HAVN MANITOBA Rezoning Application





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HAVN Developments is a boutique Vancouver-based real estate development company focused on bringing finely crafted products to fastidious customers. Founded by commercial real estate development professionals with over 30+ years of combined experience, HAVN Developments specializes in design, development, project, and construction

Compelling design and building vibrant communities are at the heart of every HAVN project, which captures their belief that good design is not an accident but a choice and something to strive for. Harnessing top local and international talent, HAVN's project aim to create spaces that add value to daily experience and inspire all to live their best life.



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SHAPE Architecture is an award-winning Vancouver practice of architects and designers. Their projects marry design excellence + ground breaking high performance building to a create an engaging, humane and sustainable future.

SHAPE Architecture's work includes public buildings, housing, and larger scale urban mixed use projects that together form a critical perspective on how we might live as public citizens in the modern city.



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Hapa Collaborative is a landscape architecture and urban design practice established with placemaking, attentiveness and collaboration in mind. Their goal is to evoke the poetry of the place and in doing so reveal something delightful but perhaps previously unseen.

Hapa Collaborative works within the full breadth of scales from master plans to pocket parks, civic spaces to private residences, streetscapes to green roofs.

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With 50 years of excellence and leadership in structural engineering in B.C. and Western Canada, Bush Bohlman & Partners has adopt a collaborative team-first approach to all of their projects. By engaging in early involvement with clients, the office is able to better understand client needs and develop effective solutions toward a project's success.

Regardless of a project's size, type and complexity, Bush Bohlman & Partners creates value with their deep project knowledge, superb management skills and technical expertise.





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Letters of Intent

Development and Building Services Centre 515 W 10th Ave. Vancouver, BC V5Z 4A8

Dear Derek Robinson and Scott Erdman,

You will recognize this Rezoning application as the second iteration this year for this consolidated lot at the corner of W 11th Avenue and Manitoba Street. Thank you for collaborating with us to this point, and helping us understand how existing, new, and imminent policies and bylaws influence the future of this site. We now feel very familiar with the unique attributes of the existing neighbourhood and with the policy framework that surrounds it, and are confident that the project described by this proposal offers a great contribution to this area of Vancouver.

Our previous rezoning proposal for this site was a 14 storey podium "tower" that made every effort to maintain reasonable setbacks from neighbors while forcing its massing into large floorplates beneath the prevailing viewcone. The result was something more like a 14 storey podium block than a point tower. The extent of setbacks and max floor area relaxations that resulted from this strategy were too severe for your staff to support. If nothing else, the previous rezoning application offered an excellent case study for just how onerous the viewcone restrictions are for development in this neighbourhood, and just how severely they prevent the urbanism imagined by the Broadway Plan from being implemented.

Pages 46-47 of this document offer a succinct comparative analysis of the previous rezoning massing and the current proposal, and clearly demonstrate the obvious benefits for development that become available with the removal of viewcone 3.2.4a. Tower and podium setbacks are able to meet or exceed the minimums prescribed by the CoV, and the groundplane is liberated to generously enhance the neighbourhood and the adjacent Park.

As outlined in this design rationale, our proposal highlights and emphasizes the unique characteristics of this particular site, which we view as a fundamental driver of the resultant form and character which address the specific quality and fabric of this neighborhood. We recognize the adjacency of the site to Major Matthews Park as a significant part of this project. The vision of the Client Group and Design Team is to provide a rejuvenated public park amenity in tandem with the 18 storey, 11,000 square meter project which adds 165 units of high-demand, affordable rental housing to the area.

We acknowledge that the recent introduction of the Broadway Plan is an ambitious piece of policy which provides a fresh perspective on land use designation and the creation of thoughtful and sensitive density, and we are confident that this proposal achieves its best ambitions. We really look forward to collaborating with you on this enhanced proposal for this unique site.

Sincerely, SHAPE Architecture



11 December 2023

Scott Erdman-Rezoning Planner City of Vancouver West Annex, 515 West 10th Avenue Vancouver, BC, V5Y 1V4

Rezoning Application Submission – 121 W11th Avenue

Dear Mr. Erdman,

HAVN Developments Ltd. and SHAPE Architecture Inc. are pleased to formally submit a Rezoning Application to the City of Vancouver for the project at 121 W11th Avenue. A Letter of Enquiry on this site was submitted in February 2023, and the Letter of Response was received in July 2023.

The project team has worked diligently to design a project that addresses the goals outlined in the Broadway Plan and issues of heritage adjacencies and height limitations due to the QE Park view cones. The project team initially designed a building with larger floorplates that respect the QE Park view cone, but given the upcoming review of the view cone policy, we redesigned a taller building that allows for additional rental units and a tower plate that conforms with the Broadway Plan. Significant effort has been made to enhance Major Mathews Park's connectivity and safety by setting the building back on the east side, allowing public access to the park and the building's amenity/lobby space. Thoughtful integration of the project's landscape and amenity/lobby space has become a major driver for 121 W11th Ave. This project's ground plane and community-centric design are fine examples of modern urbanism as it integrates into an existing mature neighbourhood and invites the community to interact with new opportunities created by this new architecture.

The proposed development is committed to providing the following public benefits:

- One residential tower with 165 secured rental units
- 20% of FSR at below-market rental rates
- 35% of FSR is dedicated to Family Units, which includes 10% to three-bedroom units
- Flex amenity/lobby and retail opportunity space accessible by the community at large
- Interactive landscape and ground-oriented suites that increase eyes on the street
- Prime location and proximity to transit
- At-grade bicycle parking and maintenance facilities
- Neighbourhood accessed dog run
- Public Arcade design along east edge of property to increase safety and community access to Major Mathews Park

We believe this proposal exceeds the approved Broadway Plan's vision of introducing new housing opportunities and delivers on the policies noted in Section 10.25 Mount Pleasant RT Areas – Area B (MRTB). Given the site's convenient location near bus routes and future Broadway Subway stations, our proposal also aligns with the City's vision to deliver rental housing near major transportation hubs.

As the site is ideally located near primary bus and rapid transit routes and the project provides convenient bicycle amenities, we believe that 121 W11th Avenue will contribute significantly to the City's vision for delivering secured rental with sustainable transportation links.

We believe in the current council's vision for delivering secured rental housing in Vancouver, and we look forward to working with Planning to make this project a reality. Yours truly,

HAVN Developments Ltd.

Martin Rahn CEO | Co-Founder President | Co-Founder

Executive Summary & Project Brief

Rezoning Rationale Summary

This application outlines our proposal to rezone the site at W 11th Avenue and Manitoba Street to permit a 18 storey podium tower building with street-oriented community programming. The housing options provided by the building include a mixture of affordable and market rental units, ground floor, podium and rooftop amenities, with two levels of underground parking. The project site area is 1,726 m², and this application is to rezone the site to a maximum FSR of 5.80, supported by the amenity contribution that it makes to Major Matthews Park. The east edge of this development provides an Arcade connection from W11th Ave to the Park, with Retail and Patio space that extend enhance the area of the Park onto the site.

The Developer

HAVN Developments is a local development company specializing in design, project, construction, and property management. In addition to this rezoning proposal, HAVN has submitted two other purpose-built rental tower projects within the Broadway Plan (one at Carolina Street and one at Arbutus Street, per diagram on opposite page). The three proposed developments comprise the first series of the HAVN rental portfolio. They will be part of a holistic rental proposal that offers customers housing solutions not yet seen in Vancouver. Utilizing standardization in design and introducing new building technologies, HAVN proposes to increase construction efficiencies, livability and schedules to deliver critical housing to the Vancouver market.

Design Rationale

This proposal intends to re-think the podium tower typology to provide meaningful adjacencies of public programs and connections. Bookended by single-family detached character homes with Major Matthews Park on the north-east end, we have taken the approach to minimize the podium's size and prioritize amenity programs in the podium. A prominent feature is an outdoor circulation arcade that provides an accessible pedestrian connection between W11th Ave and Major Matthews Park, while also providing thoughtful groundlevel programming that extends the Park's public space onto the site. Rather than creating a bulky podium that overshadows the neighboring heritage homes, the four-storey podium provides generous neighbouring setbacks through the thoughtful integration of vehicular and bike parking access. A rooftop amenity is programmed to give residents an outstanding public space to access natural light, air, and views, and to stage various social events. Finally, the greenhouse amenity space and patio at Level 2—along with the potted plant theme running through the landscape design—provide an iconic, street-level image of the project's commitment to biophilia.

HAVN Proposed Developments



Rental Housing with Dignity

HAVN Manitoba is an exciting rental housing opportunity that prioritizes dignity, thoughtful building design, and universal access to key elements of well-considered spaces. The project embraces HAVN's "slow design" concept, drawing inspiration from historical design precedents to deliver a modern solution that stands the test of time. The goal is to design homes that exude proportion, simplicity, and texture—avoiding fleeting trends in favour of enduring aesthetics.

Unit types and sizes in this proposal are based on a thorough understanding of what the city's demographic truly values in rental housing. The character of amenity spaces, and the internal relationships of rooms within units, all aim to provide residents with more of what they want and need, and less of conventional excesses that are not relevant in today's market. The form, style, materiality and finishes of this project all aim at a specific vibe—a housing community with cosmopolitan style, confident design, and universal access to key elements of well-considered spaces. Essentially, rental housing with dignity.

Through careful planning and efficient processes, HAVN Manitoba will provide access to light, air, and biophilia—making homes feel spacious and nurturing for all residents. Efficiency is also a key factor: by utilizing the same unit designs across towers at all site to maintain cost-effectiveness, resources can be allocated to areas that truly matter, like amenities, landscapes, and communal spaces. The project optimizes efficiency and streamlines the construction process by standardizing components like materials, systems, processes, and design philosophy.

These design decisions create a significant and robust connection between the building's community and the neighbourhood it inhabits.













Ground Plane + Public Realm

Many housing development projects tend to regard amenity spaces as bargaining territories to secure maximum density, and the result is a tenuous engagement to the public realm. HAVN Manitoba takes an opposite approach and finds its starting-point and identity in the provision of common spaces that are optimally positioned to enhance the interface between new residents and the local community.

The positioning of street-level amenity spaces down at Levels 1 and 2 (rather than up on a podium or rooftop), and directly adjacent to Major Matthews Park, is a fundamental programming impetus for the culture of the development as a whole. The Level 1 Lobby flex space, Bike Repair and Retail areas adjacent to the public arcade respond to necessary but pleasurable functions that residents and neighbors require. The greenhouse atrium at Level 2 provides a definitive commitment to biophilia and nurtures human-scale access to potted plants and vegetation in a manner that is at once hyper-symbolic and hyper-functional. The Greenhouse Patio's views to and from the park provide year-round amplification of green space, and allow co-working to occur in a space that energizes and enlightens.

The precedent images to the right illustrate the potential materials, proportions, integration of landscape elements, natural lighting strategies, and quality of spaces aligned with this project's key objectives.



Interaction with exterior space



Arcade connection to public realm







Lobby atrium with mezzanine

Landscaped public space

Precast concrete cladding

Meaningful Community Enhancement

The 10 key drivers listed below have been determined for this project to inform massing and programming moves that create public benefits and provide neighbourhood sensitivity. The icons for these drivers can be seen distributed throughout this document where they've played a key role.



Sustainable Development

- Building is high performance and energy efficient
- Planting, massing, and landscape design integrate the site within local ecological systems and cycles
- Renewable and non-toxic building materials reduce embodied carbon of building and its impact on local and global ecologies



Enhanced Public Realm

- Public space that is accessible to all
- Planting provides a green buffer to neighbouring lots and activates street
- Public plaza and courtyards connect community program and housing to street



Spaces for Meeting & Gathering

• Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Accessible Housing

- Creating rental housing for present and future
- Housing is situated within walking distance of town center and essential services



Transportation and Connectivity

• Proximity of building to town center and essential services encourages low-carbon transportation and improves local walkability



Greenspace and Nature Retention

- Mature trees are retained where possible and trees are added to site along street edges and in courtyards
- Greenspace and planting provides access to nature for residents and community



Sensitive Density

 Articulated building massing fits into neighbourhood context and responds to surrounding building heights



Appropriate Building Separation

• Six meter setbacks provide green buffer between building, street, and neighbouring residences



Displaced Density

• Housing massing is condensed to decrease building footprint and create open space for community program



Context & Scale

- Facade is broken up with balconies and glazing to match scale of surrounding residential buildings
- Building height follows topography to match surrounding building heights



Section 2 Policy Context

Policy Context

We have reviewed the array of policies, guidelines, bylaws, bulletins and building codes that govern the approvals process for this site, and we have crafted a project that strives to satisfy the aspirations and requirements contained within this regulatory framework. In addition to the VBBL, zoning bylaws, and parking bylaws, key documents relevant to the project include:

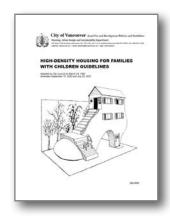
The Broadway Plan



Now in effect for a little over a year, the Broadway Plan is a 30-year plan to guide development around the new Broadway Subway. It contains guiding principles and specific policies to shape development consistent with the plan vision that "in 2050 the Broadway Plan neighbourhoods are highly walkable, vibrant, inclusive and distinctive places to live, work, play and learn, connected to the region by the Broadway Subway."

The impact of this plan on the proposed rezoning is discussed in greater detail further on in this section of the application.

High Density Housing for Families with Children Guidelines



The High Density Housing for Families with Children Guidelines contain objectives for project planning, design of outdoor spaces, unit design, indoor amenity spaces, and parking. The specific and thematic objectives of these guidelines have been brought to bear on our design and planning, with the overall goal of optimizing functionality and livability for families and children.

Family Room: Housing Mix Policy for Rezoning Projects



This City Policy sets out the requirements for a minimum 35% of units to be family units, which are defined as two or more bedrooms for secured market rental projects. Our development statistics demonstrate that this project achieves this objective.

The Green Buildings Policy for Rezonings



The recently updated policy helps the City of Vancouver achieve the direction and targets of the Zero Emissions Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy, and the Climate Emergency Action Plan. Separately submitted documents show how the project has addressed these requirements.

Adding Missing Middle Housing



Recently approved at a public hearing on September 14, 2023, this report recommends allowing up to six units on a lot in RS zones. It seeks to advance work on multiplexes as a new housing option on single lots in low density areas and simplify development regulations. This policy, while not directly applicable to this rezoning application, will have a significant impact on the surrounding neighbourhood, and generally demonstrates innovative planning moves that the City is taking to address housing needs.

The Broadway Plan

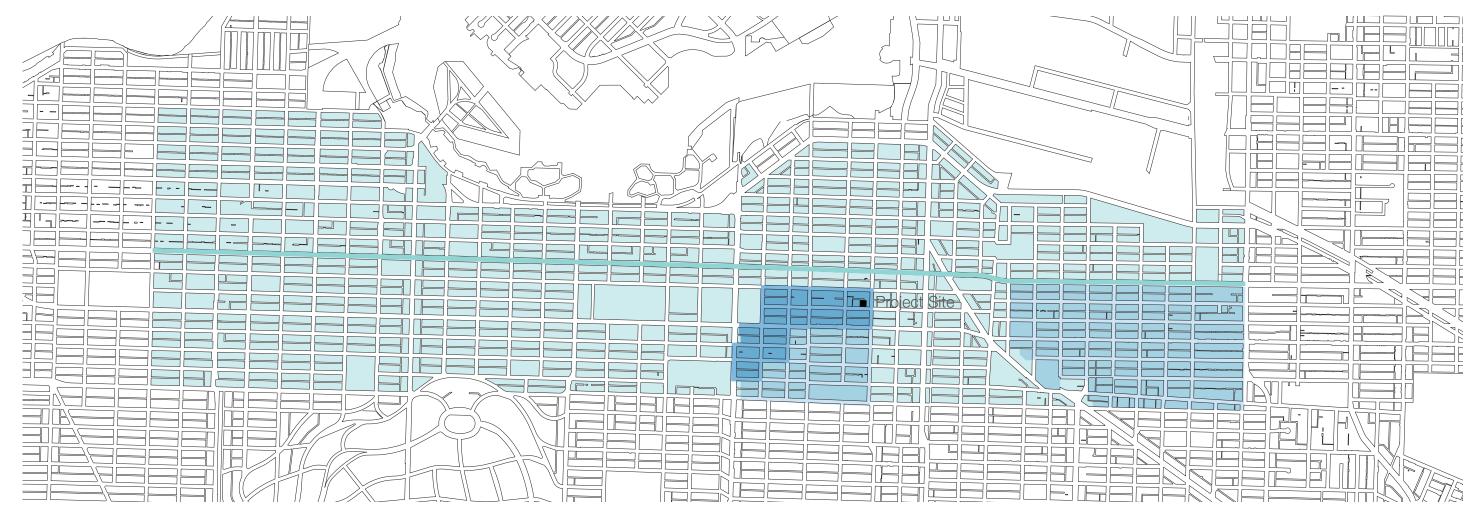
The Broadway Plan is the policy protagonist for the story of this project. It has informed this rezoning application through numerous guiding principles, site specific policies, and general built form and site design directives.

Specifically, the project site is within the MRTB sub-area of the Mount Pleasant RT Areas, as shown on the plan below.

The overall intent of the MRTB zone is to "enhance the Mount Pleasant RT Areas as walkable, primarily residential areas with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of building types as the areas grow and evolve".

- Broadway Plan, p. 252





Mount Pleasant RT Area B (MRTB)

"The Mount Pleasant RT Areas are residential areas with green and leafy streets and low-density housing, including single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. Secondary rental units, such as basement suites and suites in older houses, are sprinkled throughout these areas. The area west of Main Street has a concentration of heritage buildings, particularly north of 12th Avenue, which contribute to the distinctive neighbourhood character.

These areas are served by several neighbourhood parks and elementary schools. 12th Avenue is a busy four-lane arterial that runs east-west through these areas, with a small retail/service node at Clark Drive."

- Broadway Plan, p. 252

The excerpt to the right of the page, taken from p. 256 of the Plan, shows the policy summary table for the MRTB sub area.

In addition to these policies, there are a number of relevant policies in the Built Form and Site Design section of the Plan that have informed the proposal. Some of the more influential policies include:

- Setbacks which consider angle of daylight, landscaping, and building
- Enlivening the public realm and providing opportunities for social connection with human-scaled design that activates the public realm and creates
- Providing ground level outdoor spaces that supports outdoor uses for all ages including children.
- Building edges and landscaped areas that support casual encounters and interaction, seamlessly integrated with the public realm.

Policy Area	Mount Pleasant RT Areas - Area B		MRTB	
Uses	Residential, retail/service			
Option/Tenure	Secured rental housing			
Max Height	18 storeys	3-6 storeys		
Max Density	5.5 FSR	1.0-2.7 FSR		
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)		
Notes	Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details).	Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)		

Additional Policies

- 10.25.2 There will be a maximum of two towers per block (street to street, including any laneways). However, for the northern block faces along 11th Avenue between Yukon Street and Columbia Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Mount Pleasant South Apartment Area A. For the northern block faces along 10th Avenue between Guelph Street and Carolina Street, only one tower will be allowed on the Mount Pleasant RT Area B block face. Between Cambie and Yukon streets, towers located outside of the Mount Pleasant RT Area B boundaries will not be included in counting the number of towers per block.
- 10.25.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or
- 10.25.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.

