

01/21/2025
REZONING BOOKLET
TEXT AMENDMENT
150 ROBSON

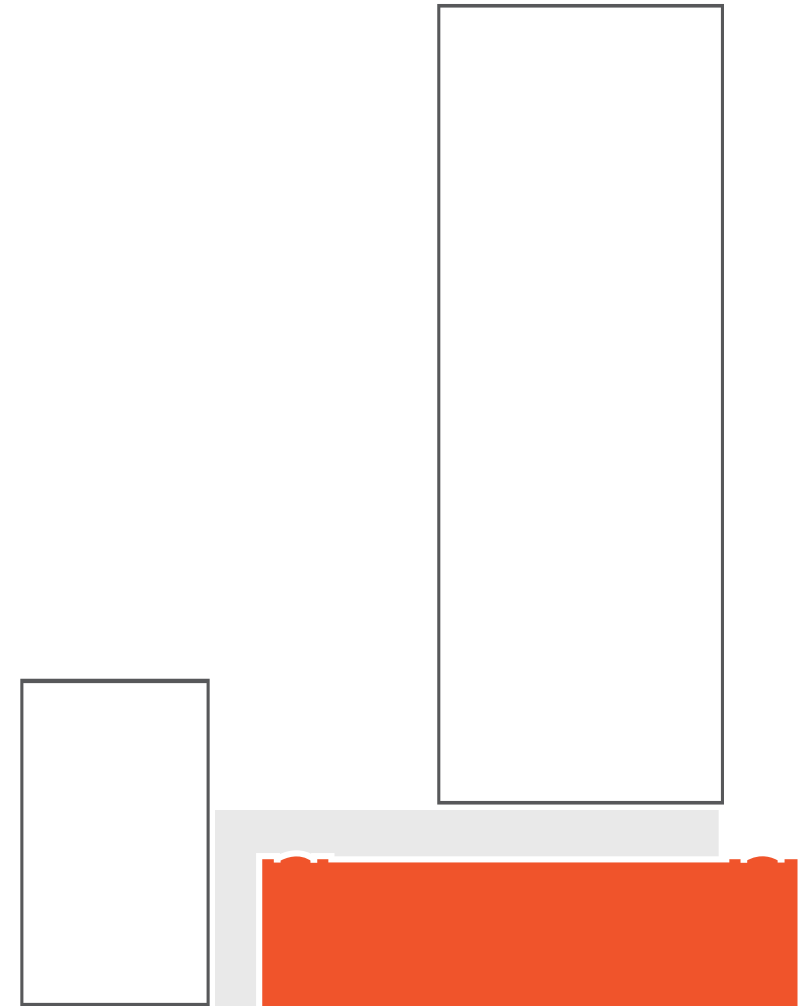


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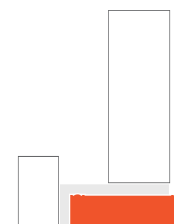
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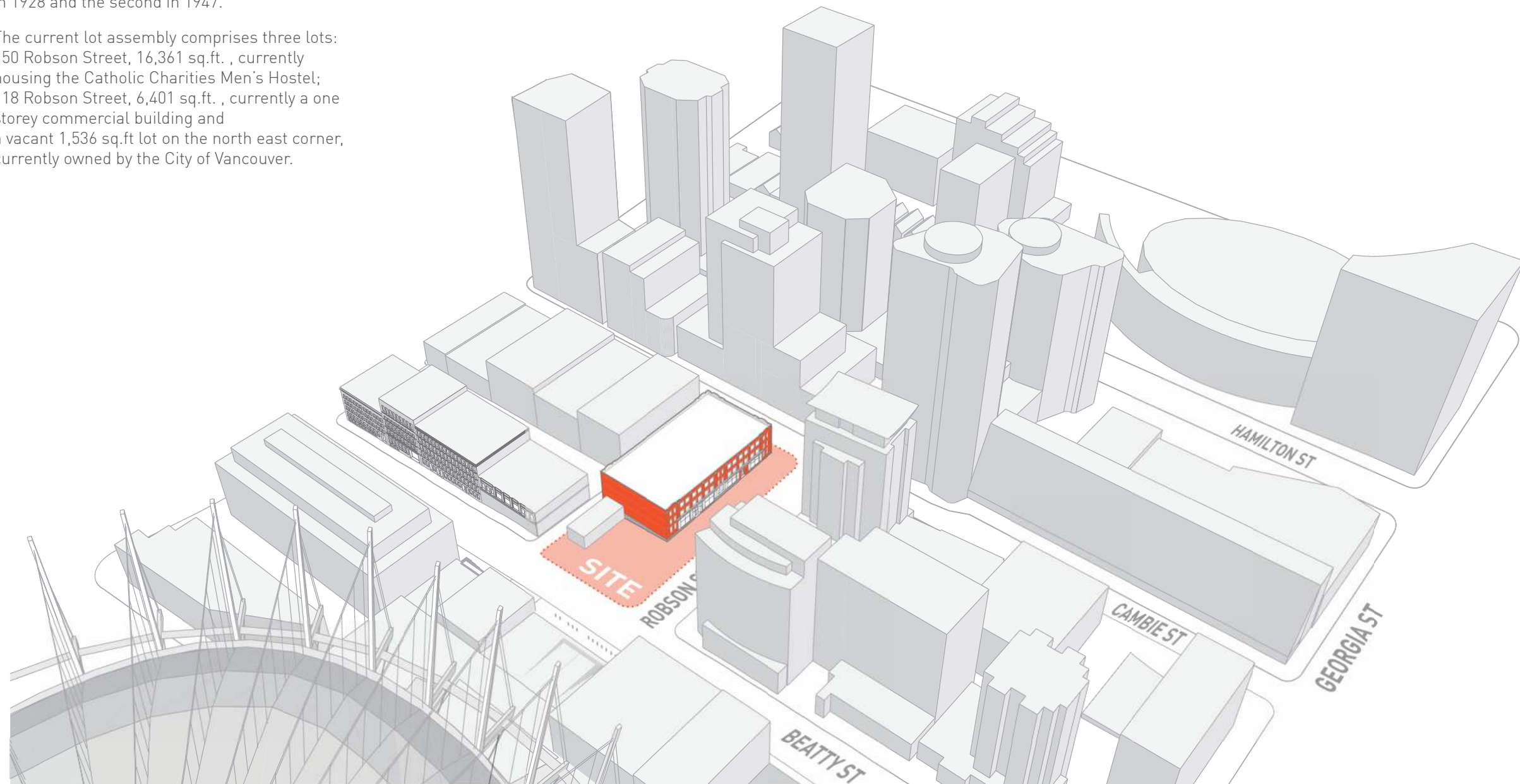
CONTEXT 01

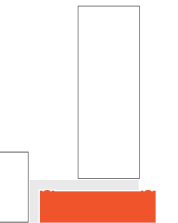
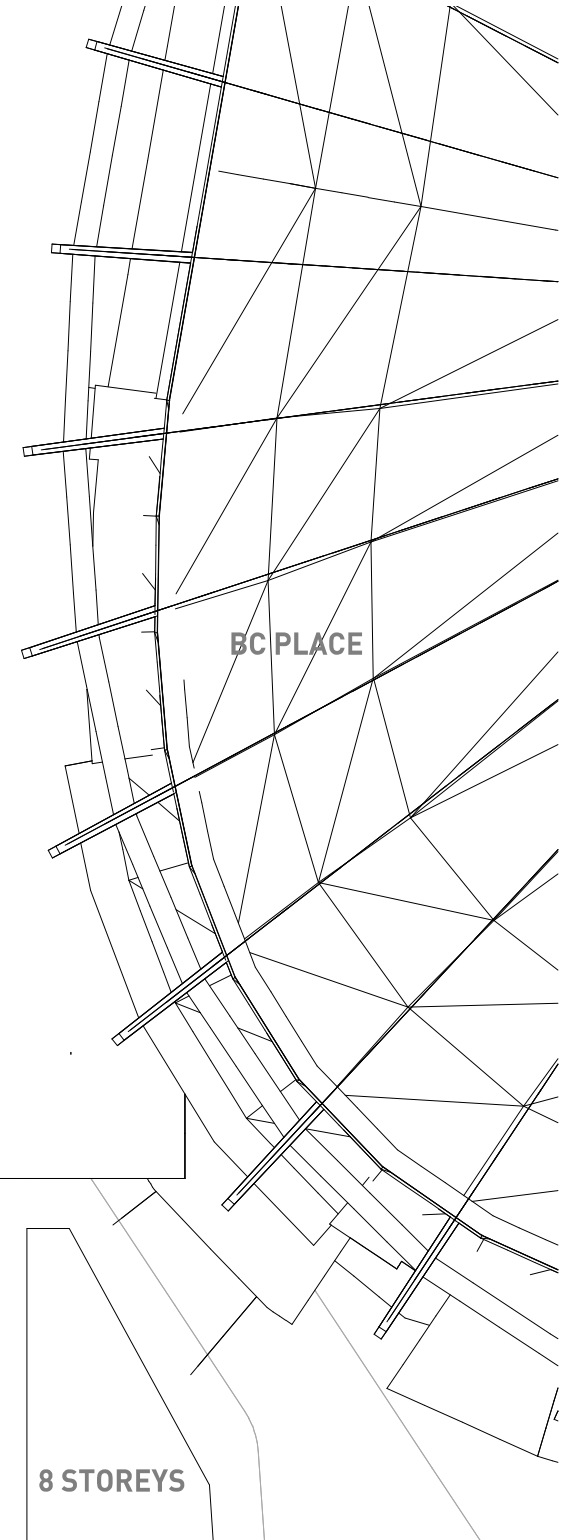
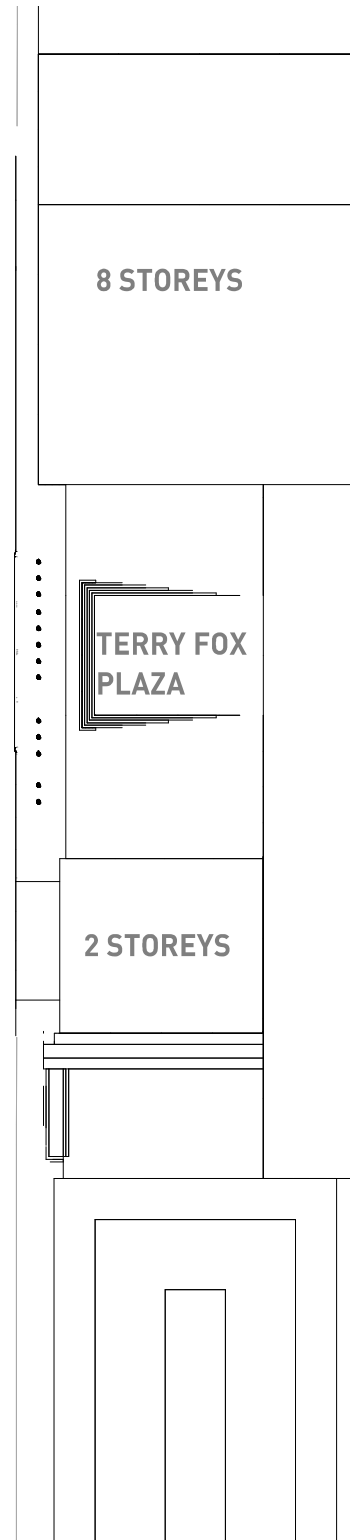
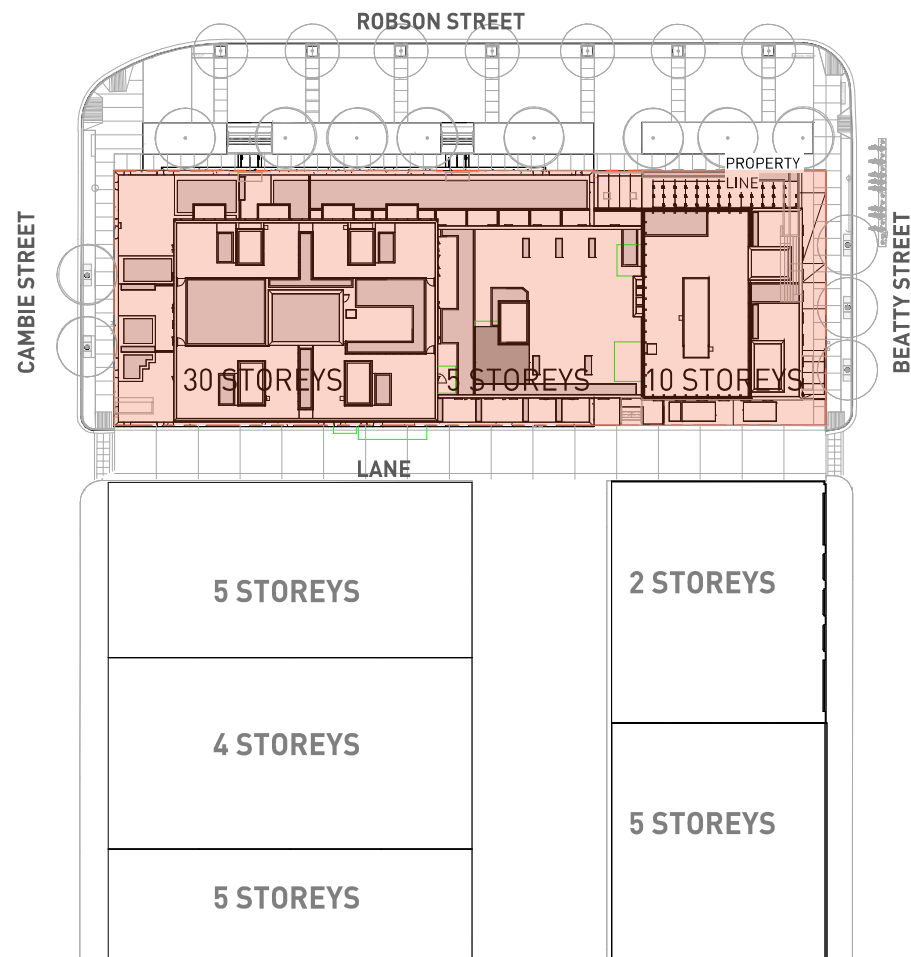
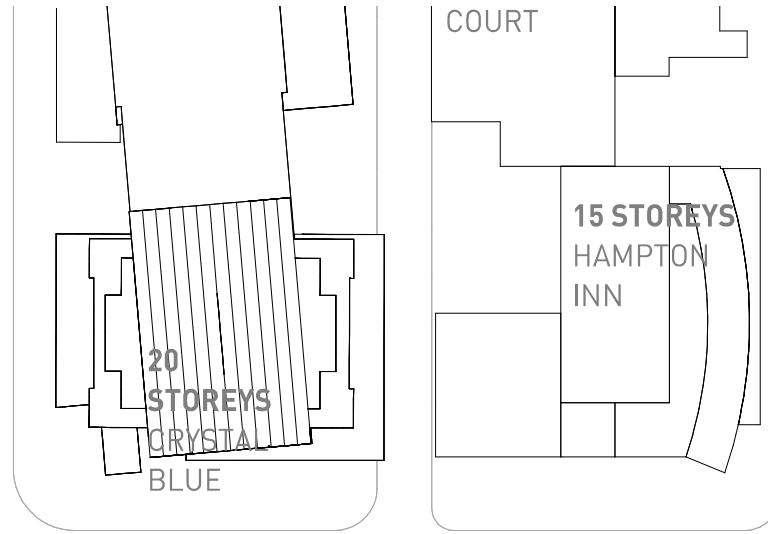
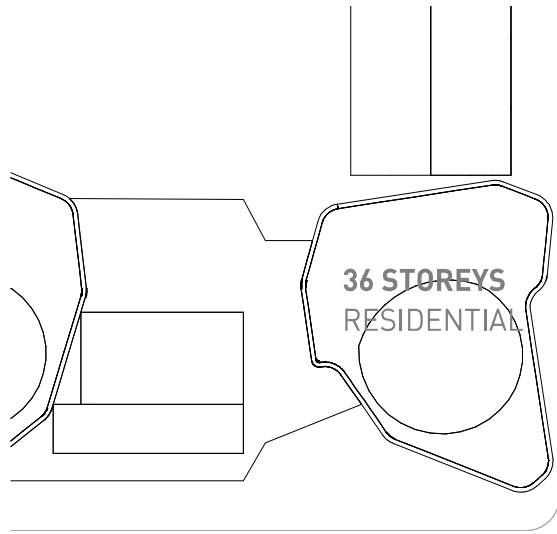


SITE CONTEXT

In this 24,289 sq.ft. lot assembly sits the Northern Electric Company Building, a three storey brick stone building listed on the Vancouver Heritage Register. The building is currently occupied by Catholic Charities Mens' Hostel. The building in its present form was built in two phases, the first in 1928 and the second in 1947.

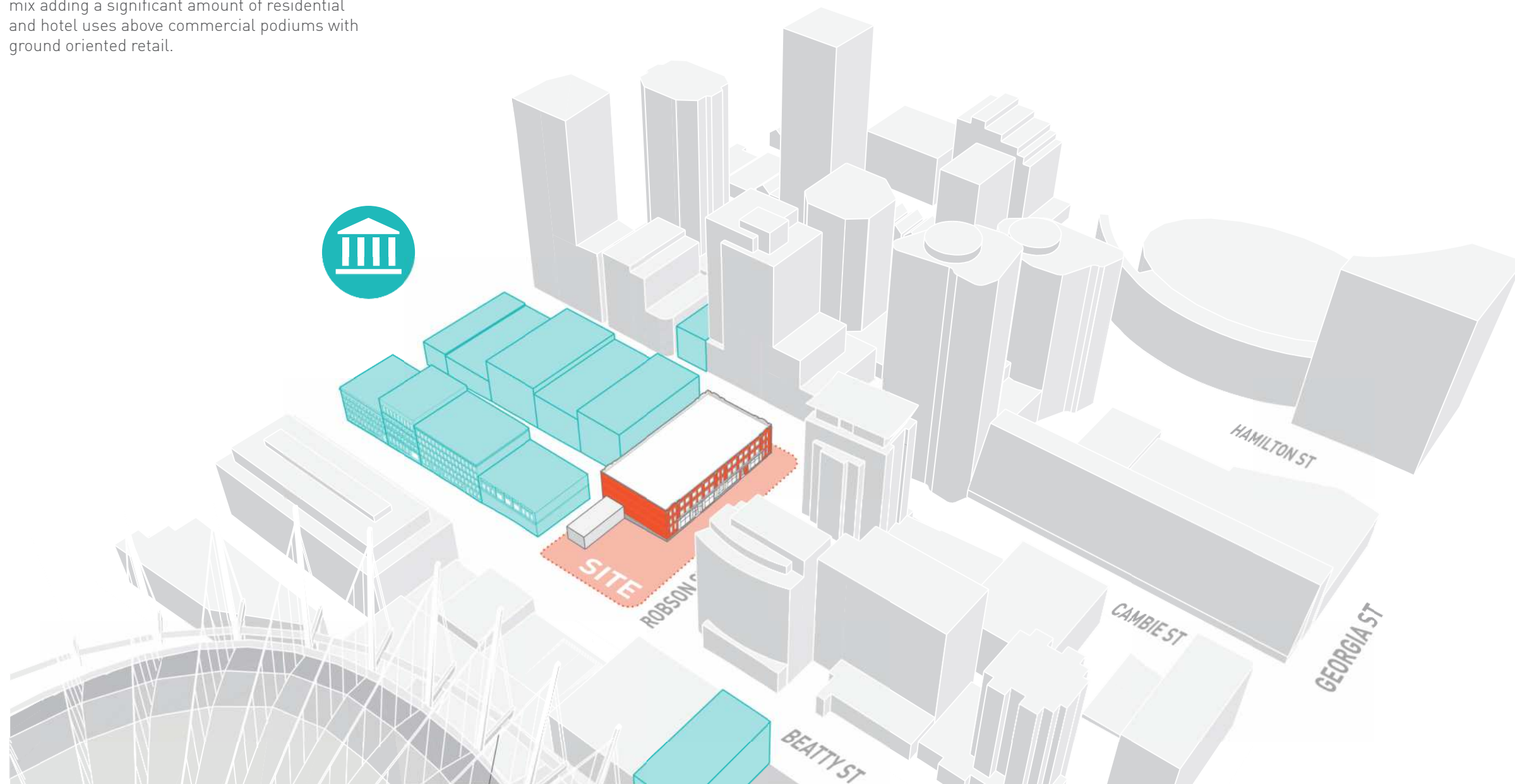
The current lot assembly comprises three lots: 150 Robson Street, 16,361 sq.ft. , currently housing the Catholic Charities Men's Hostel; 118 Robson Street, 6,401 sq.ft. , currently a one storey commercial building and a vacant 1,536 sq.ft lot on the north east corner, currently owned by the City of Vancouver.

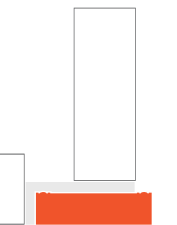
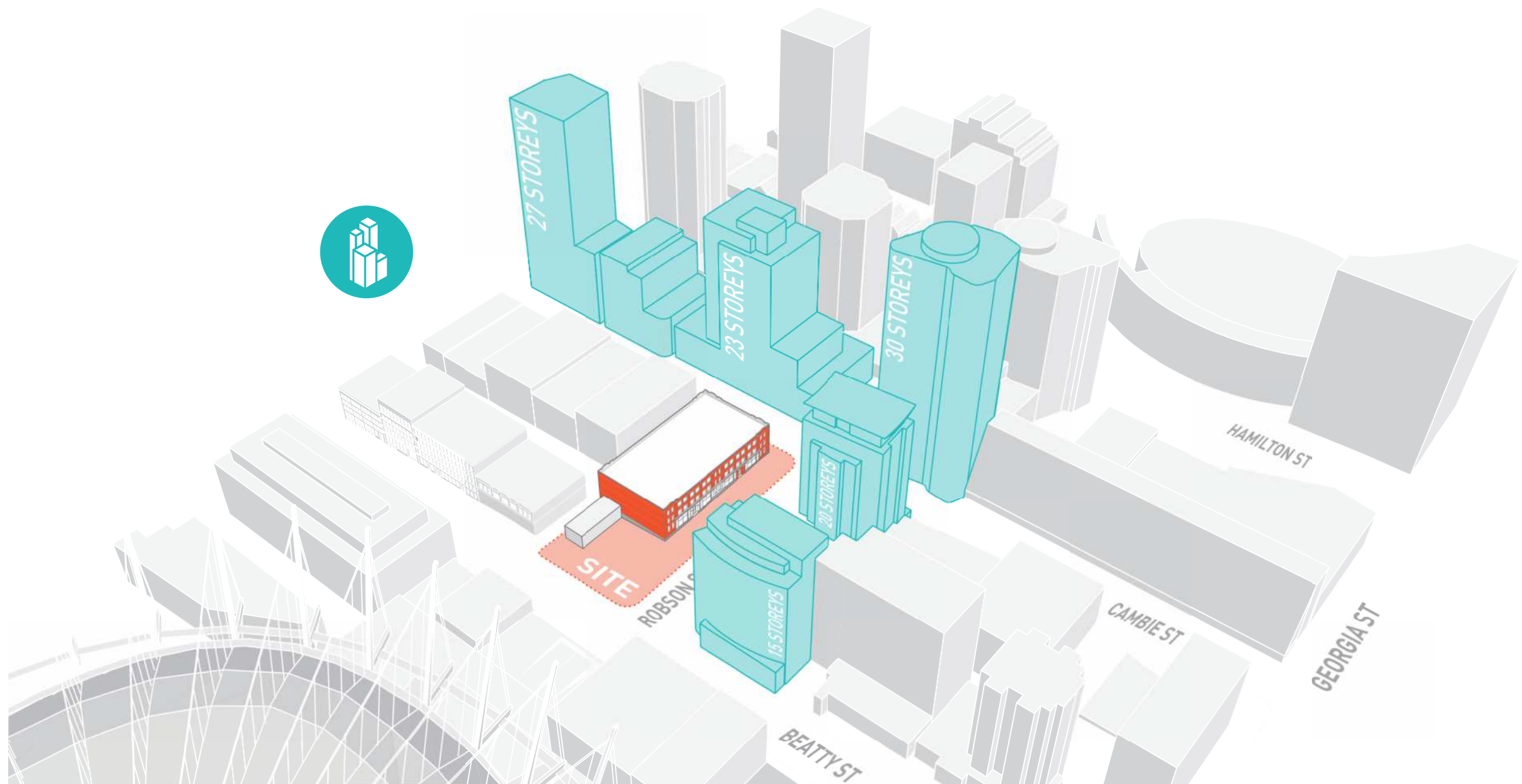




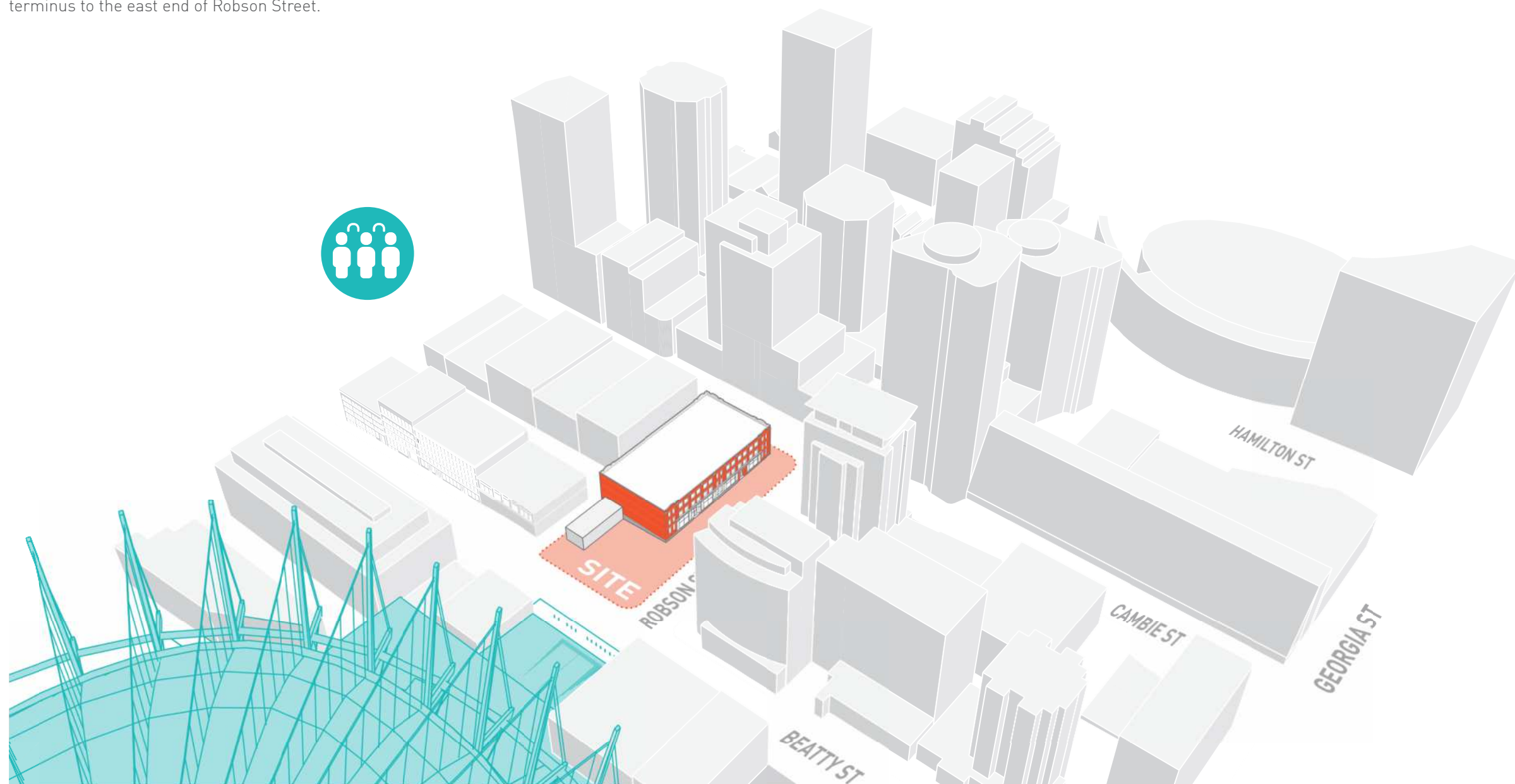
AREA CHARACTER

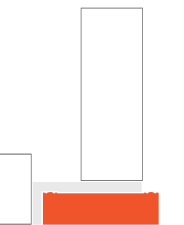
This Robson Street Site of 260 ft. x 93 ft., encompasses the entire block between Beatty Street and Cambie Street. It is located within the Financial District of the “Downtown District”. Older buildings around this area are of an earlier monumental character of predominantly office uses. New developments have changed the mix adding a significant amount of residential and hotel uses above commercial podiums with ground oriented retail.

