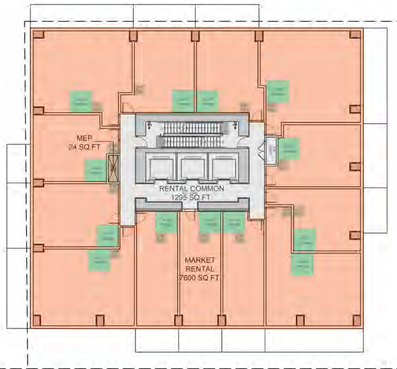
SHEET TITLE

L43 FSR Overlay

SHEET NUMBER	ISSUE
A2.18	

SCALE CHECK 10mm 1 in

NW PHASE L44-45 FSR	
Gross Area	
Market Rental	7,600 sqft
Rental Common	1,295 sqft
	8,895 sqft
* Common area is divided by the ratio of the MR&SMR areas per floor.	
Exclusions	
Storage Exclusion	520 sqft
MEP Exclusion	141 sqft
	661 sqft
Net FSR	**8,234 sqft**



Market Saleable
Market Common
Market Rental Area
BMR Area
Rental Common
Storage Exclusion
Amenity Exclusion
MEP Exclusion
Retail
Childcare

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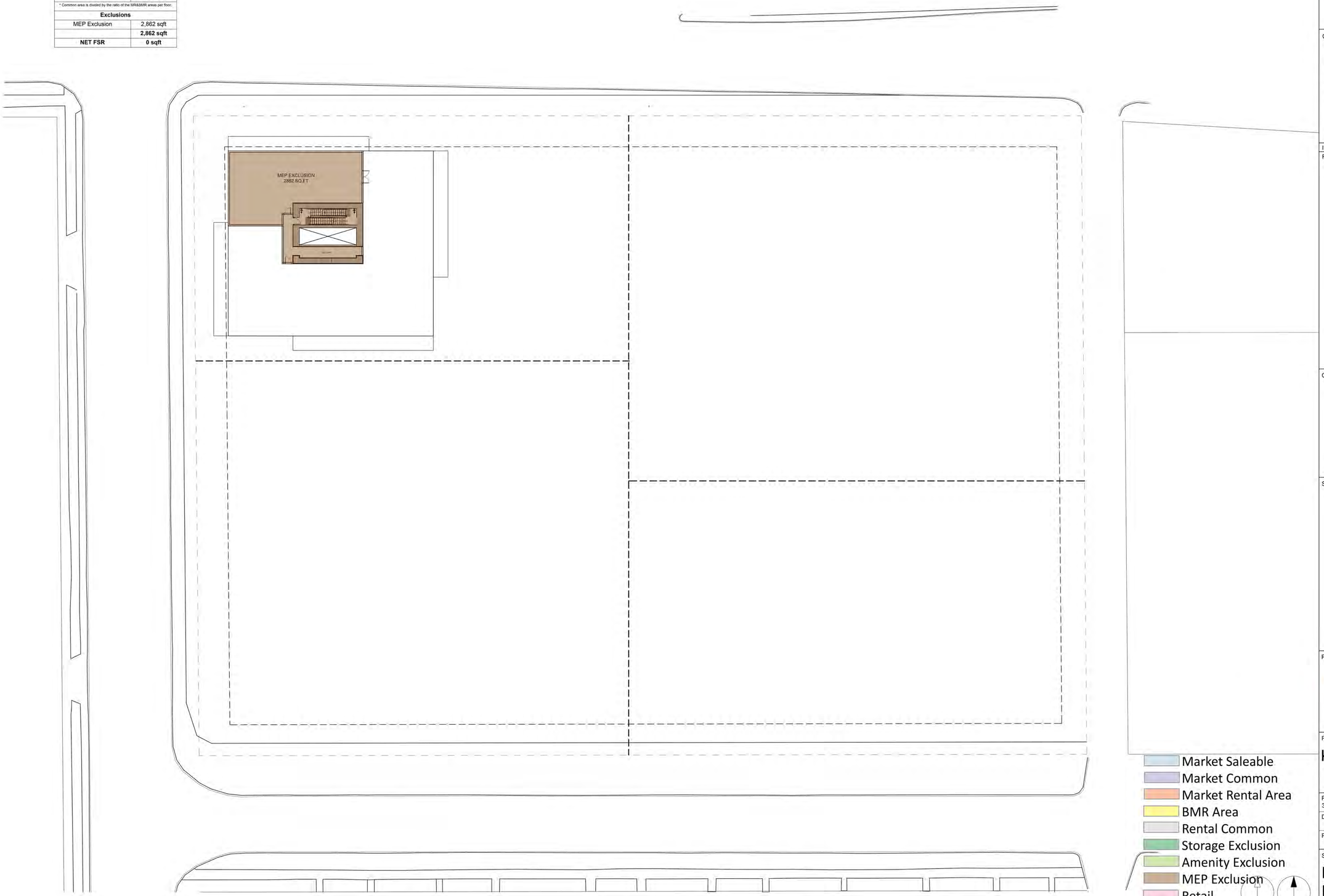
SHEET TITLE

