

2110 West 5th Avenue Rezoning Booklet



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01 Introduction

01 Introduction

Project Team

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architects + designers

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Mechanical

Smith + Andersen

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Electrical

O'M Engineering

401 – 533 Smithe Street
Vancouver, British Columbia
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Code

TCCP & Pontem Group

309 - 63 West 6th Avenue
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Environmental

Keystone

320 - 4400 Dominion Street
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Landscape

Amy Tsang Landscape
Architect

566 E Windsor Road
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Civil

Creus Engineering Ltd.

610 East Tower - 211 Esplanade
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Geotechnical

Geowest

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V2Y 0G9

Energy

Evoke

4415 Juneau Street, Burnaby,
British Columbia
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Surveyor

LNLS

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Vancouver, British Columbia
V5N 2R9

Electrical - Off Site

Primary Engineering

8327 Eastlake Dr #209,
Burnaby, British Columbia
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Transportation

Step One Mobility

318 - 511 W7th Avenue,
Vancouver, British Columbia
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Arborist

Davey

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Sustainability

Lighthouse

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Public Engagement

Pooni Group

200 - 1055 W Hastings St
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01 Introduction

Project Description

Vision

2110 West 5th Avenue is located in the Kitsilano North - Area A Broadway Plan area, one block south of the West 4th Village and within 400 m of the future Arbutus Subway Station. In close proximity to numerous neighbourhood amenities and well connected to active transportation infrastructure and public transit routes, the site presents a prime opportunity to provide a significant number of high-quality rental housing units, including 35% family units, that can support the continued vibrancy of the neighbourhood.

Prepared for

City of Vancouver
453 West 12th Ave
Vancouver BC

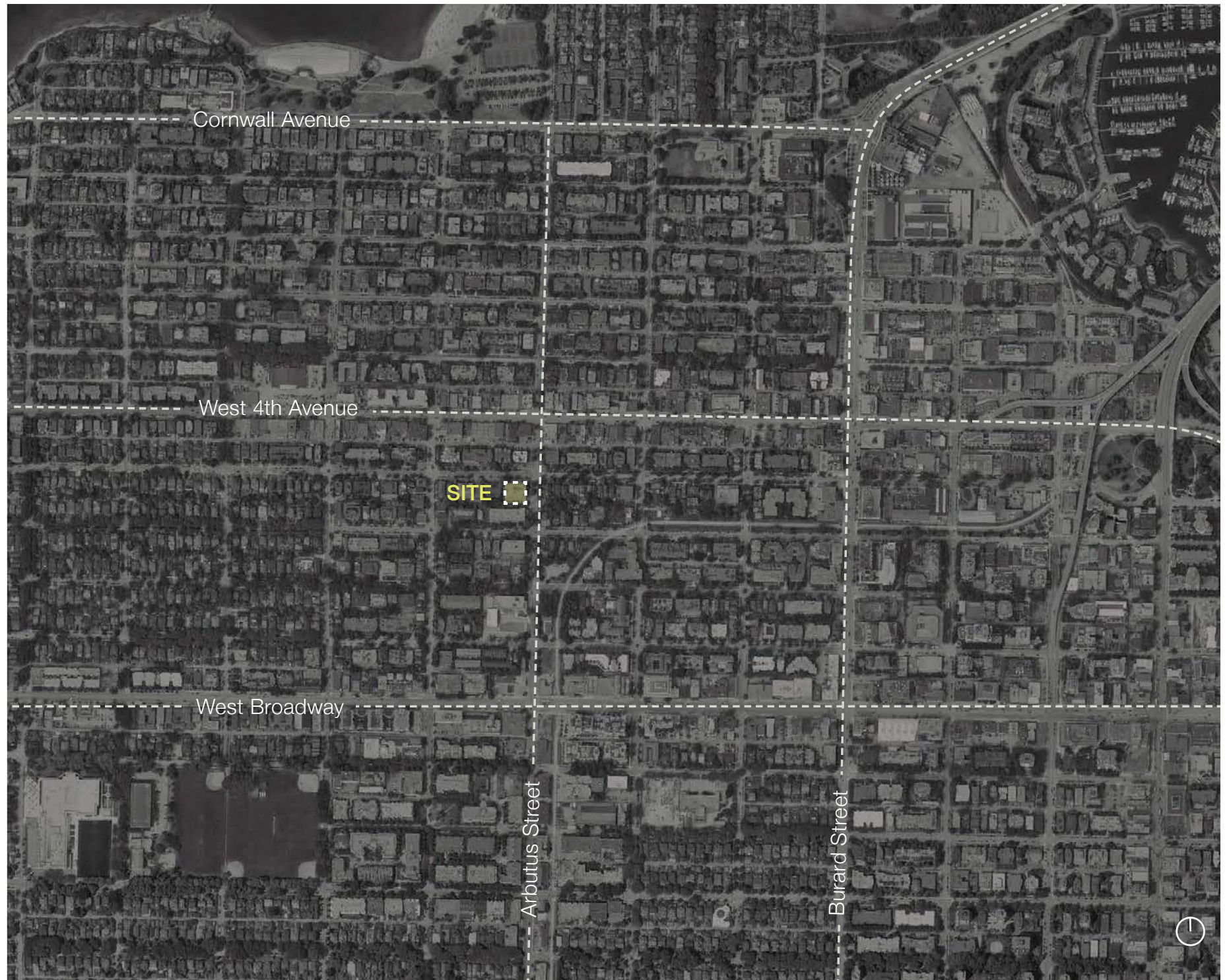
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The Mondivan Group
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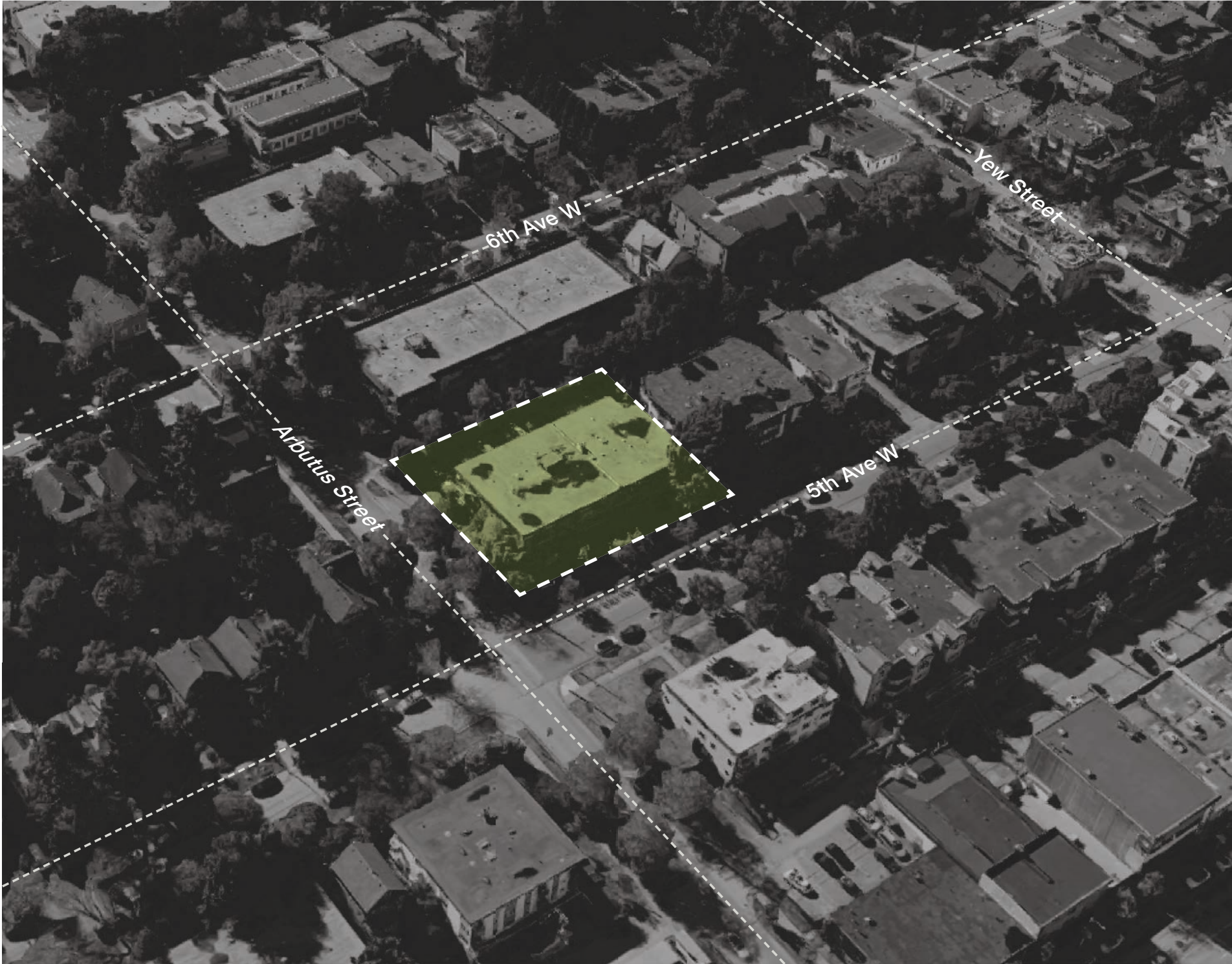
office of mcfarlane biggar
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Vancouver BC



01

Introduction
Site Overview

Address	2110 West 5th Avenue Vancouver BC V6K 1S2	
Existing Zoning	RM-4 Multi-Dwelling Residential, FSR of 0.75	
Proposed Zoning	CD-1 Comprehensive Development Rezoning	
Legal Description	Proposed Lot A - Currently Lots 8, 9, & 10 of Block 264, DL 526, Group 1, NWD, Plan 590	
Local Area	Kitsilano North - Area A (Broadway Plan)	
Site Area	1,673.4 sqm (18,012 sqft)	
Site Frontage	45.7m (150 ft)	
Site Depth	33.5m (110 ft)	
Target (FSR)	6.5	Broadway Plan KKNA
	+ 0.3	Density Bonus for Neighbourhood Retail
	6.8	Total
Existing Use	Dwelling Multi-Family (Rental)	
Proposed Use	Dwelling Multi-Family (Rental) Neighbourhood Retail	



01 Introduction

Rezoning Intent

This proposal aims to provide high-quality rental housing and neighbourhood serving retail consistent with the objectives of the Broadway Plan.

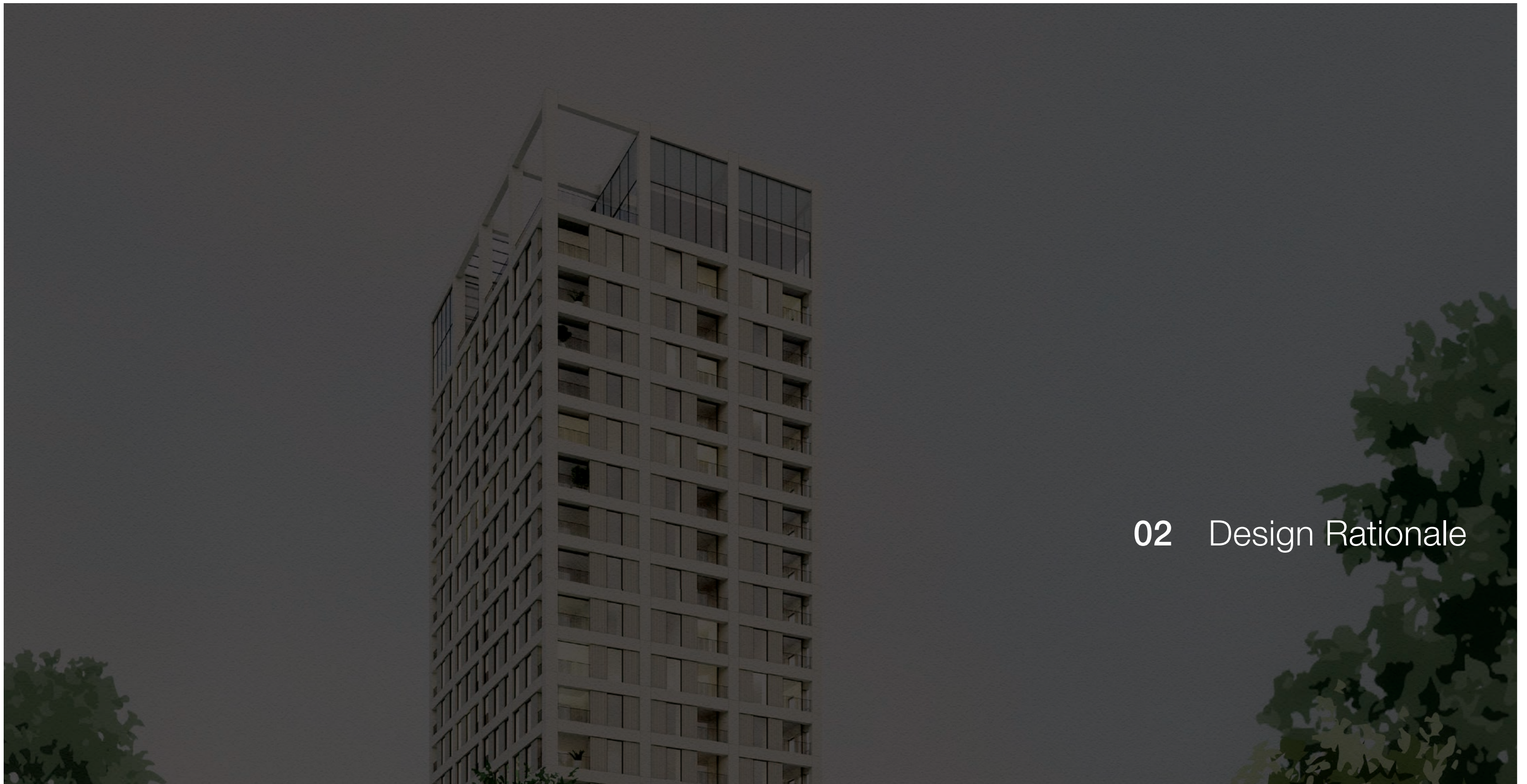
It envisions a 21-storey residential tower comprised of 160 rental units complemented with neighbourhood retail at ground level along Arbutus Street. A 4-storey base at the west provides a transition to the scale of the existing context. The project proposes a total FSR of 6.8, and complies with the Broadway Plan's allowable land use, density, height, setbacks, and tower separations.

Of the 160 rental units, 33 will be below-market rental (constituting 20% of the gross floor area), and 57 will be family sized units. The proposal provides all residents with access to generous indoor and outdoor amenities which will allow tenants to gather, work, play, and exercise. Active transportation is supported with the provision of convenient access to bicycle parking, and car share spaces at grade will support diverse mobility options for tenants and nearby residents in compliance with TDM Plan C.

The neighbourhood serving retail aims to strengthen the spine of activity along Arbutus Street that connects the high streets of West 4th and Broadway, contributing to a vibrant and active public realm.

Mondivan intends to operate this project for the long-term; accordingly, the design strives for simplicity, functionality, quality, durability and resilience.

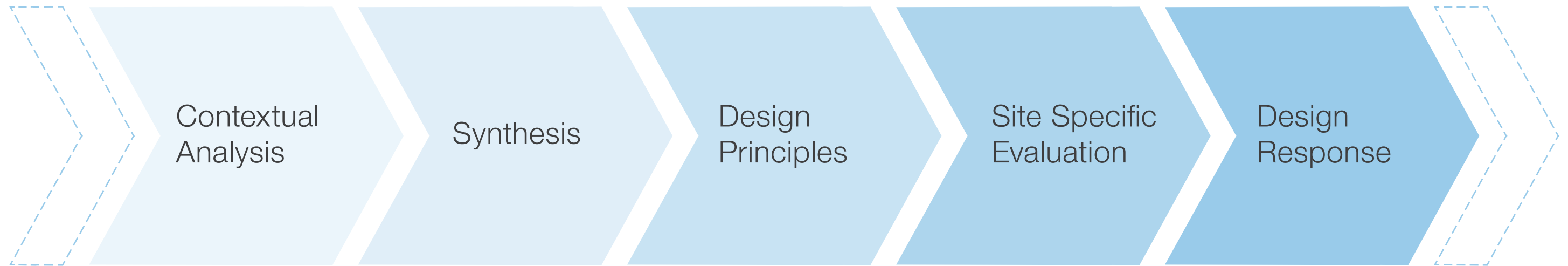




02 Design Rationale

02 Design Rationale

Design Process



- Urban context
- Historical context
- Planning context
- Site Analysis
- Economic context
- Development goals

- Identify common objectives & aspirations
- Identify key questions

- Articulate the emergent design principles that will guide the project

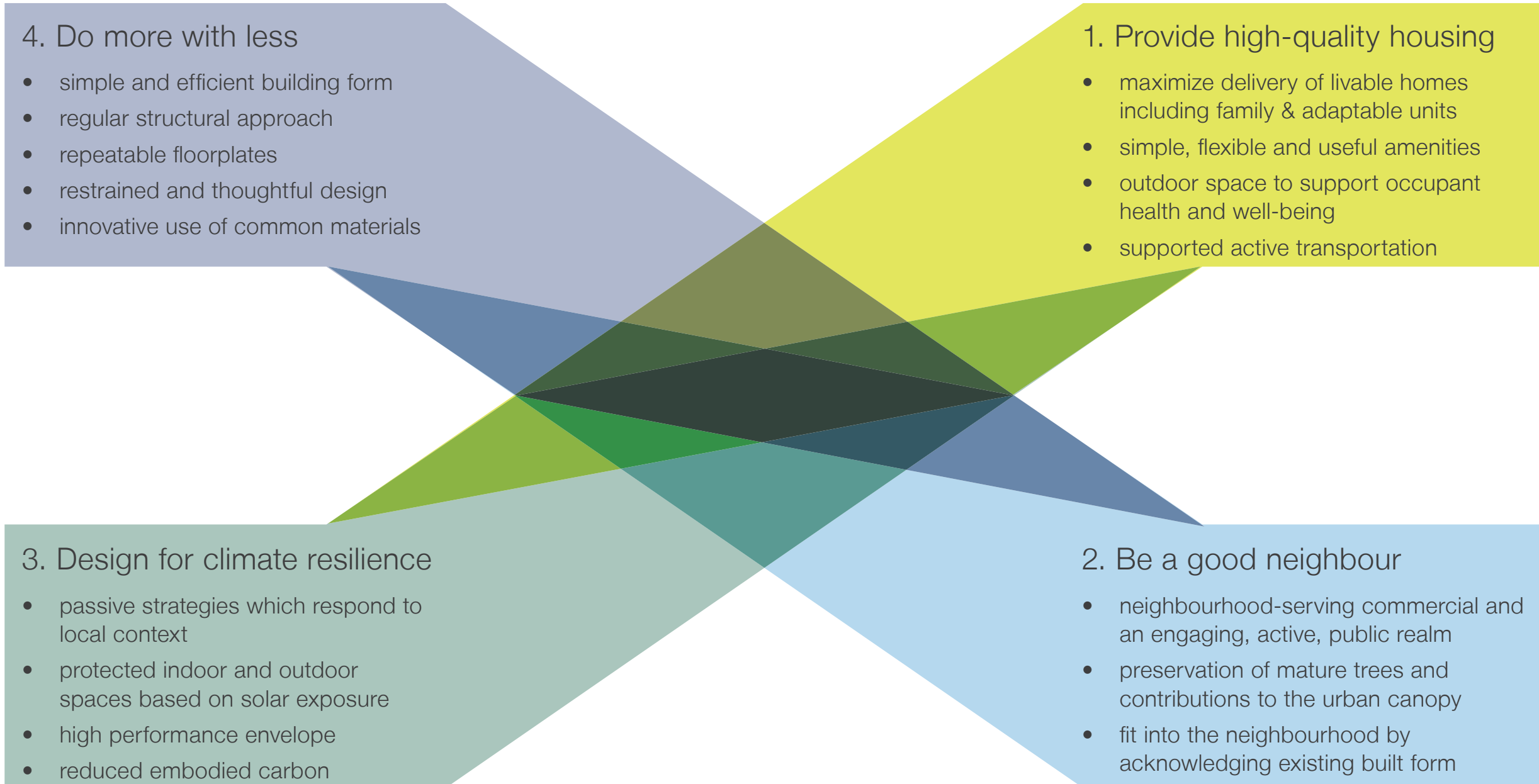
- Evaluate the opportunities and constraints of the specific site through the lens of the design principles

- Develop a design response that is consistent with and delivers on the established design principles

02

Design Rationale

Design Principles

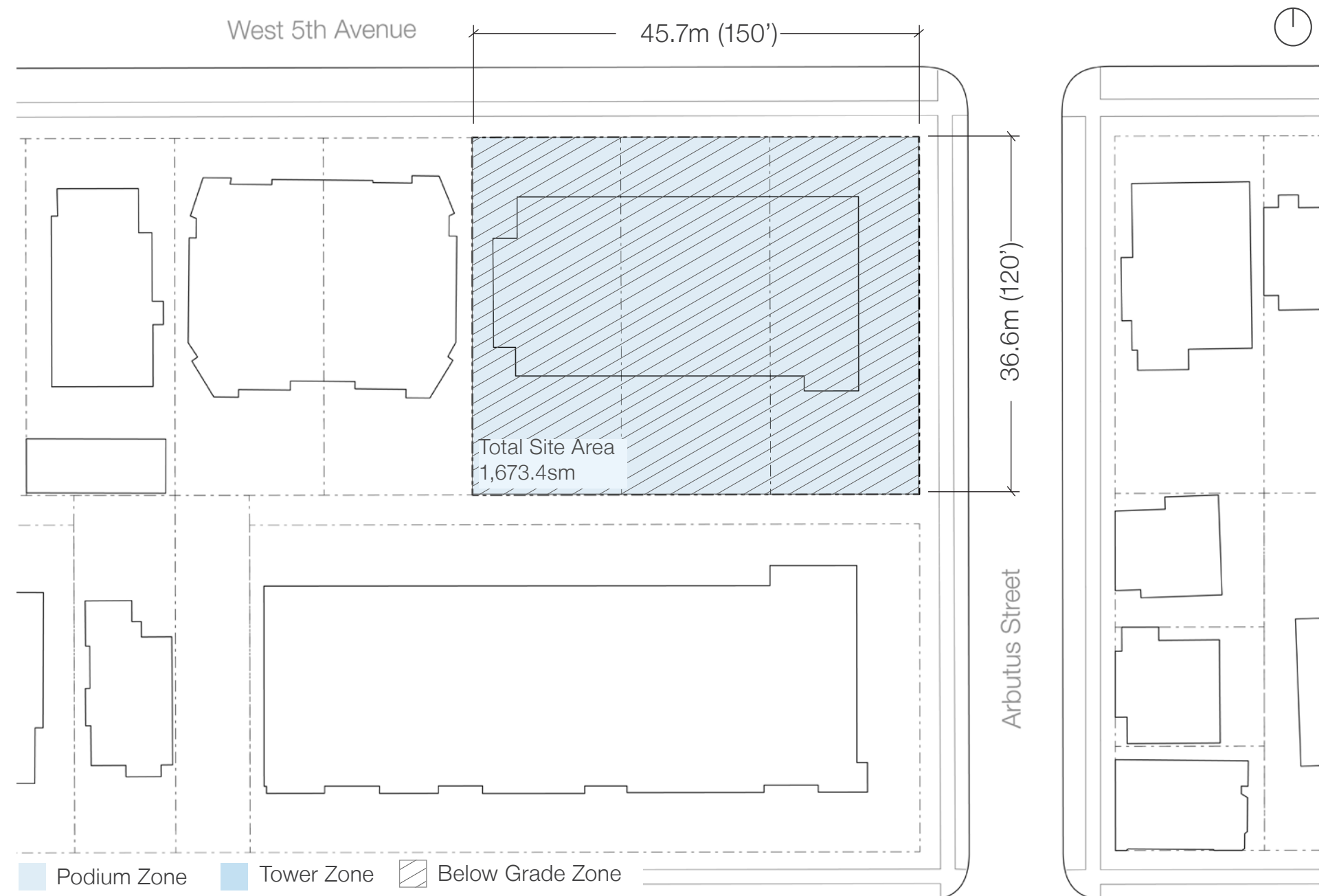
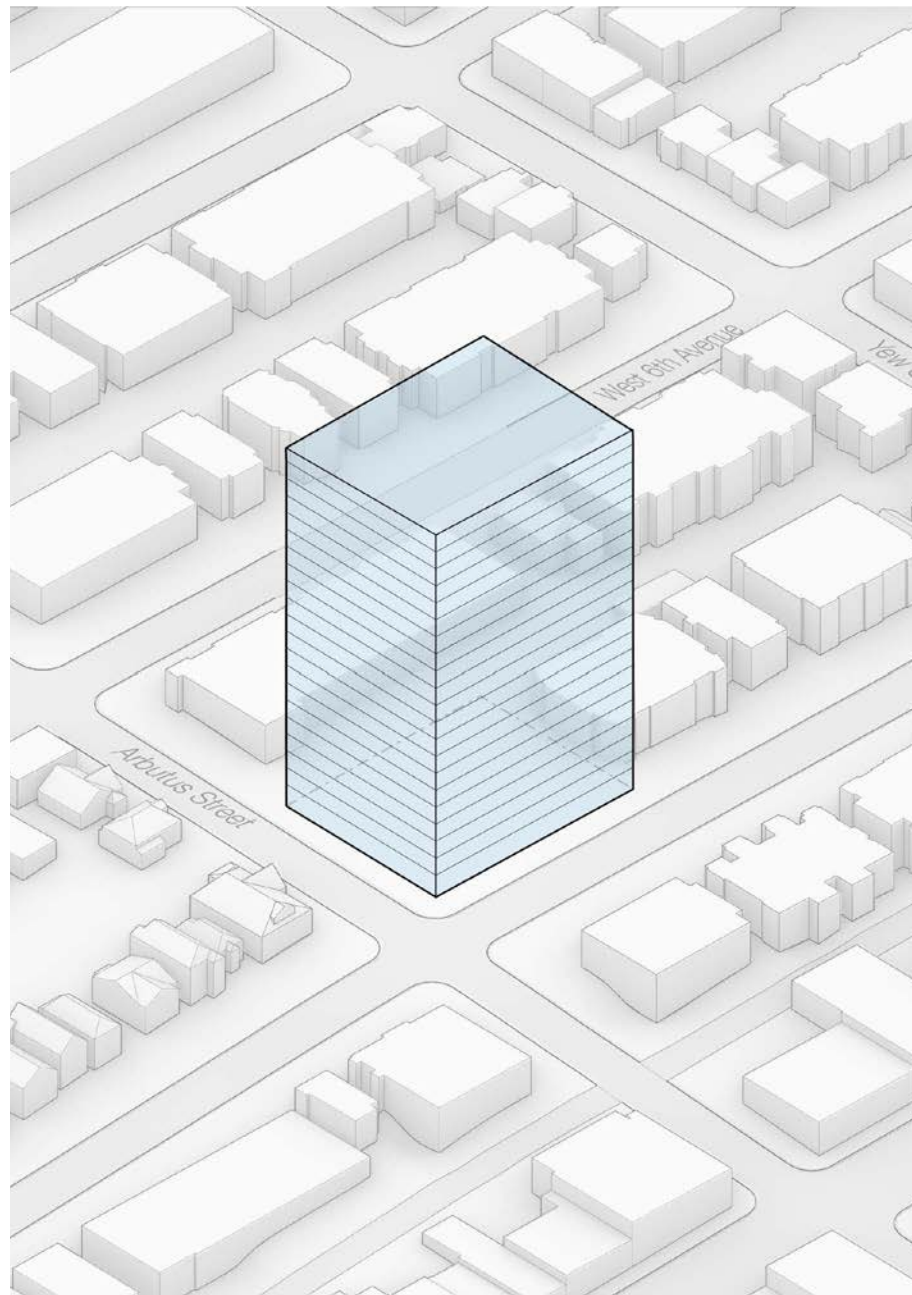


02 Design Rationale

Defining the Zoning Envelope

Compliant Site Conditions

The site has a frontage of 45.7 m (150 ft) and a depth of 36.6 m (120 ft), meeting the Broadway Plan requirements for a 20 storey high-rise development.

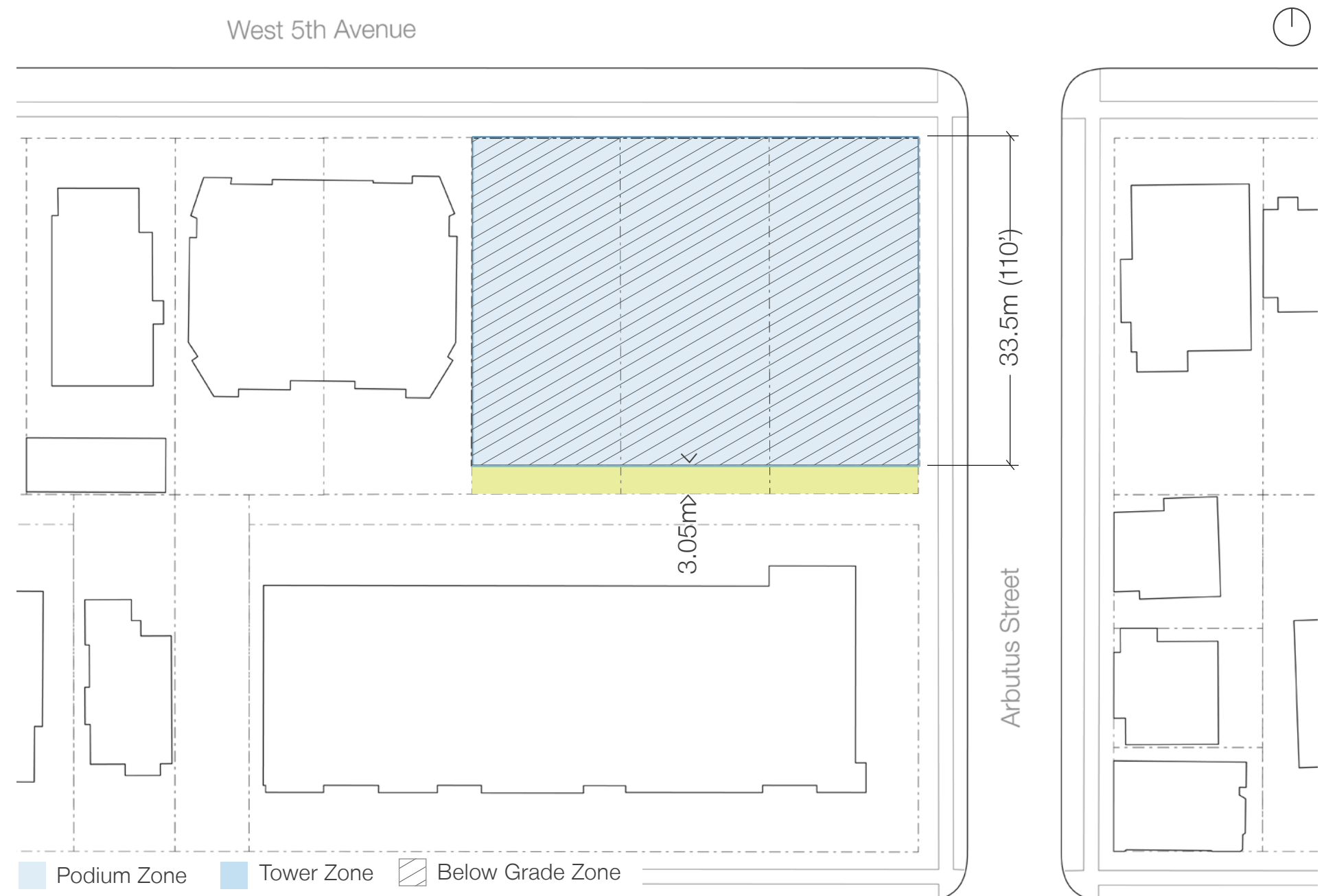
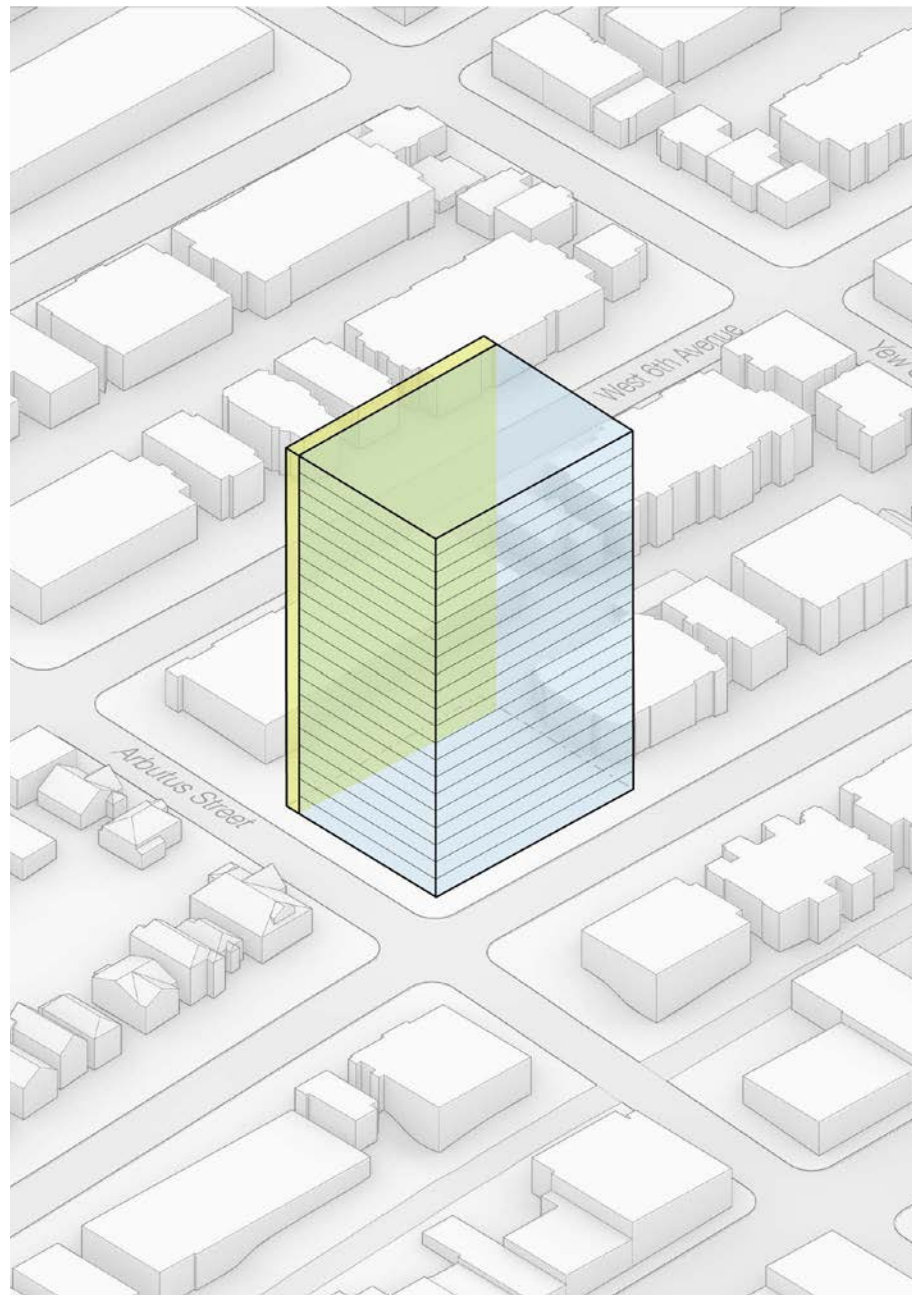


02 Design Rationale

Defining the Zoning Envelope

3.05 m Lane Widening

Dedication of the southernmost 3.05m (10') of the site is required to complete the rear laneway required to service the site.

