1749-55 West 4th **Rezoning Application**



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1 Introduction

1 Introduction
Project Description

Straddling the Burrard industrial area and the West 4th village, the proposed infill at 1749-55 West 4th looks to contribute to the vibrant retail streetscape and introduce well-built housing.

The project captures the modesty and robustness of the surrounding industrial neighbourhood and translates this into a residential typology. The massing is simple and restrained, accented by cantilevering balconies which provide large outdoor spaces for each suite. The form borrows its setbacks from the district schedule with the intent of fitting into the neighbourhood's character while providing additional housing.



Prepared for –

City of Vancouver
453 West 12th Avenue
Vancouver, BC

Prepared by –

Reliance Properties Ltd.
Rally Point Construction Ltd.

305 – 111 Water Street
Vancouver, BC

office of mcfarlane biggar
architects + designers

301 – 1825 Quebec Street
Vancouver, BC

1 Introduction
Project Team

City

City of Vancouver

453 West 12th Avenue
Vancouver, British Columbia
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Owner

Reliance Properties Ltd.
Rally Point Construction Ltd.

305 – 111 Water Street
Vancouver, BC
V6B 1A7

Architect

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Landscape

Amy Tsang Landscape Architect

566 Windsor Road West
North Vancouver, British Columbia
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Structural

Glotman Simpson

1661 West 5th Avenue
Vancouver, British Columbia
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Mechanical

Rocky Point Engineering

208-20171 92A Avenue
Langley, British Columbia
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Electrical

Archos Engineering

300-311 West Pender Street
Vancouver, British Columbia
V6B 1T3

Civil

Creus Engineering Ltd.

610 East Tower - 211 Esplanade West
North Vancouver, British Columbia
V7M 3J3

Transportation

Bunt & Associates

1550-1050 West Pender Street
Vancouver, British Columbia
V6E 3S7

Code

B.R. Thorson Consulting

769 Roslyn Boulevard
North Vancouver, British Columbia
V7G 1P4

Energy

Light House

450 Marine Drive SW
Vancouver, British Columbia
V5X 0C3

1 Introduction
Site Overview

Address	1749-1755 West 4th Avenue, Vancouver BC
Existing Zoning	C2-B Commercial District
Proposed Zoning	CD-1 Comprehensive Development Rezoning
Neighbourhood and Local Area	Fairview FW4A (Fairview West 4th Village)
Site Area	1,451.0 m^2 (11,198.3 ft^2)
Site Frontage (West 4th)	30.48 m (100 ft)
Site Depth	34.44 m (113 ft)
Current Density	1.3 FSR
Proposed Density	4.5 FSR
Current Height	7.92m (2 Storeys)
Proposed Height	30.81m (9 Storeys)
Existing Use	Commercial Retail, Office
Proposd Use	Commercial Retail, Residential (100% Secured Market Rental)



1 Introduction
Rezoning Intent

Contribute to Retail Streetscape, Capture Neighbourhood Character, Provide Homes

Following the ambitions of the Broadway Plan and Transit Oriented Areas Plan, this proposed development looks to provide market rental housing supply and dynamic retail spaces to the bustling West 4th Avenue village.

The proposed development includes 613 square metres of commercial retail space at grade, 56 units of secure market rental, and co-located interior and exterior residential amenity at the top level. This proposal applies the objectives from the C2-B District Schedule and adapts them to the Broadway Plan's intended density and design principles. A commensurate density increase has been included to achieve the 8-storey minimum height.

The frontage along West 4th Avenue participates in the retail village streetwall, continuing the rhythm of the neighbouring storefronts. The facade sets back 2.5m from the West 4th property line to provide a more generous pedestrian realm. Retail entrances are articulated to enhance spatial interest and provide continuous weather protection. Street trees are included to buffer the sidewalk from the street. Acknowledging the active character and cycling infrastructure of the neighbourhood, residential and commercial bike parking facilities are provided in the P1 level.

Bookended by party walls on the East and West, the envelope has been designed to achieve a high level of performance while using the same cladding at all faces. This creates a cohesive, high quality cladding finish until the neighbouring buildings develop in the future. An open-air ground-level courtyard separates the residential lobby from the noise and activity of the busy street.

The proposed development aligns with the policy goals of the City and Province, strives for excellence in design and construction, and provides valuable assets and enhancements to the local community.



1 Introduction
Key Benefits



Housing Availability

+ 54 new secured market rental homes are being added
+ No residential tenants occupy the site currently, meaning there is no residential tenant displacement
+ Additional Family Housing units are provided, above the City requirements. Consideration for larger family-oriented units to be in proximity of elevators and amenity spaces
+ Building form is sited to allow for commensurate developments at either neighbouring lot



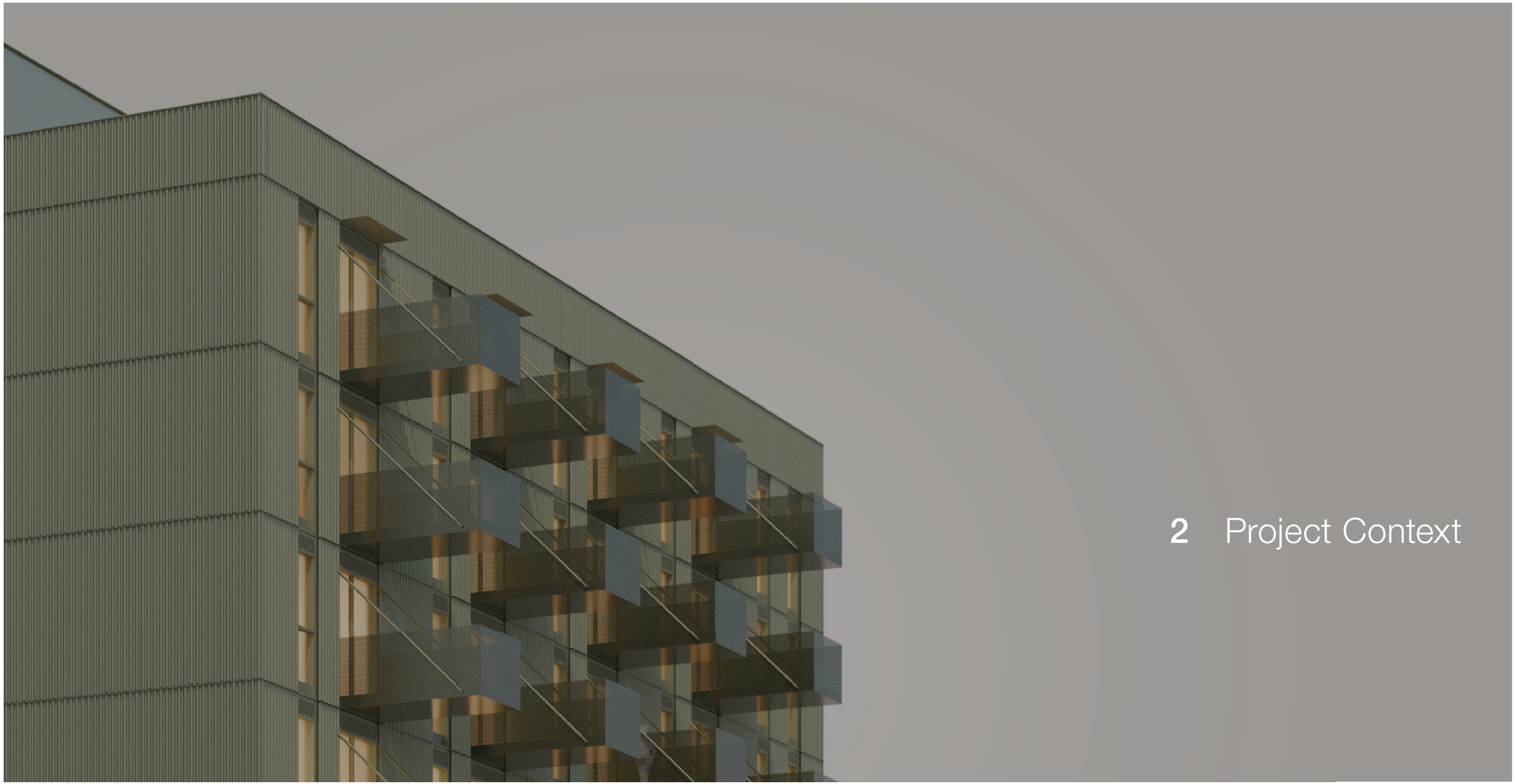
Streetscape Enhancement

+ 613.2 sqm (6,600 sqft) of new commercial retail spaces are being added.
+ Ground level form sets back 2.5m from the property line, adding to the width of the pedestrian area
+ Street trees are added to provide shade, greenery, and a buffer from the vehicular activity
+ A continuous canopy has been added to provide weather protection for the full width of the site
+ Articulation between commercial and residential access through facade and flooring materials



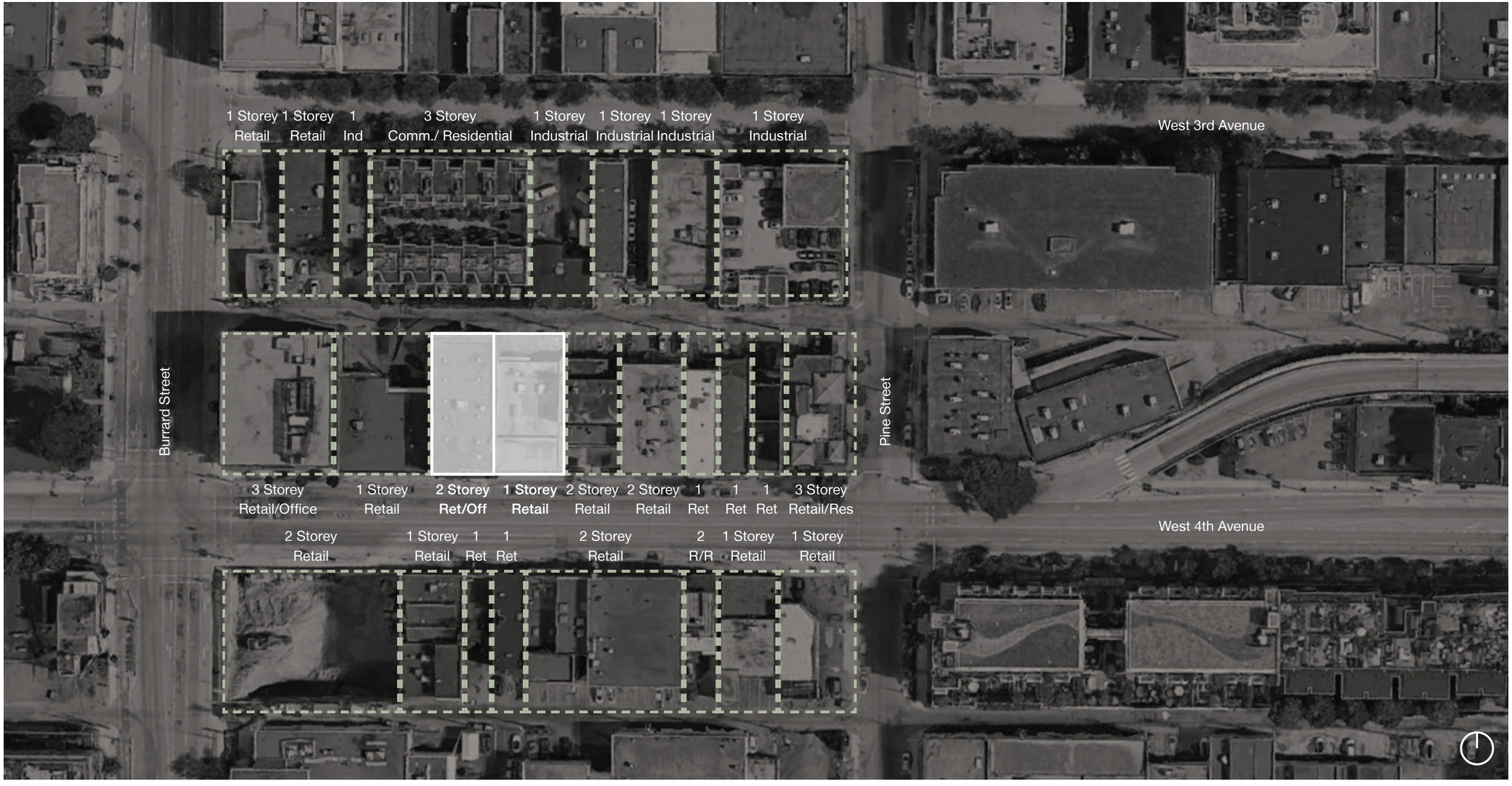
Environment and Sustainability

+ The simplified building form allows for floorplate stacking above retail podium
+ The proposed development takes into account the requirements for the City's Green Buildings Policy for Rezoning and demolition policies. This includes meeting energy and emissions performance targets at the time of the project's Building Permit application.
+ Street trees and natural vegetation reduce the heat island effect and promote rainwater capture
+ Enhanced bike parking facilities reduce the reliance on vehicular transportation

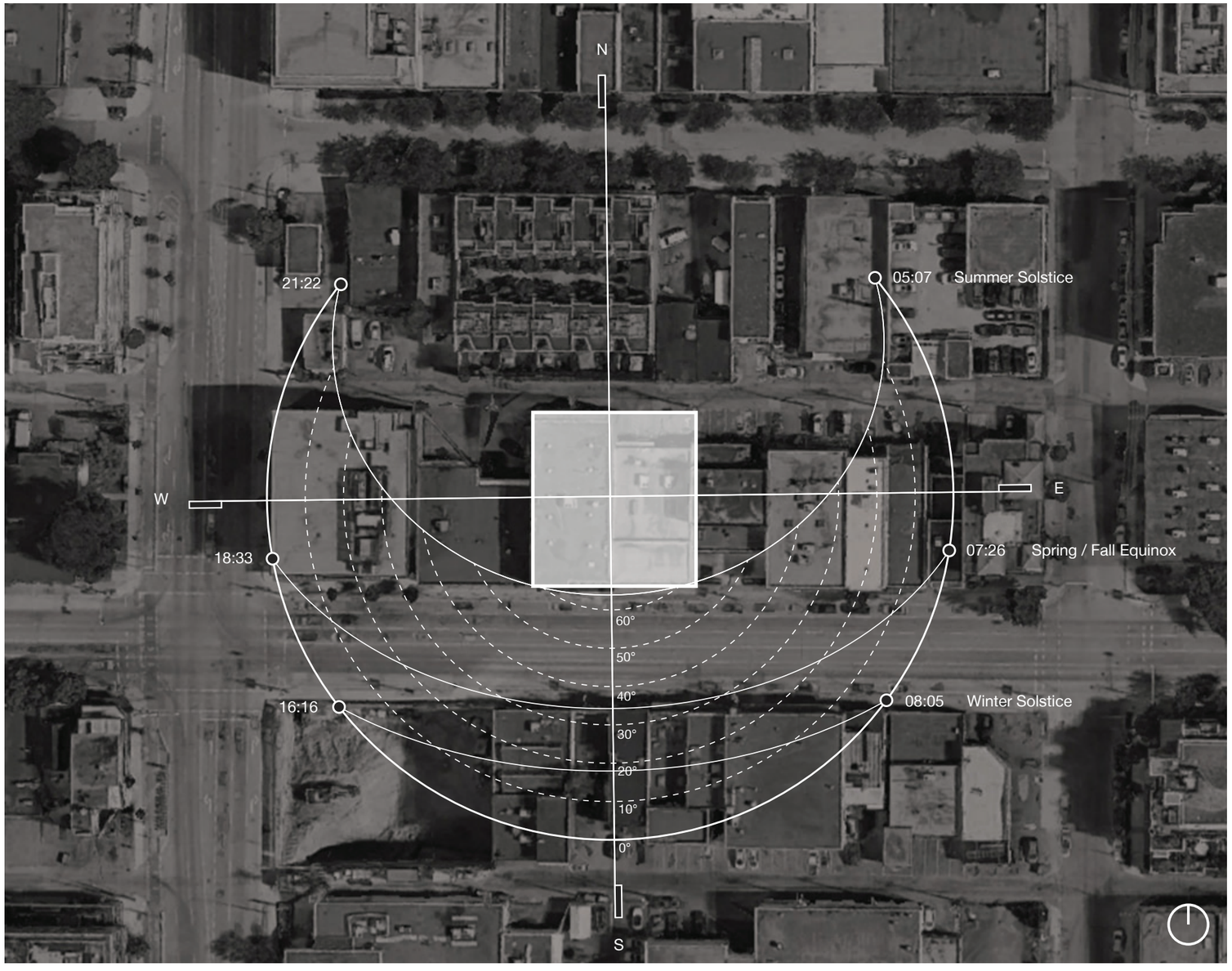


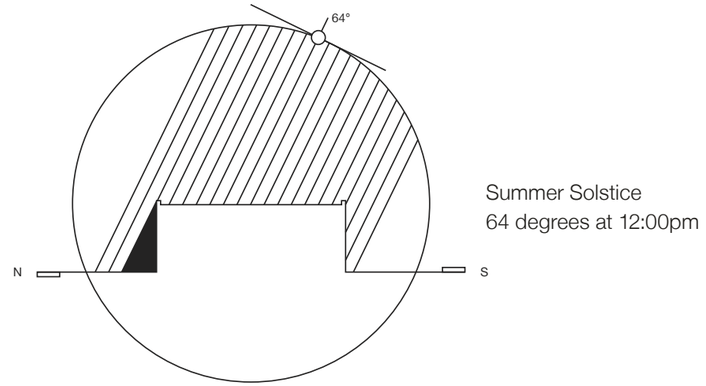
2 Project Context

2 Site Context
Context Map

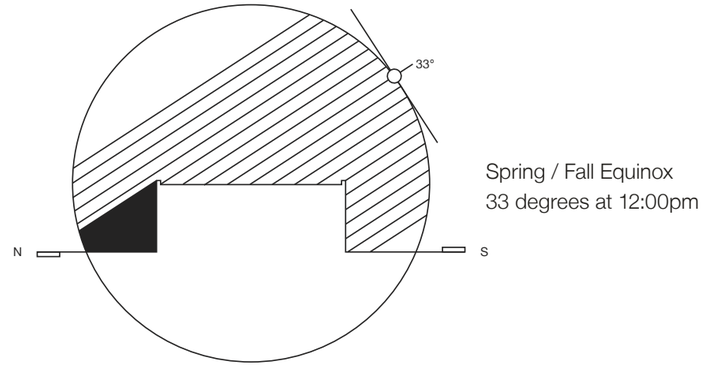


2 Site Context
Solar Access

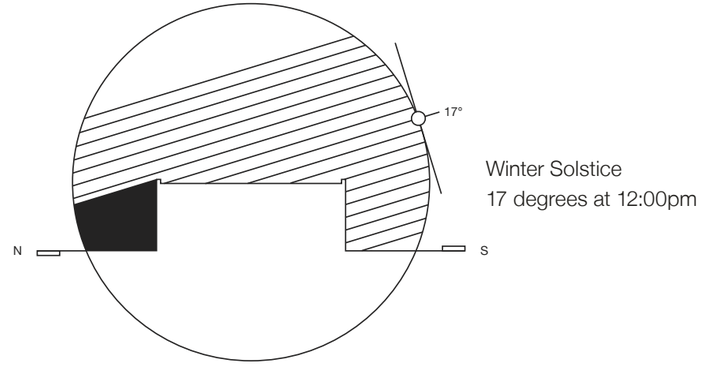




Summer Solstice
64 degrees at 12:00pm

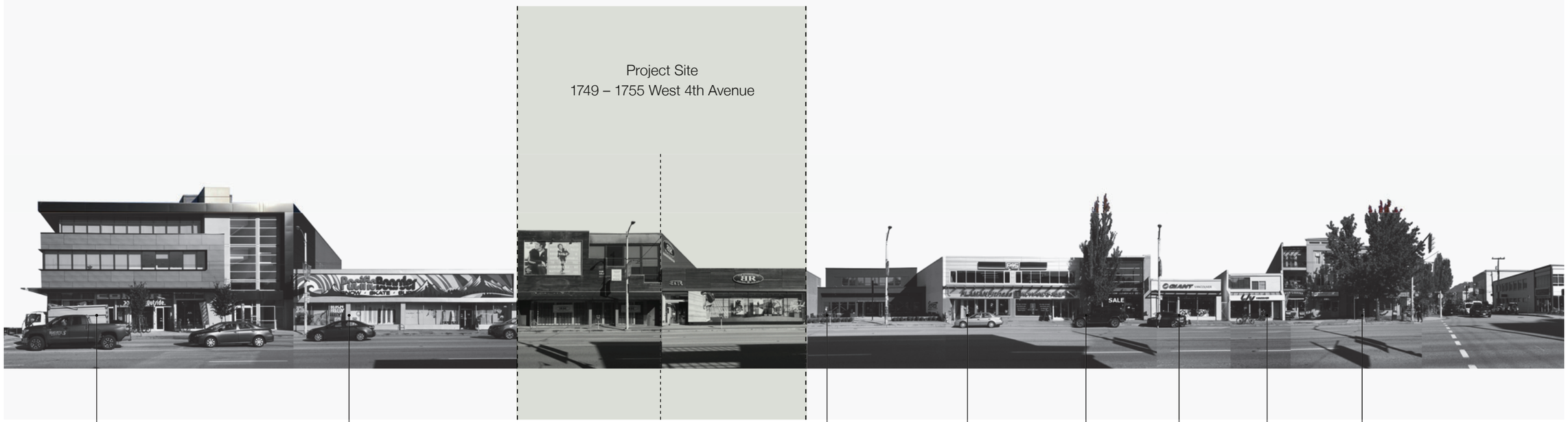


Spring / Fall Equinox
33 degrees at 12:00pm



Winter Solstice
17 degrees at 12:00pm

2 Site Context
West 4th Streetscape Elevation



3 Storeys
Ground Floor Sport Retail
Upper Floor Offices

1 Storey
Sport Retail

2 Storeys
Ground Floor Retail
Upper Floor Office

1 Storey
Sport Retail

1 Storey
Fashion Retail

2 Storeys
Sport Retail
Fitness

1 Storey
Sport Retail

1 Storey
Sport Retail

2 Storeys
Sport Retail
Office

3 Storeys
Commercial
Residential

2 Site Context
Existing Site Photos



View of site from Burrard and 4th Avenue



Existing sidewalk treatment and canopy



Streetscape on opposite side of West 4th Avenue



Tree-lined sreetscape along West 4th Avenue, west of Burrard Street



Newer development at 1785 West 4th Avenue neighbouring existing scale

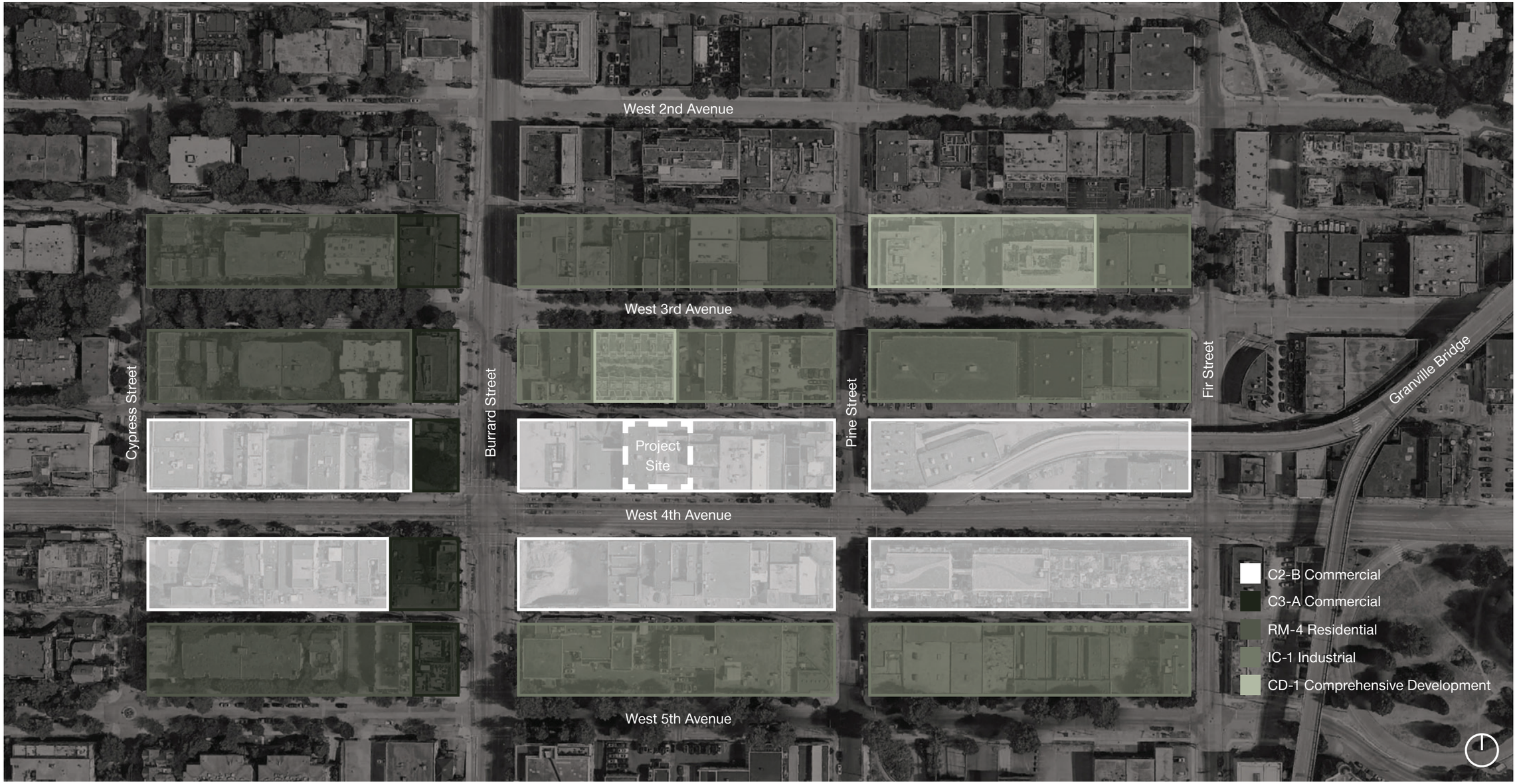


Wider sidewalk condition at newer development

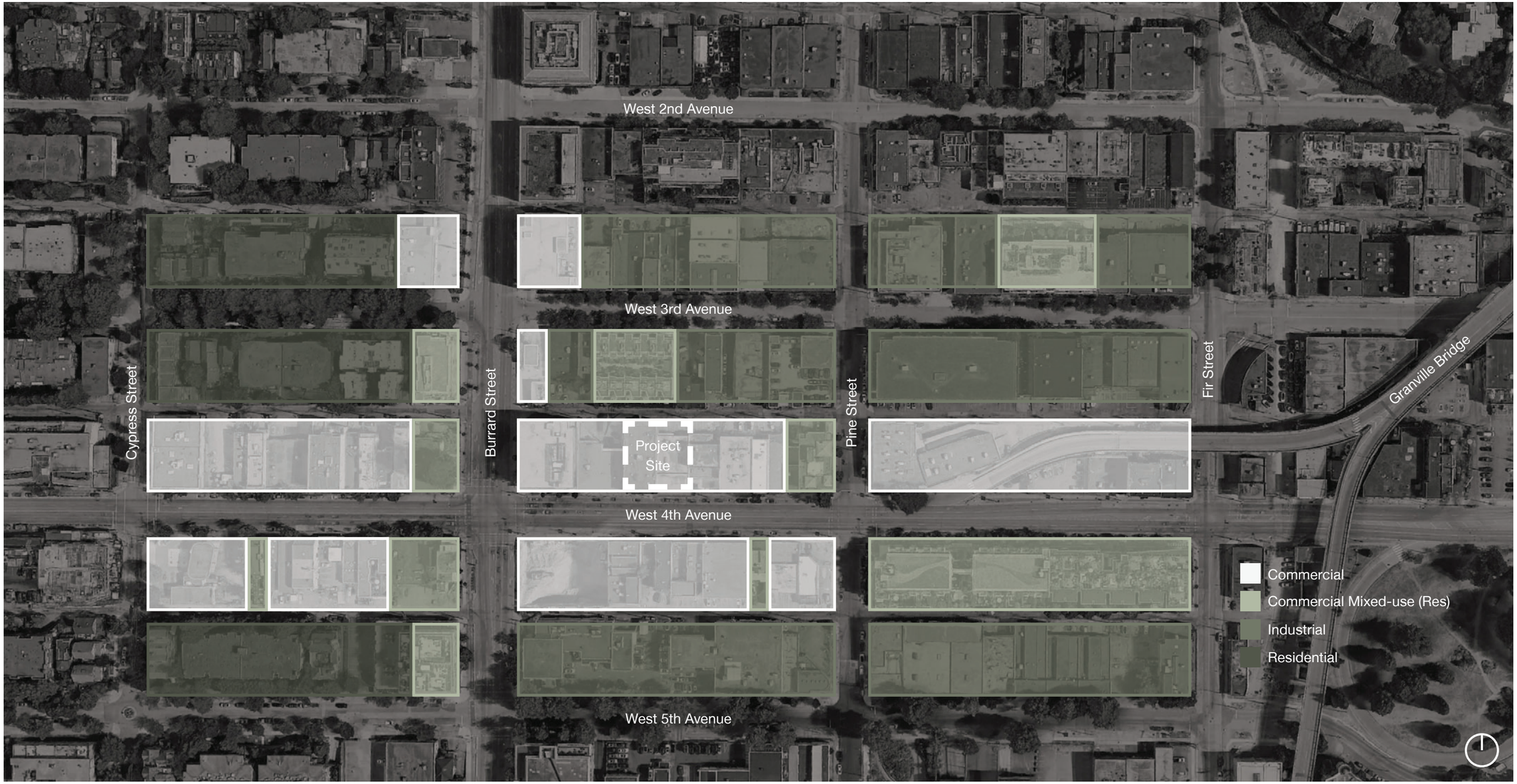
2 Site Context
Transit Oriented Areas



2 Site Context
Neighbourhood Zoning



2 Site Context
Neighbourhood Land Use



2 Site Context
Storefront Rhythms

Storefronts

- Mix of small buildings with single tenants and larger buildings with multiple tenants.
- Small retail frontage dominates.
- Splayed storefronts, glazed corner storefronts.
- Inconsistent street canopy.
- Mix of building canopies and canvas awnings.
- Inconsistent street tree cover.



