



LANGARA YMCA

REZONING APPLICATION

August 21 2024



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Politano
Architects



PWL partnership

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August 20, 2024

To: Kent MacDougall
Planning Department
City of Vancouver

From: Troy Abromaitis
Musqueam Capital Corporation

Subject: Rezoning Application for Langara YMCA - 282 49th Avenue West, Vancouver, BC

We are delighted to submit the rezoning application for 282 49th Avenue West, Vancouver, BC—a collaborative initiative by Musqueam Capital Corp, Townline, and YMCA BC. This joint venture aims to transform the former Langara 49 YMCA facility into a vibrant, inclusive, and sustainable neighborhood that reflects the values and aspirations of our communities. This project underscores our unwavering commitment to advancing economic reconciliation while fostering community, sustainability, and excellence in urban design.

Musqueam Capital Corp, the economic development arm of the Musqueam Indian Band, is dedicated to fostering vibrant communities within Musqueam territory through strategic economic initiatives that provide both immediate and long-term benefits. This opportunity was acquired to help address the significant housing needs on reserve and to create sustainable revenue streams through condominium development and the market rental building. The profits generated from this project will play a crucial role in rebuilding the Musqueam Nation's economy, directly benefiting the community and its members. The Musqueam Indian Band has approximately 1,400 members, with half living off-reserve. The current housing list includes over 300 members, some of whom have been waiting for more than 30 years to find a home and reintegrate into the community on IR#2, the Musqueam reserve located within the boundaries of the City of Vancouver.

The City of Vancouver has demonstrated a strong commitment to Reconciliation and the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP). Beginning with a unanimous Council motion in March 2021 to create a Task Force, the City worked in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation. The Task Force, active from July 2021 to October 2022, developed key recommendations for how the City could integrate UNDRIP into its Indigenous relations and reconciliation efforts. This collaboration led to an unprecedented milestone in October 2022 when Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver collectively approved a strategy for implementing UNDRIP at the municipal level—the first of its kind in Canada and the world. In June 2024, all councils approved a five-year action plan, co-developed by the Task Force and informed by engagements with urban Indigenous communities, marking the first steps towards realizing the long-term Vancouver UNDRIP Strategy. This action plan underscores Vancouver's dedication to ensuring Indigenous priorities are central to the city's future developments, setting a powerful example of reconciliation in action.

The Musqueam Indian Band and Musqueam Capital Corp's active leadership in this project highlights our strong commitment to reconciliation and collaboration. By integrating the cultural values and traditions of the Musqueam people, we aim to create a space that honors and acknowledges the rich heritage of the Musqueam Nation. This application, initiated under UNDRIP policy and supported by the Transit-Oriented Areas Rezoning Policy, Section 5.3, represents a significant step towards economic reconciliation. It fosters economic opportunities and strengthens sustainable relationships between Indigenous and non-Indigenous communities. Additionally, it contributes significantly to the revitalization of the Indigenous economy with a focus on benefiting Musqueam, the community, and its members.



Economic reconciliation is paramount to the Musqueam Indian Band. This project marks a critical milestone in our efforts to secure long-term economic prosperity and self-sufficiency for the Musqueam people. By taking a leadership role in this major urban development, Musqueam demonstrates our commitment to creating meaningful economic opportunities that benefit our community and contribute positively to Vancouver's broader landscape. This initiative aims not only to generate economic growth but also to empower the Musqueam people through ownership and active participation in Vancouver's economic fabric.

Our development plan includes both a market condo tower and a rental tower, each making significant contributions to the community. The market condo building will be a 50/50 partnership with Townline. Additionally, the market rental building will serve as a Musqueam Indian Band legacy asset, reflecting our enduring commitment to the City's future. Furthermore, the project encompasses a new YMCA facility, social housing, a daycare center, and additional community amenities. These elements are designed to create a diverse and dynamic neighborhood that caters to a broad spectrum of residents, from young families to seniors, while supporting community well-being through comprehensive services and exceptional living environments. Notably, this project is the first of its kind as a single nation-led development joint venture off-reserve in Vancouver, showcasing the transformative power of Indigenous leadership in reshaping urban development in the City.

This project is more than just a development; it is a vision for the future of urban living in Vancouver. We believe it will set a precedent for inclusive and sustainable development, showcasing the positive impact of First Nations leadership and collaboration with key partners. The Musqueam-Townline-YMCA BC joint venture is dedicated to creating a model community that benefits all residents and contributes meaningfully to the City's growth and prosperity.

Guided by the principle of considering the impact on the next seven generations, this project holds deep significance for the Musqueam people. It reflects a commitment to ensuring that the decisions made today will benefit not only the current generation but also those to come. This long-term perspective is integral to the Musqueam community's values, emphasizing the importance of sustainability, cultural preservation, and the well-being of future generations. Through this project, we aim to create a legacy that honors these principles and serves as a beacon for responsible urban development in Vancouver.

We invite the City of Vancouver to join us in this groundbreaking endeavor. Your support and collaboration are crucial to the successful realization of this project. We are eager to work closely with the City to ensure the rezoning process proceeds smoothly and aligns with our shared goals of fostering economic reconciliation, community development, and sustainable urban planning.

Sincerely,

Troy Abromaitis
Senior Development Manager
Musqueam Capital Corp.

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We respectfully acknowledge that the land we propose to redevelop lies within the unceded traditional territory of the xʷməθkʷəy̓əm - Musqueam Indian Band. We are deeply grateful to the Musqueam people for their enduring friendship, wisdom, and guidance throughout this process. Their stewardship and cultural legacy continue to enrich our community, and we are committed to honoring their contributions in all aspects of our work.



Conceptual view from South - East

Contents

1.0

Introduction

Project Vision	10
Musqueam-Led Rezoning Rationale	12
Project Team	14
Project Overview	16
YMCA Project Vision.....	18
Musqueam Capital Corporation Project Vision.....	19
Rezoning Intent.....	20
Proposal Summary.....	21

2.0

Rezoning Rationale

Project Data Summary	24
Cambie Corridor Plan Highlights - ‘Unique Sites’	25
YMCA as a ‘Unique Site’	26
Cambie Corridor Plan	27

3.0

Site Analysis

Site Information	34
Site Context.....	35
Site Photos.....	36
Streetscape	37

4.0

Sustainability & Energy

Sustainability	40
Energy Performance	42

5.0

Design Rationale

Massing & Response to Site	46
Density Distribution.....	48
Site Configuration	50
Design Development Informed by Musqueam Culture and Values	54
Unifying Concept: The Forest.....	56
Zones of the Forest	57
Forest Floor	58
Understorey.....	62
Crown & Canopy.....	64

6.0

Project Statistics & Drawings

Project Statistics	68
Project Statistics- Parking	71
Architectural Drawings.....	73
Shadow Studies	98

7.0

Landscape Design

Landscape Design Rationale	102
Landscape Plans.....	104

8.0

FSR Plans

FSR Plans	110
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Conceptual view looking South

1.0

Introduction

Project Vision

Situated in the unceded traditional territory of the xʷməθkʷəy̓əm (Musqueam), this project represents a unique partnership between local and First Nation stakeholders. All parties involved recognize the neighborhood’s significance in the evolution of the Cambie Corridor and are dedicated to creating an exceptional gathering and community space that honors Musqueam heritage and aligns with the principles of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP).

The development will feature a variety of housing types, a community YMCA, an inclusive public realm, and pedestrian links to Langara College, the golf course, and the transit station. Guided by the wisdom and traditions of the Musqueam people, the project aims to create a unique intersection of community and inclusive living. The design incorporates cascading gardens and gathering places, engaging residents and visitors in high-quality public spaces. Views to the south and the Fraser River visually connect the site to its elevated position. The design integrates Musqueam culture and history, culminating in a south-facing gathering place that enhances the pedestrian experience and links to Langara College.

Revitalizing the YMCA and reimagining the community facility is central to the social component of the redevelopment. The YMCA’s long-standing presence on this site is honored through vibrant colors and open glazing, creating a welcoming atmosphere along W 49th Ave, reflecting the YMCA’s values and future programming. The identity of the site is inextricably

linked to the YMCA’s decades of service, and this redevelopment will ensure the building remains safe and usable for many more decades to come.

The buildings are designed to shape the public realm, creating places of repose and places of interaction. At grade, a pedestrian pathway connects the street frontage along 49th Avenue to the south gathering plaza, creating an open, permeable feel to the site and reinforces the interplay between public and private in our design. An elevated amenity bridge above the drop off area provides a second-floor oasis shared by residents of both towers, helping animate and enliven the area day and night.

The collaboration between Musqueam, YMCA BC Properties Foundation, and Townline is weaving a transformative community into the fabric of Vancouver, setting a new standard for excellence. Located in the heart of the Cambie Corridor, the site will be a hub of activity, with residents, students, and visitors traversing through the area to access transit, educational, and recreational destinations. This proposal reimagines the recommended densities and explores the possibilities for the site. The scheme creatively amplifies the social impact of the redevelopment by providing diverse housing options to meet the pressing needs of the region. The appropriate density is crucial to support the YMCA and proposed animated retail, creating a diverse and complete community that reflects Musqueam values, adheres to UNDRIP principles, and fosters a strong sense of place.

The City of Vancouver has demonstrated a strong commitment to Reconciliation and the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), beginning with a unanimous Council motion in March 2021 to create a Task Force for this purpose. Convened in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, the Task Force met regularly from July 2021 to October 2022, developing key recommendations for how the City could integrate UNDRIP into its Indigenous relations and reconciliation efforts. This collaboration led to an unprecedented milestone in October 2022 when Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver collectively approved a strategy for implementing UNDRIP at the municipal level—the first of its kind in Canada and the world. In June 2024, all councils approved a five-year action plan, co-developed by the Task Force and informed by engagements with urban Indigenous communities, marking the first steps towards realizing the long-term Vancouver UNDRIP Strategy. This action plan underscores Vancouver’s dedication to fostering right relations with local rights holders and ensuring that Indigenous priorities are central to the city’s future developments, setting a powerful example of reconciliation in action.



Conceptual view from West

Musqueam-Led Rezoning Rationale

The Musqueam Indian Band has long been a guardian of its traditional and unceded territories. It is with this profound sense of responsibility and purpose that we present the rezoning application for 282 49th Avenue West, Vancouver, BC. This rezoning is a critical element of Musqueam’s vision for sustainable and inclusive development, reflecting our unwavering commitment to economic reconciliation and cultural leadership. The proposed development, a collaborative effort by Musqueam Capital Corp, Townline, and YMCA BC, seeks to transform the former Langara 49 YMCA facility into a vibrant, inclusive neighborhood that honors Musqueam’s rich heritage while addressing the broader needs of the Vancouver community.

Musqueam Capital Corp, the economic development arm of the Musqueam Indian Band, strategically pursued this opportunity to generate sustainable revenue streams through the development of condominiums and a market rental building. These initiatives are crucial to revitalizing the Musqueam Nation’s economy, providing much-needed funds for on-reserve housing, and creating opportunities to bring our members back home to their community.

The City of Vancouver has shown a strong commitment to Reconciliation and the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), beginning with a unanimous Council motion in March 2021 that established a dedicated Task Force. This Task Force, in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, worked from July 2021 to October 2022 to integrate UNDRIP into the City’s Indigenous relations and reconciliation efforts. This collaboration led to an important milestone in October 2022, when Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver collectively approved a strategy for implementing UNDRIP at the municipal level—the first of its kind in Canada. In June 2024, all councils ratified a five-year action plan, co-developed with urban Indigenous communities, marking the beginning of Vancouver’s long-term UNDRIP Strategy. This action plan reflects Vancouver’s dedication to ensuring that Indigenous priorities are central to the city’s future developments, setting a meaningful example of reconciliation in action.

The proposed rezoning of 282 49th Avenue West is a direct embodiment of this commitment. This rezoning is a pivotal step in realizing Musqueam’s vision for sustainable and inclusive development within our traditional and unceded territories. It is deeply rooted in Musqueam’s leadership and commitment to creating a development that will not only benefit our community but also contribute positively to the broader Vancouver population.

This project represents a critical juncture for both Musqueam and the City of Vancouver, where the decisions made will shape the future of our city and its relationship with the Indigenous peoples who have been stewards of this land for millennia. The proposed rezoning offers the City of Vancouver a unique opportunity to align its actions with its commitments, reinforcing a lasting dedication to Reconciliation and the principles outlined in the Vancouver UNDRIP strategy and action plan.

Advancing UNDRIP through Musqueam Leadership: This rezoning is a tangible expression of Vancouver’s commitment to UNDRIP, ensuring that Indigenous rights and leadership are integral to urban planning. Supporting this Musqueam-led initiative advances the City’s UNDRIP Action Plan by upholding our right to maintain and strengthen our distinct institutions, cultures, and traditions within our territories. This project exemplifies how UNDRIP can be brought to life in urban development, with Musqueam guiding the future of our lands in a way that honors and upholds these rights.

Economic Reconciliation and Musqueam Prosperity:
The rezoning is essential for advancing Musqueam’s goal of economic self-sufficiency and long-term prosperity. By facilitating the development of both a market condo tower and a Musqueam-owned market rental building, this project provides a sustainable revenue stream that will support Musqueam members for generations to come. It stands as a clear example of economic reconciliation in action—demonstrating how Musqueam can lead urban developments that generate economic growth while also preserving and enhancing our cultural and social fabric.

Cultural Leadership and Integration:
Musqueam’s leadership in this rezoning ensures that the development is deeply embedded in our cultural values and traditions. The project is designed to honor the rich heritage of the Musqueam people, integrating cultural elements into the design, architecture, and community spaces. This cultural integration not only benefits our community but also enriches the broader Vancouver community by creating a space that recognizes and celebrates the First Peoples of this land. The rezoning is vital to ensuring that these cultural values are preserved and promoted within the urban environment.

Indigenous-Led Urban Development:
This rezoning represents a pioneering approach to Indigenous-led urban development in Vancouver. It sets a precedent for how First Nations can take the lead on large-scale, complex urban projects that reflect their values, priorities, and visions for the future. Musqueam’s active role in this process underscores the importance of Indigenous autonomy in land use and development, aligning with UNDRIP’s broader goals of supporting Indigenous peoples’ authority over their lands, territories, and resources.

Partnerships and Collaborative Development:
The success of this rezoning and subsequent development highlights the strength of partnerships between Musqueam, Townline, and YMCA BC. This collaboration serves as a model for how respectful and equitable partnerships can drive innovative and inclusive urban development. This rezoning will pave the way for future collaborations that prioritize Indigenous leadership, contributing to a more inclusive and reconciled urban landscape in Vancouver.

This project is more than just a development; it is a bold vision for the future of urban living in Vancouver, led by Musqueam. We believe it will set a new standard for inclusive and sustainable development, showcasing the positive impact of Musqueam leadership and collaboration with key partners. The Musqueam-Townline-YMCA BC joint venture is dedicated to creating a model community that benefits all residents and contributes meaningfully to the City’s growth and prosperity.

In conclusion, the Musqueam-led rezoning of 282 49th Avenue West is a significant step towards achieving the goals of economic reconciliation, cultural leadership, and sustainable development. This initiative offers the City of Vancouver and Musqueam the opportunity to paddle together, aligning efforts in the spirit of collaboration and mutual respect. By working together in a good way, this project can set a positive example for how cities and First Nations can cooperate on transformative urban developments. This endeavor will not only benefit the Musqueam Nation but will also play a crucial role in creating a more inclusive, sustainable, and culturally enriched Vancouver.

We invite the City of Vancouver to join us in this groundbreaking endeavor. Your support and collaboration are essential to the successful realization of this project. We are eager to work closely with the City to ensure the rezoning process proceeds smoothly and aligns with our shared goals of fostering economic reconciliation, community development, and sustainable urban planning.

Respectfully Submitted,

Troy Abromaitis
Musqueam Capital Corp.



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Project Team



YMCA BC Properties Foundation

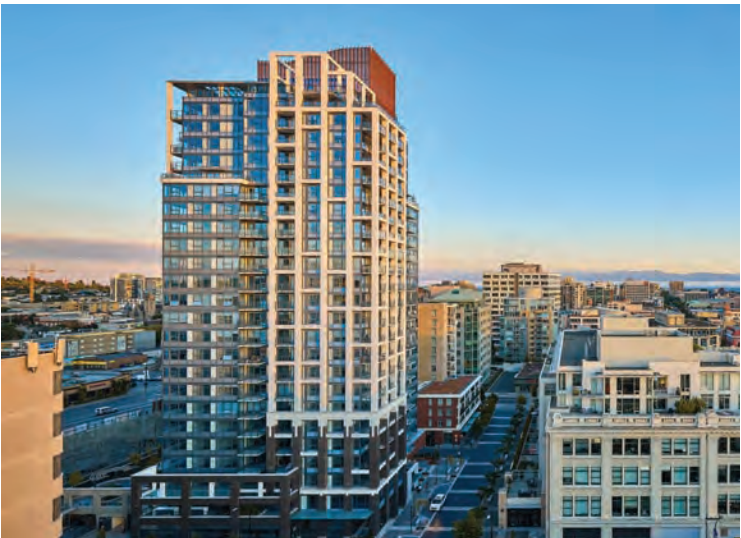
The YMCA BC Properties Foundation is part of an international and national organization that has brought lasting social change to Vancouver for over 136 years; we’ve cared for children, shaped leaders for tomorrow and helped generations of people come together to find support, become healthier and make friends for life. Together we create vibrant and healthy communities with a shared sense of social responsibility, where children and families reach their potential.

Since its inception in 1886, the YMCA BC Properties Foundation in Greater Vancouver has been dedicated to serving our local communities by helping children and families thrive, promoting healthy living, and fostering belonging and connection. The YMCA provides vital community services that are having a positive impact on some of the community’s most pressing social issues.



Musqueam Capital Corporation

Musqueam Capital Corporation (MCC) is the economic development arm of the Musqueam Indian Band (MIB), entrusted with the sustainable stewardship of Musqueam lands and assets. MCC’s mission is to generate lasting value and economic opportunities, deeply rooted in Musqueam traditional values and culture. Central to their work is the principle of economic reconciliation, striving to restore and strengthen the economic sovereignty of the Musqueam people. Each project undertaken by MCC embodies their unwavering commitment to the Musqueam community and the guiding principle of the MIB Comprehensive Community Plan: we are of one heart, one mind. Through close collaboration with the Musqueam people, MCC aims to build a prosperous future that respects and perpetuates their rich heritage, securing a legacy of cultural and economic strength for future generations.



Townline

Townline is known for its innovative living solutions and unparalleled attention to detail. For over 40 years, every Townline project – from single-family homes and townhomes to concrete high-rise towers and mixed-use communities – has been defined by a strong focus on homeowner and tenant experience, purposeful design, and an unwavering commitment to enriching the cities and communities we build in. This is the Townline Way.

Architect	Boniface Oleksiuk Politano Architects
Landscape Architect	PWL Partnership Landscape Architects
Civil Engineer	KM Civil Consultants
Code Consultant	GHL Consultants
Electrical & Security Engineer	Jarvis Engineering
Envelope Consultant	Aqua-Coast Engineering Ltd
Geotechnical Engineer	GeoPacific Consultants Ltd
Mechanical & Plumbing Engineer	Reinbold Engineering Group
Structural Engineer	Glottman Simpson Group
Land Surveyor	Matson Peck & Topliss
Transportation Consultant	Bunt & Associates
Arborist	Arbortech Consulting Limited

Project Overview

The Langara Family YMCA, a unique site within the City of Vancouver's Cambie Corridor Plan, is located on the unceded traditional territory of the xʷməθkʷəy̓əm (Musqueam) people. We recognize and honor the significance of this land and are committed to respecting Musqueam heritage in our work.

The Cambie Corridor Plan has provided a policy framework to guide growth along the Cambie Corridor and deliver public benefits to the neighbourhoods within the Corridor. The Langara Family YMCA represents a unique and significant opportunity to integrate residential, retail, and public amenities located adjacent to rapid transit, and support the establishment of an inclusive transit-oriented neighborhood. Compounded with a creative reallocation of land uses, the site is uniquely equipped to provide diverse and affordable housing options and local amenities to form a vibrant and complete community on site.

Within this development framework we are seeking City Staff support for the development of the existing Langara YMCA site, considering its unique qualities and opportunities as a catalyst in the neighborhood.

The proposed development consists of five components; two residential towers (one strata and one rental), a small retail unit, and a mid-rise affordable housing building atop a 2-level YMCA facility.





Conceptual view of 49th Ave entry plaza looking South

YMCA Project Vision

The YMCA is committed to strengthening community and responding to evolving needs of people and communities. It is for this reason that the YMCA has decided to re-imagine its aging facility at 282 West 49th Avenue, which has reached the end of its useful life.

The redevelopment of the Langara YMCA site offers unique opportunities to establish a model mixed-use neighbourhood, focused on providing a wide range of housing options and a new community centre providing social, health and recreational programs for youth, families, and the community.

We are pleased to be working with the Musqueam Capital Corporation and Townline partnership to develop a new vision for the future through a values aligned development which reflects the history of the partners and responds to the urgent housing need in our region through the provision of more attainable housing and providing community services for youth and families.



Musqueam Capital Corporation Project Vision

Musqueam Capital Corporation (MCC) is the economic arm of the xʷməθkʷəṽəm - Musqueam Indian Band, managing land, real estate holdings, and business partnerships. MCC fosters economic growth that reflects Musqueam values, culture, and traditions.

MCC has partnered with Townline and the YMCA to redevelop the Langara YMCA on the unceded traditional territories of the xʷməθkʷəṽəm - Musqueam Indian Band. This collaboration reflects Musqueam's strategic approach to value-driven economic development. MCC's goal is to advance the economic sovereignty and well-being of the Musqueam community by engaging in ventures that uphold Musqueam values, ensuring long-term prosperity and sustainability for present and future generations.

The project integrates Musqueam culture and traditions into its design, creating spaces that honor the community's connection to their ancestral lands. It also reinforces Musqueam's guiding principles of land respect, cultural preservation, and community well-being.

MCC is excited to work with partners like Townline and the YMCA, who share a commitment to continuing the legacy of community service on this land. This redevelopment highlights their shared vision of creating a thriving, inclusive community and serves as a model for future developments, emphasizing Indigenous inclusion and collaboration.

MCC's work is guided by four core pillars:

- **Building Relationships and Partnerships:** MCC focuses on cultivating strong, mutually beneficial relationships and partnerships that align with Musqueam values and priorities.
- **Stewardship of Our Lands and Businesses:** MCC is dedicated to the responsible management and stewardship of Musqueam's lands and business ventures, ensuring they contribute to the community's long-term prosperity.
- **Facilitating Career and Business Opportunities:** MCC works to create and facilitate career and business opportunities that empower Musqueam community members, fostering economic self-sufficiency.
- **Building Long-Term Wealth for Our Community:** MCC aims to build and sustain long-term wealth for the Musqueam community, ensuring economic sustainability and security for present and future generations.



Rezoning Intent

Introduction

The City of Vancouver has demonstrated a strong commitment to Reconciliation and the implementation of the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), beginning with a unanimous Council motion in March 2021 to create a Task Force for this purpose. Convened in partnership with the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, the Task Force met regularly from July 2021 to October 2022, developing key recommendations for how the City could integrate UNDRIP into its Indigenous relations and reconciliation efforts. This collaboration led to an unprecedented milestone in October 2022 when Musqueam, Squamish, Tsleil-Waututh, and the City of Vancouver collectively approved a strategy for implementing UNDRIP at the municipal level—the first of its kind in Canada and the world. In June 2024, all councils approved a five-year action plan, co-developed by the Task Force and informed by engagements with urban Indigenous communities, marking the first steps towards realizing the long-term Vancouver UNDRIP Strategy. This action plan underscores Vancouver’s dedication to fostering right relations with local rights holders and ensuring that Indigenous priorities are central to the city’s future developments, setting a powerful example of reconciliation in action.

Proposed variances from the current Cambie Corridor Plan and zoning include:

- An increase in height of the south tower and north towers.
- Inclusion of a secured rental north tower to be owned by the Musqueam Indian Band.
- An increase in the tower floorplate sizes for the towers to allow for appropriate building efficiency, elevator capacity, and balanced building height.
- Specific ground-oriented housing forms are not proposed; instead more public programs are proposed including lobbies, retail and outdoor landscaped and amenity spaces at the ground level, maintaining visibility and access throughout the site.
- Additional variances and relaxations as permitted under the City of Vancouver’s Mayor and Council-approved UNDRIP Action Plan (2024-2028), aligned with the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the TOA, and other relevant City policies that support Economic Reconciliation.

These variances are designed to support a development that aligns with the City of Vancouver’s adoption of UNDRIP and its goals for economic reconciliation. By integrating community facilities, enhancing the public realm, and providing diverse housing options, this project aims to create a sustainable and inclusive development that respects and uplifts the Musqueam community.

Support and Flexibility for First Nation-Led Development

The City of Vancouver recognizes the importance of providing support and flexibility for First Nation-led development projects. This includes offering adaptive regulatory frameworks, streamlined approval processes, and dedicated resources to ensure the success of projects driven by Indigenous communities. By prioritizing these initiatives, the City aims to empower First Nations to lead developments that reflect their unique cultural, social, and economic needs.

This partnership between Musqueam Capital Corporation, Townline, and the YMCA exemplifies this commitment. The YMCA’s involvement underscores the project’s dedication to community service, health and wellness, ensuring that these core values are embedded in the development. This collaboration showcases how joint efforts can result in developments that honour Indigenous heritage while promoting economic growth and sustainability. The project highlights the potential for such partnerships to create impactful, community-focused developments.

A Unique Opportunity

- **To design a significant public realm that reflects Indigenous values and cultural heritage.**
- **To provide diverse housing options that cater to various community needs.**
- **To create a strong connector to/from Langara College, enhancing accessibility and community engagement.**
- **To advance the long-term operations of the YMCA, supporting its legacy of community service.**
- **To support the economic sovereignty and long-term operations of the Musqueam Indian Band.**

This redevelopment underscores a commitment to UNDRIP and economic reconciliation, creating a thriving, inclusive community that benefits all stakeholders and sets a new standard for collaborative development.

Proposal Summary

Address:
282 49th Avenue West, Vancouver B.C., V5Y 2Z5

Legal Description:
LOT 4 BLOCK 1165 PLAN VAP16033
DISTRICT LOT 526 NWD GROUP 1.

PIDS: 007595573
Site Area: 87,103 ft² (8,092.13 m²)
Setbacks: N/A

	CURRENT	PROPOSED REZONING
ZONING	CD-1 (103) Langara Estates, Cambie Corridor Plan	CD-1 (REZONING)
USE	(a) Apartments. (b) Townhouses. (c) Local Retail stores having a floor area up to but not exceeding 4,000 square feet. (d) Park or playground. (e) Golf course. (f) Recreational facilities. (g) Comprehensive Educational Development. (h) Buildings or uses customarily accessory to the above uses, including off-street parking;	Apartments, Local Retail, Recreational facilities, Childcare.
HEIGHT	The height of any building (except buildings in connection with recreational facilities) shall not exceed three storeys. The height of any building in connection with recreational facilities shall not exceed three storeys. The height of any building in connection with recreational facilities shall not exceed 40 ft.	198.13 m (650' - 7") Geodetic Elevation
TOWER FLOOR PLATE	CD-1: N/A CAMBIE CORRIDOR PLAN: UNIQUE SITE 650m ² (7000sf)	7,200 sf - North TOWER* 7,200 sf - South TOWER* *Pending expansion for adaptable unit and sustainability / structural requirements
TOWER DIMENSIONS	CD-1: N/A CAMBIE CORRIDOR PLAN: 604 sq.m (6,500 sf) The width or depth of these floor plates should not exceed 30 m (100 ft). Flexibility will be used in evaluating terraced building forms; however, they should result in a superior urban design outcome. 80' tower separation.	~86 ft (26.21 m) depth x 79 ft (24.08 m) width - North Tower ~83 ft (25.29 m) depth x 94 ft (28.65 m) width - South Tower Approx. 95 ft (29 m) - Tower separation
FAMILY UNITS (2 & 3-BED)	- For residential strata housing, require a minimum of 35% family units, including 10% of units with three or more bedrooms and minimum of 25% of units with at least two bedrooms. - For secured market rental housing, require a minimum of 35% family units with two or more bedrooms. - For social housing, target 50% family units with two or more bedrooms.	- For residential strata housing, proposing 53% of family units, including 10% of units with three or more bedrooms and 43% of units with at least two bedrooms. - For secured market rental housing, proposing 39% family units with two or more bedrooms. - For social housing, proposing 50% family units with two or more bedrooms.
FSR	0.75 in the case of residential uses or 0.50 in the case of all other uses.	6.66* *Pending expansion for adaptable unit and sustainability / structural requirements



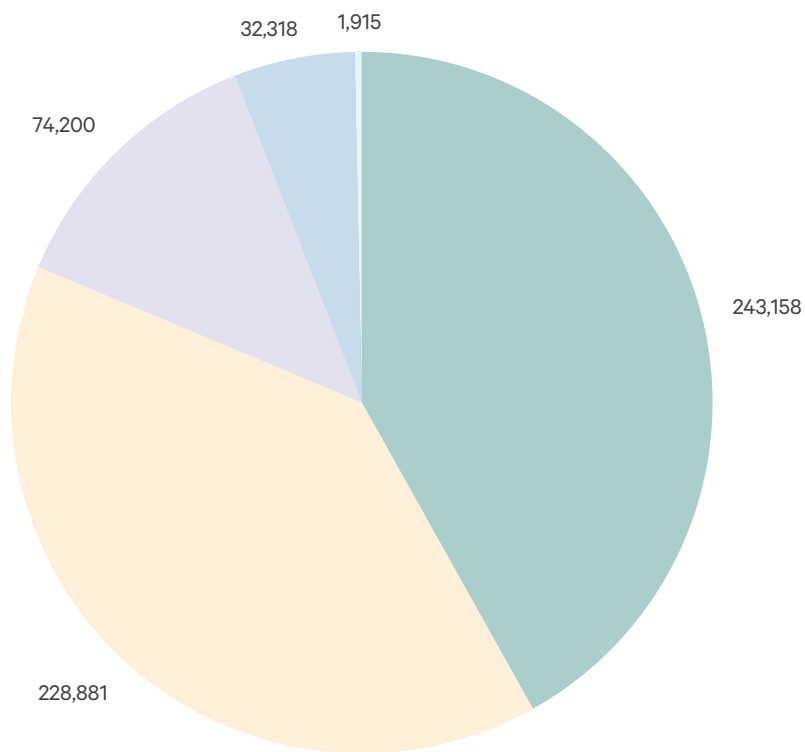
Conceptual image of South green connection, pavilion and open space

2.0

Rezoning Rationale

Project Data Summary

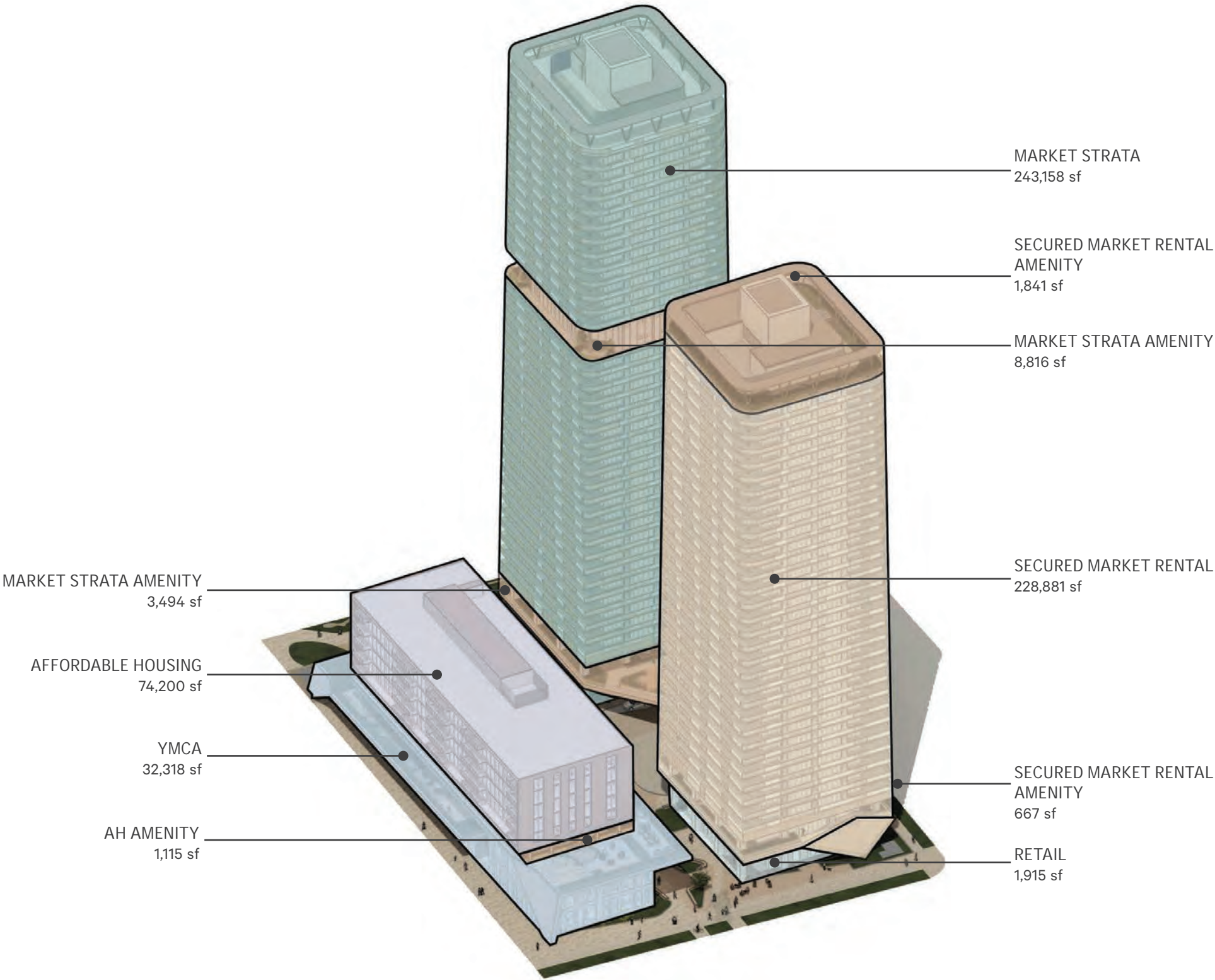
NET AREA BY USE (SF)



*Pending expansion for adaptable unit and sustainability / structural requirements.

Colour Legend

- Market Strata
- Secured Market Rental
- Affordable Housing
- YMCA
- Retail
- Amenity



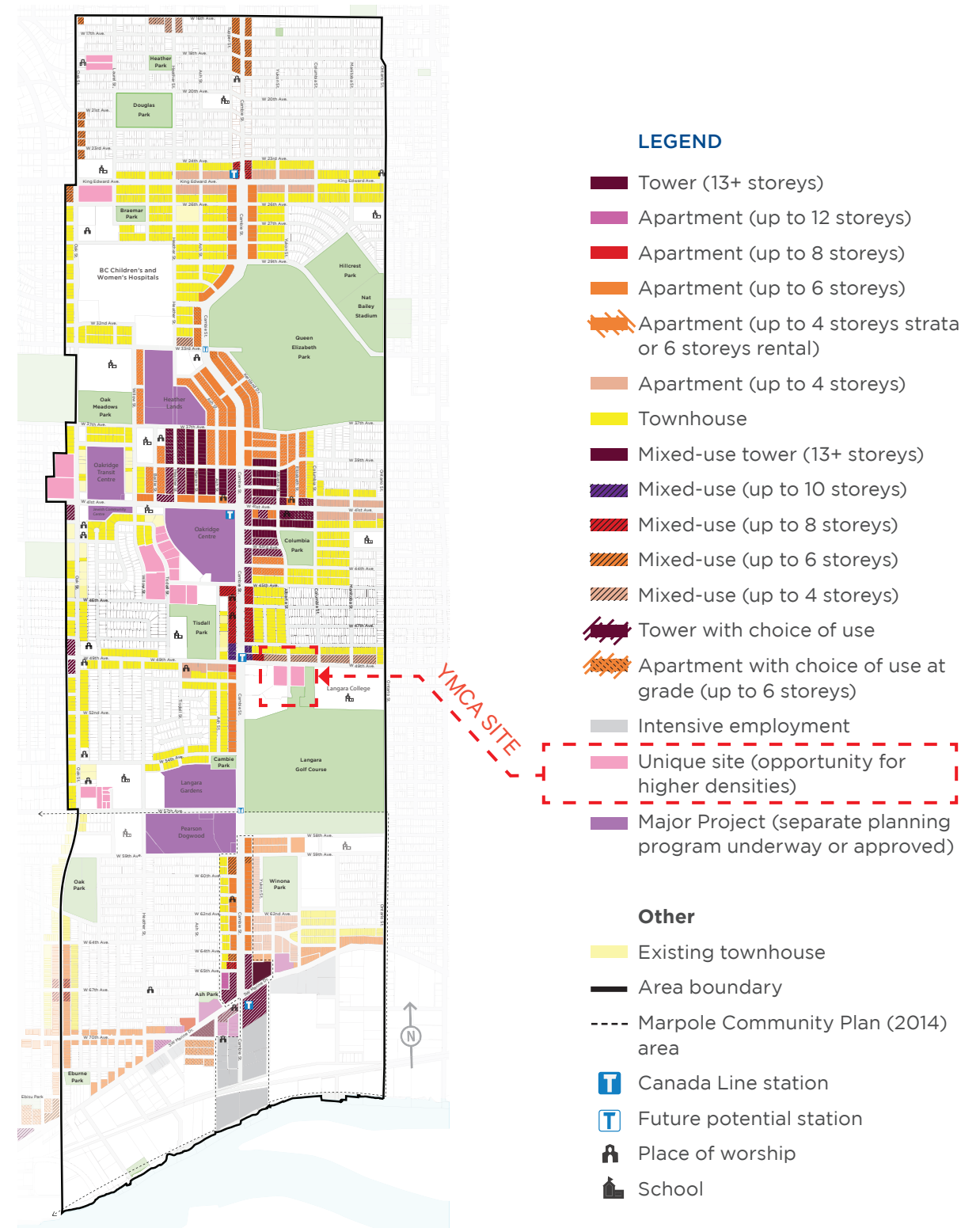
Cambie Corridor Plan Highlights

- 'Unique Sites'

Within the Cambie Corridor Plan, the subject site is listed as one of nine locations of interest under 'Chapter 6 - Unique Sites', which allocates site-specific policy due to its distinctive characteristics and opportunities. The policy notes the following principles are to be considered:

- Dwelling units of strata housing with 20% of net residential floor area to be affordable housing, prioritizing turnkey social housing or dwelling units of 100% secured rental housing with 20% of net residential floor area as below-market rental rates.
- All rental units to be secured through a Housing Agreement for 60 years or the life of the building (whichever is greater)
- A tower of ~20 storeys may be considered toward the Southwest of the site
- Allow a range of housing types with opportunities for higher mid-rise apartments and low-rise apartments or townhouses
- Preferred vehicle access to be provided along Alberta Street, however other options may be reviewed at Rezoning in consideration of overall site design

The spirit of the 'Unique Sites' policy recognizes that there are certain sites within the Cambie Corridor which may necessitate out-of-the-box thinking with regards to heights, density and massing in order to create something special on the site. As one such site, and one where half of which is dedicated to a community facility, we are proposing a shifting of land uses to allow an additional market rental tower. This will result in more affordable, market rental, and strata condominium housing and provide a full spectrum response to the regions pressing needs.



YMCA as a ‘Unique Site’

The YMCA is seeking to renew their facility within the Cambie Corridor. Future development of the site will support renewal of the YMCA facility by introducing new housing options and on-site amenities within proximity of rapid transit and strong pedestrian connections. Connections along and through the site will link this active urban community hub to the adjacent park and community routes.

As part of the Planning & Urban Design Principles within the Cambie Corridor Plan, the project strives to excel at the following key design features:

- Housing variety and affordability
- Neighborhood scale and identity
- Strategic opportunities for height
- Transitions throughout the built environment
- Retail & active edges
- Community amenities
- Community connections
- Open space and public spaces
- Sustainable systems & green infrastructure
- Solar access
- Public realm plan

Conceptual Site Diagram

Within the Cambie Corridor Plan, page 179 of the policy contains the graphic below indicating high level direction on site organization and expected building forms. The proposal builds on the concepts of connectivity through the site, establishing an urban edge along 49th, and locating the higher tower in the Southwest quadrant of the site. We have established public space on both the North and South edges of the site as well as a broad North South public connection.



LEGEND

- | | |
|--|---|
| — Active frontage | ■ Maximize tree retention |
| - - - Vehicle connection/ access (primary active link) | ■ Mid-rise buildings |
| - - - Secondary active link | ■ Low-rise buildings |
| ✱ Potential location to explore higher buildings | |
| ■ On-site public space | |

Cambie Corridor Plan

YMCA Site Key Concepts

Active Community

6.10.1 Enable future potential redevelopment of existing YMCA facility. The ultimate size and location will be determined/confirmed through the rezoning process.

The proposed redevelopment includes a re-imagined YMCA facility that incorporates Childcare, Affordable Housing, and a Community Hub focused on creating healthy community. This new hub would provide programming for:

- Chronic Disease
- Health & Wellness
- Physical Wellness Facilities
- Youth Mental Health
- Newcomers
- Employment

6.10.2 Consider introducing local-serving commercial uses along 49th Avenue.

The primary address and access to the new YMCA facility is located along 49th Avenue and helps to frame an entrance plaza with another local-serving commercial space to the West. Active interior program spaces (multi-purpose and physical wellness spaces) are located on this North edge to animate the frontage and invite access.

