

1550 W 11TH AVE

REZONING APPLICATION BOOKLET

OCT. 2024

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Rezoning Intent & Rationale

Context

Westwind 1550 Investments Ltd. intends to Rezone the RM-3 zone parcel at 1551 W 11th Avenue to CD-1 to construct a 18-storey mixed-use 100% rental development with 20% of the floor area dedicated to below-market rents. The site is situated in a developing and vibrant area that is expected to undergo significant growth as a result of the Broadway Plan and the new Broadway SkyTrain extension. The area is primarily residential, with a variety of buildings ranging from 2-14 stories, and adjacent to local commercial in South Granville Village area.

Intent

The key intent for the FSOA in the Broadway Plan is to create a walkable, primary residential area with a diversity of housing options and introducing new small-scale retail/services uses. For secured market rental developments, the Plan allows for a tower form up to 20 storeys in height with a maximum residential density of 6.5 FSR, provided 20% of the proposed floor area is dedicated to below-market rental housing. The Plan also permits an additional 0.3 FSR for proposals that provide local-serving retail at grade.

In response, the proposal envisions an 18-storey mixed-use building over a 4-storey podium with approximately 112,825 sf of combined floor area. 109,543 sf (6.60 FSR) will be allocated for secured rental and 2,764 sf (0.17 FSR) for small-scale local retail. With small neighborhood-oriented retail at grade, the residential component consists of 38% family-oriented units (10% 3-bedroom units and 28% 2-bedroom units), and 21% 1-bedroom units, and 41% studios. 20% of the residential density will be offered at below-market rates.

Site Dedications & Setbacks

In keeping with the Area Plan requirements, a 12' setback is proposed along West 11th Avenue, allowing for an enhanced tree canopy and permeable surface for rainwater. The podium has a side yard setback of 8' on the west and east, while the tower is setback 40' from the west property line and 8'-6" from the east property line. At the lane, the podium is setback 15'-0" from the south property line, with the tower provided a 30' setback. The City's requirements for tower separation and setbacks to neighbouring sites with possible future towers are the main drivers of the proposal's floor plate location, along with general efficiencies within the underground parkade. The project has been significantly redesigned from the Feb 2024 application to allow for increased setbacks per the City guidance. As such, the proposal's floor layouts have tight design limitations.

Additionally, the grades on the site feature considerable variation, with the frontage along West 11th Avenue featuring a roughly 3' change in grade, while the grade from West 11th to the lane features a rise of almost 8'. This variation is a key factor in the way the program and the circulation is organized on the site.

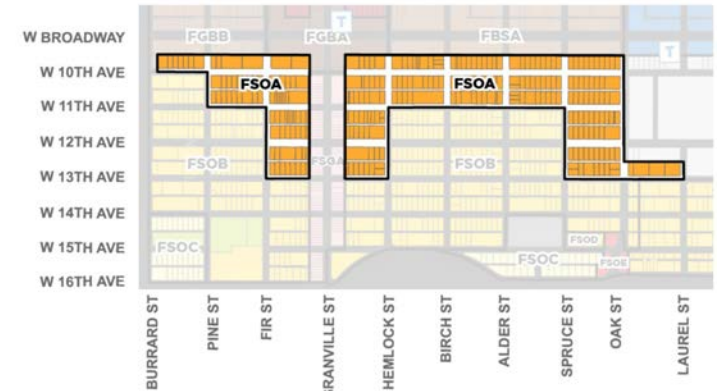
Public Realm

The frontage along West 11th Avenue is intended as pedestrian-focused with direct access to the proposed commercial and the residential lobby. The building steps East to West along with the natural grade to create a barrier free access between the building and the public realm. While West 11th Avenue is designed as pedestrian-focused, the lane is programmed for vehicular and bicycle circulation. Vehicular entry to the underground residential parking is made via the ramp at the south-west corner accessed off the lane. Commercial parking and passenger loading is provided at grade along the lane, with access to the 11th Avenue frontage on either side of the site.

Amenities

Resident's social connectivity is greatly enhanced with two distinct amenity areas totaling 2,222 SF of indoor amenity and 3,587 SF of outdoor amenity space provided for all residents. 870 SF of indoor amenity space is provided on level 5, with direct connection to 1,350 SF of outdoor amenity space. Another 1,352 SF of indoor amenity is provided on the roof along with 2,237 SF of outdoor amenity space.

The outdoor spaces are designed to instill a sense of ownership and community, creating areas that are highly visible and accessible, providing views from as many vantage points as possible.



9.9.1 FSOA Policy Summary Table	
Uses	Residential, retail/services
Option/Tenure	secured market rental housing or social housing Tower Form
Max Height	20 Storey
Max Density	6.5 FSR
Min Frontage	45.7m (150 ft)
Notes	-A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). -For existing social housing sites, 100% of the residential floor area must be social housing. -See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning

NOTE:
ADDITIONAL 0.3 FSR IS PROVIDED FOR PROVIDING GROUND-LEVEL LOCAL-SERVING RETAIL USE.
AS PER CITY STAFF ADVICE DATED JULY 7th, 2023

Massing

The tower's footprint is composed of a simple rectangular form, divided along a vertical axis on each elevation with a two-toned palette. This is intended to provide a more slender aesthetic and break up the massing form.

The lower podium levels connect to the tower form at the northeast elevation, anchoring the corner at the base. The building also reaches a peak at this corner, where the rooftop amenity space is highlighted and integrated into the building form.



The southwest corner of the tower has a similar treatment but instead of peaking in height, is stepped down to create variation in the perceived rooflines.

The residential podium floors intersect with the retail base, the latter providing a planted roof deck for residents and allowing a visual connection between street and second floor. The 11th Ave frontage sets back at the northeast corner to create a distinct residential entrance.

The idea is to create a visually interesting and functional massing that maximizes the views

Texturing & Layering

The next step in the design process is to apply texture to the form developed. The skin of the tower has been panelized to follow cost-effective construction practices. Panelizing provides a grid for further articulations such as windows and balconies. The texture developed due to the panels provides a scale to the form.

The next step is to apply color as demanded by the form. To enhance the texture created by the panels, shades of color within the panels are introduced in an alternating pattern, giving a 2-tone skin to the tower.

On the northwest and southeast corners, a darker 2-tone pattern is overlaid, creating two distinct vertical forms on all elevations. This helps slim down the width of the tower and provides articulation on a building form that is highly constrained by setbacks on the footprint.

To further distinguish the light and dark building forms, the balcony design corresponds to either language, with an offsetting edge treatment applied on the darker form and a varied aesthetic.



Materiality and Color Scheme

For a simple and long-lasting design aesthetic, two main colours were used for the tower's panelizing texture - A bold dark grey and a neutral light grey/white. At grade, the retail and side cladding is anchored with a dark brick to maintain a restrained colour palette but with a more pedestrian-oriented texture.



Podium

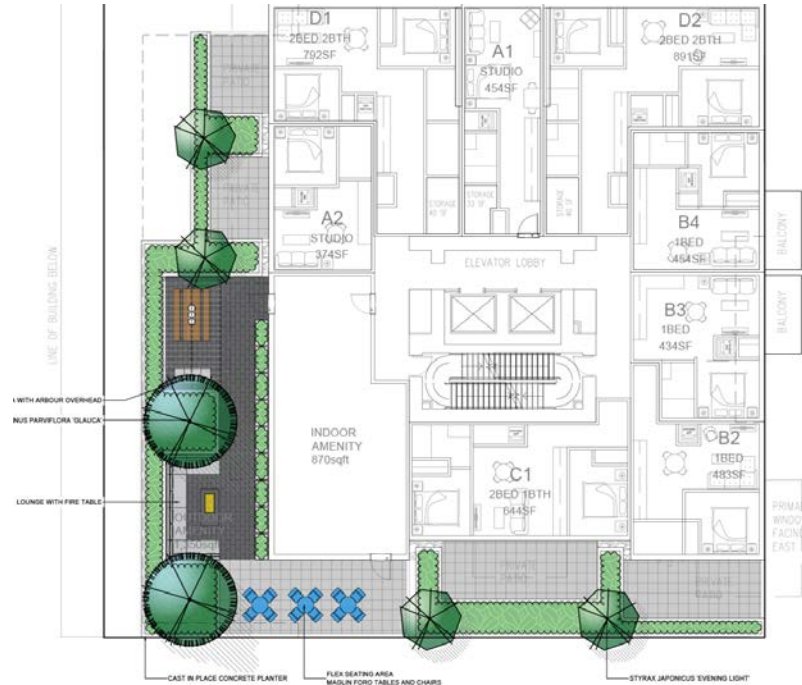
The podium provides a solid base to the tower above and an activated frontage to the surrounding neighbourhood. At grade it houses the residential lobby, small local-serving retail on the W 11th Ave. and access to bike rooms. 3 levels of residential above form a 4-storey podium massing. Level 2 and 5 roof decks provide terraced roof decks as private and common spaces. This provides visual connections to the street from above and supports passive surveillance to the local sidewalks.



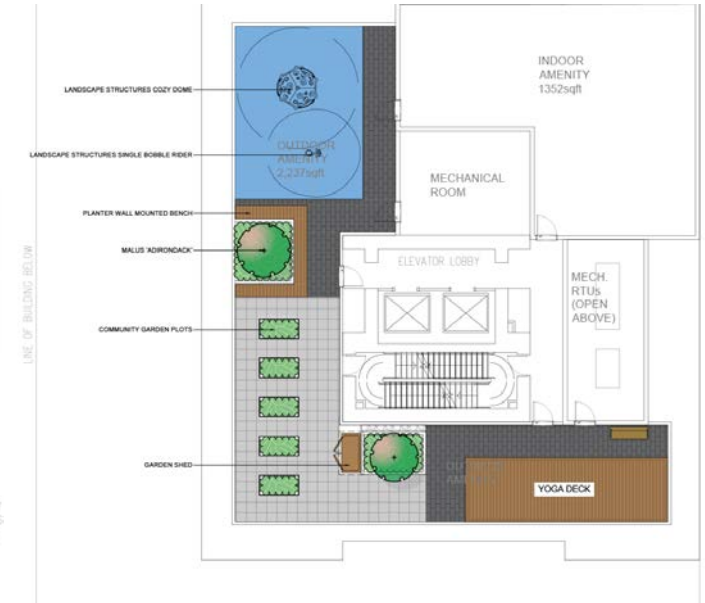
LANDSCAPE RATIONALE

PMG has designed the landscape for this mixed use development on West 11th to provide a functional and dynamic space for residents, the public, and local ecology, while responding to concerns about future climate conditions.

The site's location within the busy shopping hub of South Granville requires a landscape design that is beneficial for both the public as well as to the users of the site. The generous setback along 11th Avenue allows the landscape design to use onsite tree planting to improve the public realm. The design pairs the city standard street tree design with a second row of onsite trees in tree grates. This provides the public with an allée, creating a dynamic public realm while reducing the heat island effect. Additionally, the design proposes permeable paving along the commercial frontage to alleviate stormwater buildup that would otherwise be a challenge in large, paved, commercial settings.



LEVEL 5 AMENITY PATIO



ROOF LEVEL AMENITY PATTIO

Consideration towards local ecology was crucial in the planting design throughout the site. Planting species that support shelter, foraging, and nesting at each landscaped floor and green roof provides the vertical stratification required for many bird and pollinator species. Additionally, the design is deliberate in specifying trees that will be able to thrive in the potential future climate of Vancouver.

A number of onsite amenities are provided for users of the building that aim to foster interaction between residents. The 5th floor amenity is equipped with a barbeque and dining area, and flexible gathering spaces that can be modified to suit residents' needs. On the rooftop, the design provides additional flexible uses including a play area for small kids, community gardening planters and generous yoga deck on the south side of the roof. These uses support community interaction and provide the opportunity for residents to grow their own food.

Owner
 Five Mile Holdings Ltd.

Development Manager
 JTA Development Consultants | 604-875-6125
 James Tod james@jtadevco.com
 Andrew Hawryluk Andrew@jtadevco.com

Architect
 WA Architects | 604-685-3529
 Piyush Sanghadia psanghadia@wa-arch.ca
 Neil Banich nbanich@wa-arch.ca

Landscape
 PMG Landscape Architects | 604-294-0011
 Cam Woodruff cam@pmglandscape.com
 Scott Archer scott@pmhlandscape.com

Surveyor
 LNLS | 604-327-1535
 Ivan Ngan Ivan@inls.ca

Code
 GHJ Consultants | 604-689-4449
 Jun Kim jhk@ghj.ca

Mechanical
 Chorus Consulting Inc. | 778-903-8885
 Raymond Cho Raymond.cho@chorusconsulting.ca

Electrical
 Nemetz (S/A) & Associates Ltd. | 604-736-6562
 Ron De Jesus ron@nemetz.com
 Alex Stratton alex@nemetz.com

Structural
 Cascadian Structural Engineering Inc. | 604-927-0115
 John Pao jpao@cascadianeng.com

Traffic
 Bunt & Associates | 604-294-0011
 Daniel Fung dfung@bunteng.com

Sustainability
 Edge Consulting | 778-588-5753
 Jennifer Tan jtian@edgec.ca

Geotechnical
 Geopacific Consultants Ltd. | 604-439-0922
 Daniel Kokan dkokan@geopacific.ca

Arborist
 Radix Tree Consulting Inc. | 604-770-1755
 Michelle McEwan radixtreeconsulting@gmail.com

Project Context

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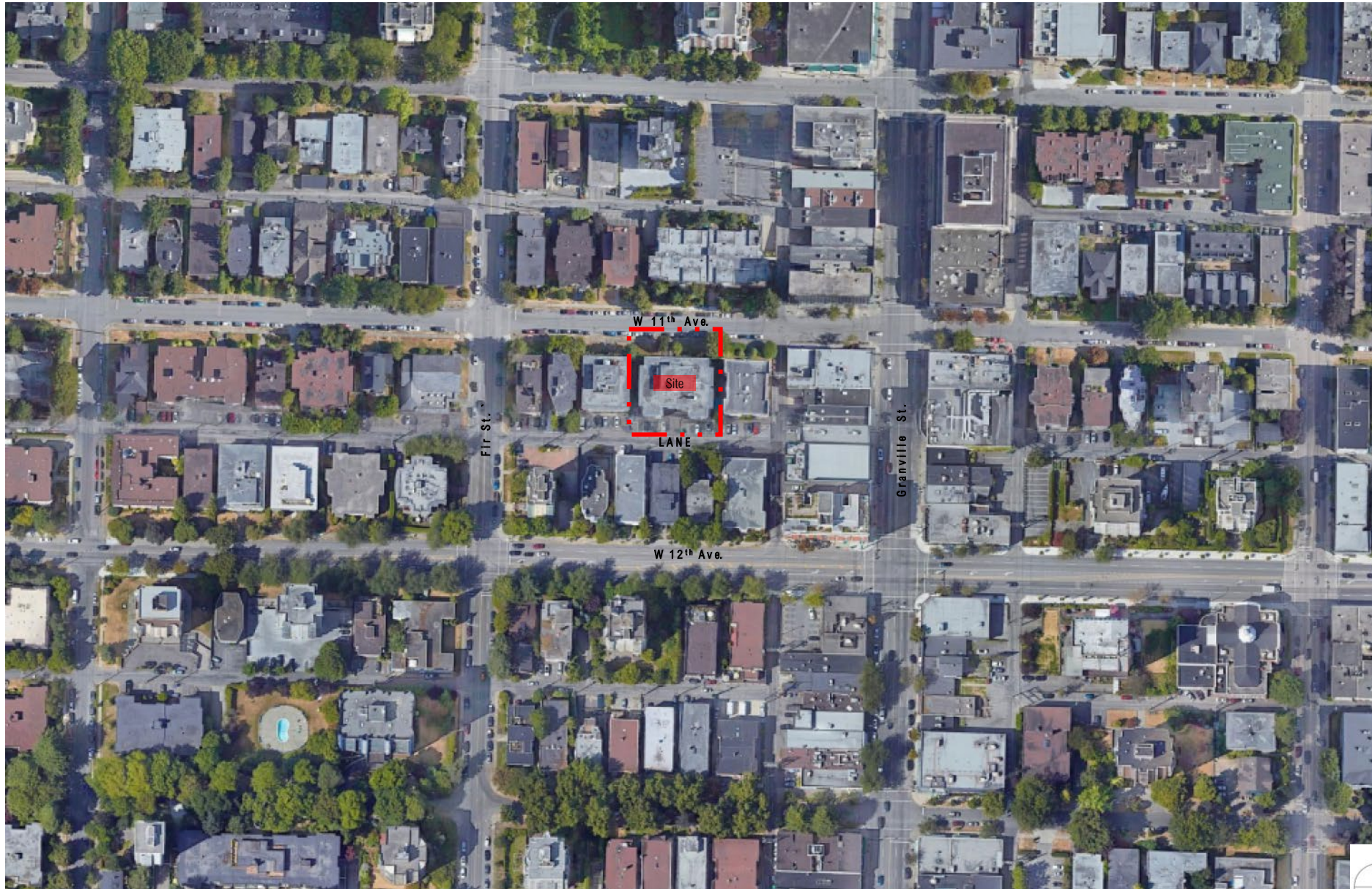
Aerial Photo



The site is located in a vibrant developing area that is expected to undergo significant growth as the result of the Broadway Plan and new Broadway Skytrain extension. Located close to Granville Village, future South Granville Skytrain station, and existing frequent transit network (FTN), the project will supply much needed housing to contribute to a vibrant walkable, transit-oriented community.