1823 West 4th Avenue, 1975



West 4th and Burrard St.



West 4th and Cypress St.



West 4th and Pine St.

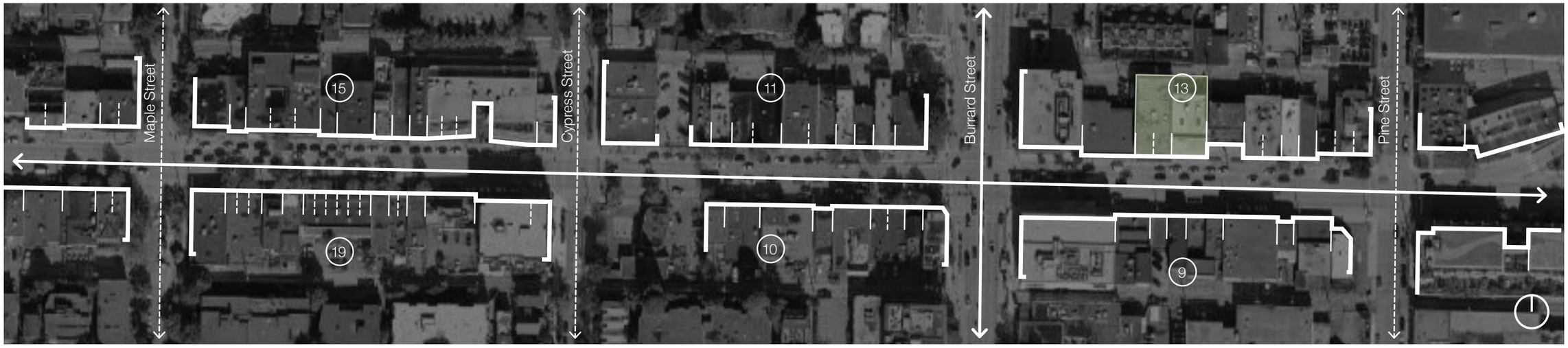


West 4th and Pine St.

Building Edges

Retail Divisions

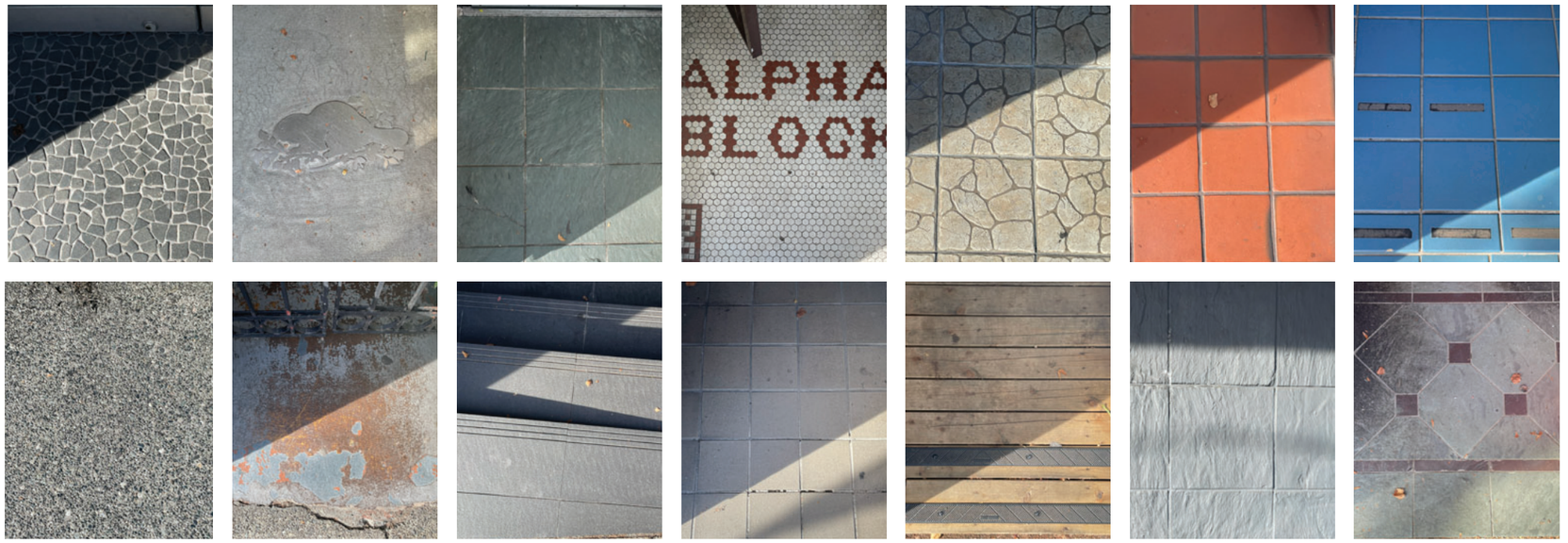
(#) Min. number of stores at street level



2 Site Context
Storefront Patterns

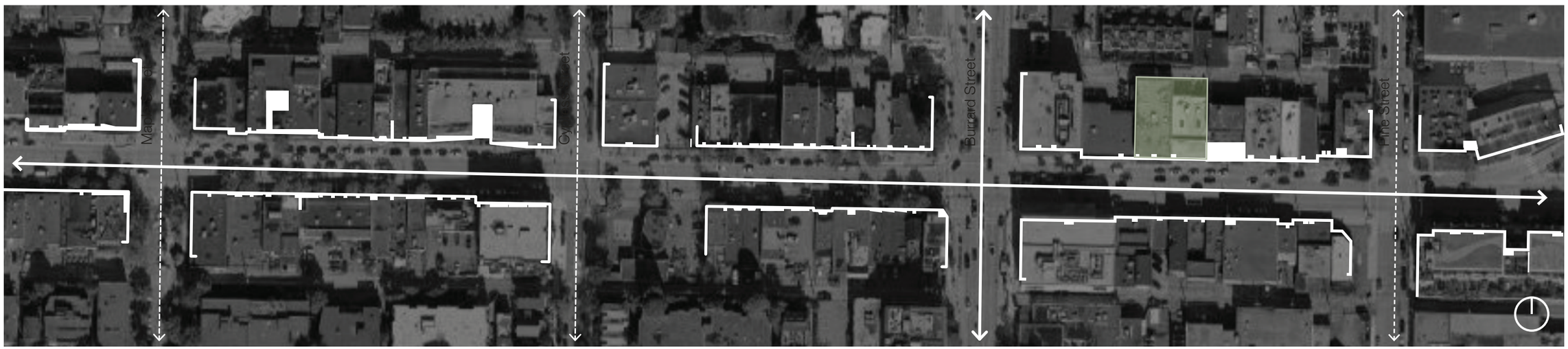
Street Textures

- Broom finish sidewalks + character
- Mosaic tiles
- Small format ceramic tiles
- Inset branding (Roots, Hills, +)
- Colour



Building Edges

Recessed entrances, storefronts + courtyards





3 Policies and Guidelines

3 Policies and Guidelines
Planning and Regulatory Framework

City Objectives

Plans + Strategies

- Broadway Plan (Updated 2024, Draft Updates 2025)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2018)
- Rain City Strategy (2019)

Regulatory Requirements

Policies

- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2022)
- Public Art Policy for Rezoned Developments (2022)
- Community Amenity Contributions Policy for Rezonings
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

Regulations (Bylaws)

- Zoning & Development Bylaw No. 3575 (2023)
- Vancouver C-2B District Schedule (2024)
- Parking Bylaw No. 6059 (2024)
- Bulk Storage and In-Suite Storage (2022)
- Development Cost Levy Bylaw and Development Cost Levies Information Bulletin
- Transit-Oriented Areas (TOA) Designation Bylaw (2024)

Guidelines

- High-Density Housing for Families w/ Children Guidelines (2022)
- Bird Friendly Landscape and Building Design (2018)
- Garbage and Recycling Storage Facility Design (2022)
- View Protection Guidelines (2024)
- Solar Access for Areas Outside of Downtown (2024)
- Vancouver Plan (2022)
- Housing Vancouver Strategy (2017)

3 Policies and Guidelines
Broadway Plan – Neighbourhood Area Profile

Granville / Burrard Slopes

The Granville / Burrard Slopes area is characterized by its diversity and range of uses. The area includes a unique mix of industrial area, job spaces, retail village high-streets, housing, cultural spaces, and transportation networks.

The City highlights the area north of West 6th Avenue as providing key production, distribution, and repair businesses that support the city's economy and design-oriented businesses, branded as the Armoury District in recent years.

Active and public transportation is highly important to the area, as it is surrounded by key current and future connections, including the Arbutus Greenway, Granville Bridge Connector, and the South Granville Broadway Subway Station.

City Intent

The City intends to embrace the diversity and mixed uses of the area and enhance the walkability and active transportation options. The Broadway Plan seeks opportunities for additional housing (primarily secured rental and social housing), and local-serving retail spaces to contribute to the local community. The ambitions of the Plan align with the proposed development.



3 Policies and Guidelines
Broadway Plan – Site Profile



"Serving as the neighbourhood high street, West 4th Village is a popular shopping area for locals and visitors due to its diverse range of small and local businesses, including retail, services, restaurants and cafés, and a lively public life. The buildings are generally low in scale, 1-3 storeys, and have engaging street frontages with large transparent windows, patios and store displays. Newer developments are limited, and have been both retail/service and mixed-use (residential with retail/service at grade)

The Overall Intent [is to] strengthen West 4th Village as an eclectic, walkable shopping street with a diversity of local businesses where locals and visitors alike can shop, work and play.

– Broadway Plan, Page 134, City of Vancouver

Policy Area	Fairview, West 4th Village (FW4A)	
Uses	Retail / Service, Office, Residential	
Option / Tenure	Secured Rental Housing	Strata Ownership Housing or Office
Max Height	6 Storeys	4 Storeys
Max Density	3.5 – 3.7 FSR*	2.5 FSR
Notes	Refer to C-2B zoning districts and associated guidelines for details on allowable uses, heights, and density. The 3.7 FSR allowable density is dependent on sites with 150' frontages or sites which are located at corners with two street-facing frontages.	

Additional Policies

9.8.2
Rezoning applications will generally not be considered in this area under the Broadway Plan and development should conform with the C-2B zoning district and any associated design guidelines. However, rezoning applications may be considered for:

A hotel development; or,

B mixed-use if 100% of the residential floor area is secured rental or social housing, up to eight storeys.

9.8.3
Require continuous active ground floor retail/serivce uses.

9.8.4
One-for-one replacement of existing rental housing units is required per the Rental Housing Stock Official Development Plan.

9.8.5
For sites fronting West 3nd Avenue, consider additional height and density for hotel development. Hotel proposals seeking additional height and density on sites with less than 30.1m (99 ft.) frontages will be considered on a case-by-case basis. Proposals will need to satisfy the Plan's built form and site design policies and demonstrate that the development reasonable mitigates development limitations on adjacent properties.

3 Policies and Guidelines
District Schedule Correlation

Evolving Context

In developing a contextually-responsive rezoning application, the architectural team looked at the C-2B District Schedule to better undetstand the neighbouring developments and character of the neighbourhood.

The required setbacks informed the massing of the proposed development.

Frontyard Setbacks

A minimum of 2.5m must be setback at the front for all uses. This setback can be reduced at the discretion of the Director of Planning.

Above 15.3m, the facade must setback 135 degrees. This setback can be reduced at the discretion of the Director of Planning.

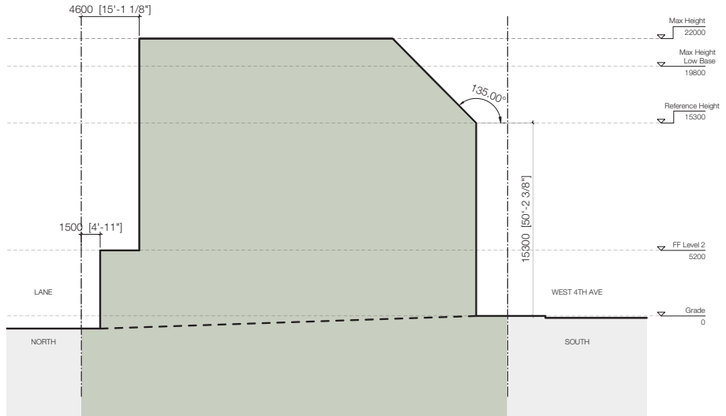
The maximum height may be 22.0m if the ground level has a floor to floor of 5.2m. If the ground level is has a floor to floor under 5.2m, the maximum height is 19.8m

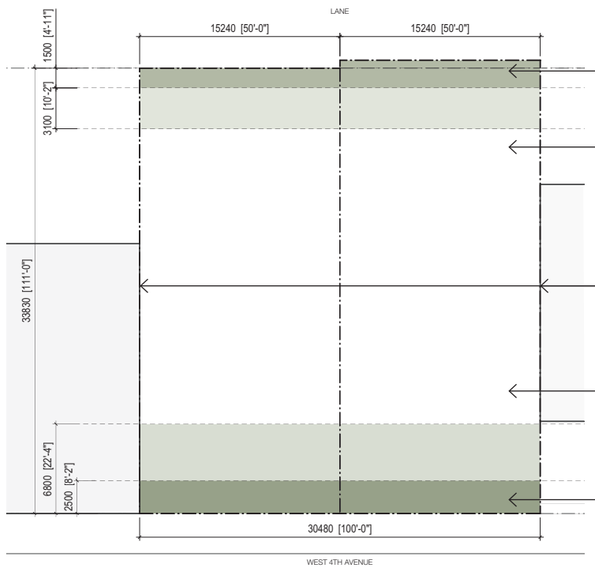
Rearyard Setbacks

A minimum of 1.5m must be setback at the rear for all non-dwelling uses.

A minimum of 4.6m must be setback at the rear for all dwelling uses.

Setbacks Diagram





A minimum of 1.5m must be setback at the rear for all non-dwelling uses.

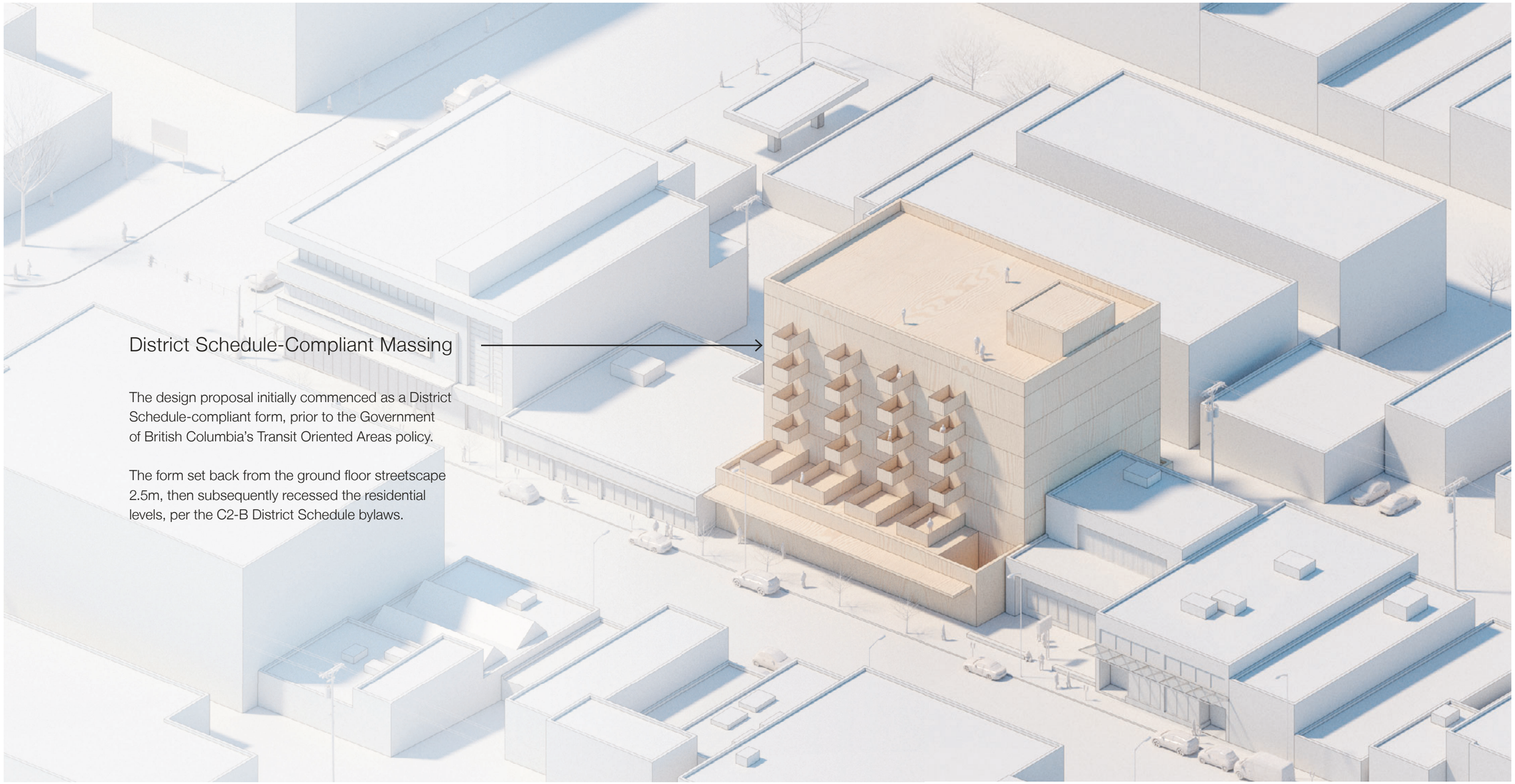
A minimum of 4.6m must be setback at the rear for all dwelling uses.

No sideyard setbacks are required as neighbouring sites are both C-2B zoning.

A setback 135 degrees must be maintained above 15.3m. Dashed line indicates maximum setback.

A minimum of 2.5m must be setback at the front for all uses. This setback and the chamfer setback can be reduced at the discretion of the Director of Planning.

3 Policies and Guidelines
District Schedule Correlation

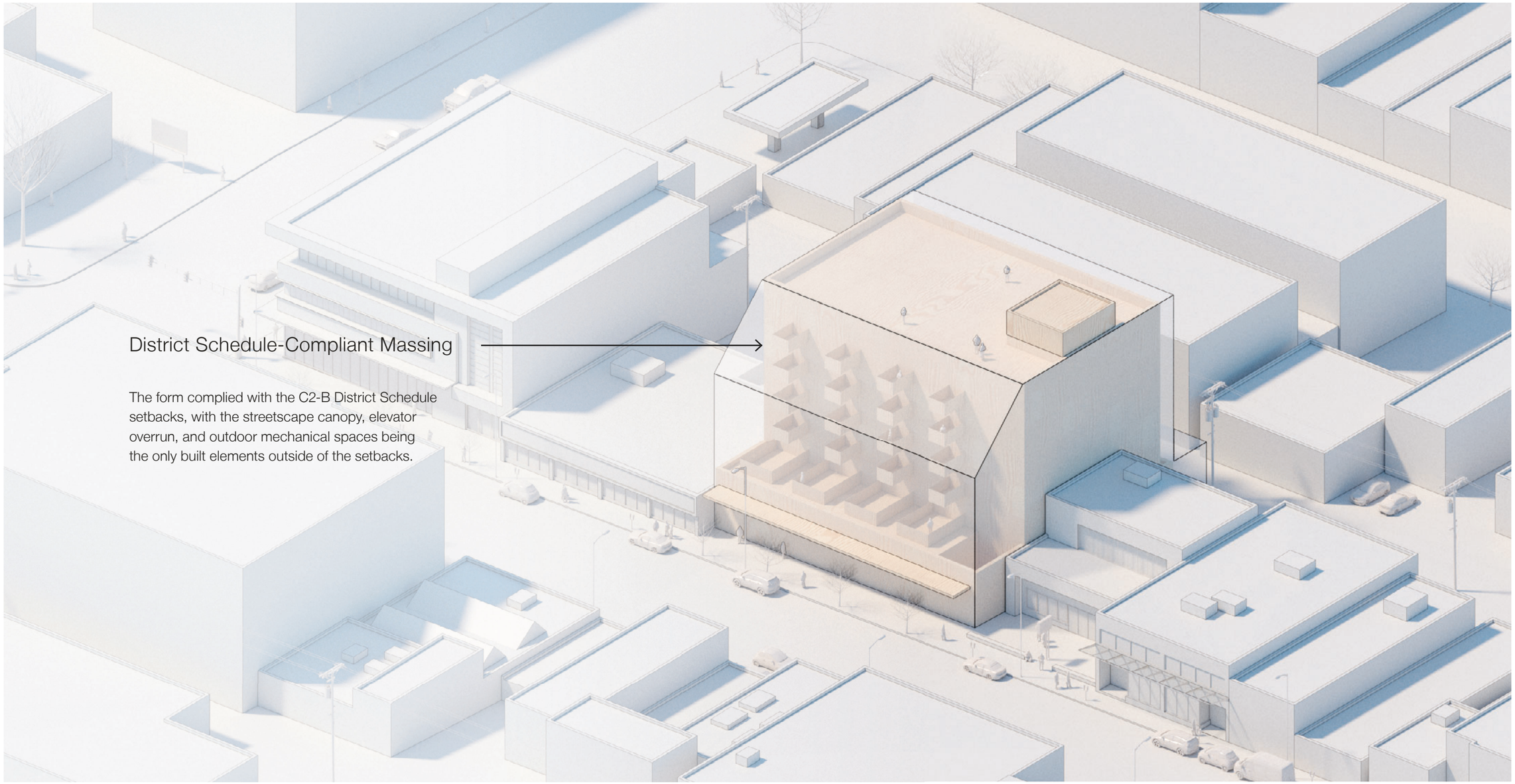


District Schedule-Compliant Massing

The design proposal initially commenced as a District Schedule-compliant form, prior to the Government of British Columbia's Transit Oriented Areas policy.

The form set back from the ground floor streetscape 2.5m, then subsequently recessed the residential levels, per the C2-B District Schedule bylaws.

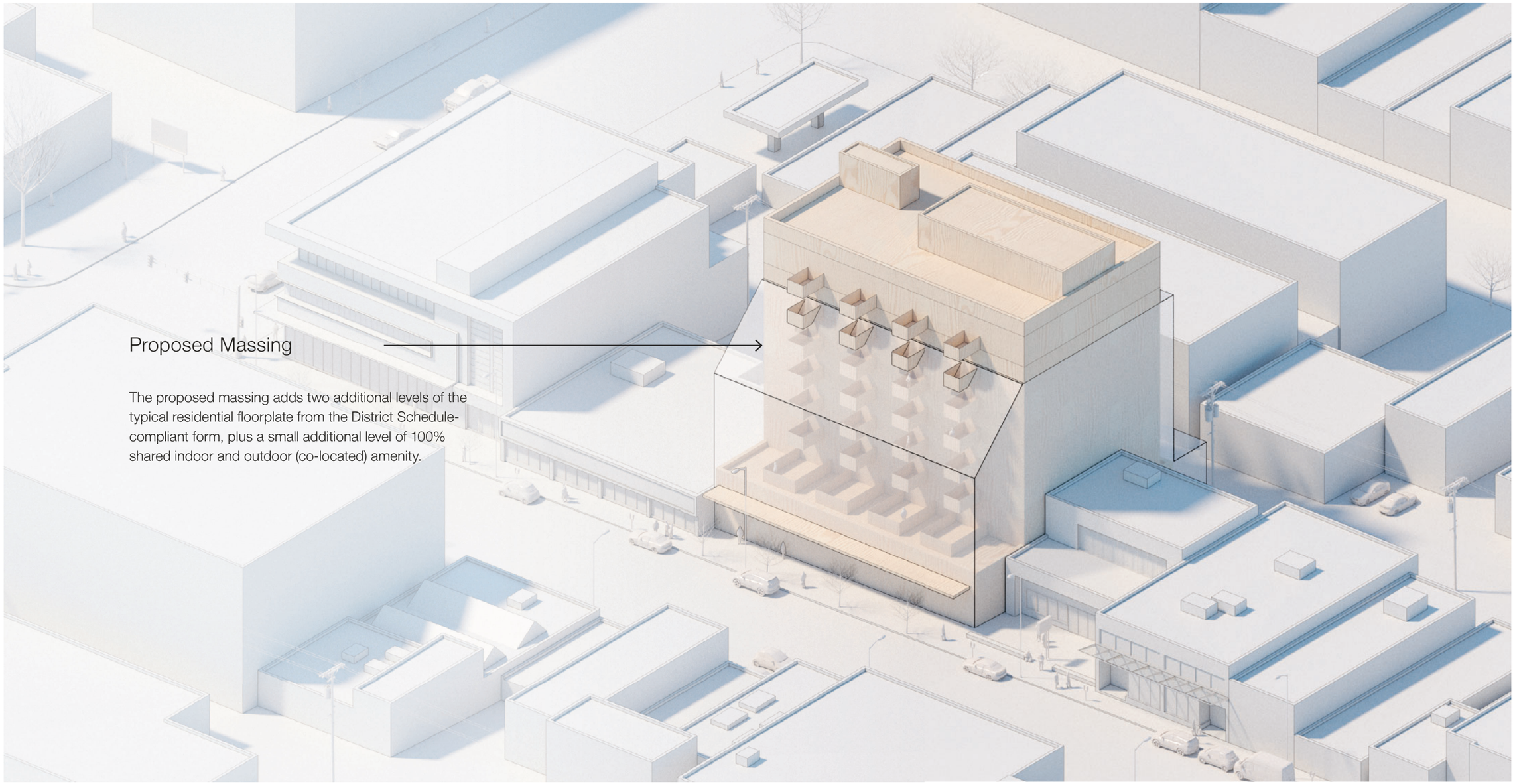
3 Policies and Guidelines
District Schedule Correlation



District Schedule-Compliant Massing

The form complied with the C2-B District Schedule setbacks, with the streetscape canopy, elevator overrun, and outdoor mechanical spaces being the only built elements outside of the setbacks.

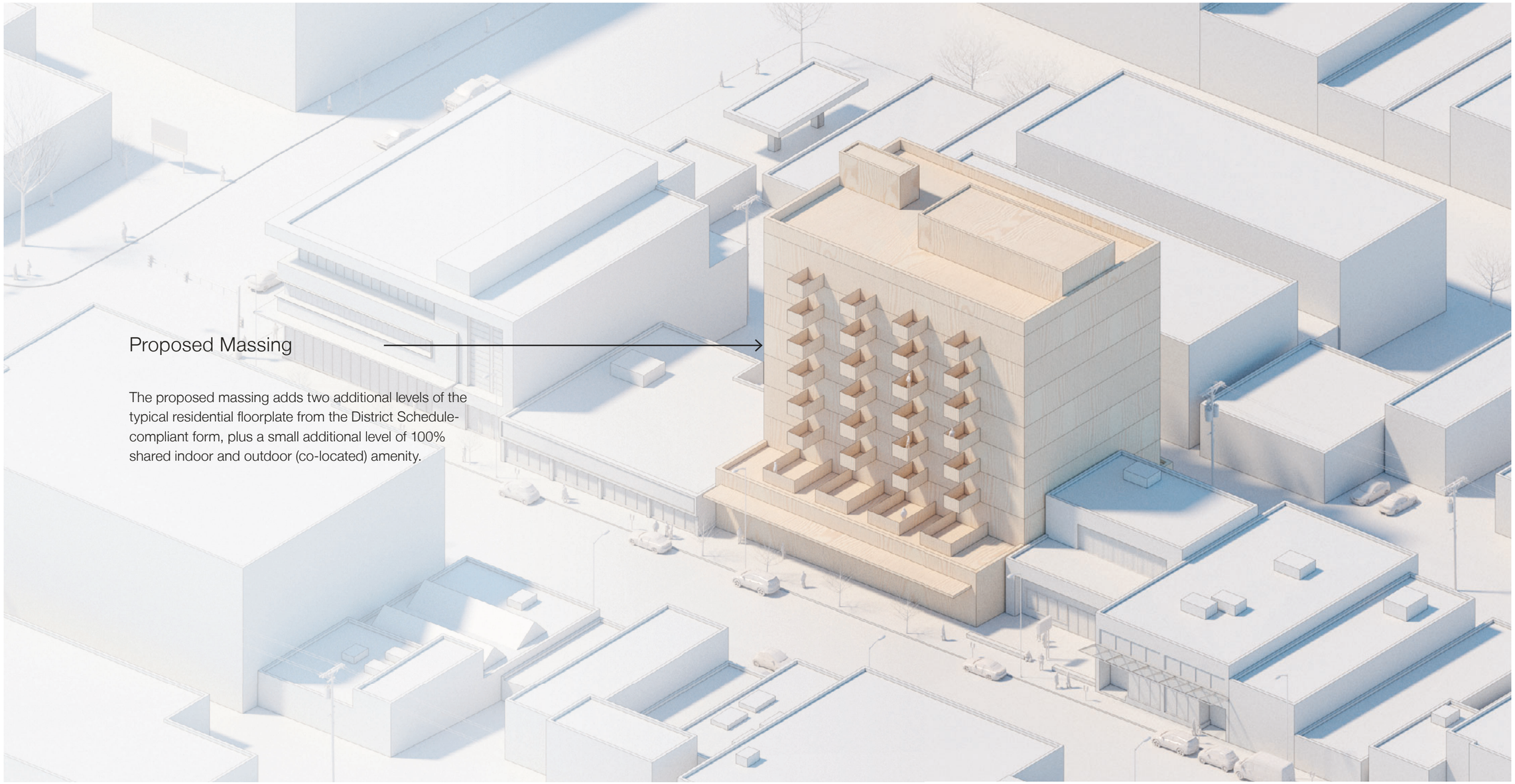
3 Policies and Guidelines
District Schedule Correlation



Proposed Massing

The proposed massing adds two additional levels of the typical residential floorplate from the District Schedule-compliant form, plus a small additional level of 100% shared indoor and outdoor (co-located) amenity.