Existing Low Density Areas

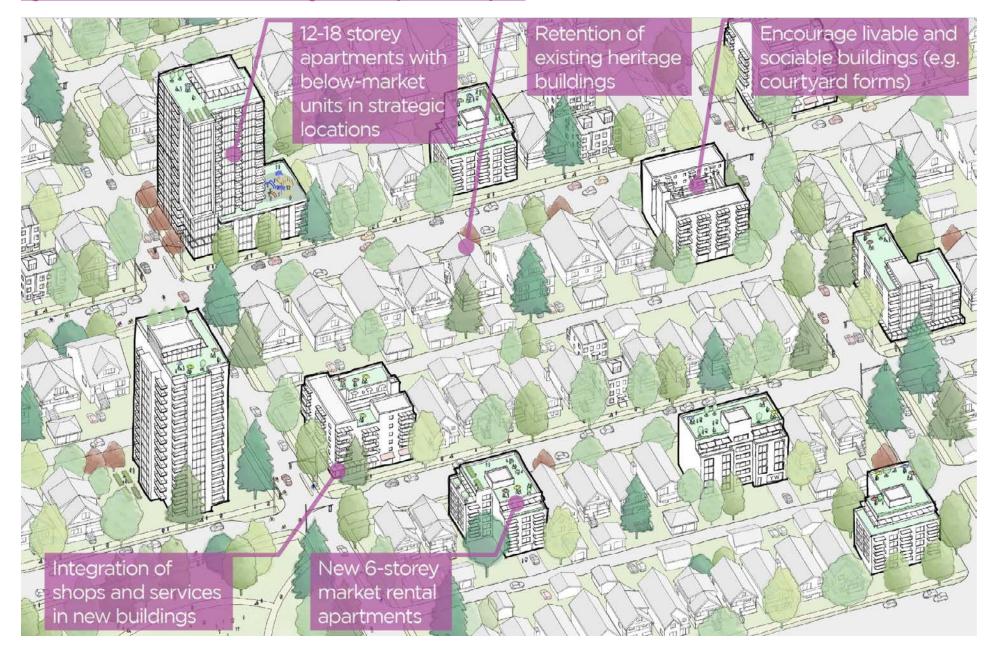
In addition to the sections of the Broadway Plan described on the previous pages, the project is within a general plan area broadly identified as "Existing Low Density Areas." The Plan states that these areas "currently comprise a mix of single-family houses, duplexes, multiple conversion dwellings and small-scale strata developments. To provide a greater diversity of housing options, these places will accommodate new rental apartments over time, with strengthened tenant protections for existing renters, to enable new affordable housing choices supporting transit-oriented neighbourhoods." (Broadway Plan, p. 55)

The graphics on this page are taken directly from the Broadway Plan. They imagine mid-rise and high-rise developments dispersed within the existing low-density fabric, and enhancing these neighbourhoods with integrated commercial and social spaces.

Figure 6.17 - Low Density area streetscape with new rental apartments and corner grocer/café



Figure 6.18 - Potential future of the Existing Low Density Areas in 30 years





When compared with the Broadway Plan drawing on the left page, this aerial view of Mount Pleasant's Existing Low Density Area shows that significant development change, and planning flexibility, is going to be required to achieve the urbanism imagined by the Broadway Plan.

There is a marked and noticeable lack of multi-unit housing in this area, and there is no question that the current viewcones play a significant role in this.

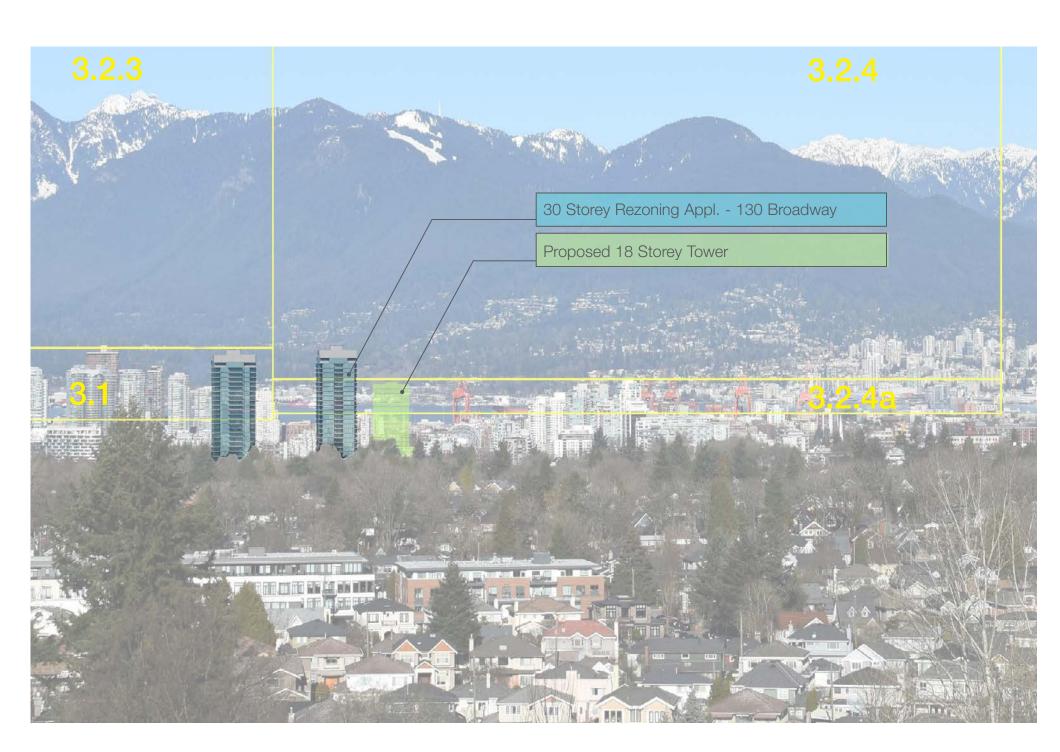
View Cones

The project site falls within the current Queen Elizabeth view cone Section 3.2.4a, located in the lower east portion of the view.

This Rezoning Application is a second iteration after a previous rezoning application that sought to reasonably be located below the 3.2.4a viewcone with a 14 storey tower. Development Staff comments and market analysis of this previous scheme confirmed that in order for this site to be developable it will depend upon forthcoming changes to the viewcone policies that are under review by CoV Staff.

Plans have been announced to review the view cone policies in Q4 of 2023, with a full report in Q2 of 2024, to decrease their impediment on economic growth and housing development. Removal or relaxation of view cone 3.2.4a would render the Proposed Height of this Rezoning Application acceptable, and open up the possibility for an 18 Storey tower iteration that achieves more of the CoV's guidelines regarding floorplate area and setbacks, as summarized by p.47 of this Design Rationale.

Two 30 Storey towers at 130 W Broadway proposed under a separate Rezoning application are shown on this analysis.



View Cone Analysis

The rezoning application submitted to the City of Vancouver on December 05, 2022 for a 29- and 28storey tower at 130 West Broadway will enter the 3.2.4a view cone. The Broadway Plan policies contained in section 7.1 Area Specific Considerations for Higher Buildings enable projects within select areas to be considered for additional height entering the view cones. The intent is to create more opportunities for additional job space and affordable housing close to rapid transit.

As illustrated in the diagrams on this page, the eastern tower of the 130 West Broadway proposal is almost immediately adjacent this proposal.

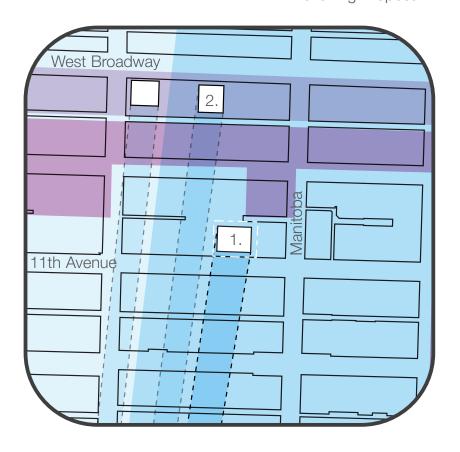
The project site also touches the northwest corner of Area C of "Area-Specific Considerations for Higher Buildings" contained within the Broadway Plan. These areas are shown in pink on the diagrams of this page and are intended to allow buildings that meet certain criteria to enter the protected views.

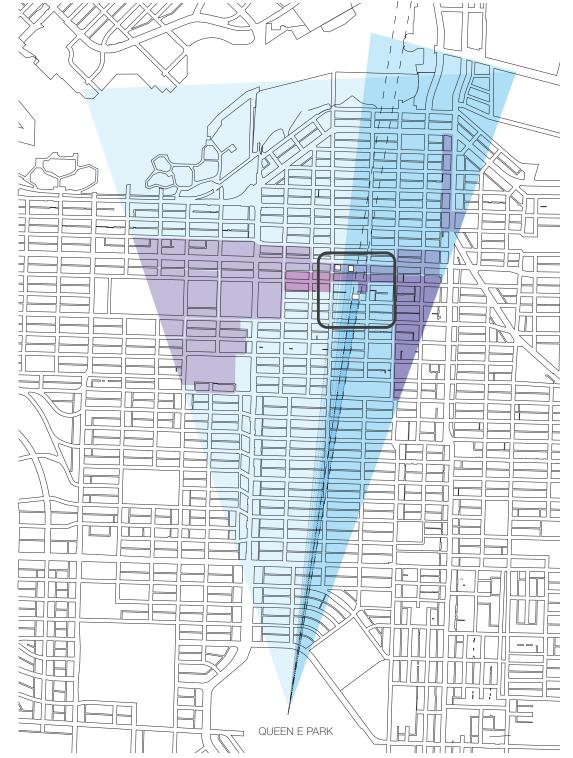


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1. Subject Property

2. 130 West Broadway Rezoning Proposal







Section 3 Site Analysis

Urban Context: Amenities and Uses

Amenities

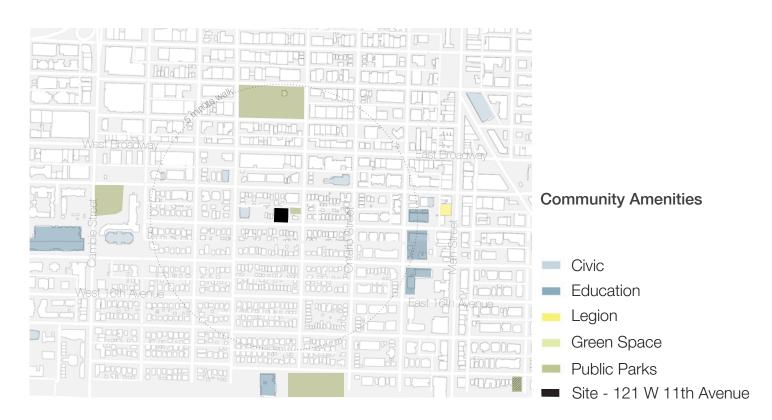
The amenities of this development will be geared towards those with busy urban lives. Amenities will include onsite co-working spaces and a lounge and outdoor gathering space on the roof top. Ease of access for pedestrians and bicycle commuters will take priority over vehicles, with end-of-trip facilities and bike storage thoughtfully integrated at grade to increase usability. All homes will also be designed to prioritize access to air, light, and biophilia whenever possible.

Zoning and Land Use

The building is located in an exciting developing district of the Mount Pleasant RT Areas (Area B), that is expected to be revitalized as the result of the Broadway Plan. The project will supply much needed housing to contribute to a vibrant, walkable, and transit-oriented community.

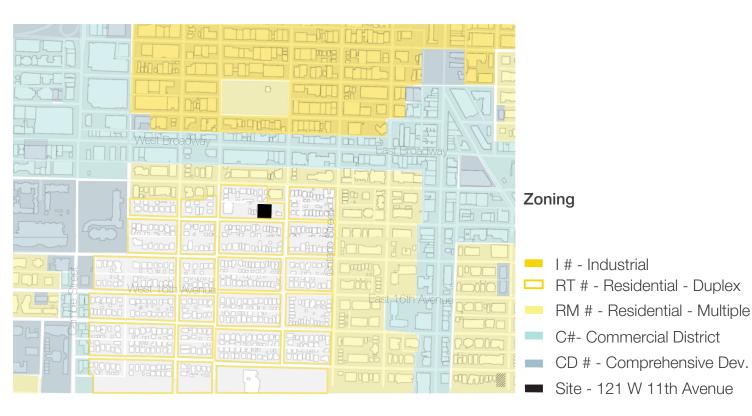
Linear Park Connector

Located on the eastmost building setback and adjacent to the Community Flex Space, a linear park connector will provide the neighbourhood with a mid-block link to Major Matthews Park and the newly formed Community Flex Space. This connector is an alternate space opportunity for Community Flex Space to spill into. The diverse local landscape will blur the lines of biophilia inside and outside.



Community Amenities

The site is surrounded by many community amenities from civic, to educational, to recreational. Vancouver City Hall is a little over a 10-minute walk west of the project site. Saint Patrick Elementary School and Regional Secondary School are to the east of the site. Simon Fraser Elementary School is to the south. Jonathan Rogers Park is directly to the north, on the opposite side of Broadway and Mount Pleasant Park is slightly further to the south.



Zoning

The project site is located in the RT-6 Residential - Duplex district, with several other zoning districts in close proximity (as illustrated above), and with increasing residential density to the north and east, transitioning to commercial districts beyond, and a large swath of light industrial use to the north of the commercial district along Broadway.



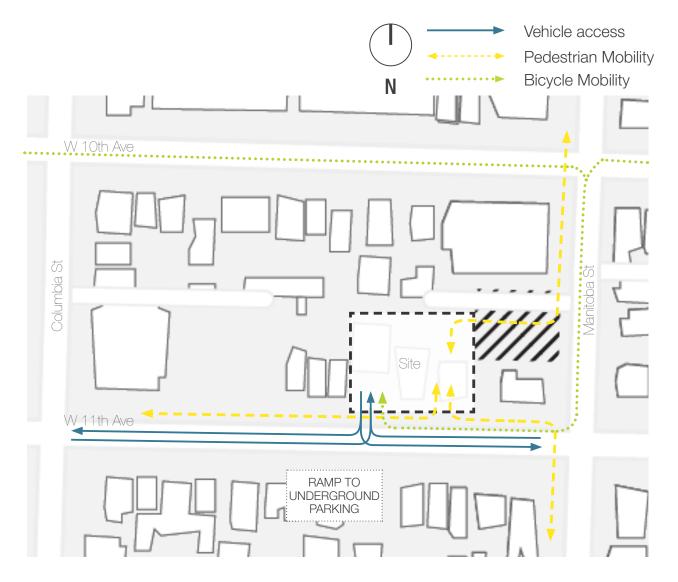
Land Use Plan

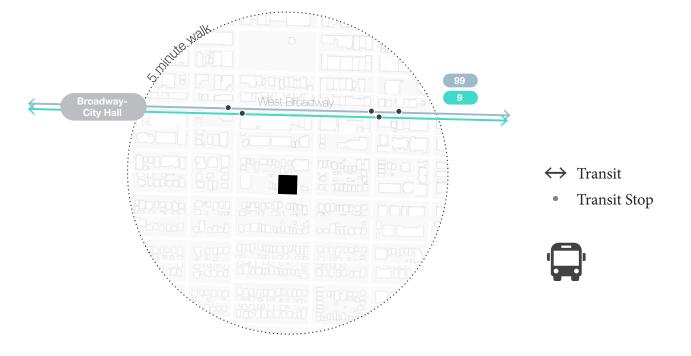
The land use in the area is reflective of the zoning.

Urban Pathways

The site at 121 W 11th Avenue is well situated in relation to urban amenities, bus routes, bike routes, and pedestrian pathways. The connectivity of the site provides access to essential services and greenspace within Vancouver and along the Broadway Corridor.

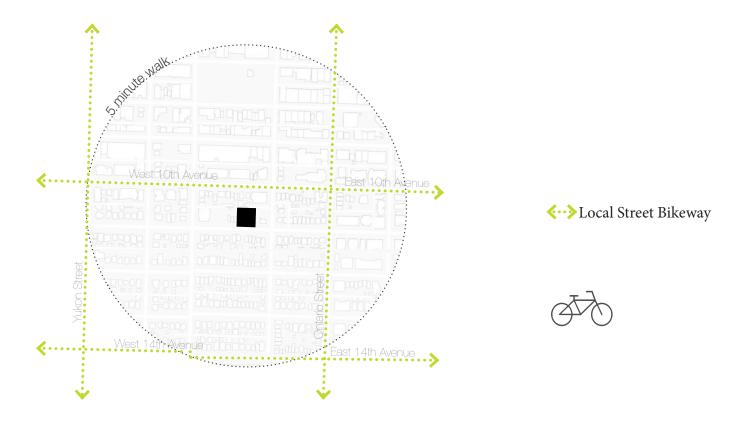
Diagrams to the right show these connections by mode at a neighbourhood level and the plan diagram below shows the how these various modes flow to and from the site directly.





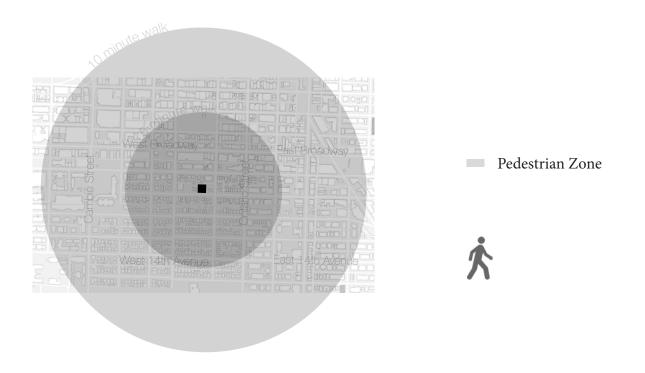
Vehicular Pathways

The site is located two blocks south of the 99 B-line and the 9 bus routes that run east-west along Broadway. In addition to providing a connection all the way from UBC to Commercial Drive, these bus routes connect in to the Canada Line, the Expo Line, and the Millenium Line.



Bicycle Pathways

The site is well-located in relation to bicycle pathways, feeding into the city's expanding network, with four local street bikeways within 800 meters in each direction.



Pedestrian Pathways

A highly walkable location, the site is less than a 5-minute walk to the shops along Broadway and is less than a 10-minute walk to both Main Street and Cambie Street.

Neighbourhood Context

121 W 11th Avenue boasts a prime location surrounded by a multitude of urban amenities. Along Broadway, residents have access to a vibrant array of local commercial businesses, including cafes, restaurants, boutique shops, and convenience stores. The corner of Broadway and Manitoba features a bustling plaza complex that offers various services and entertainment options. Additionally, the area is dotted with commercial and mixeduse developments along Broadway, presenting opportunities for shopping, dining, and leisure activities. The neighborhood surrounding 121 W 11th Avenue is primarily residential, offering a peaceful and welcoming atmosphere for residents to call home.

All of these features will improve significantly with the heightened access that will be provided by the Broadway Line.



New Mount Pleasant Skytrain Station at Broadway and Main Street. Rendered image from City of Vancouver.



Major grocery store on West Broadway.



Lively cafes and restaurants along Main Street.