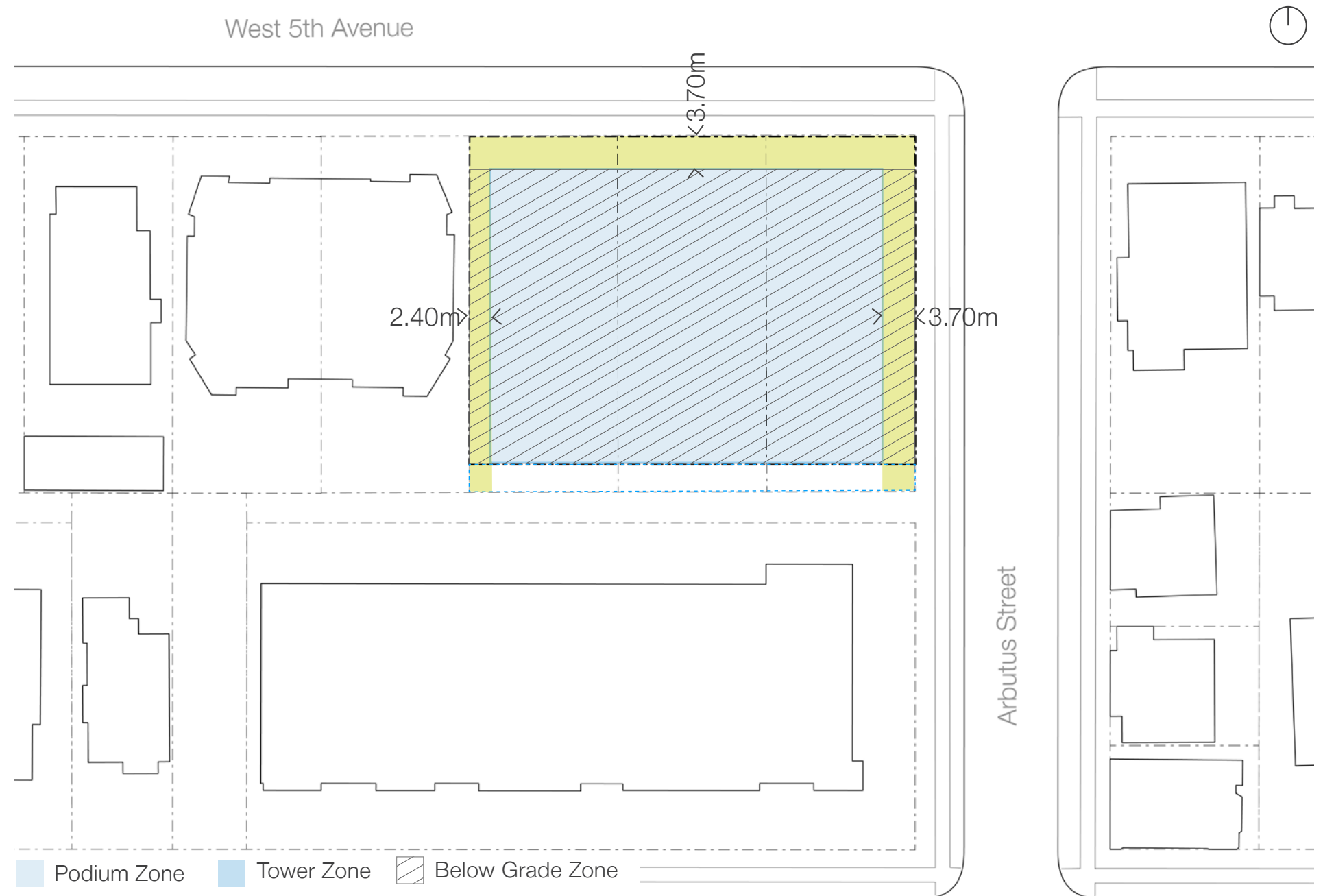


02 Design Rationale

Defining the Zoning Envelope

Front + Side Yard Setbacks

Front and side yard setbacks apply to the built form up to 4 storeys, after which tower separation applies. The front yard setback also applies below grade.

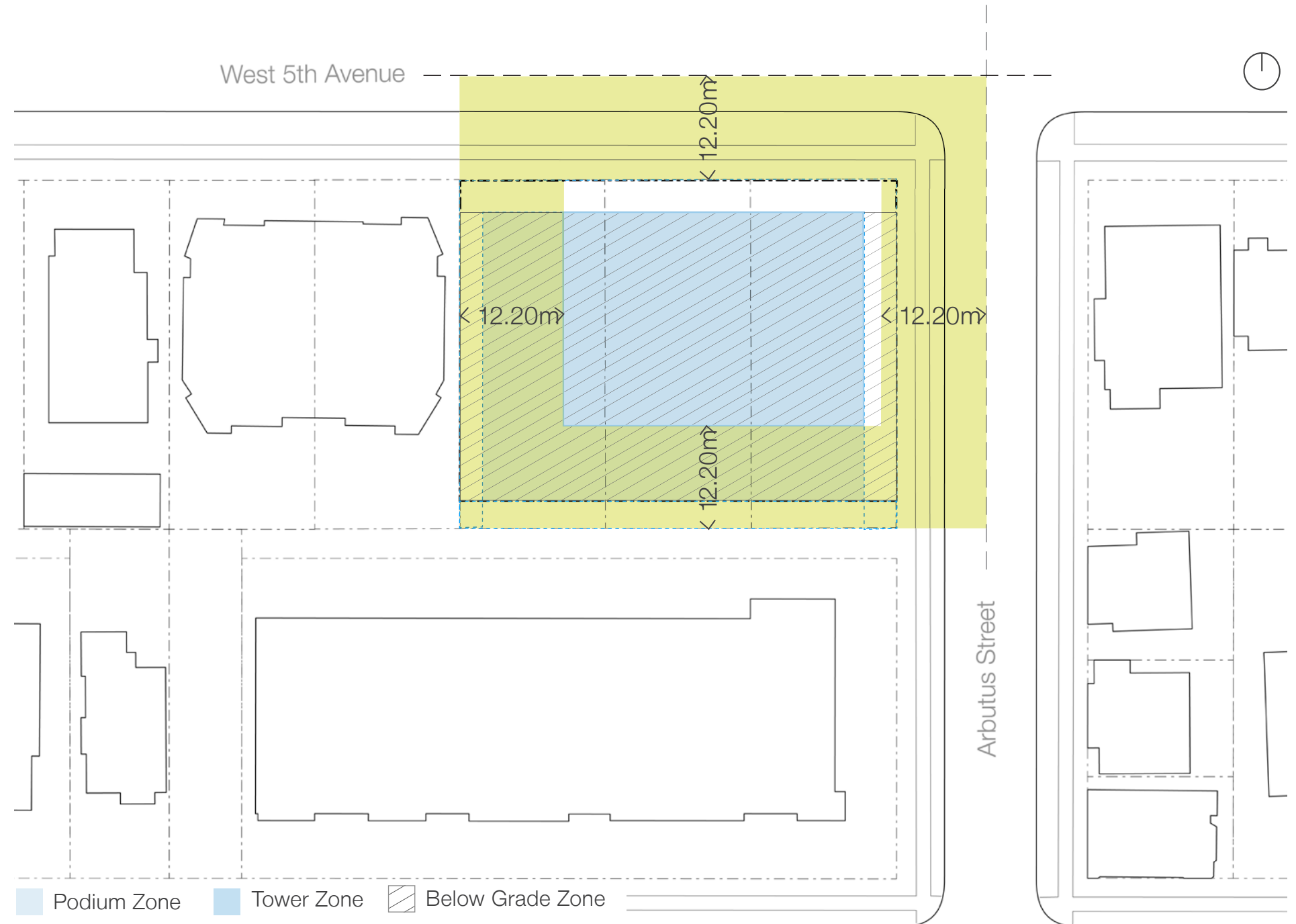
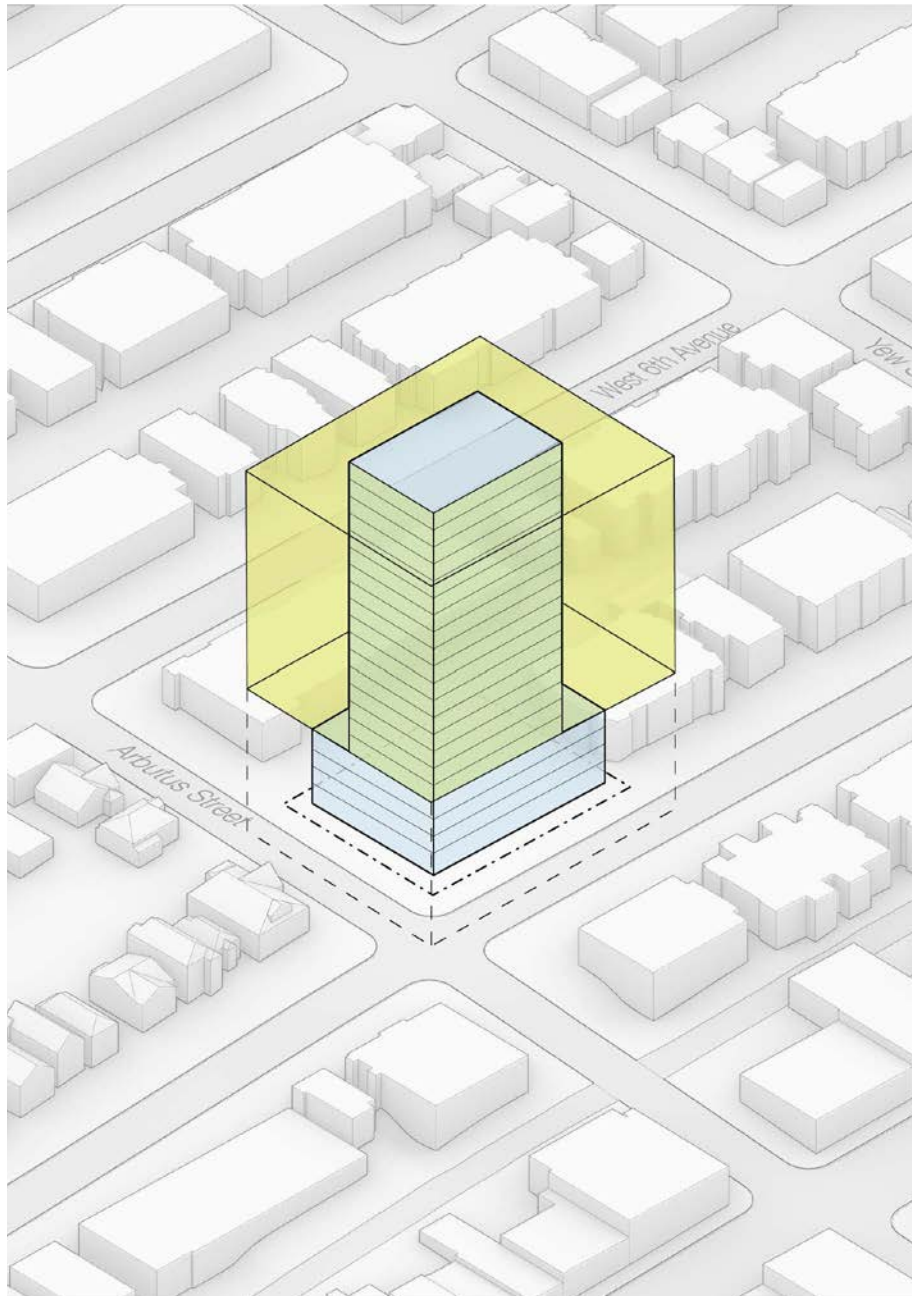


02 Design Rationale

Defining the Zoning Envelope

12.2 m Tower Separation

Above 4 storeys, 12.2 m (40') tower separation must be provided to existing/potential towers, measured from shared property lines and right-of-way centrelines.

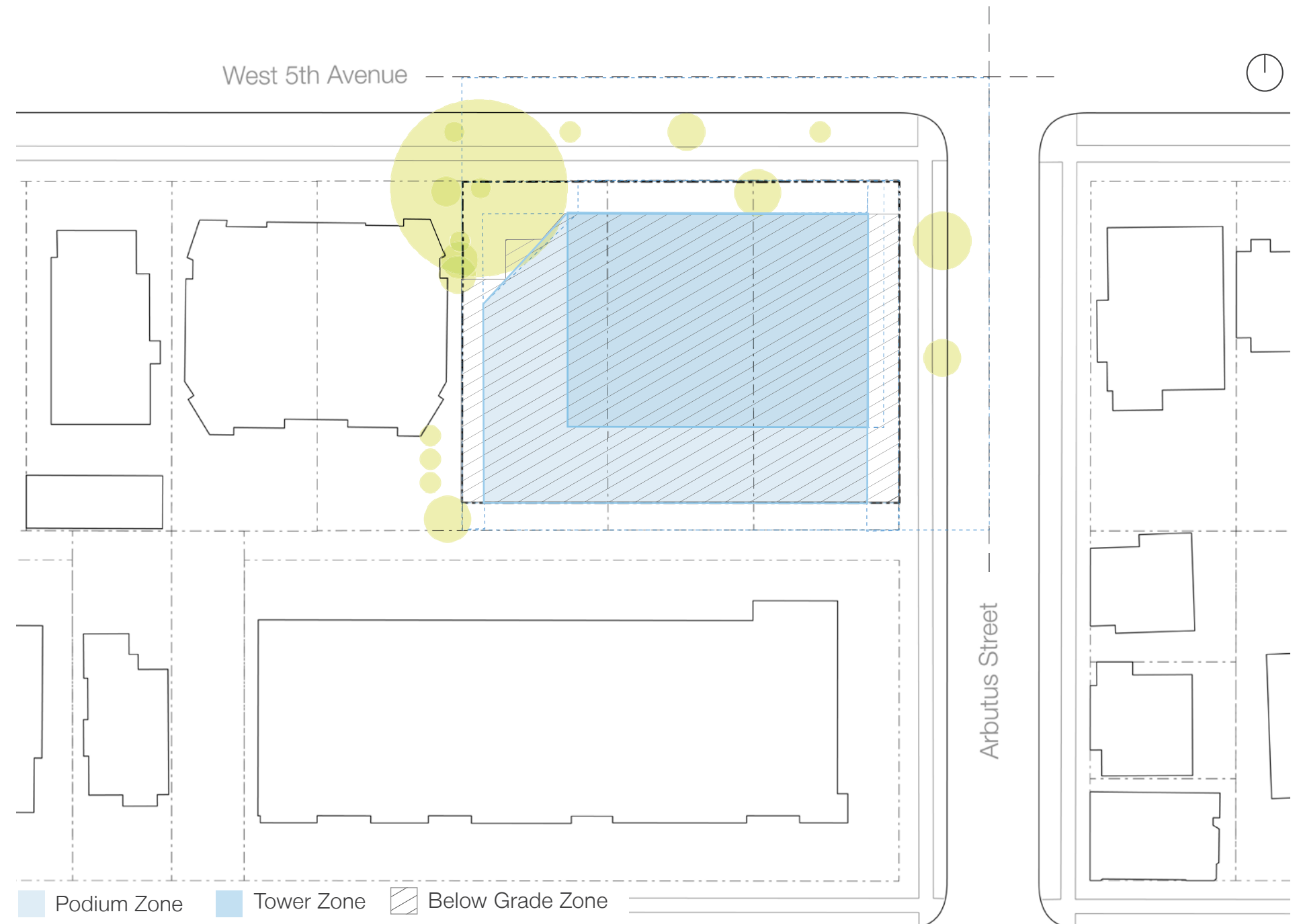
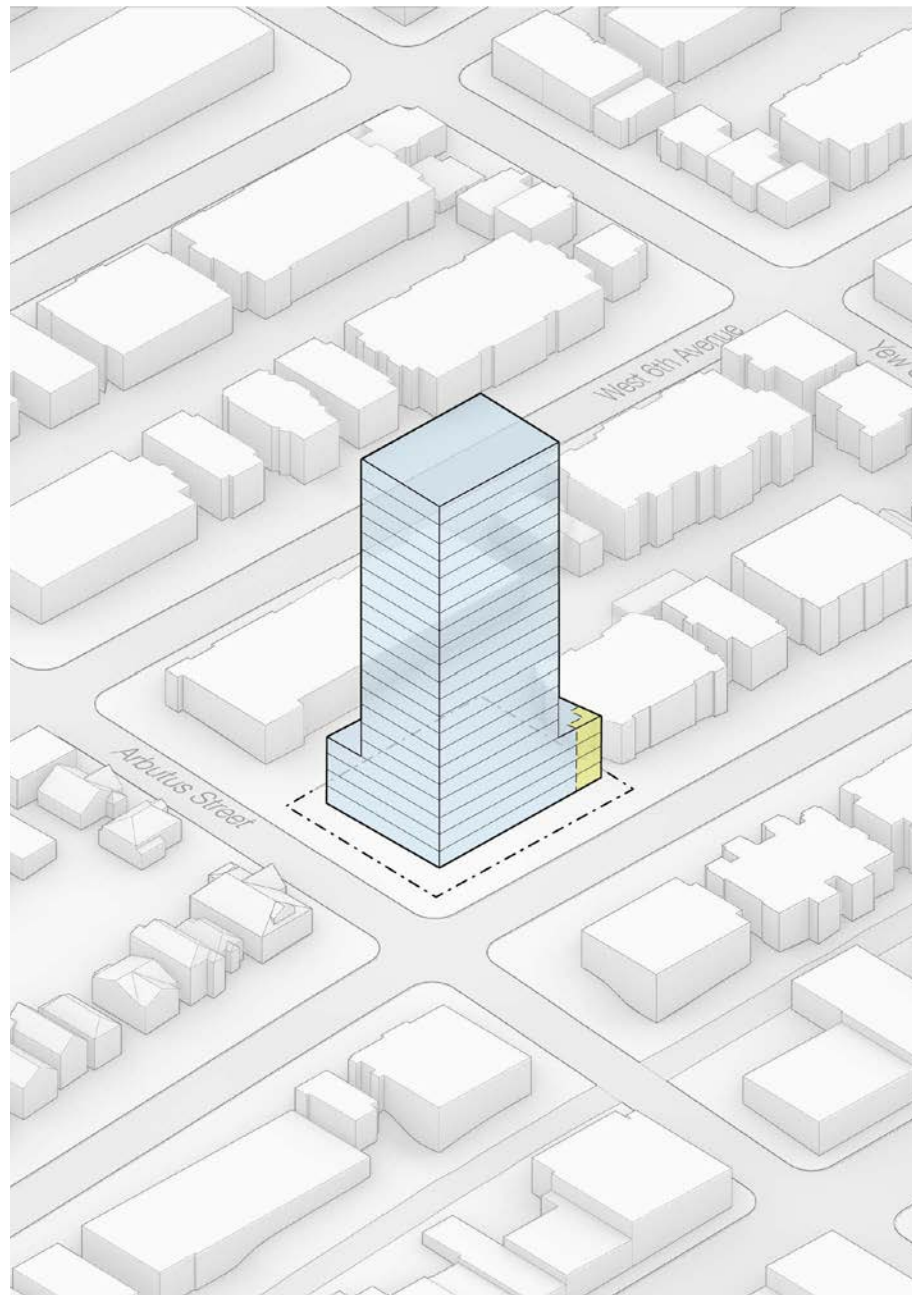


02 Design Rationale

Defining the Zoning Envelope

Critical Root Zones (CRZ)

Root zones for significant mature trees to be retained
limit the extents of below and above grade structures.

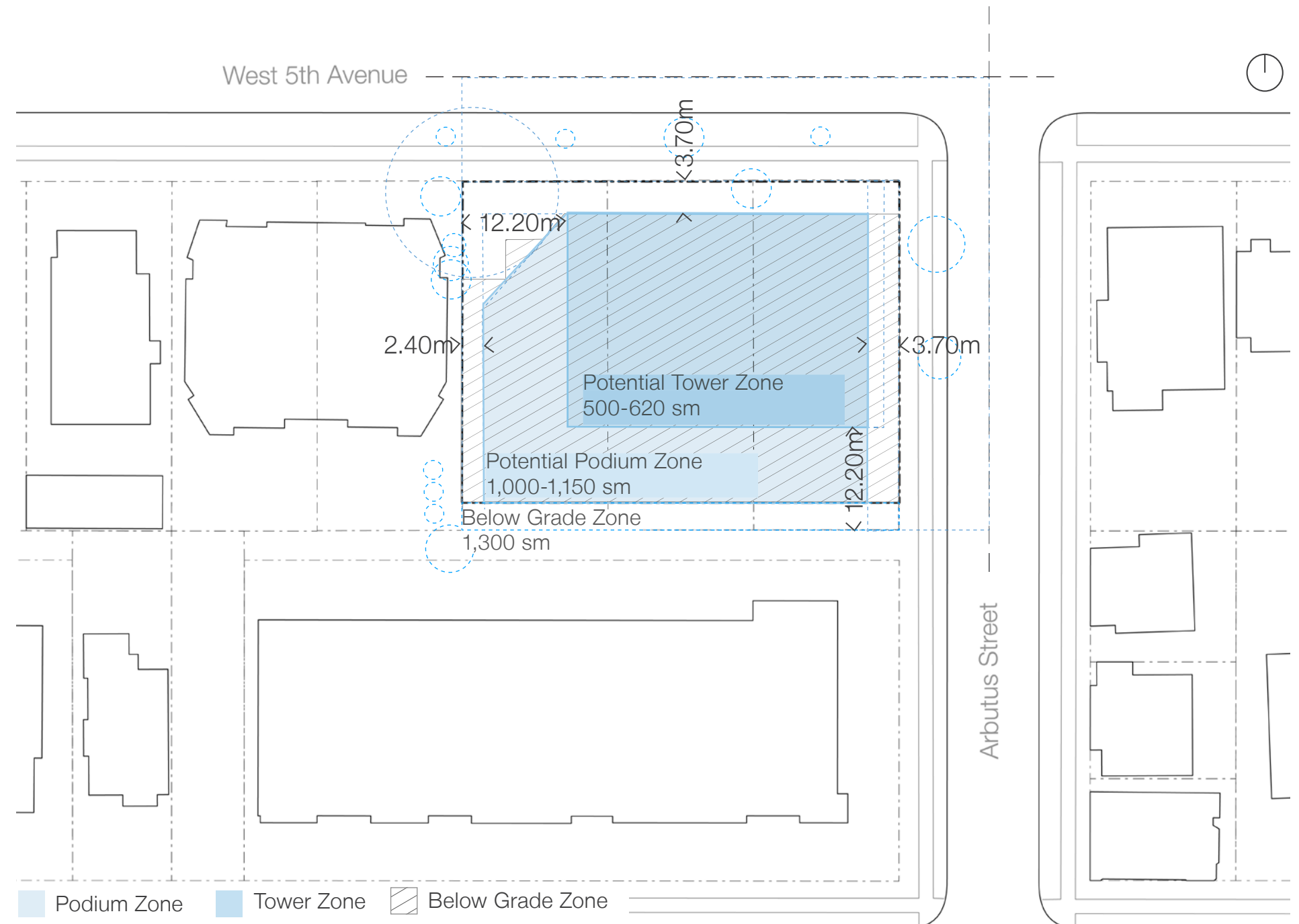
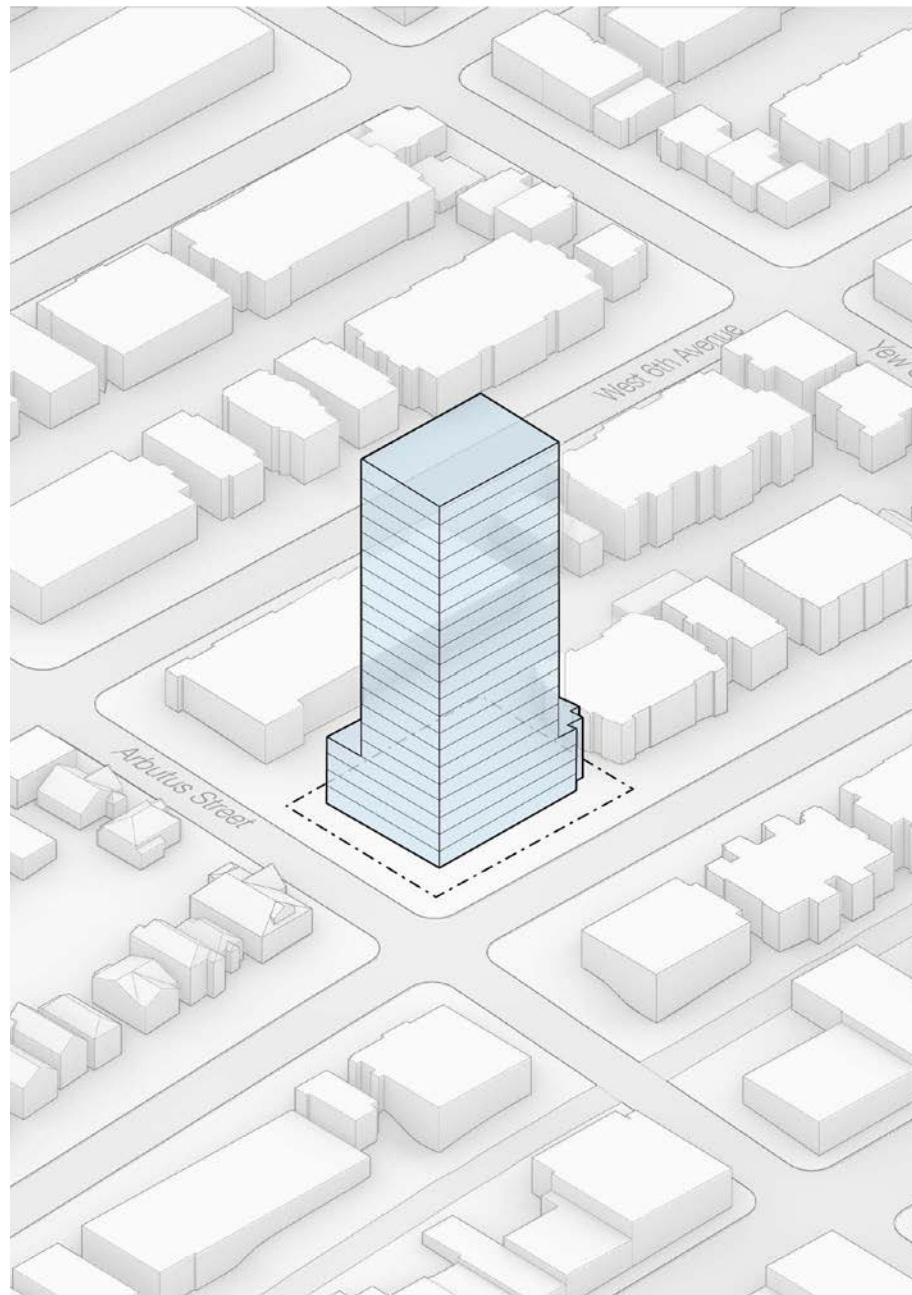


02 Design Rationale

Defining the Zoning Envelope

Resultant Zoning Envelope

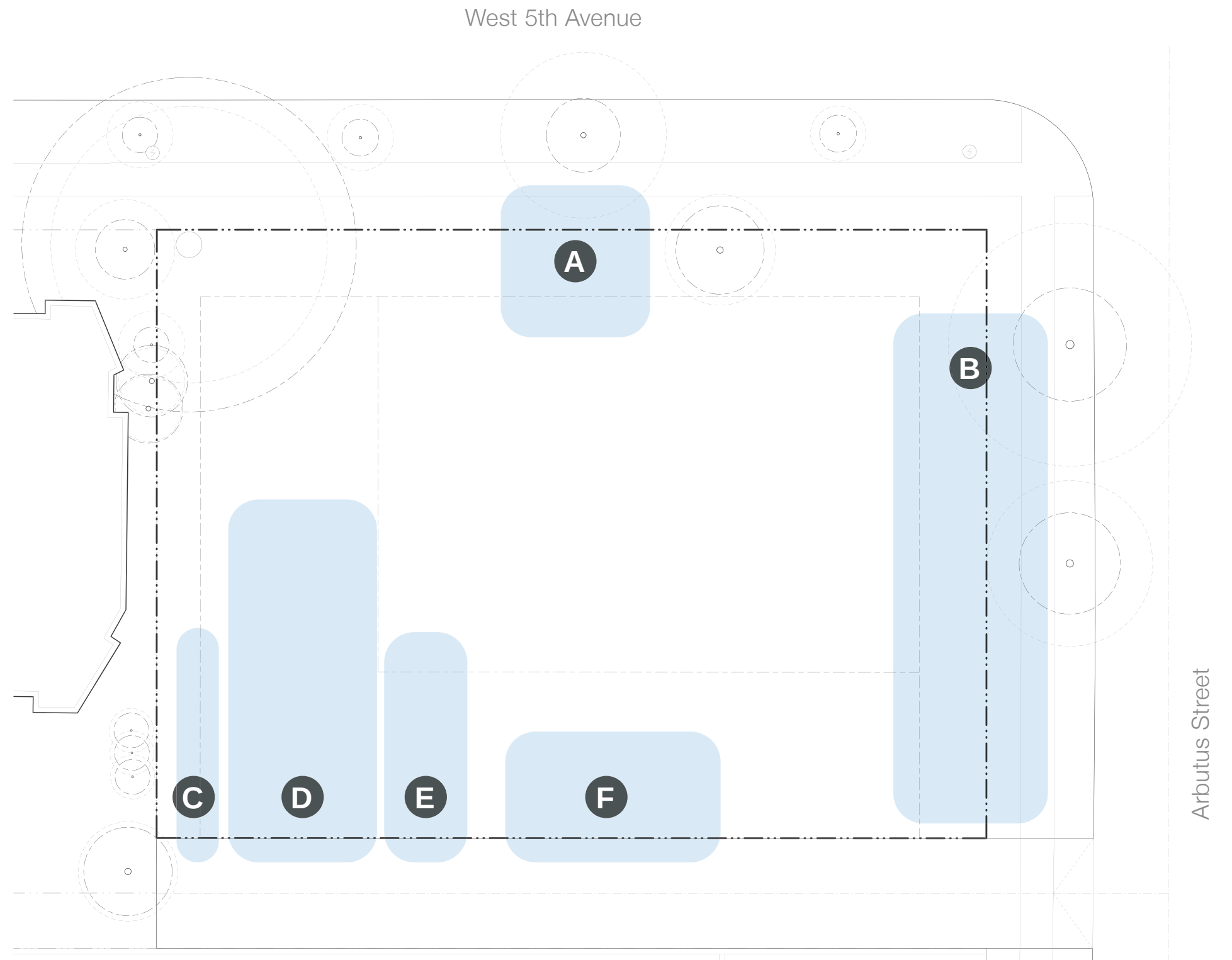
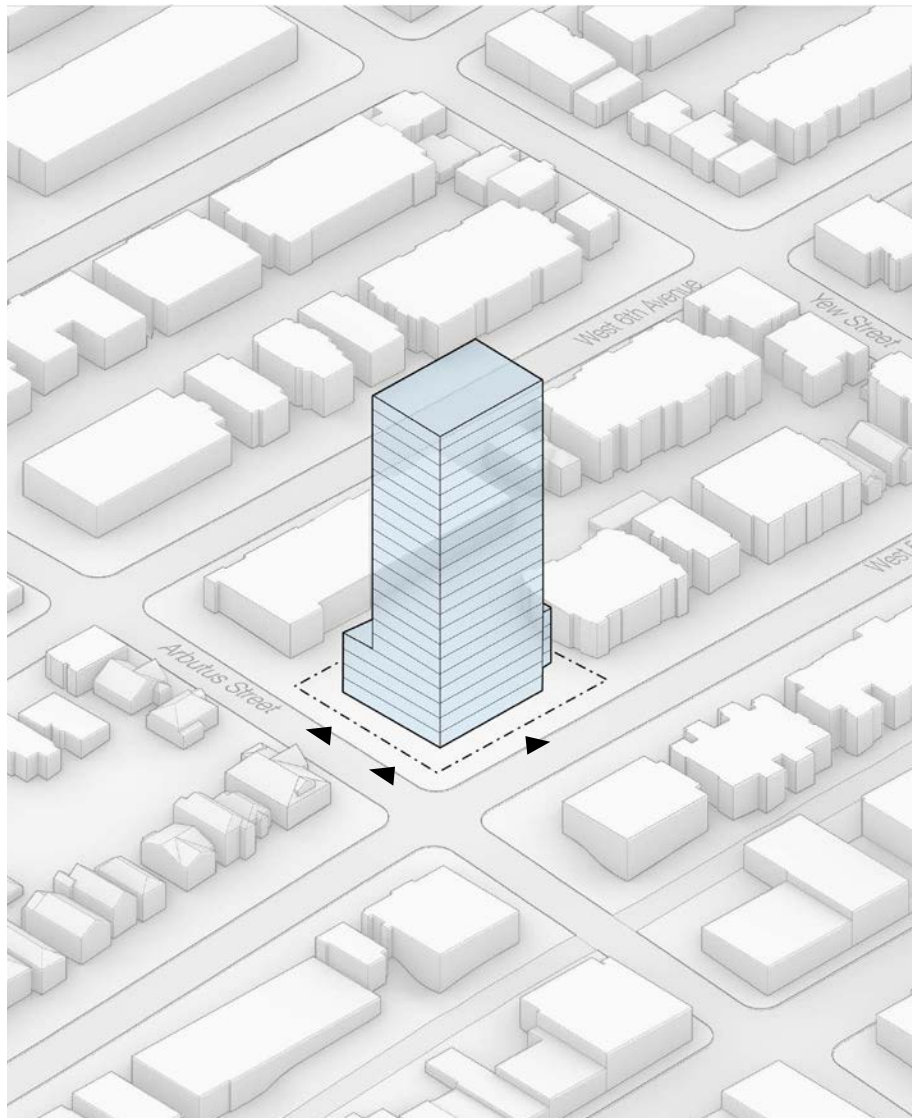
Applying all the constraints to the site reveals the resultant massing envelope, within which the proposed built-form must be contained.



02 Design Rationale

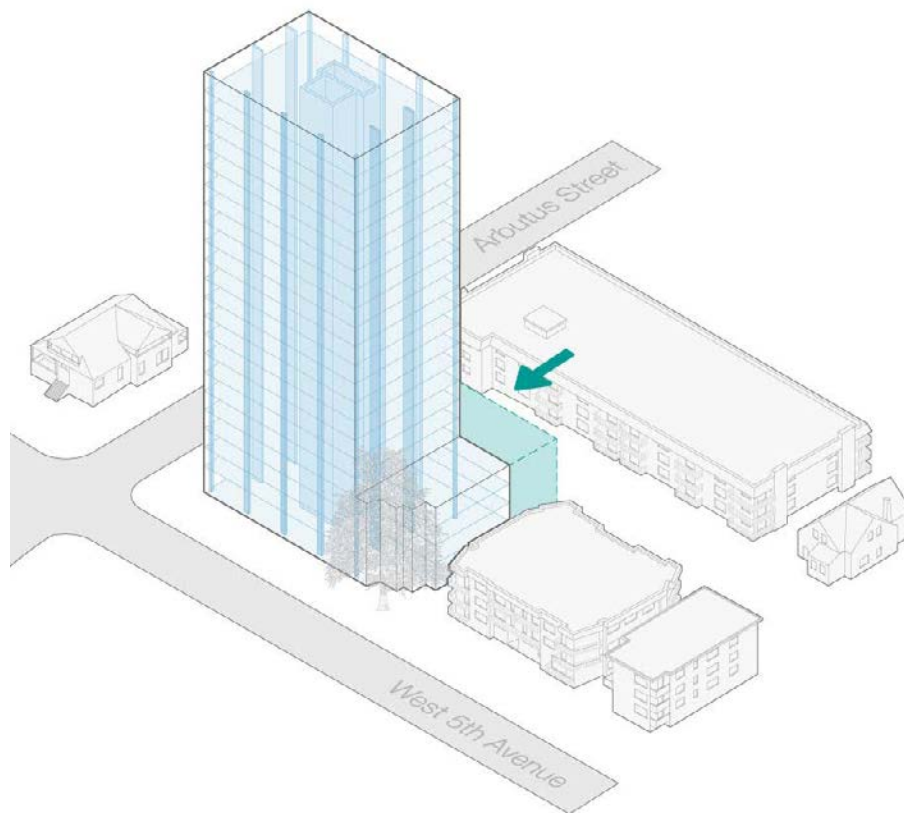
Site Access

- A** Front pedestrian entry from W 5th Ave
- B** CRU entry from Arbutus
- C** Bike access from lane
- D** Below grade vehicle and bike access from lane
- E** Class B loading space and lane turnaround
- F** Pedestrian, loading access and car share spaces



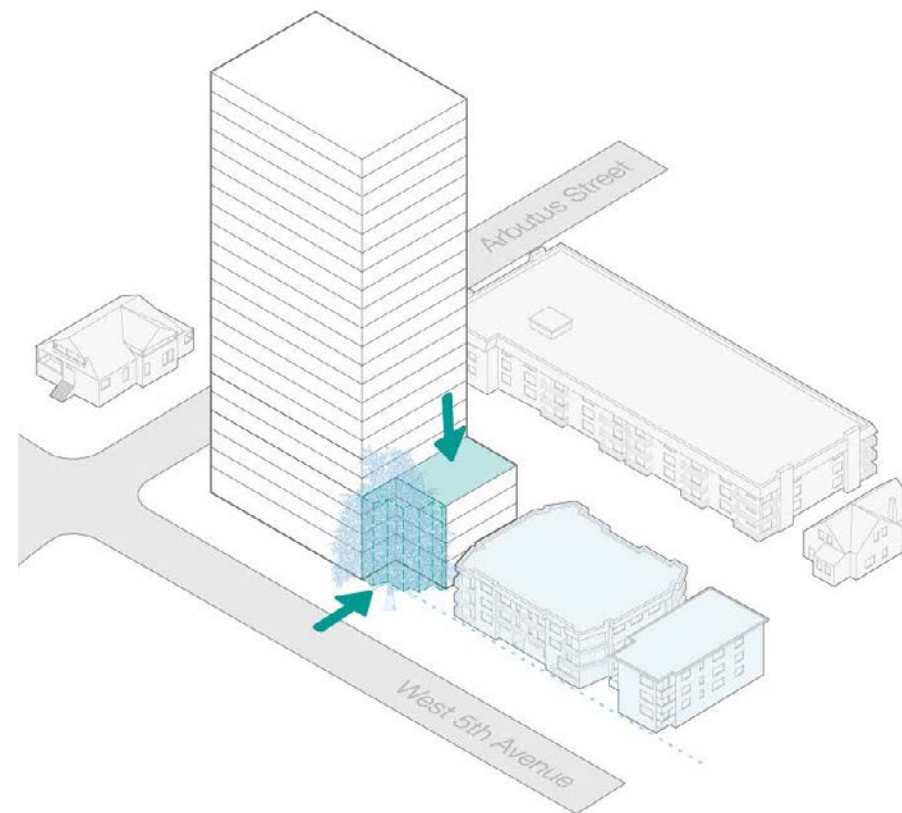
02 Design Rationale

Massing Rationale



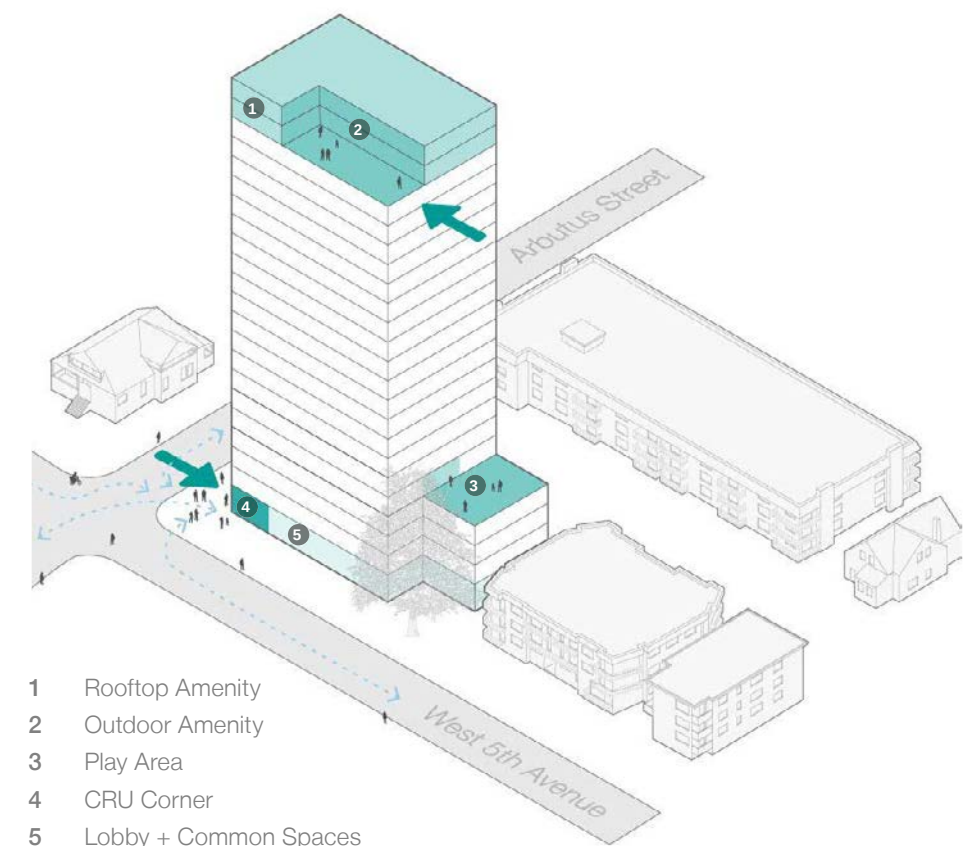
Achieving Structural Efficiency

The southern portion of the podium aligns with the tower perimeter, achieving an efficient and simple structural system, while minimizing the use of transfer slabs. This massing step also allows for consistent floor plates throughout all the residential floors.



