

# 320 EAST 2ND AVENUE

## VANCOUVER, BRITISH COLUMBIA

REZONING APPLICATION

MAY 30, 2024

**CDI** CHRIS DIKEAKOS  
ARCHITECTS INC.

**CAPE**

**RR**  
Planning



# Land Acknowledgement

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Cape Group and the project team acknowledge that this project is situated on the unceded traditional territories of the x<sup>w</sup>məθk<sup>w</sup>əy<sup>ə</sup>m (Musqueam), Sk̓w̓x̓wú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.



# Project Information

## Property Address

320 East 2nd Avenue  
Vancouver, BC, Canada

## Package Type

Rezoning Application

## Submission Date

May 30, 2024

## Applicant

RR Planning  
7295 Osborne Bay Rd  
Duncan, BC V9L 5W7



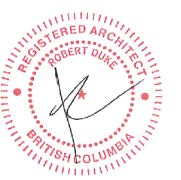
## Developer and Owner

Cape Group  
Suite 300 - 68 East 2nd Avenue  
Vancouver, BC V5T 1B1



## Architect

Chris Dikeakos Architects  
1635 West Broadway  
Vancouver, BC V6J 1W9



# Project Overview

- The project site is situated within the Mount Pleasant Centre, fronted by East 2nd Avenue to the north and a laneway to the south. Nearby bounding streets include Scotia Street to the west and Brunswick Street to the east
- Adjacent buildings to the project site include an existing 6-storey rental to the west, 5-storey strata to the east, and 4-storey apartments to the south
- The proposed development consists of a 20-storey tower containing 1 level of retail, 1 level of office space, 3 levels of social housing, and 14 levels of strata housing, and a rooftop amenity
- Home types include studios, 1-bedroom homes, and 2-bedroom and 3-bedroom family homes
- Project massing includes a tower anchored above 4 levels of below-grade parking, and a 5-storey podium providing a continuous street wall with the existing context
- The entrance lobbies for the social housing, strata housing, and office space are on 2nd East Avenue
- A range of indoor and outdoor tenant amenities are located on level 1, 3, 4, 6, and 20.
- All vehicle and loading functions occur along the southern laneway



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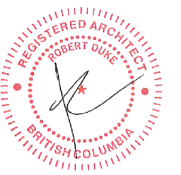
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# Project Team

## DEVELOPER AND OWNER

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The Cape Group is a family-run real estate development and construction company that has been in business since 1956. Cape has developed an extensive and diverse portfolio of income-producing properties including low-rise and high-rise rental and condos projects, senior housing, industrial warehouses, office complexes and shopping centers. These projects are spread throughout greater Vancouver, interior BC, Edmonton, Toronto and Oregon. Cape prides itself on creating, building and managing innovative quality-built projects that make a lasting impact on the local community.



## ARCHITECT

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Vancouver, BC V6J 1W9

CDA is one of North America's leading architectural firms in high-rise residential and mixed-use design. Celebrating 30 years in business, CDA has been designing communities and shaping the skylines of many municipalities in the Lower Mainland. Our work has extended across Canada, including Calgary, Edmonton, and Toronto, and into the U.S. on with projects in Seattle, San Francisco, Los Angeles, and San Diego.



## STRUCTURE

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## TRANSPORTATION

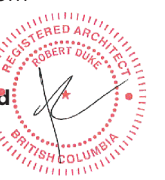
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## SURVEYOR

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# 1.0 Introduction

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## 1.1 Rezoning Intent and Project Brief

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## 1.2 Proposal Summary

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# 1.1

## Rezoning Intent and Project Brief

Development and Building Services Centre

515 W 10th Ave

Vancouver, British Columbia

V5Z 4A8

Dear Robert White,

Cape Group, Chris Dikeakos Architects, and RR Planning are pleased to formally submit a rezoning application to the City of Vancouver for the project located at 320 E 2nd Ave. We received the Rezoning Enquiry Letter of Response in December 2023 and since then, our team has diligently addressed the City's comments to develop a robust rezoning proposal.

In 2021, a Development Permit (DP) was approved for a five-storey mixed-use building on the site featuring 95 rental homes and non-residential uses at grade. This original design under IC-3 zoning with a permitted density of 3.25 FSR saw construction begin but was soon paused when the site fell within the expanded Broadway Plan. The excavated site currently sits vacant with weather protection while being constantly monitored by our consulting team to ensure safety.

Our new rezoning application aligns with the Broadway Plan, transforming the original design into a 20-storey tower that meets the plan's goals and principles. The site, located within 200m of the future Emily Carr/ Great Northern Way SkyTrain Station, is planned to feature a mixed-use and mixed-tenure building with retail at grade along 2nd Avenue, office space on the second floor, 26 social housing homes, and 139 market strata homes. The social housing will be completed turn-key and provided to the City at occupancy as an air space parcel as the Community Amenity Contribution.

Situated at the border of the Mount Pleasant Centre Area H and the Creative District sub-areas within the Broadway Plan, this project will offer job space on the first two floors, social housing on floors 3-5, and market strata homes on floors 6-20. We anticipate that many of the building's future residents will work in the Creative District, nearby Mount Pleasant Industrial area, and at the future St. Paul's Hospital.

This new building significantly increases the provision for family homes compared to the initial DP. The previous design included 15 family homes (16%) while the new building offers a combined total of 64 family homes (39%). The building fully complies with the 35% family home requirement in the market component and 50% requirement in the social housing component. This underscores our commitment to creating a diverse, inclusive and family-friendly community. Our application not only increases the number of homes and their affordability, but also expands the amount of job space beyond the previous scope. Designed with a continuous and respectful street wall that responds to the adjacent buildings, the project contributes to a cohesive and vibrant streetscape and enhances the overall street design along Great Northern Way.

Thoughtful landscaping and innovative laneway designs will significantly improve the public realm thereby fostering a vibrant, transit-oriented community. Our vision is to create a welcoming environment along East 2nd Ave and Great Northern Way with greenery acting as a natural buffer between the street and the retail frontage. We have also made a strong effort to establish greenery and a secured children's play area along the laneway in addition to providing parking and loading access. This will help reinforce the publicness and enjoyment in support of the broader effort of making more active and livable laneways across Mount Pleasant.

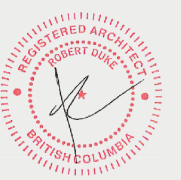
We are proud of this proposal and the thoughtful planning behind it. We believe this project will add significant value to the neighborhood and be a vital part of its transformation. We look forward to collaborating with City staff to advance this rezoning application so we can work towards getting it built as soon as possible to provide much-needed housing to this evolving neighbourhood.

Sincerely,



Sean Reisman

Development Manager



2024-05-30

# 1.2

## Proposal Summary

	PREVIOUSLY APPROVED DP	BROADWAY PLAN	PROPOSED
<b>ZONING</b>	IC-3	Mount Pleasant Centre - Area H	CD1
<b>USES</b>	Light industrial + residential	Mixed-use: Mid- to High Rise	Mixed-use: High Rise
<b>TOWER FLOOR PLATE</b>	N/A	6,500 SF	7,150 SF
<b>FAMILY HOME MIX (STRATA)</b>	<ul style="list-style-type: none"> <li>• 16% 2-Bed</li> <li>• 0% 3-Bed</li> </ul>	<ul style="list-style-type: none"> <li>• 10% 3-Bed</li> <li>• 25% 2-Bed</li> </ul>	<ul style="list-style-type: none"> <li>• 10% 3-Bed</li> <li>• 25% 2-Bed</li> </ul>
<b>FAMILY HOME MIX (SOCIAL HOUSING)</b>	N/A	<ul style="list-style-type: none"> <li>• 50% 2-3 Bed</li> </ul>	<ul style="list-style-type: none"> <li>• 58% 2-3 Bed</li> </ul>
<b>FLOOR SPACE RATIO</b>	3.25	7.0	7.0
<b>SETBACKS</b>	Front: 0.0m Side: 0.0m Rear: 3.1m to centre line of lane	Front: 5.5m setback from curb Side: N/A Rear: N/A	Front: 8.0m setback from curb Side: N/A Rear: N/A
<b>SITE COVERAGE</b>	N/A	N/A	69.9%
<b>HEIGHT</b>	5 storeys	20 storeys	20 storeys



2024-05-30

# 2.0 Site Analysis

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## 2.1 Aerial

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## 2.2 Location and Street Views

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## 2.3 Connectivity

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## 2.4 Zoning Context

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## 2.5 Context: Amenities + Uses

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## 2.6 Context: Future Developments

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# 2.1

## Aerial



Aerial view of site



2024-05-30

# 2.2

## Location and Street Views



Key plan of panoramic street views



View looking north from the laneway



View looking south from E 2nd Ave



View looking north from E 2nd Ave

# 2.3

## Connectivity



Aerial map of connectivity surrounding site

### LEGEND

- FUTURE SKYTRAIN STATION
- EXISTING SKYTRAIN STATION
- EXISTING TRAIN AND BUS STATION
- BUS STOP
- EXISTING BIKE ROUTE
- FUTURE BIKE ROUTE



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# 2.4

## Zoning Context

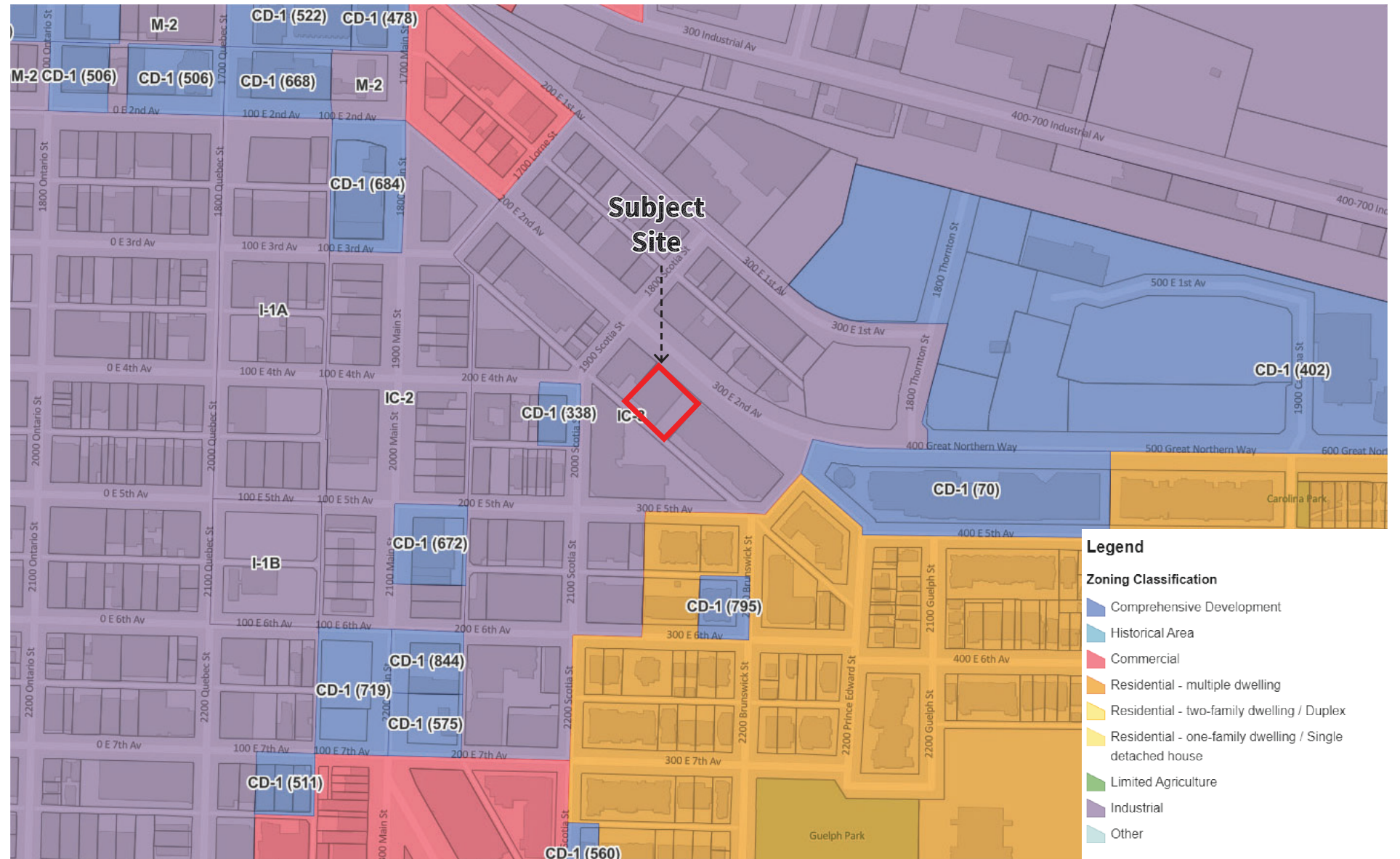
The site is currently zoned IC-3 Industrial. The majority of properties surrounding the site share this IC-3 zoning, which permits the residential live-work artist studio land use that has comprised redevelopment in the vicinity in recent decades. Further to the east are several Comprehensive Development zoned properties, including the campus of Emily Carr University of Art + Design (CD-1 (402)). To the southeast is a large RM-4 zoned apartment residential area.

To the southwest, most properties share the same IC-3 zoning as the site or have Comprehensive Development zoning that reflects their recent higher density mixed-use redevelopment. To the west of the site is the Main Street corridor and Mount Pleasant Industrial Area. These feature a range of industrial zoning schedules, including IC-2, I-1A, and I-1B.

To the northwest, nearby properties share the same IC-3 zoning as the site. A significant cluster of FC-2 Commercially zoned properties are located between East 2nd Avenue and East 1st Avenue and Main Street. Beyond this are numerous mixed-use Comprehensive Development-zoned properties within the Southeast False Creek planning area.

Within the immediate vicinity of the site, bounded by East 1st in the North and East 6th Broadway in the south, there are five CD-1 Districts:

- CD-1 (402)
- CD-1 (70)
- CD-1 (672)
- CD-1 (338)
- CD-1 (795) - 349 East 6th Avenue, a 12-storey 82-unit social housing building currently under construction.

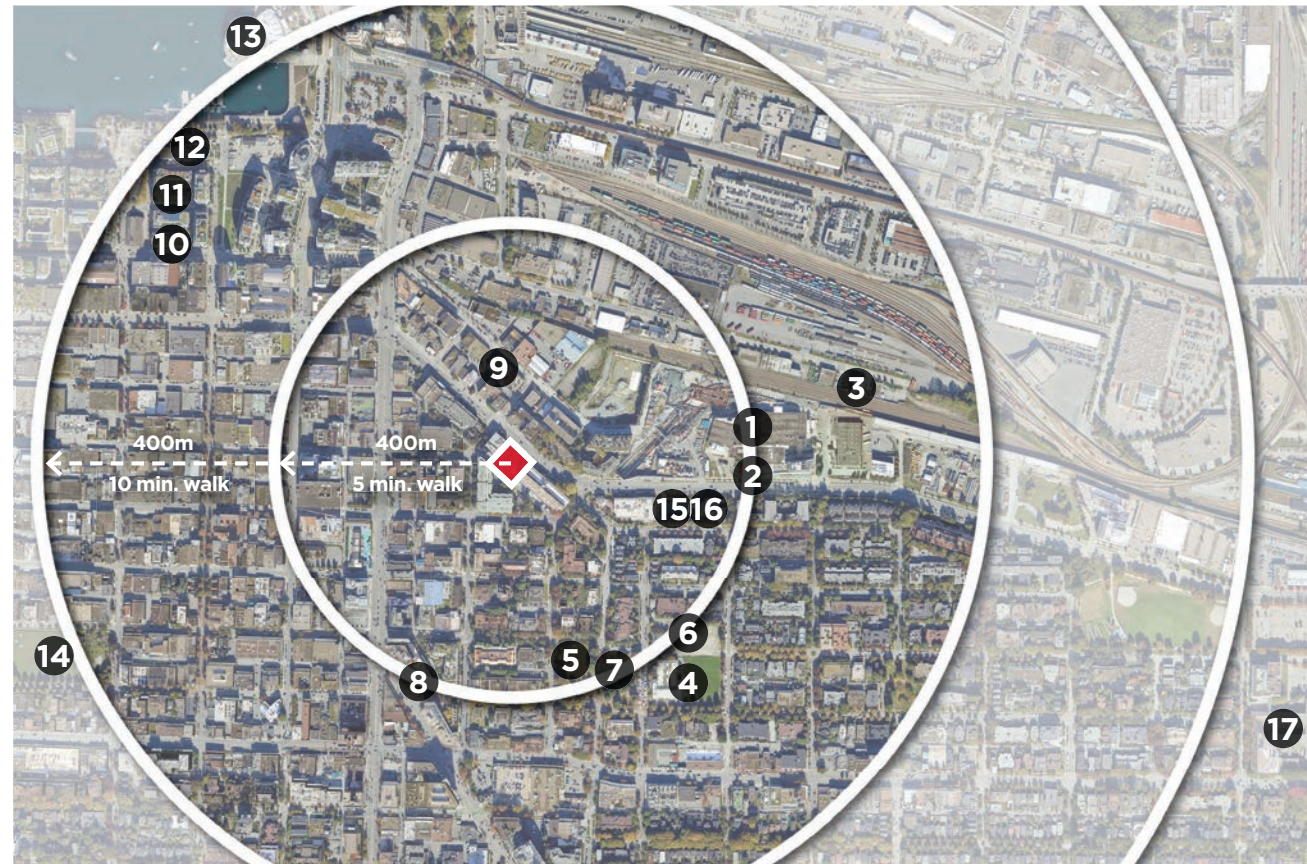


Map of zoning context

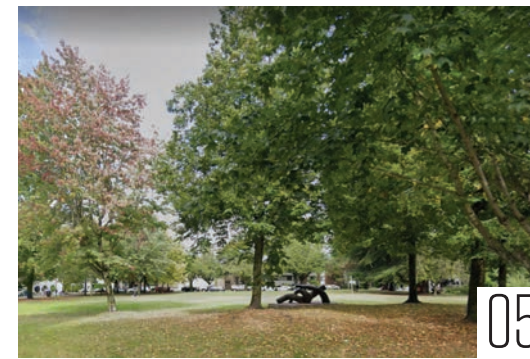
# 2.5

## Context: Amenities + Uses

- |  |  |
|--|--|
| 1. Emily Carr University of Art + Design | 9. CrossFit BC                         |
| 2. Nemesis Coffee GNW                    | 10. Urban Fare                         |
| 3. The Hive Heights                      | 11. London Drugs                       |
| 4. YMCA of Greater Vancouver             | 12. Creekside Community Centre         |
| 5. Guelph Park / Dude Chilling Park      | 13. Science World                      |
| 6. Mount Pleasant Elementary School      | 14. Jonathan Rogers Park               |
| 7. Brewery Creek Community Garden        | 15. St. Francis Xavier Church          |
| 8. Mount Pleasant Community Centre       | 16. St. Francis Xavier School          |
|  | 17. Vancouver Community College Campus |



Aerial map locating existing amenities



# 2.6

## Context: Future Developments



Aerial map locating future developments

- 1. 315 E 2nd Ave: retail + residential
- 2. 2015 Main St: residential
- 3. 5-15 W 2nd Ave: residential
- 4. 485 Great Northern Way: residential + office

- 5. 220 E 1st Ave: office
- 6. 4-36 W 3rd Ave: office + industrial
- 7. 349 E 6th Ave: residential
- 8. 1002 Station St: St. Paul's Hospital



01



05



02



06



03



07



04



08

# 3.0 Rezoning Rationale

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## 3.1 Proposed Uses

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## 3.2 Height

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## 3.3 Tower Floor Plate + Shadow Comparison

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## 3.4 Family Homes Mix

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## 3.5 Floor Space Ratio

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## 3.6 Setbacks + Lot Coverage

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## 3.7 Project Data Summary

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## 3.8 Policy Context

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## 3.9 Mount Pleasant Neighbourhood Land Use

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## 3.10 Mount Pleasant Centre - Area H

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## 3.11 Interface with Public Realm (Parkade Set Back)

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## 3.12 Loading Stalls

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2024-05-30

# 3.1

## Proposed Uses

### Level 1

- Ground-oriented retail
- Lobbies for office, social housing, and market strata
- Indoor amenity

### Level 2

- Office for general and health care use

### Level 3-5

- Level 3-5: Social housing
- Level 3: indoor + outdoor amenity
- Level 4: outdoor amenity
- Level 5: outdoor amenity

### Level 6-19

- Level 6-19: market strata
- Level 6: indoor + outdoor amenity

### Level 20

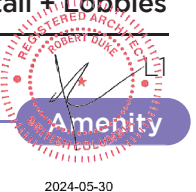
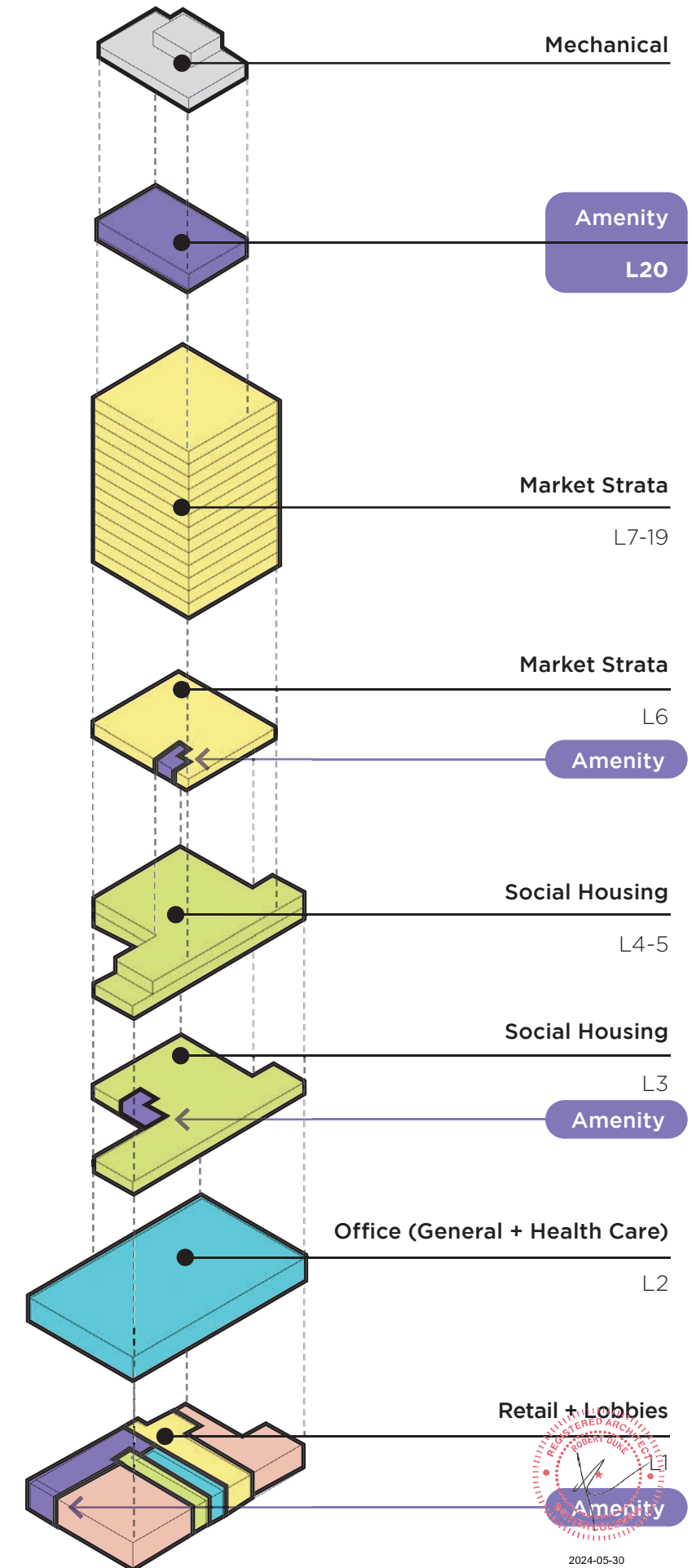
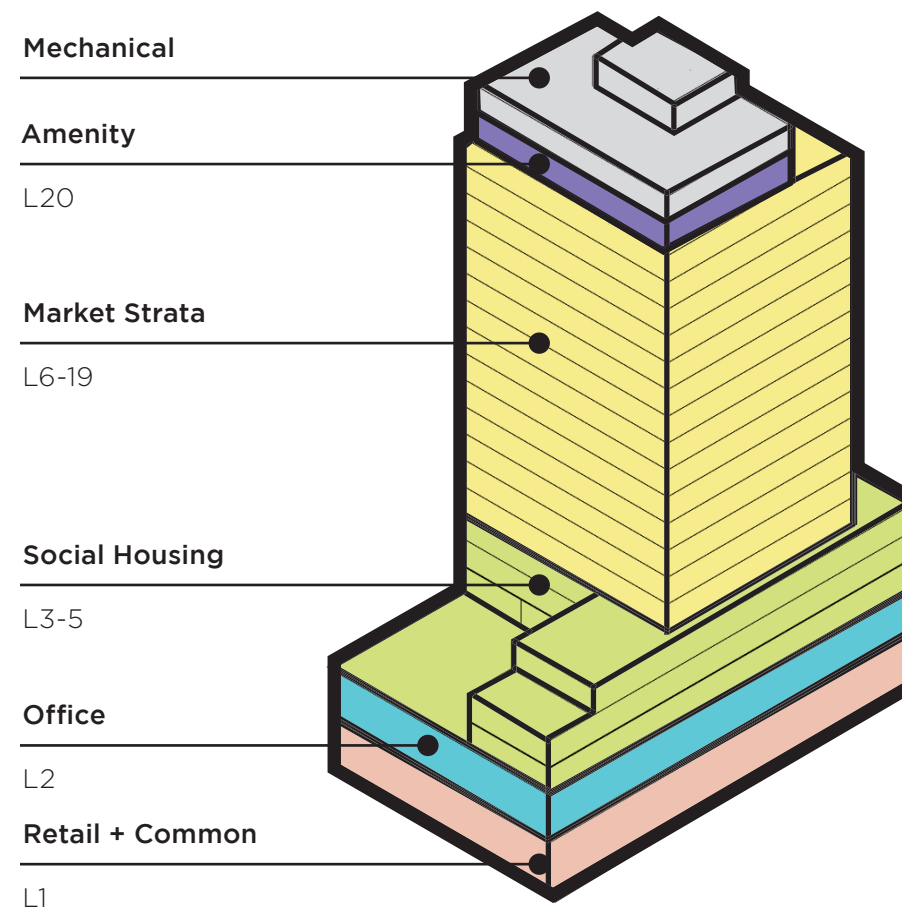
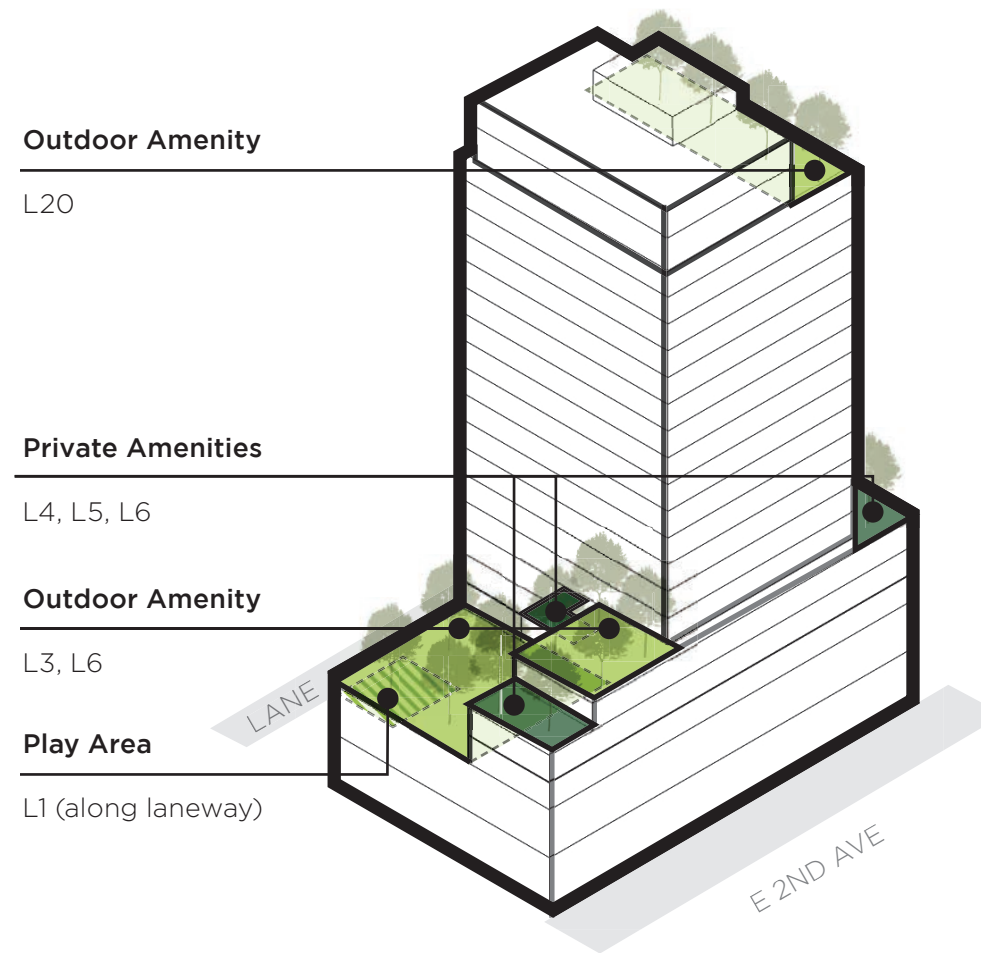
- Indoor + outdoor amenity

### Policy Precedent:

- Broadway Plan

### Rationale

The proposed uses support the Broadway Plan's vision to provide a mix of housing options, including affordable housing. A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing, which is proposed as 3 levels in the podium. In addition, two levels of non-residential uses are required, which is proposed to be a mix of retail and office. The proposed development is compliant with all use requirements.



# 3.2

## Height

20 storeys

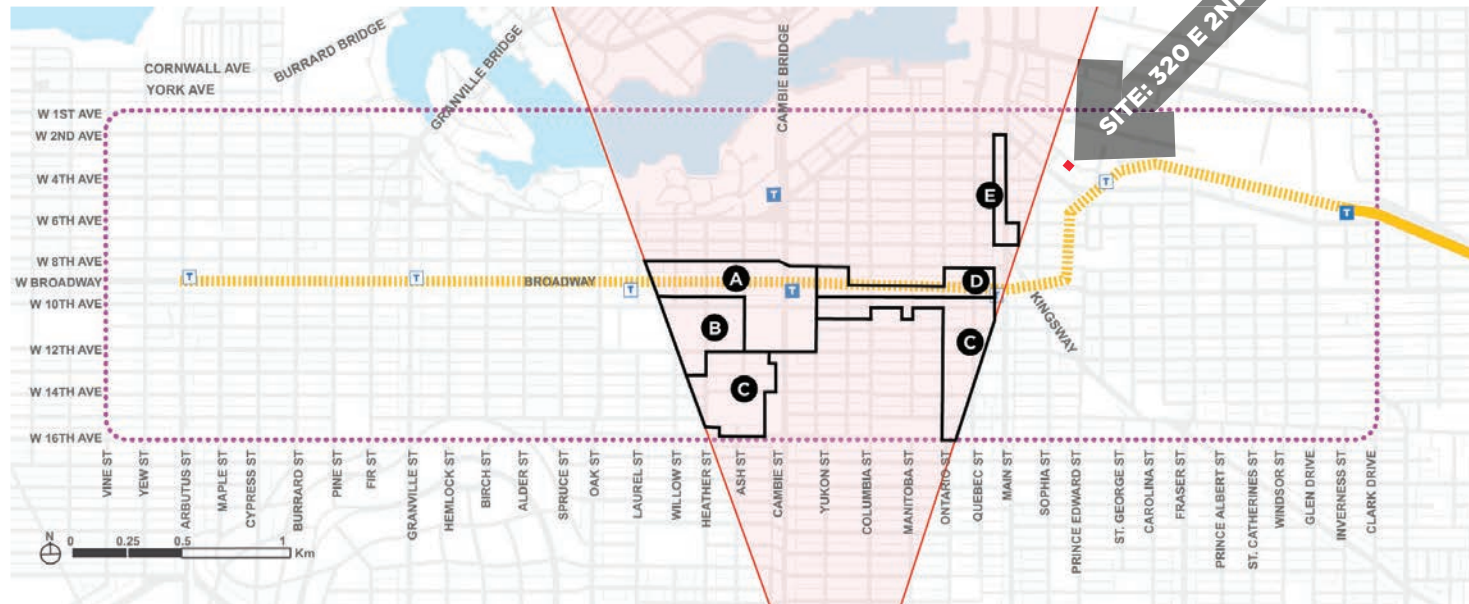
### Policy Precedent:

- Broadway Plan

### Rationale

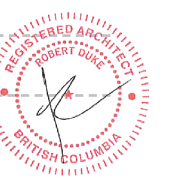
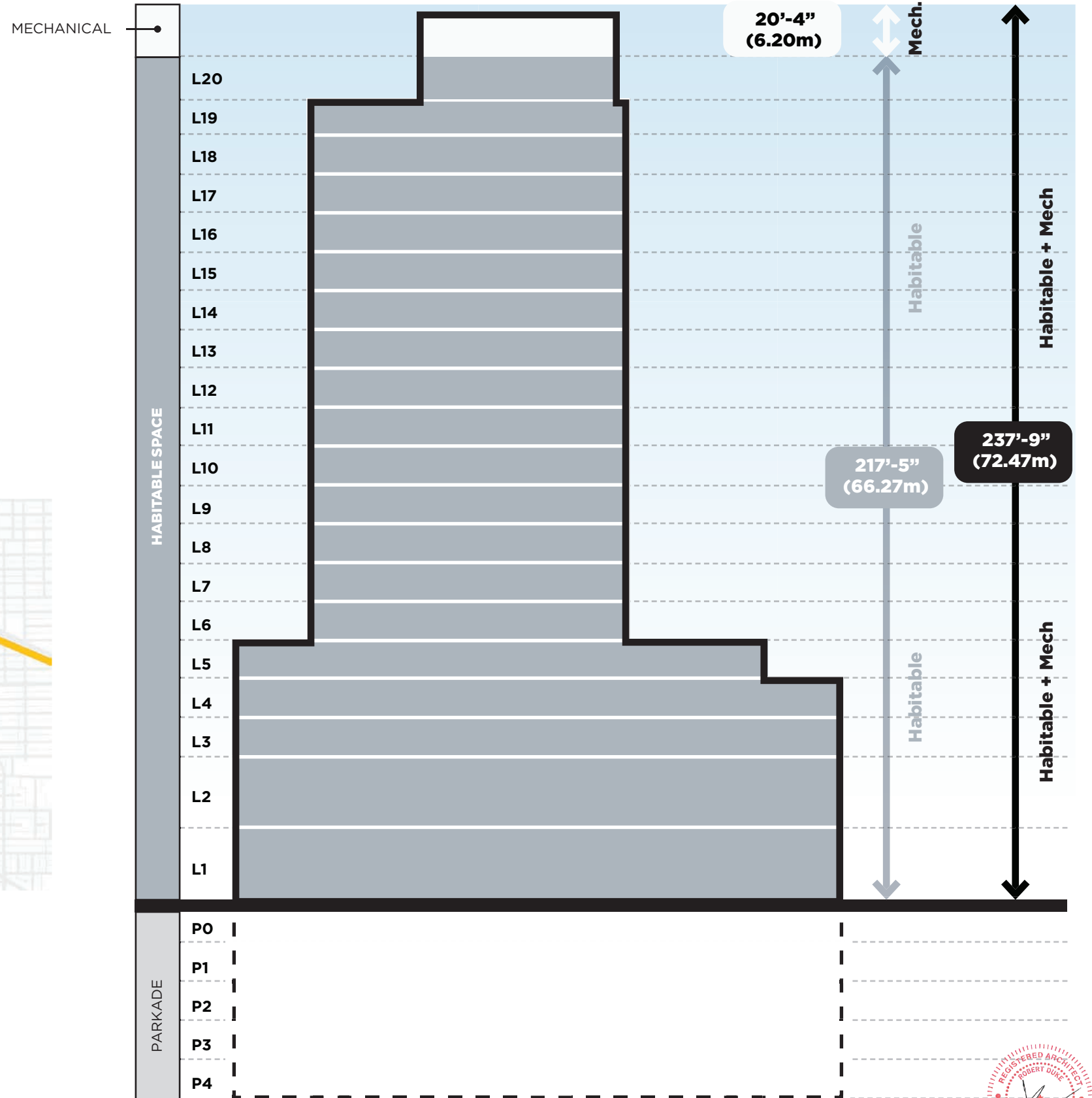
The project site is situated outside of the City of Vancouver's Queen Elizabeth Park's view cone. In line with the Broadway Plan, the proposed height of the development is 20 storeys and measures at 217'-5" (66.27m) for habitable space, and 237'-9" (72.47m) including servicing and mechanical space. The proposed development is compliant with all height requirements.

Figure 7.5 – Areas Where Higher Buildings can be Considered



### Legend

- ..... Broadway Plan Area
- ||||| Millennium Line
- Ⓣ Existing Rapid Transit Station
- Ⓣ Future Rapid Transit Station
- △ Queen Elizabeth Park View
- ▭ Areas for Higher Buildings



# 3.3

## Tower Floor Plate + Shadow Comparison

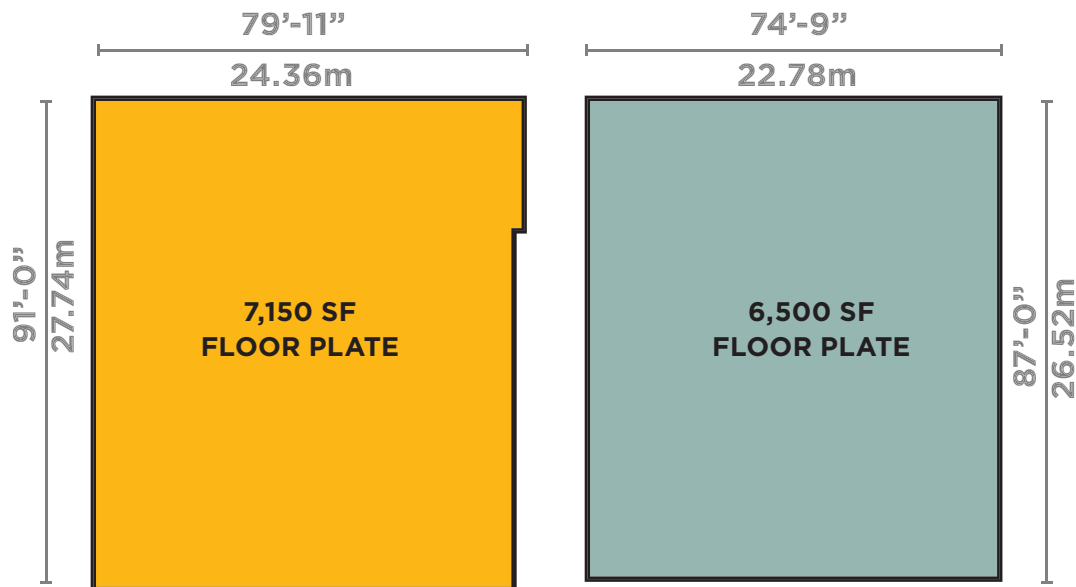
7,150 square feet (664.26 square meters)

### Policy Precedent:

- Broadway Plan

### Rationale

While the Broadway Plan specifies a maximum tower floor plate of 6,500 square feet for lot depths greater than 120 feet (36.6m), the proposed tower floor plate of 7,150 square feet allows for a more efficient use of floor area while still adhering to the 7.0 FSR requirement within 20 storeys. This increase in floor plate area, which is less than 10% over the 6,500 square feet recommendation, will have minimal shadowing impacts on the surrounding neighborhood in comparison to a 6,500 square feet floor plate.



