

1888 Main Street

Submitted for Rezoning
May 6 , 2025

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Section 01

Introduction

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- 1.1 Project Brief + Rezoning Intent
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1.1 Project Brief + Rezoning Intent

1888 Main Street



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z
1C6
Tel 604 683 1256
Fax 604 683 7690

May 2nd, 2025

City of Vancouver
Planning and Development Services
515 West 10th Avenue
Attention: Lauren Whitney – Rezoning Planner

RE: 1888 Main Street Rezoning Application – Intent Letter

Dear Lauren Whitney,

Cressey is pleased to submit this application to rezone 1888 Main Street from IC-1 to CD-1 (Comprehensive Development). In alignment with the Broadway Plan and Transit Oriented Areas policies, we propose to replace the existing industrial buildings with an 18-storey tower comprising of 185 secured rental homes, including 20% of the residential floor area as below-market and 6,900 sq ft of retail space. The development will feature extensive residential amenities and at-grade commercial spaces facing Main Street, enhancing the already vibrant atmosphere of the area and elevating it to a new level of urban liveliness.

The site is strategically situated at the gateway to the Mount Pleasant community and along the Main Street Commercial High Street, offering convenient access to three future SkyTrain stations, as well as an array of restaurants, retail establishments, parks, and community services within walking distance.

This prime location supports the Broadway Plan's emphasis on transit-oriented development, enhancing connectivity and promoting sustainable transportation choices, thereby reducing reliance on car usage.

Our proposal aims to enhance the vibrancy of the immediate neighborhood by incorporating local-serving retail along Main Street. Additionally, the streets will be improved with more trees, and the roofscape will be utilized for outdoor amenities with visible greenery. These features, combined with a thoughtfully designed low-rise residential component in the podium levels, will contribute to a pedestrian-friendly, activated public realm.

The building's design prioritizes sustainability and climate resilience, aligning with the Green Building Policy for Rezonings. Key sustainable features include a connection to the Neighbourhood Energy System, all-electric low-carbon energy systems, active cooling, stormwater management, and a significant reduction of embodied carbon. These measures ensure the development exceeds environmental objectives and minimizes its carbon footprint.

The 17 levels of secured rental homes are designed to maximize the number of total homes while reducing carbon emissions and project costs. This results in 185 homes, including 20% below-market units, with a diverse mix of unit types, including 35% family-sized units. The development fosters inclusivity and community well-being through thoughtfully allocated amenity spaces, utilizing ground-oriented locations for children's play, as well as rooftop amenities that offer all residents access to urban agriculture, stunning skyline views, and communal meeting areas.

To make this project feasible, affordable, and sustainable, we are requesting few relaxations on policies set out in the Broadway Plan or by City staff, which will be elaborated on in the rezoning booklet. These are:



Suite 200
555 West 8th Avenue
Vancouver, BC V5Z
1C6
Tel 604 683 1256
Fax 604 683 7690

- Request from City staff for a below-grade setback
- Floor plate size
- View cone limitations

We are excited to submit an application that aligns with the Broadway Plan's guiding principles, expanding housing options to support a diverse and growing population while improving sustainability and urban vibrancy. By delivering 185 secured rental homes, vibrant retail, and extensive amenities, this proposal for 1888 Main Street addresses Vancouver's housing crisis, climate goals, and urban livability objectives. We look forward to collaborating with the City of Vancouver and local stakeholders to bring this vision to life.

Thank you for your careful consideration. We look forward to your response.

Cressey (Main) Development LLP
Matthijs Weggemans, Development Manager

1.2 Project Team

Owner



Cressey Development Group has built exceptional properties with a focus on quality craftsmanship rooted in integrity for over 50 years. The family run business is a leader in innovative design and livable efficiency, building thoughtfully designed homes emphasizing form, function and beauty. More than just a development company, the award-winning Cressey creates landmark homes shaping thriving communities and delivering confidence in value and design.

Contact:
Matthijs Weggemans
mweggemans@cressey.com
604.895.0408

Architects



Bingham Hill Architects has within its organization a range of skills, a diversity demanded by today's complex and challenging client base, and construction industry. Our multi-faceted and multi-disciplined team focuses on assessing and setting out needs, sensitive site planning, budgeting cost control and scheduling, creative design, functional planning, practical constructions and systems, and in-depth tender and contract administration.

Contact:
Will Blair
604.688.8254
wblair@bharch.ca

Consultant Team

Landscape	Arborist	Civil	Structural	Mechanical	Electrical	Envelope/ Sustainability
Perry + Associates	Diamond Head	MPT Engineering	Kor Structural	Jade West	MCW	BC Building Science
Contact: Michael Patterson 604.738.4118 mp@perryandassociates.ca	Contact: Max Rathburn 604.733.4886 max@diamondheadconsulting.com	Contact: Al Gerrebos 604.270.9331 AGerrebos@mpt.bc.ca	Contact: John Markulin Kevin Wurmlinger 604.685.9533 jmarkulin@korstructural.com	Contact: John Makepeace 604.538.0764 john@jadewest.com	Contact: Erik Mak 604.687.1821 eMak@mcw.com	Contact: Farshid Bagheri 604.520.6456 farshid@bcbuildingscience.com

Section 02

Site Analysis

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- 2.1 Context Overview
- 2.2 Neighbourhood Context
- 2.3 Site Photos
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- 2.5 Topographic Survey
- 2.6 Building Grades

2.1 Context Overview

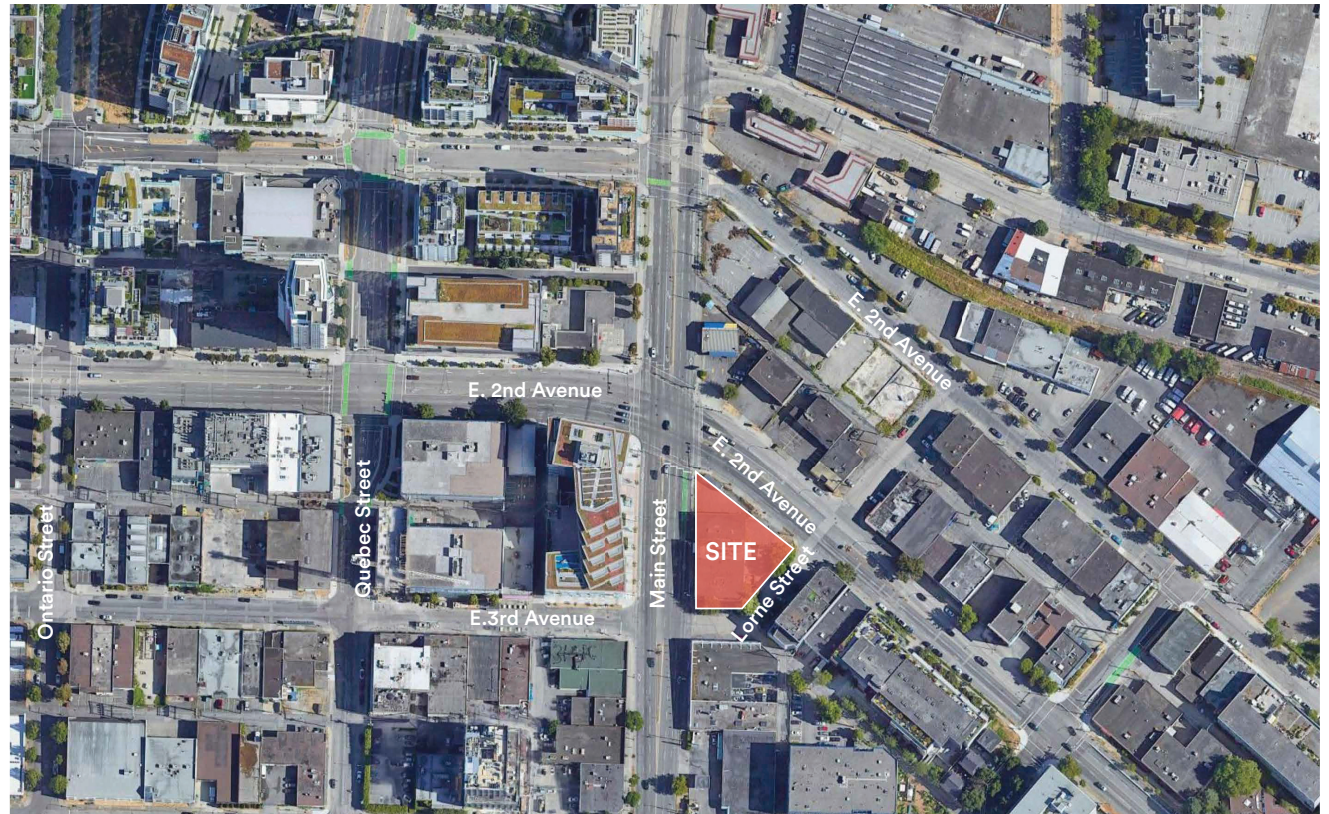
The site is located in the **Mount Pleasant Centre - Area G (MCEG)** portion of the Broadway Plan. The site is the only property on a block bordered by Main Street, East 2nd Avenue, Lorne Street and East 3rd Avenue. There is no lane access to the site.

The site has an area of 18,792.2 sf (1,740sm). The total street frontage is 186.93 ft (56.98m) along Main Street, 167.68 ft (51.11m) along East 2nd Avenue, 122.91 ft (37.46m) along Lorne Street and 69.30 ft (21.12m) along East 3rd Avenue.

As outlined in the Broadway Plan, Main Street is a designated commercial high street starting from East 2nd and extending southward. Therefore, this project has been designed as an important gateway building, signifying the transition from Downtown to the Mount Pleasant commercial area.

The site is currently partially occupied by a 2-storey commercial building and partially vacant.

Adjacent sites of note include Second+Main, a recently completed 12-storey market development (180 East 2nd Avenue) and Archetype, a 12-storey housing complex with a 10-storey office tower. Future development in the area, as allowed by the Broadway Plan, will see a mix of high-rise residential, ranging from 18 to 25 stories.



2.1 Context Overview

CURRENT ZONING

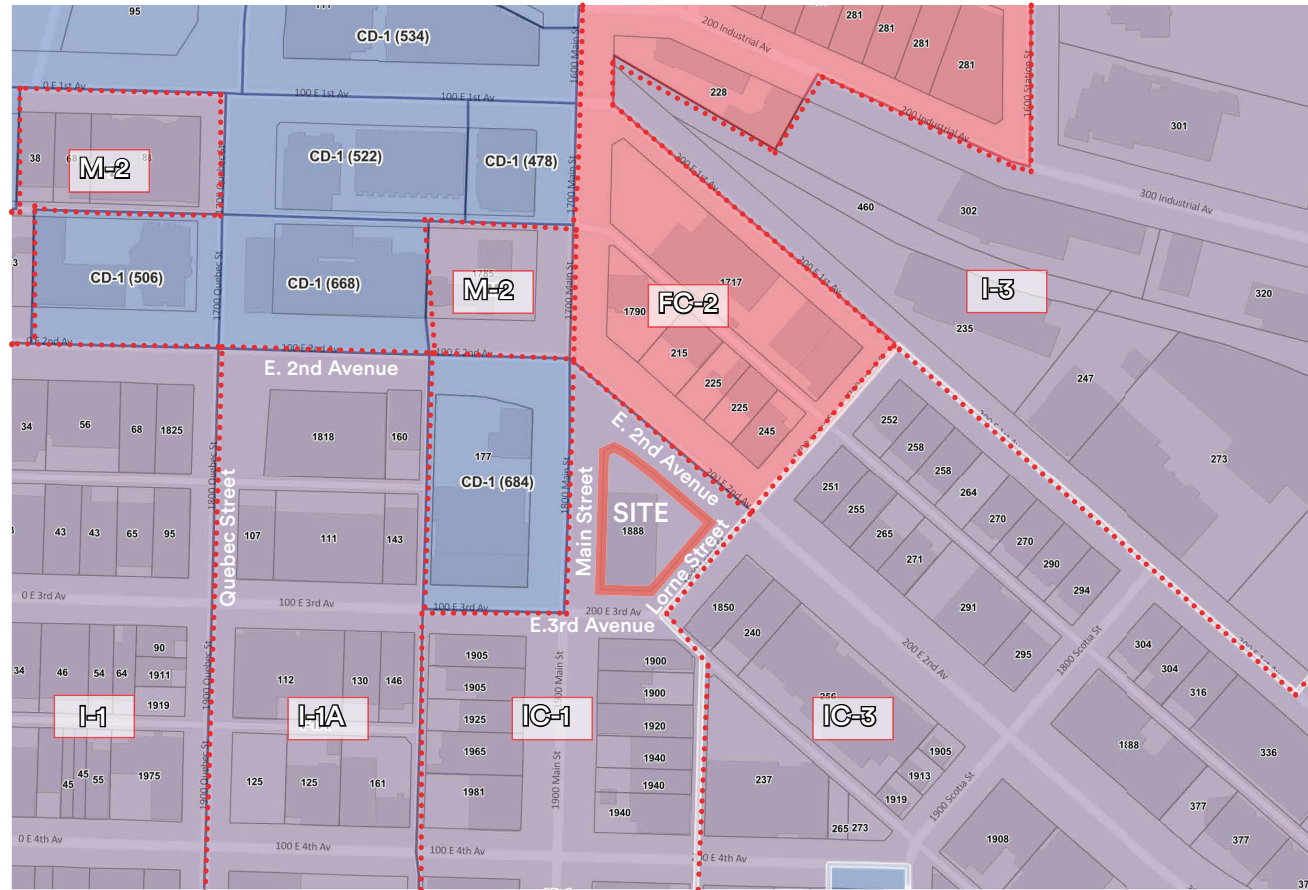
IC-1 Industrial District

PROPOSED ZONING

CD-1

LEGEND

- CD-1-Comprehensive Development District
- I-1 - Industrial District
- I-1A - Industrial District
- IC-1 - Industrial District
- IC-3 - Industrial District
- I-3 - Industrial District
- M2 - Industrial District
- FC-2 - Commercial District



2.2 Neighbourhood Context

RAPID TRANSIT STOPS

- 1 Main Street-Science World Station
- 2 Emily Carr Station (Future)
- 3 Mount Pleasant Station (future)

PARKS + GREENSPACE

- 1 Trillium Park
- 2 Thornton Park
- 3 East Park
- 4 Jonathan Rogers Park
- 5 Guelph Park (Dude Chilling Park)

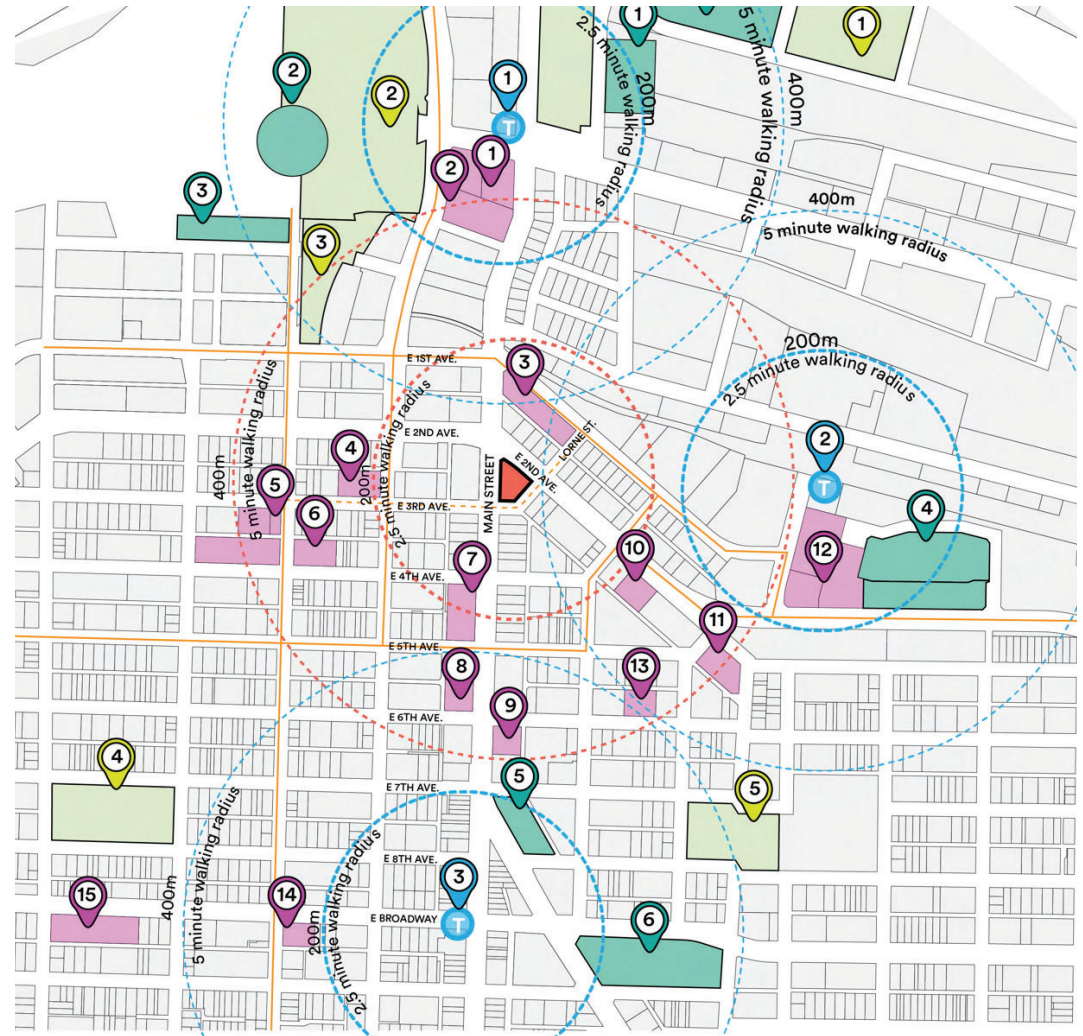
COMMUNITY AMENITIES

- 1 Pacific Central Station
- 2 Science World
- 3 Creekside Community Centre
- 4 Emily Carr University of Art + Design
- 5 Mount Pleasant Community Centre
- 6 Kingsgate Mall
- 7 St. Paul's Hospital (Future)

FUTURE DEVELOPMENT

- 1 1405 Main St and 1510 Quebec St
25 storeys and 42 storeys
- 2 1527 Main St
22 storeys and 18 storeys
- 3 Archetype
14 storeys and 11 storeys
- 4 43-95 E 3rd Ave
8 storeys
- 5 4-36 W 3rd Ave and 5 W 4th Ave
11 storeys, 11 storeys and 10 storeys
- 6 11-15 E 4th Ave
8 storeys
- 7 2015 Main St and 190 E 4th Ave
25 storeys
- 8 2111 Main St
24 storeys and 22 storeys
- 9 M6
6 storeys
- 10 320 E 2nd Ave
20 storeys
- 11 396 E 2nd Ave
22 storeys
- 12 455-565 Great Northern Way & 1850
Thornton St
35 storeys, 35 storeys and 20 storeys
- 13 325 E 6th Ave
20 storeys
- 14 2520 Ontario St & 2-24 E Broadway
21 storeys
- 15 130 W Broadway
29 storeys and 28 storeys

— Bike Routes



Site Analysis

2.3 Site Photos



Key Plan (N.T.S.)



1. View of the existing site looking north at the corner of Main Street and East 3rd Avenue



2. View of the existing site looking northwest at the corner of East 3rd and Lorne Street



3. View of the existing site looking west along Lorne Street frontage



4. View of the existing site at the corner of Lorne Street and East 2nd Avenue



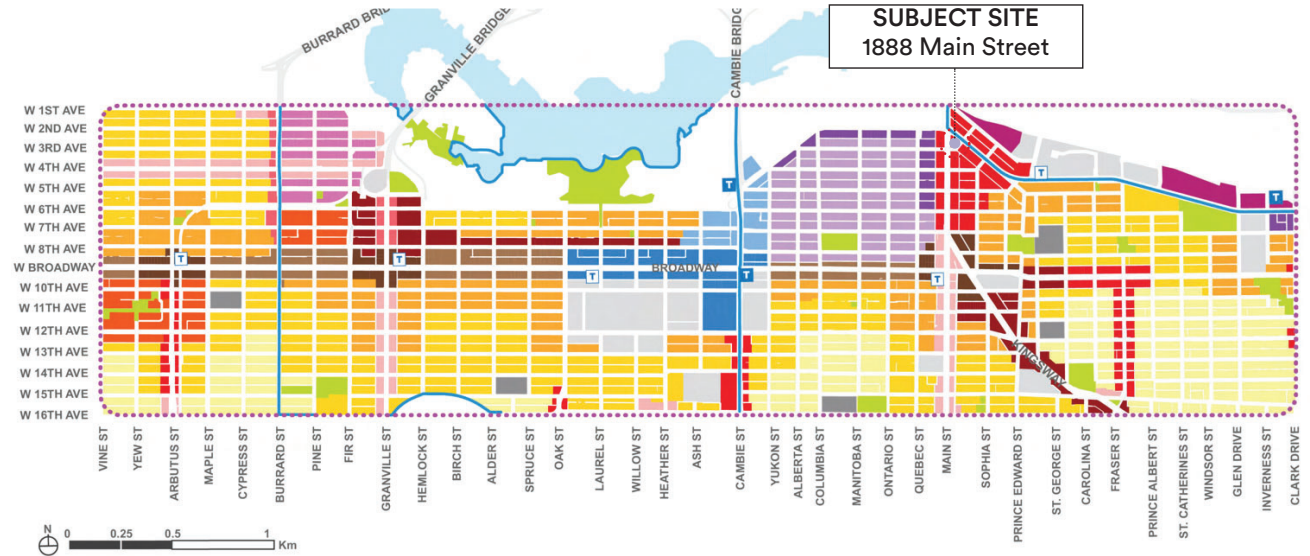
5. View of the existing site looking south at the corner of Main Street and East 2nd Avenue

Site Analysis

2.4 Policy Context

The proposed development at 1888 Main Street is situated within Vancouver's "Broadway Plan". The plan was approved by Vancouver City Council in June, 2022 and was put into effect on September 1, 2022. The 30-year plan aims to address both long-range and short-term regional growth through the integration of additional housing, job space, shops and services, amenities and access to the high-quality rapid transit offered by the Broadway Subway.

The City of Vancouver and the applicant team recognize that we are on the unceded, ancestral, and traditional homelands of the xʷməθkʷəy'əm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səliwətał (Tsleil-Waututh) Nations, who continue to live on, steward and host the City of Vancouver today.



- Legend**
- Broadway Plan Area
 - T Existing Rapid Transit Station
 - T Future Rapid Transit Station
 - Neighbourhood Boundary
 - Parks
 - Public Schools
 - Large and Unique Sites

- Residential Apartment Areas**
- Low-Rise
 - Mid- to High-Rise
 - High-Rise
- Mixed-Use Areas**
- Residential Primary
 - Low-Rise Villages
 - Medium-Rise
 - Mid- to High-Rise
 - High-Rise

- Broadway Choice-of-Use Areas**
- Shoulder Area
 - Station Area
- Office Districts**
- Uptown
 - Uptown Extension

- Industrial and Employment Areas**
- Industrial - Medium Intensity
 - Industrial - High Intensity
 - Mixed Employment - Medium Intensity
 - Mixed Employment - High Intensity

2.5 Topographic Survey

CURRENT CIVIC ADDRESSES
1888 Main Street

CURRENT LEGAL ADDRESSES

Lot 1 Block 15
District Lot 200A Group 1
Plan EPP85971

CURRENT ZONING

IC-1

SITE AREA

TOTAL 18,729.2 sf (1740m²)

MAX ALLOWABLE DENSITY

8.5 FSR
159,198.20 sf

PROPOSED CIVIC ADDRESS

1888 Main Street

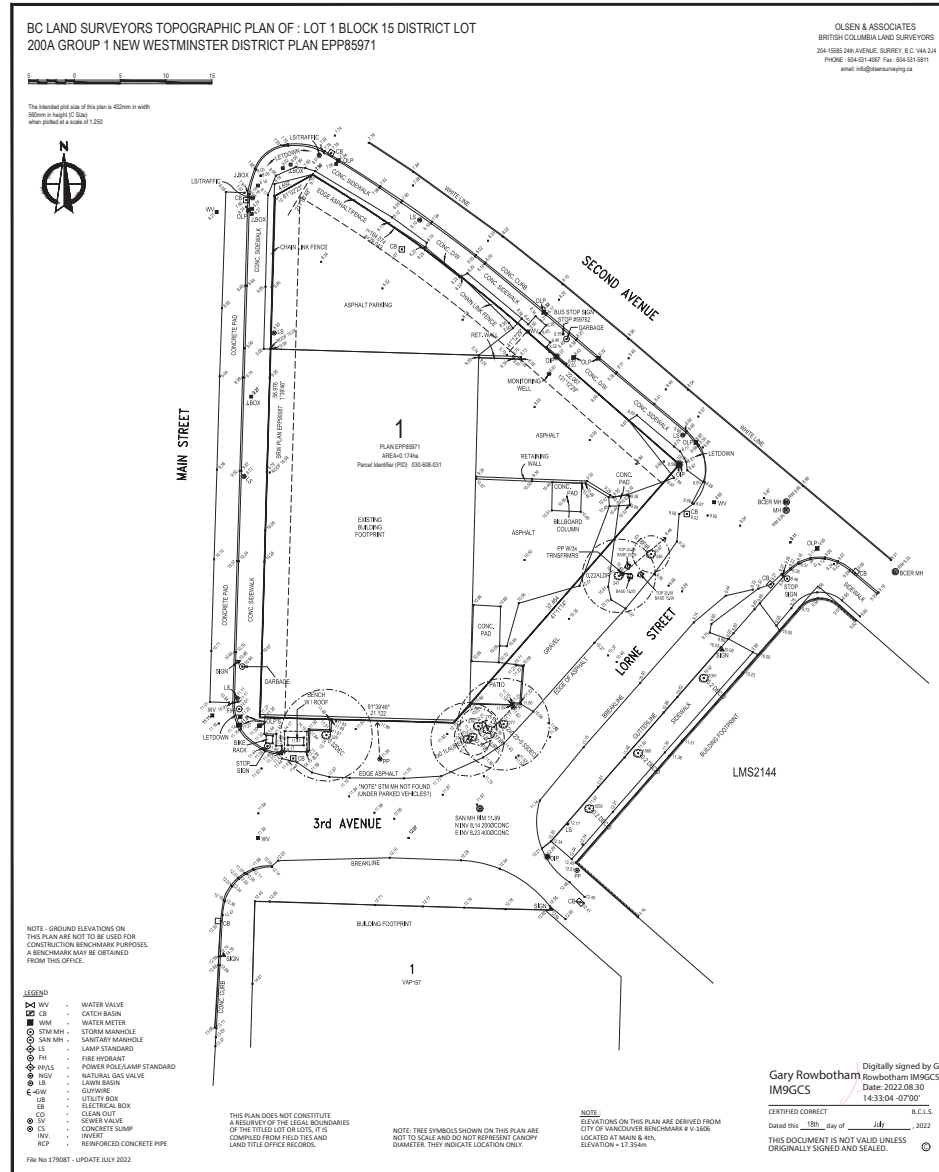
PROPOSED ZONING

CD-1

PROPOSED USE

Mixed Use:
Commercial and
100% Rental w/
20% Below-market Rental

Site Analysis



Section 03

Rezoning Rationale

Contents

- 3.1 Rezoning Intent
- 3.2 Rezoning Rationale Statement
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- 3.7 View Cone
- 3.8 Shadow Studies

3.2 Rezoning Rationale Statement

The proposed development is located within the Mount Pleasant Centre - Area G (MCEG). Under the guidelines for this area, a development is permitted to be of rental housing to a maximum FSR of 8.5 and a height of 25 storeys. In addition, 20% of the residential floor area is required to be secured as below-market rental units.

The property is a corner site with an East 2nd Avenue frontage of 167.68' and a Main Street frontage of 186.93'. These dimensions exceed the minimum 150ft frontage required for tower forms.

10.17.1 MCEG Policy Summary Table

Policy Area	Mount Pleasant Centre - Area G	MCEG
Uses	Retail/service, office, hotel, residential, cultural	
Option/Tenure	Secured market and below-market rental housing.	Office/hotel* development.
Max Height*	25 storeys	22 storeys
Max Density*	8.5 FSR	8.5 FSR
Min Frontage	45.7 m (120 ft.)	
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). *Hotel maximum height per maximum height for secured rental. * Achievable height and density may be lower where height is restricted by view cones. Achievable height and density will be significantly lower on the east side of Main Street north of East 6th Avenue due to height restrictions from the Main Street View (View Cone 22). Outside of the Main Street View, height can generally be considered up to the underside of Queen Elizabeth Park View section 3.2.4 or up to 79.3 m (260 ft.), whichever is more restrictive. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	

Additional Policies

10.17.2 Require continuous active ground floor retail/service uses along Main Street.

10.17.3 Support retention of and opportunities for new cultural, entertainment and nightlife venues.

10.17.4 Options for mixed-use strata ownership or secured rental housing:

- a) 2nd to 3rd Avenue, east side: building heights up to the Main Street view cone height restriction and maximum density of 5.0 FSR.
- c) 3rd to 6th Avenue: maximum density of 3.0 FSR.
- d) 6th to 7th Avenue, east side: maximum density of 3.0 FSR.