Relating to the Neighbourhood

The proposed building mass respects the existing neighbourhood scale and preserves the mature tree on the site. Keeping the four storey extension on the west side creates visual continuity from the immediate context.

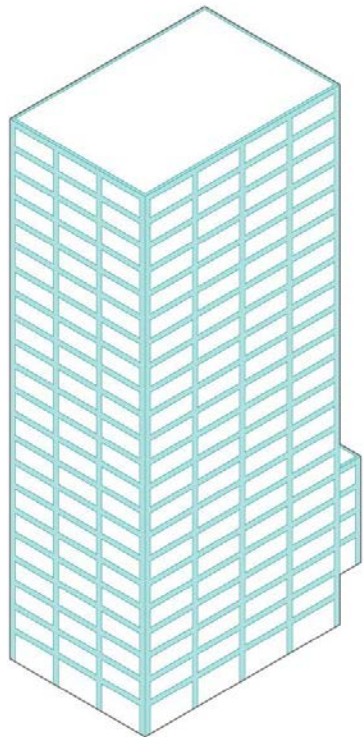


Activating Public Realm and Rooftops

A desire for activating public realm and rooftops shapes the program allocation and the building mass. The ground floor is recessed at commercial and residential entrances to activate the street frontages, and the Northwest corner of the rooftop is carved out to democratize access to the views and sunlight for all the residents.

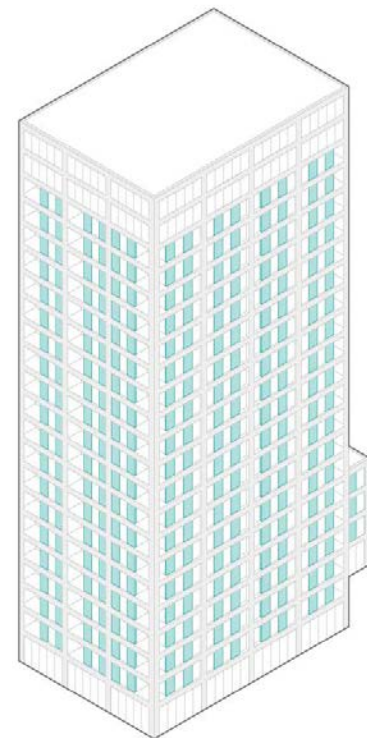
02 Design Rationale

Architectural Rationale



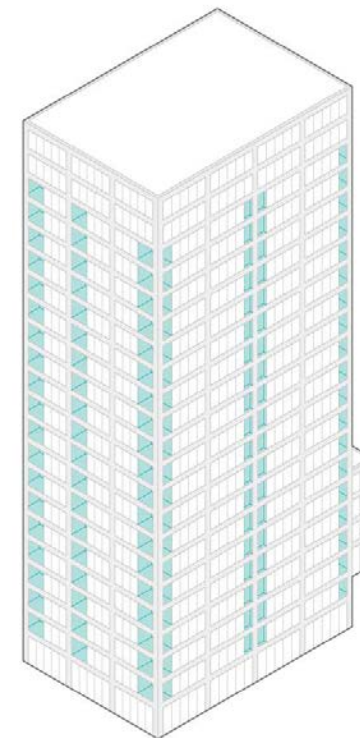
Harmonize Primary Elements with the Structural System

The facade is organized within a primary frame that organizes the building layout and breaks down the massing. Vertical and horizontal elements of the frame align with columns and slabs beyond, creating an authentic expression of the structural rhythm on the building exterior.



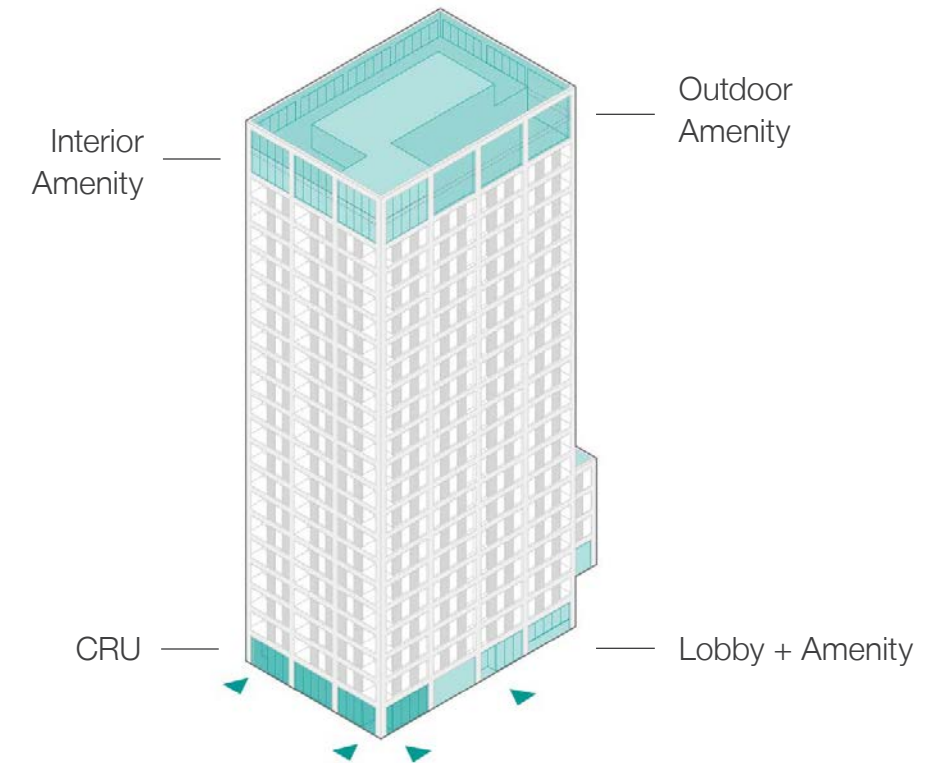
Respond to the Interior with Secondary Elements

Each bay is divided into five equal secondary modules, which allow the exterior expression to be fully responsive to the needs of the interior. A combination of solid panels, glazed openings, and balconies are arranged to maximize the livability of interior spaces.



Create Space for Outdoor Living

Inset and Juliet balconies are strategically located within the frame to take advantage of views and enhance four-season living by sheltering from excess sun and wind. Balconies are imagined as outdoor rooms to allow a seamless connection between interior and exterior spaces.



Modulate the Frame in Response to Program

The primary frame is modulated in height and scale to express differences of program within. The secondary elements within the frame are also adjusted to respond to specific requirements, such as increased transparency at the ground floor, or mechanical venting at the roof.

02 Design Rationale

Proposed Form

The form has been derived through a thoughtful and rigorous design approach which prioritizes occupant well-being, climate resilience, and a timeless and durable construction.

The 21 storey tower is situated at the corner of Arbutus Street and West 5th Avenue, transitioning to four storeys adjacent the apartment buildings to the west. The development makes space for a mature cedar at the northwest corner of the site, which will be preserved and supplemented with significant contributions to the urban tree canopy and landscape.

The main residential entrance is situated along W 5th, and a new lane to the south provides access for vehicles, bicycles, loading, and car share. Neighbourhood serving commercial space along Arbutus help reinforce the street as a local link between Broadway and the W 4th village, complementing the neighbourhood's historic corner stores. A combination of indoor and outdoor amenity spaces activate the ground level, lower roof, and upper roof.

The architectural expression is composed of a primary frame that is informed by the highly efficient structural system and repeated floor plates. Secondary elements within the frame are arranged in response to the interior layout. The frame is modulated to provide access to views, outdoor space, and differentiate program elements, such as the retail units and amenity levels. By doing more with less, the project acts on the urgent need for high-quality housing while reducing carbon emission and increasing climate resilience and occupant well-being.



02 Design Rationale

Proposed Form



Acknowledging the Streetscape

The four storey base and setback for the existing tree on the Northwest corner create a transition between the existing and emerging neighbourhood scales. The form references existing palettes of primary and secondary materials found in the neighbourhood, as well as picket guards.



Activating the Public Realm

Neighbourhood-serving retail space is located on the ground floor along the East and taking advantage of both corners. Increased porosity at the ground floor encourage public realm engagement, and recessed entries allow access from both Arbutus Street and West 5th Avenue.



Promoting Health and Well-being

Occupant health and well-being is supported through flexible interior and exterior amenity spaces. Level 21 includes a generous lounge and roof deck, as well as a gym, study nook, and music practice room. A multi-purpose room at Level 5 opens onto a family friendly outdoor amenity space. The ground level includes an amenity room, pet wash room, amenity patio, and garden plots.

02 Design Rationale

Material Expression

Primary and Secondary Materials

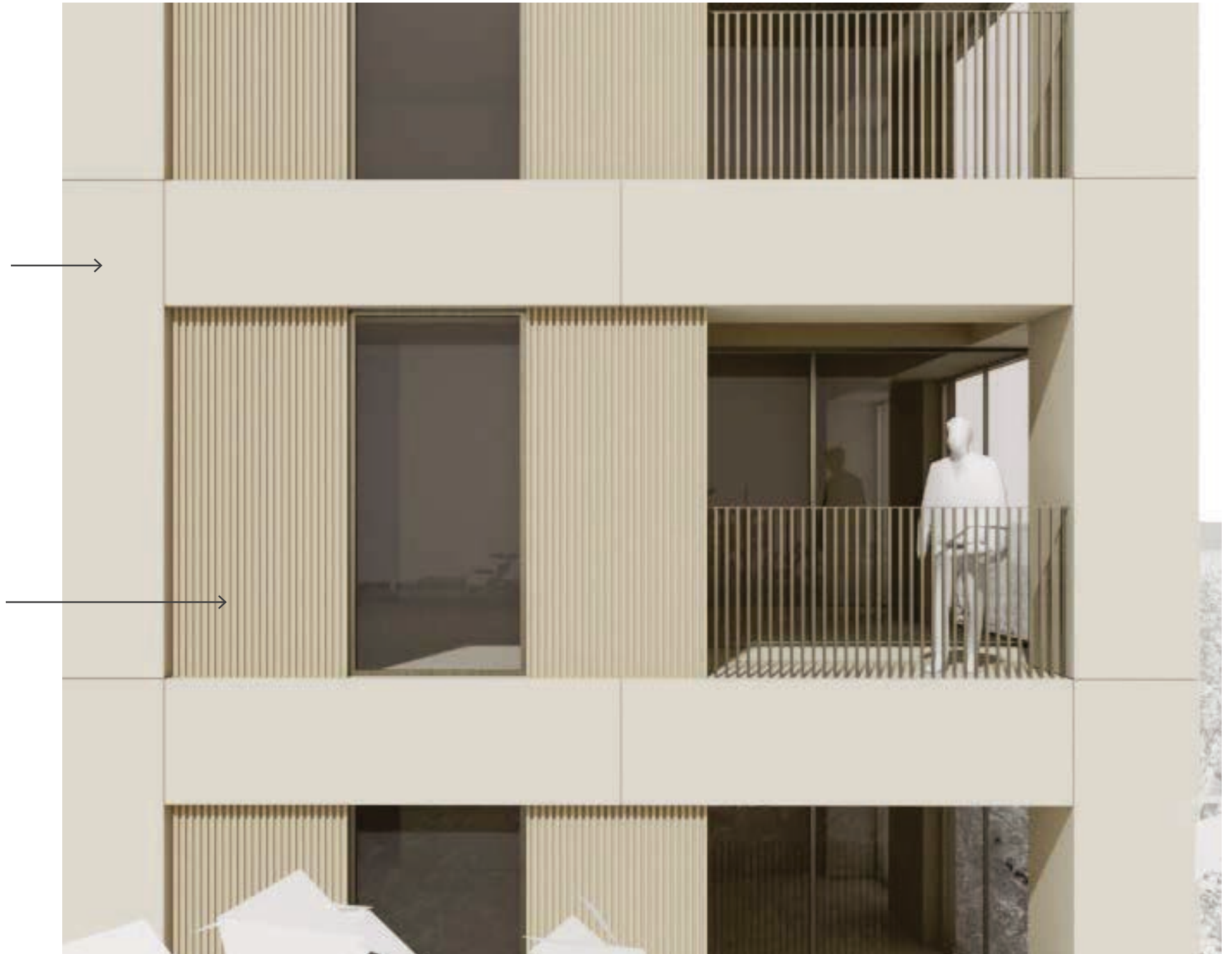
The project proposes a restrained palette of high-quality materials that respond directly to the predominant colours and textures of the surrounding context, and the defining features of the natural environment. A clear hierarchy between the primary and secondary elements of the façade is created through differentiation of texture, creating a dynamic interplay of light and shadow.



Cementitious Primary Panel



Textured Secondary Panel





03 Project Context

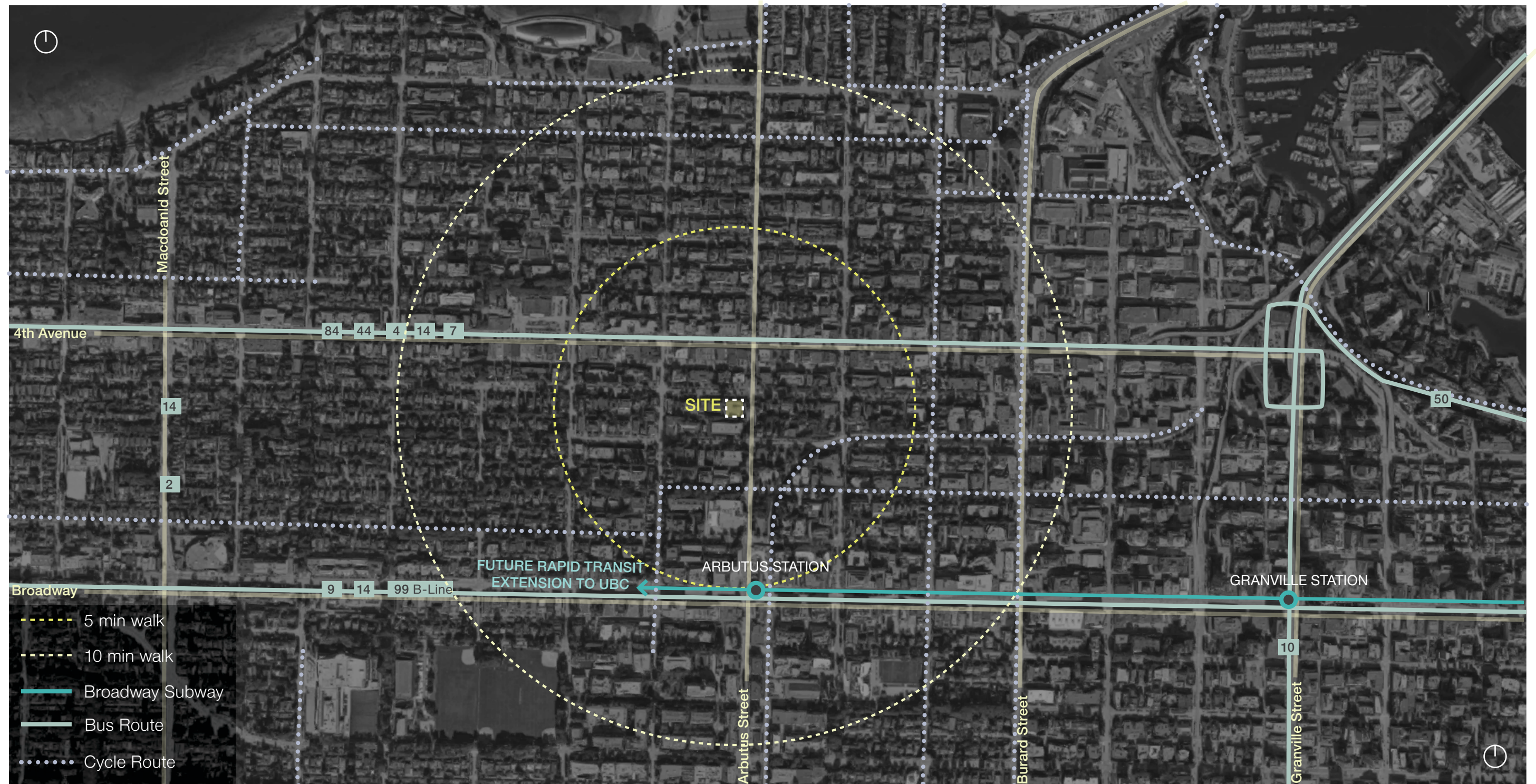
03 Project Context

Regional Context



03 Project Context

Mobility Context



ARBUTUS GREENWAY

03 Project Context

Neighbourhood Amenities



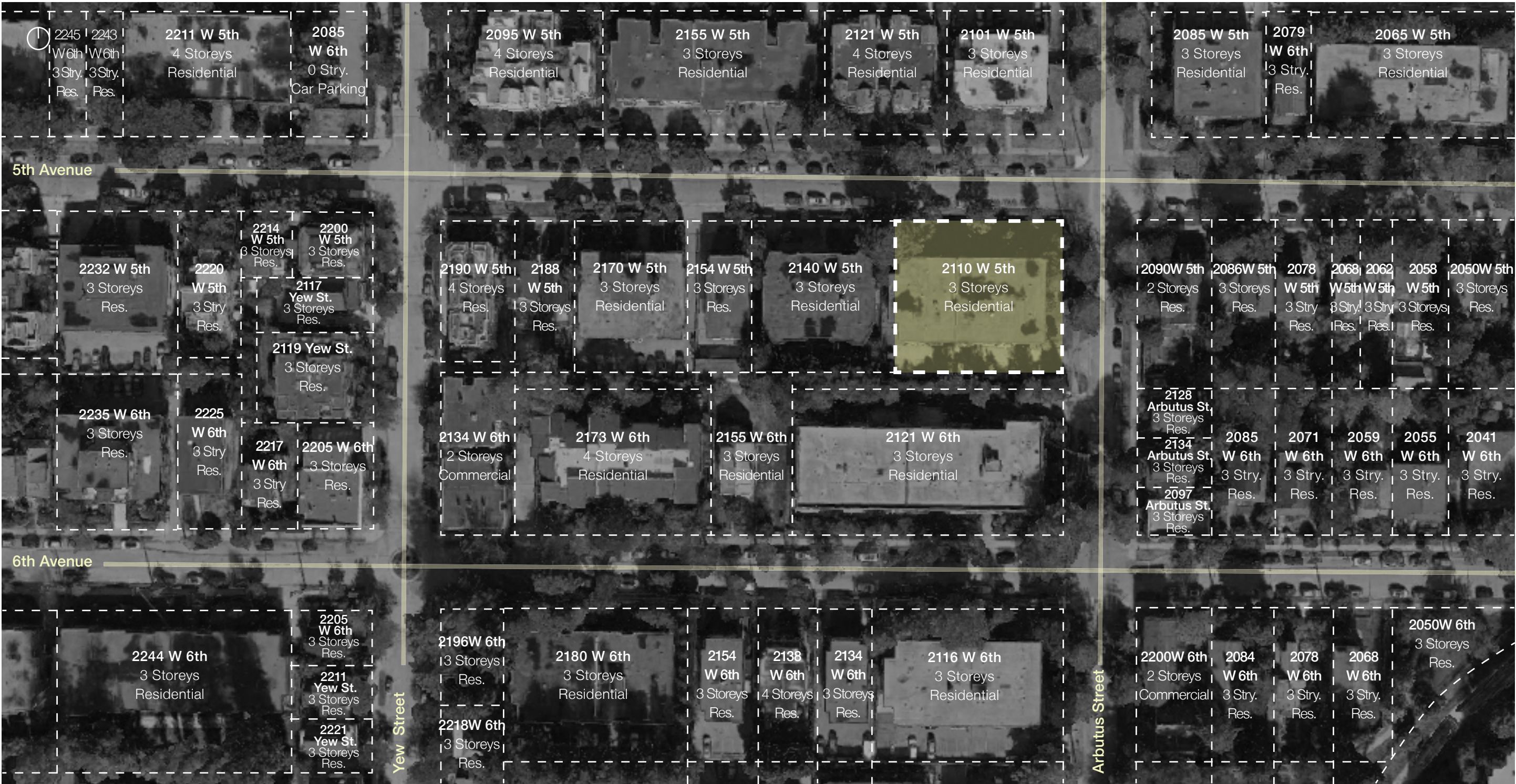
03 Project Context

Nearby Development Proposals



03

Project Context
Context Map



03 Project Context

Existing Streetscape



← East ————— West 5th Avenue ————— West →

03 Project Context

Existing Streetscape



Yew Street

2195 W 5th Avenue
4 storeys
Residential

2153-2155 W 5th Avenue
3 storeys
Residential

2121 W 5th Avenue
4 storeys
Residential

2101 W 5th Ave
3 storeys
Residential

Yew Street

← West ————— West 5th Avenue ————— East →

03 Project Context

Existing Streetscape



W 6th Avenue

2121 W 6th Avenue
3 storeys
Residential

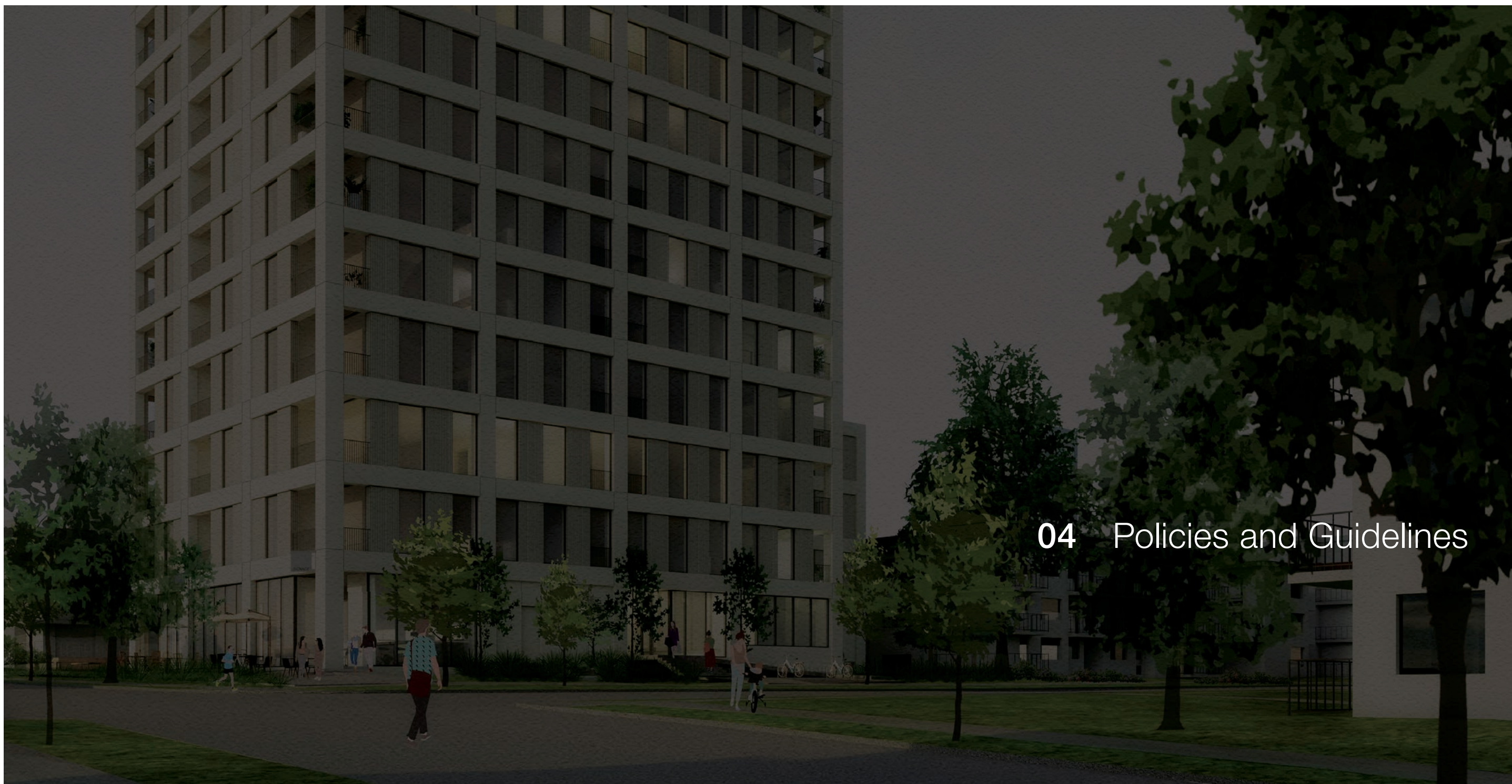
Proposed Lane

2110 W 5th Avenue
3 storeys
Residential

PROJECT SITE

W 5th Avenue

← South ————— Arbutus Street ————— North →



04 Policies and Guidelines

04 Policies and Guidelines

Planning and Regulatory Framework

City-Wide Objectives

Plans + Strategies

- Broadway Plan (2022)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2018)
- Rain City Strategy (2019)

Regulatory Requirements

Regulations + Bylaws

- Province of BC Housing Statutes (Transit Oriented Areas) Amendment Act (2023)
- Zoning & Development Bylaw No. 3575 (2023)
- Vancouver Building By-Law (2024) Seismic requirements
- Parking Bylaw No. 6059 (2024)
- Protection of Trees By-Law No. 9958 (20 23)
- Bulk Storage and In-Suite Storage (2022)

Policies

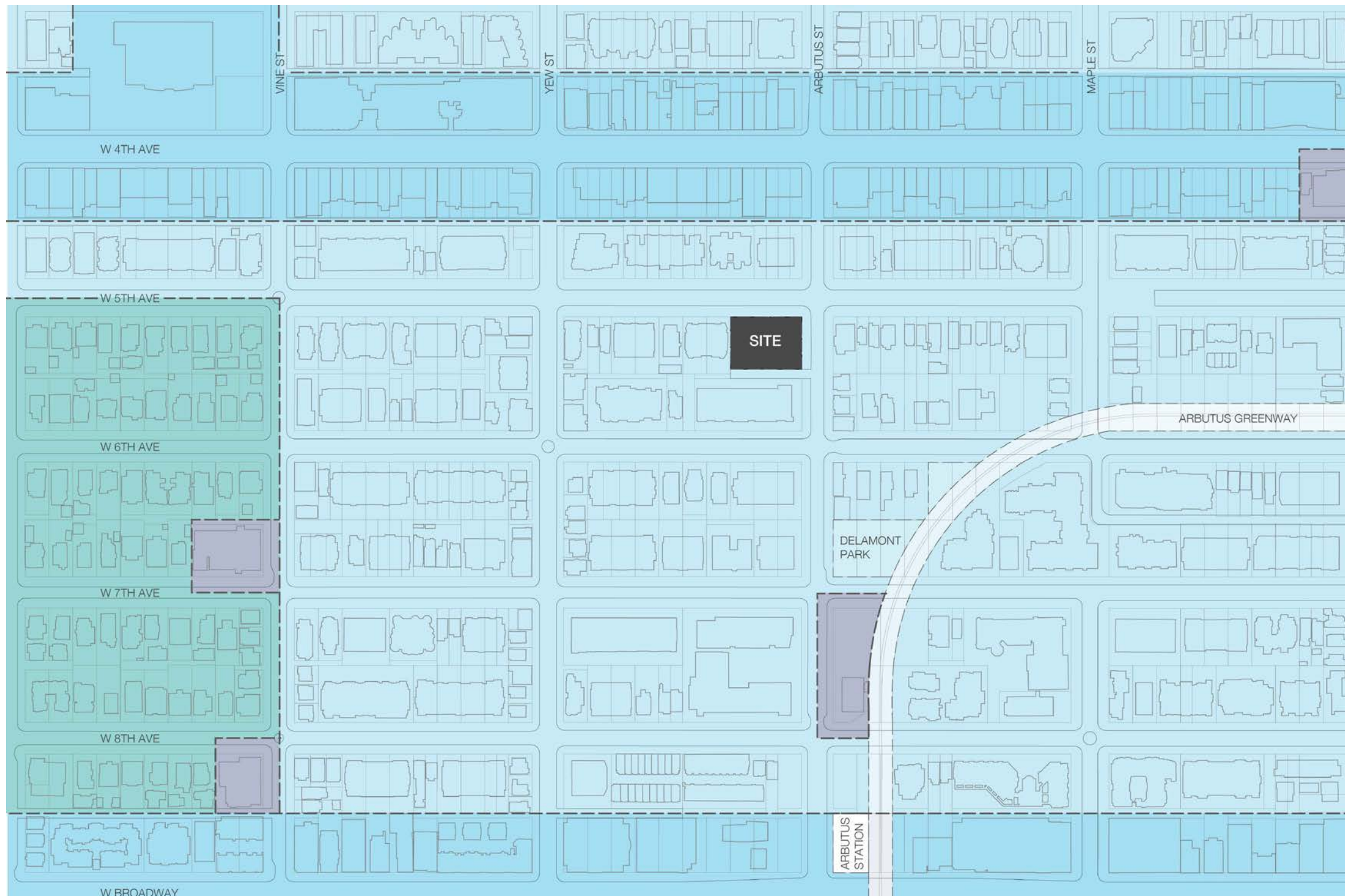
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning (2022)
- Public Art Policy for Rezoned Developments (2022)
- Tenant Relocation and Protection Policy (2023)

Guidelines

- High-Density Housing for Families w/ Children Guidelines (2022)
- View Protection Guidelines (2023)
- Bird Friendly Design (2018)
- Garbage and Recycling Storage Facility Design (2022)

04 Policies and Guidelines

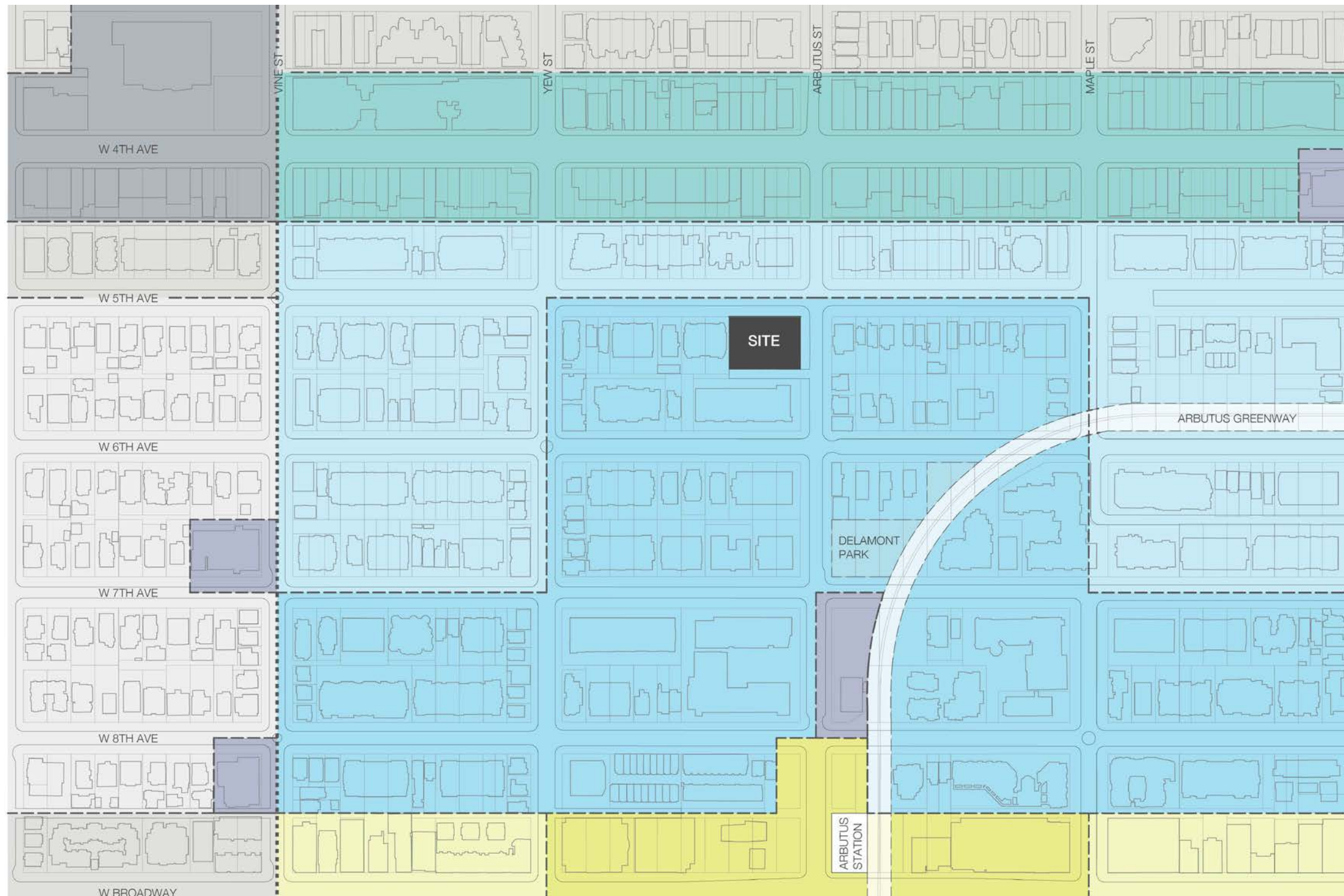
Existing Zoning



- RM-4** - Multi-dwelling Residential
- C-2B** - Mixed-use Residential District
- CD-1** - Comprehensive Development Site
- RT-8** - Mixed-use Residential District

04 Policies and Guidelines

Broadway Plan Areas



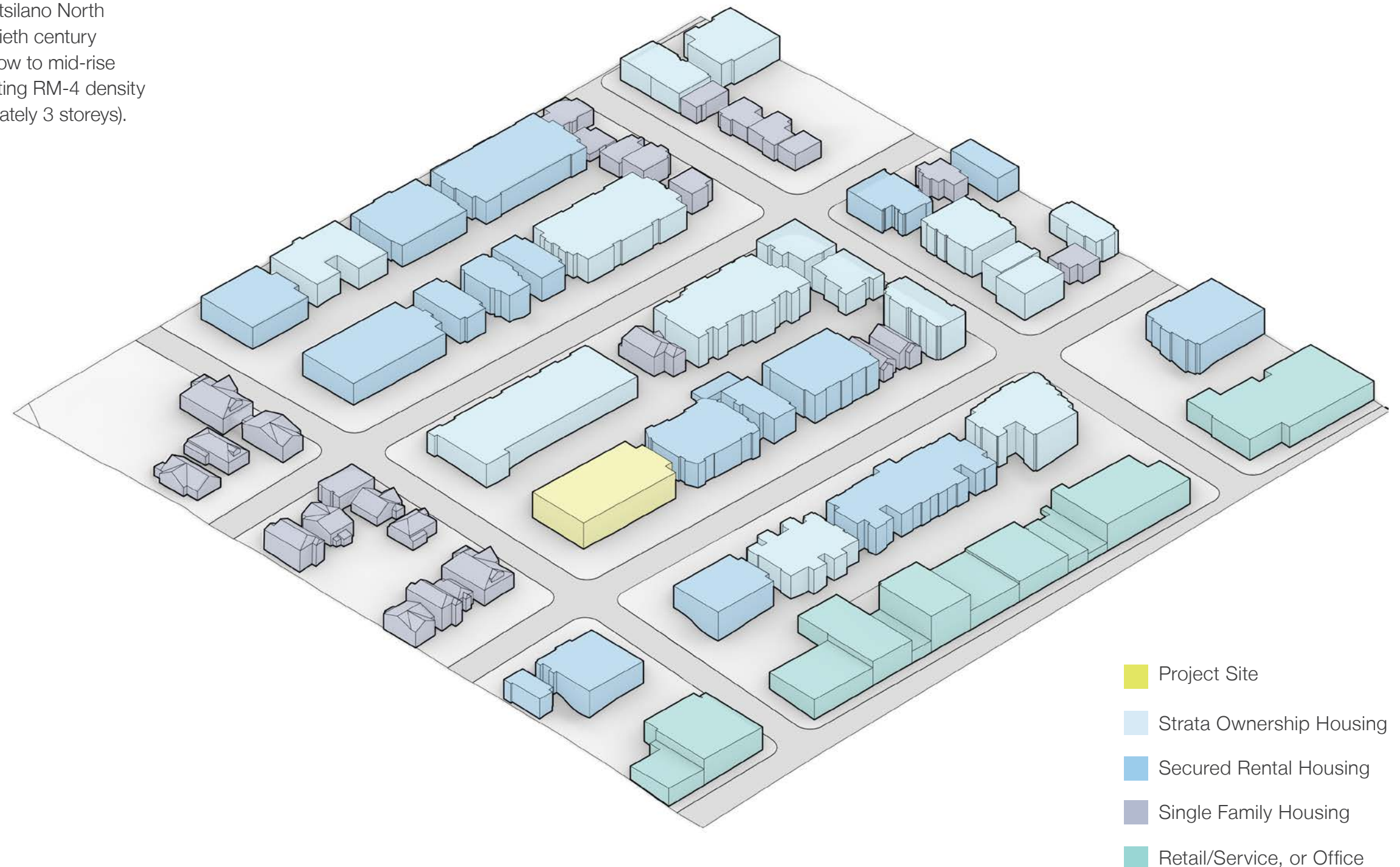
- KKNA** - Kitsilano North - Area A
- KKNB** - Kitsilano North - Area B
- KW4A** - West 4th Village
- KBAA** - Broadway/Arbutus South - Area A
- KBAB** - Broadway/Arbutus South - Area B
- CD-1** - Comprehensive Development Site
- Broadway Plan Boundary

04 Policies and Guidelines

Current Built-Form and Density

A Varied Context

The existing built-form and density of the Kitsilano North Areas A & B is a combination of early twentieth century houses, low-rise apartment buildings, and low to mid-rise strata buildings generally limited by the existing RM-4 density of 0.75 FSR and height of 10.7 m (approximately 3 storeys).



