



REGISTERED ARCHITECT
JOHN GWYN VOSE
BRITISH COLUMBIA
2025.12.03

place

RESTAURANT

CLIENT:

ARCHITECT:

Rezoning Application Booklet

2120-2150 West 10th Avenue



2025.12.02

Vancouver, B.C.

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1 Policy & Context



1.01 Executive Summary

Bastion Development Corporation is delighted to present a formal Rezoning application to the City of Vancouver for the southwest corner of 10th Avenue and Arbutus Street. Our proposed redevelopment of 2120 West 10th Ave envisions a landmark mixed-use project that will enrich the neighbourhood with vibrant commercial frontage and meet the needs of this growing community. With careful consideration of both present and future needs, our proposal aligns with Vancouver’s vision for a “second downtown” and aims to provide valuable benefits and services to both existing and new Kitsilano residents.

Project Overview

Situated just 150 meters from the Broadway and Arbutus Skytrain station, this site at 2120 West 10th Ave offers a special opportunity to craft a culturally rich mixed-use project within a beloved neighbourhood. With its proximity to green parks and urban life, the addition of a tower would seamlessly integrate into the existing neighbourhood, enhancing its charm and appeal as a central hub in Kitsilano.

In line with the guidance of staff and the Vancouver Plan, this proposal prioritizes housing supply while embodying the essence of a model mixed-use community. By offering family-sized residences and intimate retail spaces along Arbutus Street, the development seeks to meet the diverse needs of the community both now and in the future.

Not only does this proposal align with Council-approved direction, but it also contributes positively to the city’s housing, economic, environmental, and community objectives. With its thoughtful architectural design and holistic planning approach, it sets a shining example for redevelopment within the Arbutus Walk neighbourhood.



Executive Summary - Continued

The proposal enhances the community's lifestyle with continuous retail frontage along Arbutus Street and corner of the site, as well as at-grade residential frontage along 10th Avenue.

The land use strategy, public benefits offering, and urban design are responsive to site-specific factors, city priorities, and the unique opportunity at this strategic location. The capacity of this site to accommodate growth allows for meaningful housing supply and high street commercial in the heart of the neighbourhood.

Effective low emissions measures

Activation along Park side of Site as entry of residential



Human-scaled podium

Continuous retail-activated frontage on Arbutus Ave

At Grade Townhouse frontage along 10th Ave

Restaurant patio

- High street community contribution
- Residential adjacent to park
- Population growth
- Local-serving retail & service uses
- Broadway Plan & Vancouver Plan visions
- City staff comments & direction
- Climate adaptation & resilience
- Climate targets & action plan

Land Use Strategy Summary

	Residential		Retail	Total	
Proportion	Market 79.57%	Below Market + 20.43%	97.1 %	2.9 %	100 %
FSR (sq. ft.)	101,749	+ 26,124	127,873	3,752	131,625
FAR	5.90	+ 1.51	7.41	0.22	7.63

Housing Program

- 120 market condo units
- 88.33% Family Size Units

Non-Residential Program

- Retail/restaurant at grade

1.02 Site Context & Basic Information

Site Description

The project site is located at 2120 W 10th Avenue, totaling 1,602.4 sqm (17,248 sq.ft.) spanning from Arbutus Street to Cranberry Drive.

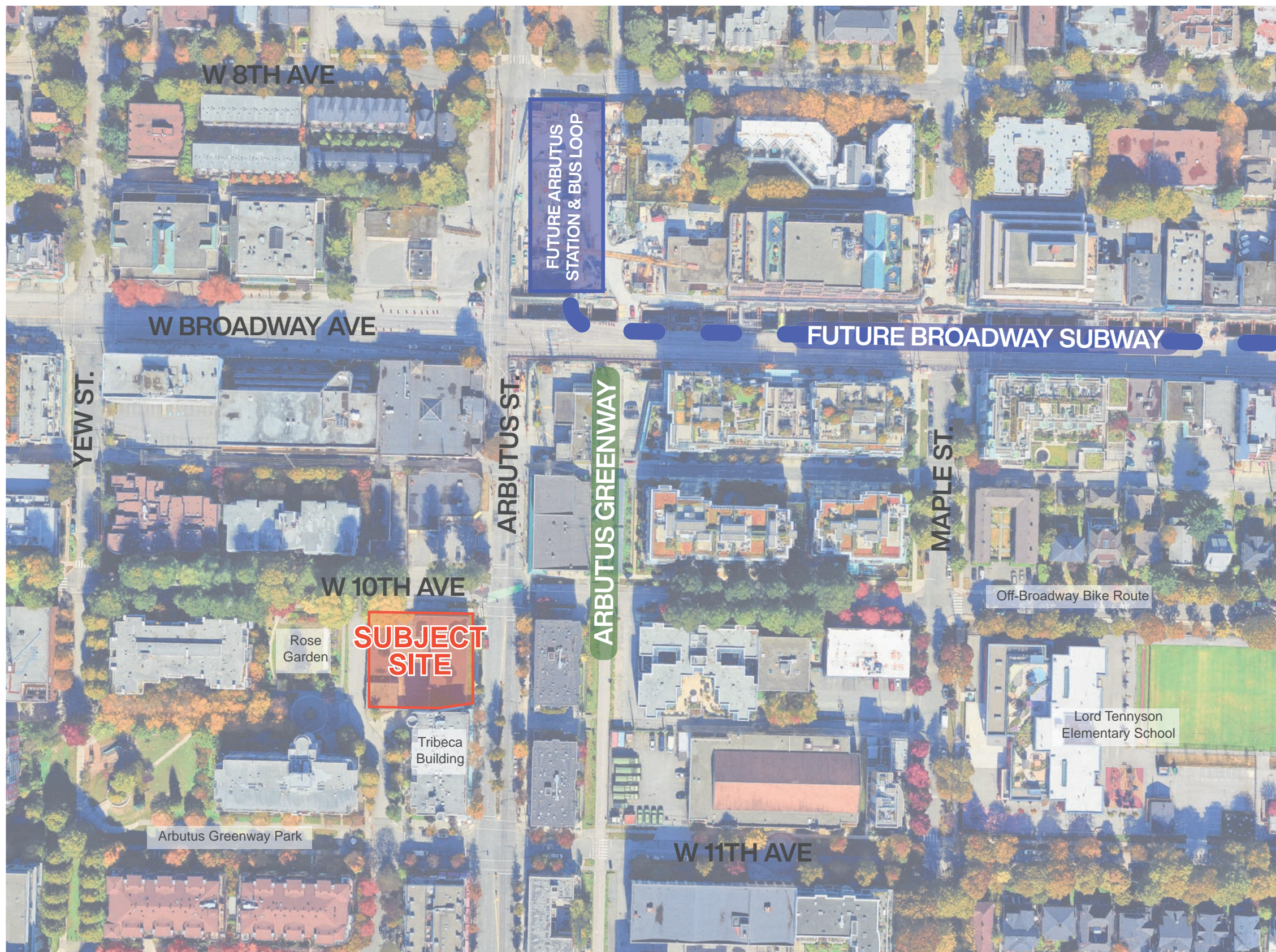
Current Uses

Decommissioned auto body repair shop

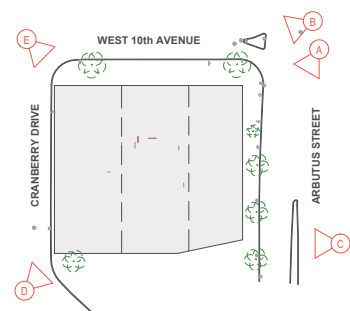
Site Surroundings

Located near West Broadway Ave., the site is situated along a mixed-use high street surrounded by commercial activity including offices, retail, services, and restaurants. Across Arbutus St. to the north is the site of the future Arbutus Station terminus for the Broadway Subway, and the future bus loop.

The site is located within the Arbutus Walk neighbourhood and various mixed small retail fronting Arbutus Street, with Arbutus Greenway Park to the southwest and Lord Tennyson Elementary School to the east.



1.03 Site Photos and Existing Street Scape



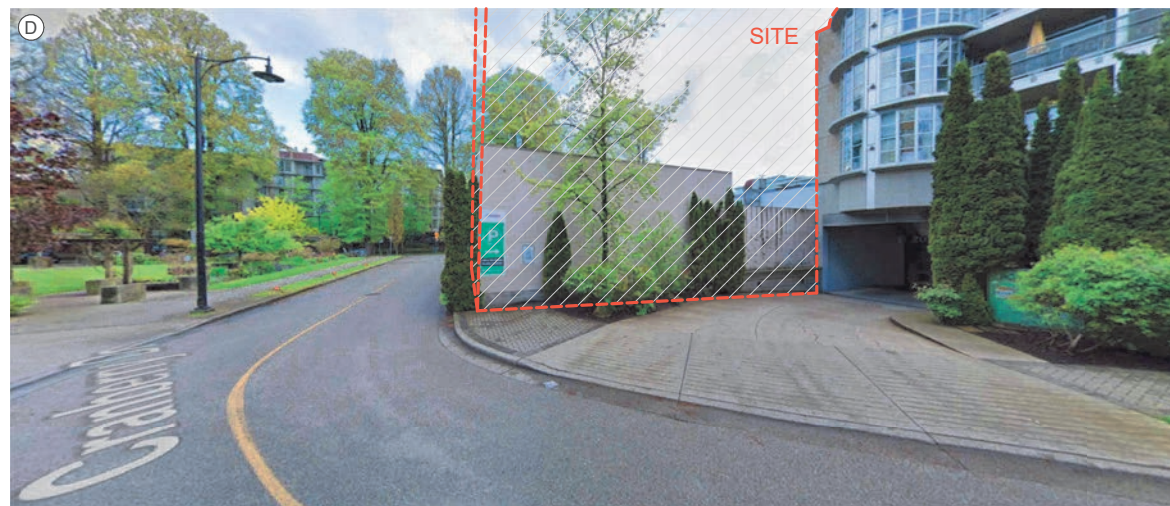
VIEW ON ARBUTUS STREET



VIEW AT INTERSECTION OF WEST 10th AVENUE AND ARBUTUS STREET



VIEW ON ARBUTUS STREET



VIEW ON CRANBERRY DRIVE



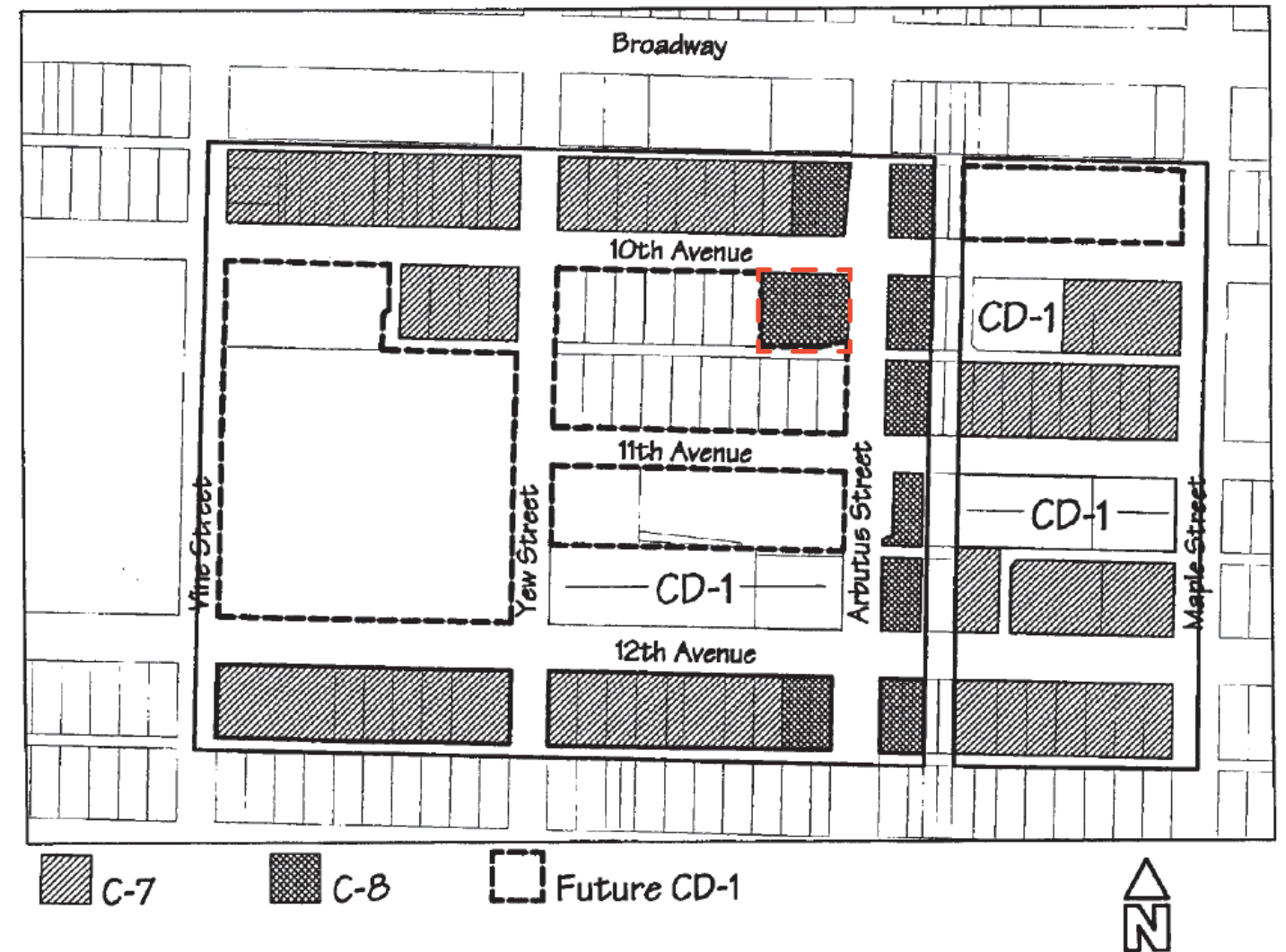
VIEW AT INTERSECTION OF WEST 10th AVENUE AND CRANBERRY DRIVE

1.04 Current Land Use and Zoning

The site is currently primarily zoned as C-8, described as “The sites along Arbutus Street (generally zoned C-8) will have a strong pedestrian orientation with buildings at the street edge, and continuous ground floor retail and service uses. Buildings will also generally be limited to 4 storeys. The character of the street as a shopping area should be expressed by features such as display windows, individuality of shop frontages, awnings or canopies, signage and outdoor extensions of cafes and restaurants.”

Neighbourhood Plan	Arbutus C-7 and C-8 and 2000 Guidelines
Plan Zoning	C-8
Plan FAR	2.25 (conditional)
Plan Height	12.2 - 13.8m (conditional)
Plan Uses	family housing, retail, service, office, institutional, cultural and recreational, manufacturing, transport, utility and communication, wholesale, parking
Zoning Status	Rezoning Enabled Site

Figure 1. Arbutus Neighbourhood — C-7 and C-8 Districts



1.05 Overview of Guidelines and Policy - Land Use Policy

Vancouver Plan

Adopted by City Council on July 22, 2022, the Vancouver Plan establishes the goals and land use strategy for the city over the next 30 years.

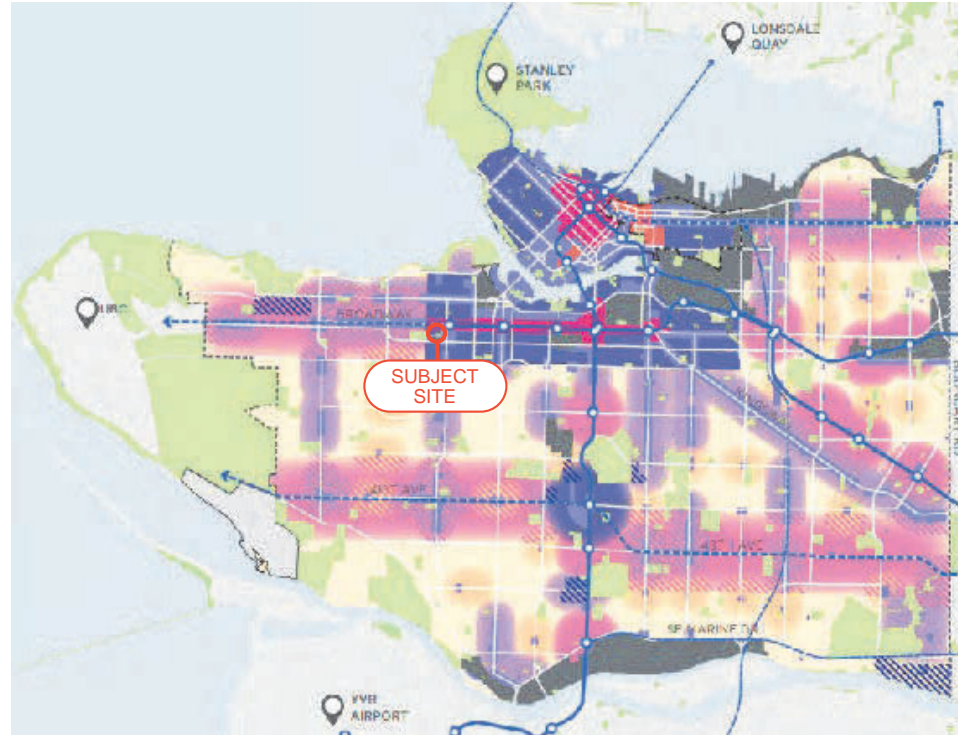
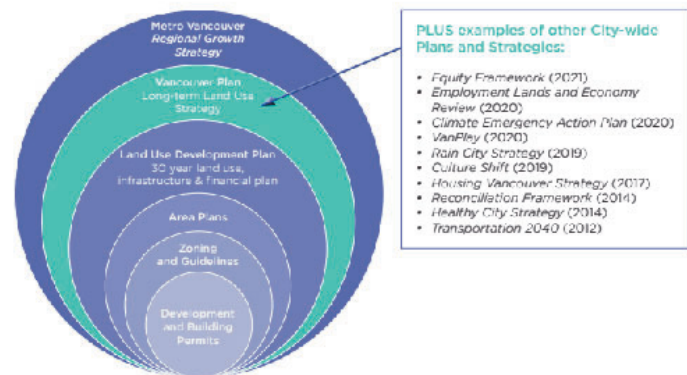
W 10th Ave & Arbutus Site Designations

High Level Land Use: High Street and Commercial Hub

“Local-serving shops and services are important anchors for the different Neighbourhood Types. These existing commercial areas will be enhanced and expanded to better support complete neighbourhoods and a growing city.”

Neighbourhood Type: Metro Core/Broadway

“Principal centre of urban living, employment, arts and culture, tourism, and entertainment activity for the city and region.”



“City Building Layers” Intentions

Neighbourhoods

Neighbourhood Design Guidelines:

- Meet people’s daily needs close to home
- Growth near transit, shops, jobs
- Broadway = centre of business, jobs, culture, entertainment
- Buildings up to 30+ storeys in key locations

Homes

Housing Role:

- Highest density residential
- Intensification of rental and affordable housing

Economy

Jobs Role:

- Intensify job space including major office, retail, cultural

Transportation

Connectivity Role:

- Rapid transit station area on Major Transit Network
- Multimodal hub with regional access
- Enhanced pedestrian and cyclist routes and amenities
- Connection with greenway

Ecology:

Green and Blue System

- Along the Arbutus Greenway and potential Blue Green network
- Expected to play a part in the continuous ecosystem and habitat along this network

Equity & Resilience:

Site is in an “Area in high need of Resources”

- Community amenities - childcare, community infrastructure, cultural spaces in mixed-use site

Site is in an “Area of high concentration of arts and cultural spaces and heritage assets”

- As a site on a High Street/Commercial Hub, support for cultural spaces where possible

1.06 Neighbourhood Development Precedents

T FUTURE ARBUTUS SKYTRAIN STATION

1960 W 7th Ave
20-storey residential
Rezoning - 2023

1551-1581 W 7th Ave
21-storey mixed-use
Rezoning 2023

T FUTURE SOUTH GRANVILLE SKYTRAIN STATION w/

1477 W Broadway
39-storey mixed-use
Rezoning 2021

2175 W 7th Ave
20-storey residential
Rezoning - 2023

1540 W 10th Ave
21-storey residential
Rezoning 2024

2096 W Broadway & 2560-2576 Arbutus St
30-storey mixed use
Rezoning - 2023

1665-1685 W 11th Ave
22-storey mixed-use
Rezoning 2023

2156-2172 W 14th Ave
18-storey mixed-use
Rezoning 2023

1676 W 11th Ave
20-storey residential
Rezoning 2023

1726 W 11th Ave
20 and 19-storey and 19-storey mixed-use
Rezoning 2023

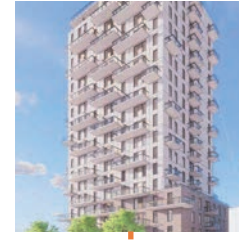
Neighbourhood Development Precedents - Continued



2244-2280 W 6th Ave
22-storey residential
Rezoning - 2025



2180 W 6th Ave
23-storey mixed-use
Rezoning - 2025



2175 W 7th Ave
20-storey residential
Development Application - 2025



1960 W 7th Ave
20-storey residential
Rezoning - 2023



2267-2275 W 7th Ave
21-storey mixed-use
Rezoning - 2024



2225 W 8th Ave
21-storey mixed-use
Rezoning - 2025



2226 W 8th Ave
25-storey residential
Rezoning - 2025



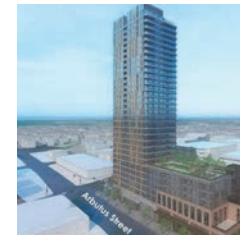
2245-2283 W Broadway
25-storey mixed-use
Rezoning - 2025



2202-2212 W 10th Ave
25-storey mixed-use
Rezoning - 2024



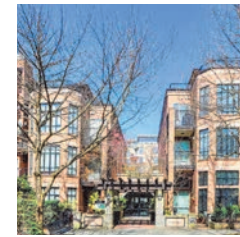
2080 West Broadway
8-storey Mixed Use
Built 2012



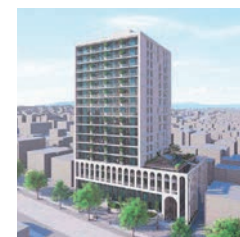
2096 W Broadway & 2560-2576 Arbutus St
30-storey mixed use
Rezoning - 2023



2655 Cranberry Drive
7-storey residential
Built 2001



2175 Salal Dr
4-storey residential
Built 2000



2156-2172 W 14th Ave
18-storey mixed-use
Rezoning 2023

1.07 Overview of Guidelines and Policy - Neighbourhood Policy

Broadway Plan

Broadway Plan provides more detailed direction and expectations for the site, and its role within the broader Broadway corridor and SkyTrain network.

Broadway & Arbutus Site Designations

Generalized Land Use: Primary Commercial

Land Use: Station Area Choice-Of-Use

Building Typology: Broadway Mixed-Use
Residential/Office

Character Area: Centre; Station Area

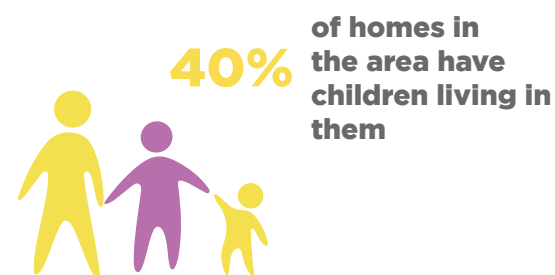
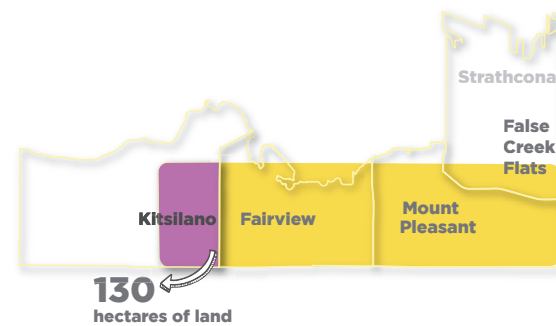
“The centres are generally the newer mixed-use and commercial areas where the majority of housing and job space has been built in the past 40 years. They also include the larger institutional campuses. Highly accessible and with a varied character, these higher density places will integrate with the Broadway Subway and provide additional opportunities for housing, job space, shops and services, and amenities to meet both local community and city-wide needs.”



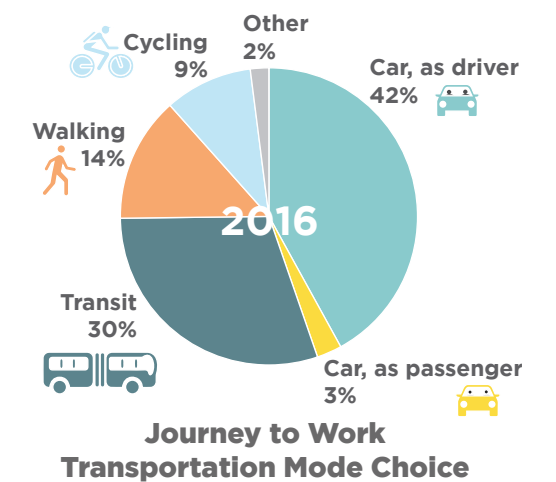
BROADWAY PLAN CITY OF VANCOUVER

Kitsilano

Key highlights of Kitsilano



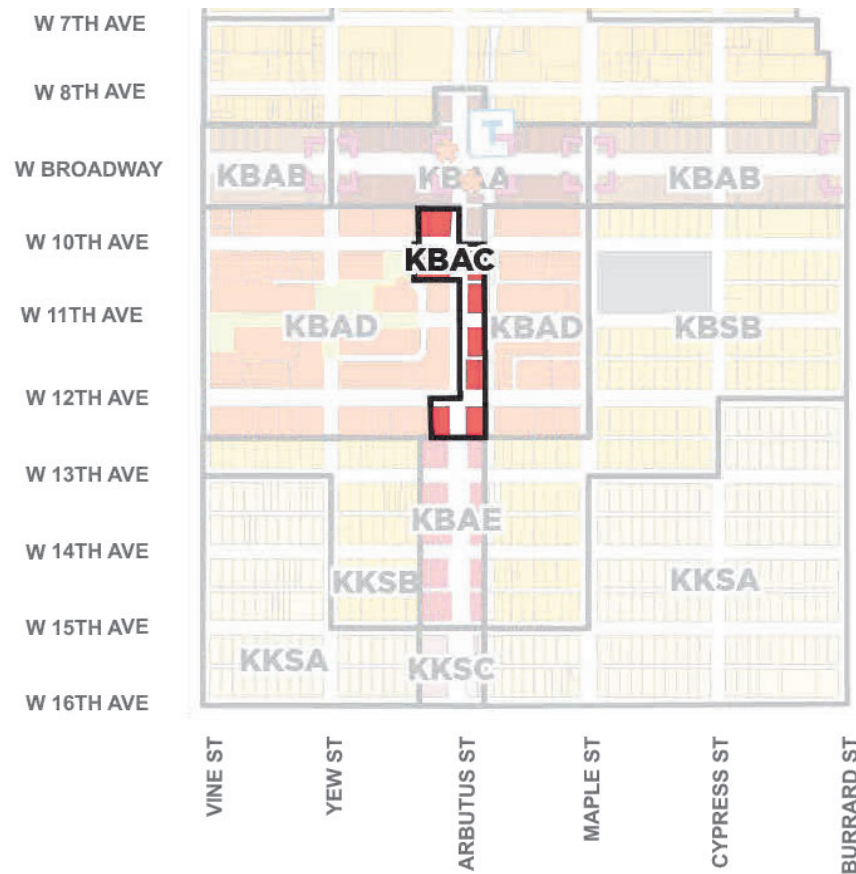
Source: Broadway Plan



1.08 New Policy Direction - Broadway Plan

Excerpt from the Broadway Plan

8.7 Broadway/Arbutus South - Area C



KBAC

Intent

Introduce new rental and strata ownership housing opportunities along Arbutus Street close to rapid transit.



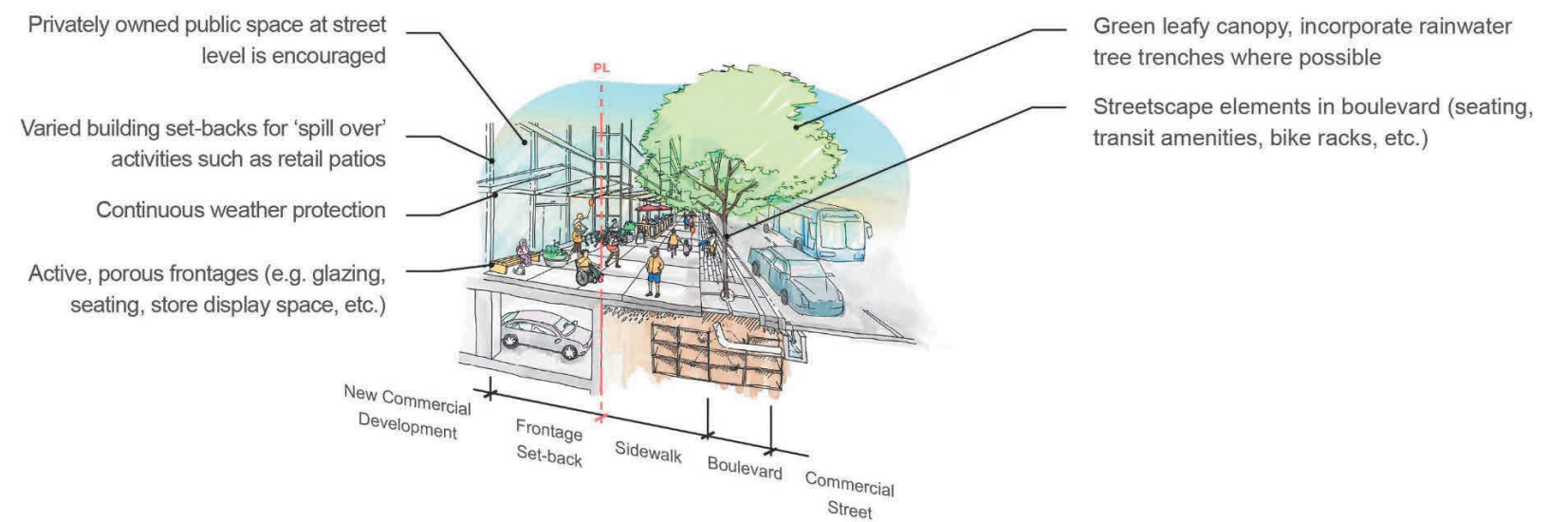
8.7.1 KBAC Policy Summary Table

Policy Area	Broadway/Arbutus South - Area C	KBAC
Uses	Retail/service, residential	
Option/Tenure	Secured rental and below-market rental housing	Strata ownership housing
Max Height*	20 storeys	
Max Density*	6.5 FSR	
Min frontage**	36.6 m (120 ft.). Sites with less frontage may be considered on the east side of Arbutus Street.	
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). *Achievable height and density may be limited on the east side of Arbutus Street given the shallow/constrained lots. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Development should contribute towards community amenities. *Achievable height and density may be limited on the east side of Arbutus Street given the shallow/constrained lots.

