

1055 HARWOOD ST



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About GWL Realty Advisors Inc.

GWL Realty Advisors Inc. (“GWLRA”) is a real estate investment and management company who creates stable investment returns for pension funds and institutional clients through long-term investment in, and proactive management of, real estate assets. As a national real estate services firm, our practice is to acquire, develop and maintain sustainable, accessible and best-in-class buildings, as well as to offer excellent service to the residents and tenants of those buildings. As a wholly owned subsidiary of The Canada Life Assurance Company, our core corporate values of integrity, ambition, empathy and creativity, help to guide our responsible investing program and develop outstanding communities for our residents and tenants.

Though GWLRA invests in all asset classes of commercial real estate, we are strong proponents, and have a substantial portfolio of rental housing. With regional and local property management offices and professional community managers working directly within our multi-family rental buildings, we offer residents consistent and professional service on a personal basis. We are a reputable, experienced, and committed rental developer with extensive experience with property management and development both in Vancouver and across Canada.

GWLRA in Vancouver

In late 2021, we completed Chronicle (825 Nicola St), a 128 unit rental building in the Lower Robson Corridor – the first of its kind in decades. We also recently completed Vancouver Centre II – a 33-storey office building on Seymour Street with over 370,000 sq.ft of Class AAA employment space.



825 NICOLA (CHRONICLE)



825 NICOLA (CHRONICLE)



733 SEYMOUR (VANCOUVER CENTER II)

ARCHITECT



GBL Architects is a Vancouver based architectural firm, recognized as leaders in residential, commercial and mixed-use design, as well as complex multi-phased master planned developments. Established in 1982 with now with over 70 dedicated design-driven staff, GBL has built its reputation on high quality design through providing a full range of architectural and interior design services to the private and public sectors.

LANDSCAPE ARCHITECTS



Durante Kreuk is an award-winning lanscape architecture firm with over 30 years of experience both private and public realms of design and development. DK uses broad perspectives and diverse thinking as their keys to creating a wide range of sustainable, people-focused urban places. Furthermore, DK approaches a style of collaboration that nurtures the freedom to explore and push boundaries for all.

REZONING PROJECT CONSULTANTS

- Structural Engineer | **GLOTMAN SIMPSON GROUP OF COMPANIES**
- Mechanical Consultant | **INTEGRAL GROUP**
- Electrical Consultant | **NEMETZ (S/A) & ASSOCIATES LTD.**
- Code Consultant | **THORSON CONSULTING CERTIFIED PROFESSIONALS**
- Traffic Consultant | **BUNT & ASSOCIATES ENGINEERING LTD.**
- Sustainability | **INTEGRAL GROUP**
- Survey | **OLSEN & ASSOCIATES LAND SURVEYING**
- Environmental | **KEYSTONE ENVIRONMENTAD LRD.**
- Geotechnical Consultant | **GEOPACIFIC CONSULTANTS LTD.**
- Elevator Consultant | **GUNN CONSULTANTS**
- Civil Engineer | **CREUS ENGINEERING LTD.**
- Planning and Engagement | **POONI GROUP Inc**
- Tenant Engagement | **LPA DEVELOPMENT + MARKETING CONSULTANTS LTD. & SHAWNESSY LUKE CONSULTING**



1. INCREASING THE SUPPLY OF RENTAL HOUSING

There is a shortage of purpose built rental housing in the City of Vancouver. As of October 2021, the City’s rental vacancy rate was 1.1% (CMHC), whereas a healthy vacancy rate is 3-4%. It is evident that more rental is desperately needed to meet a critical housing need, both today and in the years to come.

Constructed in 1948, the current 30-unit building on site has reached the end of its life. With important building code updates having come into effect over the past 70 years, the current building pre-dates any seismic code and offers limited accessibility to safely sustain residents into the future or provide for a variety of individual needs.

Our proposal for the site will bring approximately 269 new secured rental homes, including 52 below-market homes, in a range of unit types from studios to three-bedrooms, to the West End. This will result in a net gain of almost 240 new rental homes (a nine-fold increase), providing opportunities for individuals, couples, families, and downsizers. The below-market rents will add an additional level of affordability to the project and are proposed to be set as follows:

- 80% of the units will be provided at 20% below CMHC median rents; and
- 20% of the units will be provided at 50% below CMHC median rents.



2. WELL-LOCATED RENTAL HOUSING

These new rental homes will be within walking distance to shops and services along Burrard Street and Davie Village, near employment opportunities, and close to transit options and bike infrastructure, which reduces car dependence and encourages the use of more active modes of transportation.



3. FAMILY-ORIENTED RENTAL HOUSING

With the current building only having three two-bedroom units, our proposal will significantly increase the number of family-oriented rental homes on site. 35% of the proposed units (94), will contain two- or more bedrooms, which represents a net increase of 91 family-oriented homes. The project will also include an outdoor play area for children and multiple indoor social amenity spaces to encourage socialization.



4. LOOKING AFTER OUR TENANTS

We are committed to the well-being of our tenants and we want to ensure that they are supported throughout the pre-development process. There are currently 26 occupied units on site, and we are working with a Tenant Relocation Specialist to provide our tenants with relocation support and services throughout the process. We are developing a Tenant Compensation Plan that meets the requirements of the City’s Tenant Relocation and Protection Policy, including the provision of financial compensation based on length of tenancy, moving expenses, relocation assistance, and right of first refusal.

We hosted a virtual tenant meeting on November 29, where we introduced the Tenant Relocation Specialist, provided a brief overview of the proposal and timing, and summarized the assistance and support available to them.



5. COMPLIANCE WITH CITY POLICIES

GWLRA is committed to working within the City’s existing policy framework. Our proposal is consistent with the directions of the *West End Community Plan*, *The Rezoning Policy for the West End*, and *Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing*. Our project design will respond to the *Green Buildings Policy for Rezoning Projects*, *Family Room: Housing Mix Policy for Rezoning Projects*, and *West End – Tower Form, Siting and Setbacks Administrative Bulletin*. We will also adhere to the requirements and guidelines of the Tenant Relocation and Protection Policy.



6. BUILDING AN INCLUSIVE RENTAL COMMUNITY

Our project design is based around the concept of community. Our goal is to create a new standard for quality and inclusive rental housing and resident services in the City of Vancouver. Locating all rental (market and below-market) in the same building and providing everyone with access to a robust set of amenities and resident services, regardless of rental tenure, will help to foster a sense of community in this building. Our single building will house:

- Best in class rental management service: from a building and rental management perspective, we aim to offer our tenants a ‘best in class’ service. This includes on-site management and maintenance personnel, proactive and preventative maintenance and exceptional cleanliness. To offer these essential services, we include rental offices, maintenance workshops and custodial facilities centrally located within all of our buildings.
- A range of amenities: including a top-floor social lounge, work lounge, fitness facilities, outdoor amenity spaces, children’s play area, and dog run. The building will also include in-suite laundry and air conditioning in every rental home
- Pet friendly: our building will be pet friendly, which is unique to rental buildings, and includes an on-site dog run.

The site is located within Area G within the Burrard Corridor of the West End Community Plan, which is identified as an inclusionary housing provision area. The site is also located within Area E of the Rezoning Policy for the West End. An interim rezoning policy applies to Area E, which allows the site to be redeveloped to a 100% secured rental building with a below-market rental component.

The property is a mid-block lot with 132’ of frontage on Harwood Street and is currently improved with a three and a half storey building built in 1948.

The intent is to redevelop the RM-5A site into a 32-storey building containing 269 residential units, 217 of which are market rental and 52 of which are secured below-market rental (20% of the residential floor area).

The form of development proposes a moderate increase in floor area to a maximum of 20% additional floor area beyond what is enabled by the West End Community Plan and by the West End-Tower Form, Siting and Setbacks Administrative Bulletin.

The proposed typical tower floor plate size is 6,600 sq.ft. above and 7,590 sq.ft. below the height of 18.3m with and overall FSR of 11.71. 498 bicycle parking stalls and 15 visitor bicycle stalls are proposed on L1 and P1 along side with a Class B loading stall and 2 Class A passenger loading stalls.

134 residential parking stalls and 7 visitor parking stalls are accommodated within 5 below-grade parking levels. On-site amenities include a social lounge, work space, outdoor amenity spaces, fitness facilities and dog run.

The tower form proposed follows the ‘Tower in the Park’ typology and does not have a presence of a podium element on Harwood Street.



A rezoning of this site is enabled by the following policies:

West End Community Plan (2013)

The site is located within Area G of the Plan, which allows for the consideration of a rezoning to allow for a multi-family residential building up to 300 ft with provision of inclusionary housing (25% of the new floor area provided as social housing or one-to-one replacement of existing market rental, whichever is greater).

Our proposal complies with the intent of the Plan to redevelop the site with a multi-family residential building providing rental housing with a maximum building height of 300 ft.

Rezoning Policy for the West End (amended 2017)

The site is located within Area E of the Rezoning Policy, which allows for the consideration of a rezoning to allow for a multi-family residential building with the provision of either social housing or rental replacement.

Our proposal complies with the intent of the Policy to redevelop the site with a multi-family residential building providing rental housing.

Housing Vancouver Strategy (2017)

The Strategy and 3-Year Action Plan targets 20,000 purpose-built rental homes by 2027. The intent is to shift the supply of new homes being built towards the right supply, including building rental homes that serve those with moderate household incomes.

Our proposal will provide a total of 269 homes including 217 market rental and 52 below-market rental homes. The below-market rates are proposed to be set at 80% of the units at 20% below CMHC median rents, and 20% of the units at 50% below CMHC median rents.

Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan
This site is eligible to apply for a rezoning under this criteria for the provision of 100% secured rental with a minimum 20% of the floor area provided as below-market rental. This criteria also allows for a moderate increase in floor area up to 20% additional beyond what is enabled by West End Community Plan & West End – Tower Form, Siting and Setbacks Administrative Bulletin.

The rezoning is being applied for in accordance with the Council-approved criteria and will provide 100% secured rental with a minimum 20% of the floor area provided as below-market rental.

Our proposal for the site also responds to the following city policies, bulletins, and guidelines:

West End – Tower Form, Siting and Setbacks Administrative Bulletin (amended March 2020)

The Bulletin guides the siting and massing of new residential towers in the West End. The Council endorsed criteria for rezonings for 100% secured rental with below-market housing allows for the consideration of moderate increases in floor area.

The Bulletin stipulates a maximum tower floor plate of 5,500 sq.ft. Our proposal is seeking an increase to approximately 6,600 sq.ft, which represents approximately 6,600 sq.ft, which represents a 20% increase in the tower floor plate area.

City of Vancouver Rental Housing Stock Official Development Plan (2021)

The Rental Housing Stock Official Development Plan (ODP) applies to the site and requires the one-to-one replacement of existing rental units either on site or within the same zoning district.

The existing building on site currently has 30 market rental units. Our proposal includes approximately 217 market rental units, which represents a net gain of 187 market rental units. In addition, our proposal includes approximately 52 below-market rental units, which will help to deepen the affordability of the building.

Family Room: Housing Mix Policy for Rezoning Projects

The Policy requires a minimum provision of 35% of units as two or more bedrooms for market rental projects.

35% (94) of our proposed units (both market and below-market) will be family-oriented with two or more bedrooms. This represents a net increase of 91 family-oriented units on the site.

High-Density Housing for Families with Children Guidelines (1992)

The Guidelines provide directions on site, building and unit design to make it more livable for families with children.

The site is located within walking distance to Roberts Annex Elementary School, Lions Gate Montessori School, Nelson Park, Sunset Beach, and a YMCA childcare facility and other private childcare options. The building includes a children’s play area and gathering spaces. The units and common spaces will be designed in accordance with the Guidelines.

Green Building Policy for Rezoning (amended May 2022)

Rezoning is required to respond to the Policy by providing an integrated rainwater management and Green Infrastructure (GI) plan and adhere to the Policy’s reporting requirements.

The rezoning for the site will respond to the Policy and have provided the required submission materials as prepared by Integral.

Tenant Relocation and Protection Policy (amended July 2021)

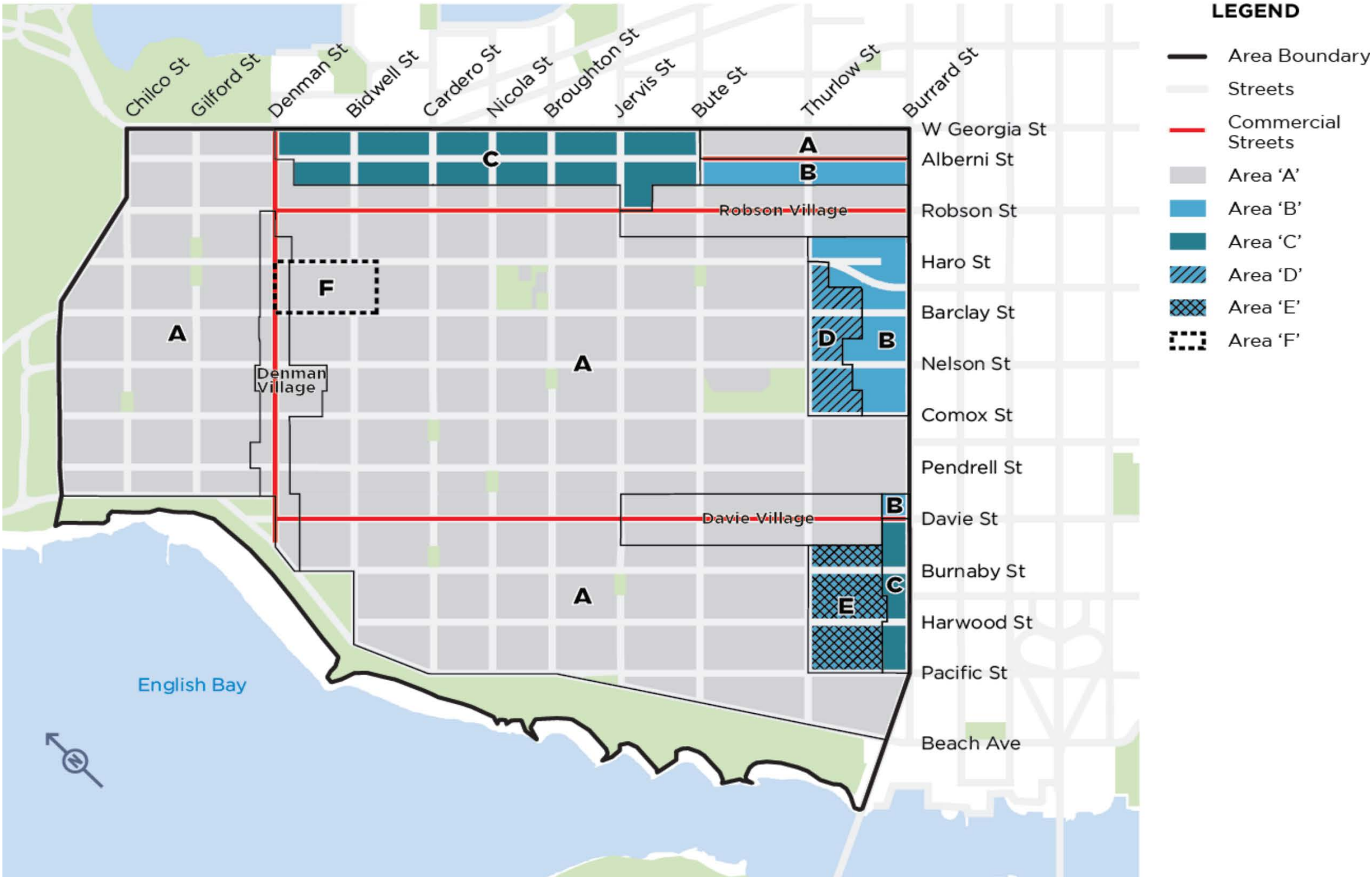
The Policy requires a tenant relocation plan to be prepared and implemented as part of the rezoning process.

We have engaged a Tenant Relocation Specialist to work closely with the existing tenants. We will offer a tenant relocation plan that is consistent with the Policy.

ENABLING POLICES

In December 2020 Council approved an interim policy providing guiding criteria for an alternative to the current inclusionary social housing requirement for rezonings in the Burrard Corridor of the West End Community Plan. As such, the subject property is located in Area E of the Burrard Corridor, where the interim policy allows consideration of rezoning proposals with 100% secured rental housing of which 20% of the residential floor area is secured below-market rental and to have up to a 20% increase in floor area beyond what is enabled by the West End Community Plan and the West End - Tower Form Siting and Setbacks Admin Bulletin. The proposed average tower floor plate size falls within the 6,600 sq.ft. limit and the proposed FSR is within a 20% increase over what is achievable under the West End Community Plan

The tower setbacks provided by the *West End Community Plan* and the *West End - Tower Form Siting and Setbacks Admin Bulletin* allow a minimum distance of 3.7 m (12') in the front and side yards with a minimum distance of 12 m (40') between a tower and an interior property line.



A map of the the West End Community Plan's defined policy areas.

GBLARCHITECTS

1055 HARWOOD STREET

With escalating housing prices and rising interest rates, home ownership may not be viable for many individuals and households, and as a result, people are increasingly turning to rental options. The City of Vancouver has been experiencing extremely low vacancy rates for years and there is a desperate need for more secured (market and below-market) rental homes to address existing and future demand.

The Downtown core is expected to see an influx of people over the next few years as a result of the opening of the Amazon and Microsoft offices in the Central Business District – Amazon is anticipated to employ 6,000 office workers alone. Rental buildings, like the one proposed, will serve to provide workforce housing for those who will be moving to the city for employment.

This proposal complies with existing City policies and delivers much needed rental housing in a central location that is well served by transit, and close to shops, services, community amenities, and employment opportunities. The West End has been identified as an area suitable for growth, and the proposal fits within the context of the neighbourhood.

The proposal will result in a net increase in the number of rental homes, including the addition of below-market rental homes, and family-sized homes on the site. The existing building on site is over 70 years old and near the end of its lifespan. The proposed building will be designed and built in accordance with the latest code, accessibility, and sustainability standards.

Our tenants are important to us, and we have hired a Tenant Relocation Specialist who will work closely with existing tenants to ensure they are aware of the assistance and compensation available to them through the tenant relocation plan and keep them informed of the process and timing.

DESIGN RATIONALE

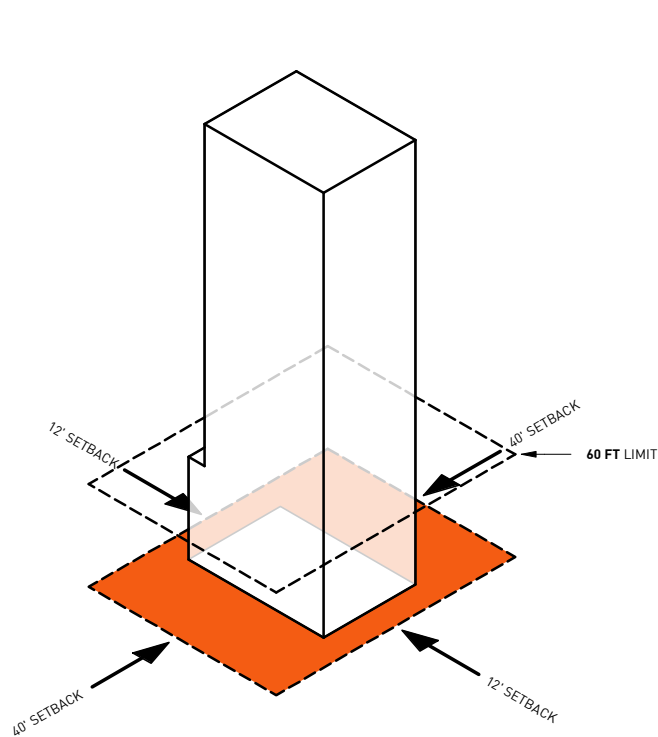
This application seeks to provide highly liveable secured rental housing for diverse income groups along with a suite of thoughtfully curated amenities that will be shared between market and below market units.

The site is located within close proximity of Sunset Beach, the False Creek Seawall, Granville Island, and Stanley Park, all of which are engaging local outdoor communities that blend the outdoors with the urban districts of downtown Vancouver.

The design is intended to respond to its context in a meaningful way, reflecting both on the West End’s urban character and the natural splendor of its oceanside location.

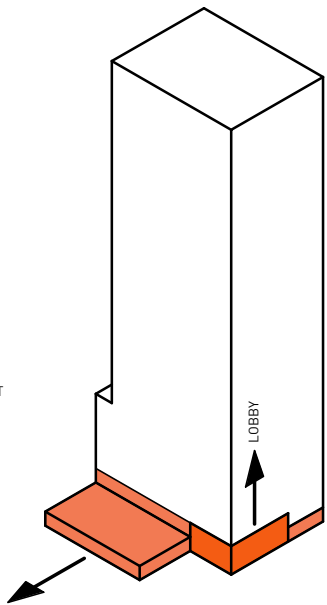
The site’s steep topography has been carefully considered and programmed to maximize active and inviting frontages on both Harwood Street And Maxine Lane.

Passive design, privacy and livability have been carefully considered in unit orientation, window placement and glazing ratios.



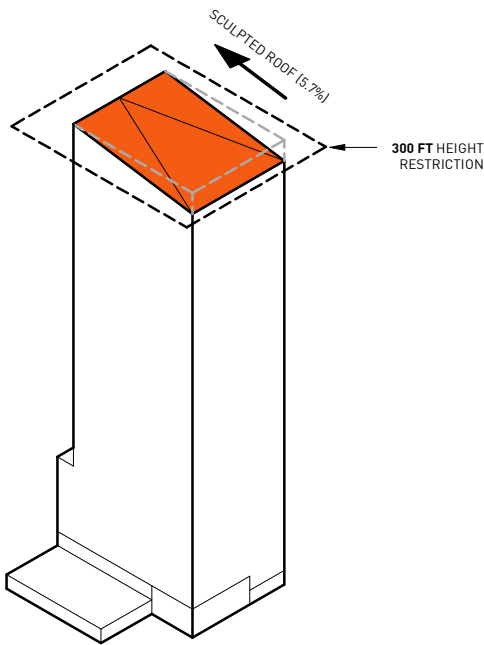
MASSING

The tower massing is defined by the applicable setback and tower separation restrictions. The podium extends northwards in order to emphasize the ‘Tower in the Park’ typology.



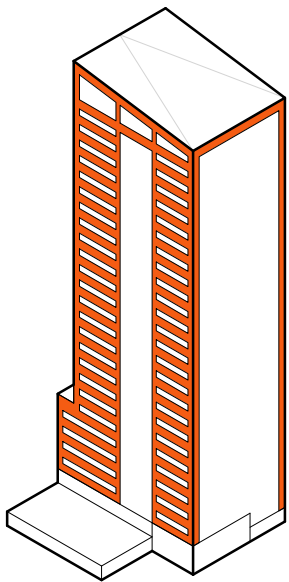
GROUND ACTIVATION

The ground levels take advantage of the sloping site, providing inviting and active frontages both along Maxine Lane and Harwood Street including a double-height entrance lobby.



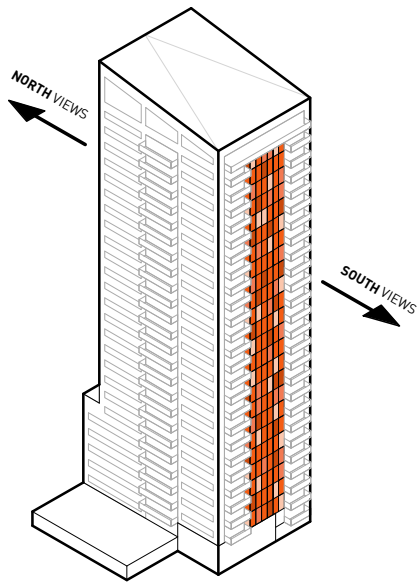
SCULPTED ROOF

The sloping roofline maximizes the height limit from the sloping base surface. The top floor contains shared amenity spaces with dramatic views and a generous southfacing deck.



WEST-END URBANITY

The solid East and West facing elevations reference the West End location of the project with horizontal window openings. The glazing ratio is reduced in order to address solar overheating and overlook between adjacent towers.



SUNSET BEACH

Prime open views to the North and South are emphasized with a higher glazing ratio and balcony placement. The fenestration design is a playful reflection of the natural beauty of sunsets on the beach.

As a part of the Rezoning Application package, the project has been developed to meet the requirements of the applicable the Green Building Policy for Rezonings amended May 5th, 2022.

The submission includes preliminary strategies explored by the design team, with the aim to achieve the various requirements of the Green Building Policy for Rezonings including the following:

Integrated Rainwater Management and Green Infrastructure: Describe measures for the management of the site’s rainfall through integrated rainwater management and Green Infrastructure (GI) as described in the City-Wide Integrated Rainwater Management Plan.

Energy and Emissions Performance Limits: Complete the Energy & Emissions Design to demonstrate that the project is on track to meet the Vancouver Building By-law energy and emissions performance limits expected to be in force at the time of the project’s first Building Permit application.

Embodied Carbon Limits: Embodied Carbon Reporting to demonstrate that the project is on track to meet the Vancouver Building By-law life-cycle equivalent carbon dioxide emissions (i.e. global potential impact, or ‘embodied carbon’) limits expected to be in force at the time of the project’s first Building Permit application.

Resilience Buildings Planning Worksheet: Summarize the level of resilience planning undertaken by the project and to identify proposed resilience strategies.

The project will likely submit for BP after Jul 1, 2023 making it subject to the following forecasted VBBL requirements:

CATEGORY	PROPOSED CHANGE	DESCRIPTION	RATIONALE
CHANGES TO BE EFFECTIVE JULY 1, 2023			
ENERGY AND EMISSIONS	Reduce carbon emissions limits	Reduce the carbon emissions limit for new 4-6 storey residential buildings (except hotels/motels) from 5.5 to 3 kgCO2e/m²	These limits effectively decarbonize hot water heating - the last major step in reducing carbon emissions in new buildings
	Reduce carbon emissions for other building types	Introduce a 50% carbon emissions reduction requirement for all new building types without a GHGI limit (i.e. assembly, care, and industrial)	These building types currently have no requirement to reduce carbon emissions. These reductions are generally consistent with decarbonizing space heating
RESILIENT BUILDINGS	Filtered ventilation air	Introduce a requirement for minimum MERV 13 filters in new building ventilation systems	MERV 13 filters are industry best-practice, and catch most particulates from traffic and wildfire-related air pollution
	Overheating limits	An administrative change to copy the existing overheating limits in the referenced CoV guidelines to the By-law	This change improves the visibility and enforceability of the existing overheating limits
EMBODIED CARBON	Embodied carbon reporting and limit	Introduce an embodied carbon reporting requirement for all new Part 3 buildings, and a limit of maximum 2x the standardized baseline (to be included in new, referenced CoV guidelines)	Foster industry-wide capacity and knowledge of embodied carbon, and introduce the first, very easy, limit on embodied carbon emissions

HIGH PERFORMANCE BUILDING DESIGN:

- Using a measured combination of building envelope, mechanical and electrical energy efficiency to deliver a low energy consuming and GHG emitting building.
- Proposed performance:
98.4 kWh/m2/yr. - Total Energy Use Intensity
35.2 kWh/m2/yr. - Thermal Energy Demand Intensity
2.7 kgCO2e/m2/yr. - Greenhouse Gas Intensity

EMISSIONS CONSCIOUS DESIGN:

- Using modeling to establish the amount of embodied carbon and energy associated with its construction. Seeking accessible ways to reduce the building’s impact through construction. The project has an embodied emissions value of 308.65 kgCO2e/m2
- Individually metered units

RESILIENT CONSTRUCTION:

- In-suite four-pipe fancoil units offer both heating and cooling to maintain comfortable indoor conditions in most any weather.
- High performance envelope design and durable building construction aim to help make the building resilient to changing climates and improve the building’s comfort in the event of hotter summers and colder winters.
- Strategic window-to-wall ratio minimizing overheating and heat-loss and enhancing occupant comfort.
- Air Source Heat Pump technology with room for future extension to address climate change
- Low-carbon system

RAINWATER MANAGEMENT:

- Improving the site to help reduce the flow of peak stormwater volumes to sensitive habitats through vegetated roof and planters.

