



onni[®]
GROUP

ARCADIS

Cambie Gardens - Parcel C

688 West 57th Avenue

Rezoning Amendment Enquiry

MAY 28 2026

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Proposal

1



Application Intent

Onni Group, in collaboration with Arcadis Architects are pleased to submit a Text Amendment Enquiry for the Cambie Gardens Parcel - C, proposing targeted updates to the CD-1 (696) by-law. The proposed amendment seeks to increase the maximum permitted height in Sub-area 5 from 90 m to 108 m under Section 6.1, Table B, and to add language to Section 5.5 to allow the Director of Planning or Development Permit Board to exclude common amenity, mechanical, electrical and utility rooms areas from the computation of floor area, up to 10% of the total permitted floor area being provided, consistent with the approach advanced at Public Hearing for the Langara Gardens CD-1 by-law.

We look forward to working collaboratively with the City of Vancouver's Senior City staff through the workshop enquiry process to advance this text amendment in a manner that delivers shared city-building objectives. The site's transit-oriented context, located approximately 800 meters from the Langara-49th Canada Line station, supports modest additional height to achieve slender, well-spaced towers with improved daylight access, sky view, and shadow performance on the public realm.

We hope you enjoy the Letter of Enquiry Package that we have prepared and are excited at the prospect of working with the various City Departments to come to an agreed upon text amendment of the Cambie Gardens CD-1 (696), with all other provisions remaining unchanged.

1.2 Project Intent & Proposed Updates

Introduction

The proposed text amendment of the Cambie Gardens Parcel C site (688 West 57th Avenue) presents an opportunity to revisit and enrich the original Master Plan vision while maintaining the core principles established on the policy statement.

The site is located within 800m from the Langara - 49th Avenue Canada Line SkyTrain station. Under the TOA provincial legislation, a 3.0 FSR is applicable to the Cambie Gardens site. The Marine Drive SkyTrain station is 800 m from the SE corner of the site - only few meters outside the corresponding TOA for this station. The convenient location and scale of the site present an opportunity to increase the offer of residential units in the area.

The new proposed overall density is 2.91 FAR including substantial community benefits. The project embodies the principles of Complete Community planning, integrating health, recreation, retail, and employment uses with housing diversity and affordability.

Building Height and Number of Storeys Updates

Building Height

- Amendment to Section 6.1 Sub Area 5. Proposing to change the “Maximum Permitted Height” from 90 m to 108 m

Number of Storeys

- Proposed increased number of storeys from 29 to 34

Common Amenity Areas Exclusion

- Addition of the following typical amenity floor area exclusion as item (f) to section 5.5: “(f) Common amenity areas, to a maximum of 10% of the total permitted area being provided“
- Addition of the following typical mechanical floor area exclusion as item (g) i. and (g) ii. to Section 5.5: “(g) Floors or portions thereof that are used for: i. heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; ii. all residential storage area above or below base surface except that if residential storage area above base surface exceeds 3.7 m2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit”

Statistics Summary

PARCEL C - OVERALL STATISTICS		
USE	FAR AREA (SQ FT)	FAR
Current 29 Storeys	342,845	2.91
Proposed 34 Storeys **	346,874	2.94

*For detailed statistics please see Section 6 (Form of Development) page 60-61.

**Common amenity areas, mechanical, electrical and utility rooms excluded.

MAXIMUM PERMITTED DWELLING AREA	
	AREA (SQ FT)
Max. permitted dwelling area (CD1- Current)	2,696,251
Max. permitted dwelling area (Stats 2026)	2,696,251

*** No additional residential density is being added.

1.3 Project Timeline



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Site Context

2

2.1 Context Map

LEGEND

- Parcel C Site
- Pearson Dogwood site
- Canada Line
- Proposed Station at W 57th Ave & Cambie St.
- Bike Routes - Protected/Painted Bikeway
- Bike Routes - Local Street Bikeway
- North Arm Trail Greenway
- Langara Gardens
- Parcels affected by the Cambie Corridor Plan
- Parks
- Open Spaces
- Community Gardens
- Urban Farm
- Schools
- Libraries
- Hospitals
- Community Centres
- Recreational Programs
- Cultural Spaces
- Places of Workshop



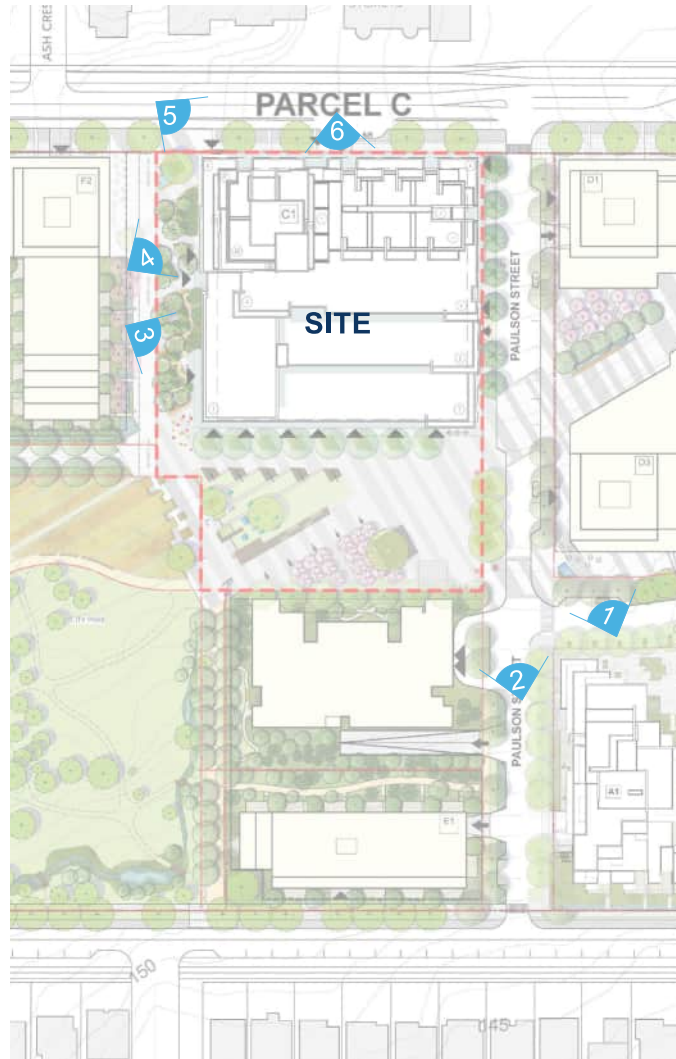
2.2 Site Context

LEGEND

Site Boundary



2.3 Site Photos



1- View from SE



2- View from SE



3- View from West



4- View from West



5- View from NW

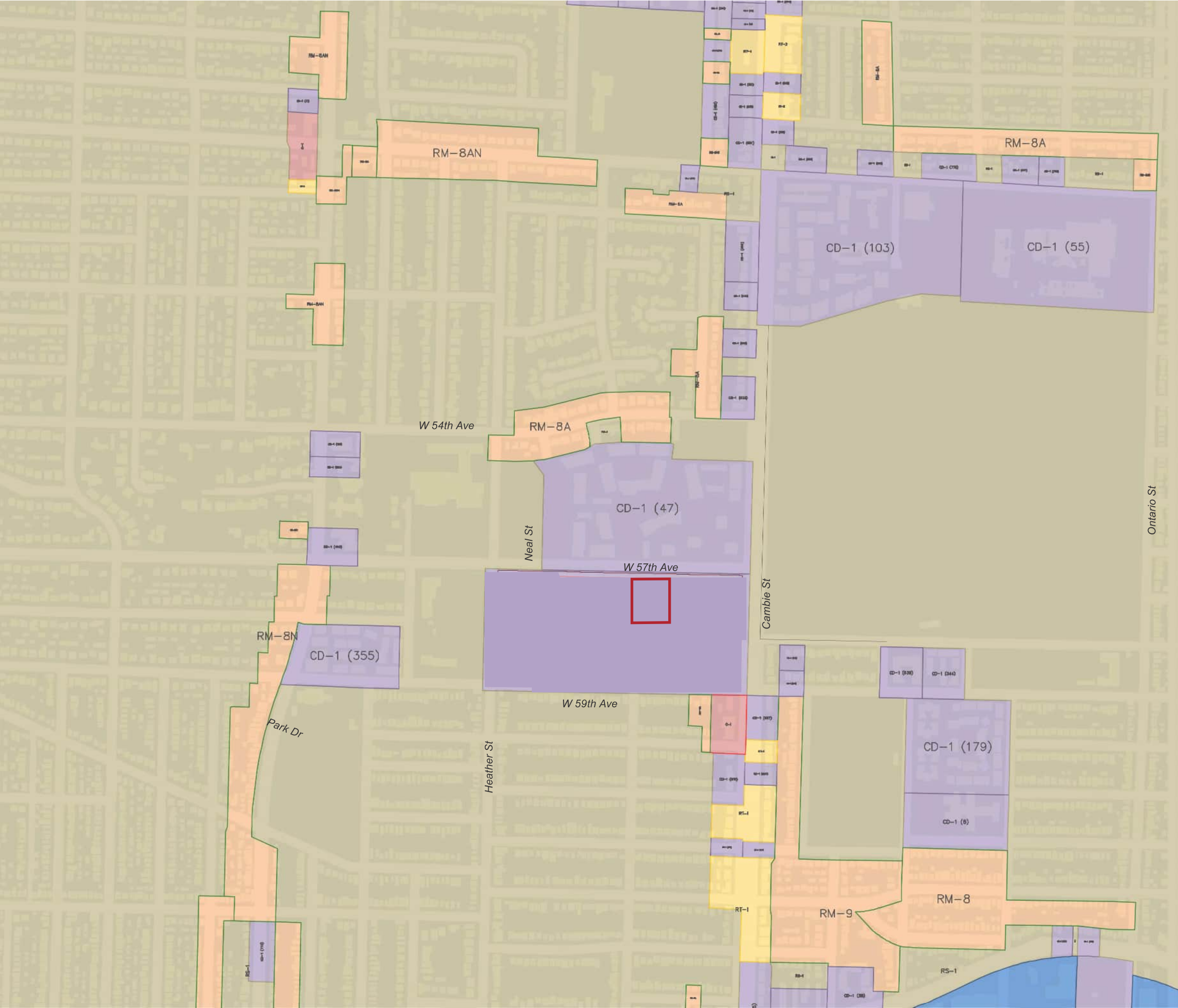
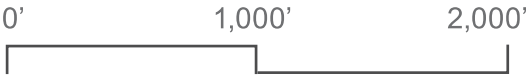


6- View from North - W 57th Ave

2.4 Current Zoning

LEGEND

- Site Boundary
- Comprehensive Development
- Residential (RM)
- Residential (RT)
- Residential (SR)
- Commercial
- Industrial



Zoning By-Law No. 12105

Building Heights and Number of Storeys

As per the zoning by-law, building heights are to be measured above base surface to the top of the roof slab above the uppermost habitable floor excluding parapet wall.



Sub-Areas for Maximum Permitted Building Storeys and Building Height (Zoning By-law CD-1 (696)- 6.1)

Floor Area and Density

Computation of floor area must exclude:

(a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i) the total area of all such exclusions must not exceed 12% of the residential floor area in any sub-area, and (ii) no enclosure of balconies is permissible for the life of the building;

(b) patios and roof gardens, only if the Director of Planning first approves the design of sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

(d) Child Day Care Facility and Social Service Centre for senior citizens, only if the Director of Planning first approves the design; and

(e) Swimming Pool, only if it is used for medical therapy and if the Director of Planning first approves the design.

CURRENT BY-LAW (CD-1 (696) PERMITTED/PROPOSED BUILDING HEIGHT			
SUB-AREA	MAX. PERMITTED HEIGHT (M)	MAX. PROPOSED HEIGHT (M)	DIFFERENCE (M)
1	87	-	-
2	74	-	-
3	22	-	-
4	31	-	-
5	90	108	18
6	91	-	-
7	91	-	-
8	81	-	-
9	25	-	-
10	40	-	-
11	53	-	-
12	22	-	-
13	22	-	-
14	22	-	-
15	22	-	-
16	26	-	-
17	40	-	--
18	64	-	-
19	22	-	-
20	5	-	-

Building Height and Number of Storeys Proposed

- Building Height**
- Amendment to Section 6.1 Sub Area 5. Proposing to change the “Maximum Permitted Height” from 90 m to 108 m
- Number of Storeys**
- Proposed increased number of storeys from 29 to 34

Floor Area and Density Proposed

- Addition of the following typical amenity floor area exclusion as item (f) to section 5.5: “(f) Common amenity areas, to a maximum of 10% of the total permitted area being provided“
- Addition of the following typical mechanical floor area exclusion as item (g) i. and (g) ii. to Section 5.5: “(g) Floors or portions thereof that are used for: i. heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; ii. all residential storage area above or below base surface except that if residential storage area above base surface exceeds 3.7 m2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit“

2.5 Base Point Calculation

Current

C1 Base Point Calculations

$$IBG_{\text{int}} = \left[\left(\frac{BG_{\text{high}} - BG_{\text{low}}}{D_{\text{total}}} \right) \times D_{\text{low}} \right] + BG_{\text{low}}$$

BG_{low} = Lower Known Elevation
 BG_{high} = Higher Known Elevation
 IBG = Interpolated Building Grade
 D_{low} = Distance from Lower Elevation to Interpolated Building Grade
 D_{total} = Total Distance from Higher Known Elevation to Lower Known Elevation

Building Surface Information

Building Grade Calculations

$BG3$	$= 179.13'$	$BG4$	$= 174.90'$
$BG2$	$= 170.50'$	$BG1$	$= 167.00'$

Interpolated Point Calculations

$D_{C1-2 \text{ total}}$	$= 262.10'$	$D_{C1-2 \text{ total}}$	$= 261.33'$
$D_{C1-2 \text{ low}}$	$= 151.54'$	$D_{C1-1 \text{ low}}$	$= 151.54'$

Base Point Calculation

D_{total}	$= 260.99'$
D_{low}	$= 161.78'$

Interpolated Point Calculations

Formula for POINT C1-2

$$C1-2 = \left[\left(\frac{BG3 - BG4}{D_{C1-2 \text{ total}}} \right) \times D_{C1-2 \text{ low}} \right] + BG4$$

$$C1-2 = \left[\left(\frac{179.13' - 174.90'}{262.10'} \right) \times 151.54' \right] + 174.90'$$

$$C1-2 = 177.35'$$

Formula for POINT C1-1

$$C1-1 = \left[\left(\frac{BG2 - BG1}{D_{C1-1 \text{ total}}} \right) \times D_{C1-1 \text{ low}} \right] + BG1$$

$$C1-1 = \left[\left(\frac{170.50' - 167.00'}{261.33'} \right) \times 151.54' \right] + 167.00'$$

$$C1-1 = 169.03'$$

Base Point Calculation

Formula for BASE POINT C1

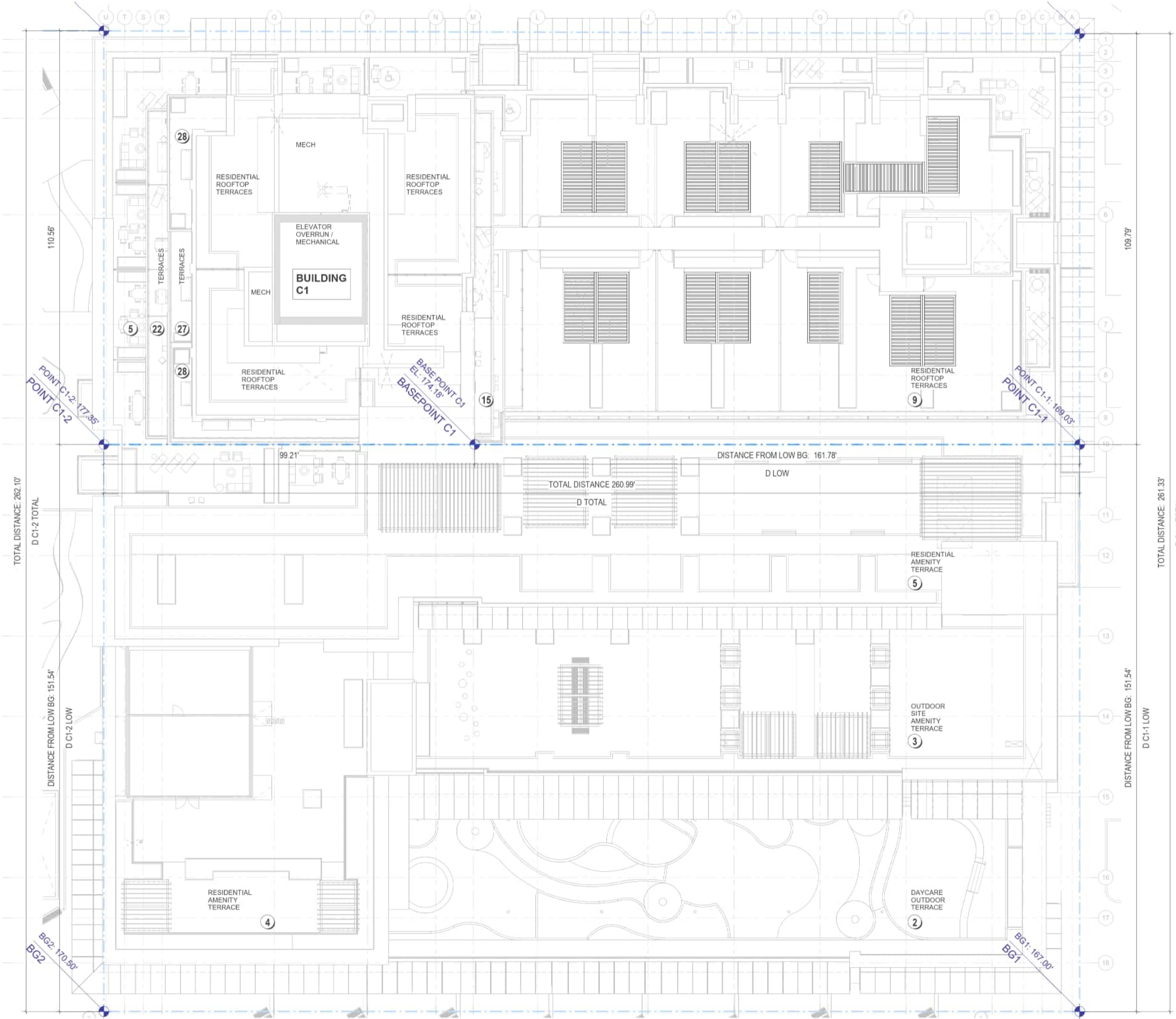
$$C1 = \left[\left(\frac{C1-2 - C1-1}{D_{\text{total}}} \right) \times D_{\text{low}} \right] + C1-1$$

$$C1 = \left[\left(\frac{177.35' - 169.03'}{260.99'} \right) \times 161.78' \right] + 169.03'$$

$$C1 = 174.18'$$

MAXIMUM BUILDING HEIGHT CALCULATION

BUILDING	MAX. PERMITTED BUILDING HEIGHT	INTERPOLATED BASE POINT C1	MAX. BUILDING ELEVATION	PROPOSED BUILDING HEIGHT (TOP OF ROOF) SLAB)
C1	295.28' (90.0m)	174.18'	469.46'	469.33'



Proposed

C1 Base Point Calculations

$$IBG_{\text{int}} = \left[\left(\frac{BG_{\text{high}} - BG_{\text{low}}}{D_{\text{total}}} \right) \times D_{\text{low}} \right] + BG_{\text{low}}$$

BG_{low} = Lower Known Elevation
 BG_{high} = Higher Known Elevation
 IBG = Interpolated Building Grade
 D_{low} = Distance from Lower Elevation to Interpolated Building Grade
 D_{total} = Total Distance from Higher Known Elevation to Lower Known Elevation

Building Surface Information

Building Grade Calculations

$BG3 = 179.13'$ | $BG4 = 174.90'$

$BG2 = 170.50'$ | $BG1 = 167.00'$

Interpolated Point Calculations

$D_{C1-2 \text{ total}} = 262.10'$ | $D_{C1-2 \text{ total}} = 261.33'$
 $D_{C1-2 \text{ low}} = 151.54'$ | $D_{C1-2 \text{ low}} = 151.54'$

Base Point Calculation

$D_{\text{total}} = 260.99'$
 $D_{\text{low}} = 161.78'$

Interpolated Point Calculations

Formula for POINT C1-2

$C1-2 = \left[\left(\frac{BG3 - BG4}{D_{C1-2 \text{ total}}} \right) \times D_{C1-2 \text{ low}} \right] + BG4$

$C1-2 = \left[\left(\frac{179.13' - 174.90'}{262.10'} \right) \times 151.54' \right] + 174.90'$

$C1-2 = 177.35'$

Formula for POINT C1-1

$C1-1 = \left[\left(\frac{BG2 - BG1}{D_{C1-1 \text{ total}}} \right) \times D_{C1-1 \text{ low}} \right] + BG1$

$C1-1 = \left[\left(\frac{170.50' - 167.00'}{261.33'} \right) \times 151.54' \right] + 167.00'$

$C1-1 = 169.03'$

Base Point Calculation

Formula for BASE POINT C1

$C1 = \left[\left(\frac{C1-2 - C1-1}{D_{\text{total}}} \right) \times D_{\text{low}} \right] + C1-1$

