REGISTERED ARCHITECT
ADAM BRUCHALA
BRITISH COLUMBIA
2026-02-25

MORRISON PARK

Rezoning Submission Update





We respectfully acknowledge that we are undertaking study of a project located on the traditional, unceded, ancestral territories of the Squamish, Tsleil-Waututh and Musqueam peoples.

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Formosis Architecture Inc.

Section 1.0

Introduction



1.1 Rezoning Intent

On behalf of our client and development team, we respectfully submit this rezoning application for 5027–5053 Boundary Road. This proposal seeks to rezone the subject site from the district CD-1 (241) to a site specific CD-1 to accommodate a 22-storey mixed-use building, consisting of 100% secured social housing, commercial/retail at-grade and an integrated 74-space private licensed childcare facility.

The site is located within the Joyce–Collingwood Station Precinct and directly supports the City of Vancouver's objectives for transit-oriented development, housing affordability, and community infrastructure delivery. The proposed massing and land-use program are aligned with key planning principles and policy context, including:

- Neighborhood development priorities established in the Joyce-Collingwood Station Precinct Plan, Vancouver Plan, and Transit Oriented Rezoning Policy
- Social Housing and Secure Rental housing priorities established in the Housing Vancouver Strategy, Vancouver's Social Housing Initiative, Below-Market Rental Housing Policy for Rezoning, and Family Room: Housing Mix for Rezoning Projects
- Sustainable development priorities established in the Greenest City Action Plan, Climate Emergency Action, Plan, and Green Buildings Policy for Rezoning and Sustainable Large Developments Policy

An initial application for the site was submitted through the Policy Enquiry Process in March 2024. Additional discussion with staff were generally concluded in November 2024, with the advice received both during those conversations and within staff advice in the Letter of Enquiry response now integrated into the formal Rezoning Application submitted in September 2025. As a follow-up, this updated submission proposes an additonal storey below-grade, commercial EV fast charging, ground-level commercial retail units, as well as a rooftop amenity space to meet standard city requirements.

We look forward to collaborating with staff, stakeholders, and community members as we move through the rezoning process.



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1.3 The Proposal

Project Rationale

The proposed Morrison Park development outlined in this Rezoning Application aims to introduce a vital mixed-use development to the eastern edge of Vancouver's Renfrew-Collingwood neighborhood. The site benefits from excellent transit access as it is within walking distance of Joyce-Collingwood Skytrain Station and is served by major bus routes, making it well suited for transit-oriented development. This arterial location and large assembly present a unique development opportunity.

The proposal envisions a 22-storey social housing building with a privately operated 74-space childcare facility at grade, transforming an under-utilized site into a high-density affordable housing hub. This development will deliver much-needed non-market rental homes for families, seniors, and individuals with disabilities alongside a significant childcare program, commercial fast EV charging and commercial retail program, creating a socially beneficial catalyst project that will contribute to the area's ongoing evolution while meeting critical community needs.

The proposal is in general alignment with the City of Vancouver's social housing initiative, a key part of the Vancouver Plan working toward realizing two of the plan's big ideas: equitable housing and complete neighbourhoods, as well as the broader transit-oriented development and sustainability goals of the city.

Site Information

Property Address:	5027-5053 Boundary Rd., Vancouver BC,
Legal Description:	Lots 2 And 3, South 1/2 Of Block 110, District Lots 36 And 51, Plan 3715 And Lot A, South 1/2 Of Block 110, District Lot 36, Plan Epp67584 And Lot 10, Blocks 62 And 111, District Lots 36 And 51, Plan 7708 All Of Group 1, New Westminster District

Existing Zoning (CD-1 241)

Uses:	Single-Family Residential, Vacant
Height:	10.7m (35'-0") or 3.5 Storeys
Density:	Maximum 1.20 FSR

Proposed Zoning (CD-1)

Uses:	Residential Social Housing, Commercial Childcare, Commercial Retail
Height:	230'-41/2" (70.19m) - T.O. parapet 251'-41/2" (75.98m) - Max. Height
Density:	7.98 FSR
Frontage:	42.2m (138'-6")

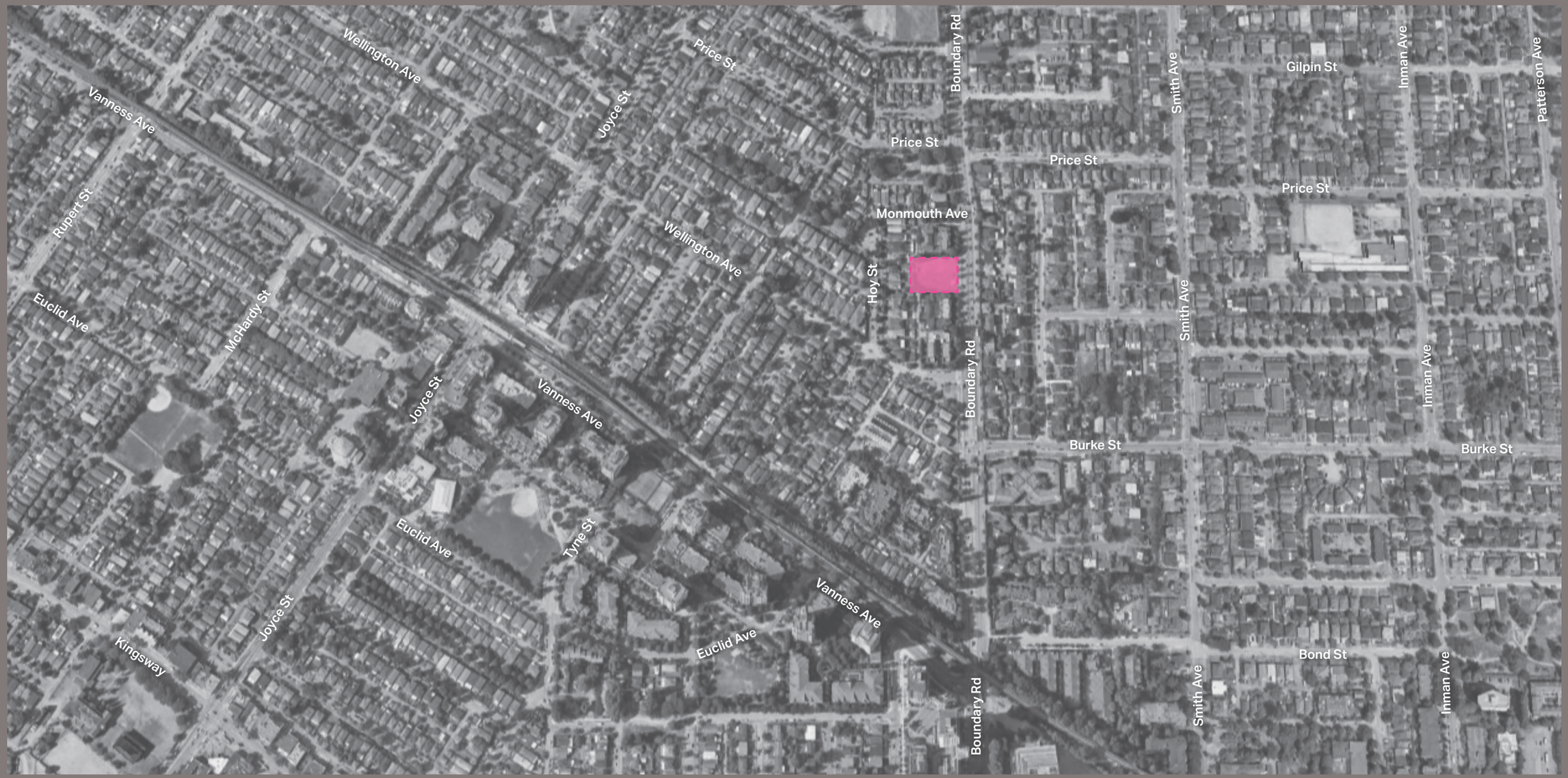
Building Setbacks:

East (Front Yard)	P1- L21:	3.7m (12'-0")
South (Side Yard)	L1-L4:	2.4 m (7'-10 1/2")
	L5-L21:	3.94 m (13'-0")
West (Rear Yard)	P1:	0.3 m (1'-0")
	L1:	11.94 m (39'-2")
	L2-L21:	13.9 m (45'-5")
North (Side Yard)	L1-L4:	2.4 m (7'-10 1/2")
	L5:	4.4 m (14'-4")
	L6-L21:	12.2 m (40'-0")



Section 2.0

Zoning Context



2.1 Zoning Context

Renfrew-Collingwood/Joyce Station Area

The site falls within the broader Renfrew-Collingwood Community Vision, a long-range vision document supporting increased housing variety and some higher-density around transit. In 2016, the City approved the Joyce Collingwood Station Precinct Plan, which built on the vision, encouraging more transit-supportive, mixed-use, walkable development around the Skytrain Station. While the subject site falls outside the Joyce Station Plan boundary, the plan did seek to enhance amenities around the station while encouraging housing mix including social housing.

On balance, the rezoning aligns with local policy goals of affordability, transit-linked growth, and renewal of under-utilized sites. While the site does technically fall outside the boundaries of the Station Precinct Plan there is no explicit local area plan conflict. Rather, this rezoning can be seen as an implementation of numerous citywide policies applied locally, with outcomes that the old Vision would approve of, specifically more social and family housing.



Joyce-Collingwood Precinct Plan - Fig.1.1 - Comparison of Planning Areas



Aerial View: Joyce-Collingwood Precinct



Joyce-Collingwood Station

2.2 Policy Response

The applicant team has been working closely with City of Vancouver staff following a Letter of Enquiry response for this proposal, including numerous online and in-person discussions, in order to secure staff guidance and recommendations for the form of development proposed herein. This rezoning is the culmination of a close working relationship with city staff, and we are seeking support for the height, density, and built form which lie outside of current policy, but fall within the outcomes visioned within Vancouver's Social Housing Initiative, permitting non-profit and government organizations to build social housing projects up to 18-20 storeys, depending on neighbourhood type, with a focus on areas close to transit and commercial centres. The height and density proposed exceed those identified under the Tier 3 catchment area of the Transit-oriented Area Rezoning Development Policy (2024), however city staff have previously indicated support for a 21-storey social housing project on the site, with an implied support for the additional common indoor amenity space provided in the revised re-submission, technically creating an additional storey.

In addition to Vancouver's Social Housing Initiative, there are several other City of Vancouver Policies which have direct relevance on the proposal and which the form of development is aligned with, including:

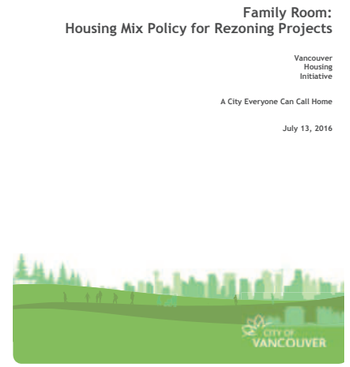
- **Housing Vancouver Strategy** (2024)
- **Vancouver Plan** (2022)
- **Vancouver's Social Housing Initiative** (draft, in-progress)
- **Transit Oriented Rezoning Policy** (2024)
- **Secured Rental Policy and Streamlining Rental Initiative** (2024)
- **"Family Room" Housing Mix Policy for Rezoning Projects** (2016)
- **High-density Housing for Families with Children Guidelines** (2022)
- **Social Infrastructure (Spaces to Thrive) Strategy** (2021)
- **Green Buildings Policy for Rezonings** (2023)







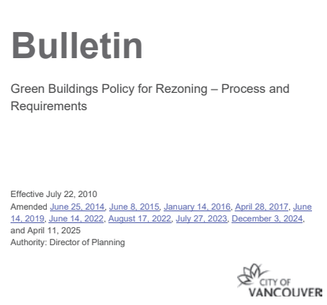


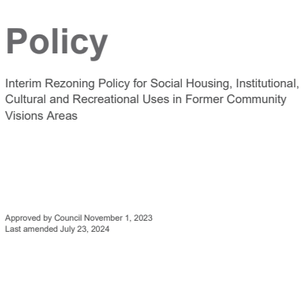












2.2 Policy Response



Housing Vancouver Strategy (2024)

Summary:

The Housing Vancouver Strategy sets bold 10-year targets to address the city's housing crisis with "the right kind of supply". It targets 72,000 new homes (2018–2027), including 12,000 social, supportive and co-op units (4,100 with support services). Goals include that 50% of new homes serve households earning under $80,000 and 40% of new homes be family-sized. Key strategic directions relevant to this project are: increasing rental and social housing across all neighborhoods, speeding up approvals, and prioritizing low- and moderate-income households.

Alignment:

The proposed 22-storey development strongly supports Housing Vancouver's objectives: by delivering 100% social housing, it directly contributes toward the 12,000-unit social/supportive housing target. The project will provide long-term, secure rental homes accessible to lower-income households, in line with the strategy's emphasis on "maintaining Vancouver's diversity and vibrancy" through affordable options. A significant portion of units (35%) contain two-bedrooms, also advancing the family housing target (40% of new homes). The proposed height/density is required in order to achieve a minimal financial threshold for project viability to deliver non-market housing supply for families and vulnerable residents in the city, and echoes Housing Vancouver's call for "urgent action…to ramp up not just the supply of housing, but the right kind of supply" – in this case, social housing for those who need it most.



Vancouver Plan (2022)

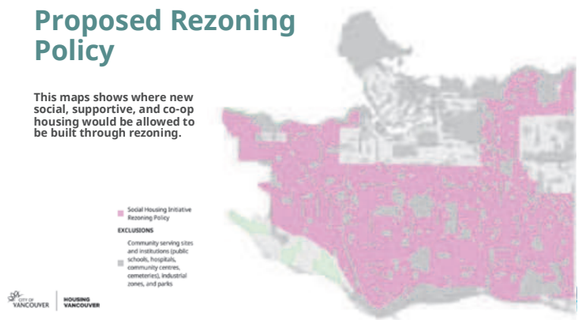
Summary:

The Vancouver Plan is the city's new city-wide land use plan (approved July 2022) that guides growth through "Three Big Ideas," one of which is "Equitable Housing and Complete Neighbourhoods." This principle calls for adding "more housing options and opportunities for everyone" in all areas of the city and ensuring all neighborhoods have necessary amenities. Emerging directions from the Vancouver Plan emphasize density near transit and new housing types (including social and rental housing) to create inclusive, complete communities. For example, Vancouver Plan's land-use vision supports mid-rise and high-rise forms of housing around transit hubs and neighborhood centres, integrated with services like childcare and green space . The Plan explicitly identifies making Vancouver more inclusive and equitable as a priority, with initiatives like the city-wide Social Housing Initiative stemming from its directions.

Alignment:

The proposal embodies Vancouver Plan principles by delivering equitable housing in a complete community context. It adds a significant number of affordable homes in Renfrew-Collingwood, spreading non-market housing options more evenly across the city (rather than concentrating them in any one area). The site lies along a major arterial near transit (close to SkyTrain and frequent bus routes), which is consistent with the Plan's strategy to focus growth in transit-oriented locations. The inclusion of a 74-space childcare center on-site further advances the Vancouver Plan vision of complete neighborhoods providing residents with access to child-care services where they live, supporting daily needs and reducing car travel.

2.2 Policy Response



Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024

CITY OF VANCOUVER

Vancouver's Social Housing Initiative

Summary:

The Vancouver Social Housing Initiative forms an integral part of the Vancouver Plan, the city's long-term land-use strategy approved by City Council in 2022. The initiative works toward two of the Vancouver Plan's Big Ideas: Equitable Housing and Complete Neighbourhoods. The Initiative proposes to simplify and streamline zoning rules so that non-profit, cooperative, and government organizations can build mixed-income, including supportive and social housing, across all neighbourhoods without the need for rezoning. The updated June 2025 proposal expands height allowances with up to 20 storeys permitted in Neighbourhood Centres, aligning capacity with local context. All units must be secured as social housing indefinitely, with opportunities for on-site childcare or local-serving retail. The draft version of this policy initiative had not yet been approved by council prior to the initial rezoning submission. Subsequently, council did not support this initiative innthe December 9th city council meeting. However it is important to note that council comments related mainly to the blanket policy which "... goes too far...it's too much all at once" . In addition, tower heights proposed were located in the neighbourhoods of Dunbar, Shaughnessy, Hastings-Sunrise, West Point Grey and areas off Commercial drive, not the Joyce-Collingwood neighbourhood specifically.

Alignment:

The proposal provides 100% social housing with on-site childcare in an area identified within the policy map. 20% of the units are designed as Accessible units under CMHC standards.

Transit-Oriented Areas Rezoning Policy (2024)

Summary:

The Transit Oriented Areas (TOA) Rezoning Policy, approved in June 2024 as part of BC's Bill 47, sets higher allowable building heights and densities within specified catchment zones around SkyTrain stations and bus exchanges to support growth near transit hubs. It builds on existing area plans where applicable, but in areas without plans or where provincial densities exceed local policy, it encourages applications to include a mix of uses, particularly on arterial streets, which contribute towards building vibrant and resilient neighbourhoods. A key housing requirement is that projects either be 100% secured rental (with at least 20% below market units, or 10% in lower tiers) or include a minimum 20% social housing.

Alignment:

The proposed site is located within a 600m radius of Joyce-Collingwood Skytrain Station, which designates the proposed site under Tier 3 of the catchment area to SkyTrain stations. The policy indicates that 100% social housing projects may be considered at heights and densities exceeding those identified in the catchment area summaries.

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*

5.2.4 100% social housing projects and 100% non-profit, government or government agency owned seniors housing and community care facilities may be considered at heights and densities exceeding those identified in Tables 1 and 2 on a case-by-case basis.

2.2 Policy Response

Policy

Secured Rental Policy

Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended June 30, 2024

CITY OF VANCOUVER

Secured Rental Policy and Streamlining Rental Initiative (2024)

Summary:

Vancouver's Secured Rental Policy (SRP) encourages creation of new permanently secured rental housing, consolidating past rental incentive programs and introducing citywide rezoning opportunities for rental housing. The SRP focuses on arterial roads and transit-adjacent sites for new rental, aiming to enable rental projects of varying scales within walking distance of shops, services, and transit. Recent amendments (2024) introduced a Transit-Oriented Areas policy that further expanded rezoning eligibility and height allowances for rental housing in station areas. While the SRP primarily targets market rental, non-profit social housing is generally considered a form of secured rental secured through Housing Agreements.

Alignment:

Although this project is being pursued through a site-specific rezoning (CD-1) rather than under a pre-existing rental zone, it advances the intent of the Secured Rental Policy by adding a substantial supply of new rental homes with perpetual security of tenure, guaranteed as social housing. The site itself is adjacent a major arterial (Boundary Road) and located approximately 500m from Joyce-Collingwood SkyTrain Station, as well as in close proximity to frequent bus routes, which fits the SRP's locational criteria of focusing rental in transit-accessible areas.

Family Room:
Housing Mix Policy for Rezoning Projects

Vancouver
Housing
Initiative

A City Everyone Can Call Home

July 13, 2016



"Family Room" Housing Mix Policy for Rezoning Projects (2016)

Summary:

The Family Room: Housing Mix Policy for Rezoning Projects (2016) requires that residential rezoning projects include a minimum 35% family-sized units (defined as units with two or more bedrooms). For secured rental projects the policy requires at least 35% of units be 2+ bedrooms. The policy's intent is to ensure new developments contribute to family-friendly housing supply so that families with children have suitable options in the city.

Alignment:

The proposed form of development provides 77 two-bedroom units which achieves the minimum 35% family-unit requirement. In addition, 45 units have been designed as accessible, including five two-bedroom units, balancing the unit type offering to meet the needs of vulnerable populations while ensuring the project's financial viability. Family households will also benefit from on-site childcare and nearby schools (Graham Bruce Elementary is 300m away), making this location especially supportive of families.

2.2 Policy Response

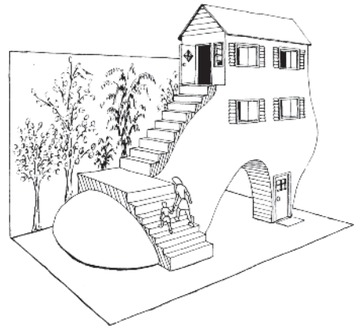
City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

Adopted by City Council on March 24, 1992
Amended September 15, 2020 and July 20, 2022



High-density Housing for Families with Children Guidelines (2022)

Summary:

These guidelines provide design guidance to ensure that dense multi-family buildings are livable and supportive for children and their caregivers. Key guideline elements include providing adequate common outdoor play space for children of different ages, safe indoor amenity/play rooms, family-oriented unit layouts (with adequate storage, bedroom sizes, etc.), and safety considerations (e.g. semi-private open space, supervision of play areas from units). The ultimate aim is to ensure that high-rise living can work for families by providing opportunities for safe play, social interaction, and healthy child development.

Alignment:

The proposal includes a large outdoor terrace at the podium roof on the sixth floor featuring an outdoor lounge & fireplace, dining area as well as a yoga & multipurpose lawn area. These spaces are located adjacent to the indoor amenity room programming. The proposal also includes a rooftop amenity deck including a children's play space outdoor lounge & dining and urban agriculture, along with adjacent indoor amenity space. Balconies of family units are minimum 6'-0" deep and a minimum of 54 SF, providing private outdoor access for each family unit per the guidelines. Additionally, the inclusion of a childcare centre on site complements the amenity provisions, creating a child-focused environment, supporting families with children th rough on-site amenities, mitigating the challenges of raising children in a vertical environment.

Guidelines

Childcare Design Guidelines

Approved by Council February 4, 1993
Last amended December 10, 2019, September 15, 2020 and January 19, 2021

Childcare Design Guidelines (2025)

Summary:

The intent of the City of Vancouver's Childcare Guidelines is to inform the creation of safe and quality childcare (also known as child day care) facilities that support healthy outcomes for children (in social, physical, cognitive and emotional development realms).

These design guidelines apply to childcare facilities that offer licensed childcare serving children 0-5 years.

Alignment:

The proposed childcare component offers services to 74-children for a group care of toddler to school age children in a private childcare facility. This proposal is for two groups of 12 children aged under-36-months who share an outdoor play area, and two groups of 25 children aged 30-months-to-school who share a second outdoor play area.

The Philosophy of the Program:

Socially - Problem solving, socialization and cooperation with peers, teachers and their environment, cultural awareness, and taking turns taking and sharing.

Physically - develop gross & fine motor skills, body awareness, listening skills and increased attention span.

Cognitively - Expressive language, attention span, concept understanding, mathematical skills, reading and writing skills.

Emotionally - Express and soothe feelings, enhance feelings of self-esteem and give and receive empathy and sympathy.

Creatively - Facilitating imagination, stimulate curiosity, encourage creativity and creative play.

2.2 Policy Response



Social Infrastructure (Spaces to Thrive) Strategy (2021)

Summary:

Spaces to Thrive: Vancouver's Social Infrastructure Strategy (2021) is a 10-year framework to support community amenities and social services in Vancouver. "Social infrastructure" includes spaces like childcare centers, community centres, family resource programs, non-profit offices, libraries, and other social-serving facilities. The strategy's directions emphasize partnership with non-profits, planning for equitable distribution of facilities, and enabling new social infrastructure in growth areas to meet emerging needs. Childcare is identified as a critical need and falls under "social infrastructure." In short, as neighborhoods grow (through new housing), the City seeks to provide or facilitate the spaces that support people so that communities are complete and inclusive.

Alignment:

The proposal demonstrates how social infrastructure can be delivered alongside affordable housing; by providing a purpose-built childcare facility within the development, it supports the Spaces to Thrive goal to "plan a network of the right type and supply of social infrastructure that meet…equity and resilience goals". The project's childcare center contributes to addressing the citywide shortfall of daycare spaces and does so in a location accessible to the very residents who will benefit, including building tenants and the surrounding community. The co-location model (housing + childcare) reflects best practice in social infrastructure delivery, creating a community hub where families live, play, and receive services in one place.

Bulletin

Green Buildings Policy for Rezoning – Process and Requirements

Effective July 22, 2010
Amended June 25, 2014, June 8, 2015, January 14, 2016, April 28, 2017, June 14, 2019, June 14, 2022, August 17, 2022, July 27, 2023, December 3, 2024, and April 11, 2025
Authority: Director of Planning

CITY OF VANCOUVER

Green Buildings Policy for Rezonings (20a23)

Summary:

The Green Buildings Policy for Rezonings ensures that new buildings resulting from rezonings achieve high sustainability standards. Essentially all rezoning projects are required to meet either the Near Zero Emissions Buildings (NZEB) pathway or Passive House certification. This includes high levels of energy efficiency (e.g. meeting BC Building Code Step 4 or higher), all-electric HVAC systems (to eliminate fossil fuel use on site), improved air-tightness and insulation, and provisions for renewable energy. In addition, the policy covers green objectives like enhanced indoor air quality, managing stormwater on-site, urban agriculture or green roofs, and minimizing construction waste.

Alignment:

The proposal is in alignment with the Green Buildings Policy, incorporating a high-performance thermal envelope, energy-efficient electric heat pumps for space heating and hot water (with gas backup for increased project resilience), heat recovery ventilation for fresh air, electric vehicle charging readiness for level 2 charging in all parking stalls, as well as 32 EV charging stations. The project will help Vancouver move toward its Greenest City and Climate Emergency goals by being another example of a near-zero emissions affordable housing tower.

2.2 Policy Response

Policy

Interim Rezoning Policy for Social Housing, Institutional, Cultural and Recreational Uses in Former Community Visions Areas

Approved by Council November 1, 2023
Last amended July 23, 2024

Interim Rezoning Policy for Social Housing, Institutional, Cultural and Recreation Uses in Former Community Vision Areas (2024)

Summary:

2.0 Intent:

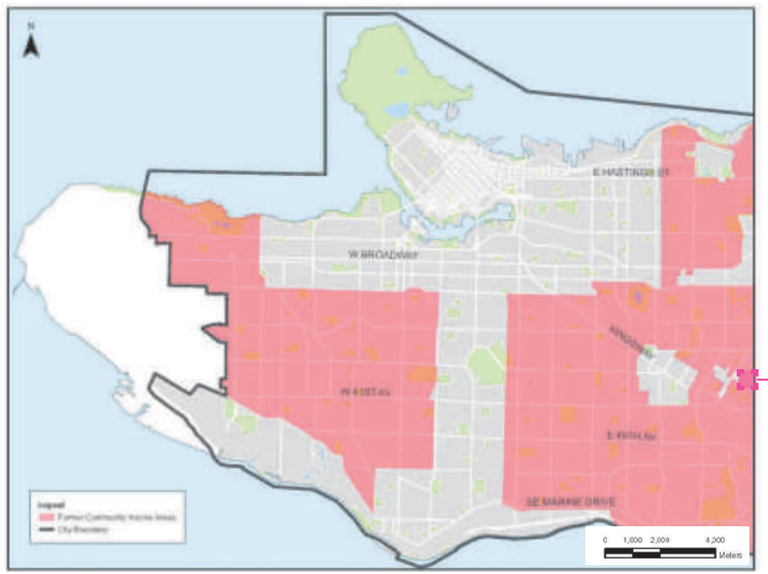
In line with directions in the Vancouver Plan and Housing Vancouver Strategy, the policies in this document enable consideration of the rezoning applications for social housing, institutional, cultural and recreational uses in the former Community Visions areas shown on Map 1: Areas Where Rezoning for Social Housing, Institutional, Cultural and Recreational Uses May be Considered. Where area plans have been adopted subsequent to the Community Visions, these areas are excluded from the map as the land use policy in those plans supersedes the Community Visions.

3.1 Social Housing:

Social housing is important to the overall health of Vancouver's housing system. It provides a secure housing option for many low and moderate income households. However, it is generally concentrated in a few limited areas of the city. The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to create more inclusive and affordable neighbourhoods throughout the city and expand opportunities for social housing.

Alignment:

The proposal site is located within the Area of Consideration for Social Housing, and creates opportunity to provide more inclusive and affordable neighbourhood to an area of lower concentration of affordable housing in the city.



City of Vancouverr Interim Rezoning Policy - Map 1

2.3 Zoning Context

Emerging Developments & Social Housing

Though the proposed development site is just outside of the Joyce-Collingwood Station Precinct Plan, there are a number of conditions that align with a proposal of higher density than what current zoning allows. The site is in close proximity to the JC Station Precinct Plan boundaries, whilst still falling within the TOD catchment area. A 22-Storey tower at the proposal site would be perceived as a fitting extension under the umbrella of the TOD expansions currently in effect under the JC Station Precinct Plan.

Boundary Road - a major street designated in TransLink's Major Road Network- should also be subject to higher densities. Its arterial right-of-way width of 30m/99ft could support higher development, and presents the same right-of-way width as Broadway, Kingsway, and E Hastings, which all support higher density towers outside the downtown peninsula.

The height and density of this proposal is generally aligned with other recently approved or in-progress social housing developments outside the downtown area.



A | 1395 Rolston St
Rezoning Application in Progress
Development Permit in Progress
28 storeys, 212 units



B | 2079-2085 W 5th Ave
Rezoning Application in Progress
20 storeys, 200 units



C | 1168-1180 E Hastings St
Rezoning Application in Progress
19 storeys, 157 units



D| 1710-1730 E Pender St
Rezoning Approved 2023
Development Permit in Progress
19 storeys, 191 units



E| 800 Commercial Drive
Rezoning Approved 2024
Development Permit in Progress
15 storeys, 93 units



Context Plan - In-progress Social Housing projects of similar height & density.

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Section 3.0

Site Analysis



3.1 Site Context

Neighbourhood Landmarks

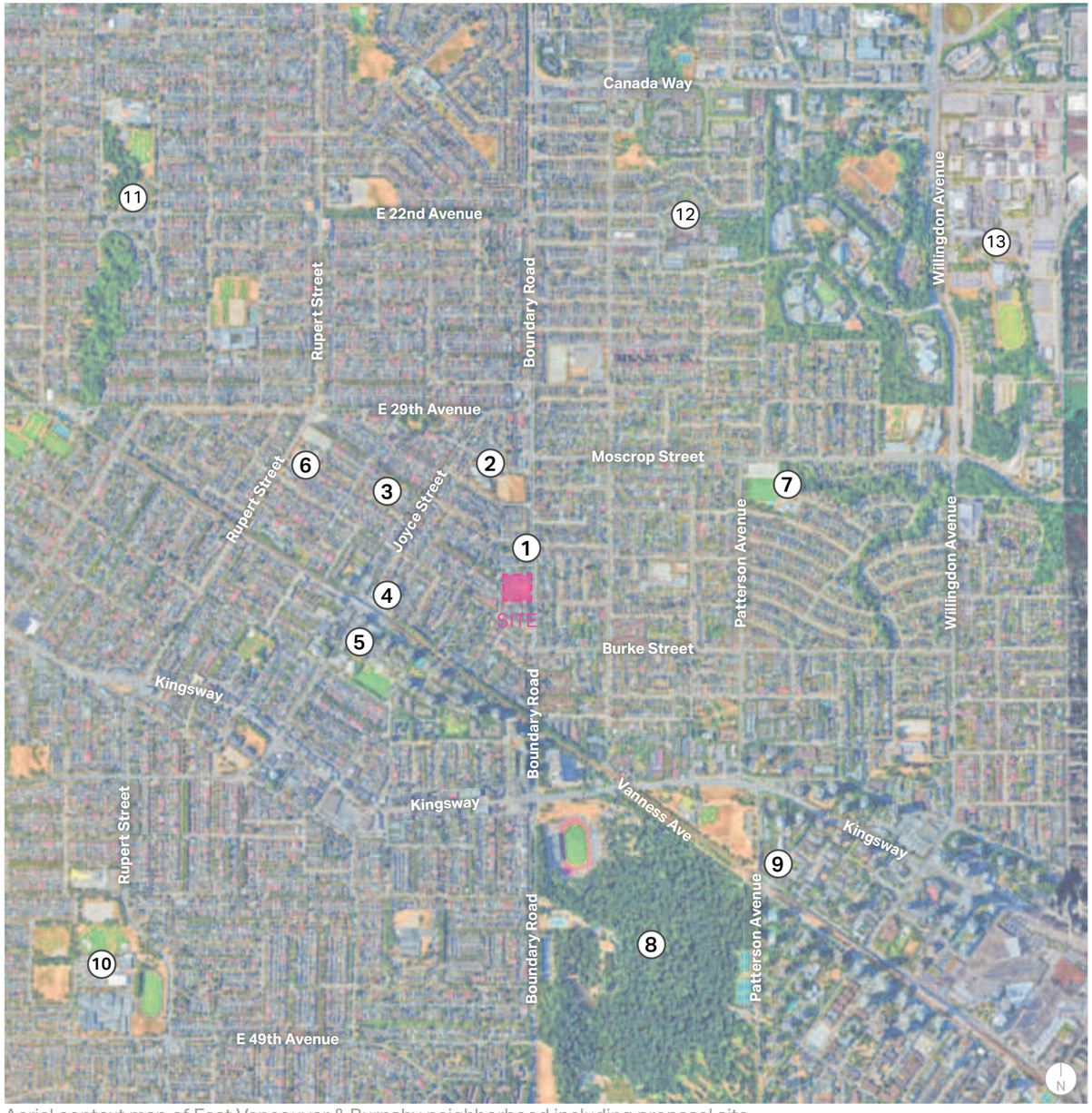
1. Price Park
2. Graham D Bruce Elementary School
3. Carleton Park
4. Joyce-Collingwood Skytrain Station
5. Collingwood Neighbourhood House & Gaston Park
6. Sir Wilfrid Grenfell Elementary School
7. Wesburn Community Centre
8. Central Park
9. Patterson Skytrain Station
10. Kilarney Community Centre
11. Renfrew Park & Community Centre
12. British Columbia Institute of Technology
13. Burnaby Hospital

Civic Address:
5027-5053 Boundary Road, Vancouver BC, V5R 2P3

Legal Description:
LOT 2 AND 3, SOUTH 1/2 OF BLOCK 110, DISTRICT LOTS 36 AND 51, PLAN 3715 AND LOT A, SOUTH 1/2 OF BLOCK 110, DISTRICT LO 36, PLAN EPP67584 AND LOT 10, BOCKS 62 AND 111, DISTRICT LOTS 36 AND 51, PLAN 7708, ALL OF GROUP 1, NEW WESTMINSTER DISTRICT

PID:
LOT 2: 007-701-586
LOT 3: 009-656-227
LOT A: 030-104-912
LOT 10: 002-555-166





Aerial context map of East Vancouver & Burnaby neighborhood including propasal site

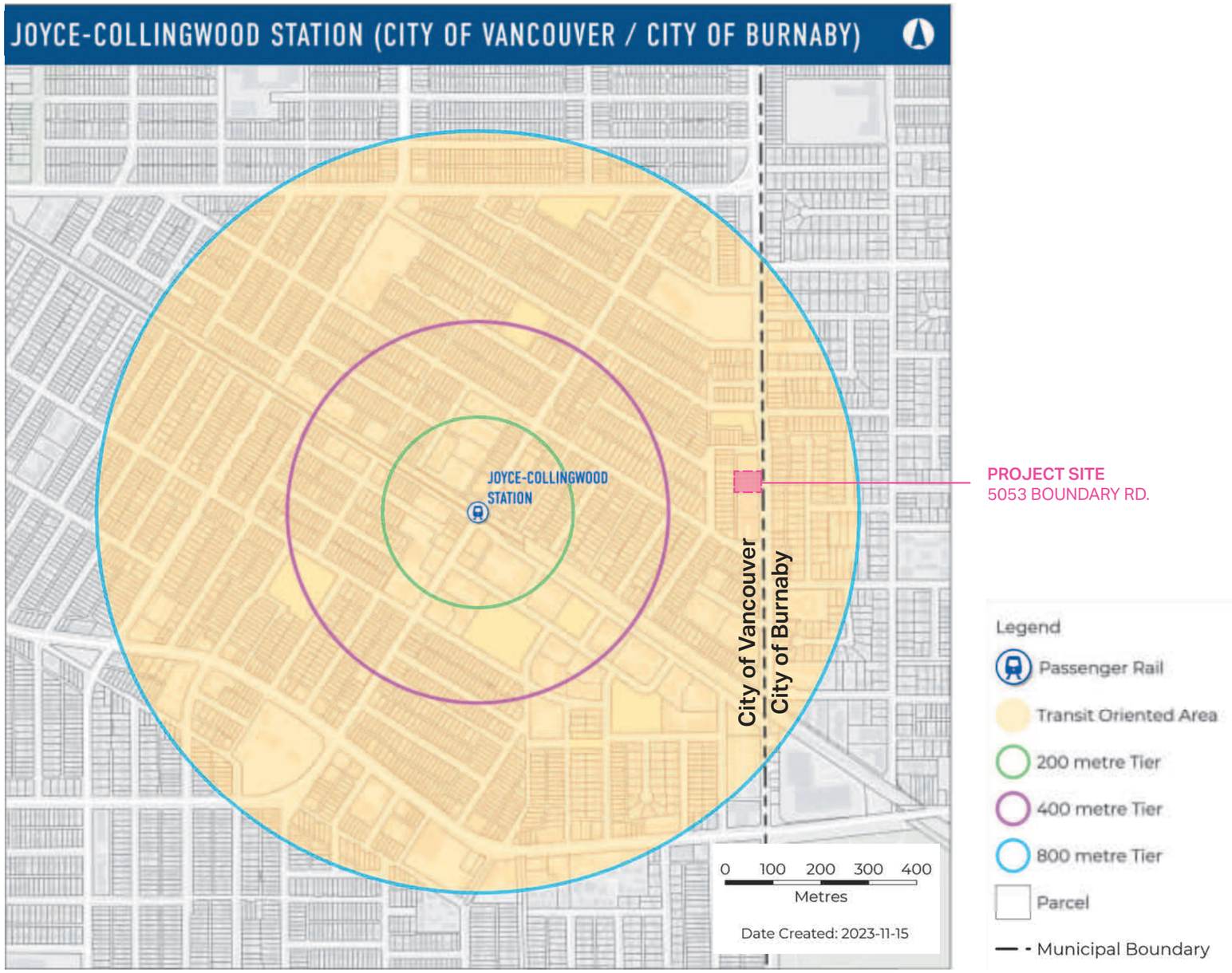
3.1 Site Context

Transit-Oriented Areas Rezoning Policy

In 2024, City of Vancouver Council collectively designated Transit-Oriented Areas(TOAs) to establish transit-supportive densities adjacent to transit stations. These areas were designated through the Transit-Oriented Areas Designation Bylaw. The Transit-Oriented Areas Rezoning Policy guides rezoning applications identified in that By-law. The proposed site is located within a 600m radius of Joyce-Collingwood Skytrain Station, which designates the proposed site under Tier 3 of the catchment area to skytrain stations.