GREEN MOBILITY:

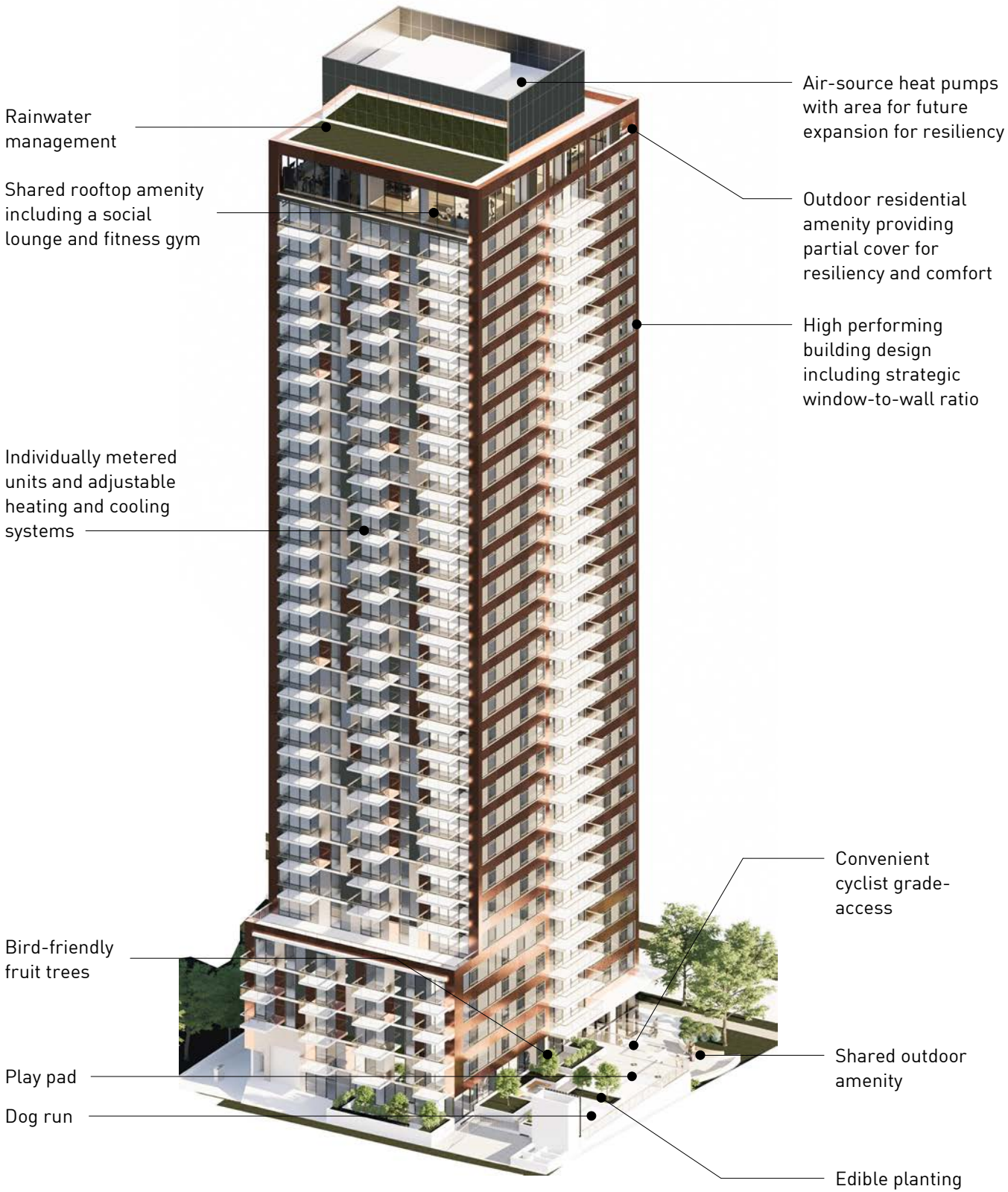
- Providing residents with the best opportunity to live car free including most convenient access to both lane and street level as well as optimized location for bicycle parking
- Walking distance to many shops, restaurants, services, offices, etc.
- Access to frequent transit networks along Burrard and Davie Street

LANDSCAPE:

- Use of natural and adaptive plants
- High efficiency irrigation
- Bird-friendly fruit bearing trees
- Edible planting

AMENITIES:

- Variety of generous indoor and outdoor amenities shared between all residents
- Family-friendly amenities including play pad, edible planting, barbecue areas, gym and social lounges
- Pet-friendly amenities including dog-run and pet spa



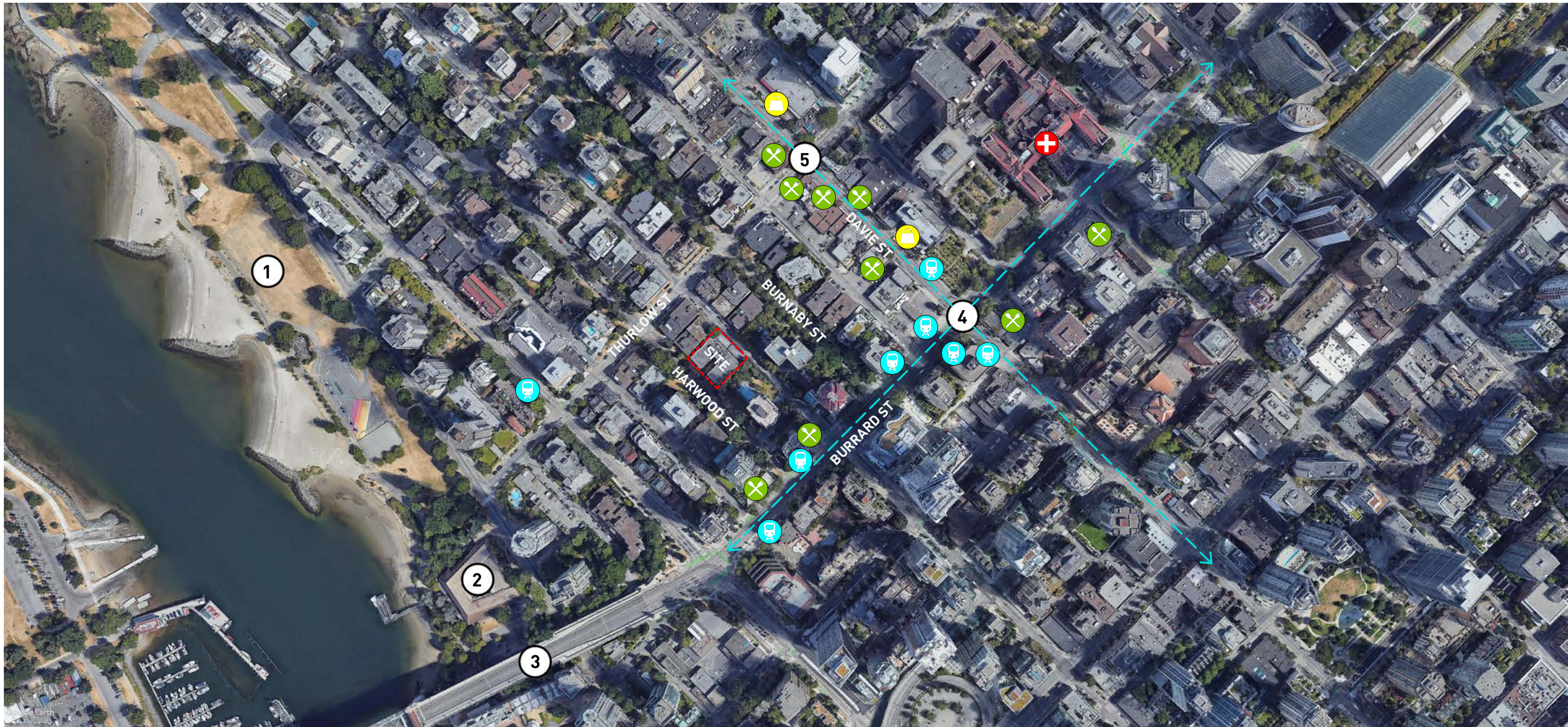
GBLARCHITECTS

1055 HARWOOD STREET

CONTEXT MAP

The neighbourhood consists of a mix of low, mid and high rise residential buildings along Harwood Street. The site is located in the West End neighbourhood, within walking distance to shops and services along Davie Street. Davie Street is a hub for activity in the West End, lined with a variety of different kinds of food, shops, bars, clubs, and festivals/events. The St. Paul's Hospital campus is located further East, a short walk from the site.

For active residents, the Vancouver Aquatic Centre is a few blocks South, as well as the newly upgraded bike lane connecting Beach Ave to Stanley Park. Sunset Beach is West along the Seawall, including a dog friendly beach area. The site is also well served by buses (#2, #44, #6, #23) and designated bike routes (Hornby Street and Beach Avenue). Additional bus routes along Granville Street connect to the Canada and Expo SkyTrain lines.



GBLARCHITECTS

1055 HARWOOD STREET

- | | | |
|----------------------------|---------------------|-------------|
| ① Sunset Beach | ④ Burrard Corridor | Transit |
| ② Vancouver Aquatic Centre | ⑤ Davie Village | Restaurants |
| ③ Burrard Bridge | St. Paul's Hospital | Shopping |

HARWOOD STREETScape

1065 Harwood St



1055 Harwood St (Site - Existing)



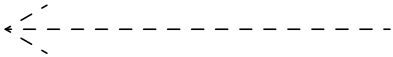
1021 Harwood St



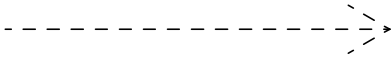
1021 Harwood St (Con't)



1009 Harwood St



THURLOW STREET

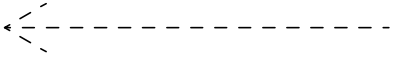


BURRARD STREET

THURLOW STREETScape



1332 Thurlow St

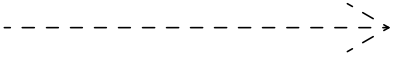


MAXINE LANE



HARWOOD STREET

1078 Harwood St



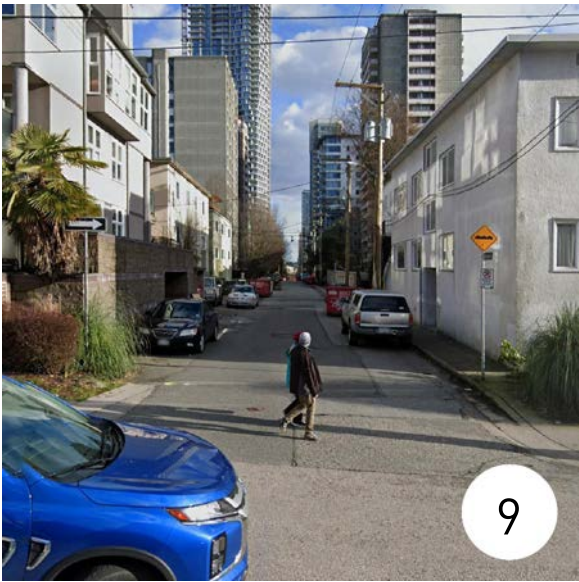
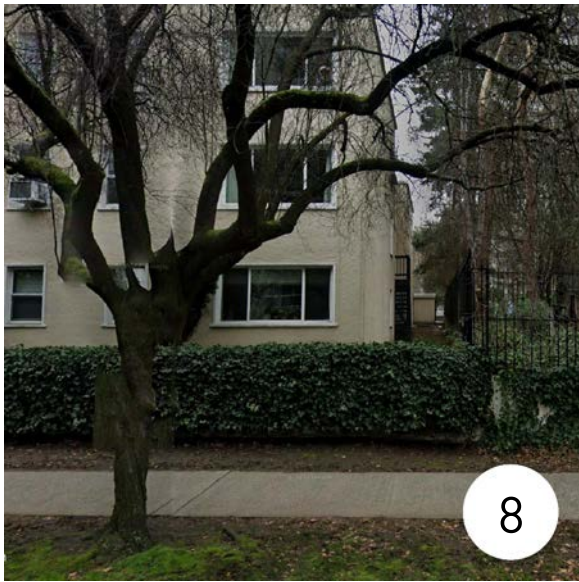
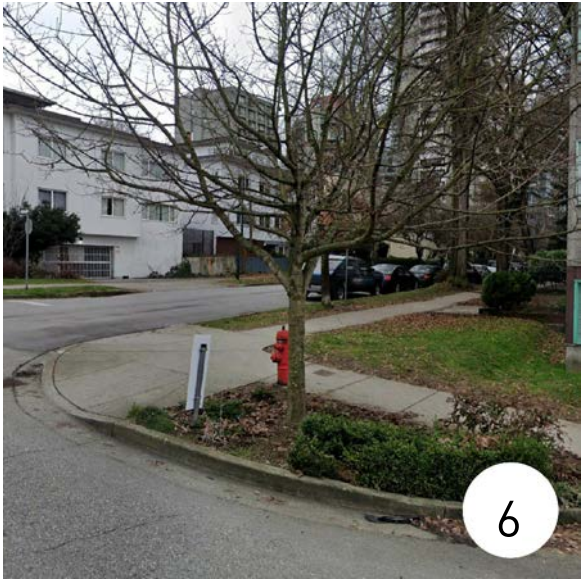
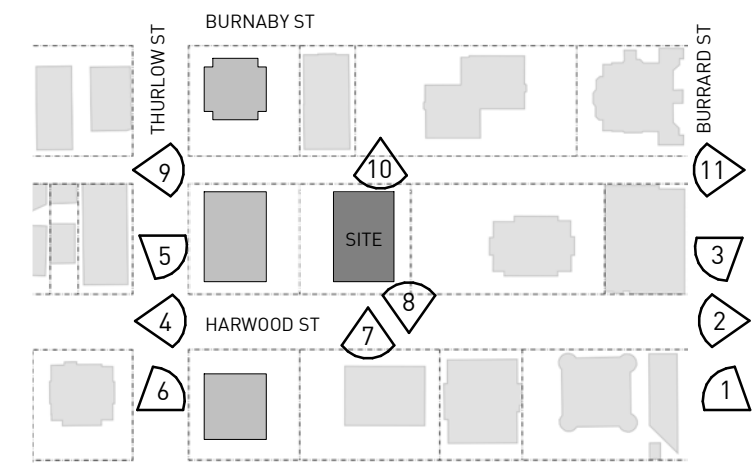
JUNG LANE



GBLARCHITECTS

1055 HARWOOD STREET

SITE PHOTOS



EXISTING ZONING

RM-5A ZONING

Permit a variety of residential developments and some compatible retail, office, service and institutional uses.

Achieve development which is compatible with neighbouring development with respect to streetscape character, open spaces, view retention, sunlight access and privacy.

At least 35% of dwelling units must include two or more bedrooms

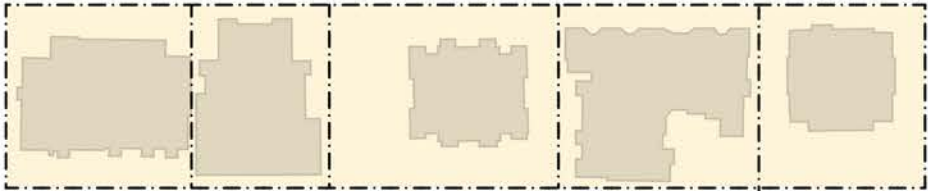


RM-5A

CD-1



RM-5A



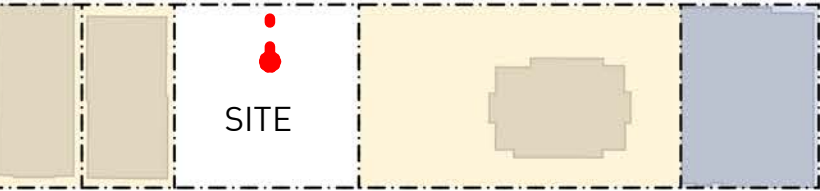
RM-5A



RM-5A

BURNABY ST

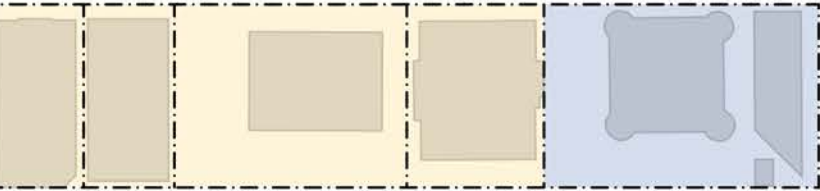
CD-1



RM-5A

HARWOOD ST

CD-1

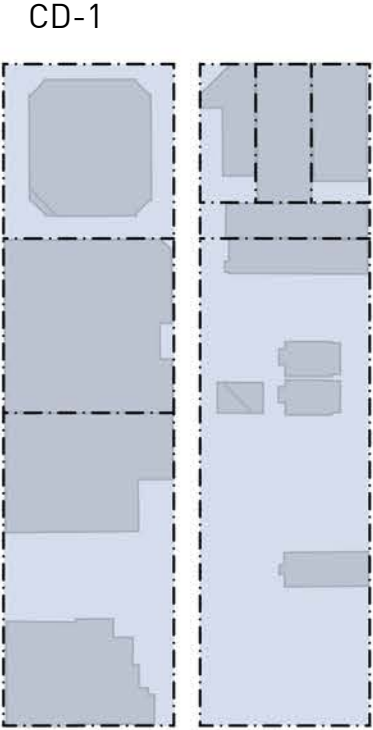


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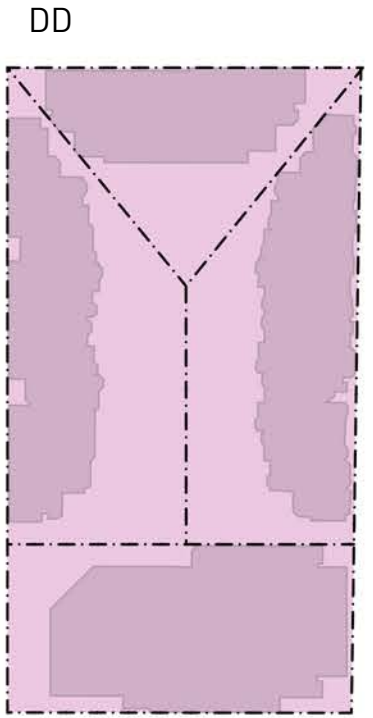
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THURLOW ST

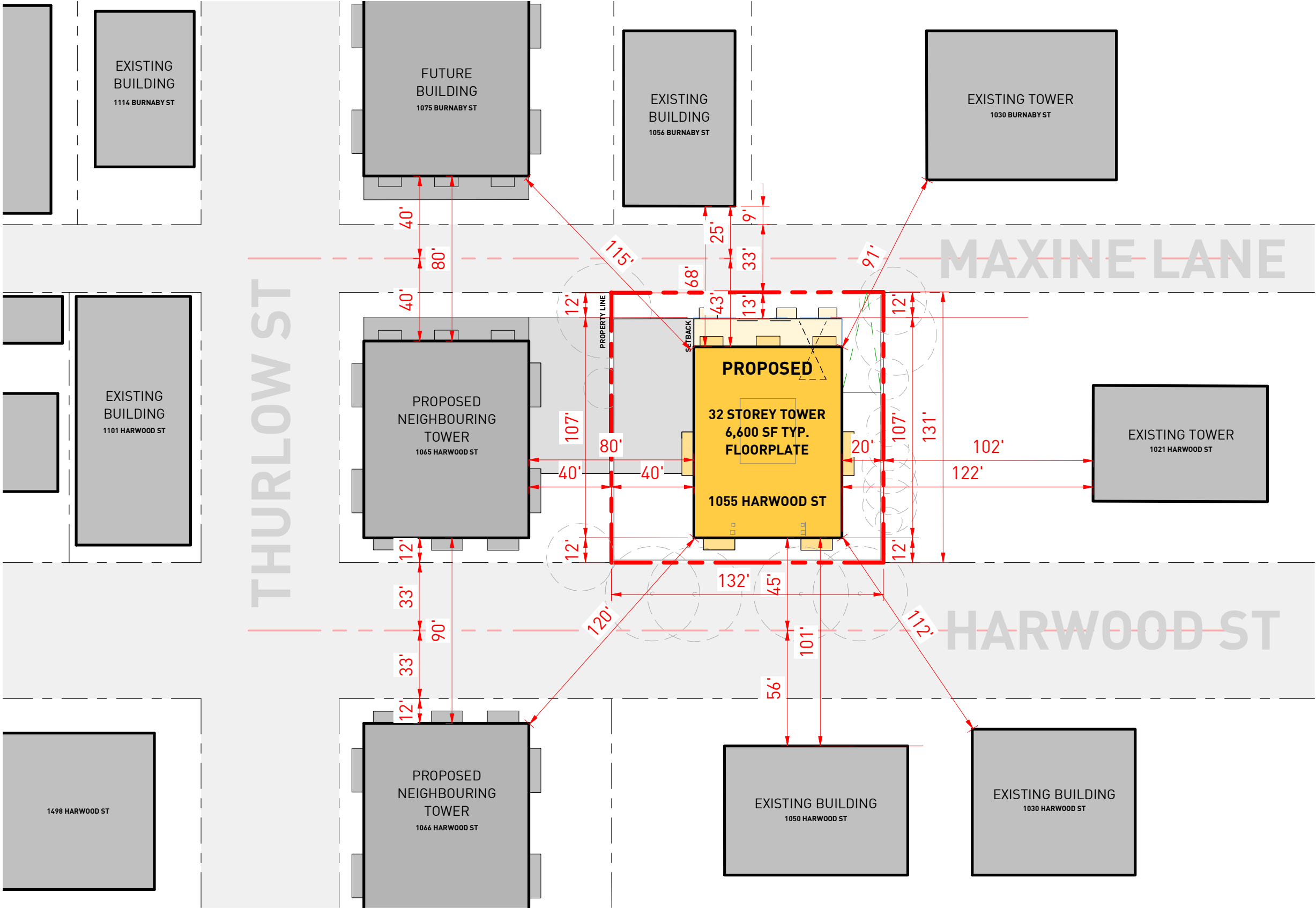
BURRARD ST



CD-1



DD



PROPOSED USES, SITE AREA, SETBACKS, HEIGHT & EXCLUSIONS, PARKING SUMMARY

3.01

OVERVIEW

LEGAL ADDRESS: CIVIC ADDRESS:	Lot 1, Block 12, District Lot 185, Plan EPP87123 1055 Harwood Street, Vancouver, BC	
ZONING:	RM-5A	
SITE AREA:	1,606.4 m ² (17,291.14 SF)	
PROPOSED USES:	Secured market rental	
SETBACKS:	Permitted:	Proposed:
FRONT YARD:	12'	12'
EAST SIDE YARD:	12'	20'
WEST SIDE YARD:	12'	40'
REAR YARD:	12'	13'
BUILDING HEIGHT: HEIGHT EXCLUSIONS:	91.44m / 300' * (elevator machine room / mech equipment / screening)	91.44 m / 300' {32 Storeys} +/- 7.18 m / 23'-7"
AVERAGE PODIUM FLOORPLATE (UP TO 60')	7,590 SF	
AVERAGE TOWER FLOORPLATE (ABOVE 60')	6,600 SF	
FSR:	Permitted: N/A	Proposed: 11.71

PROPOSED USES

AREA TYPE	FLOOR AREA
BALCONY	21,288 SF
BICYCLE PARKING	5,137 SF
BULK STORAGE	4,288 SF
CIRCULATION	36,565 SF
ELEVATOR OVERRUN	951 SF
JANITOR	173 SF
LOBBY	1,362 SF
MECHANICAL PENTHOUSE	2,218 SF
RENTAL OFFICE	302 SF
RESIDENTIAL AMENITY	6,210 SF
RESIDENTIAL UNIT (BELOW-MARKET)	32,107 SF
RESIDENTIAL UNIT (MARKET)	128,260 SF
SERVICE	3,632 SF
TOTAL	242,493 SF

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED (BYLAW 6059 4.3.3)

GROSS FLOOR AREA	AREA (m²)	1 STALL PER 140 m²
160,367 SF	14,898.5 m²	106

PARKING PROVIDED - 0.5 STALLS / UNIT

STALL TYPE	COUNT
ACCESSIBLE	10
REGULAR	95
SMALL CAR	29
VISITOR - ACCESSIBLE	1
VISITOR - REGULAR	4
VISITOR - SMALL CAR	2
TOTAL:	141

PASSENGER SPACES

CLASS A - 1 SPACE / 50-125 DWELLING UNITS + 1/ EVERY ADDITIONAL 150 DWELLING UNITS
PROVIDED: 2

CLASS A: FIRST STALL = 4m x 5.5m x 2.3m (HEIGHT), ADDITIONAL STALL W = 2.9m

BICYCLES

BIKE STALLS (UNDER 65 m²)

UNIT TYPE	COUNT	REQ'D CLASS A (1.5 BIKES / UNIT)	REQ'D CLASS B (1 BIKE / 20 UNITS)
A-STUDIO	34	51	1.70
B-1-BED	141	212	7.05

BIKE STALLS (OVER 65 m² UNDER 105 m²)

UNIT TYPE	COUNT	REQ'D CLASS A (2.5 BIKES / UNIT)	REQ'D CLASS B (1 BIKE / 20 UNITS)
D-2-BED	90	225	4.50
F - 3-BED	4	10	0.20

TOTAL BIKE STALLS

TOTAL REQ'D	TOTAL UNITS	TOTAL CLASS A REQ'D	TOTAL CLASS B REQ'D
	269	498	15

VISITOR PARKING REQUIRED (BYLAW 4.3.4)

UNIT COUNT	0.5 STALLS / UNIT	VISITOR REQUIRED
269	134	7

TRANSIT ACESSIBILITY LEVEL:

20% reduction in residential stalls allowable = 85 req'd

ADDITIONAL REQUIREMENTS:

ACCESSIBLE STALLS
1 (up to 7 units) + 0.034 x units = 10

SMALL CAR ALLOWANCE
Max 25% of proposed parking spaces: 35

LOADING

CLASS A - N/A
CLASS B - 1 SPACE / 100-299 DWELLING UNITS
PROVIDED: 1

ADDITIONAL REQUIREMENTS CLASS B:
2 STALLS FOR FIRST 20 UNITS
1 STALL FOR EVERY 20 UNITS THEREAFTER

ADDITIONAL REQUIREMENTS CLASS A:
MAX 40 / ROOM (EXCLUDING BIKE LOCKERS)

MIN. 5% OVERSIZED 2.4 m x 0.9 m = 25
VERTICAL (MAX 30%) = 149
MAX 60% VERTICAL+STACKED = 299
MIN 10% LOCKERS = 50

BICYCLE TYPES - RESIDENTIAL

TYPE	COUNT
BICYCLE - HORIZONTAL	124
BICYCLE - LOCKER	50
BICYCLE - OVERSIZED	25
BICYCLE - STACKED	240
BICYCLE - VERTICAL	59
TOTAL	498

GBLARCHITECTS

1055 HARWOOD STREET

GROSS FLOOR AREA BY LEVEL

L1		6,600.00 SF
BICYCLE PARKING		5,137.01 SF
CIRCULATION		2,538.65 SF
JANITOR		93.64 SF
LOBBY		1,362.11 SF
RENTAL OFFICE		302.05 SF
RESIDENTIAL AMENITY		906.38 SF
SERVICE		387.84 SF
		10,727.67 SF
L2		
BULK STORAGE		117.99 SF
CIRCULATION		1,749.26 SF
JANITOR		42.33 SF
RESIDENTIAL AMENITY		296.20 SF
RESIDENTIAL UNIT (BELOW-MARKET)		3,616.00 SF
SERVICE		1,004.31 SF
		6,826.08 SF
L2		
BALCONY		516.93 SF

L3		
BULK STORAGE		192.60 SF
CIRCULATION		1,092.51 SF
RESIDENTIAL UNIT (BELOW-MARKET)		5,629.16 SF
SERVICE		74.57 SF
		6,988.85 SF
L3		
BALCONY		617.08 SF

L4		
BULK STORAGE		219.15 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		6,204.00 SF
SERVICE		74.66 SF
		7,590.00 SF
L4		
BALCONY		671.08 SF

L5		
BULK STORAGE		219.15 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		6,204.00 SF
SERVICE		74.66 SF
		7,590.00 SF
L5		
BALCONY		671.08 SF

L6		
BULK STORAGE		219.15 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		6,204.00 SF
SERVICE		74.66 SF
		7,590.00 SF
L6		
BALCONY		671.08 SF

L7		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		2,064.15 SF
RESIDENTIAL UNIT (MARKET)		3,236.22 SF
SERVICE		74.66 SF
		6,600.00 SF
L7		
BALCONY		1,387.07 SF

L8		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		546.40 SF
RESIDENTIAL UNIT (MARKET)		4,753.98 SF
SERVICE		74.66 SF
		6,600.00 SF
L8		
BALCONY		651.85 SF

L9		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		546.40 SF
RESIDENTIAL UNIT (MARKET)		4,753.98 SF
SERVICE		74.66 SF
		6,600.00 SF
L9		
BALCONY		651.85 SF

L10		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		546.40 SF
RESIDENTIAL UNIT (MARKET)		4,753.98 SF
SERVICE		74.66 SF
		6,600.00 SF
L10		
BALCONY		651.85 SF

L11		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (BELOW-MARKET)		546.40 SF
RESIDENTIAL UNIT (MARKET)		4,753.98 SF
SERVICE		74.66 SF
		6,600.00 SF
L11		
BALCONY		651.85 SF

L12		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L12		
BALCONY		651.85 SF

L13		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L13		
BALCONY		651.85 SF

L14		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L14		
BALCONY		651.85 SF

L15		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L15		
BALCONY		651.85 SF

L16		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L16		
BALCONY		651.85 SF

L17		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L17		
BALCONY		651.85 SF

L18		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L18		
BALCONY		651.85 SF

L19		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
		6,600.00 SF
L19		
BALCONY		651.85 SF

L20		
BULK STORAGE		132.78 SF
CIRCULATION		1,092.18 SF
RESIDENTIAL UNIT (MARKET)		5,300.38 SF
SERVICE		74.66 SF
L20		
BALCONY		651.85 SF

GROSS FLOOR AREA BY LEVEL

L21	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L21	
BALCONY	651.85 SF

L22	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L22	
BALCONY	651.85 SF

L23	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L23	
BALCONY	651.85 SF

L24	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L24	
BALCONY	651.85 SF

L25	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L25	
BALCONY	651.85 SF

L26	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L26	
BALCONY	651.85 SF

L27	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L27	
BALCONY	651.85 SF

L28	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L28	
BALCONY	651.85 SF

L29	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L29	
BALCONY	651.85 SF

L30	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L30	
BALCONY	651.85 SF

L31	
BULK STORAGE	132.78 SF
CIRCULATION	1,092.18 SF
RESIDENTIAL UNIT (MARKET)	5,300.38 SF
SERVICE	74.66 SF
6,600.00 SF	
L31	
BALCONY	651.85 SF

L32	
CIRCULATION	603.46 SF
JANITOR	37.00 SF
RESIDENTIAL AMENITY	5,006.98 SF
SERVICE	74.72 SF
5,722.17 SF	
L32	
BALCONY	1,109.34 SF

MECHANICAL	
ELEVATOR OVERRUN	475.72 SF
MECHANICAL PENTHOUSE	2,218.17 SF
2,693.89 SF	
ELEVATOR OVERRUN	
ELEVATOR OVERRUN	475.68 SF
475.68 SF	

TOTAL GROSS FLOOR AREA	AREA
	242,493 SF

RESIDENTIAL UNITS SUMMARY

UNIT BREAKDOWN

TOTAL RESIDENTIAL UNITS

AREA TYPE	COUNT
RESIDENTIAL UNIT (BELOW-MARKET)	52
RESIDENTIAL UNIT (MARKET)	217
TOTAL: 269	

UNIT MIX

UNIT TYPE	COUNT	PERCENTAGE	AVERAGE NET UNIT SIZE
A-STUDIO	34	12.6%	344 SF
B-1-BED	141	52.4%	469 SF
D-2-BED	90	33.5%*	692 SF
F - 3-BED	4	1.5% *	808 SF
TOTAL	269	100.0%	

*MINIMUM 35% TWO OR MORE BEDROOMS REQUIRED.