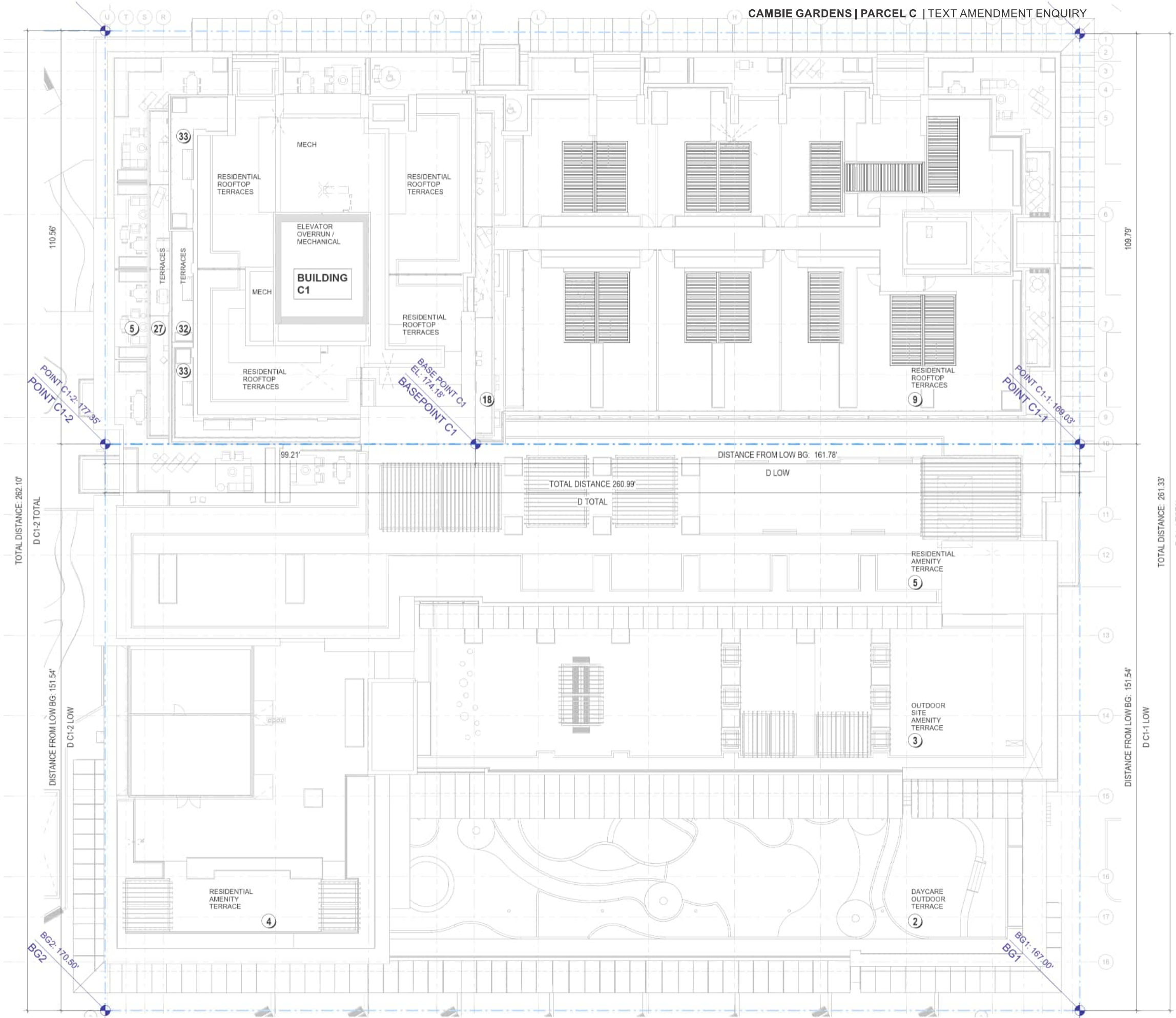
$C1 = \left[\left(\frac{177.35' - 169.03'}{260.99'} \right) \times 161.78' \right] + 169.03'$

$C1 = 174.18'$

MAXIMUM BUILDING HEIGHT CALCULATION

BUILDING	MAX. PERMITTED BUILDING HEIGHT	INTERPOLATED BASE POINT C1	MAX. BUILDING ELEVATION	PROPOSED BUILDING HEIGHT (TOP OF ROOF) SLAB)
C1	295.28' (108m)	174.18'	528.51'	524.33'

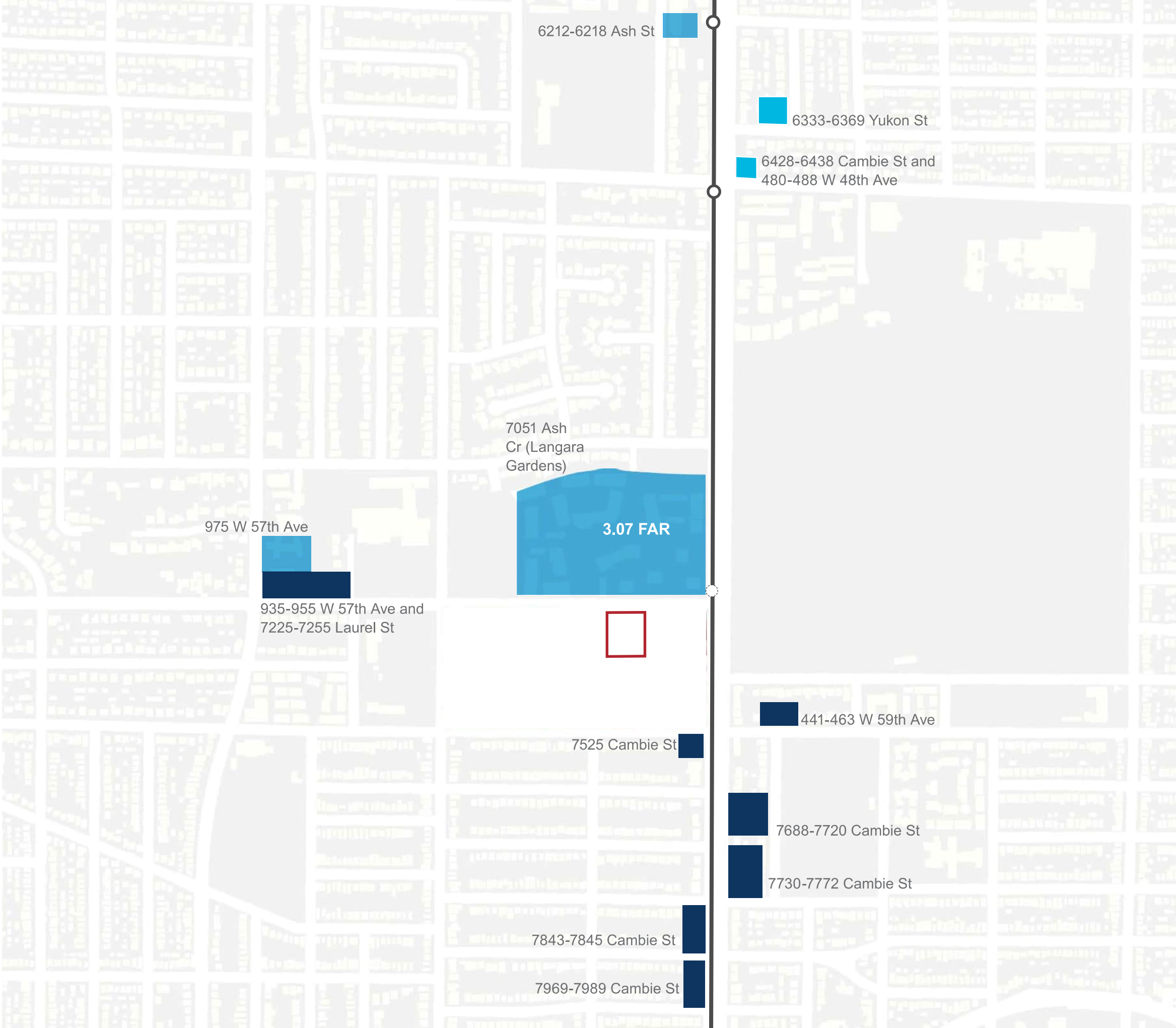
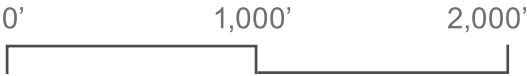
0' 40' 80'



2.6 Surrounding Developments and Applications

LEGEND

-  Site Boundary
-  Projects Approved
-  Projects in Review



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Form of Development

3

3.1 Context Plan

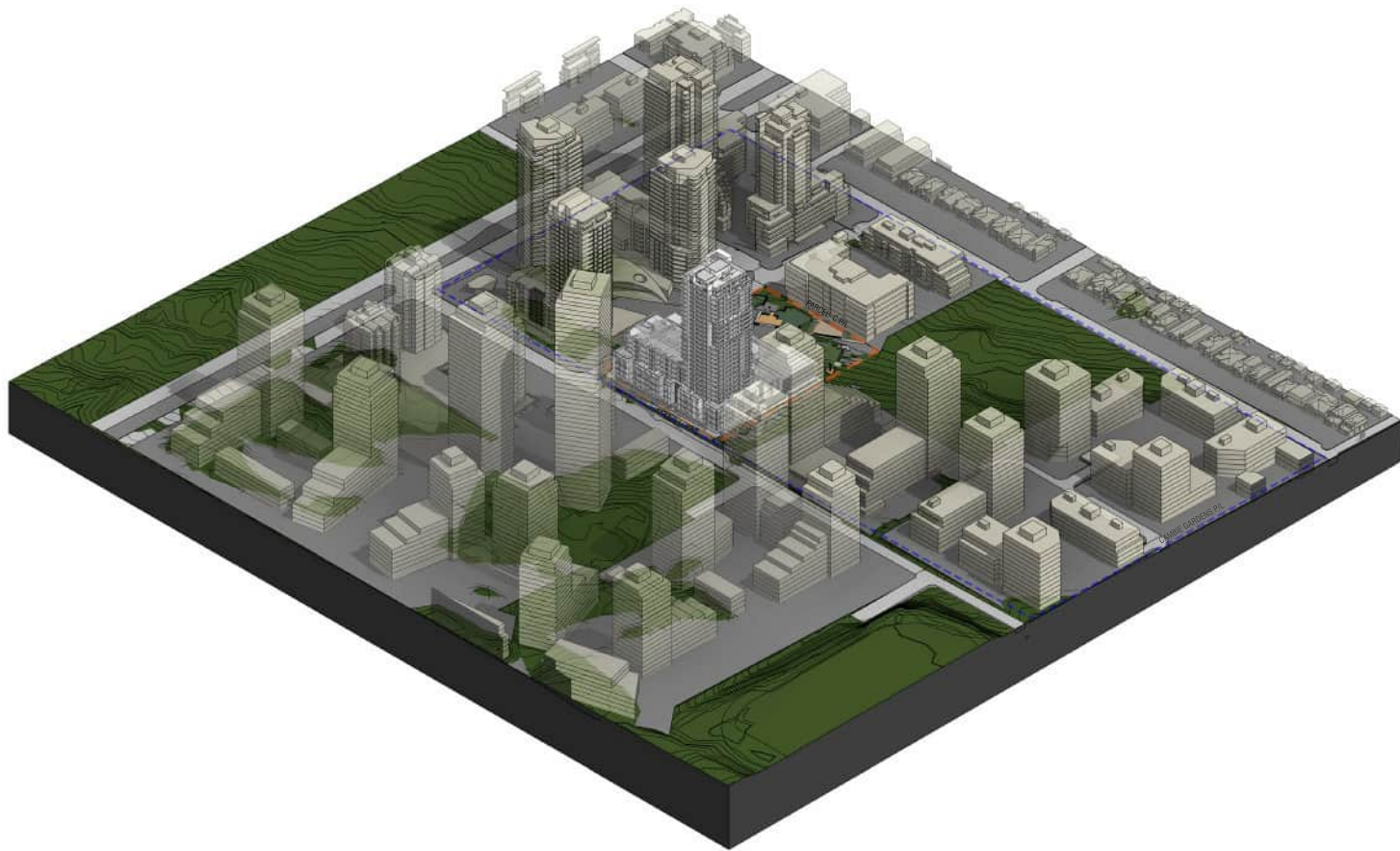
LEGEND

Site Boundary

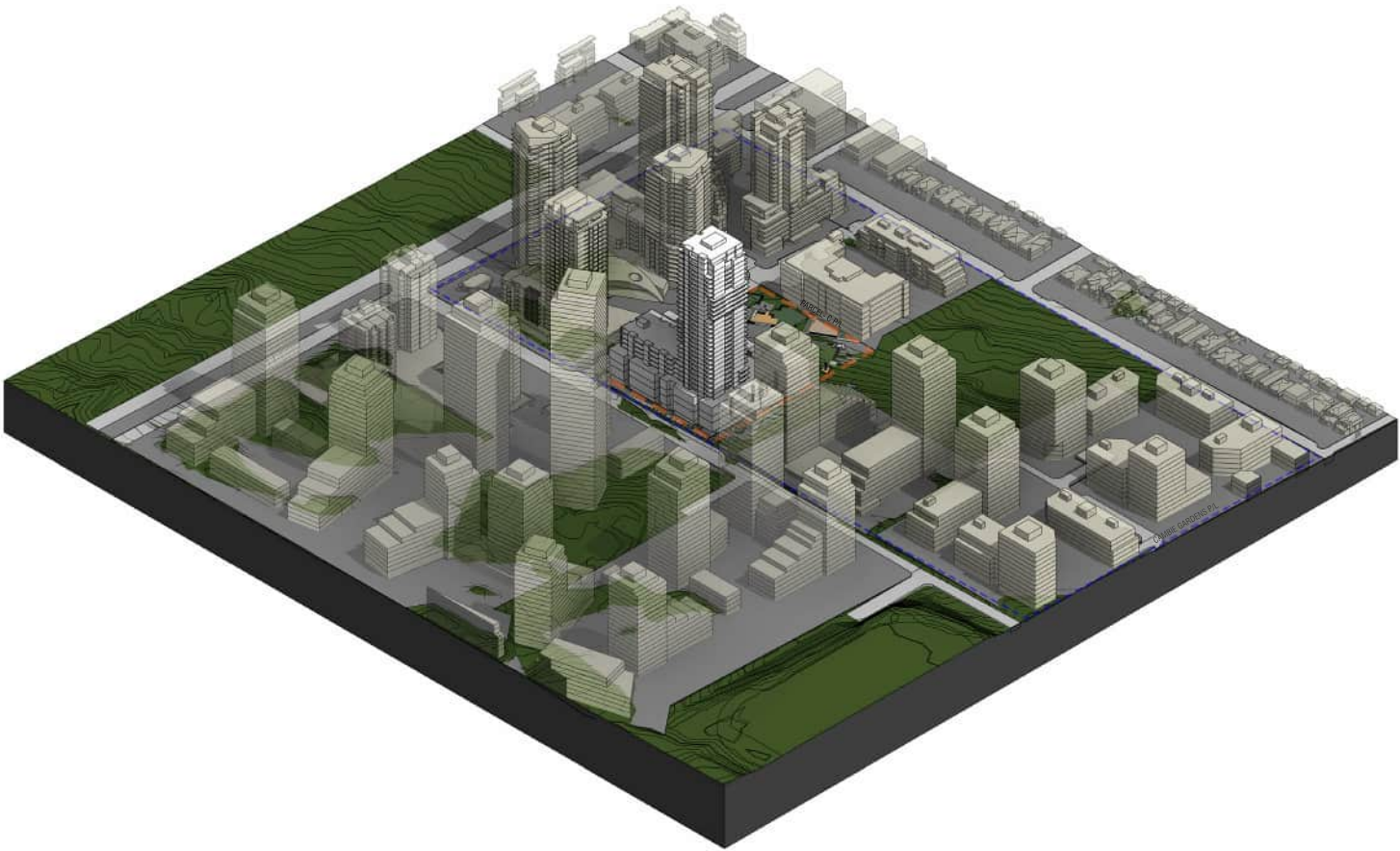


3.2 Massing

NW Axonometric View



Current



Proposed

Building Height

- Proposed increased maximum permitted height from 90 m to 108 m

Number of Storeys

- Proposed increased number of storeys from 29 to 34

NE Axonometric View



Current

0' 130' 260'



Proposed

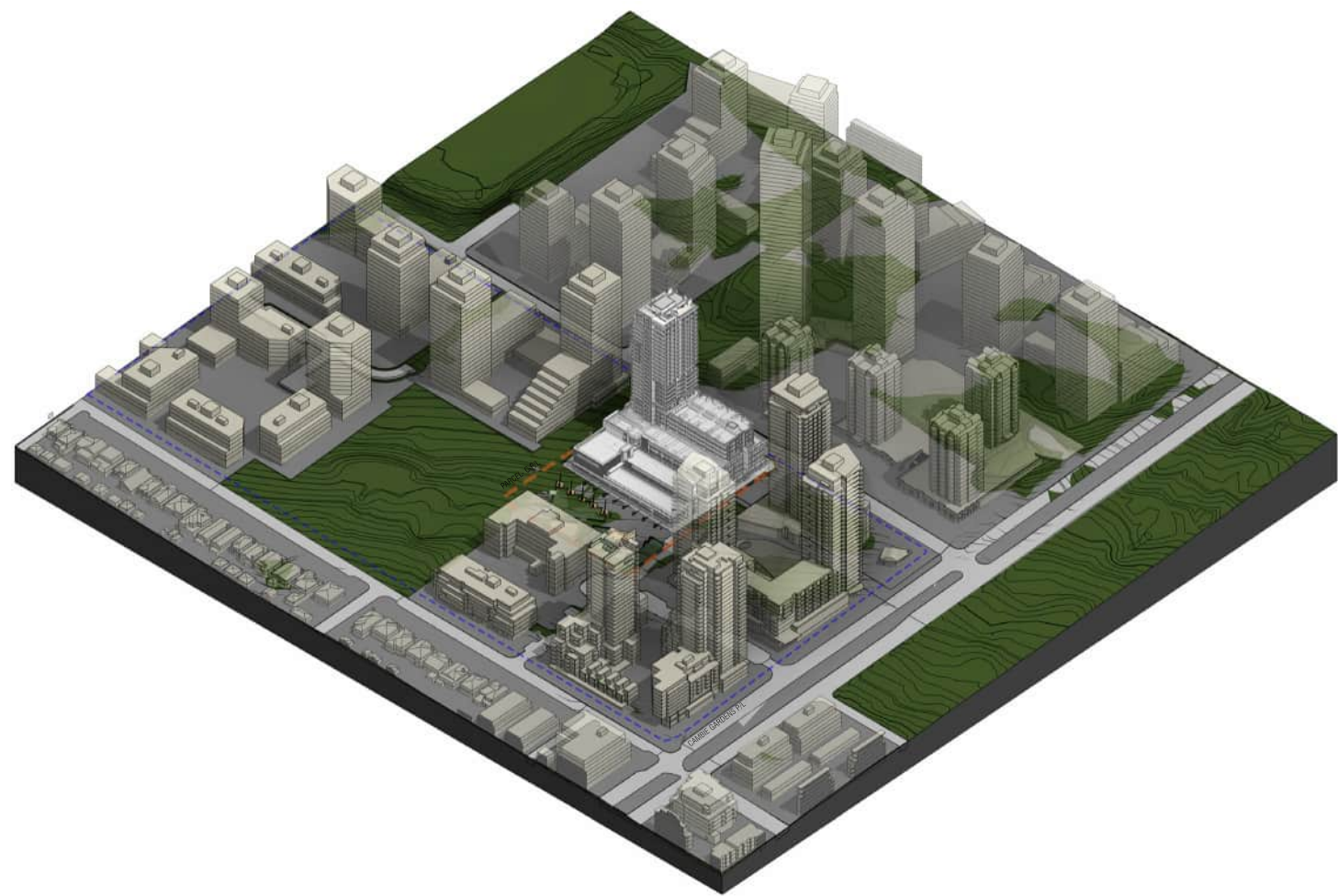
Building Height

- Proposed increased maximum permitted height from 90 m to 108 m

Number of Storeys

- Proposed increased number of storeys from 29 to 34

SE Axonometric View



Current



Proposed

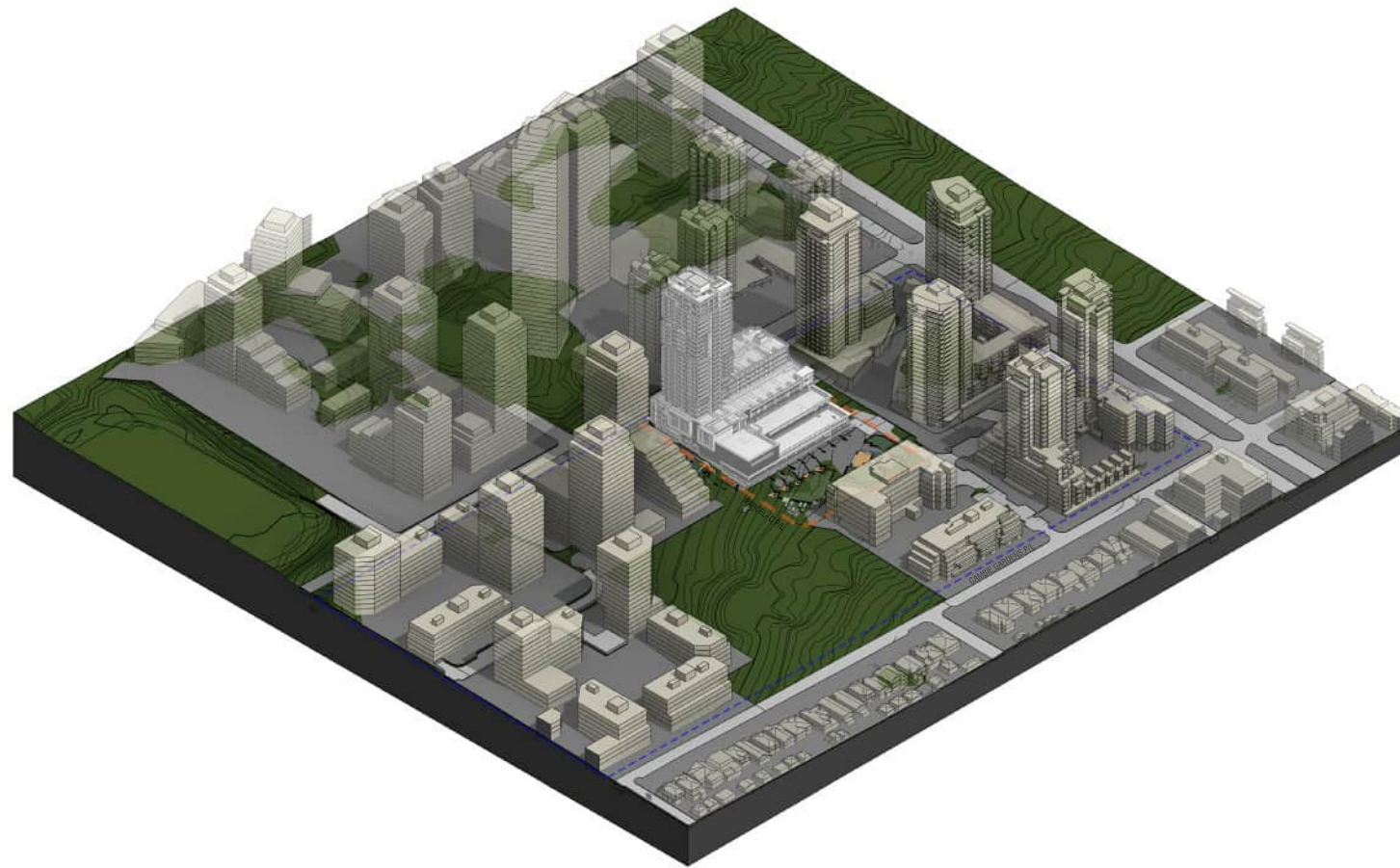
Building Height

- Proposed increased maximum permitted height from 90 m to 108 m

Number of Storeys

- Proposed increased number of storeys from 29 to 34

SW Axonometric View



Current

0' 130' 260'