Additional Policies

- 8.7.2 Require continuous active ground floor retail/service uses along Arbutus Street.
- 8.7.3 On the east side of Arbutus Street, encourage active ground floor retail/service uses that front onto the Arbutus Greenway.
- 8.7.4 There will be a maximum of three towers per block face. Where there are two or more towers on a block face prior to adoption of the Broadway Plan, one additional tower can be considered.

Figure 11.16 - Typical Commercial High Street Frontage (for illustrative purposes only)



1.09 The Future Neighbourhood



1.10 Description of Proposal

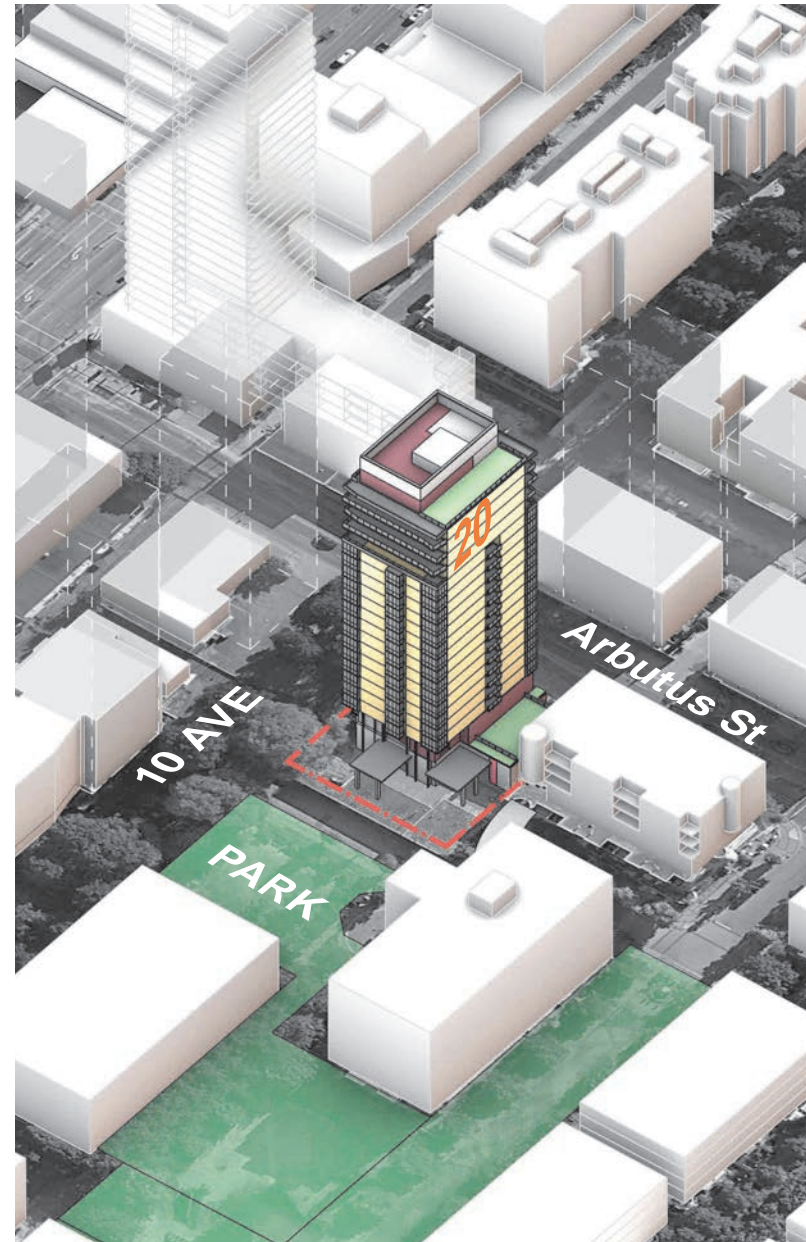
Proposal Summary

This application proposes a mixed-use residential development at 2120 West 10th Avenue, aligning with the recently approved Broadway Plan’s vision for active commercial uses and new housing opportunities near rapid transit in the Arbutus South Policy Area. With guidance from the City of Vancouver’s rezoning advice, the objective is to transition the site from C-8 zoning to a site-specific designation that enables an intensified mixed-use comprehensive development (CD), in line with the Broadway Plan objectives.

Located within Arbutus Walk, this project presents a unique opportunity to shape a precedent-setting development that transitions the form and scale of development from the high-density built form near the transit station into Arbutus Village. Additionally, situated on one of the last automobile-oriented retail parcels in Arbutus Village, the project heralds a shift towards a transit-oriented, low-carbon future, with a focus on expanded housing options and a vibrant public realm.

Key Proposal Details:

- One residential tower on 2 Level podium (2 Level Town house and 1 Level Commercial)
- 138,636 sq.ft Total GFA of Residential Area
- 4,315 sq.ft. GFA of Commercial Retail at grade
- 143,056 sq.ft. Total proposed GFA
- 120 Residential Units
- 5612 sq.ft net area of Indoor Residential Amenity (46.77 sq.ft/ unit) (4.35 sq.m/unit)
- 3909 sq.ft net area of Outdoor Residential Amenity (32.58 sq.ft/ unit) (3.03 sq.m/unit)



1.11 Overview of Guidelines and Policy - City of Vancouver Policy

Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment, with a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Bicycle storage including a bike repair station will be provided. The property is also located in close proximity to public transit, within a 5-10 minute walk from the Arbutus Avenue SkyTrain Station and major bus routes.

Green Buildings Policy for Rezonings (2010 - Updated 2022)

The three over arching goals of the action plan are zero carbon, zero waste and healthy ecosystems. These goals translate to a decrease in Vancouver residents' ecological footprint by 33%. Greenhouse gas emissions are to be reduced to 80% below the previous 2007 levels by the year 2050 and buildings are to be constructed in a way which enables this change.



The project will follow City policy requirements for reducing greenhouse gas intensity (GHGI) and thermal energy demand intensity (TEDI) limits.

Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

Derive 100% energy used in Vancouver from renewable sources before 2050

Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and expanding the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

High performance enclosure - energy-efficient building envelope design that optimizes thermal performance - will lower green house gas emissions associated with the operation of the building.

Healthy City Strategy (2015)

The Healthy City Strategy aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

The project aims to create a "complete community" with a variety of housing types located near public transit and a variety of amenity and green spaces.

Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.

The application includes an arborist report - one existing mature tree has been retained, and new trees have been proposed along 10th Ave.

City of Vancouver Parking Bylaw 6059

Parking By-law 6059 regulate off-street parking within the City of Vancouver to balance the needs of residents, commuters, and visitors. The Parking By-law applies to vehicle parking, loading, bicycle, and passenger spaces.

The project provides bylaw-required residential parking as well as residential and commercial bicycle parking spaces.

Overview of Guidelines and Policy - City of Vancouver Policy - Continued

High-Density Housing for Families with Children Guidelines (1992)

As Vancouver’s population continues to grow, an increasing number of families are living in multi-unit developments. High density developments require the provision of adequate access to services, and should be designed to meet the needs of children. This includes siting housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.

The project is well situated in close proximity to the Lord Tennyson Elementary School and adjacent to Childcare facility listed in Broadway Plan (see below Figure 16.1).

The project is designed in accordance with the High-Density for Families with Children Guidelines by providing in-building amenity spaces catering to the needs of children and retail services at the ground level with the potential for small restaurant or Cafe use.

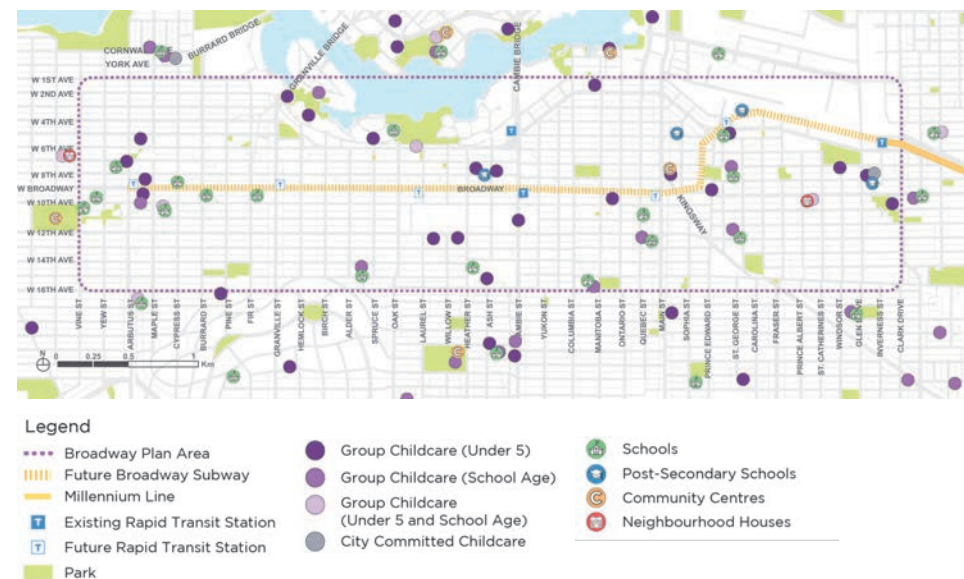
All homes envisioned in the project have two or three bedrooms, which support larger households, including multi-generational ones, or families with young children. The proposed development also includes indoor and outdoor amenity spaces which offer opportunities for children and parents/caretakers.

Family Room: Housing Mix Policy for Rezoning Projects (2016)

The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family Units of 2 or more bedrooms for 35% of the total units.

The project exceeds the 35% requirement for Family Units with 2 or more bedrooms.

Figure 16.1 - Childcare and Community Centres



1.12 Public Benefits

Urban Interface: Gateway to Arbutus Village

With its commanding presence, the tall, landmark structure serves as an iconic gateway that symbolizes the essence of Arbutus Village. On the street level, the design meticulously integrates into the neighbourhood's fabric by seamlessly transitioning to a one-story street wall along Arbutus Street. This deliberate blending enhances the public realm, fostering a cohesive and inviting streetscape that promotes community interaction.

Moreover, the thoughtful provision of townhomes setback from the 10th avenue bikeway creates a harmonious link between the built environment and the natural surroundings. These strategic design choices contribute to the area's allure and livability, enriching the overall experience for residents and visitors alike.



Expanded Housing Options

The project offers growth in market-rate housing stock, with strata ownership as the intended tenure, which is in alignment with Broadway Plan KBAC Area Guidelines. All homes envisioned in the project have two or three bedrooms, which support larger households, including multi-generational ones, or families with young children.

CPTED

The CPTED strategies integrated in the design of the proposed project include locating lobbies, at-grade commercial units and other active uses on prominent corners to provide 'eyes' on the street. The use of clear glass on lobbies and balconies allows for more visual control. Visitor bike racks located at grade are situated near entrances and roof gardens/outdoor common areas overlook the lobby for added security. The loading and parkade areas are equipped with adequate lighting, clear glass vestibules, fobbed protected entrances, secured parking gates and surveillance cameras.

Neighbourhood-Serving Retail Frontage

The at-grade retail component of the project breathes new life into the Arbutus Street frontage, fostering a welcoming and inclusive atmosphere. By offering a variety of retail spaces, the development complements the existing neighbourhood ambiance, which includes beloved bakeries, cozy cafes, and inviting restaurants with charming sidewalk patios and seating. This harmonious integration enhances the neighbourhood charm and encourages community interaction, creating a pleasant environment where residents and visitors can connect and enjoy the local amenities together.

Near Zero Emissions Building

High-Performance Building - The project is being designed to meet the City's near zero standards or low emissions targets to help support the City of Vancouver climate crisis response objectives, as well as providing the homes a thermally comfortable, high-quality indoor environment.

1.13 Policy Alignment & Variances

Criteria	Existing C-8 Zoning	Broadway Plan Requirement	Proposed
Use	Retail (Outright), Restaurant and Dwelling (Conditional)	Retail/service, residential (KBAC)	Retail/service, residential
Option/Tenure	N/A	Secured rental/ below-market rental OR Strata (KBAC)	Residential Housing
Max.Height	Up to 18.3 m for dwellings with Director or DP Board Approval	20 Storeys (KBAC)	20 Storeys (+ 73.13 m from base point to Top of Appurtenance)
Retail	N/A	Require continuous active ground floor retail/service uses along Arbutus Street.	Continuous active ground floor retail/service uses along Arbutus Street
Max. Density	2.25 FSR	6.5 FSR (KBAC)	7.63 FSR (Based on 17,248sqft site area)
Min. Frontage			
Setbacks	Front: None permitted (4.4.2) but may be allowed for pedestrian character Rear: 3.1 m minimum (4.6.1) Side: None required (4.5)	Front: 5.5 m (18') from back of curb on commercial streets (11.6.8) Rear: Enough to improve pedestrian-friendly interface, tower separation, livability (11.6.9) Side: 3.6 m (12') for corner sites (11.6.10)	Front: 5.5 m (18') from back of curb on Arbutus Street Rear: 3.40 m (11' 2") from back side of curb along Cranberry Drive Side: 4' from property line along West 10th Avenue
Tower	N/A	604 sq.m (6,500 sq.ft) floorplates recommended (11.6.15)	645.1 sqm (6,944 sq.ft) floorplates

- FSR area exclusions for balconies.
- FSR area exclusion for the covered restaurant patio at L1 northeastern corner, facing Arbutus and West 10th Avenue
- Per the Broadway Plan, minimum motor vehicle parking requirements (except for spaces required for accessibility and visitor parking) for new developments have been removed
- Per the Residential Tower Floor Plates Bulletin, tower floor plate limits on corner development sites recommend 7,200 sq.ft. floor plates for our site (site frontages ranging from 150ft. to 165 ft.)

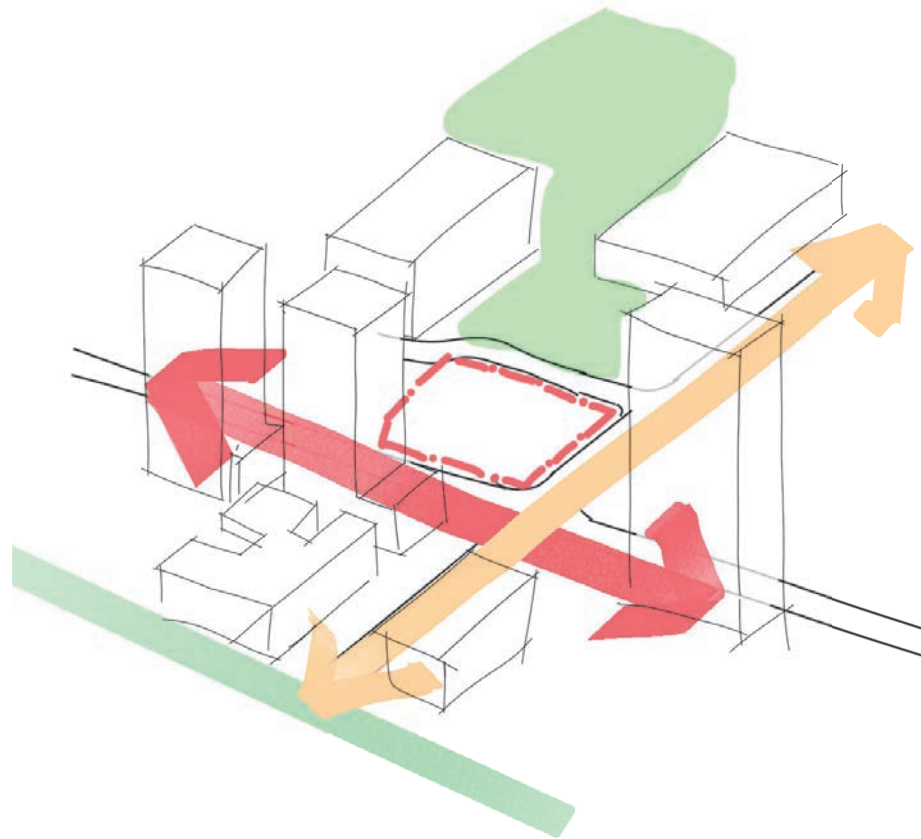
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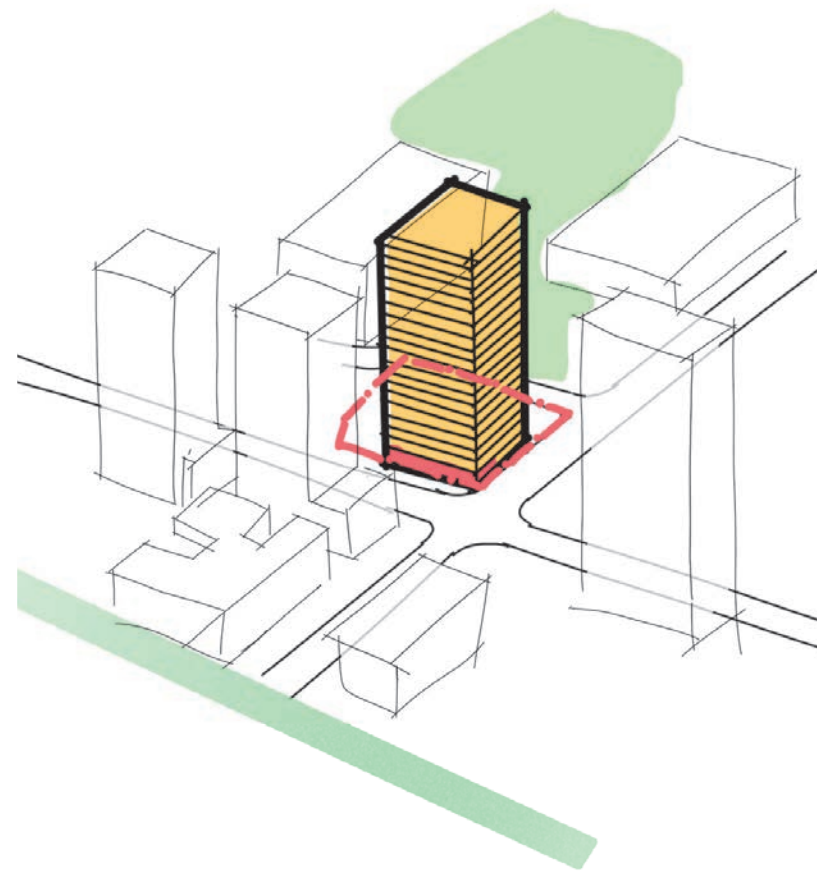
2.01 Design Rationale

Rezoning Rationale

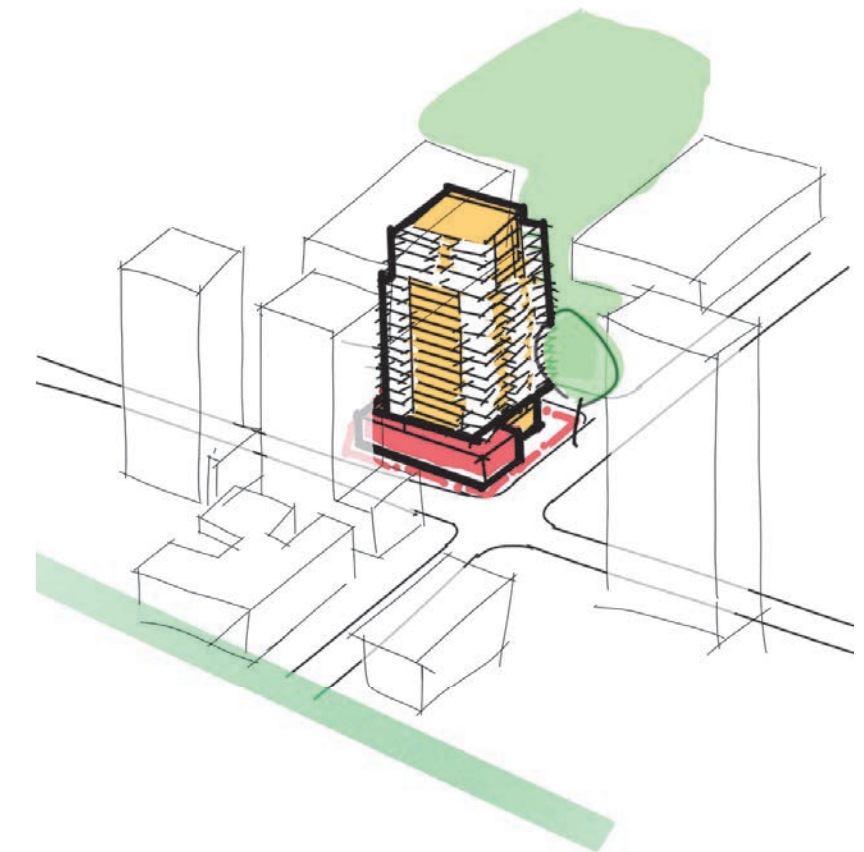
With the approved neighbouring developments slated to host several high-rise towers ranging from 20 to 30 storeys, this site is a prime candidate for similar high-density housing. This application proposes to redevelop the site to include one 20-storey tower with retail at grade.



Establish the commercial frontage along Arbutus Street to create a vibrant, pedestrian-friendly area, while designating the residential frontage at 10th Avenue at ground level to ensure a quieter, more community-oriented environment for residents.



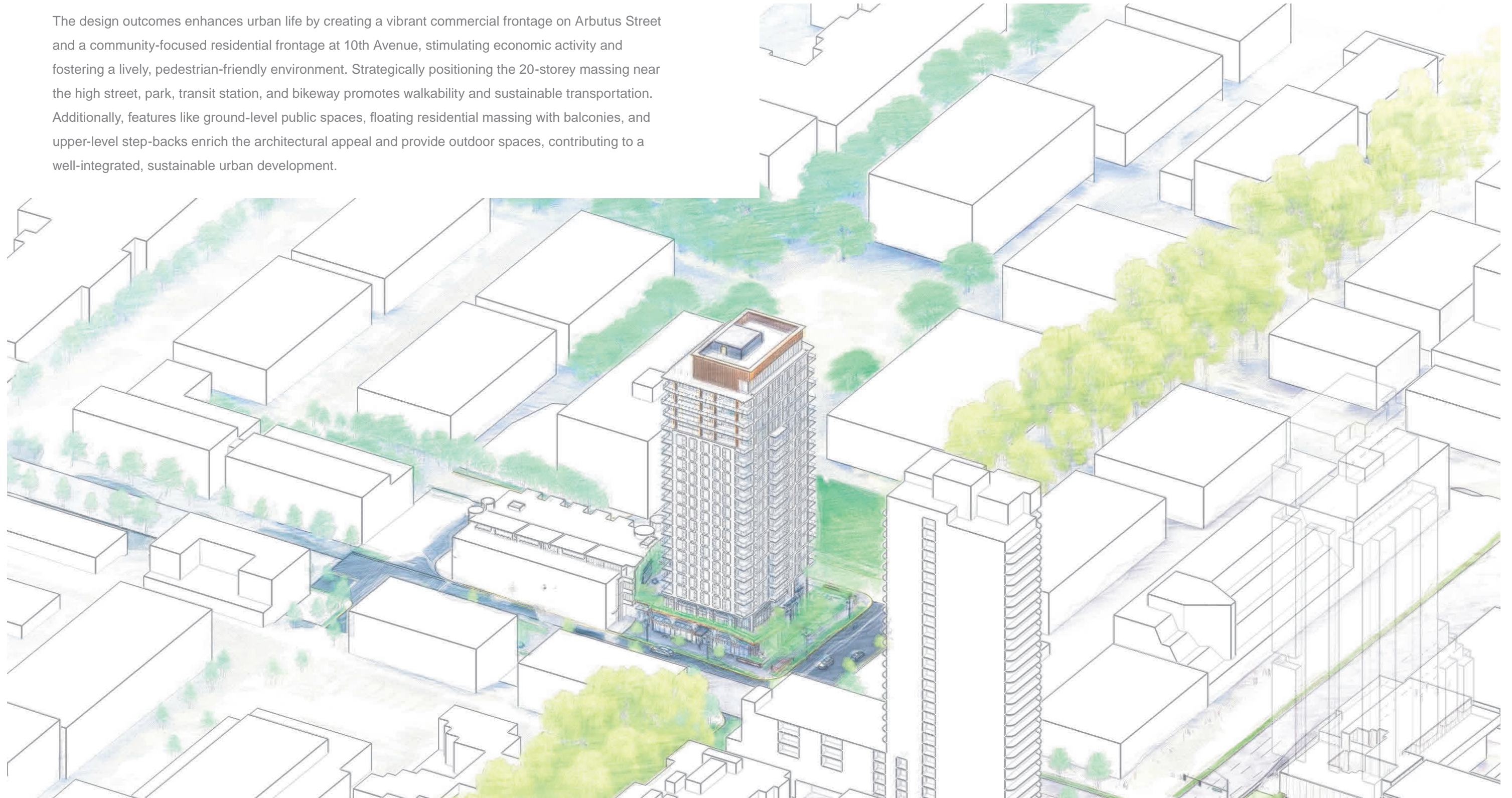
Form a 20-story massing as permitted by the approved plan, strategically positioned between the high street and the adjacent park, with consideration of its proximity to the transit station and the Arbutus Greenway, ensuring accessibility and connectivity.



Shape the ground level program to provide engaging public spaces, float the residential massing above to create a distinctive architectural feature, add balconies to each unit to enhance the design and provide outdoor living space, and incorporate a step back at the last four levels of the building to reduce the visual impact and create terraces.

Design Rationale - Continued

The design outcomes enhances urban life by creating a vibrant commercial frontage on Arbutus Street and a community-focused residential frontage at 10th Avenue, stimulating economic activity and fostering a lively, pedestrian-friendly environment. Strategically positioning the 20-storey massing near the high street, park, transit station, and bikeway promotes walkability and sustainable transportation. Additionally, features like ground-level public spaces, floating residential massing with balconies, and upper-level step-backs enrich the architectural appeal and provide outdoor spaces, contributing to a well-integrated, sustainable urban development.

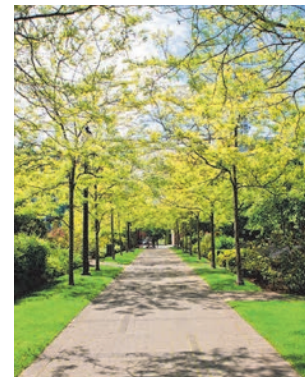


2.02 Design Inspiration



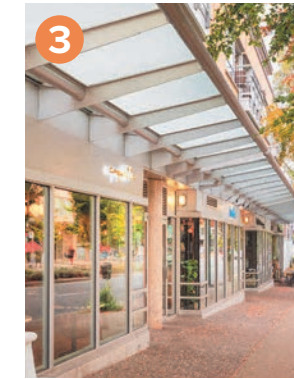
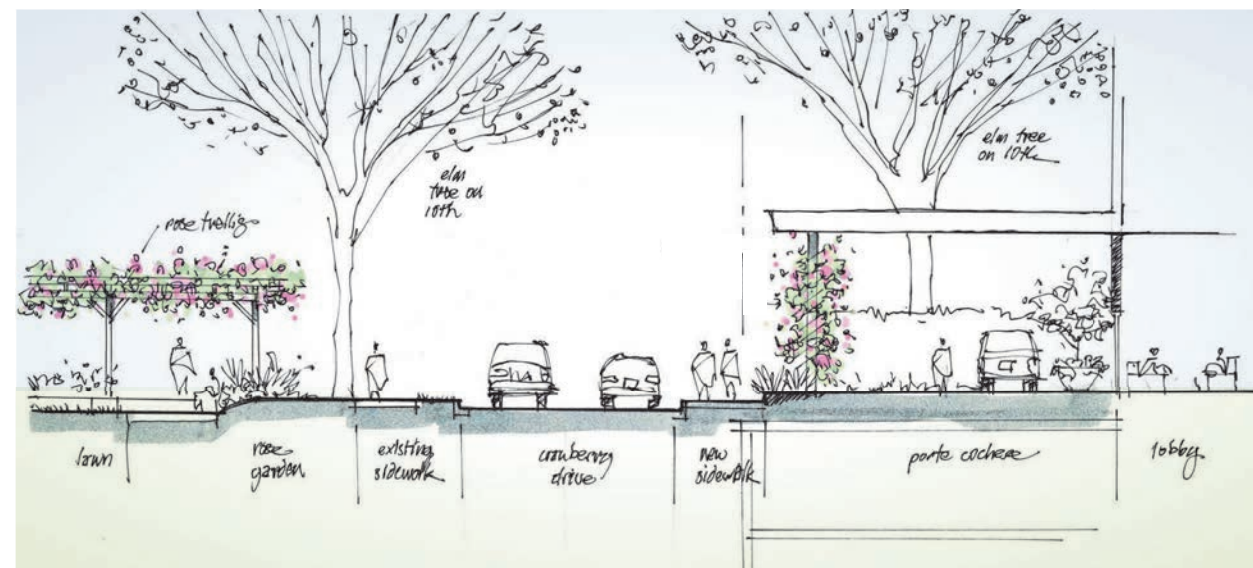
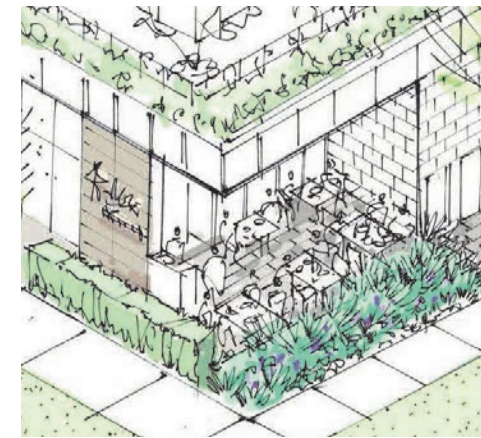
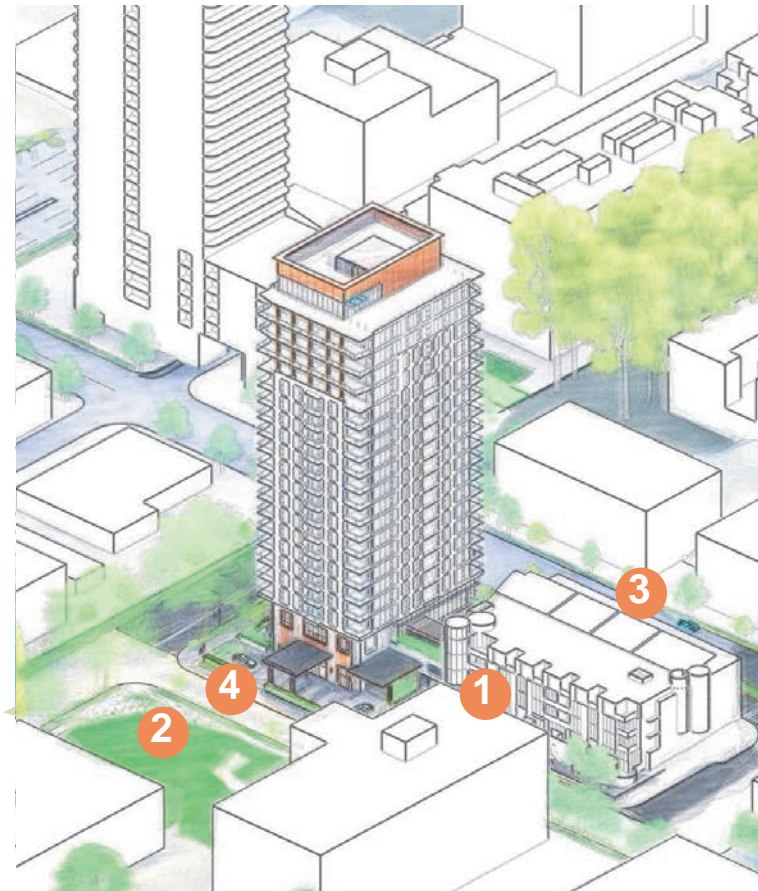
Neighbourhood Character

Inspired by the surrounding architecture, the design employs Art Deco motifs such as geometric patterns, symmetry and clean lines. Careful selection of high-quality materials, such as stone, and a sophisticated colour palette ensures that the design integrates seamlessly with the neighbourhood's existing aesthetic appeal.



