HEATHER **LANDS**

Comparison Document

AQUILINI

χeẃs tə ṅa šxʷťəṅaχətəl <Həṅq̓əmiṅəm̓>
X̱ aẃs uÚxwumixw <Sḵwx̱wú7mesh>
A New Neighbourhood <English>

By GBL Architects
For the City of Vancouver
August 2025

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1.1 OVERALL STATISTICS COMPARISON

2020 RZ APPLICATION 2025 RZ APPLICATION

	FSR AREA (M^2)							EXCLUDED AREA (M^2)				
PARCEL	**HOUSING**					**COMMERCIAL**		**CULTURAL CENTRE**	**CHILDCARE**	**SCHOOL**	**AMENITY**	**TOTAL m2**
	MARKET	**RENTAL**	**MIR (RENTAL)**	**SOCIAL**	**SUB-TOTAL**	**RETAIL**	**OFFICE**					
A	-	-	-	15,305	15,305	-	-	-	-	-	369	15,674
B	15,248	23,125	7,708	-	46,081	-	-	-	-	-	279	46,360
C	18,717	-	-	-	18,717	-	-	-	-	-	93	18,810
D	-	-	-	-	-	-	-	-	-	4,700	-	4,700
E	-	-	-	17,023	17,023	-	-	-	-	-	307	17,330
F	42,792	2,033	678	-	45,502	-	-	-	-	-	186	45,688
G	43,880	-	-	-	43,880	-	-	-	-	-	186	44,066
H	16,223	-	-	-	16,223	-	-	-	-	-	93	16,316
I	8,014	1,735	578	9,522	19,849	5,787	5,852	-	1,109	-	274	32,870
J	-	-	-	-	-	-	-	2,095	-	-	-	2,095
TOTAL	144,874	26,892	8,964	41,850	222,580	5,787	5,852	2,095	1,109	4,700	1,786	243,908
	SUB-TOTAL FSR AREA					234,219		SUB-TOTAL EXCLUDED AREA			9,689	

	FSR AREA (M^2)							EXCLUDED AREA (M^2)								
PARCEL	**HOUSING**						**COMMERCIAL**	**CULTURAL CENTRE**	**CHILD CARE**	**SCHOOL**	**AMENITY**	**BULK STORAGE***	**STAGING AREA**	**SERVICE**	**GARBAGE**	**CIRC. EXC.**	**GFA**
	MARKET LEASE-HOLD	**RENTAL**	**MIR (RENTAL)**	**SOCIAL HOUSING**	**AHI LEASE-HOLD**	**SUB-TOTAL**	**RETAIL**	**OFFICE**									
A				22,762		22,762					272	769					23,802
B					47,209	47,209					663						47,872
C					17,270	17,270					286	609					18,165
D										4,700							4,700
E				19,503		19,503					392	653	109	117			20,774
F					60,388	60,388	501				1,279	2,132		74	234	119	64,727
G					49,955	49,955	2,092				1,062	1,761	391	219	74	123	55,677
H					12,035	12,035					251	418		78			12,782
I	23,269				14,376	37,642	2,881		1,412		811	1,347	128	334	230	77	44,862
J	21,584					21,584	352	929			471	785	292	93	29		24,535
TOTAL	44,853			42,265	201,233	288,348	5,826	929	1,412	4,700	5,487	8,474	920	915	567	319	317,896
	SUB-TOTAL FSR AREA						294,174	SUB-TOTAL EXCLUDED AREA								23,723	

*Parcel B bulk storage is included in total FSR area

1.2 PHASING DATA

2020 RZ APPLICATION 2025 RZ APPLICATION

CD-1 SOUTH				
PHASE	DEVELOPMENT DETAILS	PARCEL(S)	APPROX FSR AREAS (FT²)	UNITS
1	Social Housing	A	164,739	198
1	Market	F1	215,582	512
	Market	F2	245,023	
	Rental	F3	21,878	
	MIR (Rental)		7,293	
2	Market	B1	166,506	535
	MIR (Rental)		55,502	
	Market	B2	164,129	
	Rental	B3	82,409	
	MIR (Rental)		27,470	
	Market	C1	179,809	205
	Market	C2	11,463	
	Market	C3	10,192	
		Park Parcel	Excluded	-
X	CSF School	D	Excluded	-
3	Social Housing	E	183,233	220
SUB TOTAL			**1,535,234**	**1,670**

CD-1 SOUTH				
PHASE	DEVELOPMENT DETAILS	PARCEL(S)	APPROX FSR AREAS (FT²)	UNITS
X	Social Housing	A	245,005	331
1	AHI Housing	F1	655,009	918
		F2		
		B1	508,153	602
		B2		
		B3		
2	AHI Housing	C1	185,898	262
		C2		
		Park Parcel	Excluded	-
X	CSF School	D	Excluded	-
3	Social Housing	E	209,924	281
SUB TOTAL			1,803,989	2,394

1.2.1 PHASING DATA

2020 RZ APPLICATION 2025 RZ APPLICATION

PHASE	DEVELOPMENT DETAILS	CD-1 NORTH PARCEL(S)	APPROX FSR AREAS (FT²)	UNITS
3	Market	H	174,620	188
4	Market	G1	287,988	512
	Market	G2	184,336	
	Cultural Centre + Plaza	J	Excluded	-
	Northern Park	Park Parcel	Excluded	-
5	Rental	I1	18,670	242
	MIR (Rental)		6,223	
	Social		102,495	
	Retail		27,332	-
	Office		26,465	-
	Market	I2	86,259	
	Retail		34,955	-
	Office		36,529	-
	125 Space Childcare Centre		Excluded	-
SUB TOTAL			**985,873**	**942**
TOTAL			**2,521,107**	**2,612**

PHASE	DEVELOPMENT DETAILS	CD-1 NORTH PARCEL(S)	APPROX FSR AREAS (FT²)	UNITS
3	AHI Leasehold Housing	H	129,546	180
4	AHI Leasehold Housing w/ Retail	G1	551,543	758
	AHI Leasehold Housing w/ Retail	G2		
	AHI Leasehold Housing w/ Retail	I1	165,301	580
	Market Leasehold Housing w/ Retail	I2	270,871	
	125 Space Childcare Centre	I2	Excluded	-
5	Market Leasehold Housing w/ Retail	J	236,110	338
	Cultural Centre + Plaza	J	Excluded	-
	Northern Park	Park Parcel	Excluded	-
SUB TOTAL			1,353,371	1,856
TOTAL			3,157,360	4,250

1.3 DEVELOPMENT DATA

2020 RZ APPLICATION

2025 RZ APPLICATION

A1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
SOCIAL	164,739	15,305	164,739	15,305
AMENITY			3,973	369
TOTAL	**164,739**	**15,305**	**168,712**	**15,674**

A1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
SOCIAL	256,206	23,802		
AMENITY			-2,956	-272
STORAGE			-8,275	-769
TOTAL	256,206	23,802	*245,005	*22,762
*PARCEL A FSR IS EXCLUDED FROM CAC				

B1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
RENTAL	224,008	20,811	224,008	20,811
MIR (RENTAL)	-	-	-	-
AMENITY	-2,000	-186	-	-
TOTAL	**222,008**	**20,625**	**224,008**	**20,811**

B2				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
MARKET	165,129	15,341	165,129	15,341
AMENITY	-1,000	-93	-	-
TOTAL	**164,129**	**15,248**	**165,129**	**15,341**

B3				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
RENTAL	109,879	10,208	109,879	10,208
AMENITY	-	-	-	-
TOTAL	**109,879**	**10,208**	**109,879**	**10,208**

TOTAL	**496,016**	**46,081**	**499,016**	**46,360**

B1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	229,846	21,353		
AMENITY			-3,713	-345
STORAGE			*	*
TOTAL	229,846	21,353	226,133	21,008

B2				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	167,862	15,595		
AMENITY			-1,718	-160
STORAGE			*	*
TOTAL	167,862	15,595	166,144	15,435

B3				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	117,582	10,924		
AMENITY			-1,706	-158
STORAGE			*	*
TOTAL	117,582	10,924	115,876	10,765

TOTAL	512,291	47,872	508,153	47,209
*PARCEL B BULK STORAGE IS INCLUDED IN TOTAL FSR AREA				

1.3.1 DEVELOPMENT DATA

2020 RZ APPLICATION

C1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
MARKET	179,809	16,705	179,809	16,705
AMENITY	-	-	1,000	93
TOTAL	**179,809**	**16,705**	**180,809**	**16,798**

C2				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
MARKET	11,463	1,065	11,463	1,065
AMENITY	-	-	-	-
TOTAL	**11,463**	**1,065**	**11,463**	**1,065**

C3				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA(M^2)
ATTAINABLE	10,192	946	10,192	946
AMENITY	-	-	-	-
TOTAL	**10,192**	**946**	**10,192**	**946**

TOTAL	**201,469**	**18,717**	**202,469**	**18,810**

2025 RZ APPLICATION

C1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	156,475	14,537		
AMENITY			-877	-81
STORAGE			-5,325	-495
TOTAL	156,475	14,537	150,273	13,961

C2				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	39,055	3,628		
AMENITY			-2,205	-205
STORAGE			-1,225	-114
TOTAL	39,055	3,628	35,625	3,310

TOTAL	195,530	18,165	185,898	17,270

D1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
SCHOOL	50,590	4,700	50,590	4,700
TOTAL	**50,590**	**4,700**	**50,590**	**4,700**
PARCEL D IS EXCLUDED FROM THE TOTAL FSR AREA				

D1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
SCHOOL	50,590	4,700	*	*
TOTAL	50,590	4,700	*	*
*PARCEL D IS EXCLUDED FROM THE TOTAL FSR AREA				

E1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
SOCIAL	183,233	17,023	183,233	17,023
AMENITY	-	-	3,300	307
TOTAL	**183,233**	**17,023-**	**186,533**	**17,330**

E1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
SOCIAL	221,164	20,547		
SERVICE	1,256	117	-1,256	-117
STAGING AREA	1,178	109	-1,178	-109
AMENITY			-4,215	-392
STORAGE			-7,025	-653
TOTAL	223,598	20,773	209,924	19,503

1.3.2 DEVELOPMENT DATA

2020 RZ APPLICATION

F1	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
MARKET	215,282	20,028	215,282	20,028
AMENITY	-	-	2,000	186
TOTAL	**215,282**	**20,028**	**217,282**	**20,214**

F2	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
MARKET	245,582	22,763	245,582	22,763
AMENITY	-	-	-	-
TOTAL	**245,582**	**22,763**	**245,582**	**22,763**

F3	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
RENTAL	21,878	2,033	21,878	2,033
MIR (RENTAL)	7,293	678	7,293	678
AMENITY	-	-	-	-
TOTAL	**29,171**	**2,711**	**29,171**	**2,711**

TOTAL	**489,777**	**45,502**	**491,777**	**45,688**

2025 RZ APPLICATION

F1	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	228,070	21,188		
SERVICE	240	22	-240	-22
AMENITY			-5,015	-466
STORAGE			-7,625	-708
TOTAL	228,310	21,211	215,430	20,060

F2	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	5,389	501		
AHI LEASEHOLD	459,552	42,694		
SERVICE	563	52	-563	-52
GARBAGE	2,521	234	-2,521	-234
AMENITY			-8,755	-813
STORAGE			-15,325	-1,424
CIRCULATION EX.			-1,282	-119
TOTAL	468,025	43,481	439,579	40,839

TOTAL	696,336	64,692	655,009	60,899

G1	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
MARKET	287,988	26,755	287,988	26,755
AMENITY	-	-	-	-
STORAGE	-	-	-	-
TOTAL	**287,988**	**26,755**	**287,988**	**26,755**

G2	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
MARKET	184,336	17,125	184,336	17,125
AMENITY	-	-	2,000	186
TOTAL	**184,336**	**17,125**	**186,336**	**17,311**

TOTAL	**472,324**	**43,880**	**474,324**	**44,066**

1.3.3 DEVELOPMENT DATA

2020 RZ APPLICATION 2025 RZ APPLICATION

G1

	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	9,606	892		
AHI LEASEHOLD	359,814	33,428		
SERVICE	834	77	-834	-77
GARBAGE	800	74	-800	-74
STAGING AREA	1,877	174	-1,877	-174
AMENITY			-6,929	-644
STORAGE			-11,975	-1,113
CIRCULATION EX.			-1,321	-123
TOTAL	372,931	34,646	337,190	32,441

G2

	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	12,912	1,200		
AHI LEASEHOLD	209,611	19,473		
SERVICE	1,527	142	-1,527	-142
STAGING AREA	2,340	217	-2,340	-217
AMENITY			-4,501	-418
STORAGE			-6,975	-648
TOTAL	226,390	21,032	211,047	19,607

TOTAL	599,302	55,678	548,273	52,048

H1

	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
MARKET	174,620	16,233	174,620	16,233
AMENITY	-	-	1,000	93
TOTAL	**174,620**	**16,233**	**175,620**	**16,316**

H1

	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
AHI LEASEHOLD	136,746	12,704		
SERVICE	840	78	-840	-78
AMENITY			-2,700	-251
STORAGE			-4,500	-418
TOTAL	137,585	12,782	129,545	12,035

I1

	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
RETAIL	27,332	2,539	27,332	2,539
OFFICE	26,465	2,459	26,465	2,459
RENTAL	18,670	1,735	18,670	1,735
MIR (RENTAL)	6,233	578	6,233	578
SOCIAL	102,495	9,522	102,495	9,522
AMENITY	-	-	1,950	181
TOTAL	**181,195**	**32,689**	**183,145**	**32,870**

I2

	FSR (FT²)	FSR (M²)	GFA (FT²)	GFA (M²)
RETAIL	34,955	3,247	34,955	3,247
OFFICE	36,529	3,394	36,529	3,394
MARKET	86,259	8,014	86,259	8,014
CHILDCARE	-	-	11,935	1,109
AMENITY	-	-	1,000	93
TOTAL	**157,743**	**28,483**	**170,578**	**15,857**

TOTAL	**338,938**	**61,172**	**353,814**	**15,857**

I1

	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	10,566	982		
AHI LEASEHOLD	163,415	14,376		
SERVICE	1,018	95	-1,018	-95
GARBAGE	1,374	128	-1,374	-128
AMENITY			-3,255	-302
STORAGE			-5,425	-504
TOTAL	176,373	16,386	165,301	15,358

I2

	GFA (FT²)	GFA (M²)	FSR (FT²)	FSR (M²)
RETAIL	20,438	1,899		
MARKET LEASE-HOLD	265,815	24,695		
CHILDCARE	15,200	1,412	-15,200	-1,412
SERVICE	2,576	239	-2,576	-239
GARBAGE	1,102	102	-1,102	-102
STAGING AREA	1,378	128	-1,378	-128
AMENITY			-5,475	-509
STORAGE			-9,075	-843
CIRCULATION EX.			-832	-77
TOTAL	306,509	28,476	270,871	25,165

TOTAL	482,882	44,861	436,172	40,523

1.3.4 DEVELOPMENT DATA

2020 RZ APPLICATION 2025 RZ APPLICATION

J1				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
CULTURAL	22,549	2,095	22,549	2,095
TOTAL	**22,549**	**2,095**	**22,549**	**2,095**

J1				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
RETAIL	3,785	352		
MARKET LEASE-HOLD	245,845	22,840		
CULTURAL	10,000	929	-10,000	-929
SERVICE	1,004	93	-1,004	-93
RET. GARBAGE	312	29	-312	-29
STAGING AREA	3,141	292	-3,141	-292
AMENITY			-5,070	-471
STORAGE			-8,450	-785
TOTAL	264,089	24,535	236,110	21,936

TOTAL GFA				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
RENTAL	289,464	26,892	289,464	26,892
MIR (RENTAL)	96,488	8,964	96,488	8,964
MARKET	1,559,707	144,874	1,559,707	144,874
SOCIAL	450,467	41,850	450,467	41,850
RETAIL	62,287	5,787	62,691	5,787
OFFICE	62,994	5,852	62,994	5,852
CHILDCARE	-	-	15,200	1,109
CULTURAL	-	-	10,000	2,095
SCHOOL	-	-	50,590	4,700
AMENITY	-		19,223	1,786
TOTAL	**2,521,107**	**234,219**	**2,625,404**	**243,908**

TOTAL EXCLUSIONS				
	FSR (FT^2)	FSR (M^2)	GFA (FT^2)	GFA (M^2)
CULTURAL	-	-	-22,549	-2,095
SCHOOL	-	-	-50,590	-4,700
CHILDCARE	-	-	-11,935	-1,109
AMENITY	-	-	-19,223	-1,786
TOTAL			**-104,297**	**-9,689**

TOTAL FSR	**2,521,107 FT^2**	**234,219 M^2**

SITE AREA	**917,622 FT^2**	**85,250 M^2**

FSR	**2.75**

TOTAL GFA				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
AHI LEASEHOLD	2,268,029	210,707		
MARKET LEASEHOLD	511,660	47,535		
SOCIAL	477,370	44,349		
RETAIL	62,696	5,825		
DAYCARE	15,200	1,412		
CULTURAL	10,000	929		
SCHOOL	50,590	4,700		
GARBAGE	6,110	568		
SERVICE	9,858	916		
STAGING	9,915	921		
TOTAL	3,421,428	317,861		

TOTAL EXCLUSIONS				
	GFA (FT^2)	GFA (M^2)	FSR (FT^2)	FSR (M^2)
CULTURAL			-10,000	-929
SCHOOL			-50,590	-4,700
CHILDCARE			-15,200	-1,412
AMENITY			-59,060	-5,487
STORAGE			-91,200	-8,472
GARBAGE			-6,110	-568
SERVICE			-9,858	-916
STAGING			-9,915	-921
CIRCULATION EX.			-3,434	-319
TOTAL			-255,366	-23,724

TOTAL FSR	3,166,061 FT^2	294,137 M^2

SITE AREA	917,622 FT^2	85,250 M^2

FSR	3.45

1.4 UNIT MIX

2020 RZ APPLICATION

PARCEL	USE	COUNT	STUDIO	1 BED	2 BED	3 BED
A	SOCIAL	198	40	59	99	40
B	MARKET	176	26	89	44	29
	RENTAL	271	41	135	68	27
	MIR (RENTAL)	88	13	44	22	9
C	MARKET	205	29	98	49	29
E	SOCIAL	220	44	66	66	44
F	MARKET	498	75	250	124	49
	RENTAL	10	-	-	10	-
	MIR (RENTAL)	4	-	-	4	-
G	MARKET	512	77	256	128	51
H	MARKET	188	28	94	47	19
I	MARKET	93	14	47	23	9
	RENTAL	19	3	10	5	1
	MIR (RENTAL)	8	1	4	2	1
	SOCIAL	122	25	36	37	24
J	-	-	-	-	-	-
TOTAL		**2,612**	**416**	**1,188**	**728**	**332**

2025 RZ APPLICATION

PARCEL	USE	COUNT	STUDIO	1 BED	2 BED	3 BED
A	SOCIAL	331	66	99	99	67
B	AHI LEASEHOLD	602	107	256	150	89
C	AHI LEASEHOLD	262	39	118	65	40
E	SOCIAL	281	56	84	84	57
F	AHI LEASEHOLD	918	138	413	229	138
G	AHI LEASEHOLD	758	114	340	190	113
H	AHI LEASEHOLD	180	27	81	45	27
I1	AHI LEASEHOLD	217	33	98	54	33
I2	MARKET LEASE-HOLD	363	36	200	91	36
J	MARKET LEASE-HOLD	338	34	186	84	34
TOTAL		4,250	650	1,875	1,091	634

1.5 PARKING, BIKE STORAGE AND LOADING

2020 RZ APPLICATION 2025 RZ APPLICATION

PARCEL	VEHICULAR PARKING							BICYCLE PARKING		LOADING			PASSENGER LOADING
	STALL (REQ)	STALLS TDM REDUCTION	VISITORS REQ	ACCESSIBLE REQ	ELECTRIC OUTLET REQ	NO. STALLS TYPICAL LEVEL	REQ LEVELS	CLASS A	CLASS B	CLASS A	CLASS B	CLASS C	CLASS A
A	122	54	10	7	53	62	2	396	11	-	1	-	1
B	399	217	27	20	277	187	2	990	29	-	3	-	4
C	179	136	10	8	80	126	2	386	11	-	1	-	2
D	33	-	39	3	-	-	-	3	22	-	2	-	-
E	136	73	11	8	73	89	2	440	12	-	1	-	2
F	451	305	26	18	319	237	2	920	26	-	2	-	4
G	442	335	25	18	337	97	5	947	27	-	3	-	4
H	162	123	9	7	125	77	2	348	10	-	1	-	1
I	509	372	12	17	140	138	4	517	27	-	8	2	4
J	113	88	-	2	10	51	2	10	8	-	1	-	-
TOTAL	**2546**	**1703**	**169**	**110**	**1414**			**4,957**	**161**	**0**	**23**	**2**	**22**

PARKING

PARCEL	RETAIL	CULTURAL	CHILDCARE	VISITOR	ACCESSIBLE	VAN ACCESS.	RESIDENTIAL	TOTAL	P1	TYPICAL PARKING LEVEL	PARKING LEVELS
A				17	12	2	99	116	14	64	3
B				30	22	8	566	596	52	191	4
C1				11	8	1	170	181	71	100	3
C2				2	2	1	39	41			
E				14	10	2	84	98	0	85	3
F1				15	11	2	244	259	113	256	4
F2	11			31	23	4	490	532			
G1	19			24	19	3	383	426	0*	173	4
G2	26			14	12	3	223	263			
H				9	7	1	144	153	37	83	3
I1	21			11	10	2	174	206	59	173	4
I2	56		6	18	18	4	290	370			
J1	20	8		17	14	3	270	315	34	94	4
TOTAL	153	8	6	213	168	36	3,177	3,557			