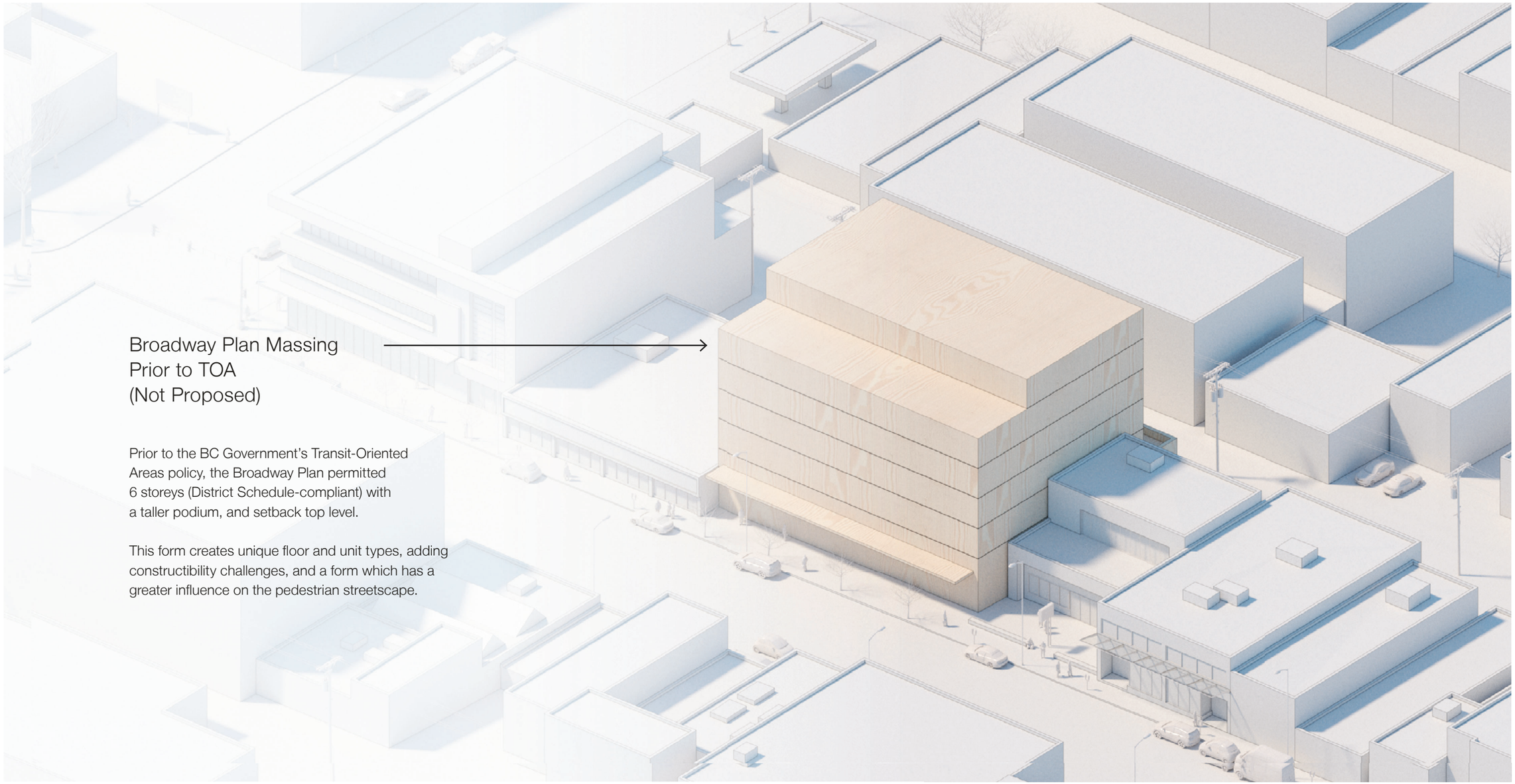
3 Policies and Guidelines
District Schedule Correlation



Proposed Massing

The proposed massing adds two additional levels of the typical residential floorplate from the District Schedule-compliant form, plus a small additional level of 100% shared indoor and outdoor (co-located) amenity.

3 Policies and Guidelines
District Schedule Correlation

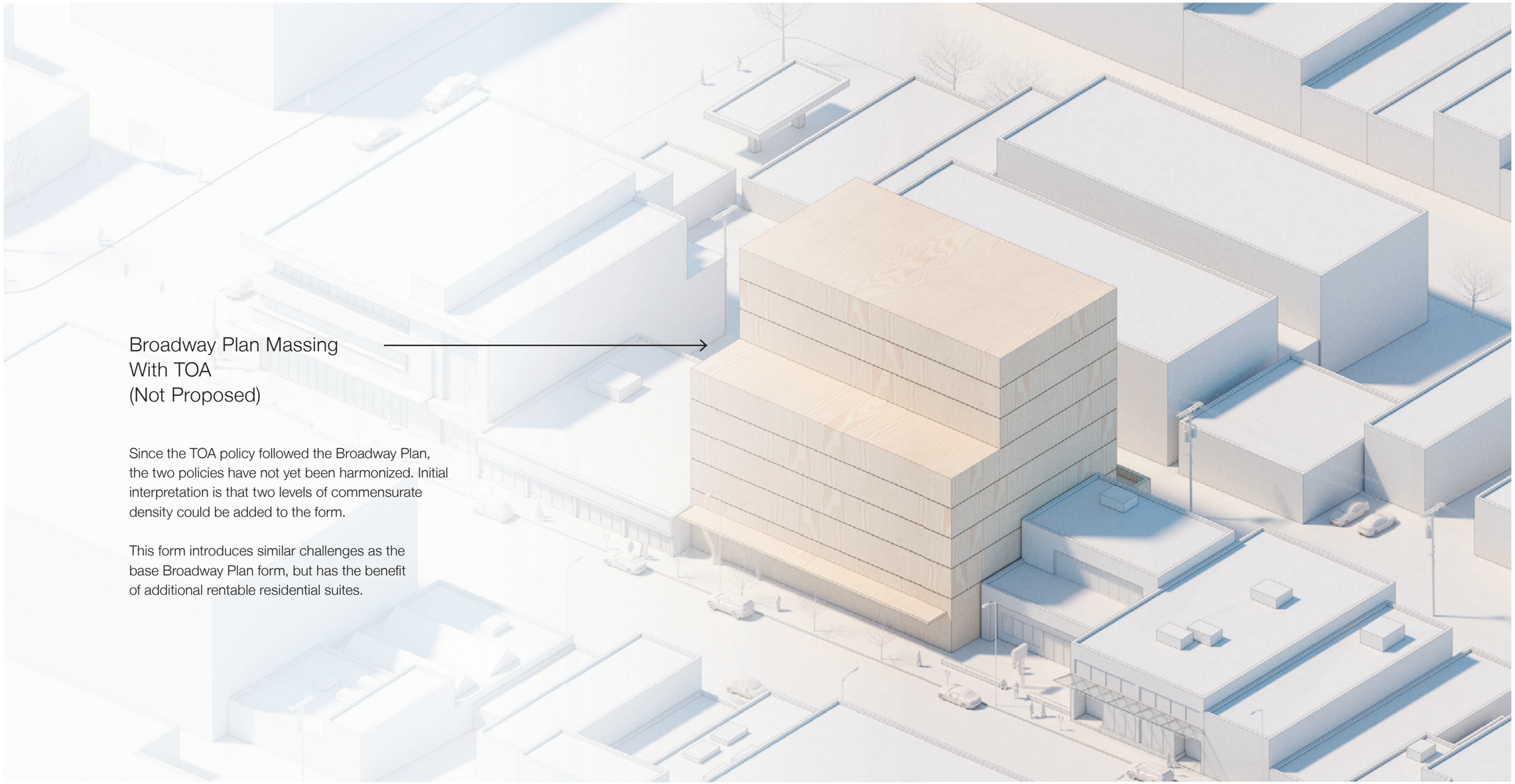


Broadway Plan Massing
Prior to TOA
(Not Proposed)

Prior to the BC Government's Transit-Oriented Areas policy, the Broadway Plan permitted 6 storeys (District Schedule-compliant) with a taller podium, and setback top level.

This form creates unique floor and unit types, adding constructibility challenges, and a form which has a greater influence on the pedestrian streetscape.

3 Policies and Guidelines
District Schedule Correlation

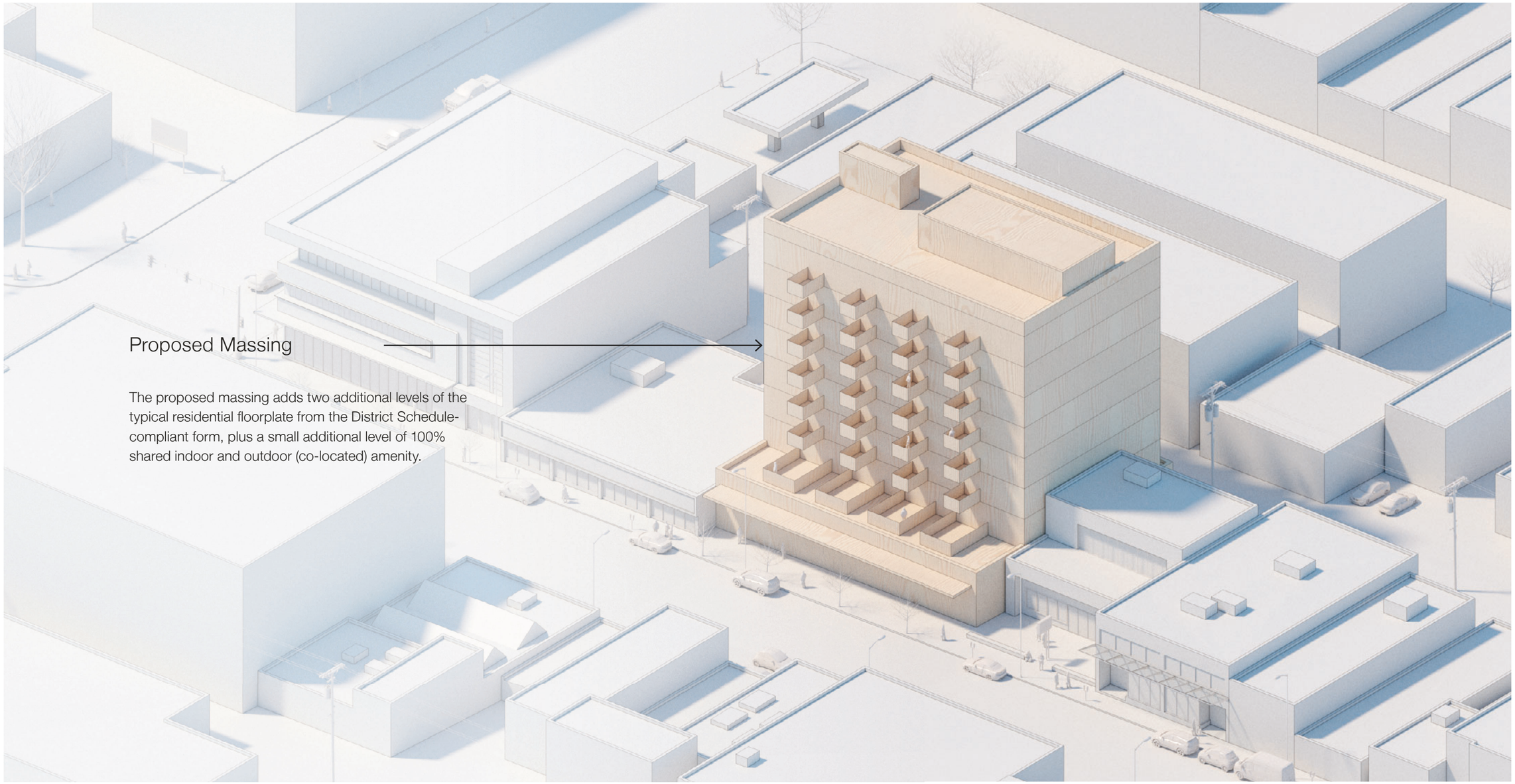


Broadway Plan Massing
With TOA
(Not Proposed)

Since the TOA policy followed the Broadway Plan, the two policies have not yet been harmonized. Initial interpretation is that two levels of commensurate density could be added to the form.

This form introduces similar challenges as the base Broadway Plan form, but has the benefit of additional rentable residential suites.

3 Policies and Guidelines
District Schedule Correlation



Proposed Massing

The proposed massing adds two additional levels of the typical residential floorplate from the District Schedule-compliant form, plus a small additional level of 100% shared indoor and outdoor (co-located) amenity.

3 Policies and Guidelines
Green Buildings Policy for Rezonings

Green Buildings Policy for Rezonings

As part of a Rezoning Application, the proposed development will comply with the City's Green Buildings Policy for Rezonings. This includeS;

- A Letter of Commitment from the project owner to submit the design reports at the time of Building Permit application.
- A Embodied Carbon Design Report, showing the life-cycle assessment of the building.
- A Resilient Buildings Planning Worksheet, demonstrating an understanding of the hazards and risks to the project due to climate change.
- A Letter of Commitment to Enhanced Commissioning, showing committment throughout the design, construction, and occupancy stages of the development.
- Requirements for Energy System Submetering.



3 Policies and Guidelines
Family Housing Requirements

Family Unit Mix Requirements

The Family Room: Housing Mix Policy for Rezoning requires 35% if secured market rental units to be designated as Family Units. This includes a minimum of 10% of the units being 3-Bedroom suites and the remaining 25% being 2-Bedroom suites.

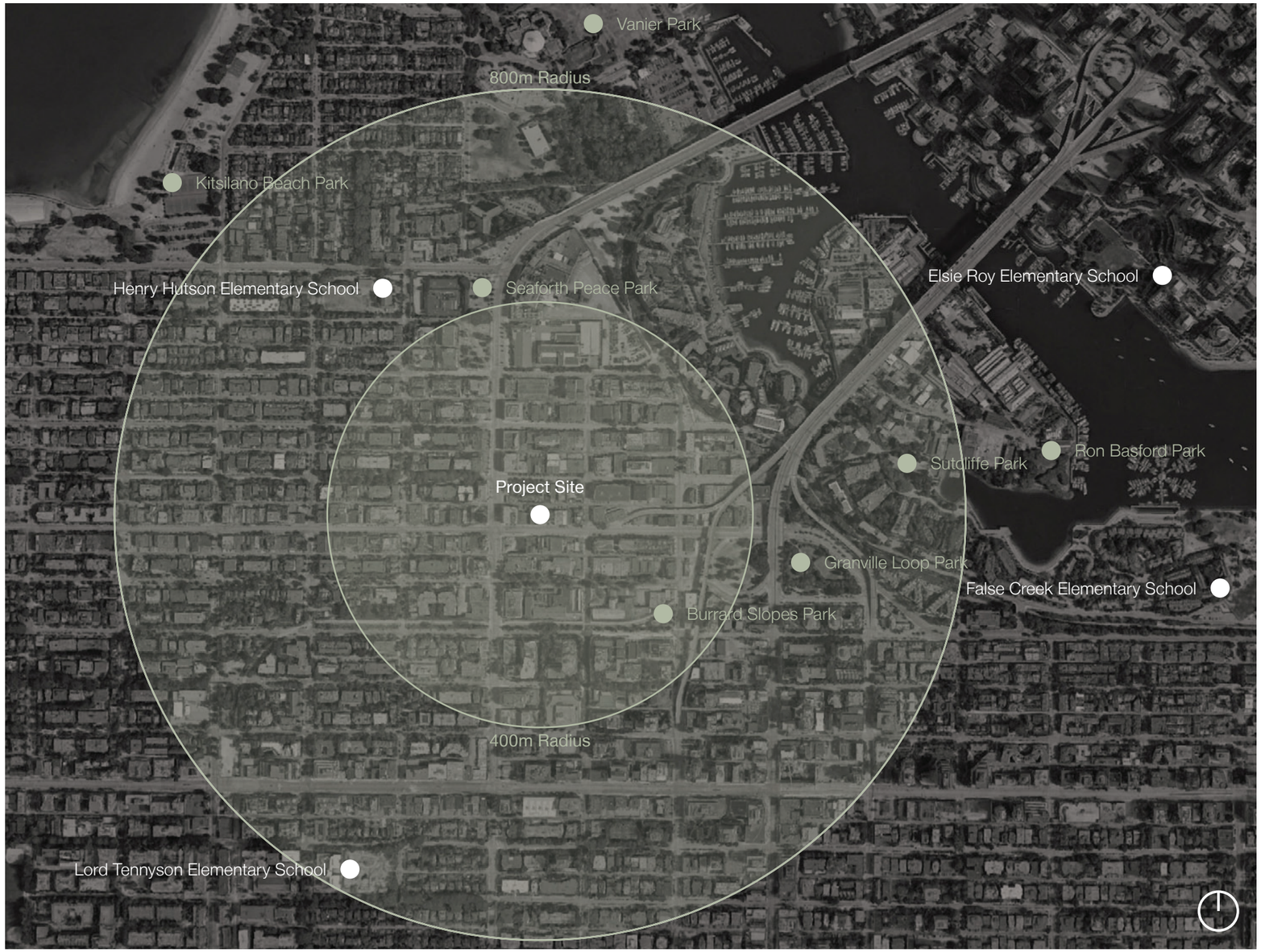
The applicant team understands that the City is assessing potential policy updates that would reduce the number of required 3-Bedroom units. This proposal maintains the higher 10% mix of 3-Bedroom suites.

Per the High-Density Housing for Families with Children Guidelines, these units include usable outdoor spaces, in-suite storage, and have access to outdoor space and a children's play area as part of the building's amenity.

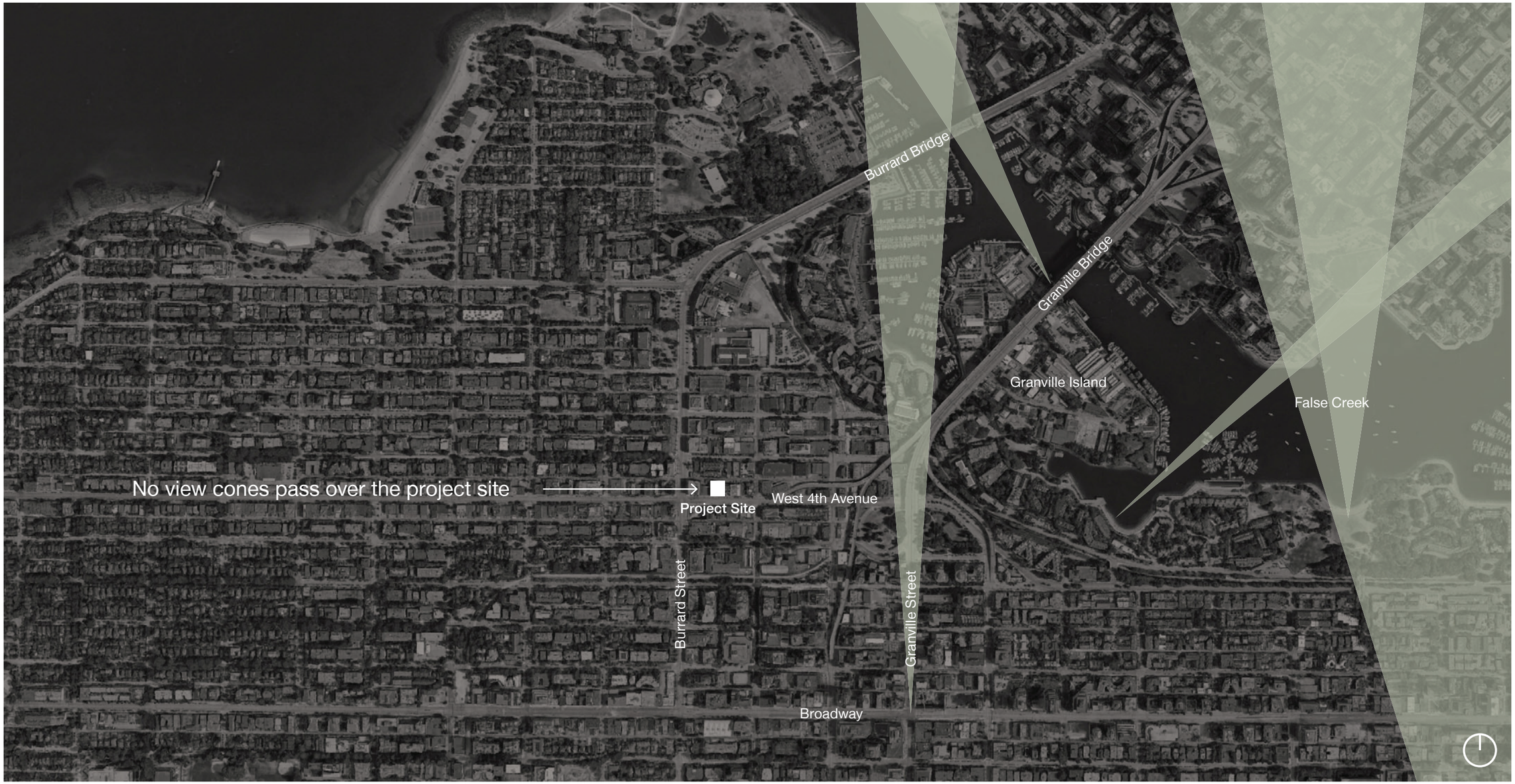
Neighbourhood Compatibility

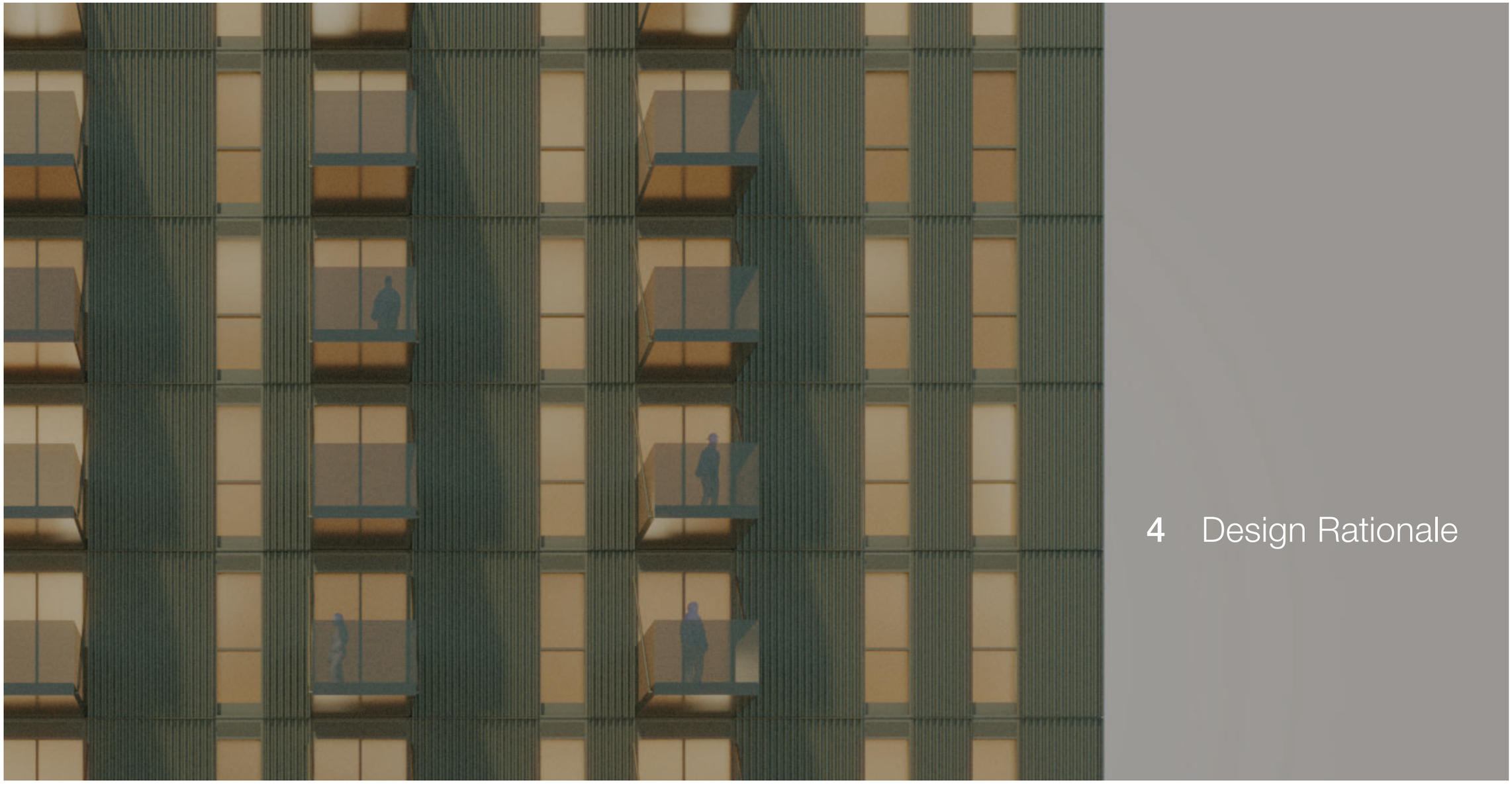
The surrounding area supports the addition of high-density family housing, especially for families with young children. Henry Hutson Elementary School and Lord Tennyson Elementary School both fall within an 800m radius of the site. Two additional elementary schools are a short distance further.

The site is also surrounded by parks; notably Kitsilano Beach Park and Vanier Park to the north, Granville Island and its surrounding parks to the east, and the Arbutus Greenway with the recently upgraded Burrard Slopes Park to the south. The neighbourhood is easily traversed on foot, by bicycle, and by public transit.



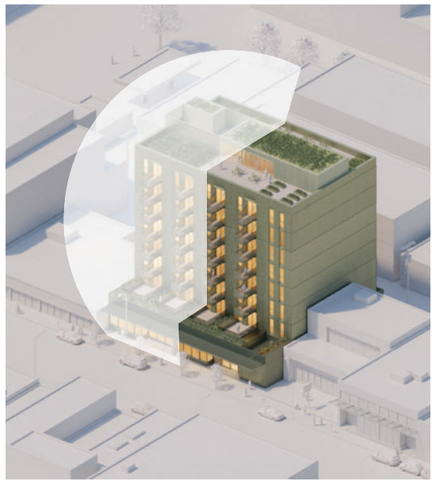
3 Policies and Guidelines
View Cones





4 Design Rationale

4 Design Rationale
Urban Design Principles



Access to Light

Utilize the site's south-facing orientation to allow natural light to penetrate deep within the building.



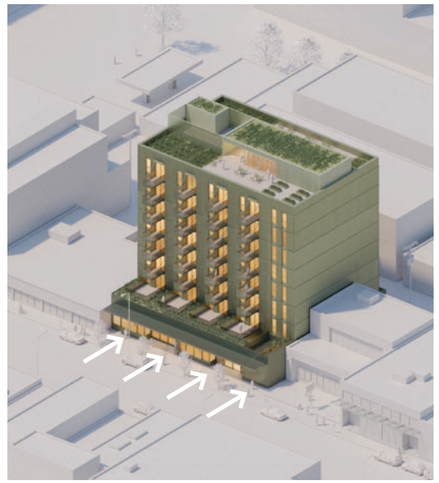
Continuous Streetwall

Complete the streetwall along West 4th Avenue. Contextualize with existing neighbours. Allow entrances, retail spaces, or visual connection to retail to activate the streetwall.



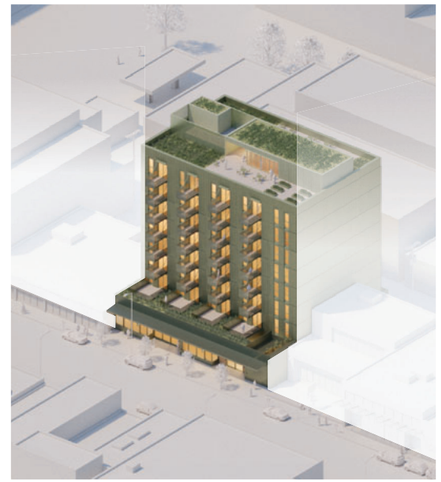
Programmatic Buffer

Consider the activity at the ground level streetscape and how privacy can be protected for the upper levels.