L44-45 FSR Overlay

SHEET NUMBER	ISSUE
A2.19	

SCALE CHECK 150mm 1 in

NW PHASE Mech FSR	
Gross Area	
Rental Common	2,862 sqft
	2,862 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor.	
Exclusions	
MEP Exclusion	2,862 sqft
	2,862 sqft
NET FSR	**0 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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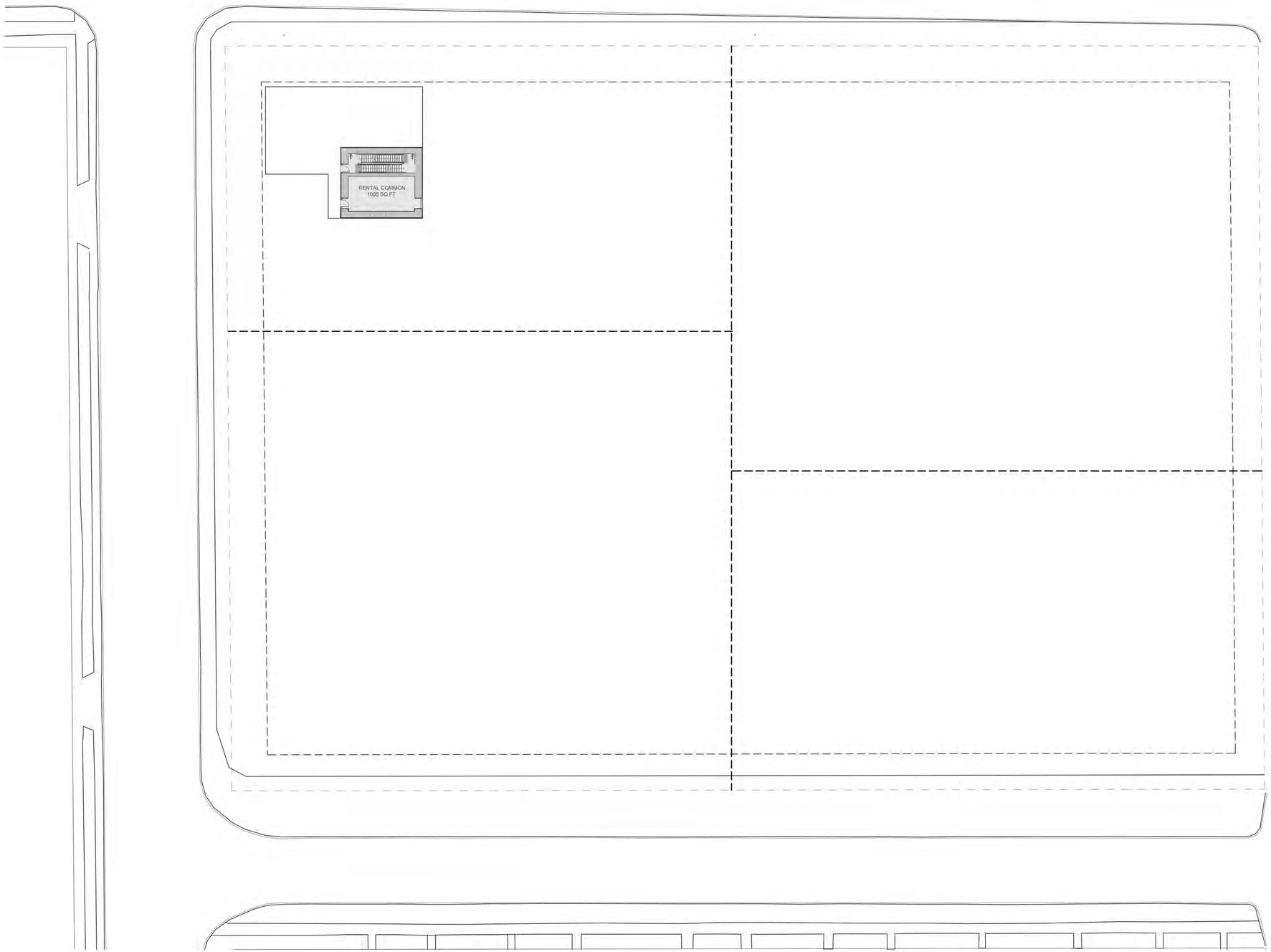
SHEET TITLE

Mechanical Roof FSR Overlay

SHEET NUMBER	ISSUE
A2.20	

SCALE CHECK 125mm 1 in

NW PHASE Elev. Mech. FSR	
Gross Area	
Rental Common	1,005 sqft
	1,005 sqft
* Common area is divided by the ratio of the MR&BMR areas per floor.	
Net FSR	**1,005 sqft**



- Market Saleable
- Market Common
- Market Rental Area
- BMR Area
- Rental Common
- Storage Exclusion
- Amenity Exclusion
- MEP Exclusion
- Retail
- Childcare