Some key policy directions for Transit-Oriented Areas include:

- 2.0.0: Respond to existing and emerging neighbourhood conditions, and plan for infrastructure upgrades which all contribute towards building vibrant and resilient neighbourhoods.
- **5.2.4: 100% social housing projects may be considered at heights and densities exceeding those identified in Tables 1 and 2 on a case-by-case basis.**



BC Local Government Housing Initiatives: Transit-Oriented Development Areas - Joyce-Collingwood Station

3.2 Site Context - Aerial



A - Aerial View - View from North East



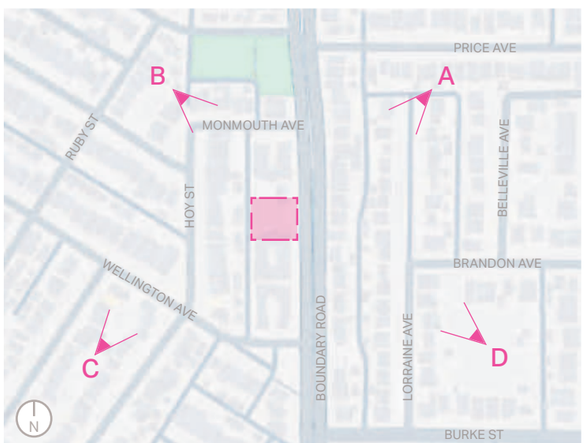
B - Aerial View - View from North West



C - Aerial View - View from South West



D - Aerial View - View from South East



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3.3 Site Photos



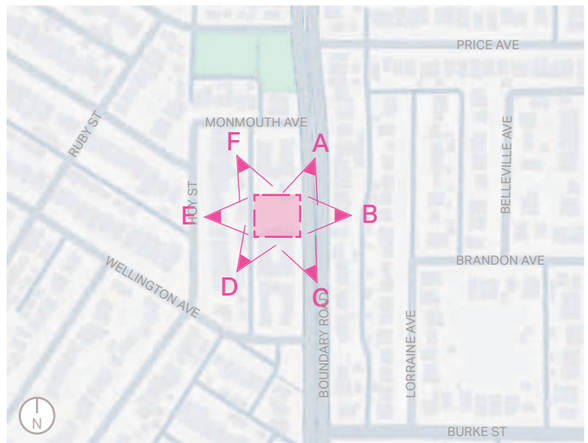
A. Looking South-West along Boundary Road



B. Looking West from Boundary Road



C. Looking North-West along Boundary Road





D. Looking North-East along alley



E. Looking East from alley



F. Looking South-East along alley

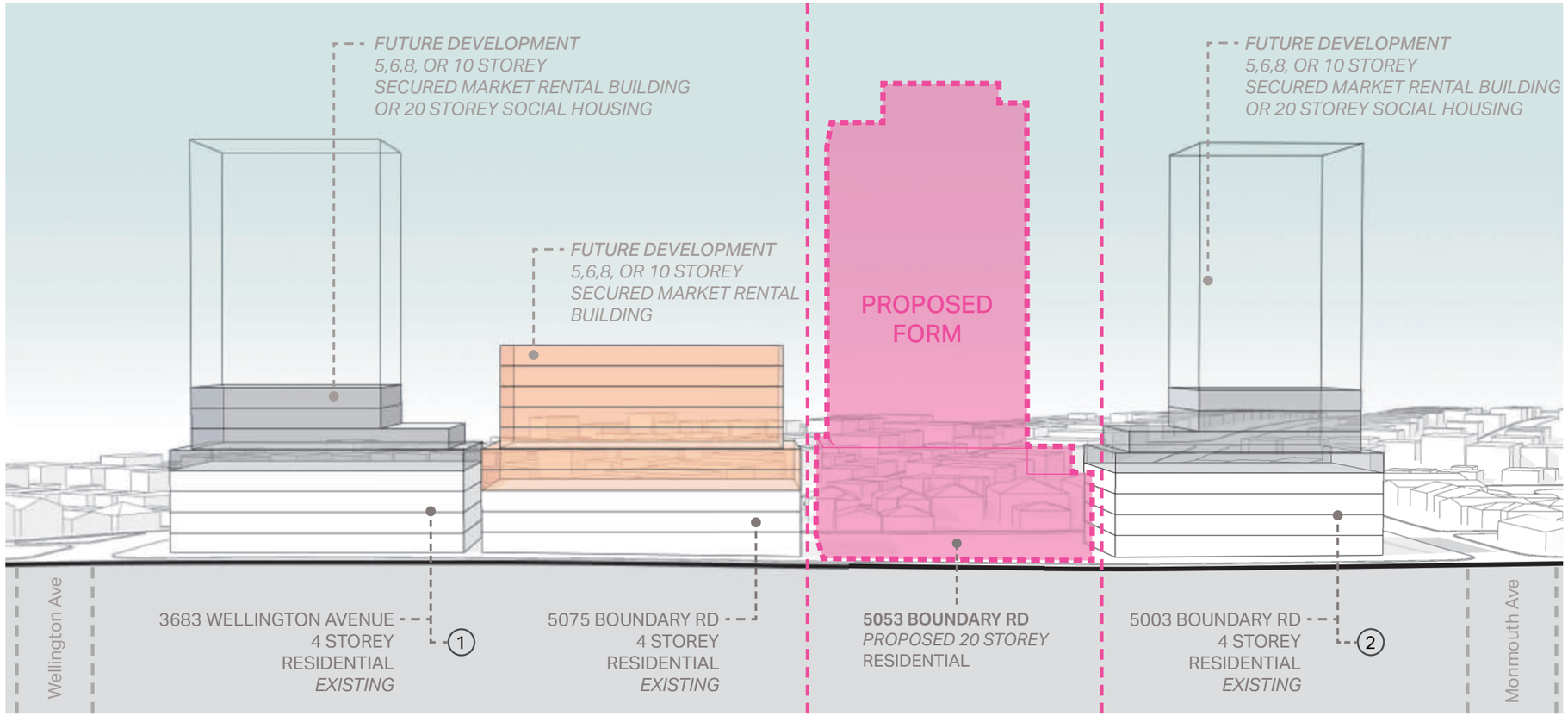
3.4 Streetscapes

The proposed tower form aligns with the anticipated future development pattern for the block, as outlined in the Transit-Oriented Area Plan guidelines. A four-storey podium establishes a consistent street wall, responding to the scale of existing buildings and reinforcing the character of future developments in the area.

These future developments when developed in accordance with City of Vancouver's Transit-Oriented Areas Rezoning Policy will be up to 8 stories in height if they are non-combustible structures, up to 10 stories if they meet the City of Vancouver Mass Timber Policy for Rezonings, and up to 20 stories if they are social housing buildings. In line with recommendations from the City of Vancouver's Planning Department, the tower is set back 40 feet from the north property line to support appropriate separation from potential future towers on adjacent sites. The two sites directly adjacent to the proposal site are tenured by the Lu'Ma Native Housing Society and the Anita Lewis Co-Op Housing Association; both are non-market housing. An additional 216 social housing units aligns with the pattern of affordable housing for the block.

1. Lu'Ma Native Housing Society
   32 units of non-market housing)

2. Anita Lewis Co-op Housing Association
   (23 units of non-market housing)



Existing and Proposed Streetscape along Boundary Road



Existing Streetscape along Boundary Road

3.4 Streetscapes



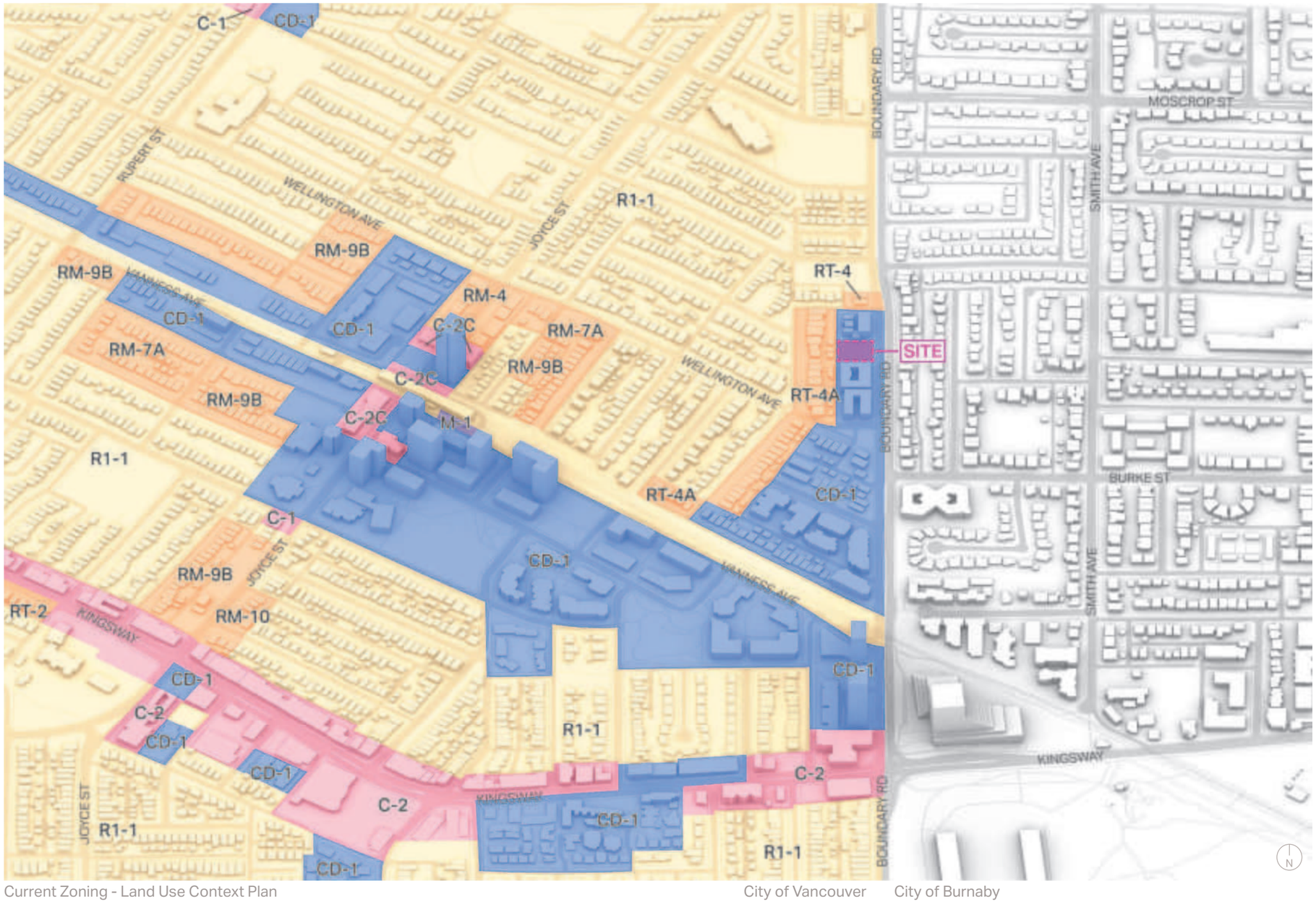
Existing and Proposed Streetscape along Boundary Road looking Southwest

3.4 Streetscapes



Existing and Proposed Streetscape along Lane looking Southwest

3.5 Zoning Land Use



Legend: Zoning Classification

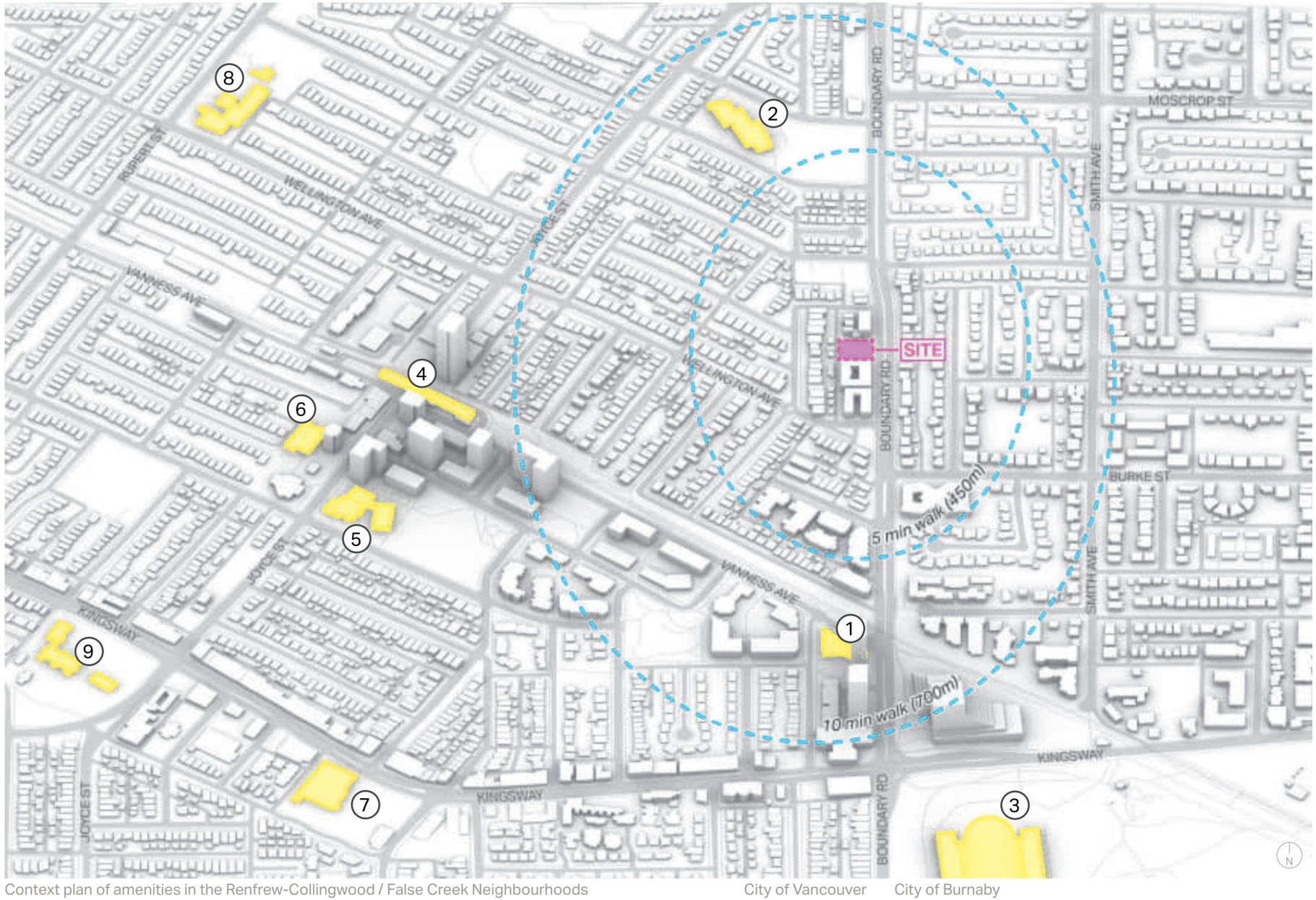
- Commercial
- Comprehensive Development
- Industrial
- Residential
- Residential Inclusive

Current Zoning - Land Use Context Plan City of Vancouver City of Burnaby

3.6 Amenities

Neighbourhood Amenities

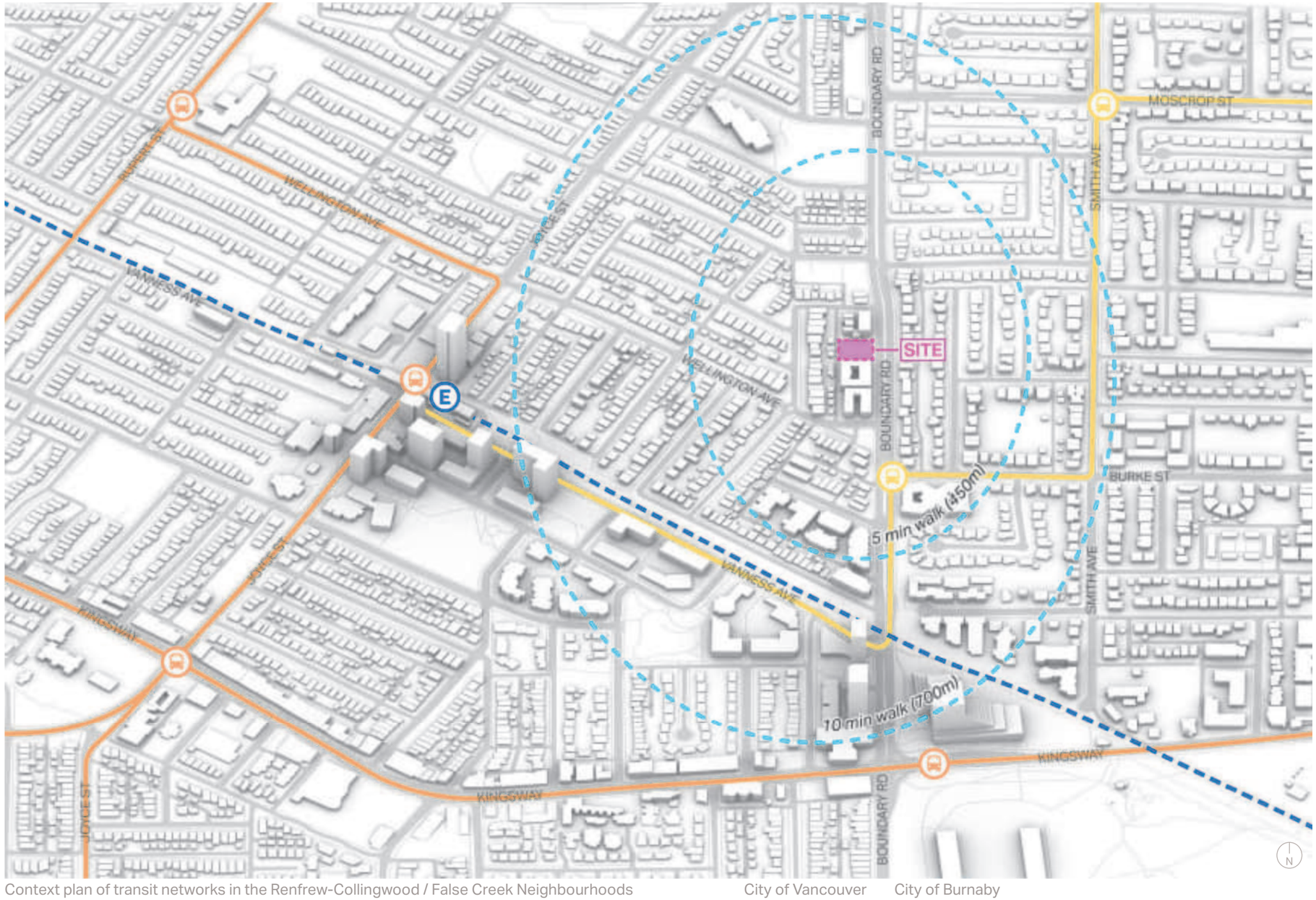
1. Annex Community Centre
2. Graham D. Bruce Elementary School
3. Swangard Stadium
4. Joyce - Collingwood Skytrain Station
5. Collingwood Neighbourhood House Community Centre
6. St. Mary's School
7. Collingwood Safeway
8. Sir Wilfred Grenfel Elementary School
9. Sir Guy Carleton Elementary School



Context plan of amenities in the Renfrew-Collingwood / False Creek Neighbourhoods City of Vancouver City of Burnaby

3.7 Transit Connections

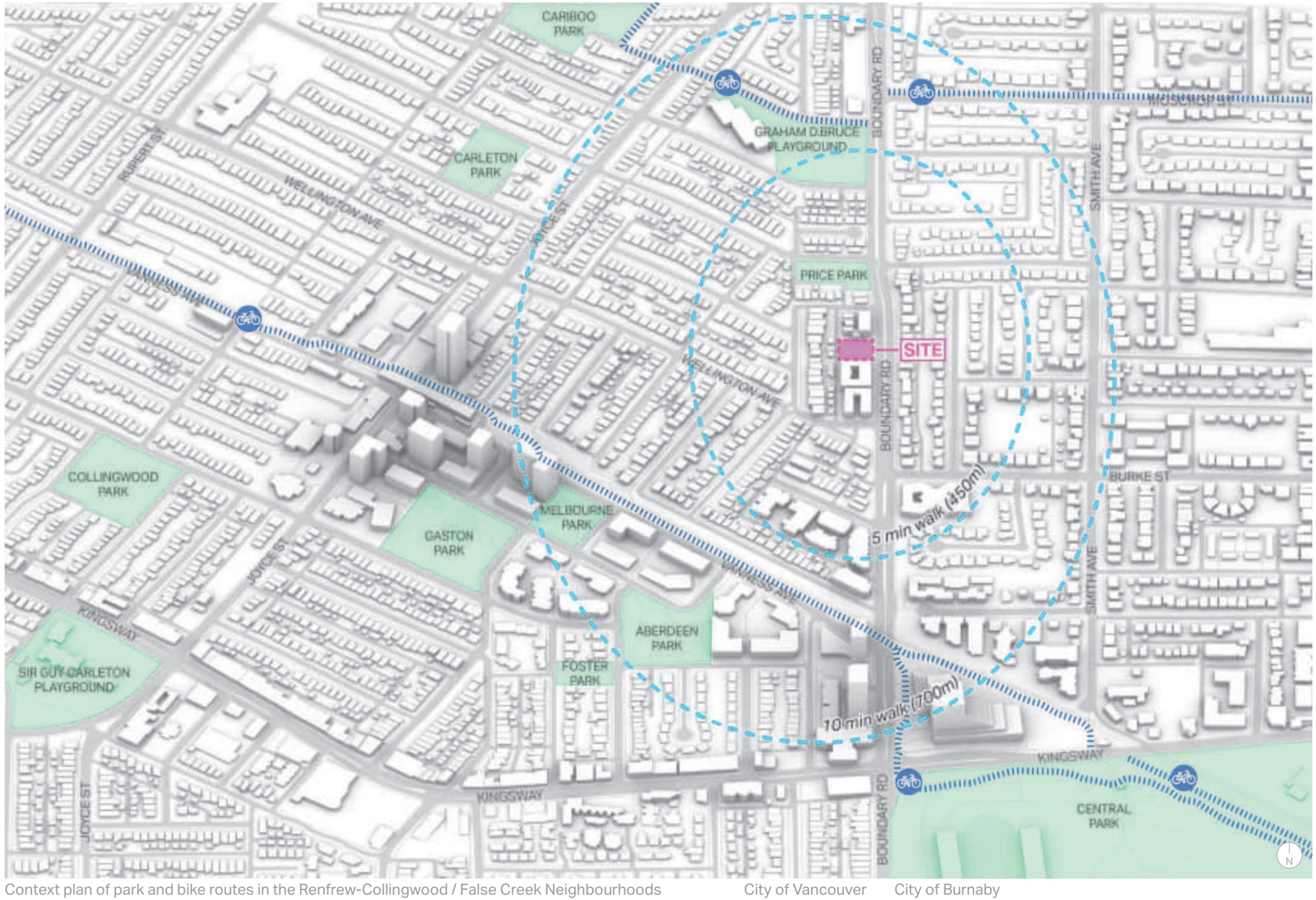
The site is serviced by several major bus routes such as the 19, 26, 27, and 41 that connect to central Vancouver to the east. It is also within a 12-minute walk to the Joyce-Collingwood skytrain station on the Expo Line.



Context plan of transit networks in the Renfrew-Collingwood / False Creek Neighbourhoods City of Vancouver City of Burnaby

3.8 Bicycle Connections and Parks

The site is conveniently located in close proximity to the BC Parkway - a major designated cycling route & multi-use path: The east-west route along Vanness Avenue closely parallels the Expo skytrain Line, providing direct access to East Vancouver. Another minor cycling path runs east-to-west on Moscrop Avenue.



Context plan of park and bike routes in the Renfrew-Collingwood / False Creek Neighbourhoods City of Vancouver City of Burnaby

Section 4.0

Design Response



4.1 Form of Development

The proposed 100% Social Housing development has been carefully considered to achieve a high standard of architectural design with an engaging, pedestrian-scaled four-storey street-wall supporting a distinct residential tower above. The 'podium + tower' expression is consistent with both the existing built-form of Joyce-Collingwood Station Precinct Plan developments, as well as new proposed developments nearby. In continuing to "respond to existing and emerging neighbourhood conditions [which] contribute towards building vibrant and resilient neighbourhoods," This typology also offers significant opportunities for outdoor spaces dedicated to a childcare program with optimal solar orientation to the South and West as well as views to the North. These spaces are designed to provide green infrastructure opportunities including significant landscaping, a variety of amenity areas for residents, and ample outdoor play space for the childcare facility.

Section 4.0 - Adherence to Existing Area Plans:

Please note that further pages in this section refer to other area plans. In the absence of clear planning policy for the site we have aligned the proposal with principles of the Broadway Plan per city of Vancouver staff advice received during pre-application discussions. Additionally, in a council report on the Implementation of Transit-Oriented Areas (June 2024), it is recommended that "[f]or TOAs outside of existing area plans, proposals will be expected to generally comply with form of development as outlined in the Broadway Plan for midrise and tower forms." (Form of Development, pg.8)

Source: Implementation of Transit-Oriented Areas (New Provincial Legislation: Bill 47) RTS 16268



Boundary Road Streetscape Elevation

4.2 Site + Frontage

Improved and enhanced streetscapes are an important element of the public realm, providing opportunities for integrating public spaces into the existing fabric of Boundary Road. The building's ground level frontage along Boundary Road is set back to provide expansion of the public realm whilst providing ground-oriented comercial retail units with generous storefront daylight access. Ground level landscaping is designed as a visually appealing green buffer to accent entrances and buffer street noise.

This enhanced public realm offers opportunity for the visual enhancement of prominent street trees, landscaping, and lighting to buffer between the vehicular traffic along Boundary Road and the currently neglected sidewalk experience along the arterial.

Alignment with Broadway Plan:

Interface with the site and frontage of this proposal has been designed in aligment with sections 11.4 of the Brodaway plan including:

11.4.7
Front yard setbacks should be a minimum of 3.7 m (12 ft.). Where possible, larger front yard setbacks that better align with adjacent buildings and provide more usable outdoor space for ground floor units are desirable.



Boundary Road Pedestrian Realm Overview

4.3 Tower Floor Plate

The proposed tower floor plates are a direct response to meet the BC Housing Guidelines in residential units, while maintaining privacy, overlook, and access to daylight. As a result, the residential tower levels have an average floor plate size of 7,081 SF (658 m^2). This achieves an average tower floor plate efficiency of 81% which is the minimum to achieve project financial viability. Structural seismic and elevator core requirements also contribute to the larger floor plates by ensuring that the elevator core can allow 3 elevators to ensure efficient vertical movement of residents in the inevitable event of elevator maintenance.



Aerial Perspective of Common Residential Outdoor Amenity Deck (L6)

4.4 Height

The proposed development contains 21 stories of rental residential use, with a four-storey podium containing residential units, with a 74 space licensed childcare program and commercial retail units located at the ground level. The 22nd floor is dedicated to an indoor amenity room, outdoor amenity space, and rooftop mechanical screened area. The development rises to a total of 22 stories, with an overall height of 230'-4 1/2" (70.19m) at the tower roof parapet, with a maximum height rising to 251'-4 1/2" (76.59m) for the elevator overrun and rooftop mechanical equipment screen.

Alignment with Vancouver Plan: The height (22 storeys) slightly exceeds what the still-emerging Vancouver Plan framework might have envisaged for this exact site (the Plan's draft "Neighbourhood Centre" typology considered mid-rise/tower up to ~20 storeys in some areas). However, this is a minor divergence justified by the all-social housing program – the extra height enables more affordable units and is in keeping with Vancouver Plan's intent to "increase housing density throughout the city" where significant public benefits are provided. City staff have previously indicated support for a 21-storey social housing project on the site, with an implied support for the additional common indoor amenity space provided in the revised re-submission, technically creating an additional storey.

Alignment with Secured Rental Policy: The 22-storey height goes beyond the SRP's standard guidelines, however, the policy allows Council to consider rezoning proposals that "offer opportunities and benefits that warrant further consideration due to their significant public benefits". Here, the significant public benefit is 216 units of deeply affordable non-market housing plus a childcare facility, which in combination with comemrcial fast EV charging is a unique package of amenities not achievable under smaller-scale rental projects. In essence, the project leverages additional height to maximize public good – a trade-off consistent with the SRP's spirit of incentivizing rental supply.



Perspective looking South along Boundary Road

4.5 Density

The proposed development has a density of 7.98 FSR, which is in keeping with 100% social housing projects and 100% non-profit which may be considered at heights and densities which exceed the maximums in the Rezoning Policy.

Alignment with Social Infrastructure (Spaces to Thrive) Strategy:
This project exceeds typical rezoning contributions by integrating a major social amenity on-site, rather than relying solely on development cost levies or cash contributions. The rationale for allowing greater height/density is strengthened by this alignment: we are essentially trading additional housing density for a much-needed community facility, which is exactly how the City can leverage development to achieve social goals (consistent with "Spaces to Thrive" Direction #4: "Enable new social infrastructure to meet growth and equity priority needs



Aerial Perspective looking South-East

4.6 Massing

The proposed building presents a sympathetic yet dynamic architectural response that is contextual, contemporary, and efficient, aligning with city planning objectives.

From first principles, the design introduces a four-storey street wall that reinforces the established scale of neighboring apartment buildings and anticipates the form of future development under the Transit-Oriented Areas Rezoning Policy. The main entrance is recessed to interrupt the podium's rhythm, enhancing wayfinding and providing weather protection while reinforcing a clear, welcoming residential entry.

The building massing is divided by a vertical notch, creating two distinct volumes and improving the legibility of the form. White cladding elements are used to break down the vertical expression of the tower into articulated segments, reducing visual bulk.

Balconies are thoughtfully located at corners to soften the overall massing, with chamfered faces that minimize abrupt transitions and enhance the building's street presence.

At the rear of the site, the two-storey podium accommodates the parkade entrance and childcare outdoor play areas. This location prioritizes privacy, improves access, and maximizes daylight exposure for these uses.

Built Form and Site Design Policies

Alignment with Broadway Plan:

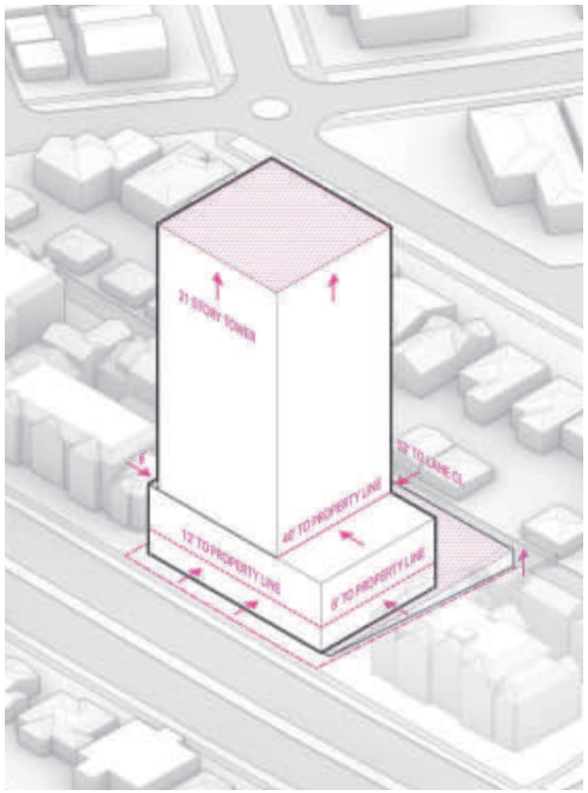
11.1.1
Attractive near view can be achieved by employing finer grained urban fabric and building modules, high-quality materials and detailing, visually permeable facades, programming for active outdoor uses, and well developed landscape elements.

