

464-482 EAST 8TH AVE

Rezoning Application

April 01, 2025

RELIANCE PROPERTIES

JIM PATTISON DEVELOPMENTS

Boniface Oleksiuk Politano Architects

P+A Landscape Architecture Site Planning



Aerial view of the site

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View from the corner of E 8th Ave & St George street



1.0

Introduction

Project Overview

- The proposed development consists of a 10-storey residential building located at the southwest corner of E 8th Ave and St. George Street. In the Mount Pleasant area.
- Replaces a former parking lot and single family dwelling.
- The proposed program is 98.4% strata housing+ 1.6% rental.
- Includes a range of unit types including studios, 1-bedroom, 2-bedroom and 3-bedroom family suites and a unit with lock-off suite.
- Project massing includes a 10-storey tower that steps back on north side to avoid casting shadow on the school grounds.
- Includes a range of indoor and outdoor amenities on level 1.
- All vehicle and loading functions occur from the south lane-way.



View from St George street

Project Team

Reliance Properties



Reliance Properties Ltd. is focused on enhancing the urban experience in Vancouver through creative solutions to development challenges. Reliance continues to create innovative residential and office developments designed to enhance the urban experience.

RELIANCE PROPERTIES

Jim Pattison Developments



As the development division of the Jim Pattison Group, Jim Pattison Developments owns and manages a property portfolio of over 19 million square feet through Canada and the United States. Their activities include development, construction, property management, and investment in a wide variety of commercial and residential real estate projects.

JIM PATTISON DEVELOPMENTS

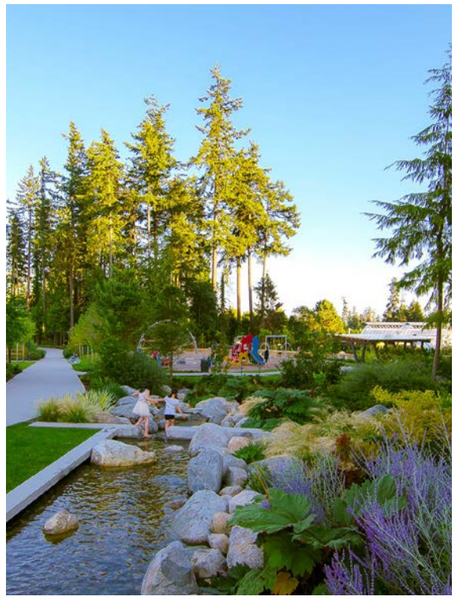
Boniface Oleksiuk Politano Architects



BOP is built on a history of great projects spanning 30 years across North America. Our team has designed and built numerous projects with a broad range of clients. From large-scale master plans to more intimate community-based projects, and from project conception to opening day, we have done it all. In all our work we are focused on creating lasting communities: places that are vibrant, sustainable and walkable. Our work is based on a belief in the connectivity of buildings to their surroundings; that structures support the life of the street, and that a vibrant public realm creates better living environments.

Boniface Oleksiuk Politano Architects

Perry+ Associates Landscape Architects



P+A is a versatile landscape architecture and site planning firm offering a wide variety of design services. P+A undertakes projects including the full spectrum of landscape architecture from site design to urban design and the planing of the new communities. Over the past 35 years, the firm has received numerous awards.

P+A Landscape Architecture Site Planning

Consultants

Civil:
InterCAD

Survey:
Butler Sundvick

Transportation:
Bunt & Associates

Mechanical/ Plumbing/Energy Model:
AME Group

Electrical:
AES Engineering

Structure:
Glotman Simpson Consulting Engineers

Code:
Thorson Consulting Certified Professionals

Rezoning Intent

Reliance is pleased to submit a rezoning application to the City of Vancouver for rezoning advice for these two addresses, both situated in the Mount Pleasant MNAB Area under the Broadway Plan:

464 E 8th - a single family detached house which is not purpose-built rental or social housing

482 E 8th - a surface parking lot. Previously, we submitted a Development Permit Application for this location (DP-2020-00299) for a 7-unit Townhouse complex which we will no longer pursue.

This proposal is to consolidate 464 & 482 E 8th Avenue. The site will have a combined frontage of 99'-4". We understand that for sites between 99ft and 150ft, rezoning application will require approval at the discretion of Director of Planning.

Our vision for this site is to create a modern 10 storey building with a total of 62 residential units (61 market strata+ 1 rental), to provide home ownership opportunities for a diverse demographic, from first time home buyers who work in the neighborhood, to young families with kids attending school nearby, or seniors who enjoy easy access to transit and shops.

We strongly believe that this proposal will provide much needed housing in the city and further enhance the vitality of the Mount Pleasant neighborhood.

-Reliance

RELIANCE
PROPERTIES

Proposal Summary

CURRENT

ZONING	RM-4
USE	**Multiple Dwelling**
HEIGHT	**Maximum building height** **10.7m** **POLICY:** RM-4
TOWER FLOOR PLATE	NOT APPLICABLE
BUILDING PLACEMENT	6.1m Minimum front yard depth 2.1m Minimum side yard width 10.7m Minimum rear yard depth **POLICY:** RM-4
FAMILY UNITS (2 & 3-BED)	NOT APPLICABLE
FSR	**0.75** **POLICY:** RM-4

PROPOSED REZONING

ZONING	CD-1 (REZONING)
USE	**Multiple Dwelling** **(Strata + Rental)**
HEIGHT	**Proposed building height** **32.18 m** **POLICY:** BROADWAY PLAN
TOWER FLOOR PLATE	**Maximum 6500 sf** **POLICY:** BROADWAY PLAN (Maximum 6500 sf)
BUILDING PLACEMENT	8.4m proposed min. front tower setback 4.0m proposed side yard width on West 2.4m proposed side yard width on East 3.6m proposed rear yard depth **POLICY:** BROADWAY PLAN (MNAB)
FAMILY UNITS (2 & 3-BED)	40.3% total family units **POLICY:** BROADWAY PLAN
FSR	**4.0** **POLICY:** BROADWAY PLAN (MNAB)

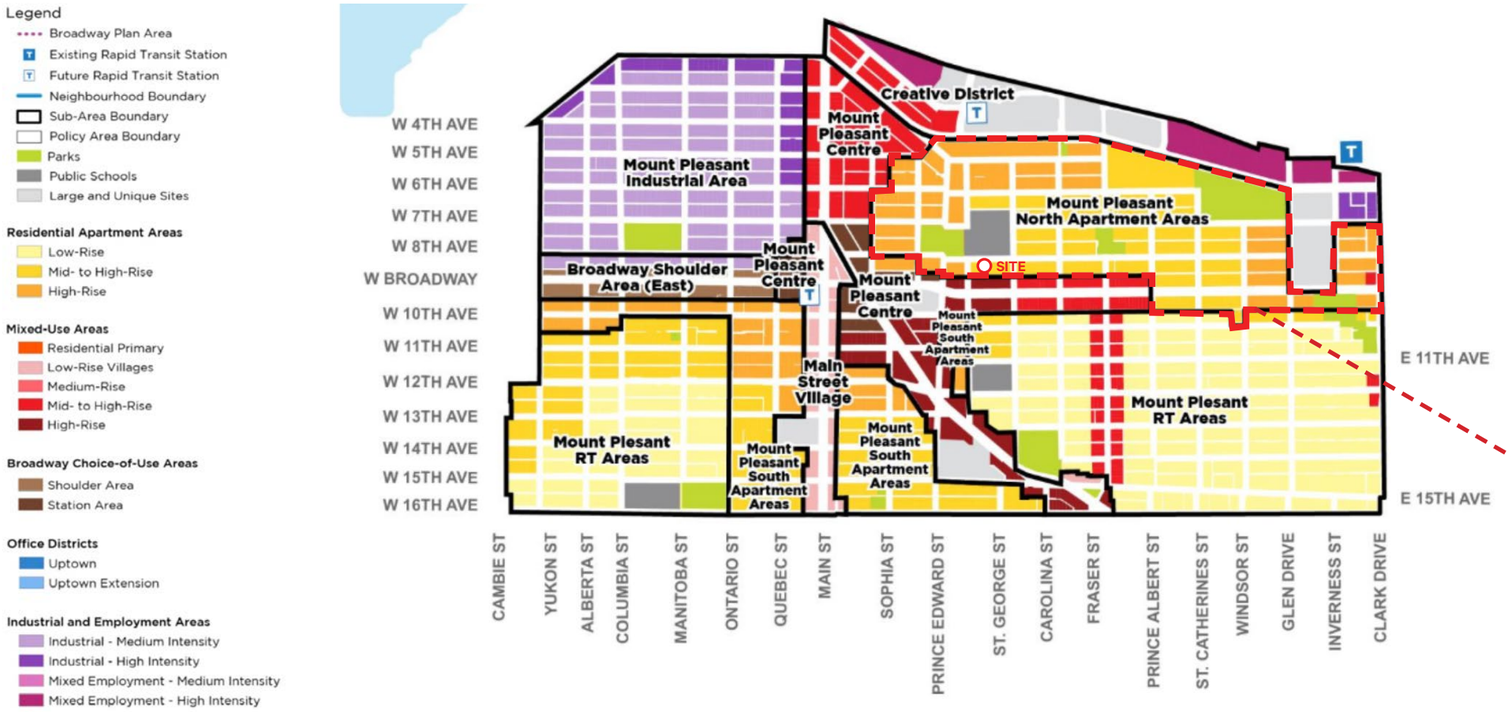


View from the St George Street looking northwest



2.0
Rezoning Rationale

Broadway Plan MNAB Policy Summary





Policy Area	Mount Pleasant North Apartment Area - Area B			MNAB
Uses	Residential, retail, service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to 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	• 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.	• 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 10.20.2. • 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).	• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 10.20.2. • 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).
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Mount Pleasant North Apartment Area- Area B

