



185 SW MARINE DRIVE
(7980 MANITOBA STREET)

REZONING APPLICATION
2025/12/16





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DATE	ISSUE
2025.05.01	ISSUE TO COV - REZONING ADVICE
2025.07.10	ISSUE TO COV - REZONING APPLICATION
2025.08.25	ISSUE TO COV - REZONING APPLICATION - REV. SHADOWS
2025.12.16	ISSUE TO COV - REZONING APPLICATION - REV.



PROJECT TEAM

OWNER

DINOMITE PROPERTIES 1034903 B.C. LTD

201-1367 West Broadway
Vancouver, BC V6H 4A7

LANDSCAPE ARCHITECT

PMG Landscape Architects

C100 4185 Still Creek Drive
Burnaby BC V5C 6G9
604-294-0011

Yiwen Ruan, Principal
Yiwen@pmglandscape.com

ARCHITECT

DAE Design Architecture Everyday Inc.

1828 Powell Street
Vancouver, BC V5L 3Y9
778-244-7710

David Long, Architect AIBC, Principal
David@everydaydesign.ca

CIVIL ENGINEER

Core Concept Consulting Ltd.

220-2639 Viking Way
Richmond BC V6V 3B7
604-249-5040

Aleksandar Kos, Director
akos@coreconcept.com

SURVEYOR

Amray Land Surveying Ltd.

201-5010 Smith Avenue
Burnaby, BC V5G 2W5
604-620-5299

Raymond Yuan
raymond@amraysurveying.com

ENERGY + ENVELOPE

4EA Building Science

416 West Pender Street
Vancouver BC V6B 1T5
604-924-8900

Justin Unger, P.Eng
justinu@team4ea.com

Hydrogeological

Active Earth Engineering Ltd.

160 - 2250 Boundary Road
Burnaby, BC V5M 3Z3
778-737-3488

David Mitchell, P.Eng., Principal
david.mitchell@activeearth.ca



1.0 APPLICATION INTENT AND RATIONALE

1.1 STATEMENT OF INTENT

This application proposes a “text amendment” to the existing CD-1 zoning of the site located at the corner of Manitoba Street and SW Marine Drive with the development of a 6-story residential building. The site is approximately 66’ in width and 200’ in length (at its longest point), with a total site area of 12,335SF (1,146m²).

The approved proposal to date is a 6-story apartment building with townhouses at the lane. It contains 46 secure market rental units at 2.36 FSR. The total FSR area is 29,048sf (2,699.6m²)

In 2024, the Transit Oriented Area Rezoning Policy was implemented to allow for higher densities in areas close to rapid transit stations. Given the site is located in close proximity of rapid transit station and bus stops, the site has a great opportunity to offer more secured rental units to offset the rental housing deficit in Vancouver.

The intent of this amendment is to incorporate the Transit Oriented Area Rezoning Policy in order to achieve higher density and provide more rental units. The proposed amendment has been designed to adhere to the Marpole Community Plan and references the RR-2C district schedule as the guiding document to establish the appropriate form and massing.

The revised proposal is comprised of a 6-storey apartment building at 3.0 FSR. The total FSR area is maximum 37,005sf (3,438 m²). The development contains 100% secure market rental units, with 20% below market units. In total, 61 rental units are provided, including 32 studios, 7 one-bedroom and 22 two-bedroom units. A multi-purpose room at the ground floor and a spacious roof-top deck are provided as the common amenities to the building, as well as private decks or balconies are provided to individual units.

To utilize the existing active transportation infrastructure near the site, 30% additional bikes are provided in place for a requested vehicle parking reduction. Visitor parking and accessible parking will be provided as per the Parking Bylaw requirements.



CURRENT DESIGN UNDER CD-1 ZONING (IMAGE BY MATTHEW CHENG ARCHITECTS)



Proposes a Text Amendment to CD-1 with a revised design



PROPOSED AMENDMENT DESIGNED BY DAE DESIGN ARCHITECTURE EVERYDAY INC.



1.2 CD-1 AMENDMENT RATIONALE

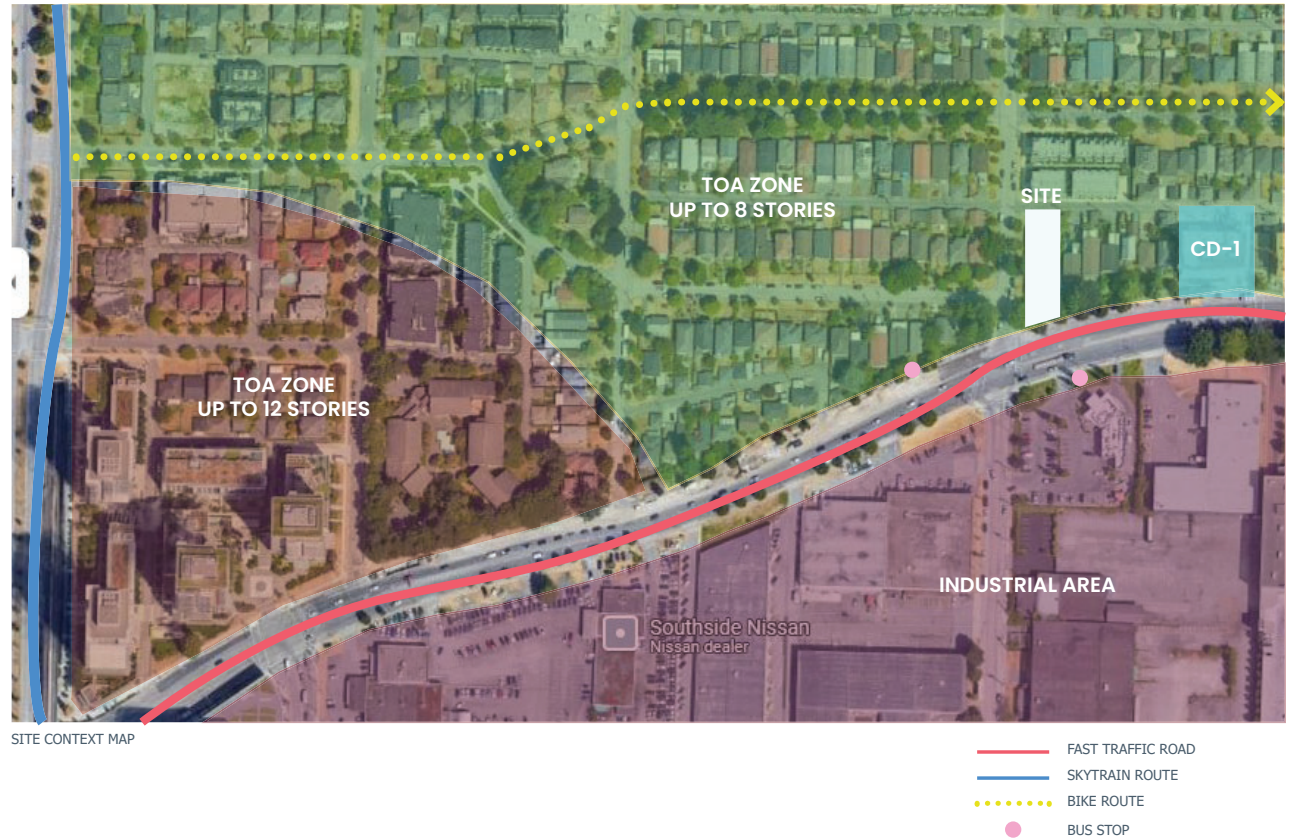
Site Address: 185 SW Marine Dr. (7980 Manitoba St.)

The location of the site is considered as an ideal candidate for density increase:

- The site is located in “Tier 3” zone of the new TOA policy which allows FSR of 3.0 with up to 8 storeys.
- The site is close to rapid transit network, bus stops, a major arterial street, and bike routes. Its location makes housing in this neighborhood very desirable.

The proposal addresses official policies in the following ways:

- The proposal has been designed to accommodate the demand for different unit types, ranging from studio to 2 bedroom units.
- The proposal has 61 secured rental units with 35% family units. The additional rental units will help the rental housing shortage in Vancouver.
- The proposal has 13 below market units. Within these 13 units, 5 units are family units.
- Taking into consideration of construction costs, the building height is kept at 6 storey for wood construction.
- To utilize more affordability measure, underground parking is kept at 1 level through vehicle parking reductions.



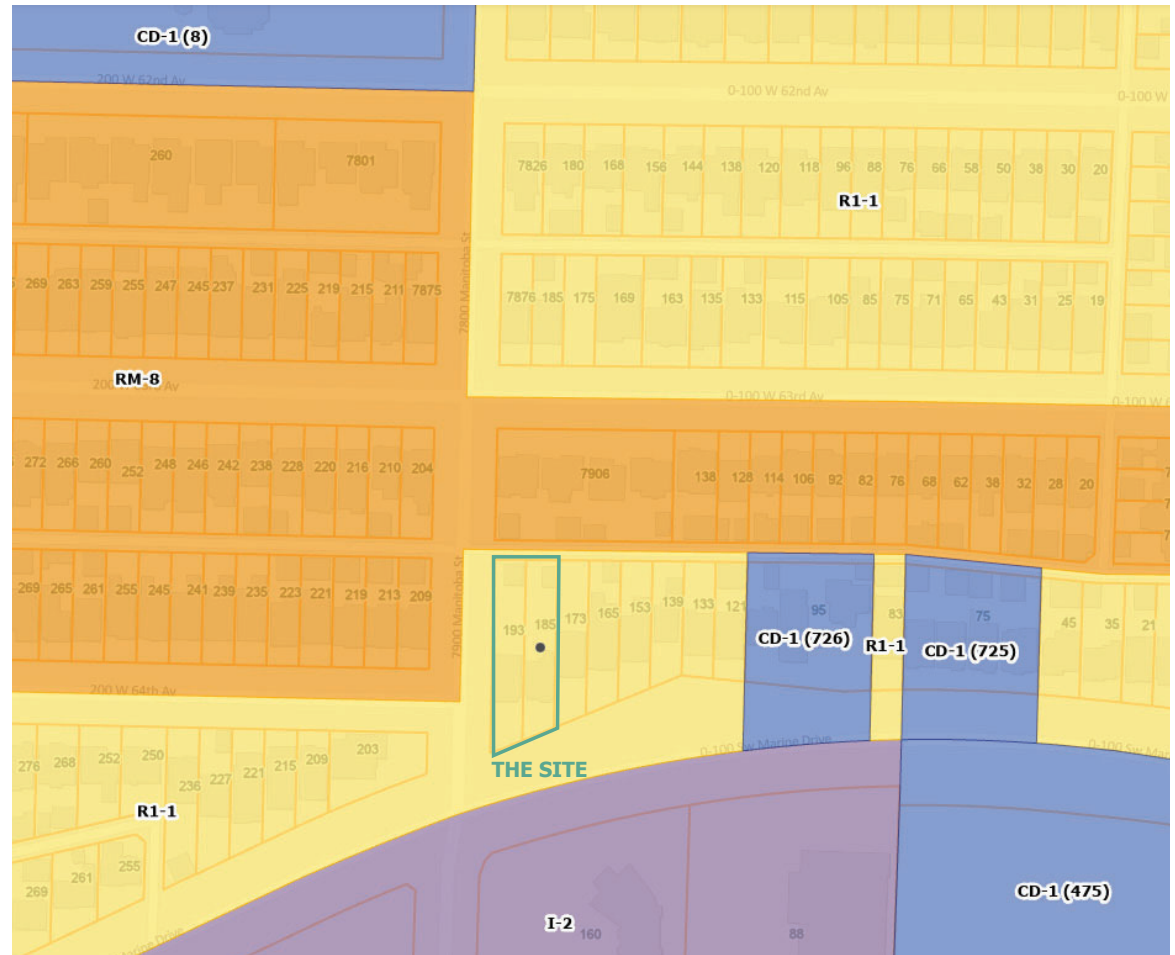


1.3 POLICY FRAMEWORK

The proposal has been developed with reference to the following policies

- TOA Rezoning Policy (2024)
- OCP –Marpole Community Plan
- Below Market Rental Policy for Rezoning (2024)
- Secured Rental Policy (2024)
- Rental Incentives Guidelines (2024)
- High Density Housing for Families with Children Guidelines (2022)
- Tenant Relocation and Protection Policy (2025)
- Community Amenity Contributions Policy for Rezonings (2024)
- Urban Forest Strategy (2018)
- Green Buildings Policy for Rezoning (2025)
- Zoning Bylaw District Schedule RR-2C (2024)*

* RR-2C District Schedule is used as general guidelines to establish the subject site’s specific massing strategies that align with City’s acceptable building form and scale for the development typology of up to 8 storey apartment buildings.



ZONING MAP



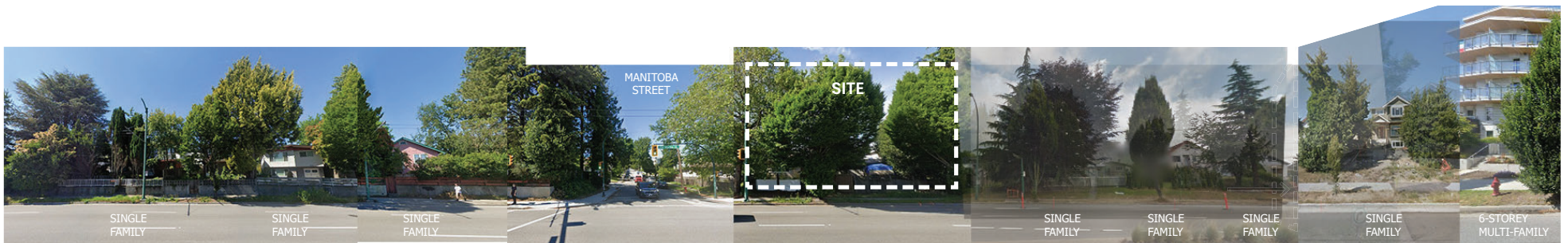
2.0 CONTEXT

2.1 EXISTING STREETScape



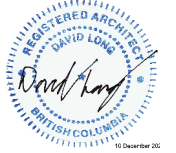
STREET ELEVATION (MANITOBA STREET)

The site slopes down from north to south toward SW Marine Drive. To the rear there is a mix of low-rise residential buildings including single detached houses to 3-storey townhouses. To the south across from SW Marine Drive are large-format industrial warehouses, malls and retails with large surface parking lots.