Proposed

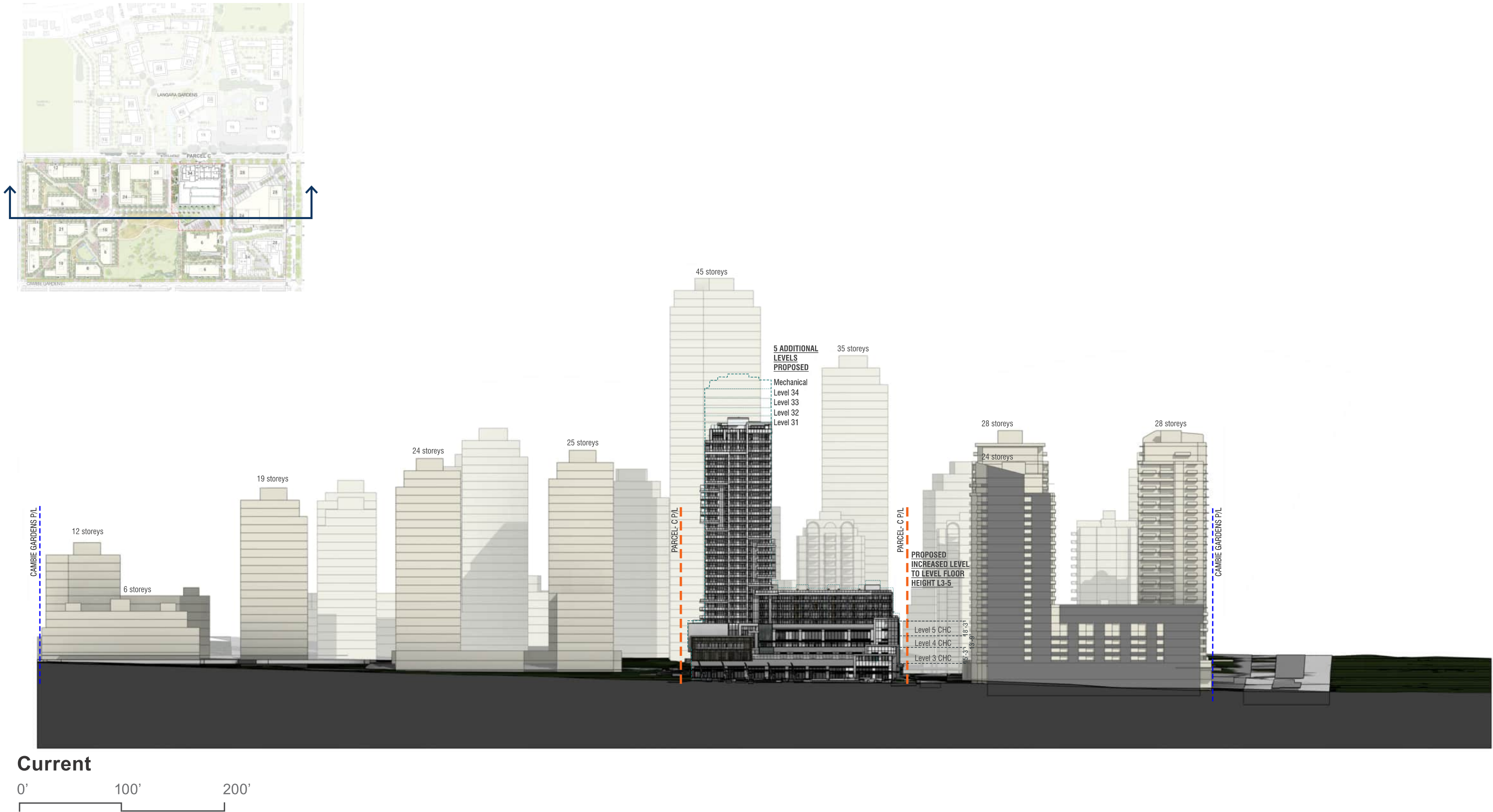
Building Height

- Proposed increased maximum permitted height from 90 m to 108 m

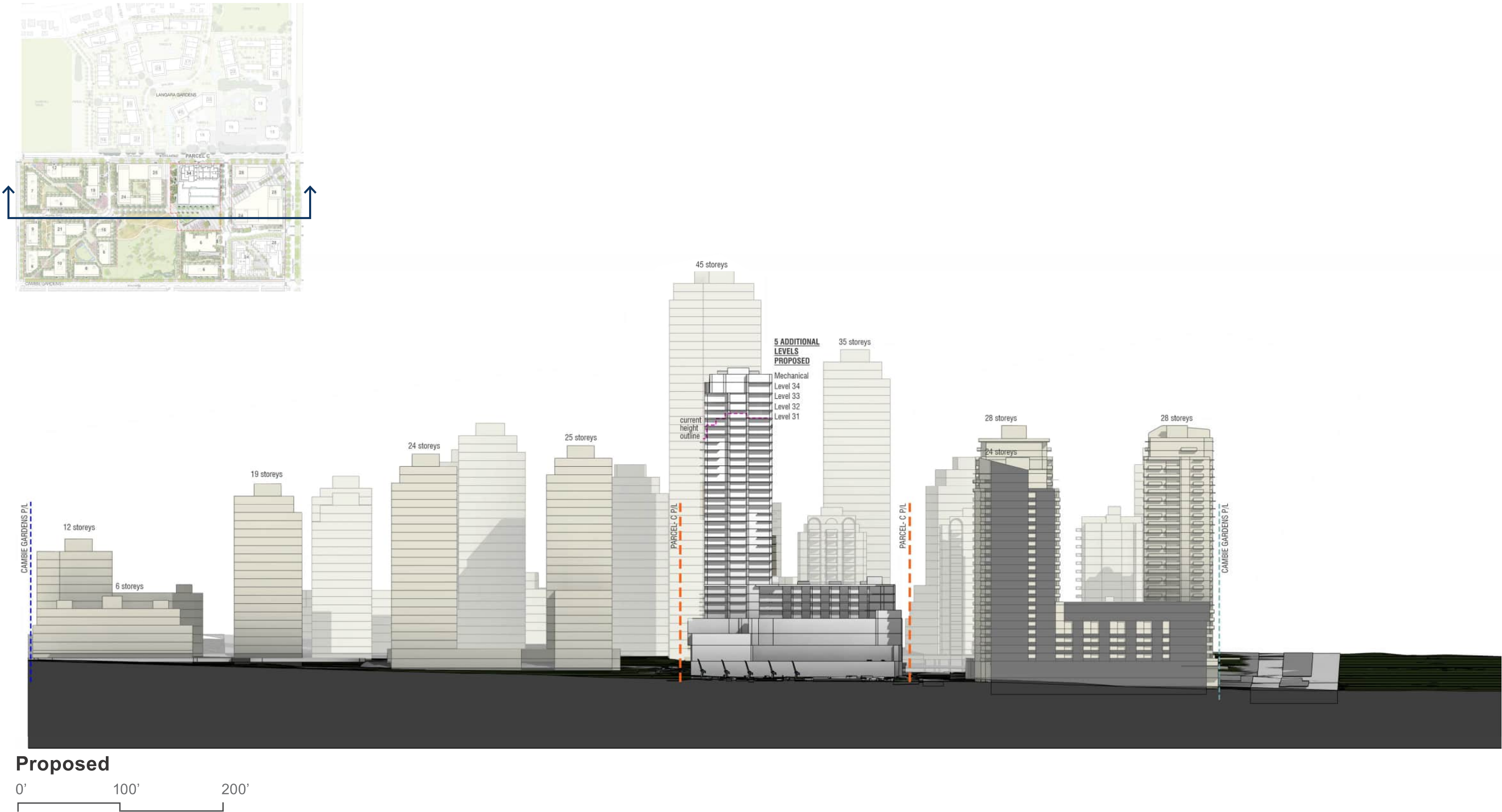
Number of Storeys

- Proposed increased number of storeys from 29 to 34

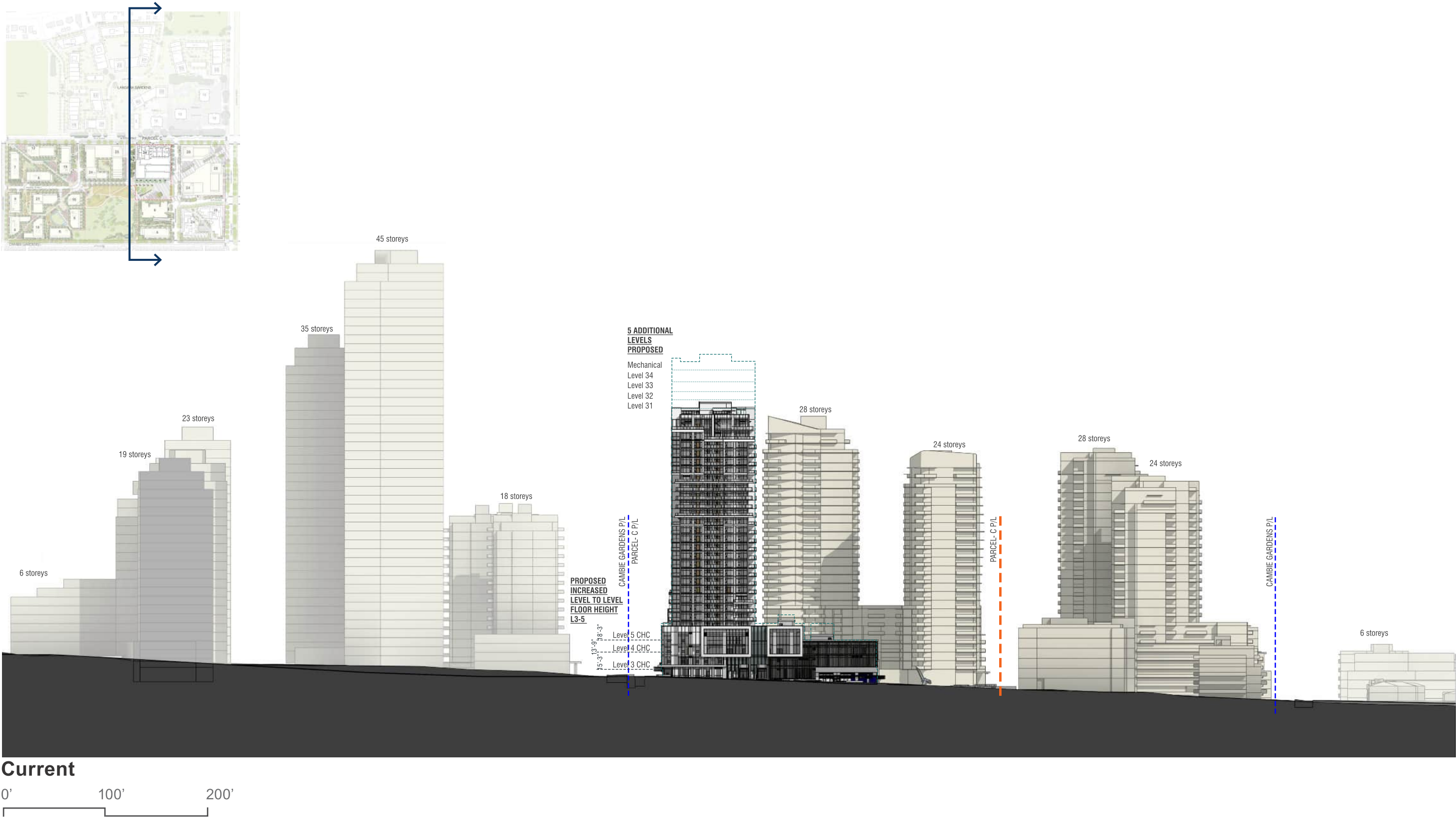
Streetscape - South



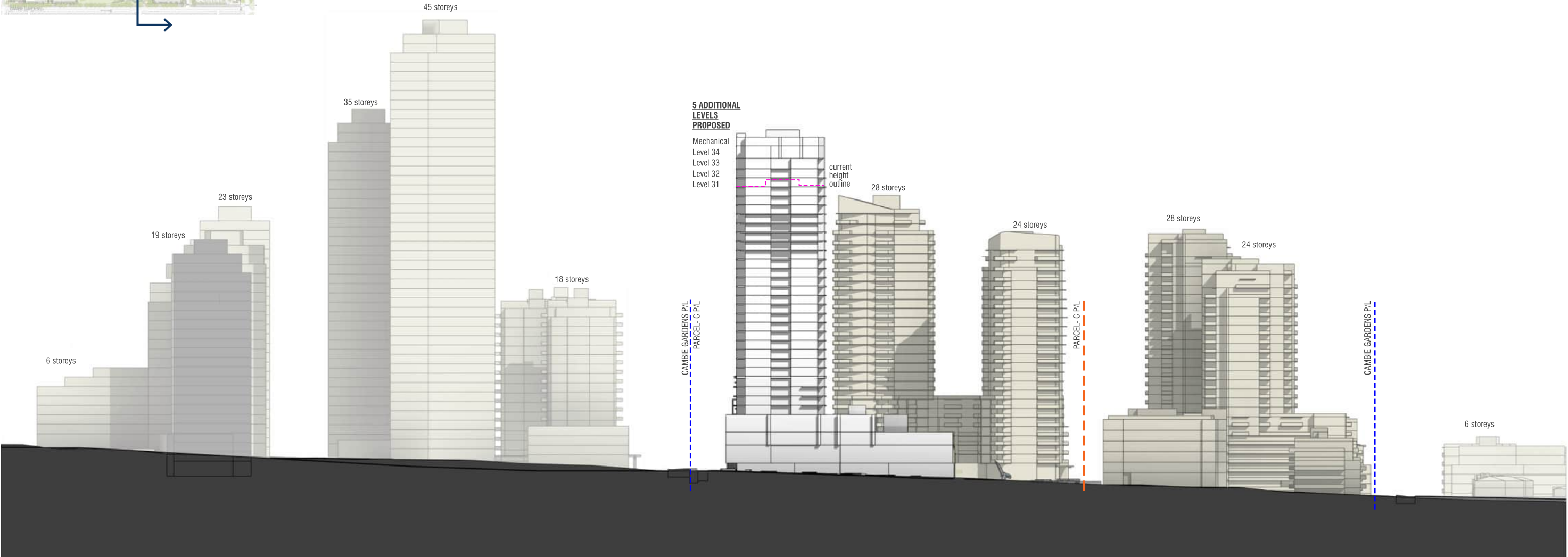
Streetscape - South



Streetscape - West



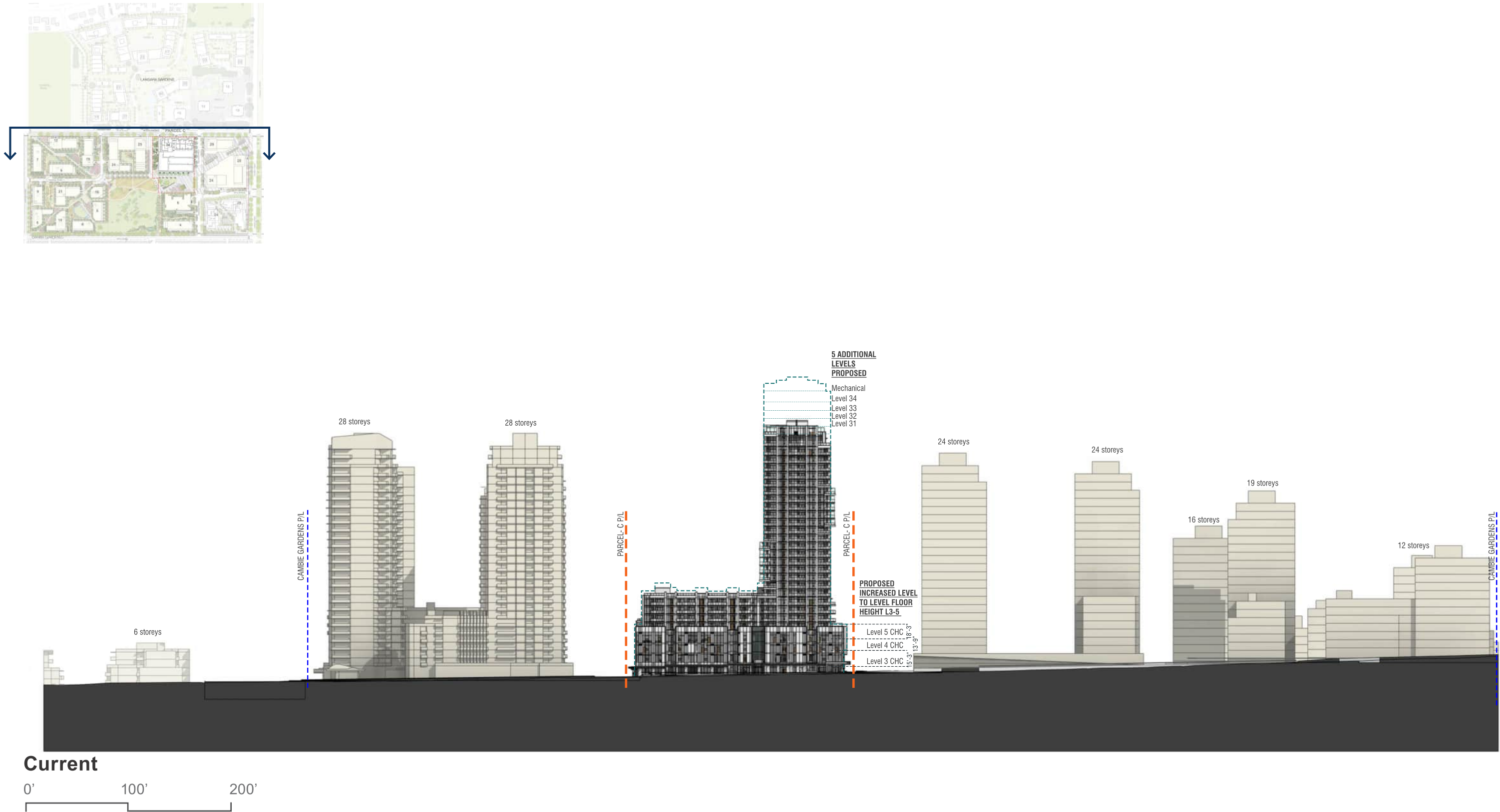
Streetscape - West



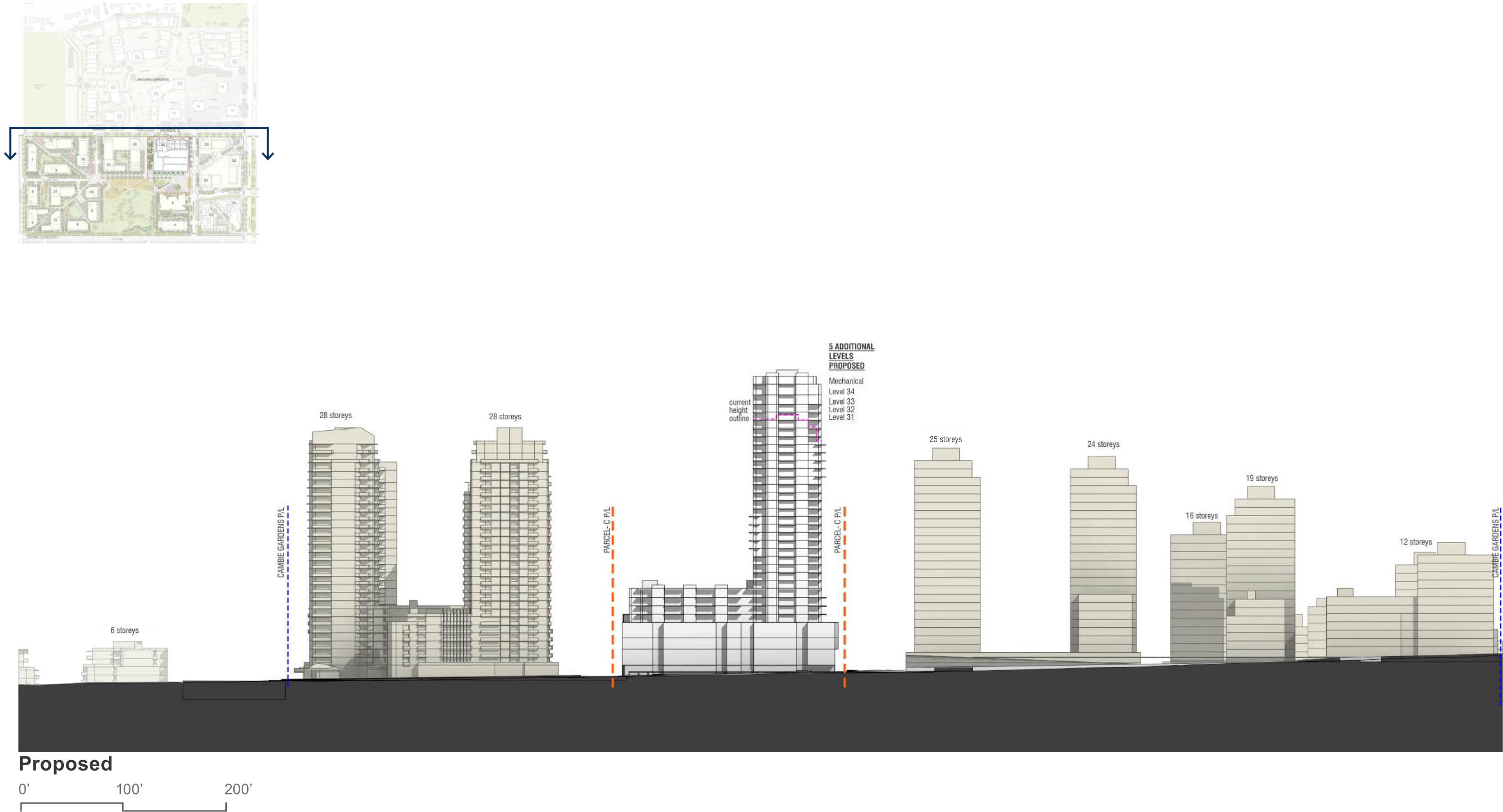
Proposed



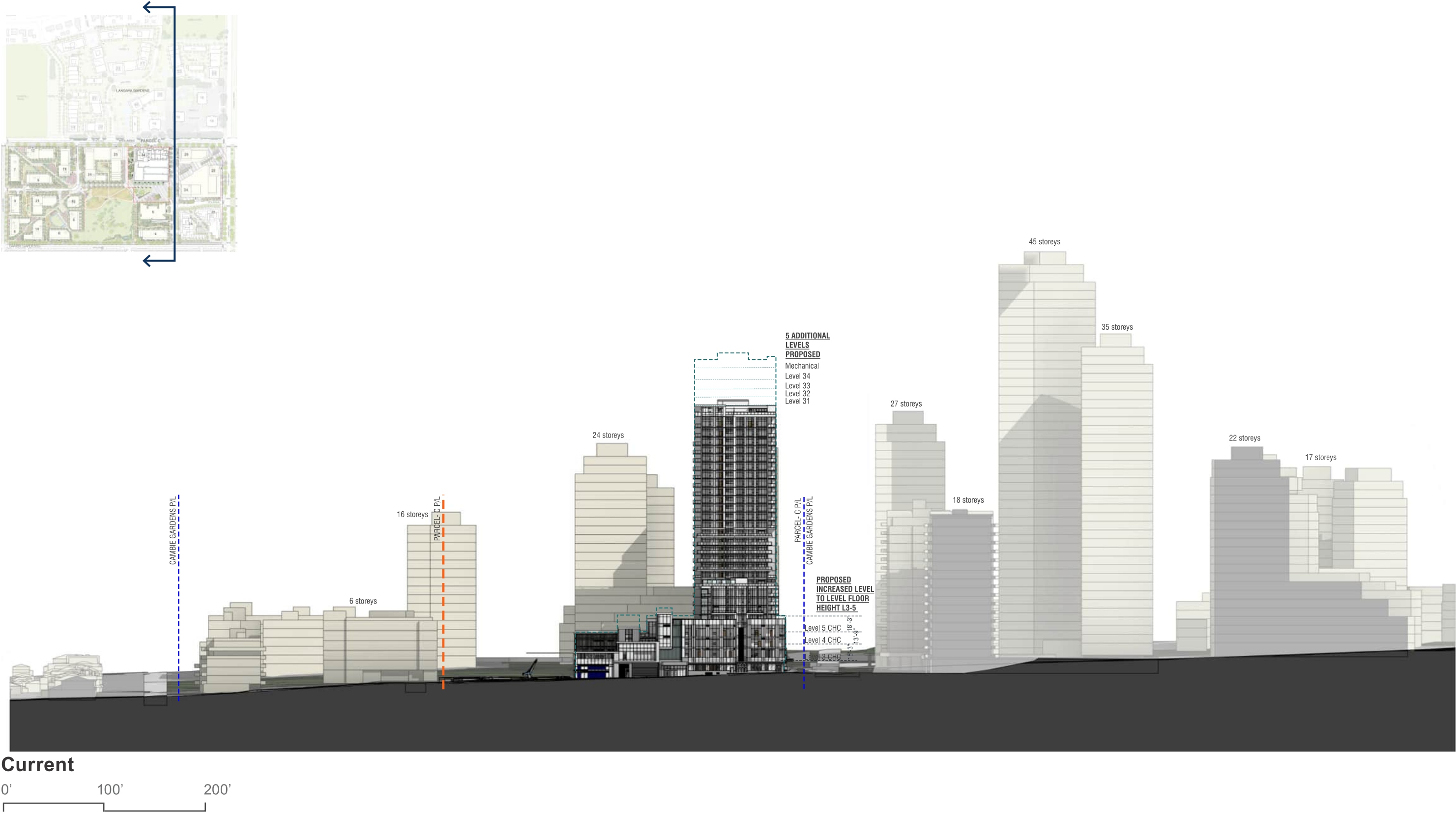
Streetscape - North



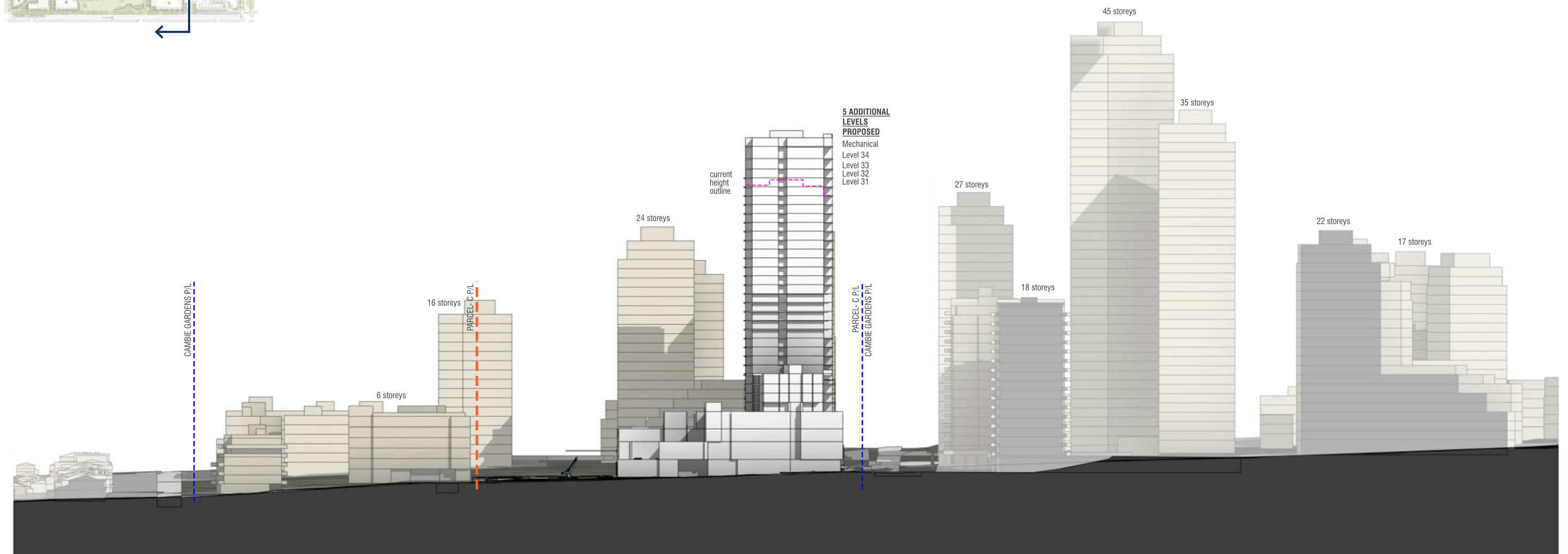
Streetscape - North



Streetscape - East



Streetscape - East



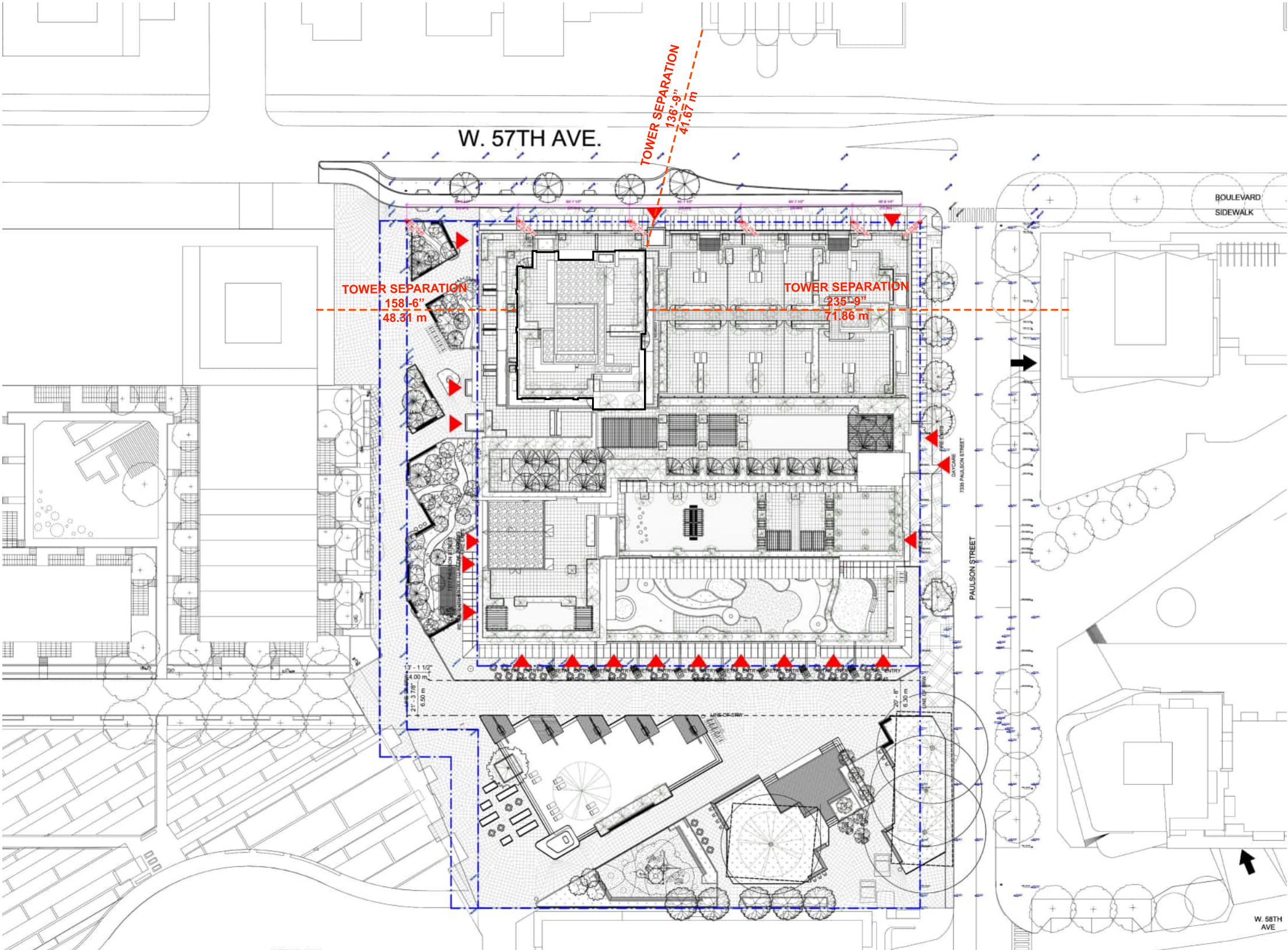
Proposed

0' 100' 200'

