



310 East 14th Avenue

Rezoning Booklet
City Of Vancouver
March 28, 2024

Contents

1.0 Introduction

- 1.1 Owner's Letter
- 1.2 Project Team
- 1.3 Policy Context
- 1.4 Rezoning Intent
- 1.5 Rezoning Rationale Statement
- 1.6 Design Rationale
- 1.7 Sustainability Measures

2.0 Site Analysis

- 2.1 Context Map
- 2.2 Site Photos
- 2.3 Topographic Survey
- 2.4 City Policies
- 2.5 Building Grades
- 2.6 Shadow Studies

3.0 Design Principles

- 3.1 Architectural Concept
- 3.2 Landscape Concept
- 3.3 Proposed Use
- 3.4 Material Treatment

4.0 Architectural Drawings

- 4.1 Development Statistics
- 4.2 Context and Sit Plan
- 4.3 Floor Plans
- 4.4 Elevations
- 4.5 Sections
- 4.6 FSR overlays

5.0 Landscape Drawings

- 5.1 Landscape Plans

6.0 Perspective Views

- 6.1 Perspective Views

Section 1

Introduction

Contents

- 1.1 Owner's Letter
- 1.2 Project Team
- 1.3 Policy Context
- 1.4 Rezoning Intent
- 1.5 Rezoning Rationale Statement
- 1.6 Sustainability Measures

1.1 Owner's Letter

632668 B.C. LTD.

1010 BURRARD STREET • VANCOUVER, BC • V6Z 2R9 • PHONE 604.893.7131

632668 B.C. Ltd. is pleased to submit for consideration this rezoning application for the development site at 310 East 14th Avenue. This application has been developed within the policy context of the Broadway Corridor Plan, specifically as it applies to land use policy area Mount Pleasant South Apartment Areas – Area B (MSAB).

Site Overview

The project site is located just east of Main Street in the residential area of South Main, within immediate walking distance of local shopping destinations on nearby Main and Kingsway Streets and within 1km of Tea Swamp Park, Robson Park and Mount Pleasant Park & Community Garden. South Main is a predominantly residential neighbourhood where the majority of short trips to local services can be made safely on foot.

The site will benefit from multiple modes of transportation and lies within walking distance to the future extension of the Millennium SkyTrain line rapid transit service on Broadway. The site is situated on the SE corner of Sophia Street and E 14th Avenue with Mount Saint Joseph Hospital to the east, in a neighbourhood with numerous 1960-1980's vintage three-storey wood frame apartment buildings.

The site is currently improved with one existing three-storey wood frame residential building, built in 1969, containing 32 residential rental units. The frontage of the site is 134 feet which is less than the minimum site frontage required. However, in response to our Letter of Enquiry dated June 7th, 2023 the City noted that while the proposal does not comply with the minimum site frontage, "staff have evaluated that it is a good candidate for a discretionary relaxation to this requirement." The permitted building height under section 10.23.1 of the Broadway Plan is 20 residential storeys.

Rezoning Intent

Taking advantage of the site's prime location within the South Main neighbourhood, this project proposes to add much needed residential density in form of a 20-storey tower development that includes a total of 138 units consisting of 25 below-market rental (BMR) units and 113 secured market rental (SMR) units. Floor area assigned to below-market rental use is 20.0% of the total residential floor area. This addresses city council's objectives for more affordable and secured rental housing. Three below grade floors will provide 68 car parking spaces, 356 bicycle parking spaces, and 58 bulk storage lockers.

Our rezoning submission considers the following policies, bulletins and guidelines:

- Broadway Corridor Plan
- Guideline for high density housing for families with children
- Green buildings policy for rezonings - low emissions green buildings

The proposal generally conforms with the aforementioned. The parkade structure and podium will be set back 12'-0" and the tower setback 20'-0" from the East 14th Avenue property line to incorporate a new greenway and blue-green system enhancing the pedestrian, rolling, and cycling experience with substantial biodiversity and green rainwater management. The underground parkade access and residential loading are located off the lane and concentrated around the core. This provides the opportunity to integrate several family-oriented ground-level units with large patios reinforcing the residential character of the neighbourhood along East 14th and Sophia Street.

1.2 Project Team

Owner

Title Holder 632668 B.C. Ltd.
Beneficial Owner Sophia Apartment Holdings Ltd.

Contact:
Bruno Wall
brunowall@wallcentre.com
604.893.7223

Architects

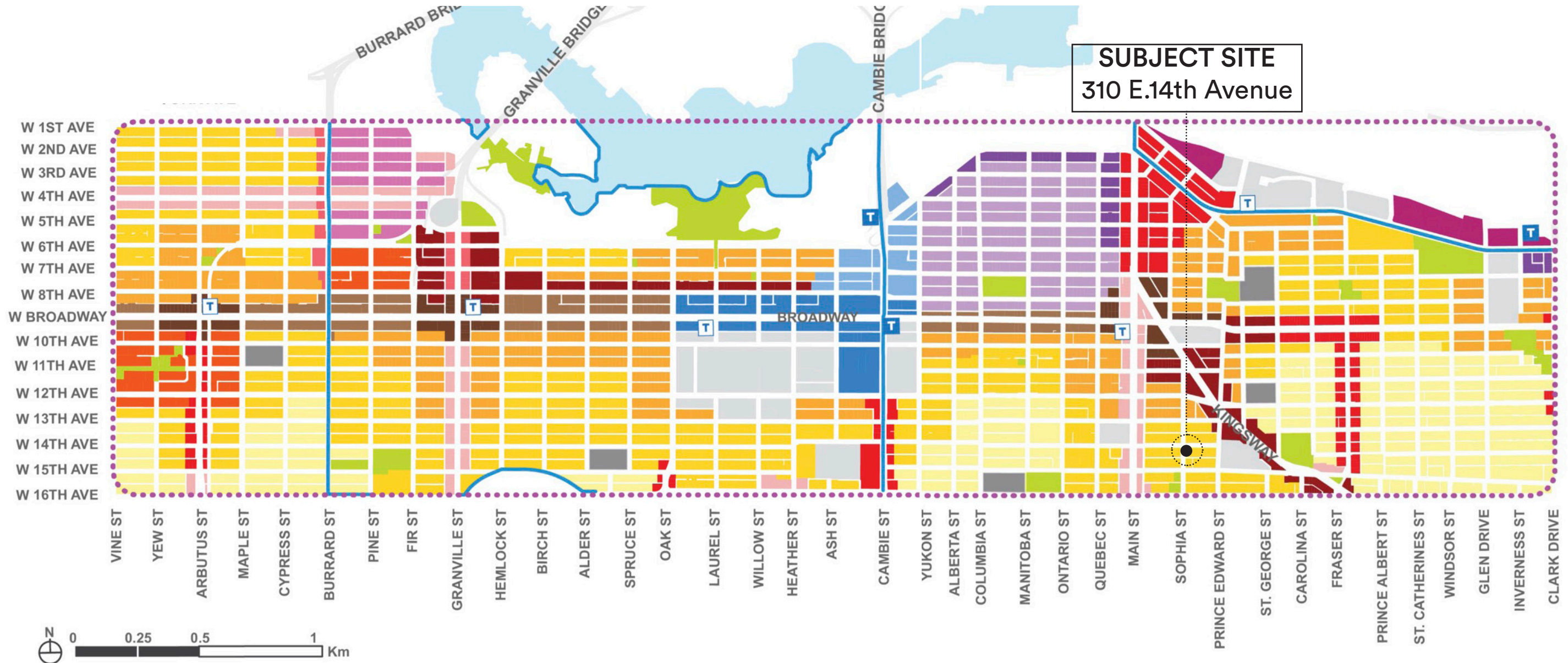
bingham hill architects

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

Consultant Team

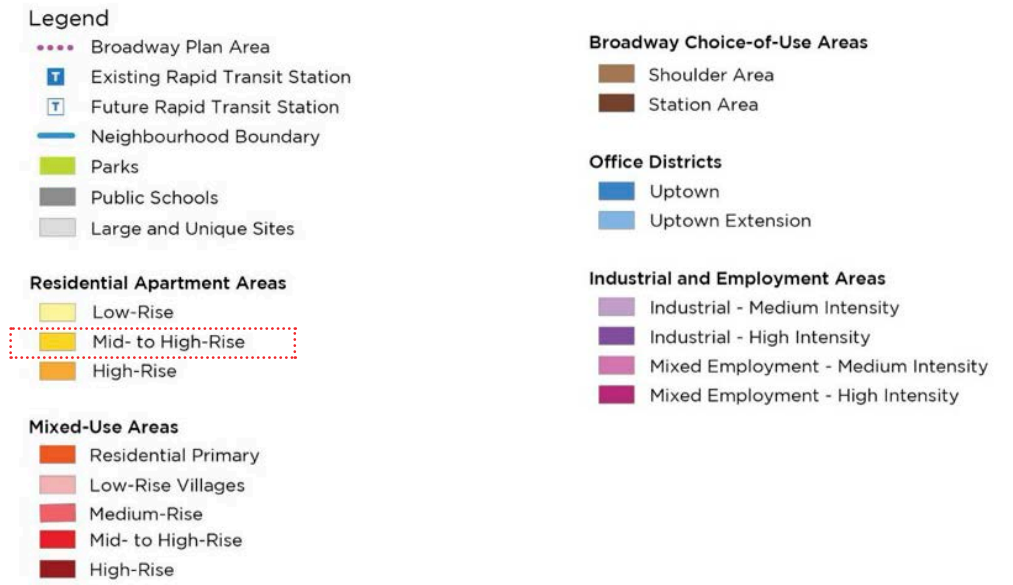
Architects	Landscape	Structural	Mechanical	Electrical	Envelope/Sustainability	Traffic
Bingham Hill Architects	Bearmark Design and Landscape	Glotman-Simpson Consulting	Ron Wong & Associates Ltd	Nemetz S/A	BC Building Science	Bunt and Associates Engineering Ltd.
Contact: Doug Nelson 604.688.8254 dnelson@bharch.ca	Contact: Amber Paul 604.319.9346 amber@bearmarkdesign.com	Contact: Harrison Glotman 604.484.2294 hglotman@glotmansimpson.com	Contact: Ron Wong 604.284.5580 ron@ronwong.ca	Contact: Gerry Ewert 604.736.6562 gerry@nemetz.com	Contact: Farshid Bagheri 604.520.6456 farshid@bcbuildingscience.com	Contact: Christephen Cheng 604.685.6427 ccheng@bunteng.com

1.3 Policy Context



The proposed development at 310 East 14th Avenue is situated within Vancouver’s “Broadway Plan”. The plan was approved by Vancouver City Council in June, 2022 and was put into effect on September 1, 2022. The 30-year plan aims to address both long-range and short-term regional growth through the integration of additional housing, job space, shops and services, amenities and access to the high-quality rapid transit offered by the Broadway Subway.

The City of Vancouver and the applicant team recognize that we are on the unceded, ancestral, and traditional homelands of the xʷməθkʷəy’əm (Musqueam), Skwx_wú7mesh (Squamish) and səliłwətał (Tseil-Waututh) Nations, who continue to live on, steward and host the City of Vancouver today.



1.4 Rezoning Intent

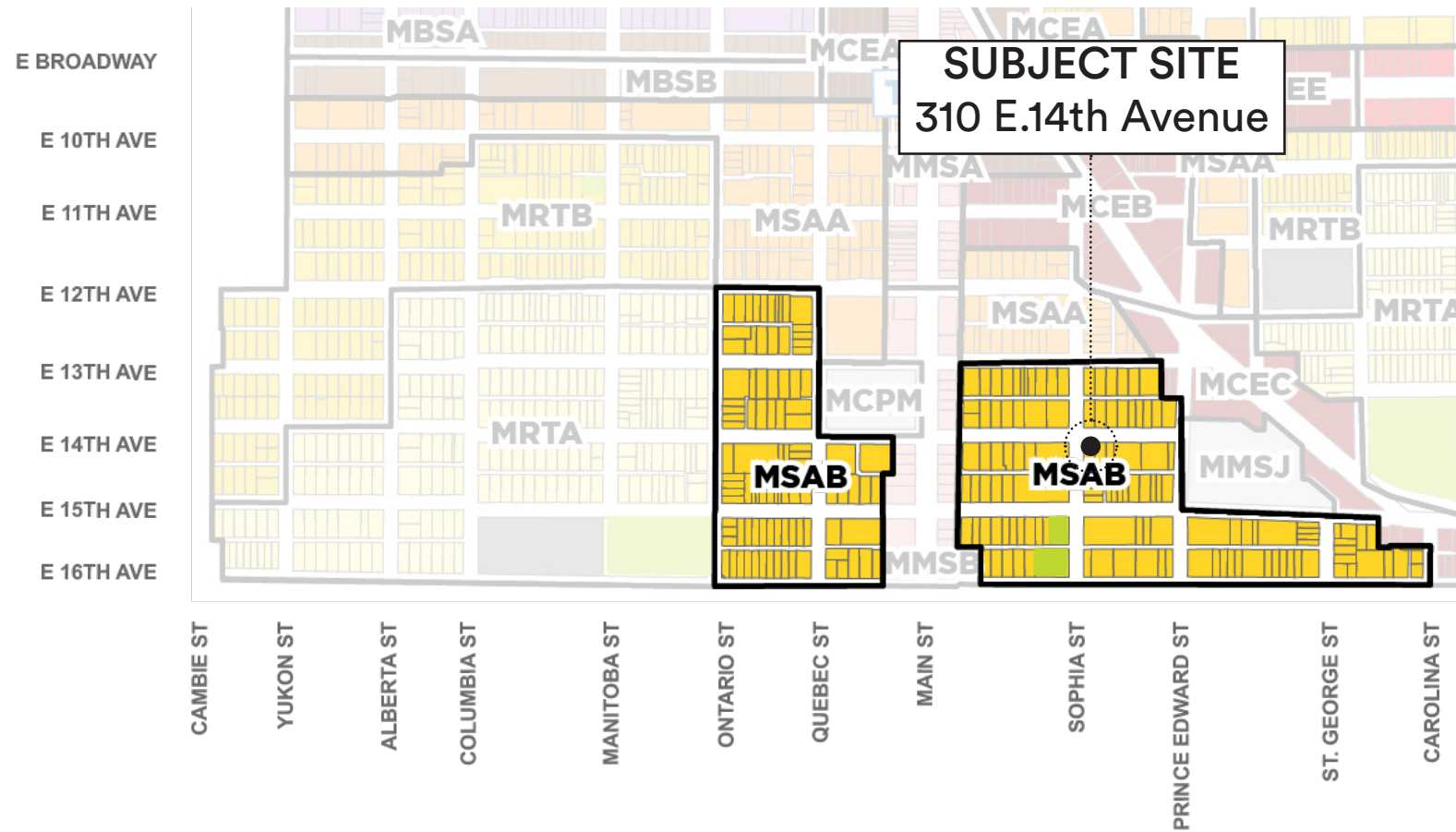
This application has been developed within the policy context of the Broadway Corridor Plan, specifically as it applies to land use policy area Mount Pleasant South Apartment Area- Area B (MSAB).

The project site is located in the Apartment area of Mount Pleasant South, primarily a residential apartment area, a walkable area with diverse housing options, including long-term renewal of rental housing.

East 14th Avenue is planned as part of the blue-green system, providing a leafy street tree canopy, an onsite tree layer providing a buffer between the public realm and private patios, as well as green rainwater infrastructure within an expanded roadside boulevard. Parking access is from the City Lane at the south edge of the site.

The proposed project includes a 20 storey residential rental building, including Market Rental and Below Market Rental uses. Total proposed FSR floor area is approximately 105,545 sf consisting of 21,120 sf (25 units) of Below Market Rental housing (20.0% of total FSR floor area) and 84,425 sf (113 units) of Market Rental housing. A range of Indoor and outdoor Amenity areas are provided at Levels 1, 5 and 20. Four below-grade floors provide 68 parking spaces, 356 bicycle storage spaces, and 60 storage lockers.

10.23 Mount Pleasant South Apartment Areas - Area B MSAB



Intent

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

1.5 Rezoning Rationale Statement

The proposed development is located within the Mount Pleasant South Apartment Area- Area B (MSAB). Under the guidelines for this area, a development is permitted to be of Secured Rental to a maximum FSR of 6.5 and a height of 20 storeys. In addition, 20% of the residential floor area is required to be secured rental and below-market rates.

The property is a corner site with an East 14th Avenue of 133.95 ft, which is less than the the minimum 150 ft frontage required for tower forms. In a LOE response from city staff a tower form was deemed appropriate on the site despite the shortfall in site frontage.

The property is compliant with the guidelines outlined in the MSAB Policy and Broadway Plan.

10.23.1 MSAB Policy Summary Table

Policy Area	Mount Pleasant South Apartment Areas - Area B		MSAB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 10.23.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)

Additional Policies

- 10.23.2 There will be a maximum of two towers per block (street to street, including any laneways) in Mount Pleasant South Apartment Area B. For blocks located in both Mount Pleasant South Apartment Area B and another policy area, only towers in Mount Pleasant South Apartment Area B shall be counted toward the maximum.
- 10.23.3 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.
- 10.23.4 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or

1.6 Sustainability Measures

GREEN BUILDINGS FOR REZONING

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

HIGH PERFORMANCE ENVELOPE

A focus on minimizing thermal bridging and supplying high performance building envelope is a priority for the project. Continuous exterior insulation with a rain screen system forms the majority of the envelope. The windows in the project are designed to be punched openings. This allows the design to deliver a favourable window-to-wall ratio, while still providing natural lightened ventilation to the dwelling units.

RESILIENT DESIGN AND CONSTRUCTION

The materials proposed for the project are hardy and suitable for the longterm life of the project. Many materials are intended to be partially shop manufactured, reducing the amount of waste during construction and replacement.

TRANSIT-ORIENTED LIVING

To support and promote cycling, the project will include extensive bicycle facilities for residents, some of which provide compliance with TDM Group B. Bicycle facilities include individual bike storage rooms, enhanced proportion of bike lockers, a bicycle maintenance room with bike wash down provision, and some Lane-level bicycle storage (including all oversize bikes). The site is situated near the planned 10th Avenue bike route extensions, and other planned routes.

Section 2

Site Analysis

Contents

- 2.1 Context Map
- 2.2 Site Photos
- 2.3 Topographic Survey
- 2.4 City Policies
- 2.5 Building Grades
- 2.6 Shadow Studies

2.1 Context Map

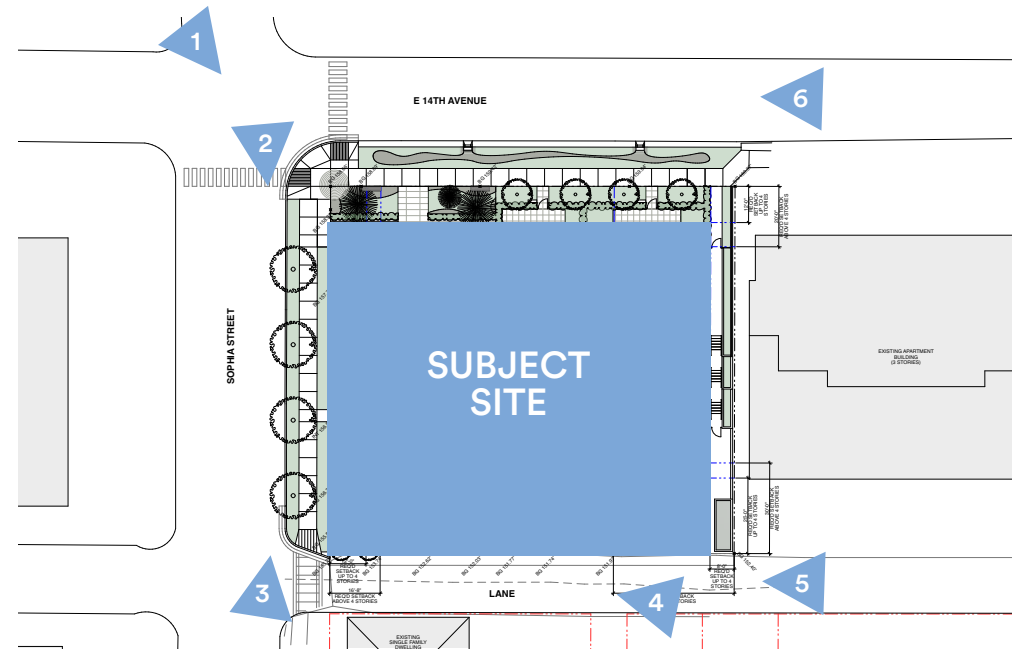
The project site is located in the Apartment area of Mount Pleasant South, primarily a residential apartment area, a walkable area with diverse housing options, including long-term renewal of rental housing.

East 14th Avenue is planned as part of the blue-green system, providing a leafy street tree canopy, an onsite tree layer providing a buffer between the public realm and private patios, as well as green rainwater infrastructure within an expanded roadside boulevard. Parking access is from the City Lane at the south edge of the site.

The proposed project includes a 20 storey residential rental building, including Market Rental and Below Market Rental uses. Total proposed FSR floor area is approximately 105,545 sf consisting of 21,120 sf (25 units) of Below Market Rental housing (20.0% of total FSR floor area) and 84,425 sf (113 units) of Market Rental housing. A range of Indoor and outdoor Amenity areas are provided at Levels 1, 5 and 20. Four below-grade floors provide 68 parking spaces, 356 bicycle storage spaces, and 60 storage lockers.



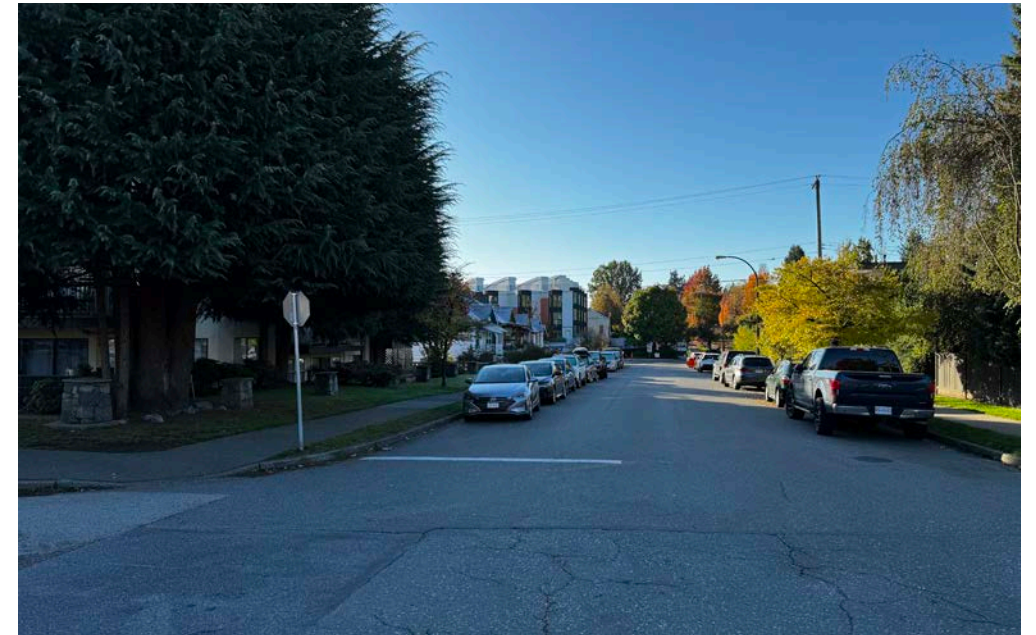
2.2 Site Photos



Key Plan (N.T.S.)