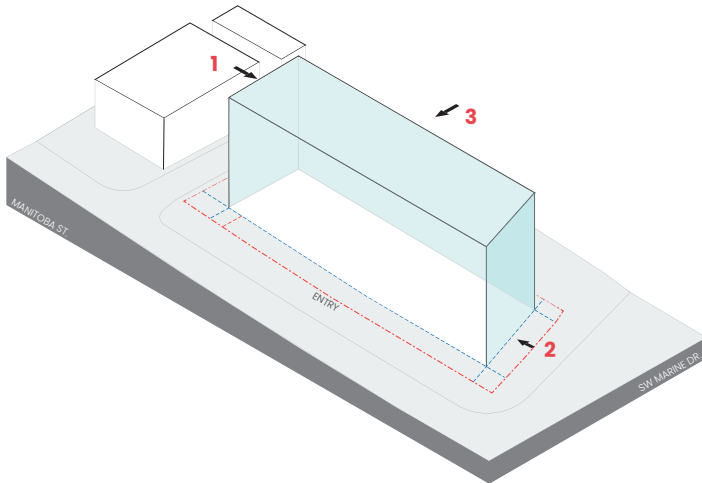
STREET ELEVATION (SW MARINE DRIVE)

Along the SW Marine Drive, some of the existing single house lots have been converted to 6-storey apartment buildings. There are a number of CD-1 zones enacted along the frontage. Large trees have been maintained.



3.0 DESIGN RATIONALE

3.1 MASSING STRATEGY



1. Rear yard setback: 16'-6"

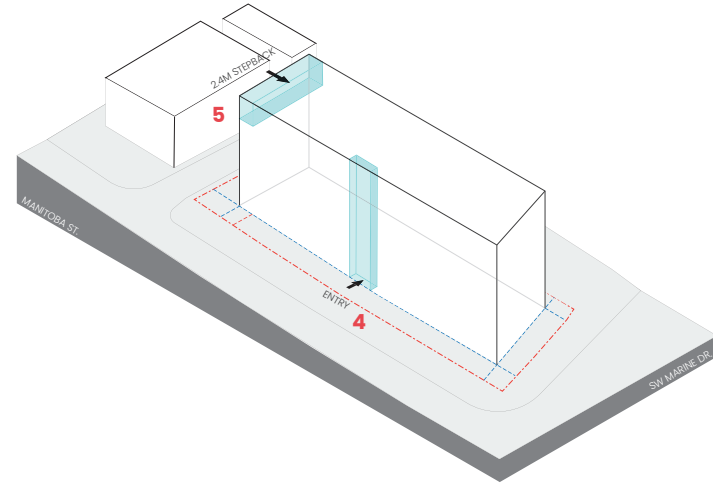
The building is setback 16'-6" at rear to ensure 20'-0 (6m) clearance from the hydro pole. The rear setback complies with the Marpole Community plan rear yard setback (16'-0" required)

2 Front yard (SW. Marine Drive) setback : 12"

Setback per RR-2C guidelines, measured from ROW

3. Interior side yard setback : 8"

Setback per RR-2C guidelines

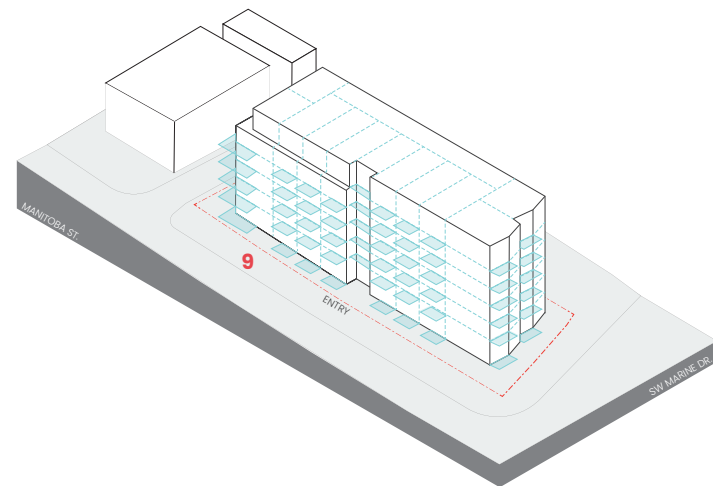
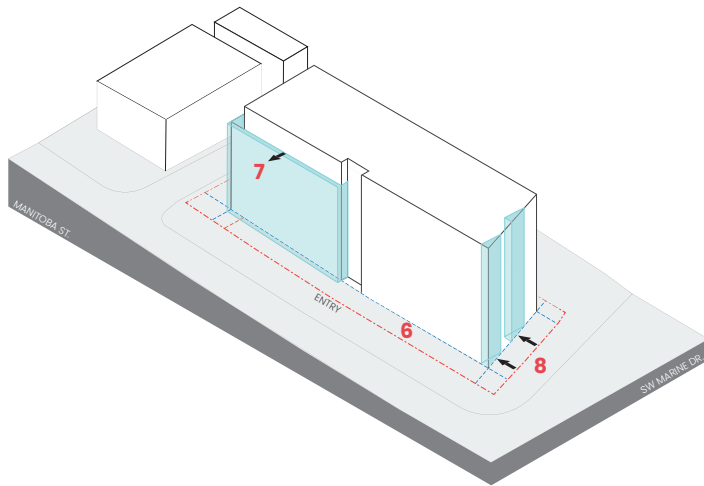


4. Building Entrance location

Setback at the entrance to break up the massing into two blocks

5. Rear setback at Level 6: 2.4m (7'-10 1/4")

Setback per RR-2C Guidelines



6. Exterior Side yard (south portion) : 12'

Exterior side yard (Manitoba St) is treated as front yard

7. Exterior Side yard (north portion): 10'

Less setback at north block

8. South Facade Cutback

South facade cut back to create depth to the south facade

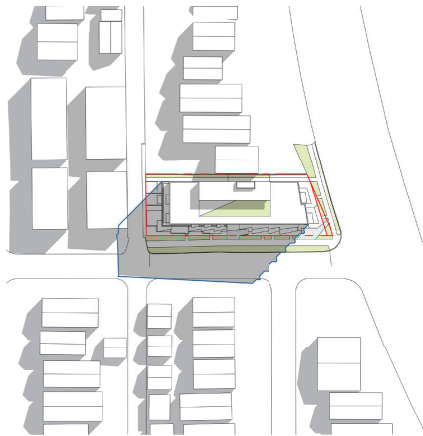
9. Balcony strategy

Balconies are provided to all units and will be designed to address noises from SW marine Drive and solar heat gain. (See Balcony Strategy Chapter)



3.2 SHADOW STUDIES

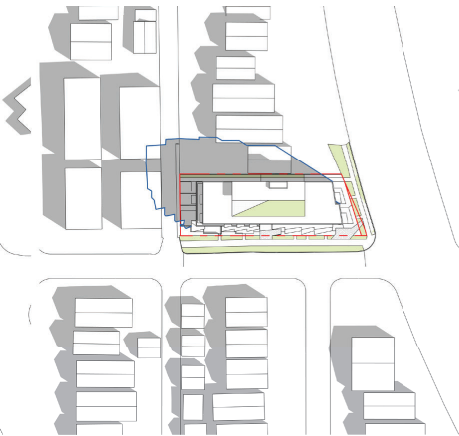
SHADOW LEGEND
— OUTLINE OF PROPOSED DEVELOPMENT'S SHADOW



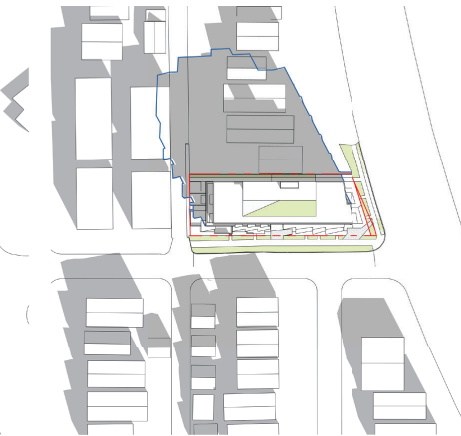
MARCH 21 - 10AM



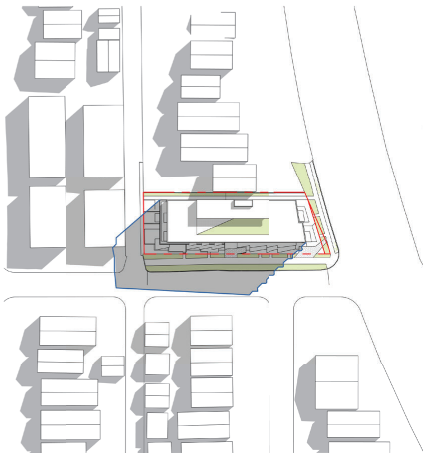
MARCH 21 - 12PM



MARCH 21 - 02PM



MARCH 21 - 04PM



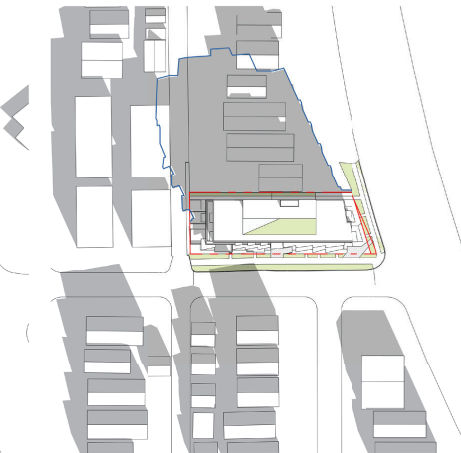
SEPTEMBER 22 - 10AM



SEPTEMBER 22 - 12PM



SEPTEMBER 22 - 02PM

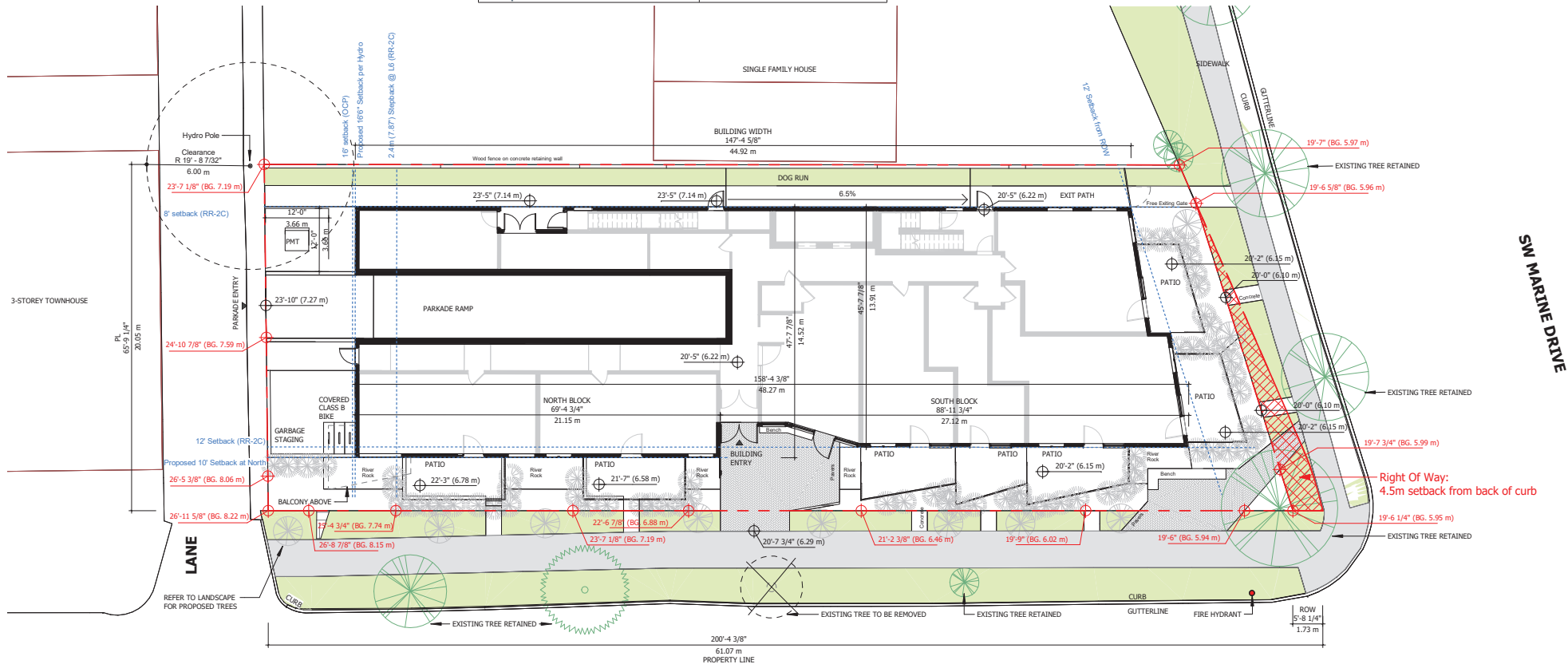


SEPTEMBER 22 - 04PM



3.3 SITE PLAN WITH SETBACKS

SETBACK SUMMARY	FRONT (SW MARINE)	REAR	EXT. SIDE (MANITOBA)	INT. SIDE
RR-2C (Ref. guideline)	12'	25'	12'	8'
Marpole Community Plan		16'		
Proposed	12' from ROW	16'-6"	10' and 12'	8'
BUILDING LENGTH				
RR-2C(Ref. guideline)	149' - 11 1/4" (45.7m)			
Proposed	158' - 4 3/8" (48.27m)			



1 SITEPLAN
RZ11 SCALE: 1/16" = 1'-0"

MANITOBA STREET





3.4 PROPOSED PROVISIONS AND RATIONALE

Where the proposal deviates from the referenced guideline (RR-2C), the following design considerations were made:

1. Rear Setback 16'-6"

Rationale:

- Sufficient setback has been provided for hydro clearance.
- Less setback provides opportunity for density within 6-Storey height (maximum storey for wood construction).
- Marpole Community Plan requires only 16'-0" rear yard setback.
- Larger setback at L6 to minimize shadow impact.