# 3.4

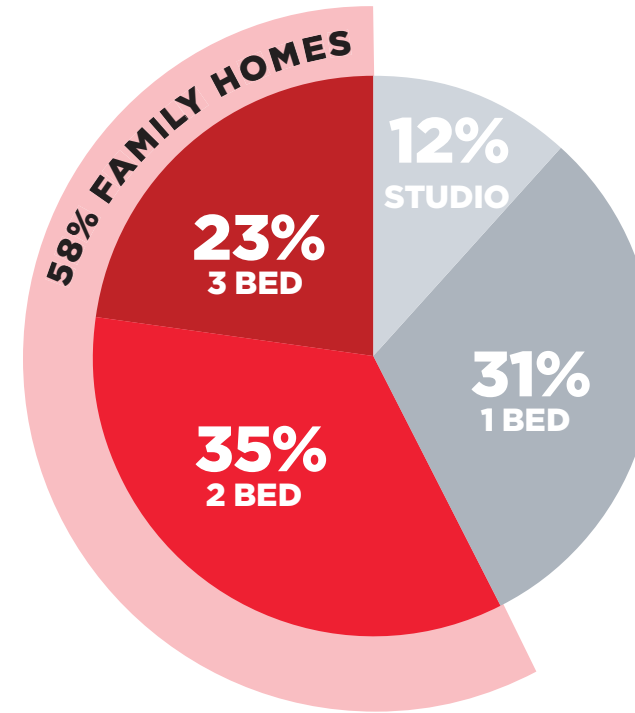
## Family Homes Mix

- **Social Housing:** exceeds the 50% requirement for family-oriented homes
- **Market Strata:** meets the 10% requirement for 3 bedrooms, and meets the 25% requirement for 2 bedrooms

### Policy Precedent:

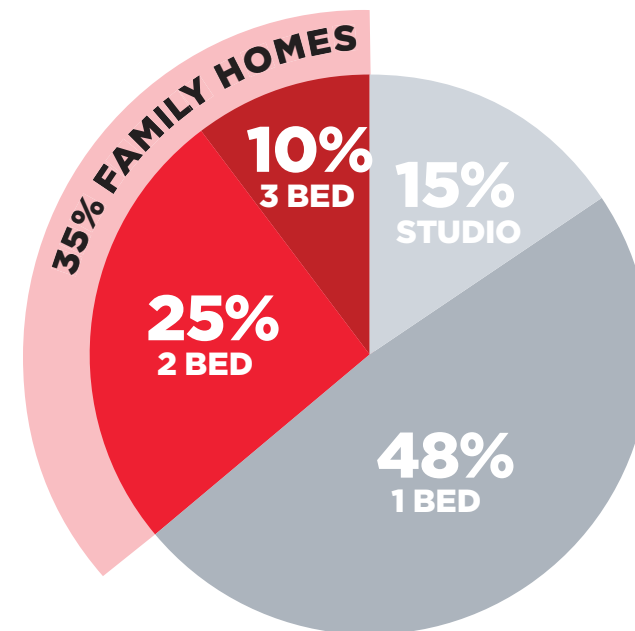
- Broadway Plan

### Social Housing

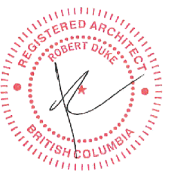


TYPE	COUNT
Studio	3 Homes
1 Bedroom	8 Homes
2 Bedroom	9 Homes
3 Bedroom	6 Homes
	<b>26 Total</b>

### Market Strata



TYPE	COUNT
Studio	22 Homes
1 Bedroom	67 Homes
2 Bedroom	36 Homes
3 Bedroom	14 Homes
	<b>139 Total</b>



# 3.5

## Floor Space Ratio

The site permits for 7.0 FSR, and meets the required lot frontage of 150 feet (45.7m) and desired lot depth of 120 feet (36.6m).

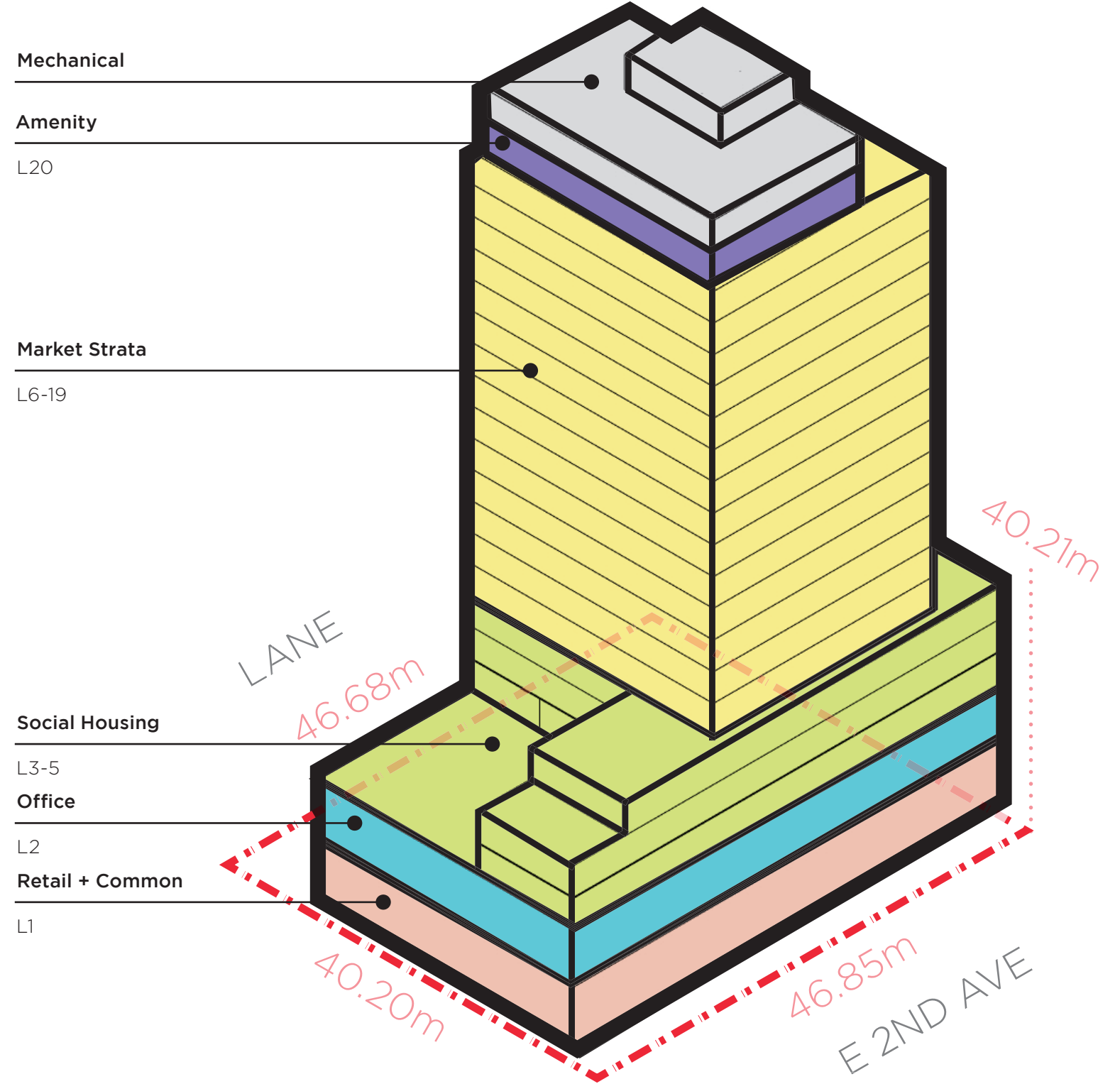
### Policy Precedent:

- Broadway Plan

### Rationale

The proposed development is compliant with all requirements, meeting the 7.0 FSR within 20 storeys.

USE	FSR
RETAIL	0.31
OFFICE	0.74
TOTAL	1.05
SOCIAL HOUSING	1.20
MARKET STRATA	4.75
TOTAL	5.95
TOTAL FSR NET	7.0



# 3.6

## Project Data Summary

**20,249** **SITE AREA**  
SQUARE FEET (TOTAL)

**6,277** **RETAIL AREA**  
SQUARE FEET (TOTAL)

**14,984** **OFFICE AREA**  
SQUARE FEET (TOTAL)

**24,299** **SOCIAL HOUSING AREA**  
SQUARE FEET (TOTAL)

**96,183** **STRATA HOUSING AREA**  
SQUARE FEET (TOTAL)

**141,743** **TOTAL FLOOR AREA**  
SQUARE FEET (TOTAL)

**7.0** **TOTAL FAR**  
COMMERCIAL + RESIDENTIAL

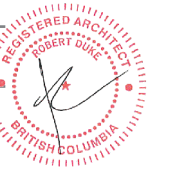
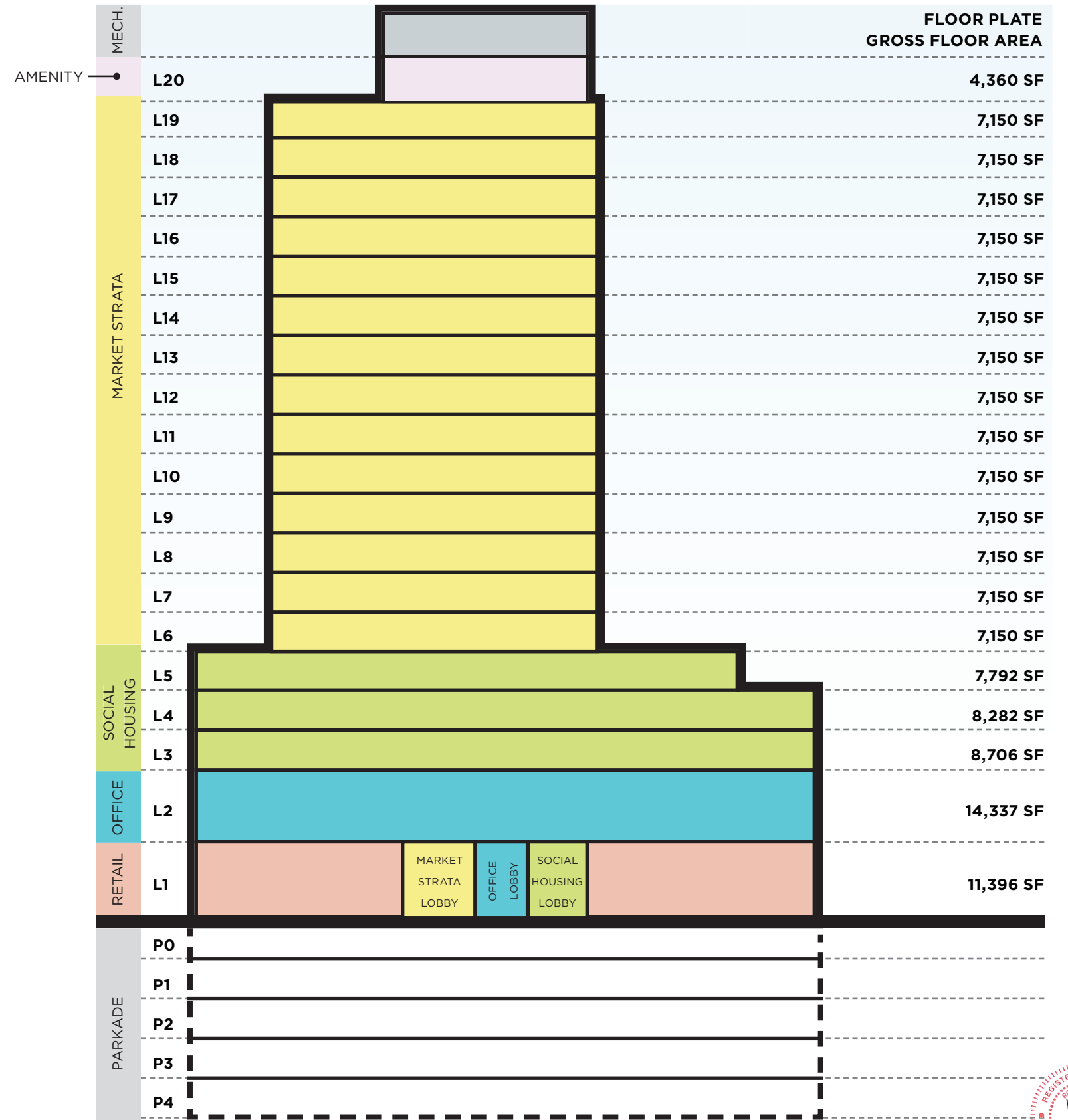
**20** **LEVELS**  
NUMBER OF FLOORS

**139** **MARKET STRATA HOMES**  
TOTAL

**26** **SOCIAL HOUSING HOMES**  
TOTAL

**372** **BICYCLE PARKING**  
(372 STALLS BELOW GRADE; 10 CLASS B STALLS ABOVE GRADE)

**172** **PARKING STALLS**  
TOTAL



2024-05-30

# 3.7

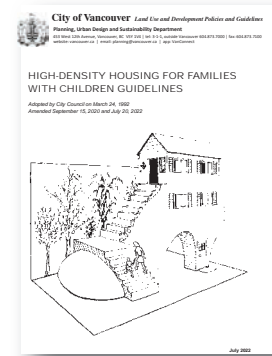
## Policy Context

An examination of the policies, guidelines, bylaws, bulletins, and building codes overseeing the approval process for the site has shaped a project aiming to meet the goals and demands outlined within the regulatory structure. Alongside the Vancouver Building By-Law, zoning bylaws, and parking regulations, the pivotal documents pertinent to the proposed project include:

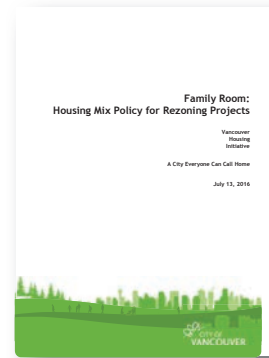
### Broadway Plan (2022)



### High-Density Housing for Families and Children Guidelines (1992)



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



### Housing Strategy (2017)



### Green Buildings Policy for Rezoning (2010, last amended 2023)



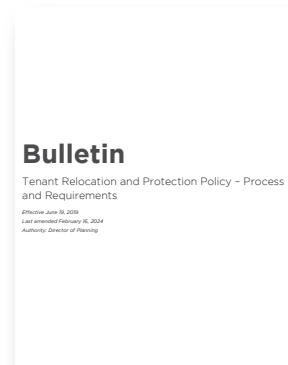
### Vancouver Plan (2050)



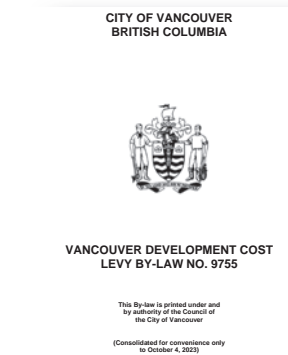
### Making Space for Arts and Culture: Cultural Infrastructure Plan (2018)



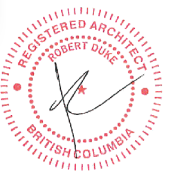
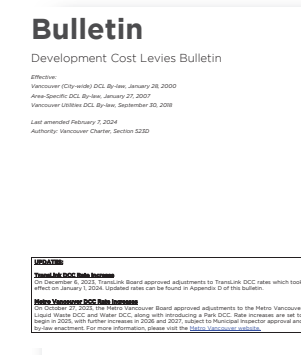
### Tenant Relocation and Protection Policy (2015, last amended 2019)



### Development Cost Levy By-law



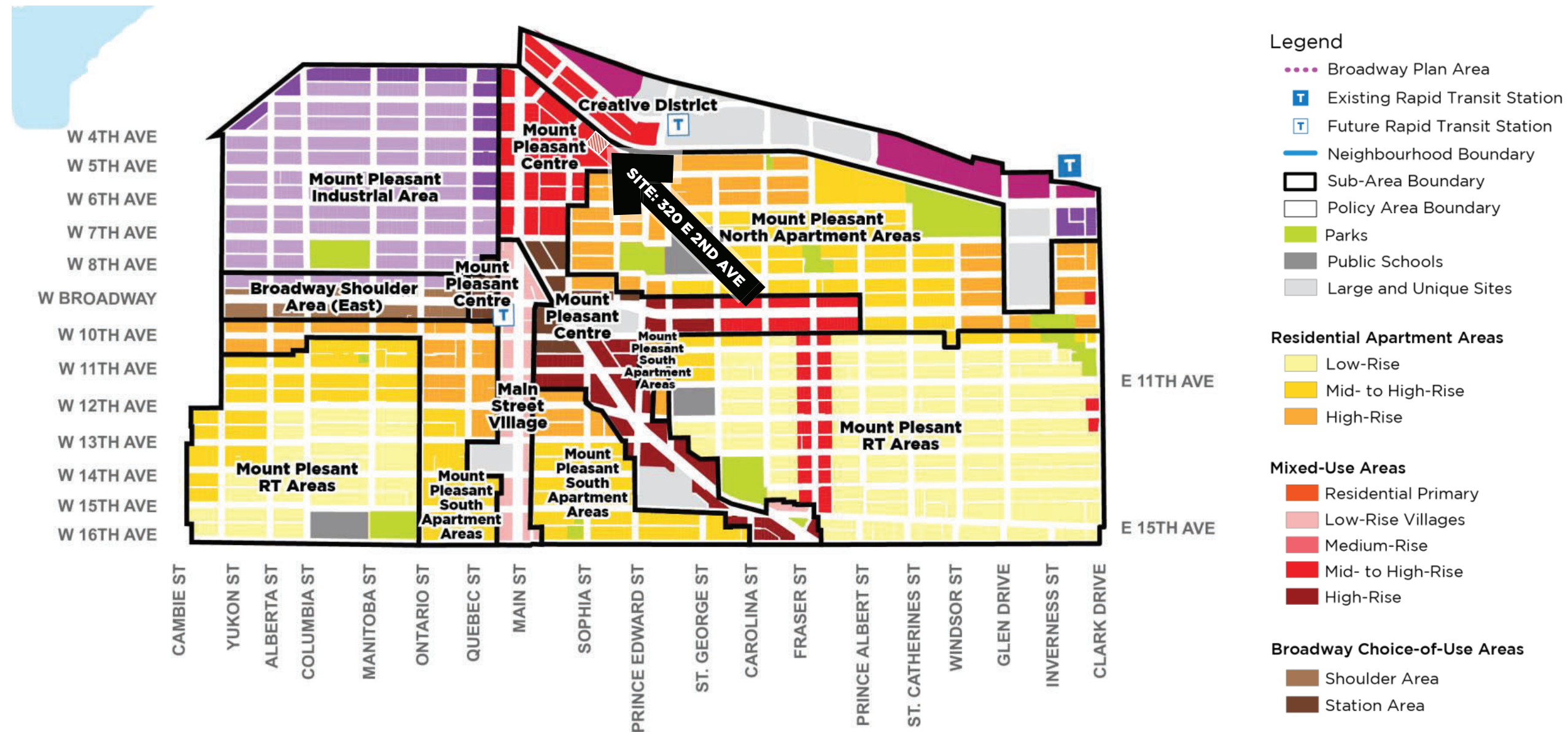
### Development Cost Levies Information Bulletin (2018)



# 3.8

## Mount Pleasant Neighbourhood Land Use

The project site is located in the Mount Pleasant Centre area adjacent to the Creative District. The proposed development aims to support Mount Pleasant Centre's objectives by providing a mixed-use building with a strong public realm and ground-level retail. Situated within a short 5-minute walk from the future Great Northern Way/Emily Carr SkyTrain station, the development will offer a variety of housing types including social housing and market strata homes along with ample supportive amenities and job spaces on the ground floor and second level. This proposal aligns closely with the Creative District's vision of becoming a vibrant, pedestrian and bike-friendly mixed-use area that is well-connected to existing and future transit nodes and routes.



# 3.9

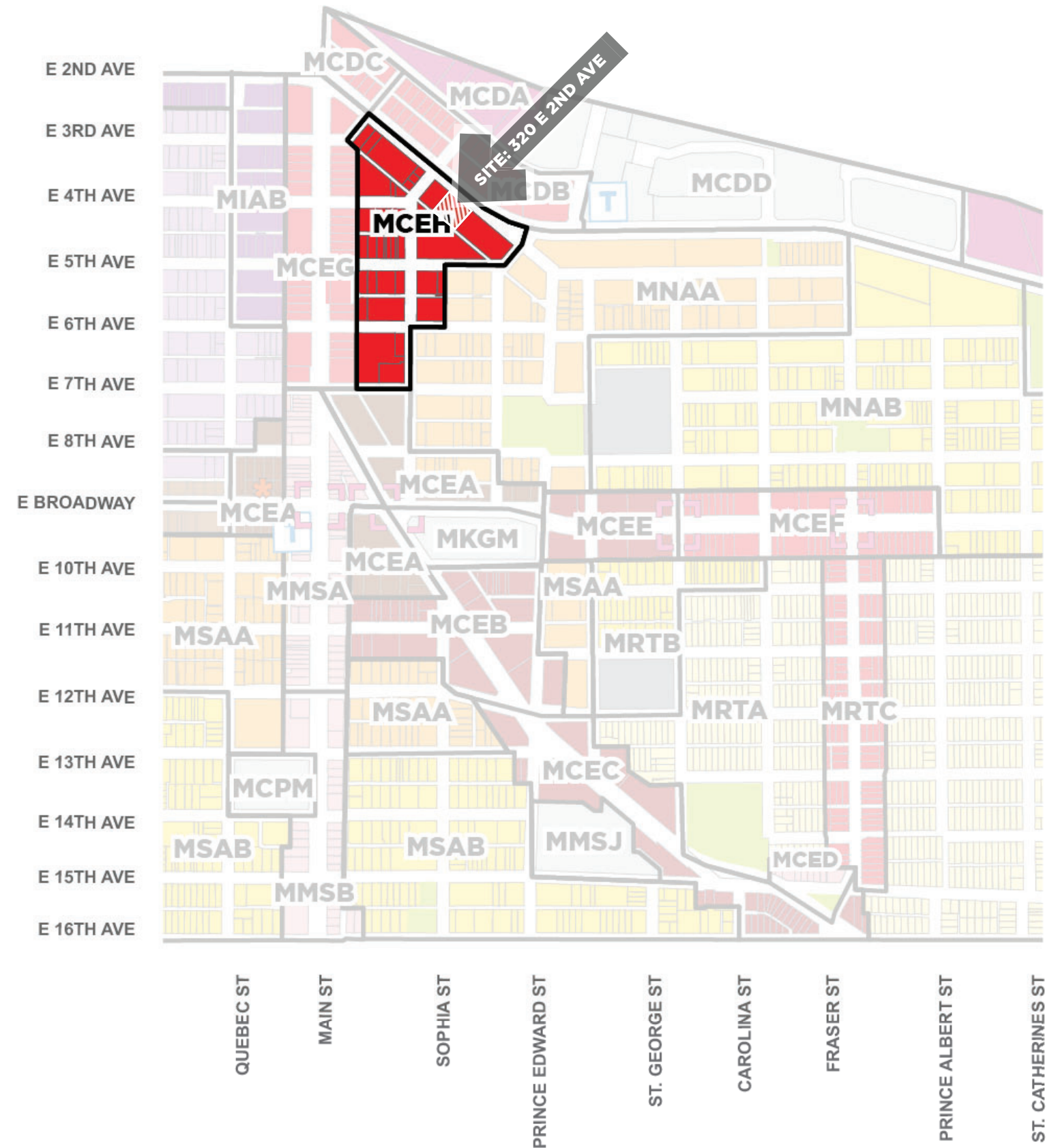
## Mount Pleasant Centre - Area H

Situated within Mount Pleasant Centre area, the proposed development is located in Area H which allows for a variety of uses including light industrial, retail/service, office, cultural, and residential.

The Broadway Plan permits a maximum height of 20 storeys and a maximum Floor Space Ratio (FSR) of 7.0 in this location. Permitted residential tenures include secured market rental housing with below-market rental homes, or strata ownership housing with social housing. At least 20% of the residential floor space must be secured as affordable housing which is provided as turnkey social housing in the proposed development. The development also includes two levels of non-residential use: ground-level retail and second level office. This blend of residential and non-residential uses aligns with the goals of the Broadway Plan by promoting a dynamic and integrated community.

### 10.18.1 MCEH Policy Summary Table

Policy Area	Mount Pleasant Centre - Area H	MCEH
Uses	Light industrial, retail/service, office, cultural, residential	
Option/Tenure	Secured market and below-market rental housing	Strata ownership housing
Max Height	20 storeys	
Max Density	7.0 FSR	
Min Frontage**	45.7 m (150 ft.)	
Notes	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>A minimum of two levels of non-residential uses (e.g. cultural, light industrial or retail/service) is required.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be delivered as turnkey social housing units to the City.</li> <li>A minimum of two levels of non-residential uses (e.g. cultural, light industrial or retail/service) is required.</li> </ul>



# 3.10

## Interface with Public Realm (Parkade Set Back)

The interface between commercial uses at grade and the public realm are designed to create an environment that is safe, welcoming, and pedestrian-oriented. The facade expression for the commercial frontage and entry provides generous, continuous and integrated weather protection while expressing a distinctive architectural identity. The landscaping encourages liveliness, while embracing a people-focused and urban character at the frontage, and providing a sense of security at all hours.

The below-grade parking is set back on level P0 to accommodate for tree root growth to encourage an active public realm that incorporates greenery and landscaping that invites passersby to explore the neighbourhood.

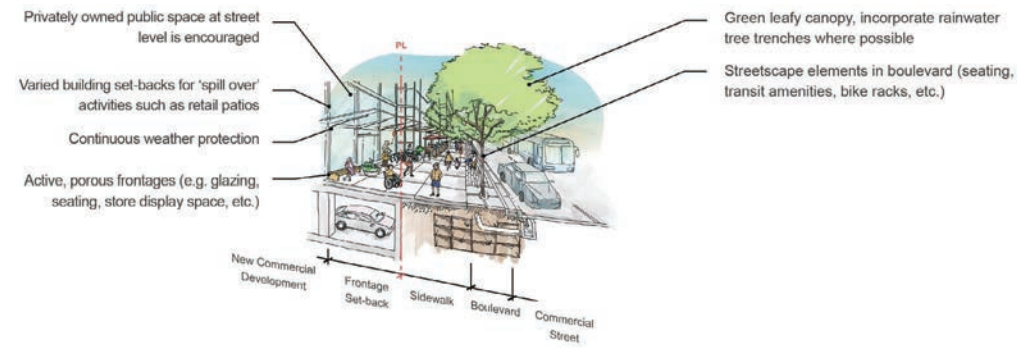
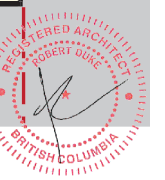
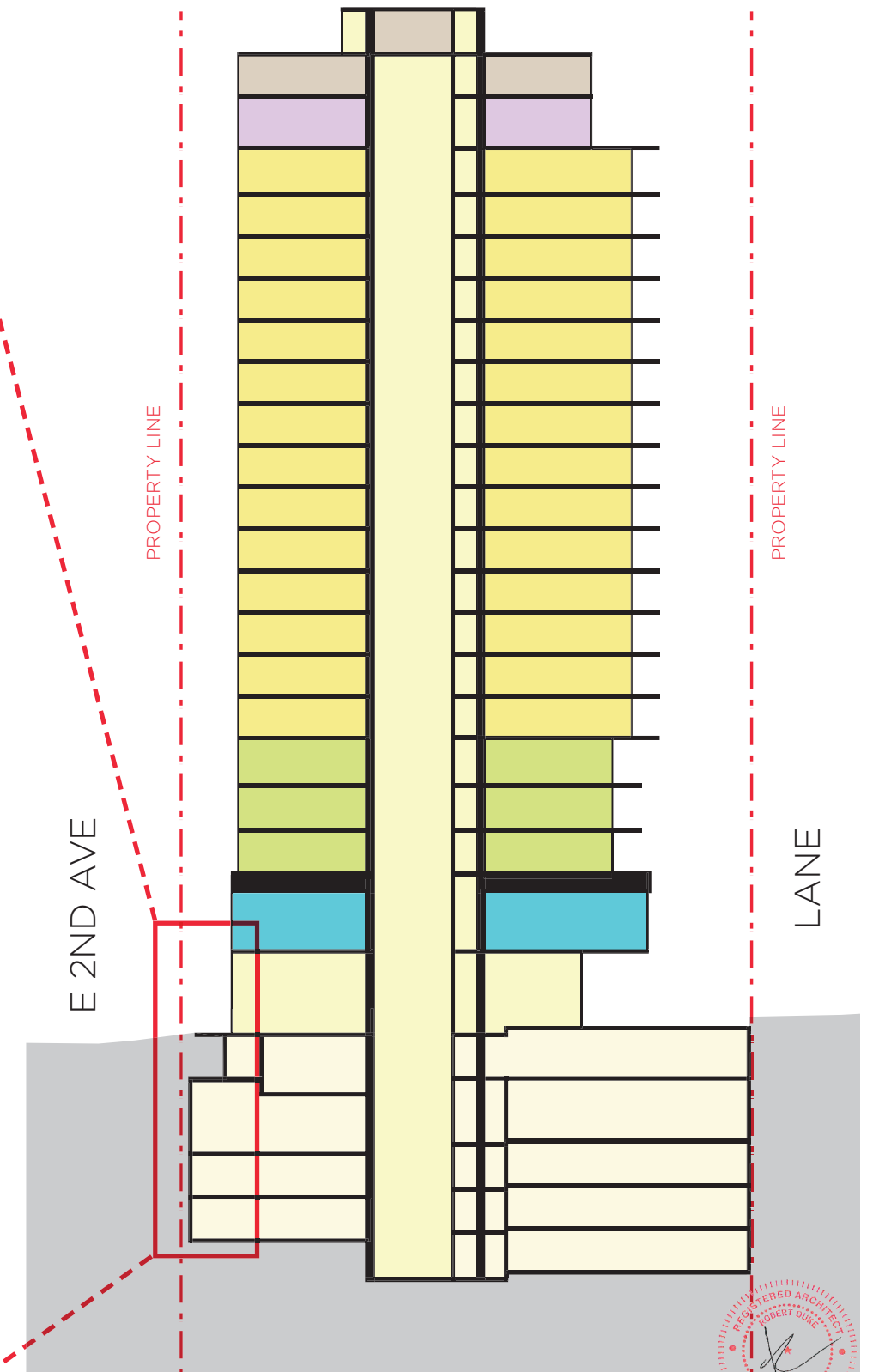
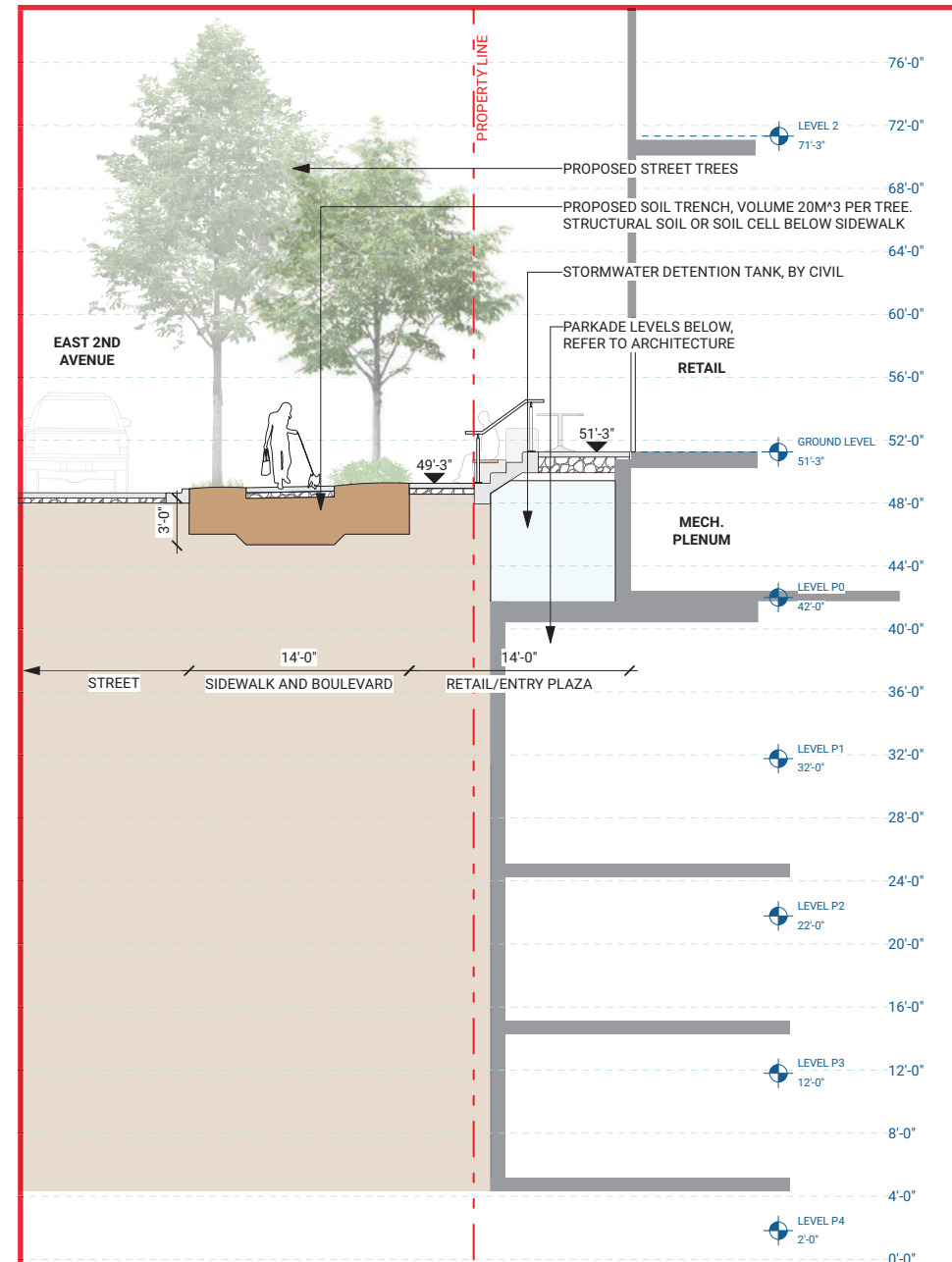


Figure above is an excerpt from the Broadway Plan






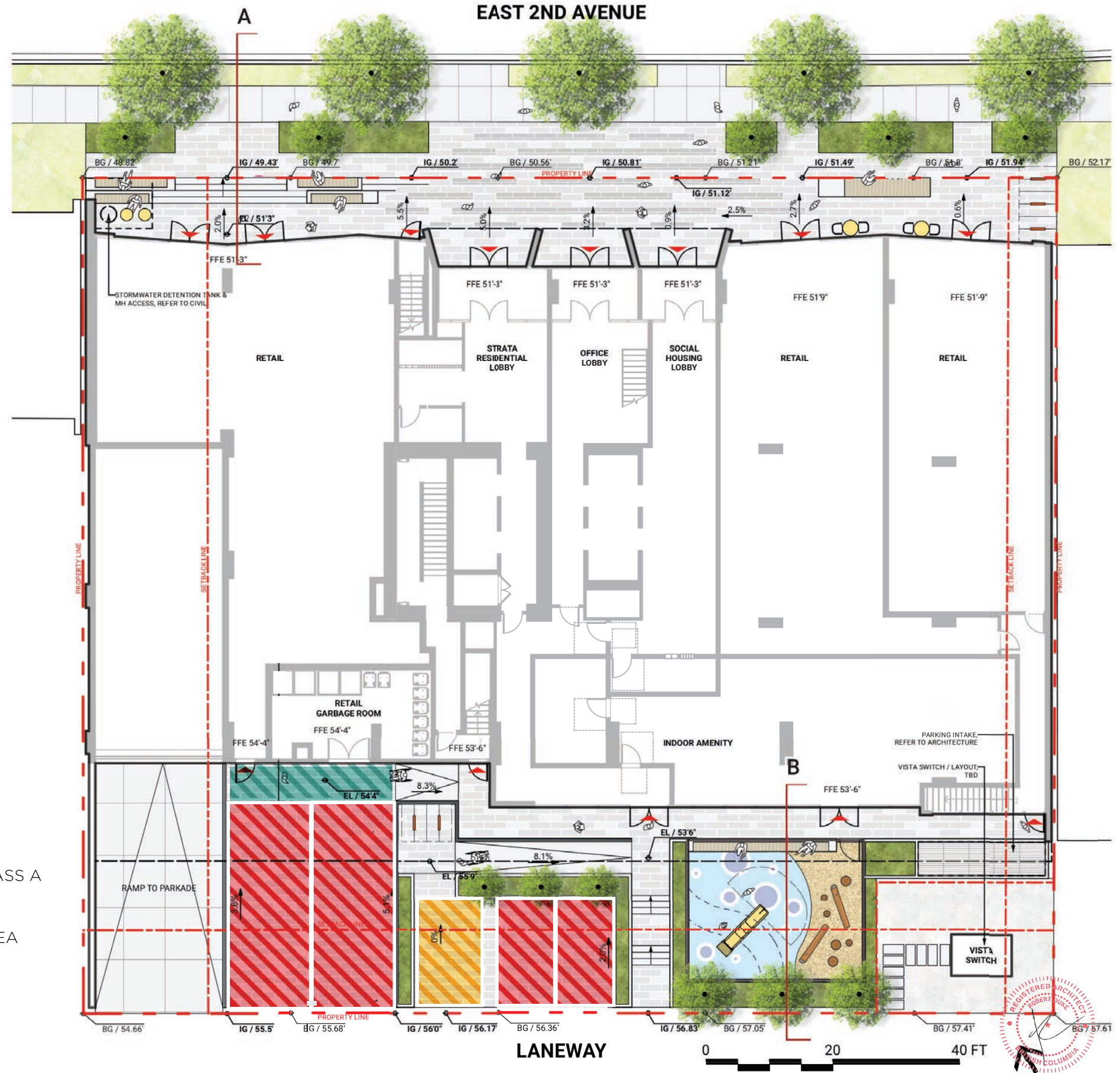
# 3.11

## Loading Stalls

The project is designed to provide for a variety of ground level uses for different types of loading including passenger, small and larger vehicle loading. By positioning all the necessary service spaces at grade, we have eliminated the need for underground loading areas which often become problematic and underutilized due to height, security access and congestion issues. Moreover, this concept offers much greater flexibility to accommodate the diverse service demands throughout the day and evenings.

The proposed arrangement maximizes the utility of the lane for service uses by concentrating all service activities in one area. This focus enhances efficiency while maintaining opportunities for active uses (children's play area) and greenery along the lane. The design aims to optimize service operations by creating an efficient, functional, and aesthetically pleasing environment.