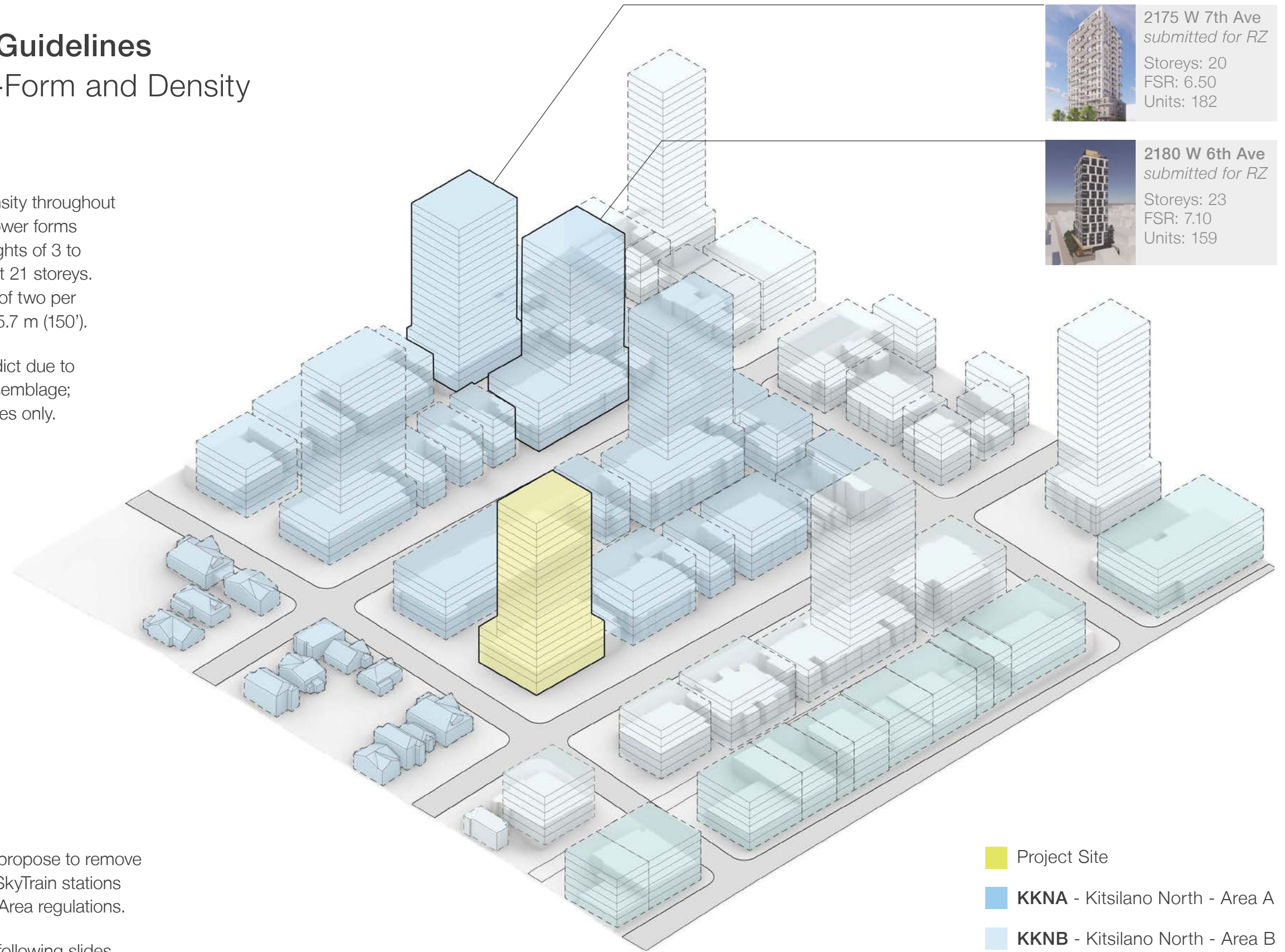
04 Policies and Guidelines

Potential Built-Form and Density

An Evolving Context

The Broadway Plan allows increases in density throughout the Kitsilano North Areas A & B with non-tower forms allowed densities of 1.0 to 2.7 FSR and heights of 3 to 6 storeys, and tower forms up to 6.8 FSR at 21 storeys. Towers are currently limited to a maximum of two per block and require a minimum frontage of 45.7 m (150').

Eventual tower locations are difficult to predict due to the complexities of land ownership and assemblage; the diagram at right is for illustrative purposes only.



Note: recent Broadway Plan Amendments propose to remove tower limits for areas within 400 meters of SkyTrain stations to conform with Provincial Transit Oriented Area regulations.

Refer to the tower separation study on the following slides.

- Project Site
- **KKNA** - Kitsilano North - Area A
- **KKNB** - Kitsilano North - Area B
- **KW4A** - West 4th Village

04 Policies and Guidelines

Provincial Transit-Oriented Areas

Policy Description

The Province has defined Transit-Oriented Area (TOA) requirements by proximity to transit hubs. Skytrain Station TOAs are defined in 3 tiers:

- **Tier 1:** areas within a **0-200m** radius.
- **Tier 2:** areas within a **200-400m** radius.
- **Tier 3:** areas within a **400-800m** radius.

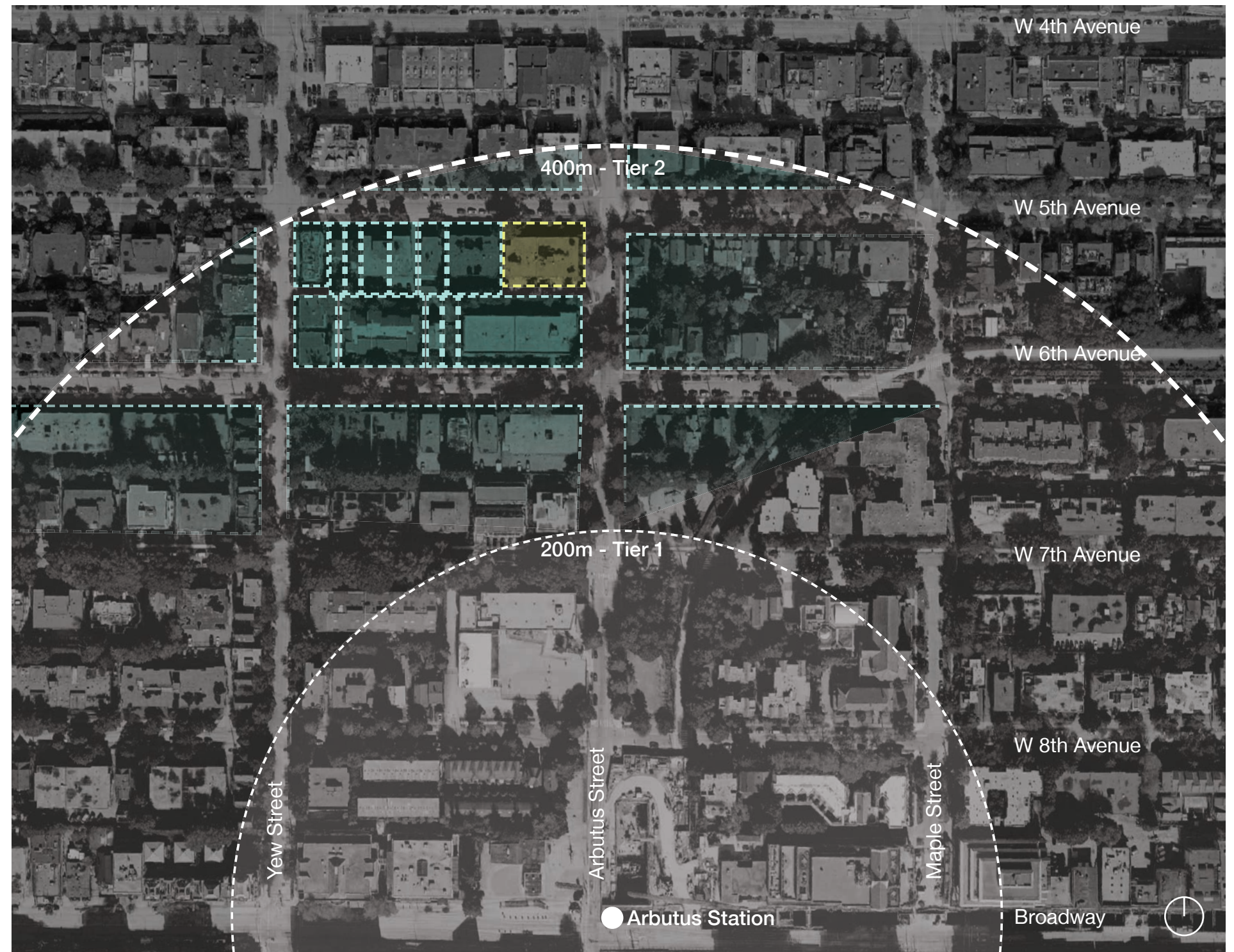
Any parcel which is partially included in the catchment area is deemed to be wholly within the catchment area. The policy defines minimum allowable density using site density (FSR) and building height (measured in storeys). The policy recognizes that some individual sites within a TOA cannot physically accommodate all the available density or building height due to size or unique conditions.

Due to its proximity to the future Arbutus Station, the proposed development at 2110 West 5th Avenue falls within the Tier 2 TOA. The minimum allowable density for Tier 2 sites is 12 storeys and an FSR of 4.0.

A tower separation study has been prepared to visualize the potential development of the block. This study disregards the Broadway Plan's tower limit policy of *2 towers per block*, as per the proposed Broadway Plan Amendments (June 2024).

Legend

-  Proposed Development Site
-  Adjacent Sites Within Tier 2 TOA



04 Policies and Guidelines

Tower Separation Study - Scenario A

Tower Separation Plan

Scenario A describes where potential towers may be developed under the current parcel distribution.

Within the 2100 Block between W 5th Avenue and W 6th Avenue, there are three properties which support a tower:

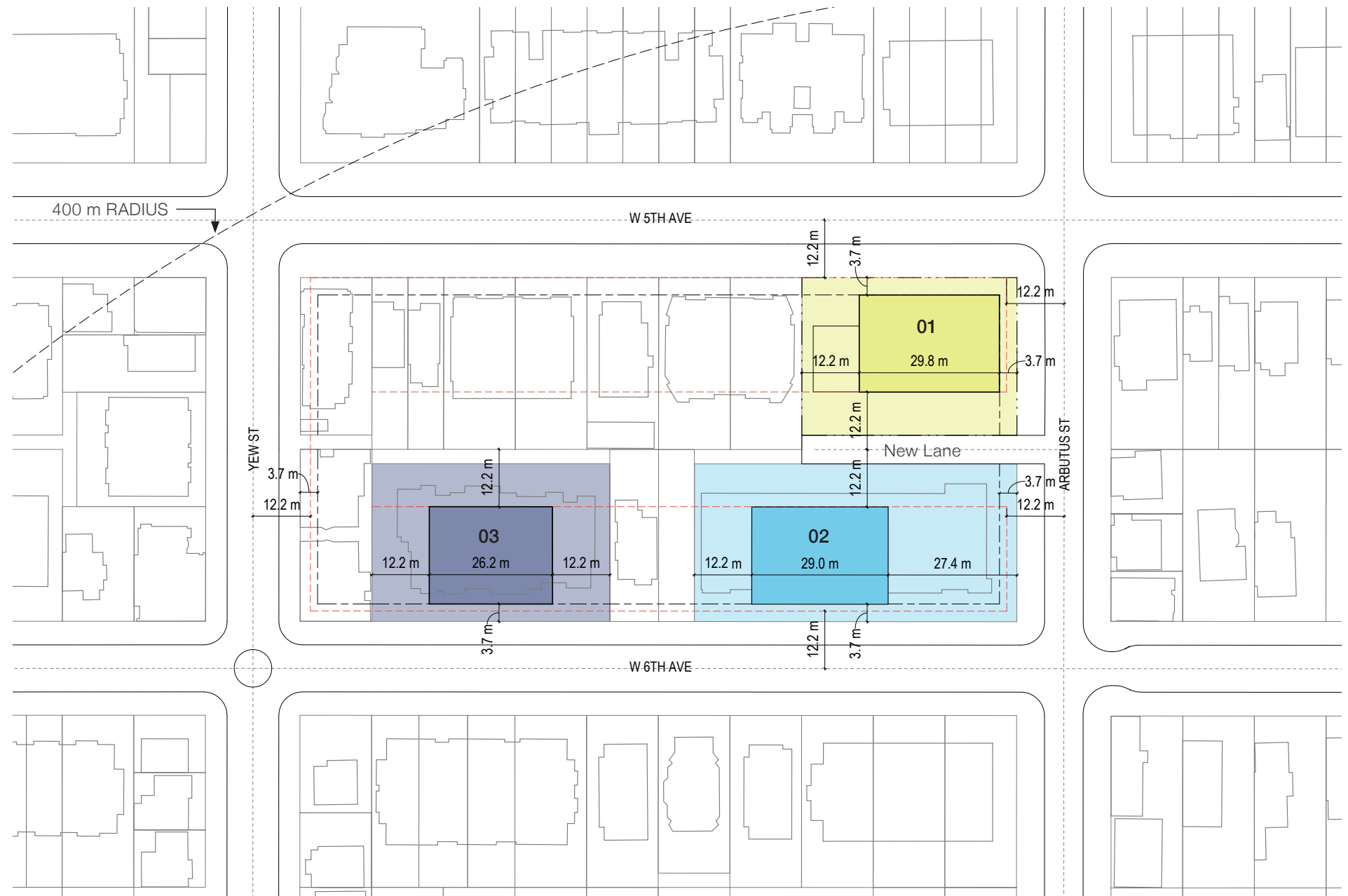
- **01** 2110 West 5th Avenue (Proposed Site)
- **02** 2121 West 6th Avenue
- **03** 2173 West 6th Avenue

The study assumes a minimum site frontage of 150 ft and a maximum tower floorplate size of 604 sqm (6,500 sf). The potential future developments at 2121 and 2173 W 6th Avenue meet the required minimum 24.38m (80 ft) residential tower separation and other Broadway Plan setbacks.

The maximum allowable tower floorplate size according to City of Vancouver policies is 604 sqm (6,500 sf). This size was used for potential future developments to demonstrate that nearby sites are not penalized due to siting of the proposed development at 2110 W 5th Avenue.

Legend

- Centerline Right of Way
- - - Minimum Tower Separation
- - - Broadway Plan Setback



04 Policies and Guidelines

Tower Separation Study - Scenario B

Tower Separation Plan

Scenario B builds upon Scenario A by contemplating potential parcel consolidations of smaller sites which cannot currently support a tower individually.

Within the 2100 Block between W 5th Avenue and W 6th Avenue, the three towers from Scenario A include:

- **01** 2110 West 5th Avenue (Proposed Site)
- **02** 2121 West 6th Avenue
- **03** 2173 West 6th Avenue

Four smaller parcels have been consolidated to create one additional tower site on the block:

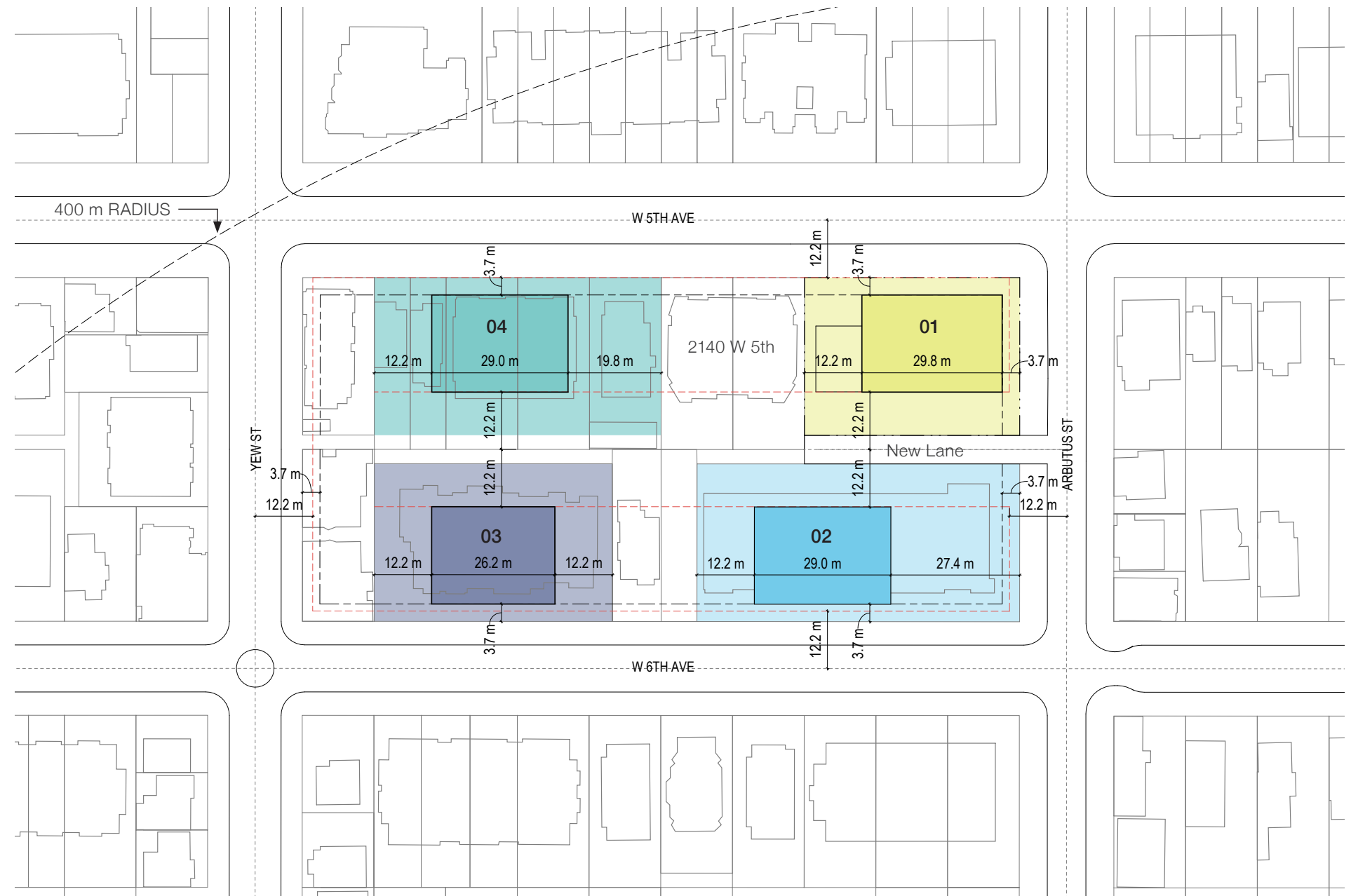
- **04** 2140-2154 West 5th Avenue

The study assumes a minimum site frontage of 150 ft and a maximum tower floorplate size of 604 sqm (6,500 sf). All potential future developments meet the required minimum 24.38m (80 ft) residential tower separation and other Broadway Plan setbacks.

The study considered the consolidation of two properties immediately west of the site, including 2140 - 2154 W 5th Avenue. The consolidated properties met the minimum frontage requirements, but did not support a viable tower floorplate size.

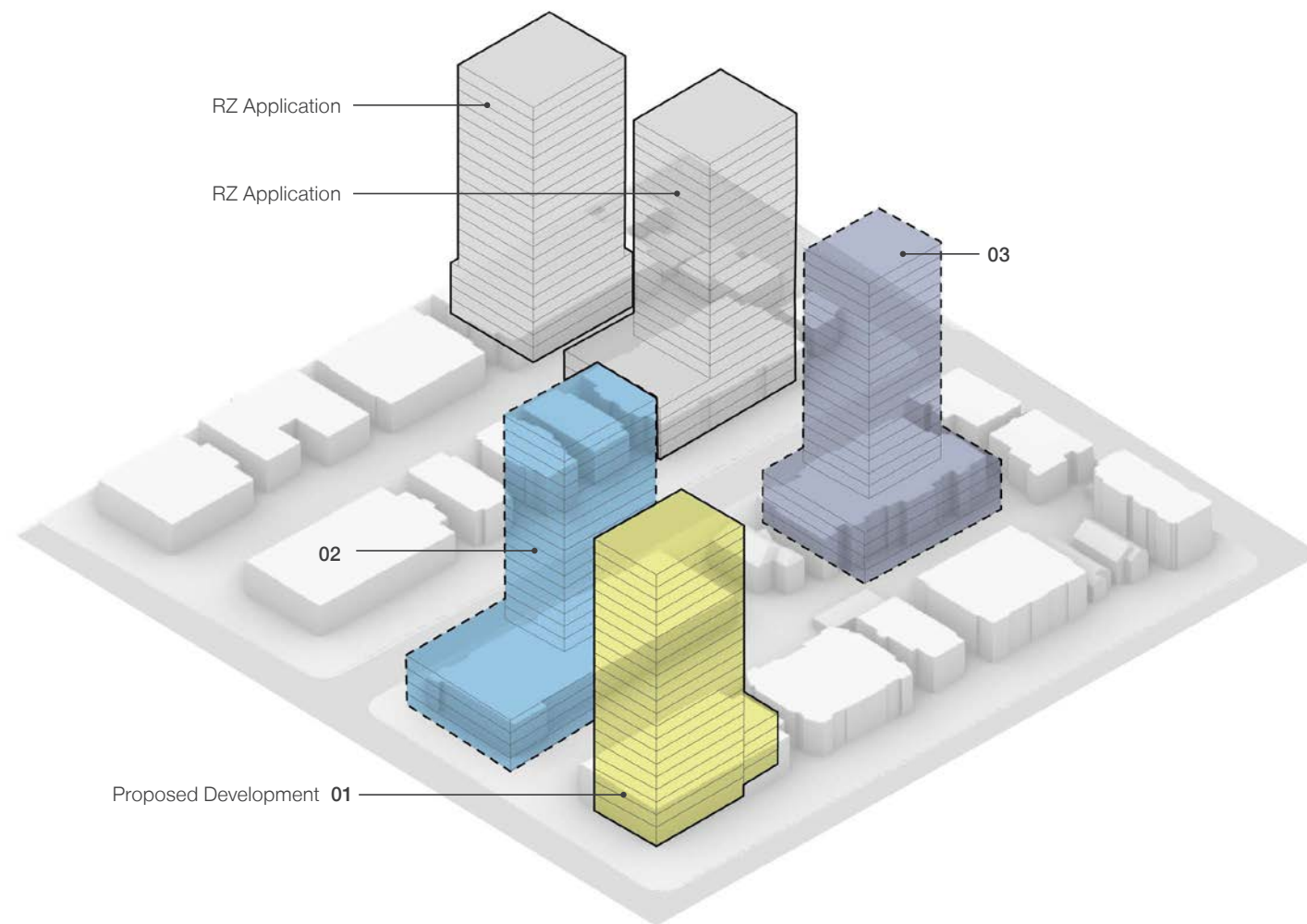
Legend

- Centerline Right of Way
- - - Minimum Tower Separation
- - - Broadway Plan Setback

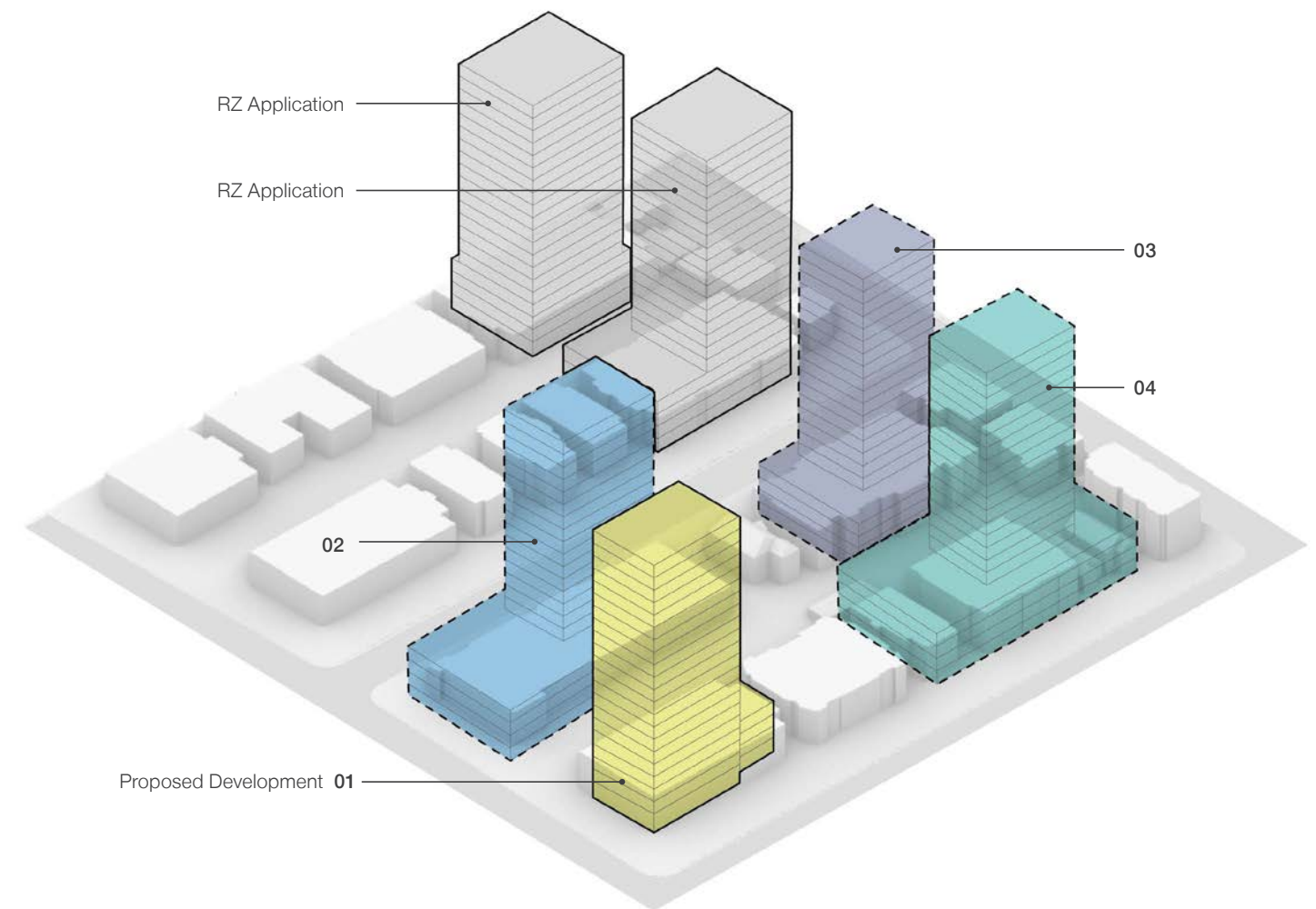


04 Policies and Guidelines

Tower Separation Study - 3D Views



Scenario A
Current Parcel Distribution



Scenario B
Potential Parcel Consolidations

04 Policies and Guidelines

Broadway Plan Neighbourhood Profile

KITSILANO NORTH – Area A (KKNA)

Relevant notes from Broadway Plan neighbourhood profile

Intent Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

Program Residential, retail/service

Height Tower Form, 21 storeys

Density 6.8 FSR (max)

Frontage 45.7m (150 ft.) (at discretion of Director of Planning)

Notes Min. 20% of the net residential floor area secured at below-market rents

Policies

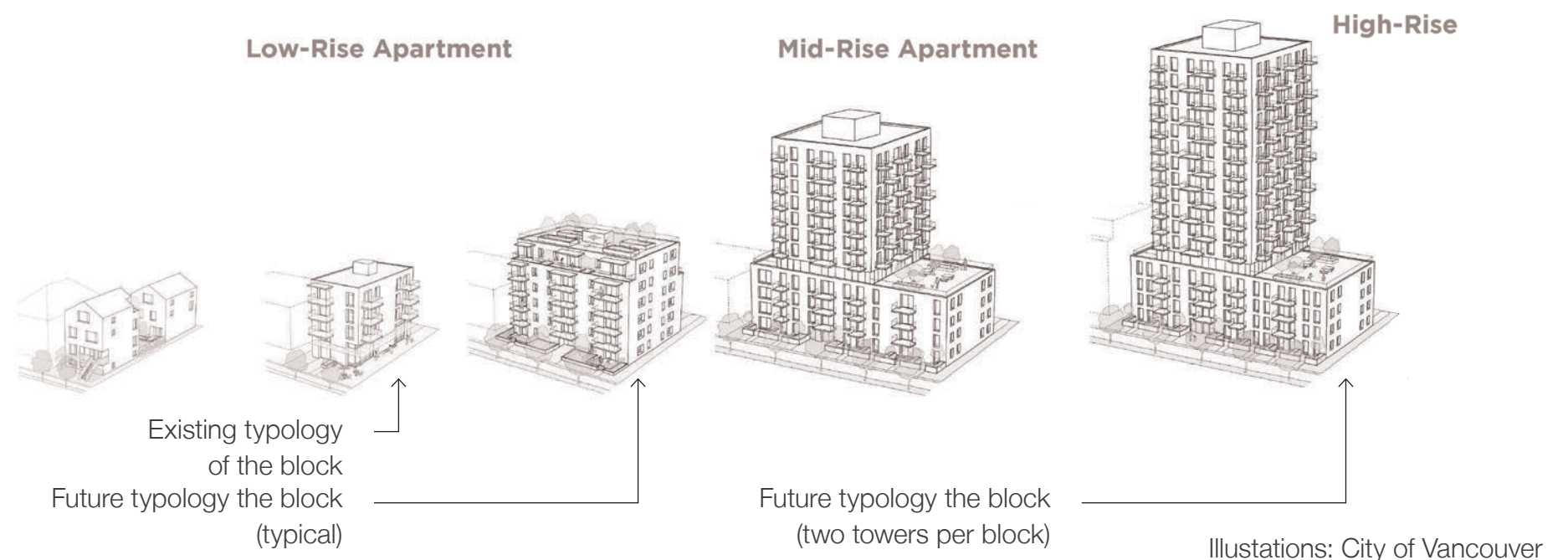
- There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers in Kitsilano North shall be counted toward the maximum.
- Minor increases in height and density will be considered for delivery of ground-level local serving commercial uses or childcare.
- For the City-owned properties on 5th and 6th avenues between Arbutus and Maple Street (general area identified on the map), undertake a future park master planning process including robust community engagement to explore ideas for the expansion of Delamont Park, in consideration of the complexity of the area, including heritage aspects.

Building Characteristics

- Primarily residential use with multiple dwellings
- Respectful relationship with the surrounding neighbourhood through massing, setbacks, architectural design, and landscaping/tree retention
- Livable and functional residential unit design within a high performance building envelope that maximizes environmental strategies .