High Quality Streetscape

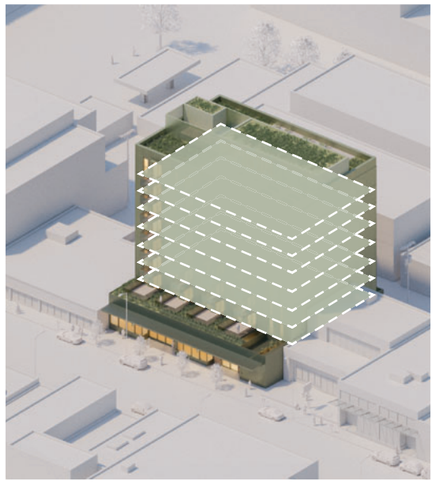
Articulate the streetscape in a way which can be adapted by different tenants. Design retail spaces which can be demised or occupied by a larger tenant. Provide ample weather protection.



Future Context

Anticipate how the surrounding area is going to change, and ensure the design is compatible with its future context.

4 Design Rationale
Architectural Design Principles



Repeating, Consistent Levels

Maximizing construction efficiency and unit count, stack each residential level as a repeating floorplate.



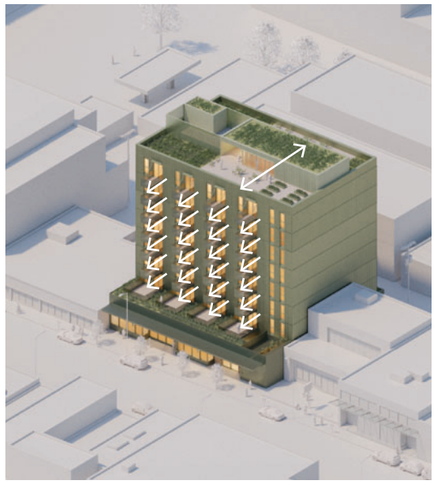
Wrapped Cladding

Finish all faces with a suitable cladding treatment to avoid blank party walls on the east and west facades.



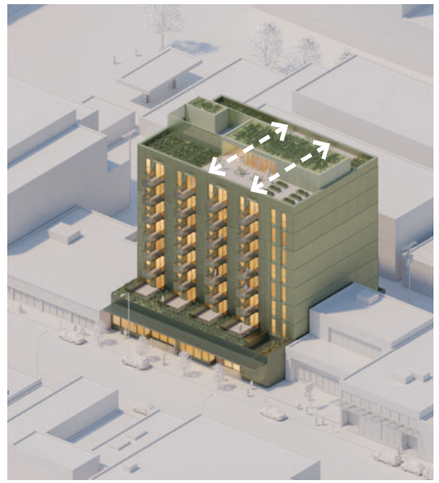
Entrance Courtyard

Add an outdoor courtyard between the residential lobby and busy street to enhance privacy, improve air quality, and create a soft, welcoming entrance.



High Quality Spaces

Create resilient high-quality spaces which can be adapted by different tenants. Provide large outdoor spaces for each residential suite. Utilize the balconies as a form of architectural expression.



Shared Indoor / Outdoor Space

Co-locate indoor and outdoor amenity spaces to improve usability, social interaction, and access to views for all residents.

4 Design Rationale
Neighbourhood Character

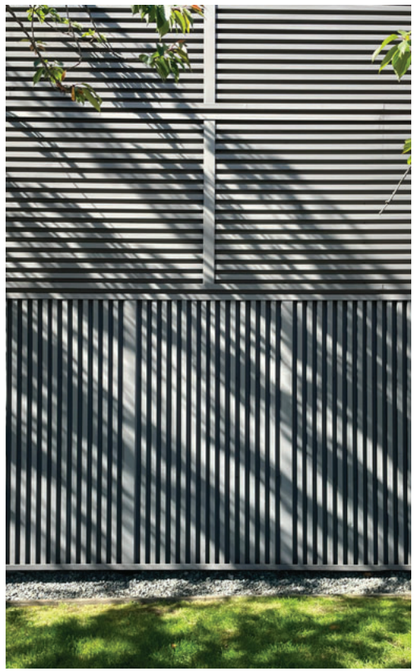
Colour of West 4th Village

The surrounding area is known for its connection to nature. The abundance of tree-lined streets and notable parks (Kitsilano Beach, Vanier Park) create a direct connection with nature. Buildings along the West 4th retail streetscape and homes in the surrounding area have been painted to harmonize the built and natural landscapes.







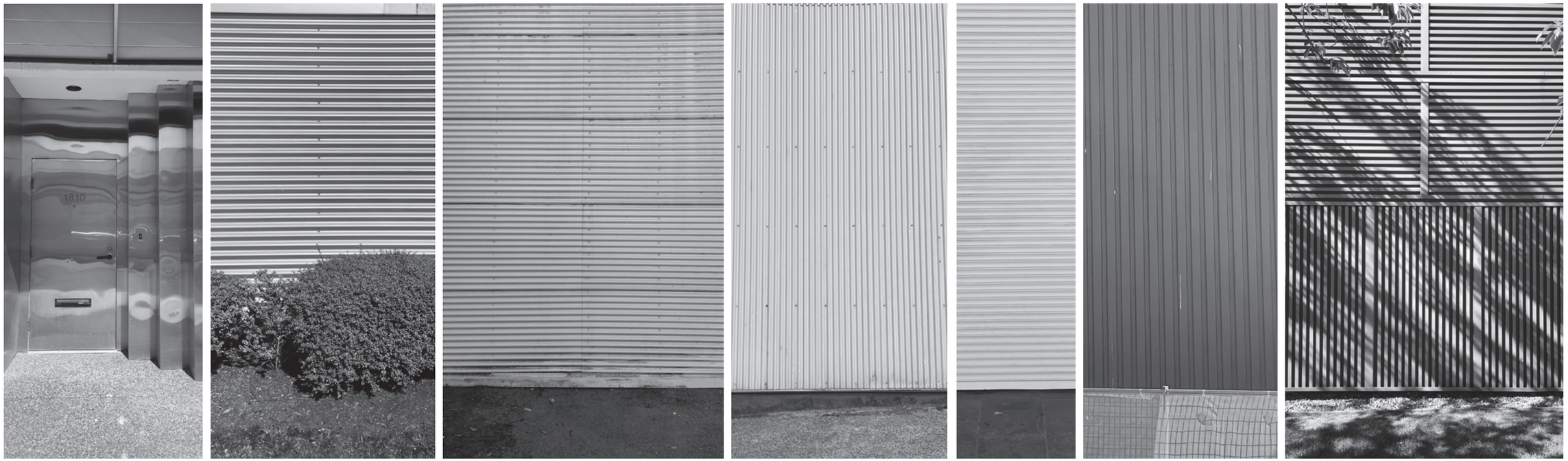



4 Design Rationale
Neighbourhood Materiality

Contextually-Responsive Treatment

Sited between the industrial area of the Burrard Slopes, the vibrant retail village of West 4th Avenue, and the surrounding residential area, there were numerous different cladding and facade treatments to respond to.

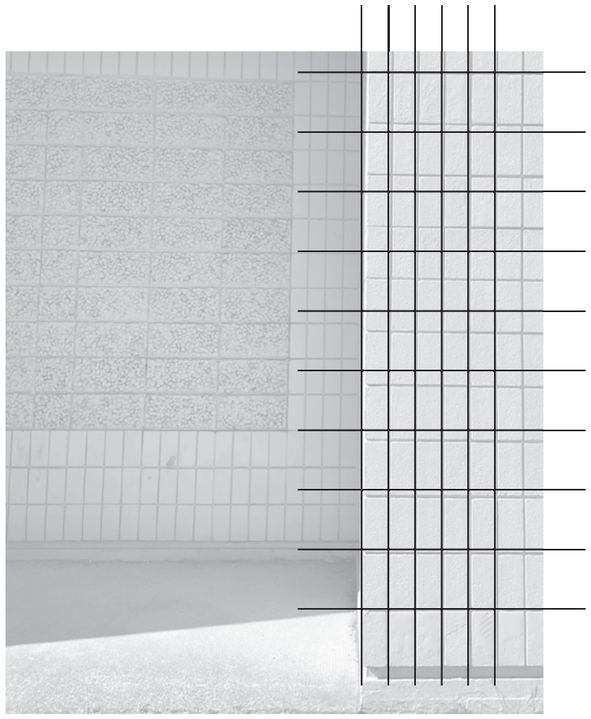
Corrugated metal is frequently observed in the neighbourhood, likely due to its economy, durability, and ease of installation.



4 Design Rationale
Neighbourhood Principles

Cladding Design Principles

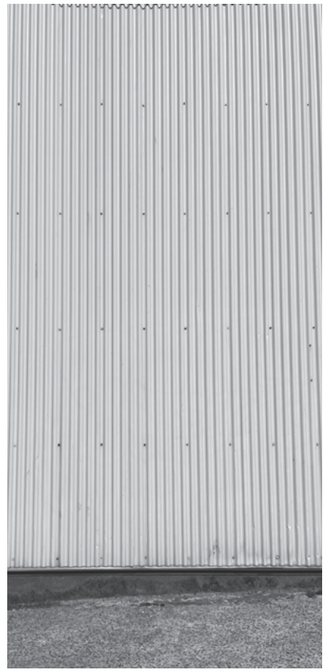
Whether clad with metal, masonry, stucco, or any other material, the surrounding area's buildings seem to be guided by principles of simplicity. Building forms are square and orthogonal. Textures are linear and repeating. Materials are modest and easy to maintain.



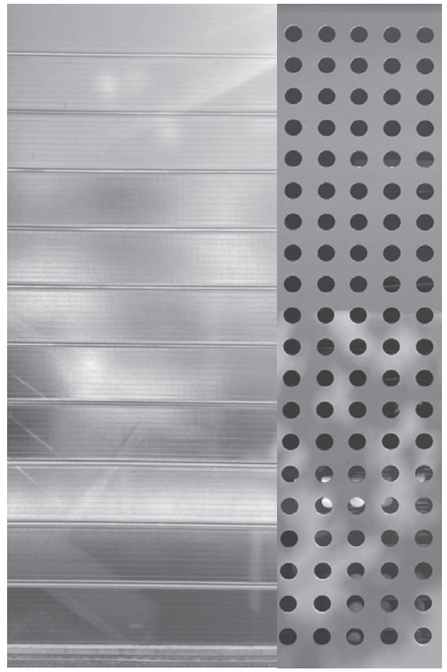
Simple Grids and Repeating Modules



Texture and Light



Durable and Robust



Translucency



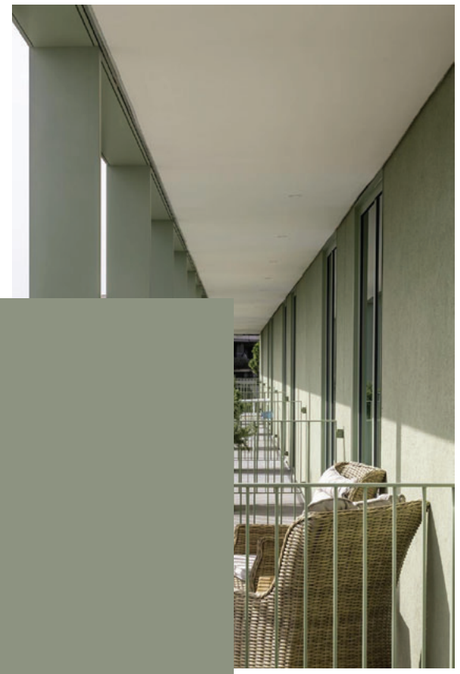
Modesty

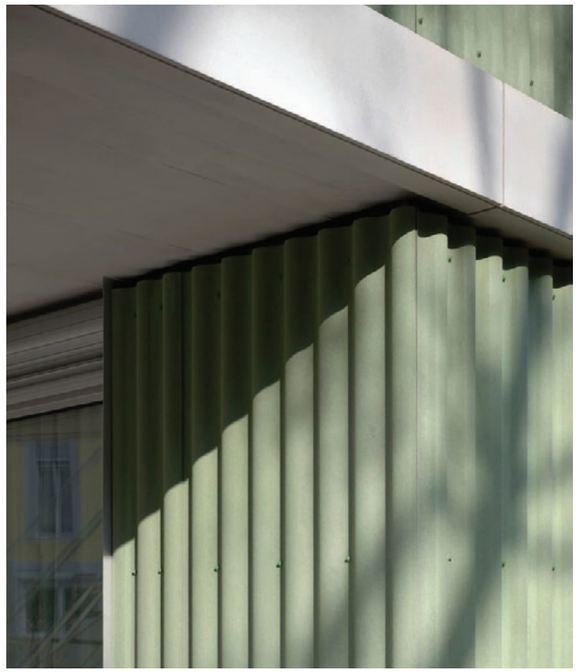
4 Design Rationale
Neighbourhood Response

Colour Response

Green-painted corrugated metal was considered and selected as a potential cladding material for its contextual use, robustness, material honesty, and connection between industrial and residential typologies. With the two exposed party walls, this material was selected for its ability to wrap all four faces of the building. The colour is borrowed from the leafy nature of the neighbourhood and storefront finishes along West 4th Avenue.











RAL D2 – Lavender Leaf Green
120 60 10

RAL D2 – Lavender Leaf Green
120 60 10

4 Design Rationale
Setback Response

Rezoning Enquiry Comment

The City's response to the Rezoning Enquiry provided the following response to the massing of the building:

"Continuous zero lot line street wall buildings are not typically seen above six storeys. To address the height of the street wall and the blank side walls, the integration of side setbacks is requested to break up the upper massing."

Challenges of Setbacks

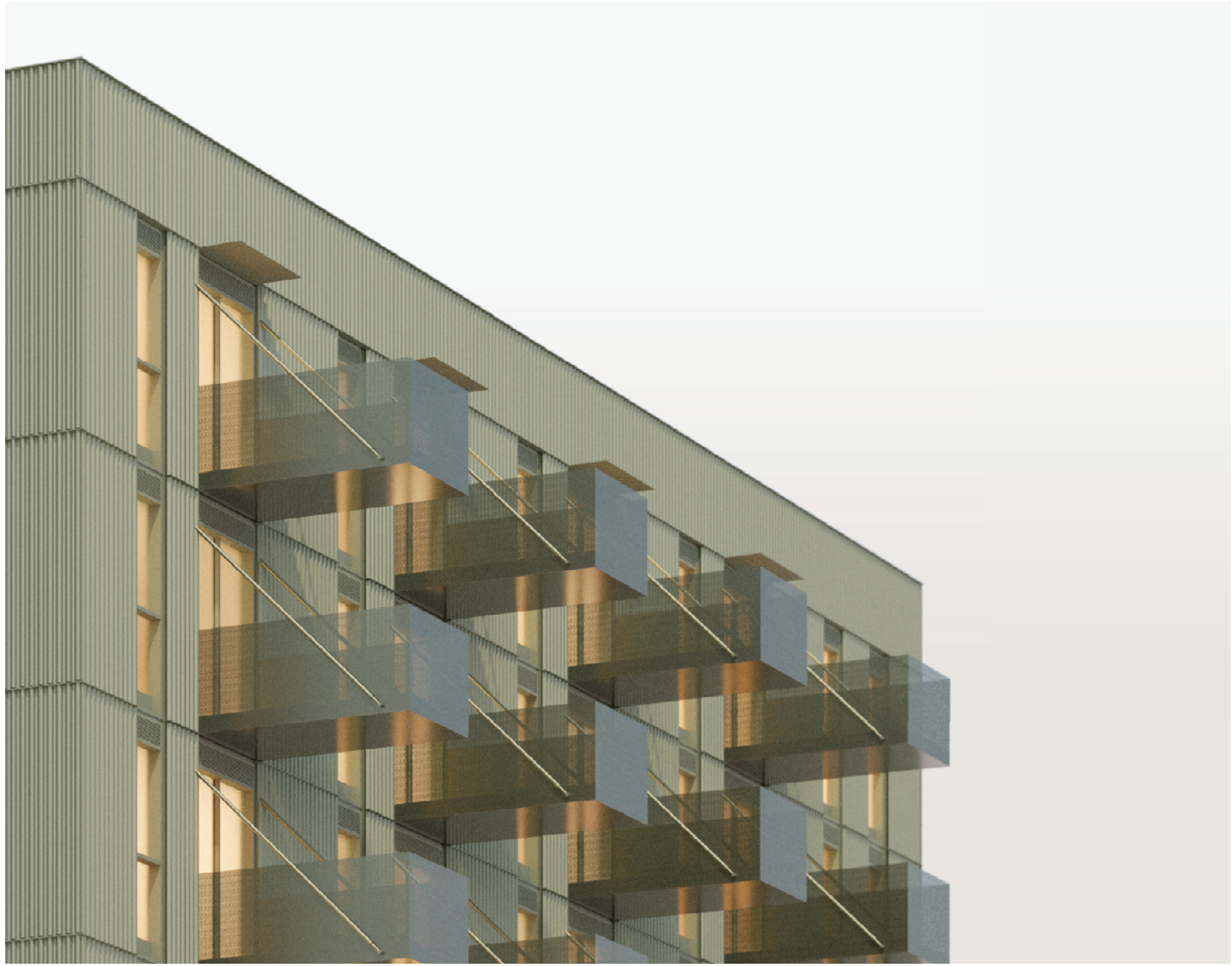
Acknowledging the request for a side setback, four conditions exist which challenge the massing and validity of the project.

01 Broadway Plan Setback Requirements

02 Streetwall Impact and Future Condition

03 Impact on Core Placement

04 Impact on Rental Unit Count and Affordability



4 Design Rationale
Setback Response

01 Broadway Plan Setbacks

The Broadway Plan calls for setbacks to “reinforce the existing or anticipated streetwall, support livability, and mitigate transitions between taller forms and adjacent properties.”

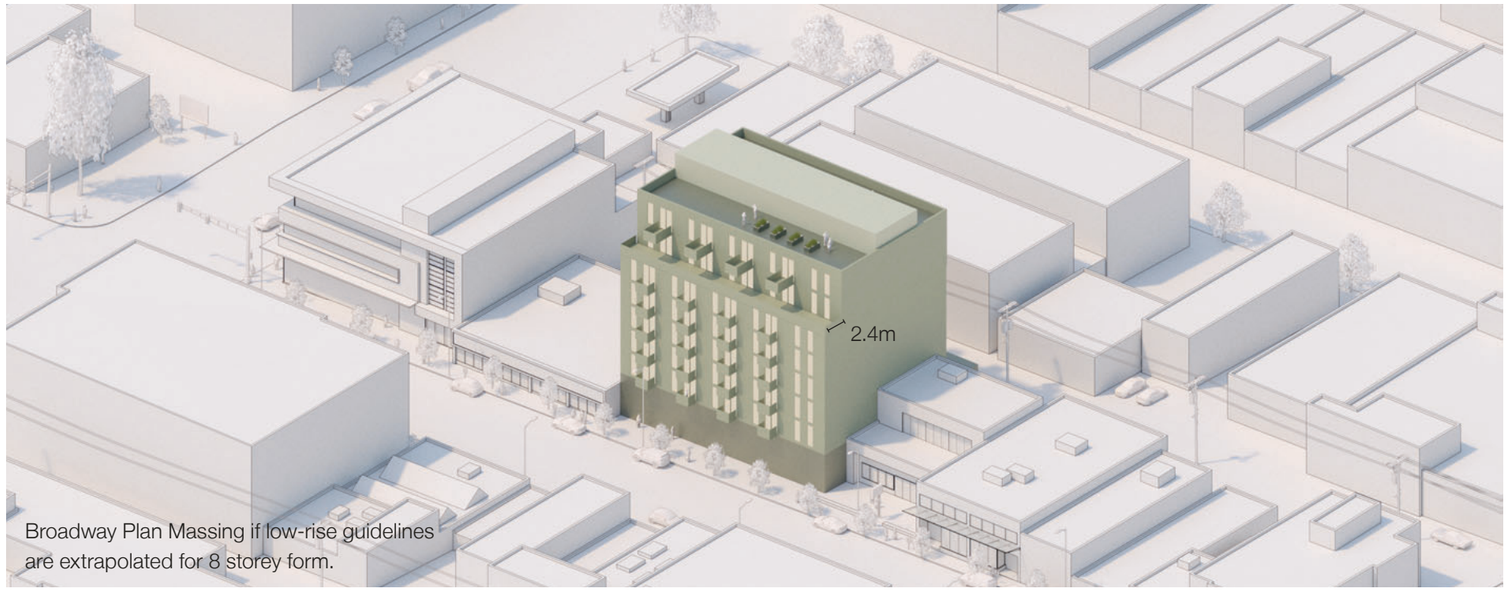
In Section 11.1.13, the Plan notes “setbacks should apply to the whole building, rather than multiple upper storeys in order to allow for a simplified building form.” In Section 11.5, the massing for the Villages typology does not require a setback between the commercial and first residential level, rather, a setback at a higher residential level is shown.

The setback in the diagram (below) appears to be around 2.4m (8ft.). Note: no sideyard setbacks are shown in this massing.

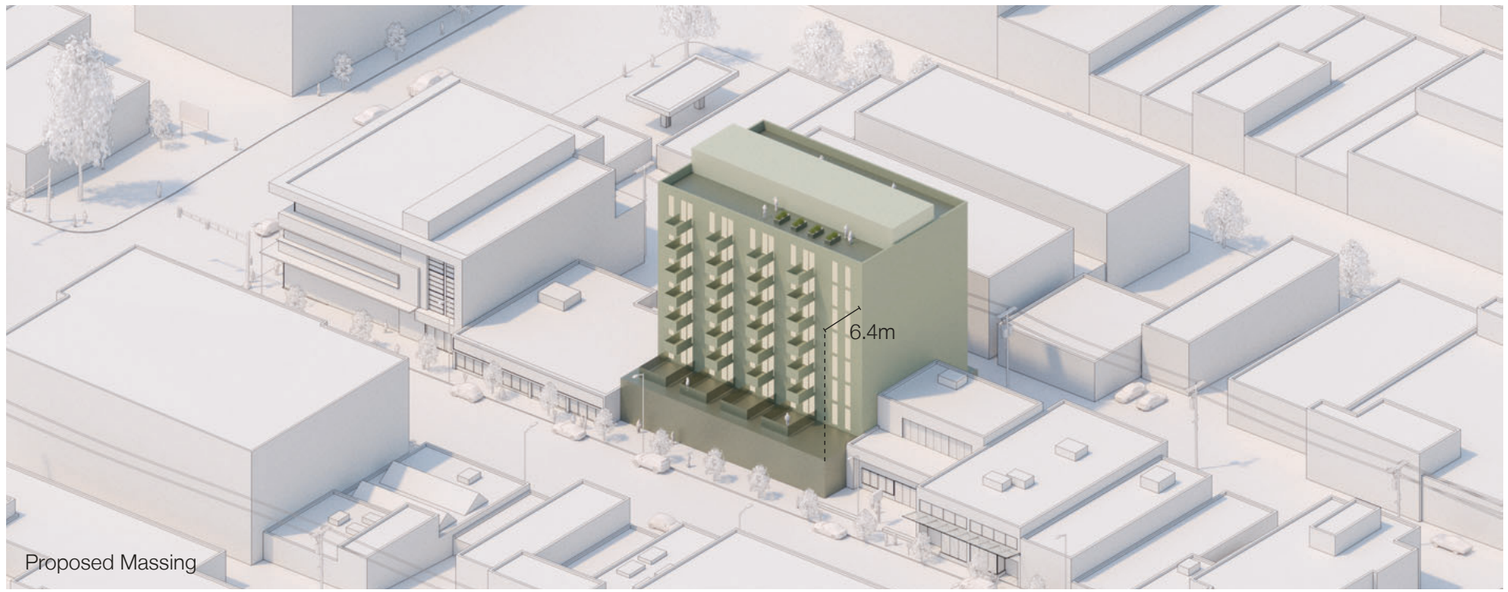
The proposed design introduces the setback at all residential levels, as opposed to only upper storeys. The setback from Level 2 creates a defined shift between commercial and residential levels, enhancing the presence of the retail streetscape while creating a buffer for the residential levels. This setback enhances the streetscape but allows for increased views and access to daylight.



Low Rise Diagram from Broadway Plan, page 319.



Broadway Plan Massing if low-rise guidelines are extrapolated for 8 storey form.



Proposed Massing

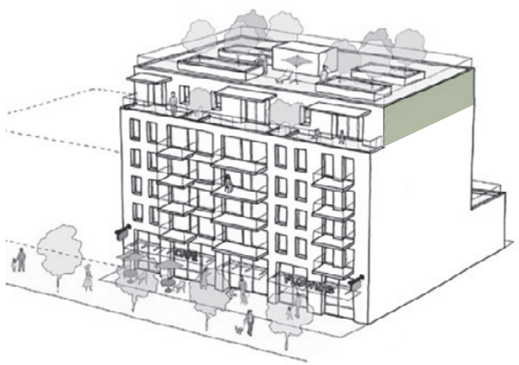
4 Design Rationale
Setback Response

02 Streetwall Impact and Future Condition

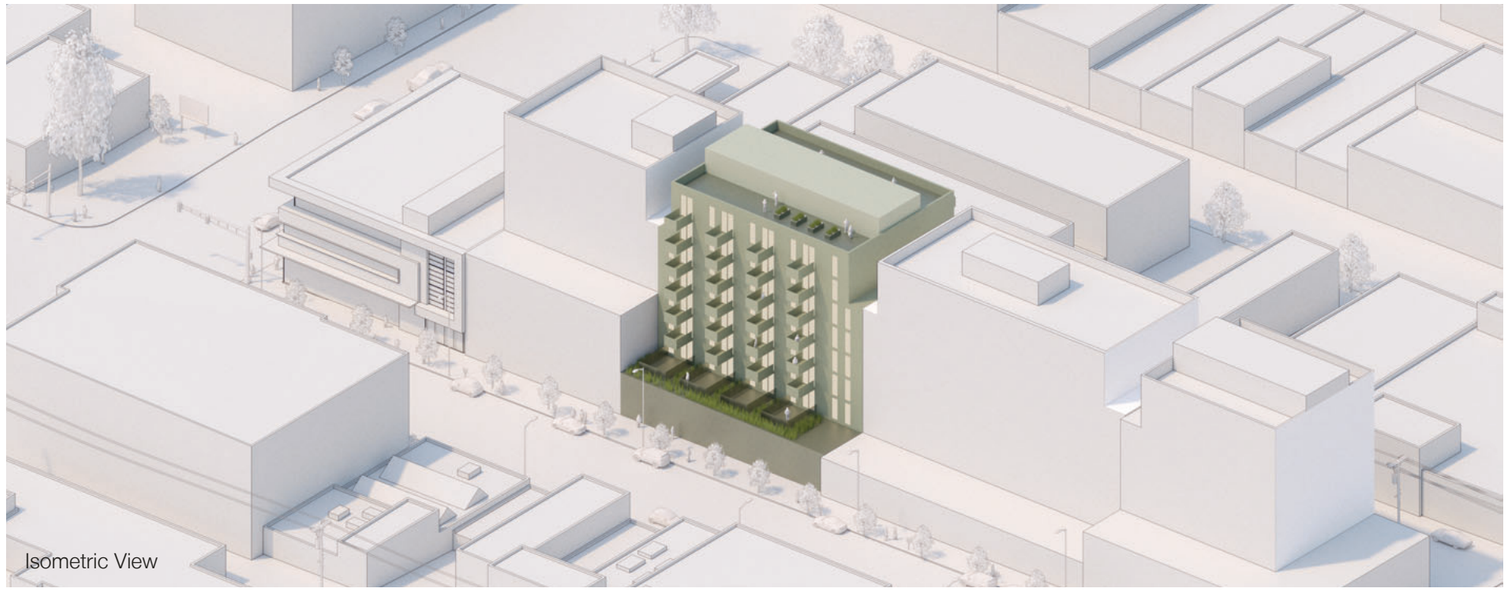
Anticipating that adjacent future developments may also be required to provide equal setbacks at Levels 7 and 8 along the east and west party walls, the images to the right show a potential future context.

In this scenario, the result is a continuous streetwall with setbacks only at the uppermost levels. These setbacks are too small to offer meaningful benefits and overcome the limiting distance and horizontal angle of daylight requirements. They offer no meaningful improved views, increased daylight access, or viable glazing opportunities, for any of the buildings.

From a pedestrian standpoint, the gaps would be nearly imperceptible. From a design and construction perspective, however, the required setbacks significantly reduce efficiency, add complexity, and increase costs for each project. Given the minimal urban design benefit, the impact on building performance and constructibility appears disproportionate.



Sideyard Setback Area



Isometric View



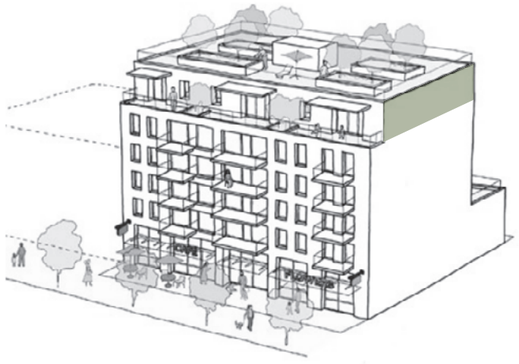
West 4th Perspective

4 Design Rationale
Setback Response

03 Impact on Core Placement

The site's proportions, constraints, and limited footprint encourages a split stair core. Positioning the stairs and elevators along the party walls allows for contiguous retail space at West 4th, an efficient parkade layout with workable drive aisles, and optimal glazing and unit depth on the residential floors.