-  PASSENGER CLASS A DROP OFF
-  UNLOADING AREA
-  LOADING STALL



# 4.0 Design Rationale

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## 4.1 Design Principles

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## 4.2 Tower Separation

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## 4.3 - 4.6 Design Rationale: Massing

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## 4.7 Public Realm: East 2nd Avenue + Lane

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## 4.8 Shared Office + Social Housing Elevator

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## 4.9 Shadow Study Analysis

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## 4.10 Sustainability

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# 4.1

## Design Principles



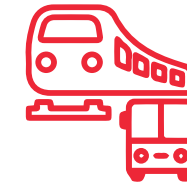
### Sustainability

In addition to a high performance and energy efficient building, a holistic approach to sustainability considers the social, environmental, and economic factors of the development and community.



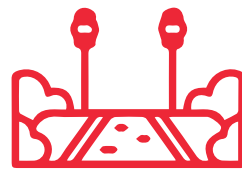
### Green Space

Planting provides access to nature for residents and the community, and enhances the urban fabric of the neighbourhood.



### Transportation and Connectivity

Providing alternatives to auto-centric travel, several options for multi-modal transport include proposed and existing SkyTrain stations, as well as buses, bike routes, and several amenities within walking distance



### Enhanced Public Realm

Anchoring the proposed development is ground-oriented retail and a 26'-3" (8.0m) setback along 2nd Avenue, providing ample space for landscape and pedestrians



### Accessible Housing

In addition to market strata housing, 26 social housing homes are provided on levels 3-5



### Context and Scale

Surrounded by mid-rises and contemporary institutional buildings, the architectural language and massing respond to the existing heights, geometry, amenities, and need for housing in the neighbourhood



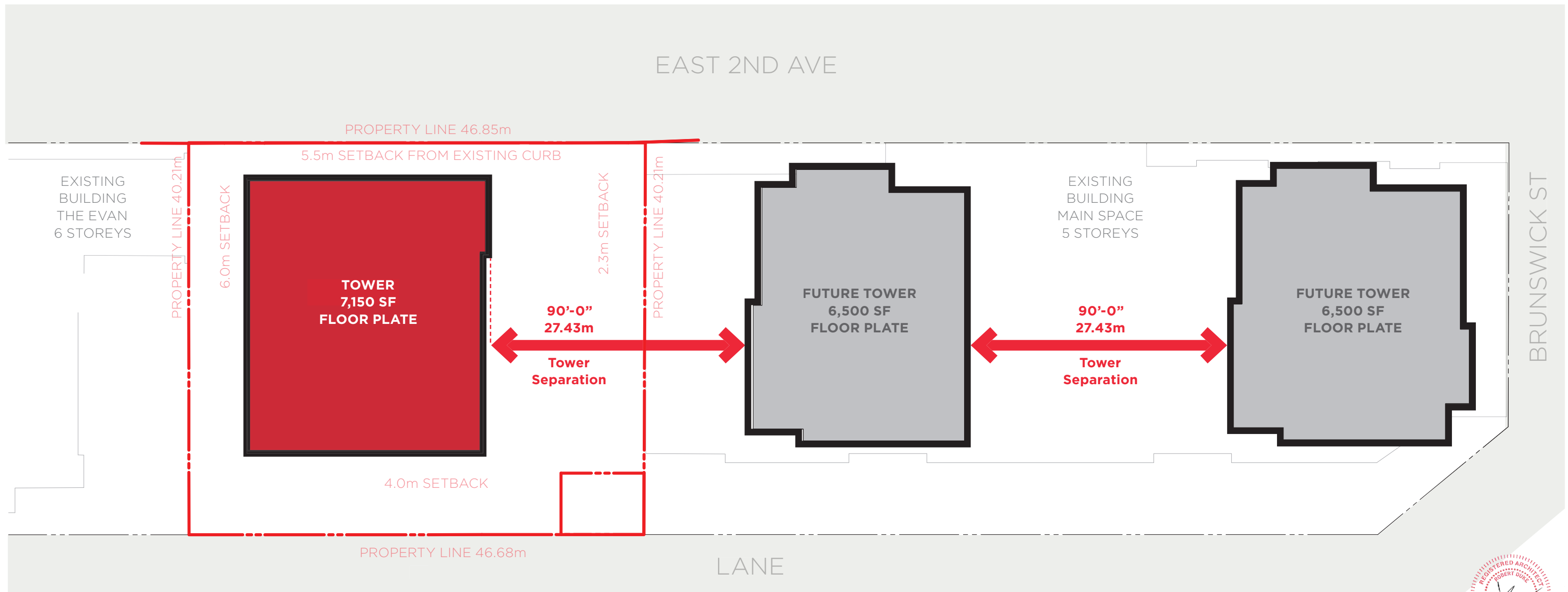
### Spaces for Social Interaction

Several amenities for shared and private use are dispersed throughout the proposed project, providing opportunities to connect with others and share access to panoramic views

# 4.2

## Tower Separation

A 90'-0" tower separation has been maintained with the proposed tower floor plate and possible future tower developments.



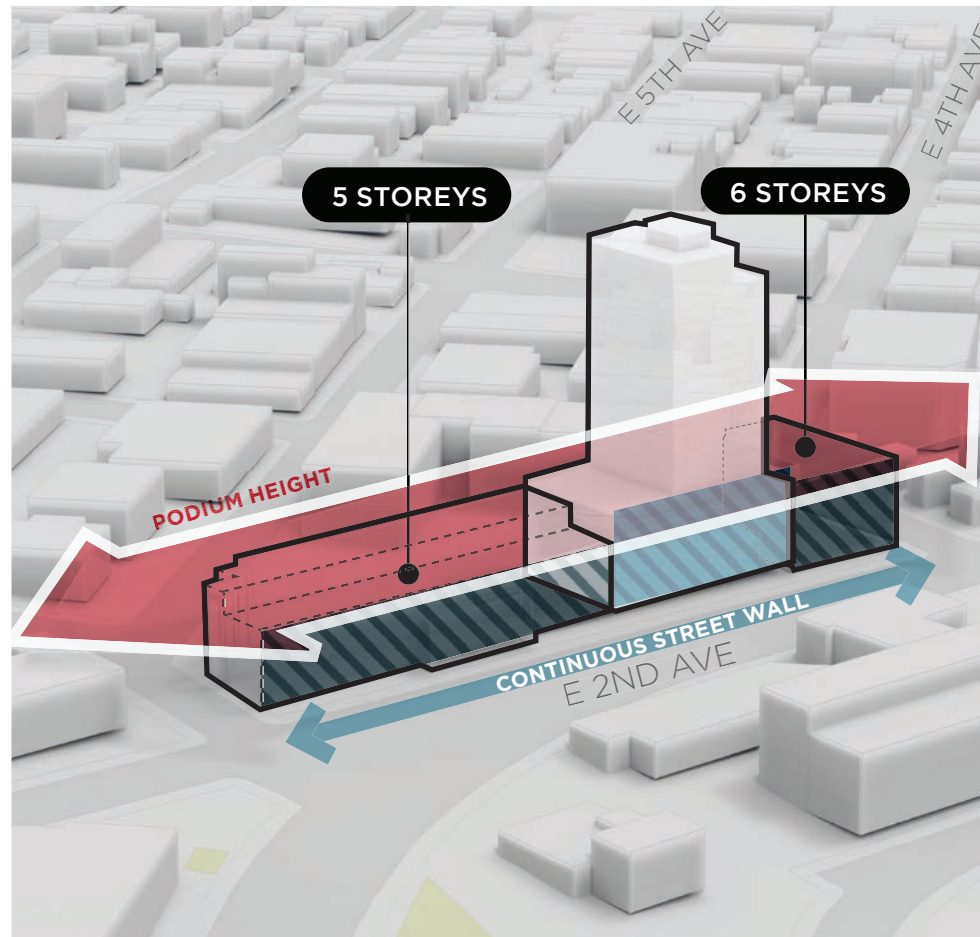
# 4.3

## Design Rationale: Massing



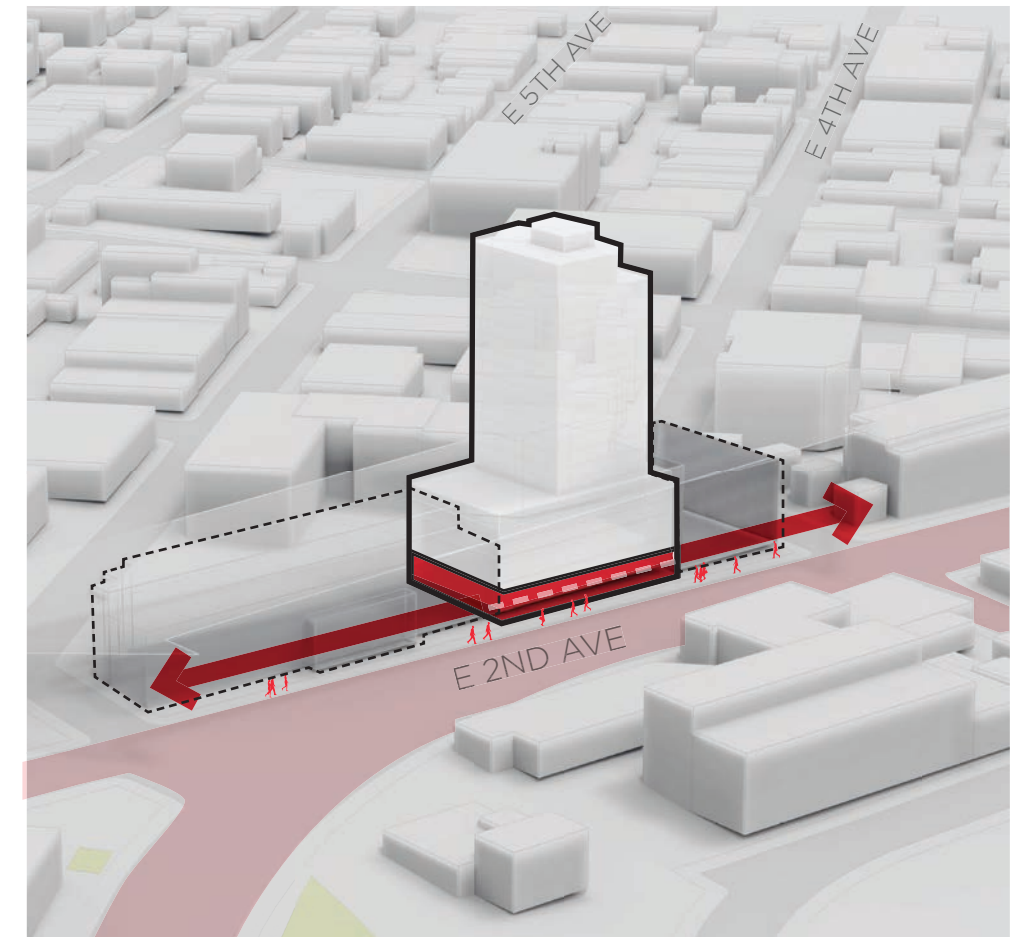
**Site Location**

The project is situated mid-block along E 2nd Avenue in between a residential rental mid-rise and a residential strata building.



**Podium Height Matching Context**

The datum for the proposed development's podium is drawn from the existing mid-rise heights creating a continuous street wall facade along E 2nd Ave.

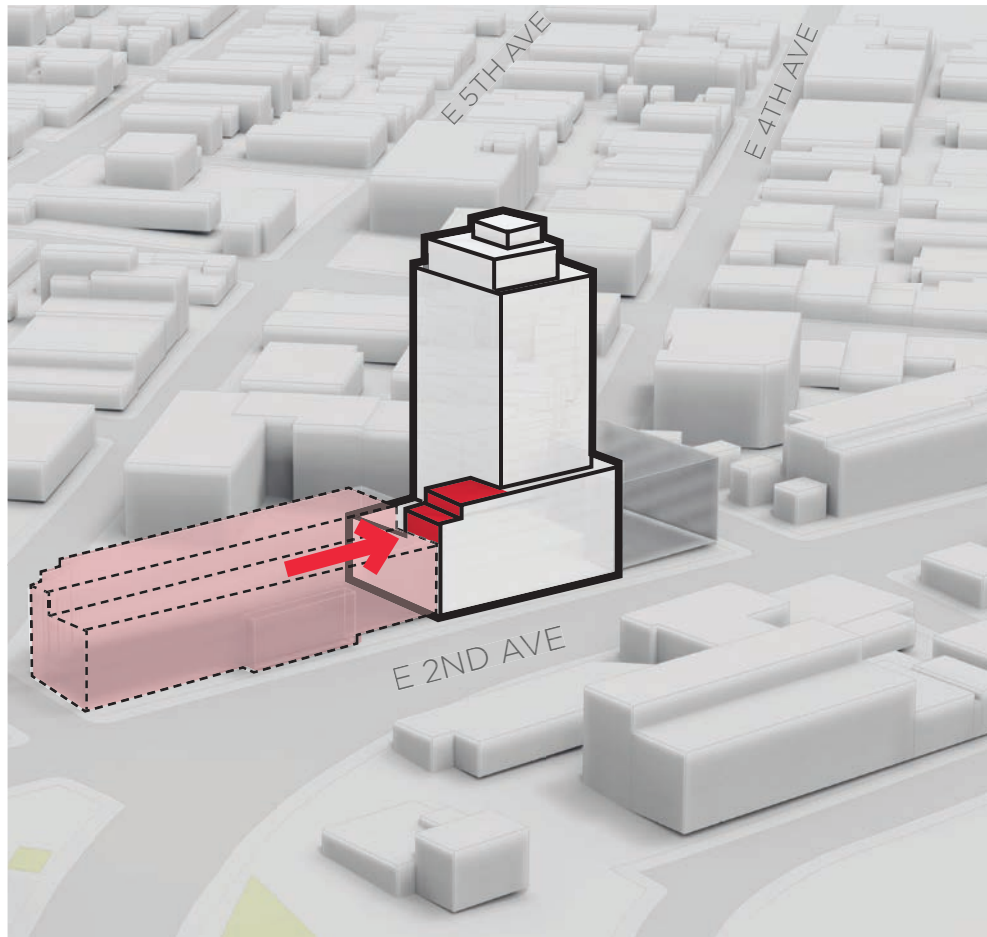


**Ground-oriented Activated Public Realm**

In response to multiple uses at grade, the continued activation of the public realm is encouraged through ground-oriented retail on level 1 encouraging passersby to explore and visit the neighbourhood.

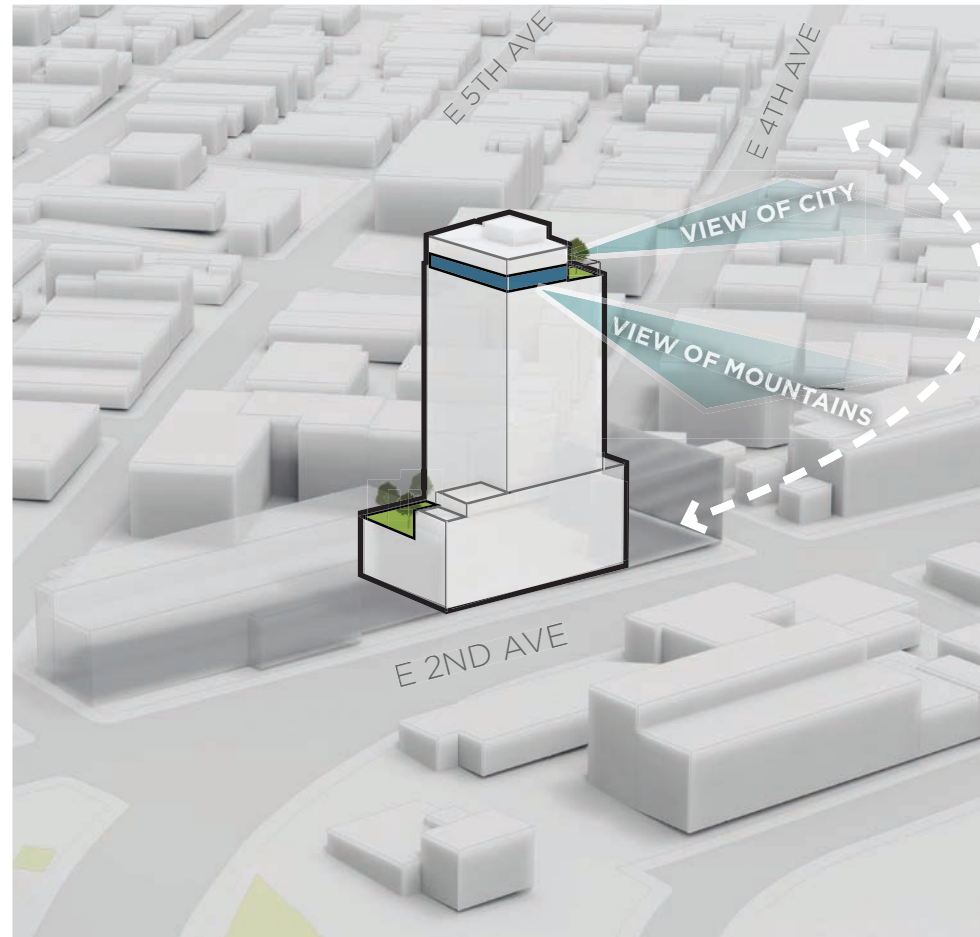
# 4.4

## Design Rationale: Massing



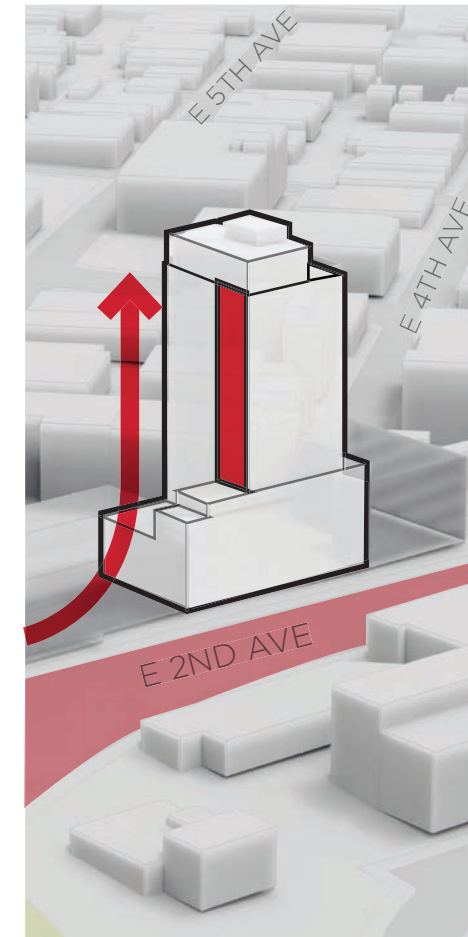
**Recessing Podium for Neighbourly Privacy**

Architectural articulation in the podium massing provides a buffer through landscaping and setbacks for neighbours to enjoy their privacy and maintain sight lines while co-existing in a high-density neighbourhood.



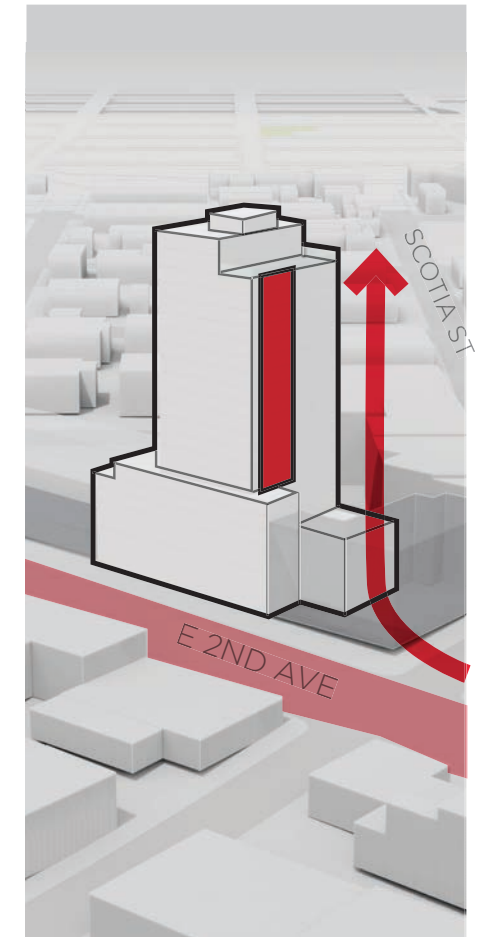
**Outdoor Amenities: Views to North and West**

Rooftop indoor and outdoor amenities shared by all residents provide equitable access to panoramic views of the downtown skyline and mountains.



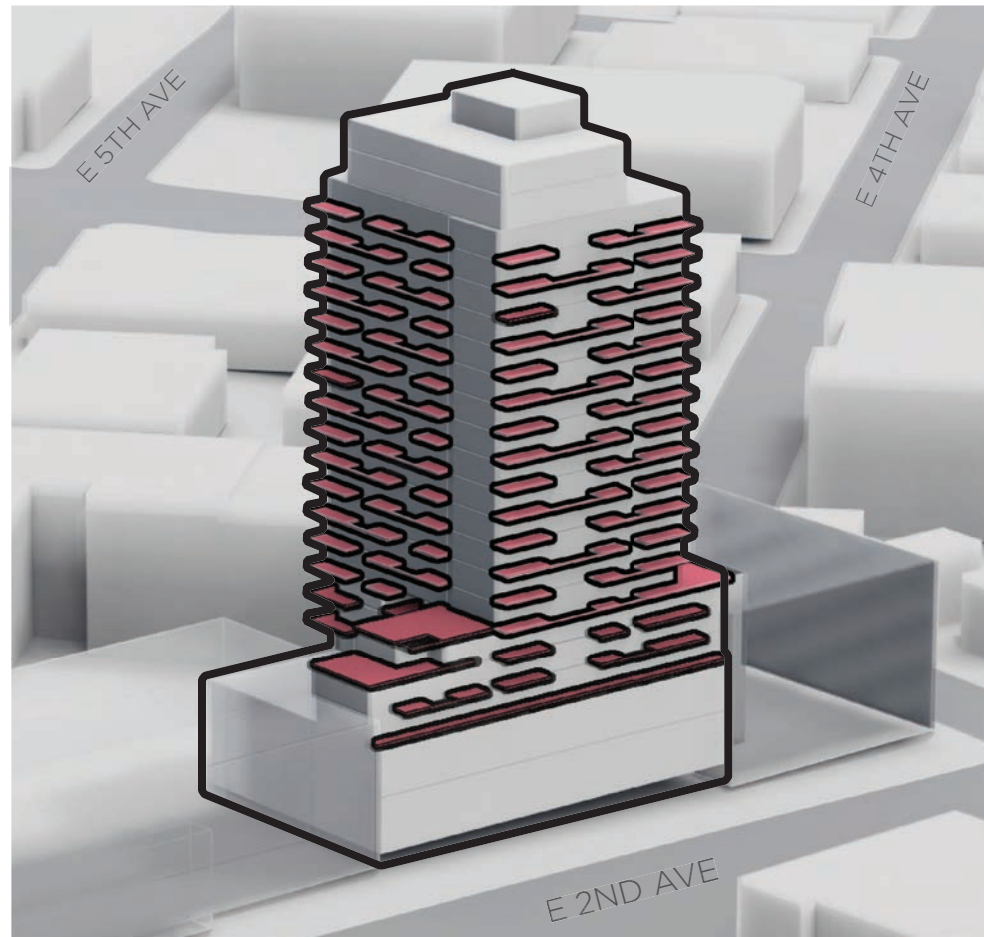
**Tower Elevation Treatment**

Both the east and west elevations of the tower will be characterized through distinct colouring and materials, creating a viewing experience of the tower for passersby approach from both sides of E 2nd Ave and the lane.



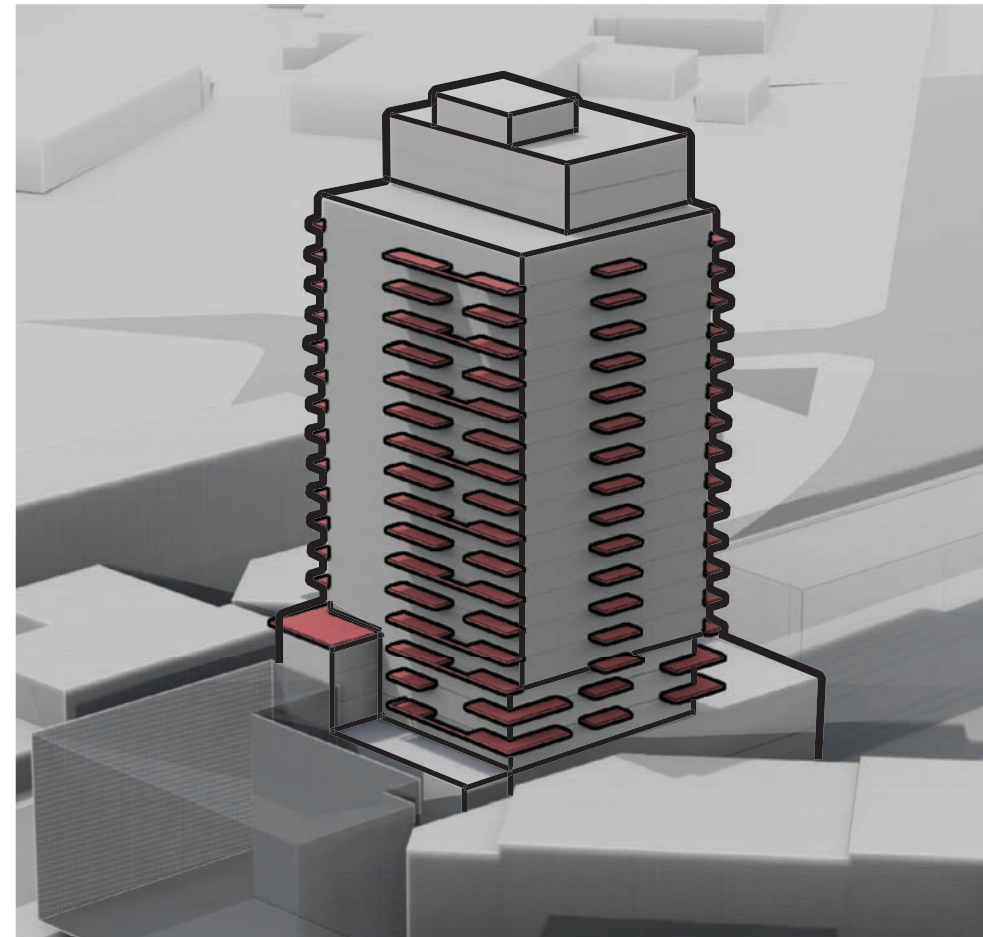
# 4.5

## Design Rationale: Massing



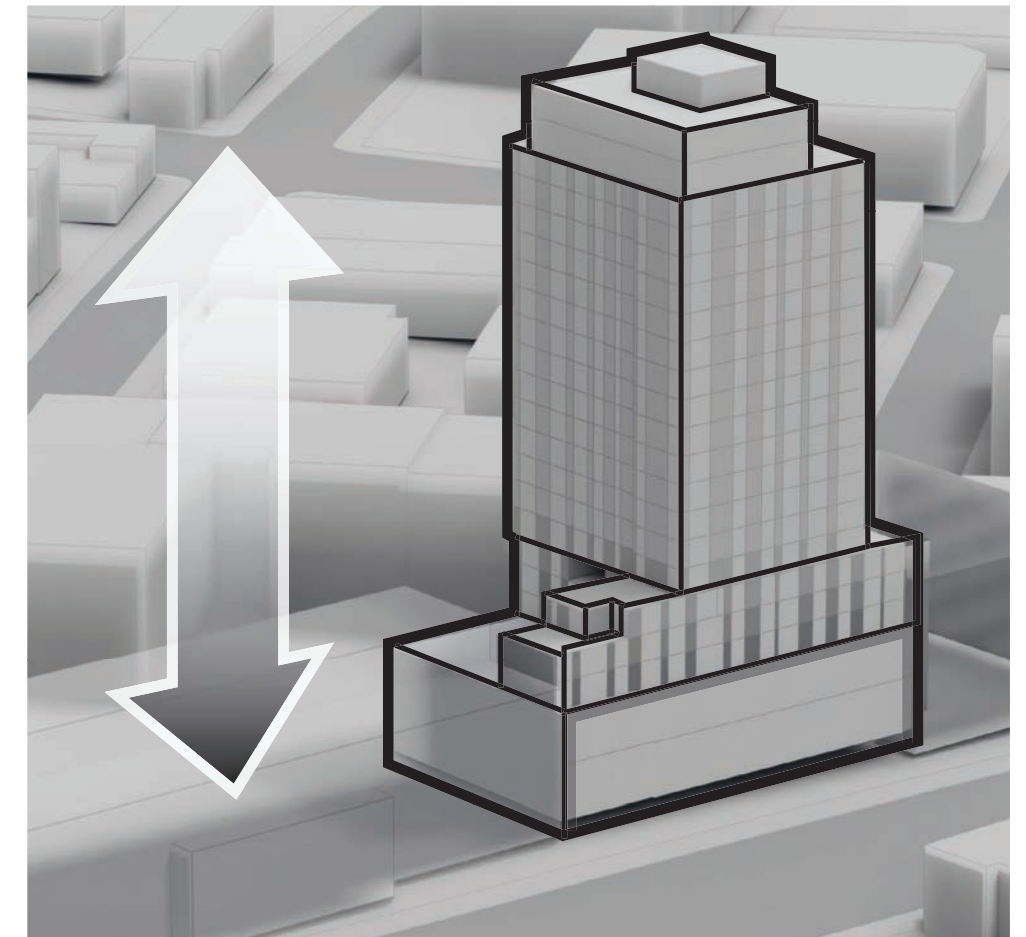
**Staggered Balcony Expression (North and East Facade)**

Varying the tower's massing is the staggered and alternating balconies



**Staggered Balcony Expression (South and West Facade)**

Varying the tower's massing is the staggered and alternating balconies

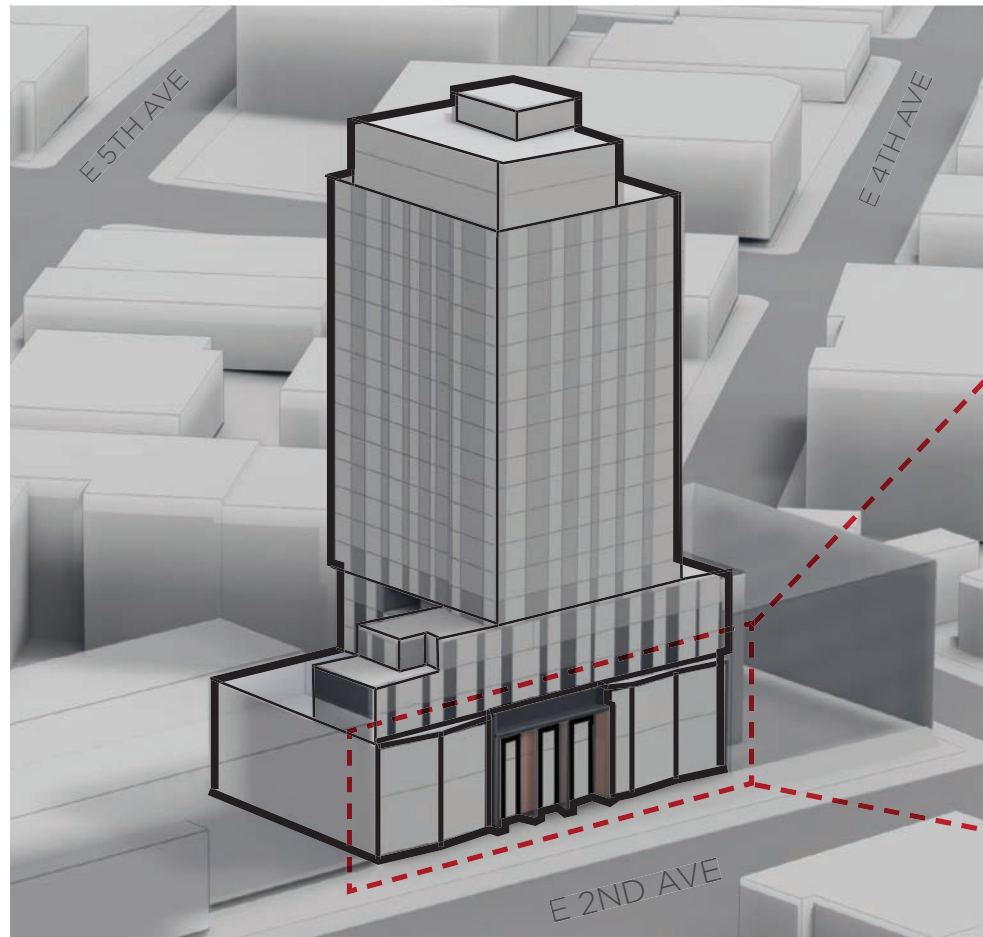


**Gradient Expression**

Distinguishing the tower's identity is a gradient colour palette, anchored by darker tones on level 1-2, gradually shifting to a lighter tone through the residential portion of the podium

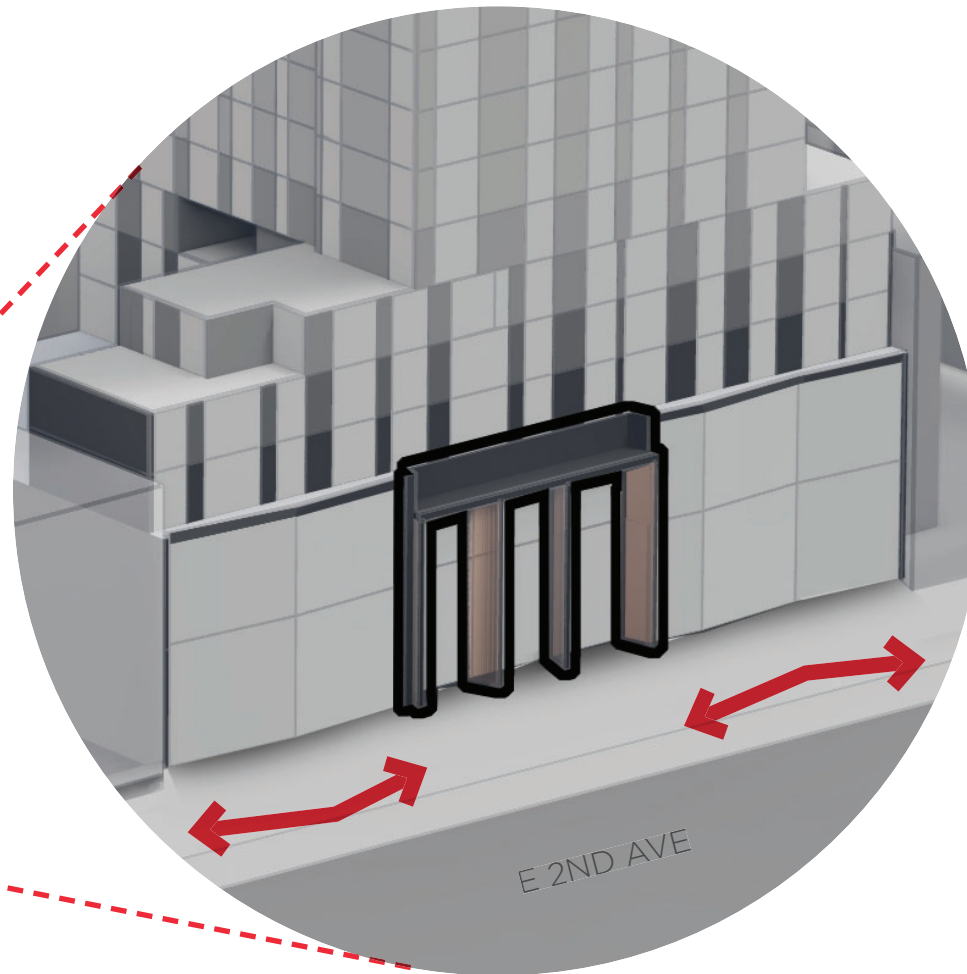
# 4.6

## Design Rationale: Massing



### Grand Entrance

Creating a sense of arrival, a grand portal entry is centered on the podium to reflect the scale of the proposed development. The faceted expression of the level 1 and 2 facade creates a break in the continuous street wall, while harmoniously integrating and responding to the context.



### Triple Height Entry Portal and Faceted Expression

# 4.7A

## Public Realm: East 2nd Avenue

### Enhancing the Public Realm on E 2nd Avenue

Our development proposal envisions transforming E 2nd Avenue into a dynamic, pedestrian-friendly destination. Addressing the significant grade changes and existing landscape conditions on the site requires a thoughtful and innovative design approach. The site features a 6-foot grade change from the northern property line to the lane, and a 4-foot change from the west property line to the east property line. These variations have been addressed through several key design strategies:

#### 1. Frontage Design:

The widening sidewalk along E 2nd Avenue is defined by a 26'-3" setback from the curb to the building front, allowing for two rows of trees and an activated retail front. These trees serve as a sound buffer and enhance the pedestrian environment within the site. The frontage design mediates the grade changes, creating a seamless transition between different elevations.

#### 2. Multi-Functional Staircase:

On the west side of the site, stairs leading up to the retail spaces double as seating, promoting social interaction while connecting different site levels. This design enhances usability and accessibility for all visitors.

#### 3. Minimizing Slope:

As the site transitions eastward, the design minimizes sloping to maintain accessibility, ensuring that the space remains welcoming and inclusive for all users.

#### 4. Entrance Design:

The building entrance is set back to create a grand and inviting approach. This design element enhances the overall appeal of the site as a destination.



View of E 2nd frontage showing the activated retail uses and lobby entrances



View of E 2nd frontage showing the activated retail uses and lobby entrances

# 4.7B

## Public Realm: Laneway

### Laneway Design

In our efforts to limit abrupt grade changes at the front of the building, we aimed to create an exciting destination along E 2nd Avenue. This approach, however, added complexity to the design, particularly in accommodating the functional requirements located in the lane of the site:

### 5. Utility Uses:

The laneway accommodates essential services such as retail corridor loading, garbage collection, fire exits, loading spaces, and passenger pickup and dropoff zones. These functionalities are seamlessly integrated into the overall design to ensure efficiency and accessibility.

### 6. BC Hydro Requirements:

We anticipate the project requiring a statutory right of way for a BC Hydro vista switch, occupying a 8.5m x 6.3m area. The southeast corner of the site is the only feasible location for the vista switch.

### 7. Green Space and Play Area:

The design maximizes landscaping opportunities, including a well-designed children's play area that is accessible to both residential tenures on site. This green space enhances the community value of the site. The children's play area is thoughtfully located adjacent to the gym, allowing parents watch their children play while they use the gym facilities.

### 8. Gym Amenity:

The gym features full floor-to-ceiling glazing, creating an open and inviting atmosphere while enhancing the visual appeal of the building.

### 9. Vehicle, Cycling, and Pedestrian Access:

The ramp and stairs from lane provide smooth access to the passenger pickup area and the two Class A loading stalls, ensuring accessibility for all users.

### 10. Landscaping and Aesthetics:

Thoughtful landscaping has been provided at the back of the site, enhancing the aesthetic appeal of the lane. This green space not only adds visual interest but also contributes to the overall quality of the public realm.