Legend

-  Future South Granville Station
-  Proposed Site
-  Existing Frequent Transit Network Bus Station (FTN)
-  Approximate 10min. Walking Circle



Site is surrounded with many 3 to 4 storey apartment buildings. Their forms are simple rectangular buildings with punched out windows and balconies in the front façade. Approaching Granville Street, strips of double height, 1 storey commercial buildings, fills both sides of the street creating a vibrant atmosphere. Although most buildings are 1 to 4 storeys high, few high-rise buildings of residential and commercials are spotted around the block. Existing lane is mainly used for various types of vehicular access. Loading, parking and garbage access are prominent use of the lane.



1. Northwest view of W 11th Street



2. Intersection of Granville Street and W 11th Avenue



Key Plan



3. Southeast view of Lane



4. Intersection of Fir Street and Lane



Typical Commercial Strip Building



Typical 3 Storey Residential Apartment

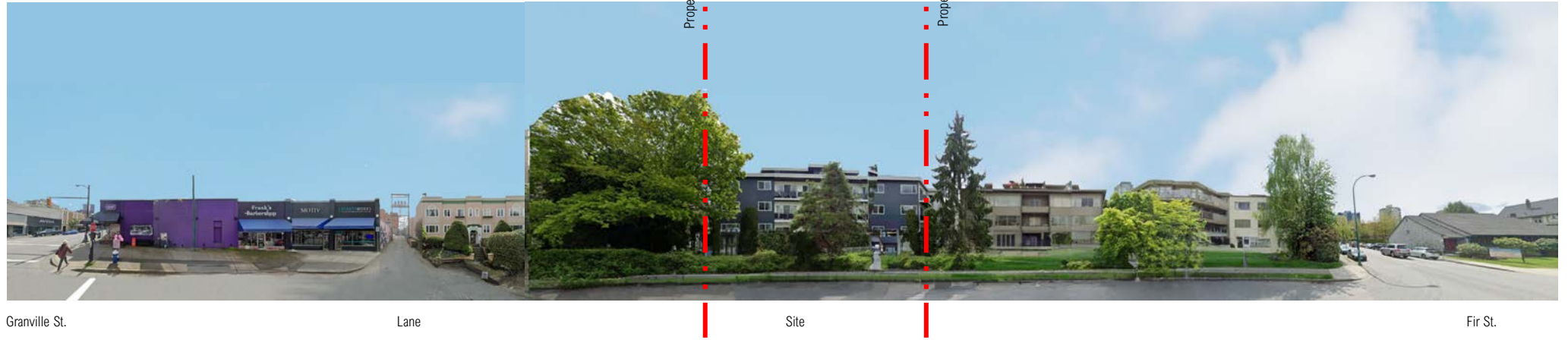


Commercial High-rise Tower



Residential High-rise Tower

Existing Streetscape – View Facing W 11th Ave.



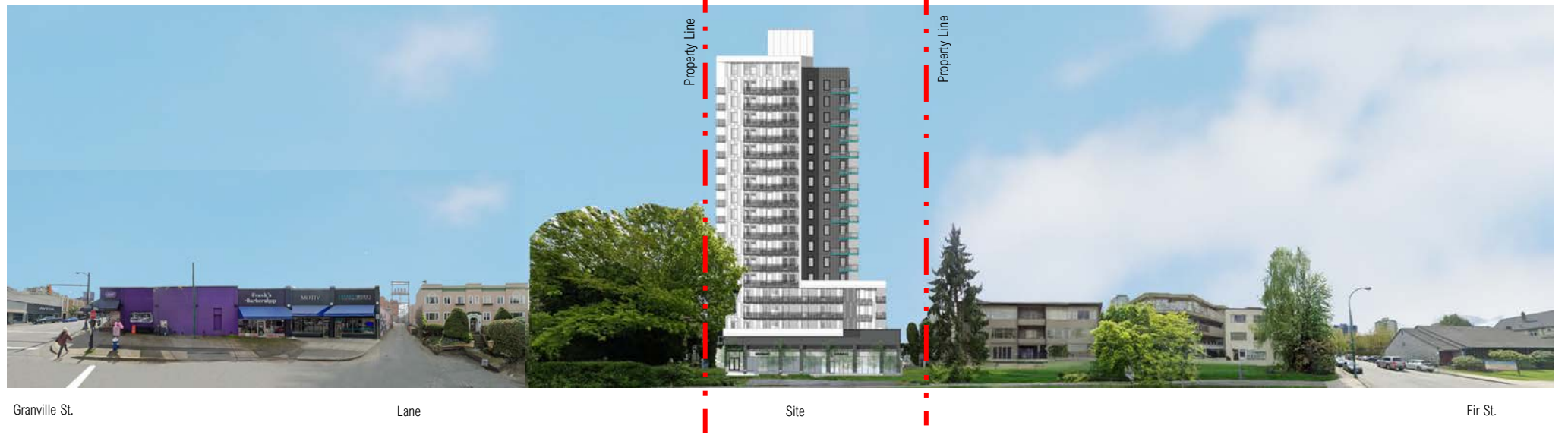
Granville St.

Lane

Site

Fir St.

Proposed Streetscape – View Facing W 11th Ave.



Granville St.

Lane

Site

Fir St.

Site Dedications & Setbacks

In keeping with the Area Plan requirements, a 12' setback is proposed along West 11th Avenue, allowing for an enhanced tree canopy and permeable surface for rainwater. The podium has a side yard setback of 8' on the west and east, while the tower is setback 19' from the west property line and 36'-6" from the east property line. At the lane the podium and the tower are setback 15'-0" from the south property line along the lane. The Plan's requirements for tower separation from a possible future tower to the west, the existing tower to the south-west, and general efficiencies within the underground parkade, has determined the proposed placement of our tower on the site.

Additionally, the grades on the site feature considerable variation, with the frontage along West 11th Avenue featuring a roughly 3' change in grade, while the grade from West 11th to the lane features a rise of almost 8'. This variation is a key factor in the way the program and the circulation is organized on the site.

Public Realm

The frontage along West 11th Avenue is intended as pedestrian-focused with direct access to the proposed commercial and the residential lobby. The building steps East to West along with the natural grade to create a barrier free access between the building and the public realm. While West 11th Avenue is designed as pedestrian-focused, the lane is programmed for vehicular and bicycle circulation. Vehicular entry to the underground residential parking is made via the ramp at the south-west corner accessed off the lane. Commercial parking and passenger loading is provided at grade along the lane, with access to the 11th Avenue frontage on either side of the site.

Amenities

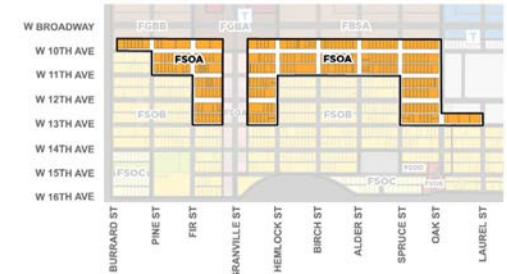
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The outdoor spaces are designed to instill a sense of ownership and community, creating areas that are highly visible and accessible, providing views from as many vantage points as possible.

Built Form and Density

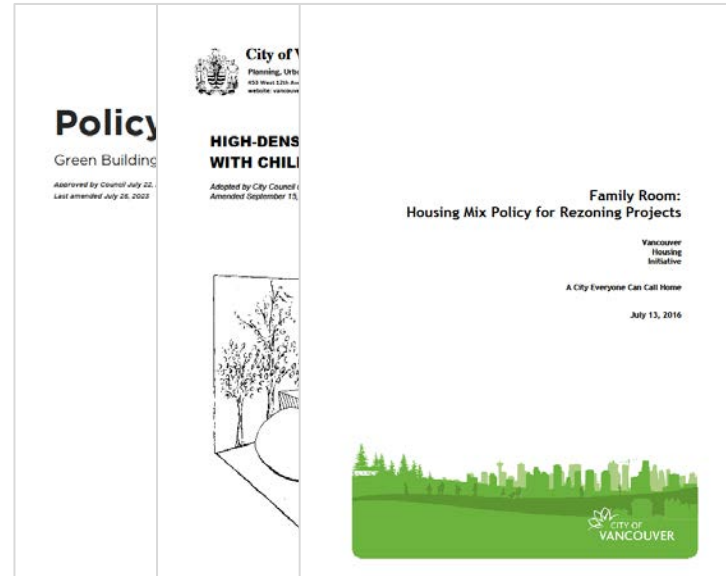
Proposed building is a tower form that will reach total 17 storeys instead of maximizing 20 storeys (allowed maximum height in the Broadway Plan). The proposed building form is sensitive to the neighbourhood context, minimizing shadowing and overlook impacts on adjacent homes, open spaces and commercial strip at Granville street. The first 4 floors of building form is a podium. The podium is designed with simple mass with punched out openings to characterize the existing neighbourhood fabric and pattern.

Proposed building form takes full advantage of Broadway Plan's densification. Density will be maximized at 6.5 FSR with bonus density of 0.3 FSR allowed with the commercial portion of the project. As a result, the project takes full advantage of densification at 6.8 FSR.



Uses	Residential, retail/services
Option/Tenure	secured market rental housing or social housing
Max Height	Tower Form
Max Density	20 Storey
Max Density	6.5 FSR
Min Frontage	45.7m (150 ft)
Notes	<p>-A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</p> <p>-For existing social housing sites, 100% of the residential floor area must be social housing.</p> <p>-See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning</p>

NOTE:
BONUS 0.3 FSR MAX FOR LOCAL SERVING RETAIL/SERVICE USES
AS PER CITY STAFF ADVICE DATED JULY 7th, 2023



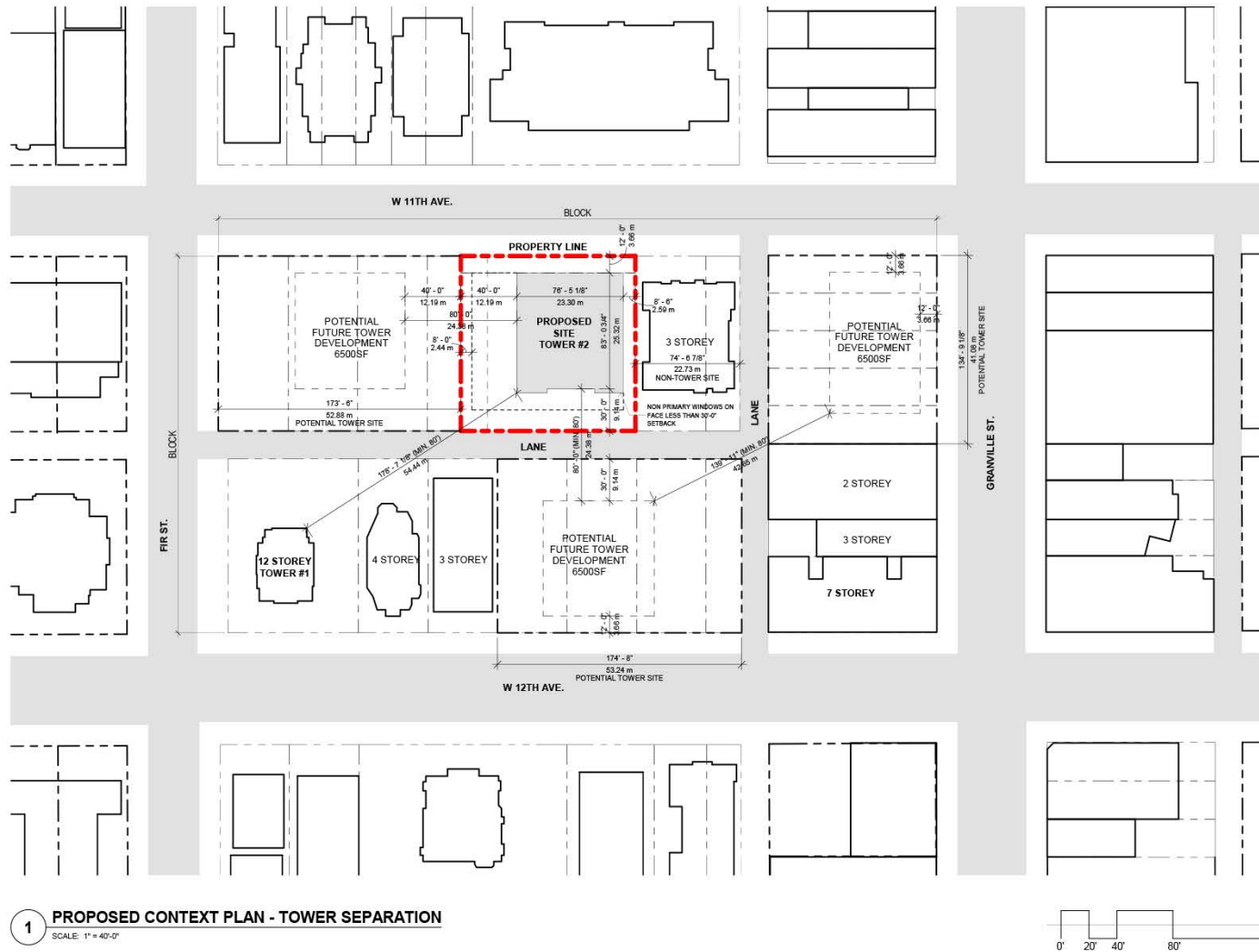
Other Policies and Guidelines

- Green Building Policy for Rezoning (2023)
- Rainwater Management Bulletin (2024)
- Zoning By-law (3575)
- RM-3 District Schedule
- High-Density Housing for Families with Children Guidelines (2022)
- Housing Design and Technical Guidelines (2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Parking By-Law 6059
- Transportation Demand Management for Developments in Vancouver (2019)

The proposal is intended to adhere to the Broadway Plan – providing secure market rental with 20% provided at below market rates. The project targets a total of 6.8 FSR at 18 storeys, below the 20 storeys allowed under the Broadway Plan.

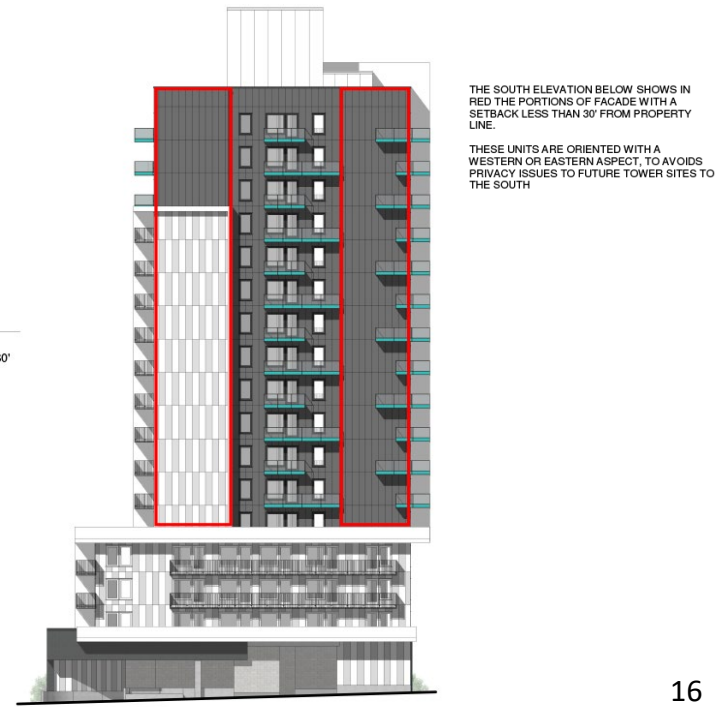
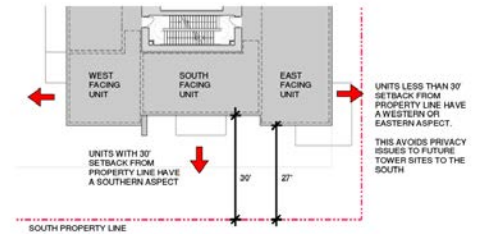
The project will comply with all the relevant policies and guidelines for multi family dwellings as noted. Any specific rental incentives will also be identified as part of the proposal.

Policy Context - Tower Separation



BROADWAY PLAN - FAIRVIEW SOUTH - AREA A - ADDITIONAL POLICIES 9.9.2

There will be a maximum of two towers per block (street to street, including any laneways). On blocks with two or more existing towers constructed prior to adoption of the Broadway Plan, one additional tower will be considered. However, for the northern block faces along 10th Avenue and the northern block face along 13th Avenue between Oak Street and Laurel Street, only one tower will be allowed on the Fairview South Area A block face.