BALCONY AREAS

ALLOWABLE BALCONY AREA CALCULATED AS 12% OF RESIDENTIAL AREA

BALCONY AREAS ALLOWED

AREA TYPE	AREA	BALCONY AREA PERMITTED
CIRCULATION	34,026 SF	4,083 SF
RESIDENTIAL UNIT (BELOW-MARKET)	32,107 SF	3,853 SF
RESIDENTIAL UNIT (MARKET)	128,260 SF	15,391 SF
TOTAL	194,393 SF	23,327 SF

** ON RESIDENTIAL FLOORS L2-L31

BALCONY AREAS PROVIDED

AREA TYPE	AREA
BALCONY	21,288.17 SF
TOTAL	21,288.17 SF

BULK STORAGE

BULK STORAGE - IN-SUITE

UNIT TYPE	COUNT
RESIDENTIAL UNIT (BELOW-MARKET)	37
RESIDENTIAL UNIT (MARKET)	123
TOTAL: 160	

MARKET RENTAL

MARKET RENTAL FLOOR AREA

AREA TYPE	FLOOR AREA
RESIDENTIAL UNIT (MARKET)	128,260 SF
TOTAL	128,260 SF

MARKET RENTAL UNIT MIX

UNIT TYPE	COUNT	PERCENTAGE	AVERAGE NET UNIT SIZE
A-STUDIO	25	12%	334 SF
B-1-BED	117	54%	467 SF
D-2-BED	75	35% *	686 SF
TOTAL	217	100%	

*MINIMUM 35% TWO OR MORE BEDROOMS REQUIRED.

BELOW MARKET RENTAL

BELOW-MARKET RENTAL FLOOR AREA

AREA TYPE	FLOOR AREA
RESIDENTIAL UNIT (BELOW-MARKET)	32,107 SF
TOTAL	32,107 SF

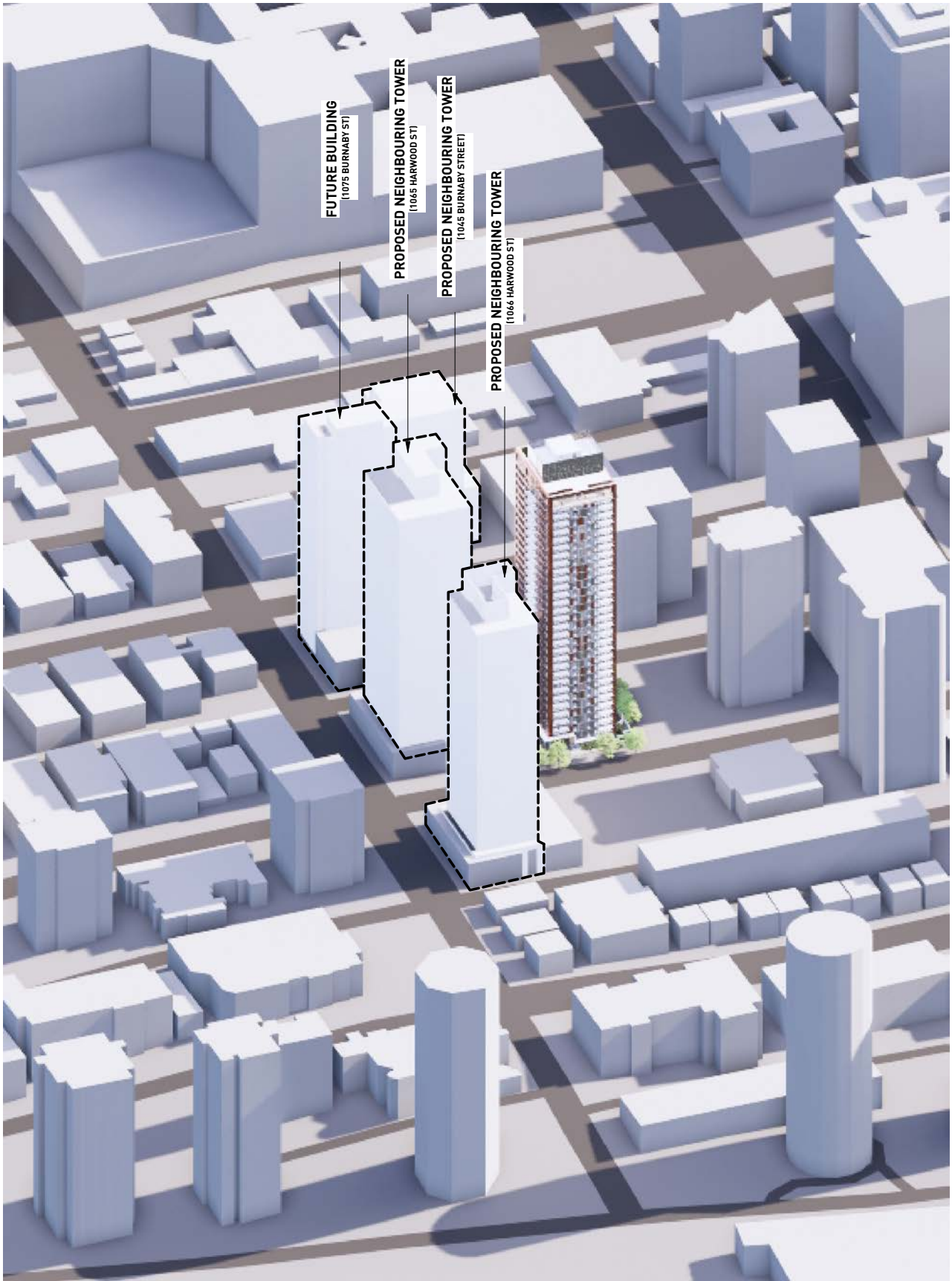
BELOW-MARKET RENTAL UNIT MIX

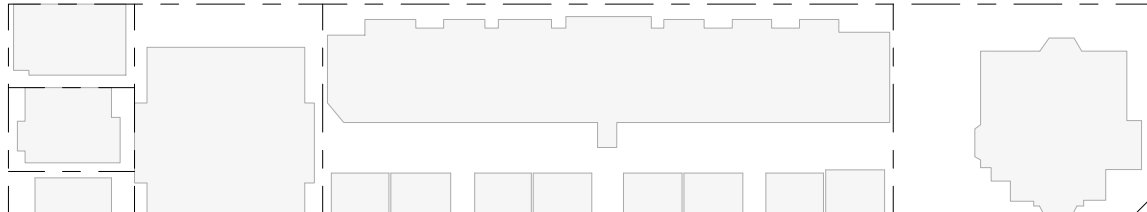
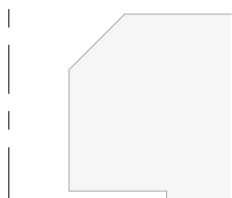
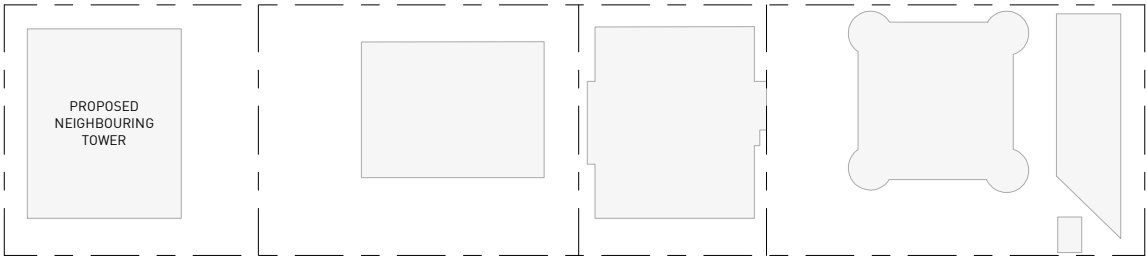
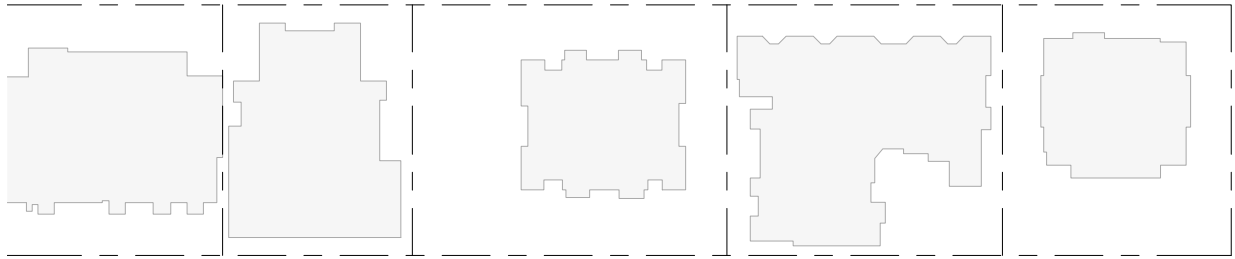
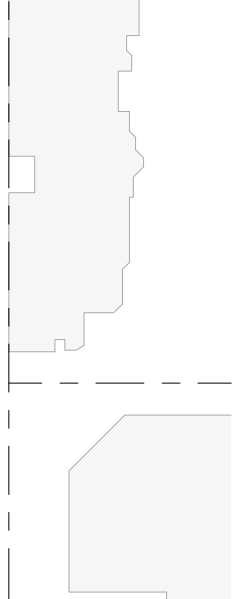
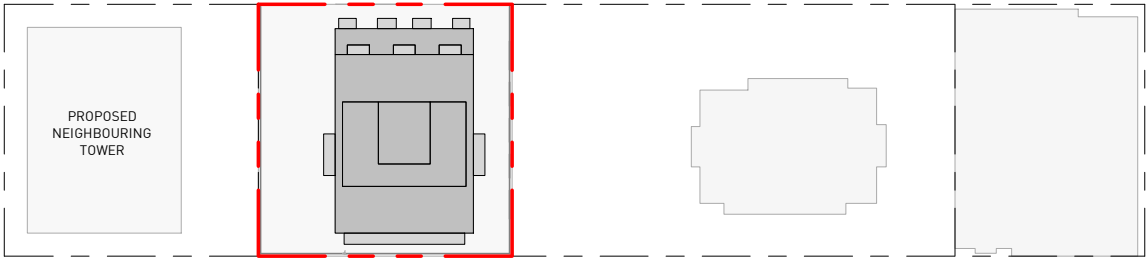
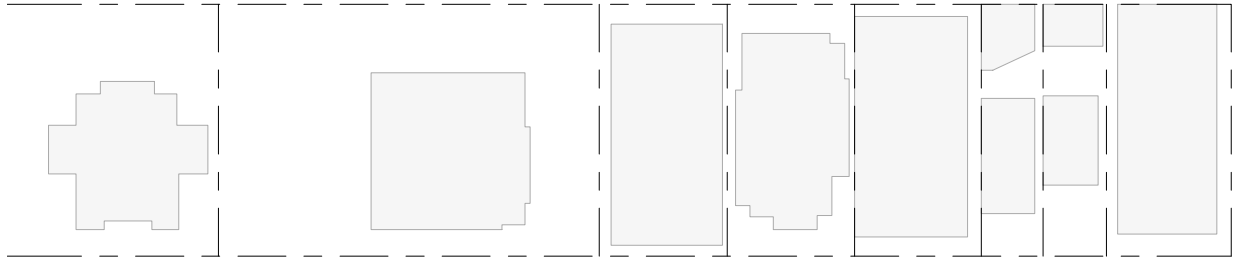
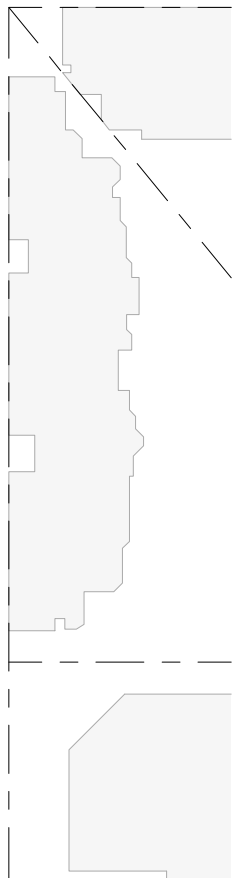
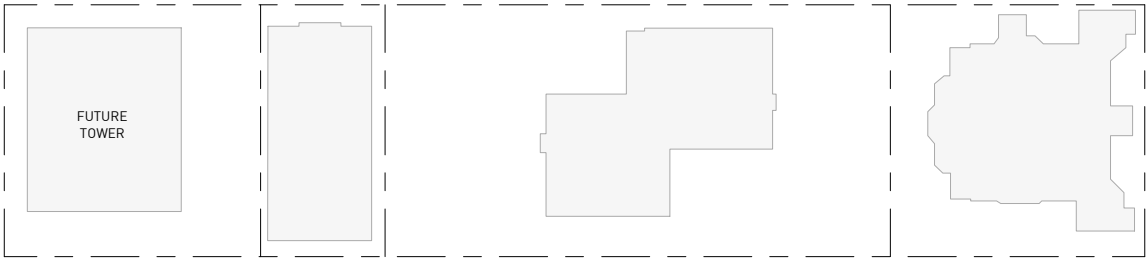
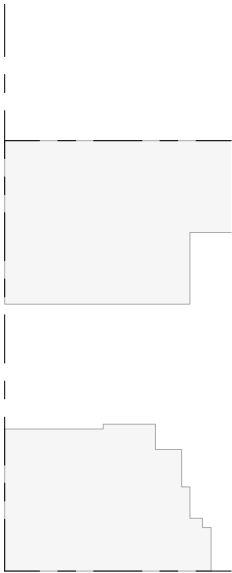
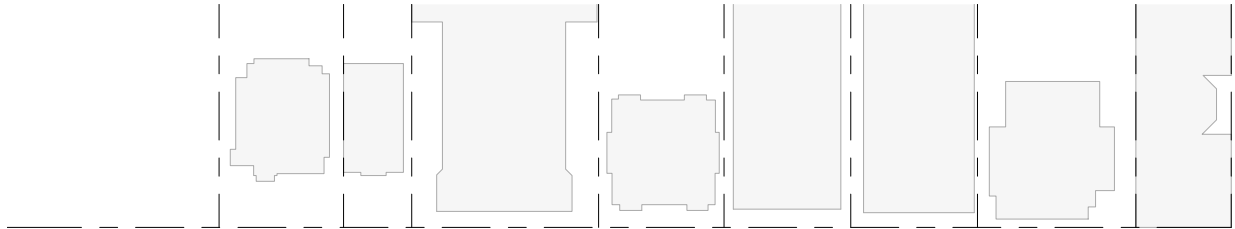
UNIT TYPE	COUNT	PERCENTAGE	AVERAGE NET UNIT SIZE
A-STUDIO	9	17%	371 SF
B-1-BED	24	46%	474 SF
D-2-BED	15	29% *	725 SF
F - 3-BED	4	8% *	808 SF
TOTAL	52	100%	

*MINIMUM 35% TWO OR MORE BEDROOMS REQUIRED.

BELOW MARKET REQ. (20% OF RESIDENTIAL AREA)

RESIDENTIAL AREA	FLOOR AREA	20% OF FLOOR AREA
RESIDENTIAL UNIT (BELOW-MARKET)	32,107 SF	6,421 SF
RESIDENTIAL UNIT (MARKET)	128,260 SF	25,652 SF
TOTAL	160,367 SF	32,073 SF





BURNABY ST

MAXINE LANE

HARWOOD ST

JUNG LANE

THURLOW ST

BURRARD ST

FUTURE
TOWER

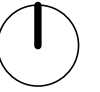
PROPOSED
NEIGHBOURING
TOWER

PROPOSED
NEIGHBOURING
TOWER

SITE PLAN

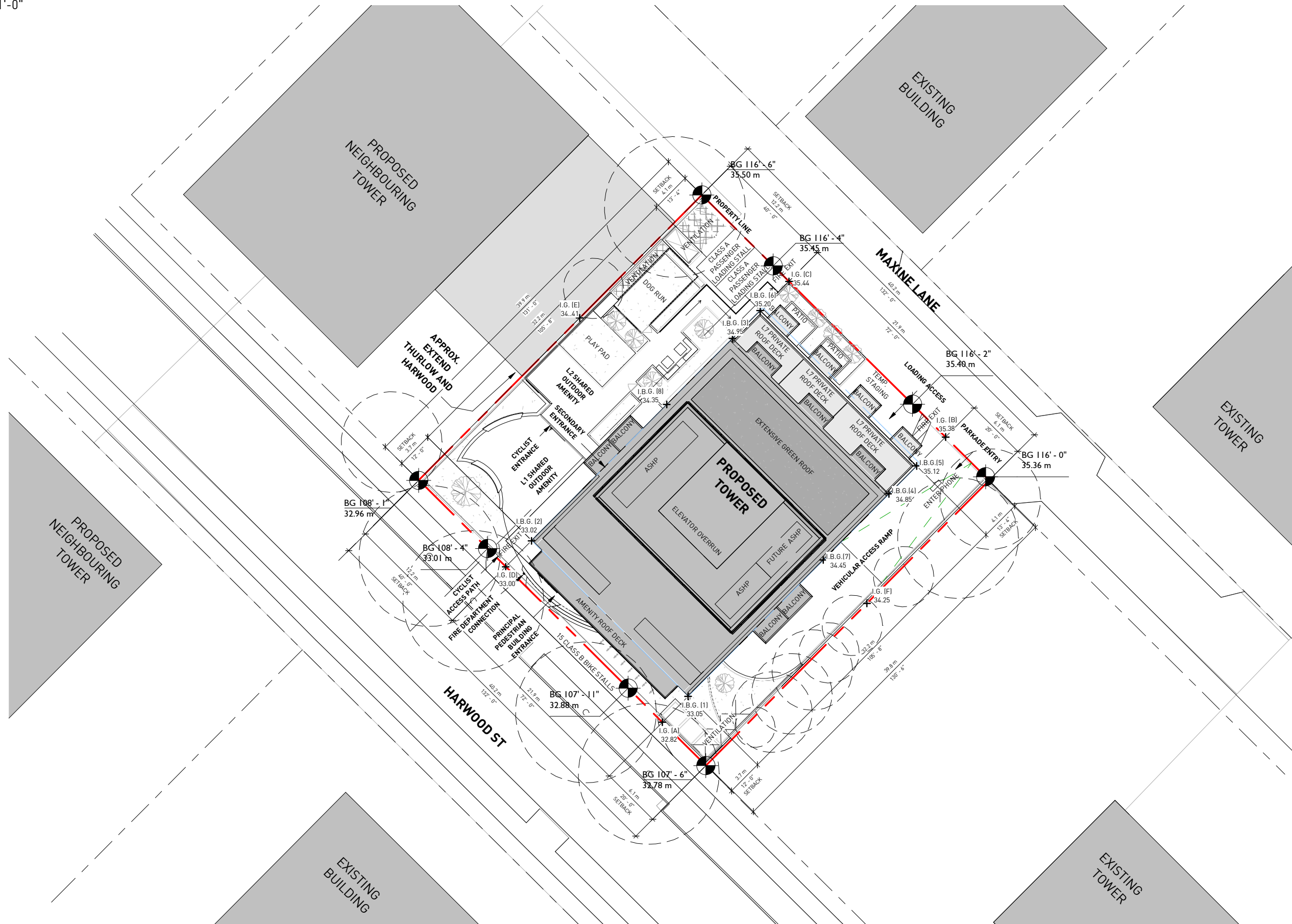
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4.02

**GBL**ARCHITECTS

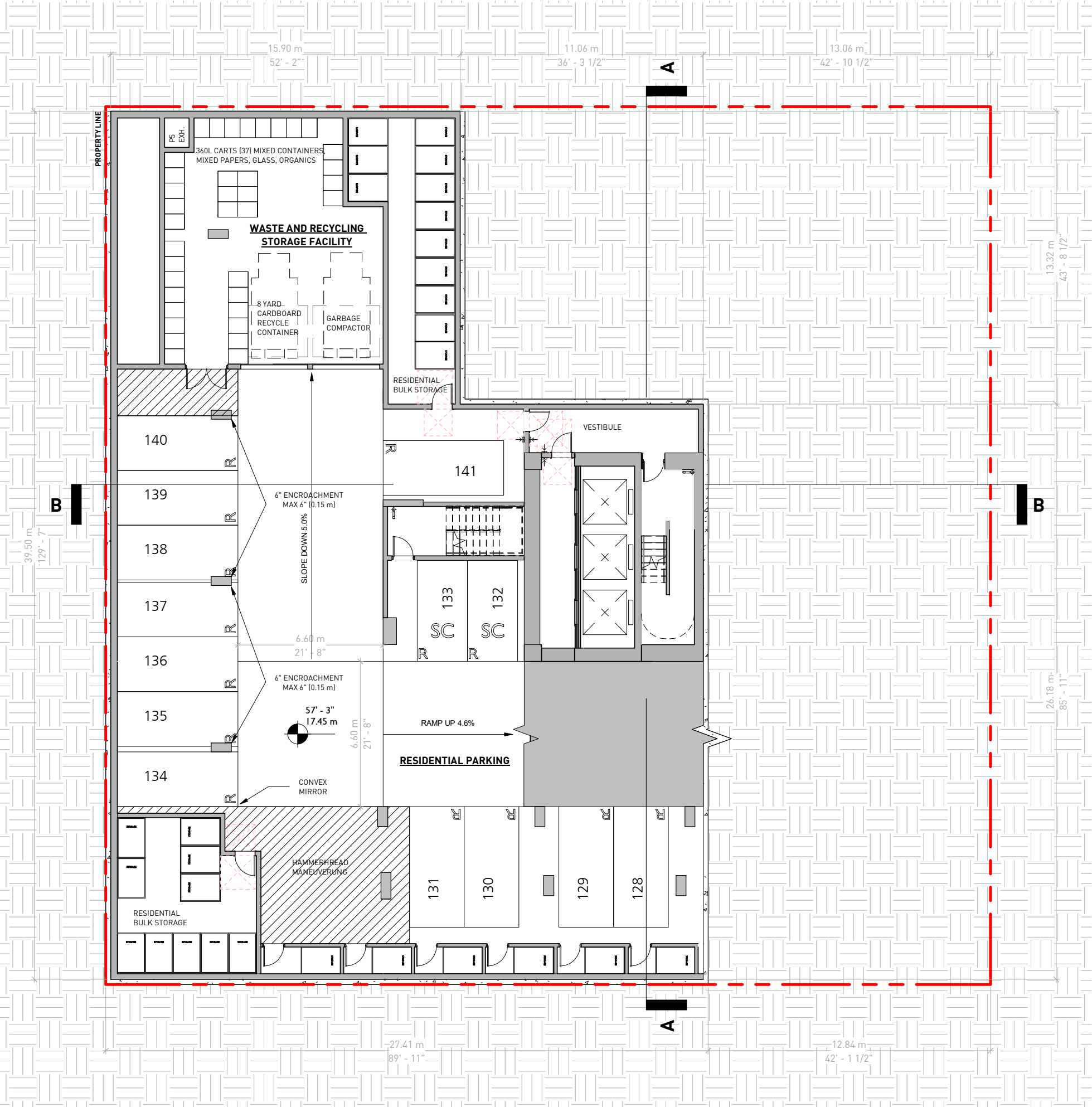
1055 HARWOOD STREET

FORM OF DEVELOPMENT



FLOOR PLAN - LEVEL P5

SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL P4
SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL P3
SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL P2

SCALE: 1/16" = 1'-0"



