

Place of Cedars

REZONING APPLICATION

MAY 18th, 2023

PROPERTY LEGAL DESCRIPTION

003-347-834, LOT F OF LOT 6 BLOCK D DISTRICT
LOT 183 PLAN 20745

009-502-165, 009-502-068 LOTS 4 and 5 EXCEPT
THE NORTH 7 FEET, NOW ROAD OF LOT 6 BLOCK D
DISTRICT LOT 183 PLAN 729

1710-1730 E Pender St.

Photo by TJ Watt, Ancient Forest Alliance.

CLIENT



2720 Rupert Street
Vancouver, BC

ARCHITECT

DIALOG[®]

406-611 Alexander Street
Vancouver, BC
V6A 1E1



TIME IMMEMORIAL

Acknowledging those who have been here, since the beginning of time.

The x^wməθk^wəyə̀m (Musqueam), Skwxwú7mesh (Squamish), and səliḥilw̓ ətaʔɫ (Tseil-Waututh) people descended from hə́ŋqəmiñə̀m and skwxwú7mesh speaking people who from time immemorial occupied, used, and gained their livelihood from the lands, waters, and seas.

This project hopes to honour those peoples who have lived here since the beginning.

PROJECT TEAM



The Lu'ma Native Housing Society is an Indigenous-owned non-profit society incorporated in the Province of British Columbia, and has been providing safe, affordable housing for Indigenous people and families since 1980. Over the past 42 years, Lu'ma has developed, owns, and manages more than 1,250 affordable housing units, modular/supportive housing, and hotel units. The Lu'ma group of companies offer a wide range of culturally appropriate programs, services and other initiatives that aim to alleviate poverty, improve the overall health of the urban Indigenous community, and respond to the evolving needs of Indigenous people including housing and homelessness services.



The Aboriginal Land Trust (ALT) is a sister organization of Lu'ma, whose purpose is to strengthening the Indigenous housing sector, working in partnership with Indigenous and non-Indigenous entities to benefit the community and specifically benefit persons of Indigenous ancestry through the acquisition, development and stewardship of real estate and other assets in the City of Vancouver and the province of B.C.



DIALOG is passionate about design. We believe it can, and should, meaningfully improve the wellbeing of communities – including those who inhabit them and the environment we share.

DIALOG has been providing design consulting services since 1960. Over the subsequent decades, our business has grown into a strong interdisciplinary firm and now includes architects, urban planners, interior designers, structural, mechanical, and electrical engineers, and landscape architects. With a staff of over 600, we practice across Canada and beyond from studios in Vancouver, Calgary, Edmonton, Toronto, and San Francisco. Our work includes design for urban vibrancy, health and wellness, transportation, arts and culture, retail and commercial, residential, education and research, as well as mixed use solutions incorporating an increasing number of these. DIALOG has a strong working relationship with Indigenous peoples supporting the ongoing process of reconciliation.

DIALOG is known for the creation of innovative, vibrant, and sustainable places that prosper through time - creating long-term value for our clients and communities.

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MECHANICAL ENGINEERING
ELECTRICAL ENGINEERING
LANDSCAPE ARCHITECT
BLDG. ENVELOPE /
ENERGY MODELING
SUSTAINABILITY

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CIVIL ENGINEER

CREUS ENGINEERING
Suite 610, East Tower – 221 Esplanade West
North Vancouver, BC

GEOTECHNICAL ENGINEER

GEOPACIFIC
1779 WEST 75TH AVENUE
VANCOUVER, BC - V6P 6P2

ARBORIST

DIAMOND HEAD CONSULTING LTD
3559 Commercial St,
Vancouver, BC V5N 4E8

TRAFFIC CONSULTANT

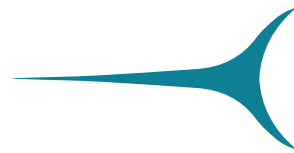
BUNT
1550 - 1050 West Pender Street
Vancouver, BC - V6E 3S7

CODE CONSULTANT

GHL CONSULTANTS LTD
700 W Pender Street, Suite 800,
Vancouver, BC V6C 1G8

ENGAGEMENT CONSULTANT

IDEASPACE
570-355 Burrard St
Vancouver, BC V6C 2G8



LETTER OF INTENT



1710 – 1730 E Pender St
Client: ALT Commercial Developments Limited Partnership
Date: May 16, 2023

To: City of Vancouver
Planning, Urban Design & Sustainability
Rezoning Centre

Attn: Allison Smith, Planner

Re: Rezoning Submission Letter of Intent for 1710-1730 E Pender St, Vancouver, BC

Dear Allison,

Dialog is submitting a rezoning application on behalf of the Aboriginal Land Trust and Lu’ma Native Housing Society to create much-needed affordable housing prioritized for Indigenous Peoples and families at 1710-1730 E Pender St.

This site is located in the unceded territory of the xʷməθkʷəy̅əm (Musqueam), Skwxwú7mesh (Squamish), and səliilwətaʔ (Tsleil-Waututh) Nations in an area known as Place of Cedars and would see two existing buildings renovated into one 18-storey building with a rooftop amenity space. The building has been designed to meet the unique cultural needs of its future residents and includes community-building features such as:

- A rooftop longhouse for cultural events and resident gatherings
- Shared garden beds, a greenhouse and a variety of spaces for outdoor dining and meal sharing
- A welcoming ground level with live-work spaces and the opportunity for community-serving retail that will contribute to the vibe of “The Drive”

This rezoning proposal seeks to modify the existing land-use from 2 RS-1 lots to a comprehensive development (CD-1) to permit an 18-storey building with rooftop amenity. The building meets the City of Vancouver’s definition of 100% social housing and provides a total of 191 homes that will be prioritized for Indigenous Peoples and families.

This proposal received community support during the pre-application phase of engagement with neighbours to the site, many of whom shared that this housing was much needed and would be a welcomed addition to the community.

The presence of Hənq̓əmin̓əm’ (Halkomelem) and Skwxwú7mesh snichim (Squamish) speaking Peoples in Grandview-Woodland dates back at least 9,000 years and continues today through the growing community of Indigenous Peoples, which constitutes over eight percent of the neighbourhood’s total population. The Vancouver Aboriginal Friendship Centre and the home of the Urban Native Youth Association are both located in the neighbourhood, further reflecting the strong and continuing Indigenous presence in the area. Several other Indigenous organizations and housing providers are also active throughout the neighbourhood.

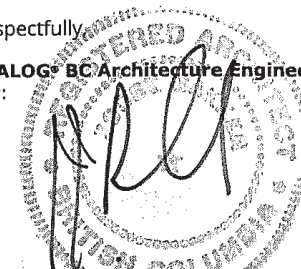
The proposal aligns with the Grandview-Woodland Community Plan which emphasizes the importance of Reconciliation throughout. The Plan’s first Principle is “Support the goals of Reconciliation in partnership with the Aboriginal community.” Approving this housing would not only align with the vision for the Grandview-Woodland community but would also contribute to the City of Vancouver’s overarching work towards Reconciliation by creating more culturally appropriate and safe housing by and for Indigenous Peoples in Vancouver.

We are pleased to submit this application for your review and look forward to continued collaboration with the City Planning & Urban Design team on this project.

Respectfully,

DIALOG BC Architecture Engineering Interior Design Planning Inc.

Per:



Joost Bakker Architect AIBC OAA FRAIC RCA

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**INDIGENOUS VALUES
THROUGH DESIGN**

HONOURING AND EMPOWERING INDIGENOUS PEOPLES

The Aboriginal Land Trust, Lu'ma Native Housing, and DIALOG are working together to create a sustainable and culturally appropriate development that empowers Indigenous Peoples and enables self-determination by providing culturally safe and affordable homes.

The building celebrates the rich history, culture and values of Indigenous Peoples rooted in this place since time immemorial.

Xalek/Seku Siyam Chief Ian Campbell, Hereditary Chief of the Squamish Nation, is working with the design team to share the history of the area and its significance to the xʷməθkʷəyám (Musqueam), Skwxwú7mesh (Squamish), and səliłíłwətaʔt (Tseil-Waututh) Nations and establish guiding principles to inform the development:

- Respect the land and contribute to sustainability
- Offer spaces and opportunities for Indigenous Peoples to come together and share and practice culture
- Provide a range of housing types, supporting diverse Indigenous and non-Indigenous family types

Indigenous artists will be engaged to contribute to the building expression and the public realm. We are honoured to include artwork from artist Cory Douglas in the building renderings within this rezoning package to demonstrate how Indigenous art can be displayed and showcased in Place of Cedars. Cory Douglas was born in Vancouver and is a Squamish Nation member with Haida and Tsimshian ancestry.

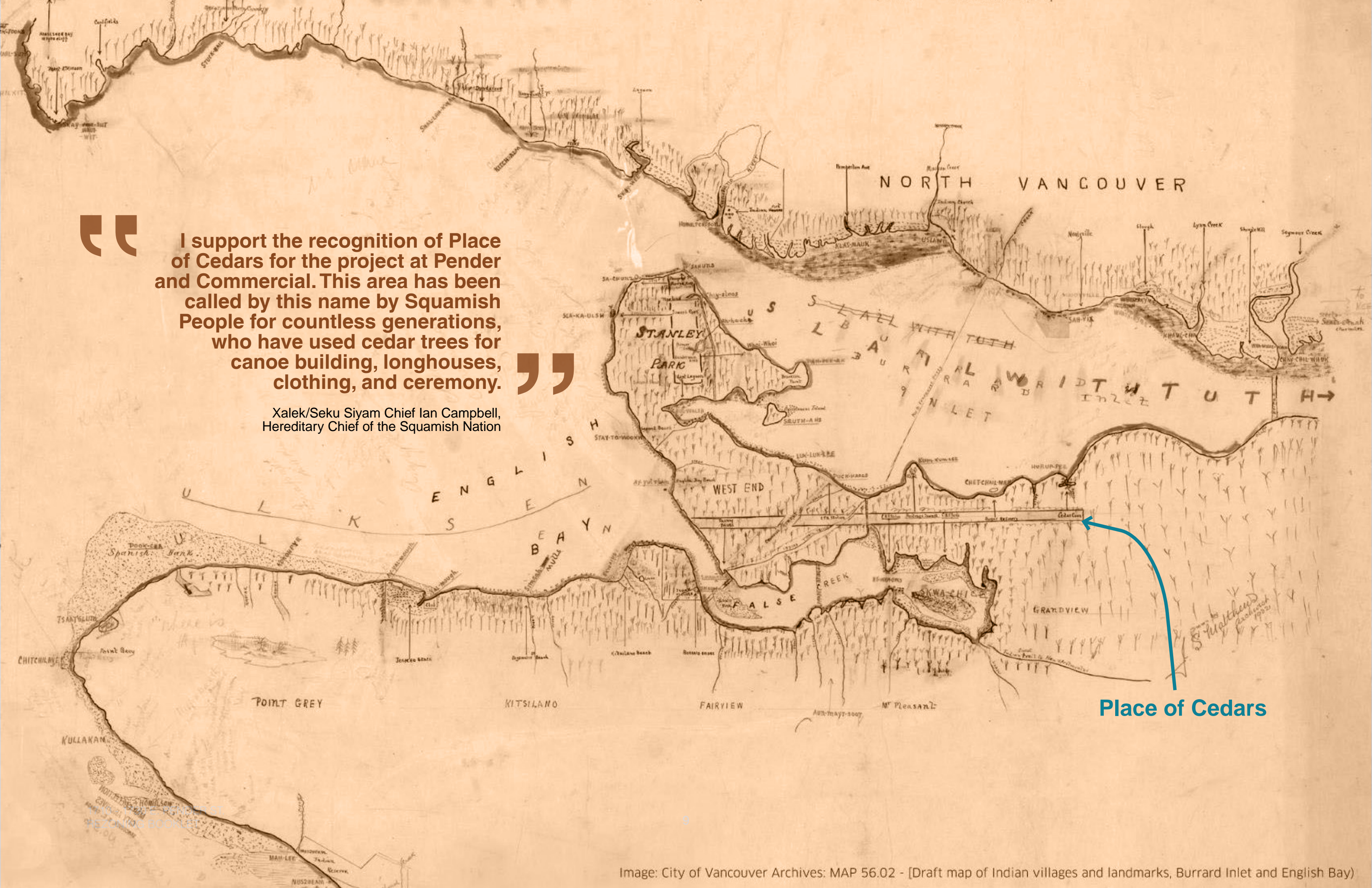
PLACE OF CEDARS

This proposed project is located in the unceded territory of the xʷməθkʷəyám (Musqueam), Skwxwú7mesh (Squamish), and səliłíłwətaʔt (Tseil-Waututh) Nations in an area known as Place of Cedars.

The cedar tree is an integral part of the culture and traditions of the CoastSalish peoples who used every part of the tree. Cedar wood was used for longhouses, canoes, paddles, welcome figures, masks, and tools. Bark was used for clothing, hats, diapers, rope and baskets. The boughs were used for cleansing ceremonies, the decayed wood is an ochre used as sacred paint.

It is revered for its deep roots and sturdy trunk lifting up its boughs and branches, reaching high into the sky toward the sunlight.

Just like the cedar tree, this building will also support, enhance, and improve people's lives by providing safe homes, connecting people to their roots and lifting them up through community and culture.



“

I support the recognition of Place of Cedars for the project at Pender and Commercial. This area has been called by this name by Squamish People for countless generations, who have used cedar trees for canoe building, longhouses, clothing, and ceremony.

”

Xalek/Seku Siyam Chief Ian Campbell,
Hereditary Chief of the Squamish Nation

Place of Cedars



PROJECT INTRODUCTION

THE NEIGHBOURHOOD

The site is located at northeast side of the City of Vancouver, in the Grandview-Woodland Neighbourhood.

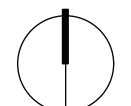
Grandview Woodland is located east of the downtown area of Vancouver. The area stretches from the south shores of Burrard Inlet to the popular Commercial Drive area. The neighbourhood is a vibrant mixture of commercial, industrial, single-family and multi-family homes with a rich ethnic history.



City of Vancouver

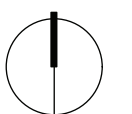


Site Context Plan



THE SITE

The parcel is at the Northwest corner of Pender Street and Commercial Drive, and bounded by a laneway to the south. The site is currently occupied by two six storey buildings. The immediate neighbourhood is mostly made up of single-family homes and some multi-family residential buildings.



SITE PHOTOS



1 North sidewalk view on Pender St.



2 Lane view from Commercial Dr.



3 South view on Lane.



4 South West view on Commercial Dr.



5 West view on Commercial Dr.



6 North West view on Commercial Dr.



7 North view on Pender St.



8 North view on Pender St.



9 Welcome Post on Vancouver Native Housing Society.



10 Pathway between existing buildings



11 North view on Pender St.



12 South view on Lane.

SITE



Commercial Dr.

SITE



Pender St.

SITE




Laneway

SURVEY

TOPOGRAPHIC SITE PLAN OVER LOT A LOT 6
 BLOCK D DISTRICT LOT 183 GROUP 1 NWD
 PLAN EPP115304

CIVIC ADDRESS:
 1710 East Pender Street, Vancouver
 PID: 003-347-834
 1730 East Pender Street, Vancouver
 PID: 009-502-068/009-502-165

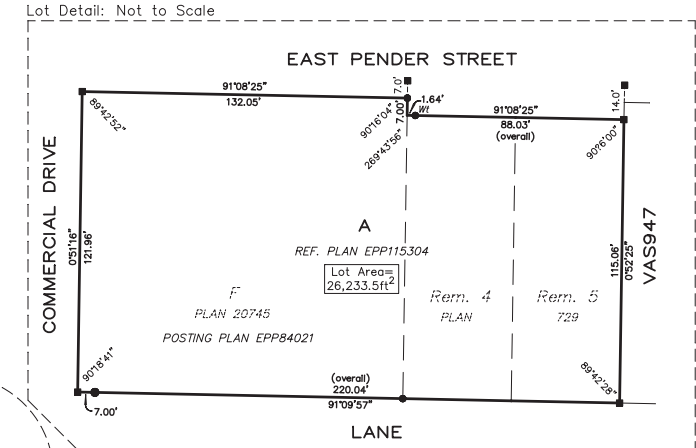
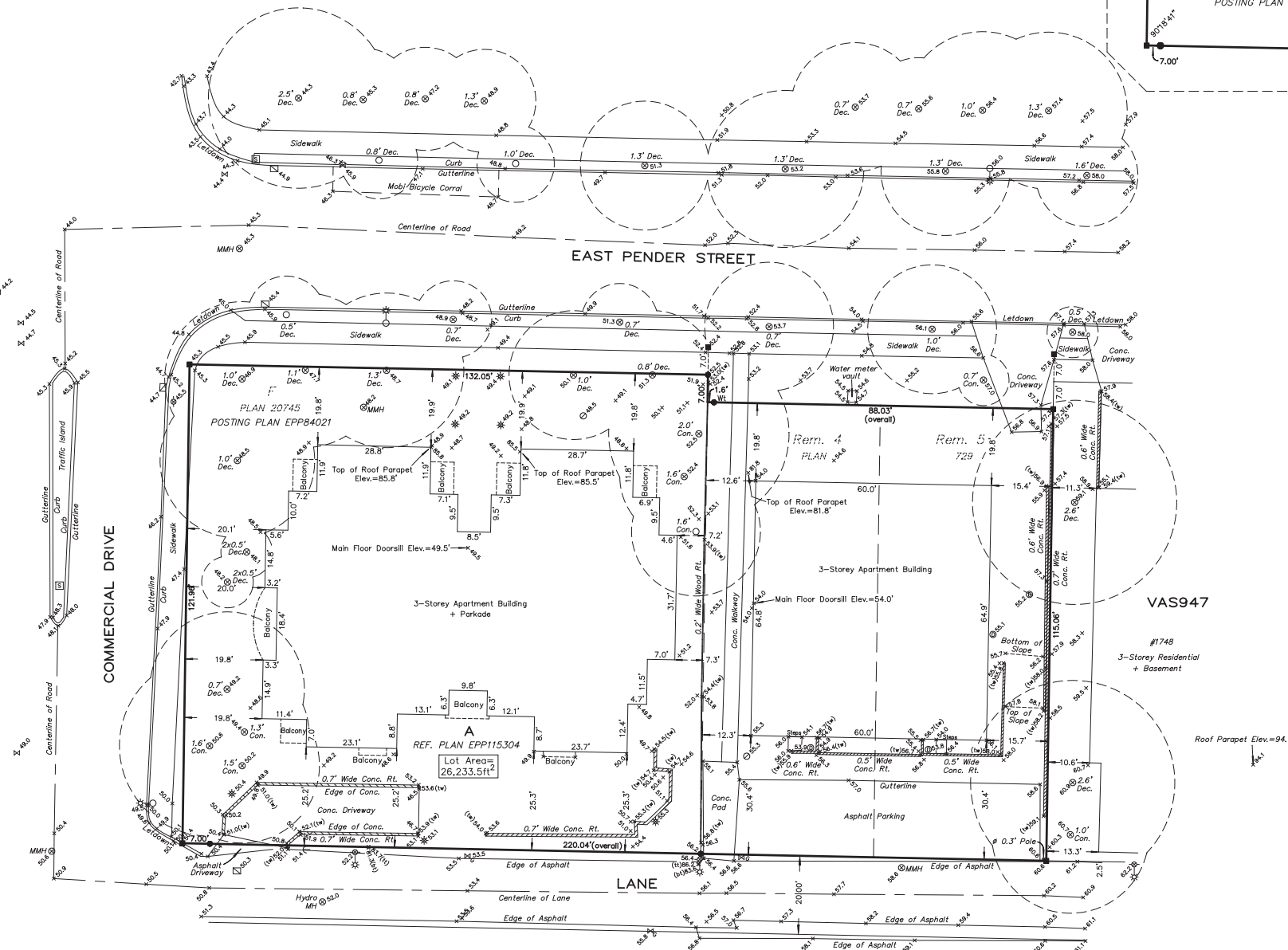
SCALE 1" : 16'

 ALL DISTANCES ARE IN FEET

The intended plot size of this plan is 34" in width and 22" in height (D size) when plotted at a scale of 1":16'.



LEGEND

- DENOTES LEAD PLUG
- DENOTES STANDARD IRON POST
- ft² DENOTES SQUARE FEET
- ⊕ DENOTES FIRE HYDRANT
- ⊕ DENOTES CATCH BASIN - TOP ENTRY
- DENOTES CATCH BASIN - ROUND
- ⊕ DENOTES POWER POLE
- ⊕ DENOTES POWER POLE WITH LIGHT
- ⊕ DENOTES STREET LIGHT - DAWT
- ⊕ DENOTES STREET LIGHT - POST TOP
- ⊕ DENOTES WATER VALVE
- ⊕ DENOTES GAS VALVE
- ⊕ DENOTES GUY WIRE
- ⊕ DENOTES TREE AND CANOPY EXTENT
- ⊕ DENOTES GROUND ELEVATION
- (tw) DENOTES TOP OF RETAINING WALL ELEVATION
- Dec. DENOTES DECIDUOUS
- Con. DENOTES CONIFEROUS
- Conc. DENOTES CONCRETE
- Rt. DENOTES RETAINING WALL
- DENOTES SIGN
- ⊕ DENOTES MISCELLANEOUS MANHOLE
- (t) DENOTES TOP OF TRANSFORMER ELEVATION
- (bt) DENOTES BOTTOM OF TRANSFORMER ELEVATION
- ⊕ DENOTES DRAIN
- ⊕ DENOTES WITNESS
- MH DENOTES MANHOLE



NOTES:
 Lot dimensions are derived from Reference Plan EPP115304. Measurements shown are to the exterior siding of building. Elevations are Geodetic (CVD280VRD2018 - IN FEET) Derived from Control Monument V-1709 located at the intersection of Frances Street and Woodland Drive. Elevation = 43.90ft.
 If this plan is used in digital form, Target Land Surveying (NL) Ltd. will only assume responsibility for information content shown on original unaltered drawing.
 Tree diameters are taken at 4.6ft. above grade and are shown in feet. Tree symbols shown are not to scale.
 This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
 DATED THIS 5TH DAY OF OCTOBER, 2021
 Michael Risma, B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED. BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS.

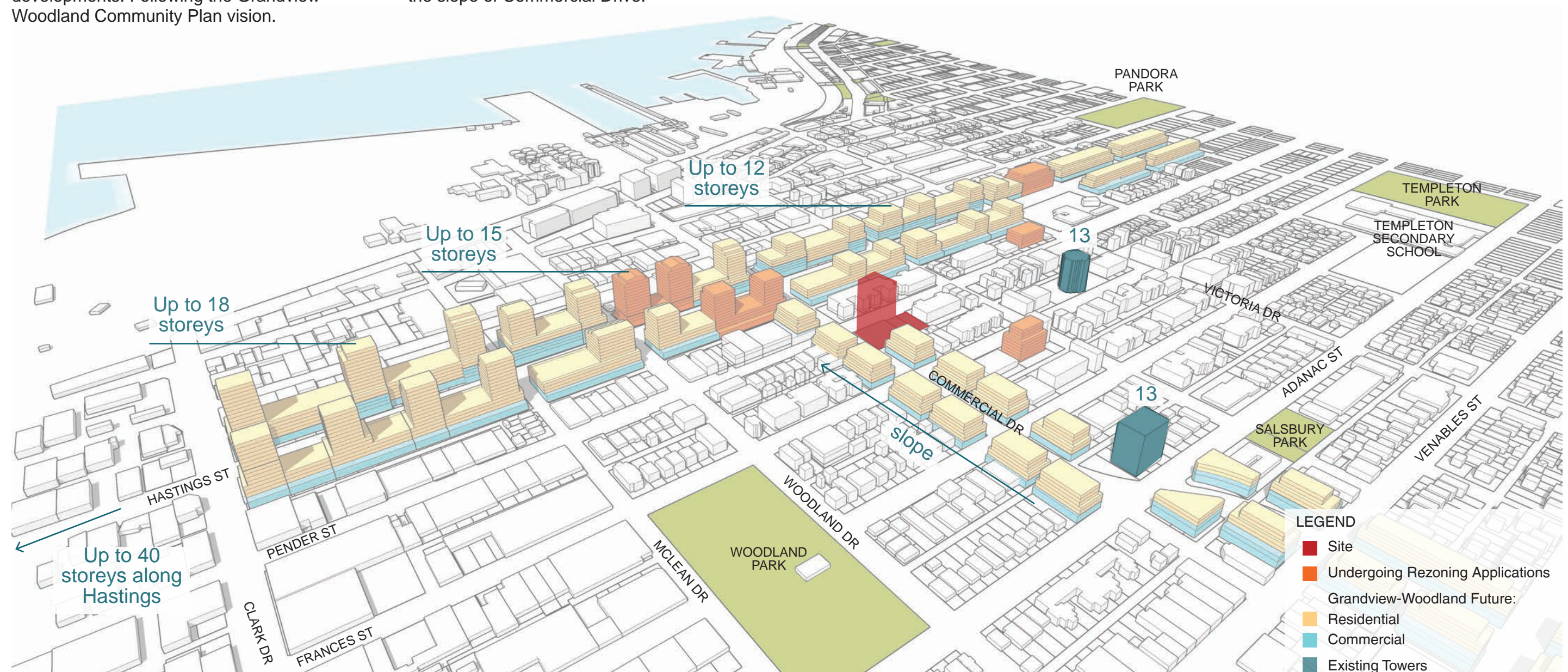


REZONING RATIONALE

THE FUTURE OF THE NEIGHBOURHOOD

The number of people living in the Hastings Street and Commercial Drive area is anticipated to grow by 10,000 in the next 30 years. This growth is reflected in the Grandview-Woodland Community Plan vision and the diagram below shows possible future developments. Following the Grandview Woodland Community Plan vision.

The proposed building form and scale is appropriate for this neighbourhood. The building of 18 storeys with a rooftop amenity will integrate into the surrounding neighbourhood and appear as equal height to the existing 13-storey building nearby due to the slope of Commercial Drive.



PROJECT SUMMARY

The project proposes 191 units of affordable housing in a 18-storey building with a rooftop amenity. It also includes retail frontage along Commercial Dr and two levels of underground parking.

