1704 EAST BROADWAY
VANCOUVER, BC

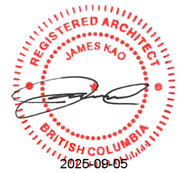
ISSUED FOR: REZONING APPLICATION
2025.09.05



REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

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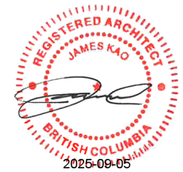
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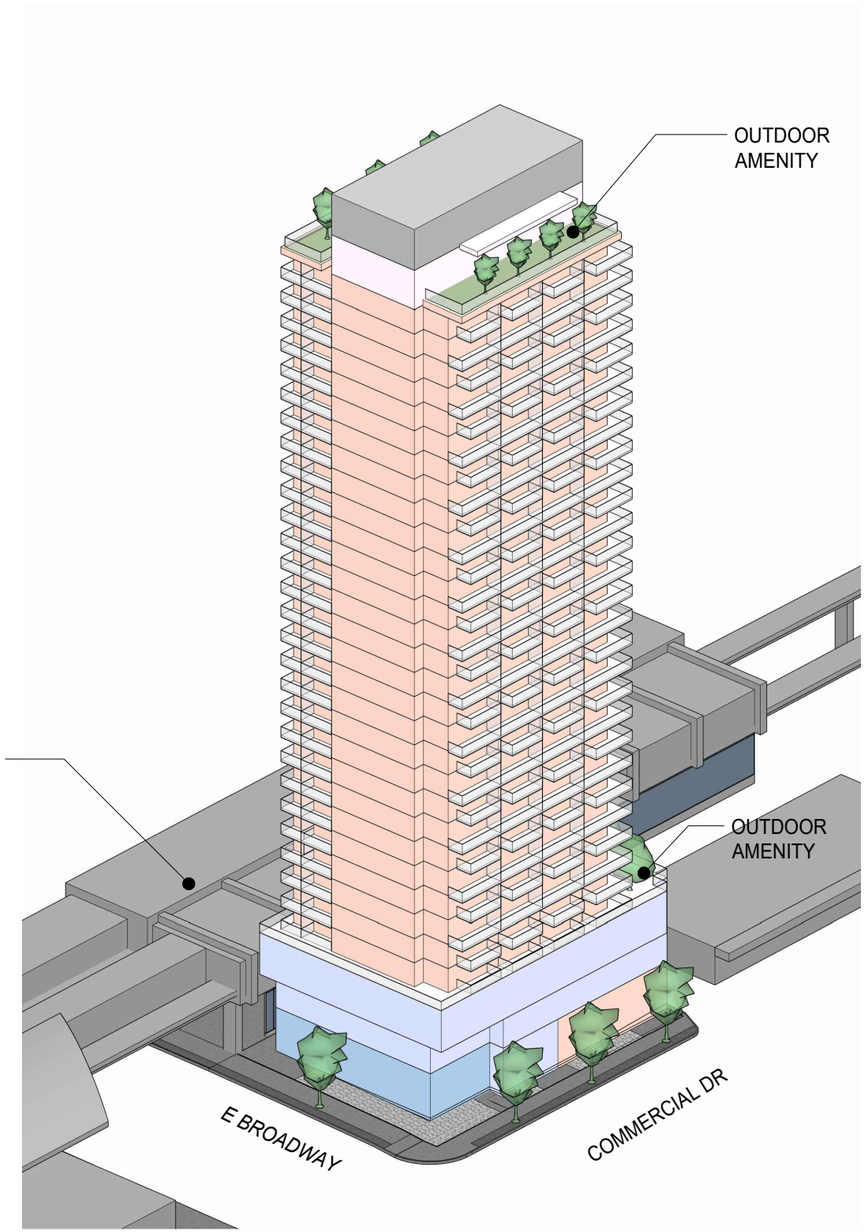
LANDSCAPE

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DESIGN RATIONALE: PROPOSED DEVELOPMENT

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

- This application proposes to rezone the existing property at the southeast corner of East Broadway and Commercial Drive and provide a dynamic mixed-use commercial / multi-family housing development immediately next to the existing Skytrain station.
- The proposal is for the development of a 31-storey 100% rental residential tower that includes a 4-storey mixed-use podium, with 4 levels of underground parking, service and bicycle spaces.
- The proposed development provides 207 secured market rental housing units including 38% 2-3 Bedroom units. A 4-storey podium includes retail commercial spaces, residential fitness, and two floors of much needed community-serving space.
- Substantial floor area is being dedicated in the project for City of Vancouver use as a public amenity. This proposed community-serving space occupies the entire 3rd and 4th floors of the building with pedestrian access from Commercial Drive. Over 19,000sf of space being provided features the following:
  - Separate lobby with dedicated elevators
  - Large floorplates allowing flexibility in City programming opportunities
  - High ceiling height throughout
  - Expansive windows with abundant natural light on all sides
  - High profile site immediately adjacent to Skytrain and neighbouring amenities
- This space will be provided to the City of Vancouver as shell space via a long-term lease registered on title with terms that will be negotiated with the City of Vancouver; and is being proposed in-lieu of providing below-market units within this 100% secured rental residential tower.
- Rental housing of varying sizes will be suitable for singles, couples and families and include extensive indoor and outdoor resident amenities; all within walking distance of existing transit, shops and services.
- This mixed-use project will further enhance and support both Commercial Drive and Broadway as an increasingly vibrant neighbourhood to live, work and play in.



REZONING INTENT & RATIONALE

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

Site Context

- The proposed development site is situated at the southeast corner of East Broadway and Commercial Drive in East Vancouver. This area has been designated by the City of Vancouver for new development to support higher density housing options within walking distance of public transit, therefore the existing context is anticipated to change substantially in the coming years.
- The neighbourhood is currently comprised of a mix of low-rise and midrise commercial and residential buildings as well as includes a few residential towers above commercial retail uses fronting the major streets. Much of the existing building stock is older and nearing end of life so suitable for redevelopment to more suitable higher density in the coming years.
- A large-scale multi-tower mixed-use development application has been approved for the Safeway site immediately east of the Skytrain station on the south side of Broadway. The recently revised rezoning application at 1780 East Broadway is proposing three rental residential towers of 44, 38 and 37-storeys in height, above a multi-level podium with retail shops, grocery store and amenity spaces. That proposal is requesting a significant increase in height above the 24-storeys (above podium plinth) allowed in the 'Grandview Woodlands Community Plan'. In addition to the increase in height, the applicant is requesting an increase in tower floorplate sizes from allowable 604sm (6500sf) to 644sm (6932sf).
- This proposal at 1704 East Broadway is intended to compliment the neighbouring project scale with a 31-storey height stepping down from the neighbouring 44-storeys. This proposal however is not requesting an increase in the allowable tower floorplate size.



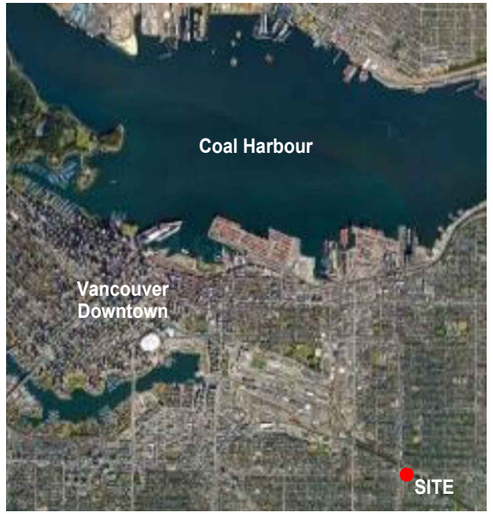
COMMERCIAL DRIVE CHARACTER



APPROVED DEVELOPMENT AT 1780 EAST BROADWAY

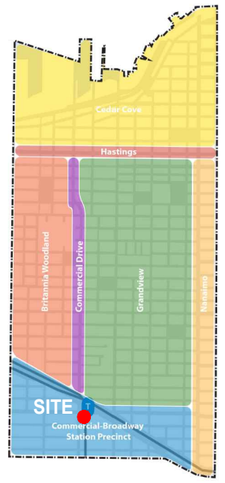
Site Description

- The 11,800sf development site currently is improved with a one-storey commercial retail building.
- The site enjoys commercial frontages along both Commercial Drive and East Broadway.
- The site is primarily flat with an existing lane to the south accessed mid-block off Commercial Drive. This lane will remain the residential and commercial vehicular access point for the project.
- A required service right-of-way perpendicular to this lane has been accommodated in the design on our property.
- To the south of the lane is a modest one storey commercial building with retail units fronting Commercial Drive. It is anticipated that this site will be redeveloped at a higher density in the future.
- Immediately to the east of the site is the Skytrain guideway and elevated station. A guideway right-of-way exists parallel to the east property line between the Skytrain station and the proposed building. The building design respects this right-of-way.



CITY CONTEXT PLAN

Figure 6.1: Grandview-Woodland Sub-Areas



OCP CONTEXT PLAN

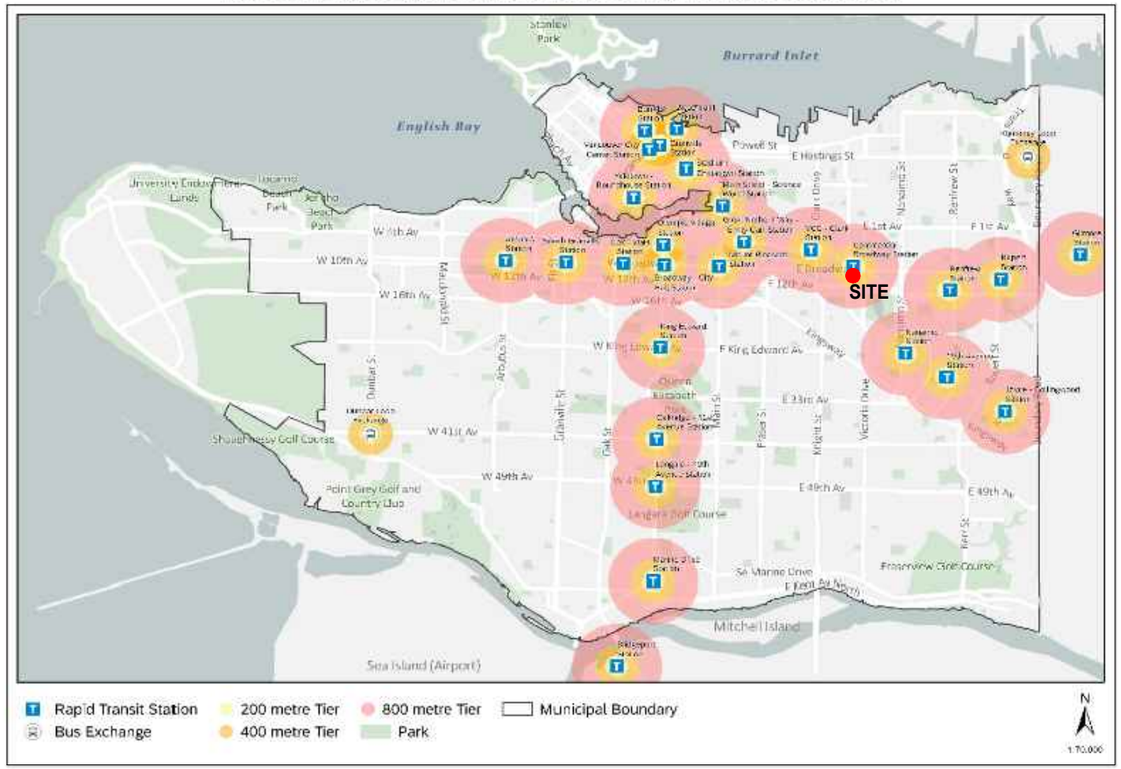
REZONING INTENT & RATIONALE

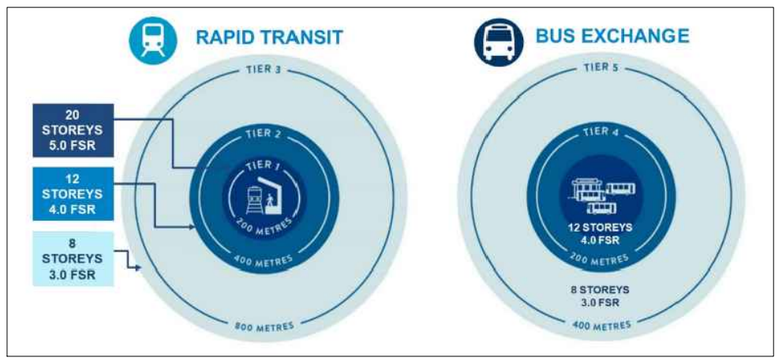
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

Transit -Oriented Areas Rezoning Policy

- In December 2023, The Province of British Columbia made amendments to the Local Government Act and Vancouver Charter through Bill 47 “Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023” to establish transit-supportive densities adjacent to transit stations.
- In June 2024, the City of Vancouver enacted By-law 14090 to Designate Transit-Oriented Areas in the City.
- The City of Vancouver TOA Implementation Policy states, “For Tier 1 sites, densities up to 5.50 FSR will be considered to more accurately reflect achievable form of development.”
- The recent TOA Policy has impacted both building density and height for sites along the Broadway corridor that are well-served by transit including the area immediately adjacent to the Broadway-Commercial Skytrain station.
- The proposed development site at 1704 East Broadway is located immediately west of the existing Broadway Commercial Skytrain station on the south side of Broadway. The Commercial-Broadway Station is a major transit node within Vancouver's public transit infrastructure, and one of the busiest interchanges in western Canada. The Interchange at this Station connects the Millenium and Expo Skytrain lines as well as servicing several bus routes.
- The existing properties surrounding this transit interchange are for the most part underutilized and deserving of higher density to better take advantage of the proximity to transit. This project being proposed is on one of those underutilized sites.

Figure 1: Transit-Oriented Areas Identified by Provincial Regulation





5.1 Height and Density

Rezoning applications will be considered based on the type of transit station and corresponding tier, as outlined in the two tables below. For Tier 1 sites, densities up to 5.50 FSR will be considered (an increase from the 5.00 FSR prescribed by the Province) to more accurately reflect achievable form of development. Since the specified FSRs and building heights may not directly correspond to one another, the limit is whichever is achieved first.

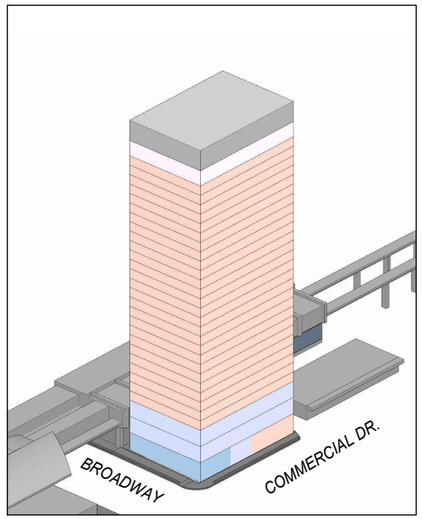
Table 1: SkyTrain Stations

Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200 m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400 m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800 m	Up to 8 storeys	Up to 3.00 FSR*

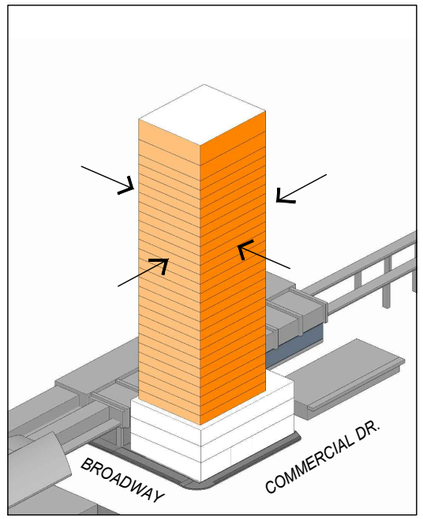
DESIGN RATIONALE: MASSING DIAGRAMS

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

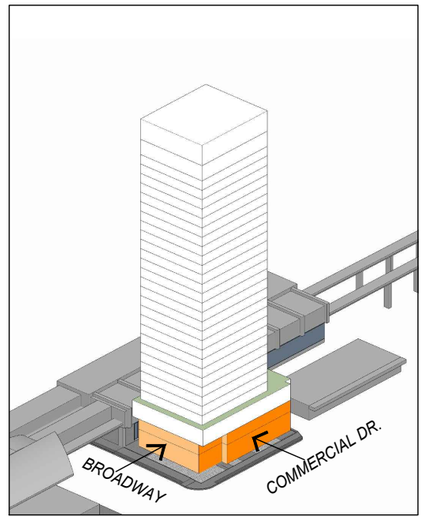
1. **PROGRAM**
Program is located on site with retail, community and residential lobbies at the base, community office space at level 3-4 and 31 storey residential tower above with rooftop amenity and mechanical. The tower height is established based on maximum possible height that does not create any additional shadowing on WC Shelly Park. See shadow studies for details.



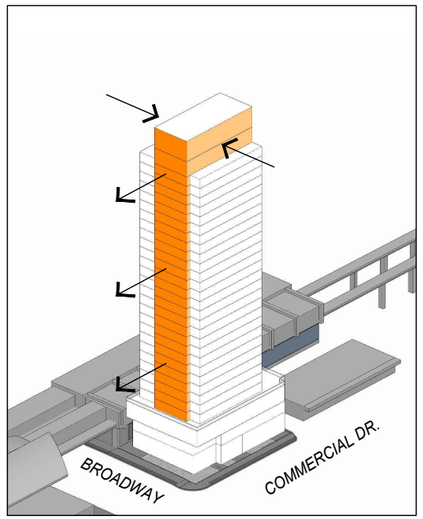
2. **TOWER + PODIUM**
Tower form is defined with setbacks from the podium creating a street wall expression at Broadway and Commercial. To the south an 80' setback from potential future development on the neighbouring site is provided.



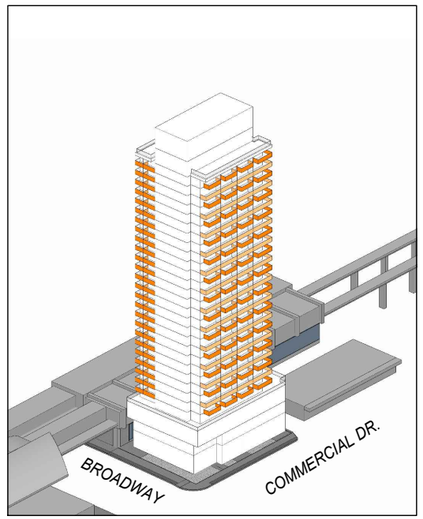
3. **PUBLIC REALM**
Enhanced public realm setbacks are applied to the first three storeys along the Commercial and Broadway frontages.



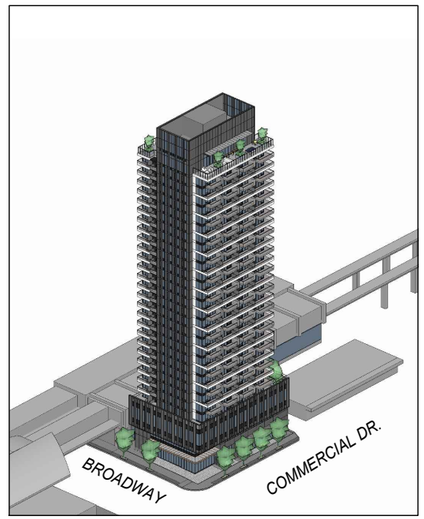
4. **TOWER ARTICULATION**
In order to further break down the scale of the tower form, the north face is articulated as a slender vertical volume. A unique tower top is sculpted with setbacks to the east and west to create outdoor rooftop amenity at Level 31.



5. **BALCONY EXPRESSION**
Feature alternating balcony expression is added at the west facade, in contrast with restrained repetitive balconies to the north and south. All balconies are oriented to take advantage of the views and away from the skytrain tracks.



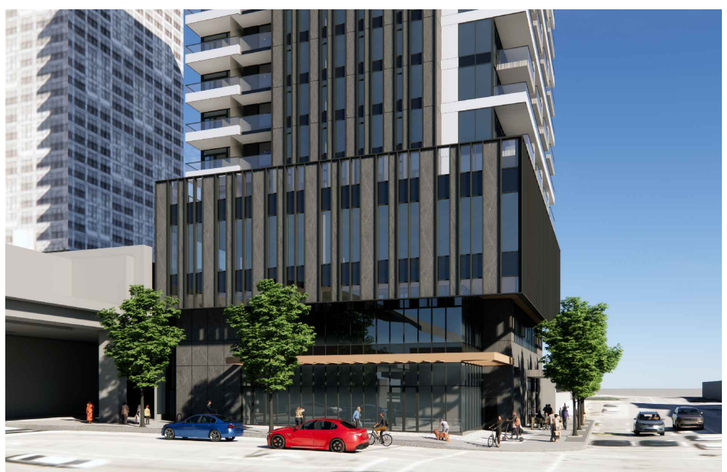
6. **MATERIALITY**
Restrained black and white palette creates a timeless look, while stone-like tile at the base adds richness and distinctive character. See design rationale on the following pages for further details.



DESIGN RATIONALE: PODIUM

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

- The 4-storey podium street wall clearly defines this important intersection with opportunities for extensive glazing on all facades to both animate the building while providing 'eyes-on-the-street.'
- The planned podium massing emphasizes the depth and variety of the façade materials while providing a clear sense of entry for both the residential and community lobbies.
- The lower Levels 1-3 of the podium have been set back 7.6m (24'-11") from the existing curb line at the Broadway frontage and 5.5m (18'-1") from the existing curb line at the Commercial Drive frontage, as well as 7.6m x 15.3m setback at the street corner, providing an enhanced public realm and widened sidewalk leading to the Skytrain station. At grade CRU use opens onto Broadway and Commercial Drive frontages, activating the prominent corner at the intersection.
- Along Commercial Drive the Community Space lobby is located closer to the street intersection, while the residential lobby is located further to the south. Transparency and openness at the retail and lobby uses contribute to a vibrant public realm.
- Loading, recycling, and parking access are all located off the existing lane at the south side of the property. In addition, a dedicated elevator accessing below grade bicycle parking is being provided for residents immediately from Commercial Drive.
- All at-grade retail spaces and lobbies are over-height. Additional space at a partial level two is being provided for fitness amenity spaces for the residents with windows opening towards east and south.
- Community-serving amenity space is being provided at Levels 3 and 4. These two floors will benefit from abundant access to natural light on all four sides as well as include a separate lobby and elevators.
- Podium massing is anchored by the heavy 4-storey volume with strong solid corners that is setback from the property lines to create an enhanced public realm at grade.
- In contrast a light bay projection at Level 4 extending the building to the property lines at Commercial and Broadway frontages, overhangs the visually heavy 4-storey block.
- The bay projection is clad in curtain-wall that extends as a light screen element, slipping past the floor levels to provide additional privacy from the busy street for the Level 5 residential terraces.
- The alternating pattern of verticals at Level 4 along the street elevations, as well as at Levels 3-4 on the lane side, creates a distinctive and unique character, further breaking down the scale of the podium mass.
- Dark spandrel glass punctuates the window openings in between the solid vertical tile bands accentuated by dark mullions with projecting beauty-caps, that create a tie-in with the spandrel glass coloration in the tower.
- At the east elevation elevation, the fenestration is limited due to acoustic and overview concerns in close proximity to the skytrain.
- Large format stone-like tile panels add visual texture and richness to the podium base and extend into the tower, creating a tie-in between the two.
- At grade the prominent corner of Broadway and Commercial is activated through expansive glazing of the CRU spaces with projecting warm-coloured canopy that provides weather-protection throughout the retail frontage.
- The soffit of the Level 4 office projection is clad in wood-texture linear panel, adding visual warmth to the composition.
- The residential lobby opens to the street with expansive glazing, defined by distinctive canopy clad in perforated metal that relates to the balcony cladding in the tower above.
- The 2.5m wide SRW to the east adjacent to skytrain is gated to address CPTED concerns, while including some landscape and permeable paving that helps to address storm water runoff issues on this urban site.



BROADWAY FRONTAGE

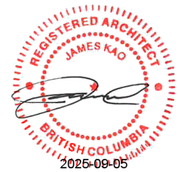


CORNER OF BROADWAY & COMMERCIAL DRIVE



CORNER OF COMMERCIAL DRIVE & LANE

DESIGN RATIONALE: TOWER



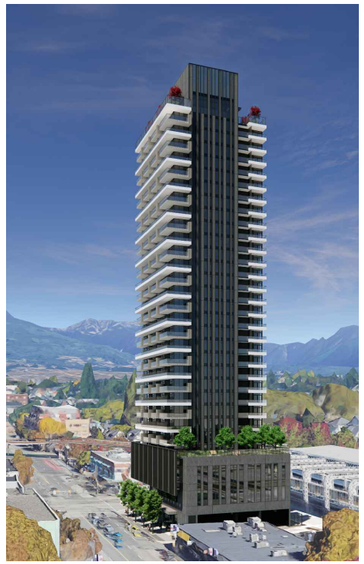
- In its contemporary aesthetic, the architecture of the proposed development is designed to relate to the emerging character of the Broadway and Commercial area with the recently approved development at 1780 Broadway, while at the same time standing out in coloration and varied treatment of building facades based on solar exposure and proximity to skytrain.
- The residential tower is set back from the commercial podium cornice line to distinctly differentiate the residential uses from the commercial program below.
- Due to 80' tower separation setback to the south, the proposed residential tower floorplate size is smaller than the maximum allowable, resulting in a slender tower form.
- A mix of efficient studio, one-bedroom and larger two and three-bedroom units suitable for families are distributed throughout the building. Units at all four corners of the tower have living rooms with corner glass, taking advantage of the double exposure.
- All units are oriented to take advantage of views and daylight while providing opportunities for privacy between suites where appropriate.
- Balcony placement is designed to provide passive solar shading on south and west facades. Balconies open to the south, west and north, while none face east due to proximity to the Skytrain.
- At the north and south facades the rectilinear tower form is further broken down with a slender vertical volume that accentuates verticality and thinness while creating a unique tower top that culminates in indoor amenity and rooftop mechanical penthouse enclosure.
- This vertical volume takes on a similar character to the podium office expression at the lower levels, with the stone-like tile cladding and mullion beauty-cap projections creating a tie-in between the tower and podium aesthetic.
- In contrast to the verticality of north and south facades, the west facade features strong horizontal expression of continuous linear balconies that create a 2-storey rhythm, alternating with singular projecting balconies.
- The balconies wrap around the south-west corner providing passive solar shading for the living room corner glass and creating asymmetrical composition on the west facade.
- The horizontal white bands extend from the facade wall cladding into the balcony railing system to visually screen the slab edge, as well as the mechanical units that will be located on the balconies.
- The alternating projecting balconies feature perforated metal panel cladding that likewise provides screening, reading as an L-shaped sculptural element on the facade.
- Glass or perforated metal privacy screens at the west facade function as vertical shading devices to temper the afternoon sun in the summer months.
- The east facade is characterized by a 2-storey expression of the bedroom windows arranged in a repetitive module, anchored by strong wall elements that open up to corner glass in the living rooms at the north-east and south-east.
- In contrast to the alternating rhythm of the west-facing balconies, the balcony expression at the north-east and south-east corners is restrained with a simple repetitive linear white band providing visual screening.
- Light elements in the tower facade hover above the dark, rich podium creating a sense of lightness and openness at the upper levels. The darker palette of the vertical tile volume is contrasted by the light coloration of the east and west facades.



NORTH ELEVATION



WEST ELEVATION

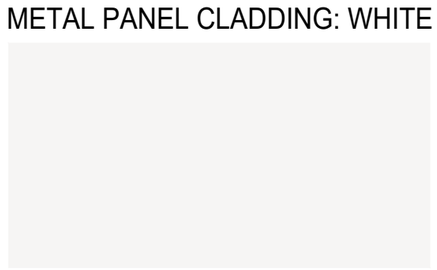


NORTH ELEVATION



WEST ELEVATION

DESIGN RATIONALE: COLOURS & MATERIALS

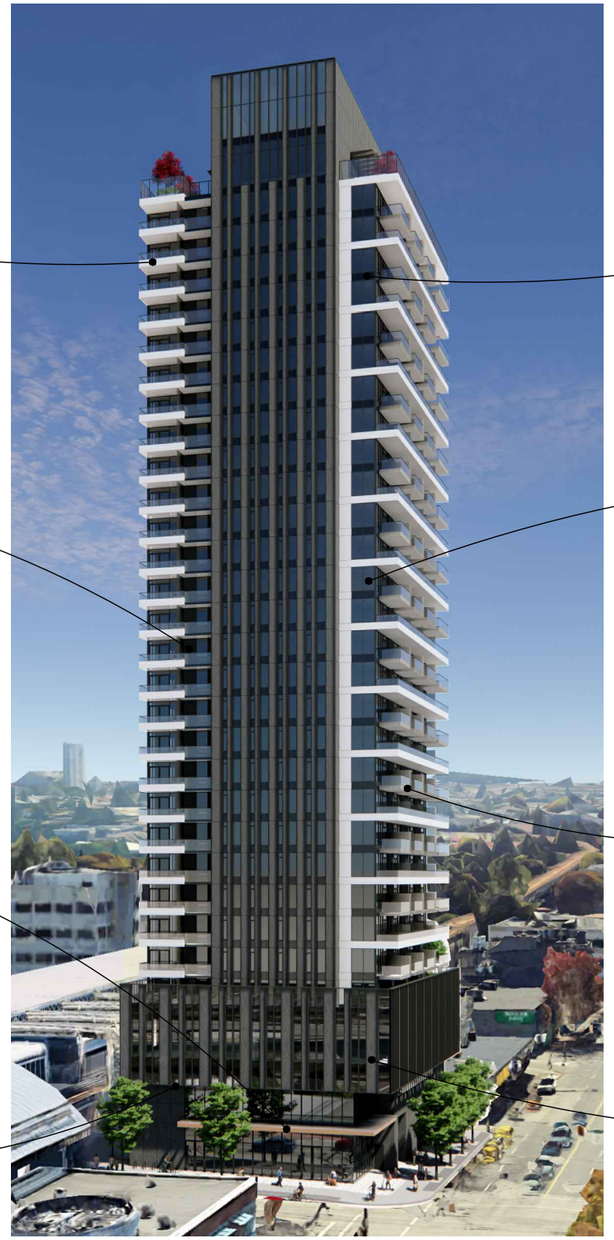


METAL PANEL CLADDING: WHITE

METAL PANEL CLADDING:
DARK GREY

PAINTED STEEL CANOPY

LINEAR SOFFIT METAL CLADDING



BLACK SPANDREL GLASS

WINDOW WALL GLAZING:
CLEAR LOW-E

PREFINISHINED ALUMINUM
SCREEN: GREY

PORCELAIN TILE

DESIGN RATIONALE: RESIDENTIAL AMENITIES

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

Indoor Amenities

- With over 4,000 sf of indoor amenities the project provides a comprehensive amenity package for all residents to enjoy.
- Level 2 indoor amenity space includes a gym with cardio and strength training equipment, yoga room for stretching and quiet fitness, as well as supporting washroom facilities.
- Level 31 indoor amenity space includes a party room and a games room, as well as a small study room.
- The party room is facing north-west, opening to the beautiful mountain views with expansive glazing. It provides a lounge with dining and kitchen set up sized for entertaining. Direct access to the outdoor amenity areas to the east and west is provided from the party room.
- The games room features expansive glazing open to the views to the south. It will include various types of table games, a large table for board games and lounge seating.
- The study room provides a quiet space for work or studying away from home with comfortable table and chairs, as well as WiFi connection. Supporting bathroom facilities are also provided at this level.