Introducing party wall setbacks at Levels 7 and 8 would require the core to be shifted inward on all levels. This shift would significantly affect unit livability and size, reduce overall rental unit count, and compromise the functionality of the parkade.



Sideyard Setback Area





4 Design Rationale
Setback Response

04 Impact on Rental Unit Count and Affordability

The primary constraint in organizing the suites is the access to daylight and ventilation by means of the available glazing area. The current unit grid has been carefully arranged to ensure that all living spaces and bedrooms have access to an operable window. Even if unit depths were increased, no additional suites could be added due to glazing limitations.

Introducing a setback at Levels 7 and 8 would remove one unit on each floor. These units cannot be relocated elsewhere in the building because of envelope constraints and the lack of additional glazing capacity. As a result, any setback would lead to a minimum loss of two units. The livability of the upper suites would be compromised as there would be less area for the required suite types; kitchens, bedrooms, and storage areas would be smaller to accommodate the setback.

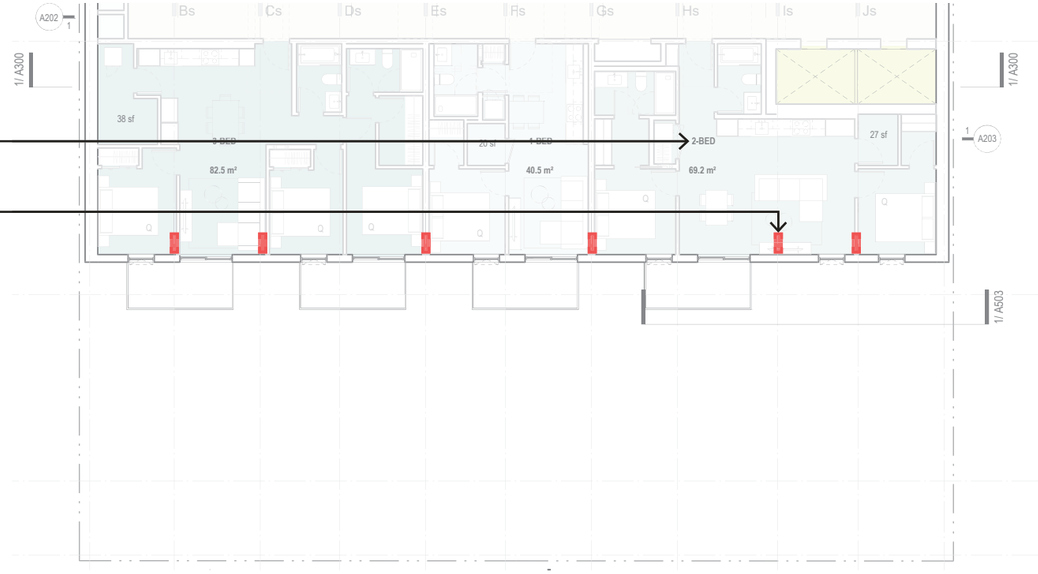
Beyond the reduced unit count, a setback would add significant complexity to the building's design. A new row of columns aligned with the setback levels would be required and carried down to grade, decreasing the usable floor area of all suites on Levels 2 through 6. Additional roof assemblies and increased building envelope would also be needed at the Level 6/7 transition. The increased complexity and reduced unit count would increase construction cost, and ultimately lead to higher rental rates.



Front Setback Area

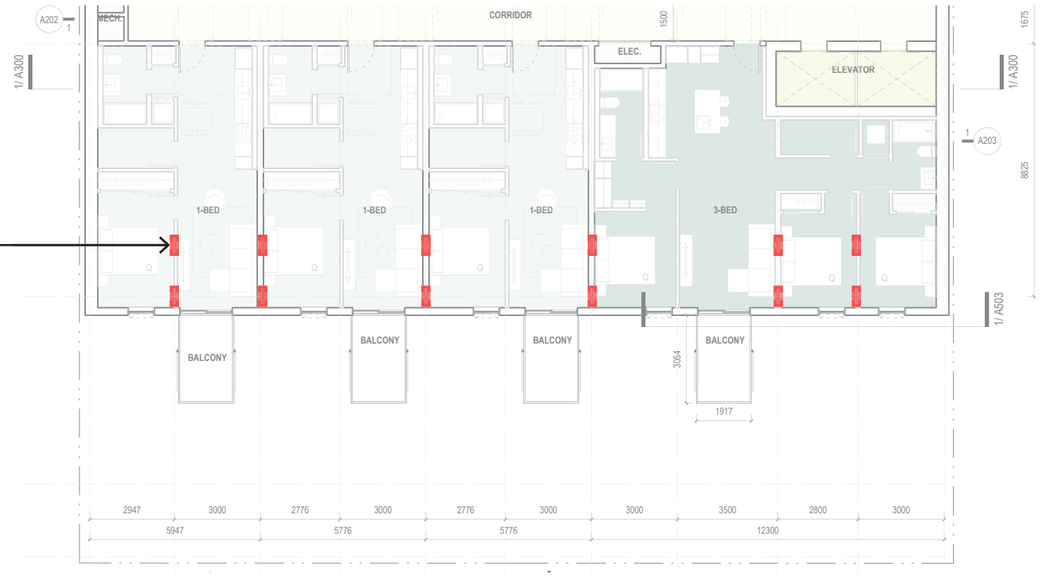
Inefficient unit layouts; wide and shallow

Columns appear in living spaces due to wider unit type



Level 7-8

Additional row of columns needed due to upper storey setback



Level 2-6

4 Design Rationale
Setback Conclusion

Response to Setback Request

In reviewing the requested upper-level setback, the architectural team and client studied possible setback options and assessed the implications of shifting the uppermost residential levels. The design team feels that the proposed development meets the intent of the Broadway Plan, response letter, and City policies, while providing a higher quality building that meets the needs of the neighbourhood. Applying the setback consistently across all residential levels along West 4th (as opposed to only the uppermost floors) creates an efficient, context-sensitive building design.

The intent behind the massing is reinforced with the following points:

01 Urban Design Benefit

The established setback at Level 2 provides a legible transition between the retail frontage and residential massing above. This creates a more defined streetscape that ties in with the village nature of West 4th Avenue. The retail storefront participates in the character of the West 4th retail streetscape, while the residential levels are set back to create a buffer from the noise and activity of the street. Introducing additional setbacks higher in the building would interrupt this clarity without delivering a meaningful public realm improvement.

02 Additional Rental Units

Due to the constraints of the possible glazed areas (at the north and south facades only), adding an additional setback at the upper levels would reduce the overall unit count, even if the density area is reallocated elsewhere in the building.

03 Simplified Construction

Adding a setback within the residential levels increases the complexity of the building. Additional columns, drainage pipes, membranes, and roof assemblies are needed. This complexity not only reduces the viable area for suites but also increases the overall cost, negatively impacting affordability.

04 Consistent Architectural Treatment

Anticipating that the party walls would be visible until neighbouring sites develop, the east and west elevations are finished in the same cladding as the West 4th elevation. This will elevate the finished appearance of the party walls beyond an unfinished concrete masonry block aesthetic. Variations in the rhythm of the cladding corrugation are proposed at each level to add a layer of detail and interest.

The proposed development aligns with the Broadway Plans's recommendations and achieves a higher degree of livability, additional units within the same density, simplified construction, and a better urban design condition. Based on the team's analysis and the absence of policy directives requiring an upper-level setback ,the proposed building form represents a more coherent, function, and contextually appropriate solution for the site and surrounding neighbourhood.





5 Project Statistics

5 Project Statistics
Statistics Summary

Site Information		
Municipal Address	1749-1755 West 4th Avenue, Vancouver, BC V6J 1M2	
Legal Description	Lot C and Lot A of Block 238 District Lot 526 Group 1 New Westminster District	
PIDs	Lot A: 12019, Lot A: BCP27247	

Zoning		
Broadway Plan Area	FW4A	Fairview, West 4th Village
Zoning	C-2B	Commercial
Proposed Zoning	CD-1	Mixed-Use Residential

Site Dimensions		
Site Area (m²) / (ft²)	1,040.4	11,199
Site Frontage (m) / (ft)	30.5	100
Site Depth - Lot A (m) / (ft)	34.4	113
Site Depth - Lot C (m) / (ft)	33.8	111

Fronting Streets	Designation	Right-of-way Width (m)	(ft)
W4th Avenue	Retail / Service	24.4	80

	C-2B	Broadway Plan FW4A	Proposed CD-1
Uses	**Permitted C-2B**	**Permitted/Required**	**Proposed**
	Mixed-Use Residential	Mixed-Use Residential	Mixed-Use Residential
Gross Floor Area, FSR, Units	**Permitted C-2B**	**Permitted/Required**	**Proposed**
Total Gross Floor Area (m²)	3,641.4	3,641.4	4,661.7
Residential Floor Area (m²)	3,277.3	3,277.3	3,941.9
Non-Residential FSR (CRU)(m²)	364.1	364.1	719.8
Total FSR	3.5	3.5	4.5
Residential FSR	3.15	3.15	3.8
Non-Residential FSR (CRU)	0.35	0.35	0.7
Note: Please see detailed Floor Area + Unit Statistics for more information.			
Residential Units	**Permitted C-2B**	**Permitted/Required**	**Proposed**
Total Residential Units		n/a	56
% of Family Units (2 & 3 Bedrooms)	35%	35%	38%
% of 3 Bedroom Units		10%	13%
Building Height and Form	**Permitted C-2B**	**Permitted/Required**	**Proposed**
Height (m)	22.0	22.0	30.8
Height (storeys)	6	6	9
Floorplate Maximum (m^2)			
Setbacks (m)	**Required C-2B**	**Permitted/Required**	**Proposed**
Front (south)	2.5	2.5	0.0
Front Above 15.3m (south)	6.8	6.8	0.0
Front (below grade)	n/a	n/a	0.0
Side (east & west)	0.0	0.0	0.0
Rear Non-Dwelling (north)	1.5	1.5	0.0
Rear Dwelling (north)	4.6	4.6	0.0
Building Performance		**Limit (kWh/m2a)**	**Proposed**
Total Energy Use Intensity (TEUI)		110	120
Thermal Energy Demand Intensity (TEDI)		25	30
Greenhouse Gas Intensity (GHGI)		3	6
Low Carbon Materials and Construction		10% reduction from benchmark	10% reduction from benchmark
Off-Street Vehicle Parking	**Required**	**Permitted/Required**	**Proposed**
Residential and Visitor		6	7
Non-Residential		7	7
Total		13	14
Note: Please see detailed Off-Street Vehicle Parking table for more information.			
Off-Street Bicycle Parking	**Required**	**Permitted/Required**	**Proposed**
Residential Class A		92	98
Residential Class B		4	4

5 Project Statistics
Building Height and Setbacks

Building Height

The proposed height of 30.8m is driven by clear programmatic requirements; a 5.2m floor-to-floor ground-level retail podium supports an active commercial frontage. Seven residential storeys above, each at 3.1m floor-to-floor, ensure functional livability and daylight performance. Lastly, a 3.8m top-level amenity floor, which incorporates necessary roof and mechanical build-up, completes the form.

The resulting massing complies fully with existing policy and is calibrated to remain sensitive to its surrounding context. No nearby parks are shadowed, and because the site sits on the north side of the street, the building does not cast shadows onto the West 4th Village streetscape.

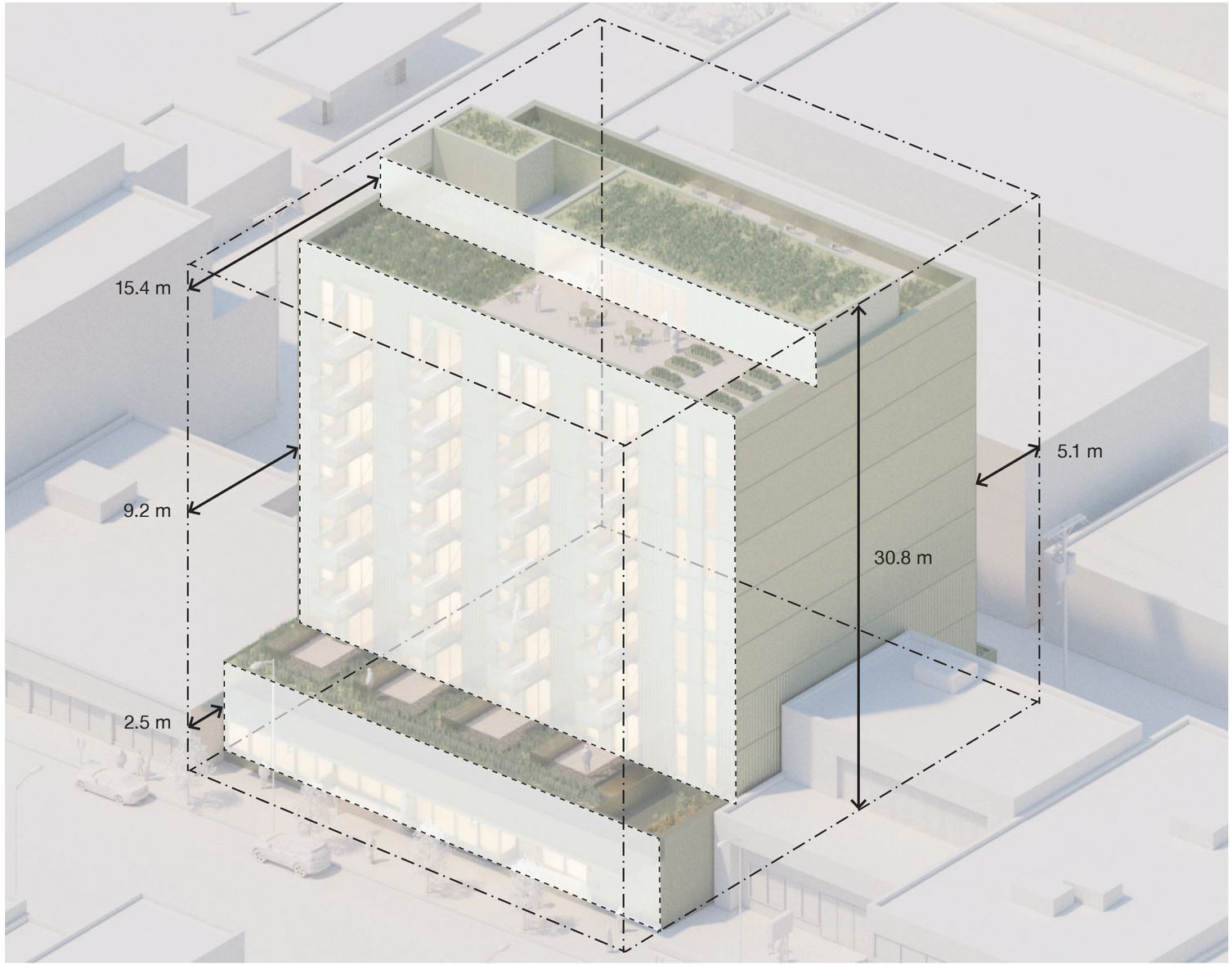
Building Setbacks

The building's setbacks balance the urban design performance, livability, and operational requirements. At grade, the retail frontage is set back 2.5 m from the property line; maintaining a clear, unencumbered pedestrian zone and contributing to an open, active streetscape.

The residential levels above are positioned 9.2 m from the south property line, creating an effective buffer from traffic noise while improving privacy and daylight access for the suites.

The top-floor amenity level is set back 15.4 m, reducing its visibility from the street and allowing outdoor terraces on both the south side (to capture direct sunlight) and the north side (to take advantage of available views).

At the rear lane, the ground level is set back 3.4 m to accommodate a functional Class B loading bay, while the residential levels step back to 5.1 m to enhance daylight penetration and mitigate the perceived height of the overall massing.



5 Project Statistics
Floor Area and Units Summary

ID	Floor	Gross Construction Area (GCA)						Envelope GCA	Zoning Gross Floor Area (GFA)								Net Rentable Area							Net Leasable Commercial Area				Efficiency	Unit Summary				
			Unconditioned Area Deductions						Bylaw Exclusions								Non-Rentable Area Deductions																	
FORMULA	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG
							=SUM(C:F)	=B-G							=SUM(I:N)	=H-O						=SUM(Q:U)	=H-V-AA				=SUM(X:Z)	=(W+AA)/H					=SUM(AC:AF)
		GCA	Below Grade Parking	Balconies	Roof Terrace	Rooftop Mechanical	Total Unconditioned Area Deductions	Envelope GCA	Interior Amenity	In-Suite Storage	Bicycle Storage	Off-Street Parking Passenger Loading	Performance Insulation Exclusion	Exhaust Shaft	Total Bylaw Exclusions	Zoning Gross Floor Area	Lobby + Horizontal Circulation	Vertical Circulation	Bicycle Storage	Mechanical + Services	Interior Amenity	Total Non-Rentable Area Deductions	Net Rentable Area	Services	Support Space	Commercial Retail Unit Area	Net Leasable Commercial Area	Efficiency	STUDIO	1 BR	2 BR	3 BR	TOTAL
P1		**988.5**	988.5	-	-	-	988.5	**-**	-	-	-	-	-	-	988.5	**-**	11.3	44.3	173.2	152.2	-	381.0	**-**					-	-	-	-	-	**-**
Level 01		**839.5**	55.8	-	63.9	-	119.7	**719.8**	-	-	-	-	-	-	-	**719.8**	99.7	106.4	-	-	-	206.1	**513.7**	-	-	513.7	**513.7**	71.4%	-	-	-	-	**-**
Level 02		**824.0**	-	68.4	168.5	-	236.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8	-	3.0	-	94.7	**492.4**	-	-	-	-	83.9%	-	5	2	1	**8**
Level 03		**634.0**	-	46.9	-	-	46.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8	-	3.0	-	94.7	**492.4**	-	-	-	-	83.9%	-	5	2	1	**8**
Level 04		**634.0**	-	46.9	-	-	46.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8	-	3.0	-	94.7	**492.4**	-	-	-	-	83.9%	-	5	2	1	**8**
Level 05		**634.0**	-	46.9	-	-	46.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8	-	3.0	-	94.7	**492.4**	-	-	-	-	83.9%	-	5	2	1	**8**
Level 06		**634.0**	-	46.9	-	-	46.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8	-	3.0	-	94.7	**492.4**	-	-	-	-	83.9%	-	5	2	1	**8**
Level 07		**634.0**		46.9	-		46.9	**587.1**	-	27.7	-	-	-	1.4	29.1	**558.0**	48.9	42.8		3.0	-	94.7	**492.4**	-	-	-	-	83.9%		5	2	1	**8**
Level 08		**634.0**		46.9			46.9	**587.1**	-	27.7				1.4	29.1	**558.0**	48.9	42.8		3.0	-	94.7	**492.4**	-	-	-	-	83.9%		5	2	1	**8**
Roof Level		**587.0**	-	-	372.7	57.7	430.4	**156.6**	120.7	-	-	-	-	-	120.7	**35.9**	27.6	54.9	-	14.7	59.4	156.6	**-**	-	-	-	-	0.0%	-	-	-	-	**-**
Total (m²)		**7,043.0**	1,044.3	349.8	605.1	57.7	2,056.9	**4,986.1**	120.7	193.9	-	-		9.8	1,312.9	**4,661.7**	480.9	505.2		187.9	59.4	1,406.6	**3,960.5**				**513.7**	79.4%	**-**	**35**	**14**	**7**	**56**
Total (ft²)		**75,810**	11,241	3,765	6,513	621	22,140	**53,670**	1,299	2,087	0	0		105	14,132	**50,178**	5,176	5,438		2,023	639	15,141	**42,630**				**5,529**		0%	63%	25%	13%	100%

	FSR
	4.5
Site Area (m²)	1,040.4

Total Units	56
Family Units	21
	38%

Notes
Net Rentable Area (R) is calculated to the exterior face of the exterior wall and centreline of demising and corridor walls
Efficiency is calculated as the (Net Rentable Area + Net Leasable Commercial Area) divided by the Envelope Gross Construction Area.

5 Project Statistics
Rental Unit Breakdown and Areas

Unit Summary

Unit Summary

ID		A	B	C	D	E	F
FORMULA						SUM(A:D)	
		STUDIO	1 BR	2 BR	3 BR	TOTAL	% OF TOTAL
Market		0	35	14	7	56	100%
		0%	63%	25%	13%		
Total		-	35	14	7	56	100%
		0%	63%	25%	13%	100%	
Target %		0%	65%	25%	10%	100%	
Difference		0%	-3%	0%	3%	0%	

Total Units	56
Family Units	21
	38%

Unit Areas

	Area m² per unit	Area ft² per unit	Quantity
Studios	-	-	0
1-Bedroom	47.5	511.3	35
2-Bedroom	61.2	658.8	14
3-Bedroom	85.3	918.2	7
Average *	55.65	599.0	56 (Total)

* Average is weighted by unit count.

* Average is weighted by unit count.

5 Project Statistics
Vehicle Parking and Loading

Vehicle Parking Requirements

	Units		Required		Proposed		Notes
	A		B	C =A*B	D	E =D-C	
	Units or Area (m^2)		Spaces / Unit or Area	**Required Spaces**	**Proposed Spaces**	Differential	
Residential Parking							
Resident Requirement	4,672		0.000	**0**			Per Section 4.3.2. No minimum residential parking requirement.
Resident Total				**0**	**0**	0	
Visitor Requirement	56		0.05	**3**	**3**	0	Per Section 4.3.3 minimum of 0.05/unit and 5% of suites to a maximum of 0.1 spaces per dwelling unit.
Car Share				**0**	**1**		Per TDM Path C - 1 per 50 suites, 1 per 4600m2 non-residential GFA
Subtotal Bylaw Requirement				**3**	**4**	1	
Accessible Spaces	56		0.034	**3**	**3**	0	Per Section 4.8.4.a) min. 1 for first 7 units + 0.034 for each additional unit
Total Physical Spaces				**6**	**7**	1	
Small Car Spaces (maximum)	4		0.25	**1**	**0**	-1	Per Section 4.1.7 max. of 25% may be small car parking spaces
Commercial Parking							
Commercial Requirement	730		115	**6**	6	0	Per Section 4.3.1 minimum of 1 space for each 115m2 GFA
Accessible Spaces	730		0	**1**	**1**	0	Per Section 4.8.4 b) min. 1 for first 500m2 + 0.4 for each 1000 m2
Subtotal Bylaw Requirement				**7**	**7**	0	
Total Parking Spaces				**13**	**14**	**1**	

Loading + Passenger Requirements

ID		Units	Required	Proposed		Notes
FORMULA		A	B	C	D =C-B	
	Residential	Units, Spaces or Area (m^2)	**Required Spaces**	**Proposed Spaces**	Differential	
	Loading	56				
	Class A		**1**	**1**	0	Per Section 5.2.1 at least one space for 50-299 dwelling units. L5.5 x W2.7 x H2.3 m.
	Class B		**0**	**0**	0	Per Section 5.2.1 at least one space for 100-299 dwelling units. L10.2 x W3.4 x H3.8 m.
	Class C		**0**	**0**	0	Per Section 5.2.1 no requirement.
	Passenger Spaces	56				
	Class A		**1**	**1**	0	Per Section 7.2.1 at least one space for 50-125 dwelling units. L5.5 x W4.0 x H2.3 m.
	Class B		**0**	**0**	0	Per Section 7.2.1 no requirement.
	Class C		**0**	**0**	0	Per Section 7.2.1 no requirement.
	Commercial - Retail Uses	m^2				
	Loading	-				
	Class A		**0**	**0**	0	Per Section 5.2.6 no requirement.
	Class B		**0**	**1**	1	Per Section 5.2.6 no requirement for <100 m^2, 1 space for the first 2325 m^2.
	Class C		**0**	**0**	0	Per Section 5.2.6 no requirement for <1,900 m^2.
	Passenger Spaces - Retail & Service	-				
	Class A		**0**	**0**	0	Per Section 7.2.5 at least one space for each 4,000 m^2. L5.5 x W4.0 x H2.3 m.
	Class B		**0**	**0**	0	Per Section 7.2.5 no requirement.
	Class C		**0**	**0**	0	Per Section 7.2.5 no requirement.

5 Project Statistics
Bicycle Parking

Bicycle Parking Requirements

ID		Units	Required				Proposed				Notes
FORMULA		A	B	C =A*B	D	E =A*D OR D	F	G =F-C	H	I =H-E	
	Bicycle Parking Requirements	Units or Area	Class A Spaces / Unit or Area	**Required Class A Spaces**	Class B Spaces / Unit or Area	**Required Class B Spaces**	**Proposed Class A Spaces**	Differential	**Proposed Class B Spaces**	Differential	
Residential											
Residential Units < 65 m2		49	1.5	**74**							Per Section 6.2.1.2 min. 1.5/unit < 65 m2
Residential Units > 65 m2		7	2.5	**18**							Per Section 6.2.1.2 min. 2.5/unit > 65 m2 and < 105 m2
Residential Units > 105 m2			3.0	**0**							Per Section 6.2.1.2 min. 3.0/unit > 105 m2
Subtotal		**56**		**92**		**4**	**98**	6	**4**	0	Per Section 6.2.1.2 min. 2 spaces for first 20 units + 1/20 additional units
Class A Detailed Breakdown				92			98	6			
Horizontal (Min. 40%)				37			44	7			Per Section 6.3.13 no more than 60% of spaces may be vertical and stacked
Standard Horizontal				23			39	16			
Oversized (Min. 5%)				5			5	0			Per Section 6.3.9 a minimum of 5% of the spaces must be oversized 2.4 x 0.9 m
Lockers (Min. 10%)				9			0	-9			Per Section 6.3.13A at least 10% of spaces must be bicycle lockers
Vertical and Stacked (Max. 60%)				55			54	-1			Per Section 6.3.13 no more than 60% of spaces may be vertical and stacked
Vertical (Max 30%)				28			14	-14			Per Section 6.3.13 no more than 30% of spaces may be vertical
Stacked (varies)							40				
Commercial											
Retail/Service (Restaurant)		99	0.003	**0**	**0**		**2**	**0**			Per Section 6.2.5.1 - Class A: 1 per 340m^2, Class B: 6 if area >1,000m^2
Total				**92**			**100**	**4**			
End of Trip Facilities											
Lockers				**3**			**3**				Per Section 6.5.4. Table 6.5B. 0 WC, 0 WHB, 0 Showers.