Housing Variety and Affordability

6.10.3 For new housing on-site, the following will apply subject to financial testing and balancing other amenity needs on site: development of strata housing with 20% of net residential floor area as affordable housing, prioritizing turnkey social housing, or development of 100% secured rental housing with 20% of net residential floor area to be below-market having rental rates and operating requirements in accordance with the City's Moderate Income Rental Housing Program.

Review will be guided by the Rezoning Policy for Sustainable Large Developments, Council's housing affordability policies, and other policies that may apply at the time of redevelopment.

The proposed affordable housing component of 88 units within the YMCA building represents 24.6% of the combined residential floor area of buildings B & C.

Building A is proposed as 100% secured market rental housing owned and operated by the Musqueam Capital Corporation.

6.10.5 Allow a range of housing types with opportunities for higher mid-rise apartments fronting Alberta Street, and low-rise apartments or townhouses along the Eastern edge of the site.

The mix of unit types meets or exceeds the guidelines for family units for each of the proposed housing tenures. Low-rise apartment or townhouses are not proposed in order to prioritize open public space and visual access at grade to key building access points for the 3 different apartment building lobbies, the YMCA facility, and local-service commercial space. Visual axes are maintained both through the site and the volumes of the buildings themselves.

6.10.6 Recognizing the site’s proximity to Langara College, encourage the provision of student-oriented housing through redevelopment.

A range of housing options is available within the 3 apartment building forms. The secured market rental building in particular offers efficient 1- and 2-bedroom suites that would be well suited to student accommodation.

Neighborhood Scale, Identity & Transition

6.10.7 Focus site density and building height near Alberta Street, with higher buildings located to the South and transitioning to lower-scale residential forms to the East along Langara Park.

The taller building forms (a 32-storey and 37-storey tower) are located along Alberta Street with the higher form to the South. A mid-rise form is proposed above the YMCA facility. The shorter tower and the mid-rise step the height down towards the surrounding neighbourhood and open spaces.

6.10.8 A moderate tower of about 20 storeys may be considered toward the Southwest of the site with average floorplates sizes of 650 sq. m (7,000 sq. ft) above 8 storeys to limit shadow impacts on adjacent sites.

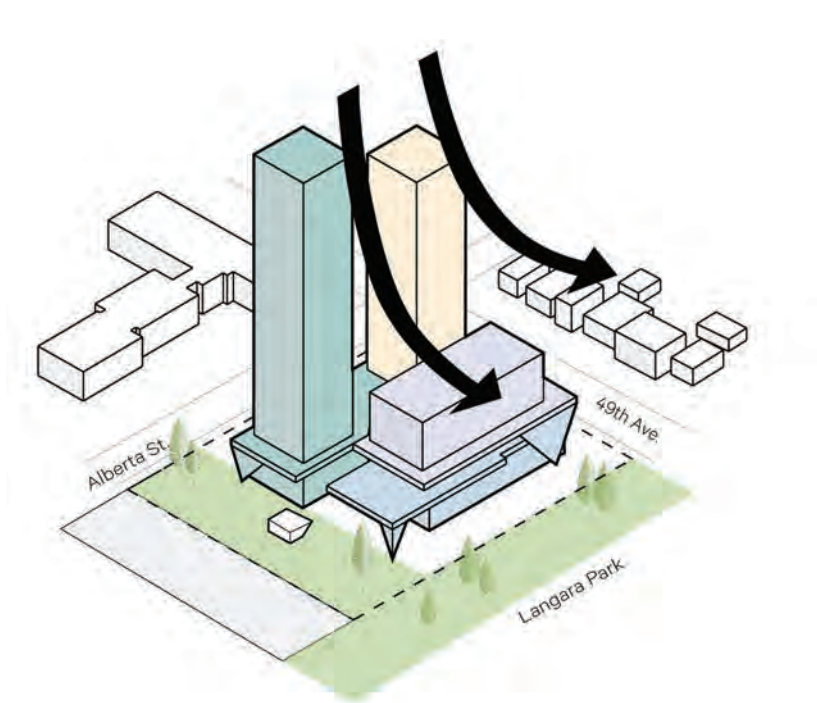
A different density and form is proposed to realize the greater potential of the site to deliver on community goals like housing diversity and supply, public amenity and indigenous economic reconciliation.

6.10.9 Shadows should generally not extend across the North sidewalk of 49th Avenue between 10 a.m. and 2 p.m. at the equinoxes.

Tower floorplates have been limited, tower separation maximized, and heights stepped to optimize shadow performance and access of views between, within and without of the development.

6.10.10 Incorporate ground-oriented residential units in the lower-scale residential buildings to activate pedestrian connections.

Refer to item 6.10.5 above. 3 residential lobbies, the YMCA facility, commercial unit, a landscape pavilion and the drop off court are all used to animate the ground level and maintain views and access through and across the site. An open and accessible ground level with active edges is proposed even if not through the means of lower scale residential buildings.



Open Space and Public Spaces

6.10.11 Maximize tree retention and integrate enhanced open space that links to Langara Park and pedestrian connections along site edges.

The project seeks to maintain an East-West connection along its South edge by establishing a setback both above and below grade. This is used as a pedestrian link thought the development towards the Langara College campus as well as providing un-excavated soil to serve rainwater infiltration and soil for more significant tree and landscape options on site. The proposed landscape plan features abundant trees and plants, utilizing tree-wells for planting on slabs and incorporating both retained and new trees on -slabs.

6.10.12 Ensure frontage improvements along 49th Avenue reflect an urban streetscape, strengthen the connection to the street and provide an enhanced pedestrian experience, as generally guided by the Cambie Corridor Public Realm Plan.

From the North, a plaza space is established at the entrance of the main North-South axial pedestrian pathway. This plaza is framed by the YMCA main entrance and the corner commercial unit. Other frontage improvements include new street trees and planted areas, lighting, street furniture and commercial patio space.

- Activate the Southern and Eastern edges with pedestrian paths and active edges (e.g., housing entrances) on private property.
- Encourage active uses, including commercial, at-grade along 49th Avenue to animate the public realm.
- Provide vehicle access to the site from Alberta Street. Consideration of this option will be further reviewed through the rezoning process and in consideration of overall site design.

Community Connections

6.10.13 Activate the Southern and Eastern edges with pedestrian paths and active edges (e.g., housing entrances) on private property.

The Southern edge is activated by a pedestrian linkage that runs from East to West connecting Alberta street and Langara Park and ideally, the college campus. This space is animated by a children's play space, and particularly, by a proposed landscape pavilion that could have a variety of programmatic functions such as performance space, interpretive and educational functions and becomes a visual anchor and beacon for the intersecting North/South and East/West pedestrian axes of the proposed plan, as well as becoming a central node of future potential development to the South and East of the site. The highly glazed YMCA large multi-purpose room is located overlooking the South playground, landscape and pavilion area. The second floor childcare outdoor space is also located along the South and East edge providing the best access to daylight available as close to grade as possible.

The positioning of the YMCA facility along the Eastern edge of the site with extensive glazing between the park and the various activity rooms visually engages the current park and maintain eyes on the surrounding open space and an invitation to enter the YMCA and participate in its community programs. Views through the YMCA facility from the drop-off court to the park are maintained through glazing and open space within the building.

6.10.14 Encourage active uses, including commercial, at-grade along 49th Avenue to animate the public realm.

From the North, a plaza space is established at the entrance of the main North-South axial pedestrian pathway. This plaza is framed by the YMCA main entrance and the corner commercial unit of the rental tower.

6.10.15 Provide vehicle access to the site from Alberta Street. Consideration of this option will be further reviewed through the rezoning process and in consideration of overall site design.

All proposed vehicle access is proposed from Alberta Street. Two driveway access points are required: one for below grade vehicle parking, class A loading and bicycle parking; the second for class B loading, and emergency access to the Building C lobby and short term drop-off and pick up from the YMCA facility, as well as temporary garbage staging.

Amenities

6.10.16 Consider building a partnership between City and YMCA to gain access for public use of new YMCA aquatic facility.

This proposed new YMCA facility is envisioned as a community hub that would provide programming for:

- Chronic Disease
- Health & Wellness
- Physical Wellness Facilities
- Youth Mental Health
- Newcomers
- Employment

6.10.17 Given its proximity to Langara Park, Langara College, and the Langara-49th Avenue Station, this site is a priority location for a childcare facility. The ultimate provision, size, and location will be determined/confirmed through the rezoning process.

Incorporated into the YMCA facility is a second-level 49-space childcare facility.

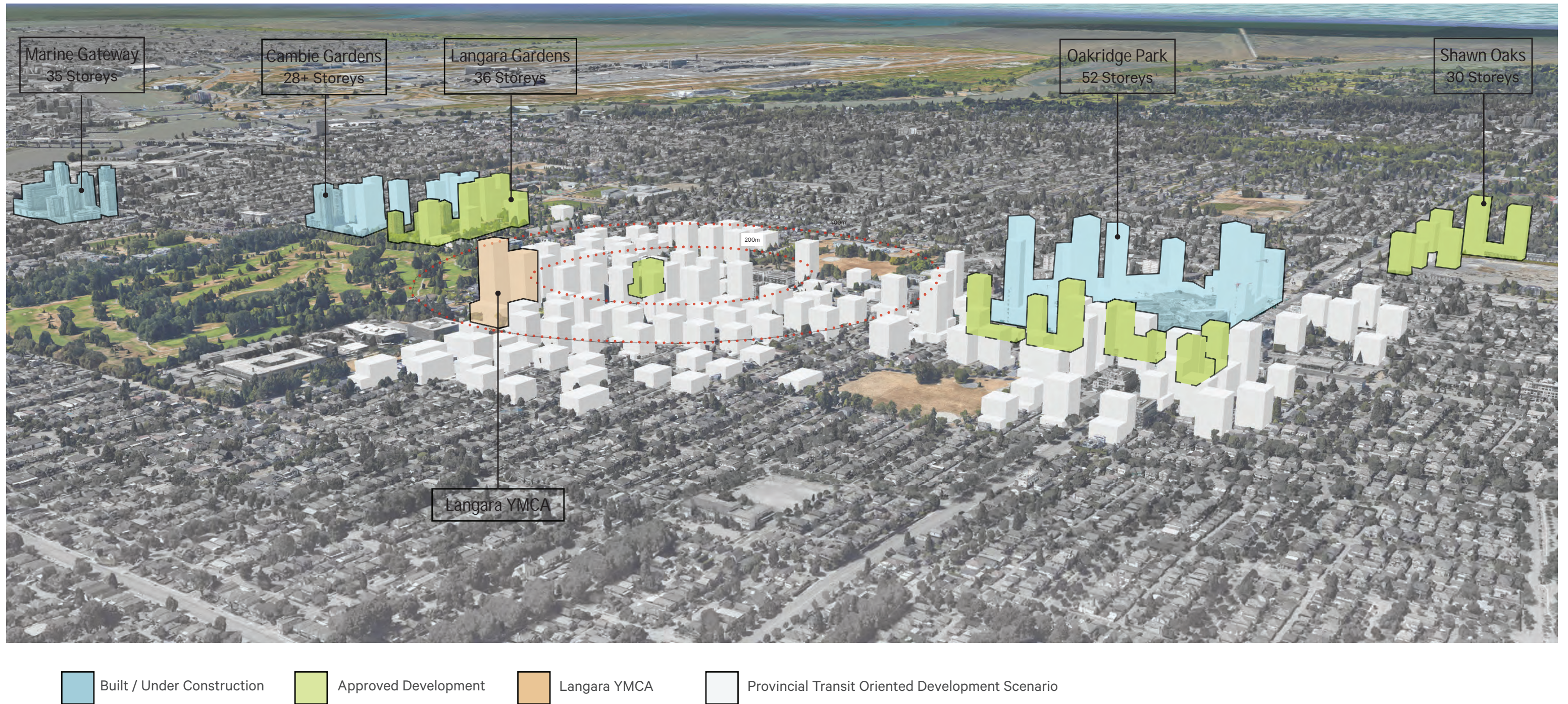
6.10.18 Recognizing the significant community-serving role of the site, the provision of community- serving uses will be prioritized and considered through the rezoning process.

The proposed scheme creatively amplifies the social impact of the redevelopment by providing a new YMCA community hub, service retail (i.e. coffee shop), and more diverse housing options in response to the pressing needs of the region, which together help to create a diverse and complete community with a strong sense of place.

Sustainability

6.10.19 Evaluate development under the City’s Rezoning Policy for Sustainable Large Developments.

The proposal seeks to address the requirements of this policy. Refer to included section outlining the different proposed strategies.



Context diagram of future build-out of area



3.0

Site Analysis

Site Information

The subject site is located within the CD-1 (103) - Langara Estates zoning and falls within the Cambie Corridor Plan. It is located on the Southeast corner of Alberta Street and West 49th Avenue intersection, and its East side is adjacent to Langara Park, with Langara Golf Course immediately to the South. The site has irregular dimensions of approximately 107m x 76m and slopes approximately 1.8m down along West 49th Avenue from its corner with Alberta Street towards Langara Park.



Current Langara YMCA



Site Context

Current Use On Site + Adjacent Sites

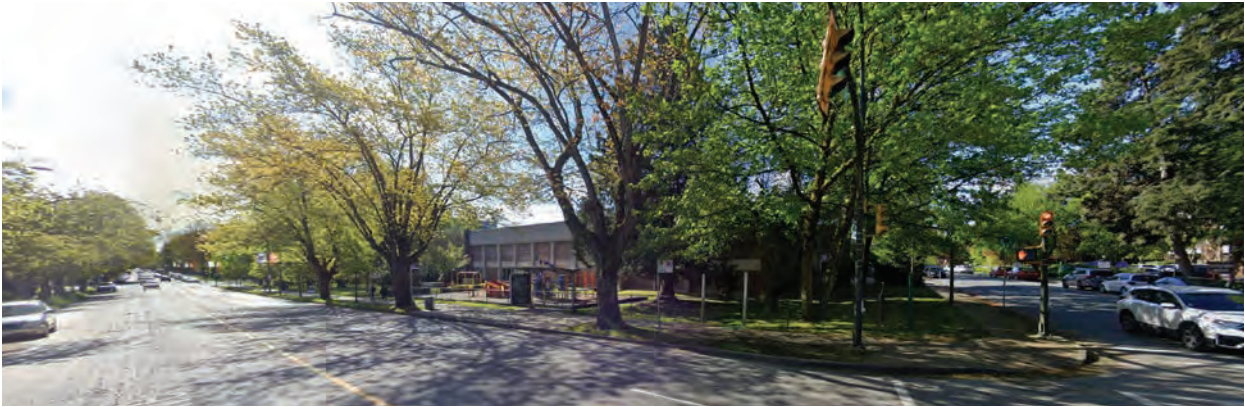
The site is currently improved by the Langara Family YMCA with a parking lot immediately adjacent to the South. The site is bound by Alberta Street to the West, W 49th Ave to the North, Langara Park to the East, and Langara Golf Course to the South. There is no heritage designation on the existing property.

The neighbouring site to the West (South Van Manor) is comprised of seniors housing operated by Seniors Services Society of B.C. Adjacent to the East is Langara Park. Langara Trail, a 2.7km greenspace loop that runs the perimeter of the golf course, allows for pedestrian connections on all four sides of the golf course. To the South is the Langara Golf Course, built in 1926 and operated by the City of Vancouver. The golf course parking lot separates the Langara Golf Club from the subject site. The site is located within 300m proximity of the Canada Line Langara-49th Avenue Station.

The existing YMCA facility is a two-storey concrete and masonry structure built in 1978. The YMCA provides multiple uses including child, youth, family, and community programs, health and physical wellness programming, and personal training. It provides an important community serving function to the area. As the previous application had elaborated, however, the current YMCA facility is at the end of its useful life and requires significant renovations. These renovations are capital intensive, and require significant time and capital commitment to the project. YMCA BC is instead exploring this opportunity to reinvent and reimagine their service offering to the Marpole and Oakridge communities, to provide services which were not previously provided at this location.



Site Photos



Context Elevation - YMCA at W 49th Ave & Alberta St



Context Elevation - YMCA at Alberta St



Context Elevation - Langara College at W 49th Ave



200 W 49th Ave
Langara Park



282 W 49th Ave
Langara Family YMCA



6545 Alberta St
South Van Manor



6706 Alberta St
Langara Golf Course

Streetscape

Streetscape along Alberta Street



Streetscape along West 49th Avenue





Conceptual aerial view looking South

4.0

Sustainability &
Energy

Sustainability

Sustainability

On building form:

The building is designed with efficient thermal massing to minimize heat loss surfaces as well as linear interfaces. Additionally, the flat facades and squared floor plate makes more efficient use of structural and envelope materials, thus lowering embodied emissions.

Transparent openings size and placement are carefully selected to maintain views and daylighting while keeping heat loss to an acceptable level. The approximate glazed area is 45% of the vertical envelope area.

With the increase of the rental building to a larger floorplate, the reduced VFAR improves the building’s thermal retention capabilities and overall energy performance, in alignment with the City’s overall sustainability goals.

On building systems:

The residential buildings are designed with a distributed water source heat pump system. This system benefits from having a high terminal COP as well as being able to reuse rejected heat energy for space heating. Additionally, the distribution losses of the system is minimized due to the supply condenser water temperature being close to ambient building temperatures.

The YMCA amenity space and affordable housing building is designed with an air source heat pump system. This system is able to take advantage of the diversity of loads, as well as having a high heating and cooling COP. Therefore, the proposed system will have a significantly lower operating energy and emissions profile compared to a business as usual HVAC system.

Retail rental CRU’s are heated and cooled by split packaged air source heat pump systems.

Ventilation of the residential suites is via energy recovery ventilators. This will reduce ventilation heating/cooling energy by recovering heat from the exhaust air. Additionally, indoor air quality will be improved by the constant ventilation. Ventilation of the assembly building will be by central air handling unit with energy recovery.

Parkade exhaust are controlled by demand control via CO/NOx sensors to reduce unnecessary fan runtime.

The building envelope is designed to reduce heat loss through continuous exterior insulation and mitigation of thermal bridges, as well as reduced glazing U-value.

Building lighting is designed to use high efficacy fixtures and efficient LED lamps. Lighting controls are utilized in spaces with periodical occupancy.

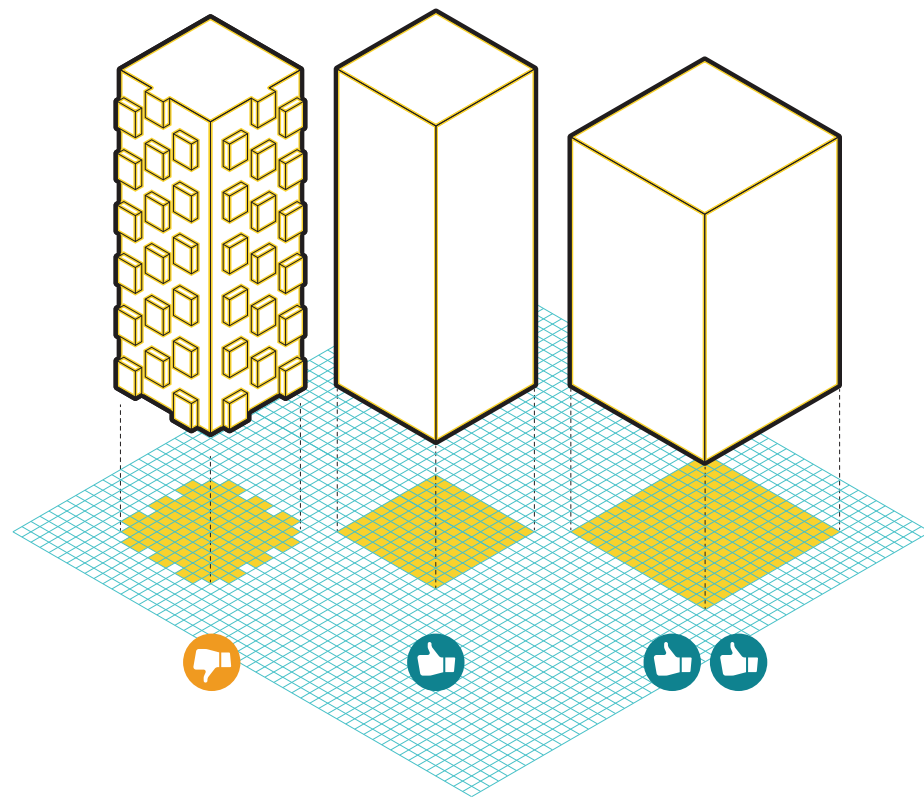
On parkade:

Naturally limited by existing groundwater conditions on site, the parkade design seeks to limit its footprint while remaining above the water level. It is held back along the South edge to allow for greater soil depths and rainwater infiltration.

On landscape:

Refer to section 7.1 Landscape





Simpler Form

Heat loss through the building envelope is also influenced by the complexity of the building's shape, or **massing**. High-rise MURBs tend to have simpler forms than low- or mid-rise residential buildings. Nonetheless, designers should still work to minimize the number of junctions, indents, and intersections in the building envelope.

Lower VFAR

High-rise residential towers designed with a lower vertical surface area to floor area ratio (**VFAR**) have a lower overall potential for heat loss through the building envelope. Towers with smaller, narrower floor plates tend to lose more heat through the building envelope. In tower forms, any floor plate of 600m² (6,500ft²) or less can be considered to be a "smaller" floor plate. As cities often emphasize smaller floor plates to help maximize daylight to the street, building designers will need to strive for a balance between municipal requirements and a building's energy performance.

Optimized Orientation

Finally, high-rise MURBs that are designed in such a way that incoming solar gains are maximized in the winter will reduce heating requirements in the wintertime, helping to achieve TEDI performance targets. The **orientation** of residential towers should allow the longest facade of the building to align with due south as much as possible, while ensuring precautions are taken to address the potential for overheating (see Fenestration and Shading). While orientation is often highly constrained by existing street grids and other considerations, high-rise MURB can be designed in such a way that the building's podium aligns with the grid, and the tower is oriented to align towards south.

Sustainable Site Design

Sustainable Large Developments:

The site dimensions, particularly after accounting for public street dedications falls below the area requirements of the typical policy for large sites. As a marginal large site, provision of all of the policy measures is a particular challenge.

Elements such as setback to the underground structure, edible landscaping, bee farming, green mobility measures, potable, ground and rainwater management, waste planning, and affordable housing provision are being pursued to the extent that they can be implemented within the constraints of this site.

Energy Performance

The Development policy would follow the Low-emissions Green Building Pathway to compliance. The proposal would follow the prescriptive compliance paths and limits set out in VBBL 2019 and Energy Modeling Guidelines amended July 11, 2018. The energy performance limits would include but are not limited to TEDI, TEUI and GHGI. The proposal will also follow the required reporting of green and resilient building measures outlined in the Green Buildings Policy for Rezoning.

Sustainability strategies might include:

- Compact and simplified building form to reduce envelope area to volume ratio, increasing thermal efficiency.
- High unit density helps reduce energy use through passive heating.
- High efficiency HVAC systems, heat recovery options, low energy lighting, and low-carbon energy sources will be explored in the further design of the proposal.
- Robust and airtight envelope systems to reduce heat loss and energy consumption.
- Opportunities for solar shading and natural ventilation are to be explored.
- The site’s proximity to retail, grocery and civic amenities contributes to a reduction in vehicle trips and adjacency to public transit and cycling infrastructure supports alternative forms of transit.
- Well-lit and secured bike storage and maintenance facilities on-site and electric vehicle charging facilities further support low-carbon forms of transportation.
- High proportions of planted open space reduce heat island effect and mitigate stormwater runoff.
- Convenient waste and recycling room location encourages residents to recycle.

The table below provides a summary of the submission requirements based on the type of rezoning application. The development falls under Rezoning to CD-1.

Policy Requirement	Rezoning Type		
	Rezoning to CD-1	Rezoning to RR-2A/2B/2C & RR-3A/3B & I-1C	Rezoning to RR-1, RM-8A, RM-8AN
1. Reporting of Green and Resilient Building Measures	<ul style="list-style-type: none">- Energy & Emissions Design report (formerly the ZEBP Rezoning Energy Checklist)- Embodied Carbon Design Report- Resilient Buildings Planning Worksheet	Letter of Commitment to provide the following at Building Permit: <ul style="list-style-type: none">- Energy & Emissions Design Report (formerly the ZEBP Rezoning Energy Checklist)- Embodied Carbon Design Report- Resilient Buildings Planning Worksheet	None
2. Enhanced Commissioning 3. Energy System Sub-metering	Letter of Commitment to: <ul style="list-style-type: none">- complete an Enhanced Commissioning process- incorporate Energy System Sub-metering	And to: <ul style="list-style-type: none">- complete an Enhanced Commissioning process- incorporate Energy System Sub-metering	None

An Energy Simulation was conducted (Rezoning Energy Model Report to be submitted separately) and has determined that the Proposed building meets the energy performance limits under VBBL Part 10 and the City of Vancouver Green Building Rezoning Policy.

1. Model Input

A three-dimensional building geometry simulation was conducted using IES-VE.

2. Results

The present energy model complies with VBBL Part 10 energy and emissions performance requirements, given that all performance metrics are within performance limits.

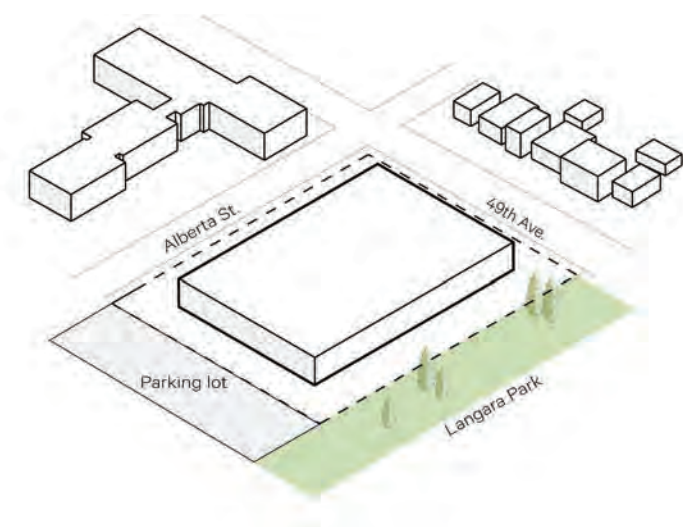


Conceptual view at amenity break in strata tower

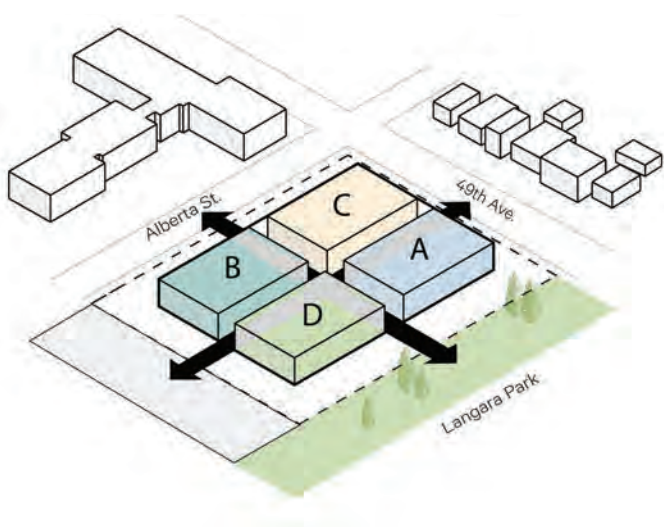
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Design Rationale

Massing & Response to Site



Site boundary

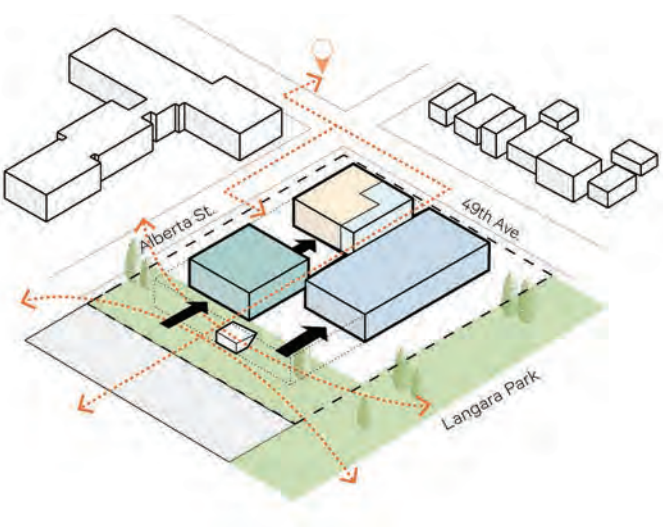


The project has 4 main program elements:

- A. YMCA facility and Affordable Housing
- B. Strata Housing
- C. Rental Housing
- D. Public Open Space and Landscape

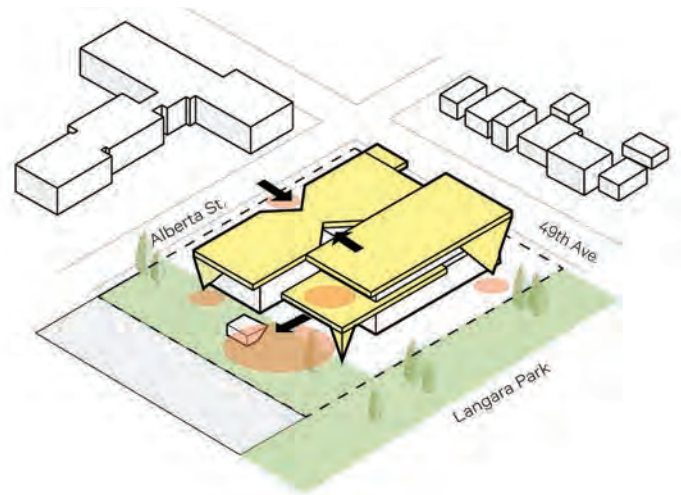
Each program finds its place on the site and are intersected by pedestrian pathways and view corridors through the site

- Affordable Housing
- Market Strata
- Secured Market Rental
- YMCA



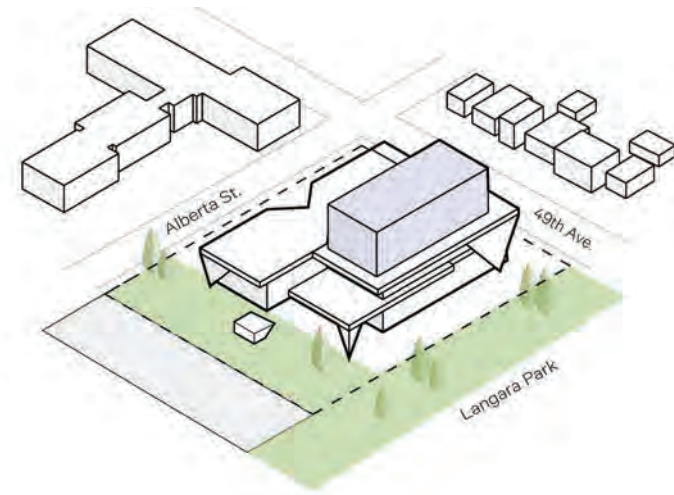
Building footprints and positions are placed to achieve tower separation, view access, vehicle access and to address the urban edges along 49th and Alberta. A substantial setback is established along the South edge to allow for an East-West greened pedestrian connection from Alberta to the park and ideally onward to the Langara College campus to the East.

A central entry plaza on 49th is framed by the YMCA and a small commercial unit while a pavilion structure located at the crossing of N-S and E-W pathways becomes a visual draw from outside the property.

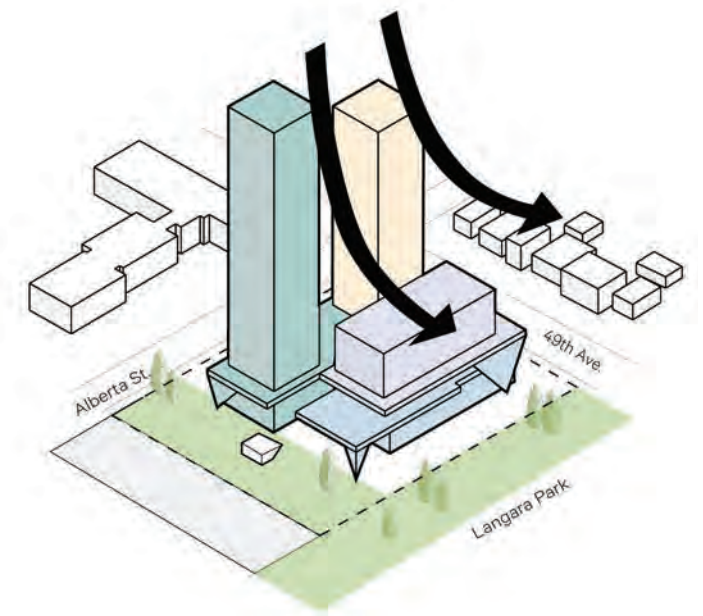


While public open space is created at grade, private outdoor spaces for amenity and childcare play space are created on the rooftops of the podium elements.

A 'bowtie' amenity bridge links the two towers by a shared outdoor space and provides partial cover to the vehicle loading and drop off court. This porte-cochere condition frames the West entrance to the site

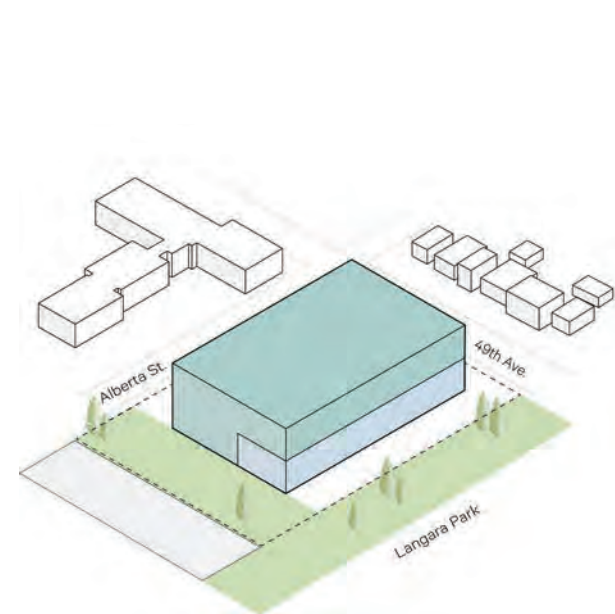


The mid-rise affordable housing massing extends above the YMCA along the East property line with views to Langara Park.

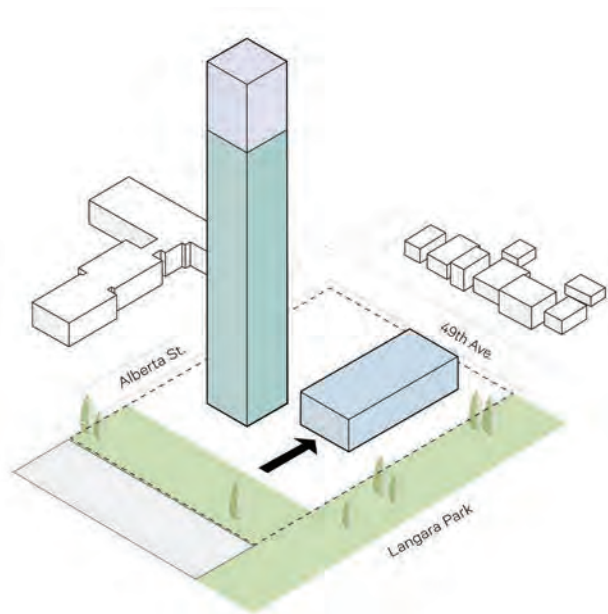


In alignment with the scale of future developments, massing density and heights of residential towers are located next to Alberta Street and the lower height affordable housing and YMCA are situated East of the site. The taller tower will be located at the South-West quadrant, maximizing solar penetration and access to the park.

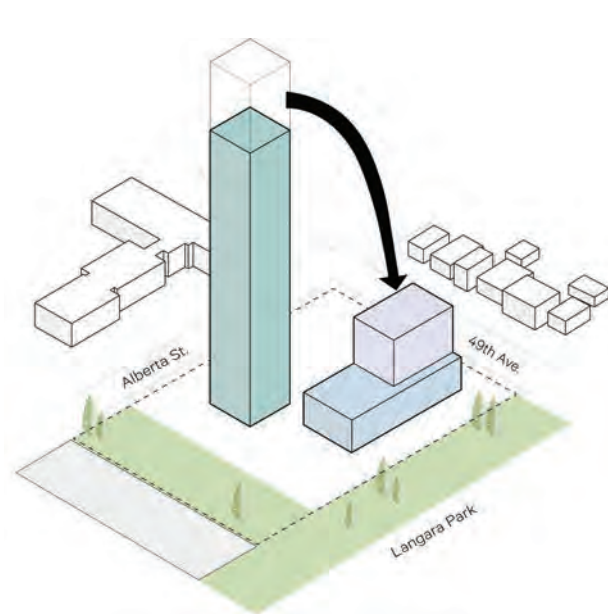
Density Distribution



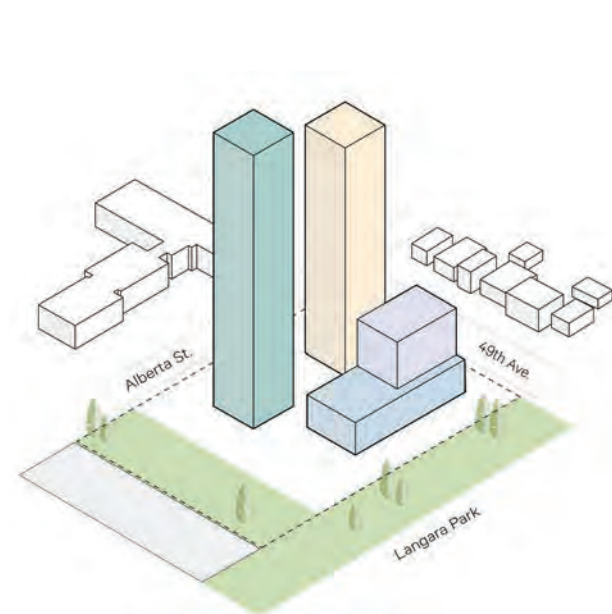
Development density in support of renewed YMCA community facility and affordable housing.



Standalone YMCA to maintain identity and operational independence of facility. Affordable housing included in residential density.



Transfer affordable housing component onto YMCA footprint to consolidate operation and ownership.



Consolidation of strata and affordable housing forms allows the site to also support economic reconciliation, greater housing diversity and public open space by adding a standalone secured market rental tower owned by the Musqueam Indian Band.

- Affordable Housing (20%)
- Market Strata
- Secured Market Rental
- YMCA

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Site Configuration

Addressing and Operational Separation

Building addressing for visibility, pedestrian, vehicle and emergency access, and operational, maintenance and security separation amongst the several different ownership and operational elements is a project requirement. Each building form must maintain some amount of separation on the site.

The YMCA requires a strong visual presence on 49th Avenue for its public programs.

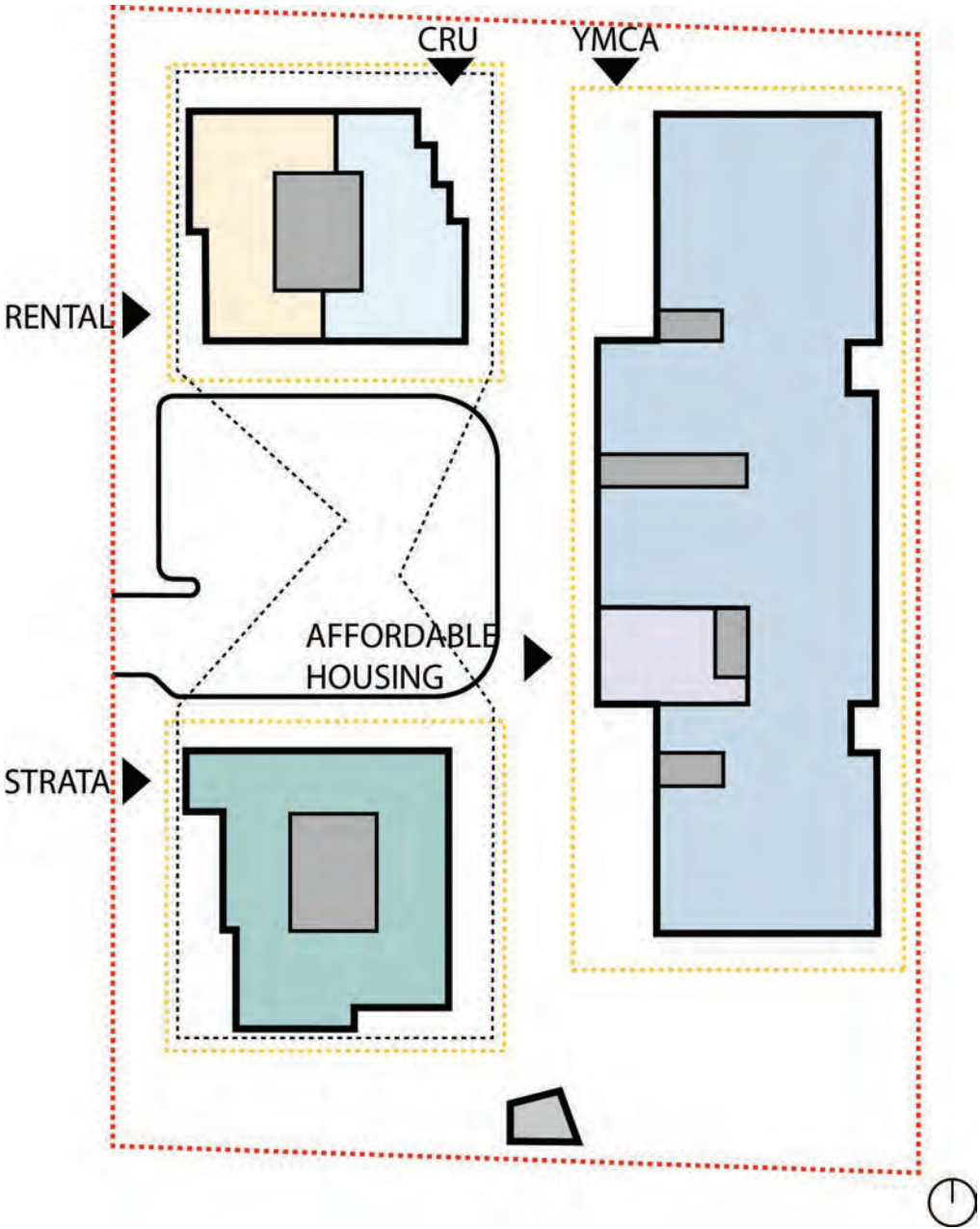
The childcare facility requires significant outdoor space with specific daylight access needs.