*mezzanine level

1.5.1 PARKING, BIKE STORAGE AND LOADING

2020 RZ APPLICATION 2025 RZ APPLICATION

BIKES

PARCEL	LAND USE	CLASS A BICYLE PARKING REQUIREMENTS BYLAW REQ.	CLASS B BICYCLE PARKING REQUIREMENTS BYLAW REQ.
A	SOCIAL	660	18
B	AHI LEASEHOLD	1143	33
C	AHI LEASEHOLD	500	15
E	SOCIAL	564	15
F	AHI LEASEHOLD	1724	47
	RETAIL	1	-
G	AHI LEASEHOLD	1446	40
	RETAIL	7	6
H	RETAIL	348	10
I	AHI LEASEHOLD	395	11
	MARKET LEASEHOLD	651	19
	RETAIL	9	6
	DAYCARE	1	21
J	MARKET LEASEHOLD	607	17
	CULTURAL CENTRE	2	6
	RETAIL	1	-
TOTAL		8,059	264

LOADING

PARCEL	LAND USE	CLASS A LOADING REQUIREMENTS BYLAW REQ.	CLASS B LOADING REQUIREMENTS BYLAW REQ.	CLASS C LOADING REQUIREMENTS BYLAW REQ.
A	RESIDENTIAL	2	2	-
B	RESIDENTIAL	3	3	-
C	RESIDENTIAL	1	1	-
E	RESIDENTIAL	1	1	-
F	RESIDENTIAL	5	5	-
	RETAIL	-	1	
G	RESIDENTIAL	3	3	-
	RETAIL	-	2	0
H	RESIDENTIAL	1	1	-
I	RESIDENTIAL	3	3	-
	DAYCARE	-	-	-
	RETAIL	-	2	0
J	RESIDENTIAL	2	2	-
	CULTURAL CENTRE	-	0	-
	RETAIL	-	1	0
TOTAL		21	27	0

PASSENGER

PARCEL	BYLAW REQ.
A	2
B	5
C	2
E	2
F	6
G	5
	-
H	1
I	5
	16
	-
J	2
	-
	-
TOTAL	46

1.6 COMPARISON SITE PLAN



LEGEND

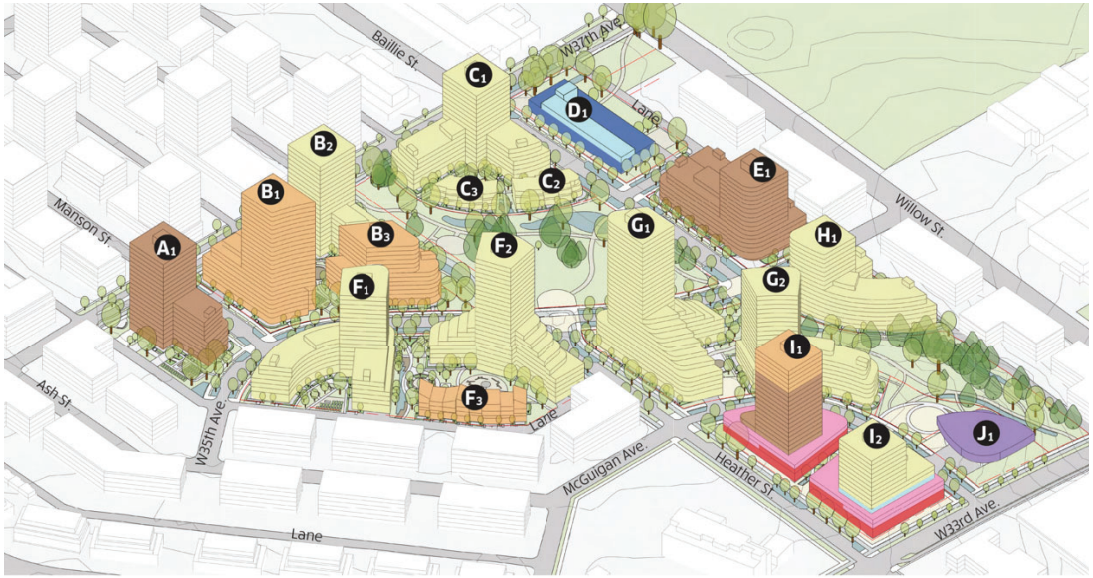
PROPOSED BUILDING OUTLINES

REZONING BUILDING OUTLINES

1.7 TENURE COMPARISON

LEGEND

- PARCEL + BUILDING IDENTIFCATION
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- RENTAL
- MARKET
- OFFICE



REZONING TENURE

LEGEND

- PARCEL + BUILDING IDENTIFCATION
- PARK
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- AHI LEASEHOLD
- MARKET LEASEHOLD



PROPOSED TENURE

1.7.1 TENURE COMPARISON

LEGEND

- PARCEL + BUILDING IDENTIFCATION (X#)
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- RENTAL
- MARKET
- OFFICE



REZONING TENURE

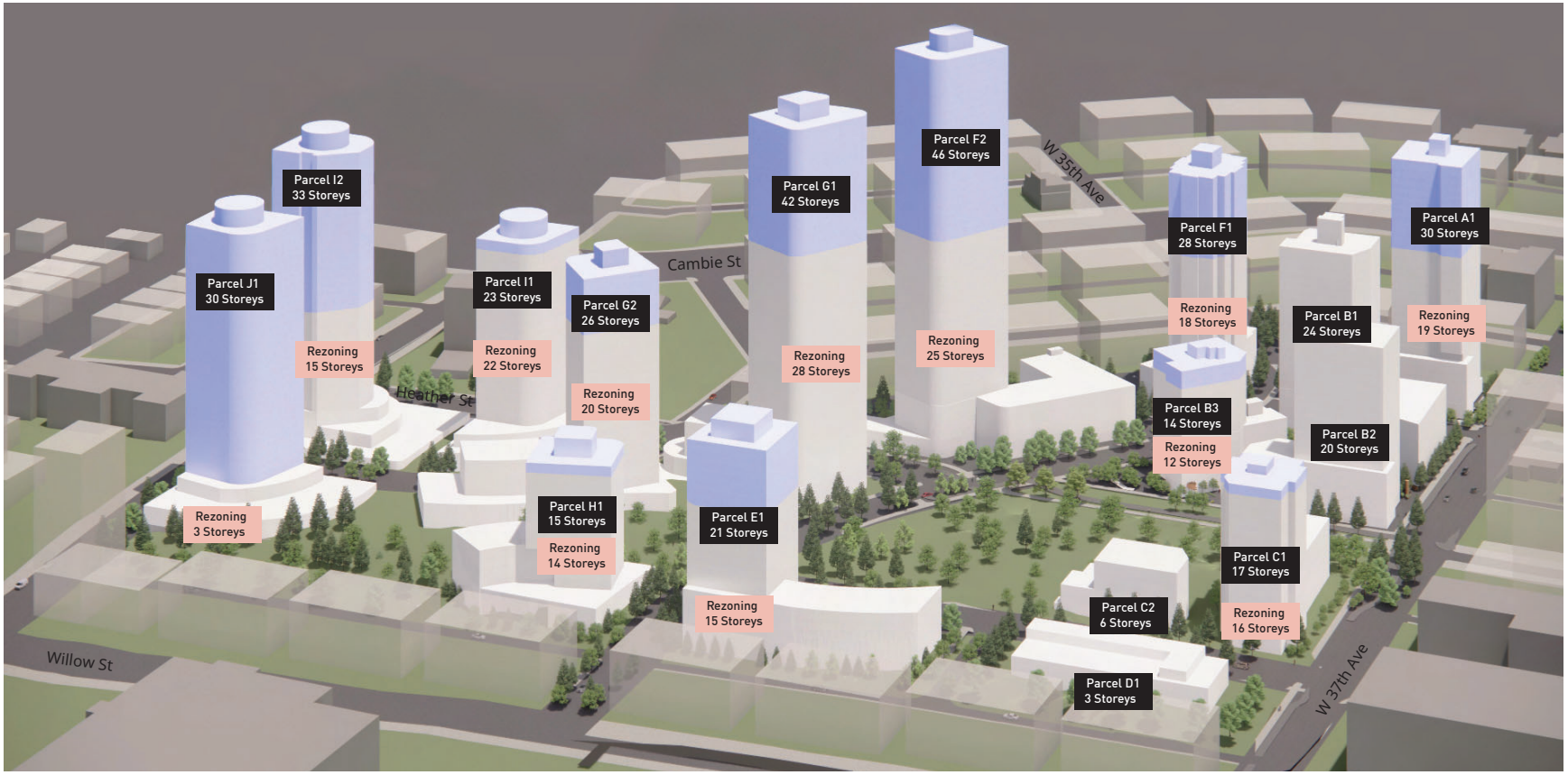
LEGEND

- PARCEL + BUILDING IDENTIFCATION (X#)
- PARK
- CULTURAL CENTRE
- CHILDCARE
- SCHOOL
- RETAIL
- SOCIAL
- AHI
- MARKET LEASEHOLD



