

1770 West 12th Ave.

APPLICATION FOR REZONING
APRIL 26TH, 2024



PROJECT TEAM

OWNER

Greystar
600 - 777 Hornby Street
Vancouver, BC - V6Z 1S4

PLANNING CONSULTANT

Pooni Group
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ELECTRICAL ENGINEERING

AES Engineering
950 - 505 Burrard Street
Vancouver, BC - V7X 1M4

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Froggers Creek Tree Consultants
7763 McGregor Avenue
Burnaby, BC - V5J 4H4

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Vancouver, BC - V6J 1N5

TRAFFIC CONSULTANT

Bunt & Associates Engineering
1550 - 1050 West Pender Street
Vancouver, BC - V6E 3S7

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1770 West 12th Avenue
Client: Greystar
Date: 4th April 2024

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

Attn: Scott Erdman

Re: Rezoning Submission Letter of Intent for 1770 West 12th Avenue, Vancouver, BC

Dear Scott,

1770 West 12th Avenue is in a neighbourhood undergoing significant transformation as the various phases of the Broadway Plan are implemented. The property is situated on the southwest edge of the Fairview South Area – a quadrant that plays host to a collection of our city’s oldest purpose-built rental housing.

A primary goal of the Broadway Plan is to, *“Strengthen Fairview South as a walkable, primary residential area with a diversity of housing options by providing strategic opportunities for new housing, encouraging the retention and renewal of existing older rental housing, and introducing new small scale residential services.”* The development proposed for 1770 West 12th Avenue aligns with this exciting vision by providing 100% rental housing within 800m of the future Granville Street Subway station.

The attached Rezoning submission seeks to modify the existing land use from a RM-3 to Comprehensive Development (CD-1) to permit a podium with a 21-storey tower that provides 49 affordable rental units, 192 market rental units, 2 live work units, a rental office, and a coffee shop. Improvements to the proposed design emerging from our consultation process to date with the City have been embedded in this package.

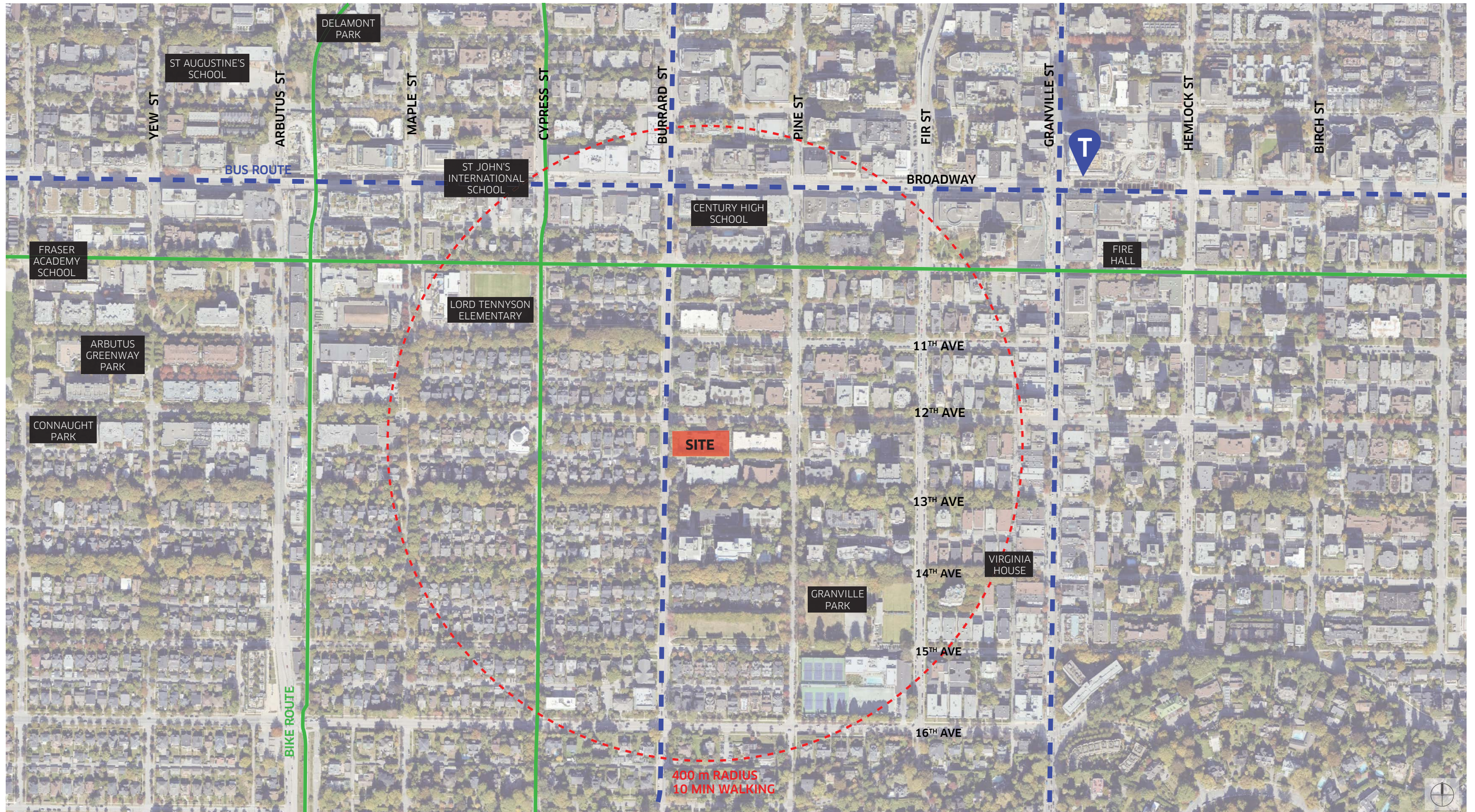
We look forward to continued collaboration with the City Planning & Urban Design team on this project.

Yours truly,

DIALOG® BC Architecture Engineering Interior Design Planning Inc.
Per:

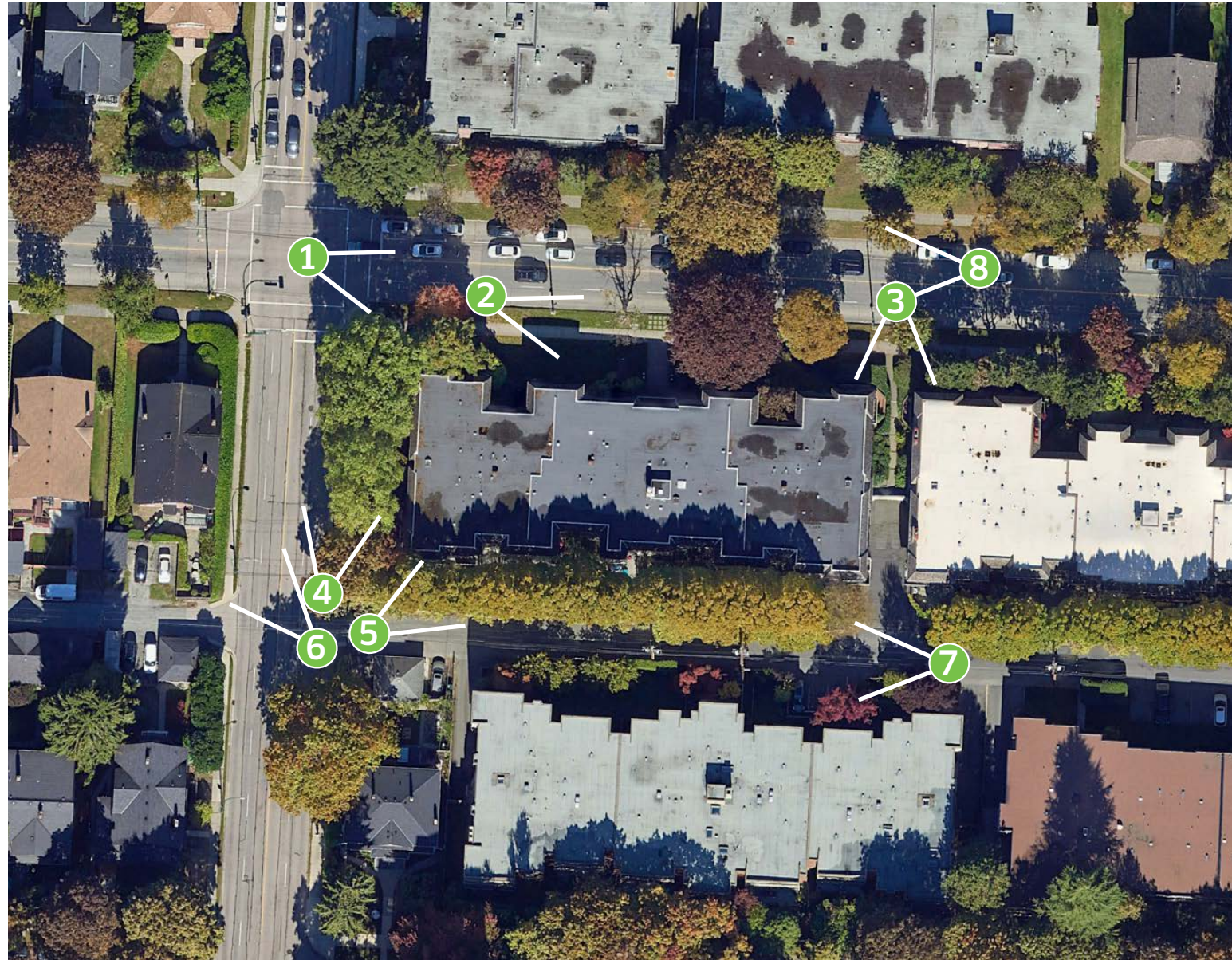
Vance Harris, Architect AIBC AAA MRAIC LEED®AP
Partner

1 APPLICATION CONTEXT



SOURCE: <https://maps.vancouver.ca/>

THE SITE



Site Context Plan



1770 W 12 Avenue (site) is located along W 12 Avenue and Burrard Street in the Fairview neighborhood. The site is approximately 400 m (5 minute walk) from West Broadway, which is a part of Translink’s Frequent Transit Network and served by frequent buses (#99, 9). The site is also located at a 5 minute walk to Granville Street to the east and Burrard Street to the west, both of which are served by multiple buses to downtown and to southern Vancouver (16, 10, N10, 14). The future Broadway Subway Skytrain Station located at West Broadway and Granville Street is 800 m (10 minute walk) from the site.

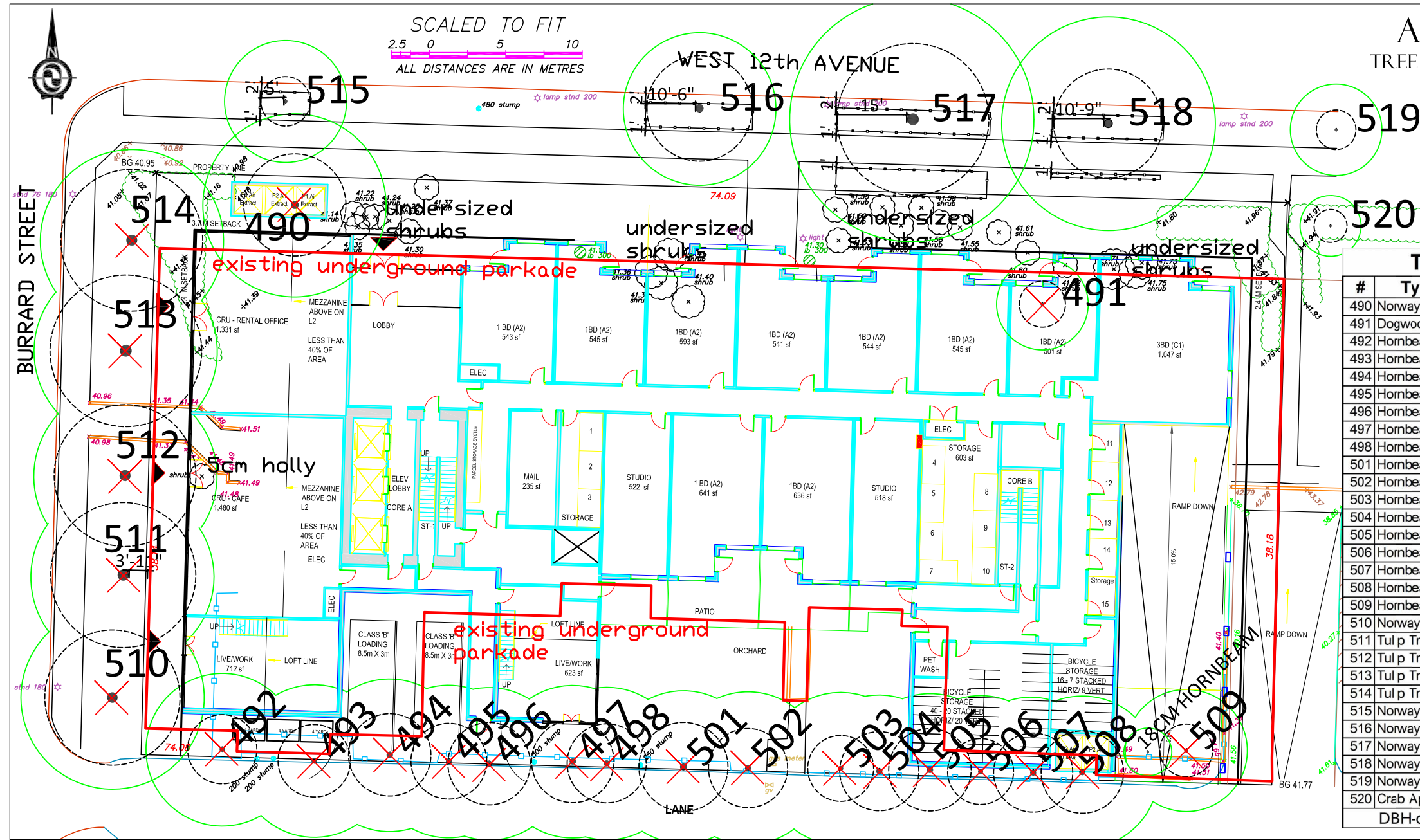
The site is well connected to the city’s bike network as it is located one block away from the Cypress St bike route, running north-south, three blocks from the Arbutus Greenway, which provides a north-south, cross-city connection, and two blocks from the W 10 bike route, running east-west.

The site is also close to community amenities including Kitsilano Community Centre, Connaught Park, Granville Park, Lord Tennyson Elementary School,

Site Characteristics	
Site area (approx.):	2,827.1 sq. m (30,432 sq. ft.)
Site frontage:	Along W 12 Avenue: 74m (243 ft)
Site depth (min.):	38m (125 ft)
Existing zoning:	RM-3 (Multiple Dwellings)
Current use:	Three-storey strata building with 41 units
Surrounding uses:	Multi-family Dwellings to the north, east, and south Single-family to the west

CONTEXT PHOTOS



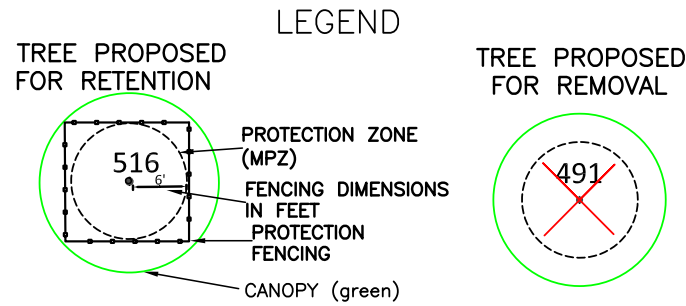


APPENDIX 3
TREE PROTECTION PLAN

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE INVENTORY				
#	Type	Action	DBH	MPZ
490	Norway Maple	Remove	23/26/25cm	3.1m
491	Dogwood	Remove	23cm	1.4m
492	Hornbeam	Remove	35cm	2.1m
493	Hornbeam	Remove	37cm	2.2m
494	Hornbeam	Remove	42cm	2.5m
495	Hornbeam	Remove	39cm	2.3m
496	Hornbeam	Remove	42cm	2.5m
497	Hornbeam	Remove	42cm	2.5m
498	Hornbeam	Remove	40cm	2.4m
501	Hornbeam	Remove	45cm	2.7m
502	Hornbeam	Remove	40cm	2.4m
503	Hornbeam	Remove	34cm	2.0m
504	Hornbeam	Remove	40cm	2.4m
505	Hornbeam	Remove	42cm	2.5m
506	Hornbeam	Remove	34cm	2.0m
507	Hornbeam	Remove	40cm	2.4m
508	Hornbeam	Remove	42cm	2.5m
509	Hornbeam	Remove	27cm	1.6m
510	Norway Maple	Remove	68cm	4.1m
511	Tulip Tree	Remove	73cm	4.4m
512	Tulip Tree	Remove	72cm	4.3m
513	Tulip Tree	Remove	76cm	4.6m
514	Tulip Tree	Remove	71cm	4.3m
515	Norway Maple	Retain	25cm	1.5m
516	Norway Maple	Retain	54cm	3.2m
517	Norway Maple	Retain	76cm	4.6m
518	Norway Maple	Retain	55cm	3.3m
519	Norway Maple	Retain	15cm	1.2m
520	Crab Apple	Retain	10cm	0.6m

DBH-diameter, MPZ- protection zone



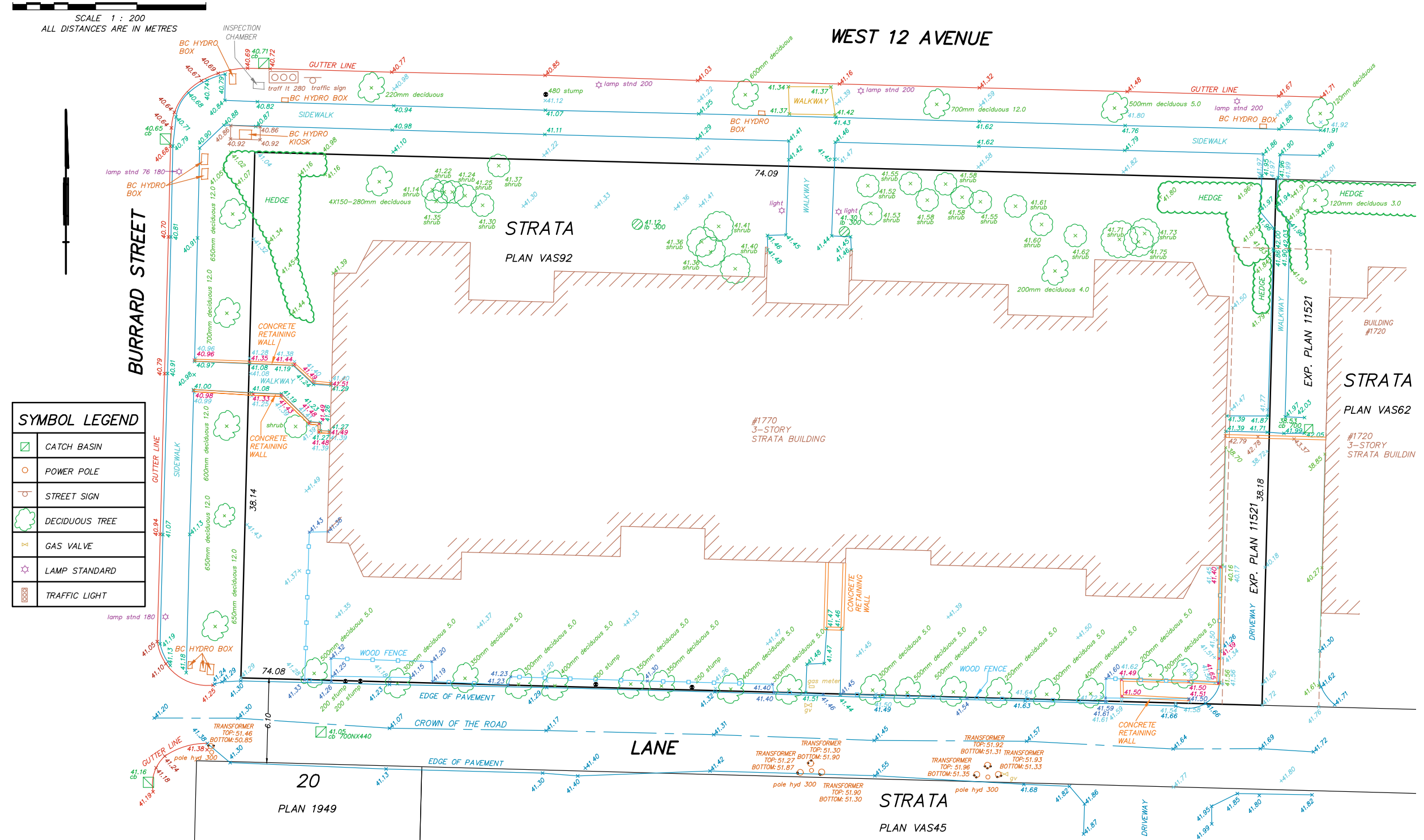
TRIGGER POINTS:
ARBORIST ONSITE FOR ALL EXCAVATION WITHIN 3' OF A PROTECTION ZONE
ARBORIST CONSULTED IF FENCING IS TO BE REMOVED OR MOVED FOR ANY REASON.