The Secured Rental tower owned by the Musqueam Indian Band requires its own distinct form and address.

The space between becomes an opportunity for enhanced public realm.

Colour Legend

- Market Strata
- Secured Market Rental
- Affordable Housing
- YMCA
- Retail
- Amenity

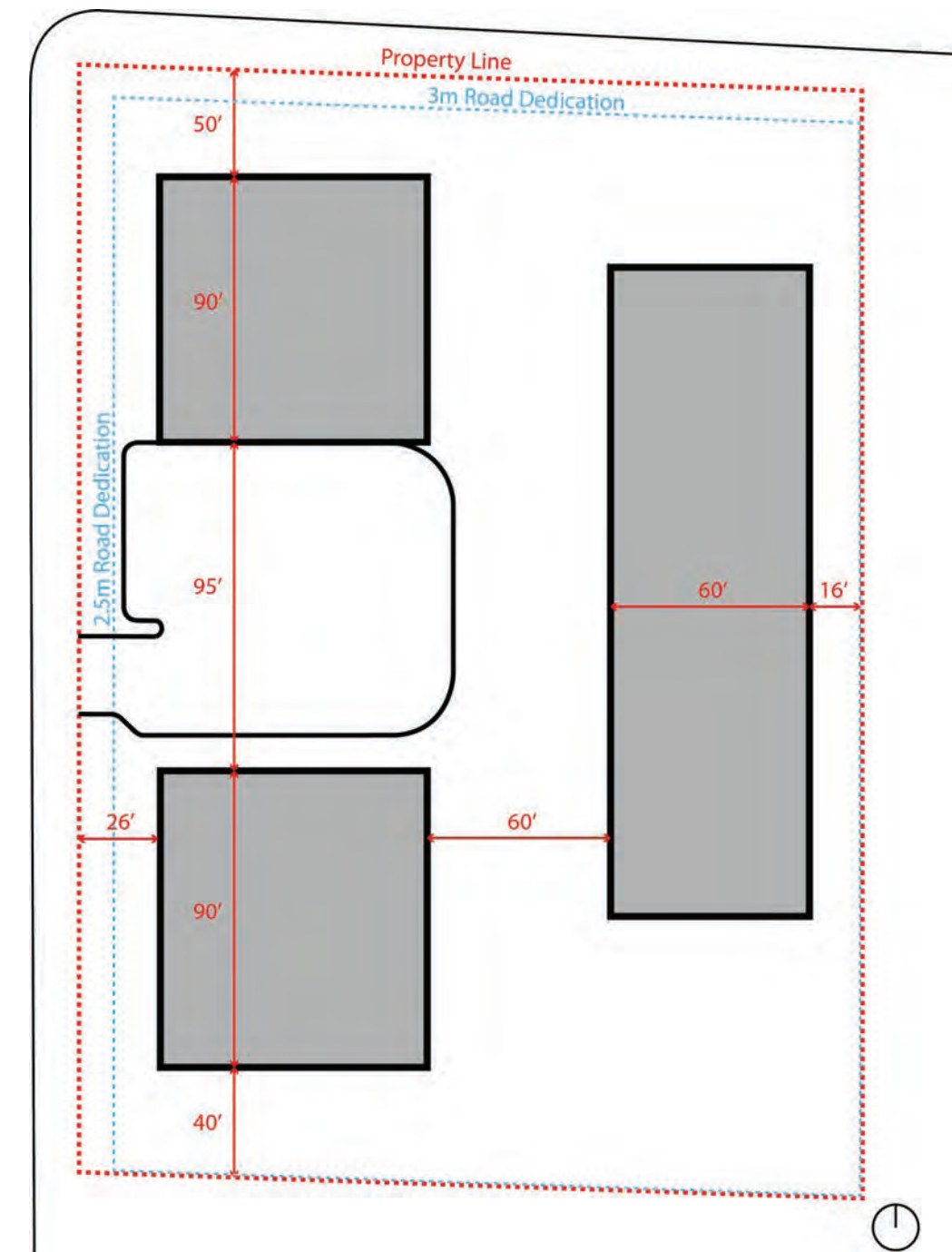
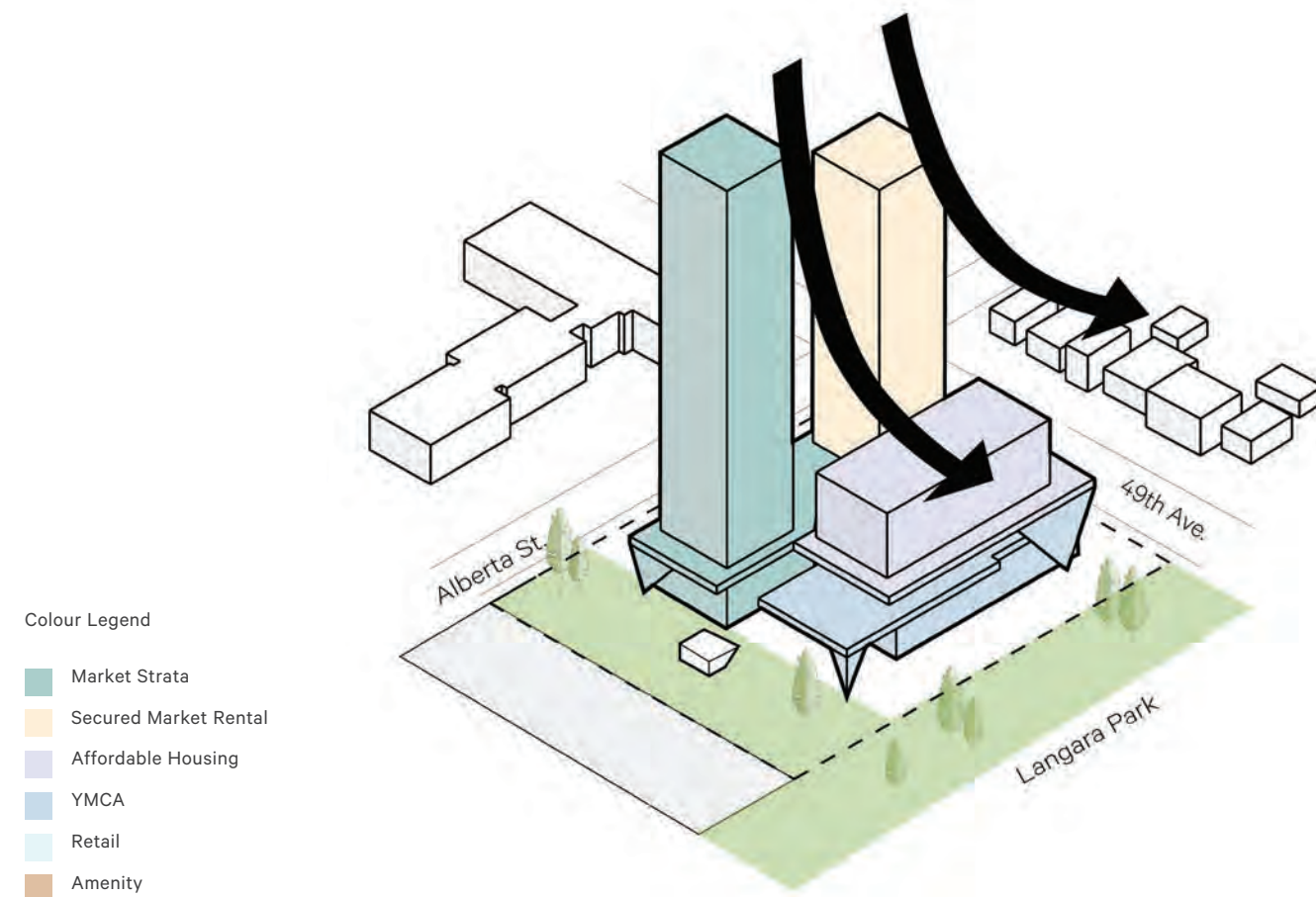


Tower Separation and Heights

Tower separation, daylight, and view considerations must be maintained both within the site and between future neighboring buildings to the South.

Heights of the buildings are step down towards the North and East responding to the currently lower-rise neighbourhood to the North and the campus and current green space to the East.

By using tower forms, access to views and daylight is better maintained than with bulky low- and mid-rise forms. While shadows can be longer, they are narrower and spend less time in one position.



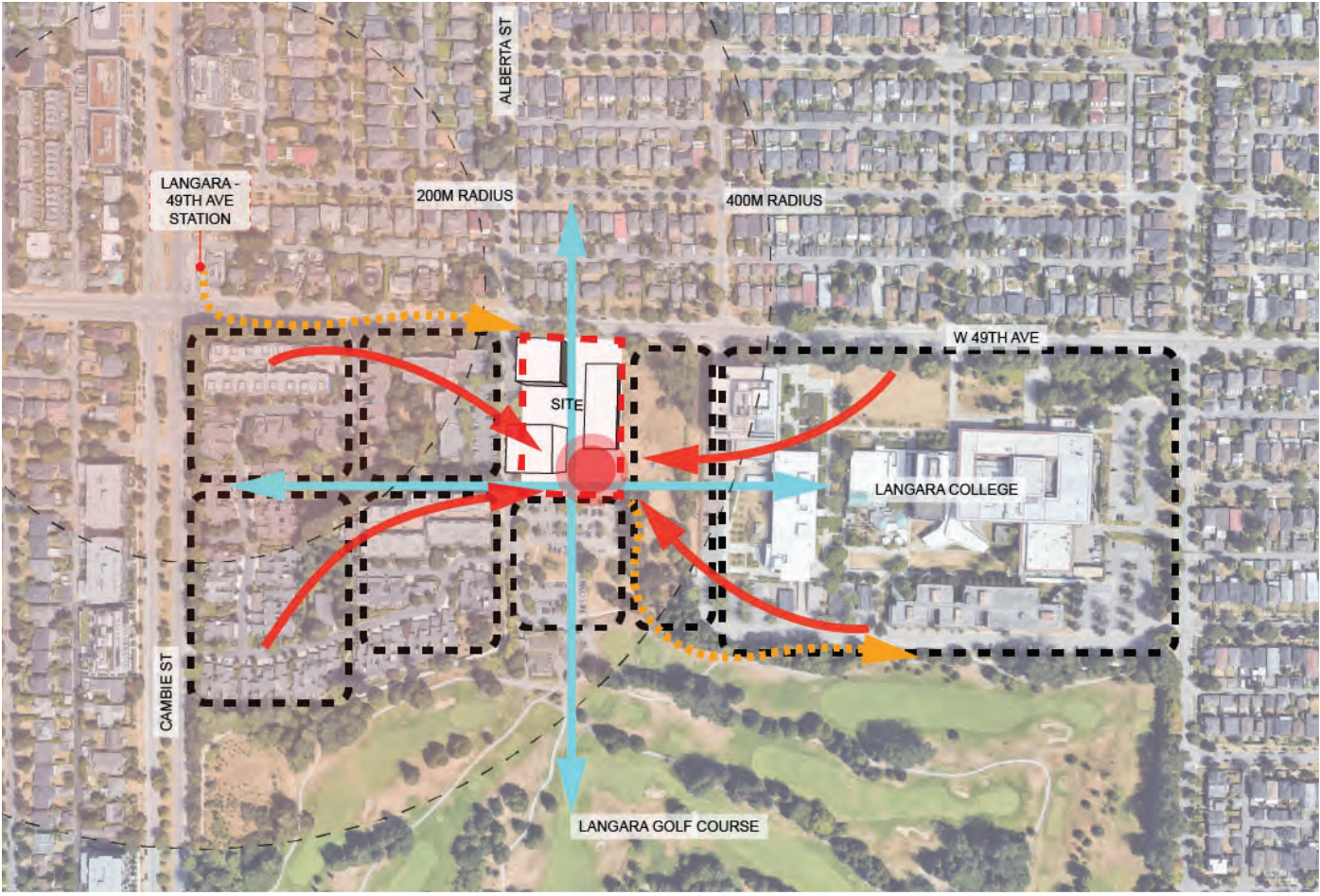
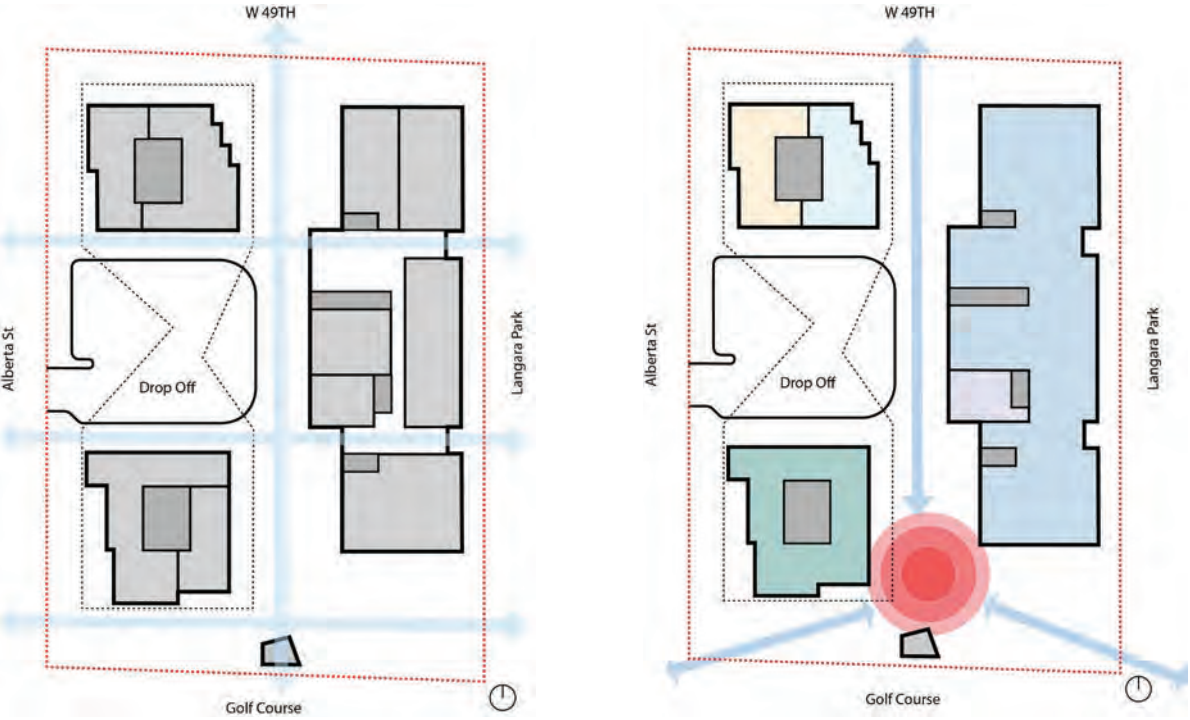
Neighbourhood Connectivity

The project seeks to maintain an East-West connection along its South edge by establishing an above grade set back. This is used as a pedestrian link thought the development towards the Langara College campus.

Connectivity and open space at grade are prioritized by maintaining publicly accessible ground plane with significant North-South and East-West pathways and spaces that encourage engagement around the ground level of the building.

Visual connections are also maintained through the YMCA block through highly glazed circulation spaces that provide views from the courtyard to the park. These follow the pedestrian walkways that lead internally from Alberta Street towards the YMCA building and the central North-South axis.

Redevelopment of this site will likely be followed by other nearby redevelopments and continued evolution of the neighbourhood. This is particularly relevant in the context of the site's proximity to a major transit station and recent policy changes regarding density, parking and height in transit-oriented areas. Placing this project in the context of a denser future condition places it in a central position between the Langara Campus, Cambie Street and transit. The pedestrian and visual links established centrally in the North-South direction and along South edge along with the landscape pavilion are positioned to become integral connection opportunities beyond the boundaries of this site alone.



Front Doors and Active Edges

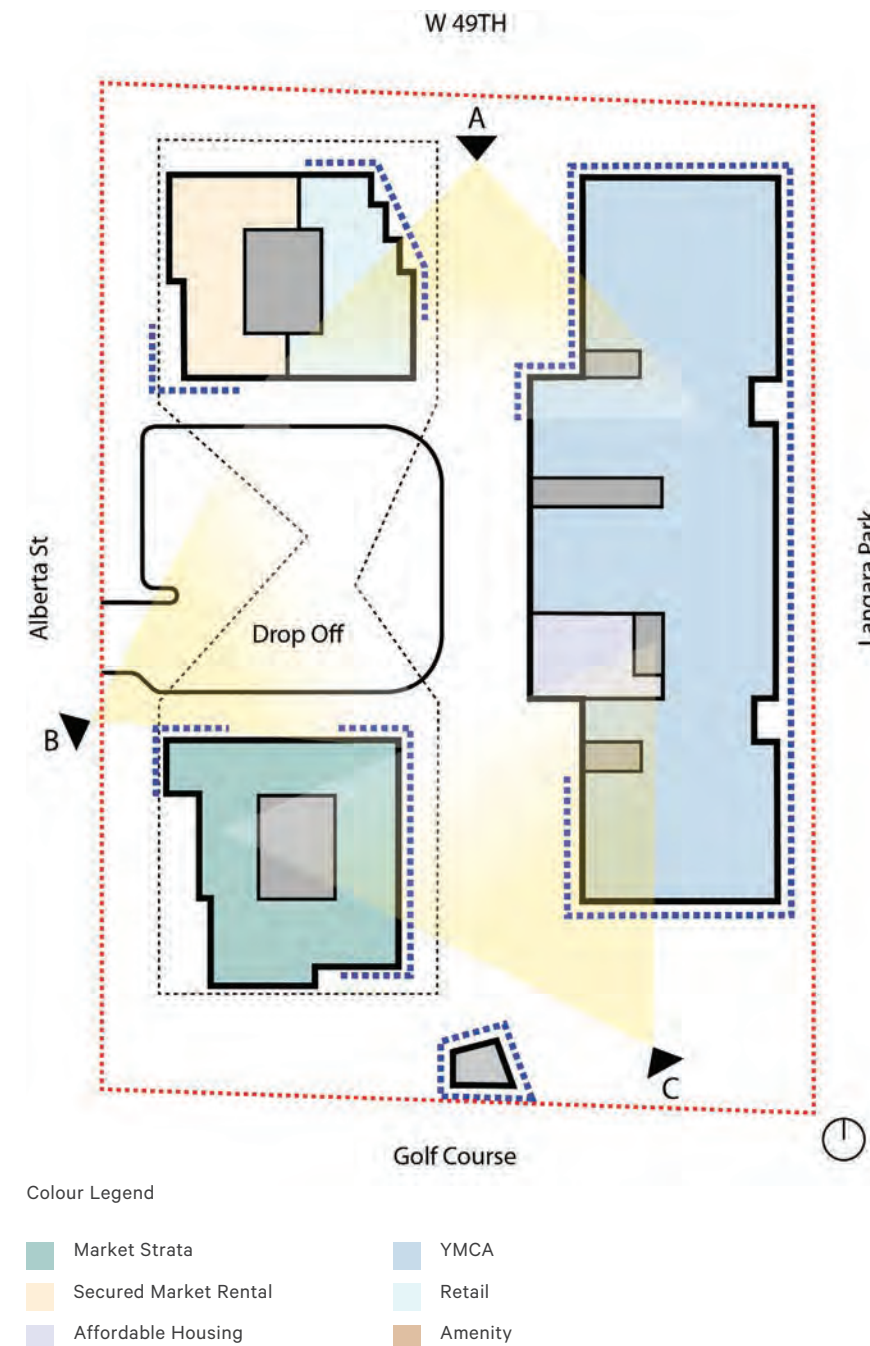
The building has several ‘front doors’ that welcome visitors and residents and YMCA patrons into the project from different direction of approach.

From the North, a plaza space is established at the entrance of the main North-South axial pedestrian pathway. This plaza is framed by the YMCA main entrance and the corner commercial unit.

From the West, the bowtie amenity bridge frames the drop off and loading court, spanning between the two tower lobbies with the YMCA and affordable housing lobbies beyond.

The Southern edge is activated by a pedestrian linkage that runs from East to West connecting Alberta street, Langara Park and ideally, the college campus.

This space is animated by a children’s play space, and particularly, by a proposed landscape pavilion that could have a variety of programmatic functions such as performance space, interpretive and educational functions and becomes a visual anchor and beacon for the intersecting North/South and East/West pedestrian axes of the proposed plan, as well as becoming a central node of future potential development to the South and East of the site. The strata residential lobby and the South end of the YMCA facility’s multi-purpose room further address this Southern entrance to site.



Design Development Informed by Musqueam Culture and Values

The design development of this project has been deeply informed by Musqueam culture and values, embodying the profound connection between the Musqueam people and their ancestral lands. For nearly two years, the collaborative efforts have focused on integrating elements that honor Musqueam traditions, the natural environment, and the timeless stewardship of the land by the Musqueam Nation since time immemorial.

Unifying Concept: The Forest

At the heart of the design is the unifying concept of the forest, reflecting the Musqueam’s deep respect for nature. The project draws inspiration from the different zones of the forest: the forest floor, the understorey, and the crown canopy. These elements symbolize the layers of community, growth, and connection to the earth and sky, foundational to Musqueam beliefs.

Zones of the Forest

Forest Floor:

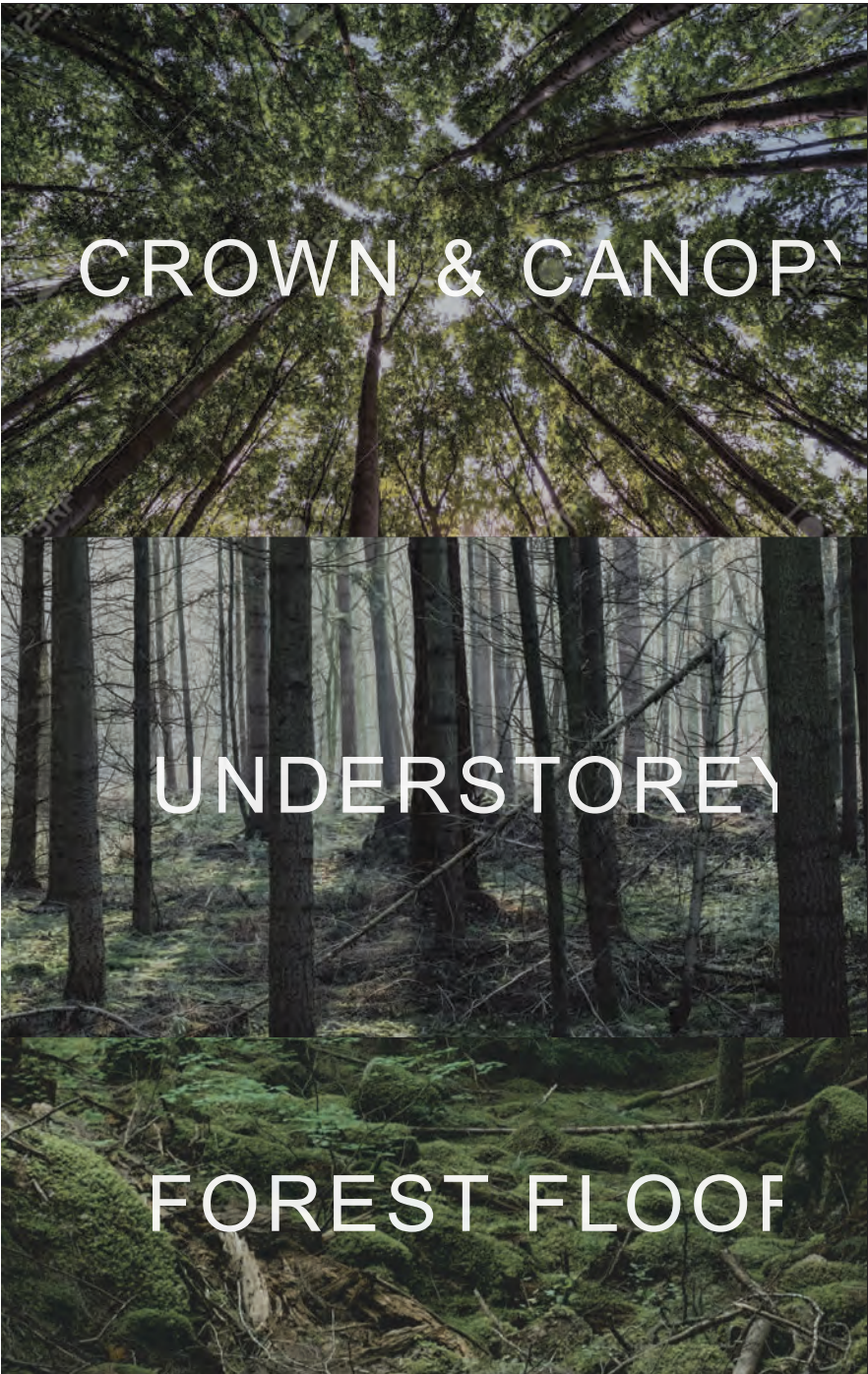
The ground level is designed to maintain visibility and access throughout the site, echoing the openness of the forest floor. Public programs, lobbies, and landscaped amenity spaces are integrated to create a welcoming and inclusive environment. The spatial geometry at this level pays homage to the First Nations’ stewardship of the land since time immemorial. The design here reflects the interconnectedness of community life, just as the forest floor supports the entire ecosystem above.

Understorey:

The intermediate levels of the buildings represent the understorey, a space of growth and support within the forest. These levels feature the secure rental tower owned and operated by the Musqueam Indian Band, ensuring that they benefit from sustainable economic opportunities. This layer symbolizes nurturing and protection, akin to the way the understorey supports new growth and fosters biodiversity in a forest.

Crown Canopy:

The upper levels of the towers embody the crown canopy, where the building amenities provide breathtaking views of the city, mountains, and the traditional territory of the Musqueam people. This design evokes the sensation of being in a treehouse, elevated into the branches of a forest. The amenities introduce greenery and social spaces, fostering community interaction in a serene and elevated setting. Here, residents can experience a profound connection to the land, mirroring the Musqueam’s enduring relationship with their territory.



Entrance Geometry

The entrance geometry of the building echoes the simplicity of the current facility's form while marking the main entrance with angular elements. These elements touch down to frame key points of entry, visually connecting the upper floors with the ground. This architectural focus symbolizes the bond between the Musqueam people and their land, guiding visitors into a space rooted in tradition and cultural significance. The design respects the sacredness of entry points, emphasizing their importance as thresholds between the everyday and the sacred.

Architectural Focus

The towers' image is defined by the alternating treatment of balcony guards, inspired by the texture and color of tree bark. This design evokes the character of mighty cedar trees, which are sacred to the Musqueam people and used as medicine. The varying tones and scales of the balcony guards reflect the uniqueness of each tree, emphasizing the individuality and strength of the community. Much like the cedar, known for its resilience and utility, the architectural elements serve both functional and symbolic purposes.

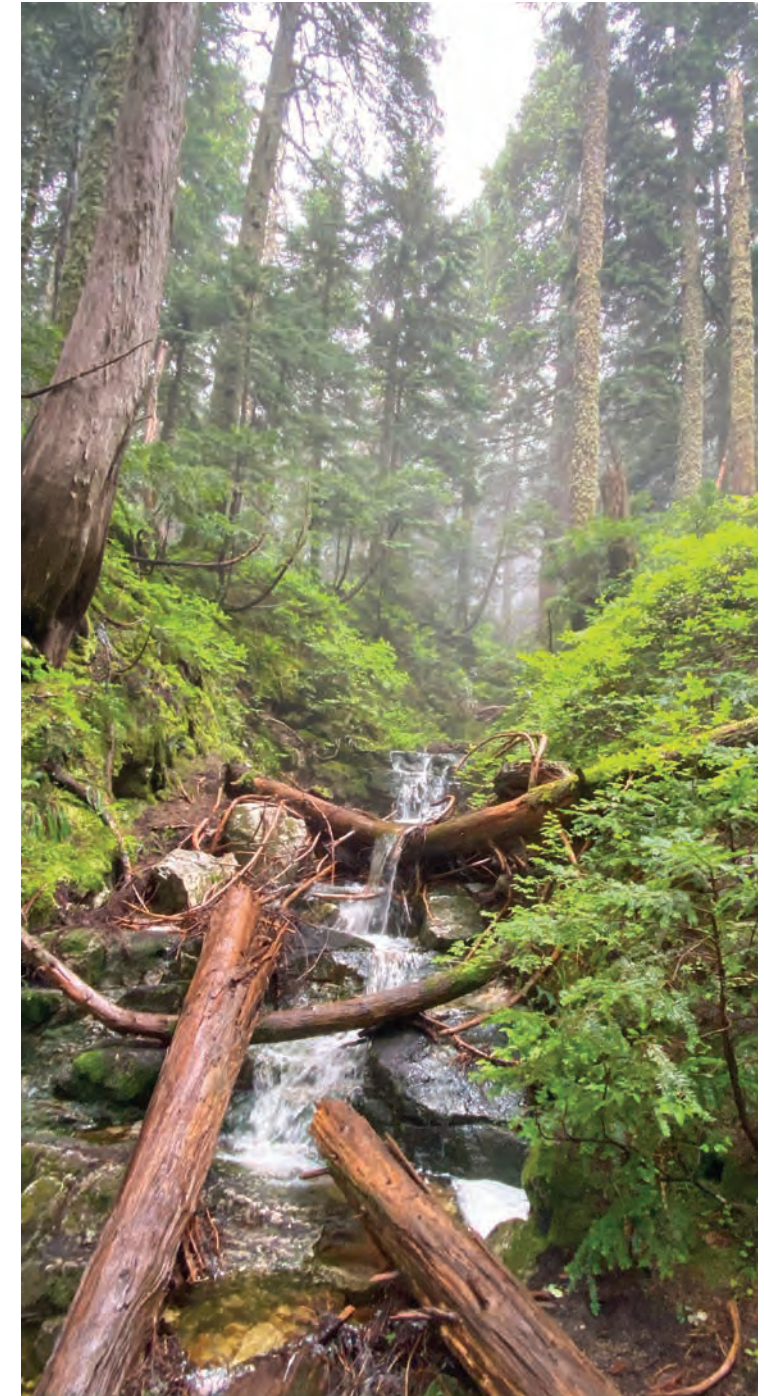
Crown Canopy Amenities

The common building amenities located in the crown canopy offer a unique shared space for residents. These elevated areas provide a playful break in the building form, integrating greenery and social spaces that encourage community interaction. The geometries and character of these spaces draw inspiration from the natural world, offering residents a place to connect with nature and each other. This design approach ensures that the community remains intertwined with nature, providing spaces that foster well-being and a sense of belonging.

Biophilic Design

The project employs biophilic design principles, integrating natural elements to enhance the connection between residents and the environment. The use of trees, greenery, and natural materials throughout the development creates a sense of harmony and balance, reflecting the Musqueam's role as stewards of the land since time immemorial. This design philosophy not only enhances the aesthetic appeal but also promotes health and wellness, echoing the holistic values of the Musqueam people.

Through careful consideration and collaboration, this project embodies Musqueam cultural values and their deep connection to the land. It stands as a testament to the power of First Nation-led development, honoring the past while creating a vibrant, sustainable future for the Musqueam community. By weaving traditional knowledge and contemporary design, this project ensures that the Musqueam legacy continues to flourish, fostering a community that thrives in harmony with its environment.



Unifying Concept: The Forest

The vertical layering of the forest provided a model to think about the layers of programs and different and seemingly disparate forms and functions that need to coexist harmoniously on the site.

The forest floor corresponds to the ground and lower levels of the podium where larger spaces like lobbies, activity rooms, a pavilion become the roots and boulders of the forest floor that define pathways clearings within the public realm. Stone glass and wood tones complemented by landscaping characterize this layer. They are united beneath the horizontal amenity decks that drape and embrace these forms, rooting them to the ground at the base of the towers.

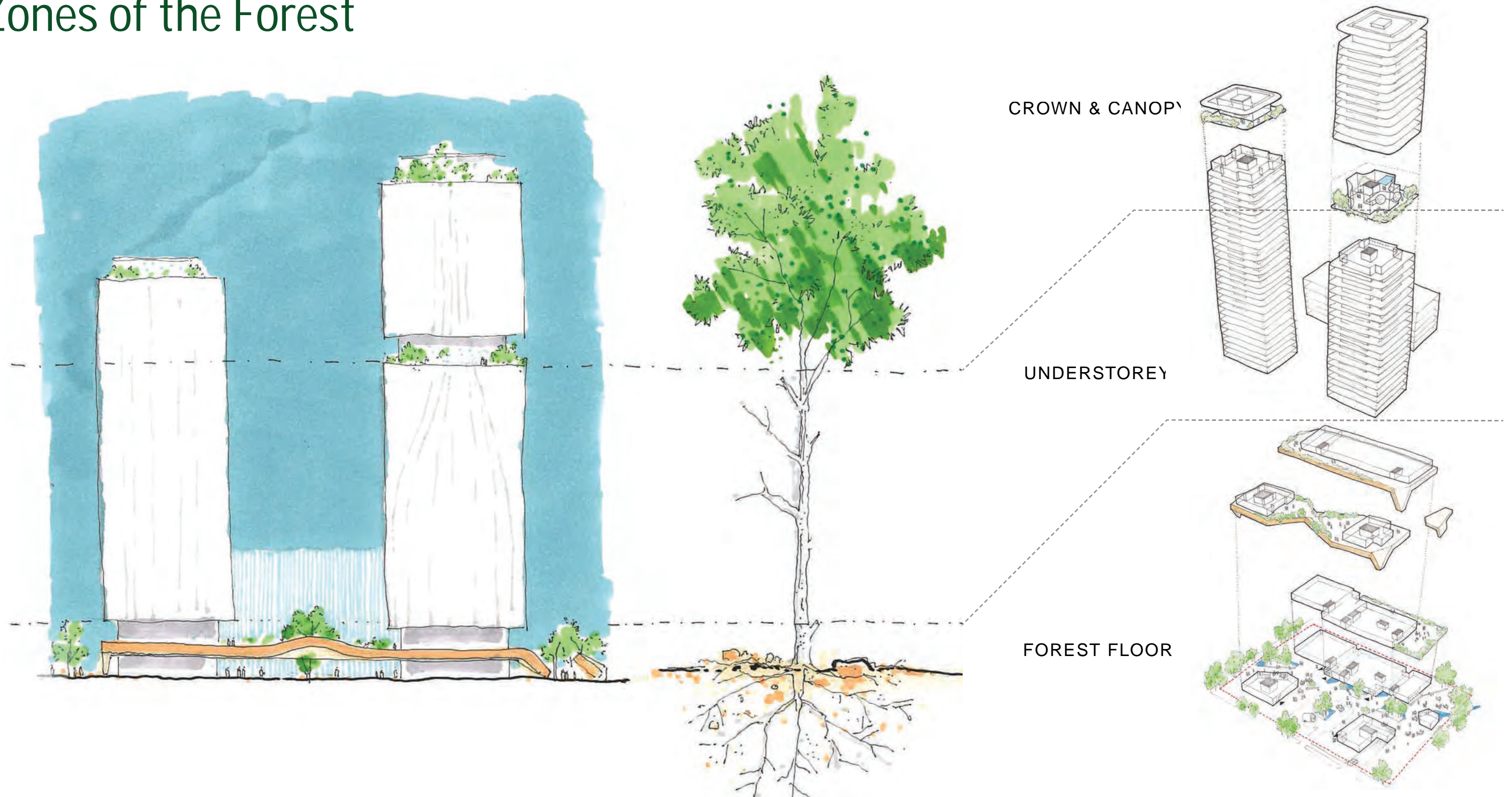
The predominantly vertical character of the understorey corresponds to the residential tower portions of the project. Their forms are similar but not identical. Their gently tapering form becomes more slender and more rounded as height increases.

The upper level indoor and outdoor amenity spaces correspond to the crown and canopy of the forest. Views to the distance and the experience of a 'treehouse' are possible in this layer of the project.

These layers combine to provide a unique character and quality to this place. A character that allows for very different programs to share a layered space united by varied public realm and a family of forms that are individual yet related.

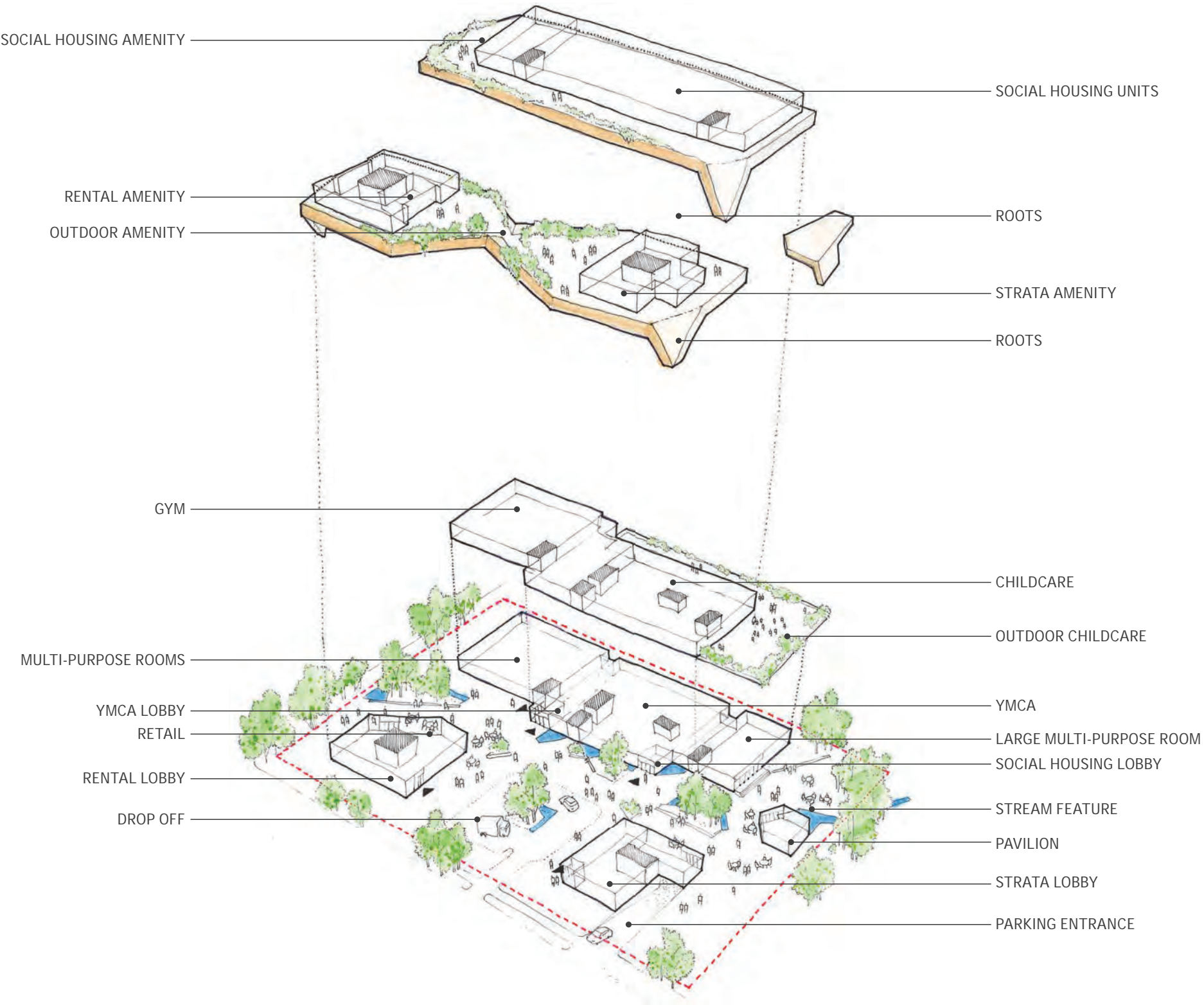


Zones of the Forest



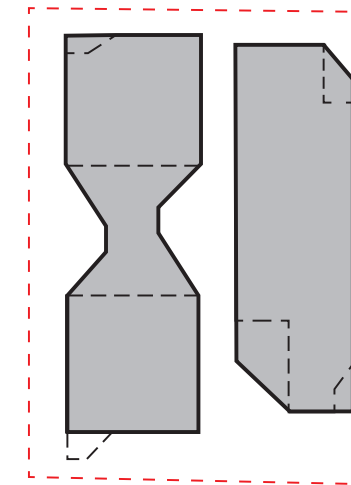
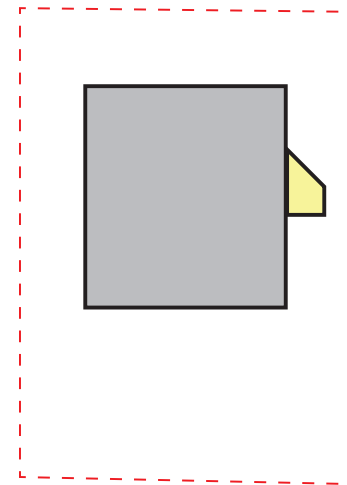
Forest Floor

Like the stones, roots and streams of the forest floor, the project’s lobbies and YMCA program areas are draped in materials like granite, wood, water and glass and a richly varied landscape. The geometry of the podium ties the upper level amenities together and touches down to the ground.