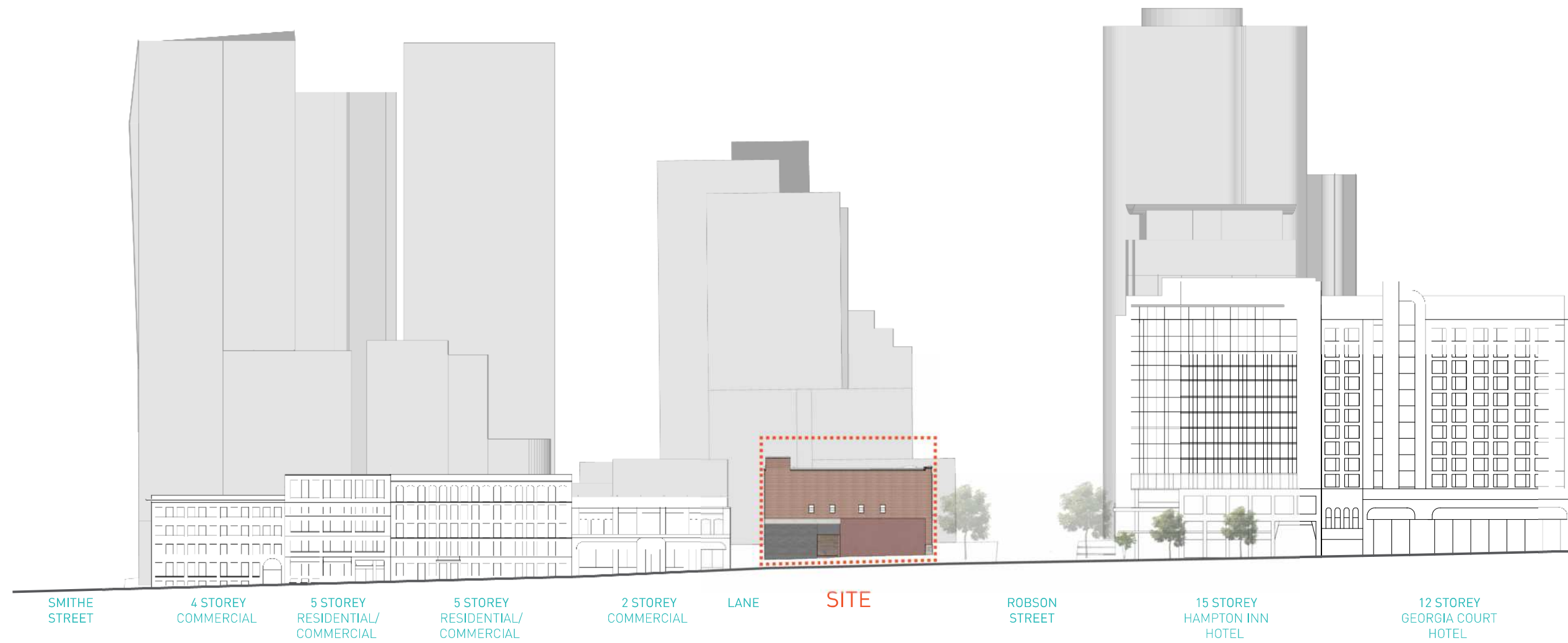


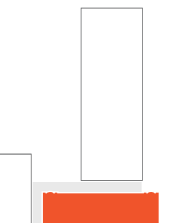
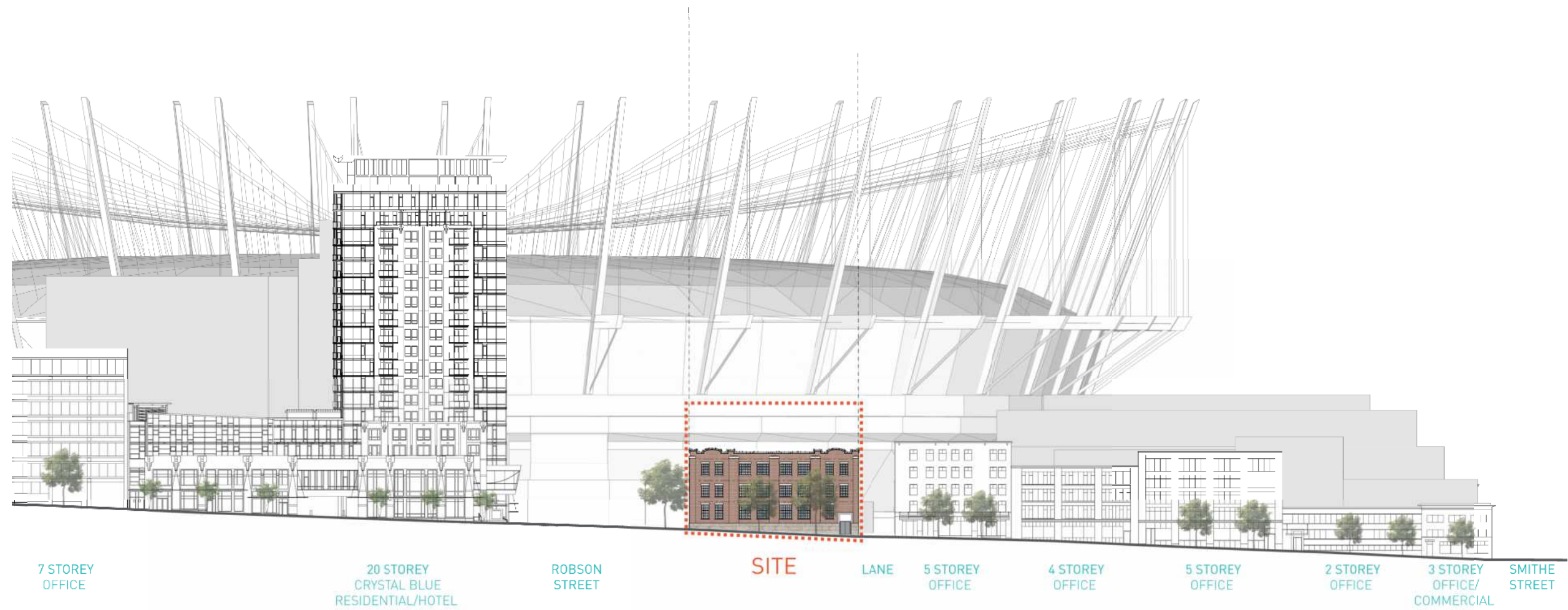


The overall image and character of Robson Street is created by the informal nature of the existing developments; the emphasis on pedestrian movement and activities; and significant volume of retailing at various shopping nodes. This portion of Robson, between Seymour and Beatty is of increasing importance as the major downtown pedestrian route to “BC Place” which creates a strong visual terminus to the east end of Robson Street.









ROBSON STREETVIEW



CAMBIE STREETVIEW



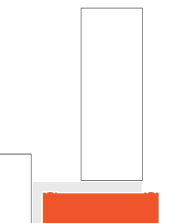
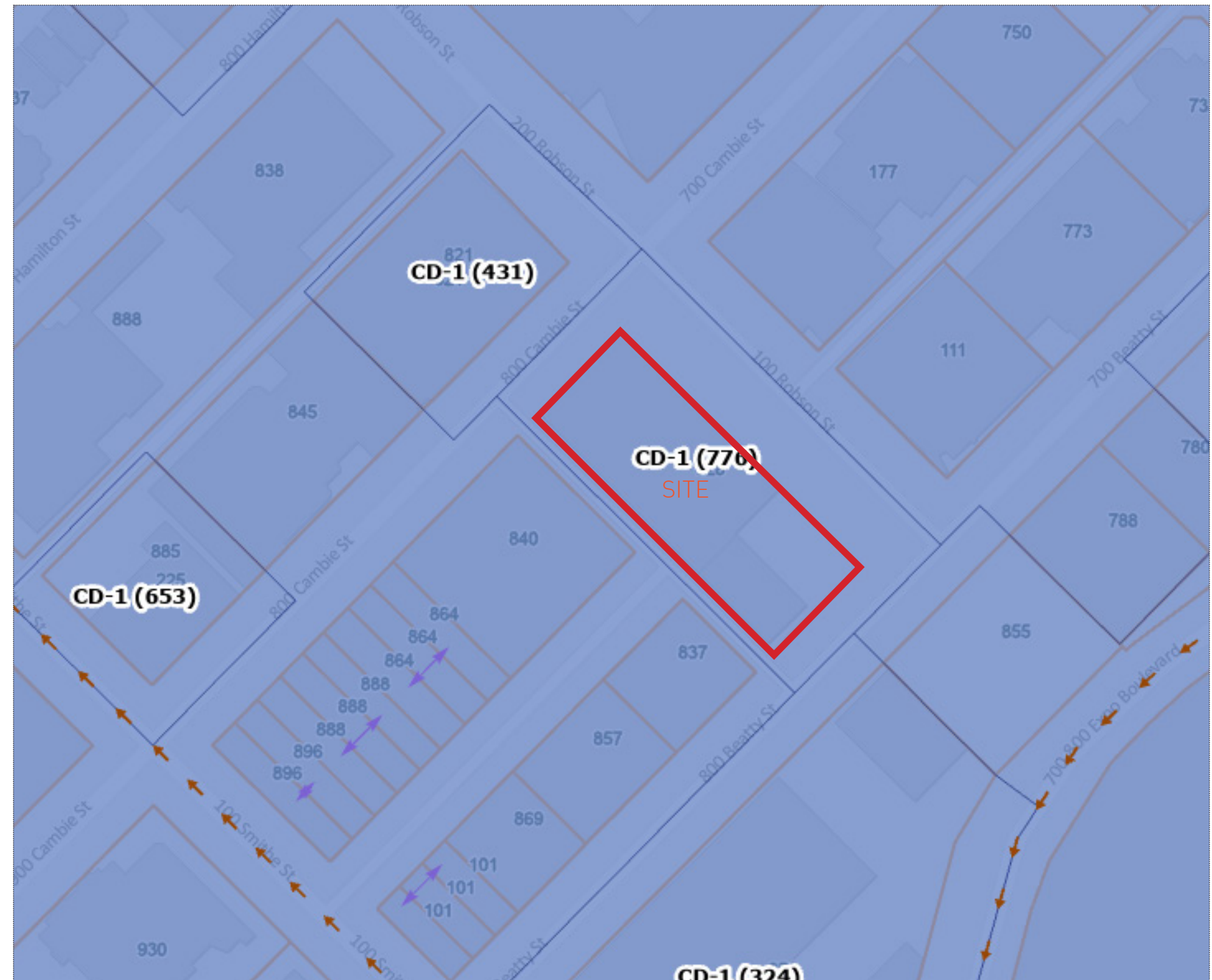
BEATTY STREETVIEW



CD-1

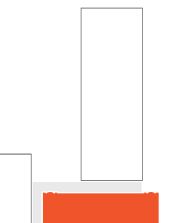
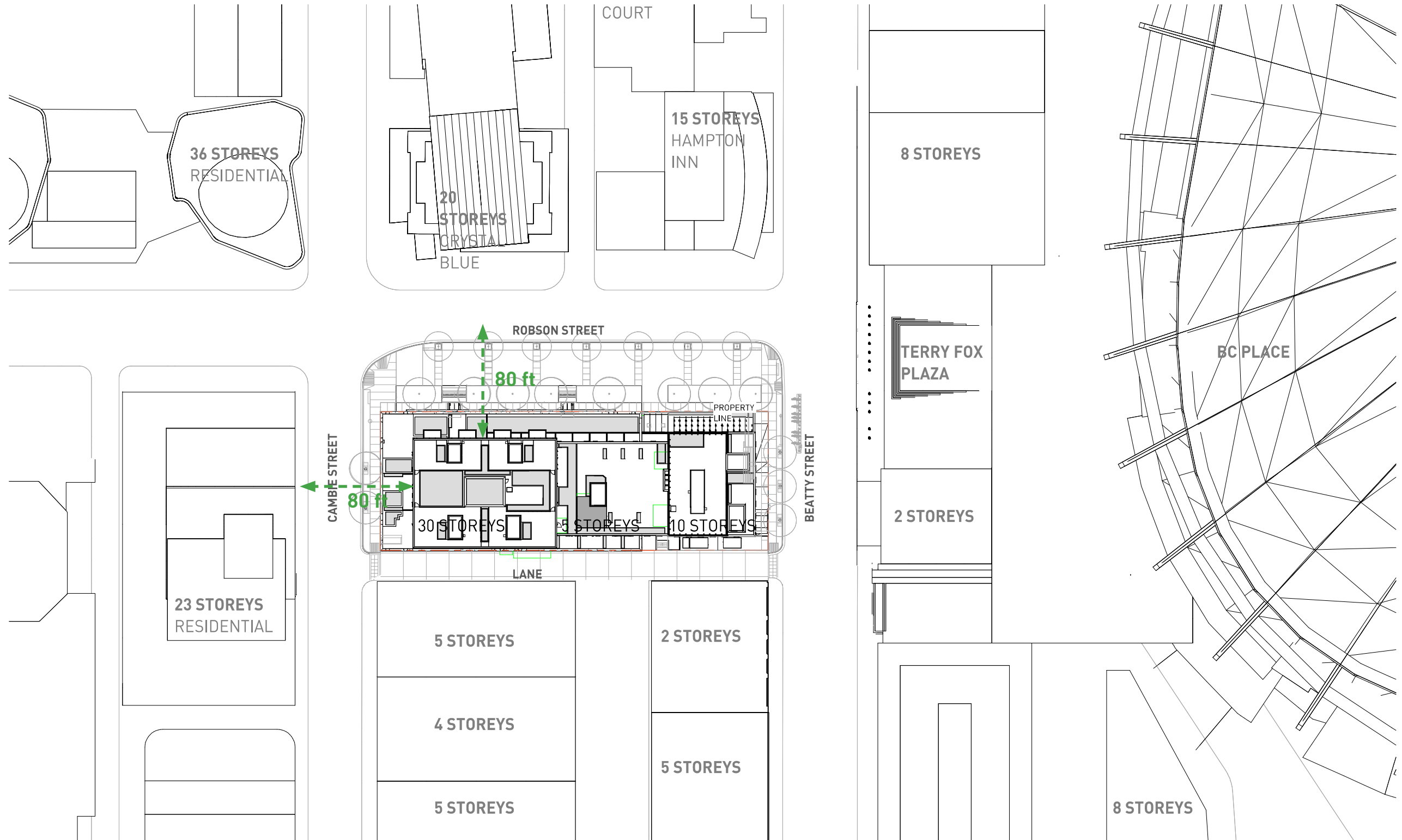
LEGEND:

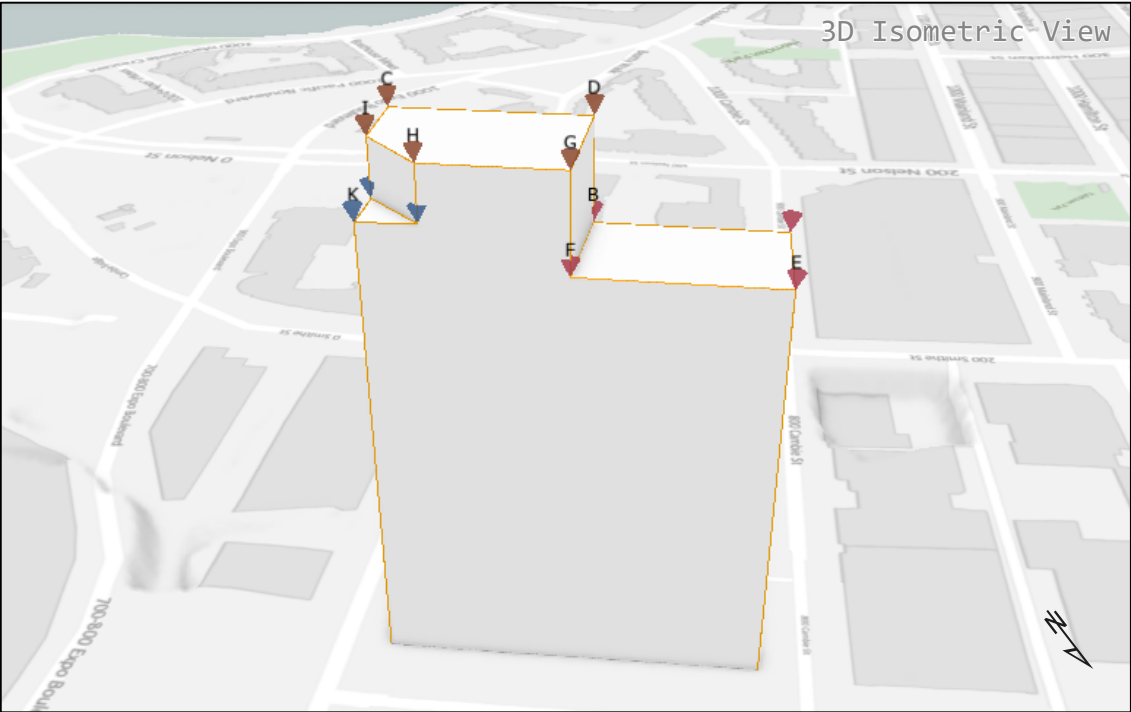
DD - Comprehensive Development
District - Downtown



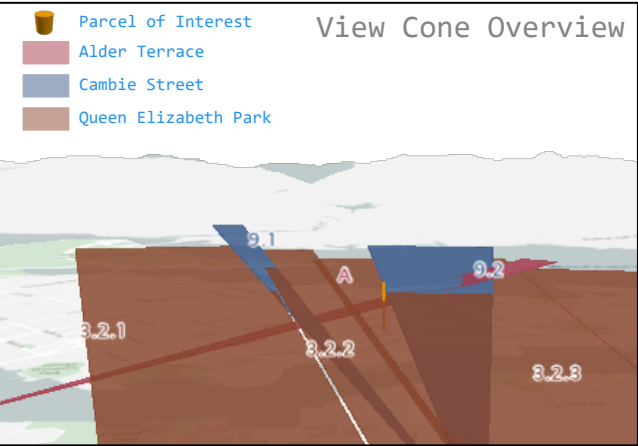
RELEVANT COUNCIL BY-LAWS, POLICIES AND REGULATIONS FOR THIS SITE INCLUDE:

- CD-1 (776) By-law No. 12996 for 118-150 Robson Street, enacted May 19, 2021
- CD-1 (776) By-law No. 13398 for 118-150 Robson Street, enacted June 21, 2022
- Rezoning Policy for the Central Business District (CBD) and CBD Shoulder (2009)
- Rental Housing Stock Official Development Plan (2018)
- View Protection Guidelines (1989, amended up to 2011)
- Green Buildings Policy for Rezoning (2009; last amended 2021)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Housing Design and Technical Guidelines (2018, amended 2021)
- Financing Growth Policies (2004)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183





Label	Geodetic Height (m)	Height from grade (m)	View	Lat	Long
A	104.02	89.17	A	49.277855	-123.115303
B	104.04	91.53	A	49.277607	-123.114922
C	126.18	112.47	3.2.3	49.277351	-123.114525
D	126.19	113.68	3.2.3	49.277607	-123.114922
E	105.69	89.55	A	49.278034	-123.115028
F	105.71	90.49	A	49.277782	-123.114632
G	126.2	110.98	3.2.3	49.277782	-123.114632
H	126.19	111.62	3.2.3	49.277607	-123.114365
I	126.18	112.14	3.2.3	49.277454	-123.114365
J	113.86	99.82	9.2	49.277454	-123.114365
K	114.34	99.99	9.2	49.277534	-123.11425
L	114.7	100.14	9.2	49.277607	-123.114365





CITY OF VANCOUVER | Planning, Urban Design and Sustainability

BASIC VIEW CONE BUILDING HEIGHT LIMITS

828 Cambie St

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs:
11529992

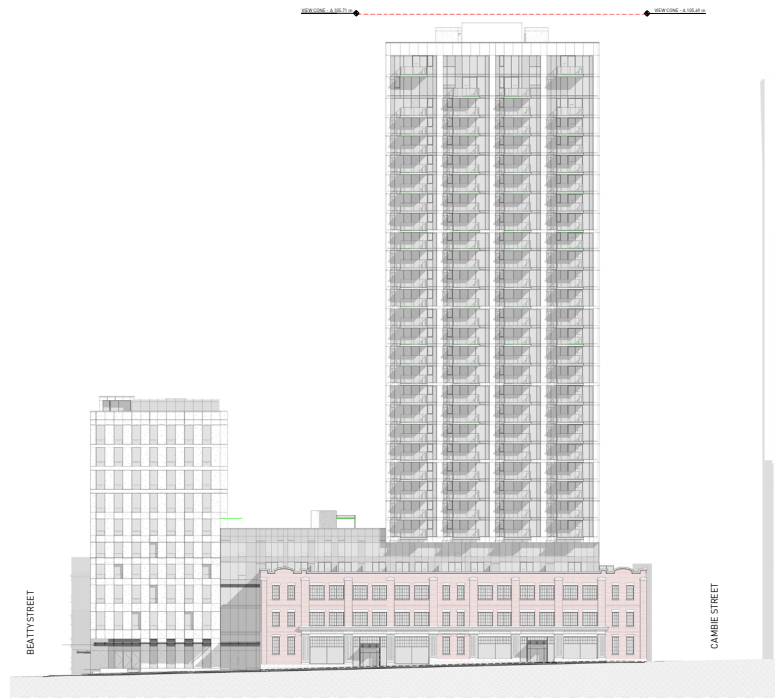
View cones limiting the site:
3.2 - Queen Elizabeth Park
9 - Cambie Street
A - Alder Terrace

Requested by: **Roberto Podda**

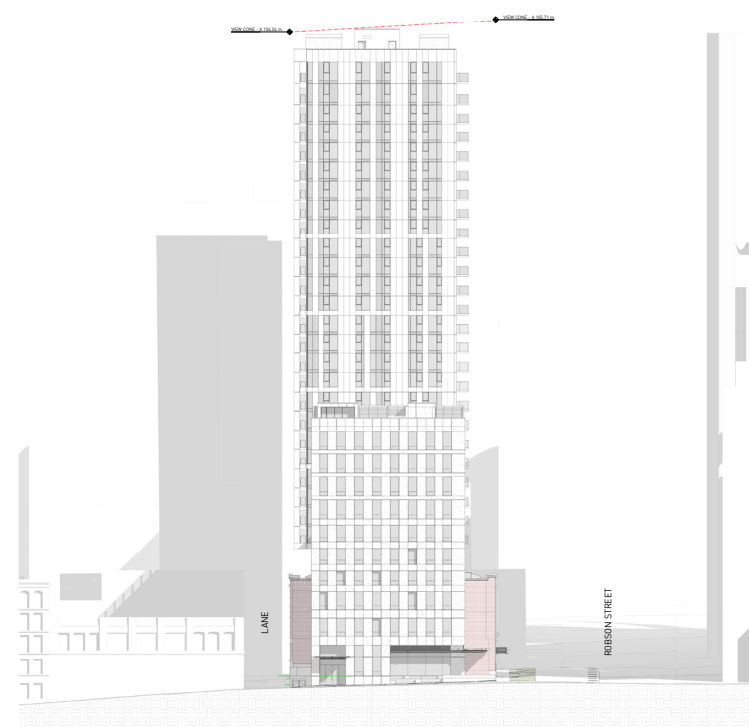
Prepared by: **GAR02**

Date: **Thursday, October 3, 2024**

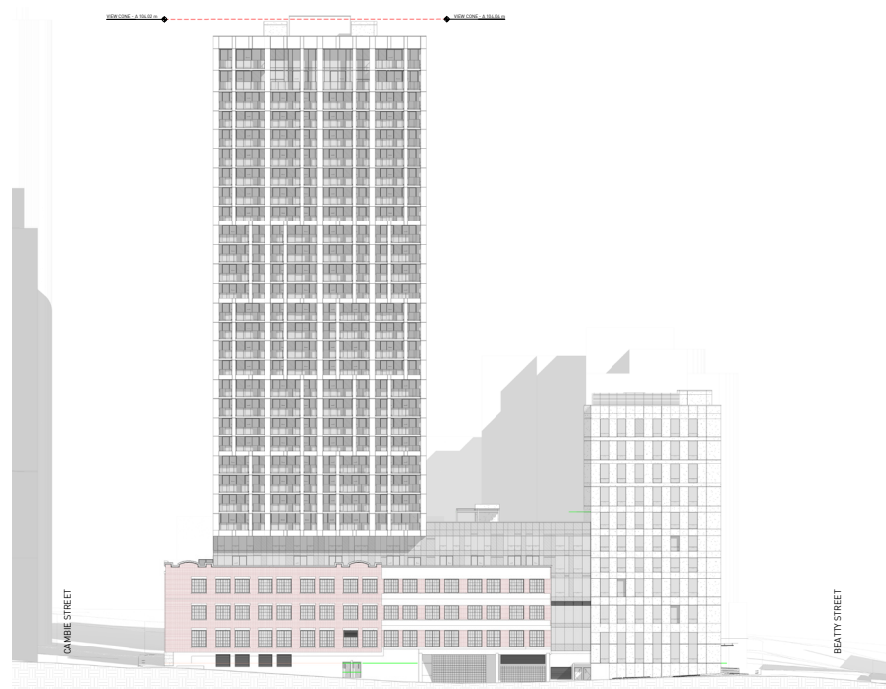
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North Elevation



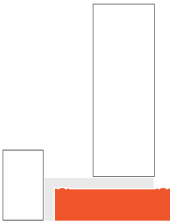
East Elevation



South Elevation



West Elevation





118-150 Robson Street

LEED 2009 NC Progress Report

Last update: July 25, 2019

KANE CONSULTING



63	4	43	Total Project Score & Rating				GOLD				Possible Points 110												
Certified 40 to 49 points				Silver 50 to 59 points				Gold 60 to 79 points				Platinum 80 or more points											
19	1	6	Sustainable Sites				Possible Points 26				5		9	Materials and Resources				Possible Points 14					
Y	?	N									Y	?	N										
Y			Prereq 1	Construction Activity Pollution Prevention							Y			Prereq 1	Storage and Collection of Recyclables								
1			Credit 1	Site Selection				1					3	Credit 1.1	Building Reuse, Maintain Existing Walls, Floor and Roof				1-3				
5			Credit 2	Development Density and Community Connectivity				3,5					1	Credit 1.2	Building Reuse, Maintain Interior Non-Structural Elements				1				
		1	Credit 3	Brownfield Redevelopment				1			1	2		Credit 2	Construction Waste Management, Divert 50% , 75%				1-2				
6			Credit 4.1	Alternative Transportation, Public Transportation Access				3,6					2	Credit 3	Materials Reuse, 5%, 10%				1-2				
1			Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms				1			1	1	1	Credit 4	Recycled Content, 10%, 20%				1-2				
3			Credit 4.3	Alternative Transportation, Low-Emitting and Fuel-Efficient Vehicles				3			3	2		Credit 5	Regional Materials, 20%, 30%				1-2				
		2	Credit 4.4	Alternative Transportation, Parking Capacity				2					1	Credit 6	Rapidly Renewable Materials				1				
		1	Credit 5.1	Site Development, Protect and Restore Habitat				1					1	Credit 7	Certified Wood				1				
	1		Credit 5.2	Site Development, Maximize Open Space				1			Indoor Environmental Quality				Possible Points 15								
		1	Credit 6.1	Stormwater Design, Quantity Control				1			11	1	3	Prereq 1	Minimum IAQ Performance								
1			Credit 6.2	Stormwater Design, Quality Control				1			Y	?	N	Prereq 2	Environmental Tobacco Smoke (ETS) Control								
1			Credit 7.1	Heat Island Effect, Non-Roof				1			Y			Credit 1	Outdoor Air Delivery Monitoring				1				
1		1	Credit 7.2	Heat Island Effect, Roof				1					1	Credit 2	Increased Ventilation				1				
1			Credit 8	Light Pollution Reduction				1			1			Credit 3.1	Construction IAQ Management Plan, During Construction				1				
				Water Efficiency				Possible Points 10															
4	1	5	Y	?	N	Prereq 1	Water Use Reduction				1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy				1				
			Credit 1	Water Efficient Landscaping, Reduce by 50%, No potable water use				2,4			1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants				1				
		2	Credit 2	Innovative Wastewater Technologies				2			1			Credit 4.2	Low-Emitting Materials, Paints and Coatings				1				
2	1	1	Credit 3	Water Use Reduction, 30%, 35%, 40% Reduction				2-4			1			Credit 4.3	Low-Emitting Materials, Flooring Systems				1				
				Energy and Atmosphere				Possible Points 35															
14	1	20	Y	?	N	Prereq 1	Fundamental Commissioning of Building Energy Systems				1			Credit 4.4	Low-Emitting Materials, Composite Wood and Agrifiber				1				
			Prereq 2	Minimum Energy Performance							1			Credit 5	Indoor Chemical & Pollutant Source Control				1				
			Prereq 3	Fundamental Refrigerant Management									1	Credit 6.1	Controllability of Systems, Lighting				1				
8	1	10	Credit 1	Optimize Energy Performance (CoV: 22% 90.1-2010)				1-19					1	Credit 6.2	Controllability of Systems, Thermal Comfort				1				
		7	Credit 2	On-site Renewable Energy				1-7			1			Credit 7.1	Thermal Comfort, Design				1				
2			Credit 3	Enhanced Commissioning				2				1		Credit 7.2	Thermal Comfort, Verification				1				
2			Credit 4	Enhanced Refrigerant Management				2					1	Credit 8.1	Daylight & Views, Daylight 75% of Spaces				1				
		3	Credit 5	Measurement & Verification				3			6			Credit 8.2	Daylight & Views, Views for 90% of Spaces				1				
2			Credit 6	Green Power				2			Y	?	N	Innovation & Design Process				Possible Points 6					
				Legend																			
			Credit Targeted								1			Credit 1.1	Innovation in Design: Ex'y SSc7.1 - 100% U/G Parking				1				
			Not Attempting								1			Credit 1.2	Innovation in Design:Ex'y SSc4.1 - Double ridership				1				
Y			Prerequisite (Must Achieve)								1			Credit 1.3	Innovation in Design: Solid Waste Management or IPMP				1				
				</																			

The following list highlights the prominent sustainable features of the 150 Robson Street project. Many of these features are a passive response to energy conservation, thermal comfort and protection or restoration of a more natural environment.

We have also provided a draft LEED Scorecard. The Scorecard shows the project is incorporating numerous sustainable strategies currently targeting 63 LEED points (60 points are required for Gold). Several more points are potentially available and will be confirmed, as the design is refined. These strategies are consistent with the City of Vancouver Green Building Rezoning Policy. The Project has also been registered with the CaGBC and has been assigned the project #19026.



Sustainable Sites

- SSp1 - Construction Activity: An erosion and sedimentation control plan will be implemented to minimize erosion and sedimentation during demolition, site preparation and throughout construction.
- SSc2 - Development Density & Community Connectivity: The project is located in downtown area with high density and close proximity to a variety of community services.
- SSc4.1 - Access to Transit: The project location is situated in close proximity to the Canada, Expo and Millennium lines and numerous bus lines surround the site.
- SSc4.2 & 4.3 - Alternative Transportation: The project will incorporate bicycle storage, changing rooms with showers and provide electric vehicle charging stations to further strengthen the use of alternative methods of transportations.
- SSc5.2 – Open Space: The project will incorporate a significant amount of plantings and public open space.
- SSc7.1 - Heat Island Effect: Strategies such as minimizing asphalt roadway and placing 100% of parking under the building will help reduce Urban Heat Island Effect.



Water efficiency

- WEc1 - Water Efficient Landscaping: Landscaping will utilize drought tolerant plant material (tree shrubs, groundcover and ornamental grasses), and adaptive plants to reduce the reliance on irrigation.
- WEc1 - Irrigation Efficiency: High efficiency irrigation system will include a central controller and soil/rain sensors. The irrigation system will include pressure-reducing nozzles to reduce and equalize water pressure at the nozzle locations to reduce misting. The optimized positioning of spray nozzles, appropriate selection of spray heads for precise coverage and water delivery, and elimination of turf grass will all enhance irrigation efficiency.
- WEc3 - Water Efficiency: Low flow/flush plumbing fixtures, including toilets, showerheads, lavatory faucets and kitchen faucets will be provided. They will not only reduce water consumption but also reduce the amount of energy required to produce hot water.



Energy and Atmosphere

- EAc1 - Energy Efficiency: Energy efficiency measures are evaluated via a full building energy simulation. The project will be designed to meet/exceed the City requirement of 22% below ASHRAE 90.1-2010.
- EAc3 - Energy Efficiency: The project will undergo an enhanced commissioning process to ensure that the building's energy related systems are operating efficiently and as designed.
- EAc4 - Refrigerant Management: Refrigerant with low ozone depletion and global warming potential will be selected for HVAC&R system to protect the environment.



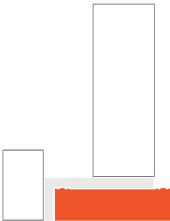
Material and Resources

- MRc2 - Construction Waste Management: A construction waste management plan will be developed and implemented throughout construction with a goal of diverting over 75% of waste generated.
- MRc4 & 5 - Building Materials: Many of the building materials will be selected based on recycled content and/or regional manufacturing.
- MRc4 - GHG Reduction: Use of cement substitutes such as flyash will reduce the developments CO2 footprint.



Indoor and environmental quality

- EQc3.1 - Indoor Air Quality: Best practices will be implemented during construction to optimize air quality and provide a clean and healthy building for the future residents.
- EQc5 - Indoor Air Quality: Permanent entryway systems will be incorporated to minimize occupants' exposure to hazardous particulates and chemical pollutants.
- EQc4.1 & 4.2 Indoor Air Quality: Low VOC finishes including adhesives, sealants and paints
- EQc4.3 - Indoor Air Quality: Low emitting carpet and flooring systems will be sourced.



DESIGN RATIONALE 02

INTENT AND PROPOSAL

The site has been rezoned from DD to CD-1 Comprehensive Development in keeping with the Downtown Official Development Plan. The proposal seeks to increase the maximum permitted density of 10.33 FSR, based on a 2,250.4 m² site, and obtained through a Heritage Revitalization Agreement, to a density of 11.03 FSR. The maximum height is 137.2m (450 ft.) but is effectively limited by the “9 - Cambie Street”, “3.2 - Queen Elizabeth Park” and “A - Alder Terrace” View Cones. Hotel, residential and commercial retail are within the permitted uses.

The intent of this development is to build 30 levels of residential mixed-use with 5 levels of underground parking underneath a basement level. The residential tower, with 193 residential units, sits above 5 to 10 levels of hotel space with ancillary entertainment space at the ground floor. The development is served by two Class B loading bays located adjacent to the lane, and two Class A loading spaces and four Class A passenger spaces located within the first two levels of the underground parkade.

The proposed development consists of 158,751 sq.ft. (6.55 FSR) of market housing, 8,421 sq. ft. (0.35 FSR) of rental housing, for a total of 167,172 sq. ft. (6.90 FSR) residential component, and 100,562.4 sq.ft. (4.15 FSR) of Hotel space with ancillary retail and restaurant. The combined density is 11.03 FSR within a maximum height of 287 ft limited by the View Cones.