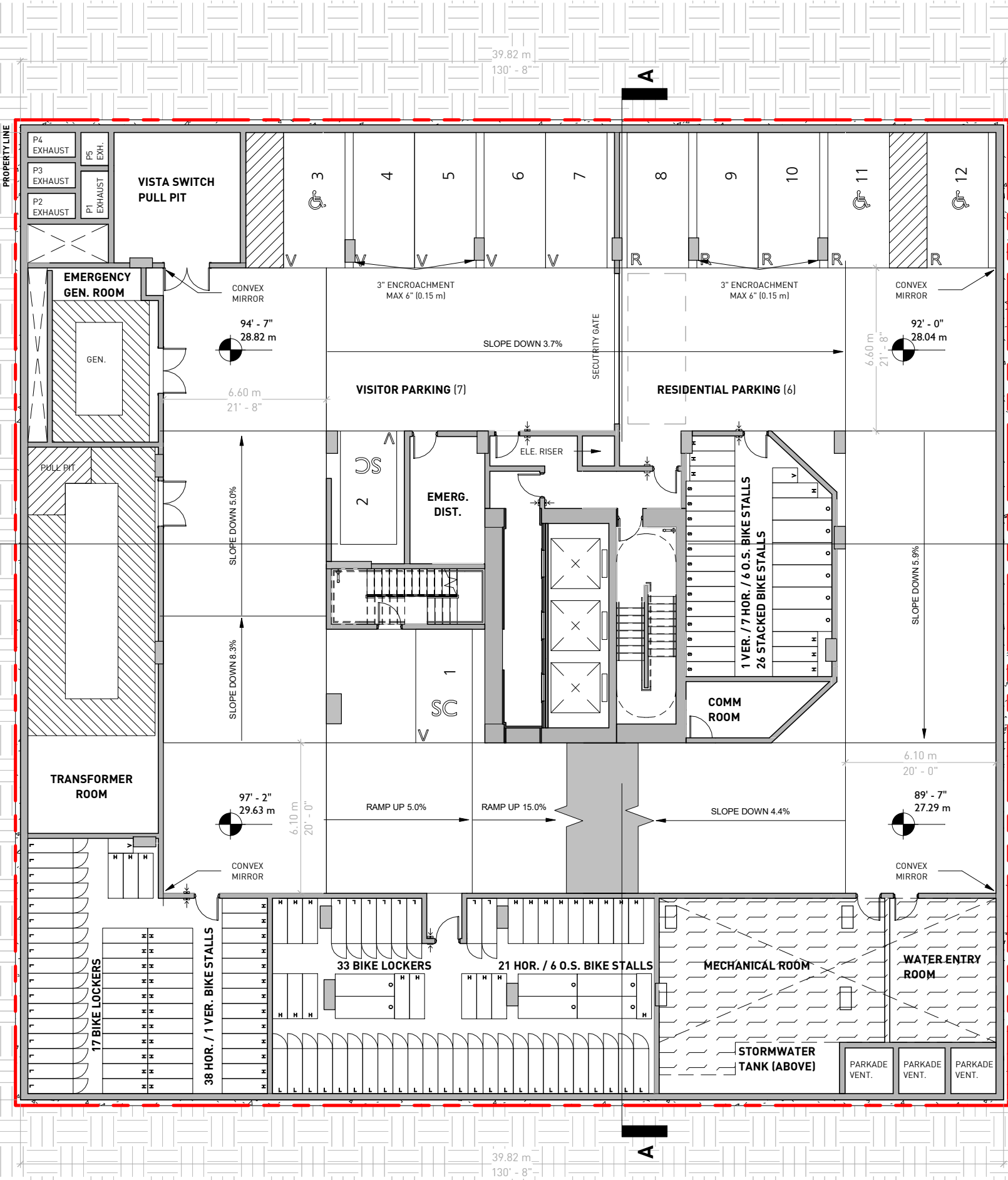
GBLARCHITECTS

1055 HARWOOD STREET



FLOOR PLAN - LEVEL P1

SCALE: 1/16" = 1'-0"



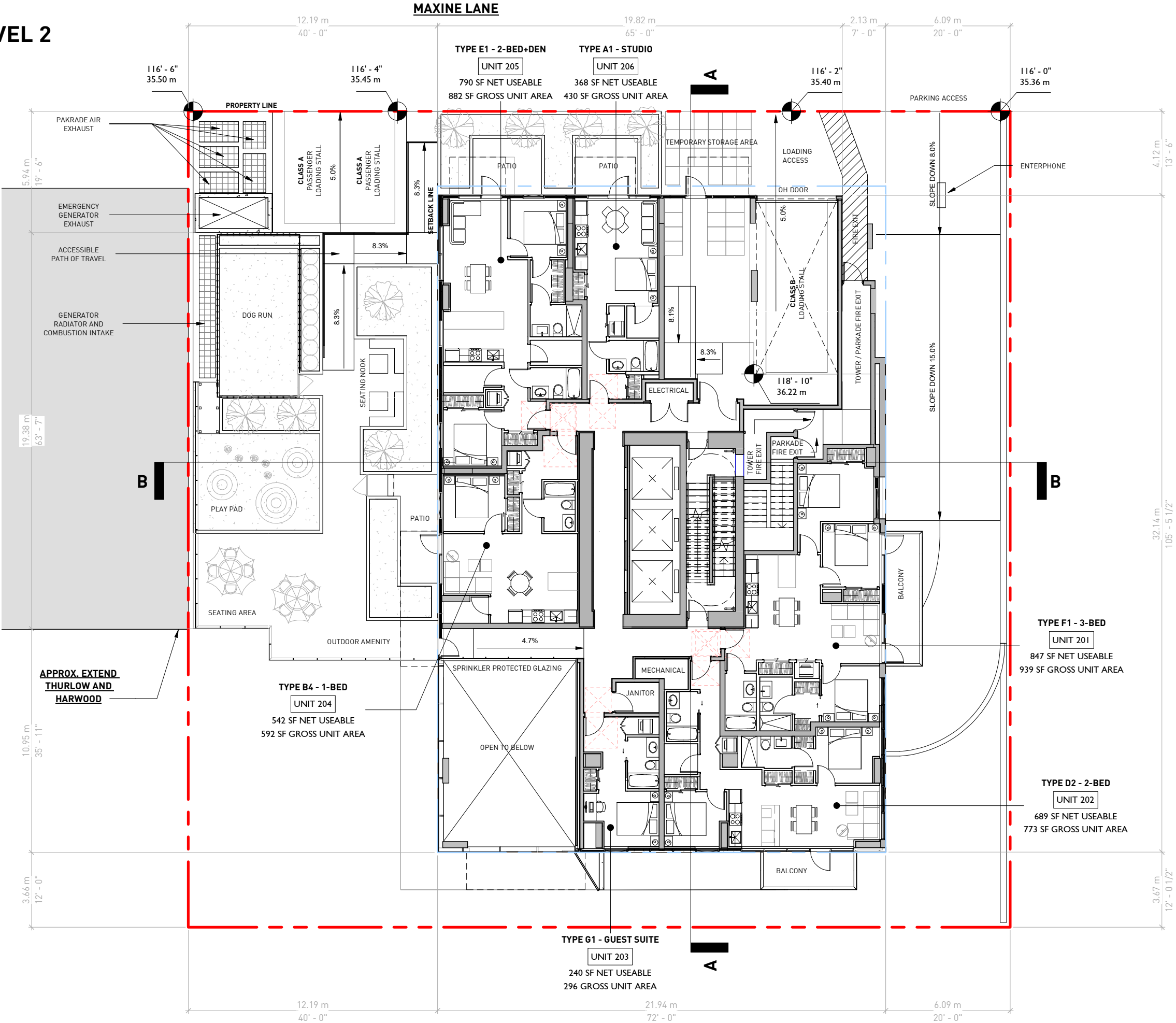
FLOOR PLAN - LEVEL 1

SCALE: 1/16" = 1'-0"



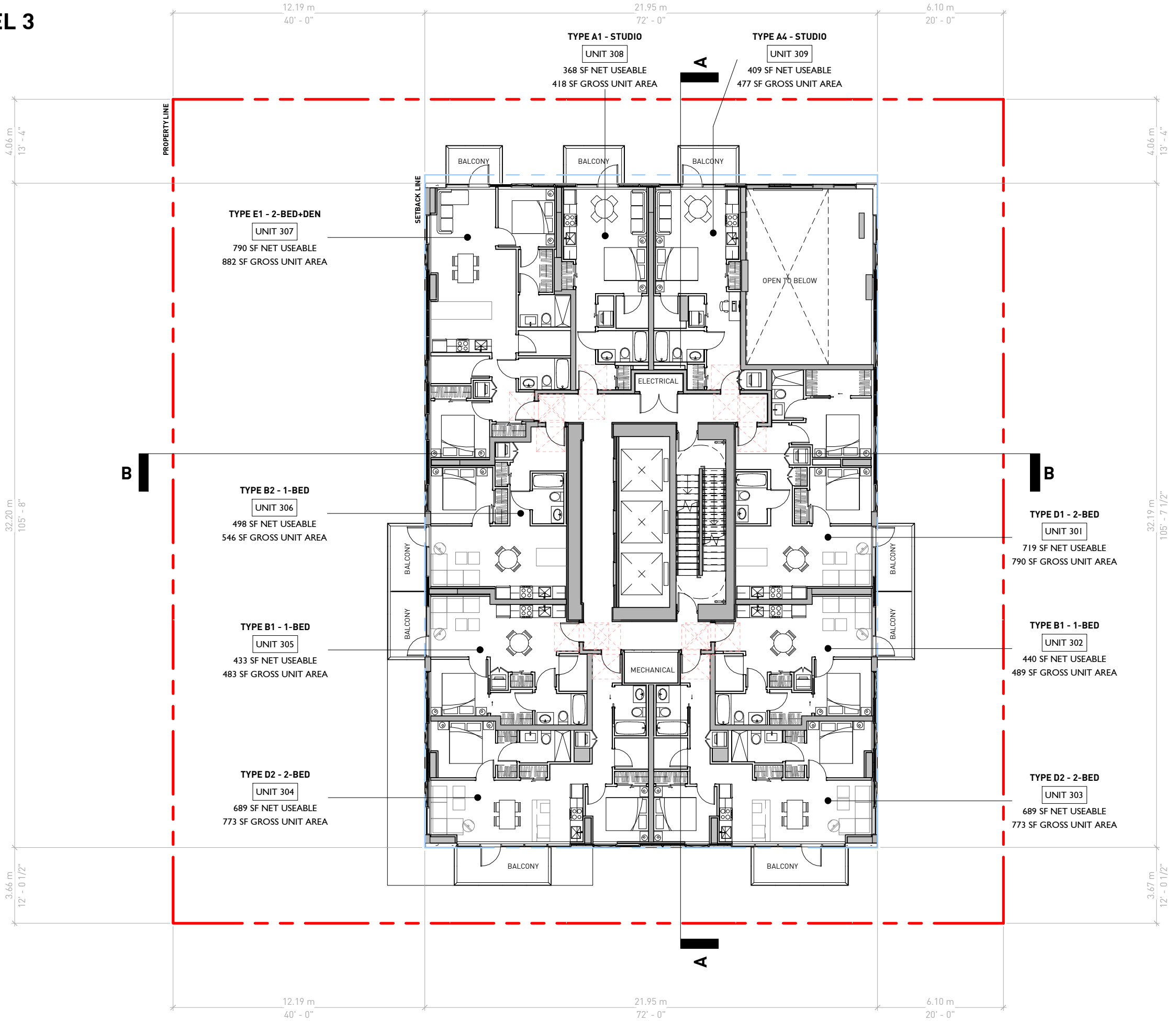
FLOOR PLAN - LEVEL 2

SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL 3

SCALE: 1/16" = 1'-0"

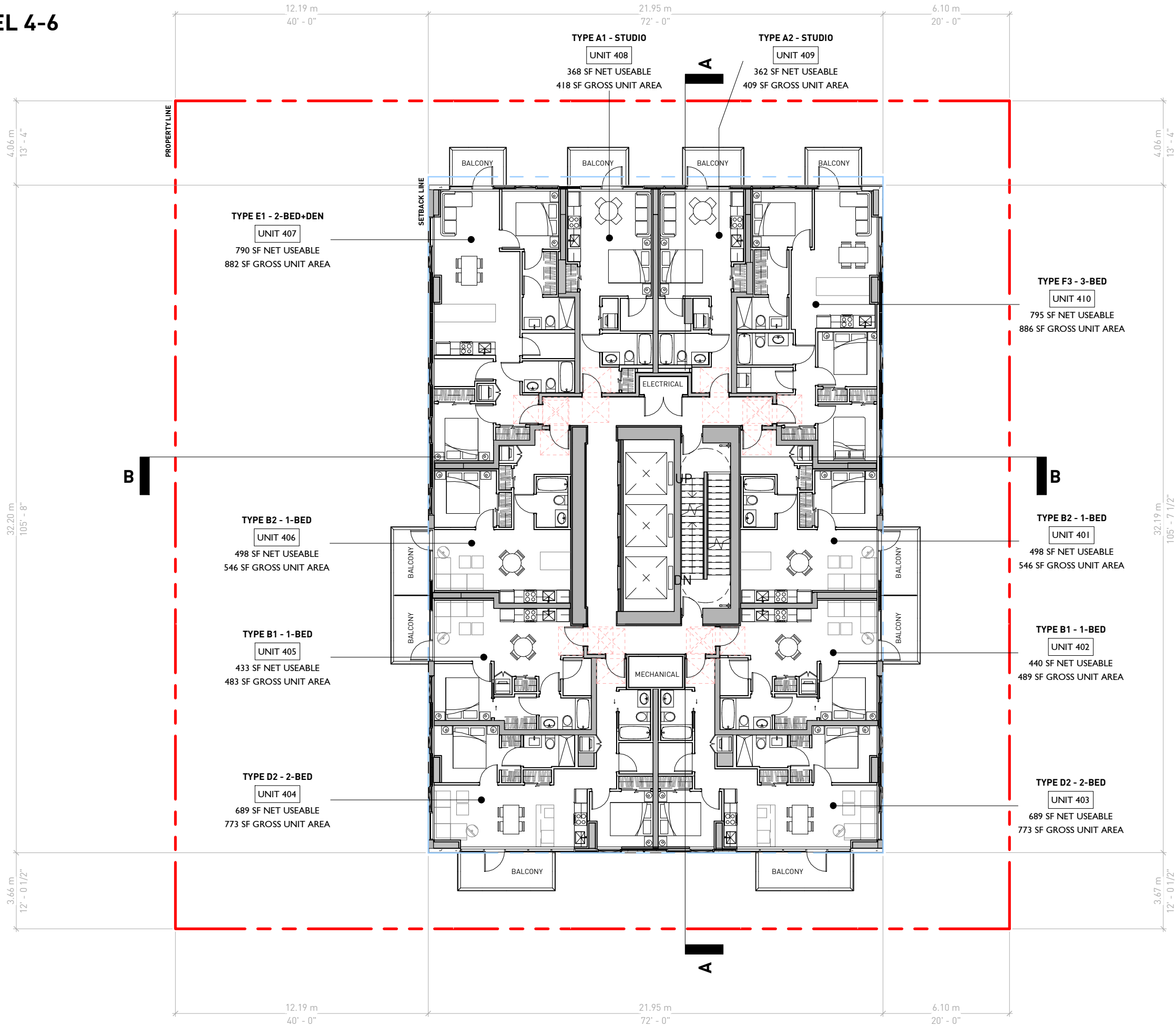


GBLARCHITECTS

1055 HARWOOD STREET

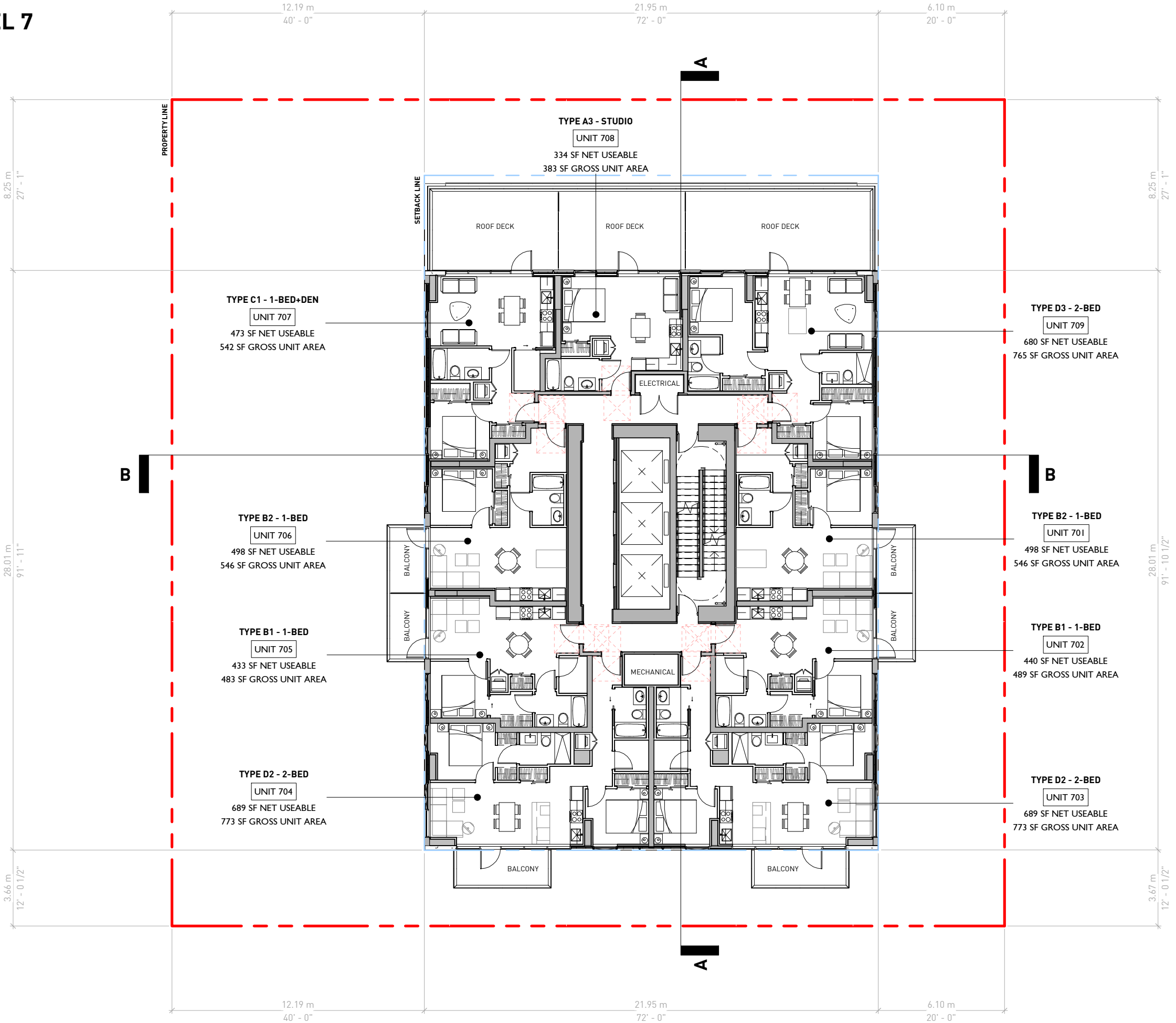
FLOOR PLAN - LEVEL 4-6

SCALE: 1/16" = 1'-0"



FLOOR PLAN - LEVEL 7

SCALE: 1/16" = 1'-0"



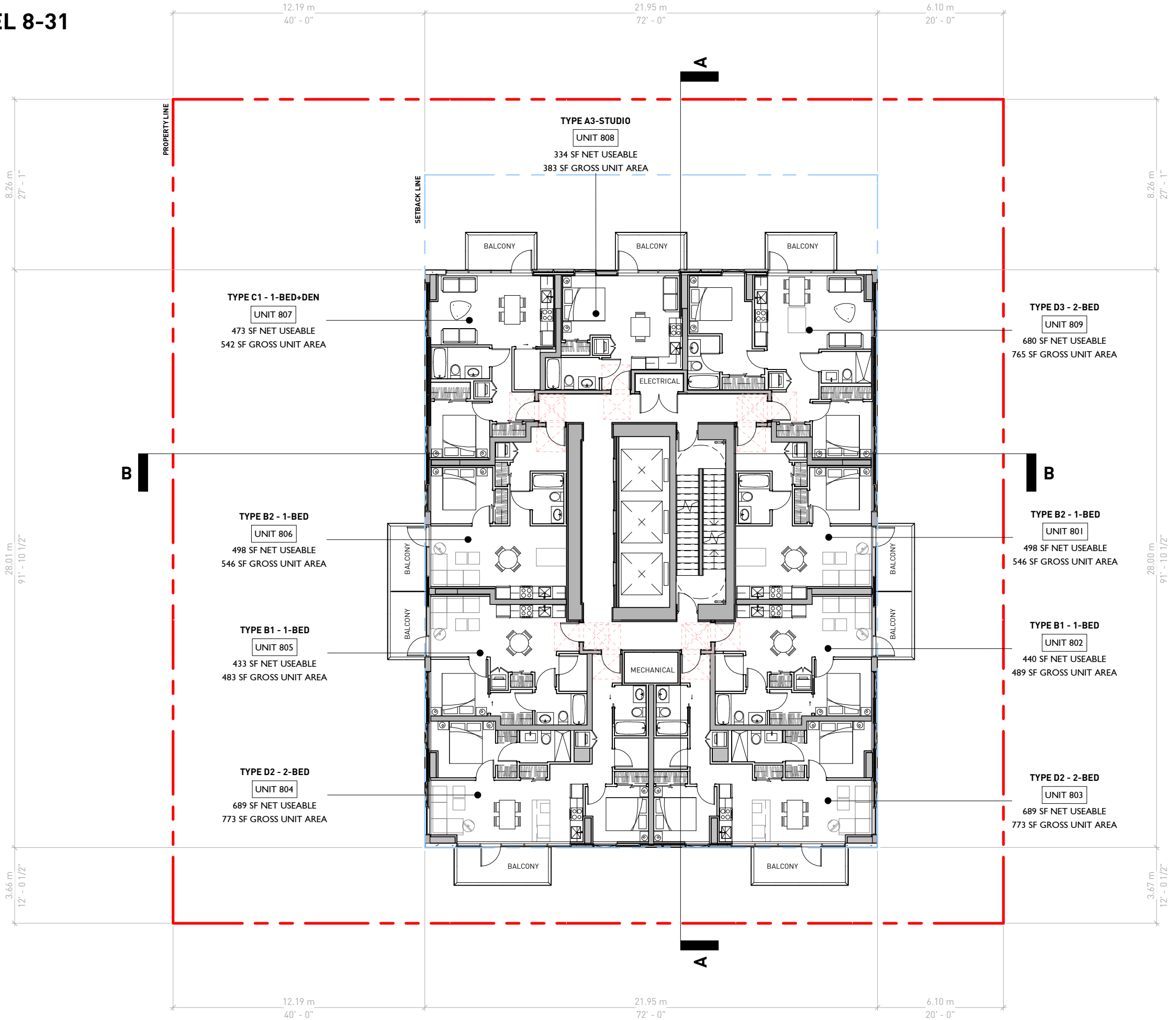
FLOOR PLAN - LEVEL 8-31

SCALE: 1/16" = 1'-0"



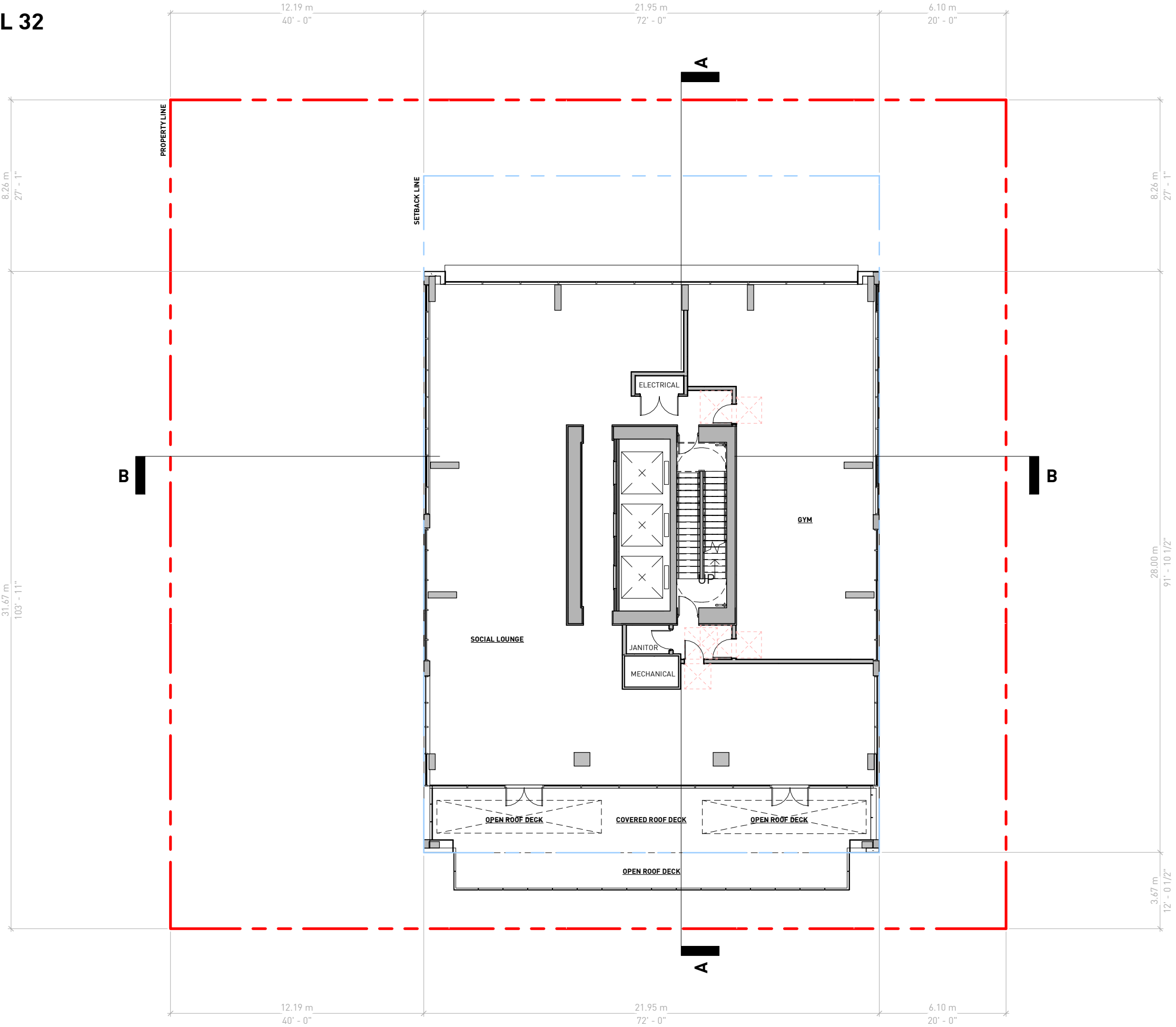
GBLARCHITECTS

1055 HARWOOD STREET



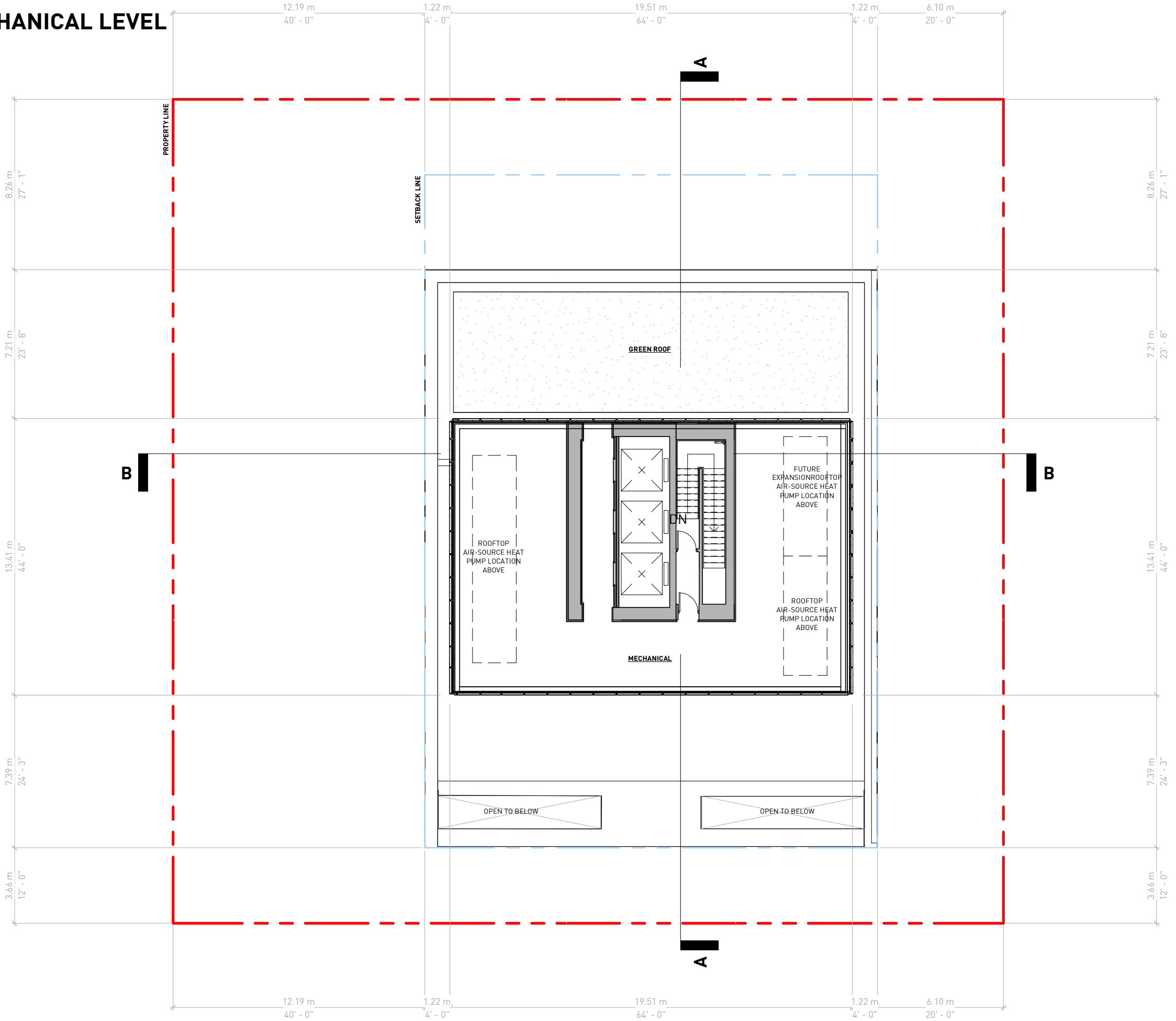
FLOOR PLAN - LEVEL 32

SCALE: 1/16" = 1'-0"