Outdoor Amenities

- Over 5,900 sf of outdoor amenity space is provided to support a balanced lifestyle in this urban location.
- South-facing Level 5 roof terrace provides 2,400sf of outdoor amenity space including a child play area and lounge seating surrounded by extensive planting and trees.
- At Level 31 rooftop level eastern outdoor amenity space includes outdoor kitchen with picnic table and patio furniture seating, as well as a series of tree planters to bring some greenery into the environment; while the western outdoor amenity space includes lounge seating for residents to relax and enjoy the sunsets, as well as ping pong table and several tree planters.
- See landscape design rationale for further details.



LEVEL 5 OUTDOOR AMENITY

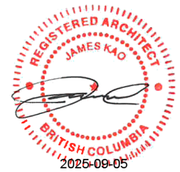


LEVEL 33 EAST OUTDOOR AMENITY



LEVEL 33 WEST OUTDOOR AMENITY

DESIGN RATIONALE: SUSTAINABILITY



Environmental Sustainability

- This project has committed to align with the City of Vancouver's Green Building Policy for Rezonings (July 2010, last amended July 25, 2023). A report that summarizes the proposed Sustainability Design Strategies for this project has been provided by sustainability consultant 'Light House Sustainability Society'.
- Architectural language incorporates passive shading through vertical shading devices on the west side of the office podium and residential balcony placement to shade the living spaces on the south-west facades.

Energy Performance

- 'Evoke Building Engineering Inc' has completed a preliminary energy evaluation for the project confirming it complies with the targets in the City of Vancouver's Green Building Policy for Rezonings.

Transportation

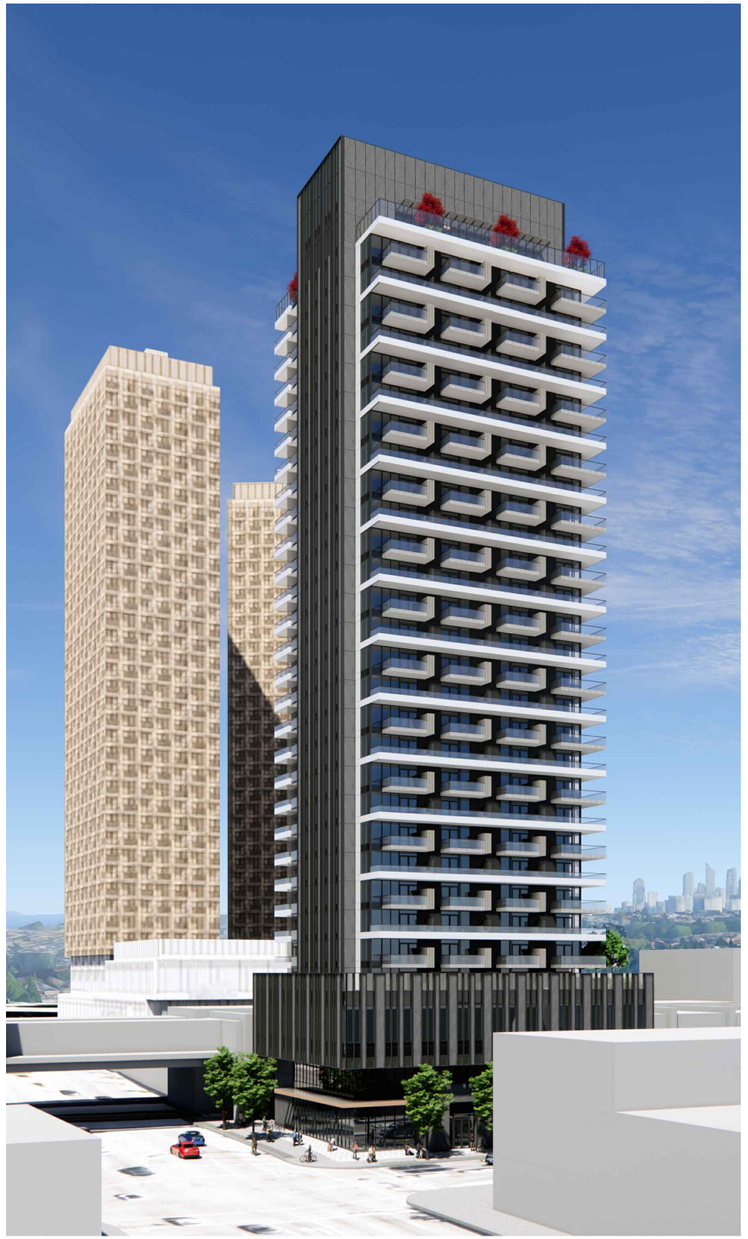
- The proposal site is directly adjacent to the Broadway & Commercial Skytrain station that provides access to the Millenium & Expo Lines.
- The site is within a short walking distance of the Commercial Drive village with shops, services and parks, which encourages the use of alternative modes of transportation and reducing reliance on private vehicles.
- Electric vehicle charging stations will be provided on site as per current City requirements.
- Secured bicycle parking with dedicated bike repair space and bike wash are also being provided for residents.
- Additonal 30% of bicycle parking spaces are included in the project, while vehicular parking is minimized.

Landscaping

- Drought tolerant and native species will be used on site to minimize the need for watering. Extensive planting at the outdoor amenities at Levels 5 & 31 enhances the pedestrian experience at street level, while providing opportunities for relaxation, play and social gathering.
- Additional street trees, as well as trees provided at outdoor amenity areas help to increase the tree canopy in this area.

Economic Sustainability

- The additional residents to this neighbourhood will increase support for existing businesses, and encourage new business development, while increasing the City's tax base.
- The additional housing will contribute to the streetscape with increased vibrancy.
- The project, in the short term will generate hundreds of jobs during construction and increasing the use of local services during that time.

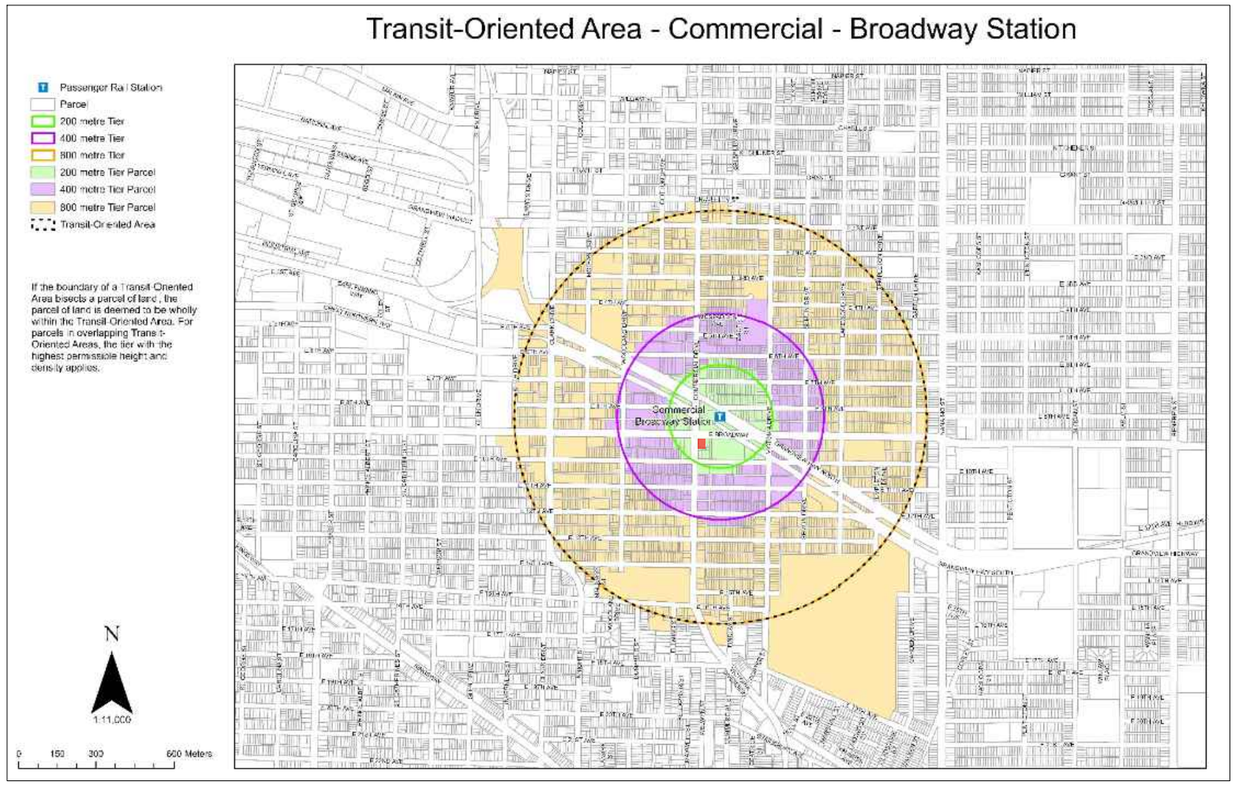


REZONING RATIONALE

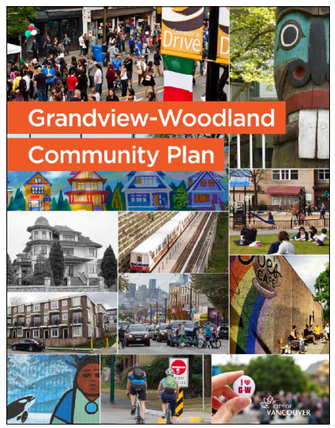


Applicable Plans, Policies and Guidelines

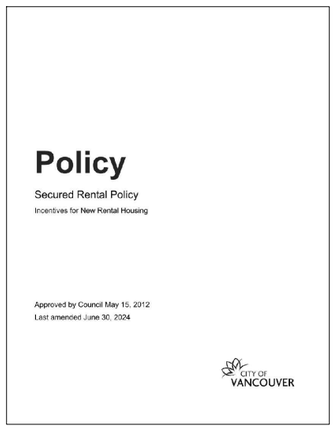
- Grandview-Woodland Community Plan
- Transit-Oriented Area Designation (June 26, 2024)
- Below-Market Rental Housing Policy for Rezonings (last amended 2023)
- Housing Vancouver Strategy (2017)
- Green Building Policy for Rezonings (last amended 2022)
- High Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Rainwater Management Bulletin
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Tenant Relocation and Protection Policy (last amended 2023)
- Bulk storage and In-suite Storage - Multiple Family Residential Developments
- Community Amenity Contributions Policy for Rezonings (last amended 2023)
- Vancouver Development Cost Levy Bylaw No.9755 (last amended 2022)
- Vancouver Utilities Development Cost Levey By-law No.12183 (last amended 2022)
- Transportation Demand Management for Developments in Vancouver (2019)

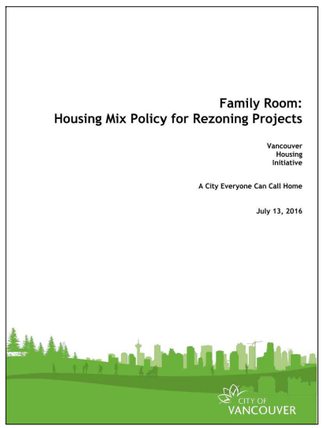












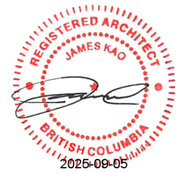
PROJECT DATA SUMMARY

Site Area:		1,096.3 sm (11,800 sf)	
Proposed Zoning:		CD	
Proposed Residential FSR:	12.98	FSR Area:	14,228.03 sm (153,149 sf)
Proposed Retail FSR:	0.14	FSR Area:	150.38 sm (1,619 sf)
Proposed Community Space FSR:	1.64	FSR Area:	1,793.91 sm (19,309 sf)
Proposed Total FSR:	14.75	FSR Area:	16,172.32 sm (174,077 sf)
Proposed Building Height:		31 storeys	
Proposed Setback (Front Commercial Dr) :		5.5 m (18.04 ft)	
Proposed Setback (N Side Broadway) :		7.6 m (24.93 ft)	
Proposed Setback (E Side Skytrain) :		2.5 m (8.2 ft)	
Proposed Setback (Rear Lane) :		0 m (0 ft)	
Unit Count (Secured Market Rental) :		207 units	
Bicycle Parking Provided:		485 stalls (30% increase per TDM)	
Vehicle Parking Provided (P1-P4):		23 stalls (per TOA guidelines)	

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



STATISTICAL SUMMARY



SITE CHARACTERISTICS			
Existing Zoning		C-3A	
Site Area		1096.3	(11,800 sf)
BROADWAY PLAN - PROJECT SUMMARY			
		Allowable / Required	**Proposed**
Use		100% Secured Rental (min. 20% Below Market)	100% Secured Rental
Building Height		N/A	31 Storeys 102.25m (335.5ft)
Building Width		max. 42.7m (140ft)	22.43m (73'-7")
Tower Floorplate Area		max. 603.9sq.m (6,500 sq.ft)	559.3 sq.m (6,020 sq.ft)
Setbacks	Front (Commercial Dr.)	5.5m (18.04ft)	5.5m (18.04ft)
	N Side (Broadway)	7.6m (24.93ft)	7.6m (24.93ft)
	E Side (Skytrain)	2.5m (8.2ft)	2.5m (8.2ft)
	Lane	0	0

PROPOSED UNIT MIX

SECURED MARKET	Studio	1BED	2BED	3BED	Units/Floor	Storeys	Total
	39.2 sm	48-49.7 sm	62.5-71 sm	86.3 sm			
Level 1	0	0	0	0	0	1	0
Level 2	0	0	0	0	0	1	0
Level 3	0	0	0	0	0	1	0
Level 4	0	0	0	0	0	1	0
Level 5	0	3	3	1	7	1	7
Level 6-30	1	4	2	1	8	25	200
Level 31	0	0	0	0	0	1	0
Unit Type Total:	25	103	53	26	Secured Market Total:		**207**
Unit Mix:	12.1%	49.8%	25.6%	12.6%	Building Ratio:		100%
	25	103	53	26			
	12.1%	49.8%	25.6%	12.6% **			
	***Family Units Combined:		79 38%				

SITE STATISTICS

Civic Address	Legal Description	Site Area SM	Site Area SF	Use	FSR Area SM	FSR Area SF	FSR
1704 East Broadway and 2516 Commercial Drive	LOT J BLOCK A PLAN 22144 DISTRICT LOT 264A NEW WESTMINSTER SUBURBAN BLOCK 162, EXCEPT PLAN 19872	**1,096.3**	11,800	Residential	14,228.03	153,149	12.98
				Retail	150.38	1,619	0.14
				Community Space	1,793.91	19,309	1.64
				Total:	**16,172.32**	**174,077**	**14.75**

Balcony Area

12 % Maximum of GFA		
Permitted	1,901.5	12.00%
Proposed	1,897.2	11.97%

GROSS FLOOR AREA CALCULATION

		Retail		Community Amenity		Residential								Building Area Totals			
						Residential Units Area		Common Areas		Amenity		Service Areas		Gross Floorplate Area		Gross Floor Area	
	Storeys																
BUILDING		SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
Level 1	1	150.38	1,619	44.18	476	-	-	247.23	2,661	-	-	74.98	807	516.77	5,562	516.77	5,562
Level 2	1	-	-	-	-	-	-	26.14	281	298.04	3,208	-	-	324.18	3,489	324.18	3,489
Level 3	1	-	-	805.12	8,666	-	-	17.30	186	-	-	-	-	822.42	8,852	822.42	8,852
Level 4	1	-	-	944.61	10,168	-	-	17.30	186	-	-	-	-	961.91	10,354	961.91	10,354
Level 5	1	-	-	-	-	438.83	4,724	94.54	1,018	21.08	227	4.85	52	559.30	6,020	559.30	6,020
Level 6-30	25	-	-	-	-	459.91	4,950	94.54	1,018	-	-	4.85	52	559.30	6,020	13,982.50	150,506
Level 31 (Amenity)	1	-	-	-	-	-	-	-	-	311.40	3,352	-	-	311.40	3,352	311.40	3,352
Mechanical	1	-	-	-	-	-	-	-	-	-	-	311.40	3,352	311.40	3,352	311.40	3,352
TOTAL		**150.38**	**1,619**	**1,793.91**	**19,309**	**11,936.58**	**128,484**	**2,766.01**	**29,773**	**630.52**	**6,787**	**512.48**	**5,516**			**17,789.88**	**191,489**
															Total Residential GFA:	**15,845.59**	**170,561**
															Total Retail GFA:	**150.38**	**1,619**
															Total Community Space GFA:	**1,793.91**	**19,309**

FSR AREA CALCULATION

		Gross Floor Area		Exclusions						FSR Area		Balcony Area	
				Bulk Storage		Amenity		Service Areas				Excluded up to 12% of GFA	
	Storeys												
BUILDING		SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF
Level 1	1	516.77	5,562	-	-	-	-	74.98	807	441.79	4,755	-	-
Level 2	1	324.18	3,489	-	-	298.04	3,208	-	-	26.14	281	-	-
Level 3	1	822.42	8,852	-	-	-	-	-	-	822.42	8,852	-	-
Level 4	1	961.91	10,354	-	-	-	-	-	-	961.91	10,354	-	-
Level 5	1	559.30	6,020	19.7	212	21.08	227	-	-	518.56	5,582	-	-
Level 6-30	25	13,982.50	150,506	581.0	6,254	-	-	-	-	13,401.50	144,253	1,897.24	20,422
Level 31 (Amenity)	1	311.40	3,352	-	-	311.40	3,352	-	-	-	-	-	-
Mechanical	1	311.40	3,352	-	-	-	-	311.40	3,352	-	-	-	-
TOTAL		**17,789.88**	**191,489**	**600.7**	**6,465**	**630.52**	**6,787**	**386.38**	**4,159**	**16,172.32**	**174,077**	**1,897.24**	**20,422**

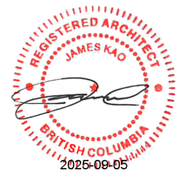
Indoor Amenity Exclusions

10 % Maximum of GFA		
Permitted	1,584.6	10.00%
Proposed	630.52	3.54%

Residential Amenity Areas

	Indoor (1.2sm/unit)		Outdoor (1.9 sm/unit)	
	SM	SF	SM	SF
Minimum Required	248.40	2,674	393.30	4,233
Proposed	630.52	6,786.9	549.28	5,912

STATISTICAL SUMMARY



VEHICLE PARKING

OVERALL PROJECT	Reference		Rate	sq.m / Units	Subtotal	Required Min - Max	Proposed Provided
Residential	Bylaw 6059 4.1.1	Minimum	None required*	207	8	8 - No Limit	8
	Bylaw 6059 4.1.2	Maximum	No Limit	207			
Visitor	Bylaw 6059 4.1.3a	Minimum	0.05 space / unit	207	10	10 - 21	13
		Maximum	0.10 space / unit	207	21		
Retail	Bylaw 6059 4.1.1	Minimum	None required for < 500 sm	150.38	0	0	0
Community Space	Bylaw 6059 4.1.1	Minimum	None required*	1793.91	2	2	2
					TOTAL:	**20 - No Limit**	**23**

**No parking spaces required except for accessible parking spaces*

STALL BREAKDOWN	Reference		Rate	Required / Allowable	Proposed Provided	Ratio
Residential Accessible Stalls	Bylaw 6059 4.1.4a	Minimum	1 / first 7 units + 0.034 each additional units	8	8	36%
Community Accessible Stalls	Bylaw 6059 4.1.4	Minimum	1 / first 500 sm, 0.4 spaces for additional 1000 sm	1	1	4%
Regular Stalls	Bylaw 6059 4.1.1	Minimum	Total provided exclu. accessible & small stalls	9	14	61%
Small Stalls	Bylaw 6059 4.1.7	Maximum	25% combined for all uses	6	0	0%
				TOTAL:	**23**	**100%**
Including:						
Van Accessible	Bylaw 6059 4.1.4		First + every tenth of accessible	1	3	13%
EV Charging	Bylaw 6059 4.11.1		100% Level 2 (excluding visitor)	8	8	100%
Car Wash (not incl. in total)	Hi-Dens Ho. Fam w/ Chd Gd. 3.8.3		1 recommended equipped w/ outlet + water	1	1	-

LOADING

	Reference	Rate	Required / Allowable	Proposed Provided
Class A (Residential)	Bylaw 6059 5.2.1	1 / *first 50-299 units + 1 / every additional 200 units	1	1
Class B (Residential)	Bylaw 6059 5.2.1	1 / first 100-299 units + 1 / every additional 200 units	1	1
Class A (Community Space)	Bylaw 6059 5.2.9	1 / 1000-15000 sq.m	1	1
Class B (Community Space)	Bylaw 6059 5.2.9	1 / 500-5000 sq.m	1	1
Class B (Retail)	Bylaw 6059 5.2.1	1 / first 2,325 sq.m	1	

**Section 3.4a Parking By-Law No. 6059 Design Supplement; First required stall to be located at-grade accessed from lane.*

PASSENGER SPACES

Class A	Reference	Rate	Required / Allowable	Proposed Provided
Residential	Bylaw 6059 7.2.1	1 / *first 50-125 units + 1 / every additional 150 units	2	2
Retail	Bylaw 6059 7.2.1	1 / each 4000 sq.m	0	0
Community Space	Bylaw 6059 7.2.4.1	1 / each 10,000 sq.m	0	0

**Section 5.4a Parking By-Law No. 6059 Design Supplement; First required stall to be located at-grade accessed from lane.*

BICYCLE PARKING

LONG TERM (CLASS A)	Reference	Rate	No. Units / Area	Required / Allowable	Required TDM Plan B	Proposed Provided
Residential	Bylaw 6059 6.2.1.2	1.5 space / unit < 65 sq.m	156	234	304	304
		2.5 space / unit 65 - 105 sq.m	51	128	166	166
		3 space / unit > 105 sq.m	0	0	0	0
Retail		1 / 340 sq.m	150.38	0	0	0
Community Space		1 / 170 sq.m	1793.91	11	14	14
		TOTAL:	**207**	**373**	**485**	**485**

Note: As per Bylaw 6059 6.3.21 - Each two Class A bicycle spaces must have an electrical outlet

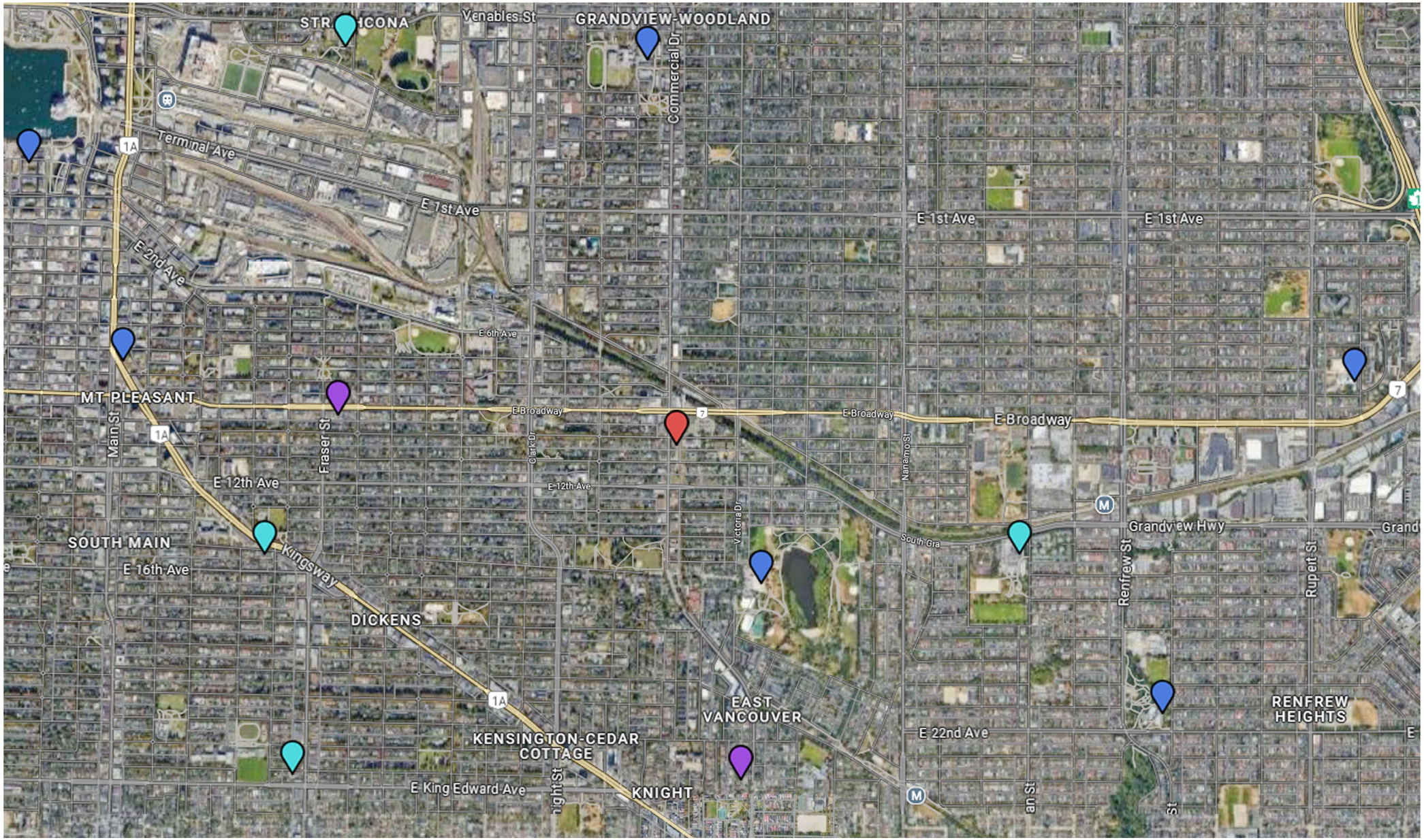
CLASS A BREAKDOWN	Reference	Rate		Residential	Community Space	Total	Ratio
Horizontal Racks	Bylaw 6059 6.2.1.2			62	4	66	14%
	TDM Plan B						0%
Oversize Spaces	Bylaw 6059 6.3.9	minimum 10% of required (2.4 x 0.9 m)		47	1	48	10%
	TDM Plan B	TDM Plan B					0%
Vertical / Stacked	Bylaw 6059 6.3.13	maximum 60% altogether (maximum 30% vertical)	Vertical	75	6	81	17%
			Stacked	220	0	220	45%
Bicycle Lockers	Bylaw 6059 6.3.13A	minimum 20%		94	3	97	20%
	TDM Plan B	TDM Plan B					0%
		TOTAL:		**498**	**14**	**512**	**106%**

SHORT TERM (CLASS B)	Reference	Rate	Required / Allowable	Required TDM Plan B	Proposed Provided
Residential	Bylaw 6059 6.2.1.2	2 / first 20 units + 1 / every additional 20 units	12	12	12
Retail	Bylaw 6059 6.2.5.1	1/340 sq.m	0	0	0
Community	Bylaw 6059 6.2.5.1	6 / any development containing min. 1000 sq.m	6	6	6
		TOTAL:	**18**	**18**	**18**

END OF TRIP FACILITIES: COMMUNITY SPACE

	Rate	Required	Provided
Lockers	1.4 / Class A bike space	20	20
Water Closets	1 / 10 Class A bike spaces	1	1
Wash Basins	1 for 5-10 Class A + 1 for add. 20 Class A	2	2
Showers	1 / 10 Class A bike spaces	1	1