3.3 Site Plan

LEGEND

- Site Boundary
- Tower Separation
- Access



3.4 Typical Floor Plans

Ground Level

LEGEND

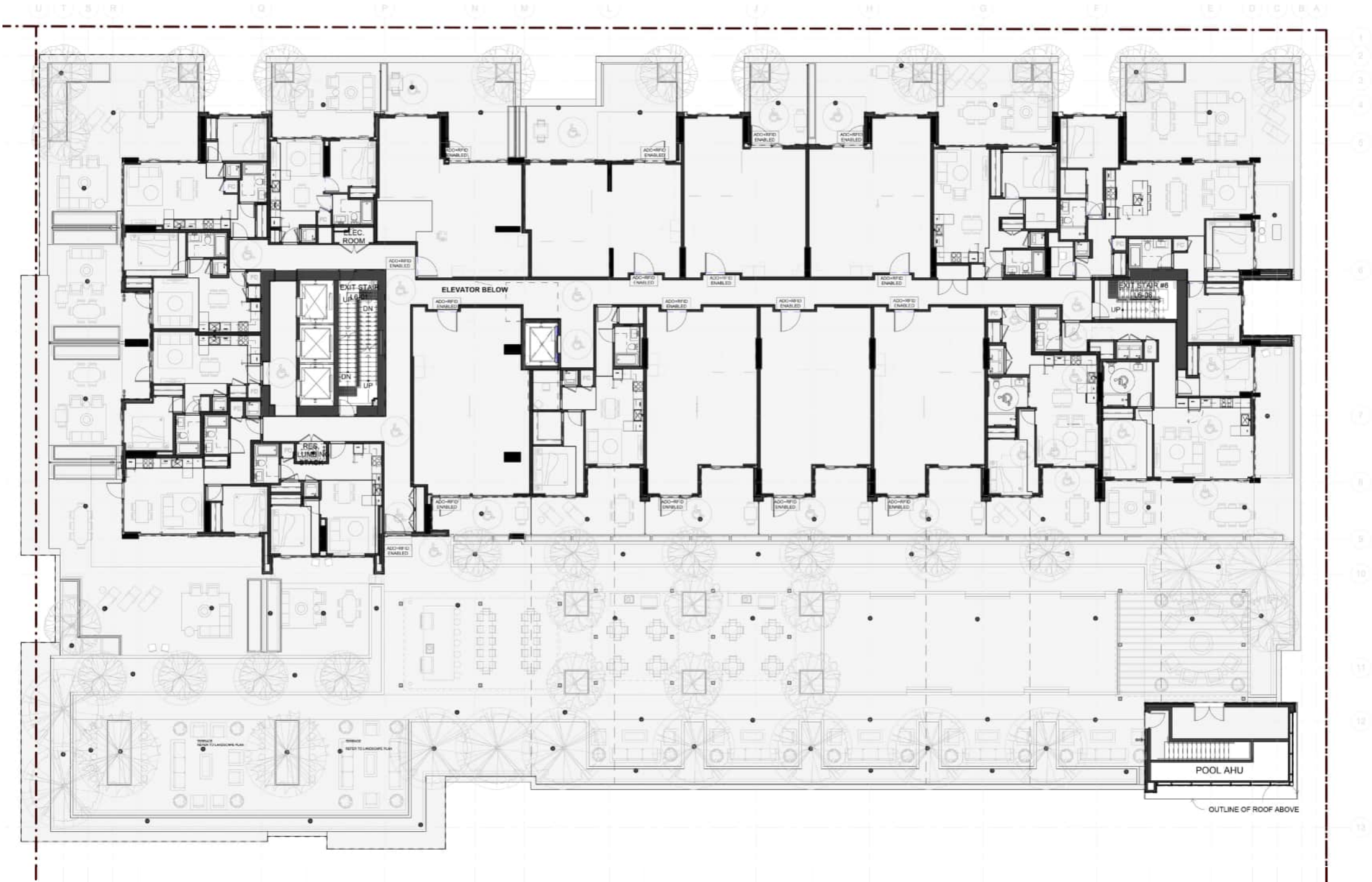
-  Site Boundary
-  Access



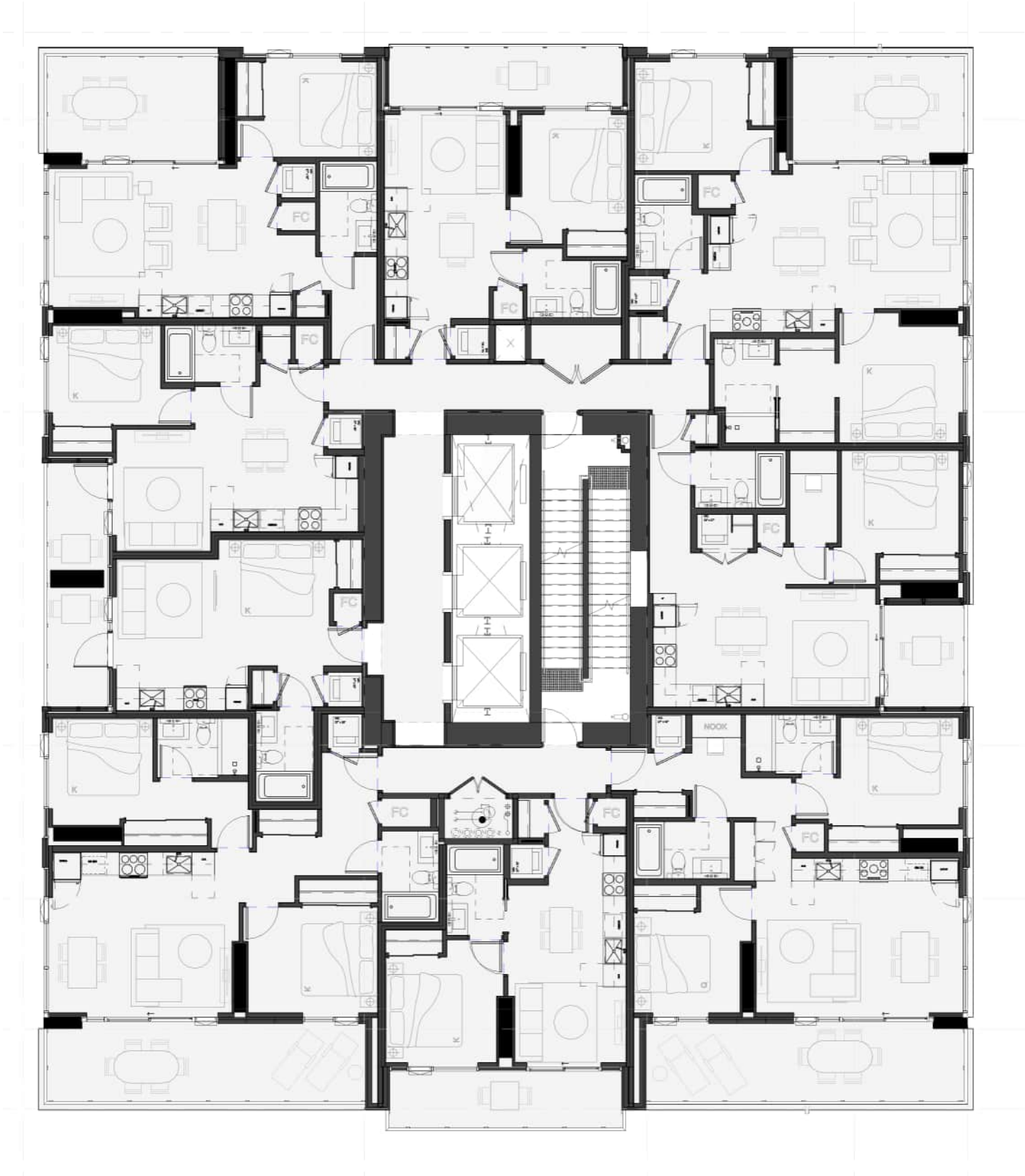
Typical Podium Level

LEGEND

 Site Boundary

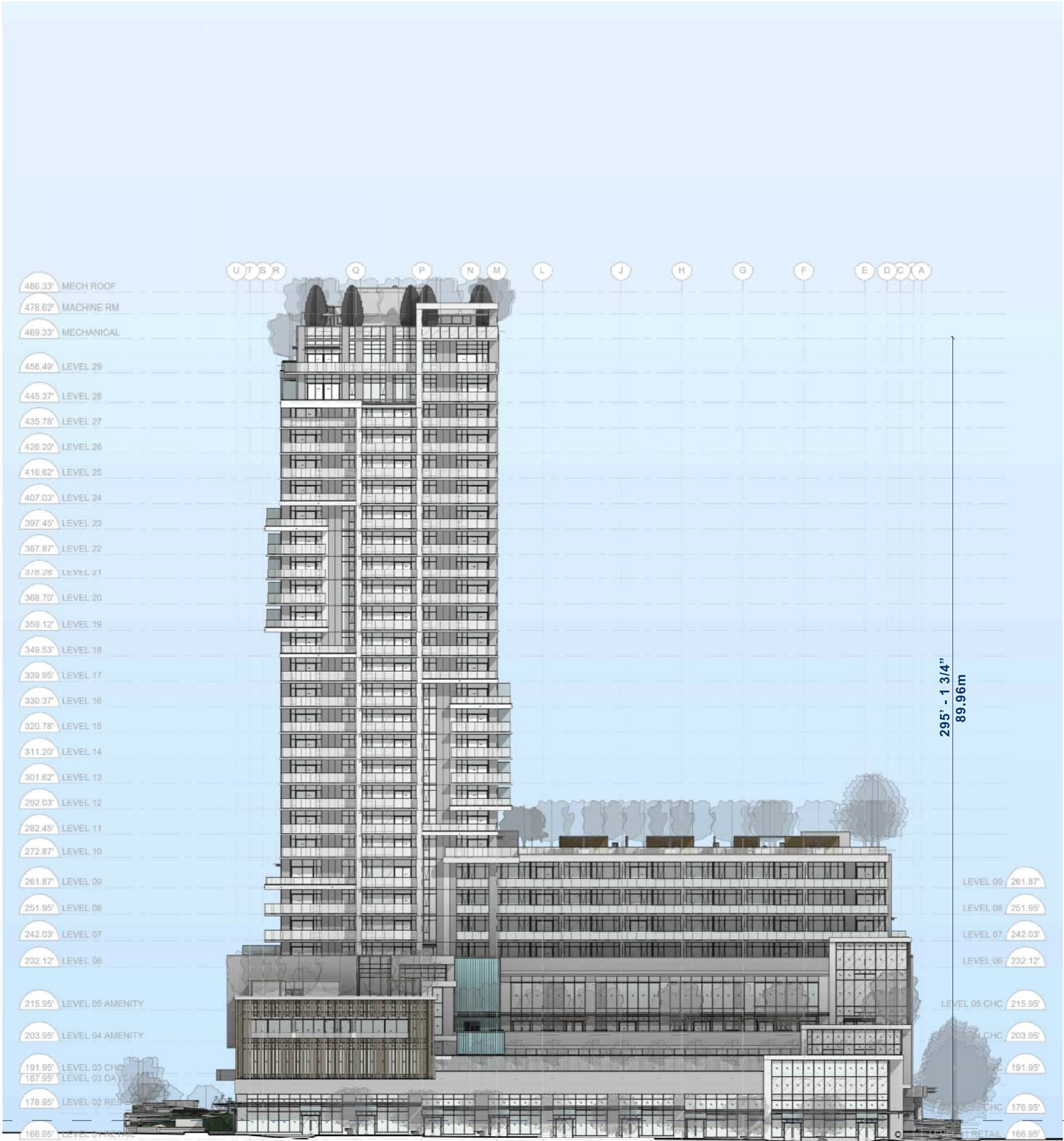


Typical Tower Level

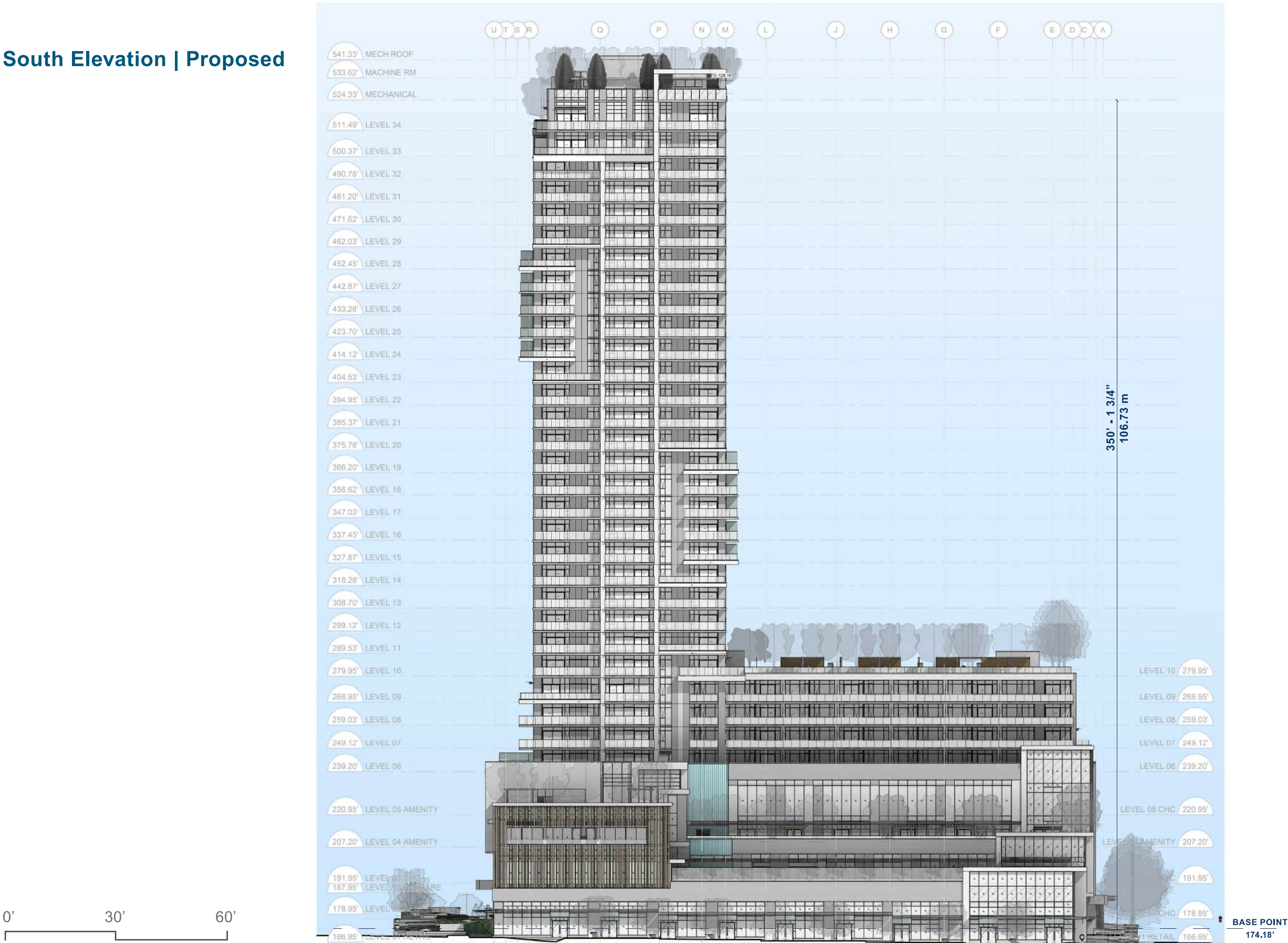


3.5 Elevations

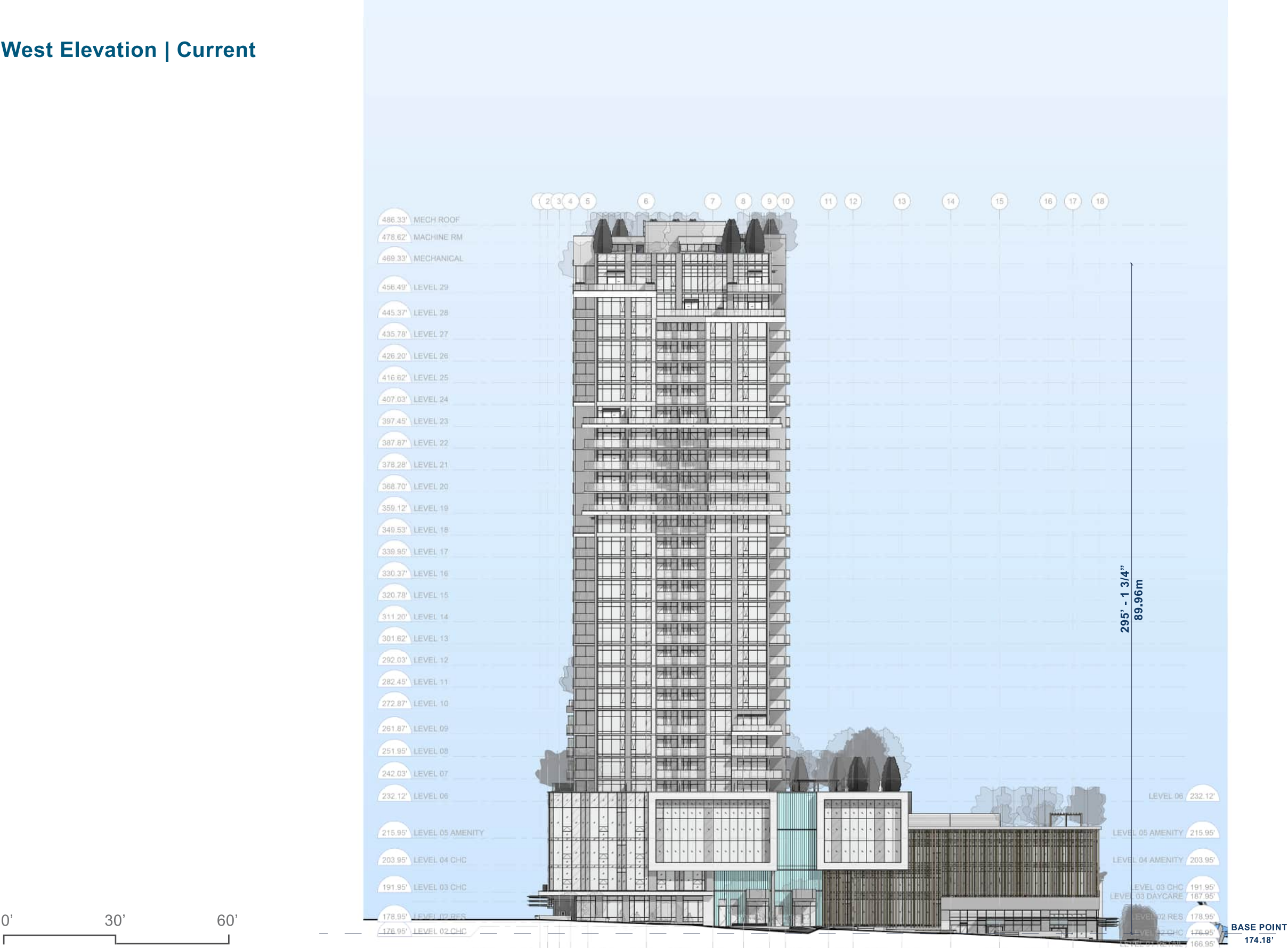
South Elevation | Current



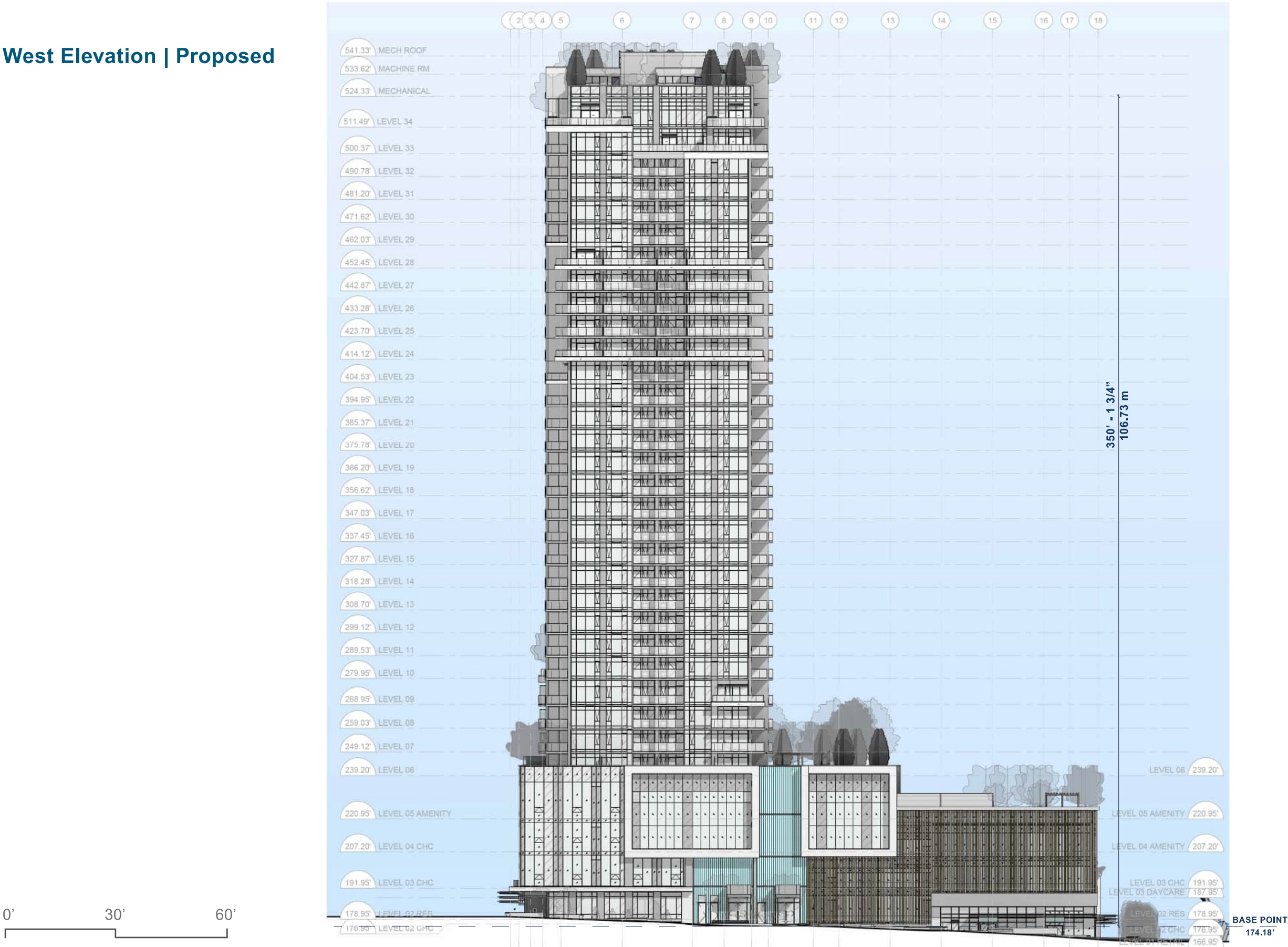