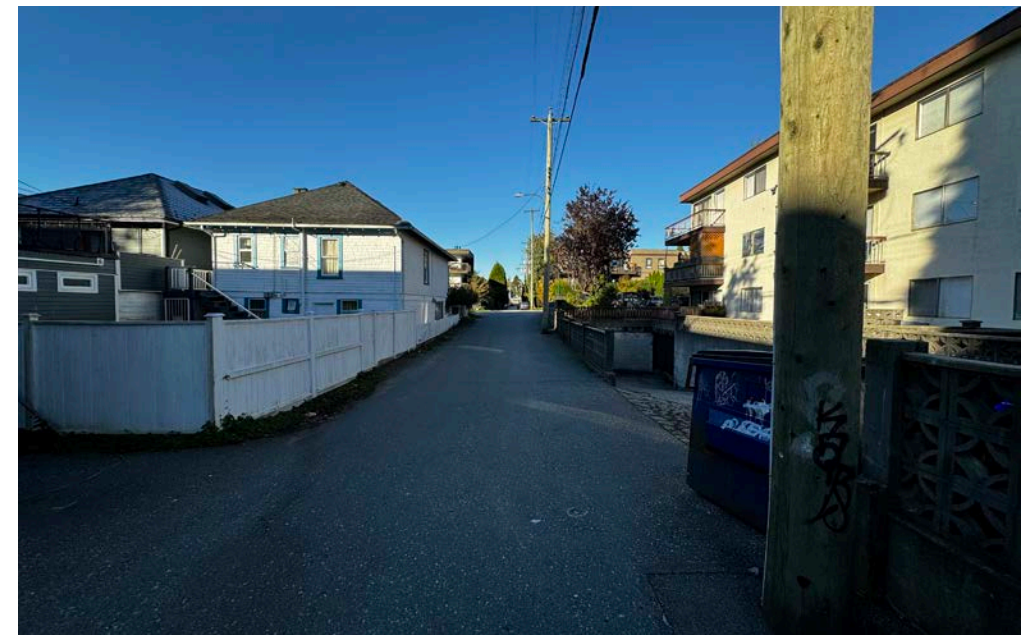
1. Looking south east towards the corner of East 14th Avenue and Sophia Street



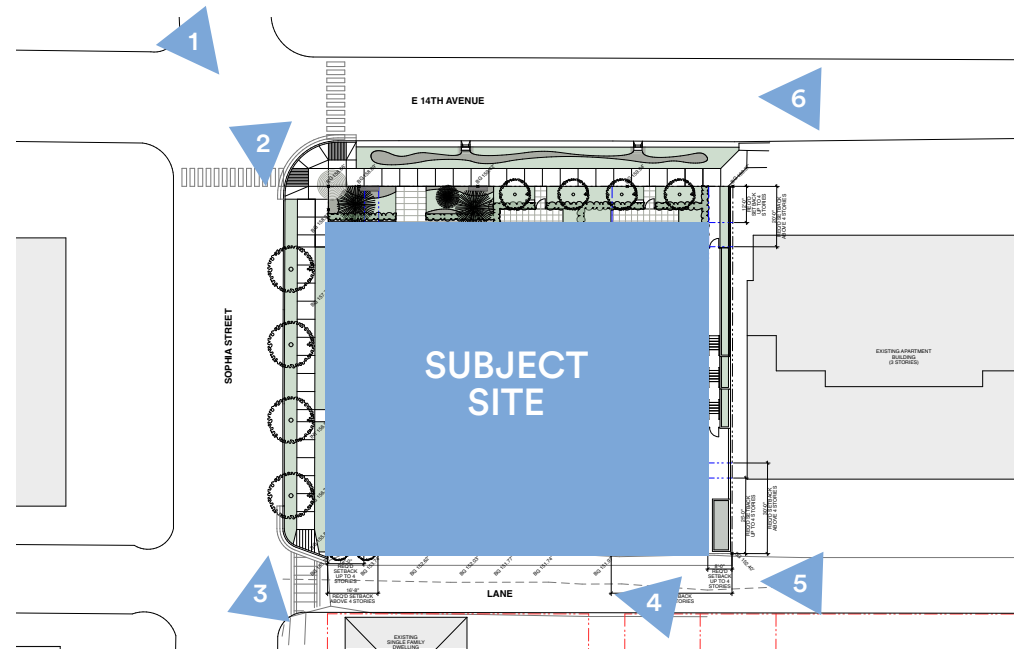
2. Looking south along Sophia Street



3. Looking north along Sophia Street at the Lane



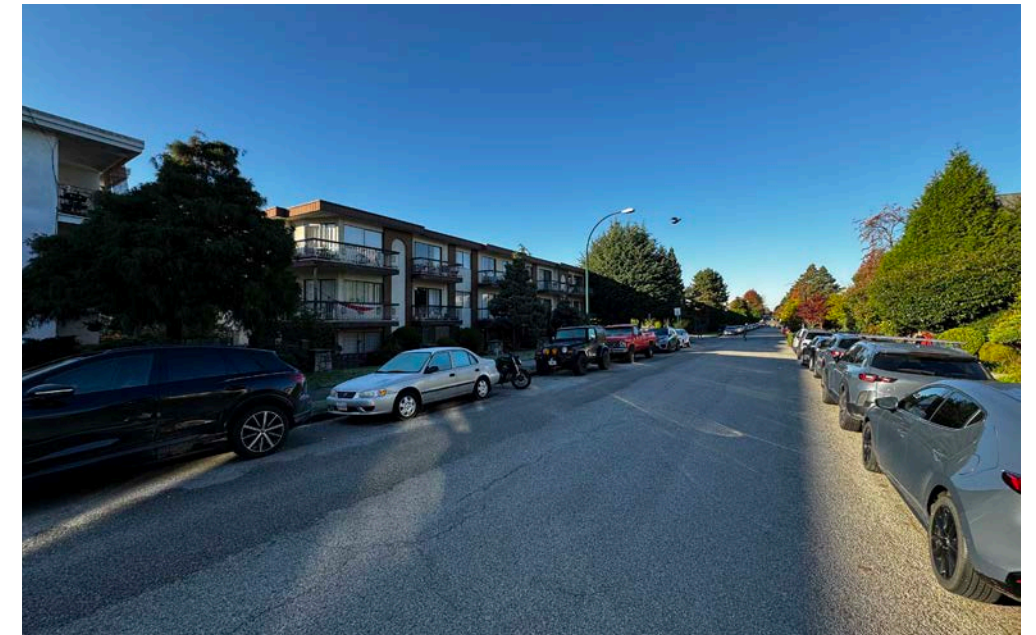
4. Looking north east along the lane



Key Plan (N.T.S.)

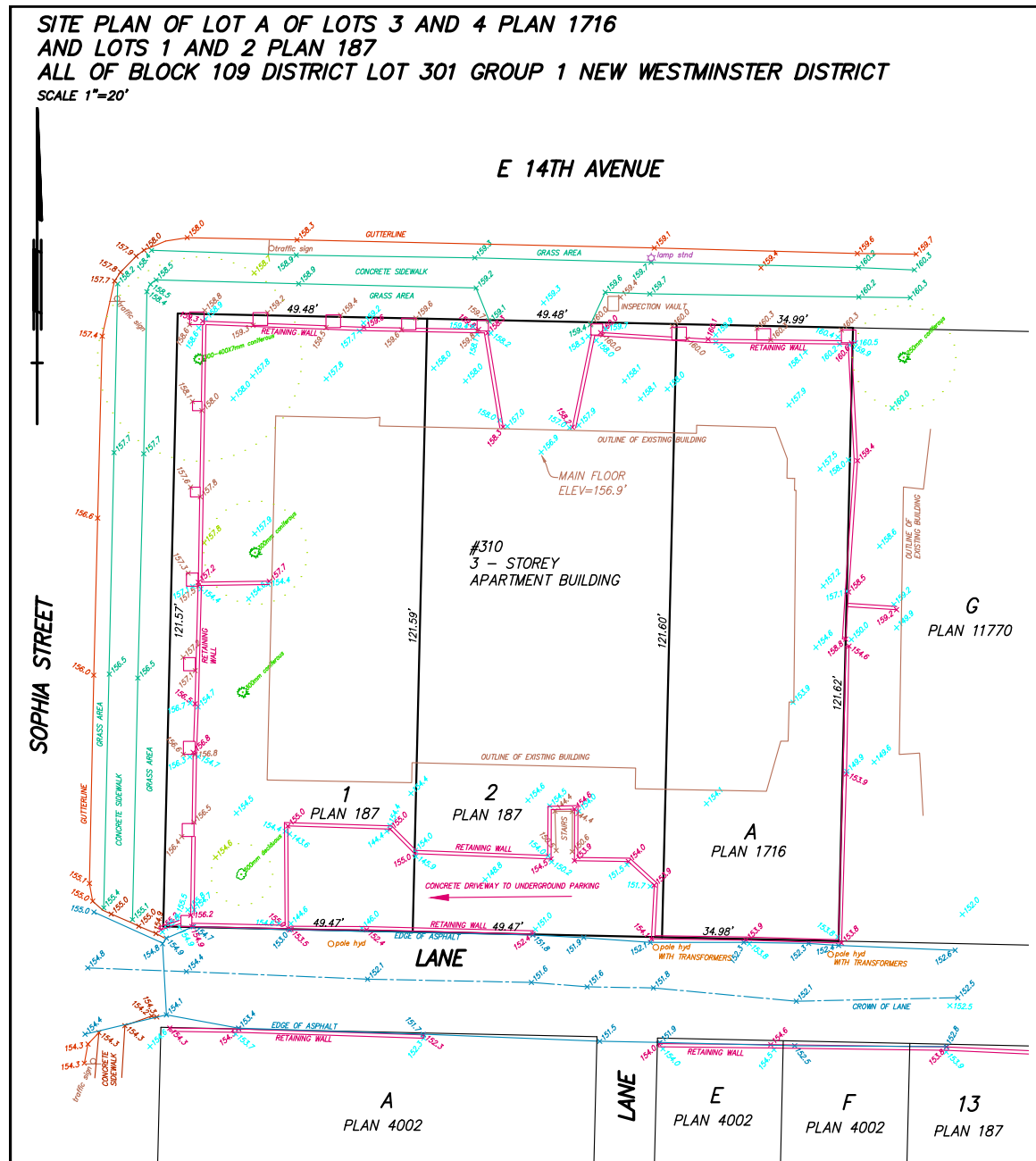


5. Looking west along Lane



6. Looking west along East 14th Avenue

2.3 Topographic Survey



NOTE:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN FEET.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.9995957.

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM OCM V-1743, LOCATED IN THE CITY OF VANCOUVER AT THE INTERSECTION OF 13th AVENUE AND KINGSWAY, ELEVATION = 170.73' (52.037 METRES), GEODETIC DATUM. (CVD28GVRD2018)

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

TREE DIAMETER ARE TAKEN AT 4.6FT ABOVE GRADE AND ARE SHOWN IN FEET. TREE SYMBOLS ARE NOT DRAWN TO SCALE.

© 2022 COPYRIGHT RESTRICTION

THIS PLAN IS THE EXCLUSIVE PROPERTY OF APLIN & MARTIN AND MAY NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT OF SAME.

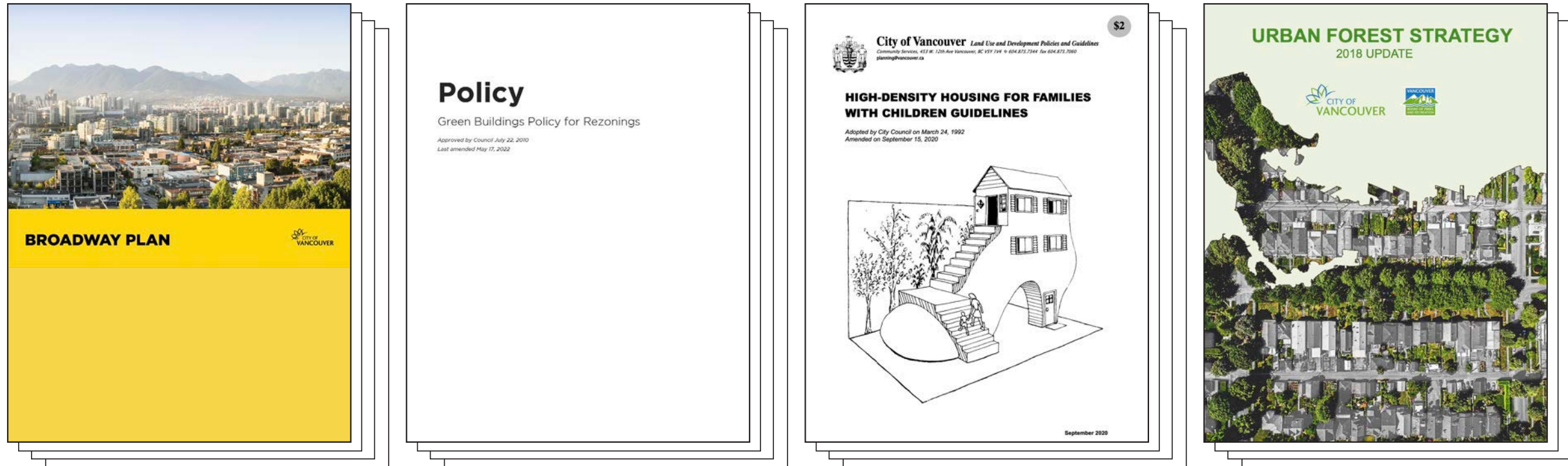
THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

PID: 015-607-950 (LOT 1)
PID: 015-607-968 (LOT 2)
PID: 014-381-150 (LOT A)
CIVIC ADDRESS: 310 E 14 AVENUE,
VANCOUVER, BC

FIELD SURVEY: JUNE 14, 2022
FILE 22-552-02 SITE PLAN IMPERIAL

2.4 City Policies



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

Broadway Plan, September, 2022

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

Green Buildings Policy for Rezoning
July 22, 2010-amended May 2, 2018

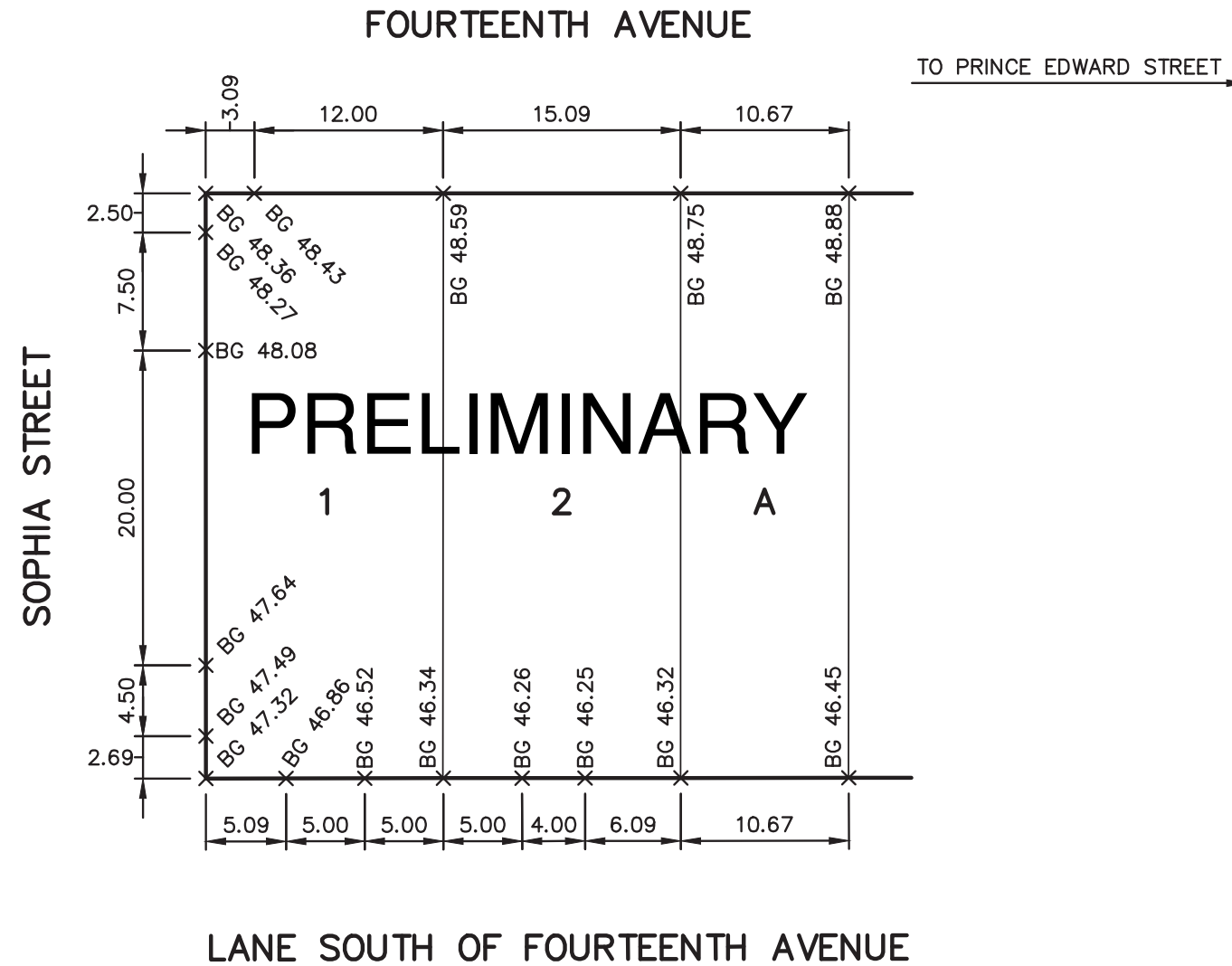
Public Art Policy and Procedures for Rezoned Developments
July 23, 2014

Community Amenity Contributions Policy for Rezoning (1999- amended
2023)

Urban Forest Strategy (2018)

Bird Friendly Design Guidelines (Sept 2014)

2.5 Building Grades



BENCH MARK: ELEVATION: 46.450 DESCRIPTION: SURVEY MONUMENT MARKED V-1742 AT THE NORTH WEST CORNER OF THIRTEENTH AVENUE AND MAIN STREET.
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
 BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN
 ARE IN METRES BASED ON GVRD
 DATUM (ISSUED NOVEMBER 30, 2018).
 DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES					
						BUILDING GRADE ELEVATIONS			SCALE: 1:400	
					DATE: 2023-07-20	DESIGN: M.L.	FOR LOTS 1, 2 & A, BLK. 109, D.L. 301, PLAN VAP187.		DWG. NO. BG-2023-00093	
					DWG: B.F.G.	CHK: F.G.			SHEET 1 / OF 1	REVISION:
					REF: FILE 2023-00093.					

2.6 Shadow Studies Summer Solstice



10 AM PST (UTC-7)
JUNE 21



12 PM PST (UTC-7)
JUNE 21



2 PM PST (UTC-7)
JUNE 21

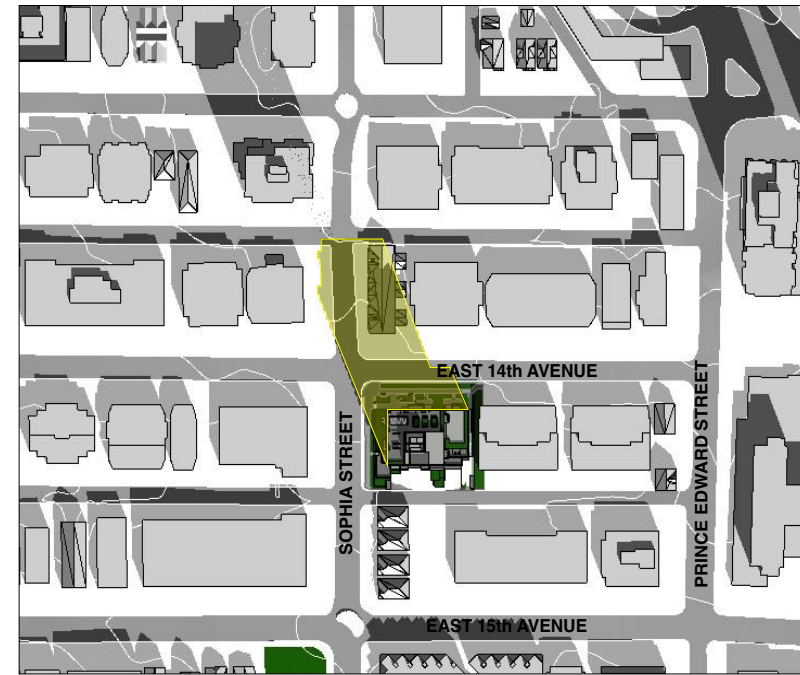


4 PM PST (UTC-7)
JUNE 21

2.6 Shadow Studies Autumn Equinox



10 AM PST (UTC-7)
SEPTEMBER 20



12 PM PST (UTC-7)
SEPTEMBER 20



2 PM PST (UTC-7)
SEPTEMBER 20

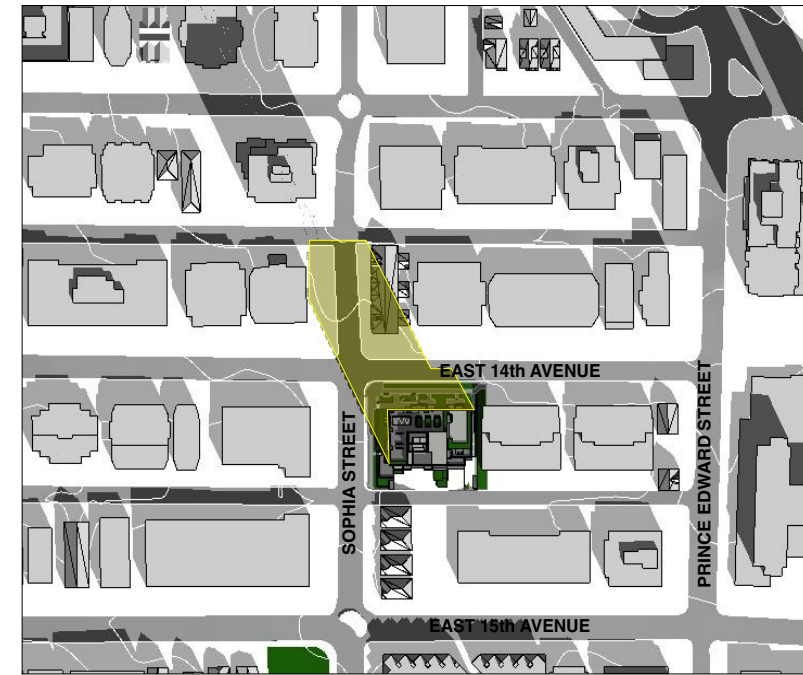


4 PM PST (UTC-7)
SEPTEMBER 20

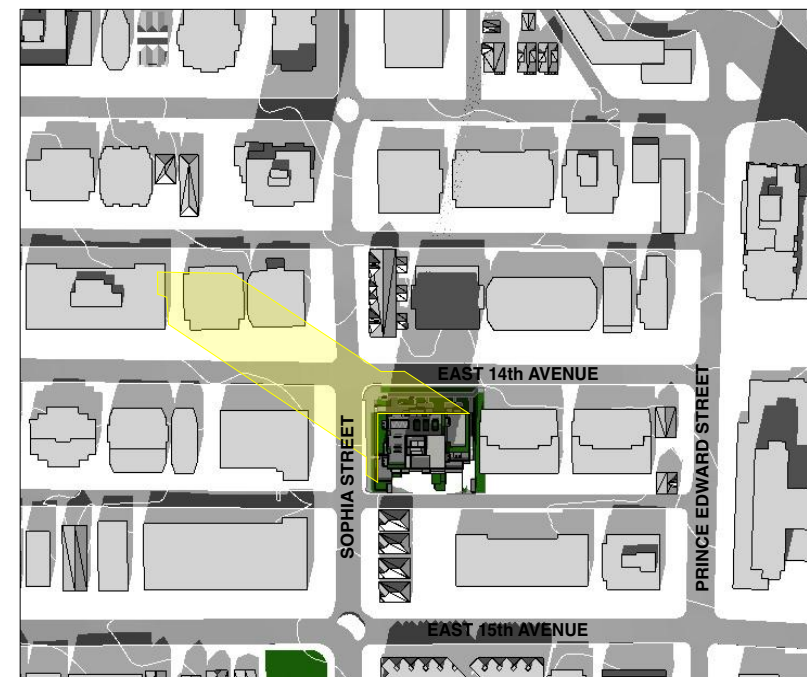
2.6 Shadow Studies Spring Equinox



10 AM PST (UTC-7)
MARCH 19



12 PM PST (UTC-7)
MARCH 19



2 PM PST (UTC-7)
MARCH 19



4 PM PST (UTC-7)
MARCH 19

Section 03

Design Principles

Contents

- 3.1 Architectural Concept
- 3.2 Landscape Concept
- 3.3 Proposed Use
- 3.4 Material Treatment

3.1 Architectural Concept



PEDESTRIAN SCALE STREETScape

The site's ground level realm is enhanced with use of form, materials, details, and landscaping elements. Projecting brick-clad bays provide smaller-scale massing with colour and surface texture contrasting with the primary building facade. Onsite trees within the 12 foot East 14th Avenue setback and adjacent street trees combine to deliver an upgrade to the pedestrian environment. Stepped brick planter walls provide a transition between the building and edge of property along the sloping Sophia Street frontage, and continue to wrap along the Lane edge. Landscape planters at the site's southwest corner also provide visual screening of the Lane loading facilities, as viewed from the Sophia Street sidewalk.

MASSING AND FENESTRATION

Project massing begins as limited by required building setbacks. The tower plan form is determined by the setbacks, yielding a smaller than typical floor plate, at approximately 5,500 sf. The 4-storey podium form is justified to align with the north face of the tower. Projecting bay elements at street frontages add simple massing detail at grade. The building mass is recessed at the East 14th Avenue lower west corner to help signify the main entrance. Rooftop elements (indoor amenity and service rooms/enclosures) are combined to create a concise form. Exterior facade colour application reinforces the different massing elements.

Fenestration occurs within punched openings, contributing to exterior wall thermal performance. Size of individual glazed openings is largely determined by interior space uses. The facade of the primary building is reinforced by the recessed windows. Double-height glazing is provided at the main entry and Lobby facades

3.1 Landscape Concept



ENHANCING THE PUBLIC REALM

Located on the southwest corner of East Fourteenth and Sophia street, the proposed development provides new residential units to contribute to the City of Vancouver's housing stock. The 20 storey building provides ground level townhouse units that front onto both E.14th and Sophia street, a podium level outdoor common area on level five and a large rooftop amenity deck with sunset views at the top. The ground floor units create an activated street frontage along the north and west facades with direct front door access, private terraces and gated entry walks. The double height glazed lobby at the northwest corner illuminates and activates the corner and creates a strong gateway feature as a visual cue for the main building entry.

The intent for the landscape design is to create a relatable and identifiable image for the building, one that roots the new building in the existing neighbourhood and creates a strong landscape character for residents and neighbours to enjoy. The ground level landscape character is strongly informed by the City of Vancouver designation of 14th Avenue as a "Blue-

Green Street". As such, the north frontage includes rainwater infiltration gardens, pedestrian seating areas and a planting design approach that supports rainwater infiltration and highlights our native species. At the corner, new feature conifers replace the mature cedar that was removed while feature planting reflects the sinuous nature of water flow and rain garden design. Along both street frontages, front yard gardens are created to blend with the neighbourhood with privacy hedging to screen private terraces, buffer planting along the sidewalks for pedestrian friendly public realm experiences and a consistent rhythm of feature shade trees along both Sophia and East 14th. At the lane, the landscape design delineates the main building entries and separates vehicle parking from pedestrian access pathways. Where possible, landscape planters are provided to allow for additional greenery in the lane and privacy screening between residences.

3.3 Proposed Use



DYNAMIC ROOF LEVELS

The landscape design at the upper levels focuses on providing high quality common areas for the building residents to enjoy. A large children's play area is provided at level five, complete with patio space and a variety of seating opportunities. The rooftop common area is programmed for food gardening, outdoor dining, and social gatherings. Lounge style seating is provided, as well as a large dining table, barbecue area, and feature lighting. The roof is designed to feel lush and green with overhead shade trees and container plantings to create private outdoor living rooms to encourage social gatherings and promote opportunities to celebrate the evening sunsets.

As a whole, the landscape design for the proposed development incorporates sustainability strategies to reduce the urban heat island effect through the planting of shade trees and the use of materials with high solar reflectance, conserve water use through high efficiency irrigation and promote infiltration by reducing runoff and including rainwater gardens. Furthermore, the use of adaptive and drought tolerant plants will make the

landscape areas resilient to future climate change and ensure the long term livability of the building.

3.4 Material Treatment

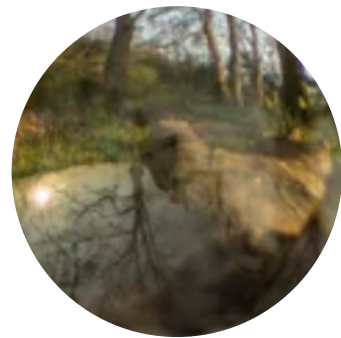
Proposed materials are informed by a number of design principles. Enhancement of the public realm is provided along the street frontages, with brick used to provide a texture transition from building to grade, in a durable material. Double-height storefront glazing at the main Residential entrance & lobby provides enhanced visual permeability. Light and dark metal panel are employed to differentiate the primary and secondary building forms.