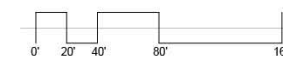
BROADWAY PLAN - FAIRVIEW SOUTH - AREA A - ADDITIONAL POLICIES 9.9.3

Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare

Zoning Legend

- C-3A Commercial District
- RM-3 Residential – Multiple Dwelling District
- CD-1 Comprehensive Development District

1 PROPOSED CONTEXT PLAN - USES
SCALE: 1" = 40'-0"





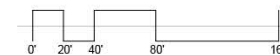
BROADWAY PLAN - FAIRVIEW SOUTH - AREA A - ADDITIONAL POLICIES 9.9.3

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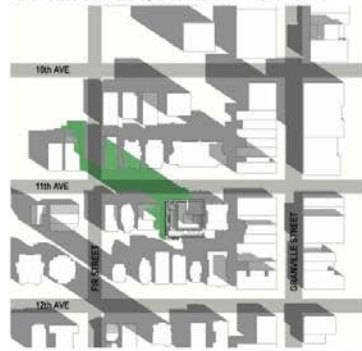
Zoning Legend

- 6 or more storey high buildings
- 3 to 5 storey high buildings
- 1 or 2 storey high buildings

1 PROPOSED CONTEXT HEIGHT PLAN
SCALE: 1" = 40'-0"



SPRING EQUINOX - UTC -7



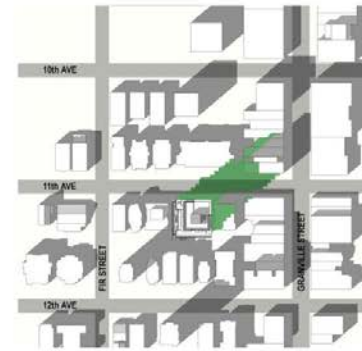
MAR 21, 10am



MAR 21, 12pm



MAR 21, 2pm

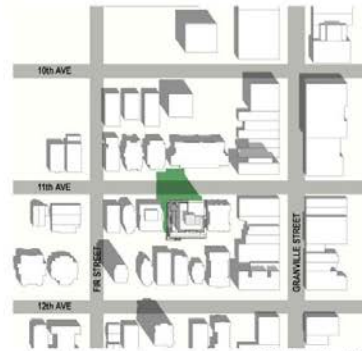


MAR 21, 4pm

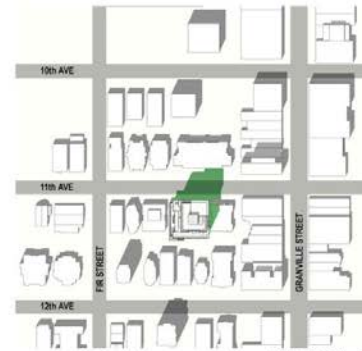
SUMMER SOLSTICE - UTC -7



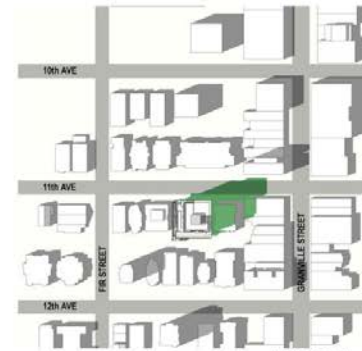
JUN 21, 10am



JUN 21, 12pm

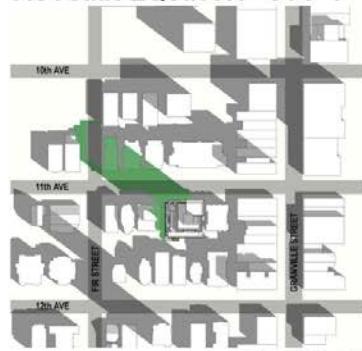


JUN 21, 2pm

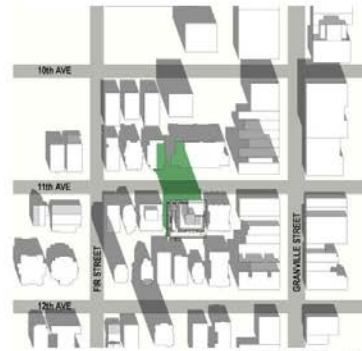


JUN 21, 4pm

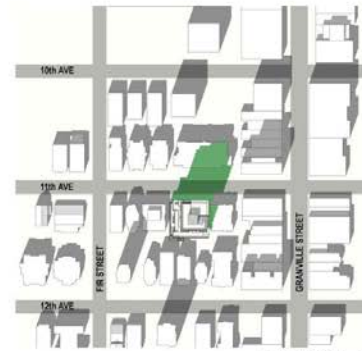
AUTUMN EQUINOX - UTC -7



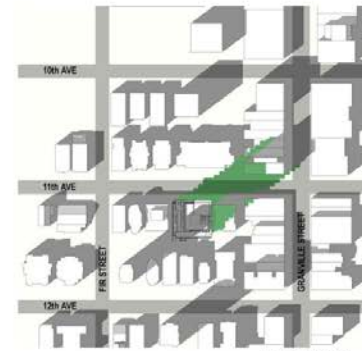
SEP 21, 10am



SEP 21, 12pm



SEP 21, 2pm



SEP 21, 4pm



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BROADWAY POLICY PLAN SUMMARY				
ZONE	CD-1 - BROADWAY PLAN FOR FAIRVIEW WOUTH - AREA A (FSOA)			
1500 WEST 11TH AVE.	POLICY REF.	REQUIRED	PROPOSED	SHEET REF.
USES	9.9.1	RESIDENTIAL APARTMENT AREA (MID-HIGHRISE & RETAIL OR SERVICE)	RETAIL 100% SECURED RENTAL	A001
CONDITIONS OF USE	9.9.1 / 12.2.5 (a)	MIN. 20% OF RESIDENTIAL FLOOR AREA AT BELOW MARKET RATES FOR 100% SECURED RENTAL BUILDINGS	COMPLIANCE	
MAX. COMMERCIAL FRONTAGE	11.4.22	MAX. 9.1m - 15.3m	10.67m - 15.3m	A203
HEIGHT	9.9.1	MAX. 20 STOREYS	18 STOREYS	A401/A402
FLOOR TO FLOOR HEIGHT	11.1.12	3.0m (10 ft.)	3.0m (10'-0")	
	11.4.20	4.5m (15 ft.) min.	7.1m (23'-2")	
SETBACK FOR PODIUM				
FRONT YARD SETBACK	11.4.7	3.7m (12 ft)	3.7m (12 ft)	A203
SIDE YARD SETBACK	11.4.9	2.4m (8 ft)	2.4m (8 ft)	
REARYARD SETBACK	11.4.10	SUFFICIENT FOR USABLE OUTDOOR SPACE, SOLAR ACCESS AND OVERLOOK FOR ADJACENT	COMPLIANCE	
SETBACK FOR TOWER	11.4.13	40' SETBACK FROM PROPERTY LINE ADJACENT TO FUTURE TOWER SITES AND 30' SETBACK FROM PROPERTY LINE ADJACENT TO LANE	COMPLIANCE	A205-A208
TOWER FLOOR PLATE	11.4.11	LOT DEPTH OF 36.6m OR GREATER WITH MAX. PLATES 604m ² (6,500 ft ²)	602m ² (6475.84 ft ²)	
FLOOR SPACE RATIO	9.9.3	6.8 FSR (0.3 INCREASE IN DENSITY WITH DELIVERY OF GROUND-LEVEL LOCAL-SERVING RETAIL OR SERVICE USE)	6.8 FSR	A900-A905

FSR + Amenity area calculations

AMENITY DATA					
BYLAW REF.	AMENITY TYPE	RATE	REQUIRED		PROVIDED
AS PER CITY STAFF ADVICE DATED JULY 7TH, 2023	INDOOR AMENITY	1.2 SM/UNIT	2,067 ft ²	192 m ²	2,222 ft ² 206 m ²
AS PER CITY STAFF ADVICE DATED JULY 7TH, 2023	OUTDOOR AMENITY	2 SM/UNIT	3,444 ft ²	320 m ²	3,587 ft ² 333 m ²

GROSS FLOOR AREA CALCULATION											
LEVEL	FLOOR AREA				EXCLUSIONS				GFA	FSR	
	COMMERCIAL		RESIDENTIAL		IN-SUITE STORAGE		AMENITY / ACCESS				
L1	2,764.1 ft ²	256.8 ft ²	2,616.11 ft ²	243.0 ft ²	0 ft ²	0 m ²	0 ft ²	0 m ²	5,380.16 ft ²	499.8 ft ²	0.32
L2	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L3	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L4	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L5	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-113 ft ²	-10 m ²	-870 ft ²	-81 m ²	5,489.59 ft ²	510.0 ft ²	0.33
L6	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-133 ft ²	-12 m ²	0 ft ²	0 m ²	6,339.59 ft ²	589.0 ft ²	0.38
L7	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-133 ft ²	-12 m ²	0 ft ²	0 m ²	6,339.59 ft ²	589.0 ft ²	0.38
L8	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L9	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L10	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L11	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L12	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L13	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L14	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L15	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L16	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L17	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L18	0 ft ²	0.0 ft ²	2,721.40 ft ²	252.8 ft ²	0 ft ²	0 m ²	-2,375 ft ²	-221 m ²	346.40 ft ²	32.2 ft ²	0.02
TOTAL:	2,764 ft²	257 m²	116,374 ft²	10,812 m²	-3,138 ft²	-292 m²	-3,245 ft²	-301 m²	112,756 ft²	10,475 m²	6.80

FLOOR SPACE RATIO (FSR)							
	FLOOR AREA		EXCLUSIONS		GFA	FSR	
	COMMERCIAL	RESIDENTIAL	IN-SUITE STORAGE	AMENITY / ACCESS			
COMMERCIAL	2,764 ft ²	257 m ²	0 ft ²	0 m ²	2,764 ft ²	257 m ²	0.17
RESIDENTIAL	116,374 ft ²	10,812 m ²	-3,138 ft ²	-292 m ²	-3,245 ft ²	-301 m ²	6.63
TOTAL:	119,139 ft²	11,068 m²	-3,138 ft²	-292 m²	-3,245 ft²	-301 m²	6.80

SITE AREA 16,592 ft² 1,541 m² x FSR 6.8 = 112,827 m² 10,482 m²

THE CIRCULATION SPACE ON LEVEL 18 PROVIDES ACCESS TO COMMON ROOFTOP AMENITY ONLY AND IS EXCLUDED UNDER 10.36.1

TOTAL CoV NET AREA CALCULATION						
UNIT TYPE	CoV NET AREA		COUNT	%	TOTAL CoV NET AREA	
A UNITS - STUDIO						
A1	409 ft ²	38 m ²	25	16%	10,230 ft ²	950 m ²
A2	333 ft ²	31 m ²	13	8%	4,325 ft ²	402 m ²
A3	335 ft ²	31 m ²	12	8%	4,015 ft ²	373 m ²
A4	331 ft ²	31 m ²	3	2%	994 ft ²	92 m ²
A5	415 ft ²	39 m ²	3	2%	1,244 ft ²	116 m ²
A6	353 ft ²	33 m ²	3	2%	1,060 ft ²	98 m ²
A7	355 ft ²	33 m ²	3	2%	1,064 ft ²	99 m ²
A8	415 ft ²	39 m ²	3	2%	1,244 ft ²	116 m ²
TOTAL:			65	41%	24,176 ft²	2,246 m²
B UNITS - 1 BED						
B1	416 ft ²	39 m ²	12	8%	4,988 ft ²	463 m ²
B2	424 ft ²	39 m ²	3	2%	1,272 ft ²	118 m ²
B3	389 ft ²	36 m ²	3	2%	1,168 ft ²	108 m ²
B4	411 ft ²	38 m ²	13	8%	5,339 ft ²	496 m ²
B5	381 ft ²	35 m ²	3	2%	1,142 ft ²	106 m ²
TOTAL:			34	21%	13,908 ft²	1,292 m²
C UNITS - 2 BED 1 BATH						
C1	584 ft ²	54 m ²	13	8%	7,596 ft ²	706 m ²
C2	702 ft ²	65 m ²	3	2%	2,107 ft ²	196 m ²
C3	591 ft ²	55 m ²	3	2%	1,772 ft ²	165 m ²
TOTAL:			19	12%	11,475 ft²	1,066 m²
D UNITS - 2 BED 2 BATH						
D1	667 ft ²	62 m ²	13	8%	8,665 ft ²	805 m ²
D2	760 ft ²	71 m ²	13	8%	9,879 ft ²	918 m ²
TOTAL:			26	16%	18,544 ft²	1,723 m²
E UNITS - 3 BED						
E1	781 ft ²	73 m ²	6	4%	4,686 ft ²	435 m ²
E2	797 ft ²	74 m ²	10	6%	7,968 ft ²	740 m ²
TOTAL:			16	10%	12,654 ft²	1,176 m²
CoV NET AREA BUILDING TOTAL:			160	100%	80,756 ft²	7,502 m²
BELOW MARKET UNIT CoV NET AREA DISTRIBUTION DATA						
UNIT TYPE	CoV NET AREA		COUNT	%	TOTAL CoV NET AREA	
LEVELS 2 TO 4 BELOW MARKET UNITS						
A1	409 ft ²	38 m ²	12	39%	4,910 ft ²	456 m ²
A5	415 ft ²	39 m ²	2	6%	830 ft ²	77 m ²
A7	365 ft ²	34 m ²	2	6%	729 ft ²	68 m ²
B5	381 ft ²	35 m ²	3	10%	1,142 ft ²	106 m ²
C2	702 ft ²	65 m ²	3	10%	2,107 ft ²	196 m ²
C3	591 ft ²	55 m ²	3	10%	1,772 ft ²	165 m ²
E1	781 ft ²	73 m ²	6	19%	4,686 ft ²	435 m ²
TOTAL:			31	100%	16,175 ft²	1,503 m²
OF CoV NET AREA BUILDING TOTAL:			19.38%		20.03%	

NOTE: MEASUREMENT OF CoV NET AREA ARE CALCULATED WITH INTERIOR DIMENSIONS (PAINT TO PAINT) EXCLUDING STORAGE AREAS.

BELOW MARKET UNITS BY TYPE	1bed/studio	2bed	3bed	2 & 3bed	Units
	19	6	6	12	31
	61%	19%	19%	39%	100%

RESIDENTIAL UNIT MIX								
UNIT TYPE	TOTAL FLOOR AREA		EXCLUSIONS		GFA		COUNT	%
A UNITS - STUDIO								
A1	454 ft ²	42 m ²	33 ft ²	3 m ²	421 ft ²	39 m ²	25	16%
A2	374 ft ²	35 m ²	0 ft ²	0 m ²	374 ft ²	35 m ²	13	8%
A3	376 ft ²	35 m ²	0 ft ²	0 m ²	376 ft ²	35 m ²	12	8%
A4	370 ft ²	34 m ²	0 ft ²	0 m ²	370 ft ²	34 m ²	3	2%
A5	464 ft ²	43 m ²	0 ft ²	0 m ²	464 ft ²	43 m ²	3	2%
A6	418 ft ²	39 m ²	22 ft ²	2 m ²	396 ft ²	37 m ²	3	2%
A7	431 ft ²	40 m ²	22 ft ²	2 m ²	409 ft ²	38 m ²	3	2%
A8	501 ft ²	47 m ²	40 ft ²	4 m ²	461 ft ²	43 m ²	3	2%
TOTAL:							65	41%
B UNITS - 1 BED								
B1	495 ft ²	46 m ²	20 ft ²	2 m ²	475 ft ²	44 m ²	12	8%
B2	483 ft ²	45 m ²	0 ft ²	0 m ²	483 ft ²	45 m ²	3	2%
B3	434 ft ²	40 m ²	0 ft ²	0 m ²	434 ft ²	40 m ²	3	2%
B4	454 ft ²	42 m ²	0 ft ²	0 m ²	454 ft ²	42 m ²	13	8%
B5	473 ft ²	44 m ²	35 ft ²	3 m ²	438 ft ²	41 m ²	3	2%
TOTAL:							34	21%
C UNITS - 2 BED 1 BATH								
C1	644 ft ²	60 m ²	0 ft ²	0 m ²	644 ft ²	60 m ²	13	8%
C2	812 ft ²	75 m ²	35 ft ²	3 m ²	777 ft ²	72 m ²	3	2%
C3	687 ft ²	64 m ²	32 ft ²	3 m ²	655 ft ²	61 m ²	3	2%
TOTAL:							19	12%
D UNITS - 2 BED 2 BATH								
D1	792 ft ²	74 m ²	40 ft ²	4 m ²	752 ft ²	70 m ²	13	8%
D2	891 ft ²	83 m ²	40 ft ²	4 m ²	851 ft ²	79 m ²	13	8%
TOTAL:							26	16%
E UNITS - 3 BED								
E1	885 ft ²	82 m ²	25 ft ²	2 m ²	860 ft ²	80 m ²	6	4%
E2	916 ft ²	85 m ²	40 ft ²	4 m ²	876 ft ²	81 m ²	10	6%
TOTAL:							16	10%
GRAND TOTAL:							160	100%
1bed/studio	2bed	3bed	Units					
99	45	16	160					
62%	28%	10%	100%					

POSSIBLE COMMERCIAL SUBDIVISION				
UNIT NAME	GFA		COUNT	%
CRU 1	1,325 ft ²	123 m ²	1	48%
CRU 2	1,439 ft ²	134 m ²	1	52%
TOTAL:	2,764 ft²	257 m²	2	100%

Car Parking, Loading and Bicycle Statistics

RESIDENTIAL CAR STALLS DATA				
BYLAW REF.	CAR STALL TYPE	REQ. RATIO	REQUIRED	PROVIDED
4.1.1	REGULAR*	NO REQUIREMENT	-	26
4.1.4(a)	ACCESSIBLE**	1+0.034/UNIT	6	6
4.1.7	SMALL CAR	25% MAX. PROVIDED	15 MAX.	28 47%
7.2.1	CLASS A-PASSENGER ***	1 + 1/150 UNITS	2	2
TOTAL:			16 *	62

*AS PER BYLAW REF. 4.1.3, 0.05 VISITOR PARKING STALLS PER UNIT REQUIRED. MINIMUM OF 8 SPACES REQUIRED

**FIRST ACCESSIBLE PARKING STALL + EVERY TENTH ACCESSIBLE PARKING STALL MUST BE VAN ACCESSIBLE STALL

***FIRST CLASS A PASSENGER MUST HAVE MIN. WIDTH OF 4M WITH MIN. VERTICLE CLR. OF 2.3M

COMMERCIAL CAR STALLS DATA				
BYLAW REF.	CAR STALL TYPE	REQ. RATIO	REQUIRED	PROVIDED
4.1.1	REGULAR	NO REQUIREMENT	-	0
4.1.4(b)	ACCESSIBLE*	1+0.4/1000SM GFA	1	1
4.1.7	SMALL CAR	25% MAX. PROVIDED	1 MAX. - 4.1.7(b)	1 50%
7.2.1	CLASS A-PASSENGER **	1/4000SM GFA	1	1
TOTAL:			2	3