6 Design Drawings

6 Design Drawings
Context Plan



FW4A
West 4th Village

FGBC
Granville / Burrard Slopes - Area C

FGBD
Granville / Burrard Slopes - Area D

FGBE
Granville / Burrard Slopes - Area E

FGBF
Granville / Burrard Slopes - Area F

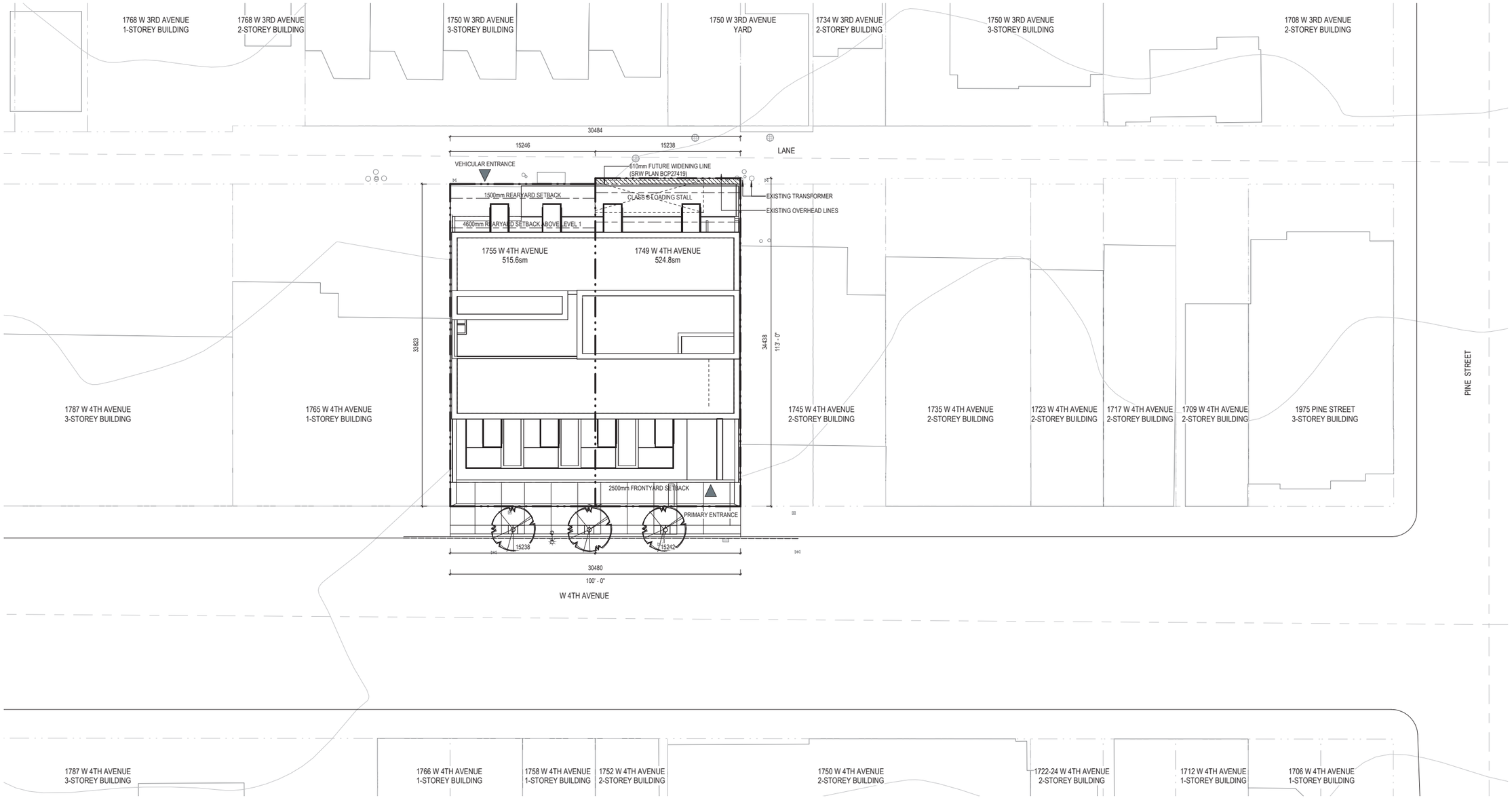
FGBG
Granville / Burrard Slopes - Area G

KW4A
West 4th Village

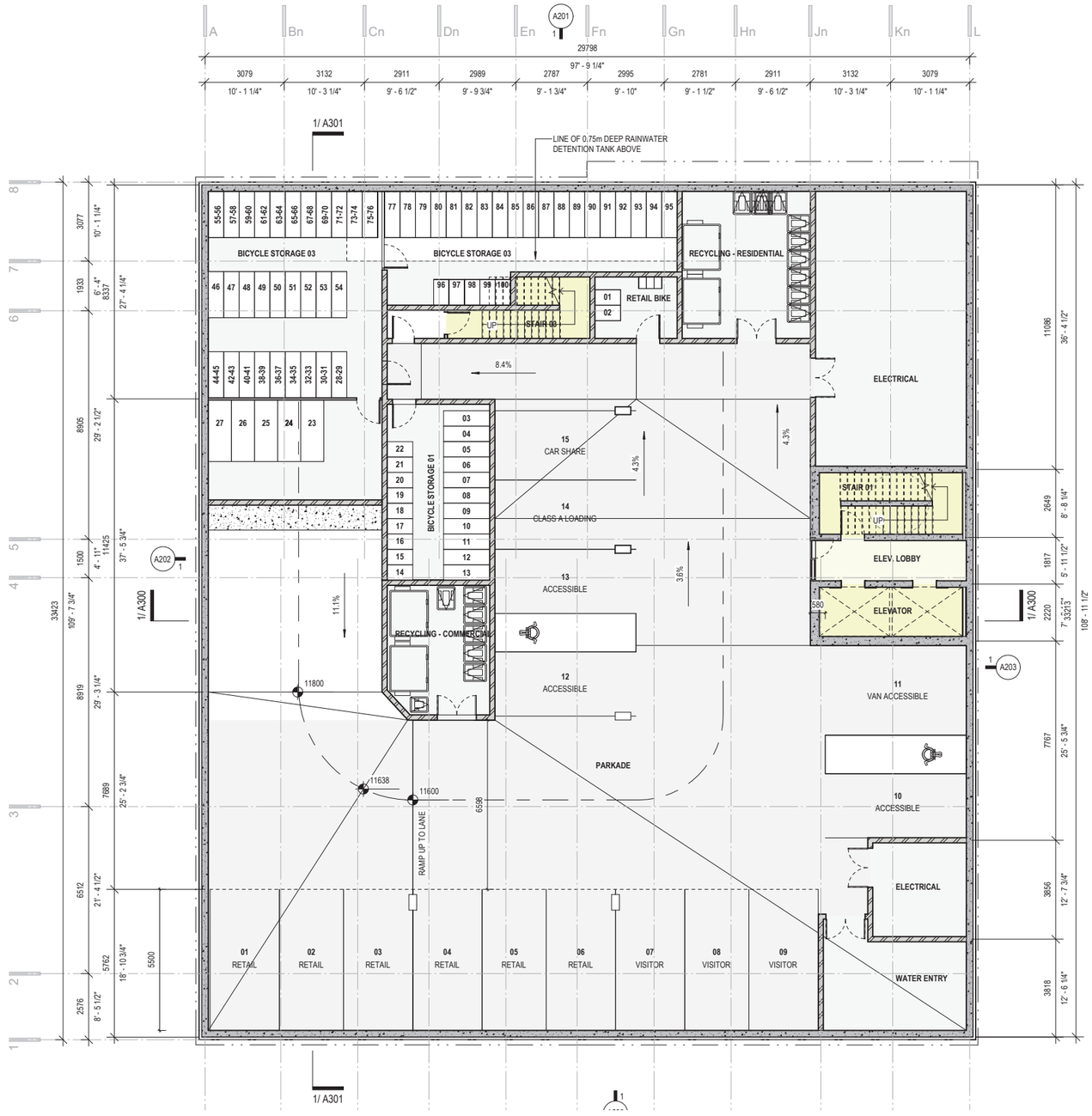
KKNB
Kitsilano North - Area B

KKNC
Kitsilano North - Area C

6 Design Drawings
Site Plan

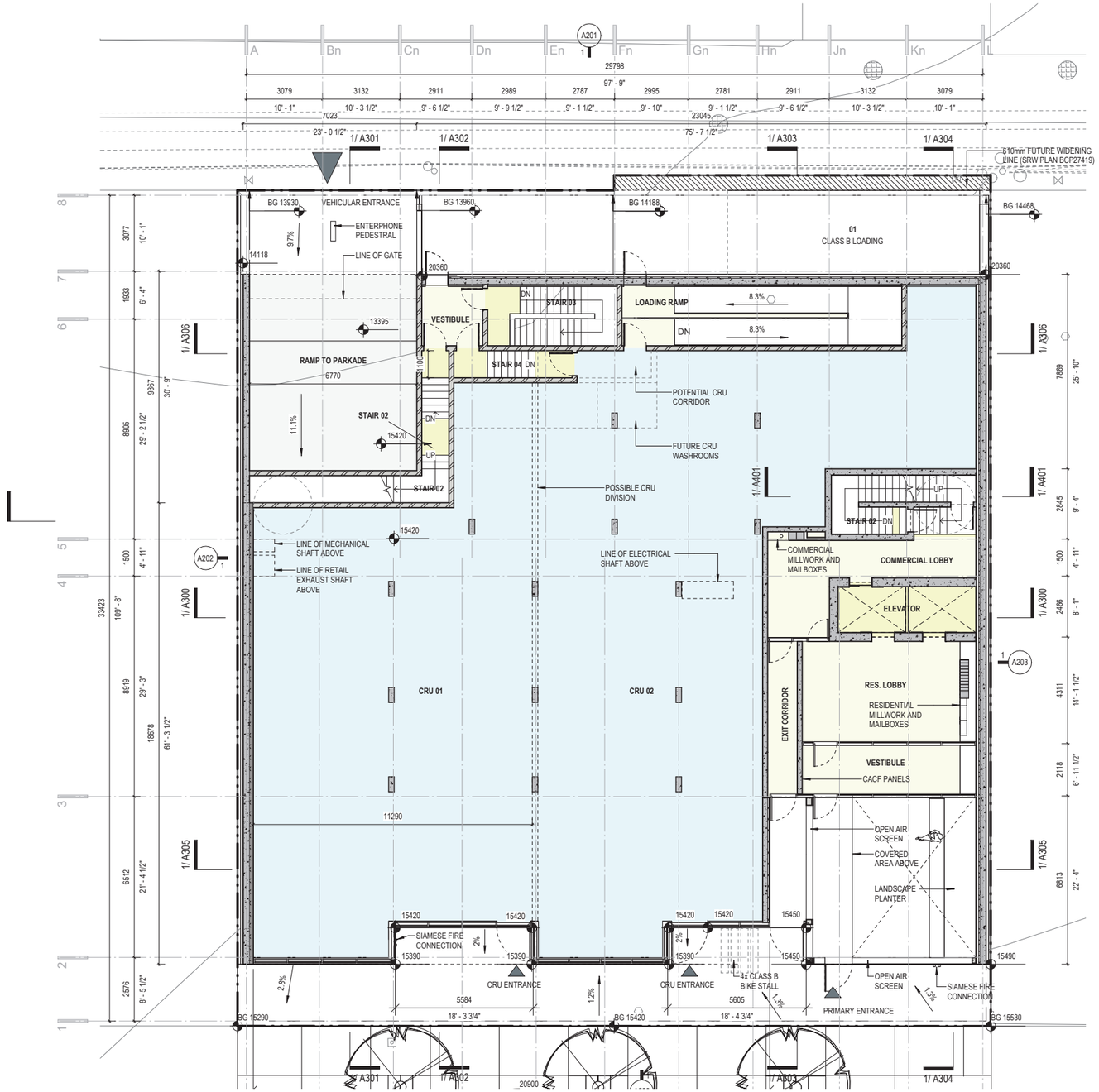


6 Design Drawings
Plan – P1



6

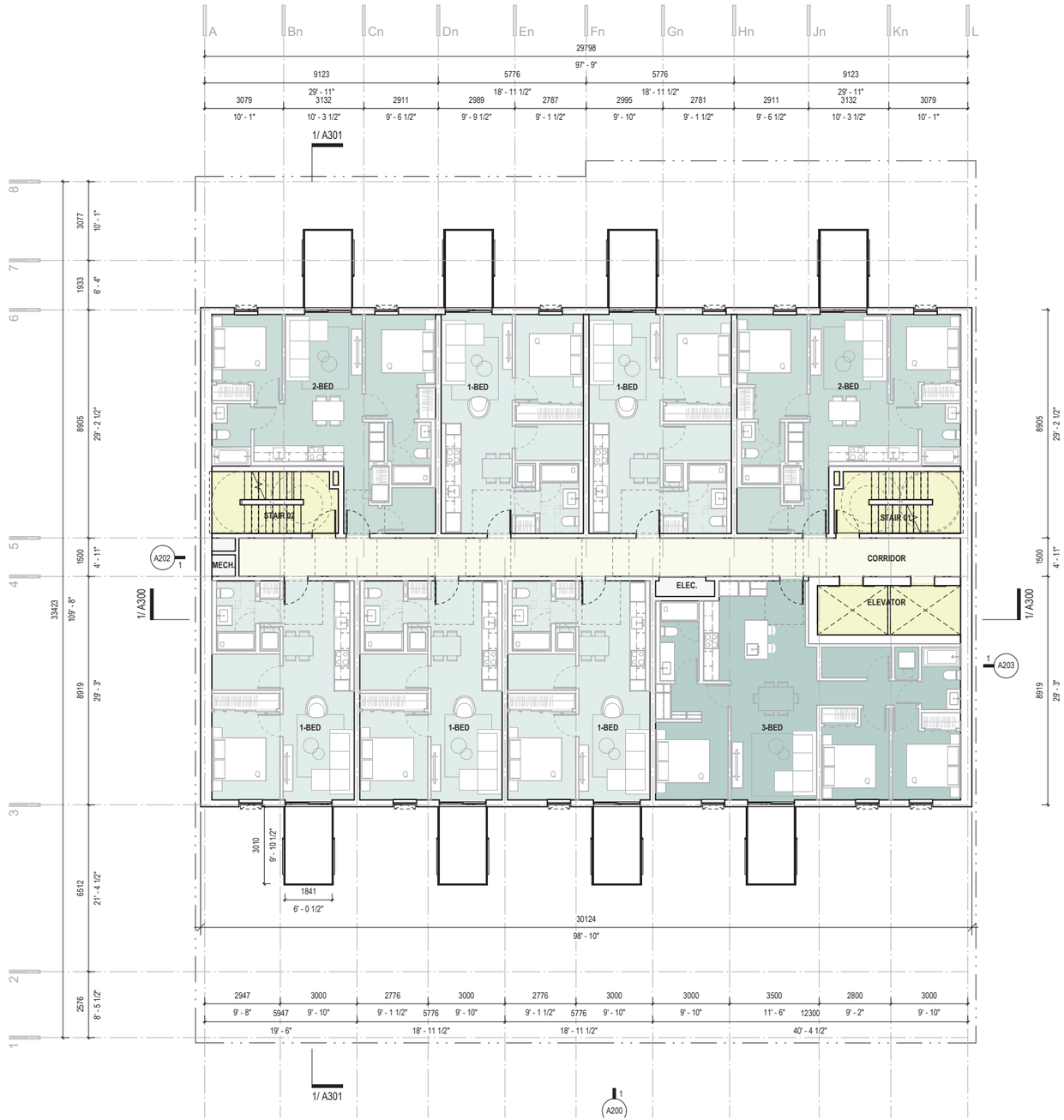
Design Drawings
Plan – Level 1 (Ground)



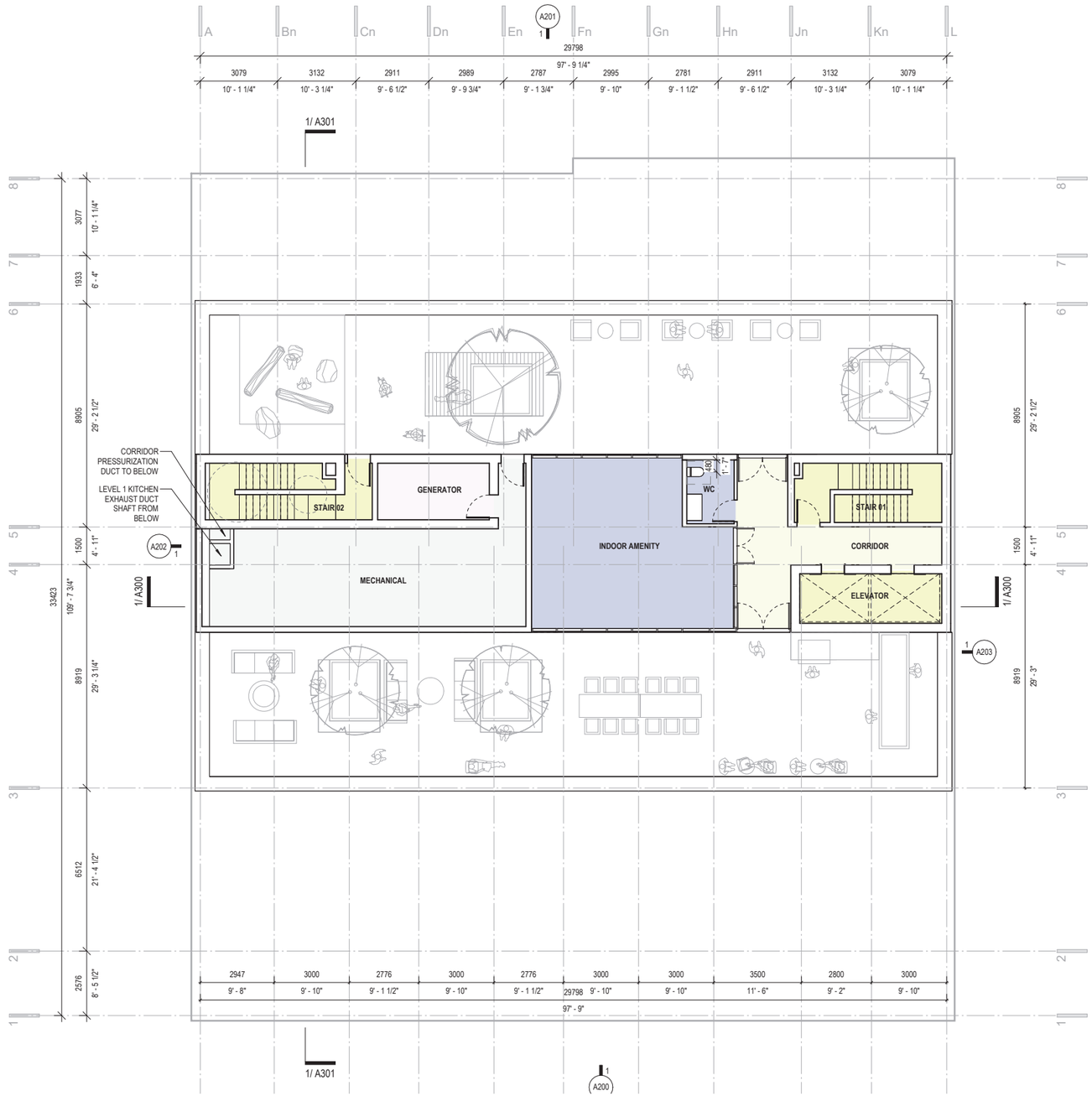
6 Design Drawings
Plan – Level 2



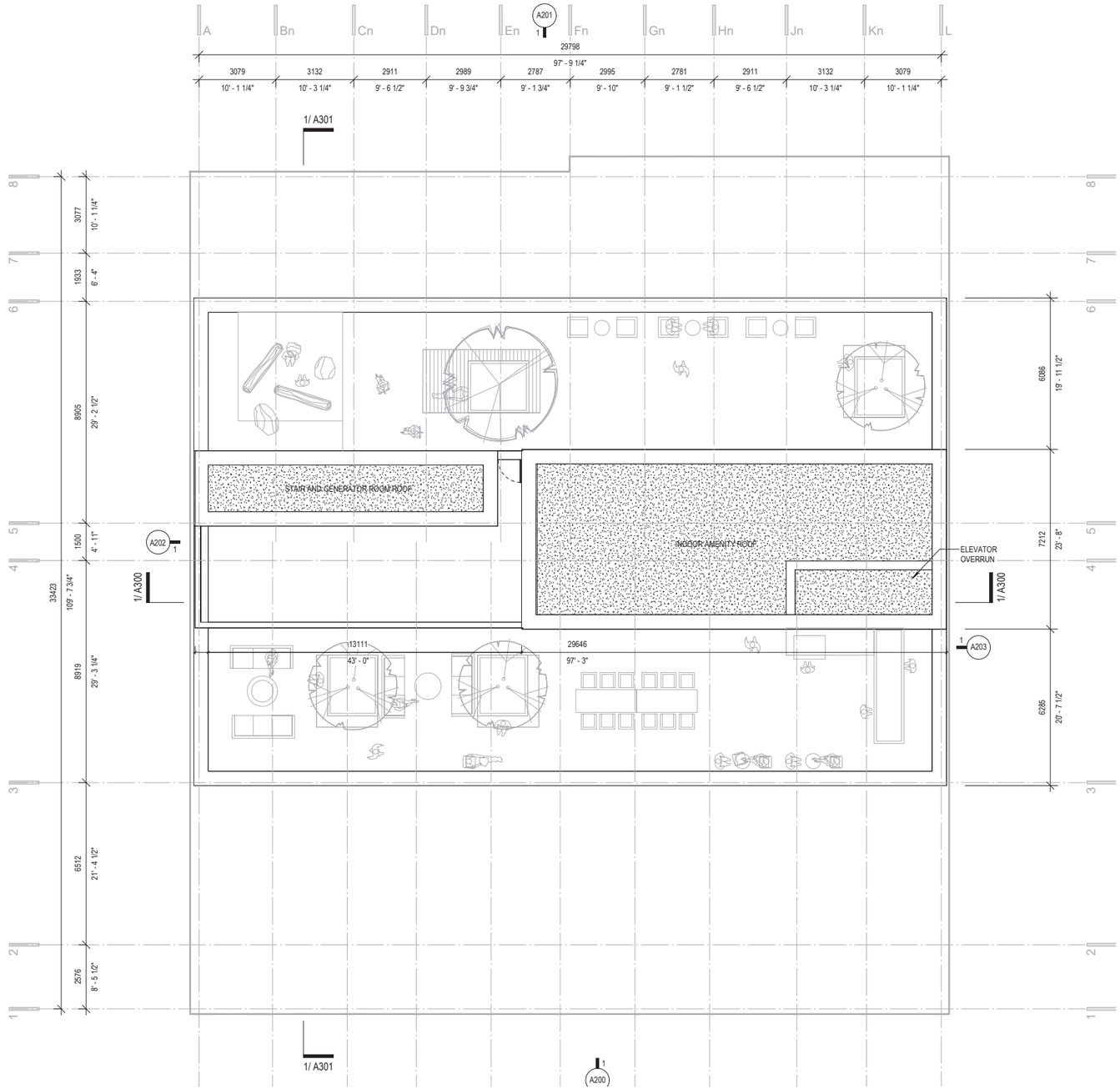
6 Design Drawings
Plan – Level 3-8



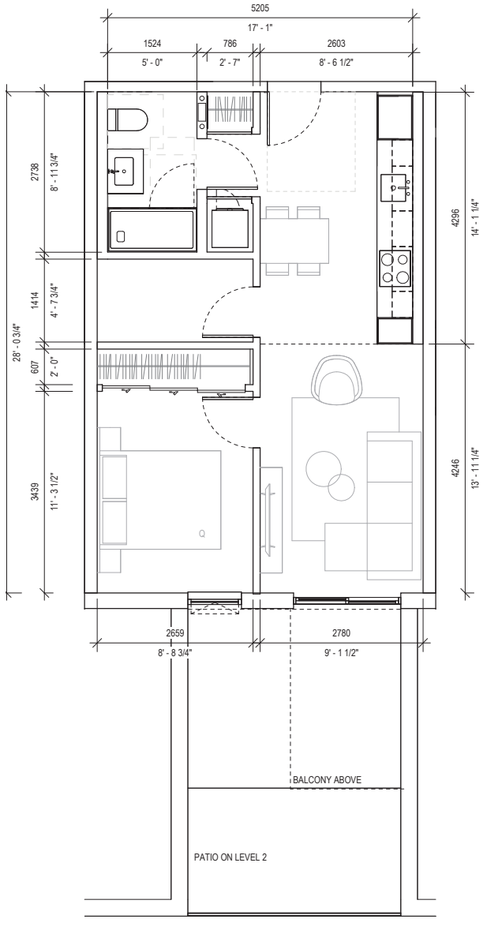
6 Design Drawings
Plan – Level 9 (Amenity)



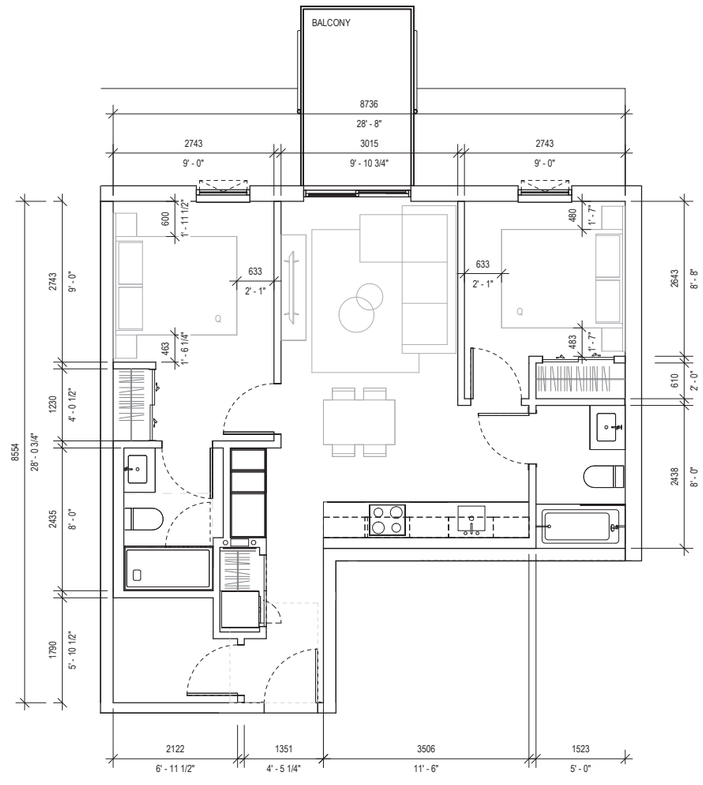
6 Design Drawings
Plan – Roof



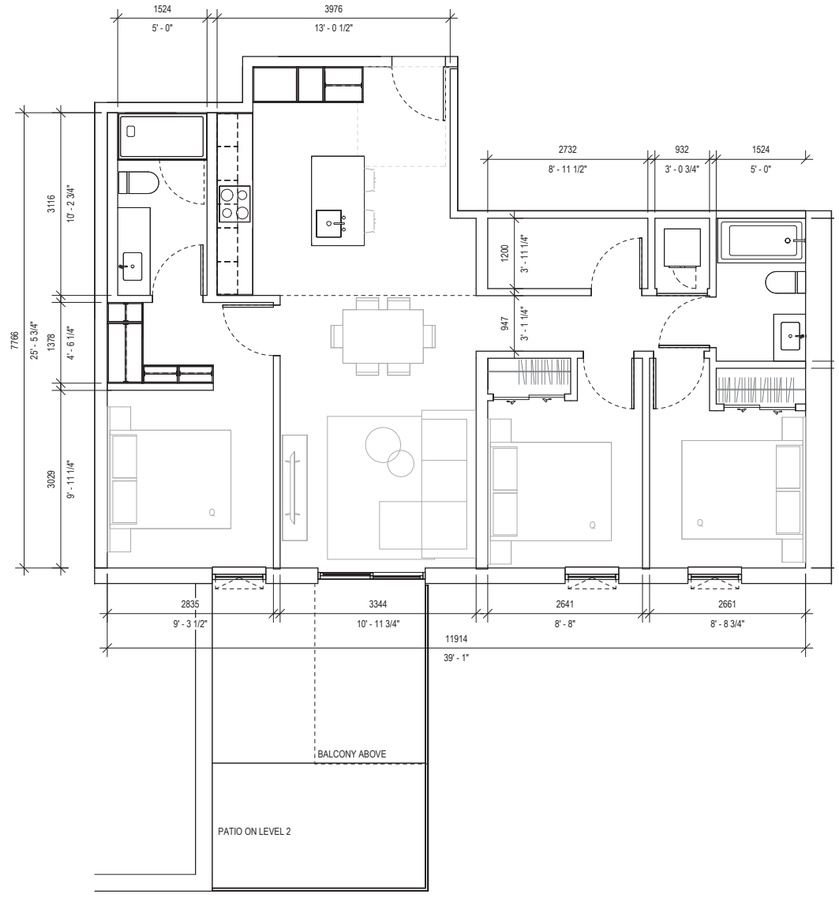
6 Design Drawings
Typical Suites



Typical 1-Bedroom

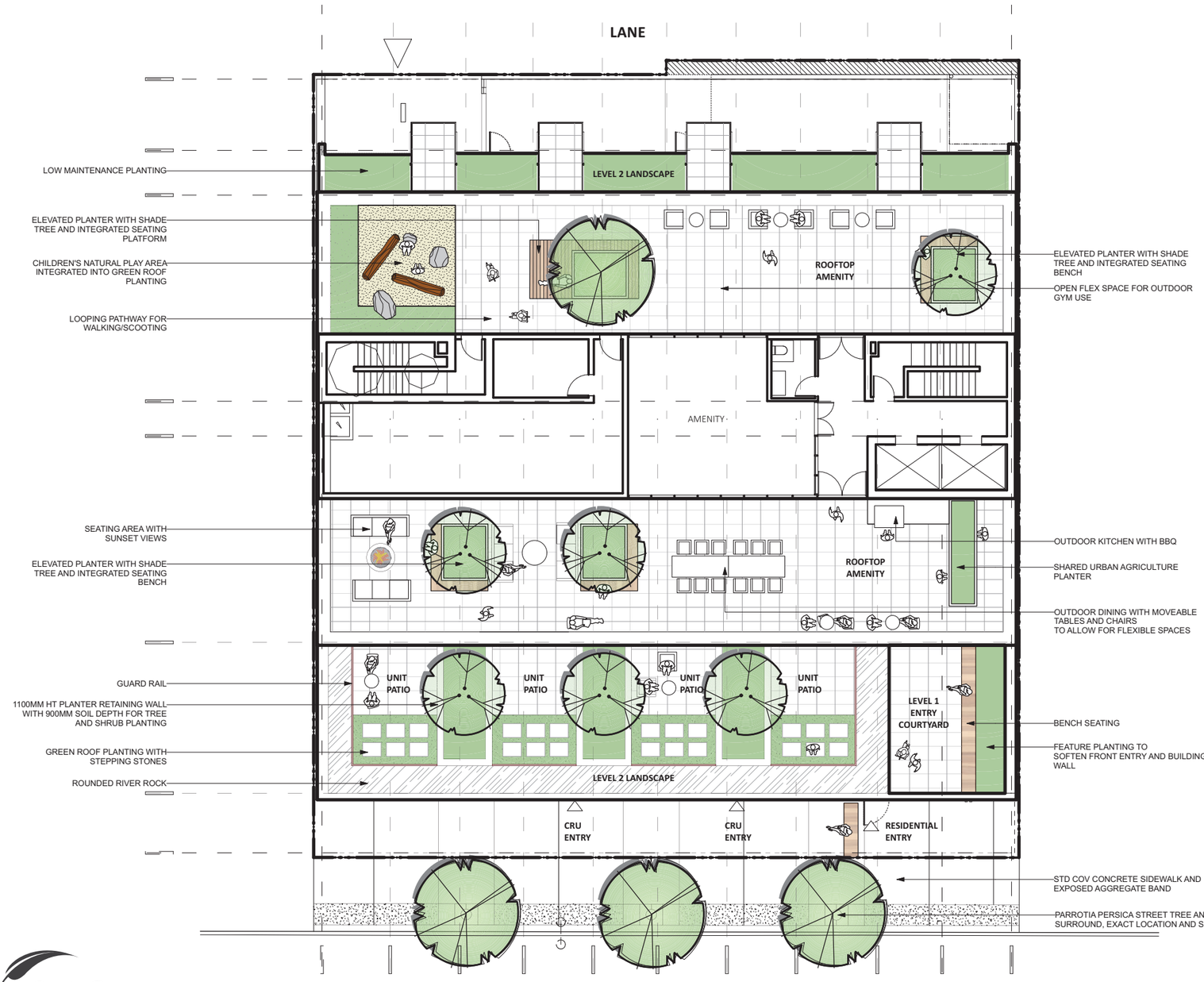


Typical 2-Bedroom



Typical 3-Bedroom

6 Design Drawings
Landscape Plan – Site



6 Design Drawings
Landscape Plan – Precedent Images



1 Entry Court Seating and Planting



2 Landscape Materials



3 Elevated Planters with Integrated Seating



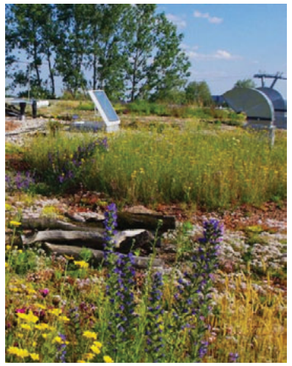
6 Moveable Furniture and Flexible Spaces