The Place of Cedars proposal is proceeding through the City of Vancouver's new Policy Enquiry Process (PEP). This process allows the City to consider proposals which offer opportunities and benefits warranting consideration by Council, but that do not comply with existing rezoning policies. This proposed development seeks to address the following baseline criteria prioritized in the Policy Enquiry Process and the Rezoning Enquiry:

- Affordable Housing
- Reconciliation and Cultural Redress

The rezoning application for this social housing project on will proceed through the Social Housing or Rental Tenure Program (SHORT), an expedited permitting process.

This project takes into consideration and helps to advance the following City of Vancouver priorities:

CITY OF RECONCILIATION

Vancouver was designated a City of Reconciliation when the Reconciliation Framework was adopted by Council on July 8, 2014. The City's Reconciliation goals are to establish and maintain mutually respectful relationships between Indigenous and non-Indigenous Peoples in the city and to respect the rights of the local First Nations and Urban Indigenous Peoples.

Culturally, this project will further the City's aims of Reconciliation by enabling Indigenous owned, operated, and occupied space and will provide opportunities for Indigenous Peoples to meet and gather in cultural safety independently from space controlled by residual colonial entities or from the private settler-owned market.

The project would be the second non-profit and Indigenous owned-and-operated, mixed-use, affordable leasehold homeownership housing project in all of Canada. The project will achieve social and economic redress through the provision of affordable homeownership and rental opportunities and will prioritize Urban Indigenous Peoples in Vancouver.

INDIGENOUS PEOPLES AND CULTURE

The building will be designed to celebrate and support Indigenous Peoples and make a positive contribution to the community. It will celebrate and support the rich history of Indigenous Peoples rooted in this place since time immemorial.

The project will provide a clear expression of xʷməθkʷəy̓əm (Musqueam), skwxwú7mesh (Squamish), and səliilwətaʔɬ (Tsleil-Waututh) Nations and showcase Indigenous art and culture in the design of the building. Amenity spaces will include indoor and outdoor gathering spaces where residents can gather and share and practice culture.

HOUSING

The proposed residential use is for 100% social housing, which includes a range of affordability: core/shelter rate rental units, rent geared to income units, LEM rental units, and Affordable Leasehold Homeownership units occupied by individuals or families with incomes either below the HILs or MILs thresholds.

This proposal significantly exceeds the minimum required social housing affordability for this area and will increase affordable homeownership opportunities.

The proposal envisions the approximately 5,000 sq ft of artist live-work rental units and 2,500 sq ft of commercial retail use will serve Indigenous social enterprise and / or small scale retail.

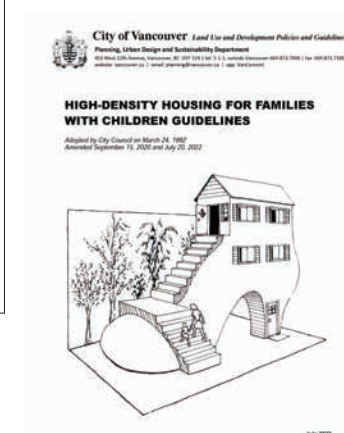
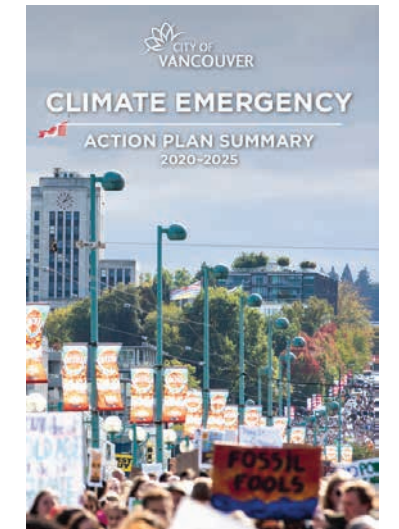
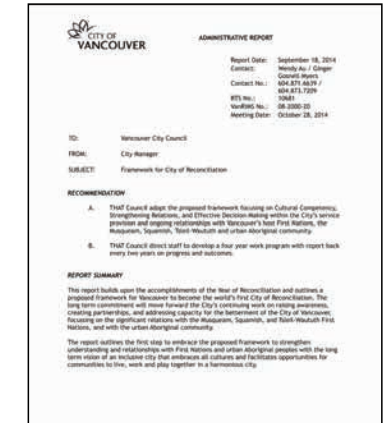
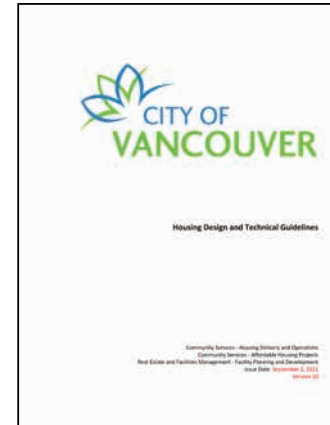
MUNICIPAL INFRASTRUCTURE

A dedication of 2.13 m (7') and a 5.5 m (18') setback along Commercial Drive, has been provided.

APPLICABLE POLICIES

The site is located with-in the Grandview Woodland Community Plan and the following are the applicable polices to the site:

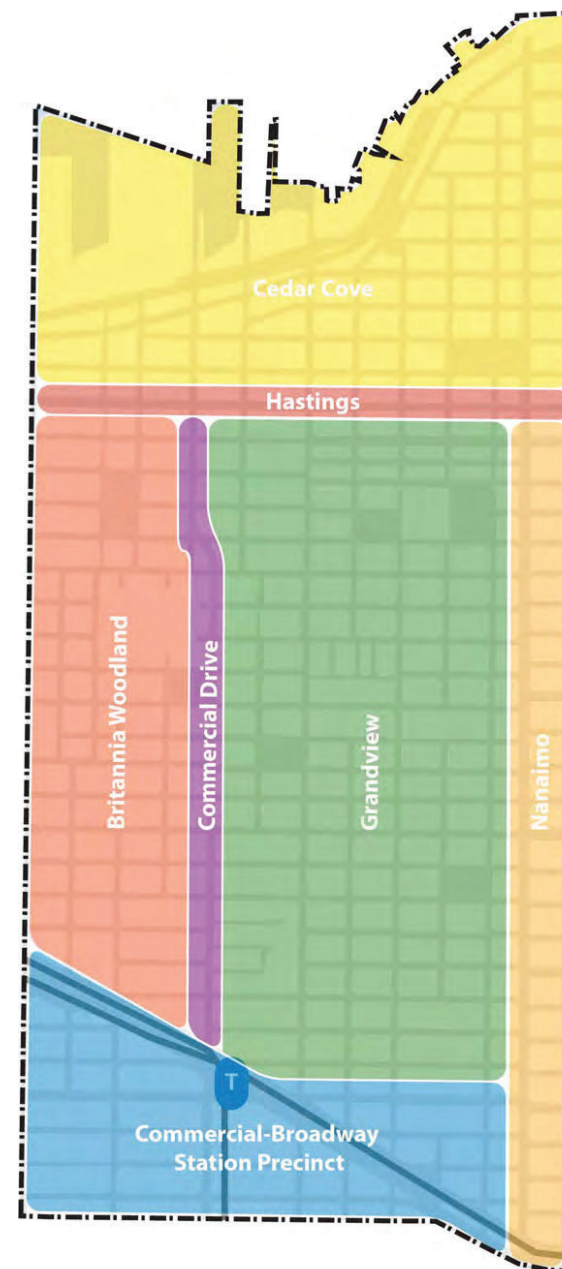
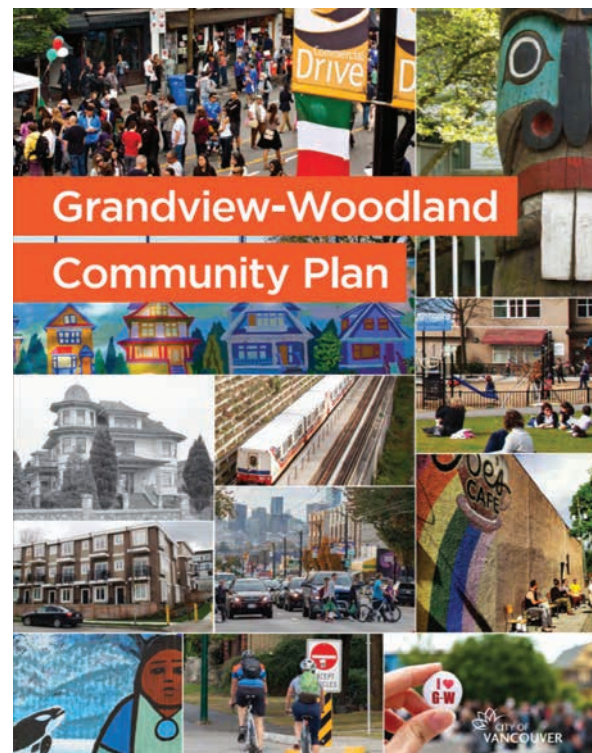
- Framework for City of Reconciliation (2014)
- Grandview-Woodland Community Plan (2016)
- Housing Vancouver Strategy (2017)
- Culture|Shift (2020)
- Making Space for Arts and Culture: Vancouver Cultural Infrastructure Plan (2019)
- Spaces to Thrive (2021)
- United Nations Declaration on the Rights of Indigenous Peoples
- High Density Housing For Families With Children
- Micro Dwelling Policies And Guidelines
- Transportation 2040 Plan
- CoV Climate Emergency Action Plan
- CoV Climate Change Adaptation Strategy
- Climate Justice Charter
- Embodied Carbon Strategy
- Rain City Strategy
- Green Buildings Policy for Rezoning



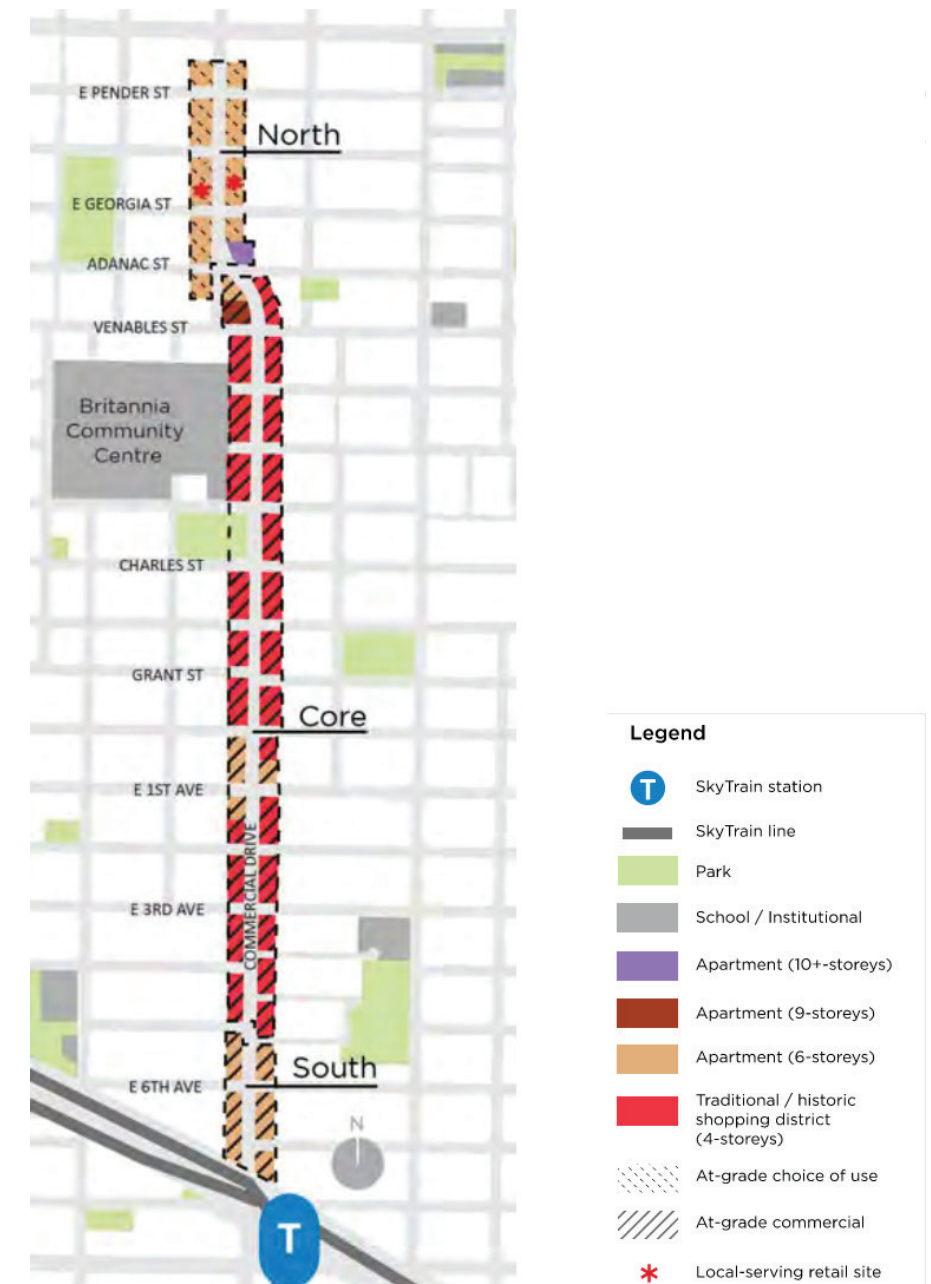
ZONING CONTEXT

The proposal sits within the Grandview Woodland Area Plan, which acknowledges the importance of reconciliation in its preface:

“the Grandview-Woodland Community Plan affirms that the City will work together with local First Nations and urban Aboriginal residents, to continue to acknowledge their long-standing presence, respond to the adverse impacts of colonialism, and strive, wherever possible, to forge new, positive, and constructive relations that offer benefit to all residents of the community.”



Grandview-Woodlands Sub-Areas



Commercial Drive Land Use Map and Character Areas

The project meets or exceeds the Principles of the Grandview-Woodland Community Plan as follows:

PRINCIPLE 1
Support the goals of Reconciliation in partnership with the Aboriginal community. The project will:

- Work with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilíwətaʔɬ (Tsleil-Waututh) Knowledge Keepers and the Urban Indigenous community to develop unique and respectful ways to acknowledge and celebrate the historic and current presence of Indigenous Peoples in Grandview-Woodland.
- Recognize the integrated aspects of First Nations and Urban Indigenous history, culture, economy and social well-being.
- Increase affordable home ownership opportunities for Indigenous People.
- Recognize opportunities to achieve a diversity of housing forms and approaches to meet the range of needs for Urban Indigenous residents.
- Reference xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilíwətaʔɬ (Tsleil-Waututh) Knowledge Keepers by using traditional place-names, and through other placemaking activities and place identifying efforts.
- Overtly express the culture of

xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilíwətaʔɬ (Tsleil-Waututh) Nations in the building design and expression.

PRINCIPLE 2
Achieve a green, environmentally sustainable, urban pattern. The project will:

- Provide an increase in residential density close to transit infrastructure, existing shopping streets, neighbourhood centres, employment zones and areas where significant sustainability gains are best achieved. The areas of higher density are thoughtfully integrated into the context as shown in the massing views. One block away, the East Hasting corridor will become a high density neighbourhood with buildings up to 19-storeys.
- Reduce greenhouse gas emissions through the integration of land use, transportation and energy.
- Contribute to the evolution of Grandview-Woodland as a complete community - most of life's daily needs and desires can be accommodated within a five minute walk of the building.

PRINCIPLE 3
Support a range of affordable housing options to meet the diverse needs of the community. The project will:

- Increase and diversify the housing

stock by providing a range of housing forms, unit types and sizes. For low- to moderate-income households this would include social housing, secured market rental houses, and affordable options for homeownership.

- Recognize the value of existing affordable and low-income housing that meets the needs of low- and moderate-income households.
- Increase options and enhance housing stability for Indigenous adults, youth and families. It will also encourage more social housing and housing that is adaptable and accessible.

PRINCIPLE 5
Enhance culture, heritage and creativity. The project will:

- Develop public and private spaces for cultural and social activities, emphasizing flexible uses that can evolve over time.
- Integrate public art into the public realm, enhancing the pedestrian experience and complementing the surrounding built environment. Indigenous artists will be engaged to contribute to the building expression and the public realm.
- Incorporate artist live-work studios at the lane frontage, providing a vibrant space for Indigenous artists to work and display their art. Highlight Indigenous place history (stories of the land). Work in partnership with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and

səliilíwətaʔɬ (Tsleil-Waututh) Knowledge Keepers to identify significant culture and heritage sites and their accompanying activities.

- Develop all Indigenous expression in consultation and under the guidance of Knowledge Keepers to ensure that references to First Nations Peoples do not inadvertently relegate them to the past.
- Work with xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilíwətaʔɬ (Tsleil-Waututh) to bring forth their historical knowledge of heritage sites and resources to the present day, so that it can be preserved for the future.

PRINCIPLE 8
Foster a resilient, sustainable, safe and healthy community. The project will:

- Work in partnership with the community, senior governments and other agencies to ensure appropriate social infrastructure and amenities for residents.
- Enhance local food systems and provide opportunities for local food production by residents through the urban agriculture roof deck.
- Work with the Urban Indigenous community and service providers to develop unique responses to social and environmental issues.
- Prioritize public safety in the public realm and building design so that people can live, work, play and feel safe at all times.

Grandview-Woodland Community Plan

An inclusive, thriving future for a unique, diverse community

GOALS FOR THE NEXT 30 YEARS:

AFFORDABLE HOUSING
4,350 MORE AFFORDABLE HOME OWNERSHIP OPTIONS
1,400 SECURED MARKET RENTAL HOMES

KEEP THE VIBE OF THE DRIVE
 RETAIN ITS UNIQUE FEEL AND IDENTITY

PRESERVE HERITAGE & CHARACTER ASSETS

NEW JOB SPACE & HOUSING
 - AT -
 BROADWAY/COMMERCIAL STATION PRECINCT

TRANSPORTATION
 IMPROVED ROUTES AND SAFETY FOR WALKING AND CYCLING
 NEW SIDEWALKS
 INTERSECTION SAFETY IMPROVEMENTS

COMMUNITY FACILITIES
 RENEWAL OR EXPANSION OF:
 ABORIGINAL & SOCIAL FACILITIES
 BRITANNIA COMMUNITY COMPLEX
 FIREHALL #9
 COMMUNITY POLICING OFFICE

PRESERVE & RENEW ARTS & CULTURAL SPACES

YOUR VOICE
 PUBLIC INPUT HELPED SHAPE THIS PLAN
 WE HEARD FROM YOU THROUGH:
 85 OPEN HOUSES, WORKSHOPS, MEETINGS, WALKING TOURS
 9 QUESTIONNAIRES
 THE WORK OF CANADA'S FIRST CITIZENS' ASSEMBLY FOR A COMMUNITY PLAN

PUBLIC SPACE
9 IMPROVED PARKS
5 NEW OR IMPROVED PLAZAS

CHILD CARE
430 NEW CHILD CARE SPACES

MAINTAIN A MIX OF HOUSING TYPES & ADD FAMILY HOUSING

Infographic of the Grandview-Woodland Community Plan

	GRANDVIEW - WOODLAND COMMUNITY PLAN	PROPOSED
PRINCIPLE 1	Support the goals of Reconciliation in partnership with the Aboriginal community	Working with local Nations and the Urban Indigenous community to develop unique and respectful ways to acknowledge and celebrate the historic and current presence of Aboriginal people. Overtly express the culture of the host MST Nations in the building design and expression
PRINCIPLE 2	Achieve a green, environmentally sustainable, urban pattern	The project facilitates the evolution of the neighbourhood as a complete community by increasing residential density close to transit infrastructure, existing shopping streets, neighbourhood centres, employment zones and areas where significant sustainability gains are best achieved.
PRINCIPLE 3	Support a range of affordable housing options to meet the diverse needs of the community	The project includes core/shelter rate rental units, rent geared to income units, LEM rental units, and Affordable Leasehold Homeownership units occupied by individuals or families with incomes either below the HILs or MILs thresholds.
PRINCIPLE 4	Foster a robust, resilient economy	The project provides three artist live-work rental units and around 3000 SF of local serving small scale retail. Indigenous led, social enterprise prioritized
PRINCIPLE 5	Enhance culture, heritage and creativity	Develop public and private spaces for cultural and social activities. Integrate public art into the public realm, Indigenous artists will be engaged to contribute to the building expression
PRINCIPLE 6	Support a range of sustainable transportation options, including those that already exist	The project is well served by transportation networks and is located adjacent major vehicular arteries and bicycle route. Sustainable modes of transportation will be enhanced by incorporation of car share spaces, bike maintenance facilities, and extensive support for electric vehicles
PRINCIPLE 7	Protect and enhance civic places, public parks and green linkages	Best practices will be applied to the public realm and infrastructure to achieve accessible, adaptable and engaging streets and public places. These will provide opportunities for a diverse social and cultural activities, and support goals of social inclusion and reconciliation.
PRINCIPLE 8	Foster a resilient, sustainable, safe and healthy community	The project team will work in partnership with the community, senior governments and other agencies to ensure appropriate social infrastructure and amenities for residents. The urban agriculture will reserve and enhance local food systems

This table shows the Grandview-Woodland Community plan compliances and variations proposed for the project.

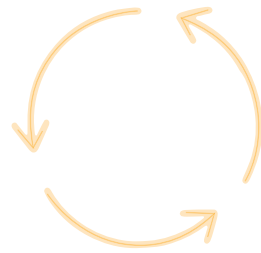
	GRANDVIEW - WOODLAND COMMUNITY PLAN		PROPOSED	ADDED VALUE
USES	Residential / Retail at grade	V	Residential / Retail at grade	Live Work units
HEIGHT	Up to 6 storeys	V	18 + Longhouse (Rooftop Amenity)	More affordable housing
FSR	3.0	V	5.5	More affordable housing
DEDICATIONS	7' or 2.13 m on Commercial Dr	C	7' or 2.13 m on Commercial Dr	
SETBACKS	5.5 m from curb on Commercial Dr	C	5.5 m from curb on Commercial Dr	More affordable housing Building aligned to Pender St
	3 m Front	V	1.9 m CRU on Pender St and 3 m average on residential use	More CRU area
	6 m Rear	V	0 m on Lane	More work are for the Live Work units
	2.1 m Side	C	2.95 m on East Side	
UPPER FLOOR SETBACKS	Above 13.7m set back 3 m	C	Setback 3 m on Commercial Dr. Setback 2 m on Pender St.& 2 m on Lane	
GROUND LEVEL ACCESS	First floor units	C	First floor units	

C Complies w/ community plan
V Variance



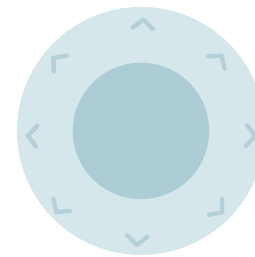
PROPOSED DESIGN

DESIGN DRIVERS



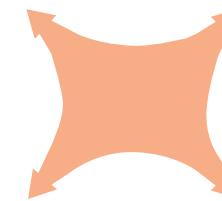
REGENERATION AND TRANSFORMATION

Respecting the land and contributing to sustainability through food-forward, circular systems that lower off-site impacts and provide opportunity for intergenerational learning, sharing and community involvement.



SUPPORTING INDIGENOUS PRESENCE

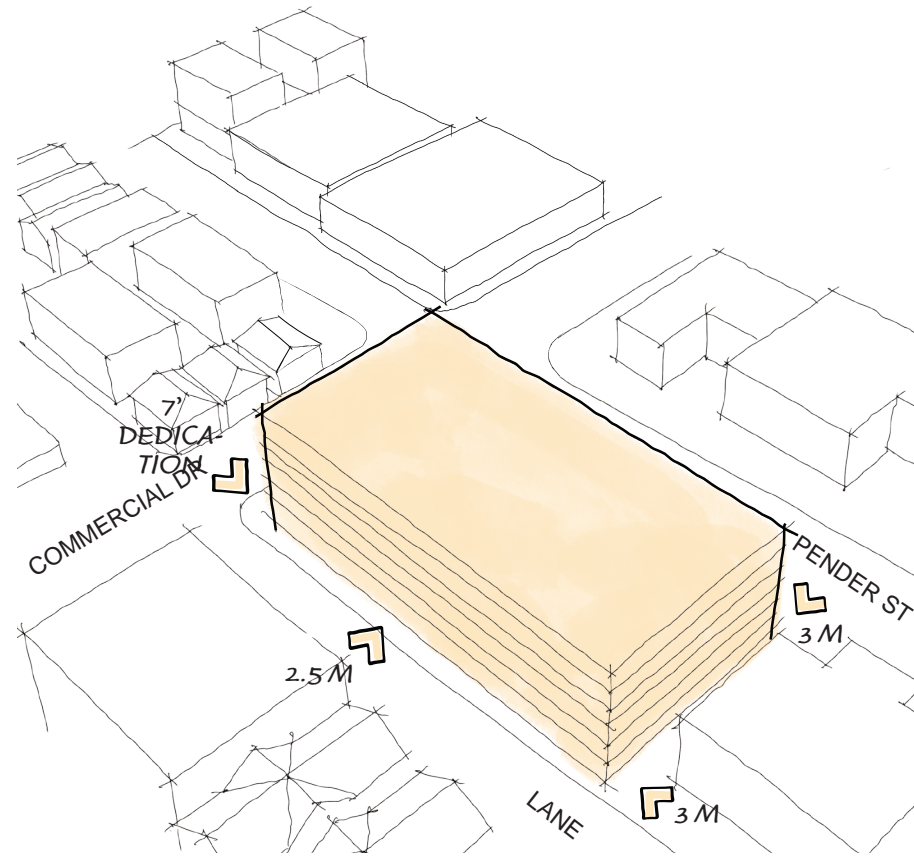
Careful and thoughtful design offers an opportunity to showcase Indigenous art and culture, and create space for Indigenous-run business.