Simon Fraser Elementary School south of the project site, along W 16th Ave.



Jonathan Rogers Park on a sunny, summer day.



Lush tree canopies that characterize the residential streets around the project site.

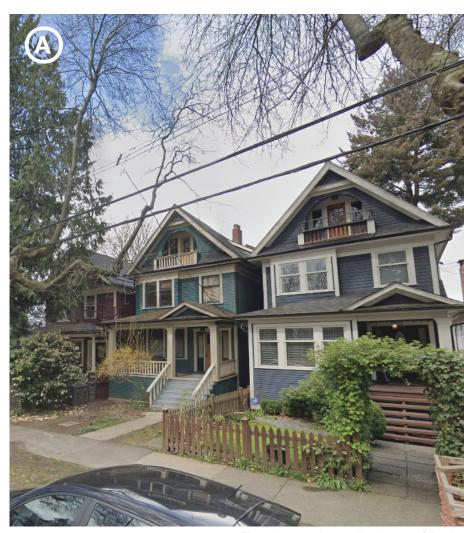


Site Context

This immediate site context is shaped by three main influences: (1) the leafy green streetscape of 11th Avenue and Manitoba Street, (2) the character homes immediately west of the site, and (3) Major Matthews Park to the east.



Aerial perspective of the site looking north-west.



Three character homes directly west of the site.



Lush, mature tree canopy dominates the experience of the street in front of the site.



Major Matthews Park as viewed from Manitoba Street.

Existing Streetscapes

South View of W 11th Avenue



104 W 11th Ave Existing RT-6 Single

108 W 11th AveExisting RT-6 Multiple Dwelling

112 to 140 W 11th Avenue

Existing RT-6 Single Detached Housing



144 to 160 W 11th Avenue

Existing RT-6 Single Detached Housing

154 W 11th Ave Existing RT-6 Duplex Use

Existing RT-6 Single Detached Housing

Existing Streetscapes

North View of W 11th Avenue



Existing RT-6 Single

Existing RT-6 Institutional Use - Anglican Network Church of the Good Shepherd





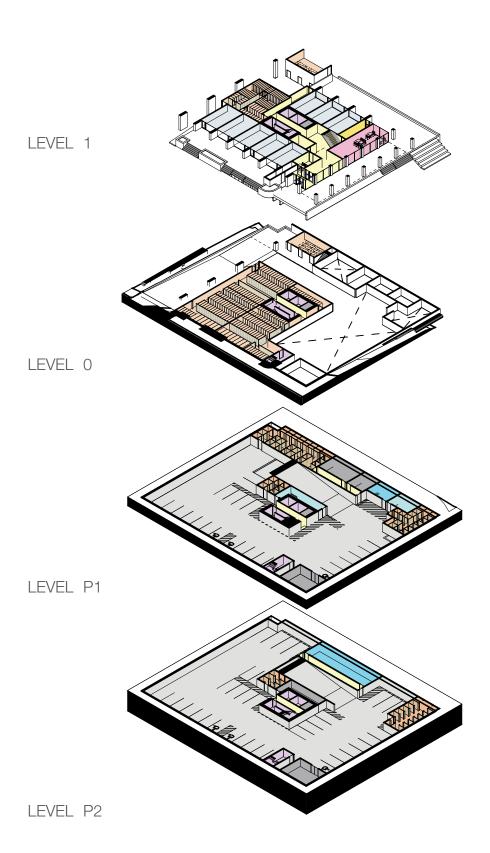
Section 4 Design Rationale

Proposed Uses - Below Grade

Based on VBBL 6.2.1.2 guidelines, the project will provide a total of 66 vehicular parking spots (comprised of 30 Regular, 9 Visitor, 15 Small Car, and 6 Accessible Stalls). 333 Bicycle Parking will be provided, with 323 under Class A categorization and 10 in the Class B category.

DEVELOPMENT STATS	
Vehicular Parking Requirement	94
Vehicular Parking Supply	66_
Regular Stalls Visitor Stalls Small Car Stalls Accessible Stalls	30 9 15 6
Bicycle Parking Supply	333
Class A Horizontal Vertical Stacked Bicycle Lockers Oversized Class B Rental Housing	323 117 84 74 32 16 10
Loading + Supply	2
Class A Passenger Space Class B Loading	1 1





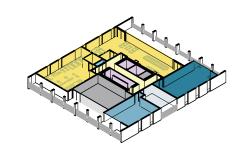
Proposed Uses - Above Grade

The zoning classification will be CD-1 on the proposed site of 1,726m². The current 11,674m² proposal achieves an 80.6% efficiency factored with 666m² of exclusions based around bulk storage and residential amenity. This project will contribute 165 residential units to the area, with 41 Studios, 605 1-Bedrooms, 48 2-Bedrooms, and 16 3-Bedrooms. The quantity distribution of the unit types is consistent with the City of Vancouver's minimum requirements for market and below-market rental.

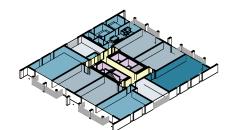
DEVELOPMENT STATS

Gross Site Area	1,726 m ²	
Zoning Classification	CD-1	
FSR	5.80	
Total Gross Floor Area Total Efficiency Total Exclusions	11,674m² 80.6% 666m²	
Residential Unit Summary	165	
Studio 1 Bedroom 2 Bedroom 3 Bedroom	41 (25%) 60 (36%) 48 (29%) 16 (10%)	

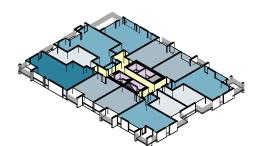
1 Bed Apartment
2 Bed Apartment
3 Bed Apartment
Circulation
Class B Bicycle Storage
Common Space
Electrical
Landscape
Mechanical
Private Patio
Retail
Shared Amenity
Shared Outdoor Amenity
Studio Apartment



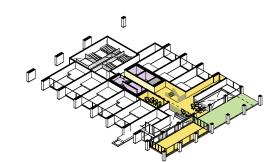
LEVEL 18



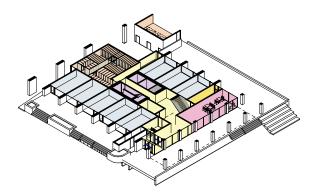
LEVELS 5 - 17



LEVELS 3 - 4



LEVEL 2



Previous Massing

14 Storey High Rise with Living Space below Viewcone

Our previous rezoning proposal for this site was a 14 storey podium "tower" that made every effort to maintain reasonable setbacks from neighbors while forcing its massing into large floorplates beneath the prevailing viewcone. The result was more like a 14 storey podium block than a point tower. The extent of setbacks and max floor area relaxations that resulted from this strategy were too severe for the CoV Planning Staff to support.

If nothing else, this previous rezoning application offered an excellent case study for just how onerous the viewcone restrictions are for development in this neighbourhood, and just how severely they prevent the urbanism imagined by the Broadway Plan from being implemented.

5.8 FSR14 Storeys838 m2 Tower Floorplate

REQUIRED RELAXATIONS

- Numeric Height relaxation for the L14 amenity space
- Tower floorplate area relaxation
- Tower setbacks at north and west



Proposed Massing Rationale

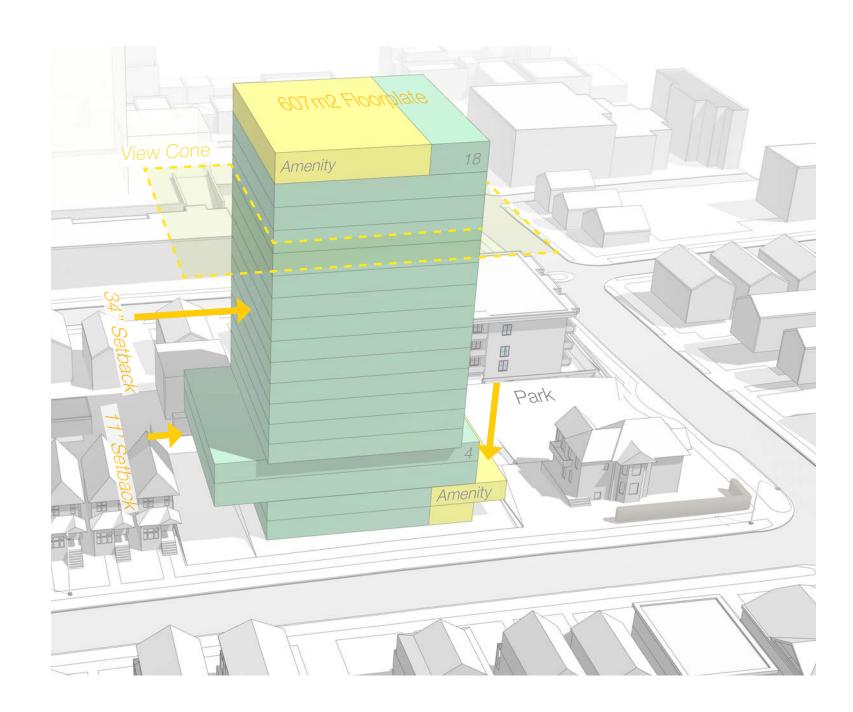
Revised Proposed Massing - 18 Storey Podium Tower Unconstrained by View Cone

The analysis on the previous page outlines the Podium Tower's inability to respond to specific requirements of this site as long as the 3.2.4a view cone constrains its height. If CoV Staff's current plans to remove or relax the view cone are put into effect, then massing scenarios with a 607m2 tower floorplate become viable to consider. Removal of restrictions on height also have an effect at the ground- and podium-levels, and allow for generous setbacks to character homes and Major Matthews Park.

5.8 FSR 18 Storeys 607 m2 Tower Floorplate

REQUIRED RELAXATIONS

• Numeric Height relaxation over current 3.2.4a viewcone (pending review)



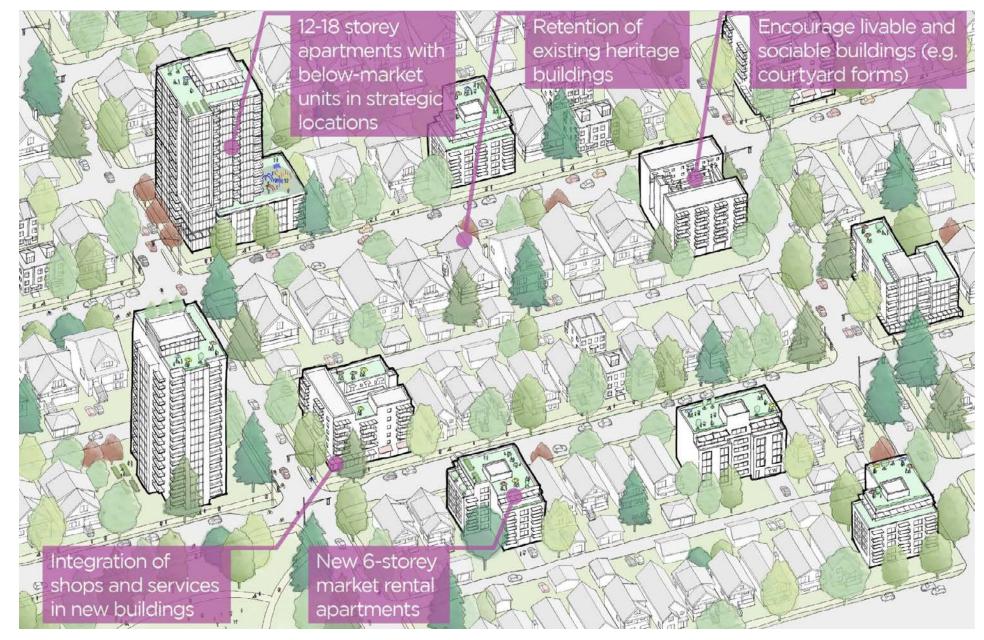
Building Separations

High-Rise and Mid-Rise are Necessary additions to MRTB

Though this existing Mount Pleasant neighbourhood is currently defined by a complete absence of high-rise apartments—due mostly to the constraints of prevailing view cones—the Broadway Plan affirms that the MRTB *must* begin to change: it must find a way to include towers and mid-rise buildings in its neighbourhood fabric to increase population density and provide necessary neighbourhood amenities.

An open mind and a thoughtful approach are needed to achieve the objectives and ambitions of the Broadway Plan.

Figure 6.18 - Potential future of the Existing Low Density Areas in 30 years



Sensitive Density

• Articulated building massing fits into neighbourhood context and responds to surrounding building heights

Removal of Height Constraints is Necessary

The Broadway Plan does not imagine this MRTB neighbourhood as being one in which towers spring up next to each other, but it does depend upon select, full-stature towers to achieve higher density required to sustain vibrant urbanism. Primary governing planning objectives should focus on how developments improve the neighbourhood with thoughtful adjacencies at street level and material improvement of public spaces. This proposal illustrates this type of development: it is highly intentional about its position next to Major Matthews Park, and offers significant improvements to it.

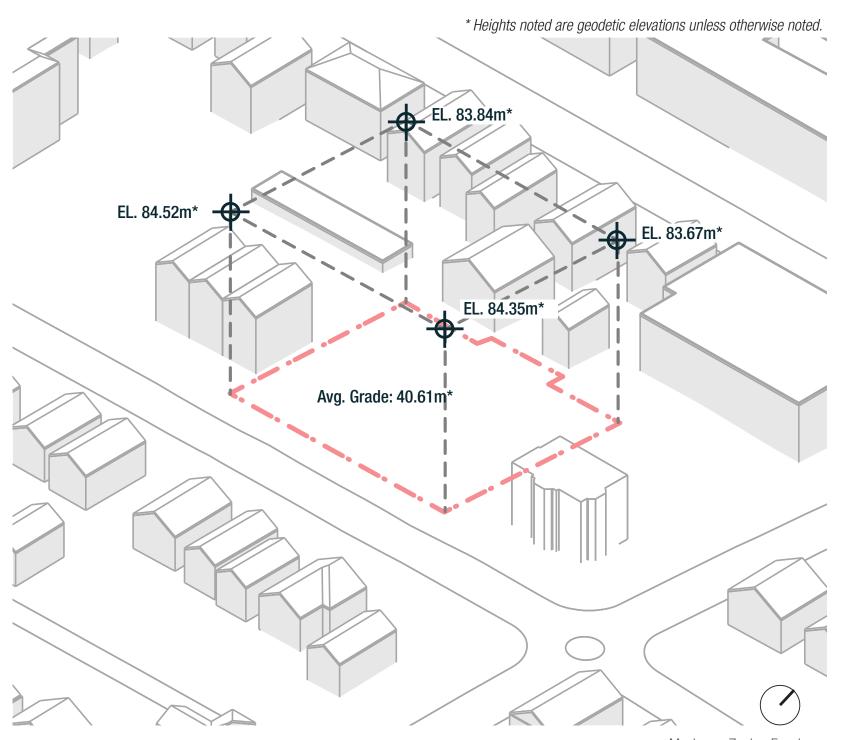
Four storey podiums and multi-sided Tower Separations are only possible if towers are able to exceed the 13 storey cap that would otherwise stay in place with the current view cone limitations.



Building Height

Building Height

Although viewcone policies are under review and subject to change, the upper four storeys of this development currently extend into the 3.2.4a viewcone. This diagram summarizes survey points for the height of the viewcone over the subject property site. The 'Queen Elizabeth Park view' limits the site to 83.67m geodetic height at the most limiting point.



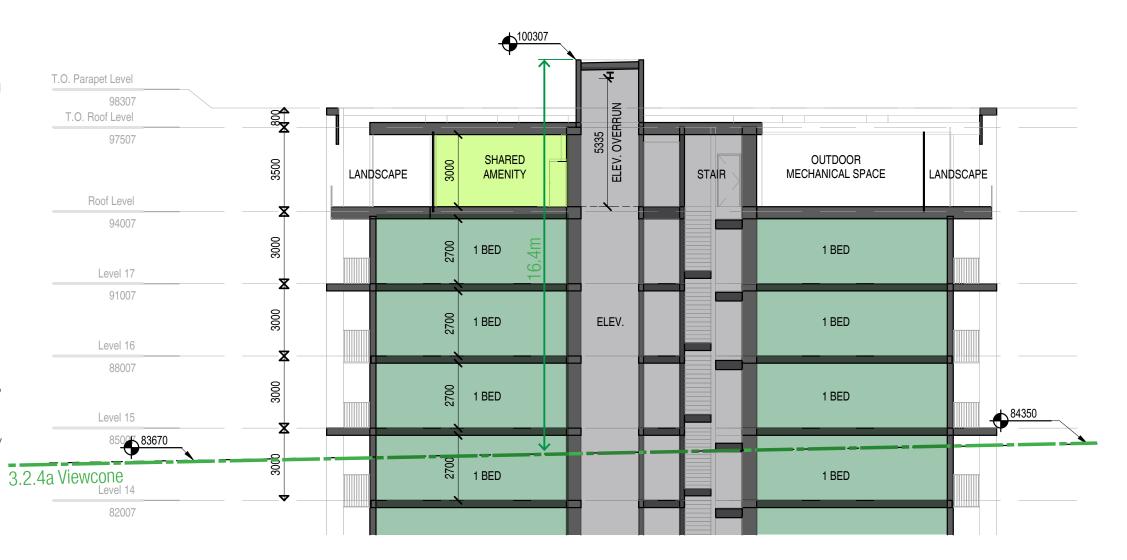
Maximum Zoning Envelope

Height Relaxations

The 18 storey height of this development is in keeping with the maximum prescribed height for the MRTB neighbourhood as outlined in the Broadway Plan (p. 50).

Although viewcone policies are under review by CoV Staff and are subject to change, the current policies remain in place at the time of this application, and a numeric height relaxation of 16.3m would be necessary for the elevator parapet extension into the current 3.2.4a viewcone.

The majority of building massing at the 18th floor is attributed to high-quality amenity spaces for residents of the building to greatly enhance their livability, especially given that the amenity and retail spaces on the ground floors are more public-facing in orientation, and are designed to serve the neighbourhood and adjacent Major Matthews Park. Page 62 of this document provides more information about the quality of these amenity spaces at the roof level, and the unique contribution they provide to residents.



Neighbourhood Street Wall Along 11th Avenue

The Site Analysis on pages 36-41 demonstrates that the neighbourhood streetscape along W 11th Avenue is defined heavily by the mature tree canopies that flank each side. The primary views to, and experience of, the building will be at the first two storeys that engage the street beneath this tree canopy.

The W 11th Avenue streetscape has been intentionally lowered and minimized to a double-height space with the rationale that a human scale ground-oriented streetscape will enhance park connections and would relate to the datums of the adjacent single family detached homes.

A Greenhouse Atrium amenity space is located down at street level adjacent to the building's primary entrance so that this iconic amenity space will be visible from the street. The greenhouse marks the unique arcade pathway from the 11th Ave to Major Matthews Park, but it also foregrounds the biophilia culture that the project seeks to cultivate. Residents will be encouraged and supported to include live plants in their apartments at the scale of potted plants. The lobby flex space and Amenity / Retail spaces at ground level will be known in the neighbourhood for their seasonal plant sales adjacent to the Park. The Landscape Architecture design is based on this quirky, human-scale "potted plant culture," and is characterized by a combination of fixed planter boxes and movable potted plants.