TREE PROTECTION FENCING				
Minimum Radial Distance from trunk				
#	Type	DBH	Metres	Feet
515	Norway Maple	25cm	1.5m	4.9ft
516	Norway Maple	54cm	3.2m	10.6ft
517	Norway Maple	76cm	4.6m	15.0ft
518	Norway Maple	55cm	3.3m	10.8ft

Froggers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
1770 West 12th Avenue Vancouver BC
TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT
April 3, 2024

*For further information see 'Arborist Report'

TOPOGRAPHIC SURVEY PLAN



SYMBOL LEGEND	
	CATCH BASIN
	POWER POLE
	STREET SIGN
	DECIDUOUS TREE
	GAS VALVE
	LAMP STANDARD
	TRAFFIC LIGHT

© 2023 COPYRIGHT RESTRICTION
 THIS PLAN IS THE EXCLUSIVE PROPERTY OF APLIN & MARTIN AND MAY NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT OF SAME.
 THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

APLIN & MARTIN
 GEOMATICS LAND SURVEYING LTD.
 201, 12448 82ND AVENUE
 SURREY, BC V3W3E9 604-597-9189

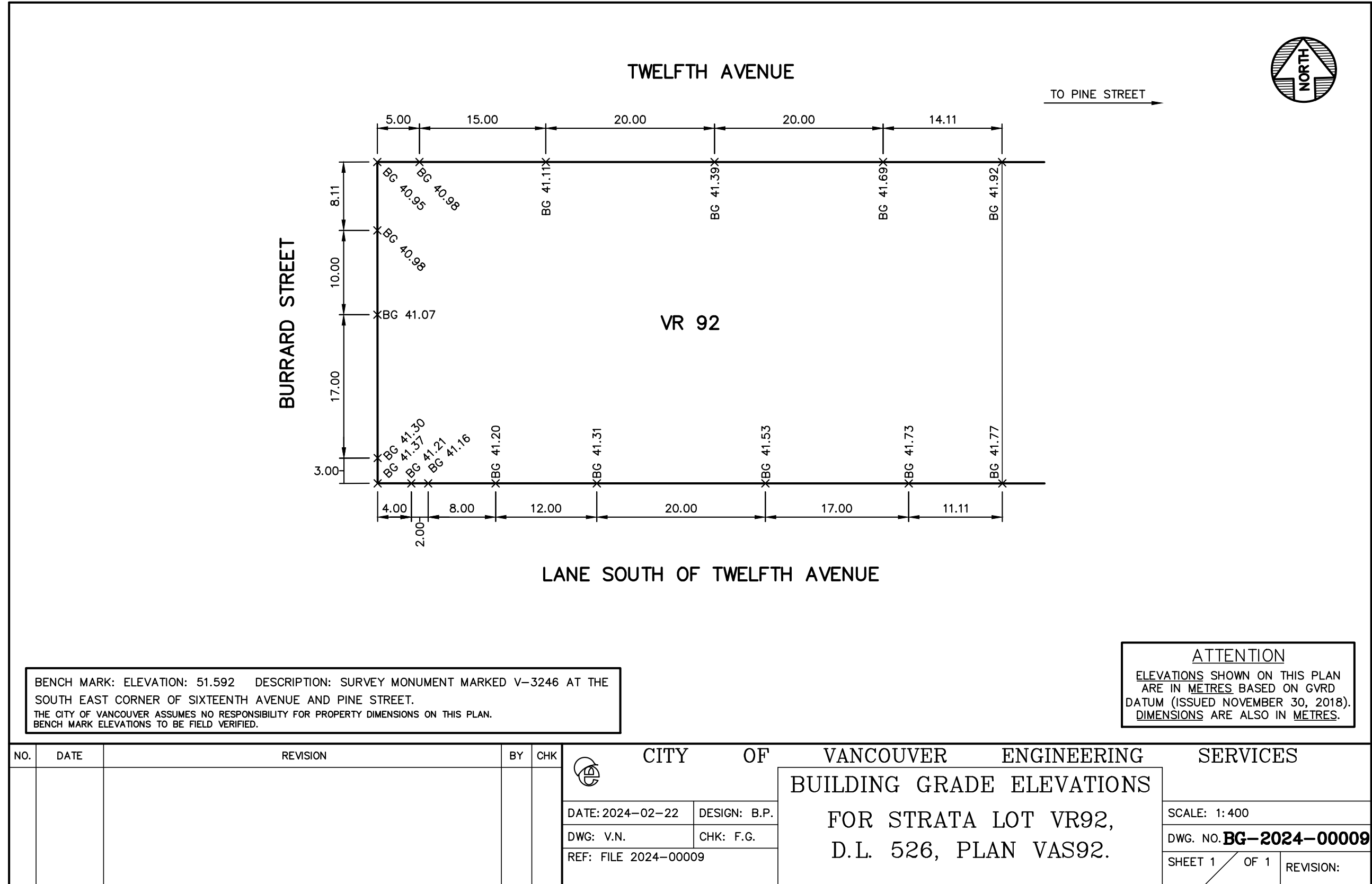
NOTE:
 THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES ON COMMON PROPERTY: EASEMENT A5274.
 ALL ELEVATIONS AND DISTANCES SHOWN ARE IN METRES.
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.99959755.
 LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM OCM V-3301, LOCATED AT INTERSECTION OF W 12TH AVENUE & PINE STREET
 ELEVATION = 42.863 METRES, GEODETIC DATUM. (CVD28GVRD2018)
 THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.
 TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELLED.

ORIGINAL SURVEY DATE: SEPTEMBER 16, 2022
 RE-INSPECTION DATE: DECEMBER 14, 2023
 CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEY

Xunchen Bao XYDCHC
 Digitally signed by Xunchen Bao XYDCHC
 Date: 2023.12.14 14:09:47 -08'00'
 BAO, XUNCHEN, BC LAND SURVEYOR
 THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.
 FILE 22-585 TOPO R1

CITY BUILDING GRADES



*NOTE: Drawing is not to a particular scale.

2 REZONING RATIONALE

PROPOSAL

Greystar is proposing to rezone the site from RM-3 (Multiple Dwellings) to CD-1 (Comprehensive Development) to permit the development of a 21-storey (254 ft) mixed-use building with approx. 243 secured rental units (including two ground-level live-work units), of which 20% of the floor area will be secured as below-market rental (49 units), and ground-floor commercial units fronting Burrard Street. The proposed development has a density of approximately 6.50 FSR. Parking and bicycle storage are provided within a three level underground parkade.

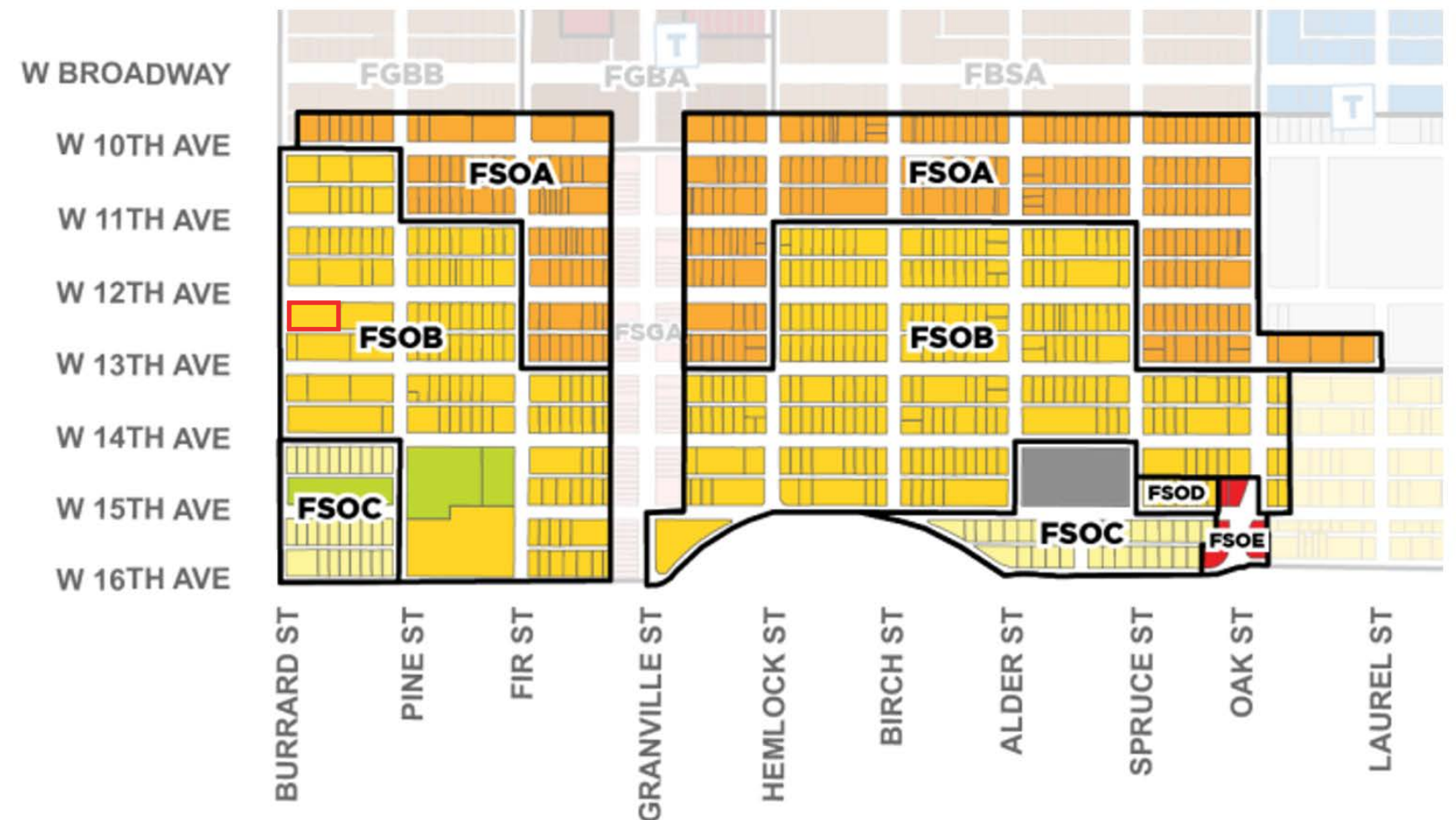


VIEW LOOKING SOUTH-EAST

Greystar is pursuing a rezoning of the site under the Broadway Plan (Plan). The site is located within the “South Fairview - Area B (FSOB)” sub-area and is designated for “Mid- to High-Rise” residential development with market and below-market rental housing, up to 20-storeys and 6.5 FSR. The Plan’s intentions for the Fairview South neighbourhood are to strengthen its walkability, maintain its primarily residential character, deliver a diverse range of housing options, and provide opportunities for new small-scaled retail and service uses to be integrated into new apartment buildings.

The proposal is for a secured rental tower with a minimum of 20% of the residential floor area secured as below-market units and with rental rates established in accordance with the City’s Rental Incentive Programs Bulletin. The proposal for the site meets the Broadway Plan’s objective to create more rental housing, both market and below-market rental options, within the Broadway Corridor. The height and density parameters set by the Broadway Plan suits a site that is half the size of the 1770 W 12 Avenue site. For redevelopment to be financially viable, the proposal needs to achieve a density (FSR) close to what is permitted by the Plan, which requires additional height beyond 20-storeys.

We are seeking a height increase from 20- to 21-storeys, and a slight increase to the tower floorplate size (from 6,500 sq.ft to 7,100 sq.ft). Based on our analysis, the additional height and slightly larger floorplate size will have minimal impact on the surrounding neighbourhood but allows for an additional 33 rental homes to be landed on the site.



FAIRVIEW SOUTH - BROADWAY POLICY PLAN

RESPONSE TO THE REZONING ENQUIRY

STAFF ADVICE

A Rezoning Enquiry was submitted in January 2023, and a response was received in September 2023. The following section provides our responses to staff's advice.

Building Height Variances

The site has a total area of approximately 30,341 sq.ft and a frontage of just over 243 feet along W 12 Avenue. The site occupies nearly half the block between Burrard and Pine Street – given its large footprint, Greystar is seeking to increase:

- the podium height from 4- to 6-storeys; and
- the overall tower height from 20- to 21-storeys.

The Broadway Plan provides for podium height flexibility, allowing staff to consider an increase to 6-storeys if it results in improved solar access to public spaces. Greystar is seeking a podium height increase from 4- to 6-storeys to allow for delivery of additional rental units. The top two storeys of the podium (Levels 5 and 6) will be stepped back to minimize the visual impact from the street and allow for generous roof deck areas for both residential units and amenity spaces. Also, by allocating this density to the podium levels 5 and 6 means less height is needed in the tower portion to achieve a density close to 6.50 FSR.

The variance request for the tower is an additional storey, bringing the tower height to 21-storeys. The site is not impacted by any view cones, nor would any schools, parks, or shopping streets be impacted by any shadows created by the additional height.

Tower Separation & Floorplate Size

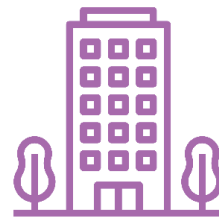
The site has a 243 ft frontage along W 12 Avenue, which exceeds the minimum frontage requirement by almost an additional 100 ft, allowing the site to be able to accommodate a taller building while maintaining the 80 ft separation from other potential tower sites.

We are seeking a slight increase to the maximum tower footplate size from 6,500 sq.ft to approximately 7,100 sq.ft (10% increase) - this increase is consistent with other areas of the city (i.e., West End).

Tree Removal

Urban Forestry approved the removal of trees #511, #512, #513, #514 as noted in the arborist report as they would conflict with the removal of the existing parkade (email received from Harry Kettmann, Urban Forestry November 23, 2023).

The proposed rezoning also responds to the following regional and municipal strategies and policies:



Broadway Plan (2022)

The Broadway Plan envisions redevelopment of the site to a high-density, multi-family residential building in a tower form with market and below-market rental up to a maximum density of 6.50 FSR.

Our proposal for the site meets the objectives of the Broadway Plan by delivering a 21-storey, mixed-use building with market and below-market rental units, and ground-floor commercial. The proposal has a density of approximately 6.50 FSR.

The Broadway Plan requires that rental projects provide a minimum of 35% of the units as two or more bedrooms, with a minimum 10% as three bedrooms.

Our proposal will meet and exceed this requirement by providing 40% of the units as two or more bedrooms, including 10% three bedrooms.



High-Density Housing for Families with Children Guidelines (amended 2022)

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

The site is located within walking distance to Lord Tennyson Elementary School and Granville Park. The building includes a children’s play area and gathering spaces. The units and common spaces will be designed in accordance with the Guidelines.



Tenant Relocation and Protection Policy (amended 2022)

The Policy requires a tenant relocation plan to be prepared and implemented for the redevelopment of sites that contain primary and secondary rental stock. In the Broadway Plan area, this Policy applies to rented units in strata condominiums.

The site is a strata wind-up; however, there are five units that are currently tenanted (secondary rental stock). This Policy will be applied to those who are living in secondary rental stock on site. A Tenant Relocation Plan will be provided to the eligible tenants and will provide compensation, assistance, and communications in accordance with the Policy.



Green Building Policy for Rezoning (amended 2022)

Rezoning are required to provide an integrated rainwater management and Green Infrastructure plans and adhere to the Policy's reporting requirements.

The proposal for the site will respond to the Policy and will provide the required submission materials as part of the formal rezoning application.



Public Art Policy for Rezoned Developments (2021)

This Policy gives artists the opportunity to contribute to their communities through creative expression and integrate artworks in new developments. The Policy requires rezonings to provide either an on-site contribution or cash-in-lieu to equalling 80% of the Public Art Budget in lieu of delivering public art on site.

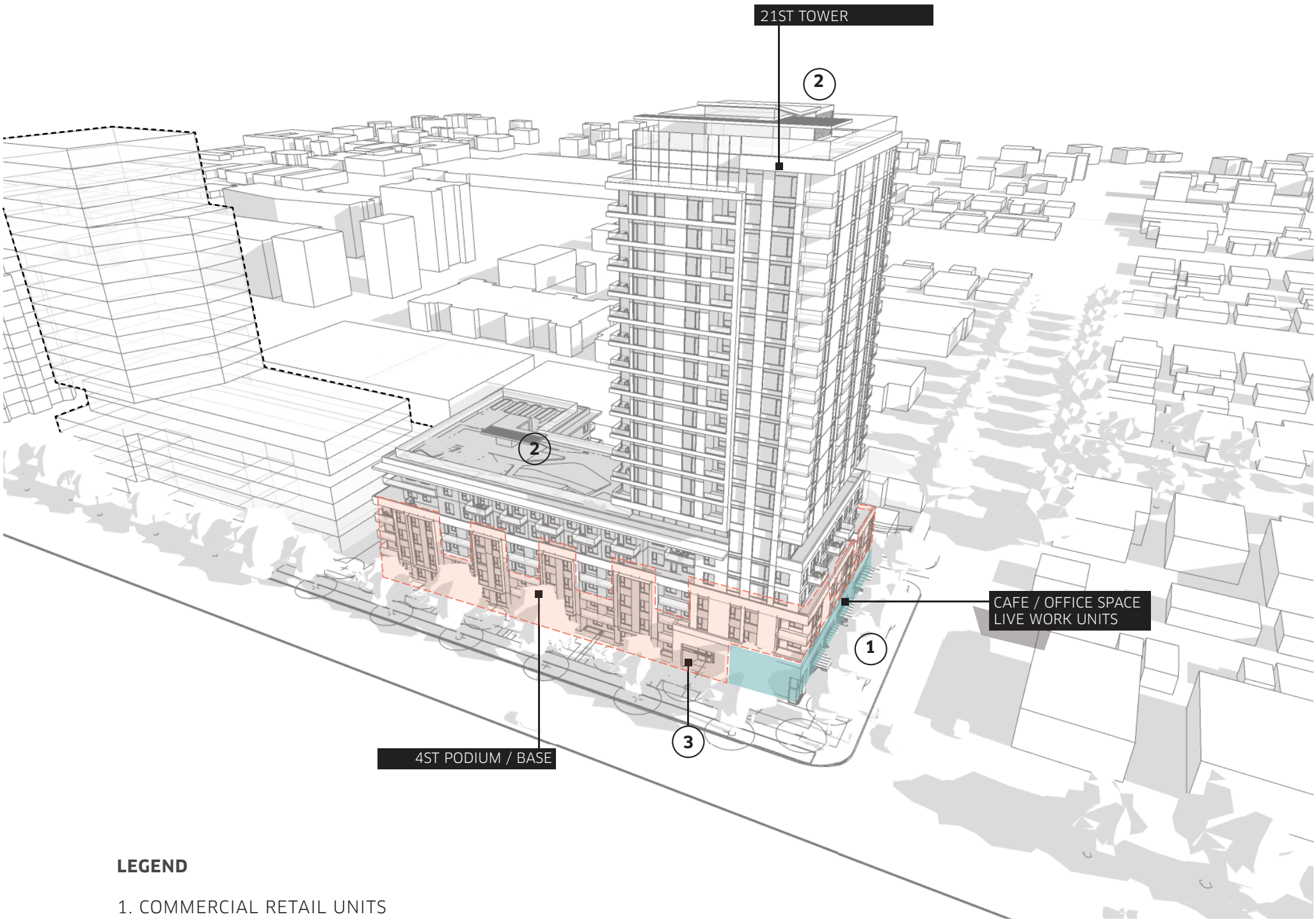
The proposal will provide an in-kind public art contribution and will work with Ballard Fine Art and City staff through the rezoning process.

The rezoning will also respond to other municipal strategies and bylaws including:

- Urban Forest Strategy (2014, last amended 2018)
- Rain City Strategy (2019)
- Community Amenity Contributions for Rezoning (2023)
- Development Cost Levies Information Bulletin (2018, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)

3 DESIGN RATIONALE

MASSING CONFIGURATION



Approaching the site from the south along Burrard or W 12th Ave, the building will serve as a prominent landmark of one's arrival in the Fairview South Area. The building's podium establishes a strong 4-storey datum along W. 12th Ave, with the tower set back slightly from the podium face. The tower is then aligned with the west facade of the podium along Burrard St, with the main entry lobby to the building along 12th Ave. The tower location provides residents with unobstructed views to the north, northwest, and west and minimizes the shadowing of neighboring properties. The amenity spaces in the building are consolidated on Level 7, which include a outdoor dining rooftop / garden, and fitness rooms. There is also a tower rooftop sky lounge.