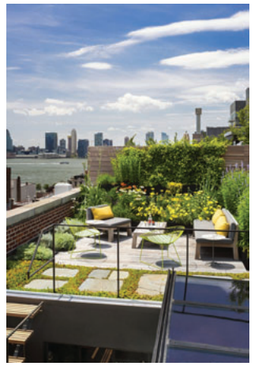
4 Children's Play Integrated into Landscape



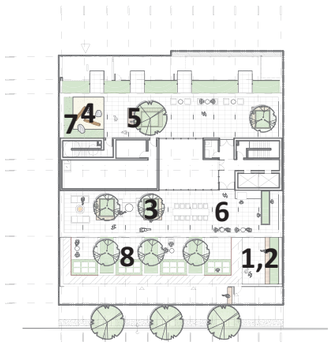
5 Seating Platforms and Open Views



7 Biodiversity Planting



8 Unit Patios with Privacy Planters



6 Design Drawings
Elevation – West 4th Avenue (South)



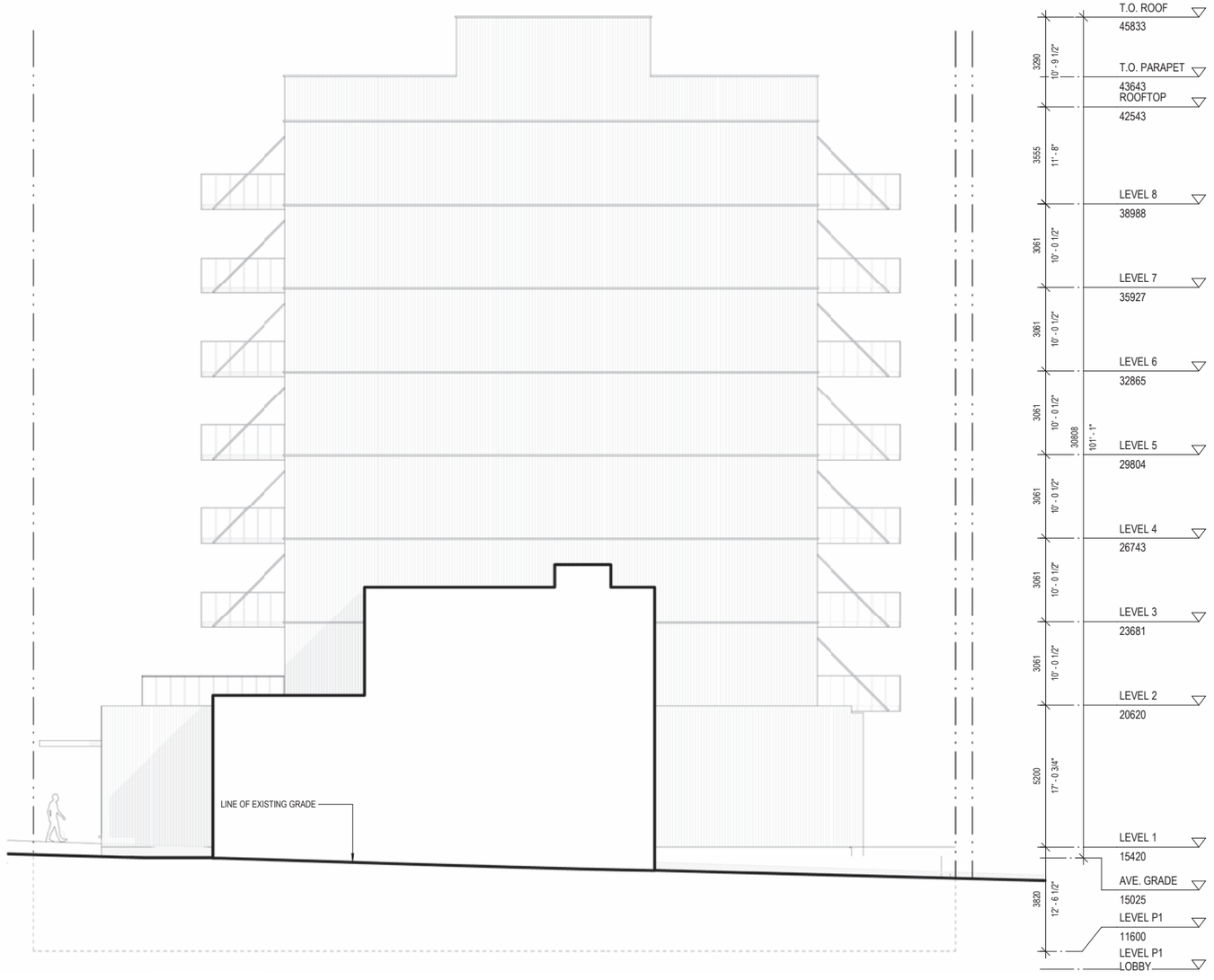
6 Design Drawings
Elevation – Rear Lane (North)



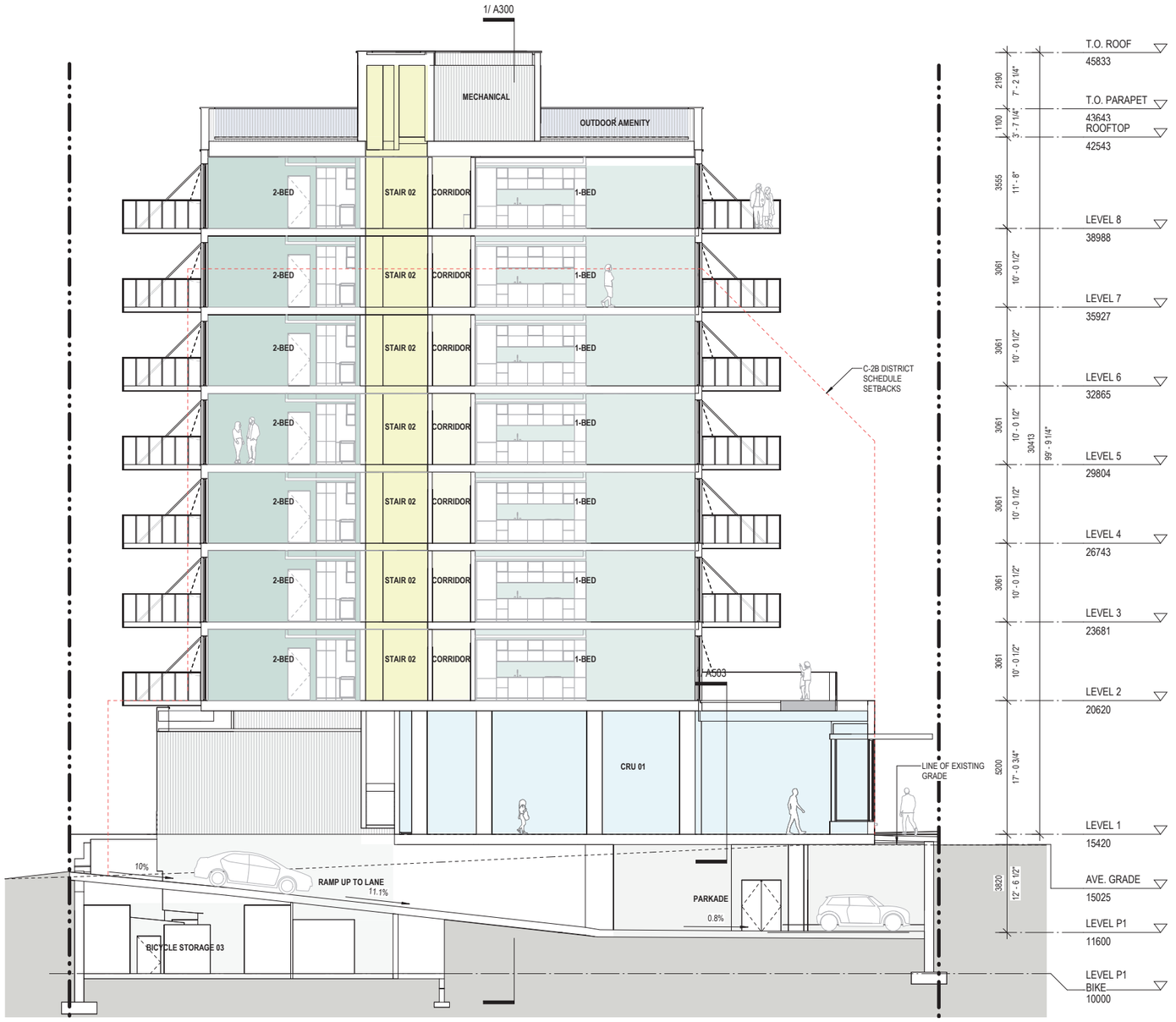
6 Design Drawings
Elevation – Party Wall (East)



6 Design Drawings
Elevation – Party Wall (West)



6 Design Drawings
Section – North/South



6 Design Drawings
Section – East/West



6 Design Drawings
Perspective – Animated

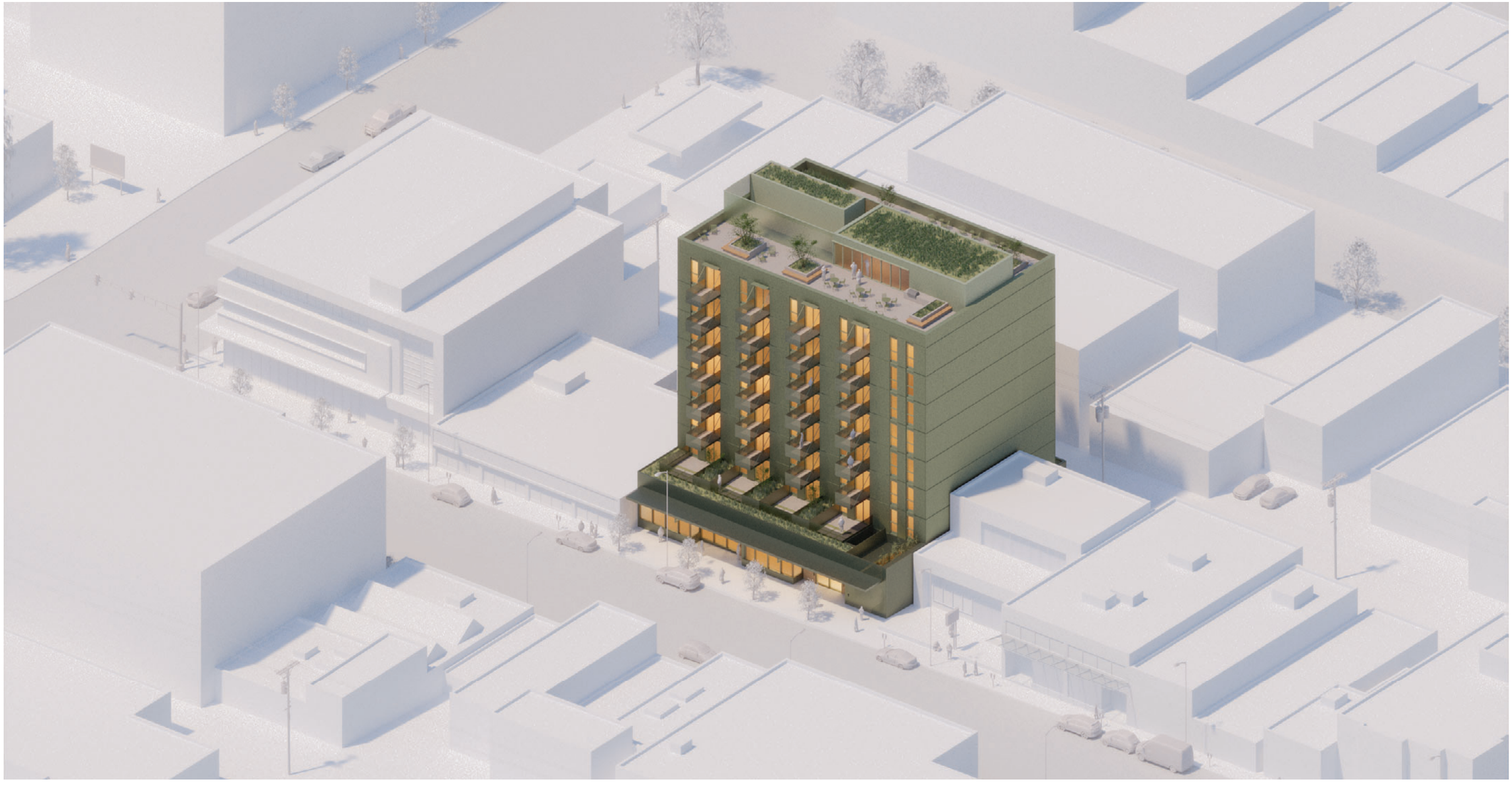


6 Design Drawings

Perspective – West 4th Elevation



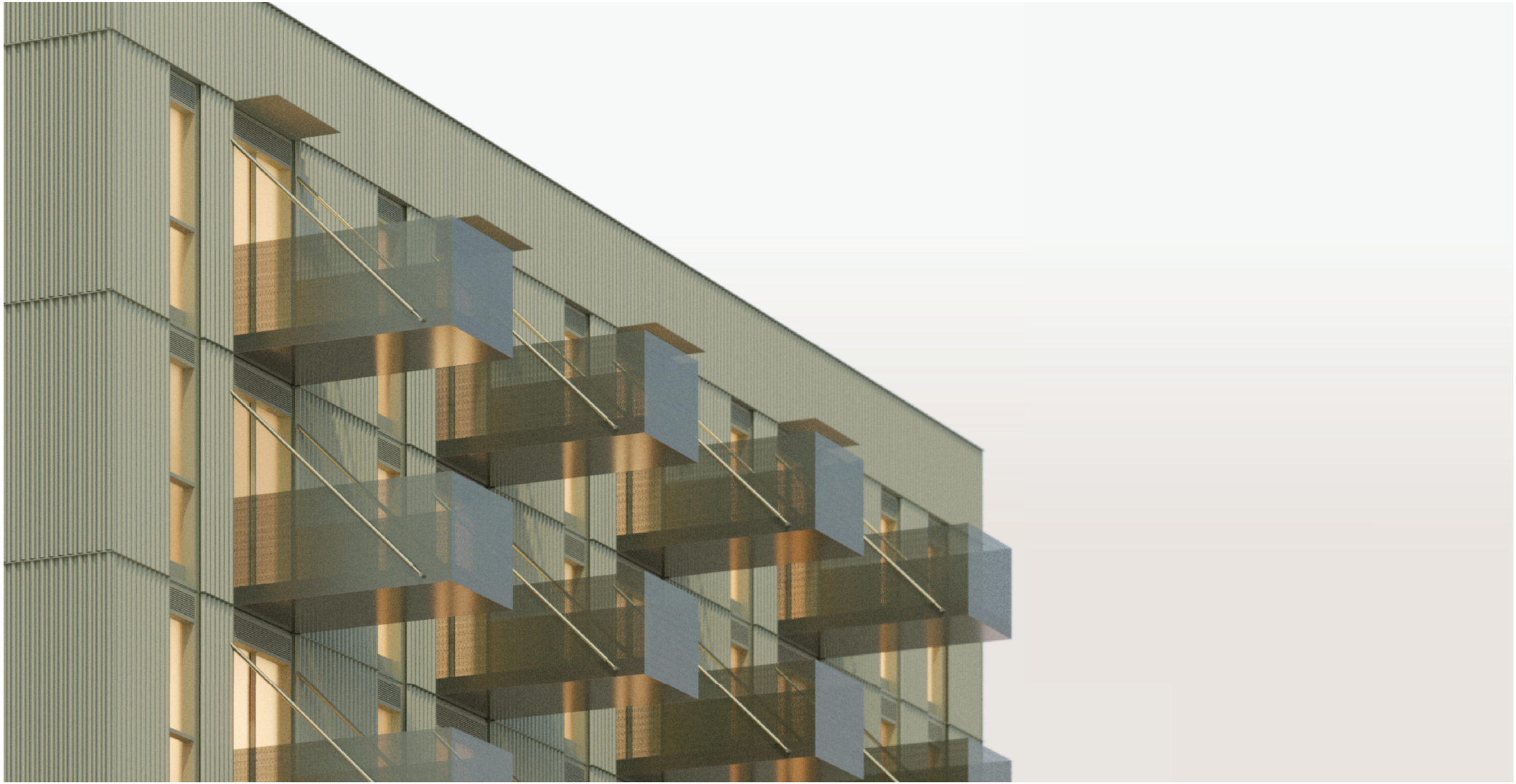
6 Design Drawings
Perspective – Aerial



6 Design Drawings
Perspective – Streetlevel



6 Design Drawings
Perspective – Details



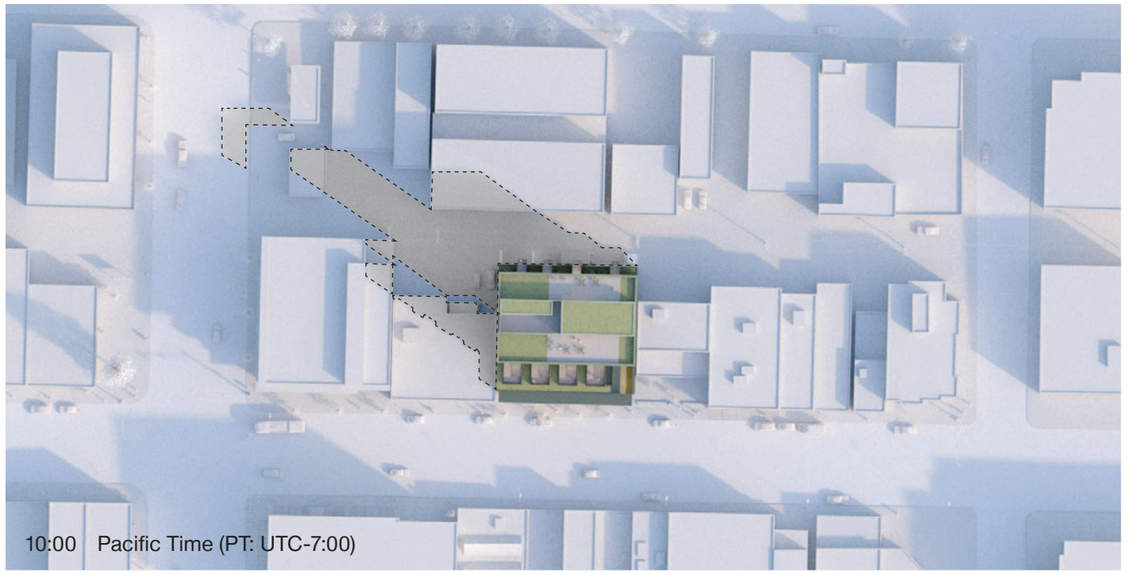
6 Design Drawings

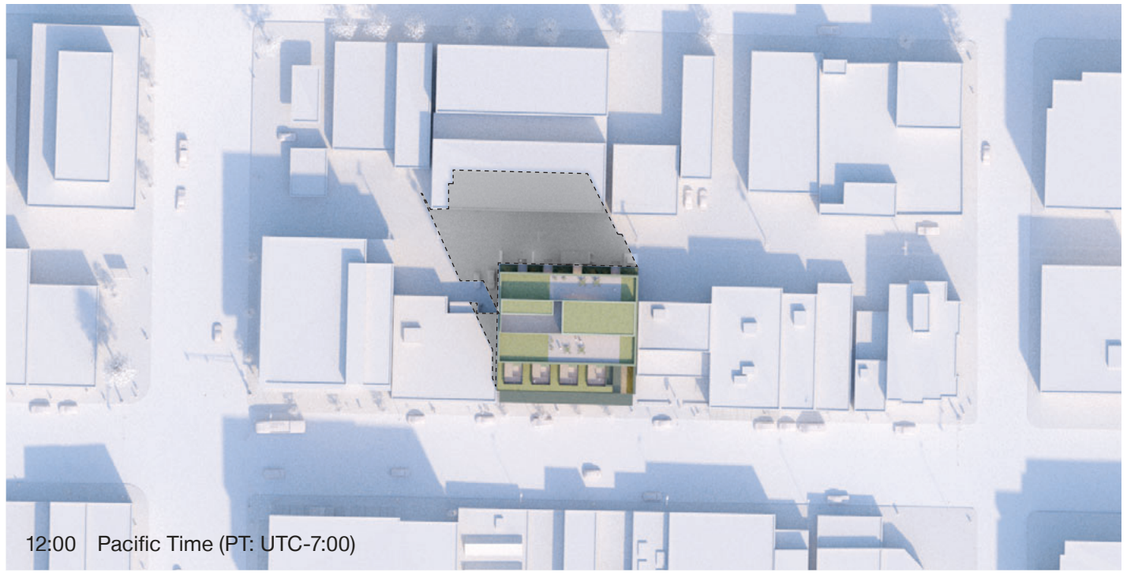
Perspective – West 4th Streetscape

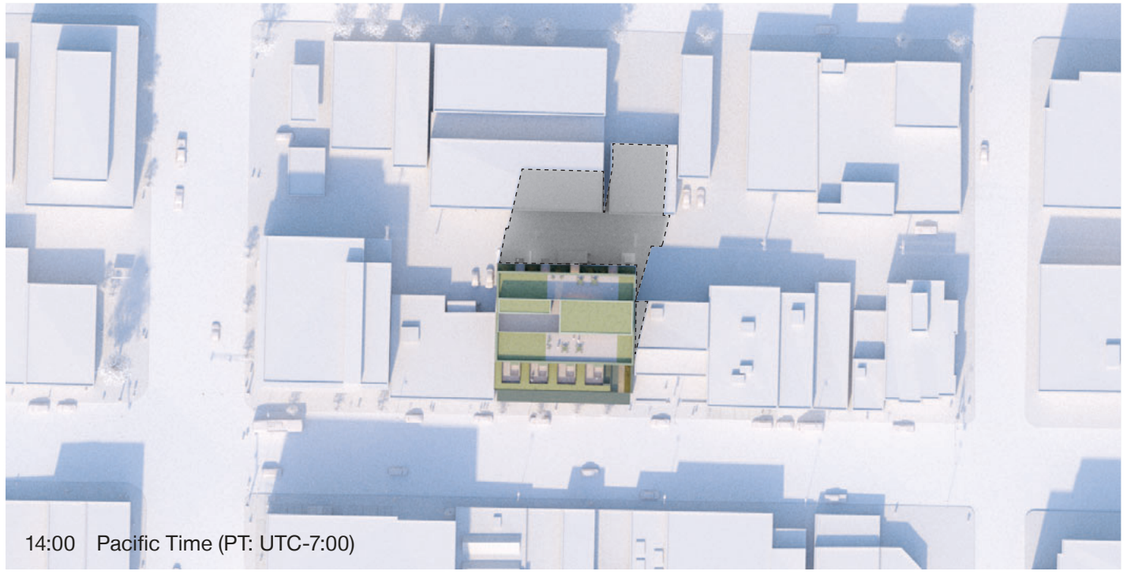


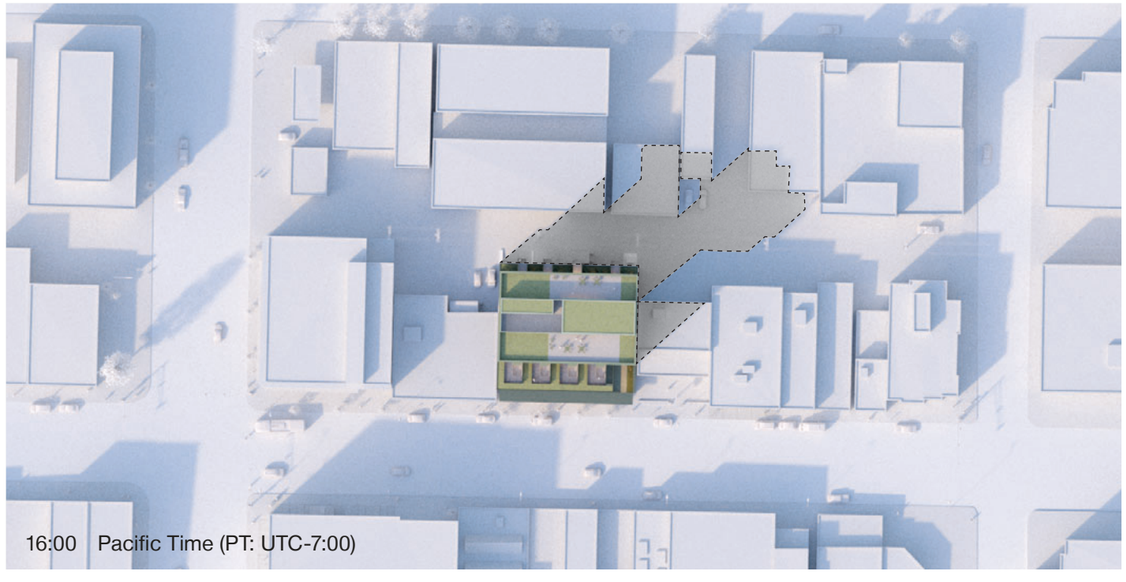
6 Design Drawings

Shadow Studies – Spring Equinox (March 20)



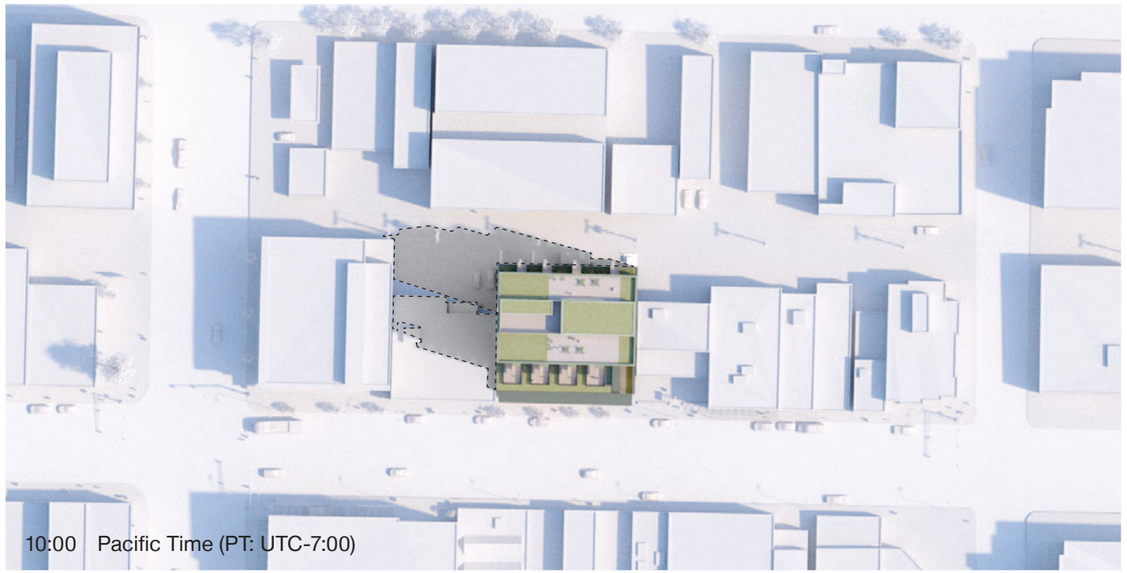




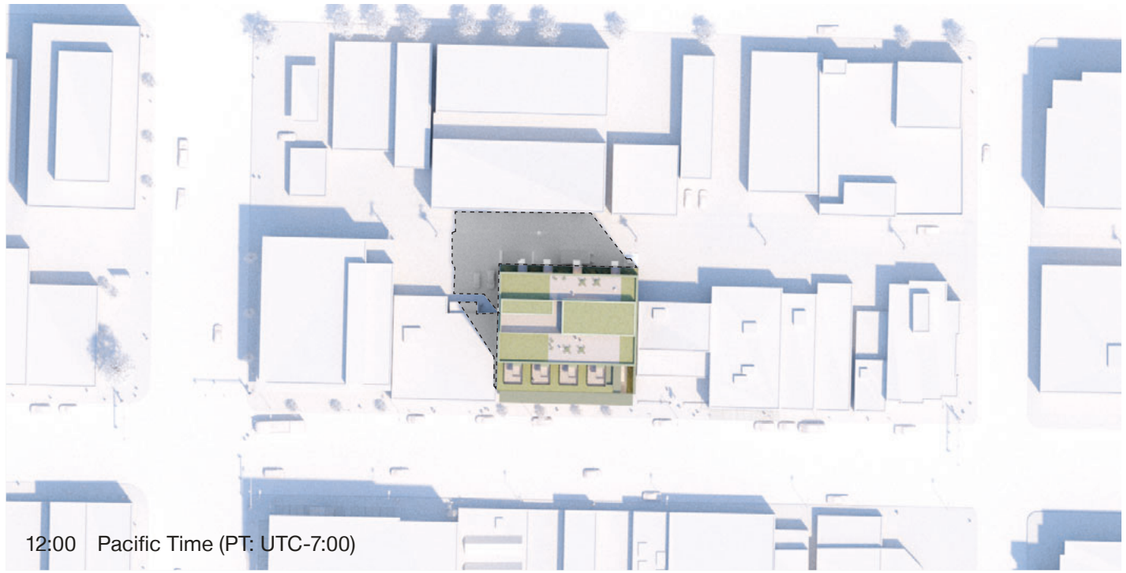


6 Design Drawings

Shadow Studies – Summer Solstice (June 21)