2. Building Length

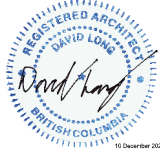
Rationale:

- Given the long nature of the site, building footprint needs to be maximized to achieve higher density and unit count considering building height is limited to 6 story for wood construction.
- The Length is broken up by the following architectural language:
 - Recessed walls at main entry.
 - Setting back north portion of exterior wall facing Manitoba less than the south portion to divide the building frontage.
 - Different materiality will be applied to the two separate "blocks".



North Block: Architectural characters in this portion will respond to the typology of the surrounding residential neighbourhood

South Block: Architectural features in this portion will respond to the industrial zone on the other side of SW Marine Drive.



3.5 PARKING & LOADING STRATEGY

Given the site is well served by public transit, vehicle parking will be minimized. The site is within close proximity to bikeways along 63rd Ave. and Ontario St., biking will be encouraged as transportation alternative.

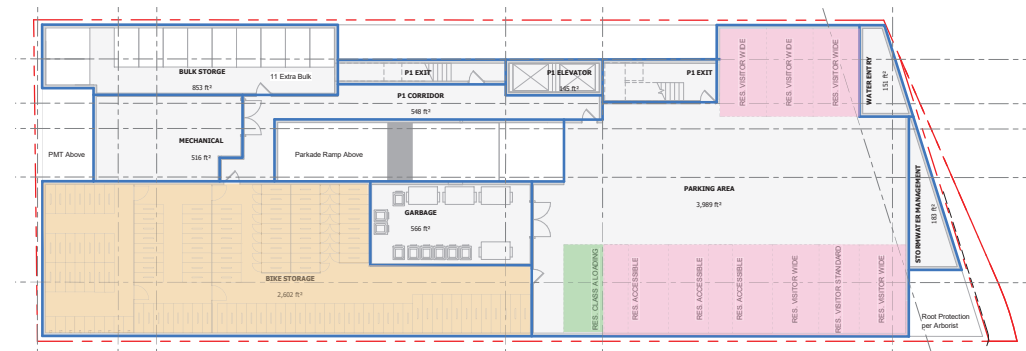
30% additional bike stalls are provided to achieve parking reduction (as per TDM Plan B).

Loading and accessible stalls are located underground with direct access to the elevator.

BIKE PARKING ●		
REQUIRED (By Parking Bylaw 6.2.1.2)	REQUIRED (By TDM Plan B: +30%)	PROPOSED
92 Class A stalls 3 Class B stalls Locker (10% min.): 9 stalls Oversize (5% min.): 5 stalls Vertical +horizontal : 78 stalls	120 Class A stalls 3 Class B stalls with weather protection Locker (20%): 24 stalls Oversize (10%): 12 stalls Vertical +horizontal : 84 stalls	120 Class A stalls 3 Class B stalls with weather protection Locker (20%): 26 stalls Oversize (10%): 12 stalls Vertical (7%): 9 stalls Horizontal: 73 stalls

VEHICLE PARKING ●		
REQUIRED (By Parking Bylaw 4.1.2 & 4.1.3)	TOA PERMITTED REDUCTION (By TDM Plan B)	PROPOSED
Accessible: 3 stalls Visitor: 6 stalls	0 Residential Parking	Accessible: 3 stalls Visitor: 6 stalls

LOADING ●	
REQUIRED (By Parking Bylaw 7.2.1 & 7.3.2)	PROPOSED
1 Class A W4m x 5.5m x H2.3m"	1 Class A W4m x 5.5m x H2.3m"



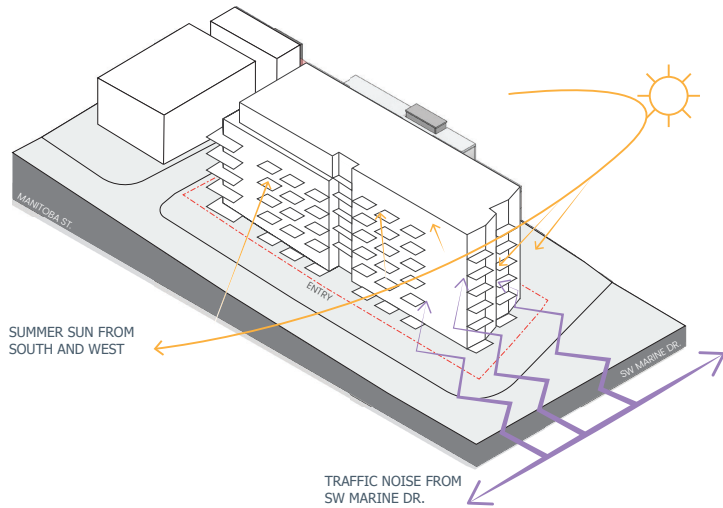
BELOW-GRADE PARKADE PLAN



3.6 BALCONY STRATEGY

3.6.1 BALCONY FUNCTIONS

A private exterior amenity in the form of deck or balcony is provided to each individual unit, where the design serves also as privacy screening and sun shading.

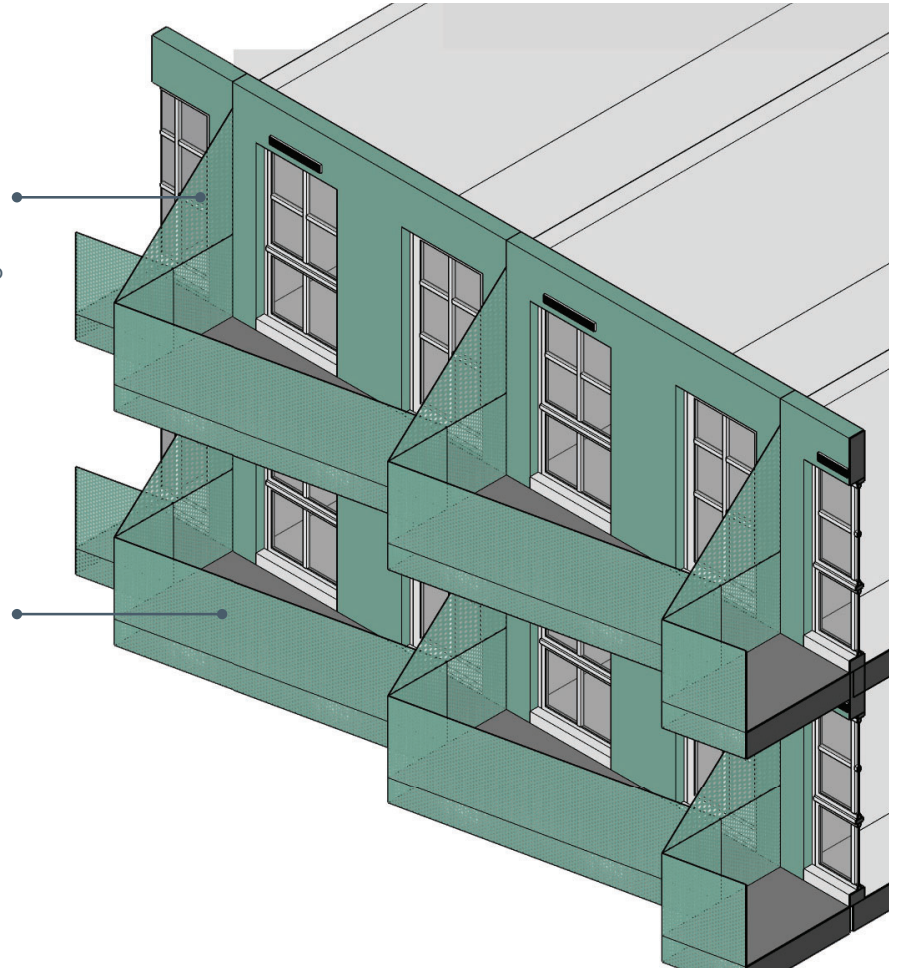


SUMMER SUN FROM SOUTH AND WEST

TRAFFIC NOISE FROM SW MARINE DR.

Angled side screen to maximize daylighting into units while diffusing summer sun to reduce heat gain, also act as privacy screen

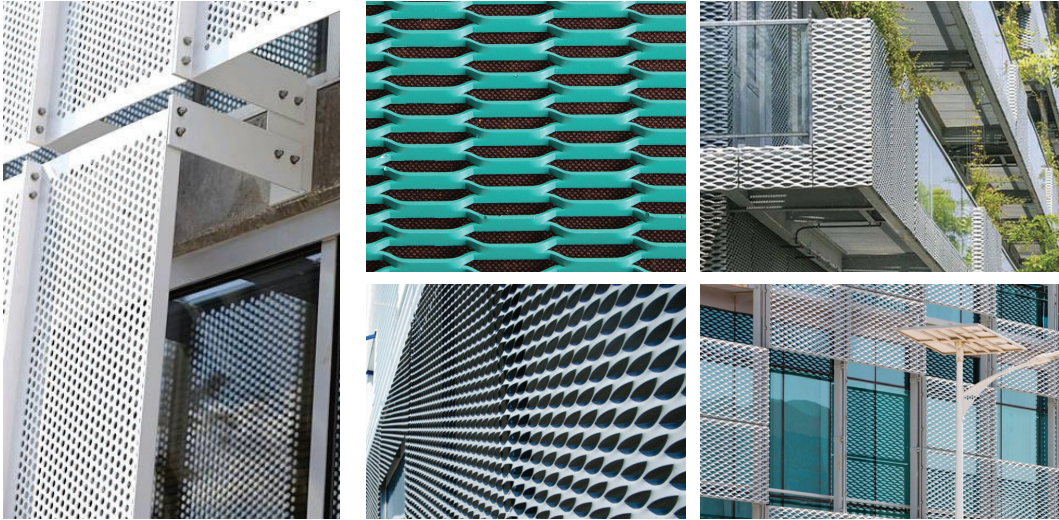
Angled balcony to provide noise buffer to the traffic noises coming from SW Marine Drive





3.6.2 BALCONY MATERIALS

A combination of perforated metal panels and expanded metal screens will be used to each of their intended functions. While providing a coherent aesthetic to the overall building, the pattern details and various levels of transparency give the facades playful rhythms and depths, which also add another dimension of visual interests varied by different weather conditions and seasons.



PERFORATED BALCONY GUARDRAIL AND SUNSHADES

EXPANDED METAL SCREEN

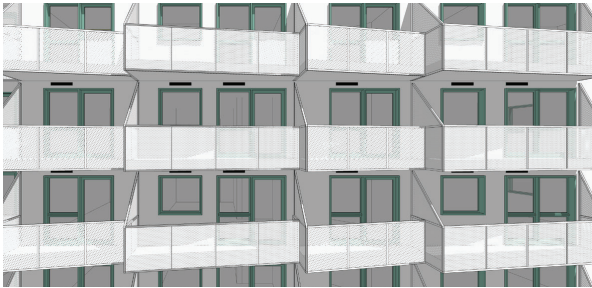


3.6.3 BALCONY EFFECTS

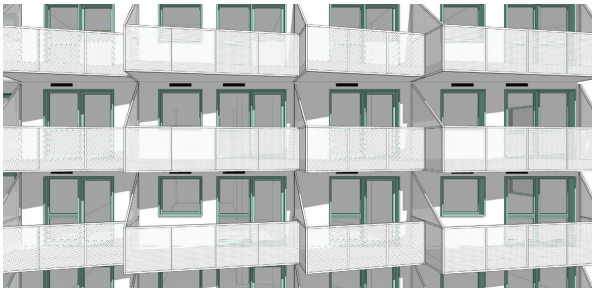
A series of lighting and shadow studies showing the effect of the balconies.

SUMMER

Passive cooling - Shades provided to the units.



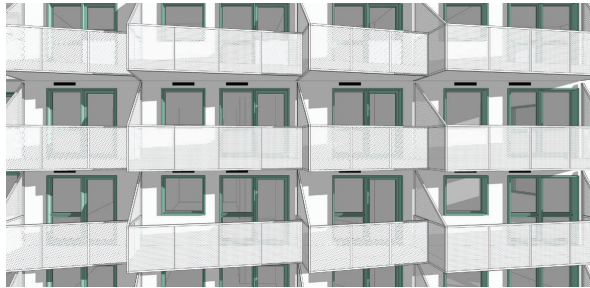
SUMMER SOLSTICE, 2PM



SUMMER SOLSTICE, 4PM

WINTER

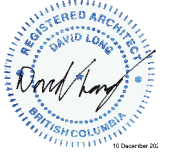
More direct sunlight into the units in the afternoon.