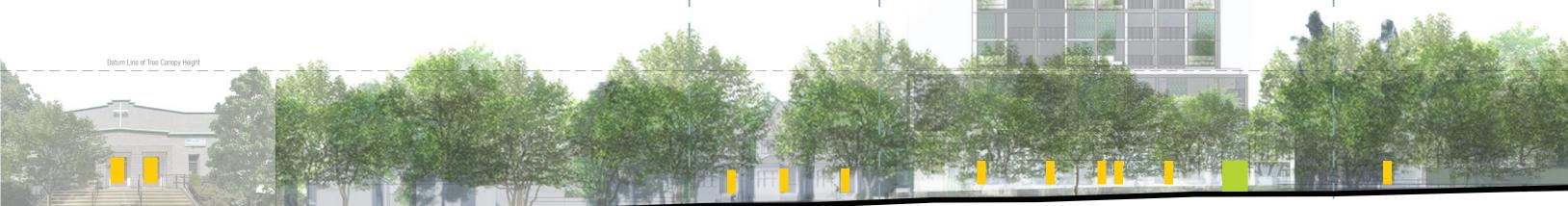


Context & Scale



- Facade is broken up with balconies and glazing to match scale of surrounding residential buildings
- Podium height places lower-level amenity spaces and units down inside the tree canopy, similar to neighbours along the streetwall.

This streetscape elevation highlights that most homes have primary entrances that are raised from the ground plane by several steps. Similarly, studio lofts at the ground level of this development would be raised from the street, while the building's main lobby entrance and park connection would be uniquely positioned co-planar with the ground plane of the street-emphasizing the public orientation of the amenity spaces at ground level.



Residential Unit Raised Entrances

Main Entrance at Street Level 1

121 W 11th Avenue

Proposed CD-1 Comprehensive Development Use - HAVN

Extending the Park to the North Terrace

Major Matthews Park is extended in space and programming by the communal steps connecting it to this development and the North Terrace. A permanent long table is a material statement of communal amenity: it supports small- and large-scale events, whether business lunches, birthday parties, holiday gatherings, or seasonal pop-ups.

While the table is fixed, the seating is imagined to be flexible: this development would commit to provision of ample movable seating that could aggregate around the long table, or be distributed throughout the adjacent park—similar to Seattle's Olympic Sculpture Park—so that people can create gathering nodes that are customized to their size and location.

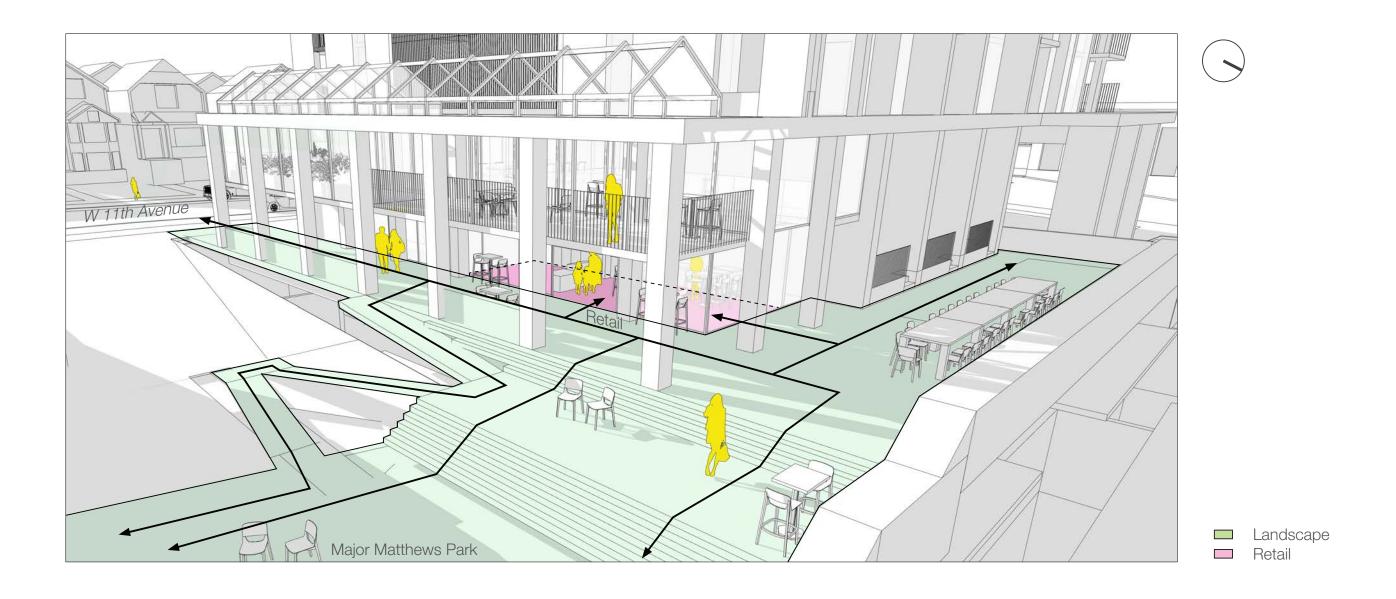






Spaces for Meeting & Gathering

Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Extending the Park: East Arcade

This development offers a substantial material benefit to Major Matthews Park, including:

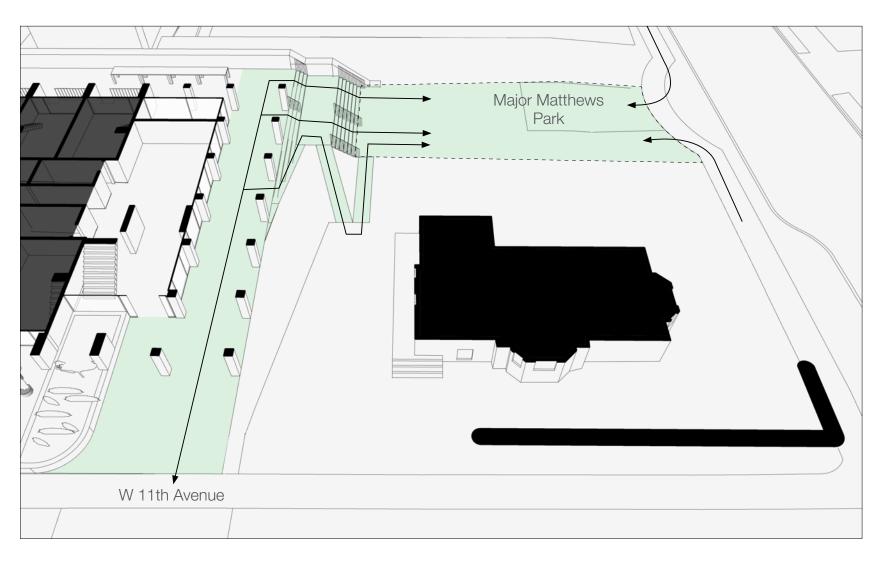
- The Arcade Connection along the building's east edge provides accessible pedestrian access from W 11th Avenue.
- The northeast corner of the Level 1 Lobby adjacent to the Arcade is programmed with Retail space that connects to the Park and Arcade with operable glazing.
- This Arcade and its steps have been thoughtfully crafted to provide a backdrop to the park that elongates its usable space. The steps invite the neighbourhood up onto the ground floor of the development to enjoy the retail services and amenities that have been positioned at ground level.
- Photo analysis on p. 37 of this Rezoning Booklet demonstrates that the existing park does not invite deep use from Manitoba Street. This development would provide two access points, and greater depth to the park as a usable space.
- The arcade backdrop to the park would provide "eyes on the park" and stewardship of the park, which would increase its safety and CPTED visibility.
- The new arcade also provides protective cover during the rainy season for residents and the public.





Greenspace and Nature Retention

- Mature trees are retained where possible and trees are added to site along street edges and in courtyards
 Greenspace and planting provides access to nature for residents and
- community





A Greenhouse in the Tree Canopy

The Greenhouse Atrium and Patio at Level 2 is simultaneously iconic and functional. It provides a unique and welcoming identity to the building with its prominent placement at street level, and as a backdrop to the park, but it also provides a practical and functional service to residents. The Greenhouse would support year-round potted plant agriculture, and it would be an excellent place for small gatherings, meetings, a coffee, or a lunch date.

The placement of this glass box within the tree canopy is very intentional. This rendering imagines an elevated arcade that structurally frames perspectives to the neighbouring park through tree foliage.



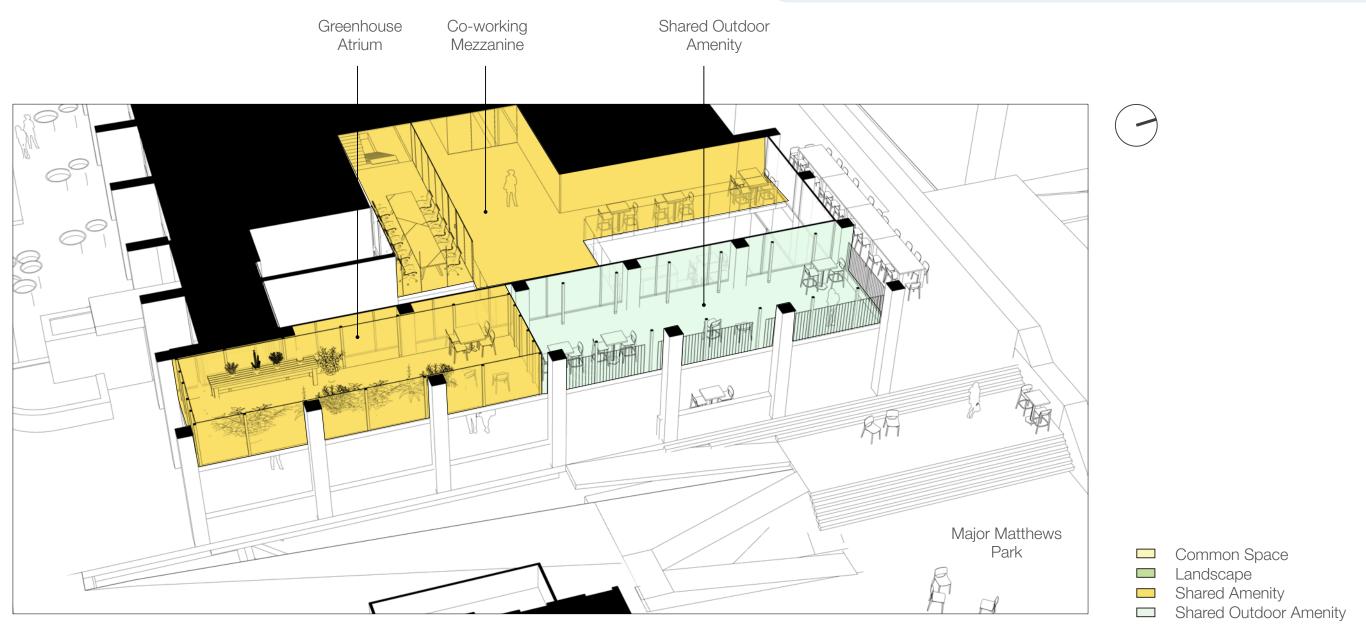






Spaces for Meeting & Gathering

• Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Site Access & Neighbourliness



Appropriate Building Separation

 Six meter setbacks provide green buffer between building, street, and neighbouring residences

Although the L.O.E. for this project described parking and loading access from the Lane that is north of this site, the CoV Engineering subsequently confirmed that this Lane dedication would not be available to this site, and that these access points must be from W 11th Avenue.

The east edge of the site is an obvious point of pedestrian access to Major Matthews Park, which suggested that the west edge of the site should be allocated for parking and loading access.

The curb cut and setback that this access path carves in the "podium" of the building creates a generous increased setback to the adjacent single family detached homes (cf. with p. 47 of this Design Rationale).

Bike parking requirements at well over 330 required unique and thoughtful access to Levels P1, P0, and L1, as confirmed by the 3D section diagram on the opposite page. The Service Landing at the northwest corner of the site (mid-way down the parkade ramp), offers space for bike servicing, dog washing, and waste & recycling pick-up.

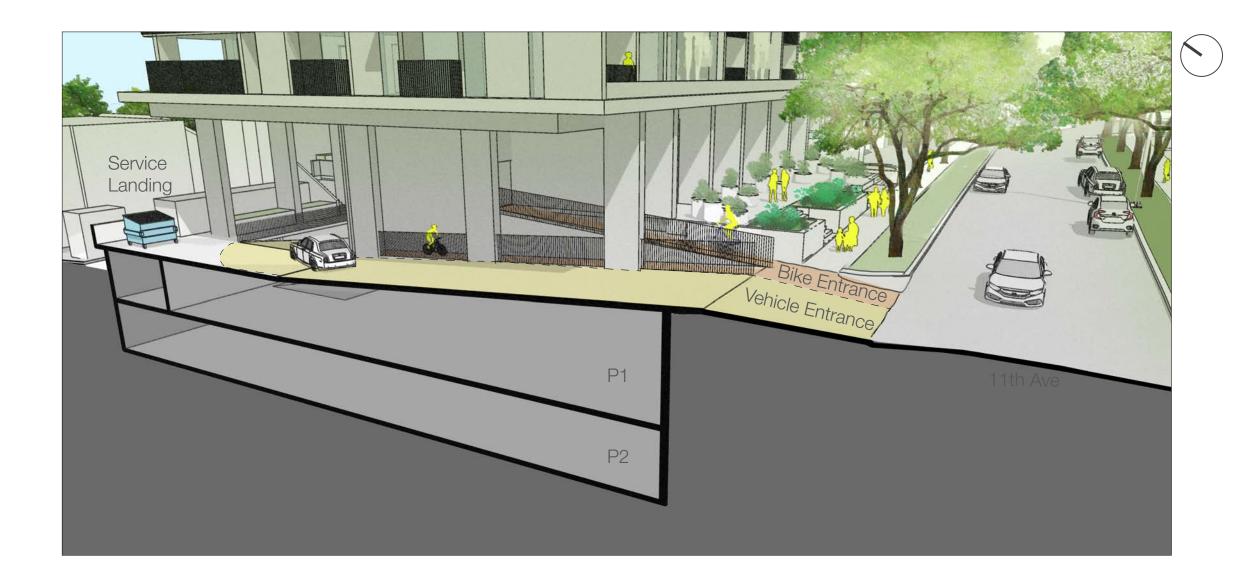
Ground-oriented lofts are placed along W 11th Avenue to engage with the street visually and physically. These lofts open onto a common raised patio which contains a variety of potted plants and fixed planters, designed to soften the edge between sidewalk and living spaces.





Transportation and Connectivity

Proximity of building to town center and essential services encourages low-carbon transportation and improves local walkability





Rooftop Lounge & Fitness Spaces

The Amenity Spaces at Levels 1 and 2 are substantial in their offering to the neighbourhood and the building's residents, and in successfully connecting the culture of this building to the surrounding community.

The purpose of the rooftop lounge and patio amenity spaces is to offer residents a generous space that is more private to the building and oriented to their internal community. This lounge is imagined to maximize a feeling of interior and exterior connectivity, with covered outdoor space and interior space that is connected to the outdoors with sliding doors and ample glazing. The rooftop gym would be a spectacular place to enjoy fitness, daylight and views at the same time.





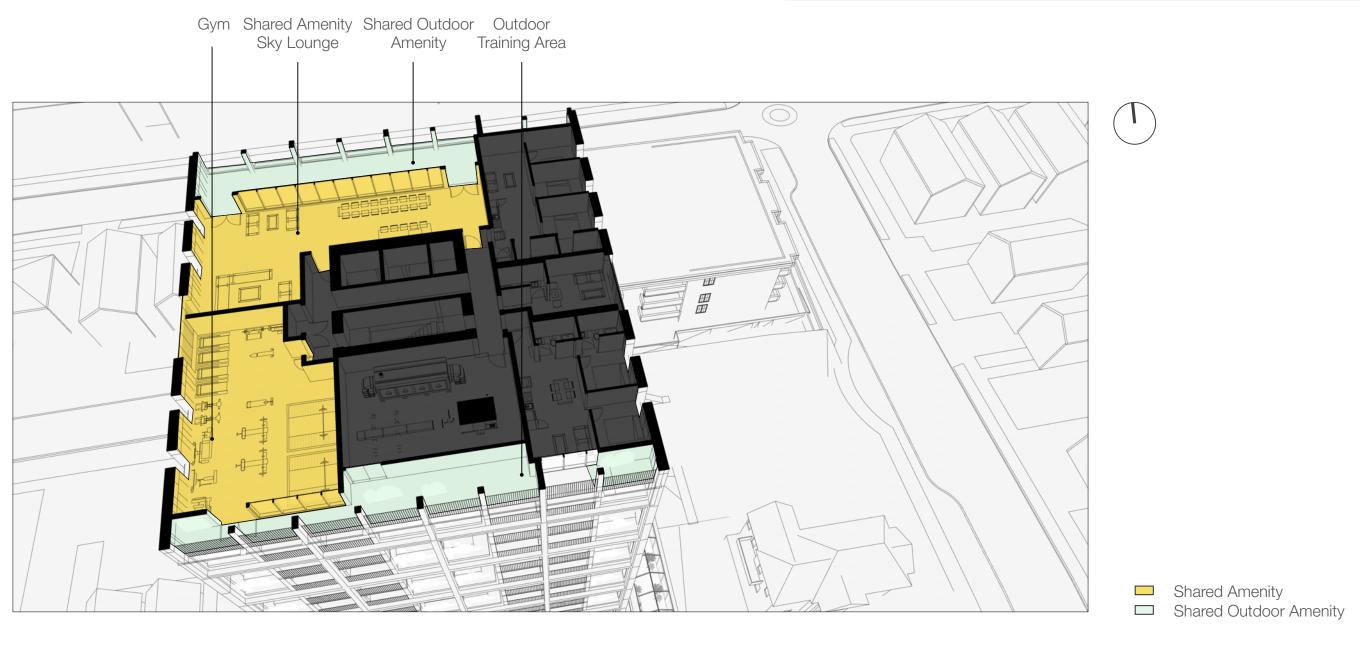






Spaces for Meeting & Gathering

• Flexible commercial and multi-purpose spaces create space for diverse community assemblies in present and future



Heritage Character

Although the Subject Property is located on three sites that are not "Vancouver Heritage Listed Properties", it is situated within the "Mount Pleasant West" Cultural Landscape defined by the Broadway Plan (p.447). The Broadway Plan (p.449) characterizes this Landscape Zone by three prominent features:

1) IMPORTANT WHOLE BLOCKS OF EARLY HOUSES

As the Heritage Analysis diagram below confirms, the subject property is indeed located on a block comprised entirely of either Heritage Listed Homes, or a four storey Multi-Unit building, or a Church / Community building. The Multi-Unit building and the Church contribute to the cultural and housing options that the Broadway Plan encourages for the neighbourhood, and would be a detriment to lose. In this sense, when the Heritage Analysis diagram is carefully reviewed, the location of the Subject Property is the ONLY site that is viable for development within this zone for a high rise residential development that would not result in a lost Heritage home, multi-unit, or cultural building.