View of the lane showing the podium and laneway activation

# 4.8

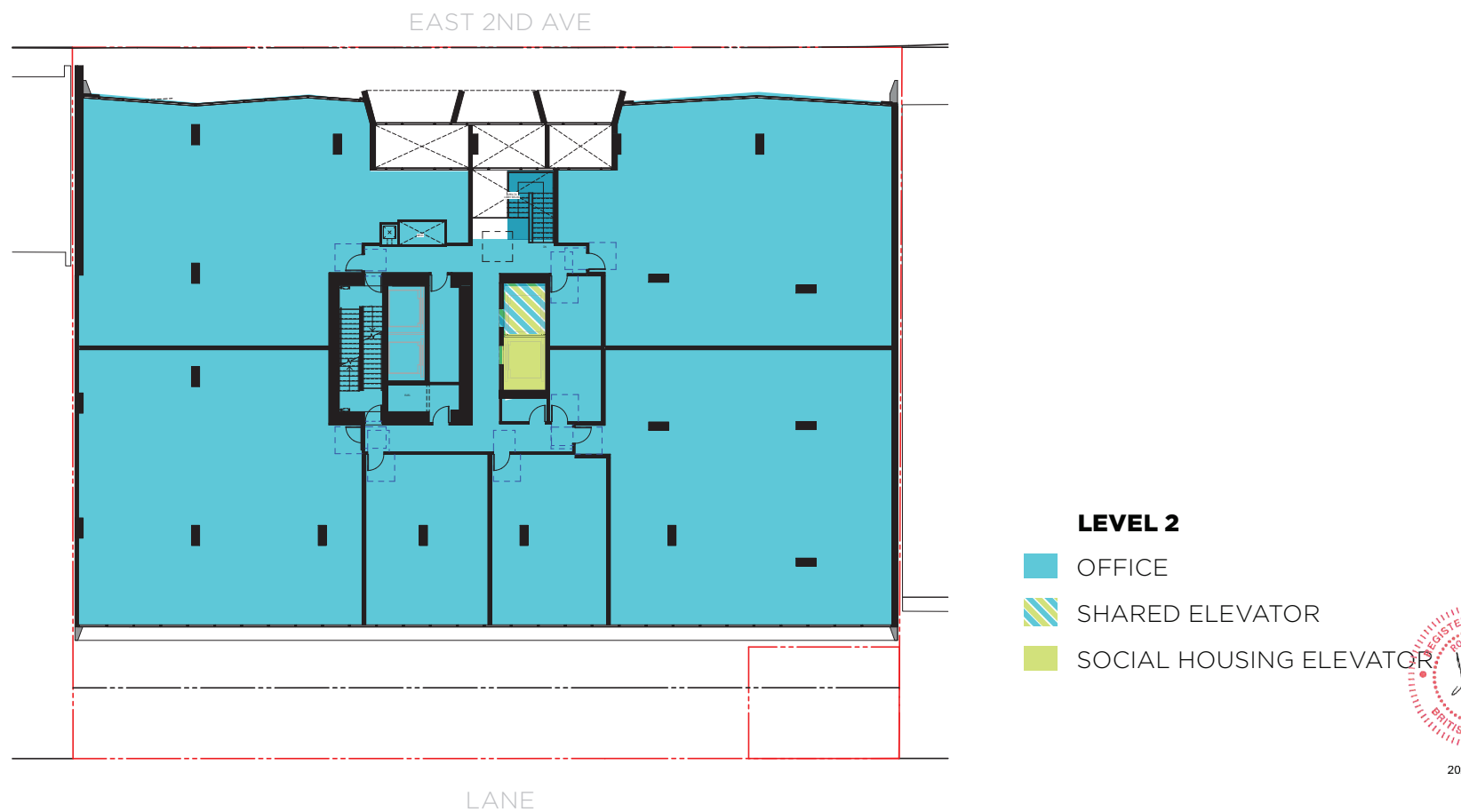
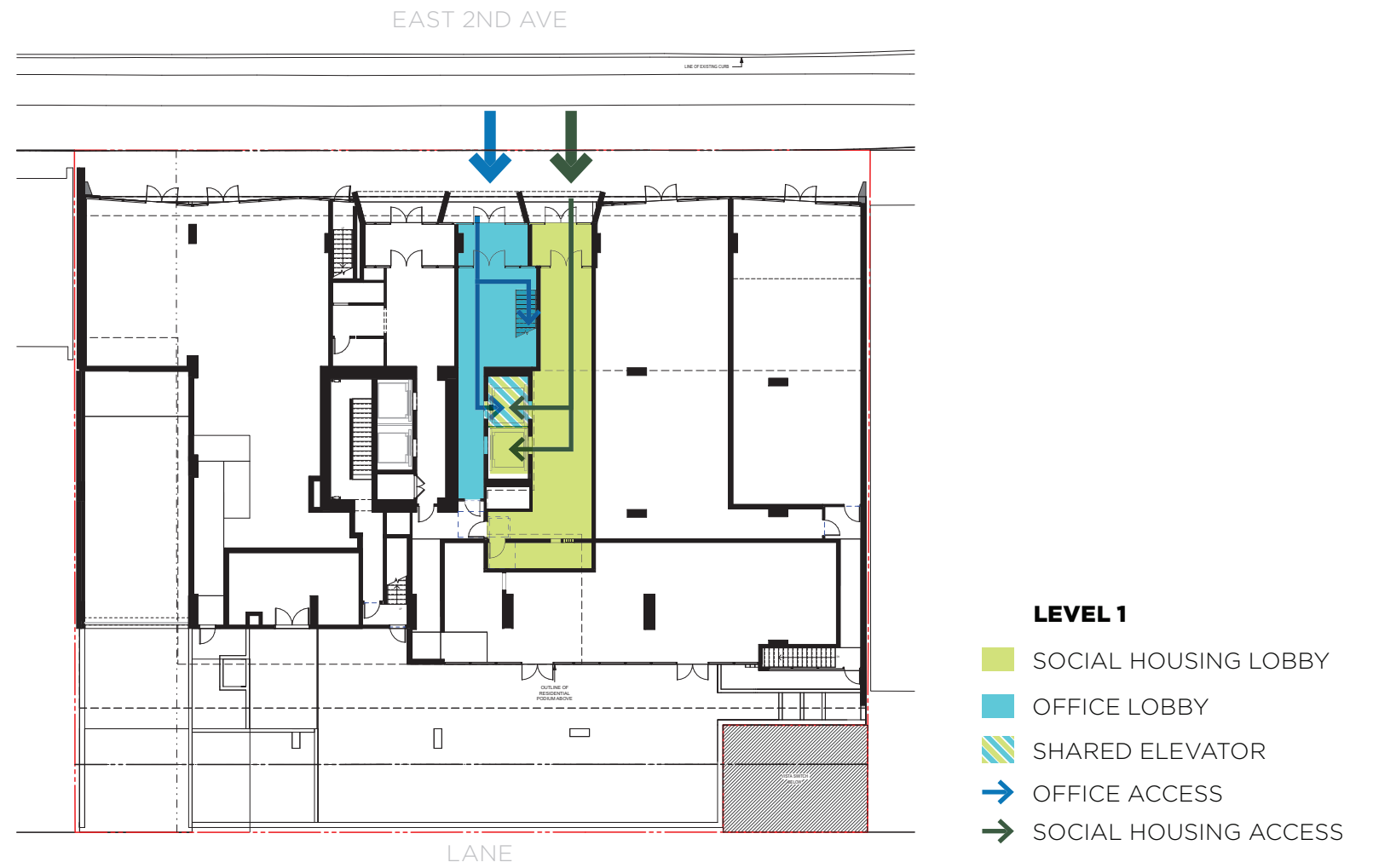
## Shared Office + Social Housing Elevator

Our site is providing four different uses on a midblock lot that is half an acre, which presents various design challenges.

To address these constraints, we are proposing one shared elevator between the office and social housing uses. The office occupies one floor, directly above the second floor, while the social housing spans floors 3 to 5 and contains 26 homes.

Given this layout, we anticipate that most office users will opt for the stairs, which has been included in the office lobby design, reducing elevator demand. Adding a third elevator would significantly increase costs and complicate the already challenging ground floor design without providing substantial benefits to either user group.

The elevator will be programmed to ensure dual access while preventing users from accessing floors and lobbies designated for other uses.



2024-05-30

# 4.9

## Shadow Study Analysis

Solar access requirements in the Broadway Plan area apply to parks, public school yards, and village shopping streets/plazas existing or in development at the time of adoption of the Broadway Plan.

The policies stipulate that proposed developments should not create new shadow impacts on parks, public school yards from the spring to fall equinoxes between 10am and 4pm. The proposed development does not create any new shadow impacts on parks or public school yards during these periods



# 4.10

## Sustainability

### Location:

This proposal is designed to foster a healthy urban environment by promoting well-being for individuals, communities, and the ecosystem. The development is conveniently located within a 5-minute walk of rapid transit and is seamlessly connected to a comprehensive network of walking, cycling, and bus routes.

### Building Systems:

The project will feature a high-efficiency air-sourced heat pump system for both heating and cooling. To ensure responsible energy usage, each distinct use within the building will be sub-metered.

### Passive Solar Design:

South-facing balconies are designed to shade unit interiors from the sun between the summer solstice and the spring/fall equinox, while allowing beneficial winter sunlight to enter.

### Landscape:

The development features extensive landscaping along the frontage of E 2nd and the laneway. Within the building, the design incorporates ample outdoor green space, utilizing permeable surfaces and a significant number of planters. This approach effectively reduces runoff.

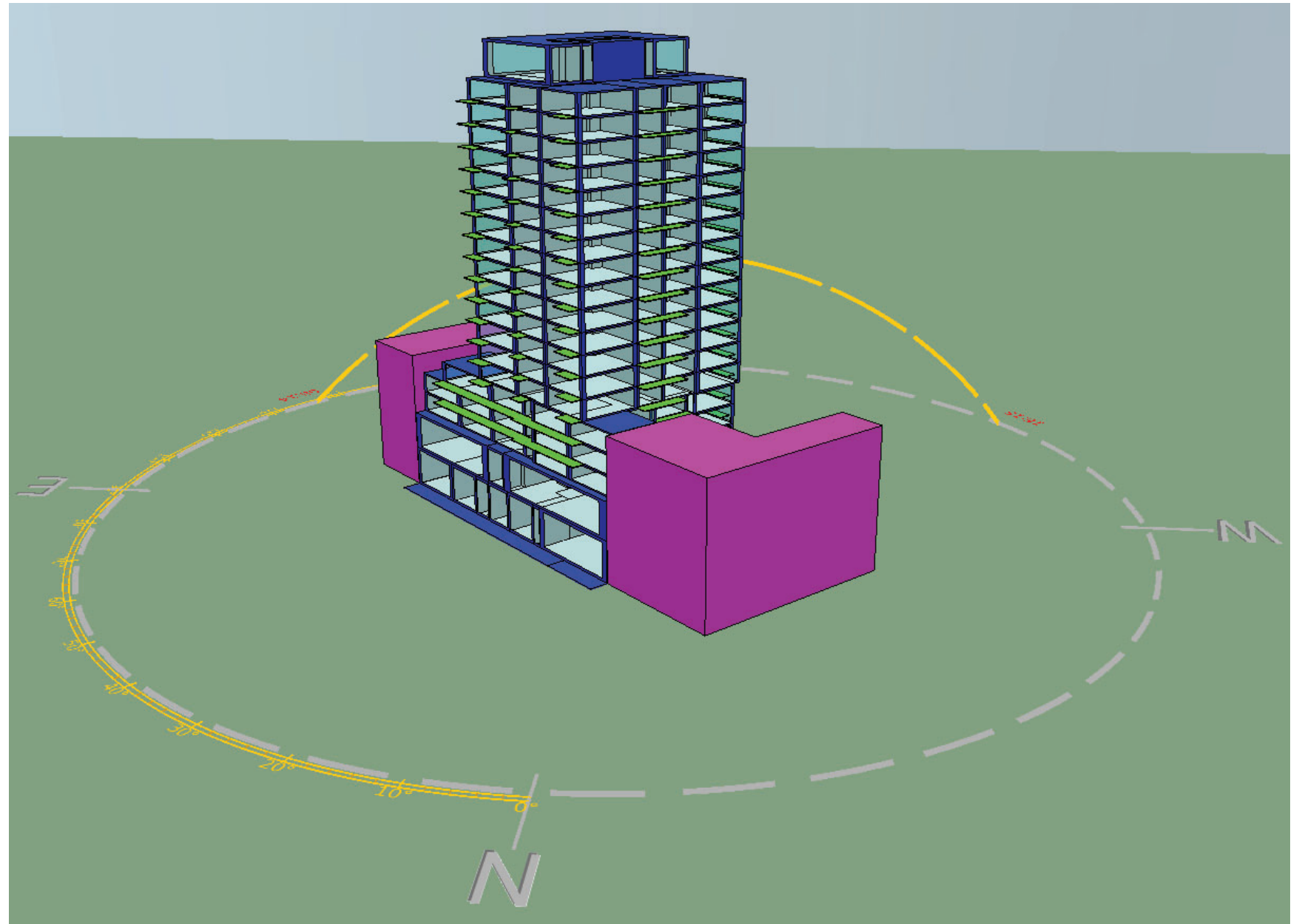


Figure shows a rendering of the building in the energy model software

# 4.11

## Designated Public Art Opportunities

The proposed development provides a variety of opportunities for architecturally integrated public art including:

1. Grand lobby entrance wings
2. Coloured vertical treatment on tower facades



North elevation - winged lobby entrance



South elevation - vertical treatment



West elevation - vertical treatment



East elevation - vertical treatment

# 5.0 Design Drawings

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**5.1 - 5.17 Floor Plans**

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**5.18 - 5.19 Elevations**

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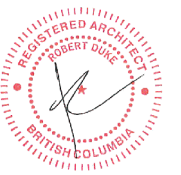
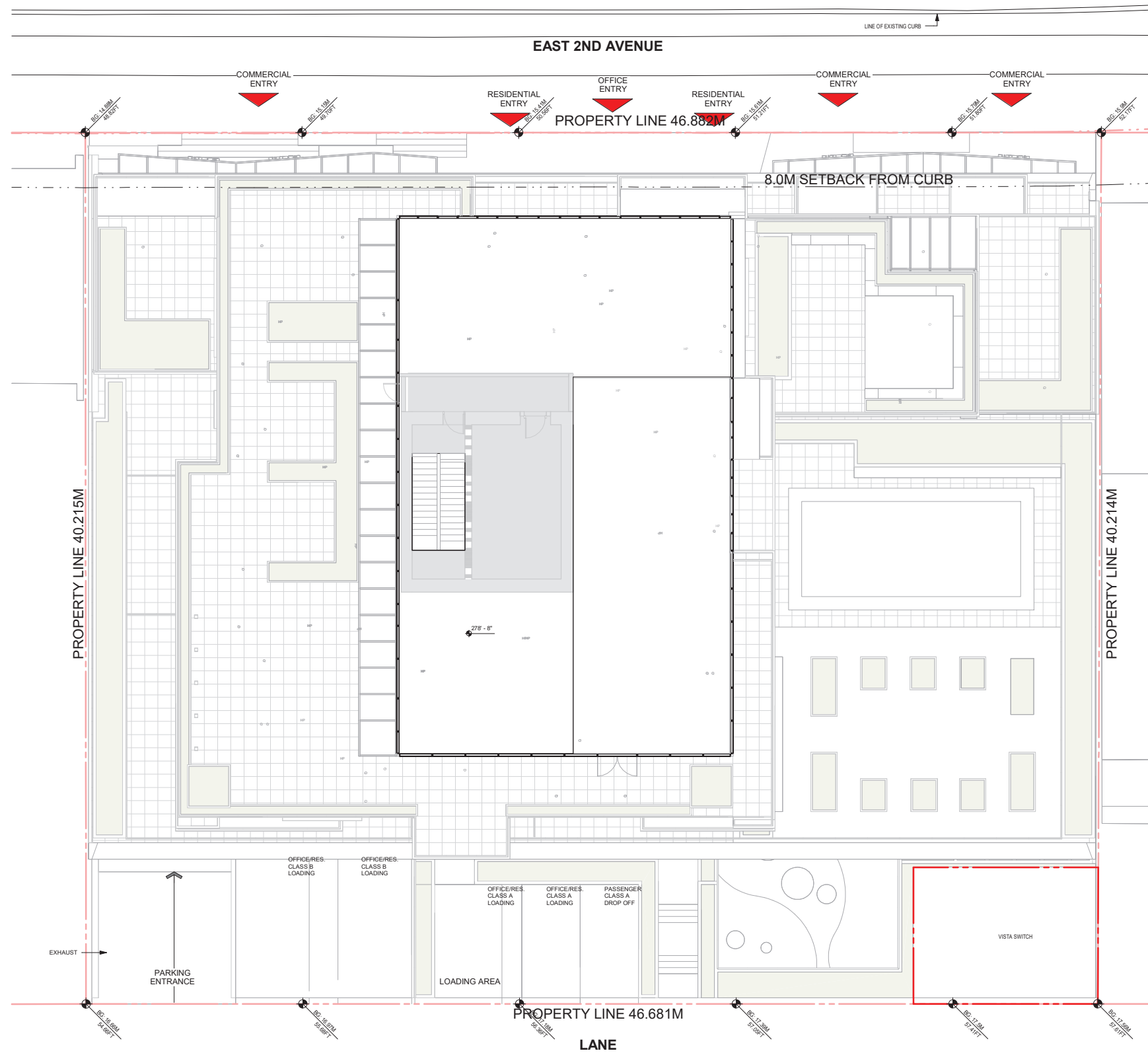
**5.20 - 5.21 Sections**

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# 5.1

## Site Plan - Roof



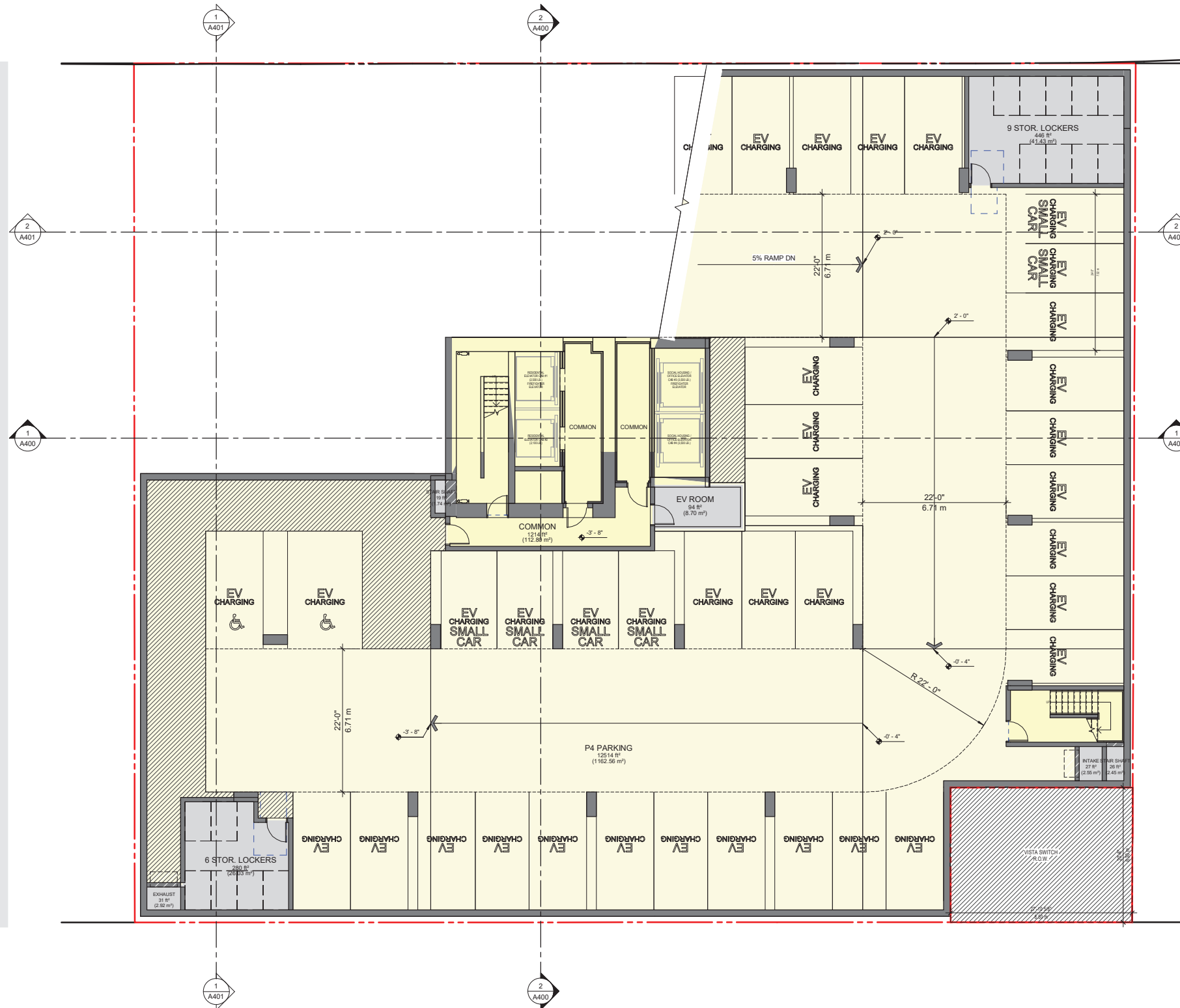
2024-05-30

# 5.2

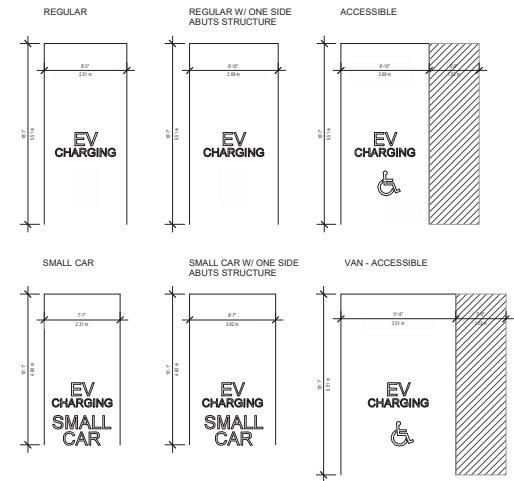
## P4 Floor Plan

### Development Statistics

Vehicular Parking Supply		37
Small (15'1" x 7'7")	2	
Small (15'1" x 8'7")	4	
Small (15'1" x 8'11")	0	
Regular (18'1" x 8'3")	12	
Regular (18'1" x 8'10")	17	
Accessible (18'1" x 8'10")	1	
Accessible Van (18'1" x 11'6")	1	



### PARKING STALL LEGEND



### AREAS

- PARKING
- PARKING COMMON
- SERVICE



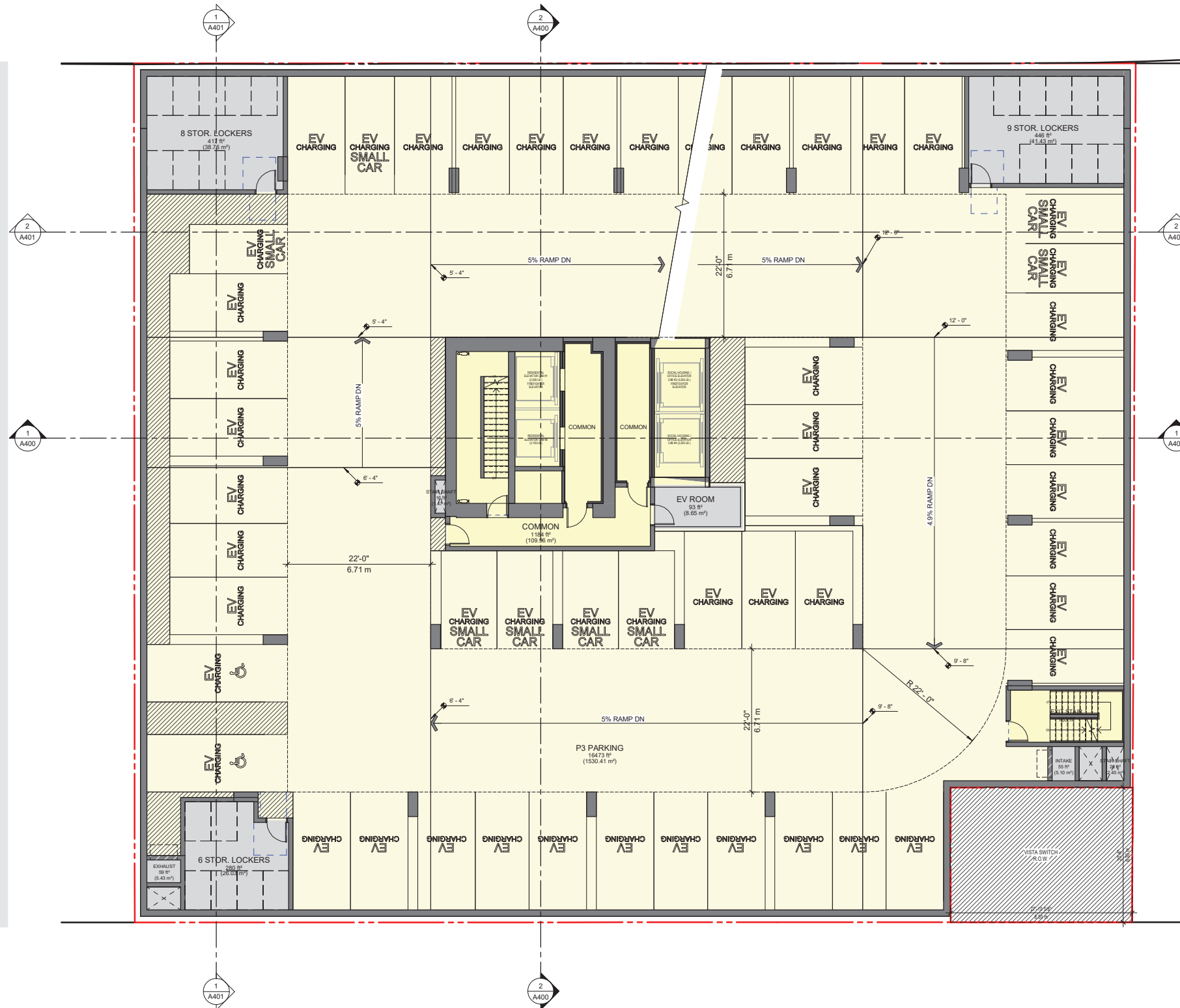
2024-05-30

# 5.3

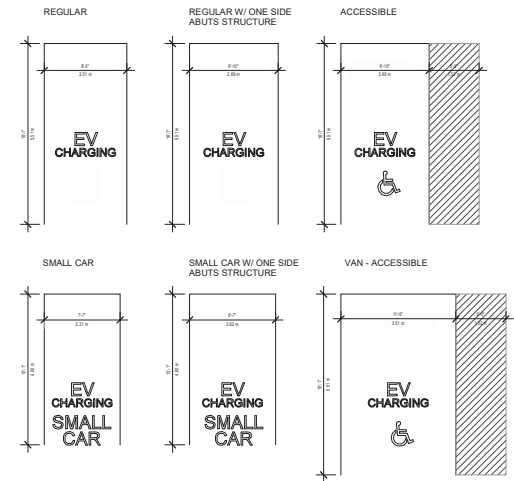
## P3 Floor Plan

### Development Statistics

Vehicular Parking Supply	51
Small (15'1" x 7'7")	4
Small (15'1" x 8'7")	4
Small (15'1" x 8'11")	0
Regular (18'1" x 8'3")	17
Regular (18'1" x 8'10")	24
Accessible (18'1" x 8'10")	2
Accessible Van (18'1" x 11'6")	0



### PARKING STALL LEGEND



### AREAS

- PARKING
- PARKING COMMON
- SERVICE



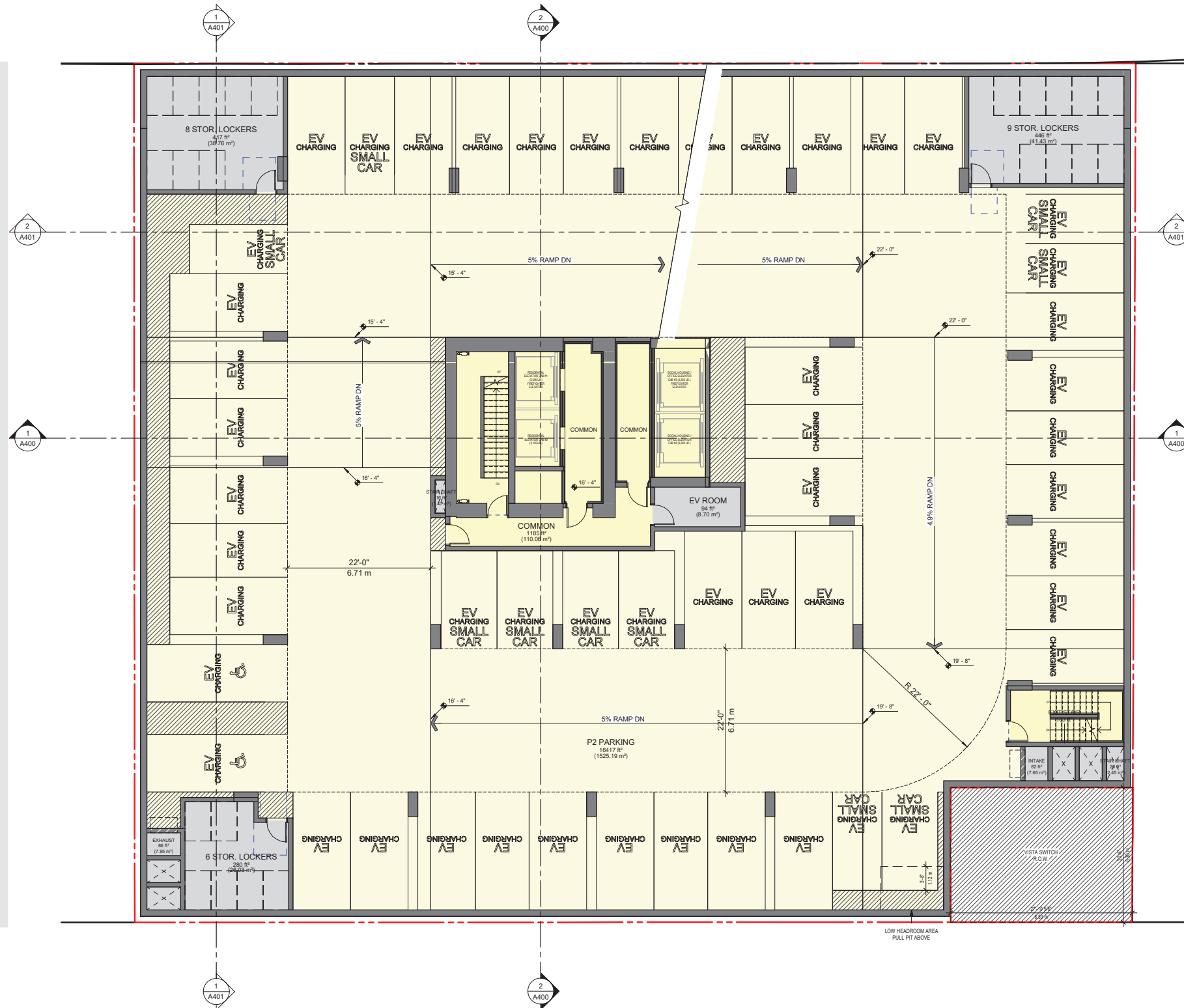
2024-05-30

# 5.4

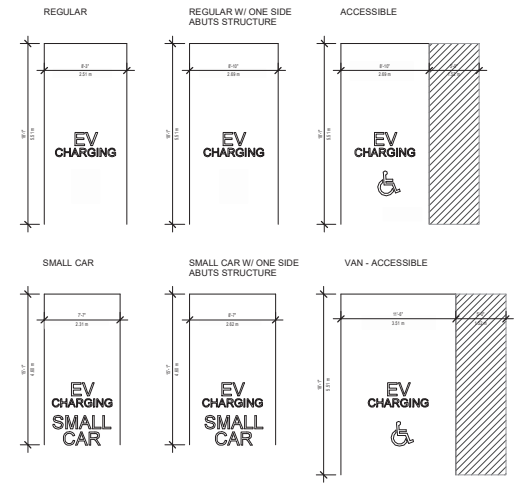
## P2 Floor Plan

### Development Statistics

Vehicular Parking Supply		51
Small (15'1" x 7'7")	5	
Small (15'1" x 8'7")	5	
Small (15'1" x 8'11")	0	
Regular (18'1" x 8'3")	16	
Regular (18'1" x 8'10")	23	
Accessible (18'1" x 8'10")	2	
Accessible Van (18'1" x 11'6")	0	



### PARKING STALL LEGEND



### AREAS

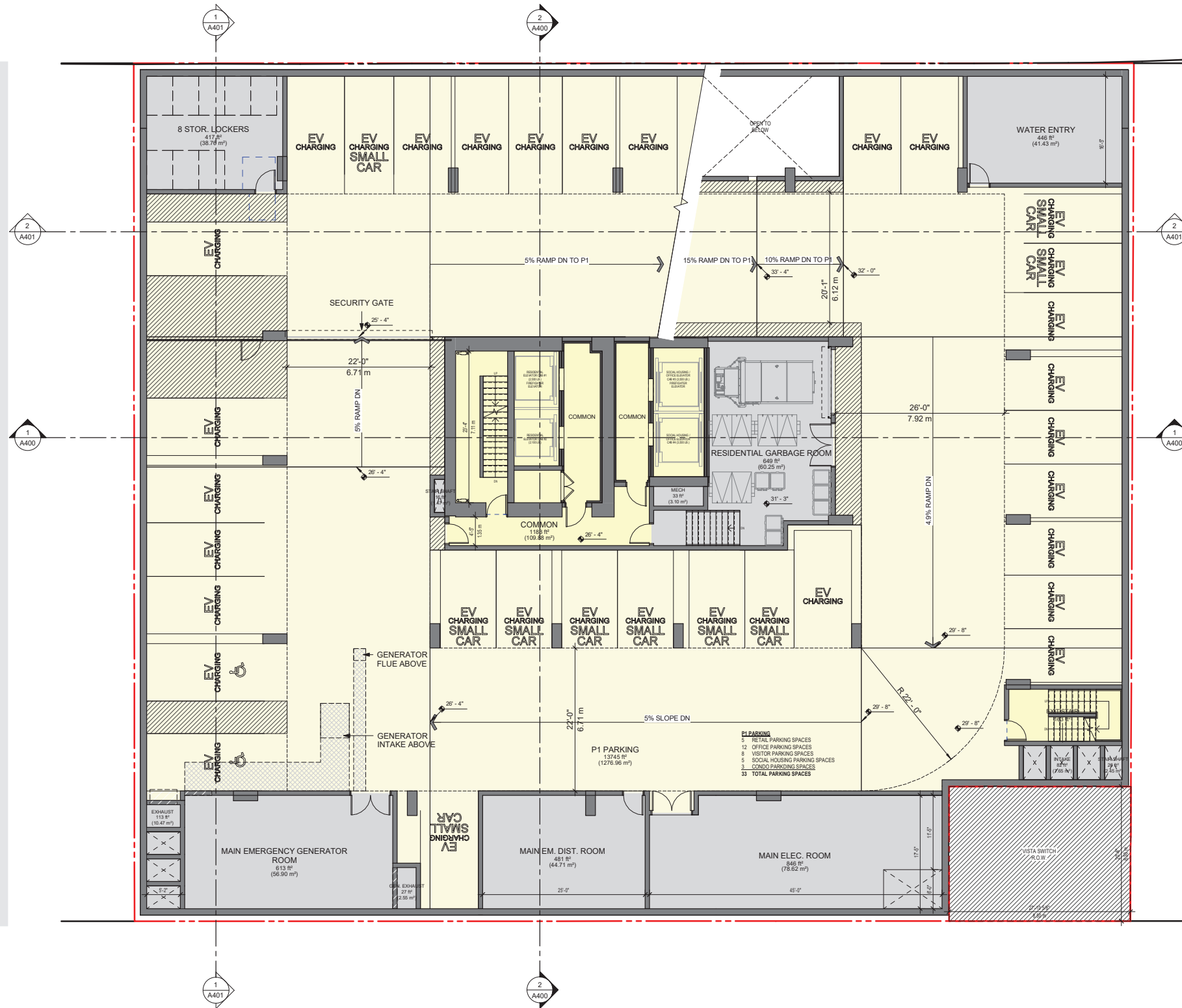
- PARKING
- PARKING COMMON
- SERVICE

# 5.5

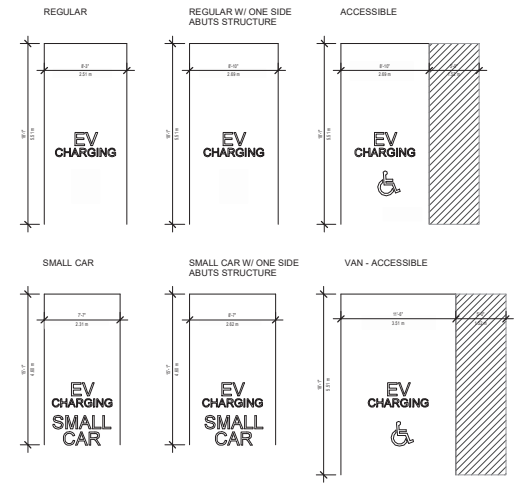
## P1 Floor Plan

### Development Statistics

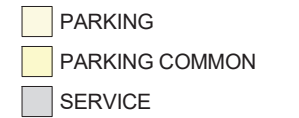
Vehicular Parking Supply		33
Small (15'1" x 7'7")	4	
Small (15'1" x 8'7")	5	
Small (15'1" x 8'11")	1	
Regular (18'1" x 8'3")	11	
Regular (18'1" x 8'10")	10	
Accessible (18'1" x 8'10")	2	
Accessible Van (18'1" x 11'6")	0	



### PARKING STALL LEGEND



### AREAS



**P1 PARKING**

5	RETAIL PARKING SPACES
12	OFFICE PARKING SPACES
8	VISITOR PARKING SPACES
5	SOCIAL HOUSING PARKING SPACES
3	CONDO PARKING SPACES
<b>33</b>	<b>TOTAL PARKING SPACES</b>