*FIRST ACCESSIBLE PARKING STALL + EVERY TENTH ACCESSIBLE PARKING STALL MUST BE VAN ACCESSIBLE STALL

**FIRST CLASS A PASSENGER MUST HAVE MIN. WIDTH OF 4M WITH MIN. VERTICLE CLR. OF 2.3M

RESIDENTIAL LOADING SPACE DATA				
BYLAW REF.	LOADING TYPE	REQ. RATIO	REQUIRED	PROVIDED
5.2.1	CLASS A	MIN. 1	1	1
	CLASS B *	MIN. 1	1	1

*CLASS B LOADING IS PROPOSED TO BE SHARED BETWEEN RESIDENTIAL AND LOCAL-SERVING RETAIL

COMMERCIAL LOADING SPACE DATA				
BYLAW REF.	LOADING TYPE	REQ. RATIO	REQUIRED	PROVIDED
5.2.6	CLASS B *	MIN. 1	1	1

*CLASS B LOADING IS PROPOSED TO BE SHARED BETWEEN RESIDENTIAL AND LOCAL-SERVING RETAIL

RESIDENTIAL BICYCLE DATA				
BYLAW REF.	BICYCLE TYPE	REQ. RATIO	REQUIRED	PROVIDED
6.2.1.2	CLASS A	1.5 FOR EVERY UNIT UNDER 6	172.5	298
		2.5 SPACES FOR EVERY UNIT BETWEEN 65 SM AND 105 SM	112.5	
	3 SPACES FOR EVERY UNIT OVER 105 SM	0		
	CLASS B	MIN. 2 + 1/20 UNITS	9	9
TOTAL CLASS A:			285	298
TOTAL:			294	307

RESIDENTIAL CLASS A - BICYCLE MIX				
BYLAW REF.	BICYCLE TYPE	REQUIRED	PROVIDED	PERCENTAGE
6.3.9	OVERSIZED	5% MAX.	17	6%
	VERTICAL	30% MAX.	28	9%
	VERTICAL OR STACKED	60% MAX.	0	0%
	HORIZONTAL	N/A	253	85%
TOTAL:			298	100%

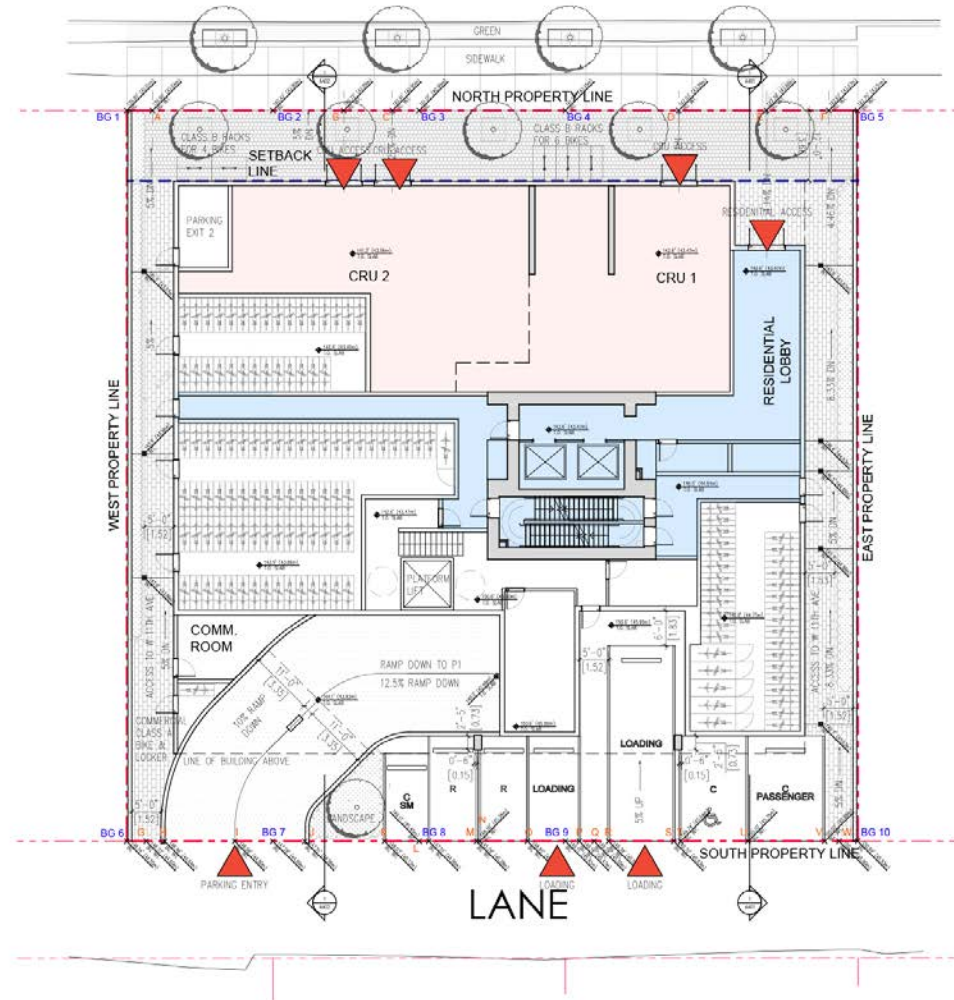
COMMERCIAL BICYCLE DATA				
BYLAW REF.	BICYCLE TYPE	REQ. RATIO	REQUIRED	PROVIDED
6.2.4.1	CLASS A	1 / 340 SM OF GFA	1	1
6.2.4.1	CLASS B	MIN. 6 CONTAINING MIN. 1000 SM OF GFA	0	0
TOTAL:			1	1

1 STORAGE LOCKER IS PROVIDED WITH THE COMMERCIAL BIKE STALL

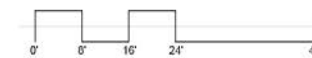
Architectural Drawings

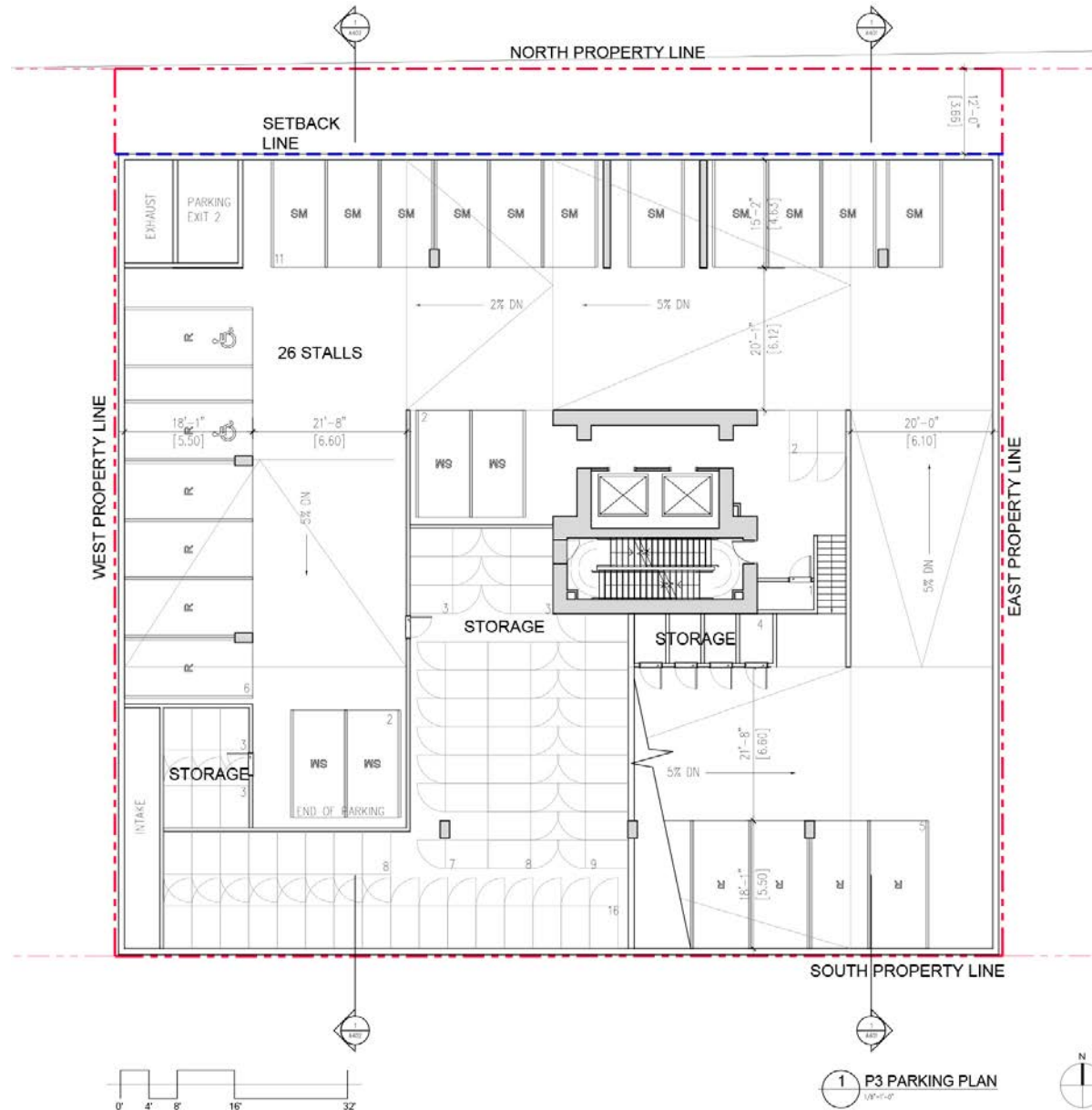
Floor Plans	27-37
Elevations	38-39
Sections	40-41
Renders	42
FSR Overlays	43-48

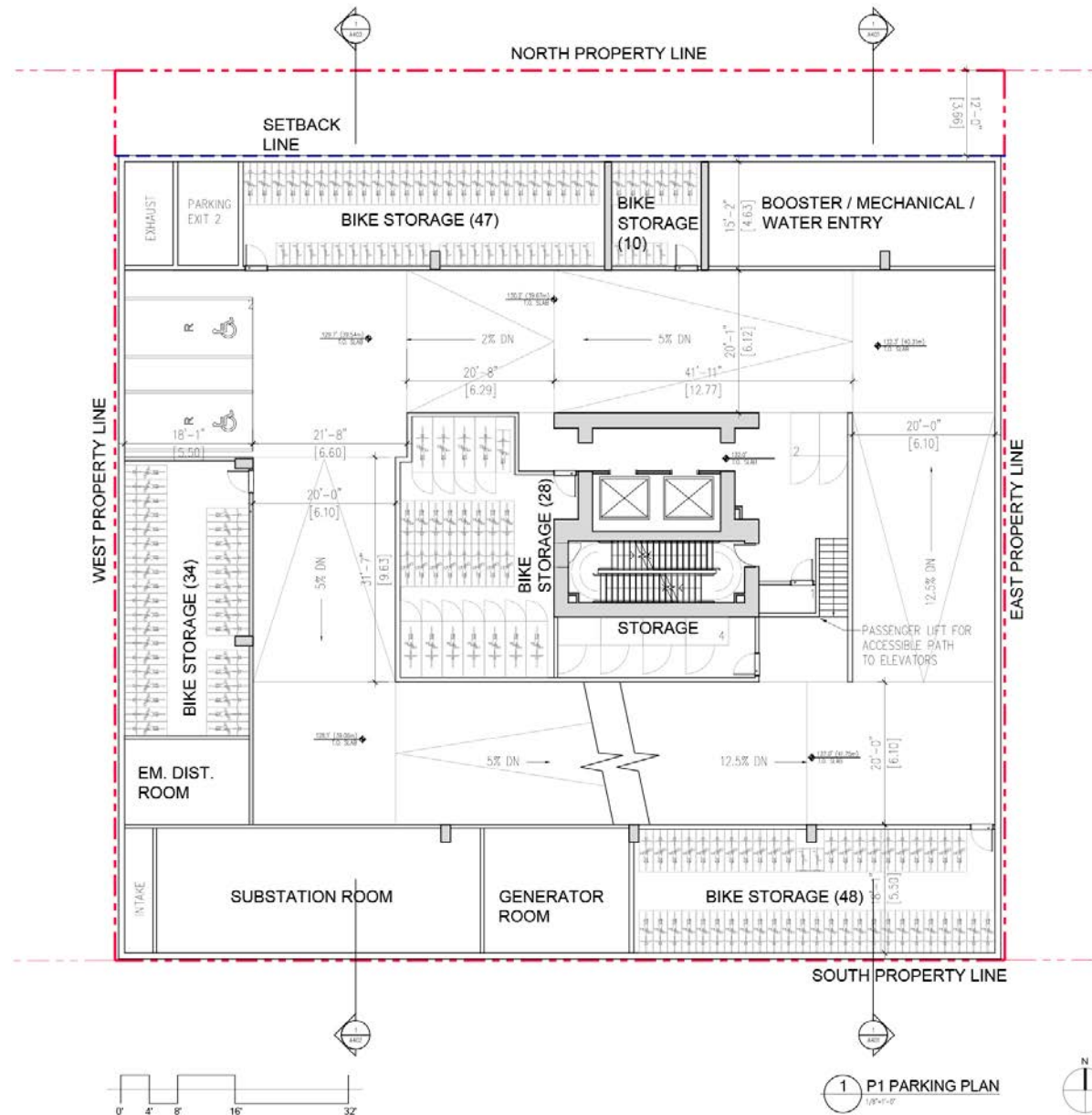
W 11TH AVE.



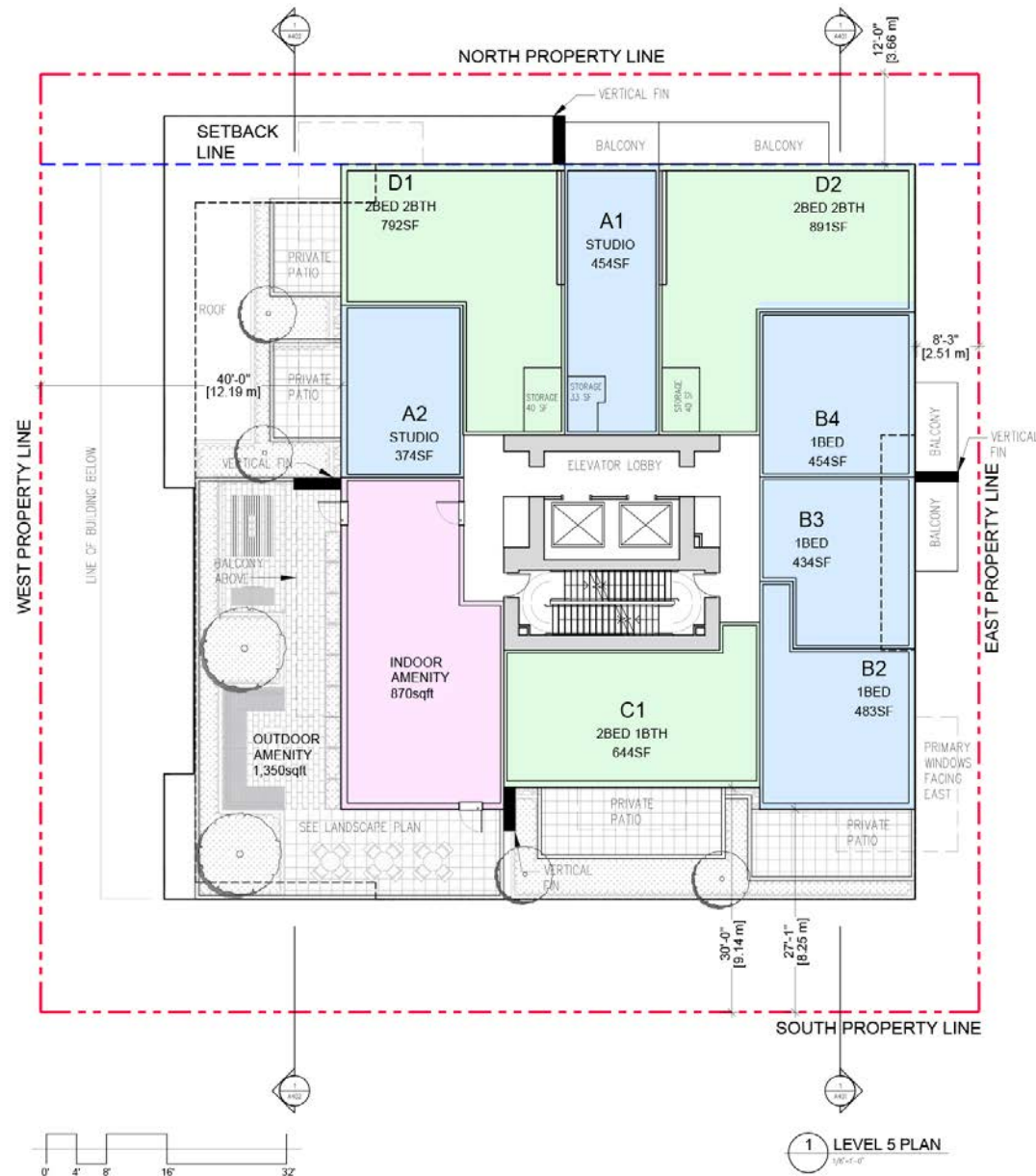
1 SITE PLAN
1/8"=1'-0"