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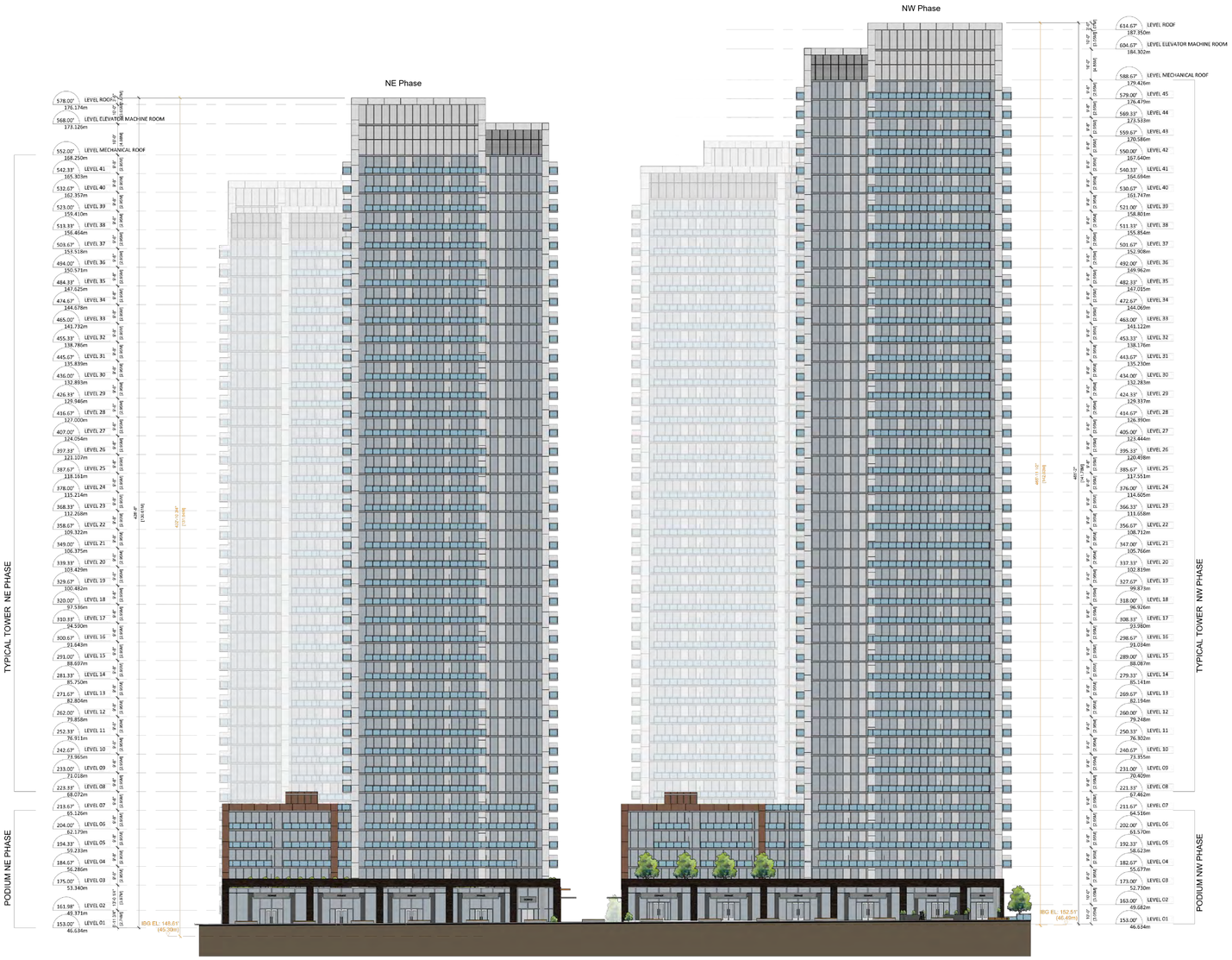
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SHEET TITLE

Elev. Mech
FSR Overlay

SHEET NUMBER	ISSUE
A2.21	

SCALE CHECK 125mm 1 in



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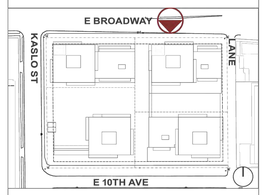
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SHEET TITLE

NORTH ELEVATION

SHEET NUMBER A3.01	ISSUE

SCALE CHECK 150mm 1 in



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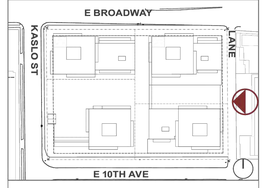
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SHEET TITLE

EAST ELEVATION

SHEET NUMBER	ISSUE
A3.02	

SCALE CHECK 10mm 1 in



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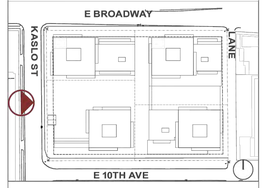
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SHEET TITLE

WEST ELEVATION

SHEET NUMBER	ISSUE
A3.03	

SCALE CHECK 10mm 1 in



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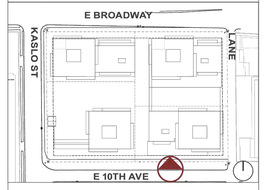
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SHEET TITLE

SOUTH ELEVATION

SHEET NUMBER	ISSUE
A3.04	

SCALE CHECK 10mm
1 in



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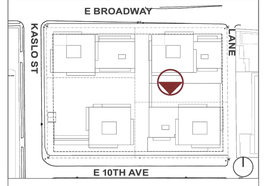
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PROJECT MGR:	APPROVED BY:

SHEET TITLE

SOUTH MEWS ELEVATION

SHEET NUMBER	ISSUE
A3.05	

SCALE CHECK 1 in / 10mm



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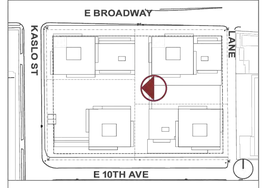
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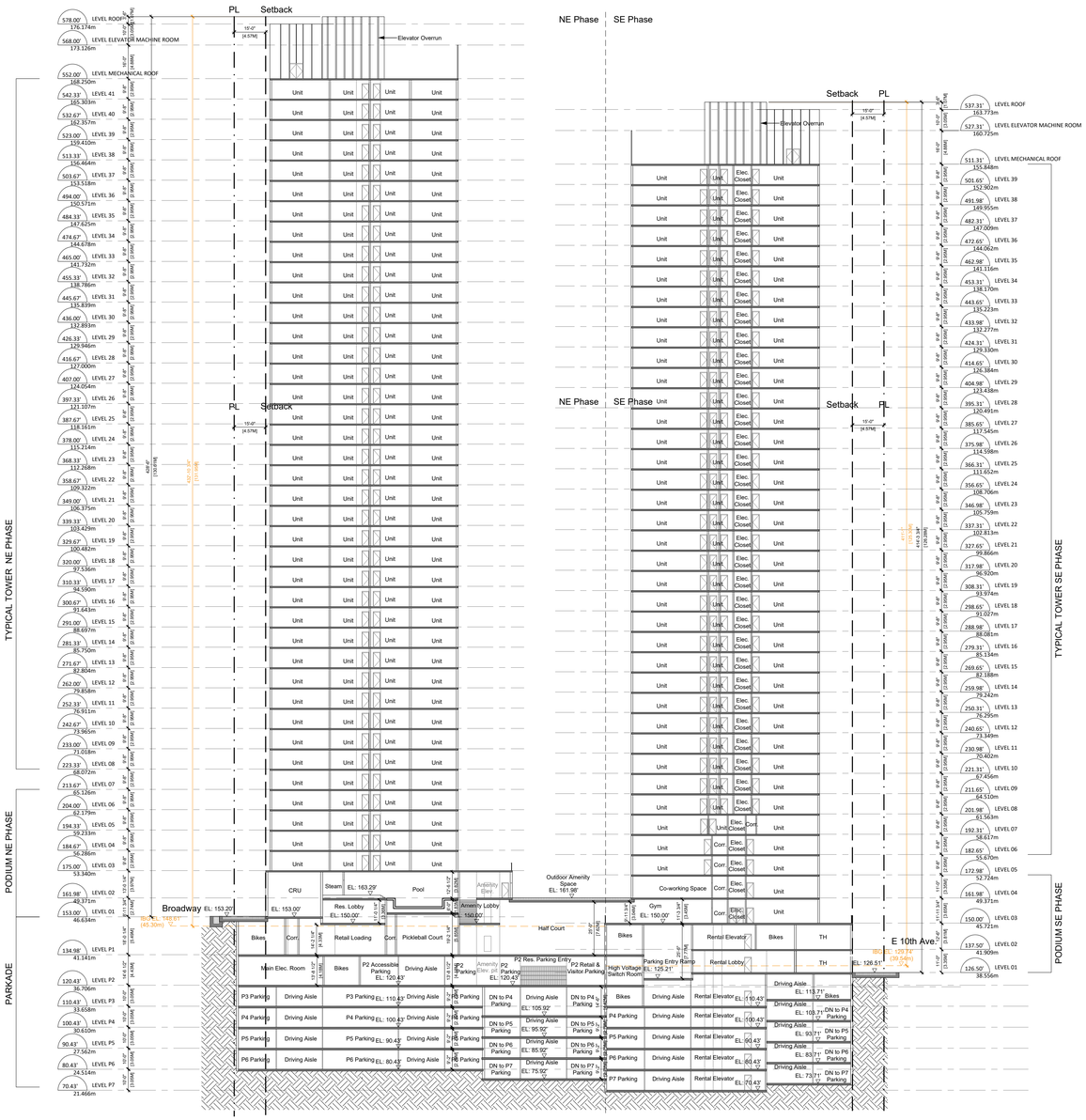
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SHEET TITLE