PROPOSED TENURE

1.8 TOWER HEIGHT COMPARISON

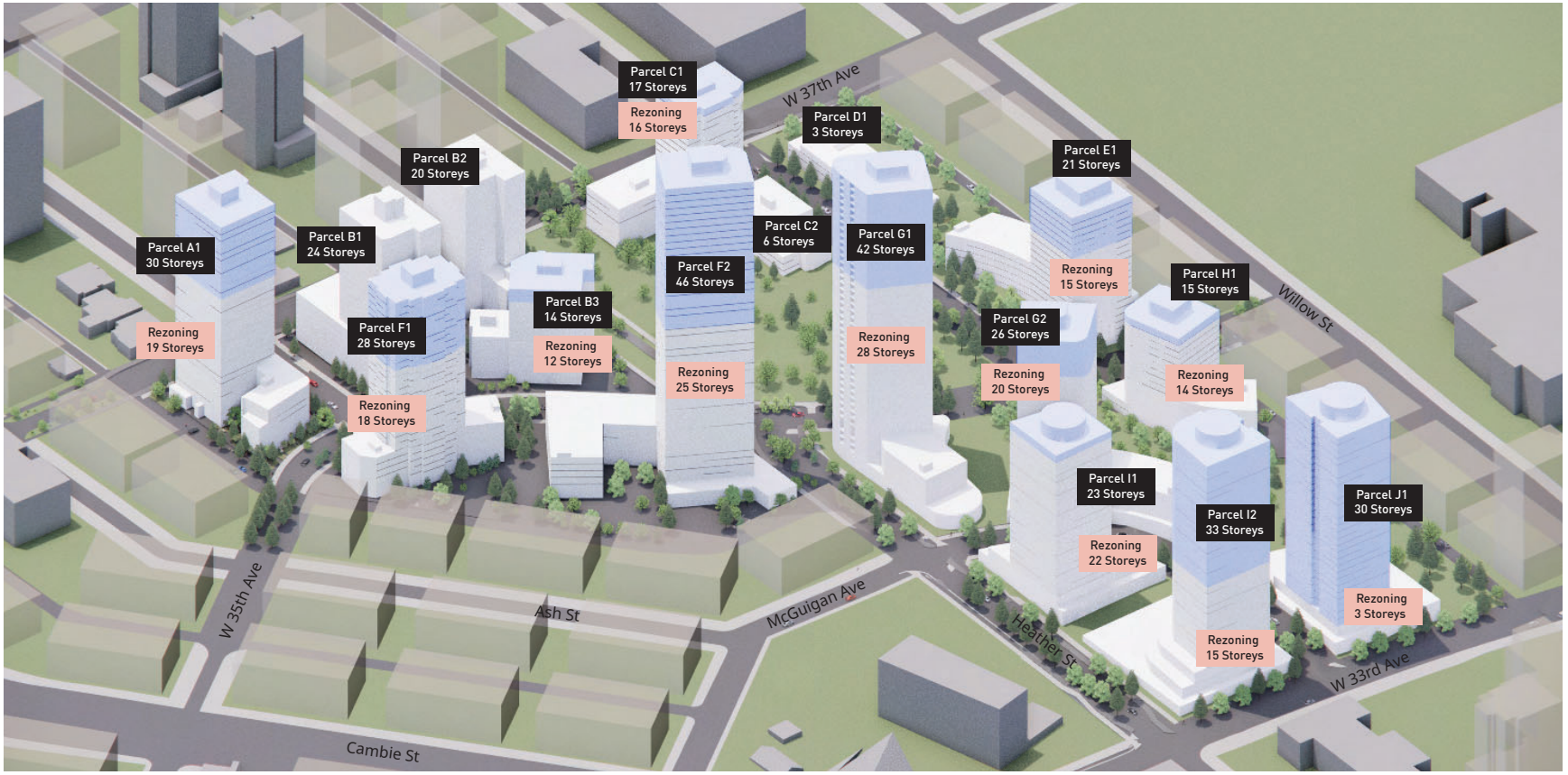


LEGEND

PROPOSED ADDED LEVELS

REZONING TOWER HEIGHTS

1.8.1 TOWER HEIGHT COMPARISON



LEGEND

PROPOSED ADDED LEVELS

REZONING TOWER HEIGHTS

1.9 TOWER HEIGHT COMPARISON - STREET VIEW - 33RD & CAMBIE

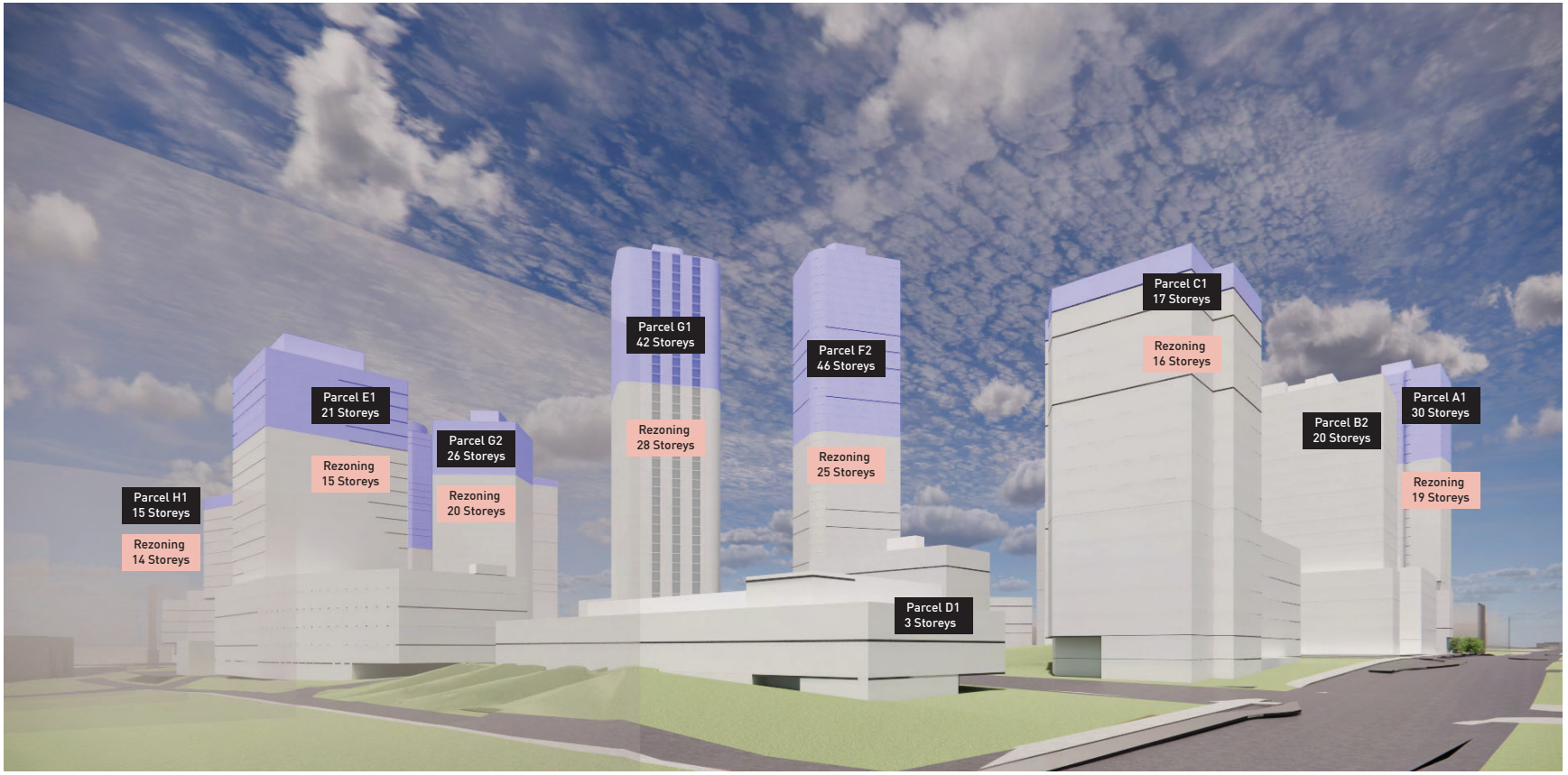


LEGEND

PROPOSED ADDED LEVELS

REZONING TOWER HEIGHTS

1.9.1 TOWER HEIGHT COMPARISON - STREET VIEW - 37RD & WILLOW

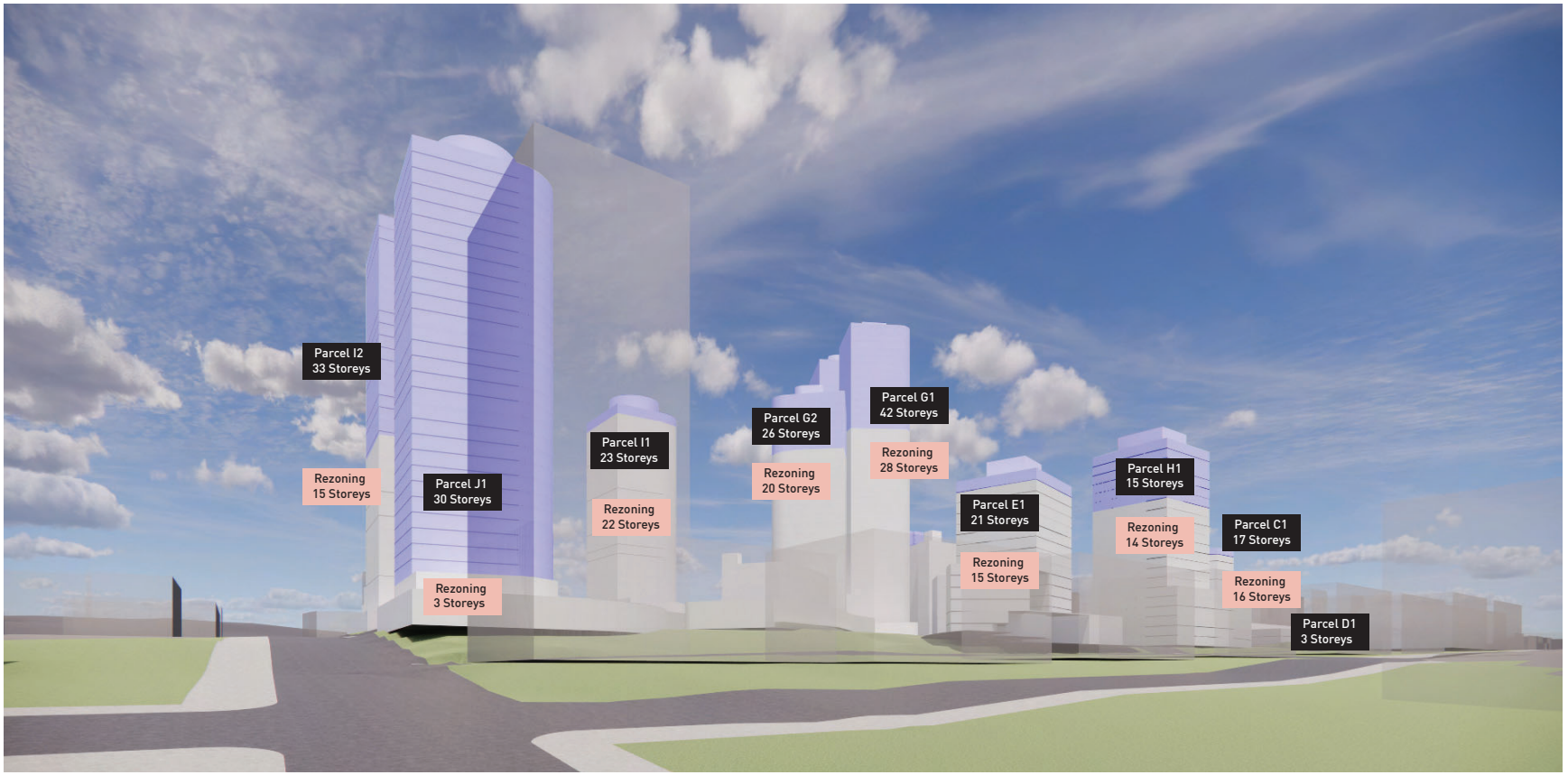


LEGEND

PROPOSED ADDED LEVELS

REZONING TOWER HEIGHTS

1.9.2 TOWER HEIGHT COMPARISON - STREET VIEW - 33RD & WILLOW



LEGEND

- PROPOSED ADDED LEVELS
- REZONING TOWER HEIGHTS

1.9.3 TOWER HEIGHT COMPARISON - STREET VIEW - 37TH & CAMBIE

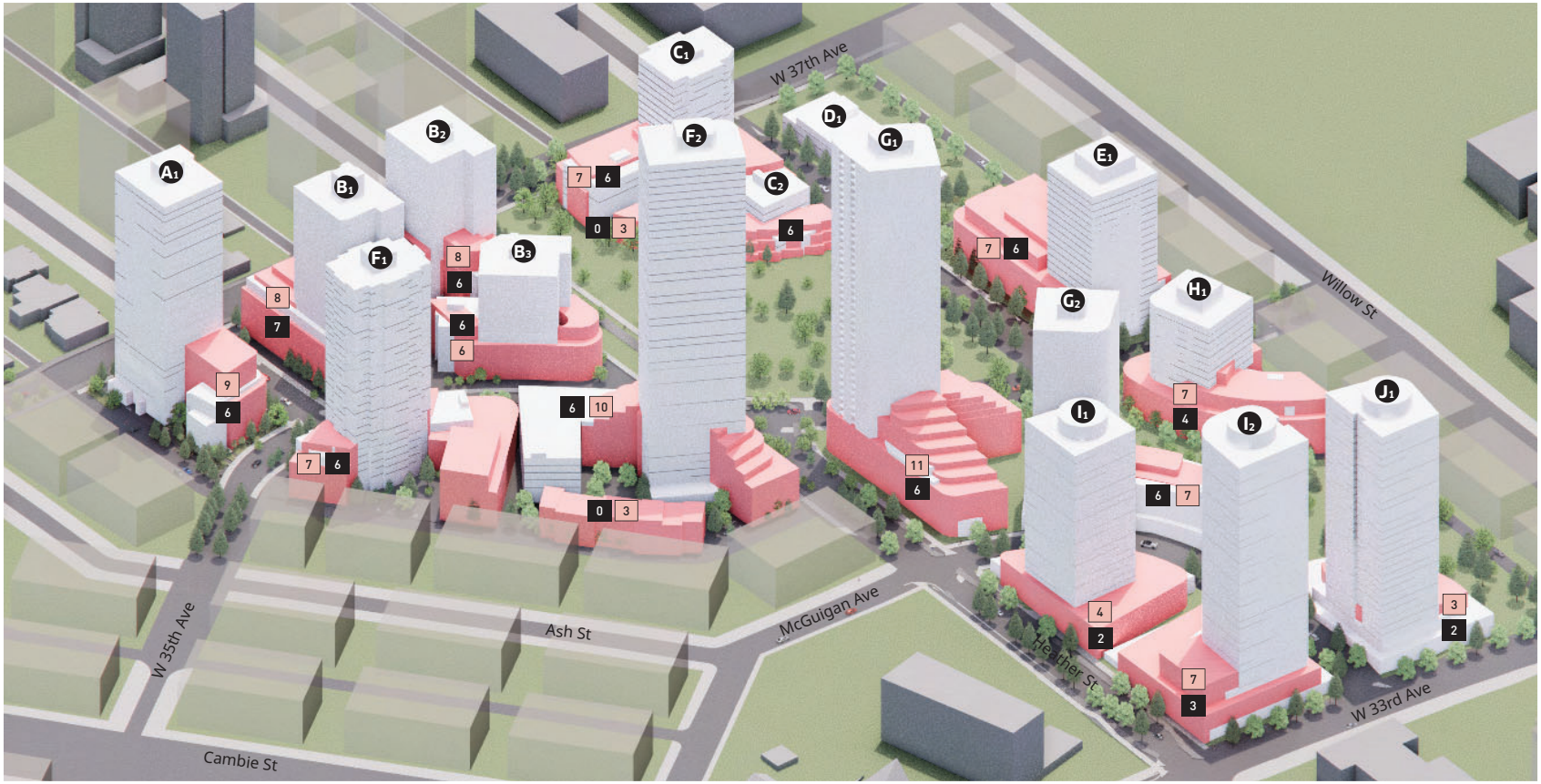


LEGEND

PROPOSED
ADDED LEVELS

REZONING
TOWER HEIGHTS

1.10 PODIUM HEIGHT COMPARISON

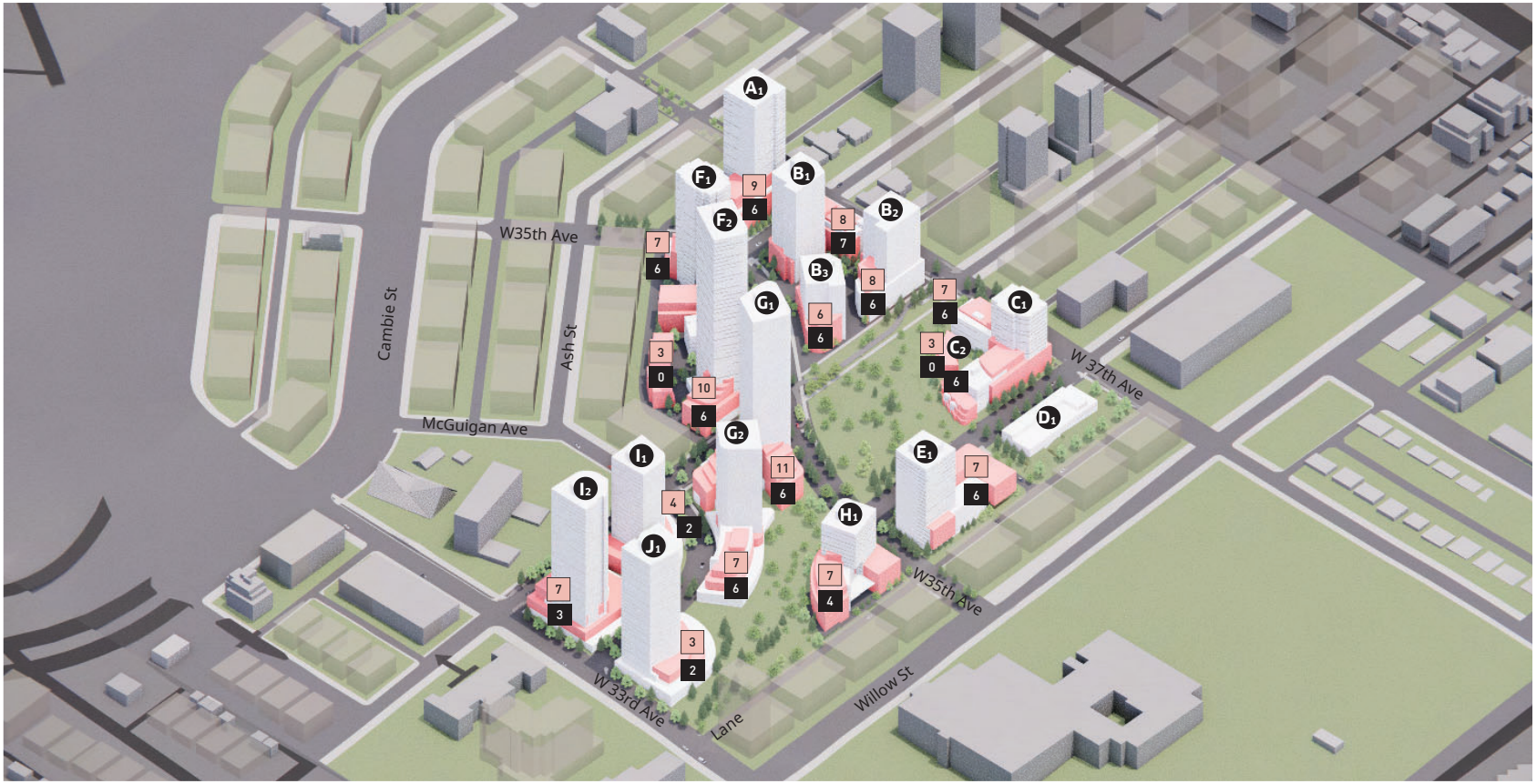


LEGEND

- REZONING PODIUM
- # PROPOSED PODIUM MAX. # OF STOREYS
- # REZONING PODIUM MAX. # OF STOREYS

PODIUM COMPARISON - VIEW 1

1.10.1 PODIUM HEIGHT COMPARISON



LEGEND

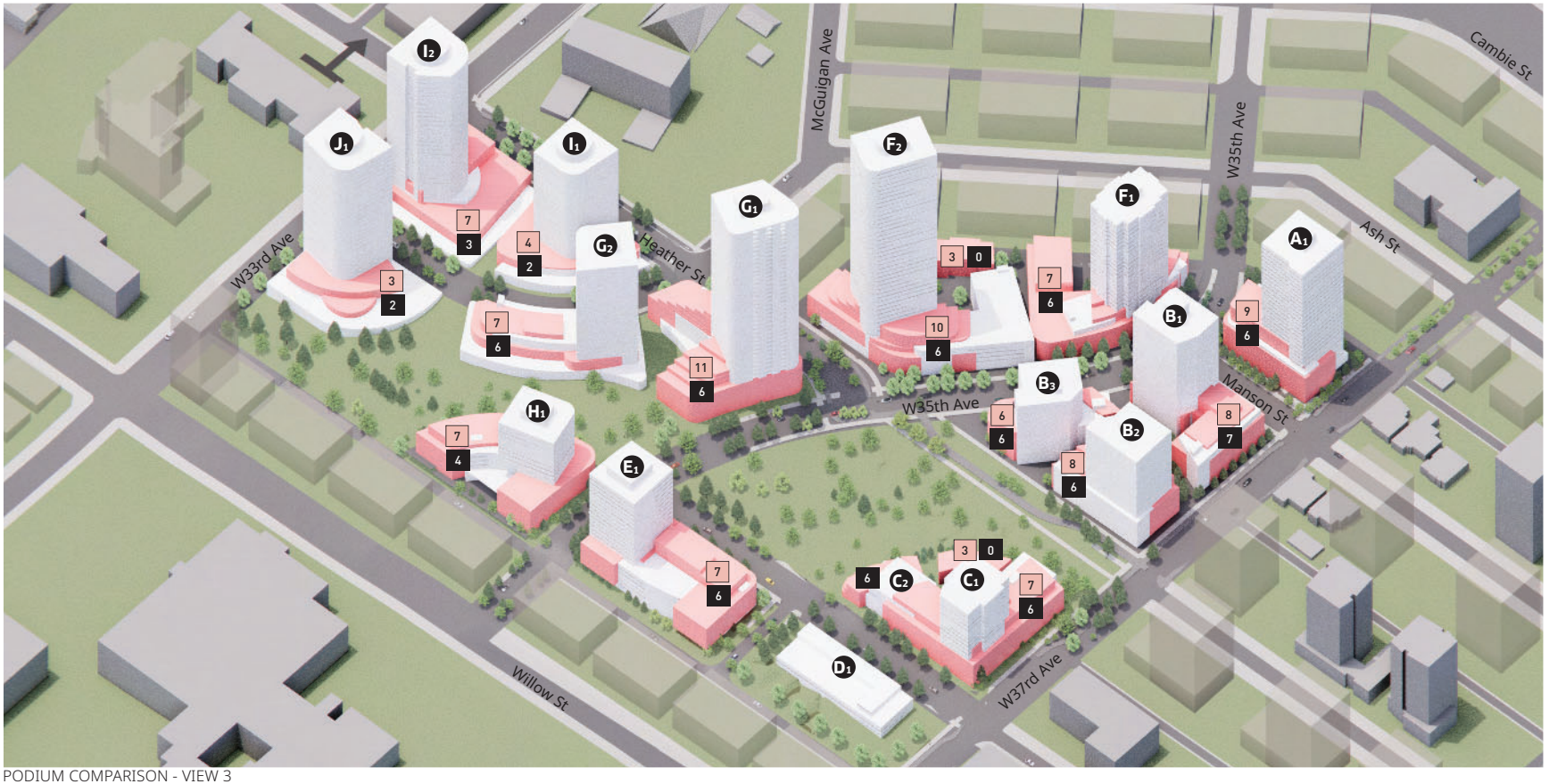
REZONING PODIUM

PROPOSED PODIUM MAX. # OF STOREYS

REZONING PODIUM MAX. # OF STOREYS

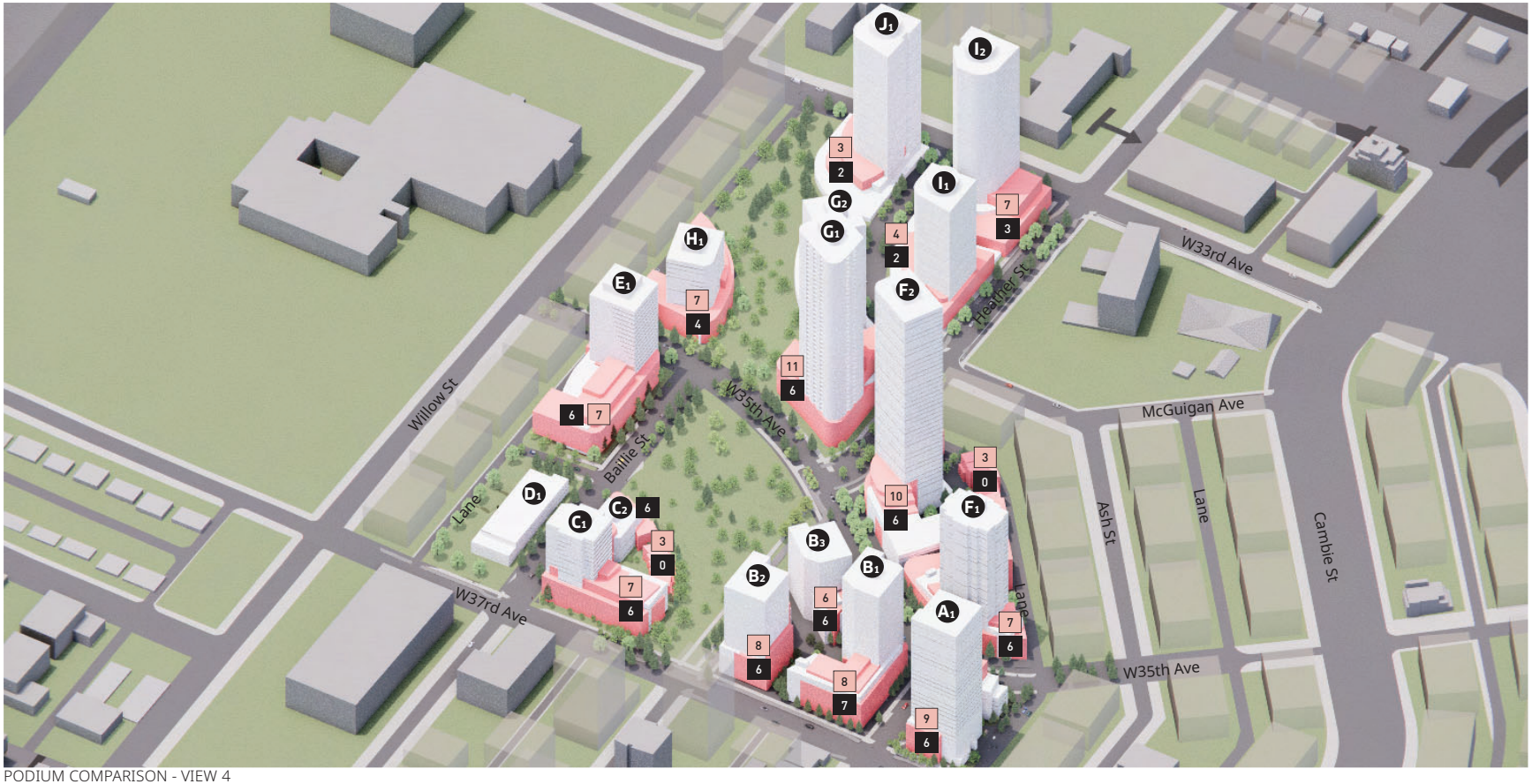
PODIUM COMPARISON - VIEW 2

1.10.2 PODIUM HEIGHT COMPARISON



PODIUM COMPARISON - VIEW 3

1.10.3 PODIUM HEIGHT COMPARISON



PODIUM COMPARISON - VIEW 4

1.11 OVERALL COMPARISON



REZONING VS PROPOSED

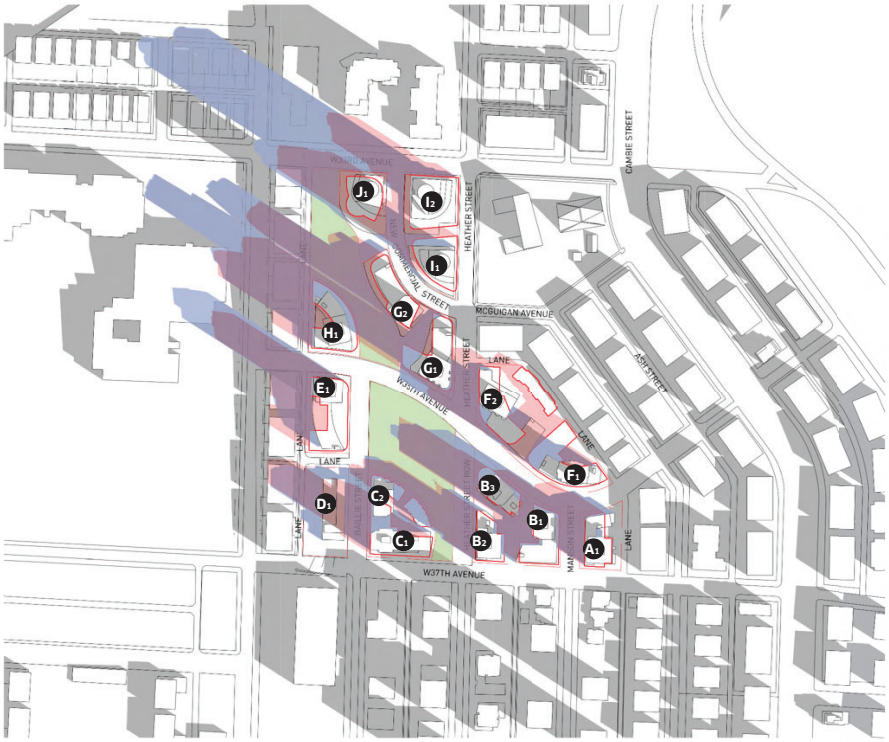
1.11.1 OVERALL COMPARISON



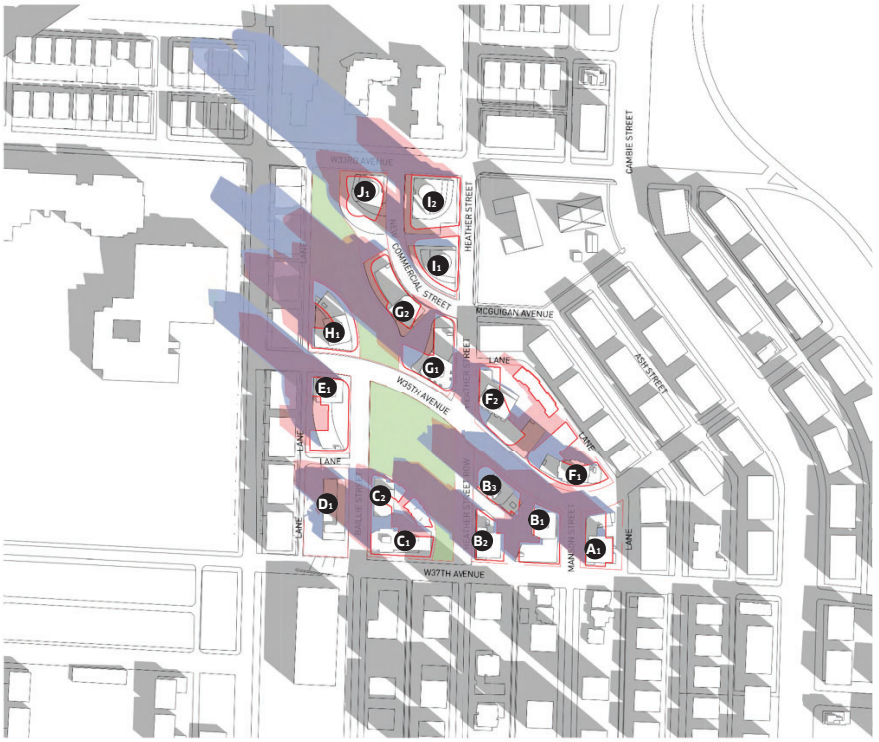
REZONING VS PROPOSED

1.12 SHADOW COMPARISONS

1.12.1 SHADOW COMPARISON - SPRING EQUINOX 10:00AM & 10:30AM



10AM PST (UTC -7) DST

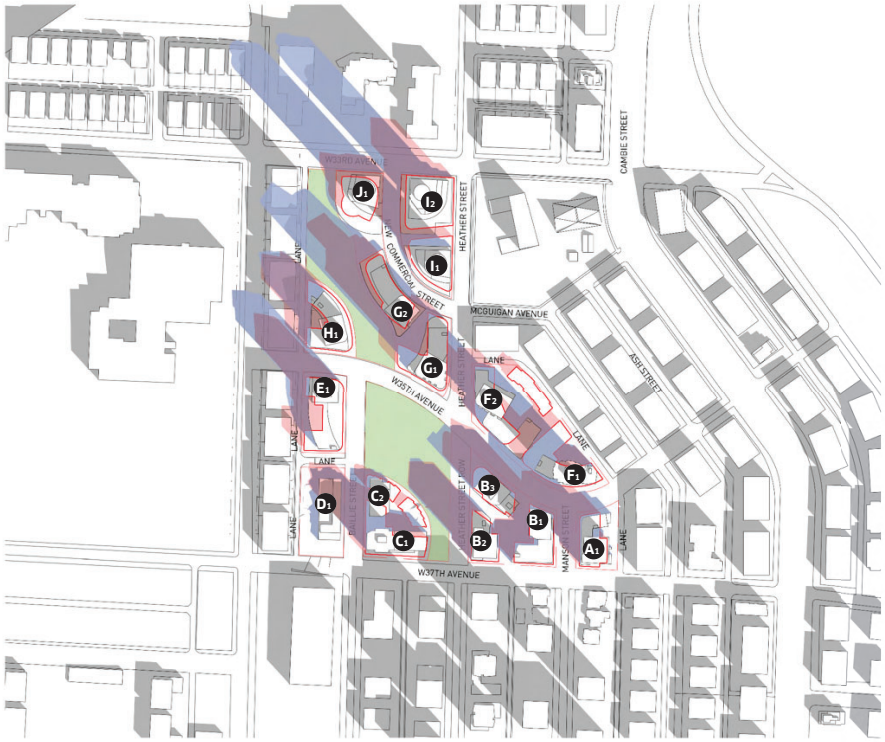


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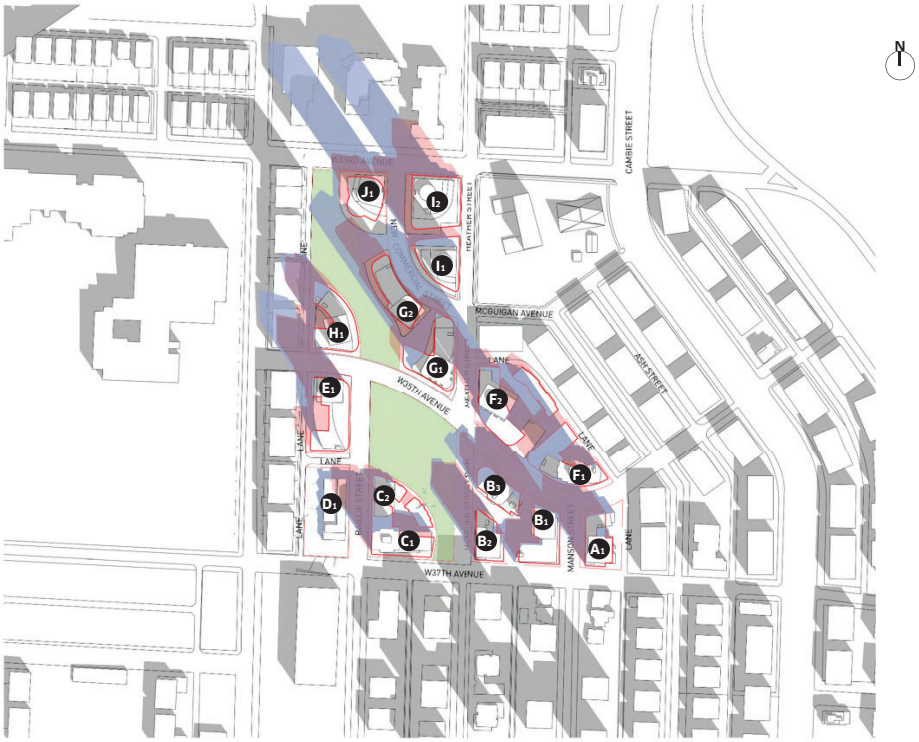
LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.2 SHADOW COMPARISON - SPRING EQUINOX 11:00AM & 11:30AM



11:00AM PST (UTC -7) DST



11:30AM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.3 SHADOW COMPARISON - SPRING EQUINOX 12:00PM & 12:30PM



12:00PM PST (UTC -7) DST



12:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.4 SHADOW COMPARISON - SPRING EQUINOX 1:00PM & 1:30PM



1:00PM PST (UTC -7) DST



1:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.5 SHADOW COMPARISON - SPRING EQUINOX 2:00PM & 2:30PM



2:00PM PST (UTC -7) DST



2:30PM PST (UTC -7) DST

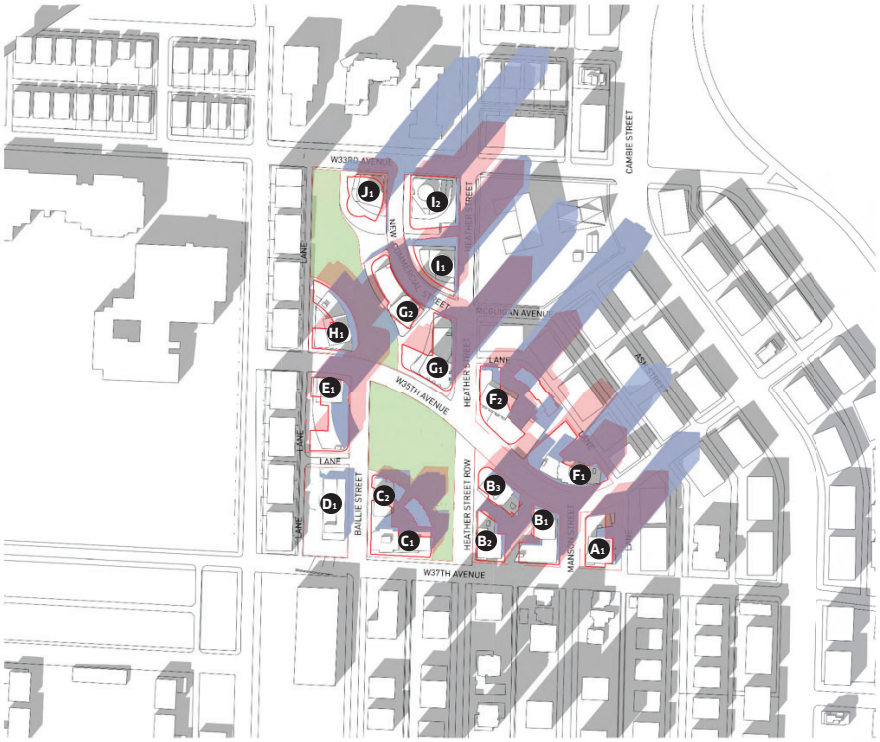
LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.6 SHADOW COMPARISON - SPRING EQUINOX 3:00PM & 3:30PM



3:00PM PST (UTC -7) DST

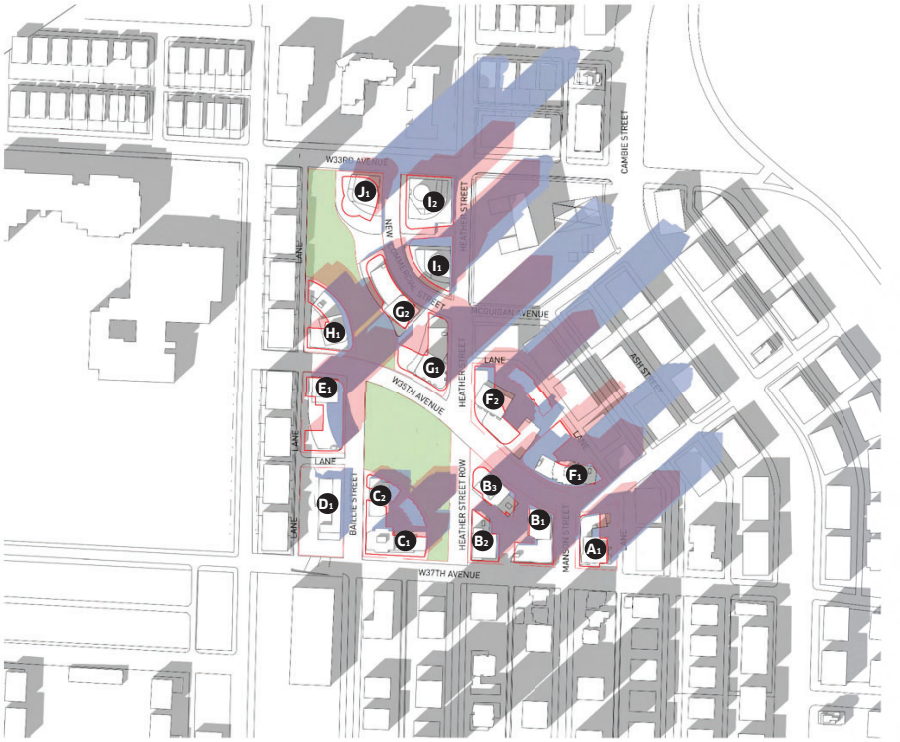


3:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.7 SHADOW COMPARISON - SPRING EQUINOX 4:00PM



4:00PM PST (UTC -7) DST

N

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.8 SHADOW COMPARISON - SUMMER SOLSTICE 10:00AM & 10:30AM



10:00AM PST (UTC -7) DST



10:30AM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.9 SHADOW COMPARISON - SUMMER SOLSTICE 11:00AM & 11:30AM



11:00AM PST (UTC -7) DST



11:30AM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.10 SHADOW COMPARISON - SUMMER SOLSTICE 12:00PM & 12:30PM



12:00PM PST (UTC -7) DST



12:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.11 SHADOW COMPARISON - SUMMER SOLSTICE 1:00PM & 1:30PM



1:00PM PST (UTC -7) DST



1:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.12 SHADOW COMPARISON - SUMMER SOLSTICE 2:00PM & 2:30PM



2:00PM PST (UTC -7) DST



2:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.13 SHADOW COMPARISON - SUMMER SOLSTICE 3:00PM & 3:30PM



3:00PM PST (UTC -7) DST



3:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.14 SHADOW COMPARISON - SUMMER SOLSTICE 4:00PM



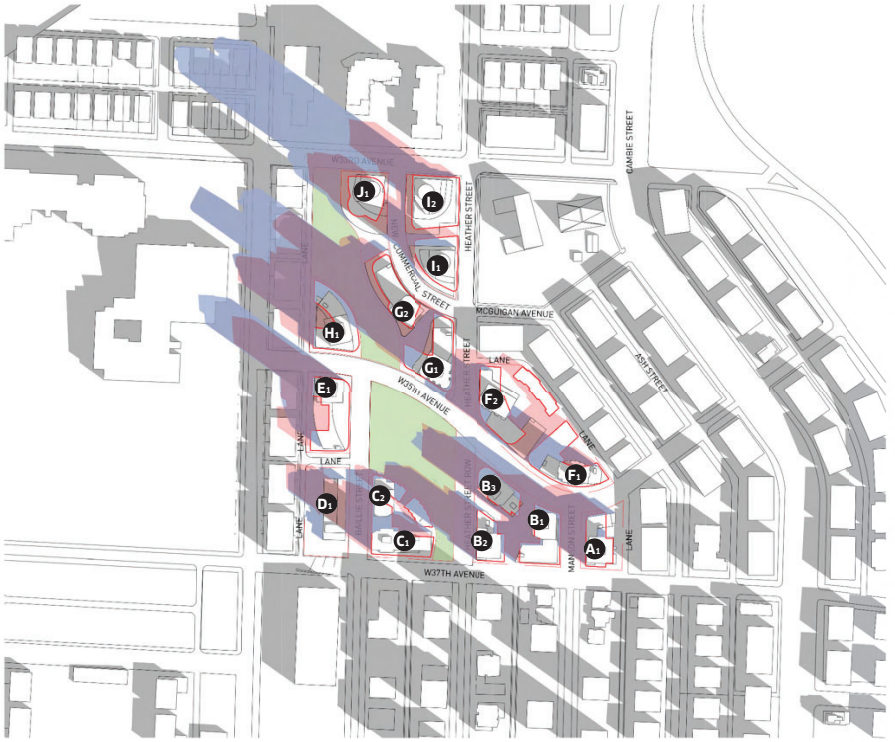
4:00PM PST (UTC -7) DST

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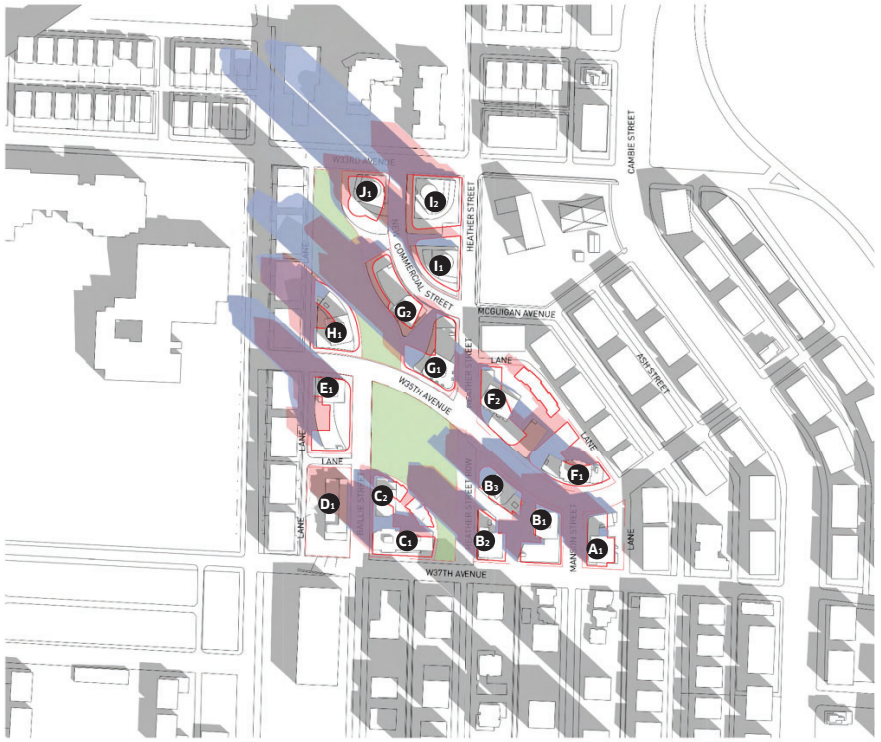
LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.15 SHADOW COMPARISON - FALL EQUINOX 10:00AM & 10:30AM



10:00AM PST (UTC -7) DST

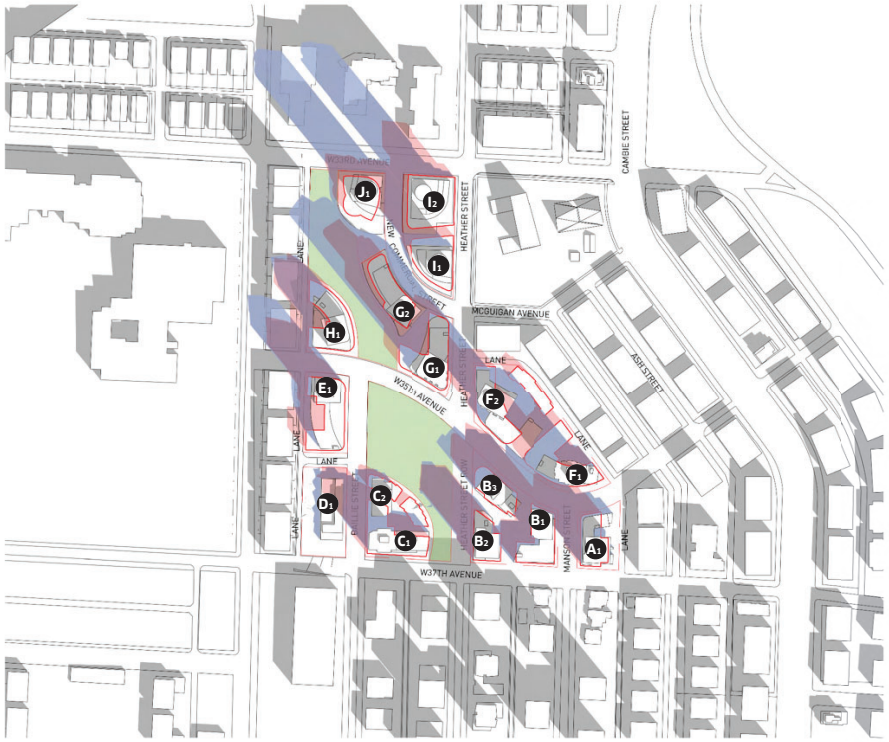


10:30AM PST (UTC -7) DST

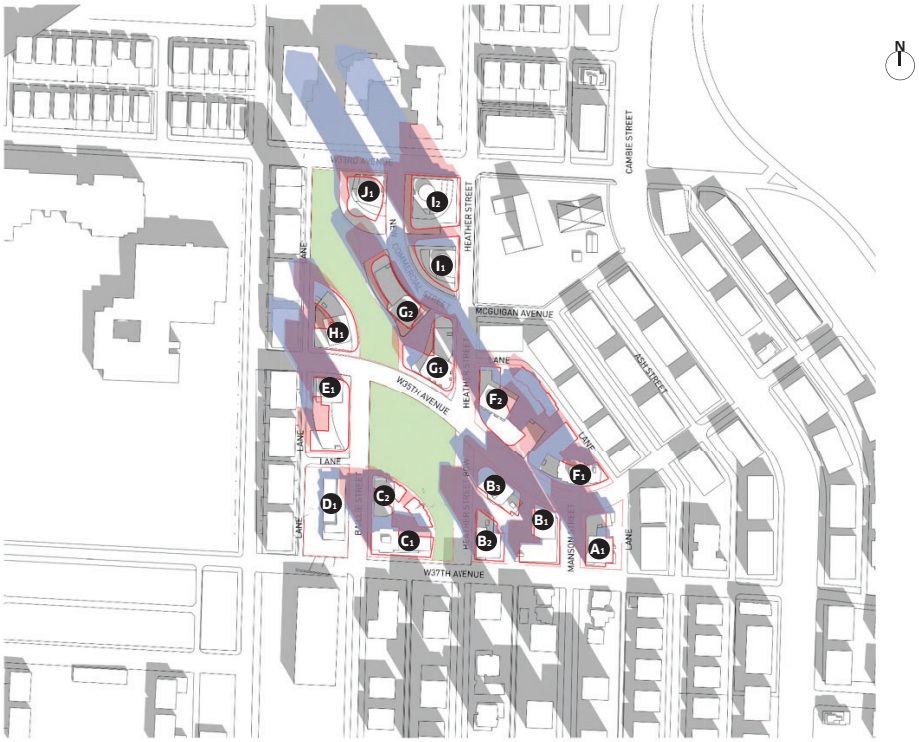
LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.16 SHADOW COMPARISON - FALL EQUINOX 11:00AM & 11:30AM



11:00AM PST (UTC -7) DST



11:30AM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.17 SHADOW COMPARISON - FALL EQUINOX 12:00PM & 12:30PM



12:00PM PST (UTC -7) DST



12:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.18 SHADOW COMPARISON - FALL EQUINOX 1:00PM & 1:30PM



1:00PM PST (UTC -7) DST



1:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.19 SHADOW COMPARISON - FALL EQUINOX 2:00PM & 2:30PM



2:00PM PST (UTC -7) DST



2:30PM PST (UTC -7) DST

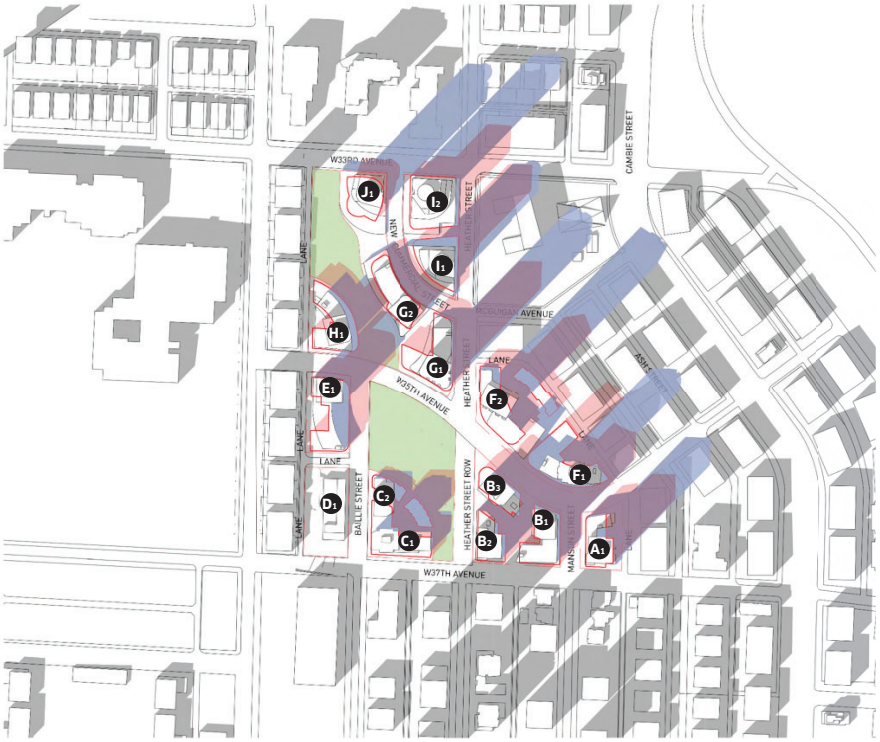
LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.20 SHADOW COMPARISON - FALL EQUINOX 3:00PM & 3:30PM