COMPLEMENTING THE NEIGHBOURHOOD

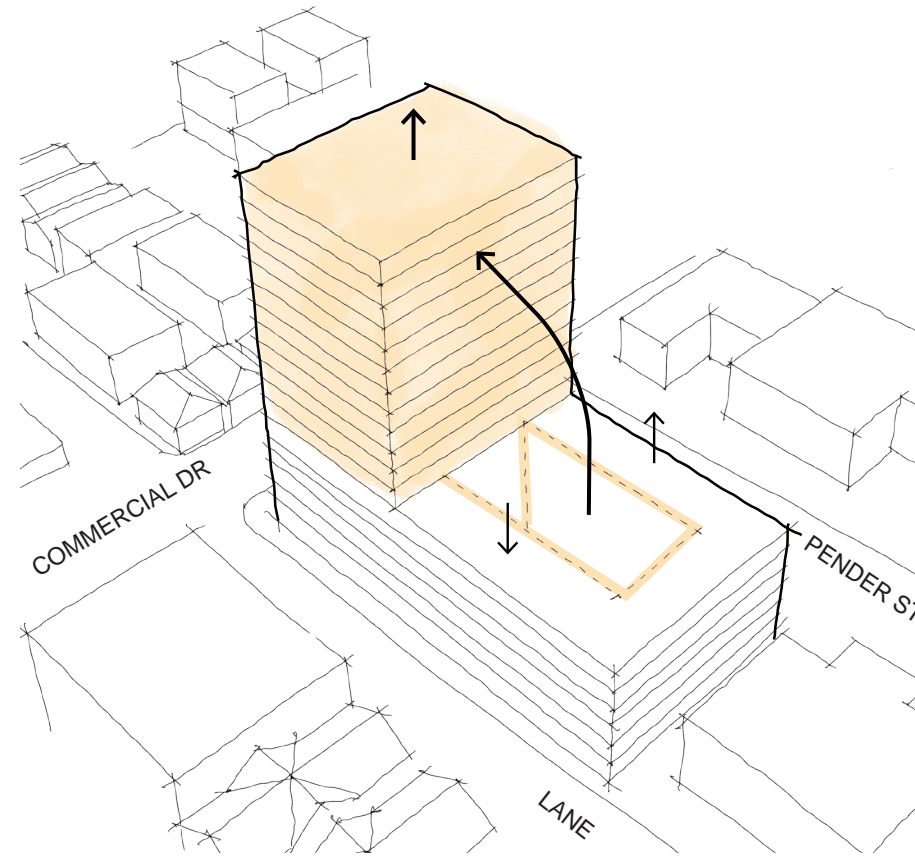
Place of Cedars is a non-profit, Indigenous owned, affordable homeownership community housing development. It is a community that grows up out of the neighbourhood to contribute to the Grandview Woodland experience, while also feeding back traditional and contemporary Indigenous culture.

DESIGN RATIONALE



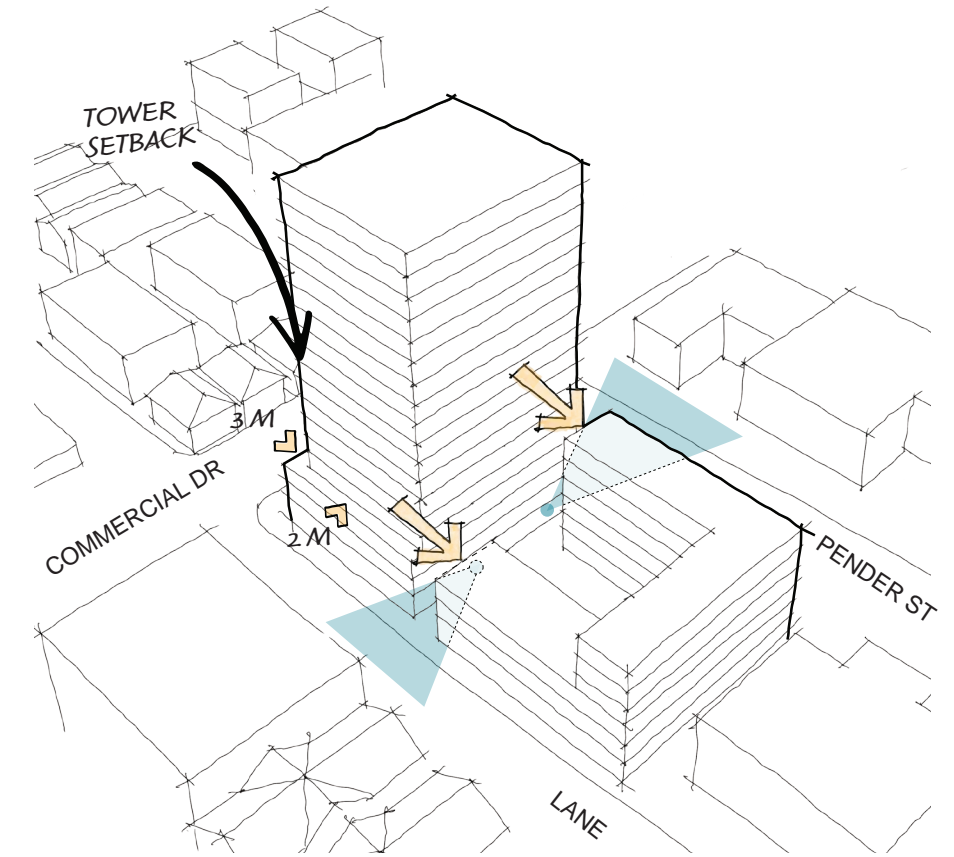
CURRENT ZONING

The typical mass of a six-story building in the neighbourhood.



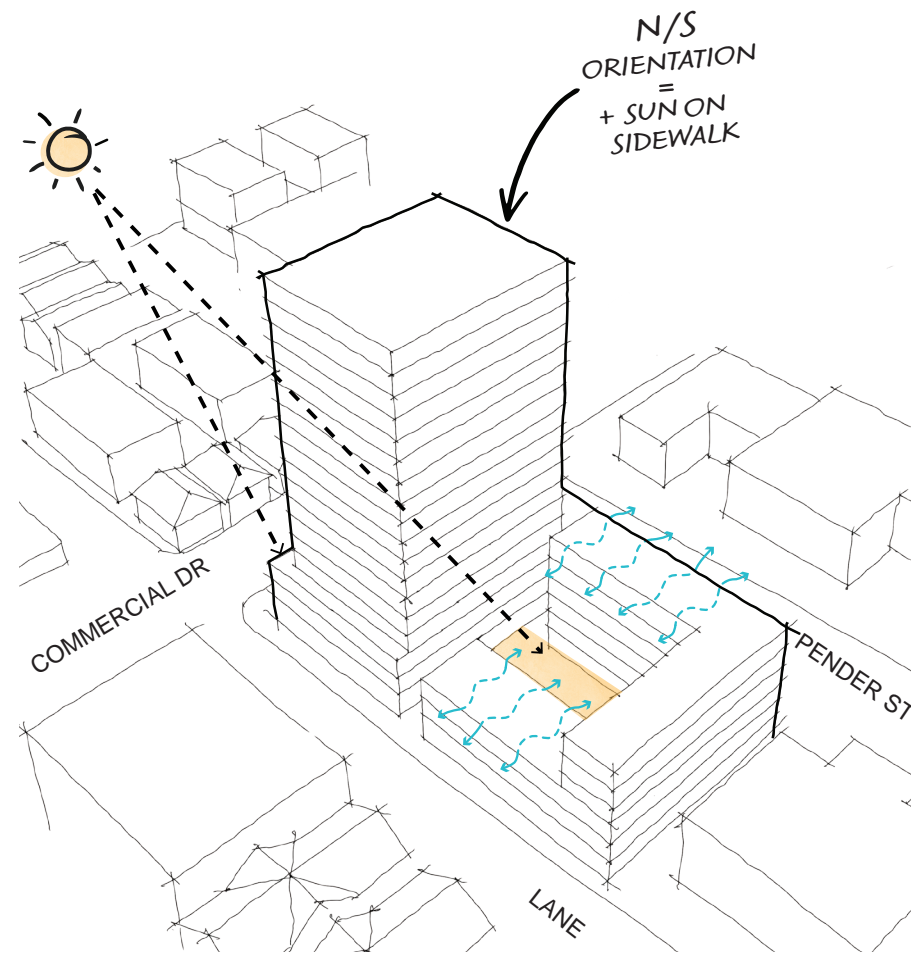
PROVIDING FOR NEED

Creating a courtyard within an 18-storey building creates more space for rental housing and a variety of units. This brings different households into the community to create vibrant intergenerational spaces..



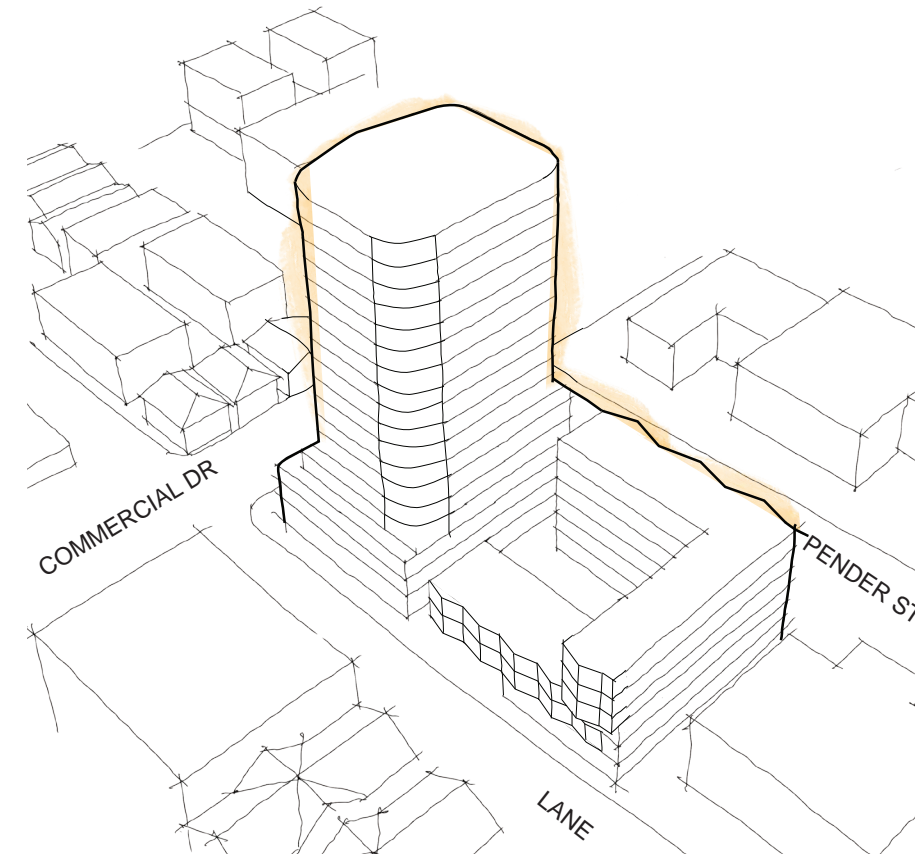
CONNECTION TO THE NEIGHBORHOOD

- The tower is set back above Indigenous-run commercial and social services to make these places feel like a part of The Drive.
- A breezeway from laneway to Pender Street makes a visual connection to the residential block.
- Midrise units connect directly to the street level.



A COMFORTABLE PLACE TO LIVE

- Different levels of building height improve ventilation and sunshine, creating as little shade as possible in the central courtyard.
- The main tower aligns north to south, making sure as much sun as possible hits the sidewalk.
- Full or juliet balconies for each unit.
- Large outdoor terraces for resident to use and meet one another.



PROPORTION AND ORGANIC FORM

- The tower form is shaped to maximize daylight & views creating slender tower form.
- The proposed design provides for the continuous streetwall along Commercial Dr.
- Social spaces (entry and amenity) are positioned adjacent to outdoor amenity spaces.
- Live work units and CRU activate the grounds floor

FACADE RATIONALE

COLOUR PALETTE

The colour palette is inspired by colours found in the forest, and specially on cedar trunks.



MATERIAL PALETTE



Source of nspiration

SUSTAINABILITY RATIONALE

Green Buildings Policy for Rezoning (2022) - Summary

In July 2010, Vancouver Council approved the Green Buildings Policy for Rezoning, setting out requirements for all applicable developments applying for rezoning to help transition industry towards more sustainable building practices. New topics emerged in the subsequent amendments of the Policy over the years as local development industry gained capacity in green building design and construction practices. The current version of the Green Building Policy for Rezoning reflects the City's direction and targets stated in the Zero Emissions Building Plan, the Climate Change Adaptation Strategy, the Embodied Carbon Strategy and the Climate Emergency Action Plan. As of May 2022, the new requirements include:

1. Reporting of Green and Resilient Building Measures

All Part 3 buildings projects shall provide the following design reports and worksheets at the time of the rezoning application:

- **Energy & Emissions Performance Limits:** Complete the Energy & Emissions Design Report and provide the latest version of the ZEBP Rezoning Energy Checklist
- **Embodied Carbon Limits:** Complete the Embodied Carbon Design Report showing the inputs and results of a whole-building life cycle assessment (LCA)
- **Resilient Buildings Planning Worksheet:** Complete the resilient Buildings Planning Worksheet and provide a one- to two-page written summary of the level of resilience planning undertaken by the project, identifying proposed resilience strategies.

2. Integrated Rainwater Management and Green Infrastructure

Project teams are to explore and describe measures for the management of the site's rainfall through integrated rainwater management and Green Infrastructure (GI) as per the targets described in the City of Vancouver Integrated Rainwater Management Plan.

3. Enhanced Commissioning

An enhanced commissioning process must be completed for all building energy systems in accordance with CSA and ASHRAE guidelines, or an alternate approved commissioning standard. The project owner shall include a Letter of Commitment to complete an Enhanced Commissioning process through the design, construction and occupancy stages of the development.

4. Energy System Sub-Metering

Provide separate master metering for each energy utility as well as sub-metering for all major end-uses and major space uses within each building. The project owner shall include a Letter of Commitment.

SUSTAINABILITY RATIONALE

This project complies with the requirements for the Green Building Policy for Rezoning (last amended May 17, 2022).

The project is actively seeking ways to reduce energy consumption, implement low carbon strategies (both for building construction and operations), manage rainwater on site, and provide a robust and resilient building typology.

The project team will investigate opportunities to reduce embodied carbon by optimizing structural elements, and increasing supplementary cementitious materials for concrete mixes.

Due to the early stage of design, all elements are not modelled, therefore, are not accounted in the life cycle assessment. The LCA will be updated for Building Permit and will include more detail, for this reason, there will likely be an increase in the total GWP.

RESILIENCY STRATEGIES

The project is considering ways to create a robust and resilient design that can withstand changing weather patterns and extreme weather events.

INTEGRATED RAINWATER MANAGEMENT

The project will continue to refine the design to address the site's rainfall through integrated rainwater management and Green Infrastructure (GI) as described in the City Wide Integrated Rainwater Management Plan.

ENERGY

The project has eliminated dependence on fossil fuels and significantly reduced energy consumption while lowering greenhouse gas emissions

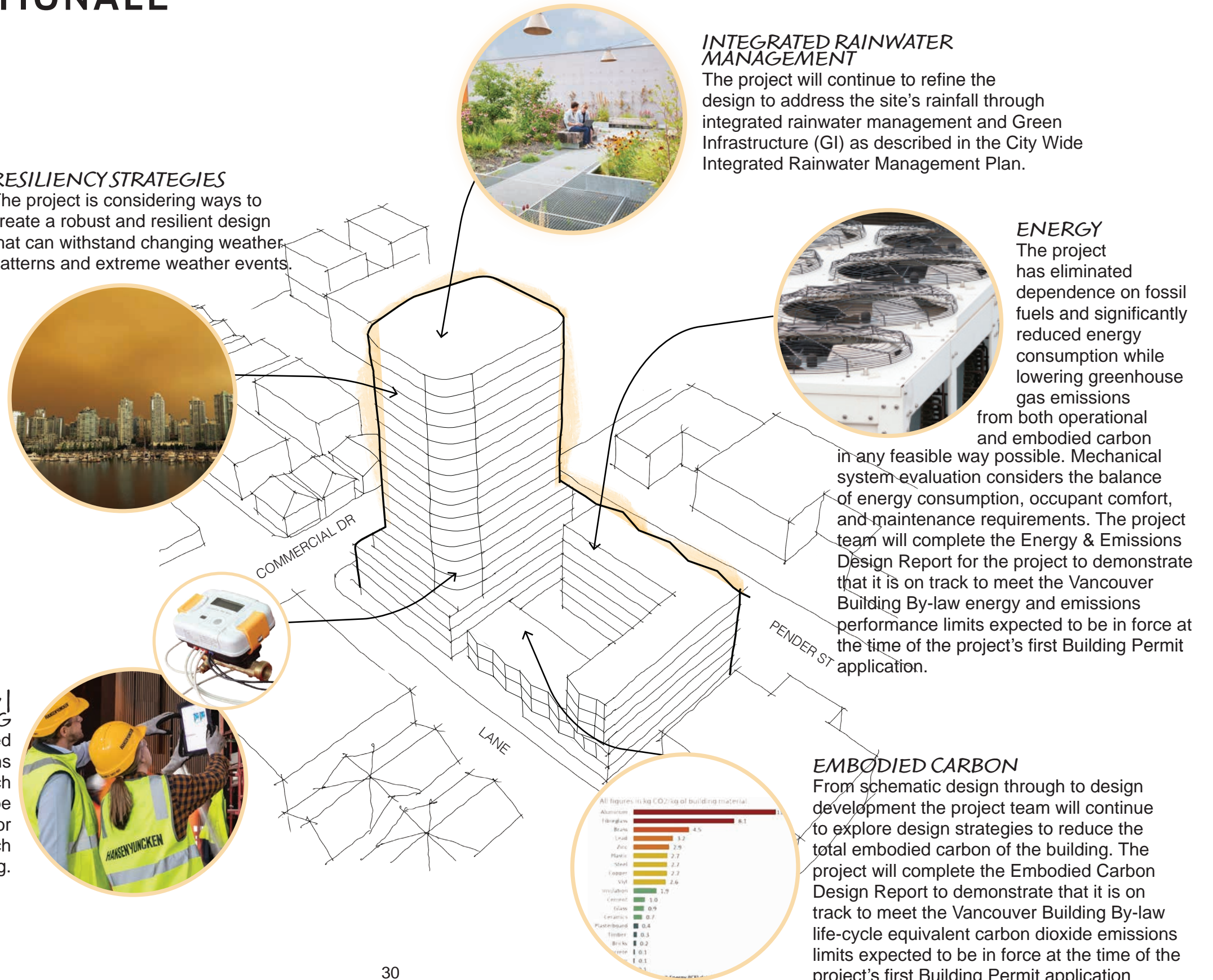
from both operational and embodied carbon in any feasible way possible. Mechanical system evaluation considers the balance of energy consumption, occupant comfort, and maintenance requirements. The project team will complete the Energy & Emissions Design Report for the project to demonstrate that it is on track to meet the Vancouver Building By-law energy and emissions performance limits expected to be in force at the time of the project's first Building Permit application.

ENHANCED COMMISSIONING | ENERGY SYSTEM SUB-METERING

The Owner commits to enhanced commissioning for all building energy systems as well as separate main metering for each energy utility and each building is to be provided, as well as sub-metering of all major energy end-uses and space uses within each building.

EMBODIED CARBON

From schematic design through to design development the project team will continue to explore design strategies to reduce the total embodied carbon of the building. The project will complete the Embodied Carbon Design Report to demonstrate that it is on track to meet the Vancouver Building By-law life-cycle equivalent carbon dioxide emissions limits expected to be in force at the time of the project's first Building Permit application.



DESIGN OF COMMUNITY

NOURISHMENT

Coming together around food builds community. The building takes a food-forward approach through its design and landscape which includes two distinct microclimates: shrubby meadow and forest floor.

These microclimates are supported with native plants and edible species.

The building also includes urban agriculture space for growing food and outdoor gathering and cooking space to promote collective enjoyment of a community-grown harvest.



EATING TOGETHER
Large tables and facilities for sharing meals



OUTDOOR COOKING
A place to gather and prepare food outdoors



EDIBLE SHRUBBY MEADOW
Pollinator and people focused plants



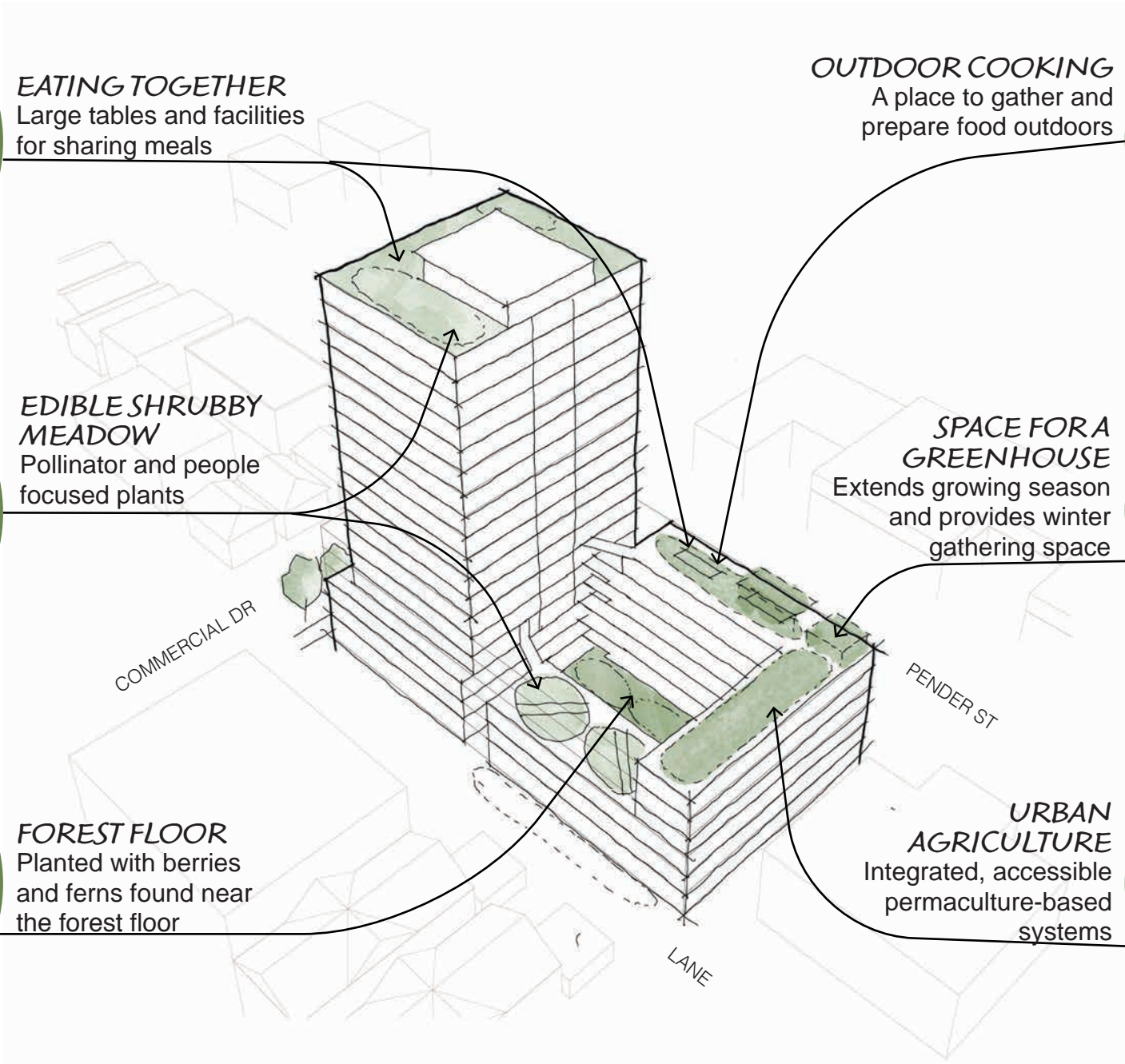
SPACE FOR A GREENHOUSE
Extends growing season and provides winter gathering space



FOREST FLOOR
Planted with berries and ferns found near the forest floor



URBAN AGRICULTURE
Integrated, accessible permaculture-based systems



DESIGN OF COMMUNITY

INTERGENERATIONAL

All shared spaces are designed to be accessible and pleasant for everyone in the building. Spaces create opportunities for knowledge transfer through traditional and non-traditional activity.

Indoor amenity spaces are connected to outdoor amenity spaces at the same level.

Ceremonial space extends out from the rooftop longhouse, creating warm, multifunctional gathering space.

Ground-floor units are accessible from the street, amplifying Indigenous presence along Pender Street and in the artist live/work units along the laneway. This creates a strong connection from street to longhouse, where life, economy and tradition are integrated seamlessly.