Heritage Analysis Subject Property Broadway Solve In the life of the second of the

- SUPPORTS THE PEDESTRIAN-ORIENTED 10TH AVE CORRIDOR OF THE BROADWAY PLAN Although the subject property fonts onto 11th Avenue, it makes a significant contribution to directing pedestrian access to 10th Avenue by providing an Arcade Connection and generous accessible stair
- CONTRIBUTES TO THE ORIGINAL CONTEXT OF CITY HALL.

 The aerial rendering on the adjacent page 65 of this document illustrates how this proposed development harmonizes with the scale and architectural language of City Hall. The continuous vertical window apertures that define City Hall inform the architectural language of the proposed development on its east and west tower elevations.

connection to Major Matthews Park—which is between 10th and 11th Avenue.



Urban Context

The location of the South Facing Loft Units along 11th Avenue relate to the street in a similar manner to the adjacent Heritage Homes to the west. The landscape plinth and stairs provide a "porch" similar to single family homes, with slightly raised entrances. This extended south facing porch is inter-woven with planters and oversized platform steps that provide opportunities for gathering and informal connection along the street edge.

As the Massing Rationale on p. 48 of this document illustrates, the parkade entrance west edge of the proposed development, combined with the design of the podium, allow for a generous setback from neighbouring heritage homes. The height of the podium also relates to the height of these heritage rooflines to maintain the existing streetwall.







Section 5 Landscape & Community

Landscape Design Principles









Context Integration

While respecting and retaining the existing streetscape and culture, the landscape design draws inspirations from neighbourhood and create visual cues at eye-level, which enables the project to seamlessly fit into the surrounding community with a sense of domesticity.

Public Realm Enhancement

The streetscape design aims to expand and animate the current public realm to encourage recreational activities and social interactions. The green space is maximized to benefit existing mature trees and proposed planting. It becomes an inviting and conducive space to the community.

Public Stoop

The stoops serve as a semi-public zone which blurs the boundary between the public and private spaces. "Make these raised areas immediately accessible from below, so that people may congregate and sit to watch the goings-on" - Christopher Alexander

Intimate Space of Comfort

The porch of each unit provides privacy and safety, while blocking views and noises from the street. The semi-enclosed space is versatile enough to accommodate various activities and provide a sense of belonging. It is also an extension of the indoor space where family and friends can congregate and foster meaningful connections within a cozy setting.

Landscape Design Principles









Park Adjacency

Instead of creating a distinct boundary between the property and the adjacent park, the design aims to establish connections between them by proposing a shared wood deck with trees. It not only offers prospect to the park but also creating a safer and more inclusive communal space. The lush canopy also provides shades and forms an outdoor room, thus providing gathering opportunities and enhancing social cohesions.

Social Good

In addition to the existing boulevard farming in the neighbourhood, the potting shed and large-scale urban agriculture on the podium level offer year-round gardening/farming opportunities for the residents. Flexible and inclusive gathering spaces promote community engagement and social value.

Landscape as Signature

The potting shed on the podium level is a focal point in the overall design. It is an eye-catching branding element that draws attention from the streets below. As an unique landscape feature, it provokes curiosity and a sense of place.

Materials

A material palette with warm hues evokes a sense of welcoming while creating a harmonious and comfortable atmosphere. Consistent materials can be applied to both the architecture and landscape, such as glazed tiles with special patterns and accent colours.

Precedents

Level 1



Gravel Patio

- An intimate and tranquil communal space
- Soft and permeable paving surface



Colonnade and Planting

- A weather protected semi-outdoor space
- Welcome all users and encourage a variety of activities
- Frame lookout views towards the park



Long Table under String Lights

- A large social space for diverse group events
- String lights create a warm and inviting atmosphere



Wood Deck

- Seamless transition between changes in elevation
- Accommodate new or existing trees
- Establish connections to the adjacent park



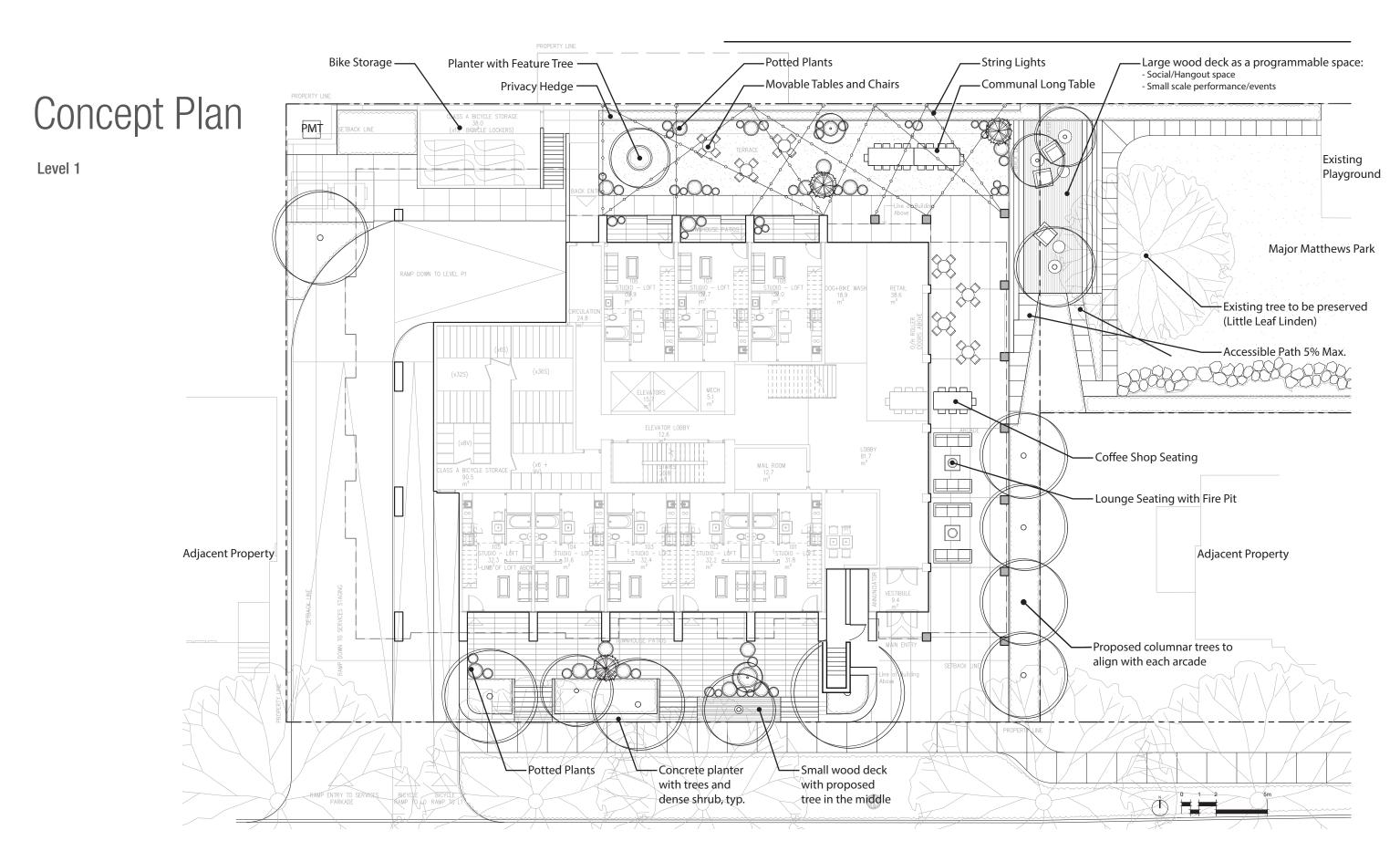
Potted Plants

- A delicate feature carried through the entire site
- Provide privacy and vitality when defining space



Coffee Shop Seating

- Indoor-outdoor transition for the potential coffee shop
- Flexible seating to accommodate different sizes of groups
- Maximize exposure to natural light, fresh air and nature



Concept Plan

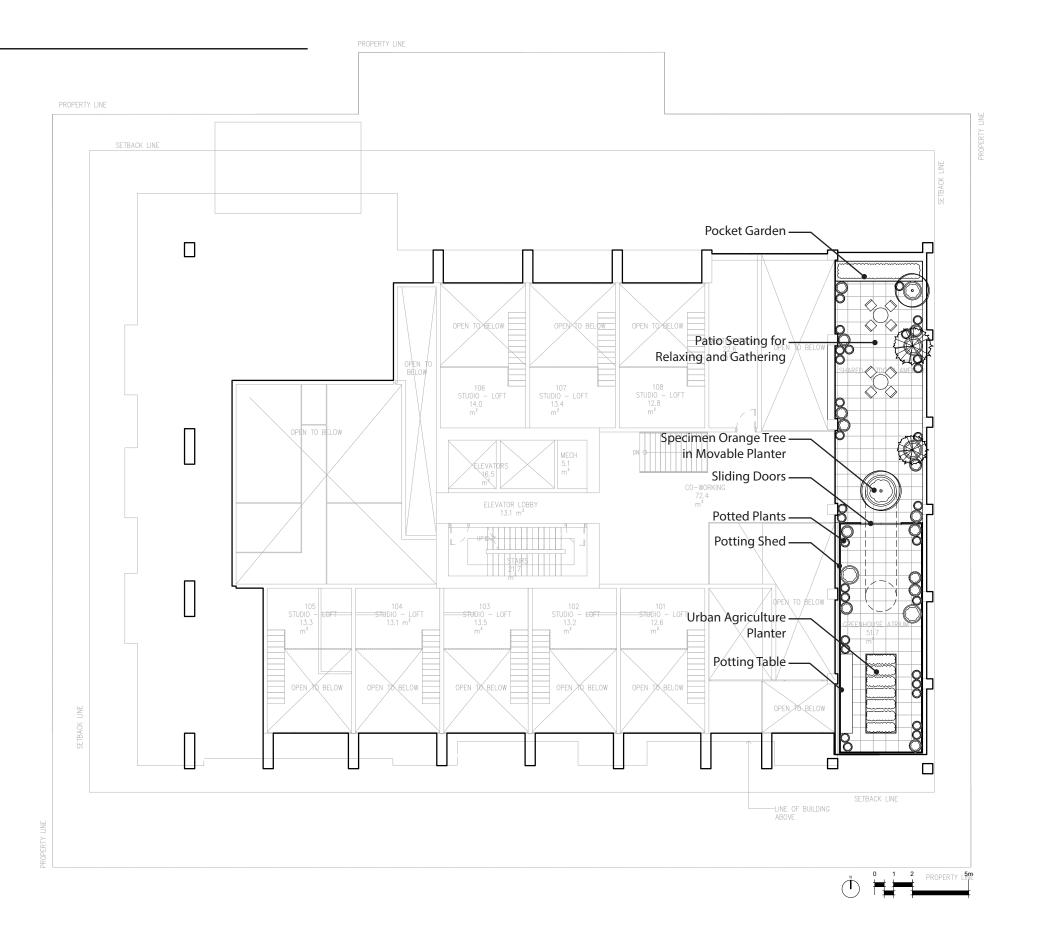
Level 2 - Mezzanine



Pocket Garden



Potting Shed as Social Space

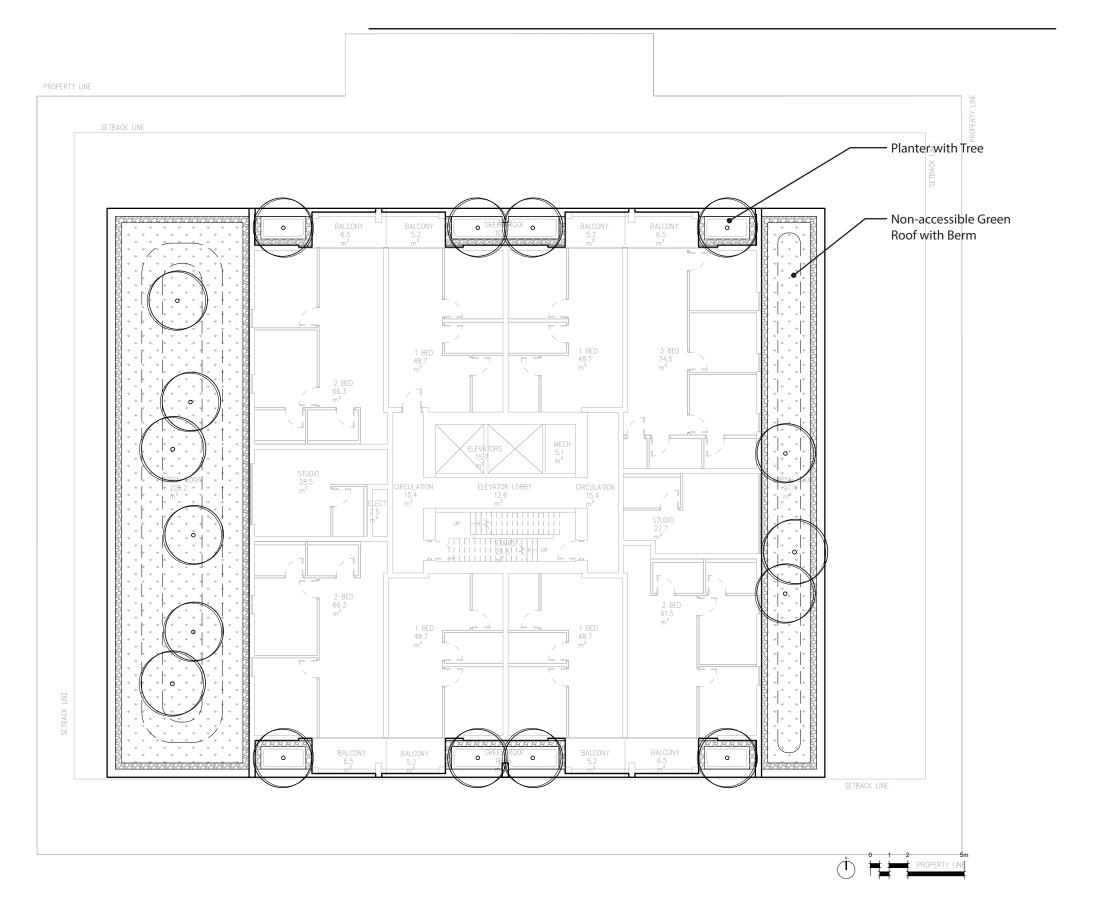


Concept Plan

Level 5 - Green Roof



Green Roof with Berm



Concept Plan

Roof Level



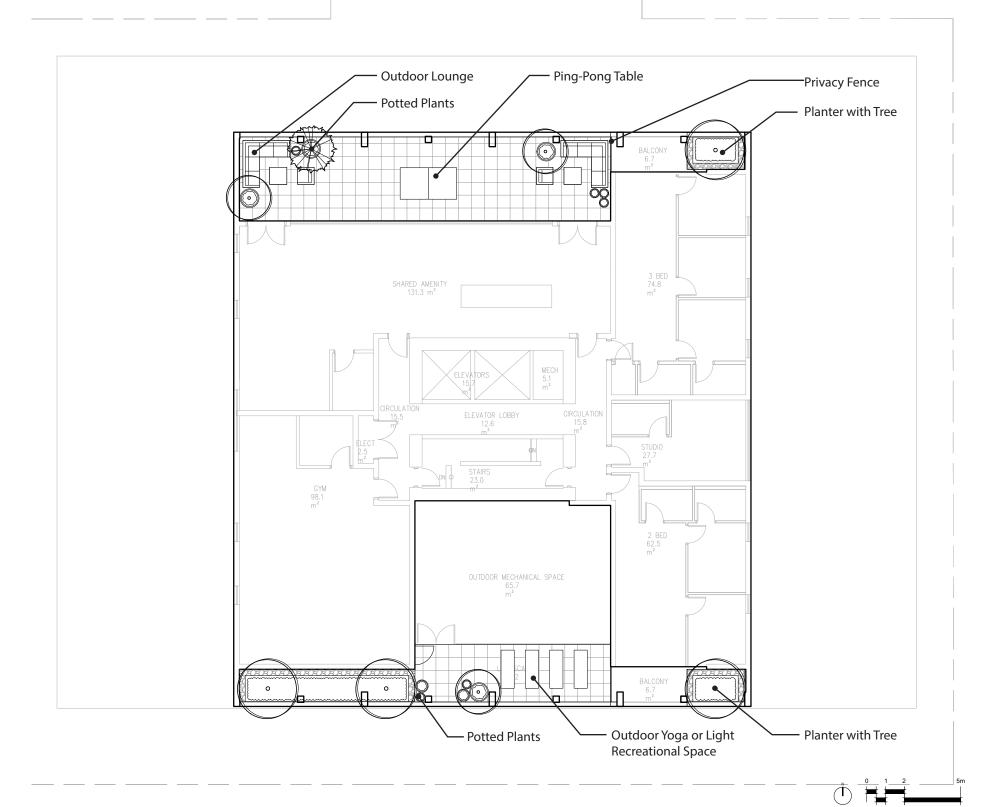
Outdoor Lounge



Ping-Pong Table

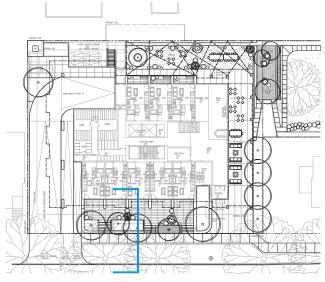


Outdoor Yoga

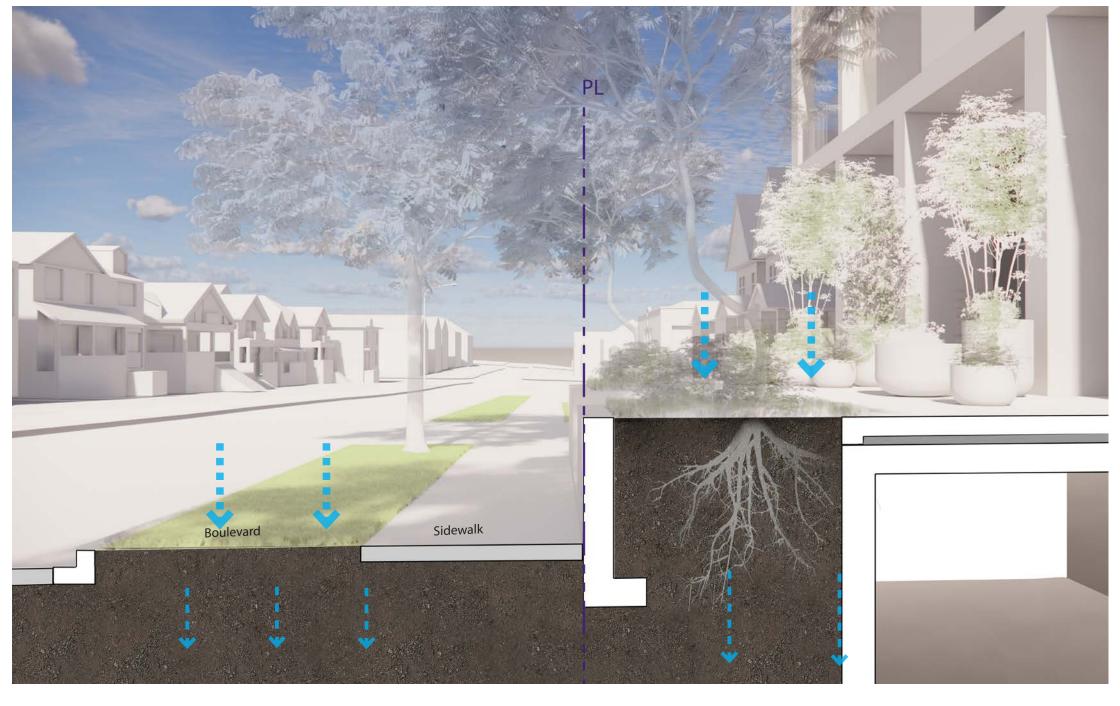


Landscape Section

At Raised Planter



Key Plan





Section 6 Design Drawings

Project Statistics

SITE INFORMATION		
Civil Address:	121 W 11th Avenu	nue
Legal Address:	(2) LOT 15, Bk 34	C SURVEY OF 802, G 1, NWD, PLAN EPP104739 34, DL 302, G 1, NWD, PLAN 198 CEPT THE NORTH 10 FEET NOW LANE, Bk 34, DL 302, G 1, NWD, PLAN 198
	010	015-549-135 (LOT A) 010-739-645 (LOT 15) 015-549-135 (Rem 14)
	m²	ft²
Gross Site Area	1,726.32	18,582.00