Intent is the renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

Rezoning Rationale

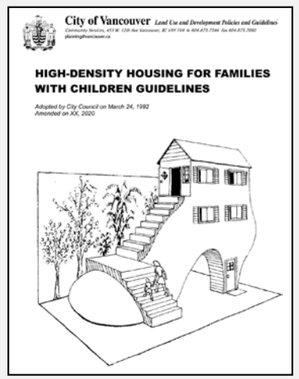
FAMILY UNITS

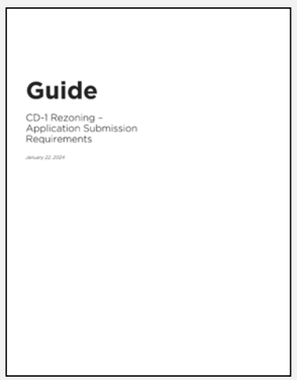
40.3% total family units

POLICY PRECEDENTS:
-BROADWAY PLAN (2022)
-DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)
- CD-1 REZONING APPLICATION GUIDE (2024)
-HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES

RATIONALE:

Family units **a minimum of 35%** - including a minimum 10% of 3BED and a minimum 25% 2BED per the Broadway Plan.
Family units **exceed the recommended 35%** per the Broadway Plan. Total of 40.3% family units including 17.7% 3-bedroom units.







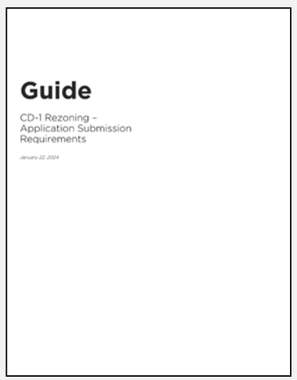
FSR AND SITE COVERAGE

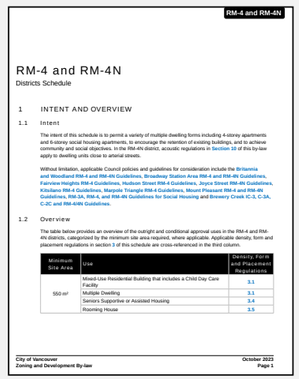
4.00

POLICY PRECEDENTS:
-BROADWAY PLAN (2022)
-DISTRICTS SCHEDULE: RM-4 AND RM-4N (2022)

RATIONALE:
Height = 10 storey
Density = 4.0
Frontage = 30.2m

This project aims to provide **98.4% Strata housing+1.6% rental**, in line with the vision for the Broadway Plan, to provide new strata housing in mid-rise and tower form.
The proposal conforms with the Broadway Plan density target of 4.00 in a tower form that is below the maximum allowable floor-plate size. While a maximum site coverage is not specified, the proposal's smaller footprint allows for outdoor common and private amenity space and landscape at ground level and limits shadow impact.





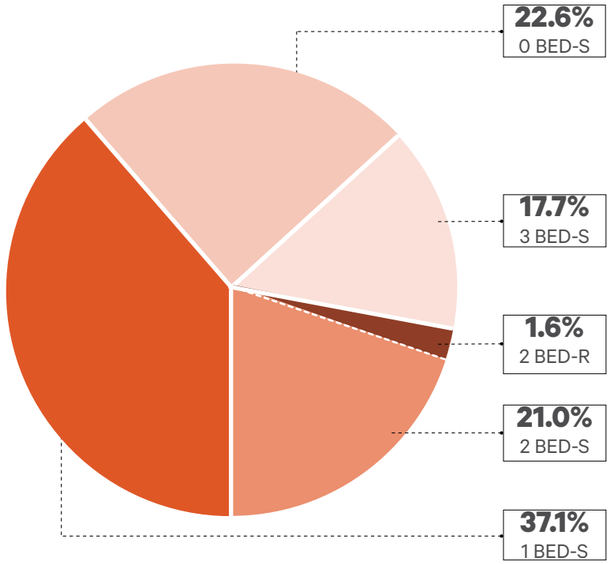


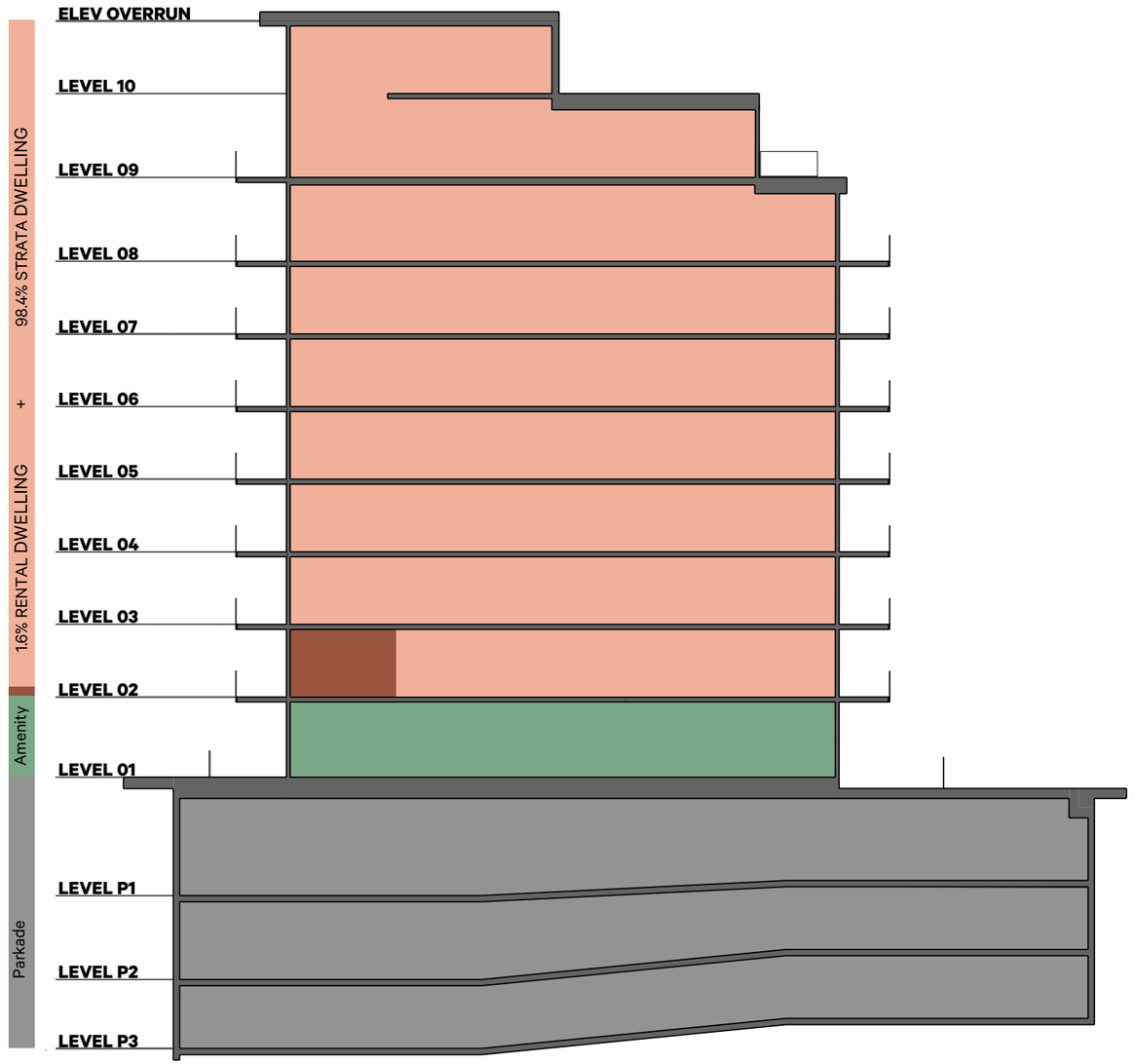
Project Data Summary

PROGRAM

98.4% STRATA
1.6% RENTAL

62 TOTAL UNITS
10 STOREY





PROJECT DATA SUMMARY

UNIT MIX %			
Name	**Count**	**%**	**Comments**
RENTAL			
2BD-R	1	1.6%	RENTAL
	1	1.6%	
STRATA			
0BD-S	14	22.6%	STRATA
1BD-S	23	37.1%	STRATA
2BD-S	13	21.0%	STRATA
3BD-S	11	17.7%	STRATA
	61	98.4%	
TOTAL	62	100.0%	

TOTAL FAMILY UNIT = 40.3%

Rationale Summary

PARKING - BICYCLE STALLS PROVIDED					
Description	Tag	Count	%	Quantity	Class Type
CLASS A					
HORIZONTAL LOCKER	L	12	10.2%	12	CLASS A
HORIZONTAL STACKED	ST	22	37.3%	44	CLASS A
HORIZONTAL STANDARD	H	28	23.7%	28	CLASS A
OVERSIZED	OV	6	5.1%	6	CLASS A
VERTICAL	V	22	18.6%	22	CLASS A
		90		112	
CLASS B					
HORIZONTAL STANDARD	H	6	5.1%	6	CLASS B
		6		6	

RESIDENTIAL STALLS PROVIDED				
Description	Tag	Count	Quantity	%
ACCESSIBLE STALL	HC	2	4	10%
ACCESSIBLE VAN STALL	ACC VAN	1	2	5%
PASSANGER LOADING STALL	PASSENGER LOADING	1	1	2%
REGULAR STALL	REG	25	25	61%
REGULAR STALL	REG VISITOR	3	3	7%
SMALL CAR STALL	SM	6	6	15%
			41	

Benefits of Proposed Rezoning

Family units total of 40.3% of family units, including 17.7% 3-bedroom units.