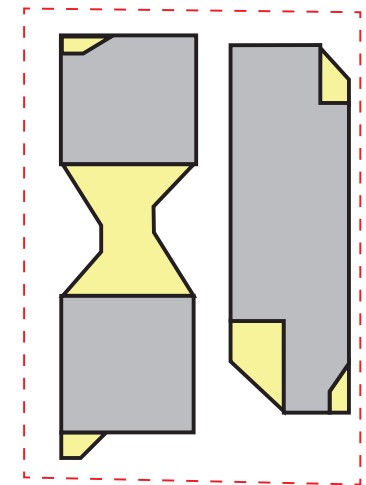




EXISTING



PROPOSED



SPECIAL GEOMETRY

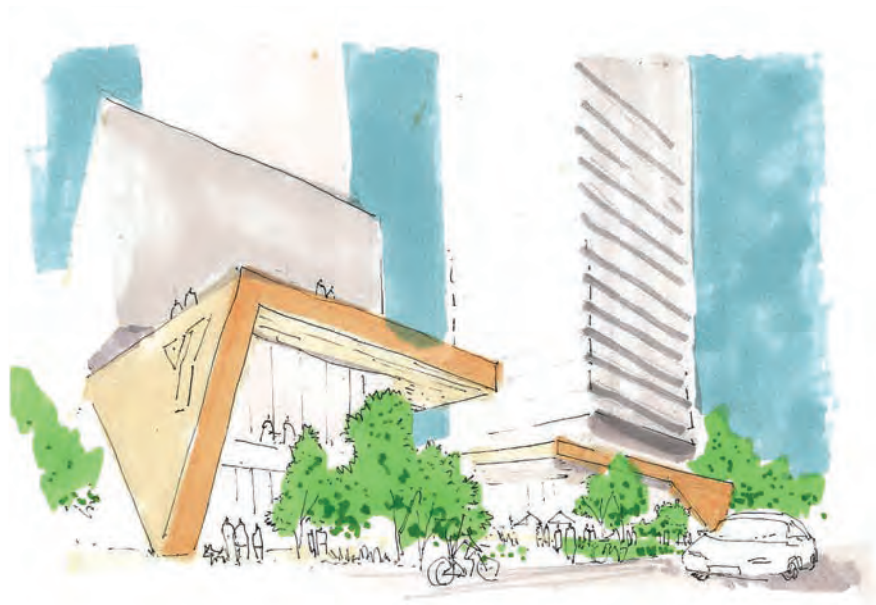


THE RULE

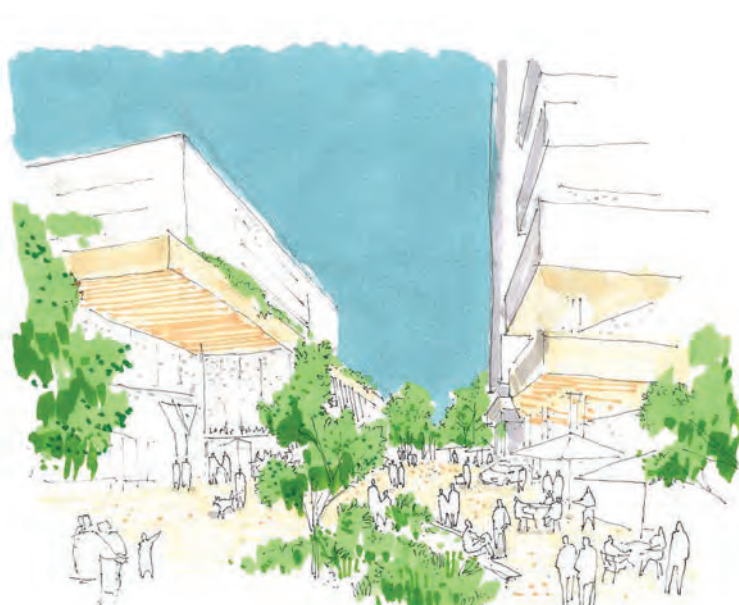
Entrance Geometry:

Echoing the current facility with its simple underlying form but with a key exceptions to mark out the main entrances, the angular elements of podium geometry touch down and help frame key points of entry and visually connects the upper floors with the ground.





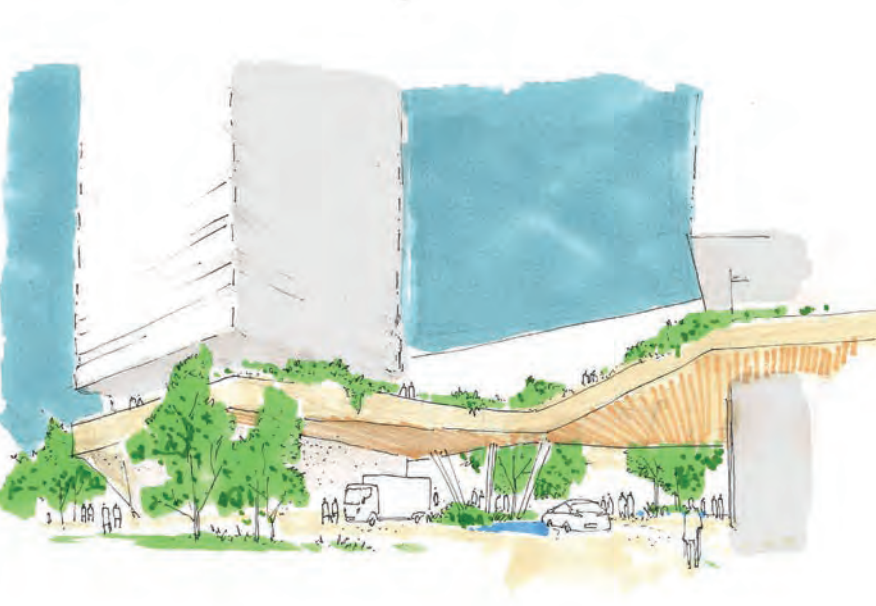
Conceptual view looking North - East



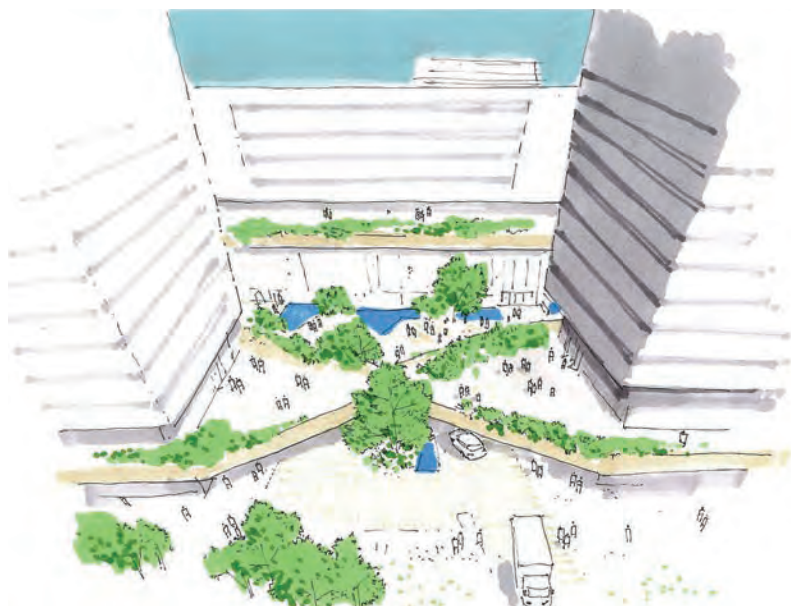
Conceptual view looking South through Central Plaza



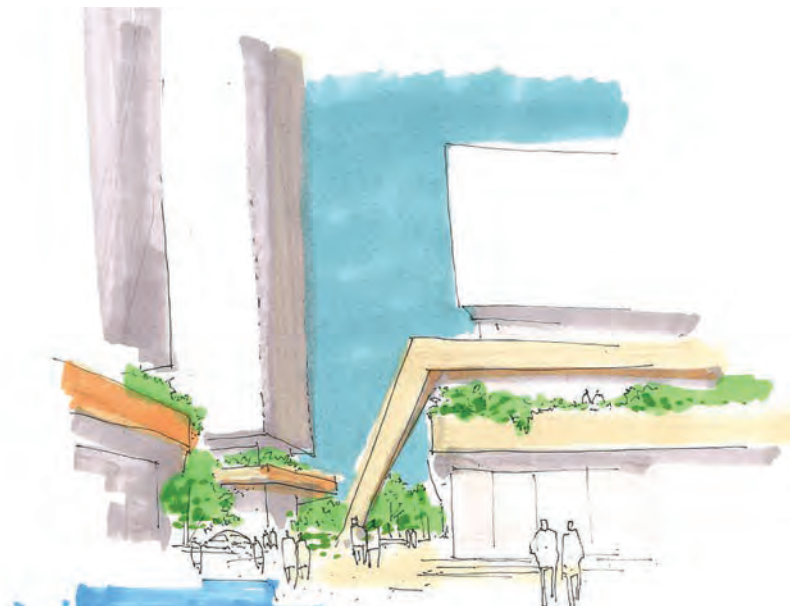
Conceptual view looking North - West



Conceptual view looking East at drop off area



Conceptual view looking East



Conceptual view looking North

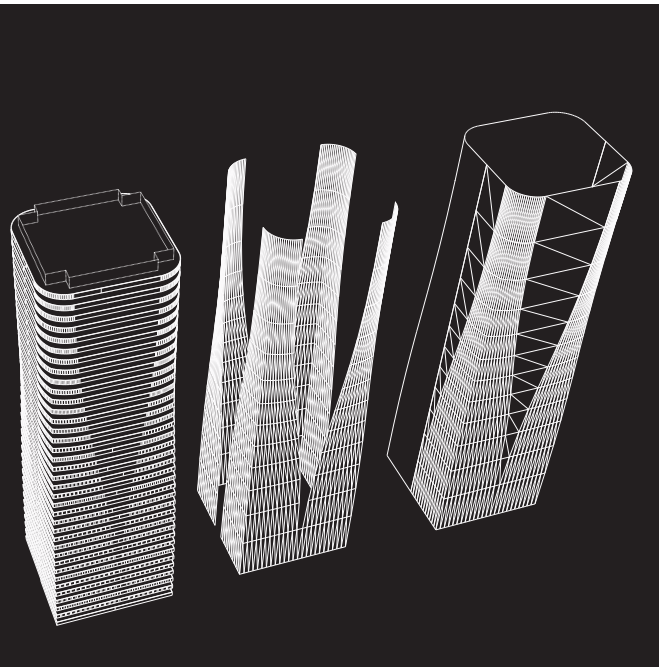
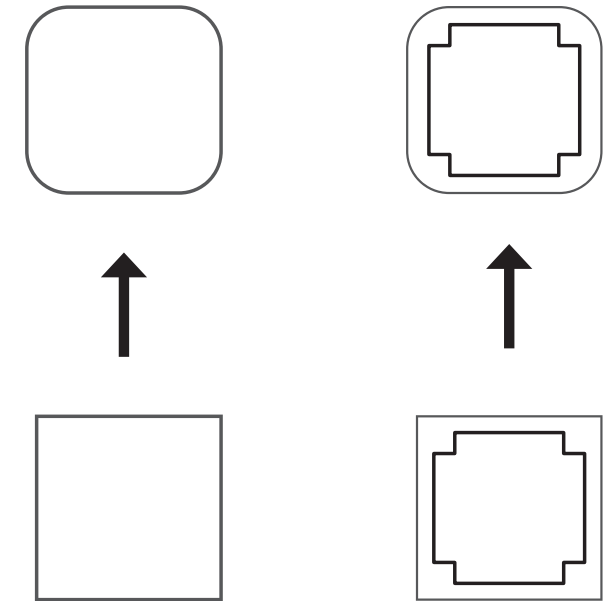
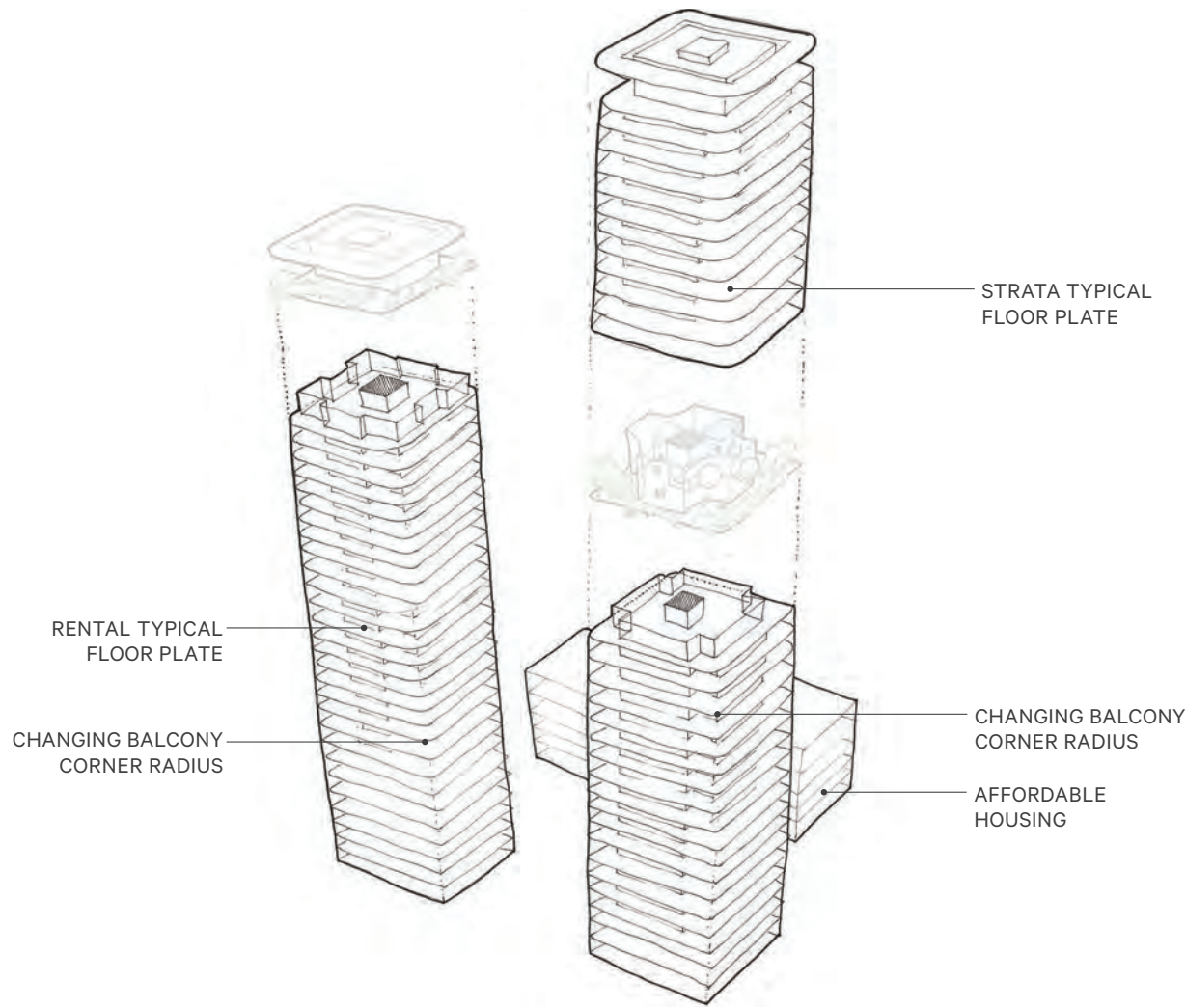


Conceptual view looking North at South plaza area

Understorey

The vertical portions of the towers borrow a characteristic of the trunks of trees whereby from a wider more solid base and roots, the profile of the tower subtly shifts from a square footprint to a curved one. This softening of the edges contributes to a more slender appearance and a visual tapering of the building by varying the balconies rather than the underlying envelope.

This relative simplicity benefits the envelope and the interior suite layouts, structural efficiency, and cost effectiveness.

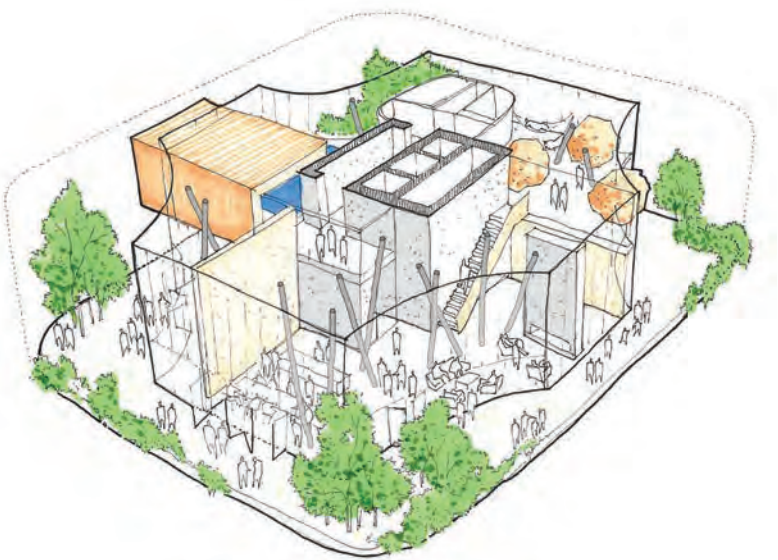
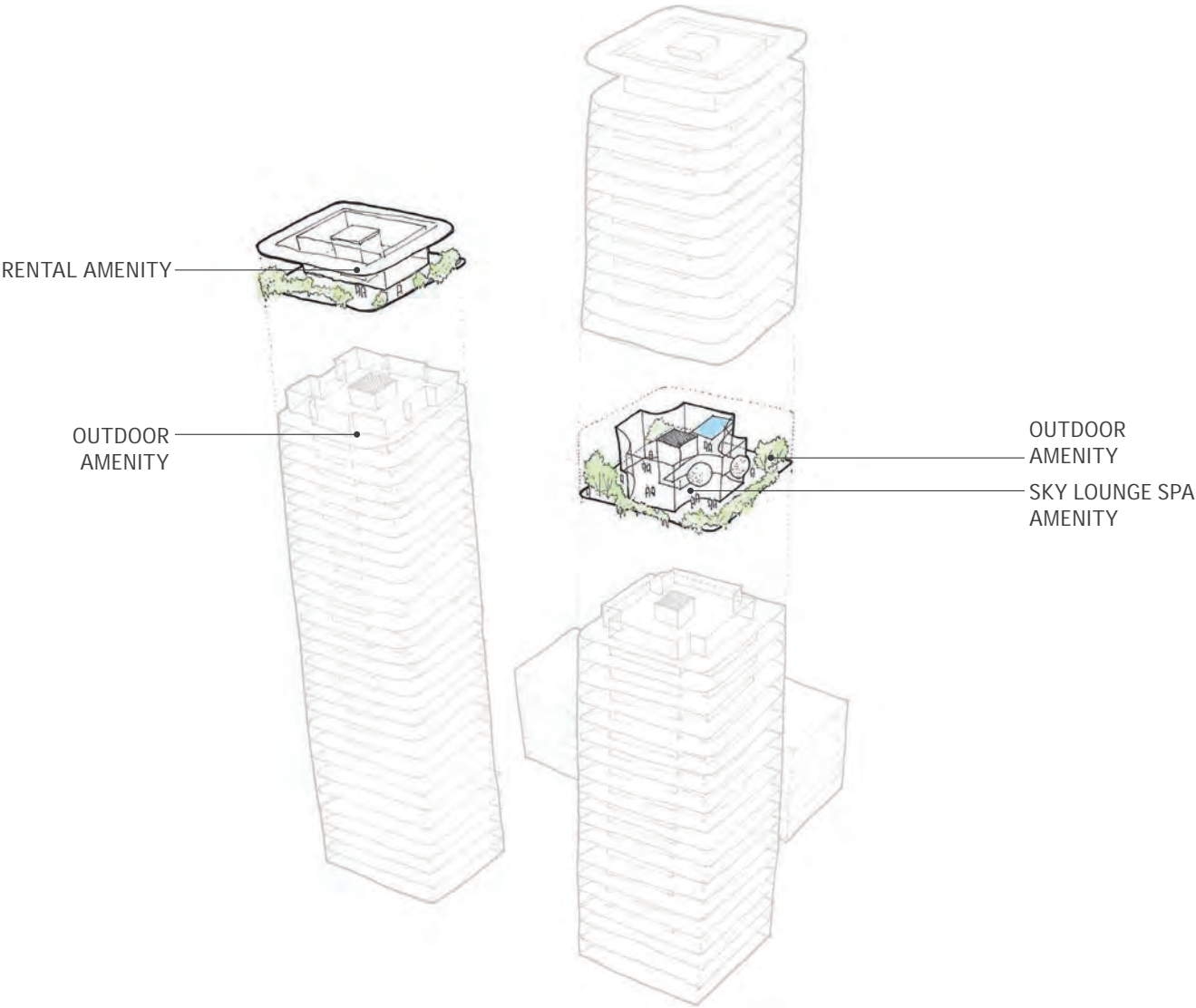


The image of the towers is defined by the alternating treatment of balcony guards. With contrasting texture and colour, their outlines further evoke a textural character of tree bark and relieve the vertical expression of the two towers. They are slightly different in tone and scale - much as no two trees are identical, yet share a similar structure.

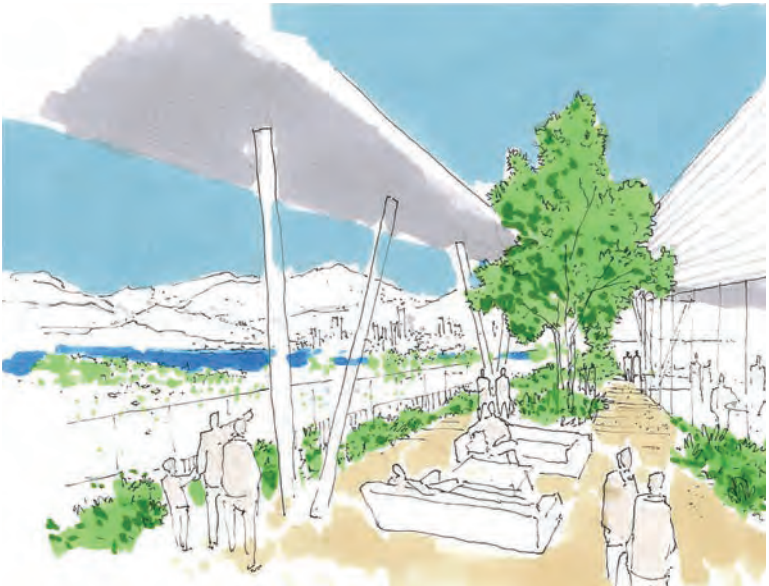


Crown & Canopy

Playing on the sensation of being in a tree house raised up into the tree branches of a forest, the common building amenities become an opportunity for views of the city and mountains beyond. They introduce greenery and social space in an elevated position. Their geometries and character can offer a playful break in the building form and unique shared amenity for the residents.



STRATA BUILDING AMENITY CONCEPT



RENTAL BUILDING ROOFTOP AMENITY



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Conceptual view looking East

6.0

Project Statistics
& Drawings

Project Statistics

PROJECT SUMMARY

PROPOSED ZONING	CD-1	
SITE AREA	8092.13 m²	87,103 sf
PROPOSED FSR	6.66%	
FLOOR AREA PERMITTED	N/A	
PROPOSED UNIT COUNT TOTAL	665	
NUMBER OF STOREYS	37	
GEODETTIC ELEVATION	198.13 m	650'-4"
*Pending expansion for adaptable unit and sustainability / structural requirements.		

TOTAL GROSS AREA	
TOTAL AREA (sf)	TOTAL AREA (m2)
605,947	56,294.32 m²

TOTAL NET (FSR)		
TOTAL AREA (sf)	TOTAL AREA (m2)	FSR
580,472	53,927.64 m²	6.66

UNIT BREAKDOWN

UNIT COUNT (FSR) - RES-R		
NAME	COUNT	%
0BD-R	61	20%
1BD-R	127	41%
2BD-R	120	39%
TOTAL	308	100%

NOTE: FAMILY UNIT PERCENTAGE: 39% (120 UNITS)

UNIT COUNT (FSR) - RES-S		
NAME	COUNT	%
0BD-S	28	10%
1BD-S	98	36%
2BD-S	116	43%
3BD-S	27	10%
TOTAL	269	100%

NOTE: FAMILY UNIT PERCENTAGE: 53% (143 UNITS)

UNIT COUNT (FSR) - RES-AH		
NAME	COUNT	%
0BD-AH	18	21%
1BD-AH	24	29%
2BD-AH	29	32%
3BD-AH	17	18%
TOTAL	88	100%

NOTE: FAMILY UNIT PERCENTAGE: 50% (46 UNITS)

OVERALL FAMILY UNIT(BLDG A+B+C): 309/665=46.5%

TOTAL UNITS (BLDG A+B+C): 665

GFA				EXCLUSIONS				NET FSR							
TOTAL	GROSS AREA BY LEVEL			EXCL. (STORAGE)		EXCL. (AMENITY)		EXCL. (TOTAL)			TOTAL NET AREA BY LEVEL				
	Level	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Level(s)	Total Area (sf)	Total Area (m2)	Level	Total Area (sf)	Total Area (m2)		
LEVEL 1	LEVEL 1	29,709.26 SF	2,760.08 m²	LEVEL 1	0 SF	1,175 SF	109.16 m²	LEVEL 1	LEVEL 1	1,175 SF	109.16 m²	LEVEL 1	28,534 SF	2,650.92 m²	
	LEVEL 2	25,868.74 SF	2,403.28 m²	LEVEL 2	0 SF	2,986 SF	277.44 m²	LEVEL 2	LEVEL 2	2,986 SF	277.44 m²	LEVEL 2	22,882 SF	2,125.84 m²	
LEVEL 3	LEVEL 3	26,334.48 SF	2,446.55 m²	LEVEL 3	700 SF	1,115 SF	103.55 m²	LEVEL 3	LEVEL 3	1,815 SF	168.62 m²	LEVEL 3	24,519 SF	2,277.94 m²	
	LEVEL 4-8	134,995.05 SF	12,541.45 m²	LEVEL 4-8	3,907 SF	0 SF	0.00 m²	LEVEL 4-8	LEVEL 4	3,907 SF	362.97 m²	LEVEL 4-8	131,088 SF	12,178.48 m²	
LEVEL 9	LEVEL 9	16,431.06 SF	1,526.50 m²	LEVEL 9	189 SF	0 SF	0.00 m²	LEVEL 9	LEVEL 9	189 SF	17.58 m²	LEVEL 9	16,242 SF	1,508.91 m²	
	LEVEL 10-23	202,120.16 SF	18,777.58 m²	LEVEL 10-23	2,649 SF	0 SF	0.00 m²	LEVEL 10-23	LEVEL 10	2,649 SF	246.14 m²	LEVEL 10-23	199,471 SF	18,531.43 m²	
LEVEL 24	LEVEL 24	13,741.93 SF	1,276.67 m²	LEVEL 24	0 SF	5,600 SF	520.24 m²	LEVEL 24	LEVEL 24	5,600 SF	520.24 m²	LEVEL 24	8,142 SF	756.42 m²	
	LEVEL 25	11,247.36 SF	1,044.91 m²	LEVEL 25	0 SF	3,216 SF	298.76 m²	LEVEL 25	LEVEL 25	3,216 SF	298.76 m²	LEVEL 25	8,032 SF	746.16 m²	
LEVEL 26-32	LEVEL 26-32	101,060.08 SF	9,388.79 m²	LEVEL 26-32	1,215 SF	0 SF	0.00 m²	LEVEL 26-32	LEVEL 26	1,215 SF	112.84 m²	LEVEL 26-32	99,845 SF	9,275.95 m²	
	LEVEL 33	11,244.83 SF	1,044.68 m²	LEVEL 33	180 SF	1,841 SF	171.00 m²	LEVEL 33	LEVEL 33	2,021 SF	187.77 m²	LEVEL 33	9,224 SF	856.91 m²	
LEVEL 34-36	LEVEL 34-36	22,625.03 SF	2,101.93 m²	LEVEL 34-36	541 SF	0 SF	0.00 m²	LEVEL 34-36	<varies>	541 SF	50.29 m²	LEVEL 34-36	22,084 SF	2,051.64 m²	
	LEVEL 37	7,225.64 SF	671.28 m²	LEVEL 37	160 SF	0 SF	0.00 m²	LEVEL 37	LEVEL 37	160 SF	14.87 m²	LEVEL 37	7,066 SF	656.42 m²	
LEVEL 38	LEVEL 38	2,395.28 SF	222.53 m²	LEVEL 38	0 SF	0 SF	0.00 m²	LEVEL 38	LEVEL 38	0 SF	0.00 m²	LEVEL 38	2,395 SF	222.53 m²	
	LEVEL 39	948.11 SF	88.08 m²	LEVEL 39	0 SF	0 SF	0.00 m²	LEVEL 39	LEVEL 39	0 SF	0.00 m²	LEVEL 39	948 SF	88.08 m²	
		605,947.01 SF	56,294.32 m²			9,542 SF	886.53 m²			25,475 SF	2,366.68 m²			580,472 SF	53,927.64 m²



BUILDING A	GFA (BLDG A) COMMERCIAL			
	Total Area (sf)		Total Area (m2)	
	LEVEL 1			
	1,915 SF		177.88 m²	
	GFA (BLDG A) RENTAL			
	Building #	Levels	Total Area (sf)	Total Area (m2)
	LEVEL 1			
	Bldg A	LEVEL 1	3,523 SF	327.31 m²
	LEVEL 2			
	Bldg A	LEVEL 2	6,552 SF	608.74 m²
LEVEL 3				
Bldg A	LEVEL 3	7,212 SF	669.97 m²	
LEVEL 4-8				
Bldg A	LEVEL 4-8	36,058 SF	3,349.86 m²	
LEVEL 9				
Bldg A	LEVEL 9	7,212 SF	669.97 m²	
LEVEL 10-23				
Bldg A	LEVEL 10-23	100,961 SF	9,379.60 m²	
LEVEL 24				
Bldg A	LEVEL 24	7,212 SF	669.97 m²	
LEVEL 25				
Bldg A	LEVEL 25	7,212 SF	669.97 m²	
LEVEL 26-32				
Bldg A	LEVEL 26-32	50,481 SF	4,689.80 m²	
LEVEL 33				
Bldg A	LEVEL 33	4,019 SF	373.39 m²	
LEVEL 34-36				
Bldg A	LEVEL 34-36	948 SF	88.08 m²	
		231,388 SF	21,496.67 m²	

BUILDING C	GFA (BLDG C) YMCA				(CHILDCARE)								NET (BLDG C) YMCA			
	Building #	Levels	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)							Building #	Levels	Total Area (sf)	Total Area (m2)
	LEVEL 1				LEVEL 1								LEVEL 1			
	Bldg C	LEVEL 1	17,593 SF	1,634.49 m²	84 SF	7.81 m²							Bldg C	LEVEL 1	17,593 SF	1,634.49 m²
	LEVEL 2				LEVEL 2								LEVEL 2			
	Bldg C	LEVEL 2	14,725 SF	1,367.98 m²	7,593 SF	705.39 m²							Bldg C	LEVEL 2	14,725 SF	1,367.98 m²
	32,318 SF				7,677 SF	713.20 m²							32,318 SF			
	GFA (BLDG C) AH				NOTE: CHILDCARE IS INCLUDED IN YMCA AREA								NET (BLDG C) AH			
	Building #	Levels	Total Area (sf)	Total Area (m2)												
	LEVEL 1															

EXCL. (STORAGE)		EXCL. (AMENITY)		EXCL. (TOTAL)		
Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Level(s)	Total Area (sf)	Total Area (m2)
LEVEL 1		LEVEL 1		LEVEL 1		
0 SF	0.00 m²	0 SF	0.00 m²	LEVEL 1	0 SF	0.00 m²
LEVEL 2		LEVEL 2		LEVEL 2		
0 SF	0.00 m²	0 SF	0.00 m²	LEVEL 2	0 SF	0.00 m²
LEVEL 3		LEVEL 3		LEVEL 3		
511 SF	47.49 m²	1,115 SF	103.55 m²	LEVEL 3	1,626 SF	151.04 m²
LEVEL 4-8		LEVEL 4-8		LEVEL 4-8		
2,961 SF	275.06 m²	0 SF	0.00 m²	LEVEL 4	2,961 SF	275.06 m²
LEVEL 9		LEVEL 9		LEVEL 9		
0 SF	0.00 m²	0 SF	0.00 m²	LEVEL 9	0 SF	0.00 m²
3,472 SF	322.55 m²	1,115 SF	103.55 m²	4,586 SF		426.10 m²

BALCONIES

BALCONIES - BY USE & LEVEL						
LEVEL GROUP	COUNT PER LEVEL	# OF LEVELS	AREA PER LEVEL	TOTAL AREA (SF)	TOTAL AREA (m2)	BALCONY %
RES-AH						
LEVEL 3	7	1	783 SF	783 SF	73 m²	0.2%
LEVEL 4-8	15	1	1,043 SF	3,986 SF	370 m²	0.8%
			1,826 SF	4,769 SF	443 m²	1.0%
RES-R						
LEVEL 3	10	1	1,558 SF	1,558 SF	145 m²	0.3%
LEVEL 4-8	11	1	2,840 SF	4,977 SF	462 m²	1.0%
LEVEL 9	10	1	1,558 SF	18,254 SF	1,696 m²	3.6%
LEVEL 10-23	10	1	1,558 SF	1,558 SF	145 m²	0.3%
LEVEL 23	1	1	558 SF	558 SF	52 m²	0.1%
LEVEL 24	10	1	1,558 SF	1,558 SF	145 m²	0.3%
LEVEL 25	10	1	1,558 SF	1,558 SF	145 m²	0.3%
LEVEL 26-32	10	1	1,558 SF	1,558 SF	145 m²	0.3%
			12,747 SF	31,580 SF	2,934 m²	6.3%
RES-S						
LEVEL 3	11	1	1,560 SF	1,560 SF	145 m²	0.3%
LEVEL 4-8	11	1	1,560 SF	6,240 SF	580 m²	1.2%
LEVEL 8-22	11	1	1,560 SF	1,560 SF	145 m²	0.3%
LEVEL 9	11	1	1,560 SF	21,839 SF	2,029 m²	4.4%
LEVEL 10-23	11	1	1,560 SF	1,560 SF	145 m²	0.3%
LEVEL 23	11	1	1,560 SF	1,560 SF	145 m²	0.3%
LEVEL 24	1	1	2,529 SF	2,529 SF	235 m²	0.5%
LEVEL 25	1	1	314 SF	314 SF	29 m²	0.1%
LEVEL 26-32	11	1	1,560 SF	10,919 SF	1,014 m²	2.2%
LEVEL 33	11	1	1,560 SF	6,239 SF	580 m²	1.2%
LEVEL 34-36	11	1	1,560 SF	2,403 SF	223 m²	0.5%
LEVEL 37	11	1	1,560 SF	1,560 SF	145 m²	0.3%
			18,442 SF	58,283 SF	5,415 m²	11.6%
TOTAL			33,014 SF	94,631 SF	8,792 m²	18.9%

BULK STORAGE

BULK STORAGE REQUIRED		
BULK STORAGE & IN-SUITE STORAGE - MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS BULLETIN (2018)	UNITS	SPACES REQUIRED
1 SPACE (MIN. 5.7 m ²) / UNIT	665	665

STORAGE PROVIDED - IN-SUITE	
LEVEL GROUP	TOTAL COUNT
RES-AH	
LEVEL 3	13
LEVEL 4-8	75
	88
RES-S	
LEVEL 3	6
LEVEL 4-8	30
LEVEL 9	6
LEVEL 10-23	84
LEVEL 26-32	35
LEVEL 33	5
LEVEL 34-36	15
LEVEL 37	4
	185
TOTAL	273

STORAGE PROVIDED - BELOW GRADE	
LEVEL	COUNT
LEVEL P2	
LEVEL P2	311
	311
LEVEL P3	
LEVEL P3	94
	94
TOTAL	405

TOTAL STORAGE PROVIDED (ABOVE + BELOW GRADE) = 671

STORAGE LOCKERS		
RESIDENTIAL STORAGE STORAGE REQUIRED: 1 STORAGE / DWELLING UNIT 665 STORAGE LOCKERS	RESIDENTIAL STORAGE LOCKERS PROVIDED: IN-SUITE STORAGE AFFORDABLE HOUSING 90 RENTAL 11 STRATA 191 TOTAL 292 BELOW GRADE STORAGE LOCKERS 405	NOTES: 5.7M² PER DWELLING UNIT WHERE: - CEILING HEIGHT MIN. 2.4M - MIN 1.2M (4') HORIZONTAL DIMENSION (ALL DIRECTIONS) - MAX. 3.7 M² (40 SF) MAY BE EXCLUDED IF IN-SUITE - MAX. 10M² SPACES BELOW BASE SURFACE



Project Statistics- Parking

VEHICLE LOADING

LOADING SPACES			
	PERMITTED / REQUIRED :		PROVIDED :
RESIDENTIAL BYLAW 5.2.1	CLASS 'A' 1 SPACE FOR 50 - 299 DWELLING UNITS 1 SPACE FOR ADDITIONAL 200 DWELLING UNITS	3 CLASS 'A'	3
	CLASS 'B' 1 SPACE FOR 100 - 299 DWELLING UNITS 1 SPACE FOR 300 - 499 DWELLING UNITS 1 SPACE FOR ADDITIONAL 200 DWELLING UNITS	3 CLASS 'B'	3
	CLASS 'C' (NO REQUIREMENT)	NO REQUIREMENT	
COMMUNITY CENTRE BYLAW 5.2.3	CLASS 'A' (NO REQUIREMENT)	NO REQUIREMENT	
	CLASS 'B' NO REQUIREMENT FOR LESS THAN 100 M ² 1 SPACE FOR EACH 2,800 M ² OF GFA	1 CLASS 'B'	1
	CLASS 'C' NO REQUIREMENT FOR LESS THAN 2000 M ² OF GFA	NO REQUIREMENT	
COMMERCIAL BYLAW 5.2.5	CLASS 'A' (NO REQUIREMENT)	NO REQUIREMENT	
	CLASS 'B' NO REQUIREMENT FOR LESS THAN 100 M ² 1 SPACE FOR FIRST 2,325 M ² OF GFA	1 CLASS 'B'	1
	CLASS 'C' NO REQUIREMENT FOR LESS THAN 2000 M ² OF GFA	NO REQUIREMENT	
CHILDCARE	NO REQUIREMENT	NO REQUIREMENT	N/A

LOADING STALLS PROVIDED		
DESCRIPTION	TAG	COUNT
CLASS A LOADING STALL	LOADING (A)	3
CLASS A PASSENGER LOADING STALL	PASSENGER (A)	11
CLASS B LOADING STALL	LOADING (B)	5
TOTAL		19

PASSENGER LOADING			
	PERMITTED / REQUIRED :		PROVIDED :
RESIDENTIAL BYLAW 6059 7.2.1	CLASS 'A' 1 SPACE FOR 50 - 125 DWELLING UNITS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS	5 CLASS 'A' PASSENGER	5
	CLASS 'B' (NO REQUIREMENT)	NO REQUIREMENT	
	CLASS 'C' (NO REQUIREMENT)	NO REQUIREMENT	
COMMUNITY CENTRE	NO REQUIREMENT	NO REQUIREMENT	0
COMMERCIAL BYLAW 6059 7.2.5.1	CLASS 'A' 1 SPACE FOR EACH 4,000M ²	1 CLASS 'A' PASSENGER	0
	CLASS 'B' NO REQUIREMENT	NO REQUIREMENT	
	CLASS 'C' NO REQUIREMENT	NO REQUIREMENT	
CHILDCARE BYLAW 6059 7.2.2.3	CLASS 'A' 1 SPACE FOR 8 CHILDCARE SPACES	6 CLASS 'A' PASSENGER	6