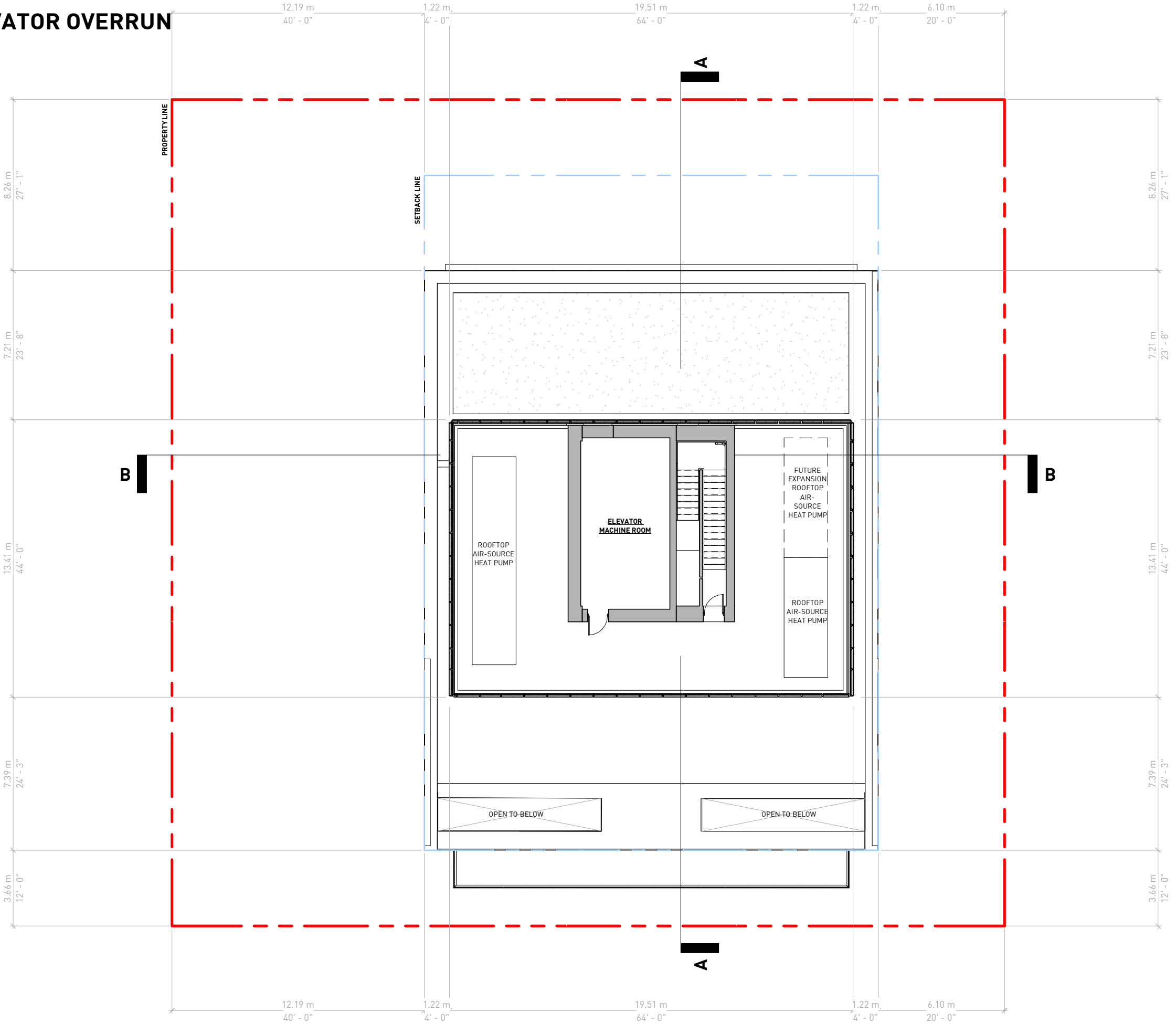
FLOOR PLAN - MECHANICAL LEVEL

SCALE: 1/16" = 1'-0"



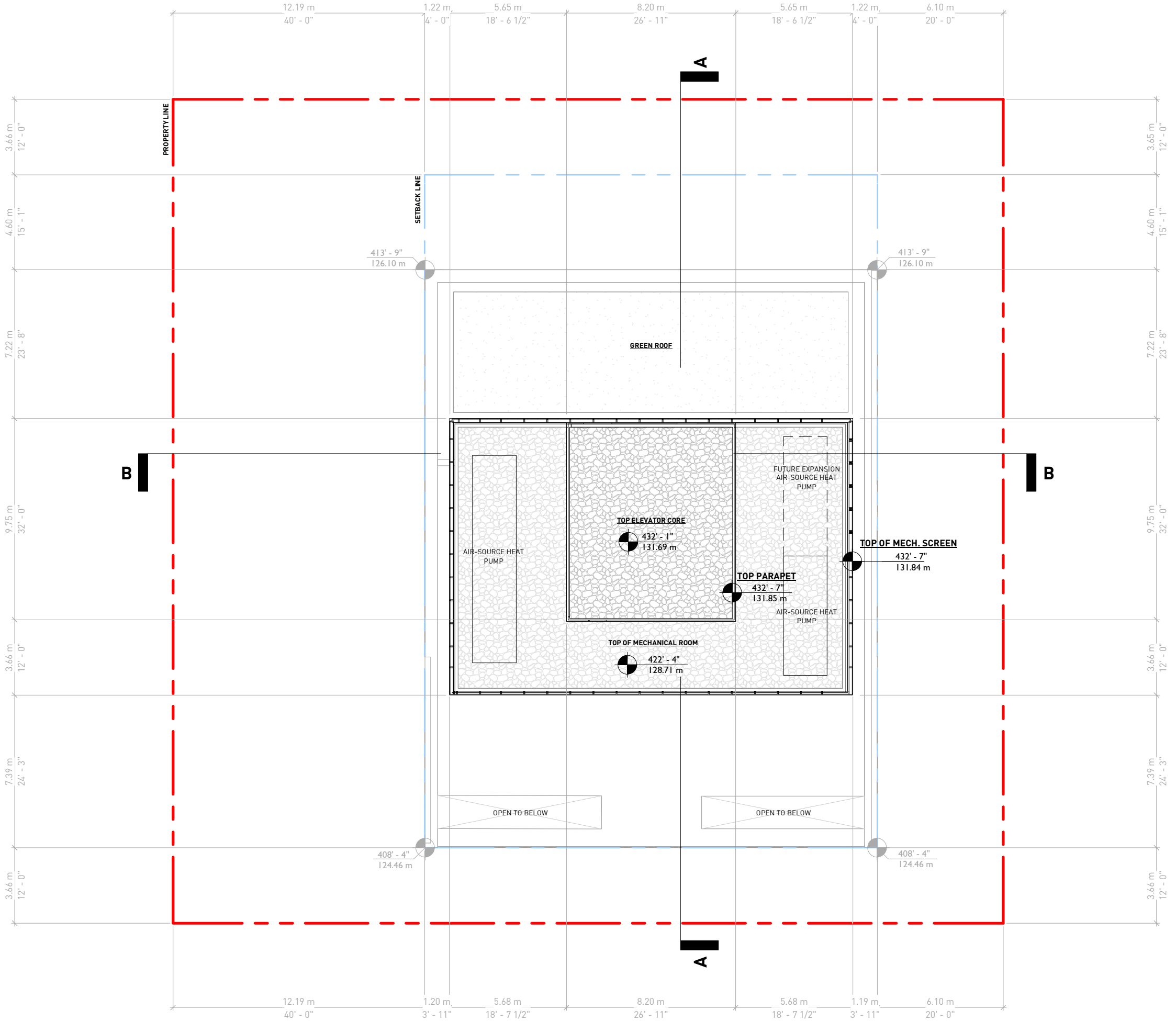
FLOOR PLAN - ELEVATOR OVERRUN

SCALE: 1/16" = 1'-0"



ROOF PLAN

SCALE: 1/16" = 1'-0"



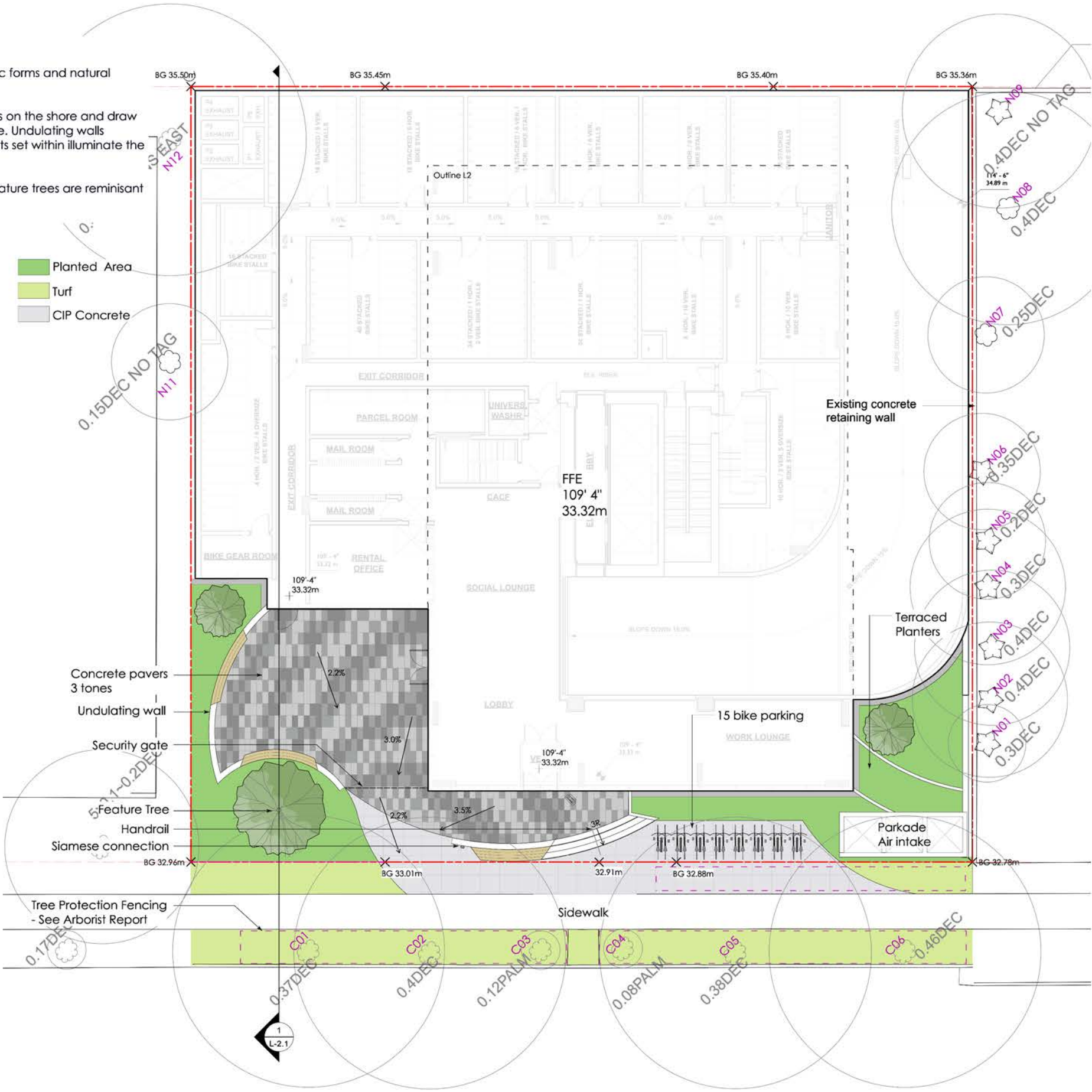
LANDSCAPE PLAN - L1

Design Concept

Landscape design for the Beach Hotel is lead by organic forms and natural materials found by the ocean.

Curved planting beds and irregular paving mimic waves on the shore and draw people into a small plaza with seating near the entrance. Undulating walls around the plaza offer opportunities for seating and lights set within illuminate the space at night.

Thoughtfully placed native and adaptive plants, and feature trees are remisnant of Vancouver's beaches and BC's shorelines.



1 2022-11-23 For Re-zoning
no.: date: item:
Revision:

dk DURANTE KREUK LTD.
102 - 1637 West 5th
Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www.dk.bc.ca

Project:
1055 Harwood St.
Vancouver, BC

Draw by: JC
Check by: SV
Date: Sept 19, 2022
Scale: 1/8" = 1'-0"
Drawing Title:

Level 1
Landscape Plan

Project No.:
22085

Sheet No.:

L-1.1

GBLARCHITECTS

1055 HARWOOD STREET



1 2022-11-23 For Re-zoning
no.: date: item:
Revision:

durantekruk
DURANTE KREUK LTD.
 102 - 1637 West 5th
 Avenue
 Vancouver B.C. V6J 1N5
 P:604.684.4611
 F:604.684.0577
 www.dkl.bc.ca

Project:

1055 Harwood St.
Vancouver, BC

Draw by:	JC
Check by:	SV
Date:	Sept 19, 2022
Scale:	1/8" = 1'-0"
Drawing Title:	

Project No.:
22085

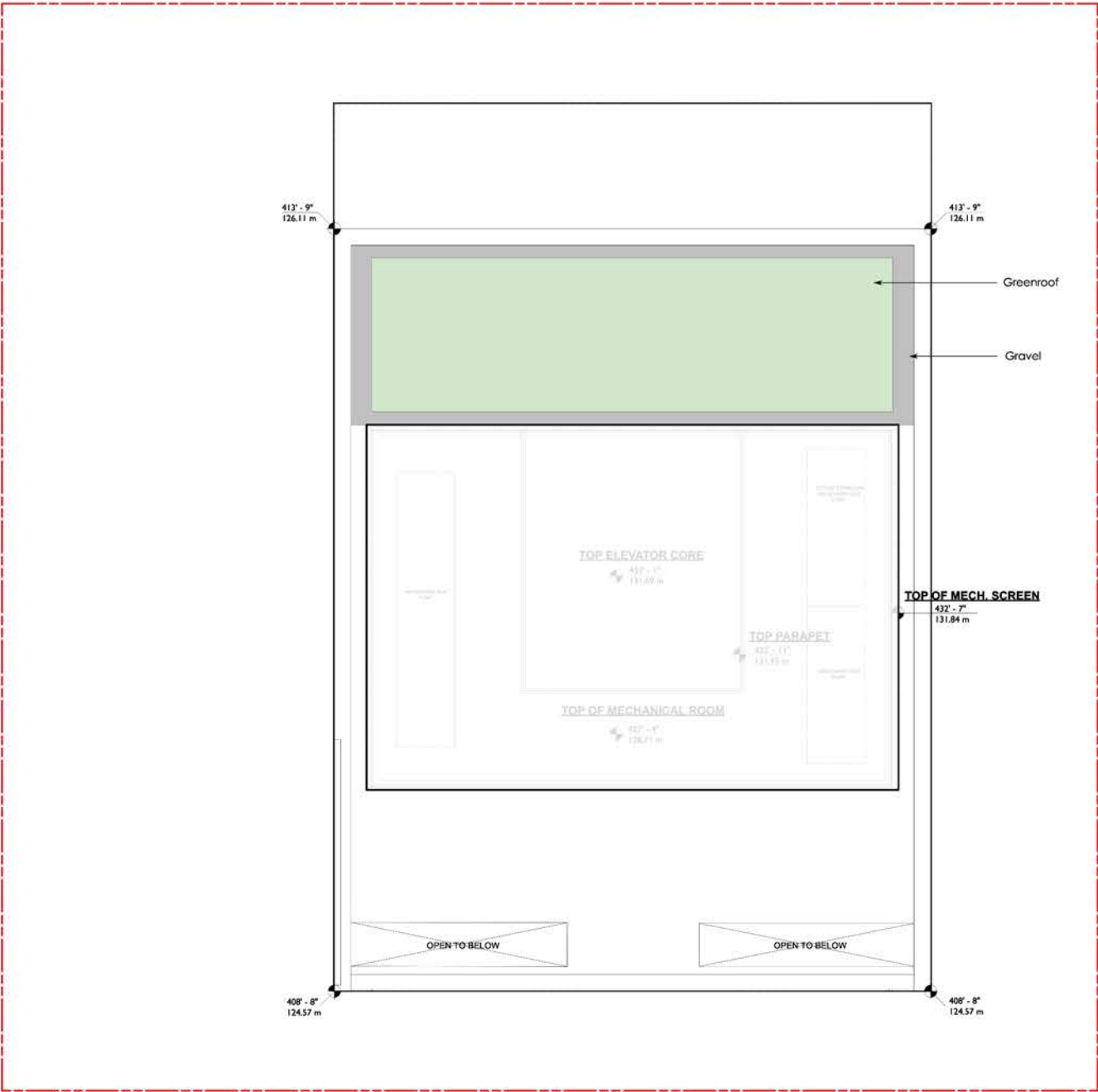
Sheet No.: _____

L-1.2

FORM OF DEVELOPMENT



Sedum Greenroof
Supplier: Next Level stormwater management



1 2022-11-23 For Re-zoning
no.: date: item:
Revision:
dk DURANTE KREUK LTD.
102 - 1637 West 5th
Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www.dk.bc.ca

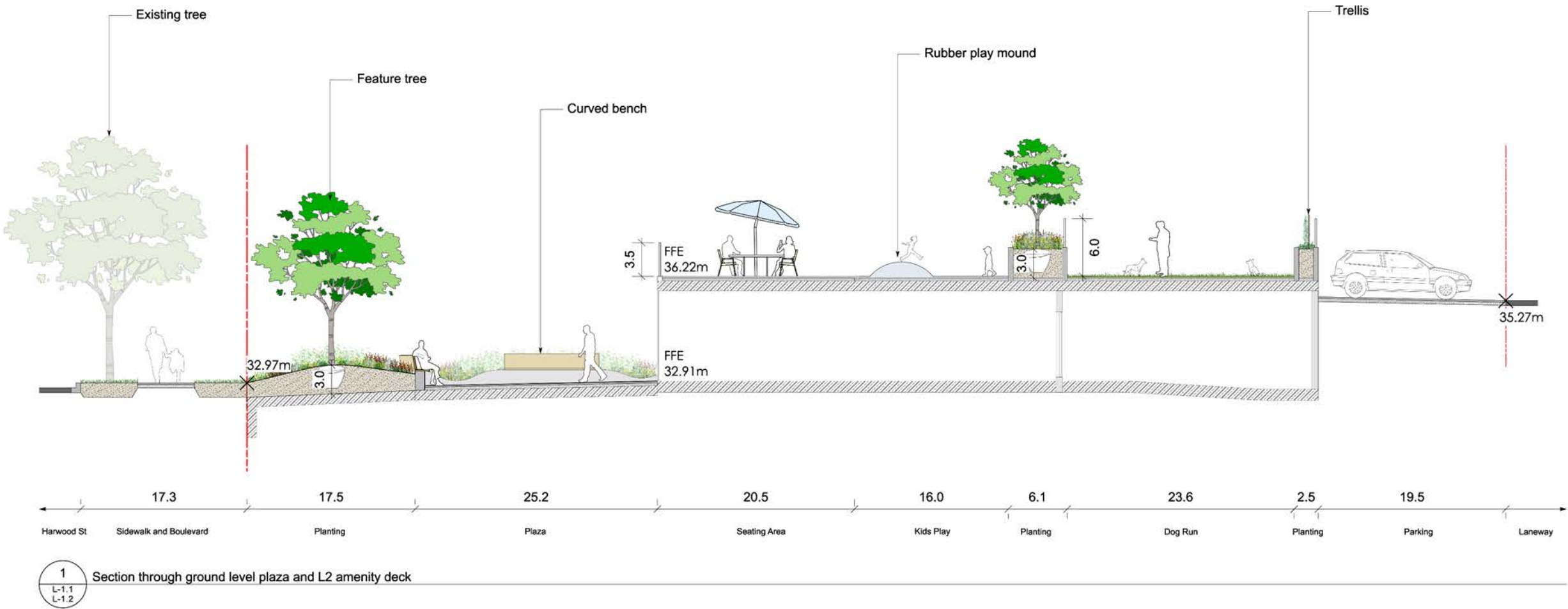
Project:
1055 Harwood St.
Vancouver, BC

Draw by: JC
Check by: SV
Date: Sept 19, 2022
Scale: 1/8" = 1'-0"
Drawing Title:

**Level 33
Landscape Plan**

Project No.:
22085
Sheet No.:

L-1.3



1 2022-11-23 For Re-zoning
no.: date: item:
Revision:
DURANTE KREUK LTD.
102 - 1637 West 5th Avenue
Vancouver B.C. V6J 1N5
P:604.684.4611
F:604.684.0577
www.dk.bc.ca

Project:
1055 Harwood St.
Vancouver, BC

Draw by: JC
Check by: SV
Date: Sept 19, 2022
Scale: 1/8" = 1'-0"
Drawing Title:

Sections

Project No.:
22085

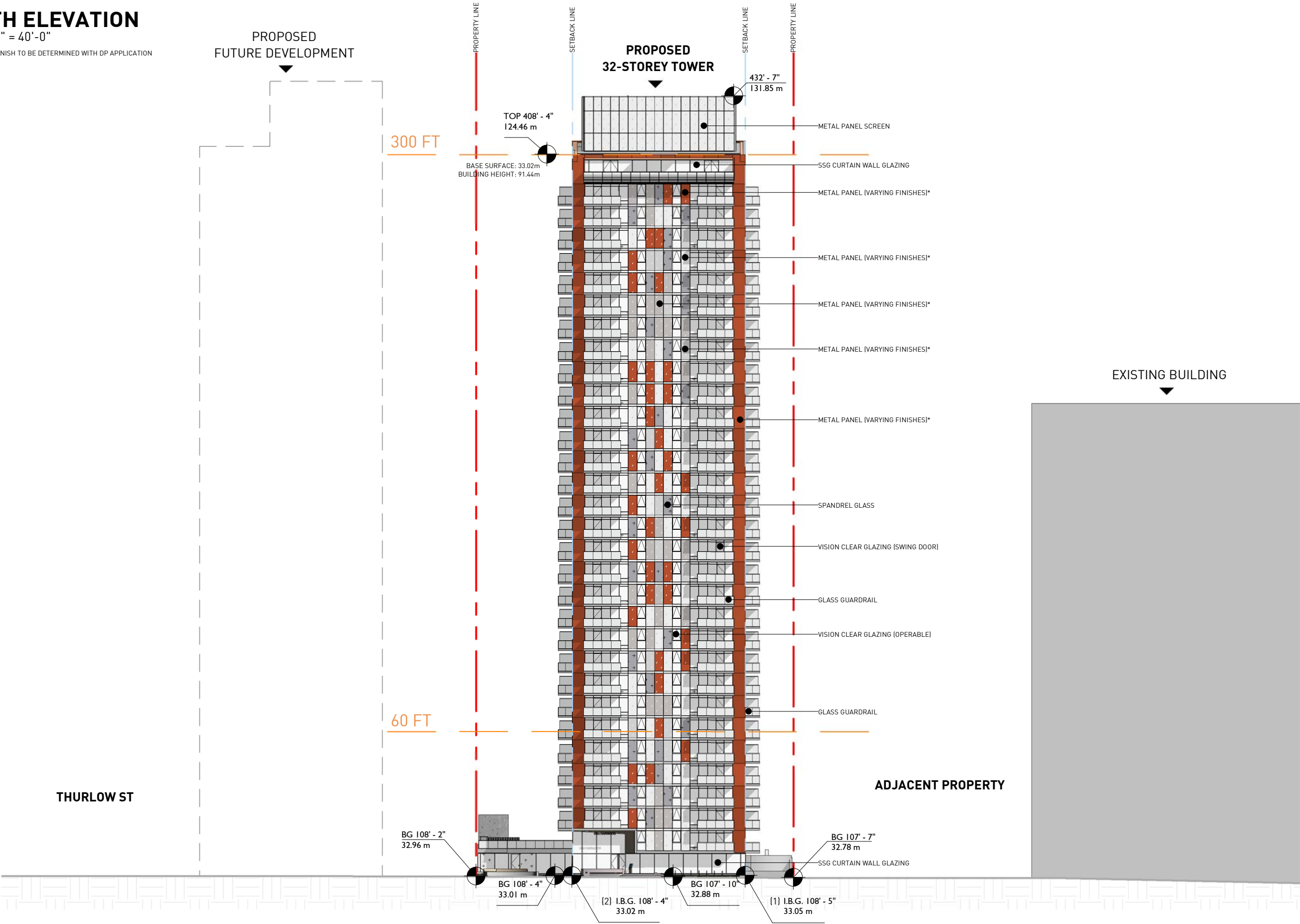
Sheet No.:

L-2.1

SOUTH ELEVATION

SCALE: 1" = 40'-0"

*COLOUR AND FINISH TO BE DETERMINED WITH DP APPLICATION



NORTH ELEVATION

SCALE: 1" = 40'-0"