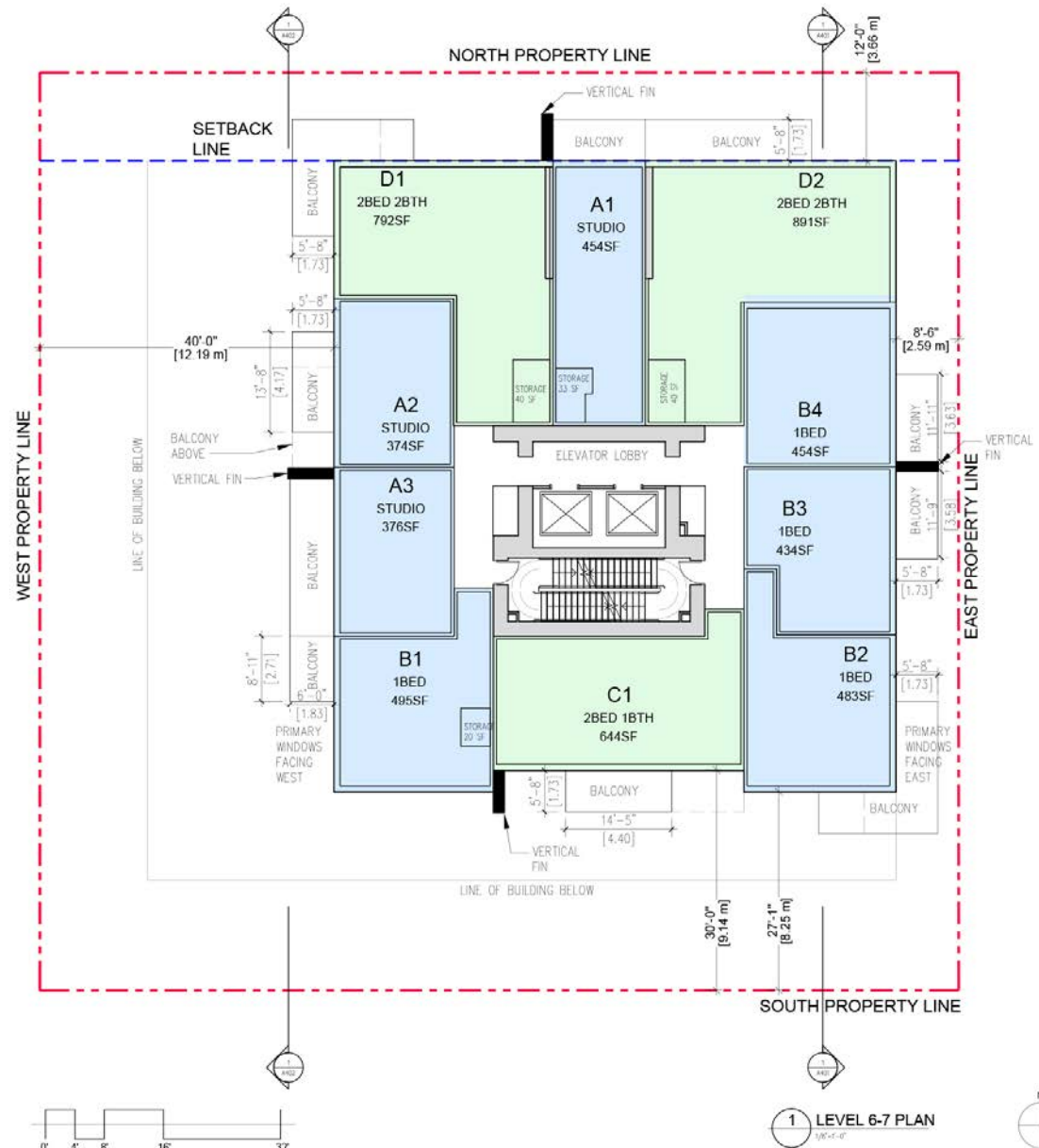


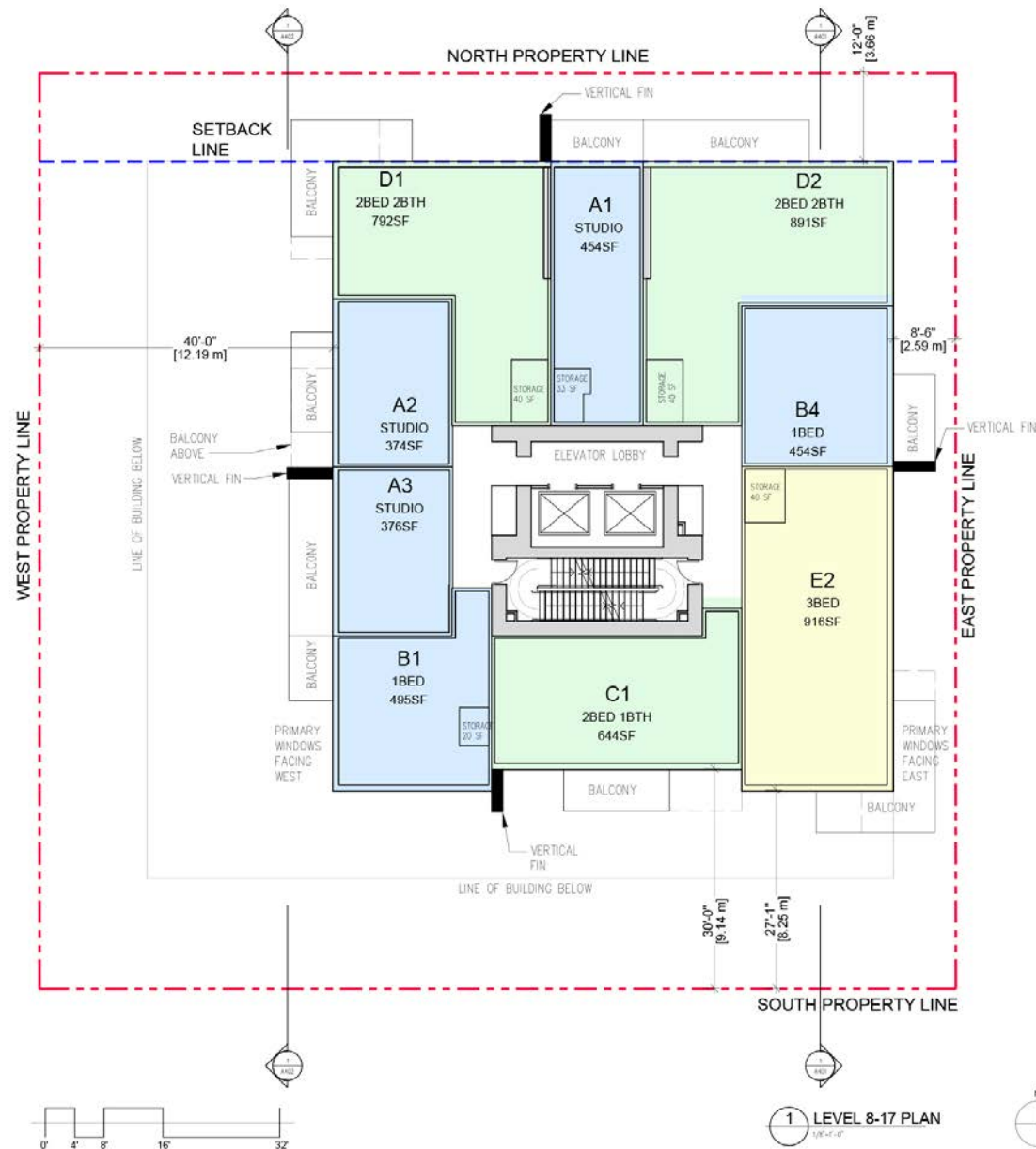


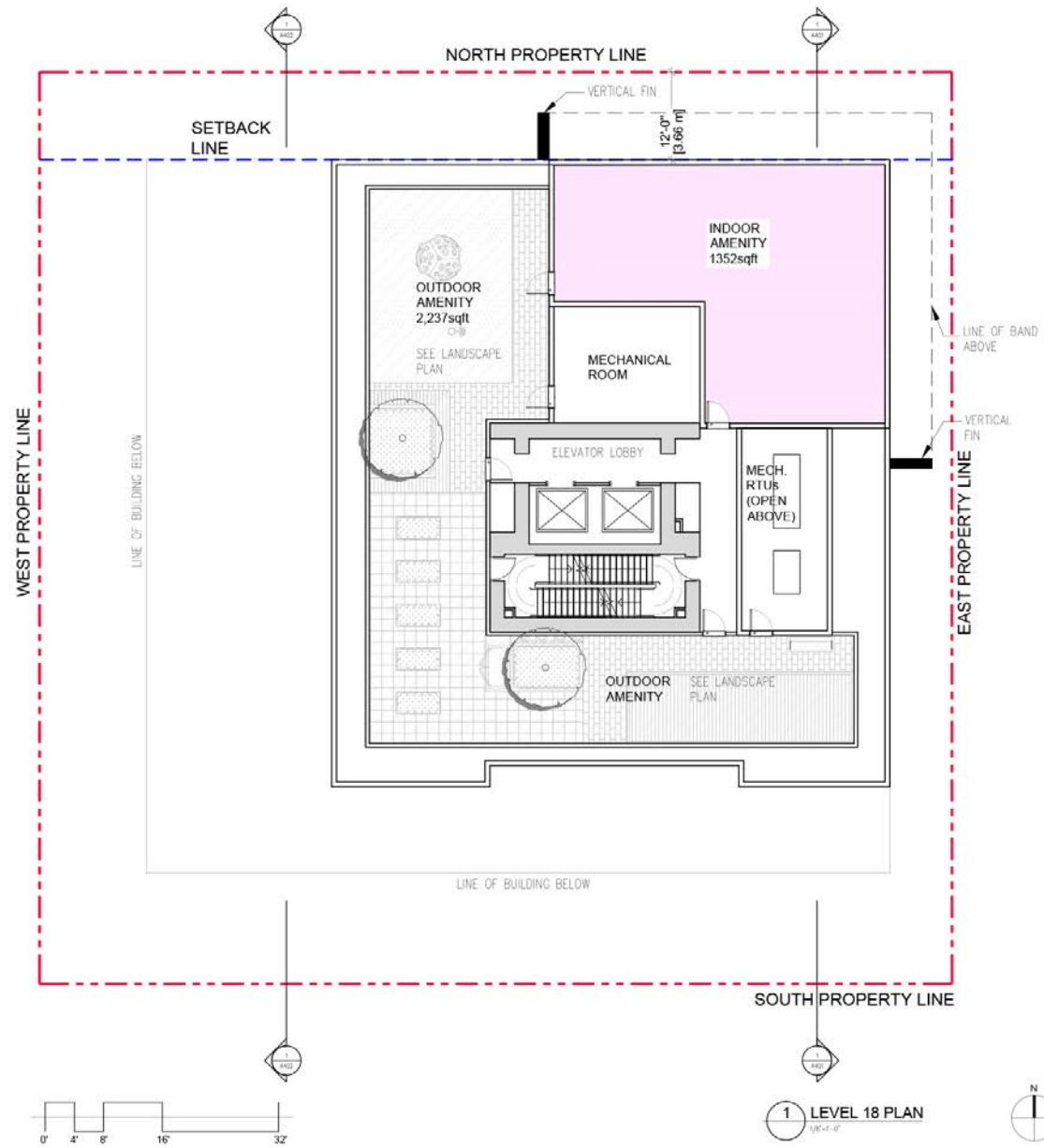


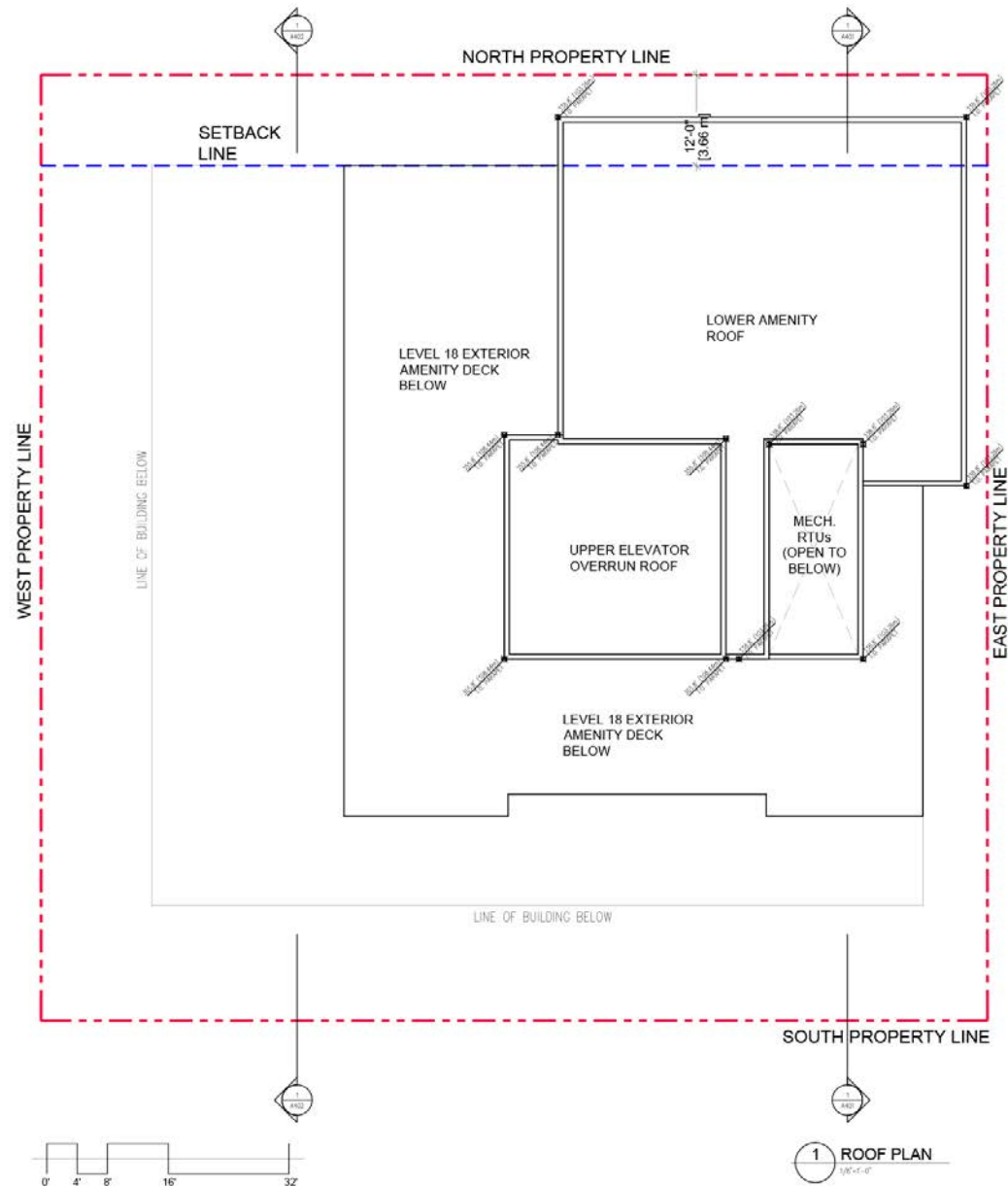








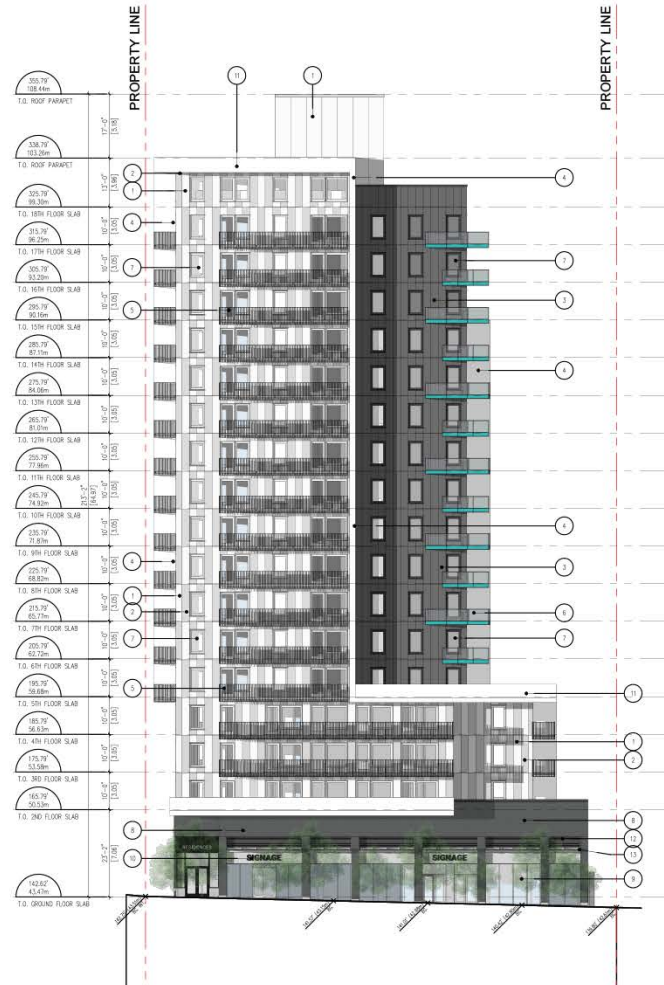




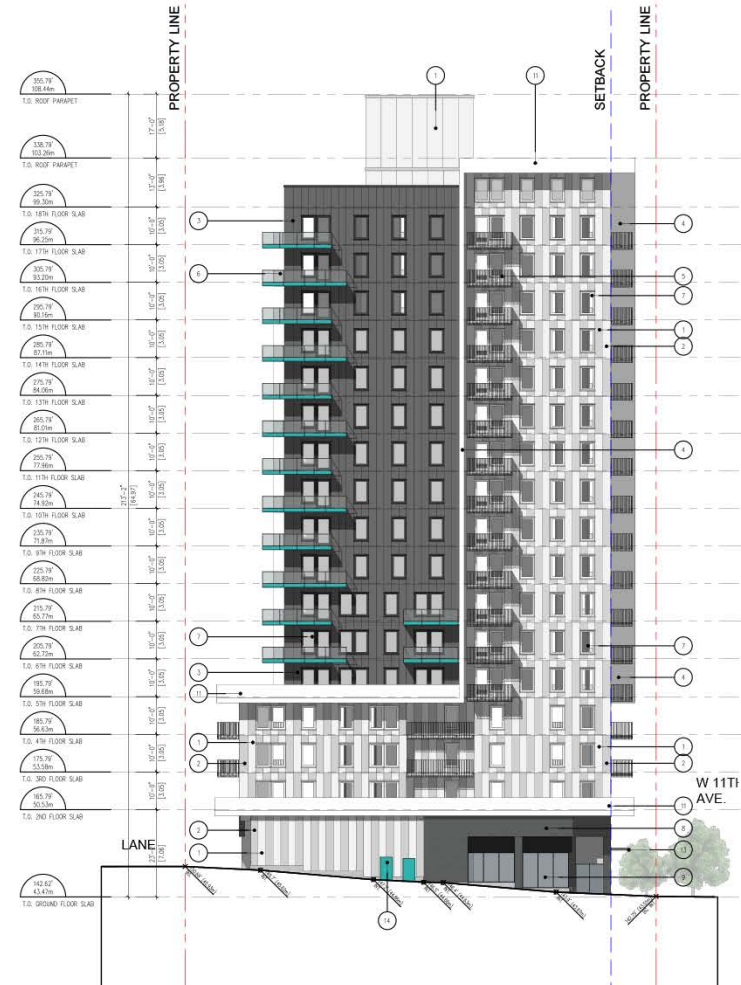
1 ROOF PLAN
1/8"=1'-0"