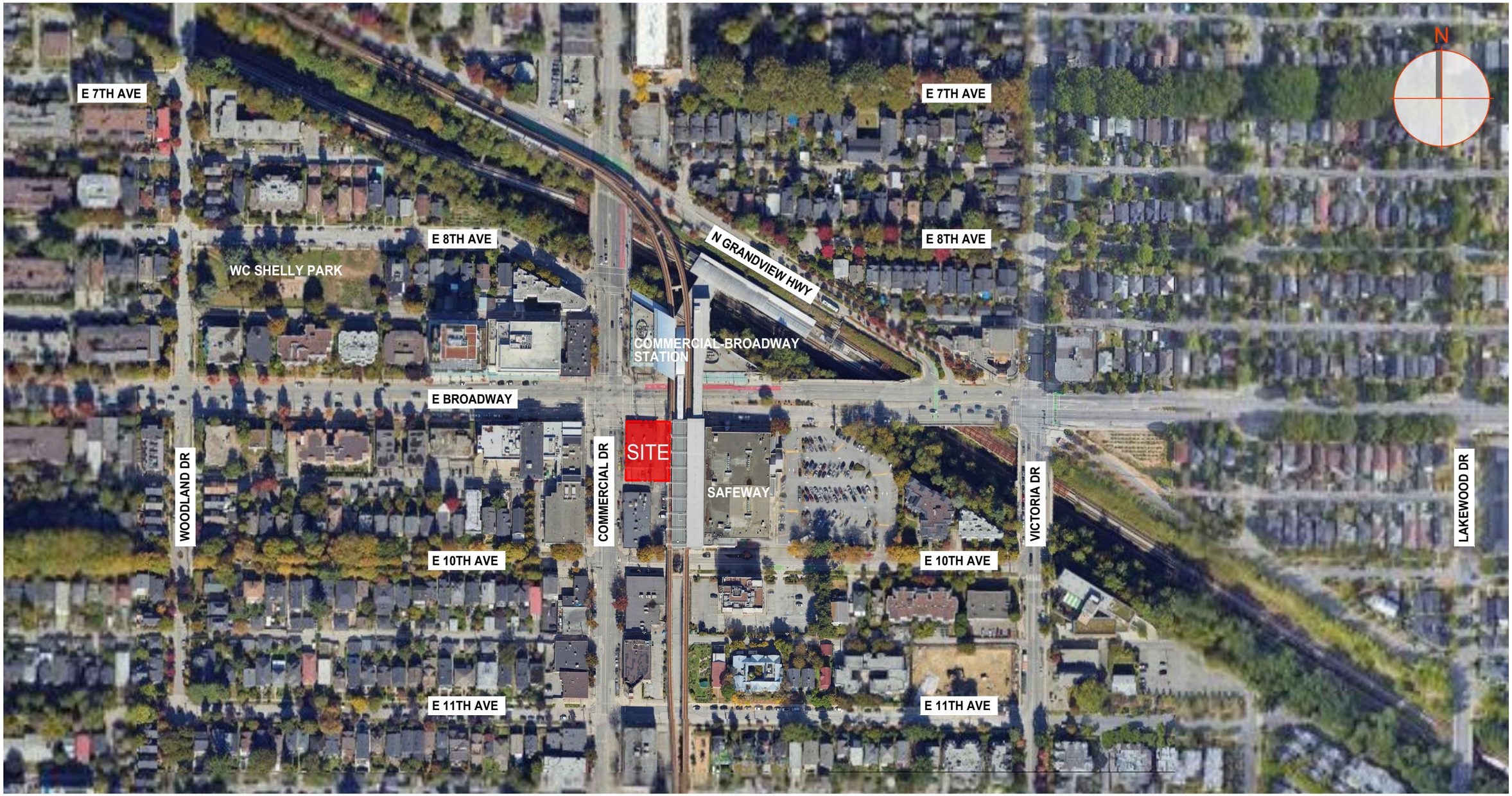
COMMUNITY FACILITIES MAP



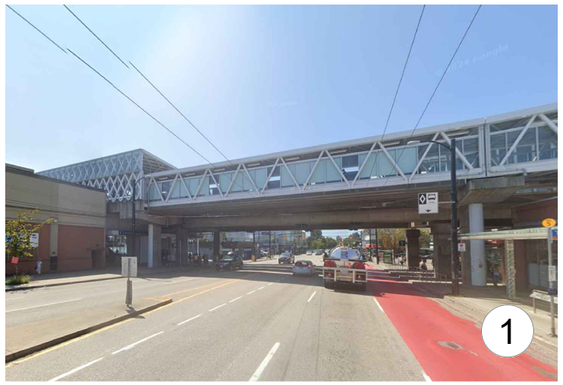
REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

CONTEXT MAP

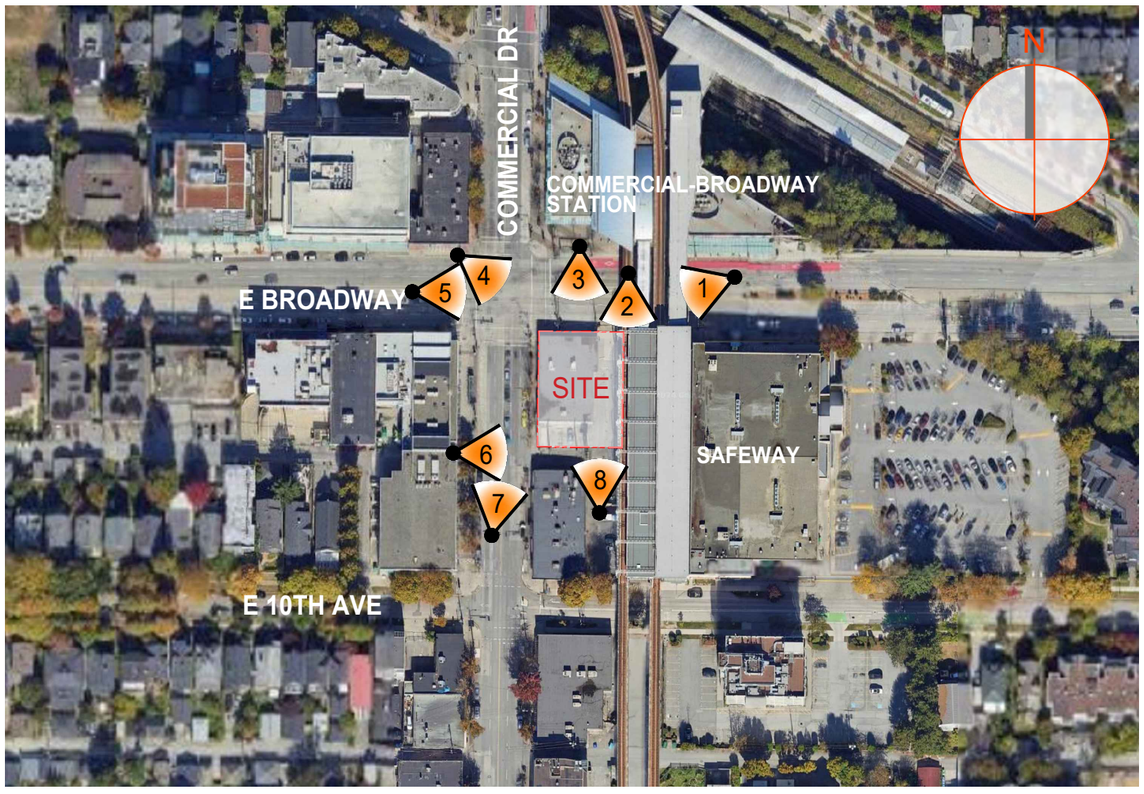
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

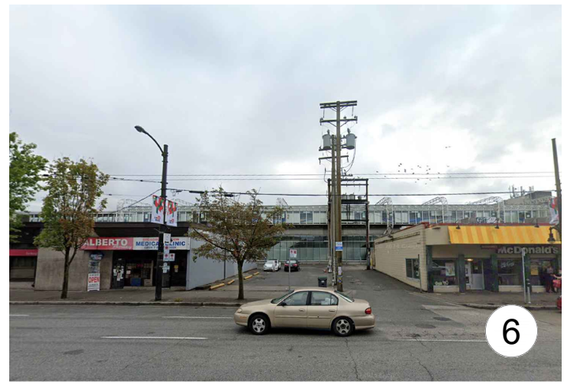


EXISTING SITE PHOTOS

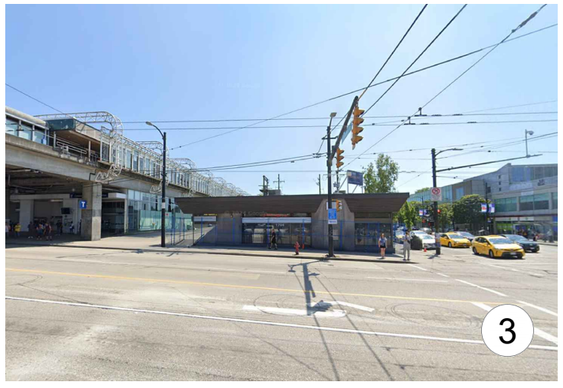


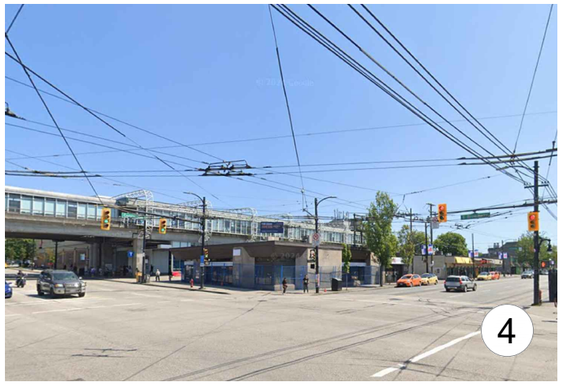


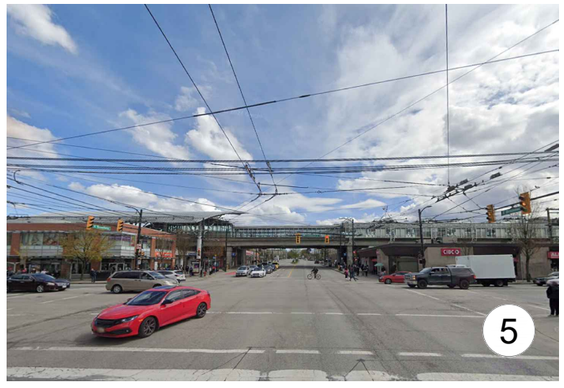














REGISTERED ARCHITECT
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2025-09-05

STREETSCAPE ELEVATIONS



E BROADWAY | SITE | LANE

COMMERCIAL DR LOOKING EAST



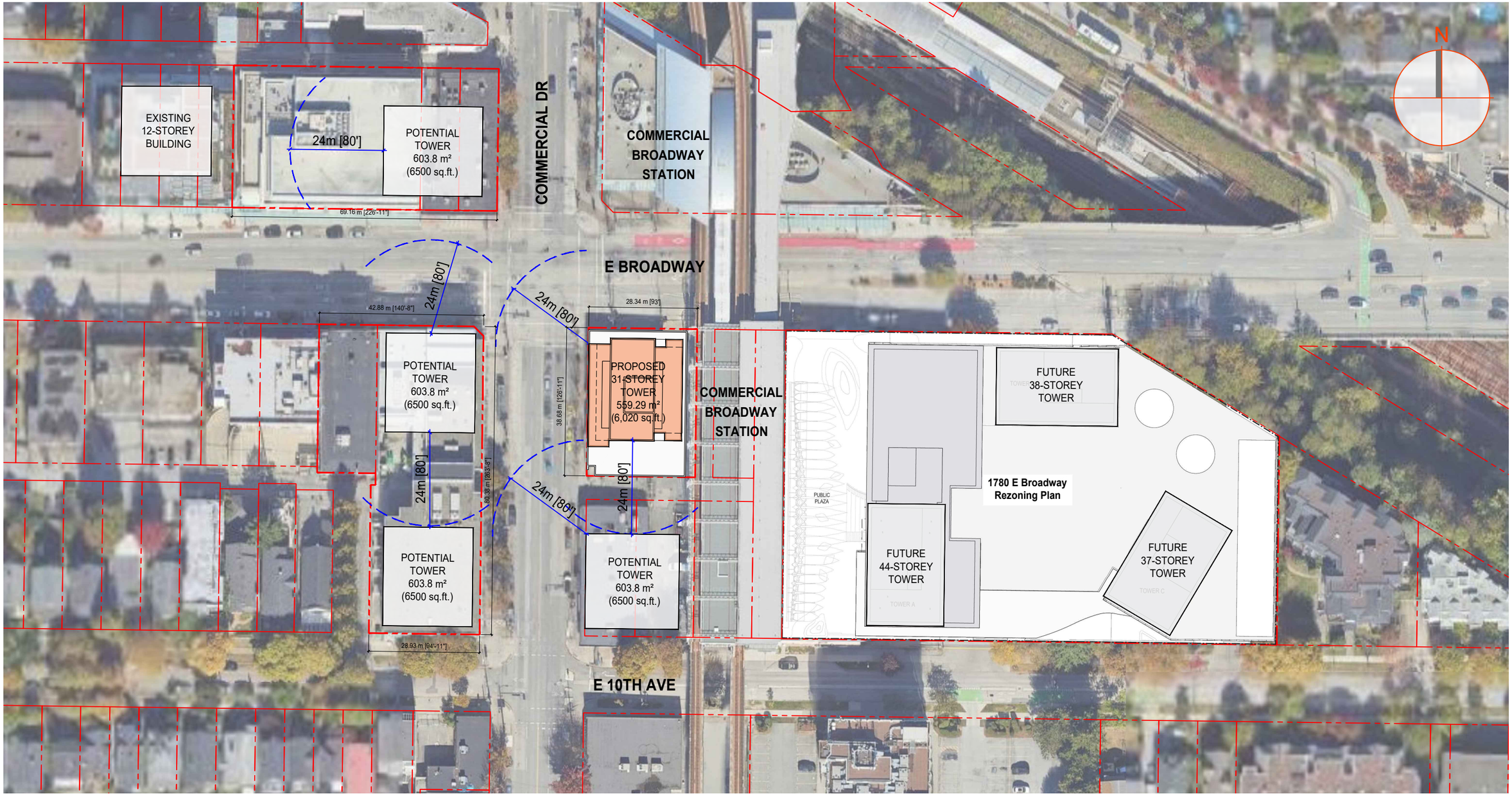
SITE | COMMERCIAL DR

E BROADWAY LOOKING SOUTH

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

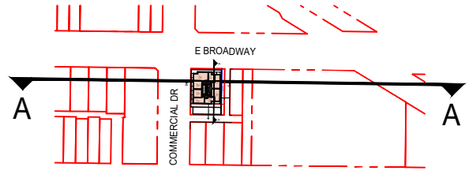
BLOCK STUDY: TOWER SEPARATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



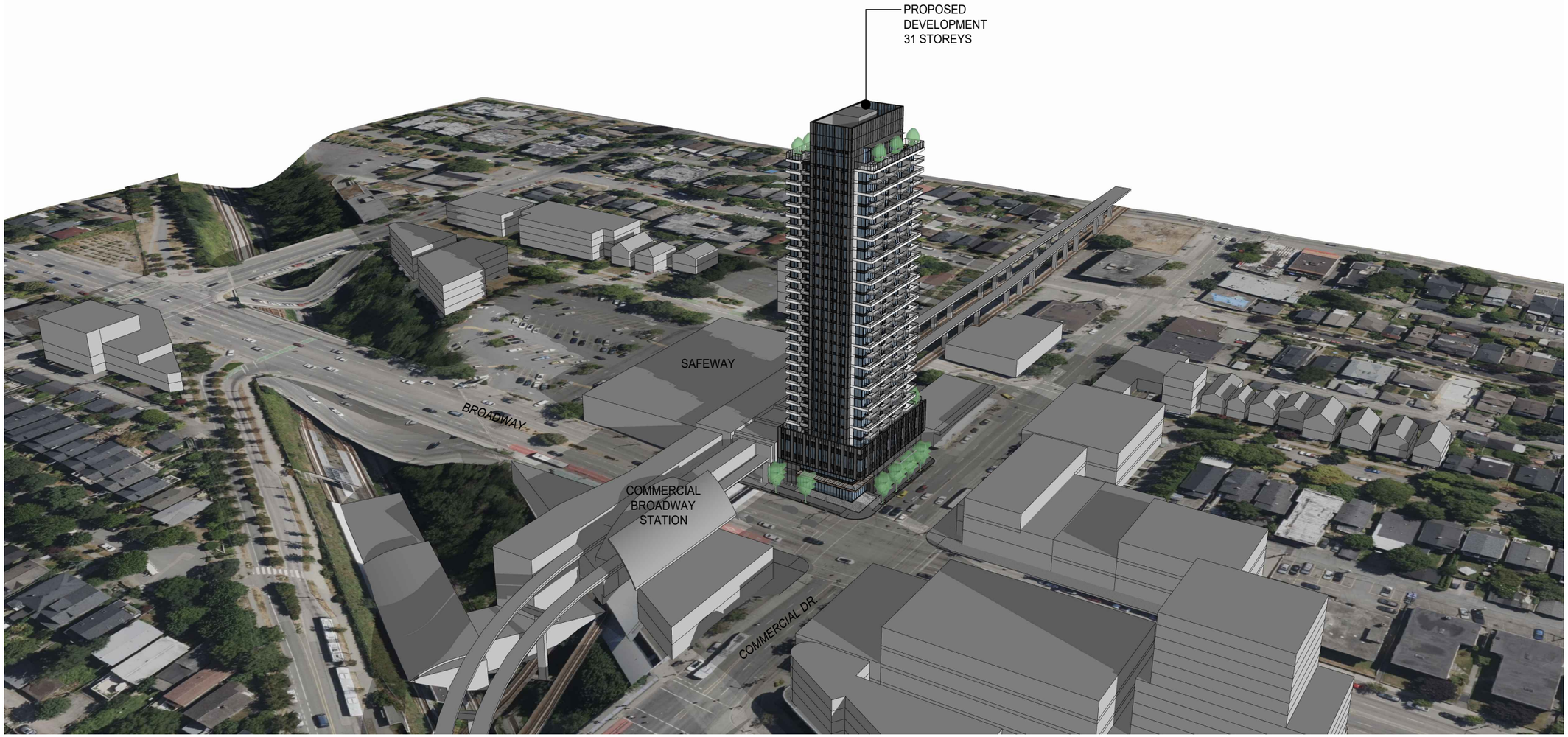
SITE SECTION

REGISTERED ARCHITECT
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2025-09-05



EXISTING CONTEXT: NORTH-WEST ELEVATION

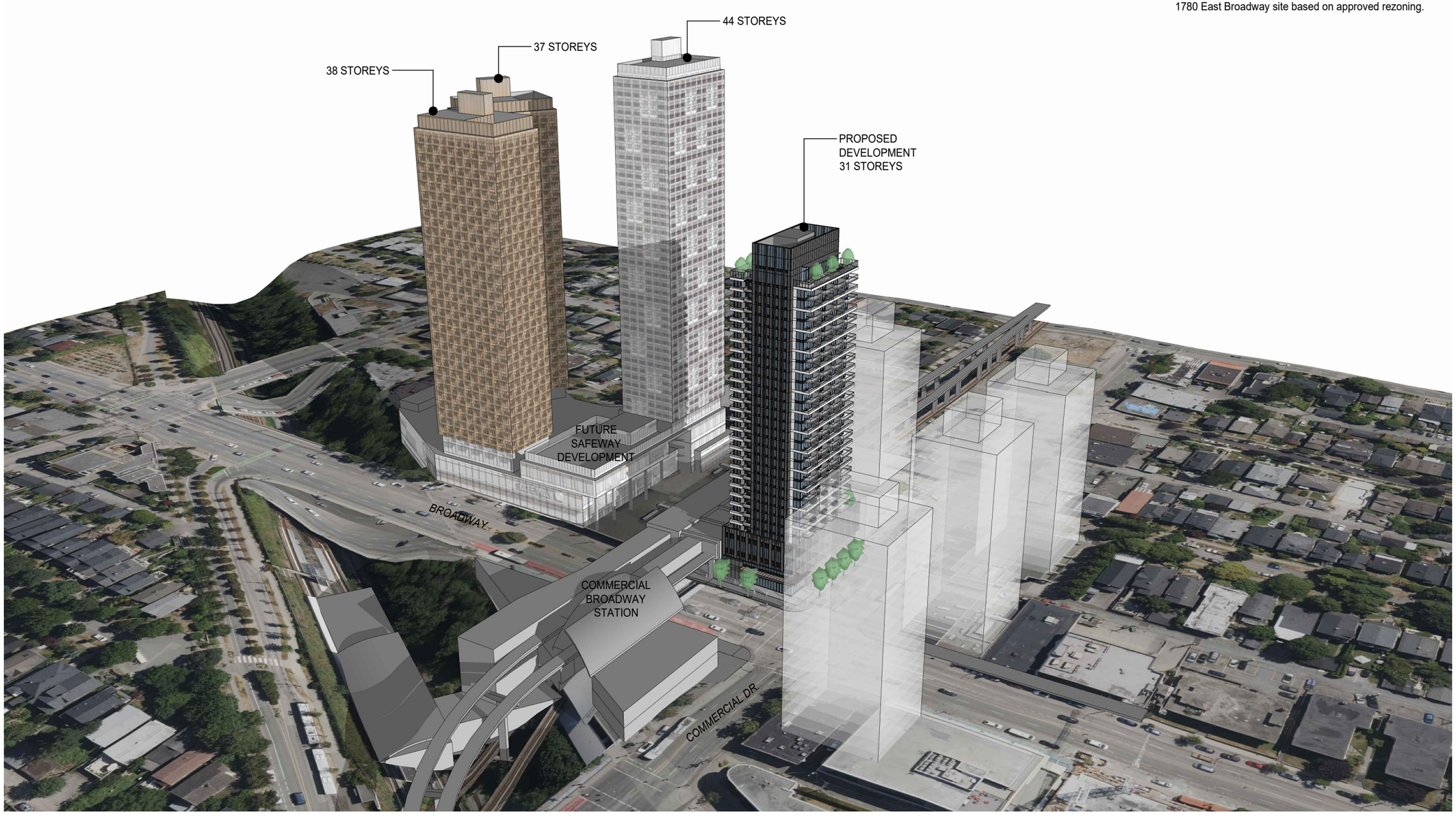
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



FUTURE CONTEXT: NORTH-WEST ELEVATION

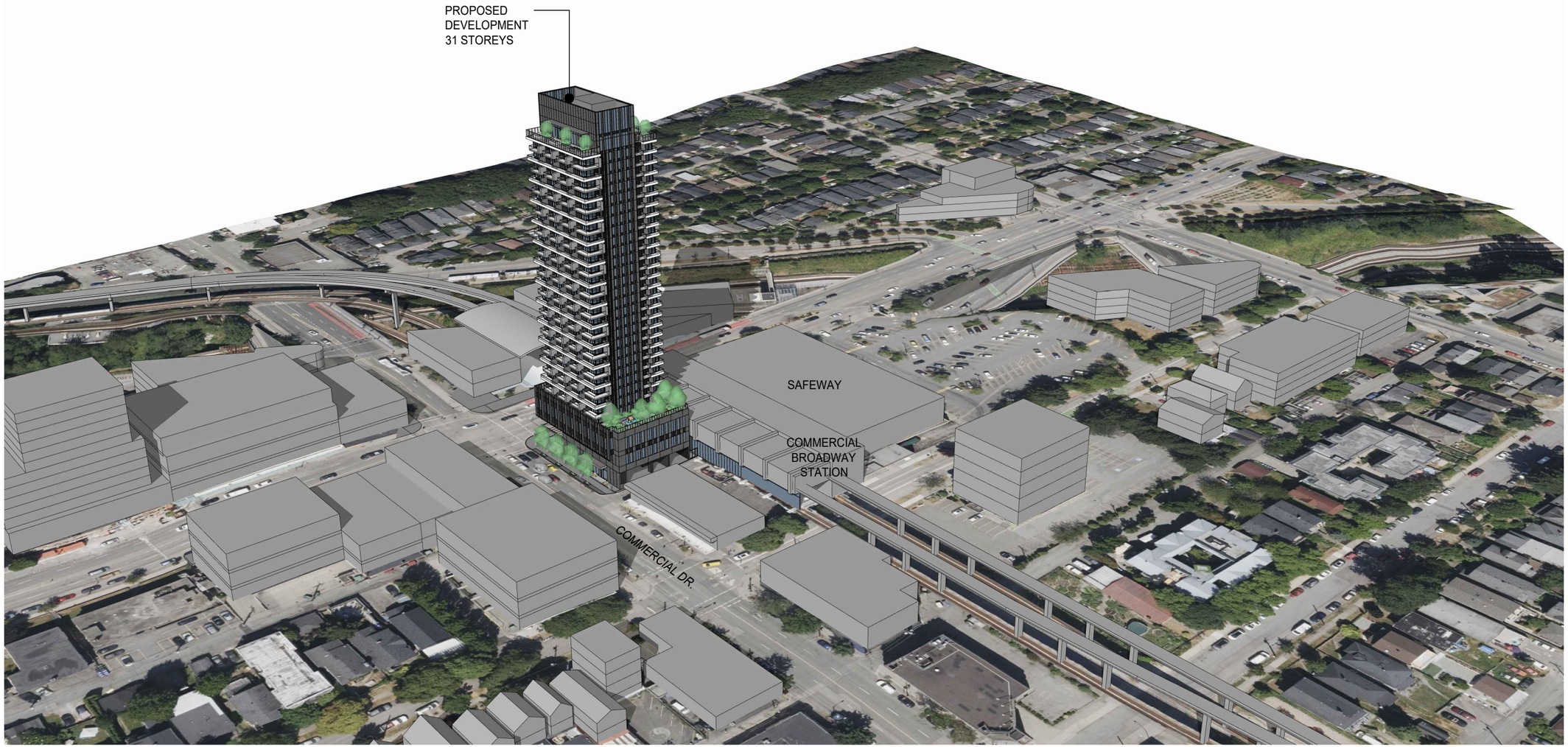
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

NOTE: potential future development scenario shown for 1780 East Broadway site based on approved rezoning.



EXISTING CONTEXT: SOUTH-WEST ELEVATION

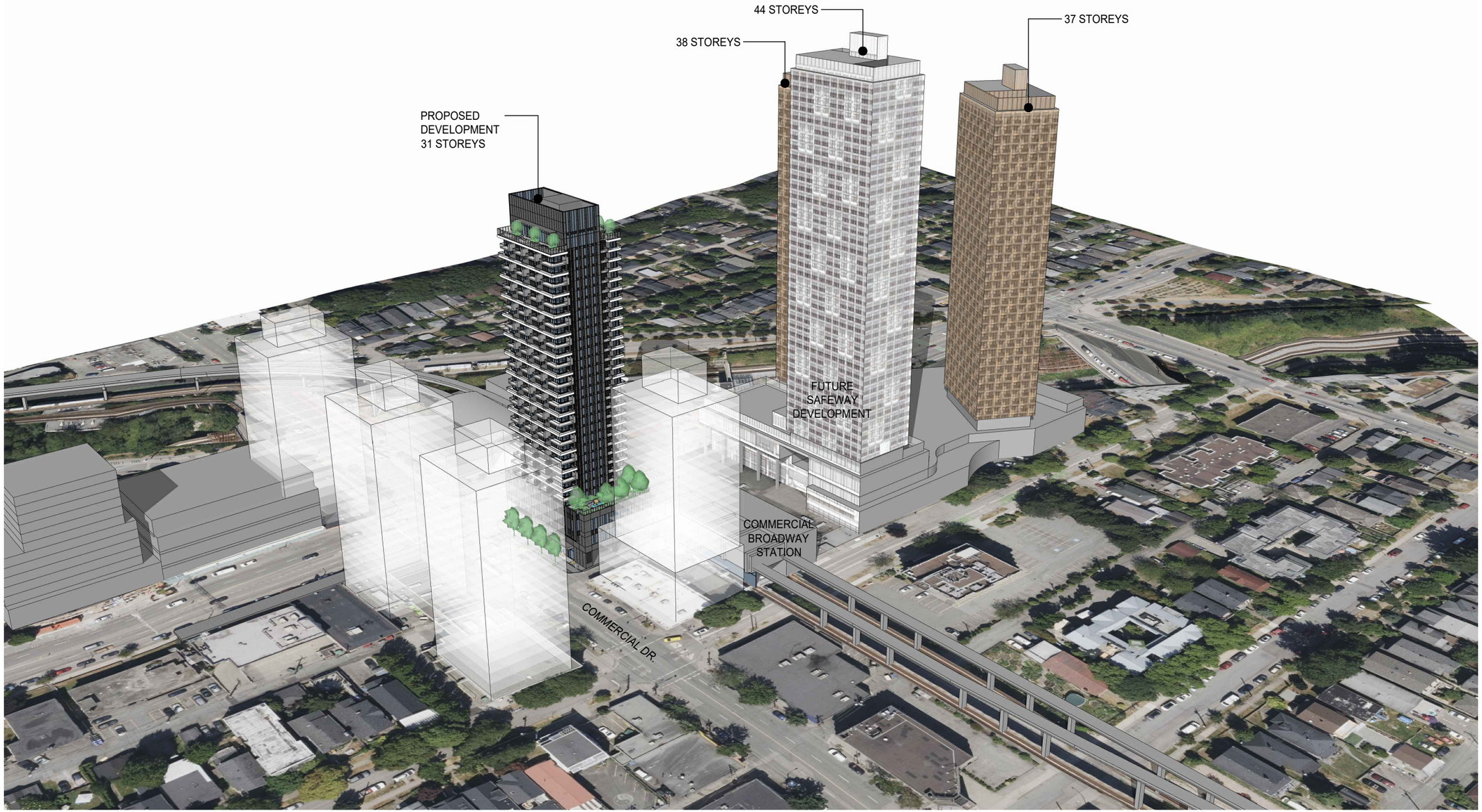
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



FUTURE CONTEXT: SOUTH-WEST ELEVATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

NOTE: potential future development scenario shown for 1780 East Broadway site based on approved rezoning.