Podium Material Expression



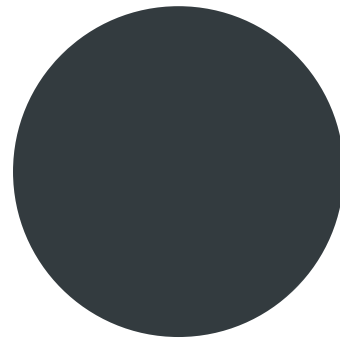
Tower Material Expression



1 Store Front Glazing



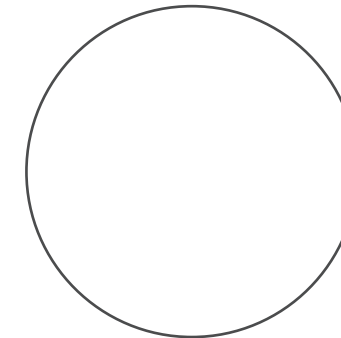
2 Brick Modular Manganese Ironspot Running Bond



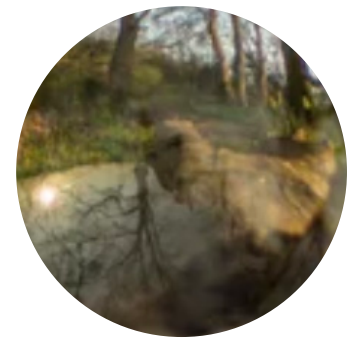
3 Metal Panel Charcoal Grey Finish



4 Brick Modular White Running Bond



5 Metal Panel Bone White Finish



6 Window Wall Frame colour Match adjacent panel

Section 04

Architectural Drawings

Contents

- 4.1 Development Statistics
- 4.2 Context and Sit Plan
- 4.3 Floor Plans
- 4.4 Elevations
- 4.5 Sections
- 4.6 FSR overlays

4.1 Development Statistics

PROJECT INFO	
CIVIC ADDRESS	310 EAST 14TH AVENUE, VANCOUVER, BC
LEGAL DESCRIPTION	LOT 1 DISTRICT LOT 301 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP135539
CURRENT ZONING	RM-4
PROPOSED ZONING	MOUNT PLEASANT SOUTH
EXISTING USE	MARKET RENTAL
PROPOSED USE	MARKET RENTAL

SITE INFO			
PROPERTY AREA	16,286.04 sq ft	1,513.02 m ²	
SITE DIMENSIONS	NORTH 133.95 ft / 40.83 m EAST 121.61 ft / 37.07 m SOUTH 133.93 ft / 40.82 m WEST 121.57 ft / 37.06 m		
SITE AREA	16,286.0 sq ft	1,513.02 m ²	
BUILDING HEIGHT	ALLOWED* 200.00 ft / 60.960 m PROPOSED 204.49 ft / 62.33 m		(LOWEST BUILDING GRADE TO HIGHEST TOP OF MECHANICAL ROOM PARAPET)
NO. OF STORIES	20		

SETBACKS	ALLOWED/REQUIRED*		PROPOSED	
	FEET	METERS	FEET	METERS
WEST (SOPHIA ST) LOT LINE	12.00 ft	3.66 m	12.00 ft	3.66 m
NORTH (E 14TH AVE) LOT LINE	12.00 ft	3.66 m	12.00 ft	3.66 m
EAST LOT LINE	8.00 ft	2.44 m	8.00 ft	2.44 m
SOUTH (LANE)	25.00 ft	7.62 m	25.00 ft	7.62 m

DENSITY	ALLOWABLE/REQUIRED		PROPOSED	
	b	c = a x b	d	e = a x d
SITE AREA	FSR	FSR AREA	FSR	FSR AREA
16,286.04 sq ft	6.50	105,859.26 sq ft	6.48	105,492.87 sq ft

LEVEL	Elevation	RESIDENTIAL GFA (sq.ft.)		TOTAL GFA (sq.ft.)	AMENITY (sq.ft.)	STORAGE (sq.ft.)	LOADING/WASTE (sq.ft.)	TOTAL EXCLUSIONS (sq.ft.)	TOTAL FSR (sq.ft.)	
		Floor to Floor	Elevation (feet)							Rentable
ROOF	315.43			0 sq ft	1,004.6 sq ft	0 sq ft	0 sq ft	1,004.6 sq ft	0 sq ft	
LEVEL 19	9'-8"	334.77	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.7 sq ft	156.7 sq ft	5,308.5 sq ft	
LEVEL 18	9'-8"	325.10	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 17	9'-8"	315.43	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 16	9'-8"	305.77	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 15	9'-8"	296.10	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 14	9'-8"	286.43	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 13	9'-8"	276.77	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 12	9'-8"	267.10	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 11	9'-8"	257.43	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 10	9'-8"	247.77	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 9	9'-8"	238.10	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 8	9'-8"	228.43	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 7	9'-8"	218.77	4,436.2 sq ft	1,029.0 sq ft	5,465.2 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.4 sq ft	
LEVEL 6	9'-8"	209.10	4,462.4 sq ft	1,003.1 sq ft	5,465.5 sq ft	0 sq ft	156.8 sq ft	156.8 sq ft	5,308.7 sq ft	
LEVEL 5	9'-8"	199.43	3,804.5 sq ft	1,661.4 sq ft	5,465.9 sq ft	745.2 sq ft	120.0 sq ft	865.2 sq ft	4,600.7 sq ft	
LEVEL 4	9'-8"	189.77	5,646.0 sq ft	1,350.7 sq ft	6,996.7 sq ft	0 sq ft	280.0 sq ft	280.0 sq ft	6,716.7 sq ft	
LEVEL 3	9'-8"	180.10	5,626.4 sq ft	1,370.2 sq ft	6,996.7 sq ft	0 sq ft	280.0 sq ft	280.0 sq ft	6,716.7 sq ft	
LEVEL 2	9'-8"	170.43	5,168.5 sq ft	1,373.6 sq ft	6,542.2 sq ft	0 sq ft	240.0 sq ft	240.0 sq ft	6,302.2 sq ft	
LEVEL 1	9'-8"	160.77	2,411.9 sq ft	4,000.6 sq ft	6,412.4 sq ft	890.2 sq ft	120.0 sq ft	1,010.2 sq ft	5,402.3 sq ft	
LEVEL P0	8'-10 3/4"	151.10	0 sq ft	6,083.2 sq ft	6,083.2 sq ft	0 sq ft	0 sq ft	4,646.8 sq ft	1,436.4 sq ft	
TOTAL (SF)			84,790.6 sq ft	31,224.0 sq ft	116,014.6 sq ft	2,639.9 sq ft	3,235.0 sq ft	4,646.8 sq ft	10,521.7 sq ft	105,492.9 sq ft
TOTAL (SM)			7,877.04 m ²	2,900.71 m ²	10,777.76 m ²	245.25 m ²	300.53 m ²	431.69 m ²	977.47 m ²	9,800.29 m ²
% OF OVERALL GROSS			73.1%	26.9%	100.0%					

Unit Mix Summary					
LEVEL	Studio	1 Bed	2 Bed	3 Bed	Total
ROOF					
LEVEL 19	4	2	2	0	8
LEVEL 18	4	2	2	0	8
LEVEL 17	4	2	2	0	8
LEVEL 16	4	2	2	0	8
LEVEL 15	4	2	2	0	8
LEVEL 14	4	2	2	0	8
LEVEL 13	4	2	2	0	8
LEVEL 12	4	2	2	0	8
LEVEL 11	4	2	2	0	8
LEVEL 10	4	2	2	0	8
LEVEL 9	4	2	2	0	8
LEVEL 8	4	2	2	0	8
LEVEL 7	4	2	2	0	8
LEVEL 6	2	0	2	2	6
LEVEL 5	1	0	0	3	4
LEVEL 4	0	2	2	3	7
LEVEL 3	0	2	2	3	7
LEVEL 2	1	2	2	2	7
LEVEL 1	0	1	1	1	3
TOTAL	56	33	35	14	138
% Distribution	41%	24%	25%	10%	

Family Oriented Units	49
% Family oriented units	36%

Below Market Rental Unit Mix Summary					
	Studio	1 Bed	2 Bed	3 Bed	Total
BELOW MARKET RENTAL	8	7	7	3	25
% of Distribution	32%	28%	28%	12%	

Below Market Rental Area Summary					
TOTAL RESIDENTIAL FLOOR AREA	105,492.87 sq ft				
BELOW MARKET RENTAL FLOOR AREA	<table border="1"> <tr> <th>REQUIRED</th> <th>PROVIDED</th> </tr> <tr> <td>21,098.57 sq ft</td> <td>21,172.20 sq ft</td> </tr> </table>	REQUIRED	PROVIDED	21,098.57 sq ft	21,172.20 sq ft
REQUIRED	PROVIDED				
21,098.57 sq ft	21,172.20 sq ft				

* Required BMR Area = 20% of the Total FSR area
 * Provided BMR = Total floor area of BMR units + 20% Common floor area

Unit GFA Summary for Bicycle Parking Space Calculation				
LEVEL	UNIT AREA			Total
	<65m2	>65m2 and <105 m2	>105 m2	
ROOF				
LEVEL 19	6	2	0	8
LEVEL 18	6	2	0	8
LEVEL 17	6	2	0	8
LEVEL 16	6	2	0	8
LEVEL 15	6	2	0	8
LEVEL 14	6	2	0	8
LEVEL 13	6	2	0	8
LEVEL 12	6	2	0	8
LEVEL 11	6	2	0	8
LEVEL 10	6	2	0	8
LEVEL 9	6	2	0	8
LEVEL 8	6	2	0	8
LEVEL 7	6	2	0	8
LEVEL 6	2	4	0	6
LEVEL 5	1	2	1	4
LEVEL 4	4	2	1	7
LEVEL 3	4	2	1	7
LEVEL 2	4	3	0	7
LEVEL 1	1	2	0	3
TOTAL	94	41	3	138
% Distribution	68%	30%	2%	

Unit GFA Summary for Residential Parking Space Calculation			
LEVEL	UNIT AREA		Total
	<50m2	>50m2	
ROOF			
LEVEL 19	4	4	8
LEVEL 18	4	4	8
LEVEL 17	4	4	8
LEVEL 16	4	4	8
LEVEL 15	4	4	8
LEVEL 14	4	4	8
LEVEL 13	4	4	8
LEVEL 12	4	4	8
LEVEL 11	4	4	8
LEVEL 10	4	4	8
LEVEL 9	4	4	8
LEVEL 8	4	4	8
LEVEL 7	4	4	8
LEVEL 6	2	4	6
LEVEL 5	1	3	4
LEVEL 4	0	7	7
LEVEL 3	0	7	7
LEVEL 2	1	6	7
LEVEL 1	0	3	3
TOTAL	56	82	138
% Distribution	41%	59%	

Values for Tabulating Parking & Loading Counts

Use	UNITS				Total
	Studio	1 Bed	2 Bed	3 Bed	
RESIDENTIAL	56	33	35	14	138

Use	UNITS WITH GFA			TOTAL GFA OF UNITS WITH UNIT GFA OF
	<50m ²	>50 m ²	Total	
RESIDENTIAL	56	82	138	6,920.25 m ²

Use	GFA	
	sq.ft	sq.m
RESIDENTIAL	116,014.60 sq ft	10,683.82 m ²
TOTAL	116,014.60 sq ft	10,683.82 m ²

Car Stalls Required & Provided - Overall by Use

Residential Parking Stalls Requirements (4.3.2): Except for accessible parking which is to be provided in accordance with section 4.8.4, there is no minimum residential parking requirement for residential uses in the Downtown and Broadway Plan Area.
 Residential Parking HC Stall Requirements (4.8.4(a)): 1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT
 Residential Visitors Parking Stalls Requirements (4.3.3): The lesser of (a) Min: 5% of the total number of residential parking spaces and (b) 0.05 parking space for every dwelling unit, Max: 0.1 parking spaces for every dwelling unit

Use	Requirements		Provided
	Minimum	Maximum	
RESIDENTIAL (4.2.1.13)	0		62
VISITORS (4.1.16)	3	14	6
TOTAL	3		68

Car Stalls Required & Provided by Sub Types & Use

Residential EV Parking Stall Requirements: (4.14.1) An energized outlet capable of providing Level 2 charging or higher must be installed in each parking space, excluding visitor parking spaces.
 Small Car Requirements: (4.1.7) The number of small car parking spaces on a site may not exceed 25% of the total parking spaces required for the site for all uses combined
 HC Residential Stalls (4.8.4): 1 SPACE PER FIRST 7 UNITS + 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT

Use	Required			Provided		
	Max Small car	Electrical Vehicle	Accessible Stalls	Small car	Electrical Vehicle	Accessible Stalls
RESIDENTIAL	0	0	5	14	62	5
VISITORS	1	0	0	2	0	1
TOTAL	1	0	5	16	62	6

Car Stalls: Break Down by Type & Use

Use	Regular	Small	Accessible	TOTAL
RESIDENTIAL	43	14	5	62
VISITORS	3	2	1	6
TOTAL	46	16	6	68

Car Stalls: Break Down by Type & Floor

Level	Regular	Small	Accessible	Car Share	TOTAL
P1	3	2	1	0	6
P2	16	7	5	0	28
P3	27	7	0	0	34
P4	0	0	0	0	0
TOTAL	46	16	6	0	68

Car Stalls: Break Down by Use & Floor

Level	RESIDENTIAL	VISITORS
P1	0	6
P2	28	0
P3	34	0
P4	0	0
TOTAL PROVIDED	62	6

TOTAL REQUIRED	0	3
----------------	---	---

Loading Bay Required & Provided

5.2.1 - CLASS A 1.0 SPACE PER 50-299 UNITS ; CLASS B 1.0 SPACE PER 100-299 UNITS

Use	Required			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
RESIDENTIAL (5.2.1)	1	1	0	1	1	0
TOTAL	1	1	0	1	1	0

Passenger Loading Bay Required & Provided

7.2.1 - CLASS A 1 SPACE FOR DEVELOPMENT WITH 50 TO 125 UNITS, PLUS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS ; CLASS B and C NO REQUIREMENT
 7.2.5.1 CLASS A, CLASS B and C NO REQUIREMENT

Use	Required			Provided		
	Class A	Class B	Class C	Class A	Class B	Class C
RESIDENTIAL (7.2.1)	1	0	0	1	0	0
TOTAL	1	N/A	N/A	1	N/A	N/A

Car Share Required & Provided

	Required	Provided
	0	0

4.1 Development Statistics

Values for Bike Parking Counts

Use	UNIT AREA			Total
	<65m2	>65m2 and <105 m2	>105 m2	
RESIDENTIAL	94	41	3	138

Bike Parking Stalls Required and Provided - Overall by Use

6.2.1.2 - CLASS A: MIN. 1.5 SPACES FOR EACH UNIT UNDER 65m2 ; MIN. 2.5 SPACES FOR EACH UNIT OVER 65m2 AND UNDER 105m2 ; MIN. 3 SPACES FOR EACH UNIT OVER 105m2. CLASS B MIN. 2 SPACES FOR THE FIRST 20 UNITS, A 1 SPACE FOR EVERY ADDITIONAL 20 UNITS
 TDM PLAN B BIKE INFRASTRUCTURE PACKAGE - 40% ADDITIONAL CLASS A BICYCLE PARKING SPACES

Use	Requirements		TDM PLAN B	TOTAL	Provided	
	Class A	Class B	Class A	Class A	Class A	Class B
RESIDENTIAL (6.2.1.2)	253	8	101	354	356	8
TOTAL	253	8	101	354	356	8

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

6.3.9 All required Class A bicycle spaces shall have a minimum vertical clearance of 1.9 metres, shall be a minimum of 0.6 metres in width and shall be: (a) a minimum of 1.8 metres in length if the bicycles are to be placed horizontally; or (b) a minimum of 1.0 metres in length if the bicycles are to be placed vertically, except that a minimum of 5% of the spaces must be oversized spaces of 2.4 metres in length and 0.9 metres in width, and may not be vertical or stacked spaces.

6.3.13 Vertical bicycle space racks shall support the bicycle without the bicycle being suspended on the wheels. No more than 30% of the required Class A bicycle spaces may be vertical, and in total, no more than 60% of the required Class A bicycle spaces may be vertical and stacked. Stacked bicycle spaces shall be designed to provide access without the need to lift the bicycle entirely off of the ground, and must provide convenient access.

6.3.13A AT LEAST 10% OF THE CLASS A BICYCLE SPACES MUST BE BICYCLE LOCKERS

6.3.19 MINIMUM BIKE LOCKER SPACES SHALL BE: a) 0.6m in width at the door end, (b) 0.2 metre in width at the end opposite to the door, (c) 1.8 metres in length, and (d) 1.2 metres in height.

TDM PLAN B BIKE INFRASTRUCTURE PACKAGE - 10% ADDITIONAL LOCKERS, 5% ADDITIONAL OVERSIZED BICYCLE PARKING SPACES

Use	Requirements				Provided					
	Regular	Oversized (5%)	Lockers (10%)	TOTAL	Regular		Stacked	Oversized	Lockers	TOTAL
					Vertical	Horizontal				
RESIDENTIAL	215	13	25	253	75	34	140	35	72	356
TOTAL	215	13	25	253	75	34	140	35	72	356
% OF TOTAL					21%	10%	39%	10%	20%	

Bike Stalls Stalls type Break Down by floor

Use	Regular		Stacked	Oversized	Lockers	TOTAL
	Vertical	Horizontal				
P0	11	3	85	35	14	148
P1	64	31	55	0	58	208
TOTAL	75	34	140	35	72	356

Indoor and Outdoor Amenity Requirements

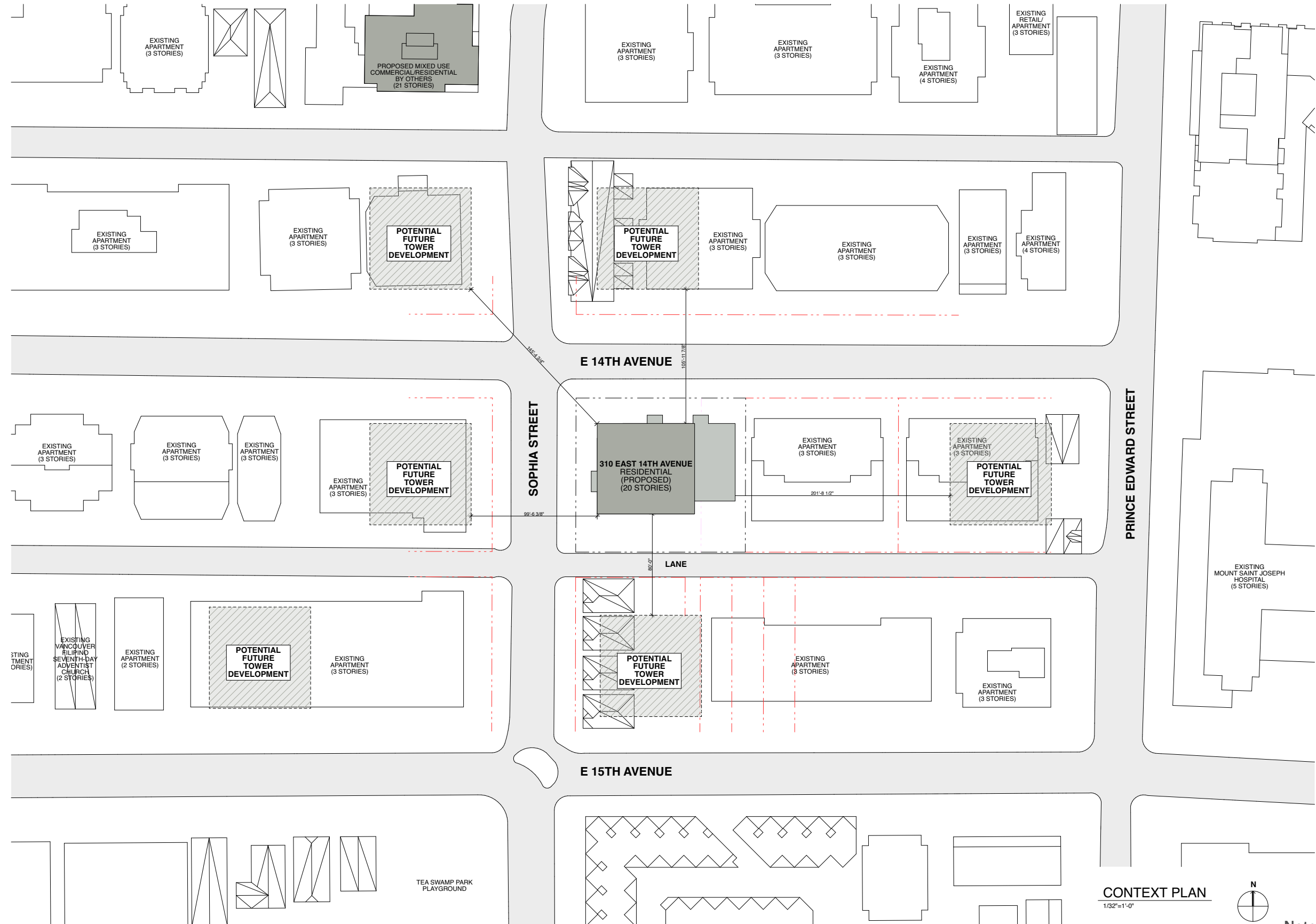
Use	# Units	Requirements		Provided	
		INDOOR (1.2sm/unit)	OUTDOOR (2.0sm/unit)	INDOOR	OUTDOOR
RESIDENTIAL UNITS	138	1,783.0 sq ft	2,971.1 sq ft	2,639.9 sq ft	4,800.8 sq ft

Storage Required & Provided

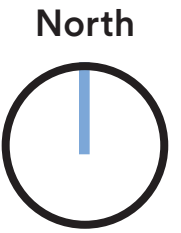
	# UNITS	# OF UNITS WITH INSUITE STORAGE	# OF UNITS WITH STORAGE IN PARKADE
Residential	138	82	58

Number of Below-Grade Storage spaces Required: 56
 Number of Below-Grade Storage spaces Provided: 58

4.2 Context Plan



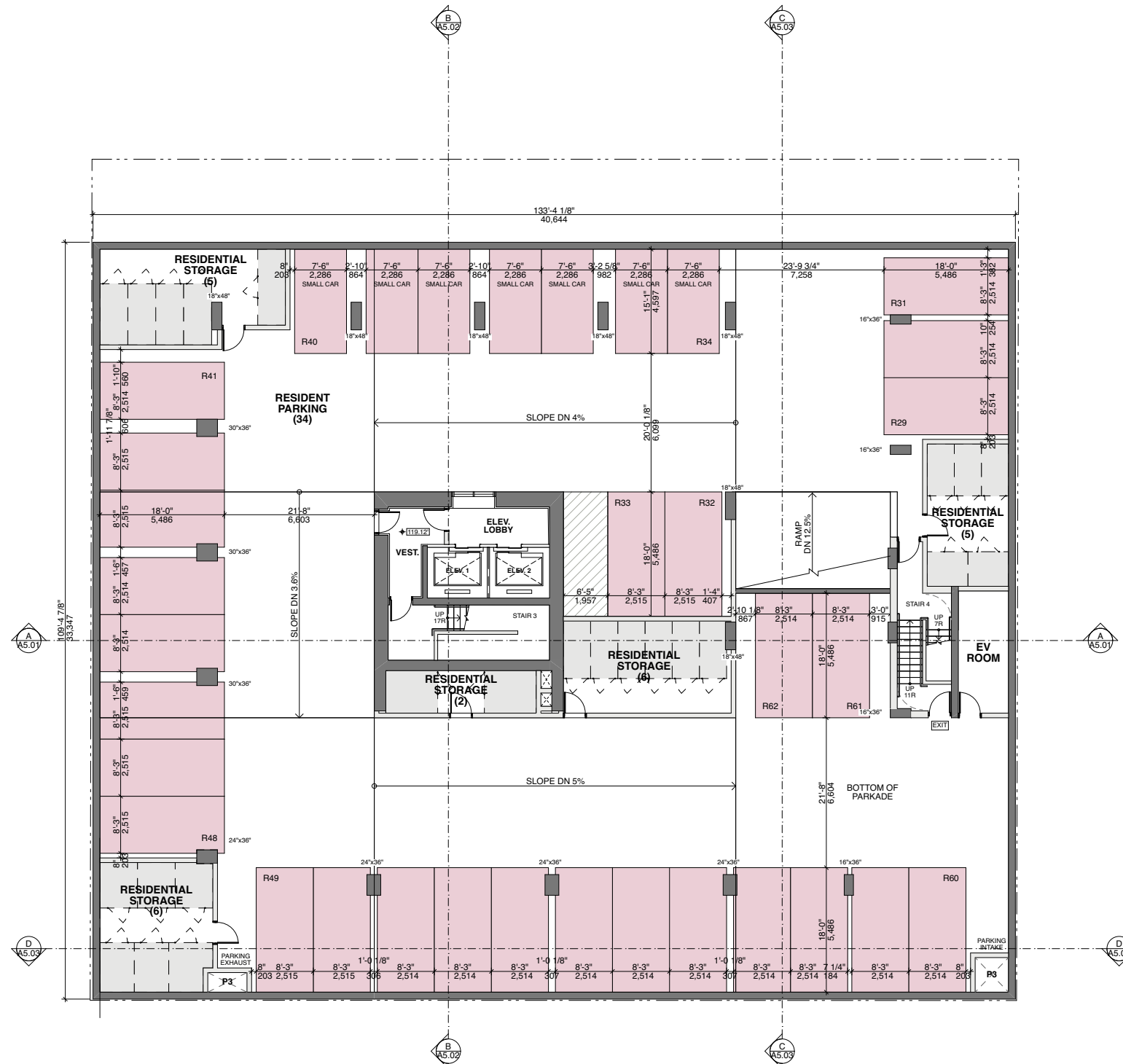
CONTEXT PLAN
1/32"=1'-0"