ZONING DATA					
	E	kisting		Proposed	
	m/m²	f/ft²	m/m²	f/ft²	
Zoning classification	RT-6		CD-1		
FSR Permissable	0.60		5.80		
Site Coverage	45%		57%		
Height limit	10.70	35.10	57.70	189.30	note 1
	3 storeys		18 storeys		
Tower Setbacks**					
Front (West 11th Avenue)	7.30	23.95	3.70	12.14	
Side 1 (Residence - Duplex District)	1.50	4.92	9.14	30.00	
Side 2 (Major Matthews Park)	1.50	4.92	9.14	30.00	
Rear (Lane)	10.70	35.10	9.14	30.00	

^{*5.5} FSR + 0.3 FSR density bonus for ground level community flex space to enhance Major Matthews Park

^{*}Podium Setbacks have been identified on drawings as 8.00 ft on Sides 1 + 2, while Front + Rear setbacks remain same as Tower Setbacks

DEVELOPMENT STATISTICS					
	Percentage %			Proposed	
	Max.	Proposed	m²	f/ft²	
Gross Area - Residential + Shared Amenity			10,623.47	114,350	
Gross Area - Retail			50.22	541	
Total Gross Floor Area			10,673.69	114,891	note 2
Net Leasable Floor Area			8,604.81	92,621	
Total Efficiency			80.6%		
Exclusions - Bulk Storage			328.30	3,534	
Exclusions - Residential Amenity	5%		337.20	3,630	
Total Exclusions			665.50	7,163	
FSR Areas	•		10,008.19	107,727	
FSR				5.80	

Notes:

- 1. Height measured to top of highest roof parapet
- 2. Gross Floor Area does not include Covered Balconies / Decks (see FSR plans for Total Floor Area Percentage)
- 3. Average Gross Unit Areas inclusive of Storage Spaces

RESIDENTIAL UNIT SUMMARY					
	Avg l	Jnit Area		Quantity	
	m²	ft²	total	% total	adaptable units
Studio	33.56	361	41	25%	41
1 Bedroom	48.66	524	60	36%	60
2 Bedroom	64.65	696	48	29%	48
3 Bedroom	75.38	811	16	10%	16
Total		note 3	165	100%	165

VEHICULAR PARKING REQUIREMENT				
Туре	Quantity	Reference	Requirement	Quantity
Residential Units	10,623	VBBL 4.5B.1.	1 space / 125m ² of GFA	85
Visitors Rental Housing Min	165	VBBL 4.1.16.	0.05 spaces / unit	9
Total Accessible Parking Required			Min. 1 space for first 7 units + 0.034 per each additional unit	6
Total Parking Required				94

VEHICULAR PARKING SUPPLY			
Туре	Percentage %		Quantity
Regular Stalls			30
Regular Stalls - Visitors			9
Small Car Stalls (up to 25% allowed)	22.7%		15
Accessible Stalls			6
Total Supplied		*	66

^{*}all parking stalls to have access to EV power charging

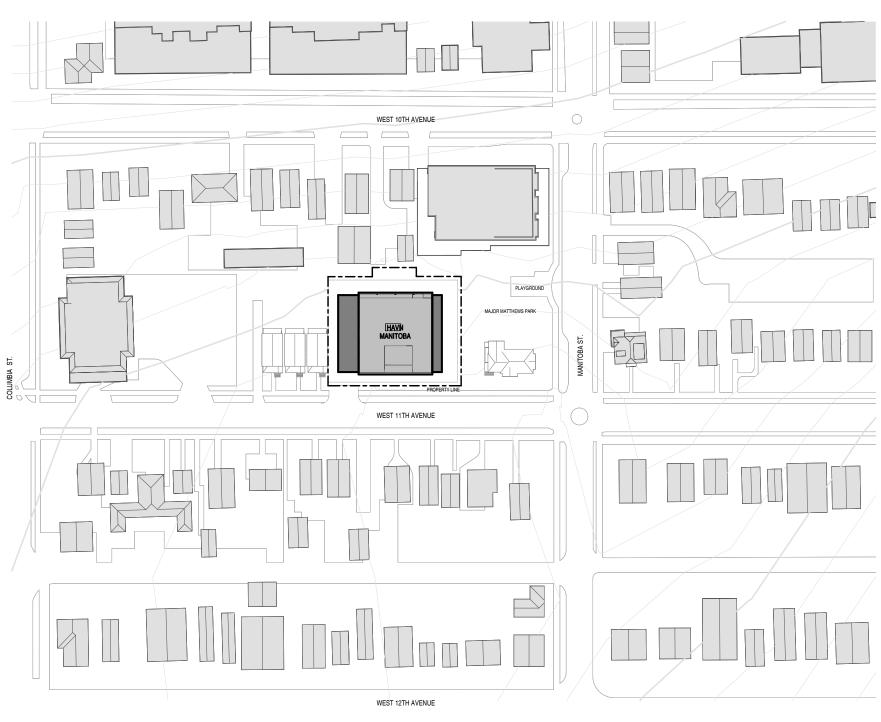
BICYCLE PARKING REQUIREMENT				
Туре	Quantity	Reference	Requirement	Quantity
Residential - Studio + 1 Bedroom - Class A	101	VBBL 6.2.1.2.	1.5 spaces / unit	152
Residential - 2 + 3 Bedroom - Class A	65	VBBL 6.2.1.2.	2.5 space / unit	163
Vertical Spaces	315	VBBL 6.3.13.	Up to 30%	94
Vertical and Stacked Spaces	315	VBBL 6.3.13.	Up to 60%	189
Bicycle Lockers	315	VBBL 6.3.13.	Min. 10%	32
Oversized	315	VBBL 6.3.13.	Min. 5%	16
Total Class A				315
Rental Housing - Class B	165	VBBL 6.2.1.2.	Min. 2 spaces for first 20 units + 1 space / every additional 20 units	10
Total Class B				10

BICYCLE PARKING SUPPLY Type	Percentage %	Quantity
Class A - Horizontal	36.2%	117
Class A - Vertical	26.0%	84
Class A - Stacked	22.9%	74
Class A - Bicycle Lockers	9.9%	32
Class A - Oversized	5.0%	16
Total Class A		323
Total Class B		10

LOADING REQUIREMENT + SUPPLY				
Туре	Quantity	Reference	Requirement	Quantity
Residential Units	165		1 space / 100 - 299 units	1
Total Loading Spaces Required				1
Total Loading Spaces Provided				1

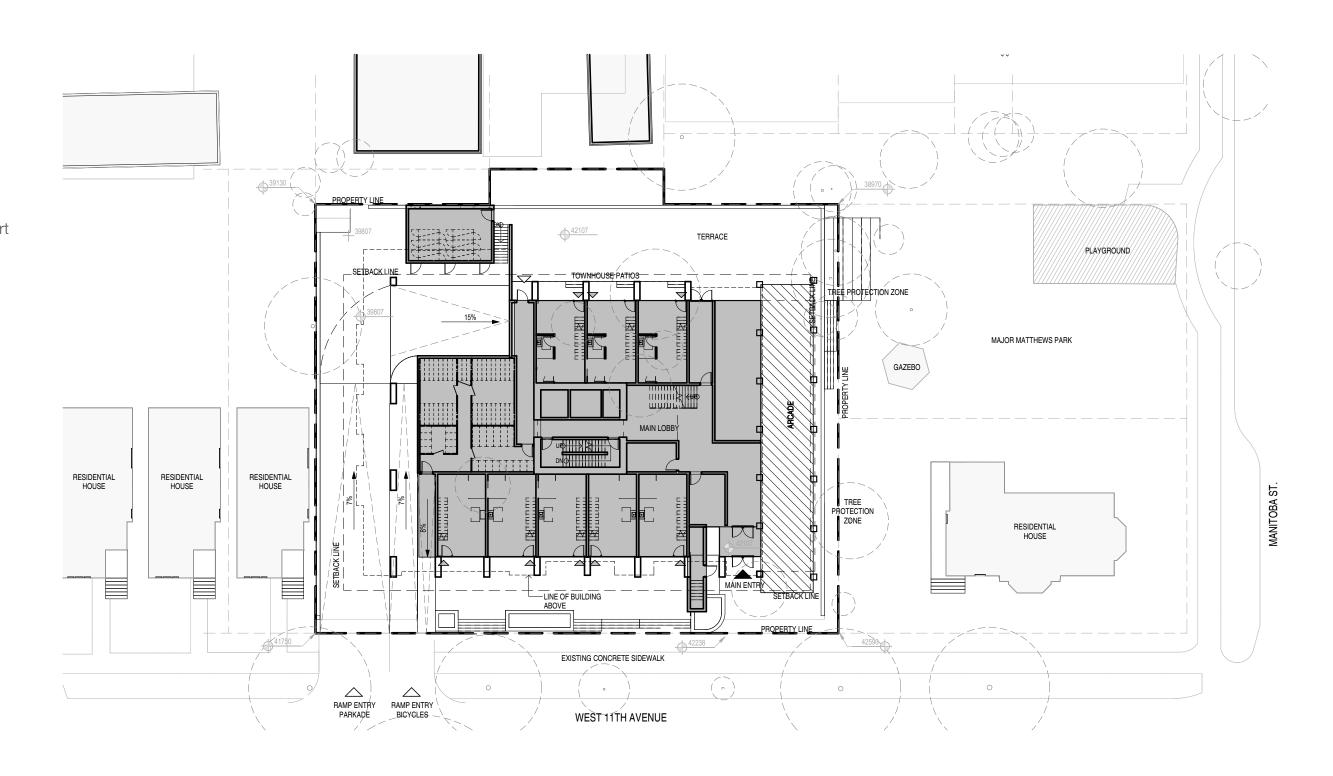
Context Plan



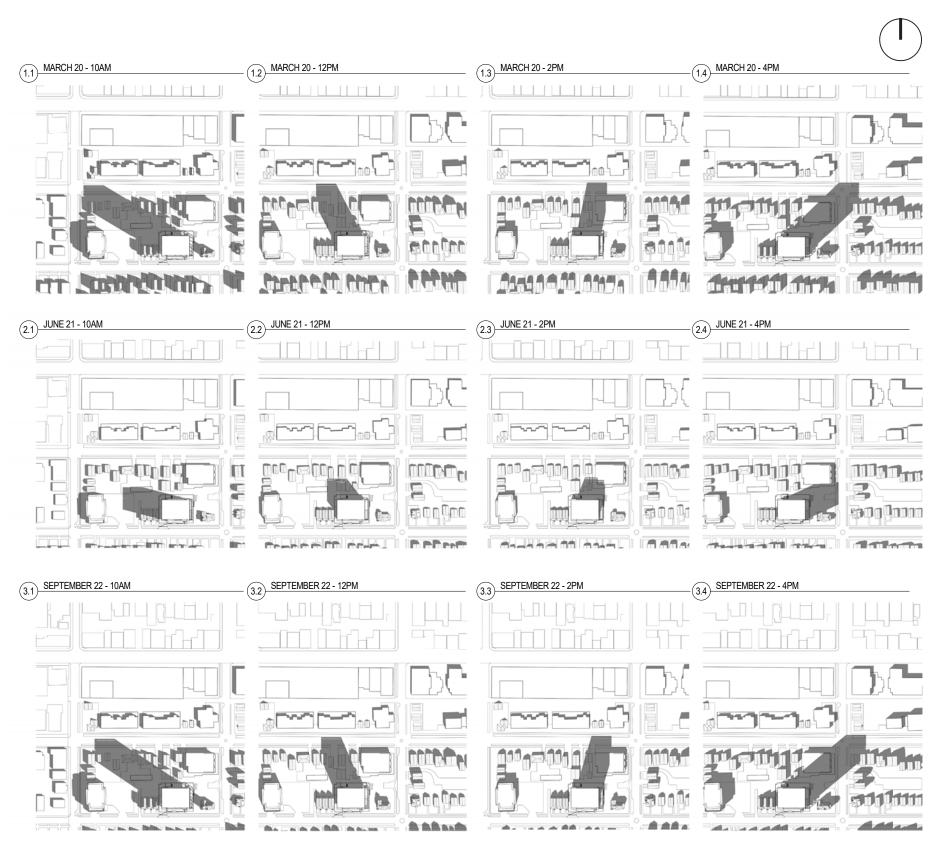


Site Plan

- ▲ Main Entry▲ Residential Entry
- △ Service Entry
- Critical Tree Root Protection Zones per Arborist Report



Shadow Studies



Level P2

Circulation

Common Space

Electrical

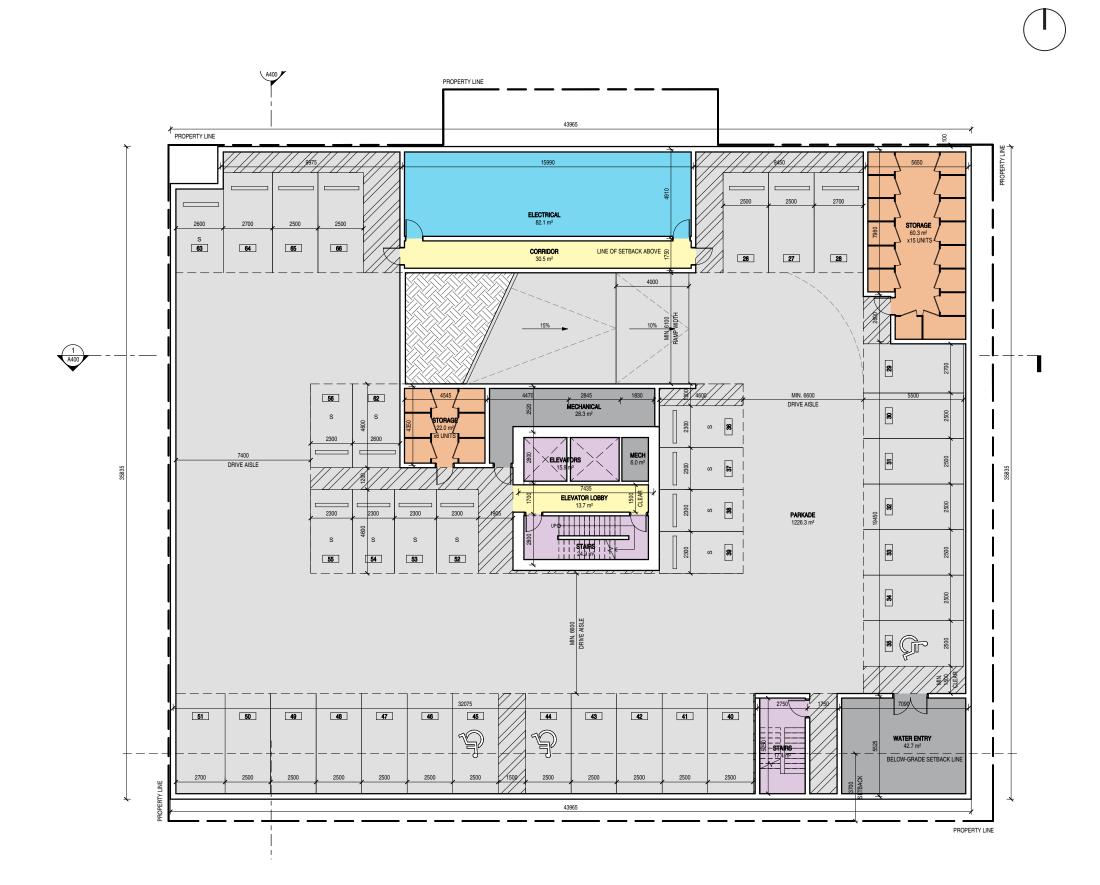
Mechanical

Parking

Storage

PARKING NOTES:

- Power connection / Charger will be provided at each group of 4 parking stalls, such that the power connection / charger is accessible to all 4 stalls. This will provide charging access to all parking stalls throughout the project.
- See Appendix B for vehicle maneuvering analysis