PERSPECTIVE VIEWS: TOWER



NORTH ELEVATION



WEST ELEVATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

PERSPECTIVE VIEWS: TOWER



SOUTH ELEVATION



NORTH-EAST ELEVATION

PERSPECTIVE VIEWS: PODIUM

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



PERSPECTIVE VIEWS: PODIUM

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



PERSPECTIVE VIEWS: PODIUM

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



PERSPECTIVE VIEWS: LEVEL 5 AMENITY

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



PERSPECTIVE VIEWS: LEVEL 5 AMENITY



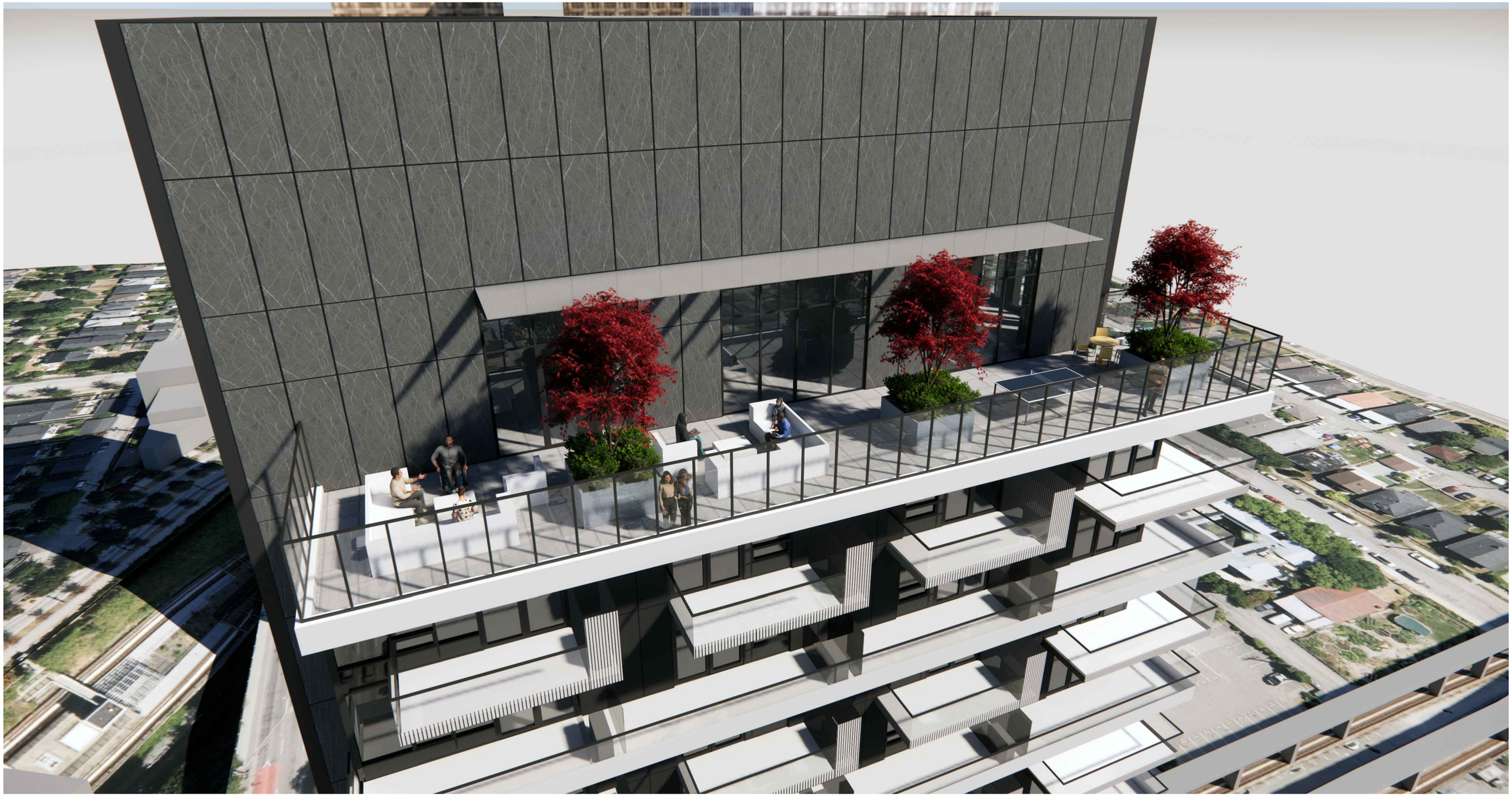
PERSPECTIVE VIEWS: LEVEL 31 AMENITY EAST

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

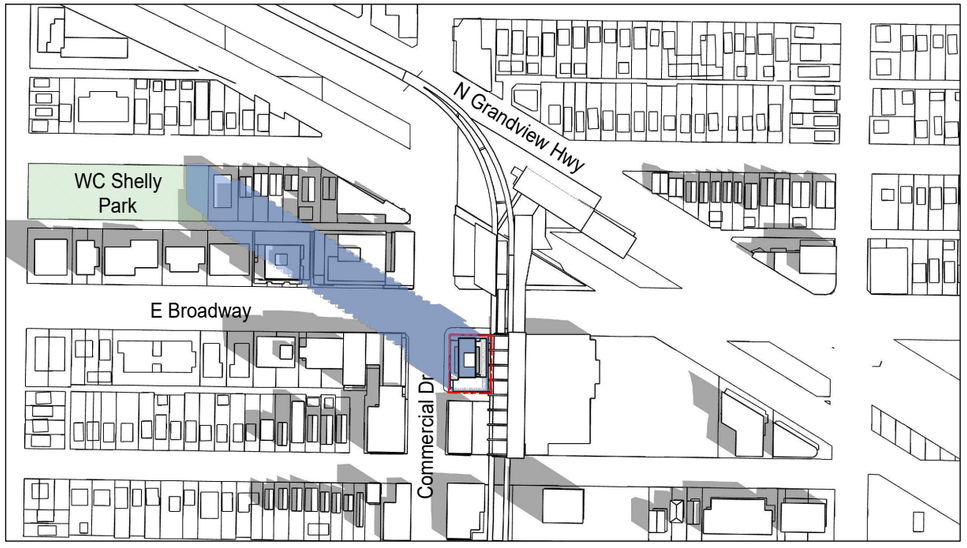


PERSPECTIVE VIEWS: LEVEL 31 AMENITY WEST

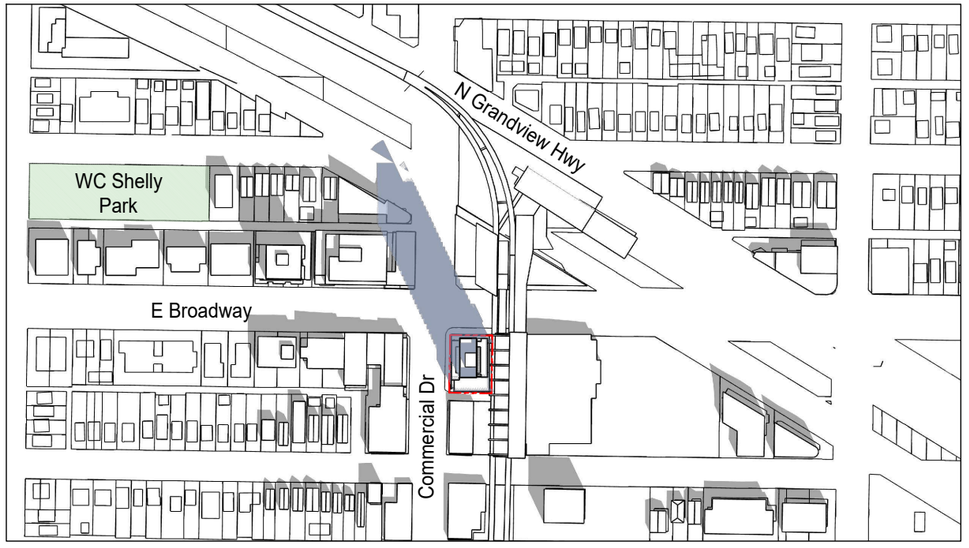
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



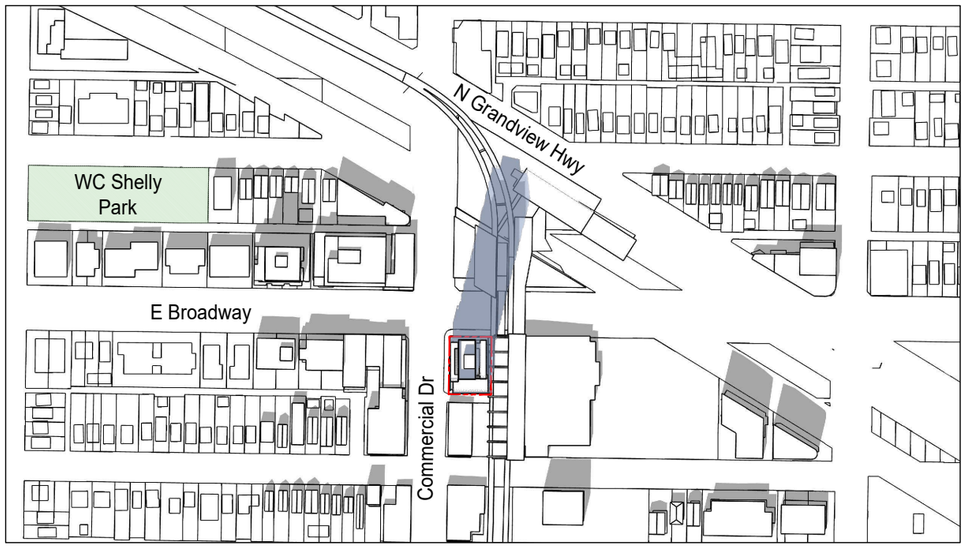
SHADOW STUDIES - MARCH (UTC-7)



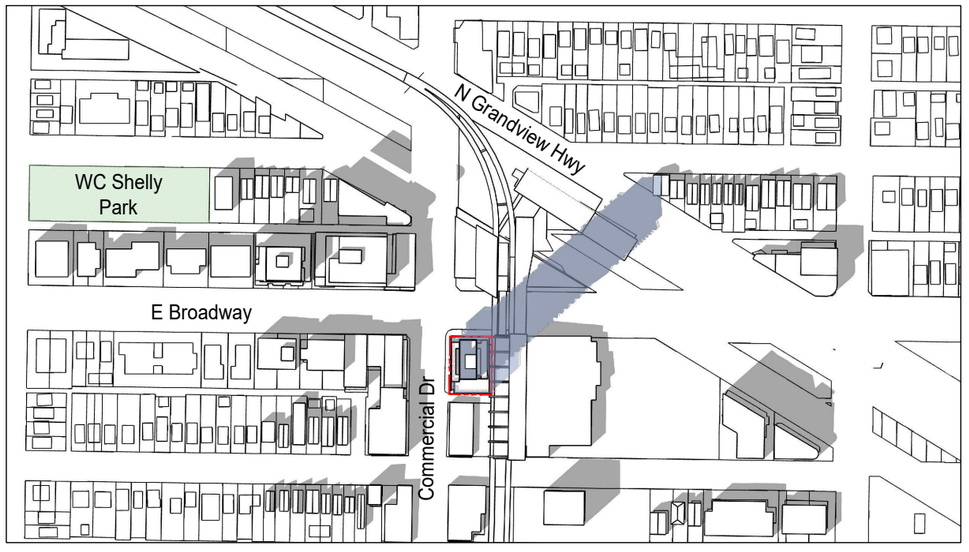
MARCH 20 - 10 AM



MARCH 20 - 12 PM



MARCH 20 - 2 PM

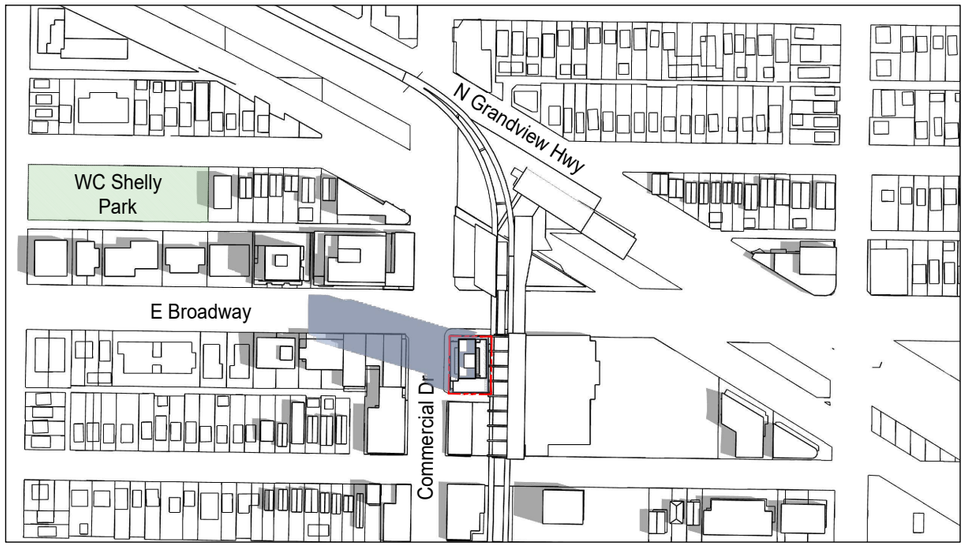


MARCH 20 - 4 PM

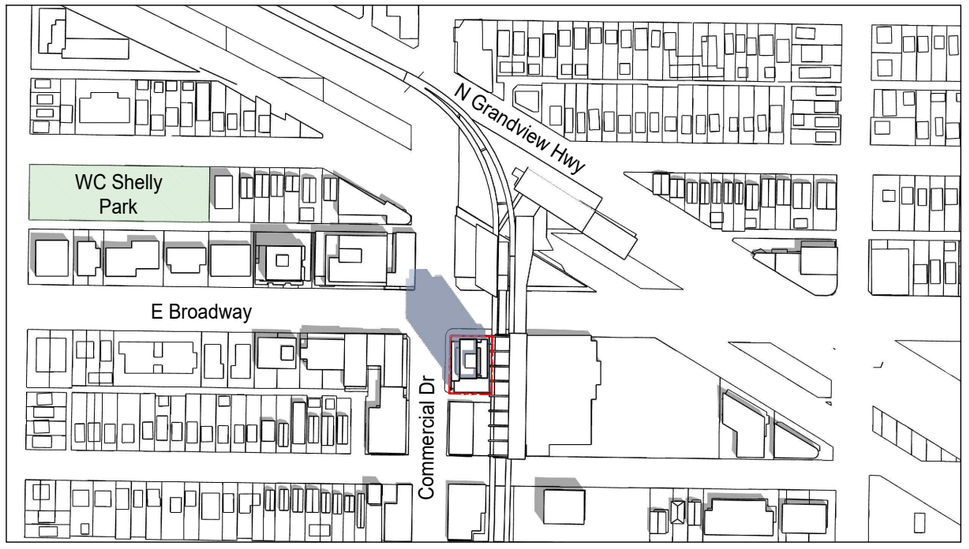
NOTE: potential future development scenario shown for 1780 East Broadway site based on approved rezoning.

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

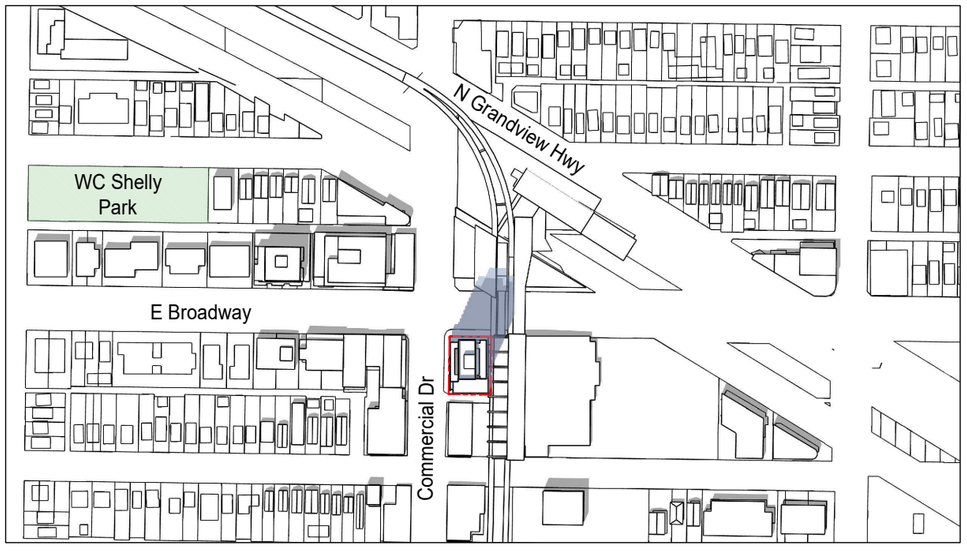
SHADOW STUDIES - JUNE (UTC-7)



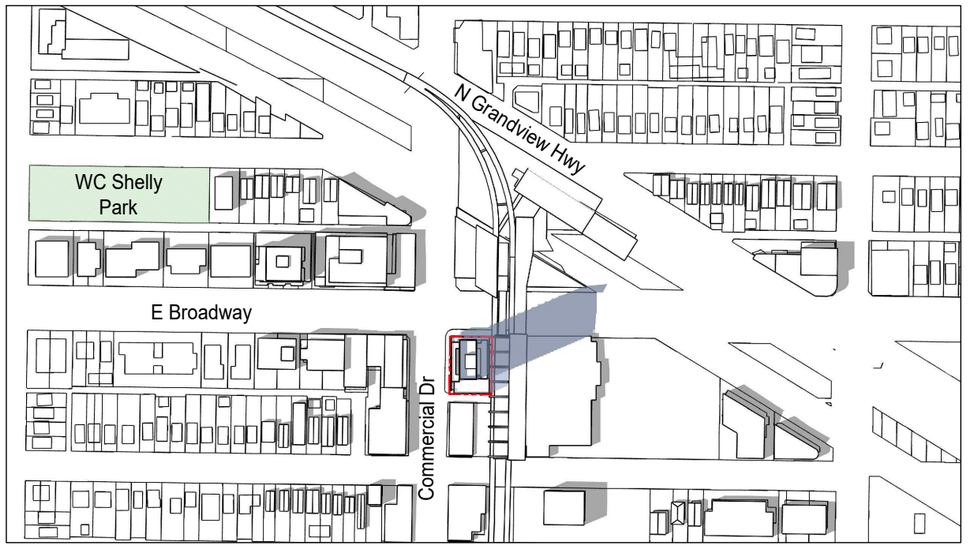
JUNE 21 - 10 AM



JUNE 21 - 12 PM



JUNE 21 - 2 PM

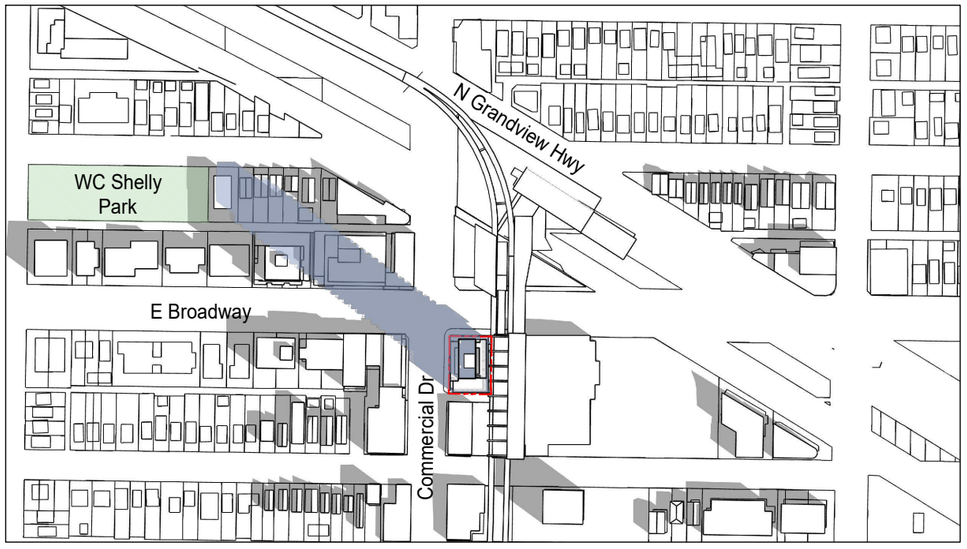


JUNE 21 - 4 PM

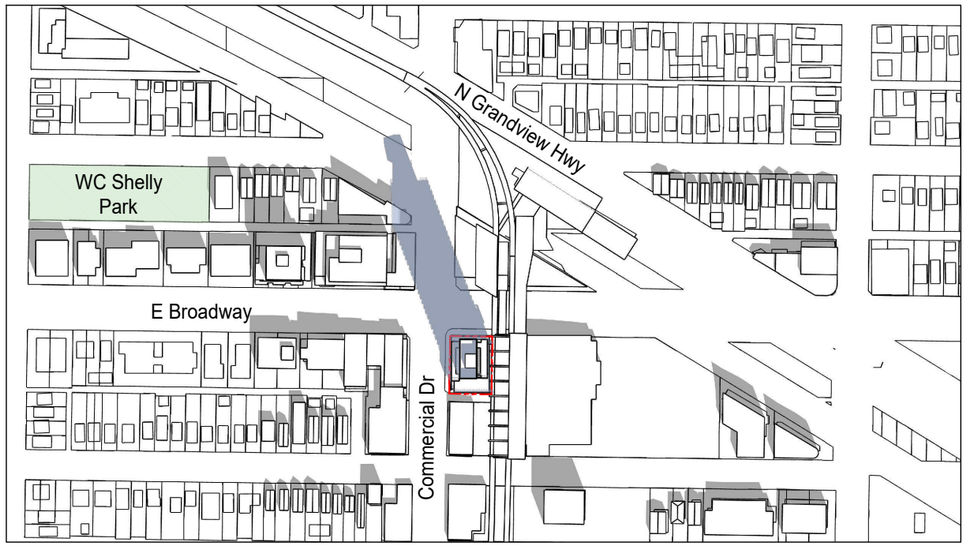
NOTE: potential future development scenario shown for 1780 East Broadway site based on approved rezoning.

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

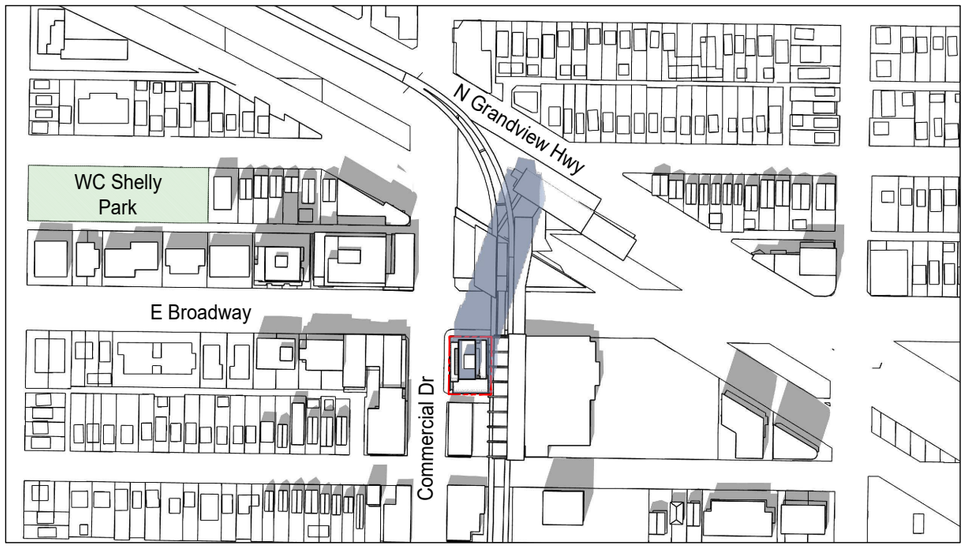
SHADOW STUDIES - SEPTEMBER (UTC-7)



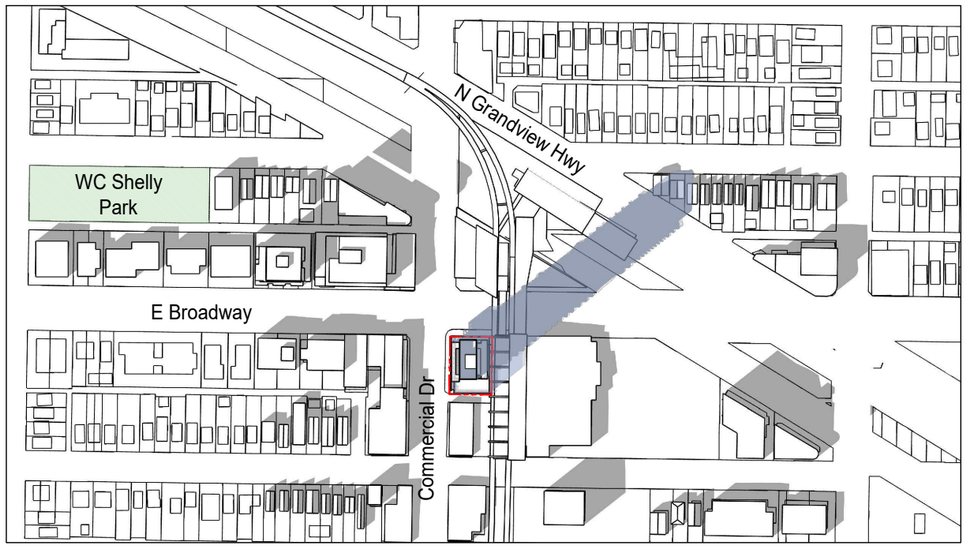
SEPTEMBER 22 - 10 AM



SEPTEMBER 22 - 12 PM



SEPTEMBER 22 - 2 PM

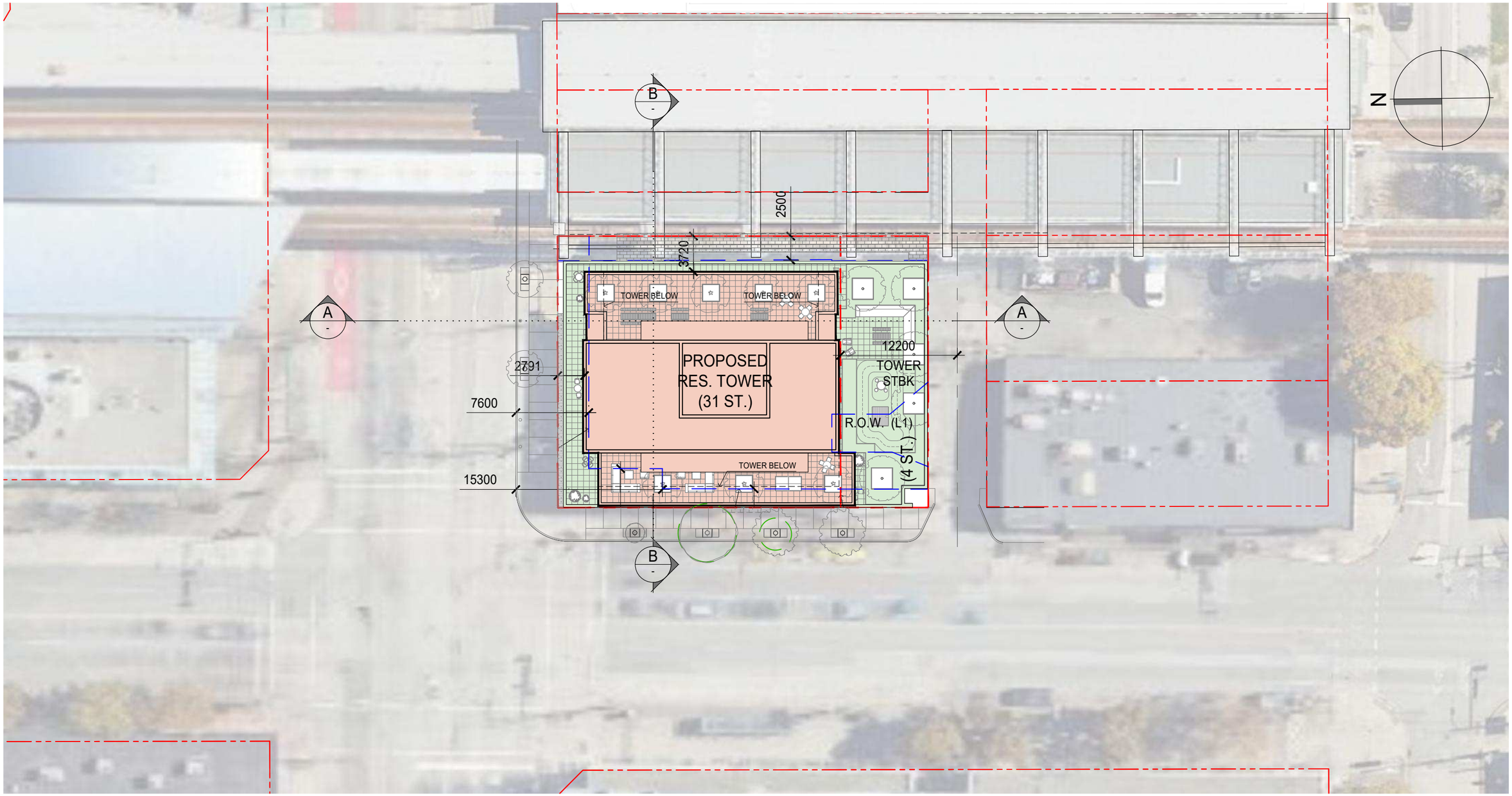


SEPTEMBER 22 - 4 PM

NOTE: potential future development scenario shown for 1780 East Broadway site based on approved rezoning.