South Elevation | Proposed



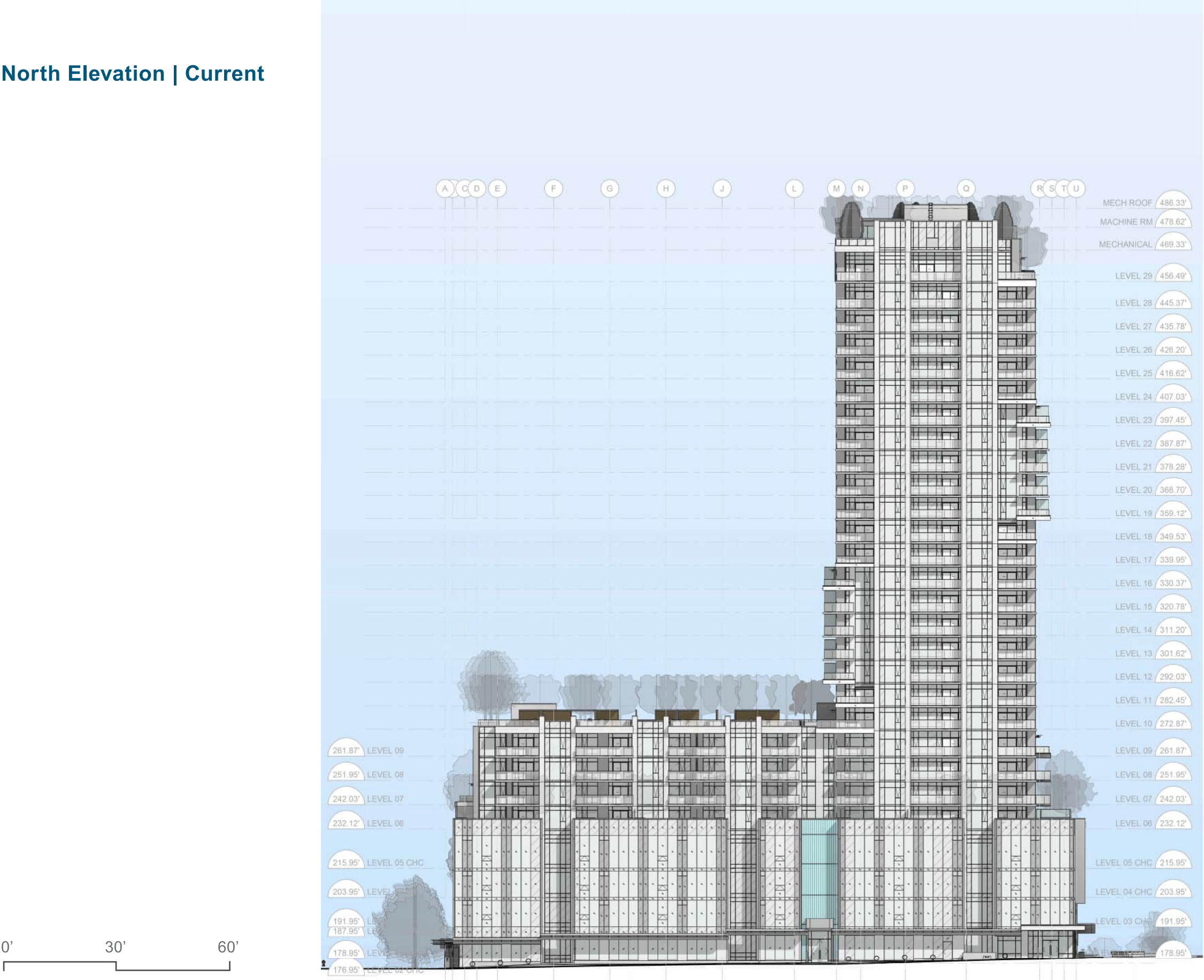
West Elevation | Current



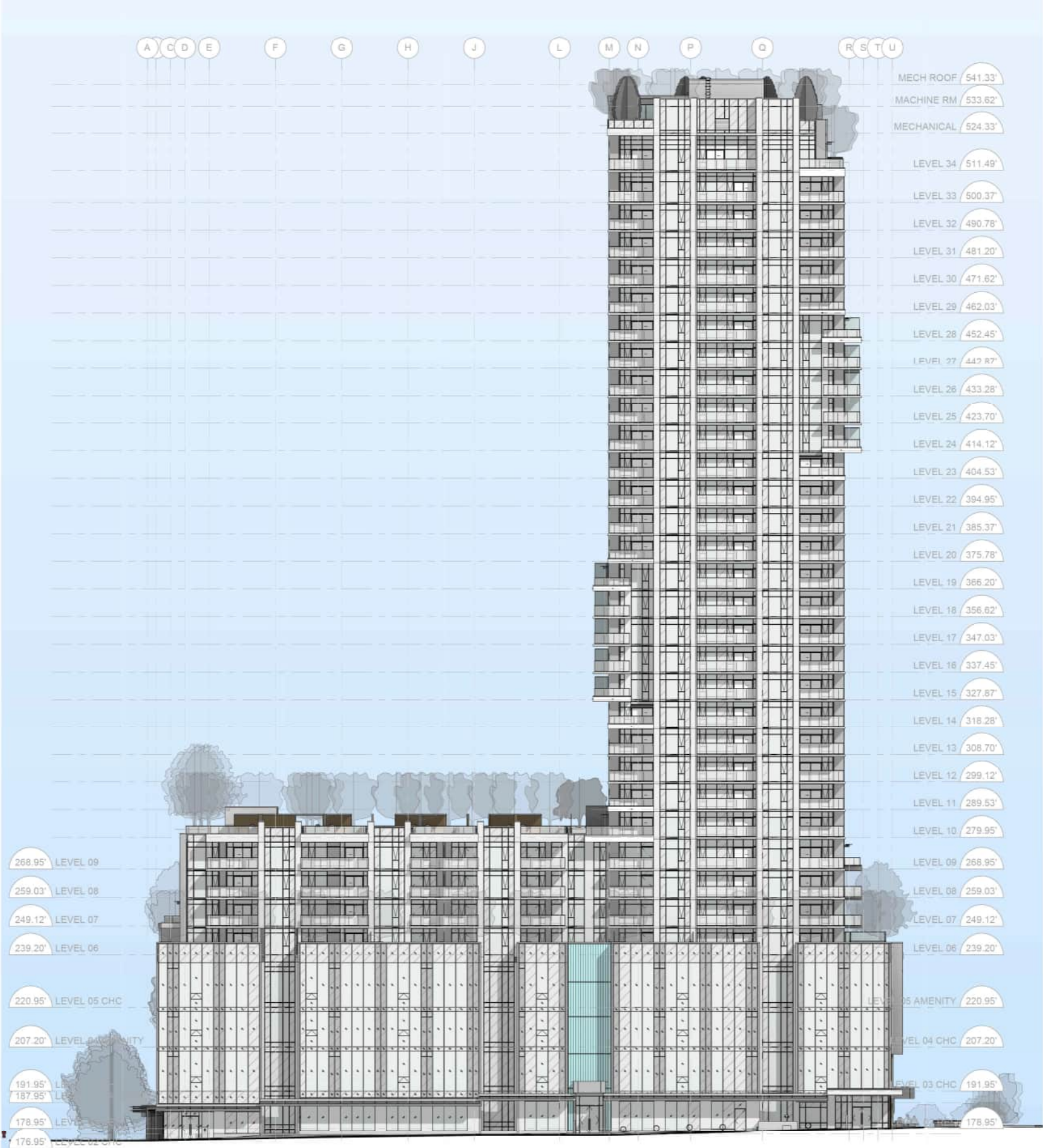
West Elevation | Proposed



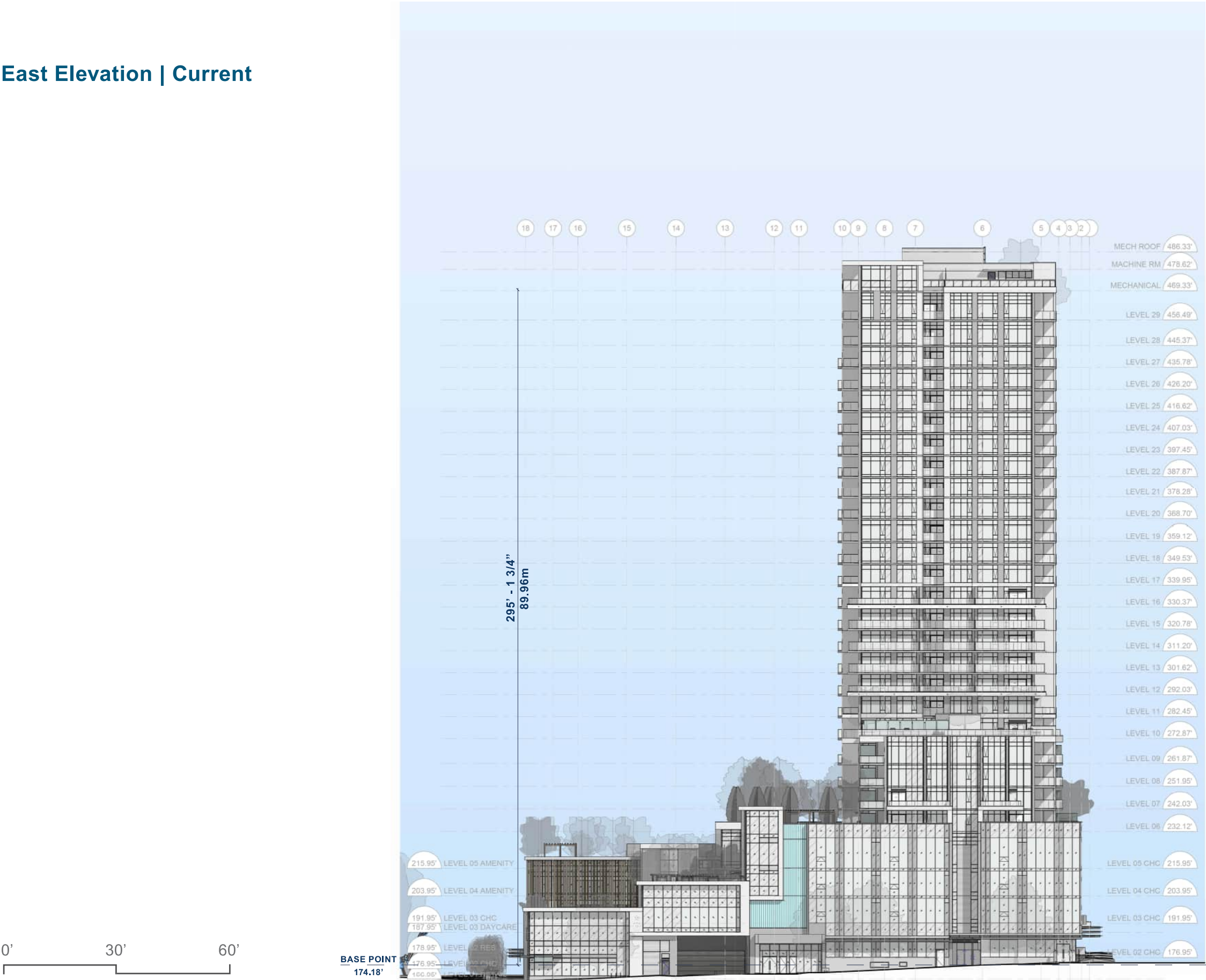
North Elevation | Current



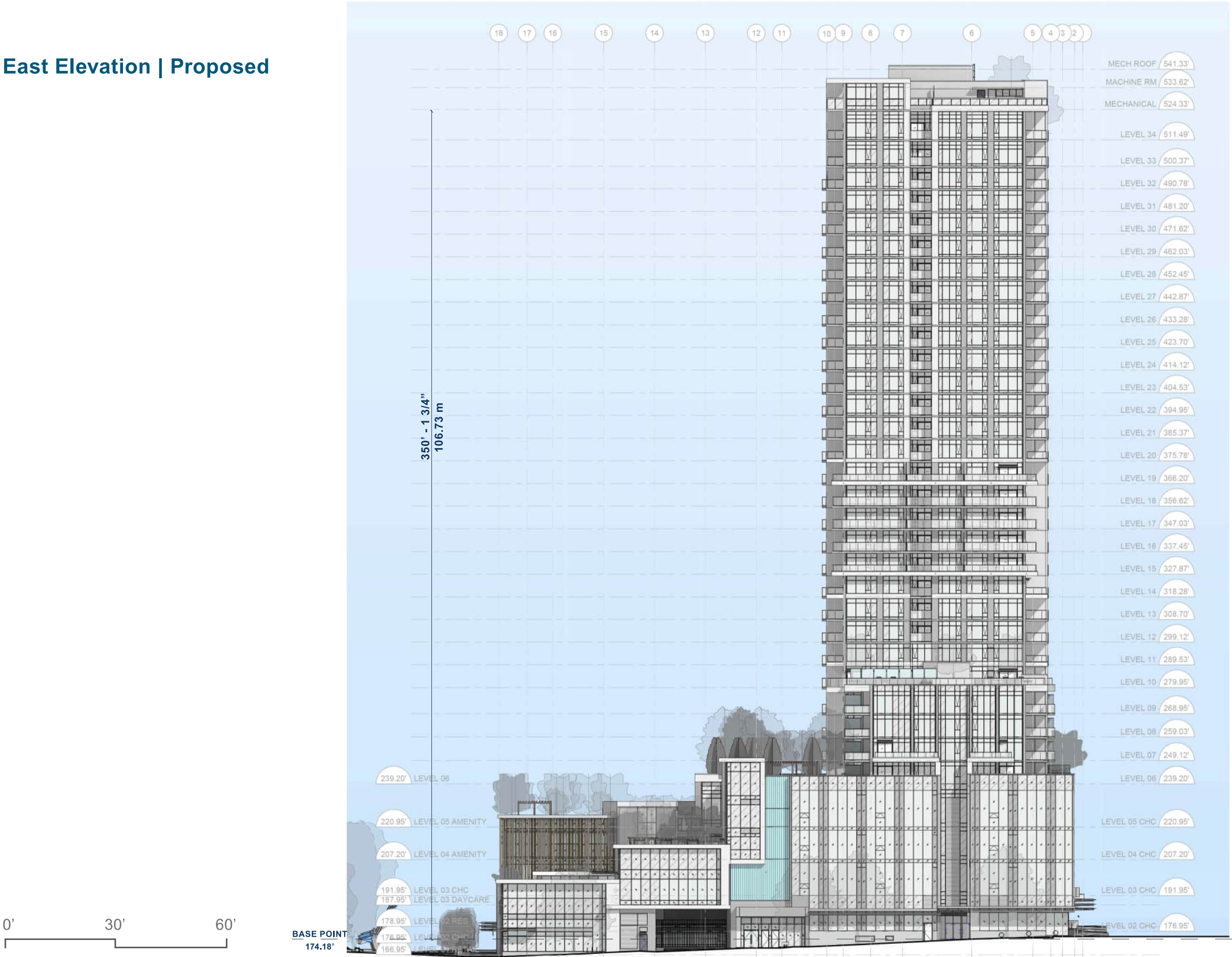
North Elevation | Proposed



East Elevation | Current

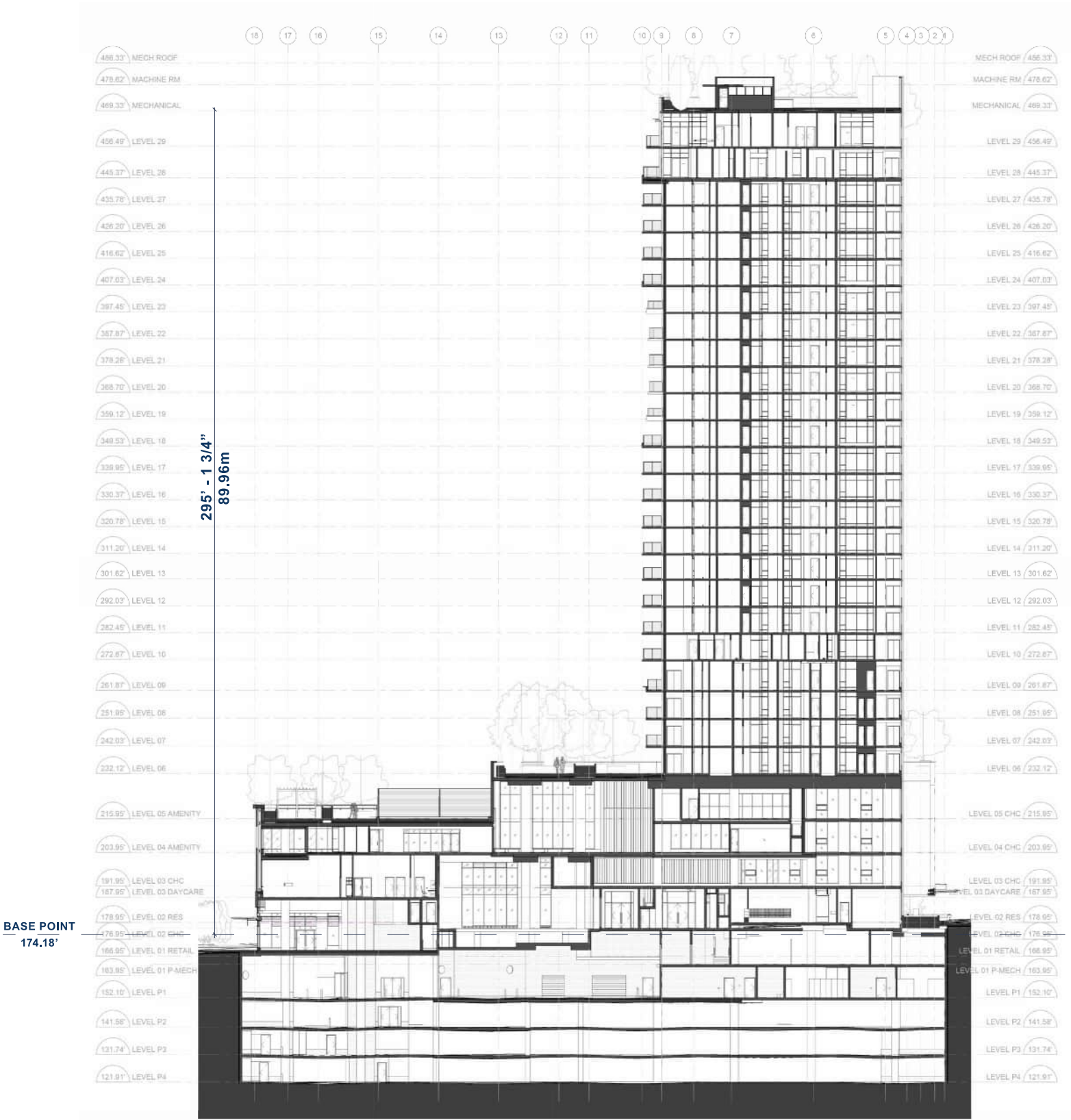


East Elevation | Proposed

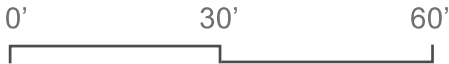
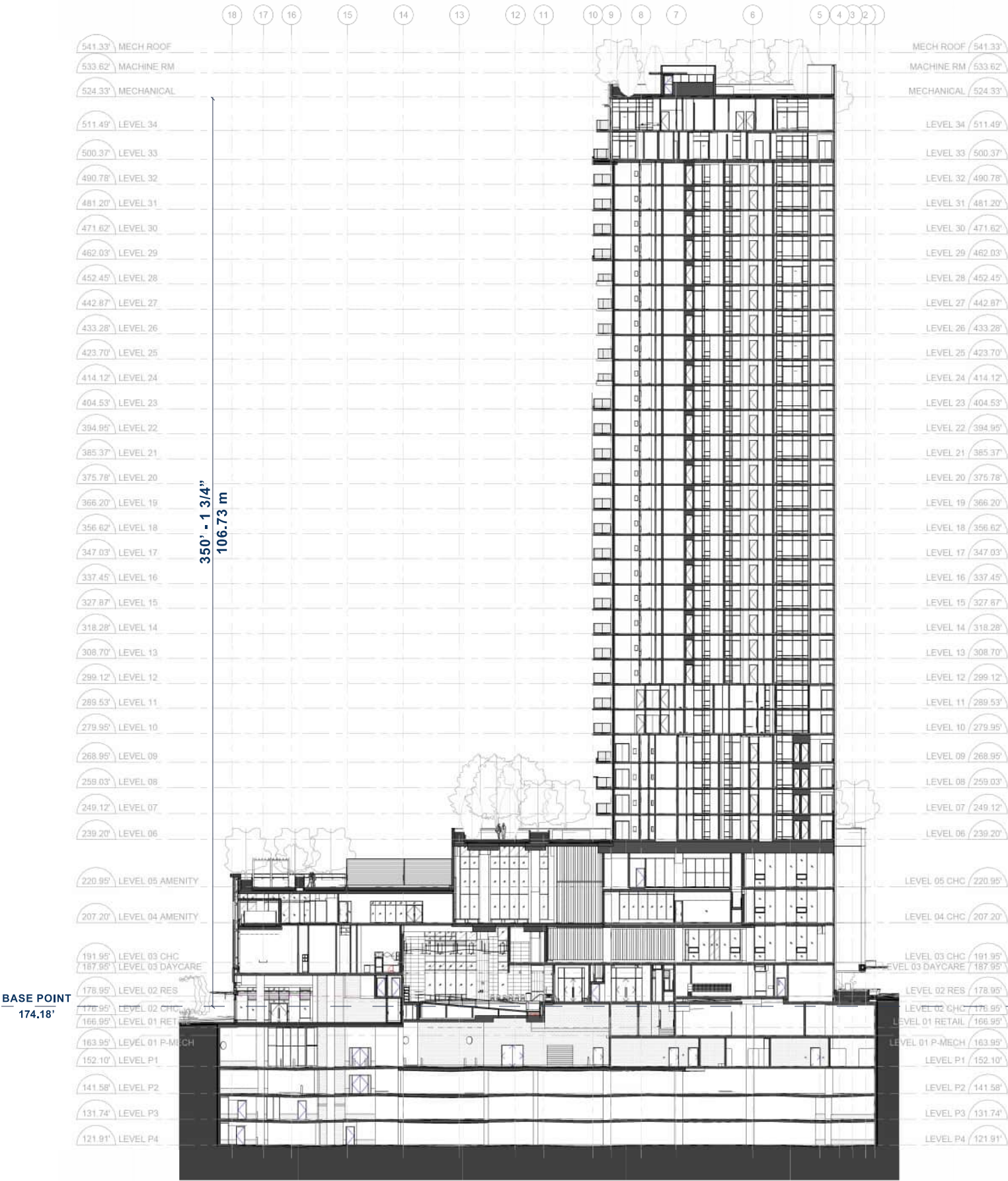