11.1.3
The form and shape of tower elements should be informed by view studies.

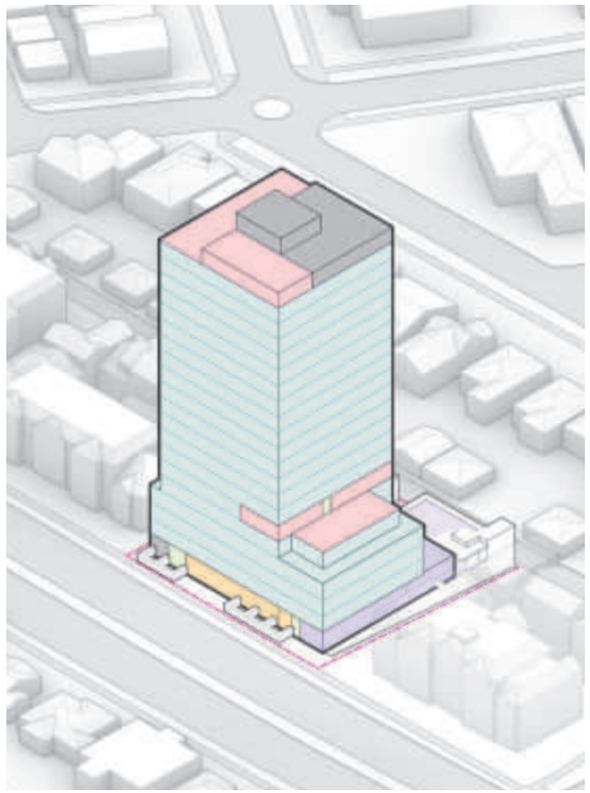


Boundary Road Streetscape Elevation View

4.6 Massing

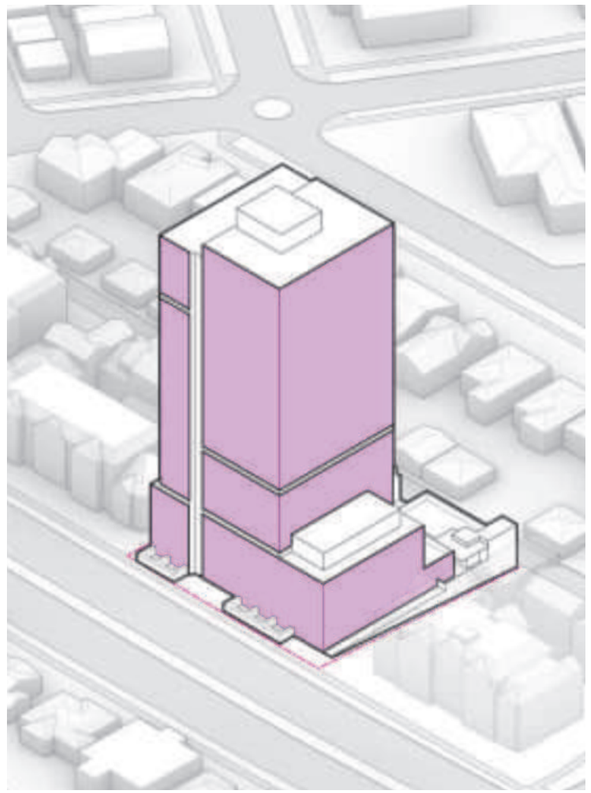


① Massing - Podium articulation

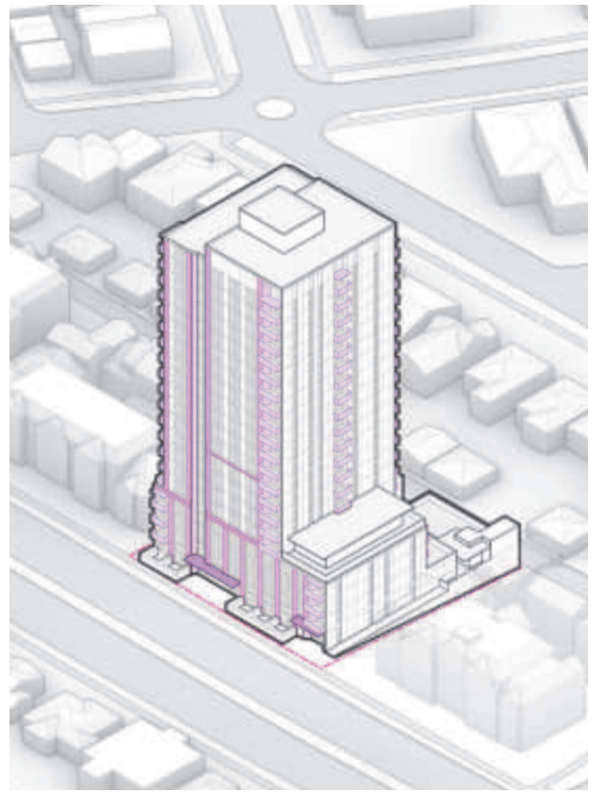


② Tower + Podium Program

ENTRANCE
SERVICES
AMENITIES
COMMERCIAL/RETAIL
RESIDENTIAL
CHILDCARE
OUTDOOR CHILDCARE



③ Articulate Massing



④ Articulate balconies, corners + glazing

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4.7 Tower Separation

The tower separation to the 4-storey residential building to the east (5003 Boundary Road) is proposed as a 40'-0" (12.19m) Setback from property line at levels 6 to 21, and is measured to the main face of the tower portion. Following a Rezoning Enquiry, this setback was proposed by city planning to allow for adequate separating distances to be achievable for any potential future midrise, or social housing tower.

Tower separation minimums are generally in accordance with Section 11.1.7. of the Broadway Plan as follows:

5003 Boundary Rd:

A)
15'-9" / 4.8m
Podium - Podium (L1-L4)

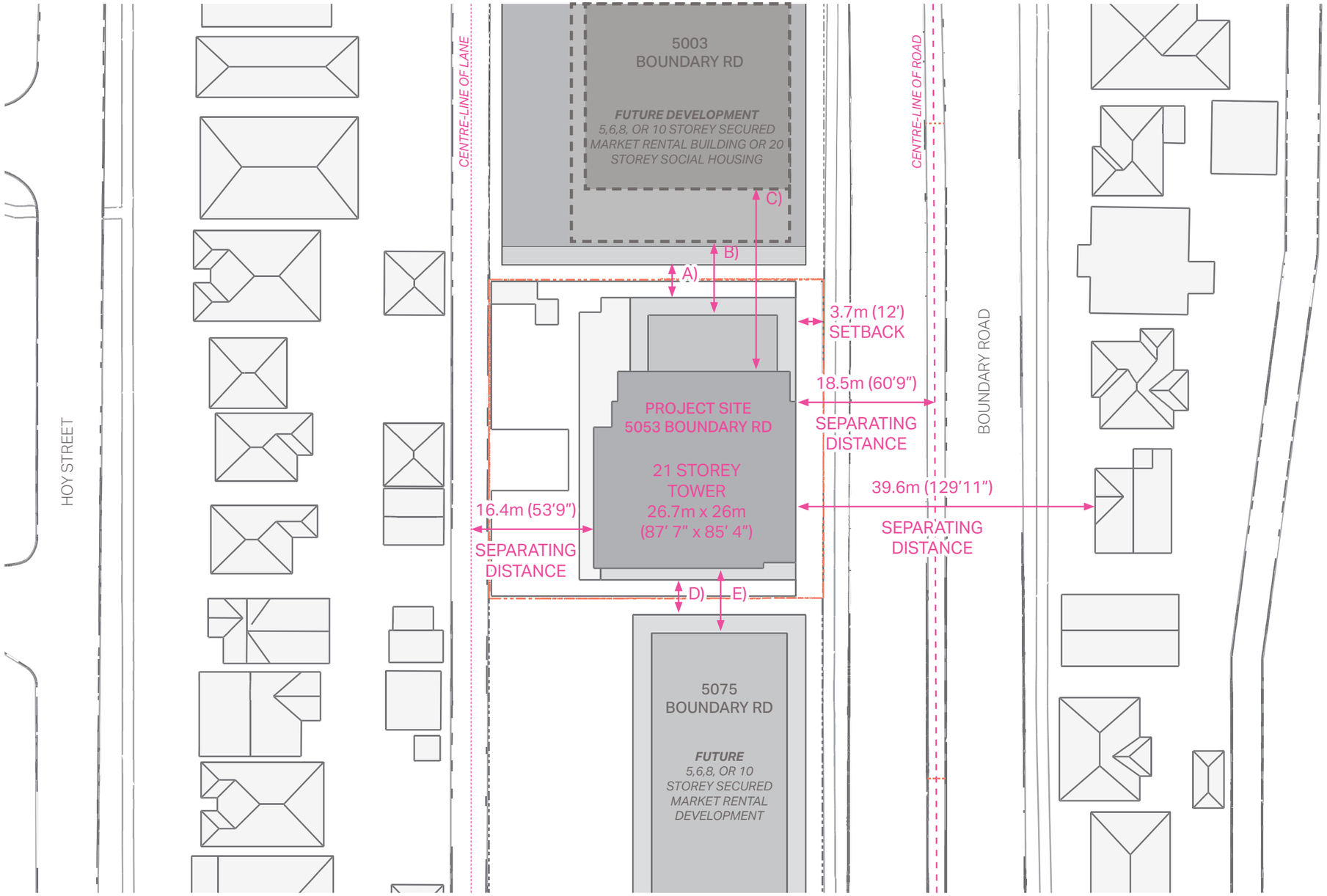
B)
28'-10 1/2' / 8.8m
Podium - Podium (L5)

C)
80' / 24.4m
Podium - Tower (L6-L21)

5075 Boundary Rd:

D)
15'-9" / 4.8m
Podium - Podium (L1-L5)

E)
28'-8" / 8.74m
Tower - Tower (L6-20)



Tower Separation Diagram

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4.8 Site Design + Public Realm

Improved and enhanced streetscapes are an important element of the public realm, providing opportunities for integrating public spaces into the existing fabric of Boundary Road. The building's ground level frontage along Boundary Road is set back to provide expansion of the public realm whilst providing ground-oriented commercial program. Ground level landscaping is designed as a visually appealing green buffer to welcome residents, invite commercial patrons and buffer street noise, whilst declaring entrances for the different uses along the frontage

This enhanced public realm offers opportunity for the visual enhancement of prominent street trees, landscaping, and lighting to buffer between vehicular traffic and the currently neglected sidewalk experience along Boundary Road.

Interface with the Public Realm has been designed in aligment with sections 11.4 and 11.6. of the Brodaway plan including:

Outdoor Space:
To enhance the liveability of mixed-use buildings, outdoor space on the rooftop and podium should be prioritized and allow for a range of activities for all ages including eating, socializing, outdoor play, gardening, and enjoyment of nature.

Setbacks

Establishes a clear, active interface along Boundary Road, enhancing the pedestrian experience through generous landscaped setbacks and green buffers to soften the edge between public and private realms.

11.6.18
Landscape design should seek to improve legibility of uses at ground level. This may include delineation of residential entries from retail through use of paving, planting and furnishings.

11.6.19
Outdoor spaces associated with ground floor commercial should be flexible and feature high-quality, durable finishes.



Perspective of Boundary Road looking South towards Joyce-Collingwood Station Precinct

4.9 Residential Program

In response to the increased pressure on the limited affordable housing stock in Vancouver, and aligning with the Vancouver Plan's intent to "increase housing density throughout the city where significant public benefits are provided", the proposed building increases the supply of below-market rental housing to the Renfrew-Collingwood area. A 100% Social Housing Tower of 216 units is proposed. Locating affordable rental housing with a significant portion being family units in this location is in-keeping with the spirit of the various policies, area plans and community visions in the area that will benefit the broader community.

Unit mix and sizes are in accordance with the City of Vancouver Housing Mix policy. The unit mix is approximately 37% Studio, 27% One bedroom, and 35% Two bedroom family units, providing a well balanced mix unit types.

20% of the residential units are Accessible suites, which aligns with the mandatory funding route requirements under CMHC.

Approximately 50% of units will have in-suite bulk storage with the remainder having a storage locker located in the parkade.



Aerial Perspective looking North-West

4.10 Childcare Program

In a rapidly densifying transit-oriented district, the project provides a 74-space childcare centre for school age children and toddlers on the first floor. The privately operated childcare centre will help to meet Vancouver's growing demands and community amenity needs. The preliminary design provides approximately 2,547.8SF (236.7m^2) of outdoor play space, with a portion of it to be designed as covered outdoor space. The outdoor play space is oriented to the south-west, providing ample direct sunlight throughout the day, so there is no significant shadowing to the area during childcare hours. There are 17 dedicated daycare parking provided at underground parking level P2 & P3. A direct elevator access to L1 is provided from the Boundary Road, and stair access from the lane.

The design considers site suitability, solar orientation, and access to and from the facility. The design considerations for pedestrian access from Boundary Road and parkade via vehicular access allows for safe, secure, and accessible travel for wheeled equipment, including wheelchairs, strollers, and bicycles. As the location of the childcare facility is above grade, careful considerations about emergency evacuation of the children is considered. The facility is also within close proximity to Price Park, approximately 150m walking distance.

The design of the childcare ensures that there is sufficient space that allows for quality childcare experience. Considerations have been implemented in the design for availability and maximizing natural light to create suitable childcare space. Indoor and outdoor spaces are planned together with strong visual connection of the activity areas and inter-related activities allowing free movement by children. The childcare spaces are oriented to facilitate maximum allowance for surveillance of the outdoor and primary indoor activity areas.
After childcare hours, community arts and culture organizations may hold events in the childcare space.







Perspectives of 74-space childcare outdoor play area at first floor

4.11 Commercial Program

The proposed building includes 2 Commercial Retail Units at-grade along Boundary Road. These spaces will enhance the public realm and provide services to be accessed by the local community. The preliminary design provides 1962SF (182.2m^2) of commercial area.

The commercial program is suitable to the scale of Boundary road with its arterial right-of-way width of 30m/99ft. As this transit-oriented area densifies, the growing need for ground level commercial options will increase. Replacing 5 ground-oriented residential units for commercial program is a response to encouragement from city planning for this form of development.

Direct elevator access to P1 & P2 for passengers is provided from the Boundary Road, as well as a back-of-house loading elevator provides servicing access from P1 and the loading bay along the lane.

33 Commercial fast EV charging stalls are proposed on level P1 and P2.

The commercial frontage is oriented to the east with full-height storefront glazing, providing ample sunlight throughout the day.



Boundary Road Pedestrian Realm Overview

4.12 Residential Amenities

The proposed building includes multiple residential amenity spaces and outdoor space on the roof and podiums levels. These amenities are designed to enhance livability, wellness, and community within the building, offering a variety of activities suitable for all ages, including eating, socializing, outdoor play, and enjoyment of nature and views.

The 6th floor amenity offers family-focused indoor and outdoor amenity spaces of a variety of activities for all ages. Interior space is divided into an active games room and a co-working or studying lounge with direct access to the exterior. Also, the amenity offers a fitness facility that is for the residents of the building.

The exterior amenity deck is accessed from an interior corridor at Level 6. A diverse program spans the extent of the outdoor amenity and allows for outdoor fitness opportunities, play area, outdoor dining, seating areas, fresh air and breathtaking views of the North Shore Mountains and the downtown Vancouver skyline.

The tower roof has an indoor social amenity space with access to the outdoor roof deck. The indoor amenity features seating areas and live/work modules. The exterior deck features urban agriculture, green space, and seating areas.



6th floor common rooftop amenity area at North-East corner



21st floor common rooftop amenity area at North-West corner



5th floor balcony & 6th floor common rooftop amenity area at North-West corner

4.13 Parking, Loading + Bicycles

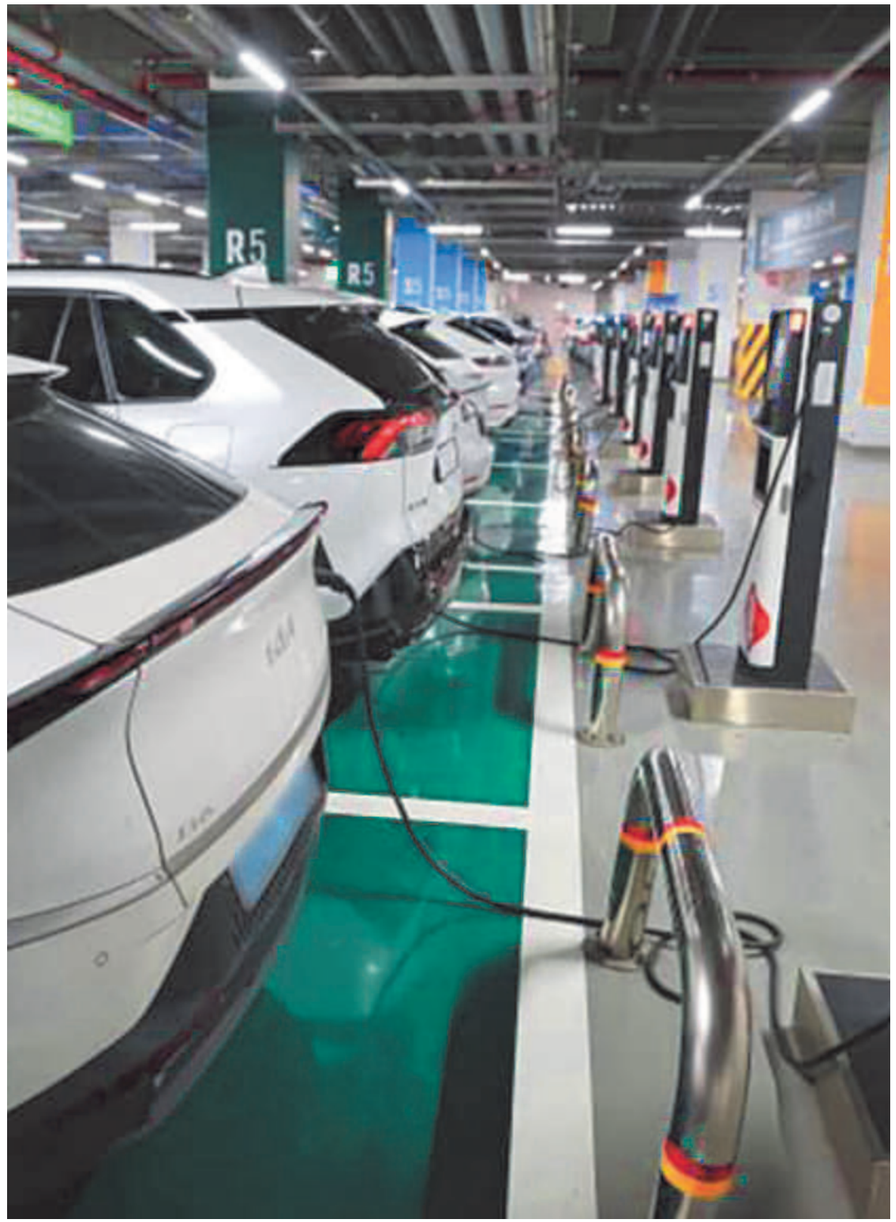
The loading, garbage and recycling facilities are located on Level P1, accessed at grade from the lane on the west side of the site, with the parkade entry ramp at the North-West corner of the site. Parking is provided within the 5 levels of underground parking, with a total of 136 stalls.

33 Fast EV Charging stalls are proposed at levels P1 & P2. These will serve as a future community asset that furthers Vancouver's Greenest City and Climate Emergency goals.

Residential bicycle parking is located at the P3, P4 and P5 parking levels. A total of 426 Class A bicycle stalls are provided, including a combination of oversized, horizontal stacked, vertical, and horizontal bike lockers.

A total of 14 Class B bicycle stalls, for all building uses, are located at grade, with 12 stalls for residents next to the main entrance along Boundary Road, and 2 Class B stalls for Childcare located next to the north-east entrance along Boundary Road.





4.14 Sustainable Design Strategy

Energy Efficiency and Rainwater Management

Our proposal will pursue the goals set out in the Green Buildings Policy for Rezoning (Amended 2023) as well as those set out in the 'Broadway Plan's Sustainability and Resilience policies' and 'Broadway Plan One Water policies'. These policies are supported by the 'city wide strategies and policies' outlined in 'the Broadway Plan'.

- Climate Energy Action Plan (2020)
- Rain City Strategy (2019)
- Resilient Vancouver (2019)
- Climate Change Adaption Strategy (2018)
- Zero Emissions Building Plan (2016)
- Neighborhood Energy Strategy (2012)
- Healthy Waters Plan (2020)
- Greenest City Action Plan – Water Conservation Update (2017)

Energy Performance Limits

A preliminary energy model has been conducted to identify building design parameters required to be in compliance with the performance limits for residential buildings with retail.



Airtightness Testing

Whole building and suite airtightness testing and reporting is required for this building.



Enhanced Commissioning

An enhanced commissioning process is required for all building energy systems.



Integrated Rainwater Management

The project Integrated Rainwater Management Plan includes green and grey infrastructure measures considered appropriate for the building type, design, project location, and surrounding area.



Life Cycle Analysis / Embodied Emissions

Preliminary embodied emissions calculations for all major building materials have been conducted based on the preliminary design.



Direct Ventilation

The building's ventilation system will provide outdoor air directly to all occupiable spaces, in the quantities defined by code.



Low Emitting Materials

All interior finishes will be selected to minimize volatile organic compounds and added urea formaldehyde to improve the indoor environmental quality.



Indoor Air Quality Testing

Prior to occupancy, testing for formaldehyde, particulates, ozone, volatile organic compounds and carbon monoxide will be conducted.



4.15 Crime Prevention Through Environmental Design (CPTED)

Natural Access Control

Non-physical or 'psychological barriers' can be used to keep unauthorized persons out of a particular place if they do not have a legitimate reason for being there. These barriers appear in the form of clearly identifiable lobby entrances and public streetscapes which are well lit and transparent, with signage, special paving patterns, and landscaped features, which announce the 'uniqueness' of an area. In addition, all parking levels will be access controlled, and residential visitor and commercial parking will exit directly to the exterior of buildings at well-lit public areas.

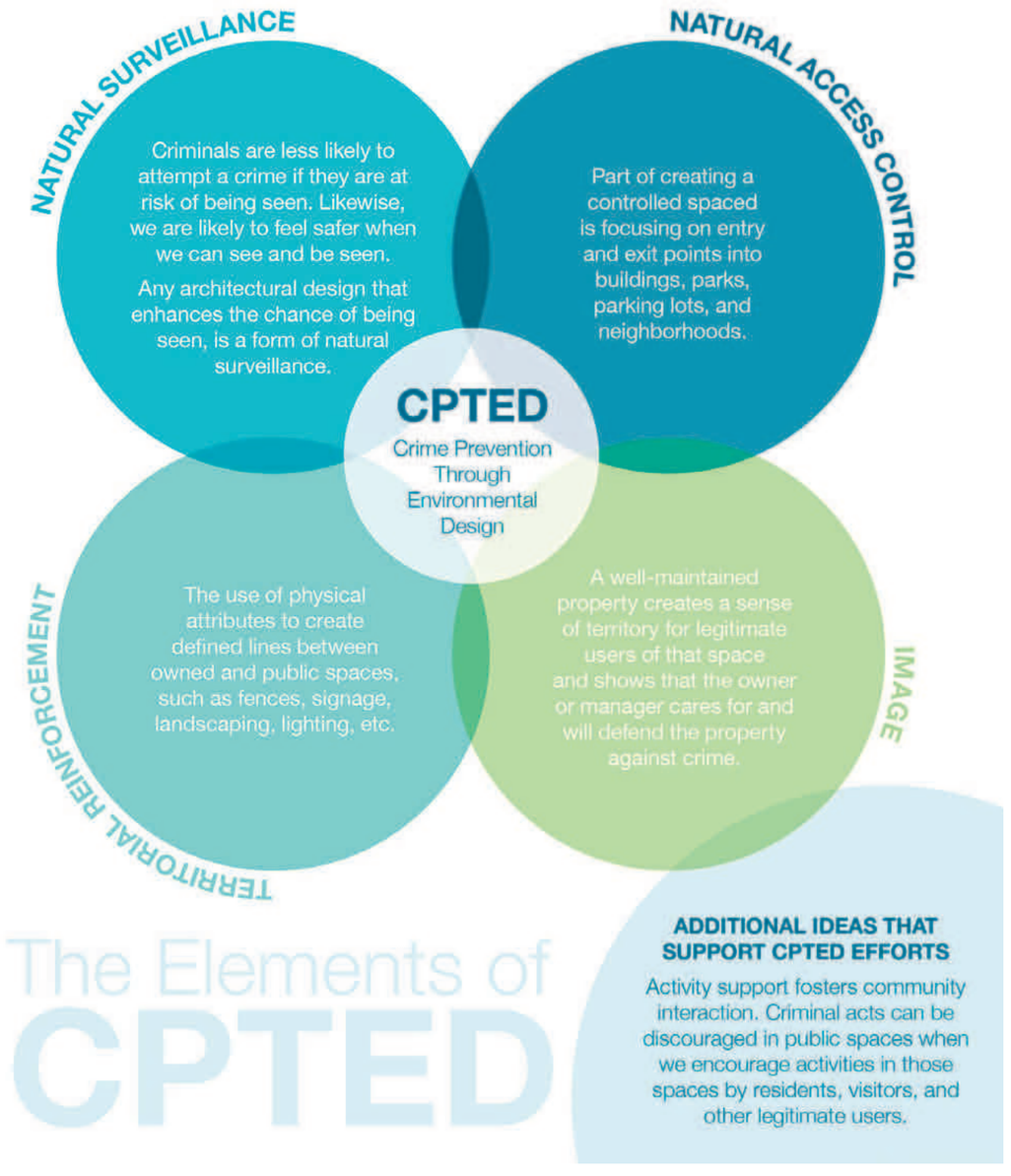
Natural Surveillance

Surveillance or the placing of 'eyes on the street' increases the perceived risk to offenders in that criminals do not want to be observed. The public realm has clear sight lines, from both the ground floor units, residential lobby, and from the street, ensuring surveillance is open, transparent, and accessible. In addition, the mixed-use nature of the development includes daycare, and residential program providing the opportunity for activation through-out the day + night. Residential dwellings also overlook all 4 sides of the site, providing clear sight lines to the sidewalk and lane.

Concealed routes and entrapment areas are all but eliminated as the recesses along Boundary Road are directly surveilled, and sufficiently minimized along the lane.

Natural Territorial Reinforcement

Territorial reinforcement can be seen to work when a space, by its clear legibility, transparency, and directness, discourages potential offenders because of users' familiarity with each other and the surroundings. A highly glazed, well-lit lobby entrance & street frontage experience framed by landscaping and unique paving textures, clearly establishes a boundary between public and private realms. Seating is provided in public areas to encourage gathering and oriented towards observation of main residential and commercial entrances.



Section 5.0

Architectural Drawings



5.1 Project Statistics

PROJECT SUMMARY

PROJECT NAME: MORRISON PARK
POJECT ADDRESS: 5027-5053 BOUNDARY ROAD, VANCOUVER, BC
ZONING: CD-1 (241)

SITE AREA: 20074.0 sf (1864.9356 m^2)

SITE COVERAGE: 9090 sf
BUILDING HEIGHT: 230'-$4^{1/2}$" (70.19 m) (at top of tower parapet)
251'-$4^{1/2}$" (76.59 m) (at elevator overrun)
NUMBER OF STOREYS: 22

GROSS BUILDING AREA: 166, 869 sf
NET BUILDING AREA (FSR): 160, 125 sf
TOTAL EXCLUSIONS: 6,744 sf (In-Suite Storage, Amenity)

FLOOR SPACE RATIO (FSR): 7.98 FSR

GROSS BUILDING AREA - RESIDENTIAL

Level	Area
LEVEL 1 (LOBBY)	3214 SF
LEVEL 2	9831 SF
LEVEL 3	9831 SF
LEVEL 4	9831 SF
LEVEL 5	8971 SF
LEVEL 6	7080 SF
LEVEL 7	7081 SF
LEVEL 8	7081 SF
LEVEL 9	7081 SF
LEVEL 10	7081 SF
LEVEL 11	7081 SF
LEVEL 12	7081 SF
LEVEL 13	7081 SF
LEVEL 14	7081 SF
LEVEL 15	7081 SF
LEVEL 16	7081 SF
LEVEL 17	7081 SF
LEVEL 18	7081 SF
LEVEL 19	7081 SF
LEVEL 20	7081 SF
LEVEL 21	7081 SF
ROOF	2456 SF
ROOFTOP MECH. FLOOR	960 SF
Total	158382 SF

GROSS BUILDING AREA - CHILDCARE

Level	Area
LEVEL 1 (LOBBY)	6426 SF
Total	6426 SF

GROSS BUILDING AREA - COMMERCIAL

Level	Area
LEVEL 1 (LOBBY)	2061 SF
Total	2061 SF

GROSS BUILDING AREA - TOTAL

	Area
Grand Total	166869 SF

SALEABLE TOTAL - RESIDENTIAL

Level	Area
LEVEL 2	8099 SF
LEVEL 3	8099 SF
LEVEL 4	8099 SF
LEVEL 5	7246 SF
LEVEL 6	3886 SF
LEVEL 7	5722 SF
LEVEL 8	5722 SF
LEVEL 9	5722 SF
LEVEL 10	5722 SF
LEVEL 11	5722 SF
LEVEL 12	5722 SF
LEVEL 13	5722 SF
LEVEL 14	5722 SF
LEVEL 15	5722 SF
LEVEL 16	5722 SF
LEVEL 17	5722 SF
LEVEL 18	5722 SF
LEVEL 19	5722 SF
LEVEL 20	5722 SF
LEVEL 21	5722 SF
Total	121259 SF

SALEABLE TOTAL- CHILDCARE

Level	Area
LEVEL 1 (LOBBY)	6149 SF
Total	6149 SF

SALEABLE TOTAL- COMMERCIAL

Level	Area
LEVEL 1 (LOBBY)	1962 SF
Total	1962 SF

SALEABLE AREA - TOTAL

	Area
Grand Total	129370 SF

FSR EXCLUSIONS

Level	Area
LEVEL 2	337 SF
LEVEL 3	332 SF
LEVEL 4	332 SF
LEVEL 5	290 SF
LEVEL 6	1868 SF
LEVEL 7	122 SF
LEVEL 8	122 SF
LEVEL 9	122 SF
LEVEL 10	122 SF
LEVEL 11	122 SF
LEVEL 12	148 SF
LEVEL 13	148 SF
LEVEL 14	148 SF
LEVEL 15	148 SF
LEVEL 16	148 SF
LEVEL 17	148 SF
LEVEL 18	148 SF
LEVEL 19	148 SF
LEVEL 20	148 SF
LEVEL 21	148 SF
ROOF	1496 SF
Grand Total	6744 SF

AMENITY TOTAL

Name	Level	Area
AMENITY 01 - INDOOR	LEVEL 6	797 SF
AMENITY 02 - INDOOR	LEVEL 6	949 SF
AMENITY 03 - INDOOR	ROOF	1496 SF
Total		3242 SF

UNIT MIX TOTAL

Suite Type	Name	Count	Area	Percentage
SUITE - 0 STUDIO	A01	11	4469 SF	5.1%
SUITE - 0 STUDIO	A02	20	8265 SF	9.3%
SUITE - 0 STUDIO	A03	20	7264 SF	9.3%
SUITE - 0 STUDIO	A04	4	1530 SF	1.9%
SUITE - 0 STUDIO	A06 - Acc.	20	8879 SF	9.3%
SUITE - 0 STUDIO	A07	4	1840 SF	1.9%
SUITE - 0 STUDIO	A08	1	443 SF	0.5%
		80	32690 SF	37.0%
SUITE - 1 BED	B01	20	11498 SF	9.3%
SUITE - 1 BED	B01 - Acc.	20	11922 SF	9.3%
SUITE - 1 BED	B02	3	1743 SF	1.4%
SUITE - 1 BED	B03	1	567 SF	0.5%
SUITE - 1 BED	B05	15	7019 SF	6.9%
		59	32749 SF	27.3%
SUITE - 2 BED	C02	3	2090 SF	1.4%
SUITE - 2 BED	C03	4	3030 SF	1.9%
SUITE - 2 BED	C04	4	3086 SF	1.9%
SUITE - 2 BED	C05	1	642 SF	0.5%
SUITE - 2 BED	C06	16	12214 SF	7.4%
SUITE - 2 BED	C07	3	2482 SF	1.4%
SUITE - 2 BED	C08	10	7359 SF	4.6%
SUITE - 2 BED	C08 - Acc.	5	3679 SF	2.3%
SUITE - 2 BED	C09	15	9761 SF	6.9%
SUITE - 2 BED	C10	16	11476 SF	7.4%
		77	55819 SF	35.6%
Grand total		216	121259 SF	100.0%

UNIT COUNTS BY TYPE

Suite Type	Count
SUITE - 0 STUDIO	80
SUITE - 1 BED	59
SUITE - 2 BED	77
Grand total	216

**note: Minimum 35% 2-Bed Units Required

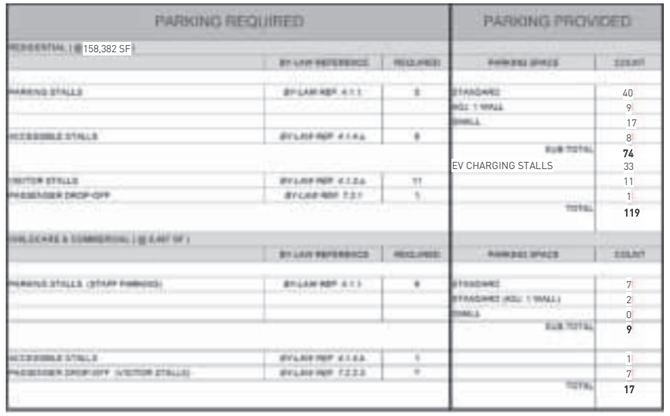
ACCESSIBLE UNIT MIX TOTAL

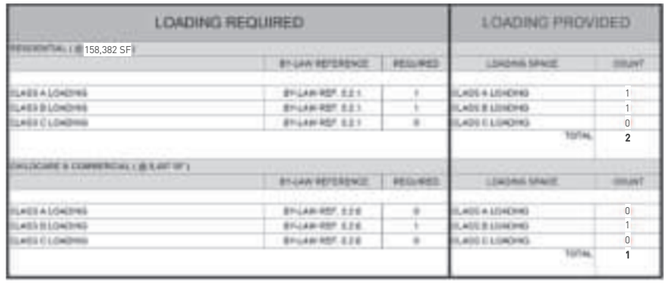
Suite Type	Name	Count	Area
SUITE - 0 STUDIO	A06 - Acc.	20	8879 SF
		20	8879 SF
SUITE - 1 BED	B01 - Acc.	20	11922 SF
		20	11922 SF
SUITE - 2 BED	C08 - Acc.	5	3679 SF
		5	3679 SF
Grand total		45	24480 SF

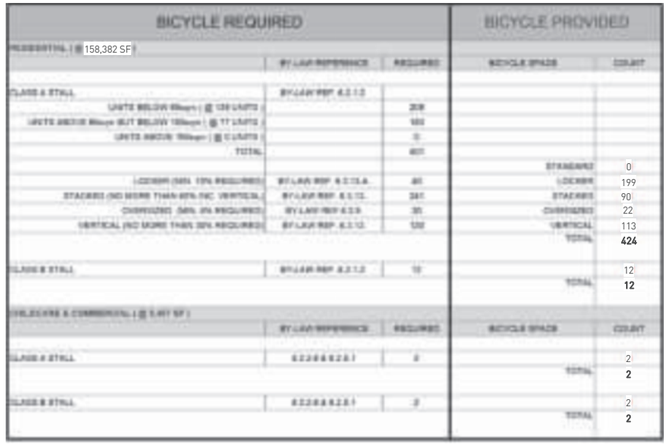
Percentage of Total Units: **21%**

BALCONY SUMMARY

Level	Area	% of Residential Area
LEVEL 1 (LOBBY)	390 SF	0.2%
LEVEL 2	1191 SF	0.8%
LEVEL 3	536 SF	0.3%
LEVEL 4	536 SF	0.3%
LEVEL 5	1198 SF	0.8%
LEVEL 6	825 SF	0.5%
LEVEL 7	448 SF	0.3%
LEVEL 8	448 SF	0.3%
LEVEL 9	448 SF	0.3%
LEVEL 10	448 SF	0.3%
LEVEL 11	448 SF	0.3%
LEVEL 12	448 SF	0.3%
LEVEL 13	448 SF	0.3%
LEVEL 14	448 SF	0.3%
LEVEL 15	448 SF	0.3%
LEVEL 16	448 SF	0.3%
LEVEL 17	448 SF	0.3%
LEVEL 18	448 SF	0.3%
LEVEL 19	448 SF	0.3%
LEVEL 20	448 SF	0.3%
LEVEL 21	448 SF	0.3%
Grand total	11397 SF	7.2%