WINTER SOLSTICE, 2PM



WINTER SOLSTICE, 4PM



3.7 FACADE MATERIAL PALETTE

The material palette is composed of variations of metal in 2-tone colours, to provide coherence throughout all elevations. Having a clean and simple overall aesthetics enables the characteristics of the material itself speak out its playfulness when taken a various form from solid to perforation to expanded mesh under the effects of light and shadow.

The approach to this material palette is rooted in the principle that the overall concept to be clean and simple, as the uniqueness is achieved by the building details developed in dialogue with the site's context and environmental conditions. The simple material palette unleashes the potential of what a single material can do, first functionally, and consequentially achieving purposeful visual effects.





3.8 SUSTAINABILITY STRATEGY

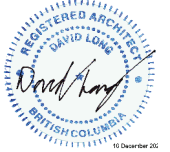
GREEN BUILDINGS POLICY FOR REZONING REQUIREMENTS

The project will be designed to meet the requirements of a whole-building life-cycle assessment (LCA), resilient buildings planning and enhanced commissioning as outlined in the Green Buildings Policy. Refer to the details in the Reports and Worksheets by the Energy Consultant and the owner's Letter of Commitment accompanying this application.

BUILT-IN DESIGN FEATURES

The type of construction and the architectural features are intended to provide durability, longevity, and passive solar design to aid the mechanical system for the life time of the building.

- **1 Level Parkade:** Minimized concrete construction limited 1 level to reduce the embodied carbon during the construction phase.
- **Durable Cladding Material:** Metal is selected over other alternative "cost effective" cladding options for durability and longevity, requiring minimal maintenance or replacement over the building's life time.
- **Light Colour Palette:** Light colour scheme to reduce heat absorption
- **Shaded Windows:** All units have sunshades to windows provided by the balconies or canopies to provide passive cooling.
- **Mechanical System:** Will be designed to have energy efficiency.



3.9 LANDSCAPE STRATEGY

ROOFTOP AMENITY

Rooftop amenity provides a covered BBQ area, seating furniture, planters, and children's play structure on artificial turf.

STREET TREES

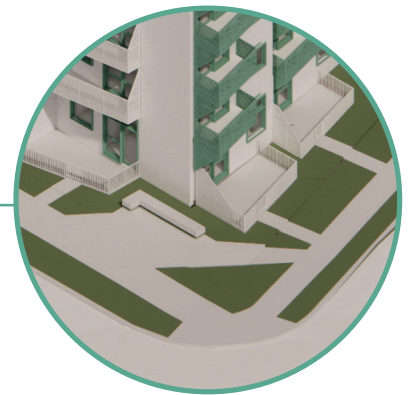
Existing trees are retained and a new row of trees proposed along SW Marine and Manitoba.

PRIVATE PATIOS

Ground Units have their own private patios with a front gate and unit door accessed from the streets.

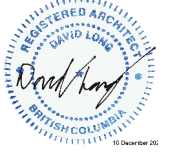
ENTRANCE + AMENITY ROOM

The main lobby entrance positioned centrally on the Manitoba Street elevation is paired with the Amenity Room and its front "garden" where residents and visitors can gather and rest.



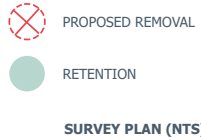
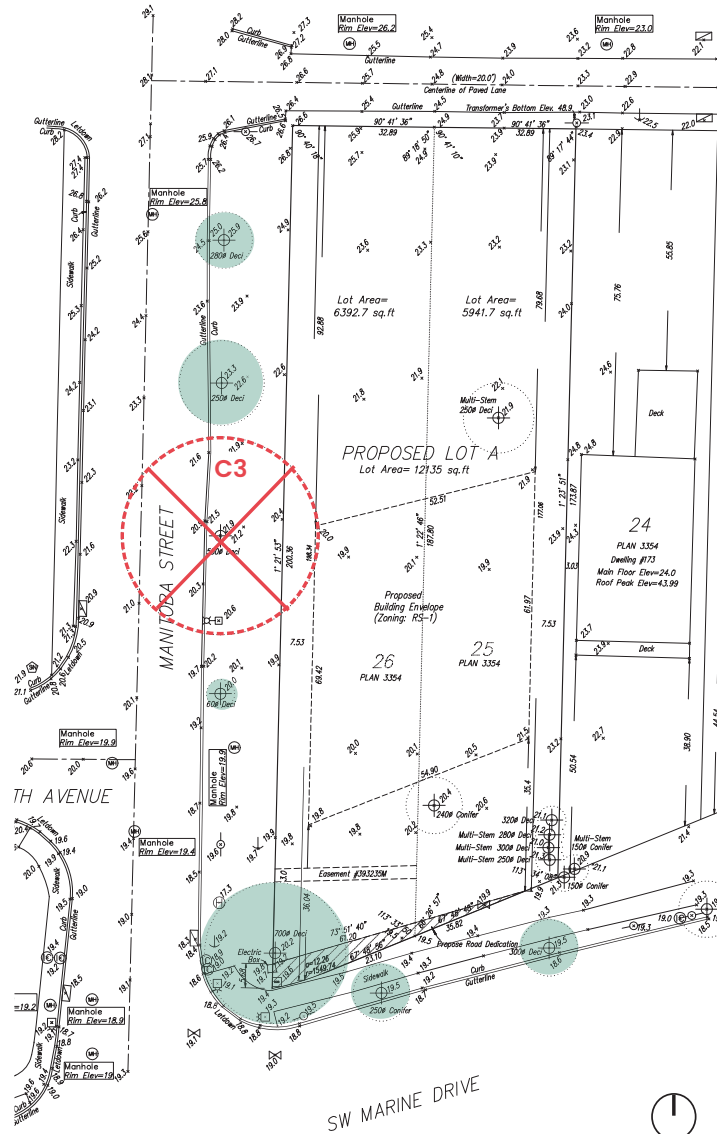
PUBLIC PLAZA

At the prominent street intersection corner, a plaza is proposed with a benched rest area and a paved path diagonally connecting the sidewalks. Pedestrians are invited into this landscaped realm under the existing tree canopy, away from the high traffic, providing a safe and pleasant foot path for the neighbourhood residents.



3.10 STREET TREE RETENTION

- Retain majority of the existing trees on SW Marine Drive & Manitoba Street. Refer to the Arborist Report for details.
- Permitted tree removal per CoV: **Tree C3** - Staff determined "the amount of pruning necessary on C3 to facilitate construction of the building will render it unretainable"
- New trees will be proposed along both street frontages



4.0 VISUALIZATION

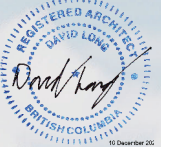
SHOWN PLANNED CONTEXT UP TO 8 STOREYS



VIEW FROM CORNER OF MANITOBA ST. AND SW MARINE DRIVE



VIEW FROM SW MARINE DRIVE



VIEW FROM CORNER OF LANE AND MANITOBA ST.



VIEW FROM MANITOBA STREET



VIEW FROM LANE





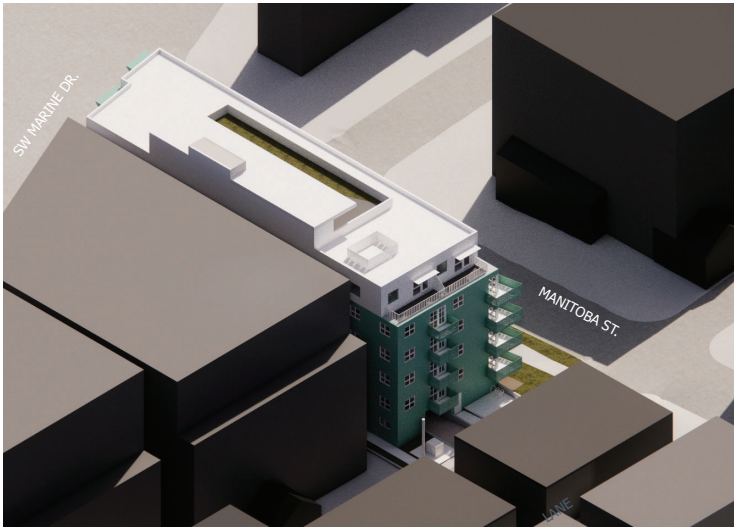
SHOWN PLANNED CONTEXT UP TO 8 STOREYS



AXO FROM NW CORNER



AXO FROM SW CORNER



AXO FROM NE CORNER



AXO FROM SE CORNER

5.0 DEVELOPMENT STATISTICS

SITE AREA

SITE AREA		
Mark	Area (sf)	Area (sqm)
SITE	12,335 ft ²	1,146.0 m ²
ROW	200 ft ²	18.5 m ²

Site Area is the total area including the ROW, which the FSR calculation is based on.

GROSS FLOOR AREAS

GFA (Parkade)		
Level	Area (sf)	Area (sqm)
LEVEL P1	9,930 ft ²	922.5 m ²

GFA (Above Grade)		
Level	Area (sf)	Area (sqm)
LEVEL 1 FRONT	6,868 ft ²	638.0 m ²
LEVEL 2	7,063 ft ²	656.2 m ²
LEVEL 3	7,008 ft ²	651.0 m ²
LEVEL 4	7,008 ft ²	651.0 m ²
LEVEL 5	7,008 ft ²	651.0 m ²
LEVEL 6	6,566 ft ²	610.0 m ²
ROOF LEVEL	756 ft ²	70.2 m ²
	42,276 ft ²	3,927.5 m ²

FSR INCLUSION AREAS

TOTAL FSR INCLUSION AREAS BY LEVEL			
Level	Area (sf)	Area (sqm)	FSR
LEVEL 1 FRONT	4,609 ft ²	428.2 m ²	0.37
LEVEL 2	6,611 ft ²	614.2 m ²	0.54
LEVEL 3	6,555 ft ²	609.0 m ²	0.53
LEVEL 4	6,555 ft ²	609.0 m ²	0.53
LEVEL 5	6,555 ft ²	609.0 m ²	0.53
LEVEL 6	6,144 ft ²	570.8 m ²	0.50
	37,029 ft ²	3,440.1 m ²	3.00

FSR EXCLUSION AREAS

FSR EXCLUSION INTERIOR AREAS			
Level	Area (sf)	Area (sqm)	FSR
LEVEL P1	9,930 ft ²	922.5 m ²	0.80
LEVEL 1 FRONT	2,259 ft ²	209.8 m ²	0.18
LEVEL 2	413 ft ²	38.3 m ²	0.03
LEVEL 3	413 ft ²	38.3 m ²	0.03
LEVEL 4	413 ft ²	38.3 m ²	0.03
LEVEL 5	413 ft ²	38.3 m ²	0.03
LEVEL 6	398 ft ²	37.0 m ²	0.03
ROOF LEVEL	756 ft ²	70.2 m ²	0.06
	14,992 ft ²	1,392.8 m ²	1.22

FSR EXCLUSION EXTERIOR AREAS			
Name	Area (sf)	Area (sqm)	FSR
LEVEL 1 FRONT			
PATIO	1,074 ft ²	99.8 m ²	0.09
LEVEL 2			
BALCONY	783 ft ²	72.7 m ²	0.06
LEVEL 3			
BALCONY	783 ft ²	72.7 m ²	0.06
LEVEL 4			
BALCONY	783 ft ²	72.7 m ²	0.06
LEVEL 5			
BALCONY	783 ft ²	72.7 m ²	0.06
LEVEL 6			
BALCONY	458 ft ²	42.5 m ²	0.04
TERRACE	259 ft ²	24.1 m ²	0.02
ROOF LEVEL			
ROOFTOP AMENITY	2,144 ft ²	199.1 m ²	0.17
	7,066 ft ²	656.4 m ²	0.57

UNIT MIX

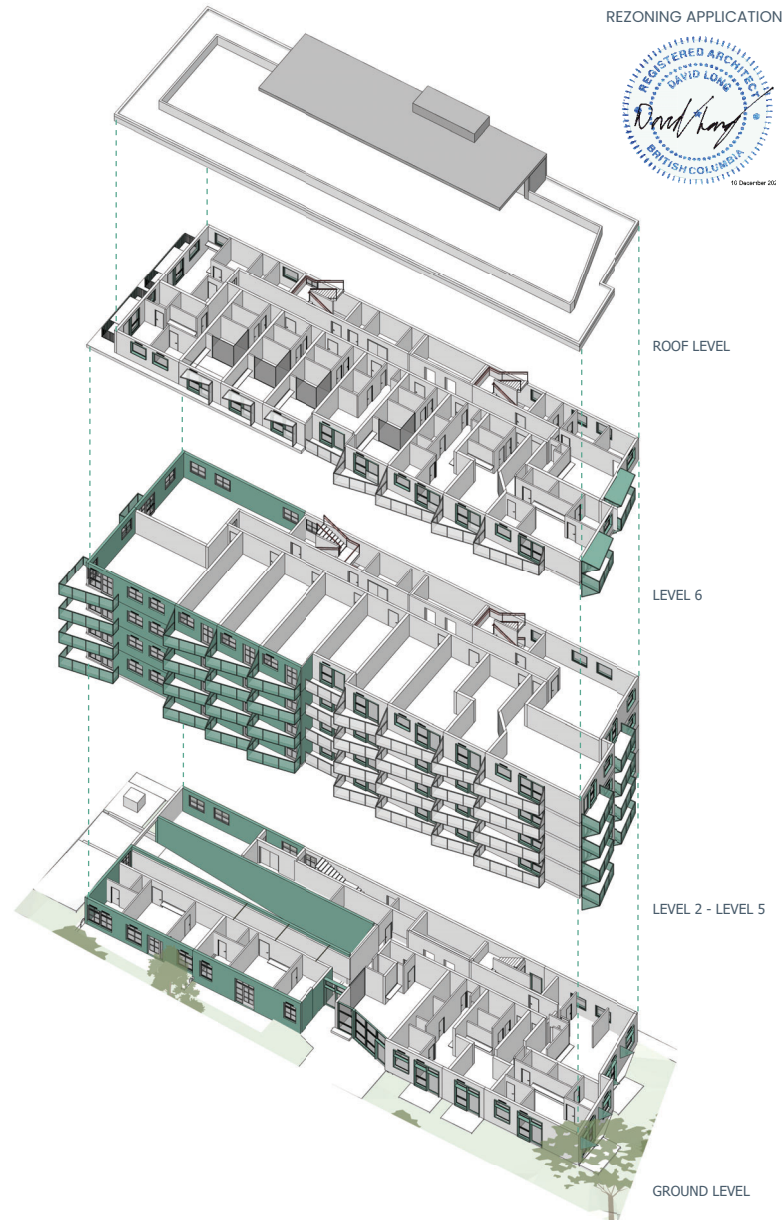
RENTAL UNIT TYPES	
Name	Count
1 BED	5
1 BED DEN	2
2 BED	22
STUDIO	32
Grand total: 61	
Family Units: 22 units, 36%	
Below Market Units: 13 units, 21%	

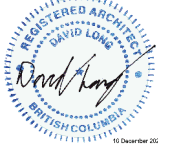
Rentable area is measured to the exterior face of exterior wall, CL of demising wall, exterior face of corridor walls.