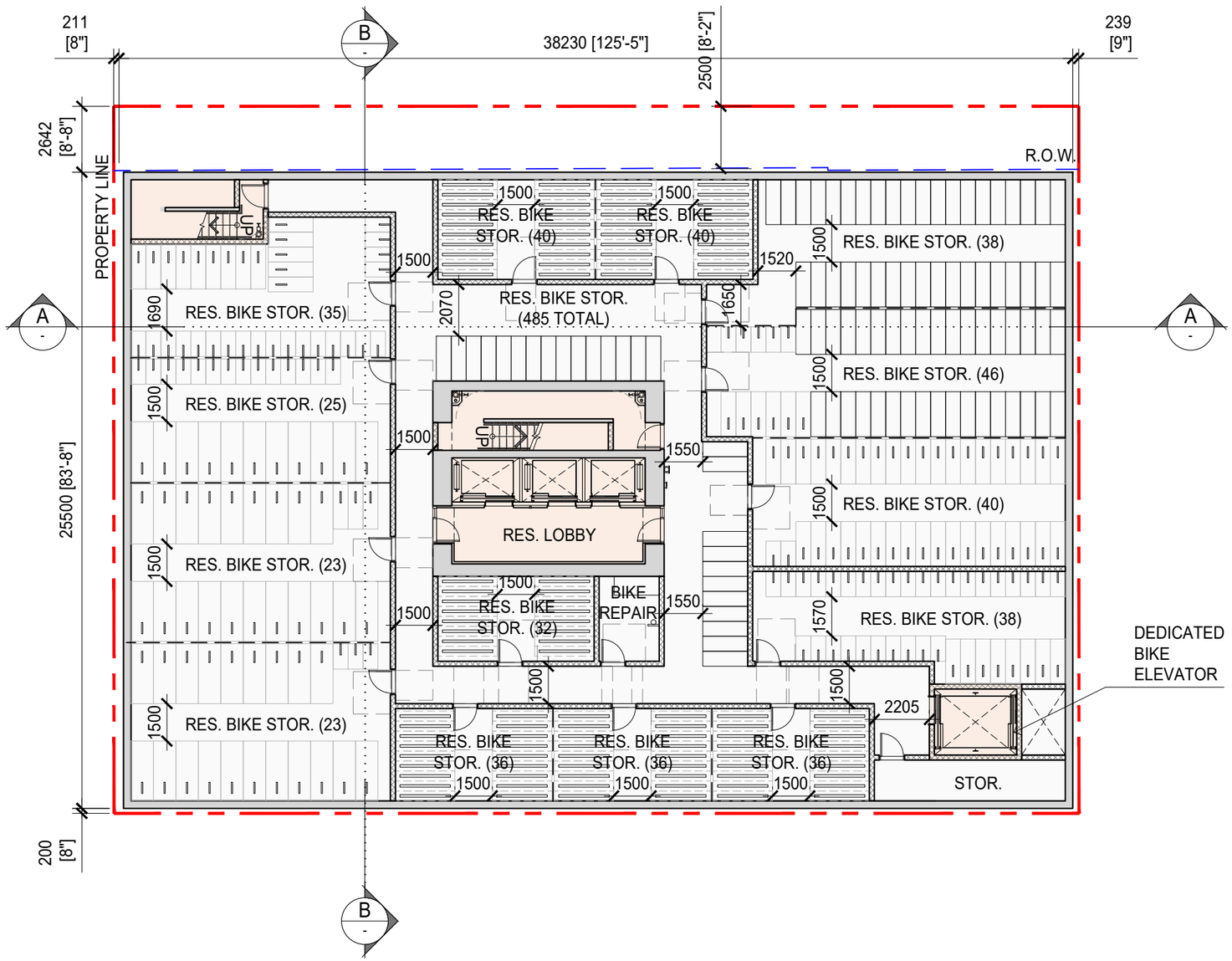
REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA 2025-09-05

SITE PLAN



REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL P4



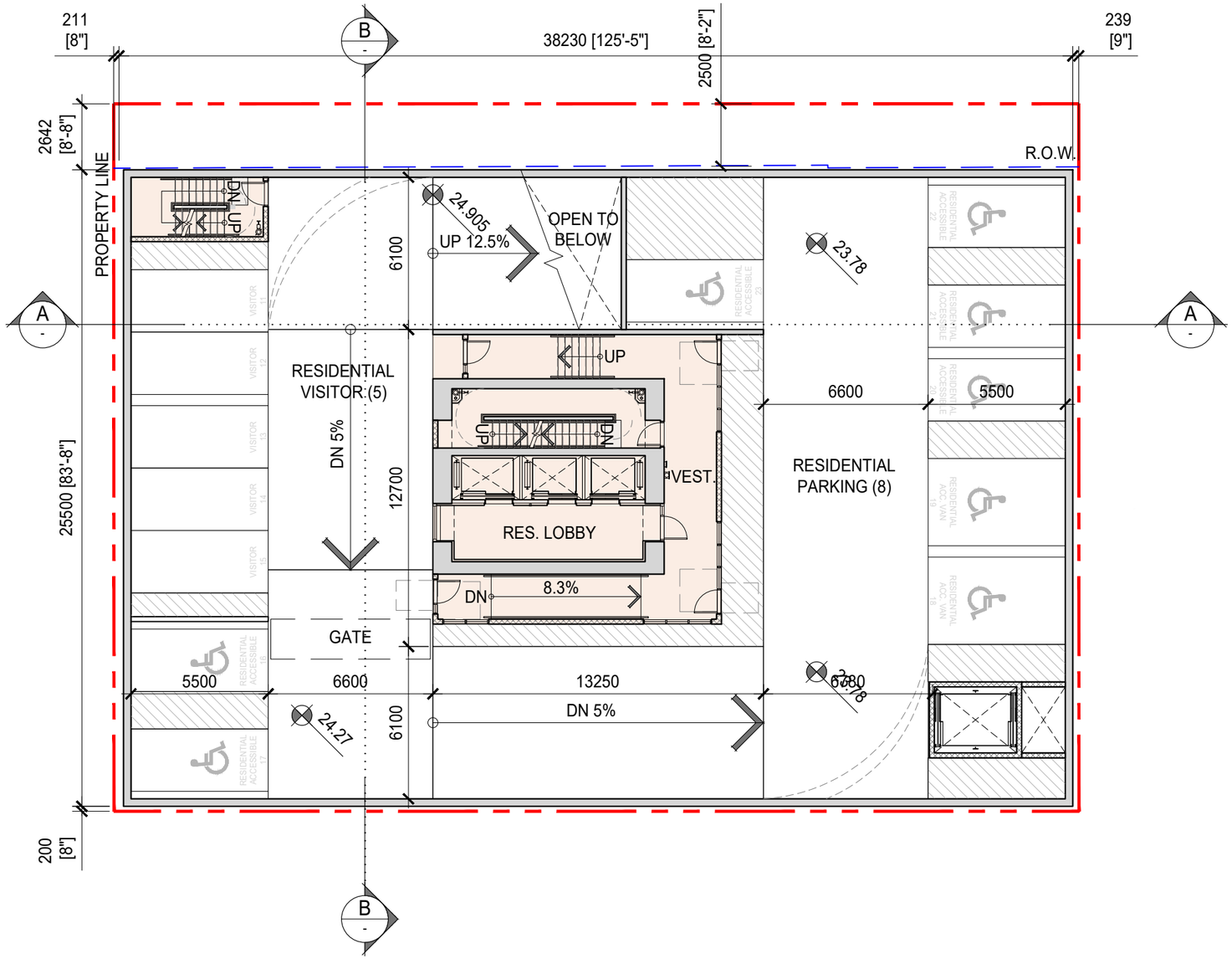
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FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- COMMUNITY CIRCULATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL P3



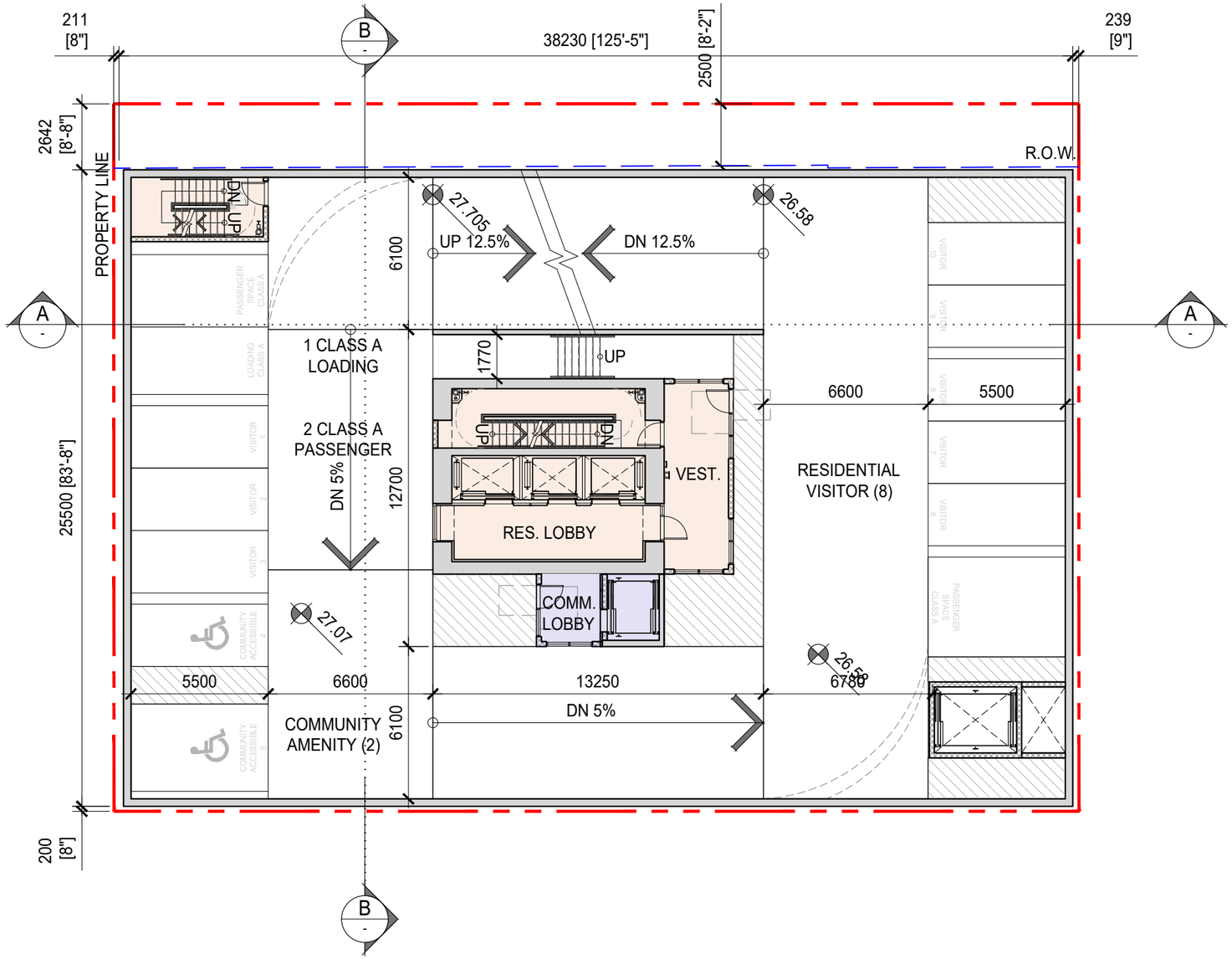
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FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- COMMUNITY CIRCULATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL P2



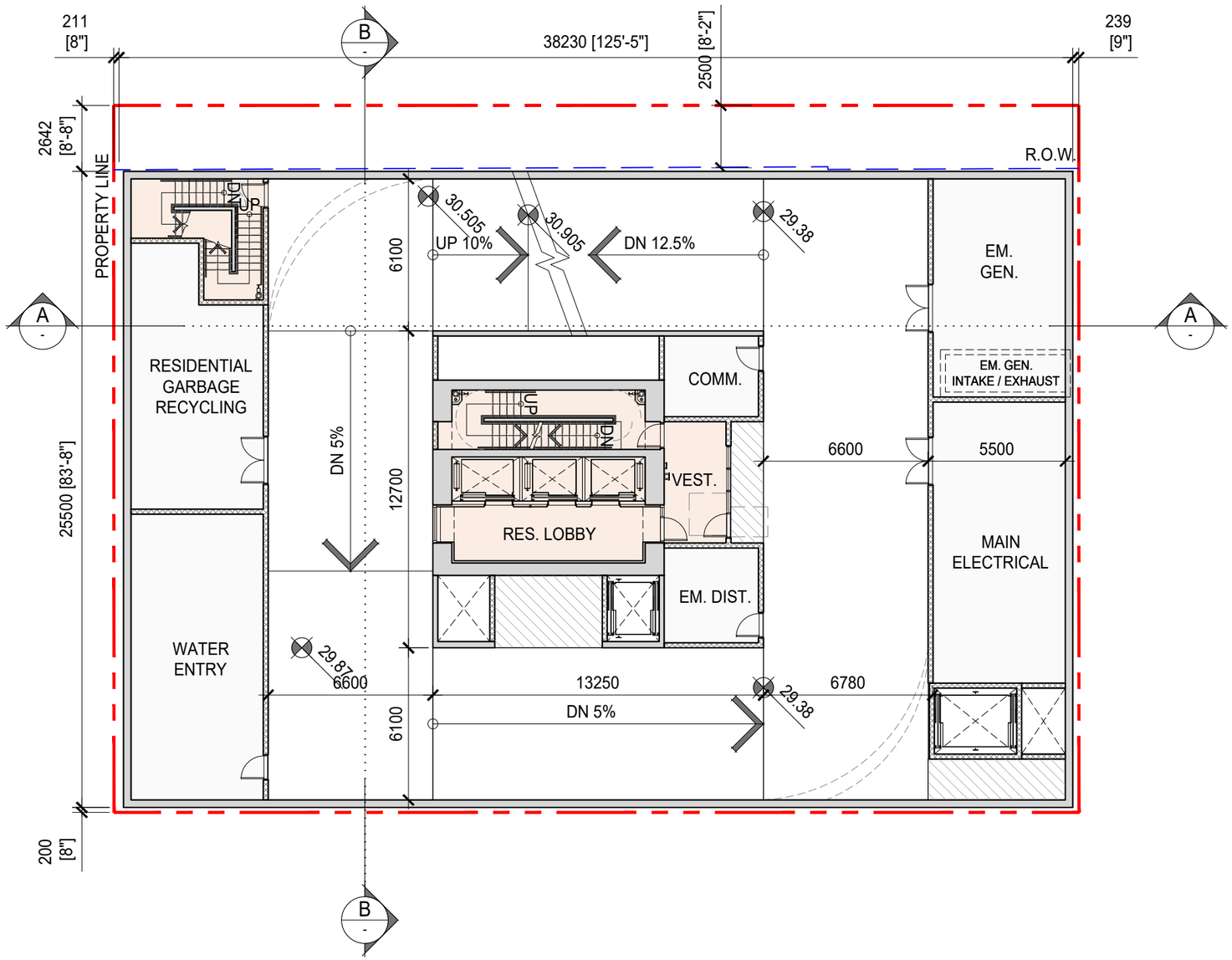
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FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- COMMUNITY CIRCULATION

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL P1



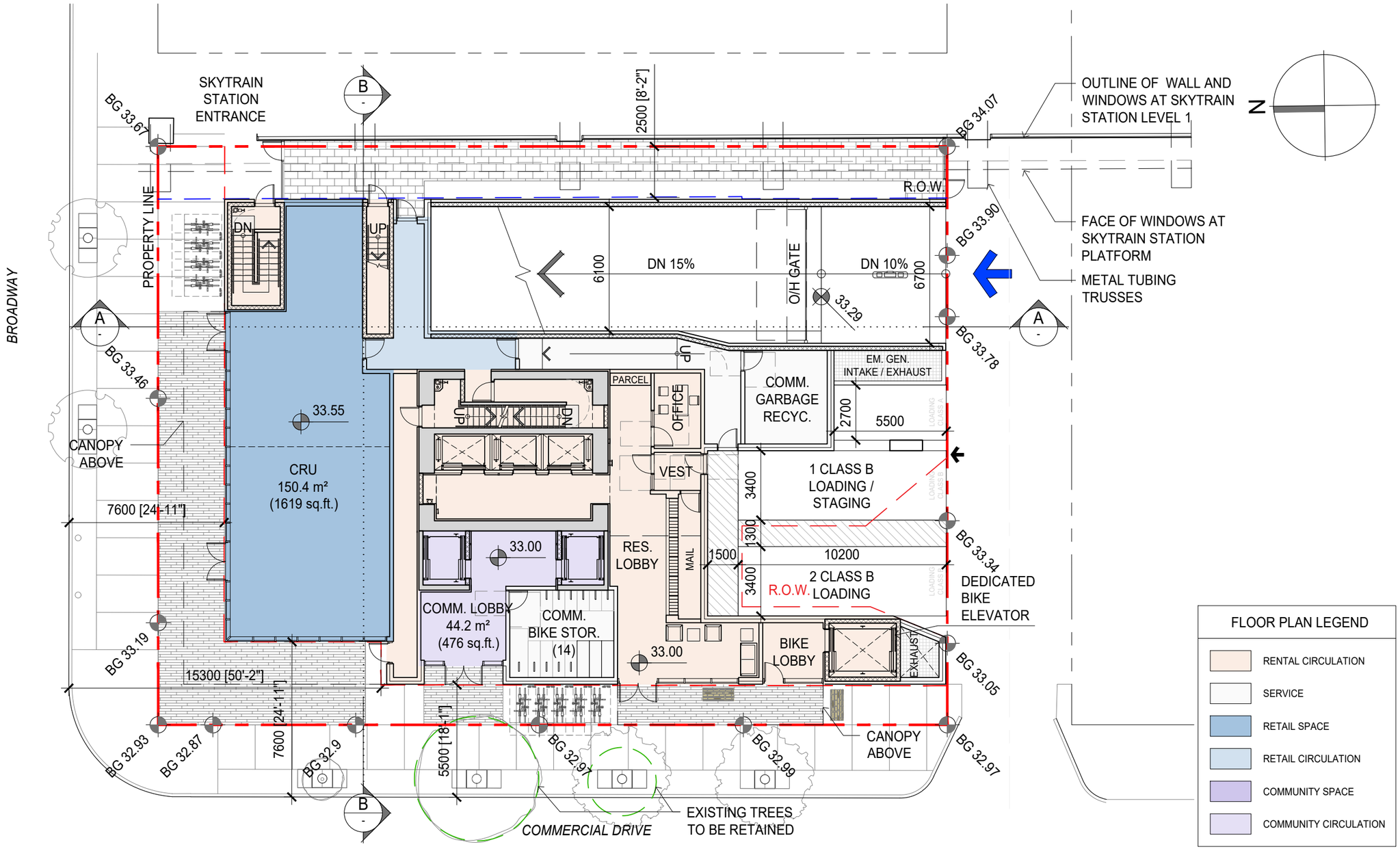
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FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- COMMUNITY CIRCULATION

FLOOR PLAN: LEVEL1

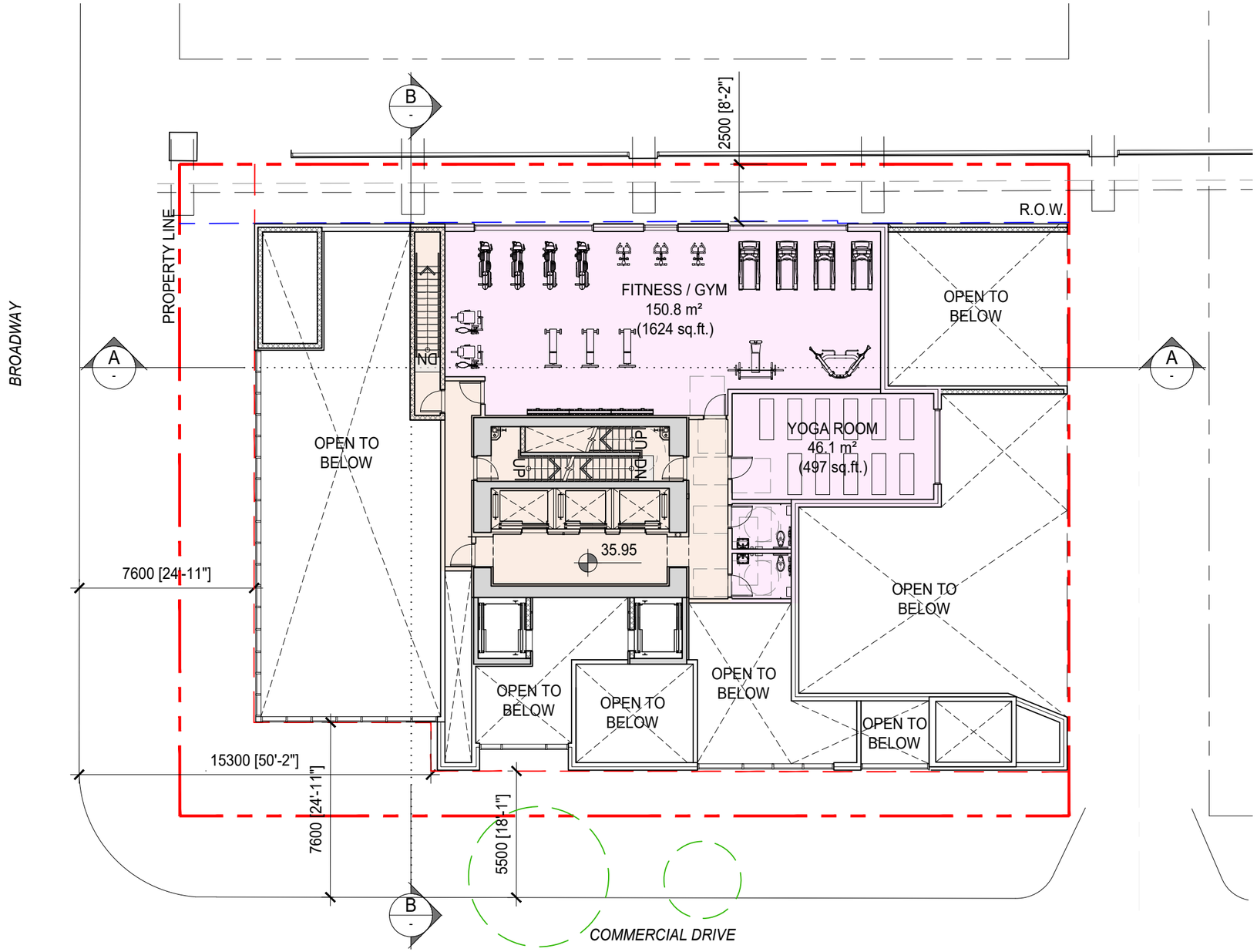
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

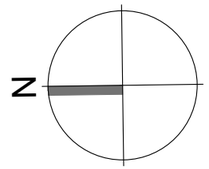


FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- SERVICE
- RETAIL SPACE
- RETAIL CIRCULATION
- COMMUNITY SPACE
- COMMUNITY CIRCULATION

FLOOR PLAN: LEVEL 2



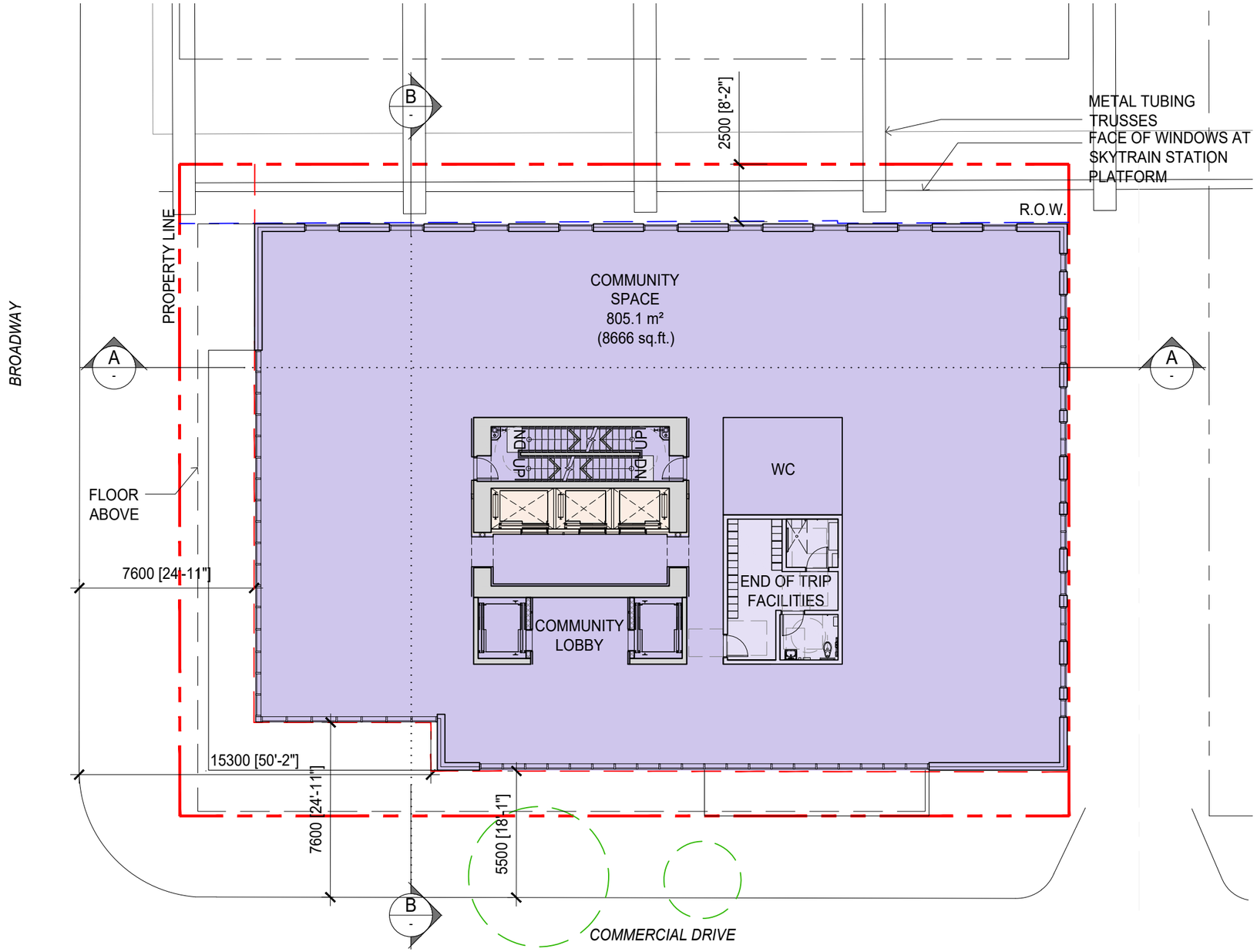


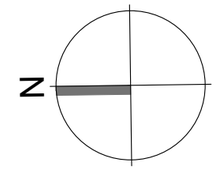
FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- AMENITY
- SERVICE