Surrounding Parks

Nestled amidst popular greenspaces like the Arbutus Greenway and Rosemary Brown Park, the building's design mirrors these natural elements with a vibrant landscaping program.



Arbutus High Street

Located in a commercial hub known for its diverse mix of cafes, shops, and boutiques, the design features a spacious corner patio within the commercial area that transitions from the Arbutus high street to the tree-lined 10th Avenue, providing neighbourhood residents and visiting patrons a new space to interface with the surrounding greenery.



Local Traffic

Situated along Cranberry Drive, a pedestrian-oriented tree-lined street with limited parking, the lobby's design takes after the neighbouring building, incorporating a porte cochere that will minimize traffic congestion, especially during peak times like school drop-offs at St. John's School and Fraser Academy.

2.03 Design Program

Ground Level Orientation

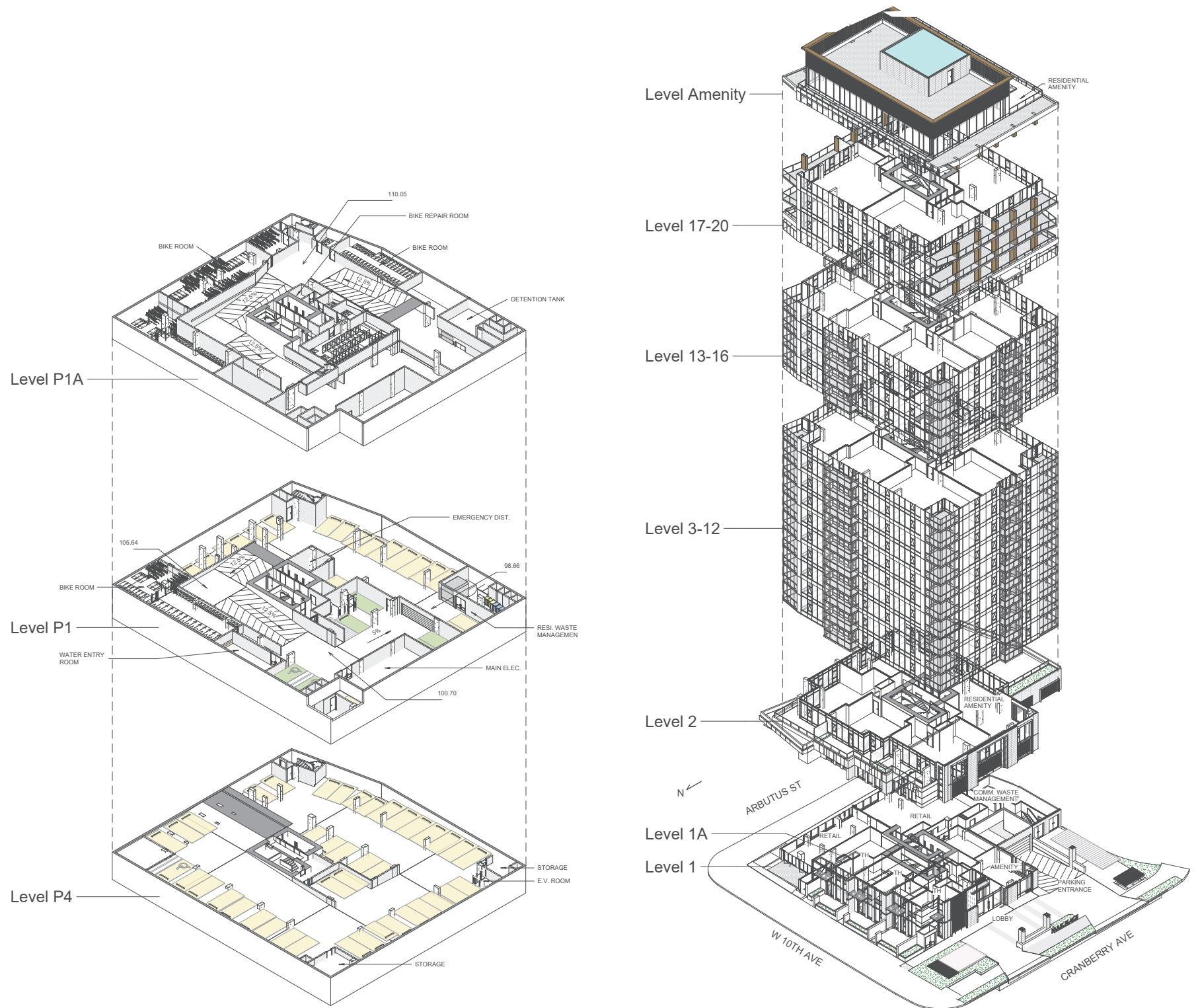
The envisioned building is designed to seamlessly integrate with its surroundings and enhance the urban fabric of the Kitsilano neighbourhood in Vancouver. The ground floor boasts retail spaces along Arbutus Street, fostering a vibrant street-level atmosphere and promoting local commerce. Meanwhile, townhouses facing 10th Avenue offer a ground-oriented residential experience, creating a sense of community engagement and connection with the streetscape. The residential lobby and porte cochere facing Cranberry Drive ensure convenient access for residents while maintaining a welcoming presence within the neighbourhood.

Parking and Bike Facility

Beyond the lobby and porte cochere, bike facilities at the P1 mezzanine level promote eco-friendly transportation options and support an active lifestyle. Additionally, four levels of parking below grade ensure ample space for residents' vehicles, with the parking entry strategically located at the southwest corner, integrating seamlessly with the commercial loading space adjacent to it. This comprehensive approach to parking and transportation further enhances the building's functionality and accessibility, catering to the diverse needs of residents while minimizing its environmental footprint.

Residential

Moving upwards, the building features amenity spaces on the second level, providing residents with opportunities for relaxation and recreation amidst extensive outdoor areas. The residential levels are thoughtfully designed to cater to various lifestyles, with floors three to sixteen offering cozy living spaces in spacious seven-unit floor plans with expansive outdoor living areas. At the pinnacle, four levels of large family units crown the building with a top floor amenity space for residents, serving as a sculptural termination of the massing while providing ample space for families to enjoy panoramic views of the surrounding landscape. As an available feature, the Lumon retractable glass panel system will allow residents to enjoy their outdoor spaces year-round, rain or shine. This thoughtful integration of retail, residential, and amenity spaces, coupled with an emphasis on outdoor living and community engagement, ensures that the building enhances both the livability and vibrancy of the Arbutus Walk neighbourhood.



Corner of W 10th Ave and Arbutus St from North and South



View from Craberry Drive and corner of W 10th Ave and Arbutus St



Corner of W 10th Ave and Cranberry Drive



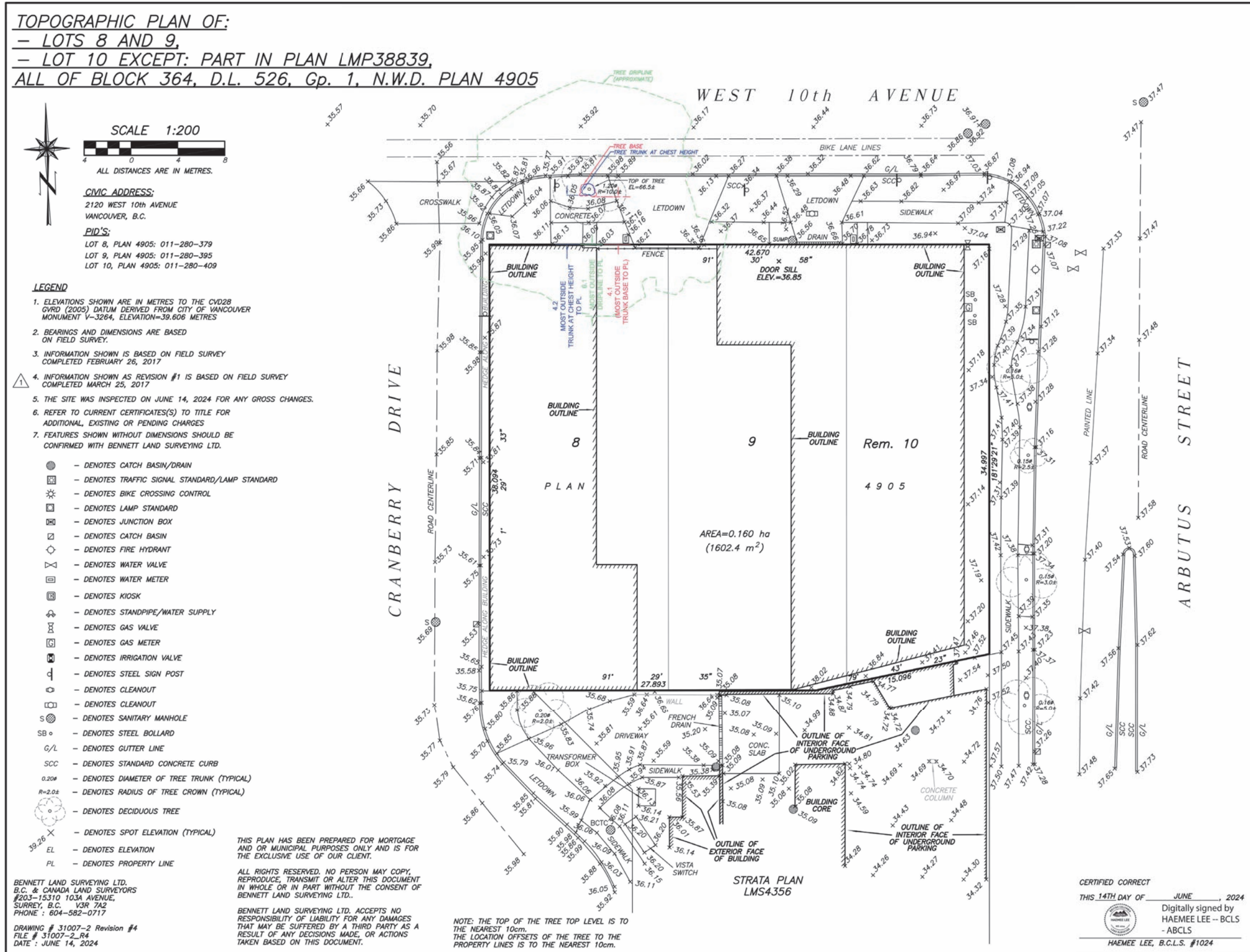
Corner of W 10th Ave and Arbutus St



Architectural Renderings

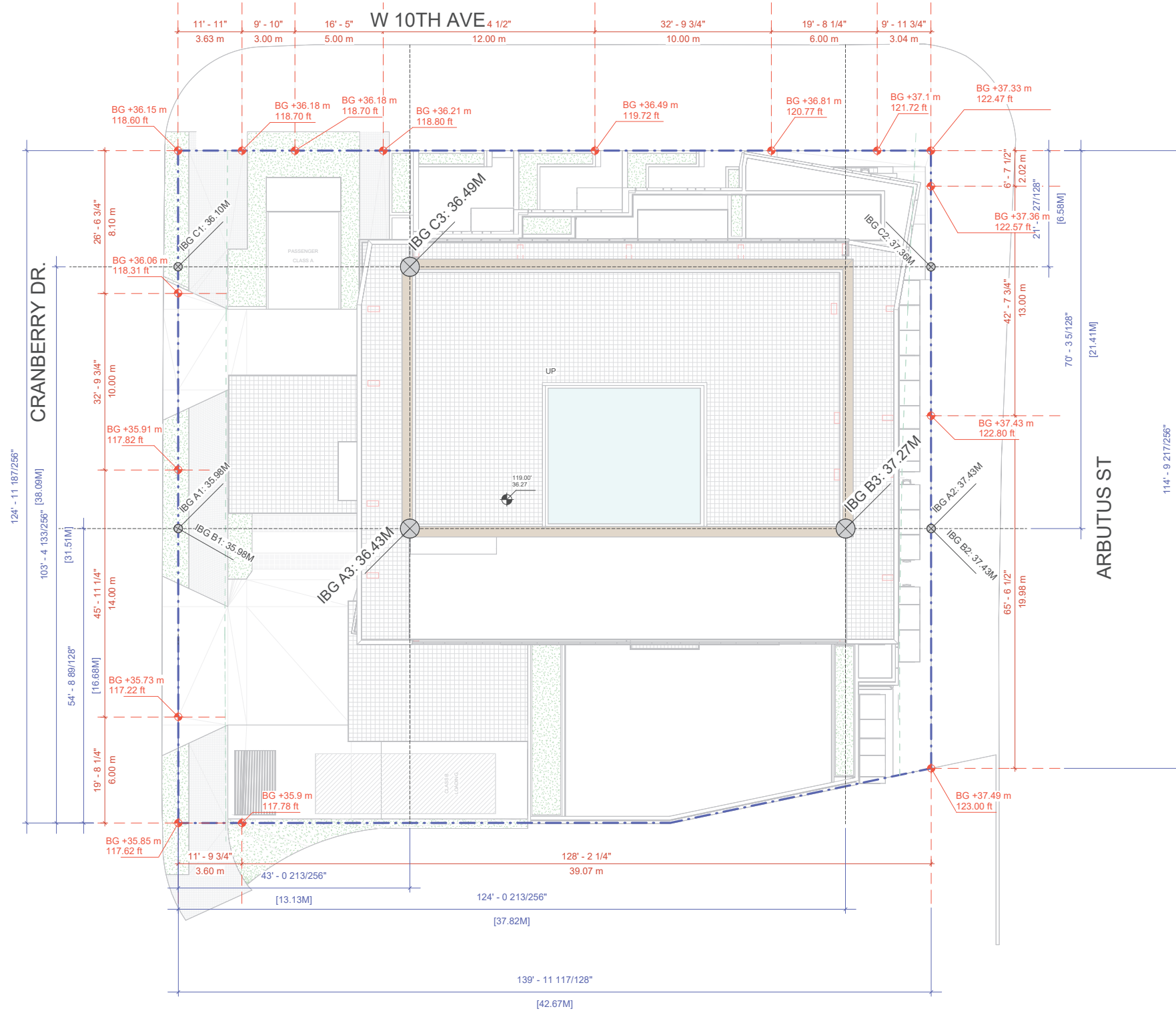


2.04 Existing Site Survey



*Survey Done by
 Other

2.05 Base Point Calculation



1 BASE POINT CALCULATION
A0.26 Scale: 1" = 10'-0"

FORMULA FOR PROVIDING IBG POINT A1

$$IBG (POINT A1) = \left[\left(\frac{36.15 - 35.85}{38.09} \right) \times 16.68 \right] + 35.85 = 35.98 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A2

$$IBG (POINT A2) = \left[\left(\frac{37.49 - 37.33}{35} \right) \times 21.41 \right] + 37.33 = 37.43 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A3

$$IBG (POINT A3) = \left[\left(\frac{37.43 - 35.98}{42.67} \right) \times 13.13 \right] + 35.98 = 36.43 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT B1

$$IBG (POINT B1) = \left[\left(\frac{36.15 - 35.85}{38.09} \right) \times 16.68 \right] + 35.85 = 35.98 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT B2

$$IBG (POINT B2) = \left[\left(\frac{37.49 - 37.33}{35} \right) \times 21.41 \right] + 37.33 = 37.43 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT B3

$$IBG (POINT B3) = \left[\left(\frac{37.43 - 35.98}{42.67} \right) \times 37.82 \right] + 35.98 = 37.27 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT C1

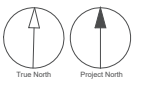
$$IBG (POINT C1) = \left[\left(\frac{36.15 - 35.85}{38.1} \right) \times 31.51 \right] + 35.85 = 36.10 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT C2

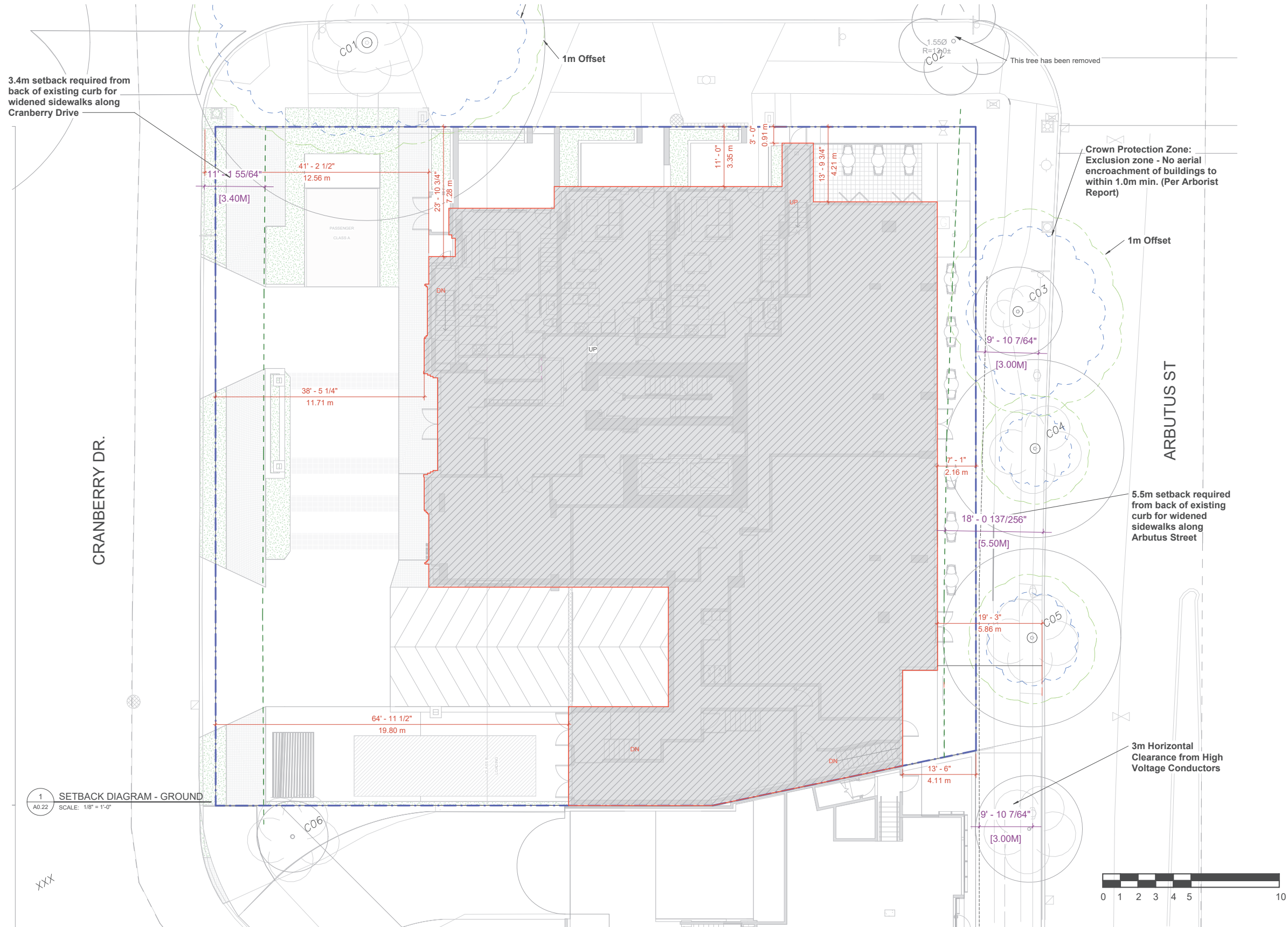
$$IBG (POINT C2) = \left[\left(\frac{37.49 - 37.33}{35} \right) \times 6.58 \right] + 37.33 = 37.36 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT C3

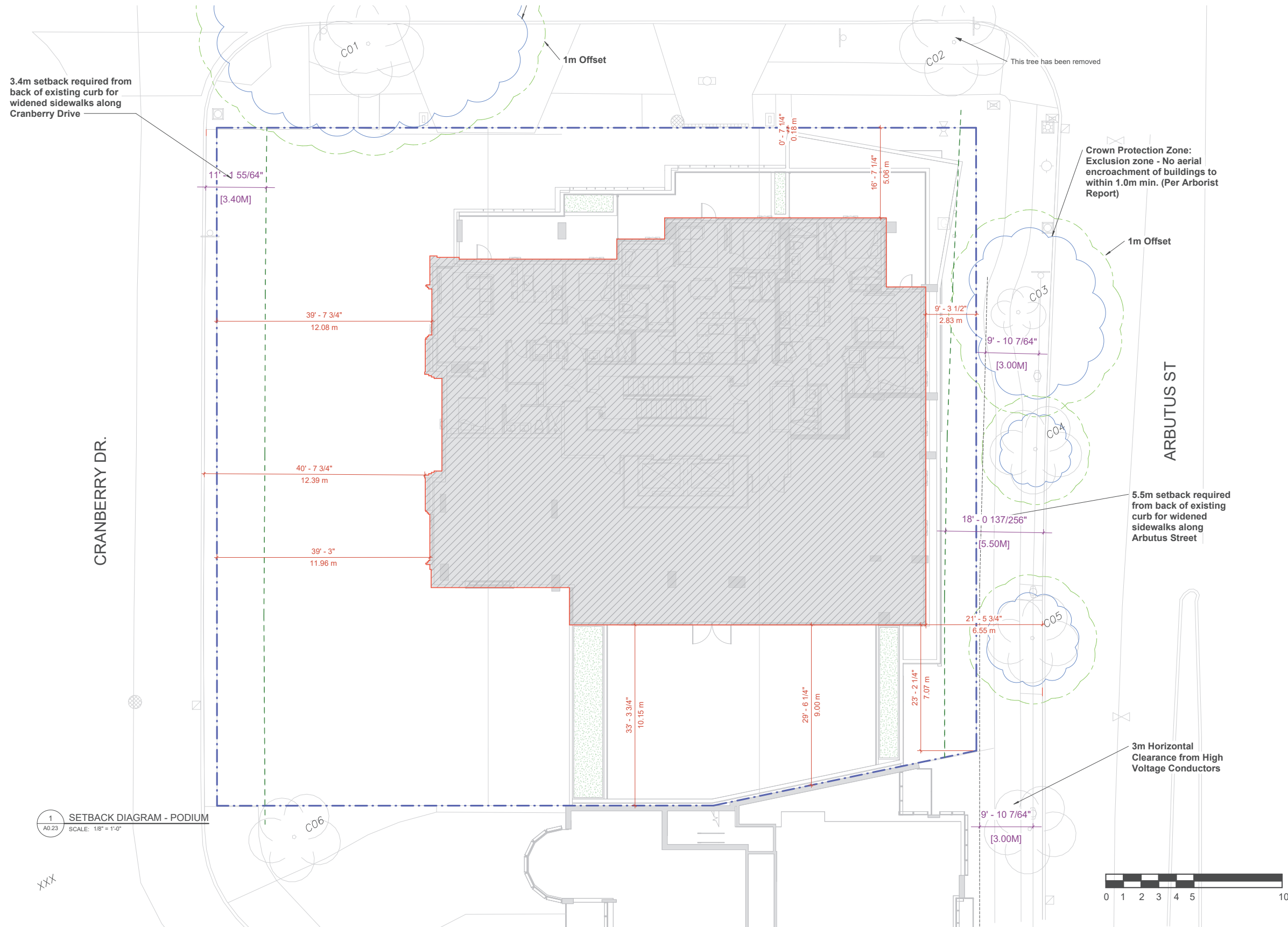
$$IBG (POINT C3) = \left[\left(\frac{37.36 - 36.1}{42.67} \right) \times 13.13 \right] + 36.1 = 36.49 \text{ M}$$