MATERIAL LIST

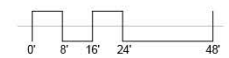
- 1.METAL PANEL - LIGHT GREY
- 2.METAL PANEL - MEDIUM GREY
- 3.METAL PANEL - DARK GREY
- 4.METAL PANEL - WHITE
- 5.GUARDRAIL - METAL PICKET
- 6.GUARDRAIL - GLASS
- 7.VINYL FRAME WINDOW
- 8.BRICK
- 9.STOREFRONT
- 10.SIGNAGE BY TENANT
- 11.PAINTED CONCRETE - WHITE
- 12.LOUVER
- 13.GLASS CANOPY
- 14.PAINTED METAL DOORS



1 NORTH ELEVATION
1/8"=1'-0"

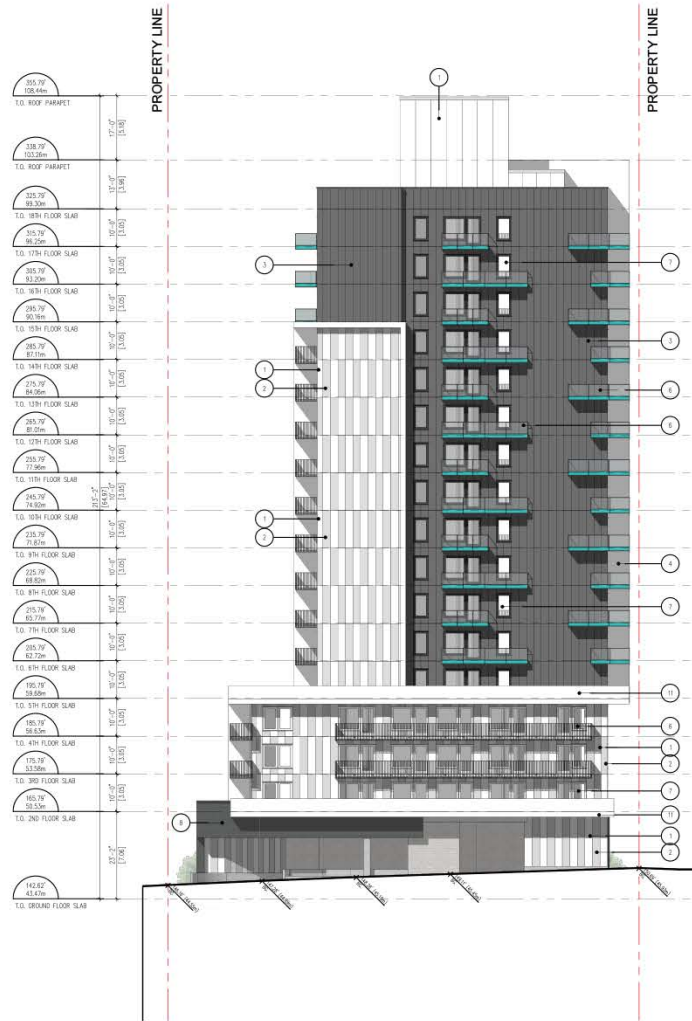


1 EAST ELEVATION
1/8"=1'-0"

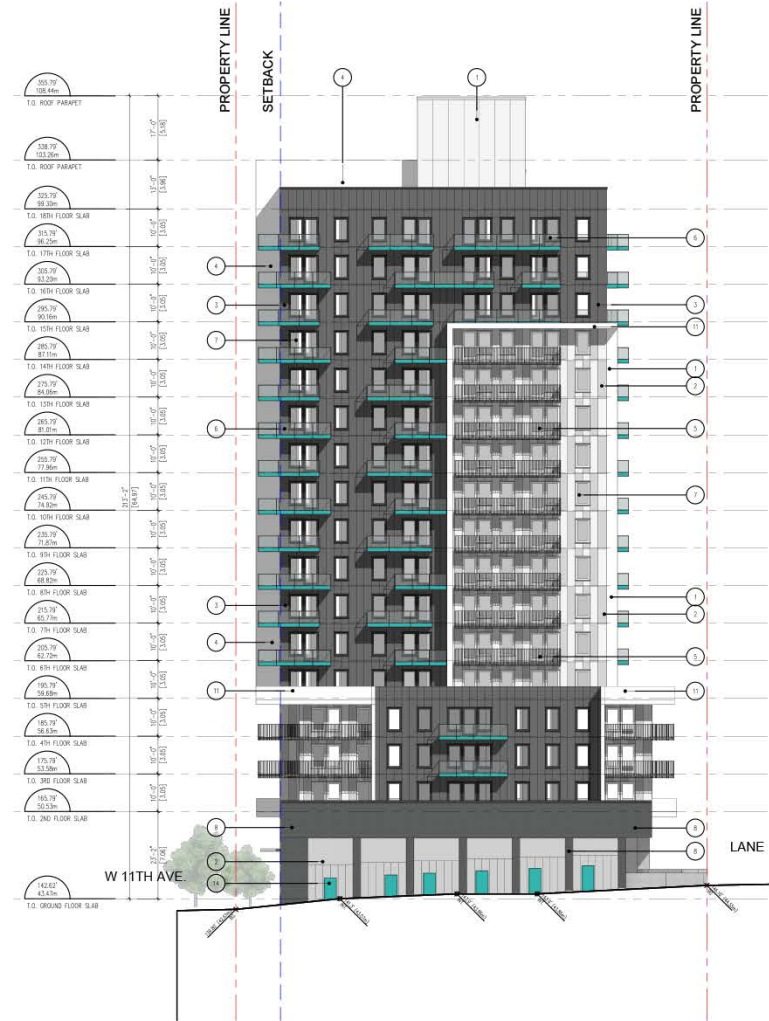


MATERIAL LIST

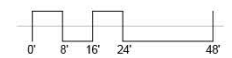
- 1.METAL PANEL - LIGHT GREY
- 2.METAL PANEL - MEDIUM GREY
- 3.METAL PANEL - DARK GREY
- 4.METAL PANEL - WHITE
- 5.GUARDRAIL - METAL PICKET
- 6.GUARDRAIL - GLASS
- 7.VINYL FRAME WINDOW
- 8.BRICK
- 9.STOREFRONT
- 10.SIGNAGE BY TENANT
- 11.PAINTED CONCRETE - WHITE
- 12.LOUVER
- 13.GLASS CANOPY
- 14.PAINTED METAL DOORS

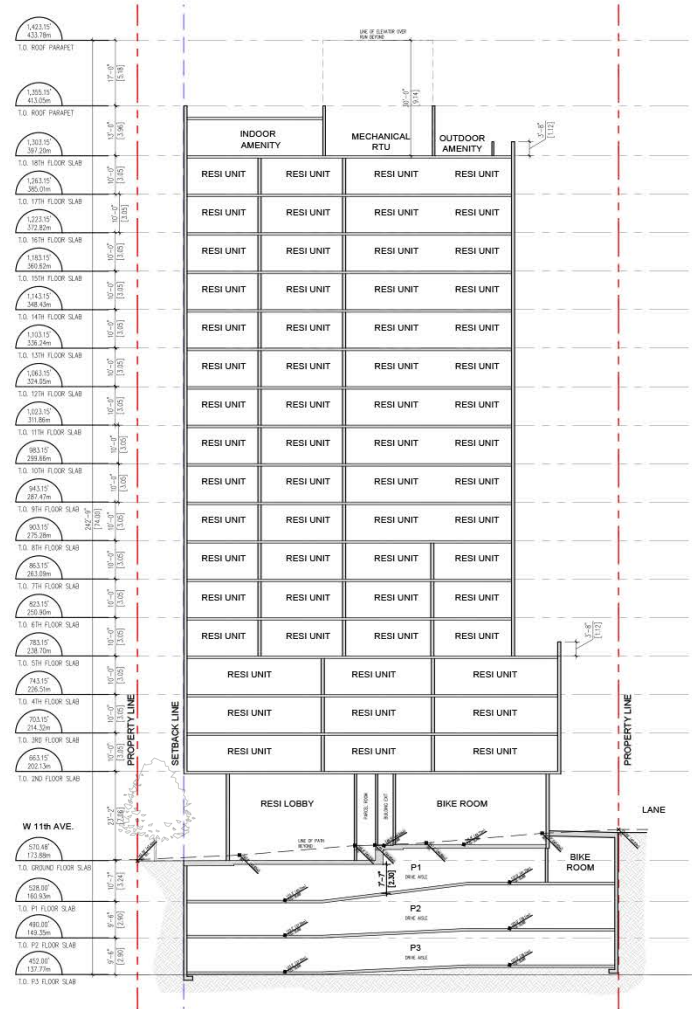


1 SOUTH ELEVATION
1/8"=1'-0"

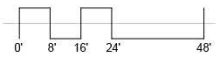


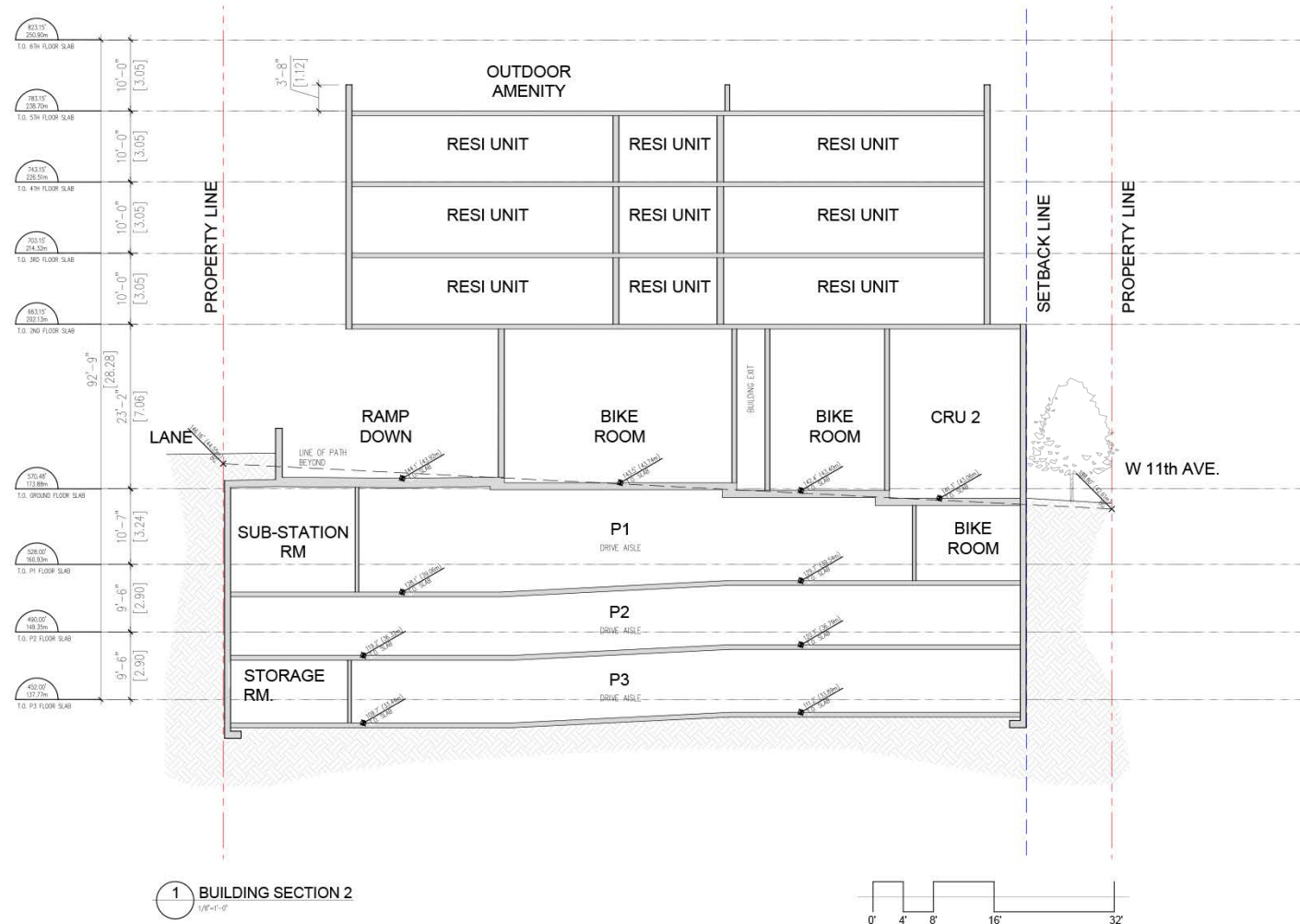
1 WEST ELEVATION
1/8"=1'-0"