3:00PM PST (UTC -7) DST

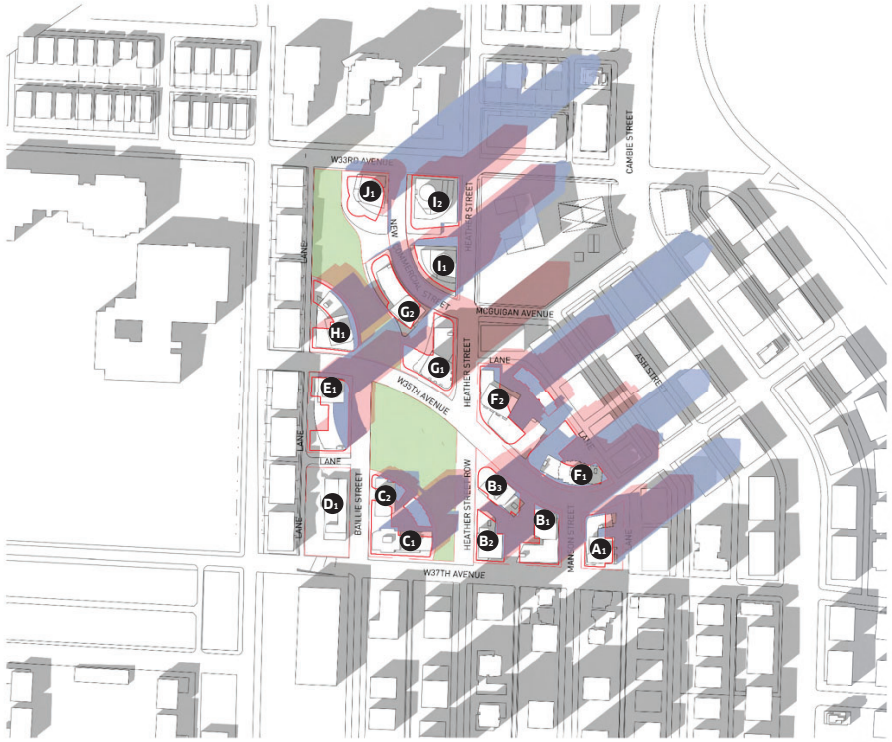


3:30PM PST (UTC -7) DST

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.12.21 SHADOW COMPARISON - FALL EQUINOX 4:00PM



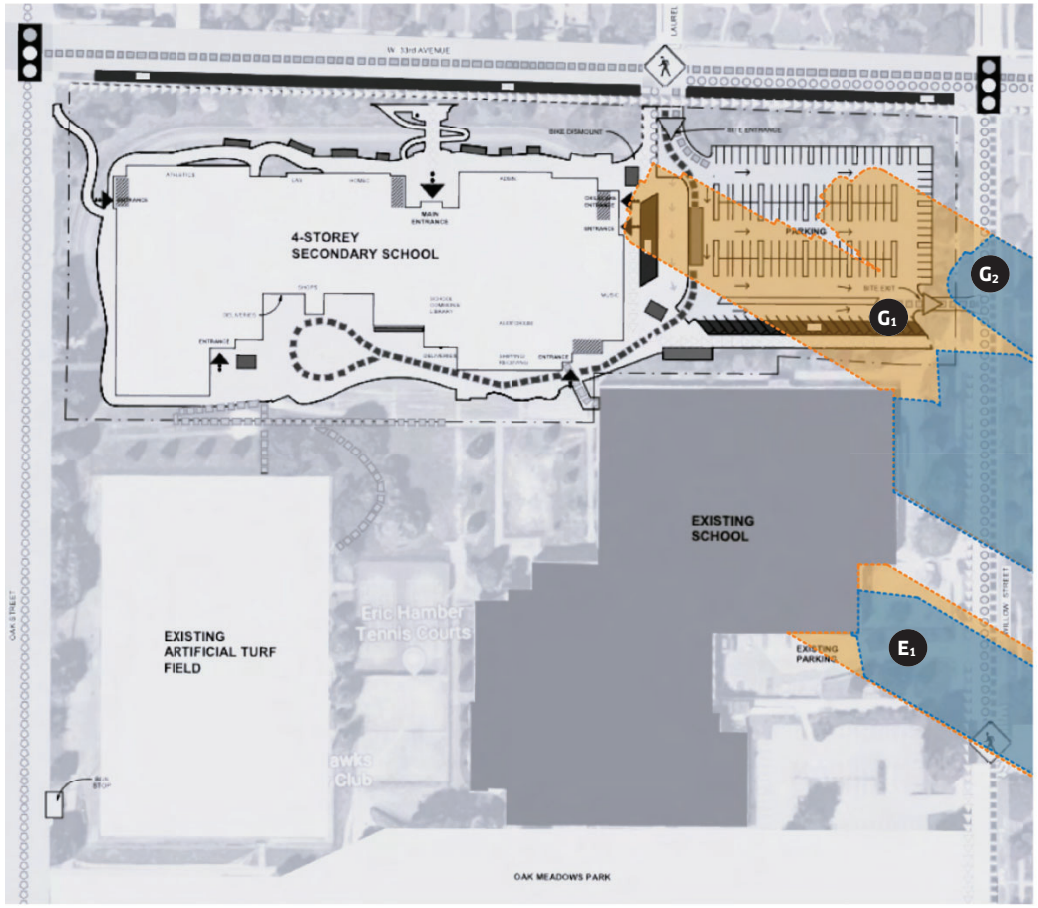
4:00PM PST (UTC -7) DST

N

LEGEND

- SHADOW ADDED SINCE 2022 REZONING SUBMISSION
- SHADOW RETAINED SINCE 2022 REZONING SUBMISSION
- SHADOW REMOVED SINCE 2022 REZONING SUBMISSION
- 2022 REZONING BUILDING OUTLINES

1.13 ERIC HAMBER SECONDARY SCHOOL - SHADOW COMPARISON



LEGEND

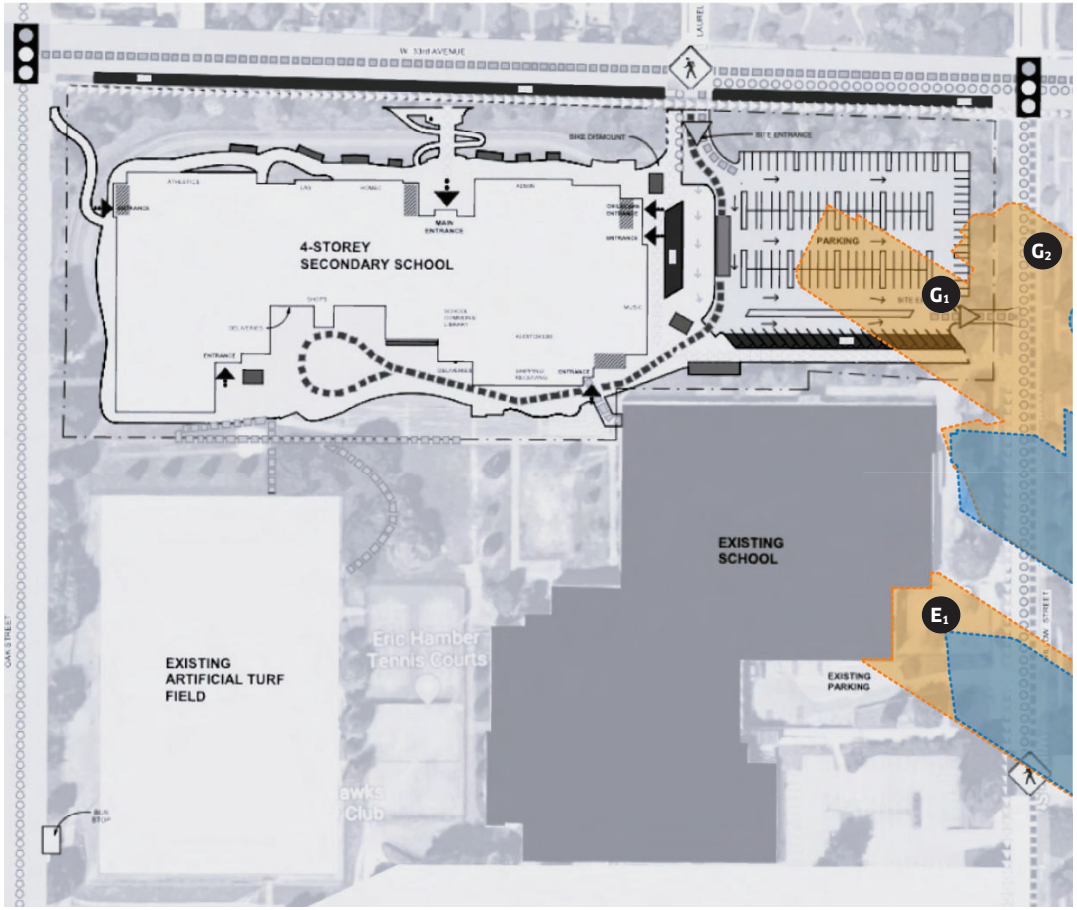
PROPOSED

REZONING

N

SPRING EQUINOX - 10AM PST (UTC -7) DST

1.13.1 ERIC HAMBER SECONDARY SCHOOL - SHADOW COMPARISON



LEGEND

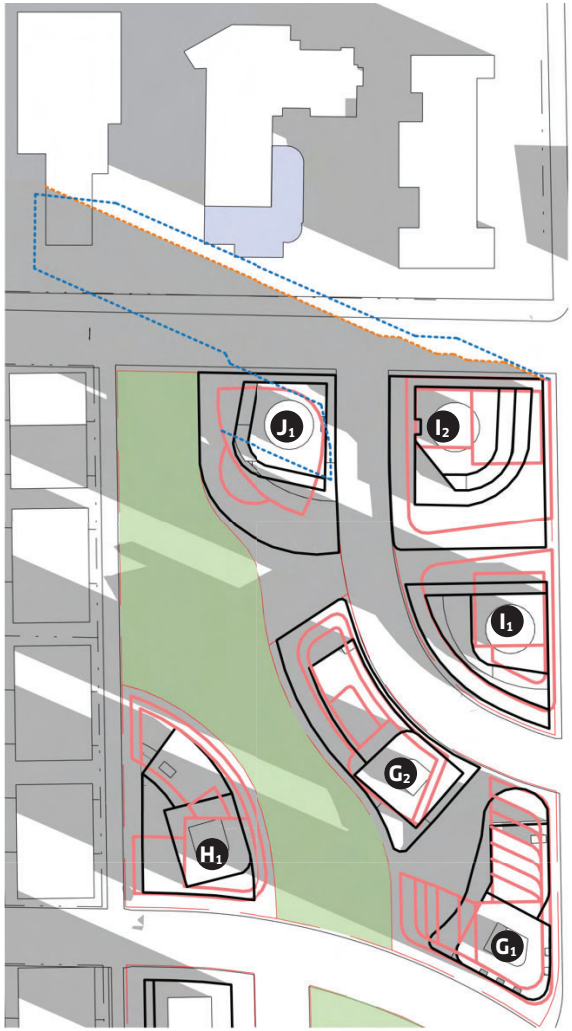
PROPOSED

REZONING

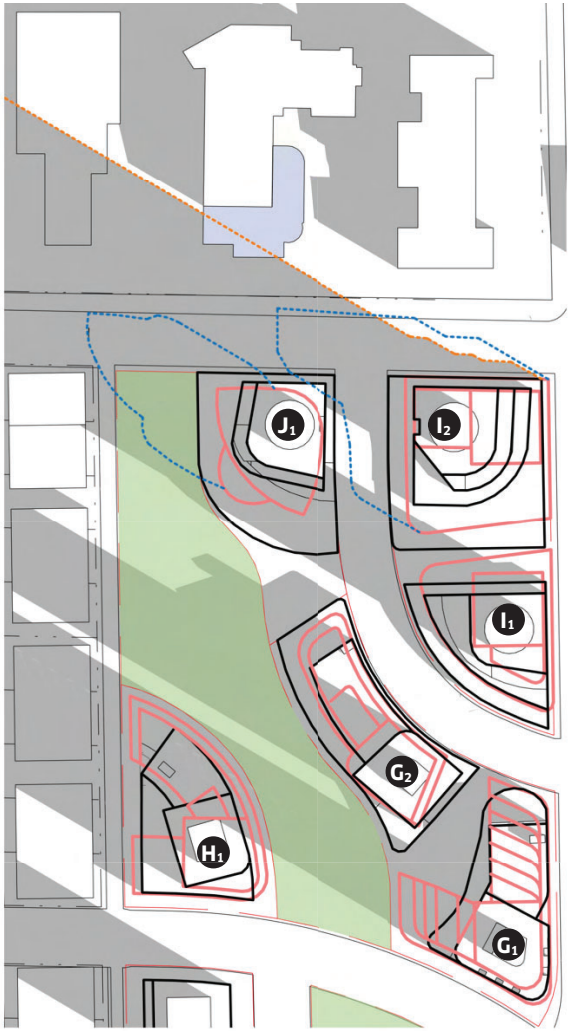
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FALL EQUINOX - 10AM PST (UTC -7) DST

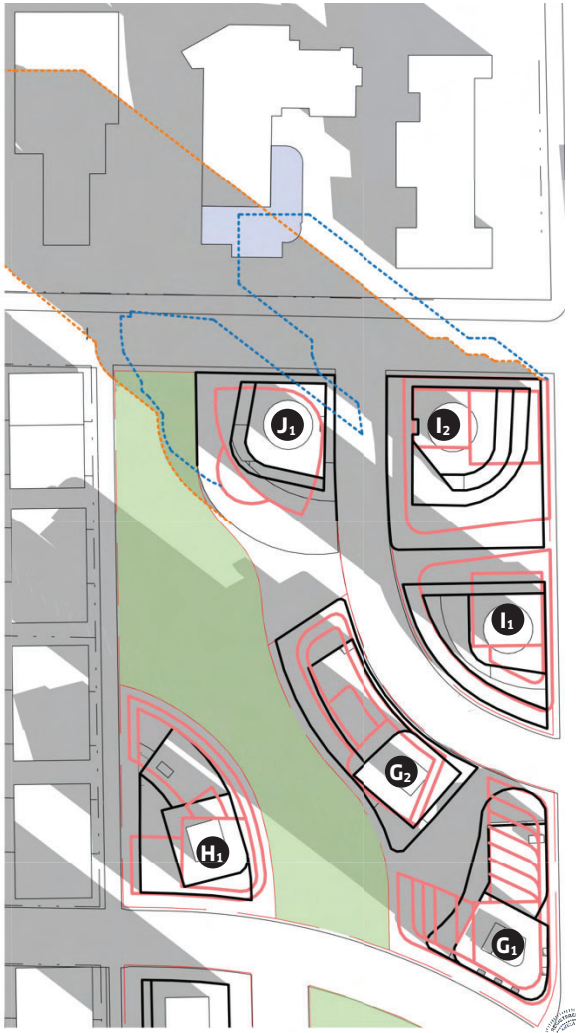
1.14 ST. VINCENTS CARE HOME - SPRING SHADOW COMPARISON



9:30 AM



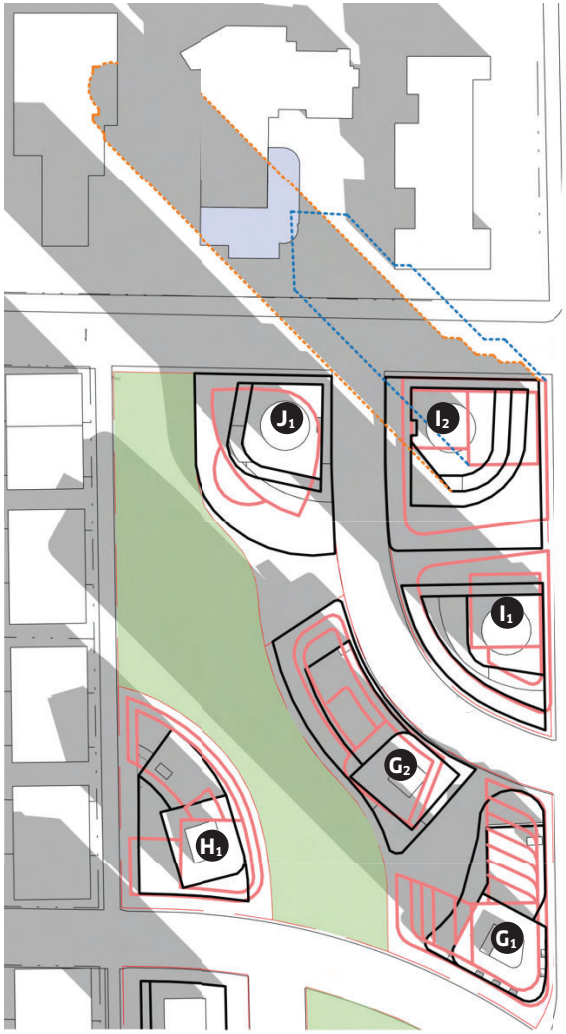
10:00 AM



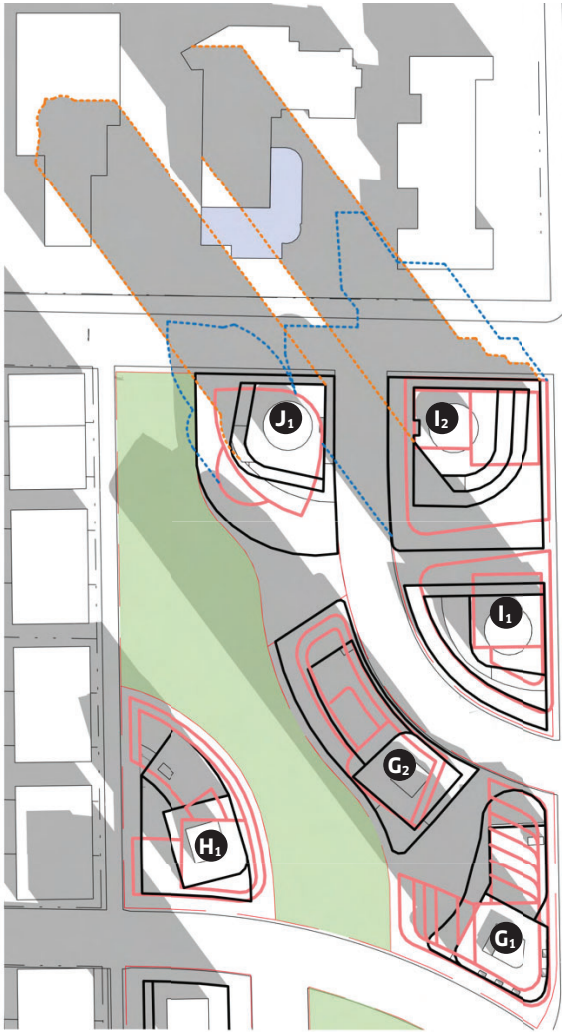
10:30 AM

PROPOSED 2020

1.14.1 ST. VINCENTS CARE HOME - SPRING SHADOW COMPARISON



11:00 AM

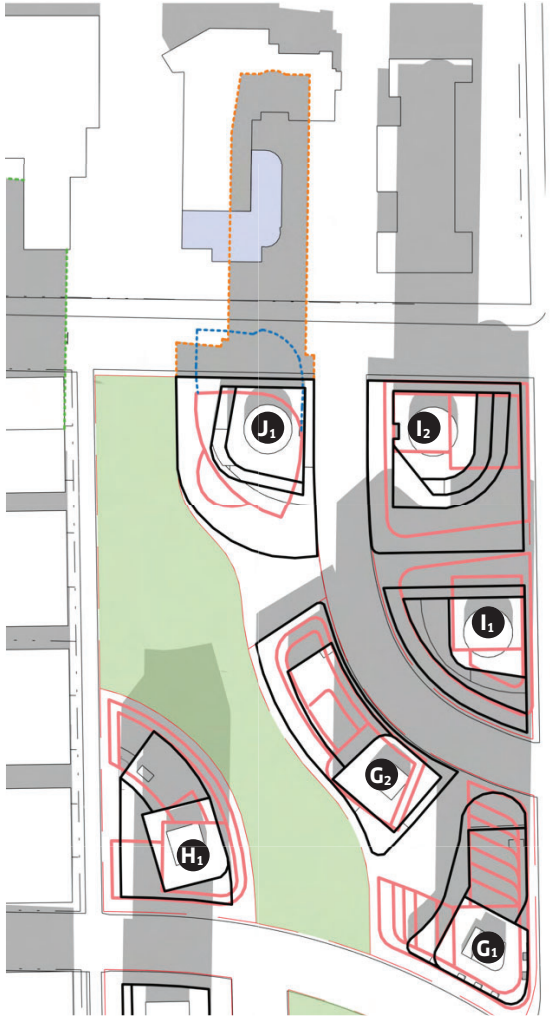


11:30 AM

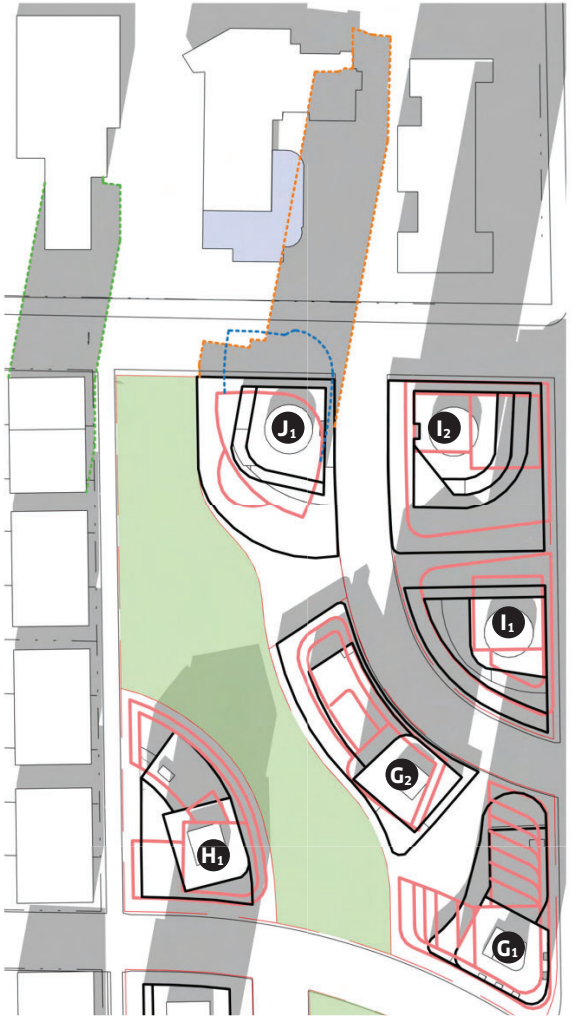
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PROPOSED 2020