VEHICLE PARKING

	AVERAGE PARKING DEMAND:	RECOMMENDED:	PROVIDED :
STRATA	1.0 SPACES PER DWELLING UNIT	269 SPACES	= 272 SPACES
RENTAL (MARKET)	0.5 SPACES PER DWELLING UNIT	103 SPACES	= 108 SPACES
AFFORDABLE HOUSING (NON-MARKET)	22 TO 34 SPACES	65 TO 85 SPACES (SHARED)	= 86 SPACES (SHARED)
YMCA	37 TO 41 SPACES		
CHILDCARE	CLASS 'A' PASSENGER REQUIREMENT ONLY		REFER TO 'PASSENGER LOADING' TABLE
	PERMITTED / REQUIRED :	REQUIRED:	PROVIDED :
RETAIL BYLAW 4.8.4	1 SPACE FOR EACH 100 M ² GFA UP TO 300 M ² , THEN 1 ADDITIONAL SPACE FOR EVERY ADDITIONAL 50 M ²	MINIMUM: 1 SPACE	= 1 SPACE
VISITOR BYLAW 4.8.4	MIN 5% OF THE TOTAL NUMBER OF DWELLING UNITS AND NO MORE THAN 10% OF THE NUMBER OF DWELLING UNITS. RENTAL = 308 X 0.05 = 15 SPACES STARTA = 269 X 0.05 = 14 SPACES	MINIMUM: 29 SPACES	= 30 VISITOR SPACES RENTAL: 15 SPACES STRATA: 15 SPACES
VISITOR (YMCA)	3 TO 7 SPACES PER AVERAGE PARKING DEMAND	3 TO 7 SPACES	= 3 VISITOR SPACES
SMALL SPACES BYLAW 4.8.4	MAX 25% OF PROVISION 500 X 0.25 = 125 SPACES	MAXIMUM: 125 SPACES	= 117 SMALL CAR SPACES
ACCESSIBLE SPACES BYLAW 4.8.4	RESIDENTIAL: 1 SPACE FOR EACH BUILDING WITH AT LEAST 7 DWELLING UNITS AND 0.034 SPACES FOR EACH ADDITIONAL DWELLING UNIT. AH: ((88-7)/X0.034) +1 = 4 SPACES RENTAL: ((308-7)/X0.034) +1 = 11 SPACES STRATA: ((269-7)/X0.034) +1 = 10 SPACES NON-RESIDENTIAL: 1 SPACE FOR EACH BUILDING WITH 500 M ² GFA AND AN ADDITIONAL 0.4 SPACES FOR EACH 1000 M ² GFA. YMCA: 2 SPACES	25 ACCESSIBLE SPACES	= 25 ACCESSIBLE SPACES
		2 ACCESSIBLE SPACES	= 2 ACCESSIBLE SPACES
			TOTAL: 27 TOTAL ACCESSIBLE SPACES

PARKING - VEHICLE STALLS				
PARKING STALL TYPE	COMMENTS	DESCRIPTION	TAG	COUNT
RES				
RENTAL	RES	ACCESSIBLE STALL	HC	11
RENTAL	RES	REGULAR STALL	REG	73
RENTAL	RES	SMALL CAR STALL	SM	24
				108
VISITOR				
RENTAL	VISITOR	REGULAR STALL	REG	10
RENTAL	VISITOR	SMALL CAR STALL	SM	5
RENTAL: 123				15 123
RETAIL		REGULAR STALL	REG	1
RETAIL: 1				1
RES				
STRATA	RES	ACCESSIBLE STALL	HC	10
STRATA	RES	REGULAR STALL	REG	195
STRATA	RES	SMALL CAR STALL	SM	67
				272
VISITOR				
STRATA	VISITOR	REGULAR STALL	REG	12
STRATA	VISITOR	SMALL CAR STALL	SM	3
STRATA: 287				15 287
YMCA+AH		ACCESSIBLE STALL	HC	6
YMCA+AH		REGULAR STALL	REG	63
YMCA+AH		SMALL CAR STALL	SM	17
				86
VISITOR				
YMCA+AH	VISITOR	REGULAR STALL	REG	2
YMCA+AH	VISITOR	SMALL CAR STALL	SM	1
YMCA+AH: 89				3 89
TOTAL PROVIDED				500

BICYCLE PARKING

END OF TRIP FACILITIES

(6.5.4) RETAIL USE	WATER CLOSETS	WASH BASINS	SHOWERS
POLICY	1 WATER CLOSET FOR EVERY 10 CLASS 'A' BICYCLE SPACES UP TO 50 SPACES AND ONE FOR EVERY 20 SPACES ABOVE 50	1 WASH BASIN FOR ANY DEVELOPMENT REQUIRING BETWEEN 5 AND 10 CLASS 'A' BICYCLE PARKING SPACES, PLUS ONE FOR EVERY ADDITIONAL 20 SPACES UP TO 50 SPACES AND ONE FOR EVERY 40 SPACES ABOVE 50	1 SHOWER FOR ANY DEVELOPMENT REQUIRING BETWEEN 5 AND 10 CLASS 'A' BICYCLE SPACES, PLUS ONE FOR EVERY 40 SPACES ABOVE 10
REQUIRED BASED ON 3 CLASS 'A' SPACES	0 STALLS <10 = 0	0 STALLS <5 = 0	1 STALLS <5 = 0
PROVIDED	0	0	0

BICYCLE PARKING

	PERMITTED / REQUIRED:	PROVIDED :
REQUIRED MULTIPLE DWELLING BICYCLE SPACES: BYLAW 6059 6.2.1.2 REQUIRED CLASS 'A': REQUIRED CLASS 'B':	1.5 SPACES FOR EACH DWELLING UNIT <65M ² (700 FT ²) 2.5 SPACES FOR EACH DWELLING UNIT >65 M ² (700 FT ²) AND <105 M ² (1130 FT ²) 3.0 SPACES FOR EACH DWELLING UNIT >105 M ² (1130 FT ²) MIN. 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS.	1.5 x <u>476</u> (UNITS) = 714 2.5 x <u>177</u> (UNITS) = 443 3.0 x <u>12</u> (UNITS) = 36 = 1193 = 1193 CLASS 'A' SPACES = 33 CLASS 'B' SPACES
REQUIRED COMMUNITY CENTRE BICYCLE SPACES: BYLAW 6059 6.2.3.1 REQUIRED CLASS 'A' REQUIRED CLASS 'B'	MIN. 1 SPACE FOR EACH 500 M ² OF FLOOR AREA USED FOR ASSEMBLY PURPOSES MIN. 6 SPACES FOR ANY PORTION OF EACH 1,500 M ² OF FLOOR AREA USED FOR ASSEMBLY PURPOSES	2,285 M ² (24,595.5 FT ²) / 500 M ² = 5 <u>AREA</u> <1,500 M ² = 12 = 5 CLASS 'A' SPACES = 12 CLASS 'B' SPACES
REQUIRED RETAIL BICYCLE SPACES: BYLAW 6059 6.2.5.1 REQUIRED CLASS 'A' REQUIRED CLASS 'B'	MIN. OF ONE SPACE FOR EACH 340 M ² OF GFA MIN. 6 SPACES FOR ANY DEVELOPMENT CONTAINING A MINIMUM OF 1,000 M ² OF GFA	195 M ² < 340 M ² = 1 195 M ² <1,000 M ² = 0 = 1 CLASS 'A' SPACE = 0 CLASS 'B' SPACES
REQUIRED CHILDCARE BICYCLE SPACES: BYLAW 6059 6.2.2.6 REQUIRED CLASS 'A' REQUIRED CLASS 'B'	MIN. 1 SPACE FOR 17 EMPLOYEES MIN. 1 SPACE FOR 6 CHILDCARE SPACES	9 EMPLOYEES = 1 49 CHILDCARE SPACES = 8 = 1 CLASS 'A' SPACE = 8 CLASS 'B' SPACES
BICYCLE PARKING BY TYPE:	PERMITTED / REQUIRED: HORIZONTAL SPACES (NO REQUIREMENT) BICYCLE LOCKERS (MIN. 10%) OVERSIZED SPACES (MIN. 5%) VERTICAL SPACES (MAX. 30% OF REQ'D) STACKED SPACES (MAX. 60% VERTICAL + STACKED)	MIN. CLASS 'A' SPACES REQ'D: 1200 MIN. CLASS 'B' SPACES REQ'D: 53 NO REQUIREMENT MIN. 120 BICYCLE LOCKERS MIN. 60 OVERSIZED MAX. 360 VERTICAL MAX. 720 VERTICAL + STACKED MAX. 720 STACKED PROVIDED: 1200 (CLASS 'A') PROVIDED: 53 (CLASS 'B') = 36 HORIZONTAL = 233 LOCKERS = 60 OVERSIZED = 151 VERTICAL = 0 VERTICAL + STACKED = 720 STACKED

BICYCLE STALLS PROVIDED (CLASS A)					
TYPE	TAG	COUNT	QUANTITY	%	LEVEL
HORIZONTAL LOCKER	L	26	26	2%	LEVEL P3
HORIZONTAL STACKED	ST	114	228	19%	LEVEL P3
HORIZONTAL STANDARD	H	2	2	0%	LEVEL P3
OVERSIZED	OV	24	24	2%	LEVEL P3
VERTICAL	V	57	57	5%	LEVEL P3
HORIZONTAL LOCKER	L	73	73	6%	LEVEL P2
HORIZONTAL STACKED	ST	88	176	15%	LEVEL P2
OVERSIZED	OV	15	15	1%	LEVEL P2
VERTICAL	V	27	27	2%	LEVEL P2
HORIZONTAL LOCKER	L	152	152	13%	LEVEL P1
HORIZONTAL STACKED	ST	148	296	25%	LEVEL P1
HORIZONTAL STANDARD	H	66	66	6%	LEVEL P1
OVERSIZED	OV	21	21	2%	LEVEL P1
VERTICAL	V	37	37	3%	LEVEL P1
TOTAL PROVIDED			1200		

UNITS LESS THAN 65 SM - AH		
Area Building #	NAME	COUNT
Bldg C	0BD-AH	18
Bldg C	1BD-AH	24
TOTAL		42
	1.5 x <u>42</u> (UNITS) =	63

UNITS MORE THAN 65 SM - AH		
Area Building #	NAME	COUNT
Bldg C	2BD-AH	29
Bldg C	3BD-AH	17
TOTAL		46
	2.5 x <u>46</u> (UNITS) =	115
	TOTAL REQUIRED =	178
	TOTAL PROVIDED =	178

UNITS LESS THAN 65 SM - R		
Area Building #	NAME	COUNT
Bldg A	0BD-R	61
Bldg A	1BD-R	127
Bldg A	2BD-R	120
TOTAL		308
	1.5 x <u>308</u> (UNITS) =	462
	TOTAL REQUIRED =	462
	TOTAL PROVIDED =	462

BICYCLE STALLS BY USE SERVED (CLASS B)			
USE SERVED	COUNT	QUANTITY	LEVEL
CHILDCARE	8	8	LEVEL P1
CHILDCARE		8	
COMM + RETAIL	12	12	LEVEL P1
COMM + RETAIL		12	
RES - AH	5	5	LEVEL P1
RES - AH		5	
RES - R	16	16	LEVEL P1
RES - R		16	
RES - S	12	12	LEVEL P3
RES - S		12	
TOTAL PROVIDED		53	

UNITS LESS THAN 65 SM - S		
Area Building #	NAME	COUNT
Bldg B	0BD-S	28
Bldg B	1BD-S	98
TOTAL		126
	1.5 x <u>126</u> (UNITS) =	189

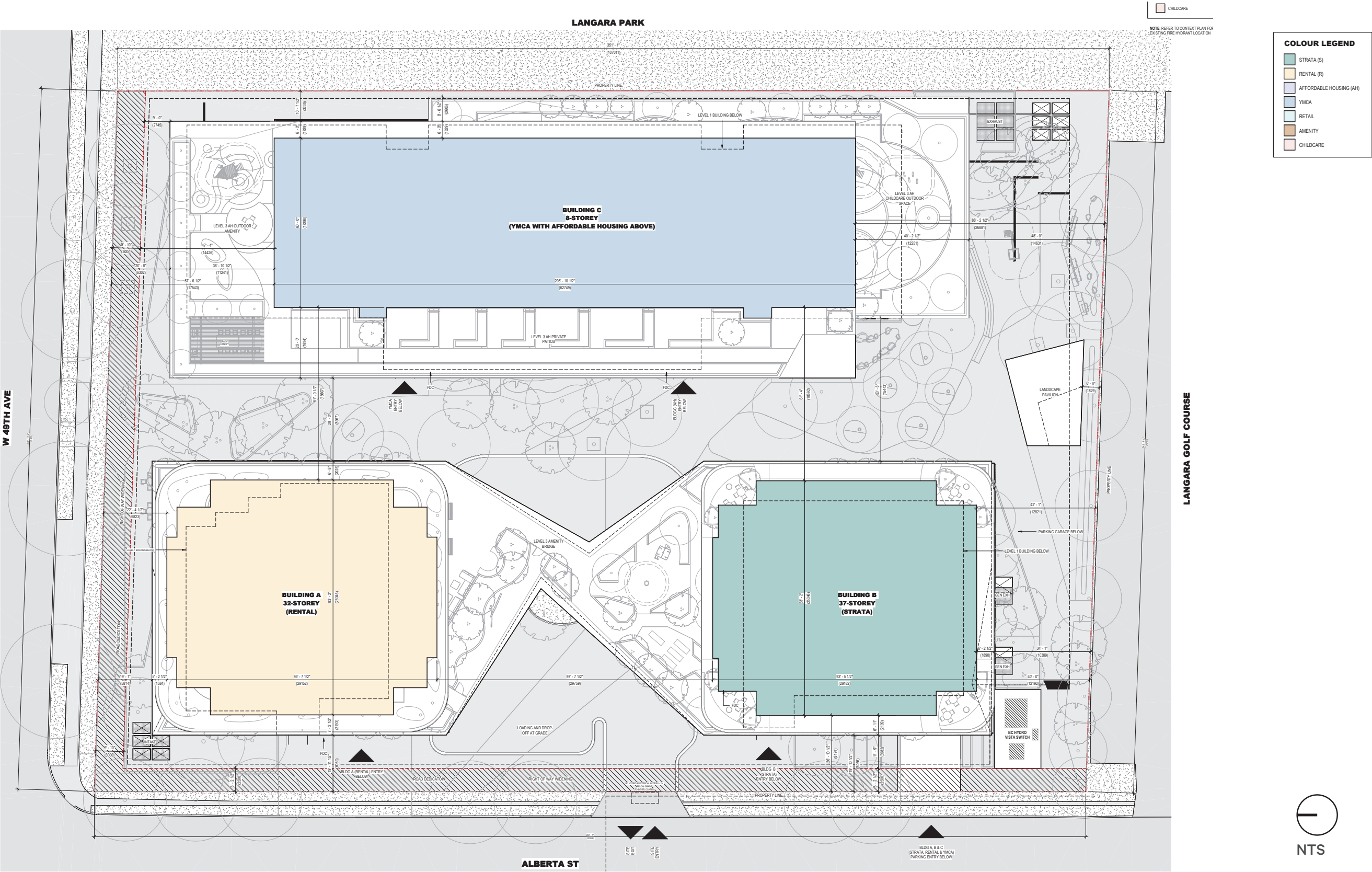
UNITS GREATER THAN 65 SM - S		
Area Building #	NAME	COUNT
Bldg B	2BD-S	116
Bldg B	3BD-S	15
TOTAL		131
	2.5 x <u>131</u> (UNITS) =	328

UNITS GREATER THAN 105 SM - S		
Area Building #	NAME	COUNT
Bldg B	3BD-S	12
TOTAL		12
	3.0 x <u>12</u> (UNITS) =	36
	TOTAL REQUIRED =	553
	TOTAL PROVIDED =	553