1 BUILDING SECTION 1
1/16"=1'-0"







Rendering – Northeast View



Rendering – Northwest View



Rendering – Northwest Podium View

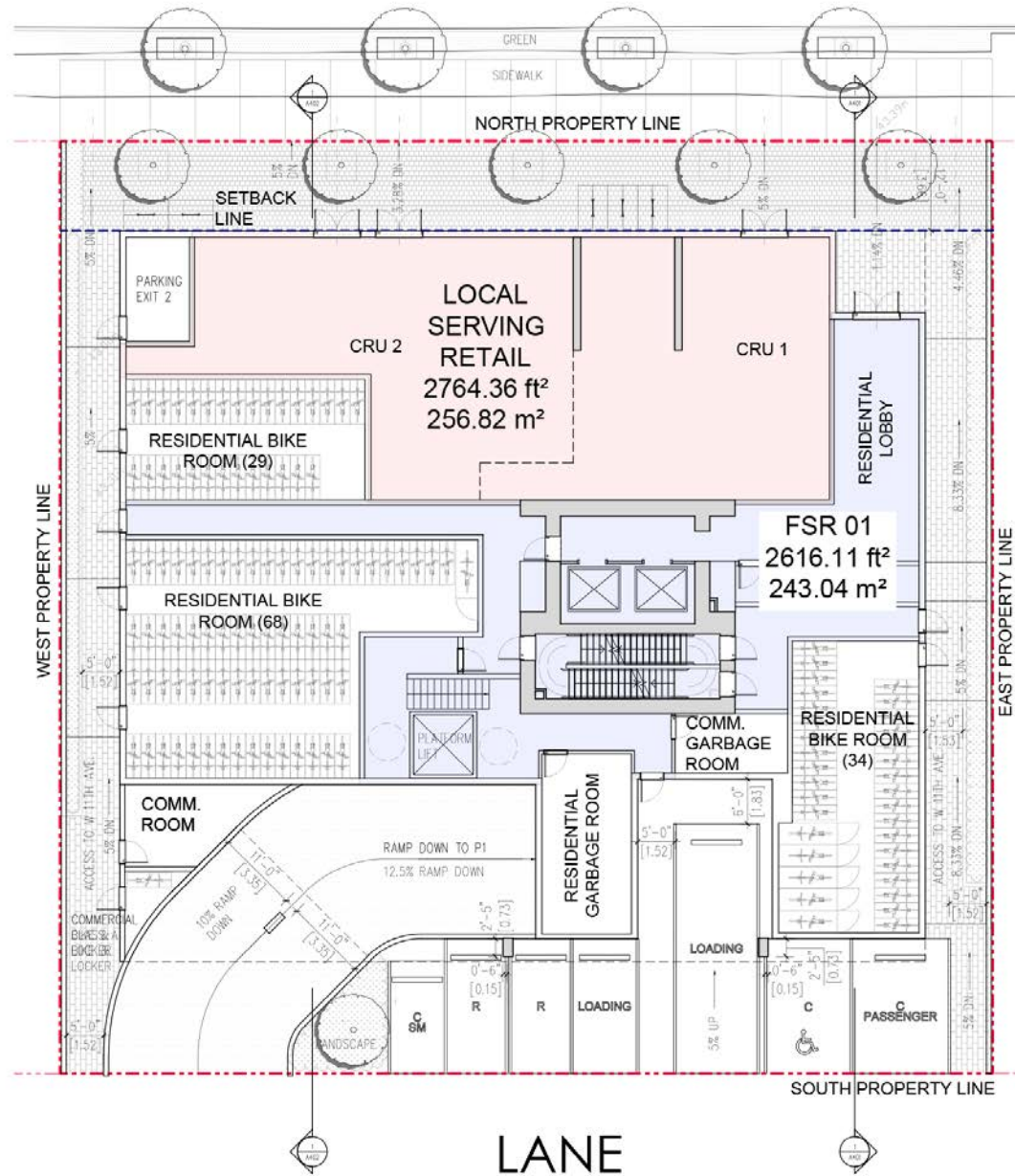
FSR + CoV Net Area Summary

GROSS FLOOR AREA CALCULATION											
LEVEL	FLOOR AREA				EXCLUSIONS				GFA		FSR
	COMMERCIAL		RESIDENTIAL		IN-SUITE STORAGE		AMENITY / ACCESS				
L1	2,764.1 ft ²	256.8 ft ²	2,616.11 ft ²	243.0 ft ²	0 ft ²	0 m ²	0 ft ²	0 m ²	5,380.16 ft ²	499.8 ft ²	0.32
L2	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L3	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L4	0 ft ²	0.0 ft ²	8,964.43 ft ²	832.8 ft ²	-343 ft ²	-32 m ²	0 ft ²	0 m ²	8,621.43 ft ²	801.0 ft ²	0.52
L5	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-113 ft ²	-10 m ²	-870 ft ²	-81 m ²	5,489.59 ft ²	510.0 ft ²	0.33
L6	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-133 ft ²	-12 m ²	0 ft ²	0 m ²	6,339.59 ft ²	589.0 ft ²	0.38
L7	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-133 ft ²	-12 m ²	0 ft ²	0 m ²	6,339.59 ft ²	589.0 ft ²	0.38
L8	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L9	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L10	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L11	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L12	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L13	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L14	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L15	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L16	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L17	0 ft ²	0.0 ft ²	6,472.59 ft ²	601.3 ft ²	-173 ft ²	-16 m ²	0 ft ²	0 m ²	6,299.59 ft ²	585.3 ft ²	0.38
L18	0 ft ²	0.0 ft ²	2,721.40 ft ²	252.8 ft ²	0 ft ²	0 m ²	-2,375 ft ²	-221 m ²	346.40 ft ²	32.2 ft ²	0.02
TOTAL:	2,764 ft²	257 m²	116,374 ft²	10,812 m²	-3,138 ft²	-292 m²	-3,245 ft²	-301 m²	112,756 ft²	10,475 m²	6.80
FLOOR SPACE RATIO (FSR)											
	FLOOR AREA		EXCLUSIONS				GFA		FSR		
	COMMERCIAL	RESIDENTIAL	IN-SUITE STORAGE	AMENITY / ACCESS							
	2,764 ft ²	257 m ²	0 ft ²	0 m ²	0 ft ²	0 m ²	2,764 ft ²	257 m ²		0.17	
	116,374 ft ²	10,812 m ²	-3,138 ft ²	-292 m ²	-3,245 ft ²	-301 m ²	109,991 ft ²	10,219 m ²		6.63	
TOTAL:	119,139 ft²	11,068 m²	-3,138 m²	-292 m²	-3,245 ft²	-301 m²	112,756 m²	10,475 m²		6.80	
SITE AREA	16,592 ft²	1,541 m²	x FSR 6.8		= 112,827 m ²		10,482 m ²				

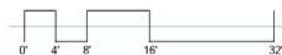
THE CIRCULATION SPACE ON LEVEL 18 PROVIDES ACCESS TO COMMON ROOFTOP AMENITY ONLY AND IS EXCLUDED UNDER 10.36.1

TOTAL CoV NET AREA CALCULATION						
UNIT TYPE	CoV NET AREA		COUNT	%	TOTAL CoV NET AREA	
A UNITS - STUDIO						
A1	409 ft ²	38 m ²	25	16%	10,230 ft ²	950 m ²
A2	333 ft ²	31 m ²	13	8%	4,325 ft ²	402 m ²
A3	335 ft ²	31 m ²	12	8%	4,015 ft ²	373 m ²
A4	331 ft ²	31 m ²	3	2%	994 ft ²	92 m ²
A5	415 ft ²	39 m ²	3	2%	1,244 ft ²	116 m ²
A6	353 ft ²	33 m ²	3	2%	1,060 ft ²	98 m ²
A7	355 ft ²	33 m ²	3	2%	1,064 ft ²	99 m ²
A8	415 ft ²	39 m ²	3	2%	1,244 ft ²	116 m ²
TOTAL:	65	41%	24,176 ft²	2,246 m²		
B UNITS - 1 BED						
B1	416 ft ²	39 m ²	12	8%	4,988 ft ²	463 m ²
B2	424 ft ²	39 m ²	3	2%	1,272 ft ²	118 m ²
B3	389 ft ²	36 m ²	3	2%	1,168 ft ²	108 m ²
B4	411 ft ²	38 m ²	13	8%	5,339 ft ²	496 m ²
B5	381 ft ²	35 m ²	3	2%	1,142 ft ²	106 m ²
TOTAL:	34	21%	13,908 ft²	1,292 m²		
C UNITS - 2 BED 1 BATH						
C1	584 ft ²	54 m ²	13	8%	7,596 ft ²	706 m ²
C2	702 ft ²	65 m ²	3	2%	2,107 ft ²	196 m ²
C3	591 ft ²	55 m ²	3	2%	1,772 ft ²	165 m ²
TOTAL:	19	12%	11,475 ft²	1,066 m²		
D UNITS - 2 BED 2 BATH						
D1	667 ft ²	62 m ²	13	8%	8,665 ft ²	805 m ²
D2	760 ft ²	71 m ²	13	8%	9,879 ft ²	918 m ²
TOTAL:	26	16%	18,544 ft²	1,723 m²		
E UNITS - 3 BED						
E1	781 ft ²	73 m ²	6	4%	4,686 ft ²	435 m ²
E2	797 ft ²	74 m ²	10	6%	7,968 ft ²	740 m ²
TOTAL:	16	10%	12,654 ft²	1,176 m²		
CoV NET AREA BUILDING TOTAL: 160 100% 80,756 ft² 7,502 m²						
BELOW MARKET UNIT CoV NET AREA DISTRIBUTION DATA						
UNIT TYPE	CoV NET AREA		COUNT	%	TOTAL CoV NET AREA	
LEVELS 2 TO 4 BELOW MARKET UNITS						
A1	409 ft ²	38 m ²	12	39%	4,910 ft ²	456 m ²
A5	415 ft ²	39 m ²	2	6%	830 ft ²	77 m ²
A7	365 ft ²	34 m ²	2	6%	729 ft ²	68 m ²
B5	381 ft ²	35 m ²	3	10%	1,142 ft ²	106 m ²
C2	702 ft ²	65 m ²	3	10%	2,107 ft ²	196 m ²
C3	591 ft ²	55 m ²	3	10%	1,772 ft ²	165 m ²
E1	781 ft ²	73 m ²	6	19%	4,686 ft ²	435 m ²
TOTAL:	31	100%	16,175 ft²	1,503 m²		
OF CoV NET AREA BUILDING TOTAL:			19.38%		20.03%	
NOTE: MEASUREMENT OF CoV NET AREA ARE CALCULATED WITH INTERIOR DIMENSIONS (PAINT TO PAINT) EXCLUDING STORAGE AREAS.						
BELOW MARKET UNITS TYPE	BY	1bed/ studio	2bed	3bed	2 & 3bed	Units
		19	6	6	12	31
		61%	19%	19%	39%	100%

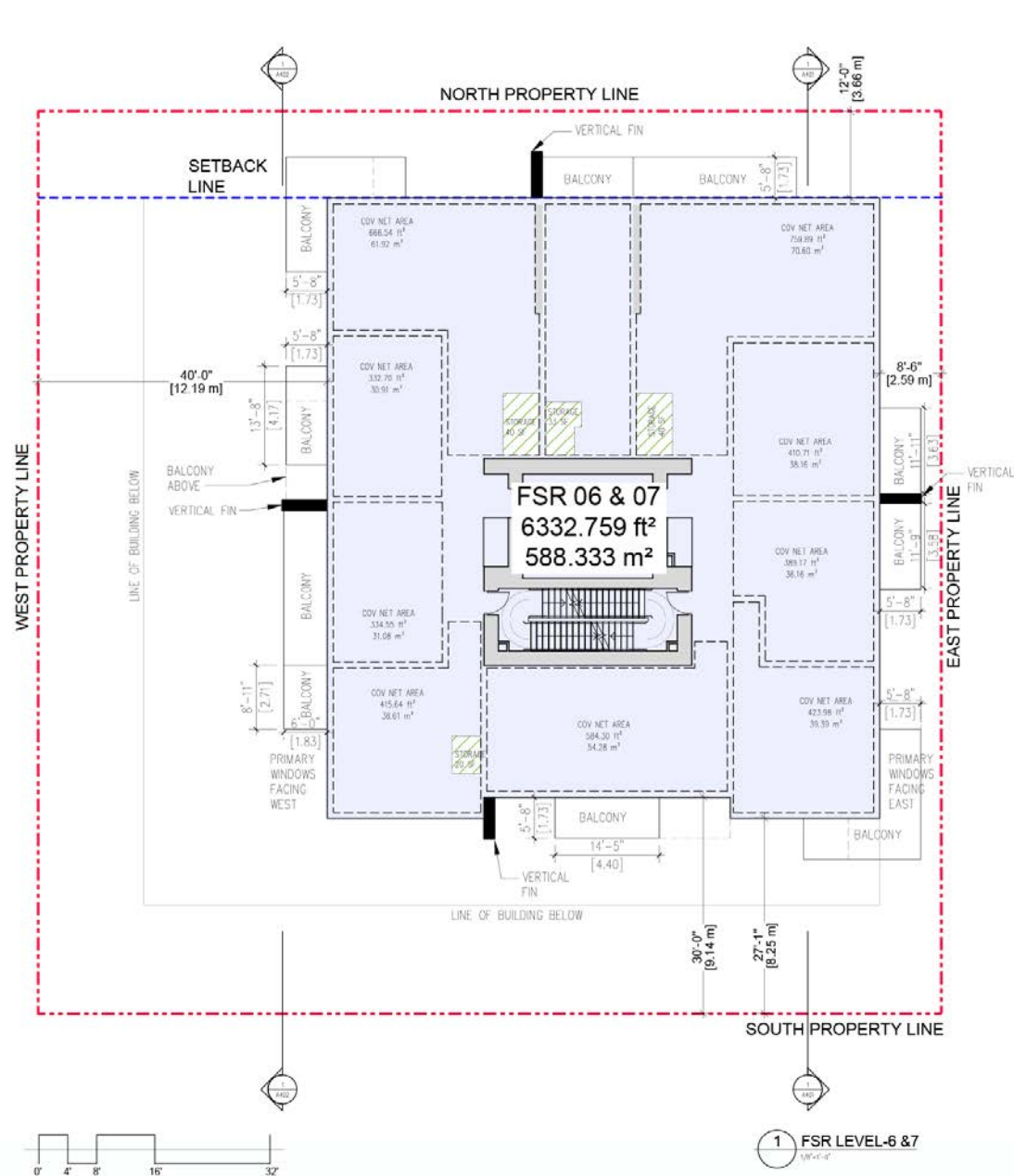
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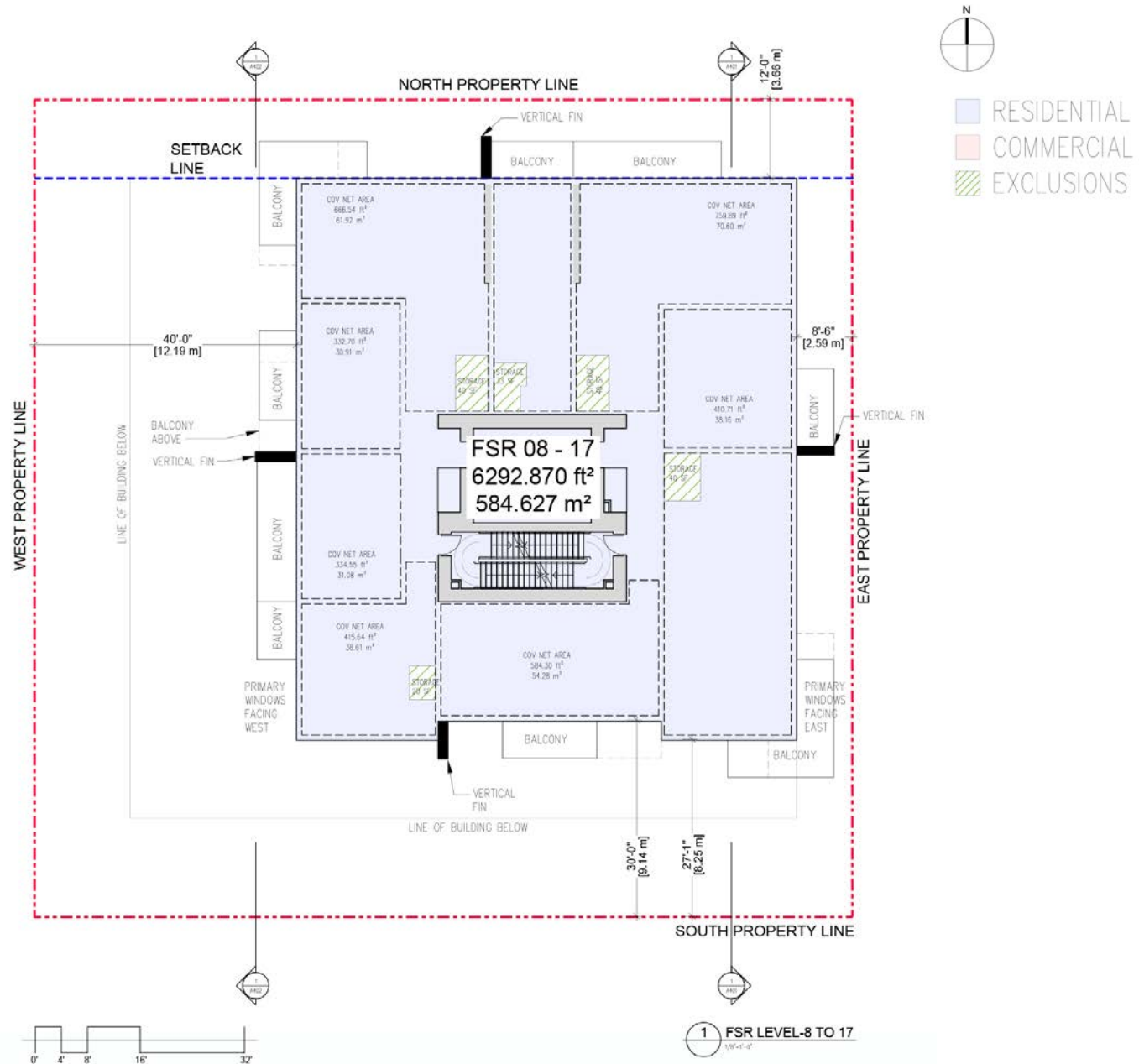


- RESIDENTIAL
- COMMERCIAL
- EXCLUSIONS



1 FSR LEVEL-1





Landscape Drawings

Rendered Plans

50-53



GINKGO BILOBA 'PRINCETON SENTRY'

CARPINUS BETULUS 'FASTIGIATA'

TREE SCHEDULE				PMG PROJECT NUMBER: 23-165
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL: B&B
	5	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL: 2M STD; B&B