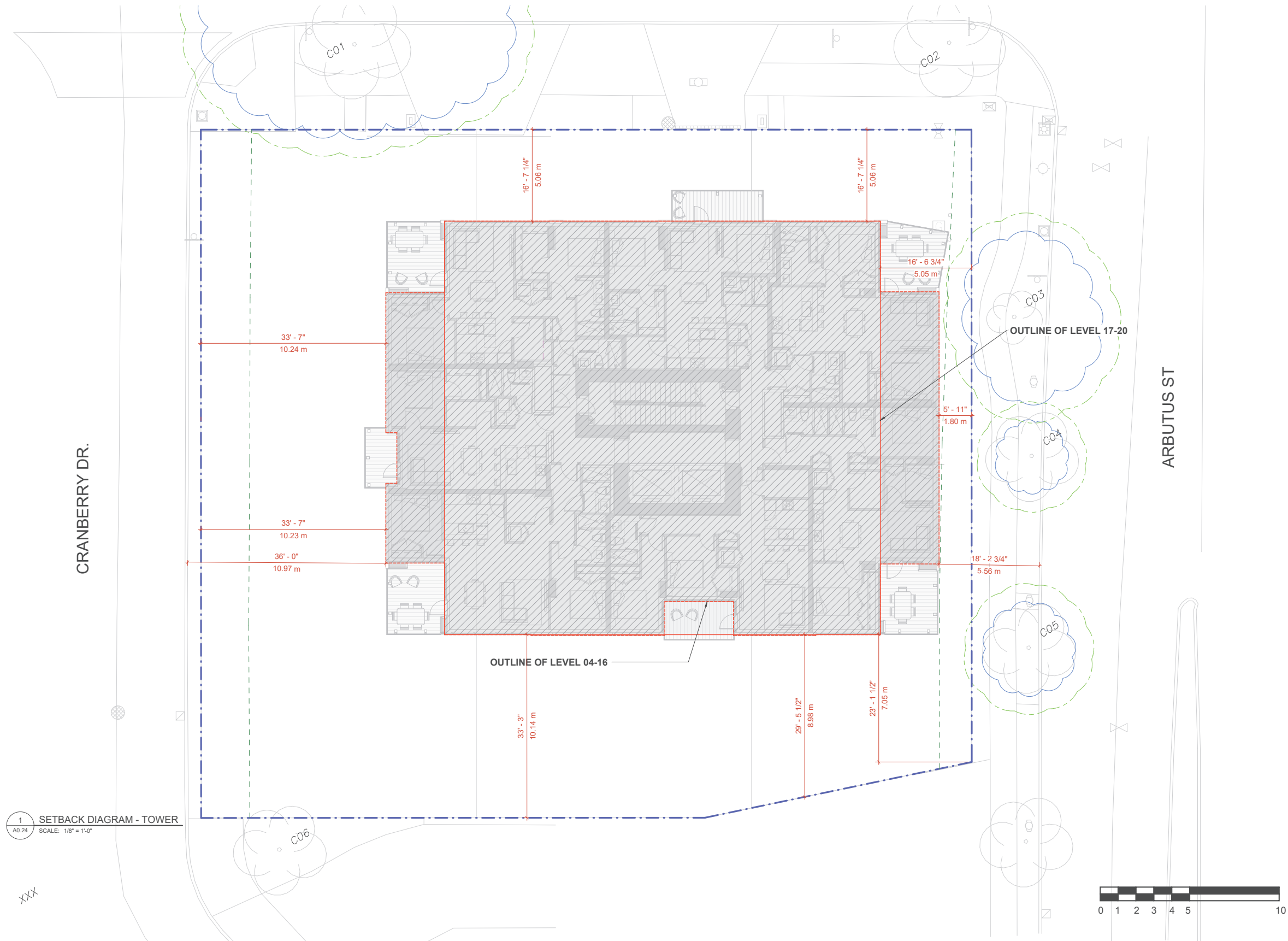
2.06 Setback Diagram



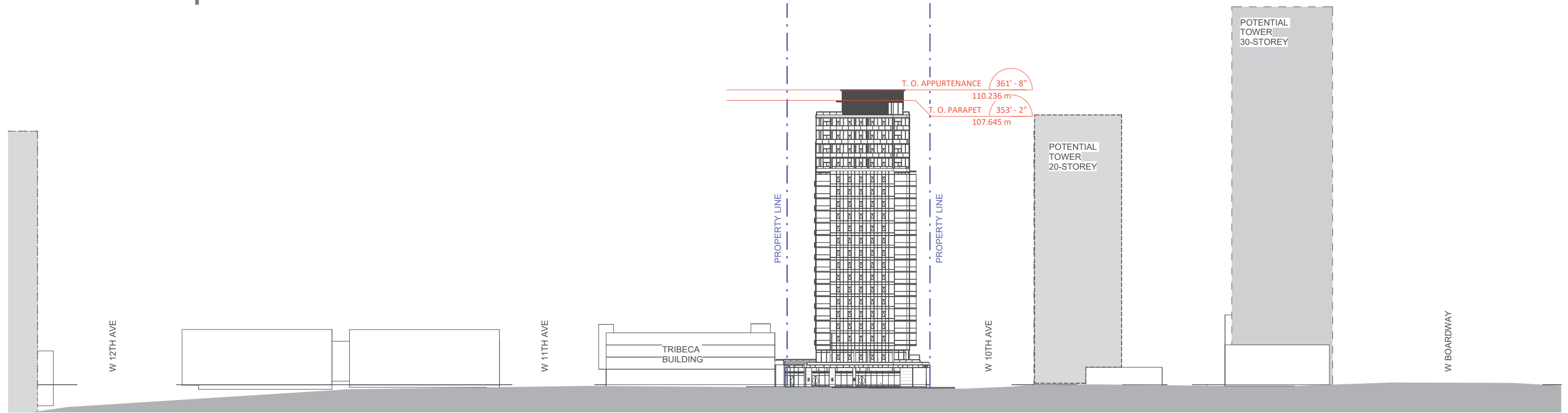
Setback Diagram



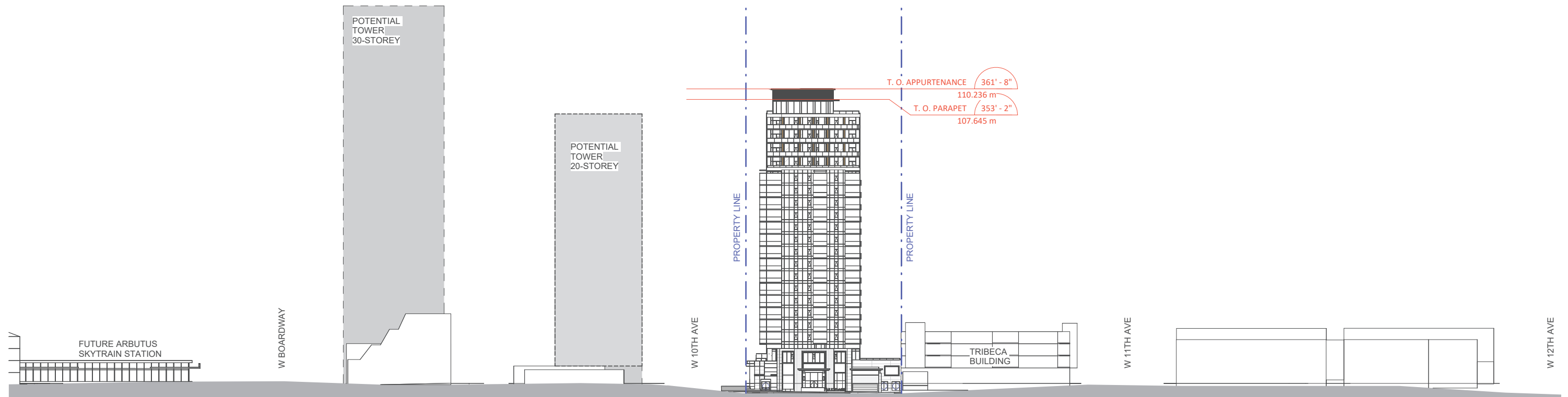
Setback Diagram



2.07 Streetscape Elevations

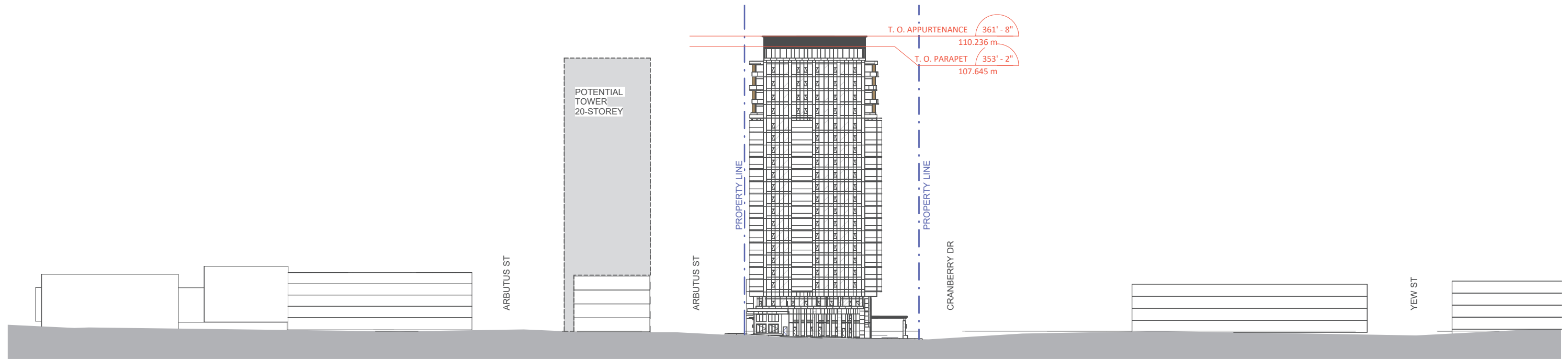


East Streetscape Elevation



West Streetscape Elevation

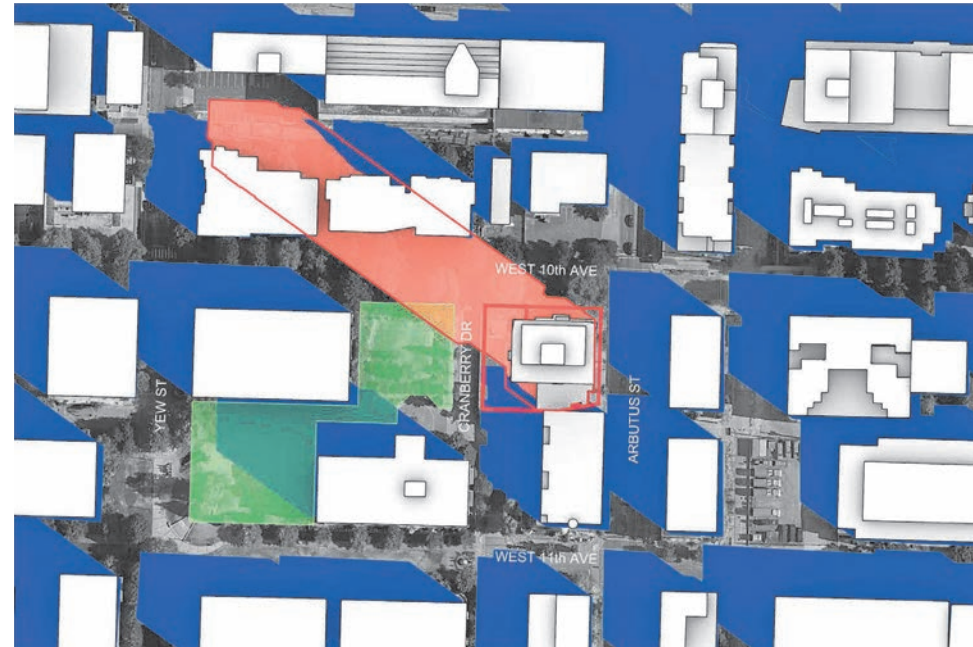
Streetscape Elevations



South Streetscape Elevation

2.08 Shadow Study

FALL EQUINOX SHADOW STUDY



FALL EQUINOX - SEPTEMBER 22, 2025 - 10:00AM



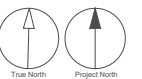
FALL EQUINOX - SEPTEMBER 22, 2025 - 11:00AM



FALL EQUINOX - SEPTEMBER 22, 2025 - 12:00PM



FALL EQUINOX - SEPTEMBER 22, 2025 - 2:00PM



SPRING EQUINOX



SPRING EQUINOX - MARCH 20, 2025 - 10:00AM



SPRING EQUINOX - MARCH 20, 2025 - 11:00AM



SPRING EQUINOX - MARCH 20, 2025 - 12:00PM



SPRING EQUINOX - MARCH 20, 2025 - 2:00PM

SUMMER SOLSTICE



SUMMER SOLSTICE - JUNE 20, 2025 - 10:00AM



SUMMER SOLSTICE - JUNE 20, 2025 - 11:00AM



SUMMER SOLSTICE - JUNE 20, 2025 - 12:00PM



SUMMER SOLSTICE - JUNE 20, 2025 - 2:00PM

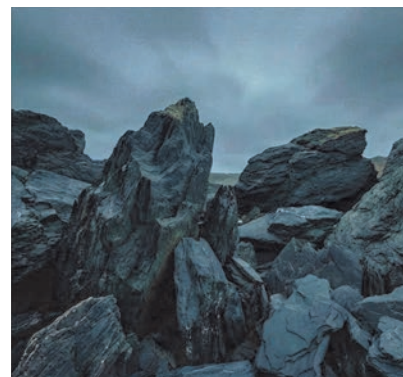
2.09 Material Board



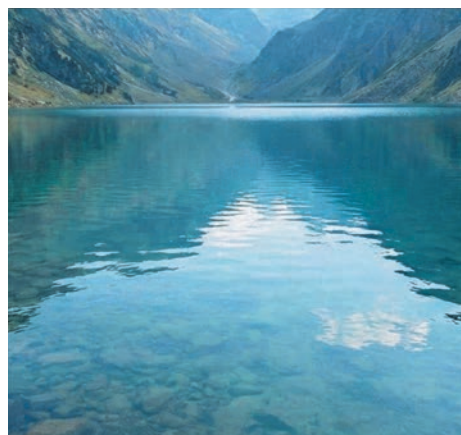
1. Warm bronze toned metal panel



2. Bone white painted metal panel



3. Anodized aluminum mullion profile



4. Medium Gray Spandrel Glass



5. SN68 Glazing



6. Shouldice Stone

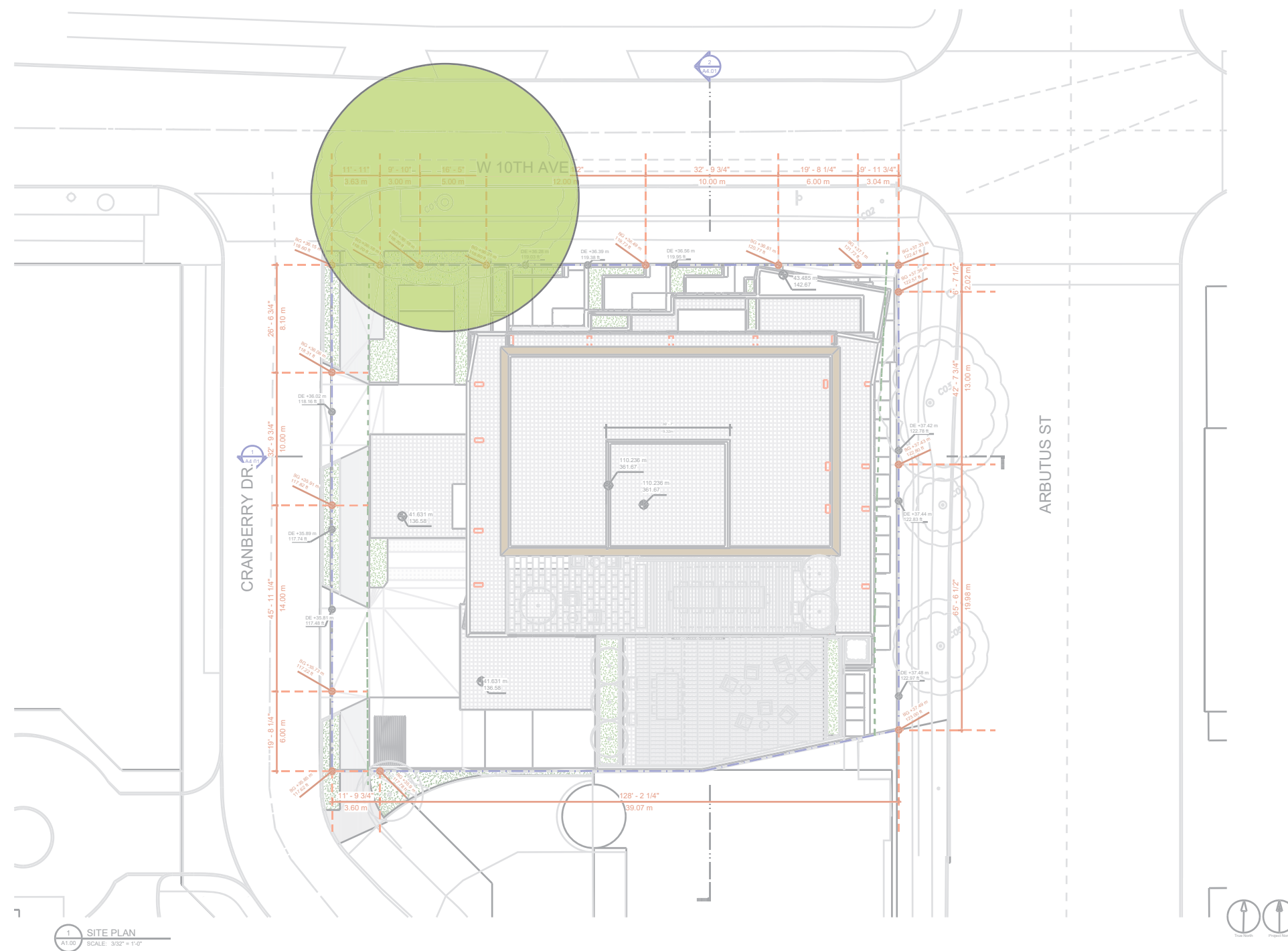


2.10 Tree Retention



Existing Tree at North West corner of Site

The Scotch elm (*Ulmus glabra*) located at the northwest corner of the site will be retained, within the adjacent city-owned street frontage. The tree will undergo recommended pruning to reduce the crown spread and ensure stability, with minimal pruning required for building encroachment at levels 4 and 5. Construction logistics and root protection measures are in place to prevent any damage. All pruning will adhere to ANSI A300 standards and be supervised by the project arborist, with city approval. The tree's health and structural integrity will remain unaffected throughout the construction process.

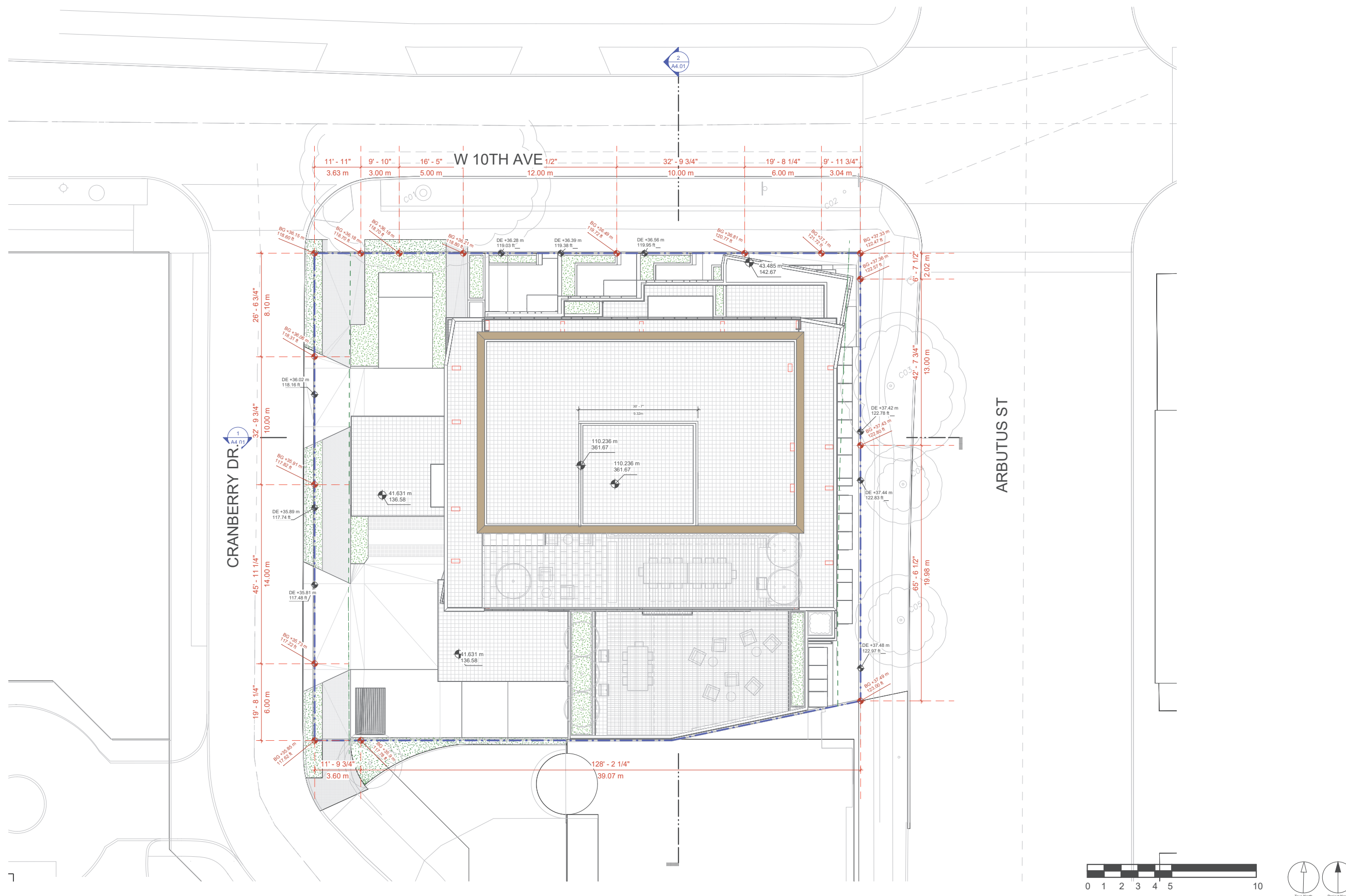


Proposed massing form preserving trees

3 Architectural Drawings



3.01 Site Plan



3.02 Architecture Plans

LEVEL P4

Parking Per Level

LEVEL P1
CONDO

SML	8
STD	8

VISITOR

HC	2
SML	1
STD	3

LEVEL P1: 22

LEVEL P2
CONDO

HC	3
SML	9
STD	32

LEVEL P2: 44

LEVEL P3
CONDO

HC	1
SML	8
STD	35

LEVEL P3: 44

LEVEL P4
CONDO

HC	1
SML	9
STD	34

LEVEL P4: 44
Grand total: 154

Parking Per Usage

CONDO

HC	5
SML	34
STD	109

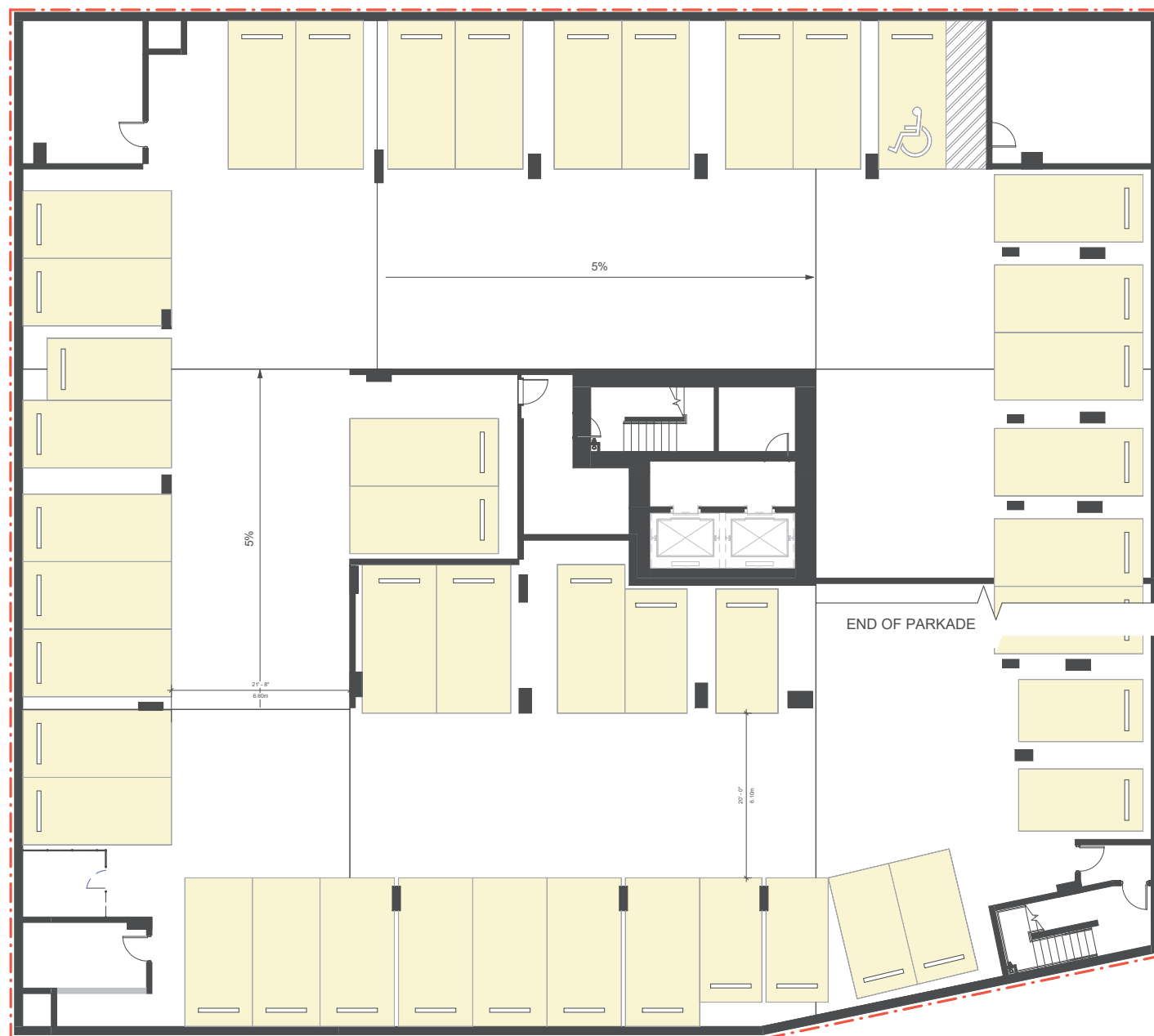
148

VISITOR

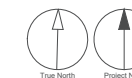
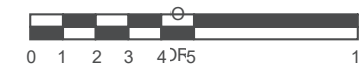
HC	2
SML	1
STD	3

6

Grand total: 154



CONDO
 VISITOR



LEVEL P3

Parking Per Level

LEVEL P1	
CONDO	
SML	8
STD	8
VISITOR	
HC	2
SML	1
STD	3
LEVEL P1: 22	

LEVEL P2	
CONDO	
HC	3
SML	9
STD	32
LEVEL P2: 44	

LEVEL P3	
CONDO	
HC	1
SML	8
STD	35
LEVEL P3: 44	

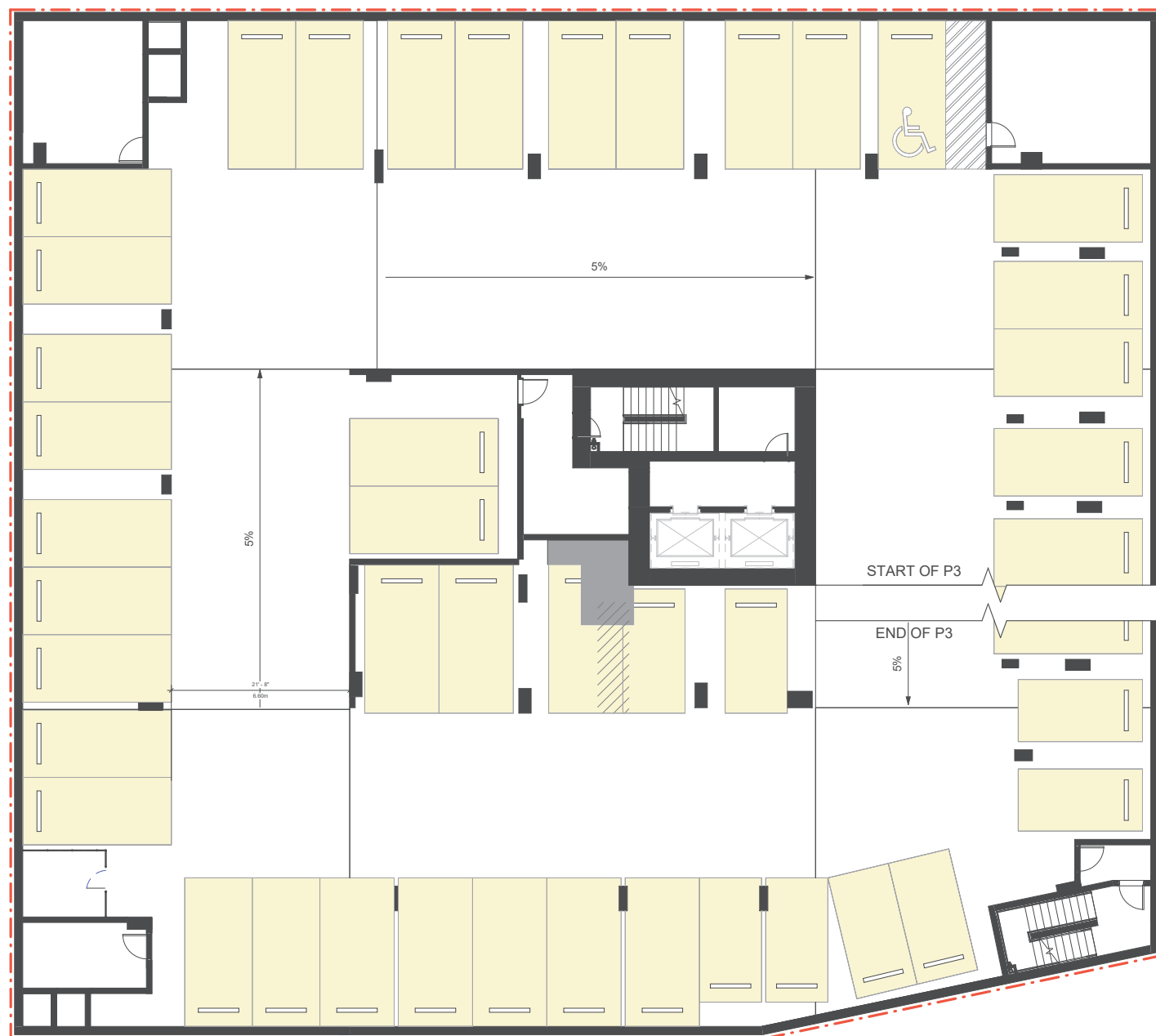
LEVEL P4	
CONDO	
HC	1
SML	9
STD	34
LEVEL P4: 44	
Grand total: 154	

Parking Per Usage

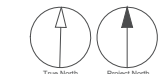
CONDO	
HC	5
SML	34
STD	109
148	

VISITOR	
HC	2
SML	1
STD	3
6	

Grand total: 154



CONDO
 VISITOR



LEVEL P2

Parking Per Level

LEVEL P1	
CONDO	
SML	8
STD	8
VISITOR	
HC	2
SML	1
STD	3
LEVEL P1: 22	

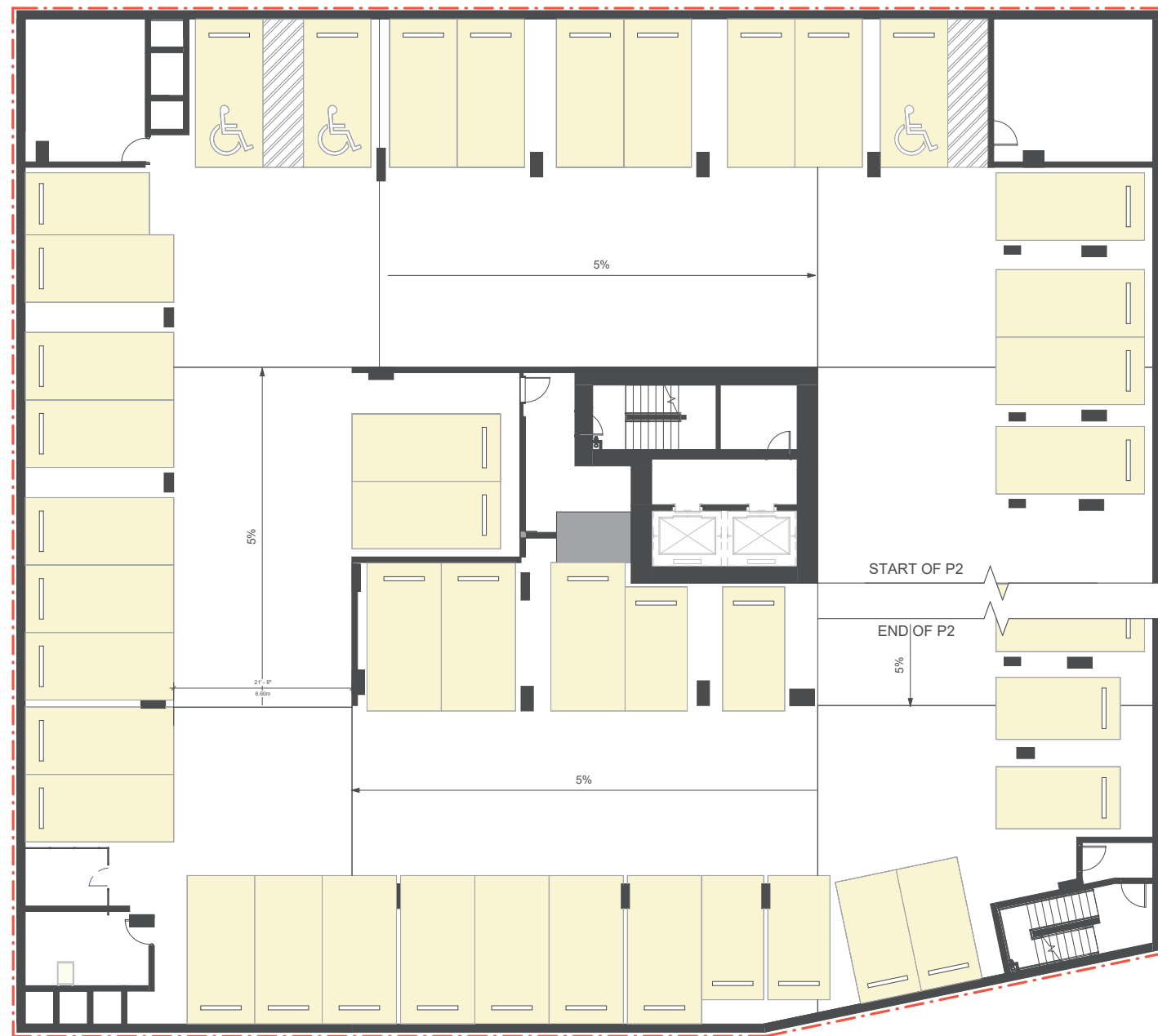
LEVEL P2	
CONDO	
HC	3
SML	9
STD	32
LEVEL P2: 44	

LEVEL P3	
CONDO	
HC	1
SML	8
STD	35
LEVEL P3: 44	

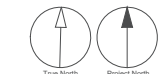
LEVEL P4	
CONDO	
HC	1
SML	9
STD	34
LEVEL P4: 44	
Grand total: 154	

Parking Per Usage

CONDO	
HC	5
SML	34
STD	109
148	
VISITOR	
HC	2
SML	1
STD	3
6	
Grand total: 154	



CONDO
 VISITOR



LEVEL P1

Residential Bike Parking...