IN-SUITE STORAGE

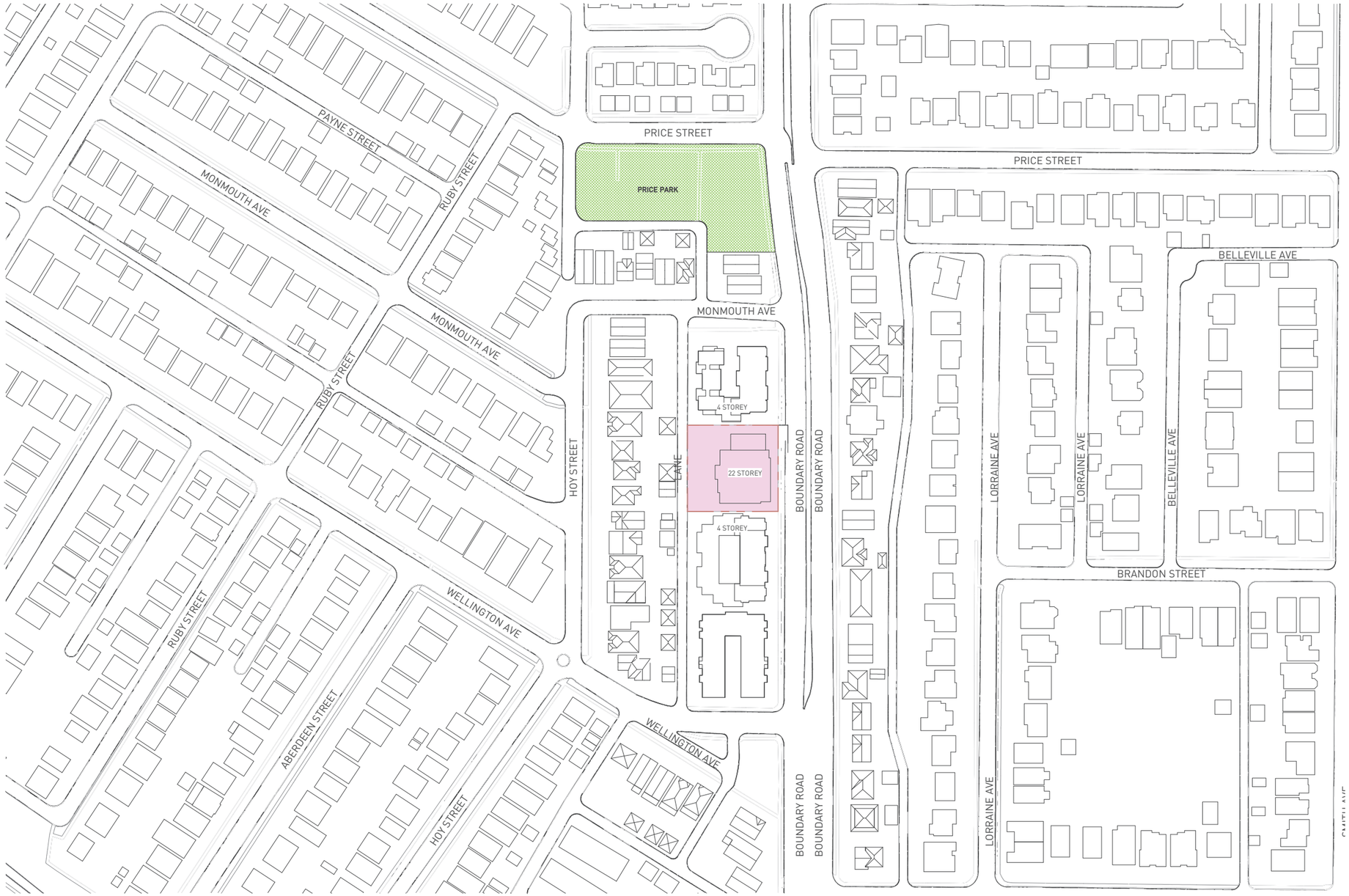
Level	Count	Area
LEVEL 2	12	337 SF
LEVEL 3	12	332 SF
LEVEL 4	12	332 SF
LEVEL 5	10	290 SF
LEVEL 6	4	122 SF
LEVEL 7	4	122 SF
LEVEL 8	4	122 SF
LEVEL 9	4	122 SF
LEVEL 10	4	122 SF
LEVEL 11	4	122 SF
LEVEL 12	5	148 SF
LEVEL 13	5	148 SF
LEVEL 14	5	148 SF
LEVEL 15	5	148 SF
LEVEL 16	5	148 SF
LEVEL 17	5	148 SF
LEVEL 18	5	148 SF
LEVEL 19	5	148 SF
LEVEL 20	5	148 SF
LEVEL 21	5	148 SF
120		3502 SF

STORAGE LOCKER SCHEDULE

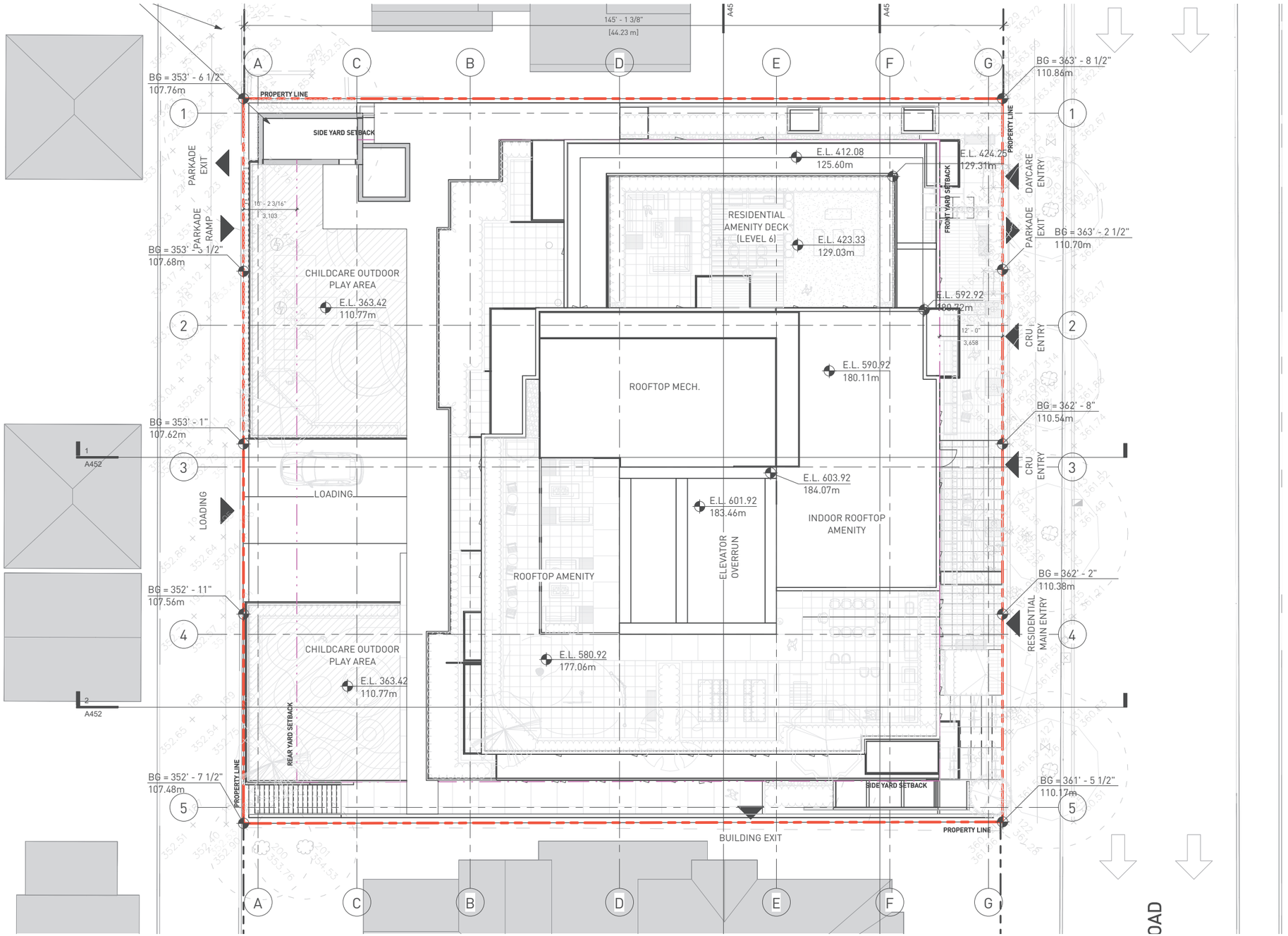
Level	Type	Count
PARKING P1 (PARKADE ENTRY)	Storage Locker 4'-0" x 6'-0"	12
PARKING P2	Storage Locker 6-0" x 4'-0"	2
PARKING P2	Storage Locker 4'-6" x 5'-6"	1
PARKING P2	Storage Locker 4'-0" x 6'-0"	19
PARKING P3	Storage Locker 6-0" x 4'-0"	14
PARKING P3	Storage Locker 4'-6" x 5'-6"	3
PARKING P3	Storage Locker 4'-0" x 6'-0"	33
PARKING P4	Storage Locker 6-0" x 4'-0"	16
PARKING P4	Storage Locker 4'-0" x 6'-0"	34
PARKING P5	Storage Locker 4'-6" x 5'-6"	2
PARKING P5	Storage Locker 4'-0" x 6'-0"	9
		145

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5.2 Context Plan



5.3 Site Plan



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5.4 Floor Plans

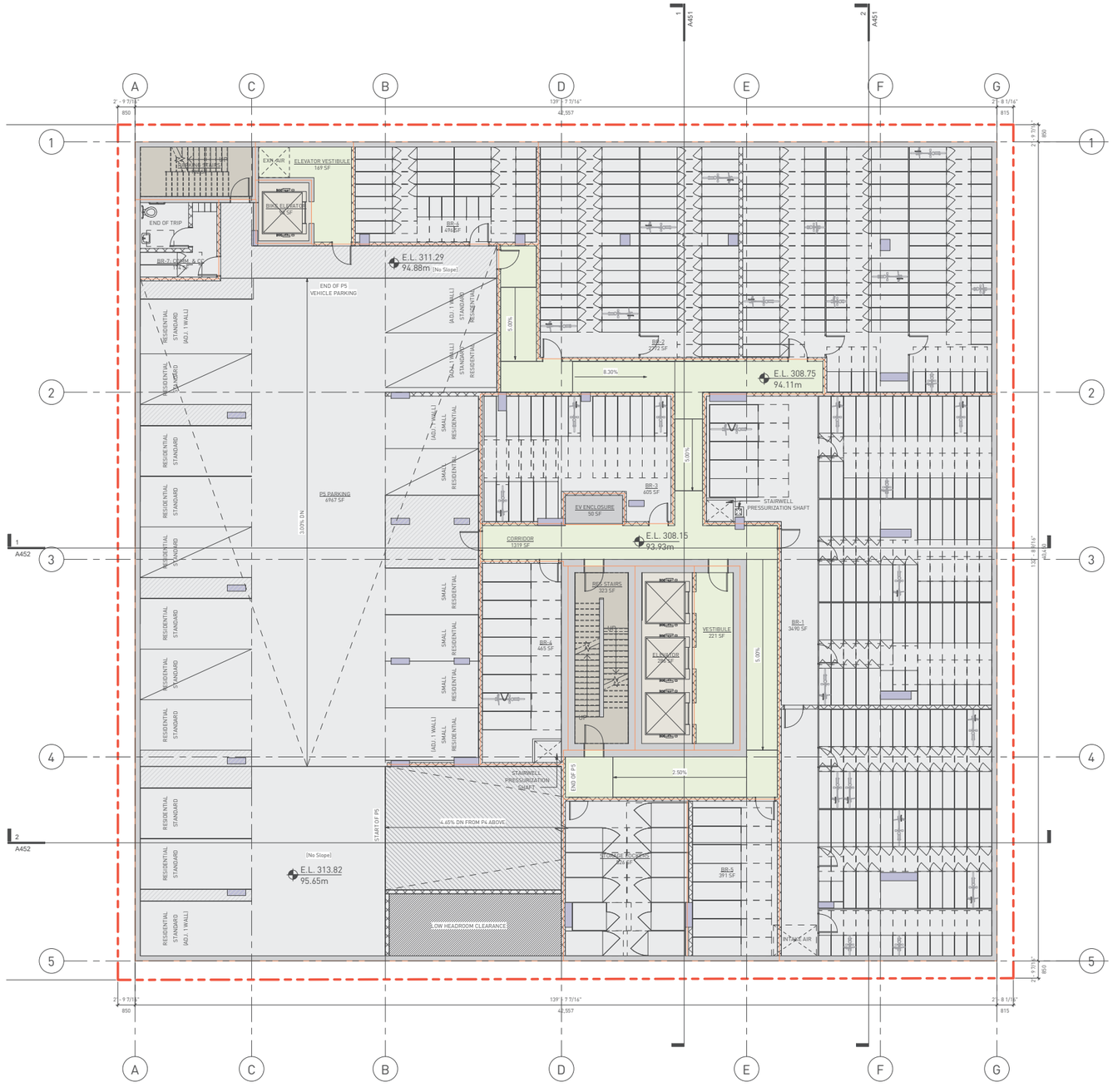
Parking P5 Plan

Building Area Legend

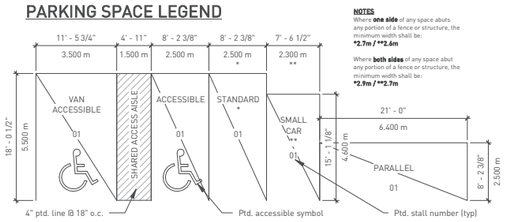
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

LEVEL P5 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
PARKING P5		
CORRIDOR	3	1708 SF
ELEVATOR	2	379 SF
PARKADE AREA	9	15888 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
	17	18529 SF



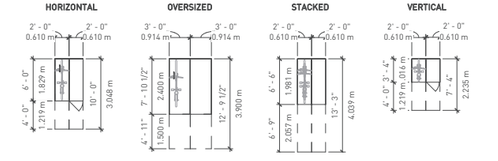
PARKING SPACE LEGEND



NOTES
Where **one side** of any space abuts any portion of a fence or structure, the minimum width shall be:
***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



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5.4 Floor Plans

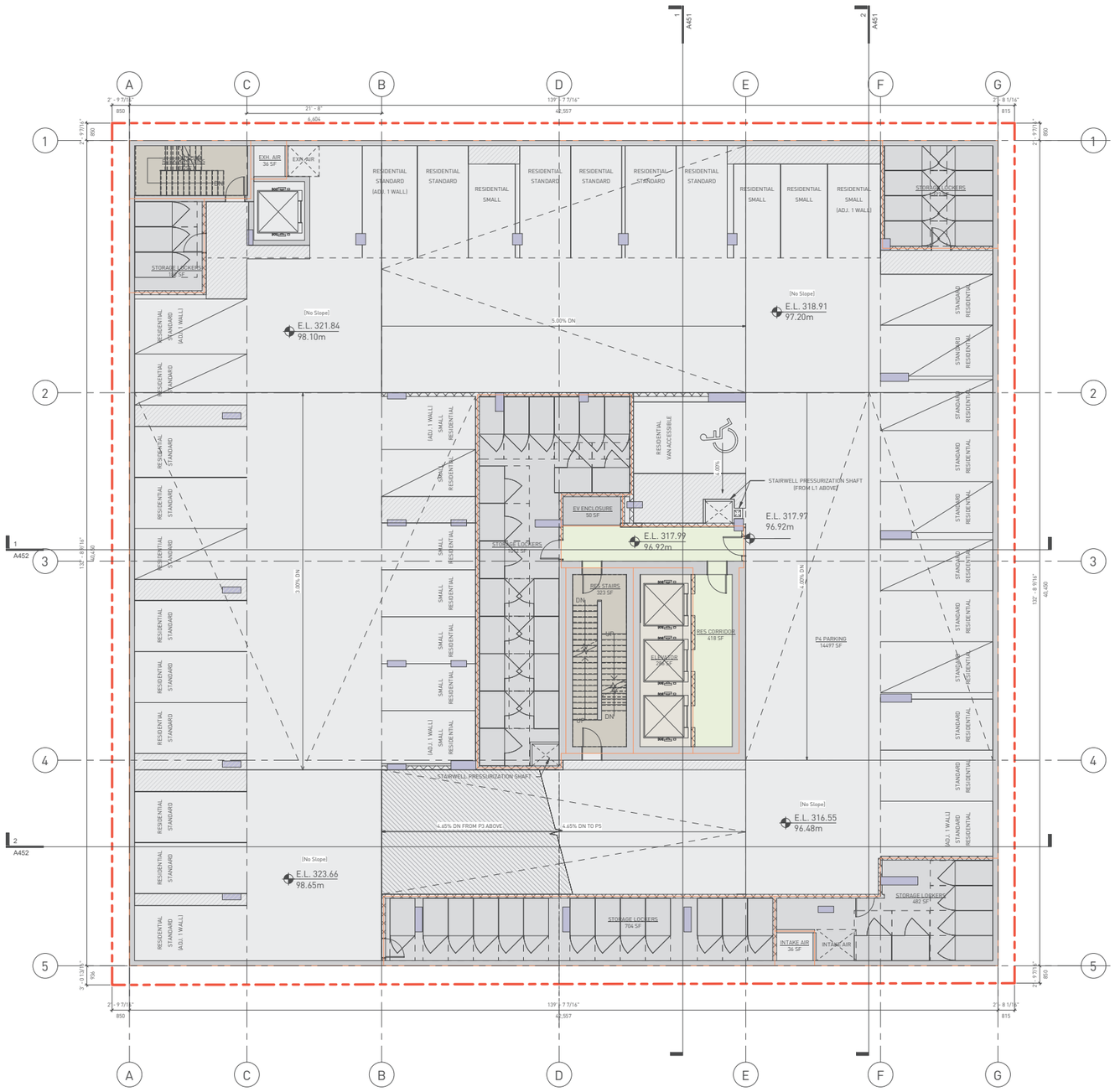
Parking P4 Plan

Building Area Legend

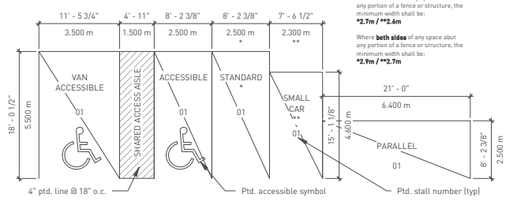
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

LEVEL P4 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
BALCONY	1	0 SF
ELEVATOR	1	0 SF
CORRIDOR	3	1708 SF
ELEVATOR	2	379 SF
PARKADE AREA	9	15888 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
CORRIDOR	1	418 SF
ELEVATOR	1	286 SF
PARKADE AREA	3	14569 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
STORAGE	5	2701 SF
	32	37059 SF



PARKING SPACE LEGEND

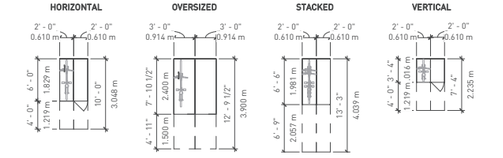


NOTES

Where **one side** of any space abuts any portion of a fence or structure, the minimum width shall be:
***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



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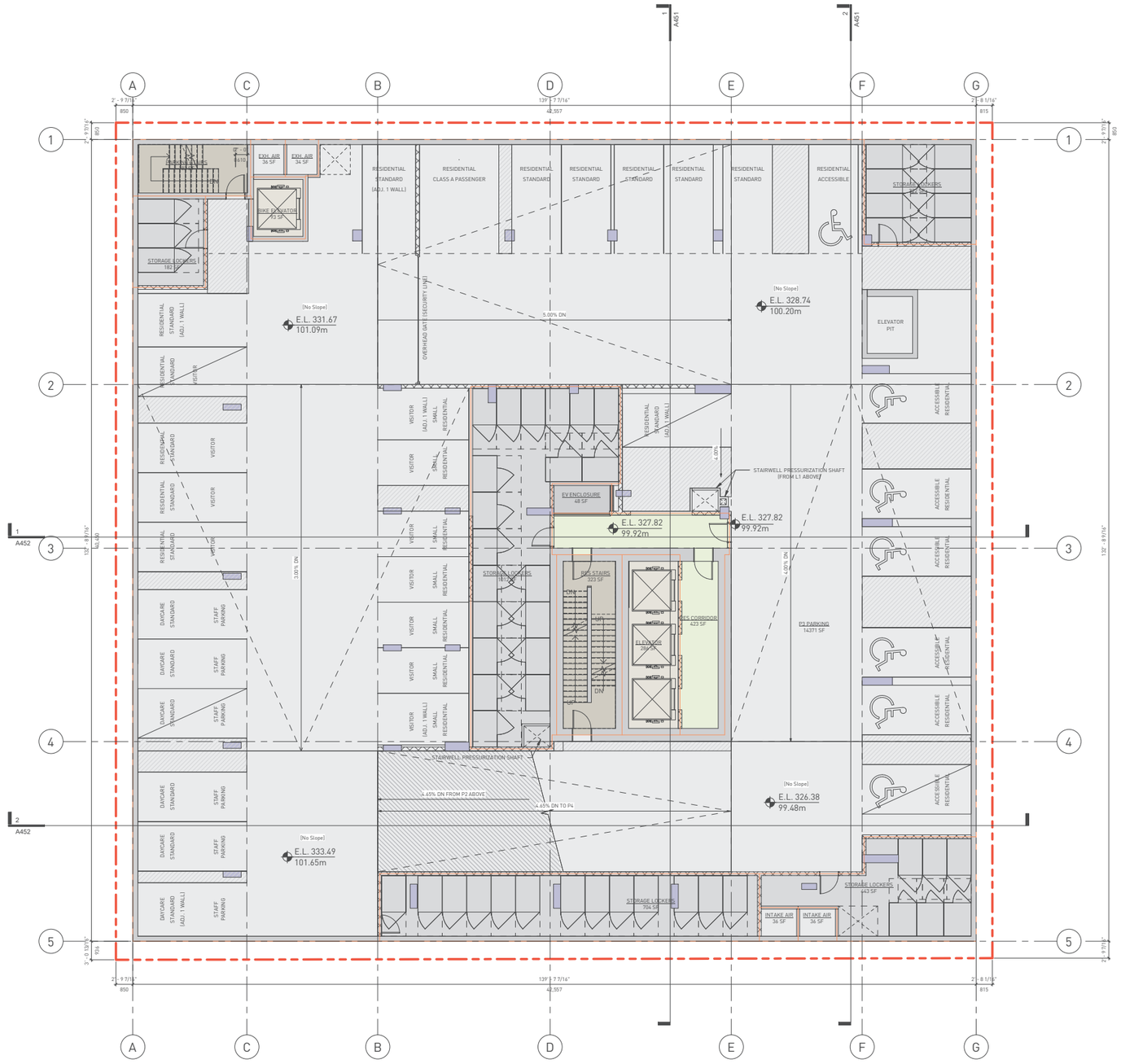
5.4 Floor Plans

Parking P3 Plan

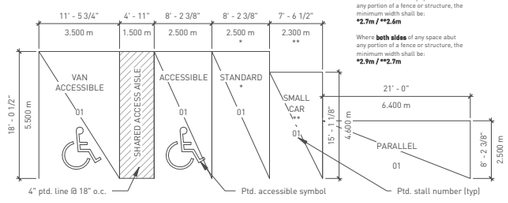
Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

LEVEL P3 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	**Area**
PARKING P3		
CORRIDOR	1	423 SF
ELEVATOR	2	379 SF
PARKADE AREA	5	14512 SF
SERVICES	1	48 SF
STAIRS	2	505 SF
STORAGE	5	2663 SF
	16	18529 SF



PARKING SPACE LEGEND

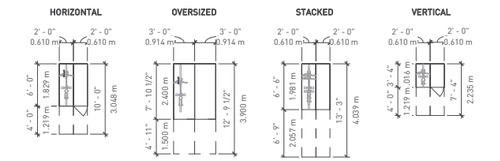


NOTES

Where **one side** of any space abuts any portion of a fence or structure, the minimum width shall be:
***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



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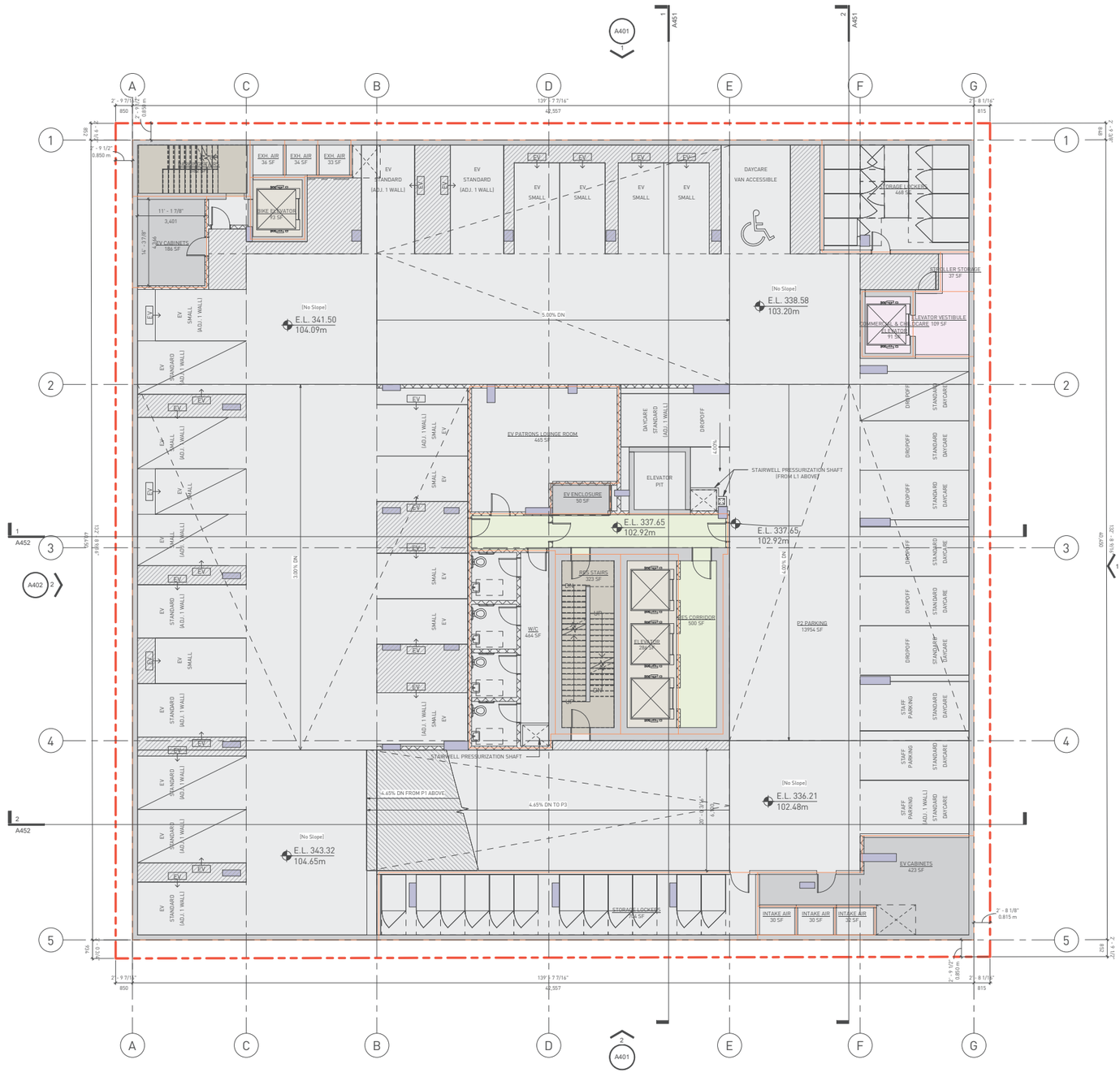
5.4 Floor Plans

Parking P2 Plan

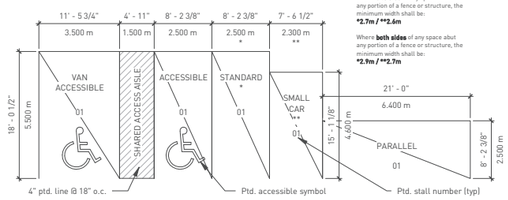
Building Area Legend

- COMMERCIAL - CHILDCARE
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

LEVEL P2 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
PARKING P2		
COMMERCIAL - CHILDCARE	3	237 SF
CORRIDOR	1	500 SF
ELEVATOR	2	379 SF
PARKADE AREA	11	16249 SF
SERVICES	3	659 SF
STAIRS	2	505 SF
	22	18529 SF



PARKING SPACE LEGEND

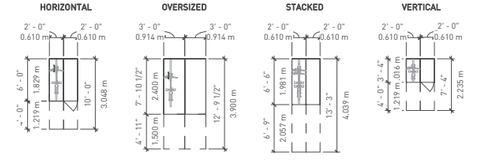


NOTES

Where **one side** of any space abuts any portion of a fence or structure, the minimum width shall be:
***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



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5.4 Floor Plans

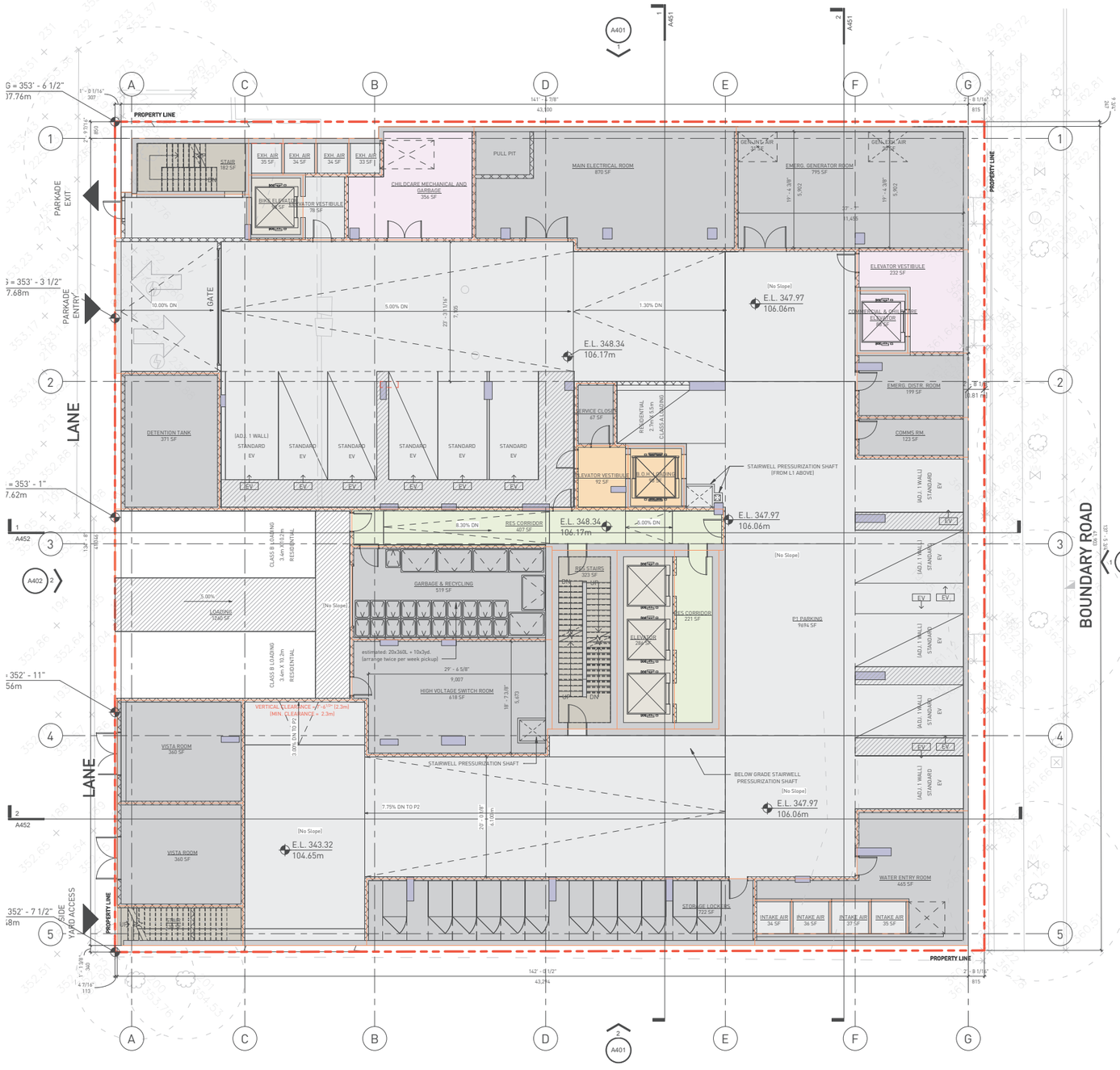
Parking P1 Plan

Building Area Legend

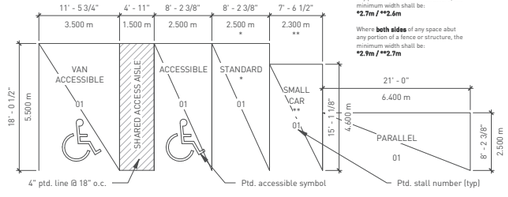
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

LEVEL P1 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
PARKING P1 (PARKADE ENTRY)		
COMMERCIAL - CHILDCARE	3	676 SF
COMMERCIAL - RETAIL	2	190 SF
CORRIDOR	2	627 SF
ELEVATOR	2	384 SF
PARKADE AREA	10	10050 SF
SERVICES	12	5469 SF
STAIRS	3	644 SF
	34	18040 SF



PARKING SPACE LEGEND

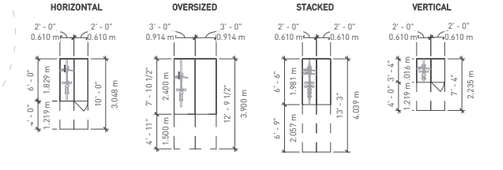


NOTES

Where **one side** of any space abuts any portion of a fence or structure, the minimum width shall be:
***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



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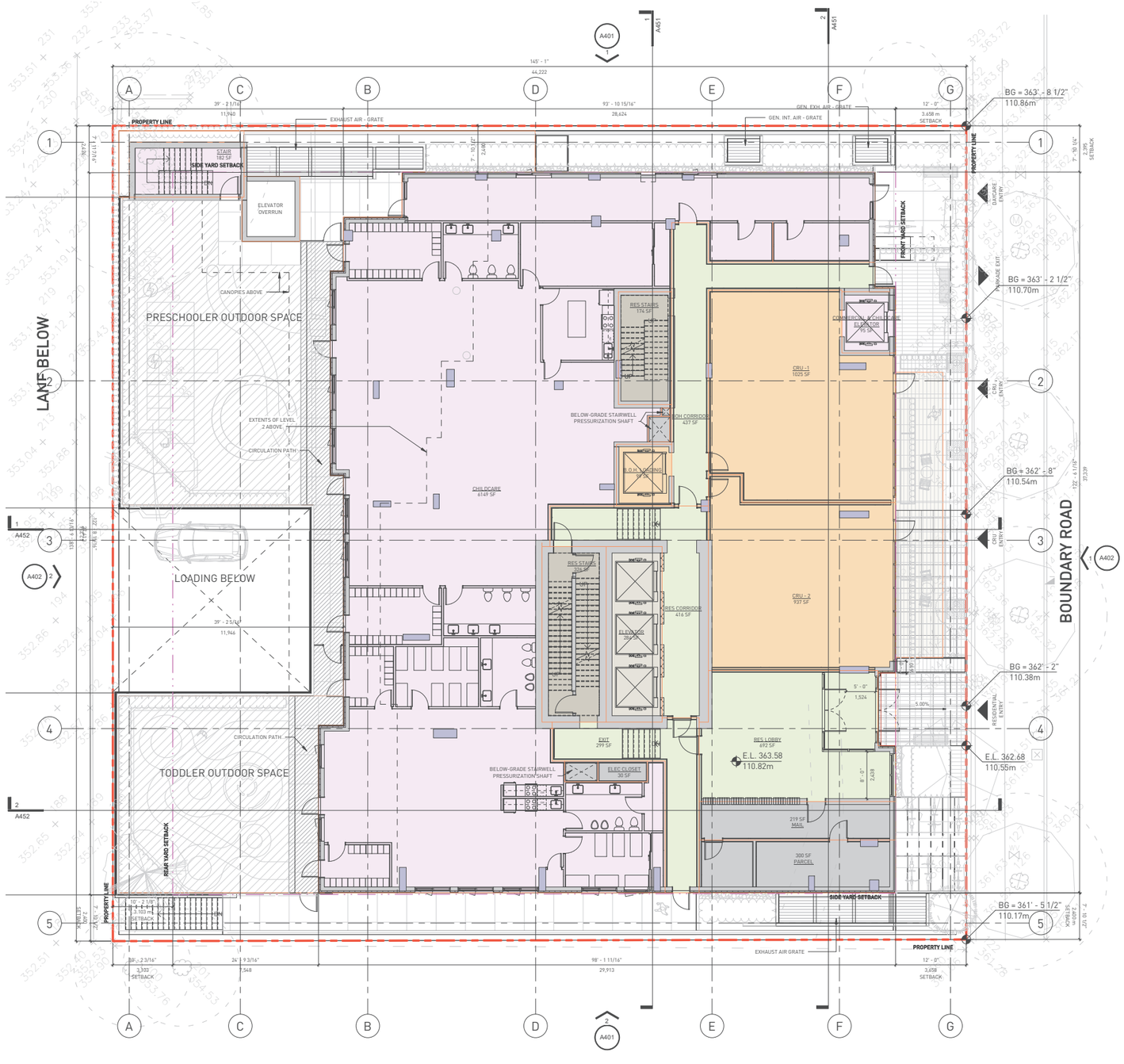
5.4 Floor Plans