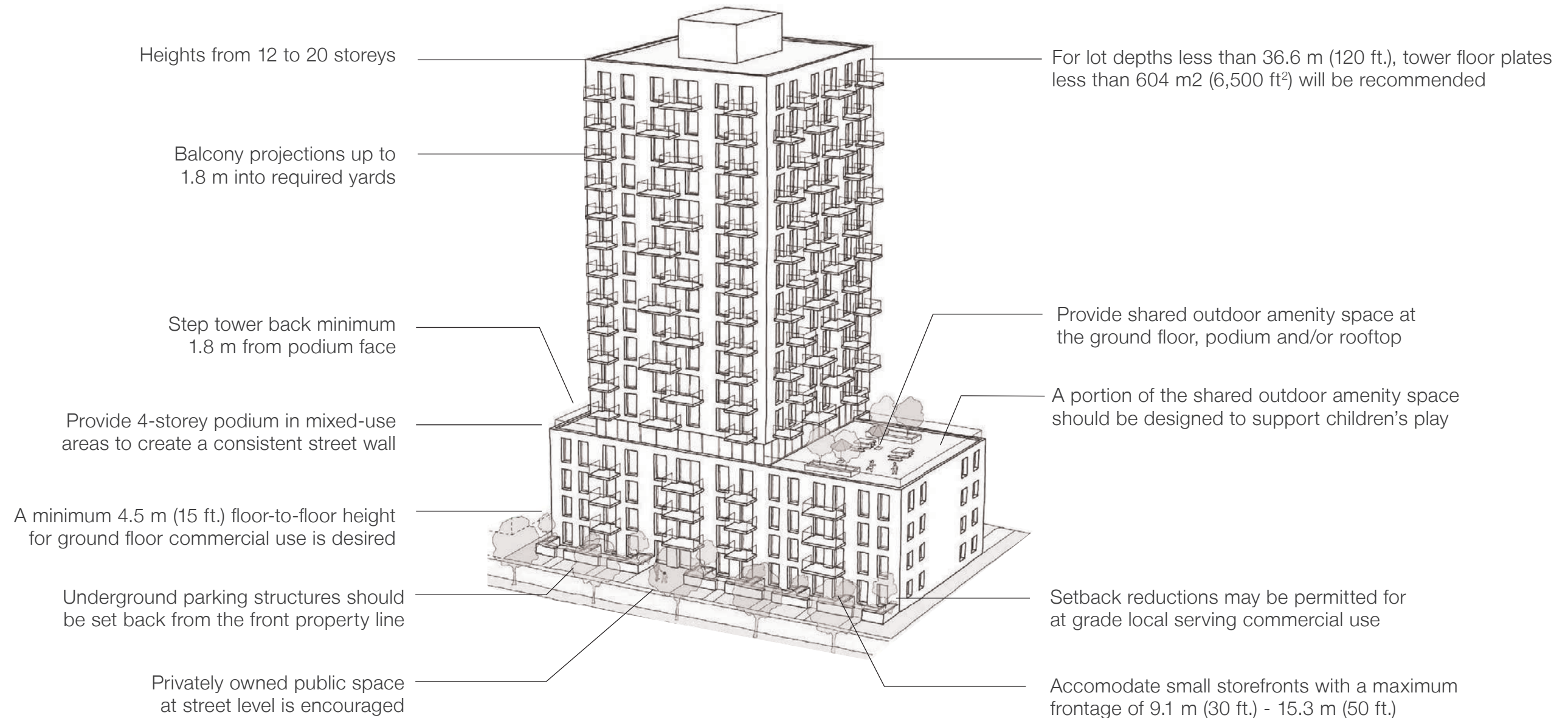
Building Interface

- Front yard landscaping in ground-oriented units to create visual amenity for the public realm
- Outdoor rooftop space should be provided for supporting access to the outdoors, providing areas for children and families, and opportunities for outdoor childcare play areas



04 Policies and Guidelines

Broadway Plan Built Form Guidelines



Illustrations: City of Vancouver

04 Policies and Guidelines

Family Housing Requirements

Family Unit Requirements

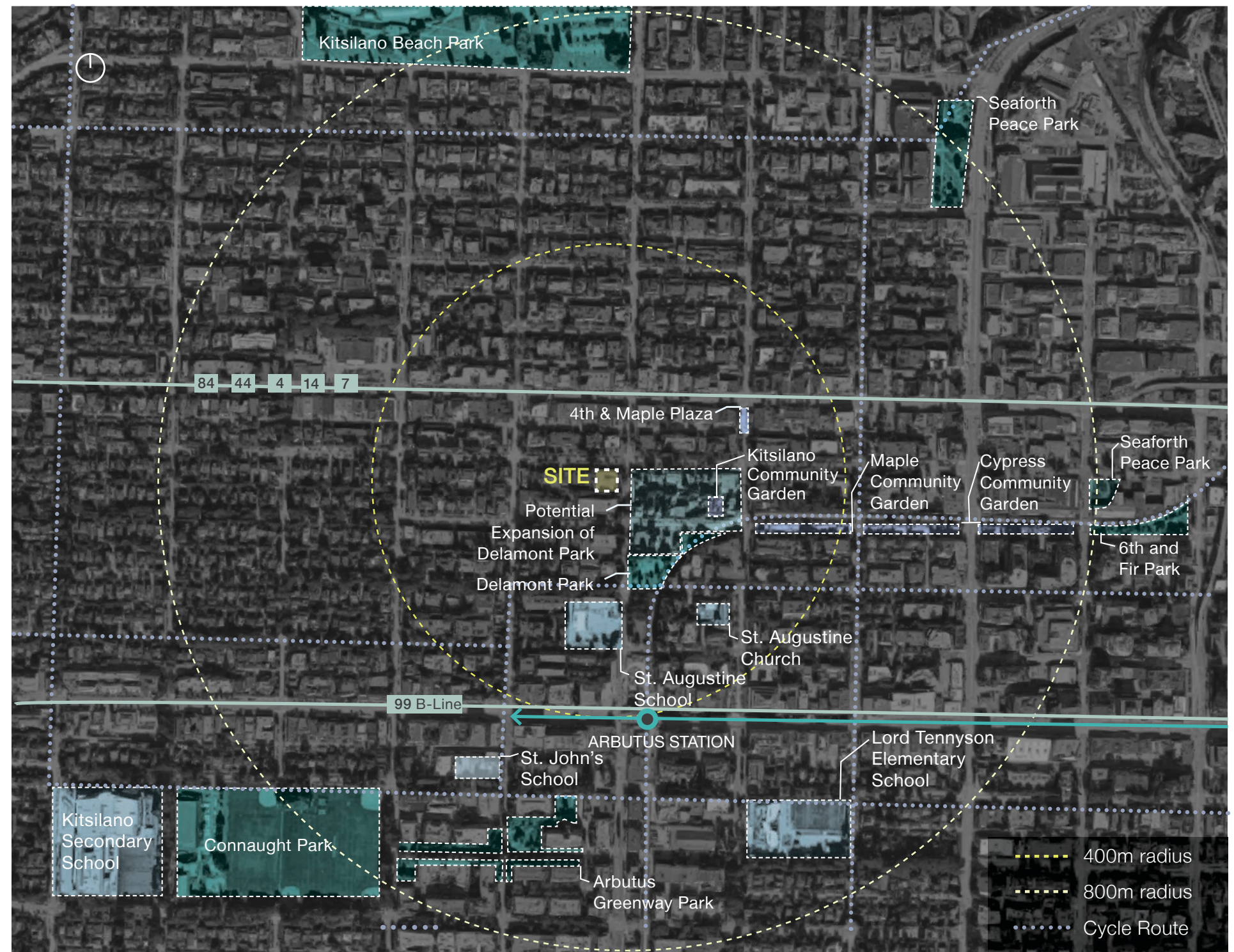
The Family Room: Housing Mix Policy for Rezoning requires 35% of secured market rental units to be designated as Family Units with a minimum 10% 3 Bedrooms and the remaining 25% 2 Bedrooms. Per the High-Density Housing for Families with Children Guidelines, these units must include usable outdoor spaces and in-suite storage, and have access to children's play space as part of the building's outdoor amenity.

Neighbourhood Compatibility

The surrounding area supports the addition of high-density family housing. Kitsilano is known for its leafy streets and green spaces. Delamont Park, a short walk from the site, will be expanded by the City through a public park planning process. There are numerous public and private outdoor spaces within 800 m of the site including the Arbutus Greenway, Connaught Park, Kitsilano Community Gardens, and the 4th & Maple Public Plaza.

Numerous bus routes provide frequent service on West 4th and Broadway. Arbutus Subway Station will be located less than 400 m away, further connecting the proposed development to the greater area. The neighbourhood is easily traversed on foot or by bicycle.

Families with children will have reasonable and effective access to essential community services and recreational amenities such as St. Augustine School, St. John School, and Lord Tennyson Elementary School, all located within 800 m of the proposed project site.



04 Policies and Guidelines

Green Buildings Policy for Rezoning

Green Buildings Policy for Rezoning

The proposed development will take into account the requirements from the City's Green Buildings Policy for Rezoning. This includes meeting energy and emissions performance targets at the time of the project's Building Permit application.

Building Performance

The building has been designed with an efficient compactness ratio, which reduces the demand on mechanical systems. The proposed mechanical systems are all electric and contain low volumes of refrigerant. Real time tools were used when designing the massing and envelope to analyze and respond to energy performance, access to daylight, and overheating.

Airtightness

The proposed development is targeting the City of Vancouver's modeled Infiltration rate of 0.20 L/2/m2 @ 5pa.

Water Management

Rainwater and groundwater management on site will meet the measures outlined by the City and in the Broadway Plan. The project will meet the requirements using best practices outlined in the City's bulletin to control volume reduction, rate control, and water quality.

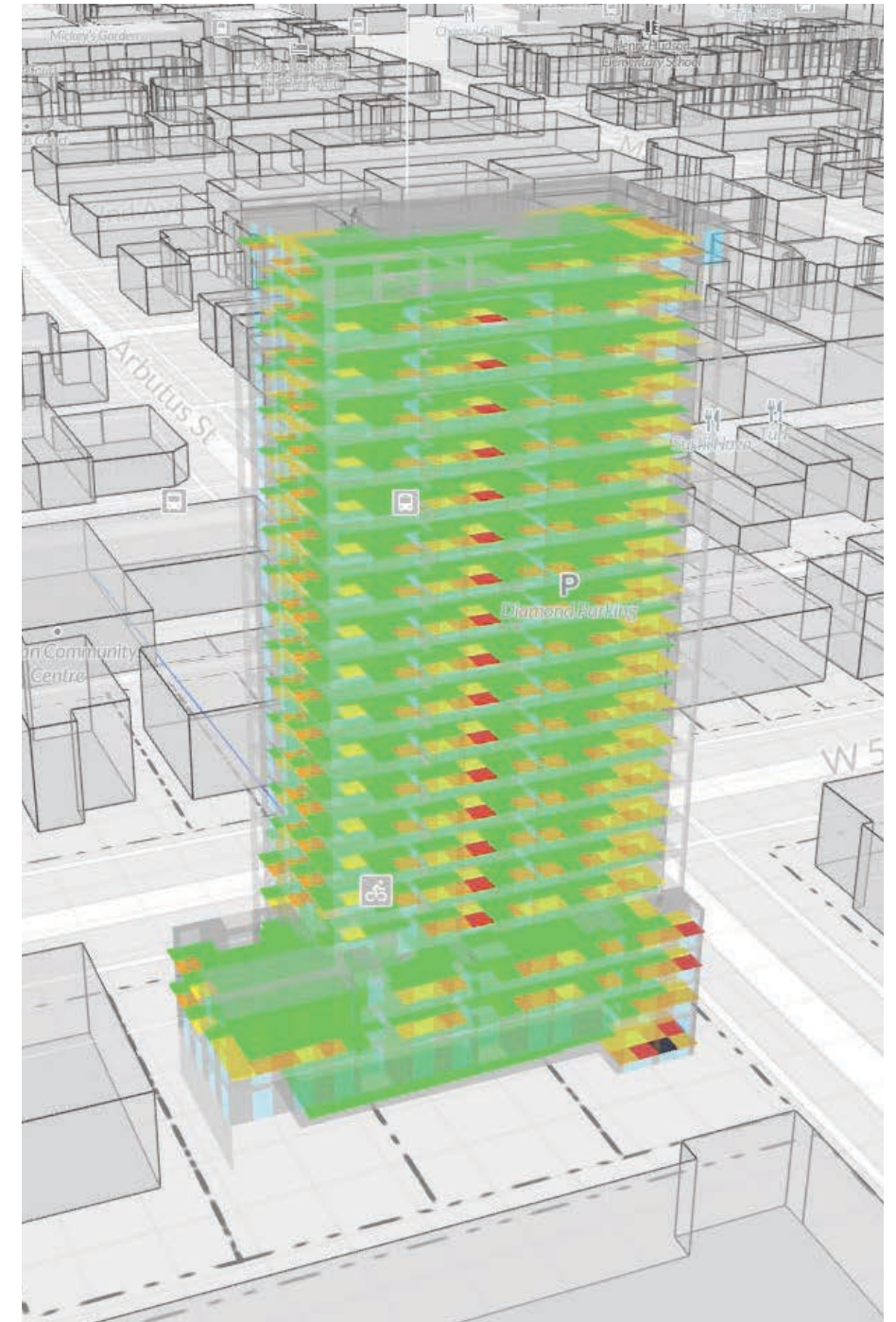
Embodied Carbon

The Embodied Carbon Design Report included with this Application for Rezoning outlines a compliance path to achieve a 20% reduction from the project's baseline. Major reductions were made through structural efficiencies which reduced the volume of concrete and steel, such as eliminating transfer slabs and maximizing the span between columns. Further options will be evaluated as the design progresses.

Urban Forest Strategy

The City's Urban Forest Strategy outlines goals to protect and manage existing trees, plant new trees to grow the forest, and monitor the status and condition of the urban forest.

A 20m tall Deodar cedar is located on the northwest corner of the site. This proposal aims to maintain and protect trees; the landscaping carefully maneuvers around the trees, and the below-grade parkade stays clear of the root protection zones. As part of the landscape design, additional trees will be added to the site and along the streetscape.



View of real-time analysis of the massing estimating glare and overheating



05 Project Statistics

05

Project Statistics

Key Statistics

Site Area	1,673.4 sqm
Gross Floor Area	12,542.4 sqm
Total Excluded Area	1,162.3 sqm
Net Floor Area	11,380.2 sqm
Floor Space Ratio	6.8 FSR
Balcony Percentage	6.4%
Total Storeys	21
Total Height	71.2 m
Total Bicycle Parking	305 Residential Class A 9 Residential Class B 2 Commercial Class A 2 Commercial Class B
Total Vehicle Parking	47 Residential 3 Car Share
Total Loading	1 Loading Class A (Shared) 1 Loading Class B (Residential) 1 Passengar Class A (Residential)



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Project Statistics

Building Height and Setbacks

Building Height

	RM-4	Broadway Plan KKNA	Proposed CD-1	
Building Height	Permitted RM-4	Permitted/Required	Proposed	Differential
Height (m)	10.7	Limit not defined	71.2	n/a
Height (ft)	35	Limit not defined	230	n/a
Height (storeys)	Limit not defined	21	21	0
Appurtenances			n/a	

Building Setbacks

	RM-4	Broadway Plan KKNA	Proposed CD-1	
Setbacks (m)	Required RM-4	Permitted/Required	Proposed	Differential
Front (north) (m)	6.1	3.7	3.7	0.0
Front (below grade) (m)	n/a	3.7	3.7	0.0
Side (east) (m)	2.1	3.7	3.7	0.0
Side (west) (m)	2.1	2.4	2.4	0.0
Rear (south) (m)	10.7	Not specified	9.2	n/a
Tower separation	Not specified	24.4 (overall)	12.2 (to lot lines / ROW)	n/a

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Project Statistics

Floor Area and Units Summary

2110 West 5th - Preliminary Floor Area + Unit Statistics

2024.07.12 Based on the current coordination set - values to be confirmed as design progresses

Areas are in (m²) unless noted otherwise

ID	Floor	Gross Construction Area (GCA)						Envelope GCA	Zoning Gross Floor Area (GFA)							Net Rentable Area							Net Leasable Commercial Area				Efficiency	Unit Summary					BMR Unit Summary								
		Unconditioned Area Deductions							Bylaw Exclusions							Non-Rentable Area Deductions							Net Leasable Commercial Area					BMR Unit Summary													
		A	B	C	D	E	F		G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
		=SUM(C:F)							=B-G	=SUM(L:N)							=H+O	=SUM(Q:U)							=H+V-AA	=SUM(X:Z)				=W+AA)/H	=SUM(AG-AL)										
FORMULA		GCA	Below Grade Parking	Balconies	Roof Terrace	Rooftop Mechanical	Total Unconditioned Area Deductions	Envelope GCA	Interior Amenity	In-Suite Storage	Bicycle Storage	Off-Street Parking Passenger Loading	Other Exclusions	Mechanical	Total Bylaw Exclusions	Zoning Gross Floor Area	Lobby + Horizontal Circulation	Vertical Circulation + Service Risers	Bicycle Storage	Mechanical + Services	Interior Amenity	Total Non-Rentable Area Deductions	Net Rentable Area	Services	Support Space	Commercial Retail Unit Area	Net Leasable Commercial Area	Efficiency	STUDIO	1 BR	2 BR	3 BR	TOTAL	STUDIO	1 BR	2 BR	3 BR	TOTAL			
P3		1,209.8	1,209.8	-	-	-	1,209.8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
P2		1,294.3	1,294.3	-	-	-	1,294.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
P1		1,294.3	1,294.3	-	-	-	1,294.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Level 01		636.2	-	-	-	-	-	636.2	95.2	-	-	38.1	97.5	-	230.7	405.5	224.2	-	-	95.2	319.3	-	-	28.7	-	180.2	208.9	32.8%	-	-	-	-	-	-	-	-	-	-			
Level 02		739.9	-	41.0	-	-	41.0	698.9	-	21.1	-	-	2.4	-	23.5	675.4	54.2	53.3	-	6.4	-	113.9	584.9	-	-	-	-	83.7%	1	1	3	3	8	1	1	3	3	8			
Level 03		739.9	-	41.0	-	-	41.0	698.9	-	21.1	-	-	2.4	-	23.5	675.4	54.2	53.3	-	6.4	-	113.9	584.9	-	-	-	-	83.7%	1	1	3	3	8	1	1	-	3	5			
Level 04		739.9	-	41.0	-	-	41.0	698.9	-	21.1	-	-	2.4	-	23.5	675.4	54.2	53.3	-	6.4	-	113.9	584.9	-	-	-	-	83.7%	1	1	3	3	8	1	1	-	-	2			
Level 05		746.5	-	33.7	138.9	-	172.5	573.9	54.6	14.5	-	-	1.9	-	70.9	503.0	47.8	53.3	-	6.4	54.6	162.1	411.8	-	-	-	-	71.8%	2	2	2	1	7	2	2	-	-	4			
Level 06		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	1	3	-	-	4			
Level 07		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	-	3	-	-	3			
Level 08		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	-	3	-	-	3			
Level 09		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	-	3	-	-	3			
Level 10		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	-	1	-	-	1			
Level 11		607.6	-	38.3	-	-	38.3	569.4	-	16.0	-	-	1.9	-	17.9	551.4	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	2	3	2	1	8	-	-	-	-	-			
Level 12		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 13		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 14		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 15		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 16		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 17		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 18		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 19		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 20		607.6	-	38.3	-	-	38.3	569.4	-	16.6	-	-	1.9	-	18.4	550.9	47.8	53.3	-	6.4	-	107.5	461.8	-	-	-	-	81.1%	3	4	2	-	9	-	-	-	-	-			
Level 21		607.6	-	-	144.2	-	144.2	463.4	403.0	-	-	-	-	60.4	463.43	-	-	53.3	-	60.4	349.7	463.4	-	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-			
Roof		472.2	-	-	240.1	-	240.1	232.1	-	-	-	-	53.3	-	53.30	178.8	-	53.3	-	125.5	53.3	232.1	-	-	-	-	0.0%	-	-	-	-	-	-	-	-	-	-	-			
Total (m²)		17,594.4	3,798.4	730.4	523.1	-	5,052.0	12,542.4	552.8	322.9	-	38.1	-	60.4	1,162.3	11,380.0	1,151.6	1,119.9	-	307.2	552.7	3,131.4	-	-	-	208.9	72.5%	44	59	41	16	160	6	18	3	6	33				
Total (ft²)		189,384	40,886	7,862	5,631	0	54,379	135,005	5,950	3,476	0	410	-	650	12,511	122,493	12,395	12,055	-	3,307	5,949	33,706	-	-	-	2,248		28%	37%	26%	10%	100%	18%	55%	9%	18%	100%				

FSR
6.8
Site Area (m²)
1,673.4

Notes

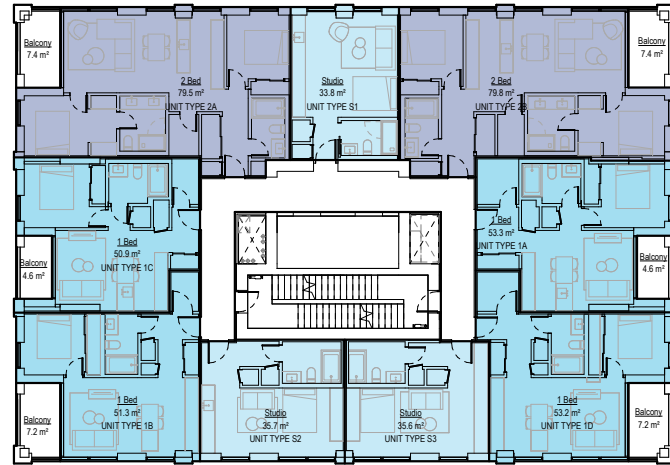
Net Rentable Area (R) is calculated to the exterior face of the exterior wall and centreline of demising and corridor walls

Efficiency is calculated as the (Net Rentable Area + Net Leasable Commercial Area) divided by the Envelope Gross Construction Area.

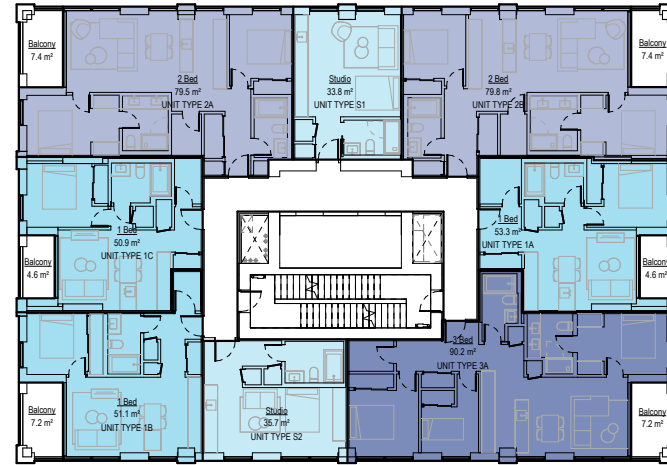
Total Units	160
Family Units	57
	36%

Total BMR Units	33
Family BMR Units	9
	27%

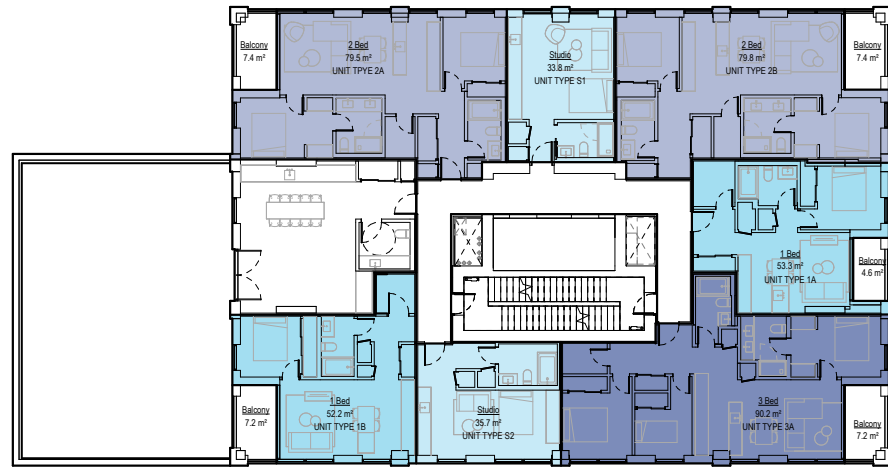
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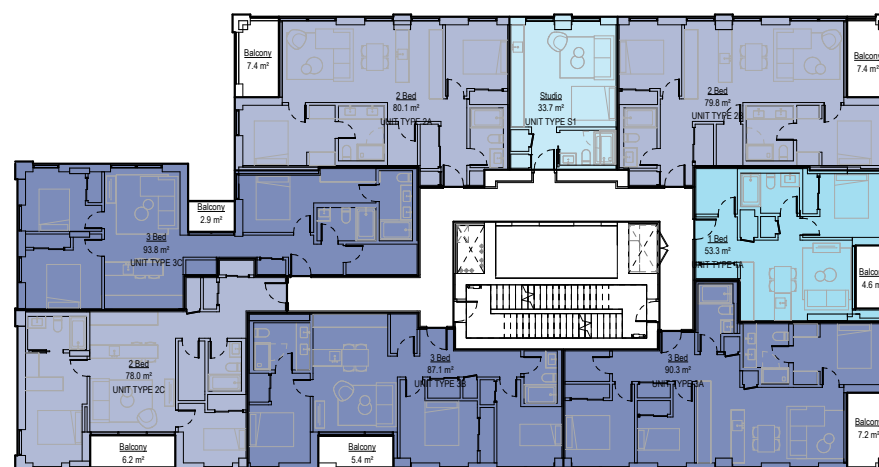
Level 12-20



Level 6-11



Level 5



Level 2-4

UNIT TYPE - PROPOSED			
UNIT CODE	UNIT TYPE	COUNT	UNIT AREA
			sm
S1	STUDIO	19	33.7
S2	STUDIO	16	35.7
S3	STUDIO	9	35.6
1A	1 BEDROOM	19	53.3
1B	1 BEDROOM	16	51.1
1C	1 BEDROOM	15	50.9
1D	1 BEDROOM	9	53.2
2A	2 BEDROOM	19	79.5
2B	2 BEDROOM	19	79.8
2C	2 BEDROOM	3	78
3A	3 BEDROOM	10	90.2
3B	3 BEDROOM	3	87.1
3C	3 BEDROOM	3	93.8
Total		160	

UNIT SUMMARY - PROPOSED			
UNIT TYPE	NUMBER	AVG SIZE	SIZE RANGE
		SM	SM
STUDIO	44	35.0	33.7 - 35.6
1 BEDROOM	59	52.13	50.9 - 53.3
2 BEDROOM	41	79.1	78 - 79.8
3 BEDROOM	16	90.37	87.1 - 93.8

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Project Statistics

Below-Market Rental Unit Breakdown

2110 West 5th - Below Market Rental Area

2024.07.15

Based on the current coordination set

Areas are in (m²) unless noted otherwise

Floor	Below Market Rental Unit Mix					Below Market Share of Rentable Residential Area ¹				Below Market Share of Non-rentable Residential Area						Below Market Share of Total Residential Area				
	A	B	C	D	E	F	G	H	I	J	K	Common Areas ²		Level Specific Areas ³		P	Q	R	S	T
												= L(SUM:J)		= N * J		= M + O		= G + K	= I + P	
		STUDIO	1 BR	2 BR	3 BR	Total	Total	Market	BMR	%	Total Non-Rentable	Common Spaces	Prorated BMR Portion	Level-specific Spaces	Prorated BMR Portion	Total BMR	%	Total	BMR	%
Level 01	-	-	-	-	-					224.2	224.2	45.8	-	-	45.8	20%	224.2	45.8	20%	
Level 02		1	1	3	3	8	575.0	0.0	575.0	100%	102.9	53.3	10.9	49.6	49.6	60.5	59%	677.9	635.4	94%
Level 03		1	1	-	-	3	575.0	230.0	345.1	60%	102.9	53.3	10.9	49.6	29.7	40.6	40%	677.9	385.7	57%
Level 04		1	1	-	-	2	575.0	491.9	83.2	14%	102.9	53.3	10.9	49.6	7.2	18.1	18%	677.9	101.2	15%
Level 05		2	2	-	-	4	410.0	242.6	167.4	41%	94.7	53.4	10.9	41.3	16.9	27.8	29%	504.7	195.2	39%
Level 06		1	3	-	-	4	458.4	277.6	180.8	39%	94.7	53.4	10.9	41.3	16.3	27.2	29%	553.1	208.0	38%
Level 07	-		3	-	-	3	458.4	311.4	147.0	32%	94.7	53.4	10.9	41.3	13.2	24.2	26%	553.1	171.2	31%
Level 08	-		3	-	-	3	458.4	311.4	147.0	32%	94.7	53.4	10.9	41.3	13.2	24.2	26%	553.1	171.2	31%
Level 09	-		3	-	-	3	458.4	311.4	147.0	32%	94.7	53.4	10.9	41.3	13.2	24.2	26%	553.1	171.2	31%
Level 10	-		1	-	-	1	458.4	409.3	49.1	11%	94.7	53.4	10.9	41.3	4.4	15.3	16%	553.1	64.4	12%
Level 11	-	-	-	-	-	-	458.4	458.4	-	0%	94.7	53.4	10.9	41.3	-	10.9	12%	553.1	10.9	2%
Level 12	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 13	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 14	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 15	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 16	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 17	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 18	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 19	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 20	-	-	-	-	-	-	457.8	457.8	-	0%	96.3	53.5	10.9	42.8	-	10.9	11%	554.1	10.9	2%
Level 21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-	-	-	129.8	129.8	26.5	-	-	26.5	20%	129.8	26.5	20%
													</							

Notes

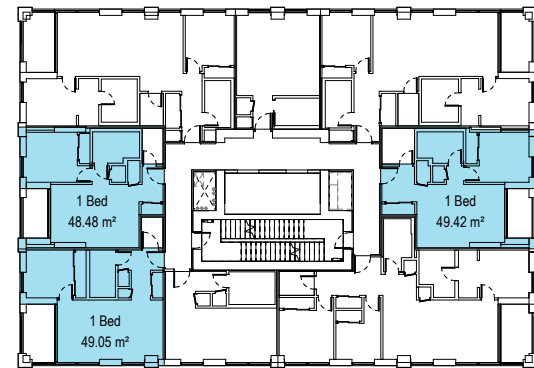
1. Only residential areas included in the FSR spatial calculations have been included in the BMR area calculations. FSR exlcusions (ex: in-suite tenant storage, amenity rooms) and non-residential areas have been excluded.

2. The BMR share (M) of non-rentable areas shared by all building occupants (ex: core, lobby, mechanical, etc) is prorated by the total percentage of BMR rentable area (SUM:J).

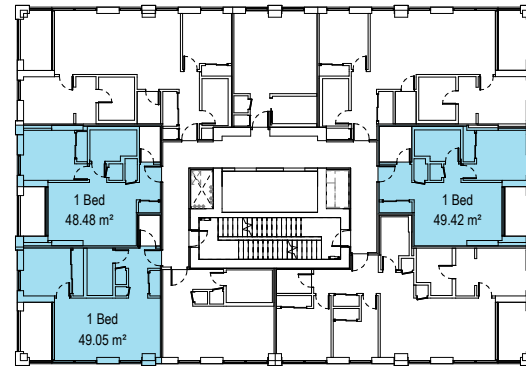
3. The BMR share (O) of non-rentable areas used by occupants of a specific level (ex: residential corridors) is prorated by the percentage of BMR rentable area on each level (J).

05 Project Statistics

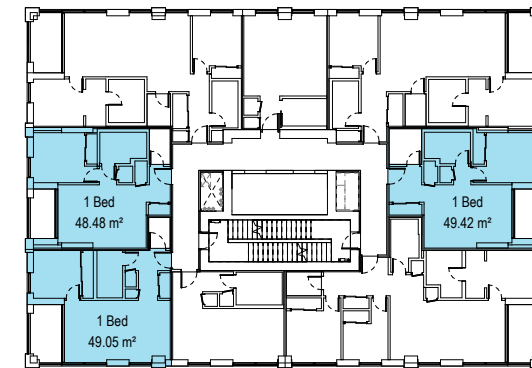
Below-Market Rental Unit Breakdown



Level 10

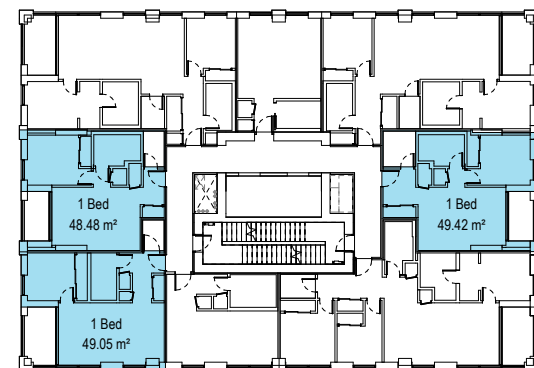


Level 9

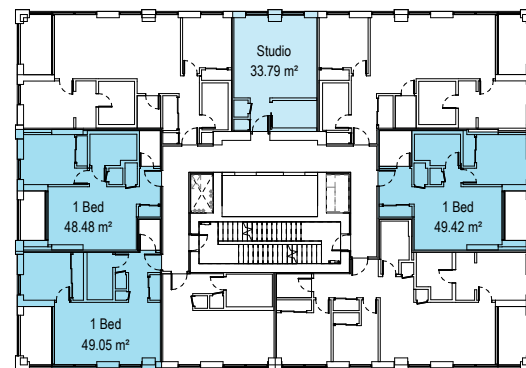


Level 8

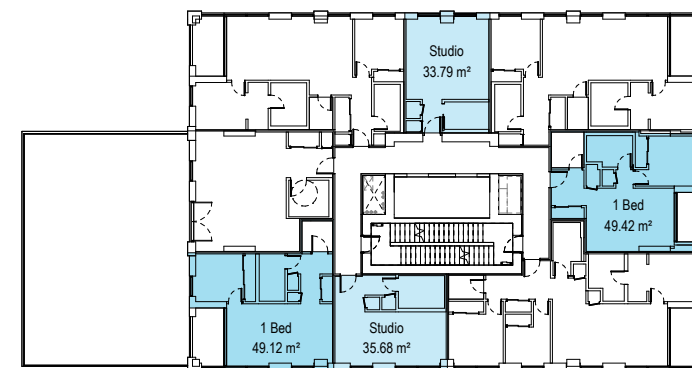
UNIT TYPE LEGEND



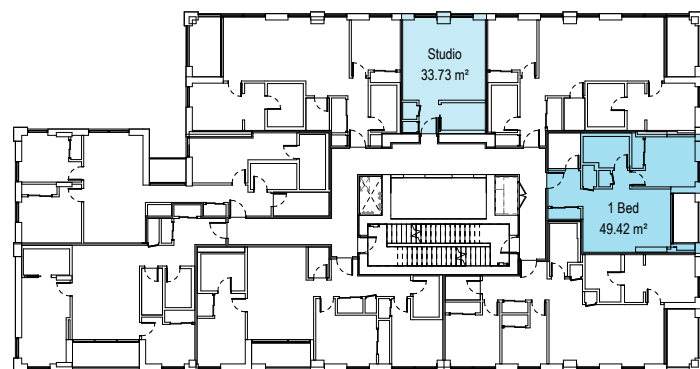
Level 7



Level 6



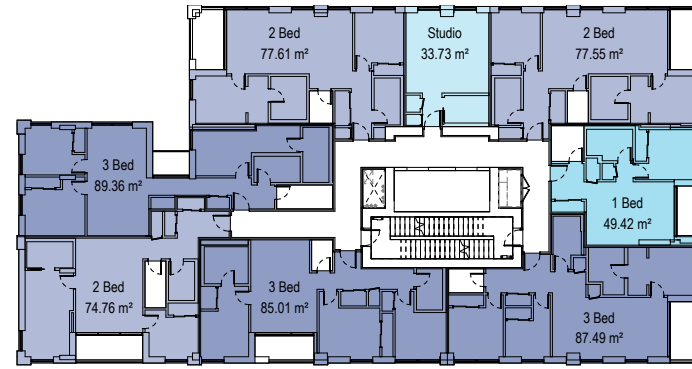
Level 5



Level 4



Level 3



Level 2

05

Project Statistics

Waste Storage

2110 West 5th - Waste Storage Calculations

2024.07.15 Estimated using the City of Vancouver Garbage and Recycling Storage Amenity Design Supplement (July 2022)

Weekly Waste Volume Estimate

ID FORMULA	Use	Total Waste Generated Per Week							Use Amounts		Waste Storage and Staging Area Estimates			
		A	B	C	D	E	F	F	G					
		Mixed Containers	Mixed Papers	Cardboard	Garbage	Glass	Organics	Grease	Multiplier					
		18.50	15.00	27.50	53.00	2.10	14.00	0.00	160 Units					
		2,960	2,400	4,400	8,480	336	2,240	0						
		Required Storage Containers							Container Totals		Length (m)	Width (m)	Footprint (m²)	
		-	-	-	-	1	-	-	1 240 L cart	0.7	0.6	0.4		
		9	7	-	-	-	7	-	23 360 L cart	0.9	0.7	14.5		
-	-	-	-	-	-	-	- 3-yd bin (2,294 L)	2.1	1.2	-				
-	-	2	3	-	-	-	5 4-yd bin (3,058 L)	2.1	1.4	14.7				
-	-	-	-	-	-	-	- Grease Drum (170L)	0.6	0.6	-				

05

Project Statistics

Off-Street Loading and Passenger Spaces

2110 West 5th - Off-Street Loading and Passenger Spaces

2024.07.12 Requirements from City of Vancouver Parking Bylaw 6059 Section 5 & 7 - Offstreet Loading and Passenger Space Regulations (January 2024)

ID	FORMULA	Units	Required	Proposed		Notes
		A	B	C	D	
				=C-B		
		Units, Spaces or Area (m²)	Required Spaces	Proposed Spaces	Differential	
Residential		Units				
	Loading	160				
	Class A		1	1	0	Per Section 5.2.1 at least one space for 50-299 dwelling units. L5.5 x W2.7 x H2.3 m.
	Class B		1	1	0	Per Section 5.2.1 at least one space for 100-299 dwelling units. L10.2 x W3.4 x H3.8 m.
	Class C		0	0	0	Per Section 5.2.1 no requirement.
	Passenger Spaces	160				
	Class A		1	1	0	Per Section 7.2.1 at least one space for 50-125 dwelling units. L5.5 x W4.0 x H2.3 m.
	Class B		0	0	0	Per Section 7.2.1 no requirement.
	Class C		0	0	0	Per Section 7.2.1 no requirement.
Commercial - Restaurant		m²				
	Loading	209				
	Class A		0	0	0	Per Section 5.2.6 no requirement.
	Class B		1	0	-1	Per Section 5.2.6 no requirement for <100 m², 1 space for the first 2,325 m².
	Class C		0	0	0	Per Section 5.2.6 no requirement for <2,000 m².
	Passenger Spaces	209				
	Class A		0	0	0	Per Section 7.2.5 at least one space for each 4,000 m². L5.5 x W4.0 x H2.3 m.
	Class B		0	0	0	Per Section 7.2.5 no requirement.
	Class C		0	0	0	Per Section 7.2.5 no requirement.