Negligible shadow impact on neighboring sites, including the school field to the north.

Energy Efficient sun-shading and window-to-wall ratio respond to solar orientation. Mechanical cooling to all suites with low carbon energy system.

Respecting Context shadow, setback, overlook and street-scape response appropriate to context.

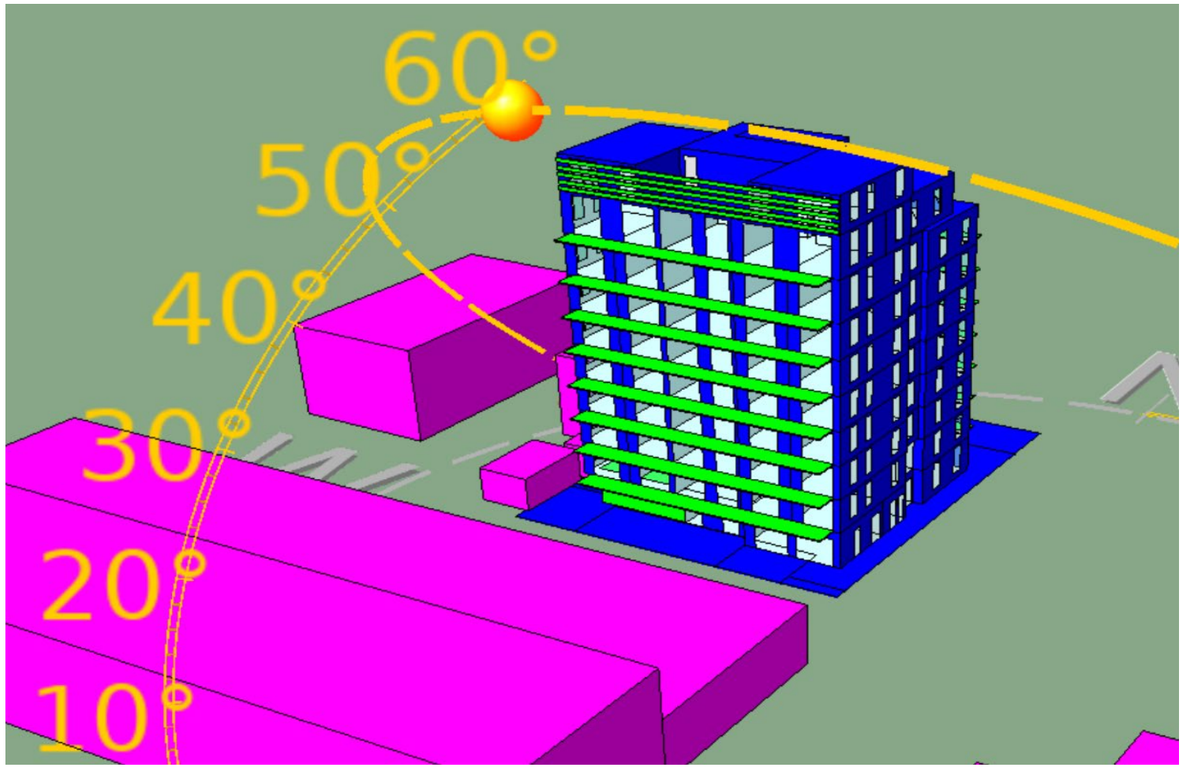
Transportation bike storage, bike repair/wash and carshare

Social benefits the residential lobby along with indoor and outdoor amenity spaces at grade activate the 3 street and lane frontages.

Sustainability

The 464 and 482 E 8th Avenue project is 10-storey residential building situated in Vancouver, BC. The main objective of this energy modeling report is to assess the building's compliance with the City of Vancouver's Green Building Policy for Rezoning, which sets specific targets for energy performance and greenhouse gas (GHG) emissions. The following are the targets for the CoV Green Building Policy for Rezoning, following the LCES option:

- Thermal Energy Demand Intensity (TEDI) of 40 kWh/m2/yr.
- Total Energy Use Intensity (TEUI) of 130 kWh/m2/yr.
- Greenhouse Gas Intensity (GHGI) of 4 kgCO2e/m2/yr.



The following design features are key to meeting the energy performance targets:

- R-7.5 overall performance for the opaque walls (after applying thermal bridging).
- U-0.32 overall performance for the glazing.
- Use of ERVs with 75% sensible effectiveness
- VRF for space heating and cooling

Table 1: Model Result Summary Table

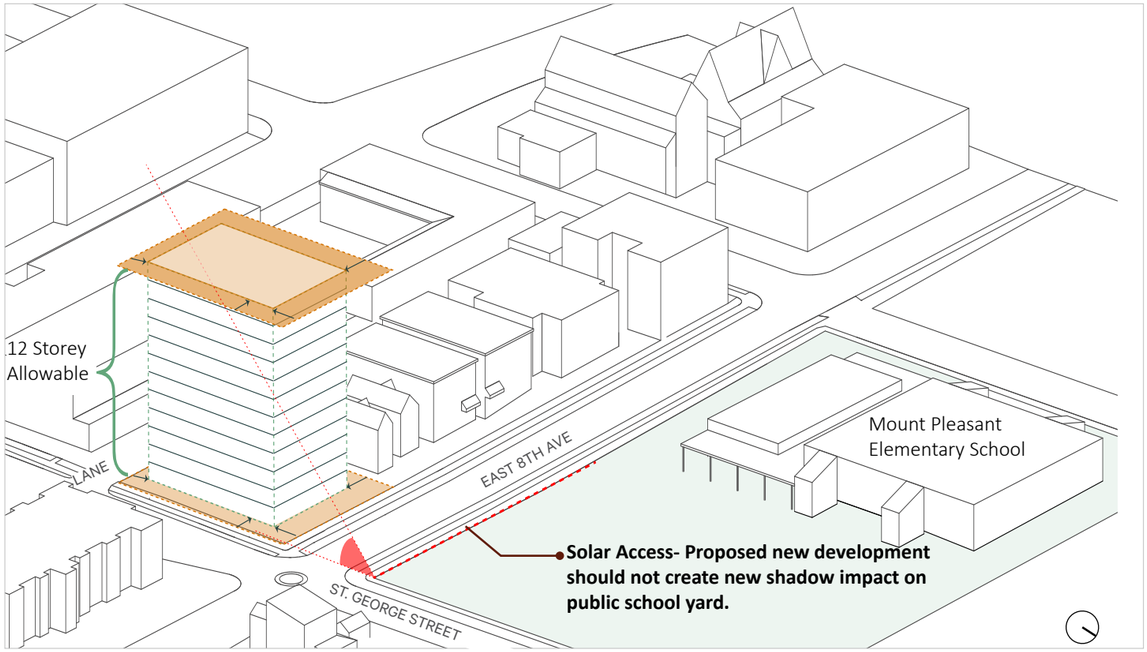
	TEDI (kWh/m²/yr)	TEUI (kWh/m²/yr)	GHG Emissions ($kgCO_2e/m^2/yr$)
Energy Performance Targets (LCES Option)	40	130	4 (current policy) 3 (expected 2025 policy)
Results	32.8	99.4	1.1