2024-05-30

# 5.6

## PO Floor Plan

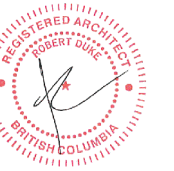
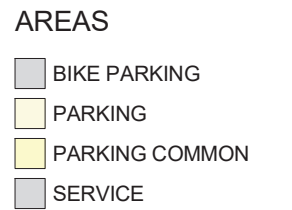
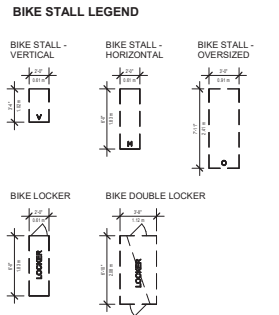
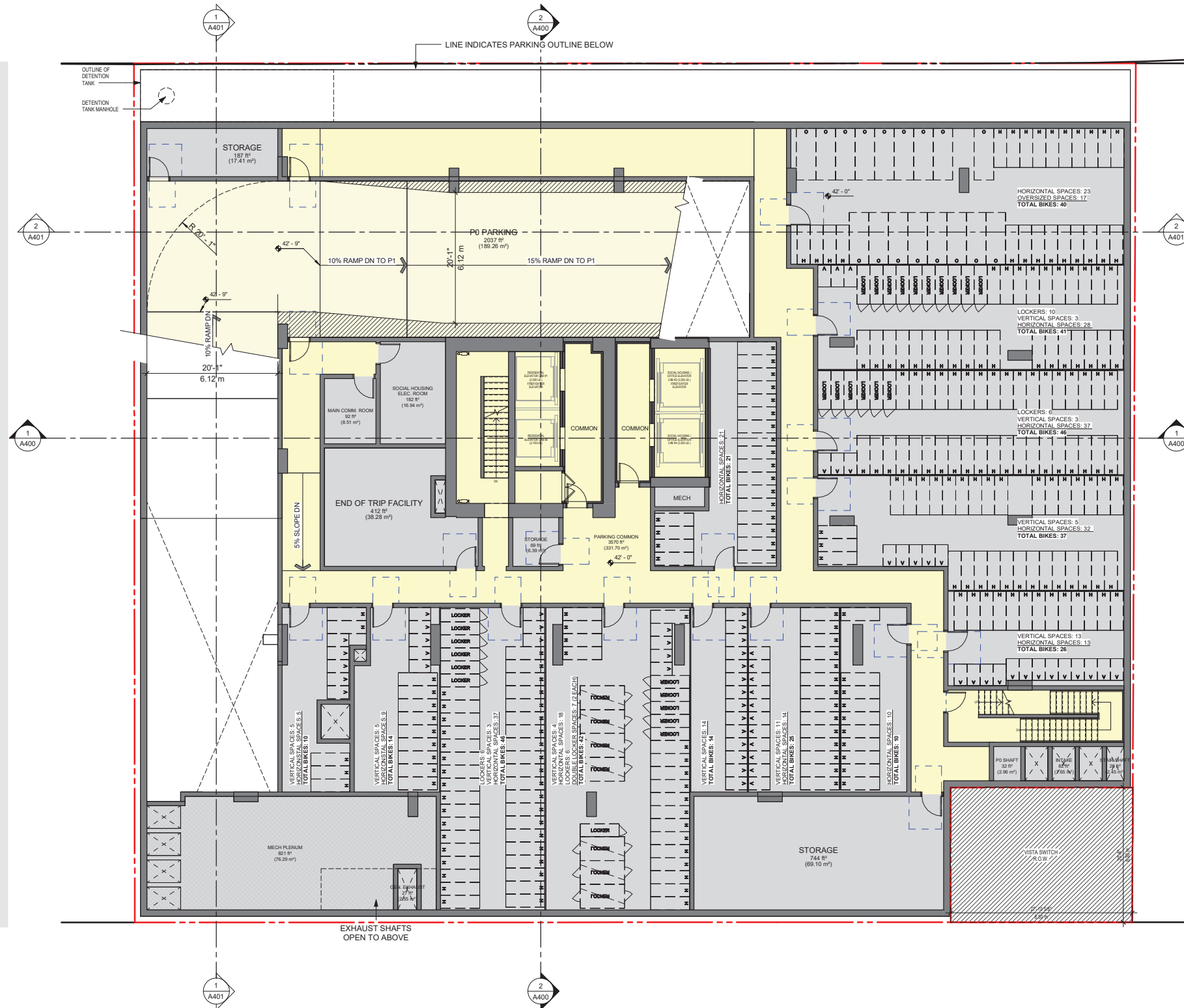
### Development Statistics

#### Vehicular Parking Supply 0

Small (15'1" x 7'7")	0
Small (15'1" x 8'7")	0
Small (15'1" x 8'11")	0
Regular (18'1" x 8'3")	0
Regular (18'1" x 8'10")	0
Accessible (18'1" x 8'10")	0
Accessible Van (18'1" x 11'6")	0

#### Bicycle Parking Supply 372

Vertical (2'0" x 3'4")	66
Horizontal (2'0" x 6'0")	247
Bicycle Lockers (2'0" x 6'0")	28
Oversized (3'0" x 7'11")	17
Double Lockers (3'8" x 6'10")	14
*Double counted	



# 5.7

## Level 1 Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	896 SF
Market Strata	3,115 SF
Amenities	1,509 SF
Office	842 SF
Retail	6,277 SF
<b>Total</b>	<b>11,130 SF</b>

#### Net Area

Social Housing	896 SF
Market Strata	1606 SF
Amenities*	1,509 SF
Office	842 SF
Retail	6,277 SF
<b>Total</b>	<b>9,621 SF</b>

\*Excluded

#### Unit Area

Social Housing	0 SF
Market Strata	0 SF

#### Common Area

Social Housing	896 SF
Market Strata	3,115 SF
Office	842 SF

#### Home Count

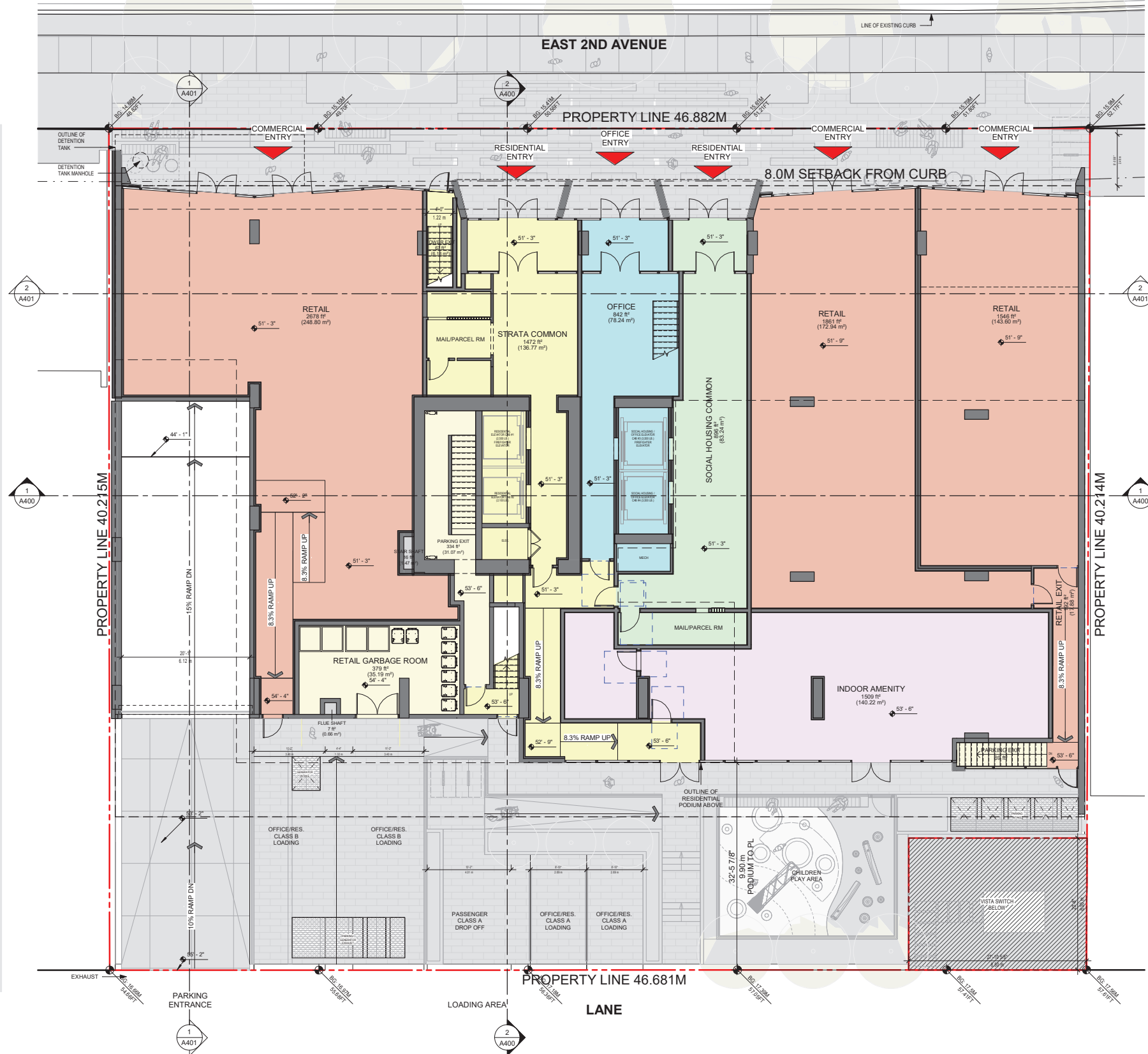
Social Housing	0
Strata Housing	0

#### Bicycle Parking Supply

Bike Spaces	10
(Class B)	

#### Loading Stalls

Class A Loading	2
Class B Loading	2
Class A Dropoff	1
<b>Total</b>	<b>5</b>



### AREAS

- AMENITY
- OFFICE COMMON
- PARKING
- RESIDENTIAL COMMON
- RETAIL
- SERVICE
- SOCIAL HOUSING COMMON
- STRATA COMMON

# 5.8

## Mezzanine Level Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	0 SF
Market Strata	453 SF
Amenities	0 SF
Office	0 SF
Retail	0 SF

**Total 453 SF**

#### Net Area

Social Housing	0 SF
Market Strata	453 SF
Amenities*	0 SF
Office	0 SF
Retail	0 SF

**Total 453 SF**

\*Excluded

#### Unit Area

Social Housing	0 SF
Market Strata	0 SF

#### Common Area

Social Housing	0 SF
Market Strata	453 SF
Office	0 SF



### AREAS

RESIDENTIAL COMMON



2024-05-30

# 5.9

## Level 2 Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	0 SF
Strata Housing	0 SF
Amenities	0 SF
Office	14,142 SF
Retail	0 SF

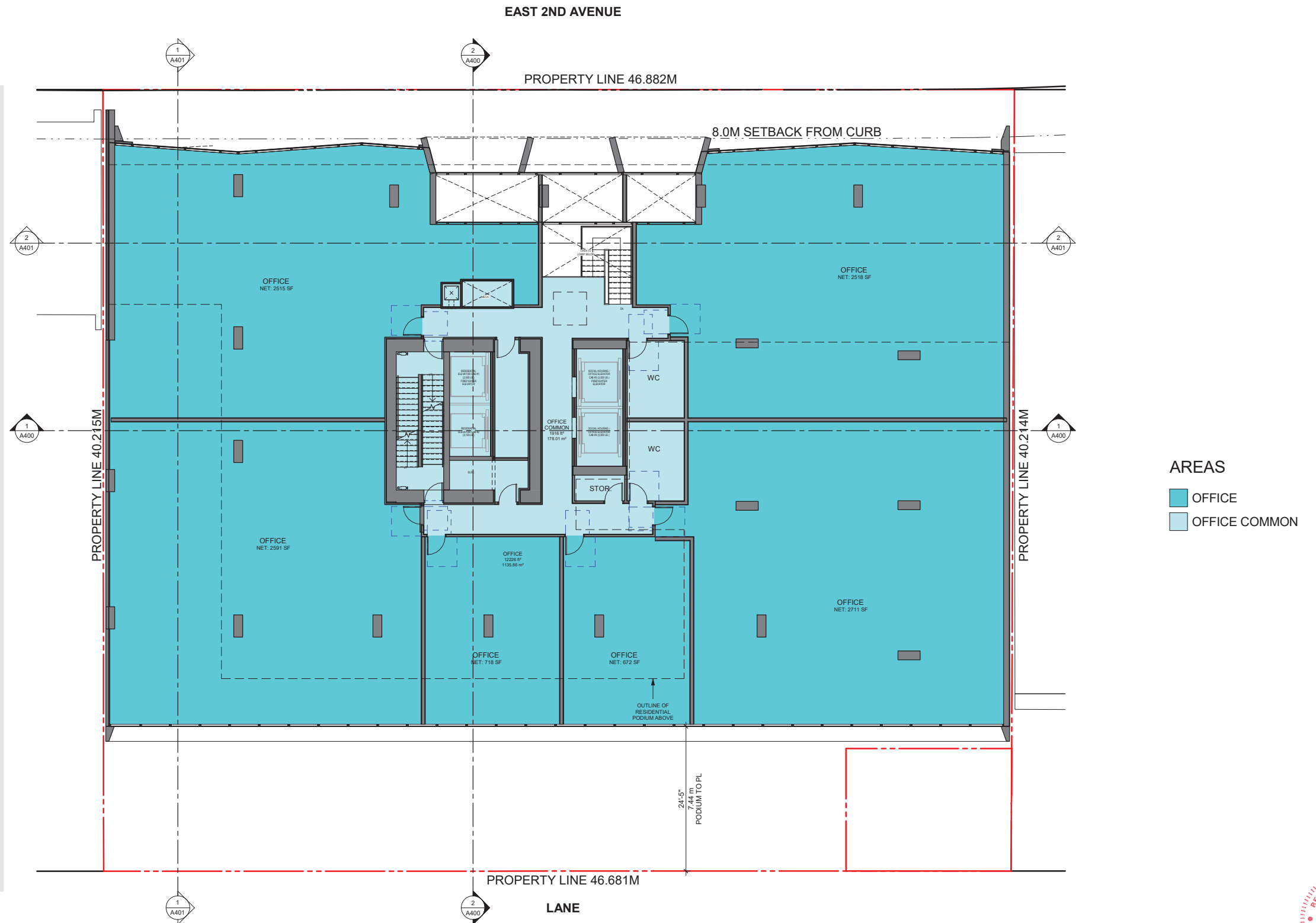
#### Net Area

Social Housing	0 SF
Strata Housing	0 SF
*Amenities	0 SF
Office	14,142 SF
Retail	0 SF

**Total 14,142 SF Total 14,142 SF**

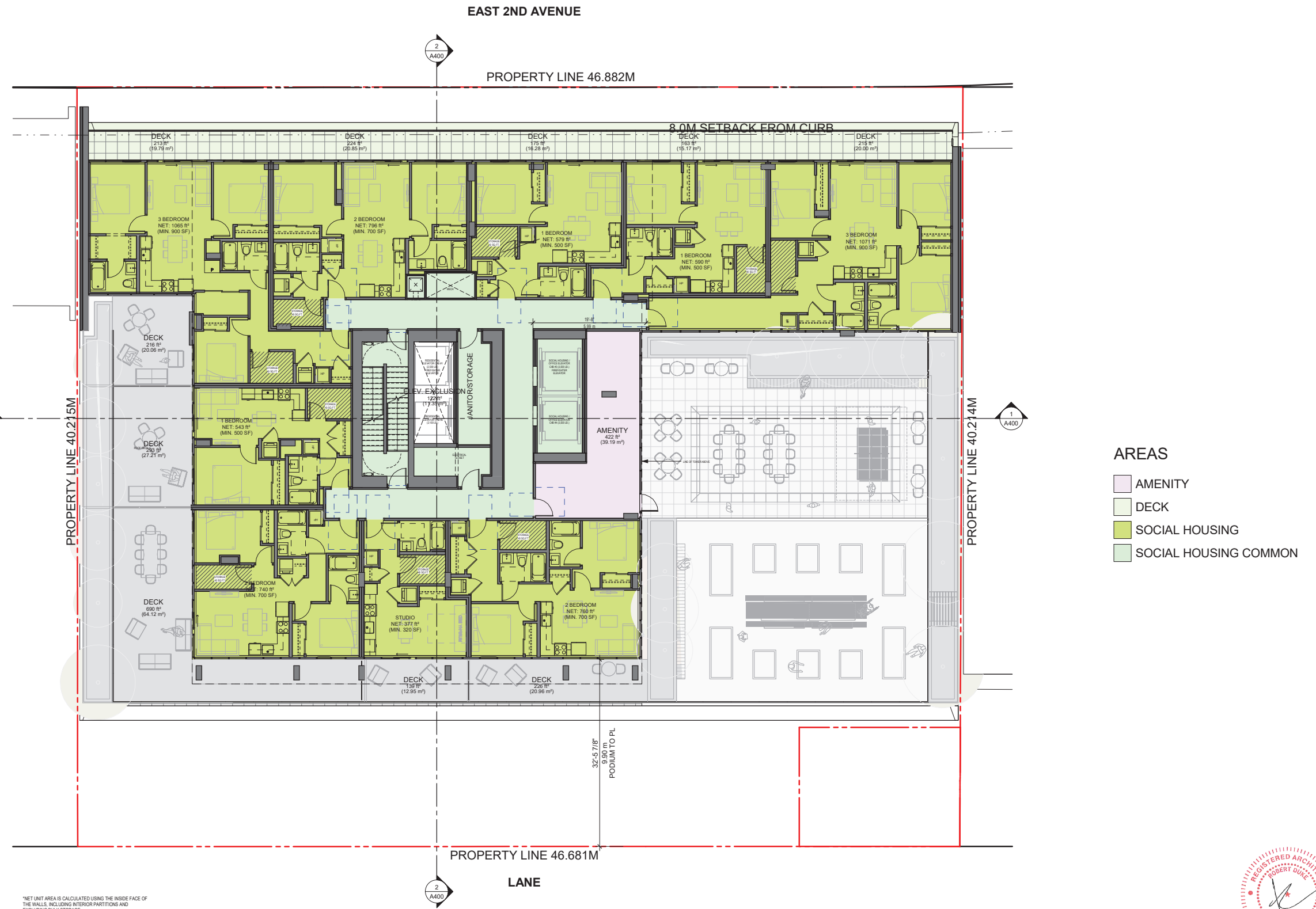
#### Common Area

Social Housing	0 SF
Strata Housing	0 SF
Office	1916 SF



# 5.10

## Level 3 Floor Plan



### Development Statistics

#### Gross Floor Area

Social Housing	8867 SF
Strata Housing	0 SF
Amenities	422 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>8867 SF</b>

#### Net Area

Social Housing	7963 SF
Strata Housing	0 SF
*Amenities	422 SF
*Storage	360 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>7963 SF</b>

#### Unit Area

Social Housing	6852 SF
Strata Housing	0 SF
Office	0 SF

#### Common Area

Social Housing	2015 SF
Strata Housing	0 SF
Office	0 SF

#### Home Count

Social Housing	9
Strata Housing	0

#### Social Housing Home Mix

Studio	1
1 Bedroom	3
2 Bedroom	3
3 Bedroom	2
<b>Total</b>	<b>9</b>

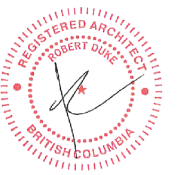
#### Market Strata Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>

### AREAS

- AMENITY
- DECK
- SOCIAL HOUSING
- SOCIAL HOUSING COMMON

\*NET UNIT AREA IS CALCULATED USING THE INSIDE FACE OF THE WALLS, INCLUDING INTERIOR PARTITIONS AND EXCLUDING BULK STORAGE.



# 5.11

## Level 4 Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	8510 SF
Strata Housing	0 SF
Amenities	0 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>8510 SF</b>

#### Net Area

Social Housing	8030 SF
Strata Housing	0 SF
*Amenities	0 SF
*Storage	360 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>8030 SF</b>

#### Unit Area

Social Housing	6862 SF
Strata Housing	0 SF

#### Common Area

Social Housing	1648 SF
Strata Housing	0 SF
Office	0 SF

#### Home Count

Social Housing	9
Strata Housing	0

#### Social Housing Home Mix

Studio	1
1 Bedroom	3
2 Bedroom	3
3 Bedroom	2
<b>Total</b>	<b>9</b>

#### Market Strata Home Mix

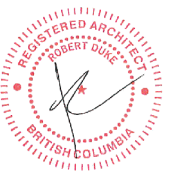
Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>



\*NET UNIT AREA IS CALCULATED USING THE INSIDE FACE OF THE WALLS, INCLUDING INTERIOR PARTITIONS AND EXCLUDING BULK STORAGE.

### AREAS

- BALCONY
- SOCIAL HOUSING
- SOCIAL HOUSING COMMON



2024-05-30

# 5.12

## Level 5 Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	7850 SF
Strata Housing	0 SF
Amenities	0 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>7850 SF</b>

#### Net Area

Social Housing	7410 SF
Strata Housing	0 SF
*Amenities	0 SF
*Storage	320 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>7410 SF</b>

#### Unit Area

Social Housing	6263 SF
Strata Housing	0 SF

#### Common Area

Social Housing	1587 SF
Strata Housing	0 SF
Office	0 SF

#### Home Count

Social Housing	8
Strata Housing	0

#### Social Housing Home Mix

Studio	1
1 Bedroom	2
2 Bedroom	3
3 Bedroom	2
<b>Total</b>	<b>8</b>

#### Market Strata Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>



#### AREAS

- BALCONY
- DECK
- SOCIAL HOUSING
- SOCIAL HOUSING COMMON

\*NET UNIT AREA IS CALCULATED USING THE INSIDE FACE OF THE WALLS, INCLUDING INTERIOR PARTITIONS AND EXCLUDING BULK STORAGE.

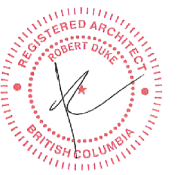


2024-05-30

# 5.13

## Level 6 Floor Plan

Development Statistics			
Gross Floor Area		Net Area	
Social Housing	0 SF	Social Housing	0 SF
Strata Housing	7150 SF	Strata Housing	6374 SF
Amenities	233 SF	*Amenities	233 SF
Office	0 SF	*Storage	360 SF
Retail	0 SF	Office	0 SF
<b>Total</b>	<b>7150 SF</b>	Retail	0 SF
		<b>Total</b>	<b>6374 SF</b>
Unit Area		Common Area	
Social Housing	0 SF	Social Housing	0 SF
Strata Housing	5683 SF	Strata Housing	1467 SF
		Office	0 SF
Home Count			
Social Housing	0		
Strata Housing	9		
Social Housing Home Mix		Market Strata Home Mix	
Studio	0	Studio	0
1 Bedroom	6	1 Bedroom	0
2 Bedroom	2	2 Bedroom	0
3 Bedroom	1	3 Bedroom	0
<b>Total</b>	<b>9</b>	<b>Total</b>	<b>0</b>



2024-05-30

# 5.14

## Level 7-9 Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	0 SF
Strata Housing	7150 SF
Amenities	0 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>7150 SF</b>

#### Net Area

Social Housing	0 SF
Strata Housing	6790 SF
*Amenities	0 SF
*Storage	360 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>6790 SF</b>

#### Unit Area

Social Housing	0 SF
Strata Housing	6099 SF

#### Common Area

Social Housing	0 SF
Strata Housing	1051 SF
Office	0 SF

#### Home Count

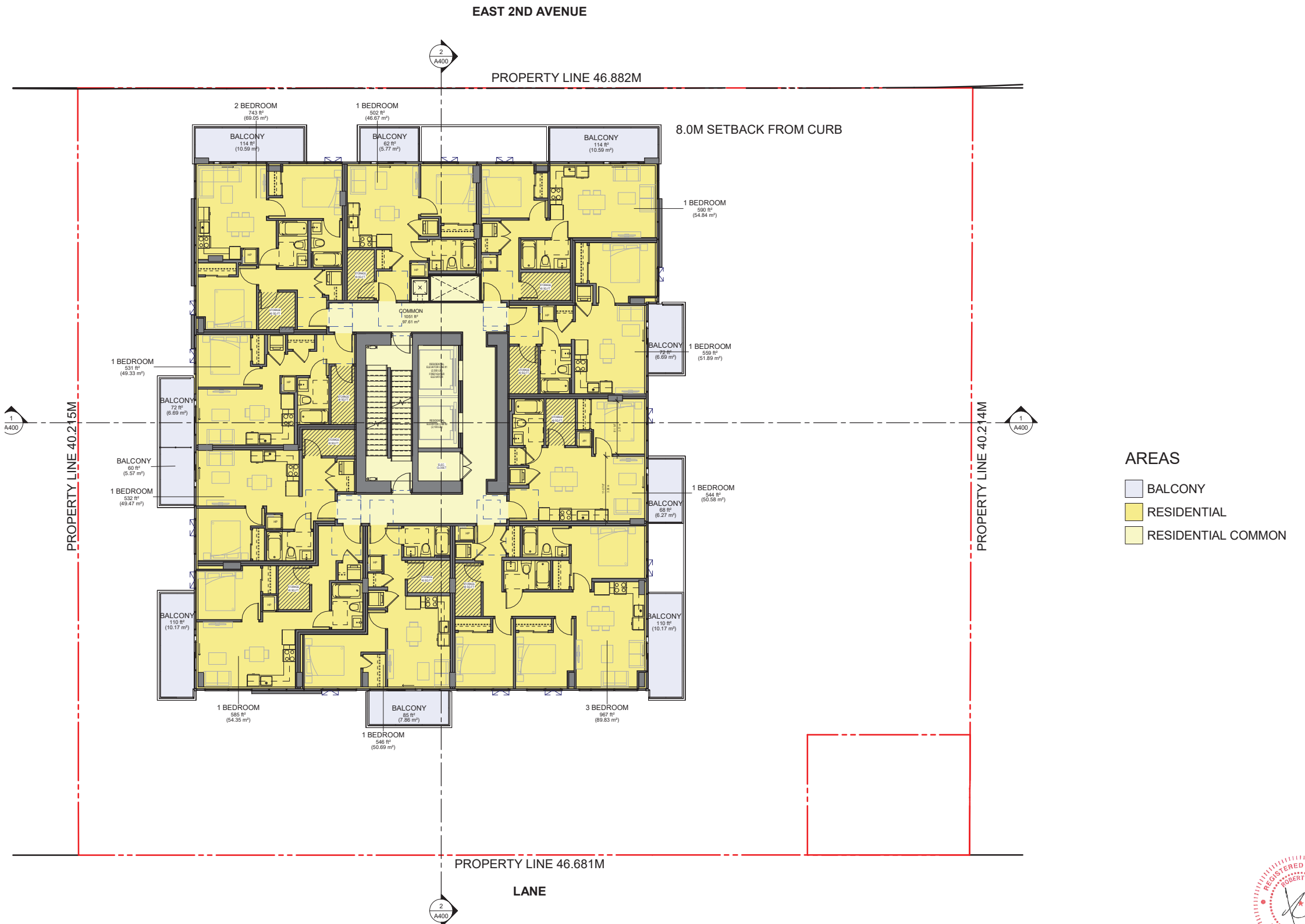
Social Housing	0
Strata Housing	10

#### Social Housing Home Mix

Studio	0
1 Bedroom	8
2 Bedroom	1
3 Bedroom	1
<b>Total</b>	<b>10</b>

#### Market Strata Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>



# 5.15

## Level 10-19 (Typical) Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	0 SF
Strata Housing	7150 SF
Amenities	0 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>7150 SF</b>

#### Net Area

Social Housing	0 SF
Strata Housing	6790 SF
*Amenities	0 SF
*Storage	360 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>6790 SF</b>

#### Unit Area

Social Housing	0 SF
Strata Housing	6099 SF

#### Common Area

Social Housing	0 SF
Strata Housing	1051 SF
Office	0 SF

#### Home Count

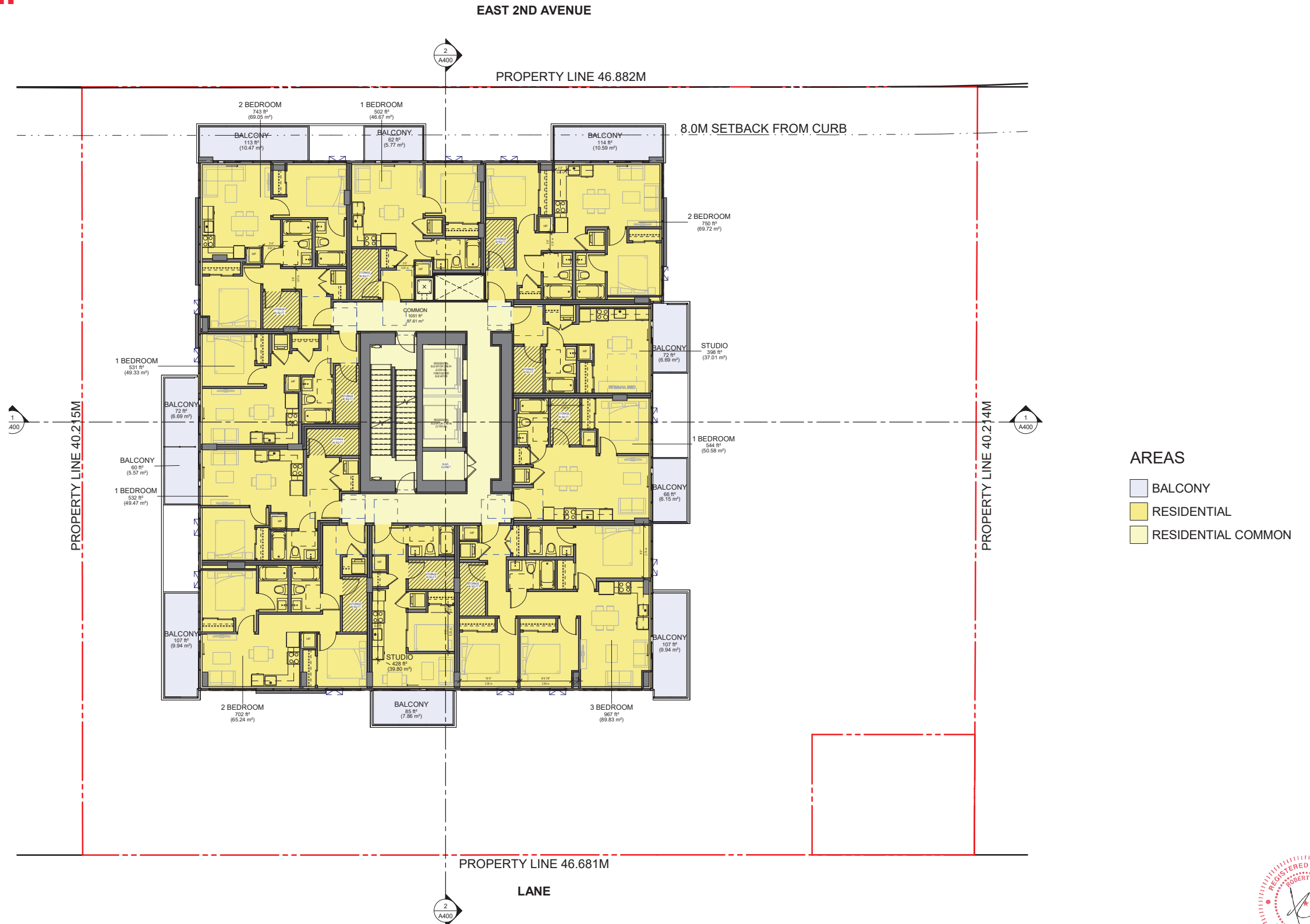
Social Housing	0
Strata Housing	10

#### Social Housing Home Mix

Studio	2
1 Bedroom	4
2 Bedroom	3
3 Bedroom	1
<b>Total</b>	<b>10</b>

#### Market Strata Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>



# 5.16

## Level 20 Amenity Floor Plan

### Development Statistics

#### Gross Floor Area

Social Housing	0 SF
Strata Housing	0 SF
Amenities	4121 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>4121 SF</b>

#### Net Area

Social Housing	0 SF
Strata Housing	0 SF
*Amenities	4121 SF
*Storage	0 SF
Office	0 SF
Retail	0 SF
<b>Total</b>	<b>0 SF</b>