3.3 Applicable Plans, Policies + Guidelines

A number of city policies have informed the design of the project site and have been addressed in this report including:

Broadway Plan, September, 2022

High-Density Housing for Families with Children March 24, 1992 (Update Sept 2020 and July 20,2022)

Tenant Relocation and Protection Policy (2019)

Green Buildings Policy for Rezoning July 22, 2010-amended November 27, 2024

Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)

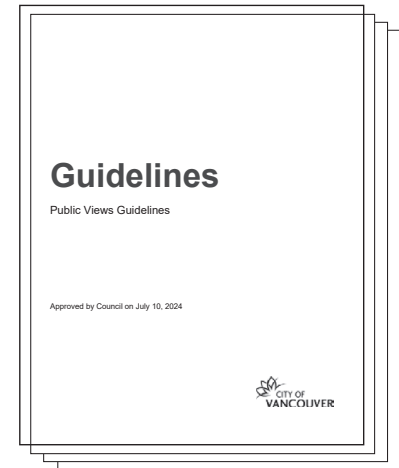
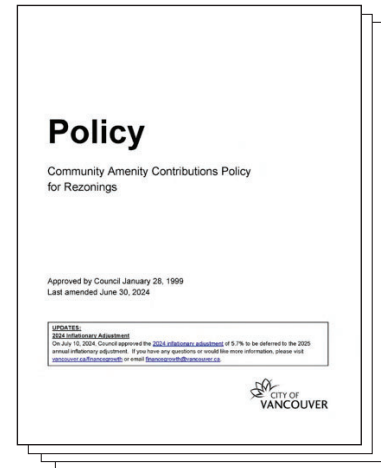
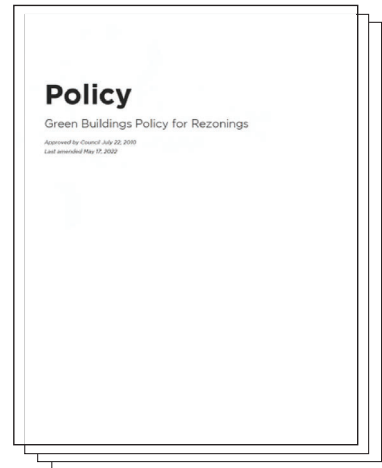
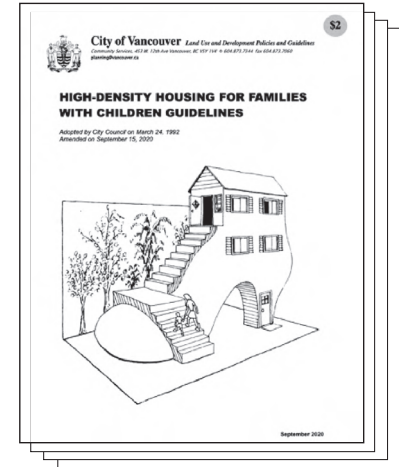
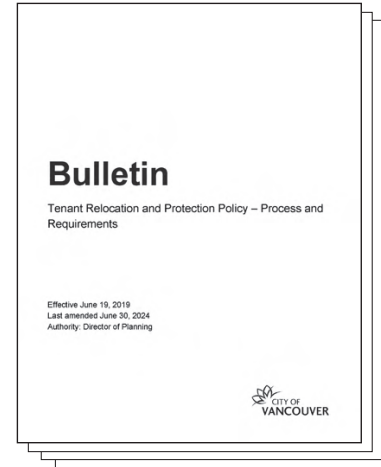
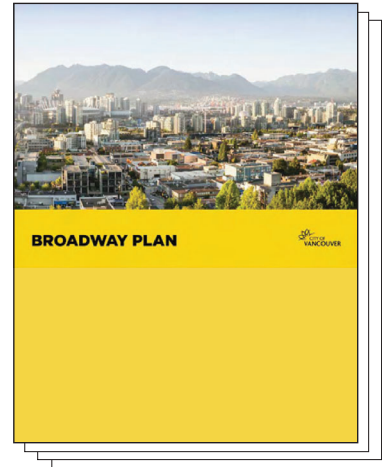
Public Art Policy and Procedures for Rezoned Developments July 23, 2014

Bird Friendly Design Guidelines (Sept 2014)

Urban Forest Strategy (2018)

Housing Vancouver Strategy (2017)

Public View Guidelines
July 10, 2024



Rezoning Rationale

3.4 Project Objectives

Well positioned at the base of the Main Street commercial high street, the proposed project has been designed to accomplish a variety of goals responding to the needs of the neighbourhood and region.

As a 100% secured rental project, 1888 Main will provide a desperately needed rental stock in the Mount Pleasant area close to shops, amenities and work opportunities. The housing is designed to provide options for a variety of life stages, maintaining the existing diversity of the neighbourhood. It will activate the streetscape and revitalize the corner of Main Street and East 2nd Avenue, which currently has very little pedestrian traffic or commercial activity.



Sustainability

The project promoting bike and transit use with a low parking ratio of 0.4 stalls per unit. In addition, the project will utilize the existing district energy network, reducing embodied energy and exceeding the city's embodied carbon targets.



Provide Housing Options

The project will include a mix of unit types from studio to three bedroom, with 35% of all units designed to suit families with children.



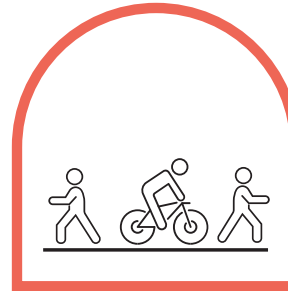
Create a Gateway Landmark

Implement a unique architectural response to present a landmark building that enhances and connects to the context and character of Mount Pleasant.



Increase the Rental Stock

The project aims to add vital rental units to Vancouver and specifically Mount Pleasant. The project will be 100% rental with 20% of the rental area provided at below market rates. There are no residential rental units being displaced by the proposal.



Promote a Healthy Lifestyle

Provide homes where work, amenities and services are walkable. This is intended to support workers in the area including the future St. Paul's Hospital, False Creek Flat area and Mount Pleasant Light industrial area



Activation of the Street edge

The activation and enhancement of the street, including Main Street and East Second Avenue, through pedestrian scale design and highly glazed commercial units.

3.5 Below Grade Setback

In the Broadway Plan, Main Street is designated as a ‘Commercial High Street’ and, as illustrated in Figure 11.16, does not require a below-grade setback. However, City staff have requested that the health and viability of the planned street trees be considered. To demonstrate our commitment to achieving City’s goals, we have proposed alternative solutions to provide sufficient soil for trees to mature without impacts from a below-grade setback.

On the Main Street frontage, we have lowered the parkade roof to allow for more soil volume. On the East 2nd Avenue frontage, we have used Silvacells to provide structural support for the sidewalk and enough space for trees to grow. Both solutions are tested and supported by the project’s landscape architect, Perry + Associates, and arborist, Diamond Head.

We believe that the City’s target for increasing the urban canopy can coexist with the construction of efficient buildings, thereby enhancing affordability and reducing embodied carbon levels. Preliminary calculations indicate that we are achieving a 17% reduction in embodied carbon from the benchmark and a 7% reduction from current City goals. Additionally, we are improving the site’s surroundings by increasing the number of trees from five, which are currently in poor condition, to approximately eleven. This actively contributes to the City’s goals for expanding the urban canopy.

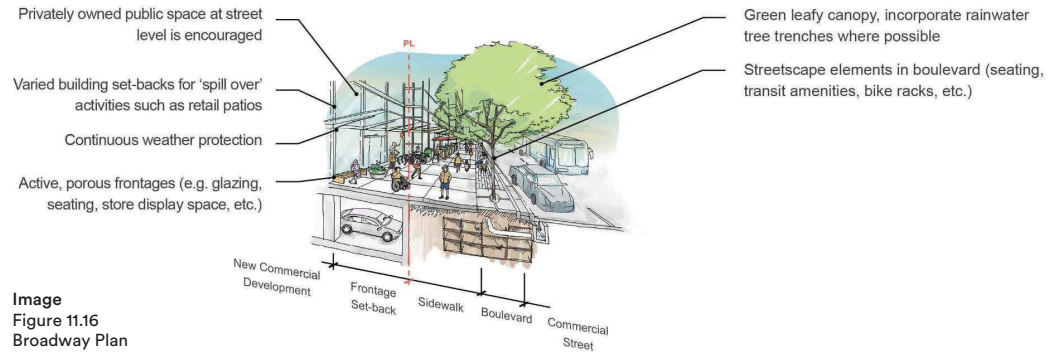
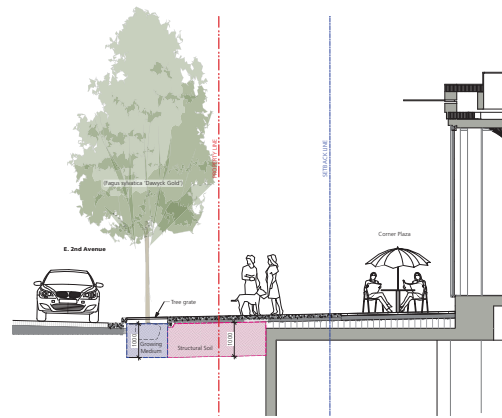
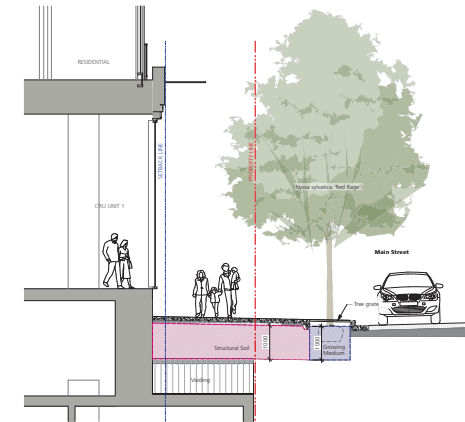


Image
Figure 11.16
Broadway Plan



Section
Proposed East 2nd Avenue Sidewalk Section
1888 Main Street



Section
Proposed Main Street Sidewalk Section
1888 Main Street

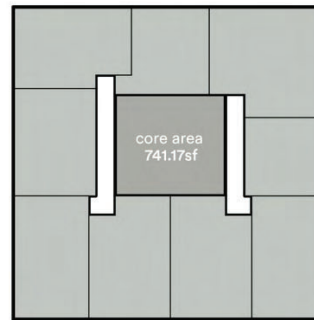
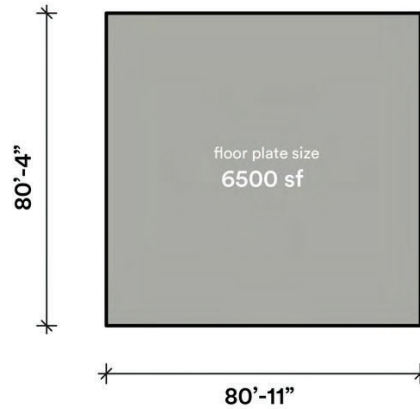
3.6 Floorplate size

With the understanding that the Broadway Plan specifies a maximum tower floor plate of 6,500 sf, 1888 Main is seeking acceptance of a larger floorplate at 8,152 sf (757 sm). This modest increase in floorplate size allows for an increase of 30 units to the project overall while still remaining compliant with all shadowing and tower separation policies outlined in the Broadway Plan.

Under the MCEG policy within the Broadway Plan, rental towers are permitted to reach 25 storeys and achieve an FSR density of 8.5. The site at 1888 Main Street however, is constrained by the vertical height limit of View Cone 22 and the irregular geometries of the site. The view cone limits the project's residential floors to 17 storeys and the site's geometries do not allow for the anticipated podium and tower arrangement of the Broadway Plan. Even with this larger floorplate, the full density will not be reached, with only 7.31 FSR being achieved as opposed to the allowable 8.5 FSR. It also increases the amount of units by 30, decreases the average cost per unit, decreases the average amount of materials needed per unit and decreases the amount of carbon emitted per unit.

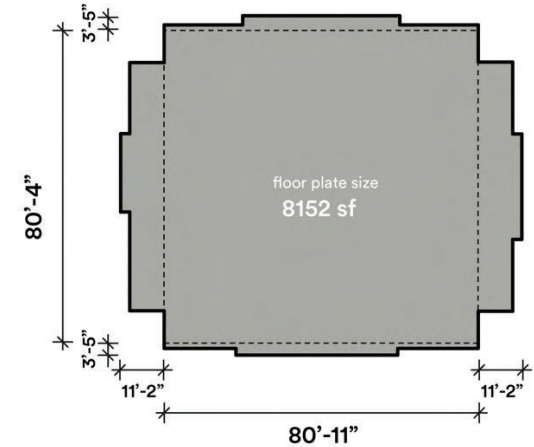
This increase in size is supported by the project's unique position as an isolated site within its own city block. It has two street frontages which are longer than 165' (Main Street and E.2nd Avenue) and a collective street frontage of 565' across all 4 streets fronting the site. Its isolated siting ensures ample separation from surrounding sites, allowing for a larger and more efficient floorplate to be proposed without negatively impacting future development of neighbouring sites and preserving the openness to the sky qualities intended by the tower separation policy.

Broadway Plan Policy

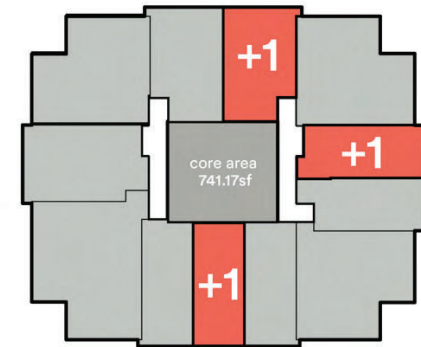


GFA of 6500sf per tower floor plate
9 units per tower floor
155 units in the project

Proposed Development



Slender bump outs are added to the typical 6500sf plate, minimizing the visual impact of the increase in floorplate area



GFA of 8152 sf per tower floor plate
12 units per tower floor
185 units in the project

3.7 View Cone

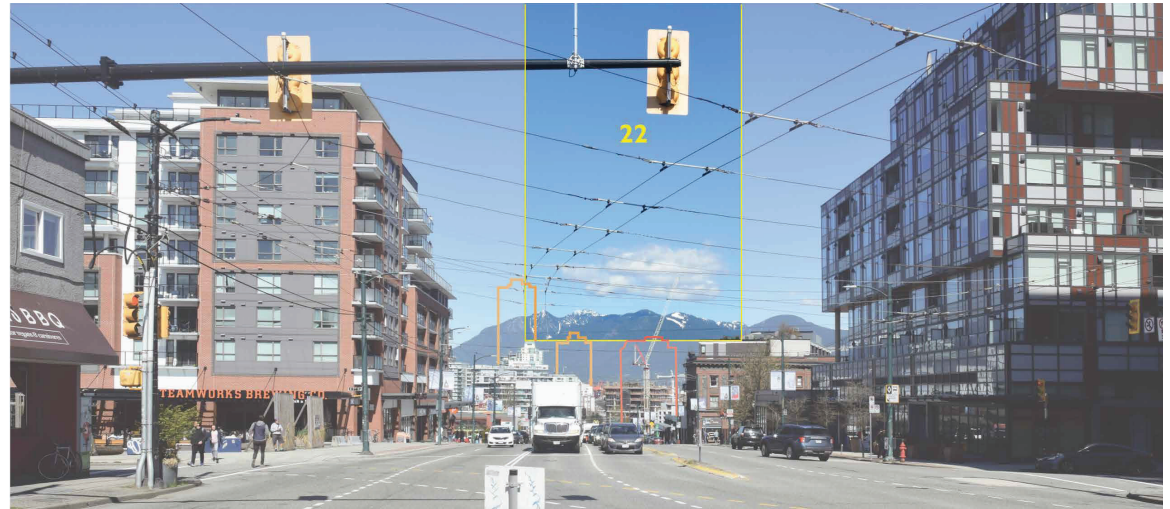
The project is restricted by View Cone 22 (Main Street View) . This view is a protected public view of the North Shore Mountains. The origin point is located at the pedestrian crosswalk at Main Street and Kingsway at the Mt Pleasant clock. The subject of the view is the North Shore Mountains, primarily the mountainscape of Mount Dam to Mount Fromme.



Recent rezoning submissions to the city have requested relaxations around view cone limits to facilitate the provision of housing. This includes a City of Vancouver led rental housing project with two towers at 1405 Main Street and 1510 Quebec Street.

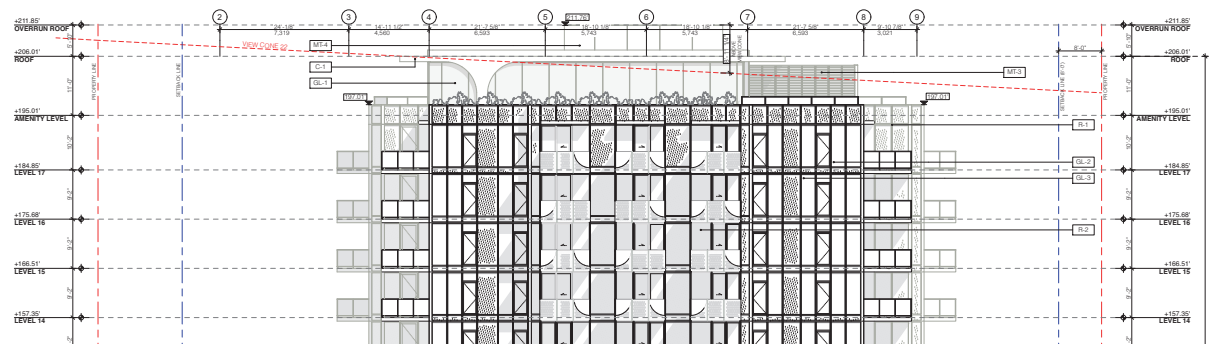
Item 3.2.2 in the COV Public Views Guidelines states that encroachments may be considered if they contribute to the use of common rooftops without compromising the legibility of the view’s focal point. As seen in the attached diagram the view of Dam Mountain to Mount Fromme remains intact with little impact on the legibility of the peaks and ridge profiles.

The proposed projection of 1888 Main is less in both vertical projection length and percentage of blockage when comparing it to the proposed projection of 1405 Main Street and 1510 Quebec Street.

The project’s ability to provide outdoor amenity space without the sacrifice the housing is dramatically enhanced if a projection into the View Cone is permitted. This proposal is seeking an approval for a modest projection (max 9’-0”) into View Cone 22 to allow for the provision of rooftop outdoor amenity, supporting indoor amenity and accessible rooftop access.



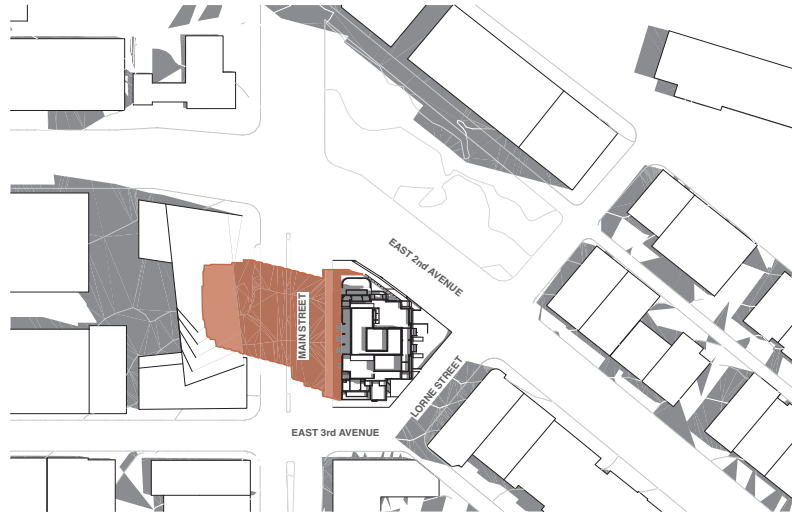
-  Proposed View Cone encroachment by 1405 Main Street and 1510 Quebec Street (by others)
-  Proposed View Cone encroachment by 1888 Main Street



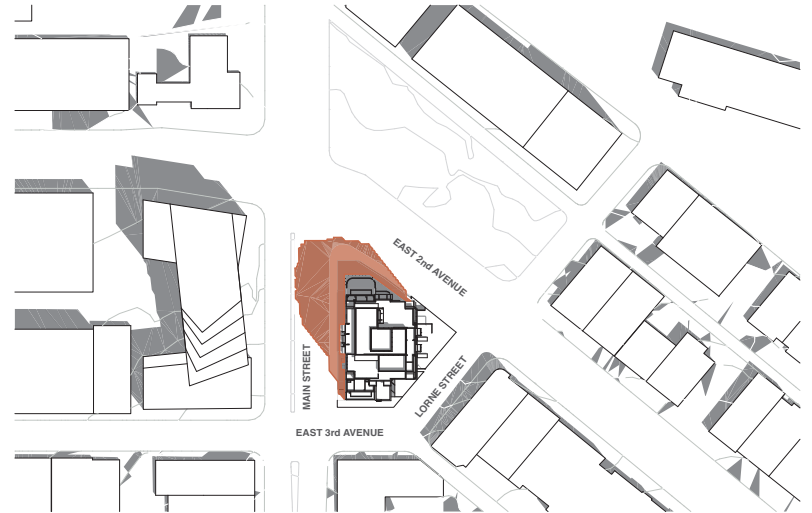
Rezoning Rationale

3.8 Shadow Studies Summer Solstice

SHADOW OF PROPOSED DEVELOPMENT



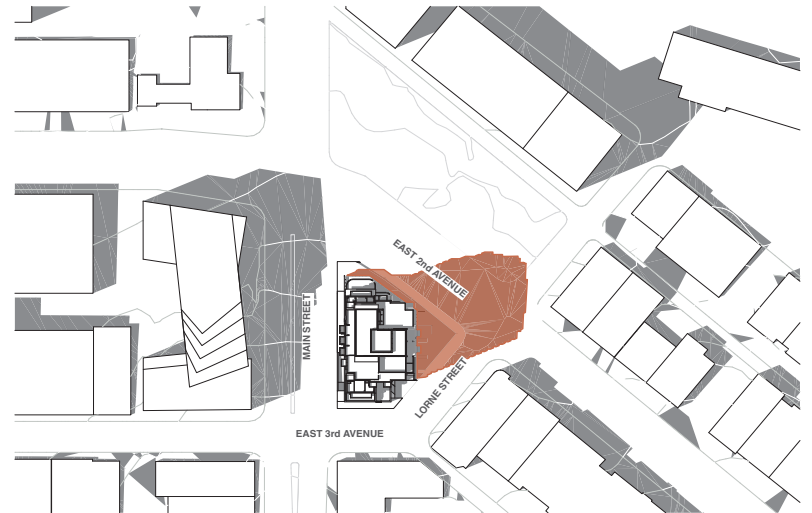
JUNE 20 - 10 AM (UTC -7HR)



JUNE 20 - 12 PM (UTC -7HR)



JUNE 20 - 2 PM (UTC -7HR)



JUNE 20 - 4 PM (UTC -7HR)



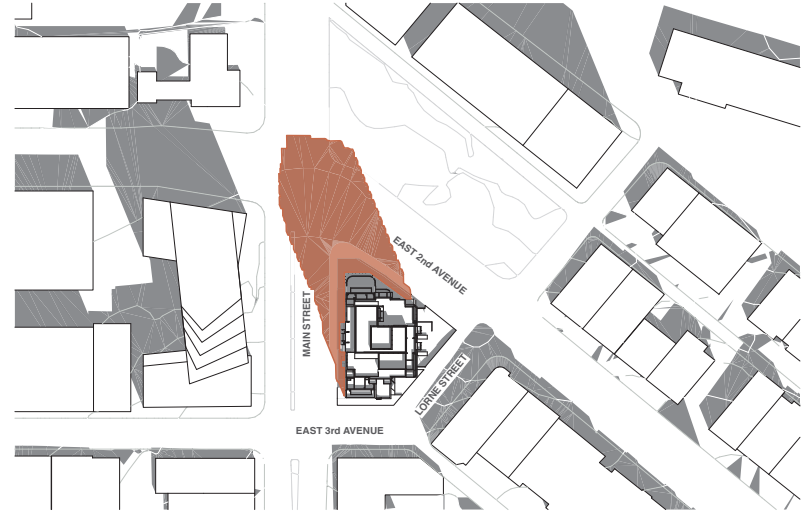
SHADOW STUDIES

3.8 Shadow Studies Autumn Equinox

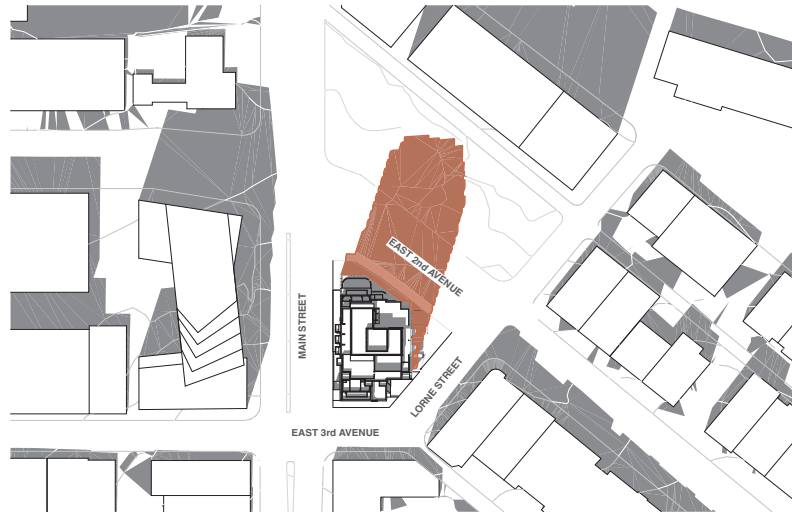
SHADOW OF PROPOSED DEVELOPMENT



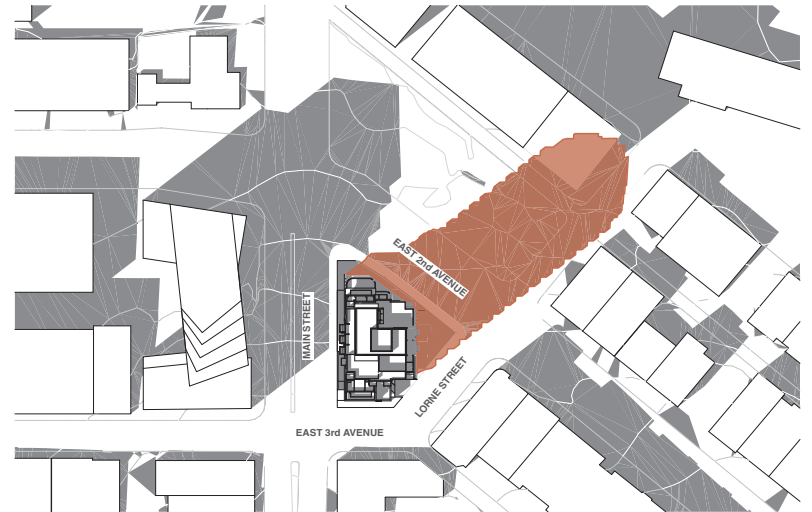
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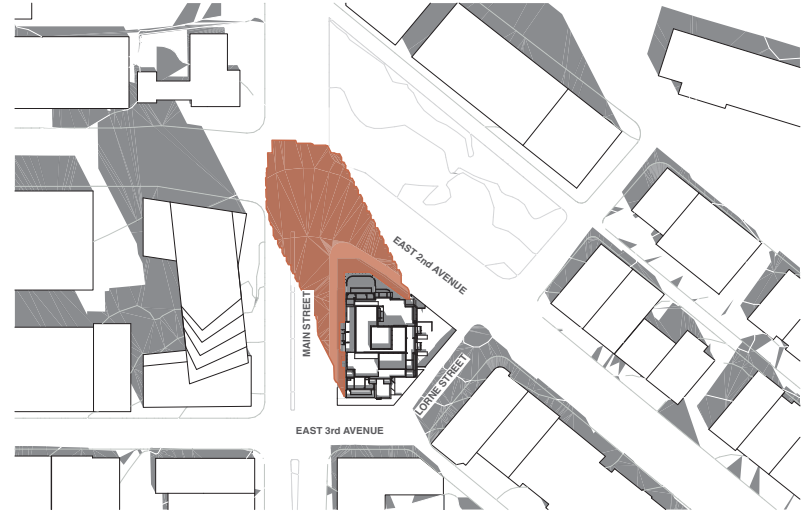
SHADOW STUDIES

3.8 Shadow Studies Spring Equinox

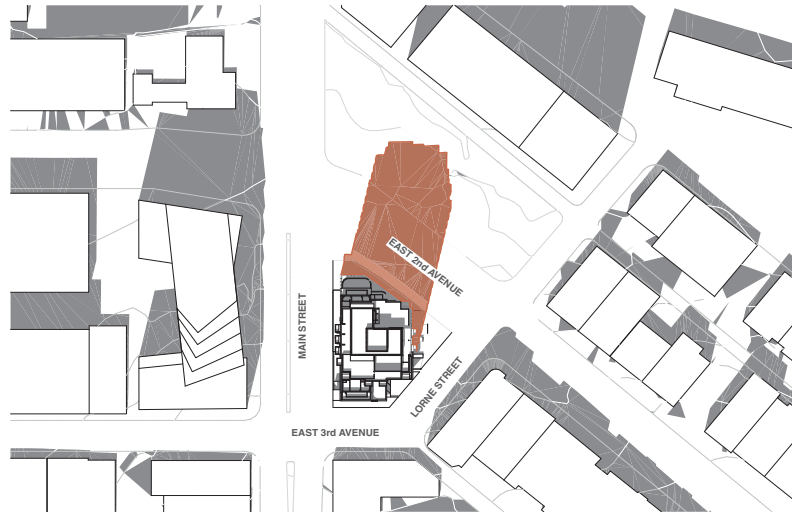
SHADOW OF
PROPOSED
DEVELOPMENT



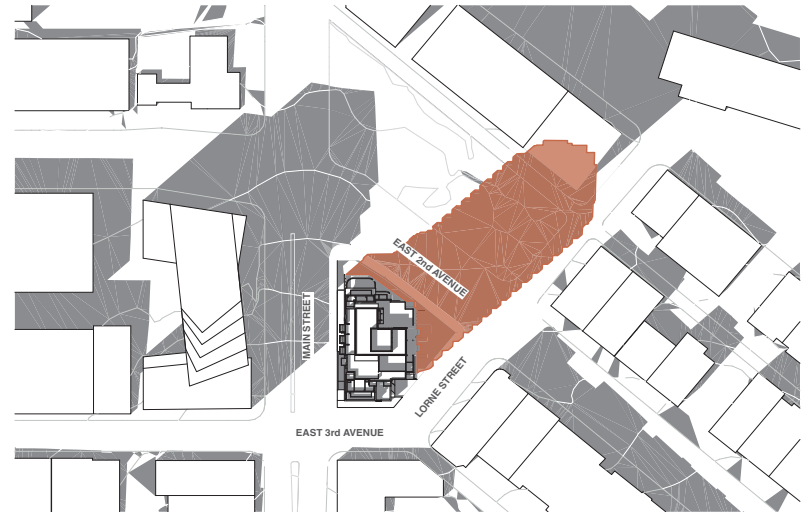
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SHADOW STUDIES

Section 04

Design Principles

Contents

- 4.1 Architectural Concept
- 4.2 Landscape Concept
- 4.3 Sustainability Measures
- 4.4 Design Rationale
- 4.5 Proposed Use
- 4.6 Material Treatment
- 4.7 Development Statistics

4.1 Architectural Concept



PEDESTRIAN SCALE STREETScape

Located at the corner of a shift in Vancouver's typical orthogonal street grid and bordered by four streets and no lane, the project was designed with a cohesive streetscape that unifies its ground plane form and materiality into a singular expression. The policies for the MCEG area of the Broadway Plan outline the need for a continuous shopping frontage along Main Street. Employing a cascading arch expression, Commercial Retail Units are framed along the full frontage of Main Street with generous glazed corners at the 2nd Avenue and 3rd Avenue intersections. The arched expression is further utilized to frame the residential entry and the parkade entry. The arches are finished in brick, a material that is utilized in many of the heritage and contemporary buildings in the area.