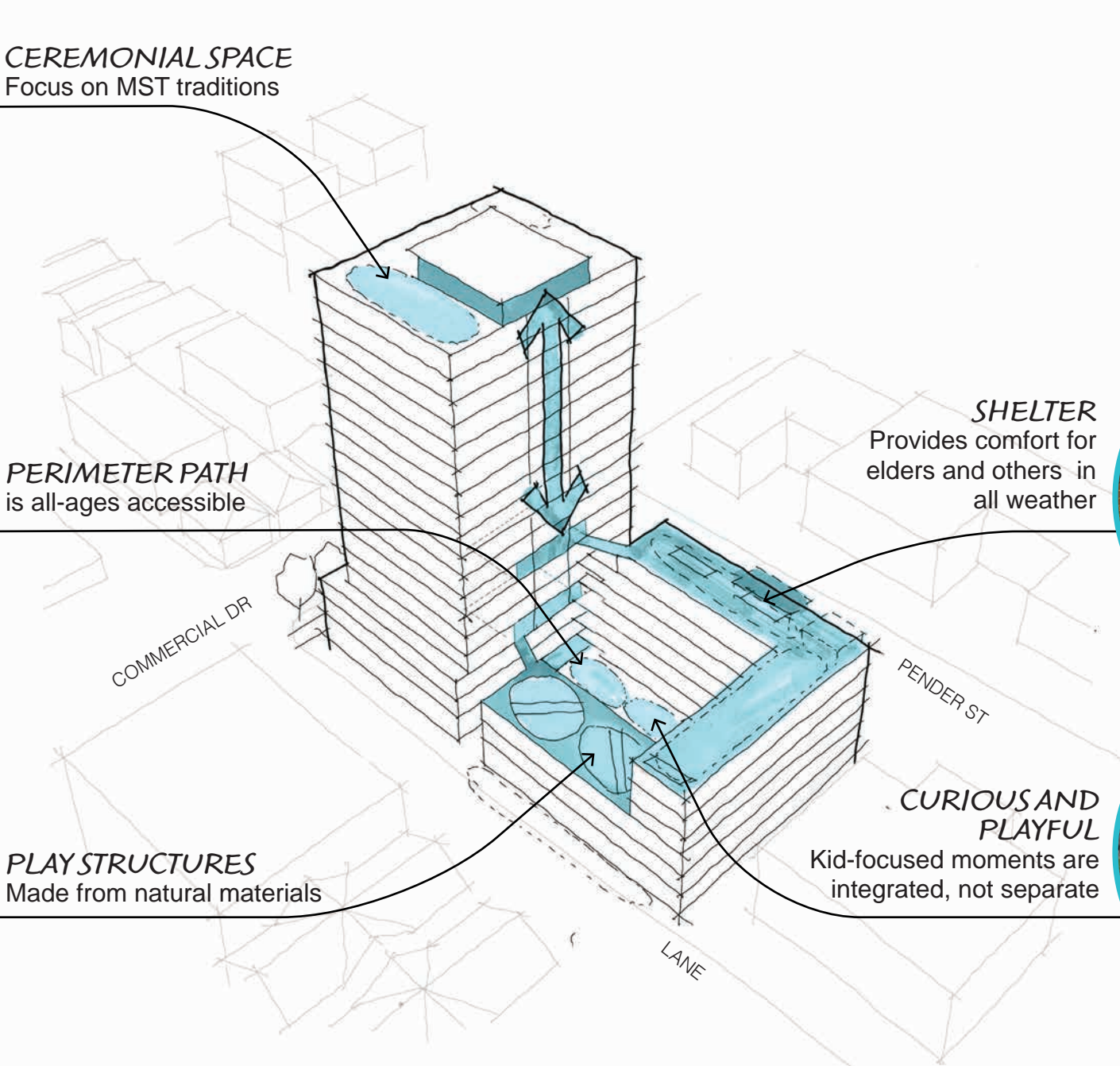
CEREMONIAL SPACE
Focus on MST traditions



PERIMETER PATH
is all-ages accessible



PLAY STRUCTURES
Made from natural materials



SHELTER
Provides comfort for elders and others in all weather



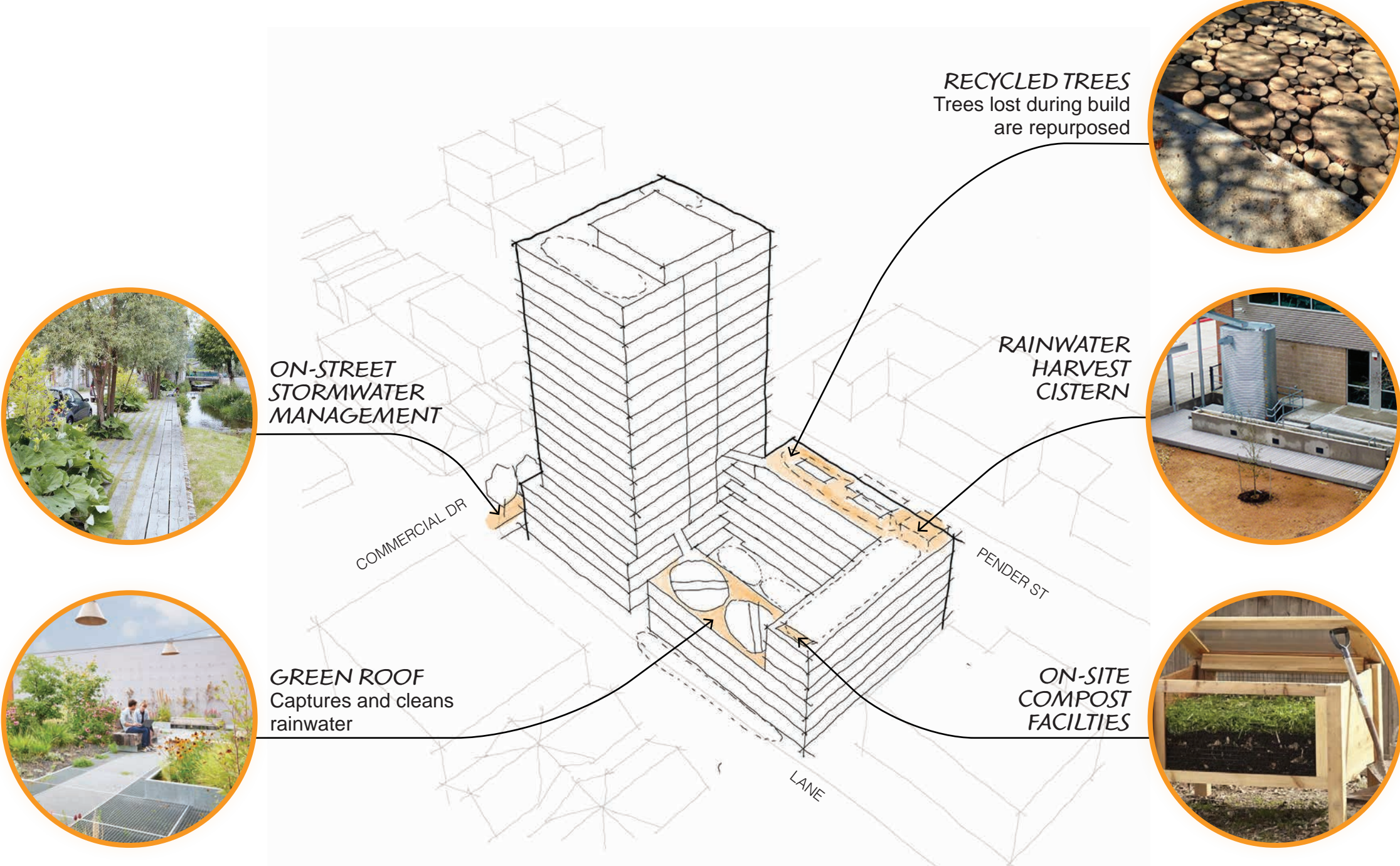
CURIOUS AND PLAYFUL
Kid-focused moments are integrated, not separate



CIRCULAR SYSTEMS

Circular systems work to support healthy waterways through integrated systems that lessen ecological impact within and beyond the property line. In addition to rainwater management, small scale systems that enhance sustainable practice (including on-site compost facilities) help to make an impact at the individual level.

Each rooftop presents an opportunity to support biodiversity and mitigate an urban-heat island effect. Any removed trees can be re-purposed and considered in the design and finishing



GROUNDING

Indigenous presence reaches out into the community from the ground floor, creating supportive roots that connect and strengthen xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliilwətaʔɬ (Tseil-Waututh) influence in the urban realm. The laneway welcomes pedestrians through feature lighting and pavement treatments that draw the eye toward artist live/work units.

Separation of these units from typical utility function of the laneway is achieved through planting, seating and grade changes within the designated setback that put artists work on display.

Underground parking is accessed from the laneway.



FEATURE LIGHTING
Indicates the laneway as a destination space



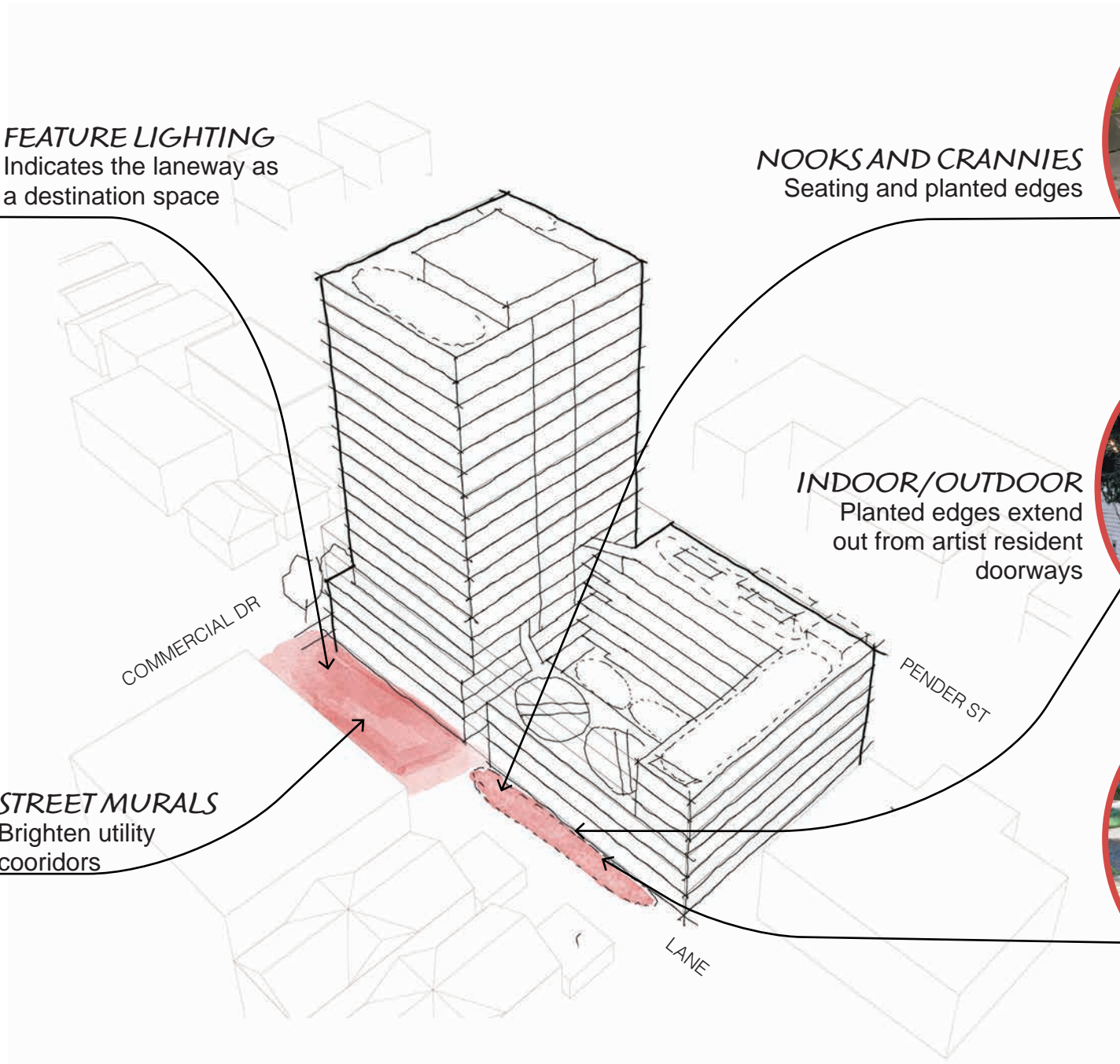
NOOKS AND CRANNIES
Seating and planted edges



INDOOR/OUTDOOR
Planted edges extend out from artist resident doorways



STREET MURALS
Brighten utility corridors



GROUNDING

The corner of Pender Street and Commercial Drive has a distinct Indigenous presence, marked by traditional artwork and landmarks that welcome residents home while also rooting the building in the neighborhood. Streetscape elements are multi-functional, with rainwater management serving both ecological and social function as gathering spaces and thresholds.

A cozy commercial frontage complements the artisan laneway with nooks and crannies of plants and seating. Food-forward trees make up the urban canopy, encouraging the harvest of crab apples, pears, unedo berries and/or other suitable fruiting street trees.

Individual unit entries along Pender Street are distinct while complementing the building's welcoming, transparent ground floor lobby and amenity space.



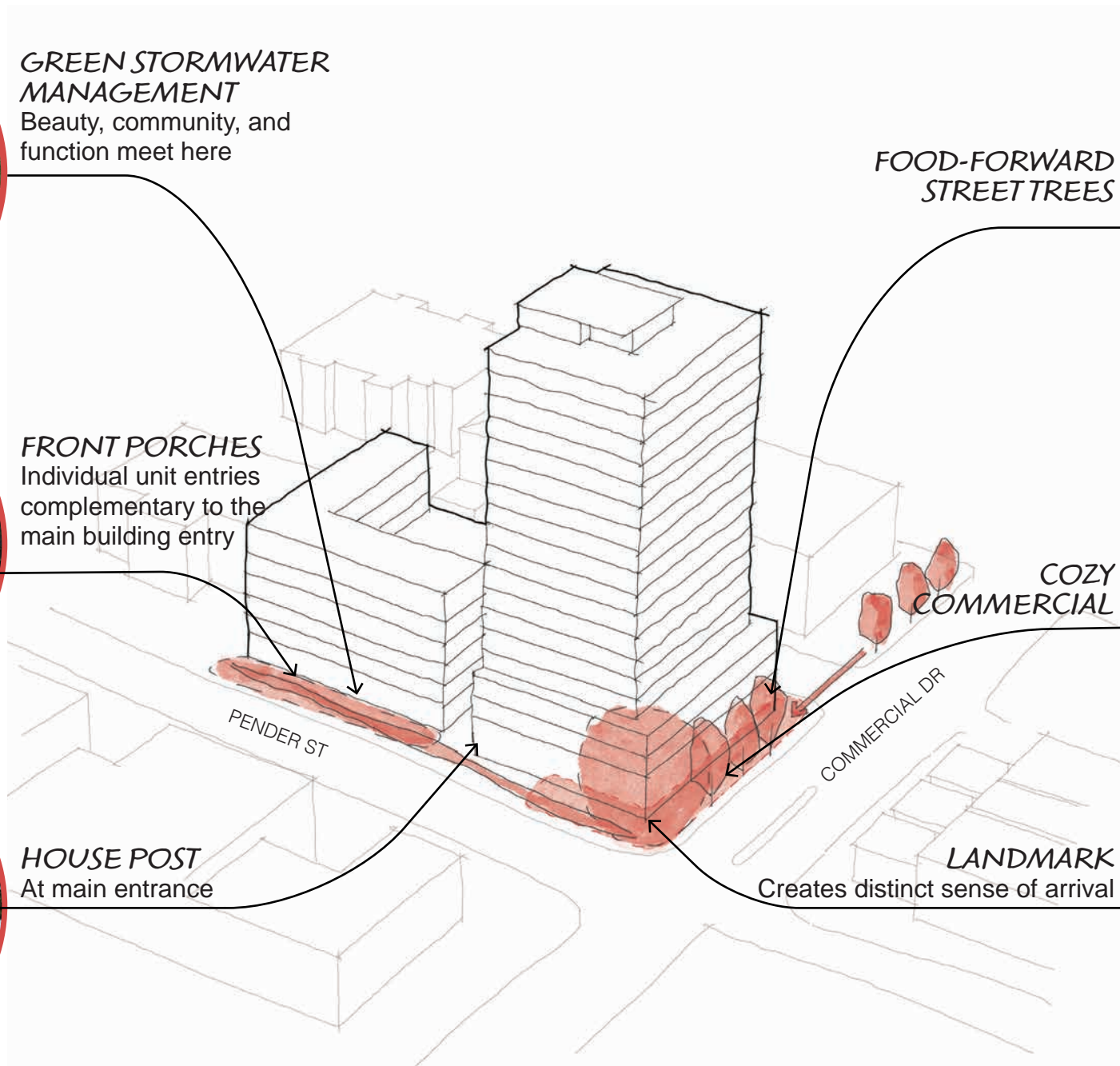
GREEN STORMWATER MANAGEMENT
Beauty, community, and function meet here



FRONT PORCHES
Individual unit entries complementary to the main building entry



HOUSE POST
At main entrance



FOOD-FORWARD STREET TREES



COZY COMMERCIAL

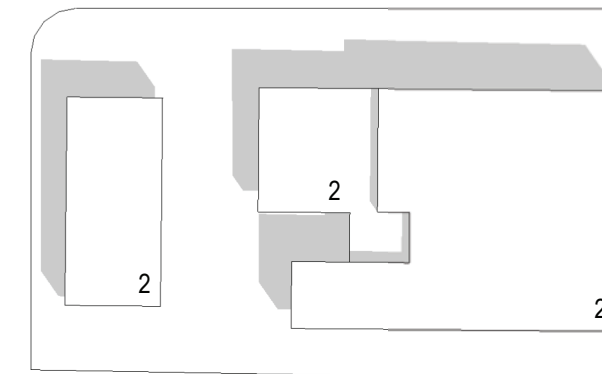
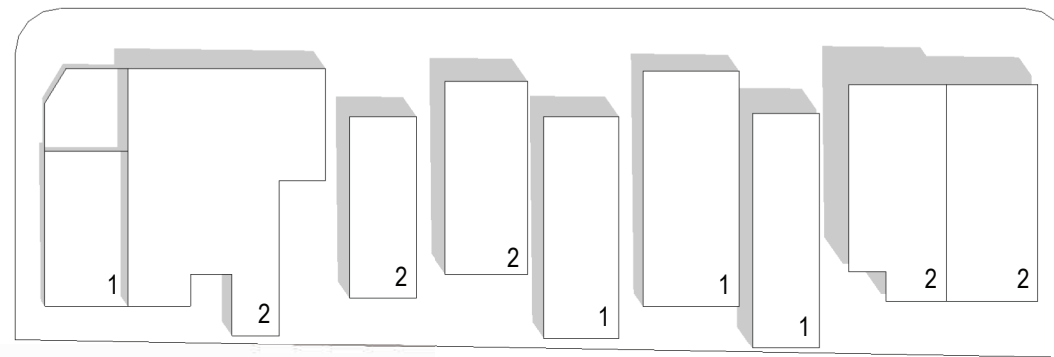
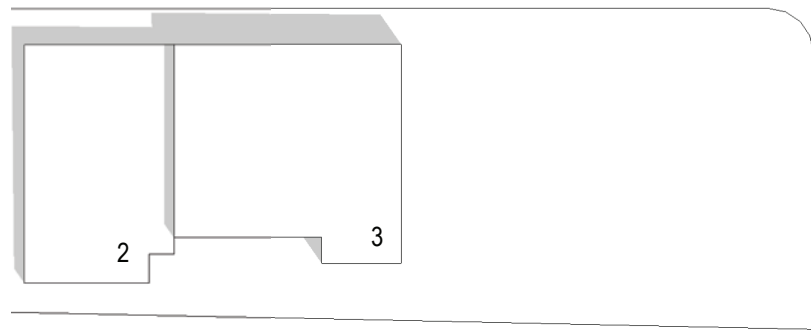


LANDMARK
Creates distinct sense of arrival

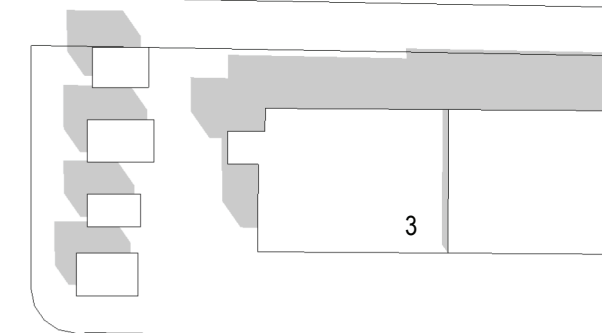
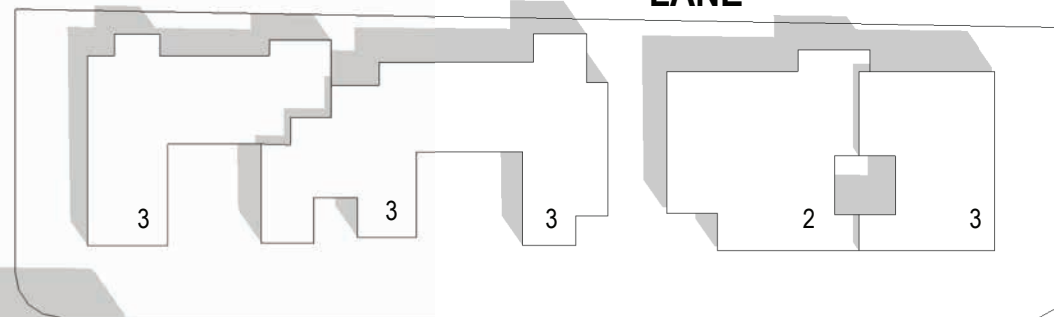
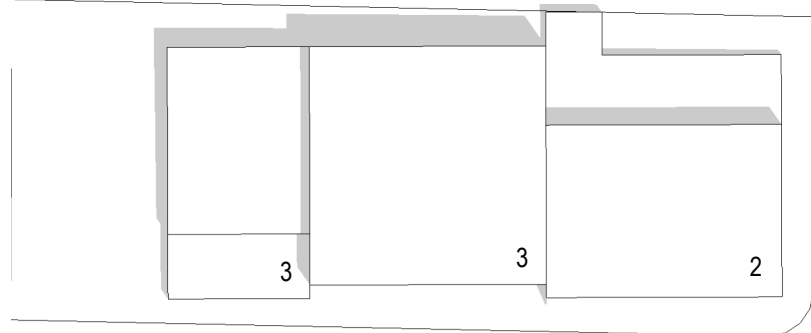


FORM OF DEVELOPMENT

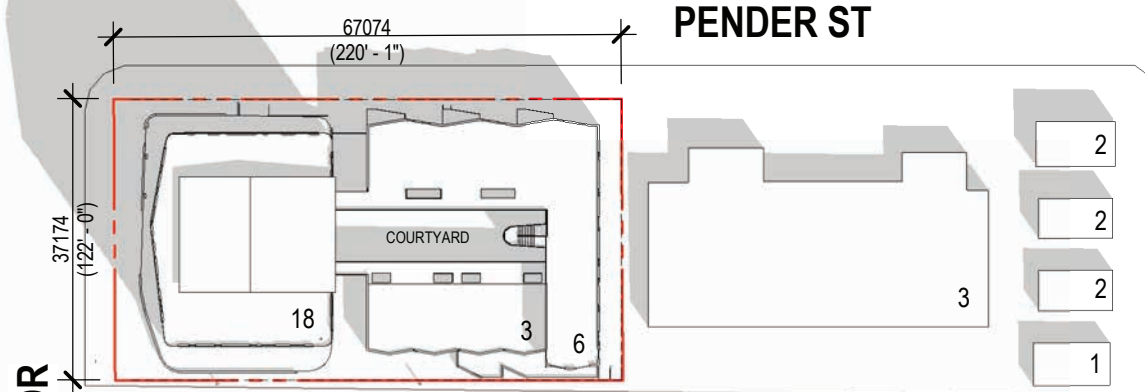
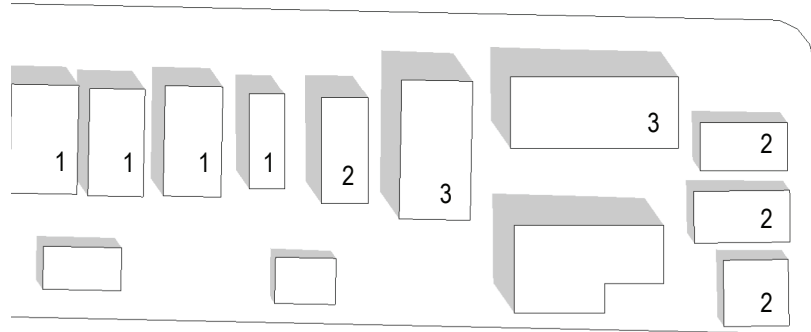
HASTINGS ST



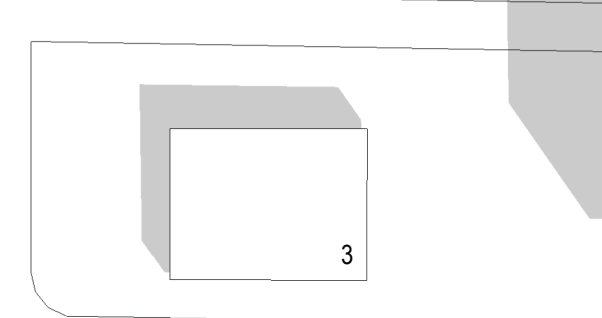
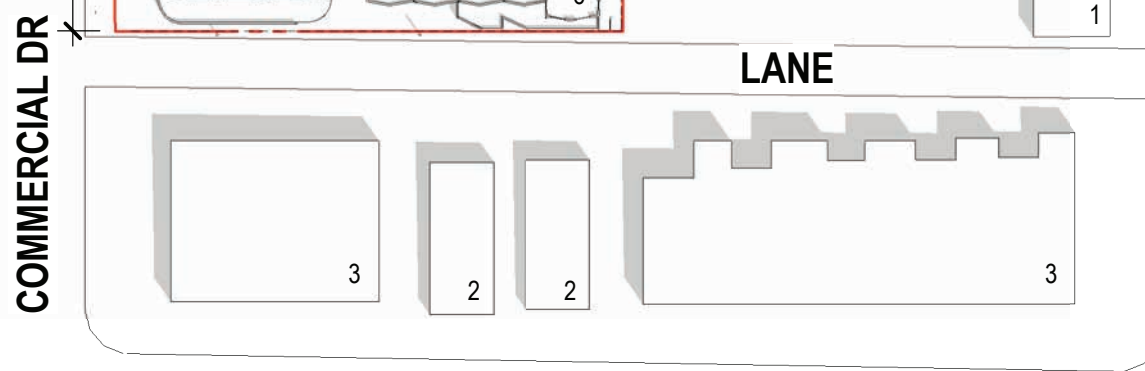
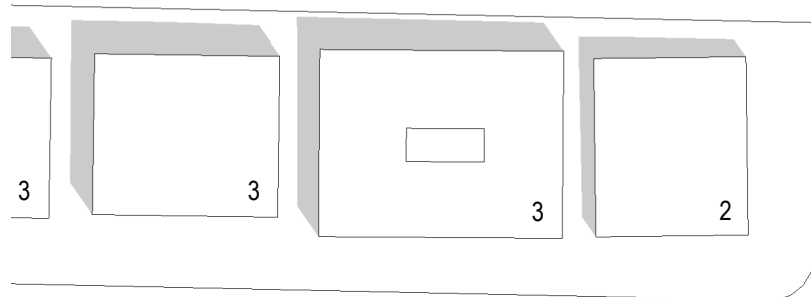
LANE



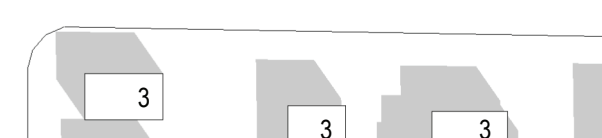
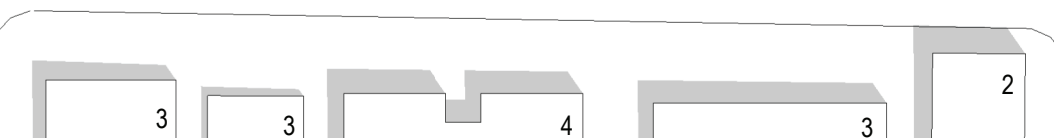
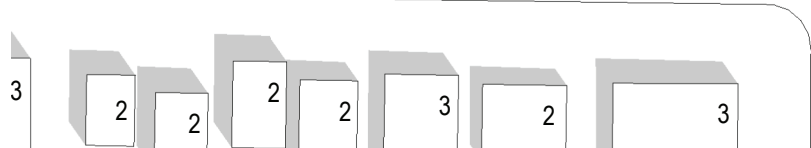
PENDER ST