P1	
Horizontal	15
Oversized	14
Vertical	20
P1 MEZZ	
Horizontal	54
Locker	30
Stacked Bike	88
Vertical	53
Grand total	274

Parking Per Level

LEVEL P1	
CONDO	
SML	8
STD	8
VISITOR	
HC	2
SML	1
STD	3
LEVEL P1:	22

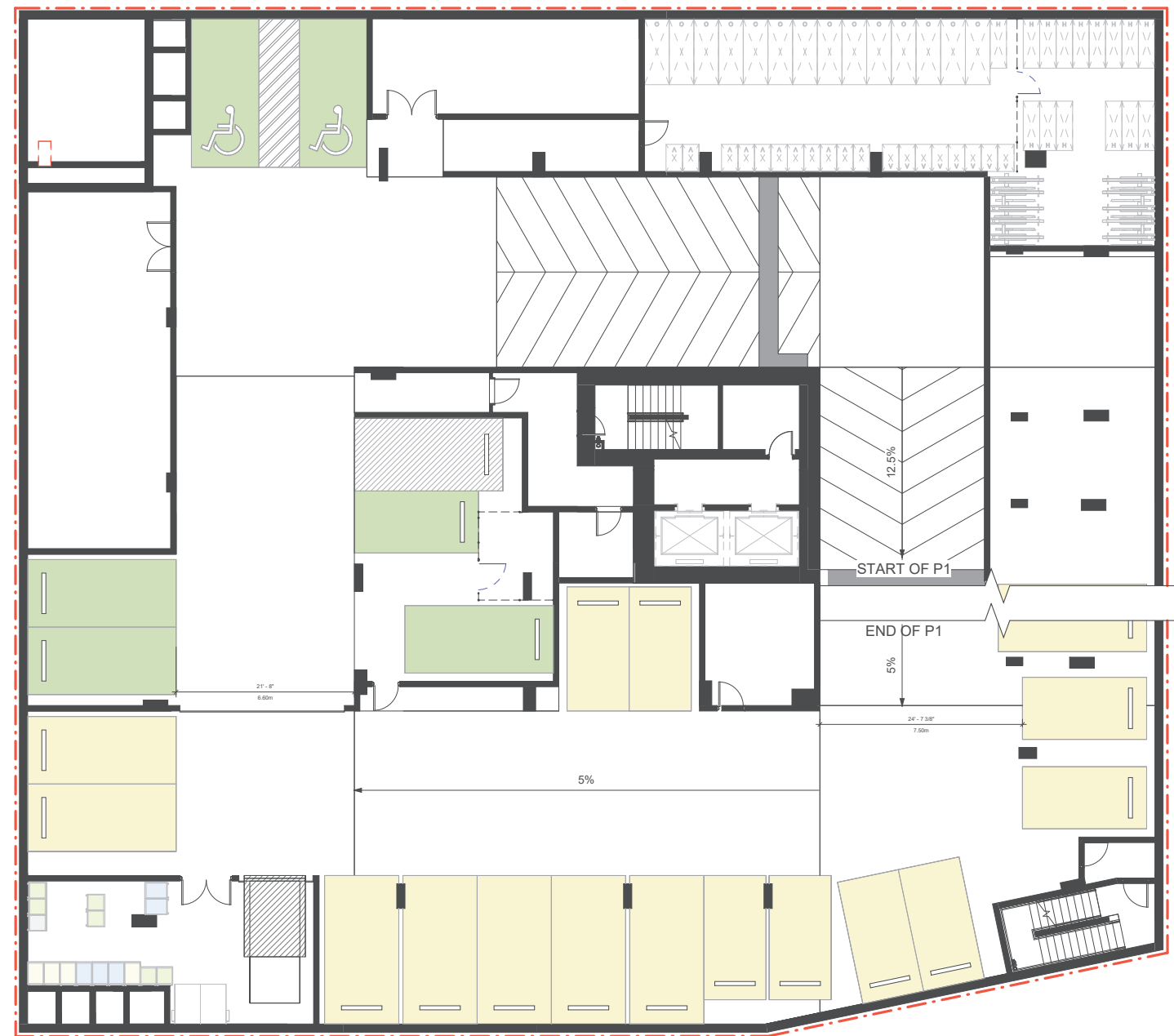
LEVEL P2	
CONDO	
HC	3
SML	9
STD	32
LEVEL P2:	44

LEVEL P3	
CONDO	
HC	1
SML	8
STD	35
LEVEL P3:	44

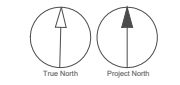
LEVEL P4	
CONDO	
HC	1
SML	9
STD	34
LEVEL P4:	44
Grand total:	154

Parking Per Usage

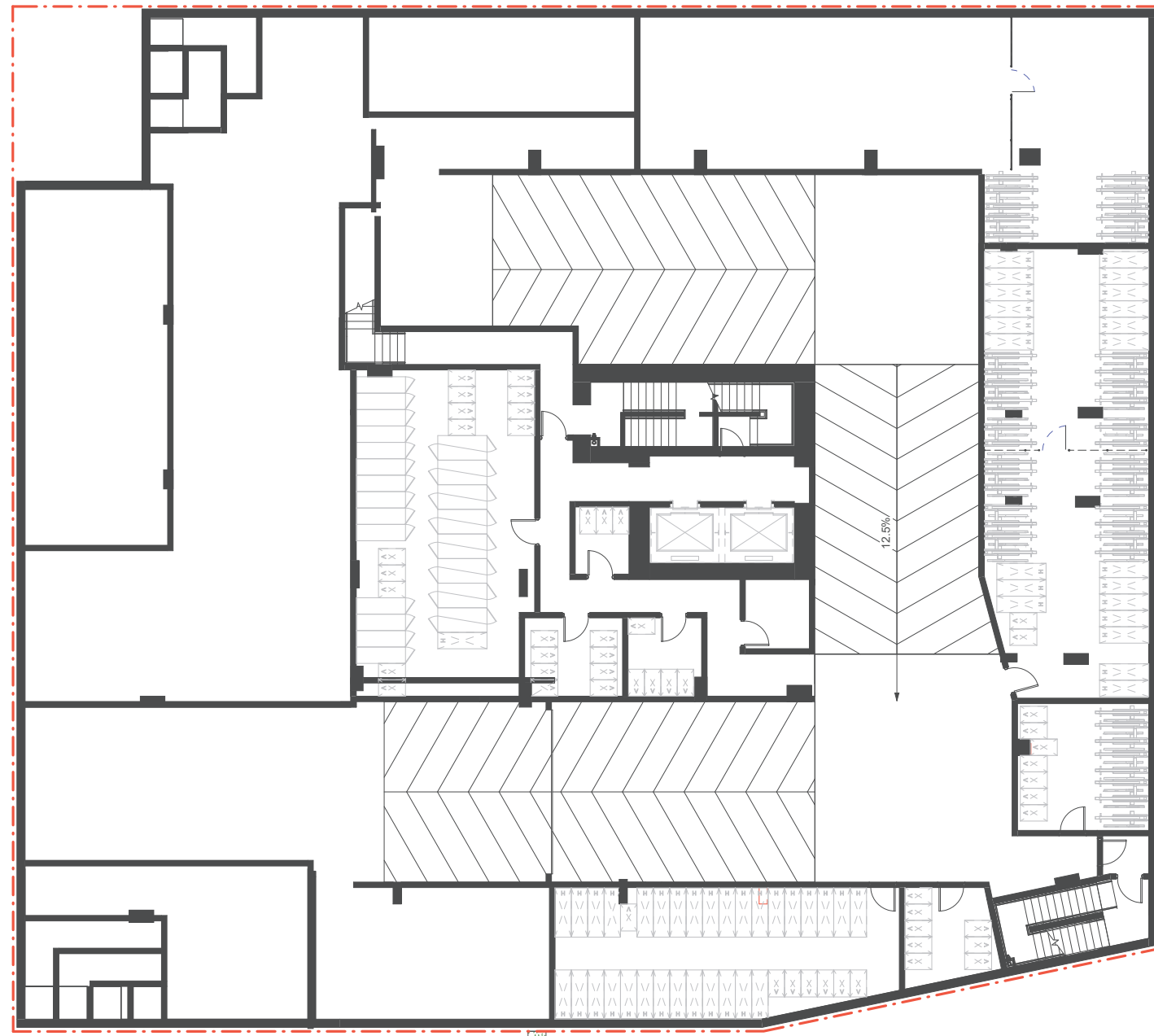
CONDO	
HC	5
SML	34
STD	109
148	
VISITOR	
HC	2
SML	1
STD	3
6	
Grand total:	154



CONDO
 VISITOR

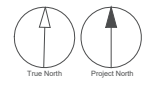


LEVEL P1A

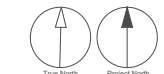


Residential Bike Parking...

P1	
Horizontal	15
Oversized	14
Vertical	20
P1 MEZZ	
Horizontal	54
Locker	30
Stacked Bike	88
Vertical	53
Grand total	274



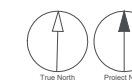
LEVEL 01



LEVEL TOWNHOUSE 1A

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

NO.	Area m2
LEVEL 01A	
01	68.7 m ²
02	62.0 m ²
03	65.6 m ²



LEVEL 02

RESIDENTIAL

UNIT 0201
2BR
GROSS: 953.98 SF

RESIDENTIAL

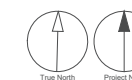
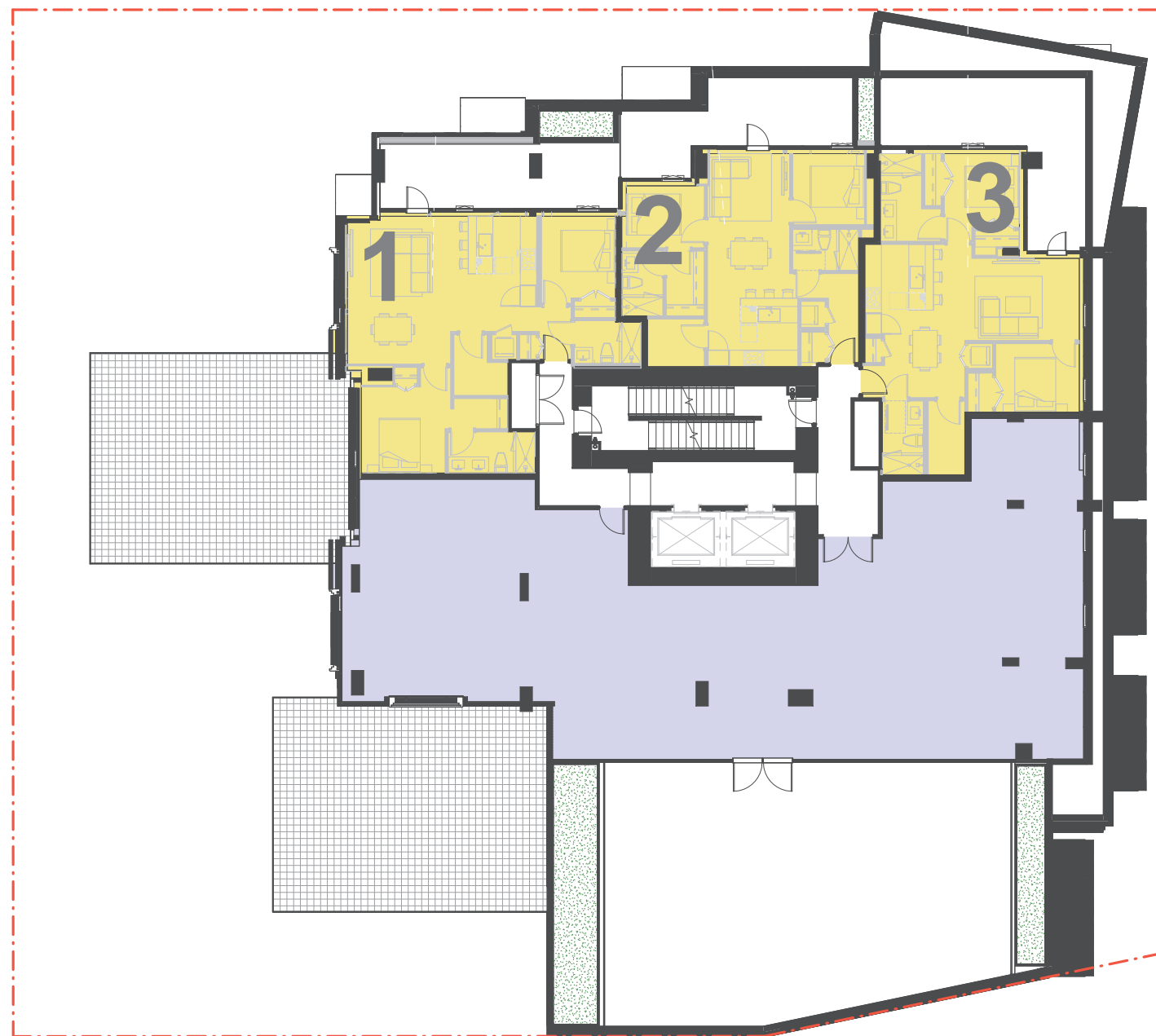
UNIT 0202
2BR
GROSS: 776.23 SF

RESIDENTIAL

UNIT 0203
2BR
GROSS: 860.41 SF

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

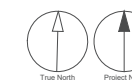
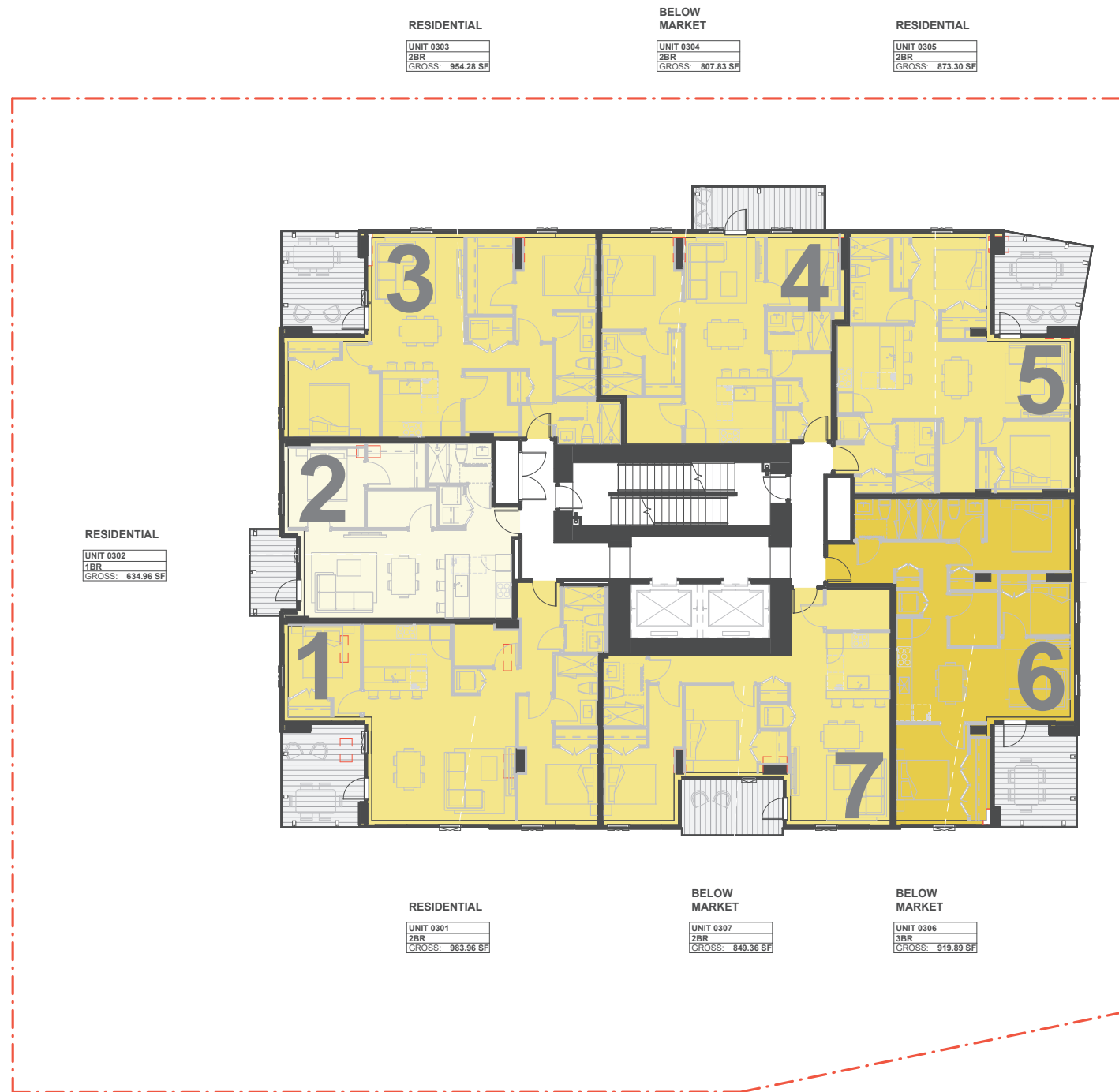
NO.	Area m2
LEVEL 02	
01	88.6 m ²
02	72.1 m ²
03	79.9 m ²



LEVEL 03-06

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

NO.	Area m2
LEVEL 03	
01	91.4 m ²
02	59.0 m ²
03	88.7 m ²
04	75.0 m ²
05	81.1 m ²
06	85.5 m ²
07	78.9 m ²



LEVEL 07-13

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

NO.	Area m2
LEVEL 07	
01	91.4 m ²
02	59.0 m ²
03	88.7 m ²
04	75.0 m ²
05	81.1 m ²
06	85.5 m ²
07	78.9 m ²



RESIDENTIAL
UNIT 0903
2BR
GROSS: 954.28 SF

RESIDENTIAL
UNIT 0904
2BR
GROSS: 807.83 SF

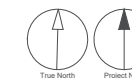
RESIDENTIAL
UNIT 0905
2BR
GROSS: 873.30 SF

RESIDENTIAL
UNIT 0902
1BR
GROSS: 634.96 SF

RESIDENTIAL
UNIT 0901
2BR
GROSS: 983.96 SF

BELOW MARKET
UNIT 0907
2BR
GROSS: 849.36 SF

BELOW MARKET
UNIT 0906
3BR
GROSS: 919.89 SF



LEVEL 14-16

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

NO.	Area m2
LEVEL 14	
01	111.5 m ²
02	59.0 m ²
03	88.7 m ²
04	75.0 m ²
05	81.1 m ²
06	85.5 m ²
07	58.8 m ²



RESIDENTIAL
UNIT 1403
2BR
GROSS: 954.28 SF

RESIDENTIAL
UNIT 1404
2BR
GROSS: 807.82 SF

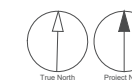
RESIDENTIAL
UNIT 1405
2BR
GROSS: 873.30 SF

RESIDENTIAL
UNIT 1402
1BR
GROSS: 634.95 SF

RESIDENTIAL
UNIT 1401
3BR
GROSS: 1200.63 SF

RESIDENTIAL
UNIT 1407
1BR
GROSS: 632.66 SF

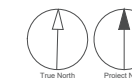
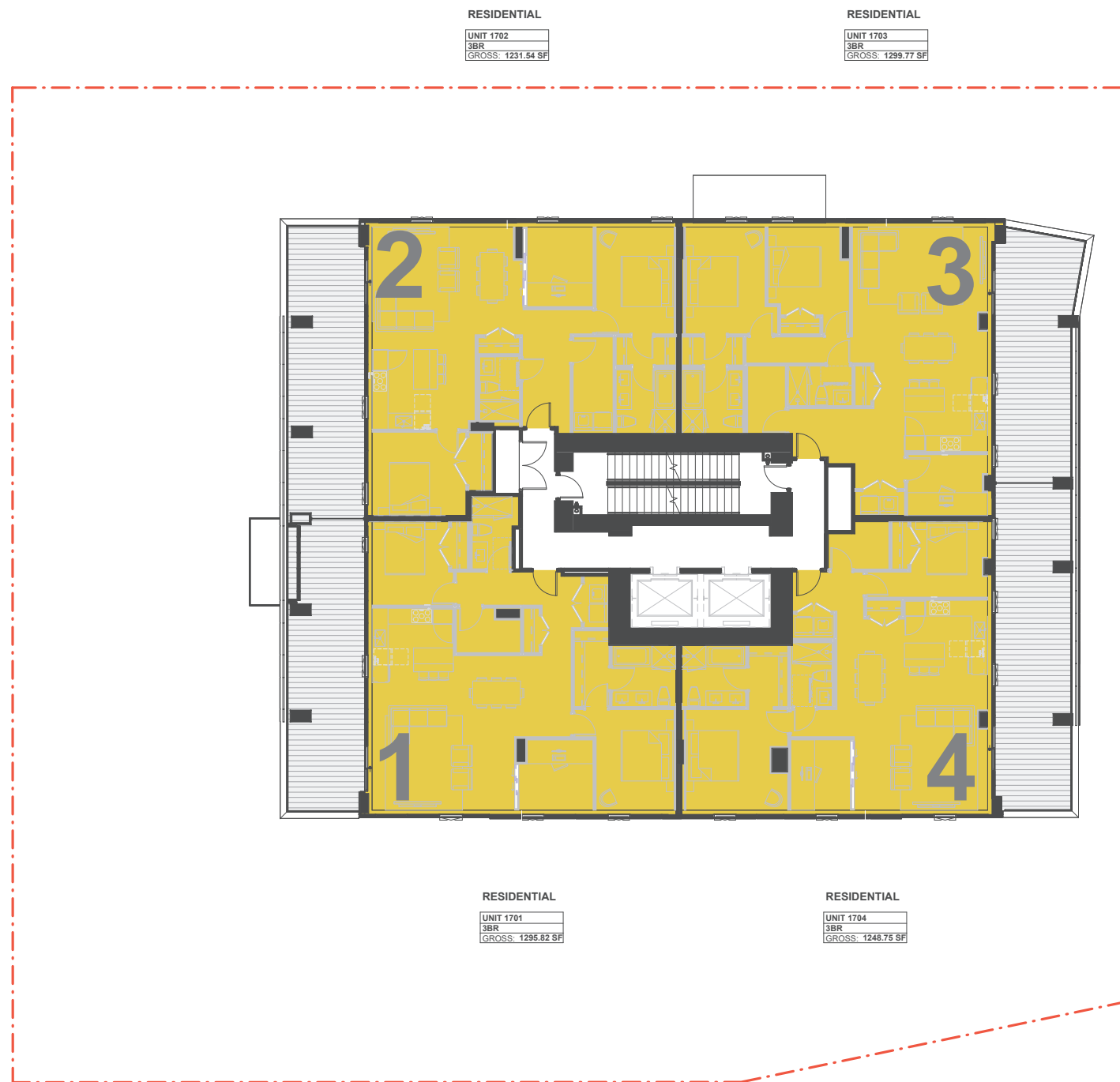
RESIDENTIAL
UNIT 1406
2BR
GROSS: 919.89 SF



LEVEL 17

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

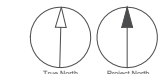
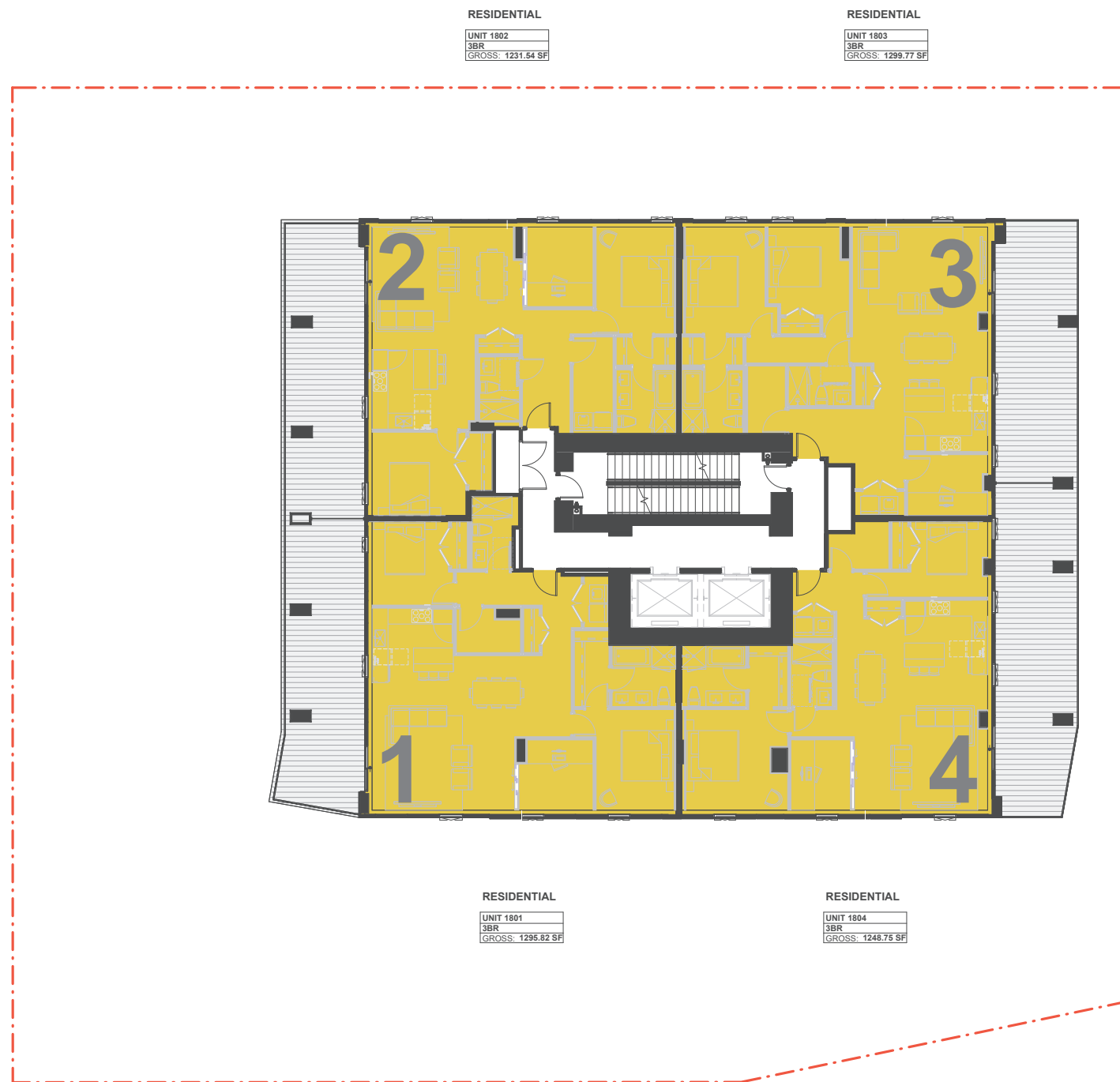
NO.	Area m2
LEVEL 17	
01	120.4 m ²
02	114.4 m ²
03	120.8 m ²
04	116.0 m ²



LEVEL 18, 20

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

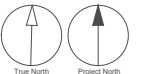
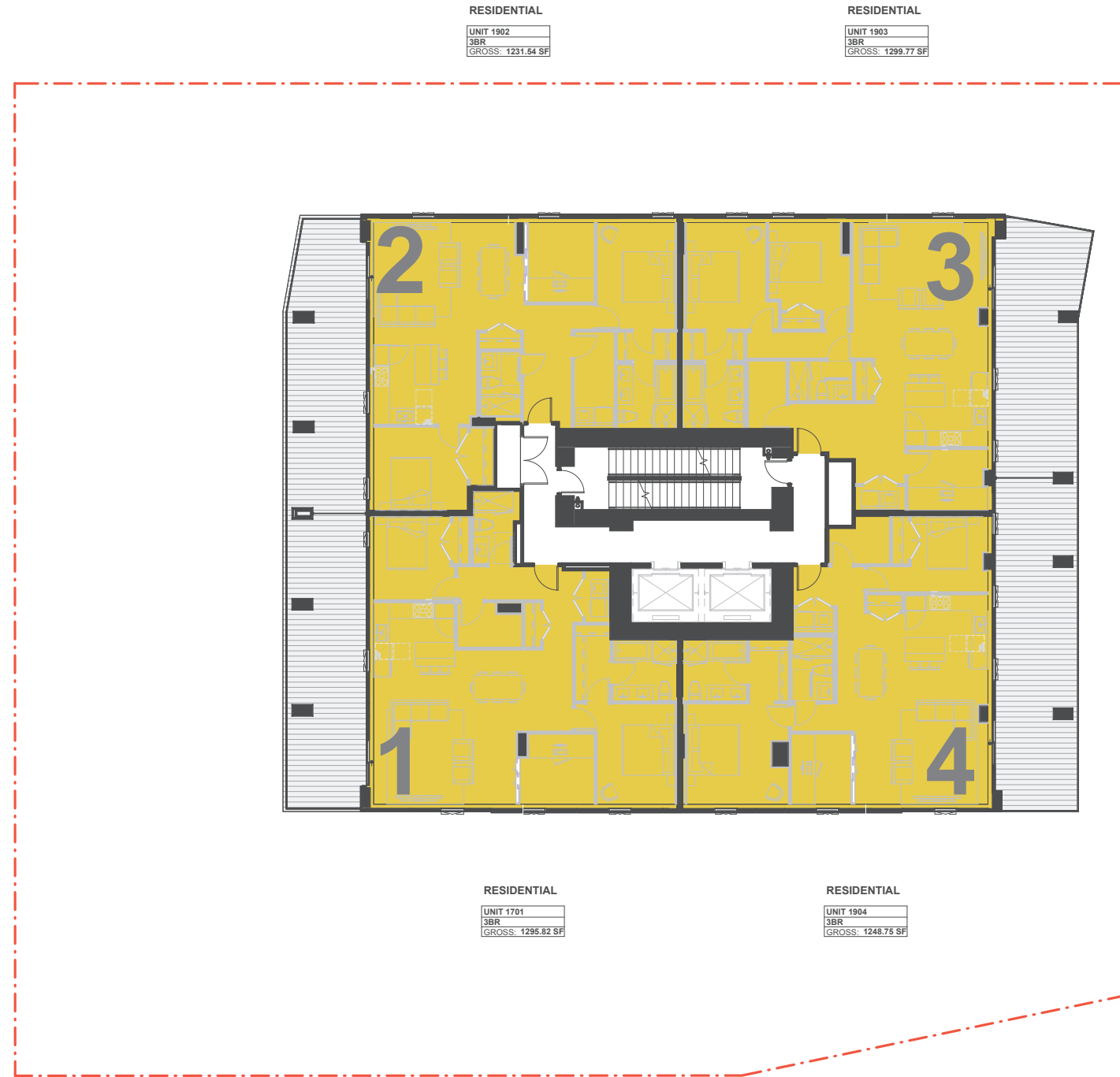
NO.	Area m2
LEVEL 18	
01	120.4 m ²
02	114.4 m ²
03	120.8 m ²
04	116.0 m ²