COMMUNAL SPACE

Adopting the goals of the Broadway Plan, the focus of this proposal has been to create a healthy and livable space for people to call home. To accomplish this, the design approach of providing large communal outdoor spaces and functional private space with access to light and views, was adopted.

The rooftop above the ground floor commercial is designed to support a variety of communal outdoor activities including children's play and exercise and well-being practices. Communal outdoor amenity space is also being provided on the roof of the tower. Supporting indoor spaces are designed in direct relation to the outdoor spaces, enhancing the possibilities for amenity programming. The views visible from the roof top areas include the North Shore mountains, the downtown skyline and Burrard Inlet.

4.2 Landscape Concept



ENHANCING THE PUBLIC REALM

The ground level landscape design builds on the City of Vancouver Mount Pleasant streetscape design palette to provide a dynamic public realm environment to complement the unique contemporary expression of the architecture. Public realm improvements will include new boulevard and wide sidewalks with street trees and supportive growing medium. Small plazas located at the west and east end of the Main Street frontage allow for café seating, and a plaza with tiered bench's located at the corner of Second Avenue and Lorne Street provide additional opportunities for rest. Street trees and planted boulevards are provided on E Third and Lorne Street with additional tree plantings provided on site.

ROOFTOPS

Level 2 Amenity

An exterior amenity space is provided at the second level located immediately adjacent to the programmed interior amenity spaces. The exterior spaces are framed by planting, helping to buffer the spaces and create a calming environment. The exterior amenity spaces are designed to be flexible allowing for a range of uses, from stretching and Yoga, to children's play, and social interaction.

Rooftop Amenity

An additional level of outdoor common area has been provided at the roof level allowing residents to take advantage of the excellent views of Vancouver and the North Shore Mountains beyond. The exterior amenity is divided into two distinct spaces with an outdoor lounge and barbecue area adjacent the indoor kitchen and dining space, and an urban gardening area located to take advantage of the southern exposure. Additional planting areas have been provided at this level to enhance the setting and provide for passive rainwater retention.

4.3 Sustainability Measures

GREEN BUILDINGS FOR REZONING

The project will include and provide the necessary sustainable components, materials and systems to meet the City of Vancouver's Green Buildings Policy for Rezoning.

HIGH-PERFORMANCE ENVELOPE

A focus on minimizing the thermal bridging and supplying a high-performance building envelope is a priority for the project. Continuous exterior insulation with a rainscreen system forms much of the envelope.

RESILIENT DESIGN AND CONSTRUCTION

The materials proposed for the project are suitable for the long-term life of the project. They are also intended to be partially shop manufactured, reducing the amount of waste during construction and replacement.

TRANSIT-ORIENTATED LIVING

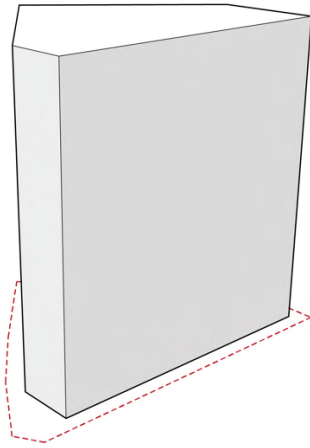
To support and promote cycling, the project will provide bicycle facilities for residents including secure bike rooms and a maintenance area. In addition, the project's proximity to multiple transit routes offers alternative transport options to those who are not taking a personal vehicle. The project is also being designed in conformance with the TDM Plan C. This results in 6 car share spaces on the P1 and P2 levels.

EMBODIED CARBON EFFICIENCY

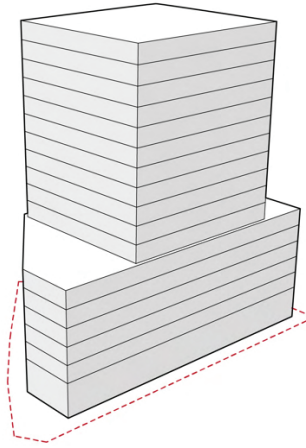
This project has been designed with a focus on minimizing the total embodied carbon required for construction. First, we have achieved a parking ratio of approximately 0.4 for the residential program. By fully utilizing the below-grade property size, we can limit car parking to three levels, significantly reducing embodied carbon. This equates to saving at least one full floor of parking, or 1,715 m², and 392,020 kg of embodied carbon. Second, our efficient floorplate design allows for the addition of around 35 rental units without substantially increasing embodied carbon, compared to the 6,500 ft² guideline. Overall, this efficient design results in an estimated embodied carbon of 332 kg per m². These results outperform the benchmark by 17% and exceeding the minimum reduction target by 7%, an achievement for such an irregular site.



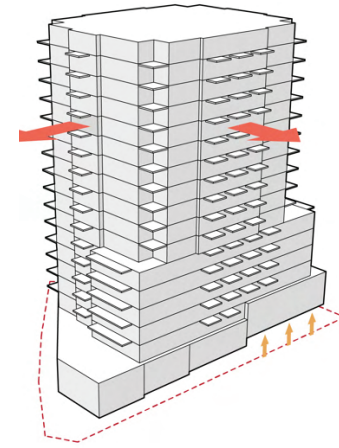
4.4 Design Rationale



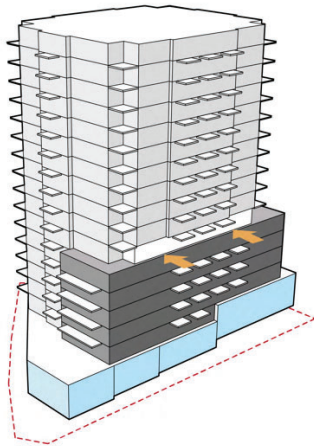
A building mass was extruded following setback and height restrictions.



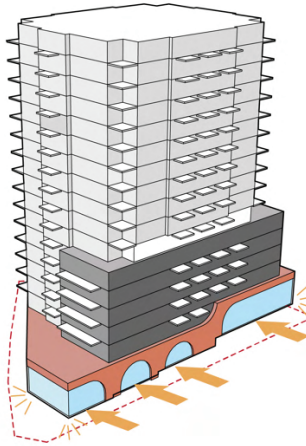
Distinct podium and tower divisions were created in the building's massing.



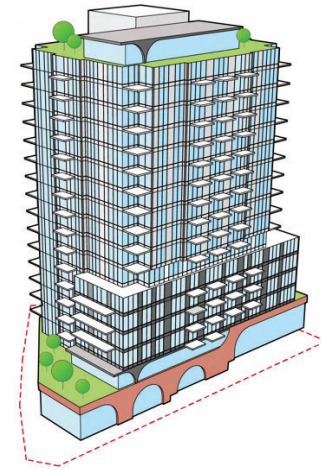
The building's form was altered and balconies added to create an articulated facade expression. The commercial units were stepped in response to the severe change in grade along the project's frontages.



A recessed level was introduced to delineate the podium and tower forms. Distinct material expression was added to further enhance the project's massing and to reduce visual scale. The tower was kept light while the base is expressed in darker solid tones. Ground Floor commercial units are highly glazed.



Entrance portals were introduced along the street frontages, creating a dynamic facade expression and playful response to the site's slope. Corners were highly glazed to enhance visibility and outlook of retail units. The brick materiality for the ground floor facade was utilized to unify all four street frontages and to create a pedestrian friendly scale.

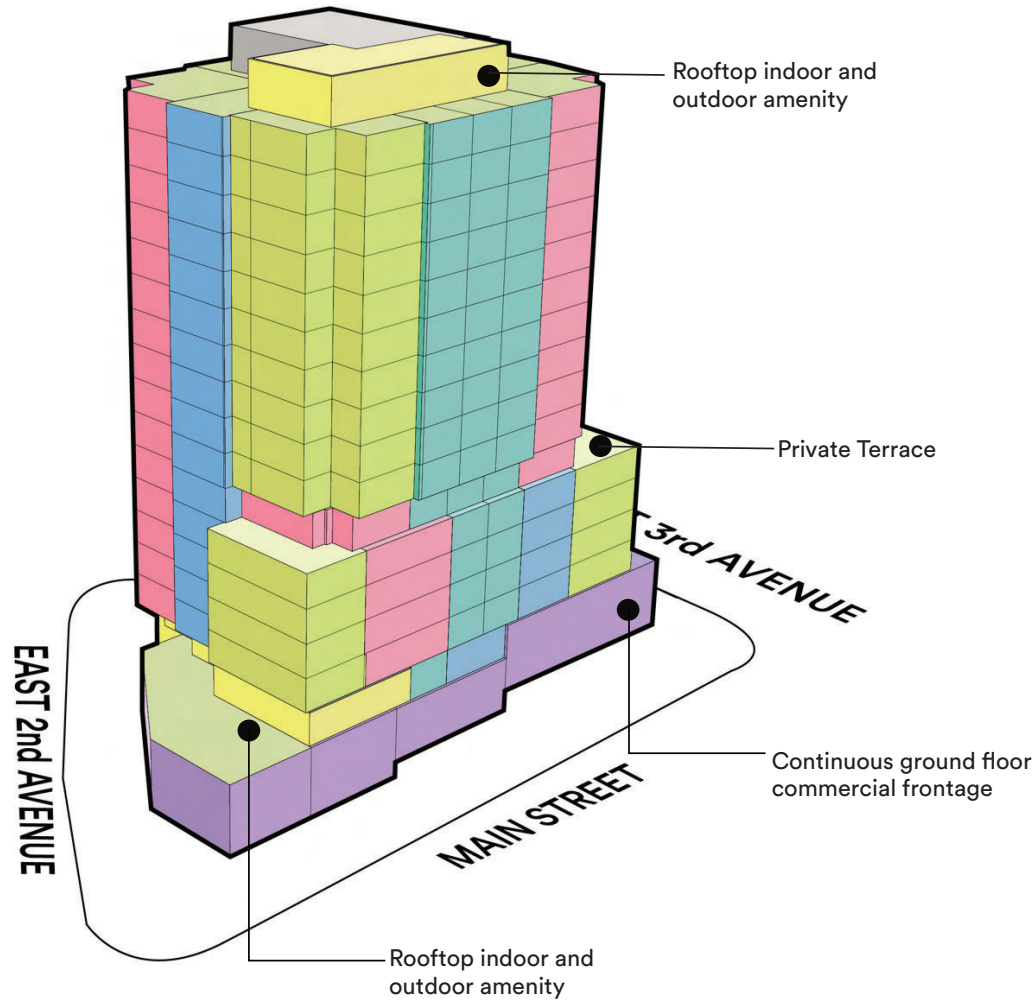


Fenestration was added to support the internal programming and add visual interest to the massing. Roof top access and outdoor amenity spaces were added to two separate roof levels, offering residents a variety of outdoor amenity spaces with access to views and light.

Design Principles

4.5 Proposed Use

1888 Main Street



CURRENT USE

2- STOREY RETAIL BUILDINGS

PROPOSED USE

- 185 SECURED RENTAL UNITS
- 27 SECURED BELOW-MARKET RATE UNITS (20%)
- 63 STUDIO UNITS
- 57 ONE-BEDROOM UNITS
- 46 TWO-BEDROOM UNITS
- 19 THREE BEDROOM UNITS
- 7649.96 sf GFA COMMERCIAL SPACE
- TOTAL FSR DENSITY OF 7.31

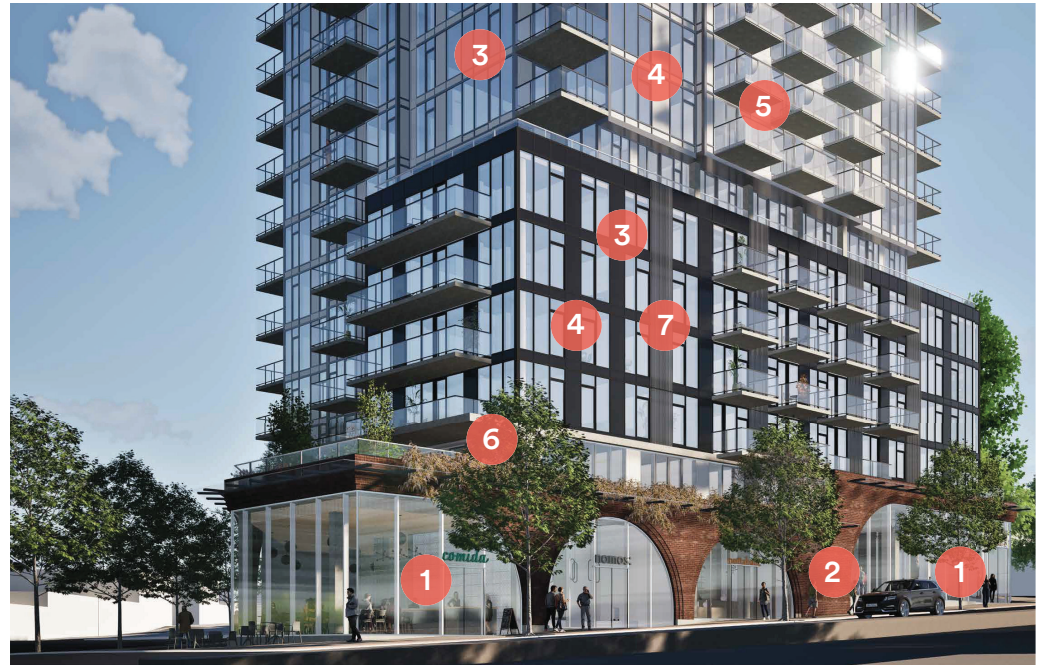
LEGEND

- STUDIO UNIT
- 1 BEDROOM
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT
- INDOOR AMENITY
- OUTDOOR AMENITY
- COMMERCIAL
- SERVICE/CIRCULATION

4.6 Material Treatment

The proposed project has been informed by a variety of principles that use materiality to enhance architectural intent, building performance, livability and pedestrian experience. At the ground plane, strong brown brick arches cascade down the steep slope of the site. These elements create clear distinct entrances to retail units, the resident entry and the parkade entry.

The tower above the CRUs can be categorized into three forms. A linear bar form along the Street elevation is clad a mix of window wall and fluted metal panels. This contrast of a highly reflective material and a highly articulated material helps to reduce the apparent scale of the horizontal bar. Above the horizontal massing an inset level with exposed structural elements creates a shadow line enhancing the distinct massing forms. The upper tower levels are clad with a window-wall cladding system that utilizes a mix of vision glass, white spandrel glass and white metal panel. In addition, the balconies on the east and west facades include a geometric pattern applied in white ceramic frit to the glazing inset in the guardrails. These geometric forms create a sense of depth and layering while also providing partial visual privacy from the street below.



Material Expression



1 Curtain Wall
SSG Joint



2 Brick
Modular
Red Flashed
Common Bond



3 Window Wall
Vision Glazing
Frame colour Varies



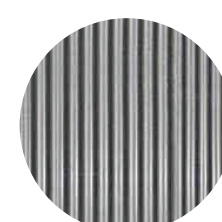
4 Window Wall
Spandrel Glass
Colour Varies



5 White Ceramic Frit
on Clear Glass



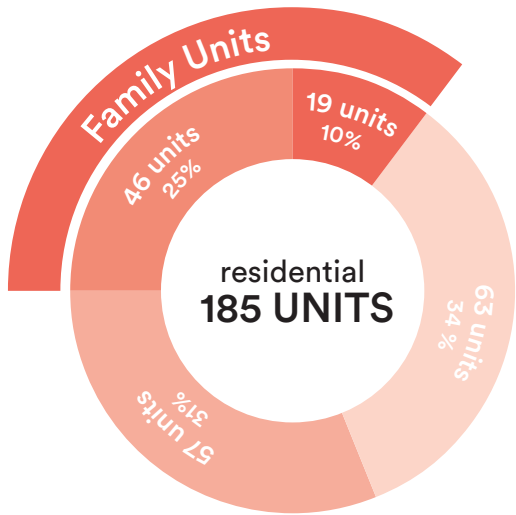
6 Architectural Concrete



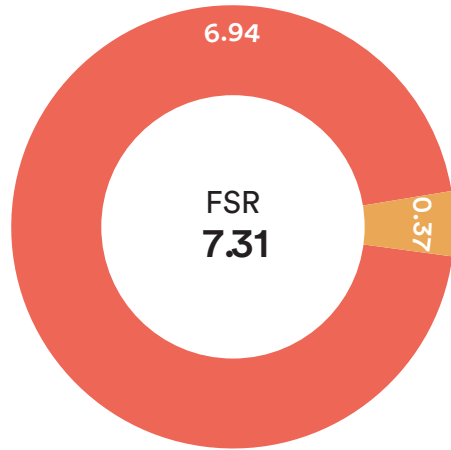
7 Corrugated Metal Panel
Silver Finish

Design Principles

4.7 Development Statistics



- 3 bedroom units
- 2 bedroom units
- 1 bedroom units
- studio units



- Residential Area
- Commercial Area



- CRU 1
- CRU 2
- CRU 3
- CRU 4

Section 05

Architectural Drawings

Contents

- 5.1 Development Statistics
- 5.2 Context Plan
- 5.3 Site Plan
- 5.4 Floor Plans
- 5.5 Elevations
- 5.6 Sections
- 5.7 FSR Overlays

5.1 Development Statistics

PROJECT INFO

CIVIC ADDRESS (CURRENT)	1888 MAIN STREET
CIVIC ADDRESS (PROPOSED)	1888 MAIN STREET
LEGAL DESCRIPTION	Lot 1 Block 15 Plan EPR9971 DL 2004 Group 1 New Westminster Land District
CURRENT ZONING	IC-2
PROPOSED ZONING	CD-1
EXISTING USE	COMMERCIAL
PROPOSED USE	RENTAL WITH GROUND FLOOR COMMERCIAL

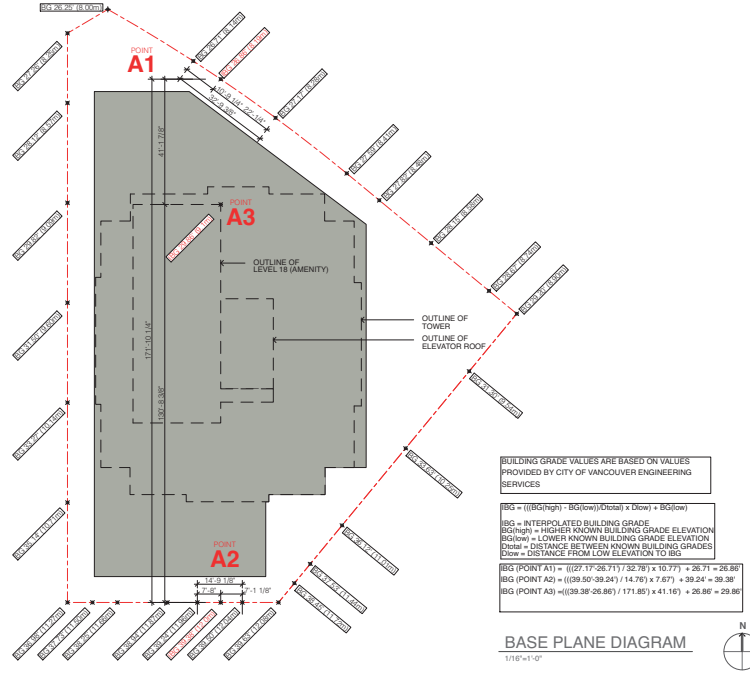
SITE INFO

PROPERTY AREA	18,729.20 sq ft	1,740.0 m ²		
SITE DIMENSIONS	WEST (MAIN STREET) LOT LINE: 188.99 ft / 58.98 m	NORTH (EAST 2ND AVE.) LOT LINE: 167.68 ft / 51.11 m	EAST (CORNE STREET) LOT LINE: 129.91 ft / 39.46 m	SOUTH (EAST 3RD AVENUE) LOT LINE: 69.90 ft / 21.12 m
SITE AREA	18,729.2 sq ft	1,740.0 m ²		
BUILDING HEIGHT	ALLOWED: 250.00 ft / 76.200 m	PROPOSED: 176.16 ft / 53.69 m	(BASE BUILDING ELEVATION TO HIGHEST TOP OF ROOF SLAB)	
*NO STOREYS ALLOWED (1 STOREY IS 10')				
NO. OF STOREYS	18			
SETBACKS	ALLOWED/REQUIRED*	PROPOSED		
	FEET / METERS	FEET / METERS		
WEST (MAIN STREET) LOT LINE	18.00 ft / 5.49 m	18.00 ft / 5.49 m		
NORTH (EAST 2ND AVE.) LOT LINE	18.00 ft / 5.49 m	18.00 ft / 5.49 m		
EAST (CORNE STREET) LOT LINE	8.00 ft / 2.44 m	8.00 ft / 2.44 m		
SOUTH (EAST 3RD AVENUE)	8.00 ft / 2.44 m	8.00 ft / 2.44 m		
	* FROM BACK OF EXISTING CURB			

DENSITY

	a	b	c	d
	SITE AREA	FSR AREA	FSR AREA	FSR AREA
RESIDENTIAL COMMERCIAL TOTAL	18,729.20 sq ft	6.94	129,899.49 sq ft	6.97
	8.50	159,198.20 sq ft	7.21	136,551.55 sq ft

1888 Main Street



BUILDING GRADE VALUES ARE BASED ON VALUES PROVIDED BY CITY OF VANCOUVER ENGINEERING SERVICES

$BG = ((BS \times \text{Height}) + BG(\text{sw}) \times (\text{Down}) + \text{Down}) + BG(\text{sw})$

BG = INTERPOLATED BUILDING GRADE
BG(HIGH) = HIGHER KNOWN BUILDING GRADE ELEVATION
BG(LOW) = LOWER KNOWN BUILDING GRADE ELEVATION
Distal = DISTANCE BETWEEN KNOWN BUILDING GRADES
Down = DISTANCE FROM LOW ELEVATION TO BG

$BG(\text{POINT A1}) = ((27.17 \times 26.71) / (32.78) \times 10.77) + 26.71 = 26.86$
 $BG(\text{POINT A2}) = ((39.50 \times 39.24) / (14.76) \times 7.67) + 39.24 = 39.38$
 $BG(\text{POINT A3}) = ((39.38 \times 26.86) / (171.85) \times 41.16) + 26.86 = 29.80$

PROJECT TOTAL

SYMBOL	Description	RESIDENTIAL GFA (sq ft)			COMMERCIAL GFA (sq ft)			TOTAL GFA (sq ft)	HEIGHT (ft)	TOTAL FSR (sq ft)	TOTAL EXCLUSIONS (sq ft)	TOTAL FSR (sq ft)
		Residential	Commercial	Service	Residential	Commercial	Service					
ADAPT1	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT2	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT3	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT4	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT5	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT6	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT7	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT8	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT9	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT10	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT11	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT12	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT13	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT14	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT15	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT16	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT17	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT18	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT19	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT20	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT21	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT22	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT23	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT24	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT25	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
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ADAPT27	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT28	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT29	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT30	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
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ADAPT33	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
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ADAPT36	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT37	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT38	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT39	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT40	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT41	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT42	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT43	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT44	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT45	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT46	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT47	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT48	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT49	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT50	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT51	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT52	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft	2,852.21 sq ft	1,237.24 sq ft	4,096.35 sq ft	30 ft	407.94 sq ft	1,495.39 sq ft	1,087.45 sq ft	2,582.84 sq ft
ADAPT53	2'-0" 188.55	86 sq ft	1,216.89 sq ft	447.00 sq ft								

5.1 Development Statistics

Values for Bike Parking Counts

Use	UNIT AREA				TOTAL	GFA	
	<65m2	>65m2 and <105 m2	>105 m2			NLR	NLN
RENTAL HOUSING	524	61	0	0	585	704.68	704.68

Bike Parking Stalls Required and Provided - Overall by Use

DWELLING 6.2.1.3 - CLASS A - MIN. 1.5 SPACES FOR EACH UNIT UNDER 65m²; MIN. 2.5 SPACES FOR EACH UNIT OVER 65m² AND UNDER 105m²; MIN. 3 SPACES FOR EACH UNIT OVER 105m² - CLASS B MIN. 2 SPACES FOR THE FIRST 20 UNITS, A 1 SPACE FOR EVERY ADDITIONAL 20 UNITS.
 RETAIL 6.2.1.1 - CLASS A - A MINIMUM OF ONE SPACE FOR EACH 100 sqm OF GROSS FLOOR AREA - CLASS B MIN. 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM 1,000 sqm of GFA

Use	Requirements				Provided			
	Class A	Class B	Class A	Class B	Class A	Class B	Class A	Class B
RENTAL HOUSING (2.2.1.3)	186	102	454	126	0	0	2	0
COMMERCIAL (2.2.1.1)	7	0	0	0	0	0	0	0
TOTAL	193	102	454	126	0	0	2	0

Class A Bike Stalls Required & Provided by Sub Types by Use

6.2.3.1 - All required Class A bicycle spaces shall have a minimum vertical clearance of 1.9 metres, shall be a minimum of 0.6 metres in width and shall be: (a) a minimum of 1.8 metres in length if the bicycles are to be placed horizontally, with a minimum of 2.2 metres in length if the bicycles are to be placed vertically, except that a minimum of 0% of the spaces must be provided spaces of 1.8 metres in length and 0.9 metres in width, and may not be vertical or stacked spaces.
 6.2.3.2 - Vertical bicycle spaces shall support the bicycle without the bicycle being supported on the wheels. No more than 30% of the required Class A bicycle spaces may be vertical, and, in total, no more than 60% of the required Class A bicycle spaces may be vertical and stacked. Stacked bicycle spaces shall be designed to provide access without the need for the bicycle entirely off the ground, and must provide 6.2.3.1(a) - AT LEAST 20% OF THE CLASS A BICYCLE SPACES MUST BE BICYCLE LOCKERS.
 6.2.3.3 - Minimum Bike Locker Spaces Shall Be: (a) 0m in width at the door and (b) 0.7 metres in width at the end opposite to the door, (c) 1.8 metres in length, and (d) 1.7 metres in height.