The development is in close proximity to a number of highly usable parks and amenities (5 to 15 minute walk from the site). Within the available parks there is a diversity of options for outdoor play. The development proposes a gym and a social lounge dedicated to the residential component, and a gym, meeting rooms and an outdoor patio as part of the hotel amenities.

FORM OF DEVELOPMENT

The development is comprised of three basic components: The Northern Electric building, the residential tower and the 10 storey hotel building on the east end of the site. The three components are meant to read as separate elements.

The Northern Electric Building:

Three sides of the existing building will be preserved in place and, along with the new connecting wall, restored to strict heritage conservation guidelines outlined in the conservation plan. The interior of the building, which has little heritage value left, will be replaced with new construction: hotel rooms on the second and third floors; and hotel restaurant and hotel coffee shop on the ground floor, along Robson Street. These hotel connected commercial uses at grade will animate this important pedestrian route. A clean public realm landscape design which includes the removal of the existing hedge along Robson Street, will enable the movement of greater pedestrian volumes. It will also increase the permeability from the sidewalk towards the active uses inside the building, contributing to Robson’s livability, informality and enjoyability. The two existing entrances along Robson Street will be maintained and used as the entrances to the entertainment spaces associated to the hotel.

The residential entrance is located on the north-west end of the Northern Electric building, activating the Cambie Street frontage. The existing entrance to the Catholic Charites Men’s Hostel is currently located in the same place. We propose to increase the size of this entry by creating a clean and contemporary intervention on the elevation.

The new 10 storey Hotel Building:

This building is intended to relate to the form and character of the existing buildings along Beatty Street between Robson and Smithe; and at the same time help make the transition to the higher buildings to the north of Robson. It has a monolithic expression and the pattern of its fenestration responds to the scale and proportion of the buildings along that block of Beatty Street, addressing the special characteristics of its particular location.

Along Robson Street this building provides a setback of approximately 14 ft. from the property line, opening the views towards BC Place and Terry fox Plaza. The setback will create the opportunity for an outdoor patio space associated to the hotel lounge. The separation between the Northern Electric building and the new Hotel building will create a natural entrance to the hotel lounge from Robson Street. The main hotel entrance is located on the south end of this building with an adjacent passenger drop- off area off the lane.

The Residential Tower:

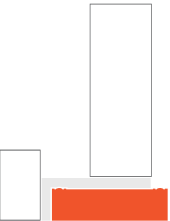
Reaching a maximum height of 287 ft. (87.5 m) above the adjacent grade, the residential tower floor plate is restricted to approximately 6,500 sq.ft. Its simple and uniform profile, with limited architectural elements, is mindful of the heritage character of the building it stands on. The tower is set back 16’-10” from the face of the Northern Electric building along the north and 21’-9” from the western face. The purpose of this last setback is to pull the western edge of the tower away from the corner bay of the Northern Electric building. The tower sits over a glazed podium which allows the tower to be a separate architectural element in the overall composition.

The proportions of the tower have been manipulated to decrease, within reason, the view impact on the corner unit of the 30 storey tower located on the north-east corner of Robson and Cambie, blocking less than one third of its views.

Though maintaining a uniform tower profile, the elevations of the tower change according to their orientation, responding to sun exposure as well as context. The Robson (North) elevation reinterpret the vertical elements, such as pilasters, present in the heritage building below.

The South façade presents linear balconies throughout to decrease overheating of the units.

Along the East and West flanking walls the openings are limited to a certain extent to reduce overheating yet allowing residents to have supplementary views and cross ventilation. The composition of these openings aims to provide a transition from the regular expression of the North facade to the irregularity of the vertical elements of the South facade.



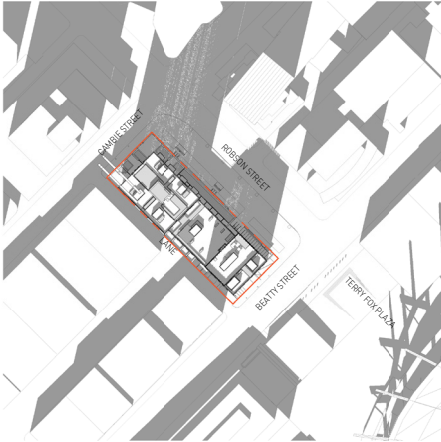
VERNAL EQUINOX - march 20th



10:00 am



12:00 pm



02:00 pm



04:00 pm

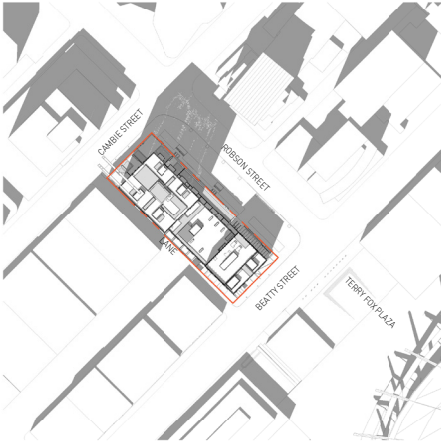
SUMMER SOLSTICE - june 21st



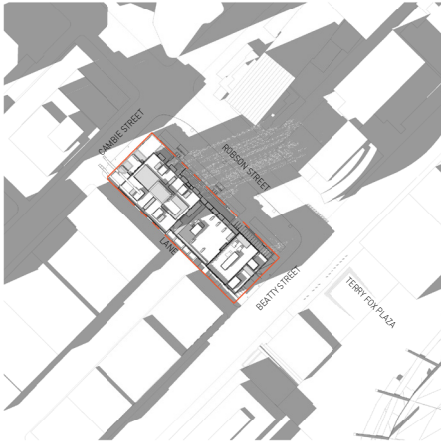
10:00 am



12:00 pm

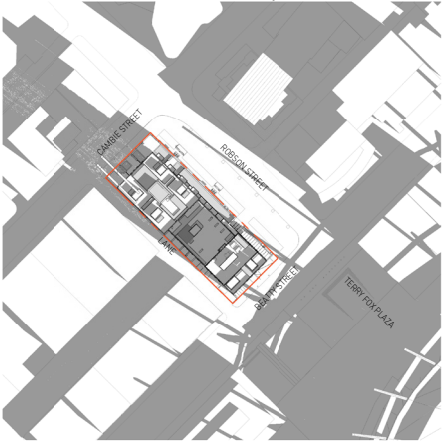


02:00 pm



04:00 pm

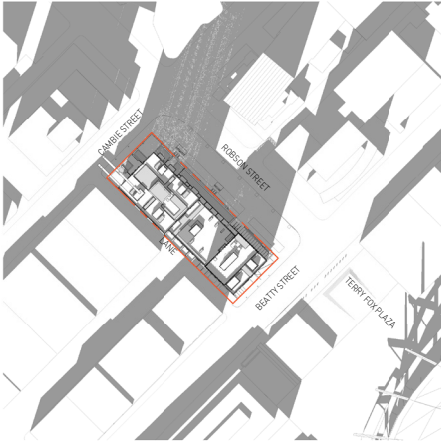
AUTUMNAL EQUINOX - september 23rd



10:00 am



12:00 pm



02:00 pm



04:00 pm

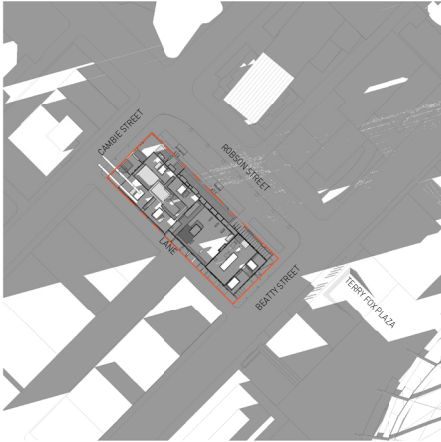
VERNAL EQUINOX - march 20th



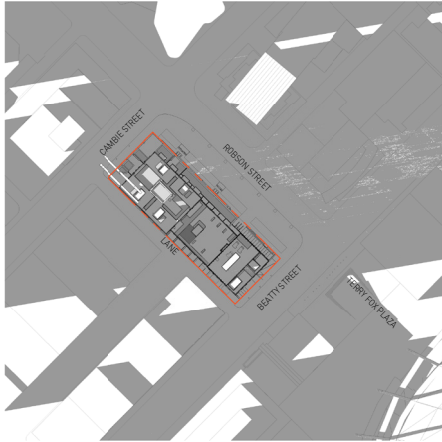
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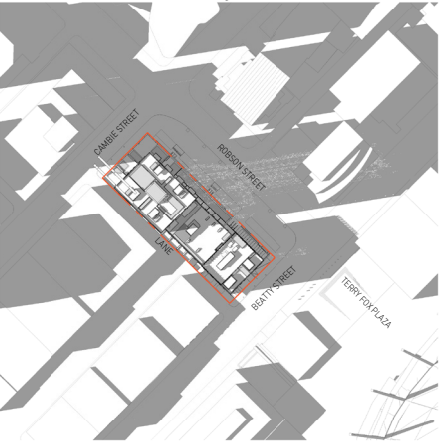


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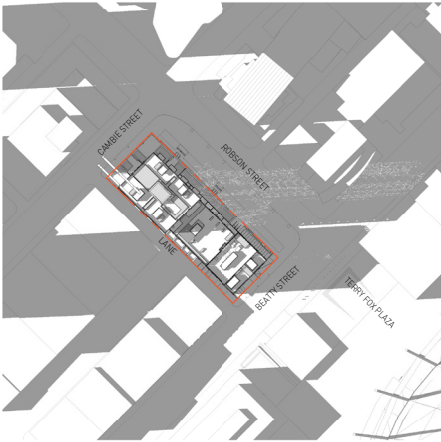


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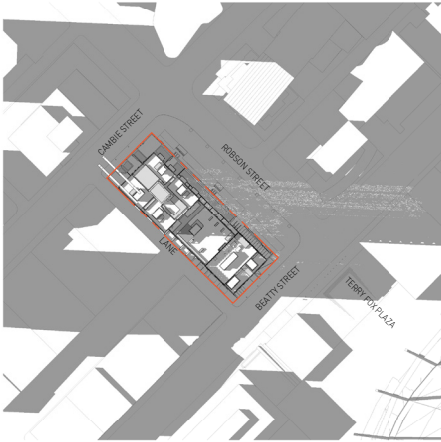
SUMMER SOLSTICE - june 21st



05:00 pm



05:30 pm



06:00 pm

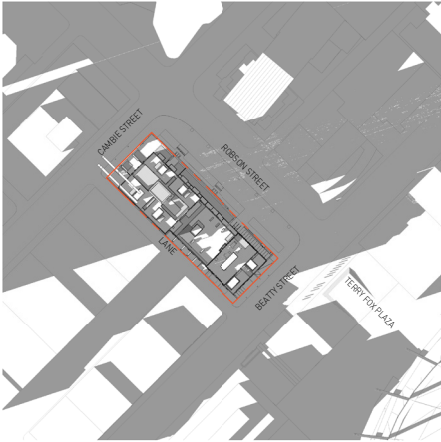


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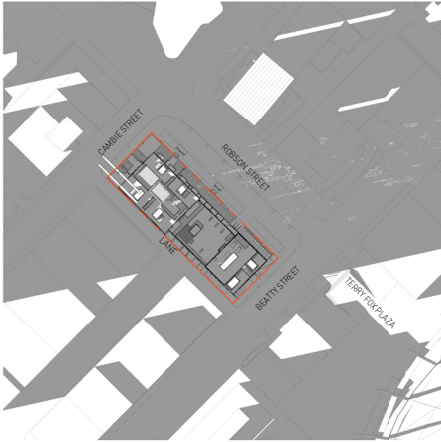
AUTUMNAL EQUINOX - september 23rd



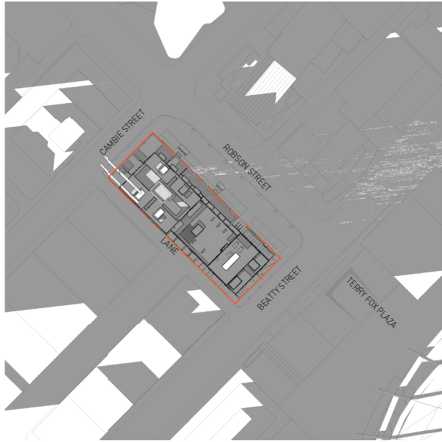
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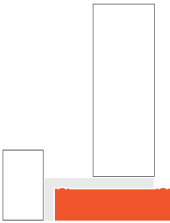
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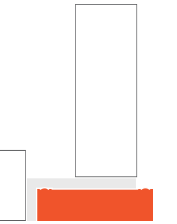
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DRAWINGS 03



DEVELOPMENT DATA

CIVIC ADDRESS118-150 Robson Street, Vancouver, BC
LEGAL ADDRESSLOT A BLOCK 68 PLAN EPP109127 DISTRICT LOT 541 NWD GROUP 1

MAX HEIGHT ALLOWED137.2 m (450 ft.)
HEIGHT PROPOSED89.71 m (294.5 ft.)

SITE AREA:2,250.4 m²24,223.11 SF

ZONINGCD-1

APPROVED AREAS:
MAX. FSR:10.33
MAX. TOTAL AREA:23,246.63 m²250,225 SF
MAX. RESIDENTIAL AREA:15,469.7 m²166,515 SF
MAX. STRATA AREA:14,687.9 m²158,099 SF

PROPOSED ZONING:CD-1

PROPOSED AREAS:
FSR:11.03
TOTAL AREA:24,873.3 m²267,735 SF
RESIDENTIAL AREA:15,531 m²167,172 SF
STRATA AREA:14,748.5 m²158,752 SF

AREA Refer to FSR Overlays A-9.00 series for Area calculation per each floor

GROSS AREA - TOTAL		
HOTEL		
HOTEL	15,444.2 SF	1,434.8 m ²
HOTEL - circulation	17,307.8 SF	1,608.0 m ²
HOTEL - kitchen exhaust	207.8 SF	19.3 m ²
HOTEL - restaurant	9,160.0 SF	851.0 m ²
HOTEL - sleeping units	58,650.3 SF	5,448.8 m ²
	100,770.2 SF	9,361.9 m ²

RESIDENTIAL - RENTAL		
RENTAL	6,576.8 SF	611.0 m ²
RENTAL - circulation	1,844.0 SF	171.3 m ²
RENTAL - storage	240.2 SF	22.3 m ²
	8,661.0 SF	804.6 m ²

RESIDENTIAL - STRATA		
RESIDENTIAL	130,367.5 SF	12,111.5 m ²
RESIDENTIAL - amenity	1,424.4 SF	132.3 m ²
RESIDENTIAL - circulation	28,383.7 SF	2,636.9 m ²
RESIDENTIAL - storage	7,484.7 SF	695.4 m ²
	167,660.4 SF	15,576.2 m ²

TOTAL	277,091.6 SF	25,742.6 m ²
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DEDUCTIONS - TOTAL		
HOTEL		
HOTEL - kitchen exhaust	207.8 SF	19.3 m ²
	207.8 SF	19.3 m ²
RESIDENTIAL - RENTAL		
RENTAL - storage	240.2 SF	22.3 m ²
	240.2 SF	22.3 m ²

RESIDENTIAL - STRATA		
RESIDENTIAL - amenity	1,424.4 SF	132.3 m ²
RESIDENTIAL - storage	7,484.7 SF	695.4 m ²
	8,909.1 SF	827.7 m ²
TOTAL	9,357.1 SF	869.3 m ²

BALCONY AREA - TOTAL		
OPEN BALCONIES	18,629.1 SF	1,730.7 m ²

Note - Maximum Balcony Area 12% of Residential FSR Area

FSR - TOTAL			
HOTEL			
HOTEL	15,444.2 SF	1,434.8 m ²	0.64
HOTEL - circulation	17,307.8 SF	1,608.0 m ²	0.71
HOTEL - restaurant	9,160.0 SF	851.0 m ²	0.38
HOTEL - sleeping units	58,650.3 SF	5,448.8 m ²	2.42
	100,562.4 SF	9,342.5 m ²	4.15

RESIDENTIAL - RENTAL			
RENTAL	6,576.8 SF	611.0 m ²	0.27
RENTAL - circulation	1,844.0 SF	171.3 m ²	0.08
	8,420.8 SF	782.3 m ²	0.35

RESIDENTIAL - STRATA			
RESIDENTIAL	130,367.5 SF	12,111.5 m ²	5.38
RESIDENTIAL - circulation	28,383.7 SF	2,636.9 m ²	1.17
	158,751.3 SF	14,748.5 m ²	6.55

TOTAL	267,734.5 SF	24,873.3 m ²	11.05
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AREA CALCULATION

LEVEL	GROSS AREA - by level			DEDUCTIONS - by level			FSR AREA - by level		
	STRATA	RENTAL	HOTEL	STRATA	RENTAL	HOTEL	STRATA	RENTAL	HOTEL
HOTEL ENTRY			2,490.7 SF231.4 m ²						2,490.7 SF231.4 m ²
L1	3,326.5 SF309.0 m ²		15,051.8 SF1,398.4 m ²	579.8 SF53.9 m ²			2,746.7 SF255.2 m ²		15,051.8 SF1,398.4 m ²
L2	213.9 SF19.9 m ²		20,134.4 SF1,870.5 m ²			29.2 SF2.7 m ²	213.9 SF19.9 m ²		20,105.1 SF1,867.8 m ²
L3 - CROSSOVER	213.9 SF19.9 m ²		20,941.3 SF1,945.5 m ²			22.6 SF2.1 m ²	213.9 SF19.9 m ²		20,918.7 SF1,943.4 m ²
L4		4,329.8 SF402.2 m ²	10,439.3 SF967.8 m ²			22.6 SF2.1 m ²		4,178.1 SF387.4 m ²	10,416.7 SF967.7 m ²
L5	6,518.6 SF605.6 m ²	4,331.2 SF402.4 m ²	10,442.8 SF970.2 m ²		159.7 SF14.8 m ²	22.6 SF2.1 m ²		4,258.8 SF394.9 m ²	10,420.2 SF968.1 m ²
L6	6,518.6 SF605.6 m ²		4,911.9 SF460.6 m ²	1,124.4 SF104.5 m ²	80.5 SF7.5 m ²	22.2 SF2.1 m ²	5,394.2 SF501.1 m ²		4,289.8 SF398.5 m ²
L7	6,518.6 SF605.6 m ²		4,129.2 SF383.6 m ²	320.2 SF29.8 m ²		22.2 SF2.1 m ²	6,198.3 SF575.8 m ²		4,107.0 SF381.6 m ²
L8 - CROSSOVER	6,518.6 SF605.6 m ²		4,129.2 SF383.6 m ²	320.2 SF29.8 m ²		22.2 SF2.1 m ²	6,198.3 SF575.8 m ²		4,107.0 SF381.6 m ²
L9	6,518.6 SF605.6 m ²		4,129.2 SF383.6 m ²	320.2 SF29.8 m ²		22.2 SF2.1 m ²	6,198.3 SF575.8 m ²		4,107.0 SF381.6 m ²
L10	6,518.6 SF605.6 m ²		4,129.2 SF383.6 m ²	320.2 SF29.8 m ²		22.2 SF2.1 m ²	6,198.3 SF575.8 m ²		4,107.0 SF381.6 m ²
L11	6,518.6 SF605.6 m ²		325.3 SF30.2 m ²	320.2 SF29.8 m ²					325.3 SF30.2 m ²
L12	6,518.6 SF605.6 m ²		116.0 SF10.8 m ²	320.2 SF29.8 m ²					116.0 SF10.8 m ²
L13 - CROSSOVER	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L14	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L15	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L16	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L17	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L18 - CROSSOVER	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L19	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L20	6,518.6 SF605.6 m ²			320.2 SF29.8 m ²					
L21	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L22	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L23 - CROSSOVER	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L24	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L25	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L26	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L27	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L28 - CROSSOVER	6,518.6 SF605.6 m ²			320.2 SF29.7 m ²					
L29	6,518.6 SF605.6 m ²								
L30	6,518.6 SF605.6 m ²			160.1 SF14.9 m ²					
T.O. ROOF SLAB	942.3 SF87.5 m ²								
TOTAL	167,660.4 SF15,576.2 m ²	8,661.0 SF804.6 m ²	100,770.2 SF9,361.9 m ²	8,909.1 SF827.7 m ²	240.2 SF22.3 m ²	207.8 SF19.3 m ²	158,751.3 SF14,748.5 m ²	8,420.8 SF782.3 m ²	100,562.4 SF9,342.5 m ²

UNIT MIX AND AREAS

UNIT COUNT AND AREA - STRATA			
UNIT NAME	NET UNIT AREA*	NET UNIT AREA* (metric)	COUNT
1 BR			
UNIT B	410 SF	38.1 m ²	23
UNIT C	430 SF	40.0 m ²	23
UNIT E	590 SF	54.8 m ²	15
UNIT F	436 SF	40.5 m ²	23
UNIT G	463 SF	43.0 m ²	23
			107
2 BR			
UNIT A	721 SF	67.0 m ²	22
UNIT H	728 SF	67.6 m ²	23
UNIT L	740 SF	68.8 m ²	8
UNIT M	723 SF	67.2 m ²	8
			61

3 BR			
UNIT D	878 SF	81.6 m ²	15
UNIT PH1	2460 SF	228.5 m ²	1
UNIT PH2	2463 SF	228.8 m ²	1
UNIT PH3	2596 SF	241.2 m ²	1
UNIT PH4	2565 SF	238.3 m ²	1
			19
TOTAL			187
Note - NET UNIT AREA: the measurement of the dwelling unit size is calculated using the inside face of all outer walls. Interior partitions, within the dwelling unit, are included in the measurement, while any bulk storage, excluded from FSR Calculations, is NOT included in the measurement of the dwelling unit floor area.			

UNIT MIX - STRATA		
# BEDROOMS	COUNT	PERCENTAGE
1 BR	107	57.2%
2 BR	61	32.6%
3 BR	19	10.2%
TOTAL	187	

UNIT MIX - HOTEL		
UNIT TYPE	COUNT	PERCENTAGE
ACCESSIBLE SLEEPING UNIT	7	5%
DWELLING UNIT	2	1%
SLEEPING UNIT	129	93%
TOTAL	138	

UNIT COUNT AND AREA - RENTAL			
UNIT NAME	NET UNIT AREA*	NET UNIT AREA* (metric)	COUNT
2 BR			
UNIT LA	839 SF	77.9 m ²	1
UNIT LC	1114 SF	103.5 m ²	1
UNIT LD	984 SF	91.4 m ²	1
UNIT LE	1042 SF	96.8 m ²	1
UNIT LF	725 SF	67.4 m ²	1
			5
3 BR			
UNIT LB	1151 SF	106.9 m ²	1
			1
TOTAL			6
Note - NET UNIT AREA: the measurement of the dwelling unit size is calculated using the inside face of all outer walls. Interior partitions, within the dwelling unit, are included in the measurement, while any bulk storage, excluded from FSR Calculations, is NOT included in the measurement of the dwelling unit floor area.			

UNIT MIX - RENTAL		
# BEDROOMS	COUNT	PERCENTAGE
2 BR	5	83.3%
3 BR	1	16.7%
TOTAL	6	

PARKING

Calculation as per VPBL Section 4

PARKING SPACES - REQUIRED					
PARKING STALL - Hotel (VPBL 4.3.1)					
HOTEL AREA (sf)	AREA (m2)	max. 1 per 115m2			
100,562.4 SF	9343 m²	81			
PARKING STALL - Hotel - ACCESSIBLE (VPBL 4.8.4)					
HOTEL AREA (sf)	AREA (m2)	1 per 500m2	0.4 per 1,000m2 over 500m2	TOT.	
100,562.4 SF	9343 m²	1	4	5	
PARKING STALL - Residential (VPBL 4.3.2)					
no min. residential parking requirement for residential uses in Downtown					
PARKING STALL - Residential - ACCESSIBLE (VPBL 4.8.4)					
# RESIDENTIAL UNITS	1 per 7 UNITS	0.034 per UNIT over 7	TOT.		
193	1	6	7		
PARKING STALL - VISITOR (VPBL 4.3.4) - MIN. REQUIREMENT					
5% of Residential parking spaces		0.05 per Residential unit			
11		9			
PARKING STALL - VISITOR (VPBL 4.3.4) - MAX. REQUIREMENT					
0.1 per Residential unit					
19					

PARKING SPACES - PROVIDED	
PARKING STALL - Hotel	
Accessible	5
Oversized - 20' aisle	10
Small Car	12
Standard	7
34	
PARKING STALL - Residential	
Accessible	7
Oversized - 20' aisle	96
Small Car	59
Standard	55
217	
PARKING STALL - Visitor	
Small Car	9
9	
TOTAL	
260	

LOADING

Calculation as per VPBL Section 5

LOADING SPACES - REQUIRED	
LOADING STALL - Hotel (VPBL 5.2.2)	
min. 2 Class B spaces for a hotel with 75 units up to a maximum of 399	
LOADING STALL - Residential (VPBL 5.2.1)	
min. 1 Class B space for 100 to 299 dwelling units	

LOADING SPACES - PROVIDED	
LOADING STALL - Hotel	
Loading Space - CLASS B	2
2	
LOADING STALL - Residential	
Loading Space - CLASS A	2
2	

***Note** - 2 Class A loading spaces dedicated to Residential in lieu of 1 Class B. Shared use of 1 Class B loading space between Hotel and Residential uses.

PASSENGER

Calculation as per VPBL Section 7

PASSENGER SPACES - REQUIRED	
PASSENGER STALL - Hotel (VPBL 7.2.5.2)	
1 Class A space per 50 sleeping, house-keeping or dwelling units, up to 200	
- 2	
PASSENGER STALL - Residential (VPBL 7.2.1)	
1 Class A space for 50 to 125 dwelling units, plus 1 space for every additional 150	
- 2	

TDM - COM-03: additional Class A Passenger spaces for Residential and Hotel use

PASSENGER SPACES - PROVIDED	
PASSENGER STALL - Hotel	
Passenger Space - CLASS A	3
*Note - 1 Class A Passenger space shared between Hotel and Resid. uses.	
PASSENGER STALL - Residential	
Passenger Space - CLASS A	2
PASSENGER SPACES - CLASS A - TDM - COM-03	
Passenger Space - CLASS A - parallel	2

STORAGE

STORAGE - PROVIDED	
STORAGE LOCKER	
144	
IN-SUITE STORAGE	
187	

BICYCLE

Calculation as per VPBL Section 6

BICYCLE SPACES - REQUIRED		
BICYCLE - CLASS A - Hotel (VPBL 6.2.5.2)		
# HOTEL SLEEPING UNITS	1/30 UNITS	
138	5	
TDM - ACT-01: additional Class A Bicycle spaces up to max. 40%		
TDM - ACT-08: shared cycling fleet		
2		
10		
BICYCLE - CLASS A - Residential (VPBL 6.2.1.2)		
# UNITS BELOW 65 m2 (700 SF)	1.5/UNIT	
107	160.5	
# UNITS ABOVE 65 m2 (700 sf) AND BELOW 105 m2 (1,130 sf)	2.5/UNIT	
81	202.5	
# UNITS ABOVE 105 m2 (1,130 SF)	3/UNIT	
5	15	
TOTAL		
379		
TDM - ACT-01: additional Class A Bicycle spaces up to max. 40%		
152		
- Oversized spaces (as per section 6.3.9)		
min. 5%		
- Vertical spaces (as per section 6.3.13)		
max. 30%		
- Vertical and Stacked spaces (as per section 6.3.13)		
max. 60%		
- Lockers (as per section 6.3.13A)		
min. 10%		

BICYCLE - CLASS B - Hotel (VPBL 6.2.5.2)		
# HOTEL SLEEPING UNITS	6 if more than 75 UNITS	
138	6	

BICYCLE - CLASS B - Residential (VPBL 6.2.1.2)		
min.2 spaces for the first 20 units + 1 every additional 20 units	11	

BICYCLE SPACES - PROVIDED - CLASS A (by room)

HOTEL BIKE ROOM #02			
Horizontal	5	REQUIRED	
Horizontal	2	TDM ACT-01	
Horizontal	10	TDM ACT-08	
17			

RESI. BIKE ROOM #02			
Locker	11	REQUIRED	
Stacked	40	REQUIRED	
51			

RESI. BIKE ROOM #03			
Locker	9	REQUIRED	
Stacked	40	REQUIRED	
49			

RESI. BIKE ROOM #04			
Horizontal	32	REQUIRED	
Locker	8	REQUIRED	
40			

RESI. BIKE ROOM #05			
Horizontal	16	TDM ACT-01	
Locker	4	TDM ACT-01	
20			

RESI. BIKE ROOM #06			
Locker	1	REQUIRED	
Stacked	32	REQUIRED	
33			

BICYCLE SPACES - PROVIDED		
BICYCLE - CLASS A - Hotel		
Horizontal	5	100%
5		
BICYCLE - CLASS A - Residential		
Horizontal	91	24%
Locker	40	11%
Oversized	19	5%
Stacked	224	59%
Vertical	4	1%
378		
BICYCLE SPACES - CLASS A - TDM - Hotel ACT-01		
BICYCLE - CLASS A - Hotel		
Horizontal	2	100%
2		

BICYCLE SPACES - CLASS A - TDM - Hotel ACT-08		
BICYCLE - CLASS A - Hotel		
Horizontal	10	100%
10		

BICYCLE SPACES - CLASS A - TDM - Residential ACT-01		
BICYCLE - CLASS A - Residential		
Horizontal	38	25%
Locker	15	10%
Oversized	8	5%
Stacked	88	58%
Vertical	2	1%
151		

BICYCLE - CLASS B - Hotel		
Horizontal	6	100%
6		

BICYCLE - CLASS B - Residential		
Horizontal	9	82%
Vertical	2	18%
11		

BICYCLE - END OF TRIP		
Locker - Full-size	8	50%
Locker - Half-size - Stacked	8	50%
16		

BICYCLE SPACES - PROVIDED - CLASS A (by room)

RESI. BIKE ROOM #07			
Locker	1	TDM ACT-01	
Stacked	32	TDM ACT-01	
33			

RESI. BIKE ROOM #08			
Horizontal	1	TDM ACT-01	
Stacked	32	TDM ACT-01	
Vertical	2	TDM ACT-01	
35			

RESI. BIKE ROOM #09			
Stacked	36	REQUIRED	
Vertical	2	REQUIRED	
38			

RESI. BIKE ROOM #10			
Horizontal	36	REQUIRED	
Vertical	2	REQUIRED	
38			

RESI. BIKE ROOM #11			
Oversized	6	REQUIRED	
Horizontal	1	TDM ACT-01	
Locker	10	TDM ACT-01	
Oversized	5	TDM ACT-01	
22			

RESI. BIKE ROOM #12			
Stacked	40	REQUIRED	
40			

BICYCLE SPACES - PROVIDED - CLASS A (by room)