WEST MEWS ELEVATION

SHEET NUMBER	ISSUE
A3.06	

SCALE CHECK 10mm 1 in



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SIGHTLINE PROPERTIES

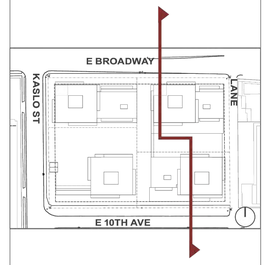
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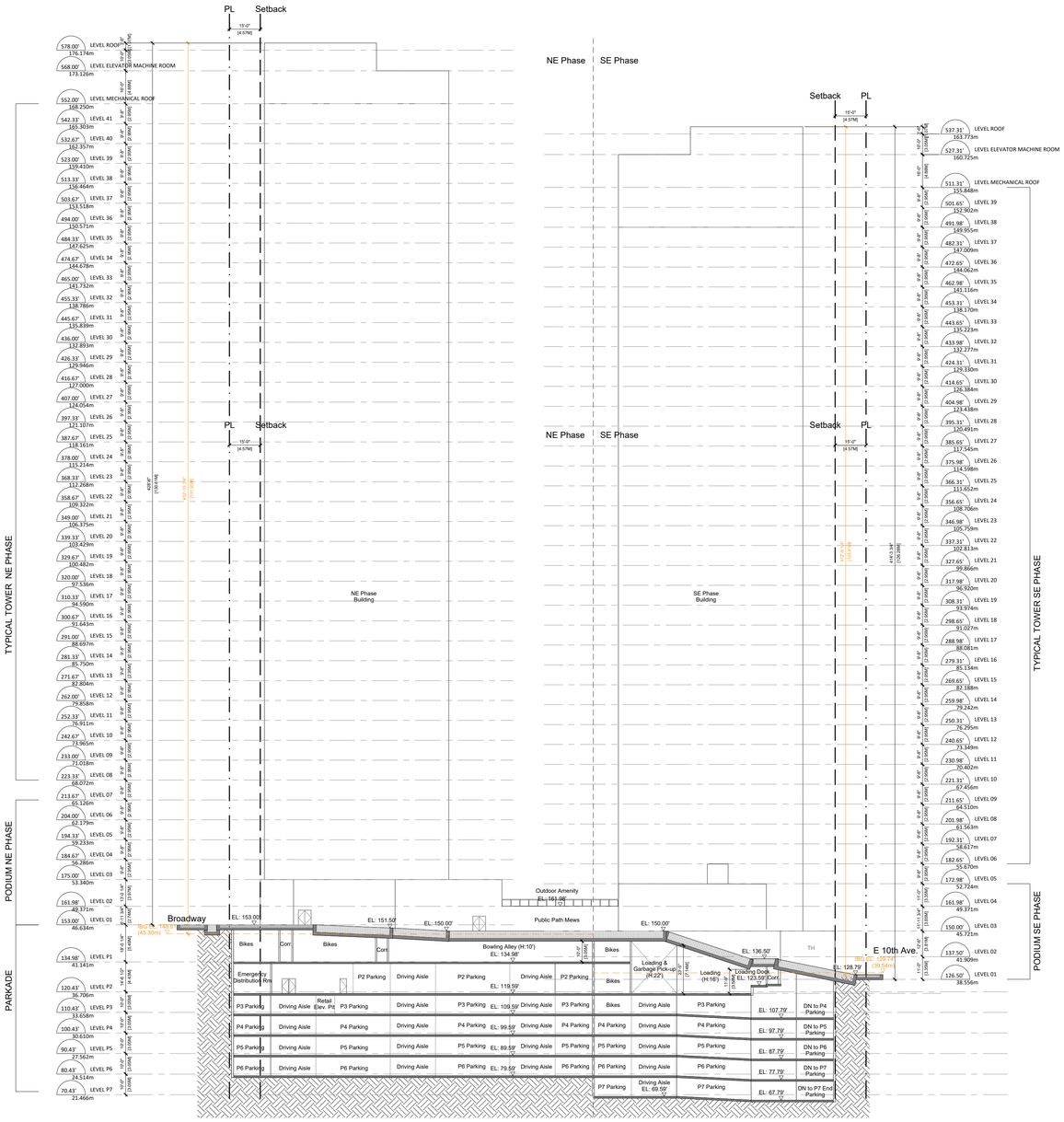
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SHEET TITLE