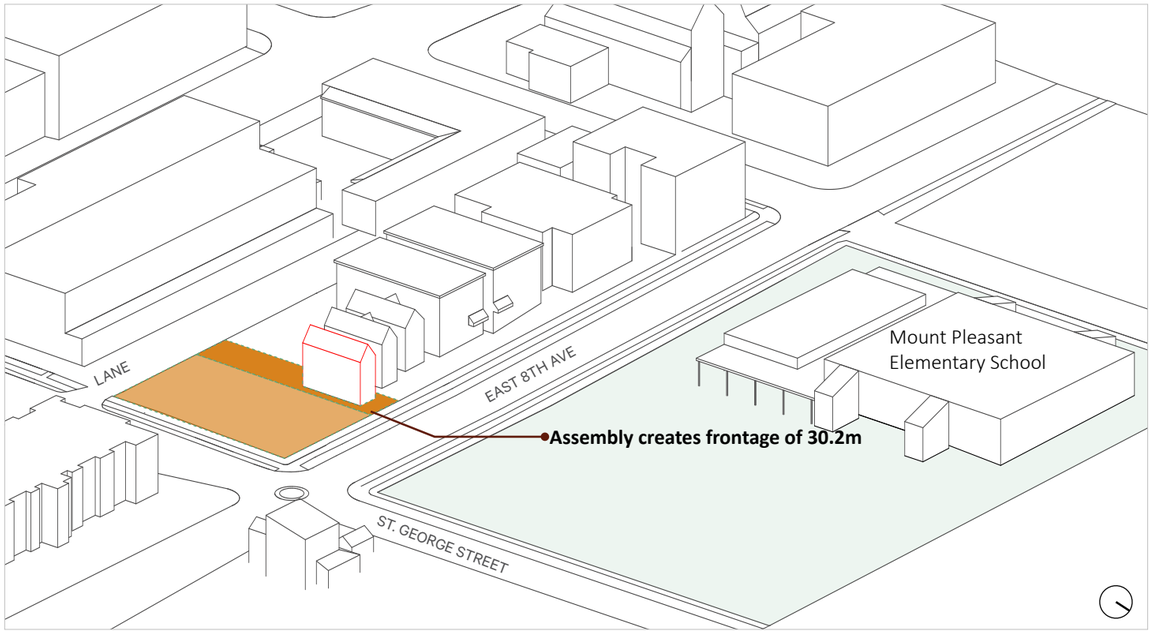
Setbacks + Height

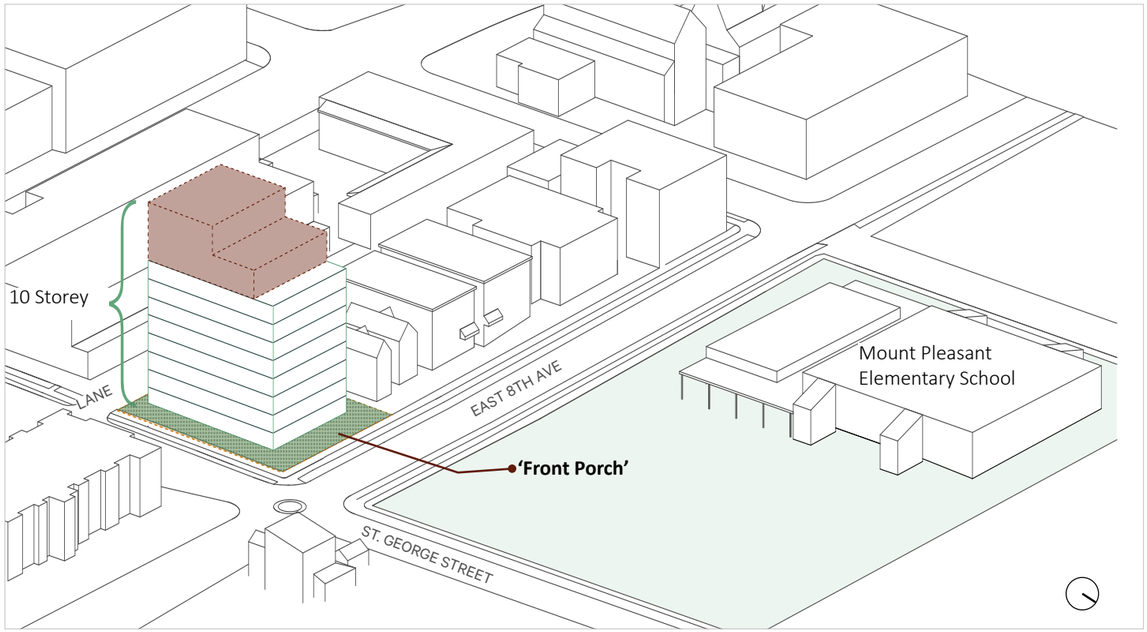
Project Summary

- **Front Yard:** 8.4m min. Tower Setback on East 8th Ave
- **Rear Yard:** 3.6m
- **West Side Yard:** 4.0m
- **East Side Yard:** 2.4m on St. George Street
- **Height:** 32.18m height
- **Floor Plate:** 5630 SF
- **Tower dimensions:** 77'-10" x 78'-2"

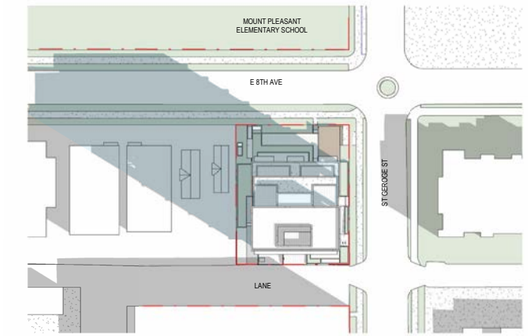
The assembly of sites at the corner of East 8th Avenue and St. George Street creates a site with approximately 30.2m of frontage-adequate for a 12 storey tower proposal under the Broadway Plan. Because of the Site's position south of Mount Pleasant Elementary School, the proposal seeks to minimize floor-plate size of the tower and position it as far south on the site as possible to minimize shadow impact on the school grounds.
The stepped profile keeps it within the Spring and fall 10am-4pm limitations within the Broadway Plan. The larger front yard that results aligns well with adjacent existing front yards and is used for common outdoor amenity spaces and new landscaping.
Indoor amenity spaces and the main residential lobby wrap around the ground level on St. George Street and the lane to provide public-facing interior spaces for interaction with these frontages, including an outdoor fitness patio and direct access to a common bike lounge and bike repair facilities.



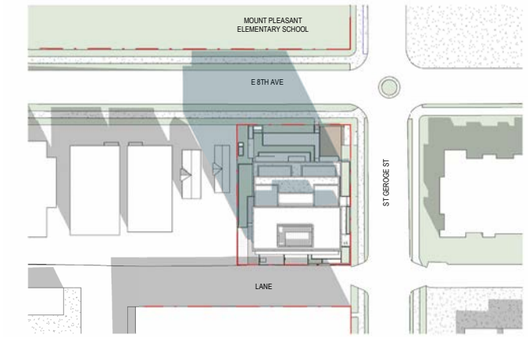




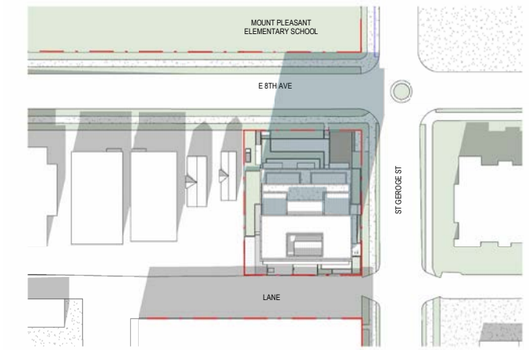
Shadow Studies



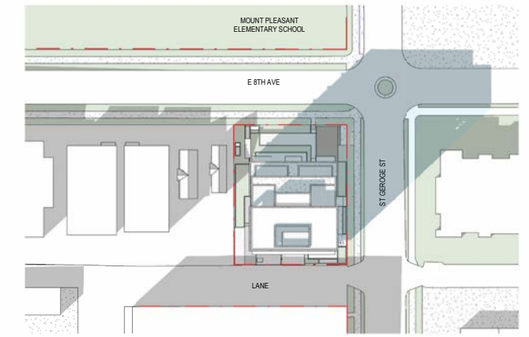
March 21@ 10AM



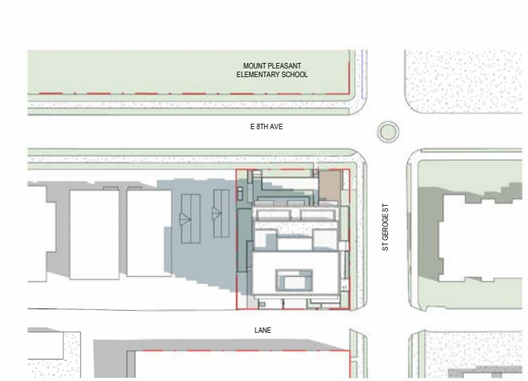
March 21@ 12PM



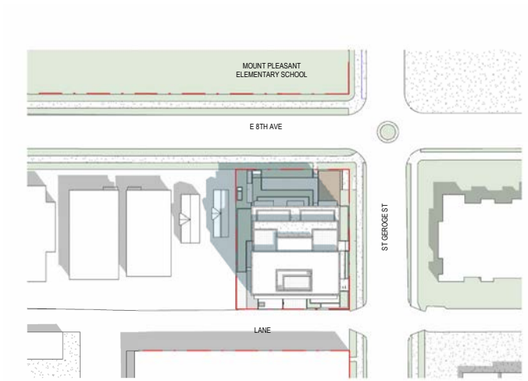
March 21@ 2PM



March 21@ 4PM



JUNE 21@ 10AM



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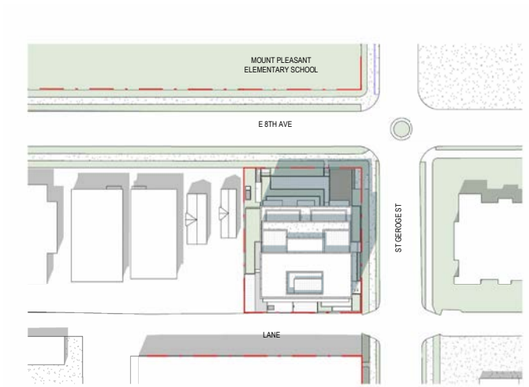

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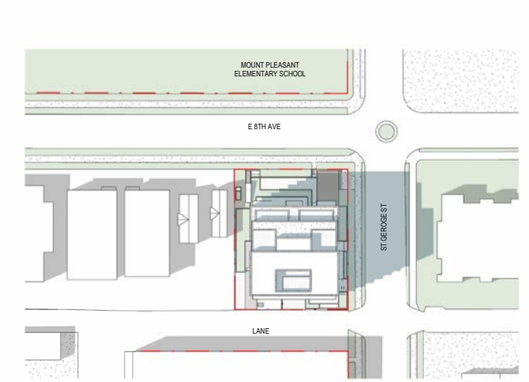
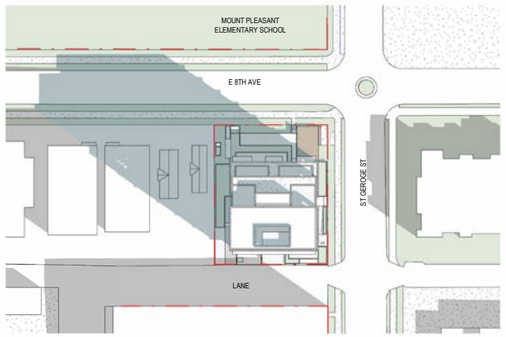
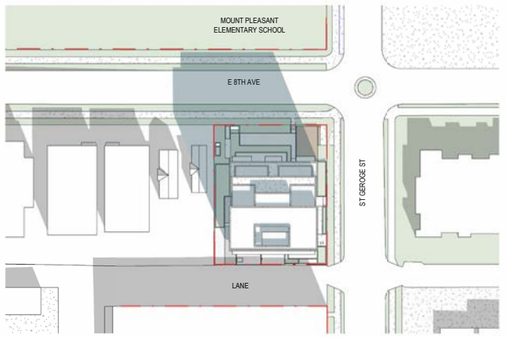