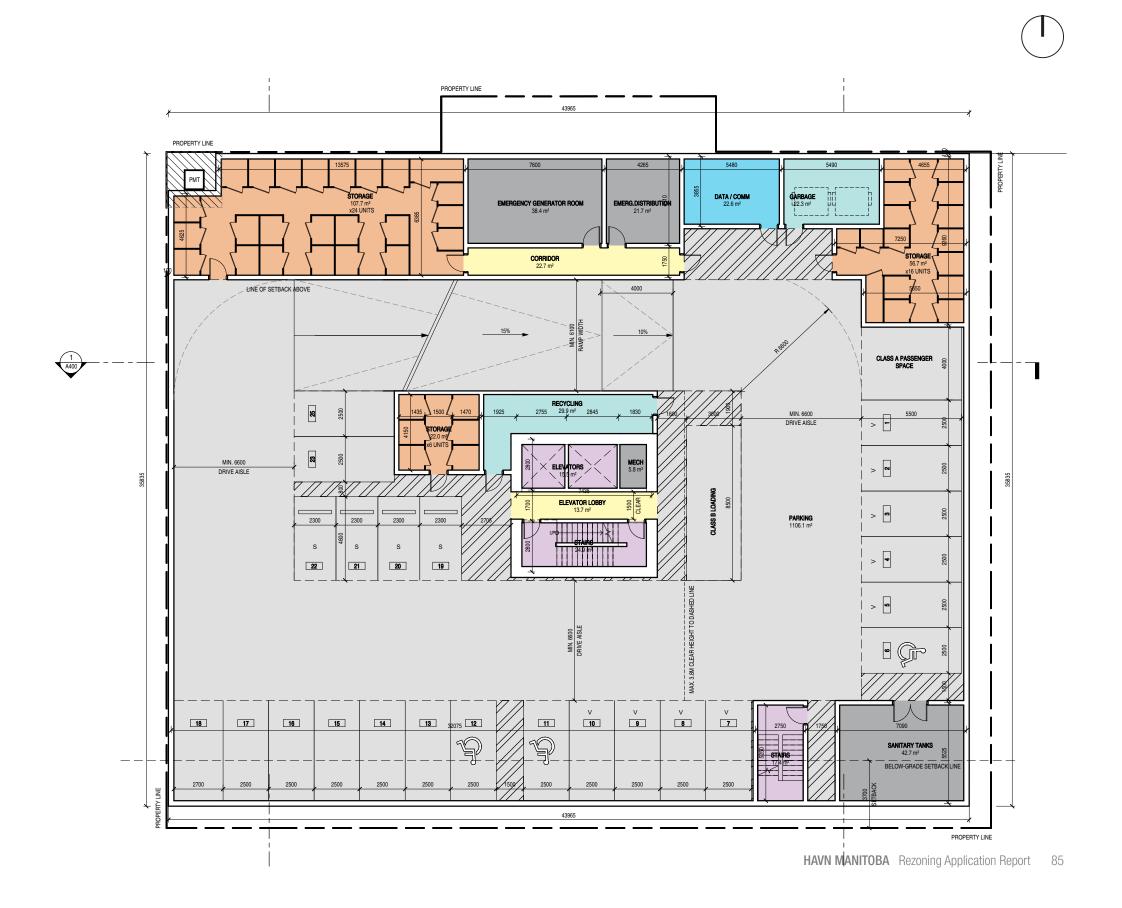
Level P1

CirculationCommon SpaceElectrical

☐ Garbage + Recycling

Mechanical

ParkingStorage



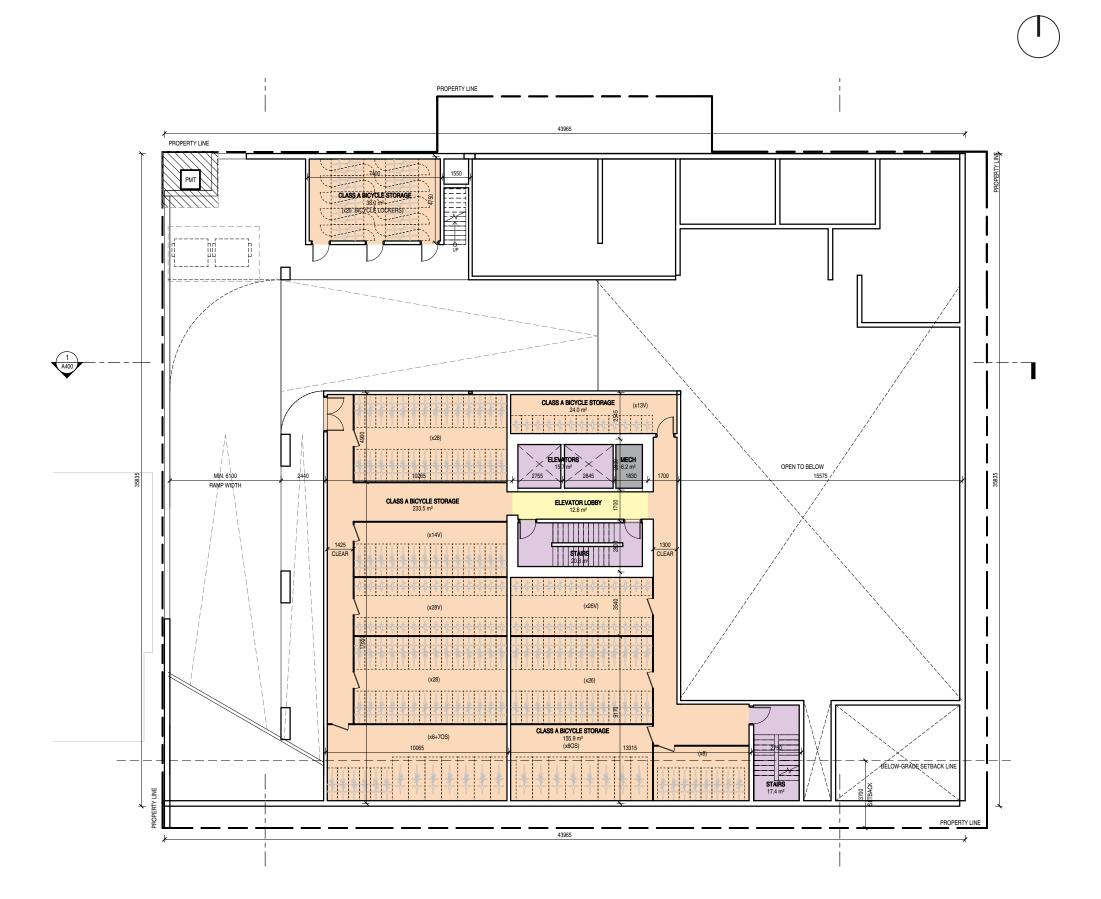
Level 0

Circulation

Class A Bicycle Storage

Common Space

Mechanical

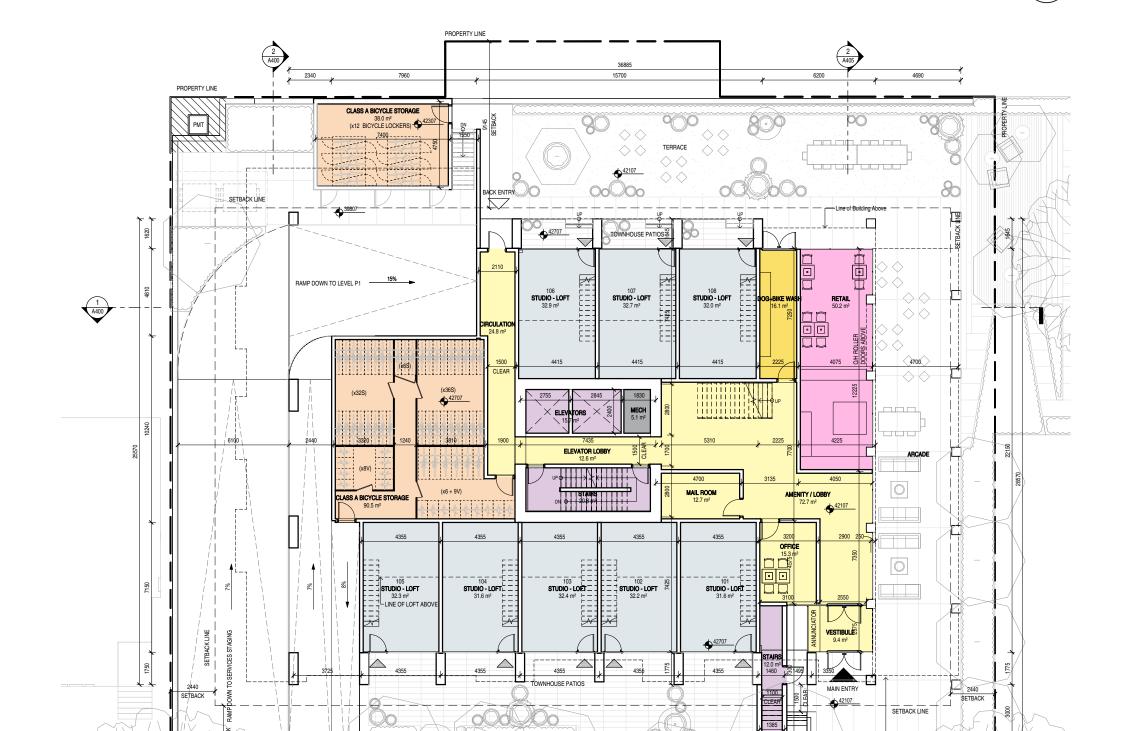


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Floor Plans

Level 1

- Circulation
- Class A Bicycle Storage
- Common Space
- Mechanical
- Retail
- Shared Amenity
- Studio Apartment



Level 2 - Mezzanine

Circulation

Common Space

Landscape

Mechanical

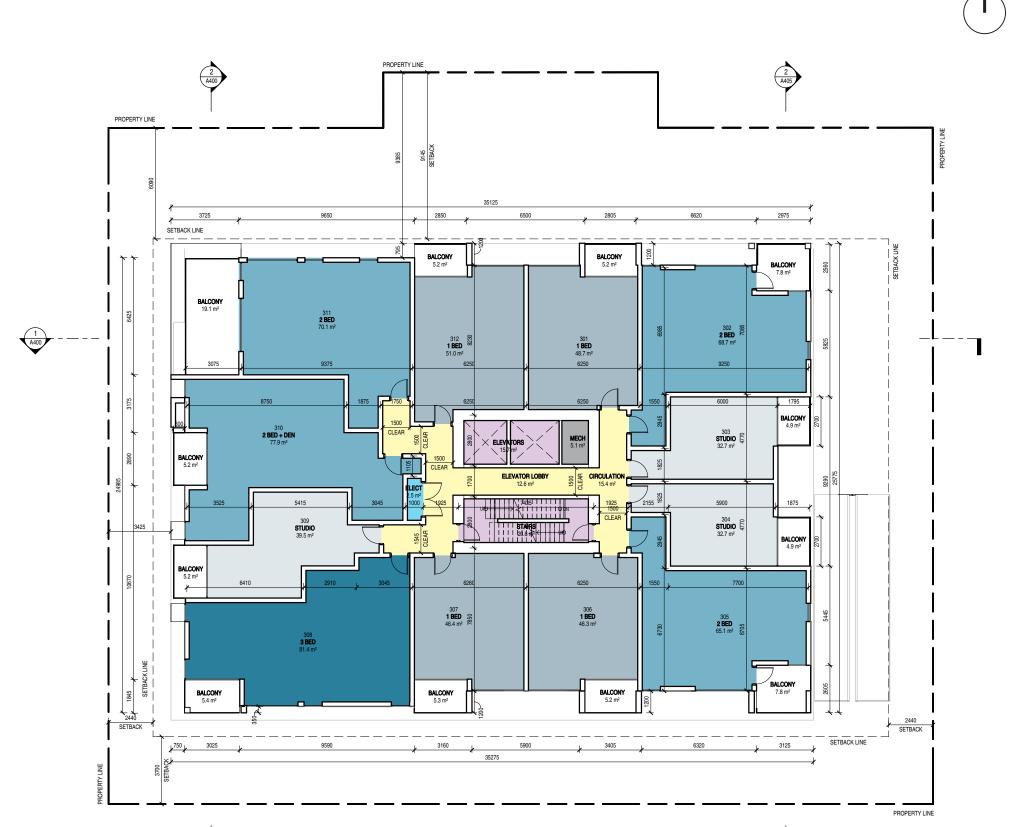
Shared Amenity

Studio Apartment



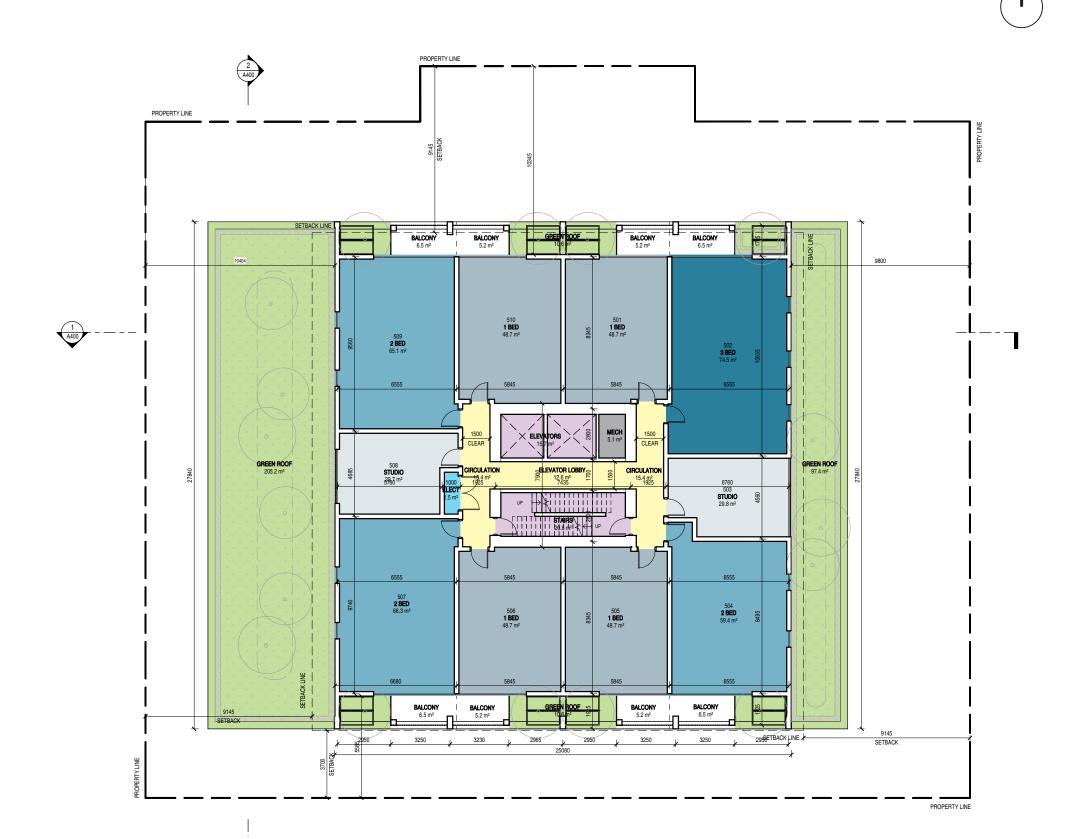
Levels 3 - 4

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Common Space
- Electrical
- Mechanical
- □ Private Patio
- Studio Apartment



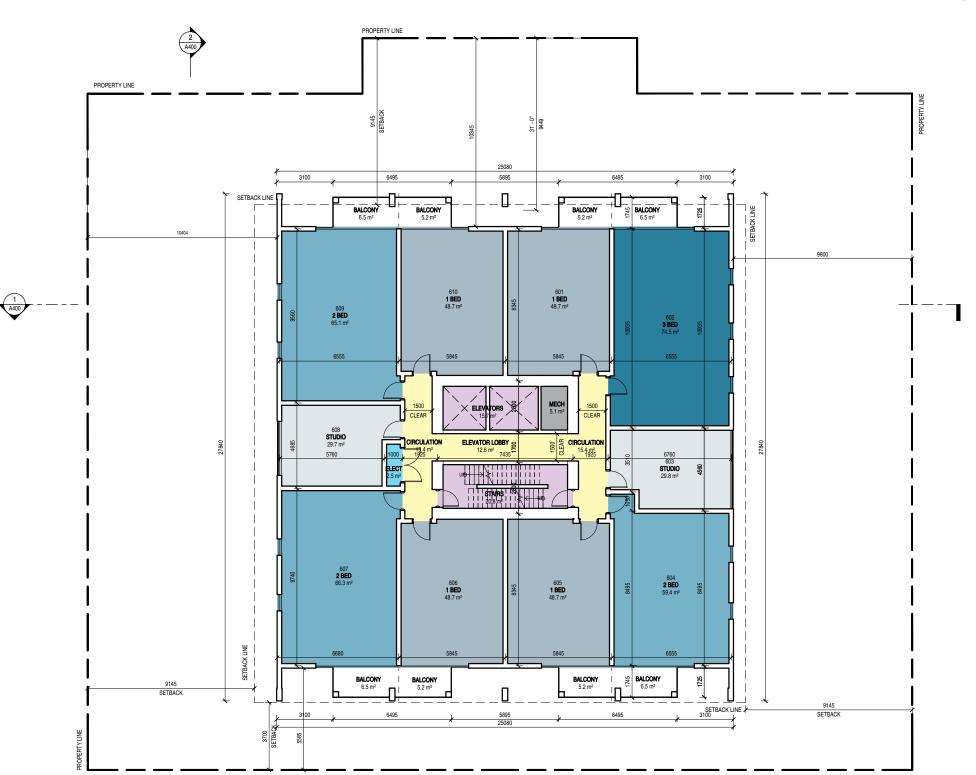
Level 5

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Common Space
- Electrical
- LandscapeMechanical
- ☐ Private Patio
- Studio Apartment



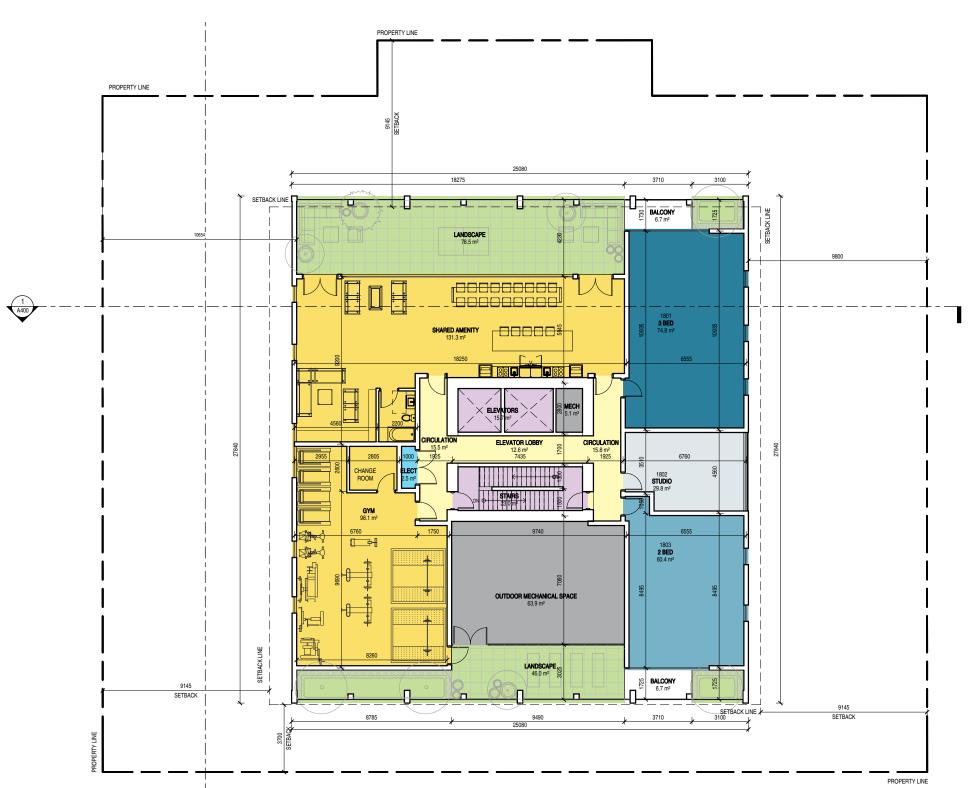
Level 6 - 17

- 1 Bed Apartment
- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Common Space
- Electrical
- Mechanical
- Private Patio
- Studio Apartment



Roof Level

- 2 Bed Apartment
- 3 Bed Apartment
- Circulation
- Common Space
- Electrical
- Landscape Mechanical
- □ Private Patio
- Shared Amenity Studio Apartment



Levels P2 + P1





	Area Schedule (Level P2 - FSR E	xclusions)
	Name	Area
B1	Exclusion - Bulk Storage	22.0 m²
B2	Exclusion - Bulk Storage	60.3 m ²
	Exclusion - Parking / Storage	1487.8 m ²
P1		