SECTION A

SHEET NUMBER	ISSUE
A4.01	

SCALE CHECK 1m



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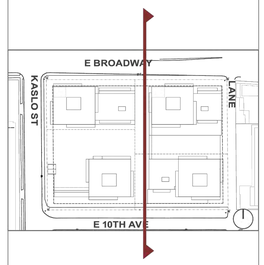
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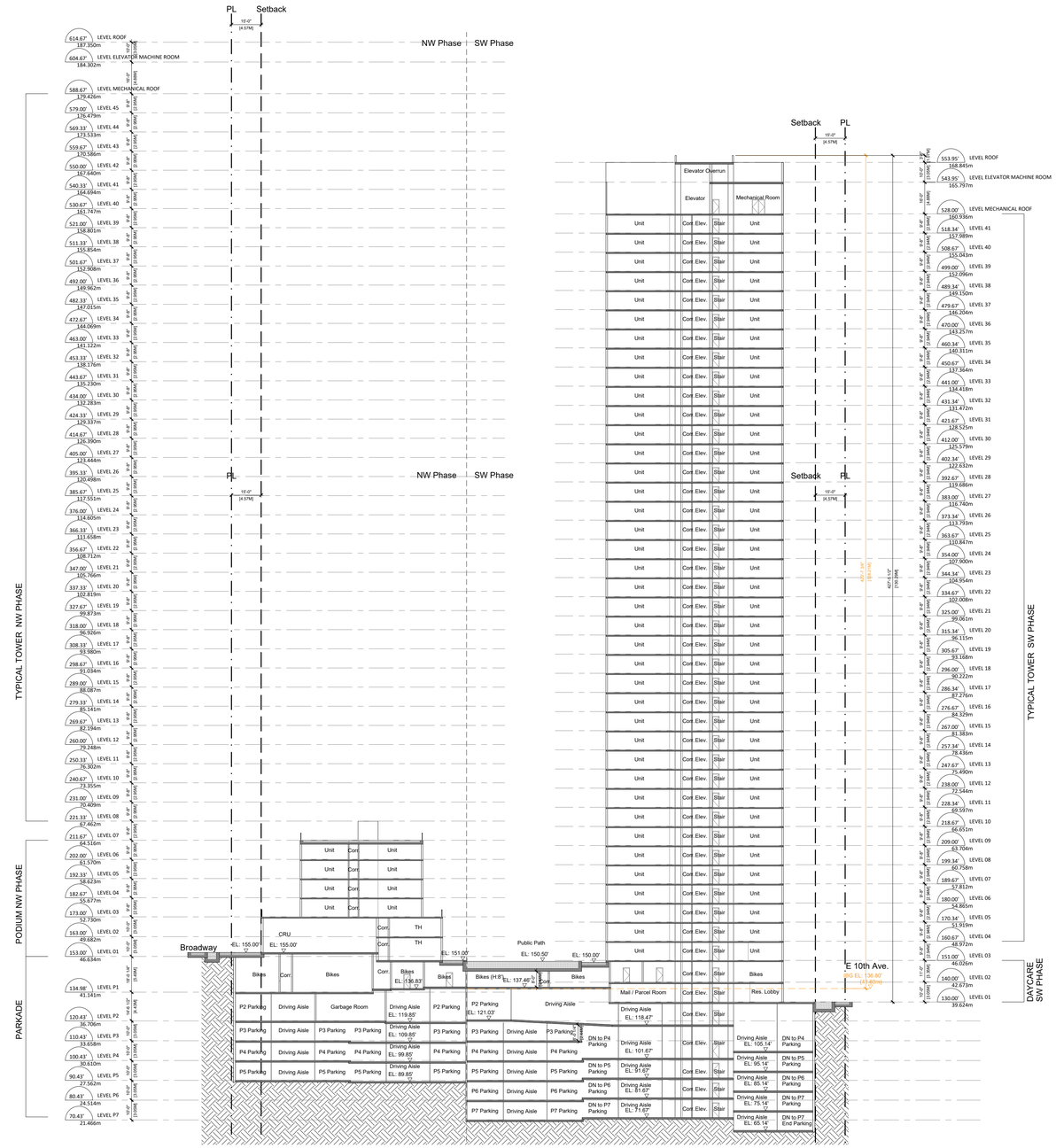
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SHEET TITLE

SECTION B

SHEET NUMBER	ISSUE
A4.02	

SCALE CHECK 10mm 1 in



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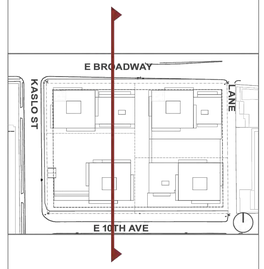
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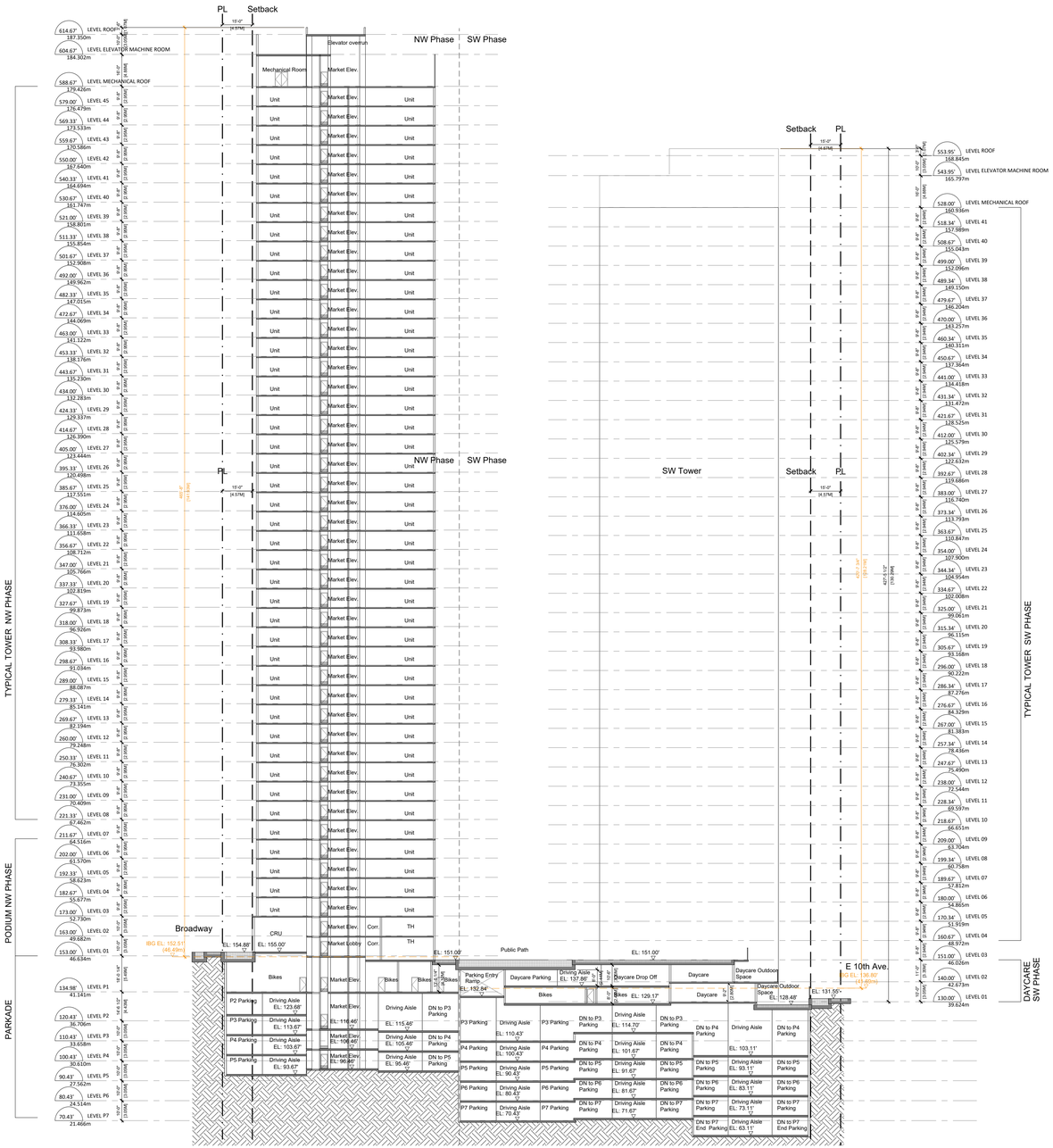
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SHEET TITLE