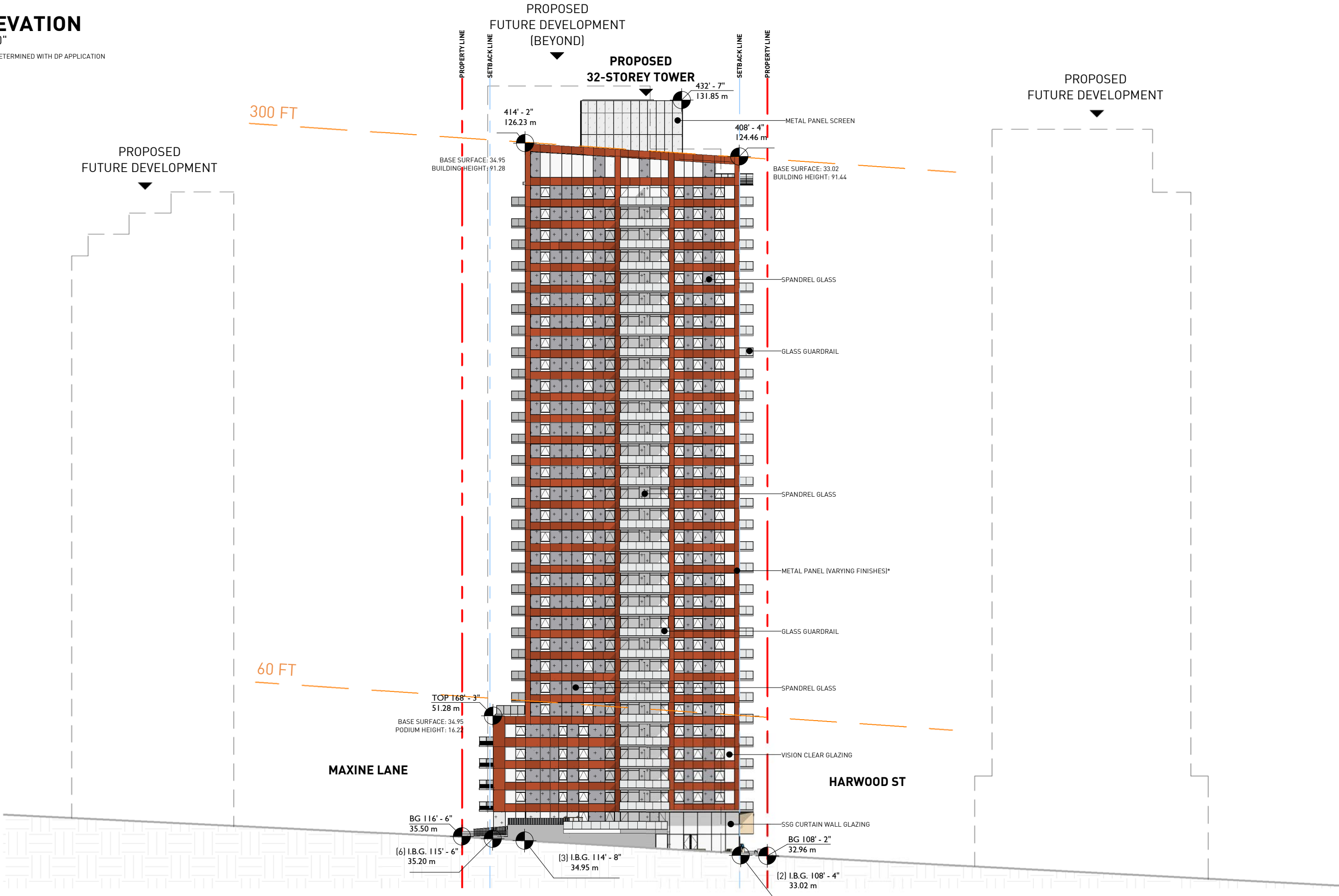
*COLOUR AND FINISH TO BE DETERMINED WITH DP APPLICATION



WEST ELEVATION

SCALE: 1" = 40'-0"

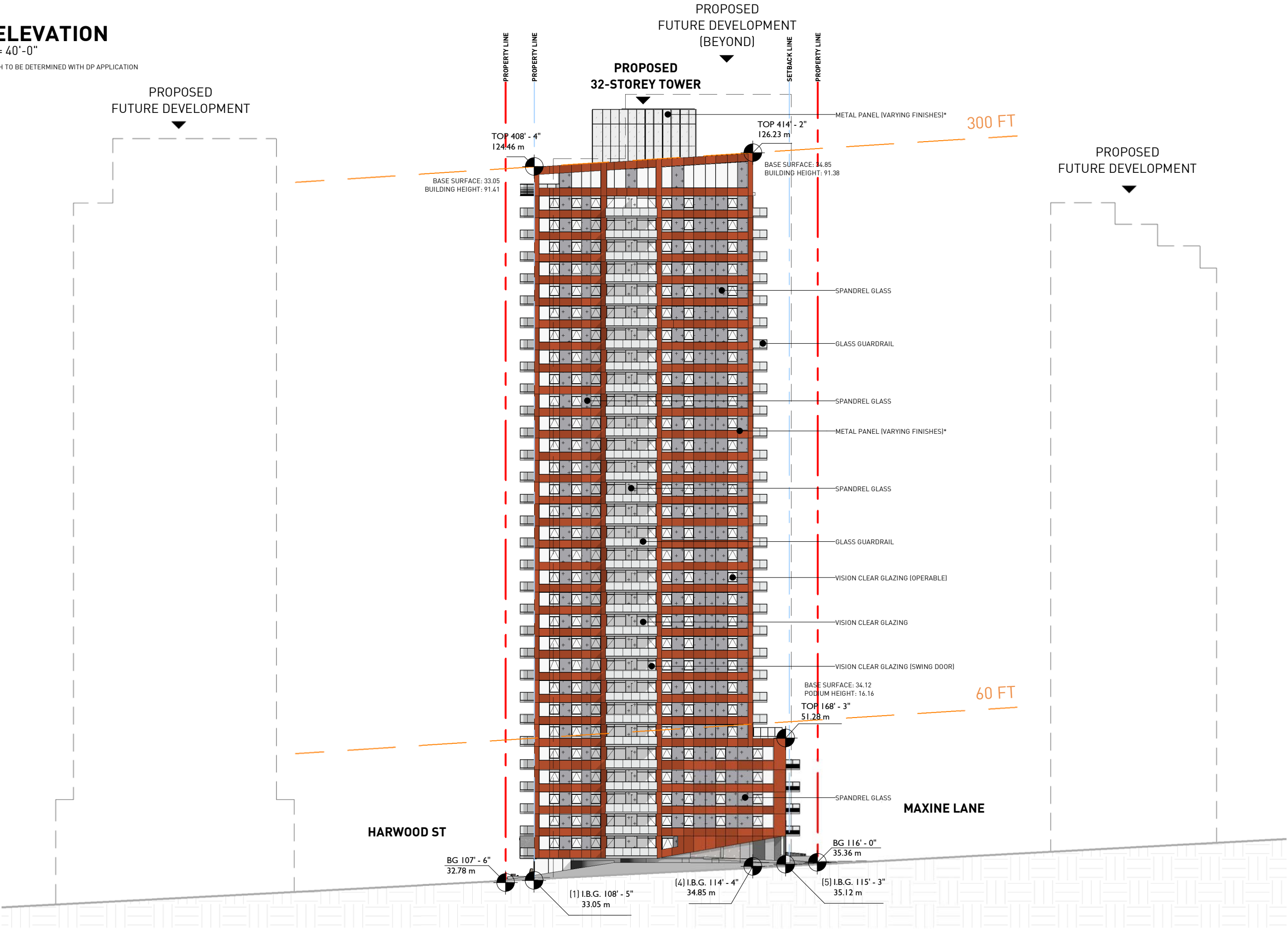
*COLOUR AND FINISH TO BE DETERMINED WITH DP APPLICATION



EAST ELEVATION

SCALE: 1" = 40'-0"

*COLOUR AND FINISH TO BE DETERMINED WITH DP APPLICATION

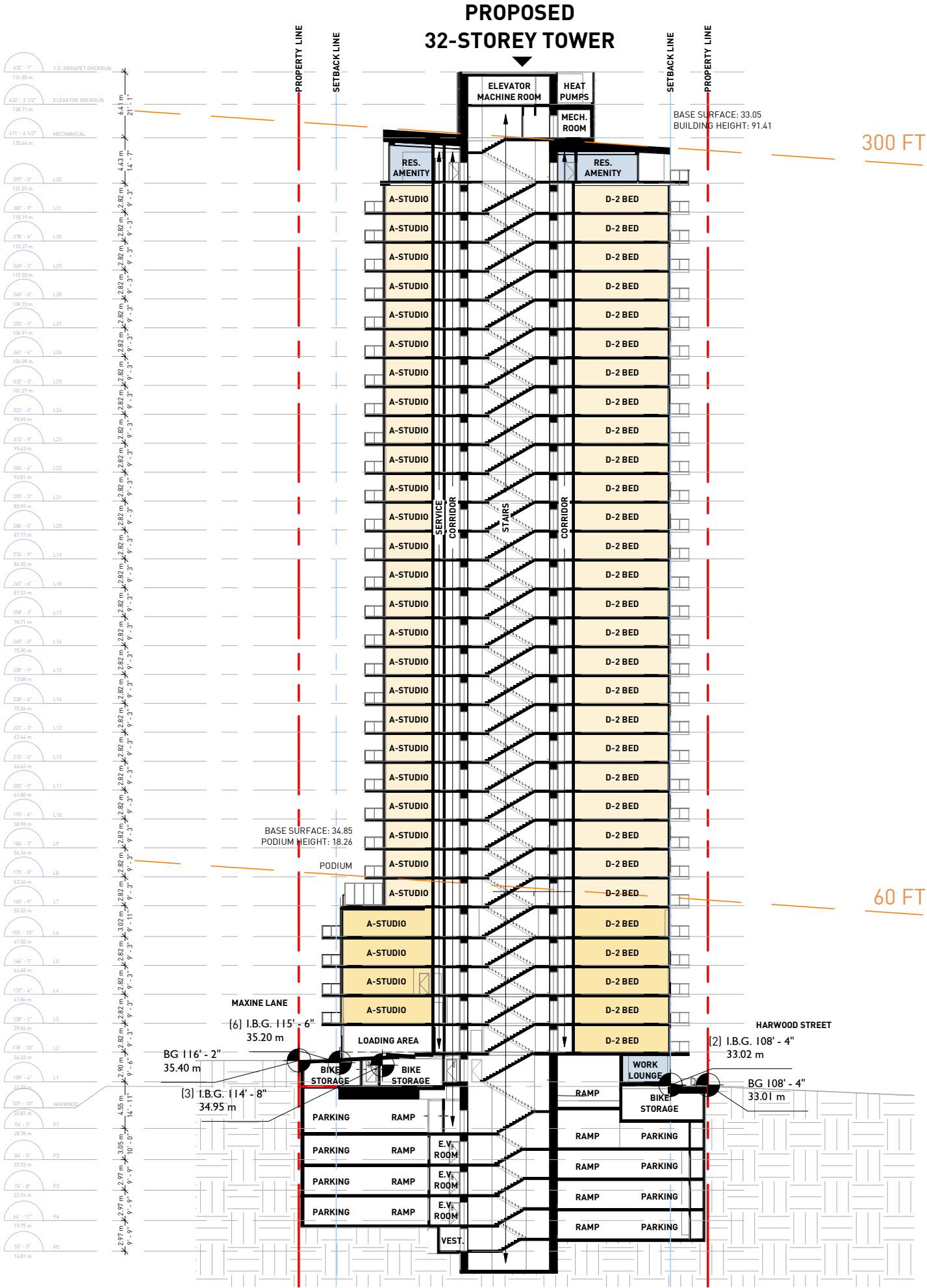


CROSS-SECTION A

SCALE: 1" = 40'-0"

LEGEND:

- BALCONY
- BICYCLE PARKING
- BULK STORAGE
- CIRCULATION
- JANITOR
- LOBBY
- PARKING
- RENTAL OFFICE
- RESIDENTIAL AMENITY
- RESIDENTIAL UNIT (BELOW-MARKET)
- RESIDENTIAL UNIT (MARKET)
- SERVICE

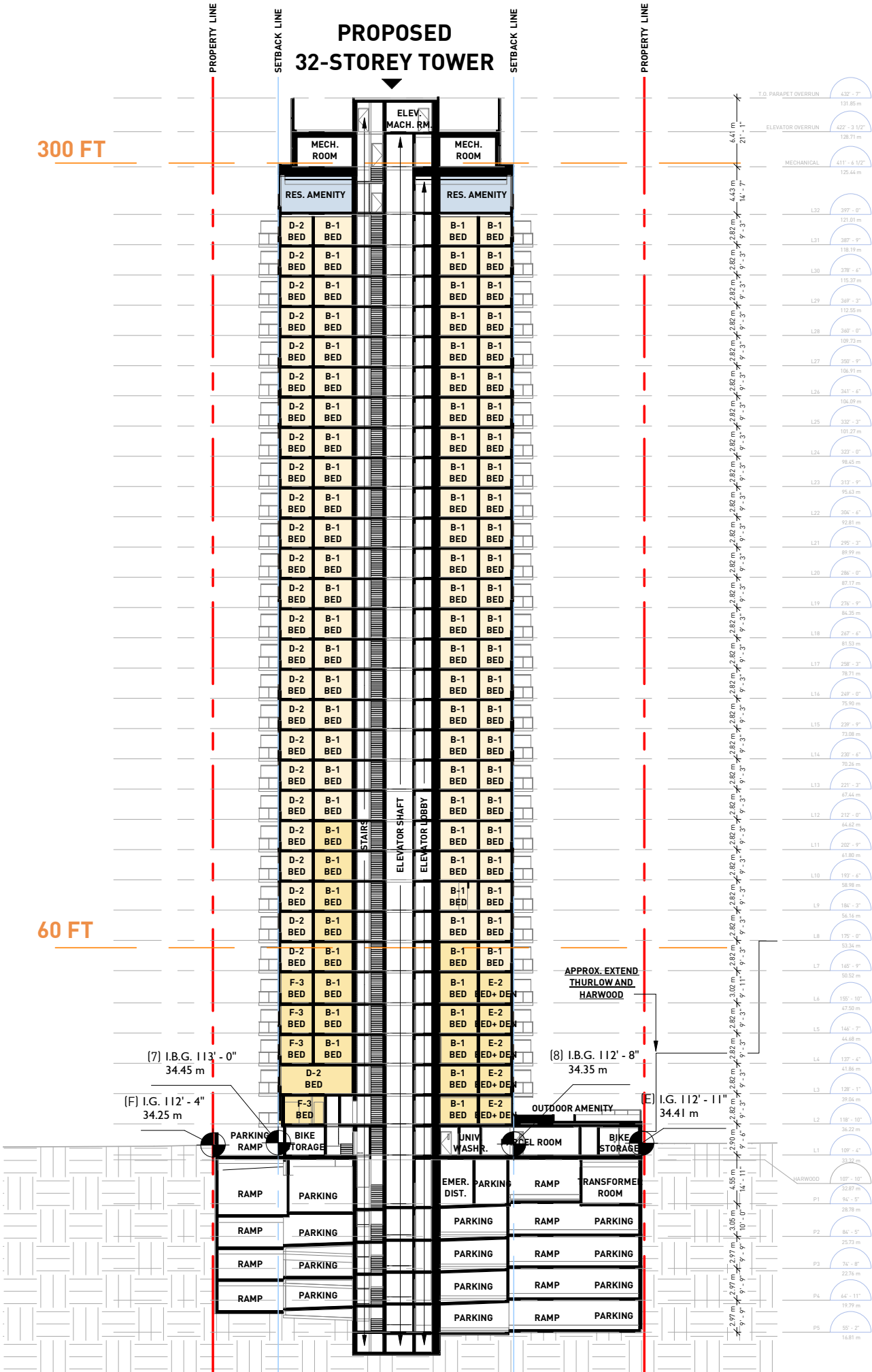


CROSS-SECTION B

SCALE: 1" = 40'-0"

LEGEND:

- BALCONY
- BICYCLE PARKING
- BULK STORAGE
- CIRCULATION
- JANITOR
- LOBBY
- PARKING
- RENTAL OFFICE
- RESIDENTIAL AMENITY
- RESIDENTIAL UNIT (BELOW-MARKET)
- RESIDENTIAL UNIT (MARKET)
- SERVICE