LANE



FRANCES ST

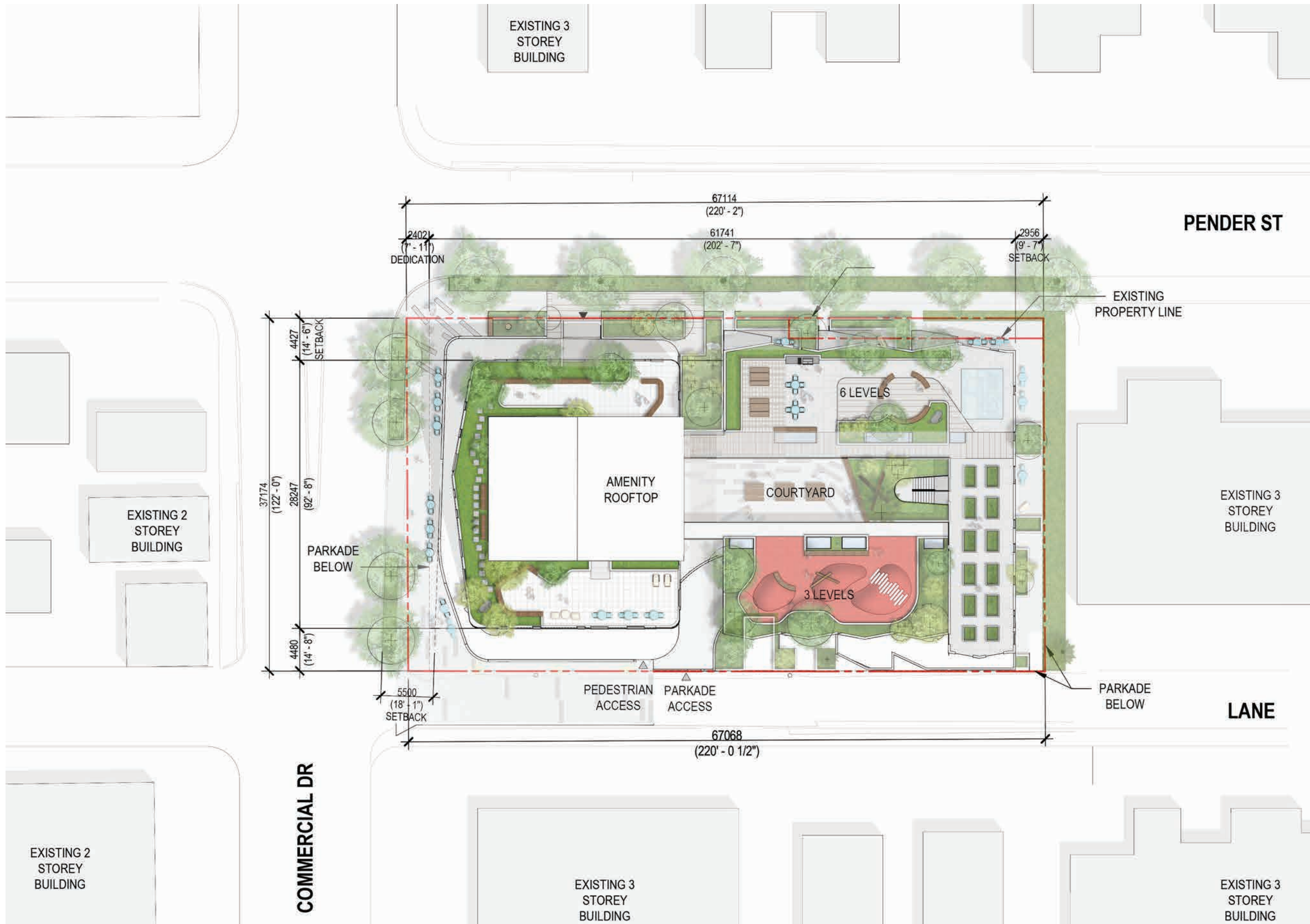


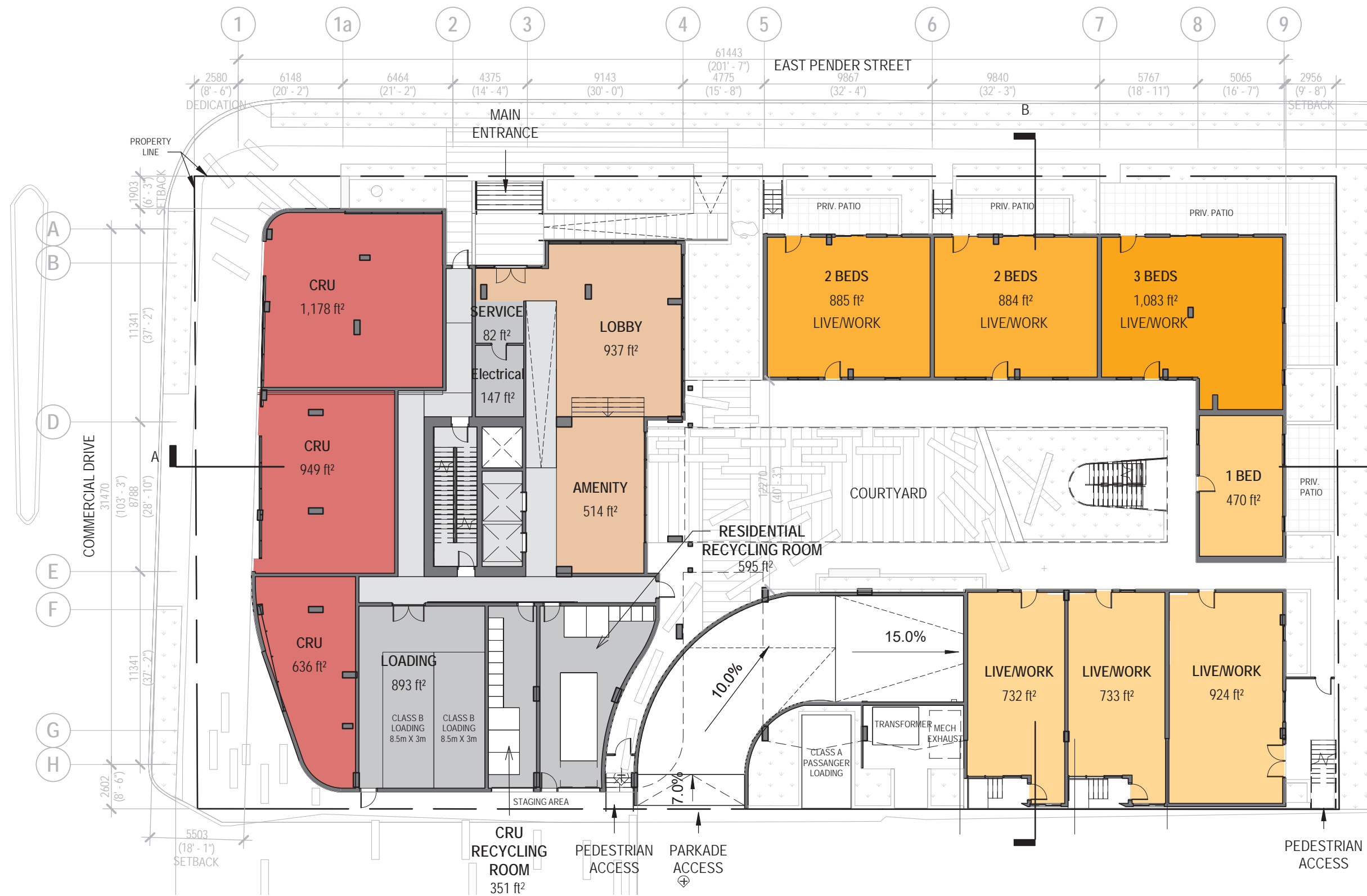
COMMERCIAL DR

SALSBURY DR



CONTEXT PLAN
1:1000





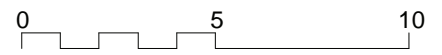
- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking

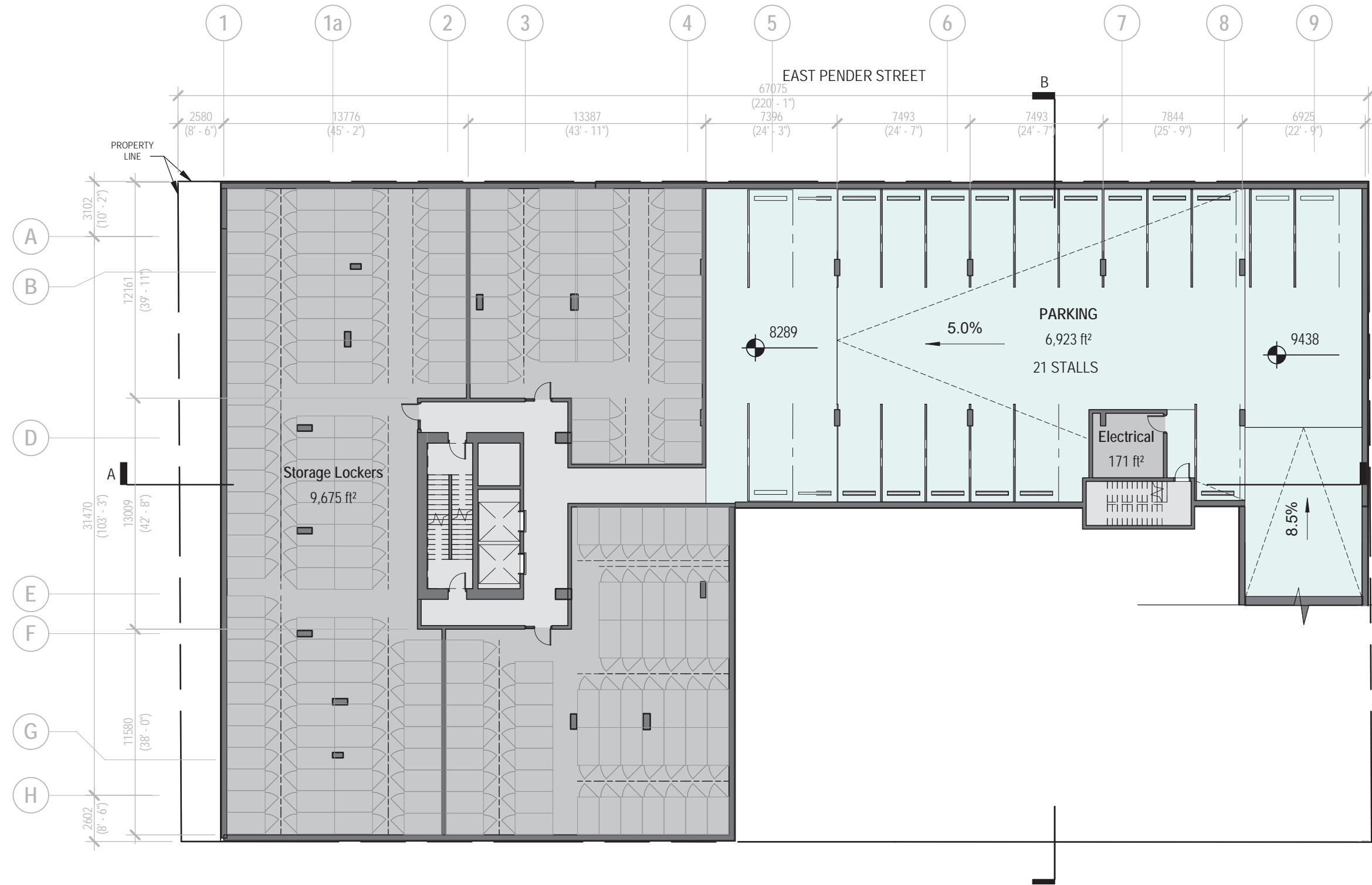




- LEGEND**
- CRU
 - Residential**
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking

PLAN PARKING LEVEL P1
1:250





- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking

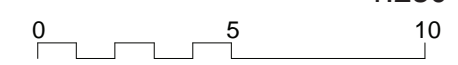
PLAN PARKING LEVEL P2
1:250

0 5 10



- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking

PLAN LEVELS 2-3
1:250





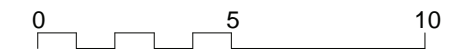
LEGEND

- CRU
- Residential**

 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work

- Amenity
- Service
- Circulation
- Parking

PLAN LEVEL 4
 1:250

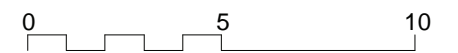


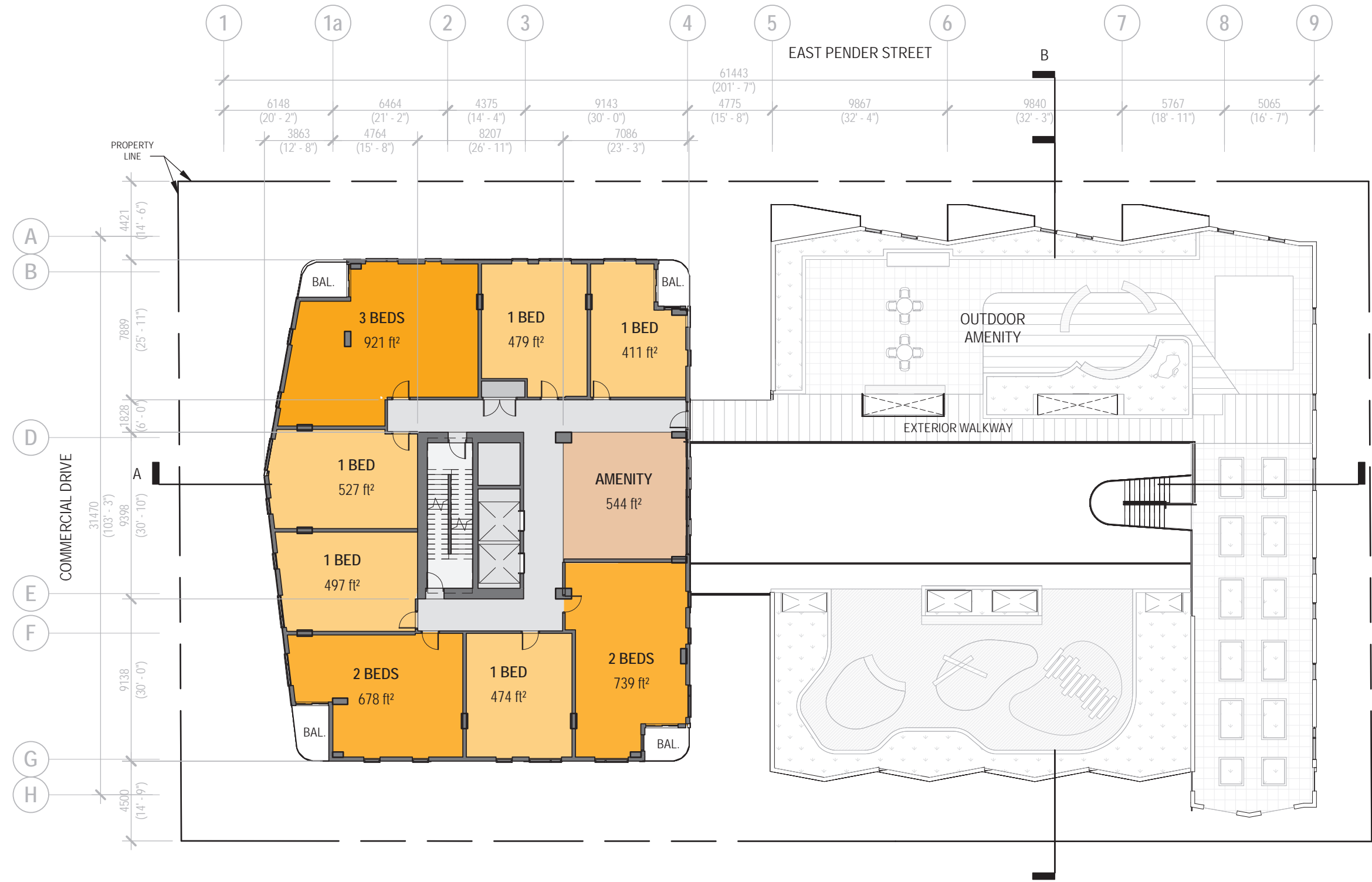


- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking



PLAN LEVELS 5-6
1:250

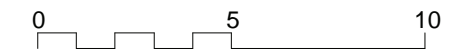




- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking



PLAN LEVEL 7
1:250

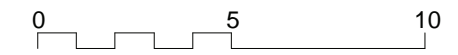


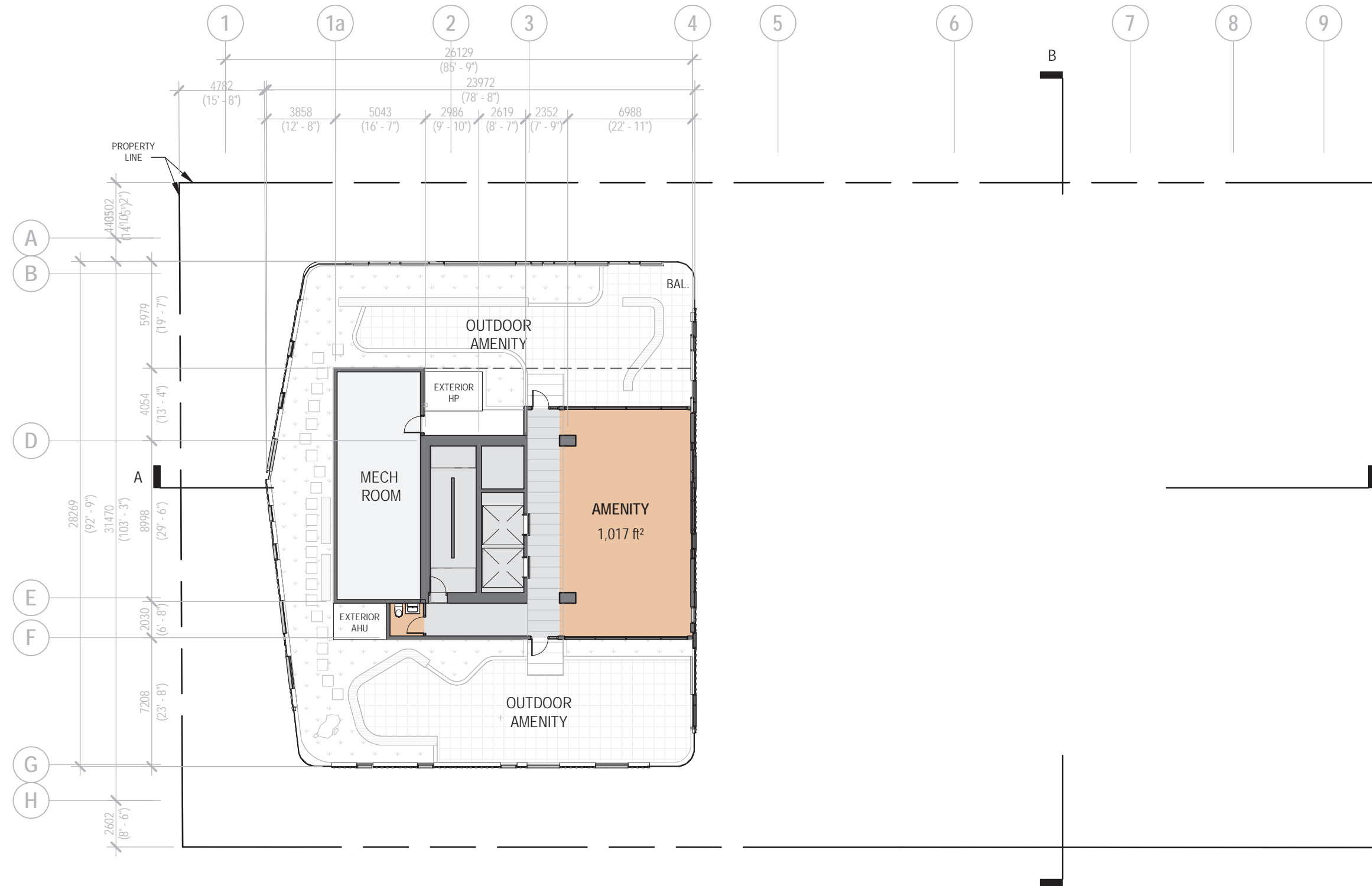


- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking



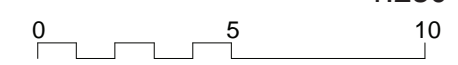
PLAN TYP TOWER LEVEL
1:250

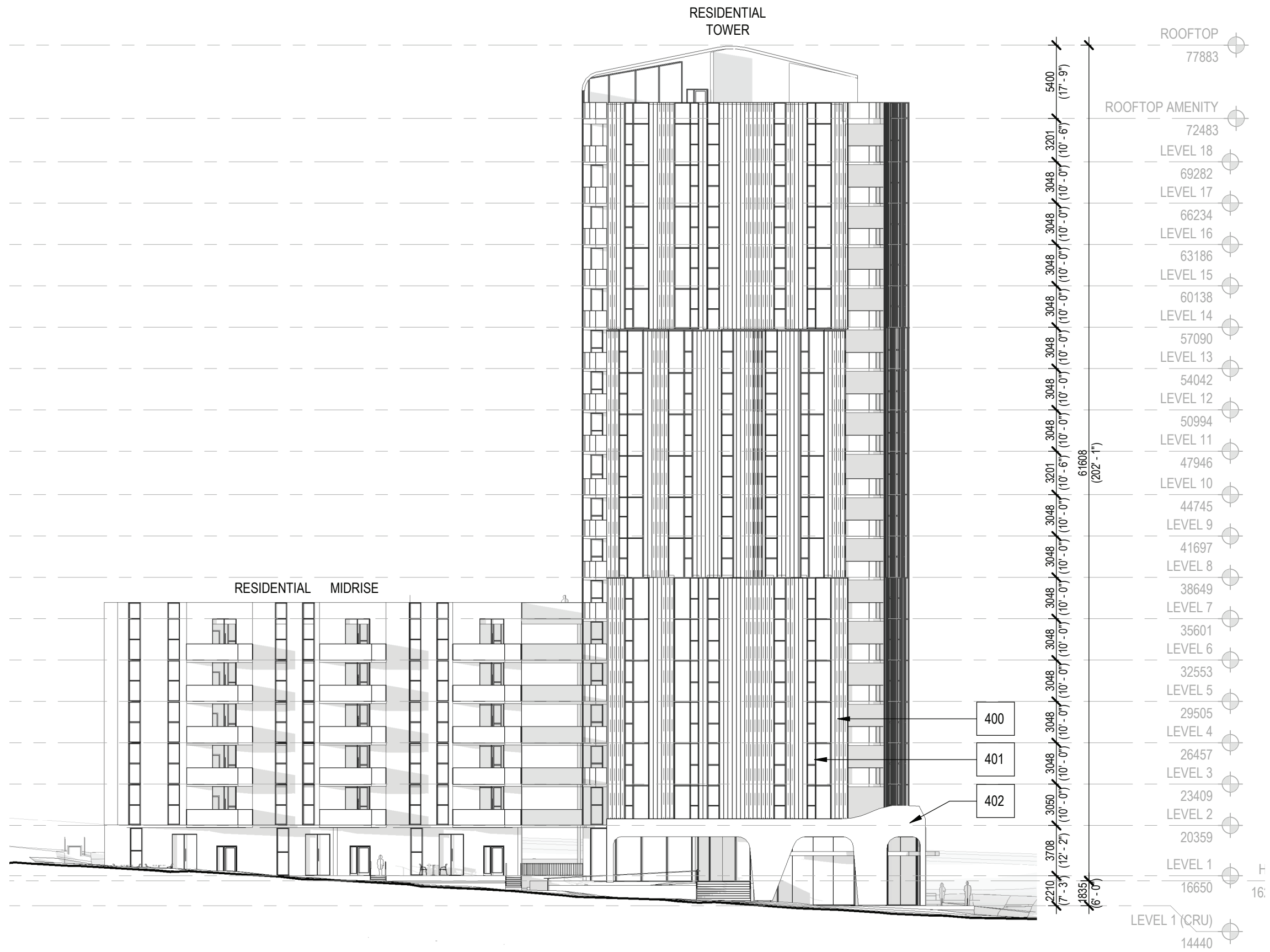




- LEGEND**
- CRU
 - Residential
 - 4 Bed
 - 3 Bed
 - 2 Bed
 - 1 Bed
 - Live Work
 - Amenity
 - Service
 - Circulation
 - Parking