SECTION TH

SHEET NUMBER	ISSUE
A4.03	

SCALE CHECK 10m / 5 m



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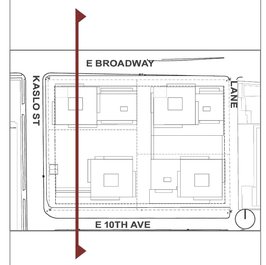
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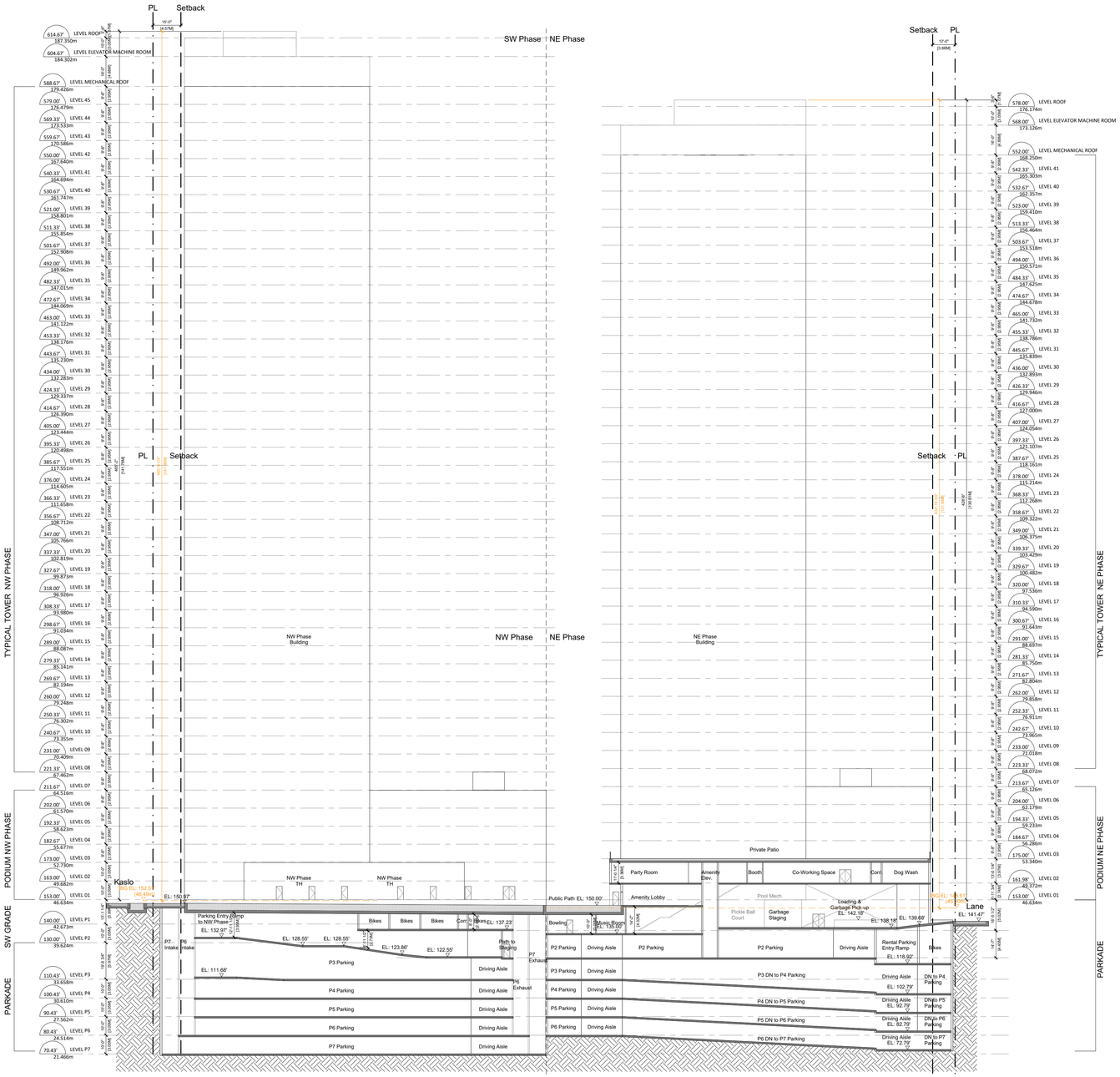
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SHEET TITLE