Note: Drawings not to scale

4.3 Floor Plans

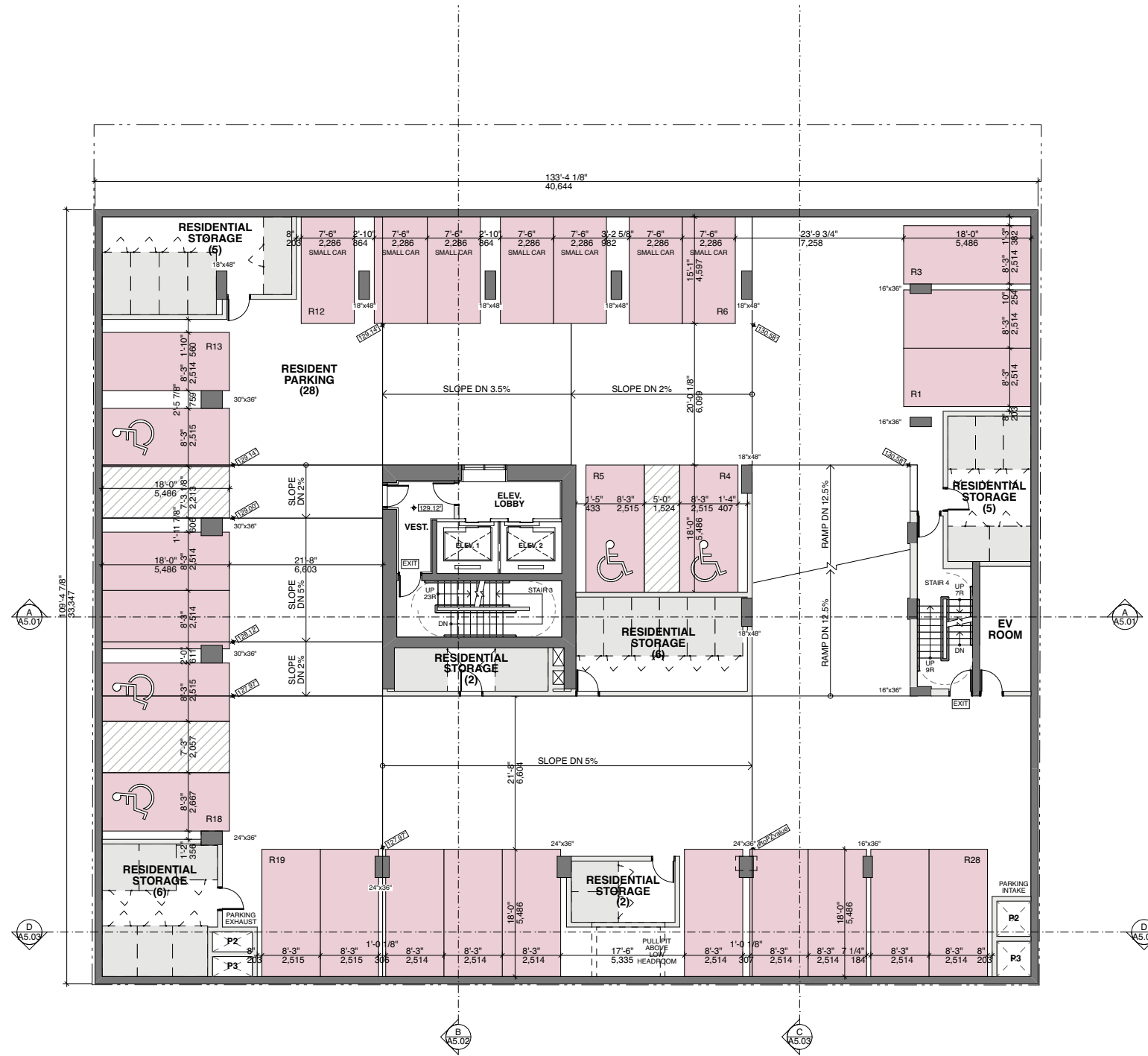
Level P3



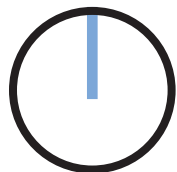
Note: Drawings not to scale

4.3 Floor Plans

Level P2



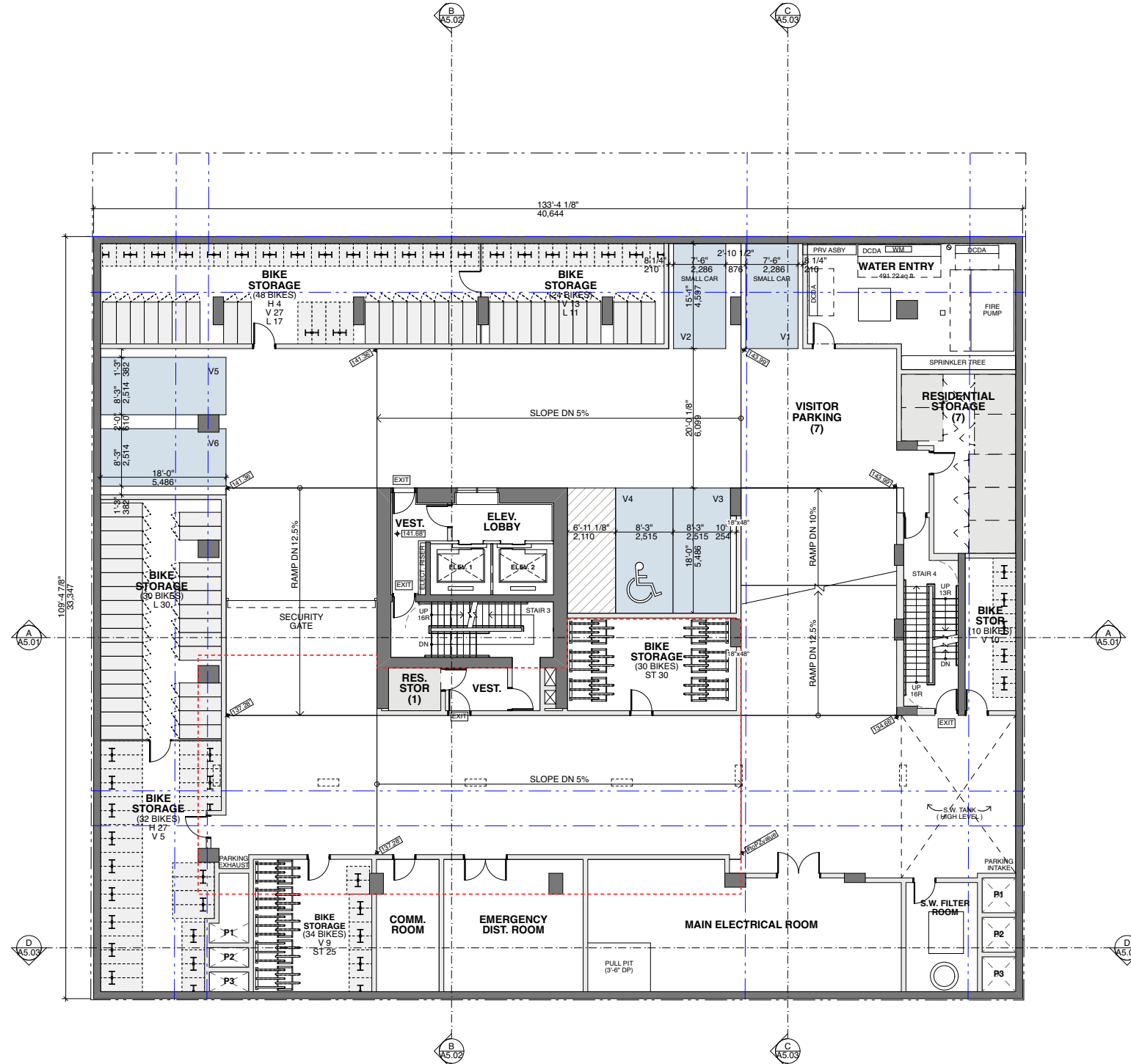
North



Note: Drawings not to scale

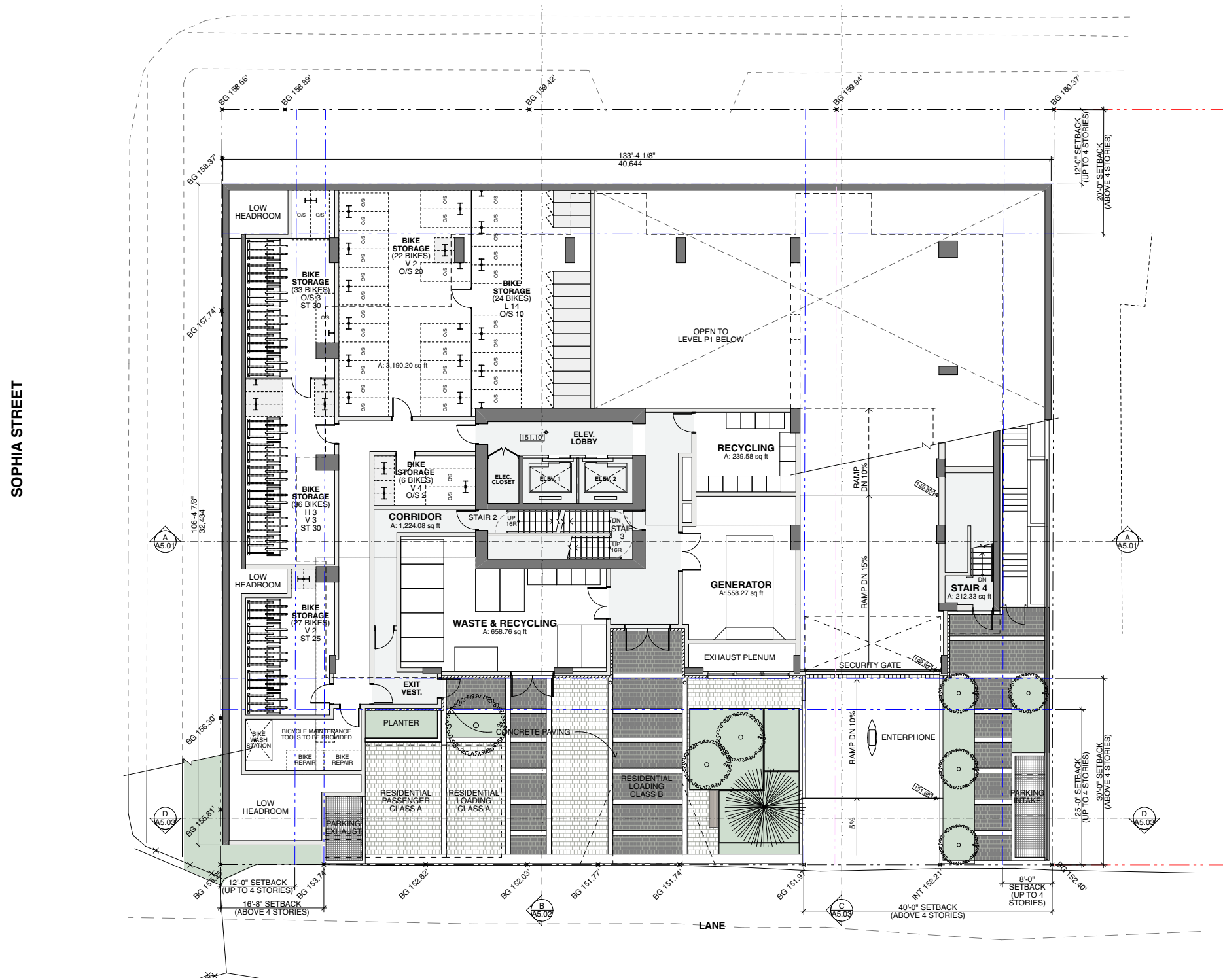
4.3 Floor Plans

Level P1

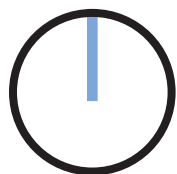


Note: Drawings not to scale

4.3 Floor Plans Level 0

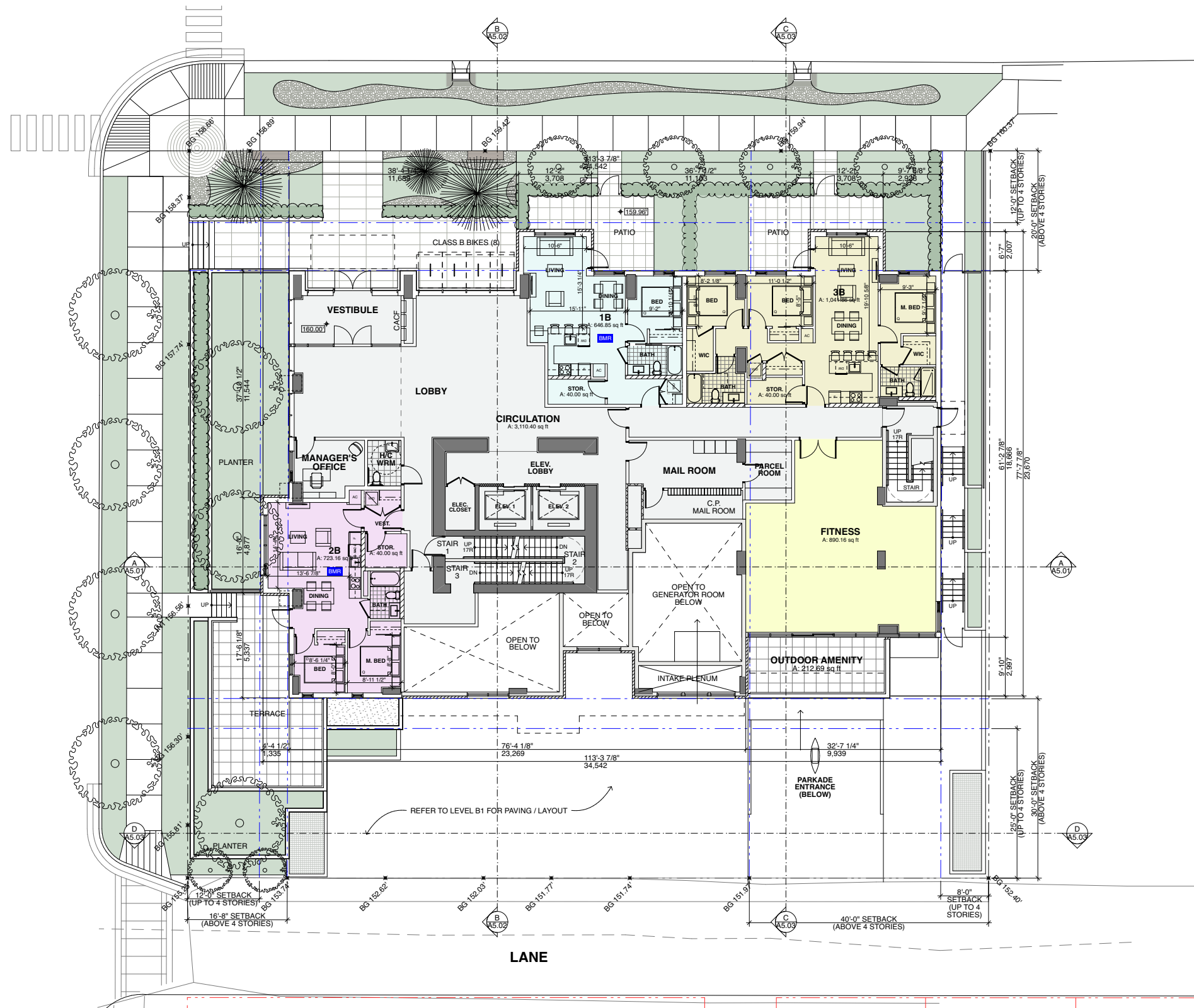


North



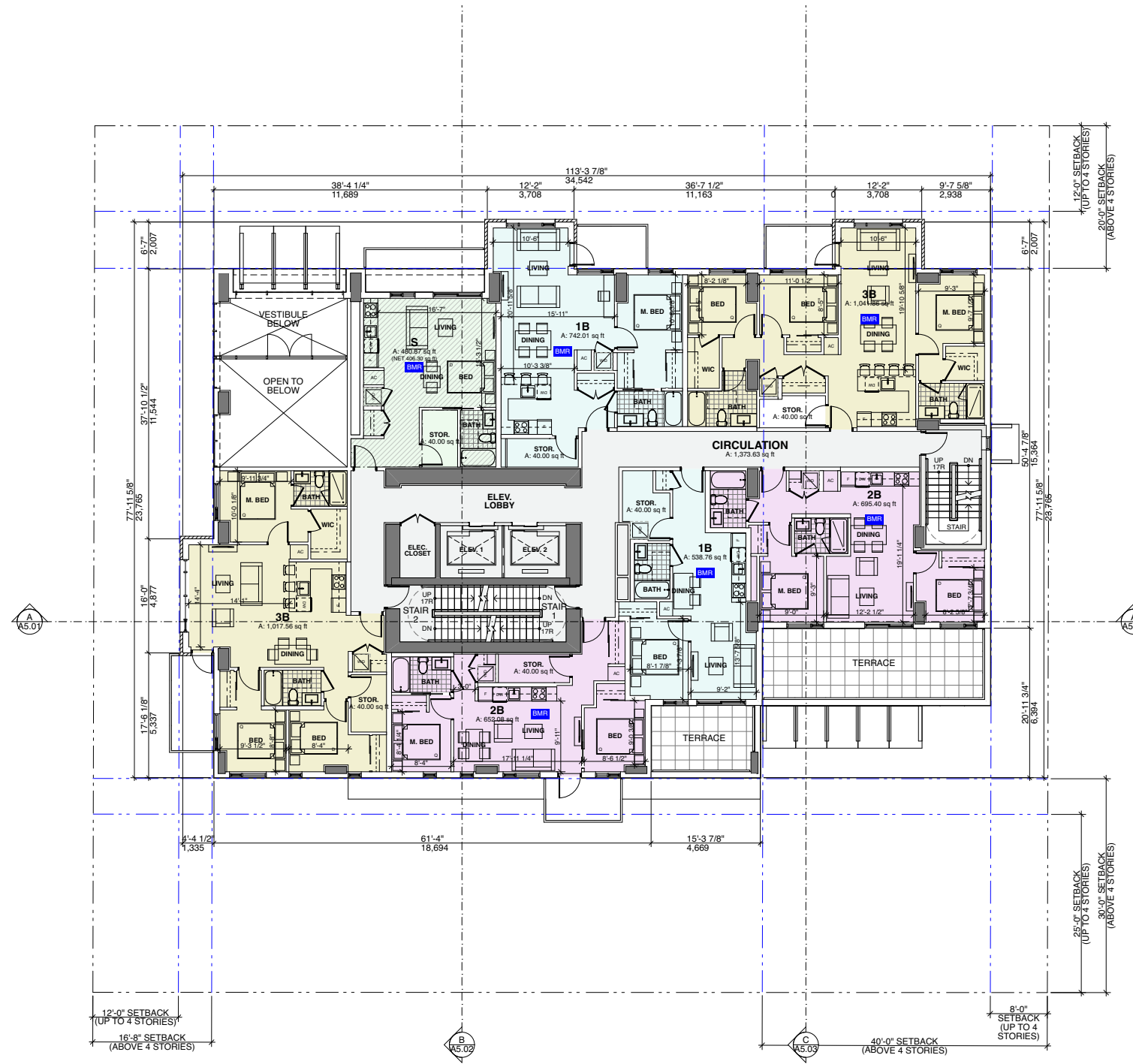
Note: Drawings not to scale

4.3 Floor Plans Level 1



Note: Drawings not to scale