PLAN LEVEL 19
1:250

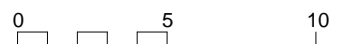




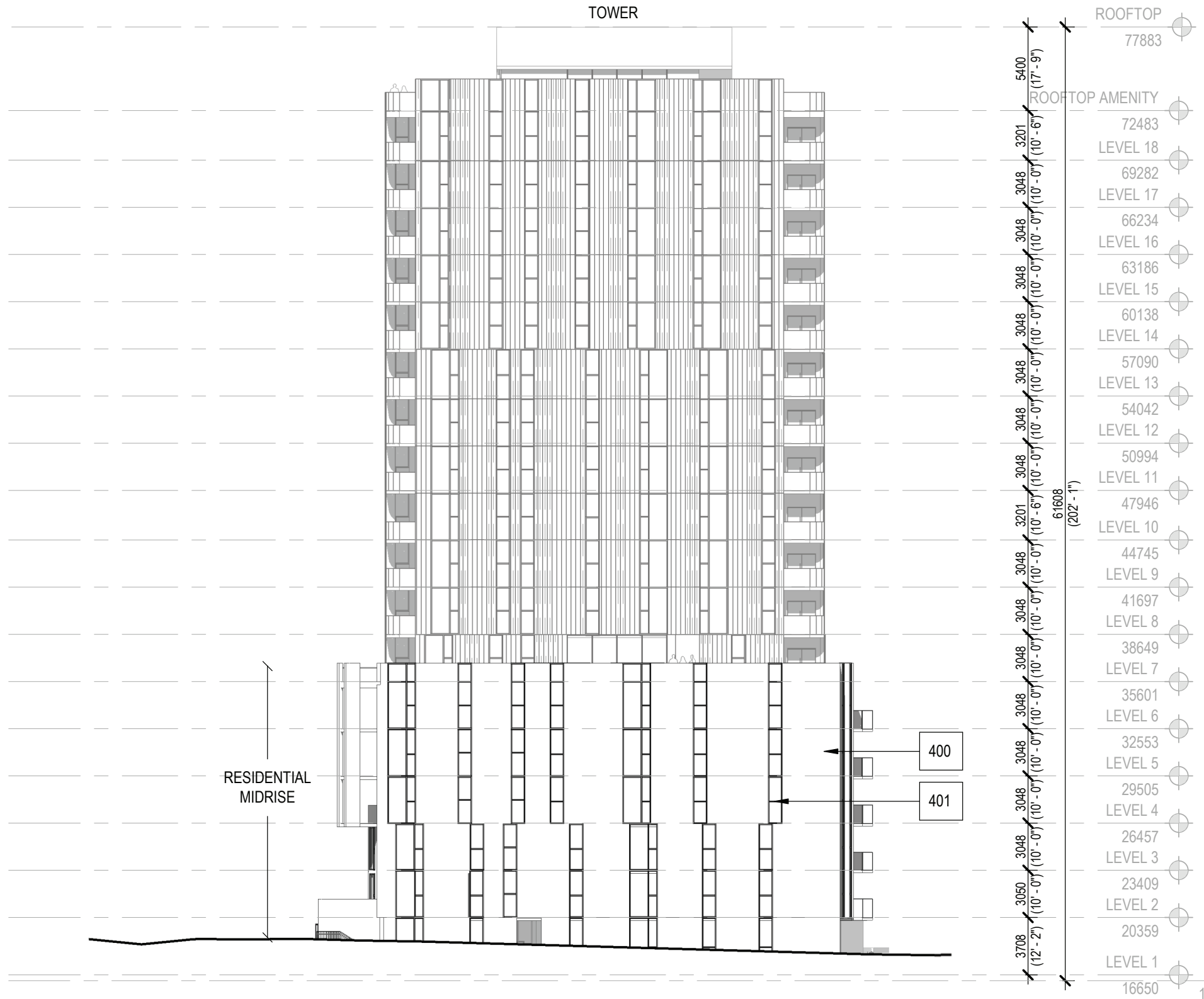
LEGEND

KEY	EXTERIOR MATERIAL
400	Metal Cladding (Custom Colour)
401	Clear Glazing - Curtain Wall
402	Exterior Cladding Tile

NORTH ELEVATION
1:300



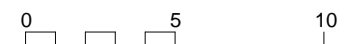
RESIDENTIAL
TOWER



LEGEND

KEY	EXTERIOR MATERIAL
400	Metal Cladding (Custom Colour)
401	Clear Glazing - Curtain Wall
402	Exterior Cladding Tile

EAST ELEVATION
1:300



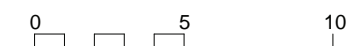
RESIDENTIAL
TOWER

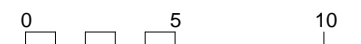
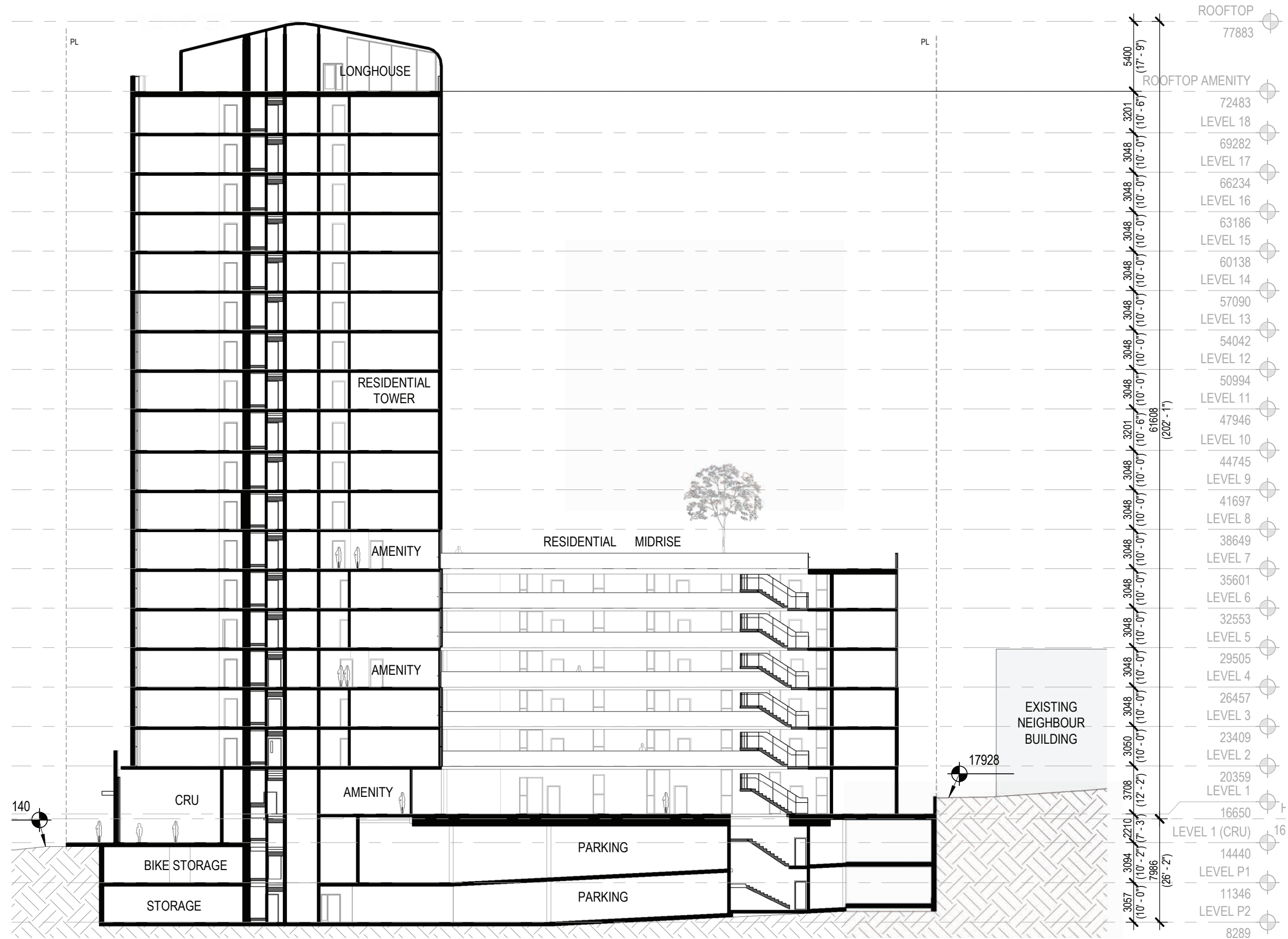


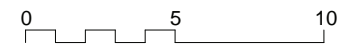
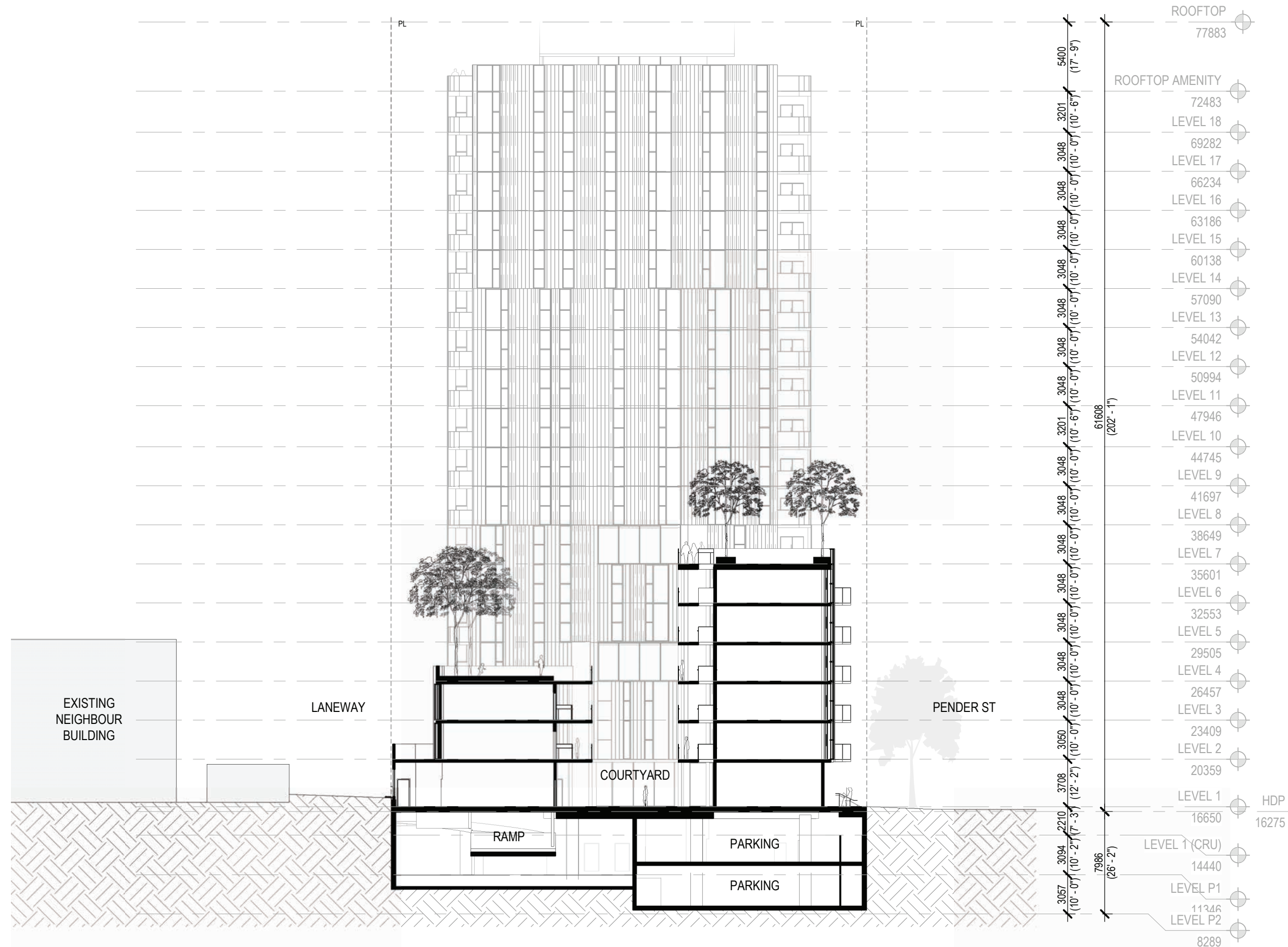
LEGEND

KEY	EXTERIOR MATERIAL
400	Metal Cladding (Custom Colour)
401	Clear Glazing - Curtain Wall
402	Exterior Cladding Tile

WEST ELEVATION
1:300









VISUALIZATIONS



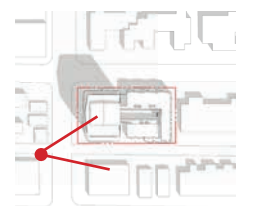


VIEW FROM COMMERCIAL DR
LOOKING SOUTH



1710 - 1730 E. PENDER ST.
REZONING BOOKLET

VIEW FROM COMMERCIAL DR
LOOKING EAST TO THE LANE

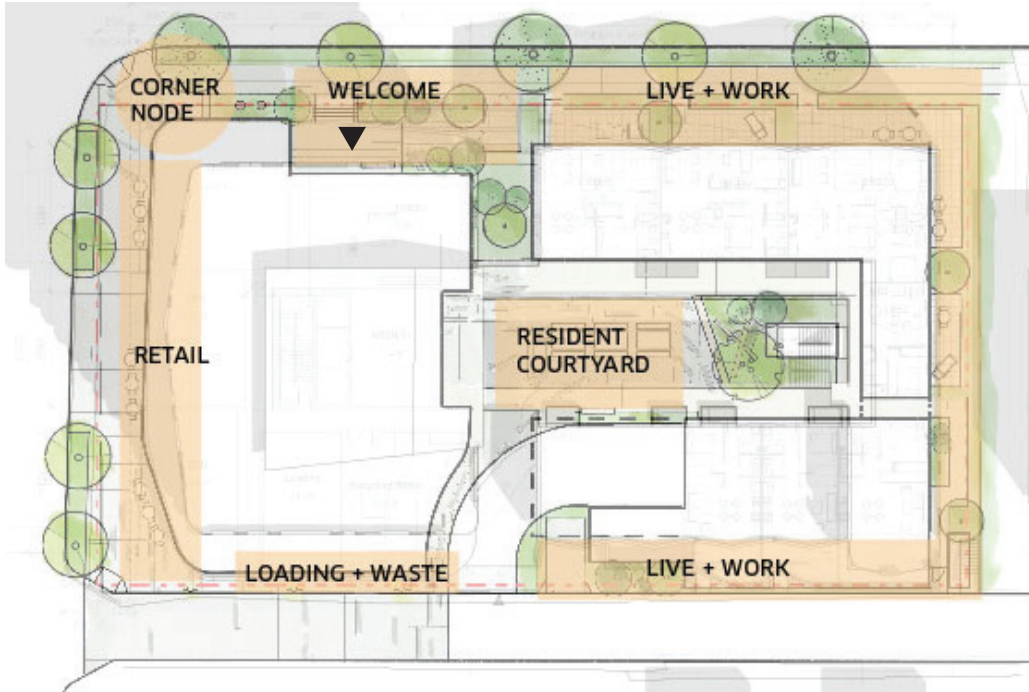




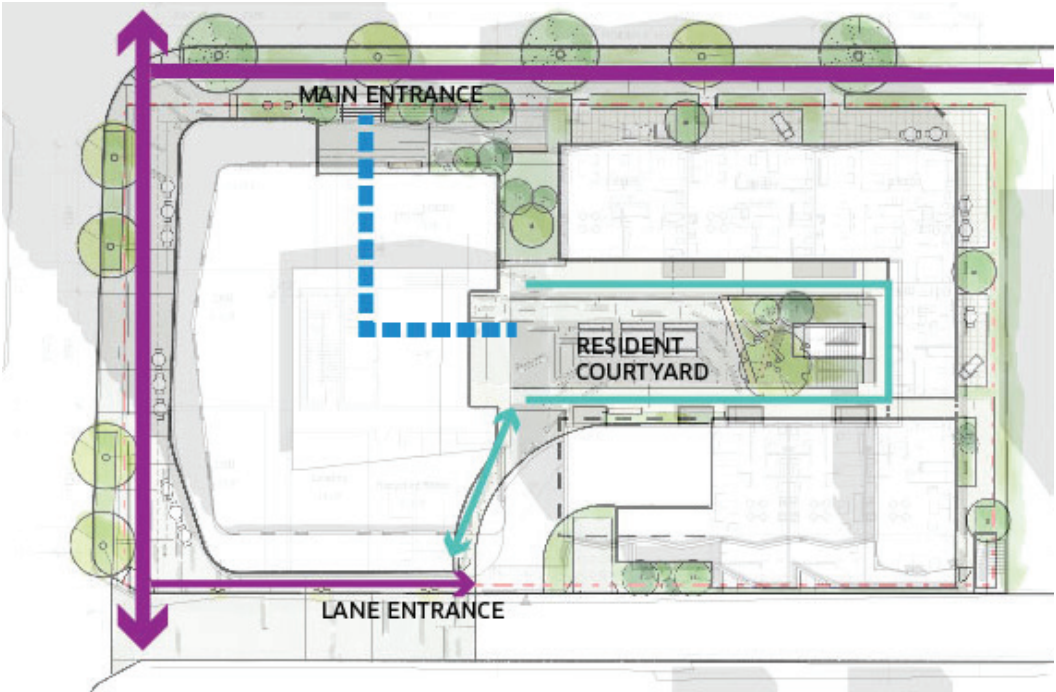


LANDSCAPE ARCHITECTURE

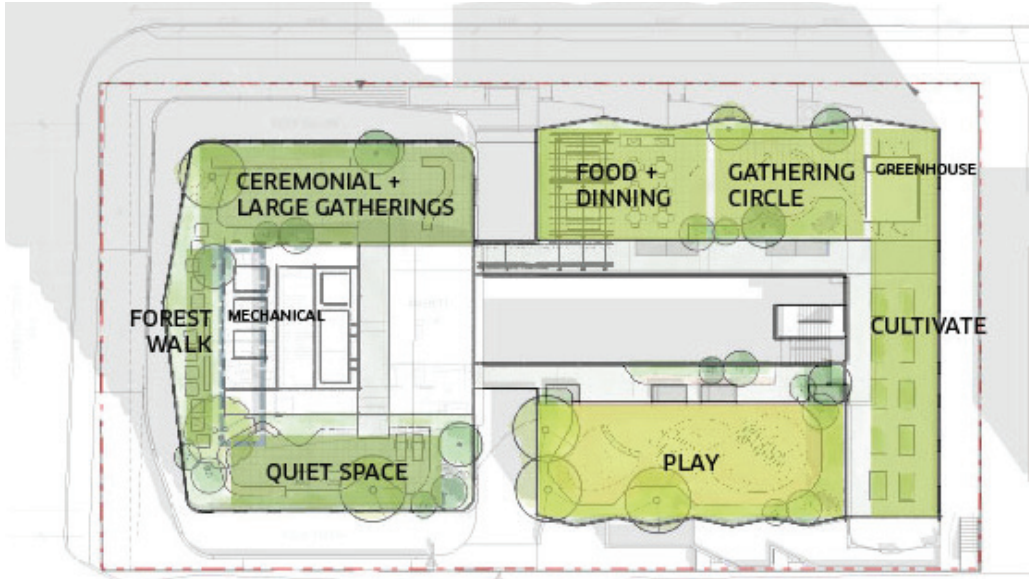
DESIGN DIAGRAMS



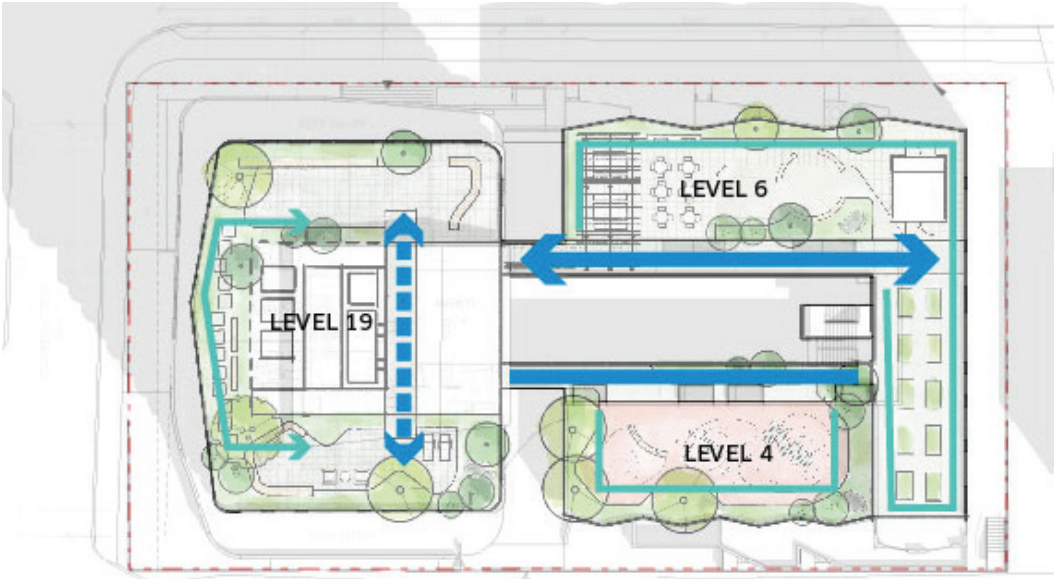
GROUND FLOOR PROGRAM



GROUND FLOOR CIRCULATION



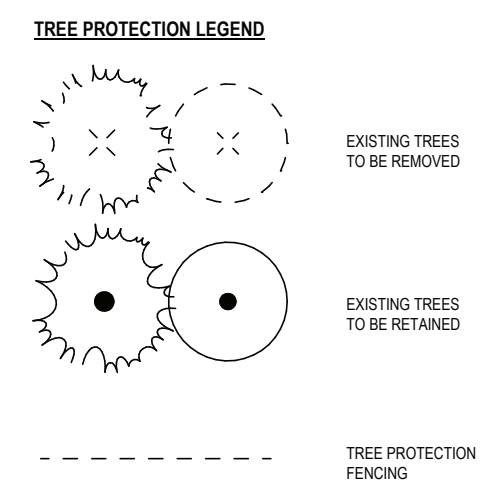
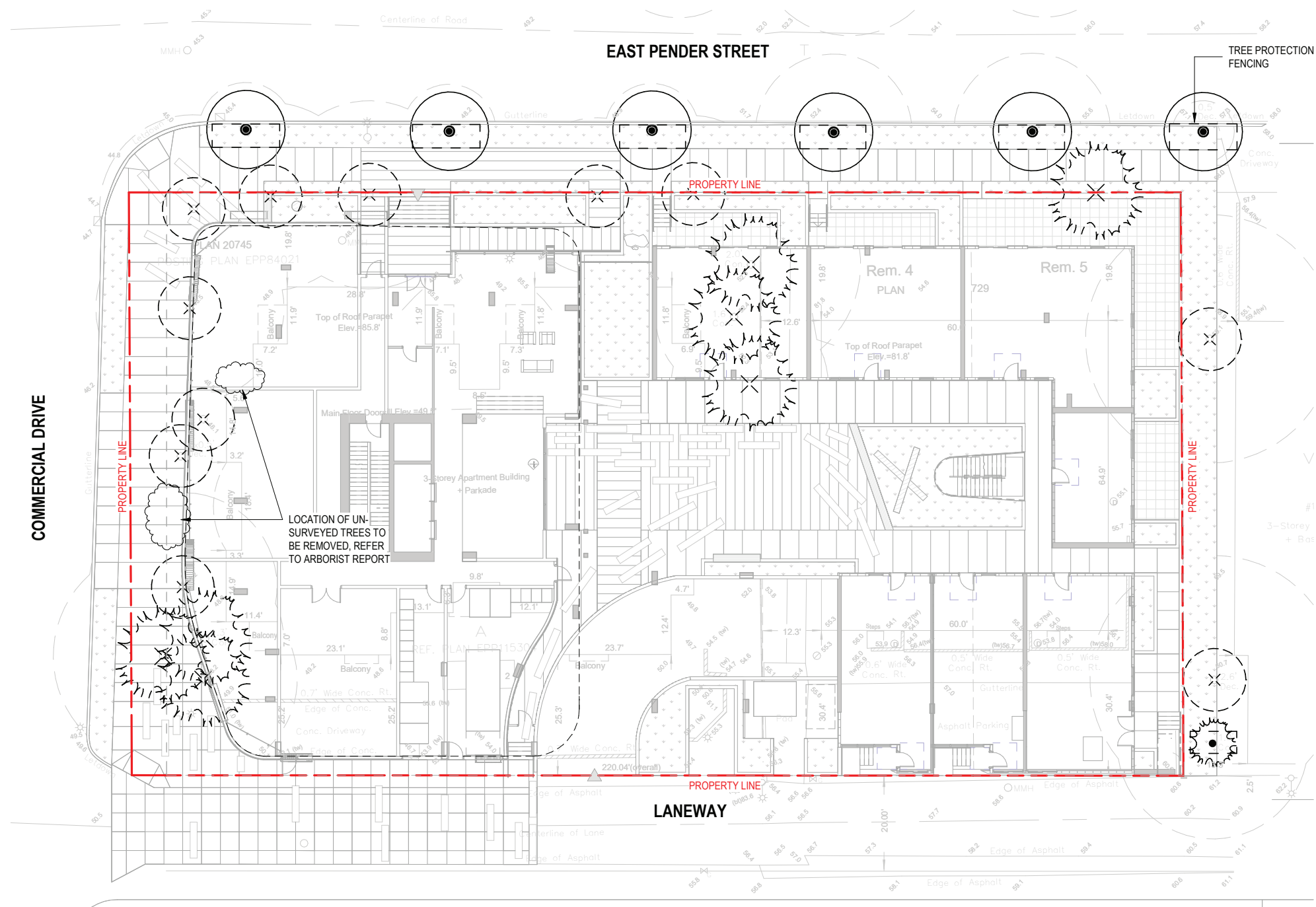
UPPER LEVELS PROGRAM