05

Project Statistics

Off-Street Bicycle Parking

2110 West 5th - Off-Street Bicycle Parking

2024.07.12 Requirements from City of Vancouver Parking Bylaw 6059 Section 6 - Offstreet Bicycle Space Regulations (January 2024)

ID	Bicycle Parking Requirements	Units	Required				Proposed				Notes
		A	B	C	D	E	F	G	H	I	
				=A*B		=A*D OR D		=F-C		=H-E	
FORMULA		Units or Area	Class A Spaces / Unit or Area	Required Class A Spaces	Class B Spaces / Unit or Area	Required Class B Spaces	Proposed Class A Spaces	Differential	Proposed Class B Spaces	Differential	
Residential											
	Residential Units < 65 m2	103	1.5	155							Per Section 6.2.1.2 min. 1.5/unit < 65 m2
	Residential Units > 65 m2	57	2.5	143							Per Section 6.2.1.2 min. 2.5/unit > 65 m2 and < 105 m2
	Residential Units > 105 m2	-	3.0	0							Per Section 6.2.1.2 min. 3.0/unit > 105 m2
	Subtotal	160		298		9	305	7	9	0	Per Section 6.2.1.2 min. 2 spaces for first 20 units + 1/20 additional units
	Class A Detailed Breakdown							%			
	Horizontal (Min. 40%)			120			132	43%			Per Section 6.3.13 no more than 60% of spaces may be vertical and stacked
	Standard Horizontal			75			82	27%			
	Oversized (Min. 5%)			15			16	5%			Per Section 6.3.9 a minimum of 5% of the spaces must be oversized 2.4 x 0.9 m
	Lockers (Min. 10%)			30			34	11%			Per Section 6.3.13A at least 10% of spaces must be bicycle lockers
	Vertical and Stacked (Max. 60%)			179			173	57%			Per Section 6.3.13 no more than 60% of spaces may be vertical and stacked
	Vertical (Max 30%)			89			21	7%			Per Section 6.3.13 no more than 30% of spaces may be vertical
	Stacked (varies)						152	50%			
Commercial											
	Retail/Service (Restaurant)	208.9	0.003	1		0	2	1	2	2	Per Section 6.2.5.1 - Class A: 1 per 340m ² , Class B: min 6 if area >1,000m ²
	Total			299			307		11		

05

Project Statistics

Off-Street Vehicle Parking

2110 West 5th - Off-Street Vehicle Parking

2024.07.12 Requirements from City of Vancouver Parking Bylaw 6059 Section 4 - Offstreet Parking Space Regulations (January 2024)

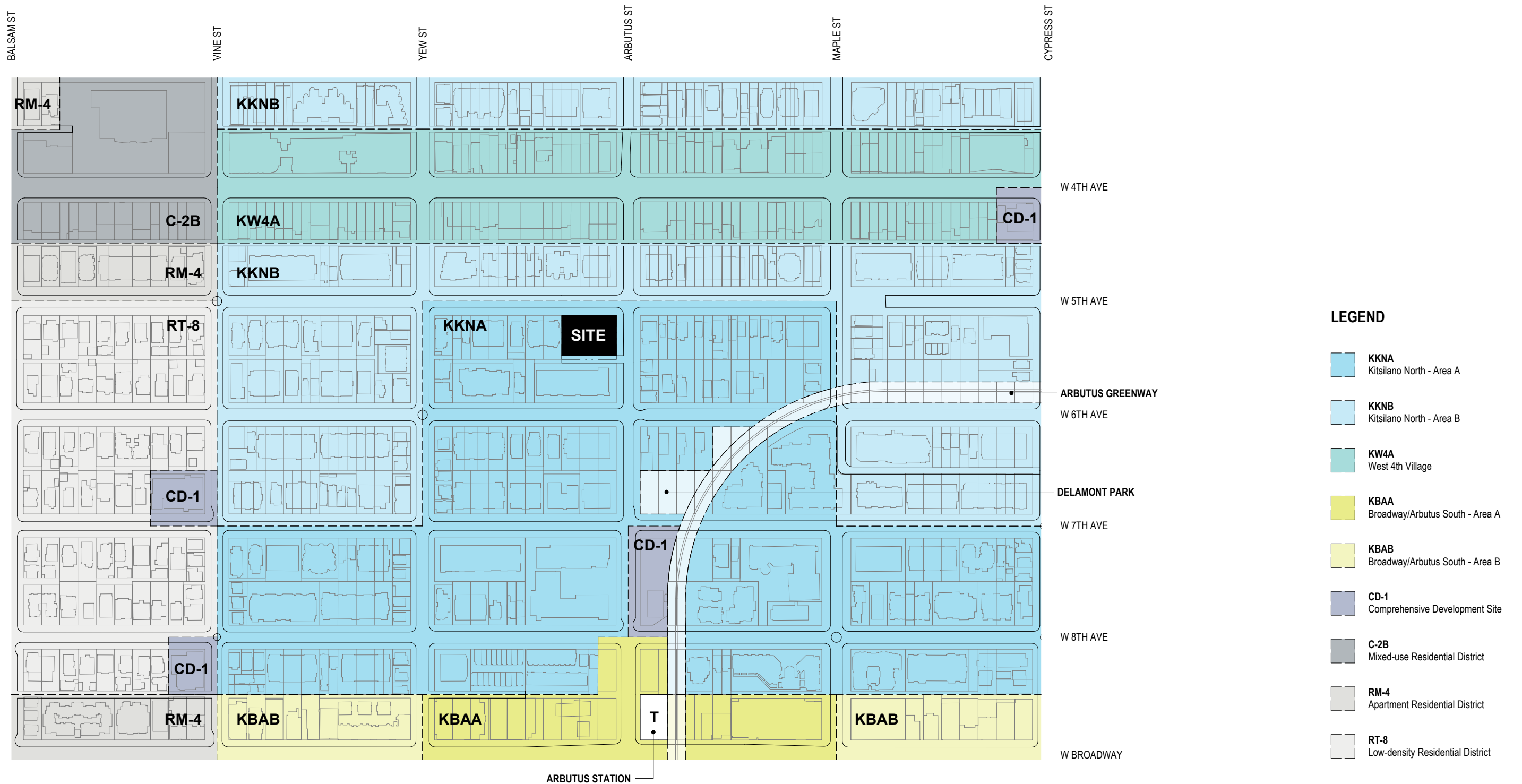
ID	FORMULA	Units	Required		Proposed		Notes
		A	B	C	D	E	
			=A*B		=D-C		
		Units, Spaces or Area (m ²)	Spaces / Unit or Area	Required Spaces	Proposed Spaces	Differential	
Residential Parking							
	Resident Requirement	160	0	0	39	39	Per Section 4.3.2 no minimum parking requirement
	Standard Spaces		0	0	33	33	
	Accessible Spaces	160	0.034	6	6	0	Per Section 4.8.4 (a) minimum 1 for first 7 units + 0.034 for each additional unit
	Visitor Requirement	160	0.05	8	8	0	Per Section 4.3.3 min 0.05/unit to a maximum of 0.1/unit
	Total Residential Spaces			14	47	33	
	Van Accessible Spaces	6	0.1	1	1	0	Per Section 4.8.4 the first accessible parking space provided, plus every tenth, must be van accessible
	Small Car Spaces (maximum)	47	0.25	12	0	-12	Per Section 4.1.7 max. of 25% may be small car parking spaces
Commercial Parking							
	Commercial Spaces	209	-	0	0	0	Per 4.3.1 maximum of one parking space per 115 m2
	Accessible Spaces (incl. above)	209	0.0004	0	0	0	Per Section 4.8.4 (b) 1 for first 500 m2 + 0.4 for each 1000 m2
	Small Car Spaces (maximum)	-	0.25	0	0	0	Per Section 4.1.7 max. of 25% may be small car parking spaces
	Total Commercial Spaces			0	0	N/A	



06 Drawings

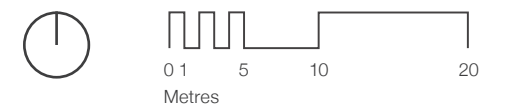
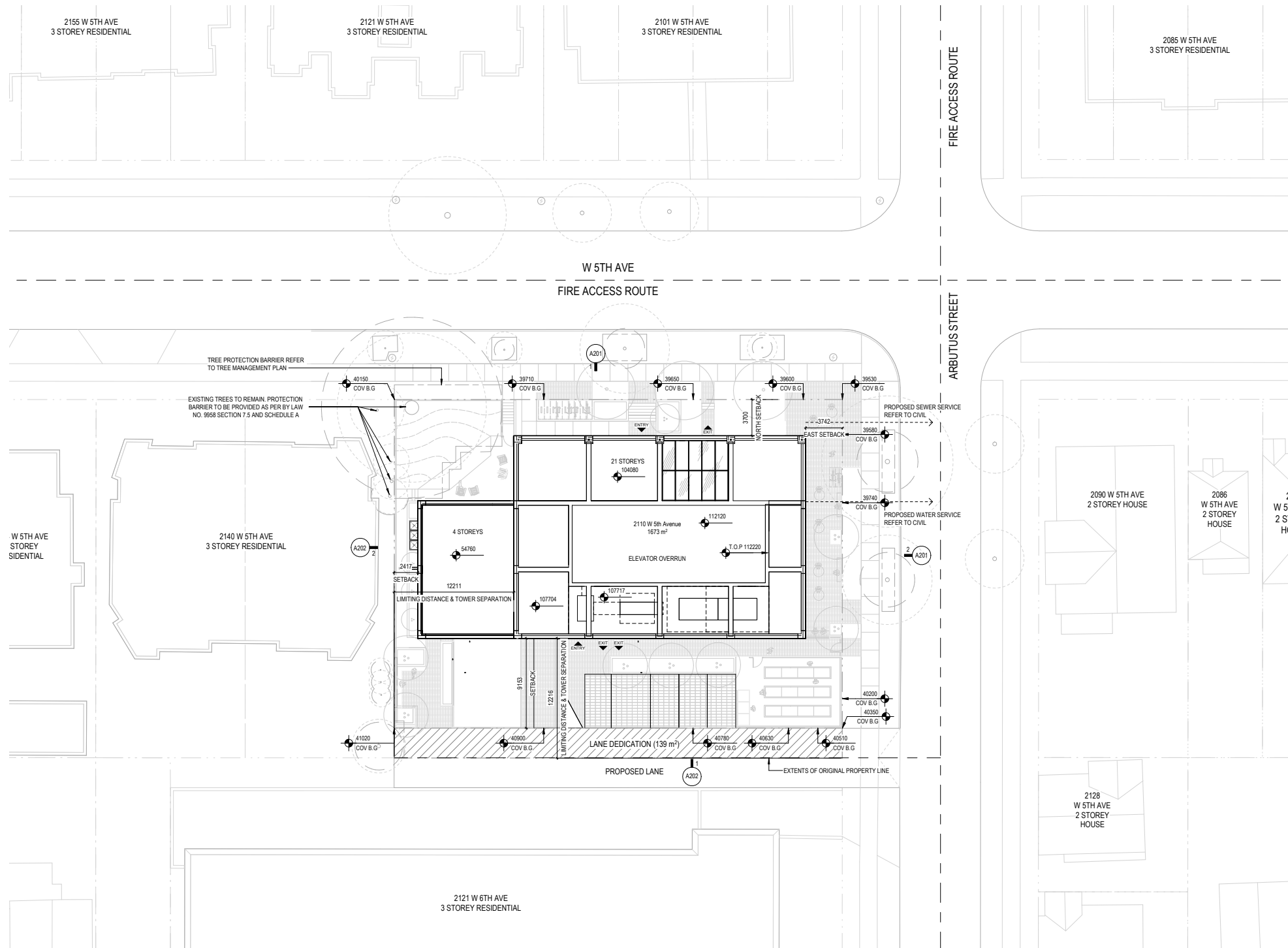
06 Drawings

Context Map



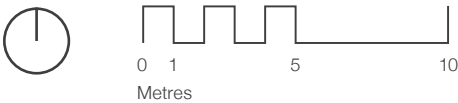
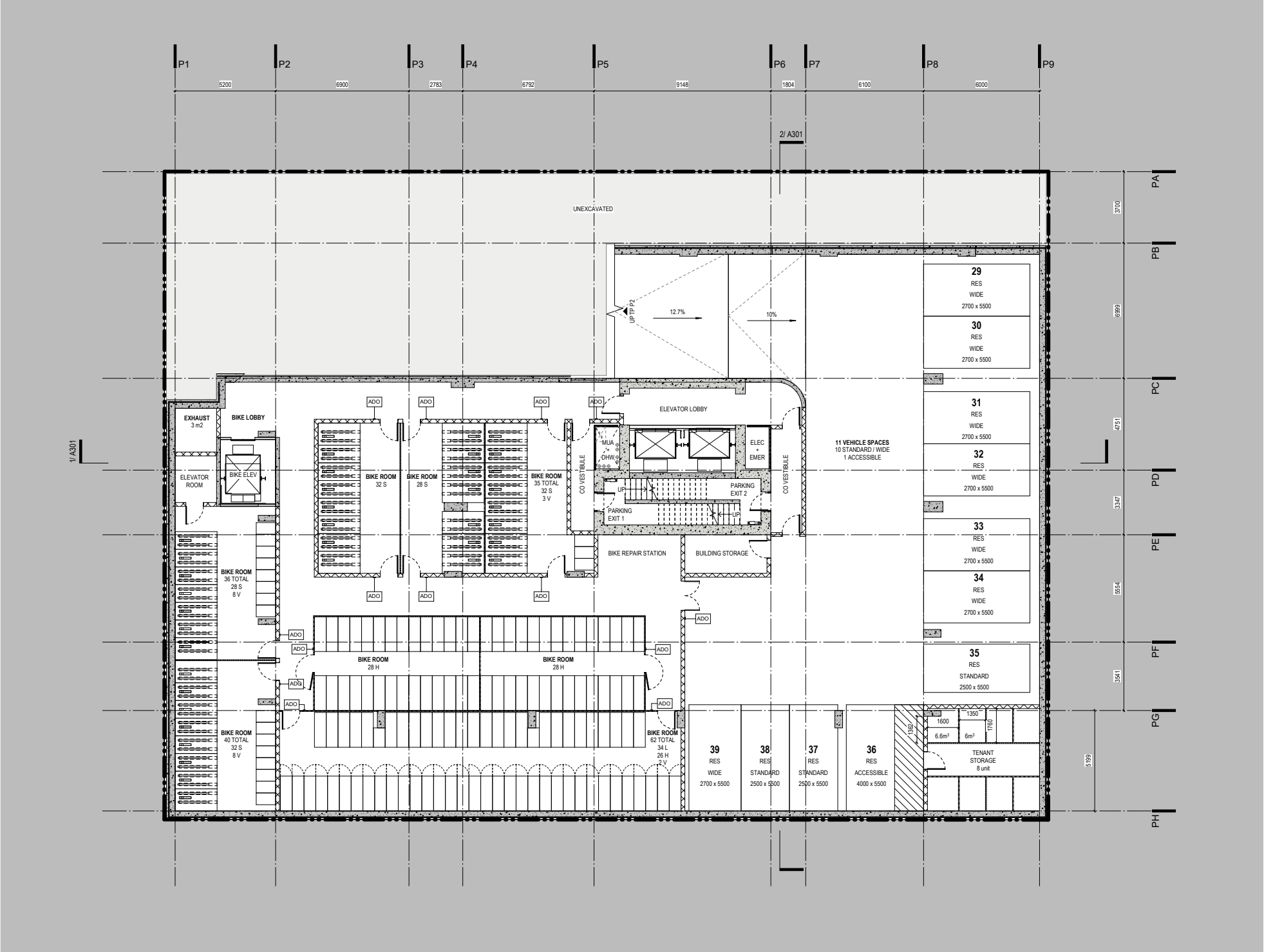
06 Drawings

Site Plan



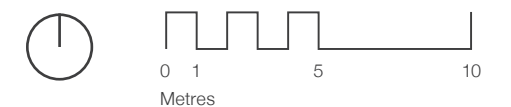
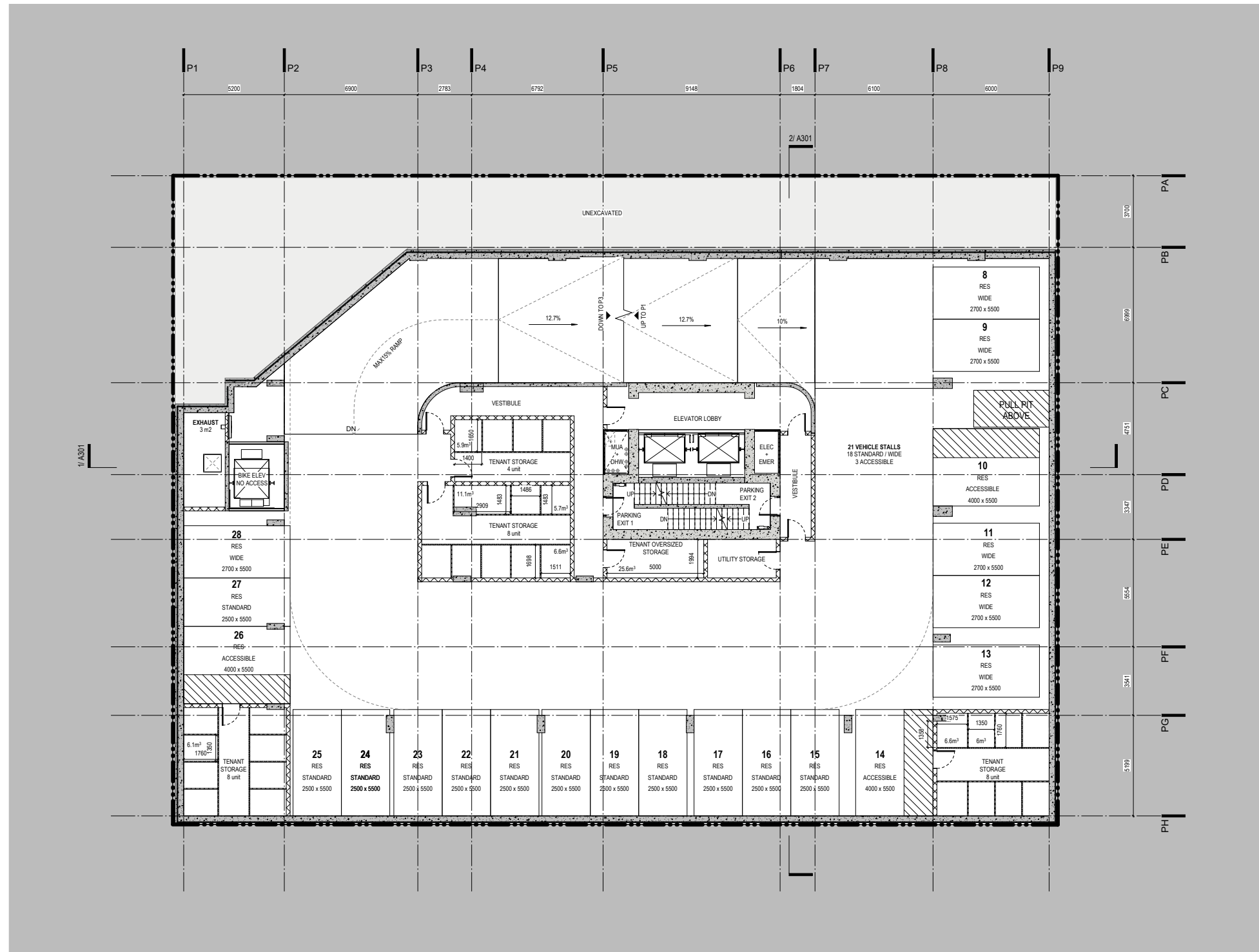
06 Drawings

Parking Plan - P3



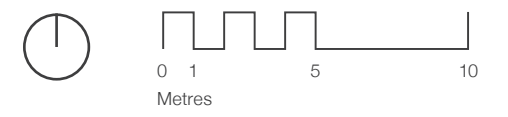
06 Drawings

Parking Plan - P2



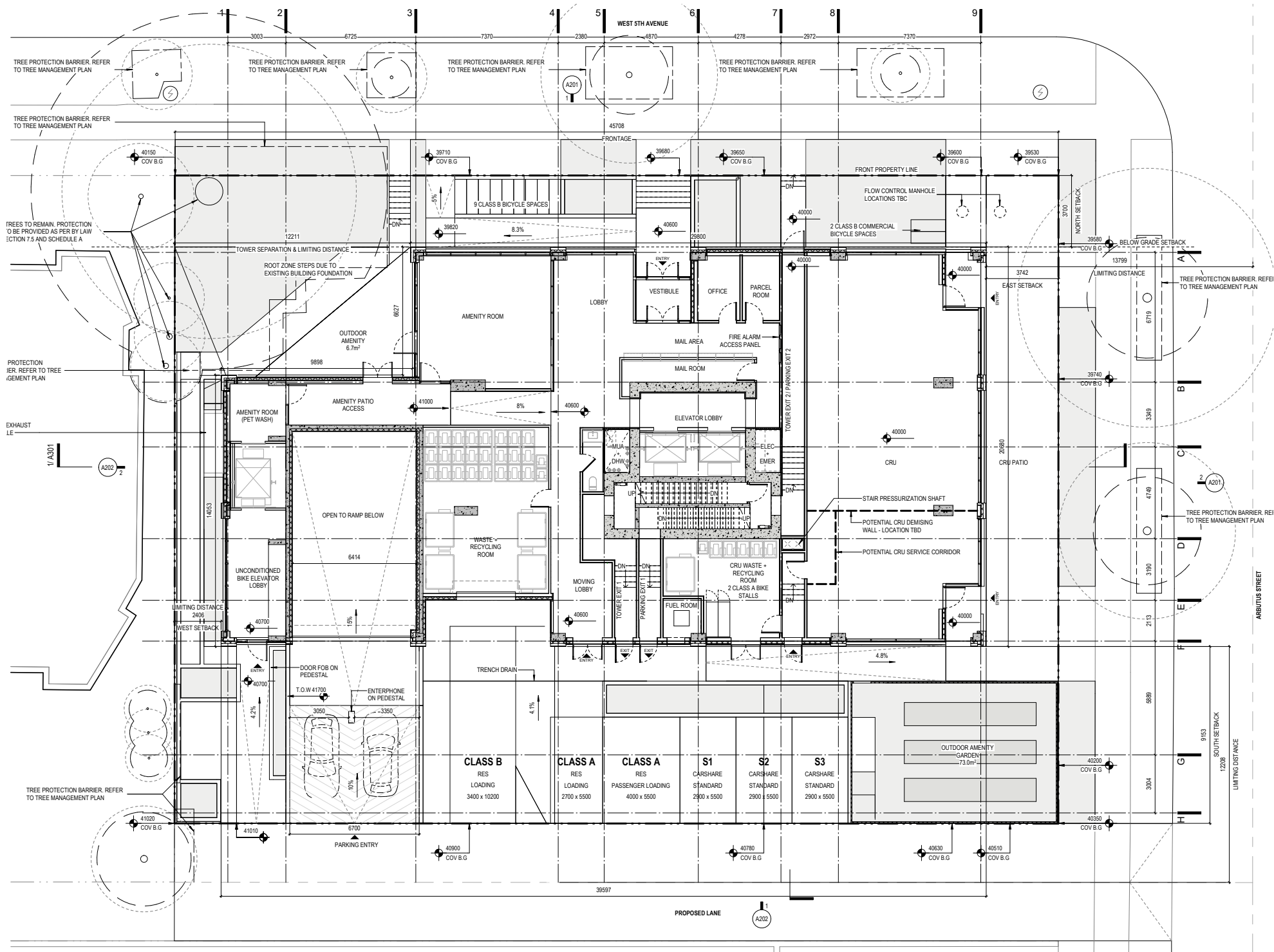
06

Parking Plan - P1



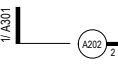
06 Drawings

Plan - Ground Floor



06

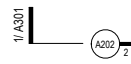
Plan - Levels 2 to 4



06

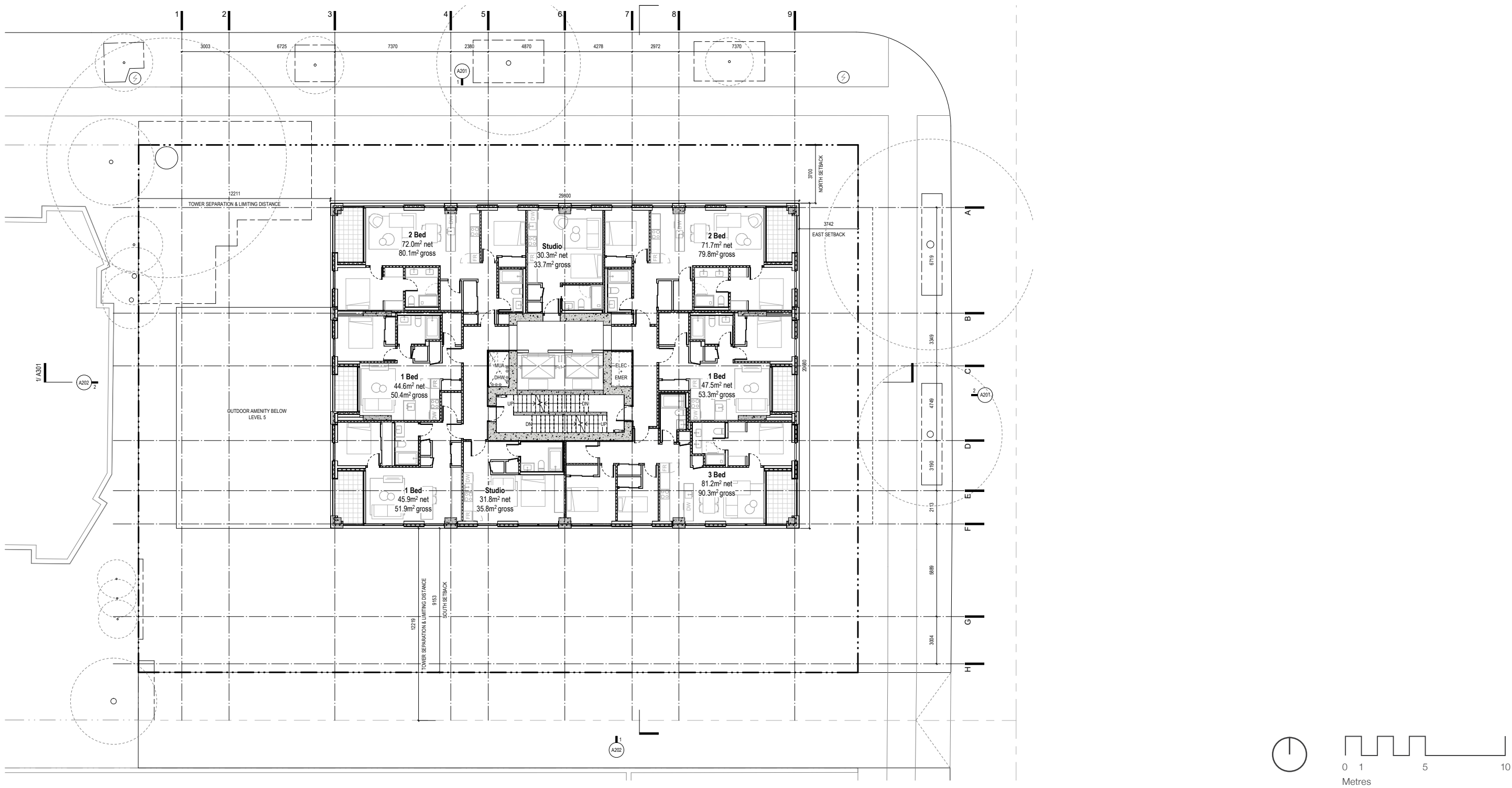
Drawings

Plan - Level 5



06 Drawings

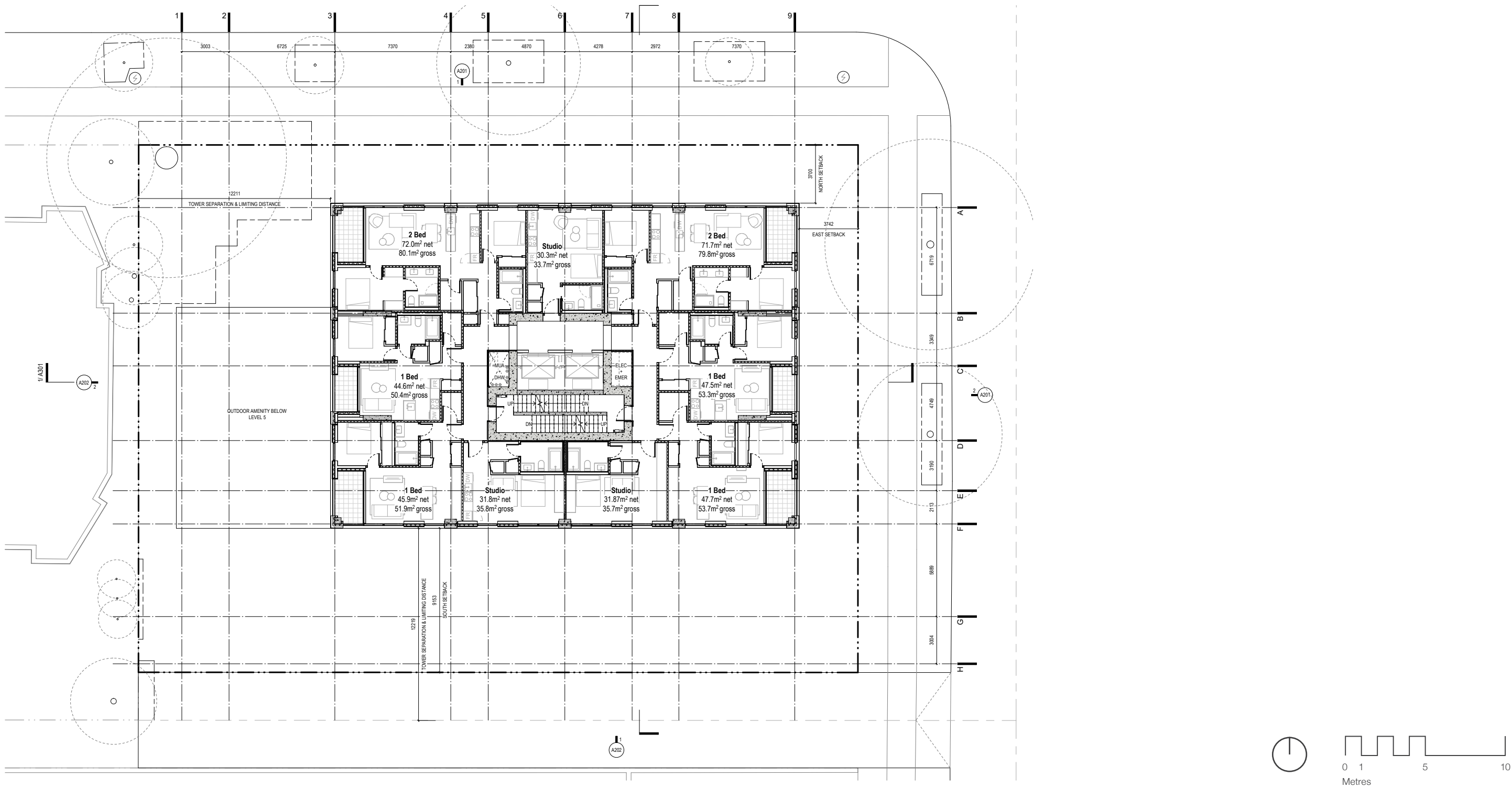
Plan - Level 6 to 11



06

Drawings

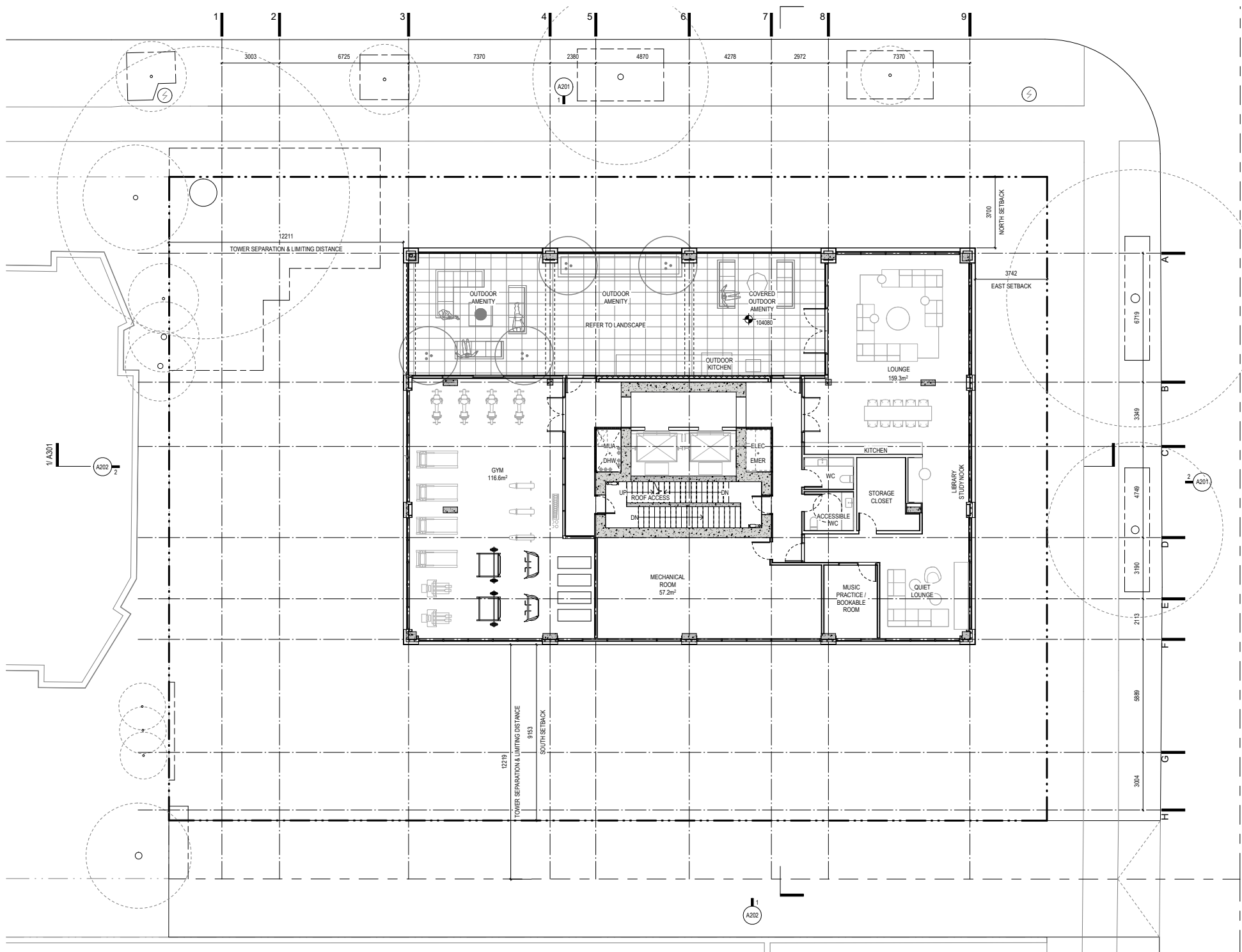
Plan - Level 12 to 20



06

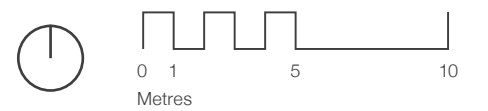
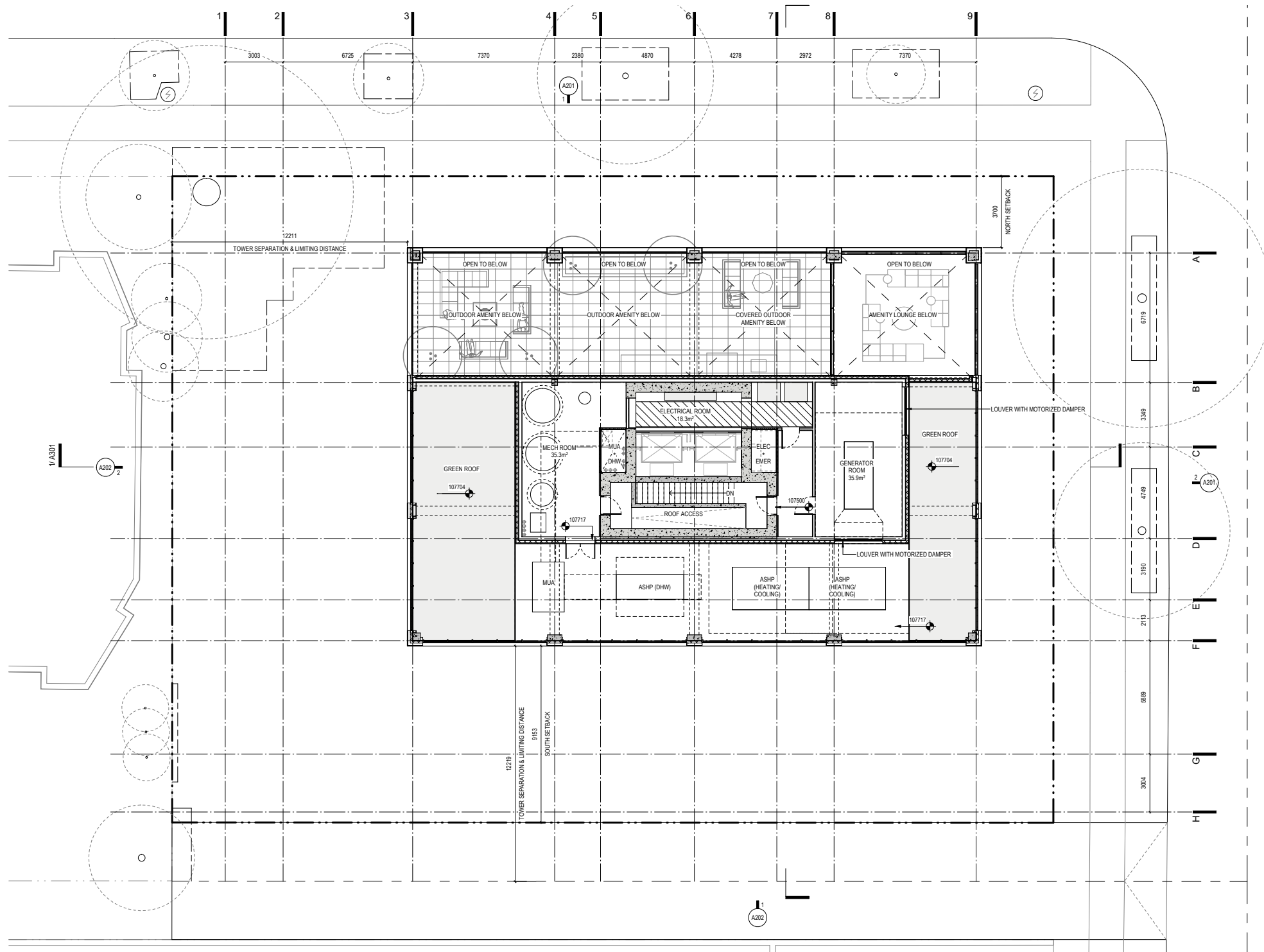
Drawings