Use	Requirements					Provided					
	Regular	Overhead (20%)	Lockers (20%)	TOTAL		Vertical	Horizontal	Stacked	Overhead	Lockers	TOTAL
	RENTAL HOUSING	118	0	0	118	0	0	0	100	12	102
COMMERCIAL (2.2.1.1)	7	0	0	7	0	0	0	0	0	7	2
TOTAL	125	0	0	125	0	0	0	100	12	109	456
					92%	9%	0%	7%			

Bike Stalls Type Break Down by floor

Use	Requirements				Provided				
	Regular	Overhead	Stacked	Lockers	TOTAL	Vertical	Horizontal	Stacked	Lockers
RENTAL HOUSING	118	0	0	0	118	100	12	0	112
COMMERCIAL (2.2.1.1)	7	0	0	0	7	0	0	0	7
TOTAL	125	0	0	0	125	100	12	0	119

Bike Stalls Break Down by floor by Use

Use	RENTAL HOUSING			COMMERCIAL			TOTAL		
	Regular	Overhead	Stacked	Regular	Overhead	Stacked	Regular	Overhead	Stacked
TOTAL	118	0	0	7	0	0	125	0	0

End of Trip Facilities Requirements

6.5.1 - A MIN. OF 1.4 LOCKERS FOR EACH REQUIRED CLASS A SPACE.
 Minimum of 45 cm in depth, 30 cm in width and 90 cm in height with respect to no more than 50% of the lockers and 180 cm in height with respect to at least 50% of the lockers

6.5.1 - MINIMUM NUMBER OF FEATURES

SHOWER USE:

Water Basin - 1 water basin for every 30 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50
 Wash Basin - 1 wash basin for any development requiring between 1 and 30 Class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces and one for every 40 spaces above 50
 Showers - 1 shower for every 30 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50

RETAIL USE:

Water Basin - 1 water basin for every 30 Class A bicycle spaces up to 50 spaces and one for every 20 spaces above 50
 Wash Basin - 1 wash basin for any development requiring between 1 and 30 Class A bicycle parking spaces, plus one for every additional 20 spaces up to 50 spaces and one for every 40 spaces above 50
 Showers - 2 shower for any development requiring between 5 and 30 Class A bicycle spaces, plus one for every 40 spaces above 50

Use	Required				Provided			
	Water Basins	Wash Basins	Shower Basins	Showers	Water Basins	Wash Basins	Shower Basins	Showers
RENTAL HOUSING	3	0	0	0	3	0	0	0
COMMERCIAL (2.2.1.1)	0	0	0	0	0	0	0	0
TOTAL	3	0	0	0	3	0	0	0

Values for Tabulating Amenity Requirements

Use	UNITS					Total
	Studio	1Bed	2 Bed	3 Bed		
RENTAL HOUSING	63	57	46	19	185	

Use	Requirements				Provided			
	OUTDOOR	INDOOR	OUTDOOR	INDOOR	OUTDOOR	INDOOR	OUTDOOR	INDOOR
RENTAL HOUSING	3,491.00 m ²	2,302.20 m ²	3,399.36 m ²	3,305.41 m ²	0	0	0	0
TOTAL	3,491.00 m²	2,302.20 m²	3,399.36 m²	3,305.41 m²	0	0	0	0

RENTAL HOUSING

LEVEL	UNIT AREA			Total
	<65m2	>65m2 and <105 m2	>105 m2	
AMENITY	0	0	0	0
LEVEL 17	8	4	0	12
LEVEL 16	8	4	0	12
LEVEL 15	8	4	0	12
LEVEL 14	8	4	0	12
LEVEL 13	8	4	0	12
LEVEL 12	8	4	0	12
LEVEL 11	8	4	0	12
LEVEL 10	8	4	0	12
LEVEL 9	8	4	0	12
LEVEL 8	8	4	0	12
LEVEL 7	7	4	0	11
LEVEL 6	8	4	0	12
LEVEL 5	8	4	0	12
LEVEL 4	8	4	0	12
LEVEL 3	8	4	0	12
LEVEL 2	5	3	0	8
LEVEL 1	0	0	0	0
TOTAL	124	61	0	185
% Distribution	67%	33%	0%	

PROJECT TOTAL

LEVEL	Studio	1Bed	2 Bed	3 Bed	Total	Requirements		Provided	
						Vertical	Horizontal	Stacked	Overhead
AMENITY	0	0	0	0	0	0	0	0	0
LEVEL 17	5	3	3	1	12	0	0	100	12
LEVEL 16	5	3	3	1	12	0	0	100	12
LEVEL 15	5	3	3	1	12	0	0	100	12
LEVEL 14	5	3	3	1	12	0	0	100	12
LEVEL 13	5	3	3	1	12	0	0	100	12
LEVEL 12	5	3	3	1	12	0	0	100	12
LEVEL 11	5	3	3	1	12	0	0	100	12
LEVEL 10	5	3	3	1	12	0	0	100	12
LEVEL 9	5	3	3	1	12	0	0	100	12
LEVEL 8	5	3	3	1	12	0	0	100	12
LEVEL 7	3	4	4	0	11	0	0	100	11
LEVEL 6	2	5	3	2	12	0	0	100	12
LEVEL 5	2	5	3	2	12	0	0	100	12
LEVEL 4	2	5	3	2	12	0	0	100	12
LEVEL 3	2	5	2	2	11	0	0	100	11
LEVEL 2	2	3	0	1	6	0	0	100	6
LEVEL 1	0	0	0	0	0	0	0	100	0
TOTAL	63	57	46	19	185	0%	0%	100%	185
% Distribution	34%	31%	25%	10%					

Family Oriented Units	45
% Family oriented units	35%

Below Market Rental Unit Mix Summary

	Studio	1 Bed	2 Bed	3 Bed	Total
BELOW MARKET RENTAL	1	0	10	15	26
% of Distribution	4%	0%	38%	58%	

Below Market Rental Area Summary

TOTAL RESIDENTIAL AREA 112,429.33 sq ft

	REQUIRED	PROVIDED
BELOW MARKET RENTAL FLOOR AREA	22,485.87 sq ft	22,427.94 sq ft

* Required BMR Area = 20% of the Total Rentable Residential area

Storage Required & Provided

Use	# UNITS	# OF UNITS WITH REQUIRED STORAGE	# OF UNITS WITH PROVIDED IN-PARADE STORAGE
	Residential	185	118

Number of Below-Grade Storage Spaces Required: 67
 Number of Below-Grade Storage Spaces Provided: 102

Values for Tabulating Parking & Loading Counts

Use	UNITS					Total
	Studio	1Bed	2 Bed	3 Bed		
RENTAL HOUSING	63	57	46	19	185	

Use	GFA	
	NLR	NLN
RENTAL HOUSING	148,124.75 m ²	12,834.88 m ²
COMMERCIAL	2,049.84 m ²	770.00 m ²
TOTAL	150,174.59 m²	13,604.88 m²

Car Stalls Required & Provided - Overall by Use

4.1.1 - Residential EV Parking Stall Requirements: Except for accessible parking which is to be provided in accordance with section 4.1.4 and visitor parking in accordance with 4.1.3, there is no minimum residential parking requirement for residential uses.
 4.1.4(a) - Residential Parking, HC Stall Requirements: 1 SPACE PER FIRST 7 UNITS - 0.584 SPACE FOR EACH ADDITIONAL DWELLING UNIT
 4.1.4(b) - Non-Residential HC Stalls: 1 SPACE FOR AT LEAST 100m² OF GFA - 0.4 SPACE FOR EACH 1000m² OF GFA
 4.1.3 - Residential Visitor Parking Stall Requirements: Min. 600 parking spaces for every dwelling unit. Min. 60 parking spaces for every dwelling unit.
 4.2.5 - Non-Residential Parking Stall Requirements: Minimum one parking space for each 115m² of gross floor area.

Use	Requirements		Provided
	Minimum	Maximum	
RENTAL HOUSING (4.1.3)	7	74	74
RENTAL HOUSING (4.1.4)	9	38	9
COMMERCIAL (2.2.5)	7	6	0
CAR SHARE	0	0	0
TOTAL	23	80	83

Car Stalls Required & Provided by Sub Types by Use

4.1.1.1 - Residential EV Parking Stall Requirements: An averaged unit capable of providing Level 2 charging or higher must be installed in each parking space, including visitor parking spaces.
 4.1.1.2 - Commercial EV Parking Stall Requirements: An averaged unit must be installed in 60% of the parking spaces provided, which at least 5% of non-parking spaces must be capable of Level 2 charging or higher
 4.1.3 - Small Car Requirements: The number of small car parking spaces on a site may not exceed 20% of the total parking spaces required for the site for all uses combined.
 4.1.4(a) - Non-Residential Stalls: 1 SPACE PER FIRST 7 UNITS - 0.584 SPACE FOR EACH ADDITIONAL DWELLING UNIT
 4.1.4(b) - Non-Residential HC Stalls: 1 SPACE FOR AT LEAST 100m² OF GFA - 0.4 SPACE FOR EACH 1000m² OF GFA

Use	Required			Provided		
	Small Car	Electric Vehicle	Accessible Stalls	Small Car	Electric Vehicle	Accessible Stalls
RENTAL HOUSING	25%	0%	0	0	74	0
VISITORS	25%	0%	0	0	0	0
CAR SHARE	25%	0%	0	0	0	0
COMMERCIAL (2.2.5)	0	0	0	0	0	0
TOTAL	0	0	0	0	74	0

* 100% OF THE RESIDENTIAL STALLS ARE ELECTRICAL VEHICLE READY

Car Stalls Type Break Down by Use

Use	Requirements				TOTAL
	Regular	Small	Accessible		
RENTAL HOUSING	67	0	7	74	
VISITORS	9	0	0	9	
CAR SHARE	0	0	0	0	
COMMERCIAL (2.2.5)	0	0	1	1	
TOTAL	76	0	8	84	

Car Stalls Type Break Down by floor

Level	Requirements				TOTAL
	Regular	Small	Accessible		
F1	11	0	7	18	
F2	16	0	11	27	
F3	11	0	0	11	
TOTAL	38	0	18	56	

Car Stalls Type Break Down by Use

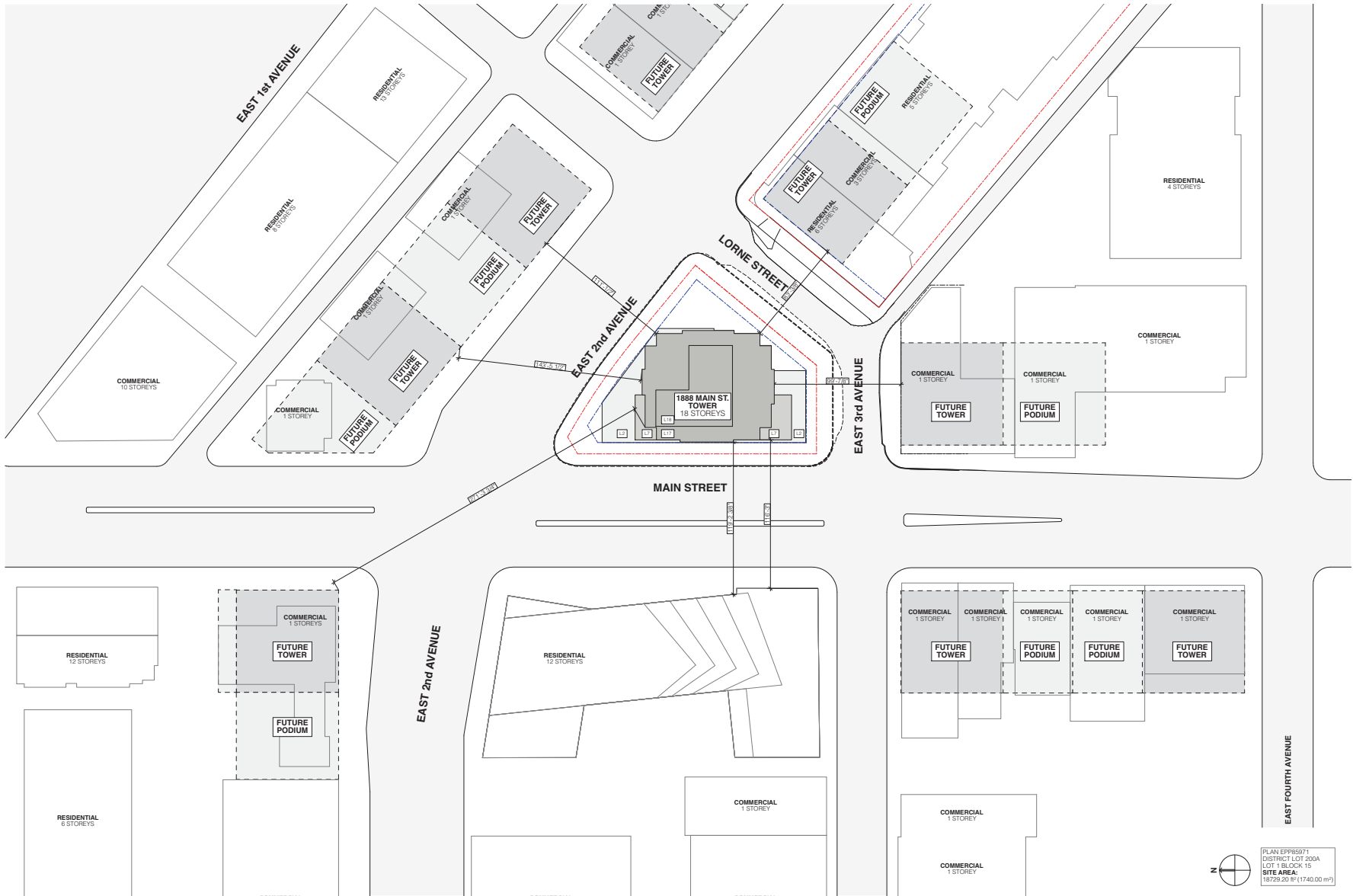
Level	Requirements				TOTAL
	RENTAL HOUSING	VISITORS	COMMERCIAL	CAR SHARE	
F1	0	0	7	7	
F2	16	0	0	16	
F3	11	0	0	11	
TOTAL PROVIDED	27	0	7	34	

Loading Bay Required & Provided by Use

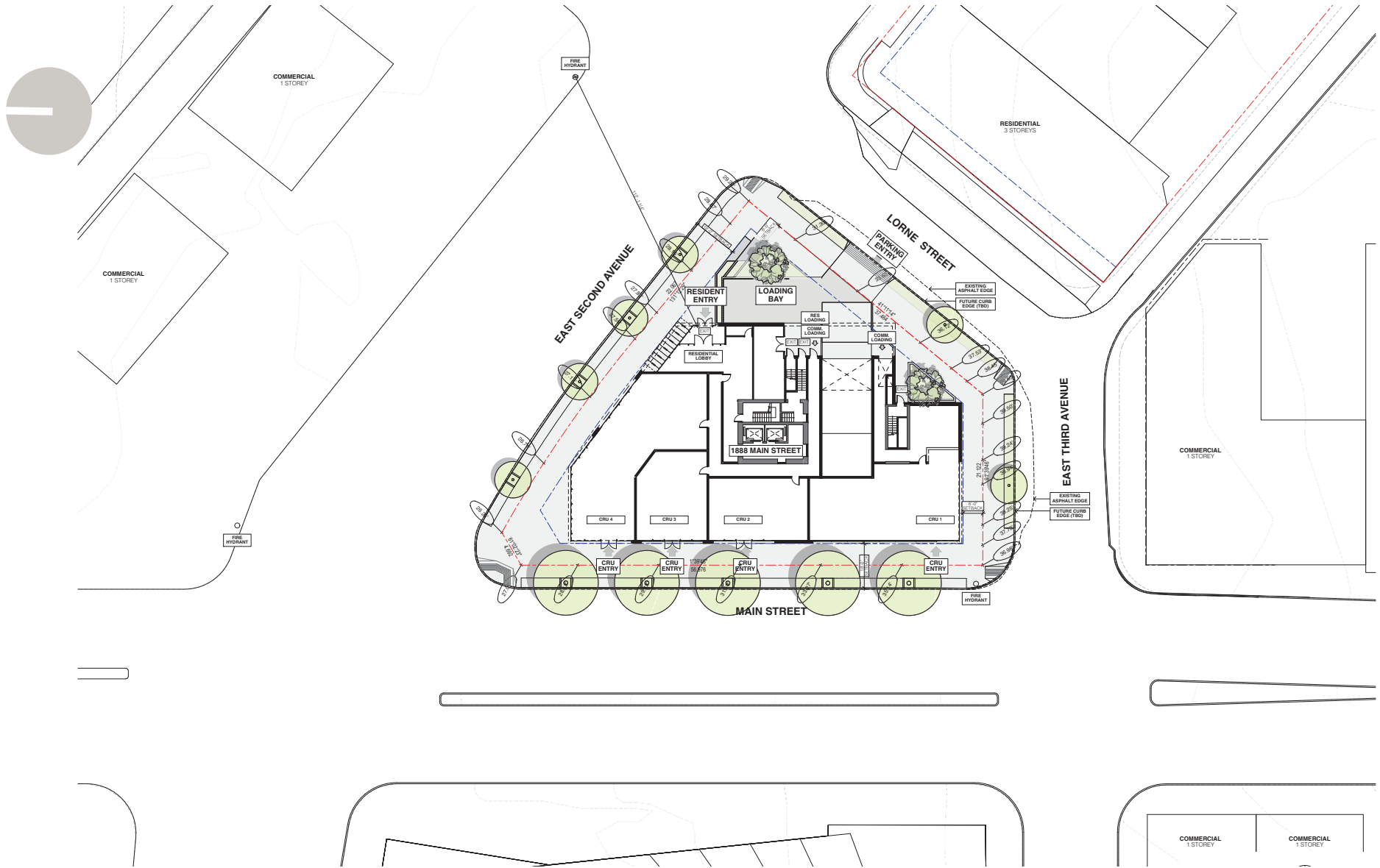
DWELLING 5.2.1 - CLASS A - AT LEAST ONE SPACE FOR 50 TO 200 UNITS, CLASS B 1.0 SPACE FOR 100-200 UNITS
 RETAIL 2.2.6 - CLASS A - NO REQUIREMENT, CLASS B 1.0 SPACE FOR THE FIRST 200 m² OF GFA AND 1 SPACE FOR ANY PORTION OF THE NEXT 200 m² OF GFA

Use	Requirements				Provided			
	Class A	Class B	Class C		Class A	Class B	Class C	

5.2 Context Plan

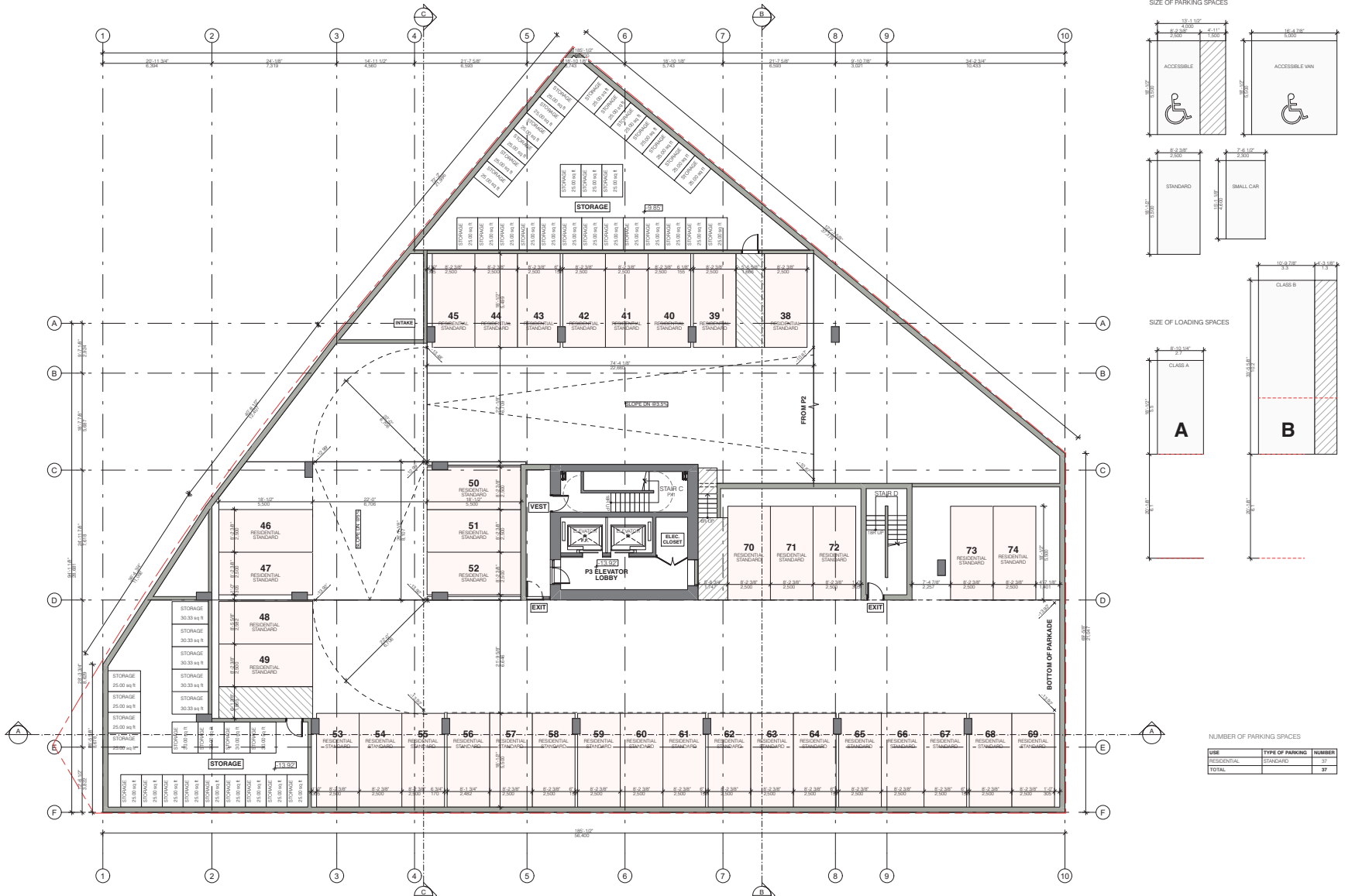


5.3 Site Plan

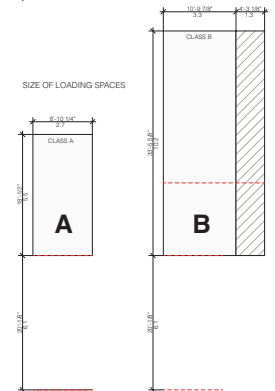
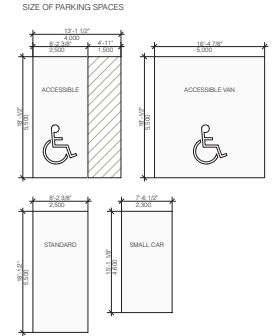
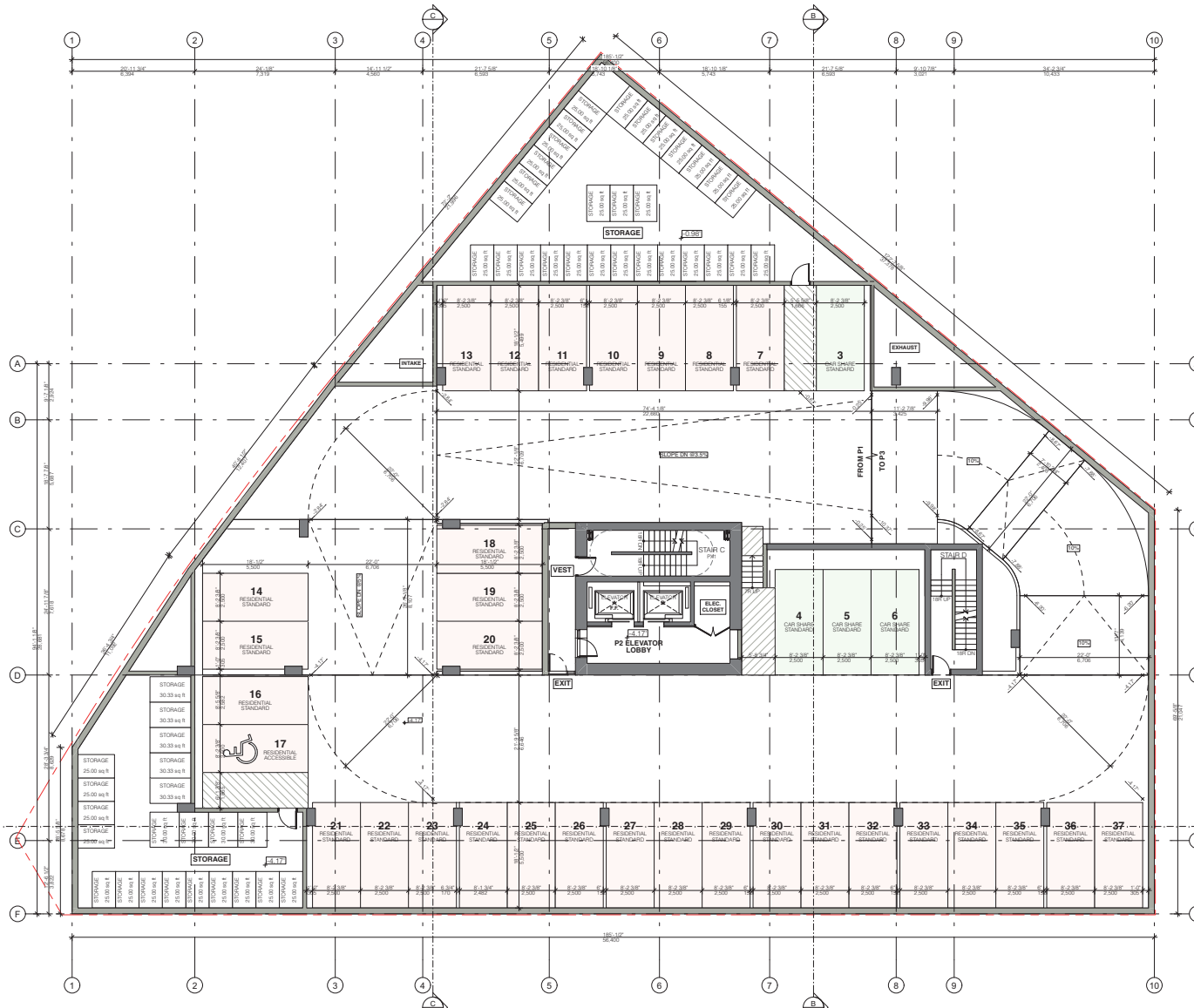


5.4 Floor Plans

Level P3



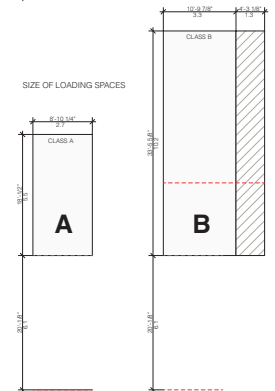
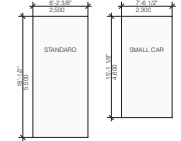
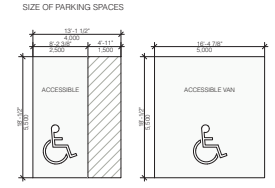
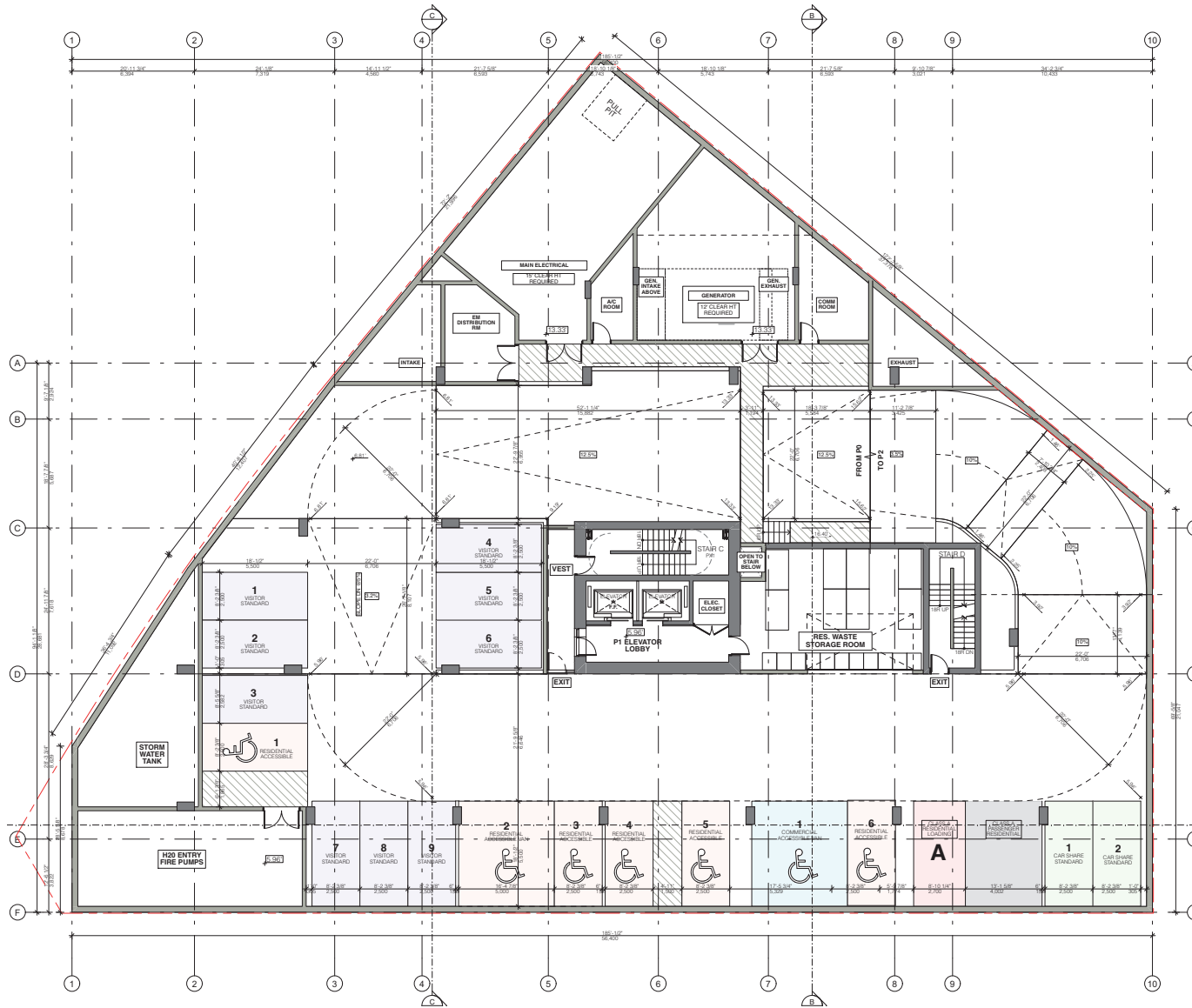
5.4 Floor Plans
Level P2