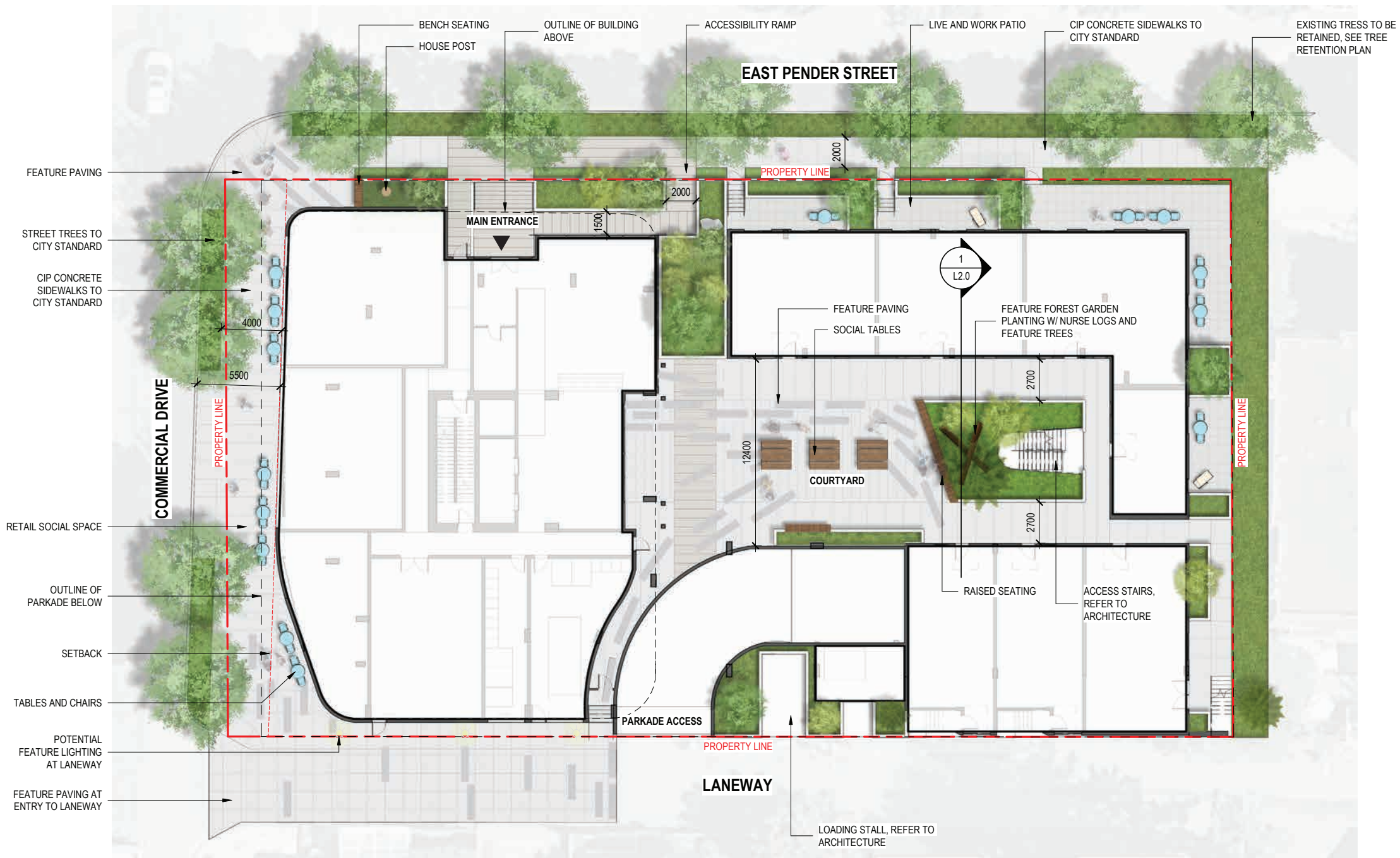
UPPER LEVELS CIRCULATION

- LEGEND
- MAJOR
 - MINOR
 - PUBLIC

TREE RETENTION PLAN



LANDSCAPE PLAN



Courtyard space with raised seating edge planter c/w

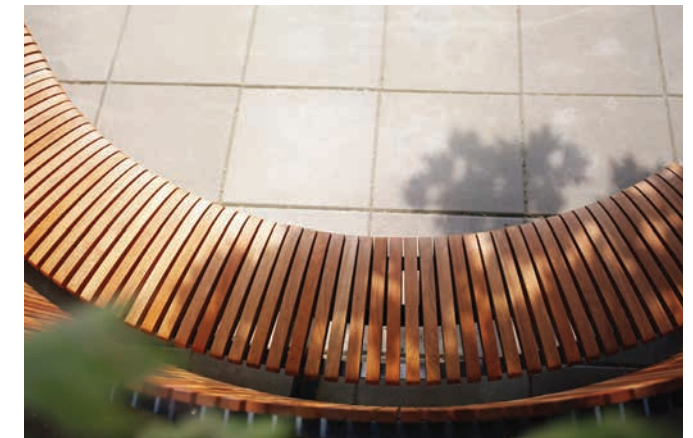
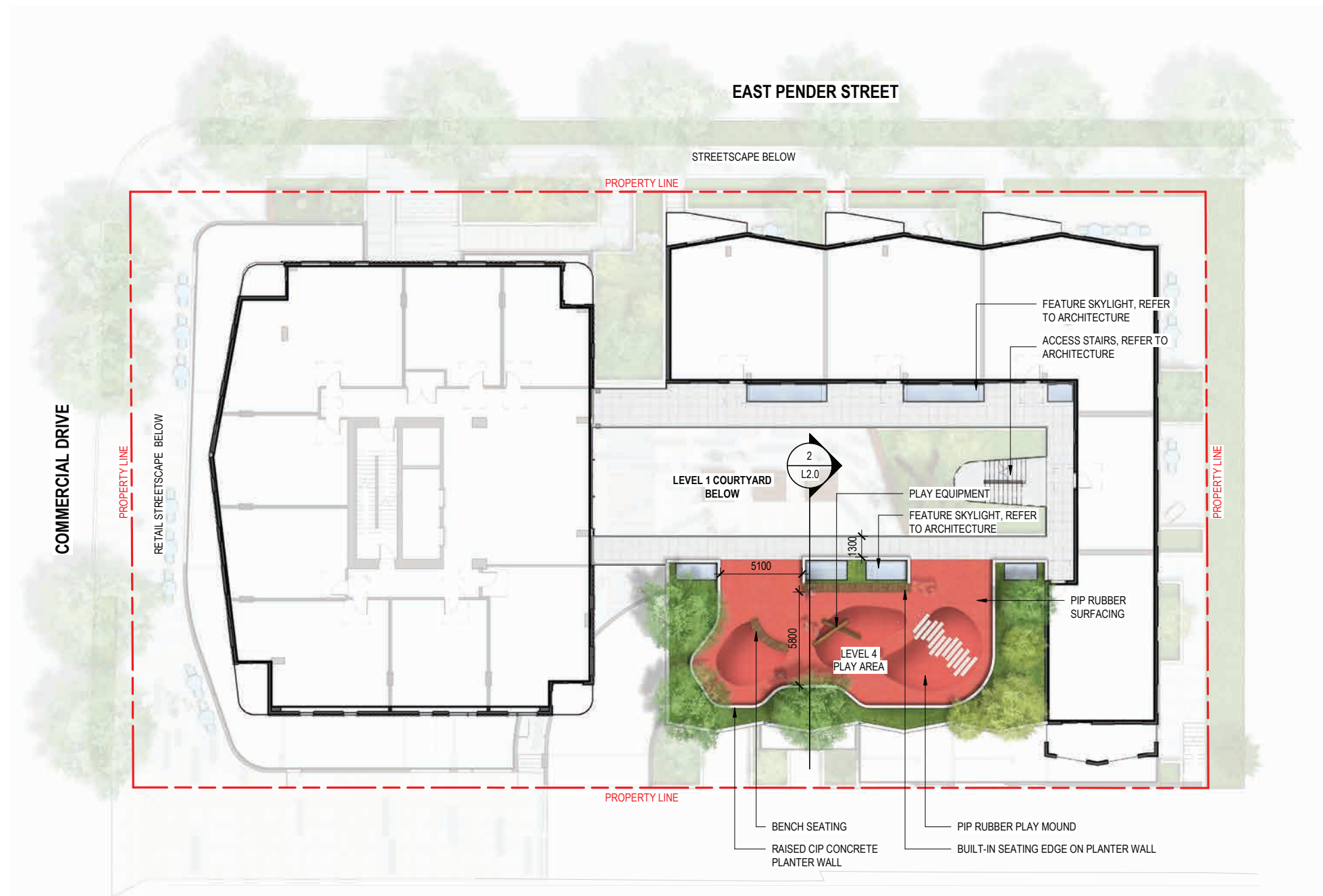


Retail social space at streetscape frontages



House post at main entrance

LANDSCAPE PLAN



Comfortable built-in seating edge

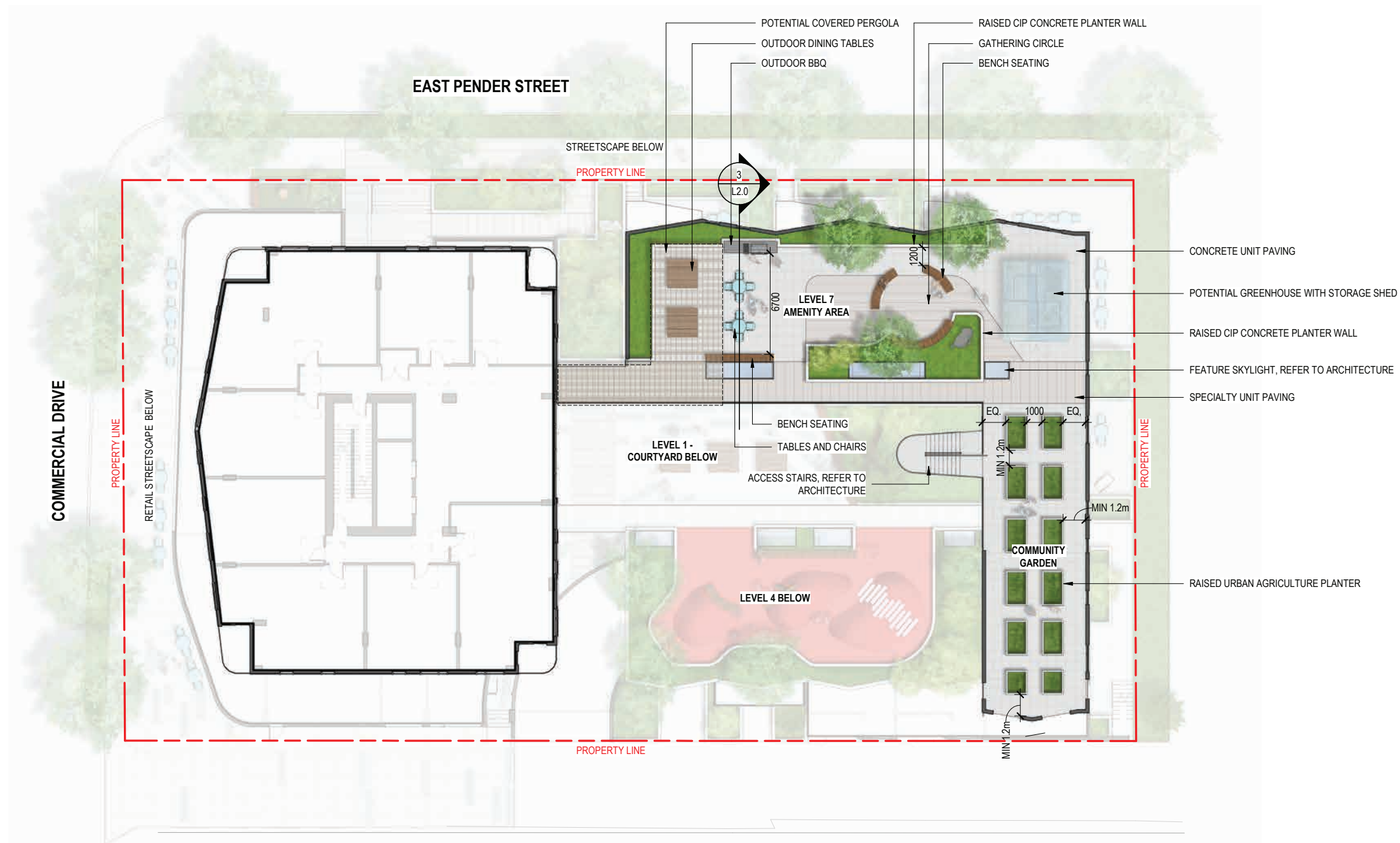


Play structures made from natural materials



Feature play surfacing with mounds for children's play area

LANDSCAPE PLAN



Covered pergola at outdoor BBQ and seating node



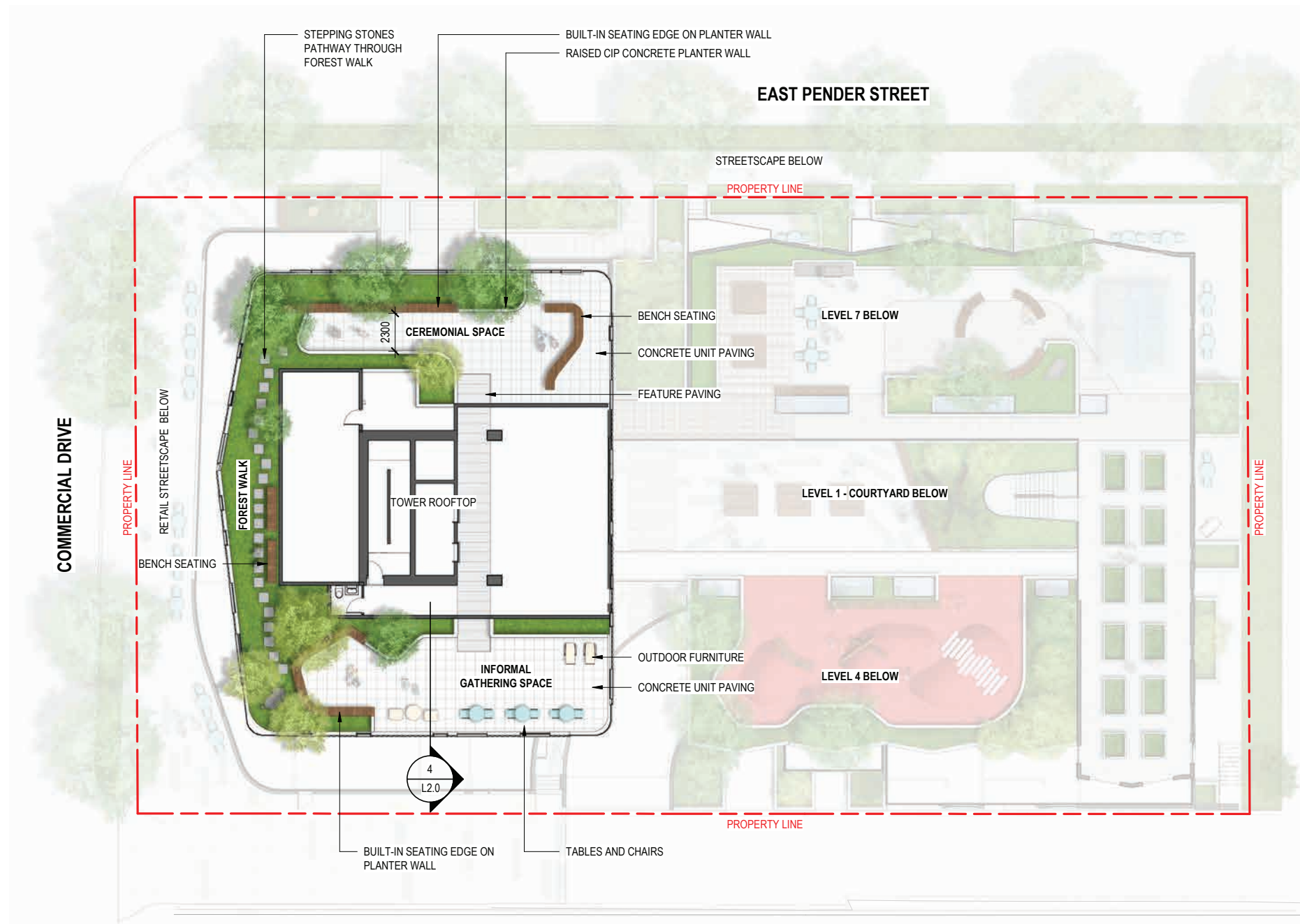
Urban agriculture plots for building residents



Potential for greenhouse/ garden storage shed



LANDSCAPE PLAN



Edible shrubby meadow that is pollinator and people focused

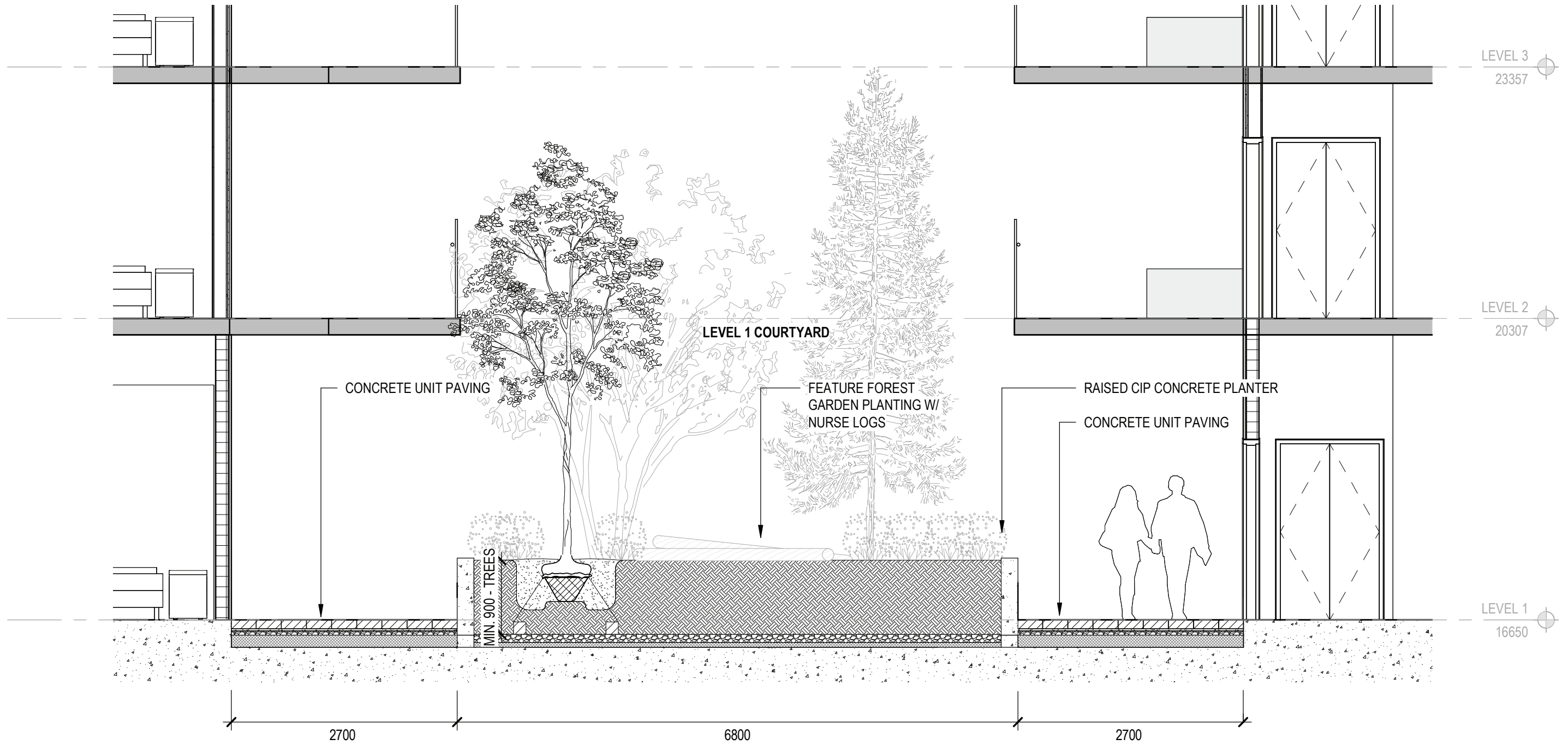


Informal outdoor seating and gathering opportunities

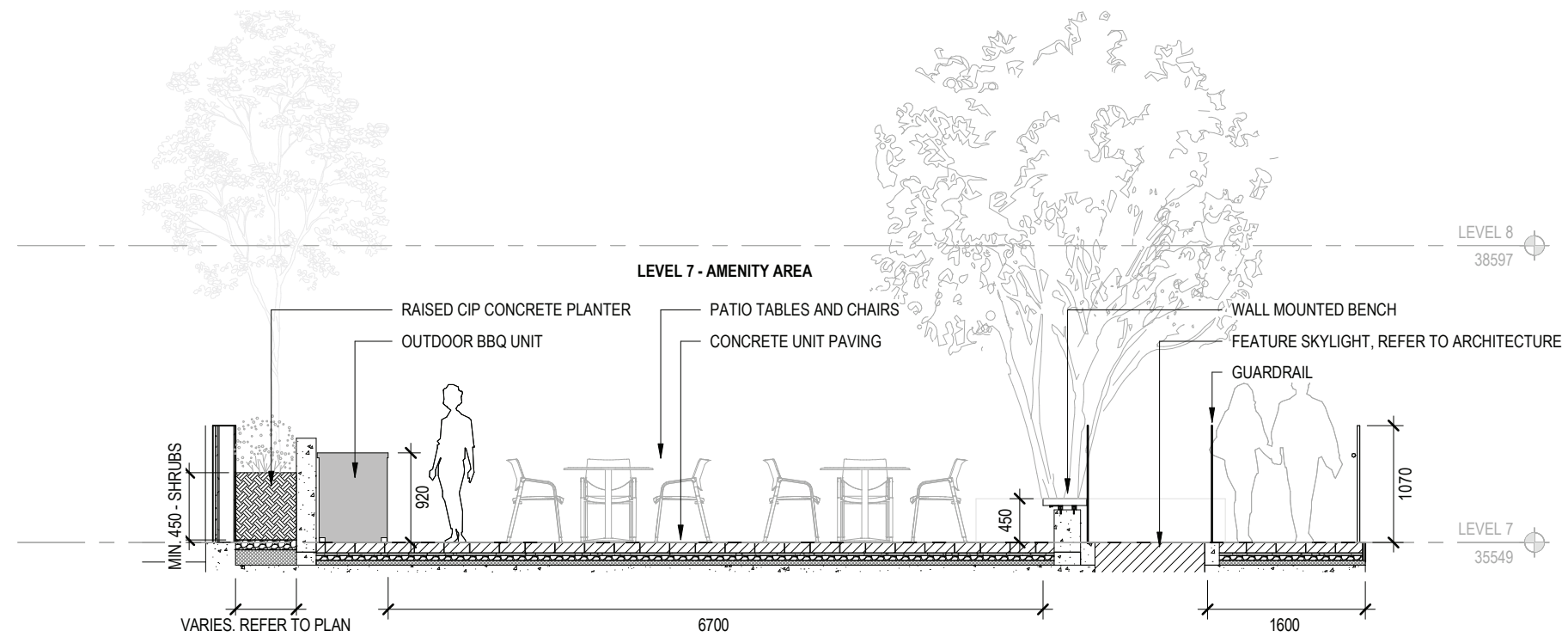
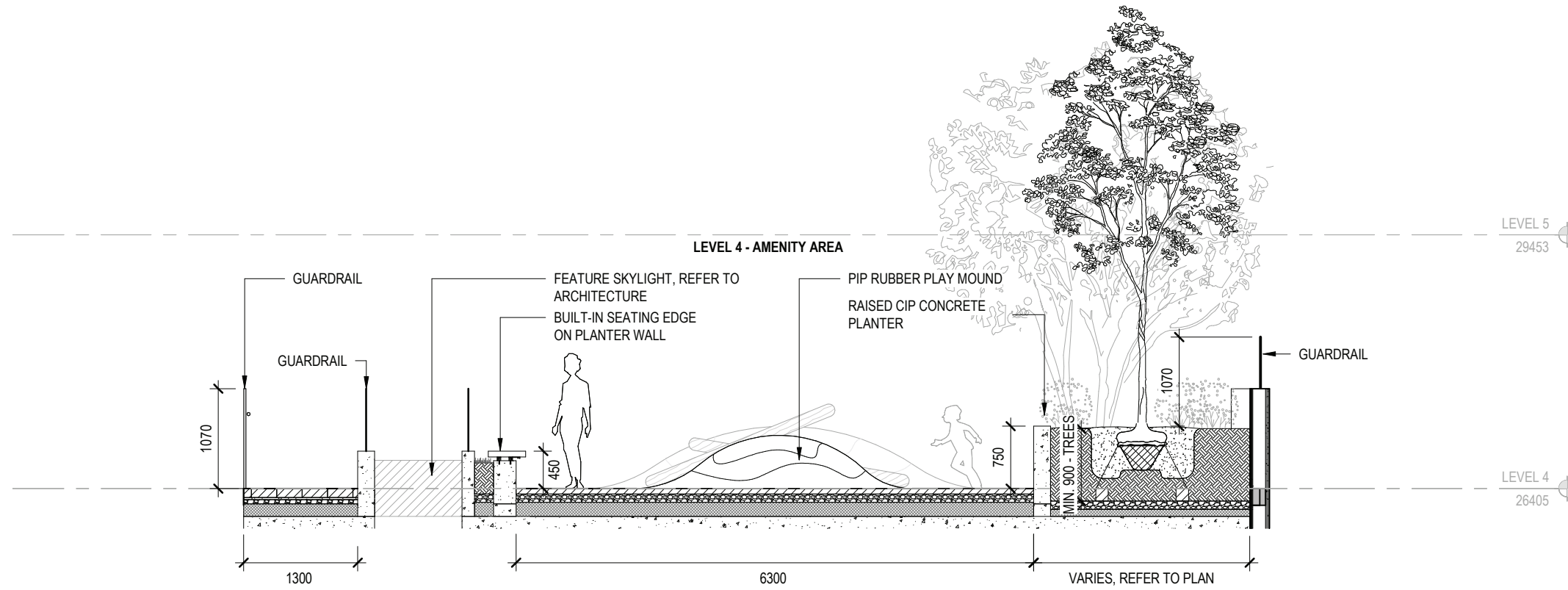


Ceremonial space on building rooftop

LANDSCAPE SECTION



LANDSCAPE SECTIONS





PROJECT STATISTICS

PROJECT STATISTICS

BUILDING INFORMATION SUMMARY

CIVIC ADDRESS	1710-1730 E PENDER ST, VANCOUVER, BC	
LEGAL DESCRIPTION	LOT 6 and PLAN VAP729, NEW WESTMINSTER LAND DISTRICT, LOTS 4 & 5 OF 6 BLK D DL 183 PLN 729. PID: 003347834, 009502068, and 009502165	
ZONING	CURRENT: RS-1	PROPOSED: CD-1
PROPOSED SITE AREA	2,494 m ²	26,849 sf
GROSS FLOOR AREA PROPOSED	14,357 m²	154,544 sf
FSR* AREA PROPOSED	13,623 m ²	146,641 sf
FSR* PROPOSED	5.46	
BUILDING HEIGHT	18-ST WITH A ROOFTOP AMENITY	
TOTAL NO. OF UNITS	191	
TOTAL NO. OF CRU UNITS	3	