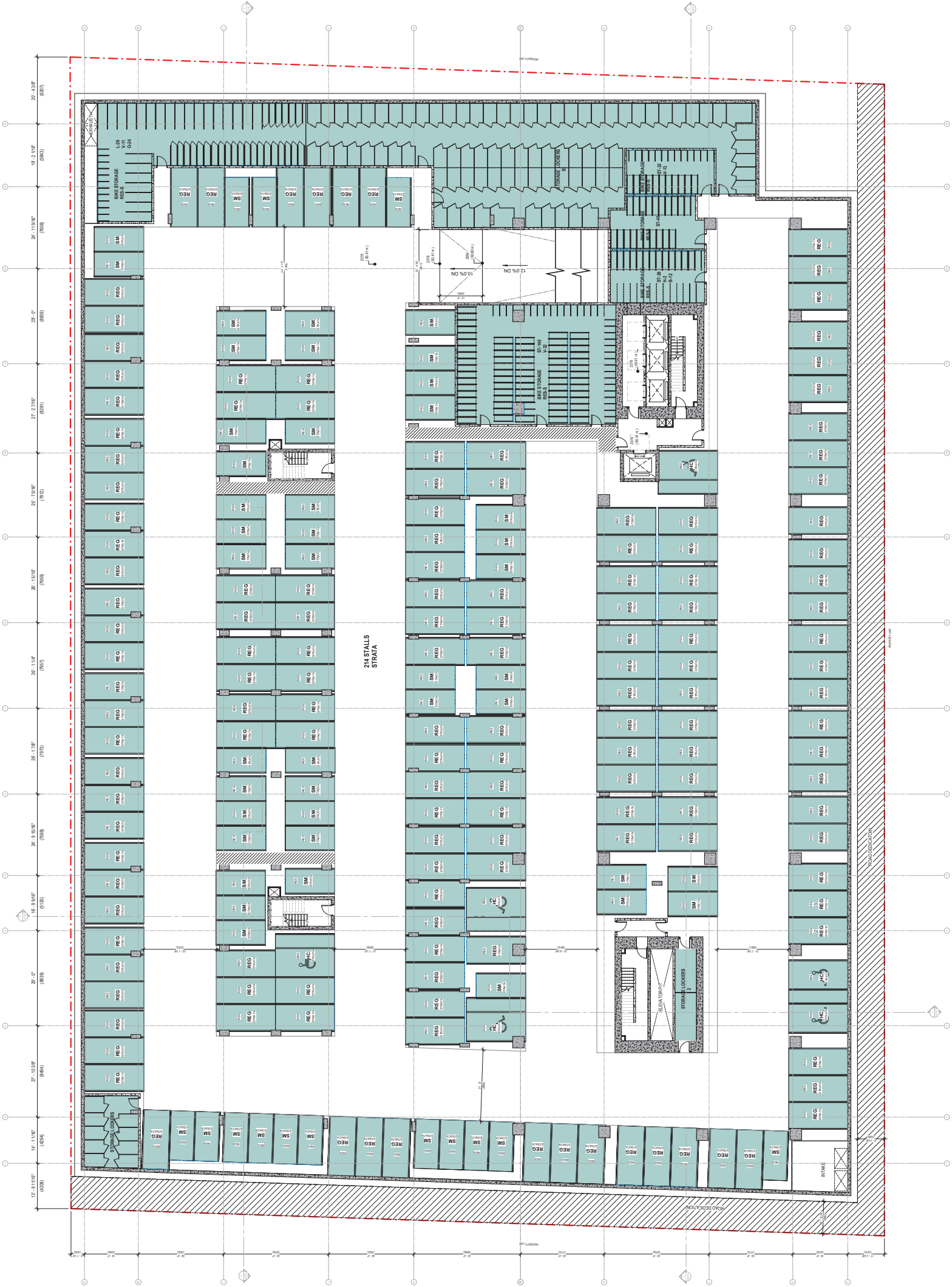
Architectural Drawings

Site Plan



Level P3

COLOUR LEGEND	
 STRATA (S)	
 RENTAL (R)	
 AFFORDABLE HOUSING (AH)	
 YMCA	
 RETAIL	
 AMENITY	
 CHILDCARE	

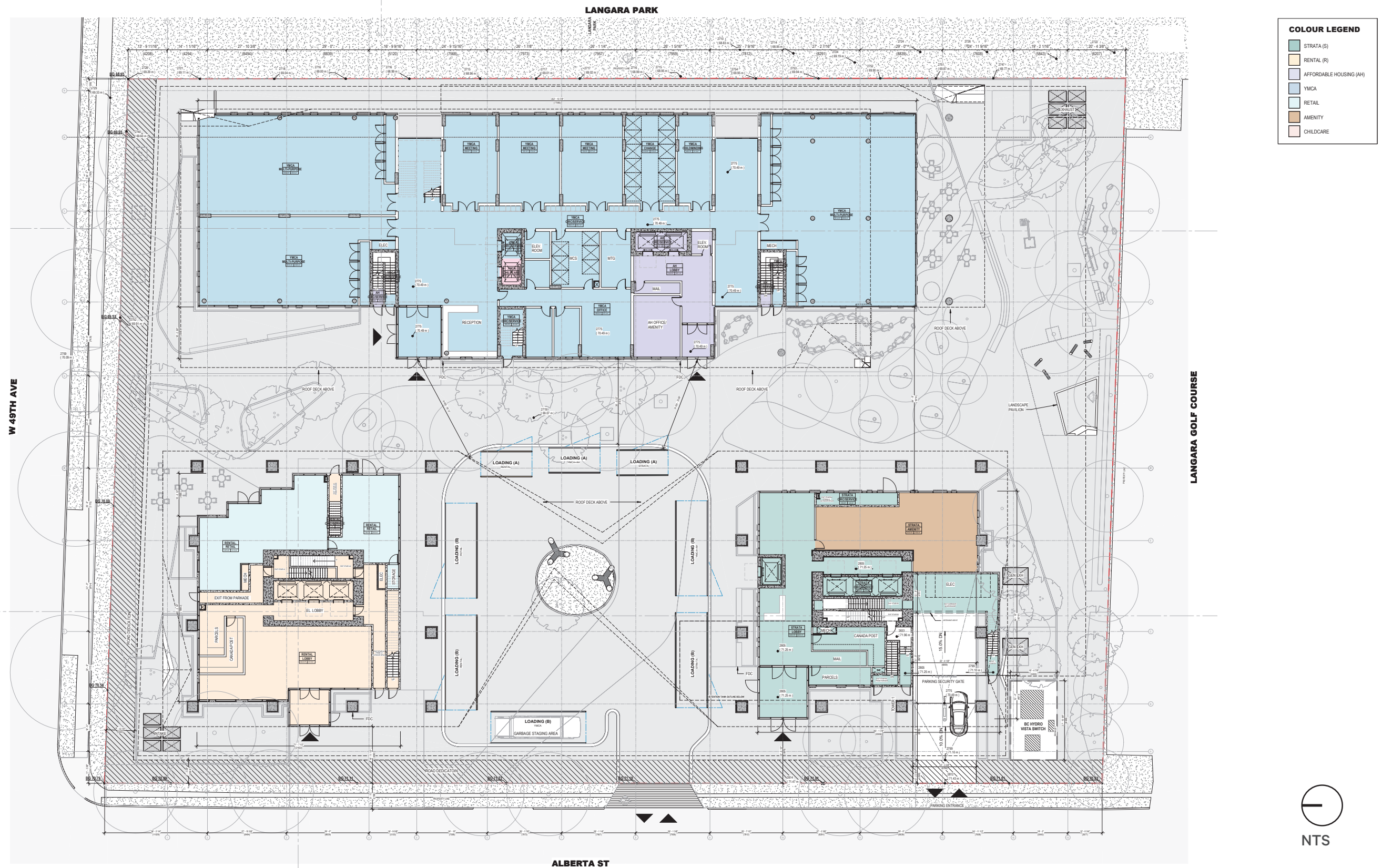


Level P2

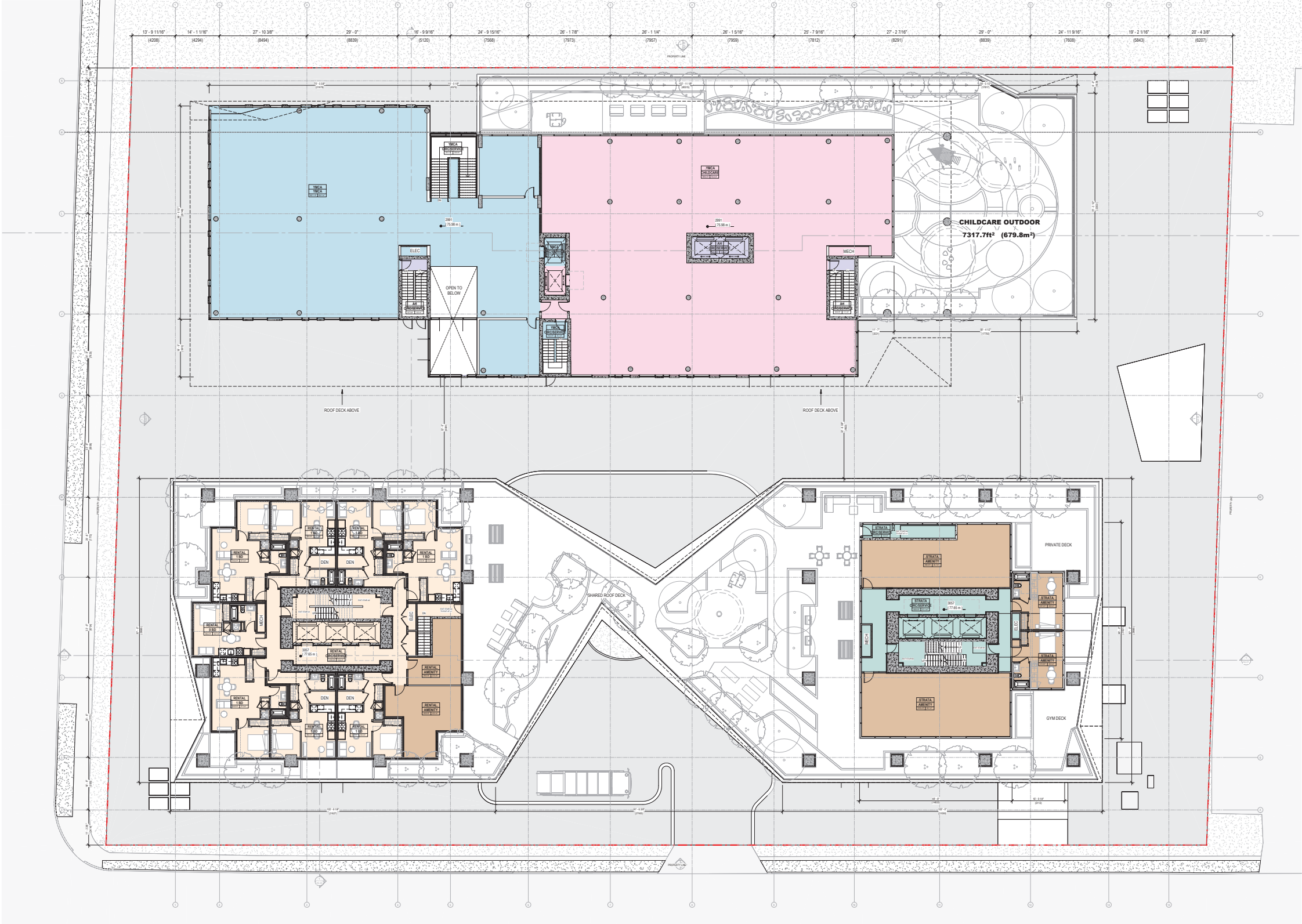




Level 1



Level 2

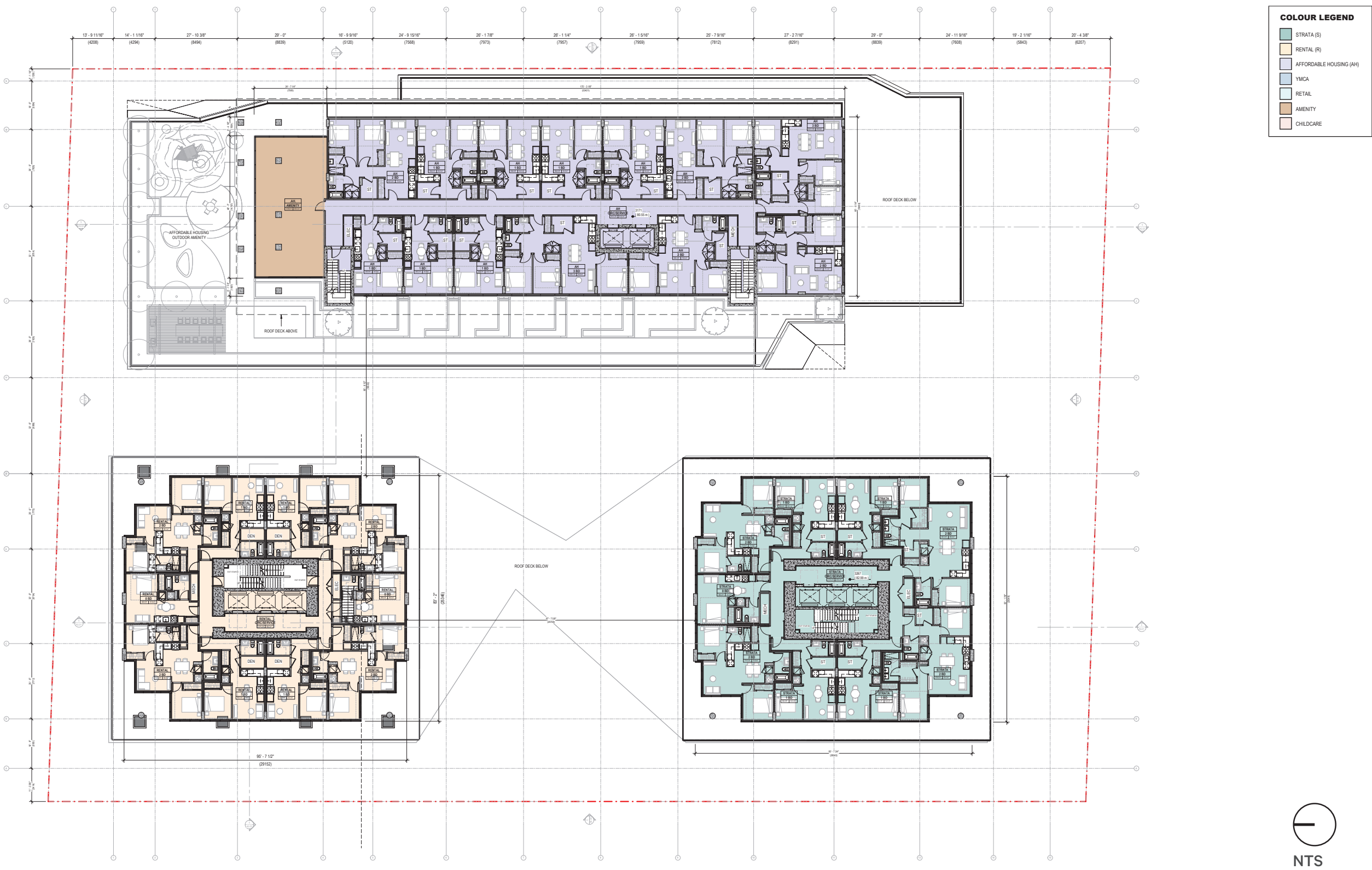


COLOUR LEGEND

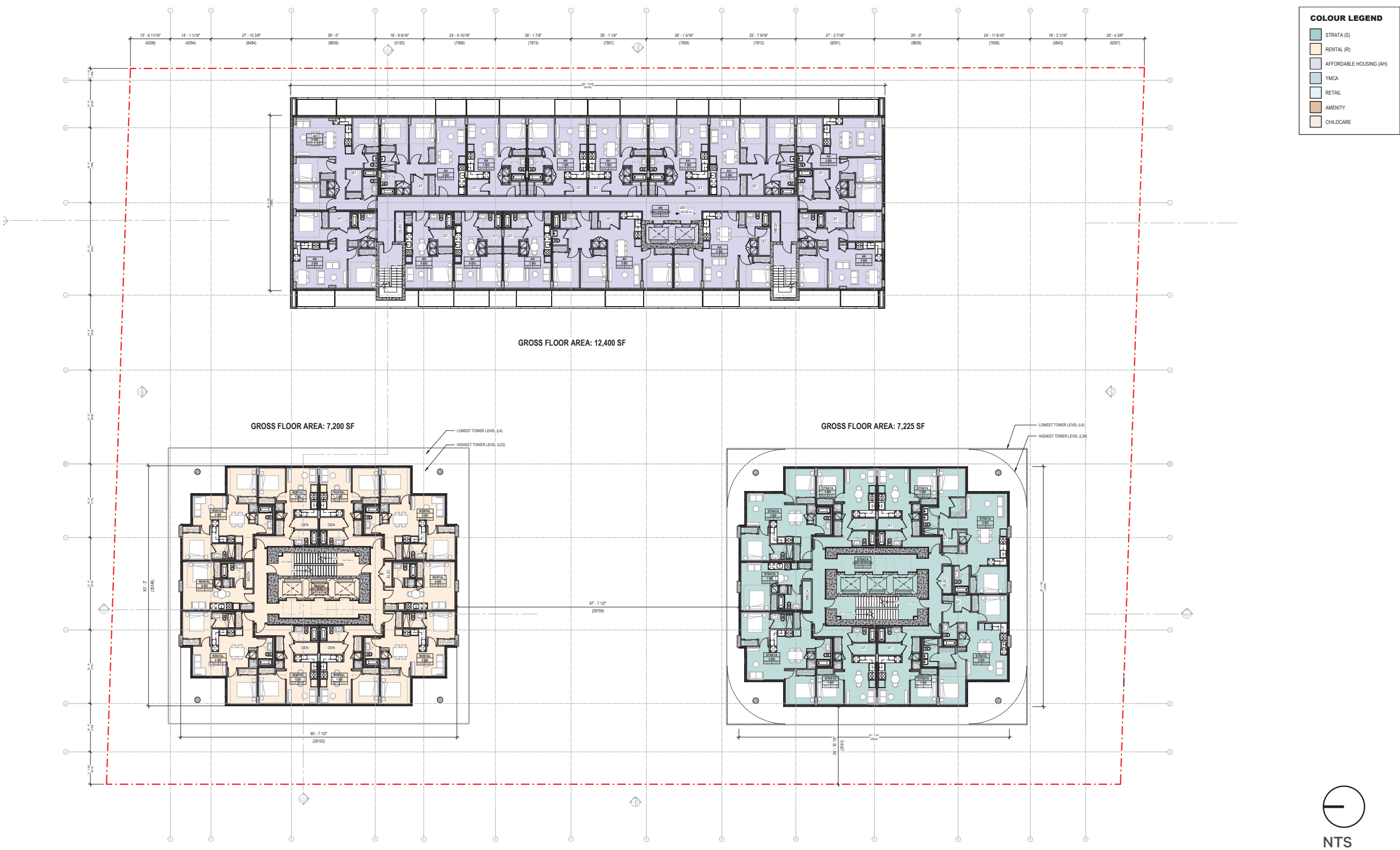
STRATA (S)
RENTAL (R)
AFFORDABLE HOUSING (AH)
YMCA
RETAIL
AMENITY
CHILDCARE



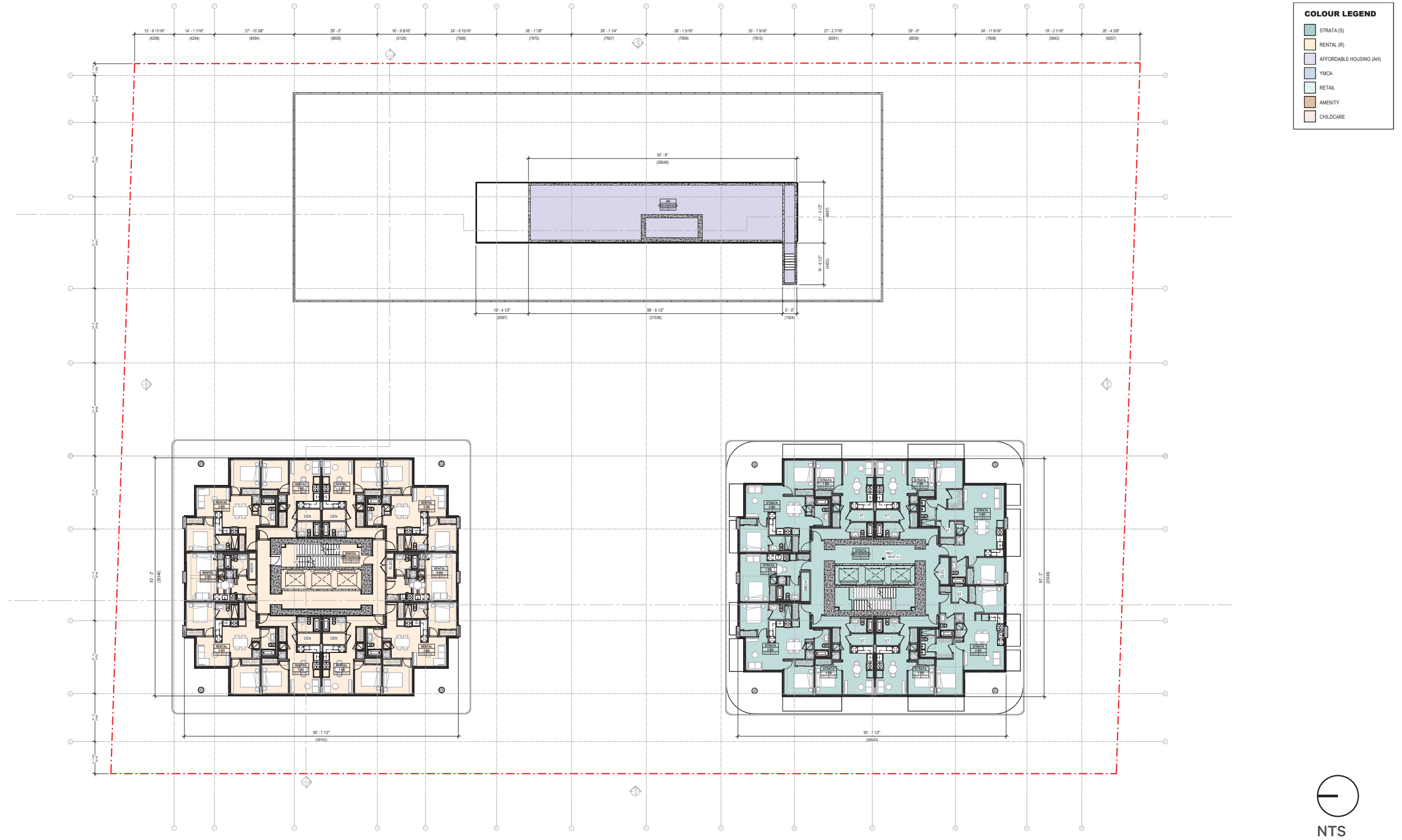
Level 3



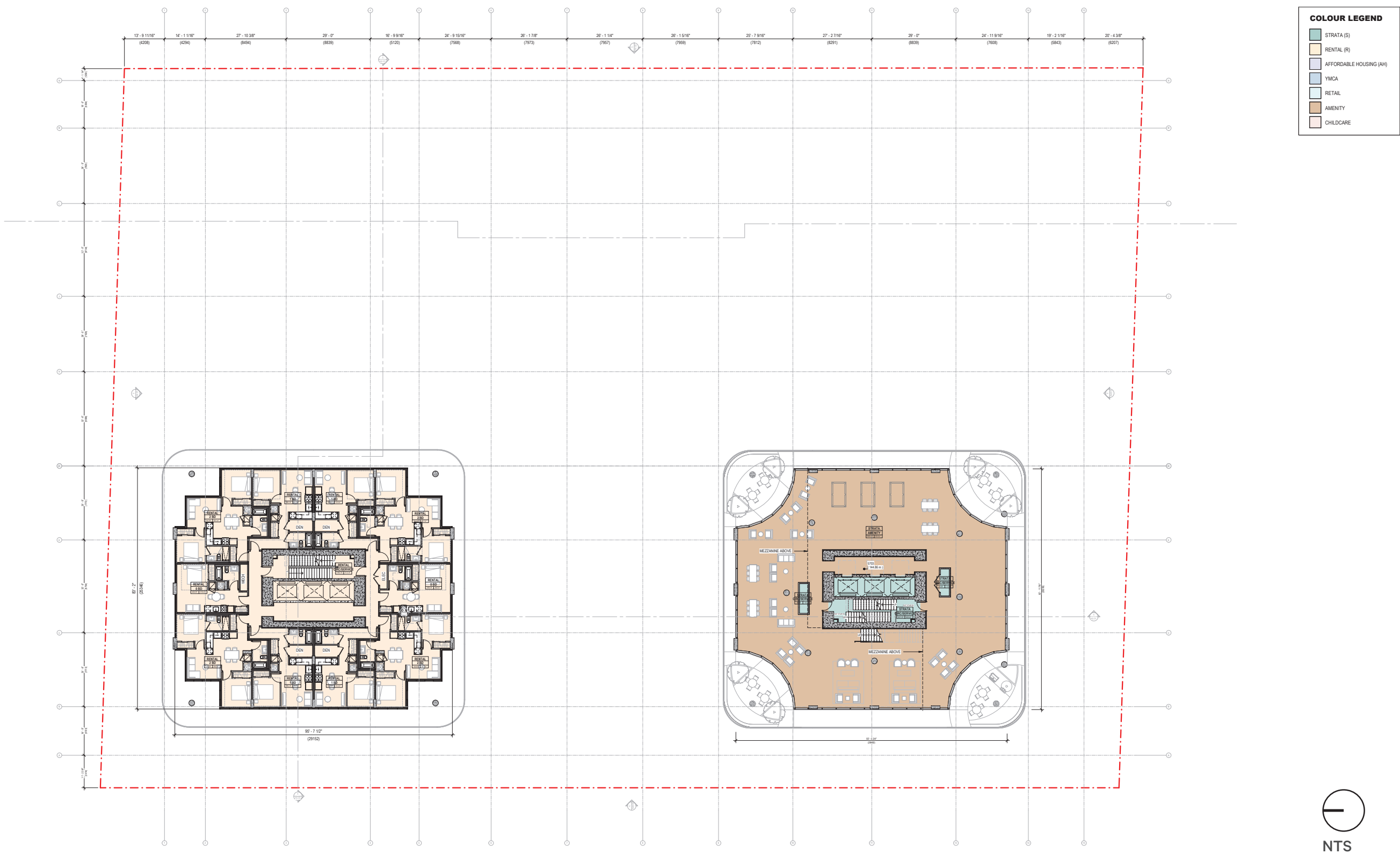
Level 4-8



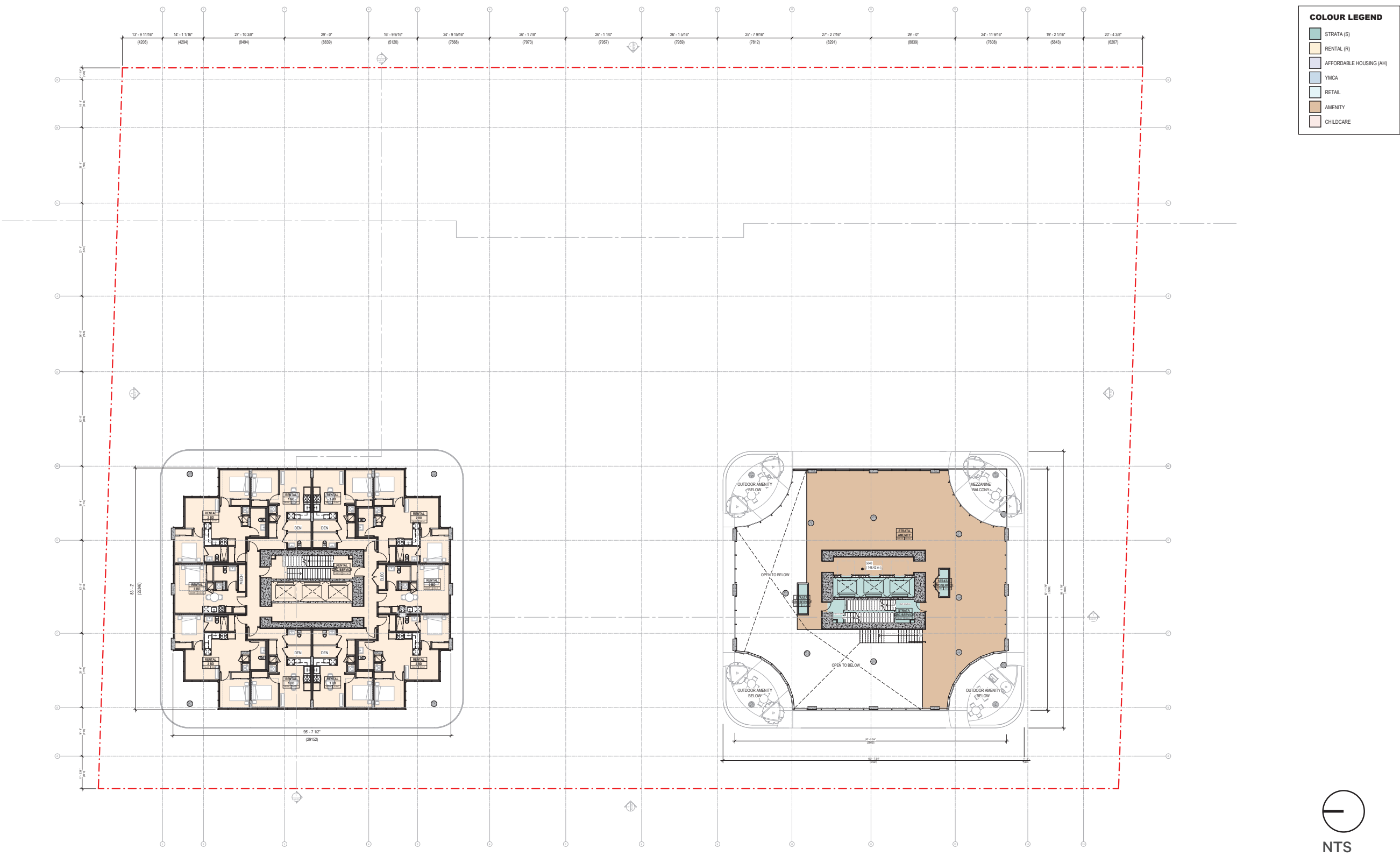
Level 9-23



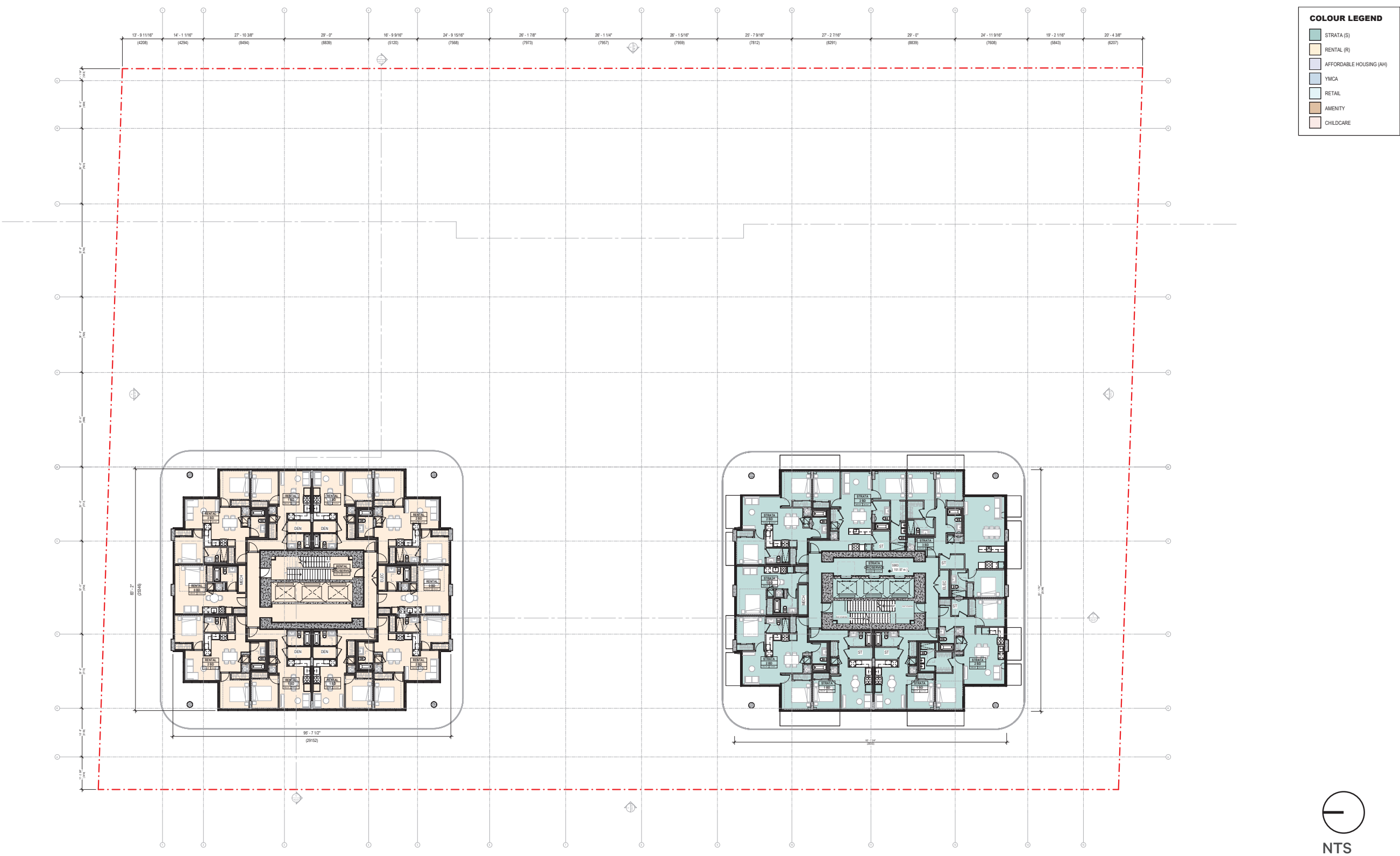
Level 24



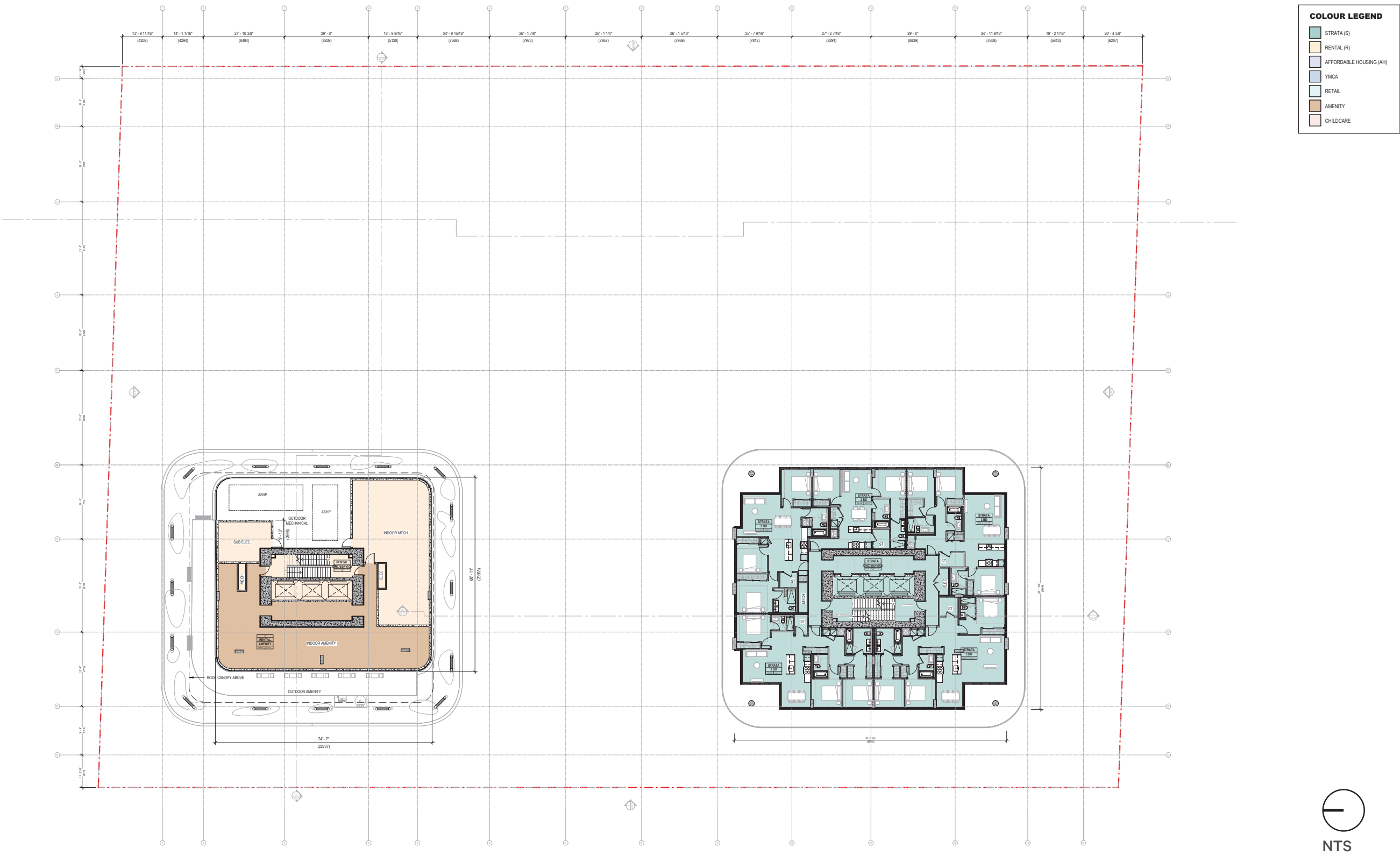
Level 25



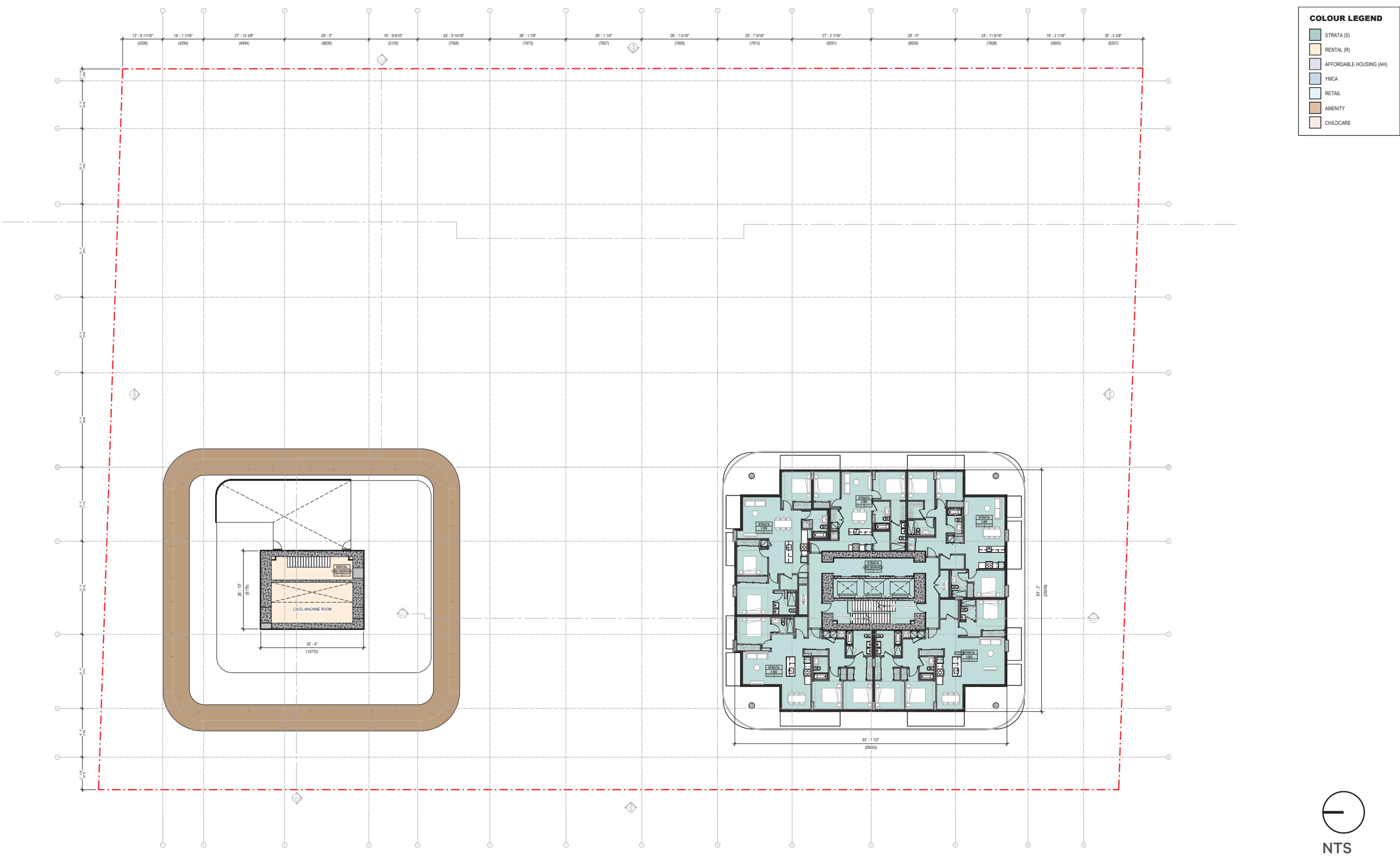
Level 26-32



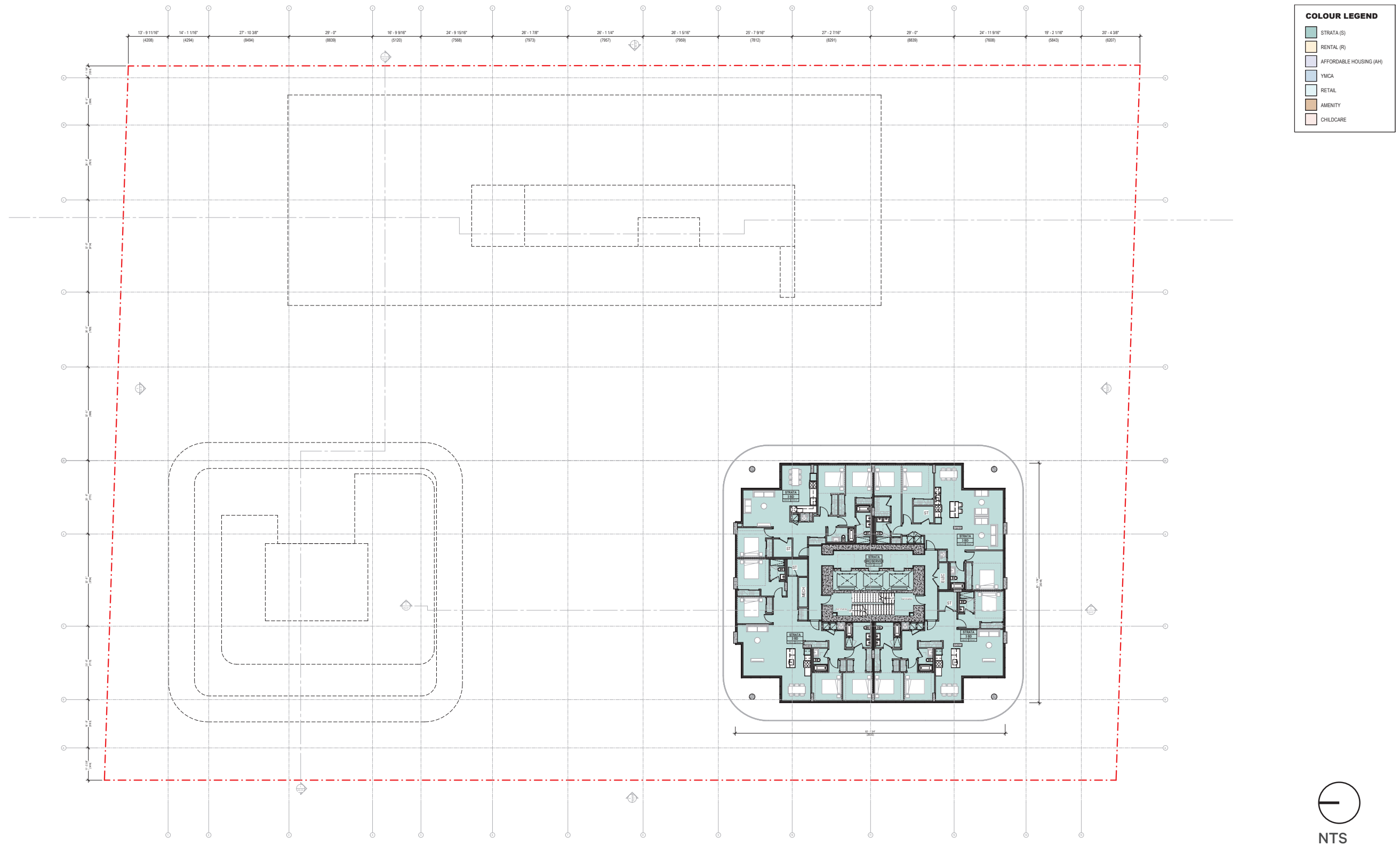
Level 33



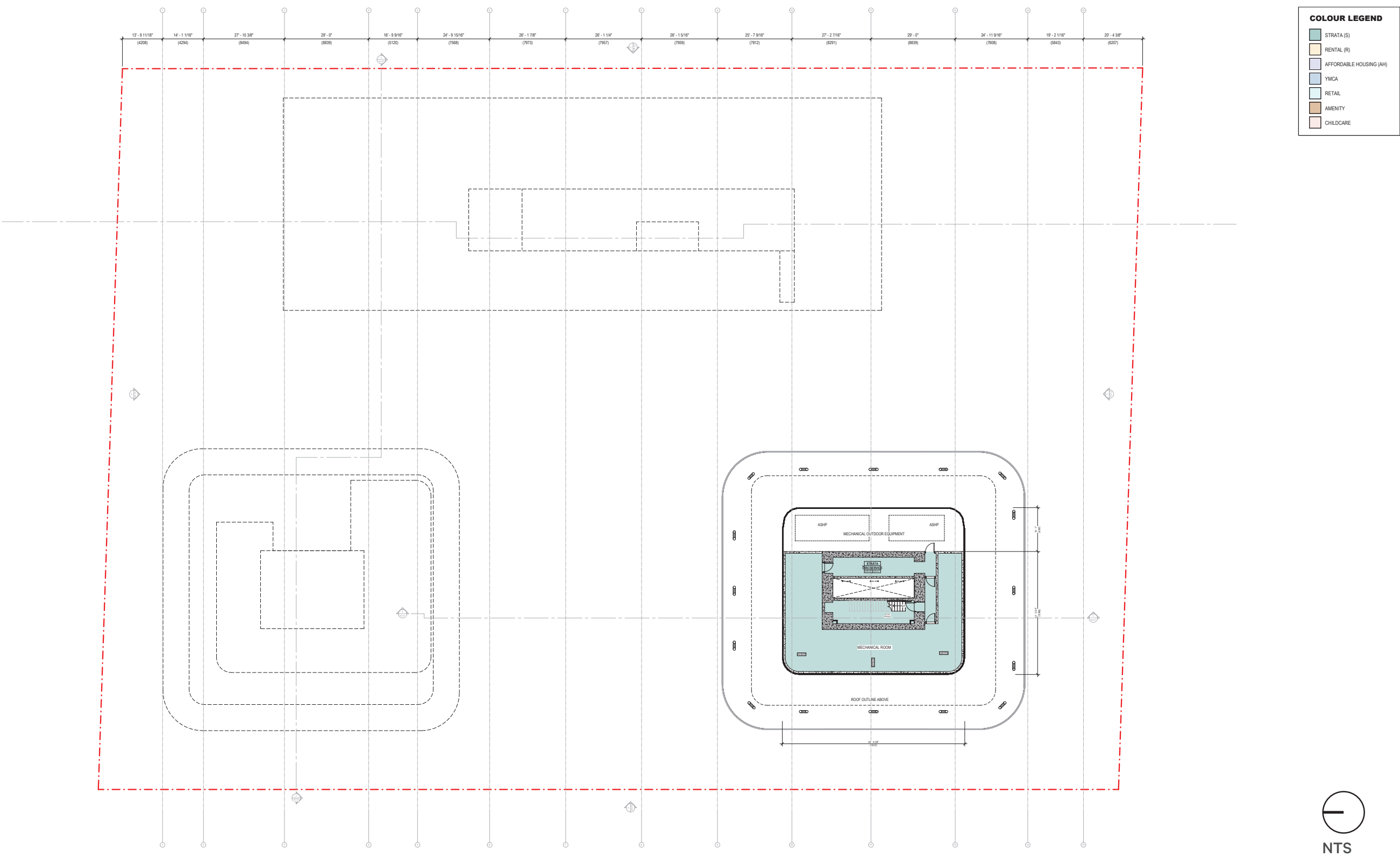
Level 34-36



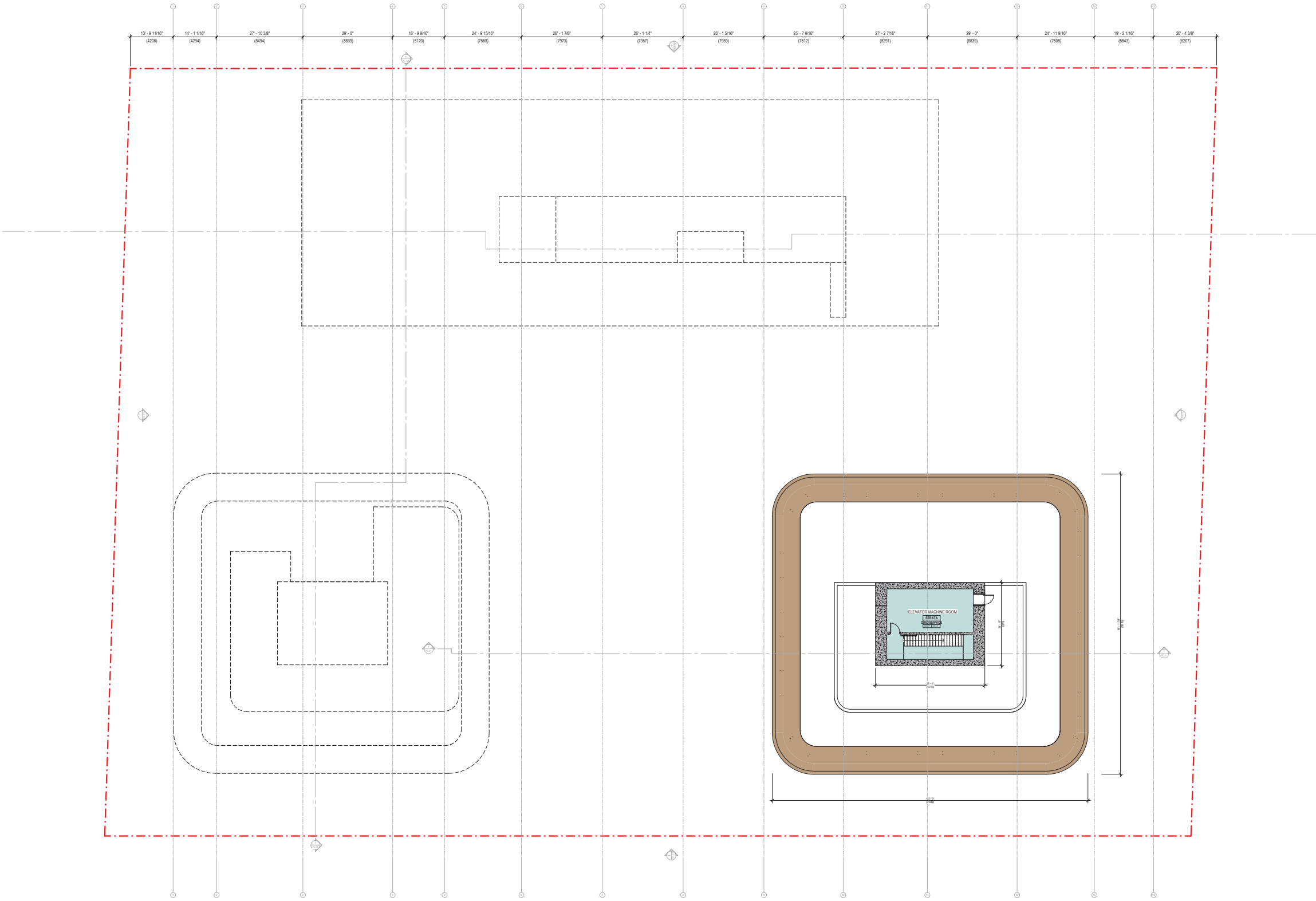
Level 37



Level Mech



Roof Level



COLOUR LEGEND

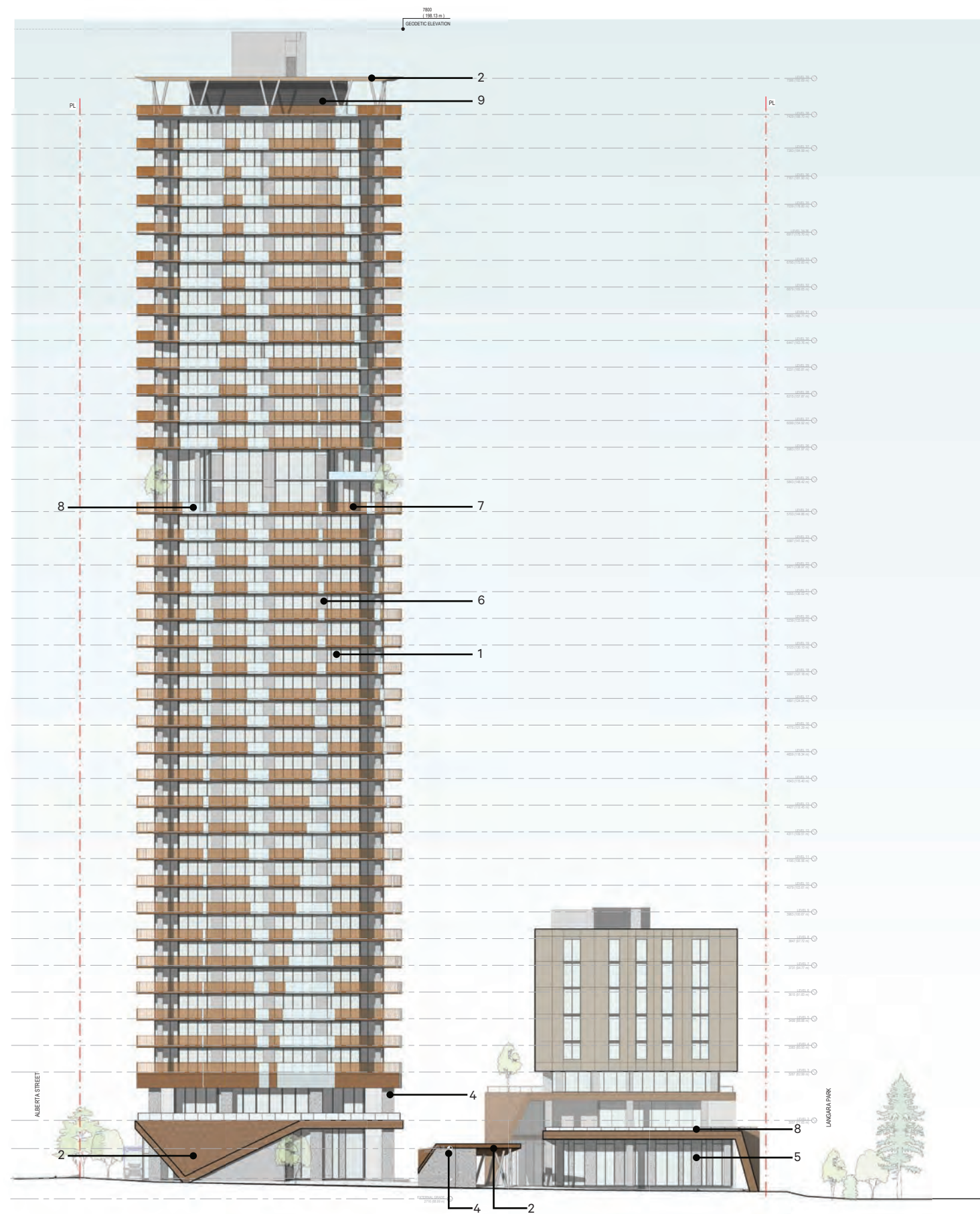
STRATA (S)
RENTAL (R)
AFFORDABLE HOUSING (AH)
YMCA
RETAIL
AMENITY
CHILDCARE












East Elevation
NTS



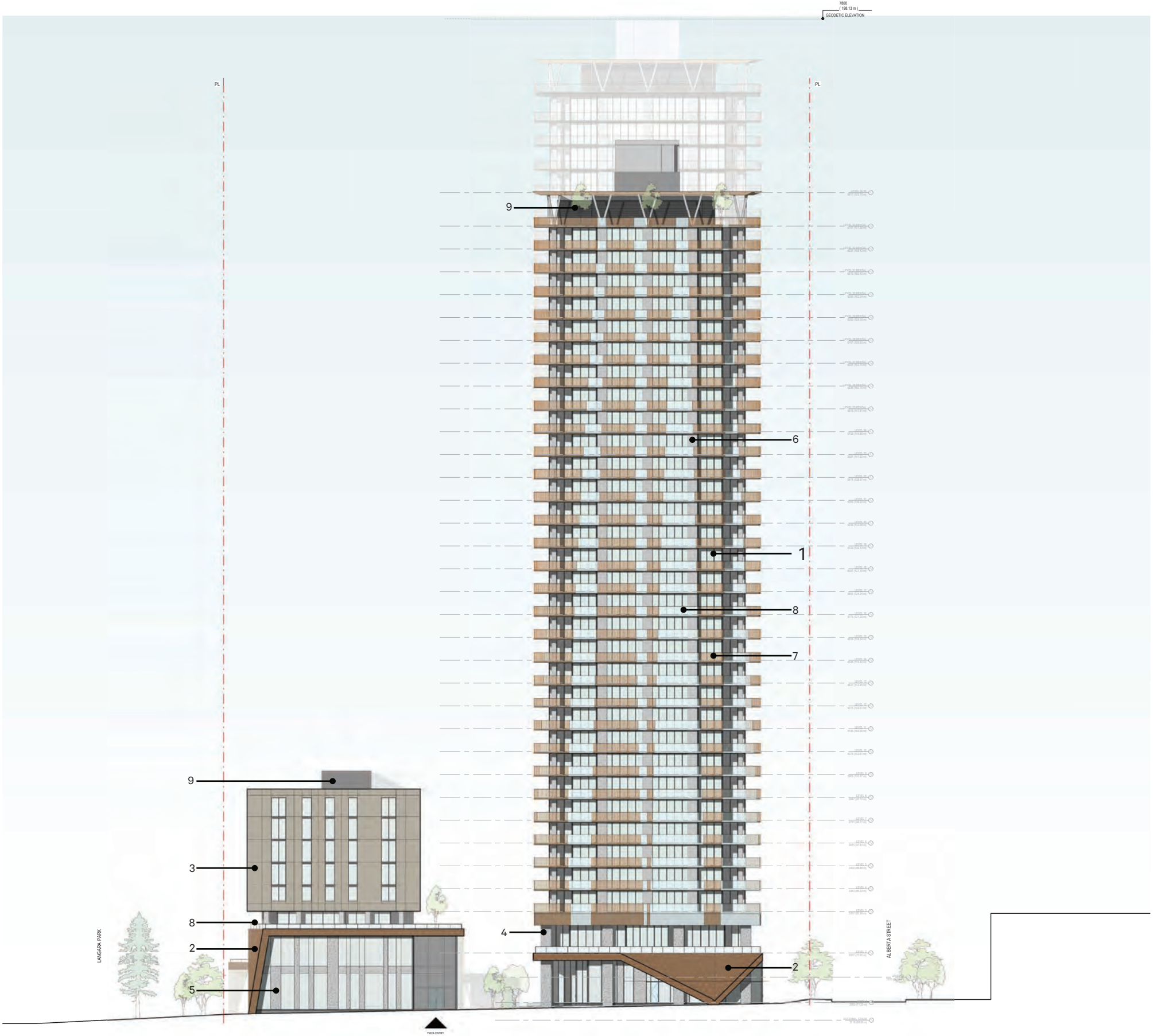
South Elevation NTS



Materials Legend

- 1  Glazing
- 2  Metal Cladding
- 3  Panel Cladding
- 4  Stone Cladding
- 5  Spandrel (Stone texture)
- 6  Spandrel (Opaque wall)
- 7  PTD Metal Guardrail
- 8  Glass Guardrail
- 9  PTD Metal Louver

North Elevation
NTS



- Materials Legend
- 1 Glazing
 - 2 Metal Cladding
 - 3 Panel Cladding
 - 4 Stone Cladding
 - 5 Spandrel (Stone texture)
 - 6 Spandrel (Opaque wall)
 - 7 PTD Metal Guardrail
 - 8 Glass Guardrail
 - 9 PTD Metal Louver

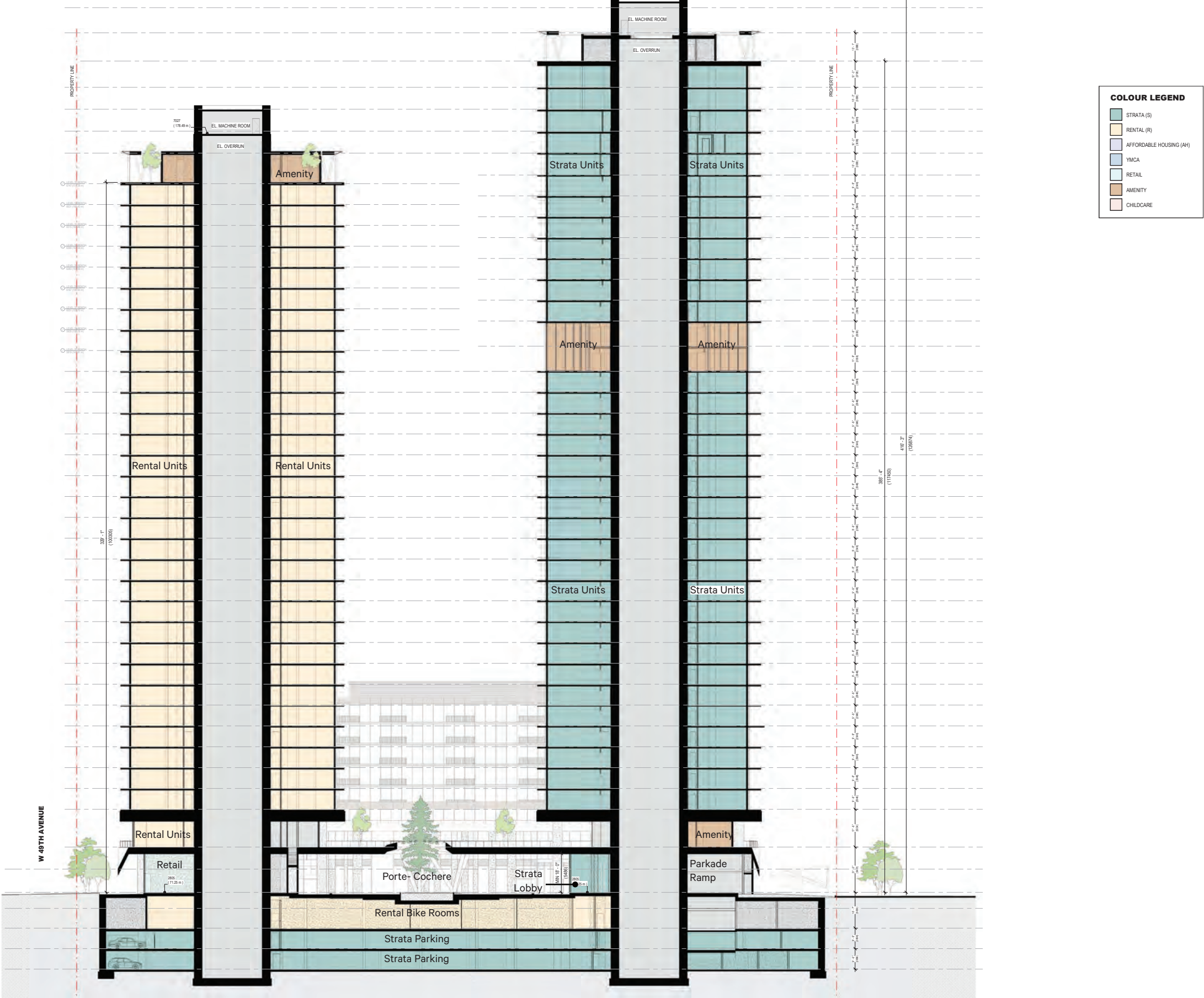
West Elevation NTS



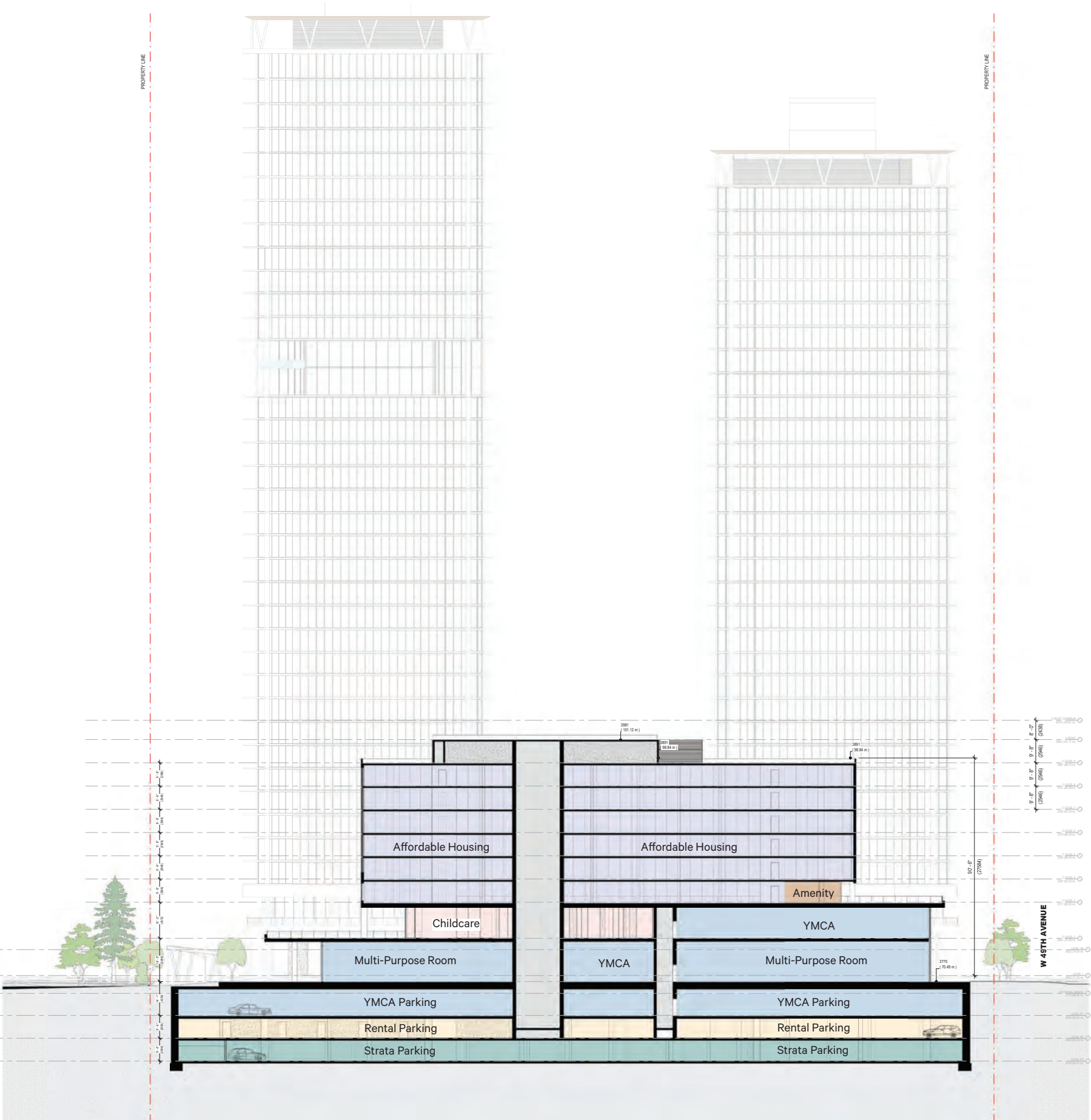
Materials Legend

- 1 Glazing
- 2 Metal Cladding
- 3 Panel Cladding
- 4 Stone Cladding
- 5 Spandrel (Stone texture)
- 6 Spandrel (Opaque wall)
- 7 PTD Metal Guardrail
- 8 Glass Guardrail
- 9 PTD Metal Louver