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL 3



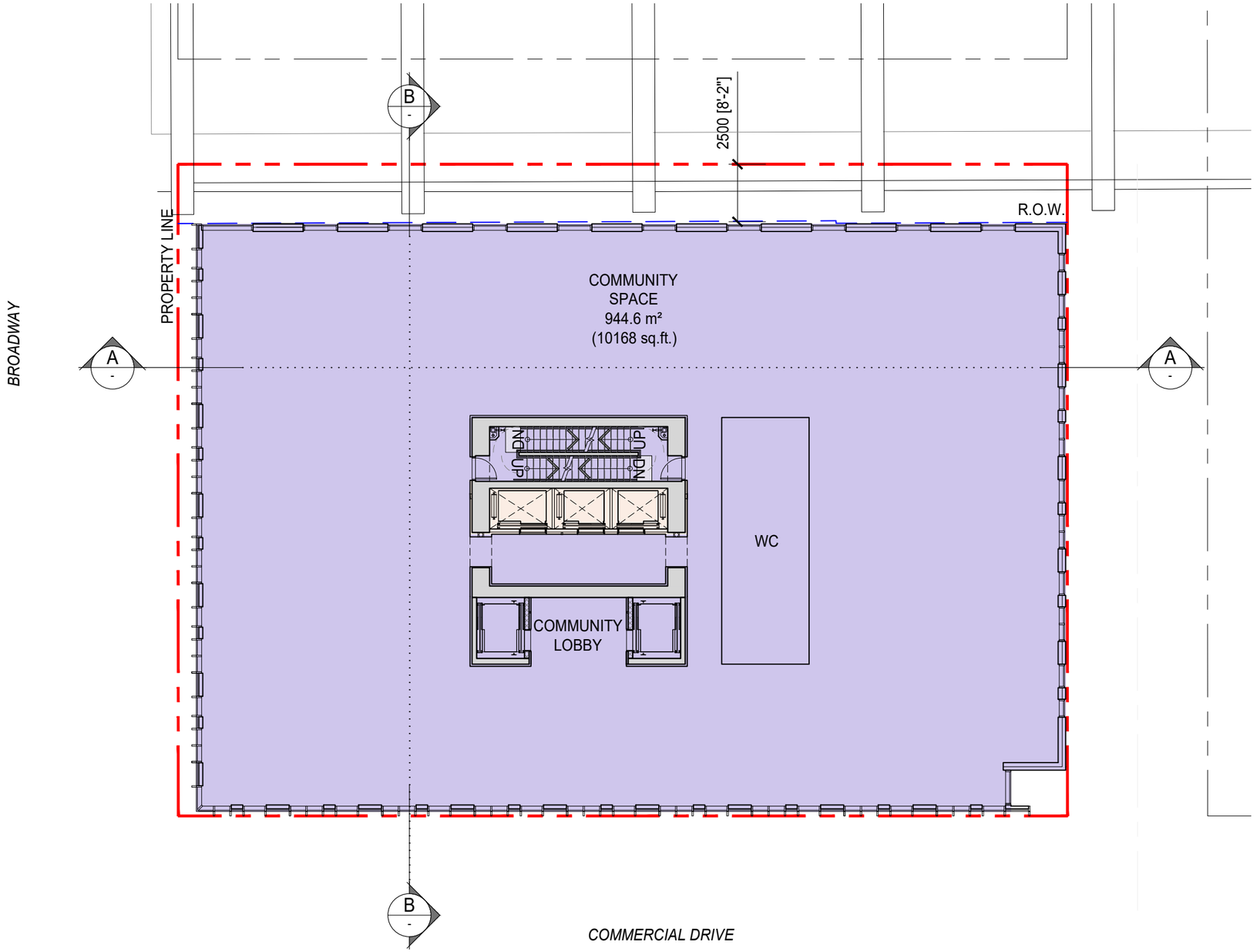


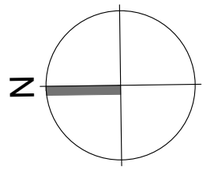
FLOOR PLAN LEGEND

- COMMUNITY SPACE
- END OF TRIP FACILITIES
- SERVICE

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL 4



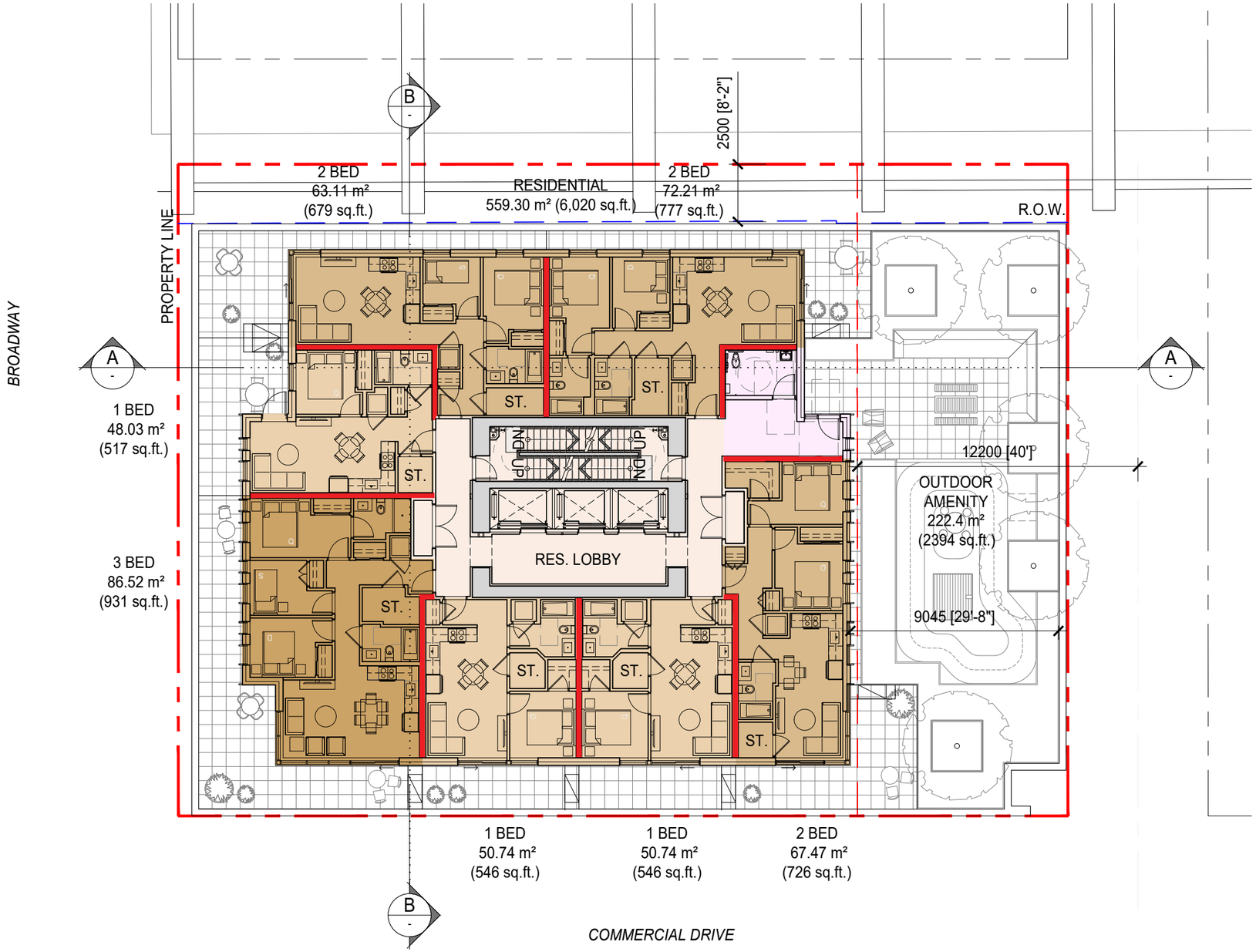


FLOOR PLAN LEGEND

- COMMUNITY SPACE
- END OF TRIP FACILITIES
- SERVICE

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: LEVEL 5



REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

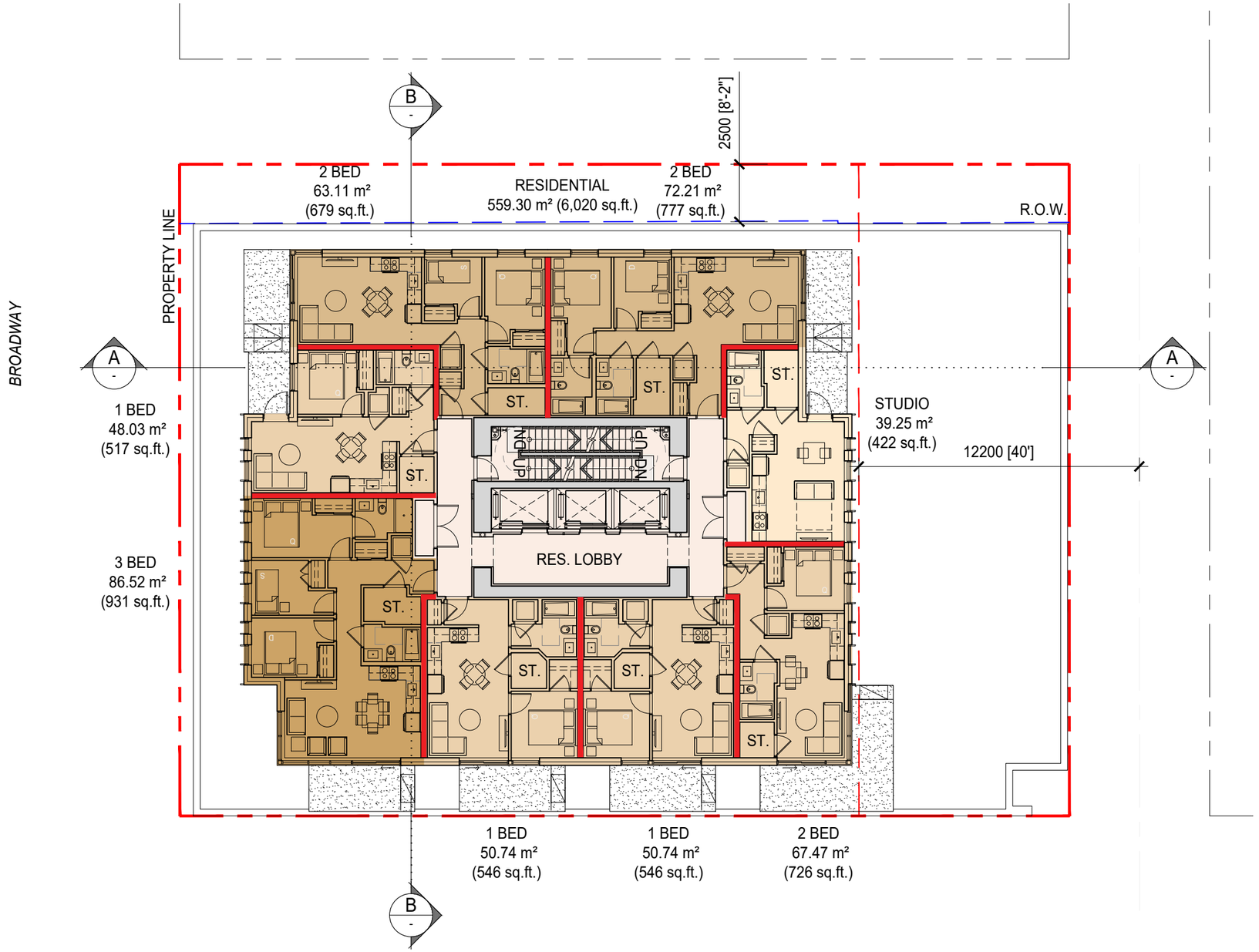
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FLOOR PLAN LEGEND

- RENTAL SUITES
- CIRCULATION / SERVICE
- BALCONY

FLOOR PLAN: LEVEL 6-30 (EVEN FLOORS)

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



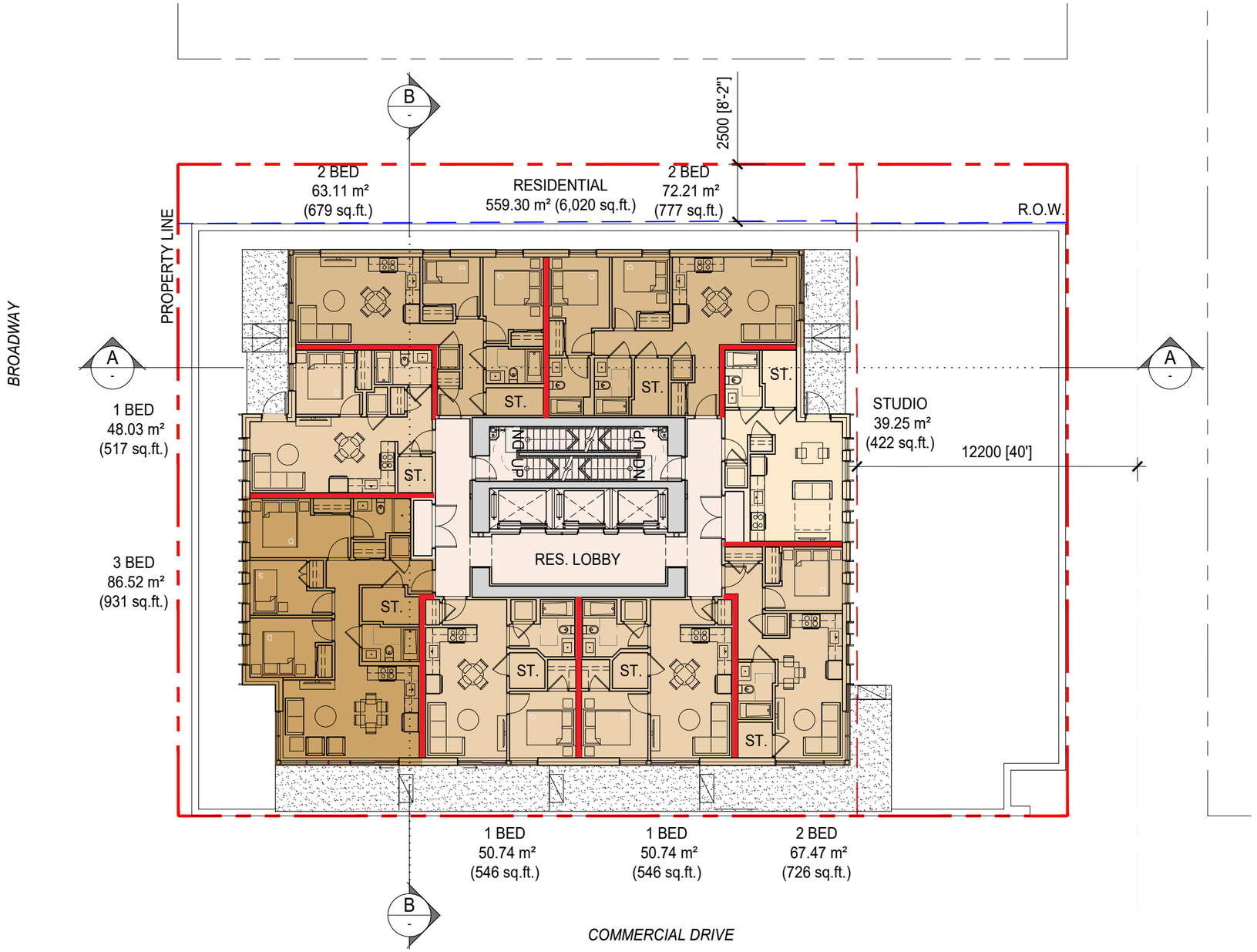
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FLOOR PLAN LEGEND

- RENTAL SUITES
- CIRCULATION / SERVICE
- BALCONY

FLOOR PLAN: LEVEL 7-29 (ODD FLOORS)

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

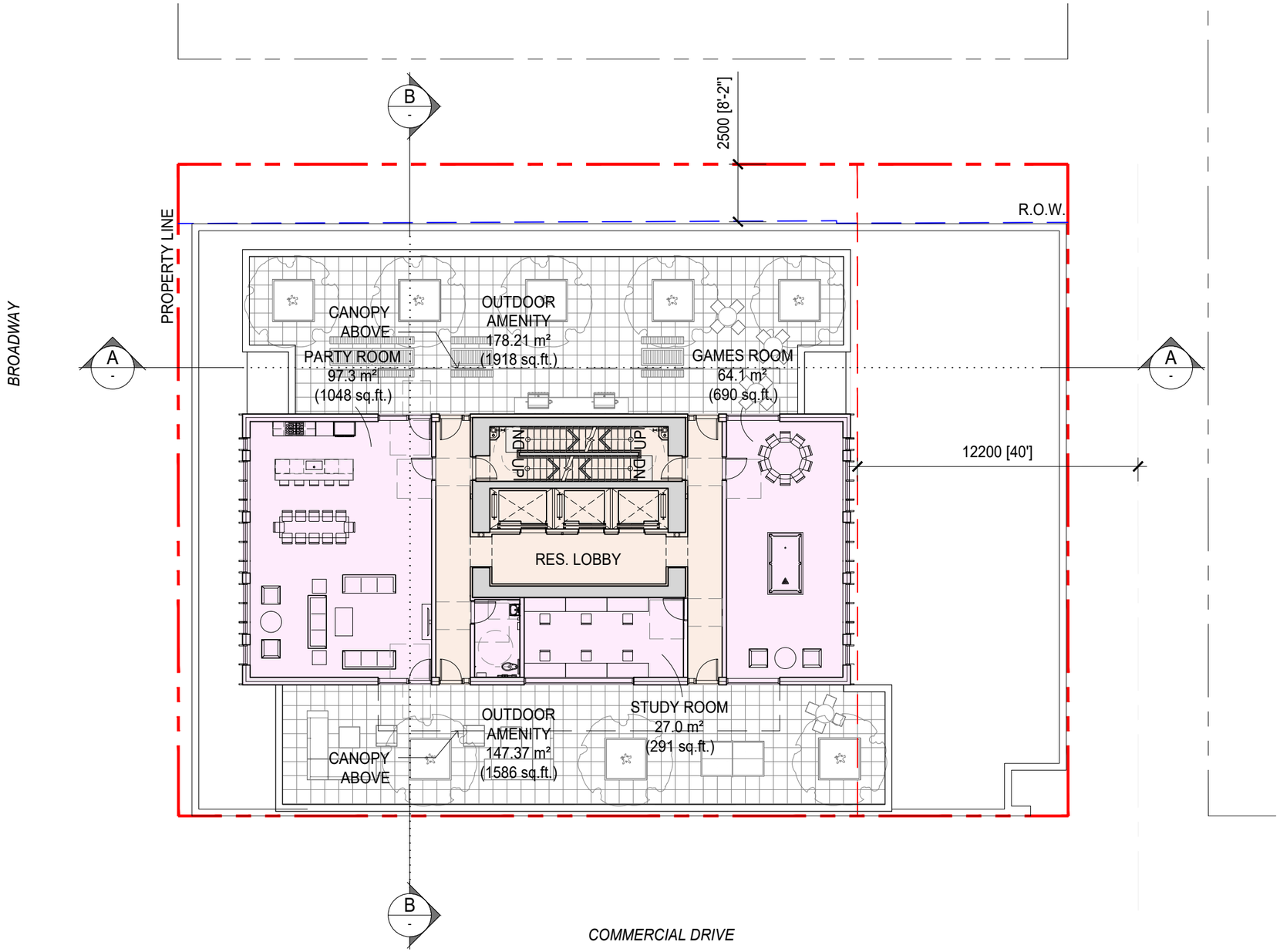


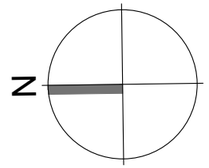
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FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- AMENITY
- SERVICE

FLOOR PLAN: LEVEL 31 AMENITY



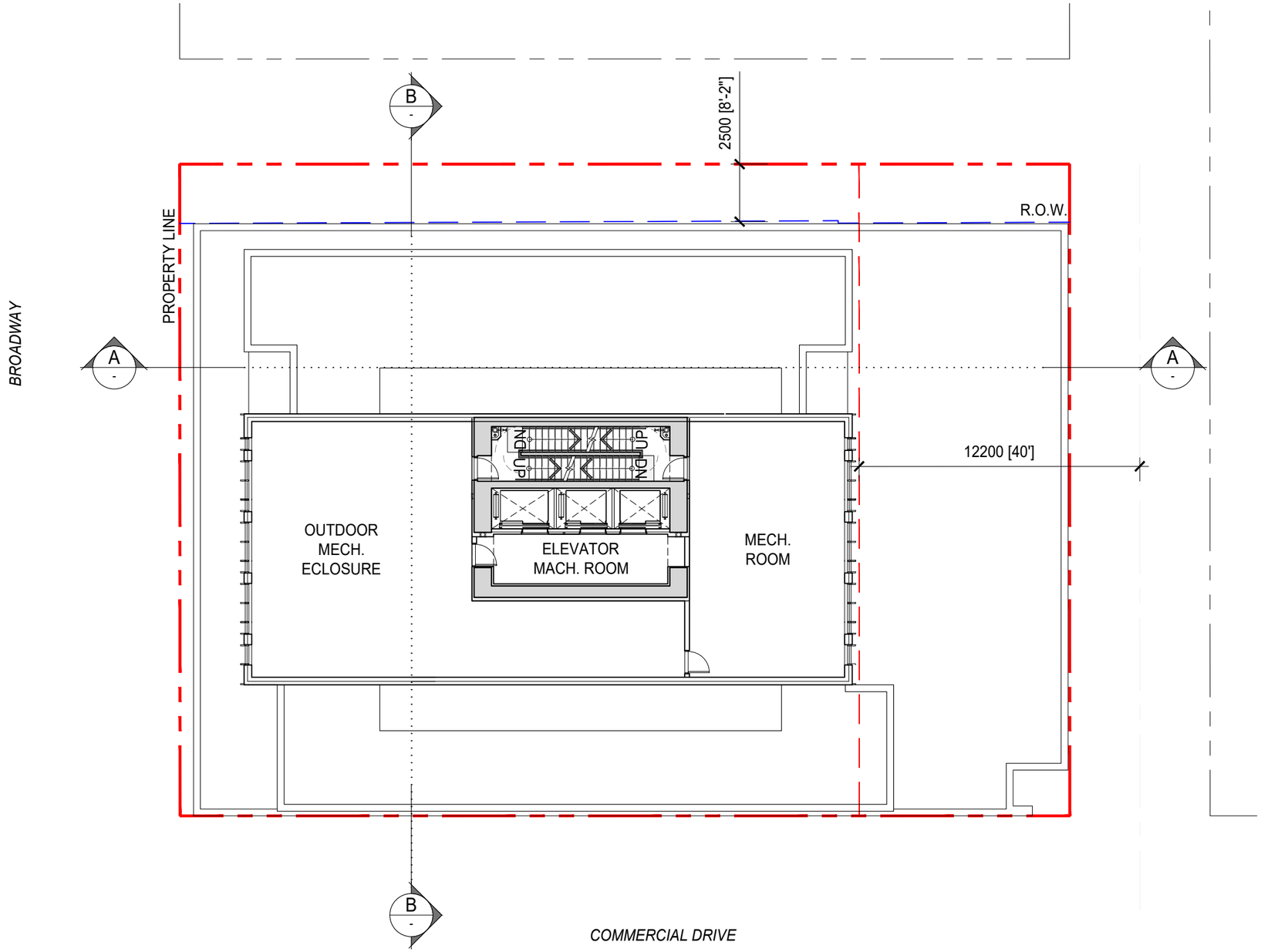


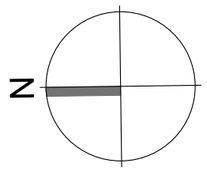
FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- AMENITY
- SERVICE

REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

FLOOR PLAN: ROOFTOP MECHANICAL

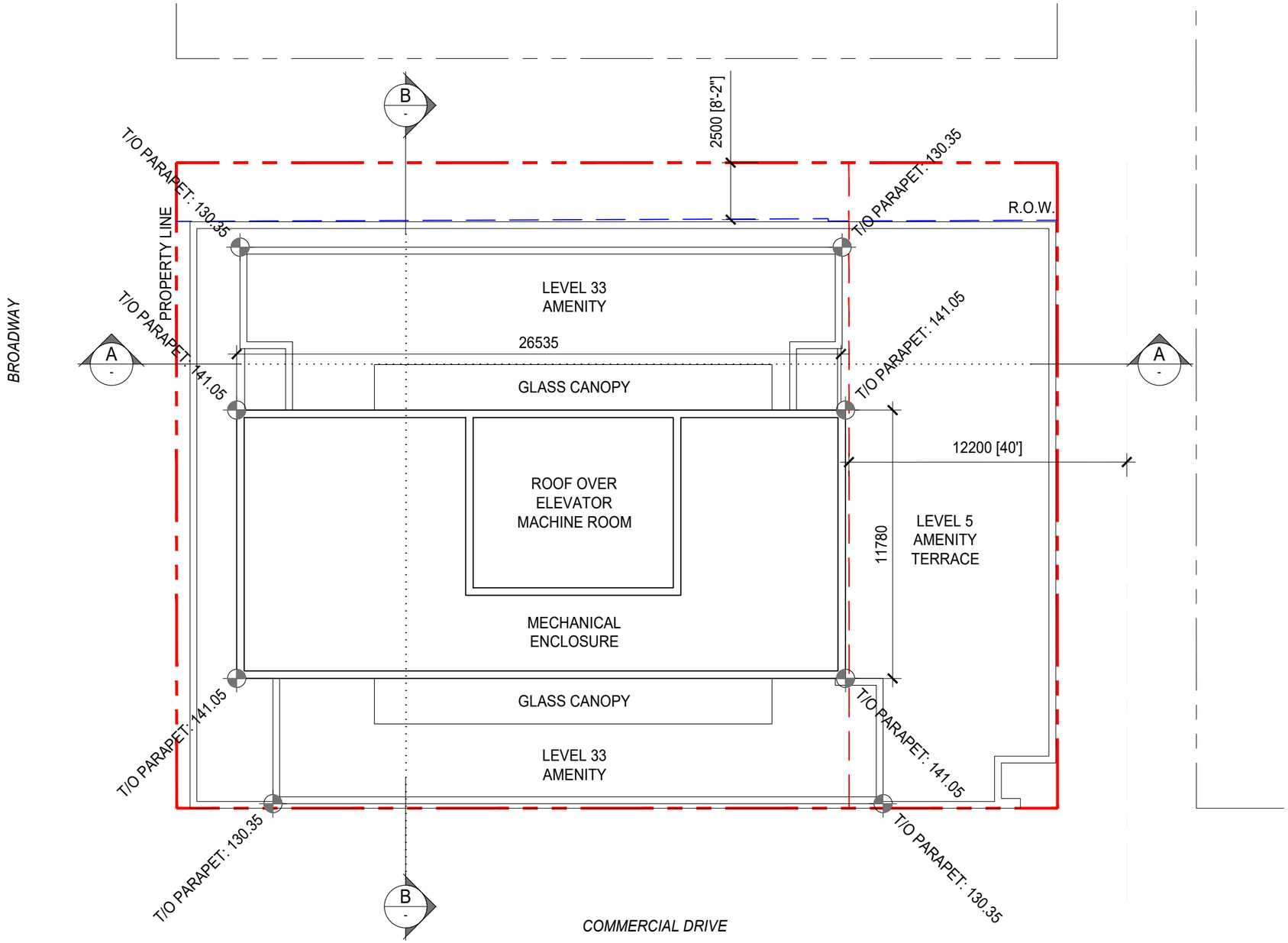


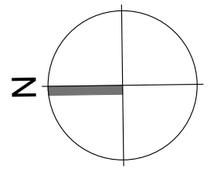


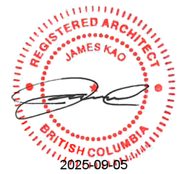
FLOOR PLAN LEGEND

- RENTAL CIRCULATION
- AMENITY
- SERVICE

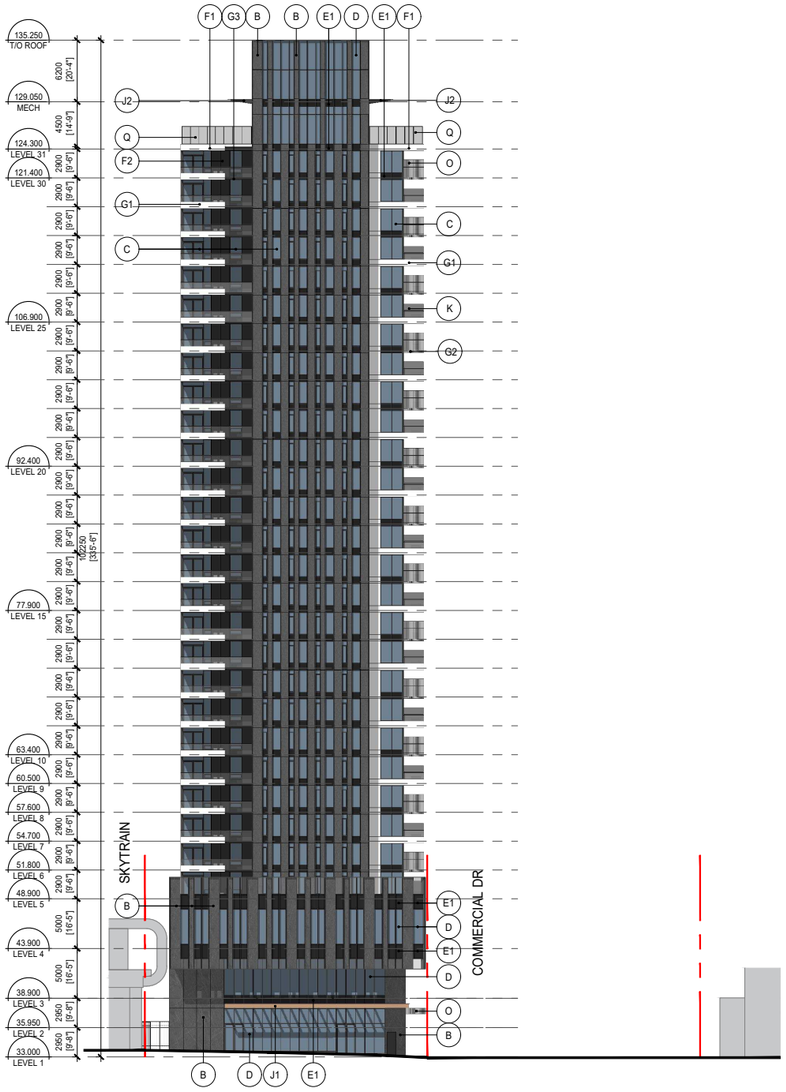
ROOF PLAN


B
2500 [8'-2"]
T/O PARAPET: 130.35
R.O.W.
PROPERTY LINE
T/O PARAPET: 130.35
BROADWAY
LEVEL 33
AMENITY
26535
A
T/O PARAPET: 141.05
GLASS CANOPY
T/O PARAPET: 141.05
A
12200 [40']
ROOF OVER
ELEVATOR
MACHINE ROOM
11780
LEVEL 5
AMENITY
TERRACE
MECHANICAL
ENCLOSURE
GLASS CANOPY
T/O PARAPET: 141.05
T/O PARAPET: 141.05
LEVEL 33
AMENITY
T/O PARAPET: 130.35
T/O PARAPET: 130.35
B
COMMERCIAL DRIVE

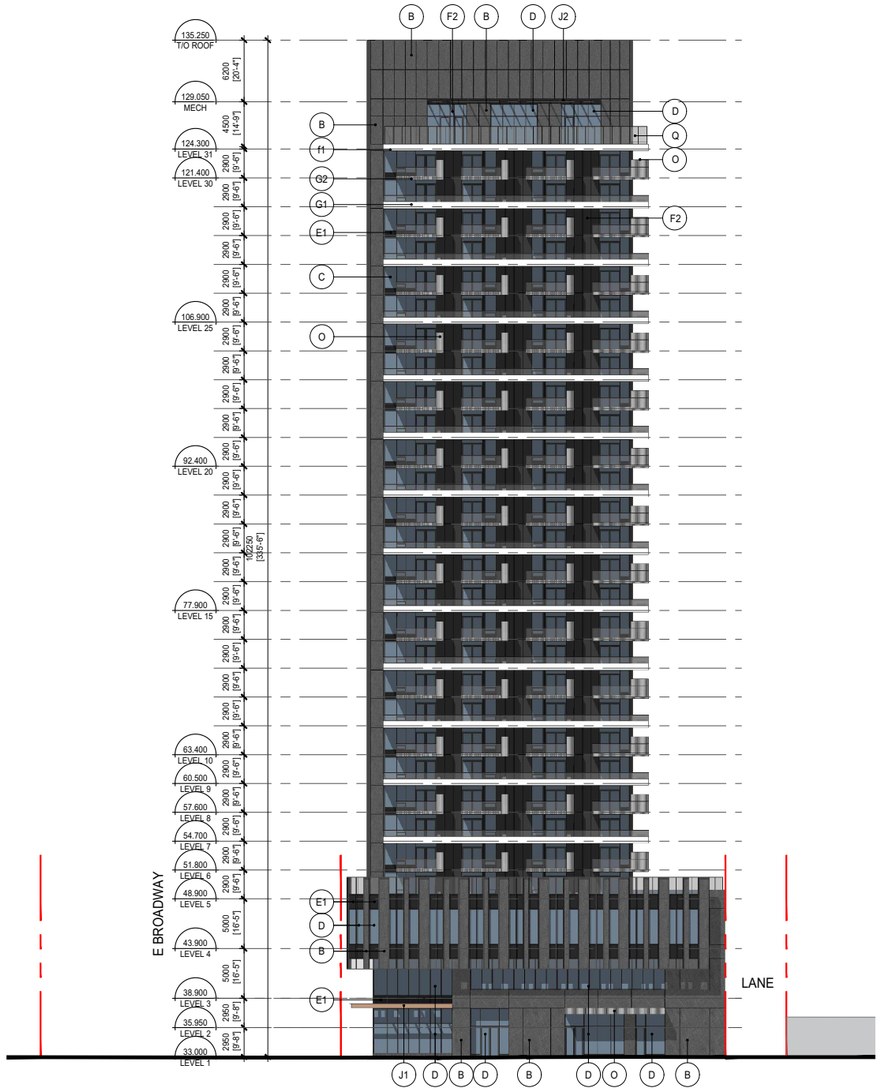

N


REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05

BUILDING ELEVATIONS



NORTH ELEVATION (BROADWAY)



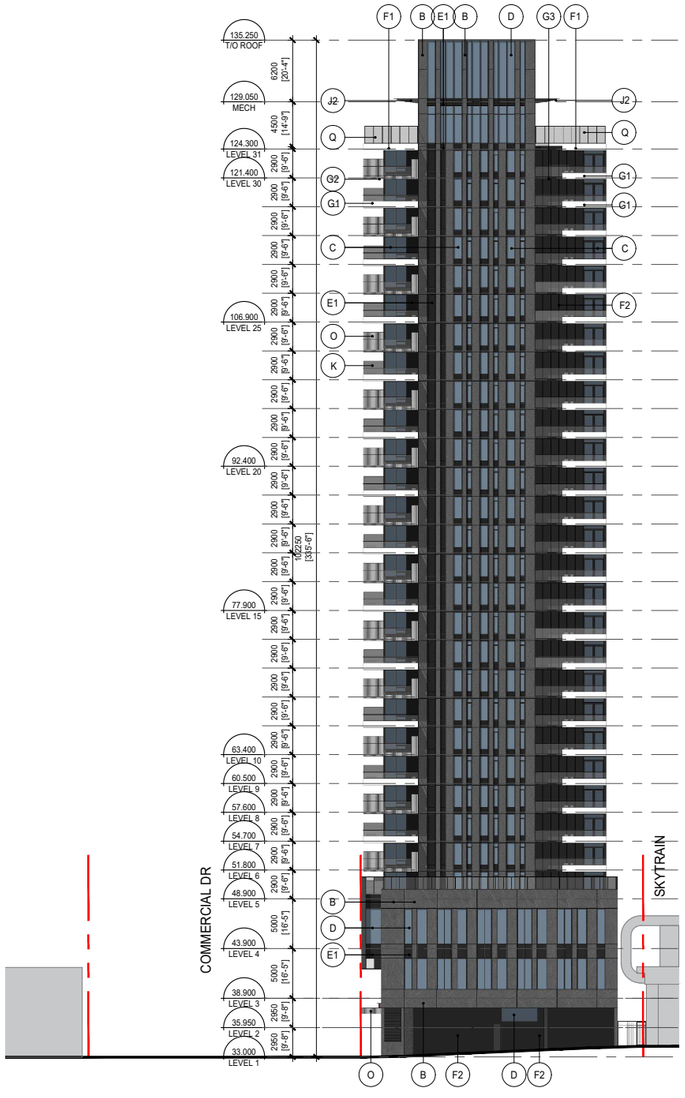
WEST ELEVATION (COMMERCIAL)