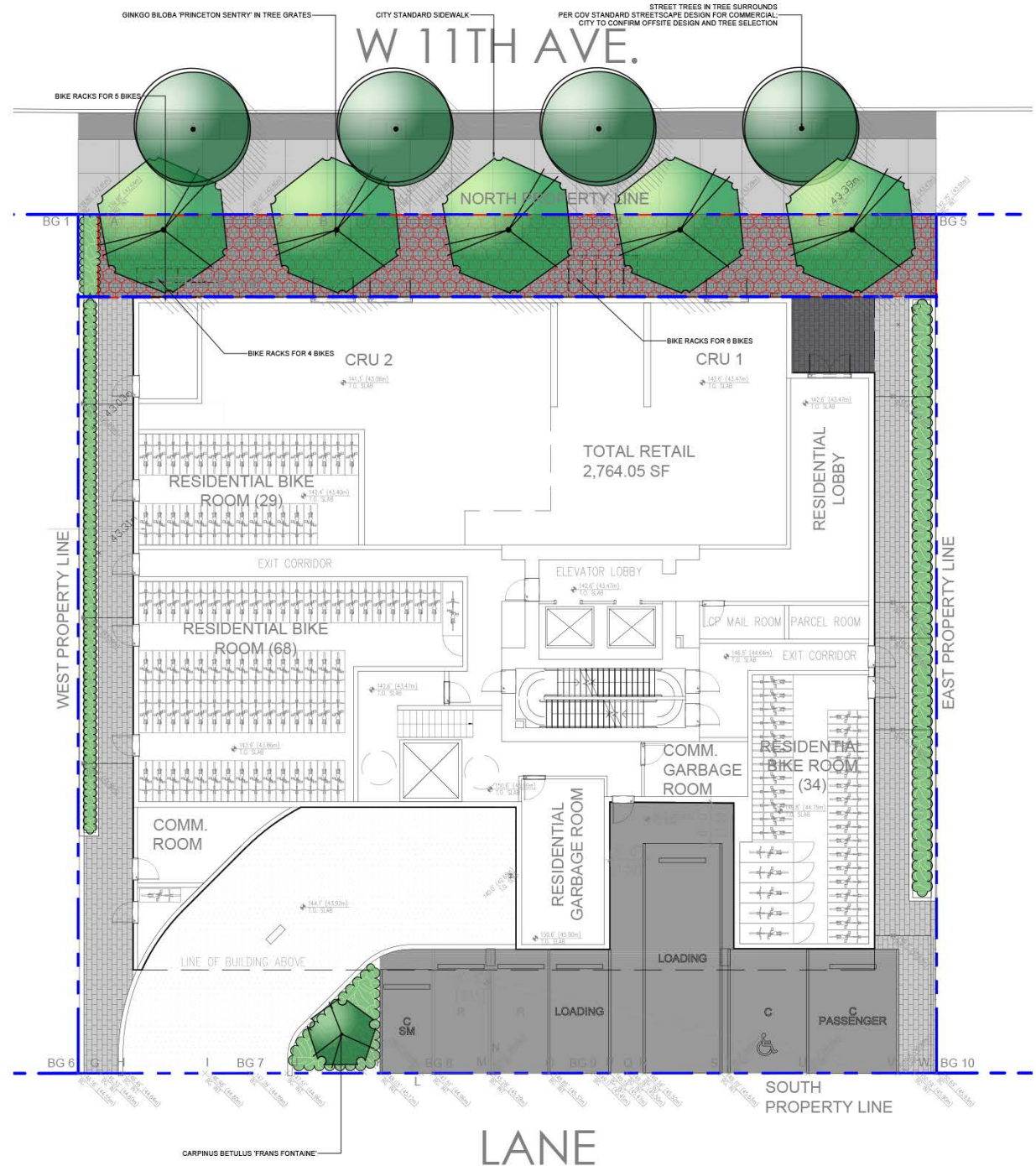
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY: * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

BIRD FRIENDLY DESIGN
 PLANTING DESIGN TO INCLUDE USE OF FLOWERING AND FRUITING TREES AND SHRUBS FOR FOOD AS WELL AS TO ATTRACT INSECTIVOROUS BIRDS. CANOPY TREES AND LARGE SHRUBS PROVIDE SAFE NESTING AND PERCHING LOCATIONS MIXED WITH LOW ORNAMENTAL GRASSES AND GROUND COVERS ALLOWS FOR FORAGING FOR A VARIETY OF BIRD SPECIES

GEOMETRIC CHANGES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES
 THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE FOR CONSTRUCTION APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

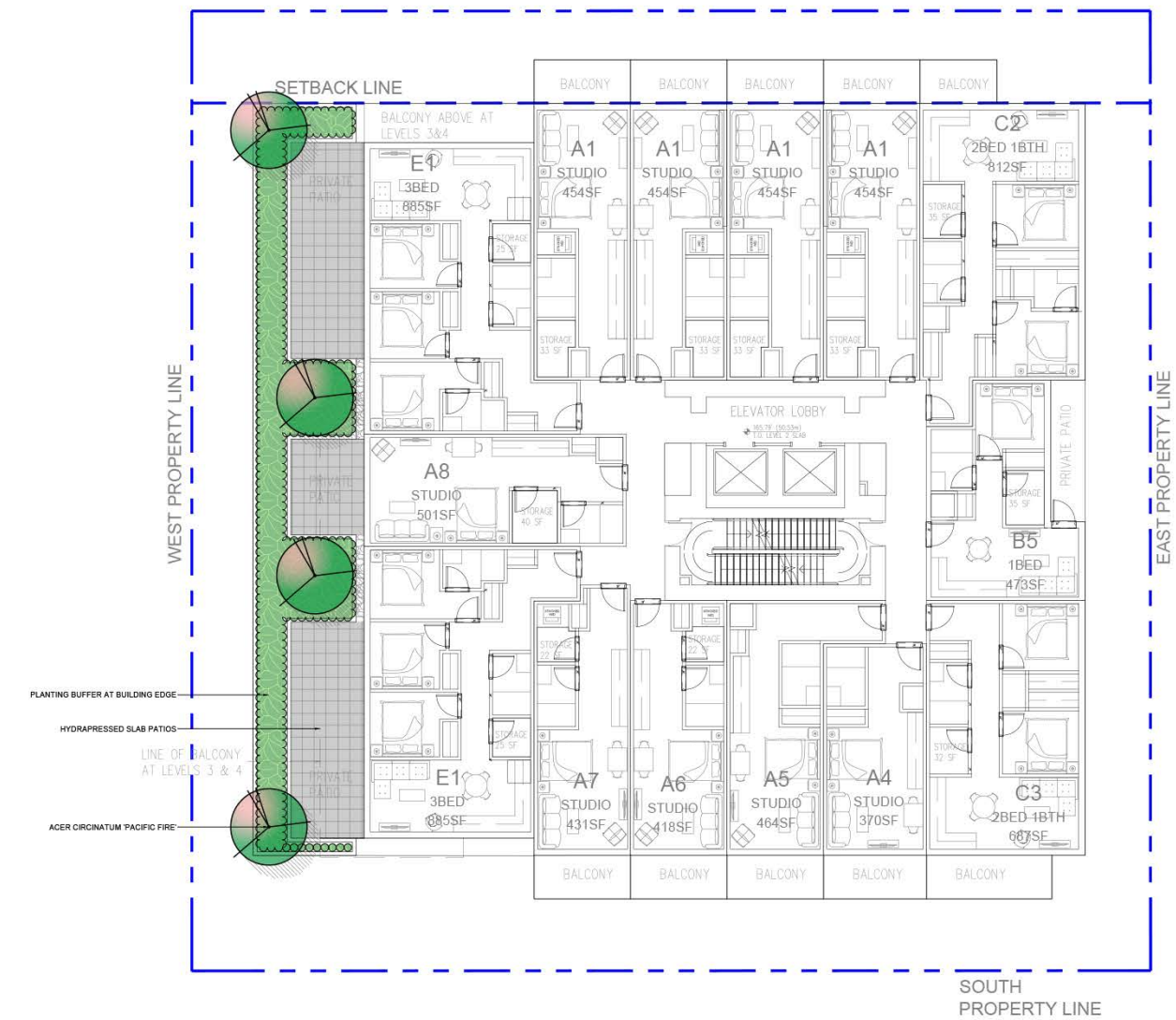
MATERIALS LEGEND

- SHRUB PLANTING
- BELGARD SF RIMA PERMEABLE PAVERS, GREY
- CITY STANDARD SIDEWALK
- BELGARD BASALT NATURAL
- BELGARD BASALT CHARCOAL
- STRUCTURAL SOIL





ACER CIRCINATUM 'PACIFIC FIRE'



TREE SCHEDULE - LEVEL 2

PMG PROJECT NUMBER: 23-165

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	4	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND

- SHRUB PLANTING
- BELGARD TEXADA SLAB 24x24, GREY

BIRD FRIENDLY DESIGN

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STYRAX JAPONICUS 'EVENING LIGHT' PINUS PARVIFLORA 'GLAUCA'

TREE SCHEDULE - LEVEL 5				PMG PROJECT NUMBER: 23-165
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	PINUS PARVIFLORA 'GLAUCA'	JAPANESE WHITE PINE	2.5M HT; B&B
	3	STYRAX JAPONICUS 'EVENING LIGHT'	JAPANESE SNOWBELL	5CM CAL; B&B, CLIMATE RESILIENT

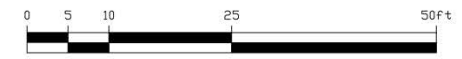
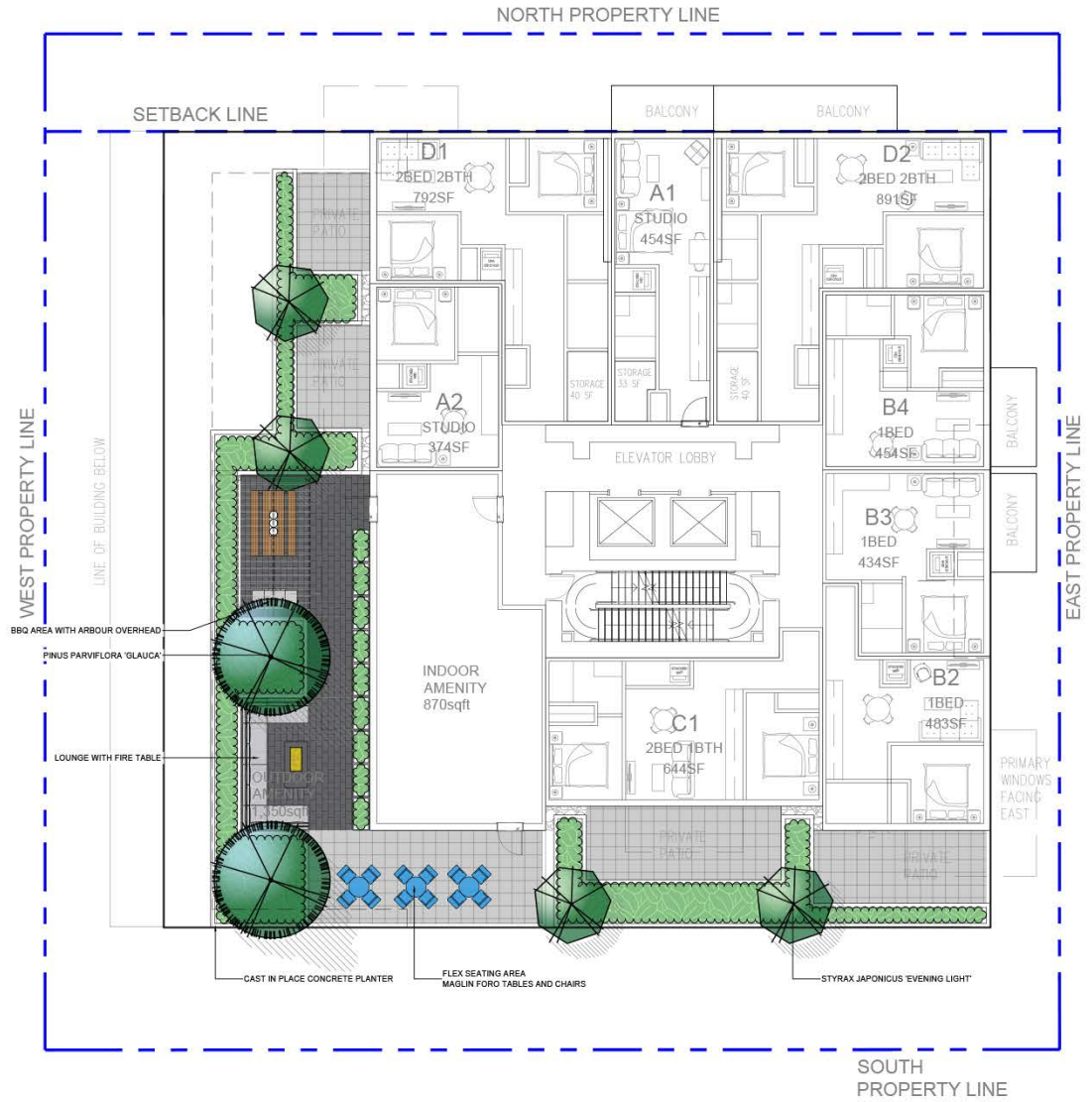
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MATERIALS LEGEND

- SHRUB PLANTING
- BELGARD TEXADA SLAB 24x24, GREY
- BELGARD BASALT CHARCOAL

BIRD FRIENDLY DESIGN

PLANTING DESIGN TO INCLUDE USE OF FLOWERING AND FRUITING TREES AND SHRUBS FOR FOOD AS WELL AS TO ATTRACT INSECTIVOROUS BIRDS. CANOPY TREES AND LARGE SHRUBS PROVIDE SAFE NESTING AND PERCHING LOCATIONS MIXED WITH LOW ORNAMENTAL GRASSES AND GROUND COVERS ALLOWS FOR FORAGING FOR A VARIETY OF BIRD SPECIES



TREE SCHEDULE - ROOF				PMG PROJECT NUMBER: 23-165
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	2	MALUS 'ADIRONDACK'	PROFUSION FLOWERING CRABAPPLE	5CM CAL; 1.5M STD; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER OMA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

BIRD FRIENDLY DESIGN

PLANTING DESIGN TO INCLUDE USE OF FLOWERING AND FRUITING TREES AND SHRUBS FOR FOOD AS WELL AS TO ATTRACT INSECTIVOROUS BIRDS. CANOPY TREES AND LARGE SHRUBS PROVIDE SAFE NESTING AND PERCHING LOCATIONS MIXED WITH LOW ORNAMENTAL GRASSES AND GROUND COVERS ALLOWS FOR FORAGING FOR A VARIETY OF BIRD SPECIES.

MATERIALS LEGEND

-  SHRUB PLANTING
-  BELGARD TEXADA SLAB 24x24, GREY
-  LANAI SUNSET PALM PVC PLANKS
-  BELGARD BASALT CHARCOAL
-  P.I.P. RUBBER PLAY SURFACE



MAJLIN ICONIC BENCH



COMPOSITE YOGA DECK



HARVEST TABLE



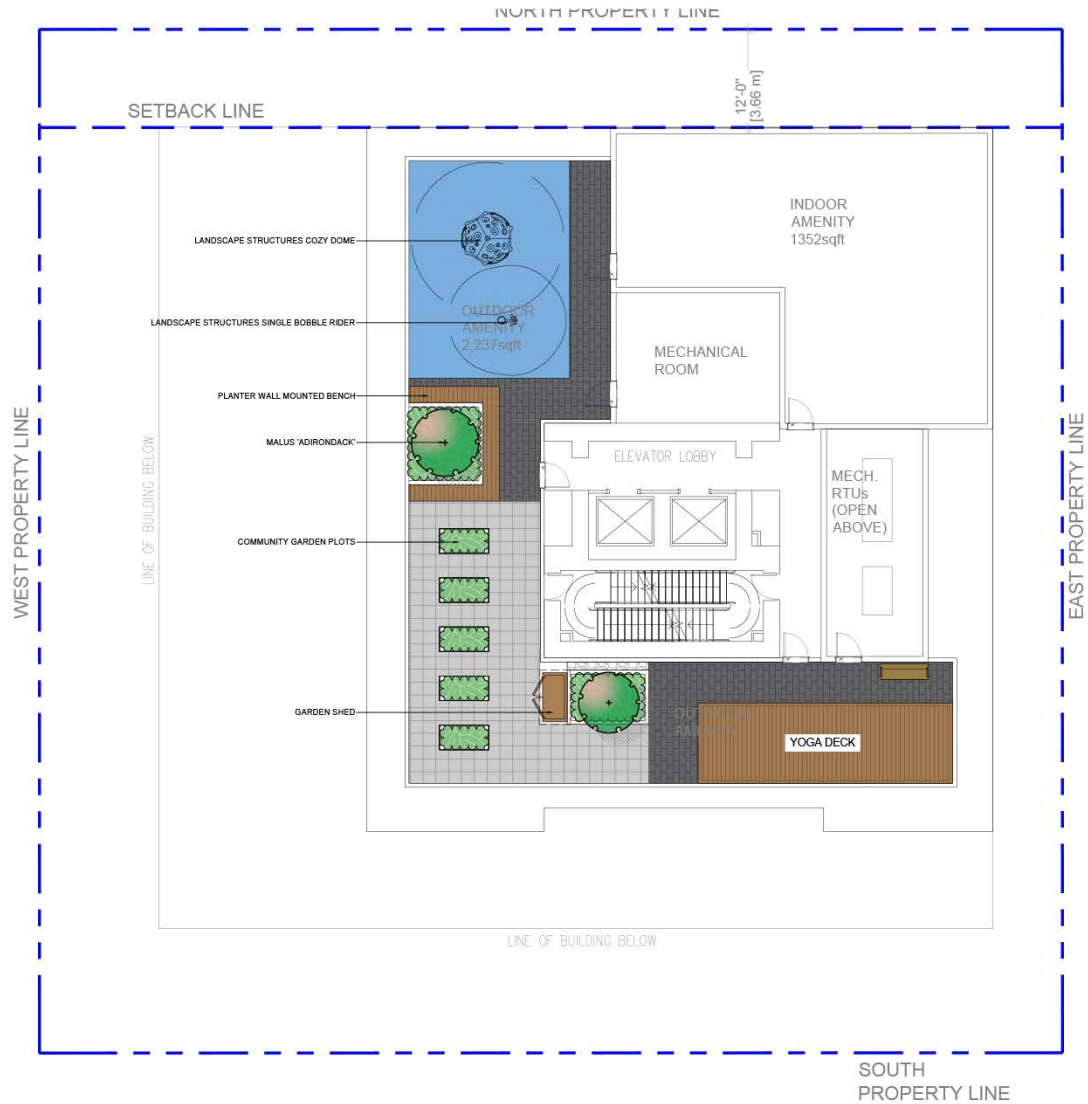
COZY DOME CLIMBER LANDSCAPE STRUCTURES



SINGLE BOBBLE RIDER LANDSCAPE STRUCTURES



MALUS 'ADIRONDACK'



IWA
ARCHITECTS
Architecture.
Made Personal.