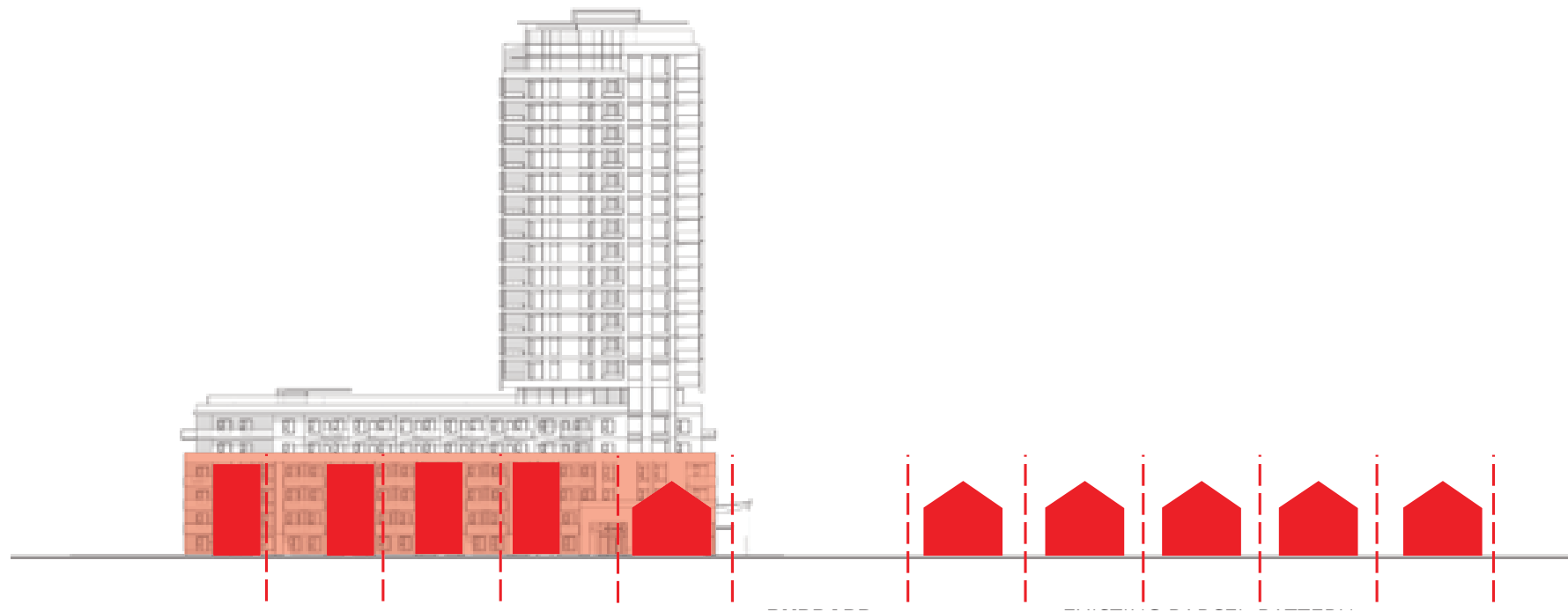
LEGEND

- 1. COMMERCIAL RETAIL UNITS
- 2. SHARED AMENITY ROOF
- 3. LOBBY

1. FITTING IN THE NEIGHBOURHOOD

By carefully balancing the characteristics of both the classic 1970s wood framed walk-up, and the contemporary residential tower typologies, the project aims to successfully marry the old and the new while enriching the community fabric.

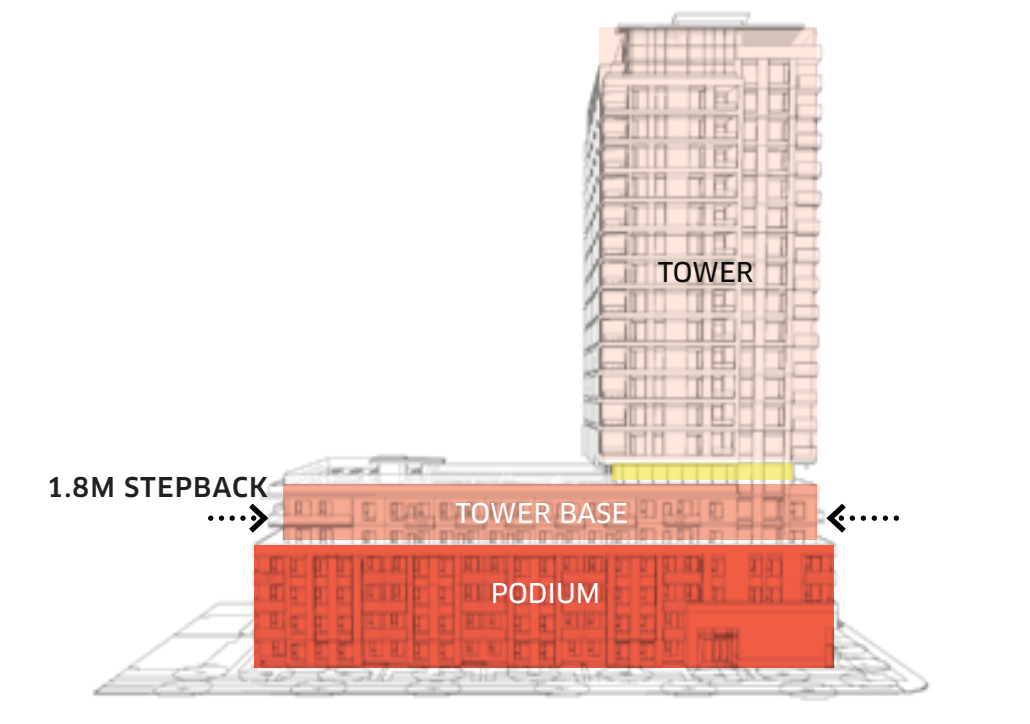
The design approach for this project starts with the podium, and ensuring that it respects the scale and character of the neighboring buildings. By aligning with the height, scale, and character of its surroundings, while also prioritizing pedestrian experience and public realm integration.



Further development of the base ensures that the podium not only complements the residential scale surroundings but also contributes to the overall livability and character of the neighborhood by reflecting the residential lot size scale on to the facade, and provide a seamless extension of the existing fabric.

2. STEPPING BACK

The strategy to transition from the podium to the tower form. We've inserted two upper floors that step back from the podium edge, which help to reduce the scale and soften the street edge. In addition to balconies, and decks forming, the stepbacks allow for greater solar access at the pedestrian level.

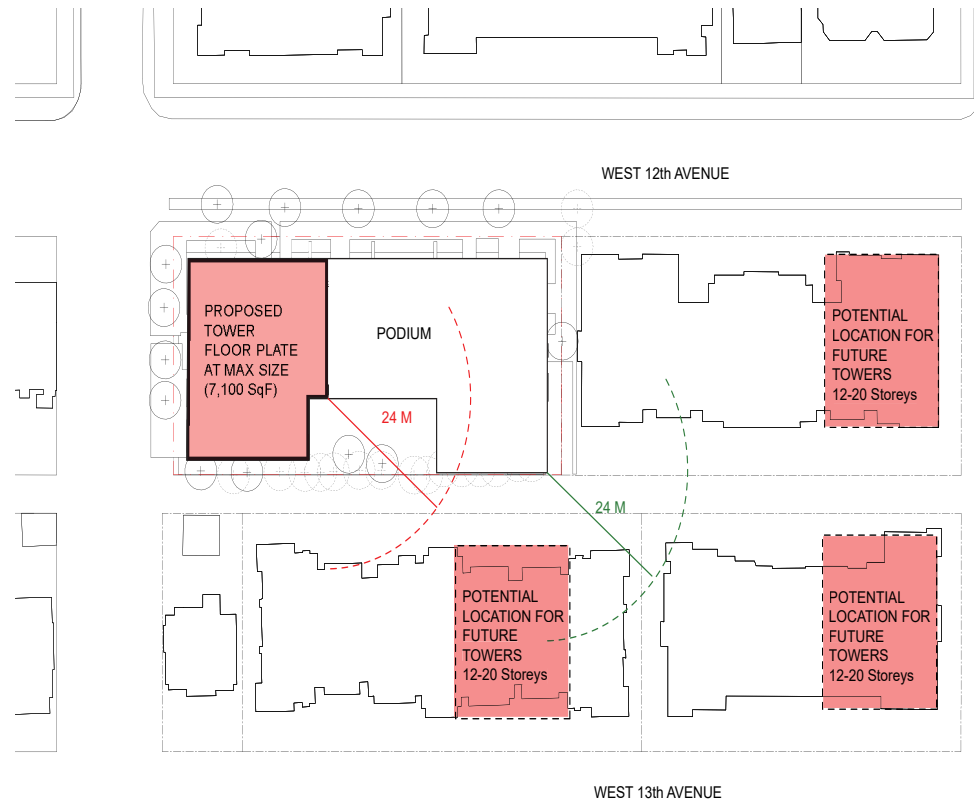


*Two additional levels to the podium
Upper stepback responding to the neighbourhood reducing overall scale*

DESIGN PRINCIPALS

3. ROOTING THE TOWER

The placement of the tower massing along the western edge of the site serves several purposes. Specifically, there is a clear delineation of space for future projects on neighboring sites. It also reinforces the urban edge / intersection of Burrard and 12th, and defines the edge of the Fairveiw South district.

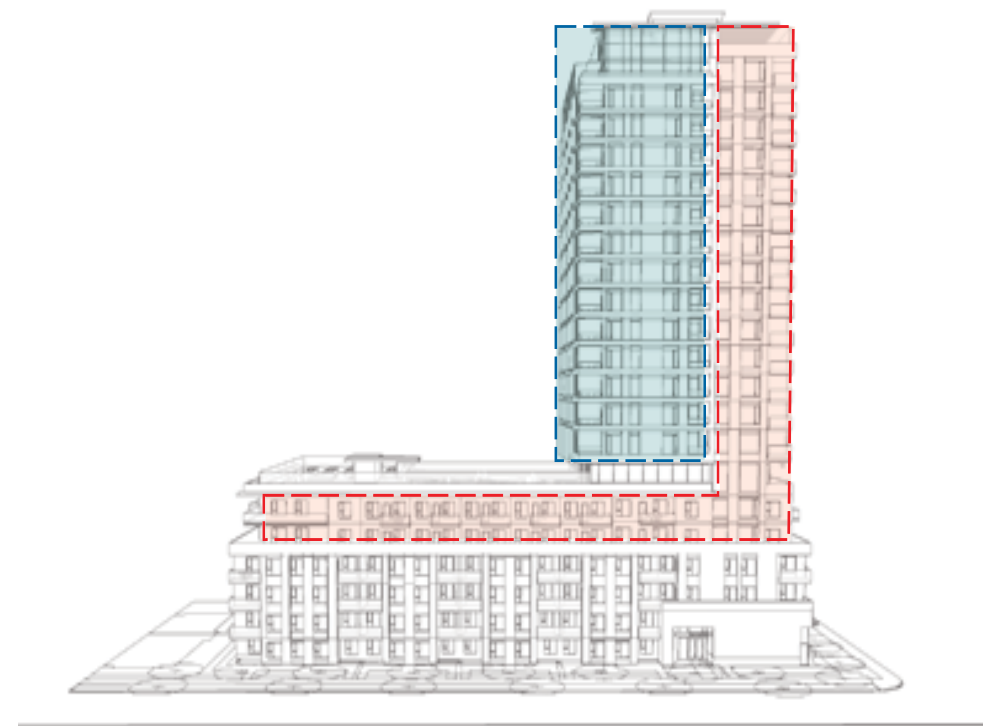


Tower mass positioned along the western edge of the site to anchor the corner. The proposed tower maintains 24m / 80 ft corner-to-corner to ensure separation with the future developments

4. ARTICULATE THE MASSING

Through use of contrasting finishes, and textures, the facade is broken up into distinct vertical modules. This helps divide the tower massing into smaller, more slender components, and emphasizes the vertical connection between the base and tower.

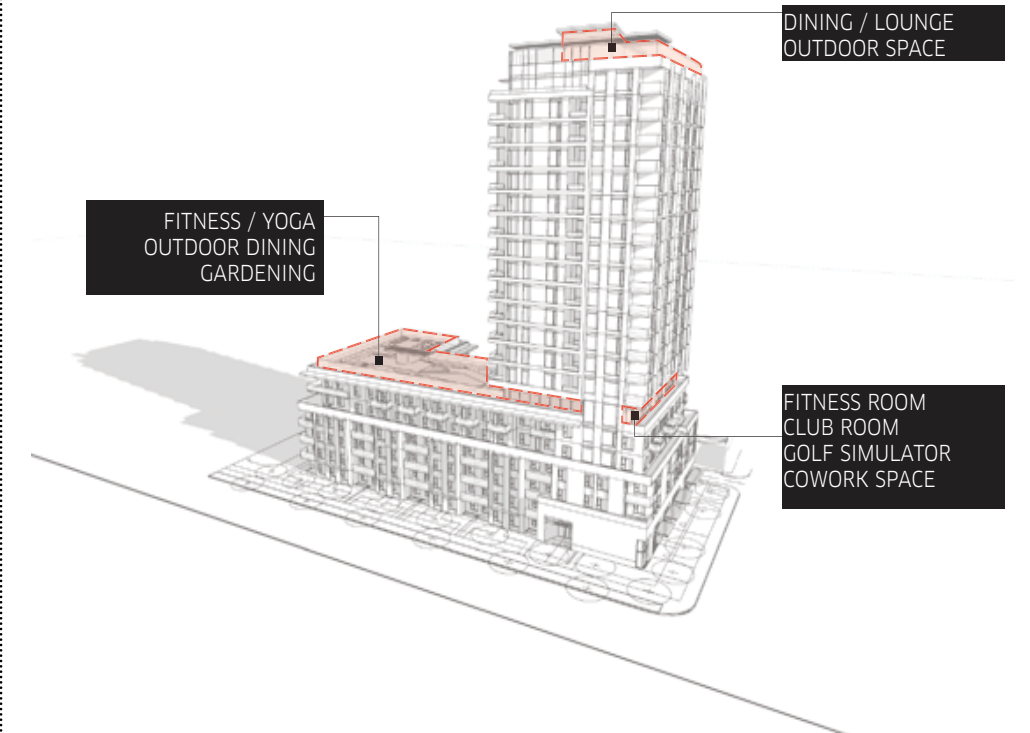
The podium treatment of brick serves as a transitional element between the tower and the ground, providing a sense of stability, and a solid base to the tower above.



Articulate the tower massing and visually reduce the overall width and emphasize slenderness

Highlight the connection between the podium and the tower and emphasize the verticality

5. AMENITY SPACES



4 SUSTAINABILITY

SUSTAINABILITY

GREEN BUILDING POLICY

The Green Buildings Policy for Rezoning encourages the development of high-performance resilient buildings. 12th and Burrard has been analyzed deeply to examine how the building will function, with a special focus on its effects on climate change and the effects of climate change on it. This development is complying with the most recent relevant version of the Green Buildings Policy for Rezonings (July 2023).

High Performance Building Design

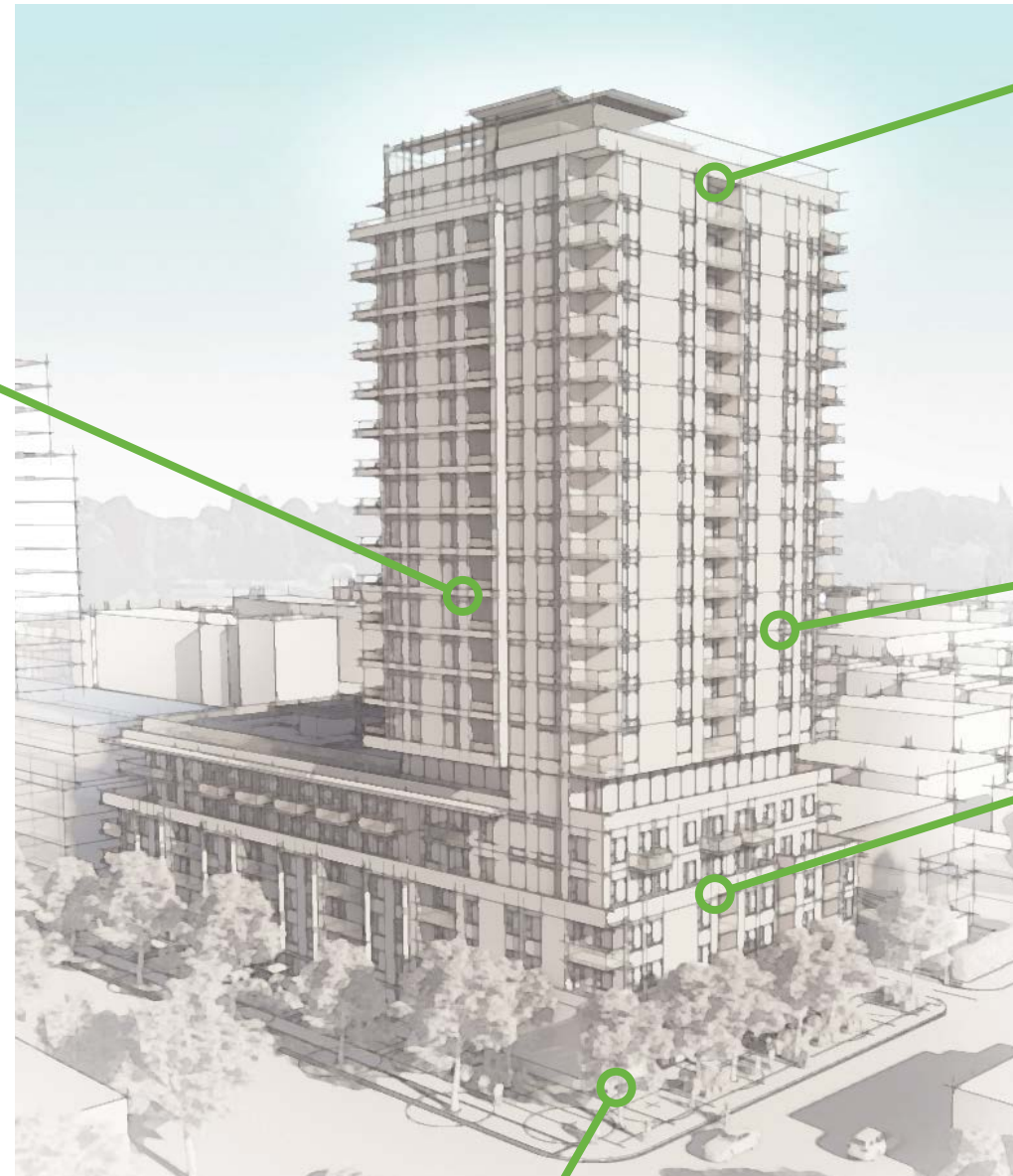
Using a measured combination of building envelope, mechanical, and electrical energy efficiency to deliver a low energy consuming and GHG emitting building.

Proposed Performance:

- 103 kWh/m²/yr. -Total Energy Use Intensity
- 36.4 kWh/m²/yr. -Thermal Energy Demand Intensity
- 2.8 kgCO₂e/m²/yr. -Greenhouse Gas Intensity

At the current stage, the following strategies are being considered to support the building's long-term energy performance.

- High-performance double pane window wall system with UIP value of 0.33 and a SHGC of 0.30.
- Effective RIP value for the Roof, and Exterior Walls at 15 and 5, respectively.
- Centralized Air Source Heat Pump system with condensing boiler back-up.
- Heat recovery ventilators throughout a building to preheat incoming fresh air



Rainwater Management

Utilizing a combination of both green and grey infrastructure to limit peak rainwater release rates during storm events. 12th and Burrard is following the latest CoV Rainwater Management Bulletin.

Building Delivery and Ongoing Management

Commissioning the building to ensure energy efficiency from day one. Building level and end-use metering will be used to further verify building performance years into their operation.

Resilient Construction

High performance envelope design and durable building construction aim to help make the building resilient to changing climates and improve the buildings' comfort during climate events. The ownership team has proposed the project will have a +60 year useful life suggesting the buildings end of life may occur some time near the year 2085.

At the current stage, the following strategies are being considered to support the buildings' long-term climate resilience.

- Mechanical cooling throughout the building.
- MERV 13 filtration to remove wildfire smoke contaminants.
- High-performance envelope intended to limit heat gains and maintain habitable indoor temperatures.
- Rainwater management scheme to detain rainwater.
- Various operational strategies themed around maintaining building readiness for climate events and supporting residents during climate events.

Emissions Conscious Design

Modeling the building early to establish the amount of embodied carbon and energy associated with its construction. The project will meet the embodied carbon intensity requirements applicable as of January 2025 in the Vancouver Building By-Law (10% reduction from functionally equivalent building).