L01 Main Floor Plan

Building Area Legend

- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

LEVEL 1 - AREA BREAKDOWN	
Name	Area
LEVEL 1 (LOBBY)	
B.O.H. LOADING	99 SF
BOH CORRIDOR	437 SF
CHILDCARE	6149 SF
COMMERCIAL & CHILDCARE ELEVATOR	95 SF
CRU -1	1025 SF
CRU - 2	937 SF
ELEC CLOSET	30 SF
ELEVATOR	284 SF
EXIT	299 SF
MAIL	219 SF
MECH SHAFT	38 SF
PARCEL	300 SF
RES CORRIDOR	416 SF
RES LOBBY	692 SF
RES STAIRS	499 SF
STAIR	182 SF
	11701 SF



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5.4 Floor Plans

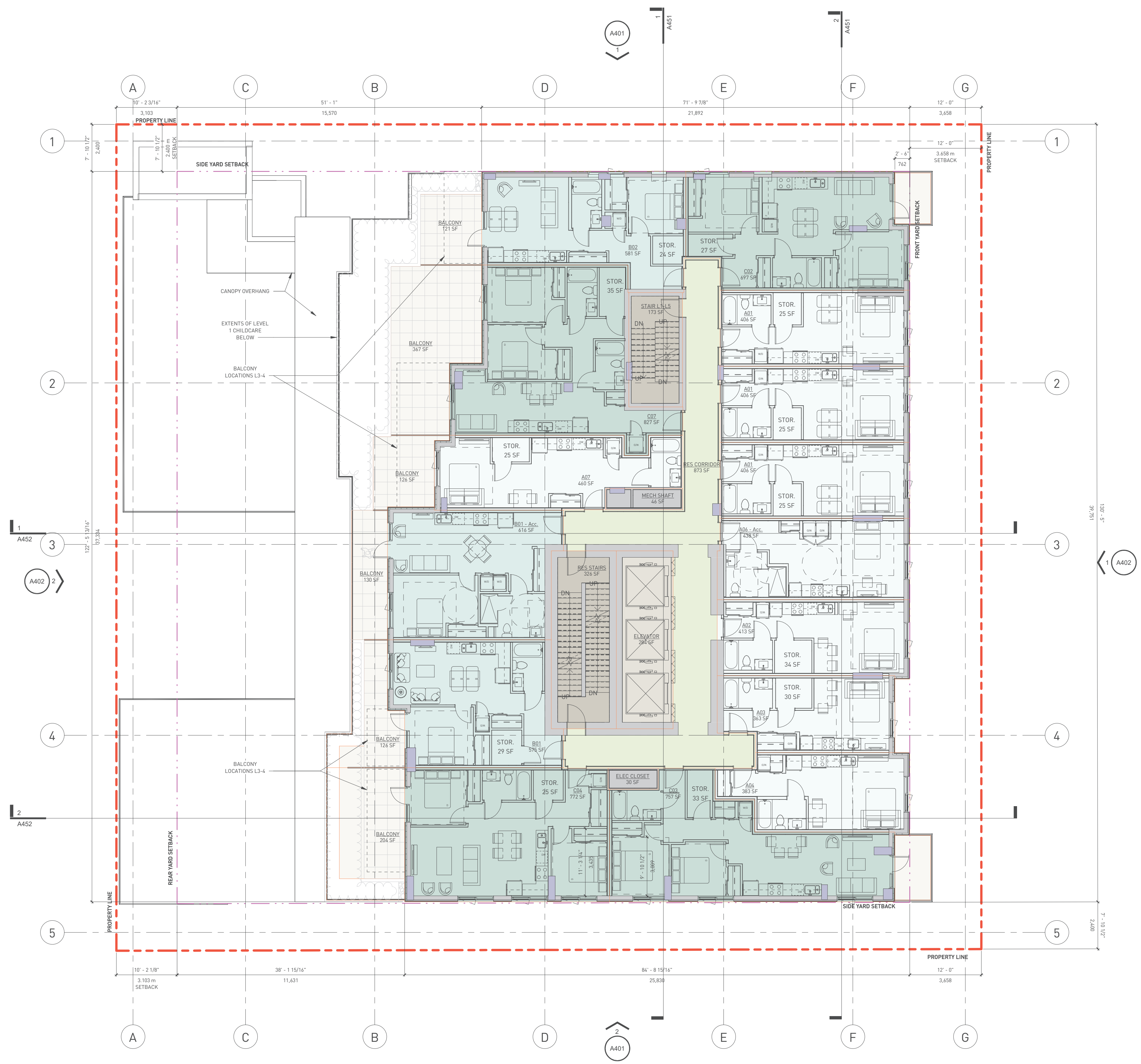
L02-04 Typical Plan

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 2-4 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 2		
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	383 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 0 STUDIO	1	460 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 1 BED	1	581 SF
SUITE - 2 BED	1	697 SF
SUITE - 2 BED	1	757 SF
SUITE - 2 BED	1	772 SF
SUITE - 2 BED	1	827 SF
	15	8099 SF

LEVEL 2-4 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 2		
CORRIDOR	1	873 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
	6	1731 SF



Formosis Architecture Inc.

5.4 Floor Plans

L05 Plan

Building Area Legend

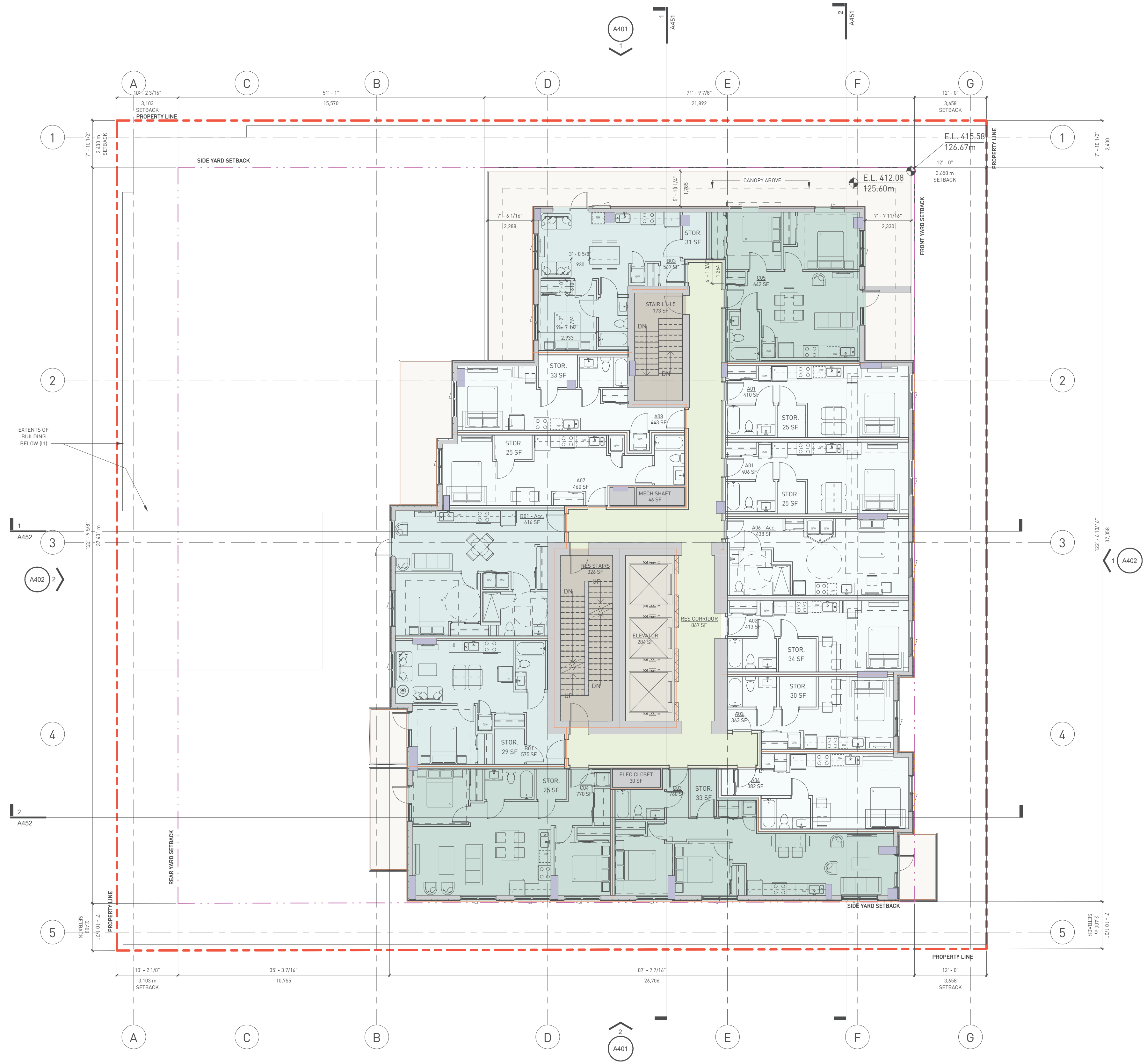
- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 5 - SUITE AREA BREAKDOWN

Area Category	Count	Area
LEVEL 5		
SUITE - 0 STUDIO	1	410 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	382 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 0 STUDIO	1	460 SF
SUITE - 0 STUDIO	1	443 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 1 BED	1	567 SF
SUITE - 2 BED	1	760 SF
SUITE - 2 BED	1	770 SF
SUITE - 2 BED	1	642 SF
	14	7246 SF

LEVEL 5 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
LEVEL 5		
CORRIDOR	1	867 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
	6	1725 SF



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5.4 Floor Plans

L06 Plan

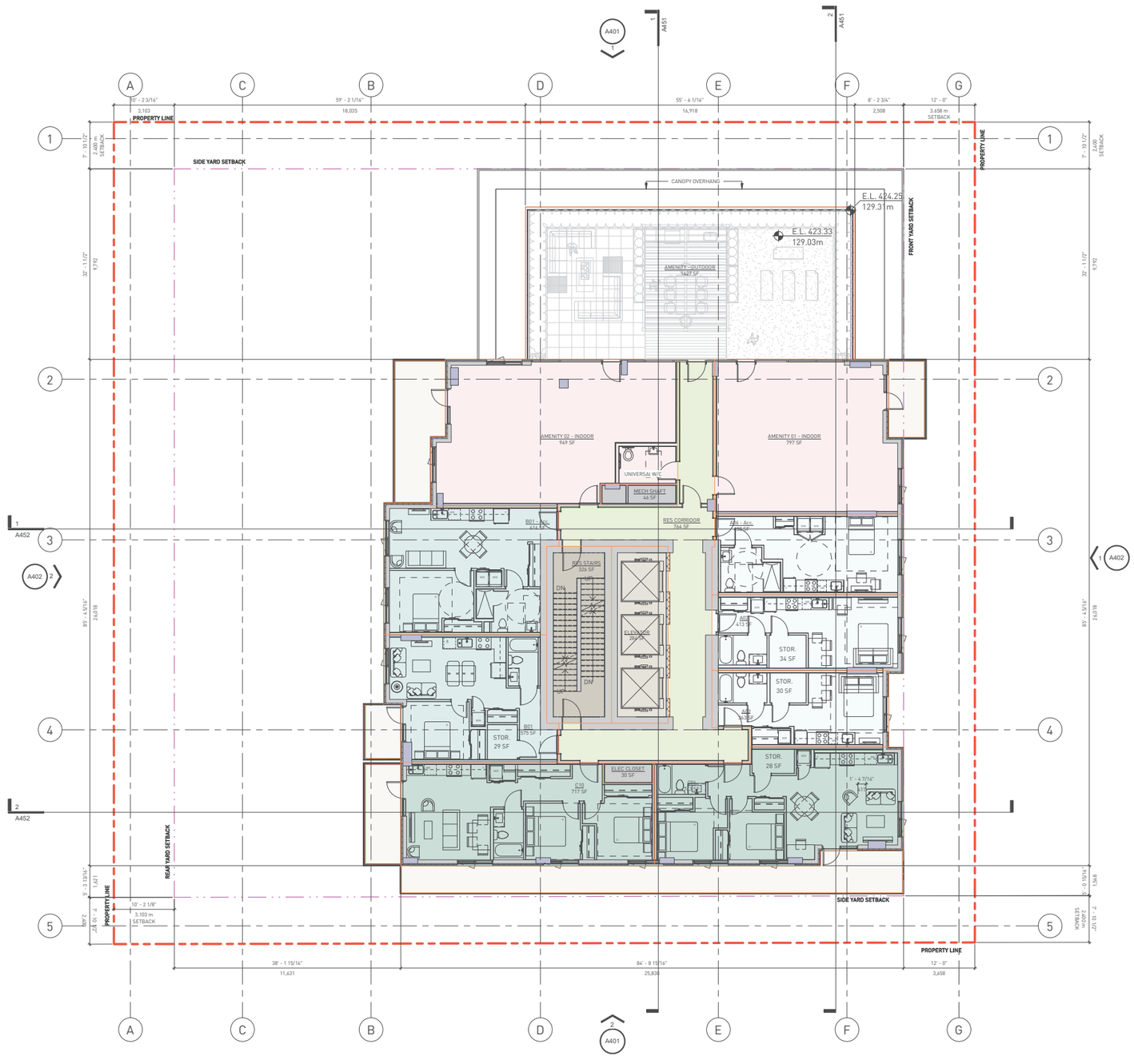
Building Area Legend

- AMENITY
- AMENITY OUT
- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 6 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 6		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	717 SF
	7	3886 SF

LEVEL 6 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 6		
CORRIDOR	1	764 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	1	326 SF
	5	1449 SF

LEVEL 6 - AMENITY BREAKDOWN		
Name	Count	Area
LEVEL 6		
AMENITY 01 - INDOOR	1	797 SF
AMENITY 02 - INDOOR	1	949 SF
AMENITY - OUTDOOR	1	1427 SF
	3	3172 SF



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5.4 Floor Plans

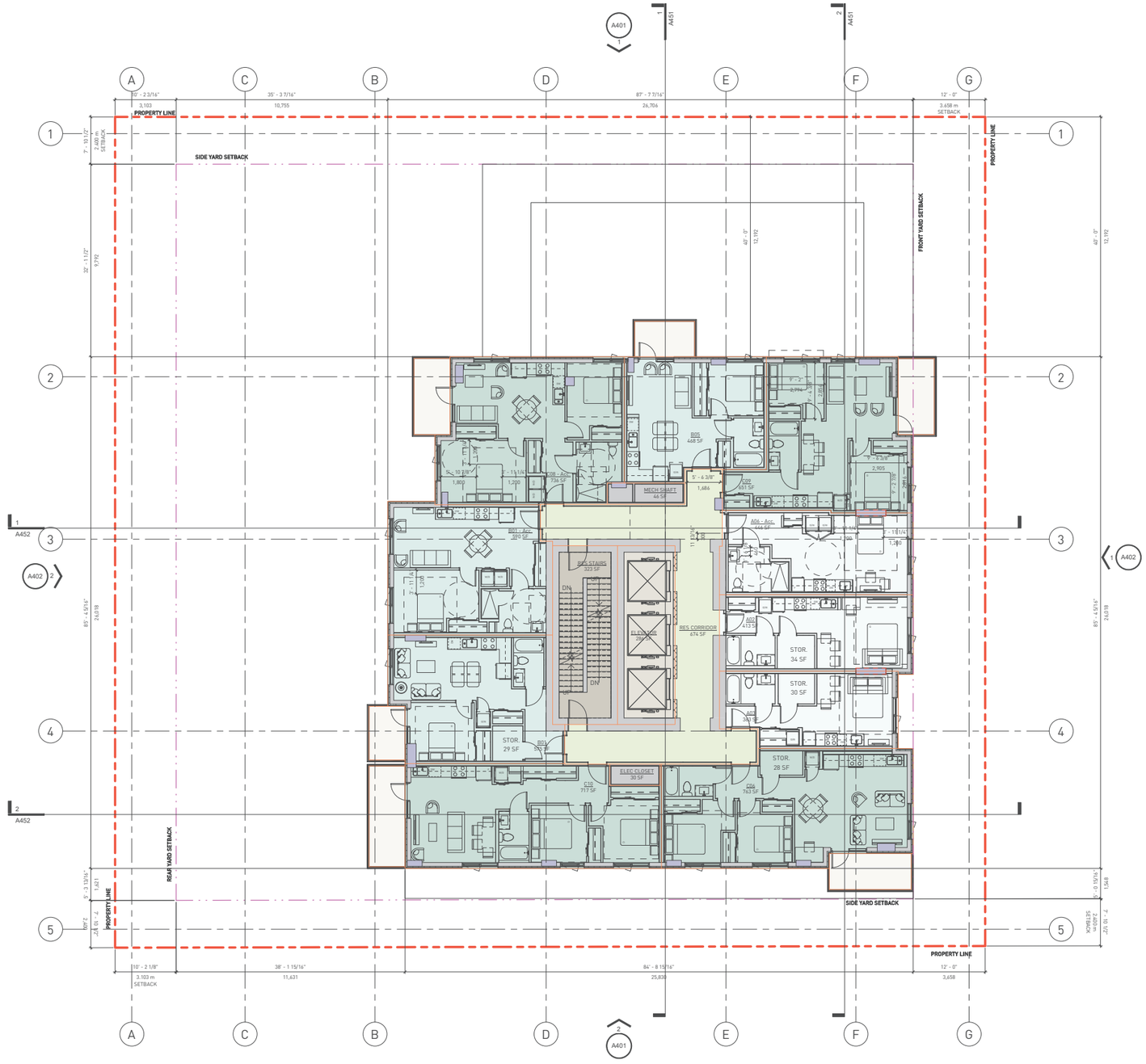
L07-11 Typical Plan

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 7-11 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 7		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	446 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	590 SF
SUITE - 1 BED	1	468 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	736 SF
SUITE - 2 BED	1	651 SF
SUITE - 2 BED	1	717 SF
	10	5722 SF

LEVEL 7-11 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 7		
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
	5	1359 SF



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5.4 Floor Plans

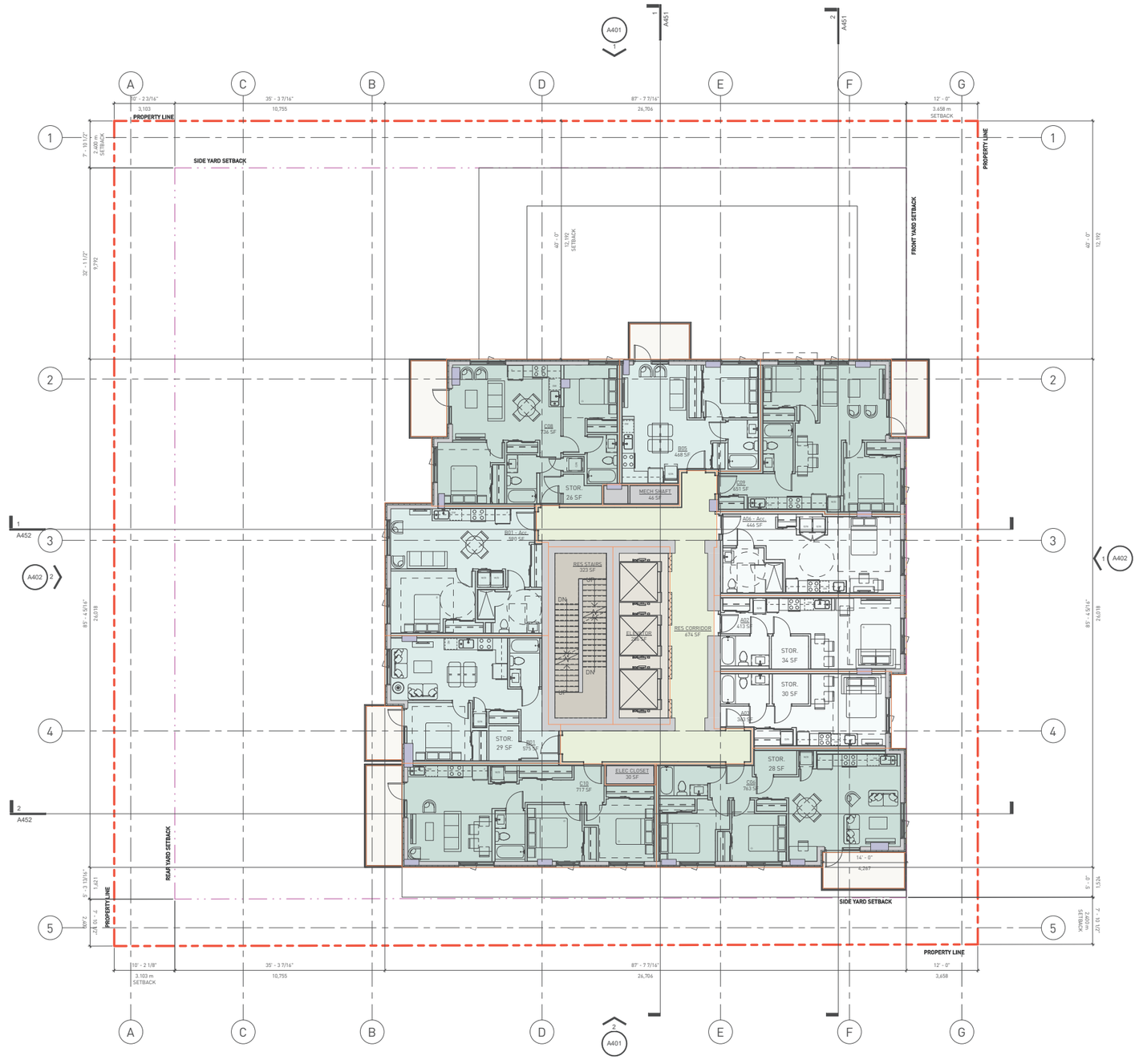
L12-21 Typical Plan

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 12-21 - SUITE AREA BREAKDOWN		
Area Category	Count	**Area**
LEVEL 19		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	446 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	590 SF
SUITE - 1 BED	1	468 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	736 SF
SUITE - 2 BED	1	651 SF
SUITE - 2 BED	1	717 SF
	10	5722 SF

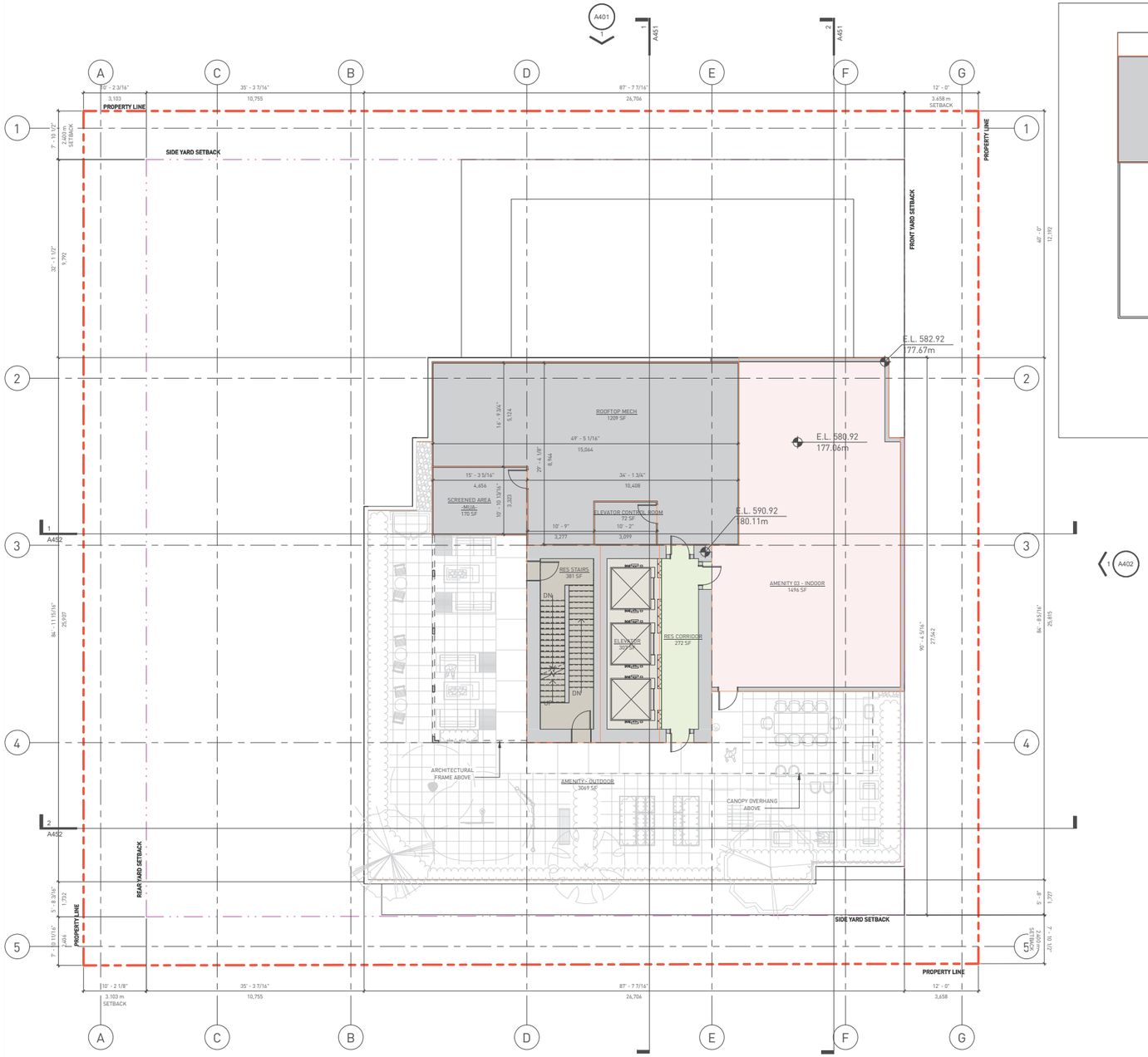
LEVEL 12- 21 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	**Area**
LEVEL 19		
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
	5	1359 SF

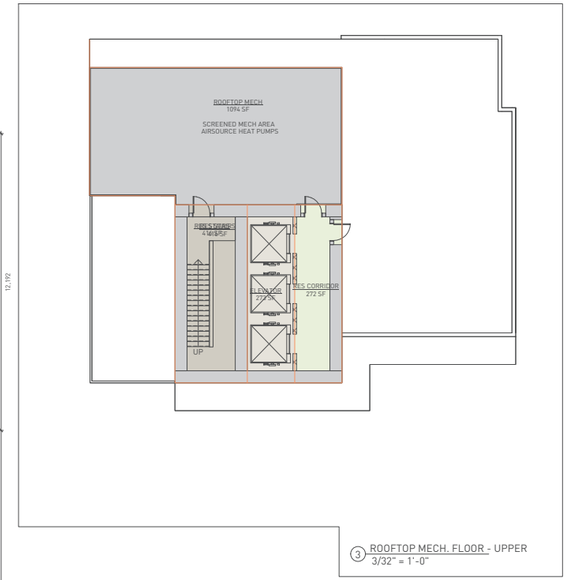


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5.4 Floor Plans

Rooftop Plan





3 ROOFTOP MECH. FLOOR - UPPER
3/32" = 1'-0"

ROOF LEVEL - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
ROOF		
AMENITY	1	1496 SF
CORRIDOR	1	272 SF
ELEVATOR	1	307 SF
STAIRS	1	381 SF
	4	2456 SF

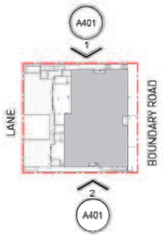
CALCULATION OF BUILDING HEIGHT

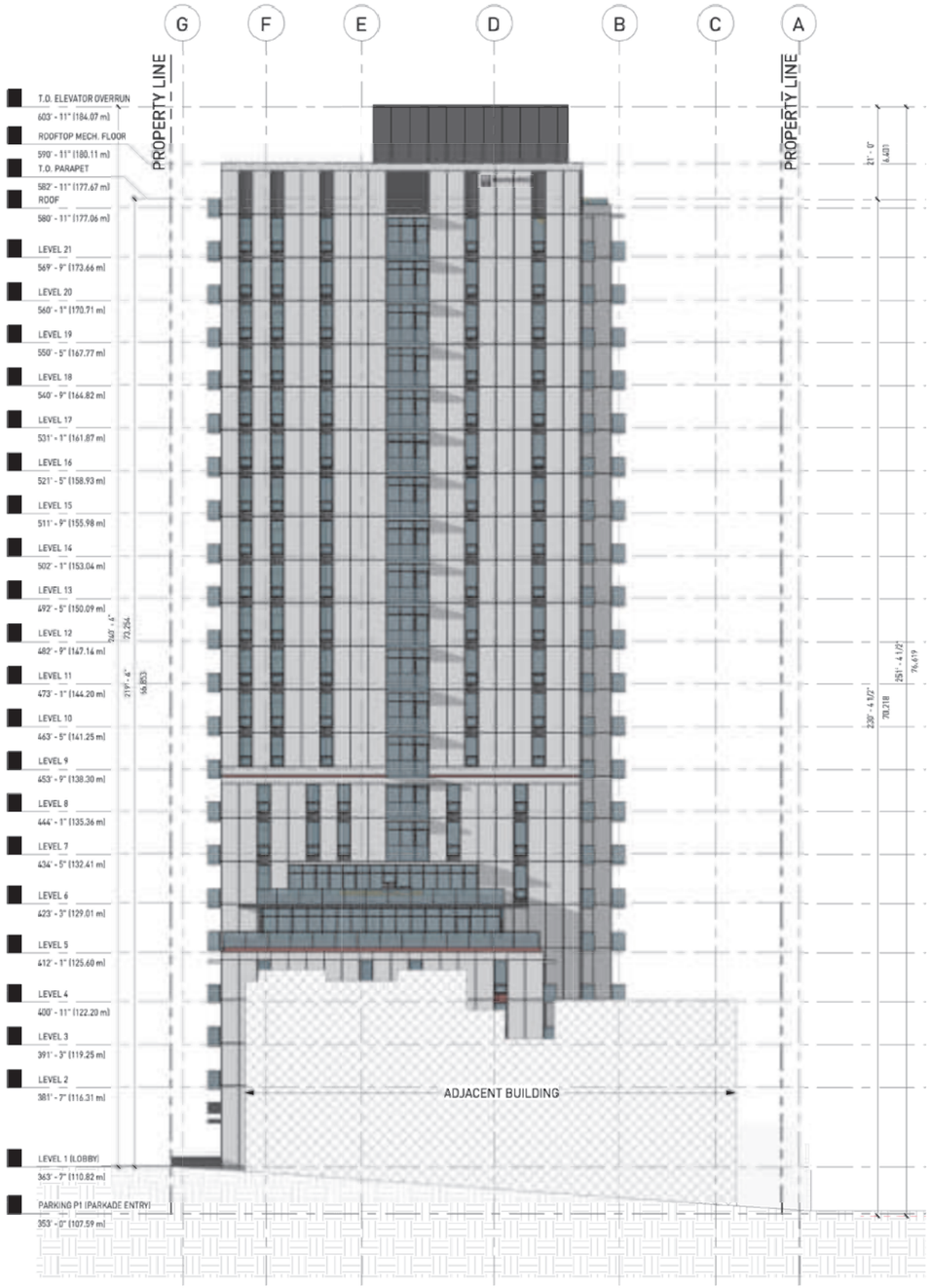
MAX BUILDING HEIGHT: (Top of tower parapet)	**582'-11" (177.67 m)**
Lowest Grade at Prop. Line:	**352'-7 1/2" (107.48 m)**
BUILDING HEIGHT =	**230'-4 1/2" (70.19 m)**

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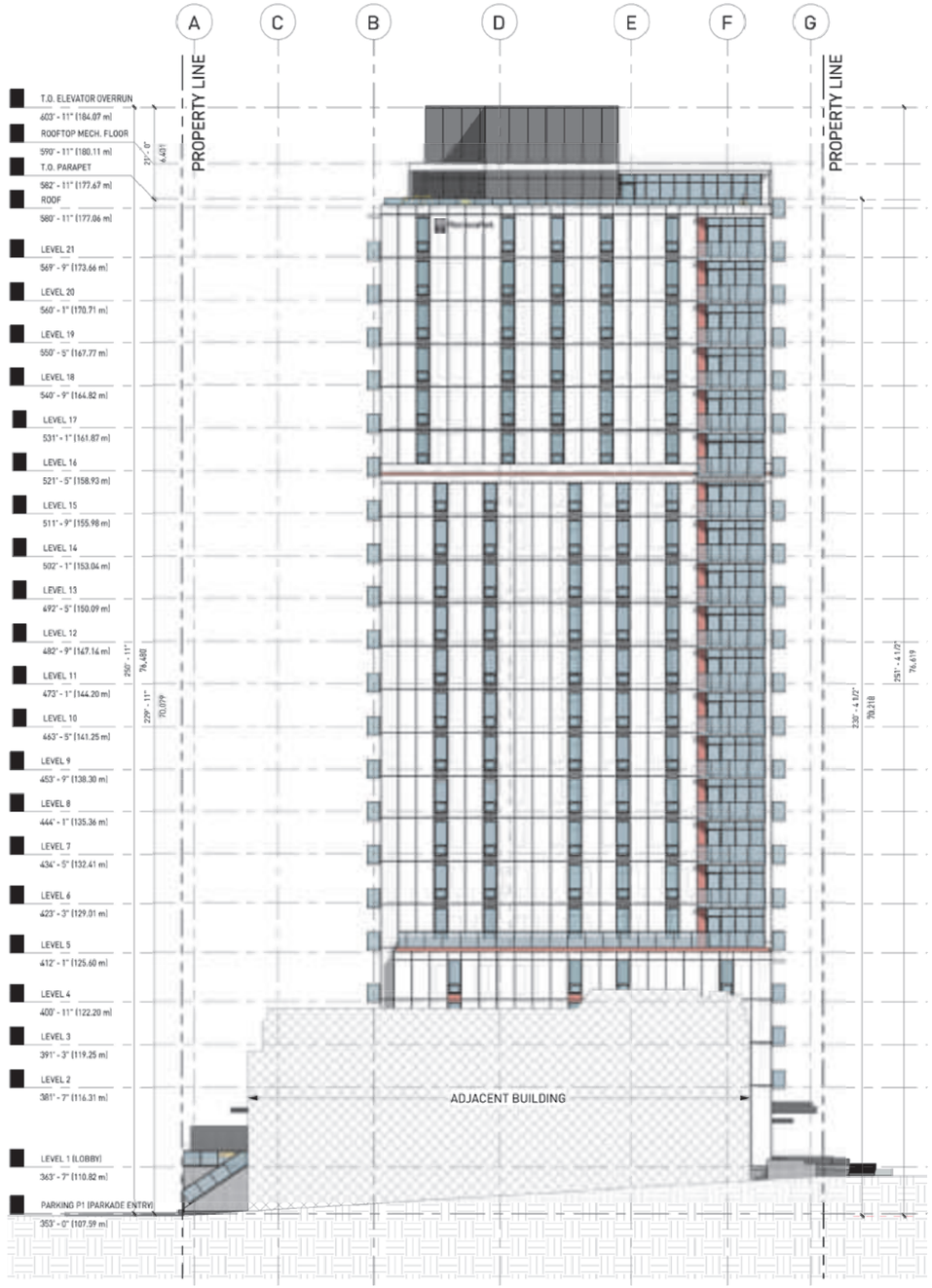
5.5 Building Elevations

North and South Elevation





North Elevation

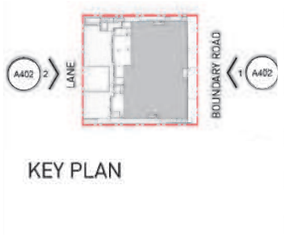


South Elevation

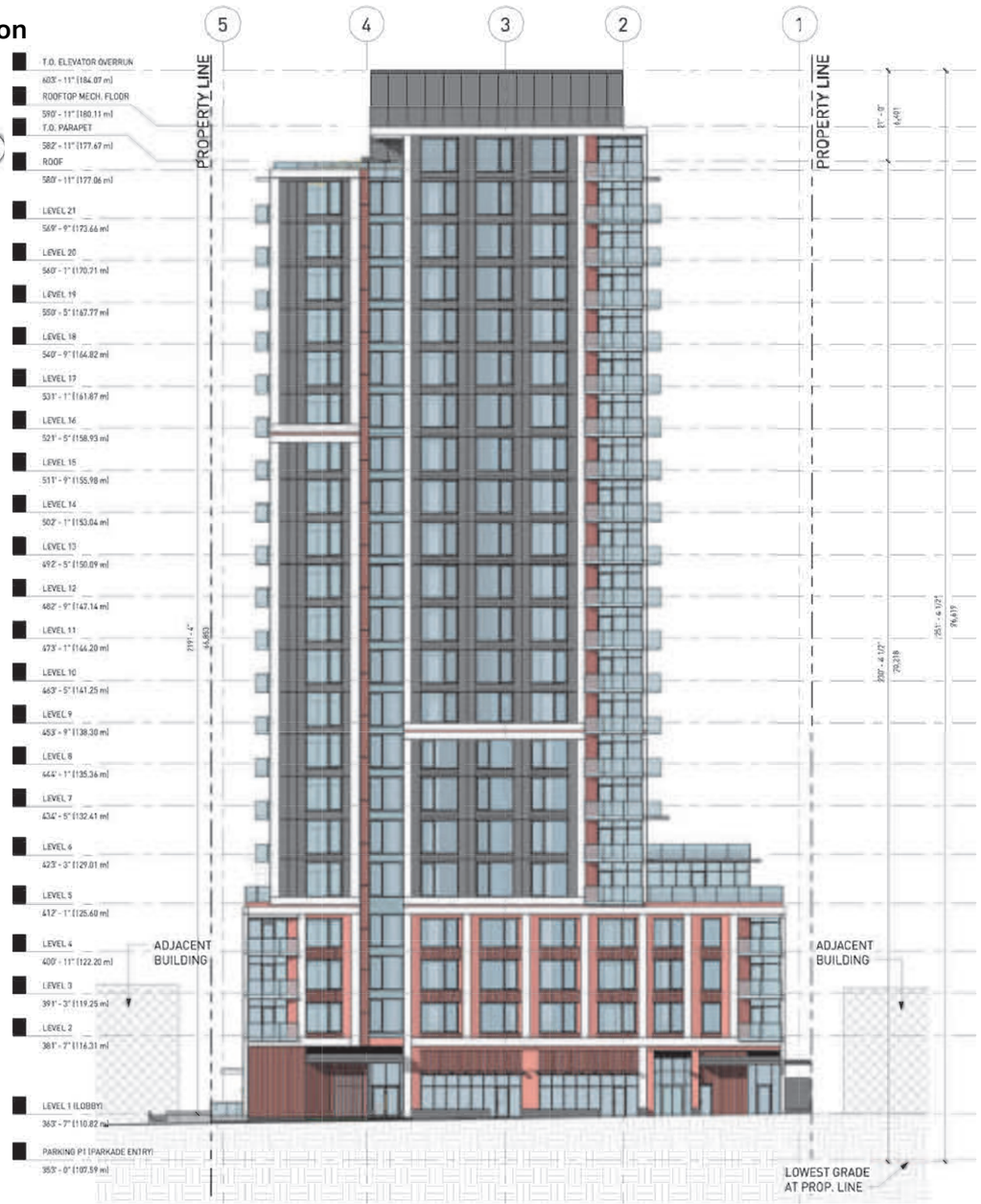
Formosis Architecture Inc.