LEVEL 19

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

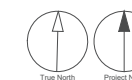
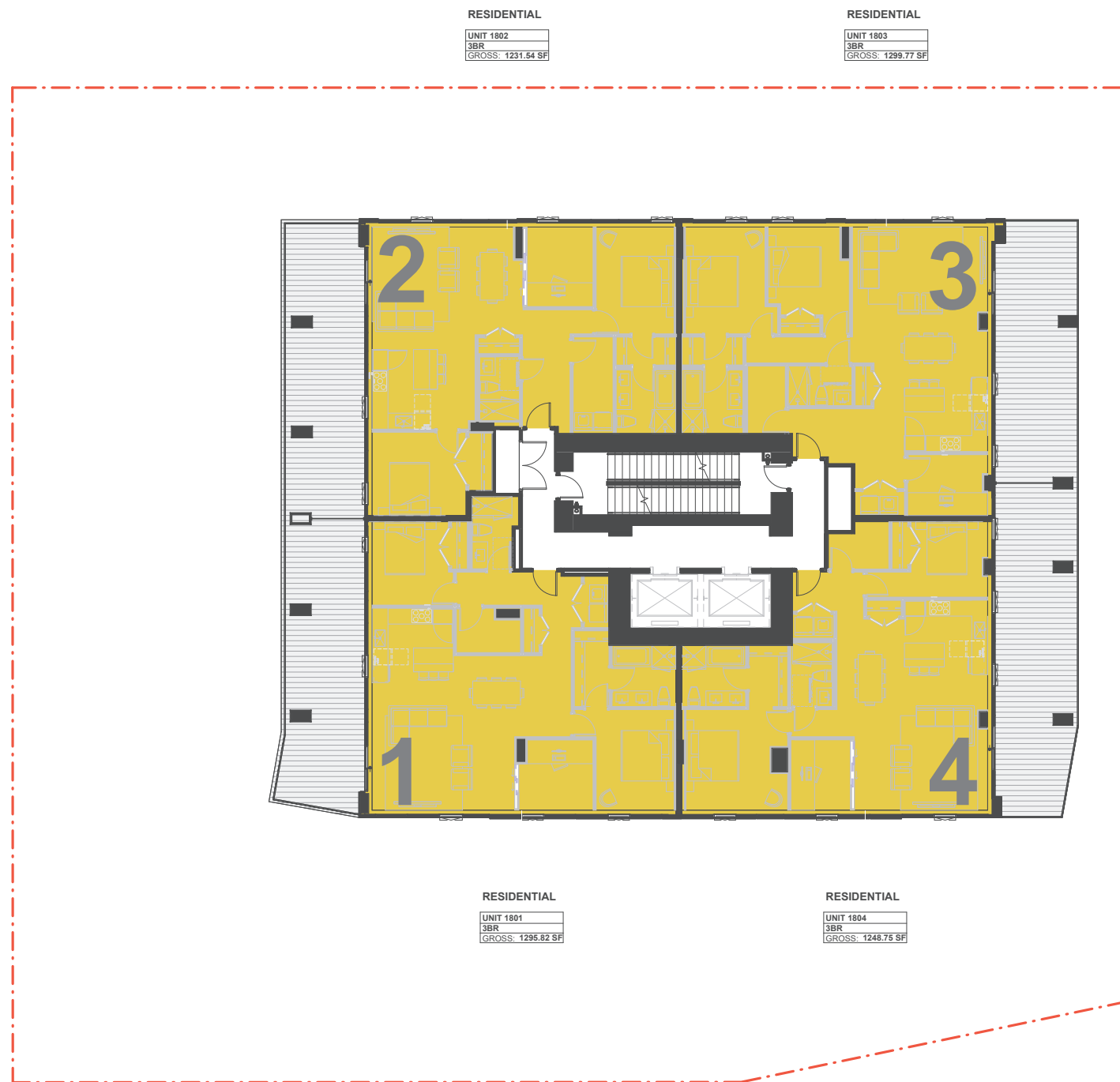
NO.	Area m2
LEVEL 19	
01	120.4 m ²
02	114.4 m ²
03	120.8 m ²
04	116.0 m ²



LEVEL 20

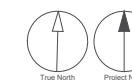
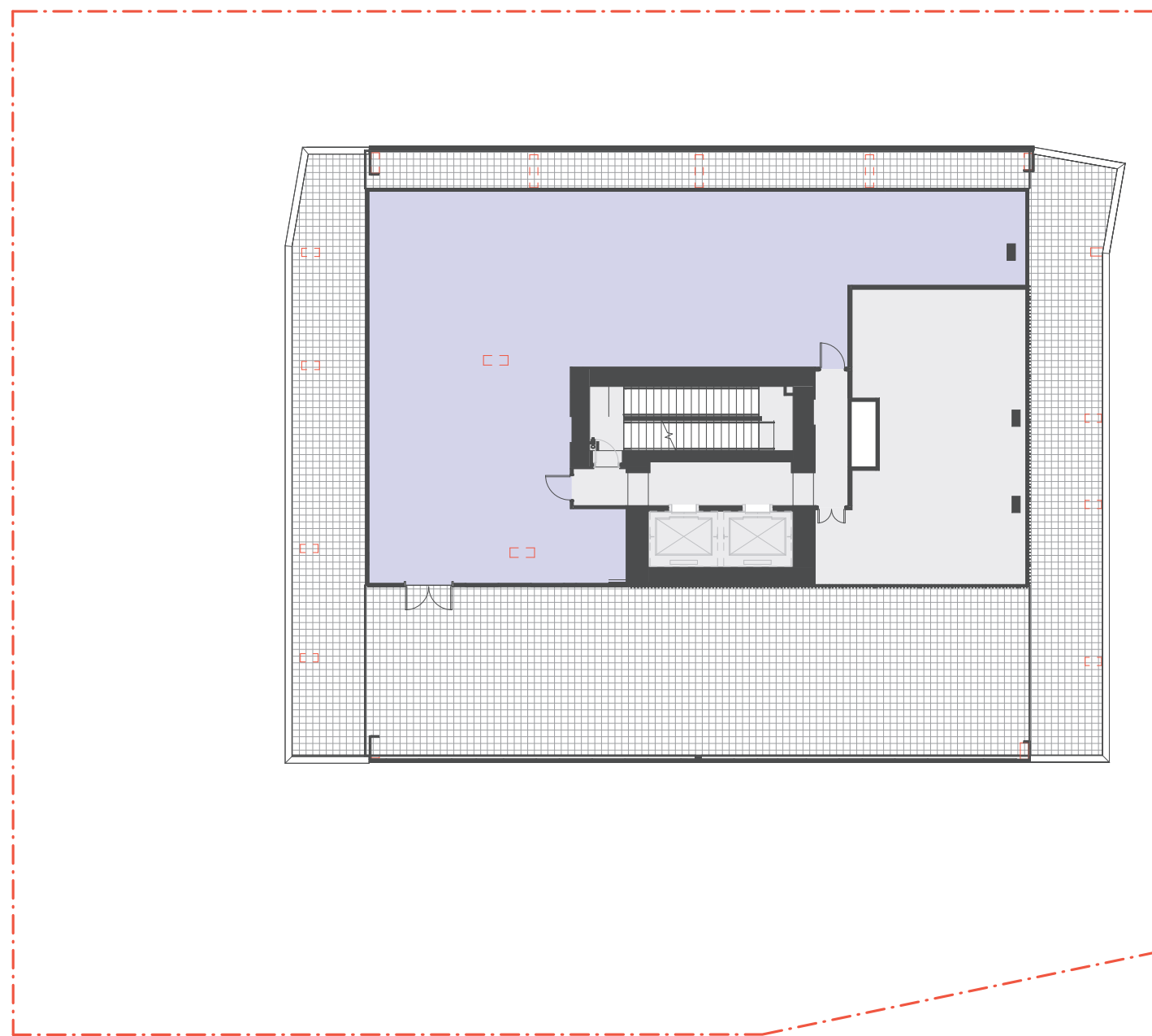
- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

NO.	Area m2
LEVEL 18	
01	120.4 m ²
02	114.4 m ²
03	120.8 m ²
04	116.0 m ²

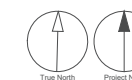
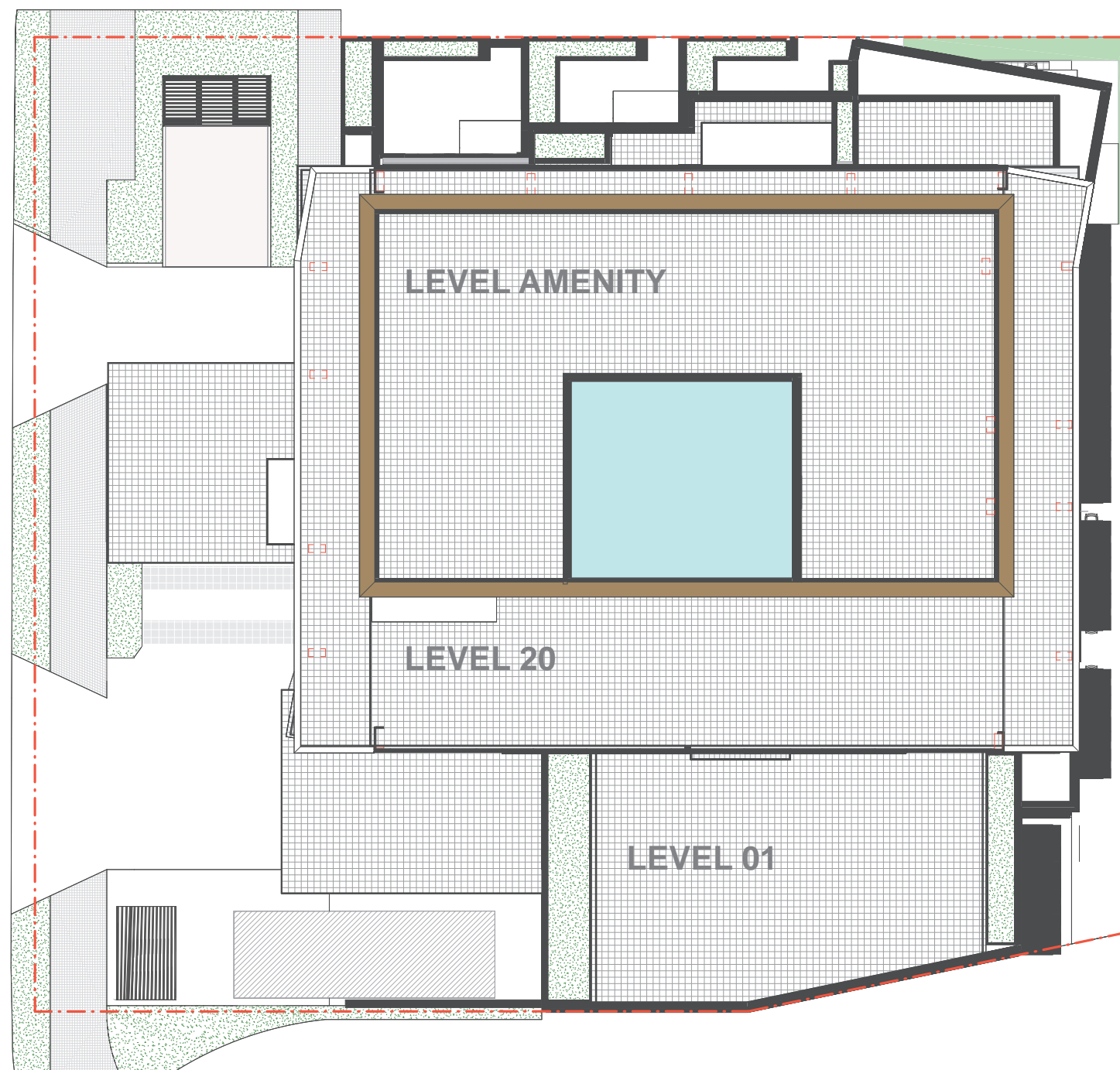


LEVEL AMENITY

- 1BR
- 2BR
- 3BR
- AMENITY
- CRU
- MECH
- TH #1
- TH #2
- TH #3

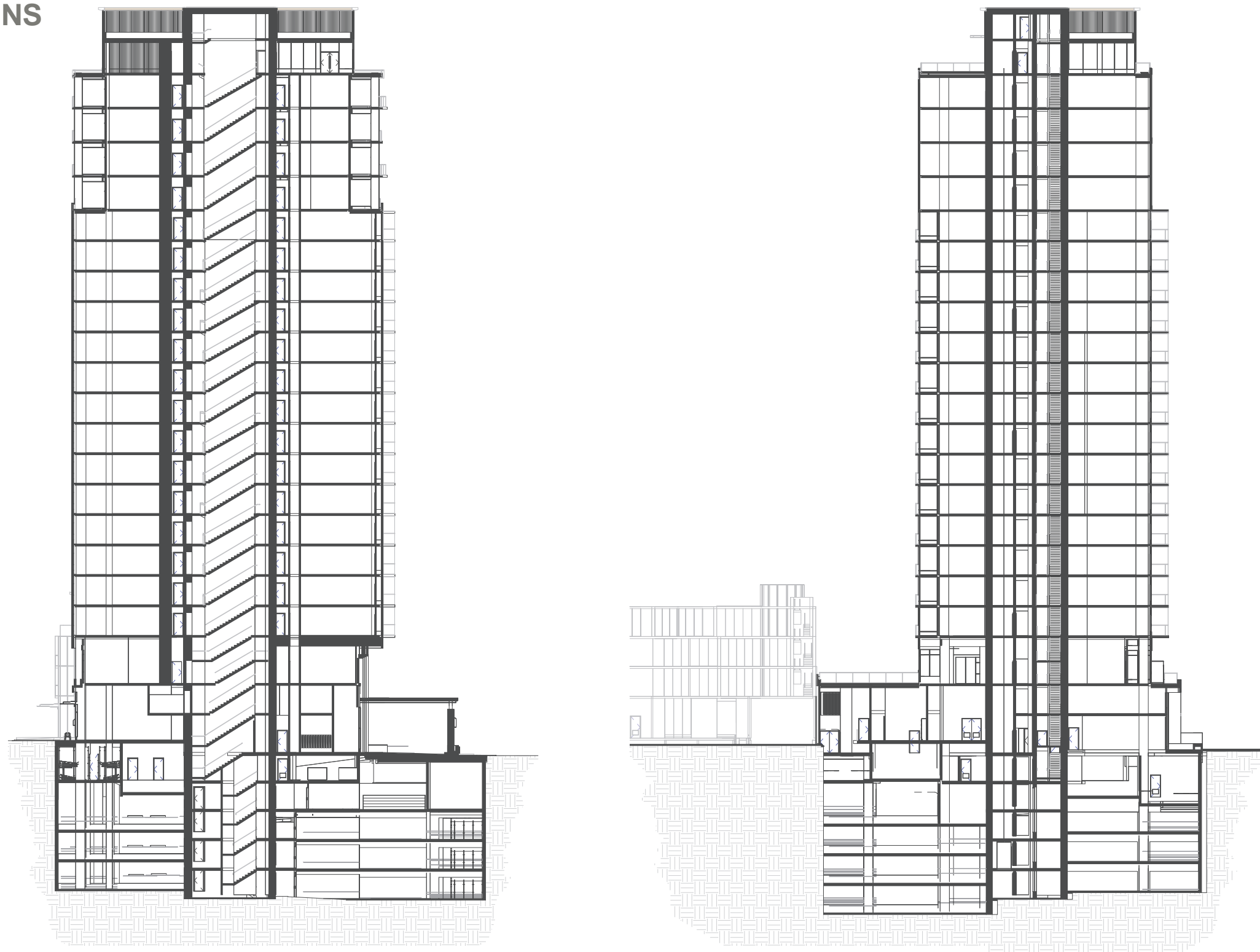


ROOF PLAN



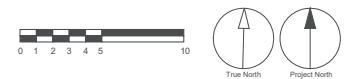
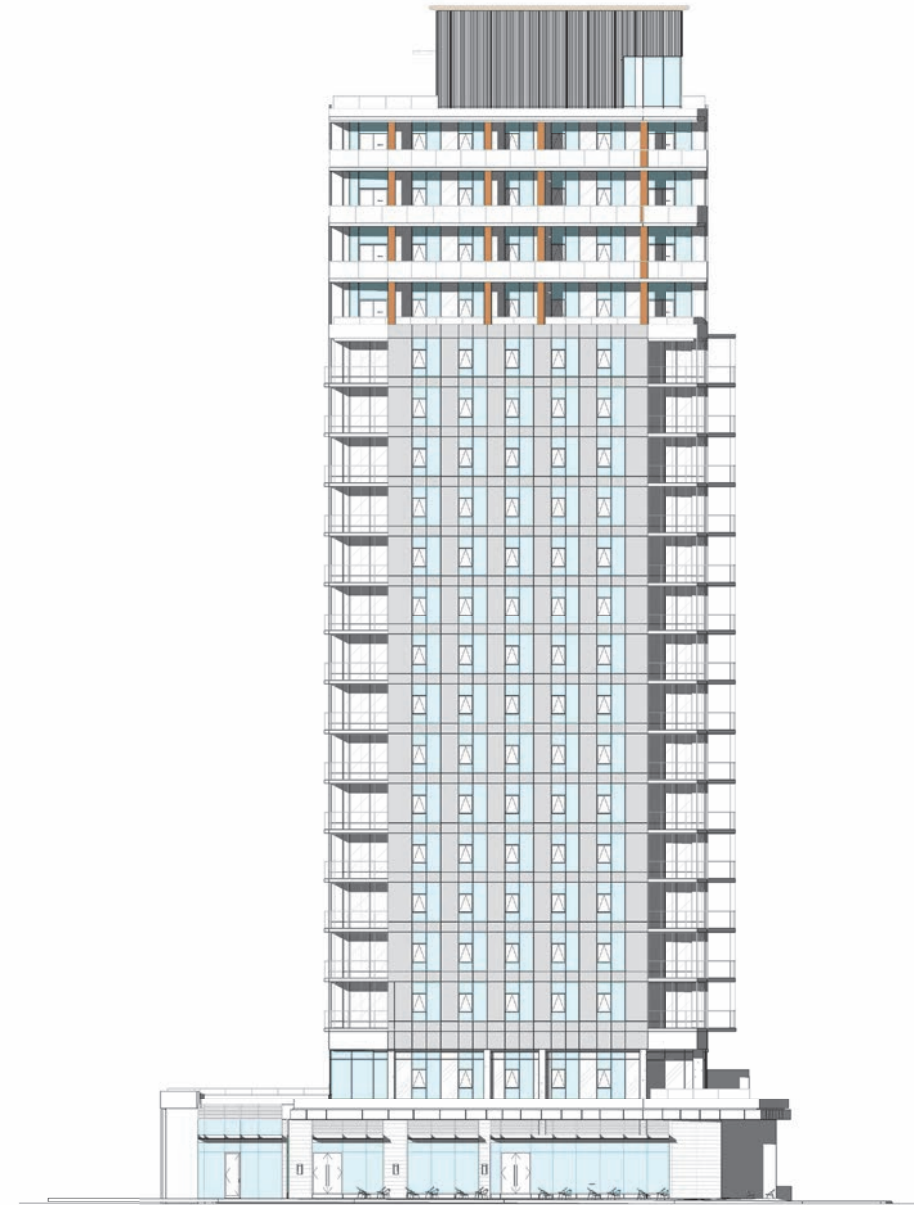
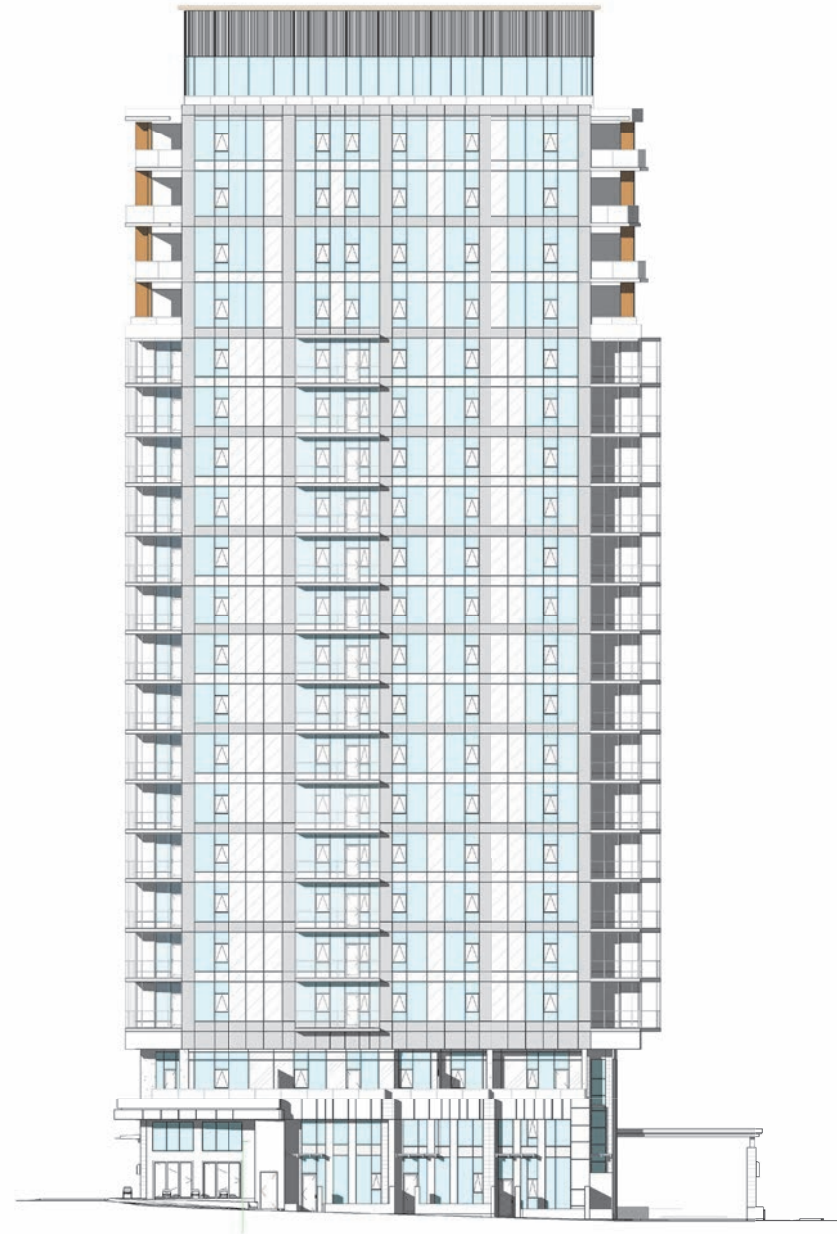
3.03 Sections

NORTH & EAST SECTIONS

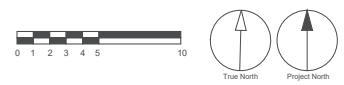
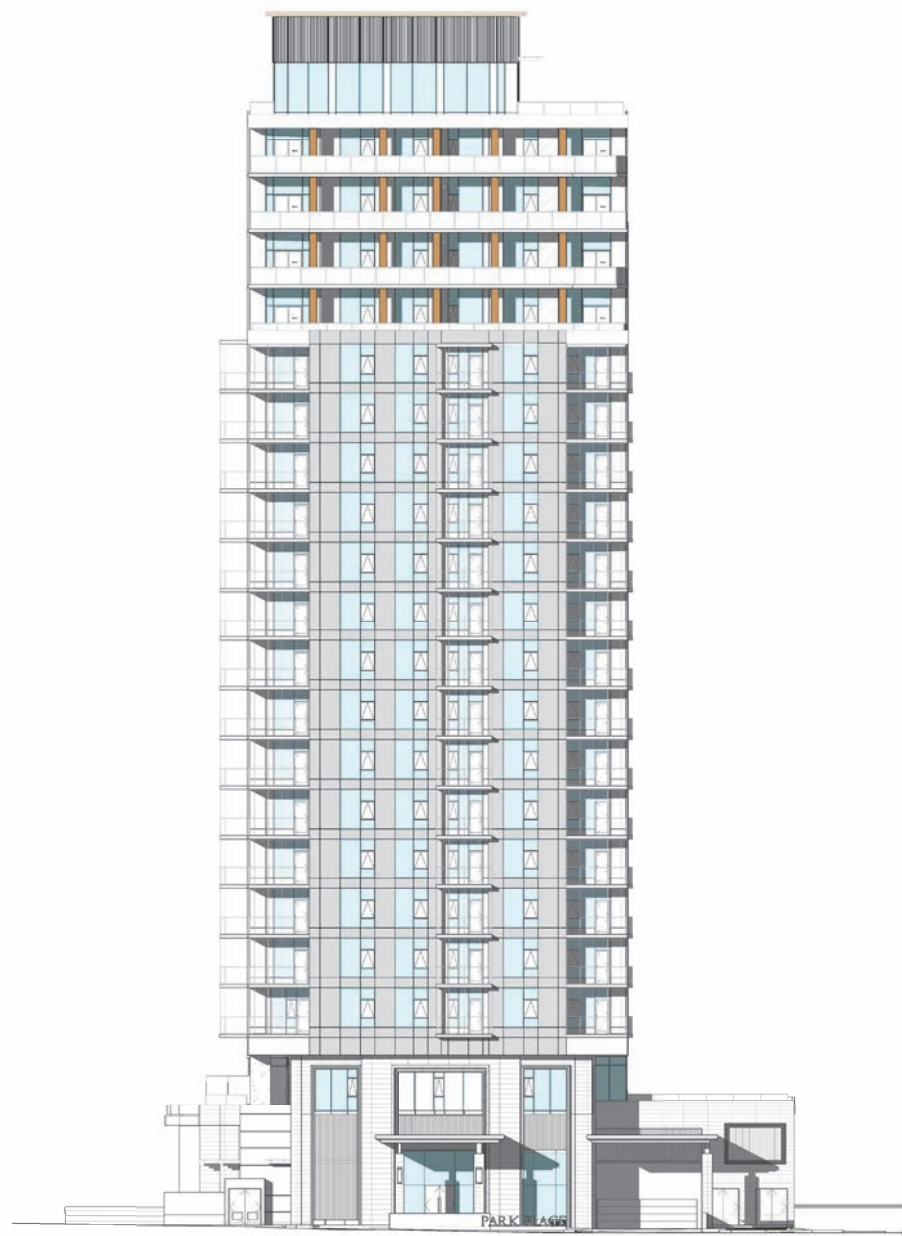
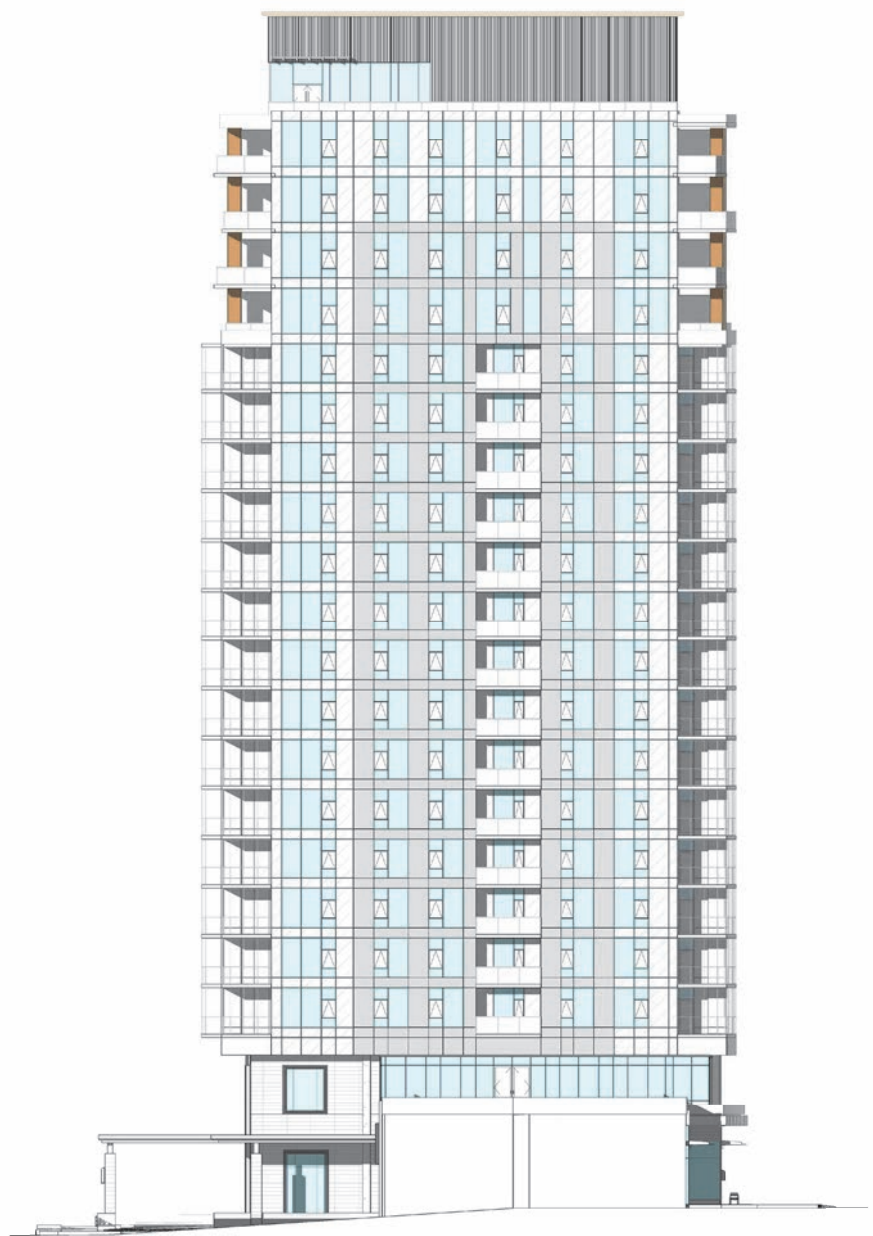