UNIT TYPE AREA			
Name	Qty	Area (sf)	Area (sqm)
1 BED	3	436 ft ²	40 m ²
1 BED	2	449 ft ²	42 m ²
1 BED DEN	1	467 ft ²	43 m ²
1 BED DEN	1	509 ft ²	47 m ²
2 BED	1	548 ft ²	51 m ²
2 BED	1	549 ft ²	51 m ²
2 BED	1	570 ft ²	53 m ²
2 BED	5	613 ft ²	57 m ²
2 BED	4	676 ft ²	63 m ²
2 BED	4	688 ft ²	64 m ²
2 BED	4	703 ft ²	65 m ²
2 BED	2	704 ft ²	65 m ²
STUDIO	5	331 ft ²	31 m ²
STUDIO	3	343 ft ²	32 m ²
STUDIO	1	348 ft ²	32 m ²
STUDIO	5	349 ft ²	32 m ²
STUDIO	1	384 ft ²	36 m ²
STUDIO	1	385 ft ²	36 m ²
STUDIO	3	386 ft ²	36 m ²
STUDIO	8	412 ft ²	38 m ²
STUDIO	4	414 ft ²	38 m ²
STUDIO	1	449 ft ²	42 m ²
Grand total: 61			

AVERAGE AREA:

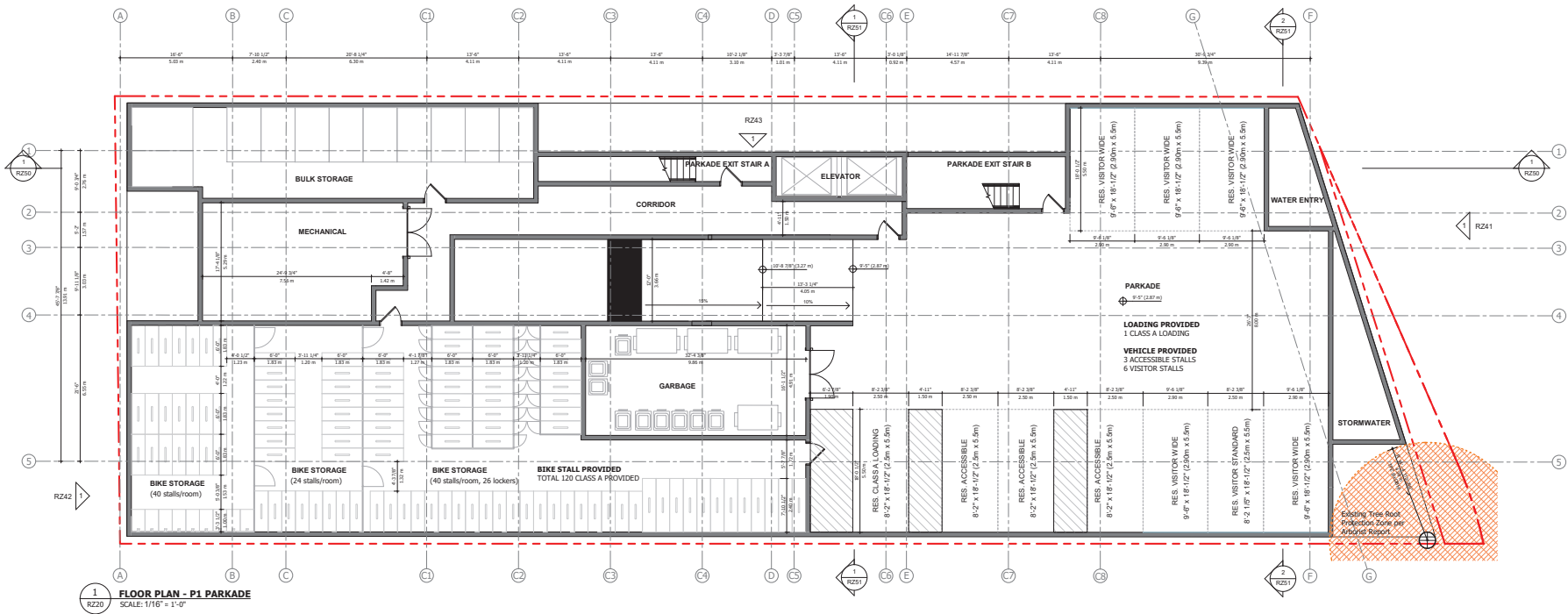
STUDIO:	382 sf (35.5 m ²)
1 BED:	426 sf (39.6 m ²)
1 BED+DEN:	474 sf (44 m ²)
2 BED:	652 sf (61 m ²)

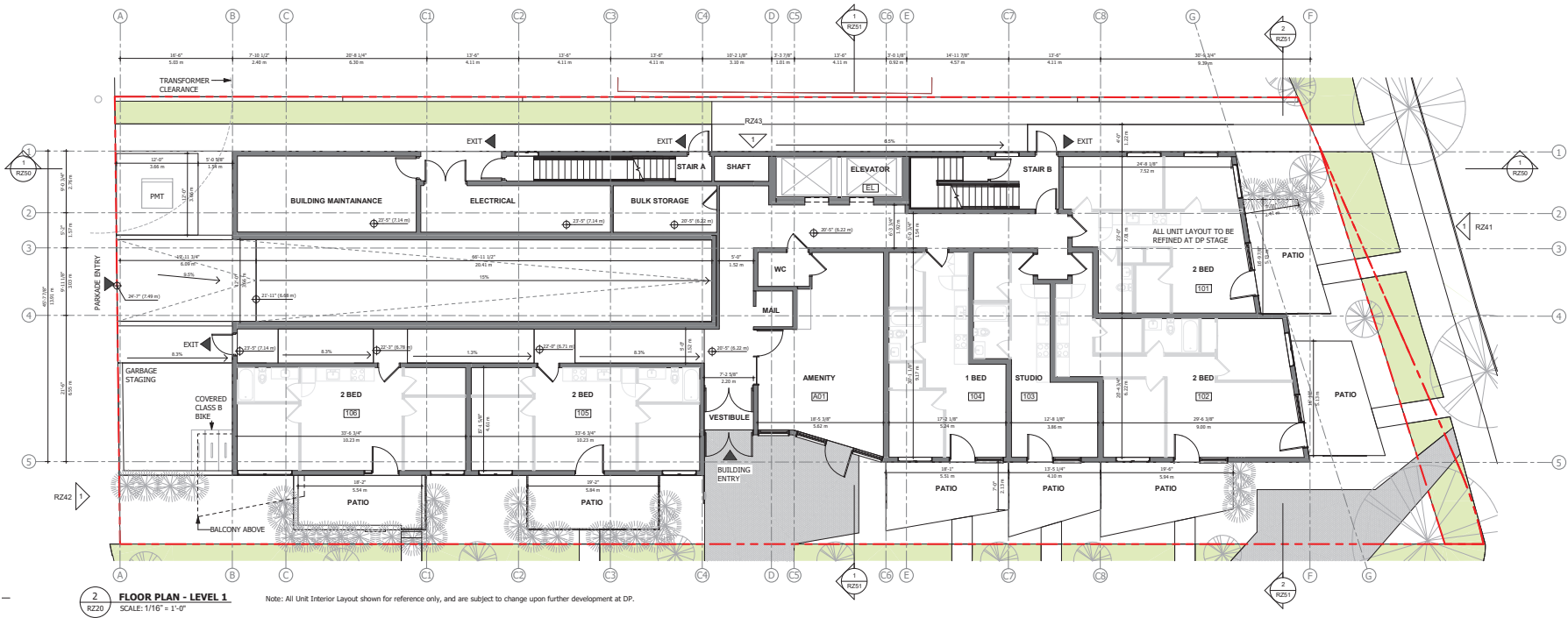




6.0 ARCHITECTURAL DRAWINGS

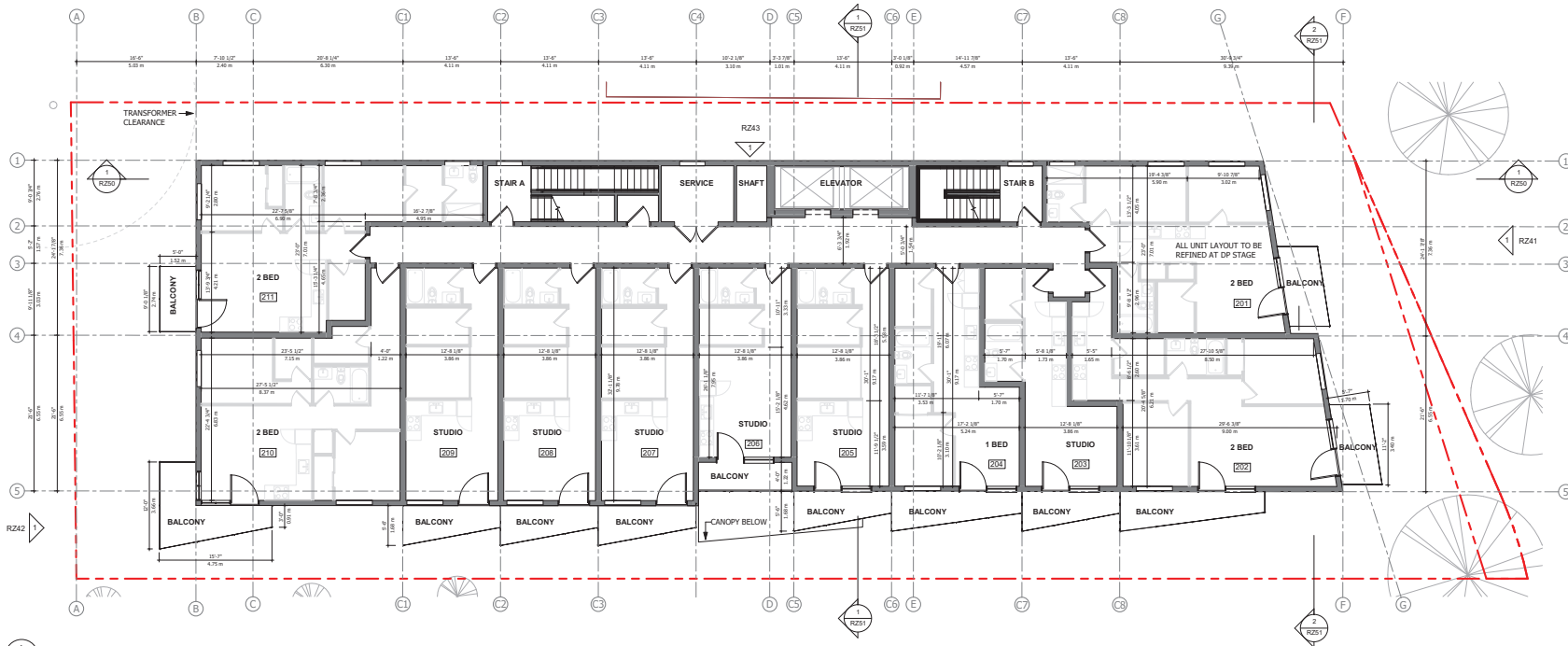
6.1 FLOOR PLANS



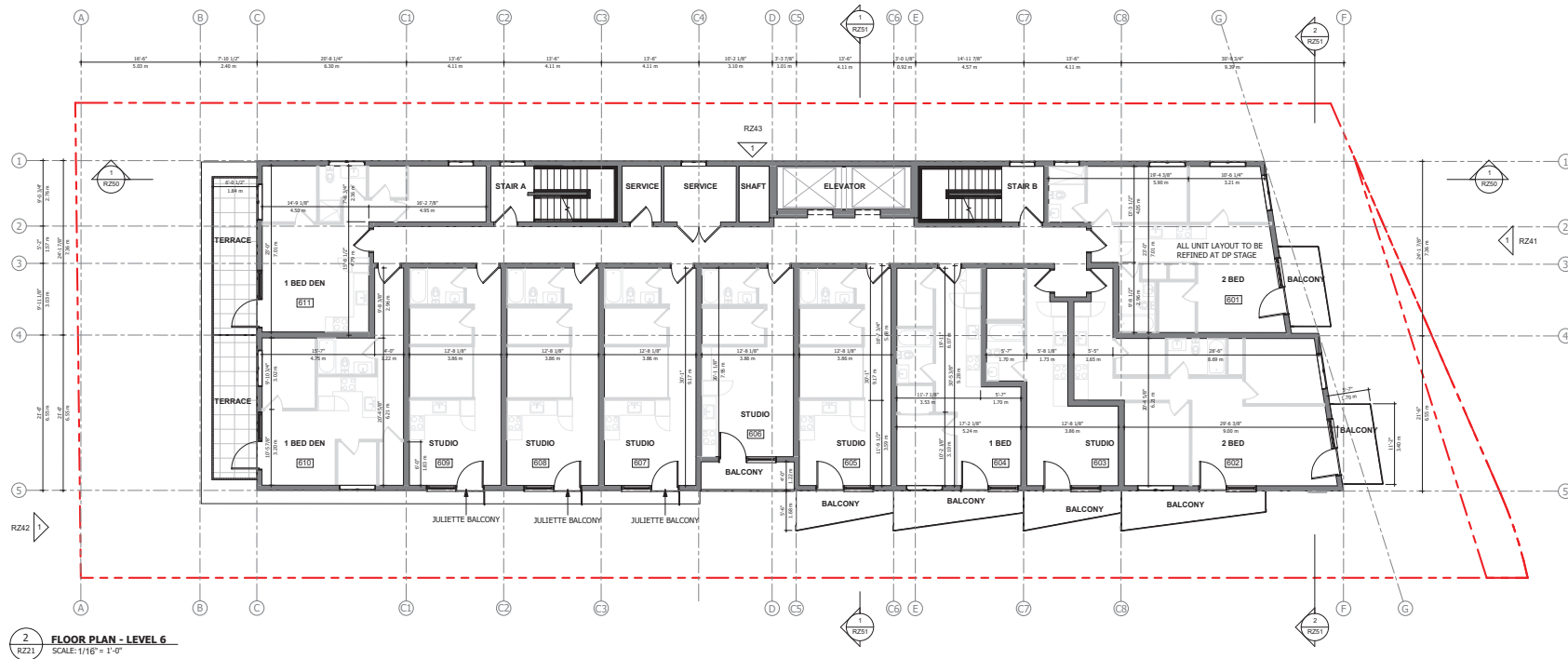
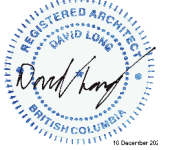