The project has an embodied emissions value of **357kgCO₂e/m²**

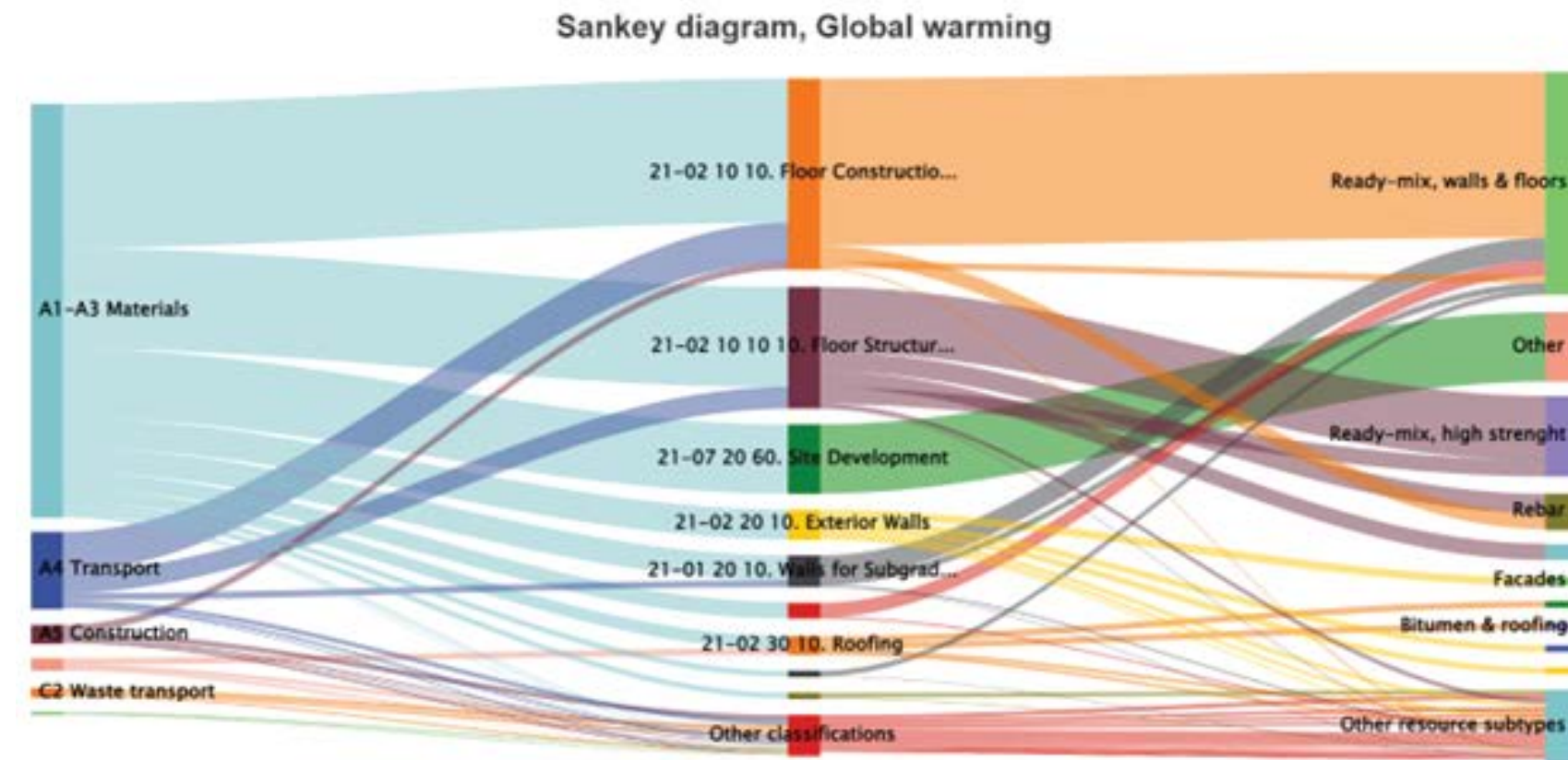


Diagram illustrating the primary lifecycle stages and assemblies contributing to embodied carbon

**For full report see Energy and Emissions Report, Climate Resilience Worksheet and Report, and Embodied Carbon LCA Forms*

5 DEVELOPMENT STATISTICS

DEVELOPMENT STATISTICS

BUILDING INFORMATION SUMMARY & SITE INFORMATION

PROJECT DATA

BUILDING INFORMATION SUMMARY						
CIVIC ADDRESS	1770 W. 12TH AVE, VANCOUVER, BC					
LEGAL DESCRIPTION	STRATA PLAN VAS92, DISTRICT LOT 526, GROUP 1 NWD					
ZONING	CURRENT: RM-3		PROPOSED: CD-1			
AREA SPECIFIC POLICY	CAMBIE CORRIDOR PLAN					
SITE AREA	2,827.1	m2			30,431.5	sf
GROSS FLOOR AREA PROPOSED	20,292.7	m2			218,435.8	sf
FSR* AREA PROPOSED	18,375.7	m2			197,800.5	sf
FSR* PROPOSED	6.50	* ESTIMATED UNIT AREA AVERAGE MEASURED TO CL OF ALL WALLS				
MAX. BUILDING HEIGHT	21-ST					
NO. OF STOREYS PROPOSED	21-ST (71 m)					
NO. OF MARKET RENTAL UNITS	194	80%	market units			
NO. OF BELOW-MARKET RENTAL UNITS	49	20%	below-market units			
TOTAL NO. OF RENTAL UNITS	243					
SITE INFORMATION						
SETBACK LOCATION	4-ST PODIUM (ft)		LEVEL 5/6 PODIUM (ft)		Tower (ft)	
	Required	Proposed	Required	Proposed	Required	Proposed
FRONT (NORTH) - 12th Ave	12.0	12.1	12.0	18.5	12.0	19.7
REAR (SOUTH) - LANE	-	2.1	-	6.7	-	13.0
SIDE YARD (EAST) - Shared PL	8.0	10.0	8.0	13.0	n/a	n/a
SIDE YARD (WEST) - Burrard St	8.0	8.5	12.0	13.6	12.0	15.8
DENSITY	FSR*		AREA			
PERMITTED	6.50		197,804.6	sf		
PROPOSED	6.50		197,800.5	sf		
	* FSR EXCLUDES AMENITY, 40SF STORAGE/UNIT & WALL THICKNESS ESTIMATE					
TOWER FLOOR PLATE	AREA					
AVERAGE FLOOR PLATE PERMITTED	6,500	sf				
AVERAGE FLOOR PLATE PROPOSED	7,100	sf				
SITE COVERAGE	%					
MAX SITE COVERAGE PERMITTED	NOT DEFINED		SITE COVERAGE AREA			
SITE COVERAGE PROPOSED	60.0%		1,696.5	m2	18,262.0	sf
INSUITE BULK STORAGE	NET AREA					
STORAGE EXCLUSION PERMITTED	40	sf per unit				
STORAGE EXCLUSION PROPOSED	40	sf per unit x	243	units =	9720	sf
BALCONIES	%					
BALCONY EXCLUSION PERMITTED	12%	OF GROSS FLOOR AREA				
BALCONY EXCLUSION PROPOSED	~6%	OF GROSS FLOOR AREA				
AMENITIES	% of GFA		PROPOSED AMENITY AREA			
AMENITY EXCLUSION PERMITTED	NOT DEFINED					
AMENITY EXCLUSION PROPOSED	3.4%		692.5	m2	7,454.3	sf

DEVELOPMENT STATISTICS

UNIT SUMMARY & PARKING STATISTICS

UNIT MIX

UNIT SUMMARY	Proposed	Current %	Target % Broadway Plan 12.3.4	Target #
UNIT TYPE				
Studio	43	17.70%		
1BR	90	37.04%		
2BR	83	34.16%	25.00%	61
3BR	25	10.29%	10.00%	24
Live Work	2	0.82%		
Total Units	243			
CRU	3816	SF	355	SM

PARKING STATISTICS

VEHICLE PARKING	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CRU	4.3.1	MIN 1 stall per 115 SM	3	3
VISITOR STALLS	4.3.3	.05 of Total Res Parking Stalls	7	8
RESIDENTIAL STALLS	4.3.2	NO MIN REQUIREMENT	N/A	145*
ACCESSIBLE STALLS	4.8.4 (a)	1/first 7 unit, .034 x remain.	9	9
SMALL CAR STALLS	4.1.8	25% max of total stalls	43 MAXIMUM	39
			TOTAL*	171**
* The 145 stalls include Small Car Stalls				
** The Total 171 Stalls include all the Stall Types + TDM PLAN C + Passenger Spaces - Excluding Small Car Stalls				
PROJECT DATA FOR PARKING CALCS	GROSS FLOOR AREA		TOTAL UNITS	
	20,292.69	M2	218,435.80	SF
			243	
ELECTRIC VEHICLE CHARGING	4.14.1	energized outlet capable of Level 2 Charging for all Residential stalls; excludes visitor stalls		
LOADING SPACES				
	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CLASS A	5.2.1	1 SPACE (IF 100-299 DWELLING UNITS)	1	1
CLASS B	5.2.1	1 SPACE (IF 100-299 DWELLING UNITS)	1	2
PASSENGER SPACES				
	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CLASS A	7.2.1	1 SPACE (IF 50-125 UNITS), + 1/150 ADD. UNITS	2	2
BICYCLE PARKING				
	REFERENCE	CALCULATION	REQUIRED	PROVIDED
CLASS A PARKING SPACES	6.2.1.2	MIN 1.5 SP/UNIT<65M2, MIN 2.5 FOR 65-105M2	477	477
CLASS B PARKING SPACES	6.2.1.2	MIN. 2 SP/20 UNITS + 1/ EVERY ADD. 20 UNITS	13	13
OVERSIZED LOCKERS (CLASS A)	6.3.9	MIN. 5% OF CLASS A SPACES MUST BE LOCKERS	24	22
BICYCLE LOCKERS (CLASS A)	6.3.13A	MIN. 10% OF CLASS A SPACES MUST BE LOCKERS	48	56
VERTICAL SPACES	6.3.13	MAX. 30% OF CLASS A SPACES	144	143
STACKED SPACES	6.3.13	MAX. 30% OF CLASS A SPACES	144	68
		COMBINED CLASS A PARKING SPACES AND LOCKERS		477

TDM PLAN C		
CAR SHARE	REQUIRED	PROVIDED
3 RESIDENTIAL	3	3
1 CRU	1	1

DEVELOPMENT STATISTICS

GROSS FLOOR AREA

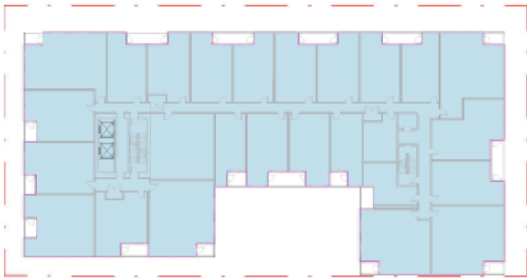
Area Schedule (Gross Building)				
Name	Level	Area (sf)	Area Type	Count
L1	LEVEL 1	18,063.8	Gross Building Area	1
L2	LEVEL 2	16,345.1	Gross Building Area	1
L3-4	LEVEL 4	20,138.8	Gross Building Area	1
L5-6	LEVEL 5	17,316.6	Gross Building Area	1
L7	LEVEL 7	6,814.8	Gross Building Area	1
L8-20	LEVEL 8 - 20	7,037.9	Gross Building Area	1
L21	LEVEL 21	6,944.9	Gross Building Area	1



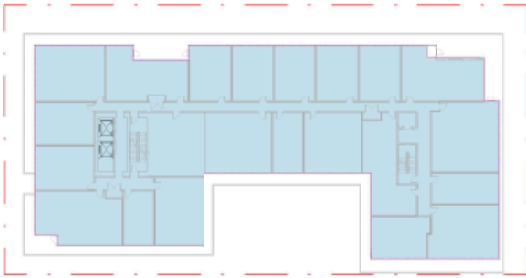
Level 1



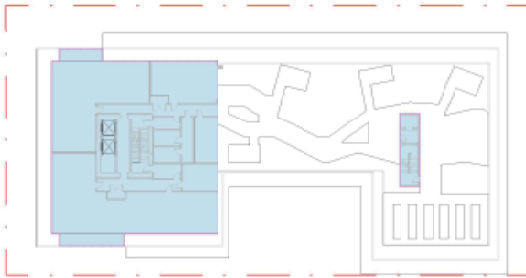
Level 2



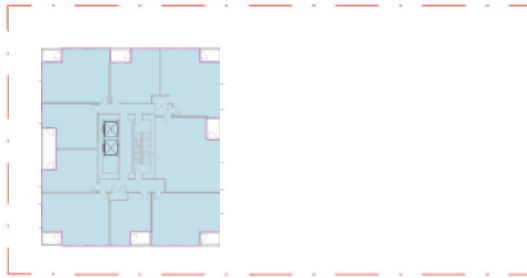
Level 3 & 4



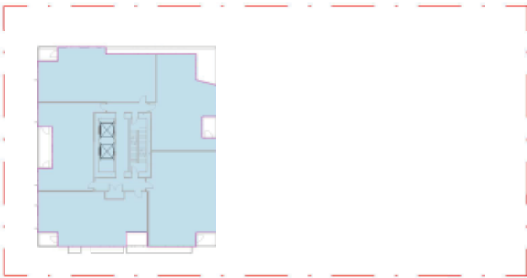
Level 5 & 6



Level 7



Level 8 - 20



Level 21

DEVELOPMENT STATISTICS

FSR

Level										Deductions					Net FSR	
	Market Units* (sq.ft.)	Affordable Units** (sq.ft.)	CRU	Circulation / Lobby (sq.ft.)	Storage*** (sq.ft.)	Mech / Services (sq.ft.)	Loading (sq.ft.)	Amenity (sq.ft.)	Gross Buildable (sq.ft.)	Balcony Area (sq.ft.)	Loading (sq.ft.)	Storage (sq.ft.)	Wall (sq.ft.) (est. @ 1% of G.F.A)	Amenity (sq.ft.)		Total Deductions (sq.ft.)
	A	B	C	D	E	F	G	H	I (A+B+C+D+E+F+G+H)	J	K	L	M	N		O (L+M+N)
LEVEL 1	7,229.8	1,332.4	2,733.3	4,010.3	999.4	167.7	-	1,590.4	18,063.3	529.0	-	999.4	180.6	1,590.4	2,770.5	15,292.9
LEVEL 2	2,646.0	8,933.3	1,082.8	2,279.7	1,192.2	211.4	-	-	16,345.4	943.1	-	1,192.2	163.5	-	1,355.7	14,989.7
LEVEL 3	15,603.7	1,052.1	-	2,262.7	1,122.6	97.7	-	-	20,138.8	1,322.7	-	1,122.6	201.4	-	1,323.9	18,814.9
LEVEL 4	15,603.7	1,052.1	-	2,262.7	1,122.6	97.7	-	-	20,138.8	1,322.7	-	1,122.6	201.4	-	1,323.9	18,814.9
LEVEL 5	13,670.2	421.1	-	2,272.1	858.3	95.5	-	-	17,317.2	1,227.5	-	858.3	173.2	-	1,031.5	16,285.8
LEVEL 6	13,669.9	421.1	-	2,272.1	858.3	95.5	-	-	17,316.9	1,227.5	-	858.3	173.2	-	1,031.5	16,285.4
LEVEL 7	-	-	-	1,935.31	-	62.8	-	4,816.7	6,814.80	-	-	-	68.1	4,816.7	4,884.9	1,929.9
LEVEL 8	-	5,520.5	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 9	-	5,520.5	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 10	-	5,520.5	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 11	3,179.4	2,341.0	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 12	4,588.7	931.8	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 13	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 14	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 15	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 16	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 17	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 18	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 19	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 20	5,520.5	-	-	1,097.5	357.3	62.6	-	-	7,037.9	545.3	-	357.3	70.4	-	427.7	6,610.2
LEVEL 21	5,755.9	-	-	959.1	198.5	31.4	-	-	6,944.9	647.5	-	198.5	69.4	-	268.0	6,677.0
ROOF	-	-	-	663.3	-	2,153.0	-	1,047.2	3,863.4	-	-	-	38.6	1,047.2	1,085.8	2,777.6
Grand Total	126,111.3	33,046.2	3,816.1	33,185.3	10,996.7	3,825.9	-	7,454.3	218,435.7	14,309.2	-	10,996.7	2,184.4	7,454.3	20,635.4	197,800.4

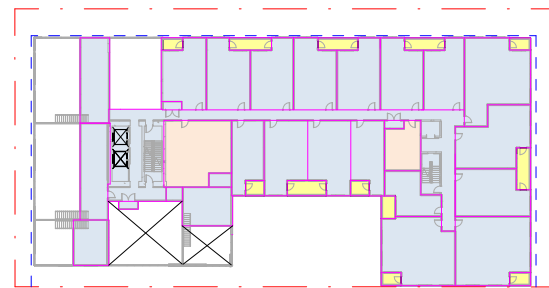
*The sum of Market Units including the In-suite Storage : 129,882.7
 **The sum of Affordable Units including the In-suite Storage : 34,832.7
 ***L1- L6 have Out of Suite Storage and L8 - L21 have In-suite Storage

Site Area : 30,431.5
 FSR : 6.50



1 Level 1 FSR Plan
 A0.03 SCALE: 1:500

Level 1



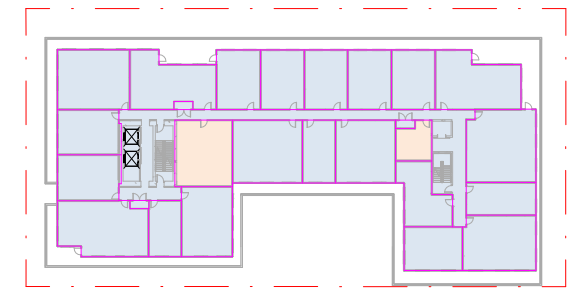
2 LEVEL 2 FSR Plan
 A0.03 SCALE: 1:500

Level 2



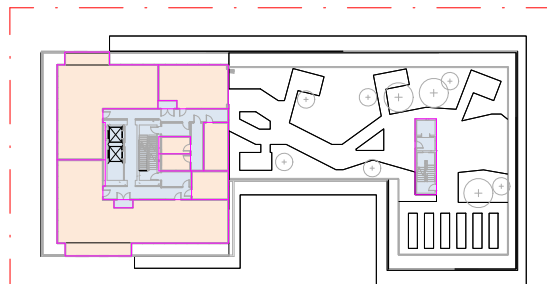
3 LEVEL 3 - 4 FSR Plan
 A0.03 SCALE: 1:500

Level 3 & 4



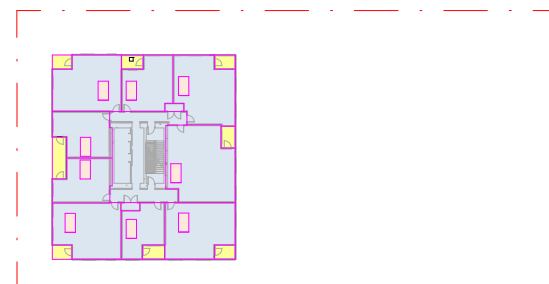
4 LEVEL 5 - 6 FSR Plan
 A0.03 SCALE: 1:500

Level 5 & 6



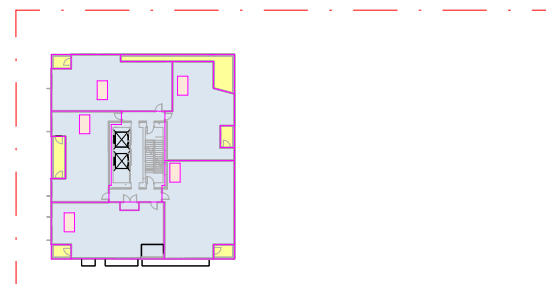
5 LEVEL 7 FSR Plan
 A0.03 SCALE: 1:500

Level 7



6 LEVEL 8 - 20 FSR Plan
 A0.03 SCALE: 1:500

Level 8 - 20



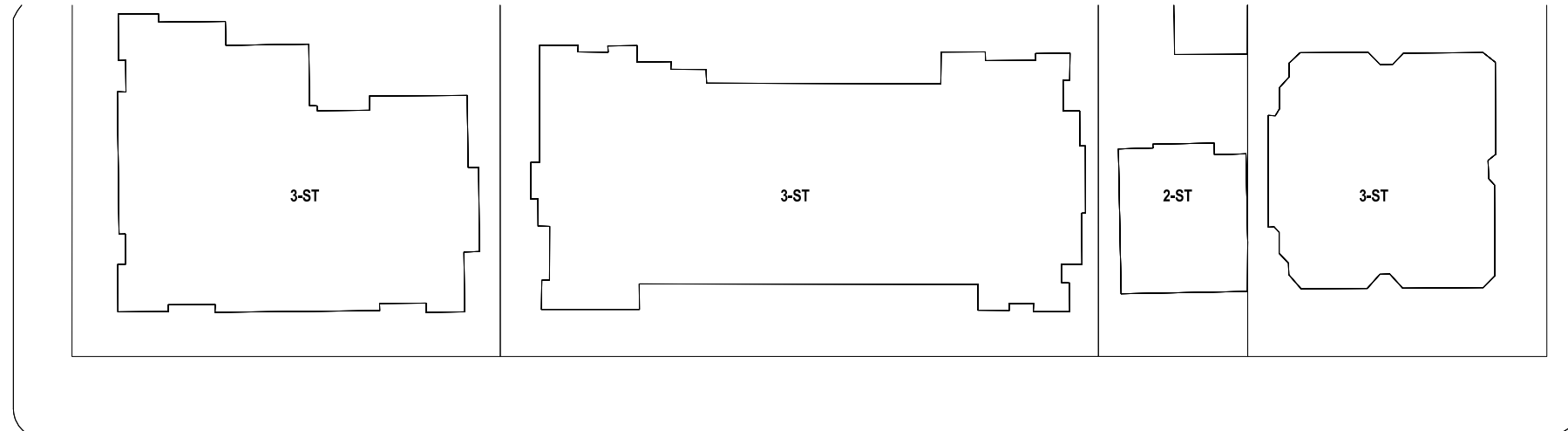
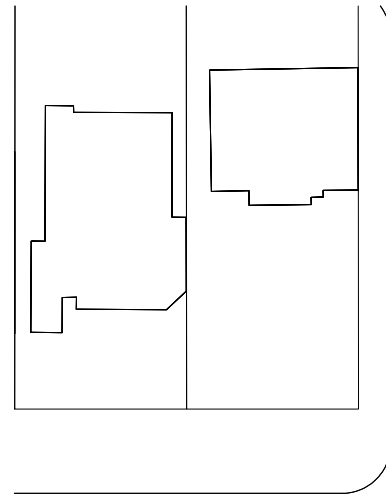
7 Level 21 FSR Plan
 A0.03 SCALE: 1:500