3.04 Elevations

NORTH AND EAST ELEVATIONS



SOUTH AND WEST ELEVATIONS



4 Project Statistics



4.01 Statistics - General

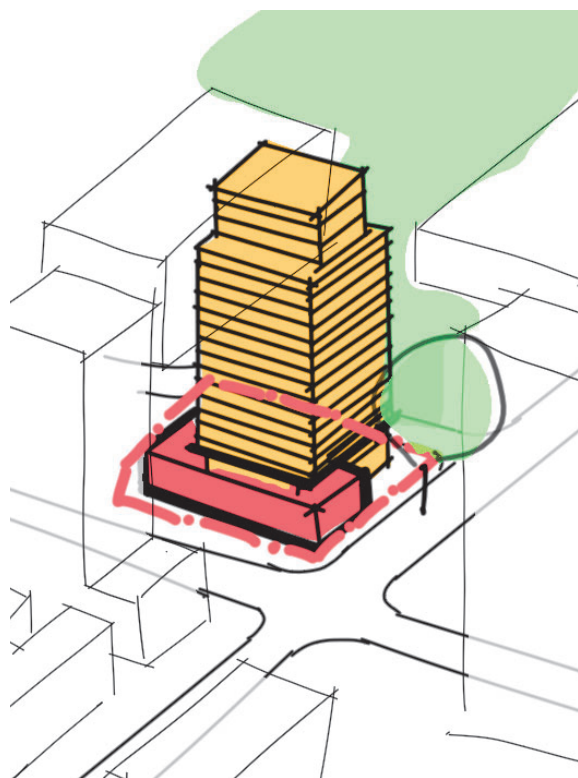
Civil Address:

2120 West 10th Avenue

Legal Description:

Lots 8, 9, 10, Except: Part in Plan LMP 38839, All of Block 364, District Lot 526, New West. District, Plan 4905

PIDs 011-280-379
 011-280-395
 011-280-409



01. Development

Floor	1 x Mech. Level, Amenity at Roof	
	20 x Residential	
	3 x Town House / 1 x Commercial (Counts as 1 floor due to grade change)	
Unit	120	
Max. Building Height	20 Storey + Amenity	
Building Height (From Base Point)		
Top of Appurtenance	110.24 m	
Top of Parapet of Last Occupied Level	107.65 m	
Site Area	1,602.4 m2/ 17,248 sq.ft	
Setbacks	Arbutus:	5.5m required from the back of the existing curb
	Cranberry Drive:	3.4m required from the back of the existing curb
FSR	7.63	
Floor Plate size L2-20	AVG. 6,703 sq.ft	
Floor Plate size L1	MAX. 8,635 sq.ft	50% site coverage

02. Floor Area

GFA	143,056 sq.ft
FSR Exclusion	11,432 sq.ft
FSR Area	131,625 sq.ft
Balcony Ratio	12%

Site & Project Description

Project Description:

<p>Civic Addresses: 2120 West 10th Avenue</p> <p>City Plan: Broadway Plan</p> <p>Current Zoning: C-8</p> <p>Characater Area:</p> <p>Current Use: Decommissioned auto body shop: two- and one-storey built form around a service yard.</p> <p>Adjacent Zoning: CD-1</p> <p>Rezoned to:</p> <p>Transit: Broadway Subway Arbutus Station (future), Bus route.</p>	<p>Legal Addresses: Lots 8, 9, 10, Except: Part in Plan LMP 38839, All of Block 364, District Lot 526, New West. District, Plan 4905</p> <p>PIDs: 011-280-379 011-280-395 011-280-409</p> <p>Lot Area: 1,602.4 m² / 17,248 sq.ft.</p> <p>Permitted uses: Retail (Outright), Restaurant and Dwelling (Conditional)</p>	<p>Policy Context: Broadway Plan (2022) Vancouver Plan (2022) C-7 and C-8 Districts Schedule (2020) C-7 and C-8 Design Guidelines (1999) Green Building Policies for Rezoning (2010)</p>
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SITE AREA CALCULATIONS

	Gross Site Area	
	Metric (m ²)	Imperial (sq.ft.)
2120 West 10th Avenue	1,602.4	17,248.00

FLOOR AREA (FAR) CALCULATIONS

	FAR	FSR Area	
		Metric (m ²)	Imperial (sq.ft.)
FSR Ratio	7.63	12,228.34	131,624.75

FLOOR AREA BREAKDOWN

Component	Gross Area		Exclusions		FSR Density	
	Metric (m ²)	Imperial (sq.ft.)	Metric (m ²)	Imperial (sq.ft.)	Metric (m ²)	Imperial (sq.ft.)
SUBTOTAL	13,290.37	143,056.44	1,062.04	11,431.69	12,228.33	131,624.75
COMMERCIAL	400.87	4,314.97	52.33	563.31	348.54	3,751.66
RESIDENTIAL	12,879.68	138,635.76	999.88	10,762.67	11,879.79	127,873.09
PARKADE EXIT	9.82	105.71	9.82	105.71	-	-
Total	13,290.37	143,056.44	1,062.04	11,431.69	12,228.33	131,624.75

SITE DIMENSIONS

	DIMENSION	
	Metric (m)	Imperial (ft)
Front yard (Arbutus)	35.00	114.83
Rear yard (Cranberry Drive)	38.10	125.00
Side yard (10th)	42.67	140.00
Side yard (South)	42.67	140.00

Existing Building Area:	10,452.37	sq.ft.
--------------------------------	-----------	--------

BUILDING SETBACKS

	Property Line		Required		Podium Proposed		Tower Proposed	
	Metric (m)	Imperial (ft)			Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
From back of existing curb	Front yard (Arbutus)	5.50	18.04	From back of existing curb	6.55	21.49	5.56	18.24
	Rear yard (Cranberry Drive)	3.41	11.19		12.39	40.65	10.97	35.99
From Property Line	Side yard (10th)	-	-	From Property Line	5.06	16.60	5.06	16.60
	Side yard (South)	-	-		-	-	7.05	23.13

SITE COVERAGE CALCULATIONS

	Metric (m ²)	Imperial (sq.ft.)
Gross Site Area	1,602	17,248
Largest Building Footprint (podium)	802	8,635
Site Coverage %		50%
Max Site Coverage %		50%

L1 Area been used for this Calculation
D.S. 4.8.1 (Director of Planning may relax this)

FLOOR PLATE SIZES

	Metric (m ²)	Imperial (sq.ft.)
Maximum Permitted Floor Plate Size	603.87	6,500.0
Average Provided Floor Plate size	622.71	6,702.8
Balcony Provided	1,476.38	15,891.60

HEIGHT OF BUILDING (MEASURED FROM LOBBY LEVEL)

Height Permitted	Metric (m)	Imperial (ft)
Max height (C-8)	18.30	60.04
Max Height (Broadway Plan KBAC)	20 LEVEL	

UNIT COUNT

TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3+ BEDROOM	TOTAL
SUBTOTAL	-	14	89	17	120

	SUBTOTAL		
	metric (m)	imperial (ft)	
Height Provided			
NUMBER OF FLOORS	20		
TOP OF LAST OCCUPIED LEVEL	107.65	353.17	
TOP OF APPURTENANCE	110.24	361.67	
TOP OF PODIUM HEIGHT	47.80	156.83	
Base Point	36.43	119.52	
TOWER HEIGHT	MEASURED FROM BASE POINT TO TOP OF PARAPET ON LAST OCCUPIED FLOOR	71.22	233.65
	MEASURED FROM BASE POINT TO TOP OF APPURTENANCE	73.81	242.15

4.03 Statistics - Parking

VEHICLE TABULATIONS

Zoning Bylaw 6059 Section 4.5 & 6	Except for accessible parking which is to be provided in accordance with section 4.1.4, there is no minimum residential parking requirement for residential uses in the Downtown and Broadway Plan Area, including live-work use.
Residential Use (Section 4.1.1):	
Retail Use (Section 4.2.5):	Except for accessible parking which is to be provided in accordance with section 4.1.4, and parking spaces for water based uses which are to be provided in accordance with section 4.2.4.9, all non-residential uses in the Downtown and Broadway Plan Area shall provide a maximum of one parking space for each 115 m2 of gross floor area.
Ref parking requirements for Broadway Plan area Section 4.1	
Visitor Parking (Section 4.1.16):	the lesser of (a) 5% of the total number of residential parking spaces; and (b) 0.05 spaces per dwelling unit, to a maximum of 0.1 spaces per dwelling unit, must be designated and reserved for the use of visitors.
Accessible Parking Stalls (Section 4.1.4):	There must be at least one disability parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit.
Accessible Parking Stalls (Section 4.1.4.b):	non-residential uses, there must be at least one disability parking space for each building that contains at least 500 m ² of GFA and an additional 0.4 parking space for each 1000 m ² of GFA

VALUES FOR TABULATING PARKING & LOADING COUNTS

		Market Gross Area		
		Total (sf)	Total (m2)	
RETAIL		4,315	400.87	
RESIDENTIAL		138,636	12,879.68	
# of Units		120		
	<50m2	50-200m2	>200m2	Total
# of Units	38	74	8	120
	<700	700-1130	>1130	Total
# of Units	38	74	8	120

REQUIRED / PROVIDED TOTAL PARKING

Min Required					
Use	Residential		Resi. Visitor	Non-Residential	Total
Parking Rate	CONDO	HC	Lesser of 0.05 per unit and 5% Res Stalls	RETAIL	
Parking Stalls Required	-	4.8	6.0	-	6
Rounded	-	5	6	-	6
TDM Reduction (TBD)					
Maximums					12

Provided					
Use	Residential	HC	Residential Visitor	Non-Residential	Total
Parking Stalls Provided	148	5	6	-	154
Ratio	1.23	/UNIT			

Floor By Floor Breakdown of Provided Car parking

PARKING STALL	CONDO				VISITOR				TOTAL	EV
	STD	SM/L	HC	Sub Total	STD	SM/L	HC	Sub Total		
LEVEL P1	8	8	-	16	3	1	2	6	22	
LEVEL P2	32	9	3	44	-	-	-	-	44	
LEVEL P3	35	8	1	44	-	-	-	-	44	
LEVEL P4	34	9	1	44	-	-	-	-	44	
TOTAL	109	34	5	148	3	1	2	6	154	

REQUIRED / PROVIDED LOADING

Residential 5.2.1:	Class A: No requirement for less than 50 dwelling units. At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units. Class B: No requirement for less than 100 dwelling units. At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units.
Retail 5.2.6	Class A: NA Class B: No requirement for less than 100 square metres of gross floor area. A minimum of one space for the first 2 325 square metres of gross floor area plus one space for any portion of the next 2 325 square metres. Class C: No requirement for less than 1 900 square metres of gross floor area. At least one space for 1 900 square metres to 5 000 square metres of gross floor area and at least two spaces for more than 5 000 square metres.

Required			
Type	Resi.	Retail	Total
Class A Required	1	-	1
Class B Required	1	1	2
Provided			
Type	Resi.	Retail	Total
Class A	1	-	1
Class B		1	1

VALUES FOR TABULATING BICYCLE PARKING COUNTS

Class A:	Class A: A minimum of 1.5 spaces for every dwelling unit under 65m2 (699sf); 2.5 per unit over 65m (699sf and under 105sm (1130.21sf)); and 3 spaces for dwelling units over 105 sm (1130.21sf). 6.3 A minimum of 5% of spaces to be oversized for 2.4m x 0.9 m with access aisle of 1.5m; Stacking/vertical permitted up to 60%; 10% to be in lockers. 6.3.21 Electrical outlets Each two Class A bicycle spaces must have an electrical outlet
Retail (Section 6.2.5.1):	A minimum of one space for each 340 square metres of gross floor area.
Class B:	
Multiple Dwelling (Section 6.2.1.2):	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.
Retail (Section 6.2.5.1):	A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.

Required			
Type	Residential(Market)	Retail	Total
Long Term Bikes (Class A)	266	2	268
Short Term Bikes (Class B)	7	-	7

Provided			
Type	Residential(Market)	Retail	Total
Long Term Bikes (Class A)	273	2	275
Short Term Bikes (Class B)	7	-	7

Required (Sub types)					
Lockers (Min. 10%)	Stacked and Vertical (Max. 60%)	Oversized (Min. 5%)	Horizontal (Min. 25%)	EV Outlets	
27	160	13	68	134	Resi

Provided (Sub types)					
Lockers	Stacked and Vertical	Oversized	Horizontal	EV Outlets	
27	150	14	82	137	Resi
	10%	55%	5%	30%	

Required (Sub types - part of overall count of cars)

Small Car (Max)	Electric Vehicle	Car Wash Stalls	Disabled Parking	
25% of total vehicles provided	Residential (100% Required)	NA	Residential	RETAIL
39	-	-	5	-

Provided			
Small Car (Max)	Electric Vehicle	Car Wash Stalls	Disabled Parking
	Residential	NA	Residential
-	148	-	5

Note: Electric Vehicles (EV) stalls noted above will provide 240 V Outlet (no Charger)

REQUIRED / PROVIDED PASSENGER SPACE

Class A:	A min. of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units
Residential Section 7.2.1:	
Retail 7.2.5.1	A minimum of one space for each 4000 m2 of gross floor area.

Required			
Type	Residential	Retail	Total
Class A Required	1	-	1

Provided			
Type	Residential	Retail	Total
Class A	1	-	1

Residential Units Area	under 65 m2	65 m2 -105 m2	over 105 m2	Total
# of Units MARKET	38	74	8	120

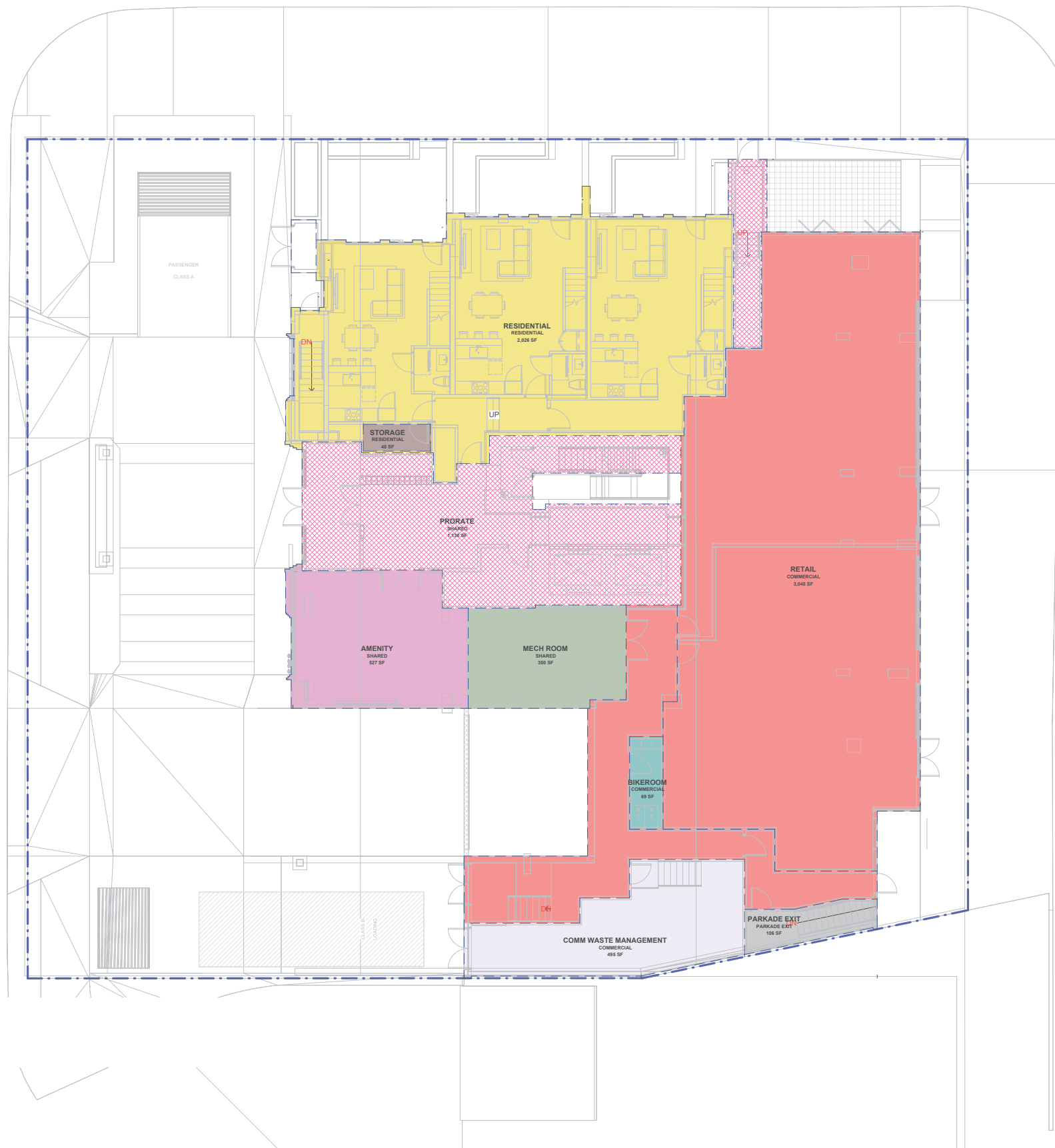
Floor By Floor Breakdown of Provided BIKE parking

BIKE	CONDO						TOTAL
	Locker	Horizontal	Stacked Bike	Vertical	Oversized		
LEVEL P1 MEZZ	27	65	88	42	-		222
LEVEL P1	-	17	-	20	14		51
TOTAL	27	82	88	62	14		273

BIKE	RETAIL					TOTAL
	Locker	Horizontal	Stacked Bike	Vertical	Oversized	
LEVEL 01	-	-	-	2	-	2

4.04 FSR Overlays

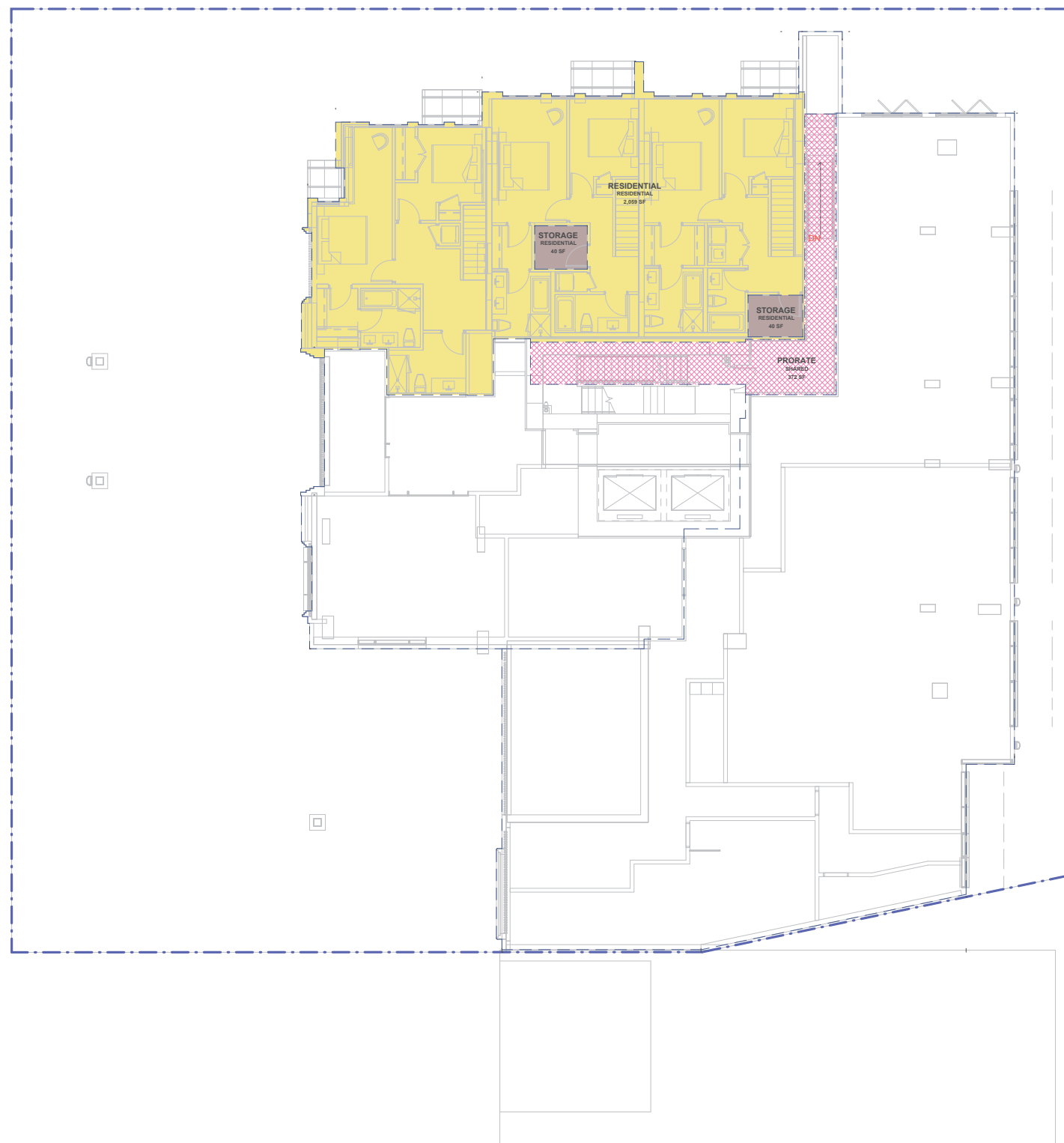
LEVEL 01



- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 01			
FSR AREA			
COMMERCIAL	RETAIL	3752 SF	348.5 m ²
RESIDENTIAL	RESIDENTIAL	2026 SF	188.2 m ²
SHARED	PRORATE	1271 SF	118.1 m ²
FSR AREA		7048 SF	654.8 m ²
EXCLUSION			
COMMERCIAL	BIKEROOM	69 SF	6.4 m ²
COMMERCIAL	COMM WASTE MANAGEMENT	495 SF	46.0 m ²
		563 SF	52.3 m ²
PARKADE EXIT	PARKADE EXIT	106 SF	9.8 m ²
		106 SF	9.8 m ²
RESIDENTIAL	STORAGE	40 SF	3.7 m ²
		40 SF	3.7 m ²
SHARED	AMENITY	527 SF	49.0 m ²
SHARED	MECH ROOM	350 SF	32.5 m ²
		878 SF	81.5 m ²
EXCLUSION		1587 SF	147.4 m ²

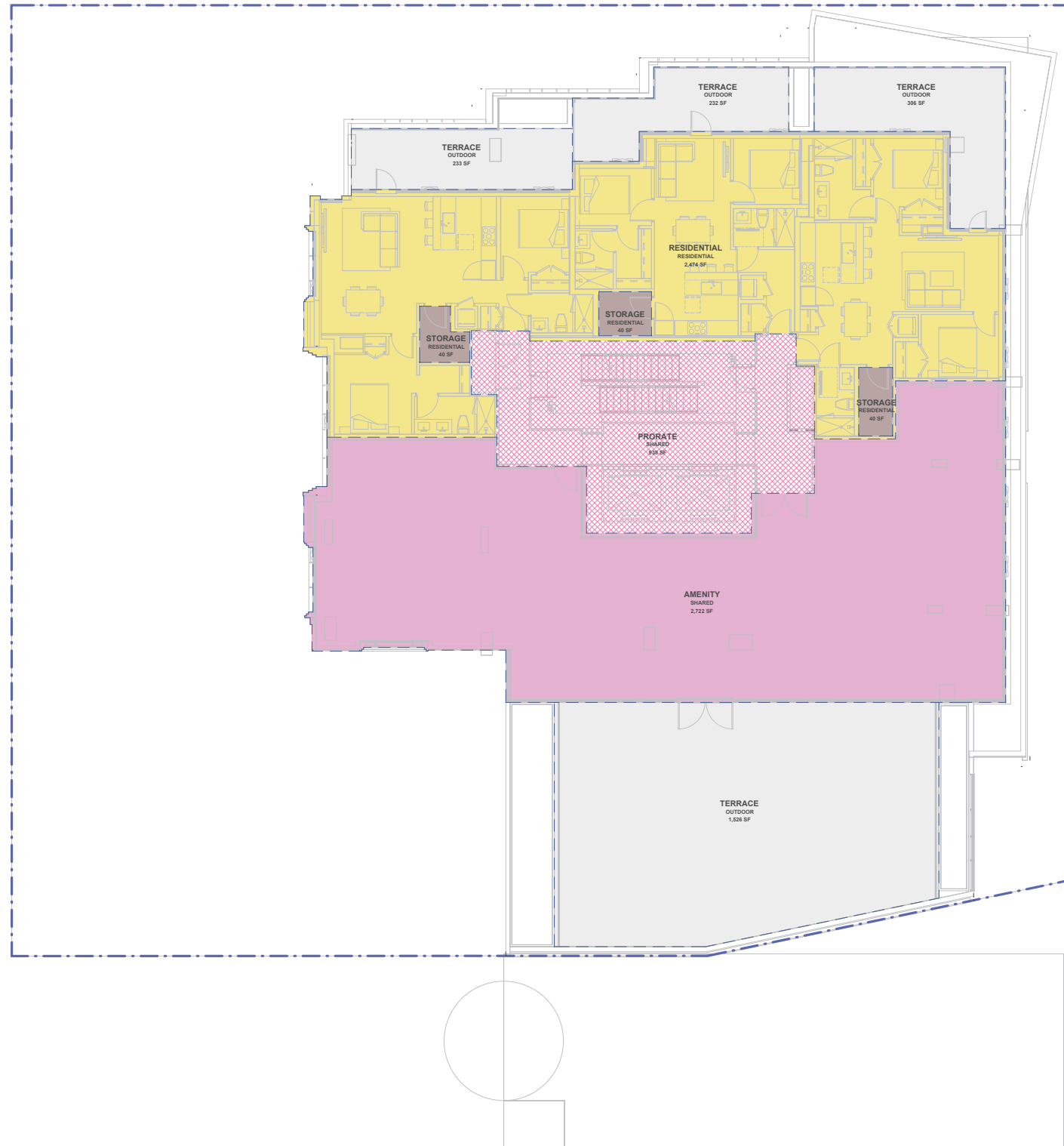
LEVEL TOWNHOUSE 1A



- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 01A			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	2059 SF	191.3 m ²
SHARED	PRORATE	372 SF	34.6 m ²
FSR AREA		2431 SF	225.9 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	80 SF	7.4 m ²
EXCLUSION		80 SF	7.4 m ²

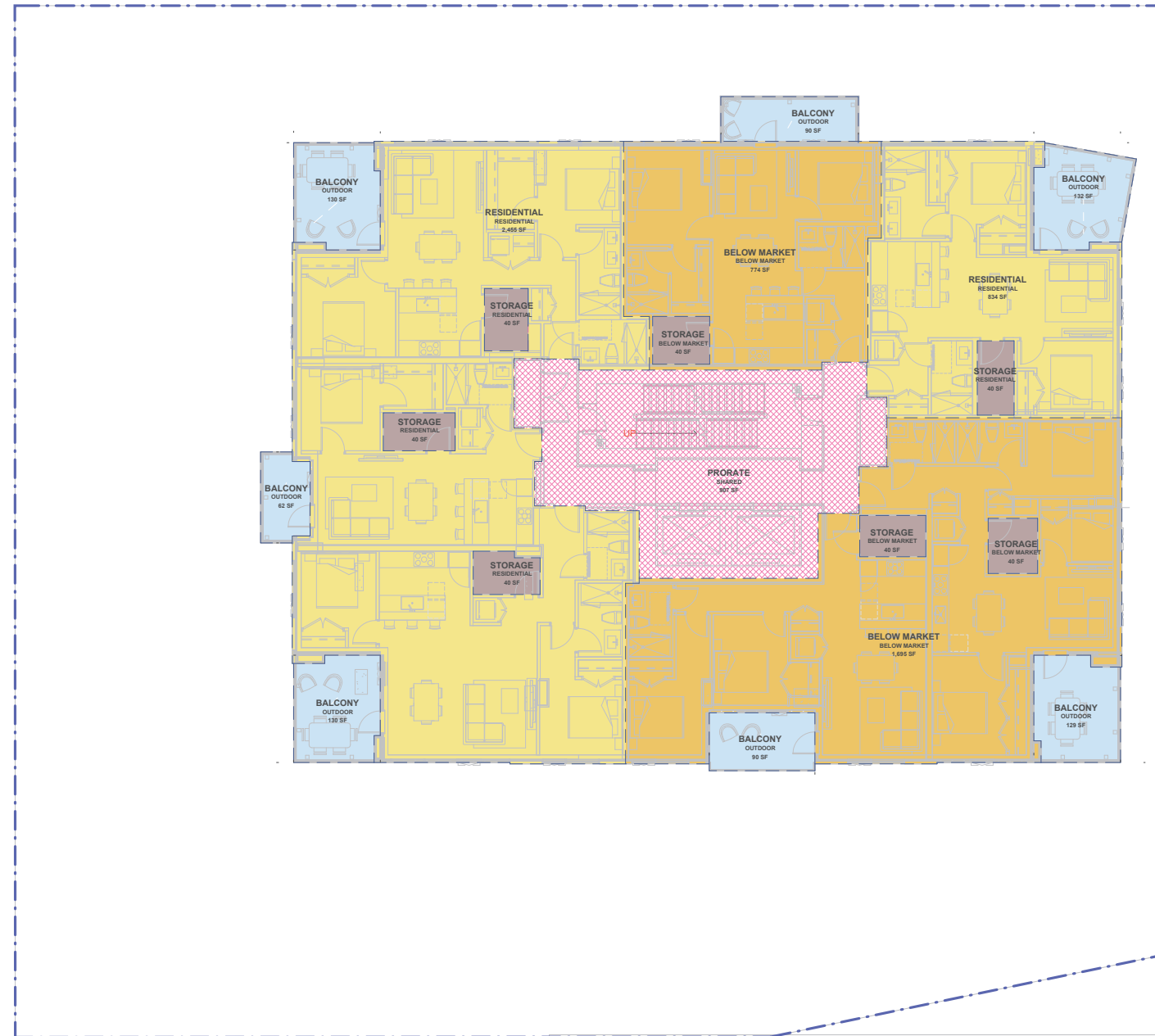
LEVEL 02



- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 02			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	2474 SF	229.8 m ²
SHARED	PRORATE	938 SF	87.2 m ²
FSR AREA		3412 SF	317.0 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	120 SF	11.1 m ²
SHARED	AMENITY	2722 SF	252.9 m ²
EXCLUSION		2842 SF	264.0 m ²
FSR OVERALL OUTDOOR			
LEVEL 02			
TERRACE		2297 SF	213.4 m ²