NUMBER OF PARKING SPACES

USE	TYPE OF PARKING	NUMBER
CAR SHARE	STANDARD	1
RESIDENTIAL	ACCESSIBLE	1
RESIDENTIAL	STANDARD	30
TOTAL		32

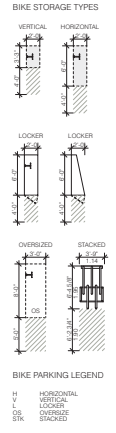
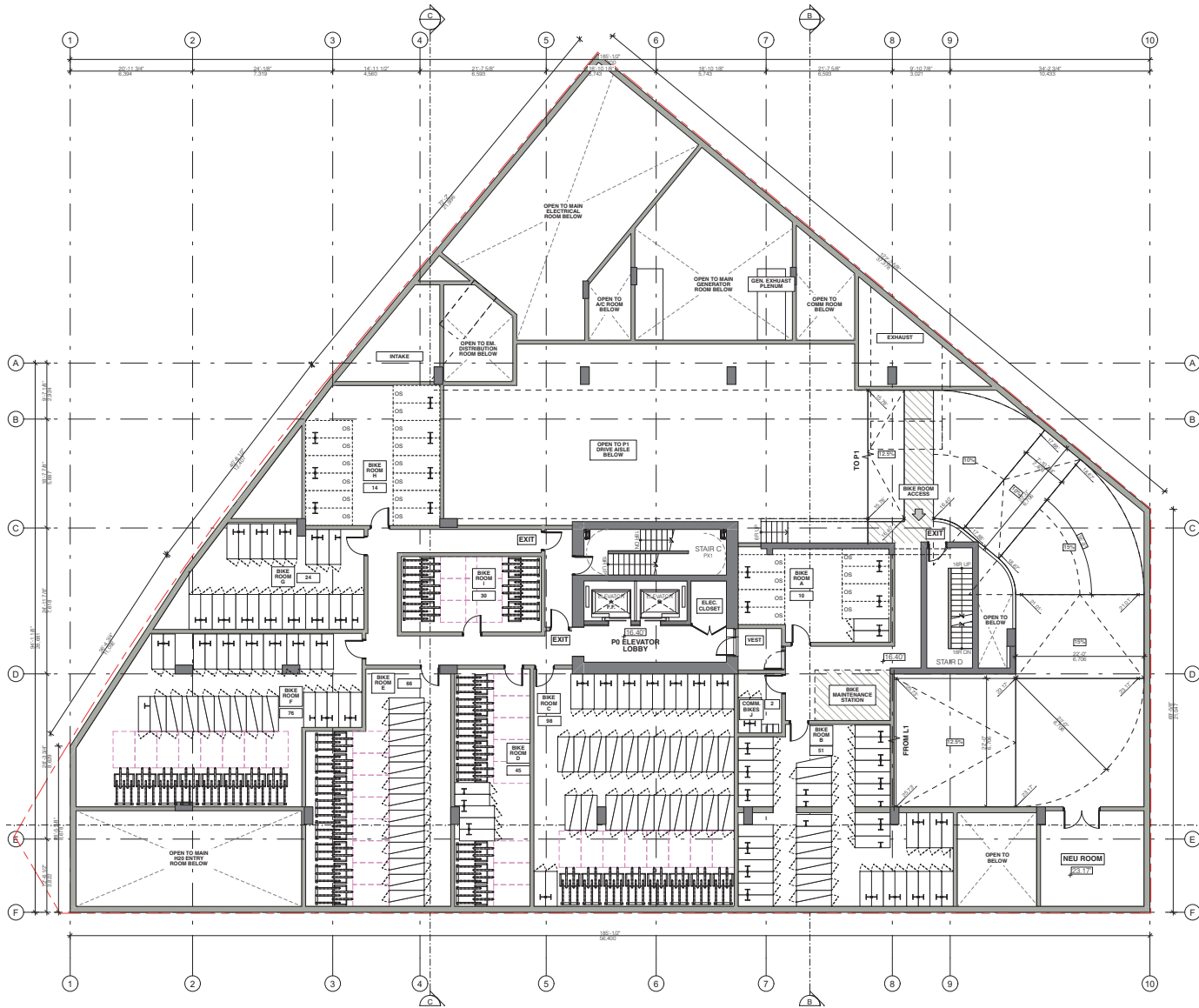
5.4 Floor Plans
Level P1



NUMBER OF PARKING/LOADING SPACES

USE	TYPE OF PARKING	NUMBER
CARSHARE	STANDARD	1
CLASS A PASSENGER	RESIDENTIAL	1
COMMERCIAL	ACCESSIBLE VAN	1
RESIDENTIAL	ACCESSIBLE	9
RESIDENTIAL	ACCESSIBLE VAN	1
VISITOR	STANDARD	9
TOTAL		19

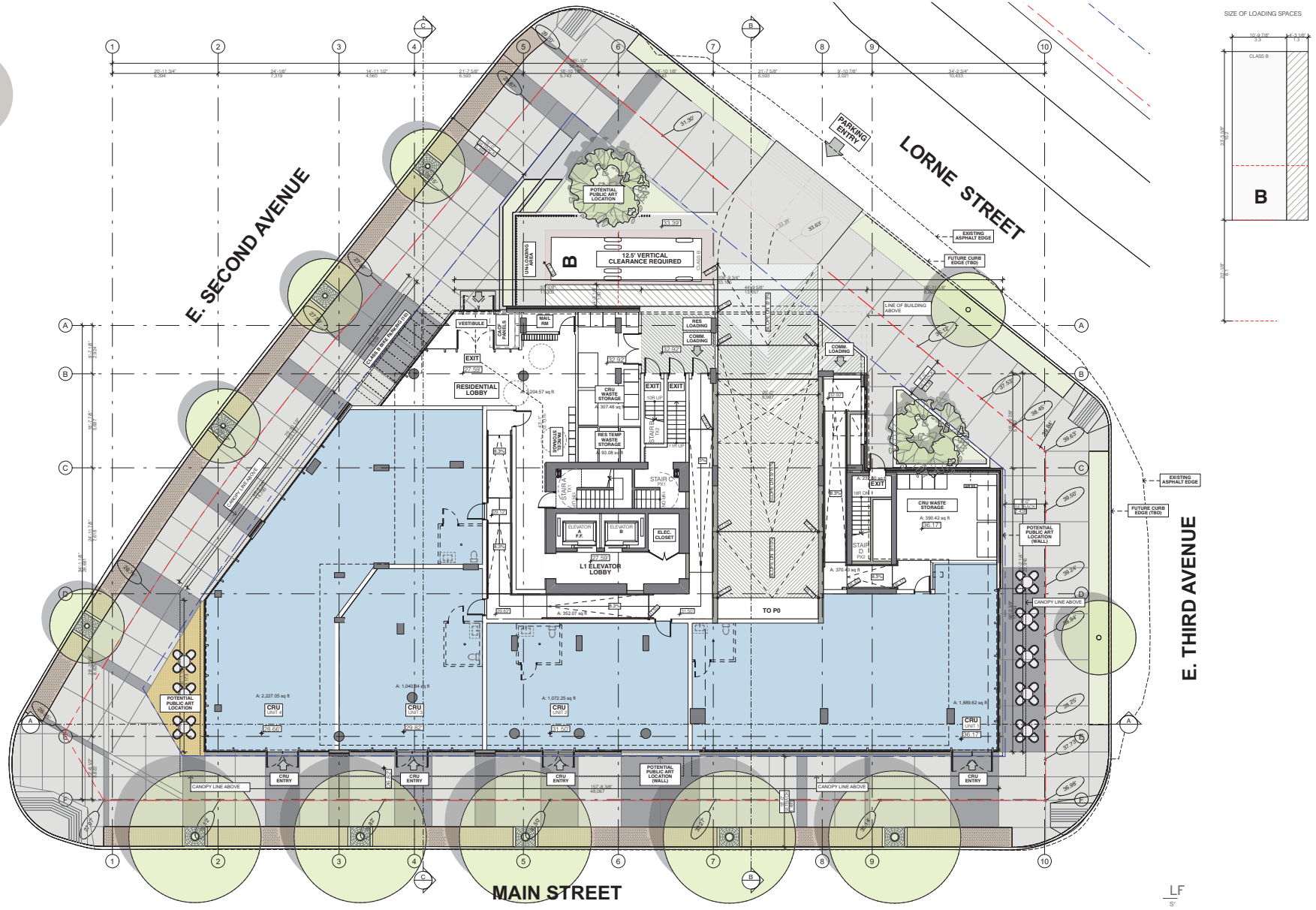
5.4 Floor Plans
Level P0



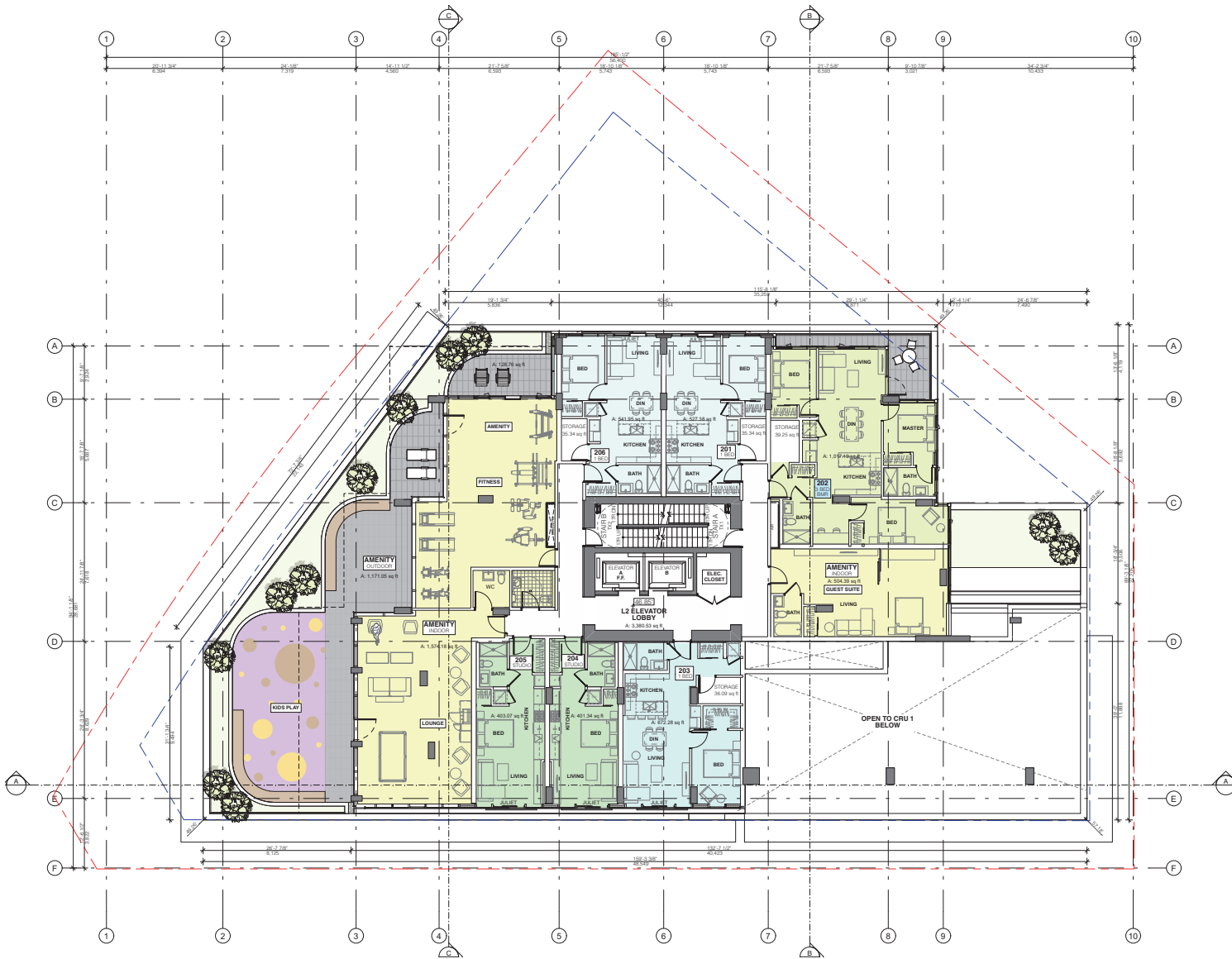
NUMBER OF BIKE PARKING

BIKE ROOM	TYPE	NUMBER
A	OV	9
	L	10
B	L	11
	STK	51
C	L	55
	OV	58
D	L	5
	OV	45
E	L	26
	OV	55
F	L	26
	STK	75
G	L	24
	OV	24
H	OV	11
	L	14
I	STK	30
	OV	30
J	L/COMM	2
	OV	2
TOTAL		418

5.4 Floor Plans Level 1



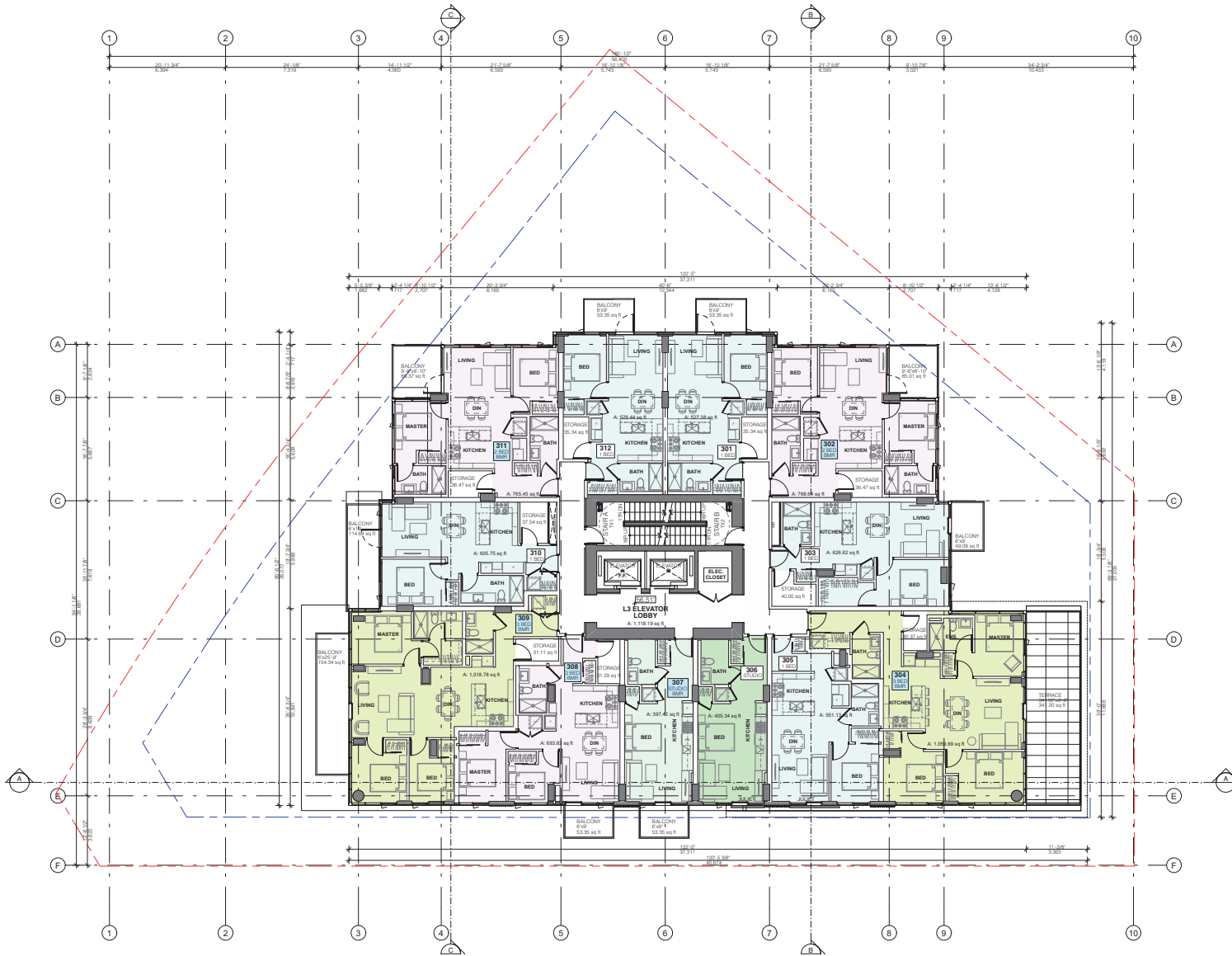
5.4 Floor Plans
Level 2



UNIT TYPE LEGEND	
	STUDIO
	1 BED
	AMENITY
	2 BED
	3 BED
	CIRCULATION / SERVICE
	UNIT #
	BELOW MARKET RENTAL UNIT

LEVEL 2 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq R)
201	1 BED	527.38
202	3 BED	1,017.19
203	1 BED	672.28
204	STUDIO	401.34
205	STUDIO	403.07
206	1 BED	541.95

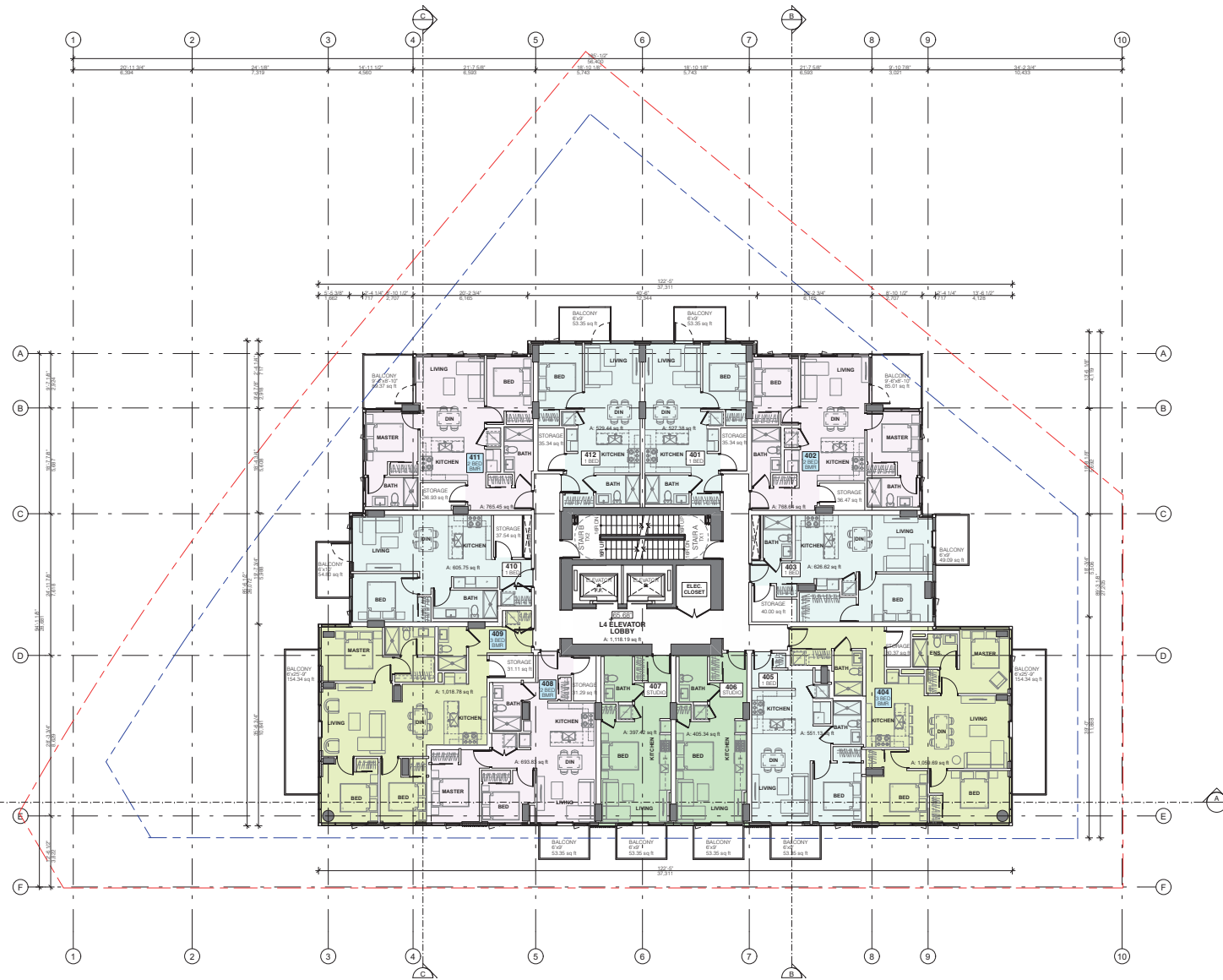
5.4 Floor Plans
Level 3



UNIT TYPE LEGEND	
[Light Green Box]	STUDIO
[Light Blue Box]	1 BED
[Yellow Box]	AMENITY
[Blue Box]	UNIT #
[Light Purple Box]	2 BED
[Light Green Box]	3 BED
[White Box]	CIRCULATION / SERVICE
[Blue Box]	BELOW MARKET RENTAL UNIT

LEVEL 3 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq ft)
301	1 BED	527.38
302	2 BED	768.64
303	1 BED	626.62
304	3 BED	1,059.69
305	1 BED	551.13
306	STUDIO	405.34
307	STUDIO	397.42
308	2 BED	693.83
309	3 BED	1,018.78
310	1 BED	605.75
311	2 BED	765.45
312	1 BED	529.44

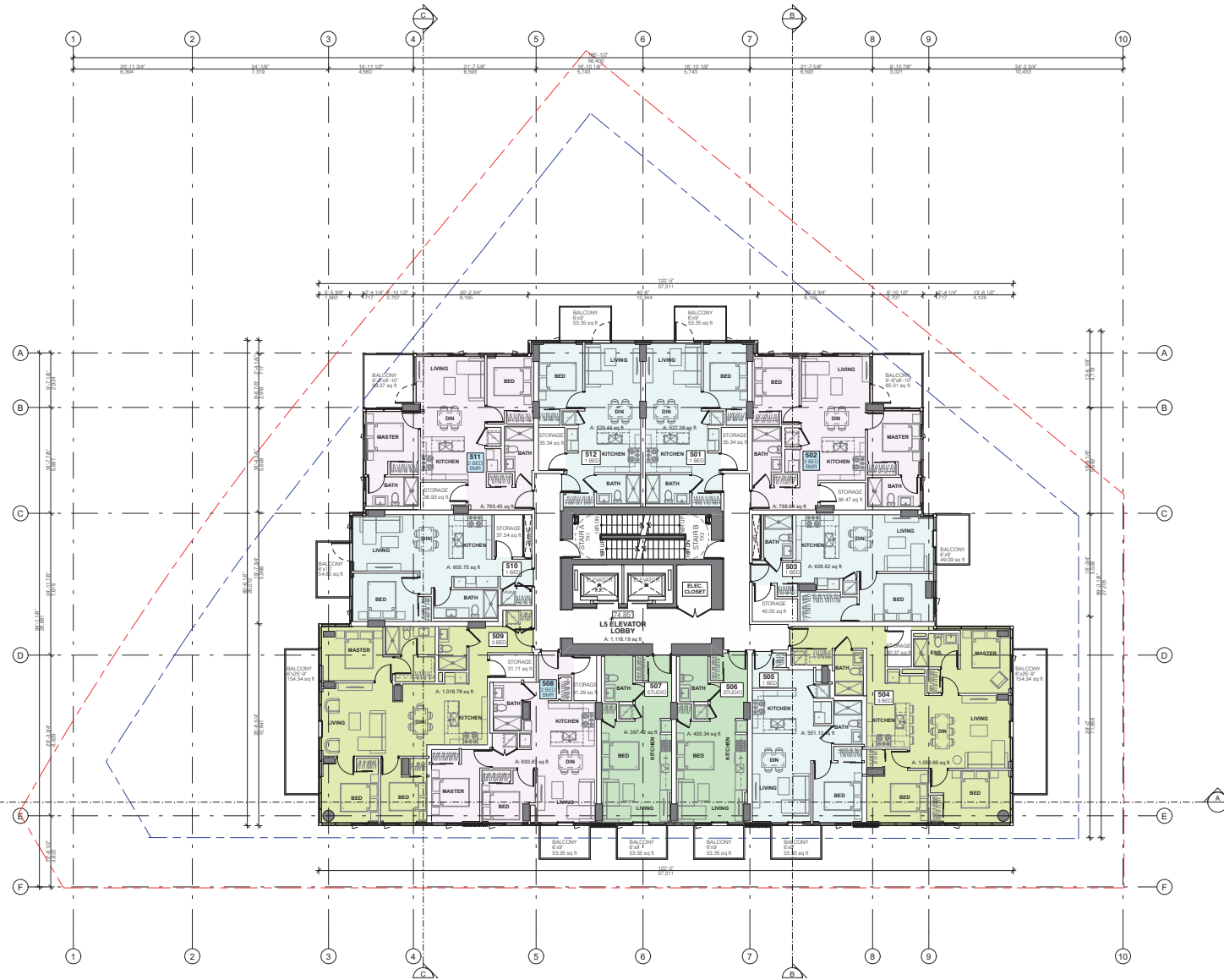
5.4 Floor Plans
Level 4



UNIT TYPE LEGEND	
	STUDIO
	1 BED
	AMENITY
	2 BED
	3 BED
	CIRCULATION / SERVICE
	UNIT #
	UNIT TYPE
	BELOW MARKET RENTAL UNIT

LEVEL 4 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq ft)
401	1 BED	527.38
402	2 BED	768.64
403	1 BED	626.62
404	3 BED	1,059.69
405	1 BED	551.13
406	STUDIO	405.34
407	STUDIO	397.42
408	2 BED	693.83
409	3 BED	1,018.78
410	1 BED	605.75
411	2 BED	765.45
412	1 BED	529.44