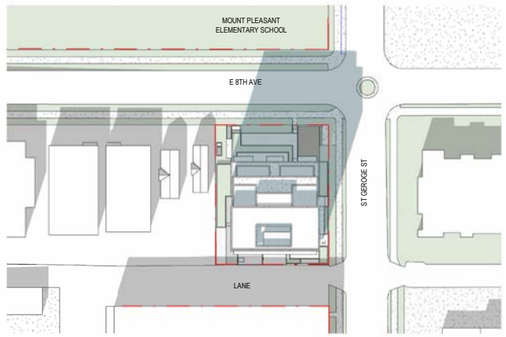
JUNE 21@ 4PM



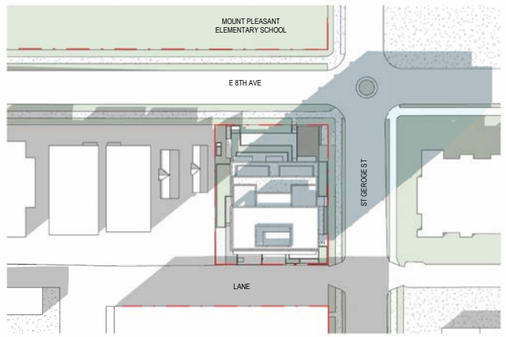
September 22 @ 10AM



September 22 @ 12PM



September 22 @ 2PM



September 22 @ 4PM

Project Statistics

PROJECT SUMMARY

PROPOSED ZONING	CD-1 (EXISTING RM-4)	
SITE AREA	1,123.8m^2	12,096.48 SF
PROPOSED FSR	4.0	
FLOOR PLATE AREA PERMITTED	604 m^2	6500 SF
PROPOSED FSR AREA	4,495.5m^2	48,389 SF
PROPOSED UNIT COUNT TOTAL	62	
NUMBER OF STOREYS	10	
ROOF T.O.P. ELEVATION	69.34 m	
LOWEST BASE SURFACE ELEVATION	37.13 m	
BUILDING HEIGHT	32.18 m	

AREA SUMMARY

AREAS - TOTAL GROSS (GFA)

Total Area (m2)	Total Area (sf)
4619.2 m²	49721 ft²

AREAS - TOTAL NET (FSR)

Total Area (sf)	Total Area (m2)
48227 ft²	4480.4 m²

UNIT BREAKDOWN

UNIT AVERAGES EXCL. STORAGE

Name	Unit Count	%	Avg Area excl. Storage (SF)
RENTAL			
2BD-R	1	1.6%	580 ft²
STRATA			
0BD-S	14	22.6%	377 ft²
1BD-S	23	37.1%	471 ft²
2BD-S	13	21.0%	693 ft²
3BD-S	11	17.7%	958 ft²
	62		

NOTE:
- SUITE AREA MEASURED TO INSIDE FACE OF FINISHED WALL

UNIT MIX %

Name	Count	%	Comments
RENTAL			
2BD-R	1	1.6%	RENTAL
	1	1.6%	
STRATA			
0BD-S	14	22.6%	STRATA
1BD-S	23	37.1%	STRATA
2BD-S	13	21.0%	STRATA
3BD-S	11	17.7%	STRATA
	61	98.4%	
TOTAL	62	100.0%	

TOTAL FAMILY UNIT = 40.3%

AMENITY AREAS

RECOMMENDED AREAS	TOTAL MINIMUM REQUIRED
INDOOR: MIN. 1.2m^2 / DWELLING UNIT	62 UNITS X 1.2 SPACES/UN. = 74.4m^2
OUTDOOR: MIN. 2.0m^2 / DWELLING UNIT	62 UNITS X 2.0 SPACES/UN. = 124m^2

INDOOR AMENITY PROPOSED

Name	Total Area (m2)	Total Area (sf)
AMENITY	41.7 m²	449 ft²
GYM	59.3 m²	638 ft²
TOTAL	101.0 m²	1087 ft²

OUTDOOR AMENITY PROPOSED

Name	Total Area (m2)	Total Area (sf)
PATIO	112.0 m²	1205 ft²
PATIO	15.0 m²	161 ft²
TOTAL	126.9 m²	1366 ft²

AMENITY MAXIMUM AREA EXCLUSION (RM-4) = 10% AREA (449.55 m ^{2})

TOTAL PROVIDED = 3.4% (140m^2)

AREAS - GROSS BY LEVEL

Level Group	# Levels	Area Use	Name	Area by Level	Total Area (sf)	Total Area (m2)
LEVEL 01	1	RES-S	3BD-S	897 ft²	897 ft²	83.3 m²
LEVEL 01	1	RES-S	AMENITY	449 ft²	449 ft²	41.7 m²
LEVEL 01	1	RES-S	CIRC/SERV	1531 ft²	1531 ft²	142.2 m²
LEVEL 01	1	RES-S	GYM	638 ft²	638 ft²	59.3 m²
LEVEL 01	1	RES-S	LOCK-OFF	269 ft²	269 ft²	25.0 m²
LEVEL 01	1	RES-S	X-STOR	40 ft²	40 ft²	3.7 m²
				3823 ft²	3823 ft²	355.2 m²
LEVEL 02	1	RES-S	0BD-S	753 ft²	753 ft²	69.9 m²
LEVEL 02	1	RES-S	1BD-S	1926 ft²	1926 ft²	179.0 m²
LEVEL 02	1	RES-R	2BD-R	580 ft²	580 ft²	53.9 m²
LEVEL 02	1	RES-S	2BD-S	764 ft²	764 ft²	71.0 m²
LEVEL 02	1	RES-S	CIRC/SERV	1434 ft²	1434 ft²	133.2 m²
LEVEL 02	1	RES-S	X.STOR	37 ft²	37 ft²	3.4 m²
				5494 ft²	5494 ft²	510.4 m²
LEVEL 3-8	6	RES-S	0BD-S	755 ft²	4528 ft²	420.6 m²
LEVEL 3-8	6	RES-S	1BD-S	1408 ft²	8449 ft²	784.9 m²
LEVEL 3-8	6	RES-S	2BD-S	1374 ft²	8242 ft²	765.7 m²
LEVEL 3-8	6	RES-S	3BD-S	737 ft²	4422 ft²	410.9 m²
LEVEL 3-8	6	RES-S	CIRC/SERV	1320 ft²	7923 ft²	736.0 m²
LEVEL 3-8	6	RES-S	X.STOR	37 ft²	220 ft²	20.5 m²
				5631 ft²	33784 ft²	3138.6 m²
LEVEL 9	1	RES-S	1BD-S	450 ft²	450 ft²	41.9 m²
LEVEL 9	1	RES-S	3BD-S	3048 ft²	3048 ft²	283.2 m²
LEVEL 9	1	RES-S	CIRC/SERV	1225 ft²	1225 ft²	113.8 m²
LEVEL 9	1	RES-S	X.STOR	37 ft²	37 ft²	3.4 m²
				4760 ft²	4760 ft²	442.2 m²
LEVEL 10	1	RES-S	3BD-S	796 ft²	796 ft²	74.0 m²
LEVEL 10	1	RES-S	CIRC/SERV	989 ft²	989 ft²	91.9 m²
LEVEL 10	1	RES-S	X.STOR	74 ft²	74 ft²	6.9 m²
				1860 ft²	1860 ft²	172.8 m²
				21568 ft²	49721 ft²	4619.2 m²

AREAS - NET BY LEVEL (FSR)

Level Group	# Levels	Area Use	Name	Area by Level	Total Area (sf)	Total Area (m2)
LEVEL 01	1	RES-S	3BD-S	897 ft²	897 ft²	83.3 m²
LEVEL 01	1	RES-S	CIRC/SERV	1531 ft²	1531 ft²	142.2 m²
LEVEL 01	1	RES-S	LOCK-OFF	269 ft²	269 ft²	25.0 m²
				2697 ft²	2697 ft²	250.5 m²
LEVEL 02	1	RES-S	0BD-S	369 ft²	369 ft²	34.3 m²
LEVEL 02	1	RES-S	0BD-S	383 ft²	383 ft²	35.6 m²
LEVEL 02	1	RES-S	1BD-S	450 ft²	450 ft²	41.8 m²
LEVEL 02	1	RES-S	1BD-S	493 ft²	493 ft²	45.8 m²
LEVEL 02	1	RES-S	1BD-S	470 ft²	470 ft²	43.7 m²
LEVEL 02	1	RES-S	1BD-S	513 ft²	513 ft²	47.7 m²
LEVEL 02	1	RES-R	2BD-R	580 ft²	580 ft²	53.9 m²
LEVEL 02	1	RES-S	2BD-S	764 ft²	764 ft²	71.0 m²
LEVEL 02	1	RES-S	CIRC/SERV	1434 ft²	1434 ft²	133.2 m²
				5457 ft²	5457 ft²	507.0 m²
LEVEL 3-8	6	RES-S	0BD-S	383 ft²	2300 ft²	213.7 m²
LEVEL 3-8	6	RES-S	0BD-S	371 ft²	2227 ft²	206.9 m²
LEVEL 3-8	6	RES-S	1BD-S	493 ft²	2958 ft²	274.8 m²
LEVEL 3-8	6	RES-S	1BD-S	450 ft²	2702 ft²	251.0 m²
LEVEL 3-8	6	RES-S	1BD-S	465 ft²	2789 ft²	259.1 m²
LEVEL 3-8	6	RES-S	2BD-S	610 ft²	3658 ft²	339.8 m²
LEVEL 3-8	6	RES-S	2BD-S	764 ft²	4584 ft²	425.9 m²
LEVEL 3-8	6	RES-S	3BD-S	737 ft²	4422 ft²	410.9 m²
LEVEL 3-8	6	RES-S	CIRC/SERV	1320 ft²	7923 ft²	736.0 m²
				5594 ft²	33564 ft²	3118.2 m²
LEVEL 9	1	RES-S	1BD-S	450 ft²	450 ft²	41.9 m²
LEVEL 9	1	RES-S	3BD-S	935 ft²	935 ft²	86.8 m²
LEVEL 9	1	RES-S	3BD-S	863 ft²	863 ft²	80.2 m²
LEVEL 9	1	RES-S	3BD-S	626 ft²	626 ft²	58.1 m²
LEVEL 9	1	RES-S	3BD-S	625 ft²	625 ft²	58.1 m²
LEVEL 9	1	RES-S	CIRC/SERV	1225 ft²	1225 ft²	113.8 m²
				4723 ft²	4723 ft²	438.8 m²
LEVEL 10	1	RES-S	3BD-S	383 ft²	383 ft²	35.5 m²
LEVEL 10	1	RES-S	3BD-S	414 ft²	414 ft²	38.4 m²
LEVEL 10	1	RES-S	CIRC/SERV	989 ft²	989 ft²	91.9 m²
				1786 ft²	1786 ft²	165.9 m²
				20257 ft²	48227 ft²	4480.4 m²