RESI. BIKE ROOM #13			
Horizontal	15	REQUIRED	
Oversized	13	REQUIRED	
28			

RESI. BIKE ROOM #14			
Horizontal	6	REQUIRED	
Stacked	24	TDM ACT-01	
30			

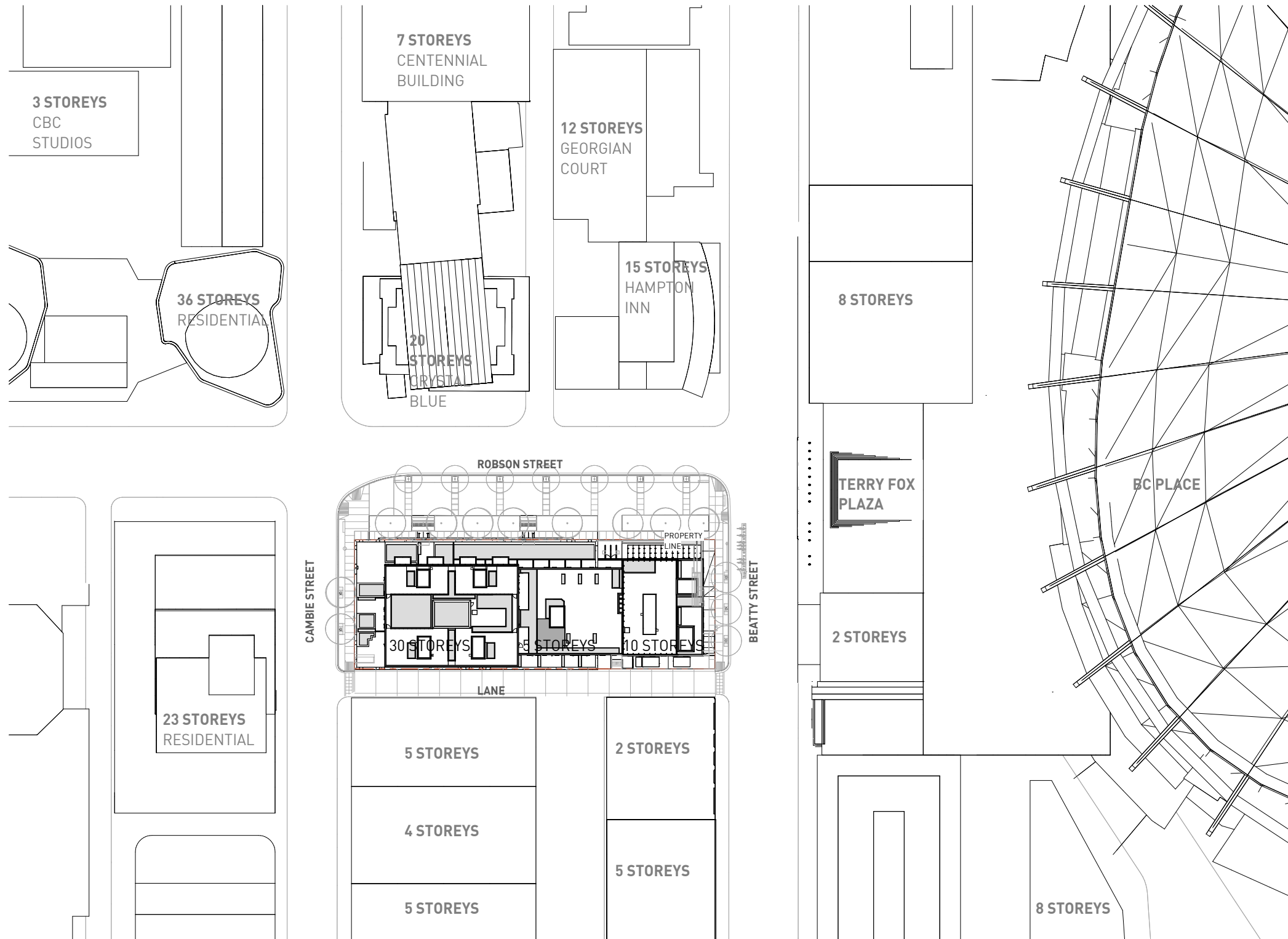
RESI. BIKE ROOM #15			
Horizontal	20	TDM ACT-01	
Oversized	3	TDM ACT-01	
23			

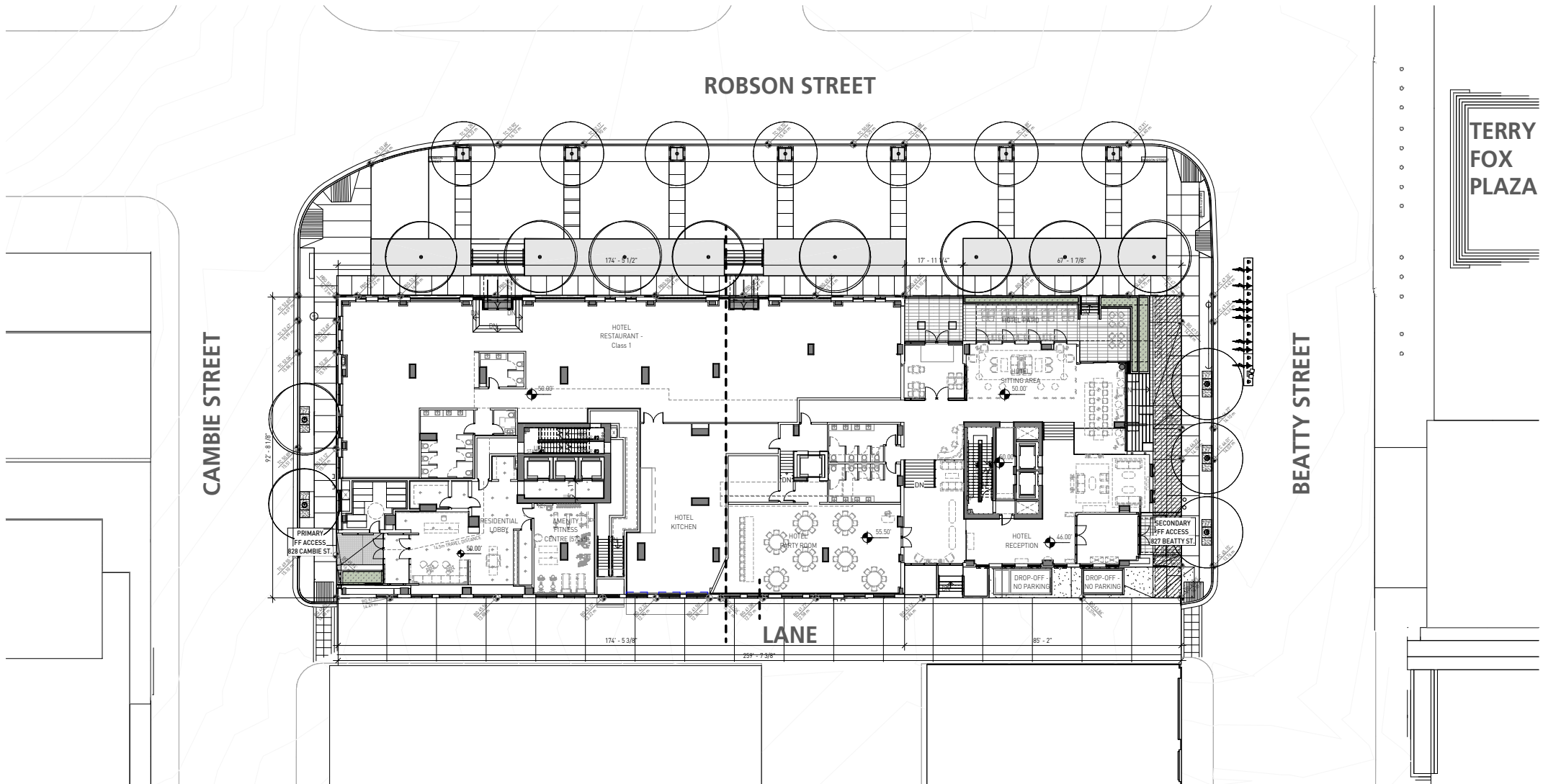
RESI. BIKE ROOM #16			
Horizontal	38	REQUIRED	
Locker	11	REQUIRED	
49			

BICYCLE SPACES - PROVIDED - CLASS B (by room)

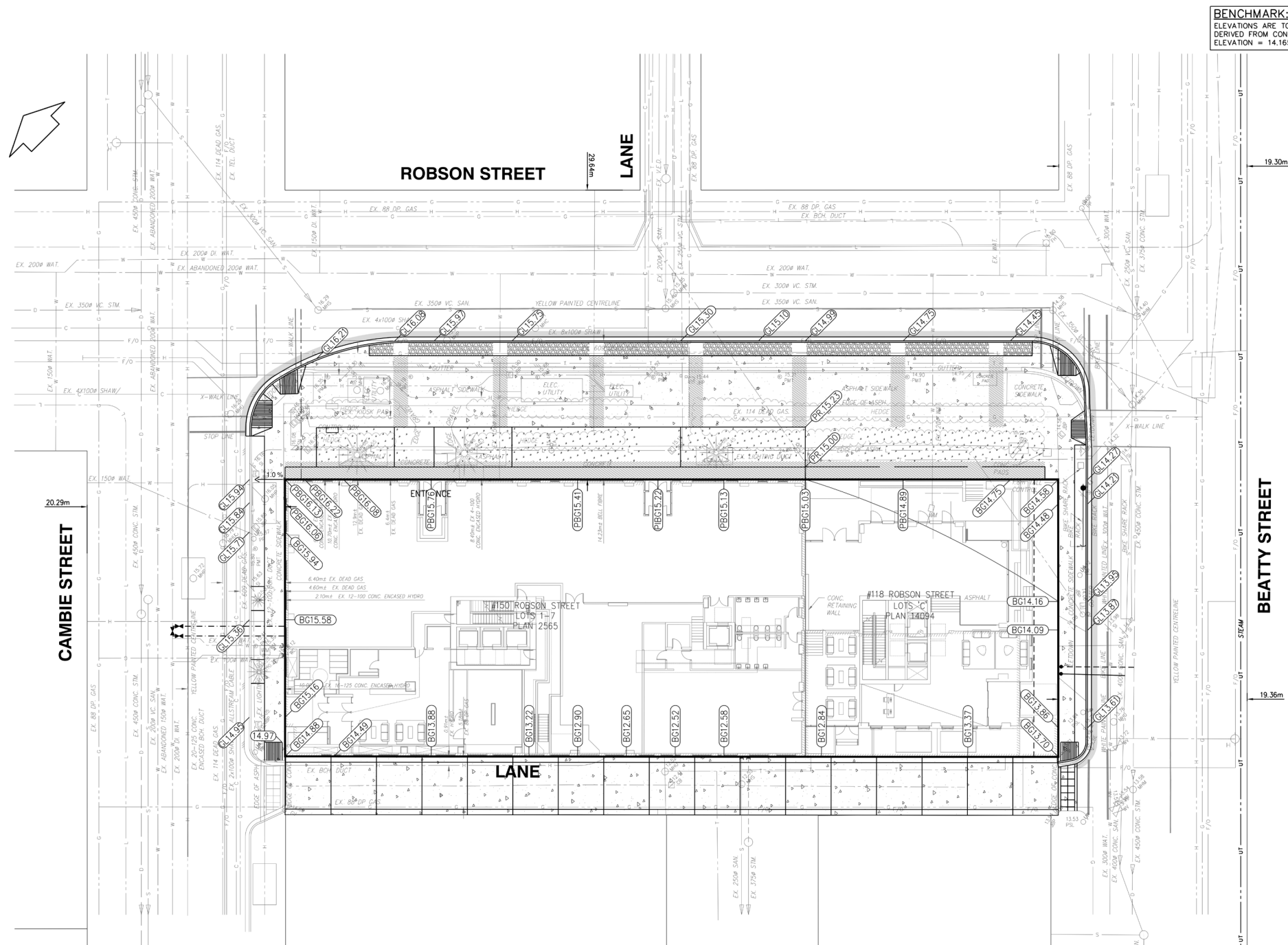
HOTEL BIKE ROOM #01			
Horizontal	6	REQUIRED	
6			

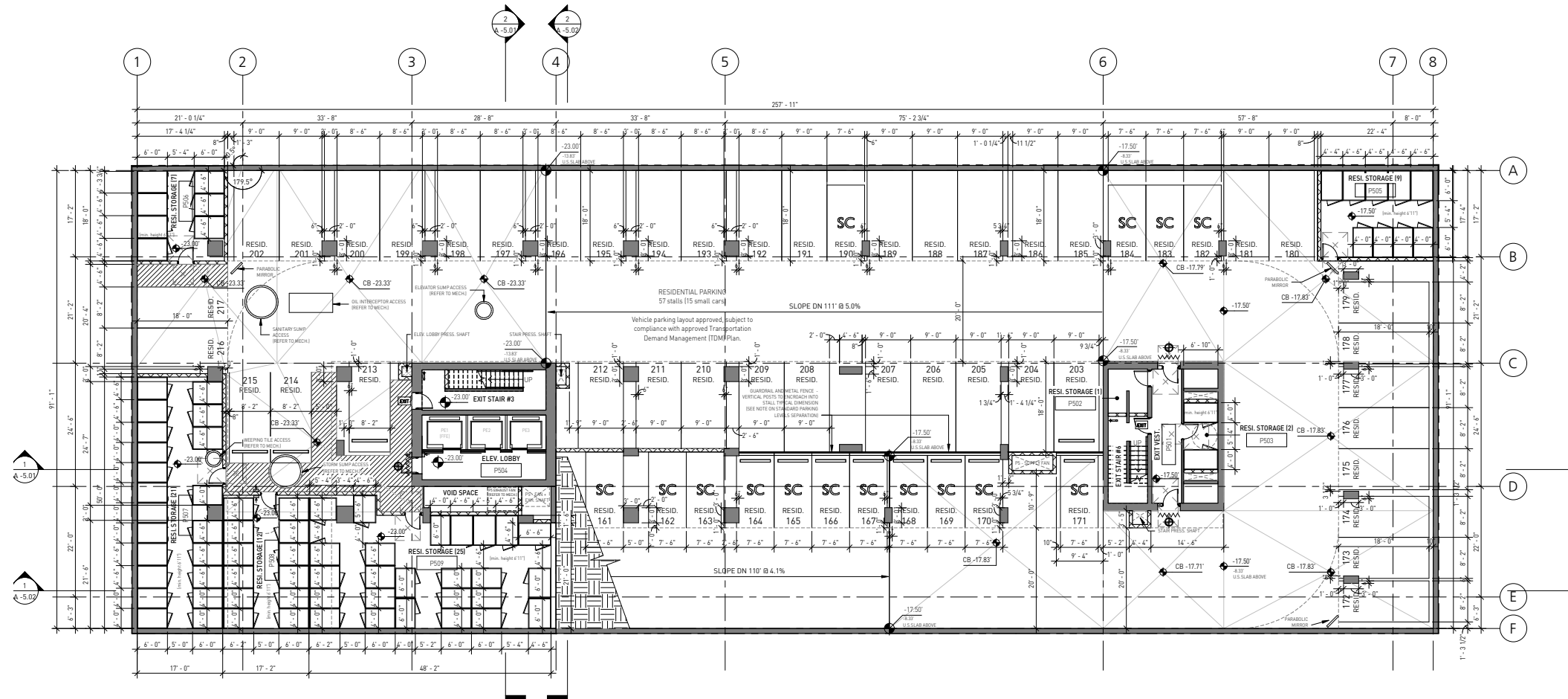
RESI. BIKE ROOM #01			
Horizontal	9	REQUIRED	
Vertical	2	REQUIRED	
11			