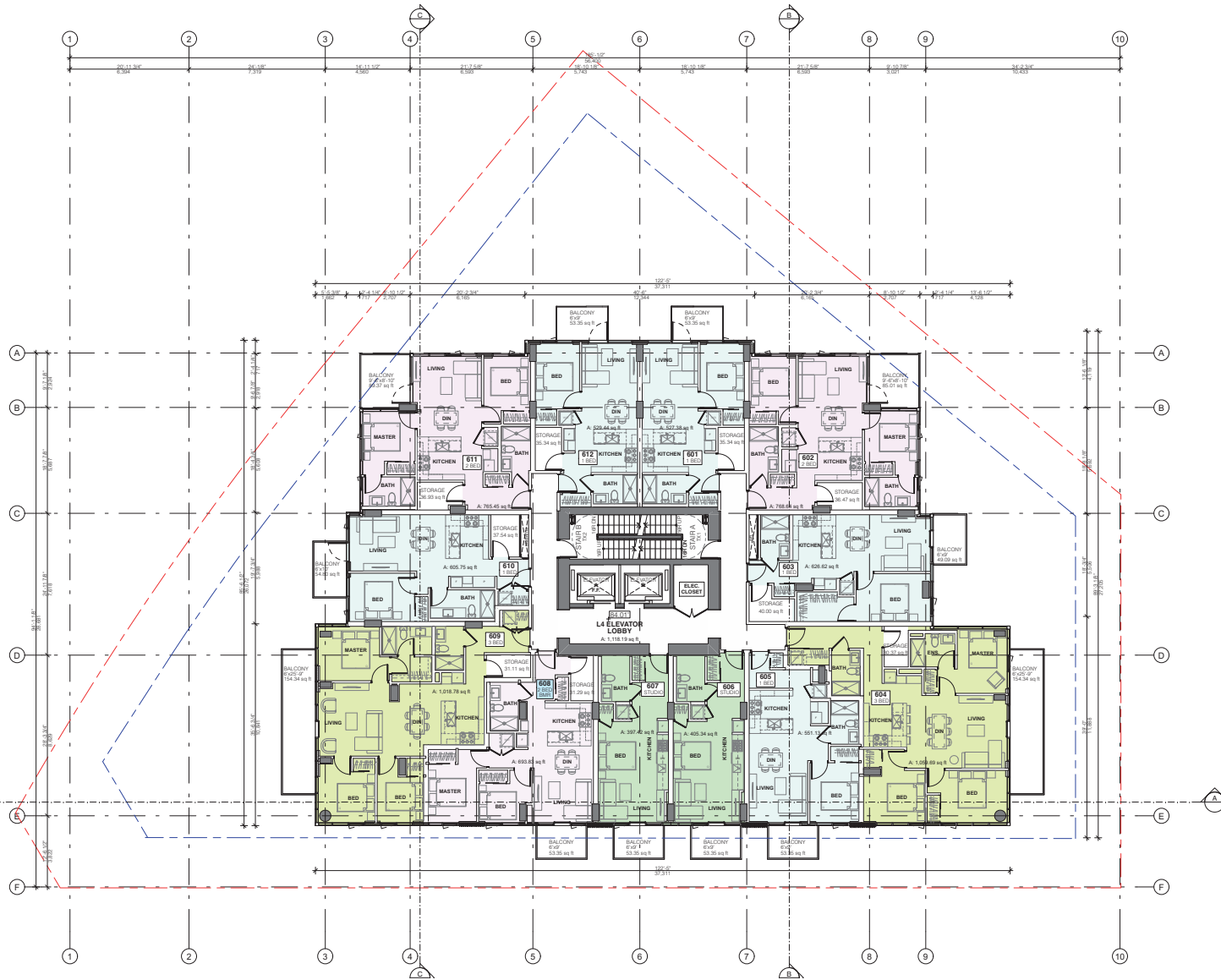
5.4 Floor Plans
Level 5



UNIT TYPE LEGEND	
	STUDIO
	1 BED
	AMENITY
	2 BED
	3 BED
	CIRCULATION / SERVICE
	UNIT # UNIT TYPE AREA
	BELOW MARKET RENTAL UNIT

LEVEL 5 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq ft)
501	1 BED	527.38
502	2 BED	768.64
503	1 BED	626.62
504	3 BED	1,059.69
505	1 BED	551.13
506	STUDIO	405.34
507	STUDIO	397.42
508	2 BED	693.83
509	3 BED	1,018.78
510	1 BED	605.75
511	2 BED	765.45
512	1 BED	529.44

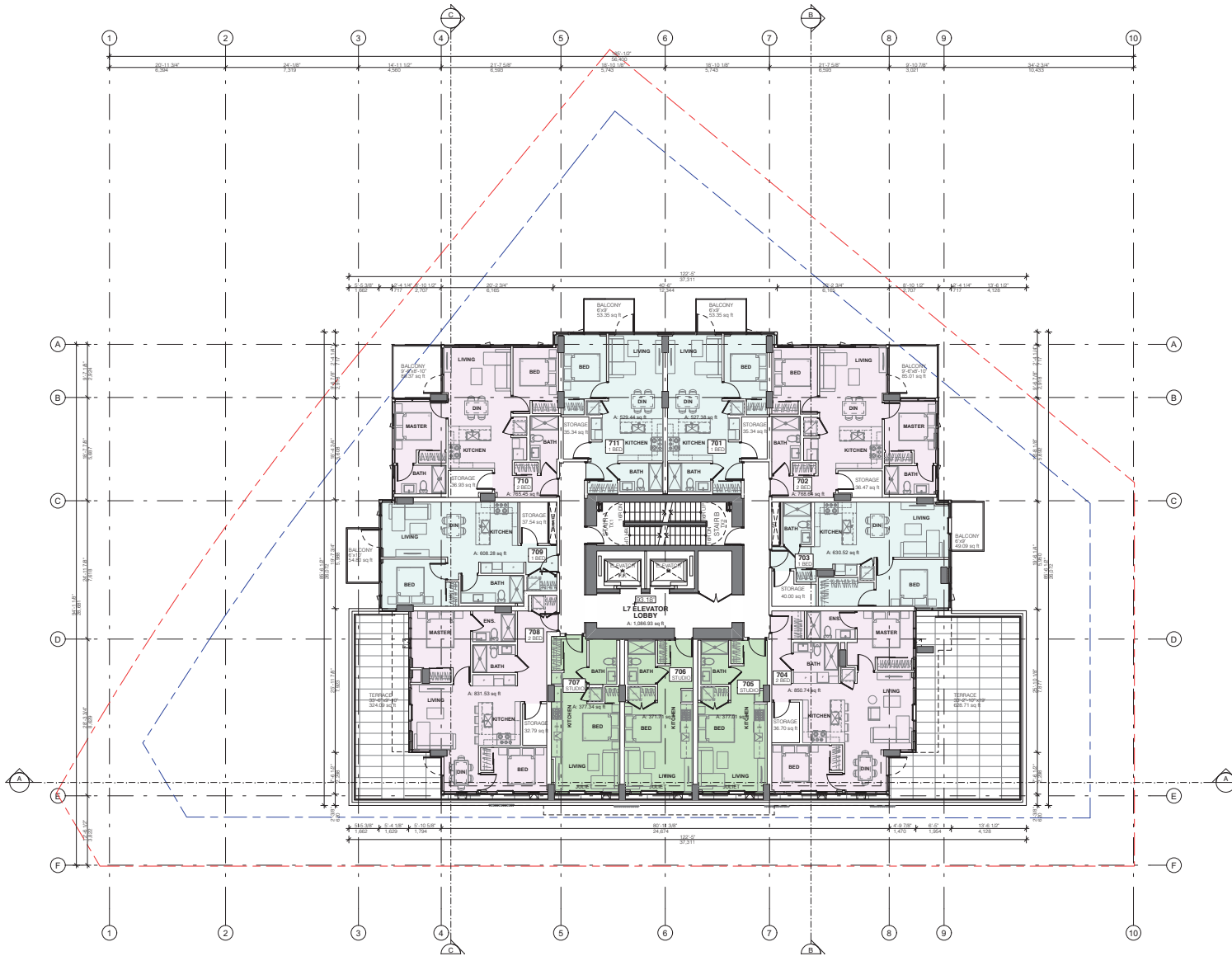
5.4 Floor Plans
Level 6



UNIT TYPE LEGEND	
	STUDIO
	1 BED
	AMENITY
	2 BED
	3 BED
	CIRCULATION / SERVICE
	UNIT # UNIT TYPE 600
	BELOW MARKET RENTAL UNIT

LEVEL 6 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq ft)
601	1 BED	527.38
602	2 BED	768.64
603	1 BED	626.62
604	3 BED	1,059.69
605	1 BED	551.13
606	STUDIO	405.34
607	STUDIO	397.42
608	2 BED	693.83
609	3 BED	1,018.78
610	1 BED	605.75
611	2 BED	765.45
612	1 BED	529.44

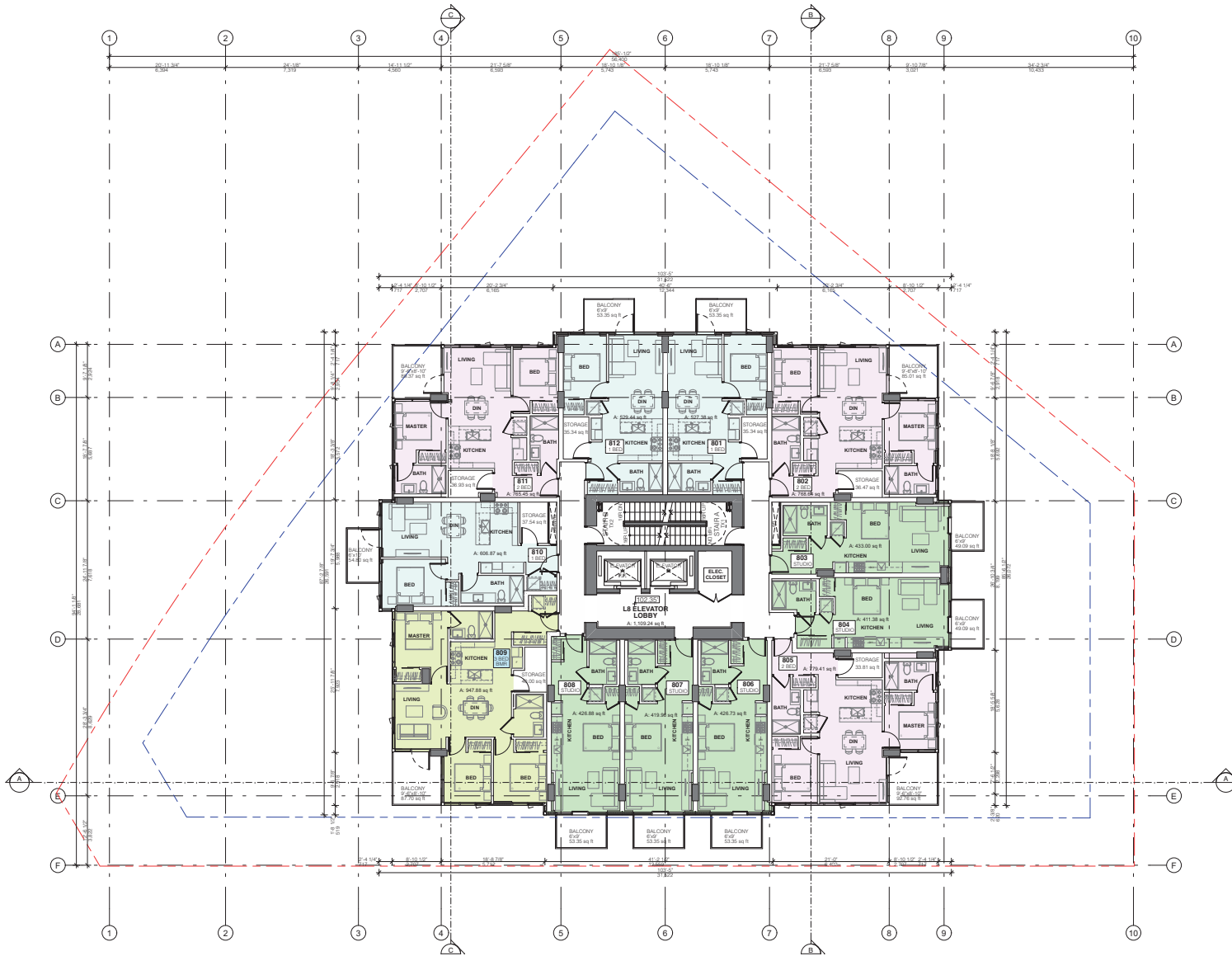
5.4 Floor Plans
Level 7



UNIT TYPE LEGEND	
	STUDIO
	1 BED
	2 BED
	3 BED
	AMENITY
	CIRCULATION / SERVICE
	UNIT # UNIT TYPE 800
	BELOW MARKET RENTAL UNIT

LEVEL 7 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq R)
701	1 BED	527.38
702	2 BED	768.64
703	1 BED	630.52
704	2 BED	850.74
705	STUDIO	377.01
706	STUDIO	371.71
707	STUDIO	377.34
708	2 BED	831.53
709	1 BED	608.28
710	2 BED	765.45
711	1 BED	529.44

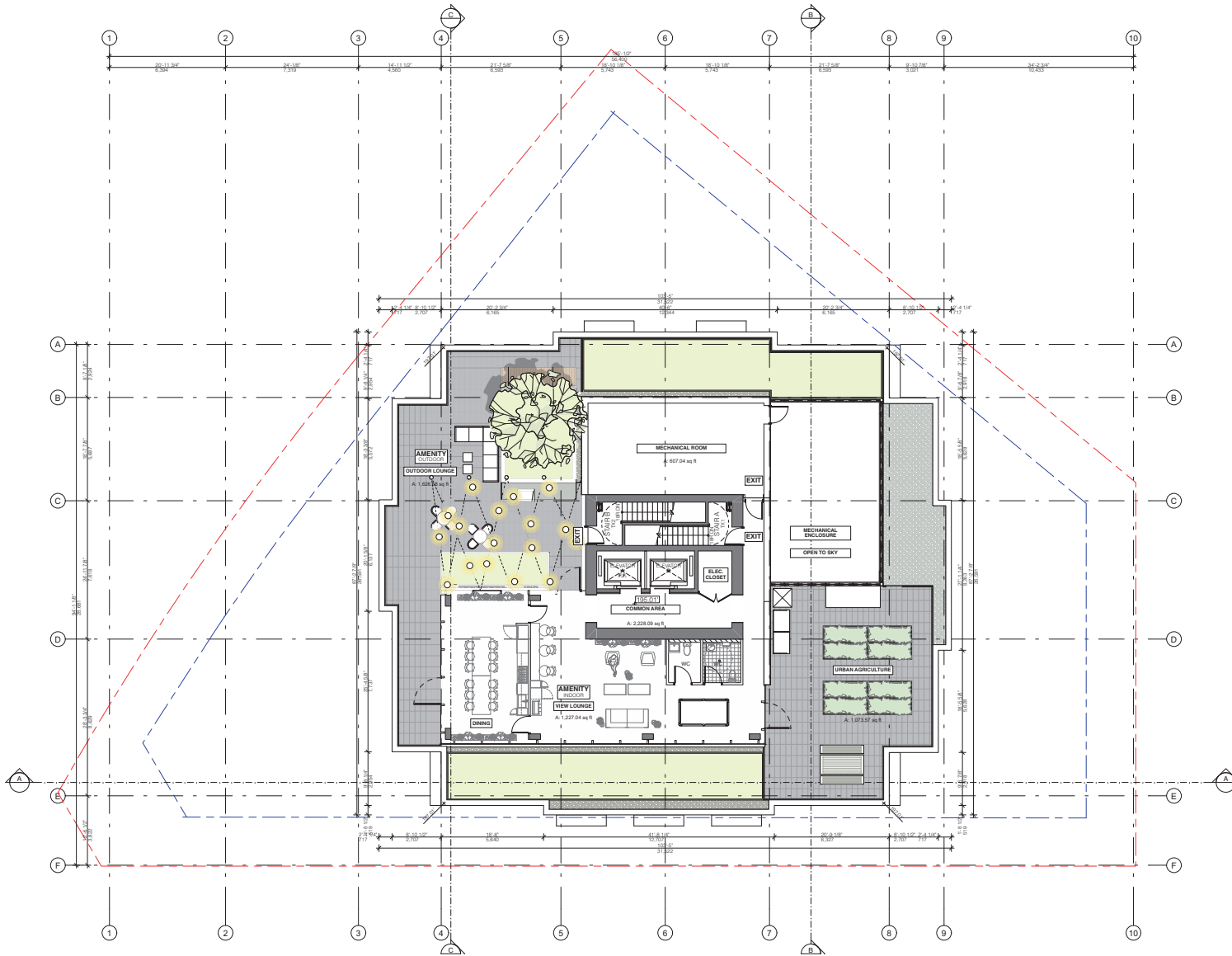
5.4 Floor Plans
Level 8-17



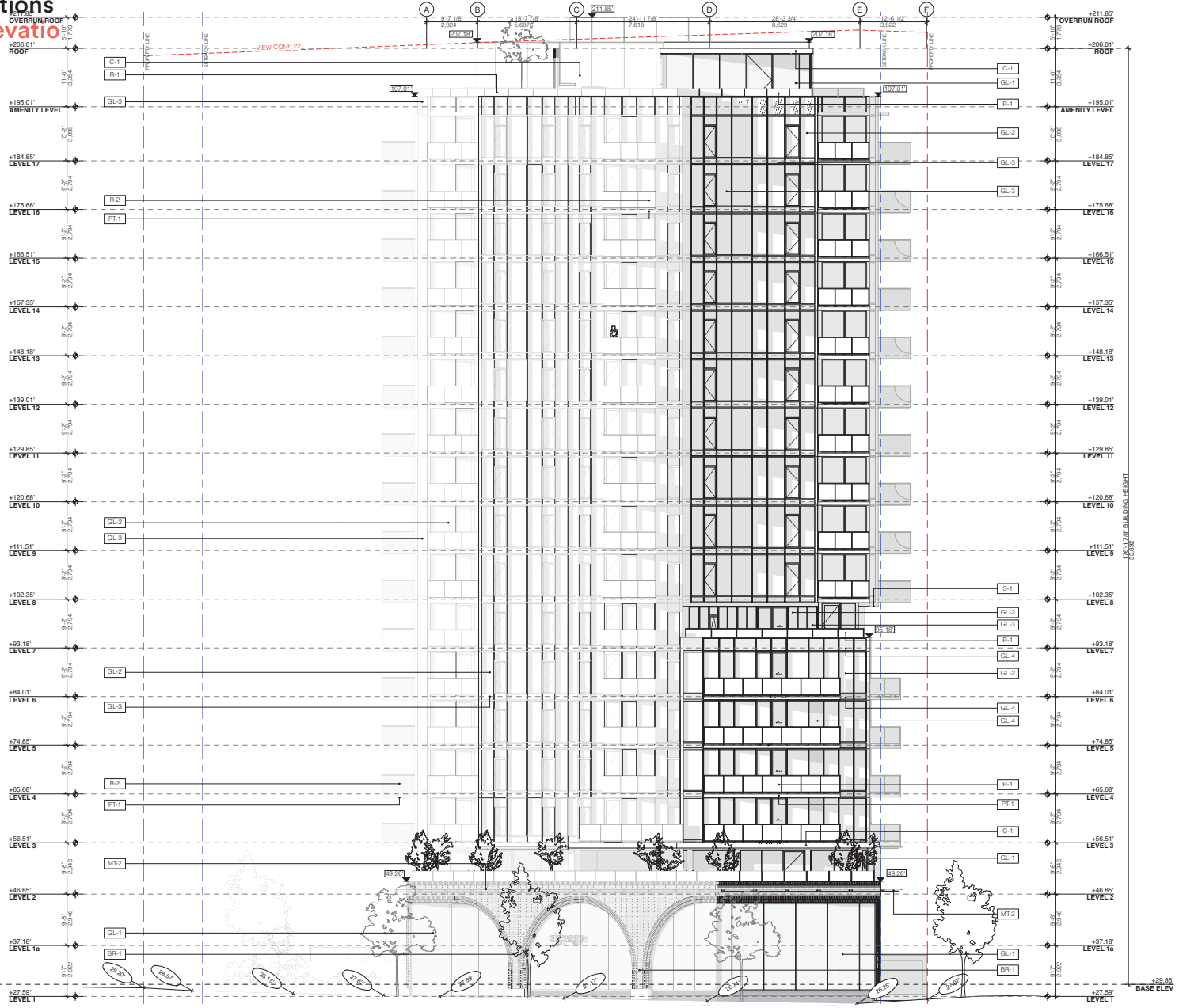
UNIT TYPE LEGEND	
	STUDIO
	1 BED
	AMENITY
	2 BED
	3 BED
	CIRCULATION / SERVICE
	UNIT #
	UNIT TYPE
	BELOW MARKET RENTAL UNIT

LEVEL 8 - UNIT AREA		
UNIT #	UNIT TYPE	AREA (sq R)
801	1 BED	527.38
802	2 BED	768.64
803	STUDIO	433.00
804	STUDIO	411.38
805	2 BED	779.41
806	STUDIO	426.73
807	STUDIO	419.96
808	STUDIO	426.88
809	3 BED	947.88
810	1 BED	606.87
811	2 BED	765.45
812	1 BED	529.44

5.4 Floor Plans Roof Level



5.5 Elevations
North Elevation

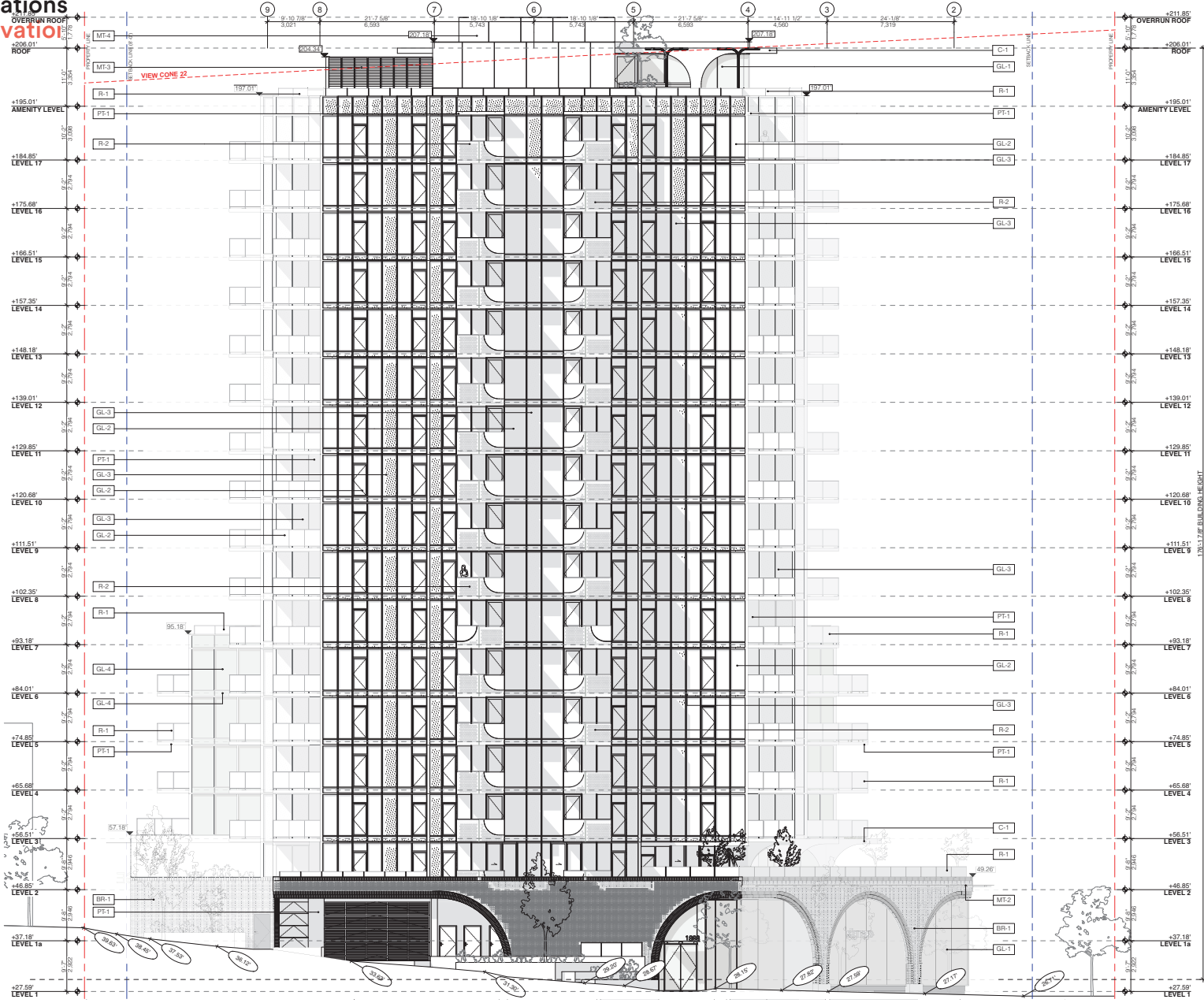


LIST OF MATERIALS	
GLAZING	
GL-1	CURTAIN WALL GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: 4-SIDED SILICONE
GL-2	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER
GL-3	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
GL-4	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
WALL AND SOFFIT FINISH	
MT-1	FLUTED METAL PANEL TYPE: 78" CORRUGATED PANEL COLOUR: SILVER
MT-2	CANOPY TYPE: C-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER
MT-3	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: GRAPHITE
MT-4	METAL PANEL IN WINDOW WALL TYPE: TOP HAT METAL PANEL COLOUR: BONE WHITE
S-1	SOFFIT TYPE: SINGLE SKIN ALUMINIUM PANEL COLOUR: SILVER
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK PATTERN: RUNNING BOND COLOUR: TAPESTRY RED FLASHED MANUFACTURER: SHAW BRICK
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR
R-2	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR WITH WHITE CERAMIC FRUIT DOT PATTERN
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY
C-1	ARCHITECTURAL CONCRETE COLOUR: NATURAL

NORTH ELEVATION

SCALE: 1/8" = 1'-0"

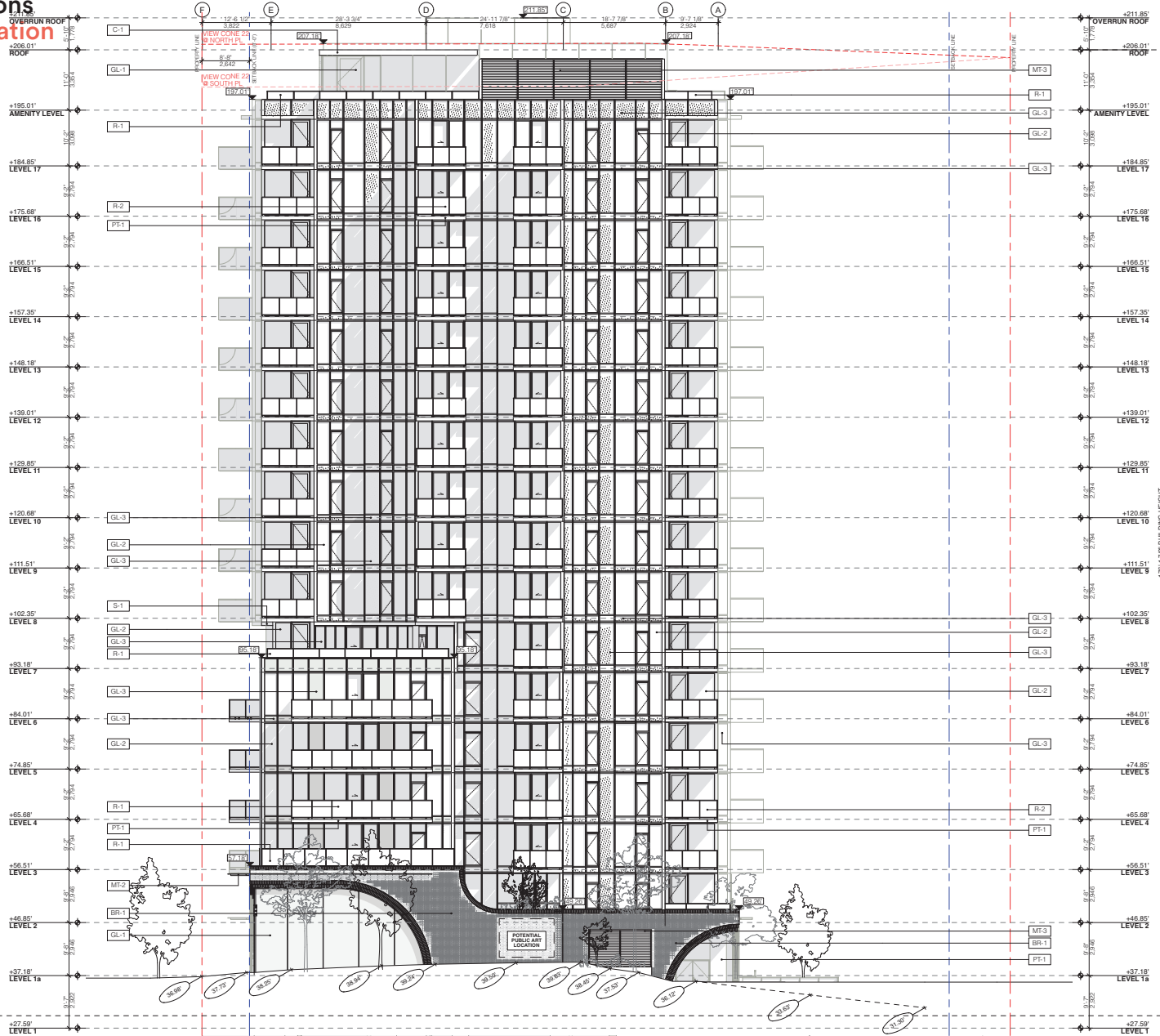
5.5 Elevations
East Elevation



LIST OF MATERIALS	
GLAZING	
GL-1	CURTAIN WALL GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: 4-SIDED SILICONE
GL-2	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER
GL-3	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
GL-4	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
WALL AND SOFFIT FINISH	
MT-1	FLUTED METAL PANEL TYPE: 78" CORRUGATED PANEL COLOUR: SILVER
MT-2	CANOPY TYPE: C-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER
MT-3	LOUVRE SCREEN TYPE: ALUMINUM COLOUR: GRAPHITE
MT-4	METAL PANEL IN WINDOW WALL TYPE: TOP HAT METAL PANEL COLOUR: BONE WHITE
S-1	SOFFIT TYPE: SINGLE SKIN ALUMINUM PANEL COLOUR: SILVER
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK PATTERN: RUNNING BOND COLOUR: TAPESTRY RED FLASHED MANUFACTURER: SHAW BRICK
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINUM COLOUR: SILVER GLASS: CLEAR
R-2	GLAZED RAIL TYPE: ALUMINUM COLOUR: SILVER GLASS: CLEAR WITH WHITE CERAMIC FRIT DOT PATTERN
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY
C-1	ARCHITECTURAL CONCRETE COLOUR: NATURAL