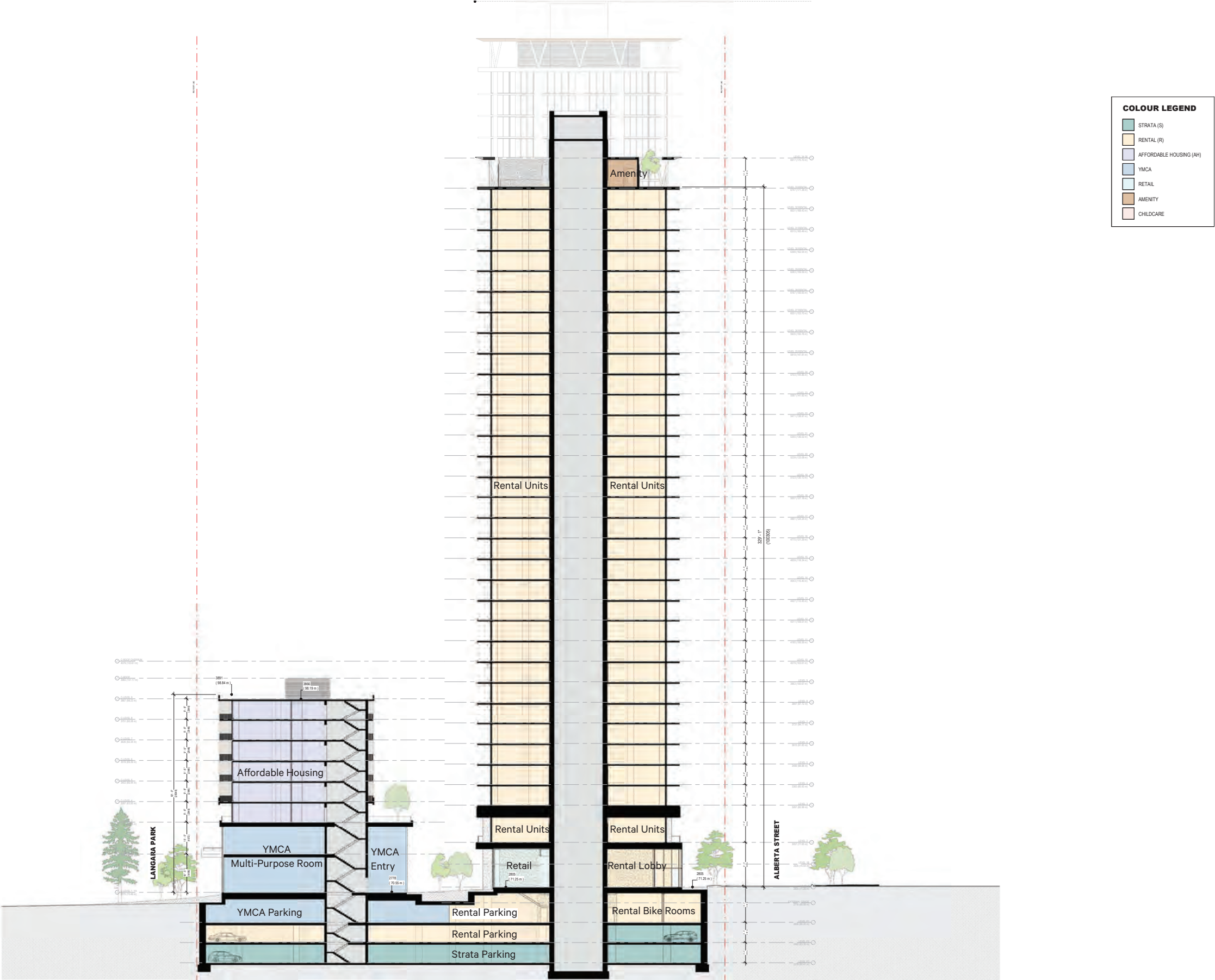
North/South Section (Bldg A & B)
NTS



North/South Section (Bldg C)
NTS

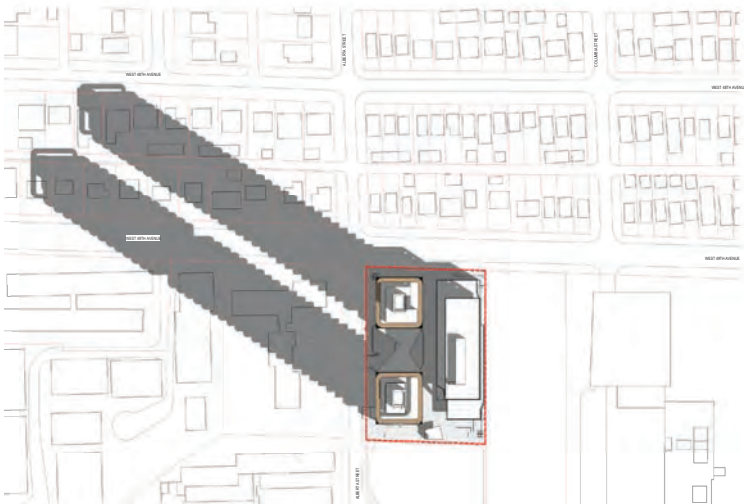


East/West Section (Bldg A & B)
NTS



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Shadow Studies



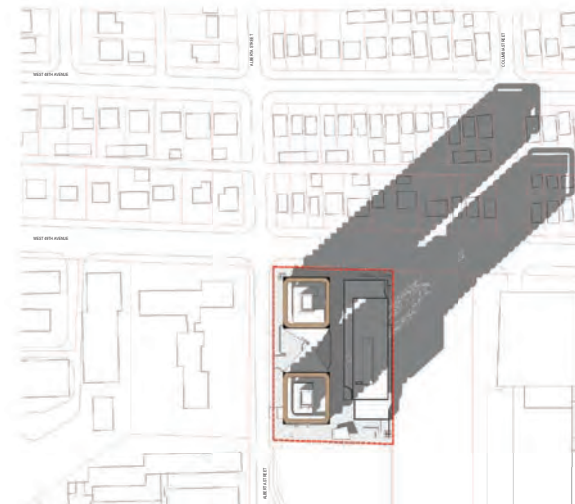
10AM March 21



12PM March 21



2PM March 21



4PM March 21



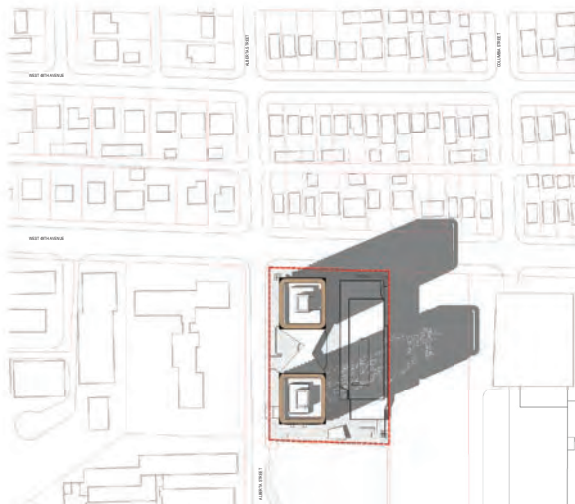
10AM June 21



12PM June 21



2PM June 21



4PM June 21



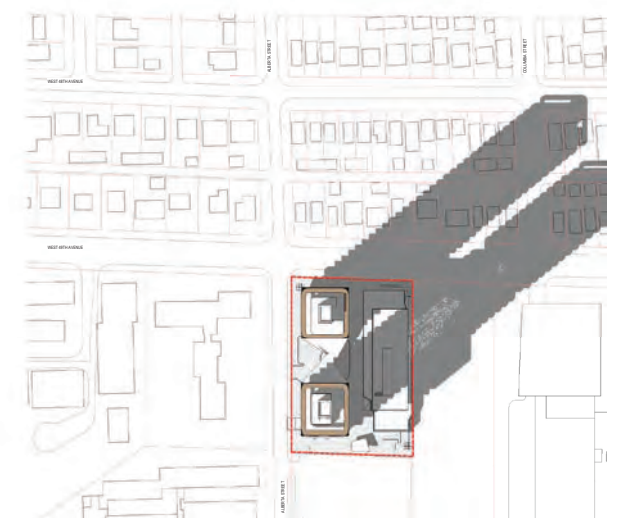
10AM September 21



12PM September 21



2PM September 21



4PM September 21



Conceptual view at courtyard looking North

7.0

Landscape Design

The landscape architecture at the YMCA project is a meaningful reflection of the Musqueam people's deep-rooted connection to their ancestral lands. The design incorporates indigenous plant species and natural elements that are both ecologically significant and culturally important to the Musqueam Nation. Each element of the landscape is thoughtfully designed to honor Musqueam heritage, turning the site into a living tribute to the Nation's enduring presence and connection to the land. This approach ensures that the landscape is not just a space, but a continuation of Musqueam's rich culture.

Landscape Design Rationale

Ground Level

The ground level integrated the proposed development into the surrounding context and generates new public space and enhanced streetscape. Inspired by the historic watershed system and the city’s current blue green system strategy , the design represents a unique opportunity to create meaningful landscape expression. The design seeks to create seamless connection between interior and exterior environments by using landscape features to tell a narrative of the forest and water throughout the space. Specific features include rain gardens, water feature, feature paving and curated planting palette to recreate the natural system. Planting will feature native, adaptive and resilient species where applicable, with an emphasis on fruit-bearing trees for the orchard, pollinator plants, and plants that carry ethnobotanical value.

Along the south edge of the proposed development, the landscape strategy is driven by a large bioswale that defines the public realm edges and provides an opportunity to not only treat rainwater on site, but also educate users about natural systems and processes. An important feature is the ability to engage with the bioswale and rain garden through river rock steps that can be used as seating. A series of outdoors rooms including a commercial patio space, a flexible outdoor classroom/amphitheatre by the pavillion, food orchard with seating area and terraced seating area provide ample opportunity for community connection and gathering.

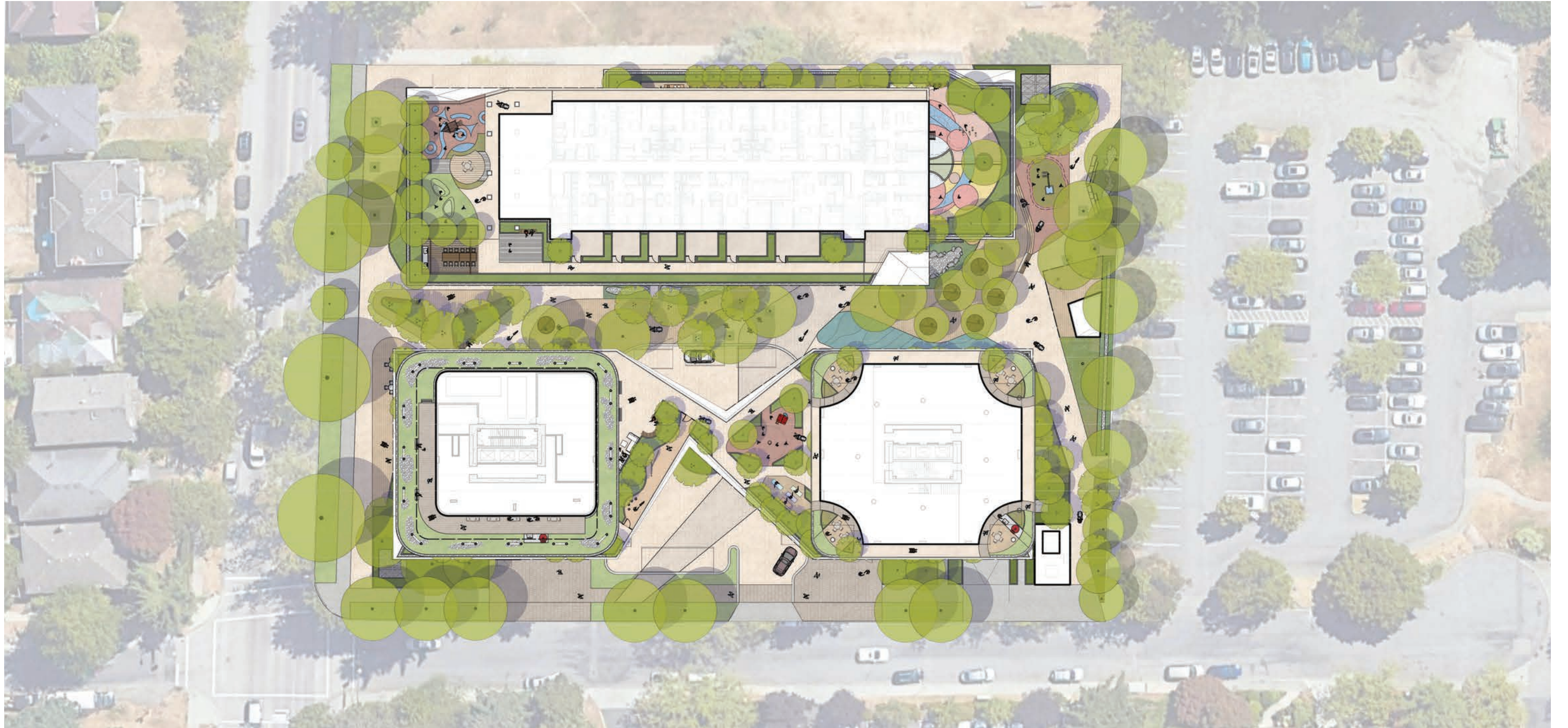
Amenity Spaces

The Level 2 Amenity Space will provide shared outdoor spaces for both the rental tower and strata tower residents, which includes a play area, off leash dog area, outdoor dining, spaces for social gathering and flexible outdoor spaces. The outdoor daycare space above the YMCA provide gathering and play areas that serves the Daycare, Preschool, and Afterschool Care Programs. The design considers opportunities for interaction with natural elements and ethnobotanical landscape through a forest walk.

The Level 3 Affordable Housing Amenity will provide a variety of outdoor spaces including opportunities for play and socializing. It also focuses on active uses that includes a play area, outdoor BBQ and dining, as well as flexible spaces such as the bermed lawn space and outdoor deck.

The Rooftop Amenities for the strata tower (Level 24) and rental tower (Level 33) will include outdoor spaces that can be used for both socializing and quiet respite. The rental tower amenity includes an outdoor kitchen as well as private seating areas while being surrounded a rock garden with sedum groundcover to compliment the architectural columns. The strata tower amenity also includes an outdoor BBQ kitchen while providing seating areas in each corner surrounded by lush native planting and sedum groundcover.



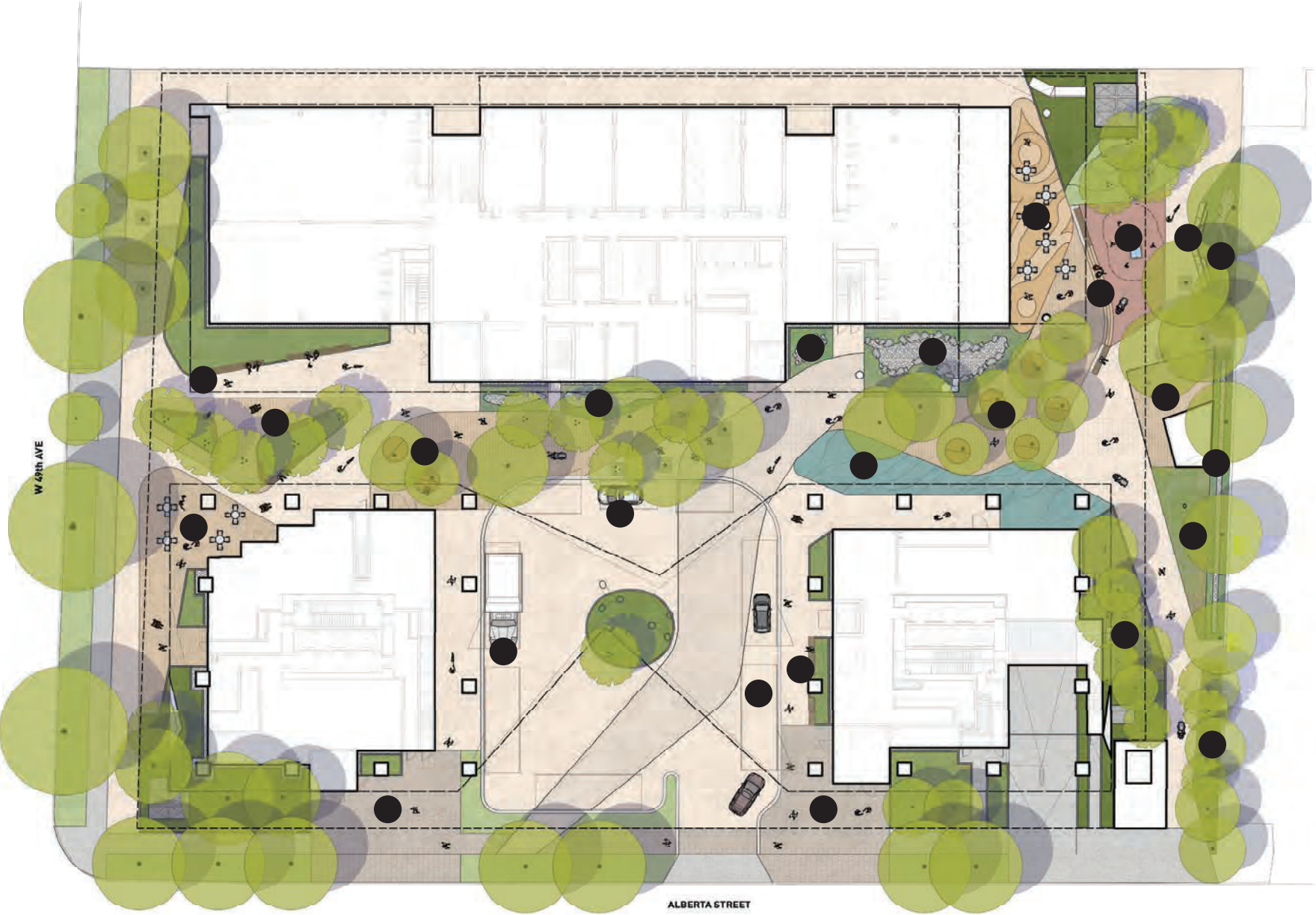


Landscape Site Plan

Landscape Plans

Level 1

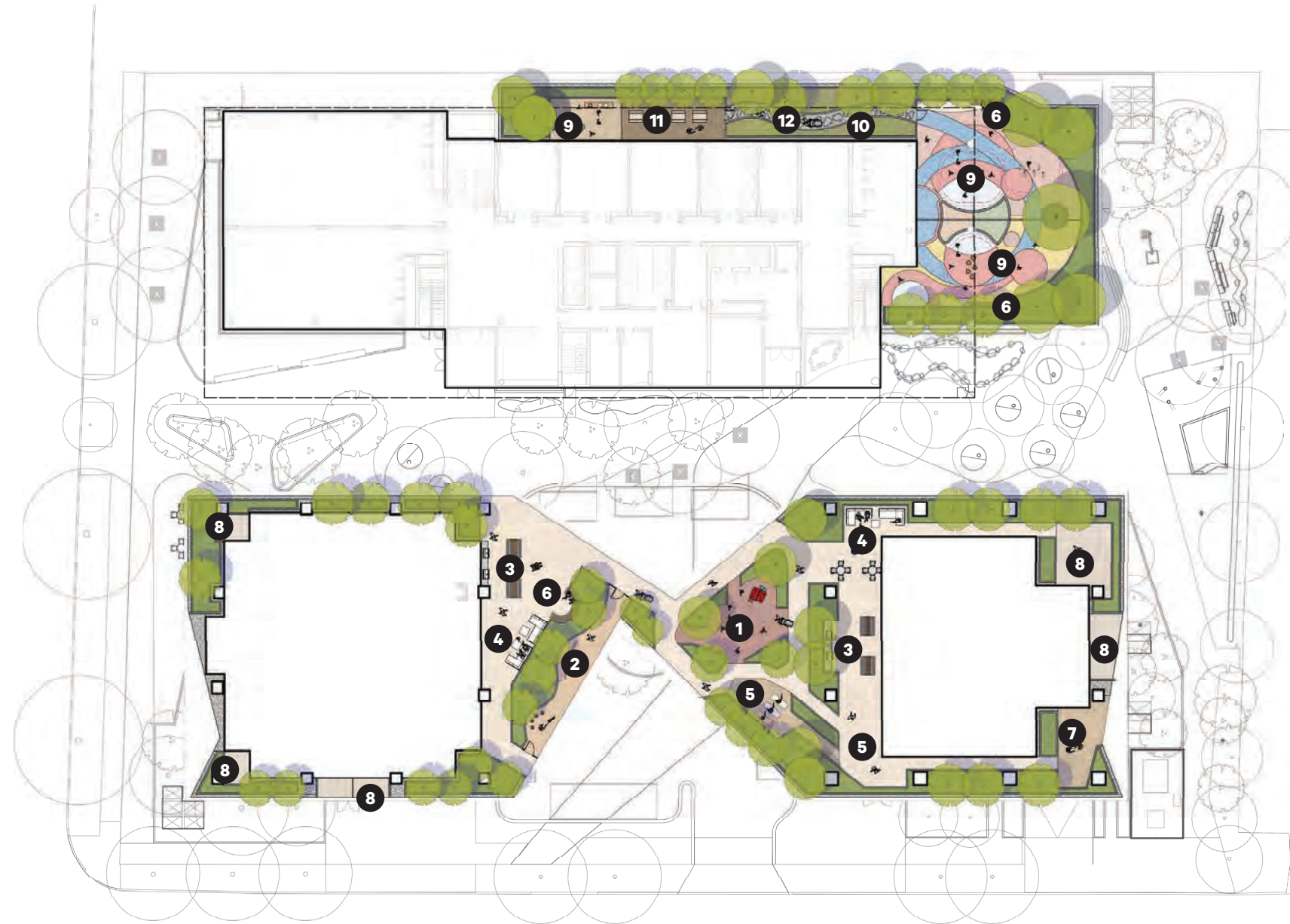
- Fruit Orchard
- Flexible Outdoor Space for Pavillion
- Shallow Water Feature
- Rain Garden
- Ethnobotanical Gardens with Bee Hotels
- Bioswale River Rock Steps
- Bioswale
- Commercial Seating Area
- Seating Area with Custom Paving
- Terraced Seating
- Play Area
- Seating Area for Passive Use
- Drop Off
- Lobby Entrance Plaza



Landscape Site Plan

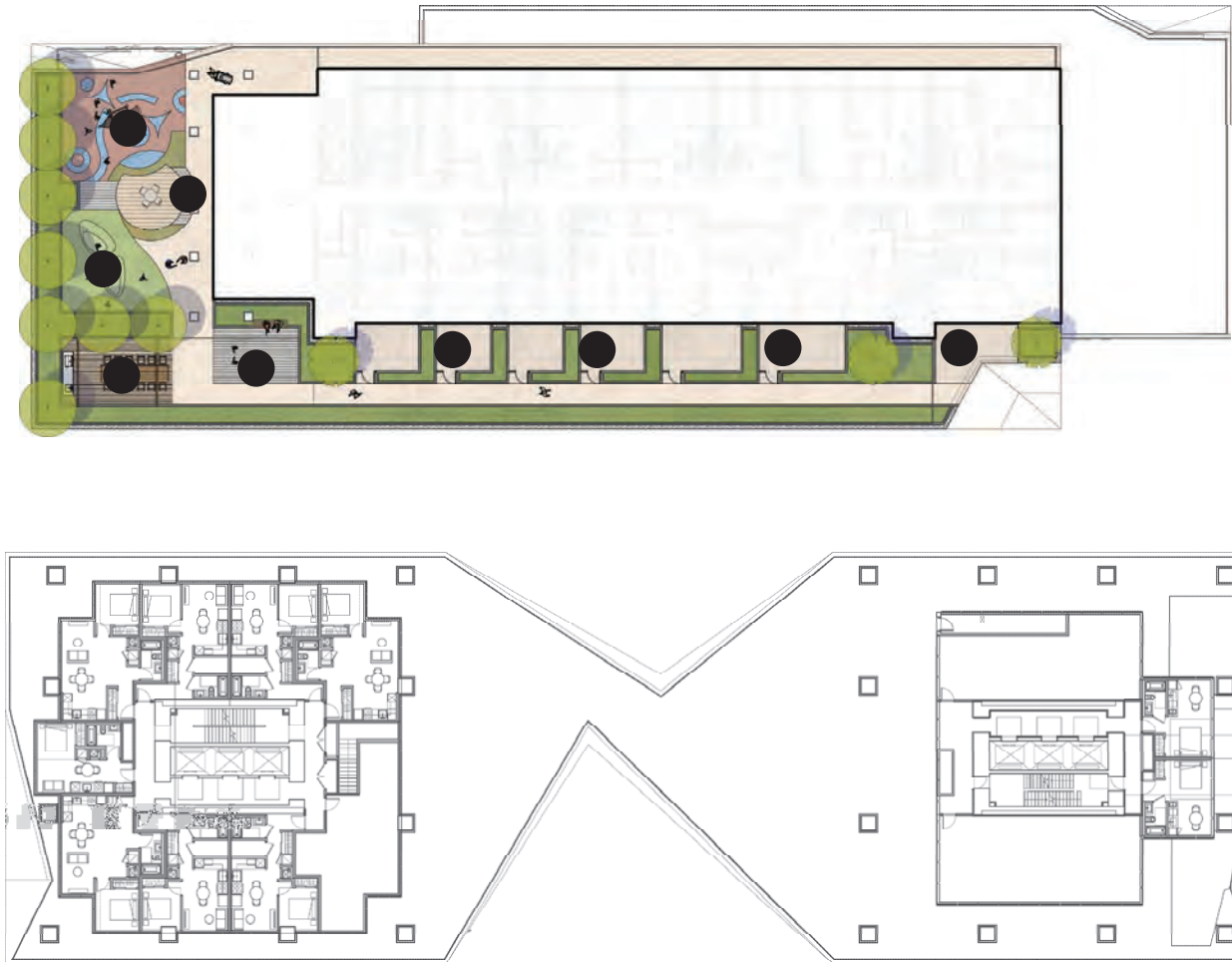
Level 2 - Shared Amenity Space and Daycare Outdoor Space

- 1 Play Area
- 2 Off Leash Dog Area
- 3 Outdoor Kitchen and BBQ Area
- 4 Outdoor Seating and Gathering Space
- 5 Flexible Outdoor Programming
- 6 Planter with Seating
- 7 Outdoor Gym Balcony
- 8 Private Balcony
- 9 Designated Play Areas for Different Age Groups
- 10 Ethnobotanical Garden
- 11 Outdoor Passive Space for Daycare
- 12 Garden Walk



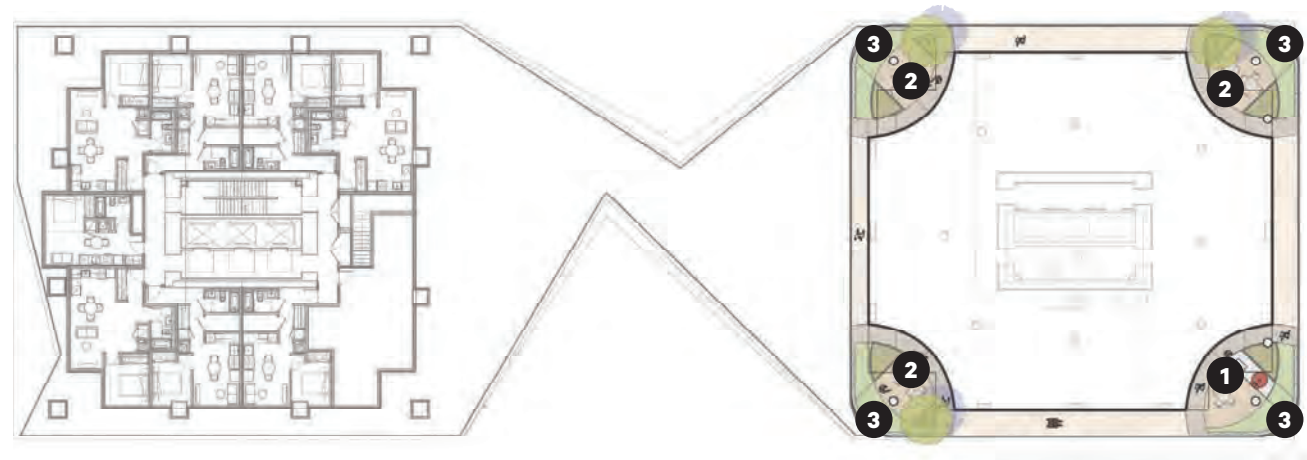
Level 3 - Affordable Housing Amenity Space

- Play Area
- Outdoor Seating and Gathering Space
- Bermed Lawn for Passive Use
- Outdoor Dining and BBQ Area with Trellis
- Flexible Outdoor Programming
- Private Balcony



Level 24 - Strata Amenity Space

- 1 Outdoor Kitchen and BBQ Area
- 2 Outdoor Seating
- 3 Sedum Groundcover



Level 33 - Rental Amenity Space

- 1 Outdoor Kitchen and BBQ Area
- 2 Outdoor Seating
- 3 Seating Area for Passive Use
- 4 Rock Garden with Sedum Groundcover





Conceptual view at bridge looking

8.0

FSR Plans

Level 1

TOTAL GFA - L1				TOTAL NET AREA (FSR) - L1			
Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)	
LEVEL 1	29,709	2,760.08 m²		LEVEL 1	28,534 SF	2,660.92 m²	



COLOUR LEGEND	
[Light Blue Box]	STRATA (S)
[Light Orange Box]	RENTAL (R)
[Light Green Box]	AFFORDABLE HOUSING (AH)
[Light Purple Box]	YMCA
[Light Yellow Box]	SERVICE
[Light Grey Box]	COMMERCIAL
[Light Brown Box]	STORAGE
[Light Tan Box]	CHILDCARE
[Light Green Box]	BALCONY
[Light Green Box]	AMENITY
[Light Green Box]	ROOF DECK



Level 2

BUILDING A - RENTAL				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 2	RES-R	6,552	608.74 m²	
RESIDENTIAL SUITES - RENTAL				
Name	Number	Total Area (sf)	Total Area (m2)	
18D-R	201	458 SF	46.27 m²	
18D-R	202	558 SF	51.83 m²	
18D-R	203	348 SF	32.36 m²	
18D-R	204	559 SF	51.87 m²	
18D-R	205	452 SF	45.72 m²	
18D-R	206	494 SF	45.88 m²	
18D-R	207	559 SF	51.87 m²	
18D-R	208	478 SF	44.45 m²	
TOTAL		3,986 SF	370.33 m²	
SERVICE - RENTAL				
Name		Total Area (sf)	Total Area (m2)	
SERVICE		1,899 SF	176.45 m²	
AMENITY EXC. - RENTAL				
Name		Total Area (sf)	Total Area (m2)	
X-AMENITY		458 SF	37.88 m²	
X-AMENITY		261 SF	24.26 m²	
NET FLOOR AREA (FSR) R				
Level	Total Area (sf)	Total Area (m2)		
LEVEL 2	5,886 SF	546.78 m²		
TOTAL GFA - L2				
Level	Total Area (sf)	Total Area (m2)		
LEVEL 2	25,889	2,403.28 m²		

BUILDING B - STRATA				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 2	RES-S	3,995	371.15 m²	
SERVICE - STRATA				
Name		Total Area (sf)	Total Area (m2)	
SERVICE		1,576 SF	155.66 m²	
AMENITY EXC. - STRATA				
Name		Total Area (sf)	Total Area (m2)	
X-AMENITY		957 SF	88.91 m²	
X-AMENITY		804 SF	74.71 m²	
X-AMENITY		283 SF	26.33 m²	
X-AMENITY		273 SF	25.55 m²	
TOTAL		2,319 SF	215.48 m²	
NET FLOOR AREA (FSR) S				
Level	Total Area (sf)	Total Area (m2)		
LEVEL 2	1,576 SF	155.66 m²		
TOTAL NET AREA (FSR) - L2				
Level	Total Area (sf)	Total Area (m2)		
LEVEL 2	22,662 SF	2,125.94 m²		

BUILDING C - YMCA & AFFORDABLE HOUSING				
GFA AH & YMCA				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 2	RES-AH	596.5 SF	55.42 m²	
LEVEL 2	YMCA-	14,724.8 SF	1,367.98 m²	
TOTAL		15,321.3 SF	1,423.40 m²	
YMCA				
Name		Total Area (sf)	Total Area (m2)	
YMCA		6,515 SF	605.26 m²	
CHILDCARE - YMCA				
Name		Total Area (sf)	Total Area (m2)	
CHILDCARE		7,893 SF	705.39 m²	
SERVICE - YMCA				
Area Use	Name	Total Area (sf)	Total Area (m2)	
YMCA-	SERVICE	185 SF	17.21 m²	
	SERVICE	331 SF	30.78 m²	
	SERVICE	101 SF	9.34 m²	
TOTAL		617 SF	57.33 m²	
SERVICE - AH				
Area Use	Name	Total Area (sf)	Total Area (m2)	
RES-AH	SERVICE	205 SF	19.00 m²	
	SERVICE	254 SF	18.91 m²	
	SERVICE	188 SF	17.51 m²	
TOTAL		597 SF	55.42 m²	
NET AREA (FSR) AH & YMCA				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 2	RES-AH	596.5 SF	55.42 m²	
LEVEL 2	YMCA-	14,724.8 SF	1,367.98 m²	
TOTAL		15,321.3 SF	1,423.40 m²	



Level 3

BUILDING A - RENTAL

GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 3	RES-R	7,212	669.97 m²	

RESIDENTIAL SUITES - RENTAL

Name	Number	Total Area (sf)	Total Area (m2)
18D-R	301	494 SF	45.93 m²
18D-R	302	678 SF	62.96 m²
18D-R	303	374 SF	34.73 m²
18D-R	304	678 SF	62.96 m²
18D-R	305	494 SF	45.93 m²
18D-R	306	494 SF	45.98 m²
18D-R	307	678 SF	62.96 m²
18D-R	308	376 SF	34.92 m²
18D-R	309	677 SF	62.93 m²
18D-R	310	493 SF	45.77 m²
TOTAL		5,435 SF	504.96 m²

SERVICE - RENTAL

Name	Total Area (sf)	Total Area (m2)
SERVICE	1,778 SF	165.02 m²

NET FLOOR AREA (FSR) R

Level	Total Area (sf)	Total Area (m2)
LEVEL 3	7,212 SF	669.97 m²

BUILDING B - STRATA

GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 3	RES-S	7,226	671.28 m²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m2)
18D-S	301	482 SF	42.96 m²
18D-S	302	707 SF	65.69 m²
18D-S	303	385 SF	33.91 m²
18D-S	304	707 SF	65.69 m²
18D-S	305	482 SF	42.95 m²
18D-S	306	488 SF	43.52 m²
18D-S	307	882 SF	80.09 m²
18D-S	308	777 SF	72.21 m²
18D-S	309	483 SF	42.97 m²
18D-S	310	5,274 SF	489.95 m²
TOTAL			

SERVICE - STRATA

Name	Total Area (sf)	Total Area (m2)
SERVICE	1,763 SF	163.76 m²

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m2)
X-STOR	301	32 SF	2.97 m²
X-STOR	305	32 SF	2.97 m²
X-STOR	306	32 SF	2.97 m²
X-STOR	307	31 SF	2.84 m²
X-STOR	308	31 SF	2.86 m²
X-STOR	309	32 SF	2.96 m²
TOTAL		189 SF	17.59 m²

NET FLOOR AREA (FSR) S

Level	Total Area (sf)	Total Area (m2)
LEVEL 3	7,036 SF	653.70 m²

BUILDING C - YMCA & AFFORDABLE HOUSING

GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 3	RES-AH	11,897	1,105.30 m²	

RESIDENTIAL SUITES - AH

Name	Number	Total Area (sf)	Total Area (m2)
38D-AH	301	915 SF	85.03 m²
38D-AH	302	990 SF	38.25 m²
38D-AH	303	990 SF	38.25 m²
38D-AH	304	995 SF	38.71 m²
38D-AH	305	748 SF	69.45 m²
38D-AH	306	905 SF	46.92 m²
38D-AH	307	905 SF	46.92 m²
38D-AH	308	905 SF	46.92 m²
38D-AH	309	905 SF	46.92 m²
38D-AH	310	748 SF	69.45 m²
38D-AH	311	915 SF	85.04 m²
38D-AH	312	733 SF	68.00 m²
38D-AH	313	713 SF	66.29 m²
TOTAL		7,967 SF	740.18 m²

SERVICE - AH

Name	Total Area (sf)	Total Area (m2)
SERVICE	2,304 SF	214.08 m²

STORAGE EXCLUSION - AH

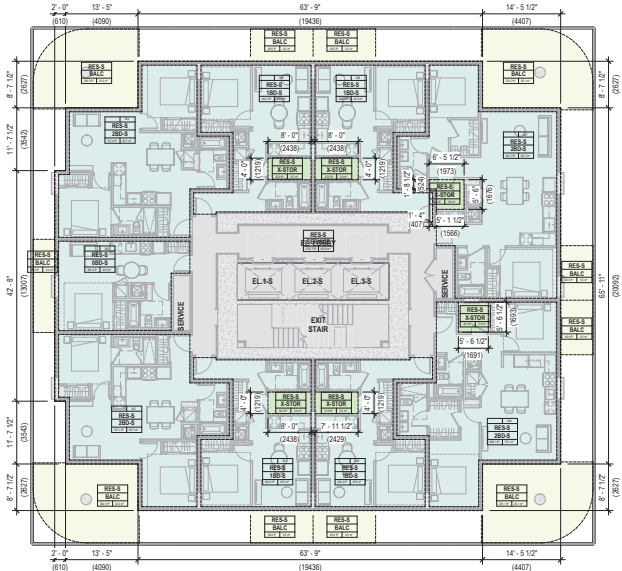
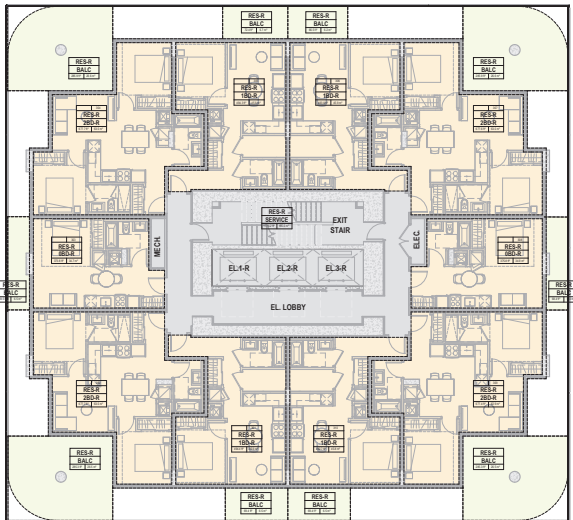
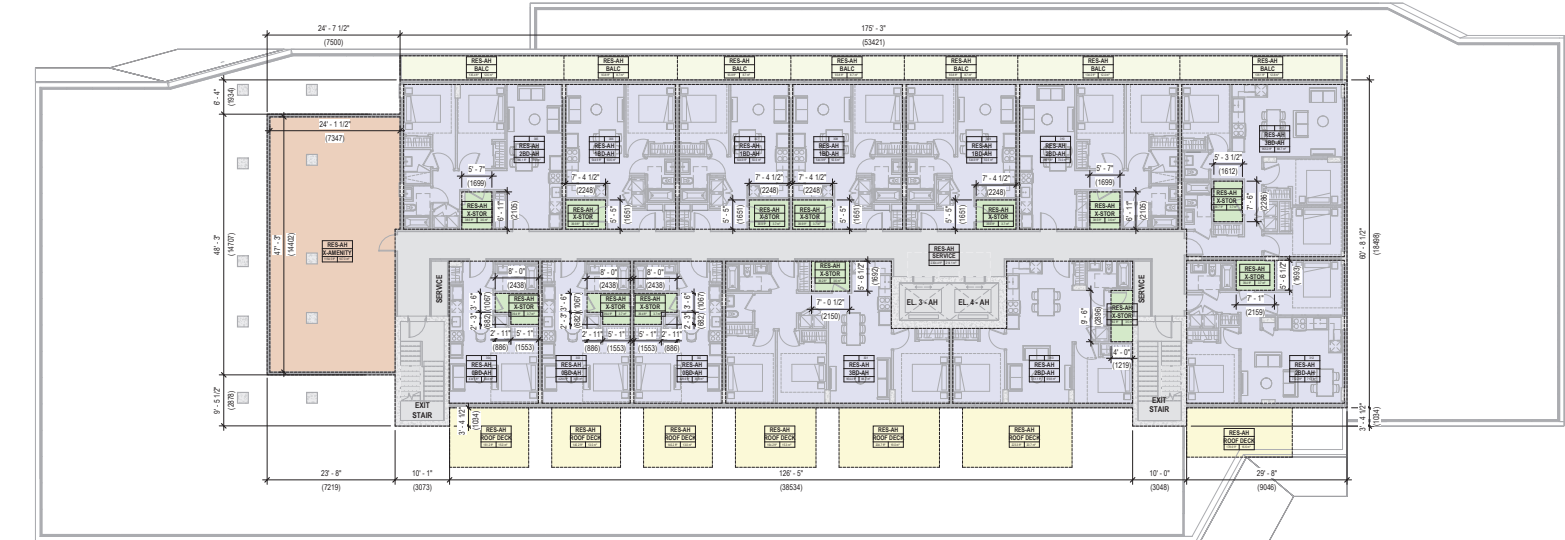
Name	Number	Total Area (sf)	Total Area (m2)
X-STOR	301	39 SF	3.64 m²
X-STOR	302	39 SF	3.66 m²
X-STOR	303	39 SF	3.66 m²
X-STOR	304	39 SF	3.66 m²
X-STOR	305	38 SF	3.53 m²
X-STOR	306	40 SF	3.71 m²
X-STOR	307	40 SF	3.71 m²
X-STOR	308	40 SF	3.71 m²
X-STOR	309	40 SF	3.71 m²
X-STOR	310	38 SF	3.58 m²
X-STOR	311	40 SF	3.68 m²
X-STOR	312	39 SF	3.60 m²
X-STOR	313	38 SF	3.53 m²
TOTAL		511 SF	47.49 m²