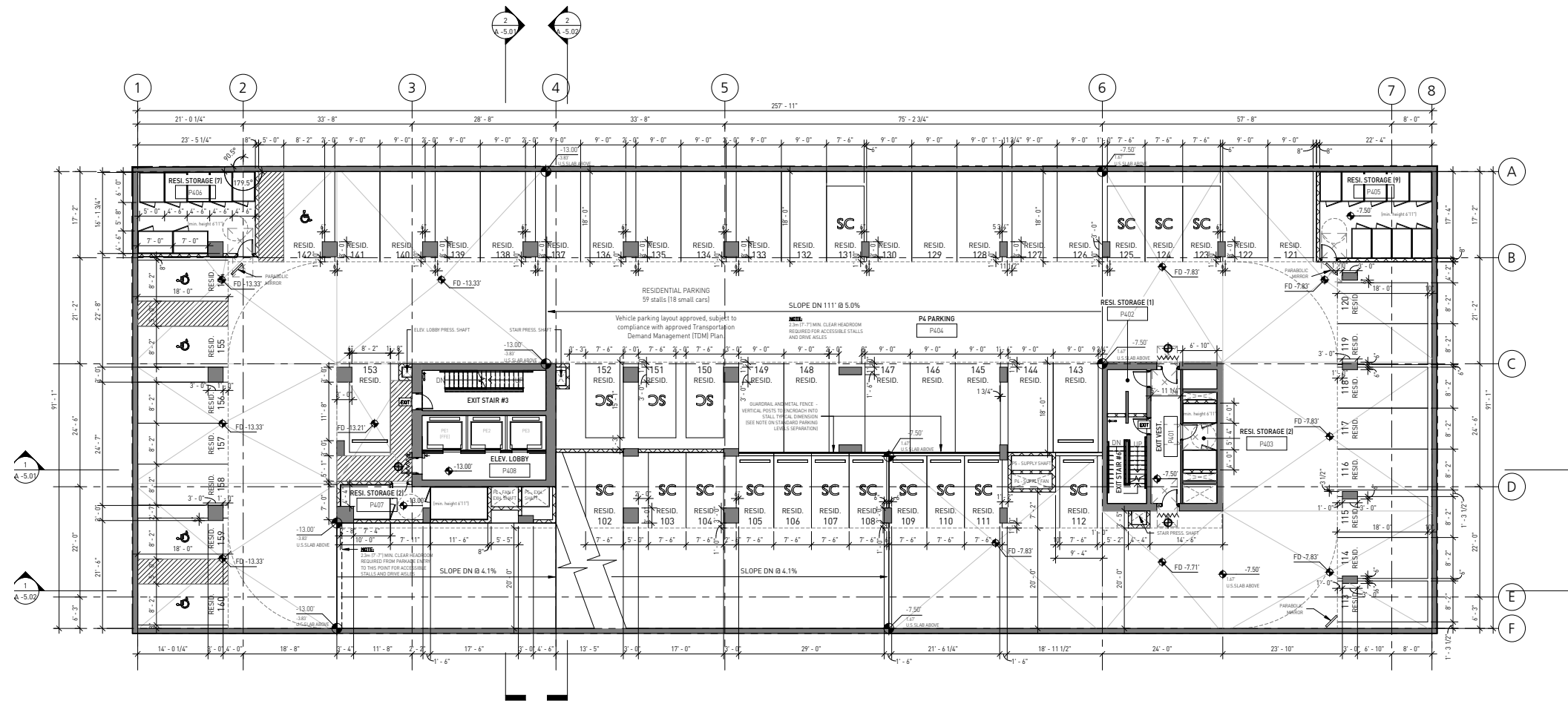


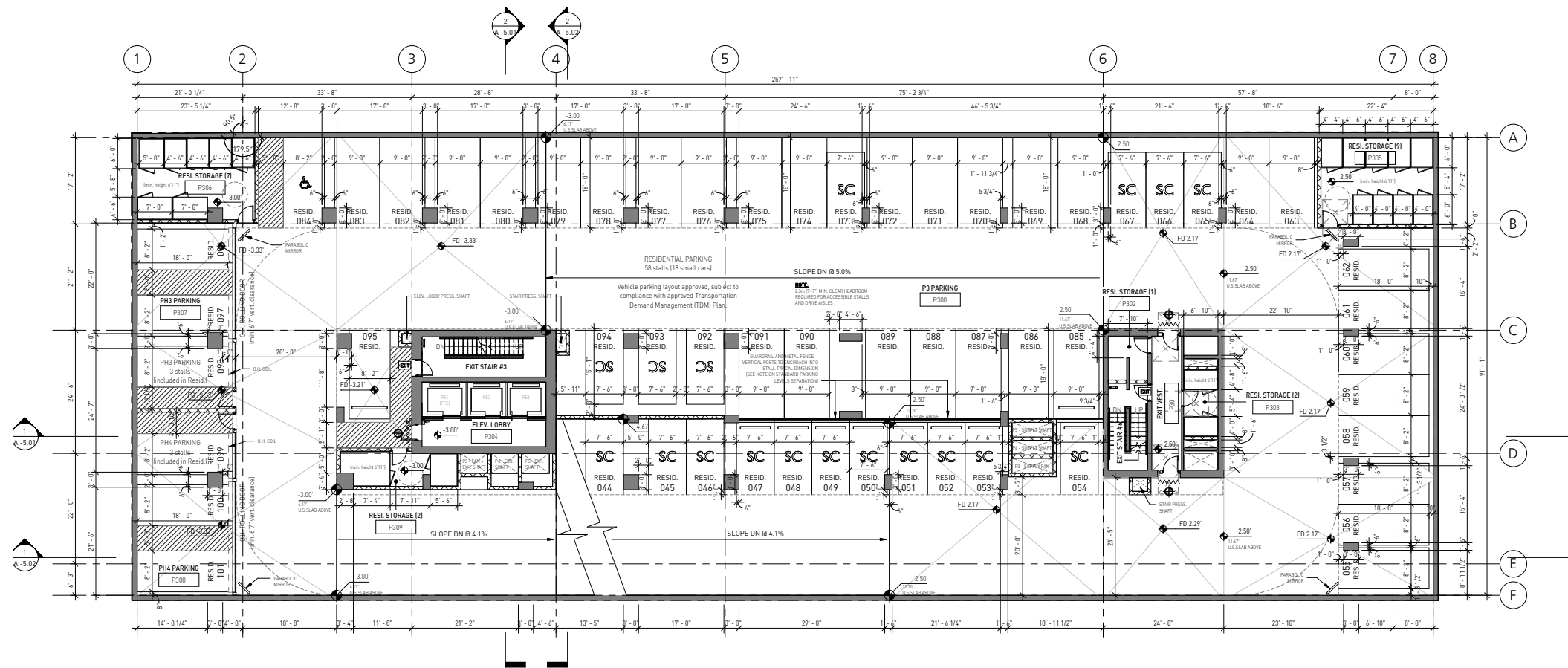


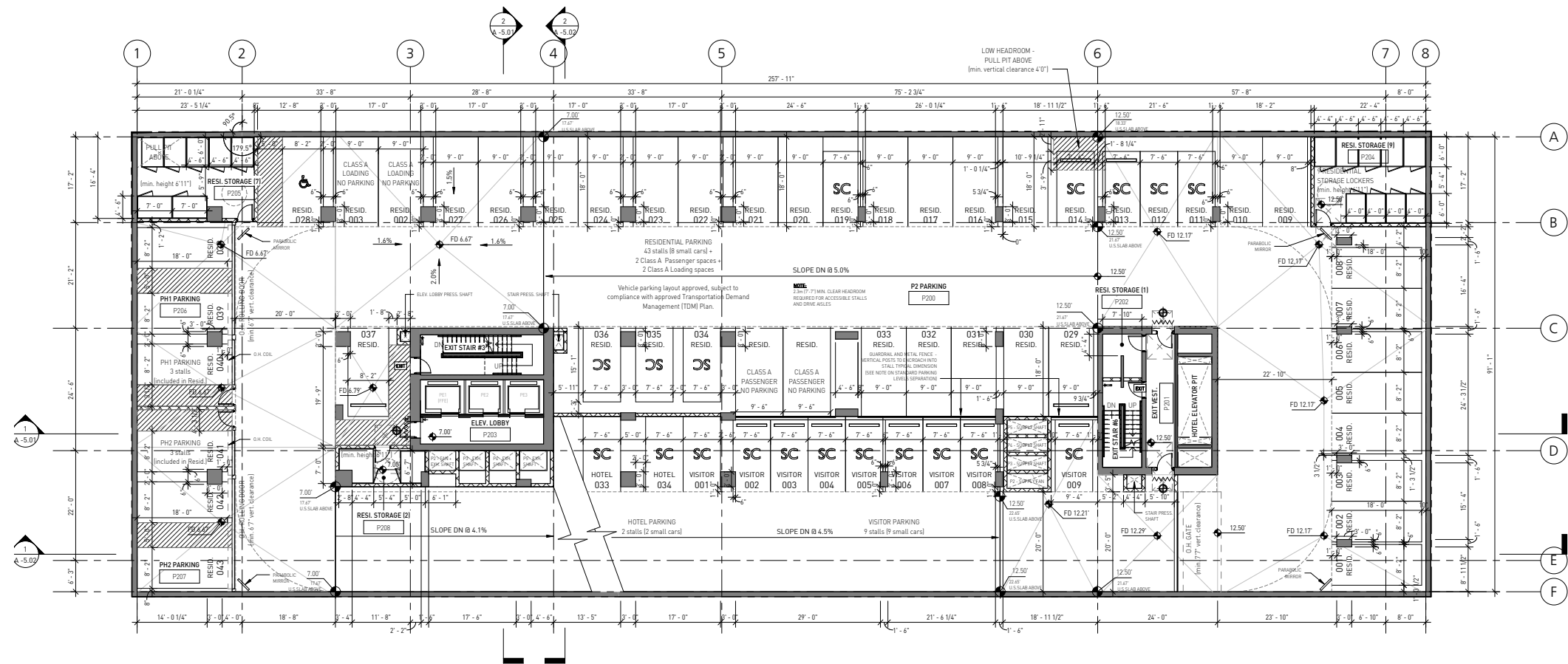


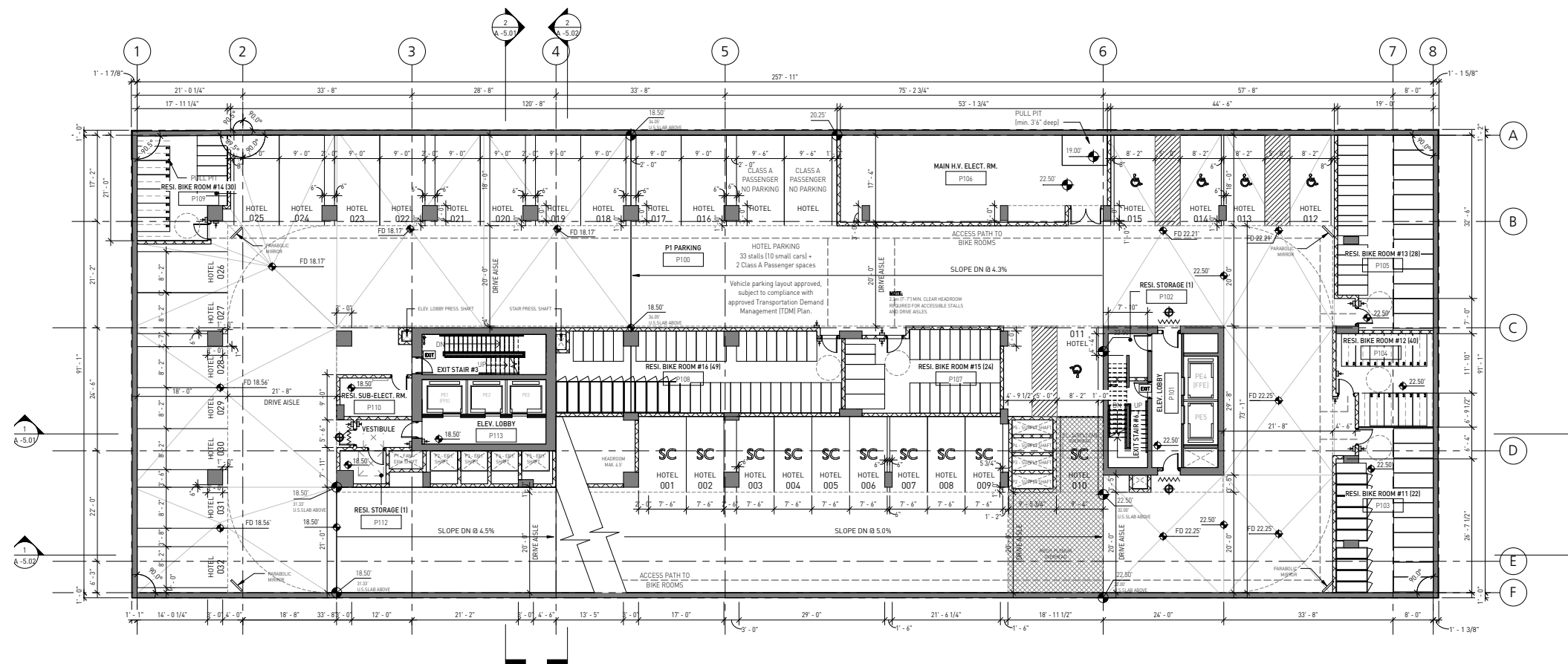




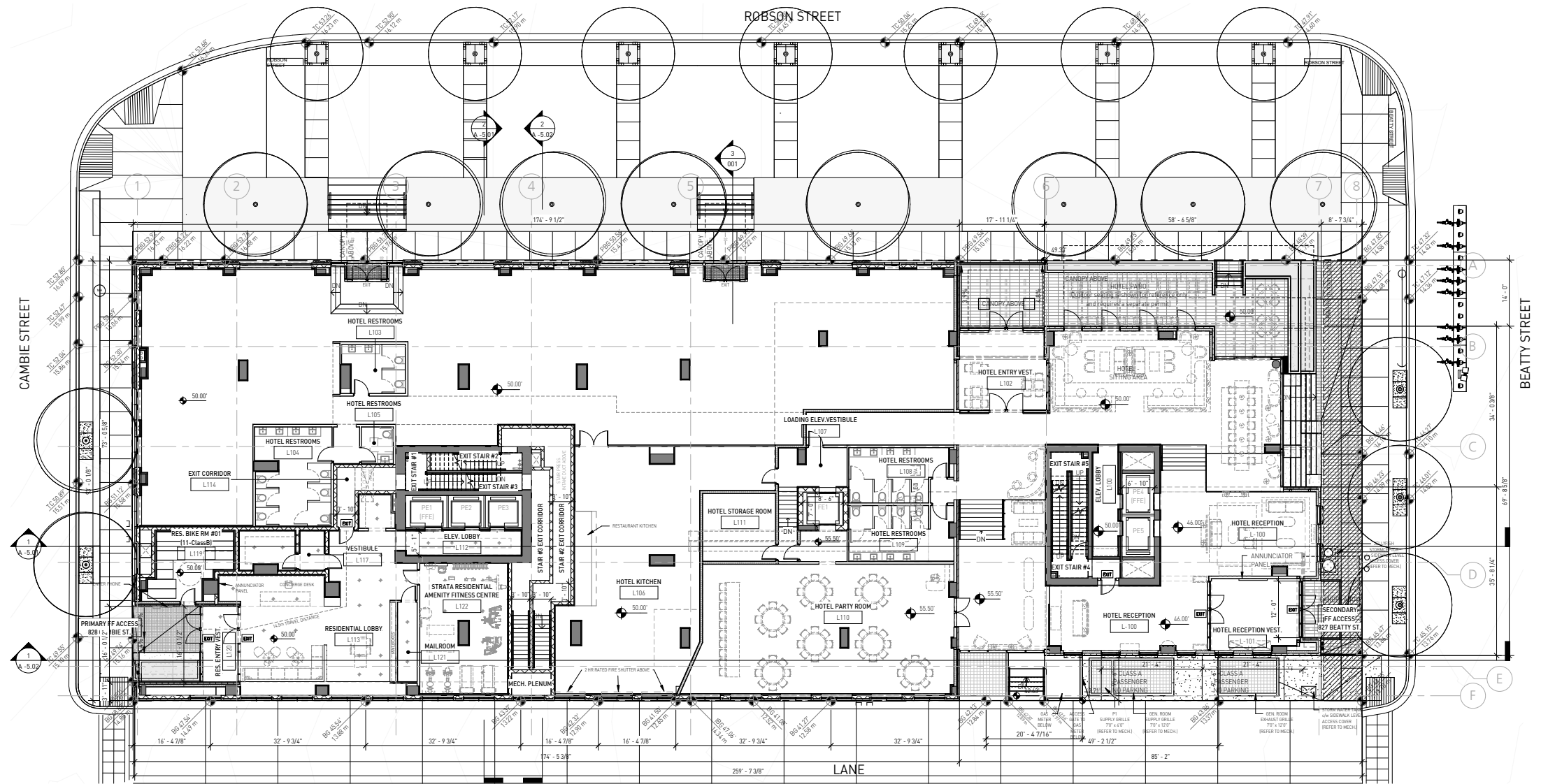


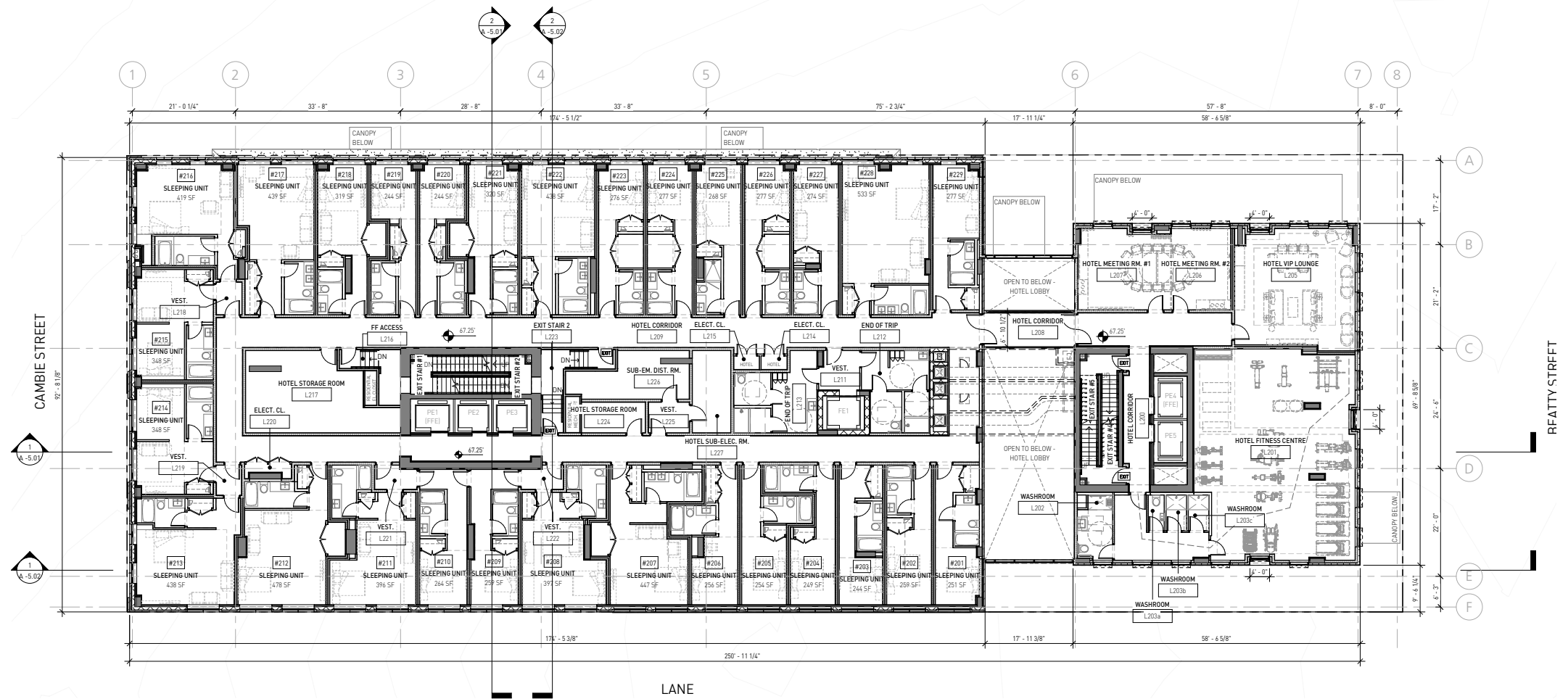


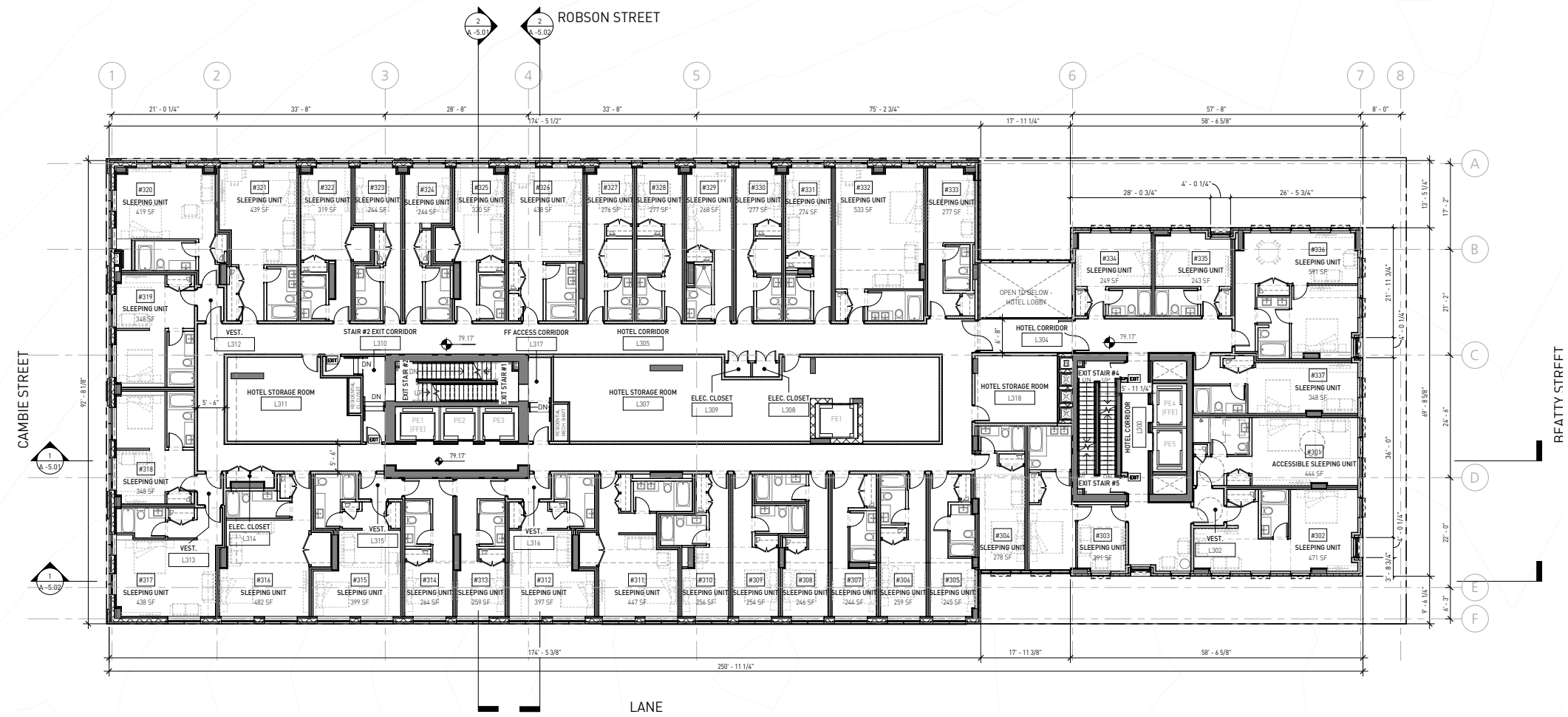


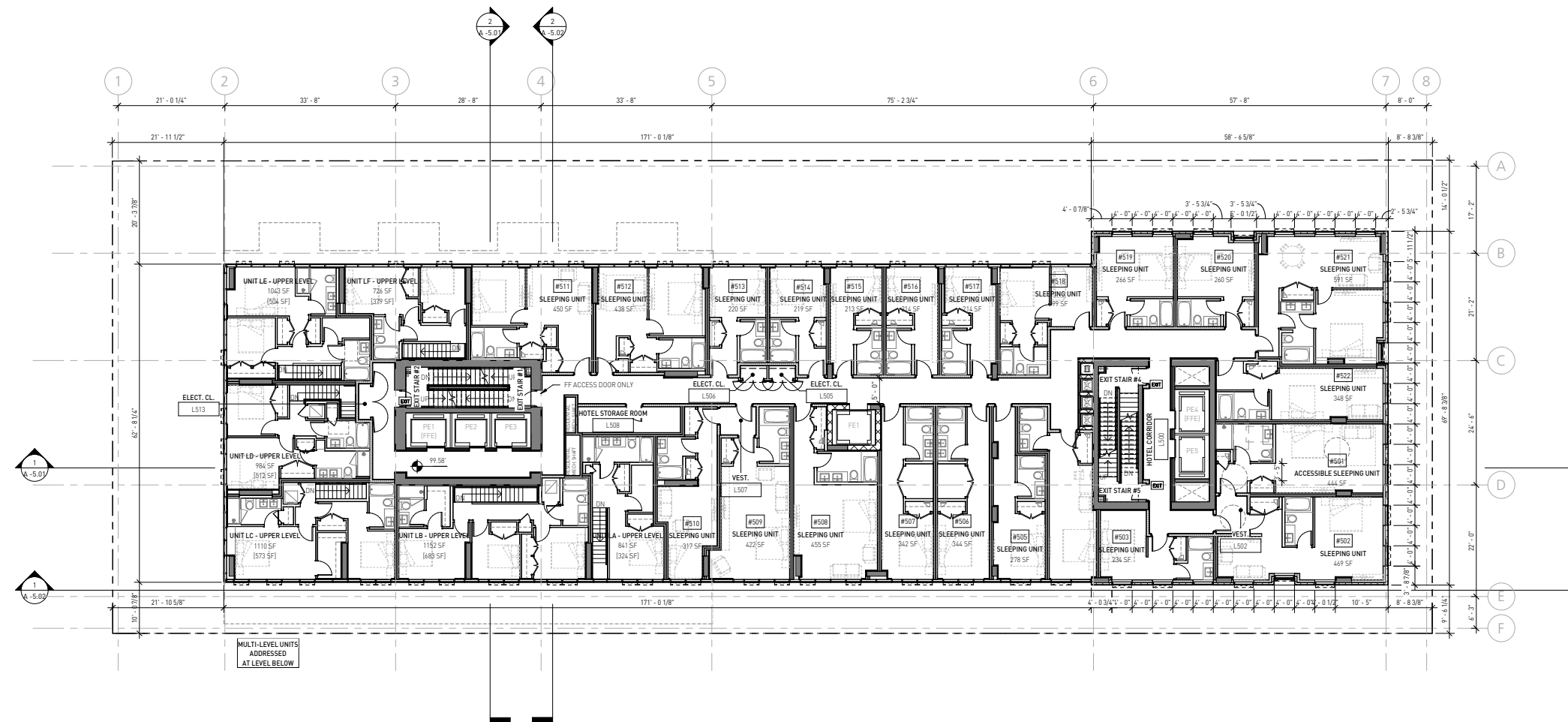


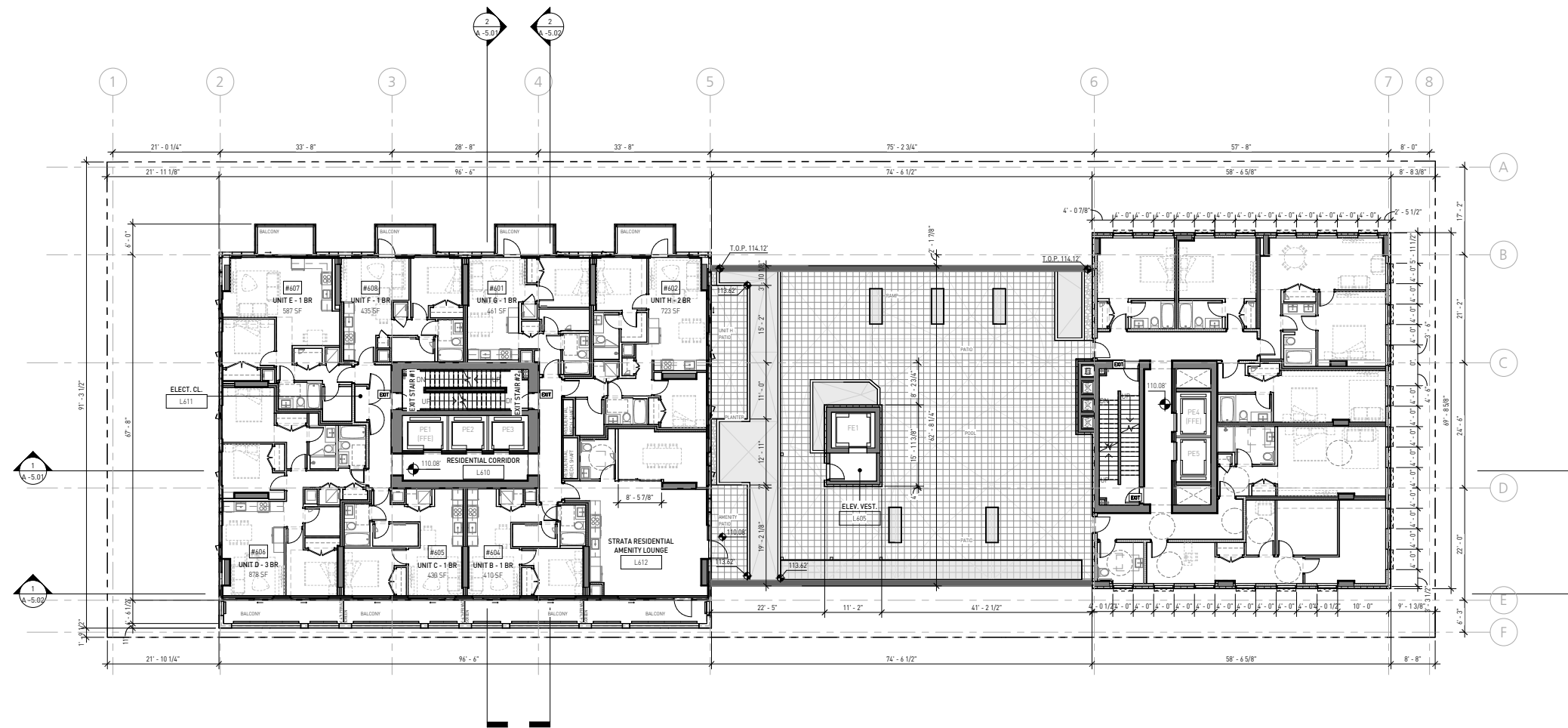


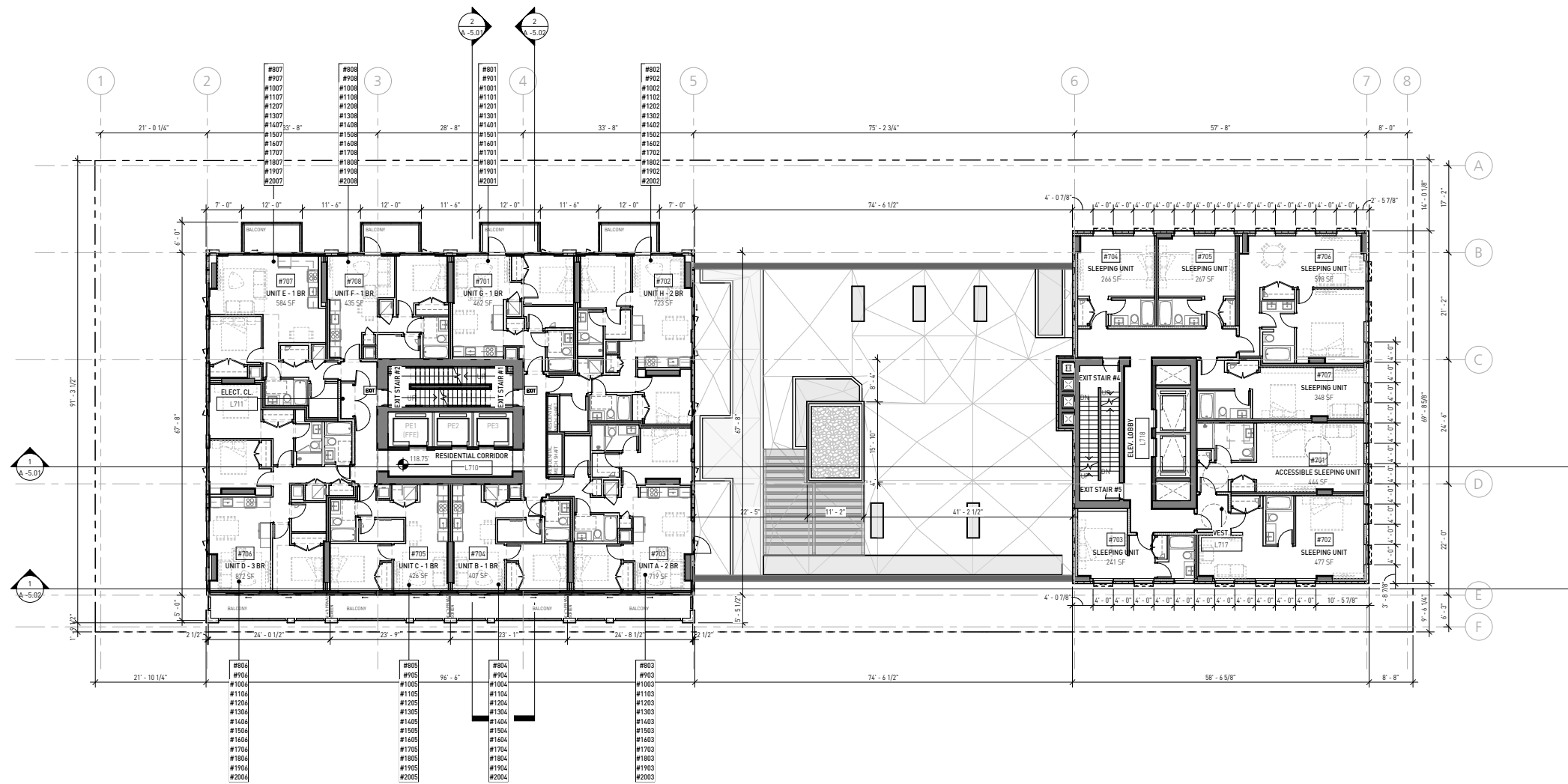


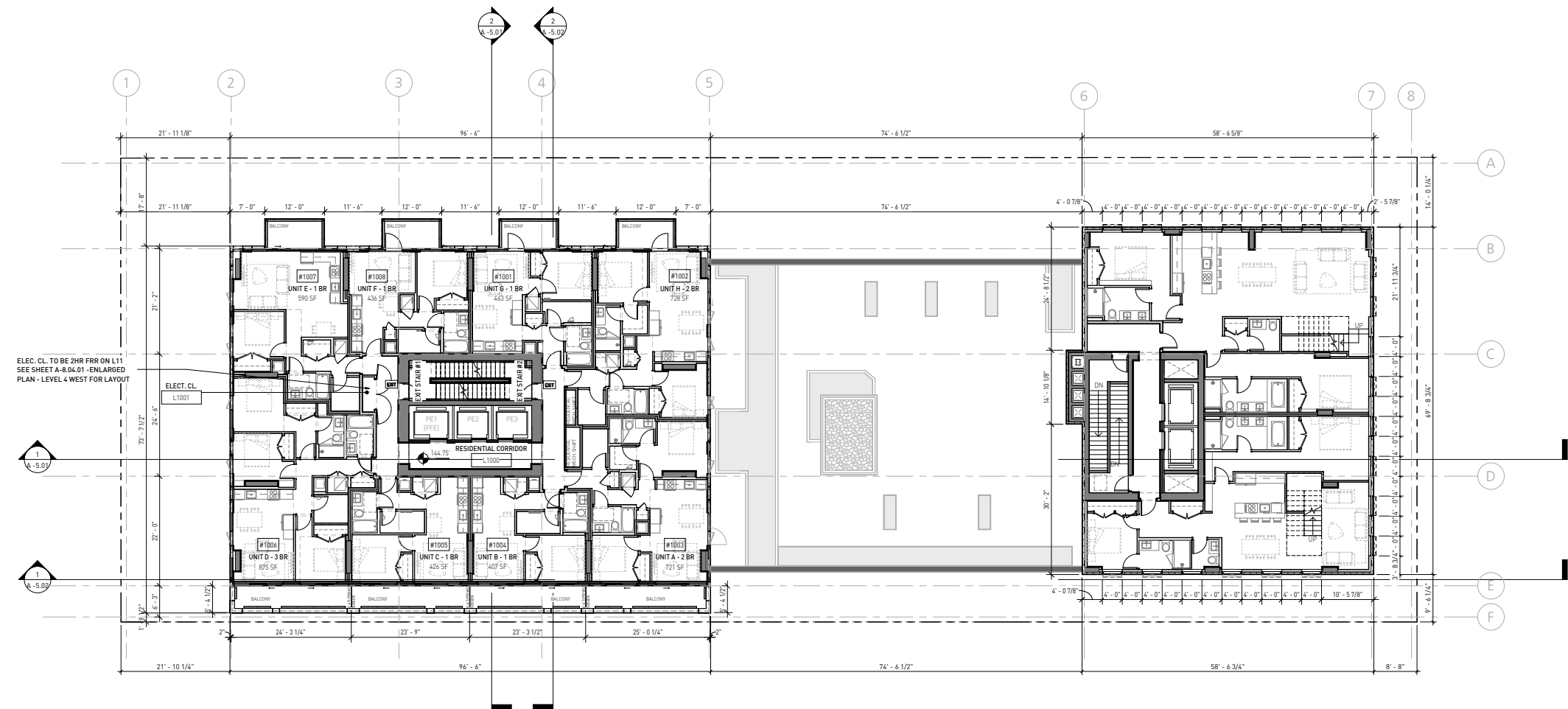


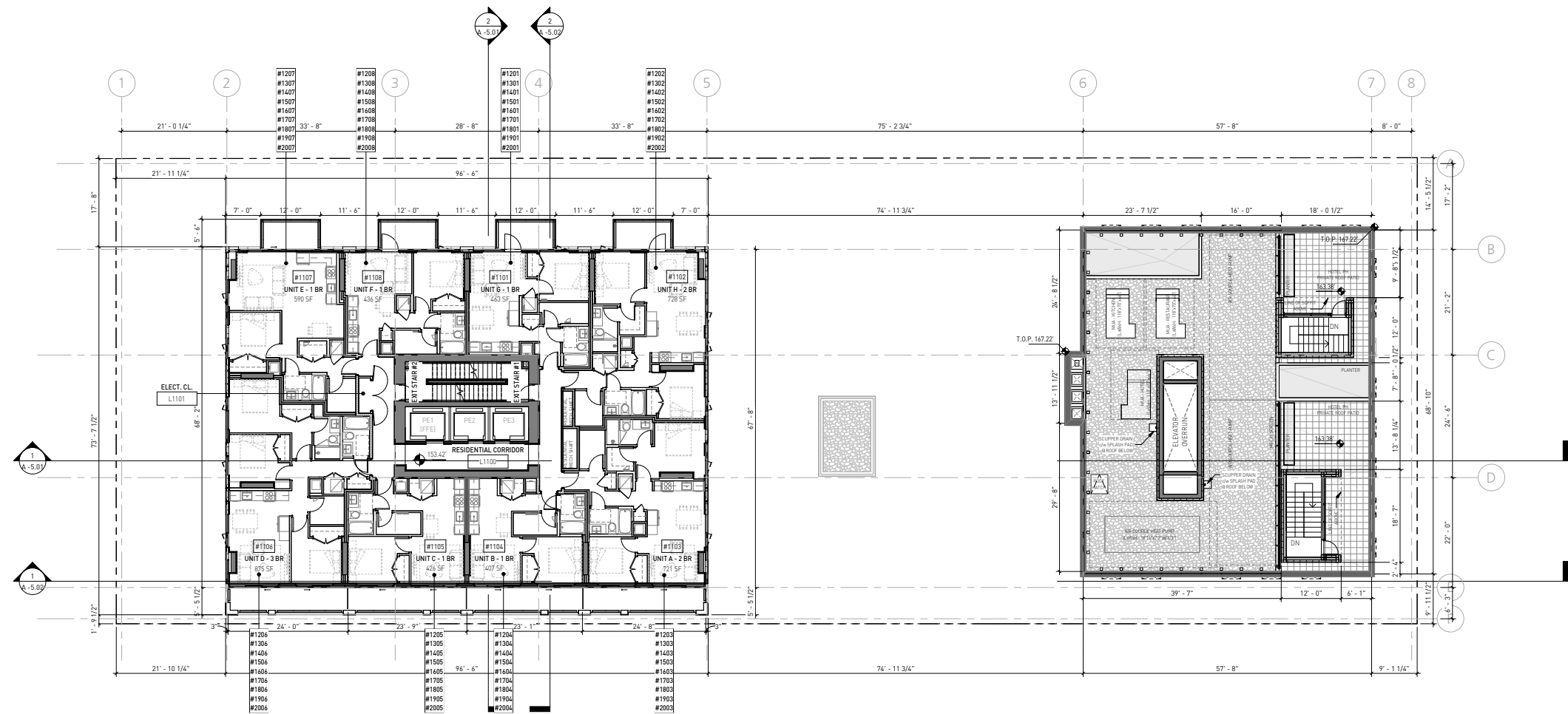


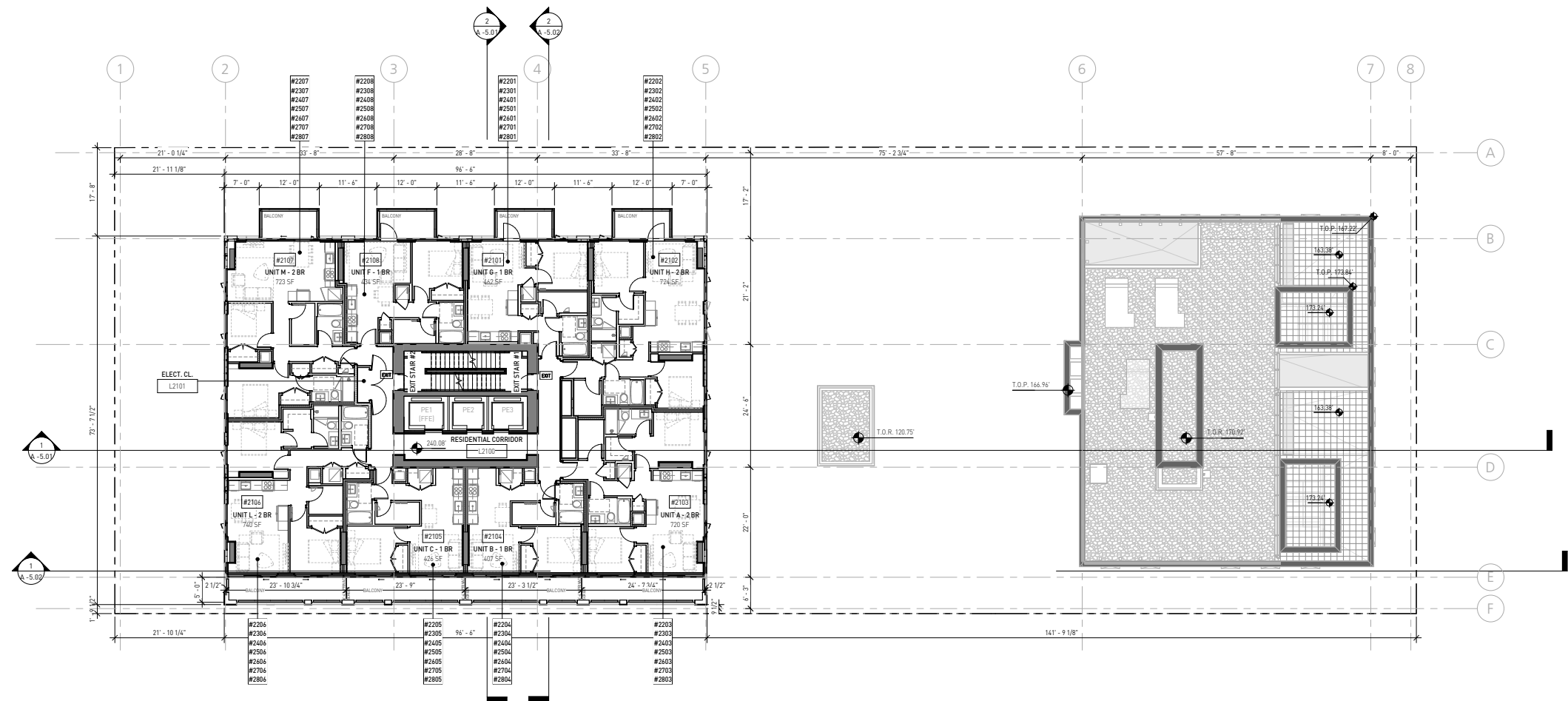


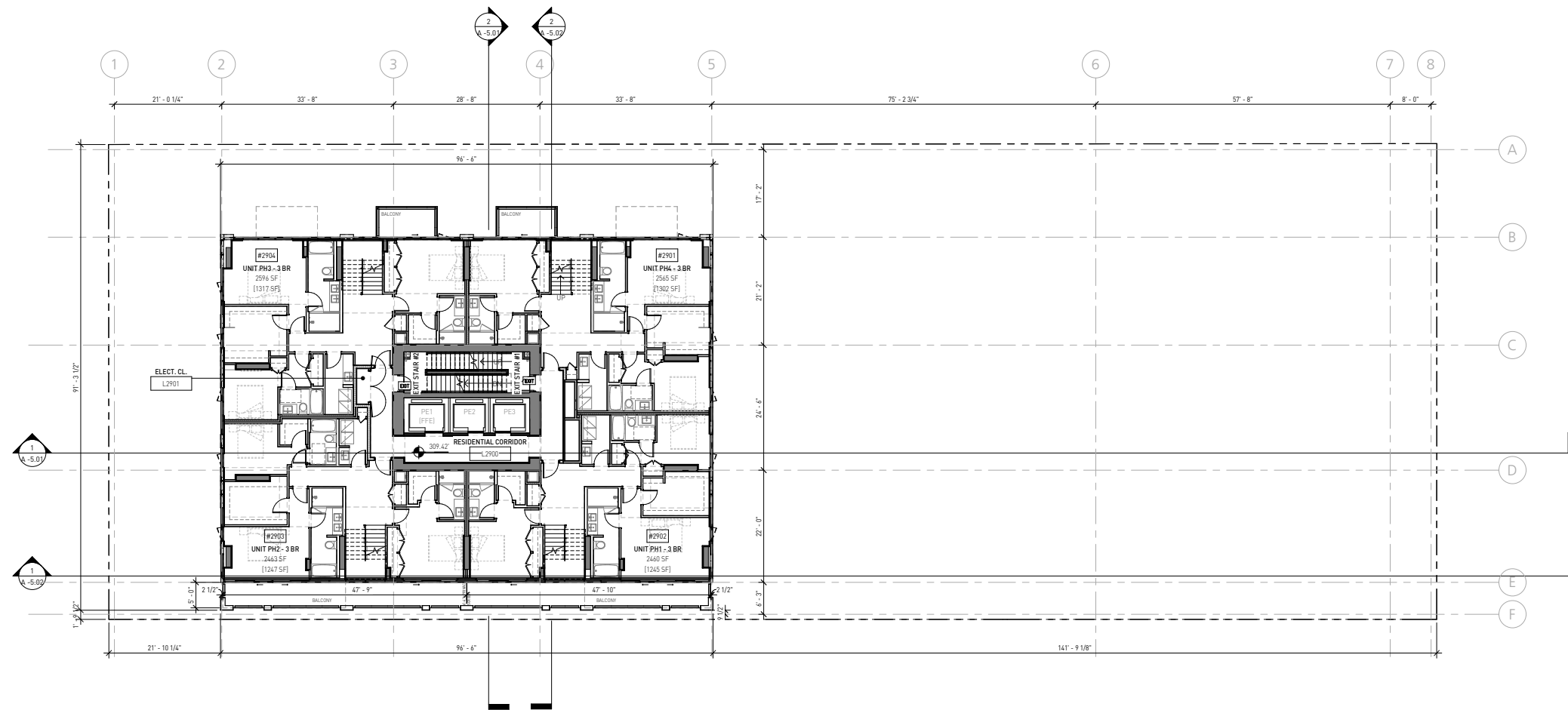


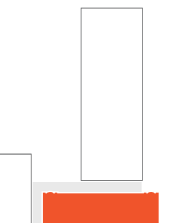
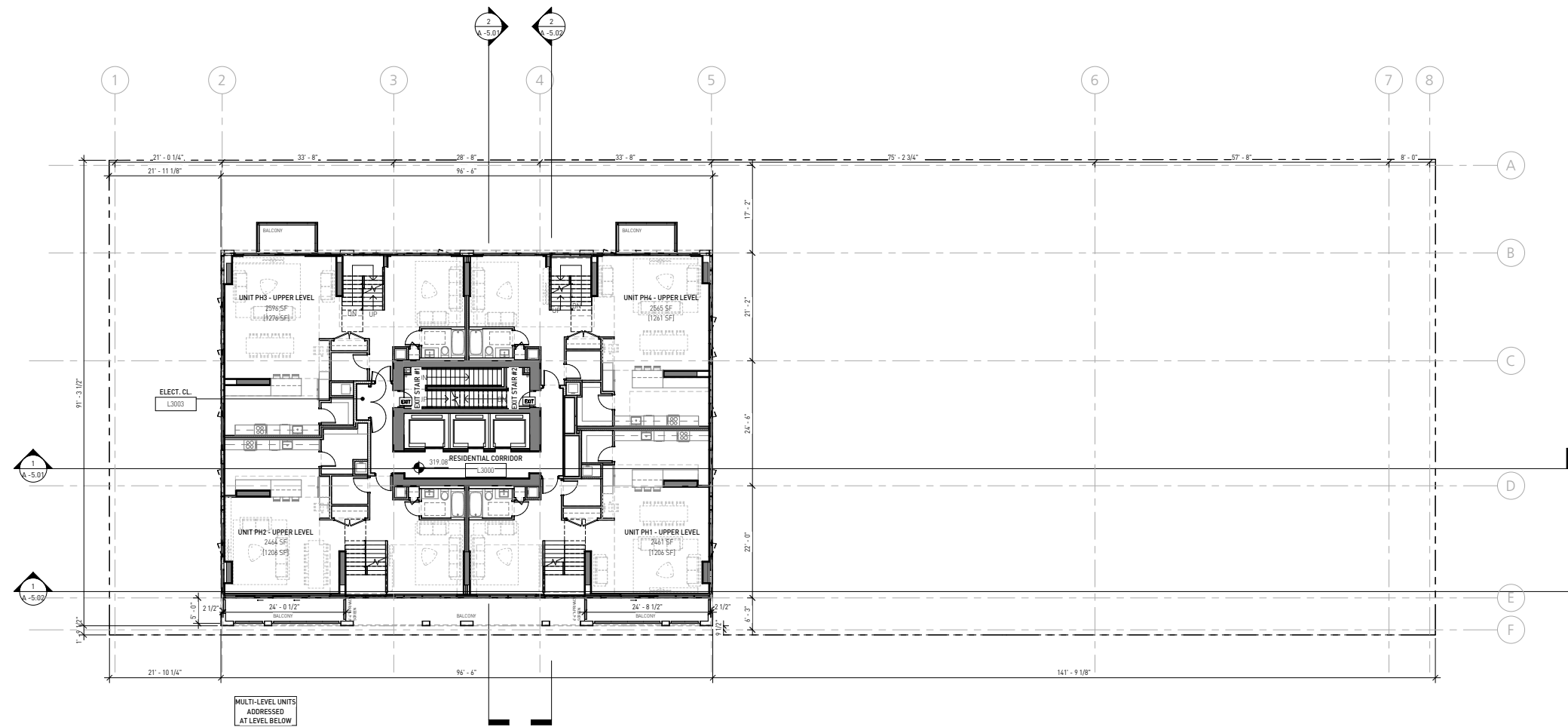