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

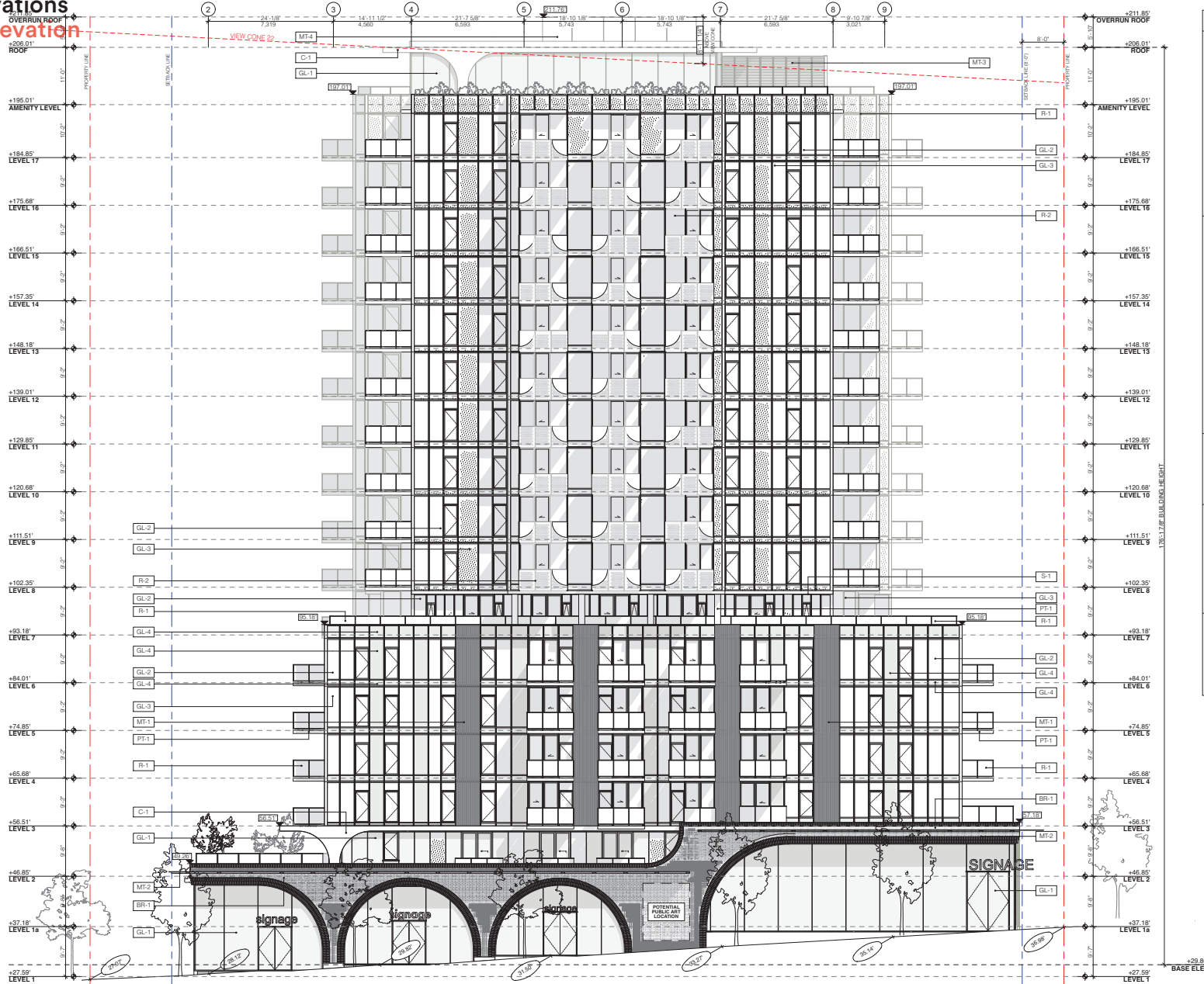
5.5 Elevations
South Elevation



LIST OF MATERIALS	
GLAZING	
GL-1	CURTAIN WALL GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: 4-SIDED SILICONE
GL-2	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER
GL-3	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
GL-4	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
WALL AND SOFFIT FINISH	
MT-1	FLUTED METAL PANEL TYPE: 78" CORRUGATED PANEL COLOUR: SILVER
MT-2	CANOPY TYPE: C-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER
MT-3	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: GRAPHITE
MT-4	METAL PANEL IN WINDOW WALL TYPE: TOP HAT METAL PANEL COLOUR: BONE WHITE
S-1	SOFFIT TYPE: SINGLE SKIN ALUMINIUM PANEL COLOUR: SILVER
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK PATTERN: RUNNING BOND COLOUR: TAPESTRY RED FLASHED MANUFACTURER: SHAW BRICK
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR
R-2	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR WITH WHITE CERAMIC FRIT DOT PATTERN
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY
C-1	ARCHITECTURAL CONCRETE COLOUR: NATURAL

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

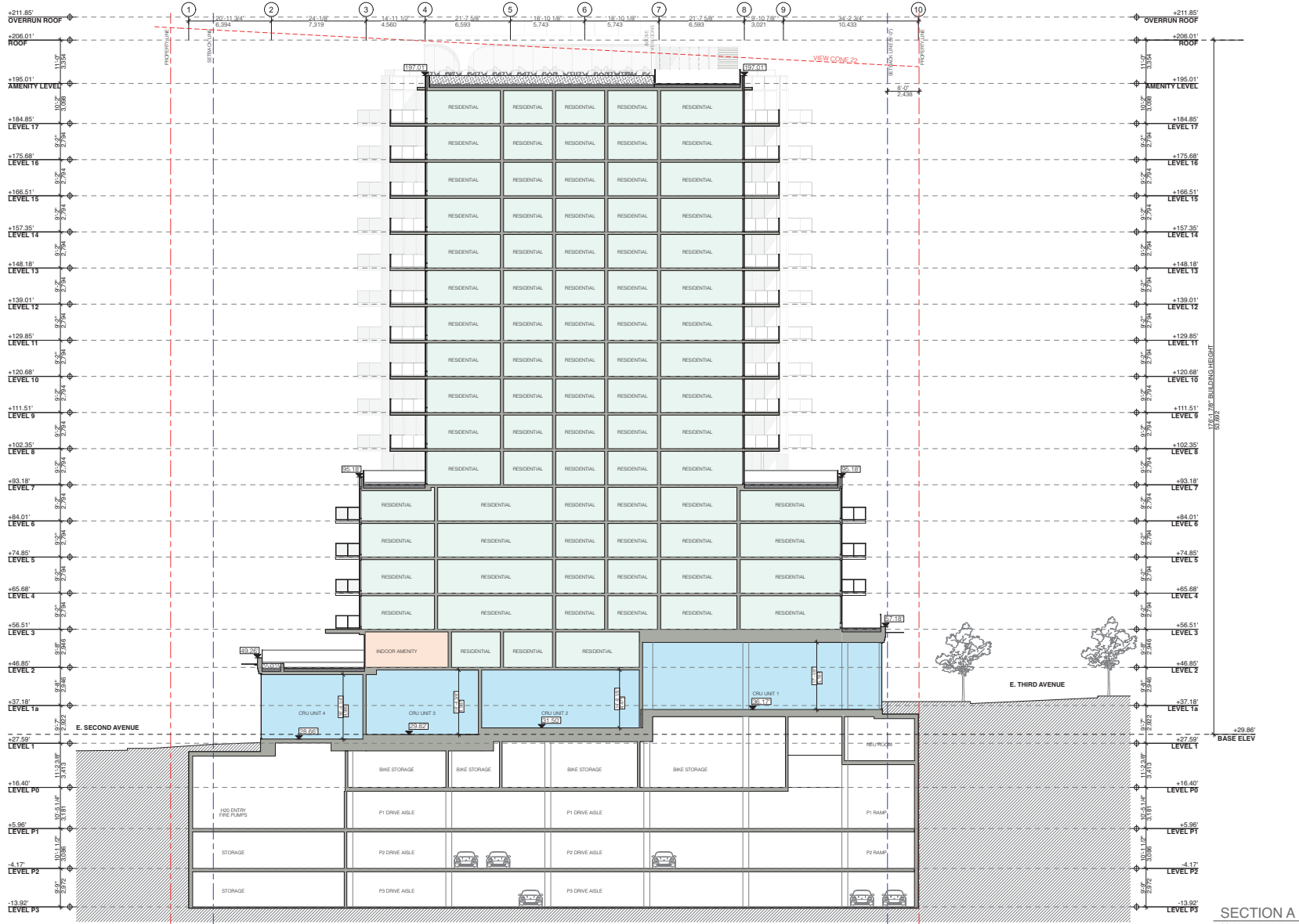
5.5 Elevations
West Elevation



LIST OF MATERIALS	
GLAZING	
GL-1	CURTAIN WALL GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: 4-SIDED SILICONE
GL-2	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER
GL-3	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
GL-4	WINDOW WALL IN ALUMINUM FRAME GLASS: SPANDREL GLASS COLOUR: WHITE FRAME: SILVER MANUFACTURER: TORO OR SIM.
WALL AND SOFFIT FINISH	
MT-1	FLUTED METAL PANEL TYPE: 78" CORRUGATED PANEL COLOUR: SILVER
MT-2	CANOPY TYPE: C-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER
MT-3	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: GRAPHITE
MT-4	METAL PANEL IN WINDOW WALL TYPE: TOP HAT METAL PANEL COLOUR: BONE WHITE
S-1	SOFFIT TYPE: SINGLE SKIN ALUMINIUM PANEL COLOUR: SILVER
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK PATTERN: RUNNING BOND COLOUR: TAPESTRY RED FLASHED MANUFACTURER: SHAW BRICK
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR
R-2	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER GLASS: CLEAR WITH WHITE CERAMIC FRIT DOT PATTERN
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY
C-1	ARCHITECTURAL CONCRETE COLOUR: NATURAL

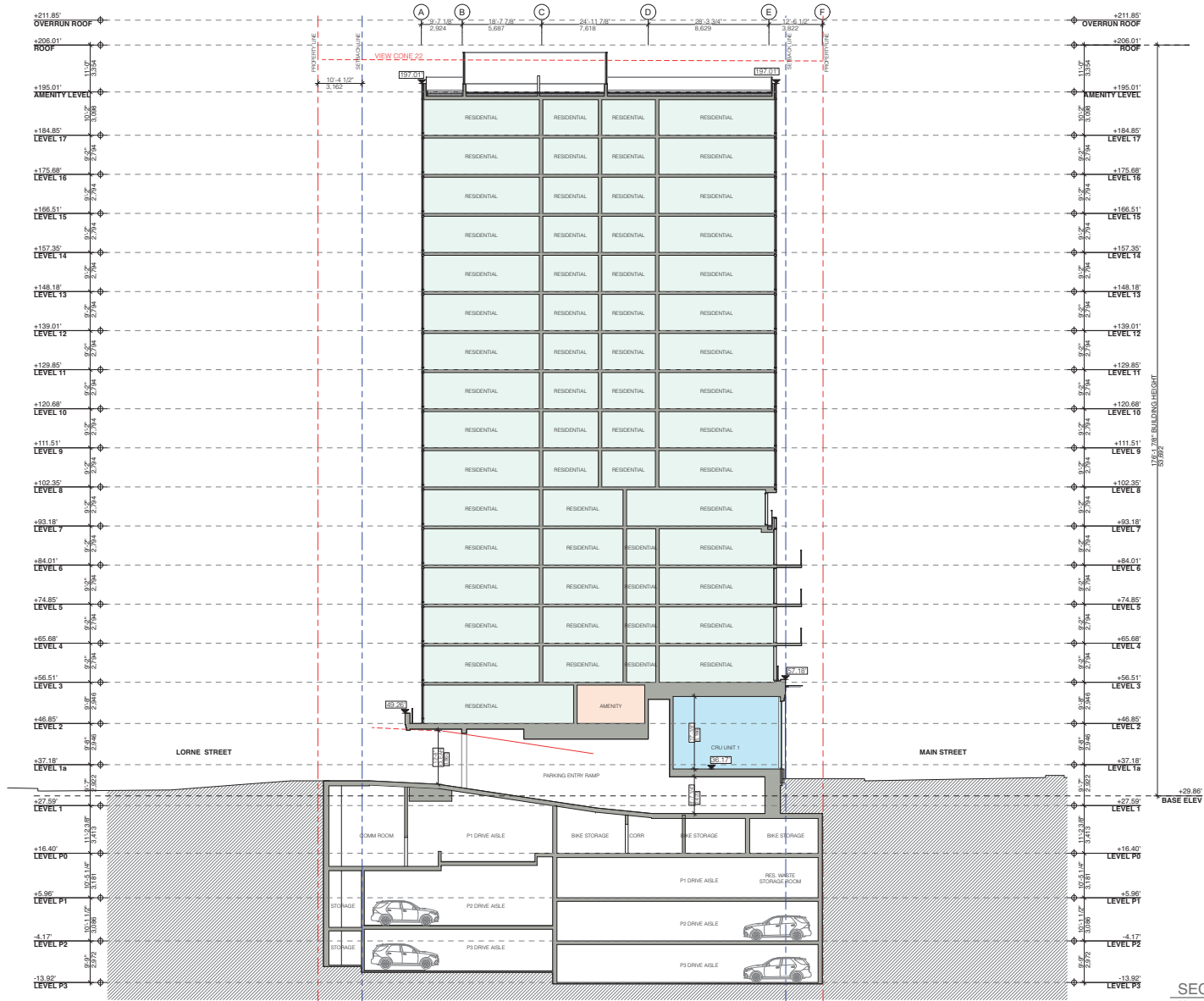
WEST ELEVATION
SCALE: 1/8" = 1'-0"

5.6 Elevations
Section A



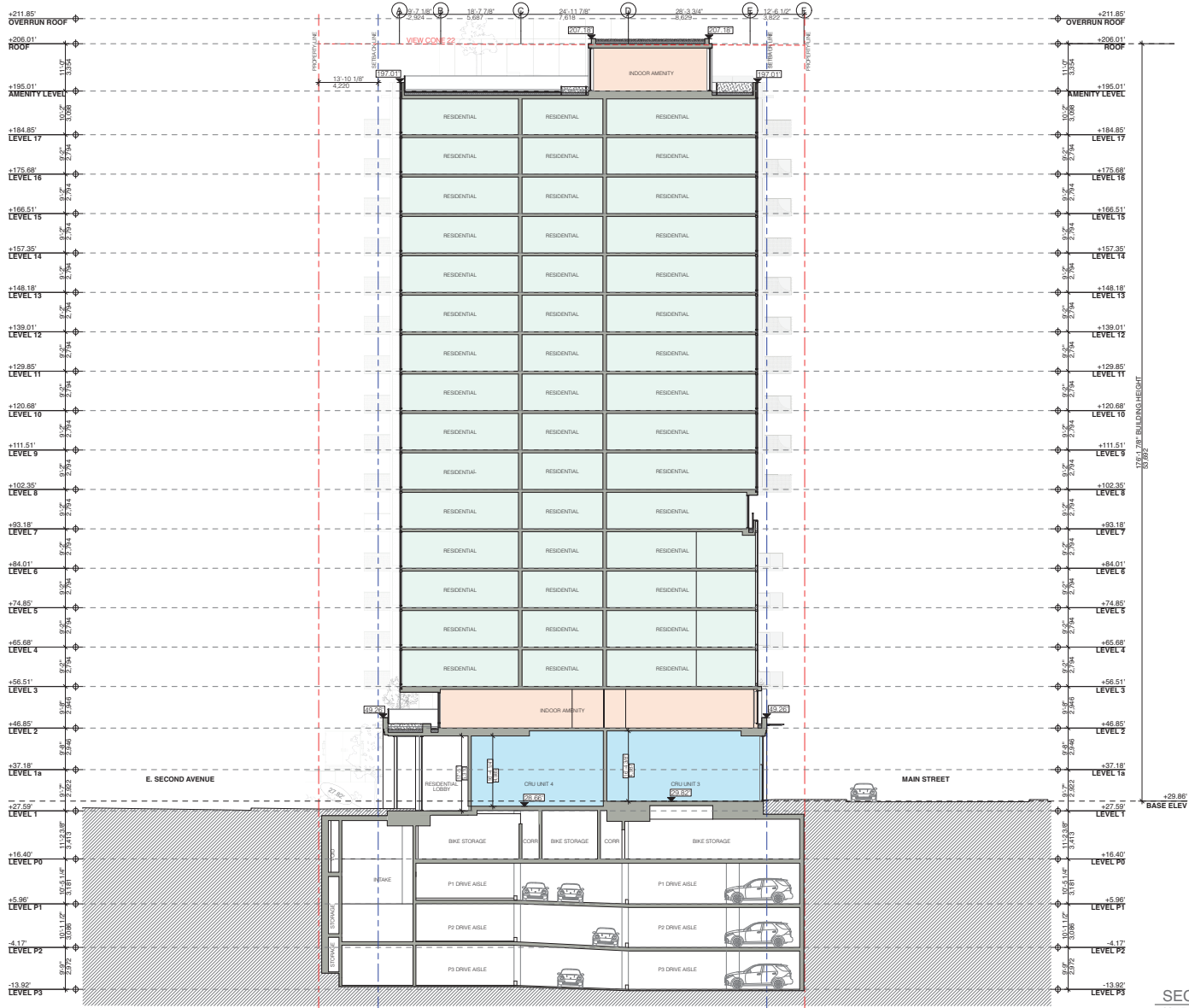
SECTION A
SCALE: 3/32" = 1'-0"

5.6 Elevations
Section B



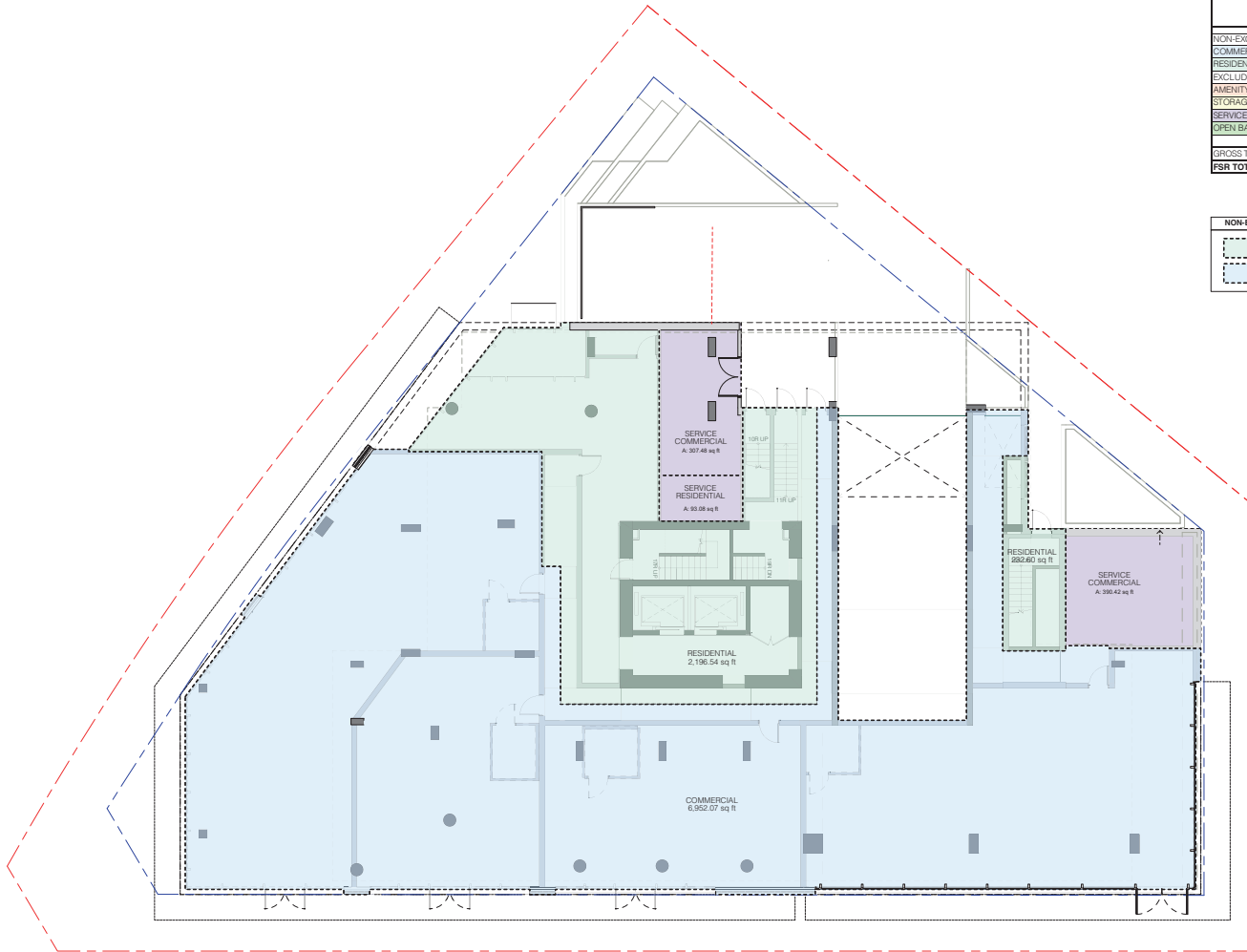
SECTION B
SCALE: 3/32" = 1'-0"

5.6 Elevations
Section C



SECTION C
SCALE: 3/32" = 1'-0"

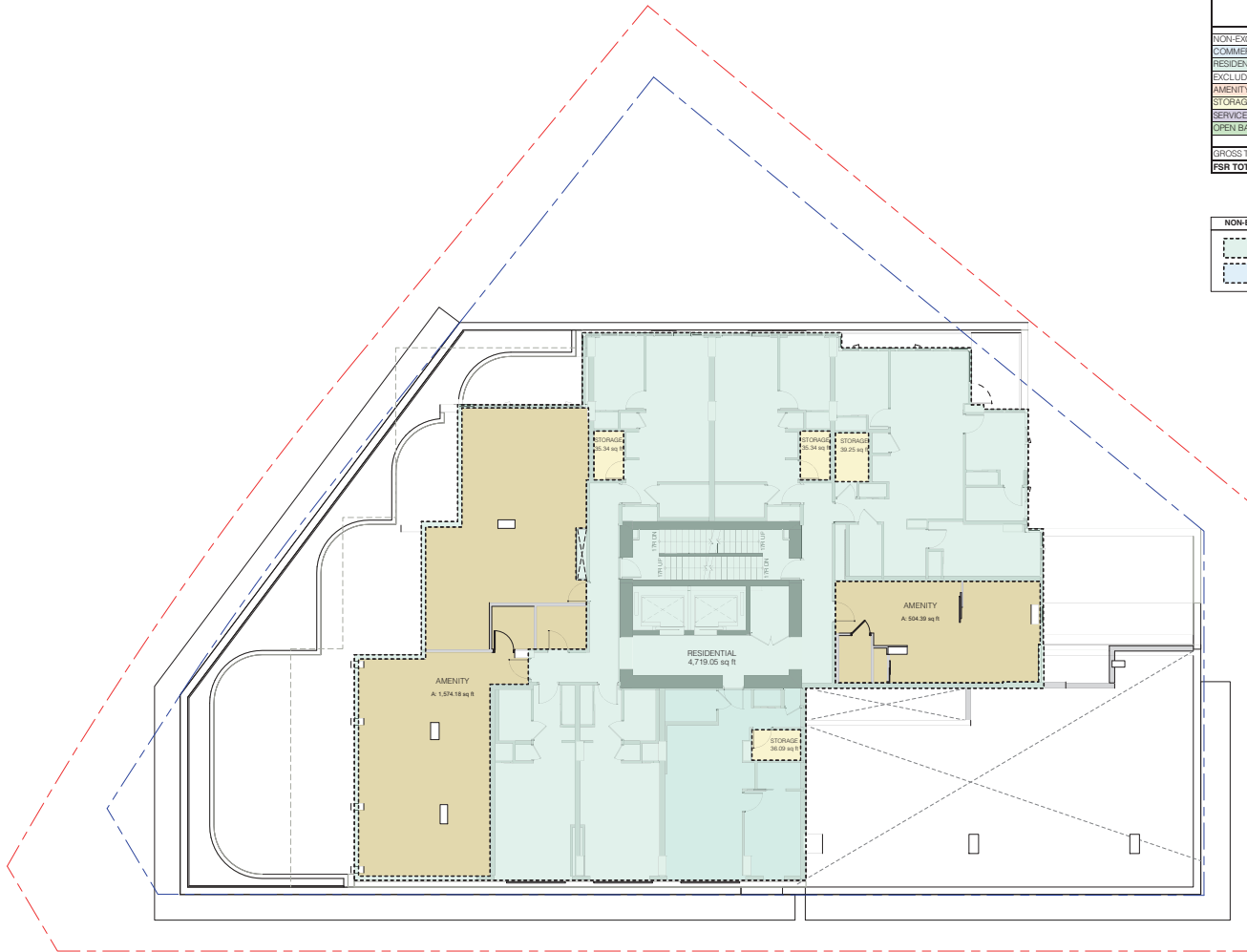
5.7 FSR Overlays
Level 1



FSR LEVEL 1			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	6,952.07	645.87	
RESIDENTIAL	2,437.17	226.42	
EXCLUDABLE			
AMENITY	0.00	0.00	
STORAGE	0.00	0.00	
SERVICE	790.98	73.48	
OPEN BALCONIES	0.00	0.00	
GROSS TOTAL			
	10,180.22	945.77	
FSR TOTAL	9,389.24	872.29	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

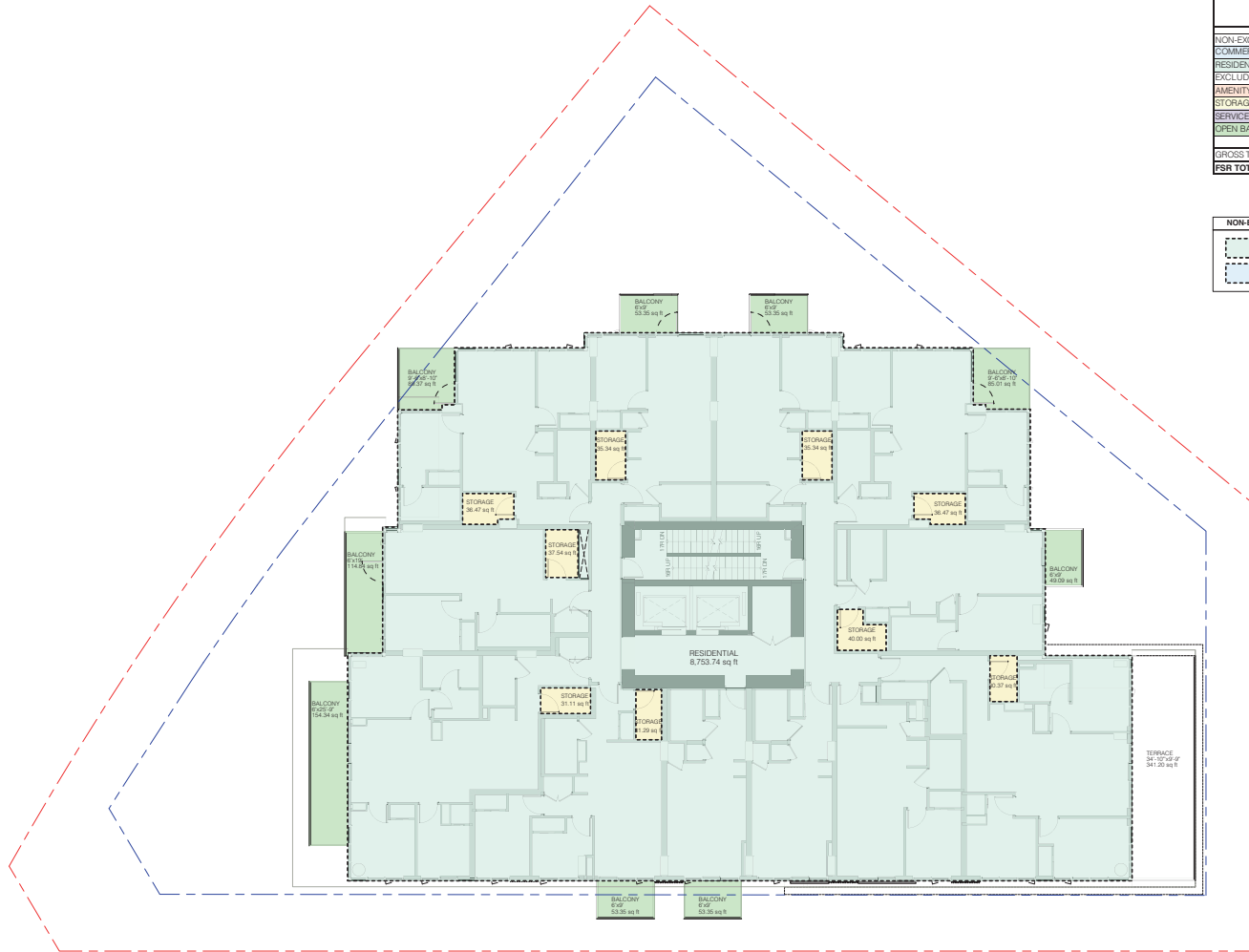
5.7 FSR Overlays
Level 2



FSR LEVEL 2			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	4,719.05	438.41	
EXCLUDABLE			
AMENITY	2,078.57	193.11	
STORAGE	146.02	13.57	
SERVICE	0.00	0.00	
OPEN BALCONIES	0.00	0.00	
GROSS TOTAL			
	8,943.64	845.00	
FSR TOTAL	4,719.05	438.41	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