LEVEL 03-06

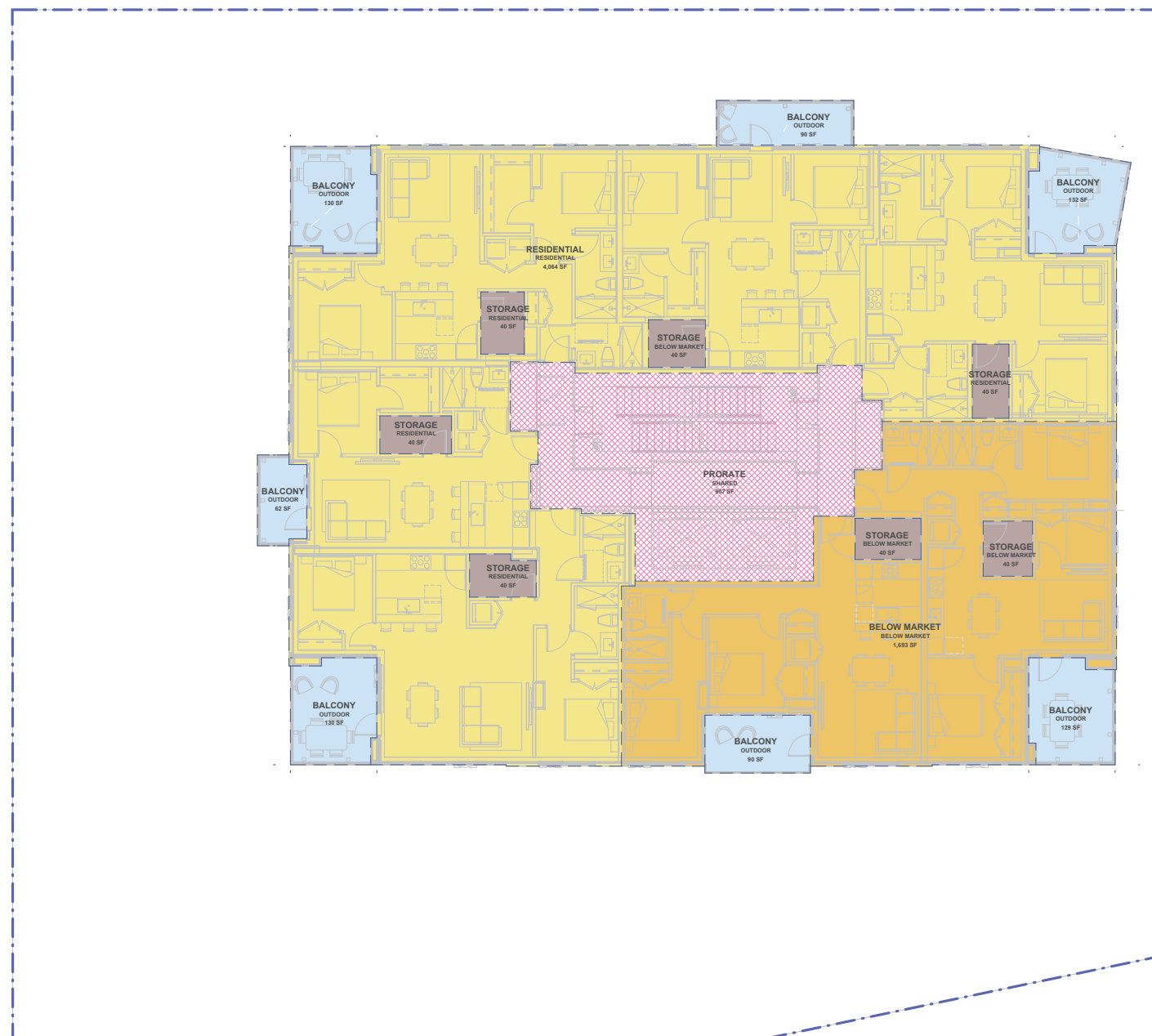


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 03			
FSR AREA			
BELOW MARKET	BELOW MARKET	2469 SF	229.4 m ²
		2469 SF	229.4 m ²
RESIDENTIAL	RESIDENTIAL	3289 SF	305.5 m ²
		3289 SF	305.5 m ²
SHARED	PRORATE	907 SF	84.2 m ²
		907 SF	84.2 m ²
FSR AREA		6664 SF	619.1 m ²
EXCLUSION			
BELOW MARKET	STORAGE	120 SF	11.1 m ²
		120 SF	11.1 m ²
RESIDENTIAL	STORAGE	160 SF	14.9 m ²
		160 SF	14.9 m ²
EXCLUSION		280 SF	26.0 m ²

FSR OVERALL OUTDOOR		
LEVEL 03		
BALCONY	764 SF	70.9 m ²

LEVEL 07-13

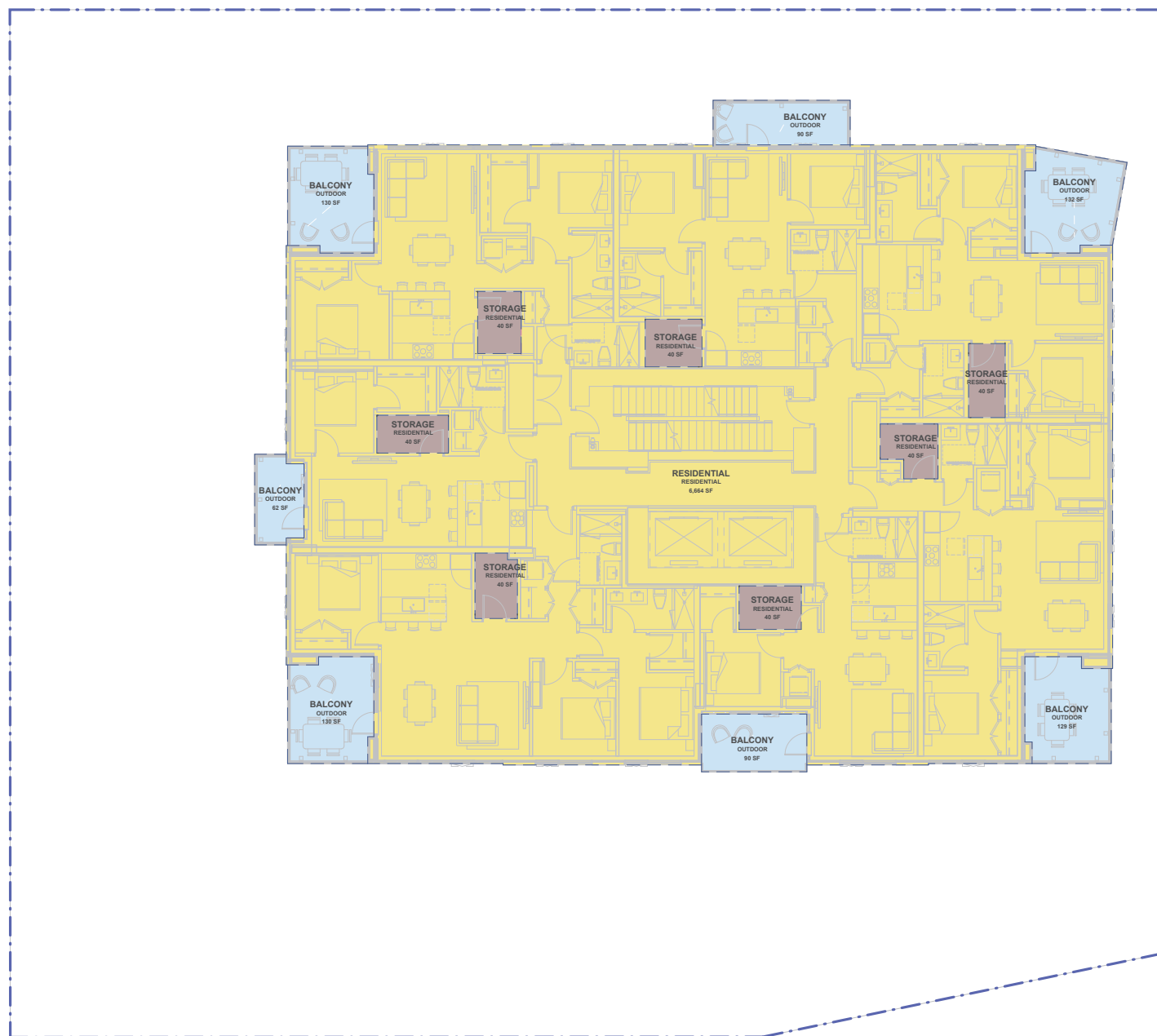


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 07			
FSR AREA			
BELOW MARKET	BELOW MARKET	1693 SF	157.3 m ²
		1693 SF	157.3 m ²
RESIDENTIAL	RESIDENTIAL	4064 SF	377.6 m ²
		4064 SF	377.6 m ²
SHARED	PRORATE	907 SF	84.2 m ²
		907 SF	84.2 m ²
FSR AREA		6664 SF	619.1 m ²
EXCLUSION			
BELOW MARKET	STORAGE	120 SF	11.1 m ²
		120 SF	11.1 m ²
RESIDENTIAL	STORAGE	160 SF	14.9 m ²
		160 SF	14.9 m ²
EXCLUSION		280 SF	26.0 m ²

FSR OVERALL OUTDOOR		
LEVEL 07		
BALCONY	764 SF	70.9 m ²

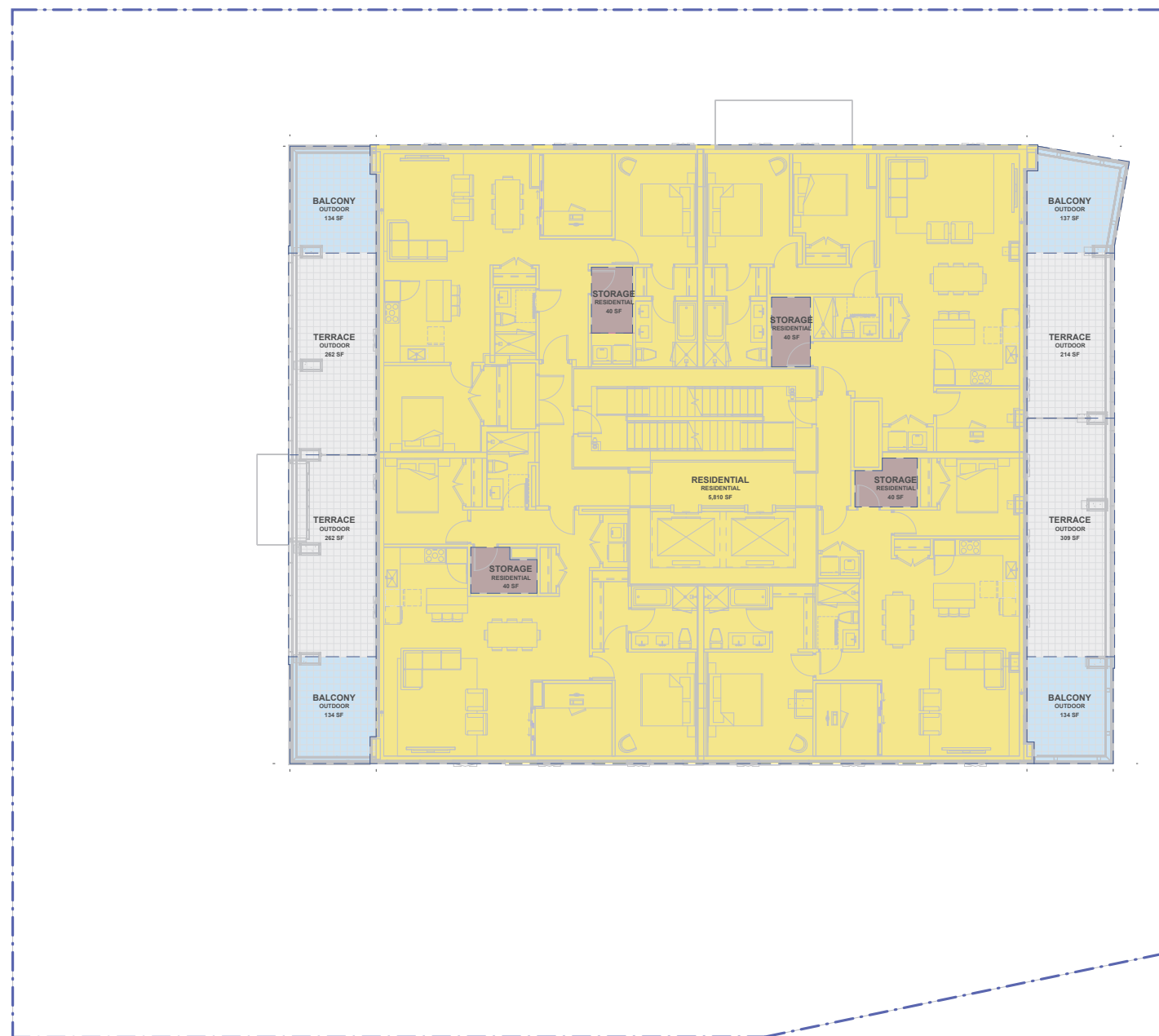
LEVEL 14-16



FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 14			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	6664 SF	619.1 m ²
		6664 SF	619.1 m ²
FSR AREA			
		6664 SF	619.1 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	280 SF	26.0 m ²
		280 SF	26.0 m ²
EXCLUSION			
		280 SF	26.0 m ²

FSR OVERALL OUTDOOR		
LEVEL 14		
BALCONY	764 SF	70.9 m ²

LEVEL 17

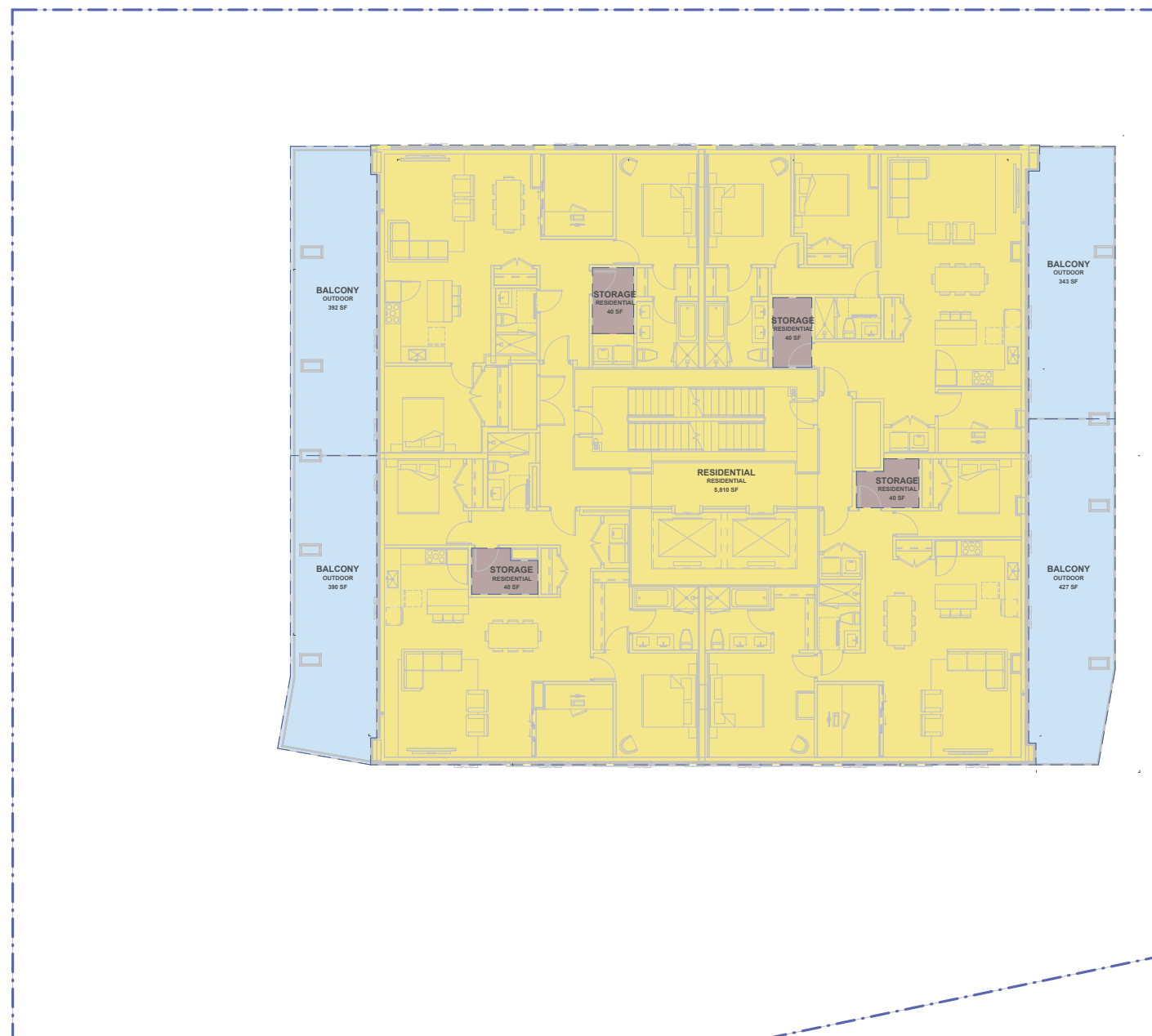


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 17			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	5810 SF	539.8 m ²
FSR AREA		5810 SF	539.8 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	160 SF	14.9 m ²
EXCLUSION		160 SF	14.9 m ²
EXCLUSION		160 SF	14.9 m ²

FSR OVERALL OUTDOOR		
LEVEL 17		
BALCONY	539 SF	50.1 m ²
TERRACE	1047 SF	97.3 m ²

LEVEL 18, 20

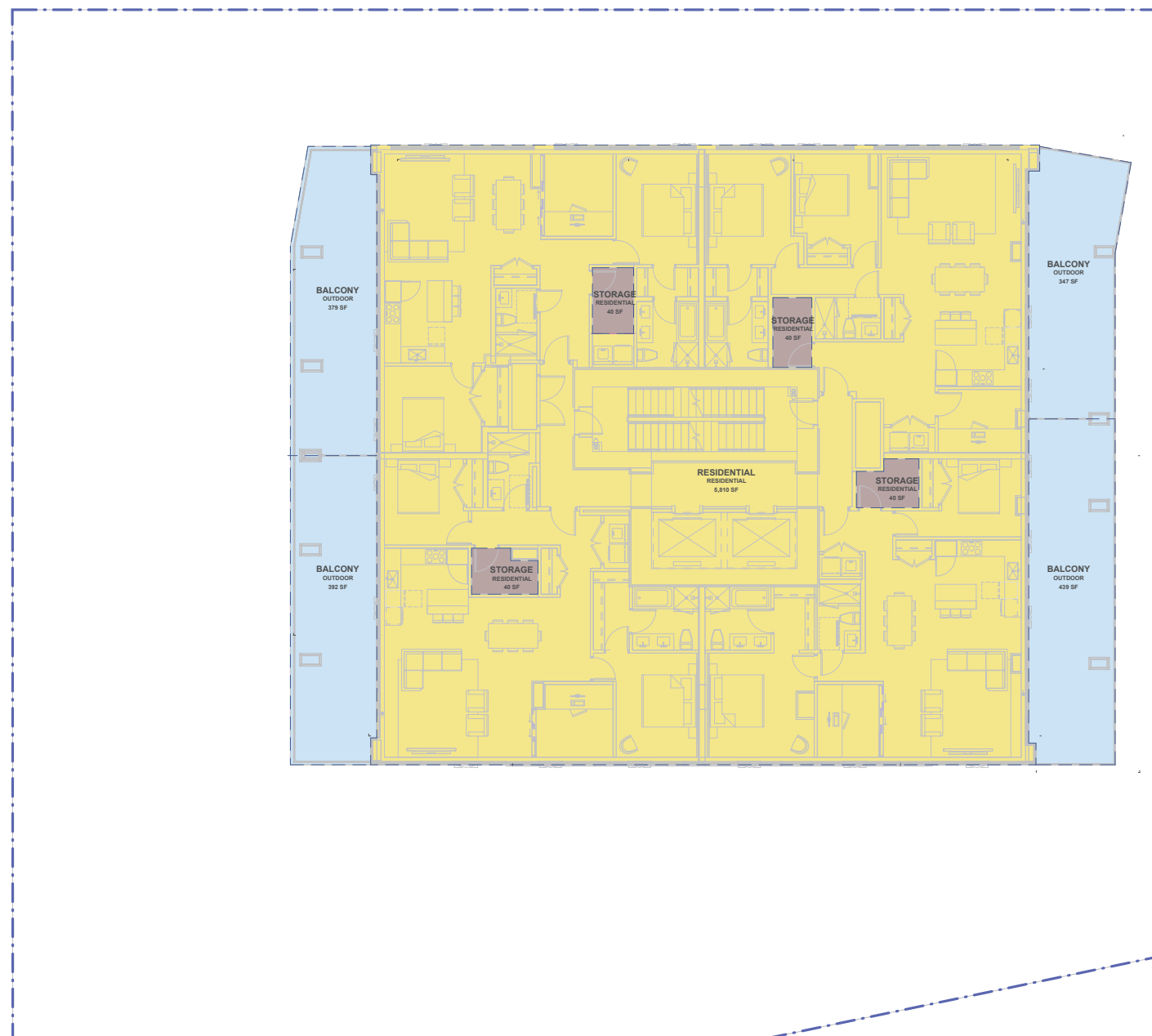


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 18			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	5810 SF	539.8 m ²
		5810 SF	539.8 m ²
FSR AREA			
		5810 SF	539.8 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	160 SF	14.9 m ²
		160 SF	14.9 m ²
EXCLUSION			
		160 SF	14.9 m ²

FSR OVERALL OUTDOOR		
LEVEL 18		
BALCONY	1553 SF	144.2 m ²

LEVEL 19

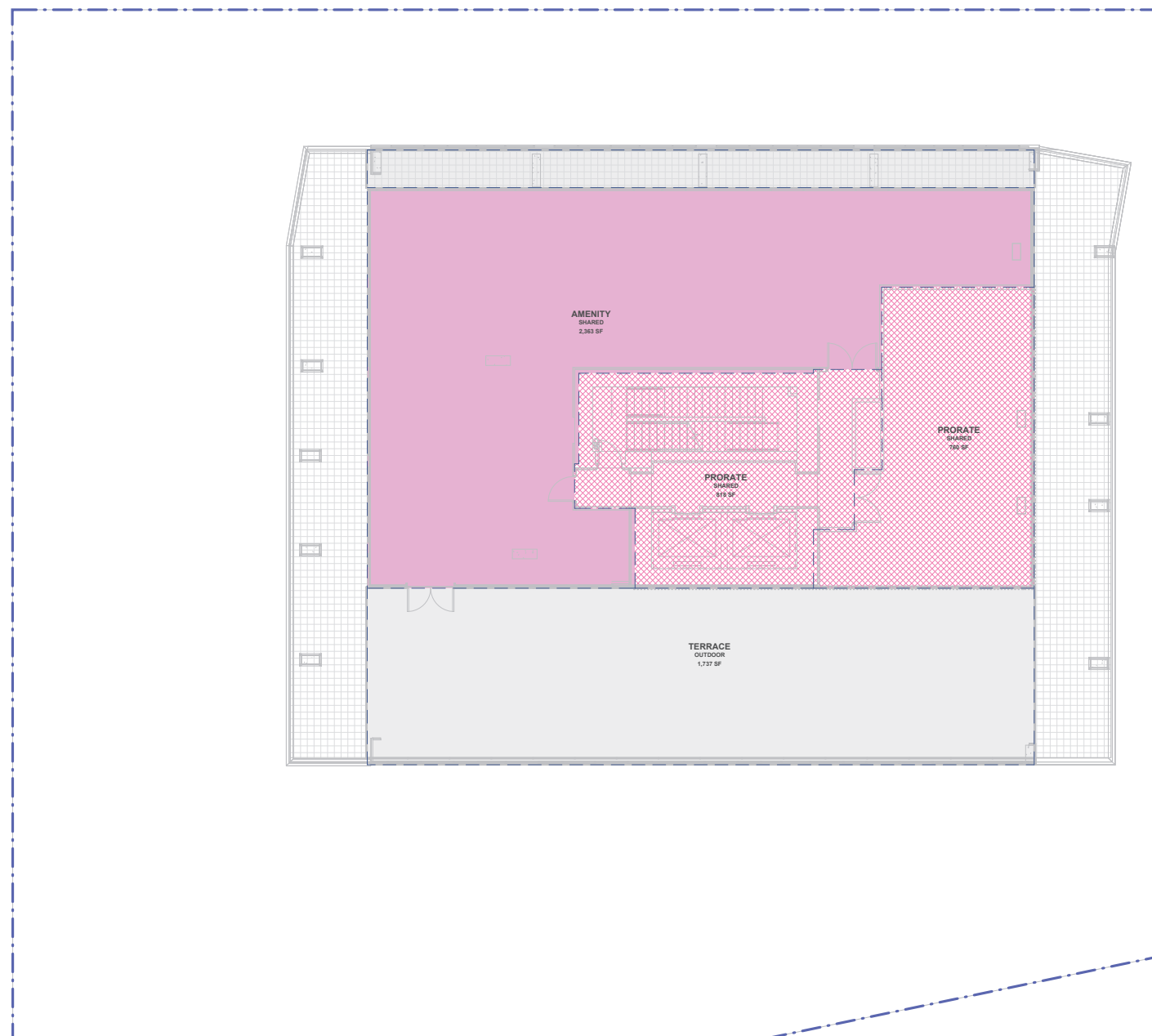


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL 19			
FSR AREA			
RESIDENTIAL	RESIDENTIAL	5810 SF	539.8 m ²
		5810 SF	539.8 m ²
FSR AREA		5810 SF	539.8 m ²
EXCLUSION			
RESIDENTIAL	STORAGE	160 SF	14.9 m ²
		160 SF	14.9 m ²
EXCLUSION		160 SF	14.9 m ²

FSR OVERALL OUTDOOR		
LEVEL 19		
BALCONY	1556 SF	144.6 m ²

LEVEL AMENITY

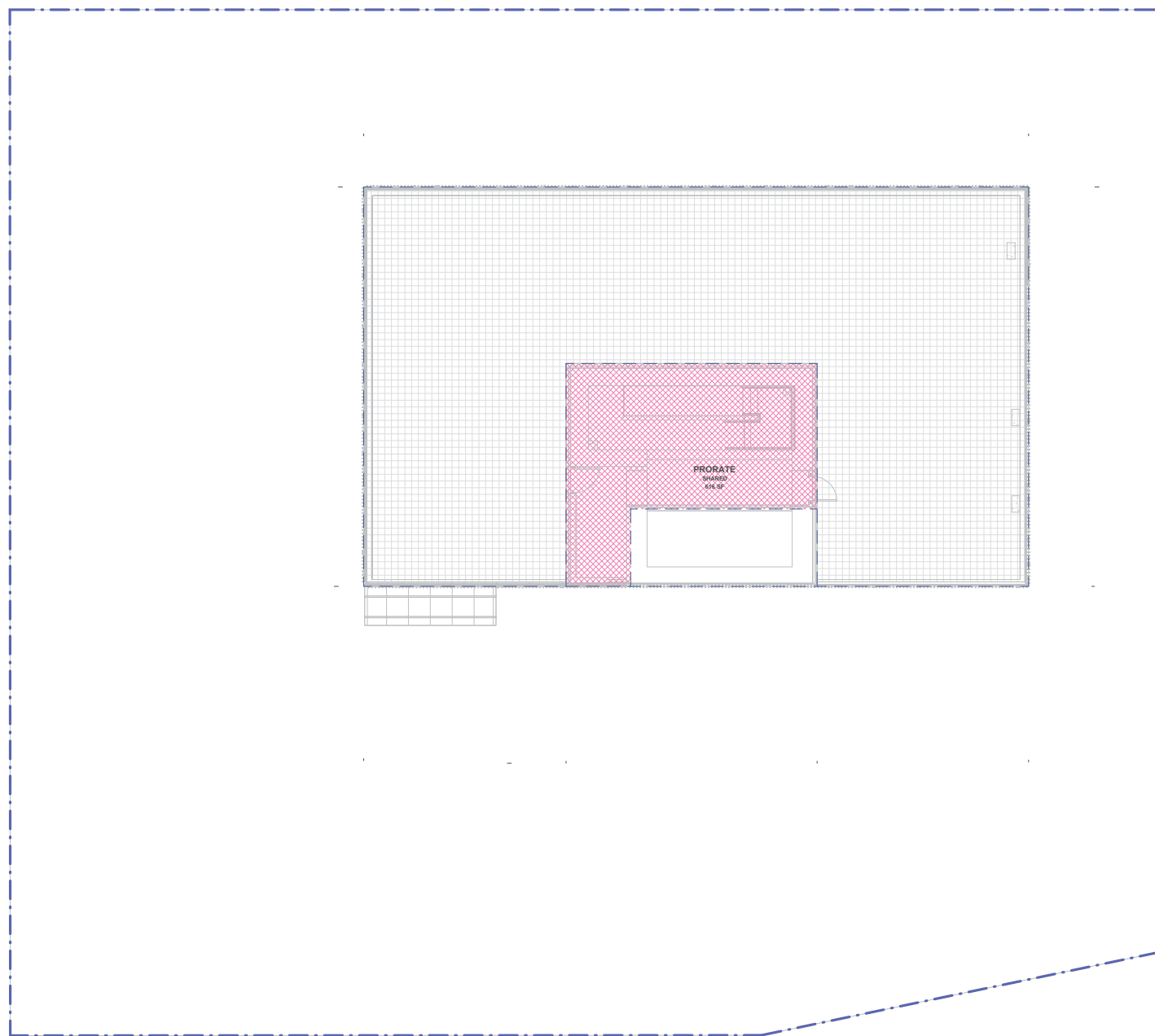


- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
LEVEL AMENITY			
FSR AREA			
SHARED	PRORATE	1578 SF	146.6 m ²
		1578 SF	146.6 m ²
FSR AREA		1578 SF	146.6 m ²
EXCLUSION			
SHARED	AMENITY	2363 SF	219.6 m ²
		2363 SF	219.6 m ²
EXCLUSION		2363 SF	219.6 m ²

FSR OVERALL OUTDOOR		
LEVEL AMENITY		
TERRACE	2107 SF	195.8 m ²

UPPER MECH LEVEL



- RETAIL
- BELOW MARKET
- RESIDENTIAL
- PRORATE
- AMENITY
- STORAGE
- MECH ROOM
- COMM WASTE MANAGEMENT
- BIKEROOM
- OPEN TO BELOW
- PARKADE EXIT
- TERRACE
- BALCONY

FSR OVERALL			
Usage Type	Name	Area	Area m2
MECH. LEVEL			
FSR AREA			
SHARED	PRORATE	616 SF	57.2 m ²
FSR AREA		616 SF	57.2 m ²
FSR AREA		616 SF	57.2 m ²



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