#### Unit Area

Social Housing	0 SF
Strata Housing	0 SF

#### Common Area

Social Housing	0 SF
Strata Housing	4121 SF
Office	0 SF

#### Home Count

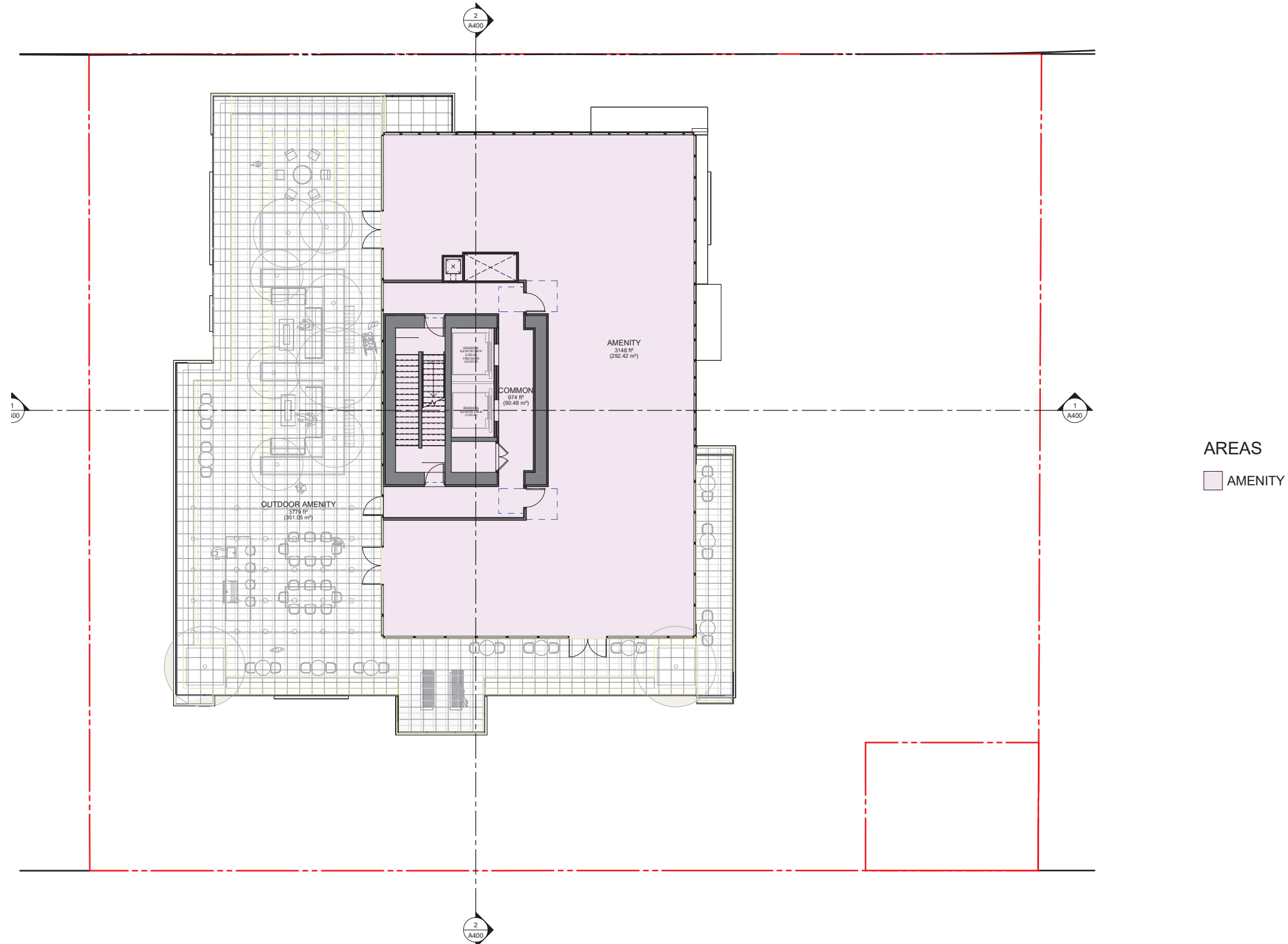
Social Housing	0
Strata Housing	0

#### Social Housing Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>

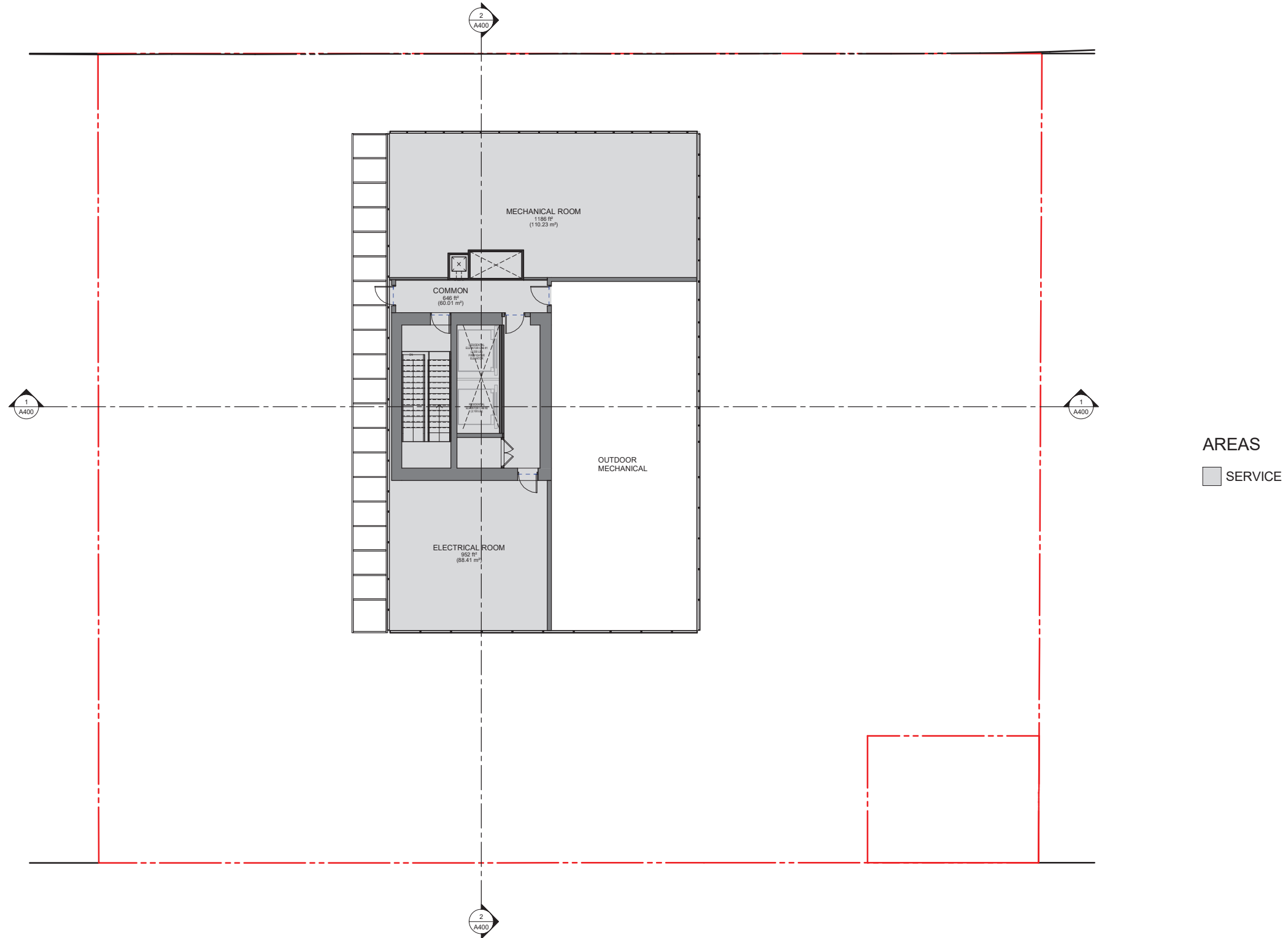
#### Market Strata Home Mix

Studio	0
1 Bedroom	0
2 Bedroom	0
3 Bedroom	0
<b>Total</b>	<b>0</b>



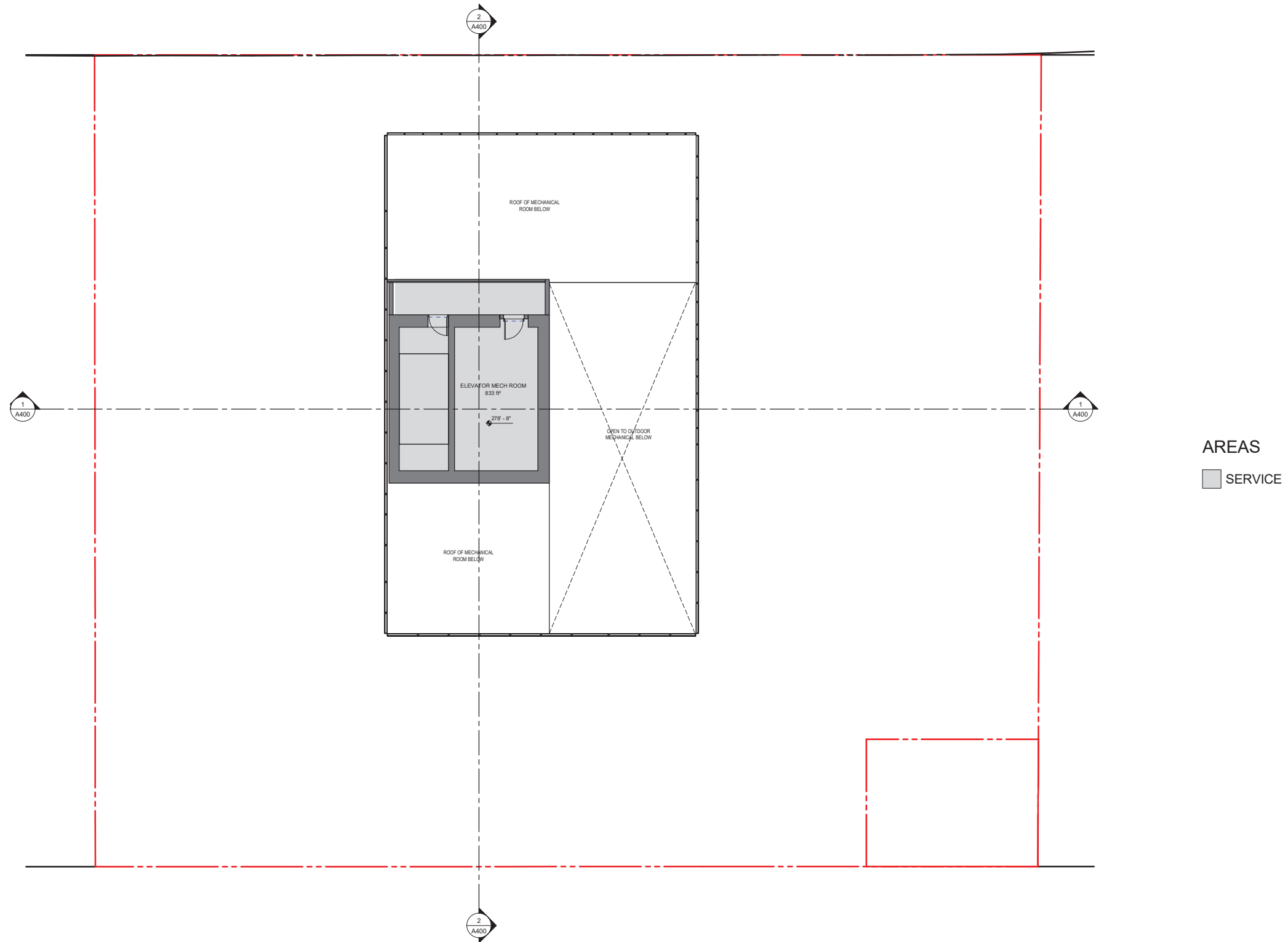
# 5.17

## Level 21 Mechanical Floor Plan



# 5.18

## Level 22 Elevator Mechanical Floor Plan



# 5.19

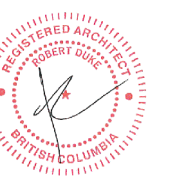
## North and East Elevations



North Elevation



East Elevation

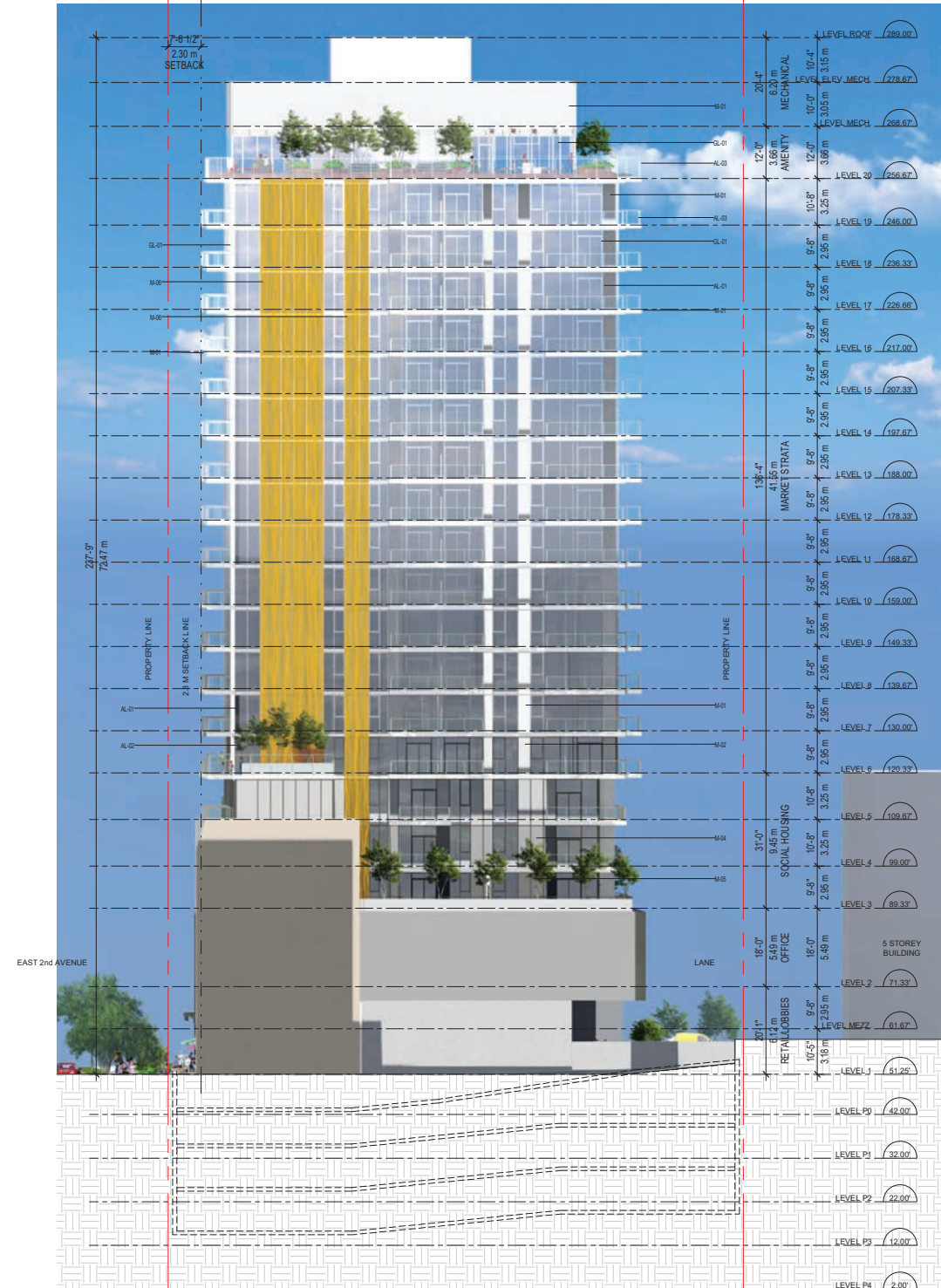


# 5.20

## South and West Elevations



South Elevation

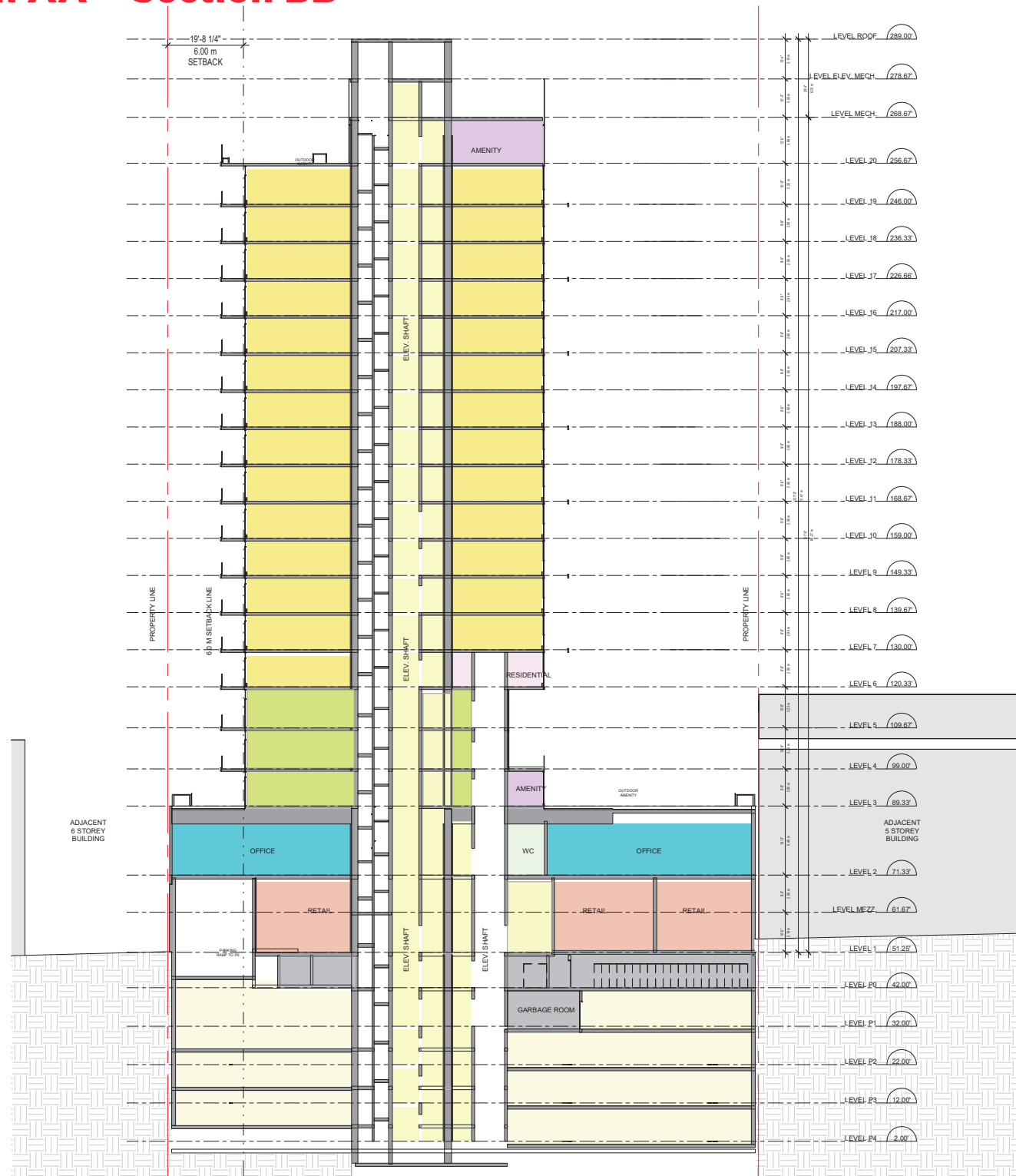


West Elevation

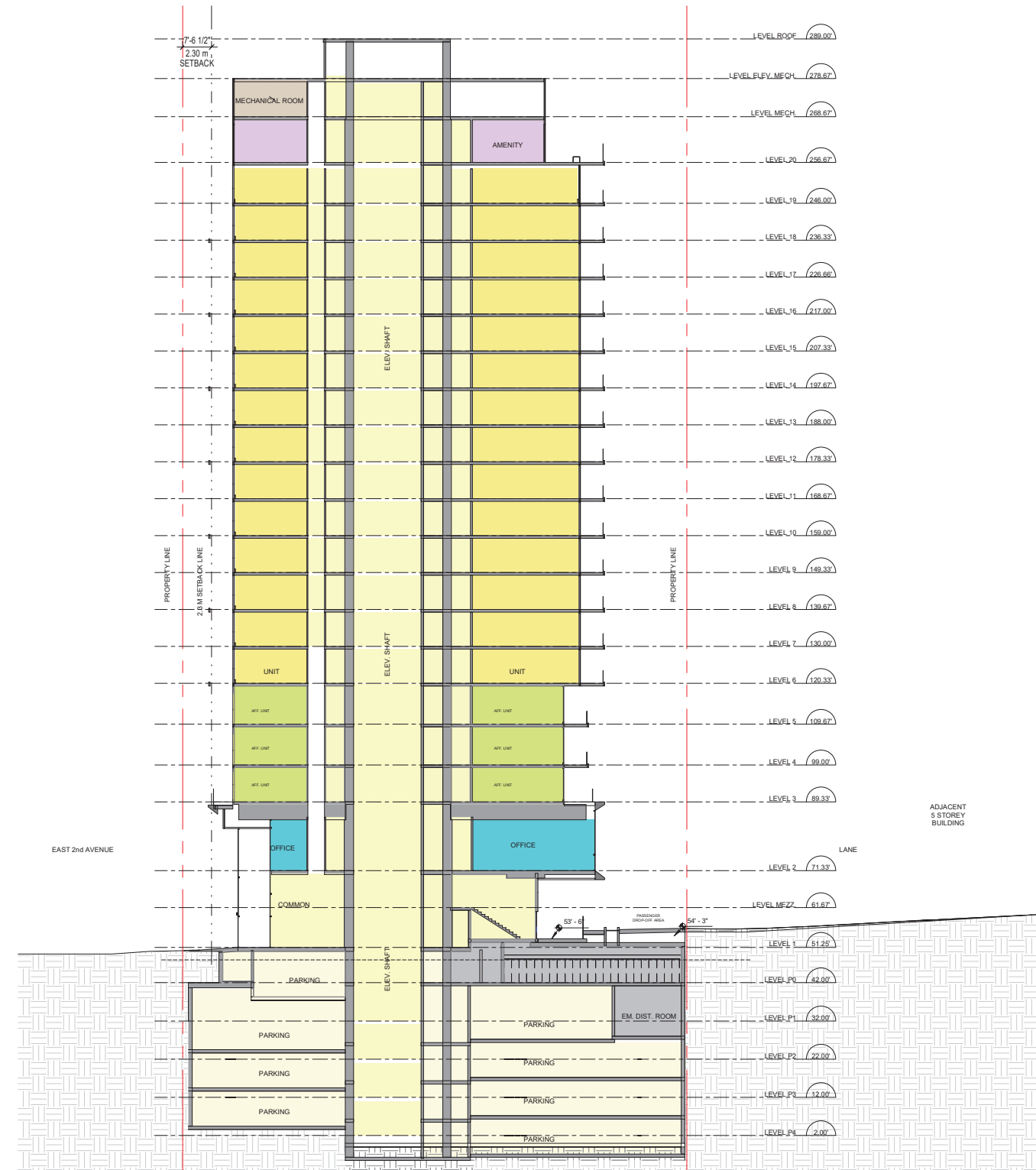


# 5.21

## Section AA + Section BB



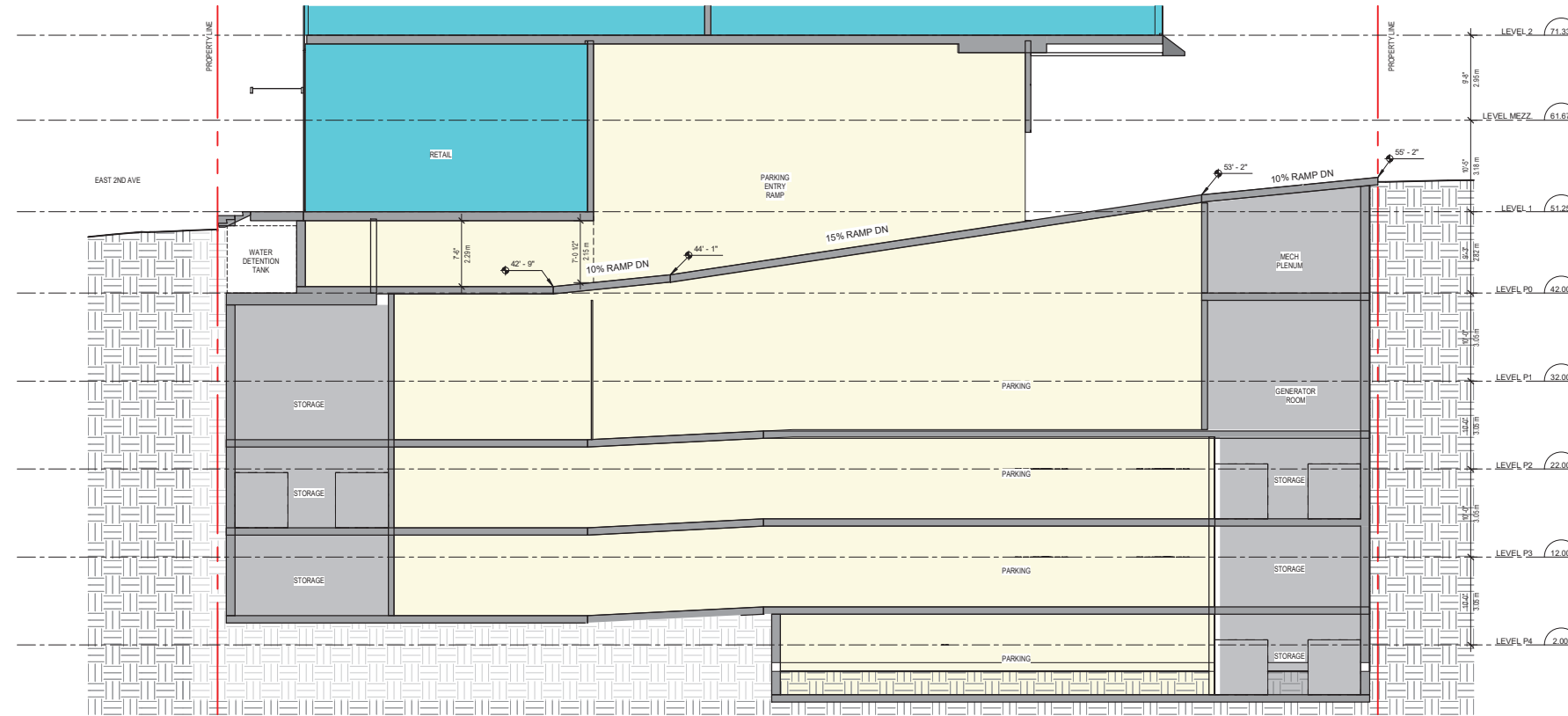
Section AA



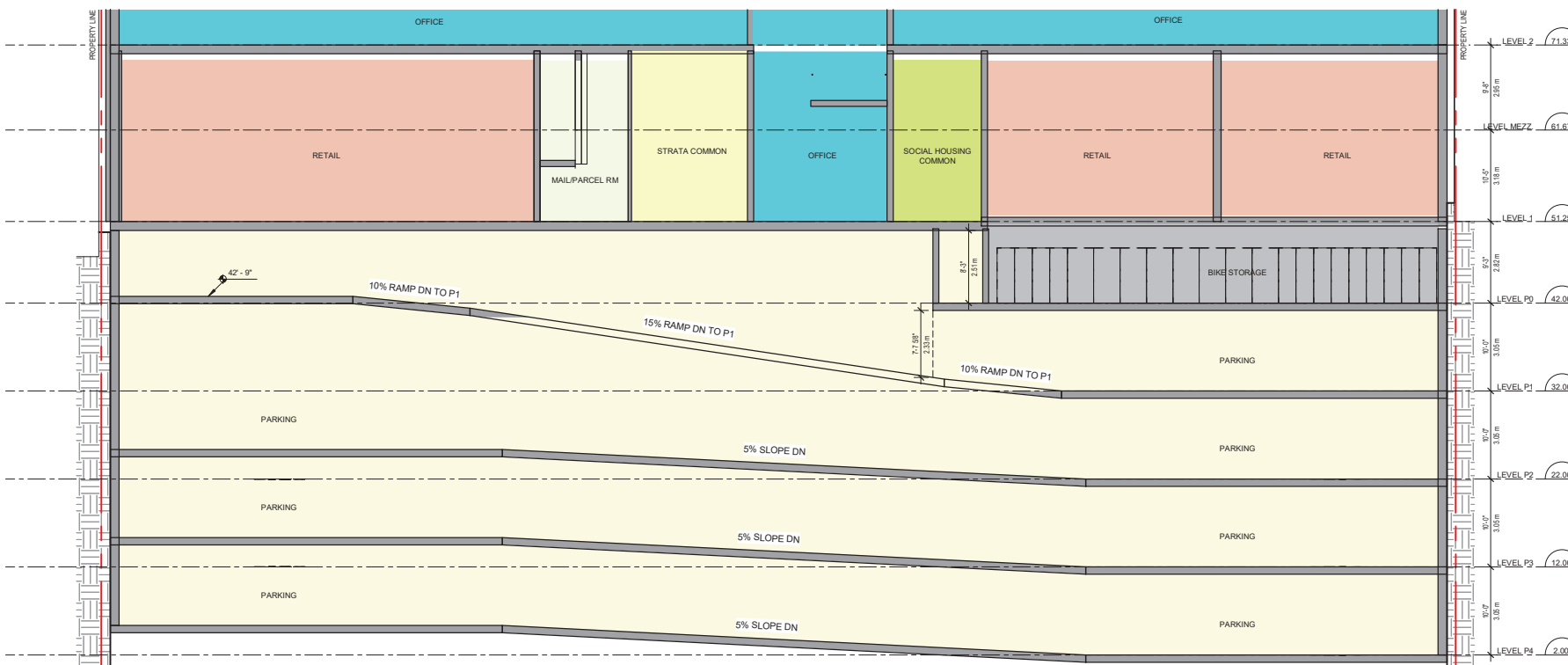
Section BB

# 5.22

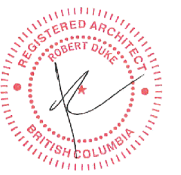
## Section CC + Section DD



Section CC



Section DD



# 6.0 Landscape

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## 6.1 Inspiration

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## 6.2 Context

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## 6.3 Diagrams

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## 6.4 Site Plan

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## 6.5 Street Level

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## 6.6 Amenity Deck - Social Housing

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## 6.7 Podium Levels

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## 6.8 Roof Deck

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## Inspiration



### CITY | NATURE

East Side Refined - Contemporary urban spaces extends 'living' outdoors to enhance the experience of city life.



### SOCIAL CONNECTION

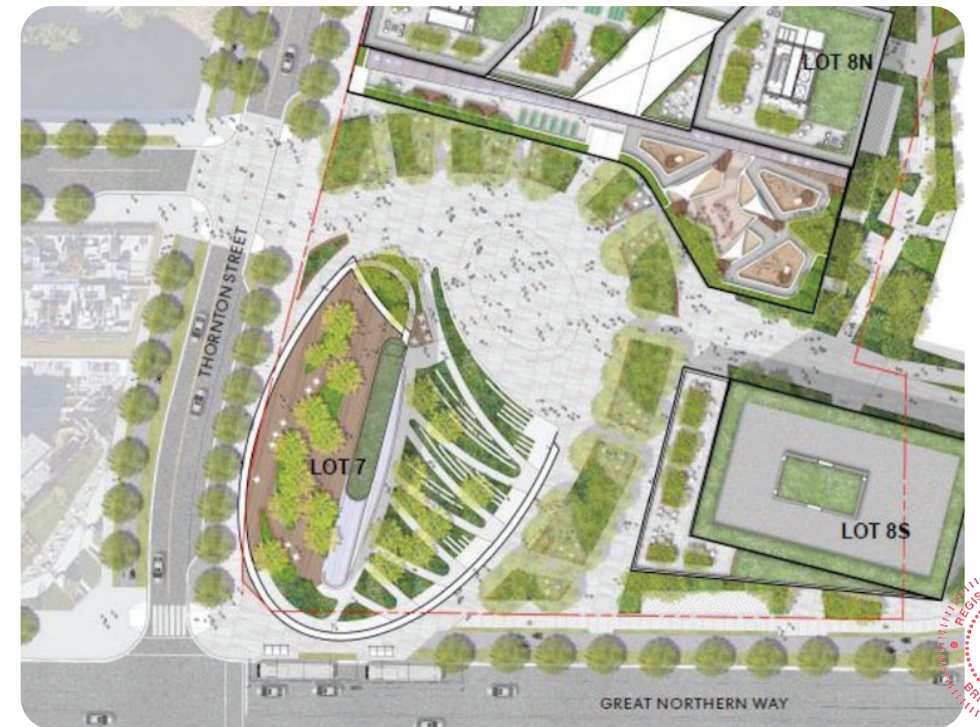
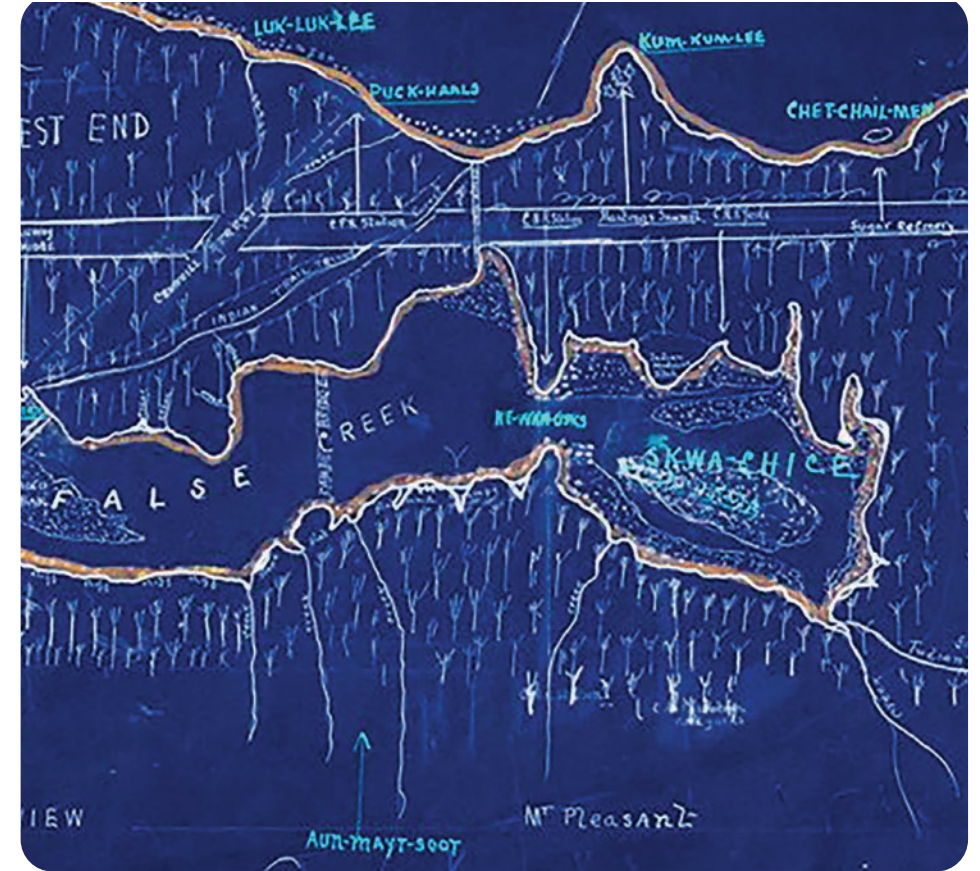
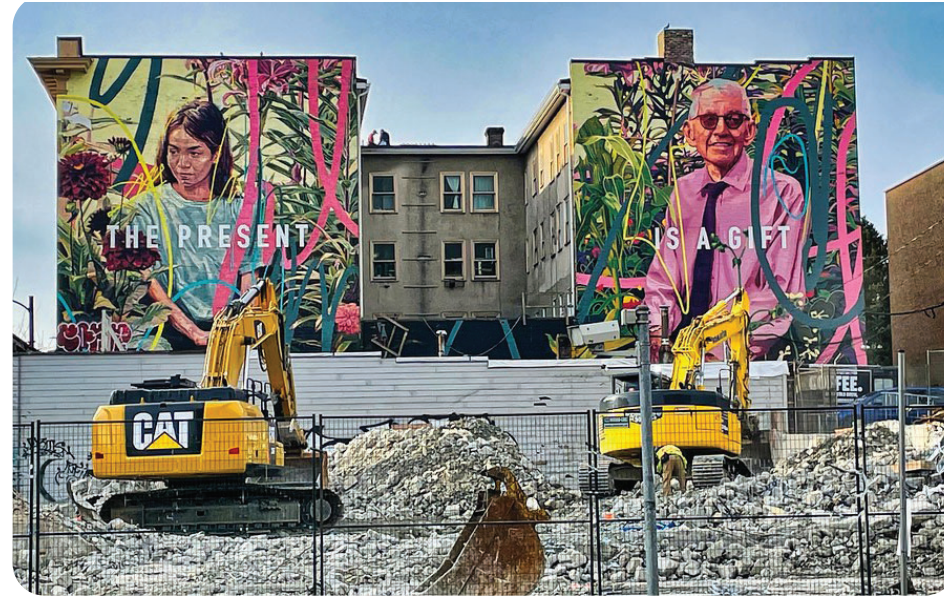
Spontaneous, planned, social and communal places encourage interaction with neighbors, families, and friends.



### LIVABILITY

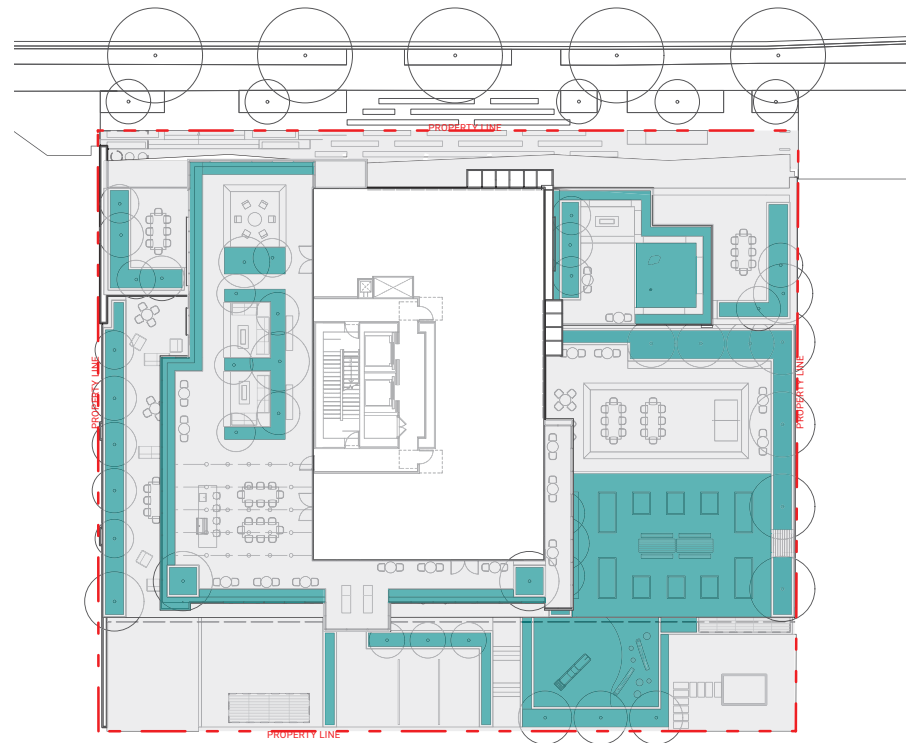
Inclusive outdoor places for all ages with places for with ample daylight, a healthy balance for both 'prospect and refuge', and respect for nature and biodiversity.

## Context



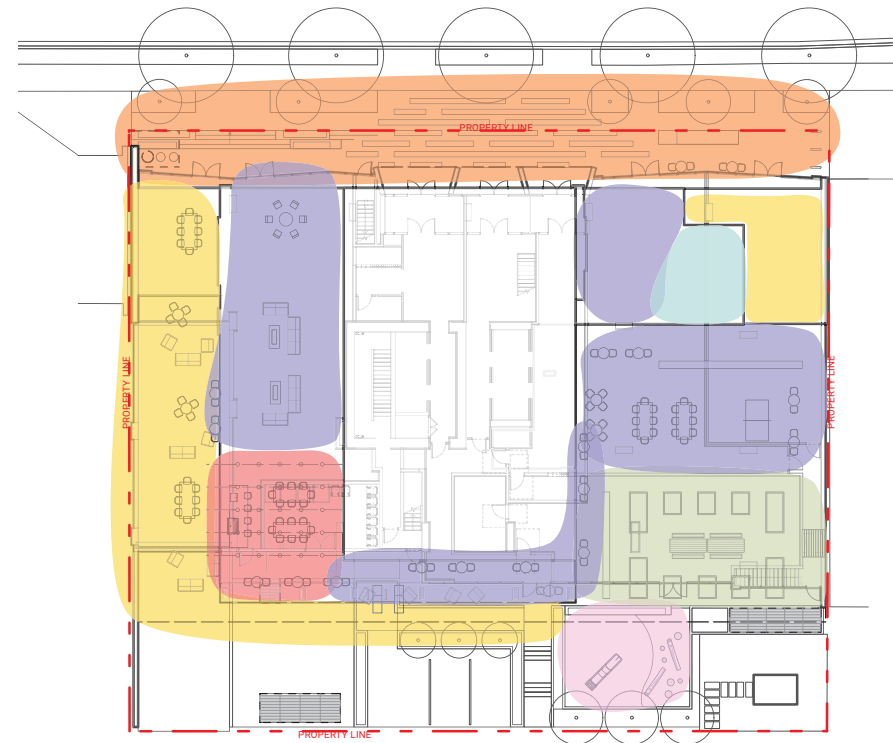
## Diagrams

Permeability



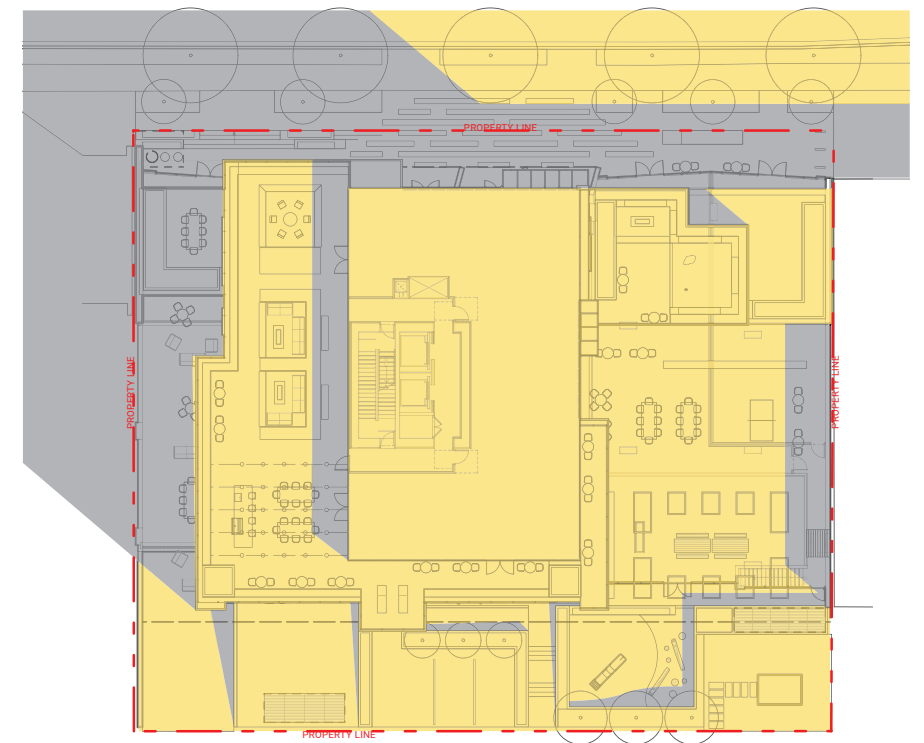
Impermeable Permeable

Program



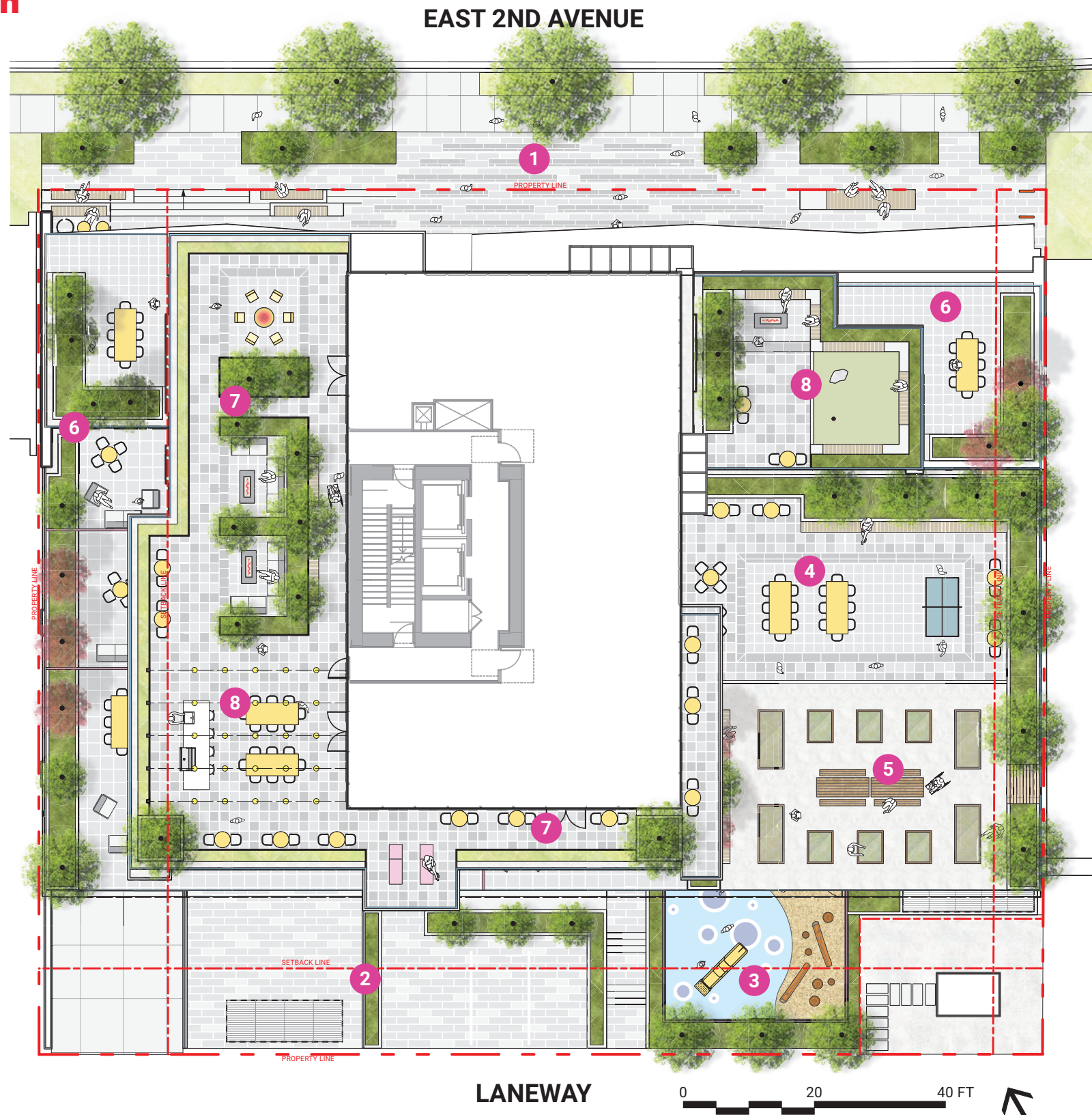
Lobby / Retail Entry Outdoor Dining  
Urban Agriculture Social Spaces  
Private Patios Pet Relief Areas  
Children's Playground

Sun & Shade (12pm Summer)



Shaded Sun

## Site Plan



### DESIGN RATIONALE

The landscape design integrates city and nature to enhance urban living and promote social connection. Key features include open plazas, seating nodes, and green spaces that serve as communal gathering spots and tranquil retreats. The design harmonizes with the architectural elements, ensuring visual appeal and supporting local biodiversity, while blending the natural and urban environments seamlessly.