BALCONIES

BALCONIES - BY LEVEL						
Level	Count per Level	Level Multiplier	Name	Area per Level	Total Area (m2)	Total Area (sf)
LEVEL 02	8	1	BALC	780 ft²	72.4 m²	780 ft²
LEVEL 3-8	8	6	BALC	780 ft²	434.6 m²	4678 ft²
LEVEL 9	3	1	BALC	478 ft²	44.4 m²	478 ft²
TOTAL				2037 ft²	551.4 m²	5936 ft²

BALCONY MAXIMUM (RM-4) = 12% PERMITTED AREA

TOTAL BALCONY AREA= 551.4m^2 (5936 sf)
/ TOTAL RES FLOOR AREA= 4673.6 m^2 (50303 sf)
TOTAL PROVIDED = 11.8%

BULK STORAGE

STORAGE PROVIDED - ABOVE GRADE			
Level	Total Area (sf)	Total Area (m2)	Count
LEVEL 01	40 ft²	4 m²	2
LEVEL 02	37 ft²	3 m²	1
LEVEL 3-8	220 ft²	20 m²	6
LEVEL 9	37 ft²	3 m²	1
LEVEL 10	74 ft²	7 m²	2
TOTAL	407 ft²	38 m²	12

STORAGE PROVIDED - BELOW GRADE	
Level	Count
LEVEL P2	32
LEVEL P3	26
TOTAL	58

BICYCLE PARKING

PARKING - BICYCLE STALLS PROVIDED					
Description	Tag	Count	%	Quantity	Class Type
CLASS A					
HORIZONTAL LOCKER	L	12	10.2%	12	CLASS A
HORIZONTAL STACKED	ST	22	37.3%	44	CLASS A
HORIZONTAL STANDARD	H	28	23.7%	28	CLASS A
OVERSIZED	OV	6	5.1%	6	CLASS A
VERTICAL	V	22	18.6%	22	CLASS A
		90		112	
CLASS B					
HORIZONTAL STANDARD	H	6	5.1%	6	CLASS B
		6		6	

RESIDENTIAL STALLS PROVIDED				
Description	Tag	Count	Quantity	%
ACCESSIBLE STALL	HC	2	4	10%
ACCESSIBLE VAN STALL	ACC VAN	1	2	5%
PASSANGER LOADING STALL	PASSENGER LOADING	1	1	2%
REGULAR STALL	REG	25	25	61%
REGULAR STALL	REG VISITOR	3	3	7%
SMALL CAR STALL	SM	6	6	15%
			41	

OFF-STREET VEHICLE PARKING AND LOADING

LOADING STALLS PROVIDED		
Description	Tag	Count
CLASS A LOADING STALL	LOADING (A)	1

PASSENGER LOADING STALLS PROVIDED		
Description	Tag	Count
PASSANGER LOADING STALL	PASSENGER LOADING	1

VISITOR STALLS PROVIDED		
Description	Tag	Count
REGULAR STALL	REG VISITOR	3

CAR SHARE STALLS PROVIDED		
Description	Tag	Count
REGULAR STALL	CAR SHARE	1

Mount Pleasant Community Centre

SITE

Aerial view of the site at the corner of E Broadway & St.George Street



3.0
Site Analysis

Site Context

Site Context:

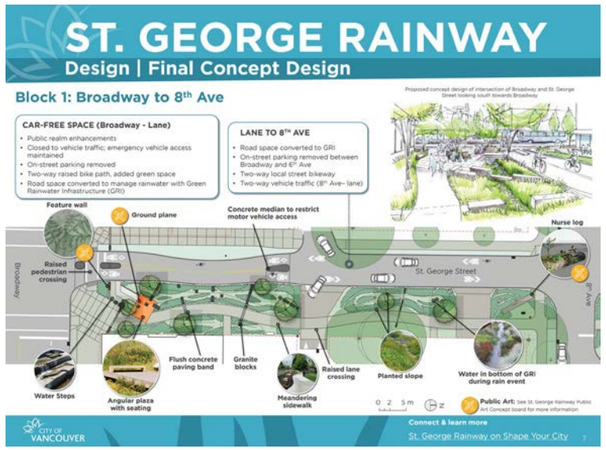
The site is located at the southwest corner of East 8th Avenue and St. George Street. The Proposal joins two different lots into one. The scale and expression of the project are in keeping with the established forms of development of the neighborhood both old and new.
Though the site is located along a block that has existing structures, the entire block is also within the future vision of Broadway Plan, and as such, the project must consider both the current conditions and the potentially larger future build-up of additional development amongst its neighbors. Currently under construction across the lane to the south is a new 5-storey multi-family development, and to west, up to 6-storey building forms may be considered.

The current western neighbors are single-family homes on a narrow lots with large front-yards along East 8th Avenue. To the north of the site across East 8th Avenue is Mount Pleasant Elementary and its playing fields.

The site is also located in proximity to significant green spaces -the Mount Pleasant Elementary school ground and Guelph (Dude Chilling) Park, and the developing St. George Rainway along the east side of the street between Broadway and 5th Avenue.

Current Use on Site and Adjacent Sites:

Lot 462 East 8th Avenue is a detached house and lot 482 East 8th Avenue is a surface parking lot. Mount Pleasant Elementary School is located on the North of the property and on the South a 5-storey condo is under construction.






GUELPH PARK
E 7 TH AVE
DUDE CHILLING PARK
MOUNT PLEASANT
ELEMENTARY SCHOOL
SAHALI PARK
PLAYGROUND
E 8TH AVE
SITE
SCOTIA STREET
BRUNSWICK STREET
PRINCE EDWARD STREET
GUELPH STREET
ST GEORGE STREET
CAROLINA STREET
FRASER STREET
KINGSGATE MALL
E BROADWAY
KINGSWAY
E 10TH AVE