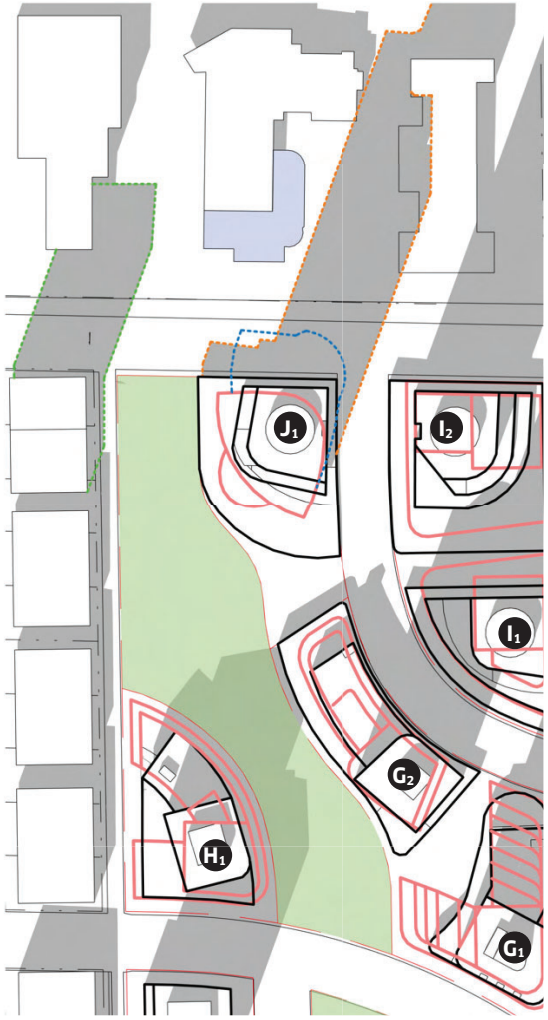
1.14.2 ST. VINCENTS CARE HOME - SPRING SHADOW COMPARISON



1:30 PM



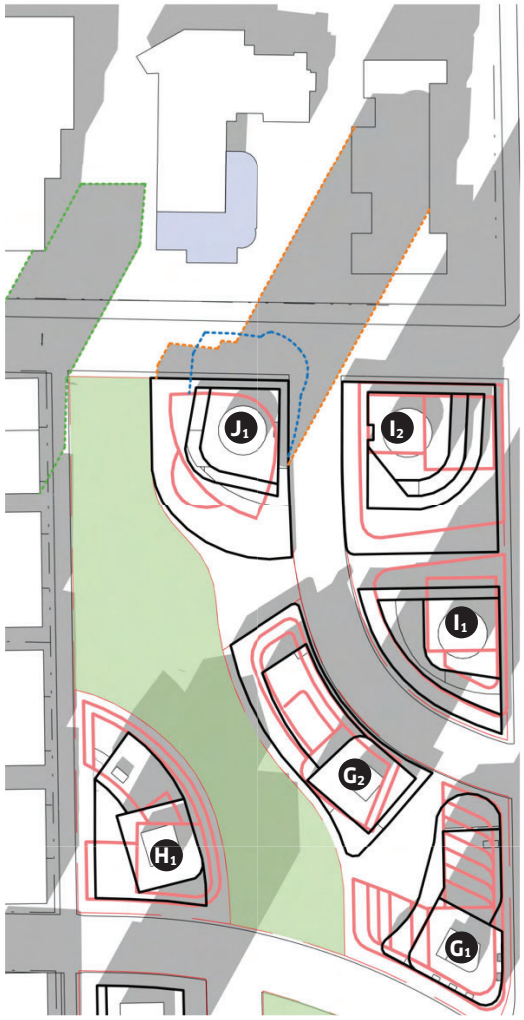
02:00 PM



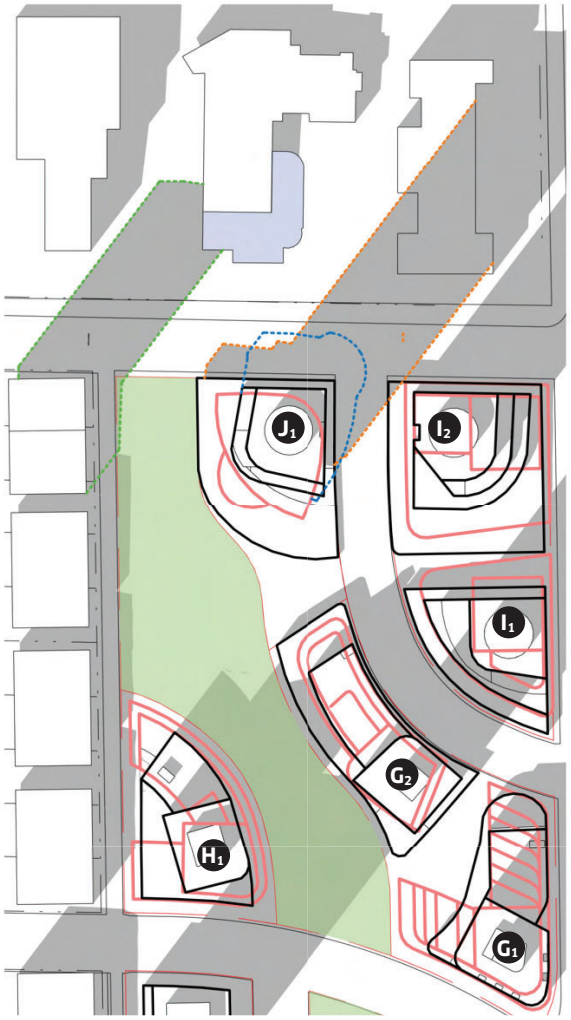
02:30 PM

4910-4590 WILLOW ST PROPOSED 2020

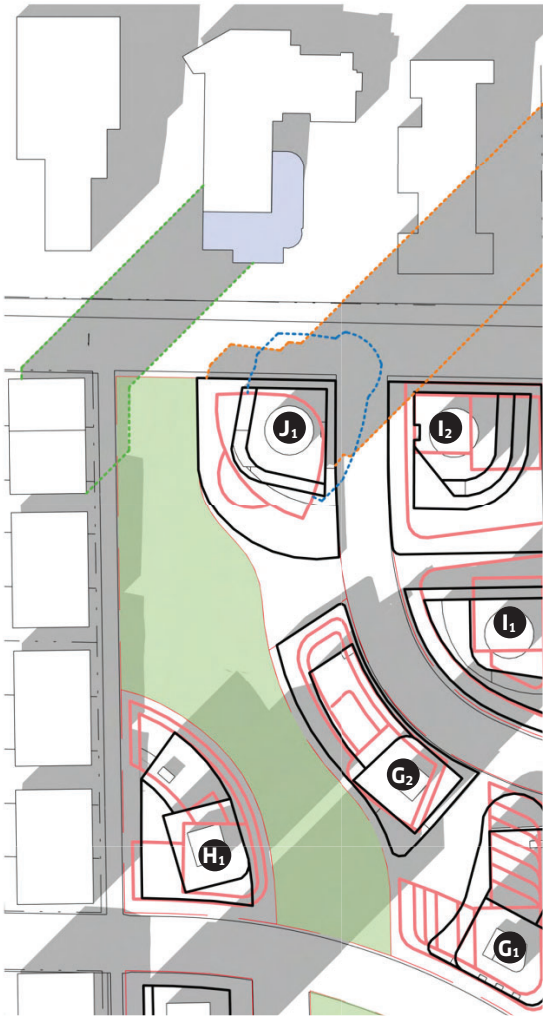
1.14.3 ST. VINCENTS CARE HOME - SPRING SHADOW COMPARISON



3:00 PM



03:30 PM



04:00 PM

N

4910-4590 WILLOW ST PROPOSED 2020

1.15 ST. VINCENTS CARE HOME - SUMMER SHADOW COMPARISON



9:30 AM



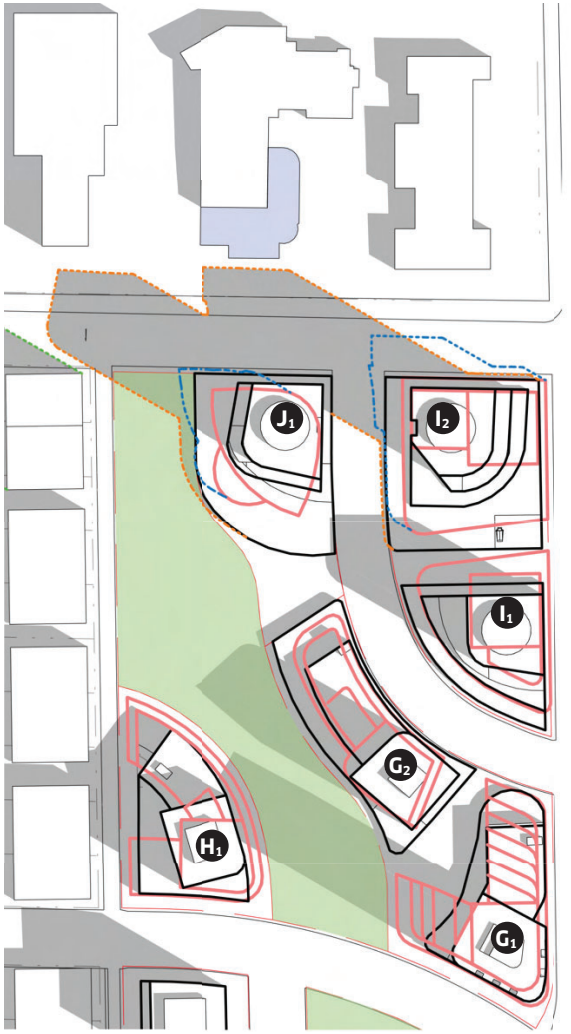
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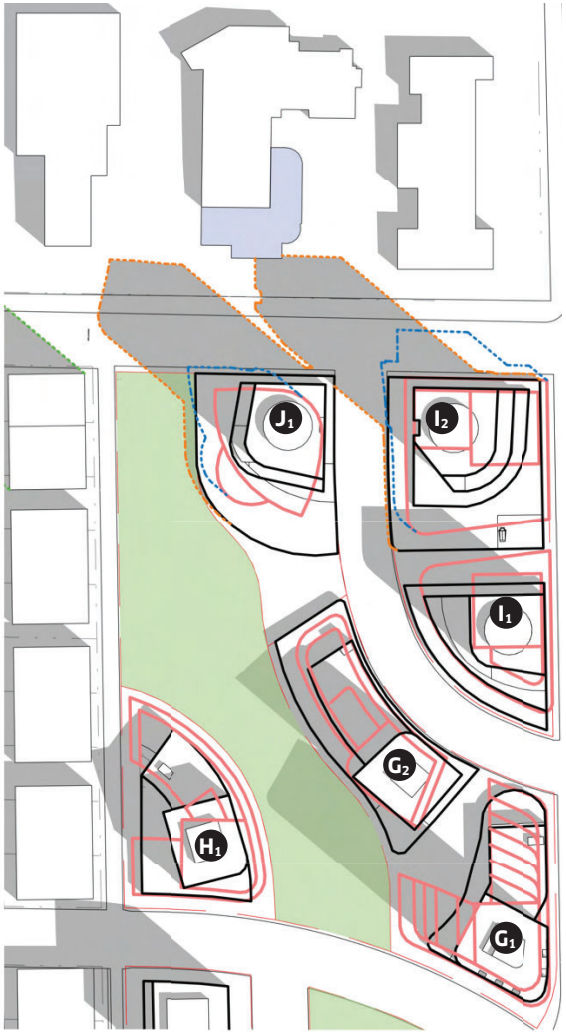
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4910-4590 WILLOW ST PROPOSED 2020

1.15.1 ST. VINCENTS CARE HOME - SUMMER SHADOW COMPARISON



11:00 AM



11:30 AM

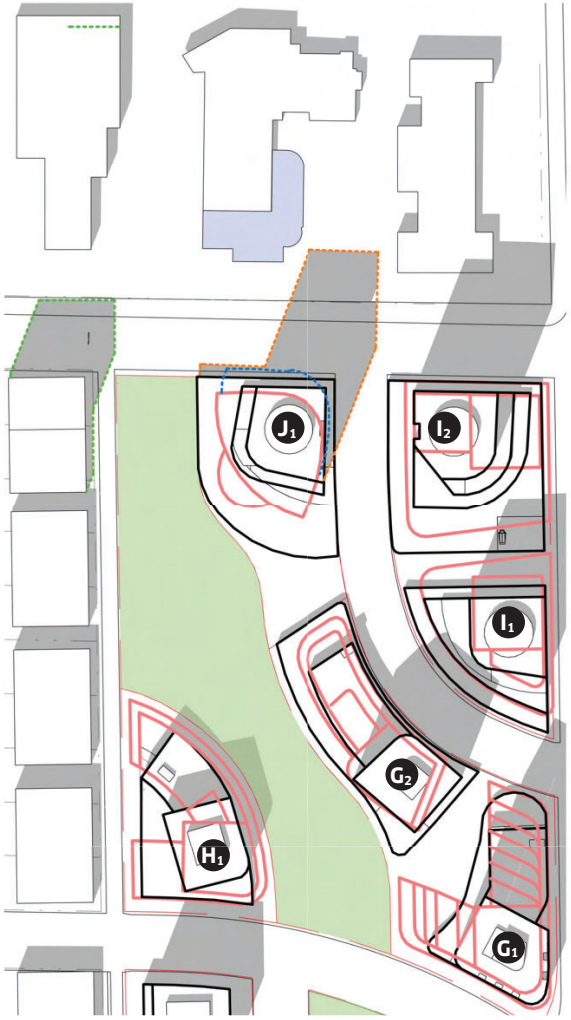
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4910-4590 WILLOW ST PROPOSED 2020

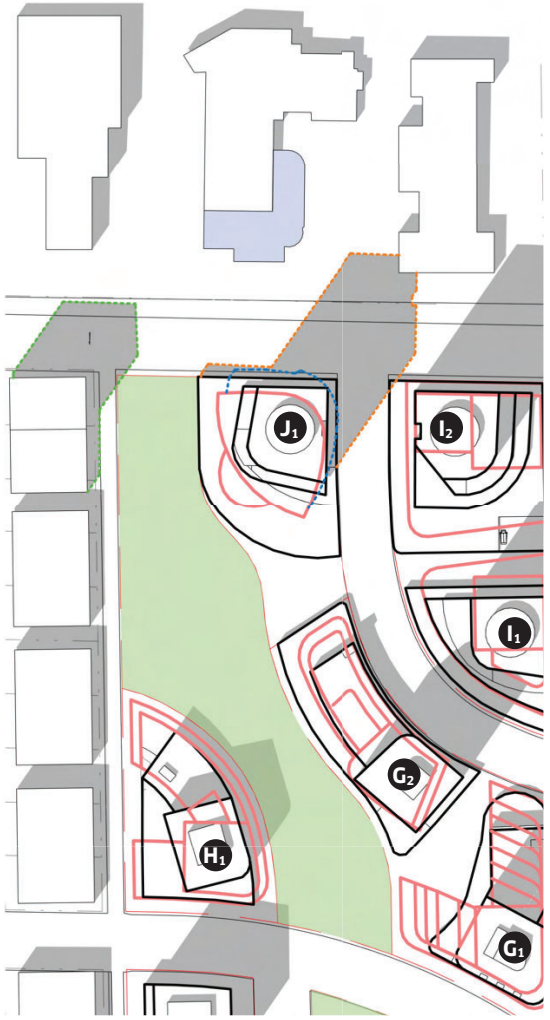
1.15.2 ST. VINCENTS CARE HOME - SUMMER SHADOW COMPARISON



1:30 PM



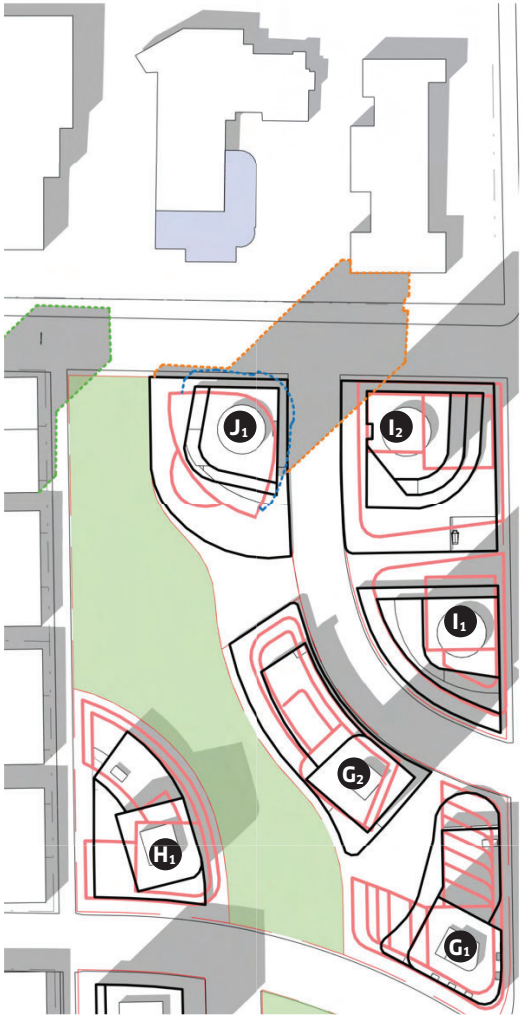
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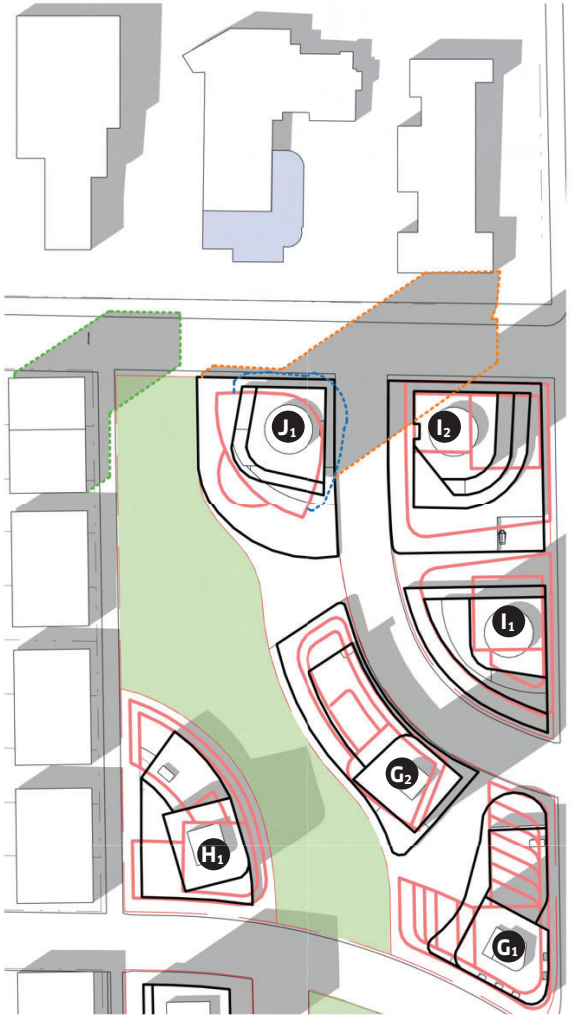
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4910-4590 WILLOW ST PROPOSED 2020