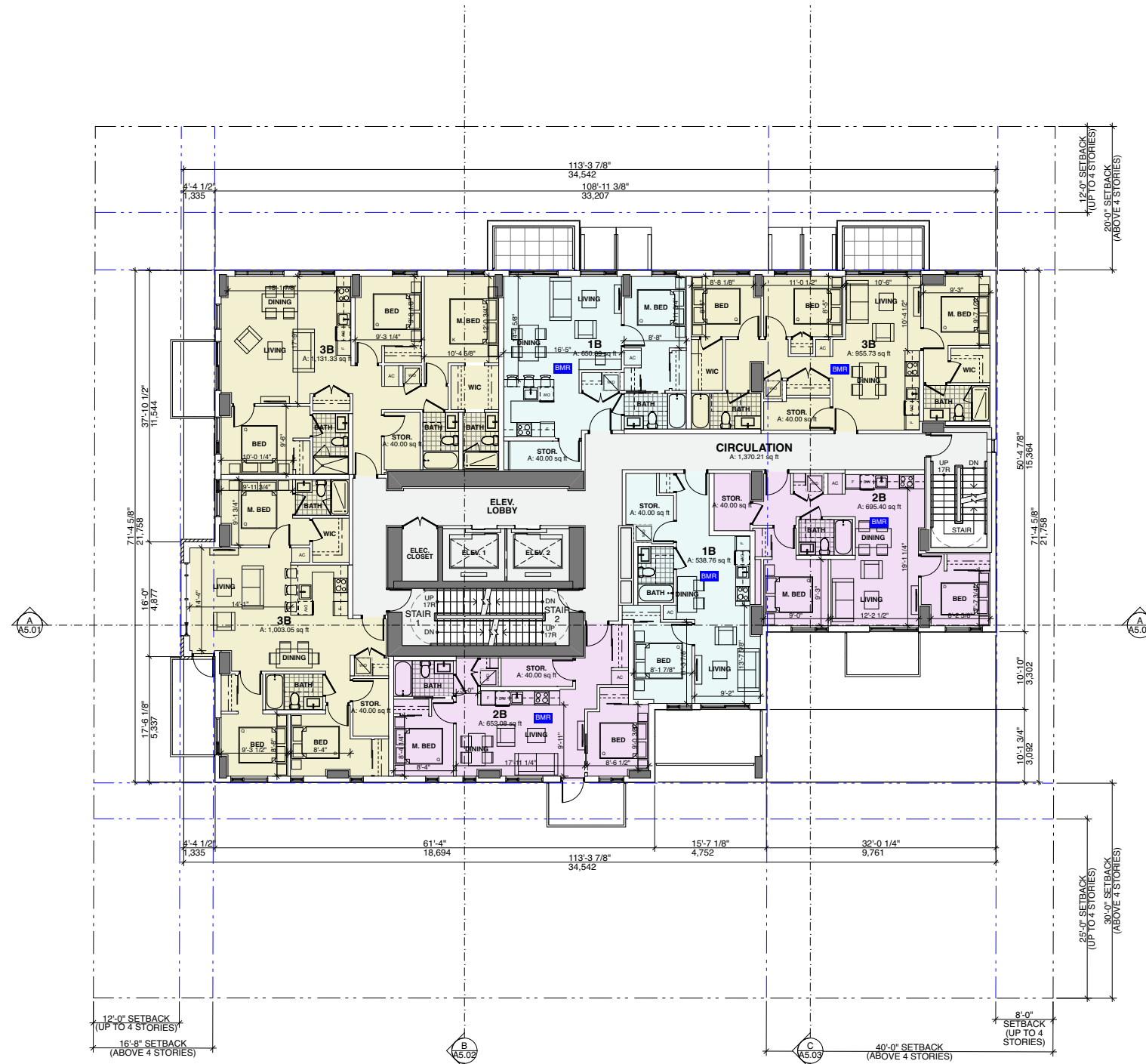
4.3 Floor Plans Level 2



Note: Drawings not to scale

4.3 Floor Plans

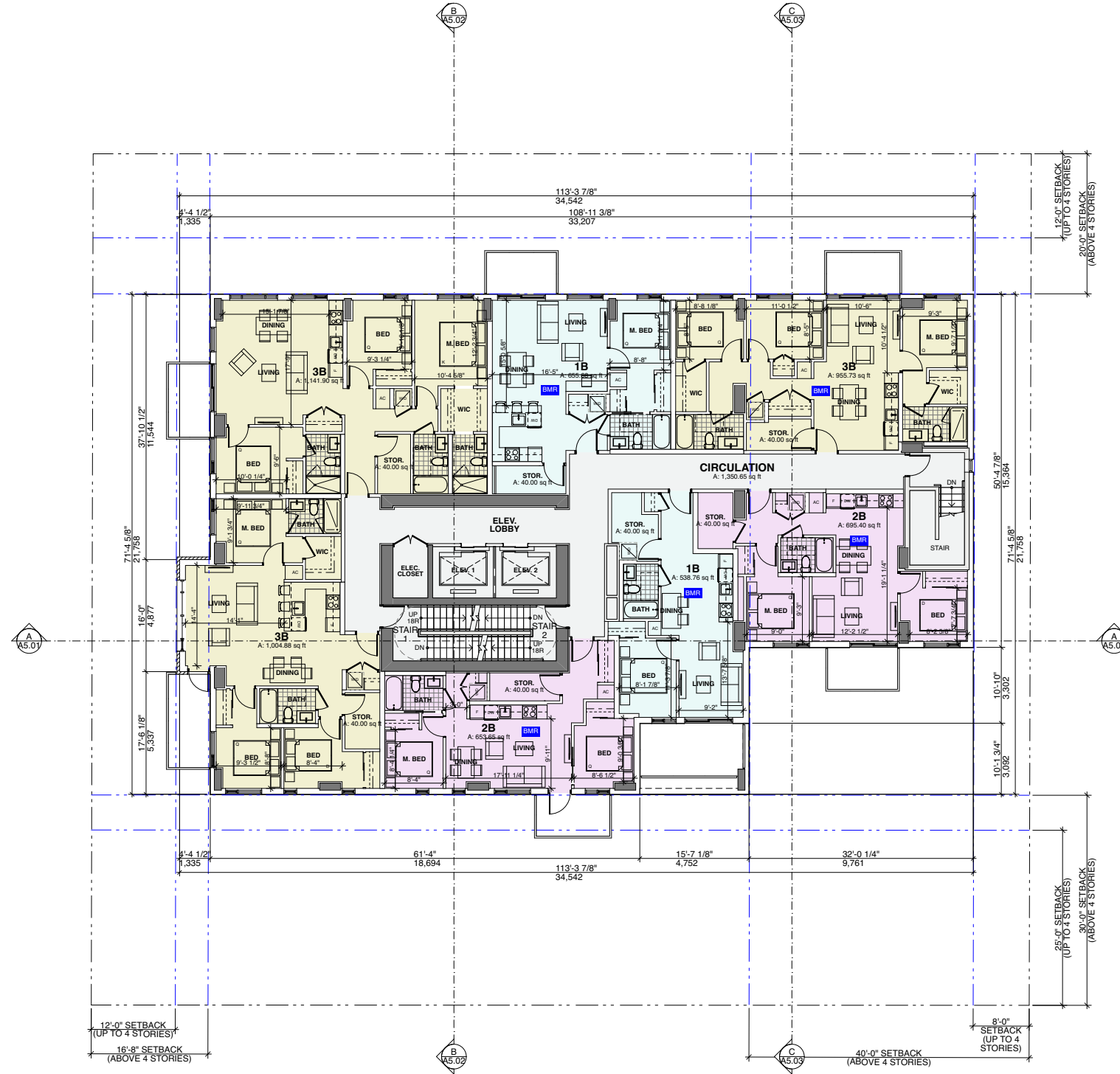
Level 3



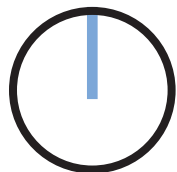
Note: Drawings not to scale

4.3 Floor Plans

Level 4



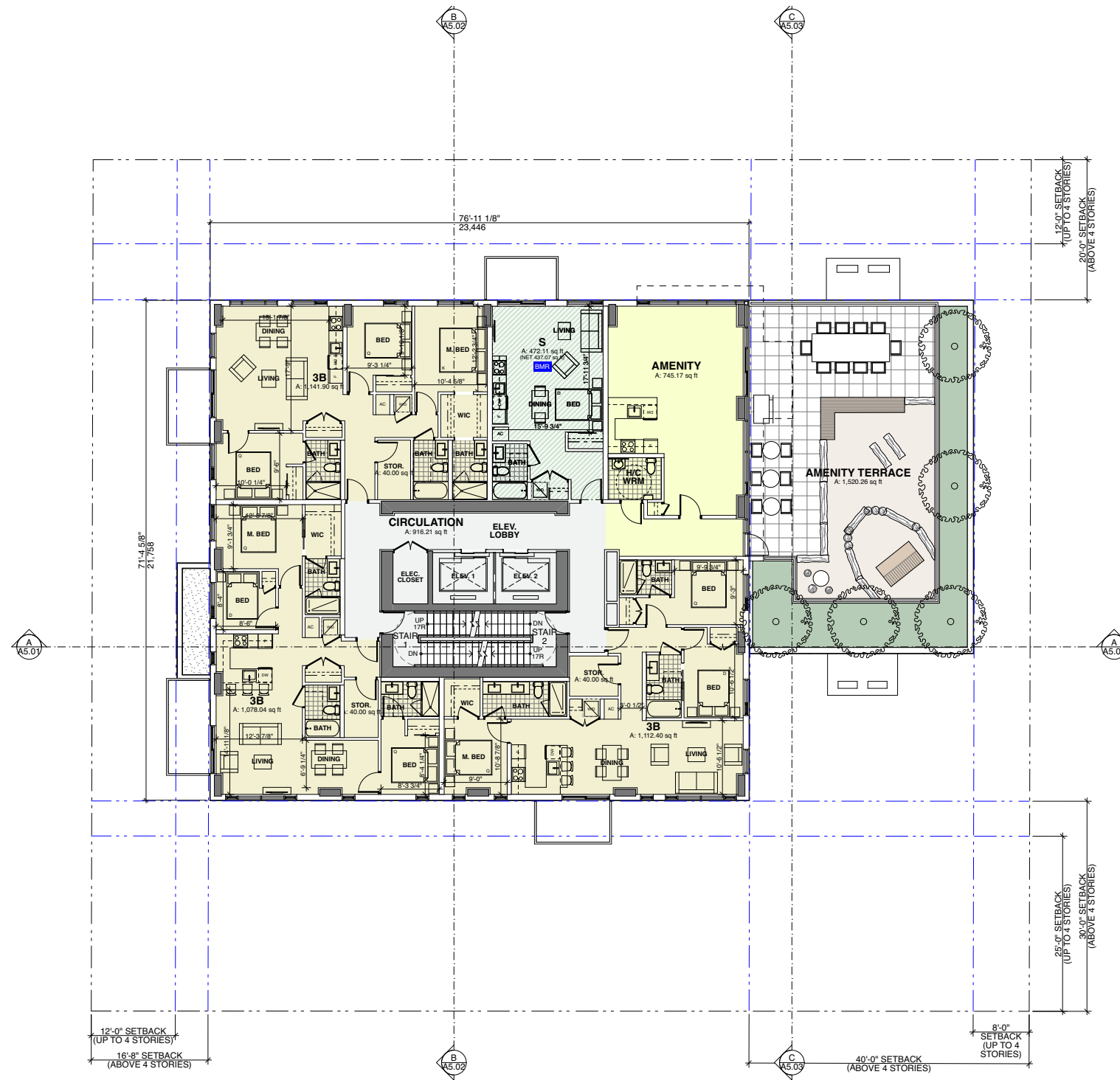
North



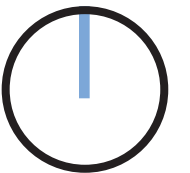
Note: Drawings not to scale

4.3 Floor Plans

Level 5



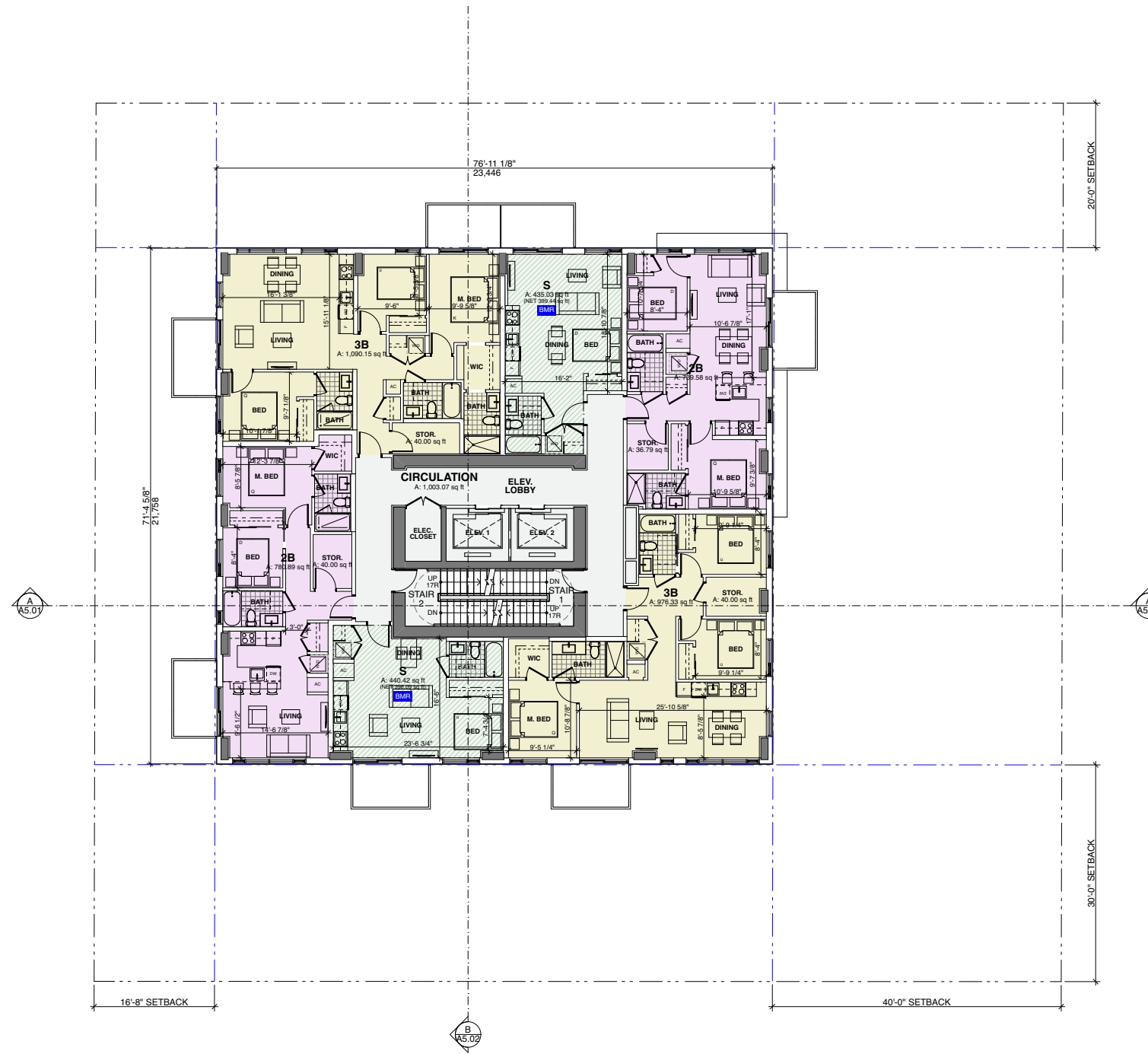
North



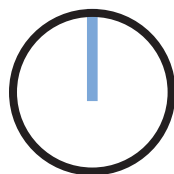
Note: Drawings not to scale

4.3 Floor Plans

Level 6



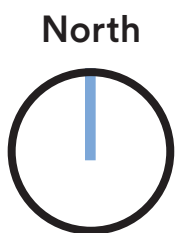
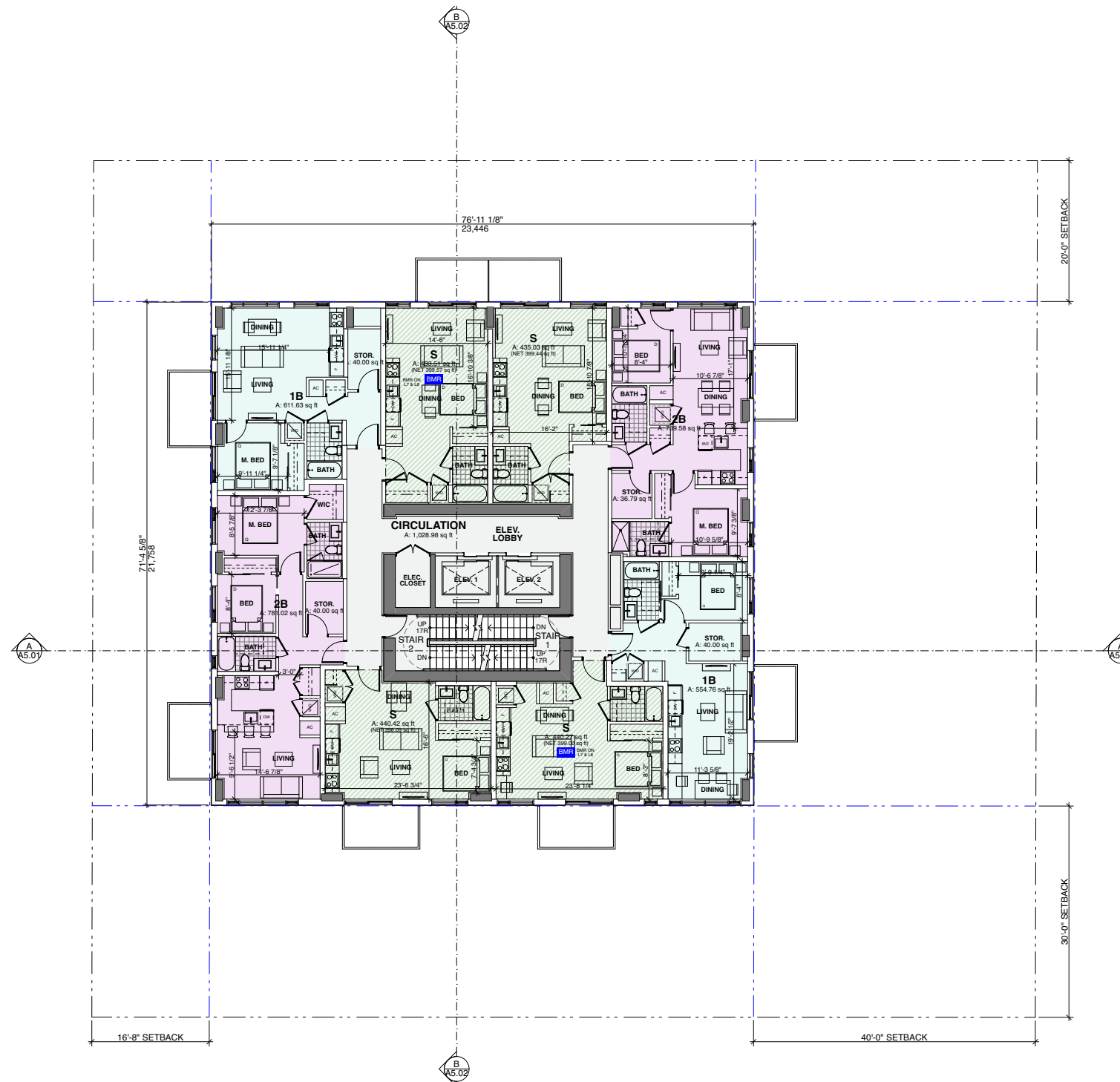
North