3.6 Sections

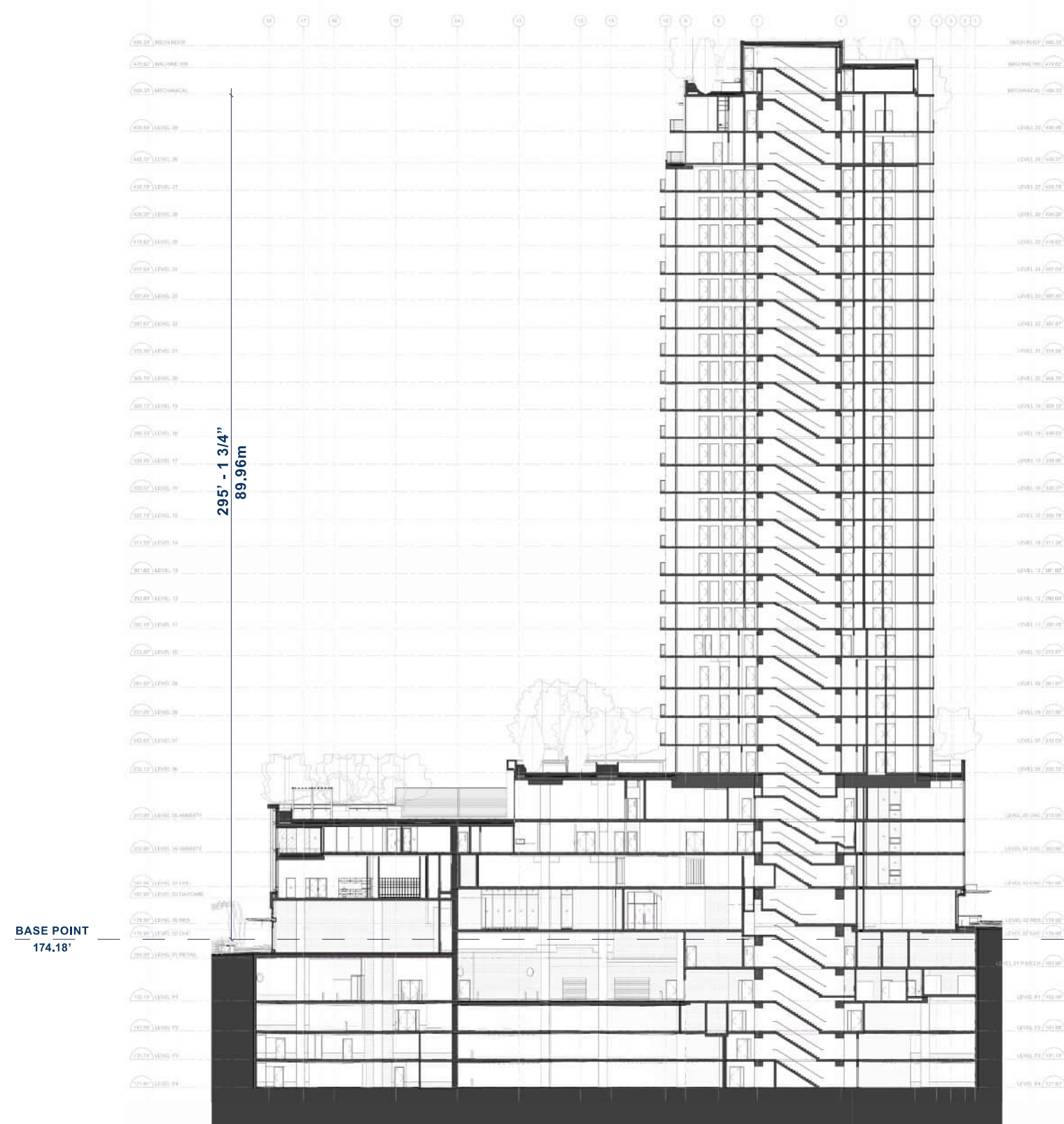
Section - A | Current



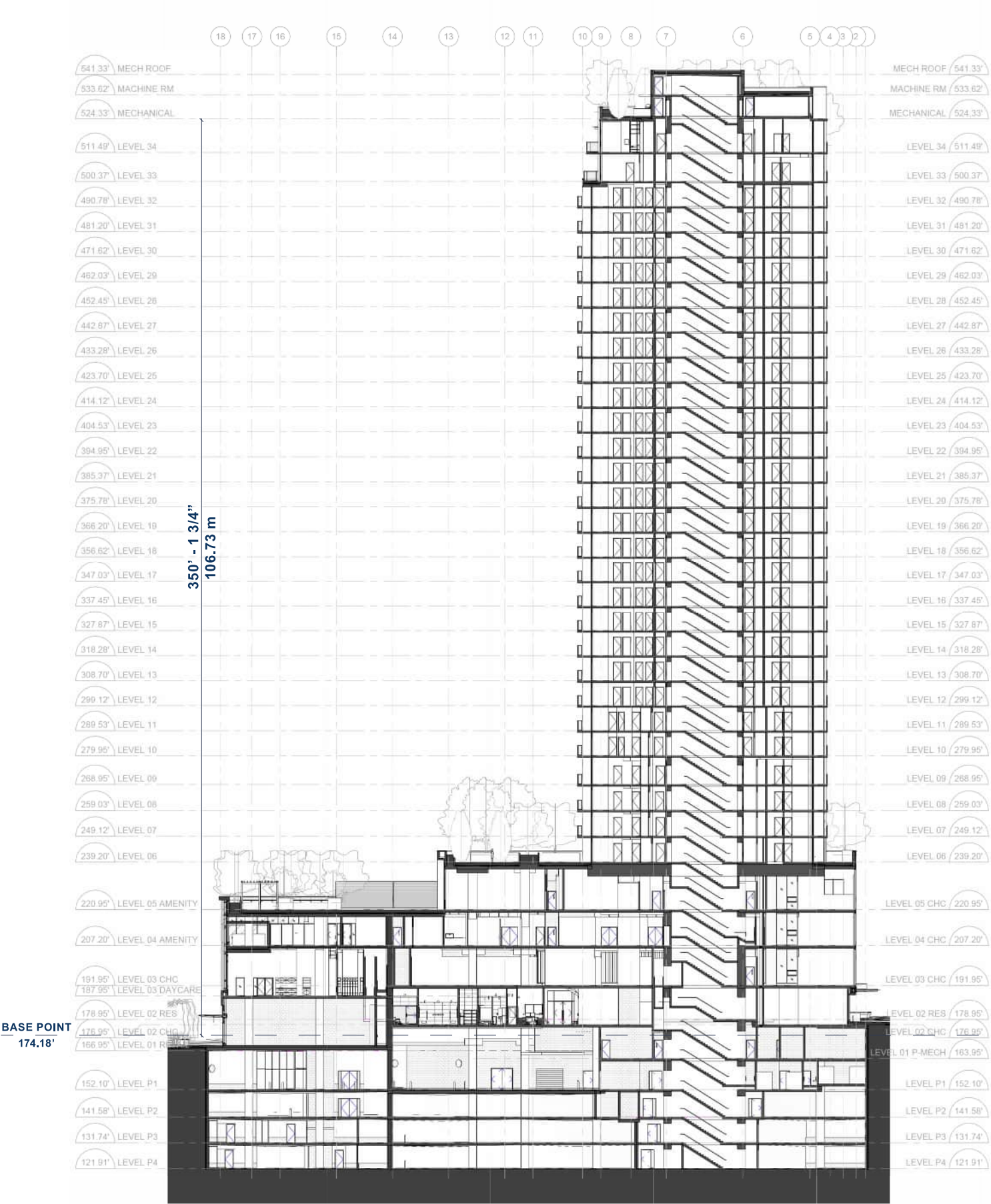
Section - A | Proposed



Section - B | Current



Section - B | Proposed



3.7 Sketches

View from South | Current



View from South | Proposed



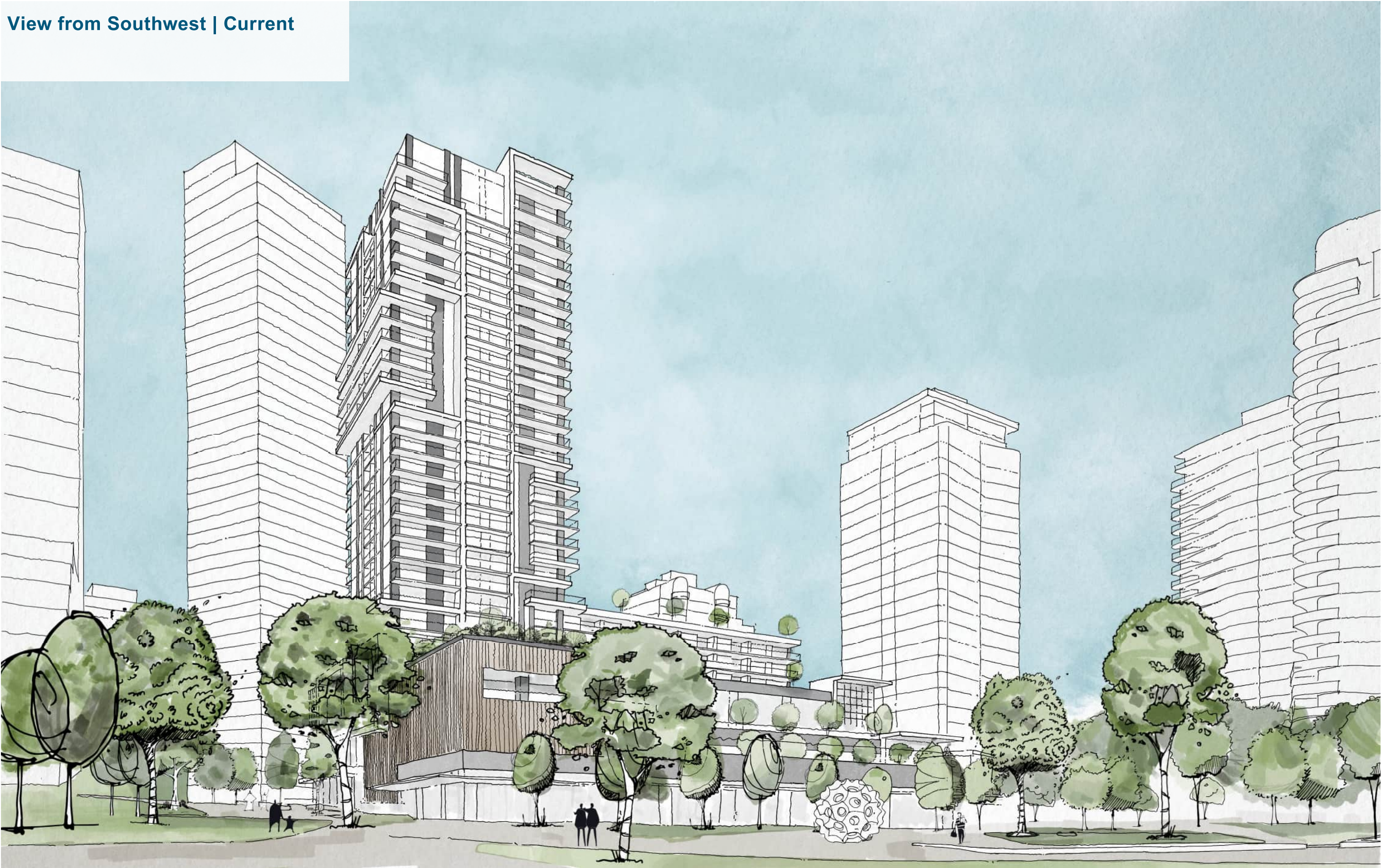
View from Southeast | Current



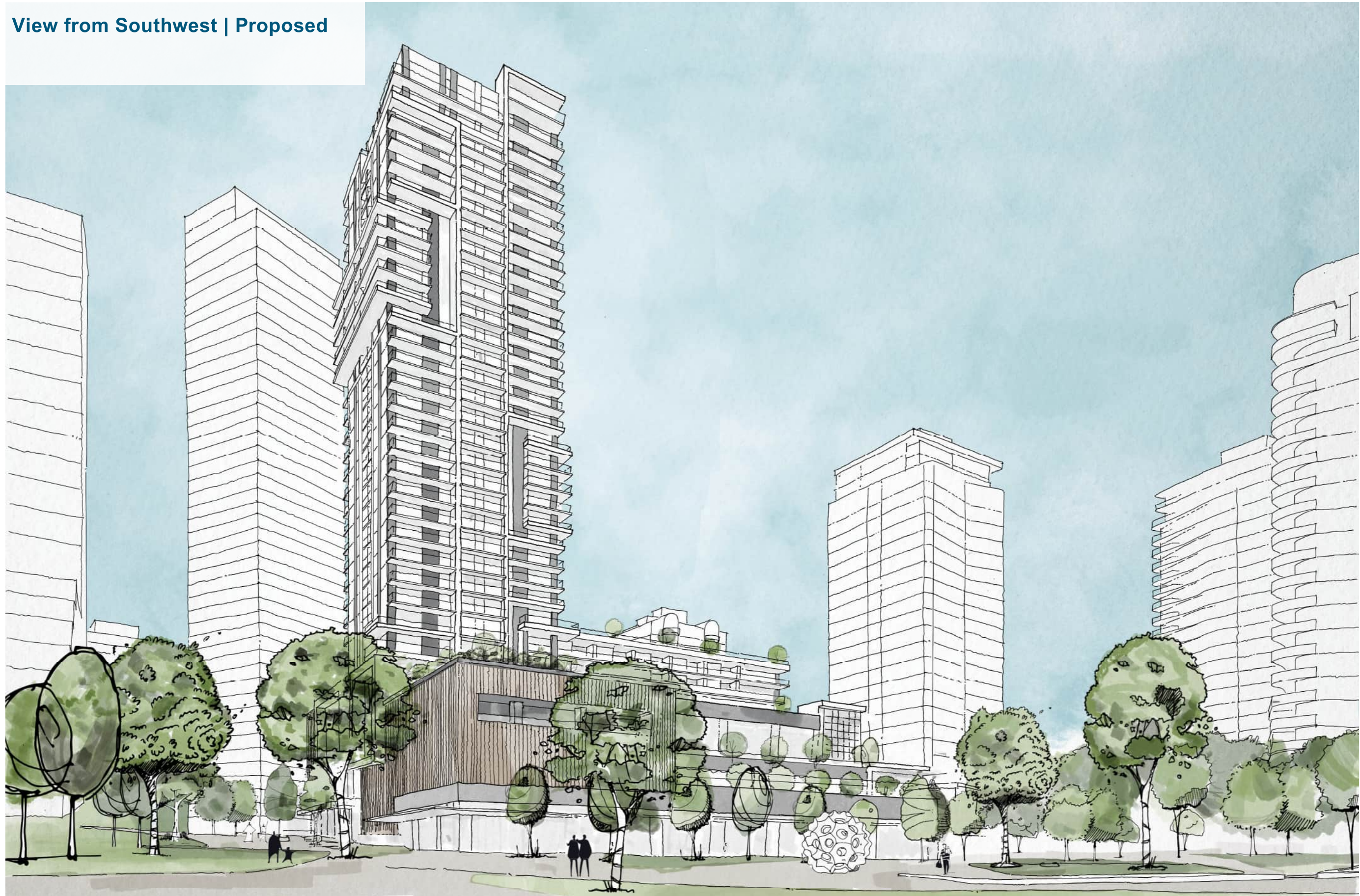
View from Southeast | Proposed



View from Southwest | Current