5.5 Building Elevations

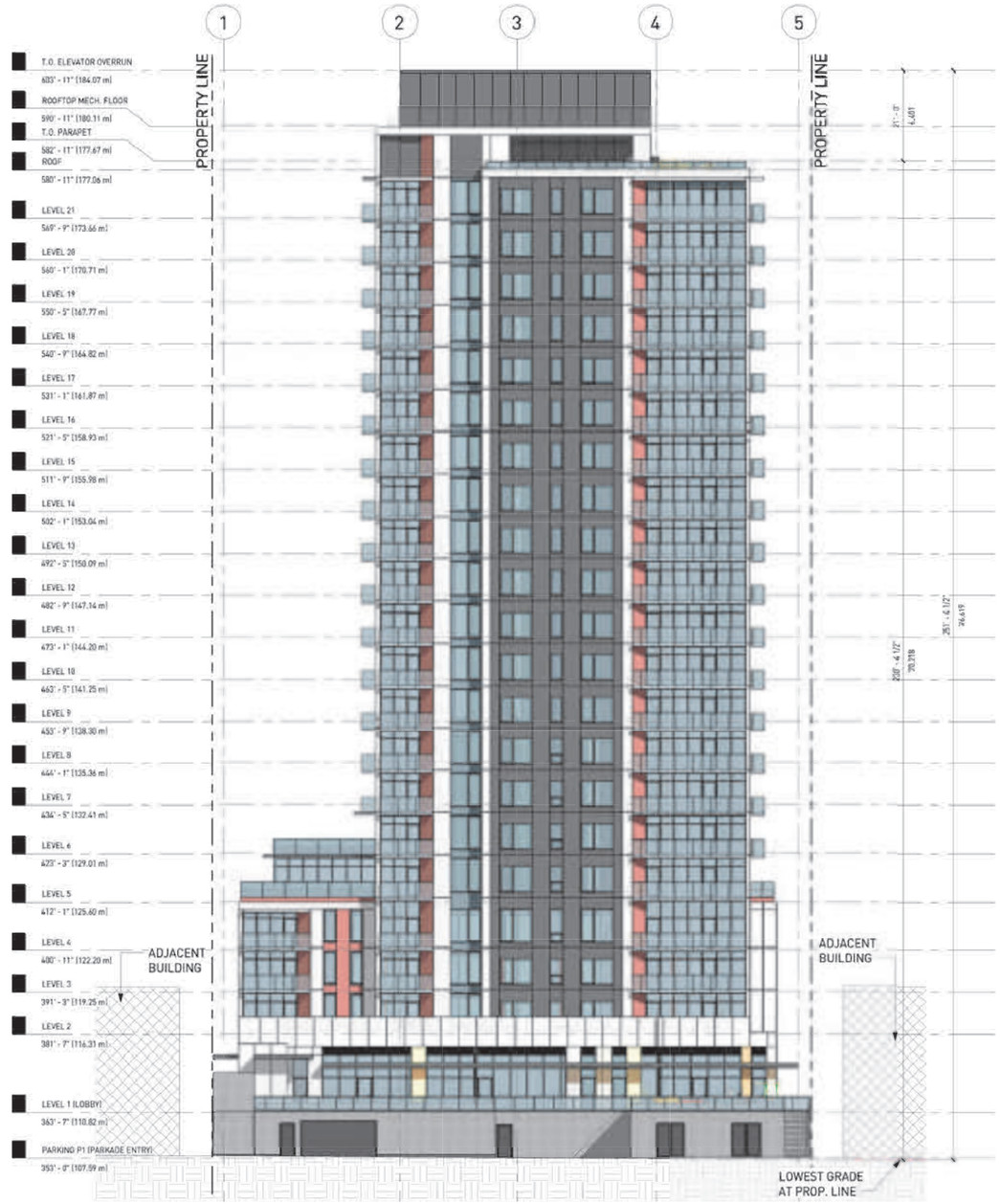
East and West Elevation



KEY PLAN



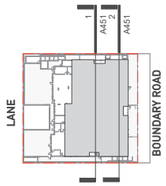
East Elevation



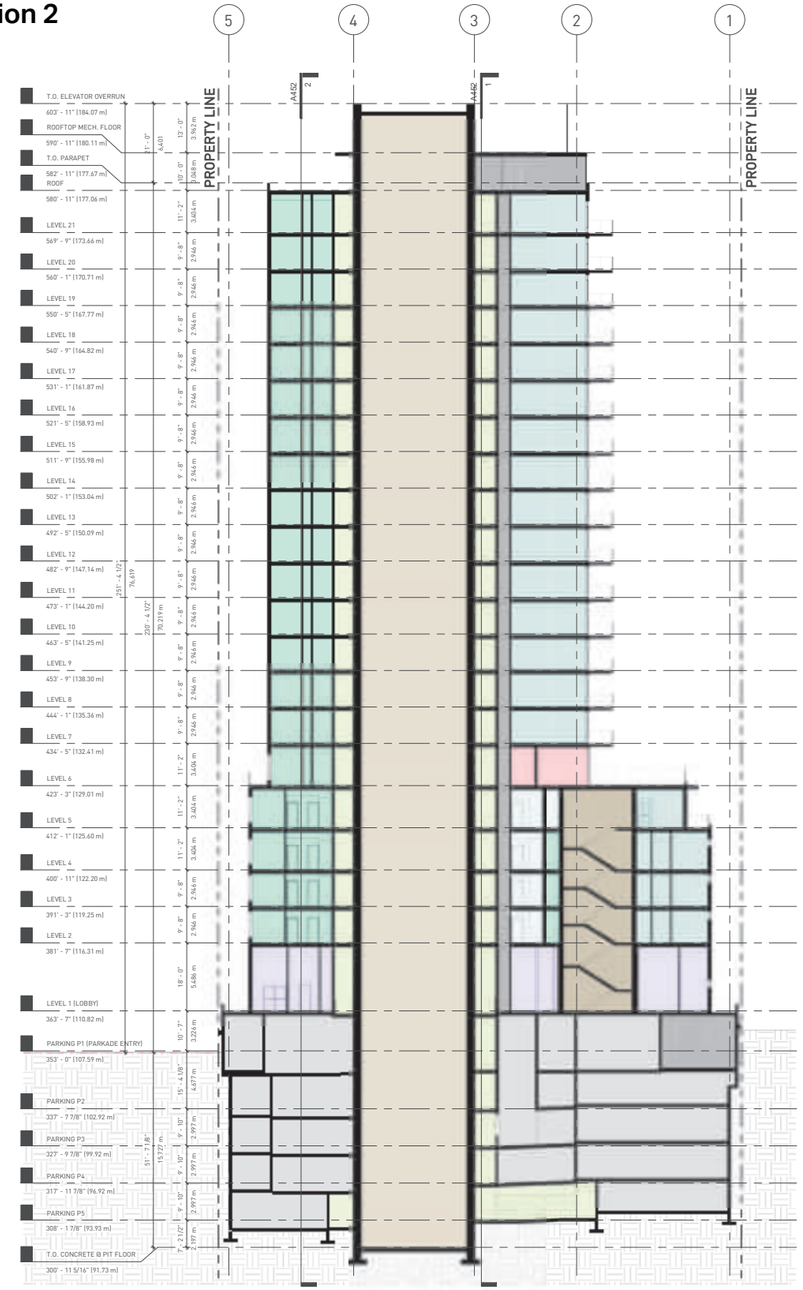
West Elevation

5.6 Building Sections

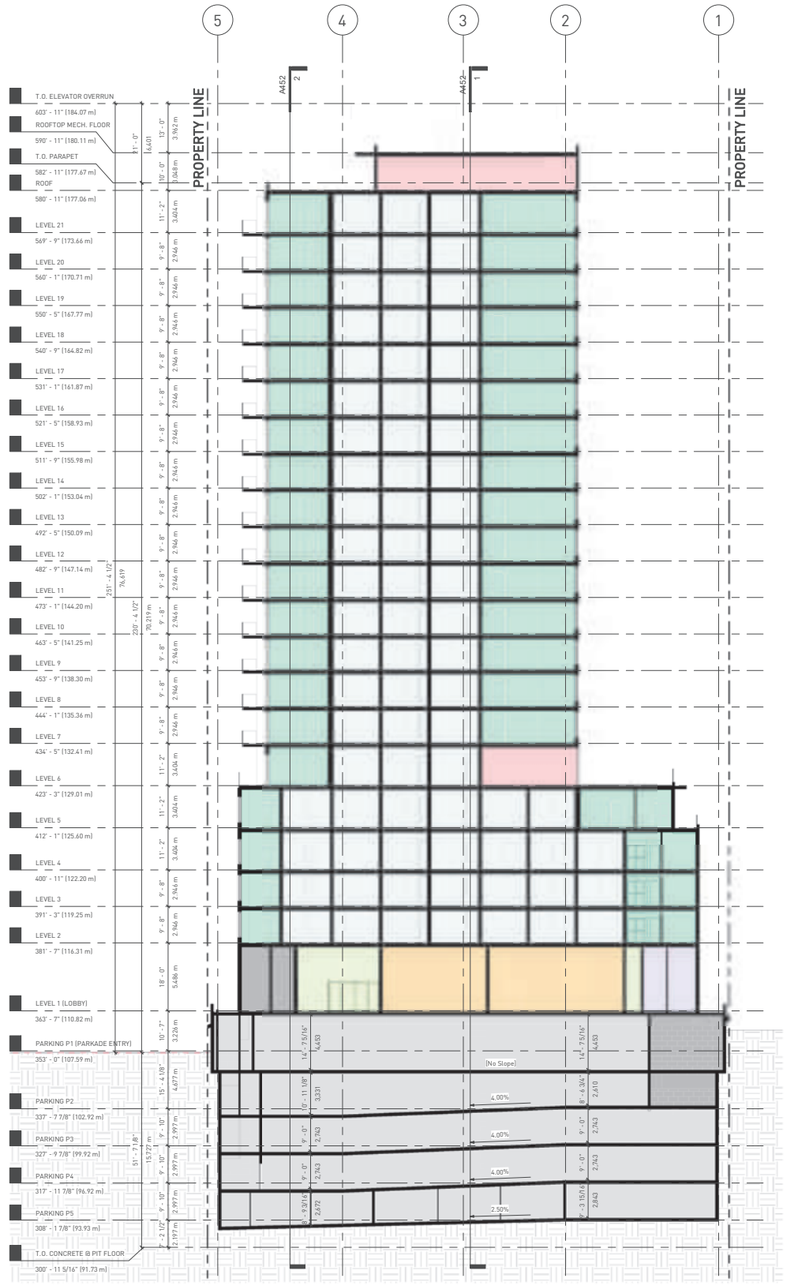
Section 1 and Section 2



KEY PLAN



N-S Section Through Core



N-S Section Through Ramps

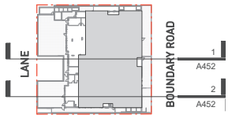
Building Area Legend

- AMENITY
- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

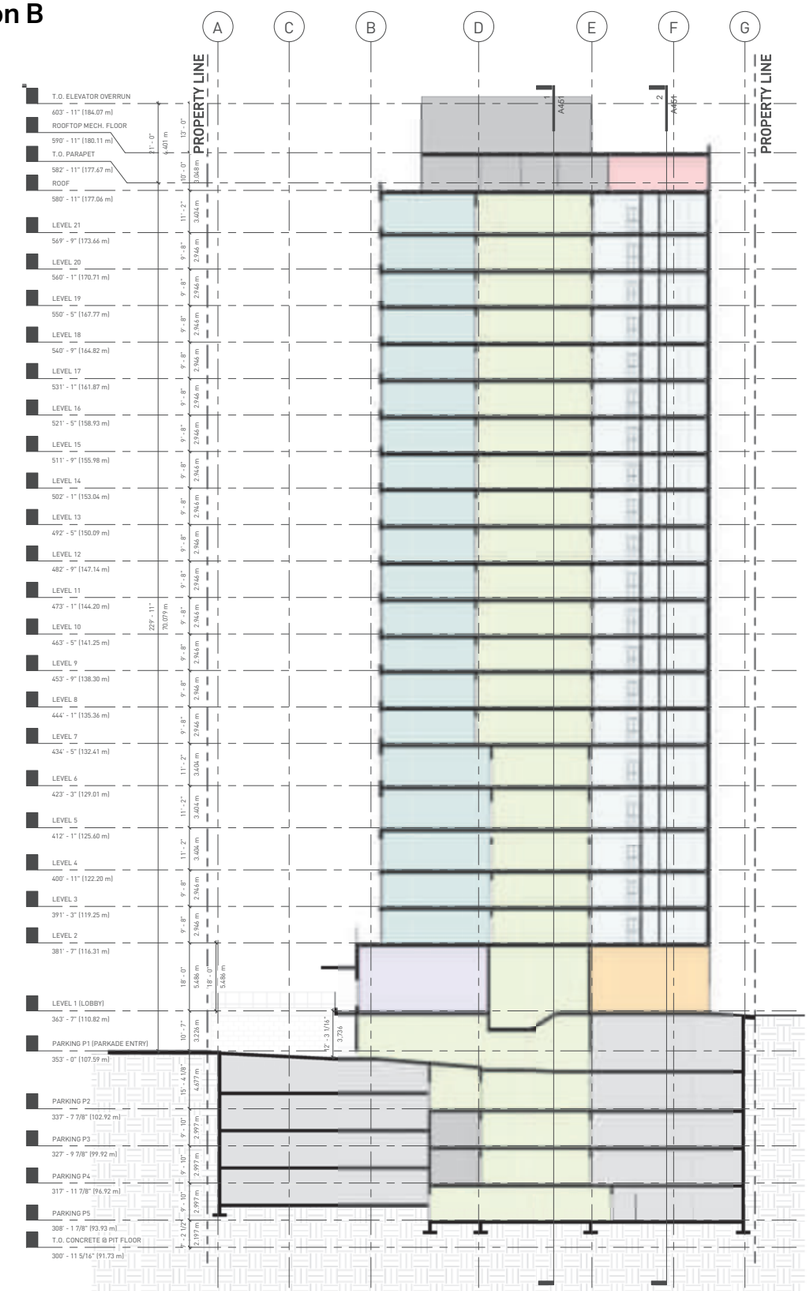
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5.6 Building Sections

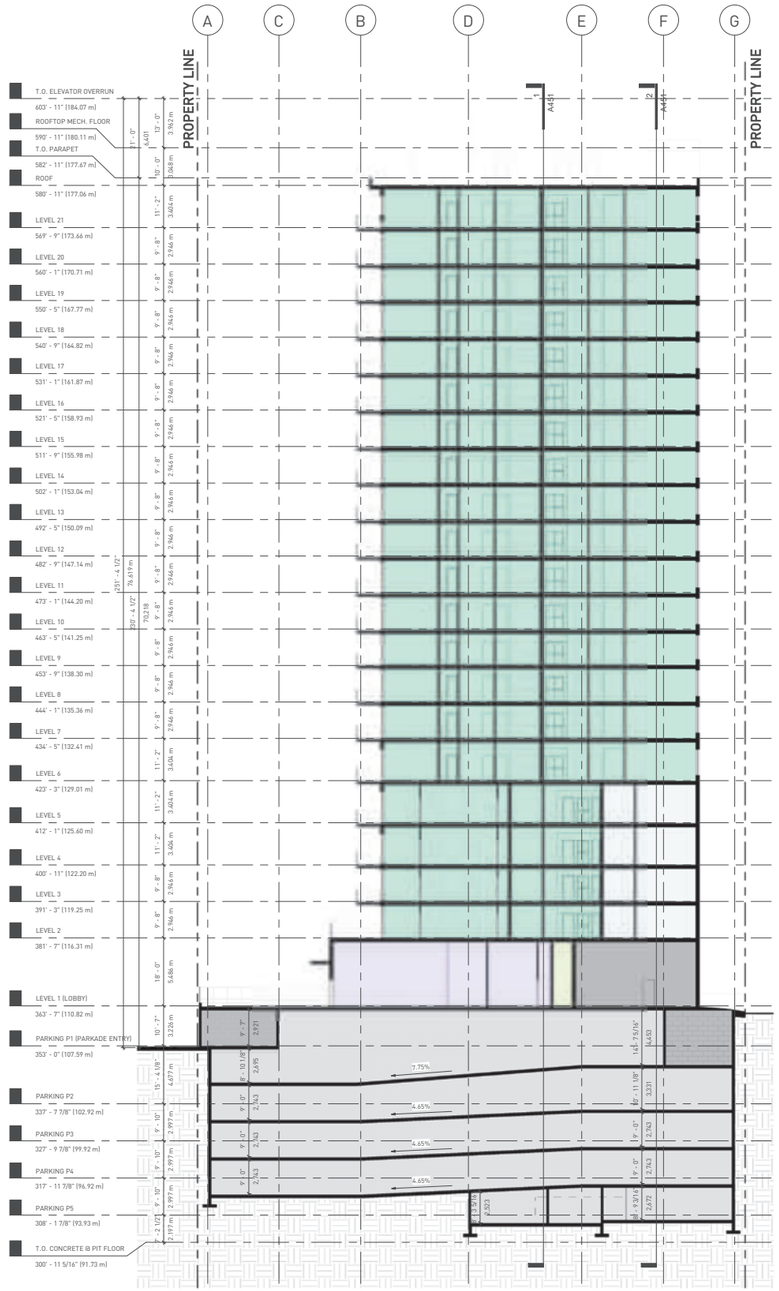
Section A and Section B



KEY PLAN



E-W Section Through Lobby



E-W Section Through Ramps

Building Area Legend

- AMENITY
- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

5.7 Shadow Studies

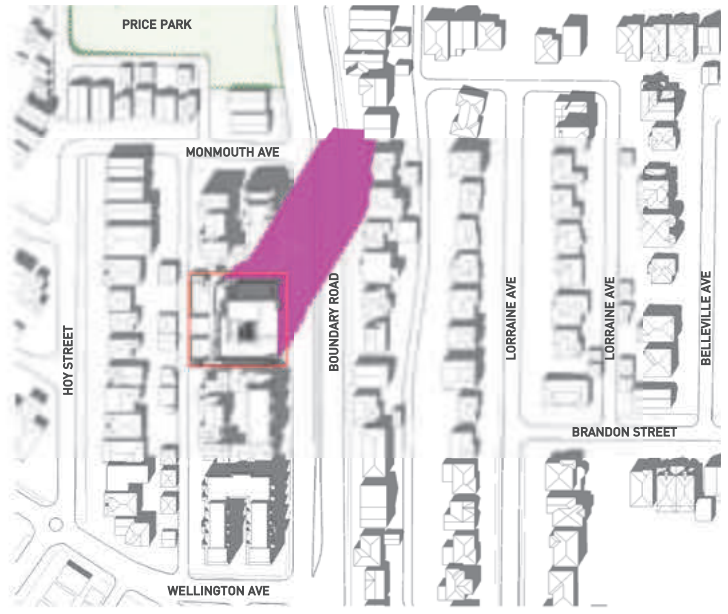
Spring Equinox



1 SPRING EQUINOX - MARCH 20 @ 10 AM
1" = 160'-0"



2 SPRING EQUINOX - MARCH 20 @ 12 PM
1" = 160'-0"



3 SPRING EQUINOX - MARCH 20 @ 2 PM
1" = 160'-0"



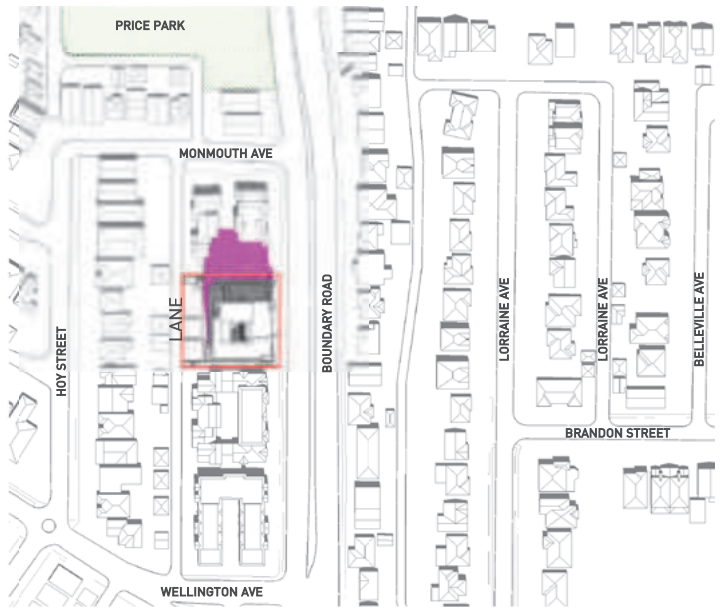
4 SPRING EQUINOX - MARCH 20 @ 4 PM
1" = 160'-0"

5.7 Shadow Studies

Summer Solstice



5 SUMMER SOLSTICE - JUNE 20 @ 10 AM
1" = 160'-0"



6 SUMMER SOLSTICE - JUNE 20 @ 12 PM
1" = 160'-0"



7 SUMMER SOLSTICE - JUNE 20 @ 2 PM
1" = 160'-0"



8 SUMMER SOLSTICE - JUNE 20 @ 4 PM
1" = 160'-0"

5.7 Shadow Studies

Fall Equinox



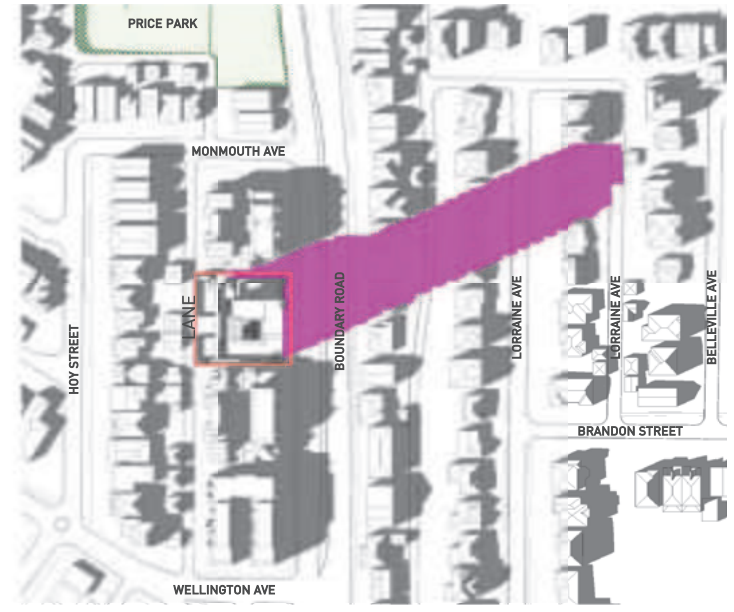
9 FALL EQUINOX - SEPTEMBER 22 @ 10 AM
1" = 160'-0"



10 FALL EQUINOX - SEPTEMBER 22 @ 12 PM
1" = 160'-0"



11 FALL EQUINOX - SEPTEMBER 22 @ 2 PM
1" = 160'-0"



12 FALL EQUINOX - SEPTEMBER 22 @ 4 PM
1" = 160'-0"

5.8 FSR Overlays

FSR P5

Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

FSR Exclusions - Level P5

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
CORRIDOR			
ELEVATOR VESTIBULE	6' - 6 1/16"	25' - 10 7/8"	169 SF
VESTIBULE	7' - 4 13/16"	29' - 10"	221 SF
CORRIDOR	6' - 3 7/8"	208' - 5 15/16"	1319 SF
			1708 SF
ELEVATOR			
B.O.H. LOADING			Not Placed
BIKE ELEVATOR	8' - 8 7/16"	10' - 7 9/16"	93 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			379 SF
PARKADE AREA			
BR-7: COMM. & CC			174 SF
BR-5	15' - 9 11/16"	24' - 9 1/16"	391 SF
BR-4	14' - 1"	33' - 0 7/16"	465 SF
BR-6	16' - 6 9/16"	29' - 11 5/8"	496 SF
STORAGE LOCKERS			526 SF
BR-3	14' - 1 1/8"	42' - 11 7/16"	605 SF
BR-2	34' - 3 3/4"	80' - 9 9/16"	2772 SF
BR-1	32' - 9 9/16"	106' - 4 13/16"	3490 SF
P5 PARKING	41' - 2 1/16"	169' - 2 11/16"	6967 SF
			15888 SF
SERVICES			
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
			50 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
Total FSR Exclusion			**18529 SF**



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5.8 FSR Overlays

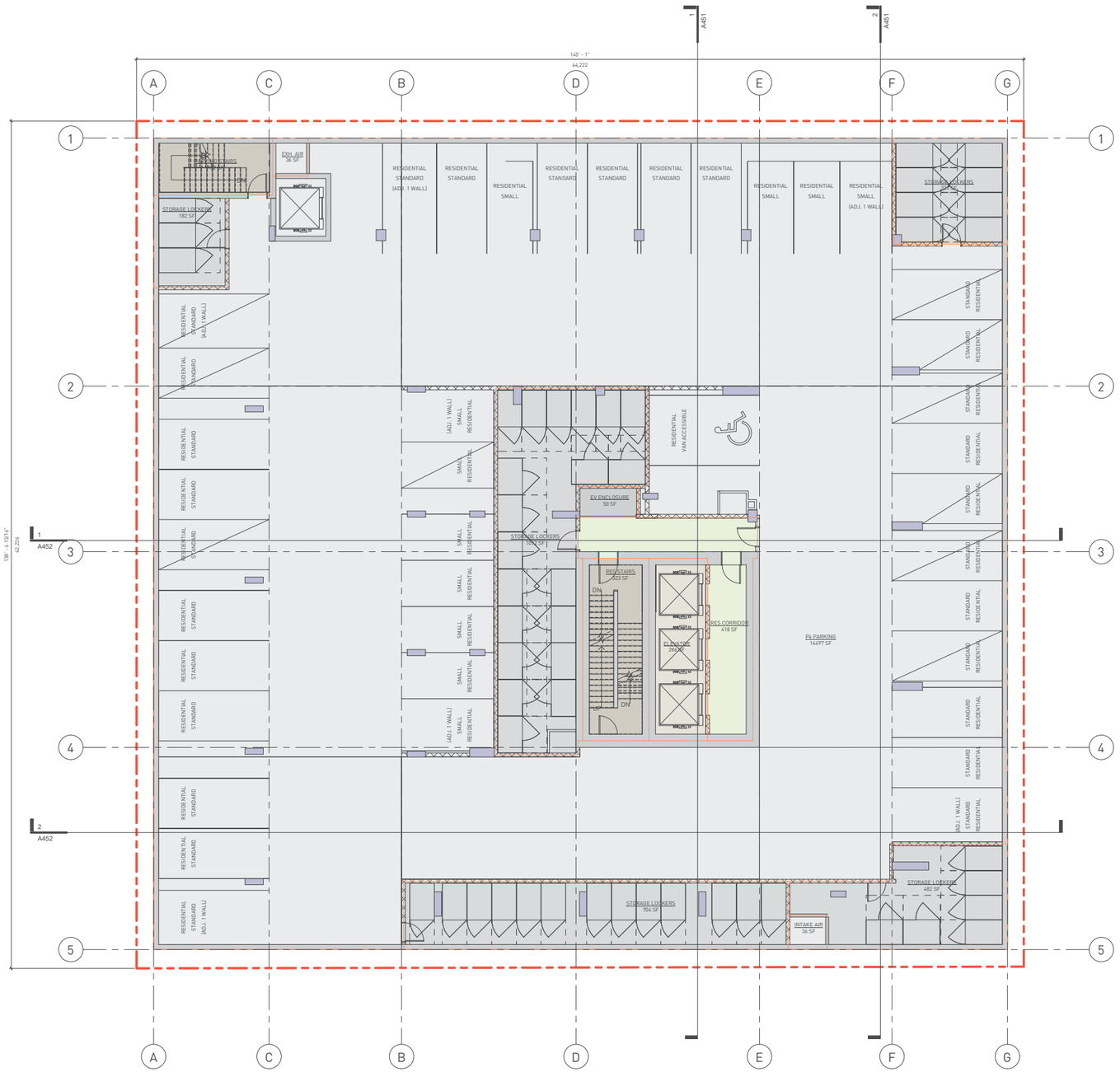
FSR P4

Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

FSR Exclusions - Level P4

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
CORRIDOR			
RES CORRIDOR	7' - 1 3/8"	58' - 9 3/4"	418 SF
			418 SF
ELEVATOR			
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			286 SF
PARKADE AREA			
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
EXH. AIR	5' - 9"	6' - 2 3/8"	36 SF
P4 PARKING	72' - 6 7/8"	199' - 9 1/8"	14497 SF
			14569 SF
SERVICES			
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
			50 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
STORAGE			
STORAGE LOCKERS	12' - 0 5/16"	15' - 1 11/16"	182 SF
STORAGE LOCKERS	17' - 4 1/16"	18' - 6 3/4"	322 SF
STORAGE LOCKERS	11' - 6 13/16"	41' - 7 7/16"	482 SF
STORAGE LOCKERS	11' - 2 5/16"	62' - 10 7/16"	704 SF
STORAGE LOCKERS	14' - 2 1/8"	71' - 4 1/4"	1012 SF
			2701 SF
Total FSR Exclusion			**18529 SF**



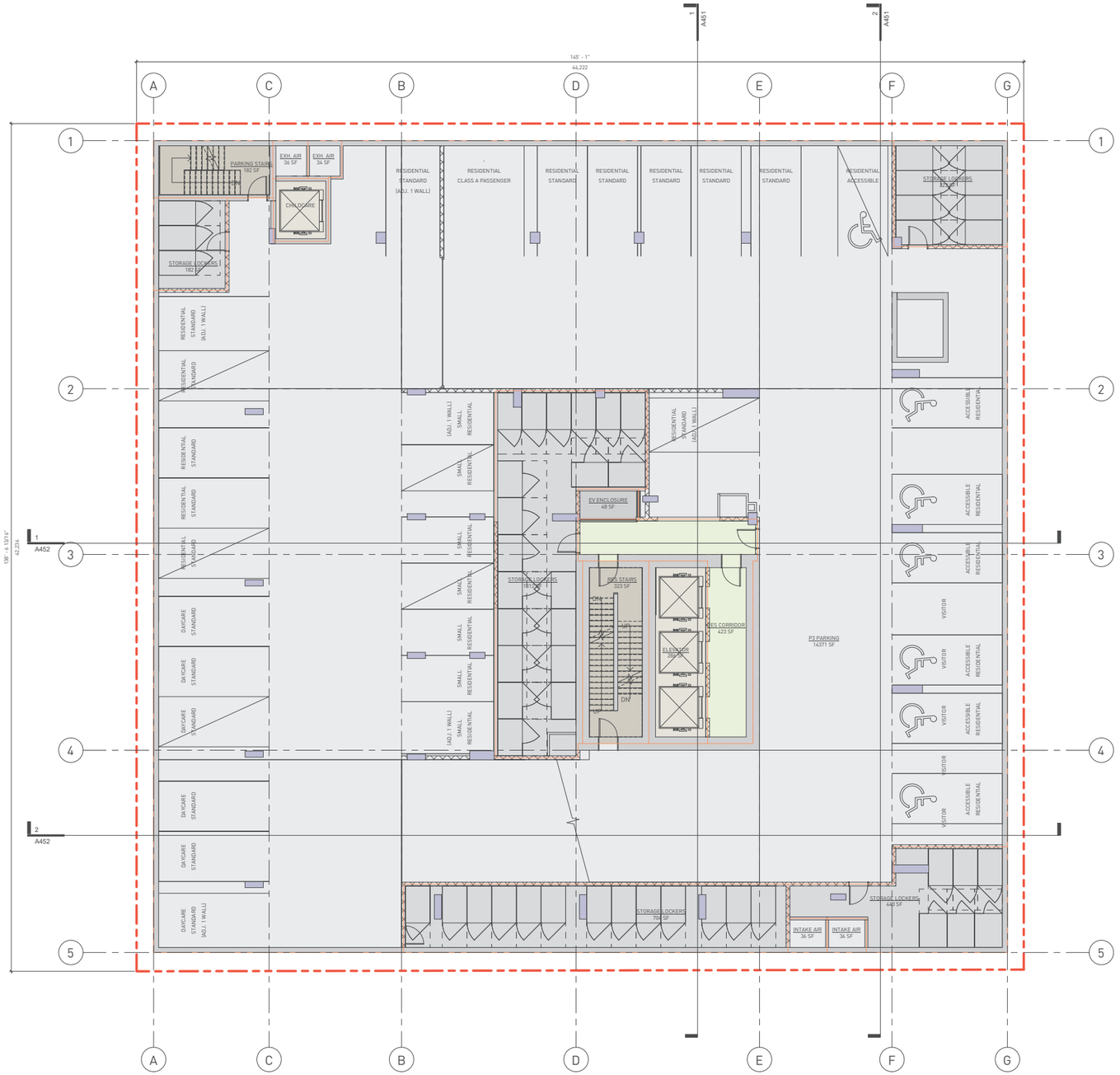
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5.8 FSR Overlays