Note: Drawings not to scale

4.3 Floor Plans

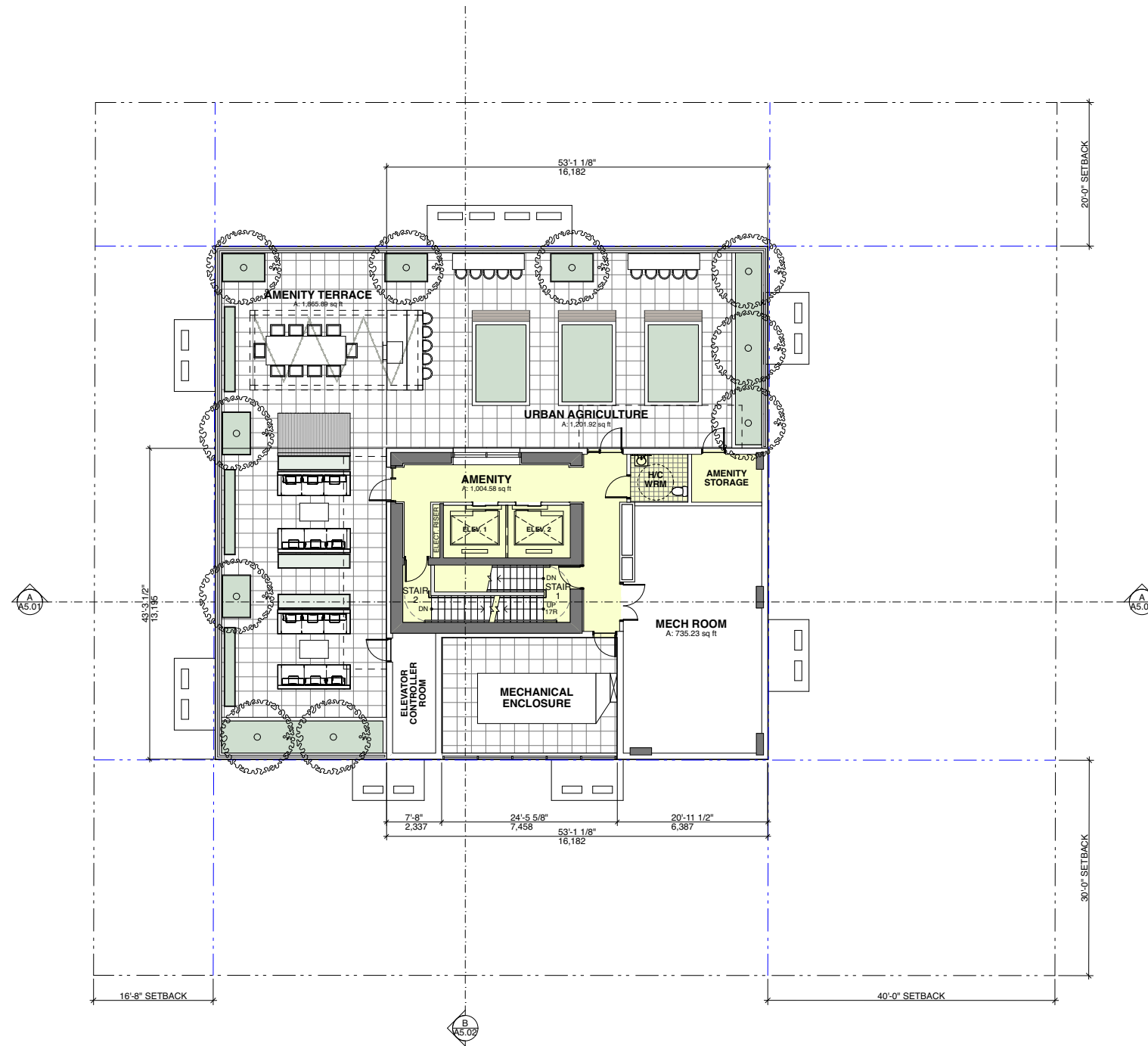
Level 7-19



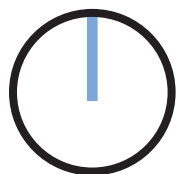
Note: Drawings not to scale

4.3 Floor Plans

Level 20



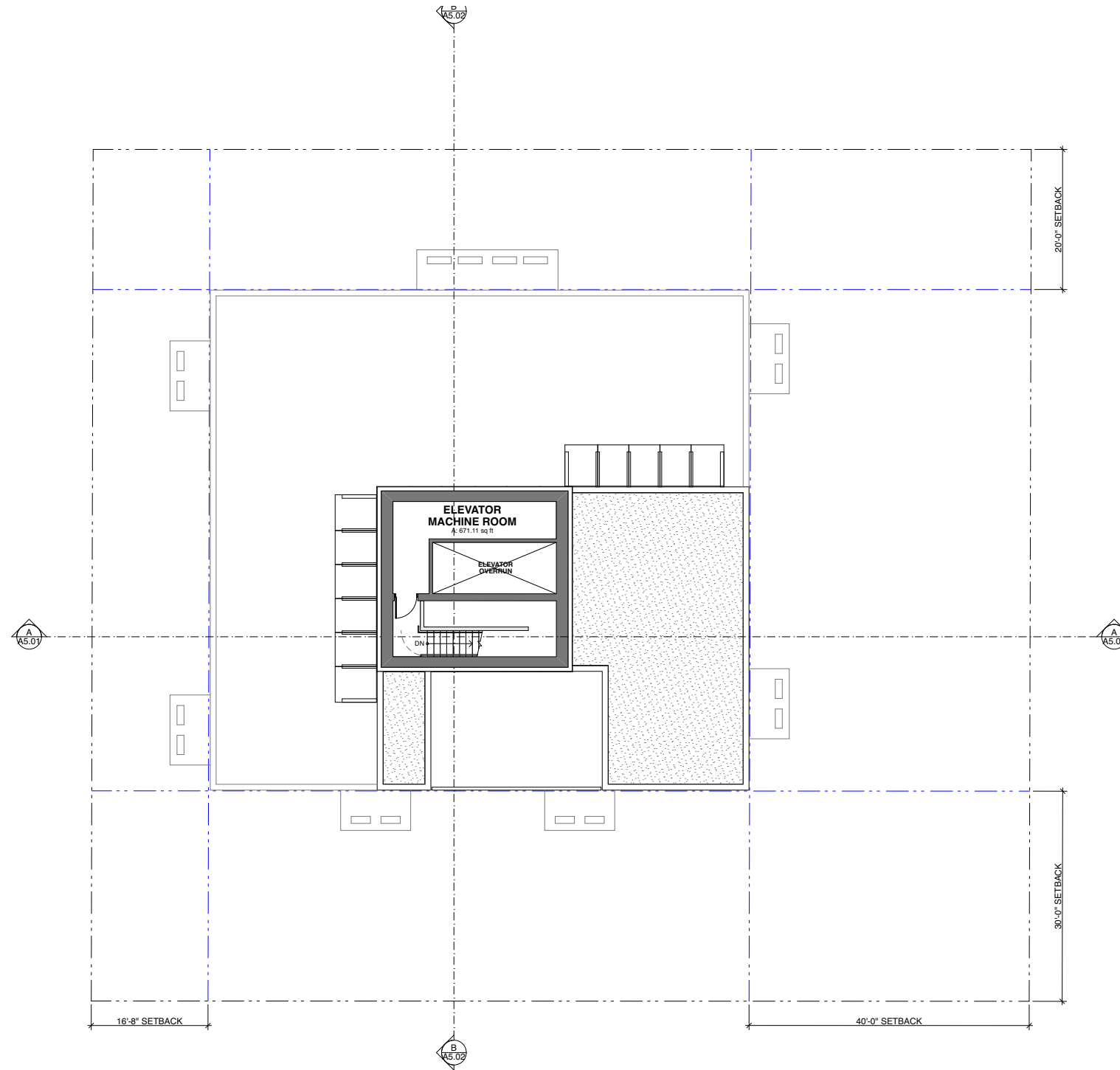
North



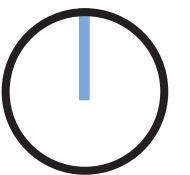
Note: Drawings not to scale

4.3 Floor Plans

Roof Level

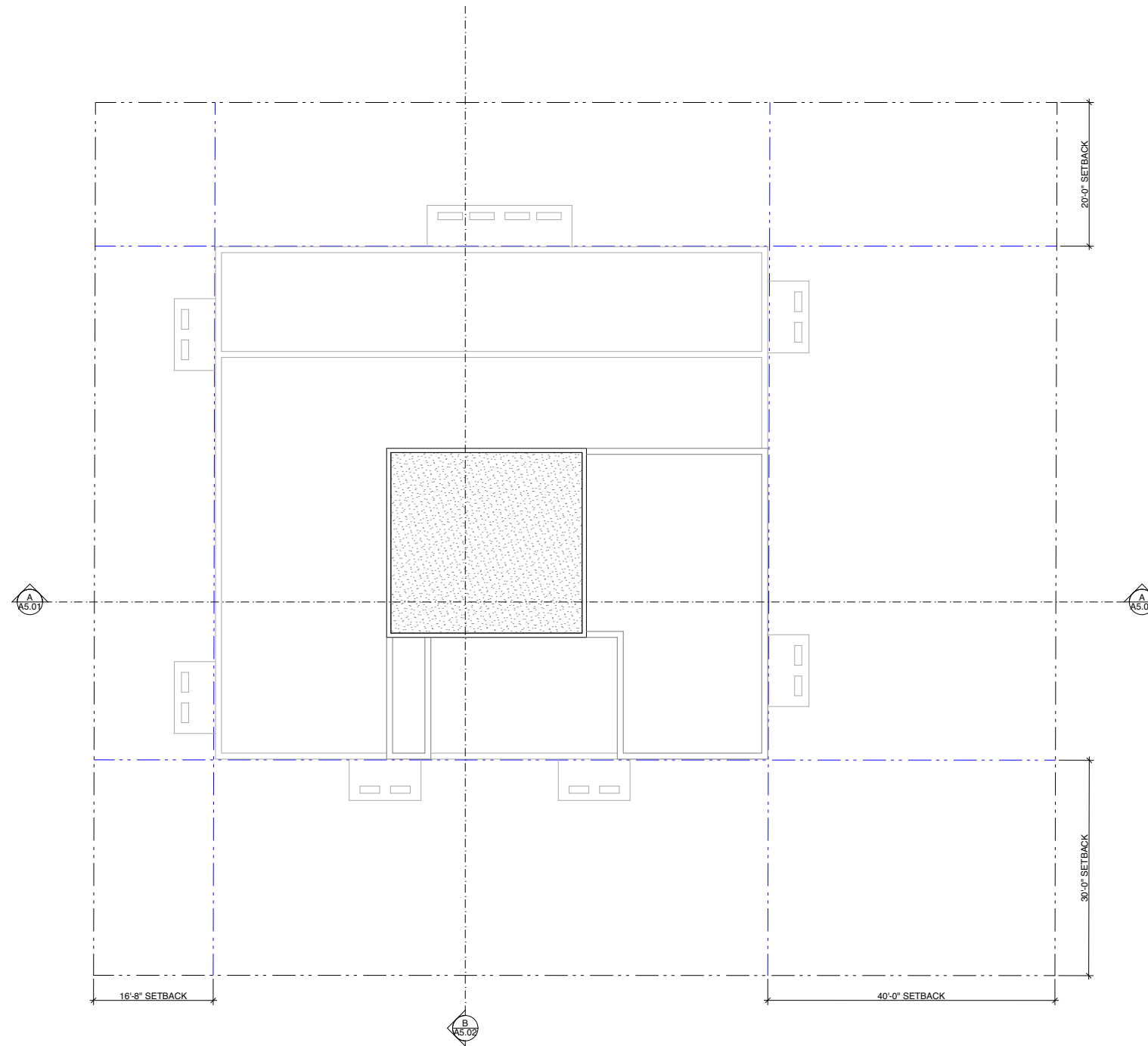


North

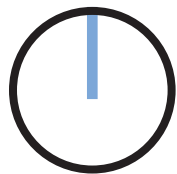


Note: Drawings not to scale

4.3 Floor Plans Elevator Roof Level

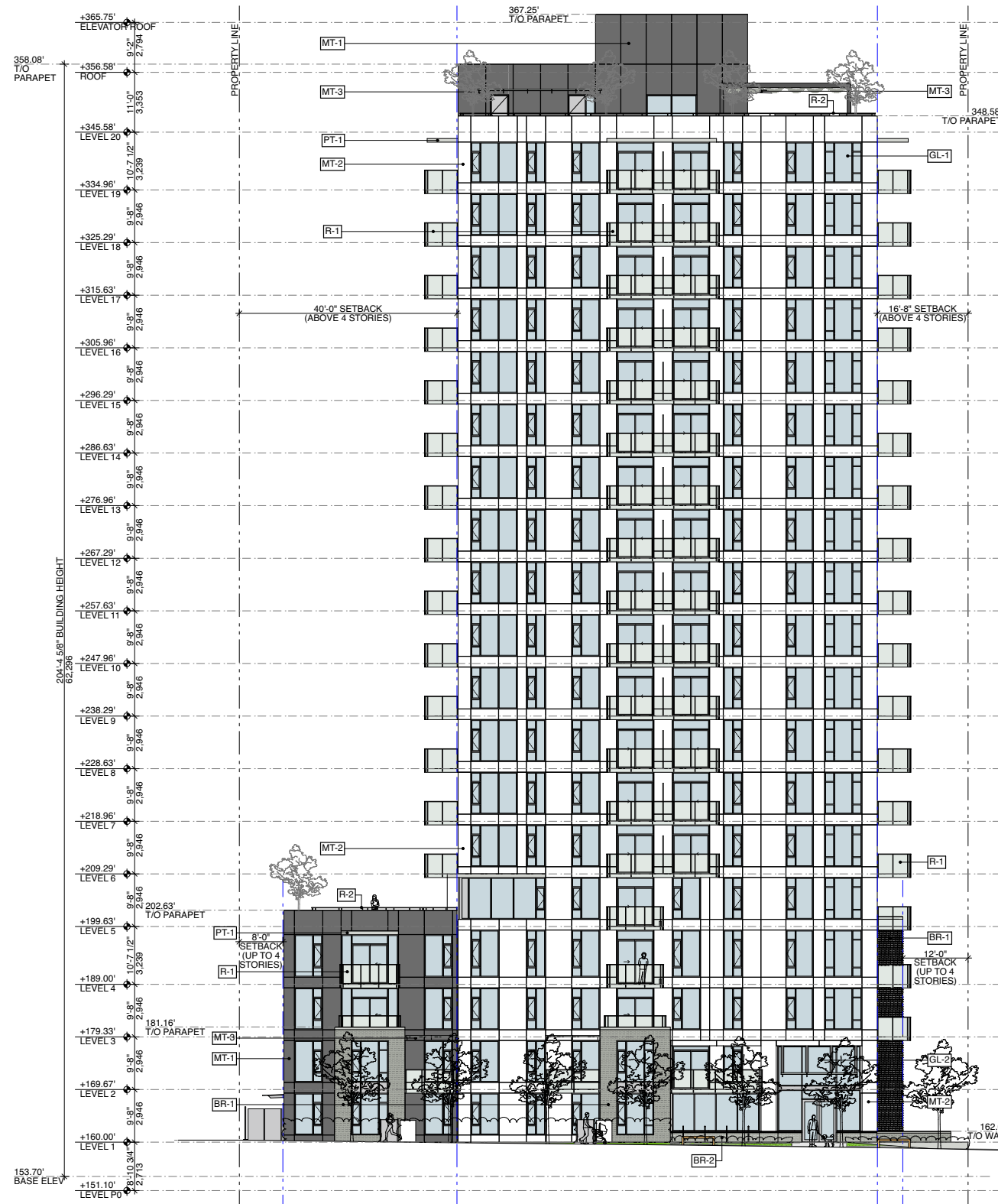


North



Note: Drawings not to scale

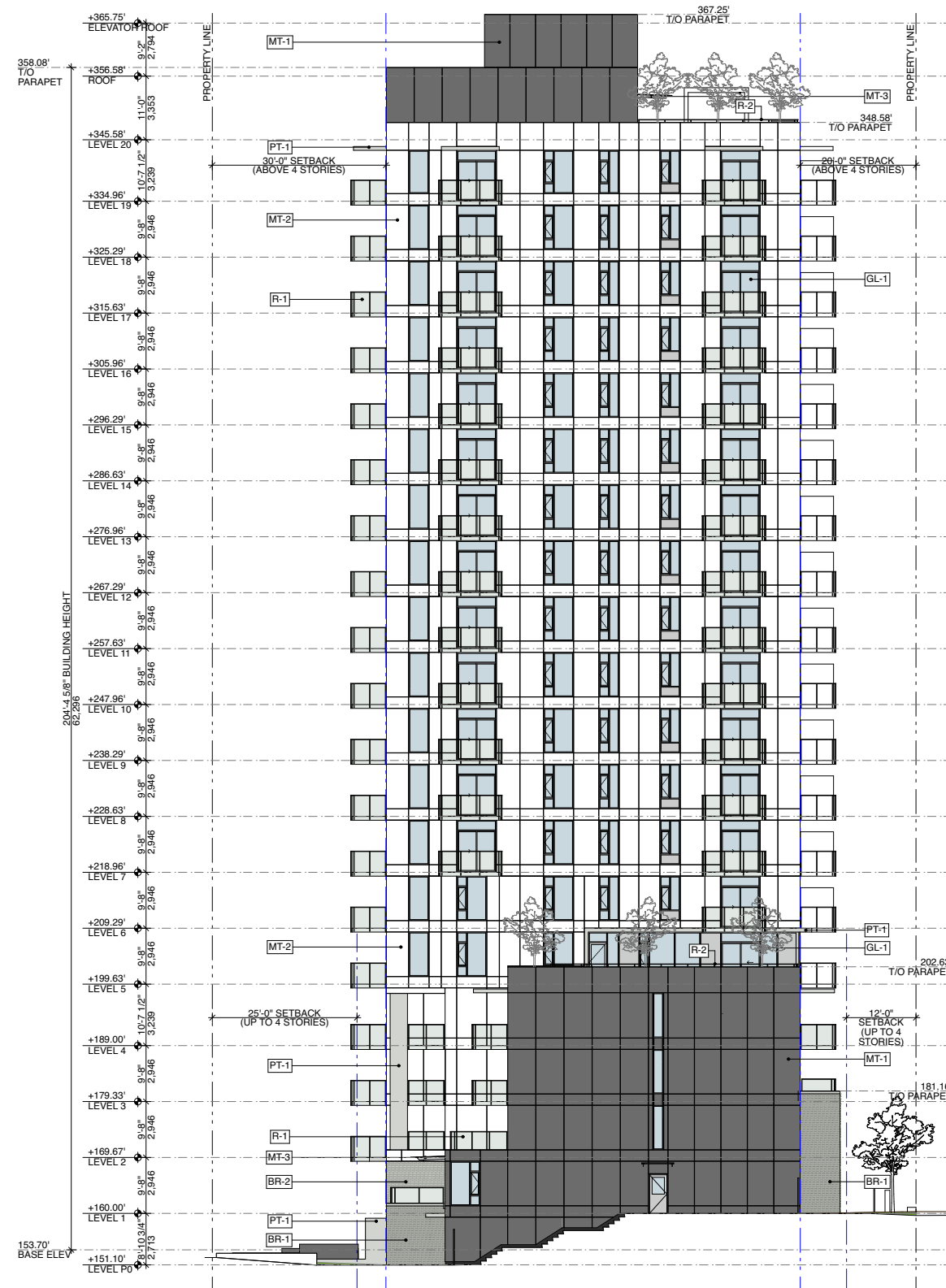
4.4 Elevations North Elevation



NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

Note: Drawings not to scale

4.4 Elevations East Elevation

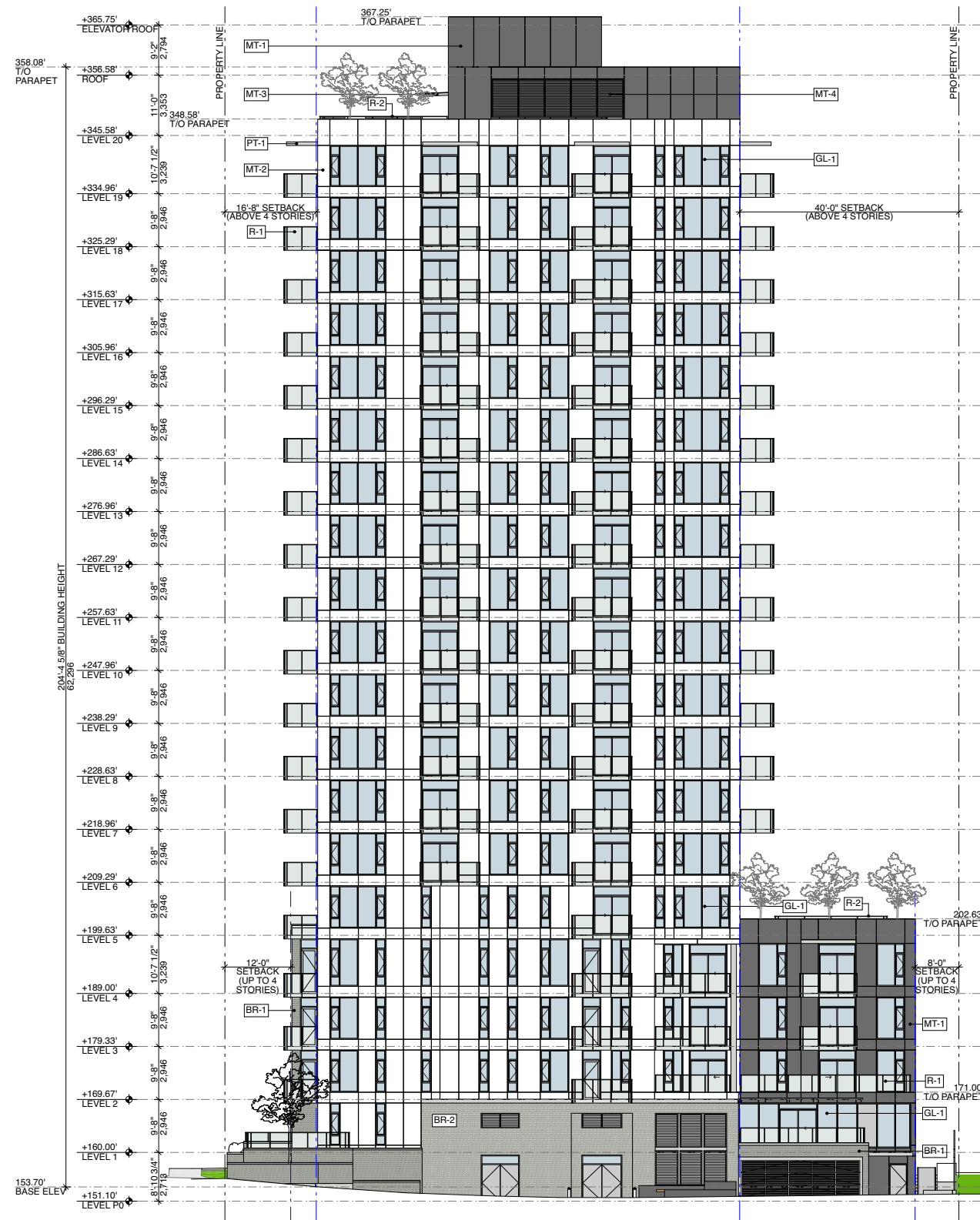


LIST OF MATERIALS	
GLAZING AND SPANDREL	
GL-1	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR TRIPLE GLAZED FRAME: SILVER METALLIC
GL-2	STOREFRONT GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER METALLIC
WALL AND SOFFIT FINISH	
MT-1	METAL PANEL TYPE: ACM METAL PANEL COLOUR: CHARCOAL GREY FINISH
MT-2	METAL PANEL TYPE: ACM METAL PANEL COLOUR: BONE WHITE FINISH
MT-3	METAL CANOPY TYPE: T-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER METALLIC
MT-4	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: CHARCOAL GREY FINISH
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: MANGANESE IRONSPOT
BR-2	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: WHITE
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC GLASS: CLEAR
R-2	GUARD RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY

NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

Note: Drawings not to scale

4.4 Elevations South Elevation



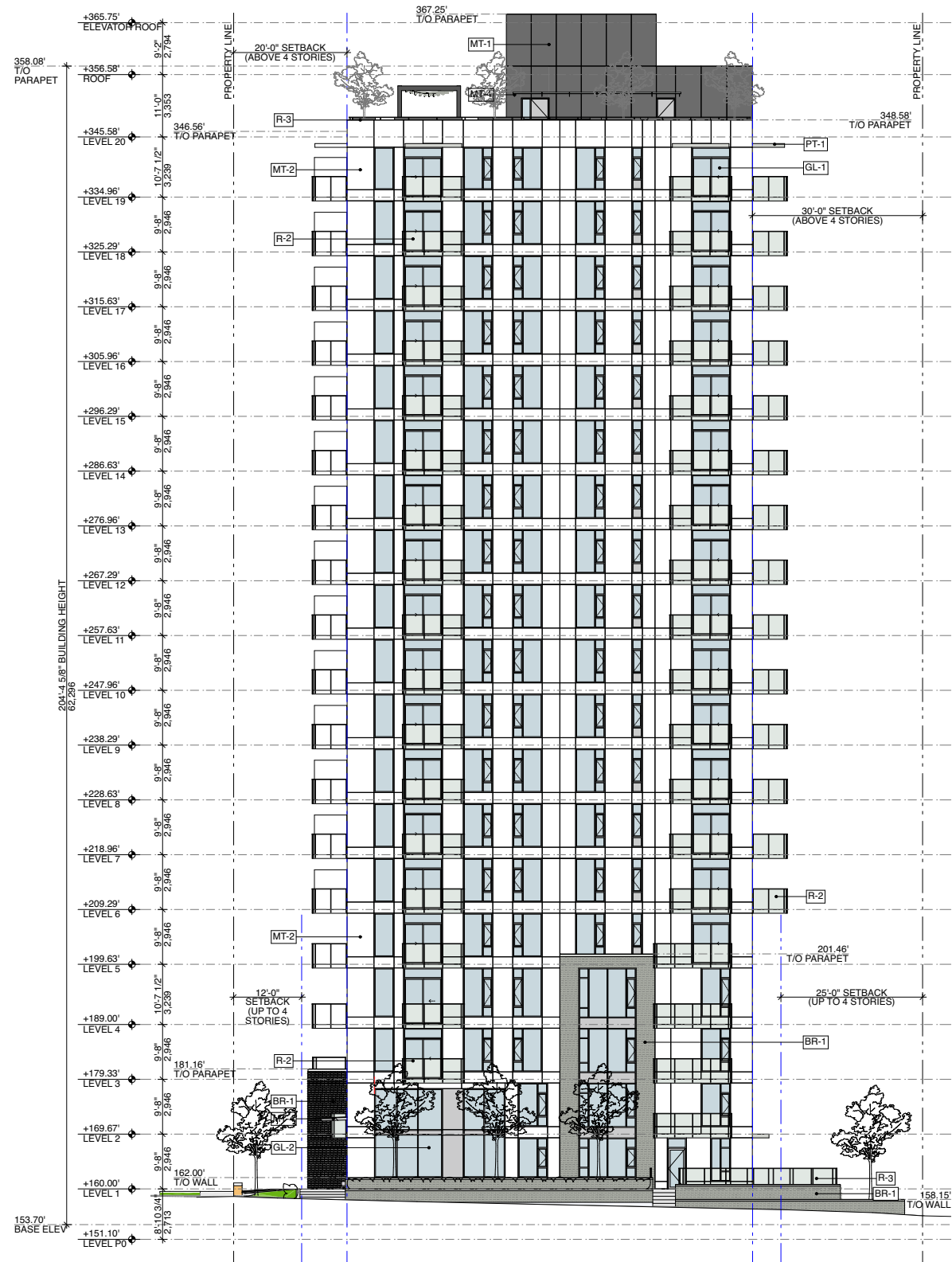
LIST OF MATERIALS	
GLAZING AND SPANDREL	
GL-1	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR TRIPLE GLAZED FRAME: SILVER METALLIC
GL-2	STOREFRONT GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER METALLIC
WALL AND SOFFIT FINISH	
MT-1	METAL PANEL TYPE: ACM METAL PANEL COLOUR: CHARCOAL GREY FINISH
MT-2	METAL PANEL TYPE: ACM METAL PANEL COLOUR: BONE WHITE FINISH
MT-3	METAL CANOPY TYPE: T-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER METALLIC
MT-4	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: CHARCOAL GREY FINISH
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: MANGANESE IRONSPOT
BR-2	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: WHITE
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC GLASS: CLEAR
R-2	GUARD RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY

NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

SOUTH
3/32"=1'-0"

Note: Drawings not to scale

4.4 Elevations West Elevation

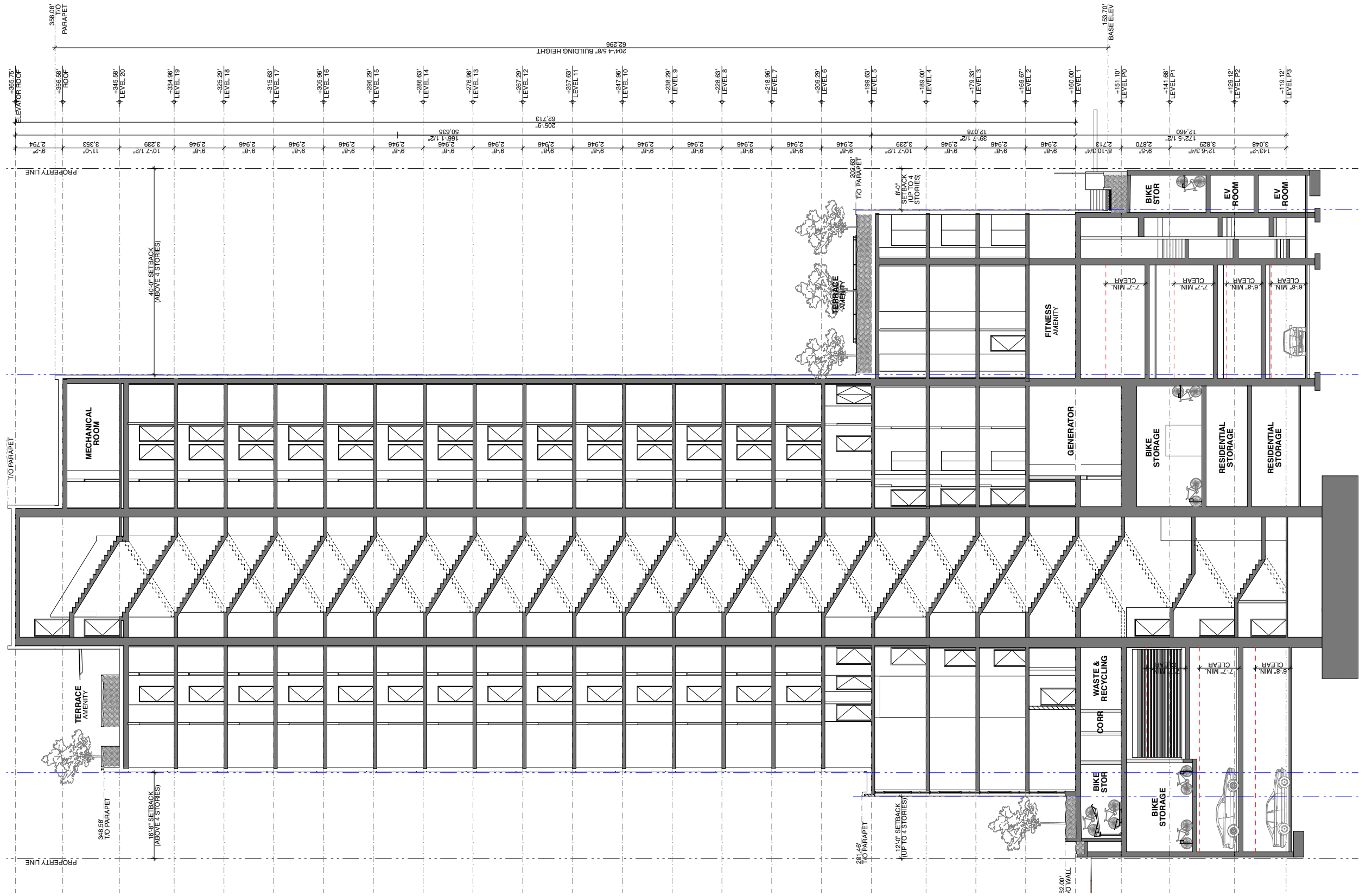


LIST OF MATERIALS	
GLAZING AND SPANDREL	
GL-1	WINDOW WALL IN ALUMINUM FRAME GLASS: CLEAR TRIPLE GLAZED FRAME: SILVER METALLIC
GL-2	STOREFRONT GLAZING GLASS: CLEAR DOUBLE GLAZED FRAME: SILVER METALLIC
WALL AND SOFFIT FINISH	
MT-1	METAL PANEL TYPE: ACM METAL PANEL COLOUR: CHARCOAL GREY FINISH
MT-2	METAL PANEL TYPE: ACM METAL PANEL COLOUR: BONE WHITE FINISH
MT-3	METAL CANOPY TYPE: T-SHAPE SUPPORT W/ LAMINATED GLASS COLOUR: SILVER METALLIC
MT-4	LOUVRE SCREEN TYPE: ALUMINIUM COLOUR: CHARCOAL GREY FINISH
MASONRY	
BR-1	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: MANGANESE IRONSPOT
BR-2	BRICK MASONRY UNIT CLADDING TYPE: COMMON BRICK- MODULAR, RUNNING BOND COLOUR: WHITE
RAILINGS AND GUARDS	
R-1	GLAZED RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC GLASS: CLEAR
R-2	GUARD RAIL TYPE: ALUMINIUM COLOUR: SILVER METALLIC
CONCRETE	
PT-1	PAINTED CONCRETE COLOUR: LIGHT GREY

NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

Note: Drawings not to scale

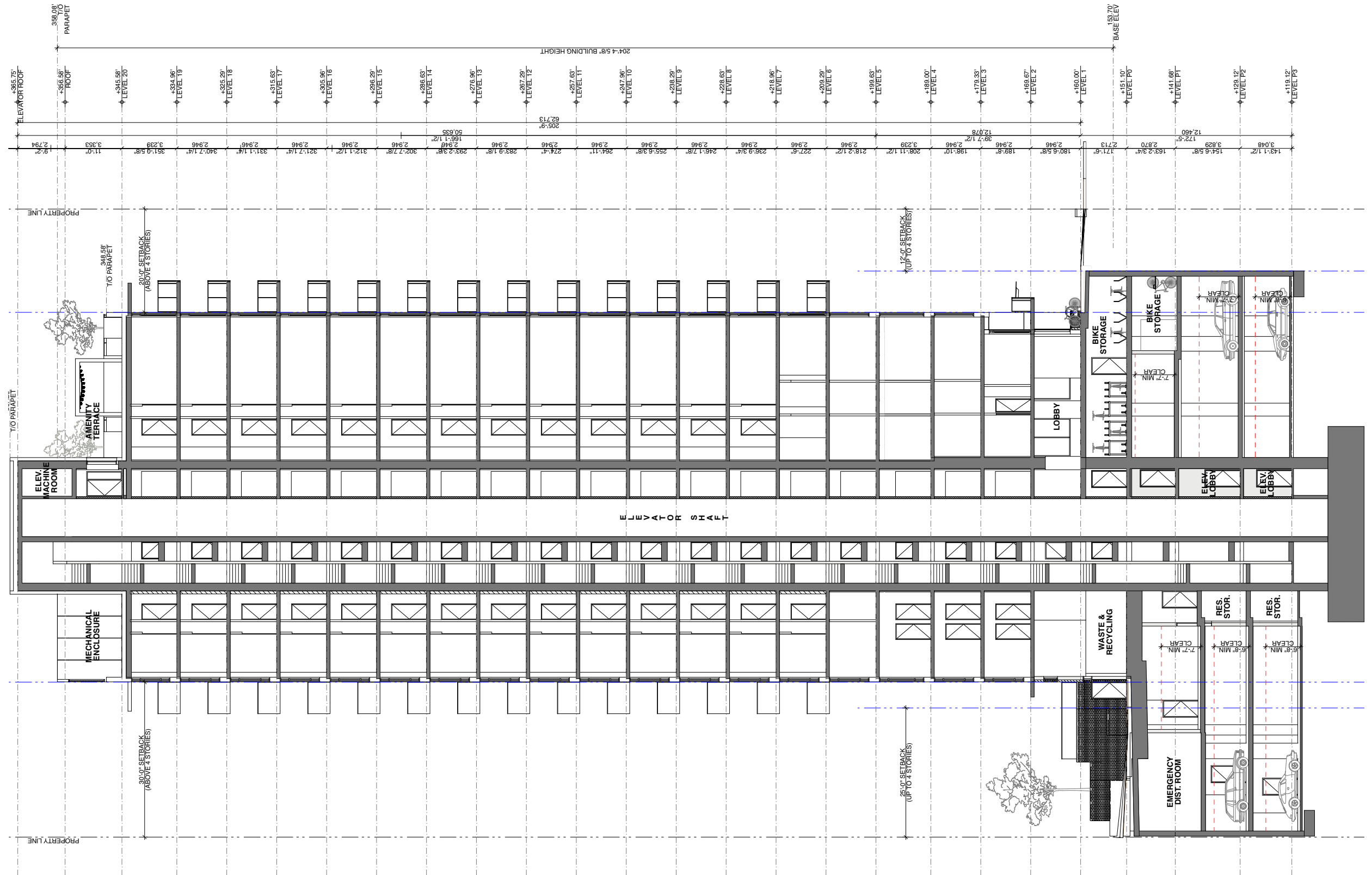
4.5 Sections Section A



NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

Note: Drawings not to scale

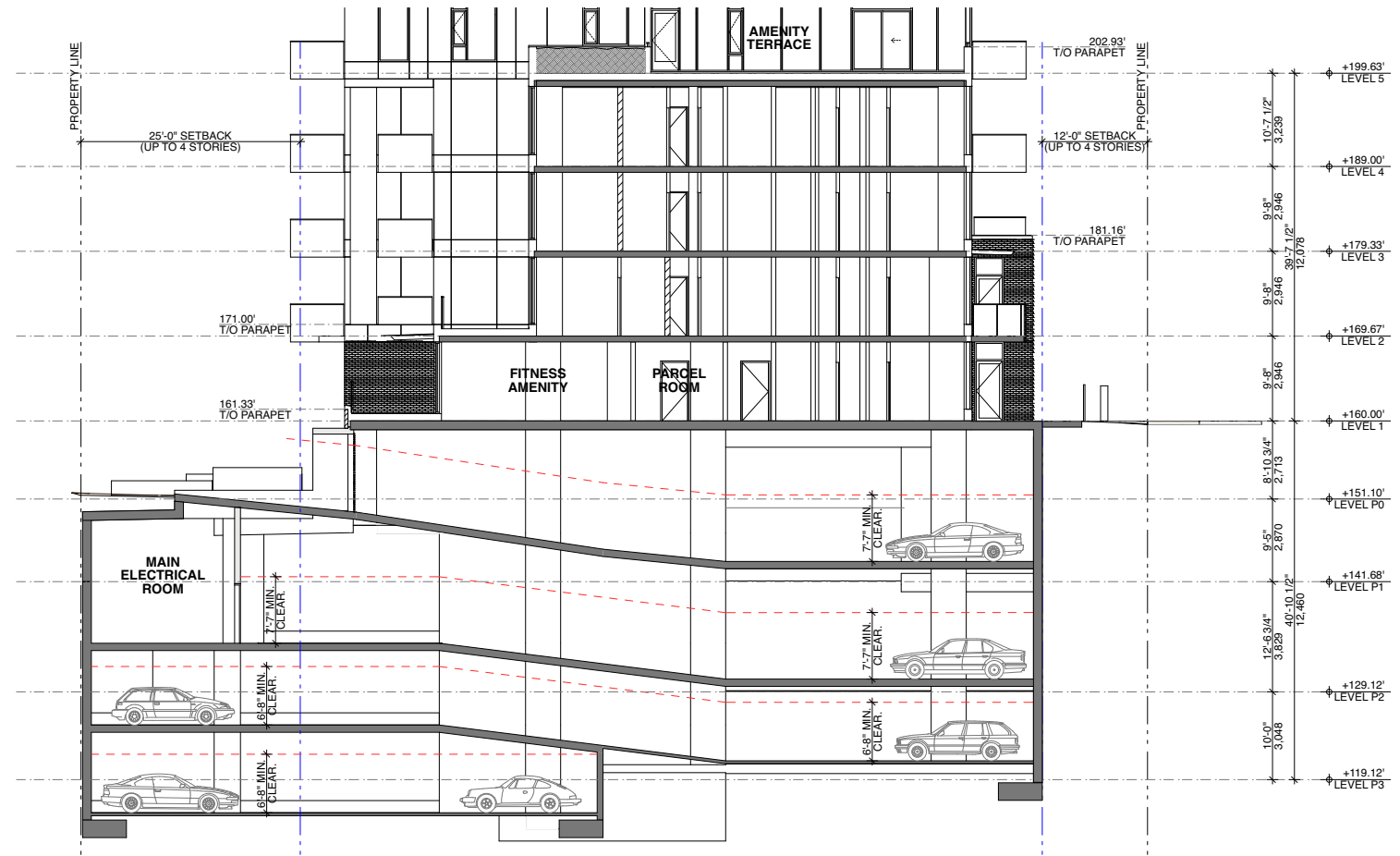
4.5 Sections
Section B



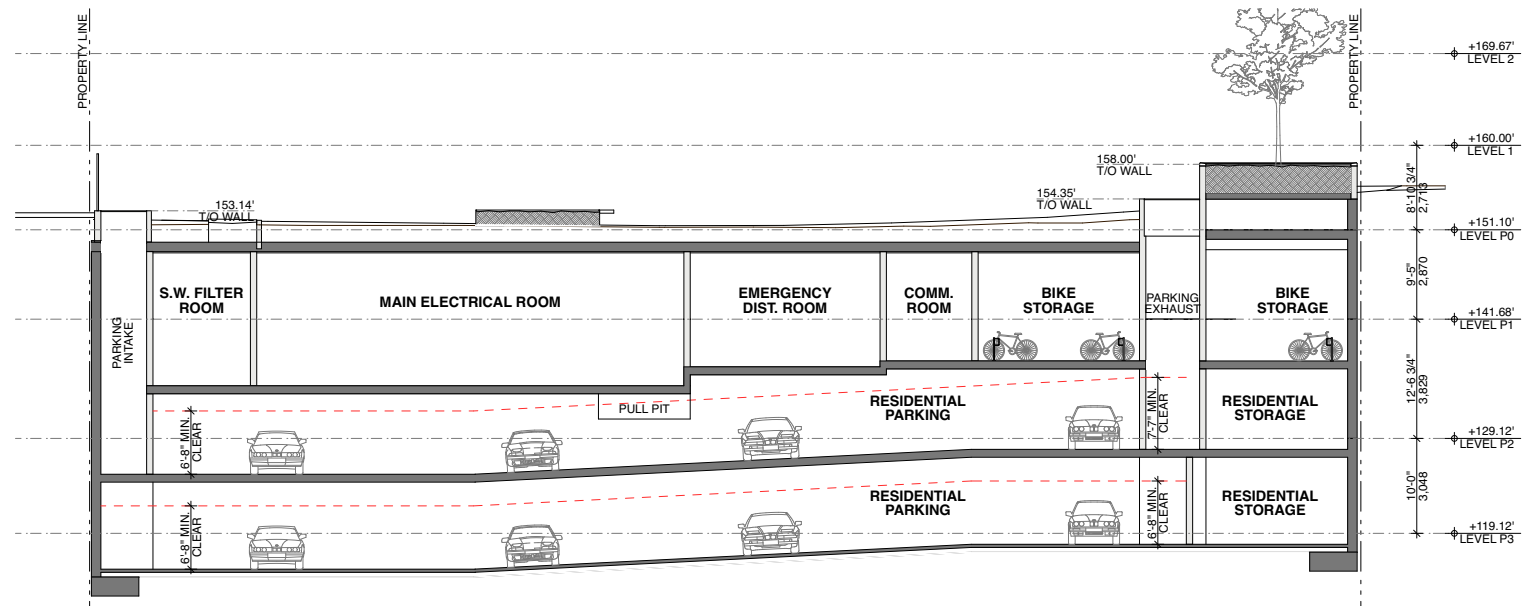
Note: Drawings not to scale

NOTE: HEIGHT OF ELEVATOR OVER RUN IS SUBJECT TO ELEVATOR SUPPLIER REQUIREMENTS

4.5 Sections Section C + D






SECTION C
1/8"=1'-0"



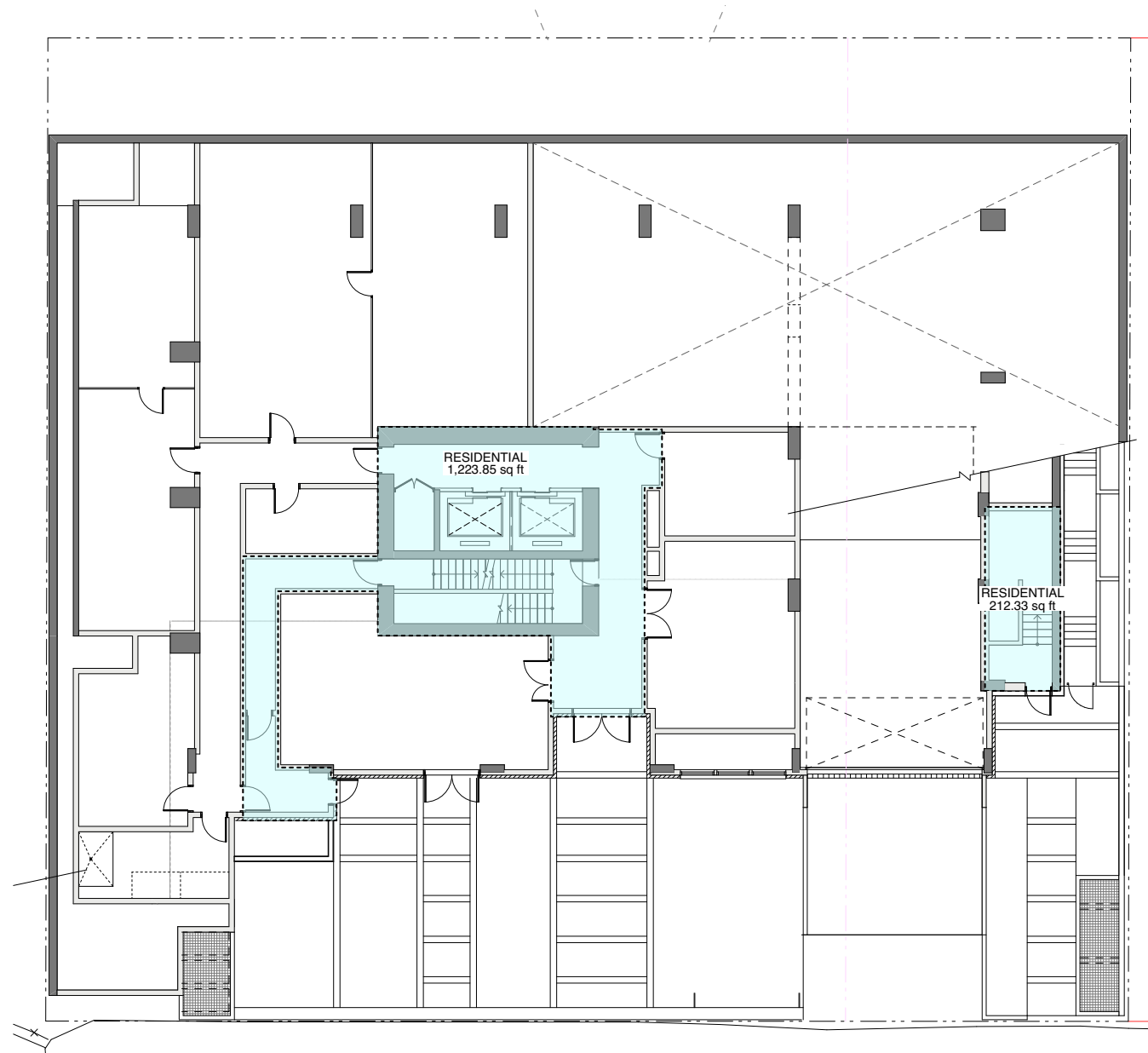
Note: Drawings not to scale

4.6 FSR Overlay Level 0

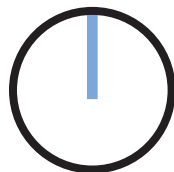
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL P0			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	1,436.18	133.43	
AMENITY	0.00	0.00	
STORAGE	0.00	0.00	
GROSS TOTAL	1,436.18	133.43	
FSR TOTAL	1,436.18	133.43	






North



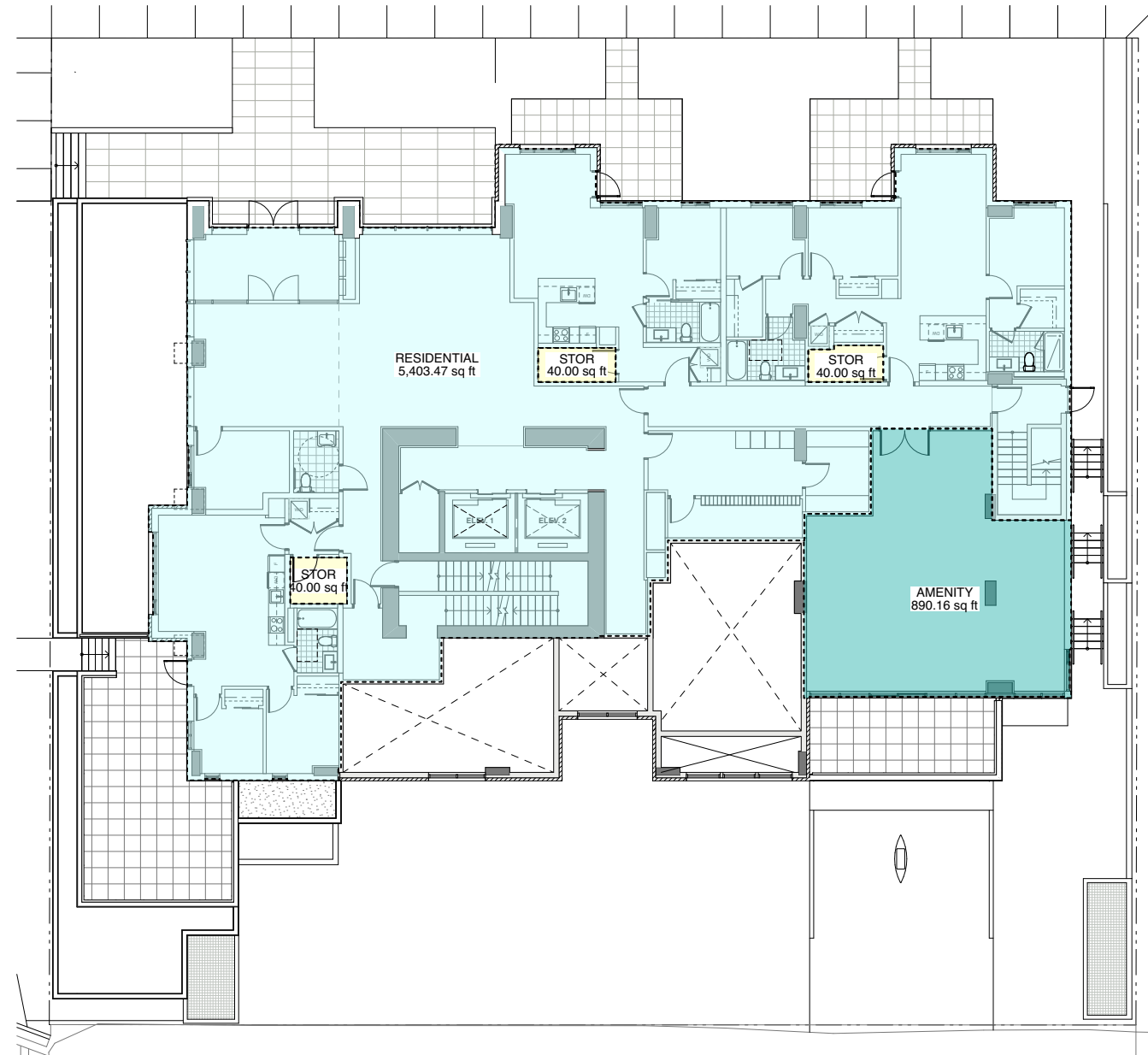
Note: Drawings not to scale

4.6 FSR Overlay
Level 1

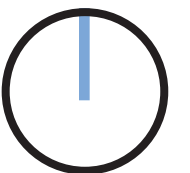
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 1			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	5,403.47	502.00	
AMENITY	890.16	82.70	FITNESS AMENITY
STORAGE	120.00	11.15	IN-SUITE STORAGE
GROSS TOTAL	6,413.63	595.85	
FSR TOTAL	5,403.47	502.00	






North



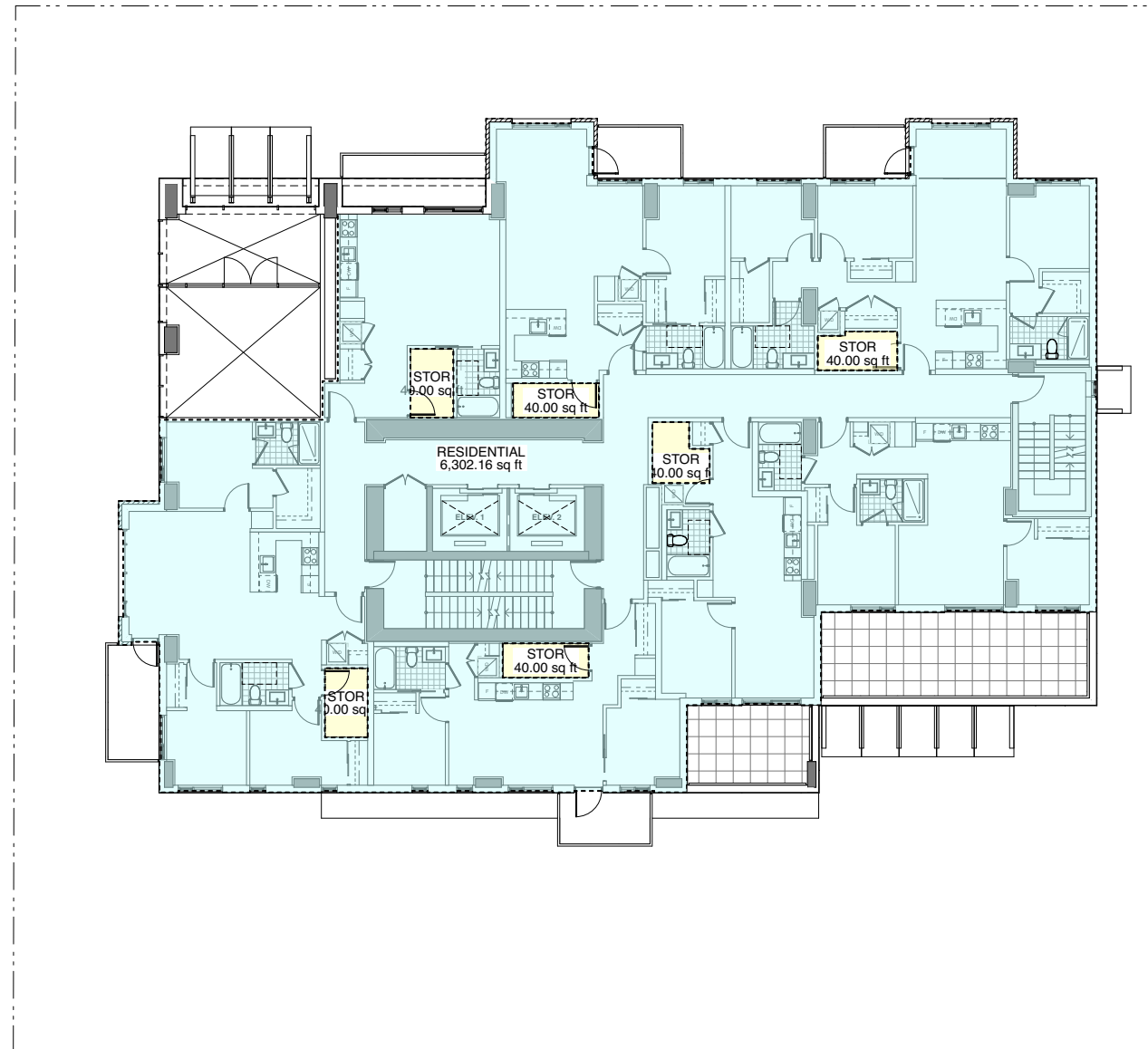
Note: Drawings not to scale

4.6 FSR Overlay Level 2

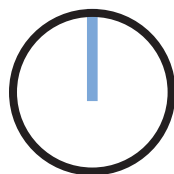
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 2			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	6,302.16	585.49	
AMENITY	0.00	0.00	
STORAGE	240.00	22.30	IN-SUITE STORAGE
GROSS TOTAL	6,542.16	607.79	
FSR TOTAL	6,302.16	585.49	






North



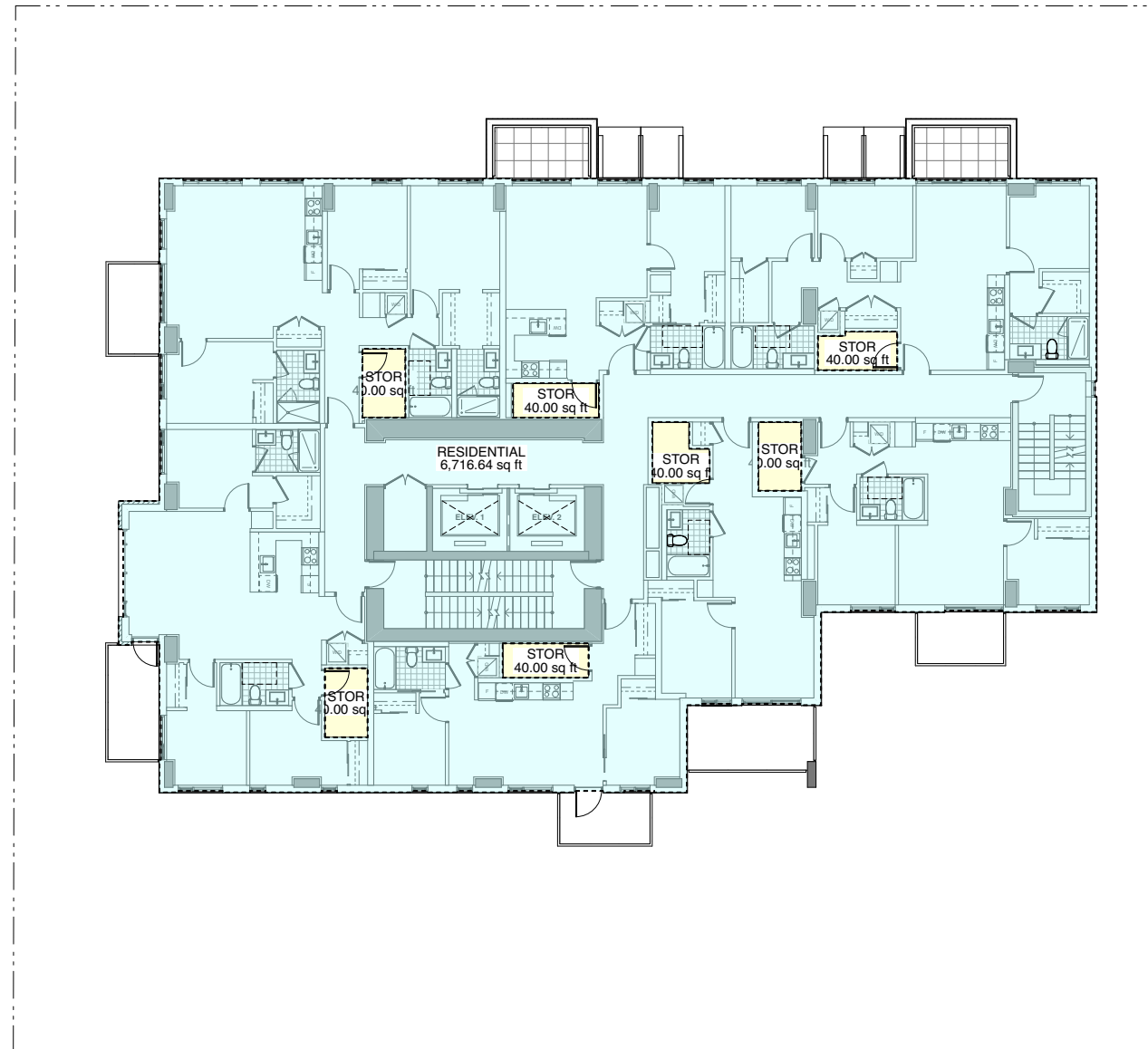
Note: Drawings not to scale

4.6 FSR Overlay Level 3

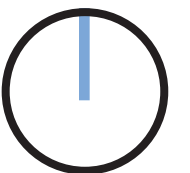
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 3			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	6,716.64	624.00	
AMENITY	0.00	0.00	
STORAGE	280.00	26.01	IN-SUITE STORAGE
GROSS TOTAL	6,996.64	650.01	
FSR TOTAL	6,716.64	624.00	






North



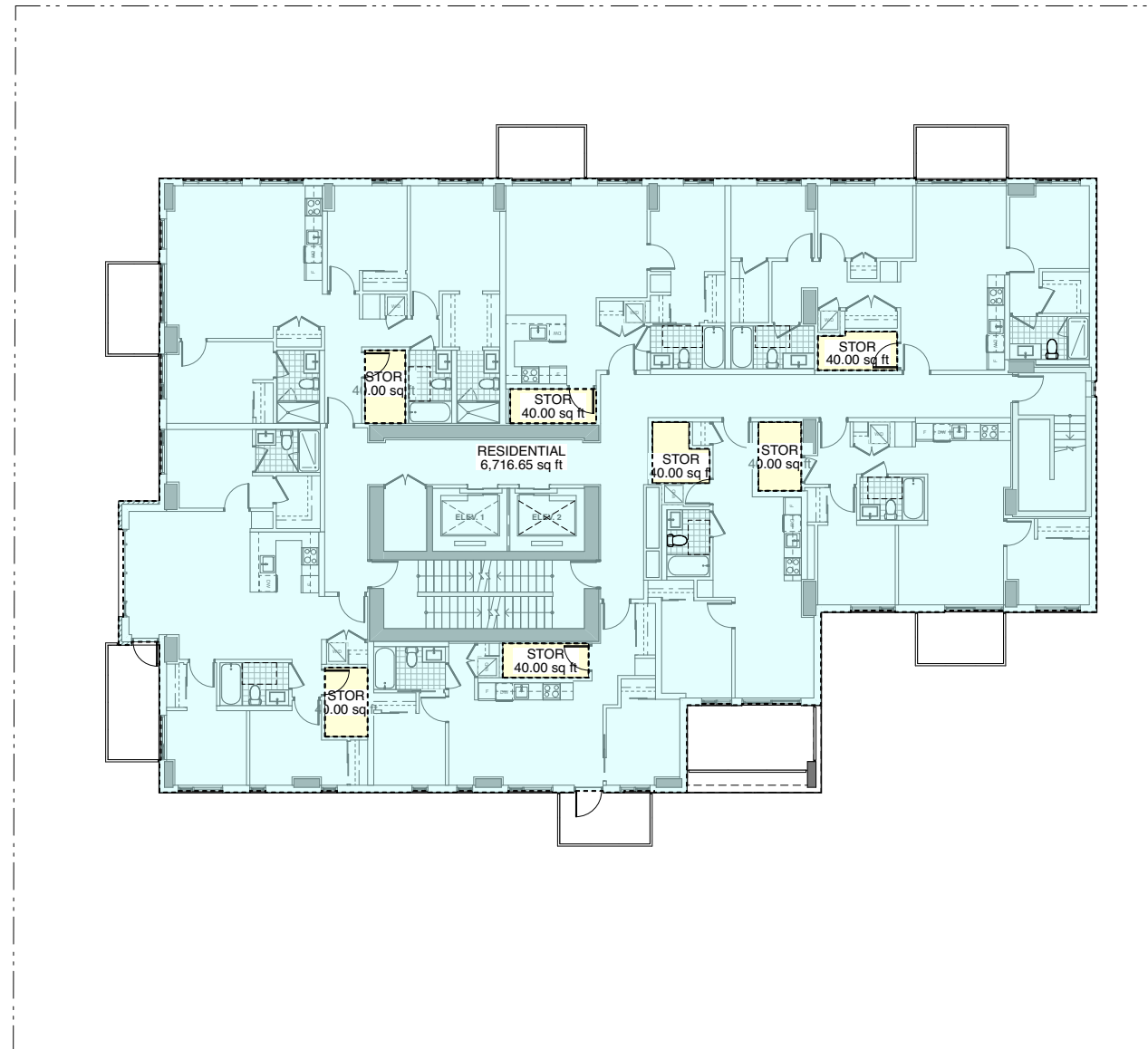
Note: Drawings not to scale

4.6 FSR Overlay Level 4

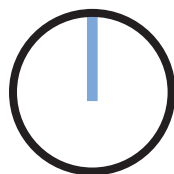
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 4			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	6,716.65	624.00	
AMENITY	0.00	0.00	
STORAGE	280.00	26.01	IN-SUITE STORAGE
GROSS TOTAL	6,996.65	650.01	
FSR TOTAL	6,716.65	624.00	