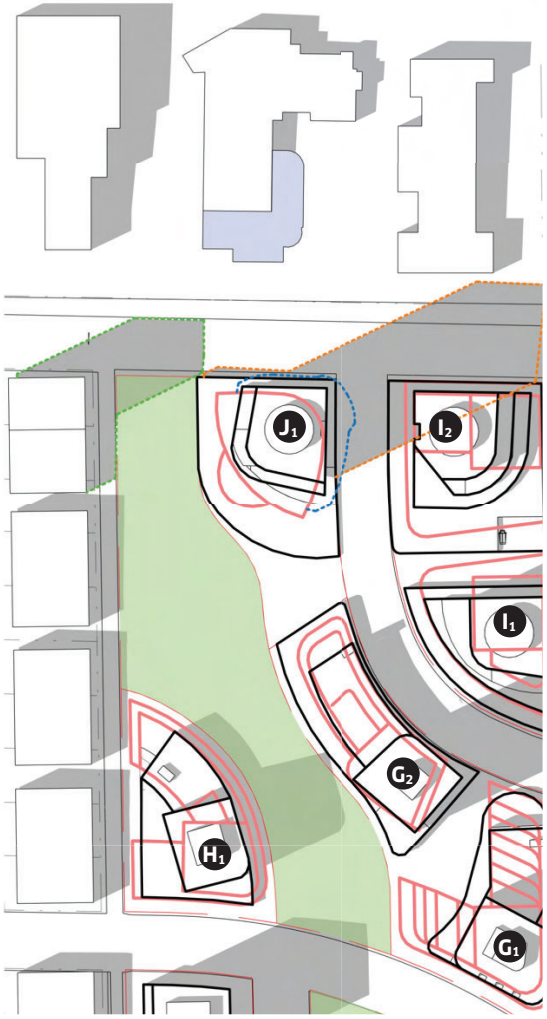
1.15.3 ST. VINCENTS CARE HOME - SUMMER SHADOW COMPARISON



3:00 PM



03:30 PM

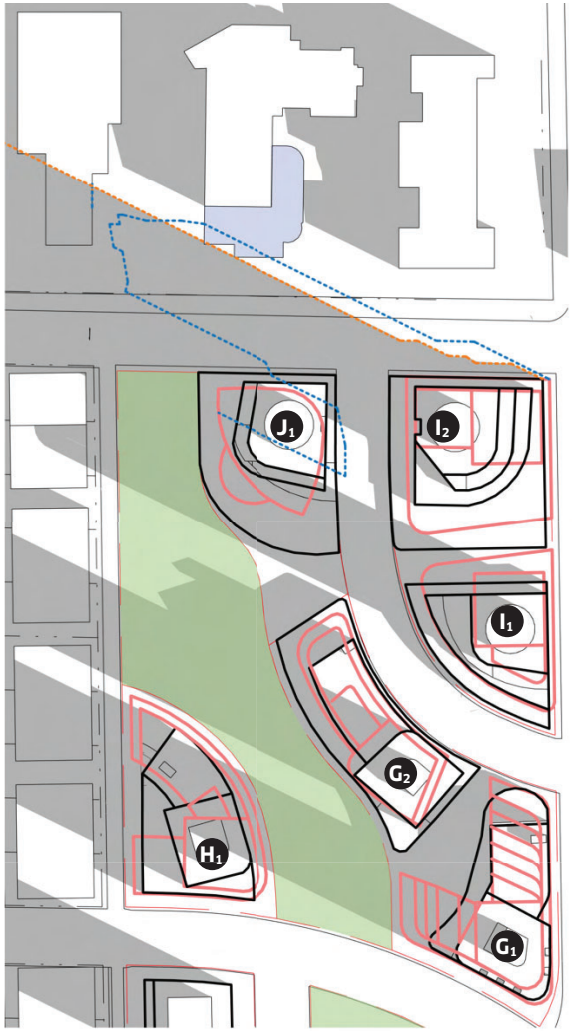


04:00 PM

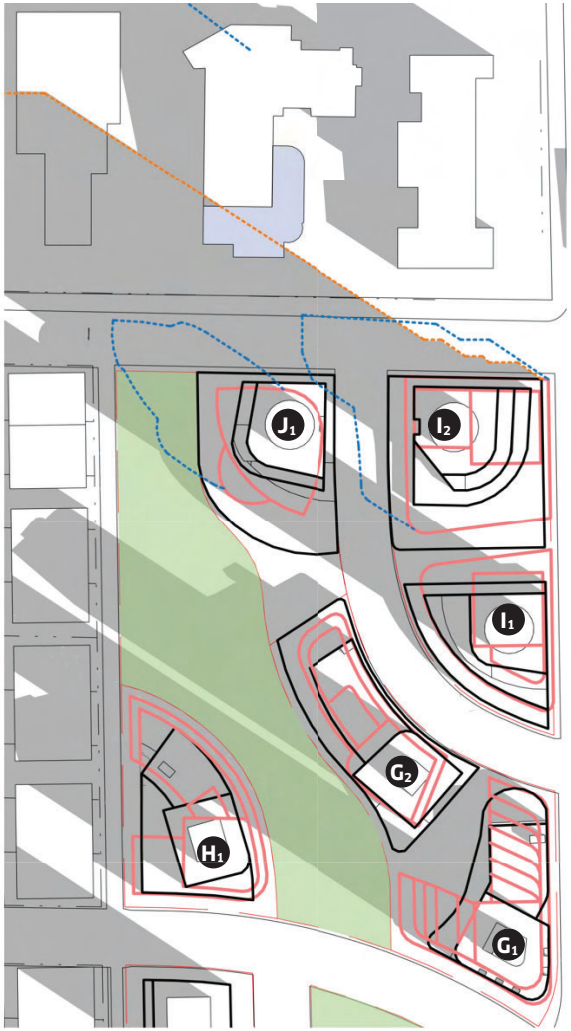
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4910-4590 WILLOW ST PROPOSED 2020

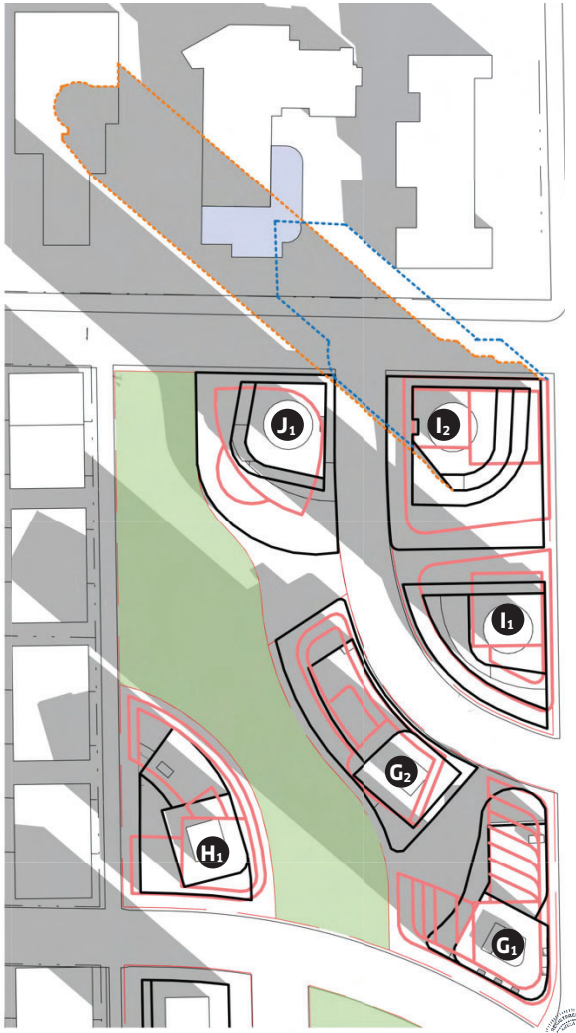
1.16 ST. VINCENTS CARE HOME - FALL SHADOW COMPARISON



9:30 AM



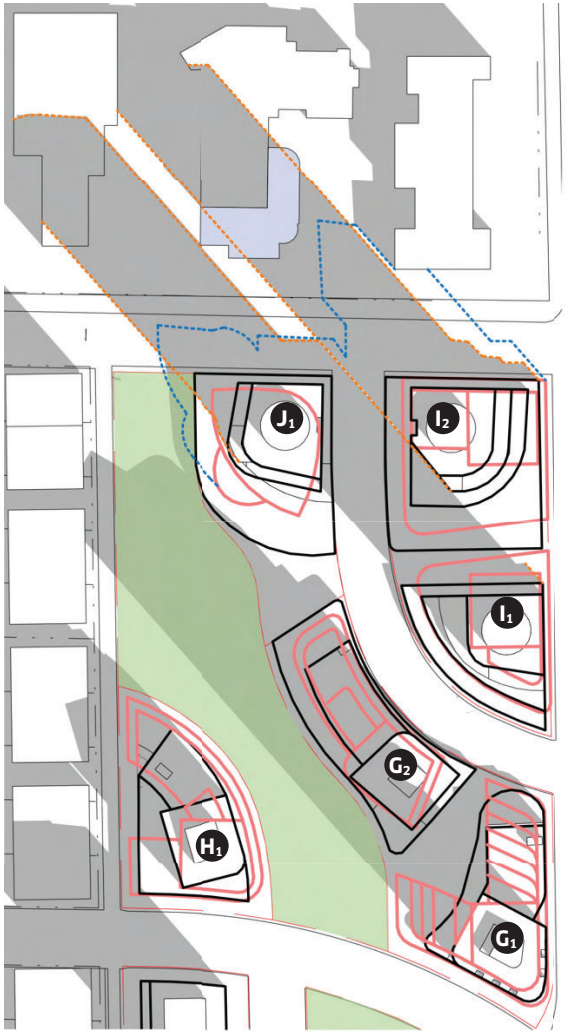
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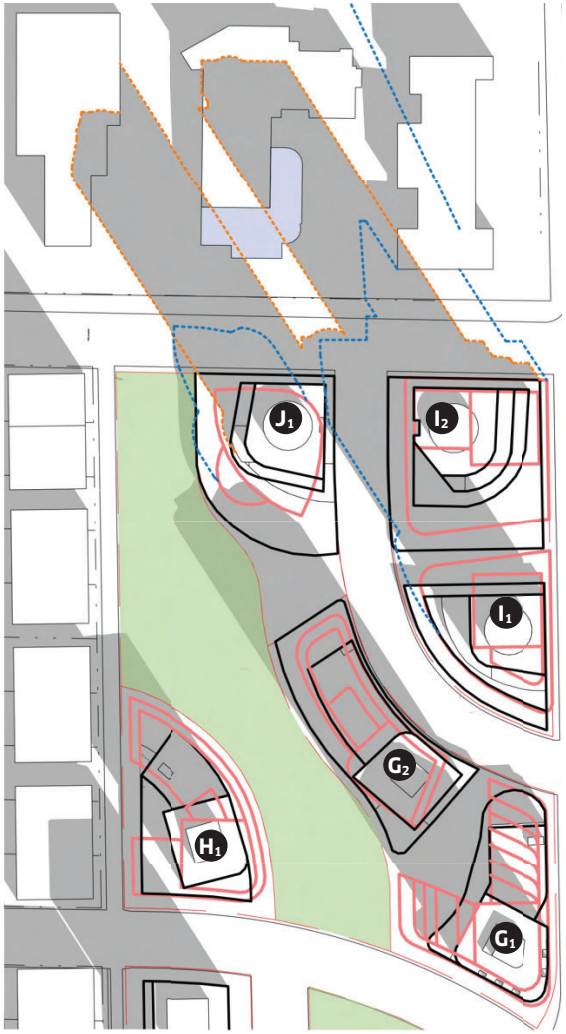
10:30 AM

PROPOSED 2020

1.16.1 ST. VINCENTS CARE HOME - FALL SHADOW COMPARISON



11:00 AM

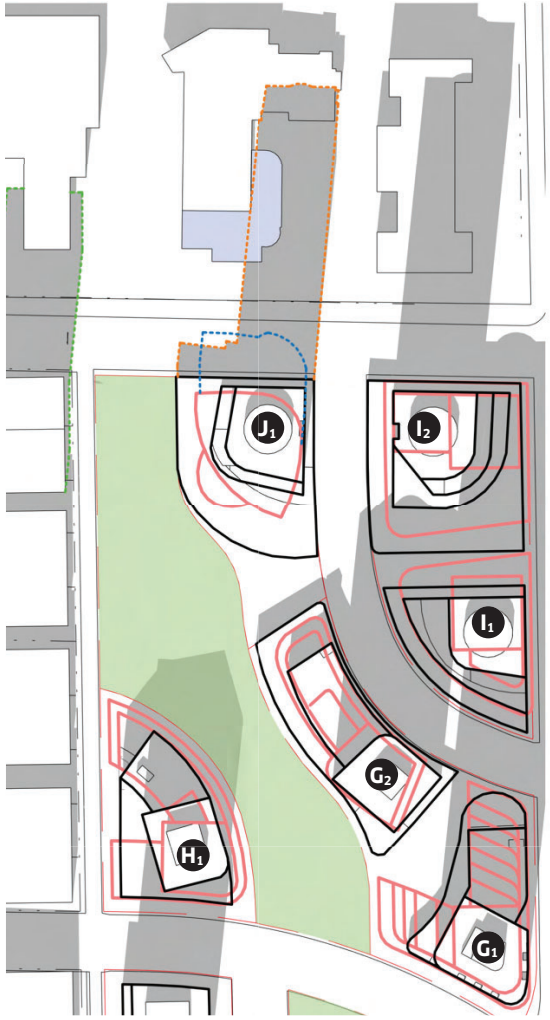


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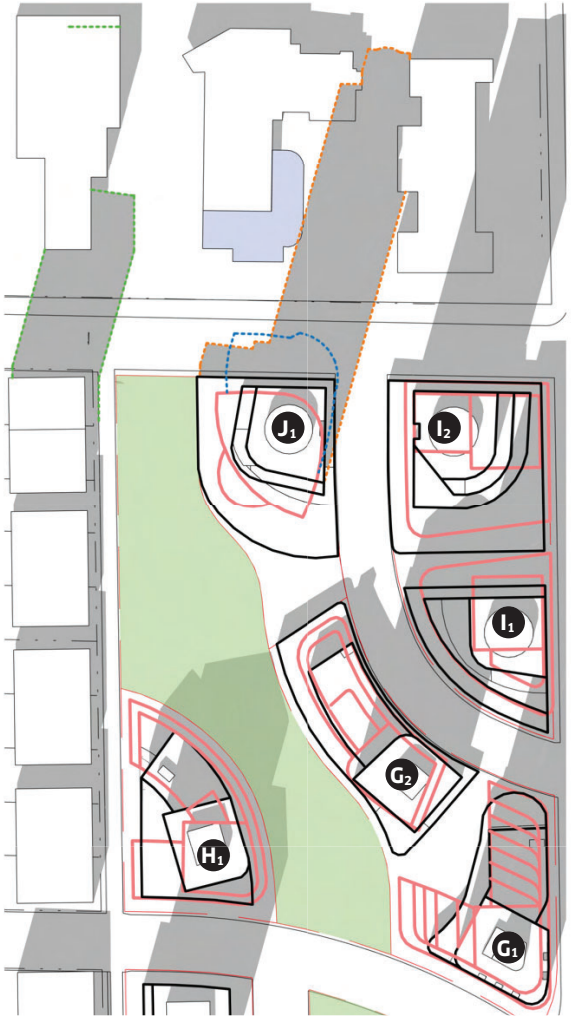
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PROPOSED 2020

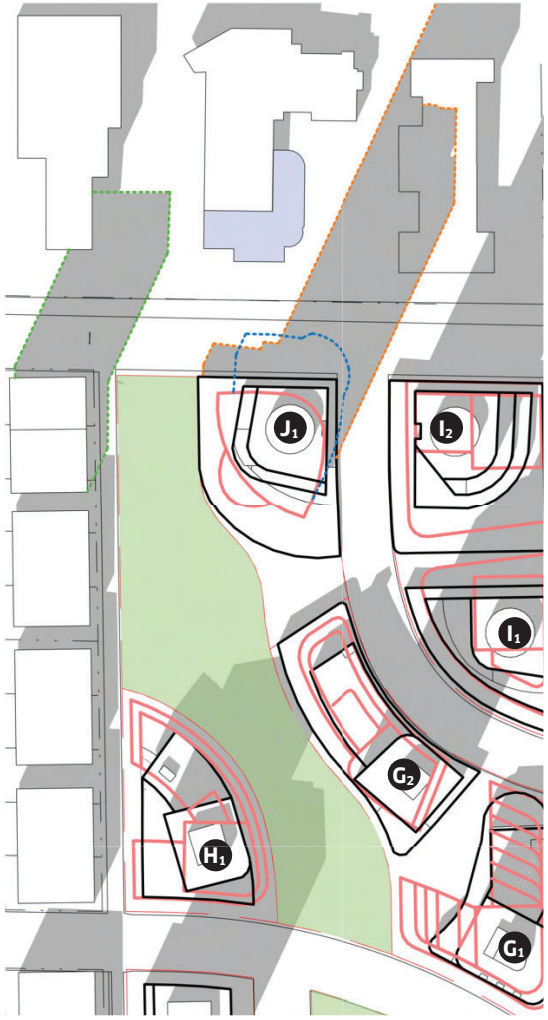
1.16.2 ST. VINCENTS CARE HOME - FALL SHADOW COMPARISON



1:30 PM



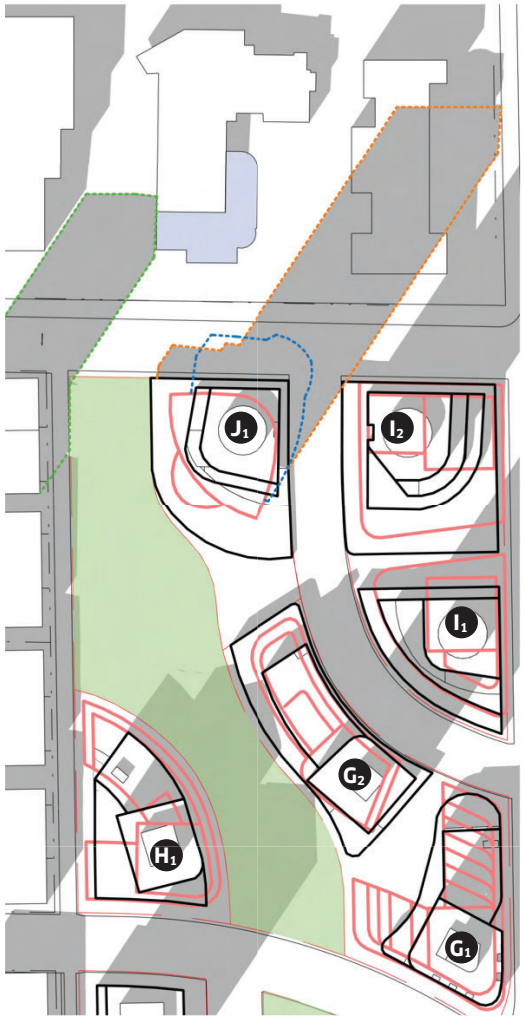
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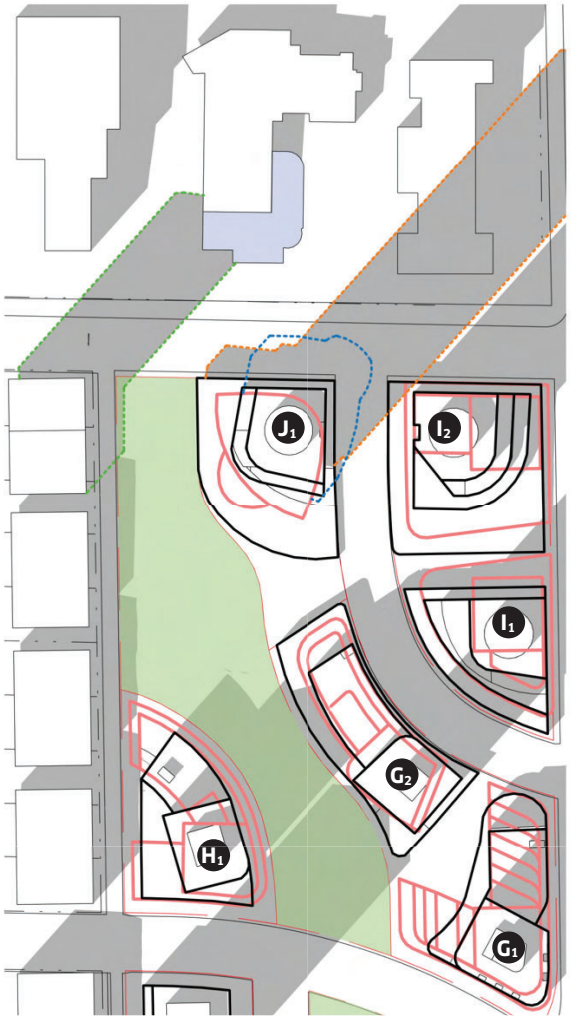
02:30 PM

4910-4590 WILLOW ST PROPOSED 2020

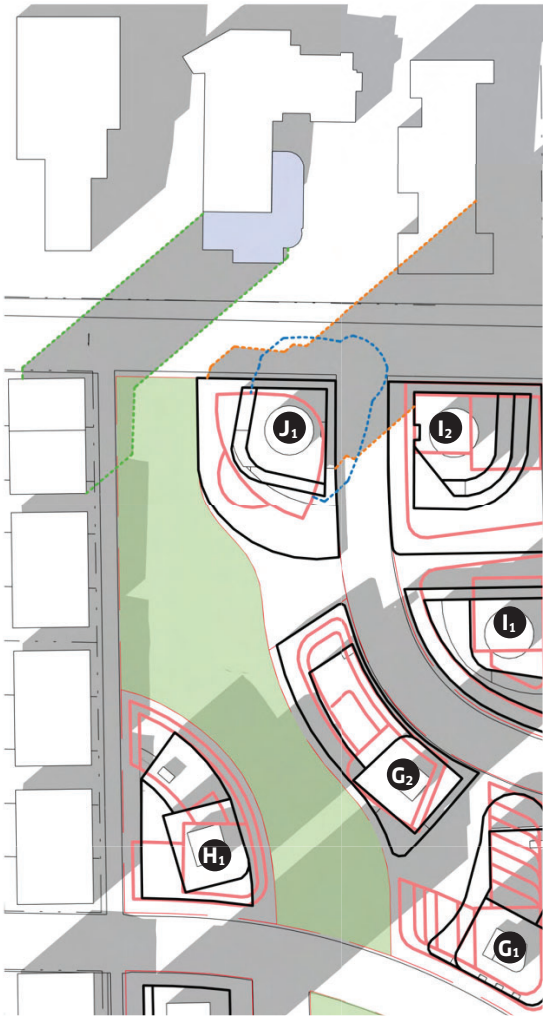
1.16.3 ST. VINCENTS CARE HOME - FALL SHADOW COMPARISON