MATERIALS LEGEND

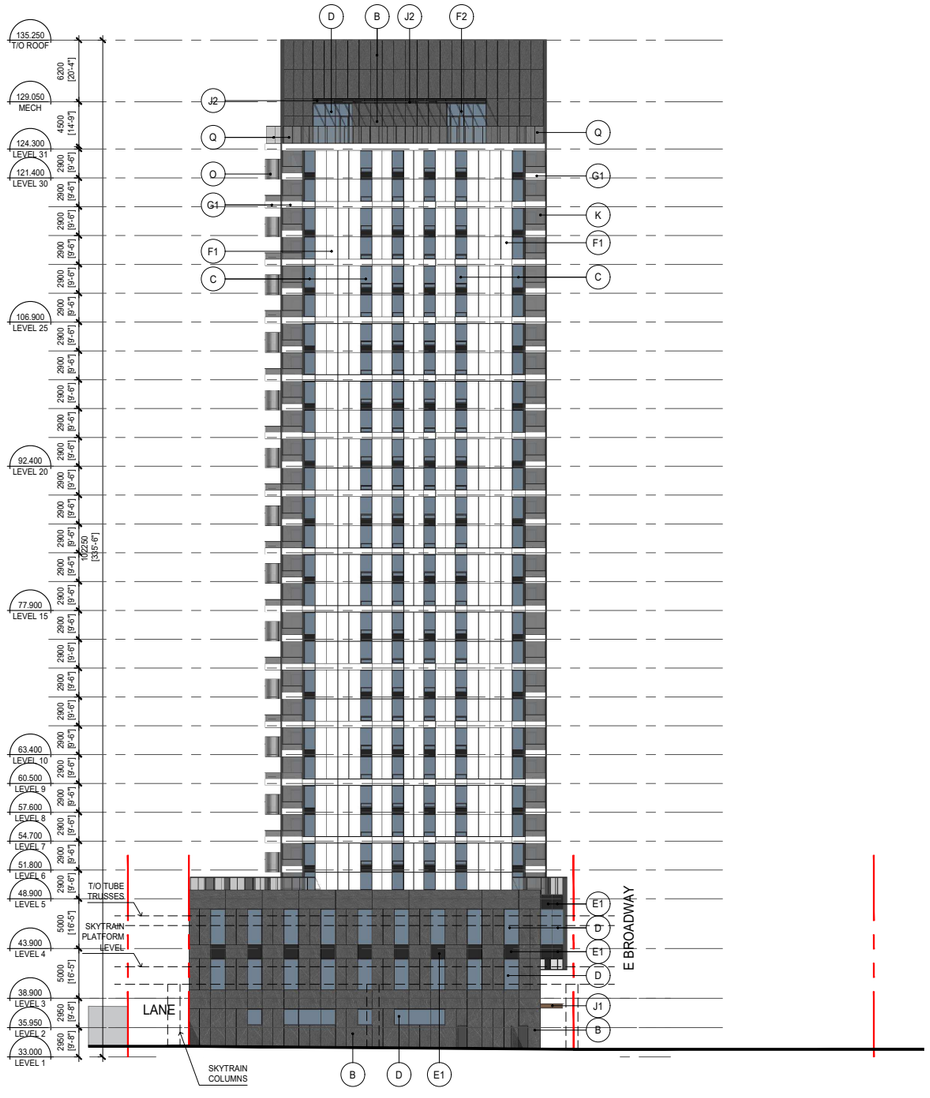
- (B) LARGE FORMAT PORCELAIN TILE
  COLOUR: GREY; STONE PATTERN
- (C) PREFINISHED ALUMINUM WINDOW WALL SYSTEM
  MULLIONS: BLACK
  GLAZING: CLEAR LOW-E
- (D) PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
  COLOUR: BLACK
  GLAZING: CLEAR LOW-E
- (E) SPANDREL GLASS
  COLOUR: E1 CHARCOAL
- (F) PREFINISHED METAL PANEL
  F1 - WHITE
  F2 - DARK GREY
- (G) ALUMINUM GUARD RAIL SYSTEM
  COLOUR: G1 - BLACK METAL RAILING C/W WHITE METAL PANEL ON CLEAR GLASS
  G2 - BLACK METAL RAILING C/W PERFORATED METAL PANEL ON CLEAR GLASS
  G3 - BLACK METAL RAILING C/W BLACK FRIT ON CLEAR GLASS
- (J) PAINTED STEEL AND GLASS CANOPY
  COLOUR: J1 - BROWN
  J2 - BLACK
- (K) GLASS PRIVACY SCREEN
  COLOUR: GREY, FROSTED
- (O) PREFIN. PERFORATED METAL SCREEN
  COLOUR: LIGHT GREY
- (Q) GLASS SCREEN
  COLOUR: BLACK C/W CLEAR GLASS

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

BUILDING ELEVATIONS



SOUTH ELEVATION (LANE)



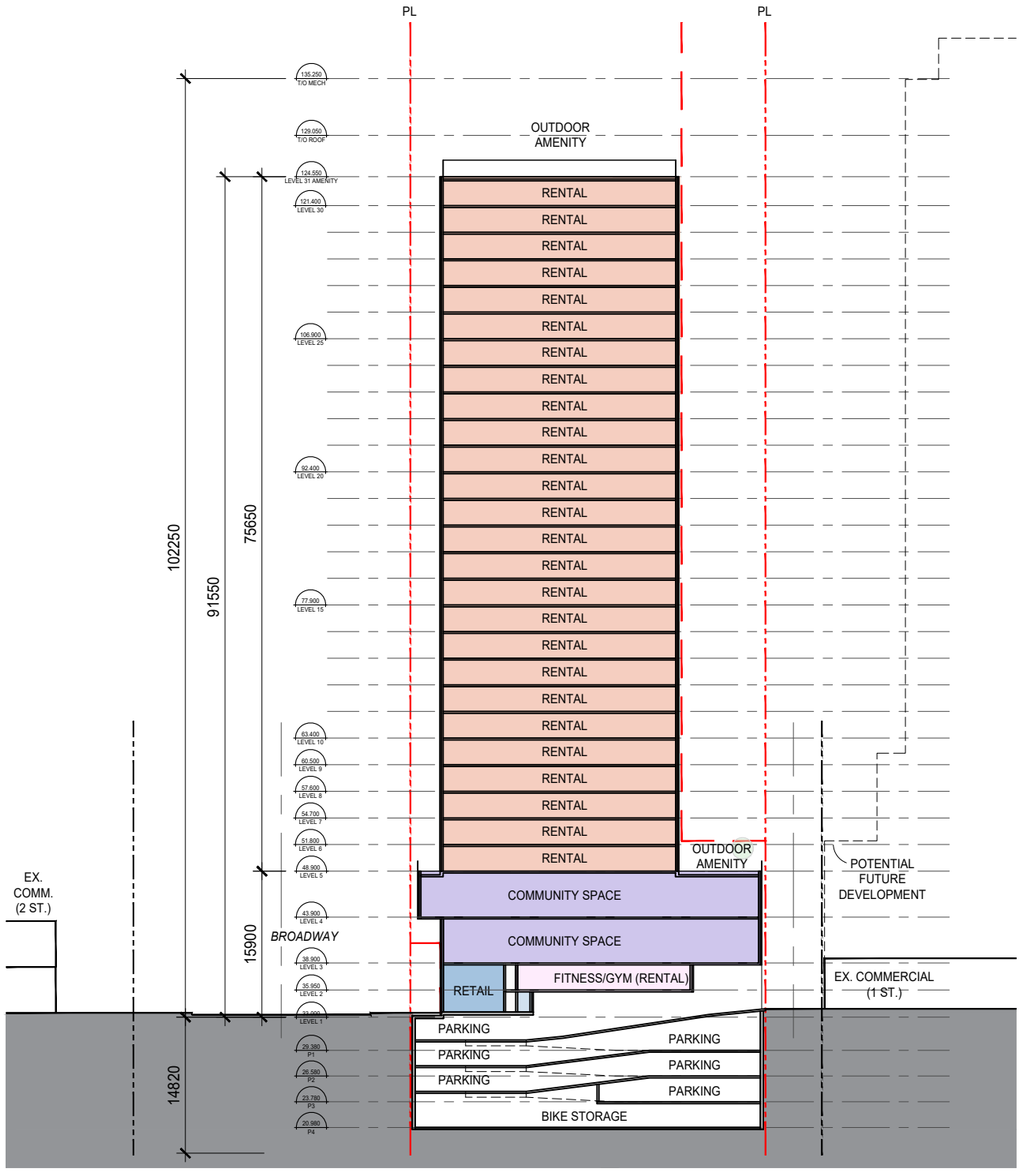
EAST ELEVATION (SKYTRAIN)

MATERIALS LEGEND

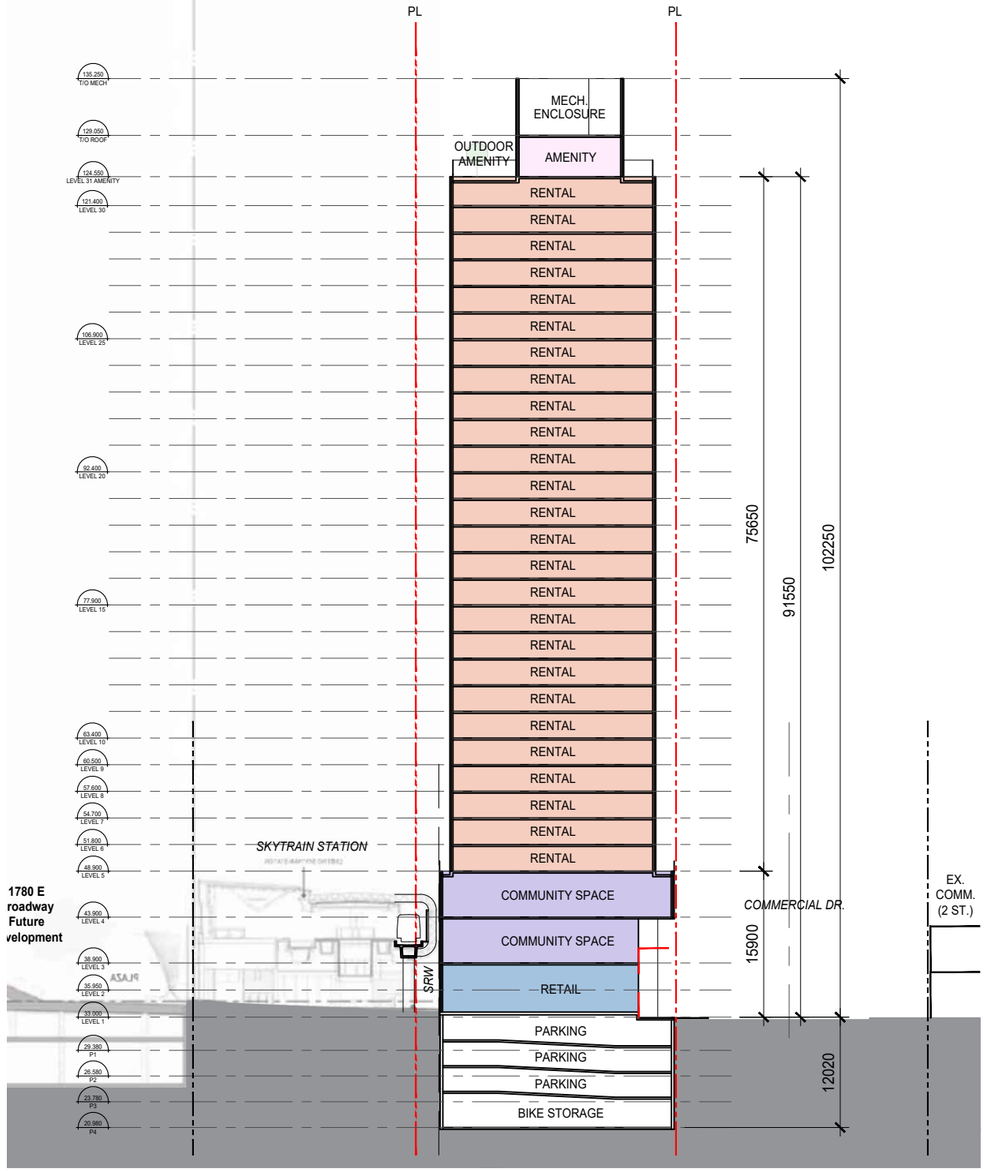
- (B) LARGE FORMAT PORCELAIN TILE
  COLOUR: GREY; STONE PATTERN
- (C) PREFINISHED ALUMINUM WINDOW WALL SYSTEM
  MULLIONS: BLACK
  GLAZING: CLEAR LOW-E
- (D) PREFINISHED ALUMINUM CURTAIN WALL SYSTEM
  COLOUR: BLACK
  GLAZING: CLEAR LOW-E
- (E) SPANDREL GLASS
  COLOUR: E1 CHARCOAL
- (F) PREFINISHED METAL PANEL
  F1 - WHITE
  F2 - DARK GREY
- (G) ALUMINUM GUARD RAIL SYSTEM
  COLOUR: G1 - BLACK METAL RAILING C/W WHITE METAL PANEL ON CLEAR GLASS
  G2 - BLACK METAL RAILING C/W PERFORATED METAL PANEL ON CLEAR GLASS
  G3 - BLACK METAL RAILING C/W BLACK FRIT ON CLEAR GLASS
- (J) PAINTED STEEL AND GLASS CANOPY
  COLOUR: J1 - BROWN
  J2 - BLACK
- (K) GLASS PRIVACY SCREEN
  COLOUR: GREY, FROSTED
- (O) PREFIN. PERFORATED METAL SCREEN
  COLOUR: LIGHT GREY
- (Q) GLASS SCREEN
  COLOUR: BLACK C/W CLEAR GLASS

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA
2025-09-05

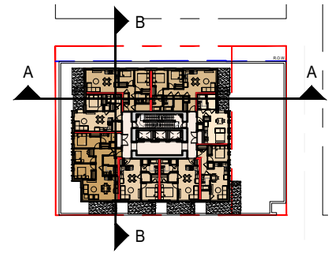
BUILDING SECTIONS



SECTION A 1:650



SECTION B 1:650



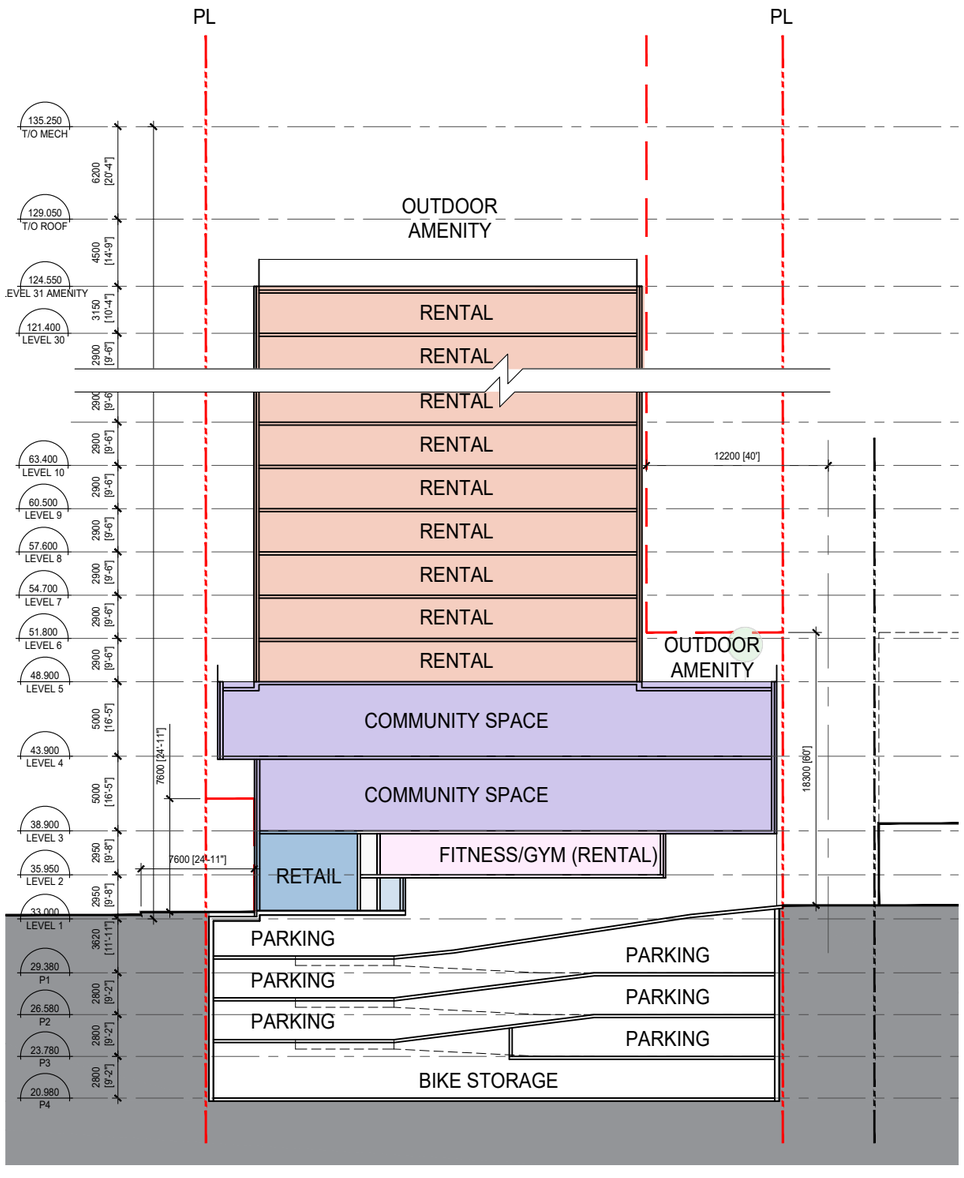
FLOOR PLAN LEGEND

- RENTAL SUITES
- RENTAL CIRCULATION
- SERVICE
- RETAIL SPACE
- RETAIL CIRCULATION
- COMMUNITY SPACE
- AMENITY

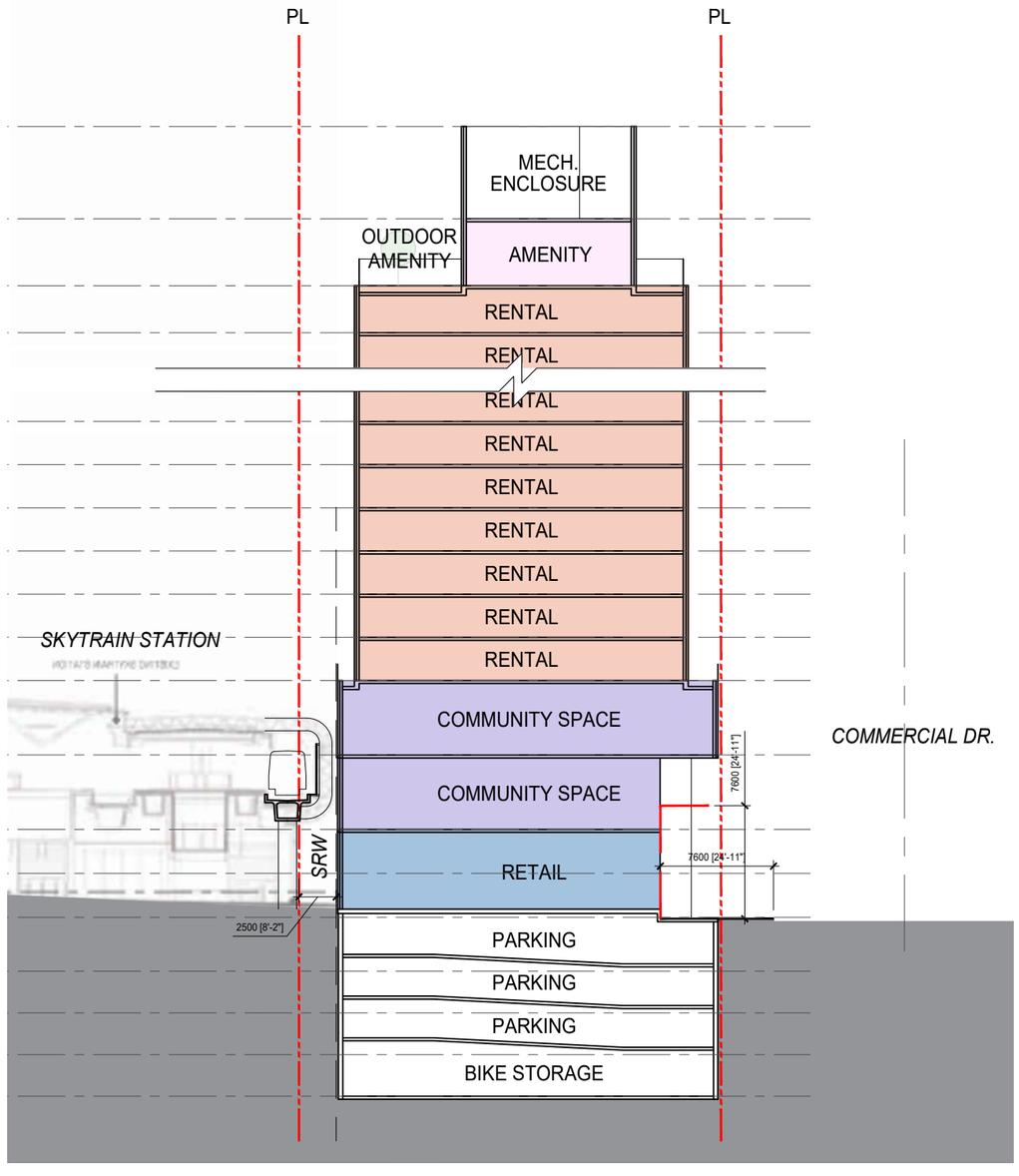
REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA

2025-09-05

BUILDING SECTIONS

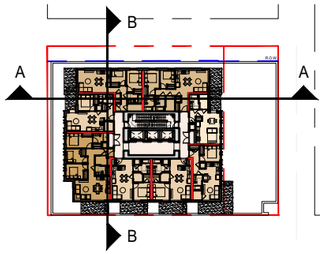


SECTION A 1:400



SECTION B 1:400

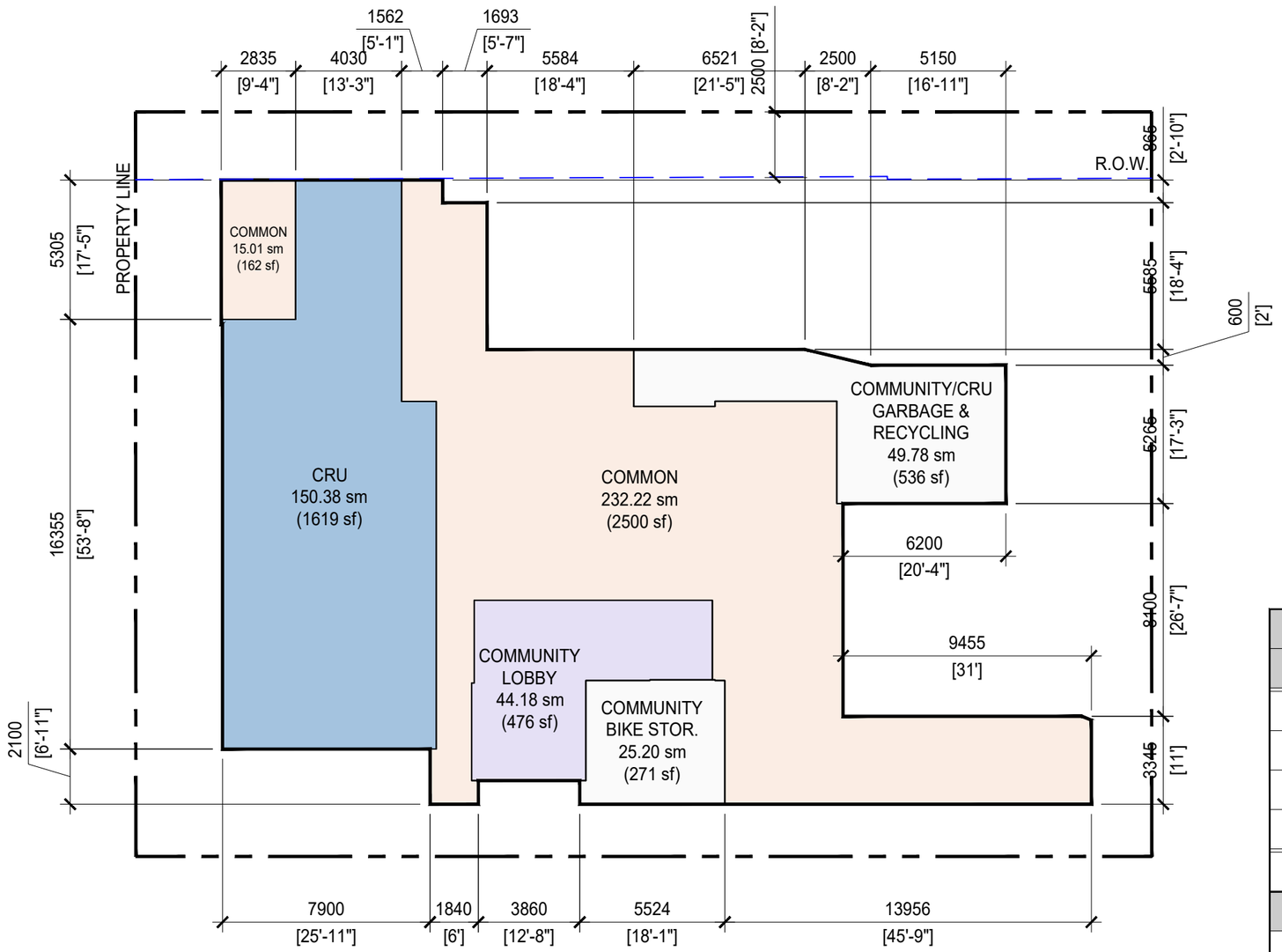
REGISTERED ARCHITECT
JAMES KAO
BRITISH COLUMBIA
2025-09-05



FLOOR PLAN LEGEND

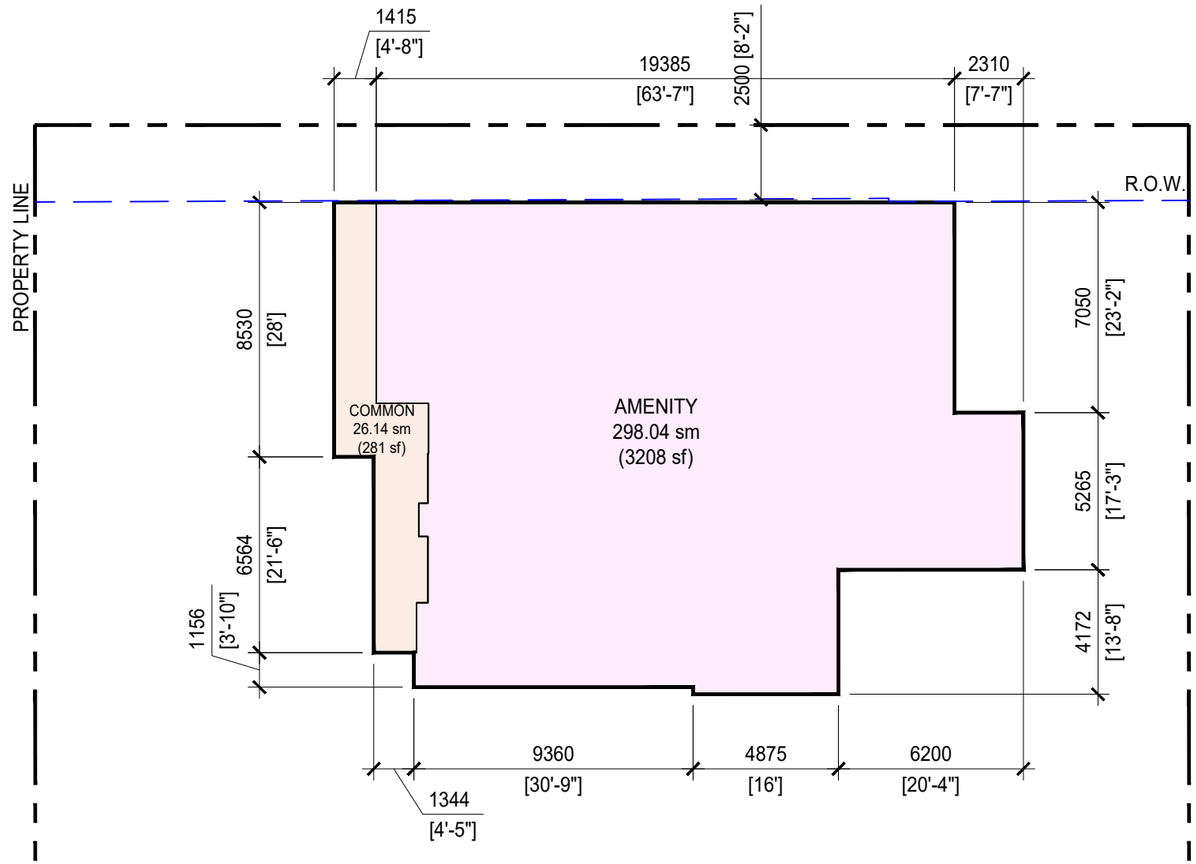
- RENTAL SUITES
- RENTAL CIRCULATION
- SERVICE
- RETAIL SPACE
- RETAIL CIRCULATION
- COMMUNITY SPACE
- AMENITY

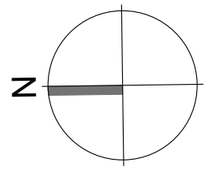
AREA OVERLAY: LEVEL1



DEVELOPMENT AREA SUMMARY	
LEVEL 1	
COMMON AREAS	247.23 m²
COMMERCIAL RETAIL UNIT (CRU)	150.38 m²
COMMUNITY SPACE	44.18 m²
SERVICE AREA	74.98 m²
GROSS FLOOR AREA	**516.77 m²**
EXCLUSIONS	
AMENITY	74.98 m²
FSR AREA	**441.79 m²**