FSR P3

Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE



FSR Exclusions - Level P3

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
CORRIDOR			
RES CORRIDOR	7' - 1 1/2"	59' - 4"	423 SF
			423 SF
ELEVATOR			
BIKE ELEVATOR	8' - 8 7/16"	10' - 7 9/16"	93 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			379 SF
PARKADE AREA			
EXH. AIR	5' - 1 7/8"	6' - 6 1/2"	34 SF
EXH. AIR	5' - 9"	6' - 2 3/8"	36 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
P3 PARKING	67' - 11 3/8"	211' - 5 15/16"	14371 SF
			14512 SF
SERVICES			
EV ENCLOSURE	4' - 10 3/4"	9' - 10 3/4"	48 SF
			48 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
STORAGE			
STORAGE LOCKERS	12' - 0 5/16"	15' - 1 11/16"	182 SF
STORAGE LOCKERS	17' - 4 1/16"	18' - 6 3/4"	322 SF
STORAGE LOCKERS	10' - 4 1/4"	42' - 10 1/16"	443 SF
STORAGE LOCKERS	11' - 2 5/16"	62' - 10 7/16"	704 SF
STORAGE LOCKERS	14' - 2 1/8"	71' - 4 1/4"	1012 SF
			2663 SF
Total FSR Exclusion			**18529 SF**

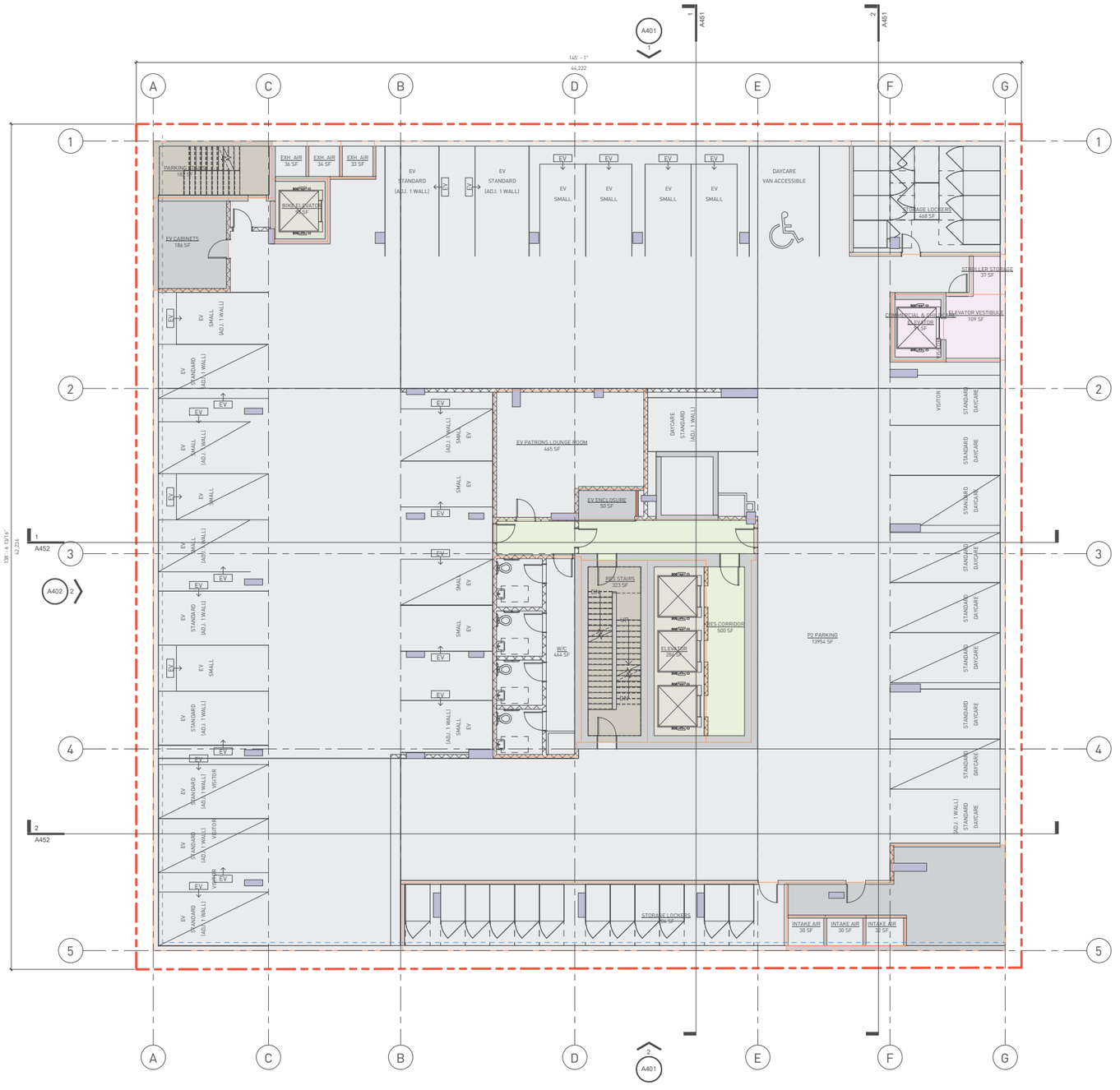
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5.8 FSR Overlays

FSR P2

Building Area Legend

- COMMERCIAL - CHILDCARE
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS



FSR Exclusions - Level P2

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
COMMERCIAL - CHILDCARE			
STROLLER STORAGE	5' - 6 11/16"	6' - 6 7/8"	37 SF
COMMERCIAL & CHILDCARE ELEVATOR	8' - 5 7/16"	10' - 9 3/8"	91 SF
ELEVATOR VESTIBULE	10' - 1 5/16"	10' - 9 3/8"	109 SF
			237 SF
CORRIDOR			
RES CORRIDOR	6' - 10 7/8"	72' - 5 5/8"	500 SF
			500 SF
ELEVATOR			
BIKE ELEVATOR	8' - 8 7/16"	10' - 7 9/16"	93 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			379 SF
PARKADE AREA			
INTAKE AIR	4' - 9"	6' - 4 15/16"	30 SF
INTAKE AIR	4' - 9"	6' - 4 15/16"	30 SF
INTAKE AIR	4' - 9"	6' - 7 7/8"	32 SF
EXH. AIR	5' - 6"	6' - 0 3/8"	33 SF
EXH. AIR	5' - 1 7/8"	6' - 6 1/2"	34 SF
EXH. AIR	5' - 9"	6' - 2 3/8"	36 SF
W/C	14' - 1 3/8"	32' - 10 1/16"	464 SF
EV PATRONS LOUNGE ROOM	15' - 2"	30' - 8"	465 SF
STORAGE LOCKERS	18' - 6 3/4"	25' - 2 5/8"	468 SF
STORAGE LOCKERS	11' - 2 5/16"	62' - 10 7/16"	704 SF
P2 PARKING	60' - 0 1/8"	232' - 6 7/16"	13954 SF
			16249 SF
SERVICES			
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
EV CABINETS	12' - 3 11/16"	15' - 1 11/16"	186 SF
EV CABINETS	6' - 4 1/2"	66' - 3 5/8"	423 SF
			659 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
Total FSR Exclusion			**18529 SF**

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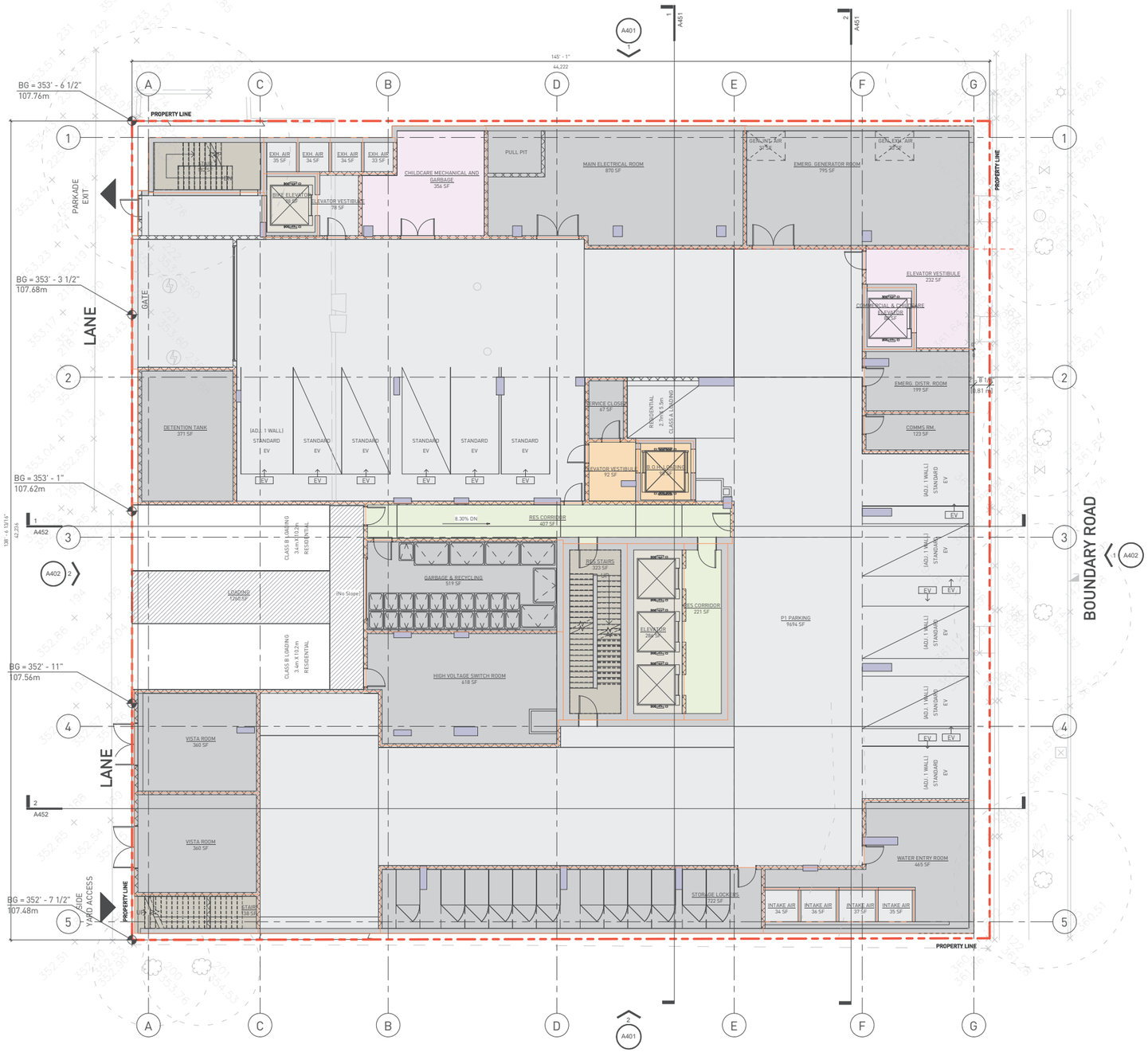
5.8 FSR Overlays

FSR P1

Building Area Legend

- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

FSR_LEVEL P1 - GROSS AREA SUMMARY		
Area Category	Count	Area



FSR Exclusions - Level P1

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
COMMERCIAL - CHILDCARE			
COMMERCIAL & CHILDCARE ELEVATOR	8' - 5 7/16"	10' - 5"	88 SF
ELEVATOR VESTIBULE	8' - 6"	27' - 3 3/4"	232 SF
CHILDCARE MECHANICAL AND GARBAGE	12' - 8 7/16"	27' - 11 7/8"	356 SF
			676 SF
COMMERCIAL - RETAIL			
ELEVATOR VESTIBULE	8' - 2 7/8"	11' - 1 9/16"	92 SF
B.O.H. LOADING	9' - 4"	10' - 6 3/16"	98 SF
			190 SF
CORRIDOR			
RES CORRIDOR	7' - 4 13/16"	29' - 10"	221 SF
RES CORRIDOR	6' - 6 3/16"	62' - 4 3/4"	407 SF
			627 SF
ELEVATOR			
BIKE ELEVATOR	8' - 9 5/16"	11' - 1 9/16"	98 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			384 SF
PARKADE AREA			
EXH. AIR	5' - 5 5/8"	6' - 1 3/16"	33 SF
EXH. AIR	5' - 6"	6' - 1 3/16"	34 SF
EXH. AIR	5' - 6"	6' - 1 3/16"	34 SF
INTAKE AIR	5' - 7"	6' - 1 7/8"	34 SF
INTAKE AIR	5' - 7"	6' - 3"	35 SF
EXH. AIR	5' - 9"	6' - 1 3/16"	35 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
INTAKE AIR	5' - 7"	6' - 7 7/8"	37 SF
ELEVATOR VESTIBULE	7' - 2 13/16"	10' - 9 7/8"	78 SF
P1 PARKING	27' - 7 5/8"	350' - 9 3/16"	9694 SF
			10050 SF
SERVICES			
SERVICE CLOSET	6' - 5 5/8"	10' - 4 7/16"	67 SF
COMMS RM.	6' - 7 5/8"	18' - 6 3/4"	123 SF
EMERG. DISTR. ROOM	10' - 8 13/16"	18' - 6 3/4"	199 SF
VISTA ROOM	17' - 2"	20' - 11 3/4"	360 SF
VISTA ROOM	17' - 2"	20' - 11 3/4"	360 SF
DETENTION TANK	16' - 4 3/4"	22' - 7 5/8"	371 SF
WATER ENTRY ROOM	5' - 11 15/16"	77' - 7"	465 SF
GARBAGE & RECYCLING	15' - 6 1/8"	33' - 5 1/4"	519 SF
HIGH VOLTAGE SWITCH ROOM	17' - 7 1/4"	35' - 1"	618 SF
STORAGE LOCKERS	11' - 1 5/8"	64' - 9 3/8"	722 SF
EMERG. GENERATOR ROOM	20' - 6 5/16"	38' - 8 13/16"	795 SF
MAIN ELECTRICAL ROOM	19' - 4 9/16"	44' - 10 15/16"	870 SF
			5469 SF
STAIRS			
STAIR	6' - 7 3/16"	20' - 11 3/4"	138 SF

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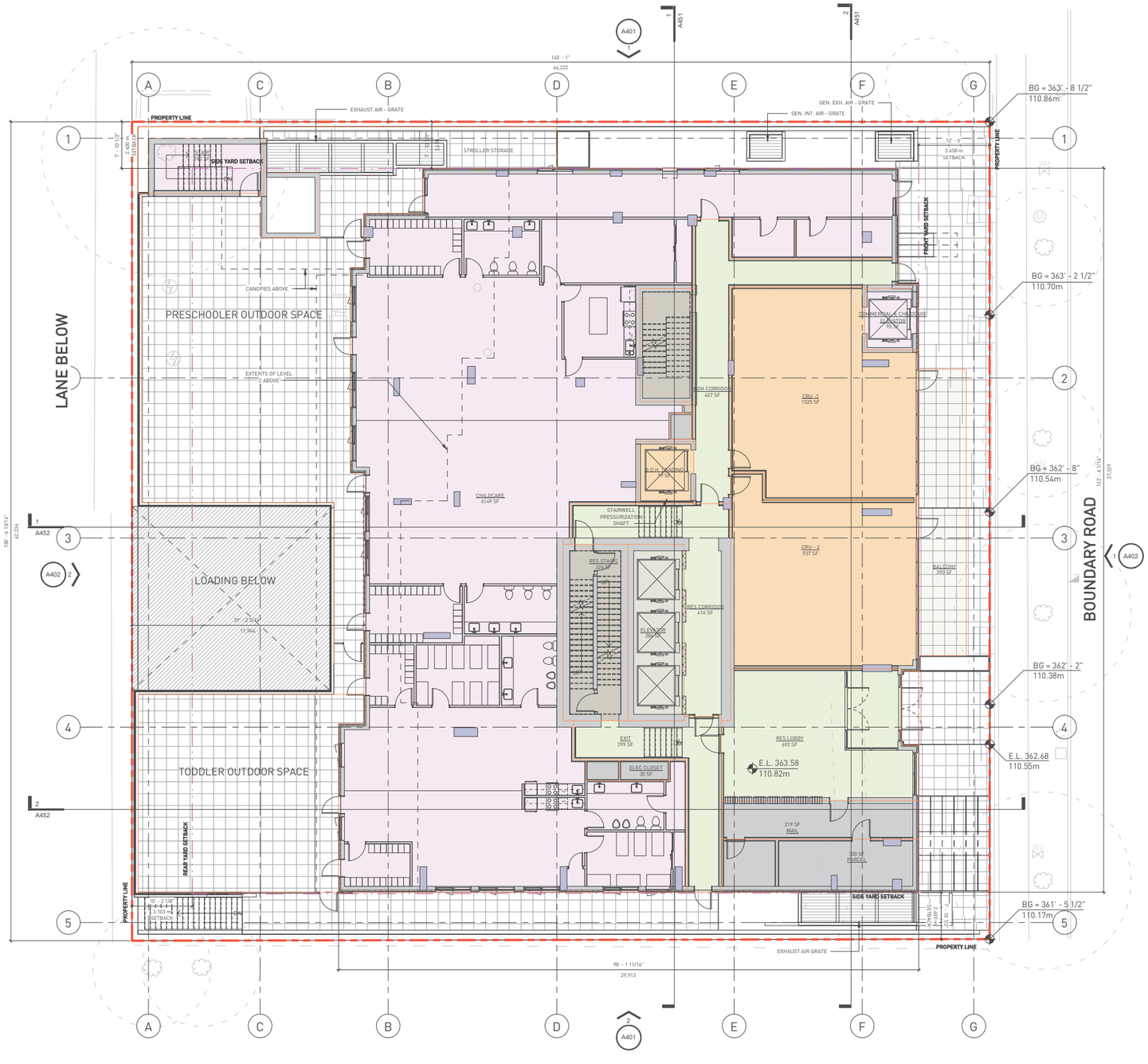
5.8 FSR Overlays

FSR L01

Building Area Legend

- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

FSR_LEVEL 1 - GROSS AREA SUMMARY		
Area Category	Count	Area
COMMERCIAL - CHILDCARE	3	6426 SF
COMMERCIAL - RETAIL	3	2061 SF
CORRIDOR	4	1845 SF
ELEVATOR	1	284 SF
SERVICES	6	586 SF
STAIRS	2	499 SF
		11701 SF



FSR - Level 1 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	8' - 0 1/2"	48' - 5 9/16"	390 SF
			390 SF
Total Exclusion			**390 SF**

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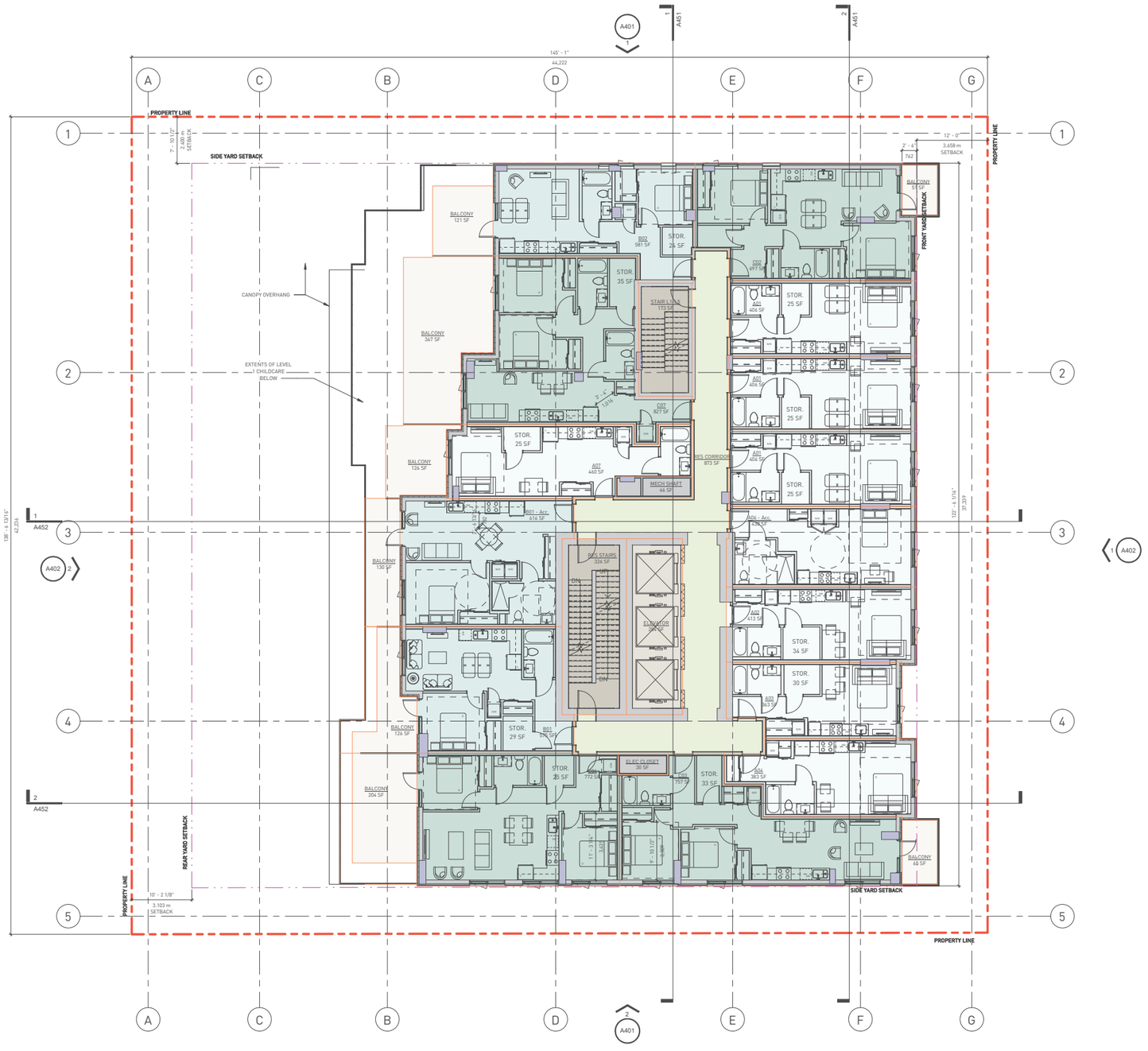
5.8 FSR Overlays

FSR L02-L04

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 2-4 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	873 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
SUITE - 0 STUDIO	8	3275 SF
SUITE - 1 BED	3	1772 SF
SUITE - 2 BED	4	3053 SF
		9831 SF



FSR Exclusions - Level 2-4

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

FSR Exclusions - Storage - Level 2-4

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.			24 SF
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 0"	6' - 1 7/8"	25 SF
STOR.	4' - 11 1/2"	5' - 0"	25 SF
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	3' - 8 1/16"	7' - 5 3/8"	27 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	4' - 2 11/16"	7' - 10 13/16"	33 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
STOR.	4' - 2 15/16"	8' - 2 3/8"	35 SF
			337 SF
Total FSR Exclusion			337 SF

FSR - Level 2-4 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	6' - 0"	8' - 6 1/4"	51 SF
BALCONY	6' - 0"	10' - 10 3/16"	65 SF
BALCONY	10' - 3"	11' - 10 1/8"	121 SF
BALCONY	4' - 6 7/16"	27' - 10 1/8"	126 SF
BALCONY	6' - 9 11/16"	18' - 6 9/16"	126 SF
BALCONY	6' - 0 1/16"	21' - 8 1/8"	130 SF
BALCONY	10' - 11 3/8"	18' - 7 9/16"	204 SF
BALCONY	11' - 3 13/16"	32' - 5 1/4"	367 SF
			1191 SF
Total Exclusion			**1191 SF**

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5.8 FSR Overlays

FSR L05

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 5 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	867 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
SUITE - 0 STUDIO	8	3316 SF
SUITE - 1 BED	3	1758 SF
SUITE - 2 BED	3	2172 SF
		8971 SF



FSR Exclusions - Level 5

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

FSR Exclusions - Storage - Level 5

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 0"	6' - 1 7/8"	25 SF
STOR.	4' - 11 1/2"	5' - 0"	25 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	4' - 0"	7' - 9 3/8"	31 SF
STOR.	4' - 4 5/8"	7' - 5 1/8"	33 SF
STOR.	4' - 2 11/16"	7' - 10 13/16"	33 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
			290 SF
Total FSR Exclusion			290 SF

FSR - Level 5 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	6' - 0"	10' - 10 3/16"	65 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
BALCONY	6' - 10 5/16"	25' - 6"	175 SF
BALCONY	6' - 7 7/16"	121' - 3 5/8"	803 SF
			1198 SF
Total Exclusion			**1198 SF**

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5.8 FSR Overlays

FSR L06

Building Area Legend

- AMENITY
- AMENITY OUT
- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 6 - GROSS AREA SUMMARY

Area Category	Count	Area
AMENITY	2	1746 SF
CORRIDOR	1	764 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	1	326 SF
SUITE - 0 STUDIO	3	1214 SF
SUITE - 1 BED	2	1191 SF
SUITE - 2 BED	2	1481 SF
		7080 SF

FSR Exclusions - Level 6

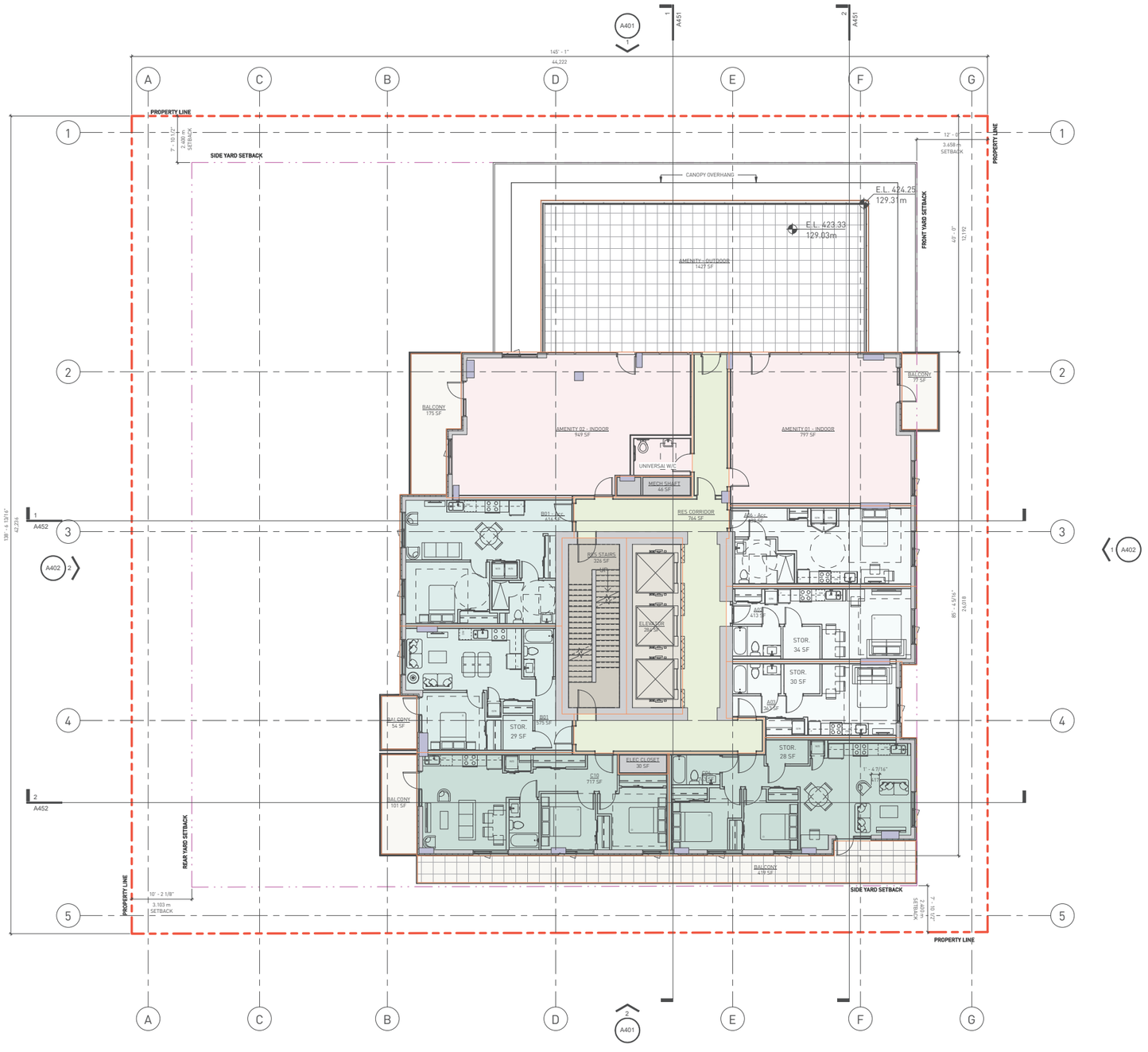
GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
AMENITY			
AMENITY 01 - INDOOR	22' - 6 3/8"	35' - 4 1/4"	797 SF
AMENITY 02 - INDOOR	20' - 10 1/8"	45' - 6 5/16"	949 SF
			1746 SF
Total FSR Exclusion			**1746 SF**

FSR Exclusions - Storage - Level 6

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	4' - 0"	7' - 1 1/16"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
			122 SF
Total FSR Exclusion			122 SF

FSR - Level 6 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
AMENITY OUT			
AMENITY - OUTDOOR	25' - 8 7/16"	55' - 6 1/16"	1427 SF
			1427 SF
BALCONY			
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	6' - 0"	12' - 9 5/16"	77 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
BALCONY	6' - 10 5/16"	25' - 6"	175 SF
BALCONY	4' - 10"	86' - 8 9/16"	419 SF
			825 SF
Total Exclusion			**2252 SF**



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5.8 FSR Overlays

FSR L07-L11

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 7-11 - GROSS AREA SUMMARY

Area Category	Count	Area
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
SUITE - 0 STUDIO	3	1222 SF
SUITE - 1 BED	3	1632 SF
SUITE - 2 BED	4	2867 SF
		7081 SF

FSR Exclusions - Level 7-11

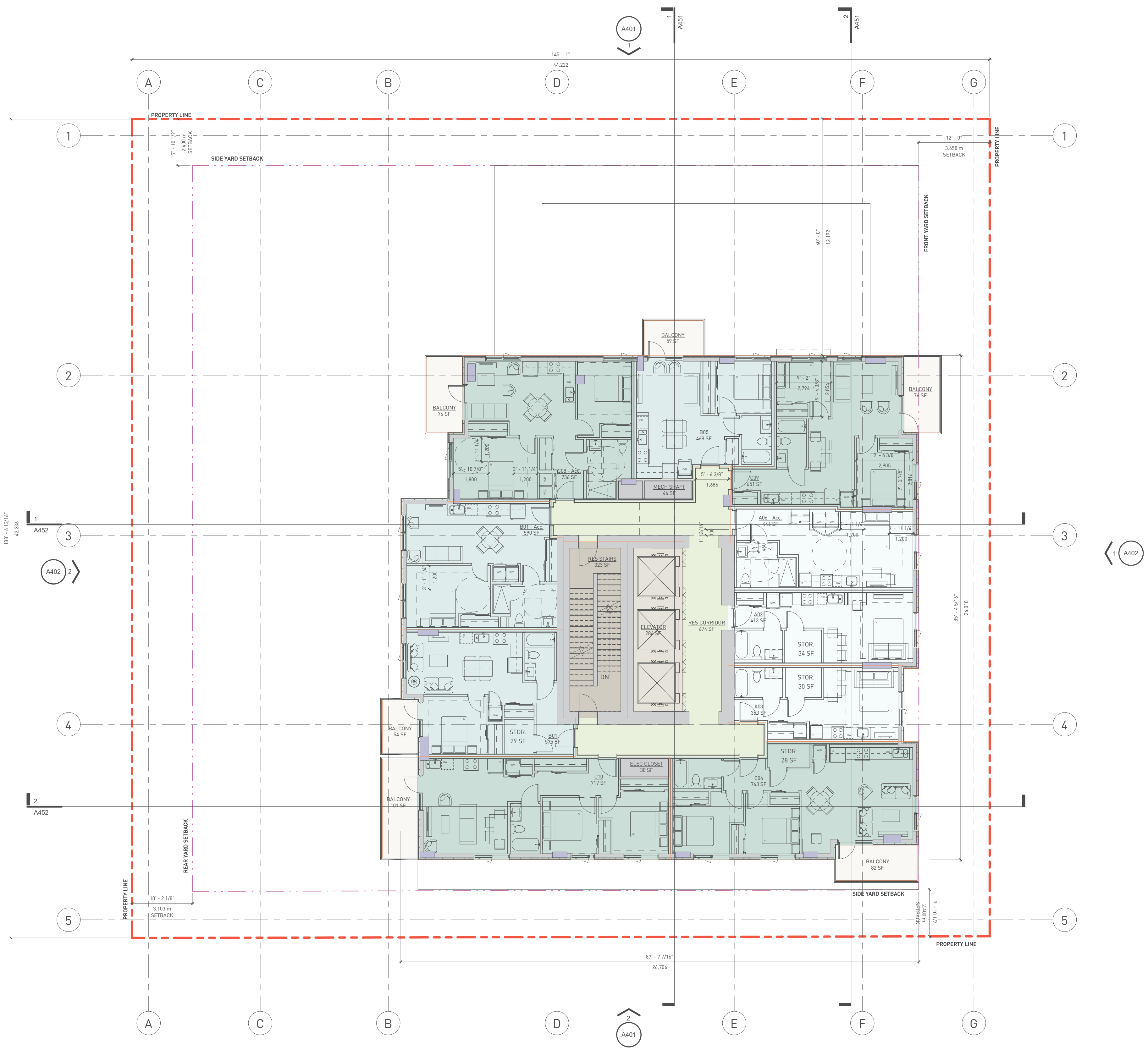
GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

FSR Exclusions - Storage Level 7-11

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	4' - 0 1/8"	7' - 0 7/8"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
			122 SF
Total FSR Exclusion			122 SF

FSR - Level 7-11 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	5' - 10 7/8"	10' - 0"	59 SF
BALCONY	6' - 0"	12' - 8 5/16"	76 SF
BALCONY	6' - 0"	12' - 8 9/16"	76 SF
BALCONY	6' - 0"	13' - 8"	82 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
			448 SF
Total Exclusion			**448 SF**



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5.8 FSR Overlays

FSR L12-21

Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 12-21 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
SUITE - 0 STUDIO	3	1222 SF
SUITE - 1 BED	3	1632 SF
SUITE - 2 BED	4	2867 SF
		7081 SF