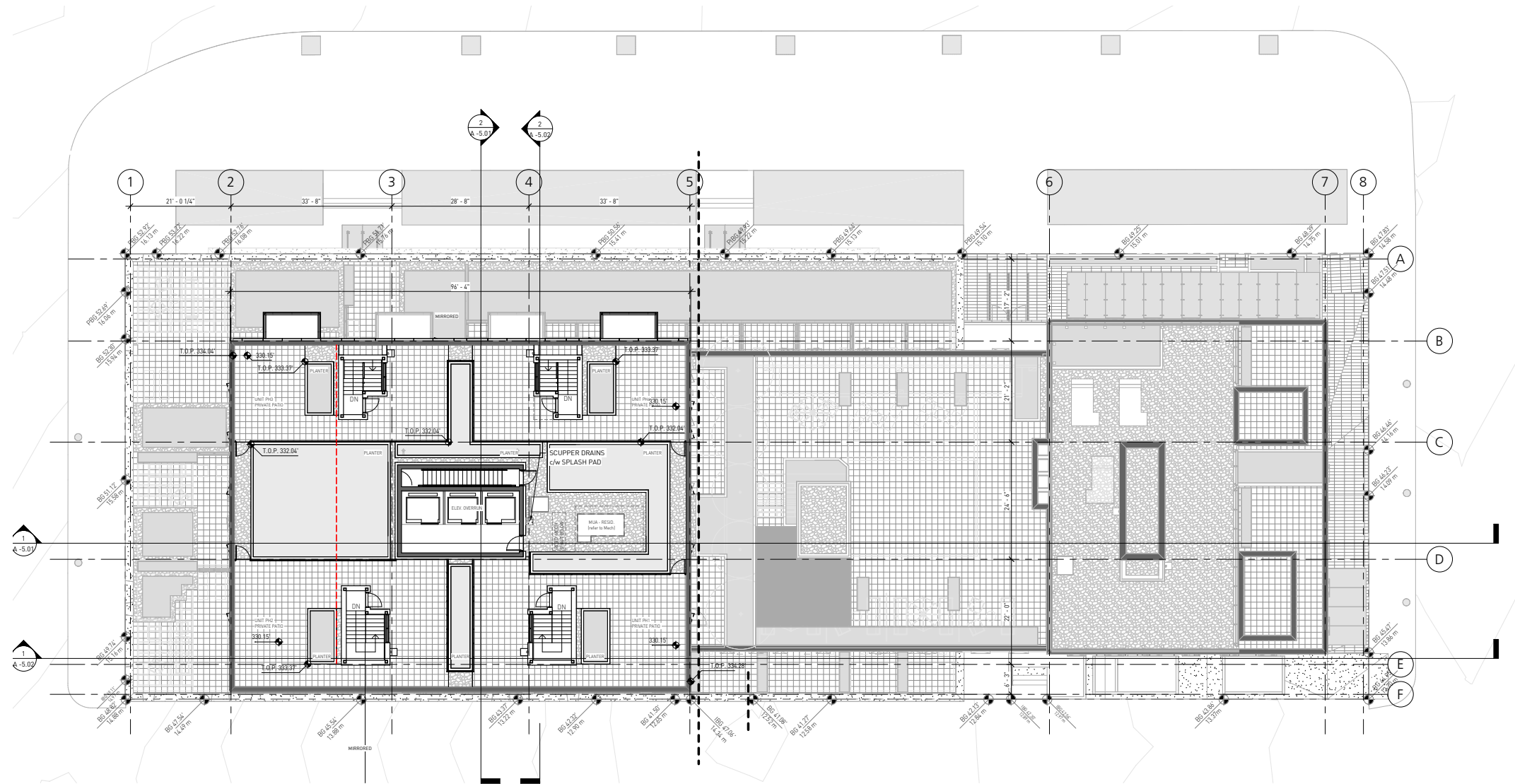


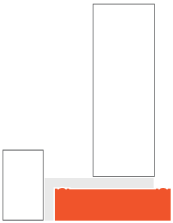
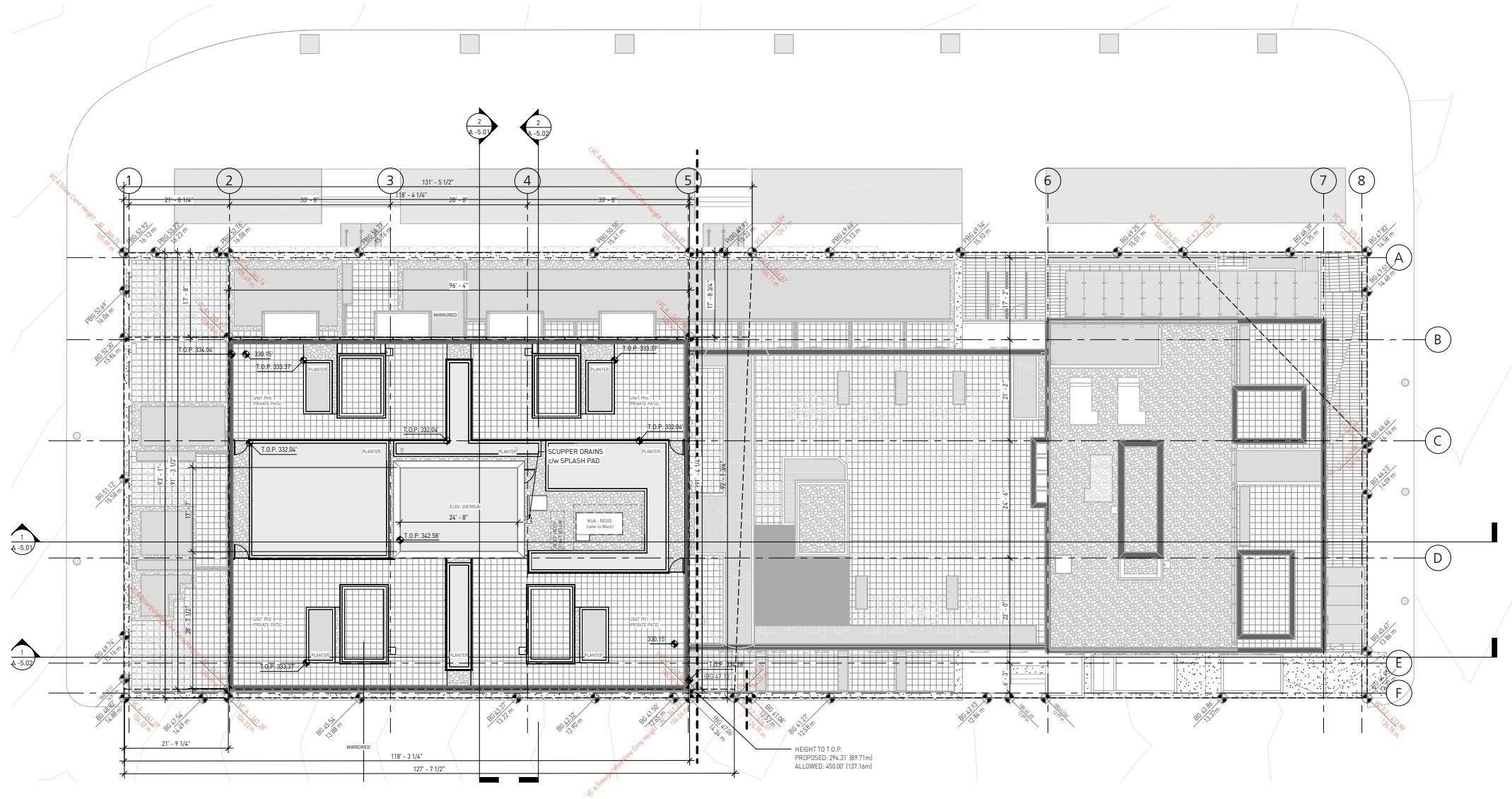


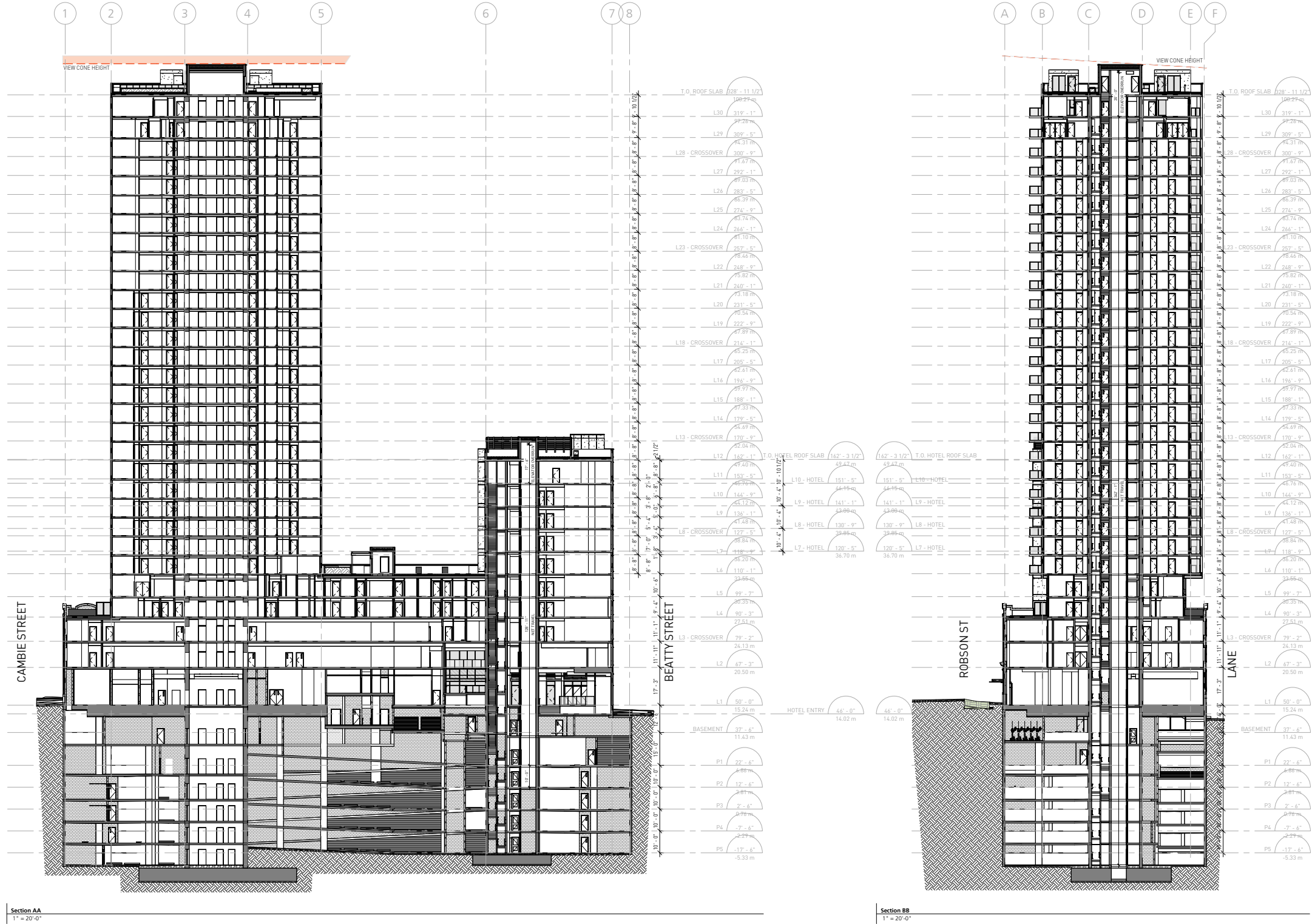


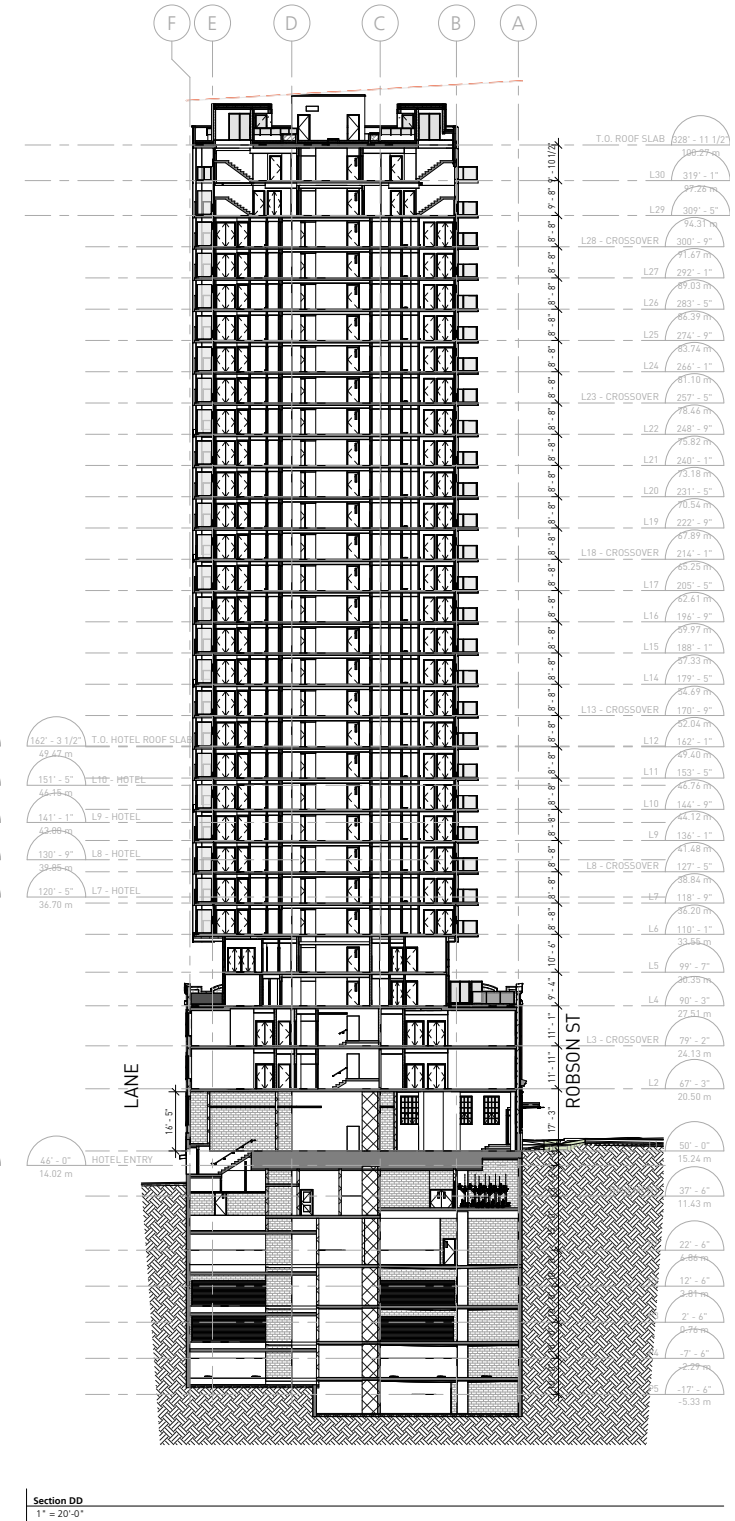
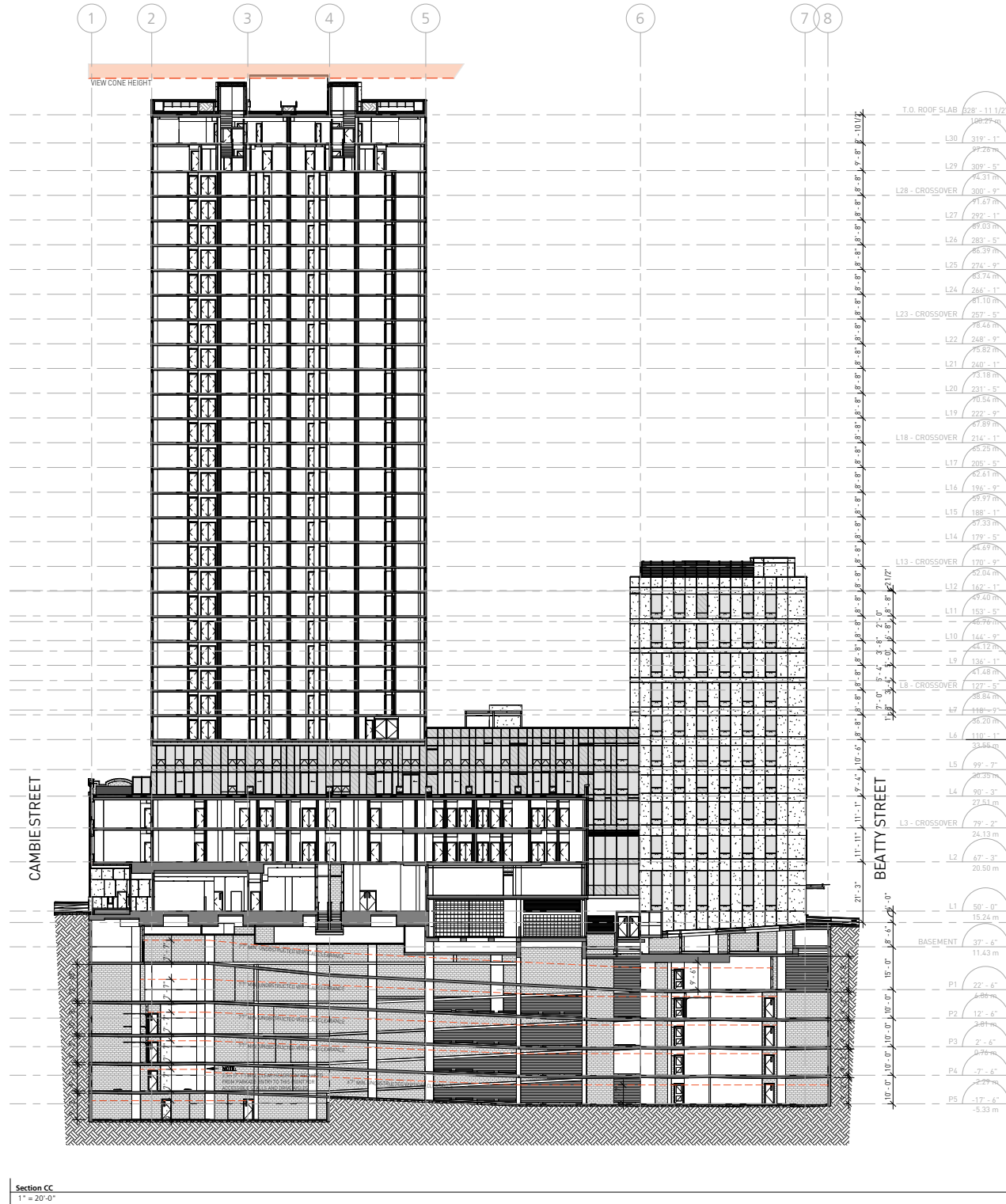


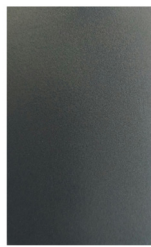






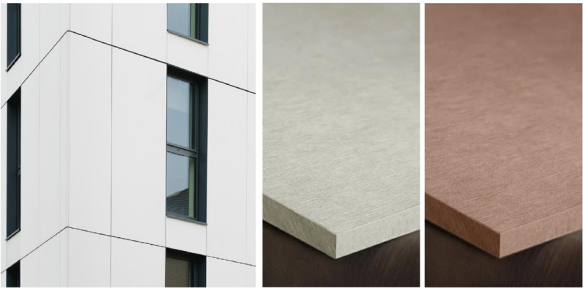






[6] steel-arte window frame -
color: black walnut





[1] and [2] EQUITONE (rectiva)

[1] color: TE 10

[2] color: TE 40



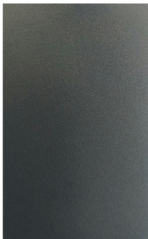
[3] window wall by TORO - raised metal panel - color match TE 10 powder coat



[4] existing brick facade

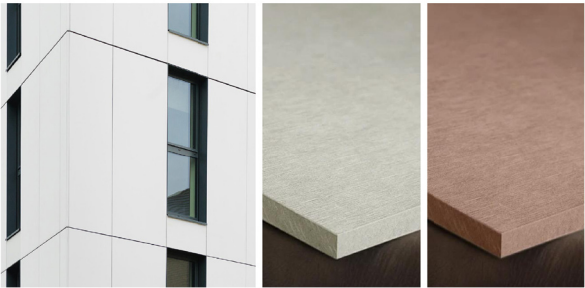


[5] aluminum window wall frame - color: grey velvet



[6] steel-arte window frame - color: black walnut





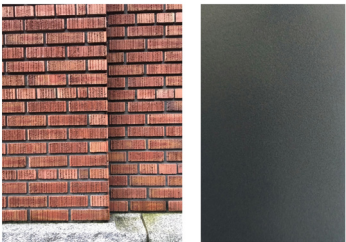
(1) and (2) EQUITONE [tectiva]

(1) color: TE 10

(2) color: TE 40



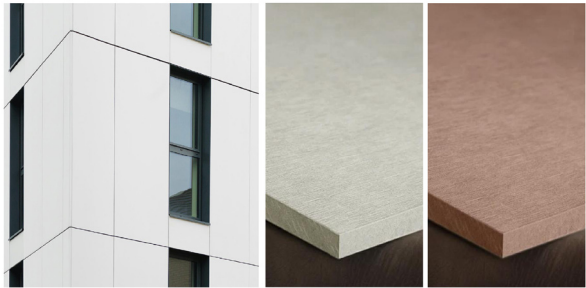
[3] window wall by TORO - raised metal panel - color match TE 10 powder coat



[4] existing brick facade

[5] aluminum window wall frame -
color: grey velvet

[6] steel-arte window frame -
color: black walnut



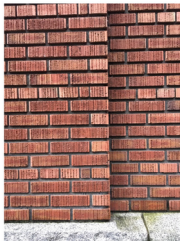
[1] and [2] EQUITONE (tectiva)

[1] color: TE 10

[2] color: TE 40



[3] window wall by TORO - raised metal panel - color match TE 10 powder coat



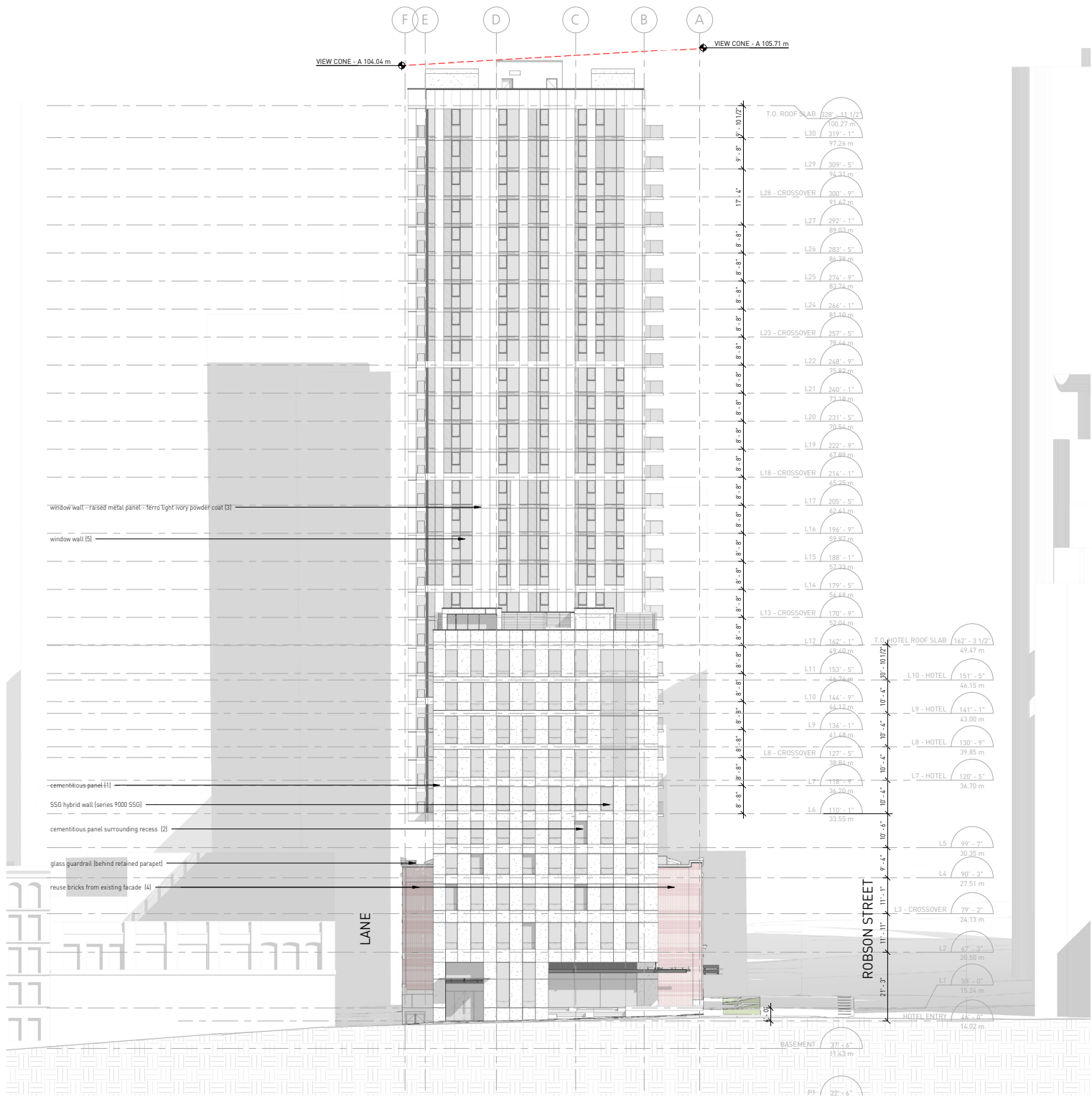
[4] existing brick facade

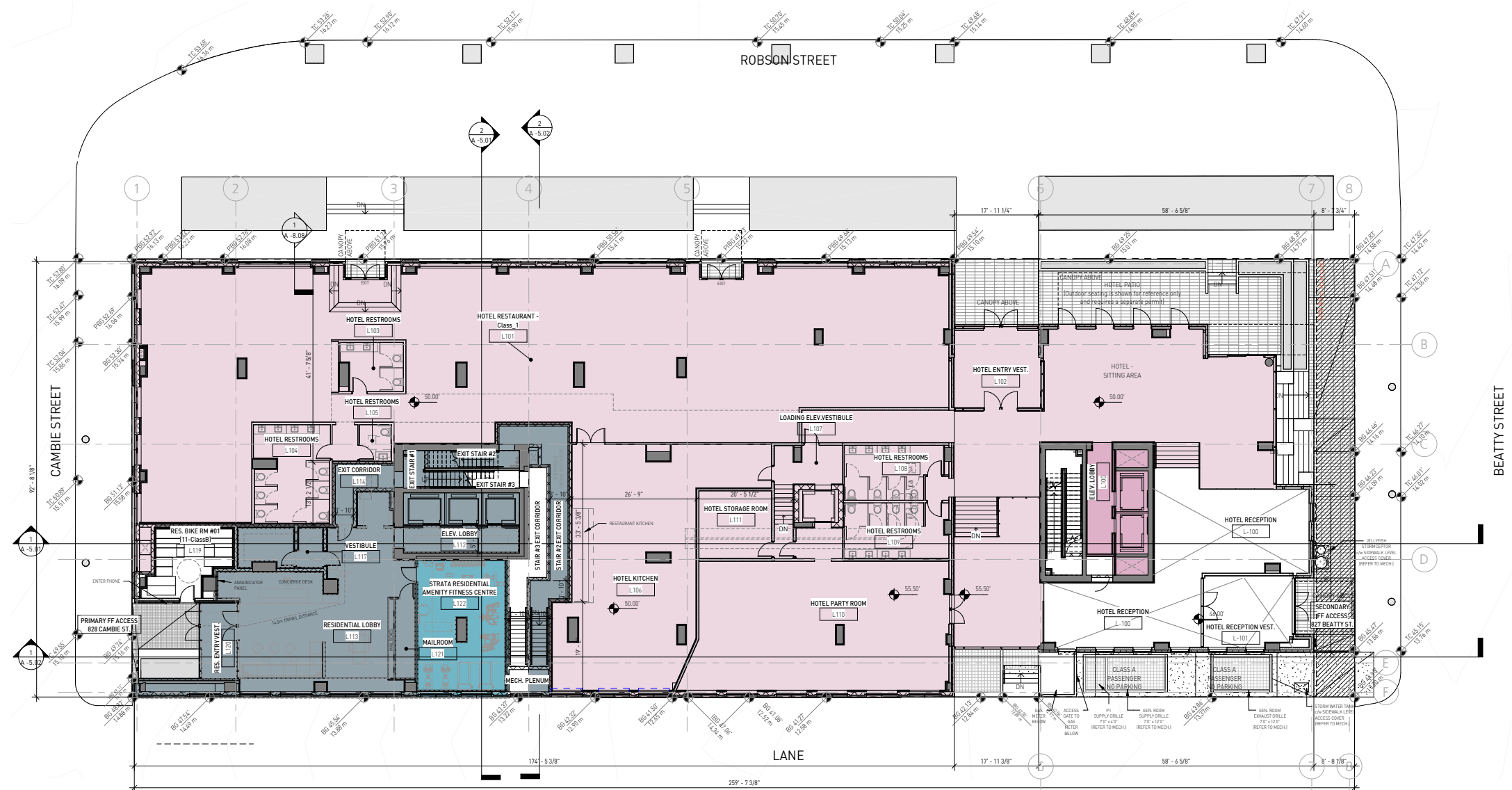


[5] aluminum window wall frame - color: grey velvet



[6] steel-arte window frame - color: black walnut





AREA PLAN LEGEND

- HOTEL
- HOTEL - circulation
- HOTEL - kitchen exhaust
- HOTEL - restaurant
- HOTEL - sleeping units
- OPEN BALCONIES
- RENTAL
- RENTAL - circulation
- RENTAL - storage
- RESIDENTIAL
- RESIDENTIAL - amenity
- RESIDENTIAL - circulation
- RESIDENTIAL - storage