Level 21

6 FORM OF DEVELOPMENT

CONTEXT PLAN

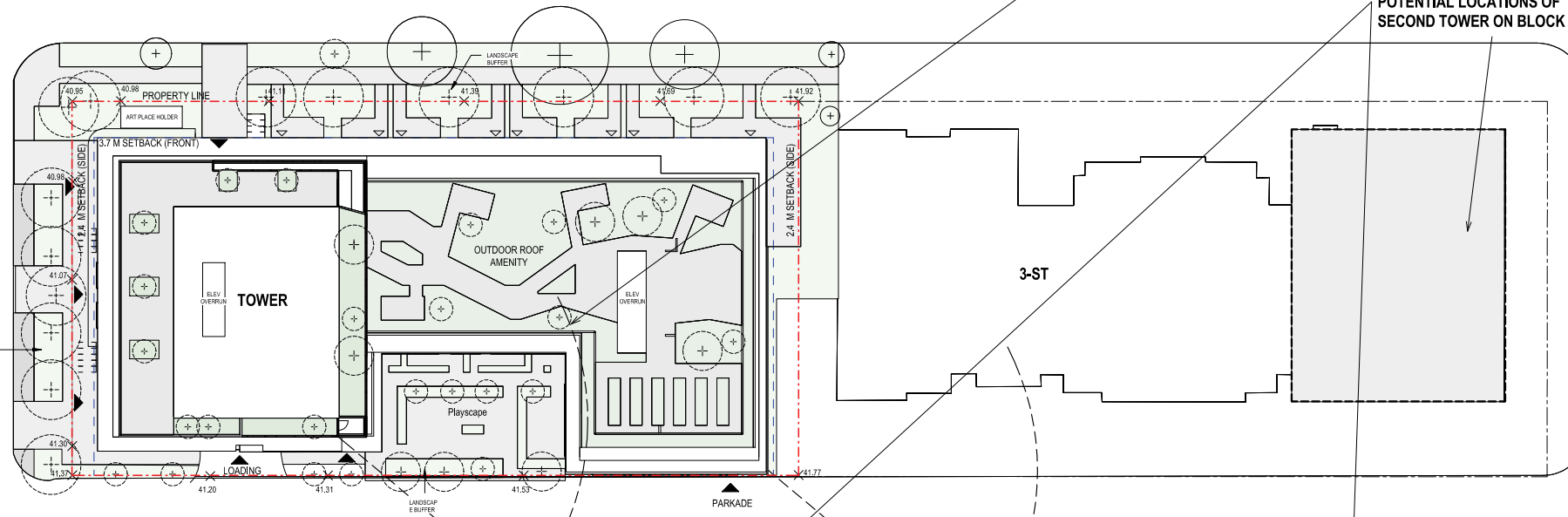
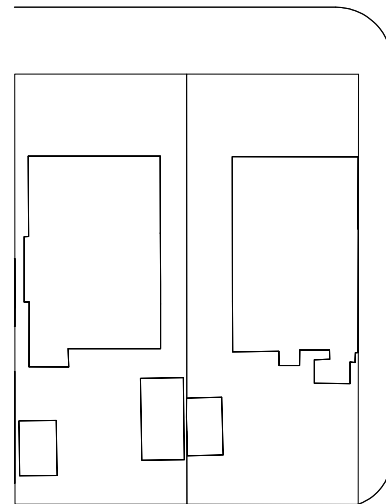




WEST 12TH AVENUE

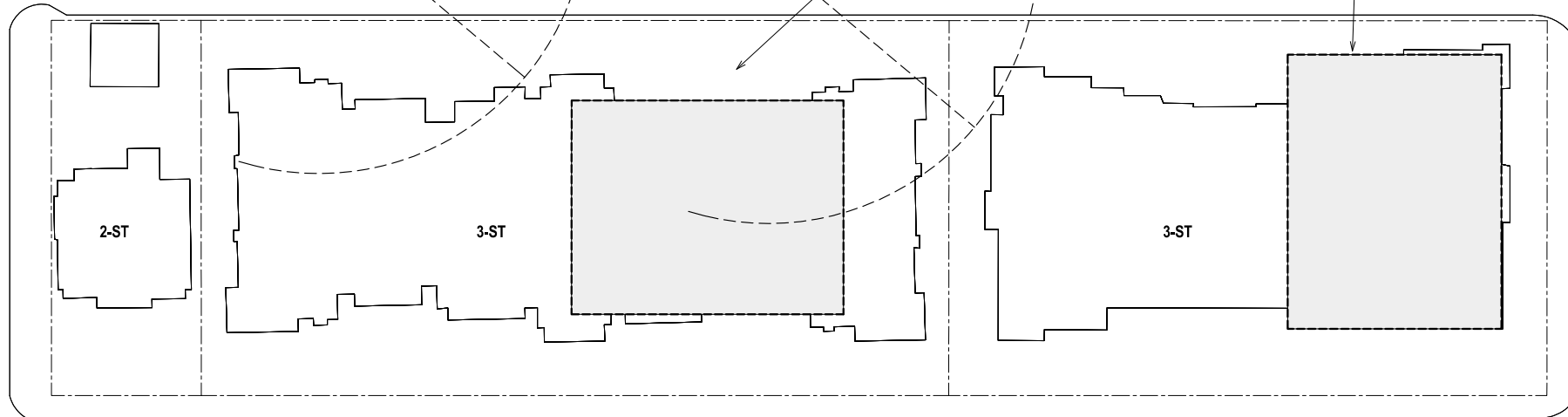
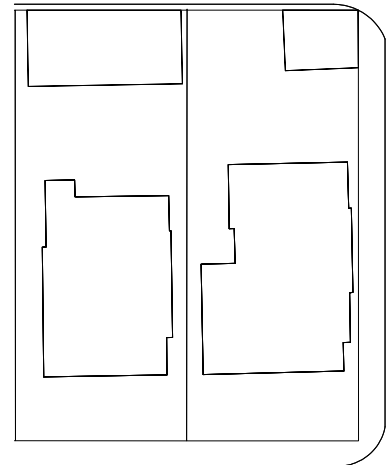
90' RADIUS TOWER SETBACK

POTENTIAL LOCATIONS OF SECOND TOWER ON BLOCK



BURRARD STREET

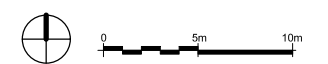
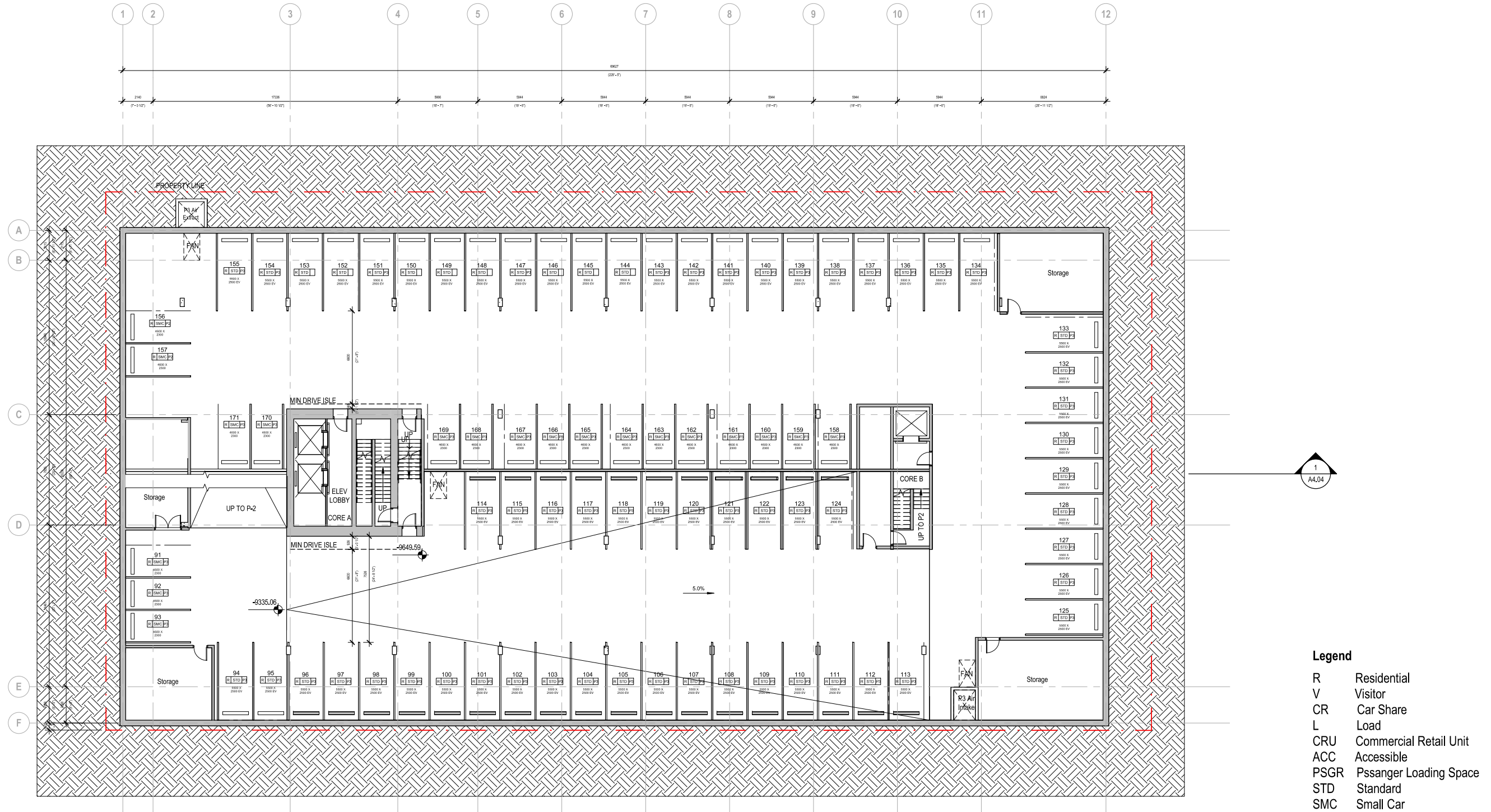
PINE STREET

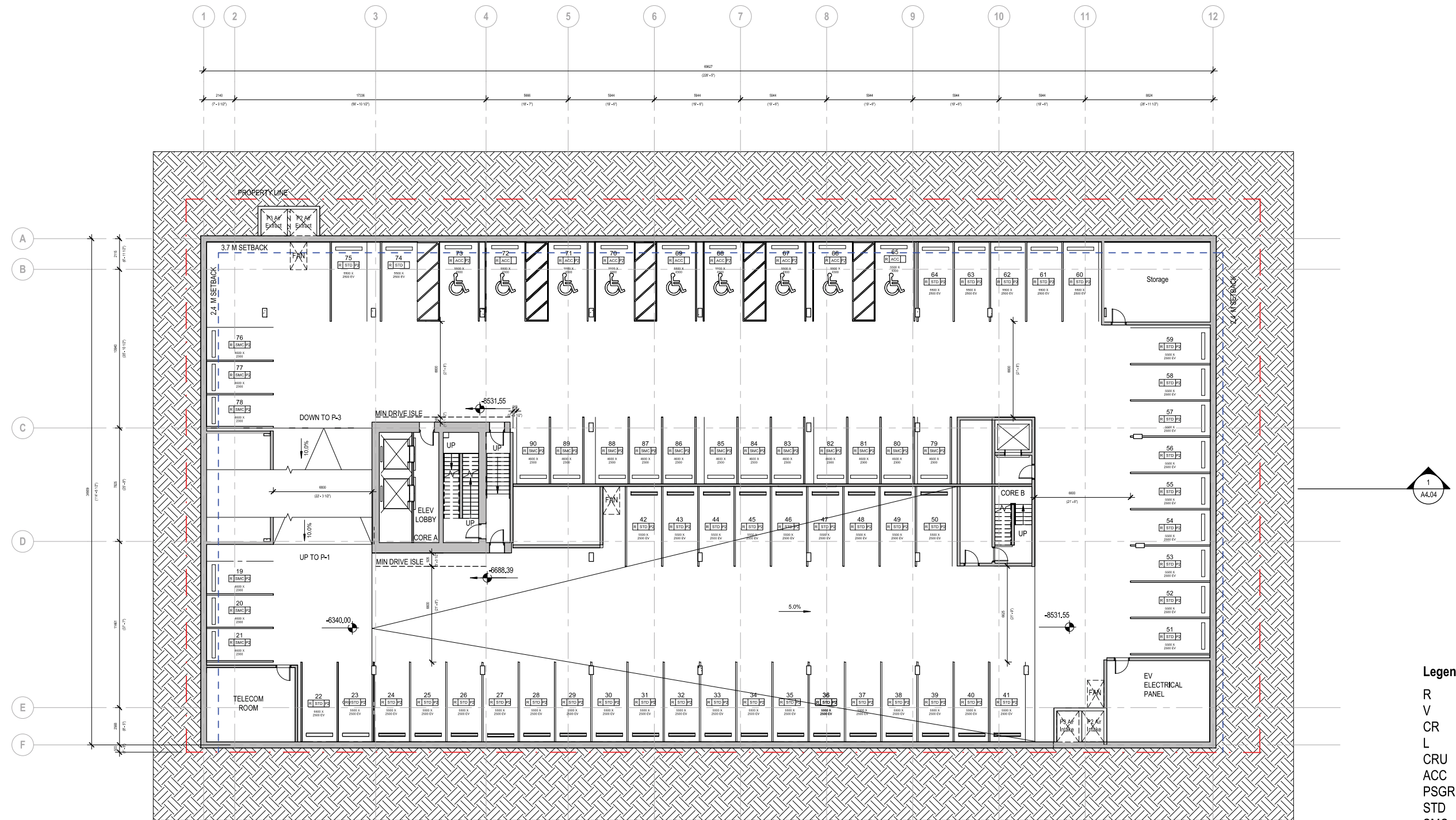


WEST 13TH AVENUE

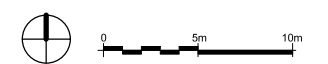
1 SITE PLAN
A1.01 SCALE: 1:300

LEVEL P-3

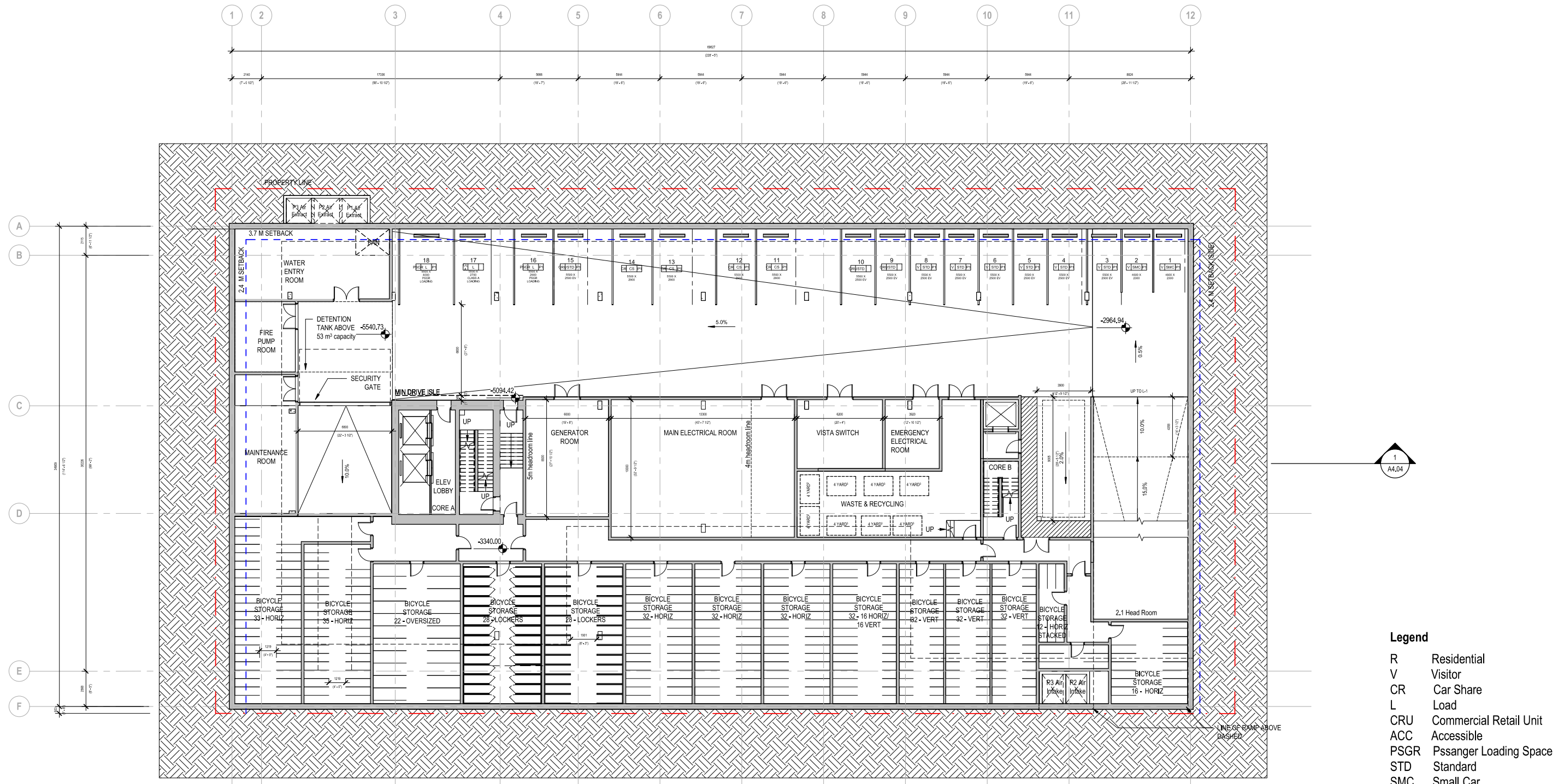


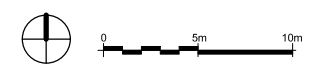
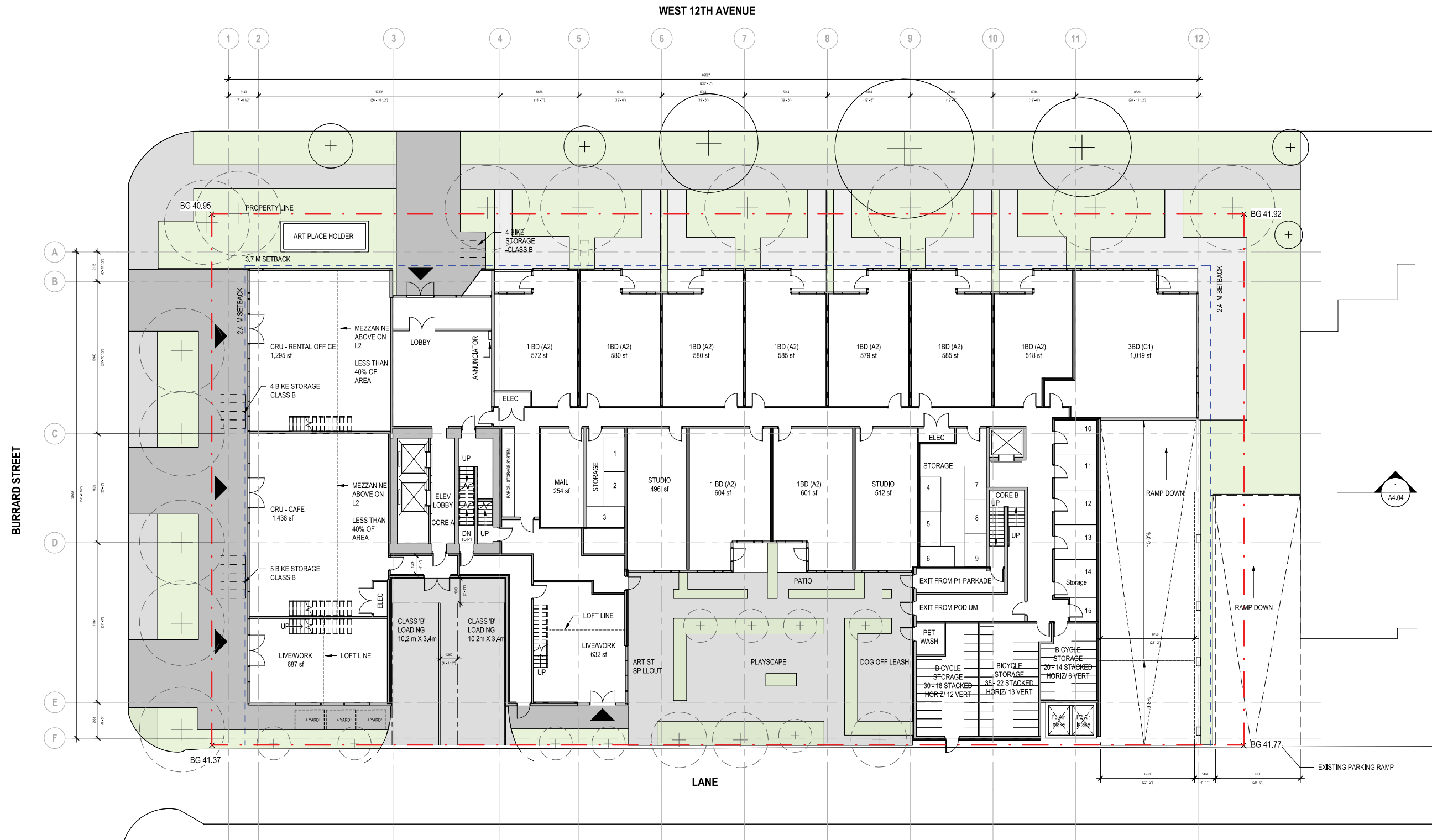


- Legend**
- R Residential
 - V Visitor
 - CR Car Share
 - L Load
 - CRU Commercial Retail Unit
 - ACC Accessible
 - PSGR Passenger Loading Space
 - STD Standard
 - SMC Small Car

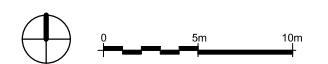
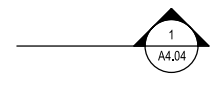