FSR Exclusions - Level 12-21

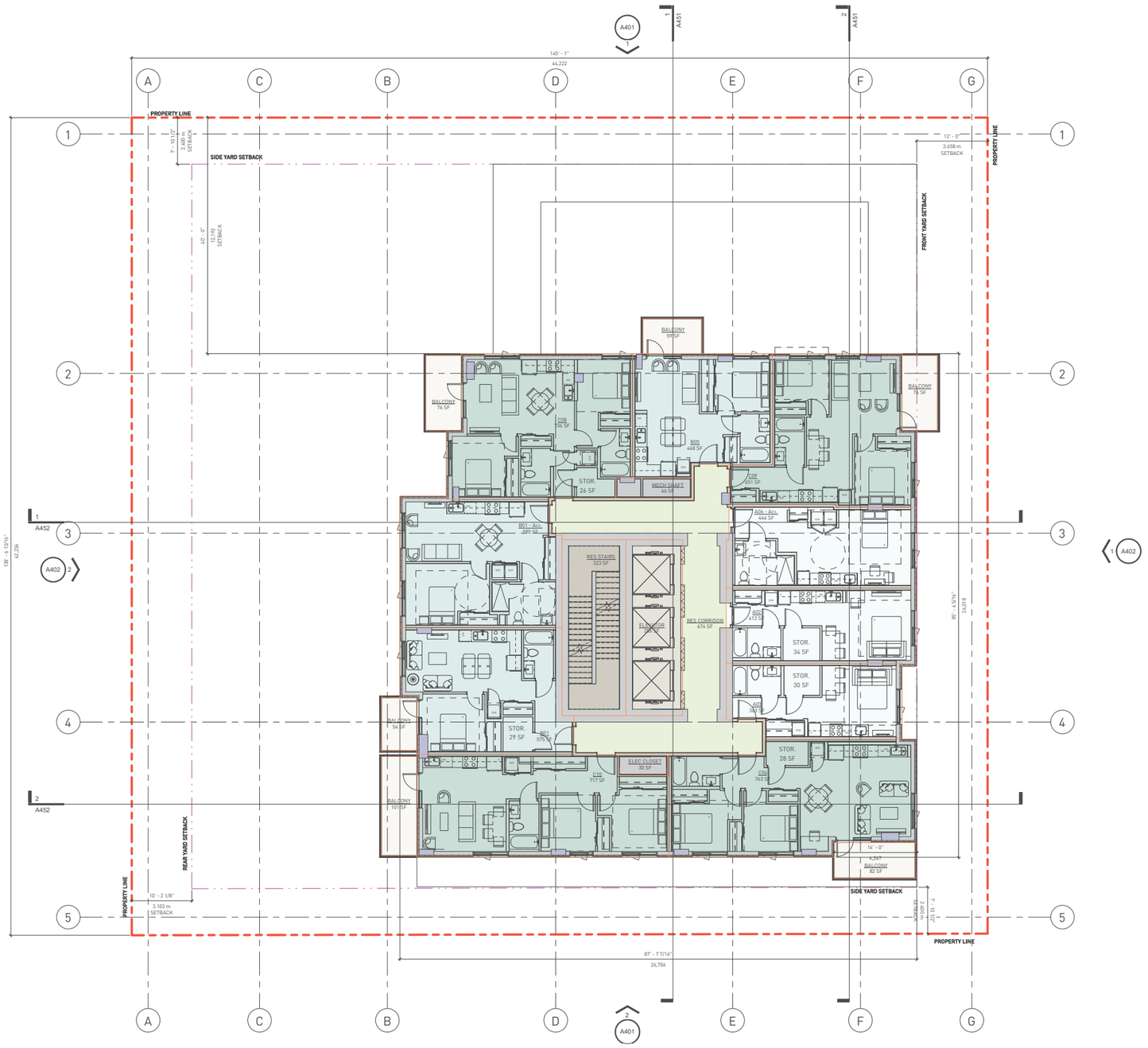
GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

FSR Exclusions - Storage - Lvl 12-21

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	3' - 2 1/8"	8' - 2 1/4"	26 SF
STOR.	4' - 0 1/8"	7' - 0 7/8"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
			148 SF
Total FSR Exclusion			148 SF

FSR - Level 12-21 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	5' - 10 7/8"	10' - 0"	59 SF
BALCONY	6' - 0"	12' - 8 9/16"	76 SF
BALCONY	6' - 0"	12' - 8 5/16"	76 SF
BALCONY	6' - 0"	13' - 8"	82 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
			448 SF
Total Exclusion			**448 SF**



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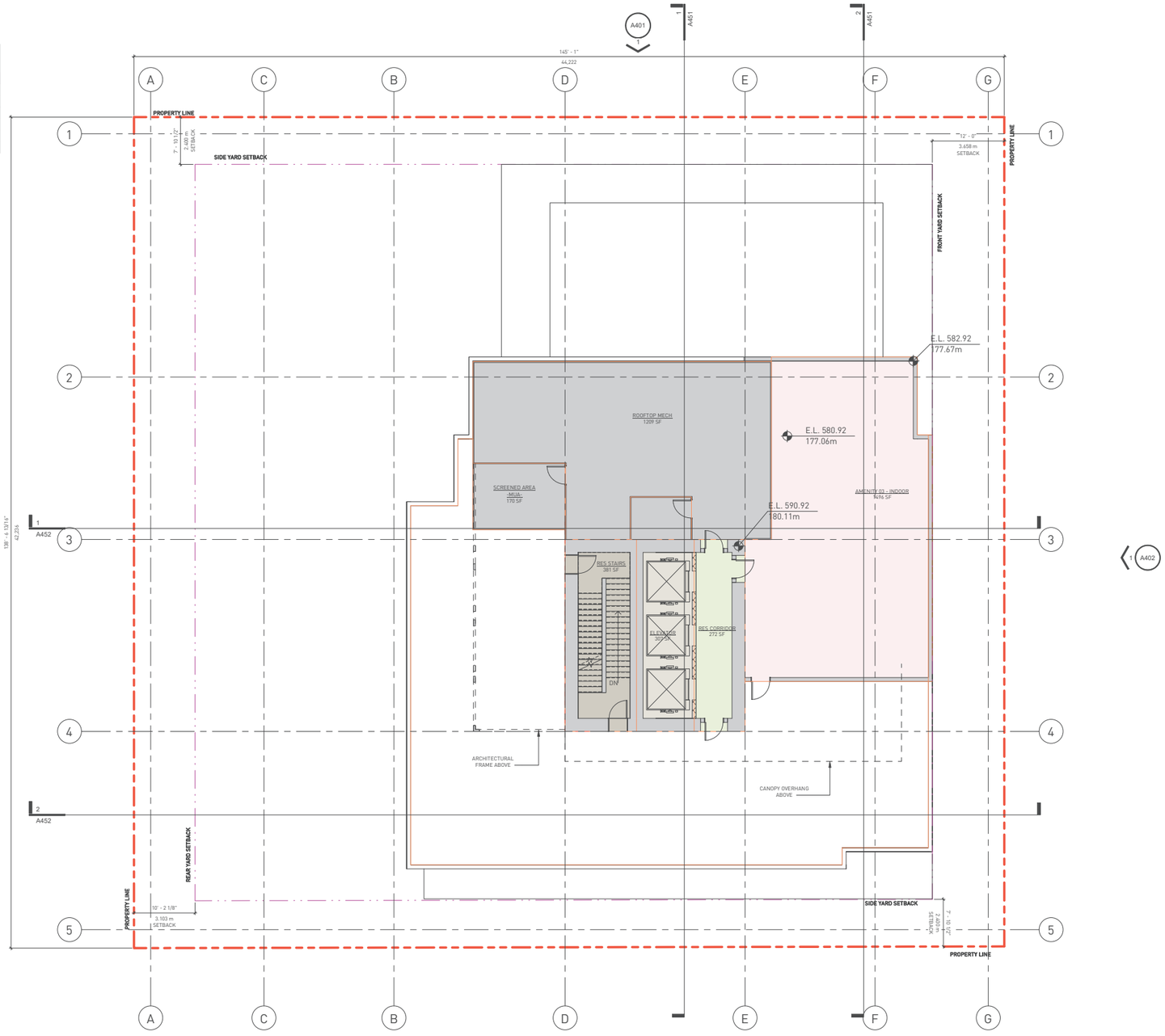
5.8 FSR Overlays

FSR L25 Mechanical Roof

Building Area Legend

- AMENITY
- AMENITY OUT
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

FSR_ROOF LEVEL - GROSS AREA SUMMARY		
Area Category	Count	Area
AMENITY	1	1496 SF
CORRIDOR	1	272 SF
ELEVATOR	1	307 SF
STAIRS	1	381 SF
		2456 SF



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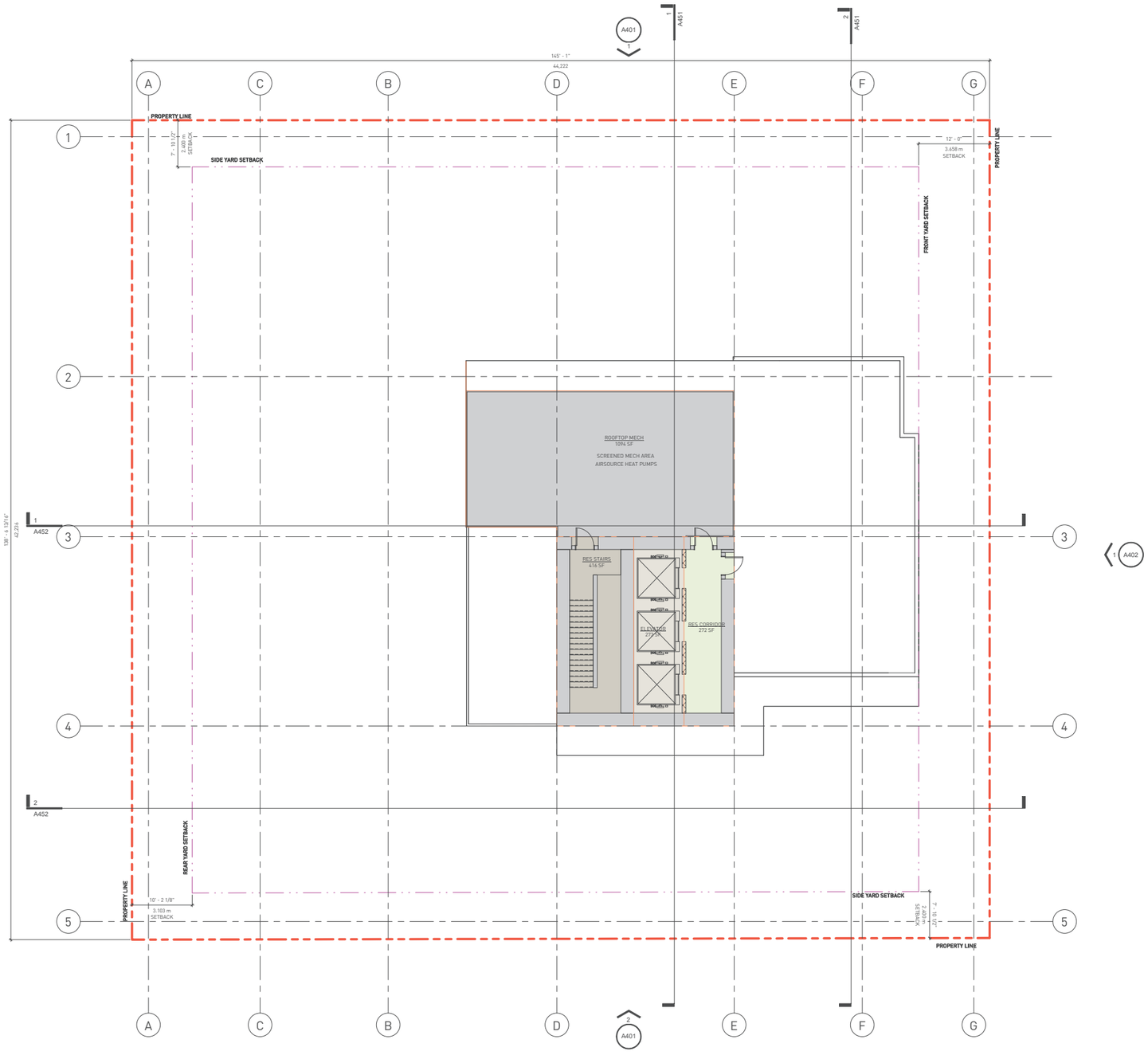
5.8 FSR Overlays

FSR L25 Mechanical Roof

Building Area Legend

- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

FSR_ROOFTOP MECH - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	272 SF
ELEVATOR	1	273 SF
STAIRS	1	416 SF
		960 SF



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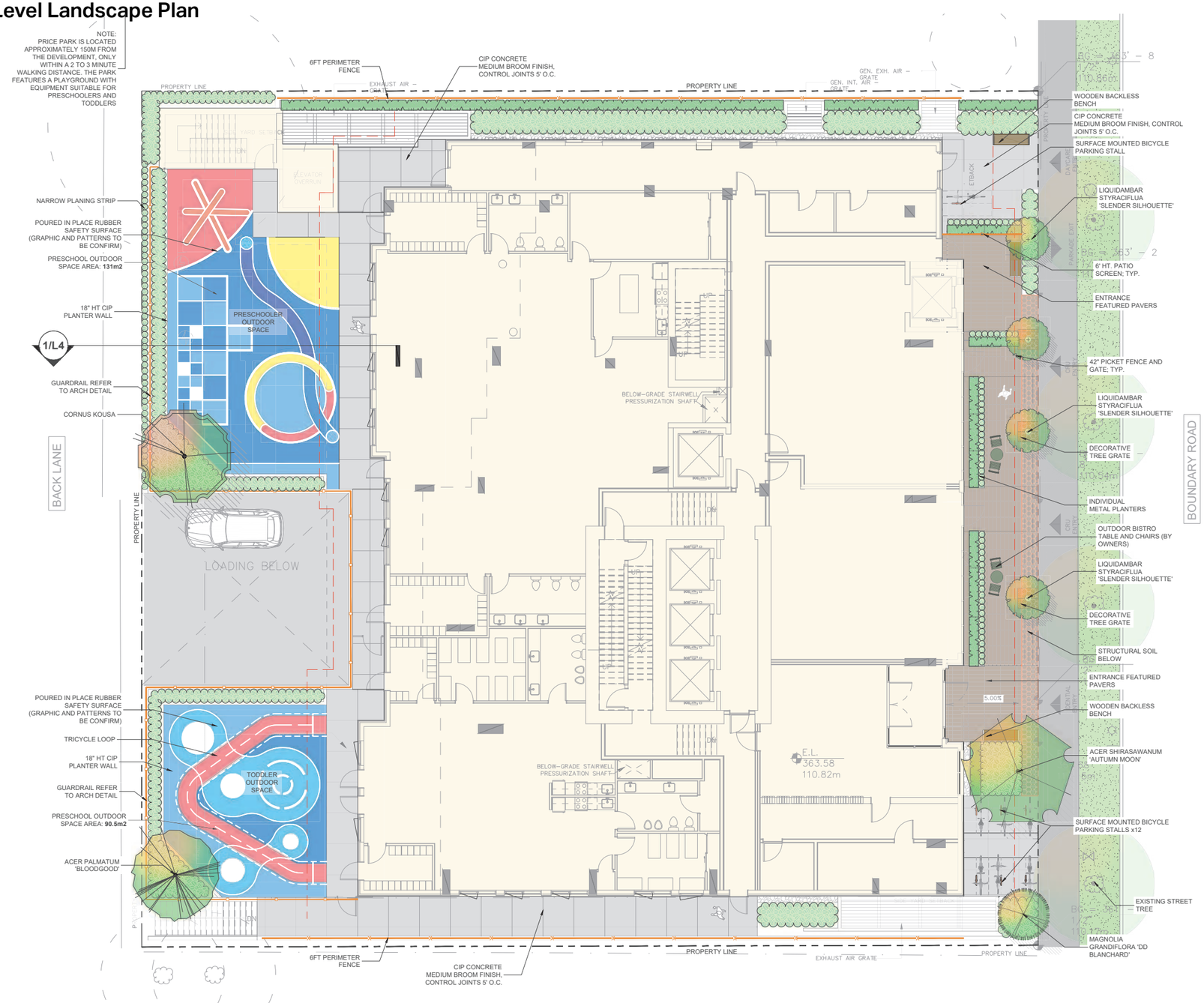
Section 6.0

Landscape Drawings



6.1 Landscape Drawings

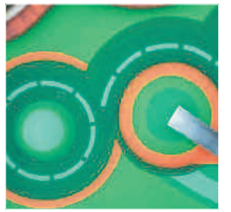
Ground Level Landscape Plan



PRECEDENT IMAGES



POURED IN PLACE RUBBER SAFETY SURFACE



TODDLER PROGRAM GRAPHIC PATTERN ENBEDDED ON SAFETY SURFACE



NARROW PLANTER ALONG LANEWAY



CONCRETE PLANTER WALL

WOOD TOP BENCH



SURFACE MOUNTED BICYCLE STALLS



DECORATIVE TREE GRATE



MAGNOLIA GRANDIFLORA 'DD BLANCHARD'



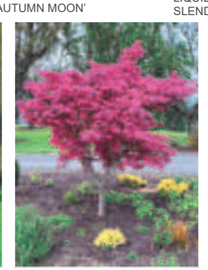
ACER SHIRASAWANUM 'AUTUMN MOON'



LIQUIDAMBAR STYRACIFLUA SLENDER SILHOUETTE



CORNUS KOUSA

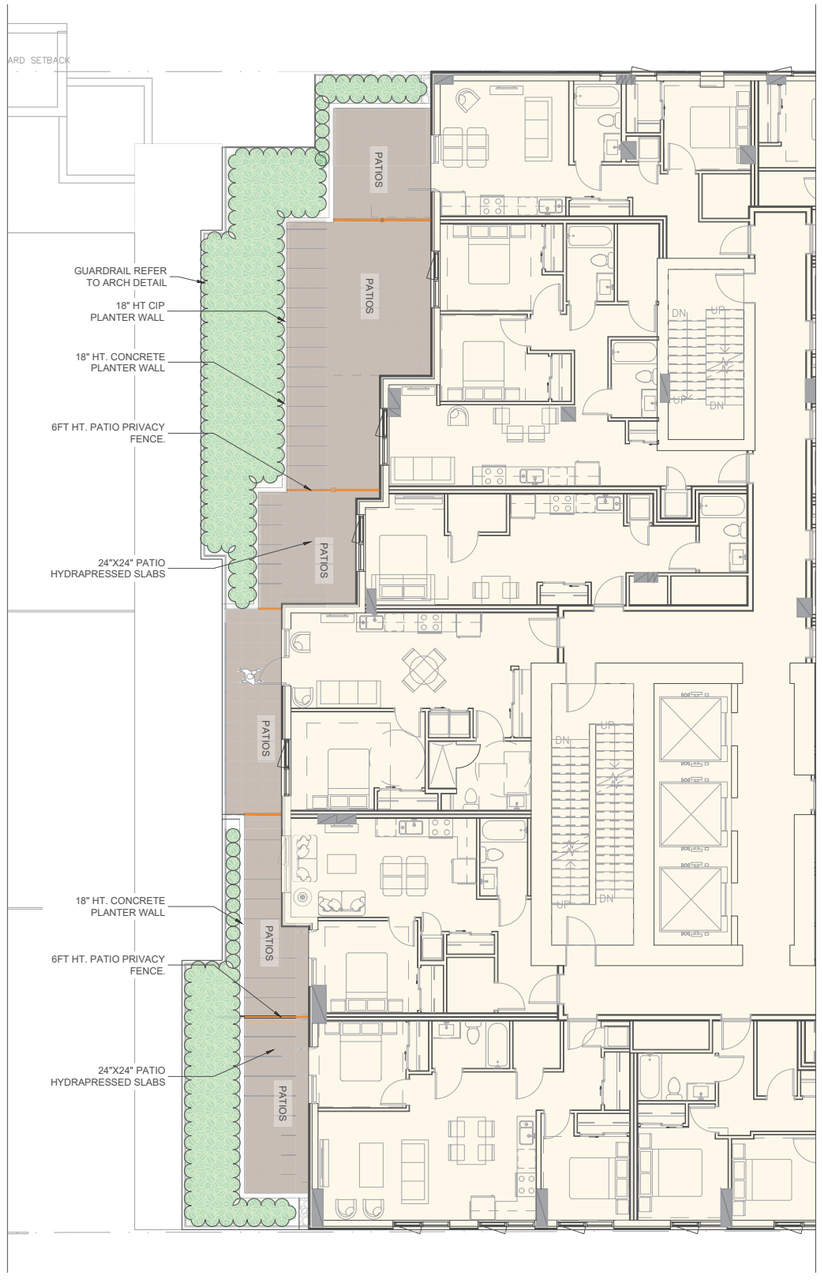


ACER PALMATUM 'BLOODGOOD'

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6.1 Landscape Drawings

Level 2 Landscape Plan



LEVEL 2 & 6 OUTDOOR AMENITY AREA



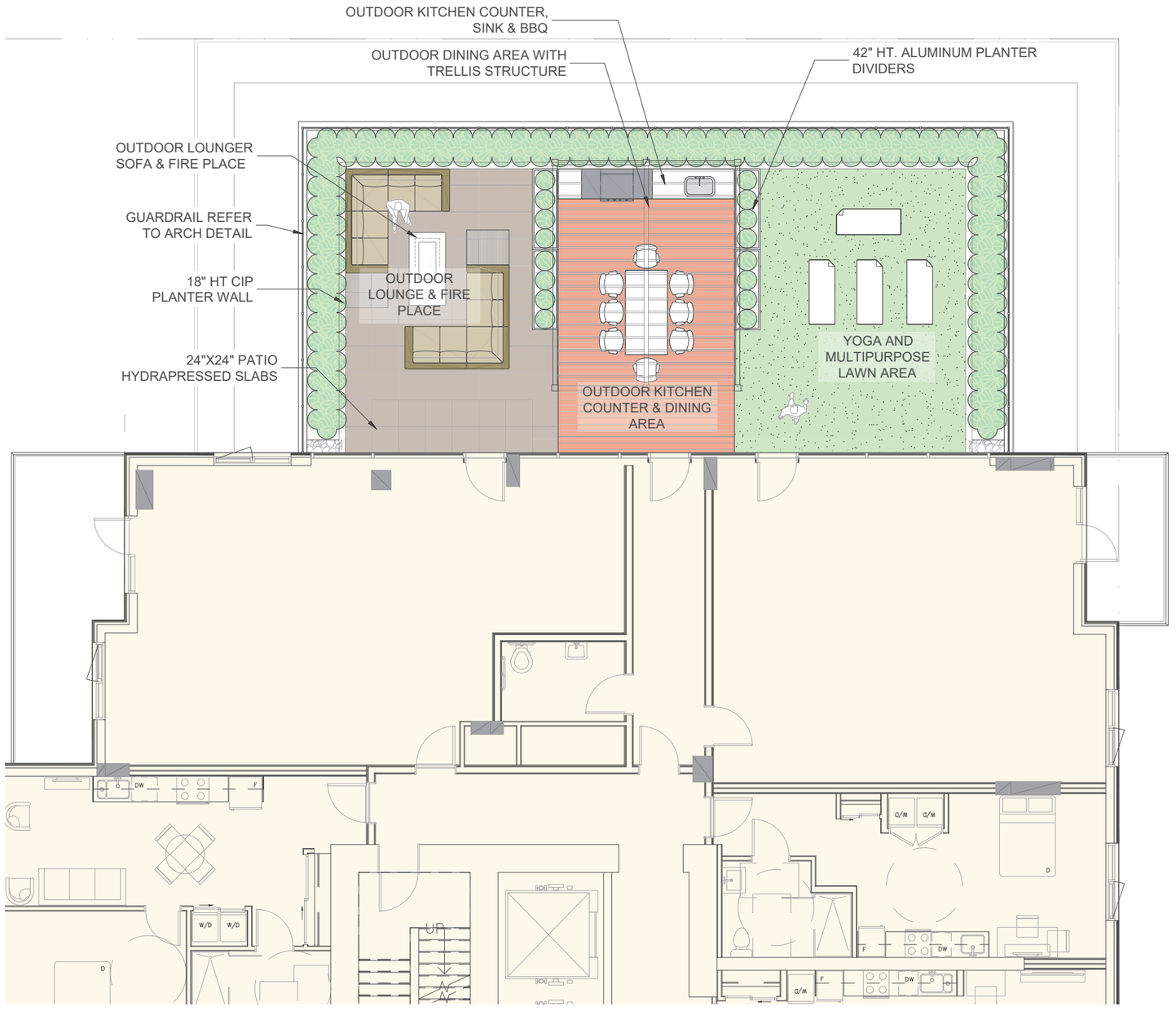
YOGA AND MULTIPURPOSE LAWN AREA



42" HT. ALUMINUM PLANTER DIVIDERS

6.1 Landscape Drawings

Level 6 Landscape Plan



LEVEL 2 & 6 OUTDOOR AMENITY AREA



YOGA AND MULTIPURPOSE LAWN AREA



42" HT. ALUMINUM PLANTER DIVIDERS



OUTDOOR DINING TABLE AND CHAIR



OUTDOOR KITCHEN COUNTER, SINK & BBQ



OUTDOOR DINING AREA WITH TRELLIS STRUCTURE

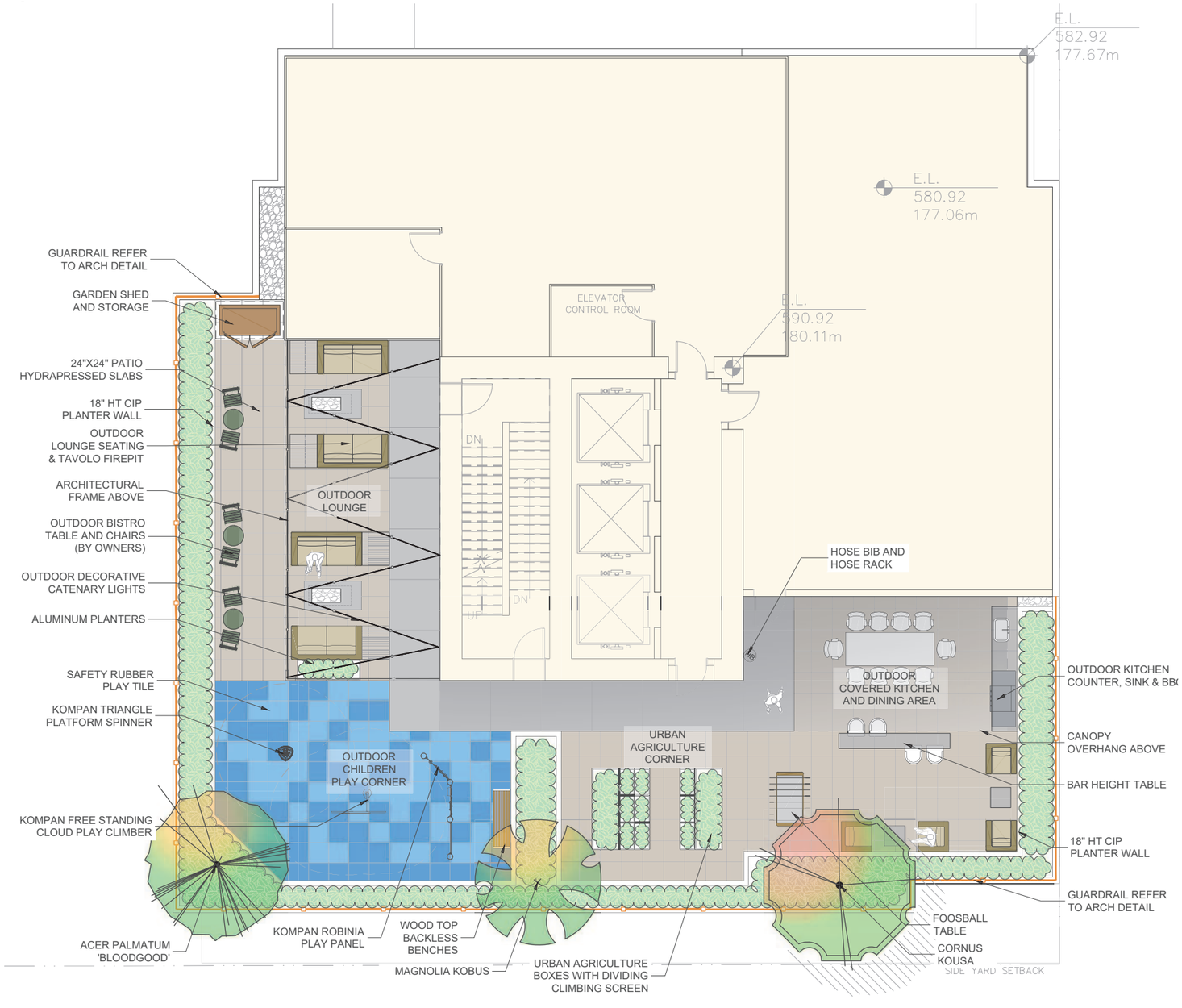


OUTDOOR LOUNGER SOFA & FIRE PLACE

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6.1 Landscape Drawings

Roof Level Landscape Plan



ROOF FLOOR
OUTDOOR AMENITY
AREA



KOMPAN TRIANGLE
PLATFORM SPINNER



KOMPAN FREE STANDING
CLOUD PLAY CLIMBER



PLAY SURFACE TILES



KOMPAN ROBINIA PLAY
PANEL



LIFESPACE HARVEST
PICNIC TABLE



URBAN AGRICULTURE
PLANTER BOXES



OUTDOOR DINING
TABLE AND CHAIR



OUTDOOR KITCHEN COUNTER,
SINK & BBQ



OUTDOOR LOUNGE &
CABANA



OUTDOOR BAR
HEIGHT TABLE

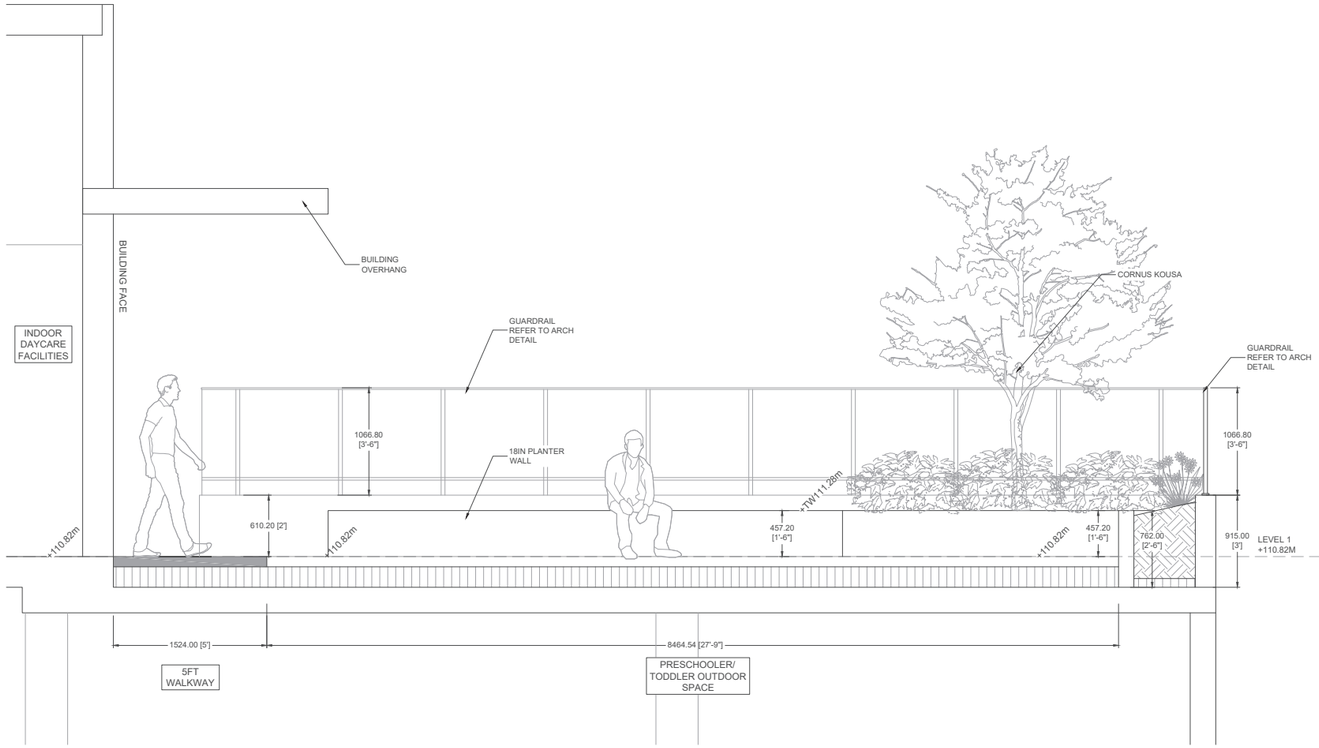


OUTDOOR FOOSBALL
TABLE

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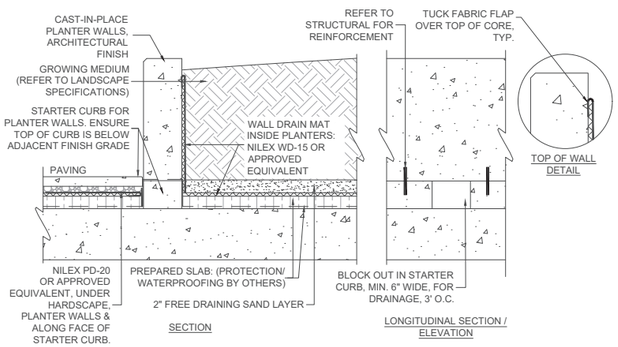
6.1 Landscape Drawings

Landscape Section & Details



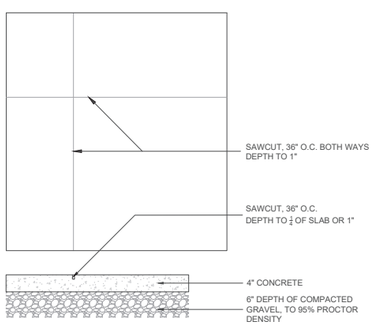
1 - SECTION 1 - LANDSCAPE SECTION THROUGH OUTDOOR CHILDREN PLAYAREA

SCALE 1:50



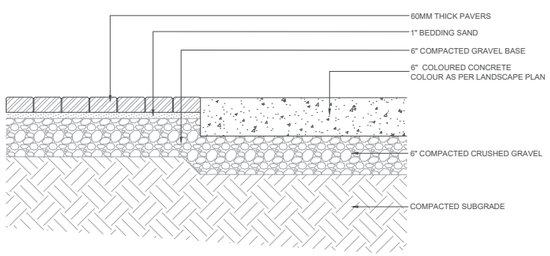
2 - PLANTER WALL ON SLAB

1:10



3 - CONCRETE SAW CUTS

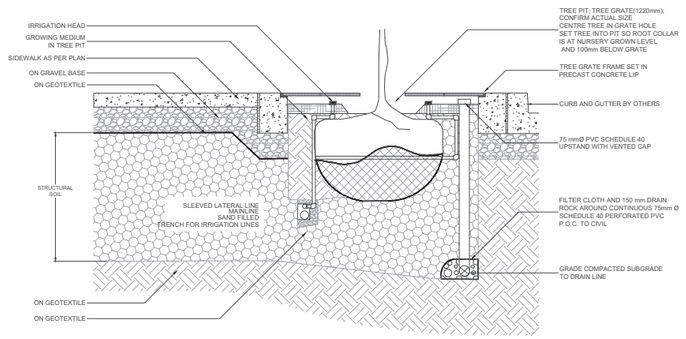
1:15



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS

4 - CONCRETE AND PAVERS ON GRADE

1:10



NOTE:
VERIFY LOCATION OF ANY UNDERGROUND SERVICES OR OBSTRUCTIONS PRIOR TO CONSTRUCTION IRRIGATION SYSTEM IS TO BE DESIGN BUILD REFER TO MANUFACTURERS SPECIFICATIONS

5 - STRUCTURAL SOIL, TREE GRATE

1:15

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