Functionality and safety are integral to the design, with well-lit pathways and accessible areas for all community members. Specific features include a welcoming entrance plaza, a multi-functional central green space, rooftop gardens with social lounges and outdoor dining spaces, a vibrant commercial courtyard, and a children's play area. Additionally, Level 3 social amenity spaces will feature games tables and urban agricultural planters, encouraging social interaction and community engagement.

The proposed programs and spaces collectively foster social connection, improve livability, and create a cohesive, inviting urban environment.

### LEGEND

#### Street Level

- 1. East 2nd Frontage
- 2. Lane Access and Loading Area
- 3. Children's Playground

#### Podium Levels

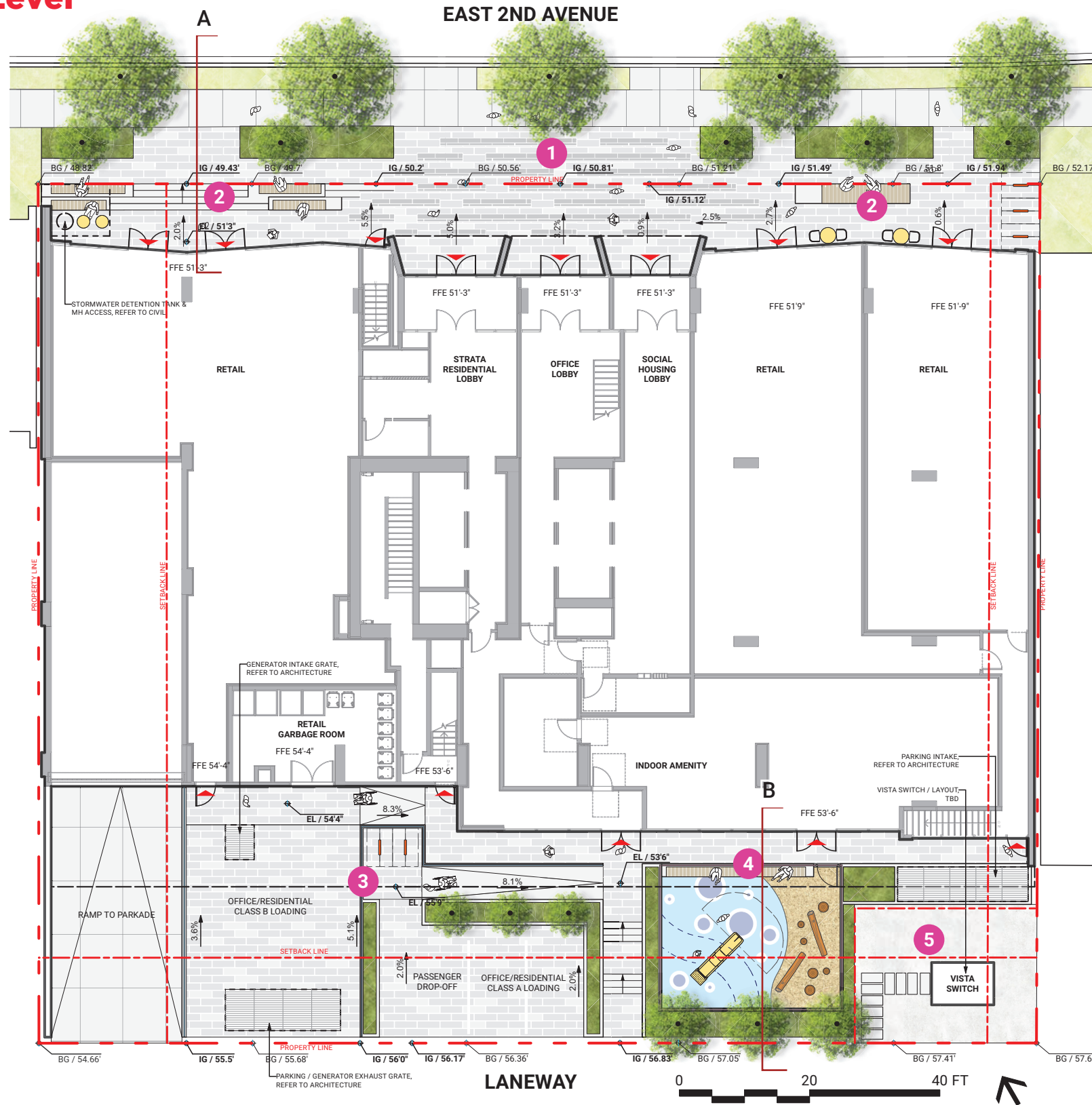
- 4. Gather + Games Zone
- 5. Urban Agriculture
- 6. Private Patio

#### Roof Level

- 7. Social Lounges
- 8. Outdoor Dining



## Street Level



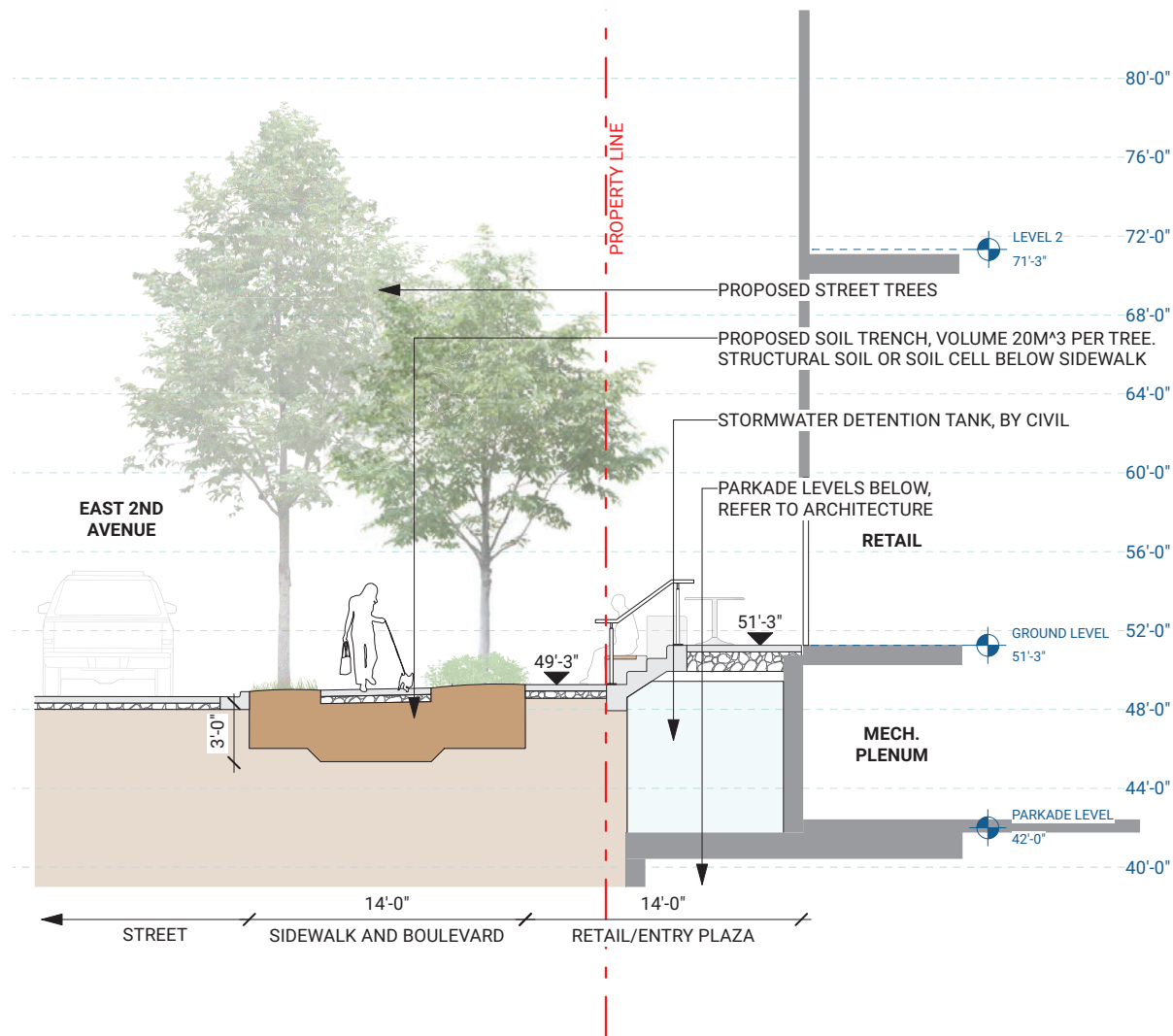
### LEGEND

1. Featured Lobby Entry
2. Retail Frontage with Seating
3. Loading Area / Passenger Drop-off
4. Children's Playground
5. Vista Switch

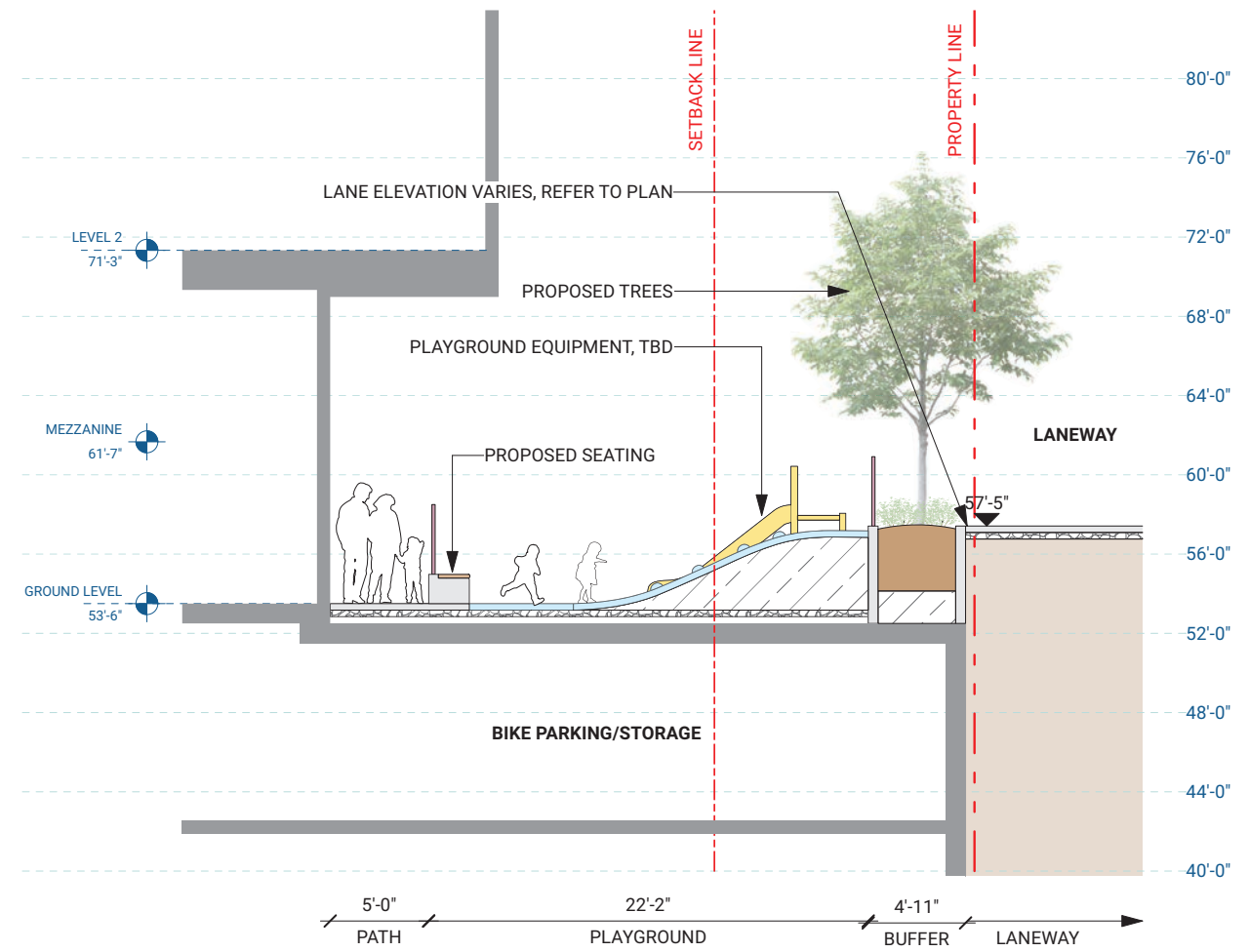


## Street Level

SECTION A - EAST 2ND AVENUE FRONTAGE

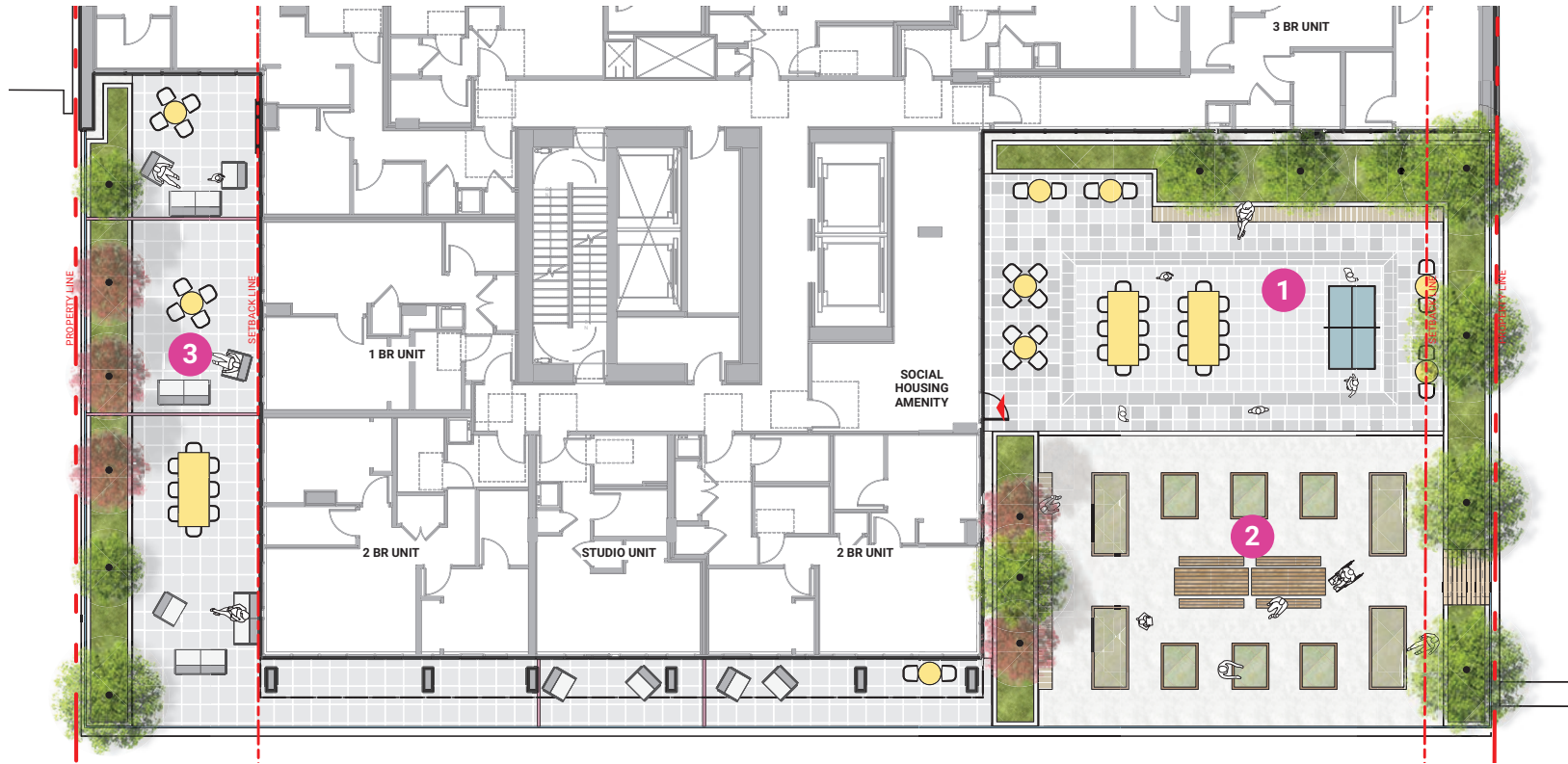


SECTION B - CHILDREN'S PLAYGROUND & LANE INTERFACE

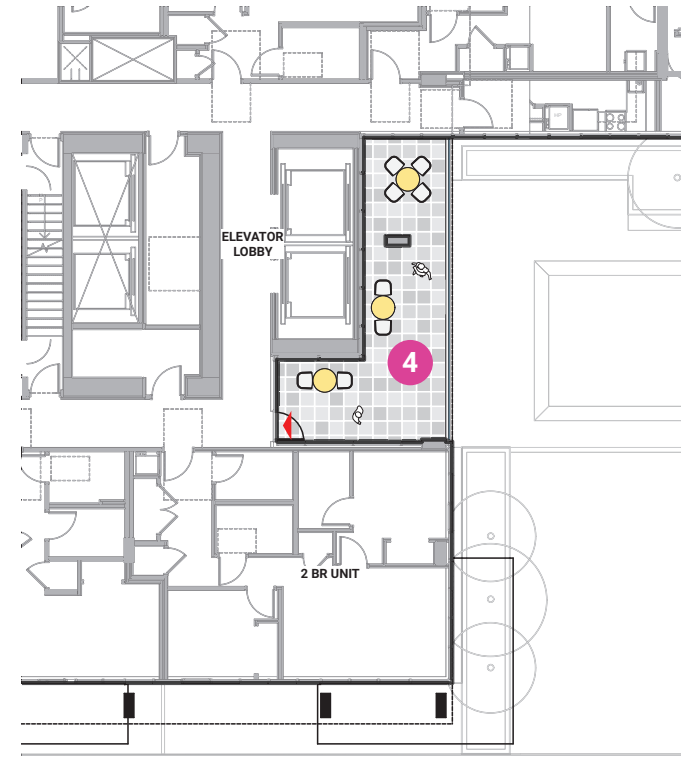


## Amenity Deck - Social Housing

LEVEL 3: SOCIAL HOUSING AMENITY



LEVEL 4: SOCIAL HOUSING LOUNGE



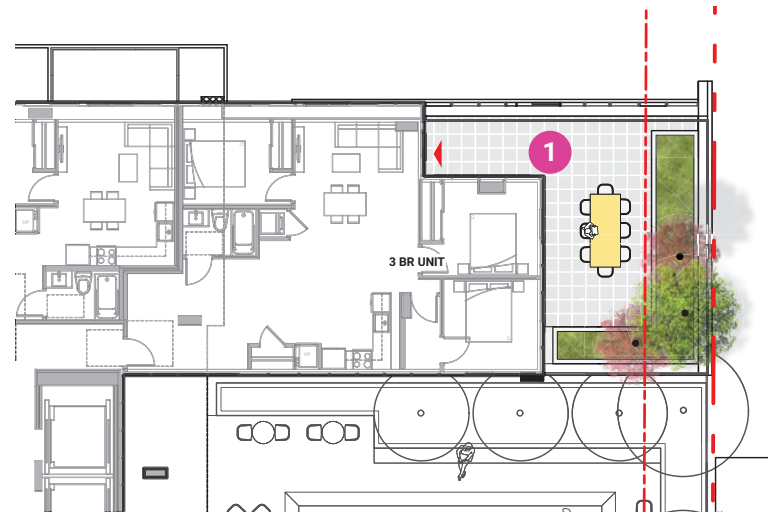
LEGEND

- 1. Gathering Area + Games Table
- 2. Urban Agriculture
- 3. Private Patios
- 4. Social Lounge

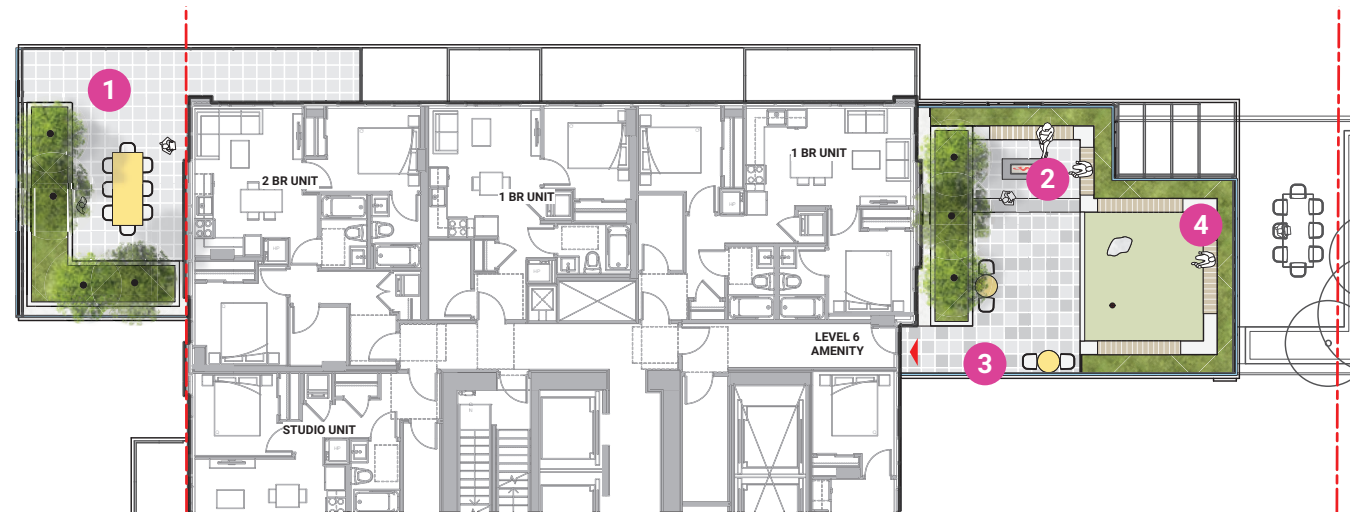


## Podium Levels

LEVEL 5: PRIVATE PATIO



LEVEL 6: PRIVATE PATIO & STRATA LOUNGE



LEGEND

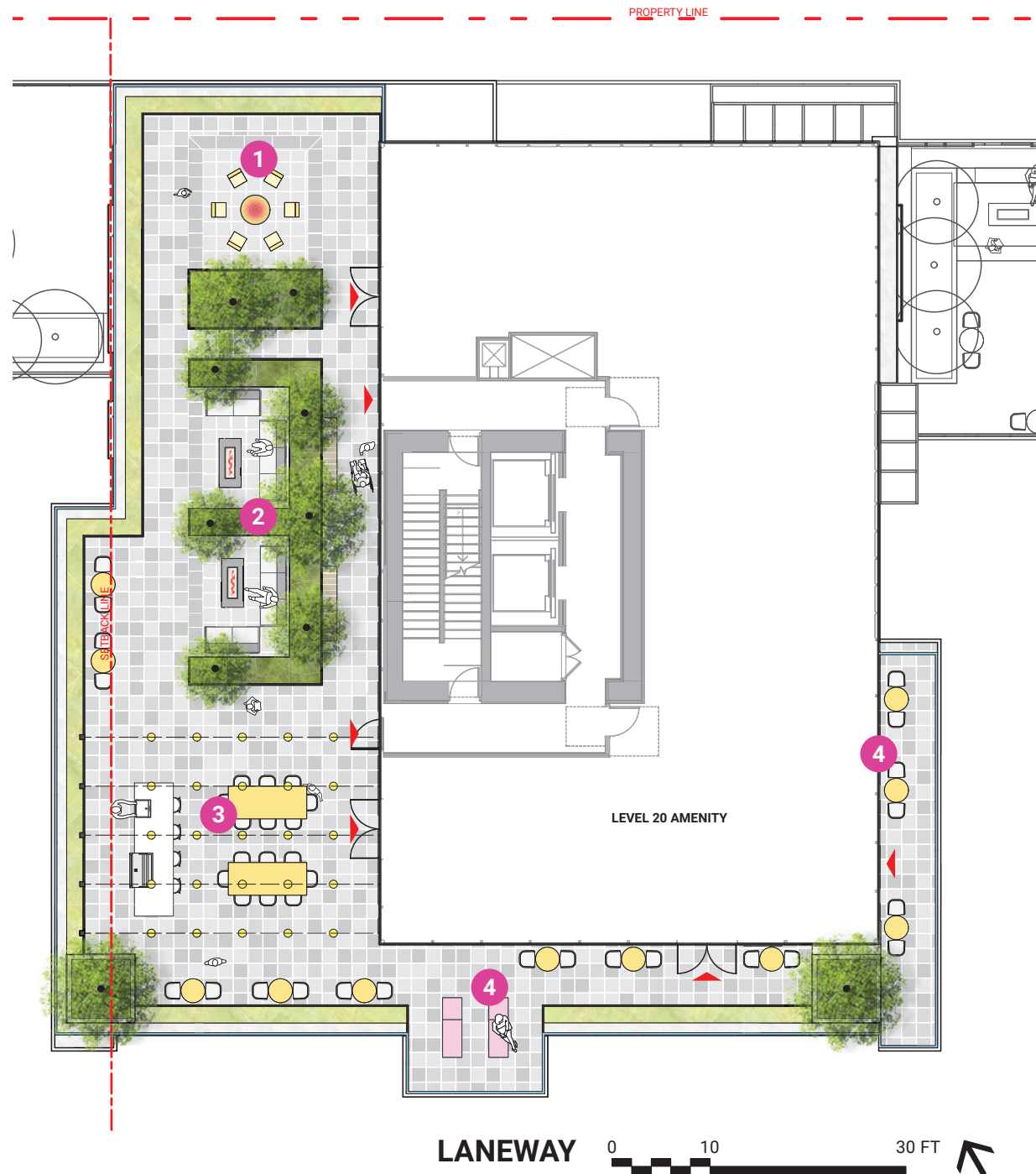
- 1. Private Patio
- 2. Social Lounge + Fire Pits
- 3. Flexible Seating Area
- 4. Pet Relief Area



## Roof Deck

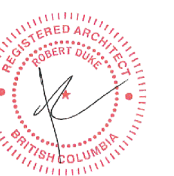
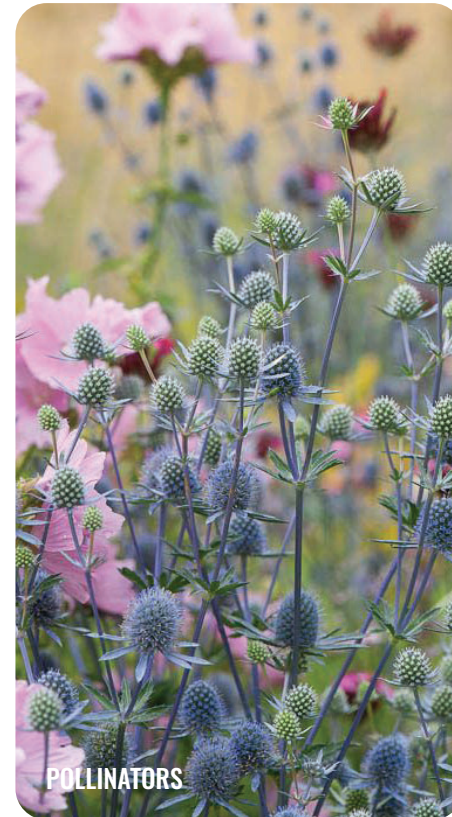
LEVEL 20: MARKET AMENITY

EAST 2ND AVENUE



### LEGEND

1. Gathering Area + View Lounge
2. Social Lounge + Fire Pits
3. Outdoor Kitchen + Dining
4. Sun Lounge



# 7.0 Project Statistics

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2024-05-30

## PROJECT DEVELOPMENT DATA

320 East 2nd Avenue, Vancouver, BC

### A. Project:

20 Storey Residential Tower

### B. Legal Description:

Civic Address  
320 East 2nd Avenue, Vancouver

Existing Legal  
Lot 1, District Lot 200A, Group 1 Plan EPP106802 PID: 031-32C

### C. Zoning:

Current Zoning: IC-3  
Broadway Plan: Mount Pleasant Centre - Area H - MCEH  
Proposed Zoning: CD1

### D. Proposed Setbacks:

		Required Setback	Proposed Setback
D1	East 2nd Avenue	5.5m from curb	8.0m from curb
D2	East Property Line	0	0
D3	Lane	0	0
D4	West Property Line	0	0

### E. Building Height:

E1	Max. Allowable Building Height	20 Storeys	
E2	Proposed Building Height	20 Storeys	72.47 m / 237'-9"

### F. Total Site Coverage Calculations:

Gross Site Area	20,249 sq ft	1881.19 sq m
Net Site Area	20,249 sq ft	1881.19 sq m
Lot Coverage	14,150 sq ft	1314.58 sq m
Percentage of Lot Coverage	69.9%	

FSR SUMMARY			
USE	NET FSR	FSR	%
Retail	6,277 sq.ft.	0.31	-
Office	14,984 sq.ft.	0.74	-
<b>Total Office &amp; Retail</b>	<b>21,261 sq.ft.</b>	<b>1.05</b>	<b>-</b>
Social Housing ( 20%)	24,299 sq.ft.	1.20	20%
Condo Tower	96,183 sq.ft.	4.75	80%
<b>Total Social Housing and Condo</b>	<b>120,482 sq.ft.</b>	<b>5.95</b>	<b>-</b>
<b>TOTAL FSR NET</b>	<b>141,743 sq.ft.</b>	<b>7.00</b>	<b>-</b>

### G. Floor Area Statistics:

#### Gross Floor Area:

Level	Number of Floors	Amenity	Retail	Office	Social Housing	Condo Tower	Gross Area Total
L1	1	1,509 sq.ft.	6,277 sq.ft.	842 sq.ft.	896 sq.ft.	3,115 sq.ft.	11,130 sq.ft.
L Mezzanine	0	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	453 sq.ft.	453 sq.ft.
L2 Office	1	0 sq.ft.	0 sq.ft.	14,142 sq.ft.	0 sq.ft.	0 sq.ft.	14,142 sq.ft.
L3 Social Housing	1	422 sq.ft.	0 sq.ft.	0 sq.ft.	8,867 sq.ft.	0 sq.ft.	8,867 sq.ft.
L4 Social Housing	1	0 sq.ft.	0 sq.ft.	0 sq.ft.	8,510 sq.ft.	0 sq.ft.	8,510 sq.ft.
L5 Social Housing	1	0 sq.ft.	0 sq.ft.	0 sq.ft.	7,850 sq.ft.	0 sq.ft.	7,850 sq.ft.
L6	1	233 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	7,150 sq.ft.	7,150 sq.ft.
L7 to L19	13	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	92,950 sq.ft.	92,950 sq.ft.
L20 Amenity	1	4,121 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	4,121 sq.ft.	4,121 sq.ft.
<b>Total</b>	<b>20</b>	<b>6,285 sq.ft.</b>	<b>6,277 sq.ft.</b>	<b>14,984 sq.ft.</b>	<b>26,123 sq.ft.</b>	<b>107,789 sq.ft.</b>	<b>155,173 sq.ft.</b>

#### Exclusions and Net Floor Area:

Social Housing Amenity	Condo Amenity	Storage (40 sf per unit)	Mech./Elev. Overrun	Adaptable Units	Total Exclusions	Total Net FSR Area (minus exclusions)
0 sq.ft.	1,509 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	1,509 sq.ft.	9,621 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	453 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	14,142 sq.ft.
422 sq.ft.	0 sq.ft.	360 sq.ft.	122 sq.ft.	0 sq.ft.	904 sq.ft.	7,963 sq.ft.
0 sq.ft.	0 sq.ft.	360 sq.ft.	120 sq.ft.	0 sq.ft.	480 sq.ft.	8,030 sq.ft.
0 sq.ft.	0 sq.ft.	320 sq.ft.	120 sq.ft.	0 sq.ft.	440 sq.ft.	7,410 sq.ft.
0 sq.ft.	233 sq.ft.	360 sq.ft.	183 sq.ft.	0 sq.ft.	776 sq.ft.	6,374 sq.ft.
0 sq.ft.	0 sq.ft.	5,200 sq.ft.	0 sq.ft.	0 sq.ft.	5,200 sq.ft.	87,750 sq.ft.
0 sq.ft.	4,121 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	4,121 sq.ft.	0 sq.ft.
<b>422 sq.ft.</b>	<b>5,863 sq.ft.</b>	<b>6,600 sq.ft.</b>	<b>545 sq.ft.</b>		<b>13,430 sq.ft.</b>	<b>141,743 sq.ft.</b>
<b>1.74%</b>	<b>6.10%</b>					

### H. Social Housing Floor Area Summary:

#### Gross Floor Area:

Level	Number of Floors	Unit Area per Floor	Common Area per Floor	Gross Area Per Floor	Total Unit Area	Total Common Area	Total Gross Area
L1 Social Housing	1	0 sq.ft.	896 sq.ft.	896 sq.ft.	0 sq.ft.	896 sq.ft.	896 sq.ft.
L Mezzanine	1	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
L3 Social Housing	1	6,850 sq.ft.	2,017 sq.ft.	8,867 sq.ft.	6,850 sq.ft.	2,017 sq.ft.	8,867 sq.ft.
L4 Social Housing	1	6,864 sq.ft.	1,646 sq.ft.	8,510 sq.ft.	6,864 sq.ft.	1,646 sq.ft.	8,510 sq.ft.
L5 Social Housing	1	6,263 sq.ft.	1,587 sq.ft.	7,850 sq.ft.	6,263 sq.ft.	1,587 sq.ft.	7,850 sq.ft.
L6 Social Housing	1	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
<b>Total</b>					<b>19,977 sq.ft.</b>		<b>26,123 sq.ft.</b>

#### Exclusions and Net Floor Area:

Social Housing Amenity	Storage (40 sf per unit)	Mech./Elev. Overrun	Adaptable Units	Total Exclusions	Total Net FSR Area
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	896 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
422 sq.ft.	360 sq.ft.	122 sq.ft.	0 sq.ft.	904 sq.ft.	7,963 sq.ft.
0 sq.ft.	360 sq.ft.	120 sq.ft.	0 sq.ft.	480 sq.ft.	8,030 sq.ft.
0 sq.ft.	320 sq.ft.	120 sq.ft.	0 sq.ft.	440 sq.ft.	7,410 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
422 sq.ft.					24,299 sq.ft.

### I. Condo Tower Typ. Floor Area Summary:

#### Gross Floor Area:

Level	Number of Floors	Unit Area per Floor	Common Area per Floor	Gross Area Per Floor	Total Unit Area	Total Common Area	Total Gross Area
L1	1	0 sq.ft.	3,115 sq.ft.	3,115 sq.ft.	0 sq.ft.	3,115 sq.ft.	3,115 sq.ft.
L Mezzanine	1	0 sq.ft.	453 sq.ft.	453 sq.ft.	0 sq.ft.	453 sq.ft.	453 sq.ft.
L2 - L5	4	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
L6	1	5,683 sq.ft.	1,467 sq.ft.	7,150 sq.ft.	5,683 sq.ft.	1,467 sq.ft.	7,150 sq.ft.
L7-L19	13	6,099 sq.ft.	1,051 sq.ft.	7,150 sq.ft.	79,287 sq.ft.	13,663 sq.ft.	92,950 sq.ft.
L20 Amenity	1	0 sq.ft.	4,121 sq.ft.	4,121 sq.ft.	0 sq.ft.	4,121 sq.ft.	4,121 sq.ft.
<b>Total</b>					<b>84,970 sq.ft.</b>		<b>107,789 sq.ft.</b>

#### Exclusions and Net Floor Area:

Condo Tower Amenity	Storage (40 sf per unit)	Mech./Elev. Overrun	Adaptable Units	Total Exclusions	Total Net FSR Area
1,509 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	1,509 sq.ft.	1,606 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	453 sq.ft.
0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.
233 sq.ft.	360 sq.ft.	183 sq.ft.	0 sq.ft.	776 sq.ft.	6,374 sq.ft.
0 sq.ft.	5,200 sq.ft.	0 sq.ft.	0 sq.ft.	5,200 sq.ft.	87,750 sq.ft.
4,121 sq.ft.	0 sq.ft.	0 sq.ft.	0 sq.ft.	4,121 sq.ft.	0 sq.ft.
5,863 sq.ft.					96,183 sq.ft.

### J. Residential Unit Count Statistics

Building A1	Level	Social Housing	Condo Tower	Total
L1	1	0	0	0
L Mezzanine	0	0	0	0
L2 Office	1	0	0	0
L3	1	9	0	9
L4	1	9	0	9
L5	1	8	0	8
L6	1	0	9	9
L7 to L9	3	0	30	30
L10 to L19	10	0	100	100
L20 Amenity	1	0	0	0
<b>Total:</b>	<b>20</b>	<b>26</b>	<b>139</b>	<b>165</b>

#### Social Housing Unit Mix

	Studio	1 bed	2 bed	3 bed	Total
Average Unit Size:	403 sq. ft.	604 sq. ft.	793 sq. ft.	1,132 sq. ft.	
Units per Level:	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	1	3	3	2	9
	1	3	3	2	9
	1	2	3	2	8
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
<b>Total:</b>	<b>3</b>	<b>8</b>	<b>9</b>	<b>6</b>	<b>26</b>
	12%	31%	35%	23%	100%

#### Condo Tower Unit Mix

	Studio	1 bed	2 bed	3 bed	Total
Average Unit Size:	413 sq.ft.	536 sq.ft.	733 sq.ft.	967 sq.ft.	
Units per Level:	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	0	0	0	0
	0	6	2	1	9
	0	8	1	1	10
	2	4	3	1	10
<b>Total:</b>	<b>20</b>	<b>70</b>	<b>35</b>	<b>14</b>	<b>139</b>
	14%	50%	25%	10%	100%

# 7.1B

## Project Statistics

### K1. Parking Statistics

	Social Housing 4.3.2	Social Housing Visitor 4.3.3	Condo 4.3.2	Condo Visitor 4.3.3	Small Car 4.1.7	Retail 4.3.1	Office 4.3.1	H/C 4.8.4	Total
Required	2	0	5	0	(6)	5	12	(8)	24
Proposed	5	1	142	7	(34)	5	12	(8)	172
Proposed Ratio	0.19		1.02		20%				

Parking By-law 4.1.14 - Each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces.  
 Parking By-law 4.3.2 - Except for accessible parking, there is no minimum residential parking requirement for residential uses in Broadway Plan Area.  
 Parking By-law 4.3.3 - Where parking spaces are provided for residential, the lesser of 5% of the total residential parking spaces and 0.05 spaces per units, to a maximum of 0.1 spaces per unit, must be designated for visitors.  
 Parking By-law 4.8.4 - The first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space

### K2. Loading Statistics

	Class A Loading	Class B Loading	Class A Passenger
Required	2	3	1
Proposed	2	2	1

### L. Bike Storage Statistics

	Residential Units	Social Housing 6.2.1.2	Condo 6.2.1.2	Office 6.2.4.1	Retail 6.2.5.1	Total
Required - Class A	165	54	258	8	2	322
Proposed - Class A	165	54	308	8	2	372

	Residential	Total
Required - Class B	9	9
Proposed - Class B	10	10

Level	Class A Bike Stalls	Class B Bike Stalls
L1	0	10
P0	372	0
Total	372	10

### M. Amenity Statistics

	Social Housing Amenity		Condo Amenity	
	Indoor	Outdoor	Indoor	Outdoor
Required	390 sq.ft.	560 sq.ft.	1,795 sq.ft.	2,992 sq.ft.
Proposed	422 sq.ft.	3,267 sq.ft.	5,863 sq.ft.	3,811 sq.ft.