AMENITY EXCLUSION - AH

Name	Total Area (sf)	Total Area (m2)
X-AMENITY	1,115 SF	103.55 m²

NET FLOOR AREA (FSR) AH

Level	Total Area (sf)	Total Area (m2)
LEVEL 3	10,272 SF	954.26 m²



COLOUR LEGEND	
[Light Blue]	STRATA (S)
[Light Orange]	RENTAL (R)
[Light Purple]	AFFORDABLE HOUSING (AH)
[Light Green]	SERVICE
[Light Yellow]	COMMERCIAL
[Light Green]	STORAGE
[Light Green]	CHILDCARE
[Light Orange]	BALCONY
[Light Orange]	AMENITY
[Light Yellow]	ROOF DECK

Level 4-8

BUILDING A - RENTAL

GROSS FLOOR AREA (GFA)

Level Area Use Total Area (sf) Total Area (m2)

LEVEL 4 RES-R 7,212 669.97 m²

RESIDENTIAL SUITES - RENTAL

Name Number Total Area (sf) Total Area (m2)

180-R	401	494 SF	45.93 m²
280-R	402	678 SF	62.96 m²
080-R	403	374 SF	34.73 m²
280-R	404	678 SF	62.96 m²
180-R	405	494 SF	45.93 m²
180-R	406	494 SF	45.93 m²
280-R	407	678 SF	62.96 m²
080-R	408	376 SF	34.92 m²
280-R	409	677 SF	62.95 m²
180-R	410	493 SF	45.77 m²
TOTAL		5,435 SF	504.96 m²

SERVICE - RENTAL

Name Total Area (sf) Total Area (m2)

SERVICE 1,778 SF 165.02 m²

NET FLOOR AREA (FSR) R

Level Total Area (sf) Total Area (m2)

LEVEL 4 7,212 SF 669.97 m²

BUILDING B - STRATA

GROSS FLOOR AREA (GFA)

Level Area Use Total Area (sf) Total Area (m2)

LEVEL 4 RES-S 7,226 671.28 m²

RESIDENTIAL SUITES - STRATA

Name Number Total Area (sf) Total Area (m2)

180-S	401	482 SF	42.96 m²
280-S	402	707 SF	65.69 m²
080-S	403	365 SF	33.91 m²
280-S	404	707 SF	65.68 m²
180-S	405	482 SF	42.95 m²
180-S	406	488 SF	43.52 m²
280-S	407	882 SF	80.95 m²
280-S	408	777 SF	72.21 m²
180-S	409	483 SF	42.97 m²
TOTAL		5,274 SF	489.95 m²

SERVICE - STRATA

Name Total Area (sf) Total Area (m2)

SERVICE 1,763 SF 163.76 m²

STORAGE EXCLUSION - STRATA

Name Number Total Area (sf) Total Area (m2)

X-STOR	401	32 SF	2.97 m²
X-STOR	405	32 SF	2.97 m²
X-STOR	406	32 SF	2.97 m²
X-STOR	407	31 SF	2.84 m²
X-STOR	408	31 SF	2.86 m²
X-STOR	409	32 SF	2.96 m²
TOTAL		199 SF	17.58 m²

NET FLOOR AREA (FSR) S

Level Total Area (sf) Total Area (m2)

LEVEL 4 7,036 SF 653.70 m²

BUILDING C - YMCA & AFFORDABLE HOUSING

GROSS FLOOR AREA (GFA)

Level Area Use Total Area (sf) Total Area (m2)

LEVEL 4 RES-AH 12,592 1,167.03 m²

RESIDENTIAL SUITES - AH

Name Number Total Area (sf) Total Area (m2)

380-AH	401	915 SF	85.03 m²
080-AH	402	396 SF	36.25 m²
080-AH	403	396 SF	36.25 m²
080-AH	404	395 SF	36.71 m²
280-AH	405	718 SF	66.71 m²
380-AH	406	887 SF	83.37 m²
280-AH	407	748 SF	69.45 m²
180-AH	408	505 SF	46.92 m²
180-AH	409	505 SF	46.92 m²
180-AH	410	505 SF	46.92 m²
180-AH	411	655 SF	60.92 m²
280-AH	412	748 SF	69.45 m²
380-AH	413	897 SF	83.37 m²
280-AH	414	718 SF	66.70 m²
280-AH	415	711 SF	66.00 m²
TOTAL		9,548 SF	887.03 m²

SERVICE - AH

Name Total Area (sf) Total Area (m2)

SERVICE 2,422 SF 225.00 m²

STORAGE EXCLUSION - AH

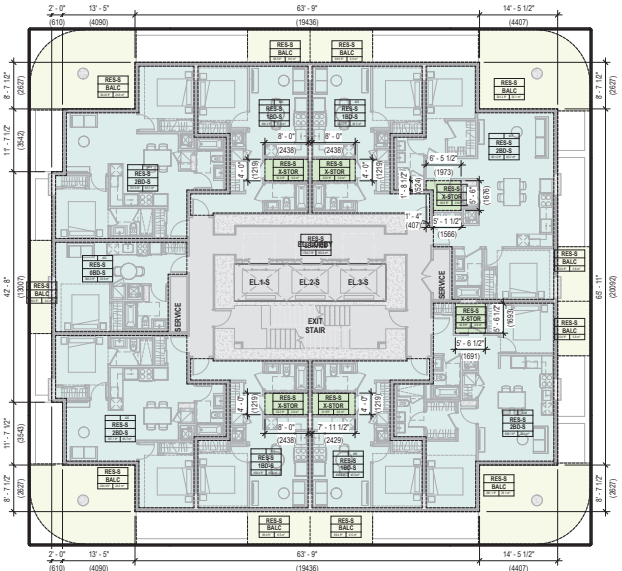
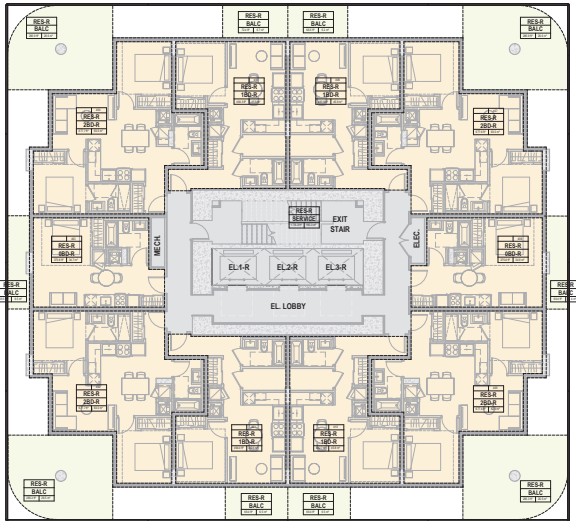
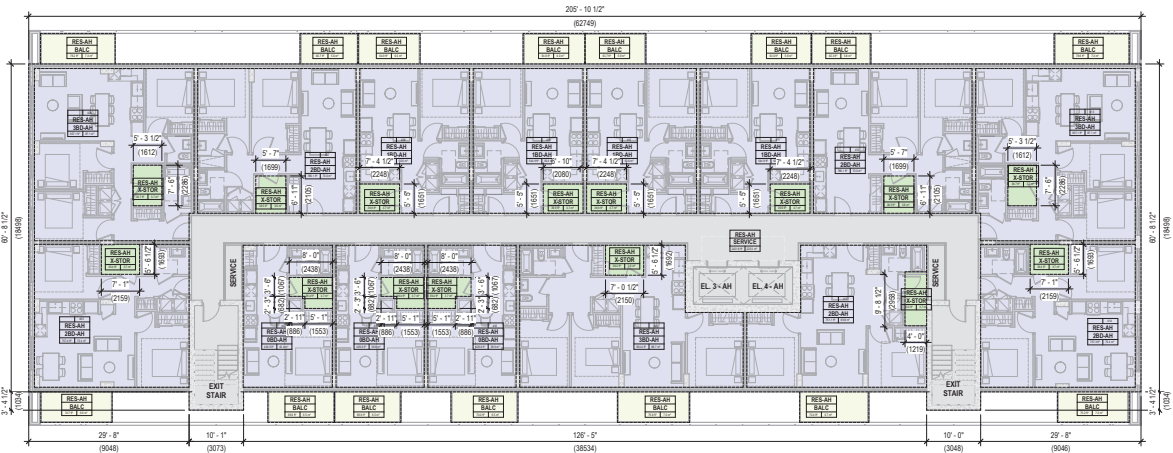
Name Number Total Area (sf) Total Area (m2)

X-STOR	401	39 SF	3.64 m²
X-STOR	402	39 SF	3.66 m²
X-STOR	403	39 SF	3.66 m²
X-STOR	404	39 SF	3.66 m²
X-STOR	405	39 SF	3.66 m²
X-STOR	406	40 SF	3.68 m²
X-STOR	407	38 SF	3.58 m²
X-STOR	408	40 SF	3.71 m²
X-STOR	409	40 SF	3.71 m²
X-STOR	410	40 SF	3.71 m²
X-STOR	411	40 SF	3.71 m²
X-STOR	412	38 SF	3.58 m²
X-STOR	413	40 SF	3.68 m²
X-STOR	414	39 SF	3.66 m²
X-STOR	415	40 SF	3.72 m²
TOTAL		592 SF	55.01 m²

NET FLOOR AREA (FSR) AH

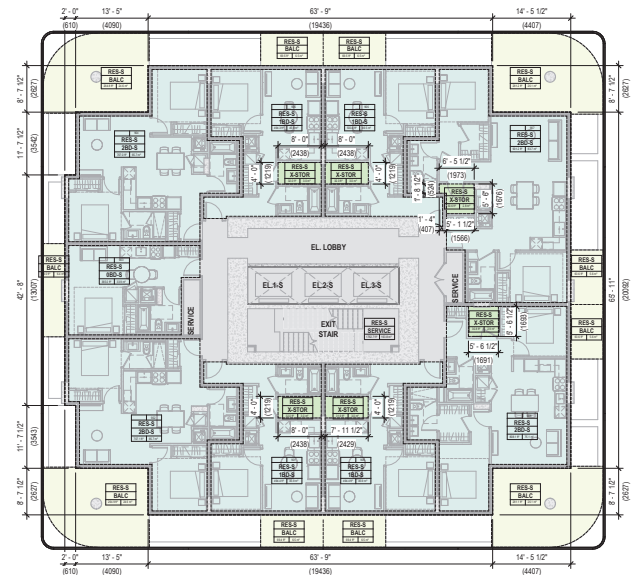
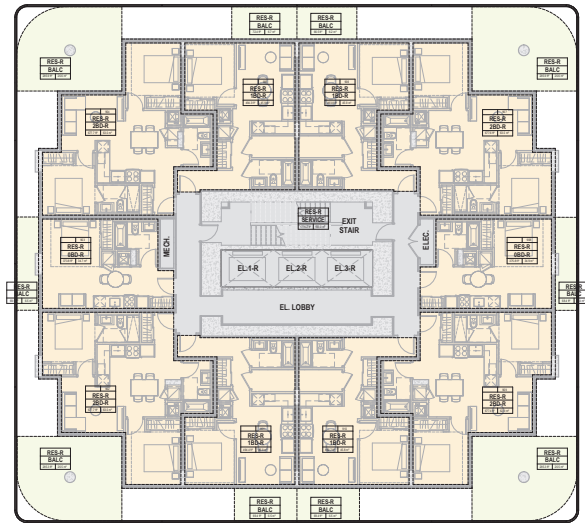
Level Total Area (sf) Total Area (m2)

LEVEL 4 11,970 SF 1,112.02 m²



COLOUR LEGEND

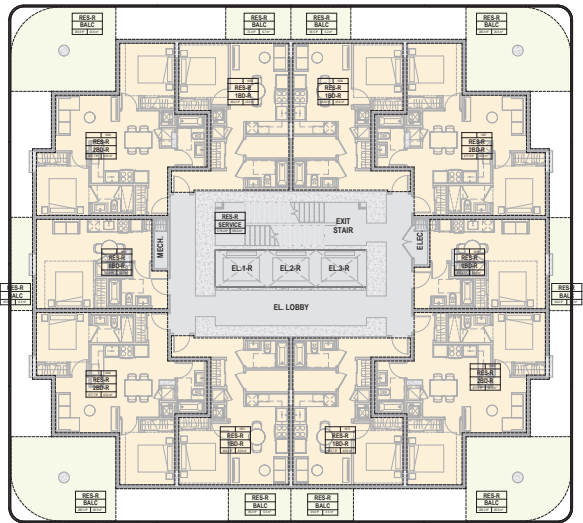
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	RENTAL (R)
	AFFORDABLE HOUSING (AH)
	YMCA
	SERVICE
	COMMERCIAL
	STORAGE
	CHILDCARE
	BALCONY
	AMENITY
	ROOF DECK



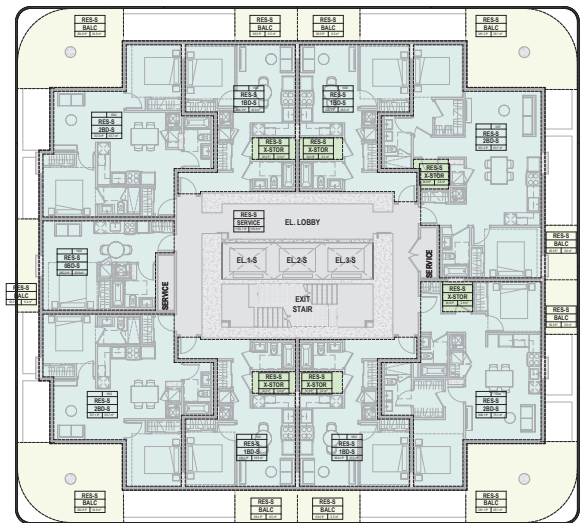
Level 10-23, 24

BUILDING A - RENTAL			
GROSS FLOOR AREA (GFA)			
Level	Area Use	Total Area (sf)	Total Area (m2)
LEVEL 10	RES-R	7,212	669.97 m²
RESIDENTIAL SUITES - RENTAL			
Name	Number	Total Area (sf)	Total Area (m2)
18D-R 1001	454 SF	45.93 m²	
28D-R 1002	678 SF	62.96 m²	
08D-R 1003	374 SF	34.73 m²	
28D-R 1004	678 SF	62.96 m²	
18D-R 1005	454 SF	45.93 m²	
18D-R 1006	454 SF	45.93 m²	
28D-R 1007	678 SF	62.96 m²	
08D-R 1008	376 SF	34.92 m²	
28D-R 1009	677 SF	62.93 m²	
18D-R 1010	493 SF	45.77 m²	
TOTAL		5,435 SF	504.96 m²
SERVICE - RENTAL			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	1,776 SF	165.02 m²	
NET FLOOR AREA (FSR) R			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 24	7,212 SF	669.97 m²	
TOTAL GFA - L10			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 10	14,437	1,341.26 m²	
TOTAL NET AREA (FSR) - L10			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 10	14,248 SF	1,323.97 m²	

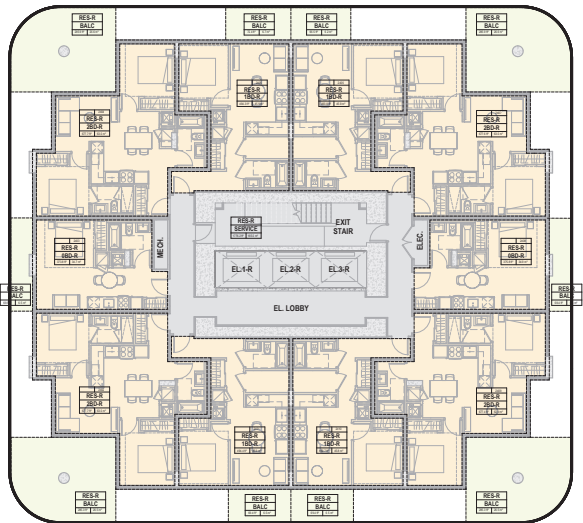
BUILDING B - STRATA			
GROSS FLOOR AREA (GFA)			
Level	Area Use	Total Area (sf)	Total Area (m2)
LEVEL 10	RES-S	7,226	671.28 m²
RESIDENTIAL SUITES - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
18D-S 1001	462 SF	42.96 m²	
28D-S 1002	707 SF	65.69 m²	
08D-S 1003	365 SF	33.91 m²	
28D-S 1004	707 SF	65.69 m²	
18D-S 1005	462 SF	42.96 m²	
18D-S 1006	468 SF	43.52 m²	
28D-S 1007	862 SF	80.05 m²	
28D-S 1008	777 SF	72.21 m²	
18D-S 1009	463 SF	42.97 m²	
18D-S 1010	493 SF	45.77 m²	
TOTAL		5,274 SF	489.95 m²
SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	1,763 SF	163.76 m²	
STORAGE EXCLUSION - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
X-STOR 1001	32 SF	2.97 m²	
X-STOR 1005	32 SF	2.97 m²	
X-STOR 1006	32 SF	2.97 m²	
X-STOR 1007	31 SF	2.84 m²	
X-STOR 1008	31 SF	2.86 m²	
X-STOR 1009	32 SF	2.96 m²	
TOTAL	189 SF	17.58 m²	
NET FLOOR AREA (FSR) R			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 24	7,212 SF	669.97 m²	
TOTAL GFA - L24			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 24	12,742	1,278.67 m²	
TOTAL NET AREA (FSR) - L24			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 24	8,140 SF	756.42 m²	



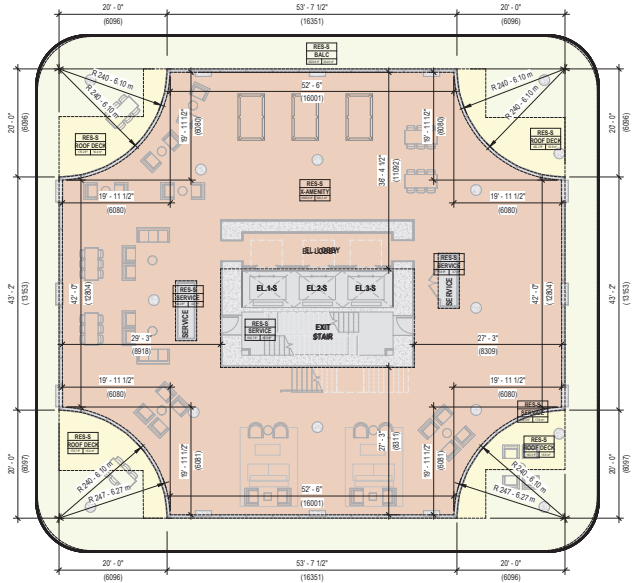
Level 10-23



COLOUR LEGEND	
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[Orange Box]	RENTAL (R)
[Light Blue Box]	AFFORDABLE HOUSING (AH)
[Light Blue Box]	YMCA
[Light Blue Box]	SERVICE
[Light Blue Box]	COMMERCIAL
[Light Green Box]	STORAGE
[Light Green Box]	CHILDCARE
[Light Green Box]	BALCONY
[Light Green Box]	AMENITY
[Light Green Box]	ROOF DECK

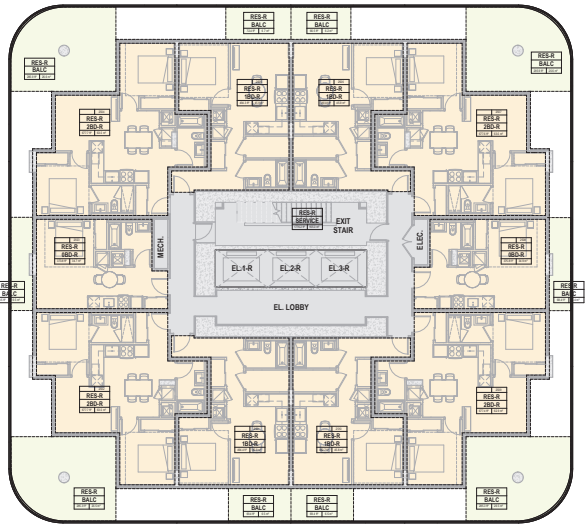


Level 24

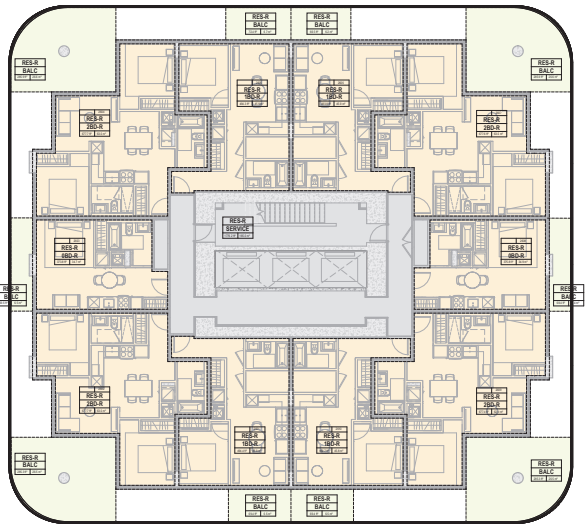


Level 25, 26-32

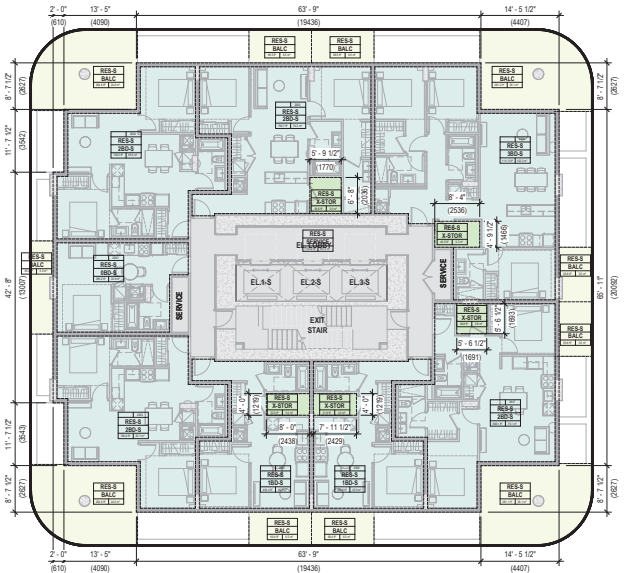
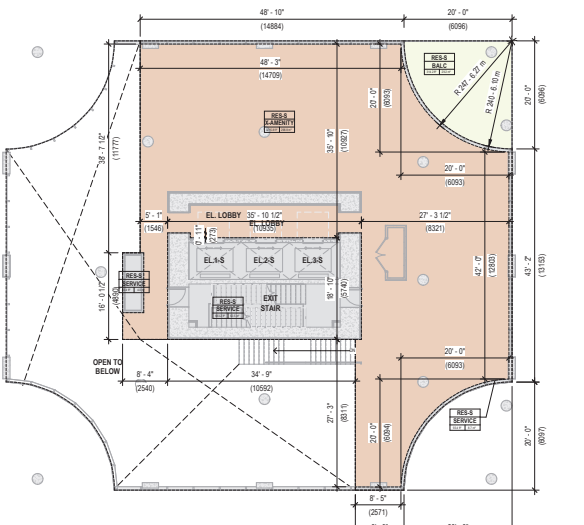
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GROSS FLOOR AREA (GFA)				GROSS FLOOR AREA (GFA)				GROSS FLOOR AREA (GFA)				GROSS FLOOR AREA (GFA)			
Level	Area Use	Total Area (sf)	Total Area (m2)	Level	Area Use	Total Area (sf)	Total Area (m2)	Level	Area Use	Total Area (sf)	Total Area (m2)	Level	Area Use	Total Area (sf)	Total Area (m2)
LEVEL 25	RES-R	7,212	669.97 m ²	LEVEL 25	RES-S	4,036	374.94 m ²	LEVEL 26	RES-R	7,212	669.97 m ²	LEVEL 26	RES-S	7,226	671.29 m ²
RESIDENTIAL SUITES - RENTAL				AMENITY EXCLUSION - STRATA				RESIDENTIAL SUITES - RENTAL				RESIDENTIAL SUITES - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)	Name	Total Area (sf)	Total Area (m2)		Name	Number	Total Area (sf)	Total Area (m2)	Name	Number	Total Area (sf)	Total Area (m2)
18D-R	2501	494 SF	45.93 m ²	X-AMENITY	3,216 SF	298.76 m ²		18D-R	2501	494 SF	45.93 m ²	18D-S	2501	462 SF	42.95 m ²
28D-R	2502	678 SF	62.96 m ²					28D-R	2502	678 SF	62.96 m ²	08D-S	2502	707 SF	65.67 m ²
08D-R	2503	374 SF	34.73 m ²					08D-R	2503	374 SF	34.73 m ²	08D-S	2503	365 SF	33.91 m ²
28D-R	2504	678 SF	62.96 m ²					28D-R	2504	678 SF	62.96 m ²	28D-S	2504	707 SF	65.64 m ²
18D-R	2505	494 SF	45.93 m ²					18D-R	2505	494 SF	45.93 m ²	28D-S	2505	704 SF	71.00 m ²
28D-R	2506	494 SF	45.89 m ²					18D-R	2506	494 SF	45.89 m ²	38D-S	2506	1,074 SF	99.79 m ²
28D-R	2507	678 SF	62.95 m ²					28D-R	2507	678 SF	62.95 m ²	28D-S	2507	717 SF	72.21 m ²
08D-R	2508	376 SF	34.92 m ²					08D-R	2508	376 SF	34.92 m ²	18D-S	2508	462 SF	42.97 m ²
28D-R	2509	677 SF	62.93 m ²					28D-R	2509	677 SF	62.93 m ²	TOTAL		5,319 SF	494.13 m ²
18D-R	2510	493 SF	45.77 m ²					18D-R	2510	493 SF	45.77 m ²				
TOTAL		5,435 SF	504.96 m ²					TOTAL		5,435 SF	504.96 m ²				
SERVICE - STRATA				SERVICE - STRATA				SERVICE - STRATA				SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)		Name	Total Area (sf)	Total Area (m2)		Name	Total Area (sf)	Total Area (m2)		Name	Total Area (sf)	Total Area (m2)	
SERVICE	1,778 SF	165.02 m ²		SERVICE	820 SF	76.18 m ²		SERVICE	1,778 SF	165.02 m ²		SERVICE	1,733 SF	161.83 m ²	
NET FLOOR AREA (FSR) STRATA				NET FLOOR AREA (FSR) STRATA				NET FLOOR AREA (FSR) S				NET FLOOR AREA (FSR) S			
Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)	
LEVEL 25	7,212 SF	669.97 m ²		LEVEL 25	820 SF	76.18 m ²		LEVEL 26	7,212 SF	669.97 m ²		LEVEL 26	7,652 SF	655.16 m ²	
TOTAL GFA - L25				TOTAL NET AREA (FSR) - L25				TOTAL GFA - L26				TOTAL NET AREA (FSR) - L26			
Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)		Level	Total Area (sf)	Total Area (m2)	
LEVEL 25	11,347	1,044.91 m ²		LEVEL 25	8,032 SF	746.16 m ²		LEVEL 26	14,437	1,341.28 m ²		LEVEL 26	14,264 SF	1,325.14 m ²	



Level 25



Level 26-32



COLOUR LEGEND	
[Green Box]	STRATA (S)
[Yellow Box]	RENTAL (R)
[Blue Box]	AFFORDABLE HOUSING (AH)
[Light Blue Box]	YMCA
[Light Green Box]	SERVICE
[Light Yellow Box]	COMMERCIAL
[Light Green Box]	STORAGE
[Light Blue Box]	CHILDCARE
[Light Green Box]	BALCONY
[Light Yellow Box]	AMENITY
[Light Green Box]	ROOF DECK



Level 33 (Rental Amenity), 34-36

BUILDING A - RENTAL				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 33	RES-R	5,736	532.91 m²	

SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	2,179 SF	202.39 m²	

AMENITY EXCLUSION - STRATA			
Name	Total Area (sf)	Total Area (m2)	
X-AMENITY	1,941 SF	171.00 m²	

NET FLOOR AREA (FSR) S			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 33	3,896 SF	361.90 m²	

TOTAL GFA - L33			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 33	11,245	1,044.69 m²	

BUILDING B - STRATA				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 33	RES-S	7,226	671.28 m²	

RESIDENTIAL SUITES - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
3BD-S	3301	1,200 SF	111.46 m²
3BD-S	3302	1,058 SF	98.33 m²
2BD-S	3303	764 SF	71.00 m²
3BD-S	3304	1,031 SF	96.78 m²
3BD-S	3305	1,292 SF	119.99 m²
TOTAL		5,388 SF	500.57 m²

SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	1,657 SF	153.95 m²	

STORAGE EXCLUSION - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
X-STOR	3301	31 SF	2.86 m²
X-STOR	3302	31 SF	2.87 m²
X-STOR	3303	29 SF	2.69 m²
X-STOR	3304	40 SF	3.72 m²
X-STOR	3305	40 SF	3.72 m²
TOTAL		180 SF	16.76 m²

NET FLOOR AREA (FSR) S			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 33	7,045 SF	654.52 m²	

TOTAL NET AREA (FSR) - L33			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 33	9,224 SF	856.91 m²	

BUILDING A - RENTAL				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	RES-R	948	88.08 m²	

SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	948 SF	88.08 m²	

NET FLOOR AREA (FSR) R			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	948 SF	88.08 m²	

TOTAL GFA - L34			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	8,174	759.97 m²	

BUILDING B - STRATA				
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	RES-S	7,226	671.28 m²	

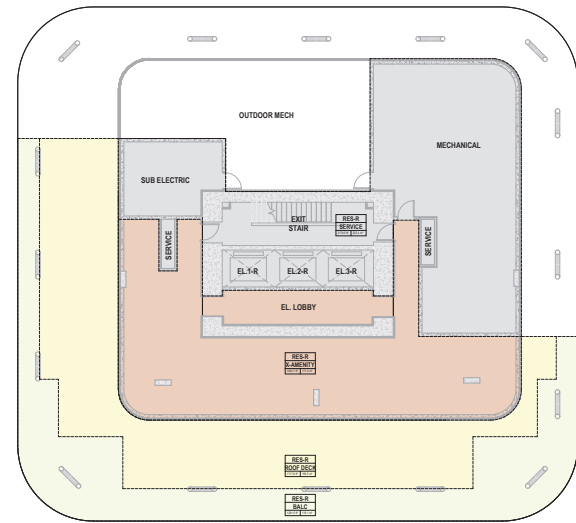
RESIDENTIAL SUITES - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
3BD-S	3401	1,200 SF	111.46 m²
3BD-S	3402	1,058 SF	98.33 m²
2BD-S	3403	764 SF	71.00 m²
3BD-S	3404	1,074 SF	99.78 m²
3BD-S	3405	1,292 SF	119.99 m²
TOTAL		5,388 SF	500.57 m²

SERVICE - STRATA			
Name	Total Area (sf)	Total Area (m2)	
SERVICE	1,657 SF	153.95 m²	

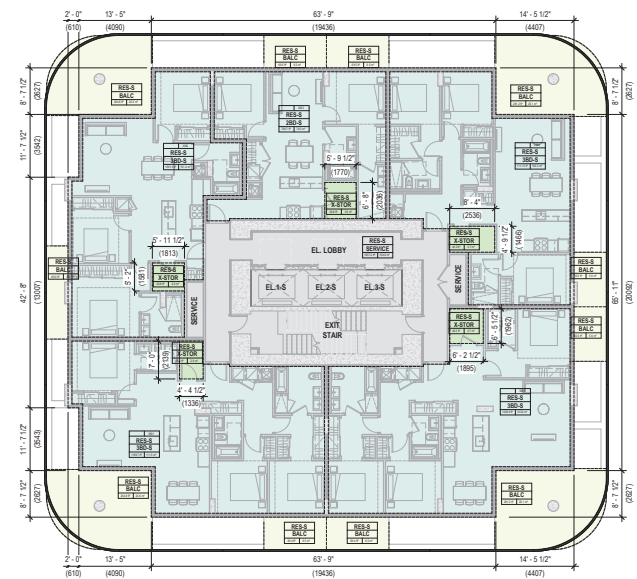
STORAGE EXCLUSION - STRATA			
Name	Number	Total Area (sf)	Total Area (m2)
X-STOR	3401	31 SF	2.86 m²
X-STOR	3402	31 SF	2.87 m²
X-STOR	3403	29 SF	2.69 m²
X-STOR	3404	40 SF	3.72 m²
X-STOR	3405	40 SF	3.72 m²
TOTAL		180 SF	16.76 m²

NET FLOOR AREA (FSR) S			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	7,045 SF	654.52 m²	

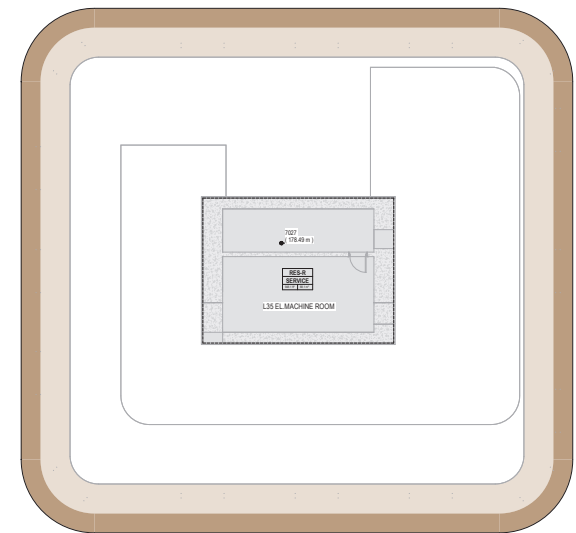
TOTAL NET AREA (FSR) - L34			
Level	Total Area (sf)	Total Area (m2)	
LEVEL 34-36	7,993 SF	742.60 m²	



Level 33

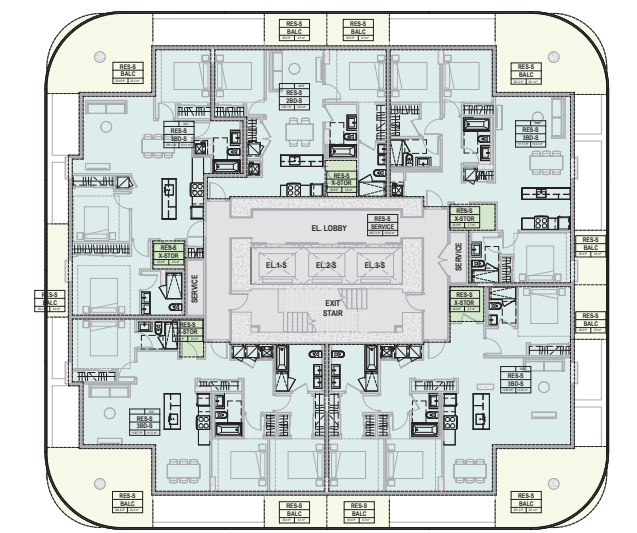


COLOUR LEGEND	
[Blue Box]	STRATA (S)
[Orange Box]	RENTAL (R)
[Light Blue Box]	AFFORDABLE HOUSING (AH)
[Light Green Box]	YMCA
[Light Yellow Box]	SERVICE
[Light Purple Box]	COMMERCIAL
[Light Brown Box]	STORAGE
[Light Pink Box]	CHILDCARE
[Light Grey Box]	BALCONY
[Light Tan Box]	AMENITY
[Light Green Box]	ROOF DECK



*BUILDING A - LEVEL 35 ONLY - ELEVATOR MACHINE LEVEL

Level 34-36



Level 37

BUILDING B - STRATA

GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 37	RES-S	7,226	671.28 m²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m2)	
3BD-S	3701	1,571 SF	145.86 m²	
3BD-S	3702	1,190 SF	110.59 m²	
3BD-S	3703	1,383 SF	128.47 m²	
3BD-S	3704	1,292 SF	119.99 m²	
TOTAL		5,436 SF	505.92 m²	

SERVICE - STRATA

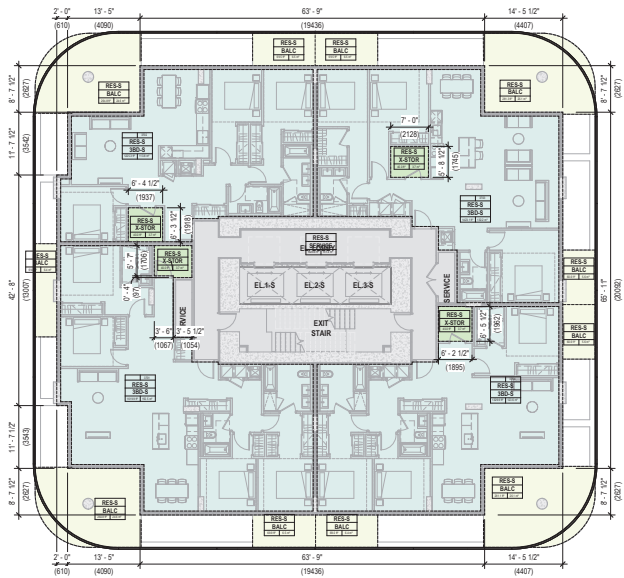
Name	Total Area (sf)	Total Area (m2)
SERVICE	1,630 SF	151.39 m²

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m2)	
X-STOR	3701	40 SF	3.72 m²	
X-STOR	3702	40 SF	3.72 m²	
X-STOR	3703	40 SF	3.71 m²	
X-STOR	3704	40 SF	3.72 m²	
TOTAL		160 SF	14.87 m²	

NET FLOOR AREA (FSR) S

Level	Total Area (sf)	Total Area (m2)
LEVEL 37	7,066 SF	656.42 m²



Level 38

BUILDING B - STRATA

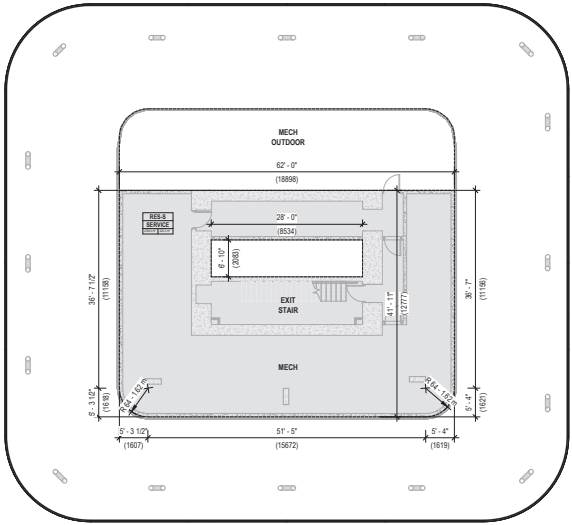
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 38	RES-S	2,395	222.53 m²	

SERVICE - STRATA

Name	Total Area (sf)	Total Area (m2)
SERVICE	2,395 SF	222.53 m²

NET FLOOR AREA (FSR) STRATA

Level	Total Area (sf)	Total Area (m2)
LEVEL 38	2,395 SF	222.53 m²



Level 39

BUILDING B - STRATA

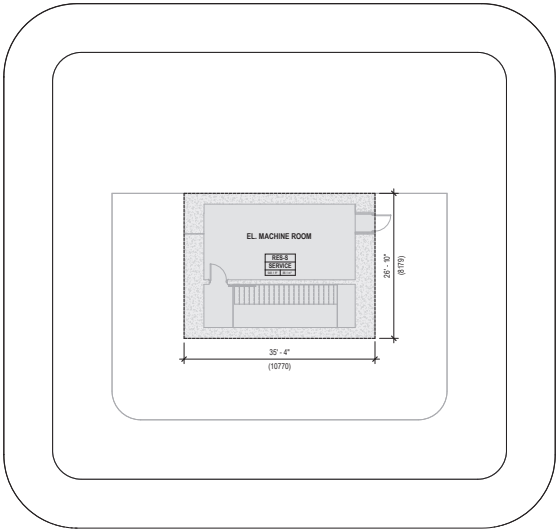
GROSS FLOOR AREA (GFA)				
Level	Area Use	Total Area (sf)	Total Area (m2)	
LEVEL 39	RES-S	948	88.08 m²	

SERVICE - STRATA

Name	Total Area (sf)	Total Area (m2)
SERVICE	948 SF	88.08 m²

NET FLOOR AREA (FSR) STRATA

Level	Total Area (sf)	Total Area (m2)
LEVEL 39	948 SF	88.08 m²



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