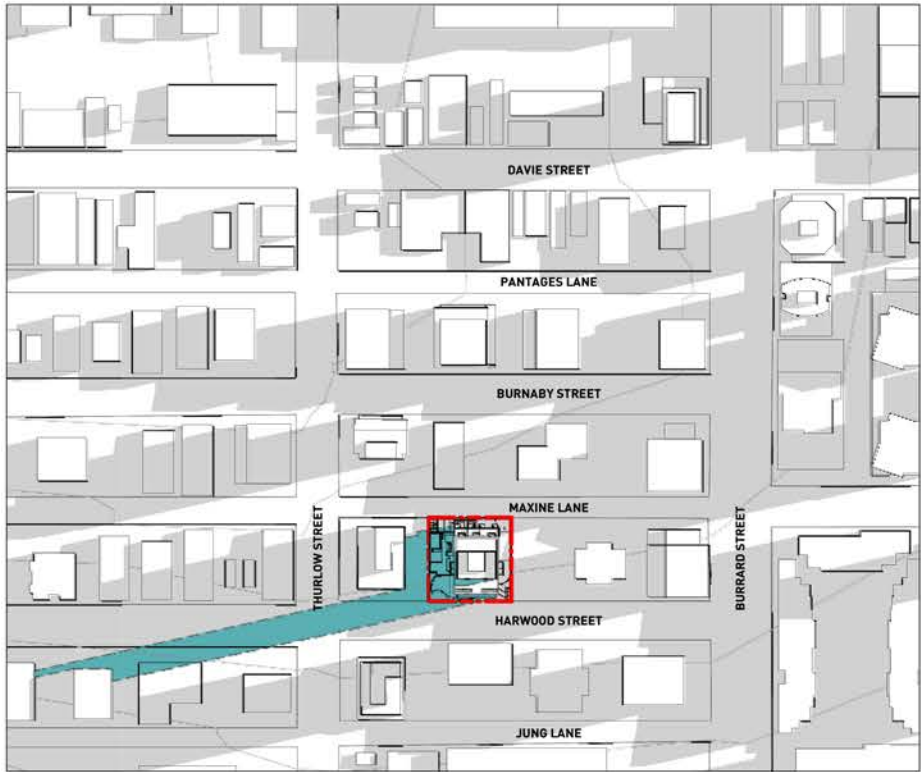


SHADOW STUDIES
SPRING EQUINOX

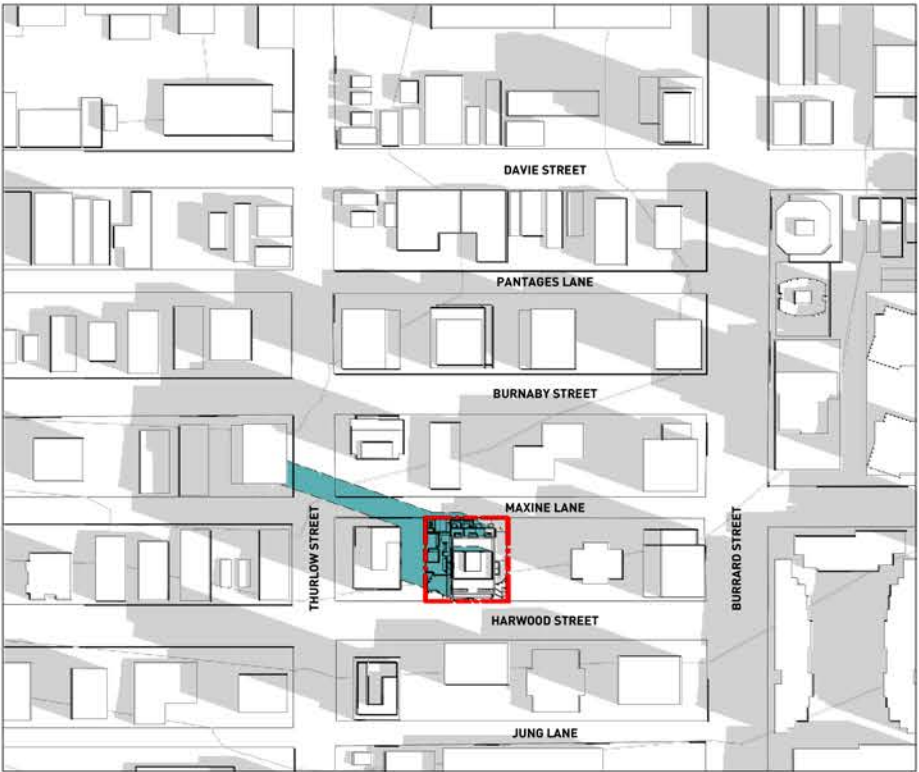


GBLARCHITECTS

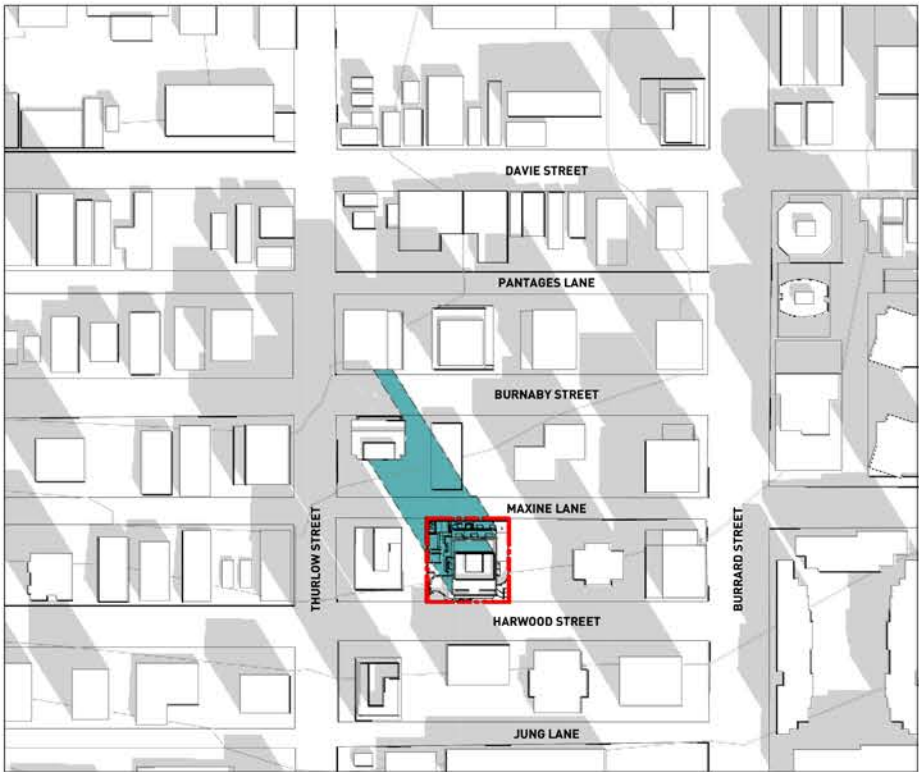
1055 HARWOOD STREET



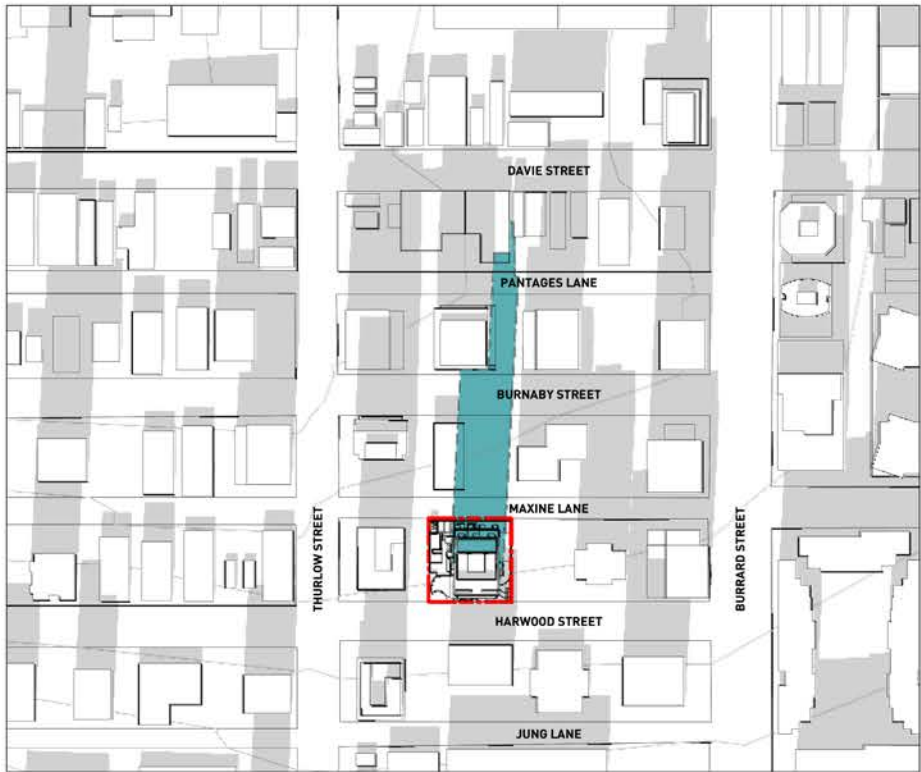
03/20 - 10am



03/20 - 12pm



03/20 - 2pm



03/20 - 4pm



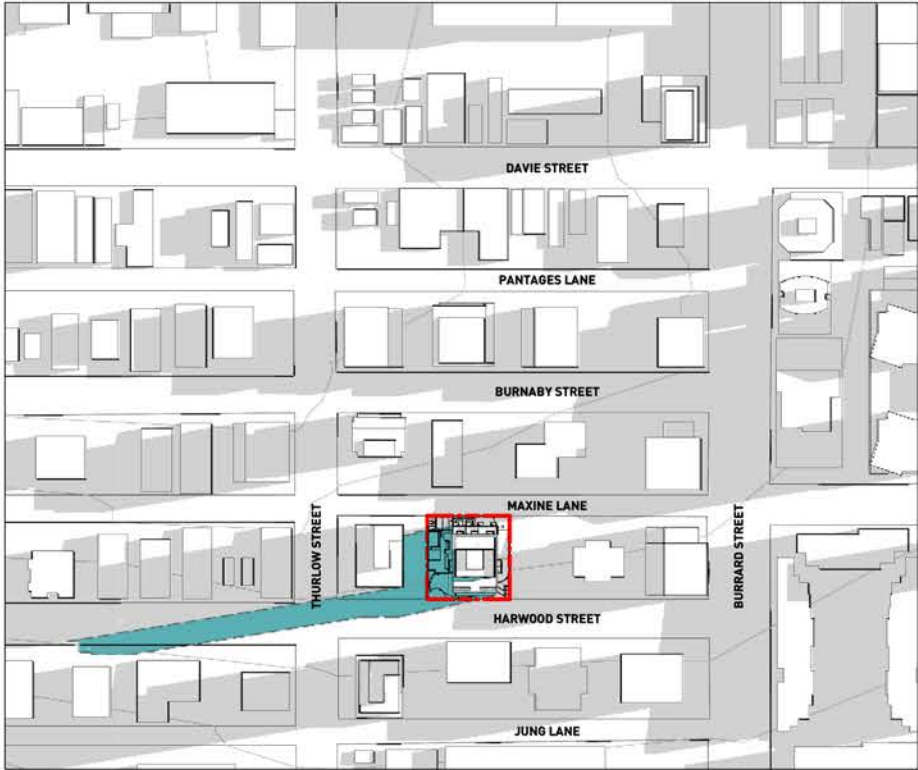
03/20 - 6pm

SHADOW STUDIES
FALL EQUINOX

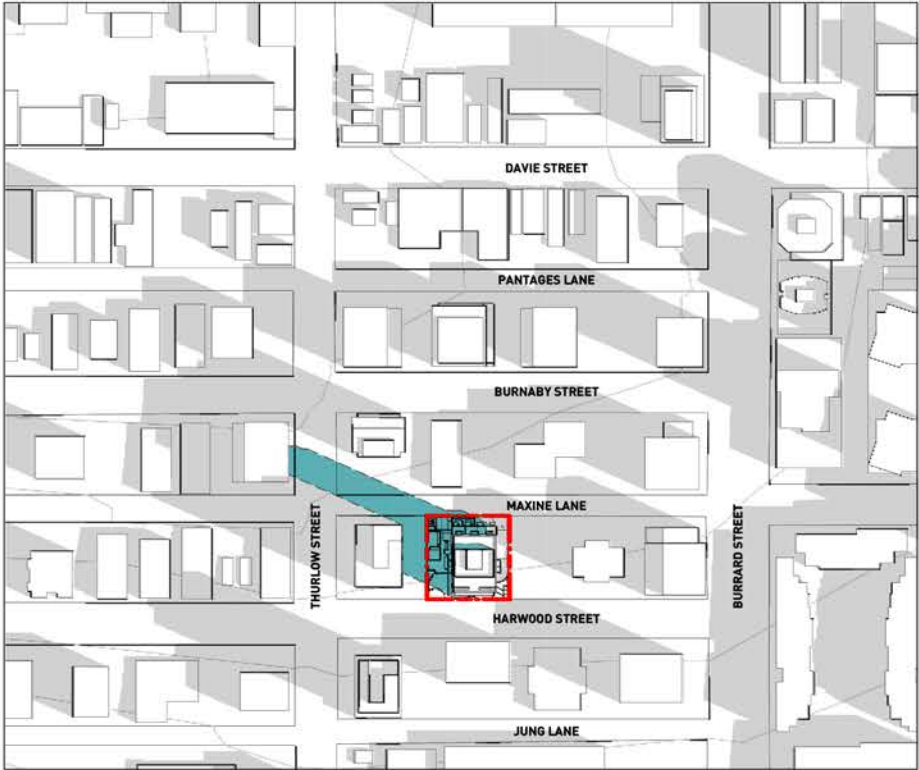


GBLARCHITECTS

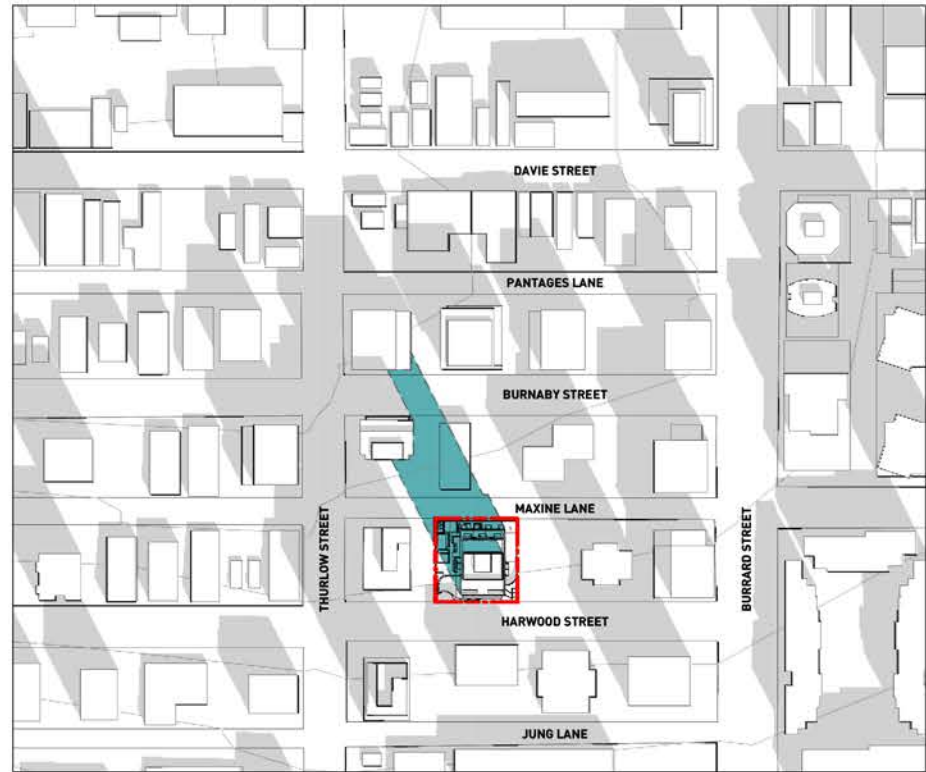
1055 HARWOOD STREET



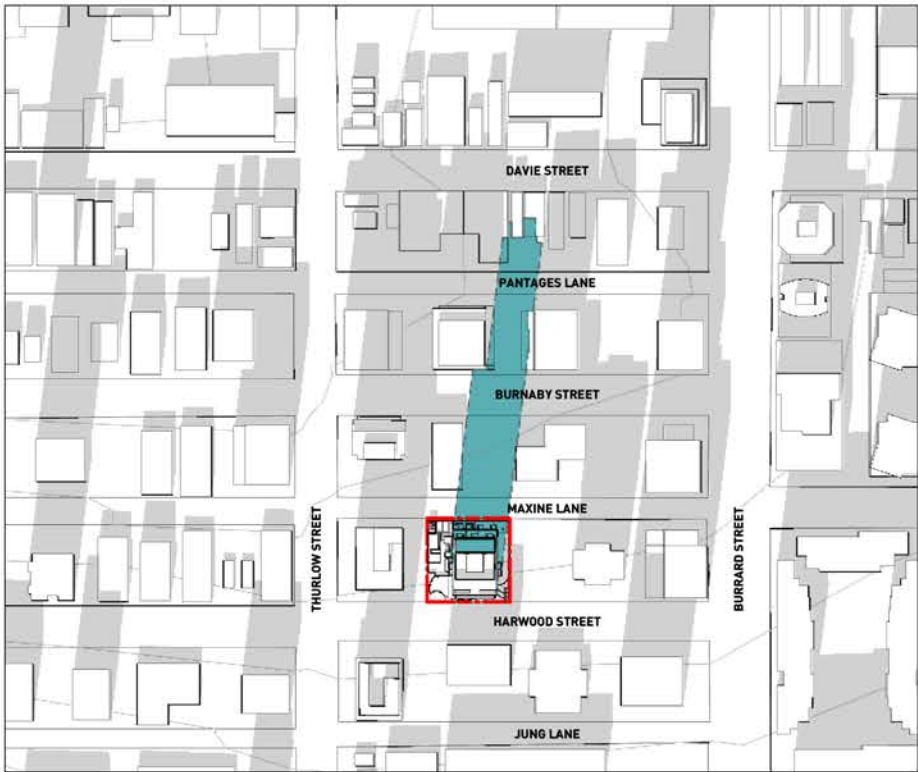
09/22 - 10am



09/22 - 12pm



09/22 - 2pm



09/22 - 4pm



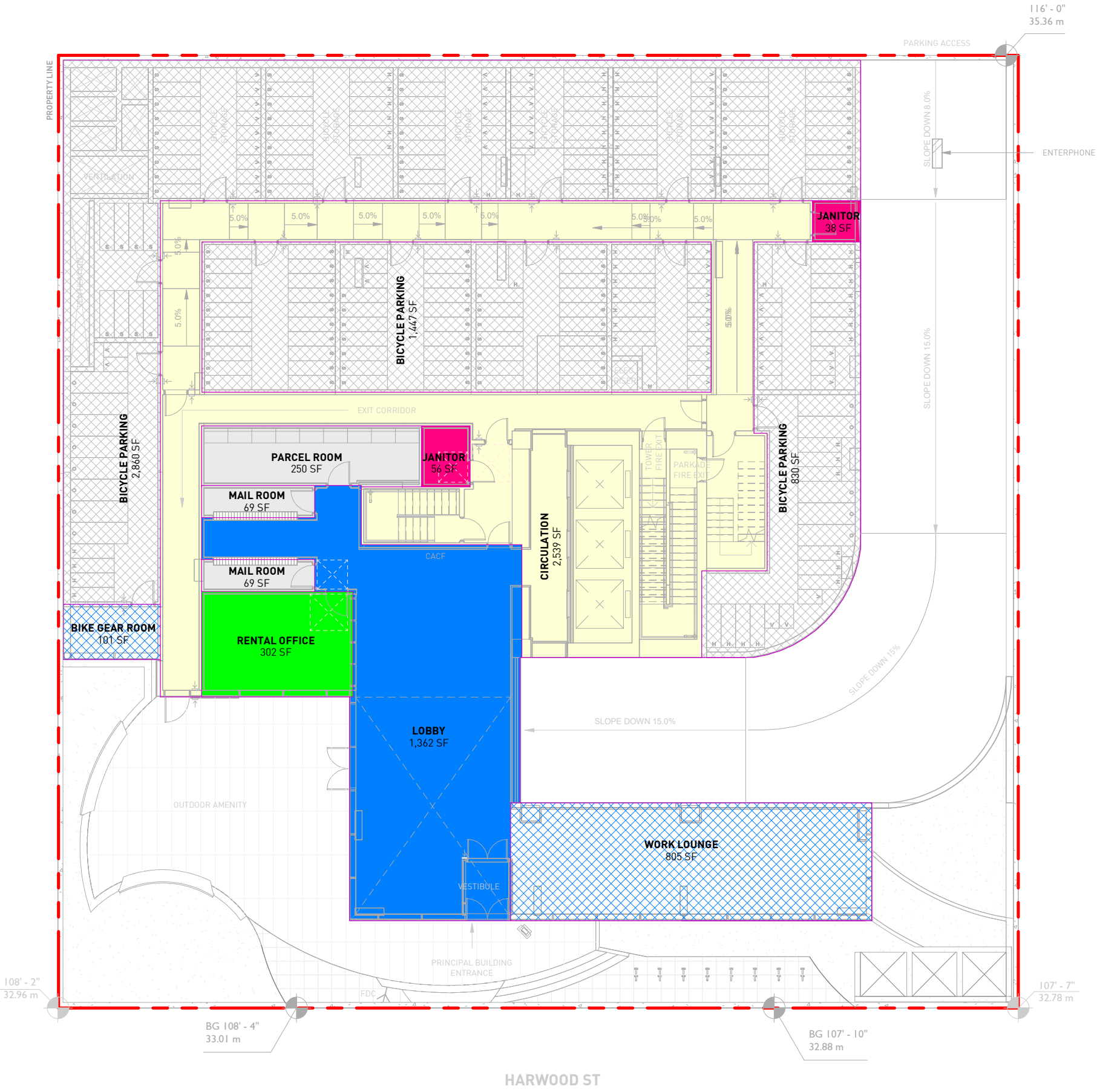
09/22 - 6pm

FSR OVERLAY - LEVEL 1

SCALE: 1/16" = 1'-0"

FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED	NAME	AREA
	CIRCULATION	2,538.65 SF
	JANITOR	56.10 SF
	JANITOR	37.54 SF
	LOBBY	1,362.11 SF
	RENTAL OFFICE	302.05 SF
	MAIL ROOM	68.81 SF
	PARCEL ROOM	250.22 SF
	MAIL ROOM	68.81 SF
	TOTAL	4,684.29 SF
FSR AREA EXCLUDED	NAME	AREA
	BICYCLE PARKING	1,446.57 SF
	BICYCLE PARKING	2,860.05 SF
	BICYCLE PARKING	830.38 SF
	WORK LOUNGE	805.00 SF
	BIKE GEAR ROOM	101.38 SF
	TOTAL	6,043.38 SF

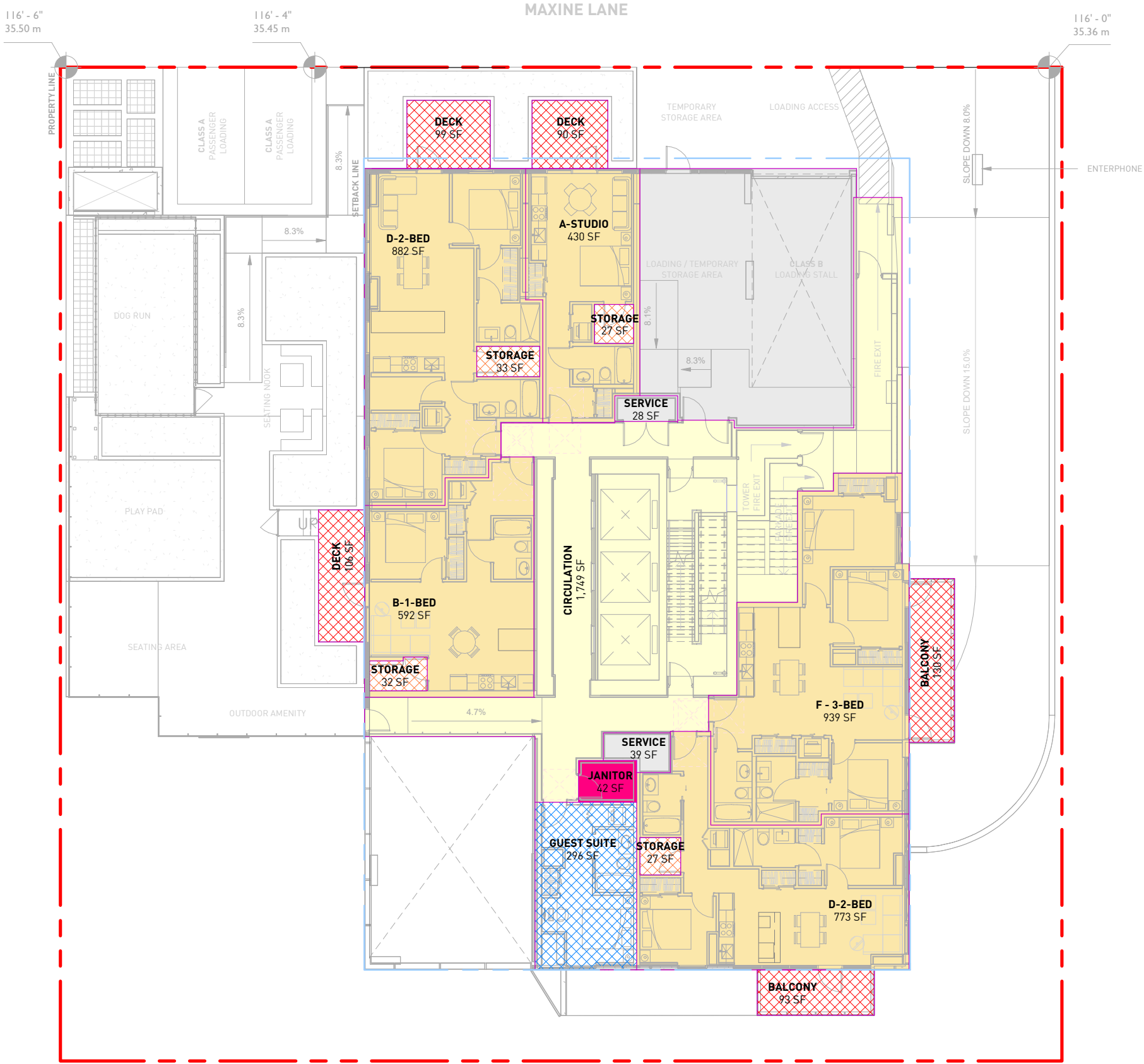


FSR OVERLAY - LEVEL 2

SCALE: 1/16" = 1'-0"

FSR AREA INCL.	<div></div>	CIRCULATION
	<div></div>	JANITOR
	<div></div>	LOBBY
	<div></div>	RENTAL OFFICE
	<div></div>	RESIDENTIAL UNIT (BELOW-MARKET)
	<div></div>	RESIDENTIAL UNIT (MARKET)
	<div></div>	SERVICE
FSR ARE EXCL.	<div></div>	BALCONY
	<div></div>	BICYCLE PARKING
	<div></div>	BULK STORAGE
	<div></div>	ELEVATOR OVERRUN
	<div></div>	MECHANICAL PENTHOUSE
	<div></div>	RESIDENTIAL AMENITY

FSR AREA INCLUDED	NAME	AREA
	CIRCULATION	1,749.26 SF
	JANITOR	42.33 SF
	D-2-BED	881.90 SF
	B-1-BED	592.45 SF
	D-2-BED	772.75 SF
	F - 3-BED	938.86 SF
	A-STUDIO	430.04 SF
	SERVICE	27.98 SF
	SERVICE	39.30 SF
	LOADING	937.03 SF
	TOTAL	6,411.90 SF
FSR AREA EXCLUDED	NAME	AREA
	BALCONY	92.75 SF
	BALCONY	129.53 SF
	DECK	99.00 SF
	DECK	90.00 SF
	DECK	105.65 SF
	STORAGE	33.23 SF
	STORAGE	26.57 SF
	STORAGE	31.68 SF
	STORAGE	26.50 SF
	GUEST SUITE	296.20 SF
	TOTAL	931.11 SF



GBLARCHITECTS

1055 HARWOOD STREET

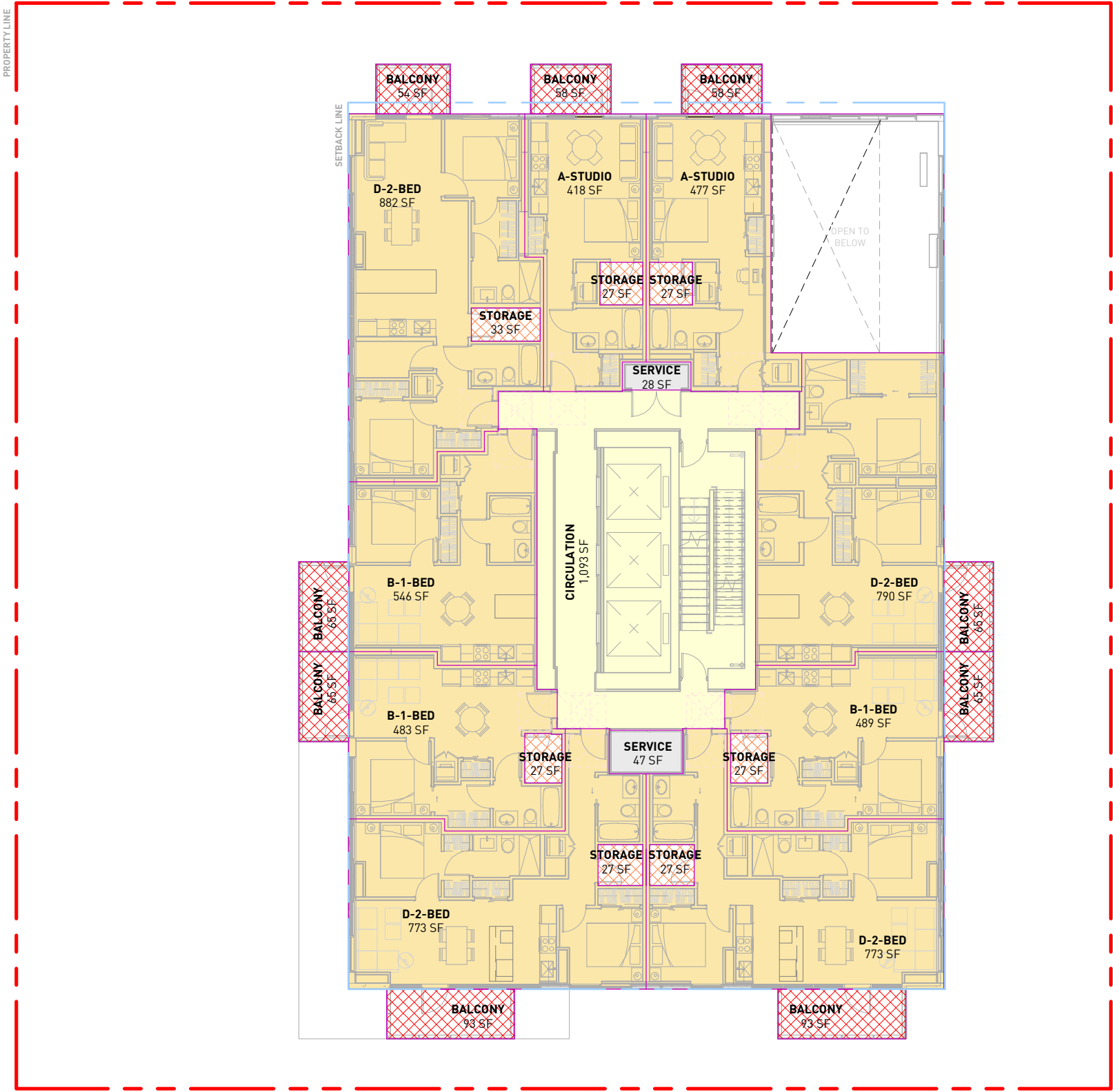
FSR OVERLAY - LEVEL 3

SCALE: 1/16" = 1'-0"



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	<div></div>	LOBBY
	<div></div>	RENTAL OFFICE
	<div></div>	RESIDENTIAL UNIT (BELOW-MARKET)
	<div></div>	RESIDENTIAL UNIT (MARKET)
	<div></div>	SERVICE
FSR ARE EXCL.	<div></div>	BALCONY
	<div></div>	BICYCLE PARKING
	<div></div>	BULK STORAGE
	<div></div>	ELEVATOR OVERRUN
	<div></div>	MECHANICAL PENTHOUSE
	<div></div>	RESIDENTIAL AMENITY

FSR AREA INCLUDED	NAME	AREA
	CIRCULATION	1,092.51 SF
	D-2-BED	882.25 SF
	A-STUDIO	417.56 SF
	D-2-BED	789.67 SF
	B-1-BED	546.21 SF
	B-1-BED	482.74 SF
	B-1-BED	488.54 SF
	D-2-BED	772.75 SF
	D-2-BED	772.75 SF
	A-STUDIO	476.68 SF
	SERVICE	27.89 SF
	SERVICE	46.68 SF
	TOTAL	6,796.24 SF
FSR AREA EXCLUDED	NAME	AREA
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	BALCONY	92.75 SF
	BALCONY	92.75 SF
	BALCONY	65.23 SF
	BALCONY	65.16 SF
	BALCONY	54.00 SF
	BALCONY	58.43 SF
	BALCONY	58.37 SF
	STORAGE	26.54 SF
	STORAGE	26.50 SF
	STORAGE	26.69 SF
	STORAGE	26.50 SF
	STORAGE	26.57 SF
	STORAGE	33.23 SF
	STORAGE	26.57 SF
	TOTAL	809.68 SF



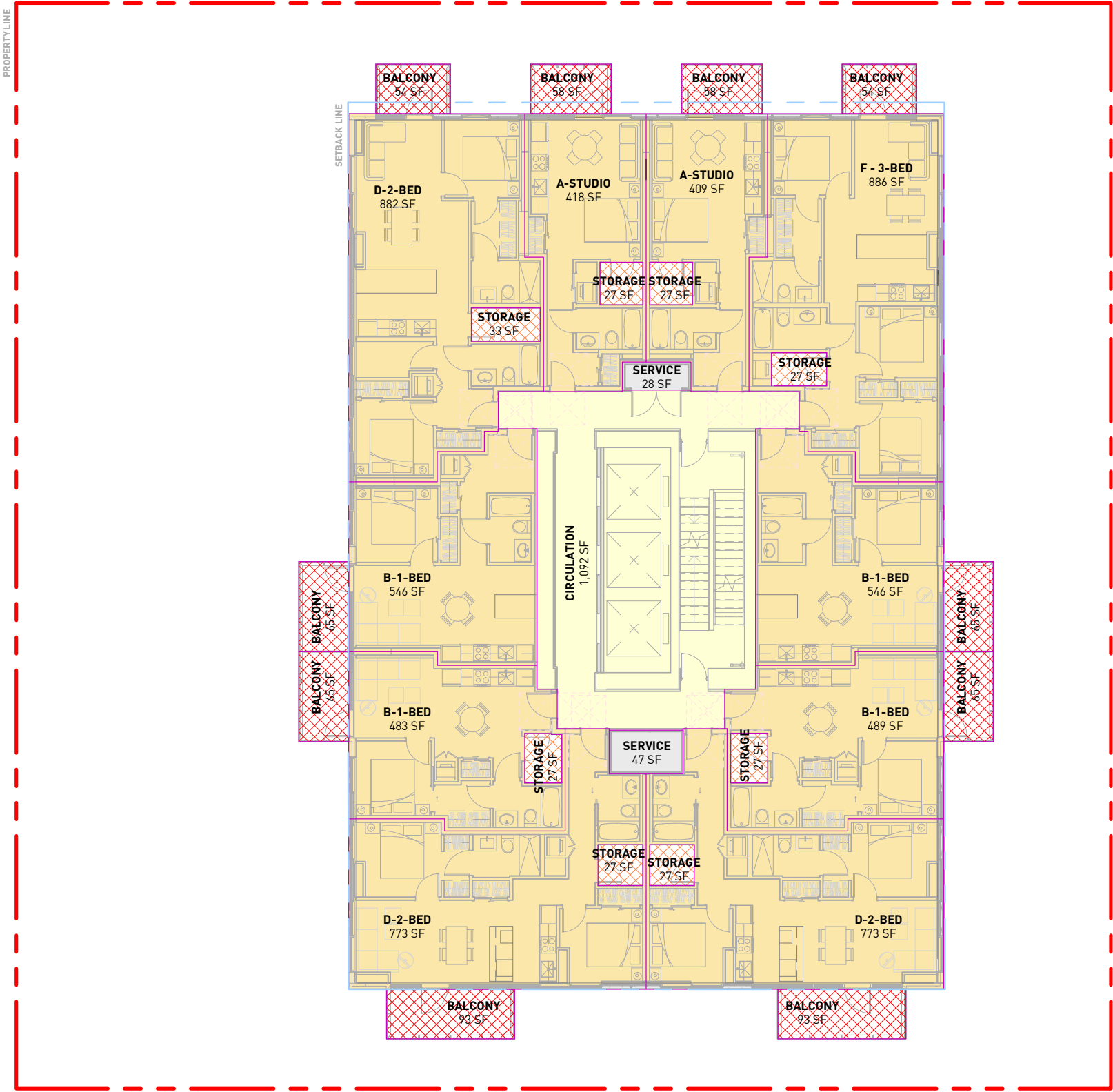
FSR OVERLAY - LEVEL 4-6

SCALE: 1/16" = 1'-0"



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	<div></div>	LOBBY
	<div></div>	RENTAL OFFICE
	<div></div>	RESIDENTIAL UNIT (BELOW-MARKET)
	<div></div>	RESIDENTIAL UNIT (MARKET)
	<div></div>	SERVICE
FSR ARE EXCL.	<div></div>	BALCONY
	<div></div>	BICYCLE PARKING
	<div></div>	BULK STORAGE
	<div></div>	ELEVATOR OVERRUN
	<div></div>	MECHANICAL PENTHOUSE
	<div></div>	RESIDENTIAL AMENITY

FSR AREA INCLUDED	NAME	AREA (TYP. LVL)
	CIRCULATION	1,092.18 SF
	D-2-BED	882.27 SF
	A-STUDIO	417.56 SF
	A-STUDIO	408.97 SF
	B-1-BED	546.40 SF
	B-1-BED	546.21 SF
	B-1-BED	482.85 SF
	B-1-BED	488.69 SF
	D-2-BED	772.75 SF
	D-2-BED	772.75 SF
	F - 3-BED	885.55 SF
	SERVICE	27.98 SF
	SERVICE	46.68 SF
	TOTAL	7,370.85 SF
FSR AREA EXCLUDED	NAME	AREA (TYP. LVL)
	BALCONY	65.16 SF
	BALCONY	92.75 SF
	BALCONY	92.75 SF
	BALCONY	54.00 SF
	BALCONY	58.43 SF
	BALCONY	54.00 SF
	BALCONY	58.38 SF
	BALCONY	65.23 SF
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	STORAGE	26.54 SF
	STORAGE	26.50 SF
	STORAGE	26.69 SF
	STORAGE	26.50 SF
	STORAGE	26.58 SF
	STORAGE	26.58 SF
	STORAGE	33.23 SF
	STORAGE	26.54 SF
	TOTAL	890.23 SF



FSR AREA INCLUDED	NAME	CUMULATIVE AREA (L4-6)
	A-STUDIO	2,479.60 SF
	B-1-BED	6,192.46 SF
	CIRCULATION	3,276.55 SF
	D-2-BED	7,283.29 SF
	F - 3-BED	2,656.66 SF
	SERVICE	223.98 SF
FSR AREA EXCLUDED	TOTAL	22,112.54 SF
FSR AREA EXCLUDED	NAME	CUMULATIVE AREA (L4-6)
	BALCONY	2,013.23 SF
	STORAGE	657.45 SF
	TOTAL	2,670.68 SF