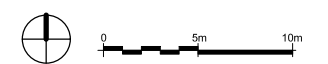
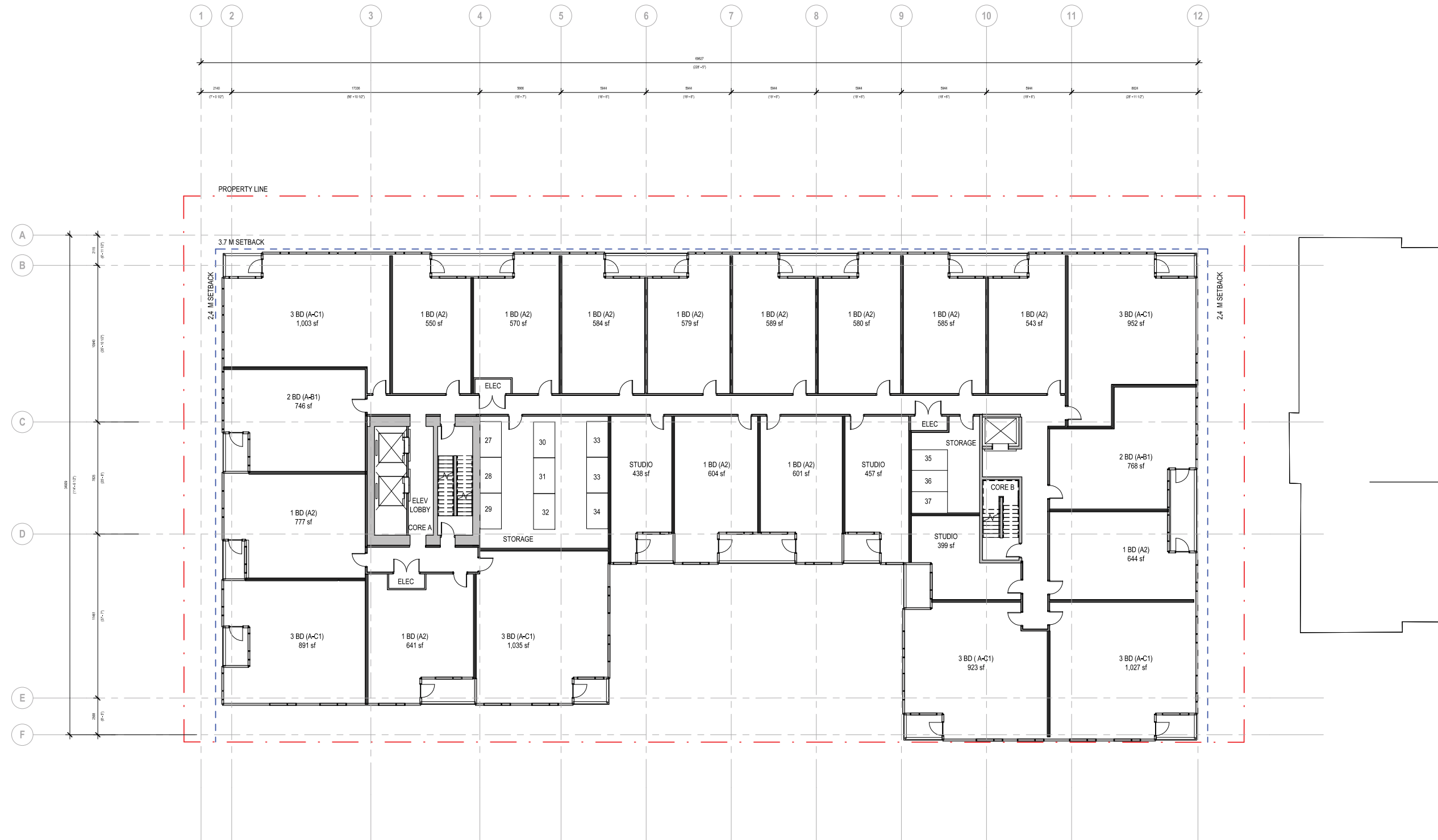
LEVEL P-1



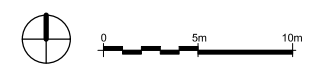
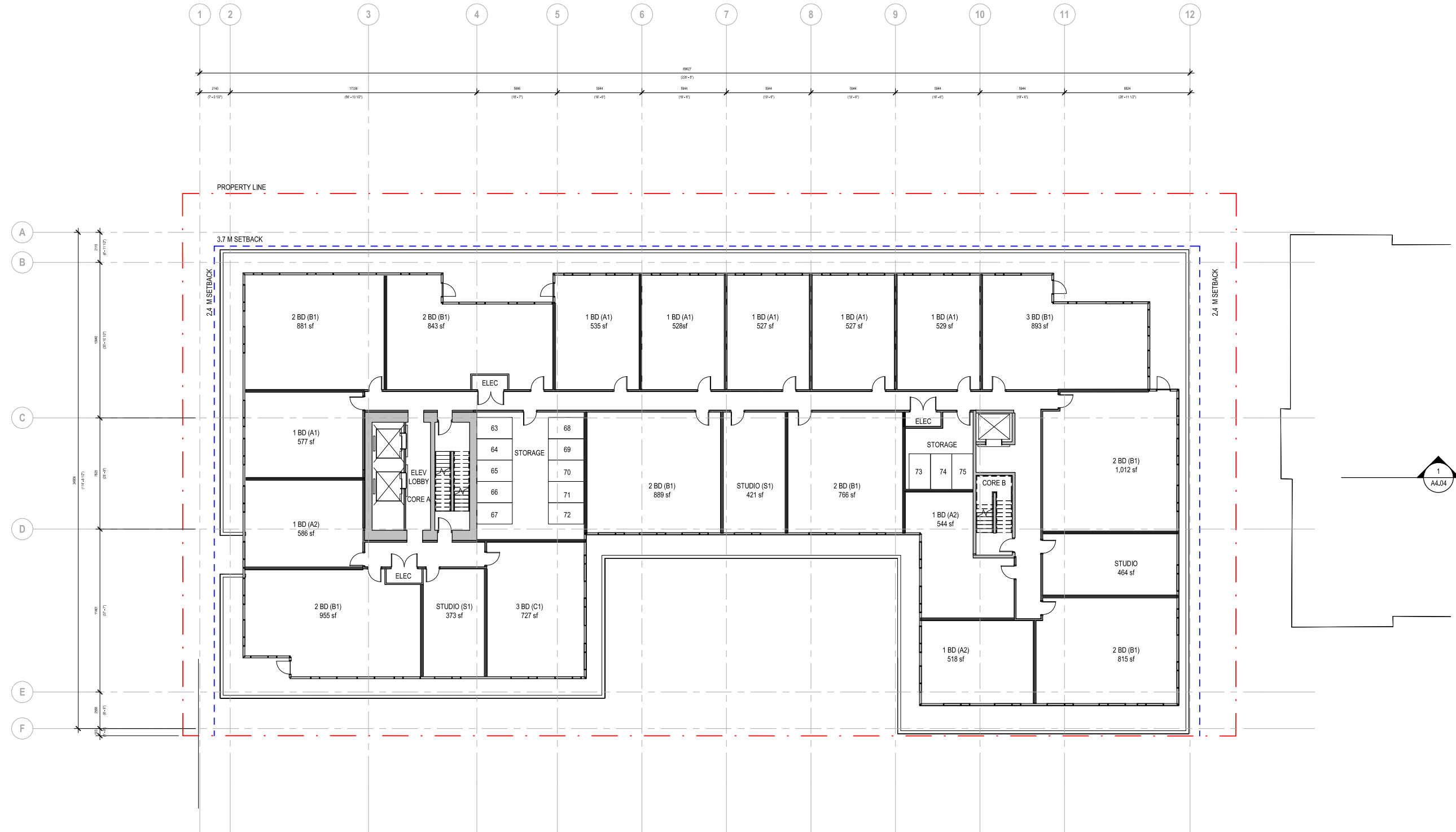


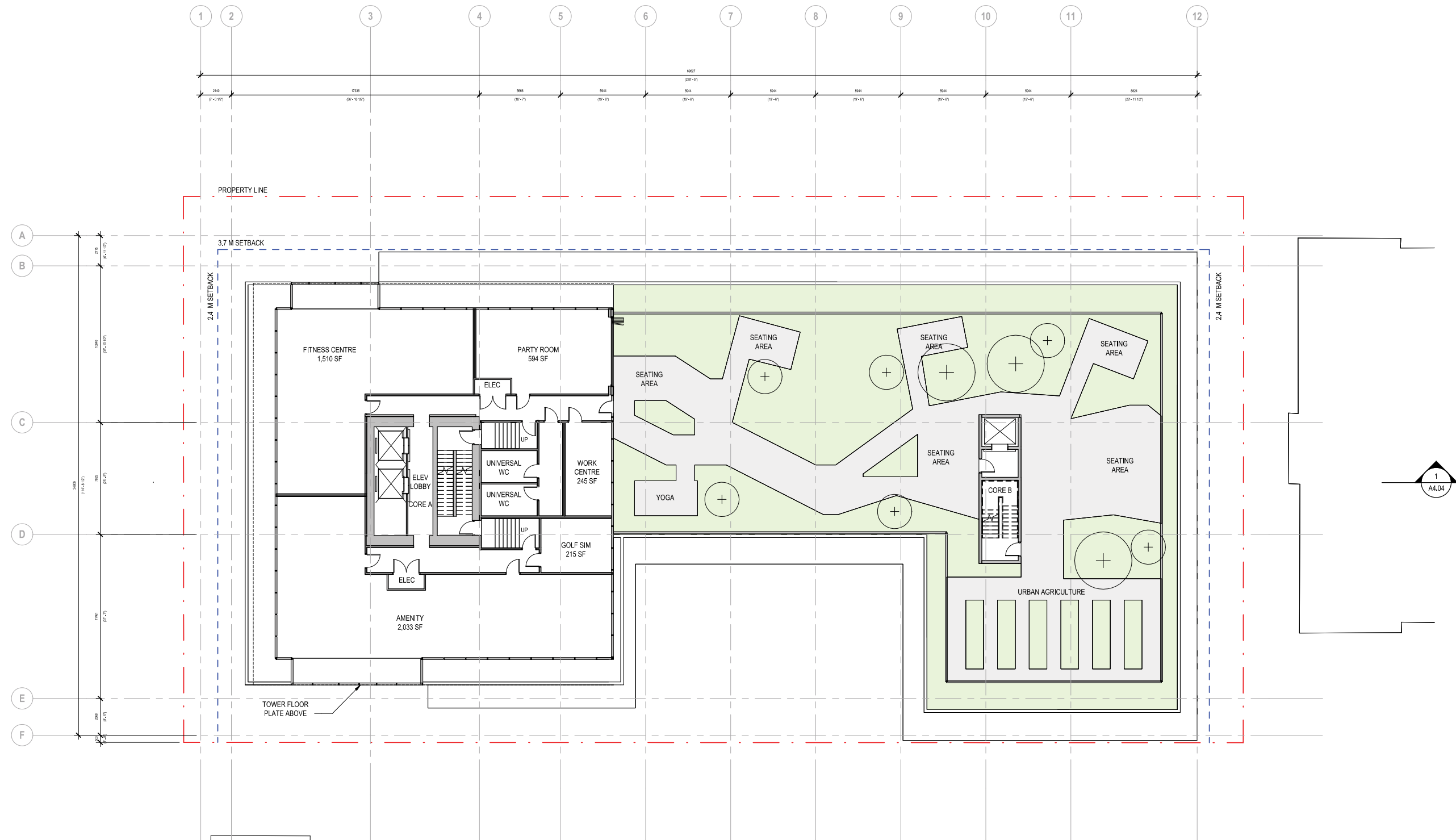
LEVEL 2



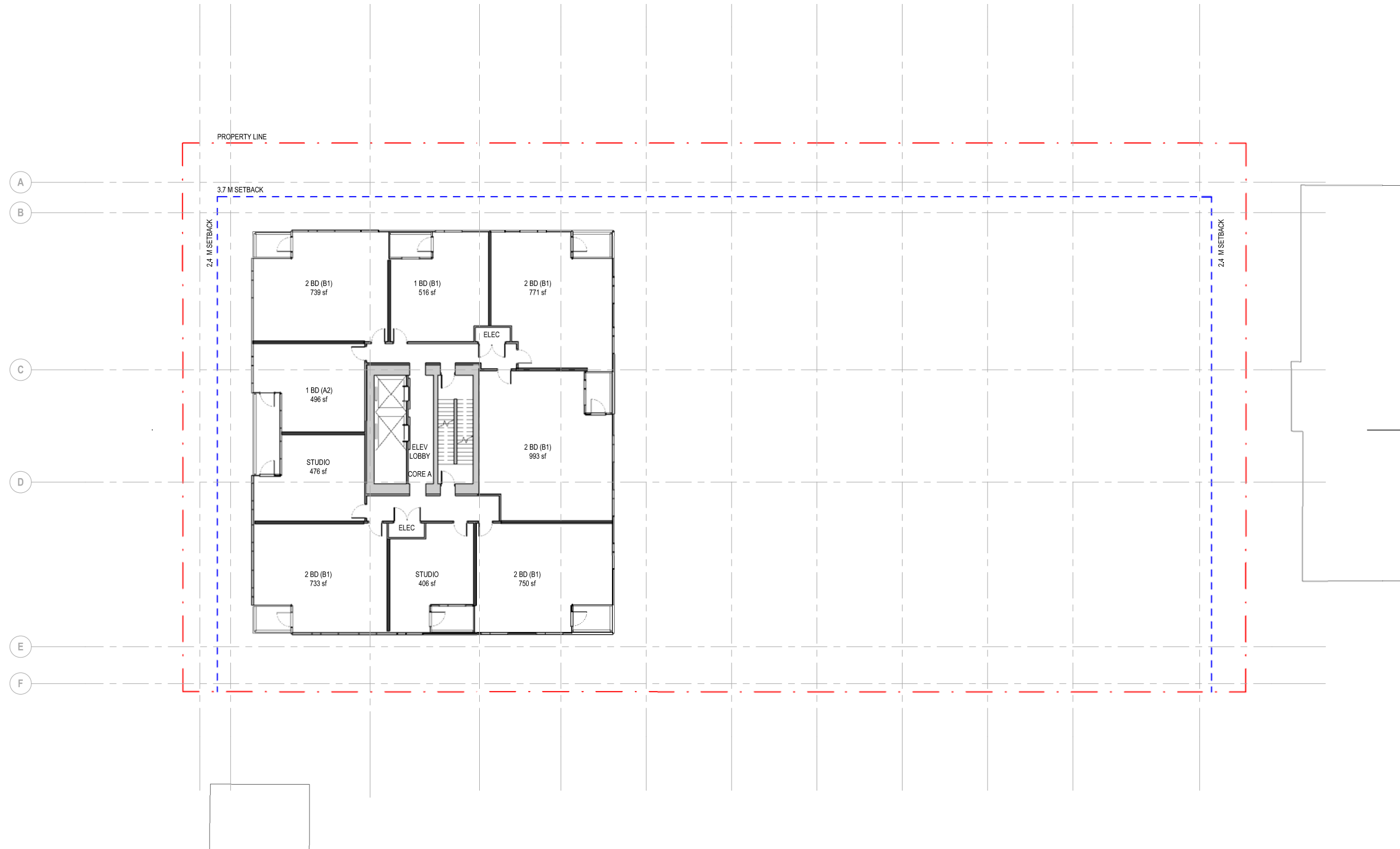


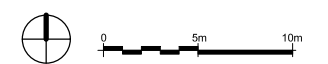
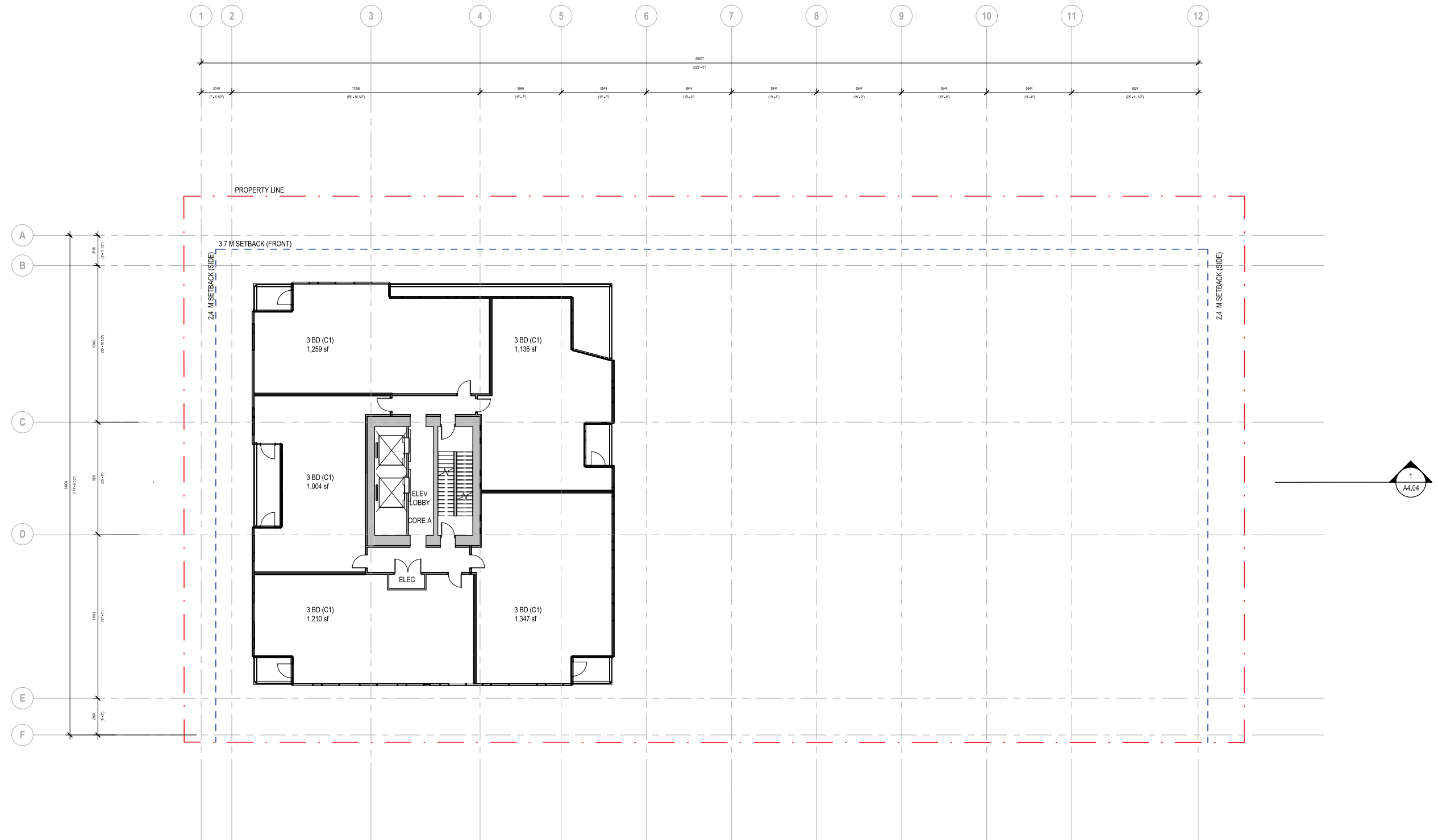
LEVEL 5 & 6





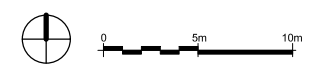
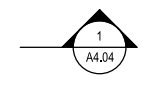
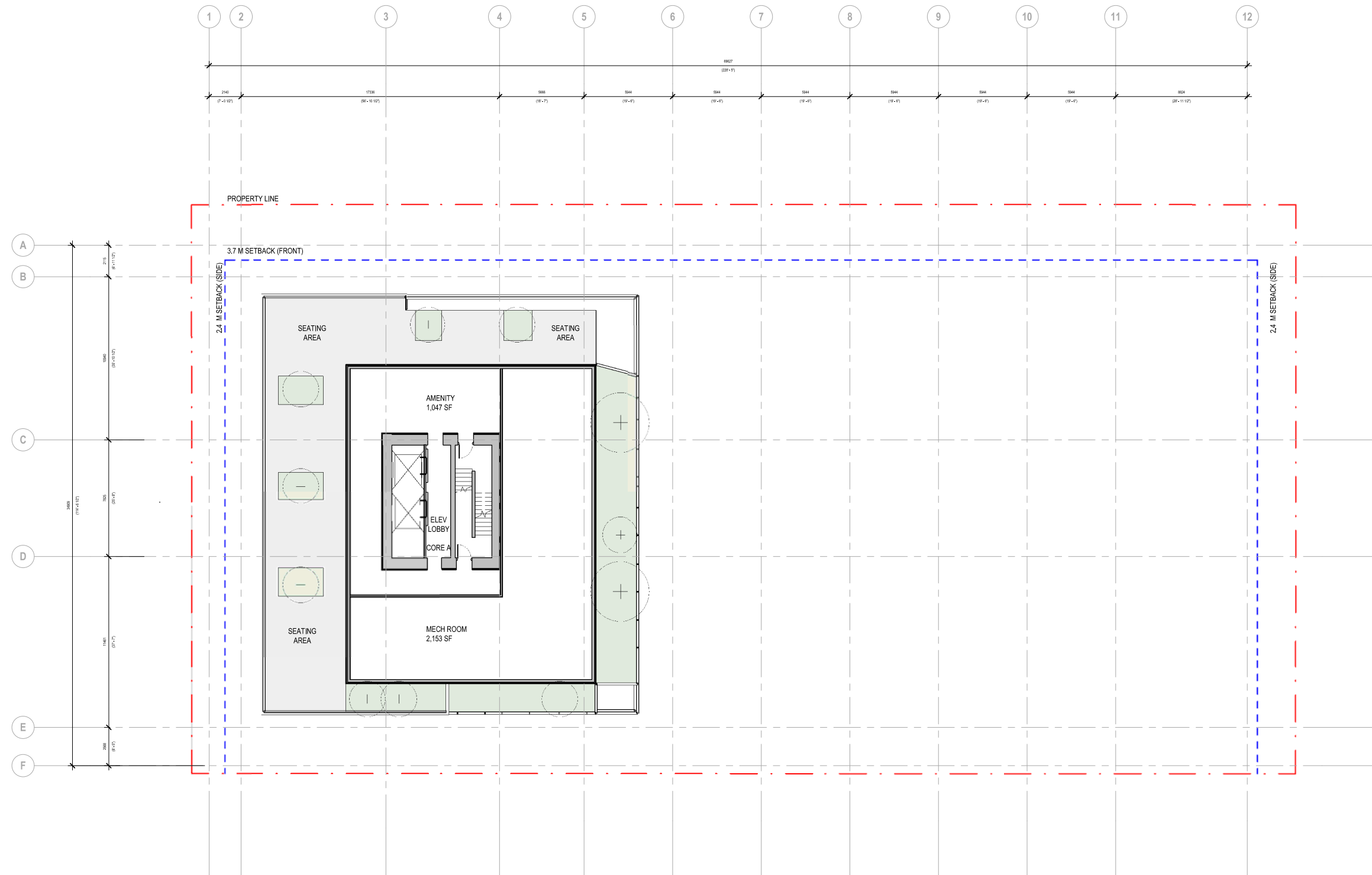
LEVEL 8 - 20
TYP. TOWER FL-PLATE