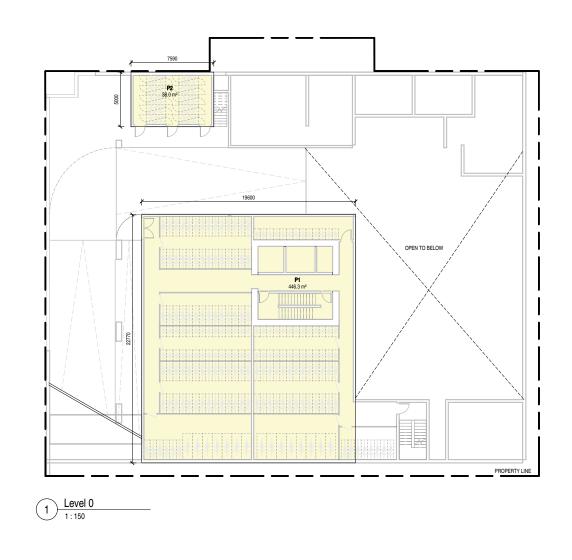
	Area Schedule (Level P1 - FSR E)	kuusions)
	Name	Area
		•
B1	Exclusion - Bulk Storage	22.0 m ²
B2	Exclusion - Bulk Storage	56.7 m ²
B3	Exclusion - Bulk Storage	107.9 m ²
P1	Exclusion - Parking / Storage	1383.5 m²
Total P1	Area:	1570.1 m²

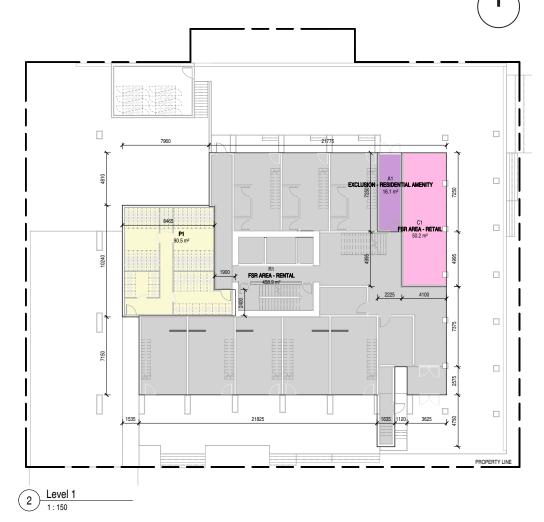
Levels 0 + 1

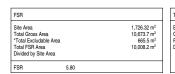
Exclusion - Parking / Storage Exclusion - Residential Amenity

FSR Area - Rental

FSR Area - Retail

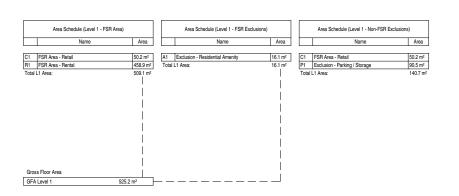






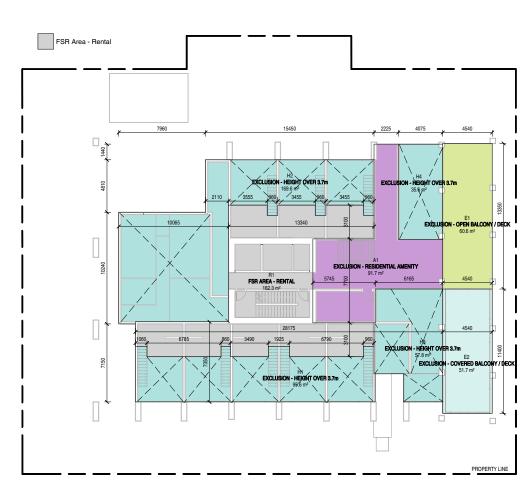


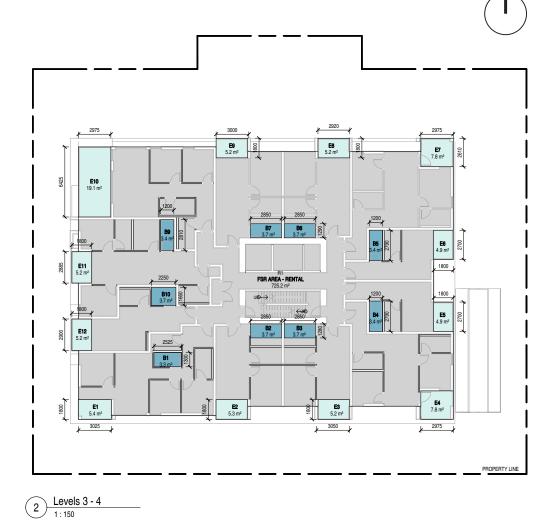




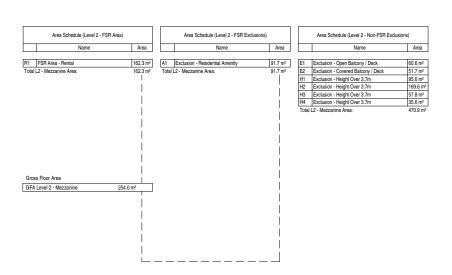
Levels 2 - 4

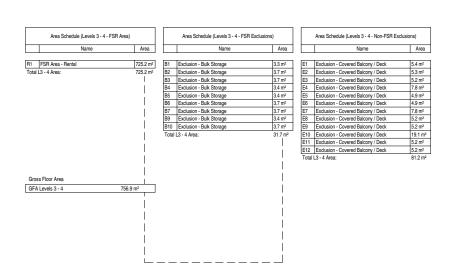
- Exclusion Bulk Storage
- Exclusion Covered Balcony / Deck
- Exclusion Height Over 3.7m
- Exclusion Open Balcony / Deck
- Exclusion Residential Amenity
- FSR Area Rental





Level 2 - Mezzanine





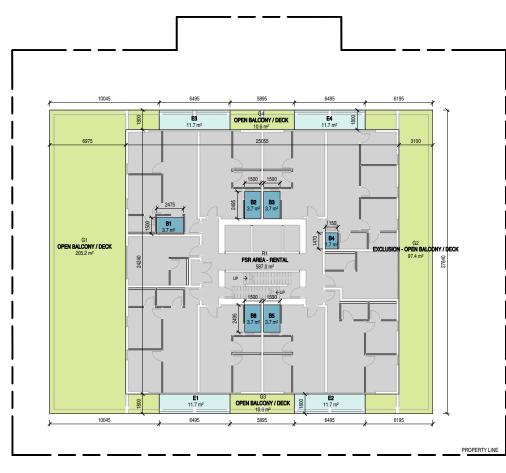
Levels 5 - 17

Exclusion - Bulk Storage

Exclusion - Covered Balcony / Deck

Exclusion - Covered Green Roof

FSR Area - Rental



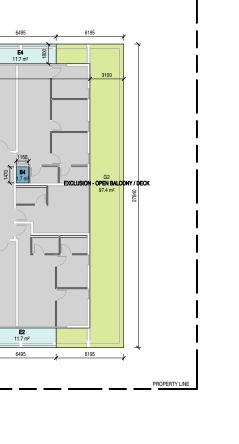
Area Schedule (Level 5 - FSR Exclusions)

1 Level 5

Gross Floor Area

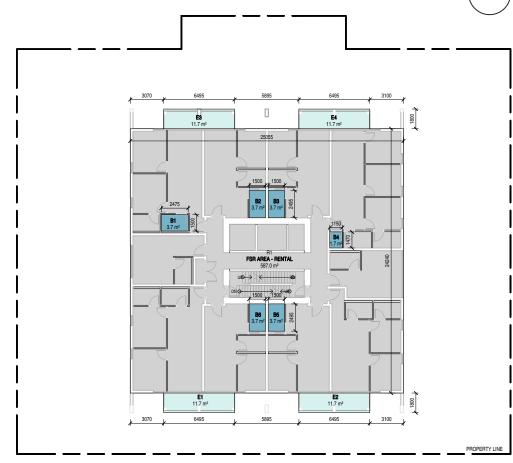
GFA Level 5

Area Schedule (Level 5 - FSR Area)

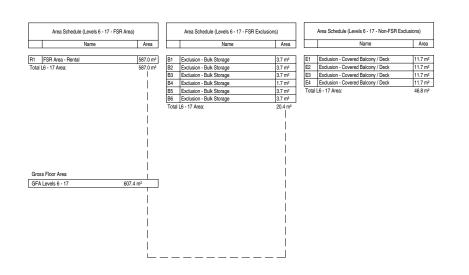


Area Schedule (Level 5 - Non-FSR Exclusions)





2 Levels 6 - 17

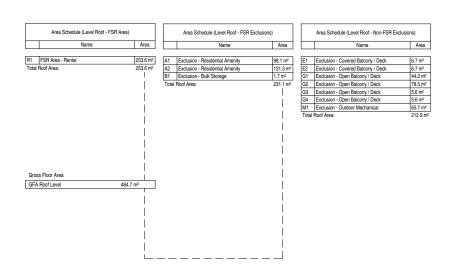


Roof Level

- Exclusion Bulk Storage
 Exclusion Covered Balcony / Deck
- Exclusion Open Balcony / Deck
- Exclusion Outdoor Mechanical
- Exclusion Residential Amenity
- FSR Area Rental





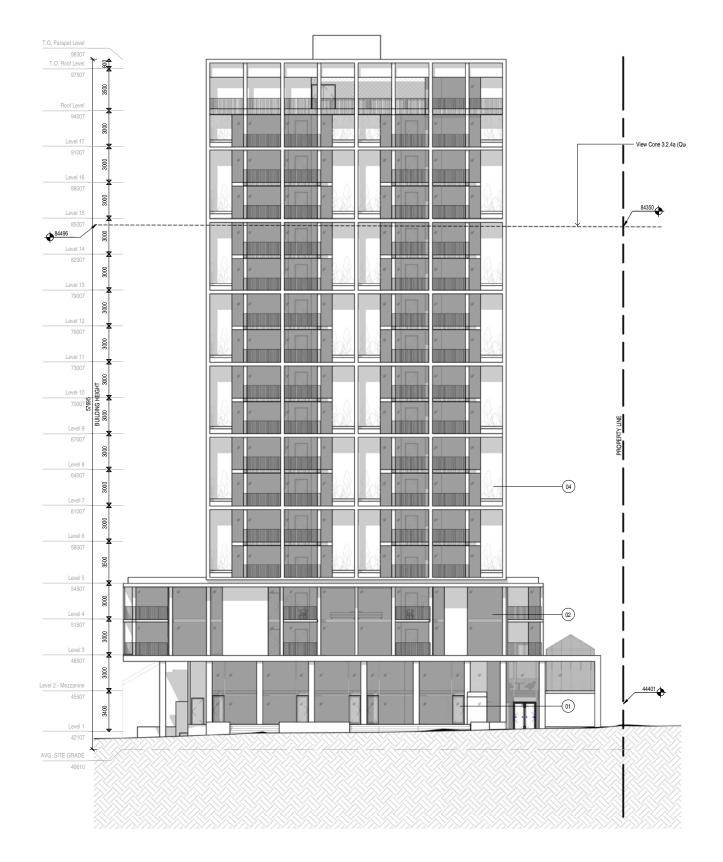


South Elevation

01 Precast Concrete

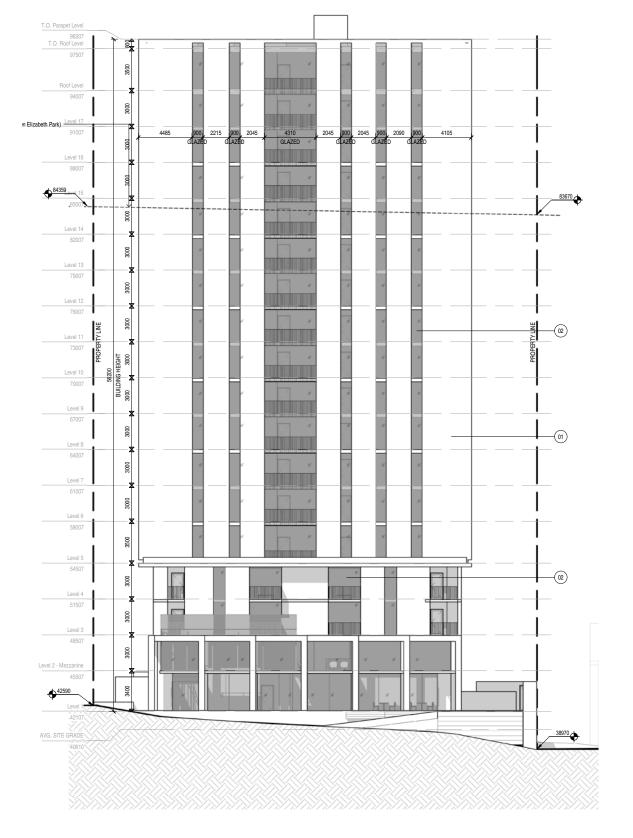
02 Glazing

03 Picket Guardrail



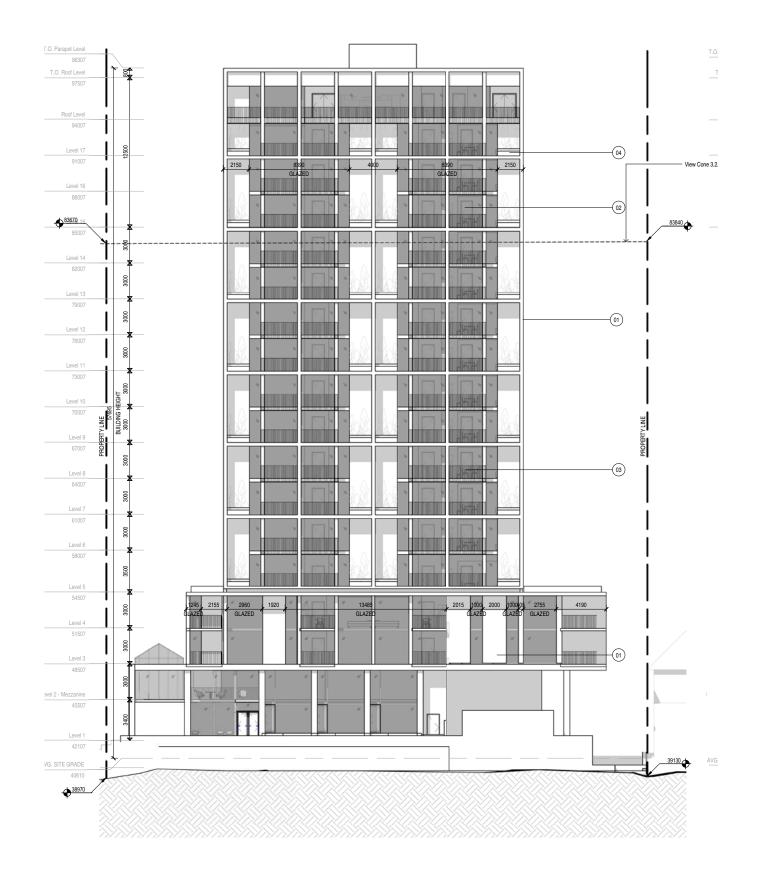
East Elevation

- Precast Concrete
- Glazing
- Picket Guardrail



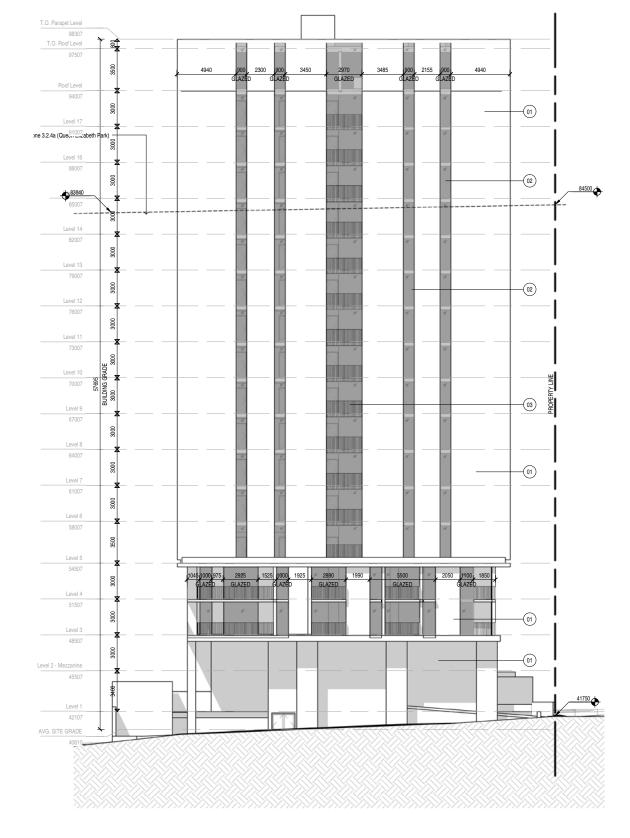
North Elevation

- Precast Concrete
- Glazing
- Picket Guardrail



West Elevation

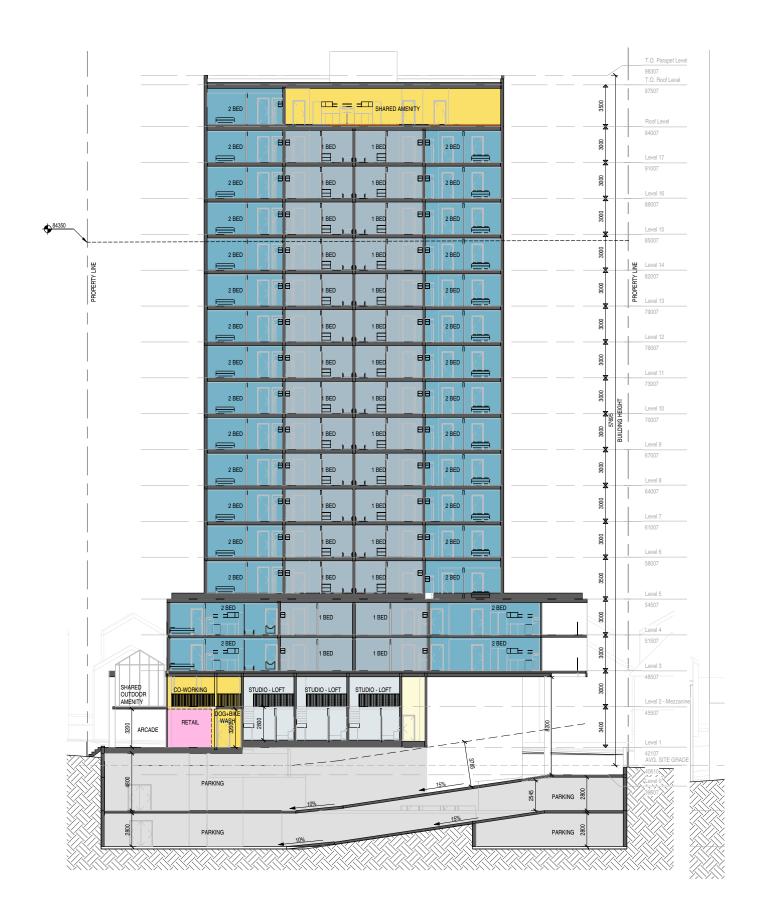
- Precast Concrete
- Glazing
- Picket Guardrail



Building Sections

East-West Section

- 1 Bed Apartment
- 2 Bed Apartment
- Common Space
- Parking
- Private Patio
- Retail
- Shared Amenity
- Studio Apartment



Building Section

North-South Section

- 2 Bed Apartment
- 3 Bed Apartment
- □ Parking
- □ Private Patio
- Storage
- Studio Apartment

SECTION 6 - DESIGN DRAWINGS

