

PROJECT STATISTICS

SITE AREA		36,637 SF		(3403 SM)	
PROJECT FLOOR AREA		IMPERIAL (SF)	METRIC (SM)	FSR	
TOTAL PROJECT FLOOR AREA		91,214	27,756		
EXCLUSIONS		4,927	1,499		
AREA AND FLOOR SPACE RATIO		86,287	26,257	2.36	

SALEABLE AREA		80,326	
BUILDING EFFICIENCY		0.88	
AVERAGE UNIT SIZE		1,085	

	SOUTH BUILDING FLOR ELEV.		NORTH BUILDING FLOOR ELEV.		UNIT MIX				
	IMPERIAL (F)	METRIC (M)	IMPERIAL (F)	METRIC (M)	1BR	2BR	3BR	TH	TOTAL
LEVEL 6	343.33	104.48	346.33	105.39		2	5		7
LEVEL 5	333.66	101.53	336.67	102.45	3	3	4		10
LEVEL 4	323.99	98.59	327.00	99.51	6	6	2		14
LEVEL 3	314.33	95.65	317.33	96.56	7	8	1		16
LEVEL 2	301.16	91.64	307.66	93.62	6	5			11
LEVEL 1	288.05	87.65	298.00	90.68	4	3		9	16
TOTAL					26	27	12	9	74

	AREA ACHIEVED	
	AMENITY	EXCLUSIONS
LEVEL 6	10,063	280
LEVEL 5	11,537	400
LEVEL 4	14,951	560
LEVEL 3	17,119	640
LEVEL 2	18,965	440
LEVEL 1	18,579	640
TOTAL	91,214	4,927

Summary of Proposed Sustainability Measures

This project will achieve LEED Gold standard through the following strategies.

- Sensitive Water Management**
 - Measures for Indoor Water Use Reduction
 - Domestic potable water reduction through efficient fixtures
 - Measures for Outdoor Water Use Reduction
 - Green roofs, urban agriculture, and landscaping of native and adaptive vegetation
- Rain Water Management**
 - Retention of and controlled storm water runoff during construction

A Bioclimatic Approach/ An Effective Envelope

- Passive Architectural Strategies to reduce heating and cooling loads may include:**
 - Building envelope design with regard for energy conservation
 - Particular focus on insulation, air infiltration, ventilation, windows, heating, and lighting

- Energy Sharing through Heat Recovery
- Building-Level Energy Metering

Materials & Resources

- Diversion of Construction Waste Management**
 - Extensive diversion of construction waste through a Construction Waste Management Plan
- Significant use of locally manufactured materials and products where possible and practical
- Purchase of low emission materials

Indoor Environmental Quality

- Quality views to outdoors
- Low VOC finishes
- Development and implementation of the air quality management protocol during construction
- Controllability Lighting & Thermal Comfort

Sustainable Site

- Strategic location adjacent to many community resources
- Strategic location adjacent to public transport network: multiple transit routes, Skytrain, and City bike network
- Maximize open space
- 100% covered parking

Parking Stalls Required				
	Units <538 SQ. FT	Units >538 SQ. FT	Total Gross Area	TGA/2135
LEVEL 6	0	7	8761	4
LEVEL 5	0	10	10054	5
LEVEL 4	0	14	13488	6
LEVEL 3	0	15	15689	7
LEVEL 2	0	11	25846	12
LEVEL 1	0	16	6531	3
Total Units	0	73	-	-
Parking Ratio	0.5	0.6	-	38
Number of Stalls	0	43.8	-	38
Total Number of Stalls				81

Visitor Parking Stalls Required	
VISITOR 7.5% OF UNITS	5.55

PARKING ACHIEVED				
	RESIDENTIAL STALLS	VISITOR STALLS	BIKE STORAGE	HC STALLS
P1	59	6	101	1
P2	92			2
TOTAL	151	6	101	3
	2.04 / UNIT	0.08 / UNIT	1.4 / UNIT	

	SOUTH		NORTH	
	BUILDING (ft)	2 STOREY TOWN HOMES (ft)	BUILDING (ft)	2 STOREY TOWN HOMES (ft)
NORTH	-	-	12	12
EAST (TO CAMBIE)	12	12	12	12
SOUTH	34	34	-	-
WEST (TO LANE)	23	12	27	12

South Building		North Building	
	Top of Level 6 Roof Parapet 353.99		Top of Level 6 Roof Parapet 357.33
Lowest Building Grade 285.15	Building Height 68.84	Lowest Building Grade 286.9	Building Height 70.43