North



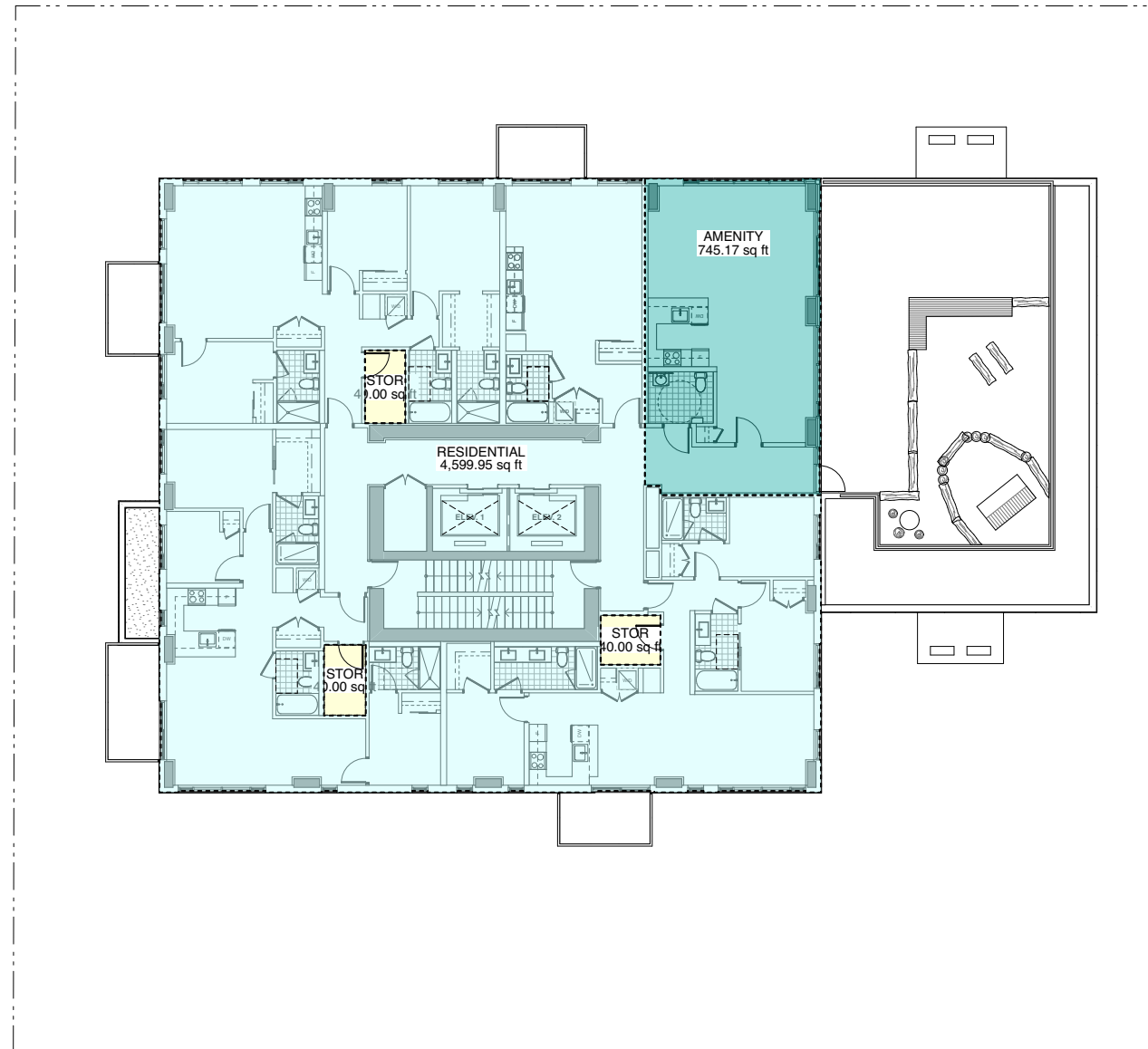
Note: Drawings not to scale

4.6 FSR Overlay
Level 5

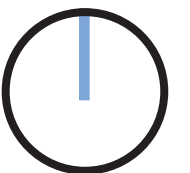
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 5			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	4,599.95	427.35	
AMENITY	745.17	69.23	INDOOR AMENITY
STORAGE	120.00	11.15	IN-SUITE STORAGE
GROSS TOTAL	5,465.12	507.73	
FSR TOTAL	4,599.95	427.35	






North



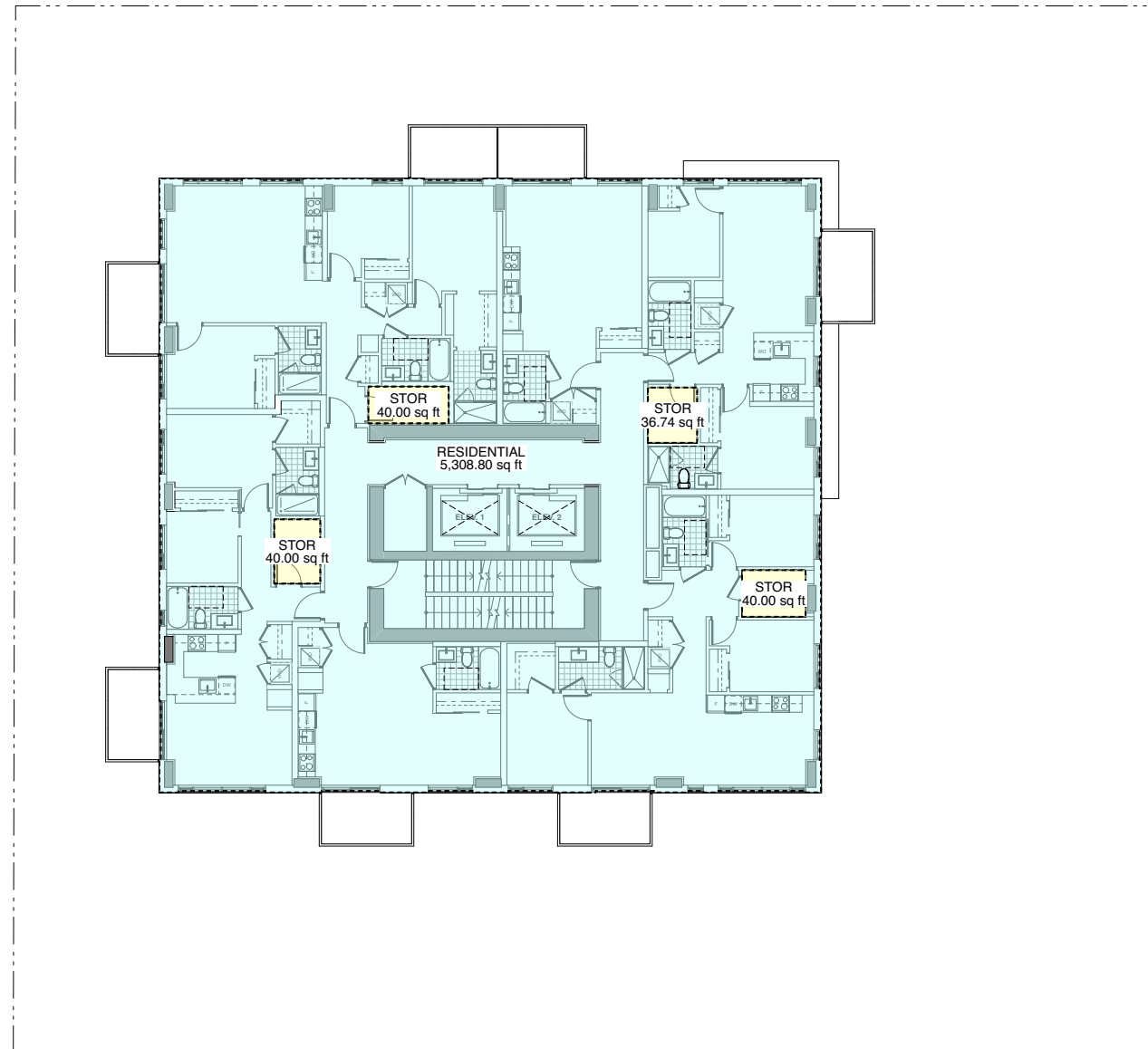
Note: Drawings not to scale

4.6 FSR Overlay Level 6

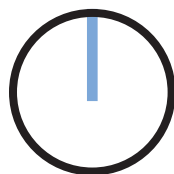
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 6			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	5,308.80	493.20	
AMENITY	0.00	0.00	
STORAGE	156.74	14.56	IN-SUITE STORAGE
GROSS TOTAL	5,465.54	507.77	
FSR TOTAL	5,308.80	493.20	



North



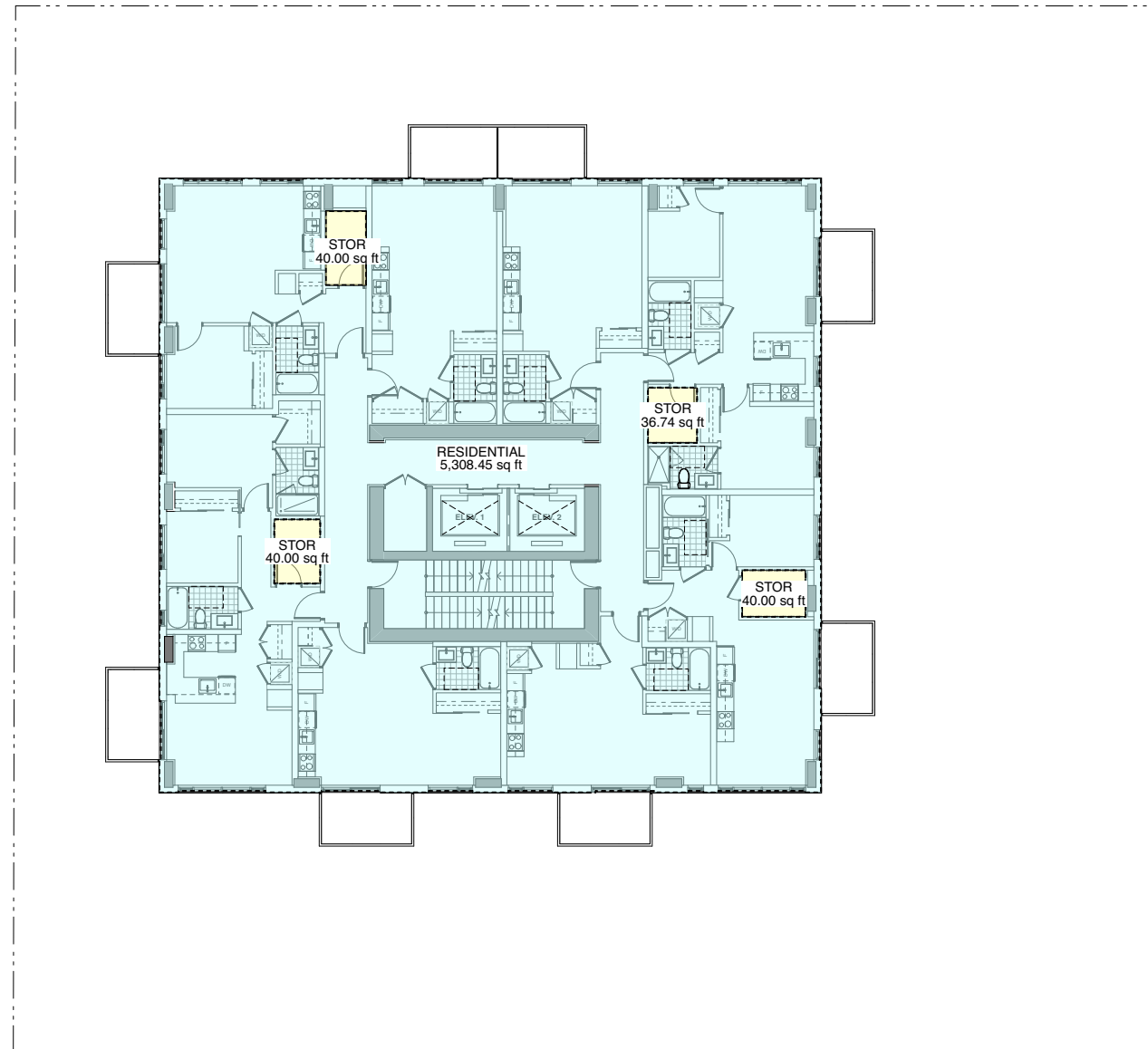
Note: Drawings not to scale

4.6 FSR Overlay
Level 7-19

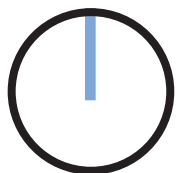
BUILDING FSR AREA LEGEND

- RESIDENTIAL
- AMENITY
- STORAGE

FSR LEVEL 7 - 19			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	5,308.45	493.17	
AMENITY	0.00	0.00	
STORAGE	156.74	14.56	IN-SUITE STORAGE
GROSS TOTAL	5,465.19	507.73	
FSR TOTAL	5,308.45	493.17	






North



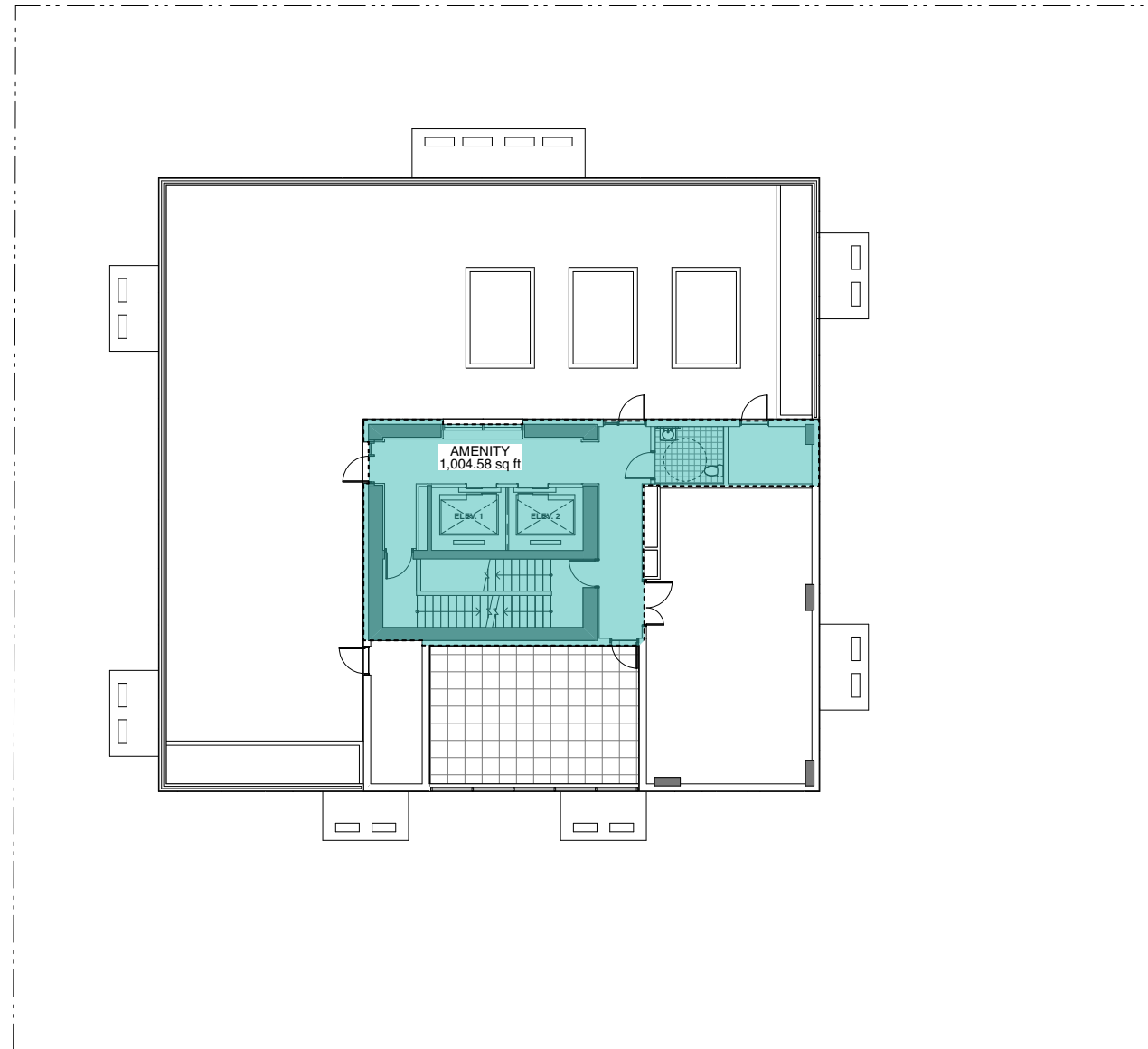
Note: Drawings not to scale

4.6 FSR Overlay Level 20

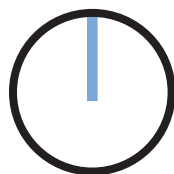
BUILDING FSR AREA LEGEND

	RESIDENTIAL
	AMENITY
	STORAGE

FSR LEVEL 20			
NAME	AREA		COMMENTS
	sq ft	sq m	
RESIDENTIAL	0.00	0.00	
AMENITY	1,004.58	93.33	INDOOR AMENITY
STORAGE	0.00	0.00	
GROSS TOTAL	1,004.58	93.33	
FSR TOTAL	0.00	0.00	



North



Note: Drawings not to scale

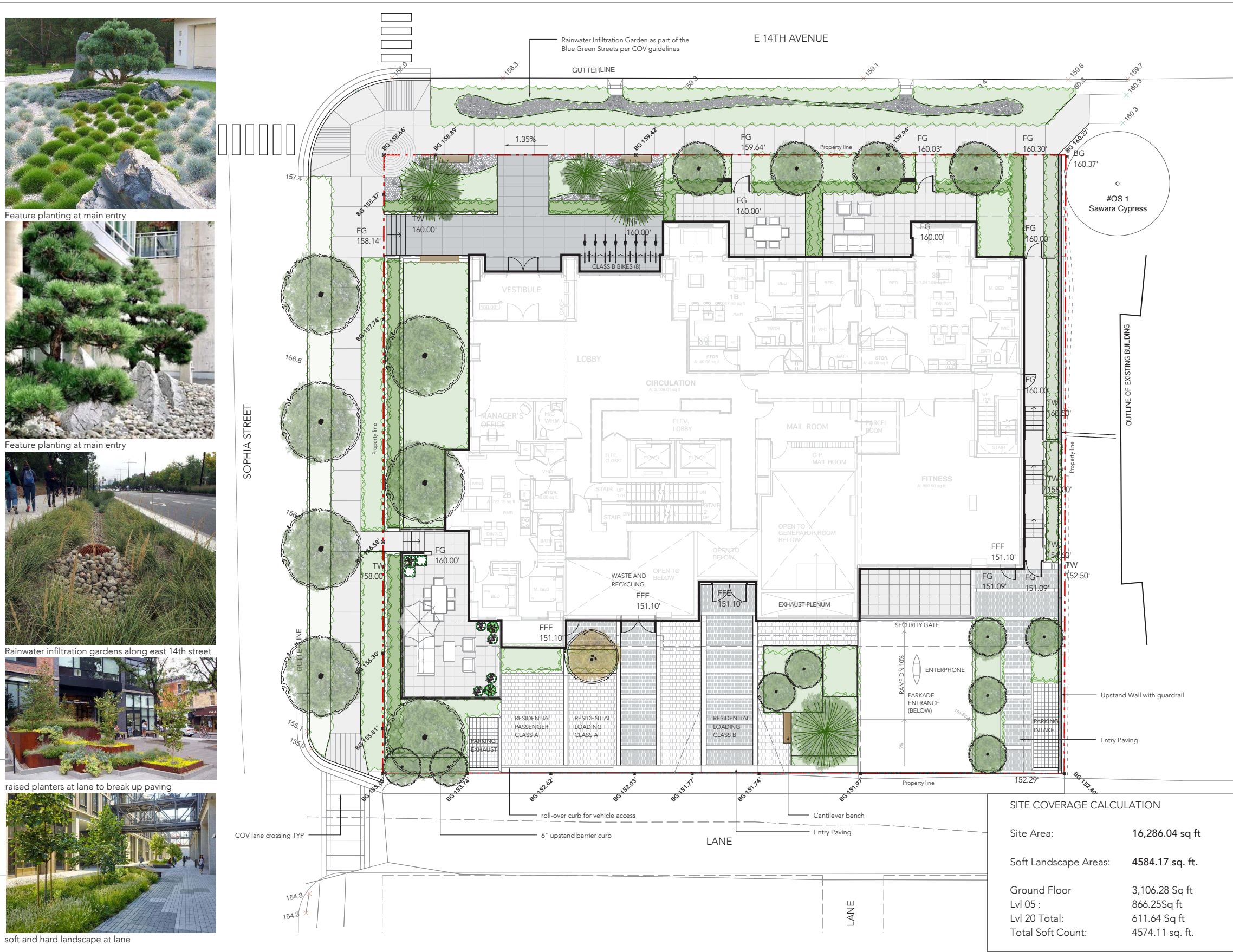
Section 05

Landscape Drawings

Contents

5.1 Landscape Plans

5.1 Landscape Plans Level 1



Feature planting at main entry



Feature planting at main entry



Rainwater infiltration gardens along east 14th street

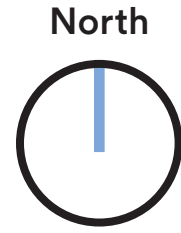


raised planters at lane to break up paving



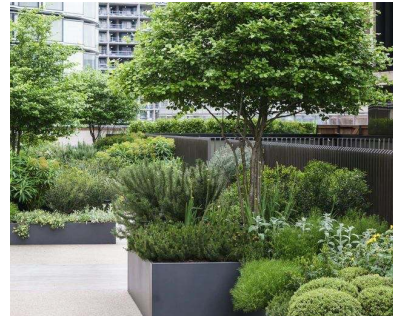
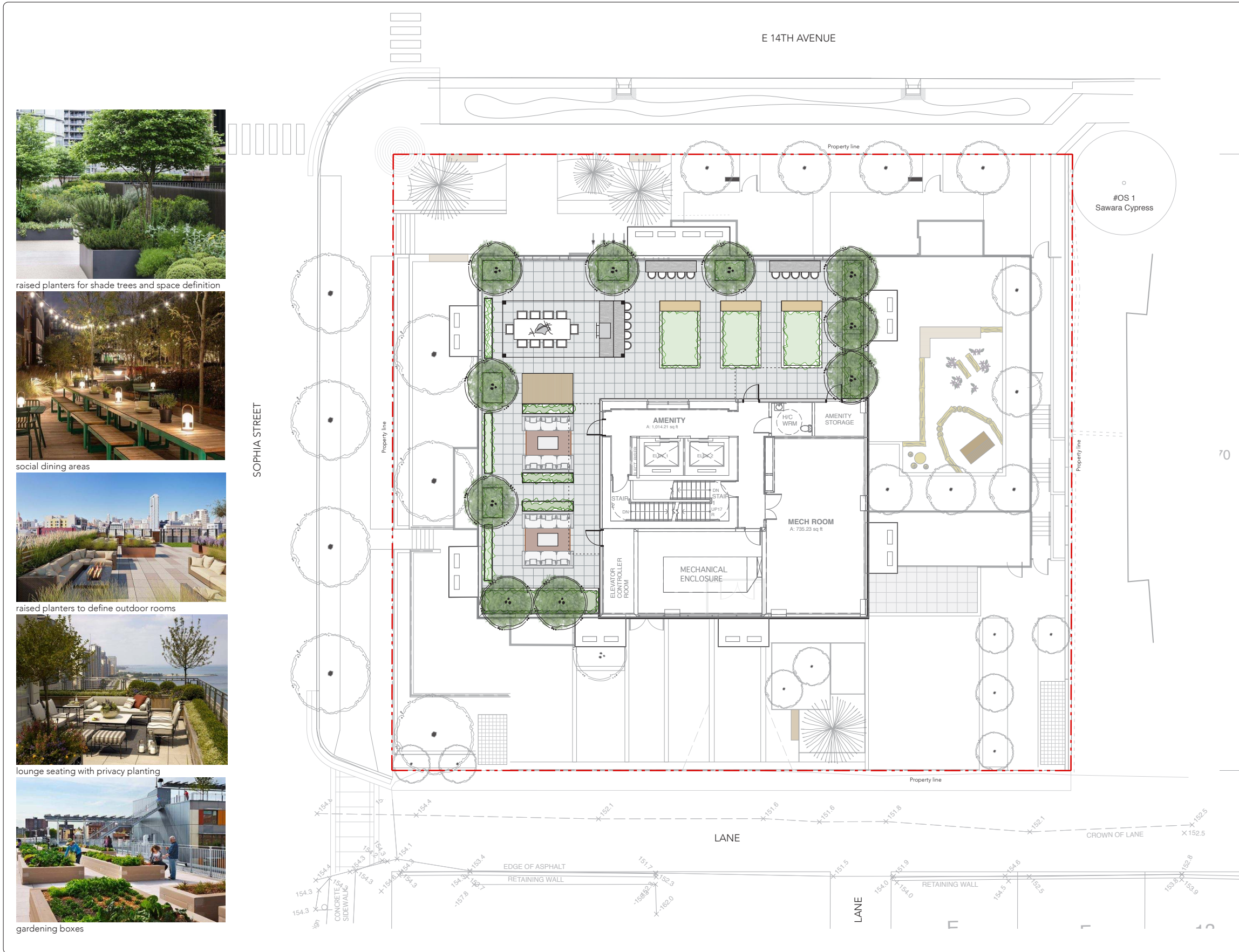
soft and hard landscape at lane

SITE COVERAGE CALCULATION	
Site Area:	16,286.04 sq ft
Soft Landscape Areas:	4584.17 sq. ft.
Ground Floor	3,106.28 Sq ft
Lvl 05 :	866.25Sq ft
Lvl 20 Total:	611.64 Sq ft
Total Soft Count:	4574.11 sq. ft.



Note: Drawings not to scale

5.1 Landscape Plans Roof Level



raised planters for shade trees and space definition



social dining areas



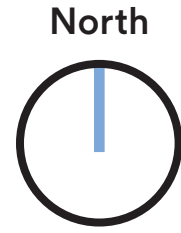
raised planters to define outdoor rooms



lounge seating with privacy planting



gardening boxes



Note: Drawings not to scale

Section 06

Perspective Views

Contents

6.1 Perspective Views

6.1 Perspective Views



Looking east towards the corner of East 14th Avenue and Sophia Street

Perspective Views

6.1 Perspective Views



Looking west along East 14th Avenue

6.1 Perspective Views



East 14th Avenue frontage and building entrance

Perspective Views