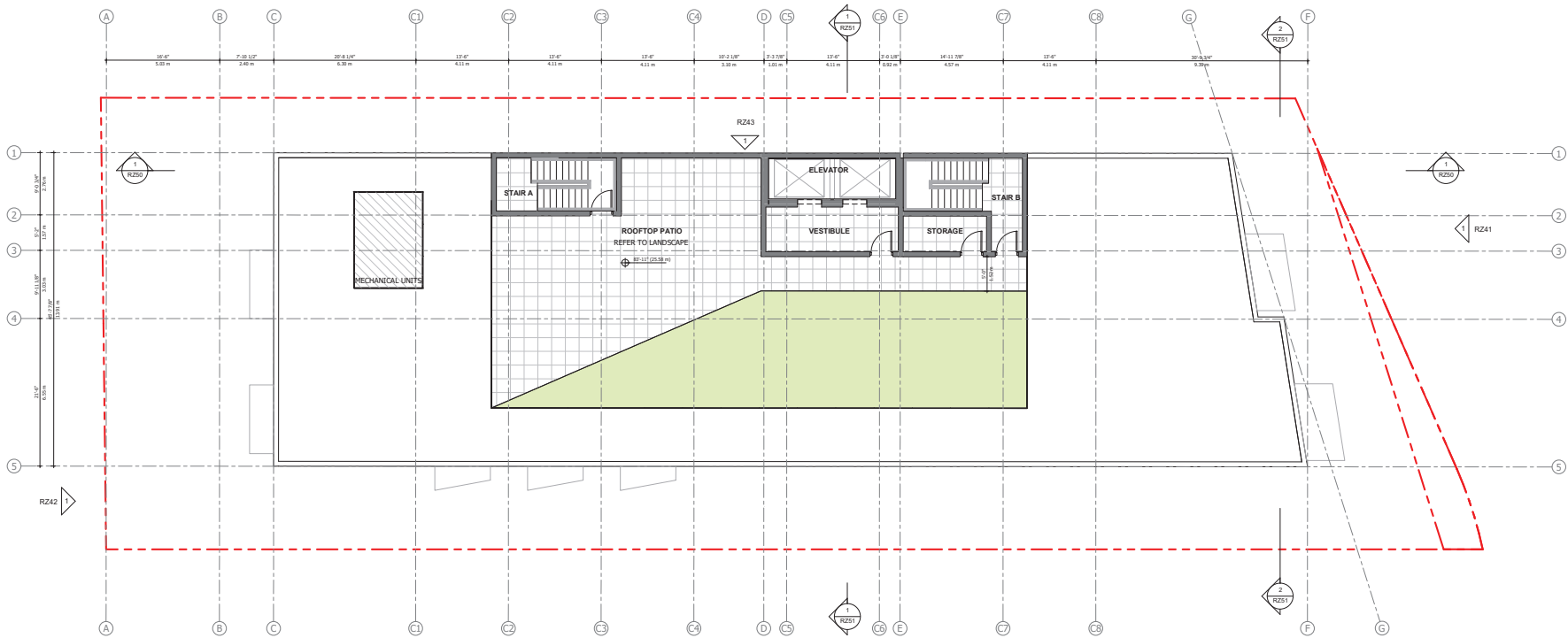
IN-SUITE BULK STORAGE (High Density Housing for Families with Children Guidelines 2022)	
REQUIRED	PROPOSED
24.7sf min. (40sf max. to be excluded)	25-40sf

AMENITY (High Density Housing for Families with Children Guidelines 2022)	
REQUIRED	PROPOSED
37m ² (398sf); 15sf/unit (915sf)	49m ² (532sf) Indoor 199m ² (2,114sf) Rooftop 452m ² (4,871sf) Private

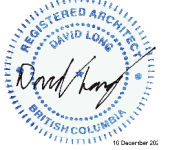


1 FLOOR PLAN - LEVEL 2-5 TYP.
SCALE: 1/16" = 1'-0"

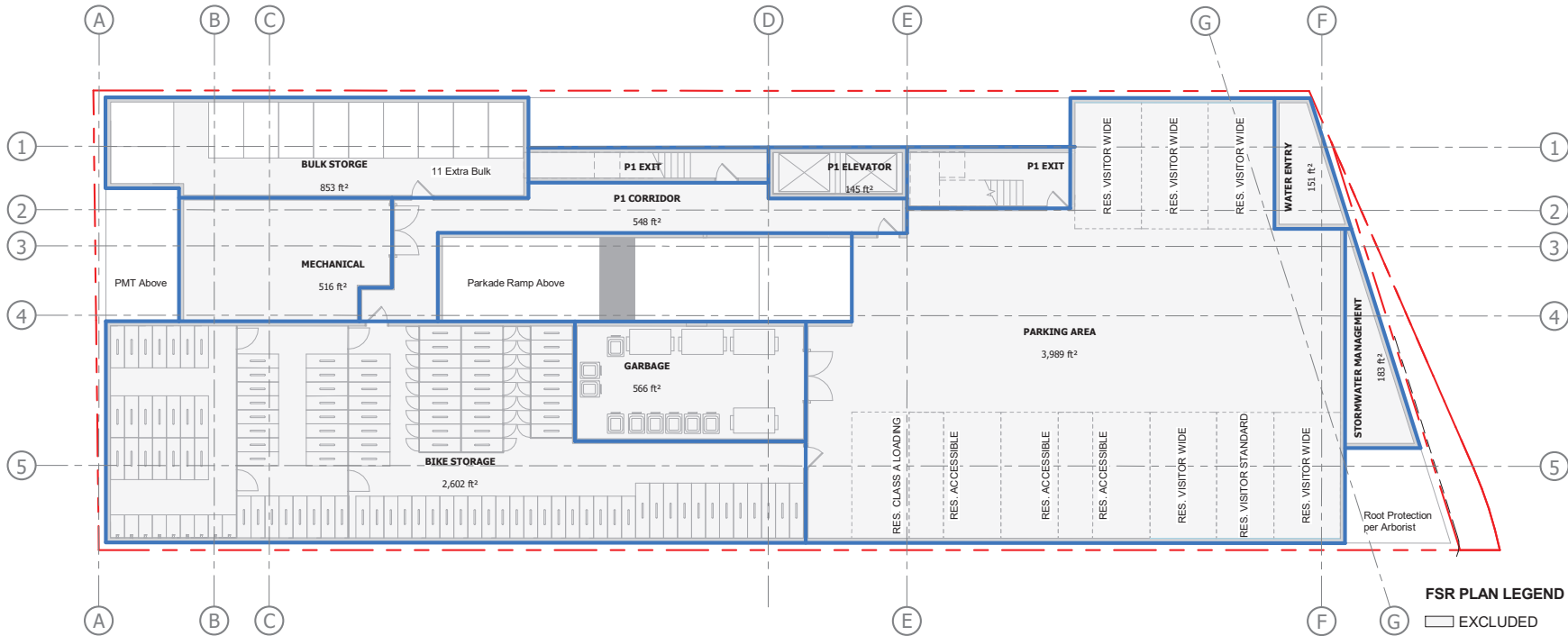




1
RZ22
FLOOR PLAN - ROOF
SCALE: 1/16" = 1'-0"



6.2 FSR AREA PLANS



1 PARKADE LEVEL FSR PLAN
 RZ30 SCALE: 1/16" = 1'-0"

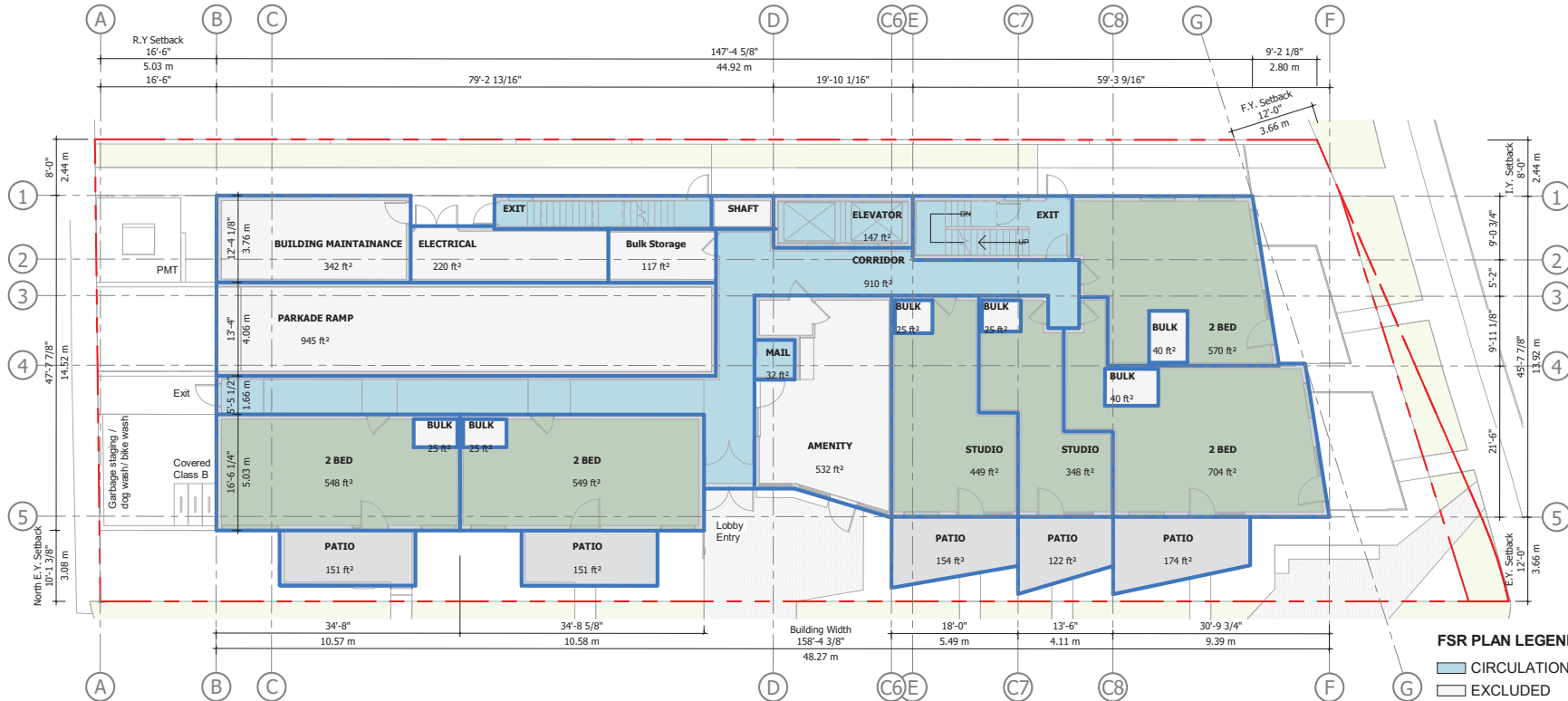
FSR ARE EXCLUSIONS - PARKADE LEVEL

Name	Area (sf)	Area (sqm)	FSR
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BIKE STORAGE	2,602 ft ²	241.8 m ²	0.21
BULK STORAGE	853 ft ²	79.2 m ²	0.07
GARBAGE	566 ft ²	52.5 m ²	0.05
MECHANICAL	516 ft ²	48.0 m ²	0.04
P1 CORRIDOR	548 ft ²	50.9 m ²	0.04
P1 ELEVATOR	145 ft ²	13.5 m ²	0.01
P1 EXIT	377 ft ²	35.0 m ²	0.03
PARKING AREA	3,989 ft ²	370.6 m ²	0.32
STORMWATER MANAGEMENT	183 ft ²	17.0 m ²	0.01
WATER ENTRY	151 ft ²	14.0 m ²	0.01
TOTAL	9,930 ft²	922.5 m²	0.80