SECTION C

SHEET NUMBER	ISSUE
A4.04	

SCALE CHECK 1 in. 10mm



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SIGHTLINE PROPERTIES

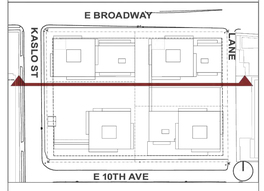
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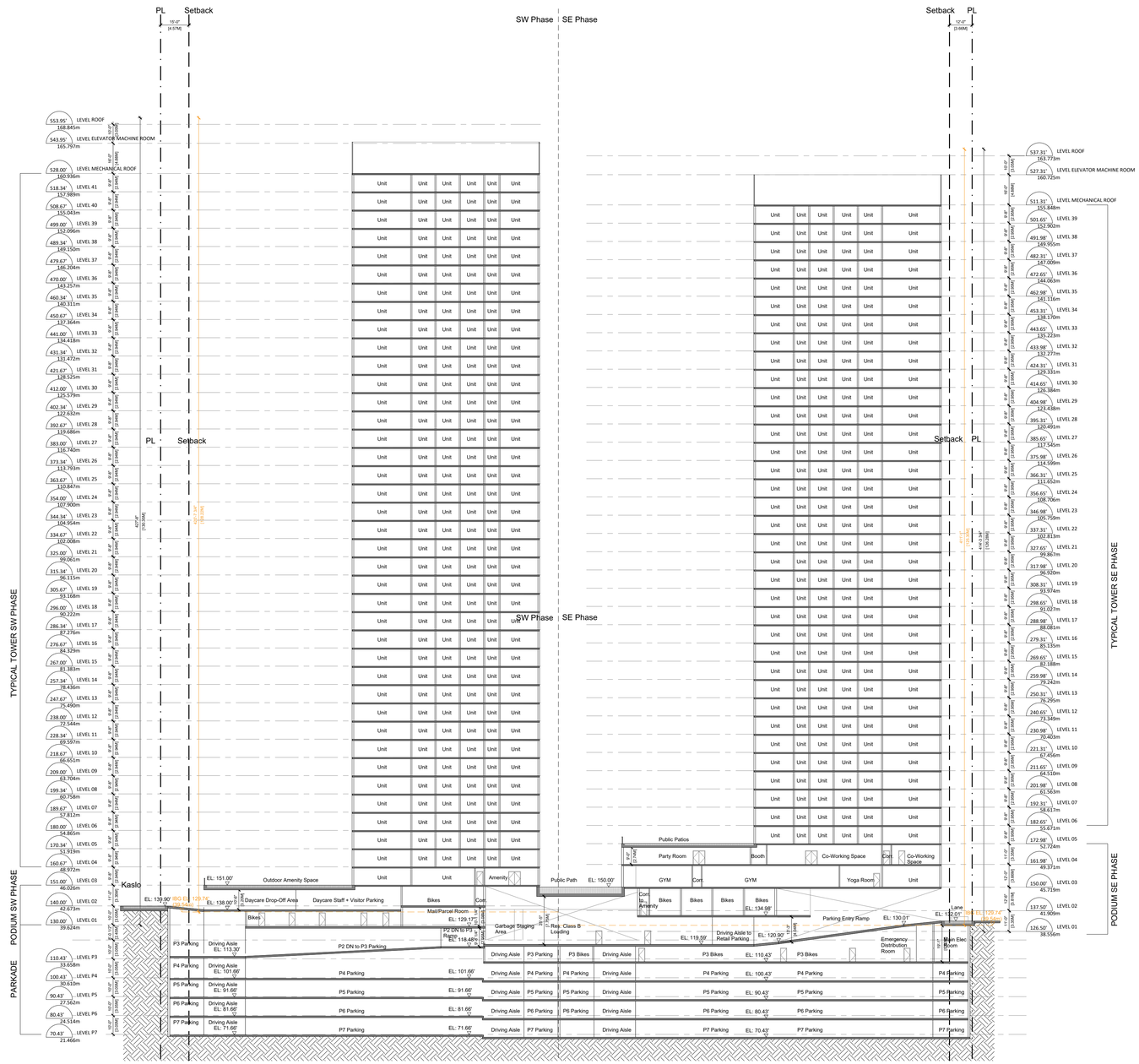
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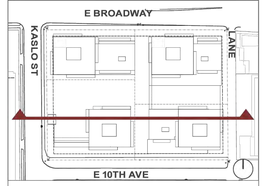
SHEET TITLE

SECTION D

SHEET NUMBER	ISSUE
A4.05	

SCALE CHECK 1 in / 25mm





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SECTION E

SHEET NUMBER	ISSUE
A4.06	

SCALE CHECK 150mm 1 in