Streetscape

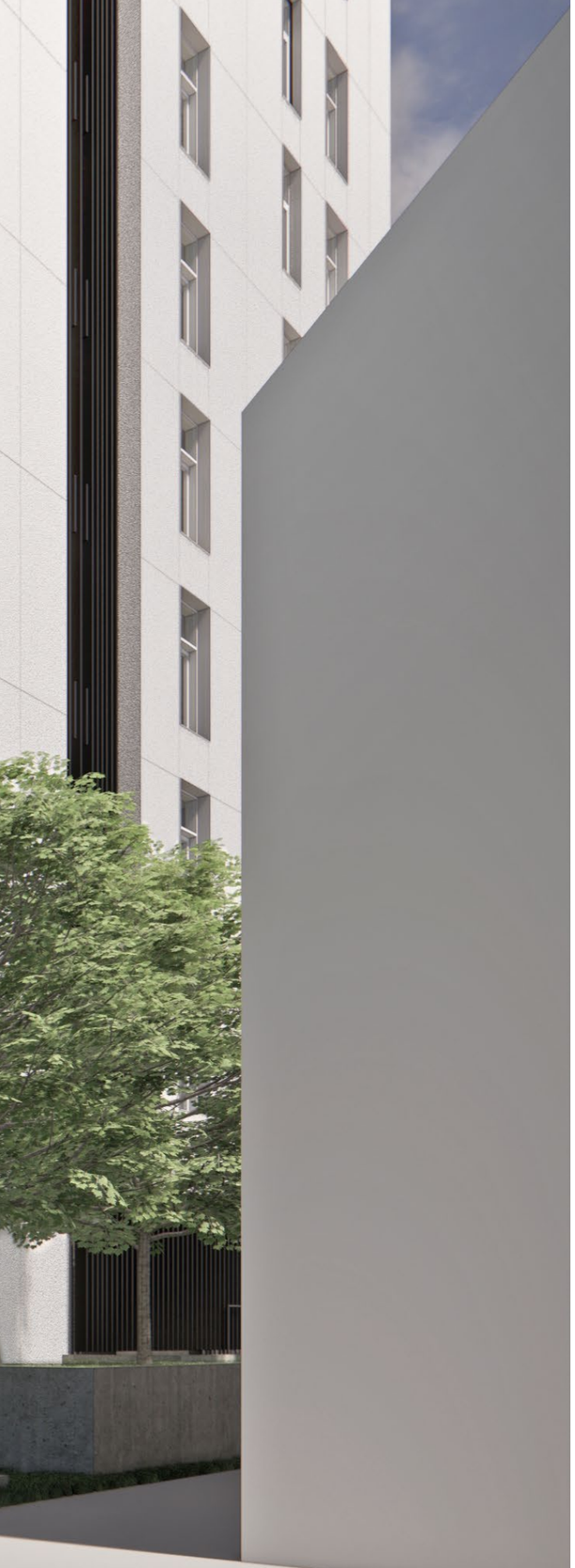





EAST BROADWAY STREET
LANE WAY
EAST 8TH AVE
2471 ST. GEORGE
SITE
MOUNT PLEASANT ELEMENTARY

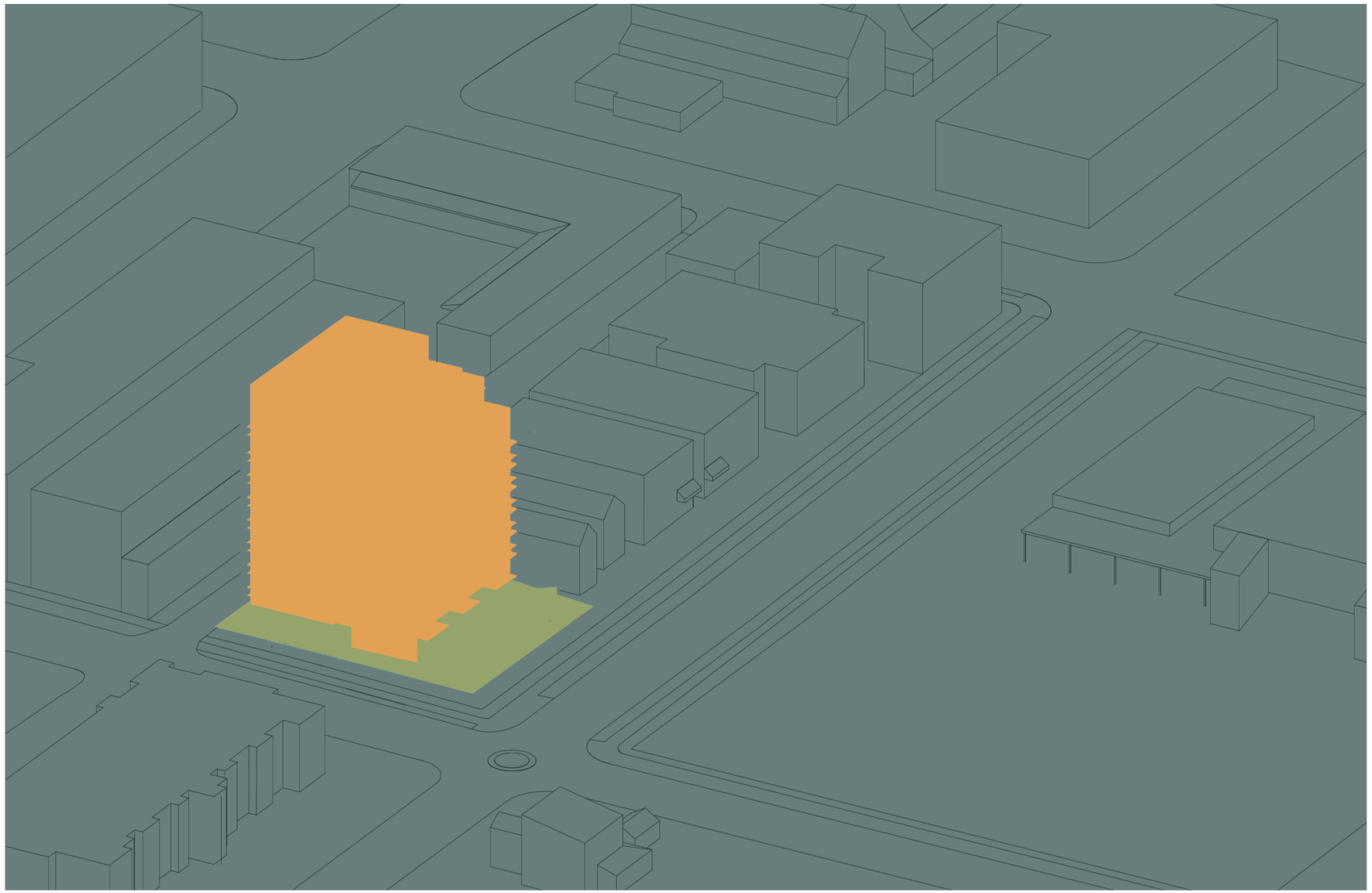

EAST BROADWAY STREET
ST. GEORGE
2471
LANE WAY
EAST 8TH AVE
MOUNT PLEASANT ELEMENTARY SCHOOL





4.0
Design Rationale

Architectural Concept Overview



CONTEXT

MASSING

AMENITY

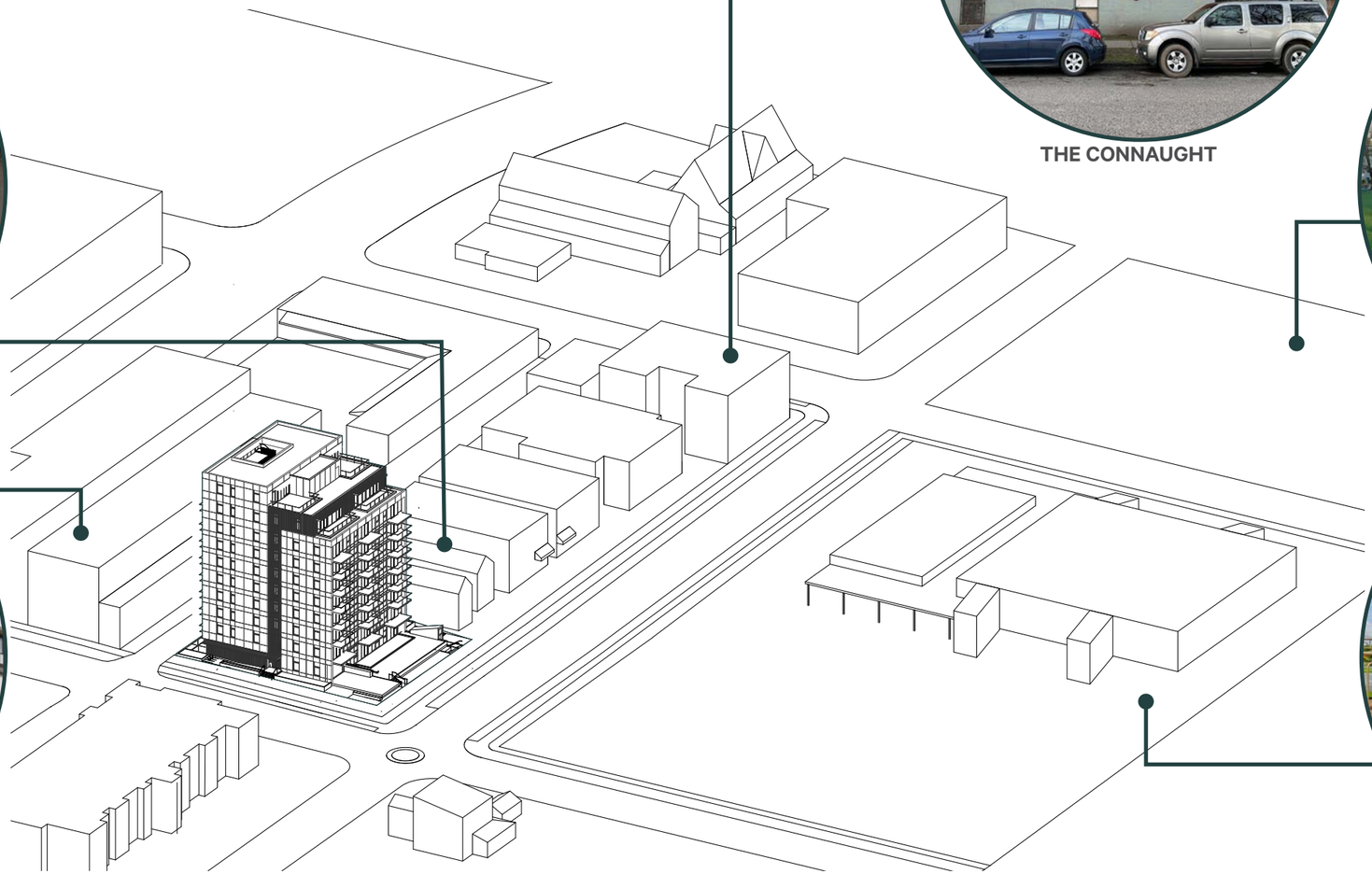
Context

Much of the massing and architectural response is derived from the immediate site conditions and context. Though the site is located along a block that has existing structures, the entire block is also within the future vision of the Broadway plan, and as such the project must consider both the current conditions and the potentially larger future build-up of additional development amongst its neighbors. Currently under construction across the lane to the south is a new 5-storey multi-family development, and to the west, up to 6-storey building forms may be considered. The current western neighbors are single-family homes on narrow lots with large front-yards along East 8th avenue. To the north of the site across E. 8th avenue is Mount Pleasant Elementary and its playing fields.