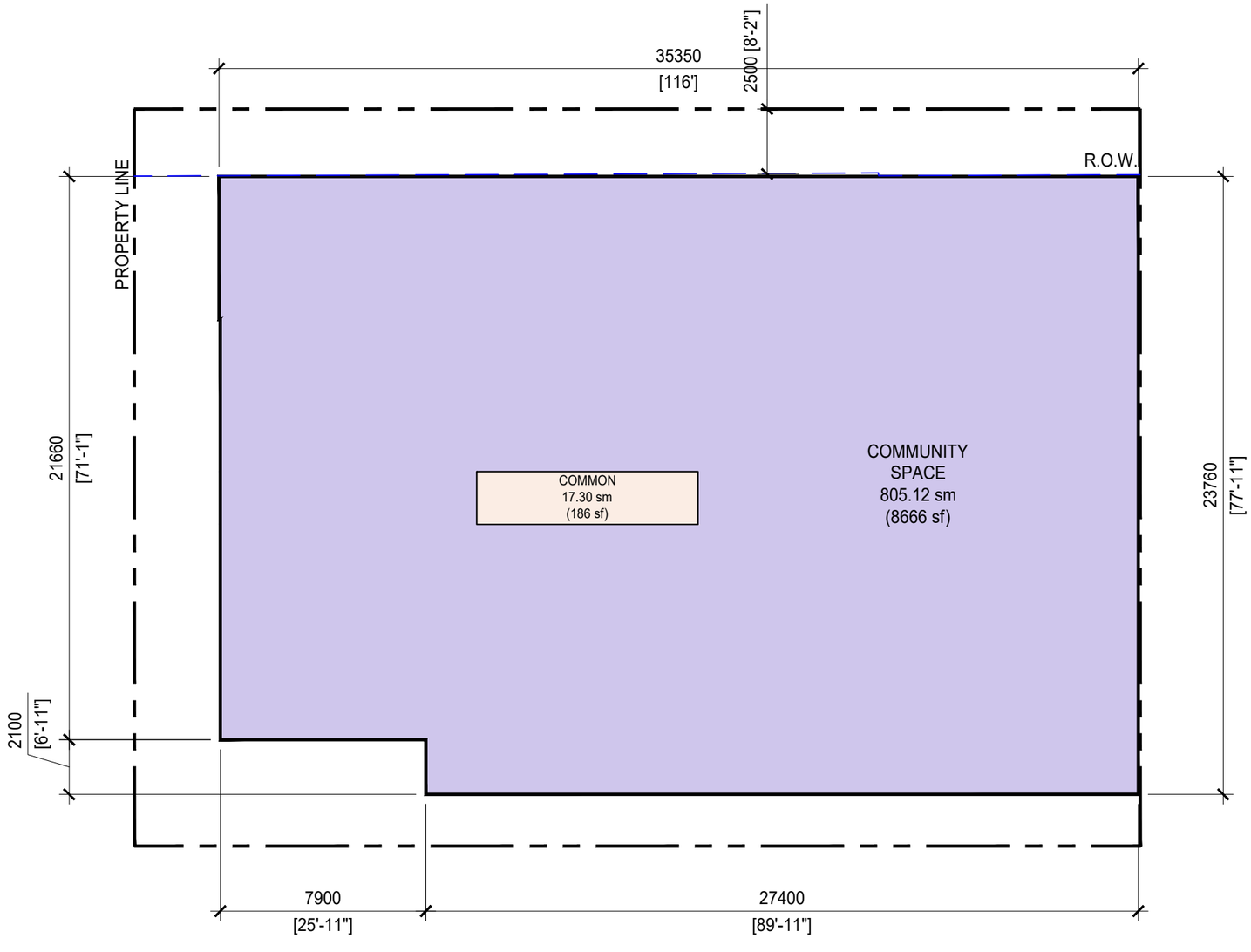
AREA OVERLAY: LEVEL 2





DEVELOPMENT AREA SUMMARY	
LEVEL 2	
COMMON AREAS	26.14 m²
AMENITY	298.04 m²
GROSS FLOOR AREA	**324.18 m²**
EXCLUSIONS	
AMENITY	298.04 m²
FSR AREA	**26.14 m²**

AREA OVERLAY: LEVEL 3

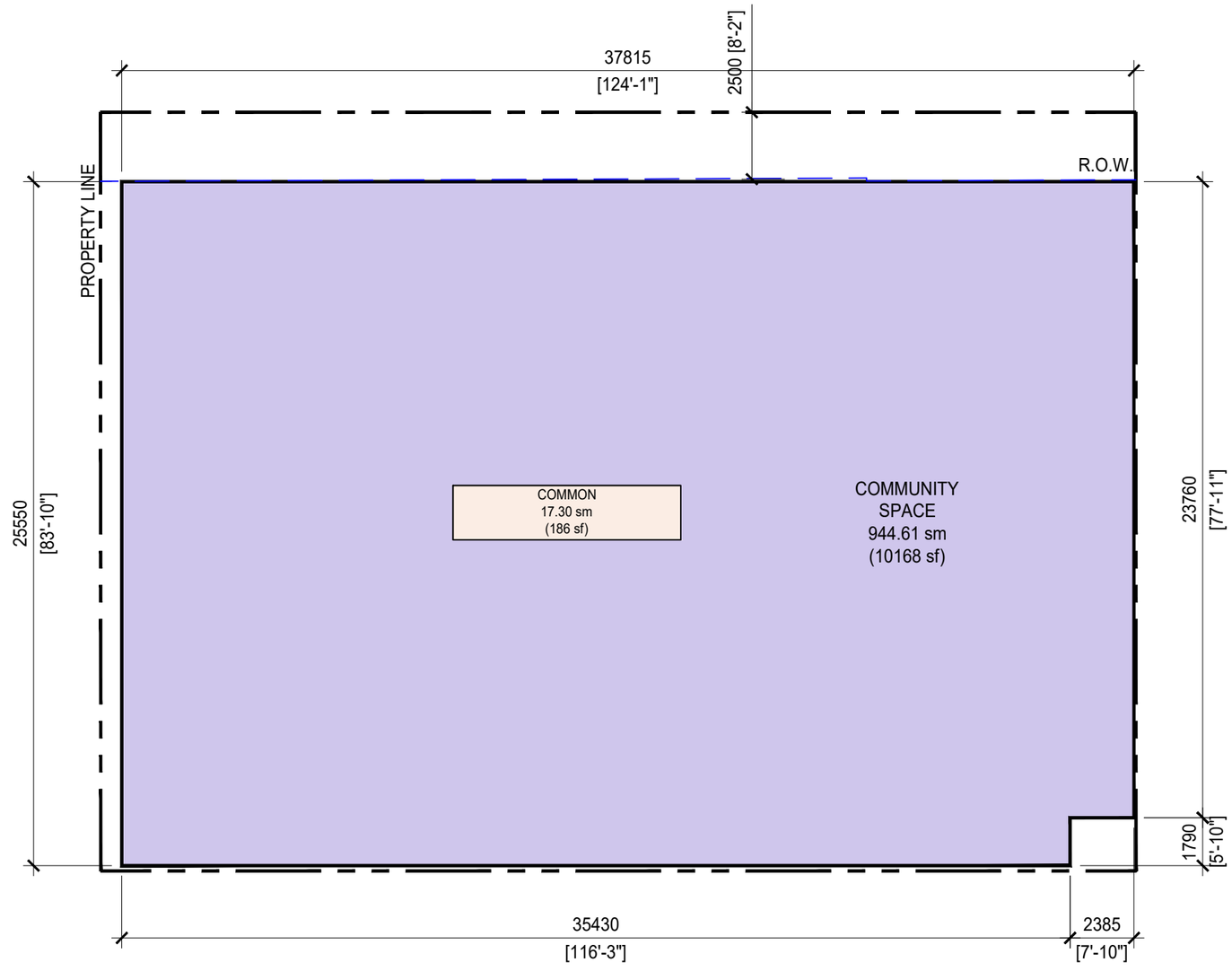


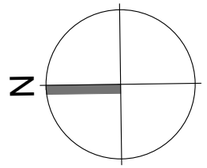
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DEVELOPMENT AREA SUMMARY	
LEVEL 3	
COMMON AREAS	17.30 m²
COMMUNITY SPACE	805.11 m²
GROSS FLOOR AREA	**822.41 m²**
FSR AREA	**822.41 m²**

REGISTERED ARCHITECT JAMES KAO BRITISH COLUMBIA 2025-09-05

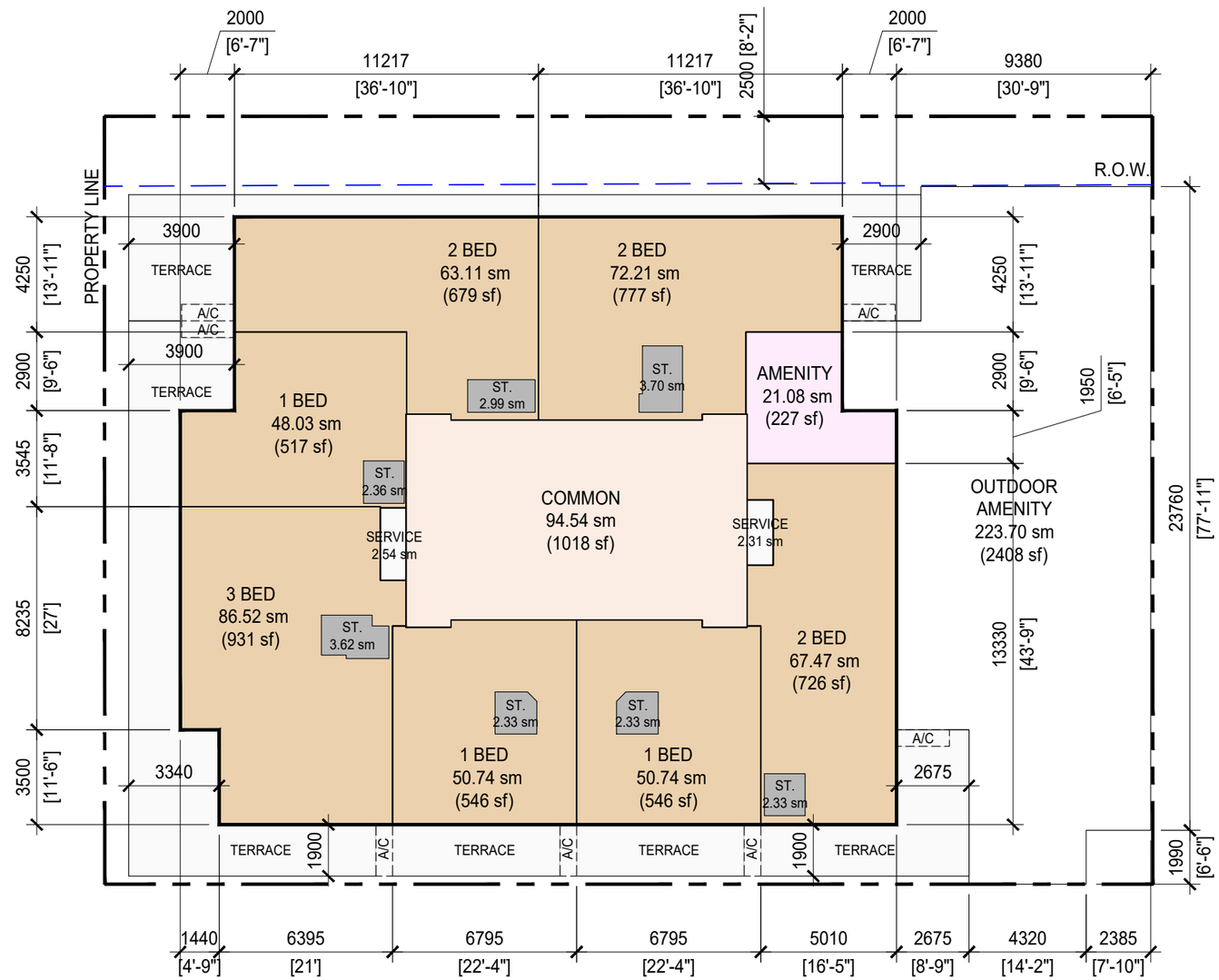
AREA OVERLAY: LEVEL 4

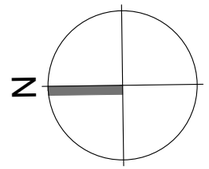




DEVELOPMENT AREA SUMMARY	
LEVEL 4	
COMMON AREAS	17.30 m²
COMMUNITY SPACE	944.61 m²
GROSS FLOOR AREA	**961.91 m²**
FSR AREA	**961.91 m²**

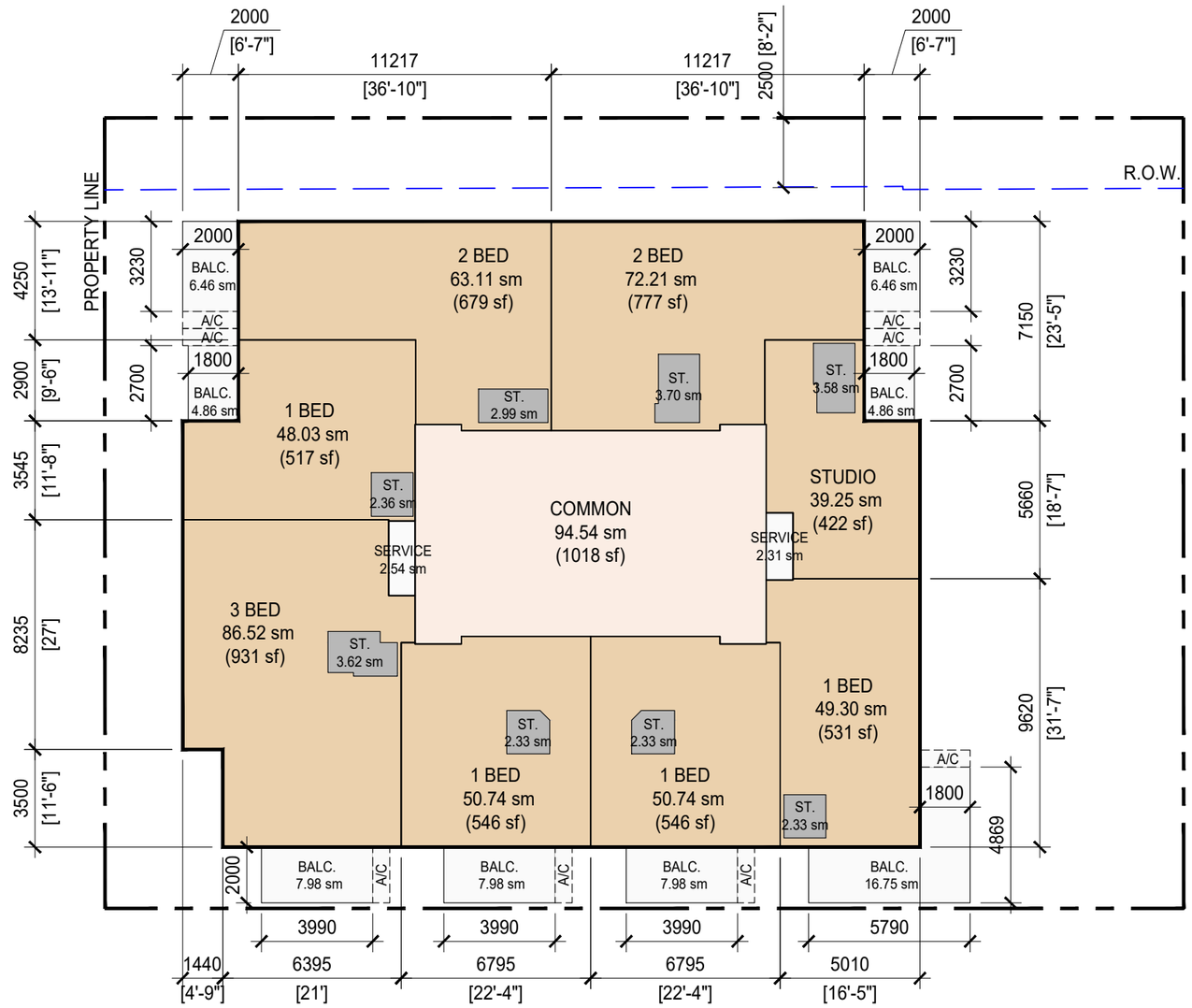
AREA OVERLAY: LEVEL 5

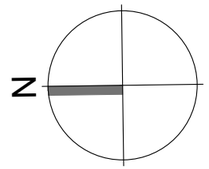




DEVELOPMENT AREA SUMMARY	
LEVEL 5	
RESIDENTIAL UNIT AREA	438.83 m²
COMMON AREAS	94.54 m²
AMENITY	21.08 m²
SERVICE CLOSETS	4.85 m²
GROSS FLOOR AREA	**559.30 m²**
EXCLUSIONS	
BULK STORAGE	19.66 m²
AMENITY	21.08 m²
FSR AREA	**518.56 m²**

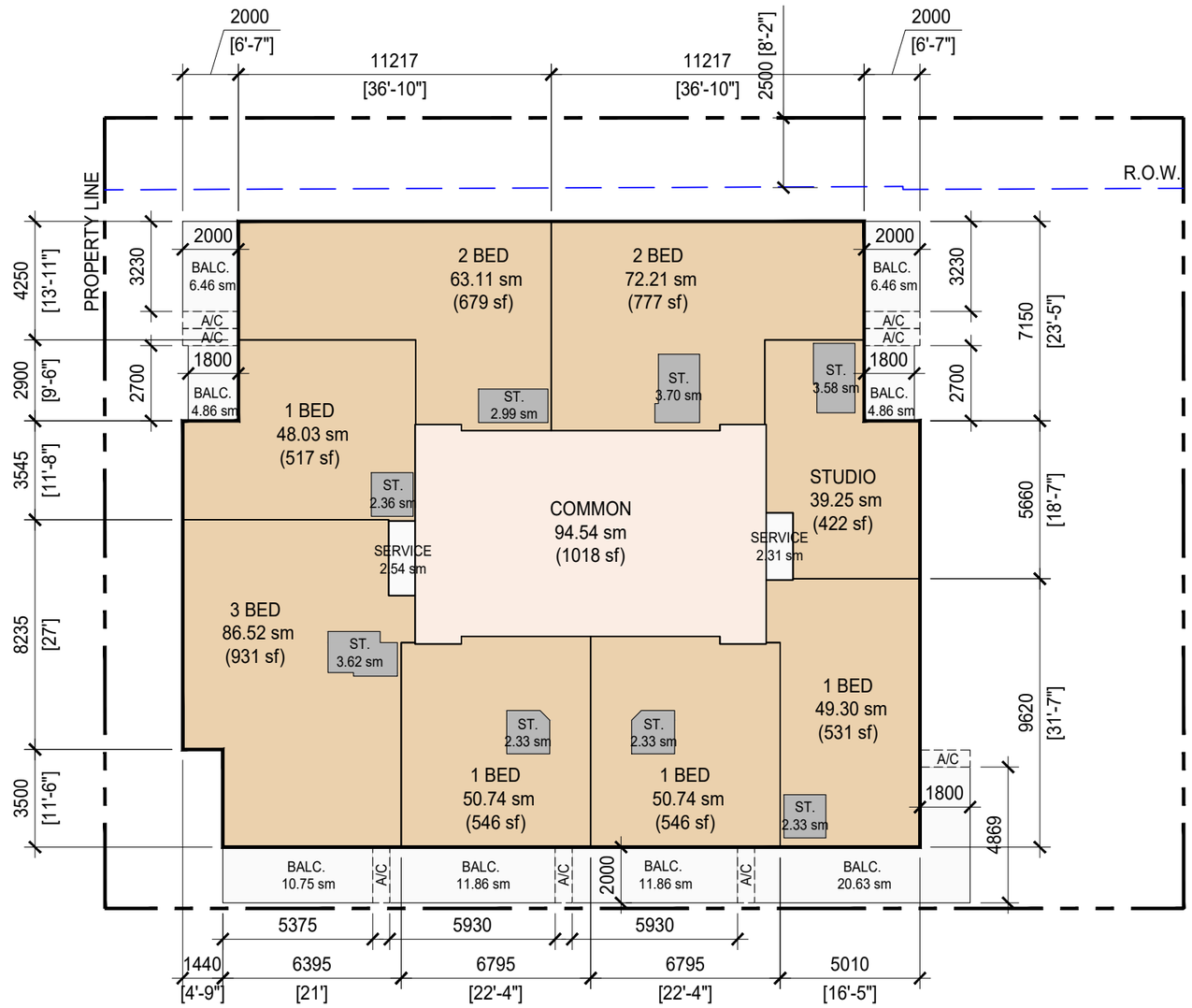
AREA OVERLAY: LEVEL 6-30 (EVEN LEVELS)





DEVELOPMENT AREA SUMMARY	
LEVEL 6-30 (AREAS ARE PER FLOOR - 25 FLOORS)	
RESIDENTIAL UNIT AREA	459.91 m²
COMMON AREAS	94.54 m²
SERVICE CLOSETS	4.85 m²
GROSS FLOOR AREA	559.30 m²
GROSS FLOOR AREA (TOTAL)	**13982.50 m²**
EXCLUSIONS	
BULK STORAGE	23.24 m²
FSR AREA	536.06 m²
FSR AREA (TOTAL)	**13401.5 m²**
BALCONY AREA (PER EVEN FLOOR)	63.33 m²
BALCONY AREA (PER ODD FLOOR)	77.74 m²
BALCONY AREA (TOTAL)	**1756.17 m²**

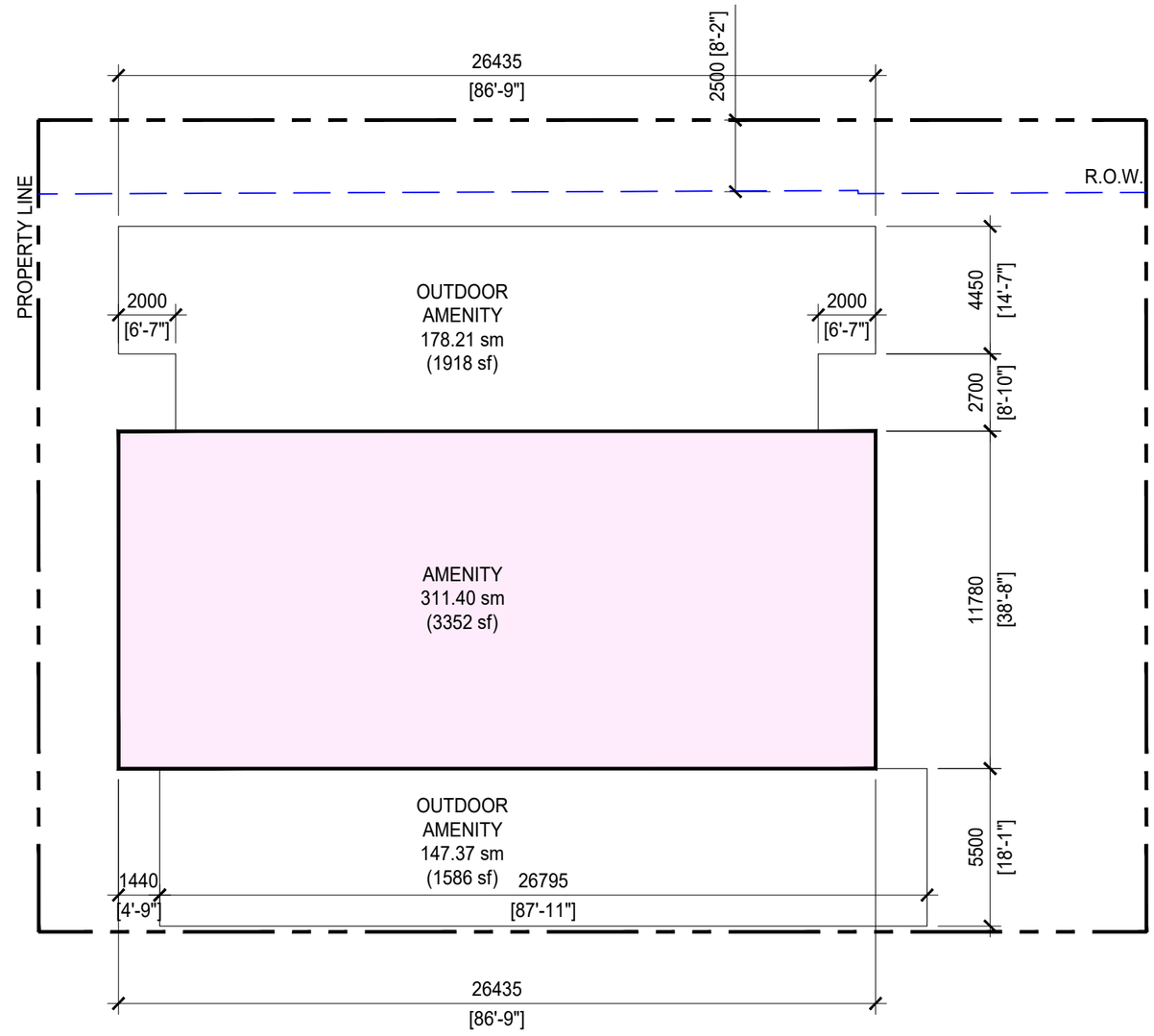
AREA OVERLAY: LEVEL 5-29 (ODD LEVELS)

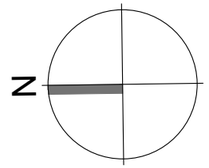


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DEVELOPMENT AREA SUMMARY	
LEVEL 6-30 (AREAS ARE PER FLOOR - 25 FLOORS)	
RESIDENTIAL UNIT AREA	459.91 m²
COMMON AREAS	94.54 m²
SERVICE CLOSETS	4.85 m²
GROSS FLOOR AREA	559.30 m²
GROSS FLOOR AREA (TOTAL)	**13982.50 m²**
EXCLUSIONS	
BULK STORAGE	23.24 m²
FSR AREA	536.06 m²
FSR AREA (TOTAL)	**13401.5 m²**
BALCONY AREA (PER EVEN FLOOR)	63.33 m²
BALCONY AREA (PER ODD FLOOR)	77.74 m²
BALCONY AREA (TOTAL)	**1756.17 m²**

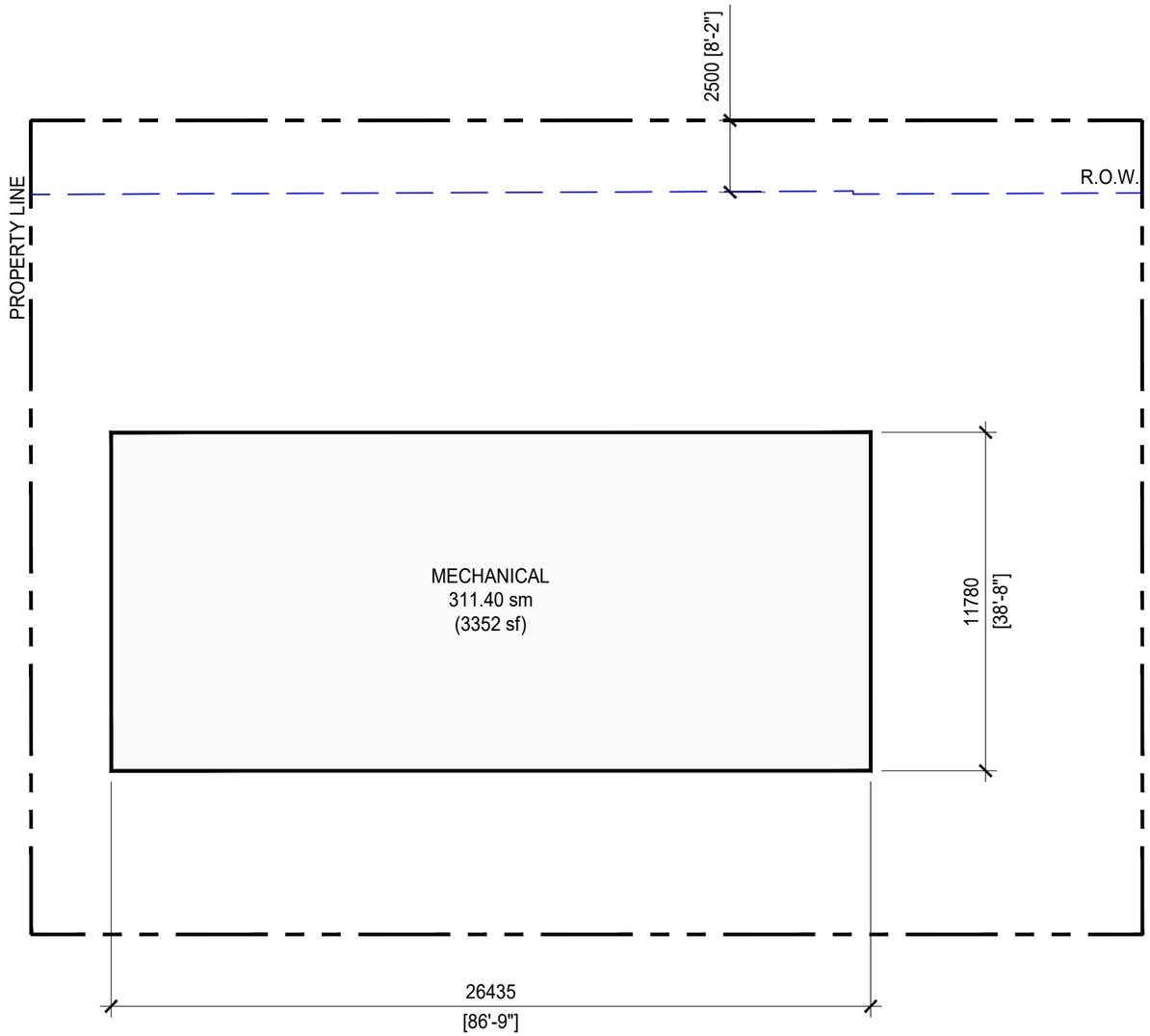
AREA OVERLAY: LEVEL 31 AMENITY





DEVELOPMENT AREA SUMMARY	
LEVEL 33 AMENITY	
AMENITY	311.40 m²
GROSS FLOOR AREA	**311.40 m²**
EXCLUSIONS	
AMENITY	311.40 m²
FSR AREA	**0 m²**

AREA OVERLAY: ROOFTOP MECHANICAL



DEVELOPMENT AREA SUMMARY	
MECHANICAL LEVEL	
SERVICE AREAS	311.40 m²
GROSS FLOOR AREA	**311.40 m²**
EXCLUSIONS	
SERVICE AREAS	311.40 m²
FSR AREA	**0 m²**