L1 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	5,503 SF
HOTEL - circulation	389 SF
HOTEL - restaurant	9,140 SF
HOTEL - sleeping units	15,052 SF

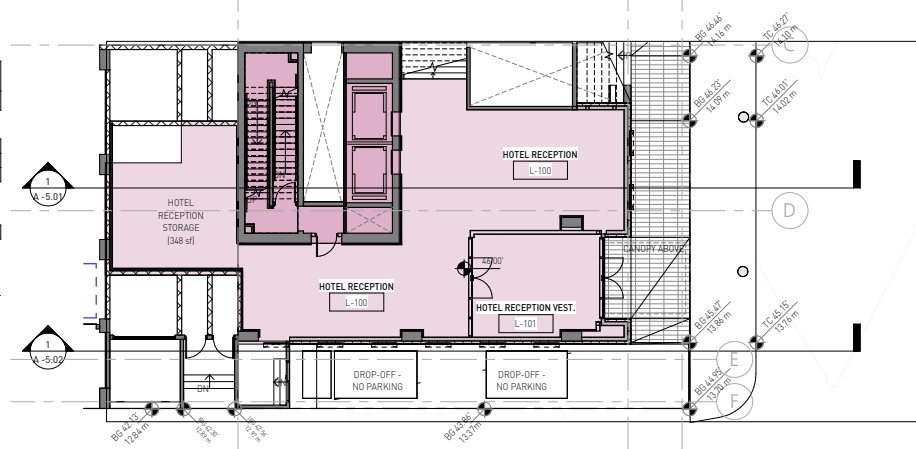
RESIDENTIAL - STRATA	
RESIDENTIAL - amenity	580 SF
RESIDENTIAL - circulation	2,747 SF
TOTAL	18,378 SF

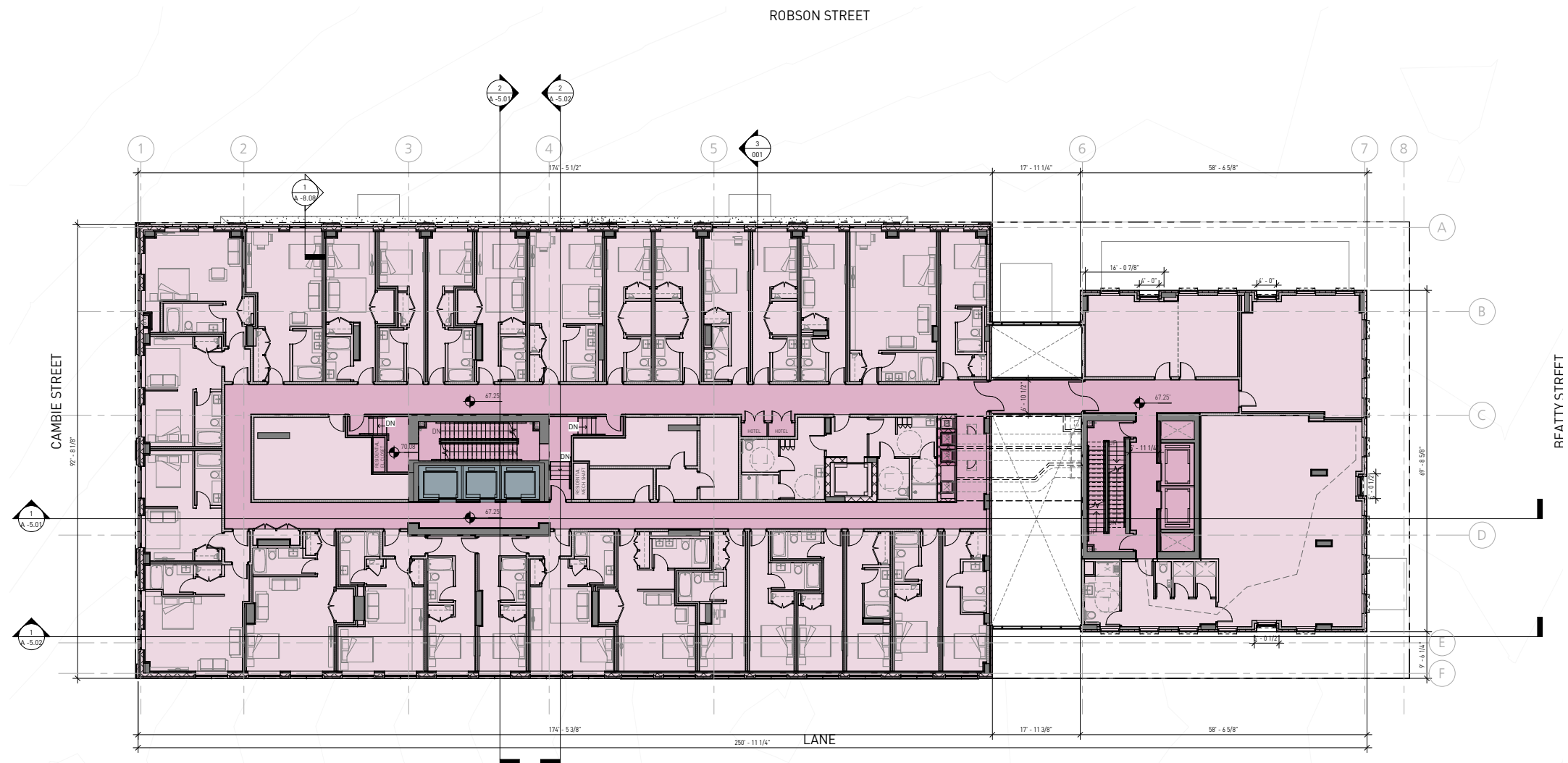
L HOTEL ENTRY - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	1,927 SF
HOTEL - circulation	563 SF
TOTAL	2,491 SF

L1 - EXCLUSIONS	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
AMENITY - FITNESS CENTRE	580 SF
TOTAL	580 SF

L1 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	5,503 SF
HOTEL - circulation	389 SF
HOTEL - restaurant	9,140 SF
TOTAL	15,032 SF

RESIDENTIAL - STRATA	
RESIDENTIAL - circulation	2,747 SF
TOTAL	17,789 SF



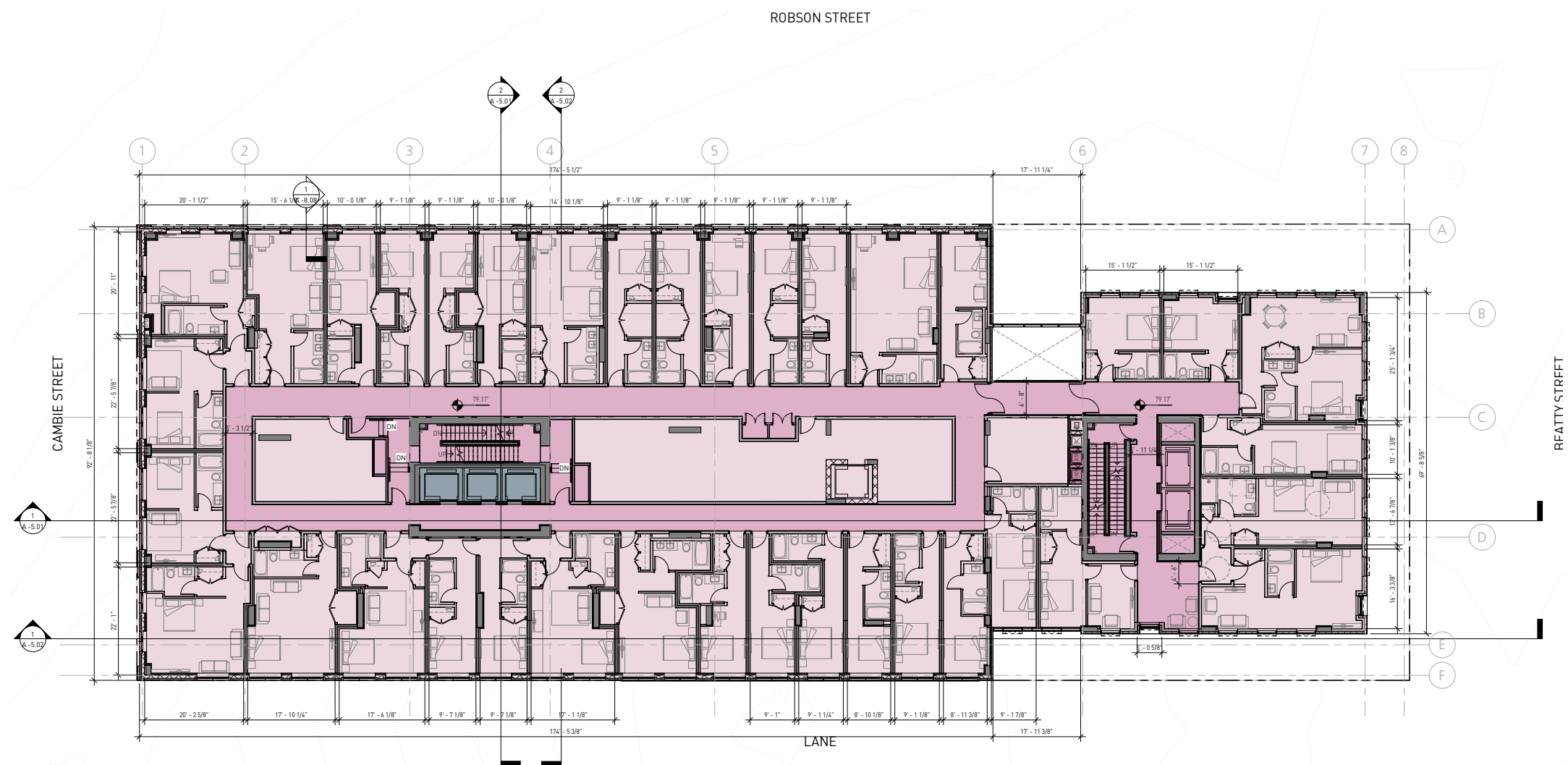


- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

L2 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	4,824 SF
HOTEL - circulation	3,785 SF
HOTEL - kitchen exhaust	29 SF
HOTEL - restaurant	11,476 SF
HOTEL - sleeping units	20,134 SF
RESIDENTIAL - STRATA	
RESIDENTIAL - circulation	214 SF
TOTAL	20,348 SF

L2 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	29 SF
TOTAL	29 SF

L2 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	4,824 SF
HOTEL - circulation	3,785 SF
HOTEL - sleeping units	11,476 SF
RESIDENTIAL - STRATA	
RESIDENTIAL - circulation	214 SF
TOTAL	20,319 SF

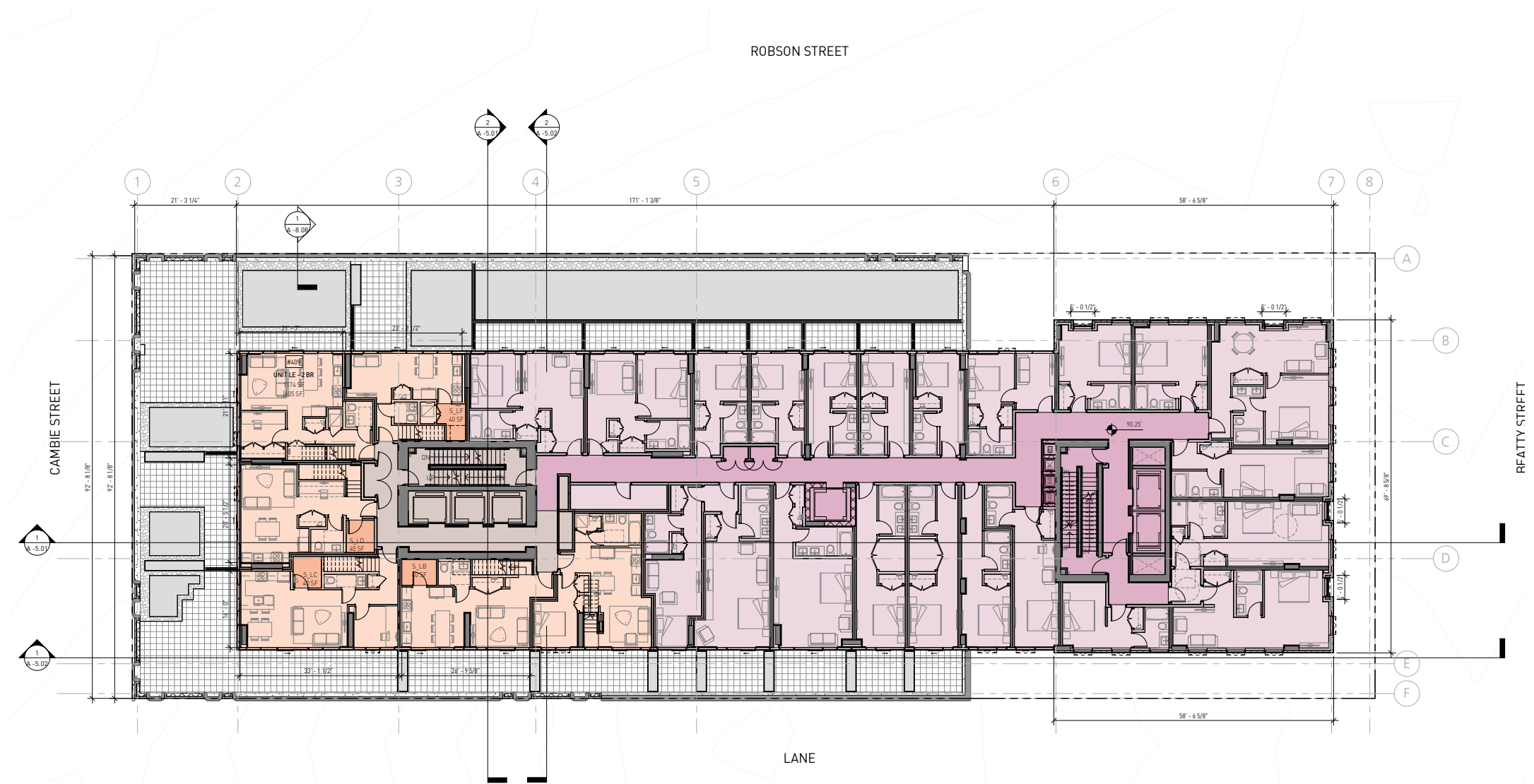


- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity

L3 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	2,025 SF
HOTEL - circulation	3,907 SF
HOTEL - kitchen exhaust	23 SF
HOTEL - sleeping units	14,987 SF
	20,941 SF
RESIDENTIAL - STRATA	
RESIDENTIAL - circulation	214 SF
TOTAL	21,155 SF

L3 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	23 SF
TOTAL	23 SF

L3 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	2,025 SF
HOTEL - circulation	3,907 SF
HOTEL - sleeping units	14,987 SF
	20,919 SF
RESIDENTIAL - STRATA	
RESIDENTIAL - circulation	214 SF
TOTAL	21,133 SF

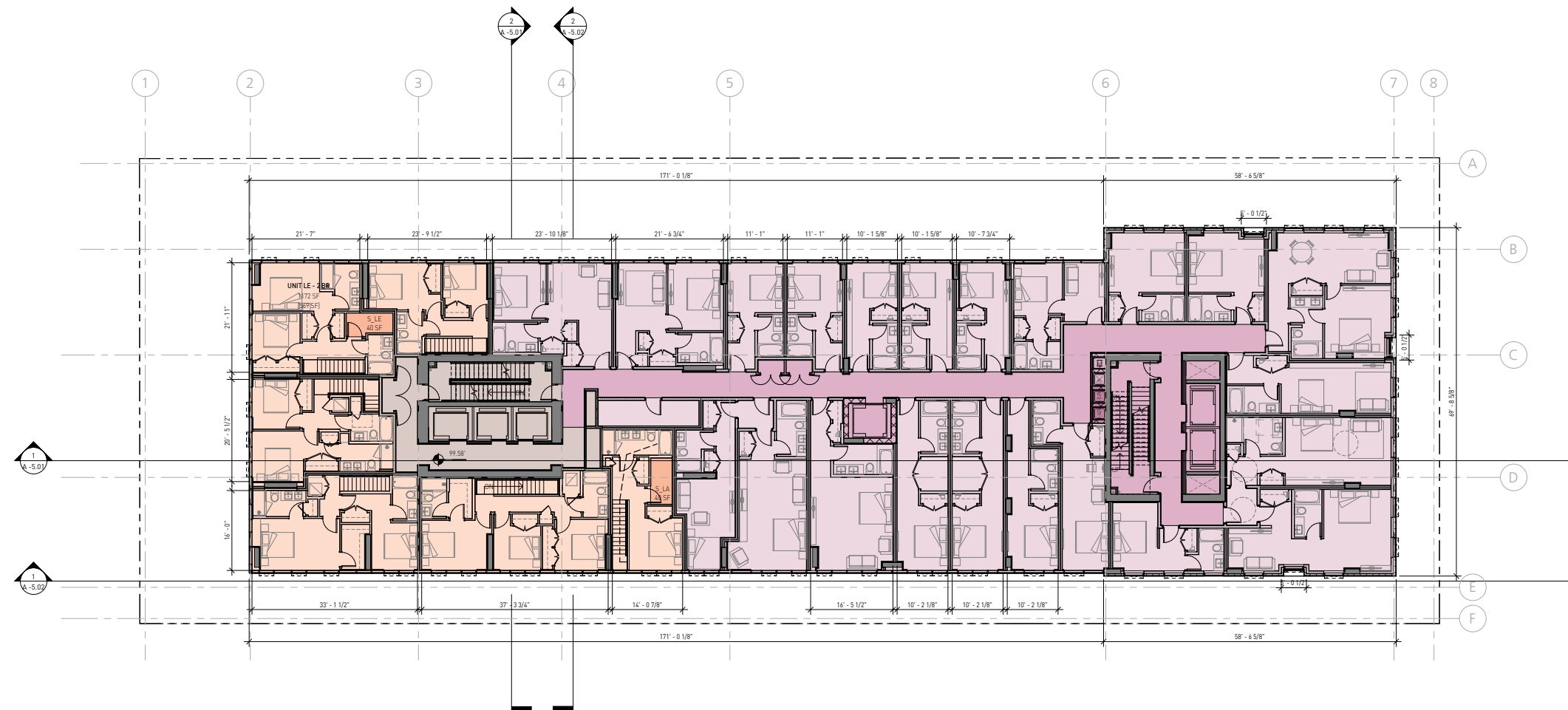


- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

L4 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	126 SF
HOTEL - circulation	1,781 SF
HOTEL - kitchen exhaust	23 SF
HOTEL - restaurant	8,510 SF
HOTEL - sleeping units	10,439 SF
RESIDENTIAL - RENTAL	
RENTAL	3,237 SF
RENTAL - circulation	933 SF
RENTAL - storage	140 SF
TOTAL	14,749 SF

L4 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	23 SF
RESIDENTIAL - RENTAL	
S.L.B.	40 SF
S.L.C.	40 SF
S.L.D.	40 SF
S.L.F.	40 SF
TOTAL	160 SF

L4 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	126 SF
HOTEL - circulation	1,781 SF
HOTEL - sleeping units	10,417 SF
RESIDENTIAL - RENTAL	
RENTAL	3,237 SF
RENTAL - circulation	933 SF
TOTAL	14,561 SF

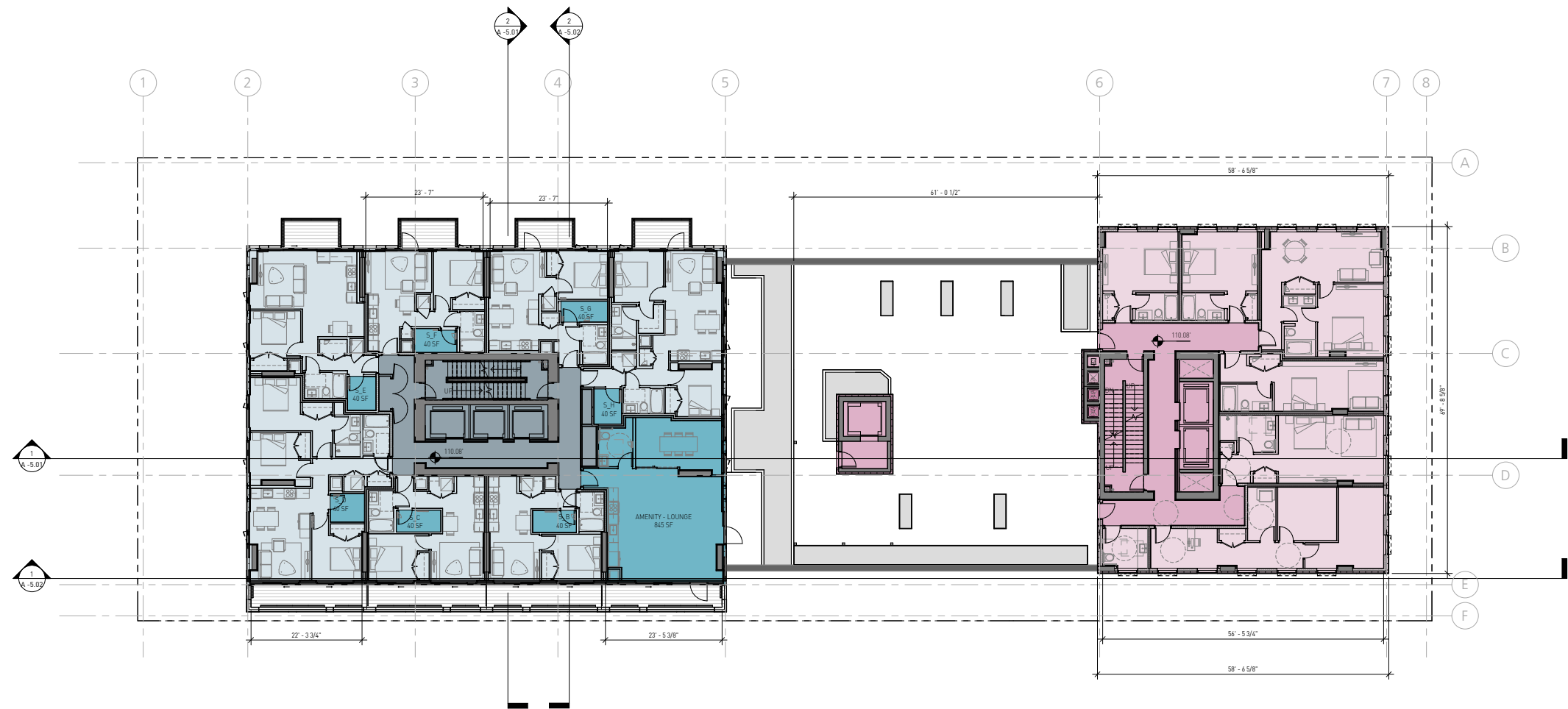


- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

L5 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	126 SF
HOTEL - circulation	1,781 SF
HOTEL - kitchen exhaust	23 SF
HOTEL - restaurant	8,513 SF
HOTEL - sleeping units	10,420 SF
RESIDENTIAL - RENTAL	
RENTAL	3,340 SF
RENTAL - circulation	911 SF
RENTAL - storage	80 SF
TOTAL	14,774 SF

L5 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	23 SF
RESIDENTIAL - RENTAL	
S. LA	40 SF
S. LE	40 SF
TOTAL	103 SF

L5 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	126 SF
HOTEL - circulation	1,781 SF
HOTEL - sleeping units	8,513 SF
RESIDENTIAL - RENTAL	
RENTAL	3,340 SF
RENTAL - circulation	911 SF
TOTAL	14,671 SF



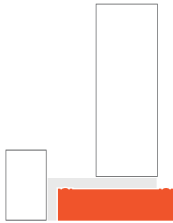
- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

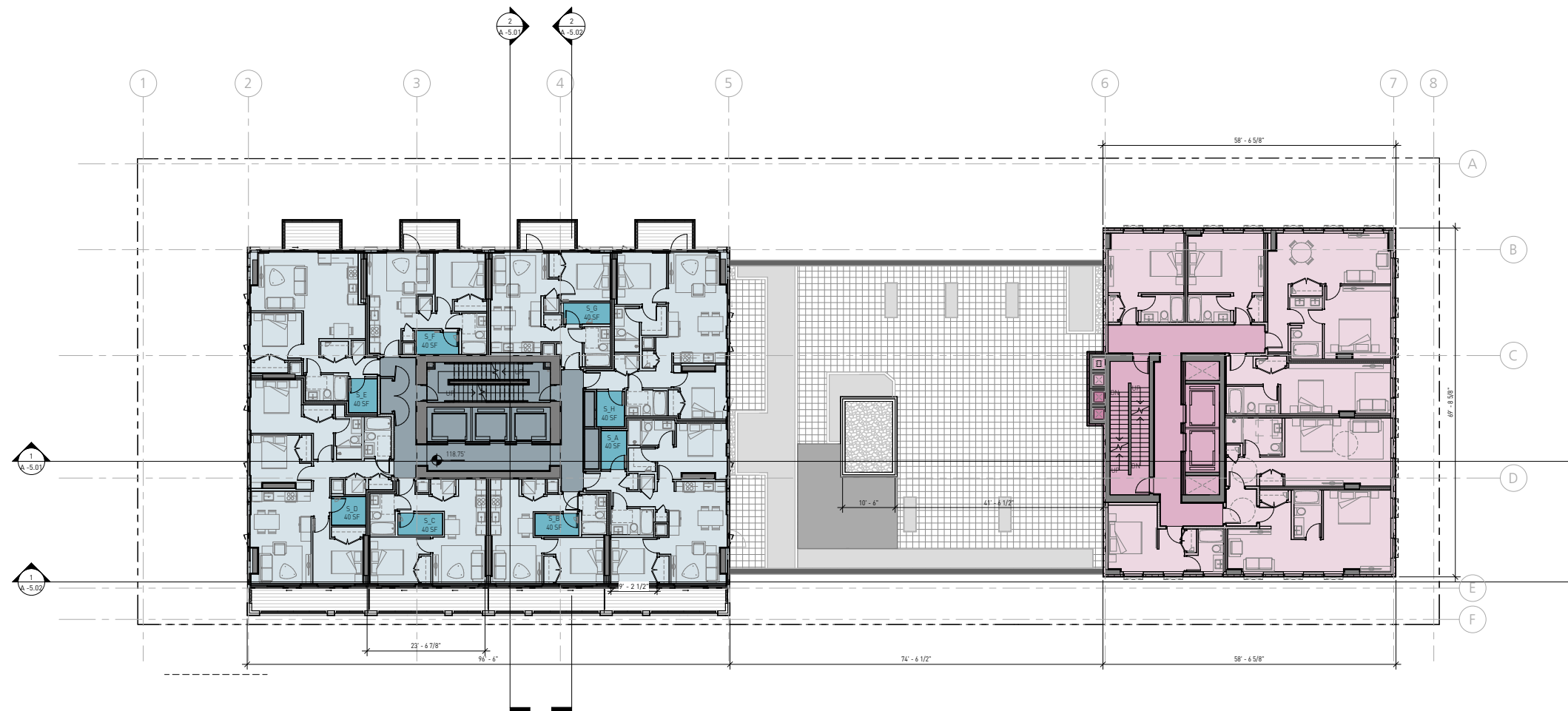
L6 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL	797 SF
HOTEL - circulation	1,287 SF
HOTEL - kitchen exhaust	22 SF
HOTEL - restaurant	2,205 SF
HOTEL - sleeping units	4,312 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	4,392 SF
RESIDENTIAL - amenity	845 SF
RESIDENTIAL - circulation	1,002 SF
RESIDENTIAL - storage	280 SF
TOTAL	10,830 SF

L6 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	22 SF
RESIDENTIAL - STRATA	
AMENITY - LOUNGE	845 SF
S_B	40 SF
S_C	40 SF
S_D	40 SF
S_E	40 SF
S_F	40 SF
S_G	40 SF
S_H	40 SF
TOTAL	1,124 SF

L6 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL	797 SF
HOTEL - circulation	1,287 SF
HOTEL - sleeping units	2,205 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	4,392 SF
RESIDENTIAL - circulation	1,002 SF
TOTAL	9,684 SF

L6 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY_AM	124 SF
BALCONY_B	115 SF
BALCONY_C	121 SF
BALCONY_D	118 SF
BALCONY_E	72 SF
BALCONY_F	72 SF
BALCONY_G	72 SF
BALCONY_I	72 SF
TOTAL	766 SF





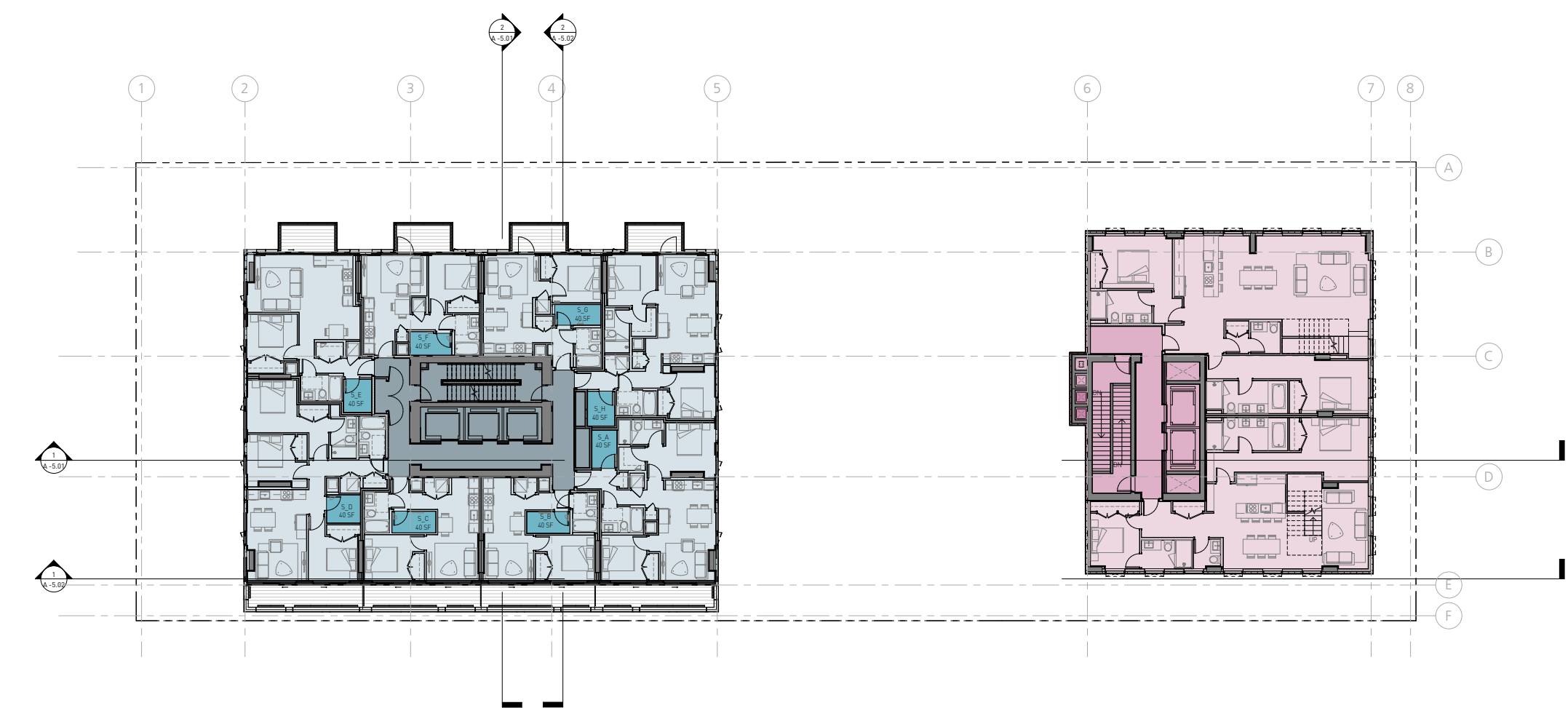
AREA PLAN LEGEND	
	HOTEL
	HOTEL - circulation
	HOTEL - kitchen exhaust
	HOTEL - restaurant
	HOTEL - sleeping units
	OPEN BALCONIES
	RENTAL
	RENTAL - circulation
	RENTAL - storage
	RESIDENTIAL
	RESIDENTIAL - amenity
	RESIDENTIAL - circulation
	RESIDENTIAL - storage