Plan - Level 21



06 Drawings

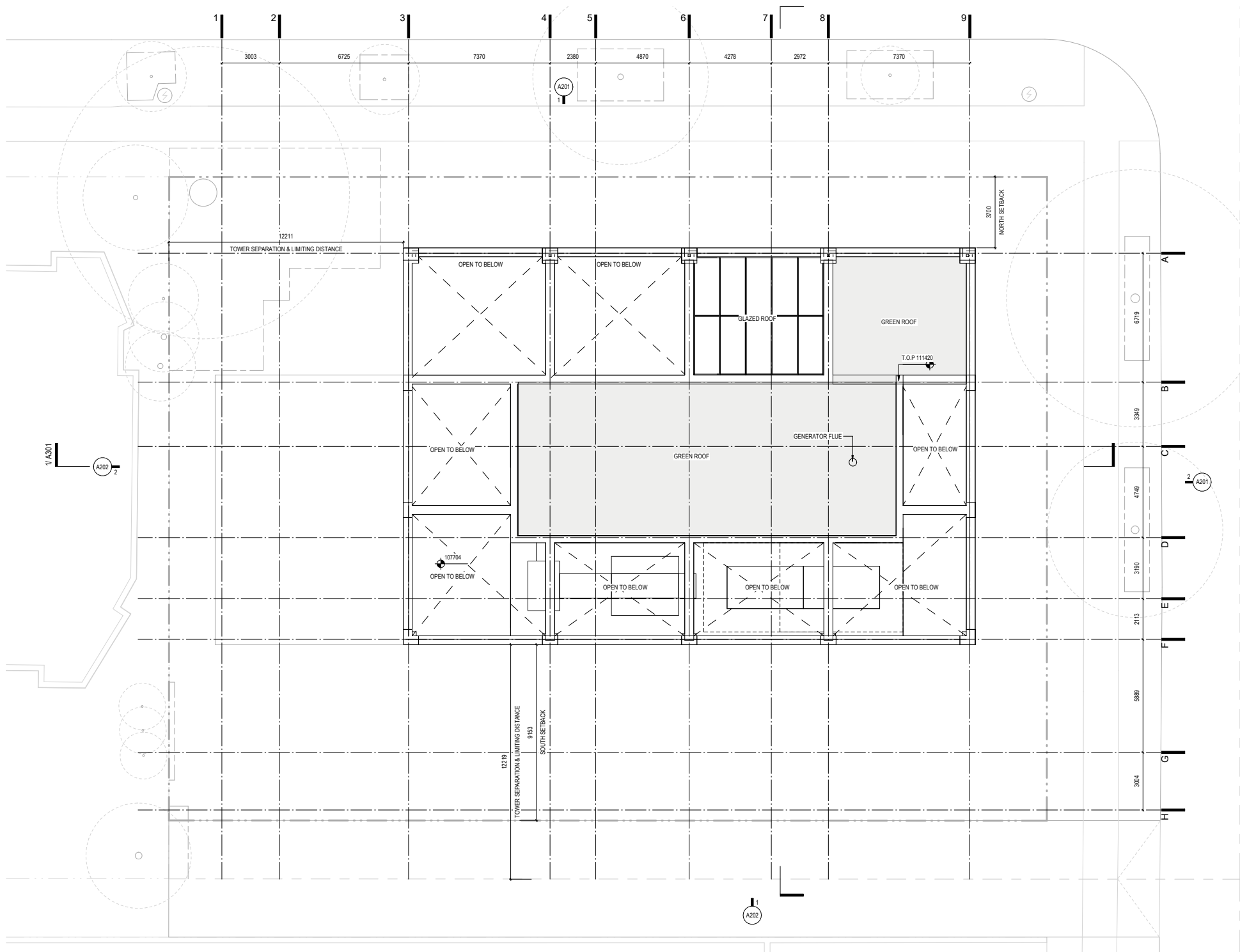
Plan - Mechanical



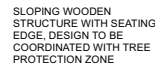
06

Drawings

Plan - Roof



06



PARKADE EXHAUST—
VENT GRILLE

EXISTING
BUILDING

DOOR FOB ON PEDESTAL—

ENTER PHONE ON PEDESTAL

PLANTING WITH EDIBLE FRUITS

SHADE TREE—

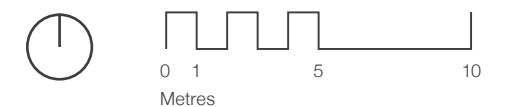
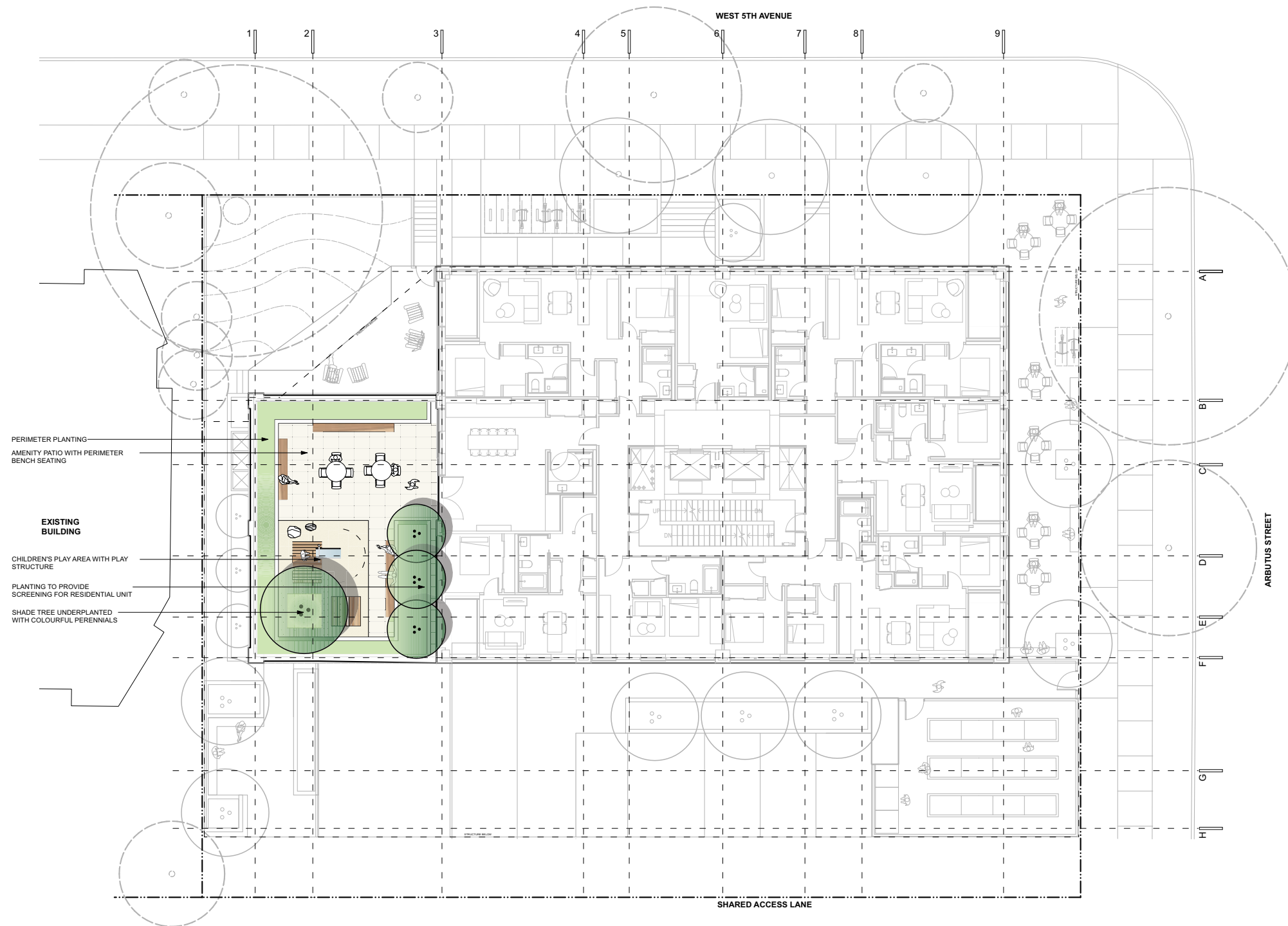
PLANTER WITH ORNAMENTAL

PERIMETER FENCING WITH GATE



06 Drawings

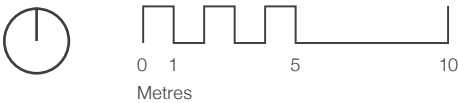
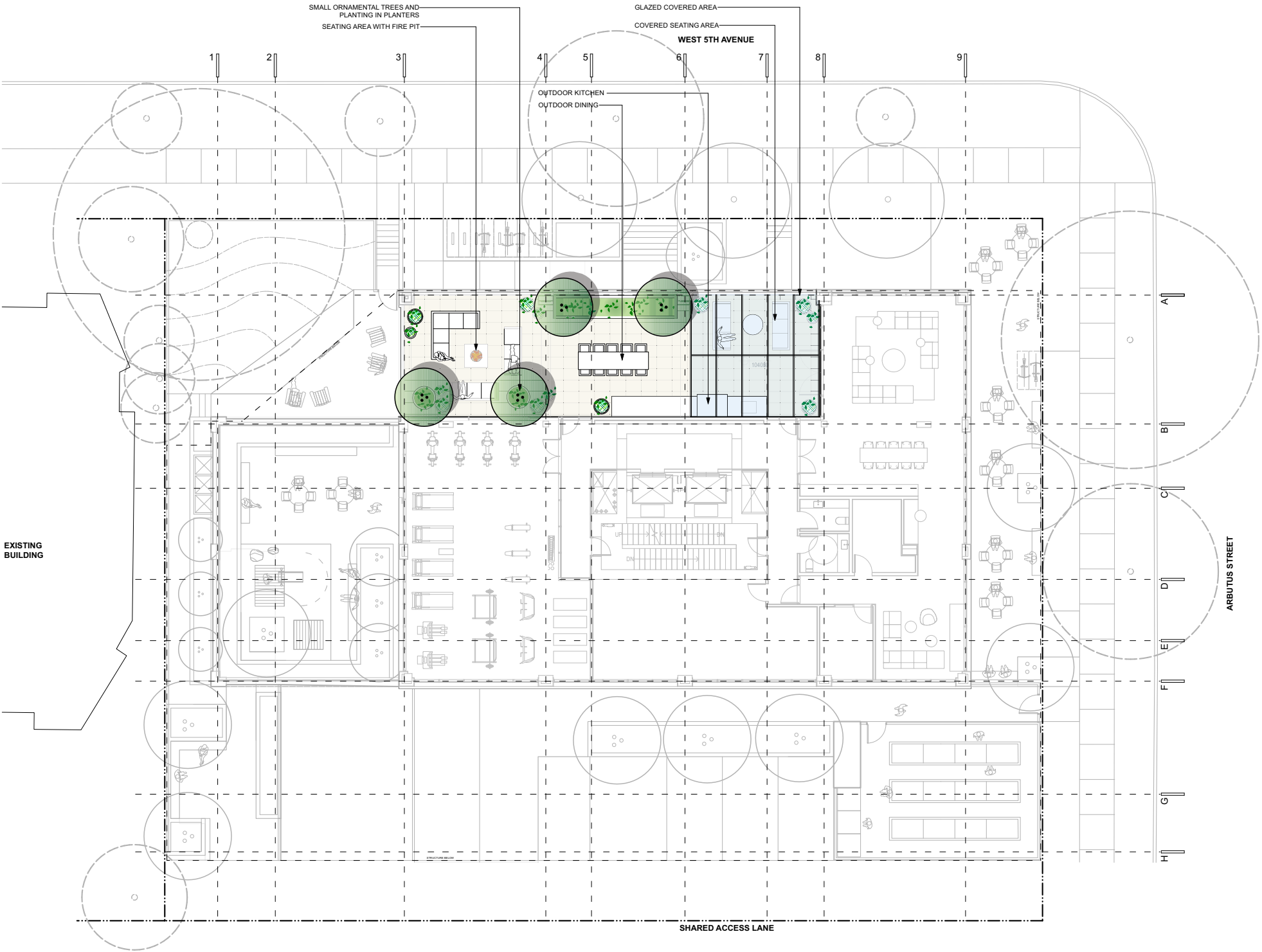
Landscape Plan - Level 5



06

Drawings

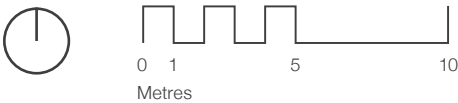
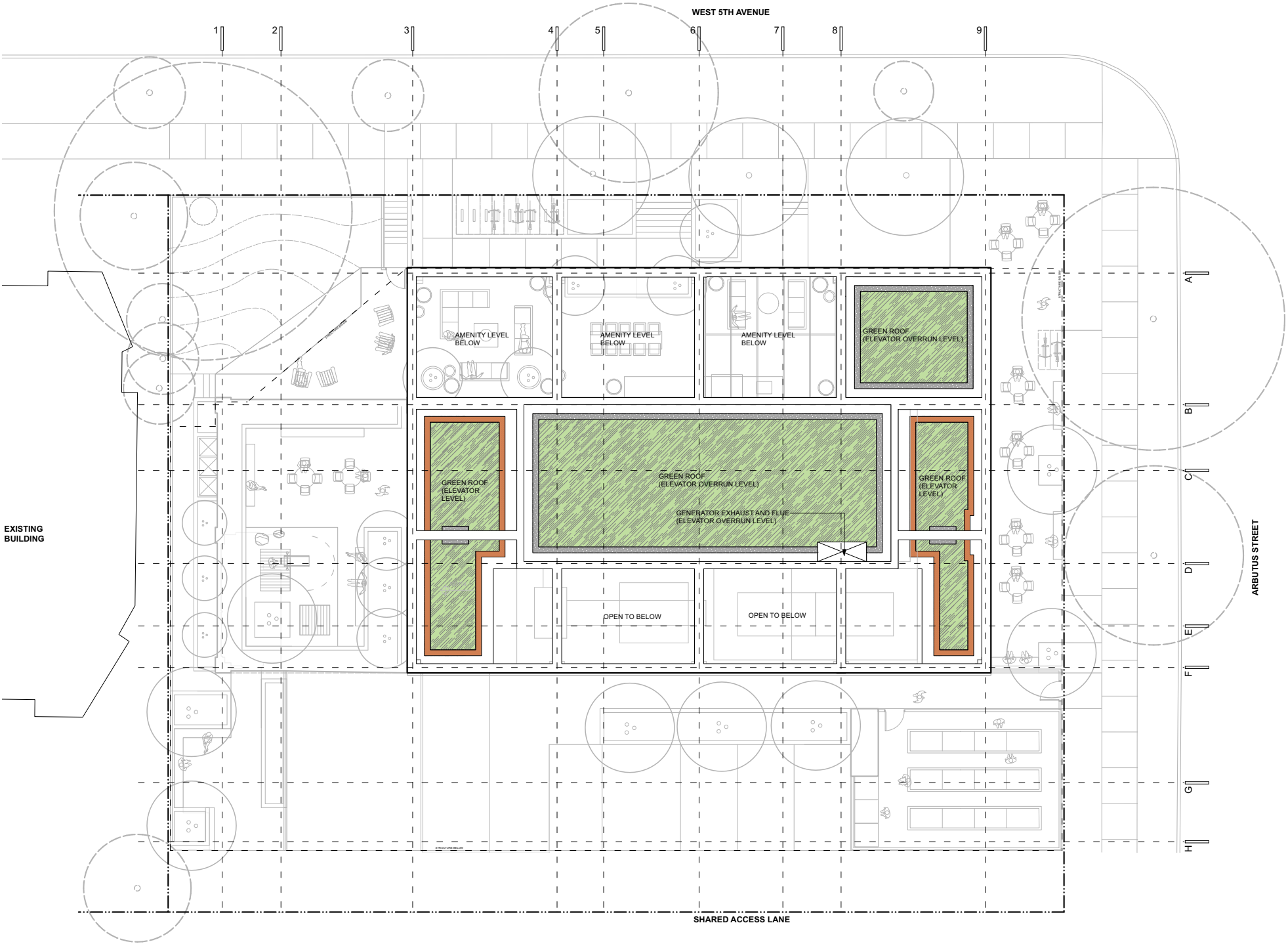
Landscape Plan - Level 21