NO FSR INCLUSIONS AT PARKADE LEVEL





2 GROUND LEVEL FSR PLAN
SCALE: 1/16" = 1'-0"

FSR AREA EXCLUSIONS - GROUND LEVEL			
Name	Area (sf)	Area (sqm)	FSR

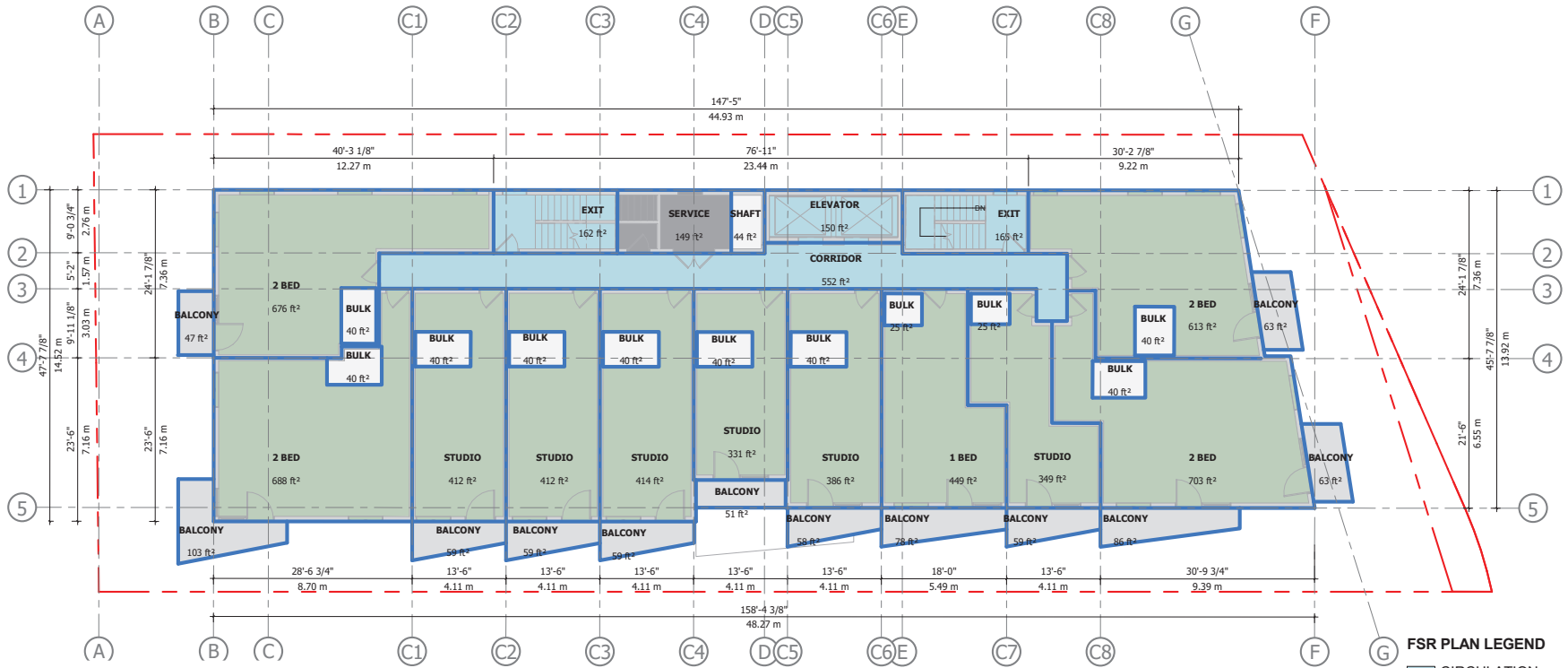
AMENITY	532 ft²	49.4 m²	0.04
BUILDING MAINTAINANCE	342 ft²	31.7 m²	0.03
BULK	179 ft²	16.6 m²	0.01
ELECTRICAL	220 ft²	20.4 m²	0.02
PARKADE RAMP	945 ft²	87.8 m²	0.08
PATIO	1,074 ft²	99.8 m²	0.09
SHAFT	42 ft²	3.9 m²	0.00
	3,333 ft²	309.6 m²	0.27

FSR AREA INCLUSIONS - GROUND LEVEL			
Name	Area (sf)	Area (sqm)	FSR

SUITE			
2 BED	2,371 ft²	220.3 m²	0.19
STUDIO	796 ft²	74.0 m²	0.06
CIRCULATION			
CORRIDOR	910 ft²	84.5 m²	0.07
ELEVATOR	147 ft²	13.6 m²	0.01
EXIT	353 ft²	32.8 m²	0.03
MAIL	32 ft²	3.0 m²	0.00
	4,609 ft²	428.2 m²	0.37

- FSR PLAN LEGEND**
- CIRCULATION
 - EXCLUDED
 - EXCLUDED PRIVATE OUTDOOR
 - SUITE





3 LEVEL 2-5 FSR PLAN
 RE30 SCALE: 1/16" = 1'-0"

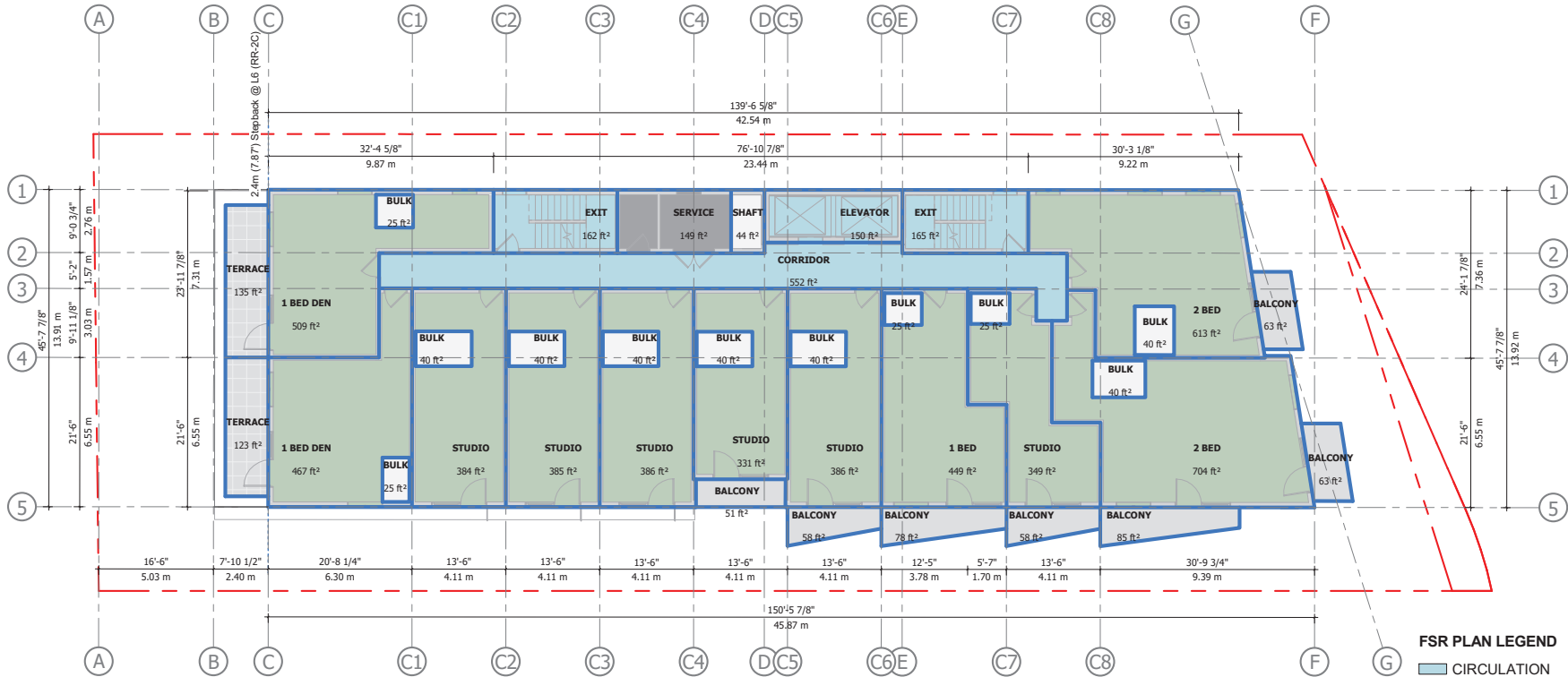
FSR ARE EXCLUSIONS - TYPICAL LEVEL			
Name	Area (sf)	Area (sqm)	FSR

BALCONY	783 ft ²	72.7 m ²	0.06
BULK	369 ft ²	34.3 m ²	0.03
SHAFT	44 ft ²	4.1 m ²	0.00
	1,196 ft ²	111.1 m ²	0.10

FSR AREA INCLUSIONS - TYPICAL LEVEL			
Name	Area (sf)	Area (sqm)	FSR

SUITE			
1 BED	449 ft ²	41.7 m ²	0.04
2 BED	2,680 ft ²	249.0 m ²	0.22
STUDIO	2,304 ft ²	214.0 m ²	0.19
SERVICE			
SERVICE	149 ft ²	13.9 m ²	0.01
CIRCULATION			
CORRIDOR	552 ft ²	51.3 m ²	0.04
ELEVATOR	150 ft ²	13.9 m ²	0.01
EXIT	327 ft ²	30.4 m ²	0.03
	6,611 ft ²	614.2 m ²	0.54

- FSR PLAN LEGEND**
- CIRCULATION
 - EXCLUDED
 - EXCLUDED PRIVATE OUTDOOR
 - SERVICE
 - SUITE



1 LEVEL 6 FSR PLAN
SCALE: 1/16" = 1'-0"

FSR ARE EXCLUSIONS - LEVEL 6			
Name	Area (sf)	Area (sqm)	FSR

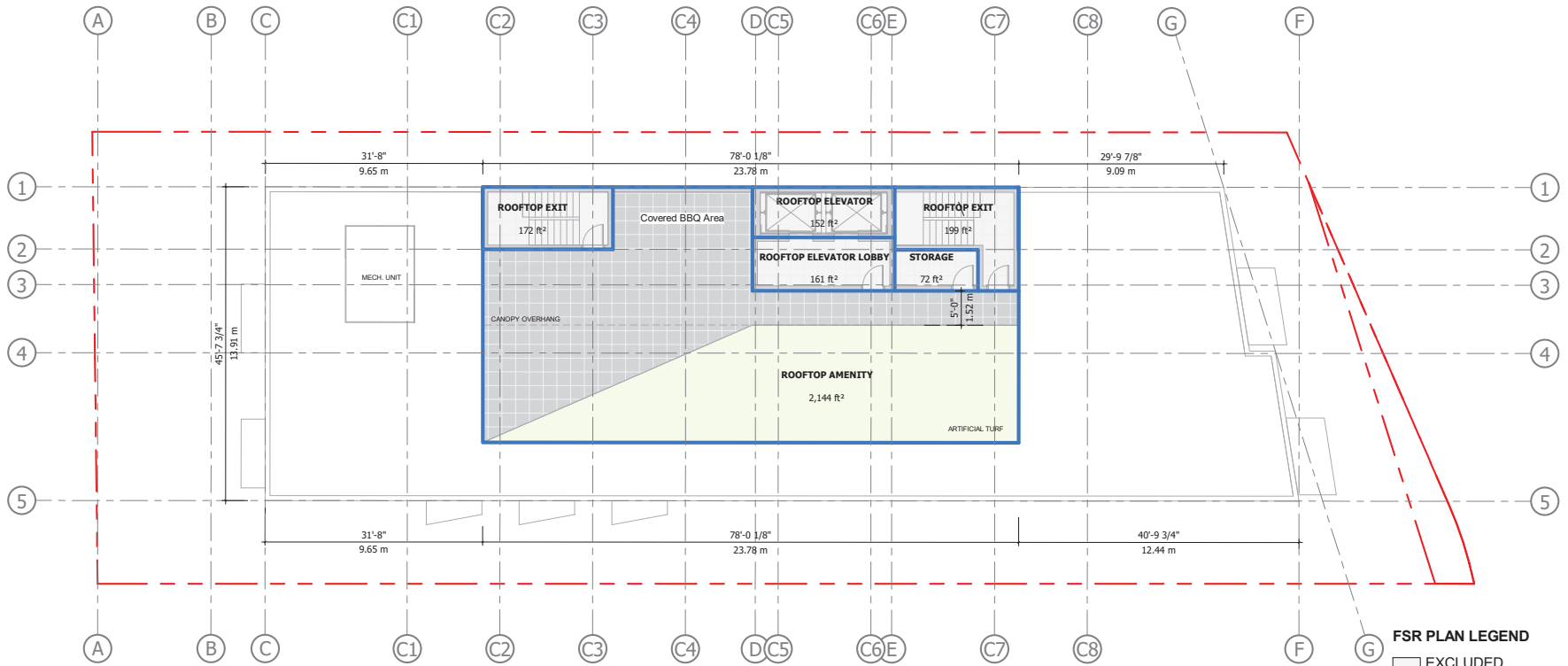
BALCONY	458 ft ²	42.5 m ²	0.04
BULK	354 ft ²	32.9 m ²	0.03
SHAFT	44 ft ²	4.1 m ²	0.00
TERRACE	259 ft ²	24.1 m ²	0.02
	1,114 ft ²	103.5 m ²	0.09

FSR AREA INCLUSIONS - LEVEL 6			
Name	Area (sf)	Area (sqm)	FSR

SUITE			
1 BED	449 ft ²	41.7 m ²	0.04
1 BED DEN	977 ft ²	90.8 m ²	0.08
2 BED	1,317 ft ²	122.4 m ²	0.11
STUDIO	2,222 ft ²	206.4 m ²	0.18
SERVICE			
SERVICE	149 ft ²	13.9 m ²	0.01
CIRCULATION			
CORRIDOR	552 ft ²	51.3 m ²	0.04
ELEVATOR	150 ft ²	14.0 m ²	0.01
EXIT	328 ft ²	30.5 m ²	0.03
	6,144 ft ²	570.8 m ²	0.50

- FSR PLAN LEGEND**
- CIRCULATION
 - EXCLUDED
 - EXCLUDED PRIVATE OUTDOOR
 - SERVICE
 - SUITE





2 ROOF FSR PLAN
RE31 SCALE: 1/16" = 1'-0"

FSR AREA EXCLUSIONS - ROOF LEVEL			
Name	Area (sf)	Area (sqm)	FSR
ROOFTOP AMENITY	2,144 ft ²	199.1 m ²	0.17
ROOFTOP ELEVATOR	152 ft ²	14.1 m ²	0.01
ROOFTOP ELEVATOR LOBBY	161 ft ²	14.9 m ²	0.01
ROOFTOP EXIT	371 ft ²	34.5 m ²	0.03
STORAGE	72 ft ²	6.7 m ²	0.01
	2,899 ft ²	269.3 m ²	0.24

NO FSR INCLUSIONS AT ROOF LEVEL

FSR PLAN LEGEND
 EXCLUDED
 EXCLUDED



Elevator overrun, rooftop access and services are excluded from max. height.