L7-9 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL - circulation	993 SF
HOTEL - kitchen exhaust	22 SF
HOTEL - sleeping units	3,114 SF
	4,129 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
RESIDENTIAL - storage	520 SF
	6,519 SF
TOTAL	10,648 SF

L7-9 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	22 SF
RESIDENTIAL - STRATA	
S.A	40 SF
S.B	40 SF
S.C	40 SF
S.D	40 SF
S.E	40 SF
S.F	40 SF
S.G	40 SF
S.H	40 SF
	320 SF
TOTAL	342 SF

L7-9 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL - circulation	993 SF
HOTEL - sleeping units	3,114 SF
	4,107 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
	6,198 SF
TOTAL	10,305 SF

L7-9 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY.A	124 SF
BALCONY.B	115 SF
BALCONY.C	123 SF
BALCONY.D	118 SF
BALCONY.E	72 SF
BALCONY.F	72 SF
BALCONY.G	72 SF
BALCONY.H	72 SF
	766 SF
TOTAL	766 SF



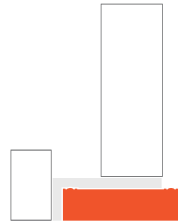
- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

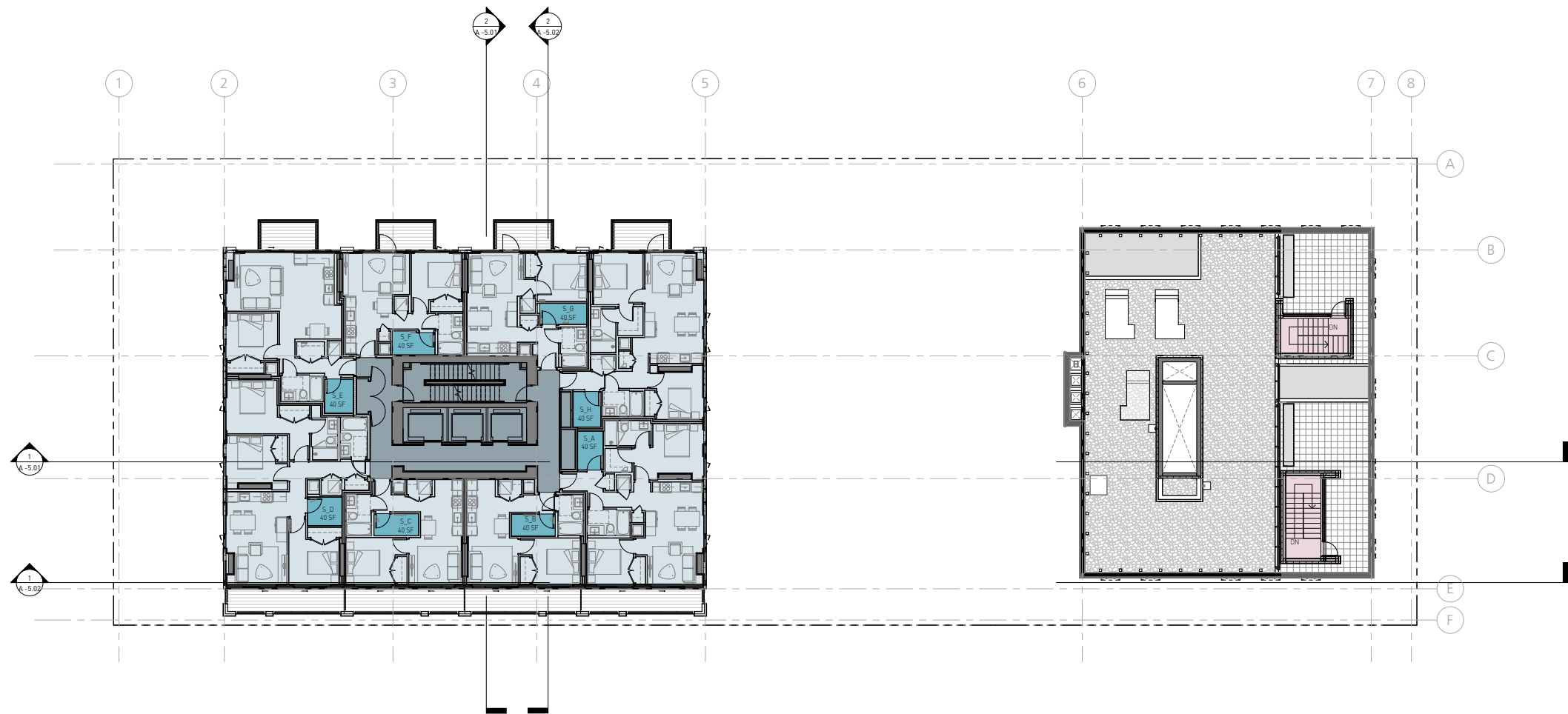
L10 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL - circulation	835 SF
HOTEL - kitchen exhaust	22 SF
HOTEL - sleeping units	3,272 SF
	4,129 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
RESIDENTIAL - storage	320 SF
	6,518 SF
TOTAL	10,648 SF

L10 - EXCLUSIONS	
EXCLUSION	AREA
HOTEL	
KITCHEN EXHAUST	22 SF
RESIDENTIAL - STRATA	
S.A	40 SF
S.B	40 SF
S.C	40 SF
S.D	40 SF
S.E	40 SF
S.F	40 SF
S.G	40 SF
S.H	40 SF
	320 SF
TOTAL	342 SF

L10 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL - circulation	835 SF
HOTEL - sleeping units	3,272 SF
	4,107 SF
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
	6,198 SF
TOTAL	10,305 SF

L10 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY_A	124 SF
BALCONY_B	115 SF
BALCONY_C	121 SF
BALCONY_D	118 SF
BALCONY_E	72 SF
BALCONY_F	72 SF
BALCONY_G	72 SF
BALCONY_H	72 SF
	766 SF
TOTAL	766 SF





AREA PLAN LEGEND

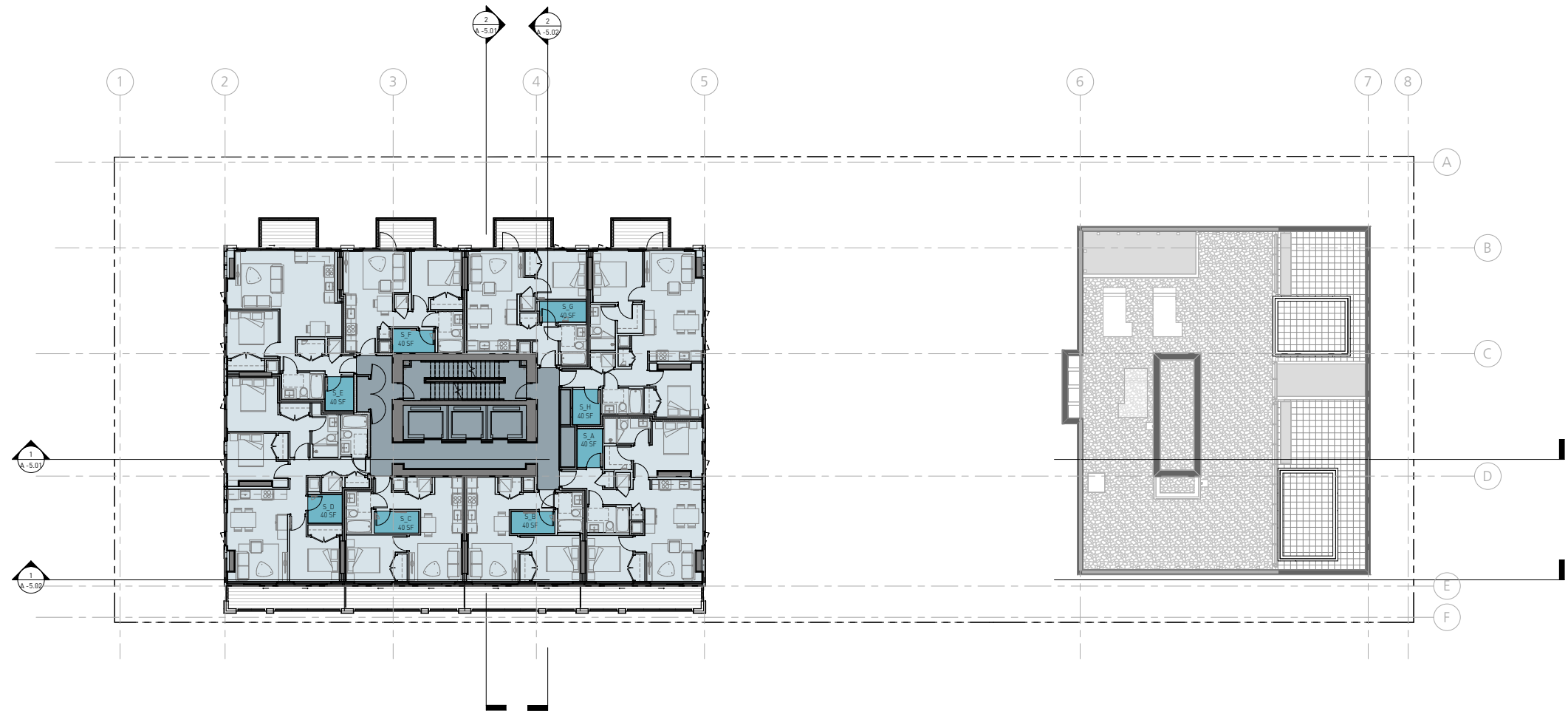
- HOTEL
- HOTEL - circulation
- HOTEL - kitchen exhaust
- HOTEL - restaurant
- HOTEL - sleeping units
- OPEN BALCONIES
- RENTAL
- RENTAL - circulation
- RENTAL - storage
- RESIDENTIAL
- RESIDENTIAL - amenity
- RESIDENTIAL - circulation
- RESIDENTIAL - storage

L11 - GROSS AREA	
AREA TYPE	GROSS AREA
HOTEL	
HOTEL - sleeping units	325 SF
	325 SF
RESIDENTIAL - STRATA	5,198 SF
RESIDENTIAL - circulation	1,000 SF
RESIDENTIAL - storage	320 SF
TOTAL	6,519 SF
	6,844 SF

L11 - EXCLUSIONS	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
S.A	40 SF
S.B	40 SF
S.C	40 SF
S.D	40 SF
S.E	40 SF
S.F	40 SF
S.G	40 SF
S.H	40 SF
TOTAL	320 SF
	320 SF

L11 - FSR AREA	
AREA TYPE	FSR AREA
HOTEL	
HOTEL - sleeping units	325 SF
	325 SF
RESIDENTIAL - STRATA	5,198 SF
RESIDENTIAL - circulation	1,000 SF
TOTAL	6,198 SF
	6,524 SF

L11 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY.A	124 SF
BALCONY.B	115 SF
BALCONY.C	121 SF
BALCONY.D	118 SF
BALCONY.E	72 SF
BALCONY.F	72 SF
BALCONY.G	72 SF
BALCONY.H	72 SF
TOTAL	766 SF
	766 SF



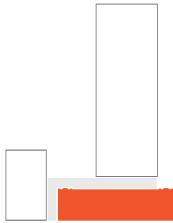
- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

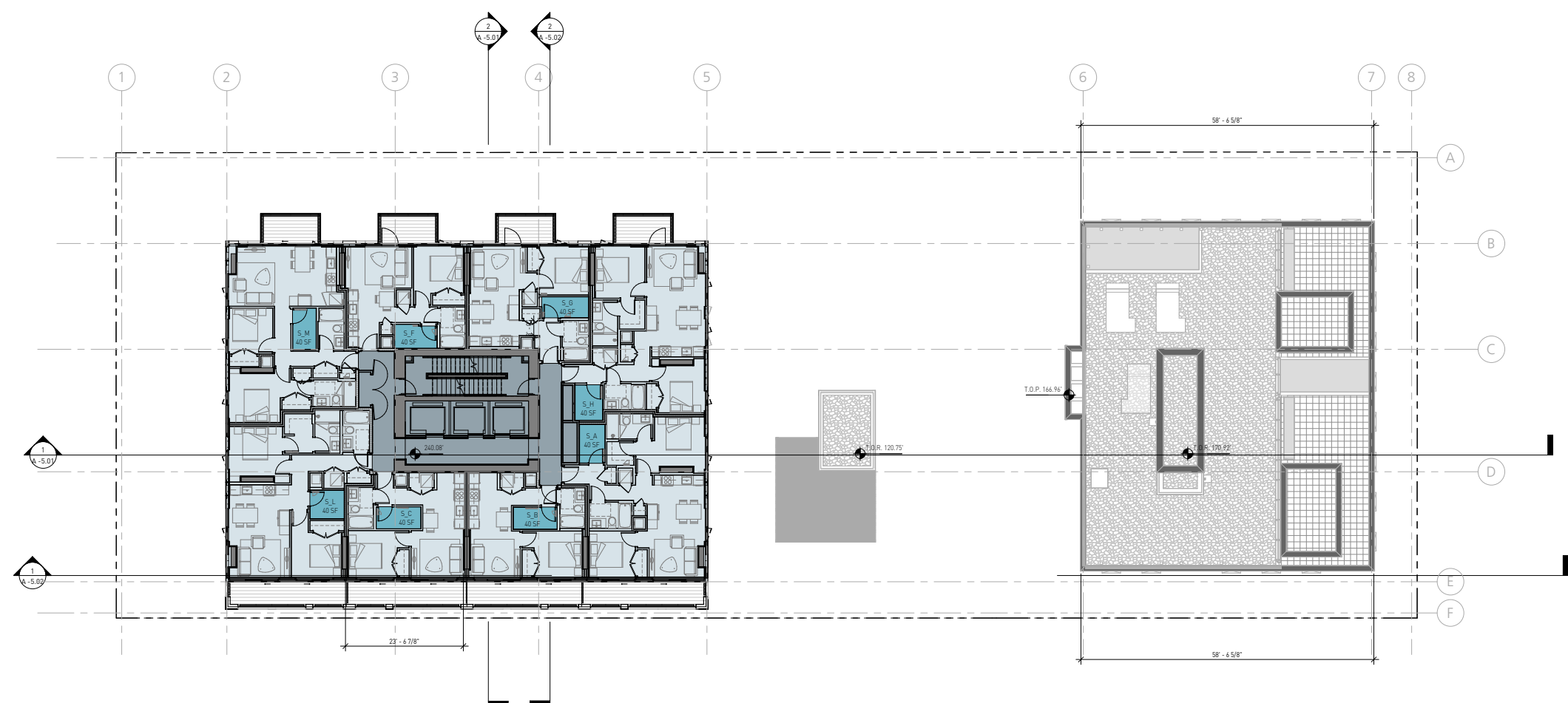
L12-20 - GROSS AREA	
AREA TYPE	GROSS AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
RESIDENTIAL - storage	320 SF
TOTAL	6,519 SF

L12-20 - EXCLUSIONS	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
S.A	40 SF
S.B	40 SF
S.C	40 SF
S.D	40 SF
S.E	40 SF
S.F	40 SF
S.G	40 SF
S.H	40 SF
TOTAL	320 SF

L12-20 - FSR AREA	
AREA TYPE	FSR AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
TOTAL	6,198 SF

L12-20 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY_A	124 SF
BALCONY_B	115 SF
BALCONY_C	121 SF
BALCONY_D	118 SF
BALCONY_E	72 SF
BALCONY_F	72 SF
BALCONY_G	72 SF
BALCONY_H	72 SF
TOTAL	766 SF





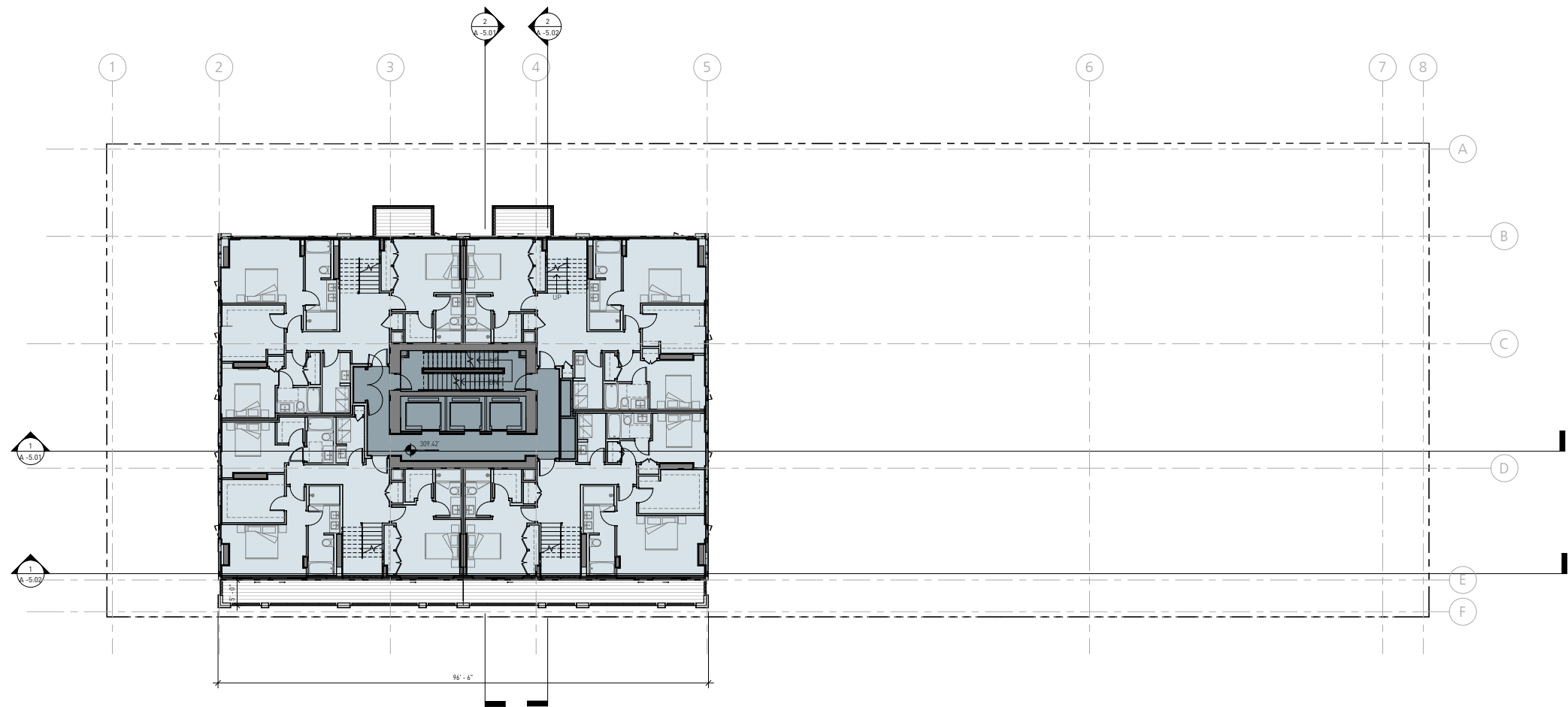
- HOTEL
- HOTEL - circulation
- HOTEL - kitchen exhaust
- HOTEL - restaurant
- HOTEL - sleeping units
- OPEN BALCONIES
- RENTAL
- RENTAL - circulation
- RENTAL - storage
- RESIDENTIAL
- RESIDENTIAL - amenity
- RESIDENTIAL - circulation
- RESIDENTIAL - storage

L21-28 - GROSS AREA	
AREA TYPE	GROSS AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
RESIDENTIAL - storage	320 SF
	6,519 SF
TOTAL	6,519 SF

L21-28 - EXCLUSIONS		
EXCLUSION		AREA
RESIDENTIAL - STRATA		
S_A		40 SF
S_B		40 SF
S_C		40 SF
S_F		40 SF
S_G		40 SF
S_H		40 SF
S_L		40 SF
S_M		40 SF
TOTAL		320 SF
		320 SF

L21-28 - FSR AREA	
AREA TYPE	FSR AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,198 SF
RESIDENTIAL - circulation	1,000 SF
	6,198 SF
TOTAL	6,198 SF

L21-28 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY A	126 SF
BALCONY B	115 SF
BALCONY C	121 SF
BALCONY F	72 SF
BALCONY G	72 SF
BALCONY H	72 SF
BALCONY L	118 SF
BALCONY M	72 SF
TOTAL	766 SF



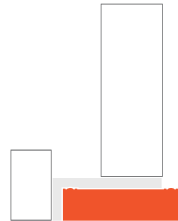
AREA PLAN LEGEND

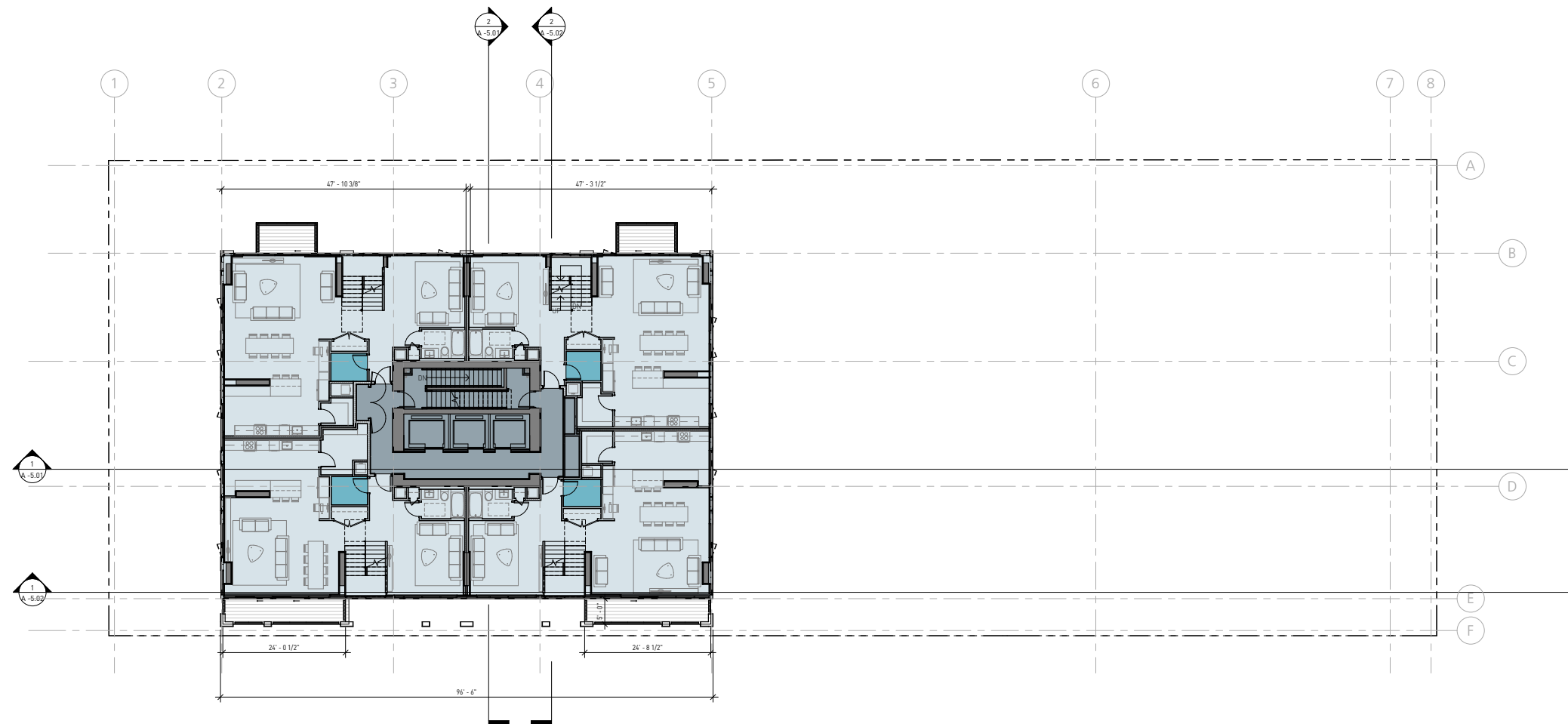
- HOTEL
- HOTEL - circulation
- HOTEL - kitchen exhaust
- HOTEL - restaurant
- HOTEL - sleeping units
- OPEN BALCONIES
- RENTAL
- RENTAL - circulation
- RENTAL - storage
- RESIDENTIAL
- RESIDENTIAL - amenity
- RESIDENTIAL - circulation
- RESIDENTIAL - storage

L29 - GROSS AREA	
AREA TYPE	GROSS AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,589 SF
RESIDENTIAL - circulation	929 SF
	6,519 SF
TOTAL	6,519 SF

L29 - FSR AREA	
AREA TYPE	FSR AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,589 SF
RESIDENTIAL - circulation	929 SF
	6,519 SF
TOTAL	6,519 SF

L29 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY PH1	239 SF
BALCONY PH2	239 SF
BALCONY PH3	72 SF
BALCONY PH4	72 SF
	622 SF
TOTAL	622 SF





AREA PLAN LEGEND

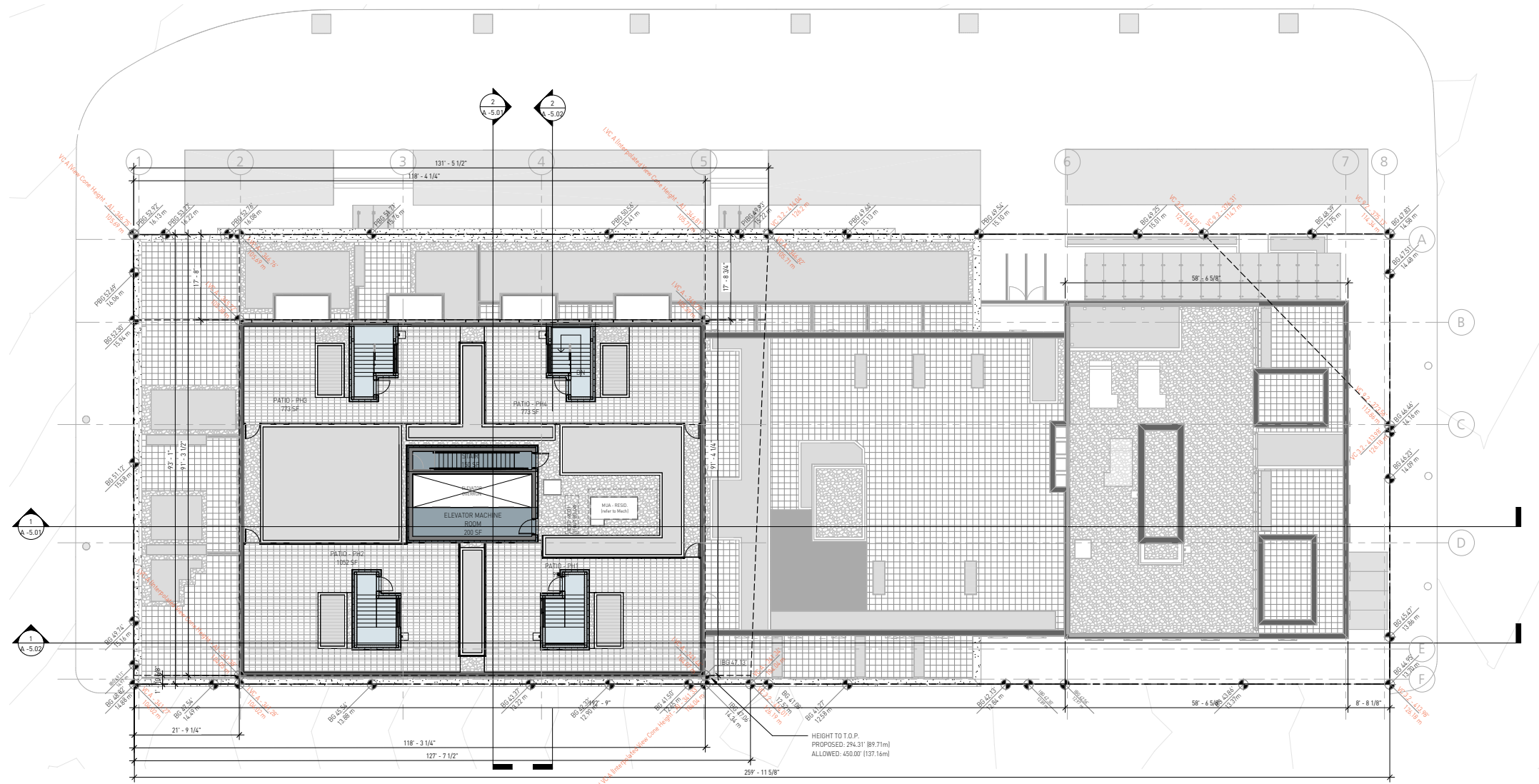
- HOTEL
- HOTEL - circulation
- HOTEL - kitchen exhaust
- HOTEL - restaurant
- HOTEL - sleeping units
- OPEN BALCONIES
- RENTAL
- RENTAL - circulation
- RENTAL - storage
- RESIDENTIAL
- RESIDENTIAL - amenity
- RESIDENTIAL - circulation
- RESIDENTIAL - storage

L30 - GROSS AREA	
AREA TYPE	GROSS AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,431 SF
RESIDENTIAL - circulation	928 SF
RESIDENTIAL - storage	160 SF
TOTAL	6,519 SF

L30 - EXCLUSIONS	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
S, PH1	40 SF
S, PH2	40 SF
S, PH3	40 SF
S, PH4	40 SF
TOTAL	160 SF

L30 - FSR AREA	
AREA TYPE	FSR AREA
RESIDENTIAL - STRATA	
RESIDENTIAL	5,431 SF
RESIDENTIAL - circulation	928 SF
TOTAL	6,358 SF

L30 - OPEN BALCONIES	
EXCLUSION	AREA
RESIDENTIAL - STRATA	
BALCONY, PH1	124 SF
BALCONY, PH2	124 SF
BALCONY, PH3	72 SF
BALCONY, PH4	72 SF
TOTAL	391 SF



- AREA PLAN LEGEND
- HOTEL
 - HOTEL - circulation
 - HOTEL - kitchen exhaust
 - HOTEL - restaurant
 - HOTEL - sleeping units
 - OPEN BALCONIES
 - RENTAL
 - RENTAL - circulation
 - RENTAL - storage
 - RESIDENTIAL
 - RESIDENTIAL - amenity
 - RESIDENTIAL - circulation
 - RESIDENTIAL - storage

ROOF - GROSS AREA		ROOF - FSR AREA	
AREA TYPE	GROSS AREA	AREA TYPE	FSR AREA
RESIDENTIAL - STRATA			
RESIDENTIAL	591 SF	RESIDENTIAL	591 SF
RESIDENTIAL - circulation	351 SF	RESIDENTIAL - circulation	351 SF
TOTAL	942 SF	TOTAL	942 SF