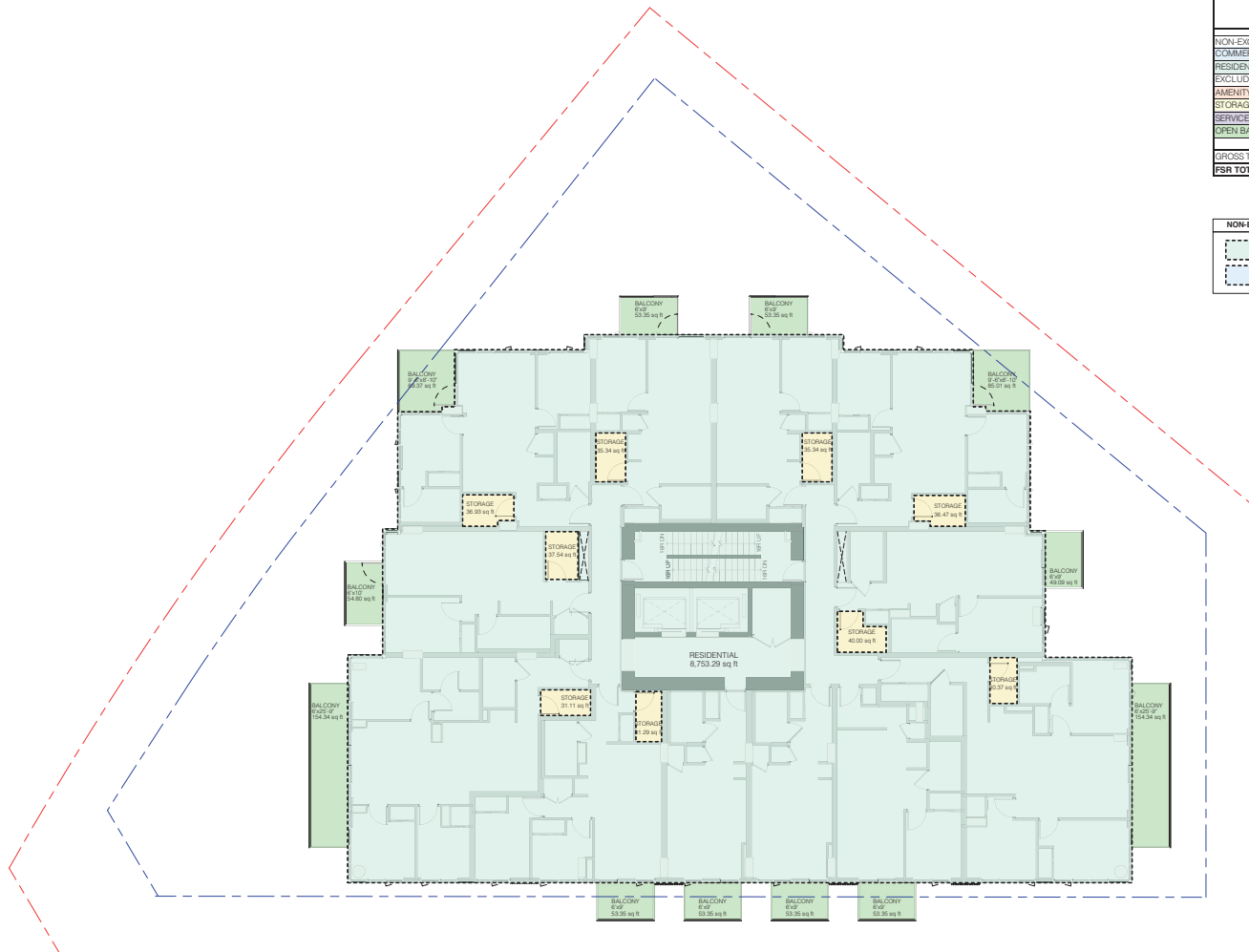
5.7 FSR Overlays
Level 3



FSR LEVEL 3			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	8,753.74	813.25	
EXCLUDABLE			
AMENITY	0.00	0.00	
STORAGE	313.93	29.17	
SERVICE	0.00	0.00	
OPEN BALCONIES	701.69	65.19	
GROSS TOTAL			
	9,967.67	842.41	
FSR TOTAL			
	8,753.74	813.25	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

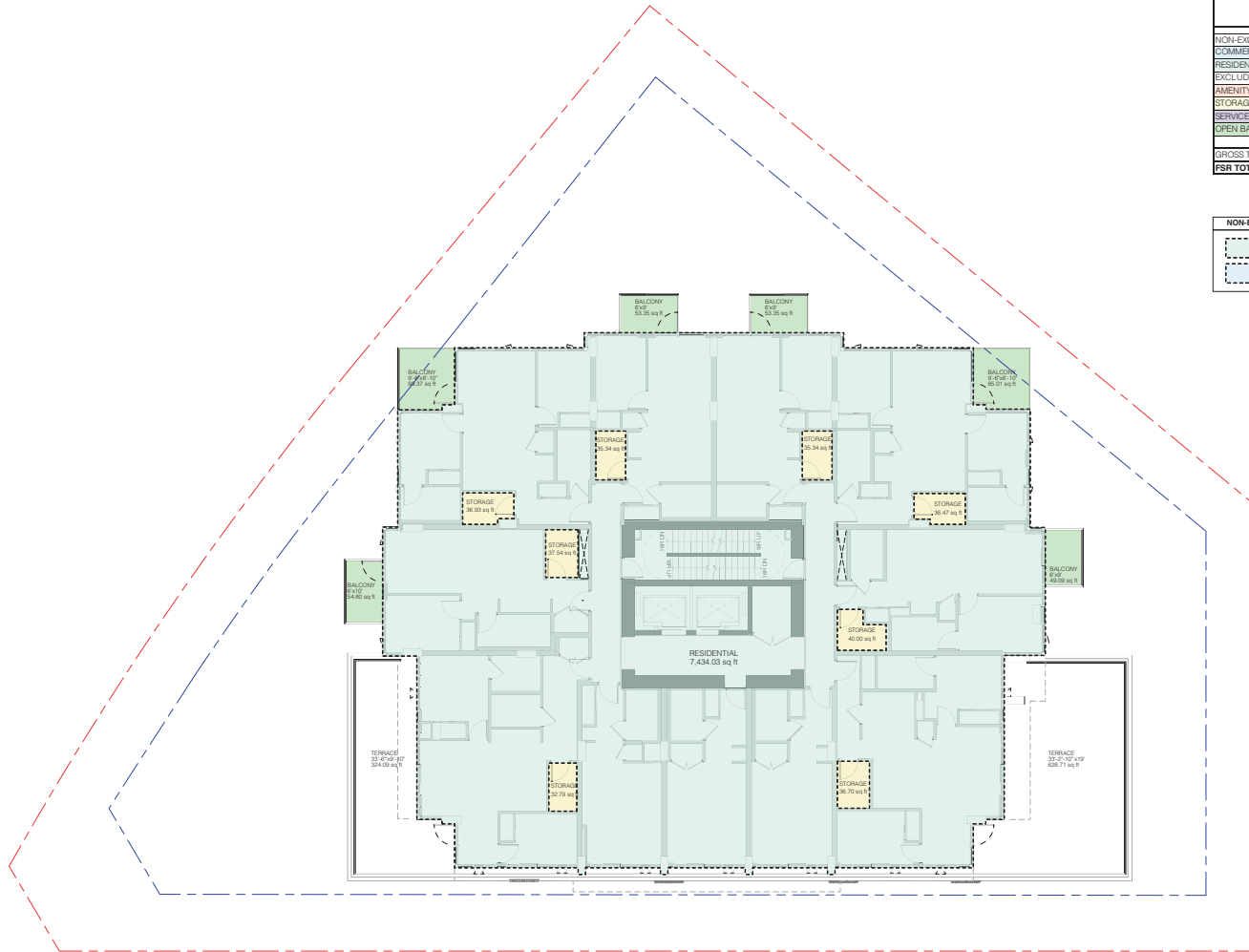
5.7 FSR Overlays
Level 4-6



FSR LEVELS 4-6			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	8,753.29	813.21	
EXCLUDABLE			
AMENITY	0.00	0.00	
STORAGE	314.39	29.21	
SERVICE	0.00	0.00	
OPEN BALCONIES	902.69	83.86	
GROSS TOTAL			
	9,967.68	842.42	
FSR TOTAL			
	8,753.29	813.21	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

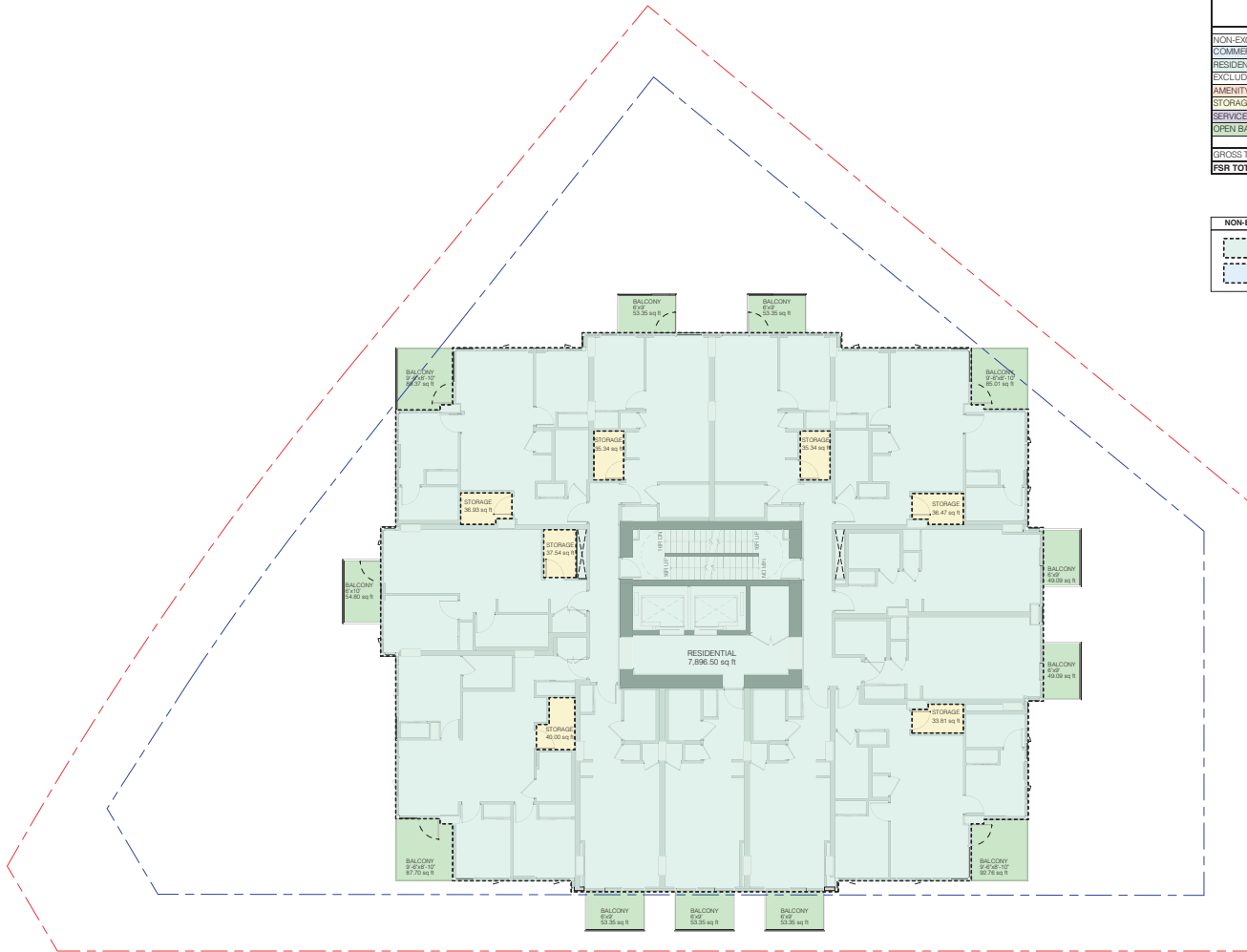
5.7 FSR Overlays
Level 7



FSR LEVEL 7			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	7,434.03	690.64	
EXCLUDABLE			
AMENITY	0.00	0.00	
STORAGE	291.11	27.05	
SERVICE	0.00	0.00	
OPEN BALCONIES	380.61	35.36	
GROSS TOTAL			
	7,725.14	717.69	
FSR TOTAL			
	7,434.03	690.64	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

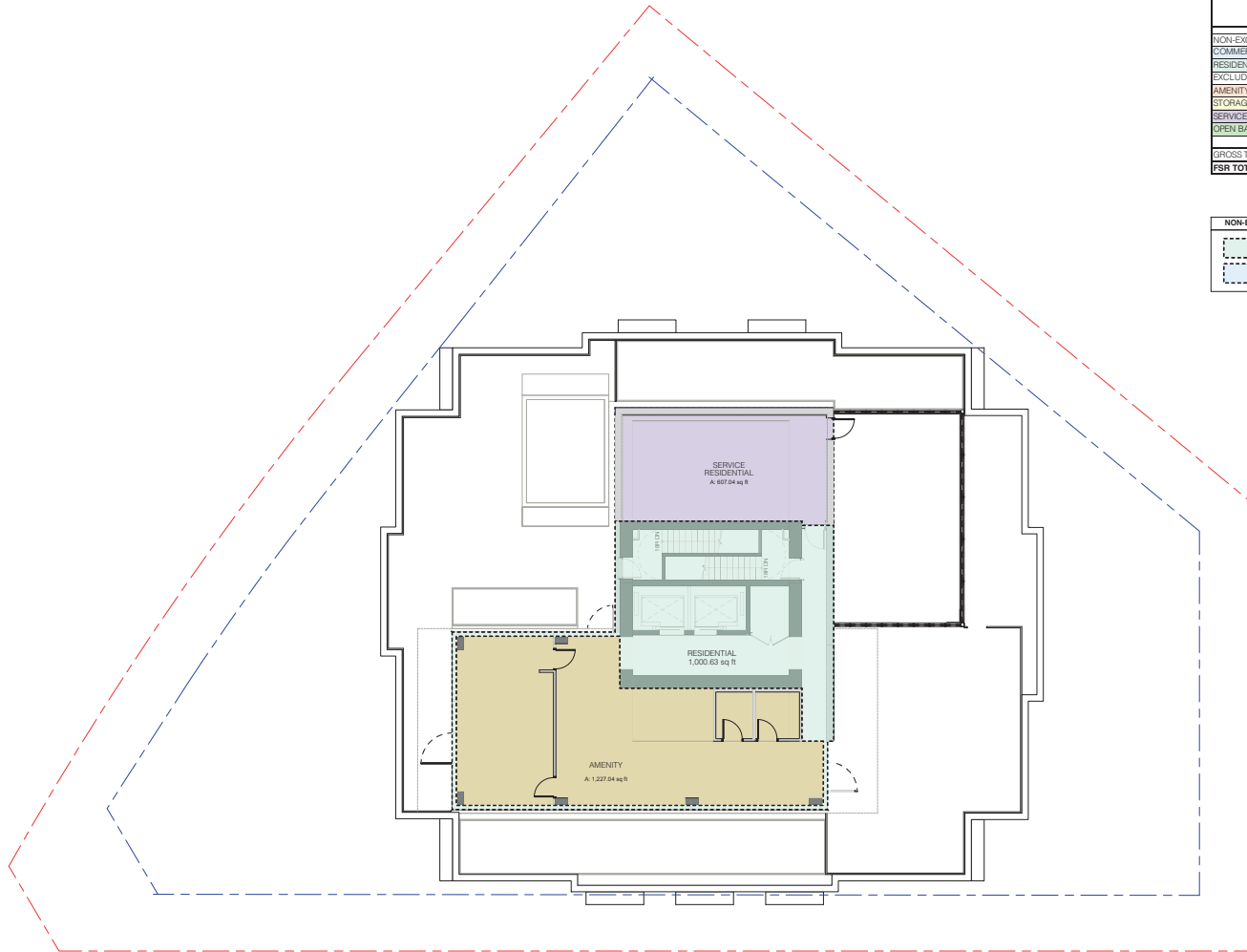
5.7 FSR Overlays
Level 8-17



FSR LEVELS 8-17			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	7,896.50	733.61	
EXCLUDABLE			
AMENITY	0.00	0.00	
STORAGE	255.43	23.73	
SERVICE	0.00	0.00	
OPEN BALCONIES	759.77	70.58	
GROSS TOTAL			
	8,151.93	757.34	
FSR TOTAL	7,896.50	733.61	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		STORAGE
			BALCONY
			SERVICE

5.7 FSR Overlays
Roof Level



FSR AMENITY LEVEL			
NAME	AREA		COMMENTS
	sq ft	sq m	
NON-EXCLUDABLE			
COMMERCIAL	0.00	0.00	
RESIDENTIAL	1,000.63	92.96	
EXCLUDABLE			
AMENITY	1,227.04	114.00	
STORAGE	0.00	0.00	
SERVICE	607.04	56.40	
OPEN BALCONIES	0.00	0.00	
GROSS TOTAL			
	2,834.71	263.36	
FSR TOTAL	1,000.63	92.96	

BUILDING AREA LEGEND			
NON-EXCLUDABLE FSR AREA		EXCLUDABLE FSR AREA	
	RESIDENTIAL		AMENITY
	COMMERCIAL		BALCONY
			SERVICE

Section 06

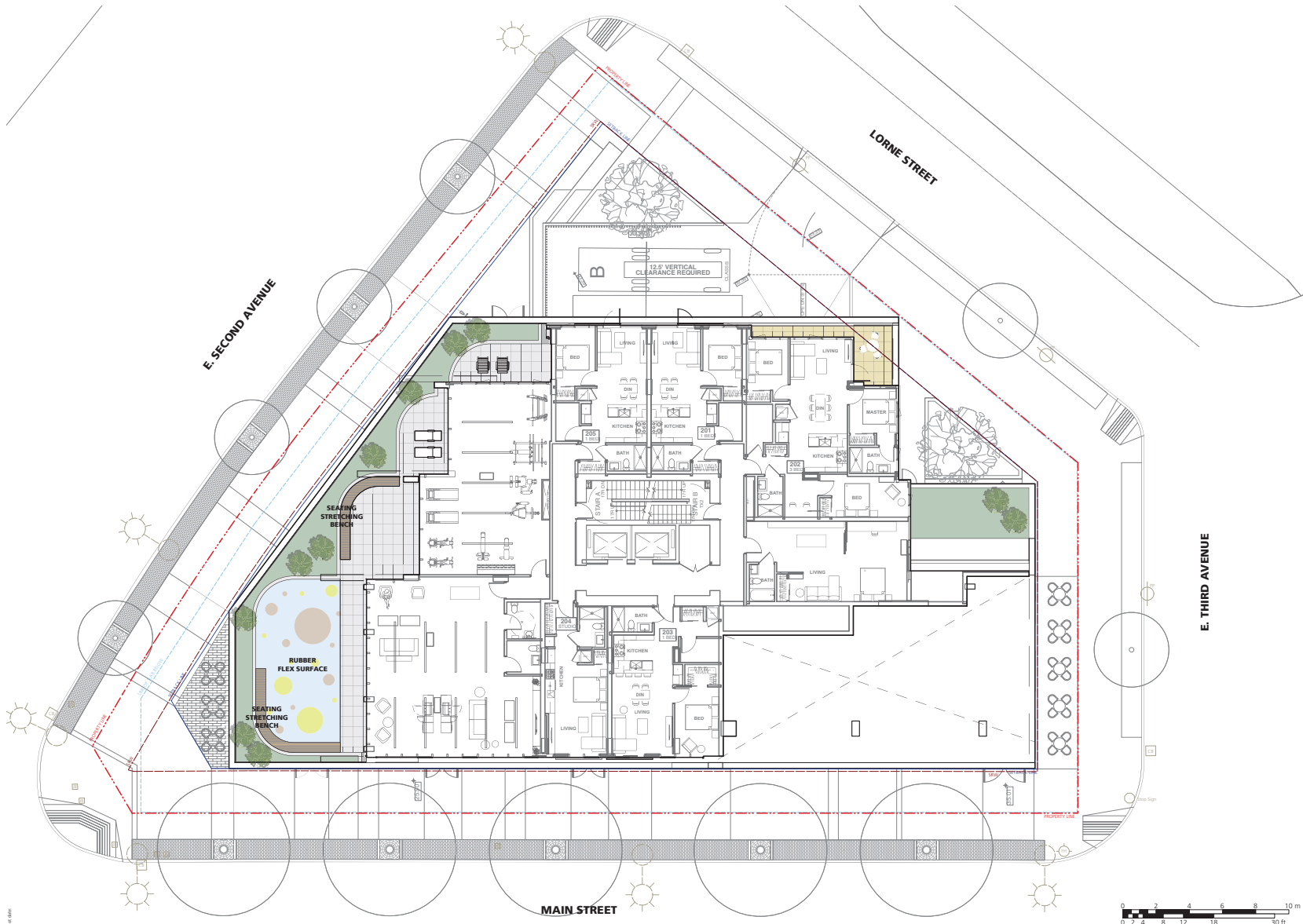
Landscape Drawings

Contents

- 6.1 Level 1 Plan
- 6.2 Level 2 Plan
- 6.3 Level 18 (Amenity Roof)
- 6.4 Sections

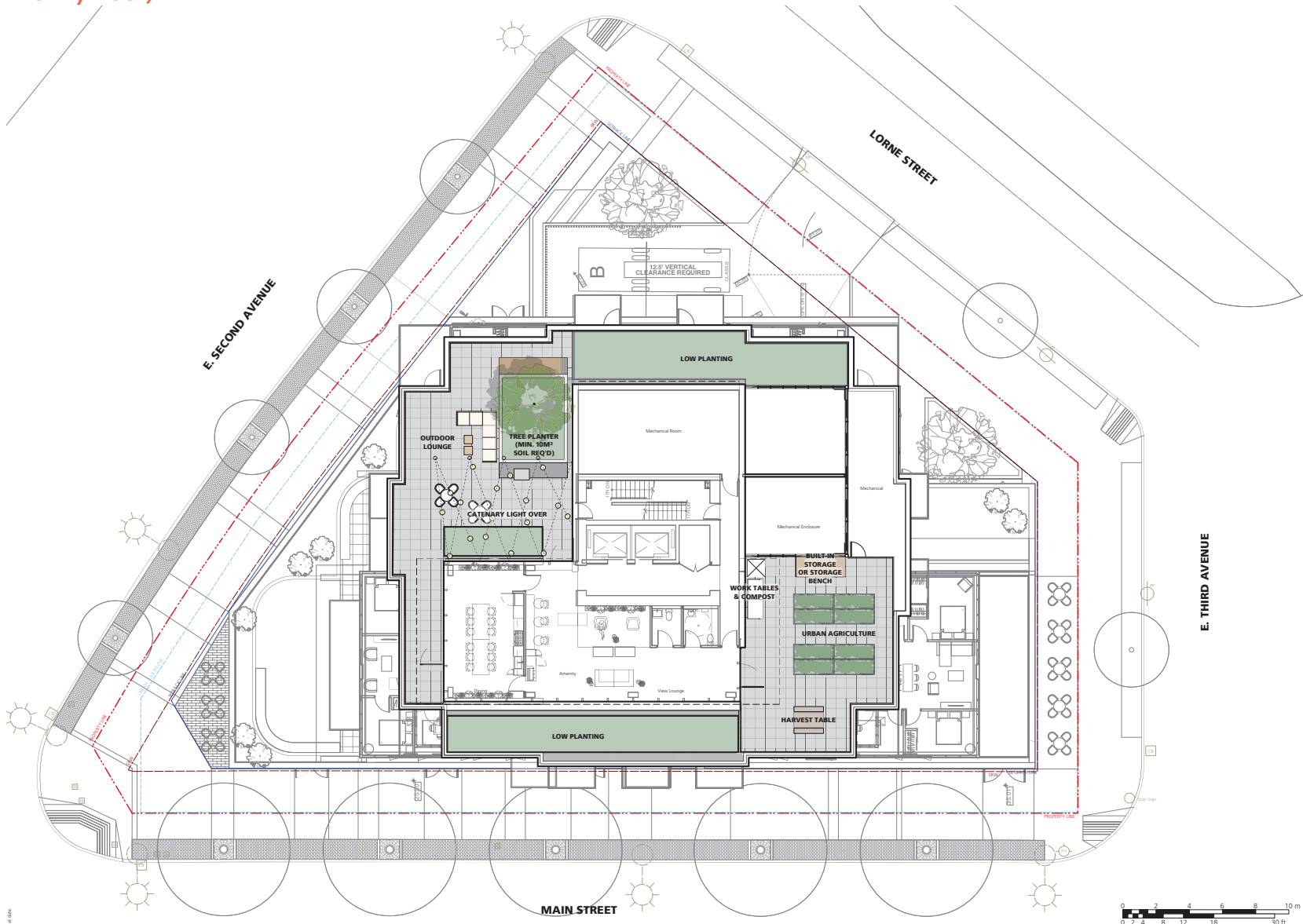
1888 Main Street

6.2 Landscape Plans Level 2



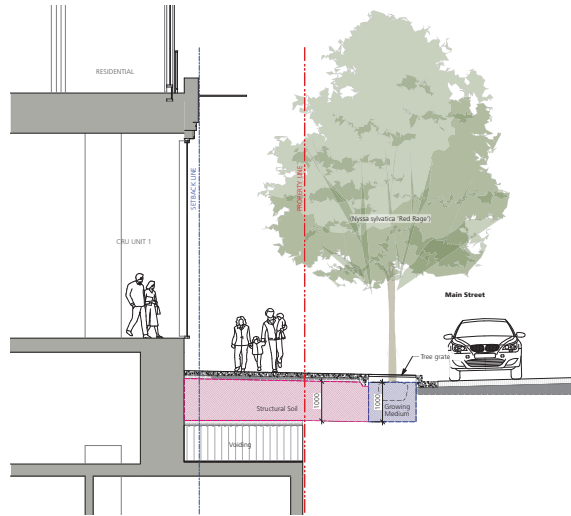
1888 MAIN

6.3 Landscape Plans Level 18 (Amenity Roof)

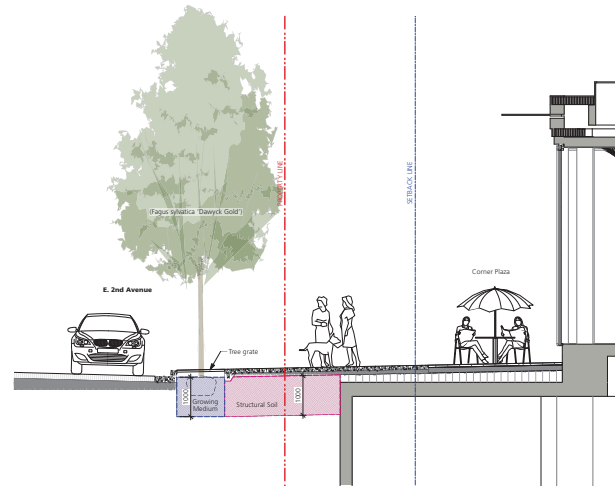


6.4 Landscape Sections

Sections



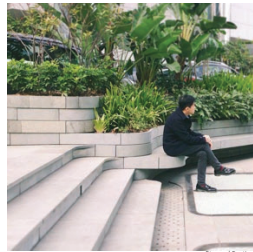
1 Typical Section at Main Street
Scale: scale = 1/30



2 Typical Section at E. 2nd Avenue
Scale: scale = 1/30



Street-side Seating



Stepped Seating



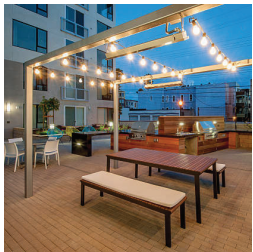
Rubber Flex Surface / Play Area



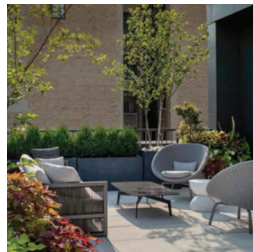
Rubber Flex Surface / Play Area



Grassy Seating Area



Outdoor Kitchen



Outdoor Lounge



Urban Agriculture



Street Tree (Main Street) Nyssa sylvatica 'Red Paper'



Street Tree

Section 07

Perspective Views

7.1 Perspective Views
Main Street Frontage



1888 Main Street

7.1 Perspective Views
Corner of Main Street
and E.2nd Avenue



7.1 Perspective Views
Rooftop Amenity



7.1 Perspective Views
West Elevation



7.1 Perspective Views
Main Street Frontage



7.1 Perspective Views
Main Street Frontage



7.1 Perspective Views
Corner of Main Street
and E.2nd Ave



7.1 Perspective Views
E. 2nd Avenue Frontage