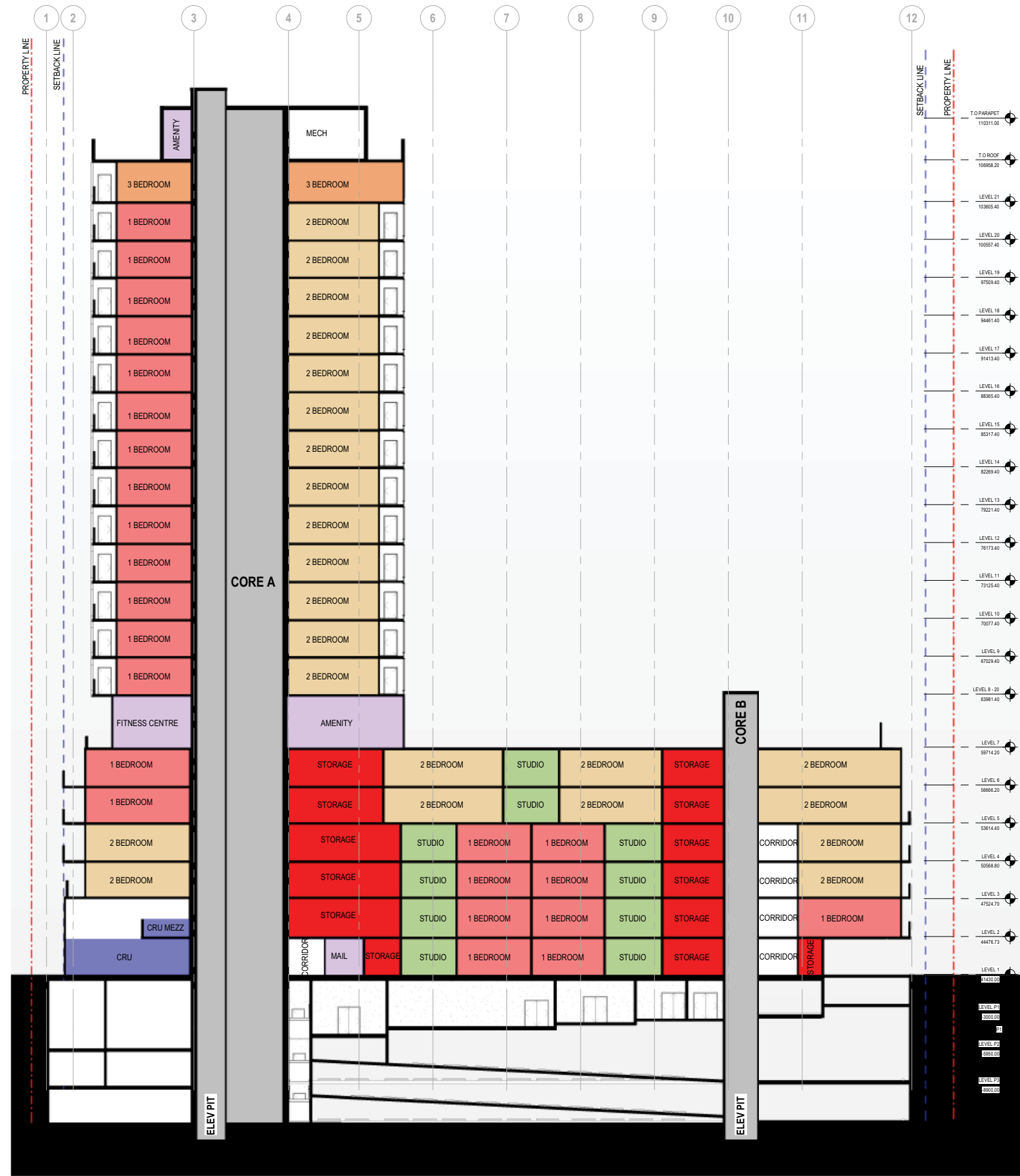




LEVEL 22

ROOF TOP





Section A - East West



ELEVATIONS

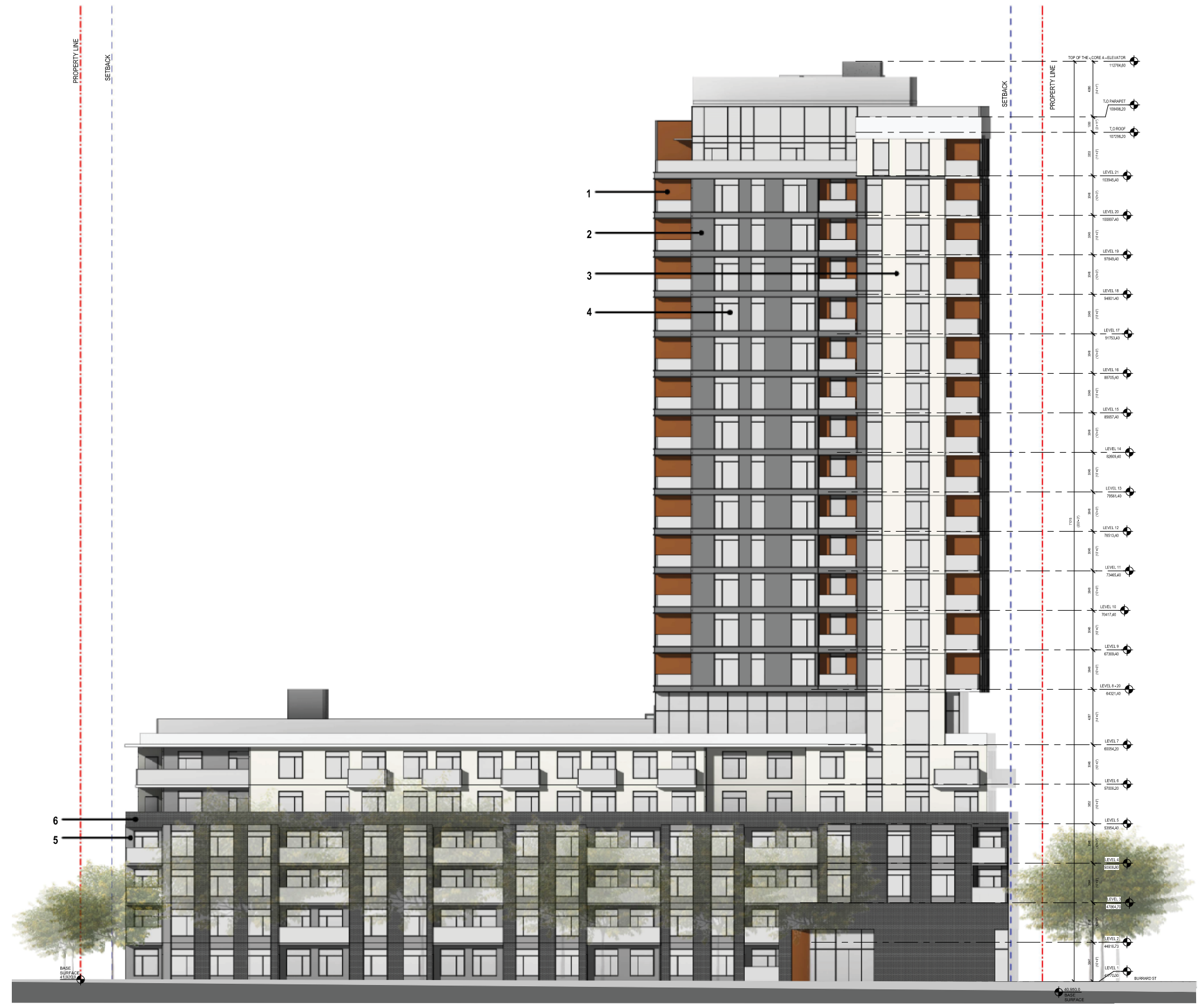


South Elevation / Lane

Exterior Materials

Key Value	Keynote Text
1	Tongue & Groove Cladding System
2	Window Wall Glazing System with Metal Panel Cladding - Color #1
3	Window Wall Glazing System with Metal Panel Cladding - Color #2
4	Punched Windows - Window Wall Glazing System
5	Window Wall Glazing System with Metal Panel Cladding - Color #3
6	Brick - Norman Format, Running Bond

ELEVATIONS

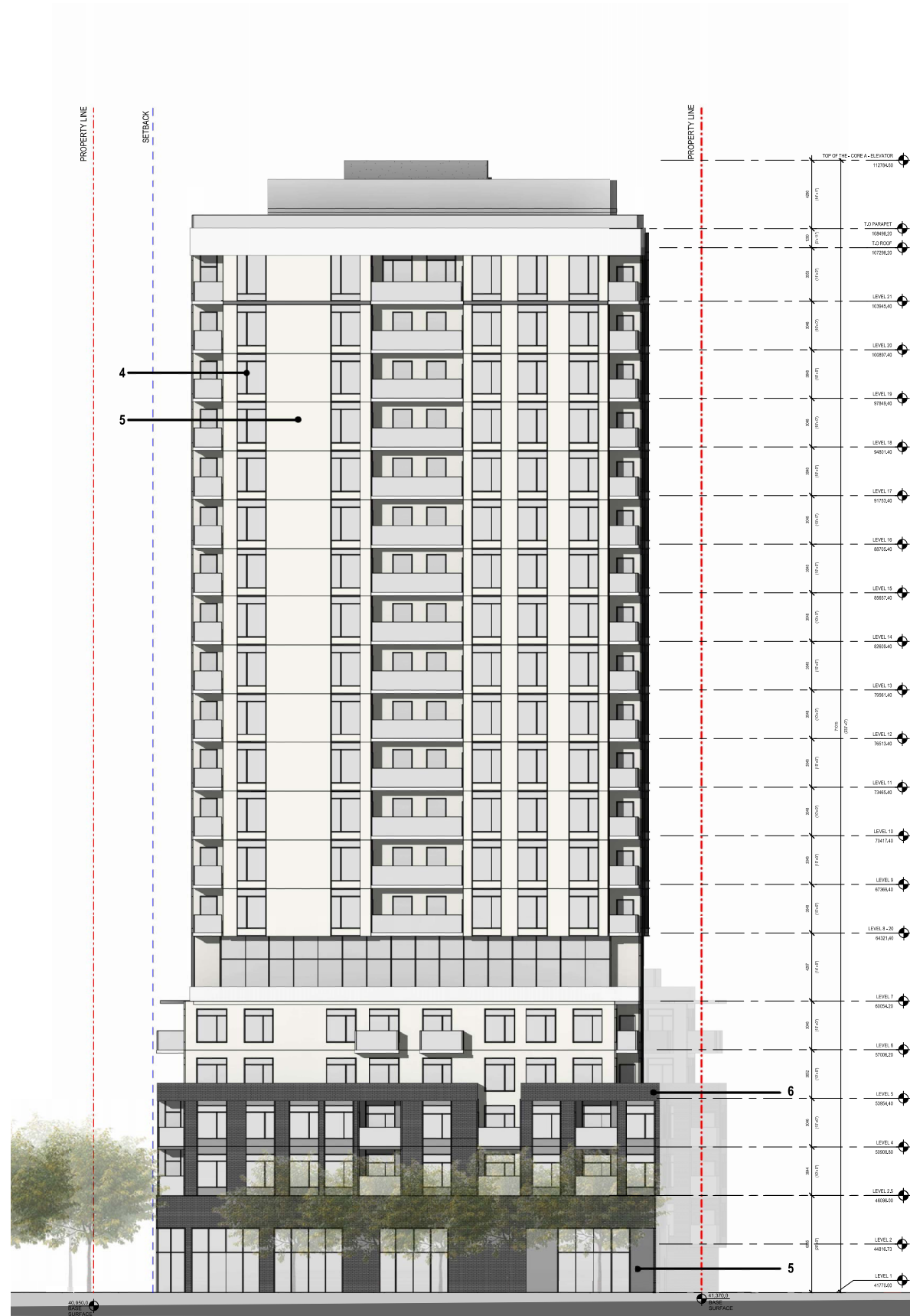


Exterior Materials	
Key Value	Keynote Text
1	Tongue & Groove Cladding System
2	Window Wall Glazing System with Metal Panel Cladding - Color #1
3	Window Wall Glazing System with Metal Panel Cladding - Color #2
4	Punched Windows - Window Wall Glazing System
5	Window Wall Glazing System with Metal Panel Cladding - Color #3
6	Brick - Norman Format, Running Bond

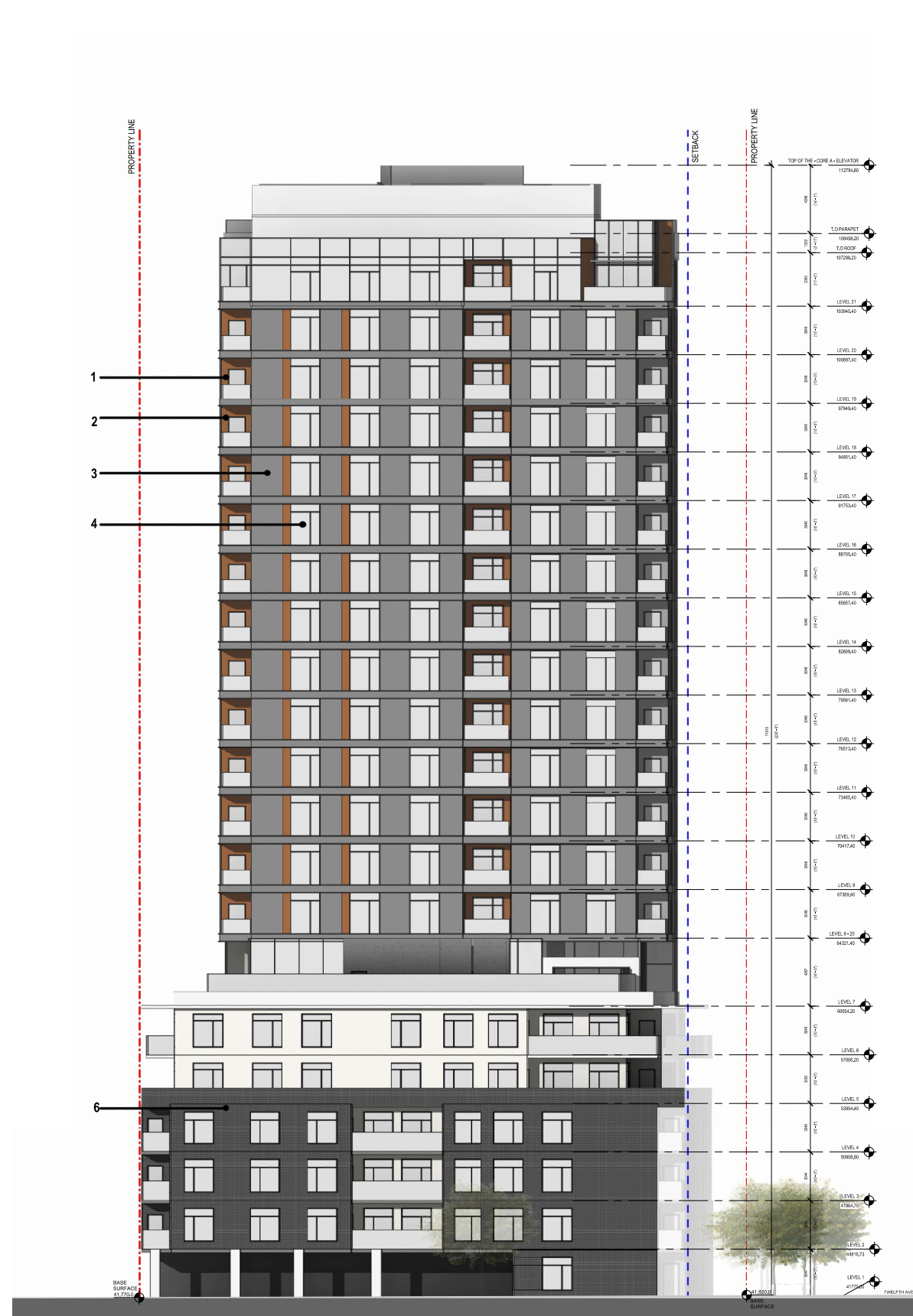
North Elevation / 12th Avenue



ELEVATIONS



West Elevation / Burrard Street



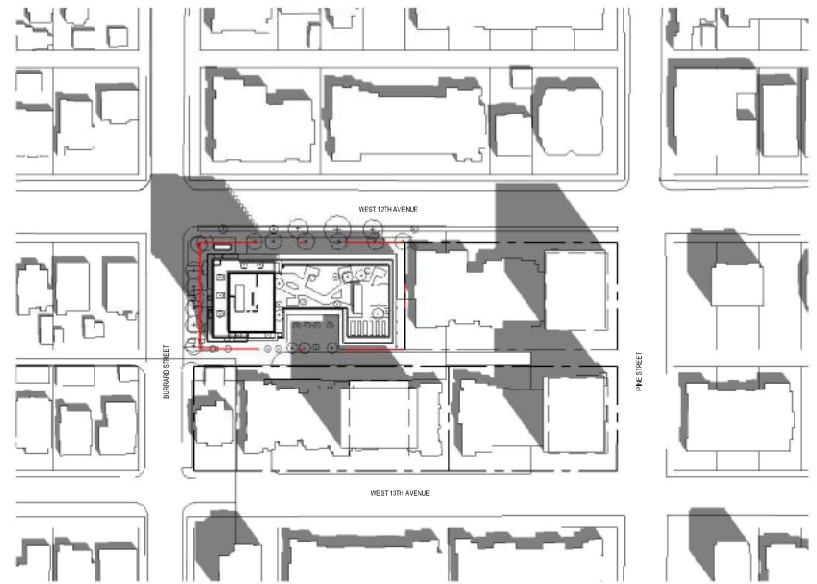
East Elevation

Exterior Materials

Key Value	Keystone Text
1	Tongue & Groove Cladding System
2	Window Wall Glazing System with Metal Panel Cladding - Color #1
3	Window Wall Glazing System with Metal Panel Cladding - Color #2
4	Punched Windows - Window Wall Glazing System
5	Window Wall Glazing System with Metal Panel Cladding - Color #3
6	Brick - Norman Format, Running Bond



SHADOW STUDY SUMMER SOLSTICE



10 AM



12 PM



2PM

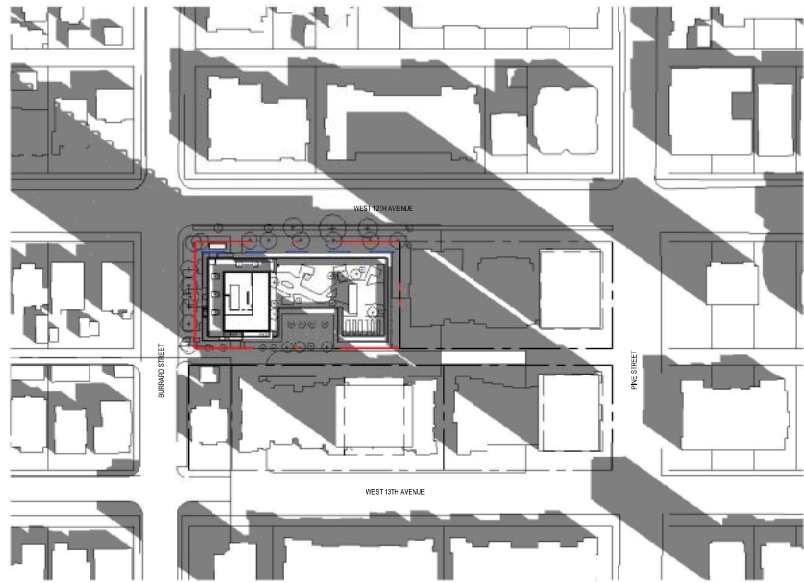


4PM

JUNE 21
Daylight Savings Time Included (UTC-7)



SHADOW STUDY SPRING & FALL EQUINOX



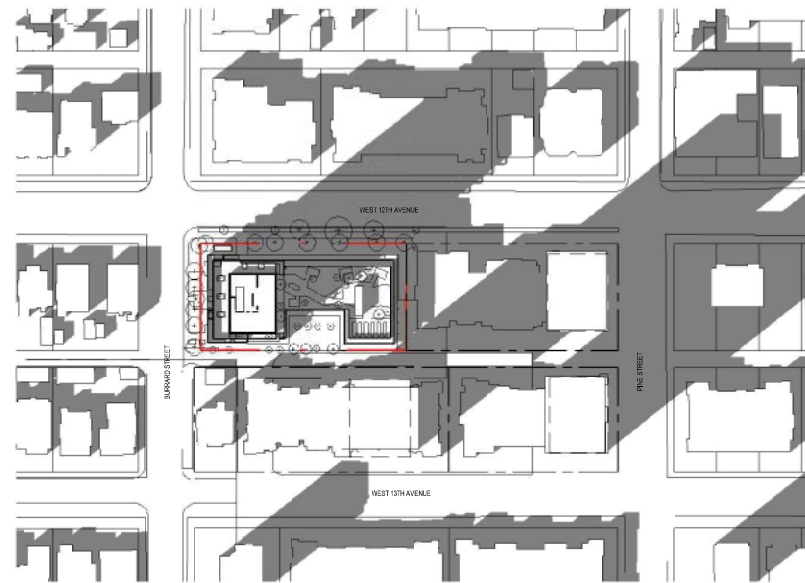
10 AM



12 PM



2 PM



4 PM

SEPT 21
Daylight Savings Time Included (UTC-7)



7 VISUALISATIONS



Pedestrian View from SW along the Lane & Burrard Street



Aerial View along 12th Avenue



Pedestrian View from NW along the 12th Ave & Burrard Street



Aerial View from NW



Aerial East View to the Amenity Level

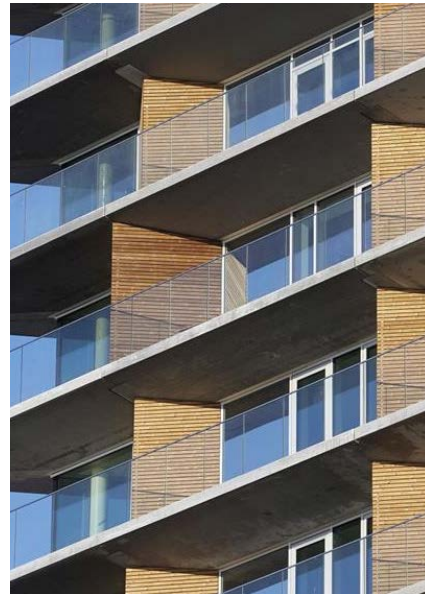
PODIUM / TOWER



MATERIALITY



The podium treatment of brick serves as a transitional element between the tower and the ground, providing a sense of stability, and a solid base to the tower above.