3:00 PM



03:30 PM

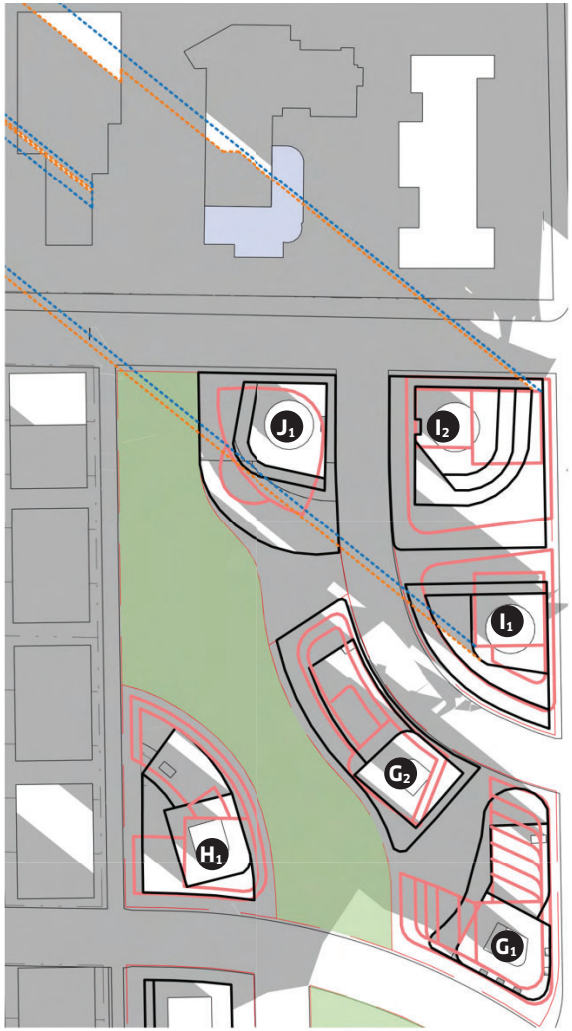


04:00 PM

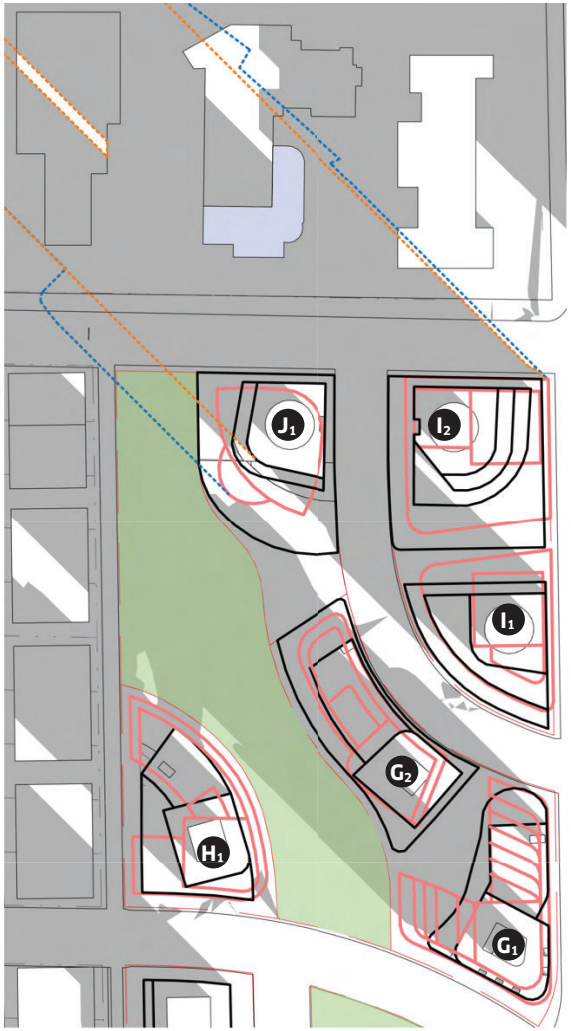
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4910-4590 WILLOW ST PROPOSED 2020

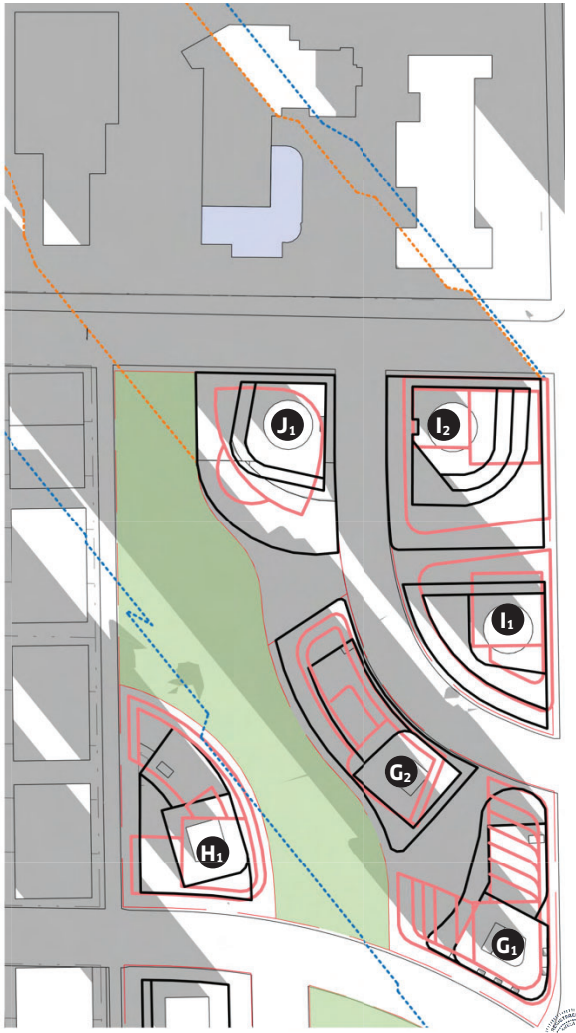
1.17 ST. VINCENTS CARE HOME - WINTER SHADOW COMPARISON



9:30 AM



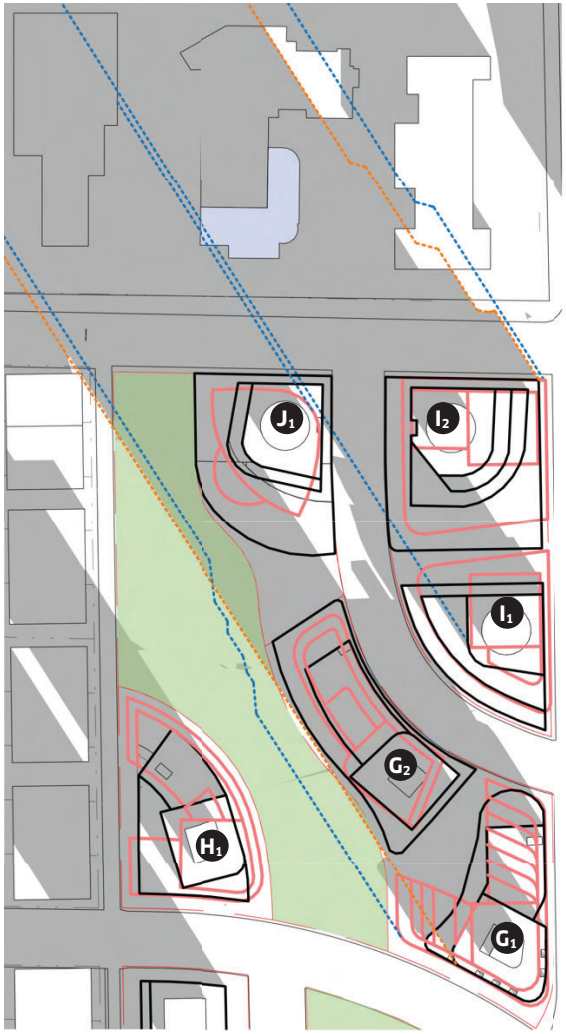
10:00 AM



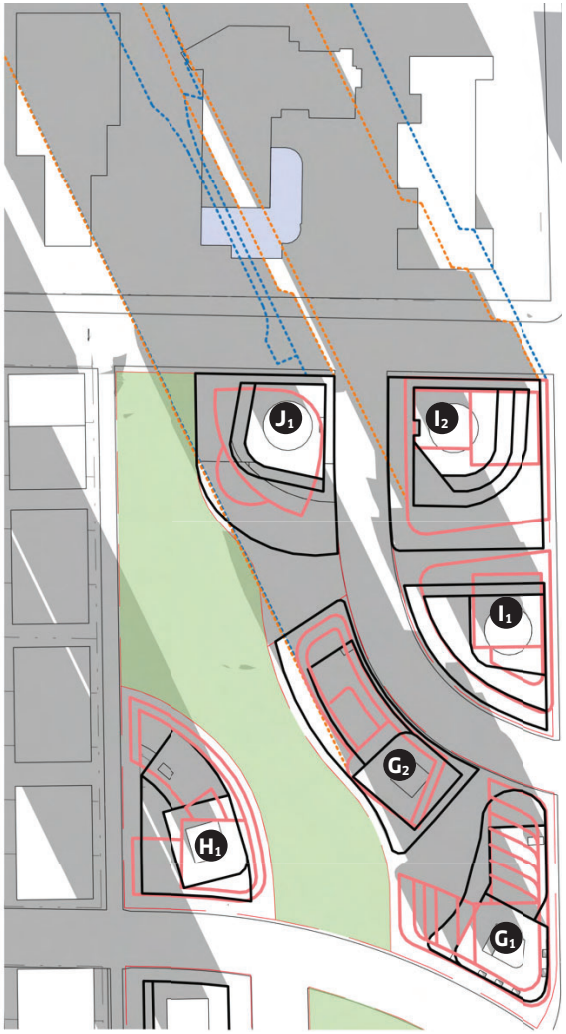
10:30 AM

PROPOSED 2020

1.17.1 ST. VINCENTS CARE HOME - WINTER SHADOW COMPARISON



11:00 AM

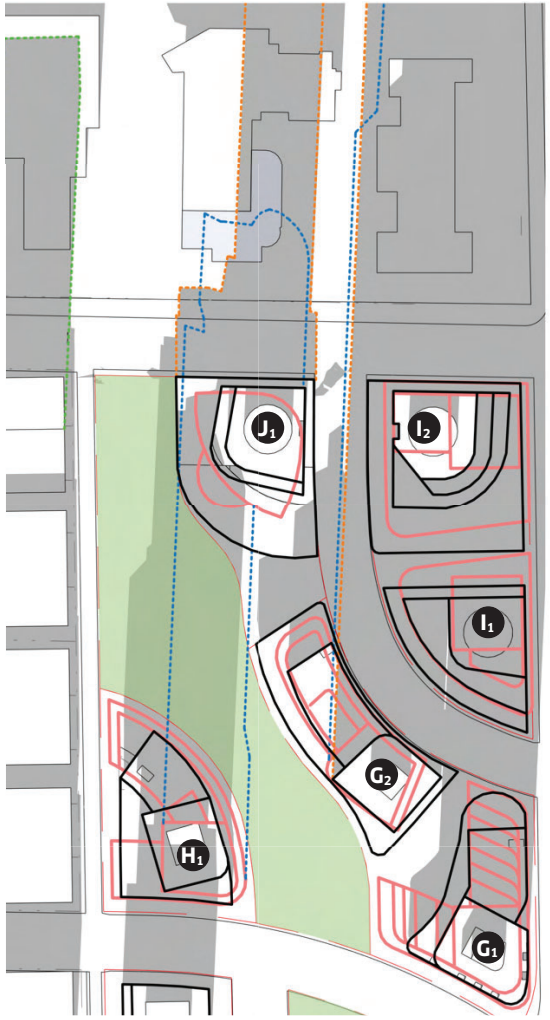


11:30 AM

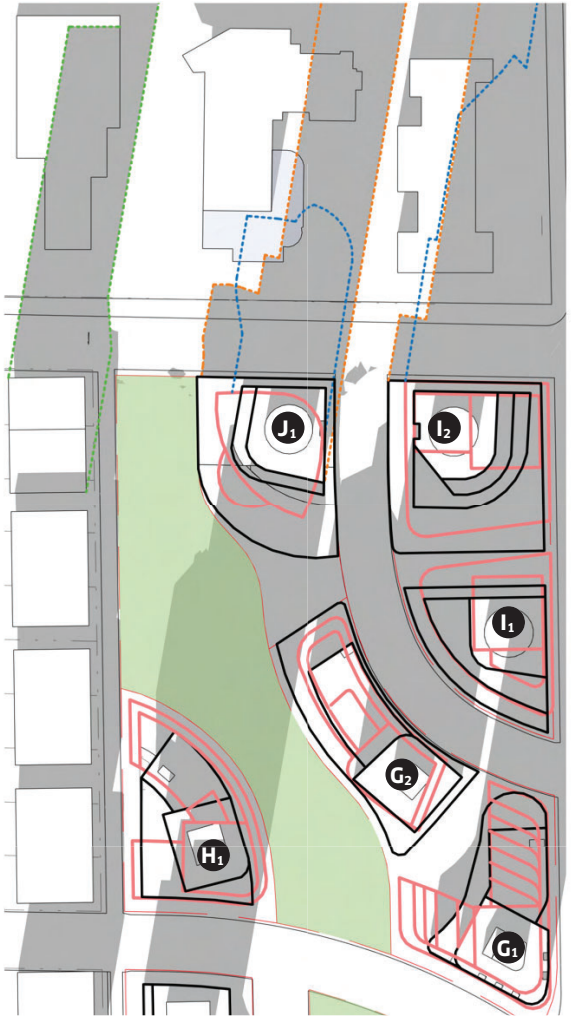
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PROPOSED 2020

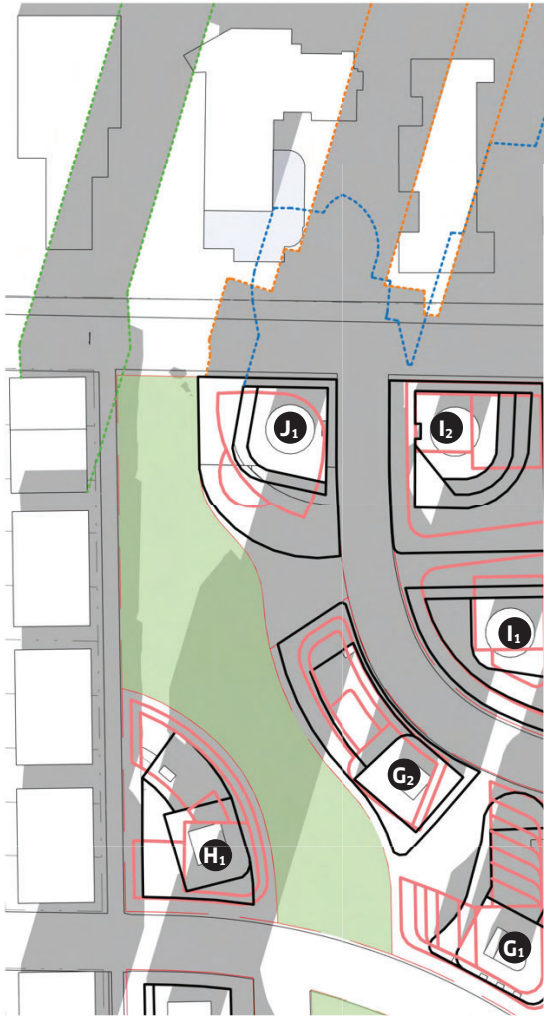
1.17.2 ST. VINCENTS CARE HOME - WINTER SHADOW COMPARISON



1:30 PM



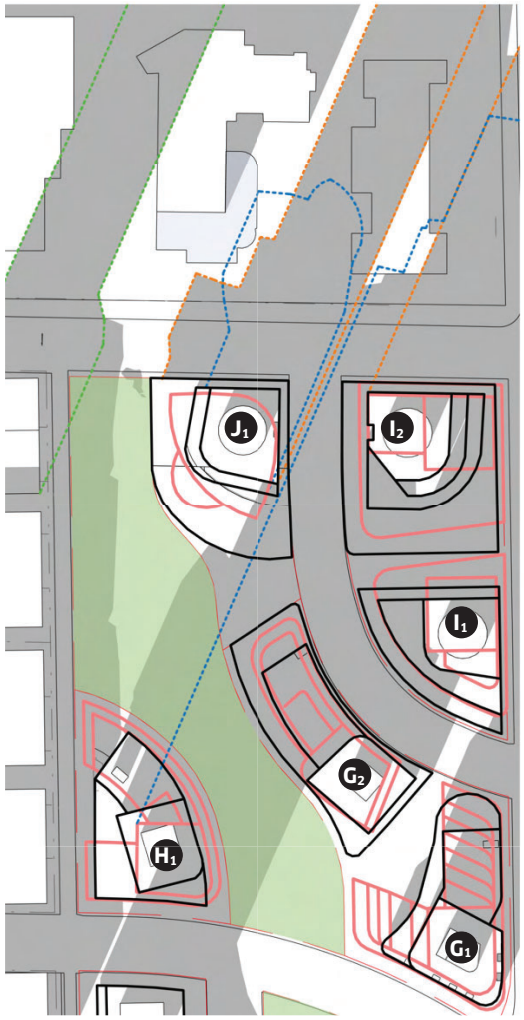
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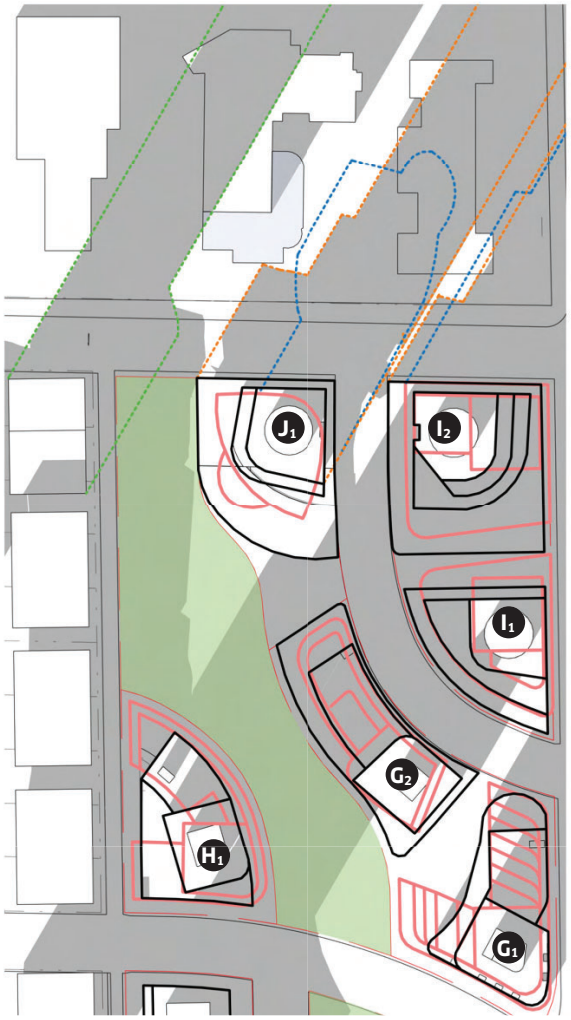
02:30 PM

4910-4590 WILLOW ST PROPOSED 2020

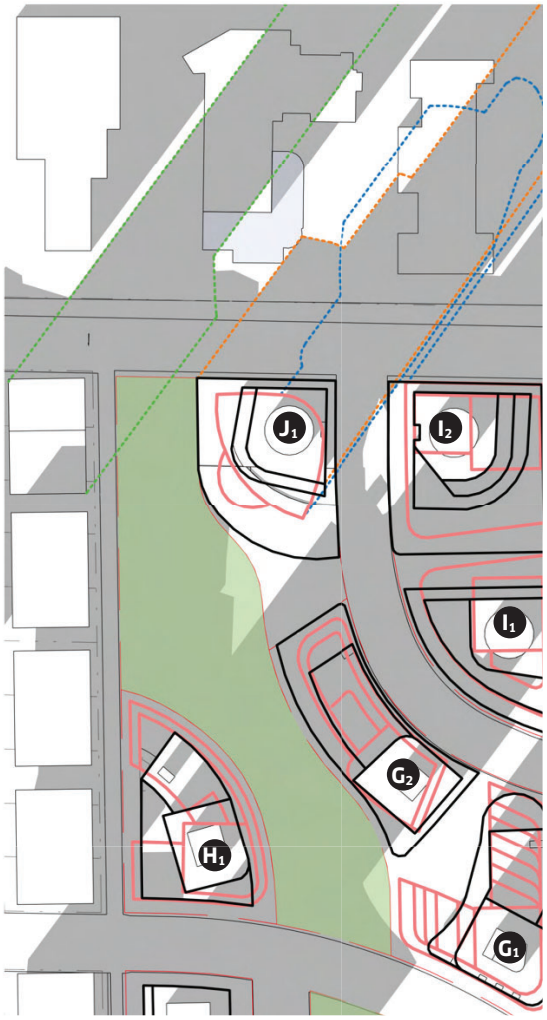
1.17.3 ST. VINCENTS CARE HOME - WINTER SHADOW COMPARISON



3:00 PM



03:30 PM



04:00 PM

N

4910-4590 WILLOW ST PROPOSED 2020