1 NORTH (LANE) ELEVATION - RZ
SCALE: 1/16" = 1'-0"



Elevator overrun, rooftop access and services are excluded from max. height.

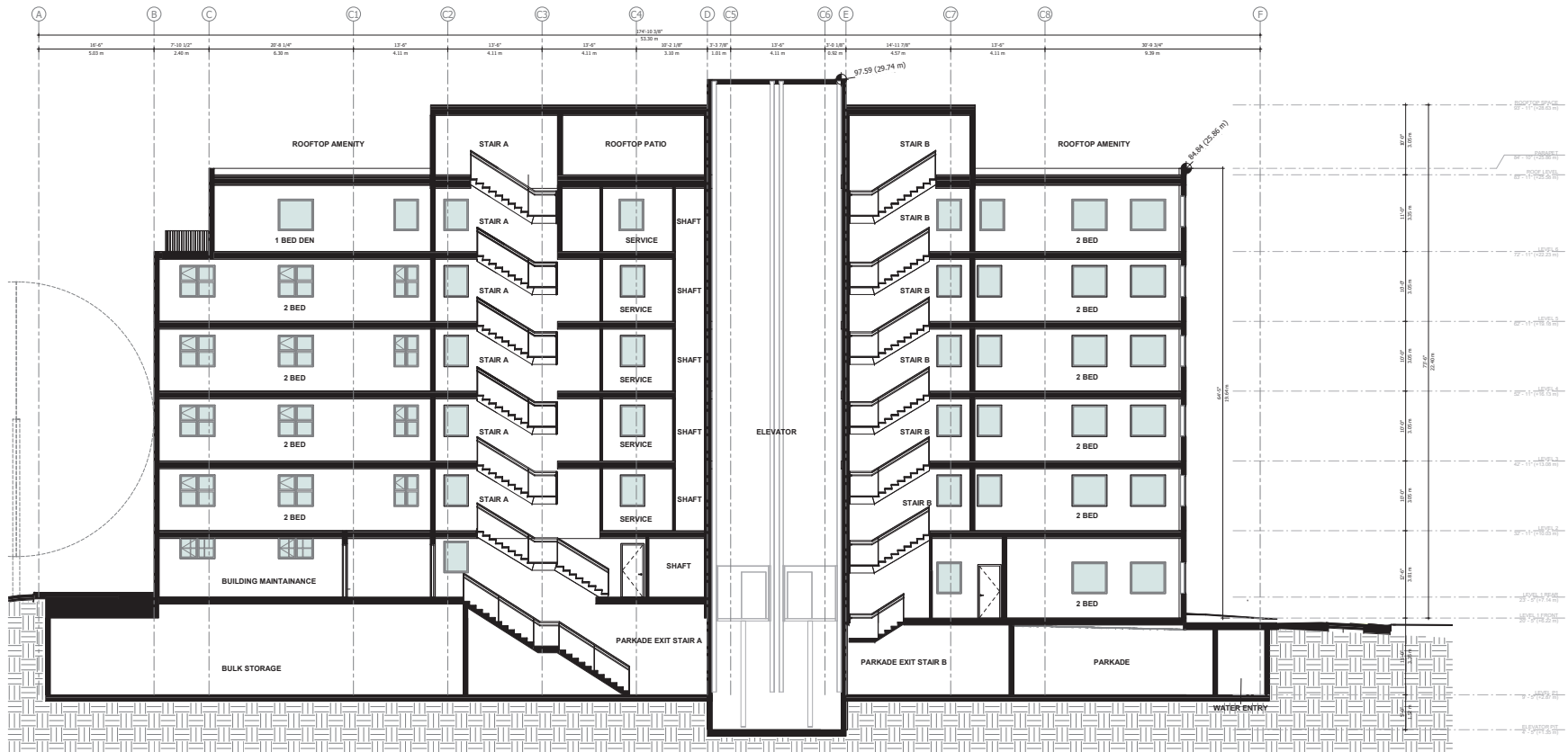


1 EAST ELEVATION - RZ
SCALE: 1/16" = 1'-0"



6.4 BUILDING SECTIONS

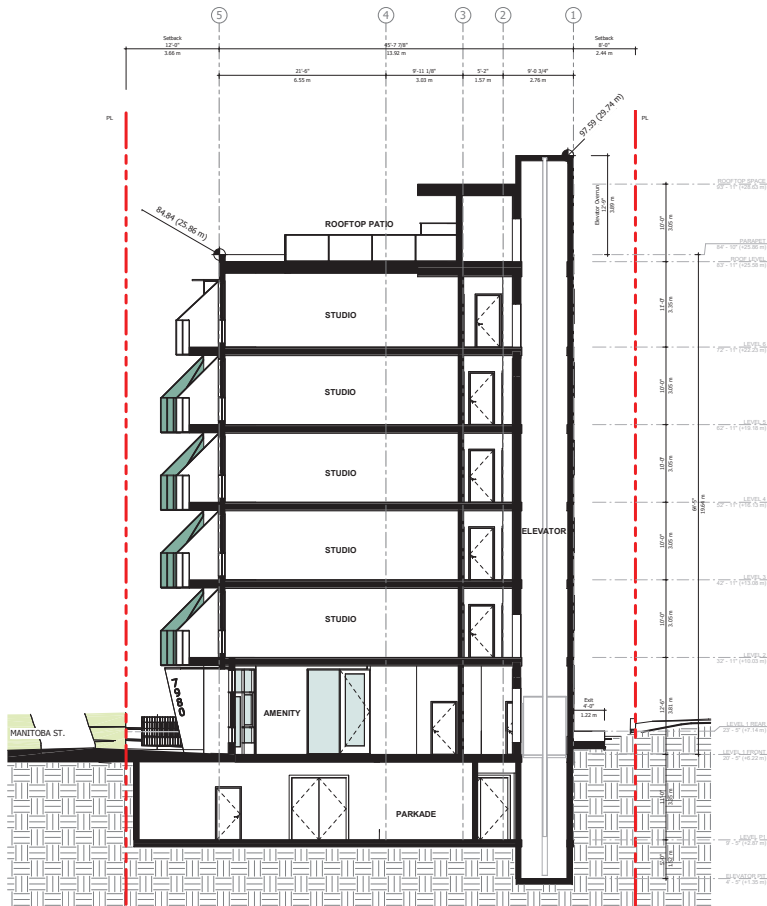
Elevator overrun, rooftop access and services are excluded from max. height.



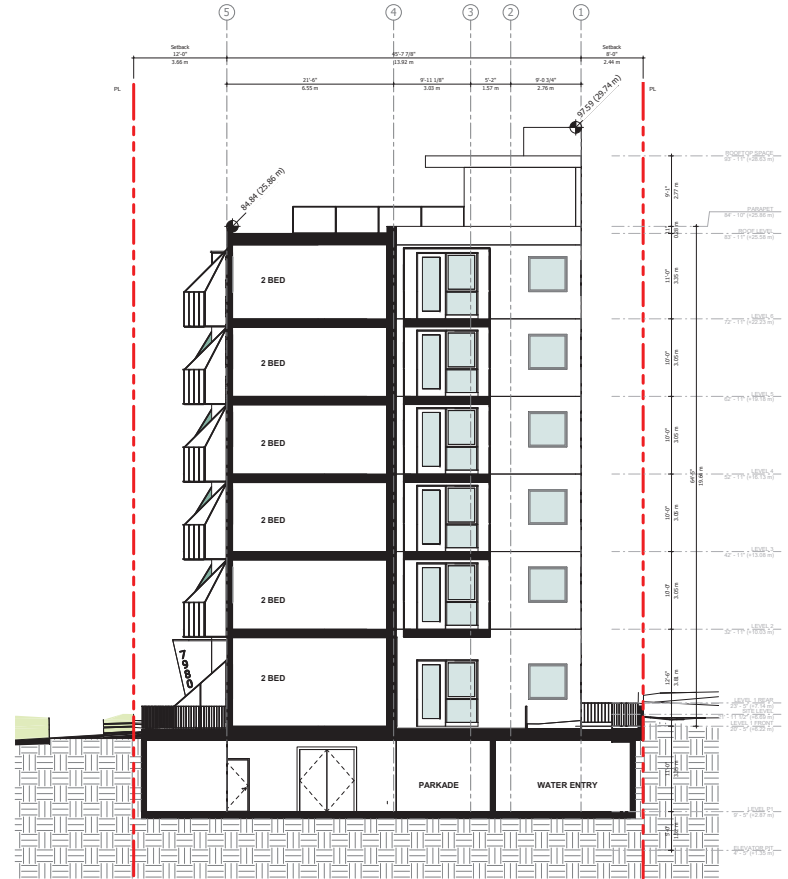
1 LONGITUDINAL SECTION @ ELEVATOR CORE
SCALE: 1/16" = 1'-0"



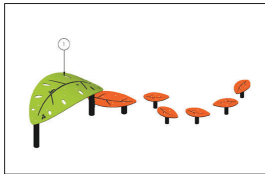
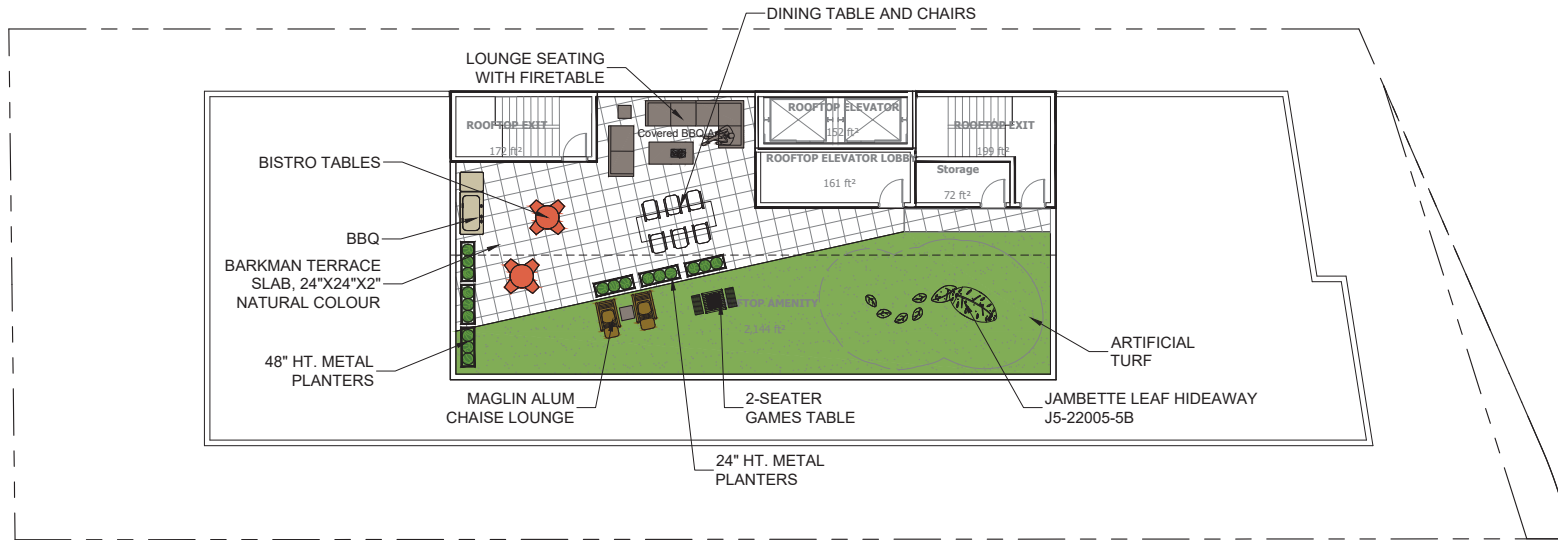
Elevator overrun, rooftop access and services are excluded from max. height.



1 CROSS SECTION @ ELEVATOR CORE
SCALE: 1/16" = 1'-0"



2 CROSS SECTION @ SOUTH PORTION
SCALE: 1/16" = 1'-0"



JAMBETTE LEAF HIDEAWAY



MAGLIN ALUM CHAISE LOUNGE



METAL PLANTERS



HAUSER ALTA DINING TABLE & CHAIRS



HAUSER LOFT LOUNGE CHAIRS



2-SEATER GAMES TABLE

Refer to Landscape full drawings for details.