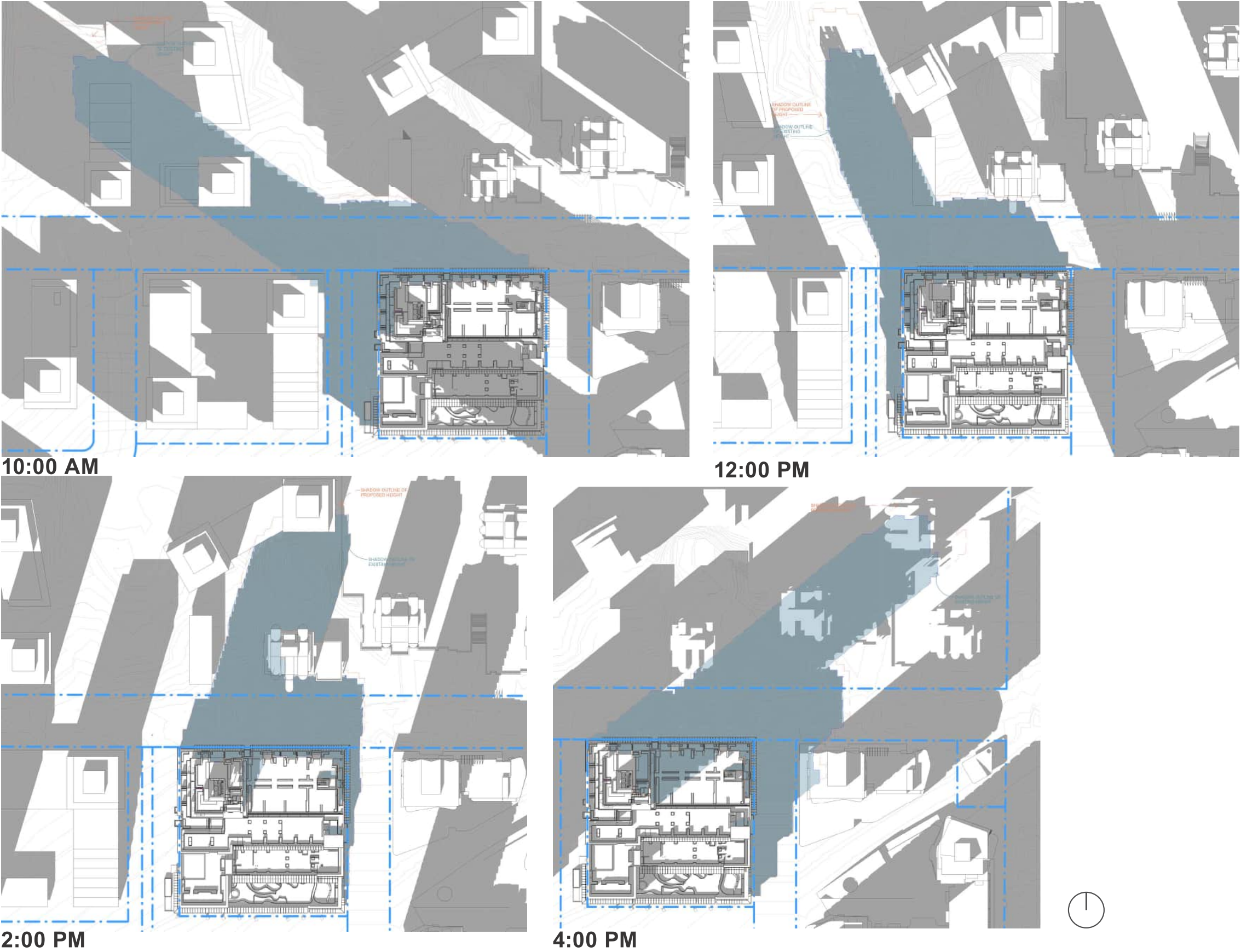


View from Southwest | Proposed

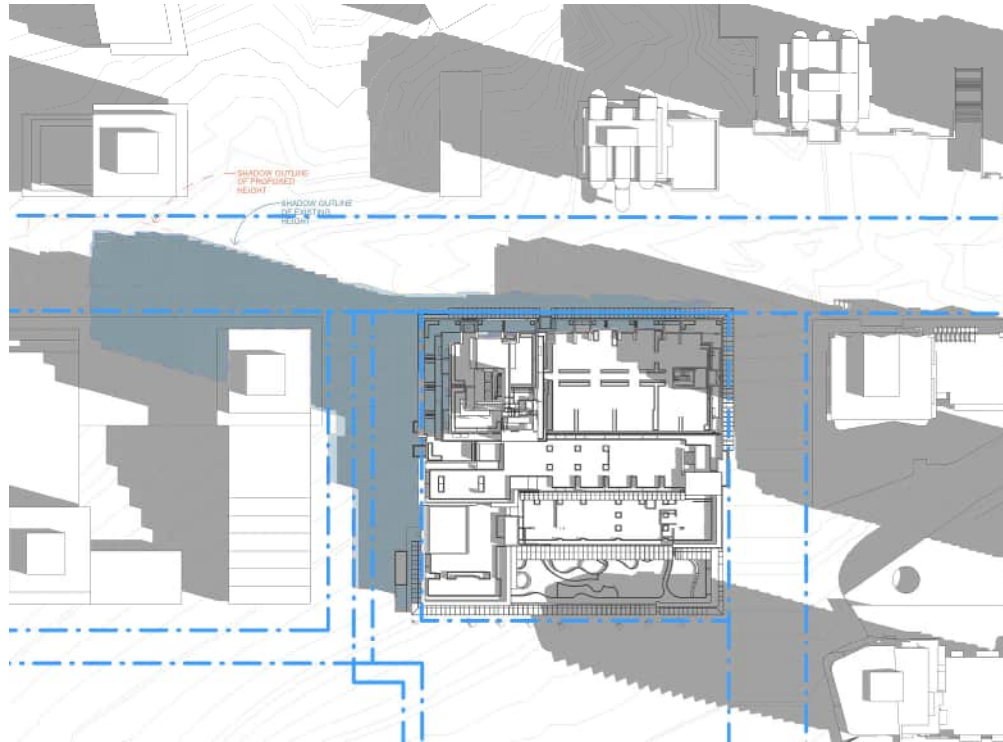


3.8 Shadow Studies - Current

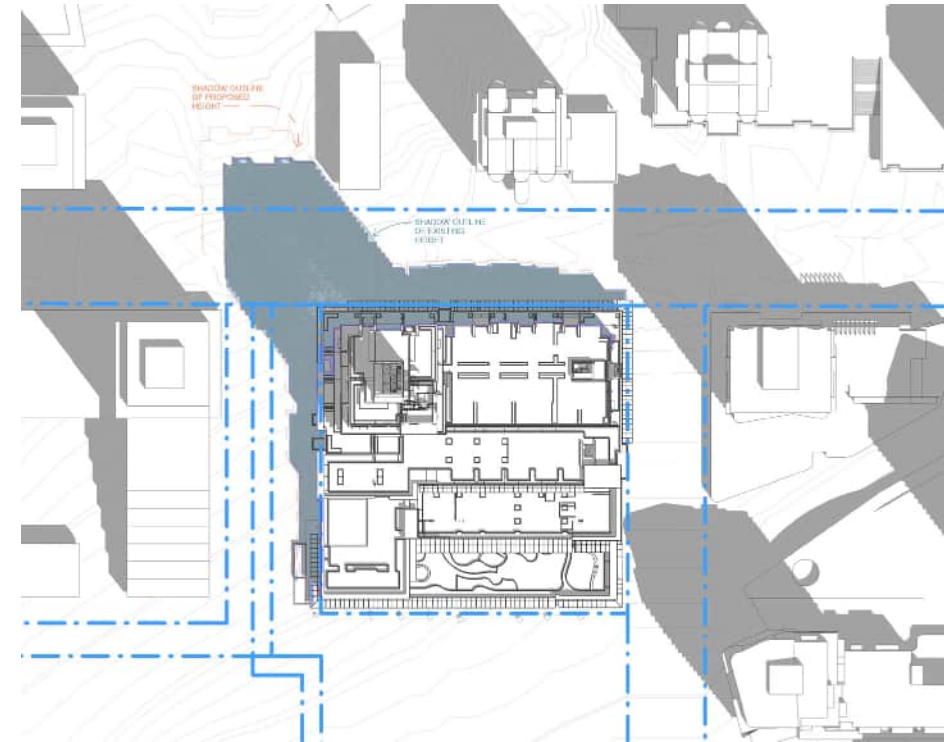
Spring/Fall Equinox



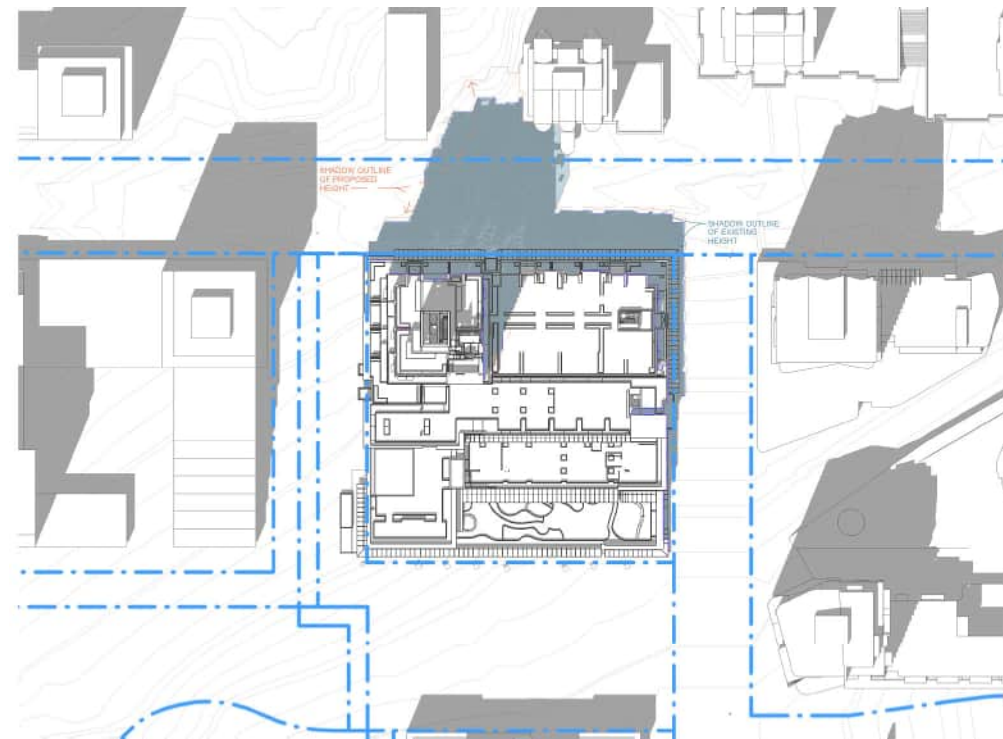
Summer Solstice



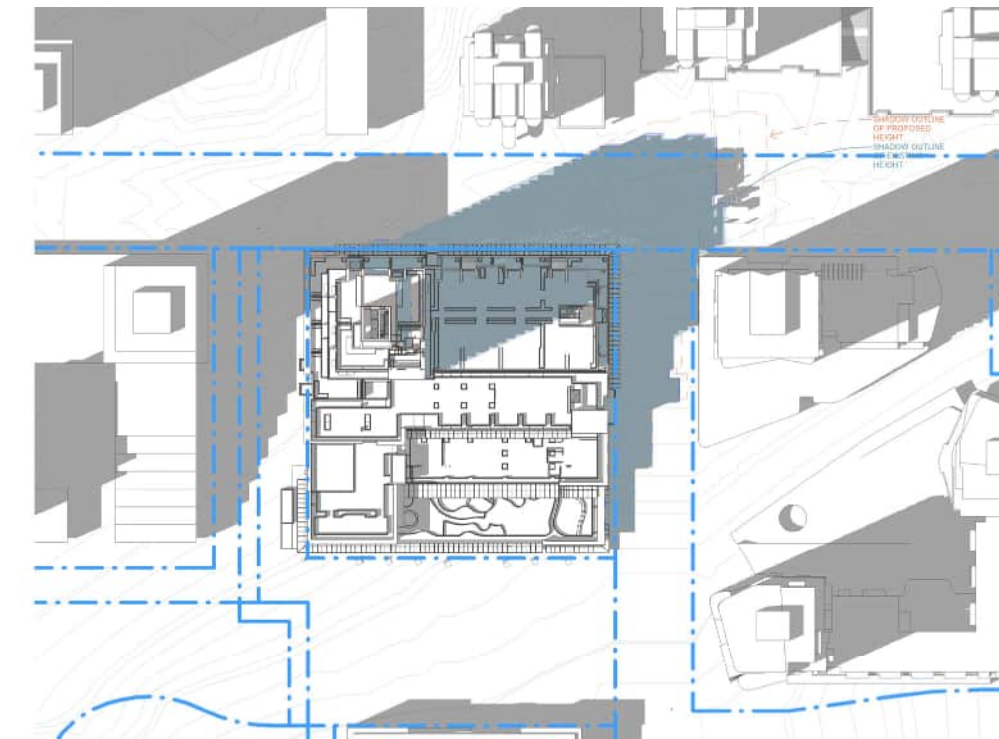
10:00 AM



12:00 PM



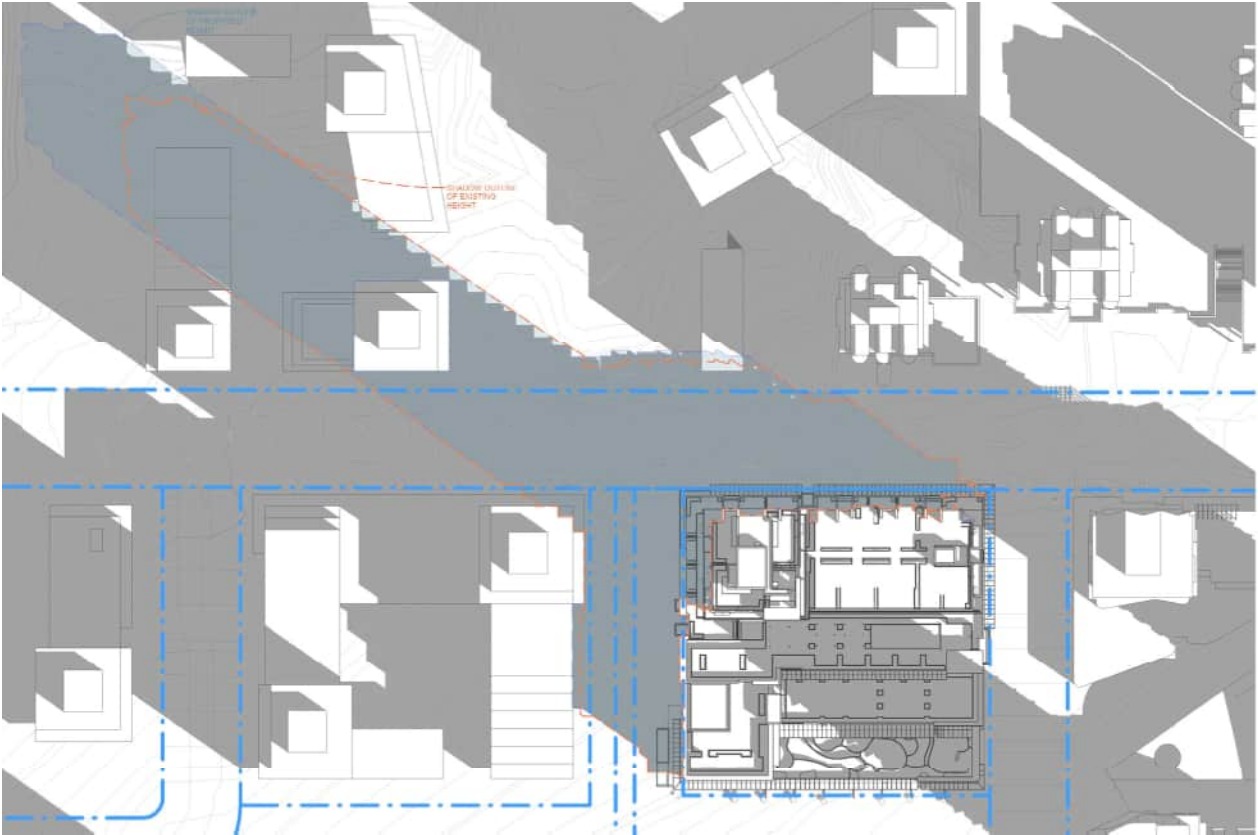
2:00 PM



4:00 PM



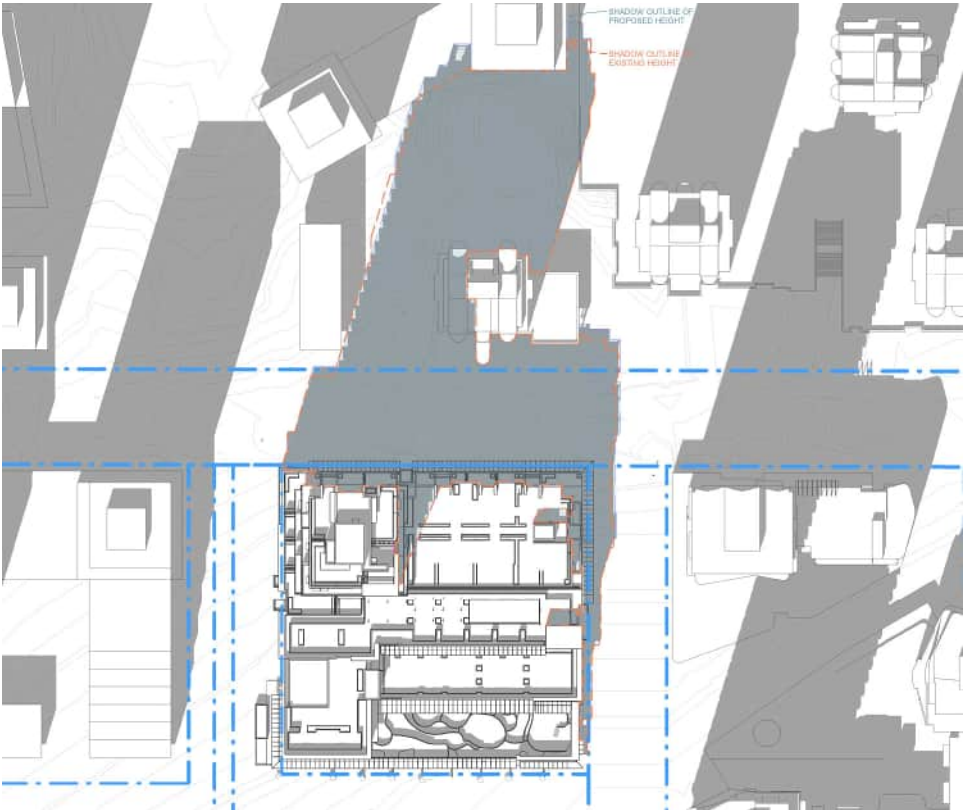
3.9 Shadow Studies - Proposed Spring/Fall Equinox