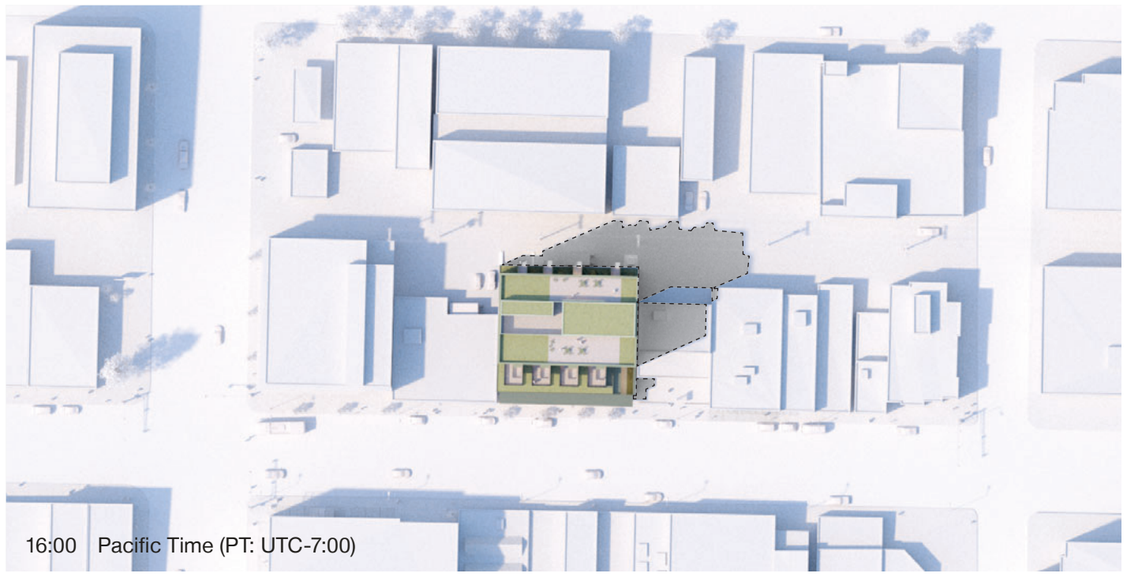
10:00 Pacific Time (PT: UTC-7:00)



12:00 Pacific Time (PT: UTC-7:00)



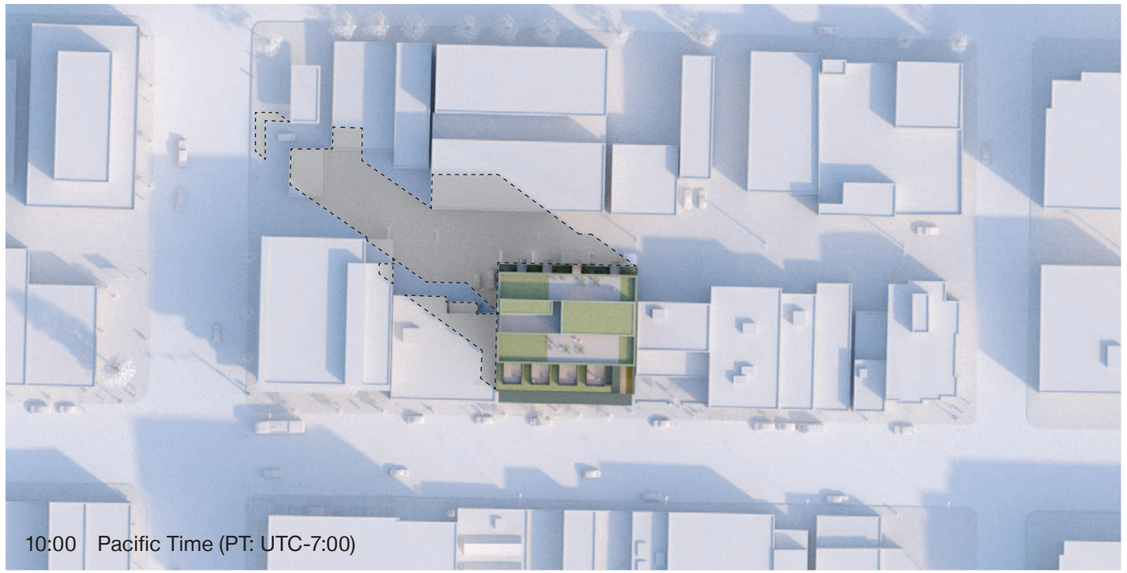
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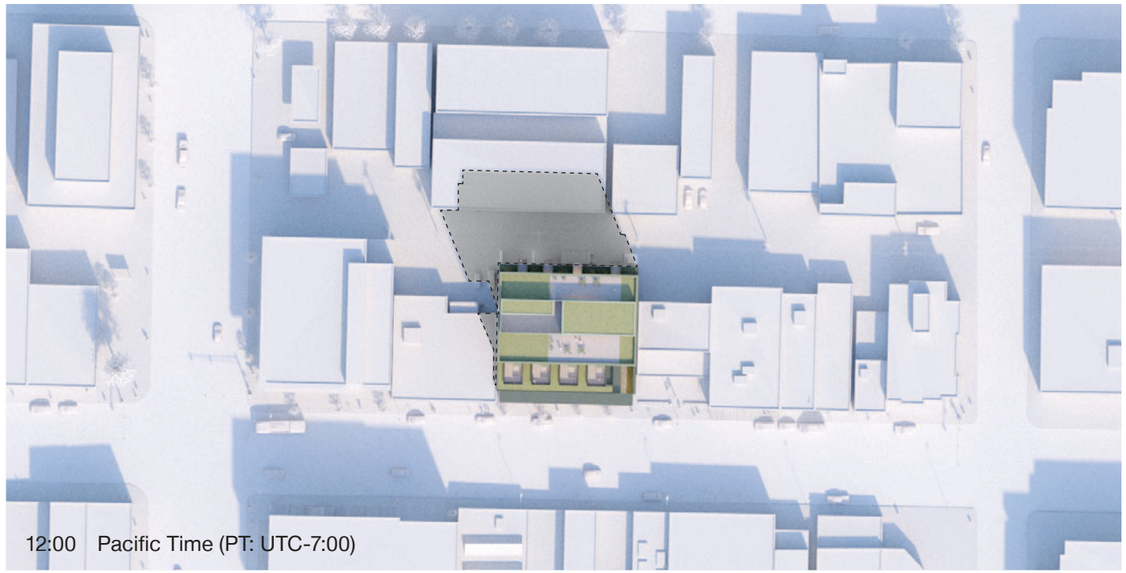


16:00 Pacific Time (PT: UTC-7:00)

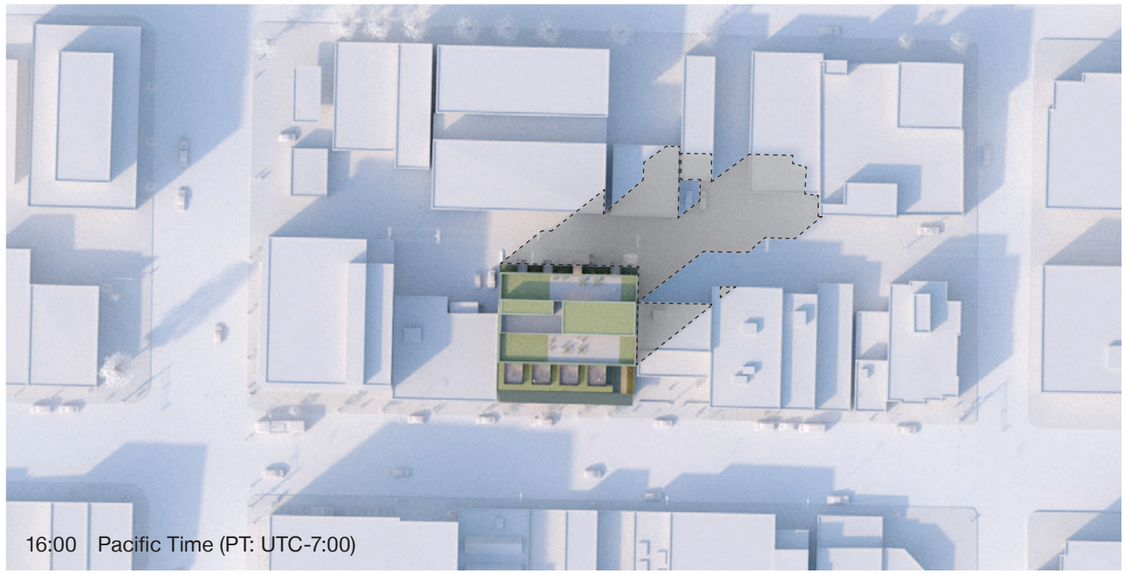
6 Design Drawings

Shadow Studies – Fall Equinox (September 22)

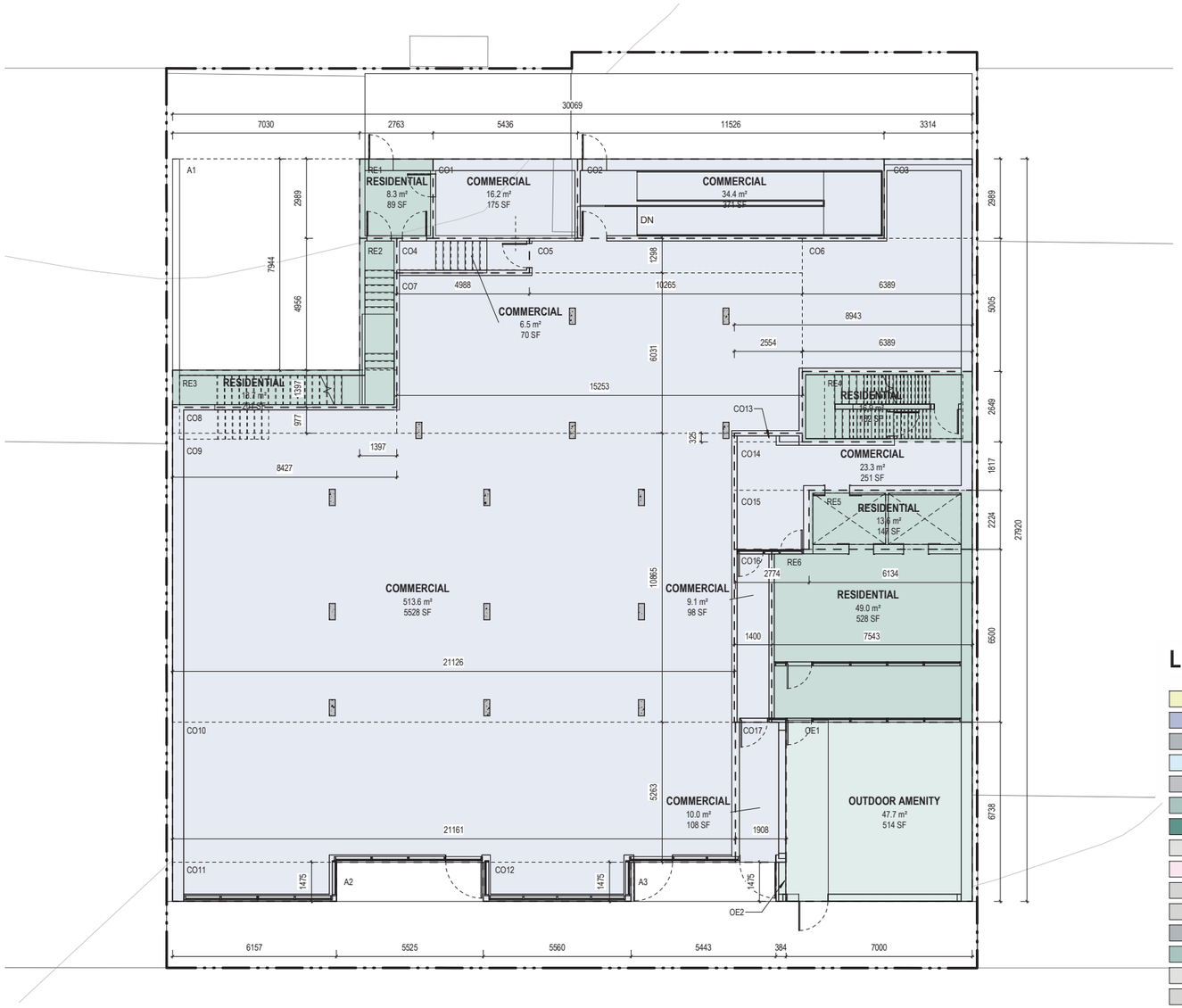








6 Design Drawings
FSR Overlays



Level 1 FSR Overlay

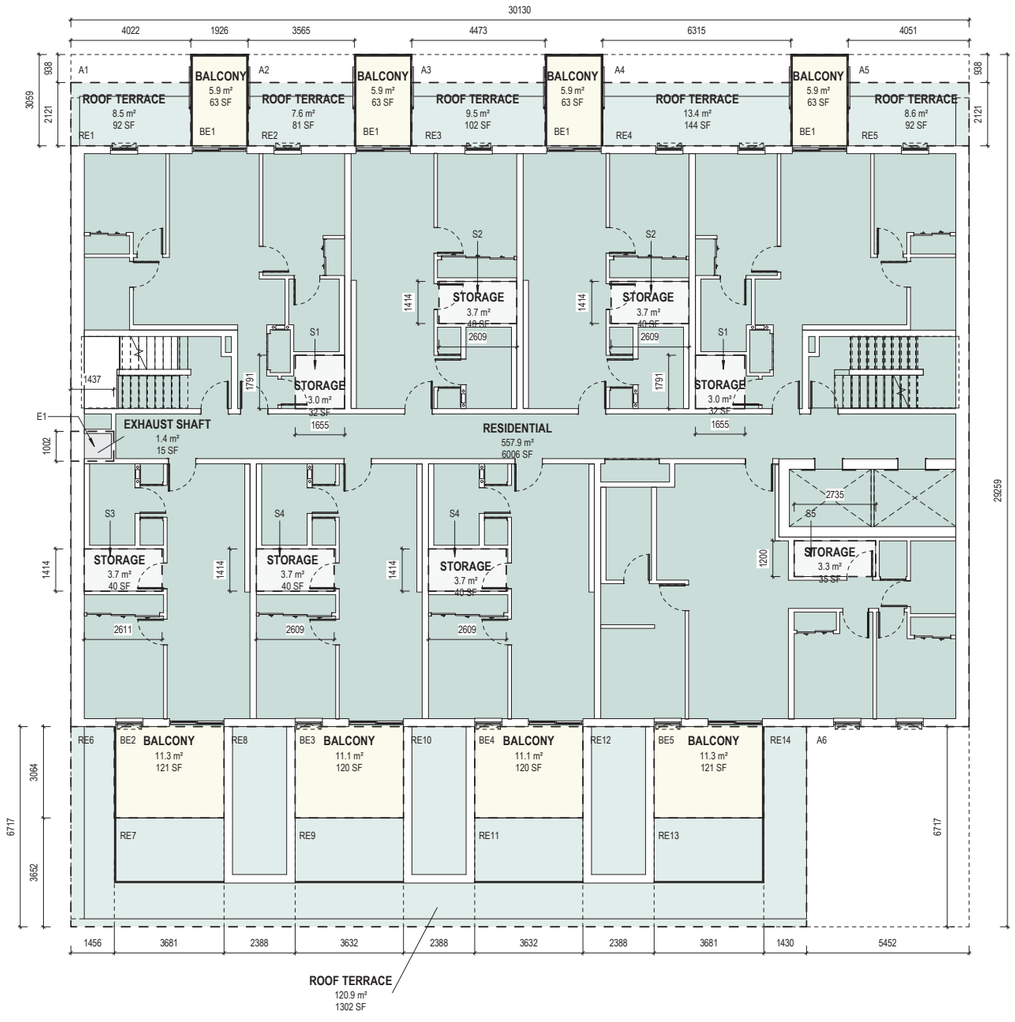
FSR COMPLIANCE TABLE - PROPOSED (LEVEL 1)

GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
GROSS PERIMETER	27.92		30.069		839.53
AREA DEDUCTIONS					
A1	7.944		7.03		55.85
A2	1.475		5.525		8.15
A3	1.475		5.443		8.03
			SUBTOTAL		72.02
OUTDOOR AMENITY					
OE1	6.738		7		47.17
OE2	1.475		0.384		0.57
			SUBTOTAL		47.73
			TOTAL SUBJECT AREA		719.8
RES. + COMM. FLOOR AREA (GROSS SUBJECT AREA - TOTAL BYLAW EXCLUSIONS)					
RESIDENTIAL					
RE1	2.99		2.76		8.26
RE2	4.96		1.40		6.92
RE3	1.40		8.43		11.77
RE4	2.65		6.39		16.92
RE5	2.22		6.13		13.64
RE6	6.50		7.54		49.03
			RESIDENTIAL FLOOR AREA		106.55
COMMERCIAL					
CO1	2.99		5.44		16.25
CO2	2.99		11.53		34.45
CO3	2.99		3.31		9.91
CO4	1.30		4.99		6.47
CO5	1.30		10.27		13.32
CO6	5.01		6.39		31.98
CO7	6.03		15.26		92.05
CO8	0.98		8.43		8.23
CO9	10.87		21.13		229.53
CO10	5.26		21.16		111.37
CO11	1.48		6.16		9.08
CO12	1.48		5.56		8.20
CO13	0.33		2.55		0.83
CO14	1.82		8.94		16.25
CO15	2.22		2.77		6.17
CO16	6.50		1.40		9.10
CO17	5.26		1.91		10.04
			COMMERCIAL FLOOR AREA		613.24

LEGEND

- BALCONY
- COMMERCIAL
- ELECTRICAL CLOSET
- INDOOR AMENITY
- ELECT. CLOSET
- OUTDOOR AMENITY
- RESIDENTIAL
- BELOW GRADE PARKING
- INTERIOR AMENITY
- MECHANICAL
- BICYCLE STORAGE
- EXHAUST SHAFT
- ROOF TERRACE
- RECYCLING
- ROOFTOP OUTDOOR MECHAN
- SERVICE
- STORAGE

6 Design Drawings
FSR Overlays



Level 2 FSR Overlay

FSR COMPLIANCE TABLE - PROPOSED (LEVEL 2)

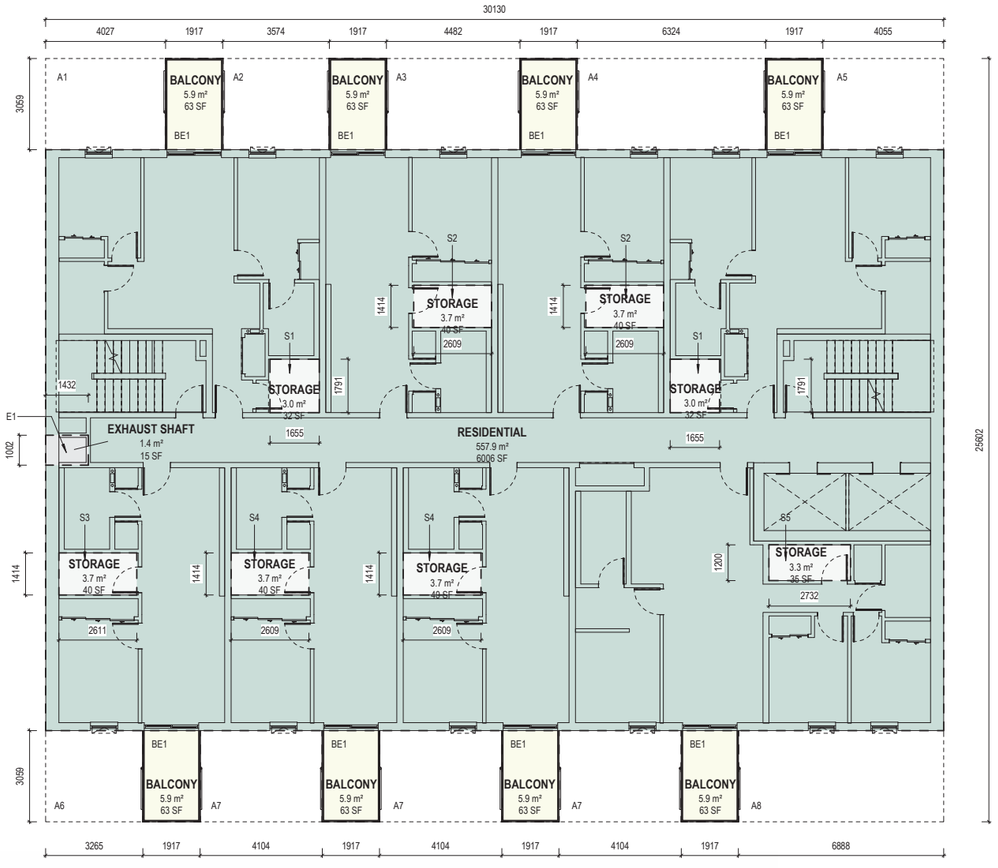
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
GROSS PERIMETER	29.26		30.13		881.57
AREA DEDUCTIONS					
A1	0.94		4.02		3.77
A2	0.94		3.57		3.34
A3	0.94		4.47		4.20
A4	0.94		6.32		5.92
A5	0.94		4.05		3.80
A6	6.72		5.45		36.62
			SUBTOTAL		57.66
TOTAL SUBJECT AREA					823.92

BYLAW EXCLUSIONS	LENGTH	X	WIDTH	=	AREA
BALCONIES					
BE1	3.06		1.93	x 4	23.57
BE2	3.06		3.68		11.28
BE3	3.06		3.63		11.13
BE4	3.06		3.63		11.13
BE5	3.06		3.68		11.28
			TOTAL BALCONY EXCLUSIONS		68.38
ROOF TERRACES					
RE1	2.12		4.02		8.53
RE2	2.12		3.57		7.56
RE3	2.12		4.47		9.49
RE4	2.12		6.32		13.39
RE5	2.12		4.05		8.59
RE6	6.72		1.46		9.78
RE7	3.65		3.68		13.44
RE8	6.72		2.39		16.04
RE9	3.65		3.63		13.26
RE10	6.72		2.39		16.04
RE11	3.65		3.63		13.26
RE12	6.72		2.39		16.04
RE13	3.65		3.68		13.44
RE14	6.72		1.43		9.61
			TOTAL ROOF EXCLUSIONS		168.49
STORAGE					
S1	1.79		1.66	x 2	5.93
S2	1.41		2.61	x 2	7.38
S3	1.41		2.61		3.69
S4	1.41		2.61	x 2	7.38
S5	1.20		2.74		3.28
			SUBTOTAL		27.66
EXHAUST SHAFT					
E1	1.00		1.44		1.44
			SUBTOTAL		1.44
TOTAL BYLAW EXCLUSIONS					266.0
RESIDENTIAL FLOOR AREA (GROSS SUBJECT AREA - TOTAL BYLAW EXCLUSIONS)					558.0

LEGEND

- BALCONY
- COMMERCIAL
- ELECTRICAL CLOSET
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- INTERIOR AMENITY
- MECHANICAL
- BICYCLE STORAGE
- EXHAUST SHAFT
- ROOF TERRACE
- RECYCLING
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- SERVICE
- STORAGE

6 Design Drawings
FSR Overlays



Level 3-8 FSR Overlay

FSR COMPLIANCE TABLE - PROPOSED (LEVEL 3-8)

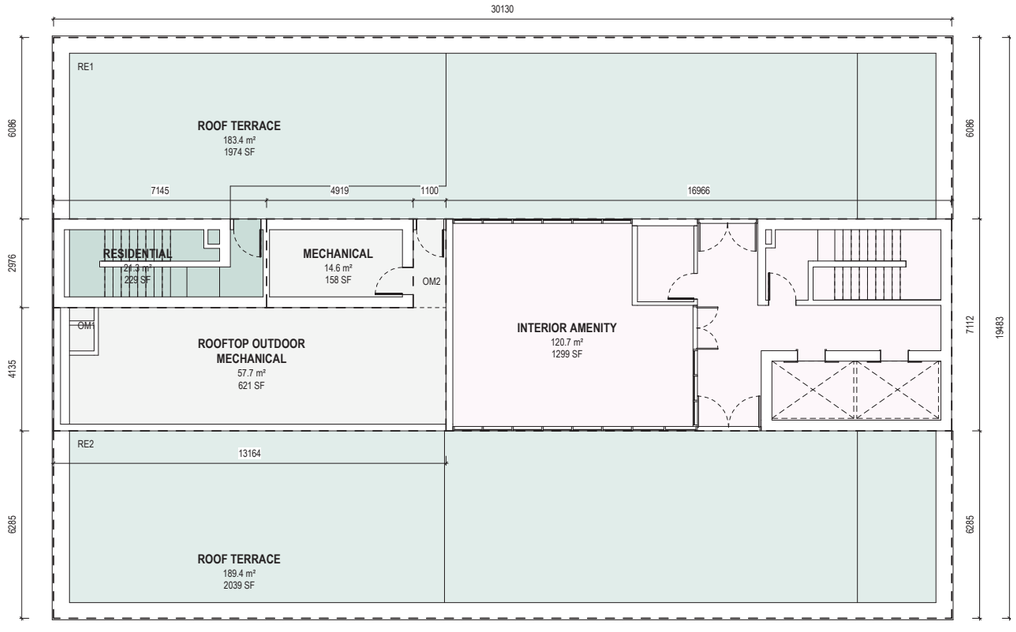
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
GROSS PERIMETER	25.60		30.13		771.39
AREA DEDUCTIONS					
A1	3.06		4.03		12.32
A2	3.06		3.57		10.93
A3	3.06		4.48		13.71
A4	3.06		6.32		19.35
A5	3.06		4.06		12.40
A6	3.06		3.27		9.99
A7 x 3	3.06		4.10	x 3	37.66
A8	3.06		6.89		21.07
			SUBTOTAL		137.43
			TOTAL SUBJECT AREA		633.96

BYLAW EXCLUSIONS	LENGTH	X	WIDTH	=	AREA
BALCONIES					
BE1	3.06		1.92	x 8	46.91
			TOTAL BALCONY EXCLUSIONS		46.9
STORAGE					
S1	1.79		1.66	x 2	5.93
S2	1.41		2.61	x 2	7.38
S3	1.41		2.61		3.69
S4	1.41		2.61	x 2	7.38
S5	1.20		2.74		3.28
			SUBTOTAL		27.66
EXHAUST SHAFT					
E1	1.00		1.43		1.43
			TOTAL EXHAUST EXCLUSIONS		1.43
			TOTAL BYLAW EXCLUSIONS		76.0
			RESIDENTIAL FLOOR AREA (GROSS SUBJECT AREA - TOTAL BYLAW EXCLUSIONS)		558.0

LEGEND

- BALCONY
- COMMERCIAL
- ELECTRICAL CLOSET
- INDOOR AMENITY
- ELECT. CLOSET
- OUTDOOR AMENITY
- RESIDENTIAL
- BELOW GRADE PARKING
- INTERIOR AMENITY
- MECHANICAL
- BICYCLE STORAGE
- EXHAUST SHAFT
- ROOF TERRACE
- RECYCLING
- ROOFTOP OUTDOOR MECHAN
- SERVICE
- STORAGE

6 Design Drawings
FSR Overlays



FSR COMPLIANCE TABLE - PROPOSED (LEVEL 9)					
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
GROSS PERIMETER	19.483		30.13		587.02
ROOF TERRACE					
RE1	6.086		30.13		183.37
RE2	6.285		30.13		189.37
			TOTAL ROOF TERRACE EXCLUSIONS		372.7
OUTDOOR MECHANICAL					
OM1	4.135		13.164		54.43
OM2	2.976		1.1		3.27
			SUBTOTAL		57.7
			TOTAL SUBJECT AREA		156.6
BYLAW EXCLUSIONS	LENGTH	X	WIDTH	=	AREA
INTERIOR AMENITY					
IA1	7.112		16.966		120.66
			TOTAL BALCONY EXCLUSIONS		120.7
			TOTAL BYLAW EXCLUSIONS		35.9
RESIDENTIAL FLOOR AREA (GROSS SUBJECT AREA - TOTAL BYLAW EXCLUSIONS)					120.7

LEGEND

- BALCONY
- COMMERCIAL
- ELECTRICAL CLOSET
- INDOOR AMENITY
- ELECT. CLOSET
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- RESIDENTIAL
- BELOW GRADE PARKING
- INTERIOR AMENITY
- MECHANICAL
- BICYCLE STORAGE
- EXHAUST SHAFT
- ROOF TERRACE
- RECYCLING
- ROOFTOP OUTDOOR MECHAN
- SERVICE
- STORAGE

Level 9 FSR Overlay


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