SITE INFORMATION

DENSITY	FSR*	AREA
PROPOSED	5.46	154,544 sf
		* REFER TO FSR TABLE FOR APPLIED EXCLUSIONS
TOWER FLOOR PLATE	AREA	
FLOOR PLATE RECOMENDED	604 m ²	6,500 sf
FLOOR PLATE + 10%	664 m ²	7,150 sf
FLOOR PLATE PROPOSED	639 m ²	6,874 sf
SITE COVERAGE	%	SITE COVERAGE AREA
SITE COVERAGE PROPOSED	96.8%	2,414 m ² 25,982 sf
BUILDING HEIGHT		
HORIZONTAL DATUM PLANE	16.27 m	
BUILDING HEIGHT PROPOSED	18-ST WITH A ROOFTOP AMENITY (61.60 m / 202.12')	
BALCONIES	% OF GFA	
BALCONY EXCLUSION PERMITTED	12% OF GROSS FLOOR AREA	
BALCONY EXCLUSION PROPOSED	5% OF GROSS FLOOR AREA	7,885 sf
AMENITIES	% of GFA	PROPOSED AMENITY AREA
AMENITY EXCLUSION PROPOSED	2%	251 m ² 2,697 sf
SETBACKS	REQUIRED	PROPOSED
WEST SIDE - COMMERCIAL DR	5.5 m	5.5 m
FRONT - PENDER ST	3 m	1.9 m CRU on Pender St and 3 m average on 6-ST (Residential use)
REAR - LANE	6 m	0 m
EAST SIDE	2.1 m Side	2.95 m
DEDICATION	REQUIRED	PROPOSED
COMMERCIAL DR	2.13 m / 7'	2.13 m / 7'

1710 - 1730 E. PENDER ST.
REZONING BOOKLET

UNIT SUMMARY CHART

UNIT TYPE	UNIT SIZE		NO.	%	TOTAL AREA	
	SM	SF			SM	SF
LIVE/WORK	-		6	3%	487	5,243
1 BED			3		222	2,389
	68.06	732.6	2		136	1,465
	85.85	924.12	1		86	924
2 BED	82.23	885.07	2		164	1,770
3 BED	100.67	1083.62	1		101	1,084
1 BED			117	61%	5528	59,504
	38.26	411.82	6		230	2,471
	43.60	469.28	6		262	2,816
	44.01	473.75	17		748	8,054
	44.52	479.17	17		757	8,146
	46.14	496.7	17		784	8,444
	49.00	527.46	17		833	8,967
	52.29	562.87	15		784	8,443
	49.60	533.89	2		99	1,068
	53.20	572.63	6		319	3,436
	49.58	533.69	11		545	5,871
	55.44	596.77	3		166	1,790
2 BED			36	19%	2,389	25,715
	62.97	677.75	17		1,070	11,522
	71.50	769.6	2		143	1,539
	69.64	749.62	3		209	2,249
	69.05	743.23	14		967	10,405
3 BED			27	14%	2,320	24,971
	85.57	921.11	17		1,455	15,659
	86.51	931.18	10		865	9,312
4 BED			5	3%	527	5,671
	105.38	1134.25	5		527	5,671
TOTAL RESIDENTIAL			191	100%	11,813	127,157

FSR

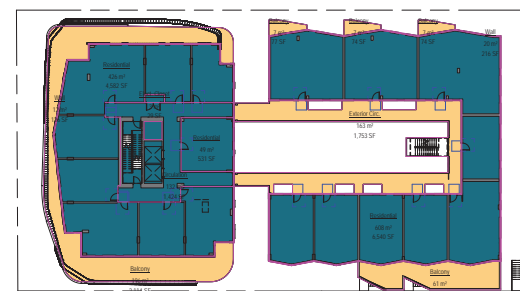
Level	Residential Area (sq.ft.) A	Commercial Area (sq.ft.) B	Circulation / Lobby (sq.ft.) C	Storage (sq.ft.) D	Mech / Services (sq.ft.) E	Amenity (sq.ft.) F	Gross Buildable (sq.ft.) G (A+B+C+D+E+F)	Balcony Area (sq.ft.) H	Exterior Circulation I	Mech / Services (sq.ft.) J	Wall (sq.ft.) L	Amenity (sq.ft.) M	Total Deductions (sq.ft.) N (J+K+L+M)	Net FSR O (G - N)
LEVEL 1	5,731.40	2,807.31	1,695.01	-	3,079.21	518.42	13,831.35	-	-	1,847.00	327.55	518.42	2,692.97	11,138.39
LEVEL 2	11,652.97	-	1,423.54	-	60.69	-	13,137.20	2,995.61	1,753.38	-	341.11	-	341.11	12,796.09
LEVEL 3	11,655.67	-	1,423.54	-	60.69	-	13,139.90	443.66	1,753.38	-	341.11	-	341.11	12,798.79
LEVEL 4	8,799.70	-	1,423.54	-	60.69	531.07	10,815.01	601.86	1,085.49	-	281.09	531.07	812.16	10,002.85
LEVEL 5	9,484.70	-	1,269.86	-	60.69	-	10,815.25	615.16	1,088.04	-	280.74	-	280.74	10,534.51
LEVEL 6	9,484.70	-	1,269.86	-	60.69	-	10,815.25	615.16	1,088.04	-	280.74	-	280.74	10,534.51
LEVEL 7	4,732.43	-	1,269.15	-	60.69	537.67	6,599.94	217.76	148.83	-	125.54	537.67	663.22	5,936.72
LEVEL 8	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 9	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 10	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 11	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 12	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 13	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 14	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 15	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 16	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 17	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 18	5,419.61	-	1,119.63	-	60.69	-	6,599.94	217.76	-	-	125.54	-	125.54	6,474.39
LEVEL 19	-	-	897.60	-	783.47	1,109.75	2,790.82	-	-	-	-	1,109.75	1,109.75	1,681.07
Grand Total	121,157.33	2,807.31	22,988.05	-	4,894.43	2,696.92	154,544.04	7,884.52	6,917.16	1,847.00	3,358.86	2,696.92	7,902.77	146,641.27

Site Area (T1+T3+ RBC) : 26,849.80

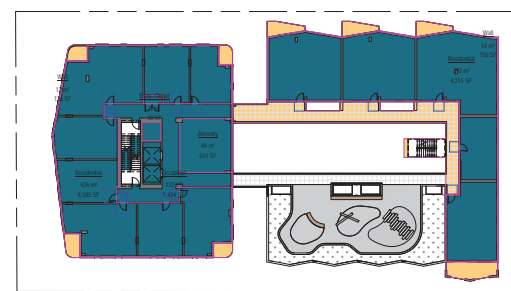
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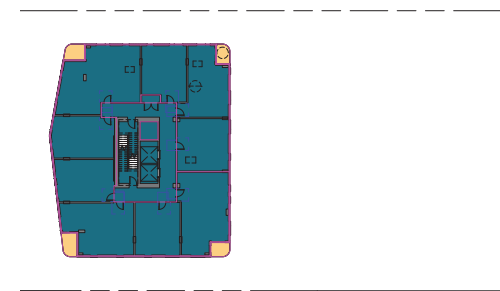
Level 1



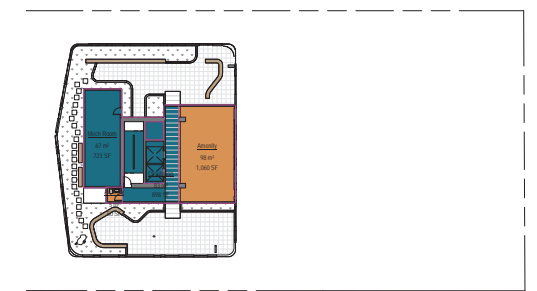
Level 2 - 3



Level 4 - 6



Level 7-18



Roof Top Amenity

PARKING & LOADING

VEHICLE PARKING REQUIRED							
STALL TYPE	UNITS	REFERENCE	STALLS	TRANSIT ACCESIBILITY	REDUCED STALLS	REQUIRED	PROVIDED
SOCIAL HOUSING STALLS	179	4.2.1.8	68	20%	14	54	58
SHELTER	12	4.2.1.9a	1	20%	0	1	1
VISITOR STALLS***	191	4.1.16	10			10	10
CRU STALLS	400	4.2.5.1	4	10%	0	4	4
TOTAL						69	73
ACCESSIBLE STALLS INCLUDED							8

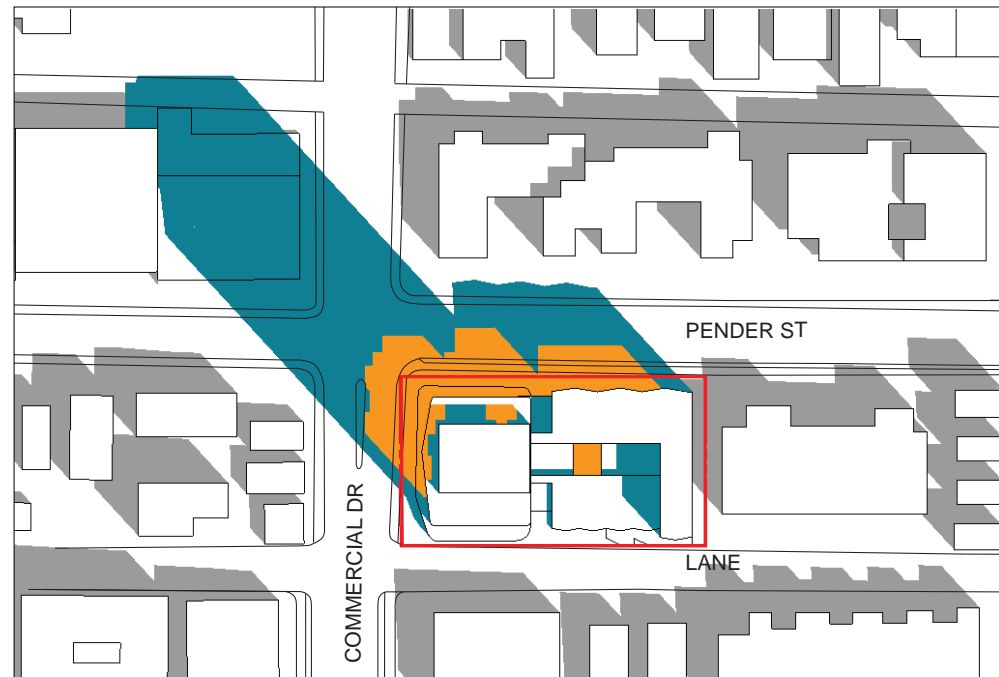
LOADING SPACES				
	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CLASS B	5.2.1	1 SPACES (IF 300-499 DWELLING UNITS)	1	1
		CRU	1	1

PASSENGER SPACES				
	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CLASS A	7.2.1	1 SPACE (IF 50-125 UNITS), + 1/150 ADD. UNITS	1	1

BICYCLE PARKING									
LAND USE	QUANTITY	SUB - USE	QUANTITY	SECTION	CLASS A	CLASS B	CLASS A	CLASS B	
Residential Non Shelter	179 DU	<65sqm	122 DU	6.2.1.2	1.5 Class A per DU	2 spaces at 20 DU, plus 1 space every 20 additional DU	183	328	10
		65 < 105sqm	52 DU		2.5 Class A per DU		130		
		105+ sqm	5 DU		3 Class A per DU		15		
Shelter	12 DU	<65 sqm	12 DU	6.2.1.4	0.75 Class A per DU	2 spaces at 20 DU, plus 9			0
Commercial Retail	429sqm			6.2.5.1	1 space per 340sqm	6 spaces if area is >100(1			0
Total Residential							337	338	10
Total Commercial							1	0	0
TOTAL REQUIRED							338	338	10
TOTAL PROVIDED							338	338	10



SHADOW ANALYSIS



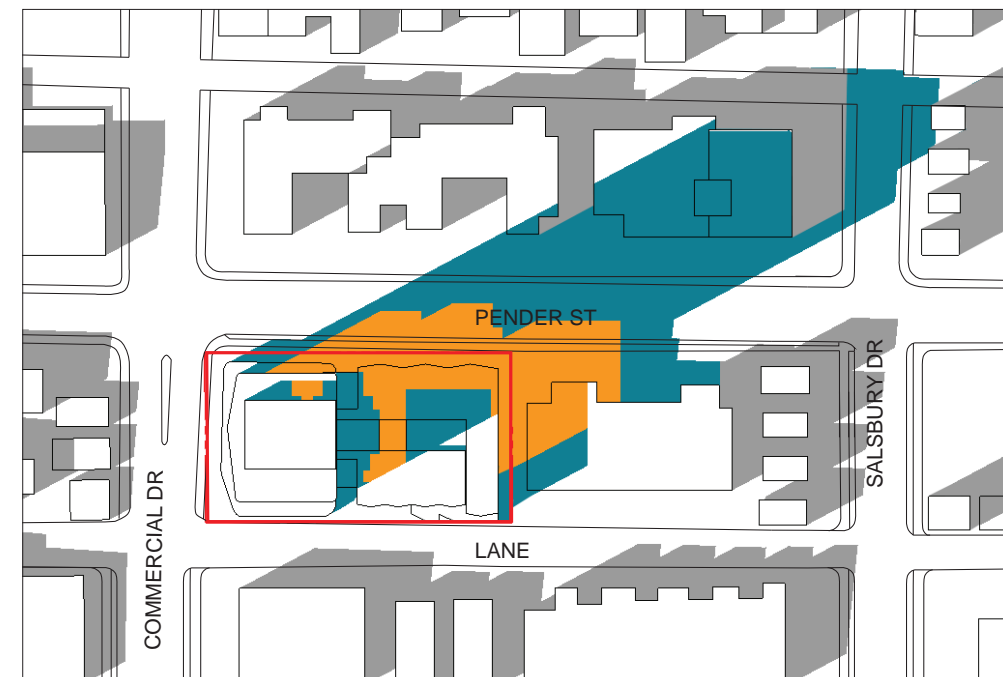
10 AM



12 PM



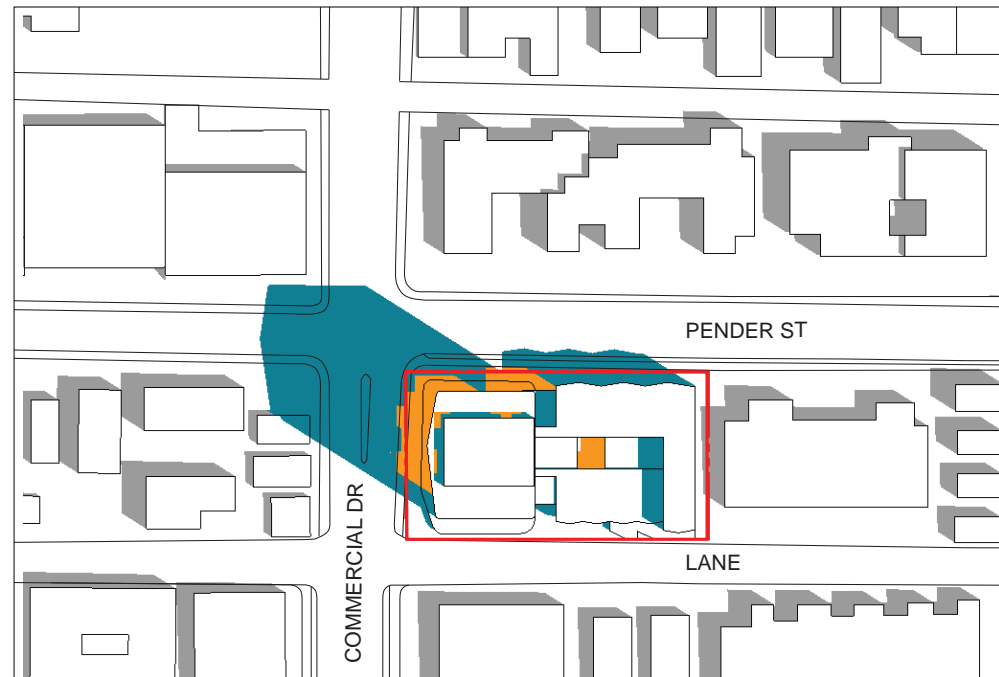
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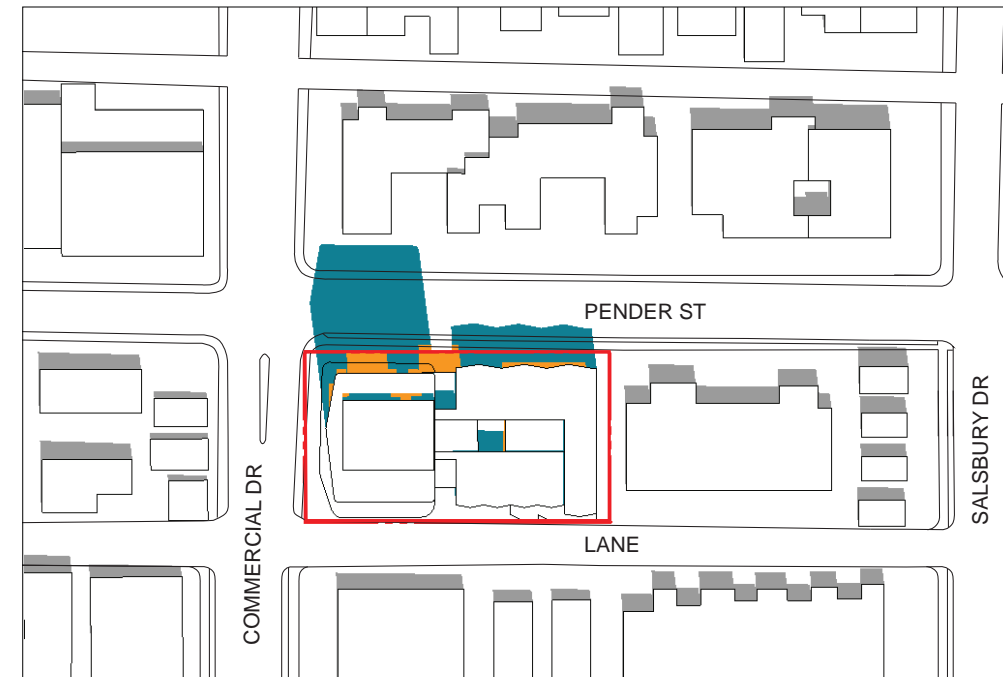
4 PM

- Existing Building Shadows
 - Proposed Building Shadows
- NOTE: existing and proposed trees are not included in shadow study

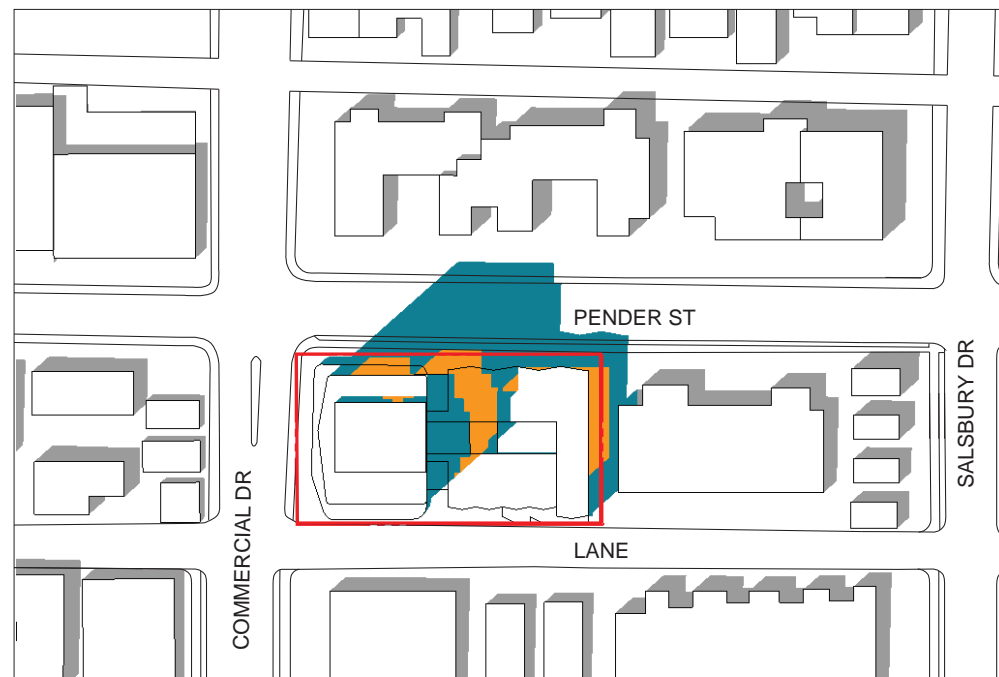




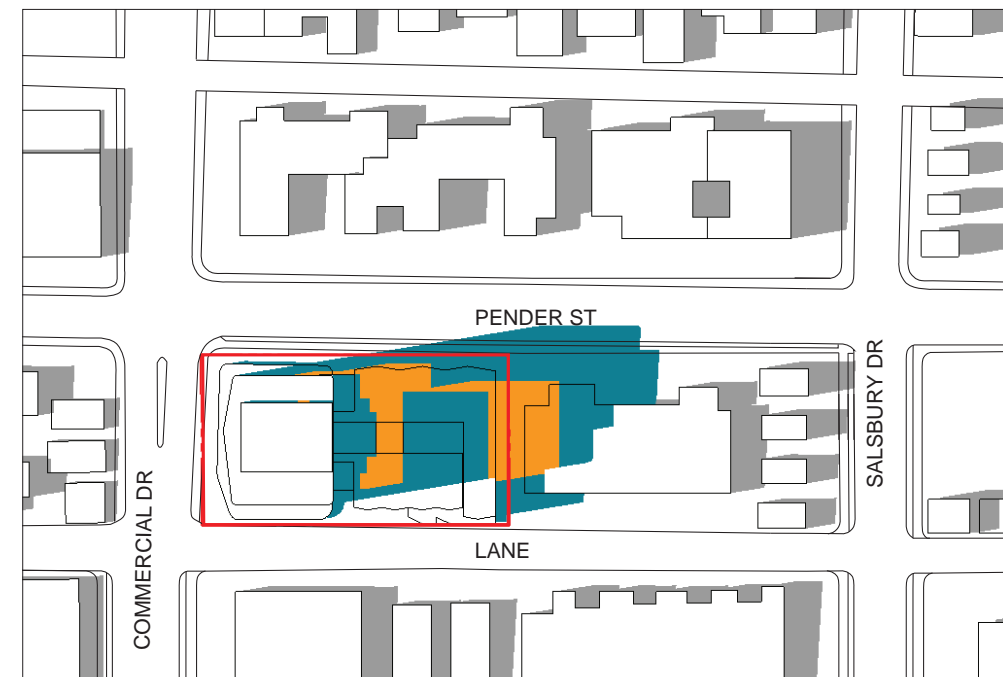
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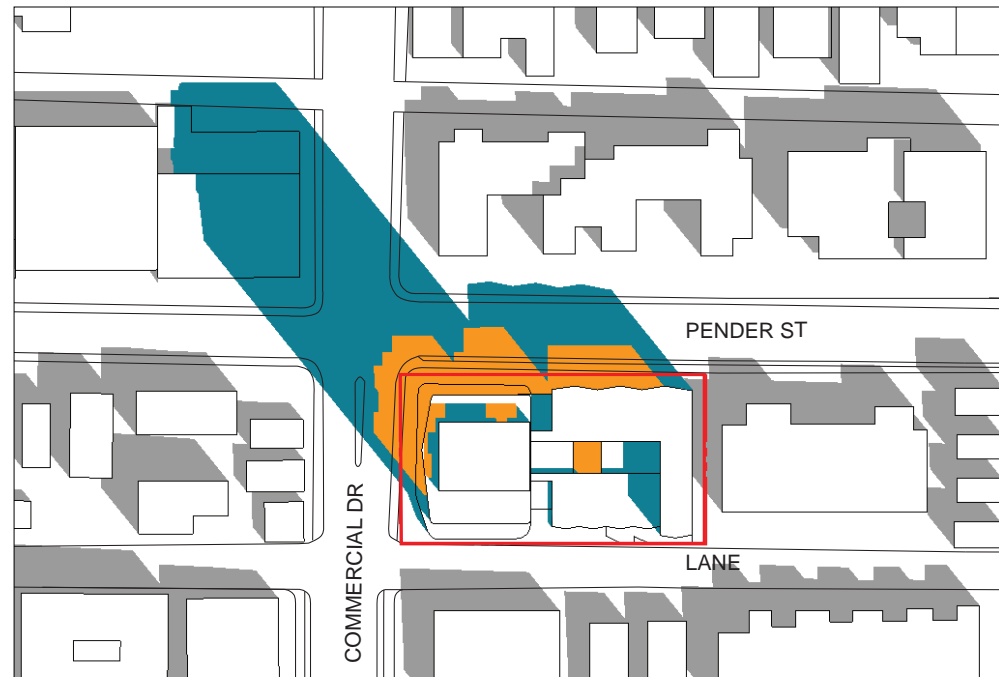
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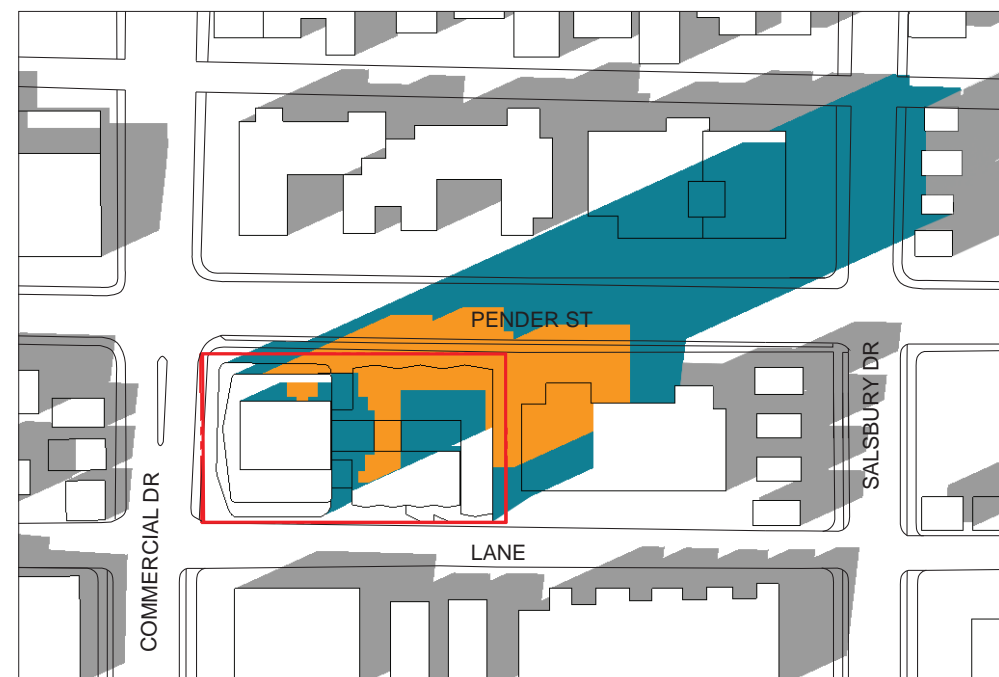
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12 PM



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4 PM

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DIALOG®