GBLARCHITECTS

1055 HARWOOD STREET

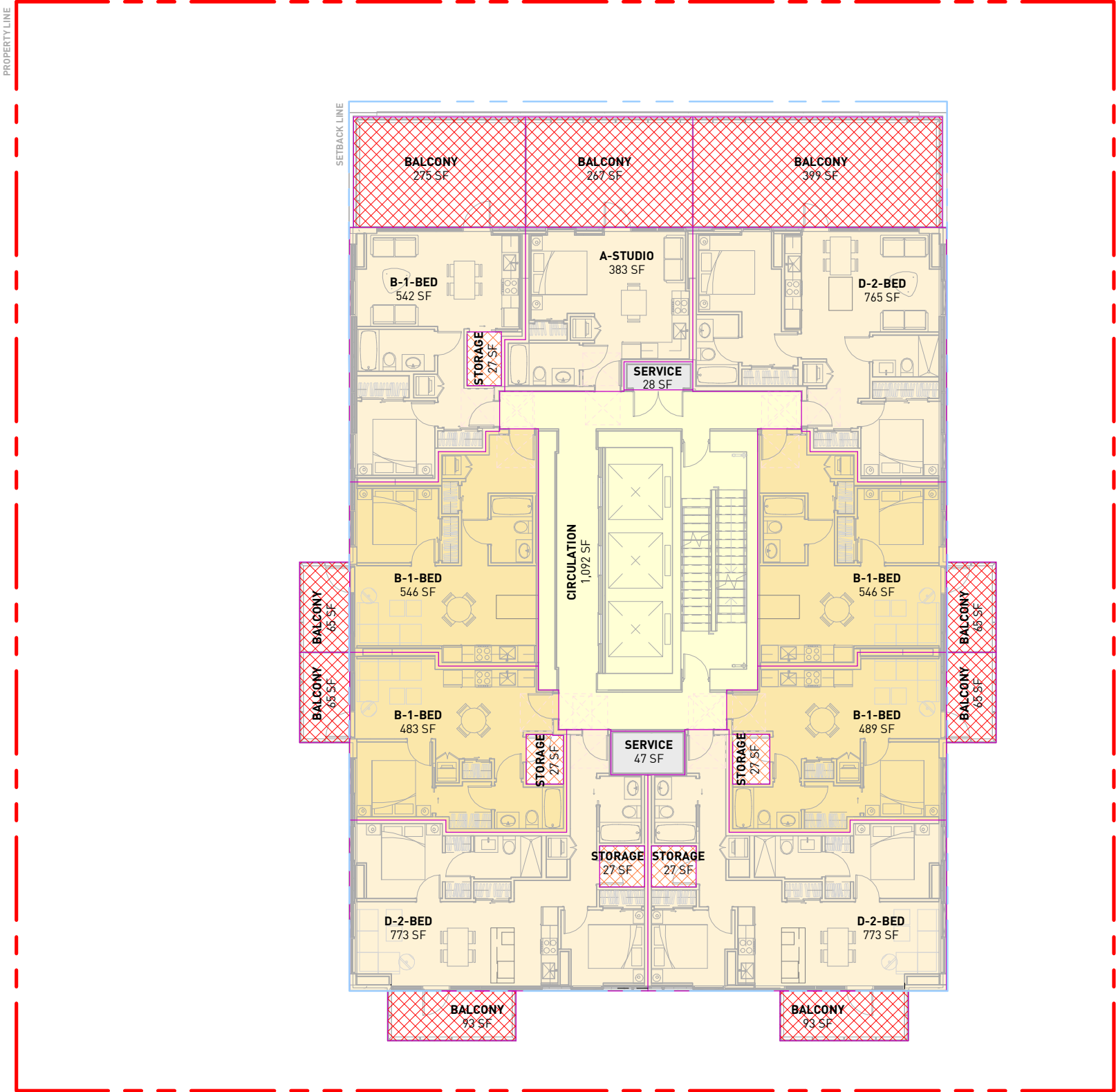
FSR OVERLAY - LEVEL 7

SCALE: 1/16" = 1'-0"



FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED	NAME	AREA
	CIRCULATION	1,092.18 SF
	B-1-BED	546.40 SF
	B-1-BED	546.21 SF
	B-1-BED	482.85 SF
	B-1-BED	488.69 SF
	B-1-BED	541.90 SF
	A-STUDIO	383.45 SF
	D-2-BED	772.75 SF
	D-2-BED	772.75 SF
	D-2-BED	765.38 SF
	SERVICE	27.98 SF
	SERVICE	46.68 SF
	TOTAL	6,467.22 SF
FSR AREA EXCLUDED	NAME	AREA
	BALCONY	65.16 SF
	BALCONY	92.75 SF
	BALCONY	92.75 SF
	BALCONY	65.16 SF
	BALCONY	267.29 SF
	BALCONY	65.23 SF
	BALCONY	65.23 SF
	BALCONY	274.76 SF
	BALCONY	398.74 SF
	STORAGE	26.54 SF
	STORAGE	26.50 SF
	STORAGE	26.69 SF
	STORAGE	26.50 SF
	STORAGE	26.56 SF
	TOTAL	1,519.85 SF

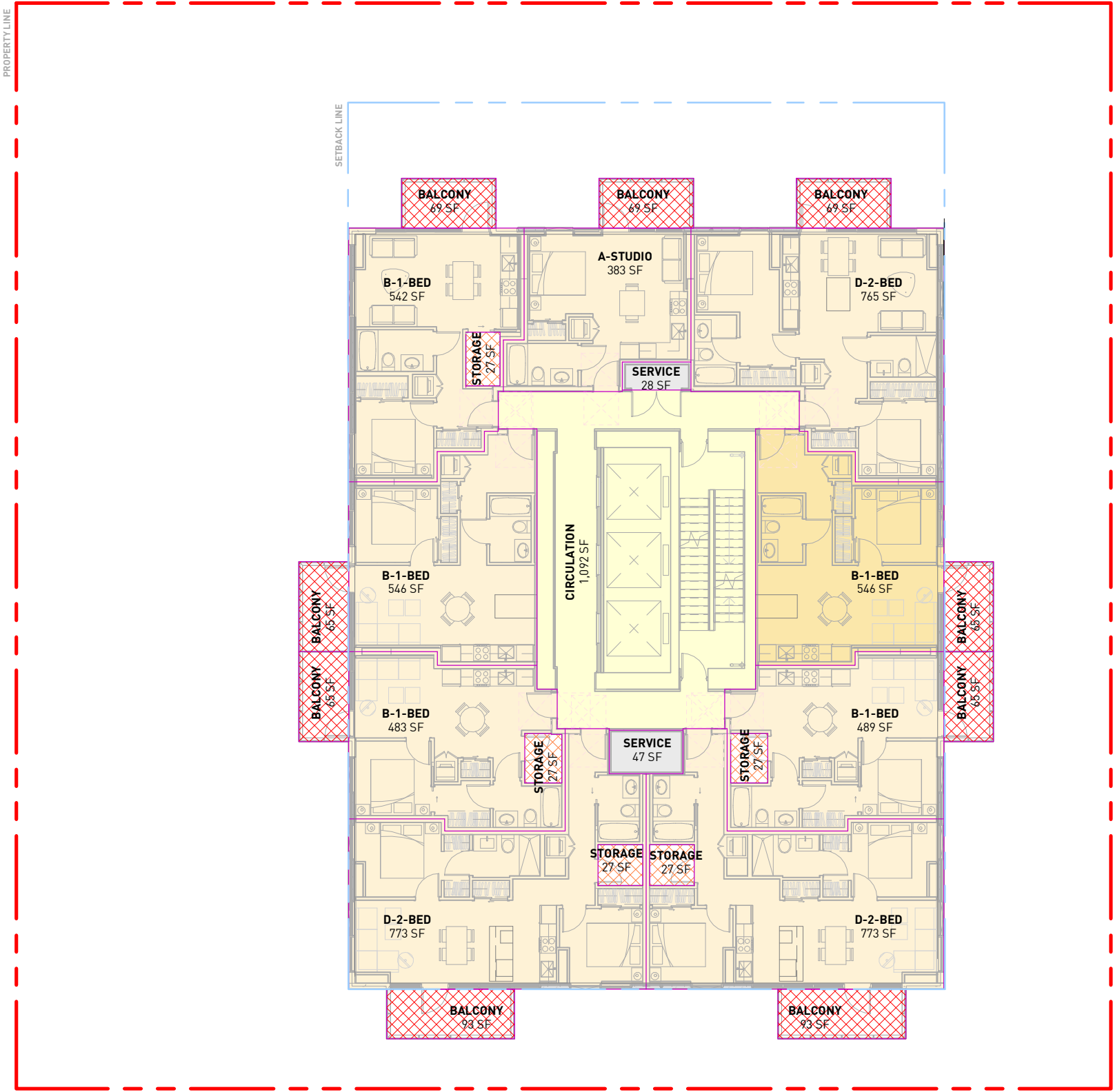


GBLARCHITECTS

1055 HARWOOD STREET

FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED	NAME	AREA (TYP. LVL)
	CIRCULATION	1,092.18 SF
	B-1-BED	546.40 SF
	B-1-BED	541.90 SF
	B-1-BED	488.69 SF
	D-2-BED	772.75 SF
	D-2-BED	772.75 SF
	B-1-BED	482.85 SF
	B-1-BED	546.21 SF
	D-2-BED	765.38 SF
	A-STUDIO	383.45 SF
	SERVICE	46.68 SF
	SERVICE	27.98 SF
	TOTAL	6,467.22 SF
FSR AREA EXCLUDED	NAME	AREA (TYP. LVL)
	BALCONY	68.53 SF
	BALCONY	68.53 SF
	BALCONY	68.53 SF
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	BALCONY	92.75 SF
	BALCONY	92.75 SF
	STORAGE	26.50 SF
	STORAGE	26.50 SF
	STORAGE	26.54 SF
	STORAGE	26.69 SF
	STORAGE	26.56 SF
	TOTAL	784.64 SF

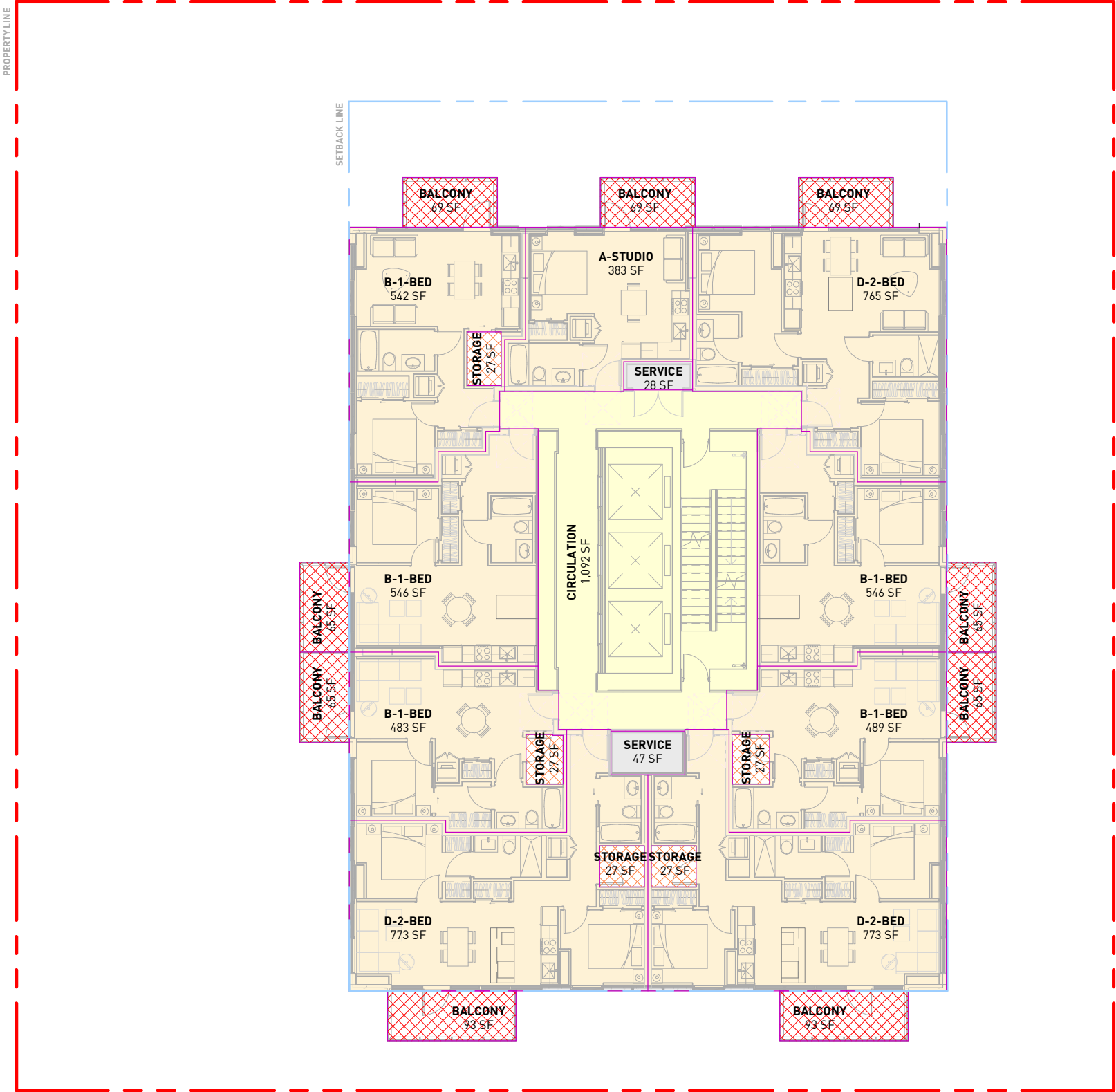


FSR AREA INCLUDED	NAME	CUMULATIVE AREA (L8-11)
	A-STUDIO	1,533.80 SF
	B-1-BED	10,424.20 SF
	CIRCULATION	4,368.74 SF
	D-2-BED	9,243.52 SF
	SERVICE	298.63 SF
	TOTAL	25,868.88 SF
FSR AREA EXCLUDED	NAME	CUMULATIVE AREA (L8-11)
	BALCONY	2,607.42 SF
	STORAGE	531.14 SF
	TOTAL	3,138.55 SF



FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED	NAME	AREA (TYP. LVL)
	CIRCULATION	1,092.18 SF
	B-1-BED	546.40 SF
	B-1-BED	541.90 SF
	B-1-BED	488.69 SF
	D-2-BED	772.75 SF
	D-2-BED	772.75 SF
	B-1-BED	482.85 SF
	B-1-BED	546.21 SF
	D-2-BED	765.38 SF
	A-STUDIO	383.45 SF
	SERVICE	46.68 SF
	SERVICE	27.98 SF
	TOTAL	6,467.22 SF
FSR AREA EXCLUDED	NAME	AREA (TYP. LVL)
	BALCONY	68.53 SF
	BALCONY	68.53 SF
	BALCONY	68.53 SF
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	BALCONY	65.16 SF
	BALCONY	65.23 SF
	BALCONY	92.75 SF
	BALCONY	92.75 SF
	STORAGE	26.50 SF
	STORAGE	26.50 SF
	STORAGE	26.54 SF
	STORAGE	26.69 SF
	STORAGE	26.56 SF
	TOTAL	784.64 SF

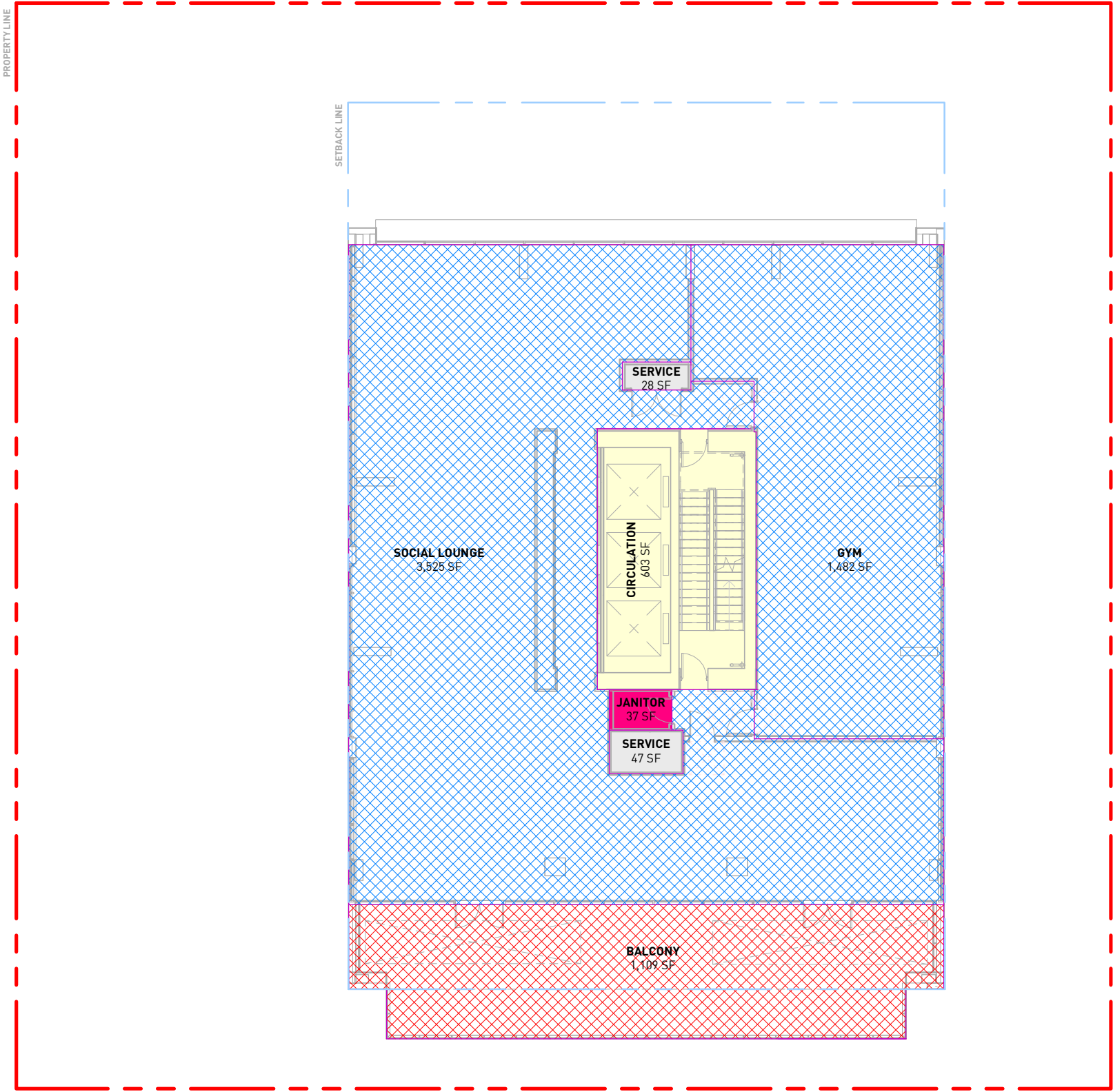


FSR AREA INCLUDED	NAME	CUMULATIVE AREA [L12-31]
	A-STUDIO	7,668.98 SF
	B-1-BED	52,120.98 SF
	CIRCULATION	21,843.70 SF
	D-2-BED	46,217.58 SF
	SERVICE	1,493.17 SF
	TOTAL	129,344.41 SF
FSR AREA EXCLUDED	NAME	CUMULATIVE AREA [L12-31]
	BALCONY	13,037.10 SF
	STORAGE	2,655.68 SF
	TOTAL	15,692.77 SF



FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED	NAME	AREA
	CIRCULATION	603.46 SF
	JANITOR	37.00 SF
	SERVICE	46.68 SF
	SERVICE	28.04 SF
	TOTAL	715.19 SF
FSR AREA EXCLUDED	NAME	AREA
	BALCONY	1,109.34 SF
	SOCIAL LOUNGE	3,524.76 SF
	GYM	1,482.22 SF
	TOTAL	6,116.32 SF



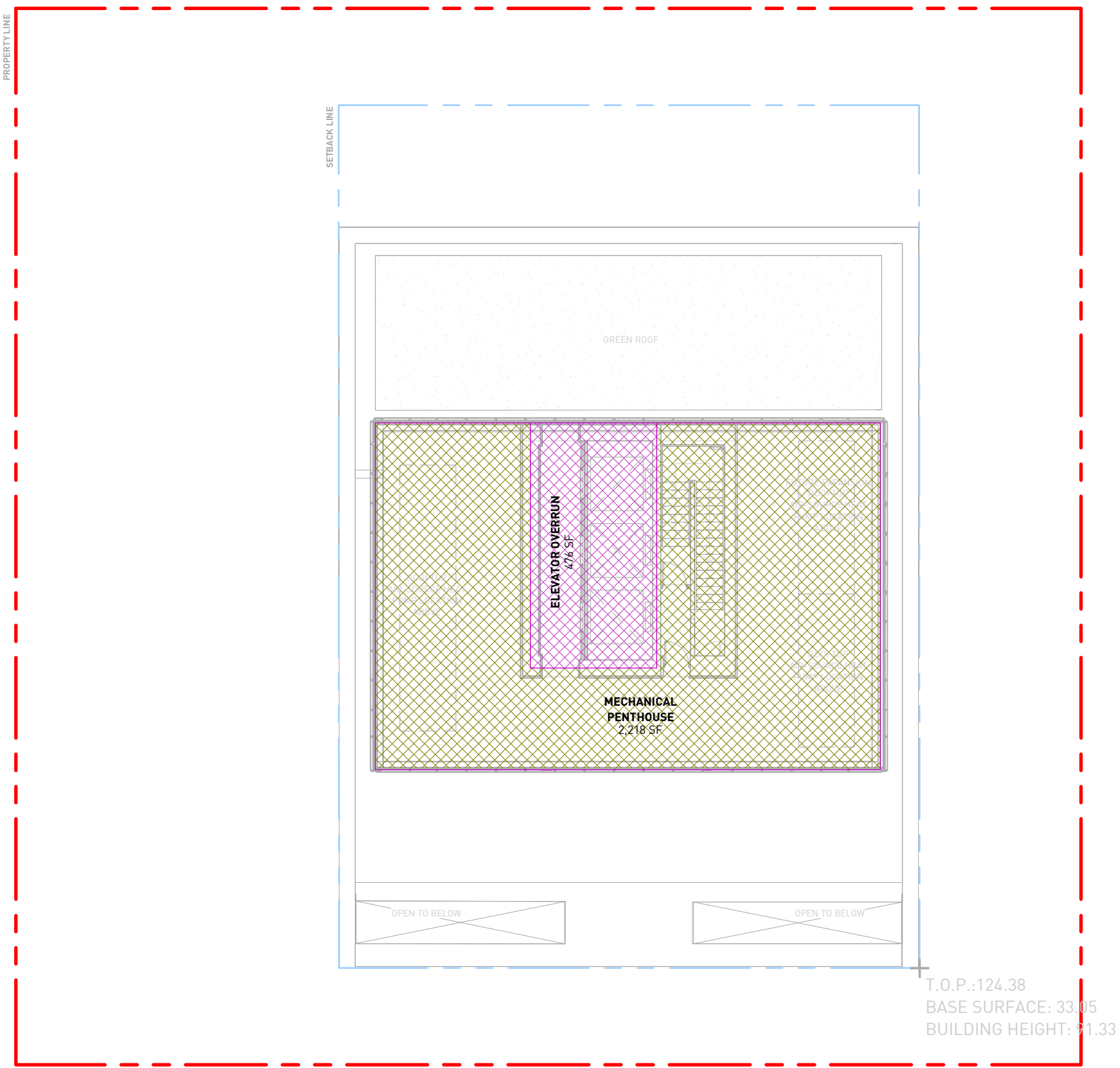
FSR OVERLAY - MECHANICAL LEVEL

SCALE: 1/16" = 1'-0"



FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

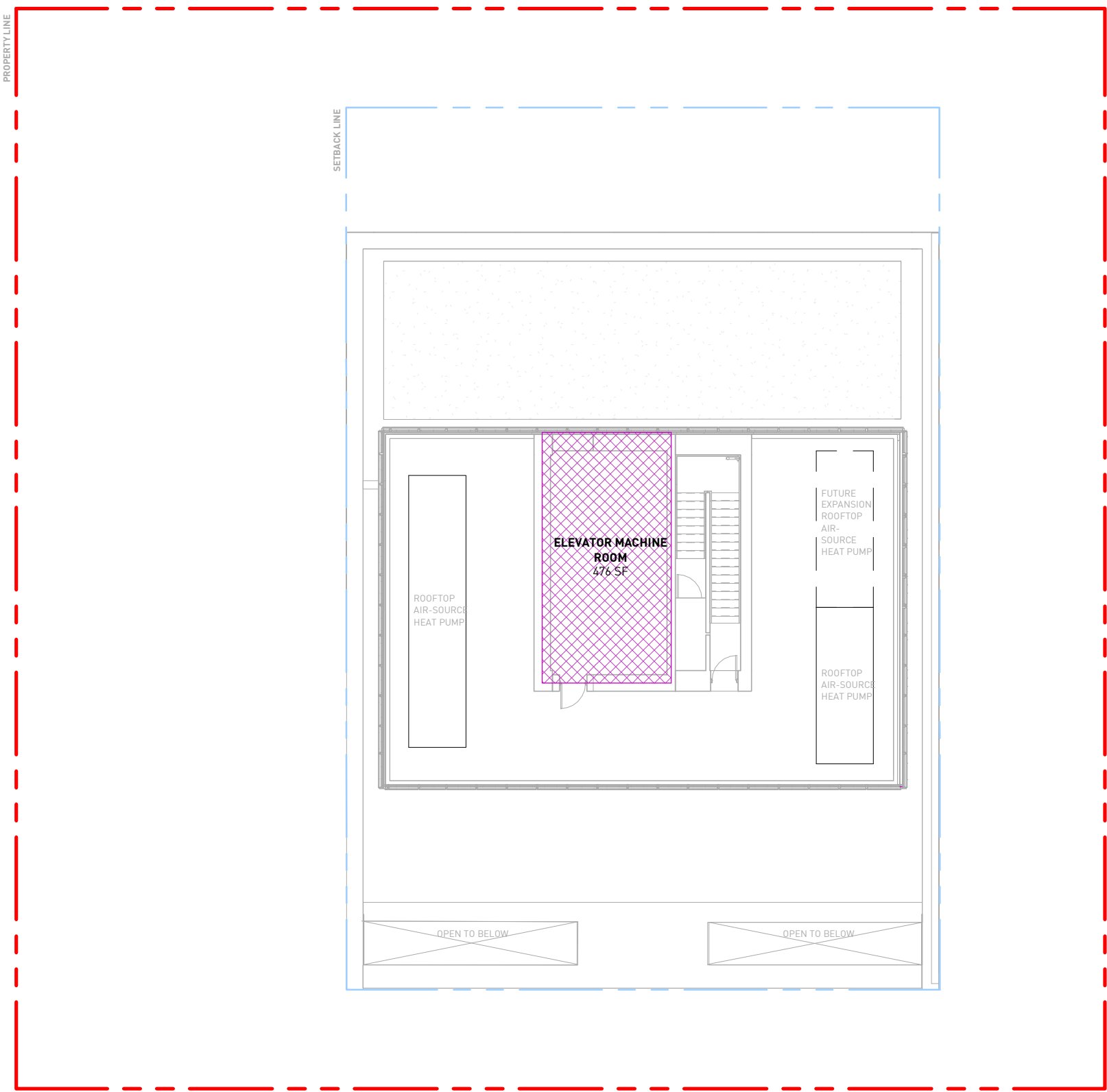
FSR AREA INCLUDED		
FSR AREA EXCLUDED	NAME	AREA
	ELEVATOR OVERRUN	475.72 SF
	MECHANICAL PENTHOUSE	2,218.17 SF
	TOTAL	2,693.89 SF





FSR AREA INCL.	<div>CIRCULATION</div> <div>JANITOR</div> <div>LOBBY</div> <div>RENTAL OFFICE</div> <div>RESIDENTIAL UNIT (BELOW-MARKET)</div> <div>RESIDENTIAL UNIT (MARKET)</div> <div>SERVICE</div>
FSR ARE EXCL.	<div>BALCONY</div> <div>BICYCLE PARKING</div> <div>BULK STORAGE</div> <div>ELEVATOR OVERRUN</div> <div>MECHANICAL PENTHOUSE</div> <div>RESIDENTIAL AMENITY</div>

FSR AREA INCLUDED		
FSR AREA EXCLUDED	NAME	AREA
	ELEVATOR MACHINE ROOM	475.68 SF
	TOTAL	475.68 SF





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