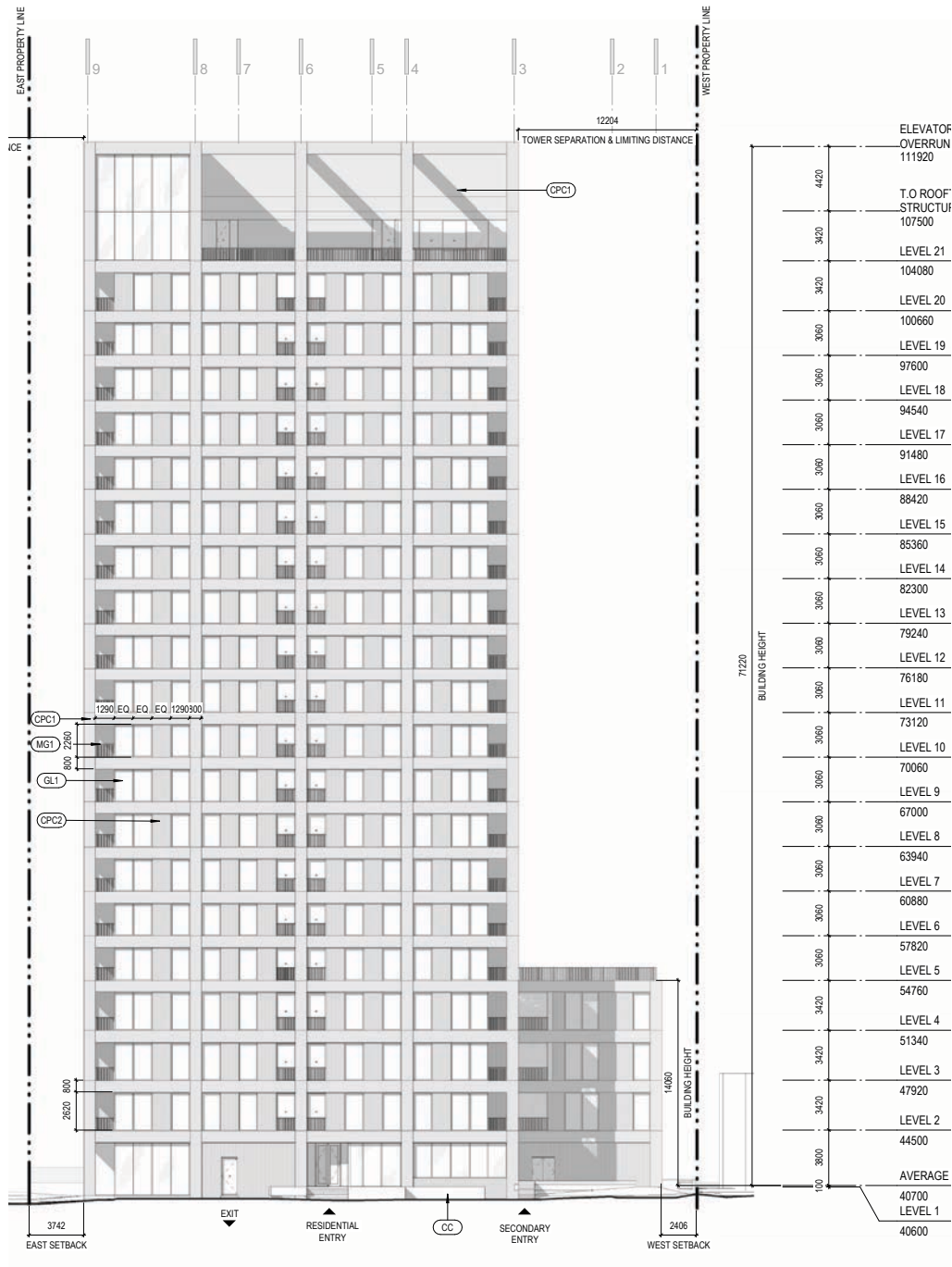
06

Drawings

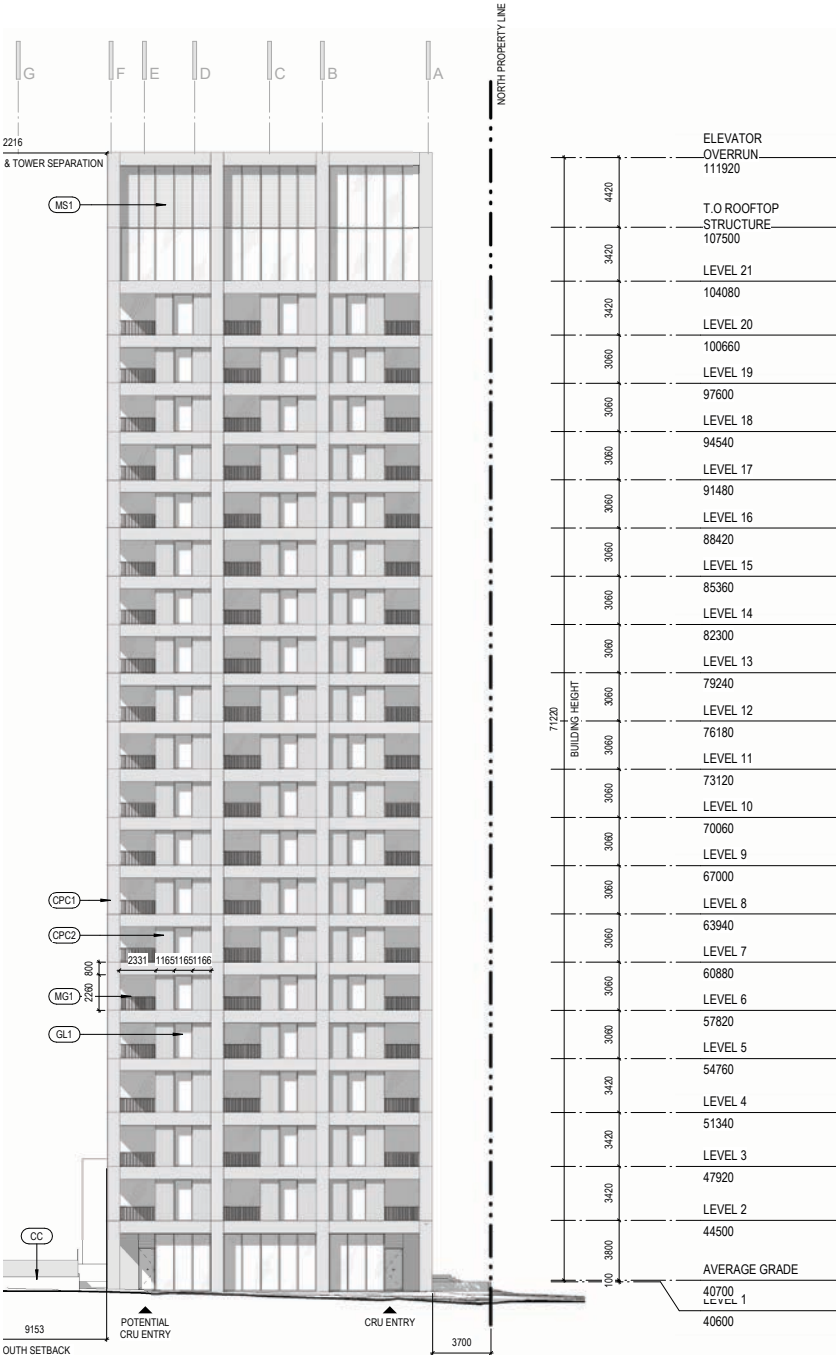
Landscape Plan - Elevator Overrun



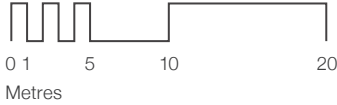
06 Drawings Elevations



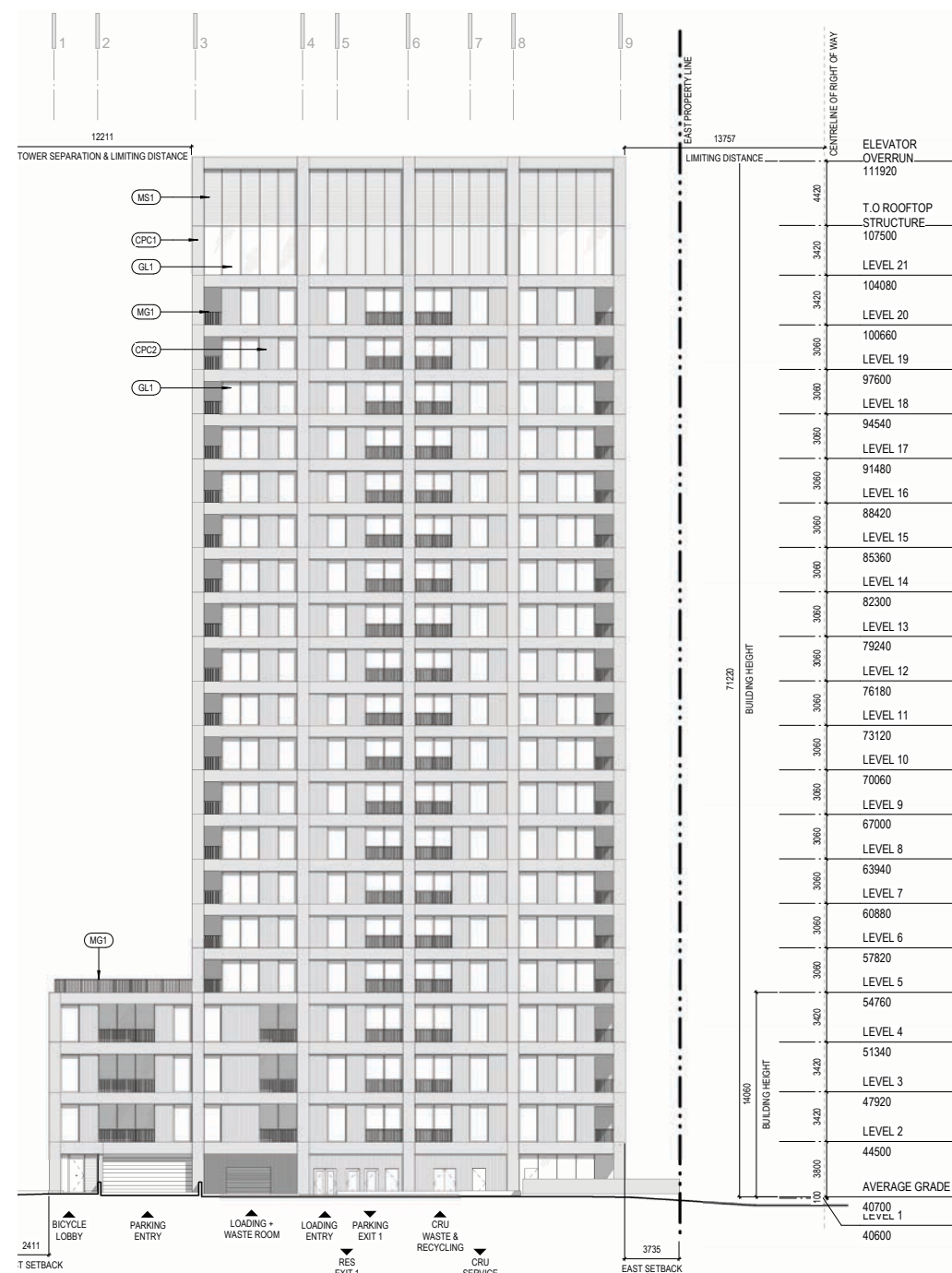
North Elevation



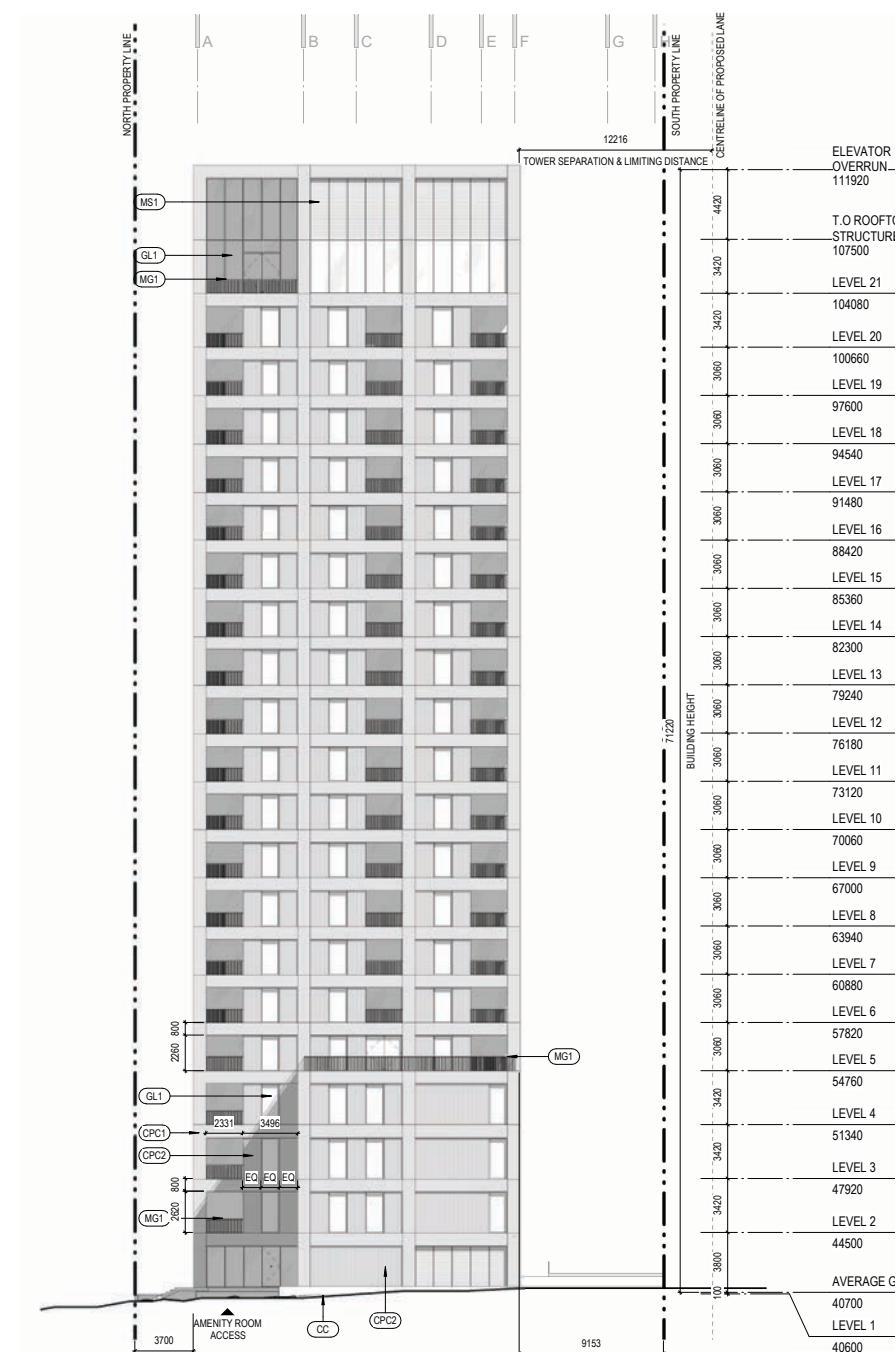
East Elevation



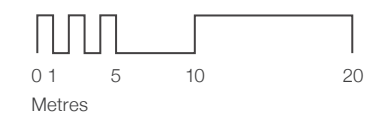
06 Drawings Elevations



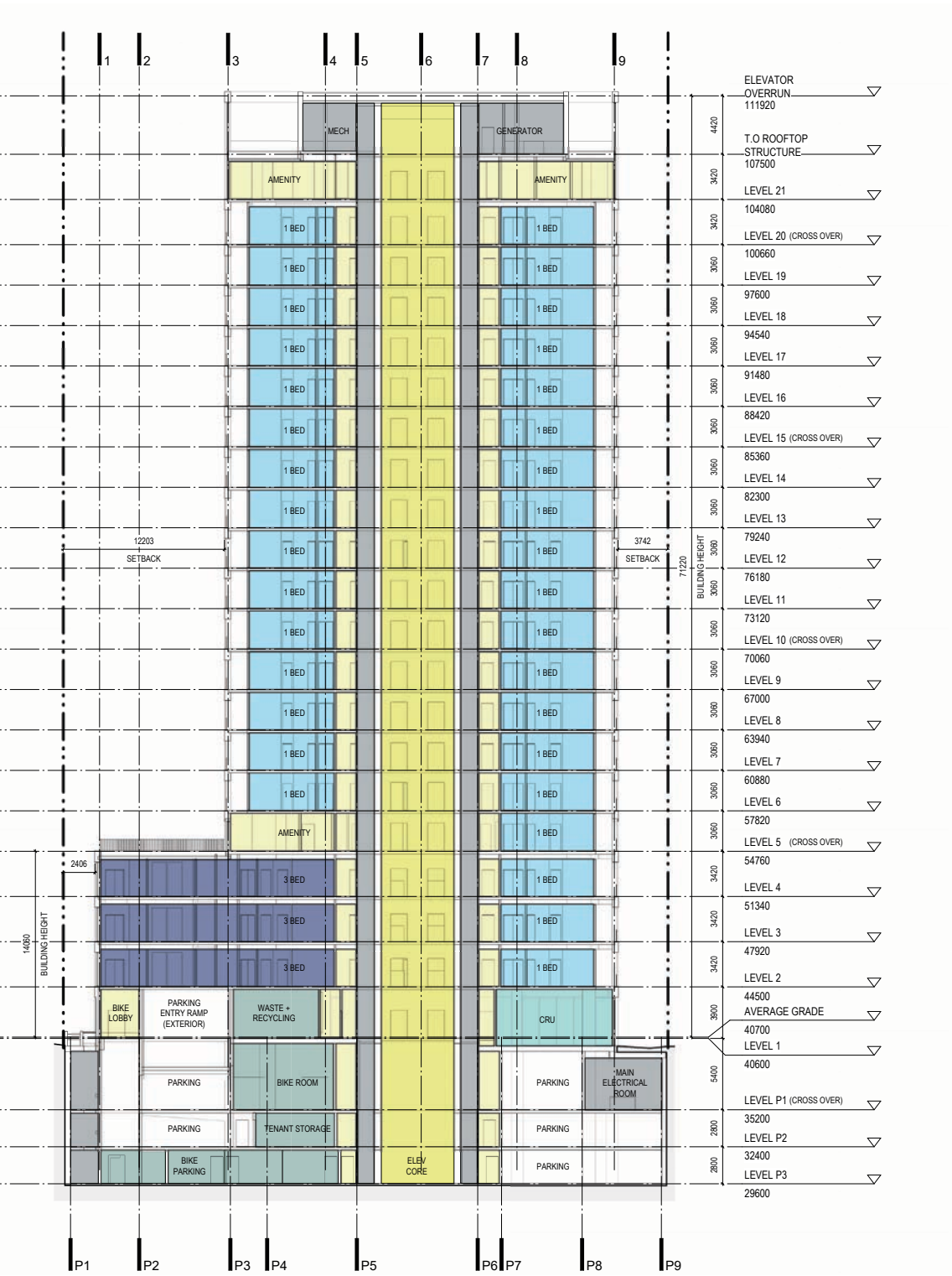
South Elevation



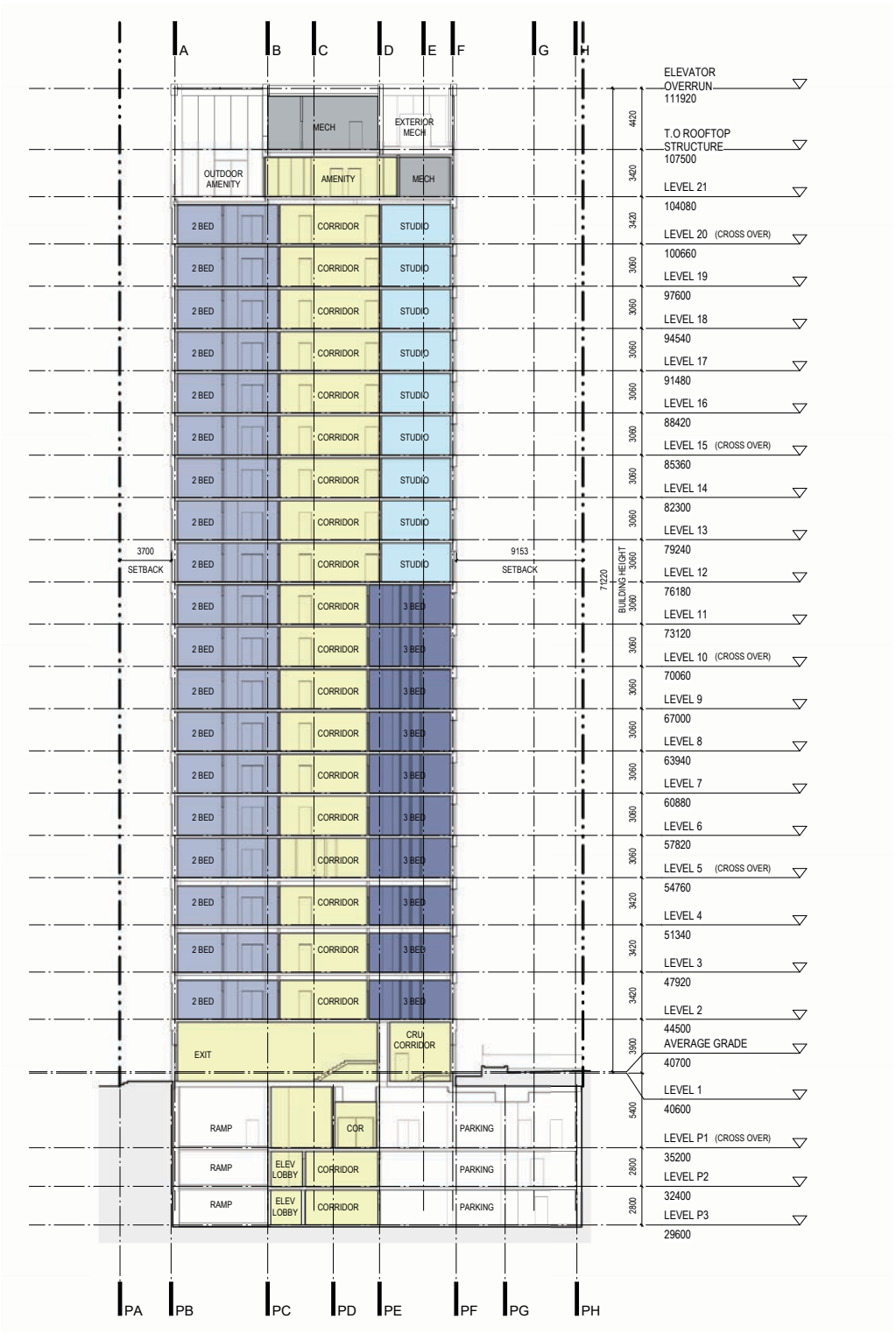
West Elevation



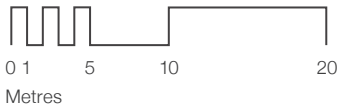
06 Drawings Sections



East-West Section



North-South Section



06 Drawings

Shadow Studies

Spring Equinox

- Existing Shadowing
- Introduced Shadowing



March/September 21, 10:00 am



March/September 21, 12:00 pm



March/September 21, 2:00 pm



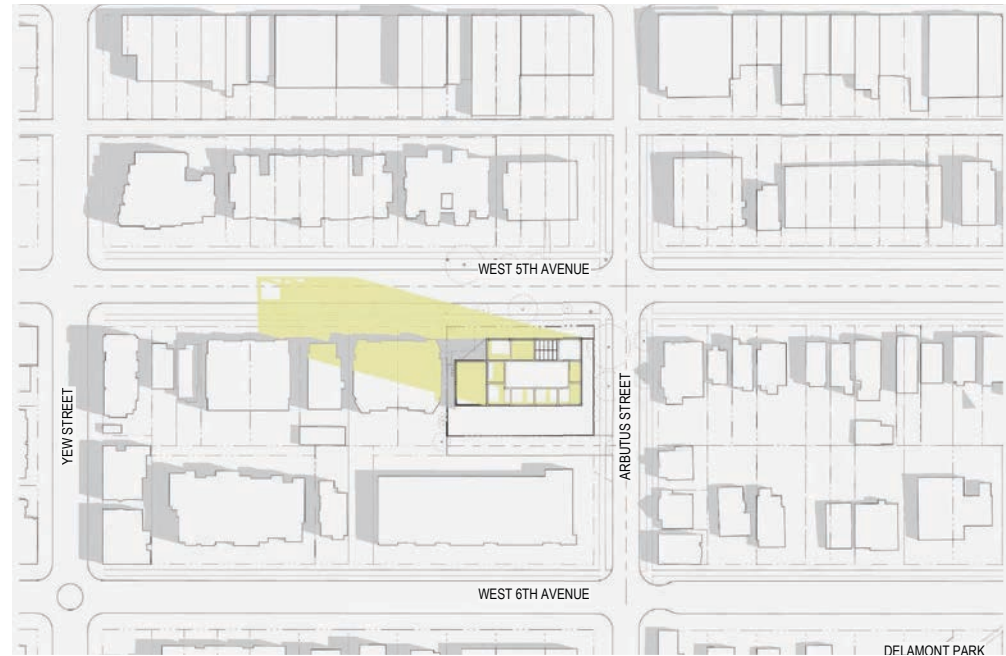
March/September 21, 4:00 pm

06 Drawings

Shadow Studies

Summer Solstice

- Existing Shadowing
- Introduced Shadowing



June 21, 10:00 am



June 21, 12:00 pm



June 21, 2:00 pm



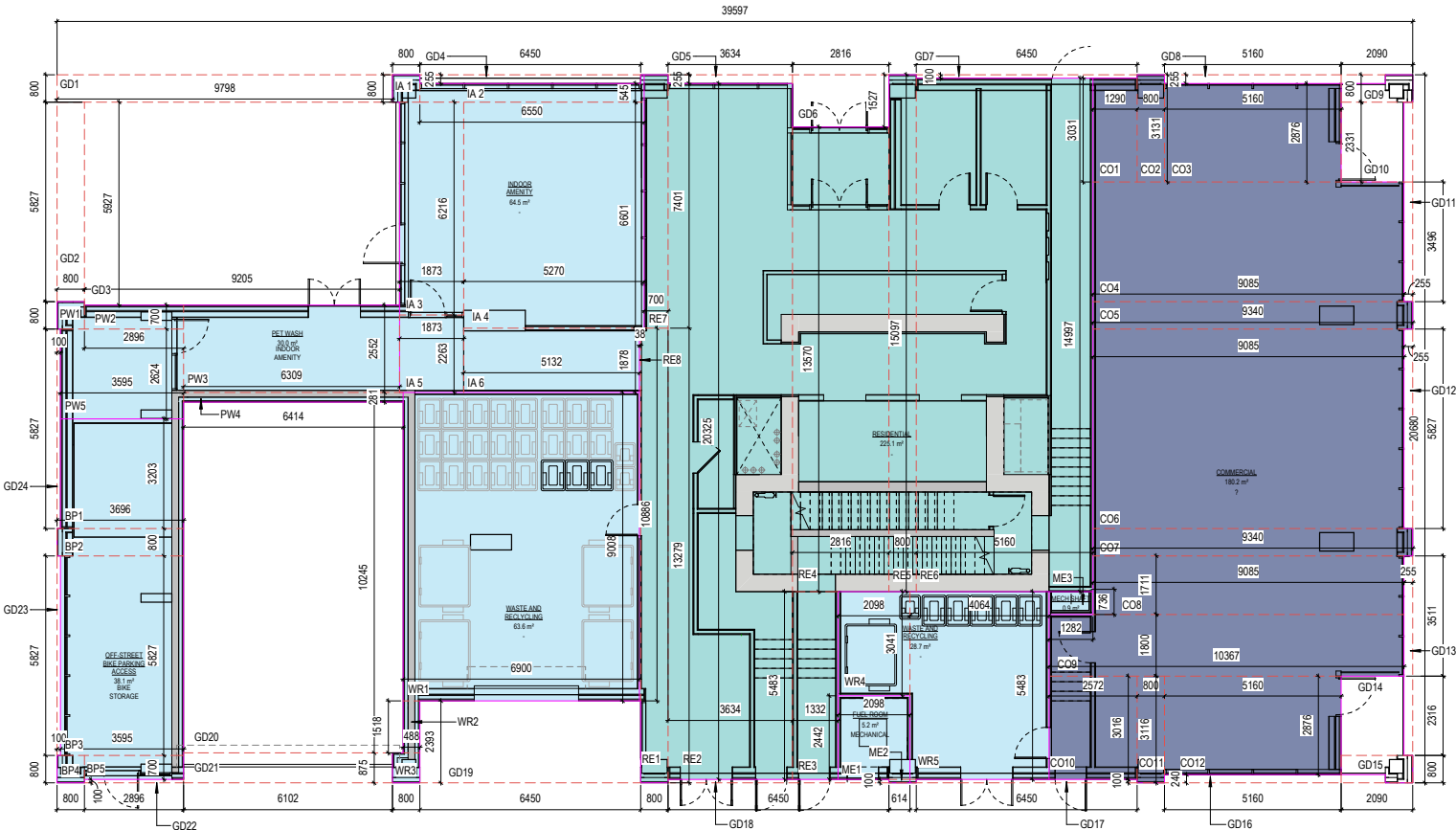
June 21, 4:00 pm

06 Drawings

FSR Overlays

Ground Level

- Residential
- Residential Balcony Extensions
- Commercial
- Residential In-Suite Storage Exclusions
- Residential By-Law Exclusions
- Residential Outdoor Amenity



FSR COMPLIANCE TABLE (PROPOSED LEVEL 1)

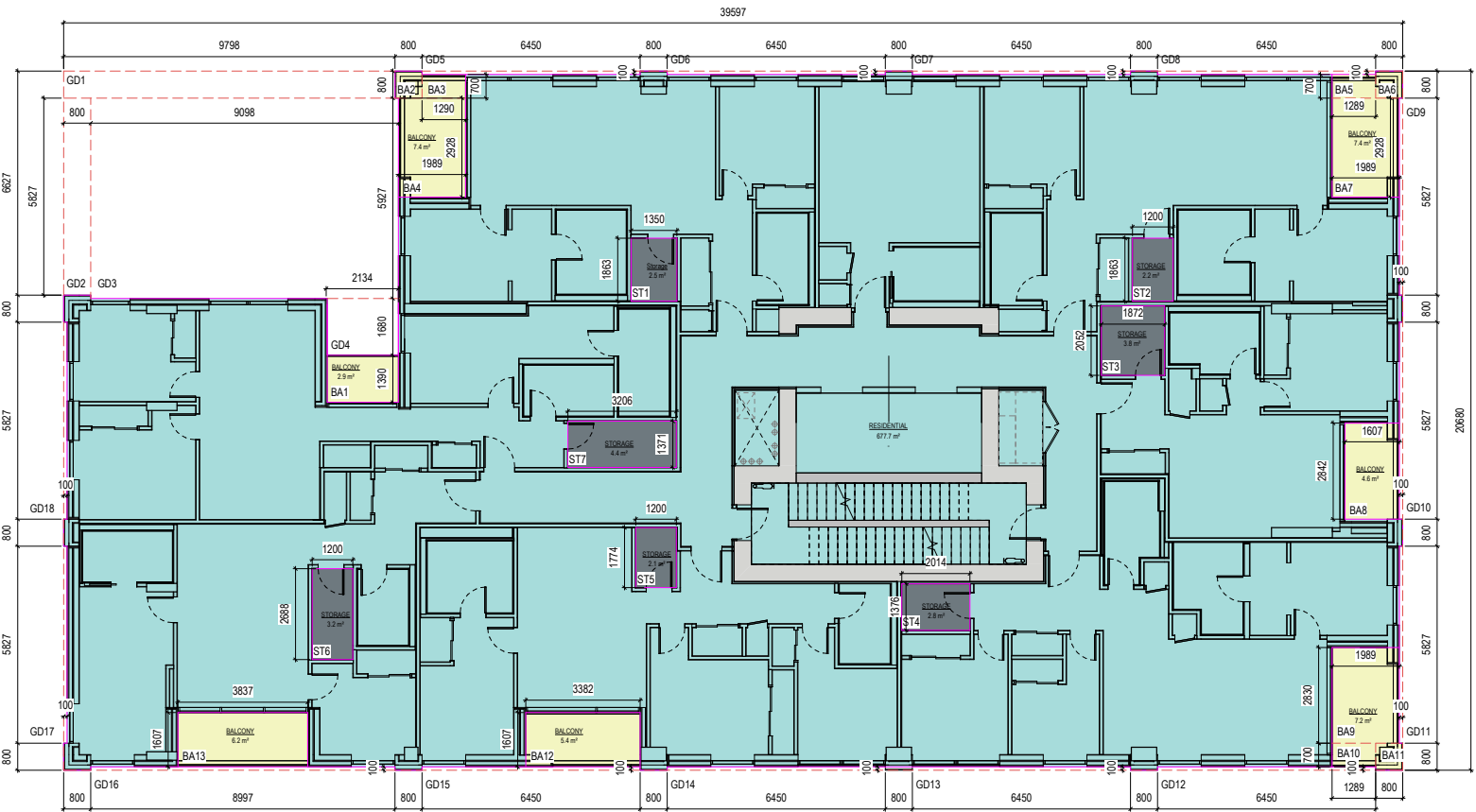
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	39.597		20.68		818.87
GEOMETRIC DEDUCTIONS					
GD1	9.798		0.8		7.84
GD2	0.8		5.827		4.66
GD3	9.205		5.927		54.56
GD4	6.45		0.255		1.64
GD5	3.634		0.255		0.93
GD6	2.816		1.527		4.30
GD7	6.45		0.1		0.65
GD8	5.16		0.255		1.32
GD9	2.09		0.8		1.67
GD10	2.09		2.331		4.87
GD11	0.255		3.496		0.89
GD12	0.255		5.827		1.49
GD13	0.255		3.511		0.90
GD14	2.09		2.316		4.84
GD15	2.09		0.8		1.67
GD16	5.16		0.255		1.32
GD17	6.45		0.1		0.65
GD18	6.45		0.1		0.65
GD19	6.45		2.393		15.43
GD20	6.414		10.245		65.71
GD21	6.1		0.875		5.34
GD22	2.896		0.1		0.29
GD23	0.1		5.827		0.58
GD24	0.1		5.827		0.58
TOTAL GEOMETRIC DEDUCTIONS					182.76
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					636.10

06 Drawings

FSR Overlays

Level 2-4

- Residential
- Residential Balcony Extensions
- Commercial
- Residential In-Suite Storage Exclusions
- Residential By-Law Exclusions
- Residential Outdoor Amenity



FSR COMPLIANCE TABLE (PROPOSED LEVEL 2 - 4)

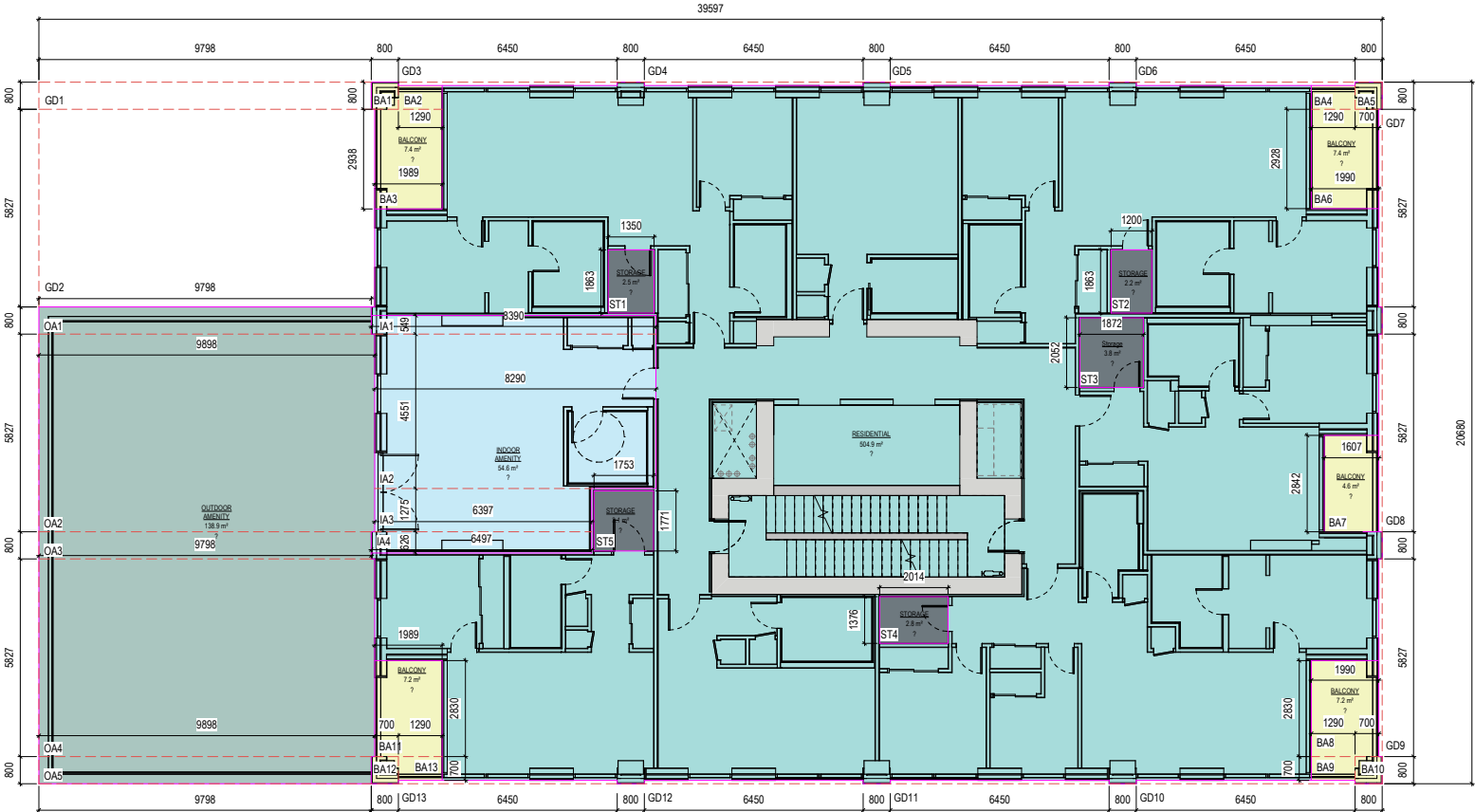
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	39.597		20.68		818.87
GEOMETRIC DEDUCTIONS					
GD1	9.798		0.8		7.84
GD2	0.8		5.83		4.66
GD3	9.098		5.93		53.92
GD4	2.134		1.68		3.59
GD5	6.45		0.1		0.65
GD6	6.45		0.1		0.65
GD7	6.45		0.1		0.65
GD8	6.45		0.1		0.65
GD9	5.827		0.1		0.58
GD10	5.827		0.1		0.58
GD11	5.827		0.1		0.58
GD12	6.45		0.1		0.65
GD13	6.45		0.1		0.65
GD14	6.45		0.1		0.65
GD15	6.45		0.1		0.65
GD16	8.997		0.1		0.90
GD17	0.1		5.83		0.58
GD18	0.1		5.83		0.58
TOTAL GEOMETRIC DEDUCTIONS					79.0
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					739.9

06 Drawings

FSR Overlays

Level 5

- Residential
- Residential Balcony Extensions
- Commercial
- Residential In-Suite Storage Exclusions
- Residential By-Law Exclusions
- Residential Outdoor Amenity



FSR COMPLIANCE TABLE (PROPOSED LEVEL 5)

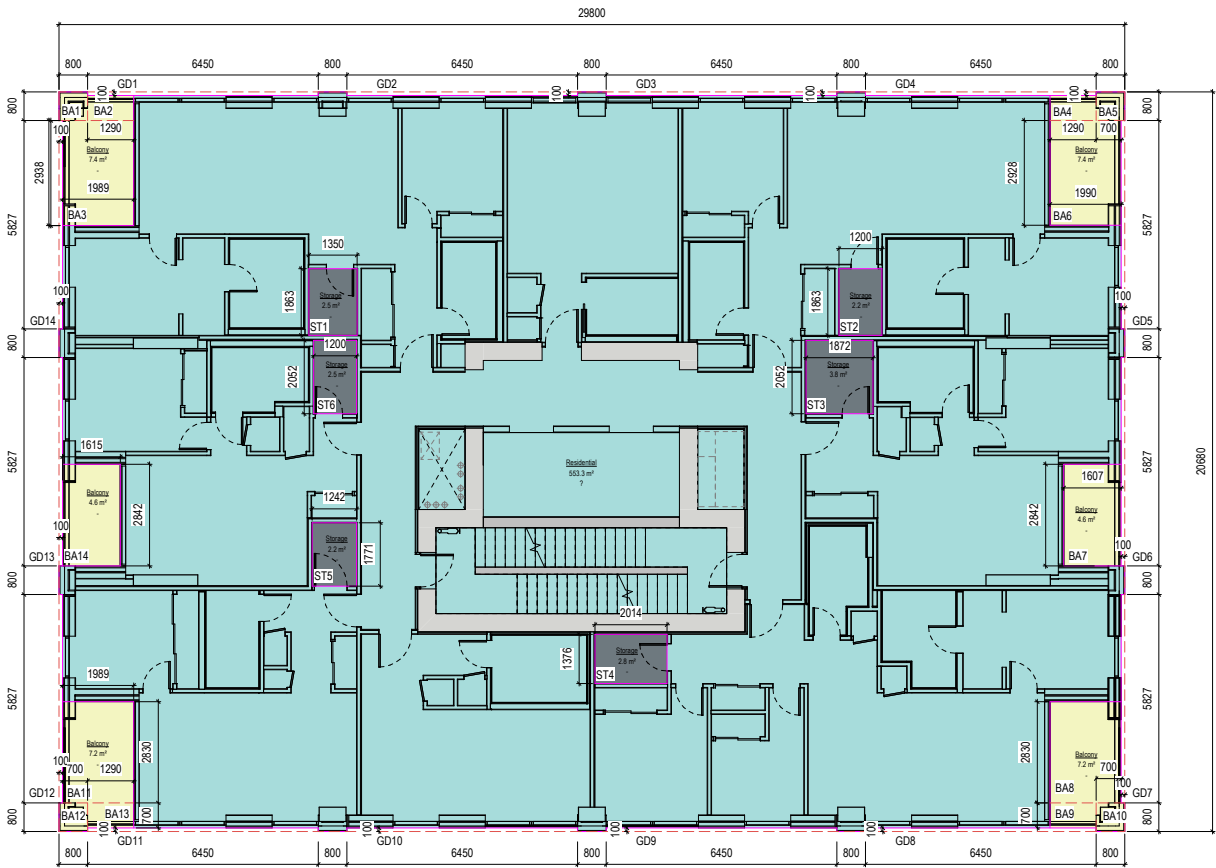
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sqm
SUBTOTAL	39.597		20.68		818.87
GEOMETRIC DEDUCTIONS					
GD1	9.80		0.8		7.84
GD2	9.90		5.83		57.68
GD3	6.45		0.1		0.65
GD4	6.45		0.1		0.65
GD5	6.45		0.1		0.65
GD6	6.45		0.1		0.65
GD7	5.83		0.1		0.58
GD8	5.83		0.1		0.58
GD9	5.83		0.1		0.58
GD10	6.45		0.1		0.65
GD11	6.45		0.1		0.65
GD12	6.45		0.1		0.65
GD13	6.45		0.1		0.65
TOTAL GEOMETRIC DEDUCTIONS					72.4
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					746.4
BYLAW EXCLUSIONS	LENGTH	X	WIDTH	=	AREA
BALCONIES					
BA1	0.8		0.8		0.64
BA2	1.29		0.7		0.90
BA3	1.989		2.938		5.84
BA4	1.29		0.7		0.90
BA5	0.8		0.8		0.64
BA6	1.99		2.928		5.83
BA7	1.607		2.842		4.57
BA8	1.99		2.83		5.63

06 Drawings

FSR Overlays

Level 6- 11

- Residential
- Residential Balcony Extensions
- Commercial
- Residential In-Suite Storage Exclusions
- Residential By-Law Exclusions
- Residential Outdoor Amenity



FSR COMPLIANCE TABLE (PROPOSED LEVEL 6-11)

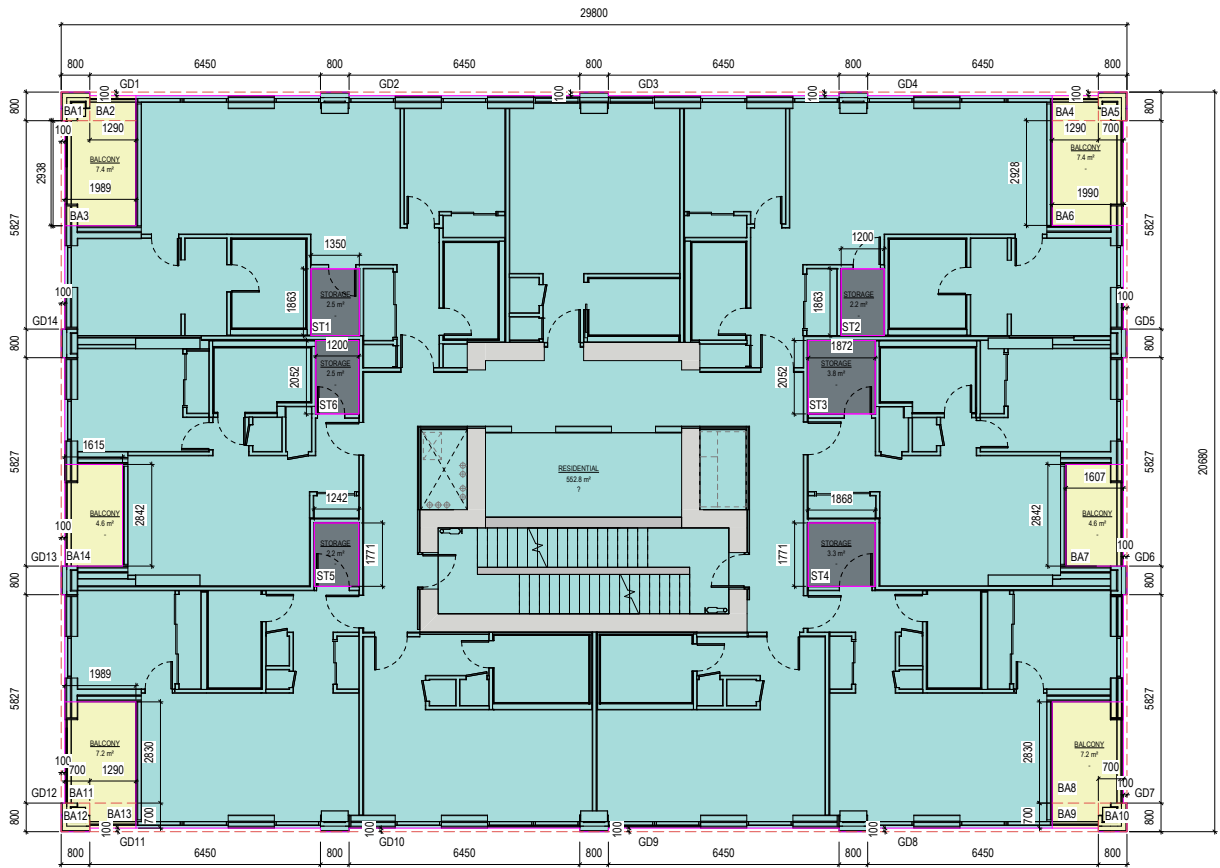
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	29.8		20.68		616.26
GEOMETRIC DEDUCTIONS					
GD1	6.45		0.1		0.65
GD2	6.45		0.1		0.65
GD3	6.45		0.1		0.65
GD4	6.45		0.1		0.65
GD5	0.1		5.827		0.58
GD6	0.1		5.827		0.58
GD7	0.1		5.827		0.58
GD8	6.45		0.1		0.65
GD9	6.45		0.1		0.65
GD10	6.45		0.1		0.65
GD11	6.45		0.1		0.65
GD12	0.1		5.827		0.58
GD13	0.1		5.827		0.58
GD14	0.1		5.827		0.58
TOTAL GEOMETRIC DEDUCTIONS					8.7
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					607.6

06 Drawings

FSR Overlays

Level 12 - 20

- Residential
- Residential Balcony Extensions
- Commercial
- Residential In-Suite Storage Exclusions
- Residential By-Law Exclusions
- Residential Outdoor Amenity



FSR COMPLIANCE TABLE (PROPOSED LEVEL 12 - 20)

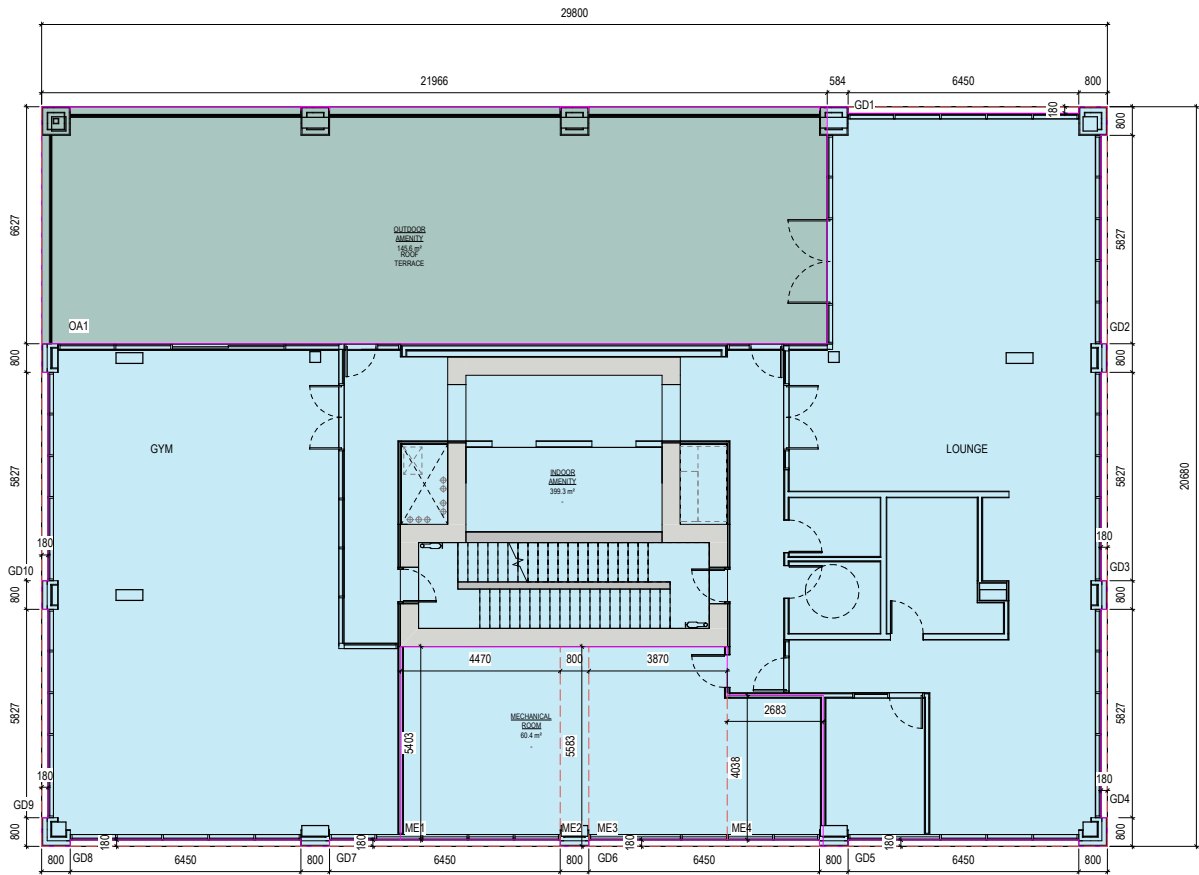
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	29.8		20.68		616.26
GEOMETRIC DEDUCTIONS					
GD1	6.45		0.1		0.65
GD2	6.45		0.1		0.65
GD3	6.45		0.1		0.65
GD4	6.45		0.1		0.65
GD5	0.1		5.827		0.58
GD6	0.1		5.827		0.58
GD7	0.1		5.827		0.58
GD8	6.45		0.1		0.65
GD9	6.45		0.1		0.65
GD10	6.45		0.1		0.65
GD11	6.45		0.1		0.65
GD12	0.1		5.827		0.58
GD13	0.1		5.827		0.58
GD14	0.1		5.827		0.58
TOTAL GEOMETRIC DEDUCTIONS					8.7
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					607.6

06 Drawings

FSR Overlays

Level 21

- Residential
-
- Residential Balcony Extensions

CommercialResidential By-Law Exclusions

FSR COMPLIANCE TABLE (PROPOSED LEVEL 21)

GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	29.8		20.68		616.26
GEOMETRIC DEDUCTIONS					
GD1	6.45		0.18		1.16
GD2	0.18		5.827		1.05
GD3	0.18		5.827		1.05
GD4	0.18		5.827		1.05
GD5	6.45		0.18		1.16
GD6	6.45		0.18		1.16
GD7	6.45		0.18		1.16
GD8	6.45		0.18		1.16
GD9	0.18		5.827		1.05
GD10	0.18		5.827		1.05

TOTAL GEOMETRIC DEDUCTIONS 11.0

GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS) 605.2

BYLAW EXCLUSIONS	LENGTH	X	WIDTH	=	AREA
OUTDOOR AMENITY					
OA1	21.966		6.627		145.57
TOTAL OUTDOOR AMENITY EXCLUSIONS					
BUILDING MECHANICAL					
ME1	4.47		5.403		24.15
ME2	0.8		5.583		4.47
ME3	3.87		5.403		20.91
ME4	2.683		4.038		10.83

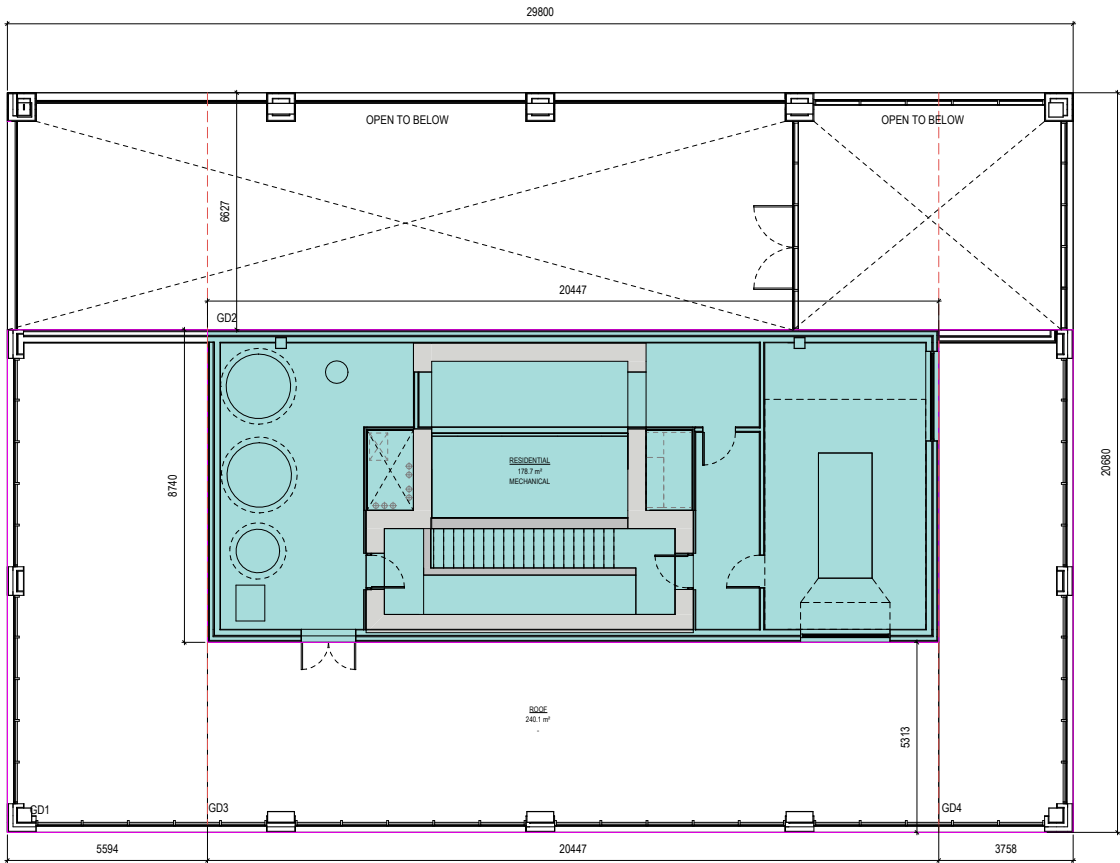
TOTAL MECHANICAL EXCLUSIONS 60.4

06 Drawings

FSR Overlays

Mech Enclosure

- Residential
-
- Residential Balcony Extensions

CommercialResidential By-Law Exclusions

FSR COMPLIANCE TABLE (MECH ENCLOSURE)					
GROSS SUBJECT AREA	LENGTH	X	WIDTH	=	AREA
	m		m		sm
SUBTOTAL	29.8		20.68		616.26
GEOMETRIC DEDUCTIONS					
GD1	5.594		20.68		115.68
GD2	20.447		6.627		135.50
GD3	20.447		5.313		108.63
GD4	3.758		20.68		77.72
TOTAL GEOMETRIC DEDUCTIONS					437.5
GROSS SUBJECT AREA = (SUBTOTAL - TOTAL GEOMETRIC DEDUCTIONS)					178.7
TOTAL BYLAW EXCLUSIONS					0.0
RESIDENTIAL FLOOR AREA (GROSS SUBJECT AREA - TOTAL BYLAW EXCLUSIONS)					178.7

06 Drawings Perspectives



Street View from NW



Aerial View from NE

06 Drawings Perspectives



Street View from NE