1.2 sq.m (12.9 sq.ft.) minimum per dwelling unit for indoor amenity  
 1.4 sq.m. (15 sq.ft) minimum per social housing for indoor amenity  
 2 sq.m (21.5 sq.ft.) minimum per dwelling unit for outdoor amenity

Class A Bike Types	Bike no.	Percentage
Bike Lockers	42	11%
Horizontal Spaces	247	66%
Vertical Spaces	66	18%
Oversize Spaces	17	5%
Total	372	100%

### N. Private outdoor space

Balcony area			
Level	Floorplate sq.ft.	Max. 12% Balcony area	Balcony area provided
L3	8,867 sq.ft.	1,064 sq.ft.	*
L4	8,510 sq.ft.	1,021 sq.ft.	992 sq.ft.
L5	7,850 sq.ft.	942 sq.ft.	850 sq.ft.
L6	7,150 sq.ft.	858 sq.ft.	787 sq.ft.
L7 - L19	7,150 sq.ft.	858 sq.ft.	858 sq.ft.

Each Family unit to have a private open space which is 1.8m (5.9 ft) deep by 2.7m (8.9 ft) wide  
 \*Decks have been excluded from this table

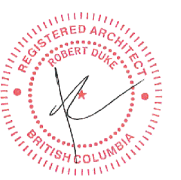
### O. Recycling and garbage storage

Office & Retail

Waste	Container Type	A - Office	A - Retail	B - Office	B - Retail	C = A x B	D	E = C / D	F	G	H = F x G	H = F x G
				Generation Rate (litre/sqm/week)	Generation Rate (litre/sqm/week)	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (sq.m.)	Manoeuver Factor	Req. Area (sq.m.)	Req. Area (sq.ft.)
Recycling - Mixed Containers	360L Cart	1,392 sq.m.	583 sq.m.	0.375	0.65	901	360	3	0.63	2.25	3.55	38.19
Recycling - Mixed Paper	360L Cart			0.65	1.5	1,780	360	5	0.63	2.25	7.01	75.42
Recycling - Cardboard	4 yard bin			0.65	2.3	2,246	3,058	1	2.52	2.25	4.16	44.83
Garbage	4 yard bin			1	2	2,704	3,058	1	2.52	2.25	5.01	53.97
Glass	240L Cart			0.003	0.003	6	240	0.025	0.42	2.25	0.02	0.25
Organics	3 yard bin			0.57	0	793	2,294	0.346	1.98	2.25	1.54	16.59
Total										21	229	

Residential

Waste	Container Type	A	B	C = A x B	D	E = C / D	F	G	H = F x G	H = F x G
		Units	Generation Rate (litre/sqm/week)	Total Volume (litre/week)	Container Capacity (L)	# of Containers	Footprint of Container (sq.m.)	Manoeuver Factor	Req. Area (sq.m.)	Req. Area (sq.ft.)
Recycling - Mixed Containers	360L Cart	165	18.500	3,053	360	8	0.63	2.25	12.02	129.37
Recycling - Mixed Paper	360L Cart		42.9	7,079	360	20	0.63	2.25	27.87	300.01
Garbage	4 yard bin		53	8,745	3,058	3	2.52	2.25	16.21	174.53
Glass	360L Cart		2.1	347	360	1	0.63	2.25	1.36	14.69
Organics	4 yard bin		14	2,310	3,058	1	2.52	2.25	4.28	46.10
Total										62



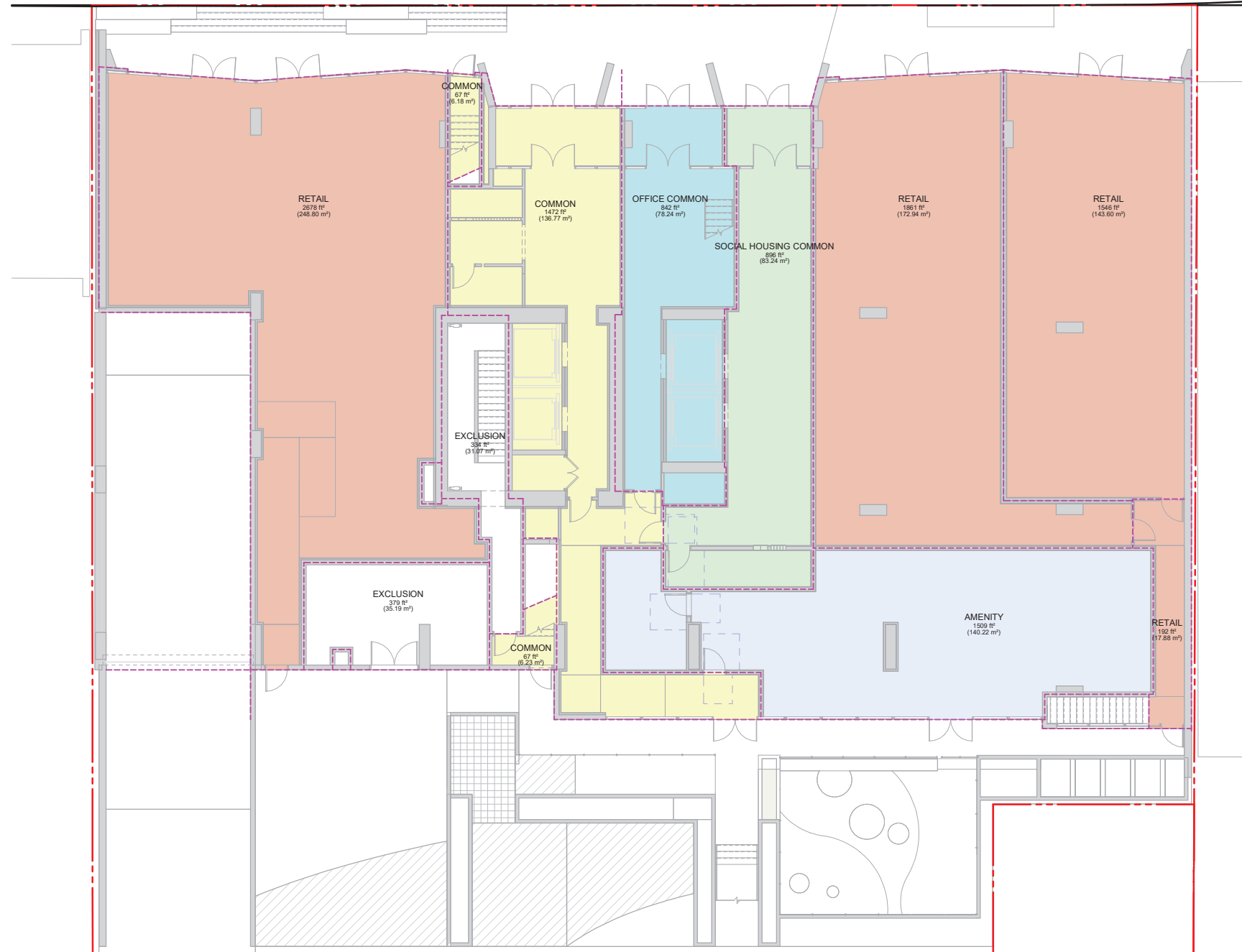
# 8.0 Appendix

## 8.1 Area Plans

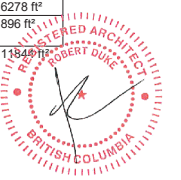


# 8.1

## Area Plan: Level 1



AREA SCHEDULE - LEVEL 1		
Level	Area Use Type	Area
LEVEL 1	AMENITY	1509 ft²
LEVEL 1	EXCLUSION	713 ft²
LEVEL 1	OFFICE COMMON	842 ft²
LEVEL 1	RESIDENTIAL COMMON	1806 ft²
LEVEL 1	RETAIL	6278 ft²
LEVEL 1	SOCIAL HOUSING COMMON	896 ft²
TOTAL GFA:		11849 ft²

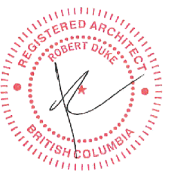


# 8.2

## Area Plan: Level Mezzanine



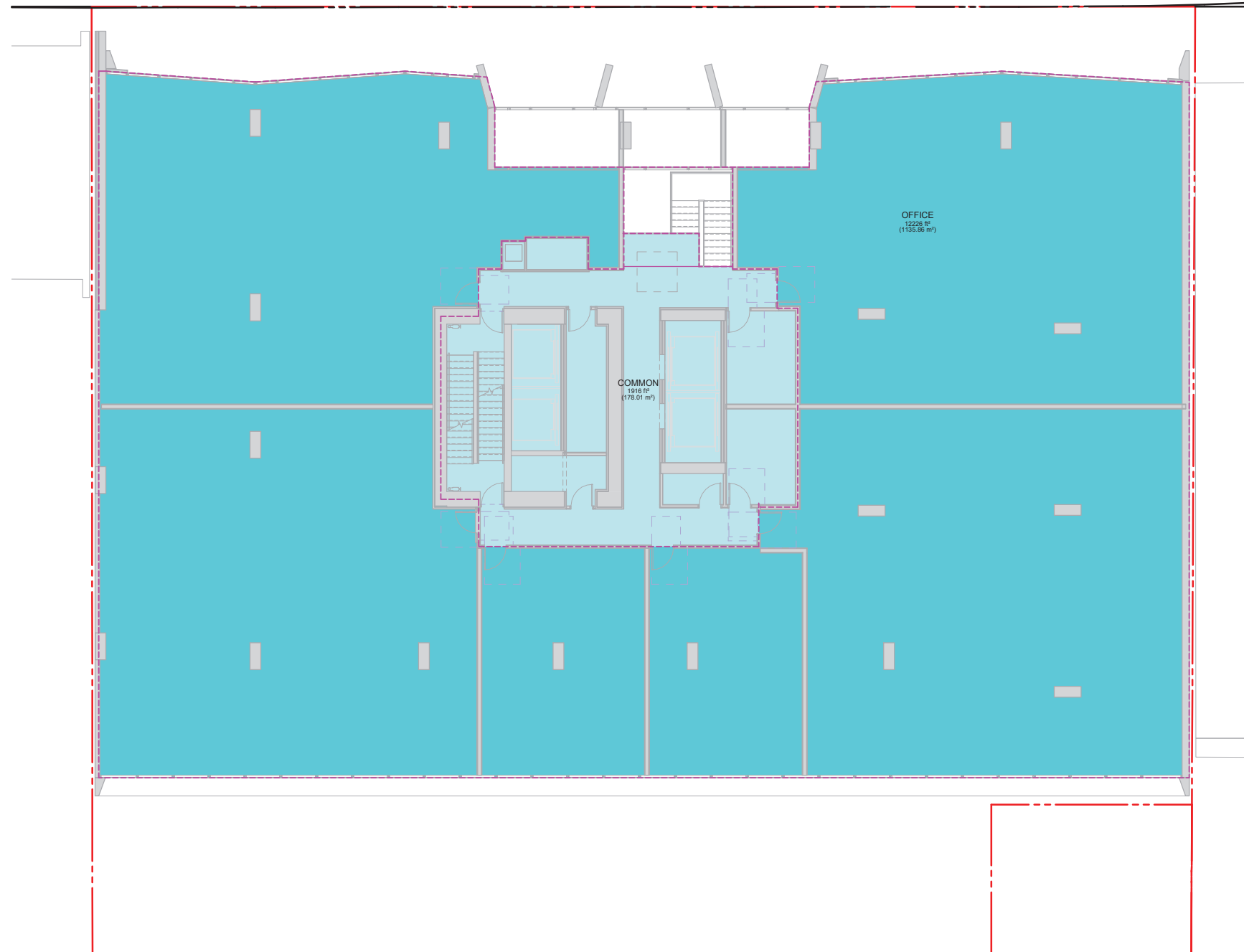
AREA SCHEDULE - LEVEL MEZZANINE		
Level	Area Use Type	Area
LEVEL MEZZ.	RESIDENTIAL COMMON	453 sq'
TOTAL GFA:		453 sq'



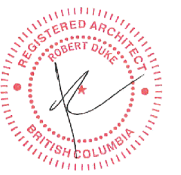
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# 8.3

## Area Plan: Level 2



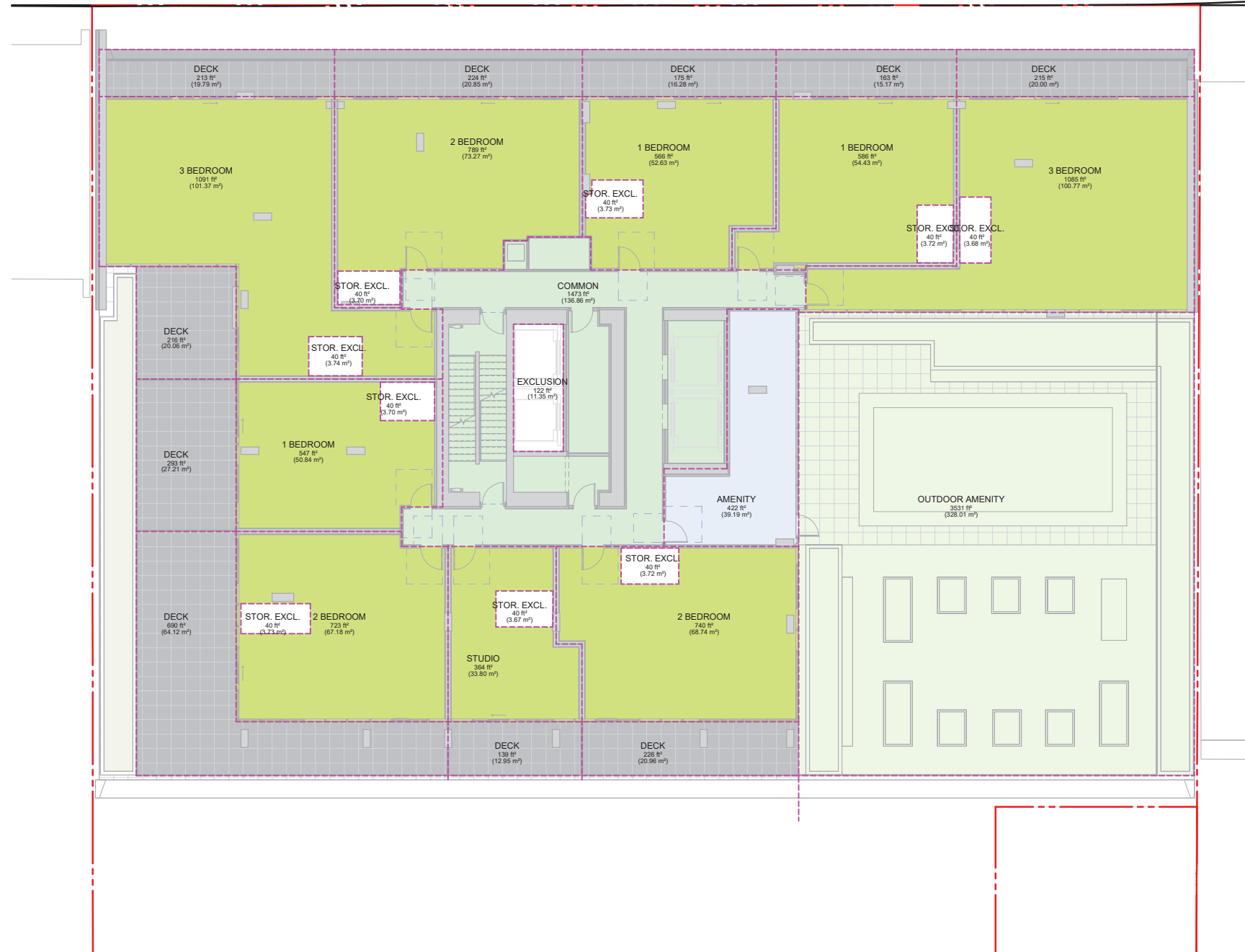
AREA SCHEDULE - LEVEL 2		
Level	Area Use Type	Area
LEVEL 2	OFFICE	12226 ft²
LEVEL 2	OFFICE COMMON	1916 ft²
TOTAL GFA:		14142 ft²



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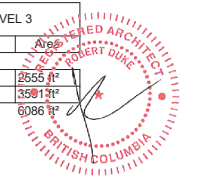
# 8.4

## Area Plan: Level 3



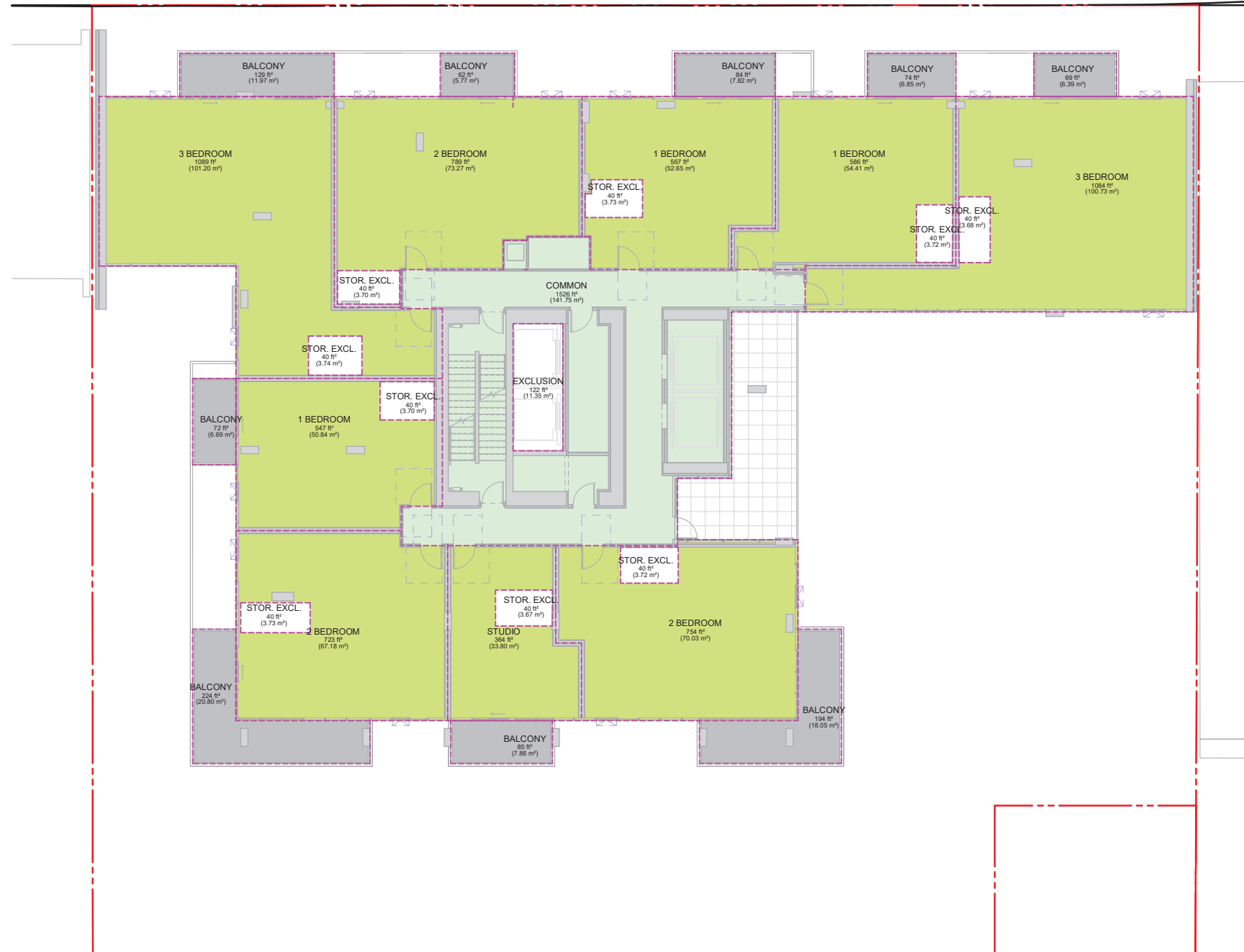
AREA SCHEDULE - LEVEL 3		
Level	Area Use Type	Area
LEVEL 3	AMENITY	422 ft²
LEVEL 3	EXCLUSION	122 ft²
LEVEL 3	SOCIAL HOUSING	6491 ft²
LEVEL 3	SOCIAL HOUSING COMMON	1473 ft²
LEVEL 3	STOR. EXCL.	359 ft²
TOTAL GFA:		8867 ft²

BALCONY AREA SCHEDULE - LEVEL 3		
Level	Area Use Type	Area
LEVEL 3	DECK	2555 ft²
LEVEL 3	OUTDOOR AMENITY	3531 ft²
TOTAL GFA:		6086 ft²



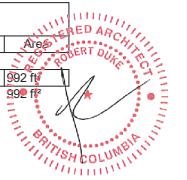
# 8.5

## Area Plan: Level 4



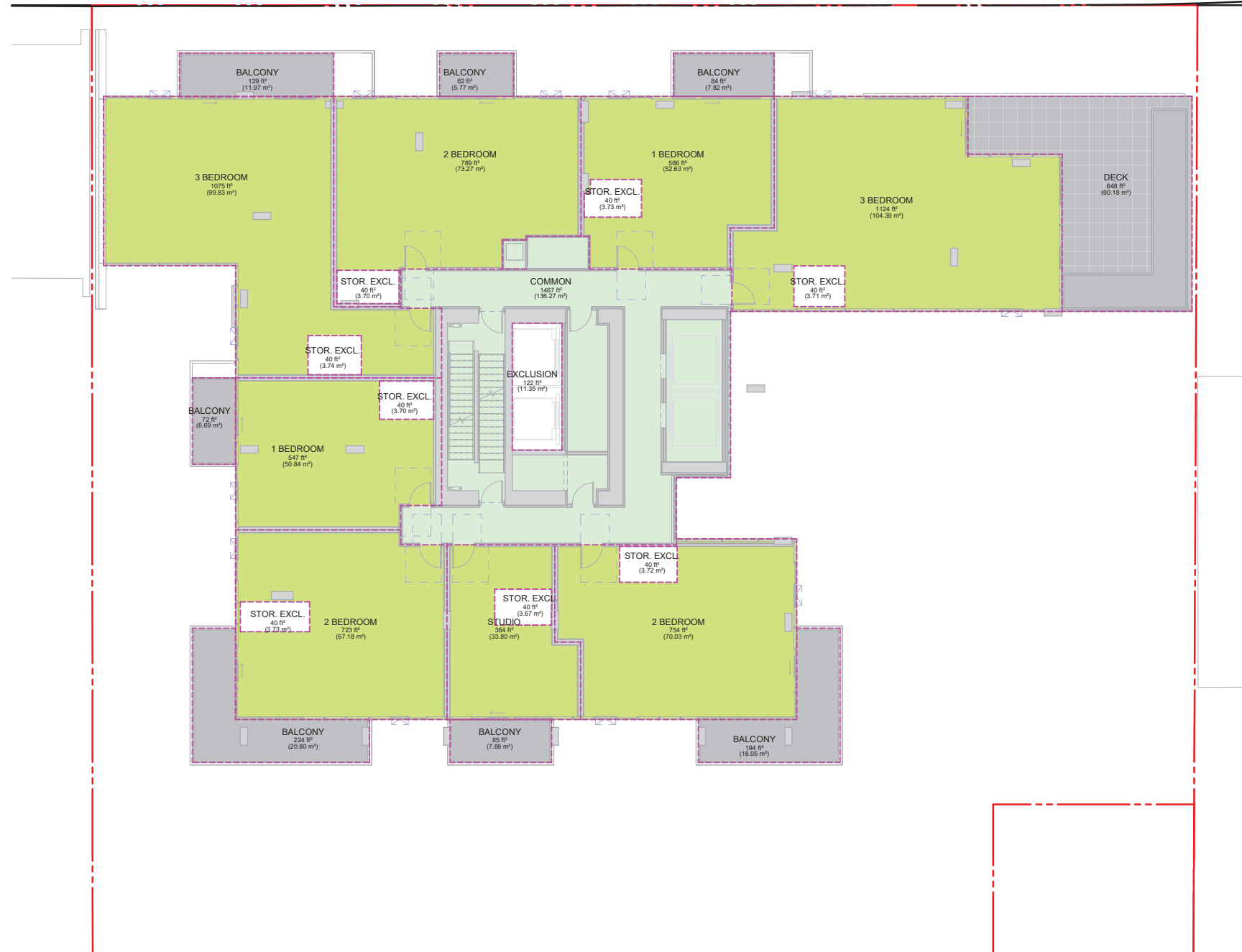
AREA SCHEDULE - LEVEL 4		
Level	Area Use Type	Area
LEVEL 4	EXCLUSION	122 ft <sup>2</sup>
LEVEL 4	SOCIAL HOUSING	6503 ft <sup>2</sup>
LEVEL 4	SOCIAL HOUSING COMMON	1526 ft <sup>2</sup>
LEVEL 4	STOR. EXCL.	359 ft <sup>2</sup>
TOTAL GFA:		8510 ft <sup>2</sup>

BALCONY AREA - LEVEL 4		
Level	Area Use Type	Area
LEVEL 4	BALCONY	982 ft <sup>2</sup>
TOTAL GFA:		982 ft <sup>2</sup>



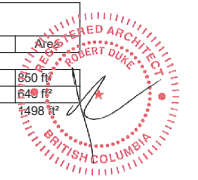
# 8.6

## Area Plan: Level 5



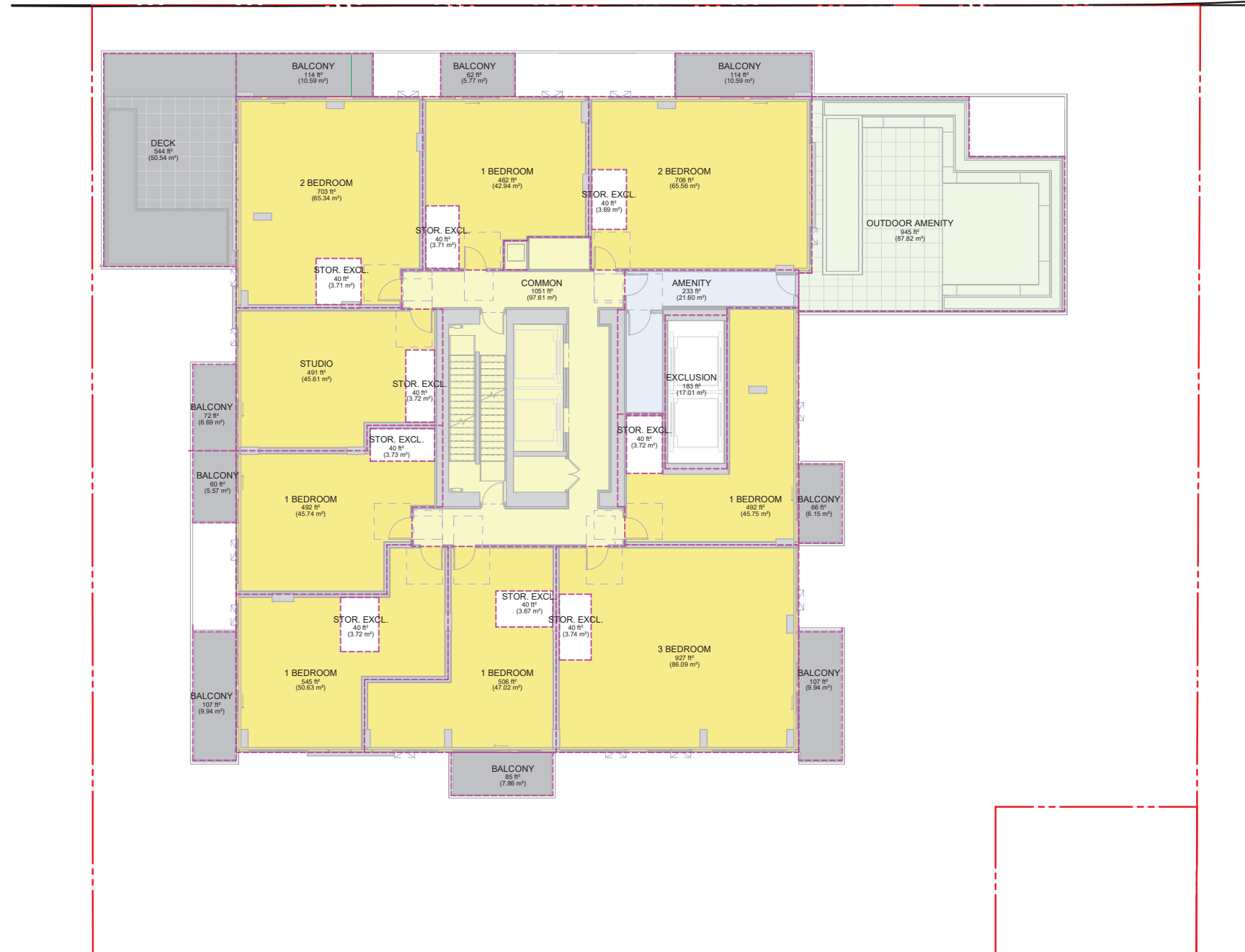
AREA SCHEDULE - LEVEL 5		
Level	Area Use Type	Area
LEVEL 5	EXCLUSION	1222 ft <sup>2</sup>
LEVEL 5	SOCIAL HOUSING	5941 ft <sup>2</sup>
LEVEL 5	SOCIAL HOUSING COMMON	1467 ft <sup>2</sup>
LEVEL 5	STOR. EXCL.	320 ft <sup>2</sup>
TOTAL GFA:		7850 ft <sup>2</sup>

BALCONY AREA - LEVEL 5		
Level	Area Use Type	Area
LEVEL 5	BALCONY	850 ft <sup>2</sup>
LEVEL 5	DECK	648 ft <sup>2</sup>
TOTAL GFA:		1498 ft <sup>2</sup>



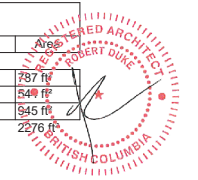
# 8.7

## Area Plan: Level 6



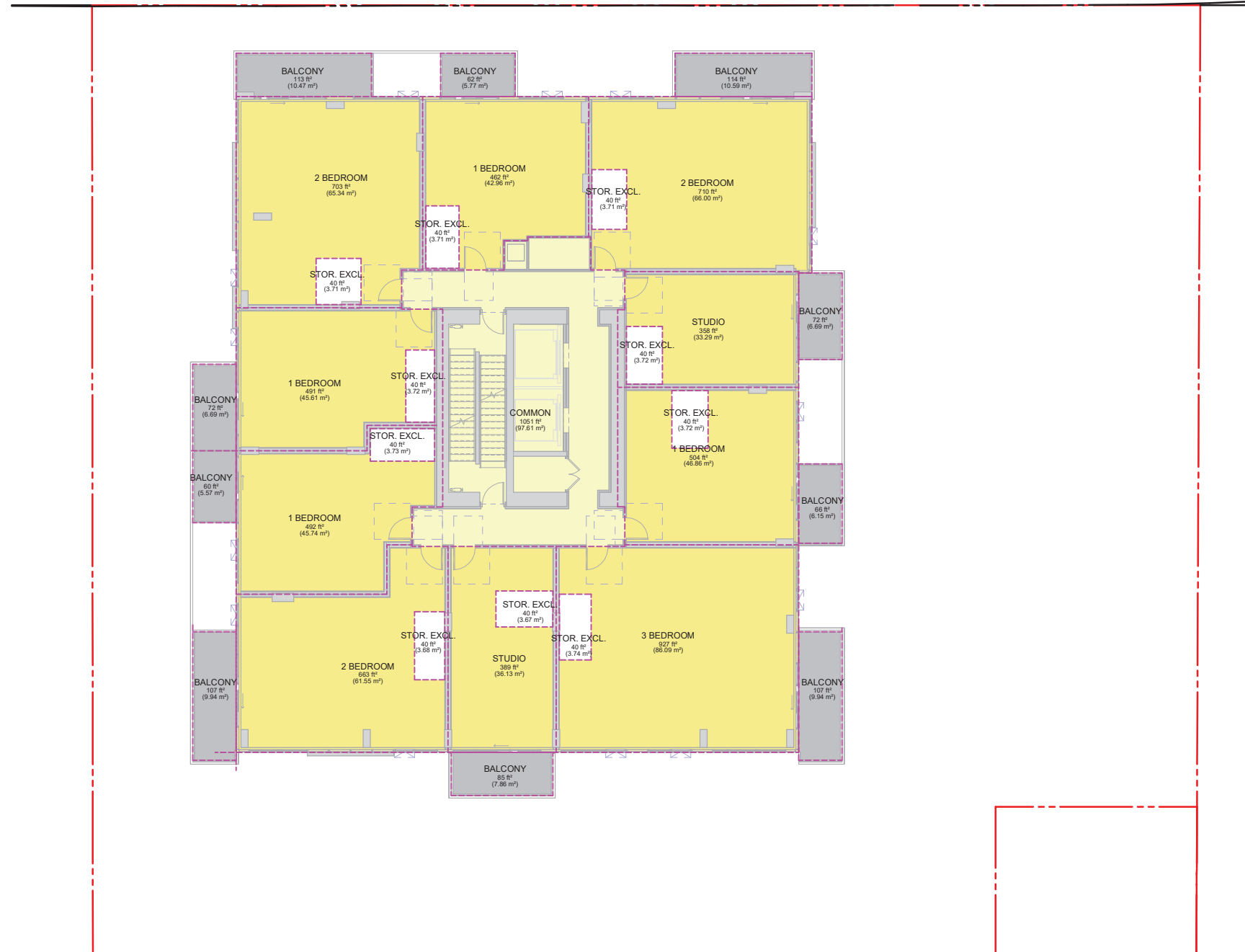
AREA SCHEDULE - LEVEL 6		
Level	Area Use Type	Area
LEVEL 6	AMENITY	233 ft²
LEVEL 6	EXCLUSION	183 ft²
LEVEL 6	RESIDENTIAL COMMON	5325 ft²
LEVEL 6	STOR. EXCL.	1051 ft²
LEVEL 6	STOR. EXCL.	360 ft²
TOTAL GFA:		7150 ft²

BALCONY AREA - LEVEL 6		
Level	Area Use Type	Area
LEVEL 6	BALCONY	787 ft²
LEVEL 6	DECK	544 ft²
LEVEL 6	OUTDOOR AMENITY	945 ft²
TOTAL GFA:		2276 ft²



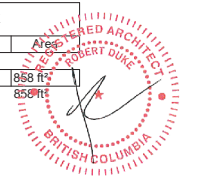
# 8.8

## Area Plan: Level 7-19 (Typical)



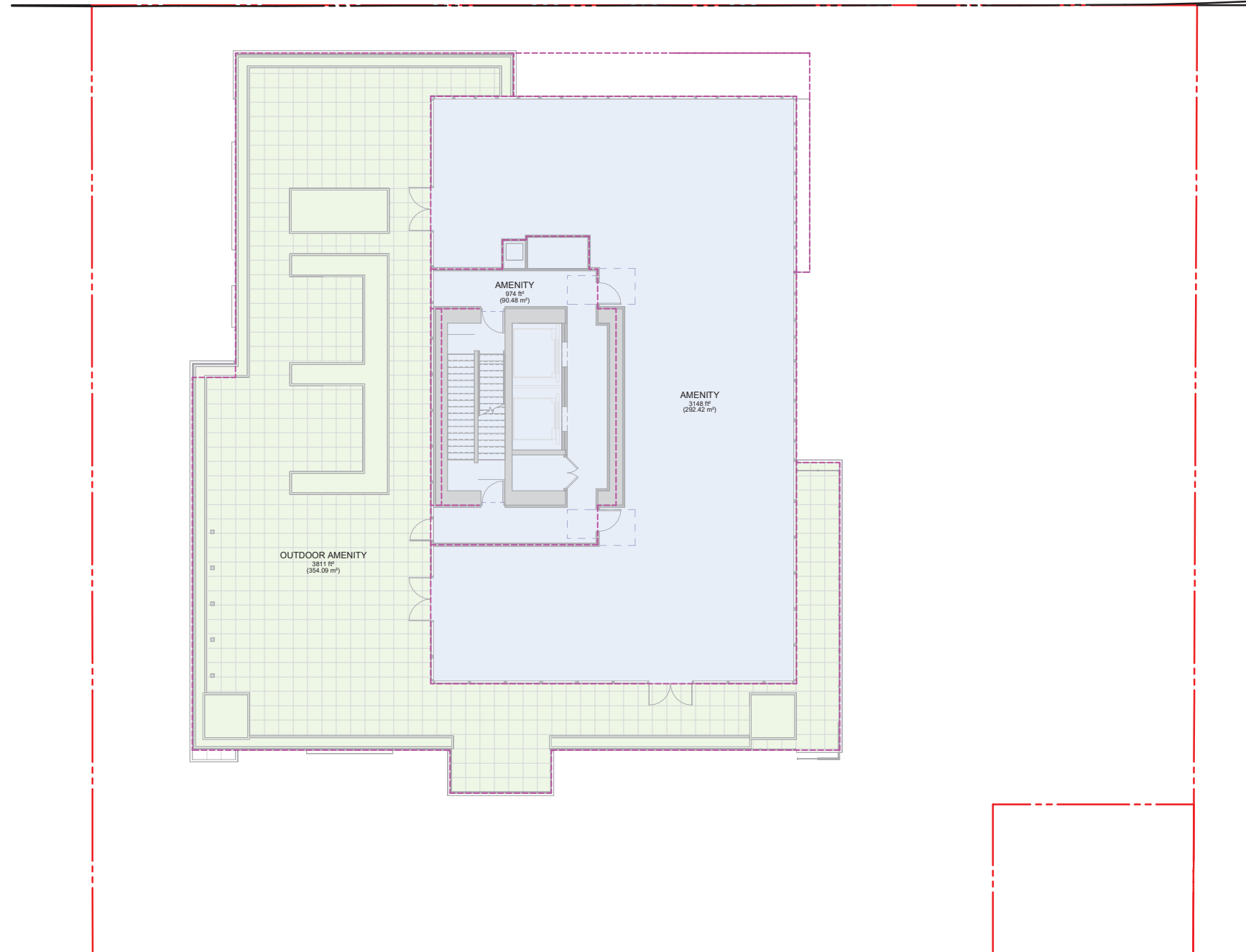
AREA SCHEDULE - LEVELS 7-19		
Level	Area Use Type	Area
LEVELS 7-19	RESIDENTIAL	5700 ft <sup>2</sup>
LEVELS 7-19	RESIDENTIAL COMMON	1051 ft <sup>2</sup>
LEVELS 7-19	STOR. EXCL.	399 ft <sup>2</sup>
TOTAL GFA:		7150 ft <sup>2</sup>

BALCONY AREA SCHEDULE		
LEVELS 7-19	Area Use Type	Area
LEVELS 7-19	BALCONY	688 ft <sup>2</sup>
TOTAL BALCONY AREA		688 ft <sup>2</sup>

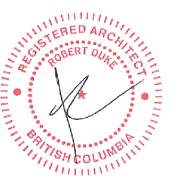


# 8.9

## Area Plan: Level 20 (Amenity)



AREA SCHEDULE - LEVEL 20		
Level	Area Use Type	Area
LEVEL 20	AMENITY	4121 ft²
LEVEL 20	OUTDOOR AMENITY	3811 ft²
TOTAL GFA:		7933 ft²



2024-05-30