A wood-like material is chosen for lining balconies to add warmth to the outdoor space but also provide a tactile experience for humans. Its natural texture and warmth invite people to touch and feel the material, enhancing their connection with the environment.



FACADE MASSING TREATMENT





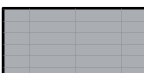


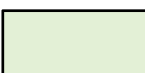


Combining smooth and textured metal panel cladding is proposed to create an aesthetically pleasing and dynamic architectural facade.

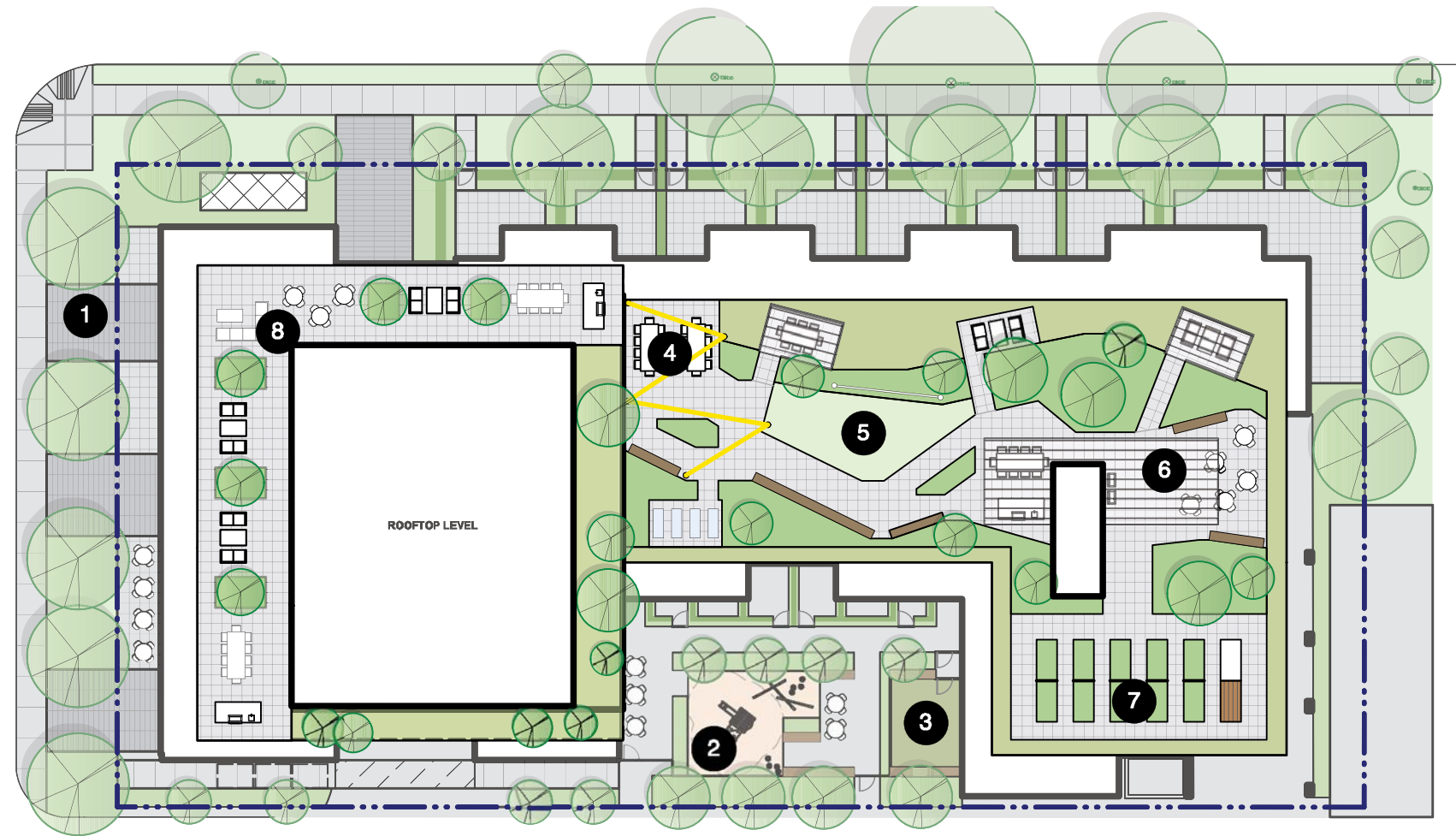
8

LANDSCAPE DESIGN

MATERIALS LEGEND

	CIP CONCRETE WALKWAYS		LAYERED SHRUB PLANTING ALL LEVELS
	HYDRAPRESSED SLABS ALL LEVELS		DOG OFF LEASH L1
	SPECIAL PAVING ENTRANCES		GREEN ROOF LEVEL 7 AND ROOF
	POUR IN PLACE RUBBER PLAY AREA ON L1		LAWN LEVEL 7

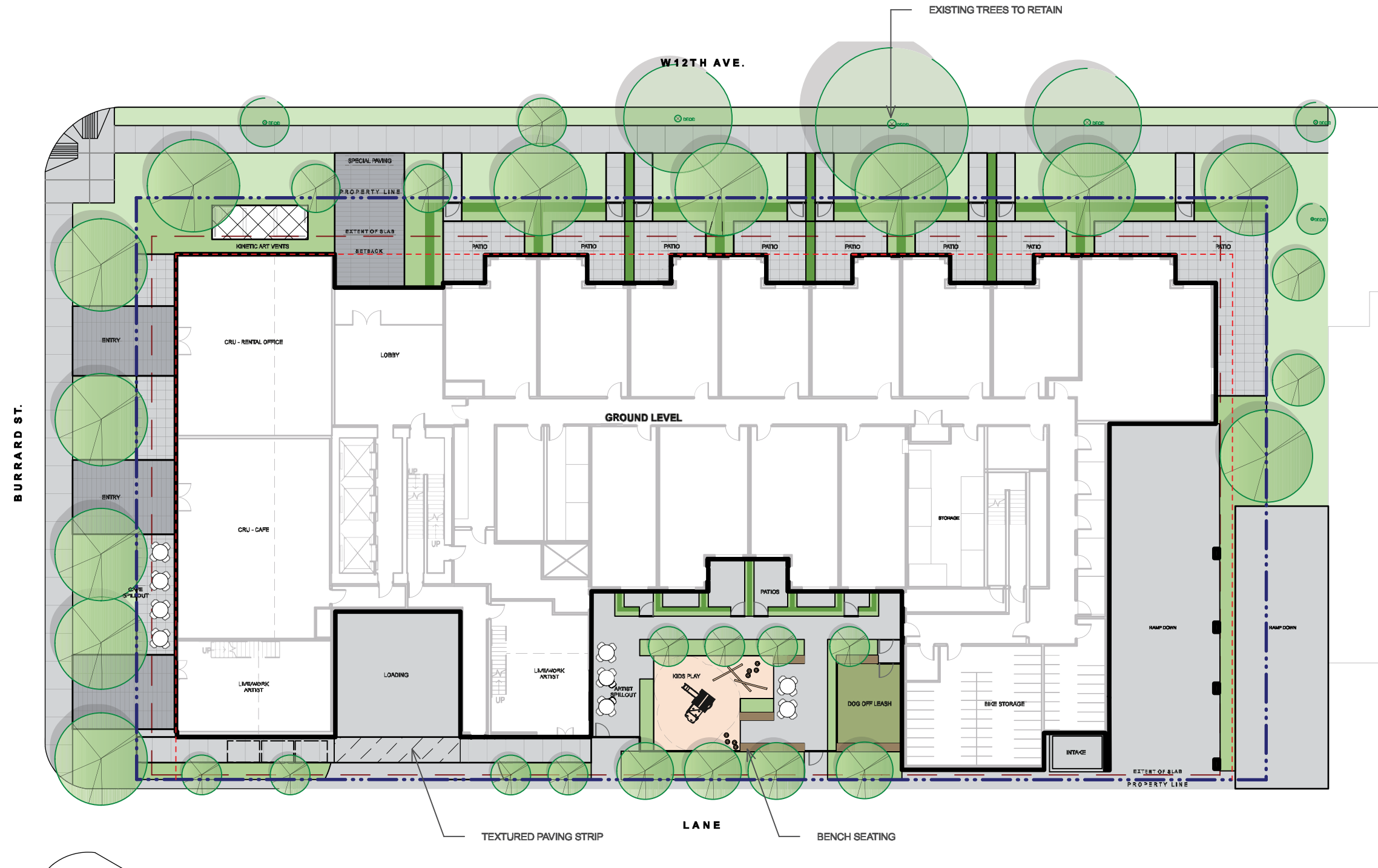
PRECEDENTS



PROGRAM LEGEND

- 1** ENTRY SEQUENCES AND CRU SPILLOUT
- 2** KID'S PLAY AND PATIO
- 3** DOG OFF LEASH
- 4** AMENITY SPILLOUT
- 5** MOVIE THEATRE / BOCCE LAWN
- 6** CLUBHOUSE
- 7** URBAN AGRICULTURE
- 8** ROOFTOP SUNSET, OUTDOOR DINING AND FIRE TABLES

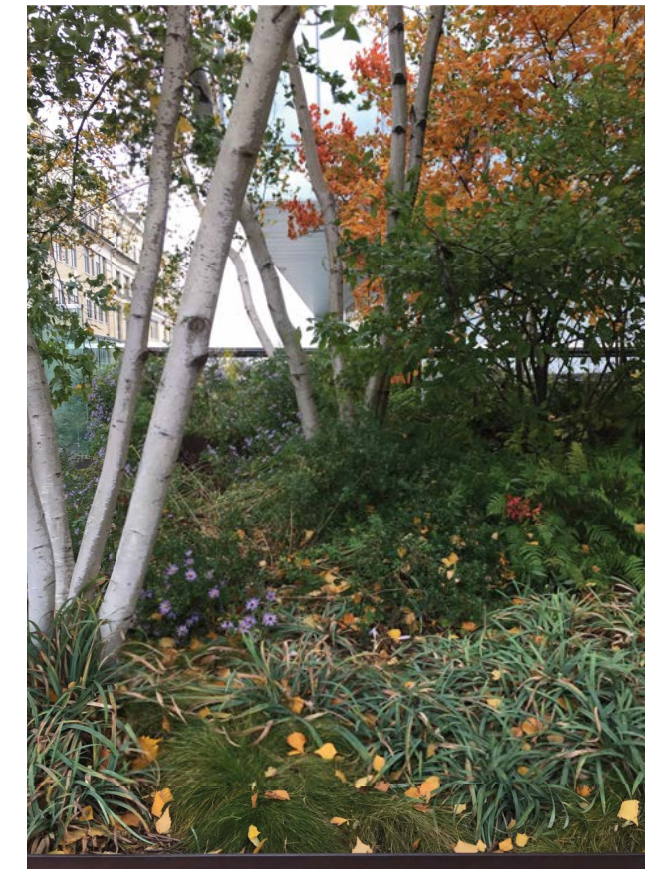
LEVEL 1



PRECEDENTS



KID'S PLAY IN COURTYARD



LAYERED BORDER PLANTING

PRECEDENTS



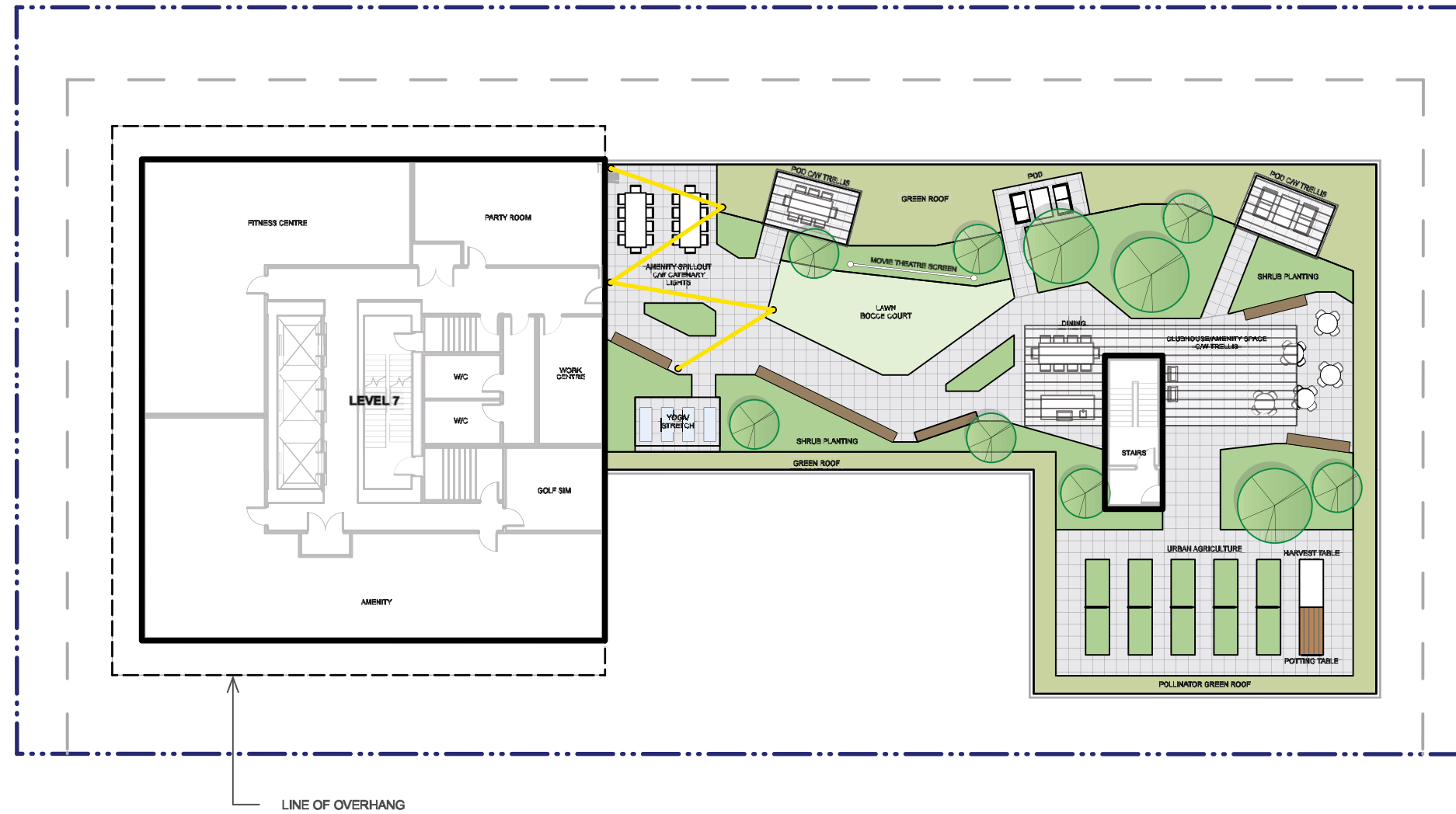
ROOFTOP PLANTING AND BENCHES



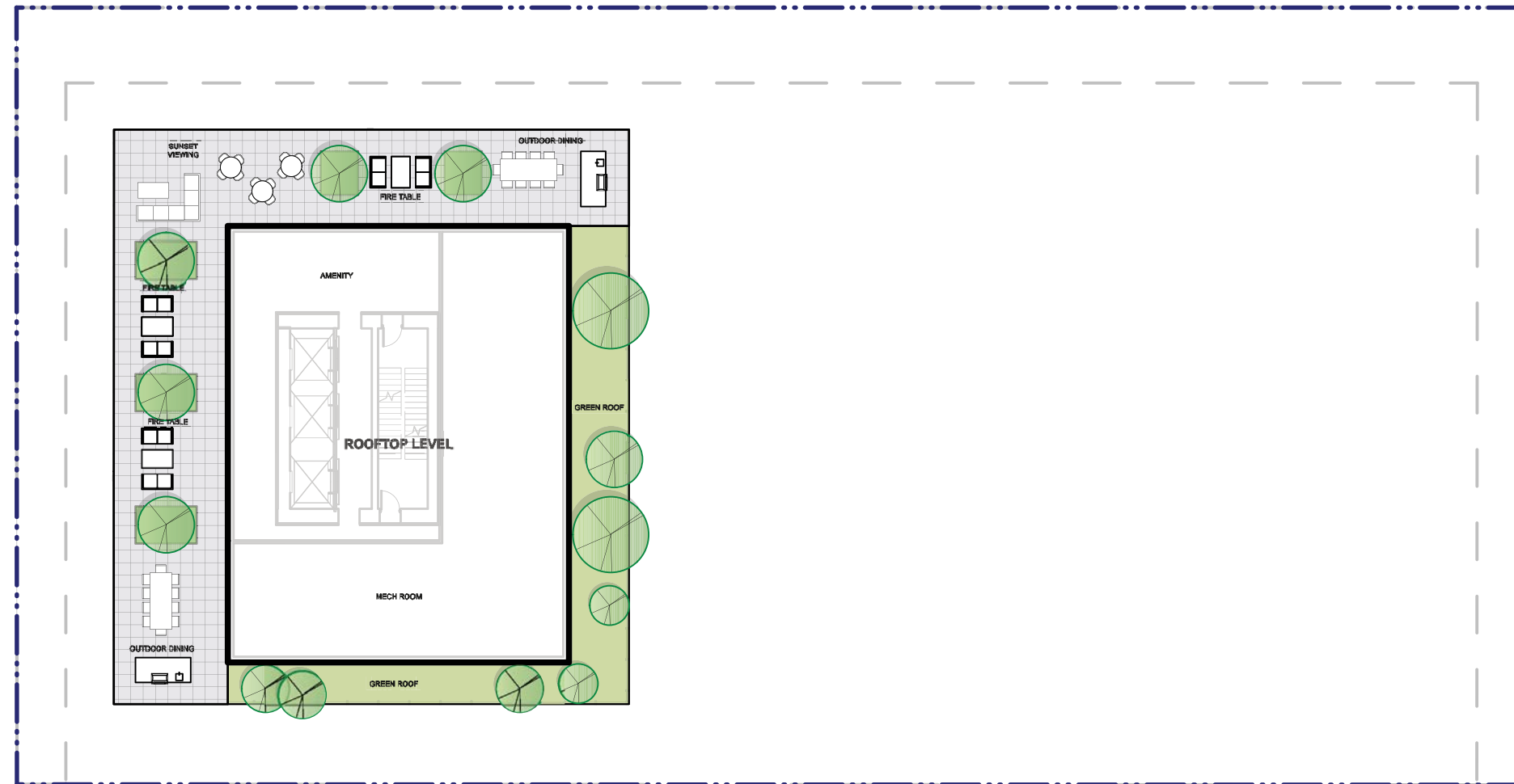
URBAN AGRICULTURE



MOVIE THEATRE LAWN



ROOFTOP AMENITY



PRECEDENTS



ROOFTOP DINING



POLLINATOR PLANTING