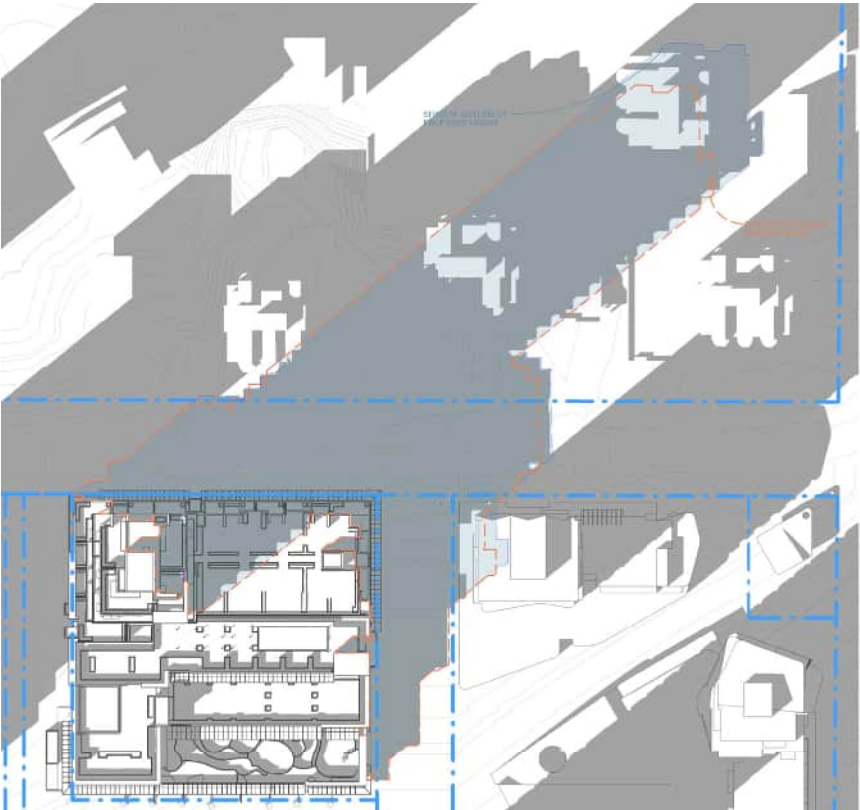
10:00 AM



12:00 PM



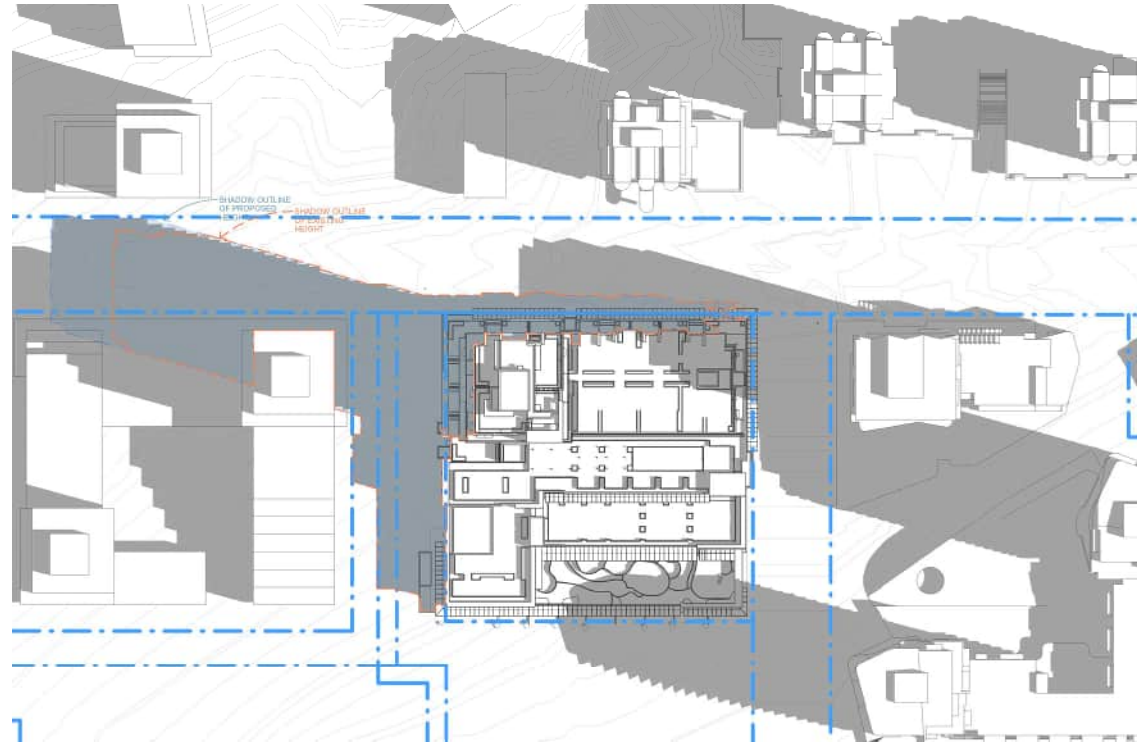
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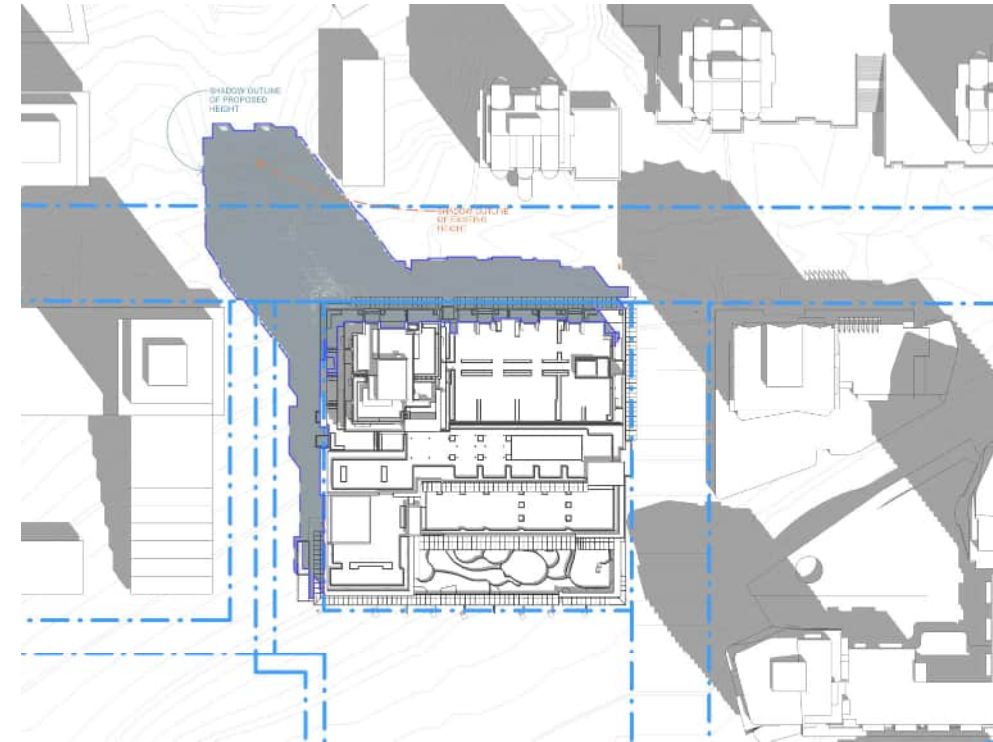
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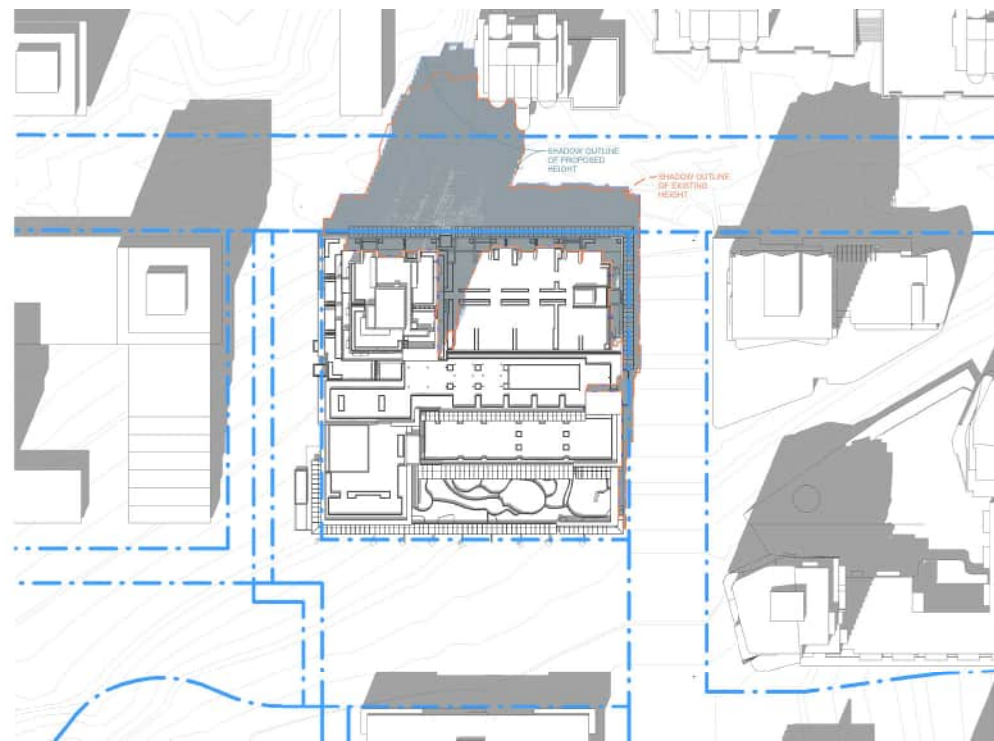
Summer Solstice



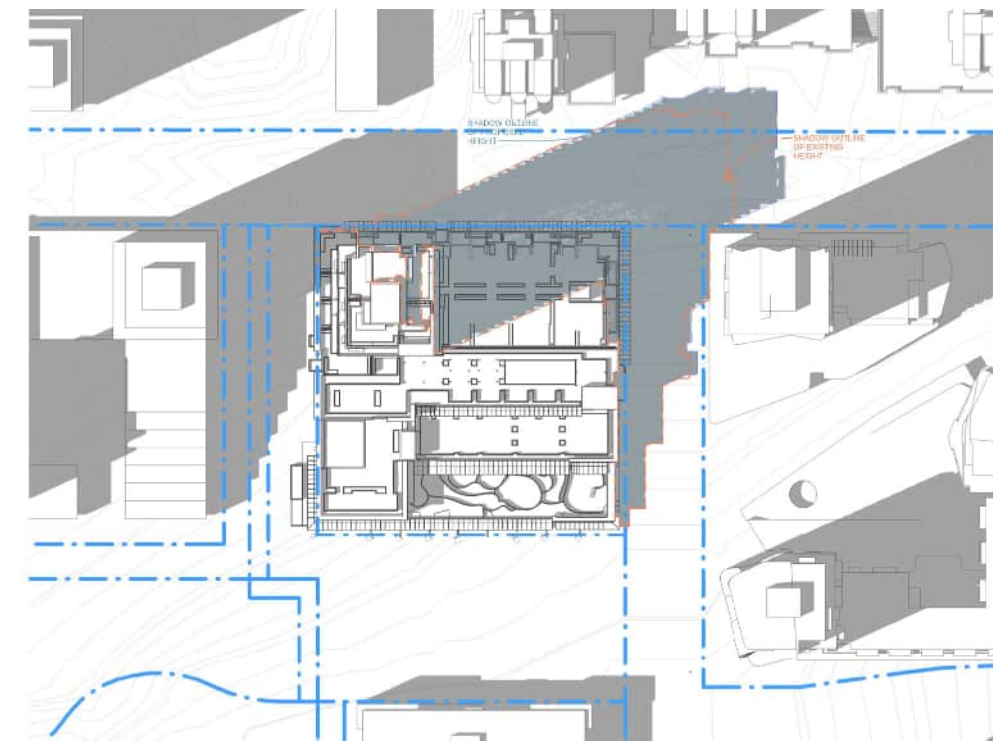
10:00 AM



12:00 PM



2:00 PM



4:00 PM



3.10 Statistics

Current

ZONING:	CD-1 (696)				
PROJECT DESCRIPTION:	29 STOREY RESIDENTIAL TOWER WITH A 9 STOREY PODIUM THAT HAS A COMMUNITY HEALTH CENTRE, A DAYCARE, A SITE AMENITY, RETAIL SPACES , AND SUPPORTIVE HOUSING UNITS				
PROPOSED USE:	MIXED-USE				
SITE AREA:	117950.8 SF	10958.0 m²			
MAX PERMITTED TOWER PLATE AREA:	6500 SF	603.9 m²	PROVIDED TOWER PLATE AREA:	6500 SF	603.9 m²
BASE POINT ELEVATION:	174.18'				
PERMITTED HEIGHT:	295.28'		PROVIDED HEIGHT:	295.28'	
MAX PERMITTED TOTAL BALCONY AREA PERCENTAGE:	12%		PROVIDED TOTAL BALCONY AREA PERCENTAGE:	11.9%	
	W 57th AVE	INTERNAL ROAD	PERSON PLAZA	HIGH STREET COMMONS	
RETAIL SETBACK	5'	5'	n/a	42'	
RESIDENTIAL SETBACK	15'	15'	n/a	57'	



AREA BREAKDOWN																			
LEVEL	Gross Area											Excluded Area						Total GFA	TOTAL FSR
	Retail	CHC	Residential Site Amenity	Residential Tower Amenity	Residential Market Condo	Residential Supportive Housing	Residential Circulation	Daycare	Therapy Pool	Mechanical*	Daycare	Therapy Pool	Indoor Site Amenity *	Residential Tower Amenity*	Accessibility	Mechanical*	Total EXCLUSION		
Roof	-	-	-	-	717	-	-	-	-	1,488	-	-	-	-	-	1,488	1,488	2,205	717
Level 29	-	-	-	-	5,151	-	940	-	-	-	-	-	-	-	-	-	-	6,090	6,090
Level 28	-	-	-	-	5,232	-	1,017	-	-	-	-	-	-	-	-	-	-	6,249	6,249
Level 11-27	-	-	-	-	93,558	-	16,938	-	-	-	-	-	-	-	-	-	-	110,496	110,496
Level 10	-	-	-	62	5,284	-	1,566	-	-	-	-	-	-	-	108	-	108	6,805	6,805
Level 9	-	-	-	-	8,227	5,866	2,524	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 8	-	-	-	-	7,646	6,440	2,531	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 7	-	-	-	-	8,227	5,868	2,522	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 6	-	-	-	-	7,533	6,453	2,989	-	-	-	-	-	-	125	108	-	233	17,167	16,934
Level 5	-	21,621	1,470	1,323	-	-	2,297	-	-	1,519	-	-	-	1,323	108	1,519	2,950	28,229	25,279
Level 4	-	17,024	25,419	-	-	-	1,080	-	-	147	-	-	-	-	108	147	255	43,669	43,415
Level 3	-	27,650	377	-	-	-	1,230	10,419	557	1,778	10,419	557	-	-	108	1,778	12,861	42,011	29,149
Level 2	-	27,708	1,286	-	-	-	3,613	-	6,003	-	-	6,003	-	-	108	-	6,111	38,611	32,500
Level 1	14,977	673	-	-	-	-	-	594	-	-	594	-	-	-	-	-	594	16,244	15,650
SUBTOTAL	14,977	94,675	28,552	1,577	141,574	24,628	39,245	11,014	6,560	4,932	11,014	6,560	-	1,448	969	4,932	24,922	367,734	342,811
TOTAL	14,977	94,675	28,552	1,577	141,591	24,628	39,245	11,014	6,560	4,932	11,014	6,560			969	4,932	24,922	367,734	342,845
													* CD-1 max. exclusion balance (6,346 SF - Mech. exclusion):	1,414			*TOTAL EXCLUSION= Daycare + Therapy P. + CD 1 max. + Accessibility + Mech. Exclusions		TOTAL GROSS FLOOR AREA - EXCLUSION= Gross Floor Area - Total Exclusion
													* CD-1 : Total exclusion for amenity (includes Mechanical) areas must not exceed 8,105 sqft(753 m2). 1,759 sqft were excluded in Parcel A. Balance of 6,346 sqft to be excluded in Parcel C						

RESIDENTIAL UNIT BREAKDOWN - LEVEL

LEVEL	RESIDENTIAL (CONDO) UNITS								SUPPORTIVE HOUSING UNITS			TOTAL
	STUDIO	1BD	1 BD+FLEX	2BD	2BD+FLEX	3BD	3BD+FLEX	TOTAL	1BD	2BD	TOTAL	
Level 28	-	-	-	2	-	2	-	4	-	-	-	4
Level 27	-	2	-	-	-	-	-	5	-	-	-	7
Level 25-26	2	8	2	6	-	-	-	18	-	-	-	18
Level 19-24	6	24	6	18	-	-	-	54	-	-	-	54
Level 10-18	9	36	9	27	-	-	-	81	-	-	-	81
Level 9	-	2	-	5	-	-	-	7	-	-	-	7
Level 8	-	7	2	2	-	1	-	12	7	-	7	19
Level 7	-	6	2	2	-	1	-	11	8	-	8	19
Level 6	-	7	2	2	-	1	-	12	7	-	7	19
Level 5	-	7	2	1	-	1	-	11	8	-	8	19
TOTAL	17	99	25	70	-	6	-	217	30	-	30	247

RESIDENTIAL UNIT BREAKDOWN - TYPE

	RESIDENTIAL CONDO UNITS								SUPPORTIVE HOUSING UNITS		
	STUDIO	1BD	1 BD+DEN	2BD	2BD+FLEX	3BD	3BD+FLEX	TOTAL	1BD	2BD	TOTAL
TOTAL	17	99	25	70	0	6	-	217	30	-	30
% of UNIT MIX	7.8%	45.6%	11.5%	32.3%	0.0%	2.8%	0.0%		100%	0%	

Proposed

ZONING:	CD-1 (696)			
PROJECT DESCRIPTION:	34 STOREY RESIDENTIAL TOWER WITH A 9 STOREY PODIUM THAT HAS A COMMUNITY HEALTH CENTRE, A DAYCARE, A SITE AMENITY, RETAIL SPACES , AND SUPPORTIVE HOUSING UNITS			
PROPOSED USE:	MIXED-USE			
SITE AREA:	117950.8 SF	10958.0 m²		
MAX PERMITTED TOWER PLATE AREA:	6500 SF	603.9 m²	PROVIDED TOWER PLATE AREA:	6500 SF 603.9 m²
BASE POINT ELEVATION:	174.18'			
PERMITTED HEIGHT:	354.33'		PROVIDED HEIGHT:	354.33'
MAX PERMITTED TOTAL BALCONY AREA PERCENTAGE:	12%		PROVIDED TOTAL BALCONY AREA PERCENTAGE:	11.9%
	W 57th AVE	INTERNAL ROAD	PERSON PLAZA	HIGH STREET COMMONS
RETAIL SETBACK	5'	5'	n/a	42'
RESIDENTIAL SETBACK	15'	15'	n/a	57'



AREA BREAKDOWN																			
LEVEL	Gross Area											Excluded Area						Total GFA	TOTAL FSR
	Retail	CHC	Residential Site Amenity	Residential Tower Amenity	Residential Market Condo	Residential Supportive Housing	Residential Circulation	Daycare	Therapy Pool	Mechanical*	Daycare	Therapy Pool	Indoor Site Amenity *	Residential Tower Amenity*	Accessibility	Mechanical*	Total EXCLUSION		
Roof	-	-	-	-	717	-	-	-	-	1,488	-	-	-	-	-	1,488	1,488	2,205	717
Level 34	-	-	-	-	5,151	-	940	-	-	-	-	-	-	-	-	-	-	6,090	6,090
Level 33	-	-	-	-	5,232	-	1,017	-	-	-	-	-	-	-	-	-	-	6,249	6,249
Level 11-32	-	-	-	-	121,105	-	21,695	-	-	-	-	-	-	-	-	-	-	142,800	142,800
Level 10	-	-	-	62	5,284	-	1,566	-	-	-	-	-	-	62	108	-	170	6,912	6,742
Level 9	-	-	-	-	8,227	5,866	2,524	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 8	-	-	-	-	7,646	6,440	2,531	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 7	-	-	-	-	8,227	5,868	2,522	-	-	-	-	-	-	-	108	-	108	16,617	16,509
Level 6	-	-	-	191	7,533	6,453	2,989	-	-	-	-	-	-	191	108	-	299	17,167	16,868
Level 5	-	21,621	1,470	1,323	-	-	2,297	-	-	1,519	-	-	1,470	1,323	108	1,519	4,419	28,229	23,810
Level 4	-	17,024	25,419	-	-	-	1,080	-	-	147	-	-	25,419	-	108	147	25,673	43,669	17,996
Level 3	-	27,650	377	-	-	-	1,230	10,419	557	1,778	10,419	557	377	-	108	1,778	13,238	42,011	28,772
Level 2	-	27,708	1,286	-	-	-	3,613	-	6,003	-	-	6,003	1,286	-	108	-	7,397	38,611	31,214
Level 1	14,977	673	-	-	-	-	-	594	-	-	594	-	-	-	-	-	594	16,244	15,650
TOTAL	14,977	94,675	28,552	1,577	169,121	24,628	44,003	11,014	6,560	4,932	11,014	6,560	28,552	1,577	969	4,932	53,603	400,038	346,436
													*Excluding all Amenity area from Parcel C in Text Amendment						

RESIDENTIAL UNIT BREAKDOWN - LEVEL

LEVEL	RESIDENTIAL (CONDO) UNITS								SUPPORTIVE HOUSING UNITS			TOTAL
	STUDIO	1BD	1 BD+FLEX	2BD	2BD+FLEX	3BD	3BD+FLEX	TOTAL	1BD	2BD	TOTAL	
Level 34	-	-	-	2	-	2	-	4	-	-	-	4
Level 33	-	2	-	5	-	-	-	7	-	-	-	7
Level 25-32	8	32	8	24	-	-	-	72	-	-	-	72
Level 19-24	6	24	6	18	-	-	-	54	-	-	-	54
Level 12-18	7	28	7	21	-	-	-	63	-	-	-	63
Level 10-11	-	4	-	9	-	1	-	14	-	-	-	14
Level 9	-	7	2	2	-	1	-	12	7	-	-	19
Level 8	-	6	2	2	-	1	-	11	8	-	-	19
Level 7	-	7	2	2	-	1	-	12	7	-	-	19
Level 6	-	7	2	1	-	1	-	11	8	-	-	19
TOTAL	21	117	29	66	-	7	-	260	30	-	30	290

RESIDENTIAL UNIT BREAKDOWN - TYPE

	RESIDENTIAL CONDO UNITS								SUPPORTIVE HOUSING UNITS		
	STUDIO	1BD	1 BD+DEN	2BD	2BD+FLEX	3BD	3BD+FLEX	TOTAL	1BD	2BD	TOTAL
TOTAL	21	117	29	66	0	7	-	260	30	-	30
% of UNIT MIX	8.1%	45.0%	11.2%	33.1%	0.0%	2.7%	0.0%		100%	0%	