THE CONNAUGHT





GUELPH/DUDE CHILLING PARK



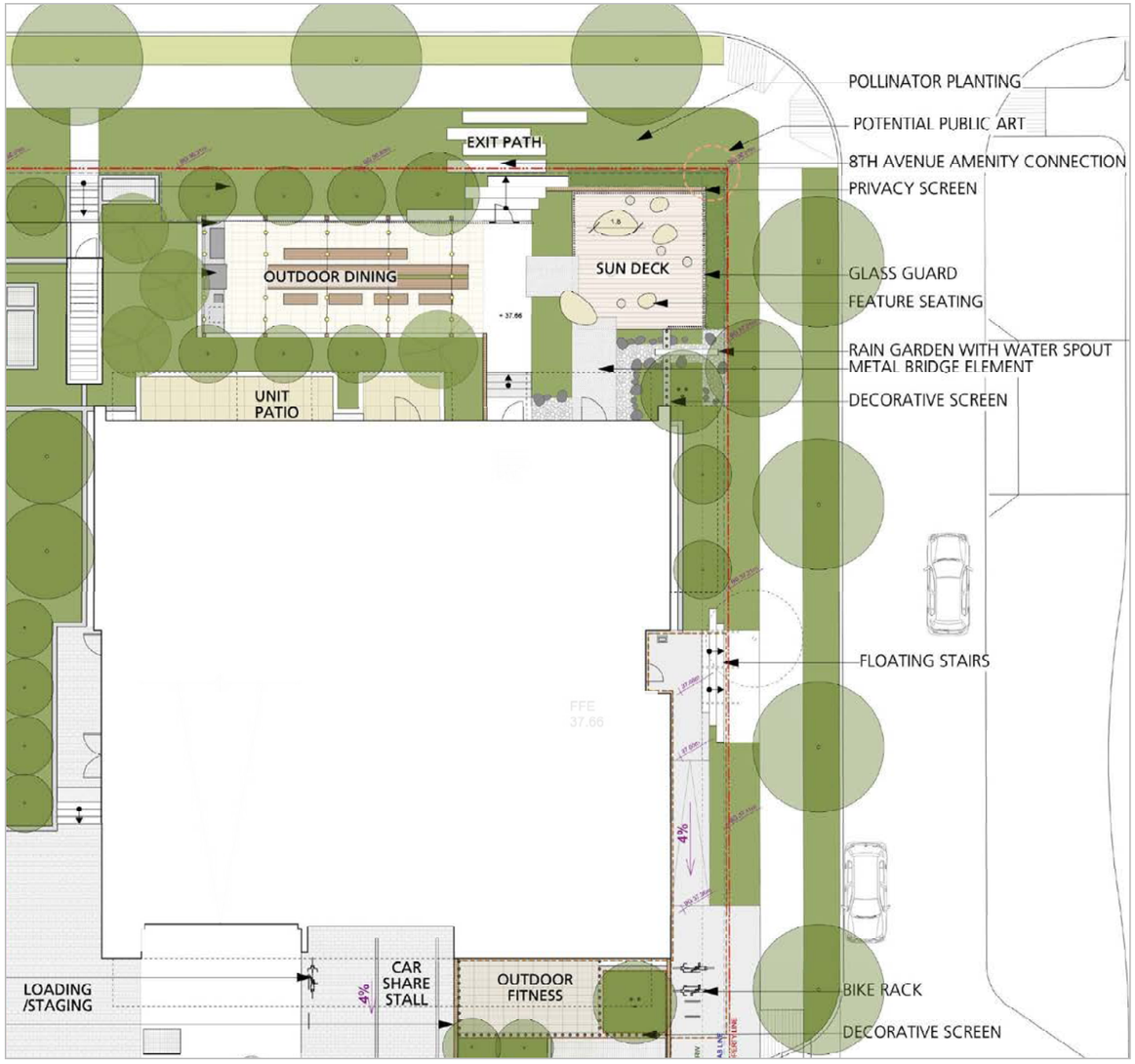
ST. GEORGE



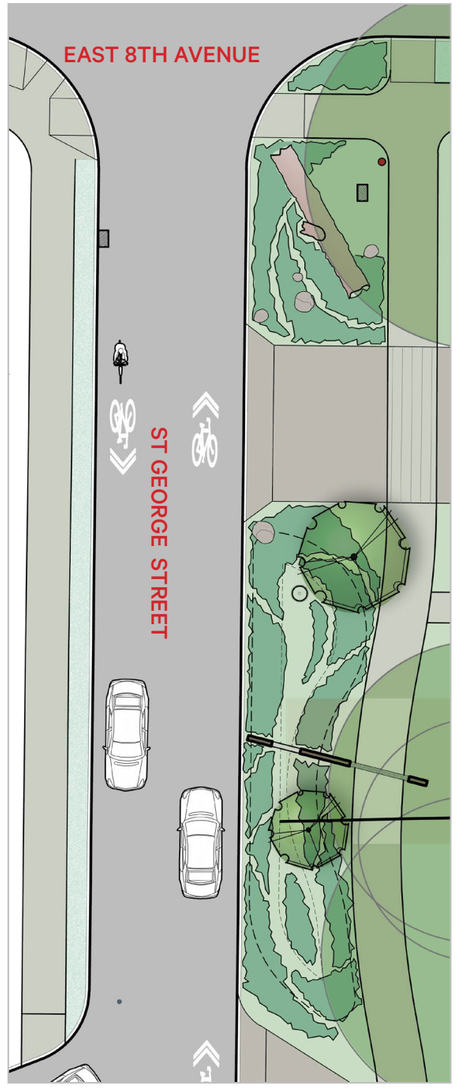
MOUNT PLEASANT ELEMENTARY SCHOOL

ST. GEORGE RAINWAY

The developing St. George Rain way is located on the east side of the site between Broadway and 5th Avenue. A multi-block of green rainwater infrastructure designed to acknowledge a historic stream. The green rainwater infrastructure collects and cleans rainwater from surrounding areas such as streets, sidewalks, and lane-ways to honor the lost stream.



Ground Level- Landscape Plan



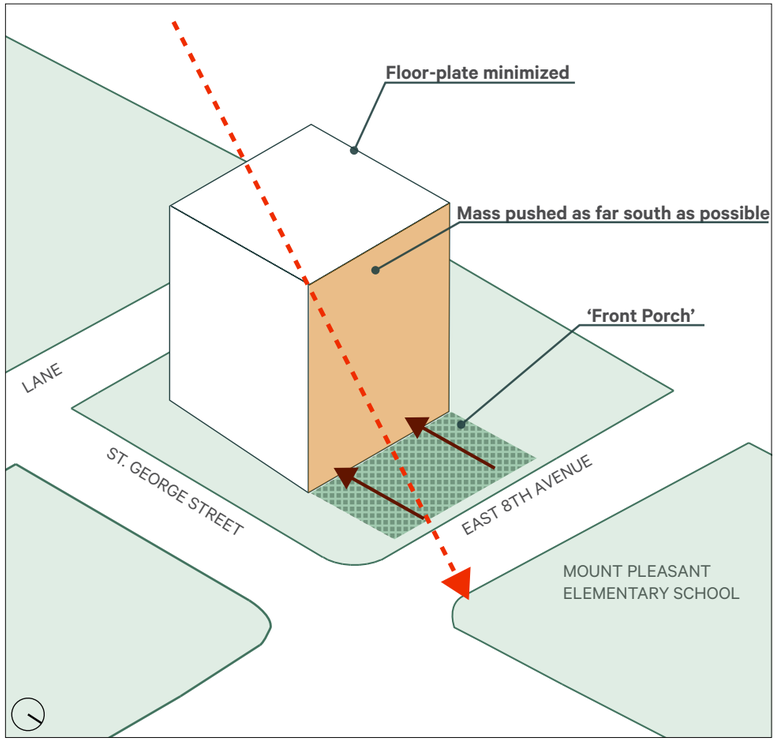
St. George Rainway



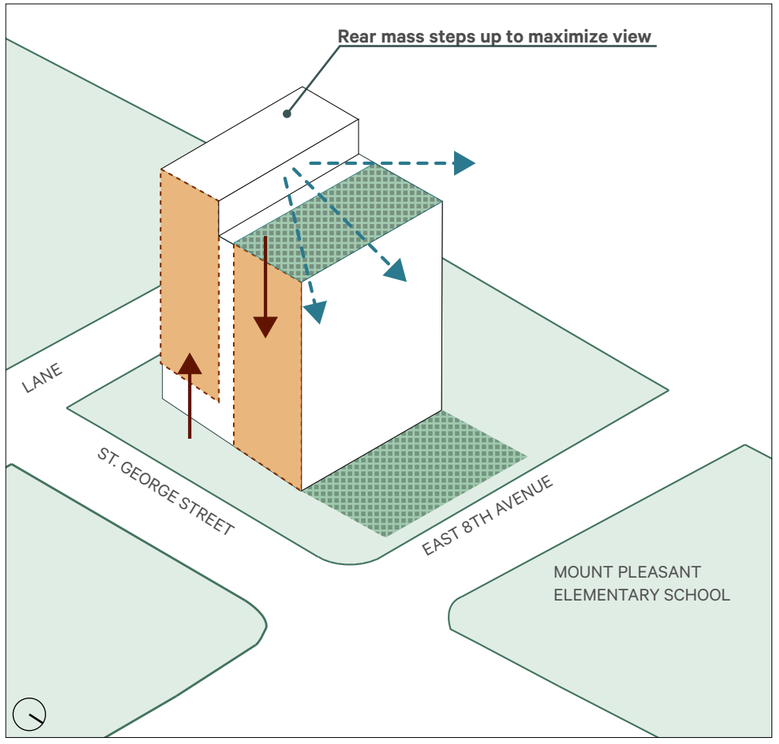
St. George Rainway Map

Siting & Shadows

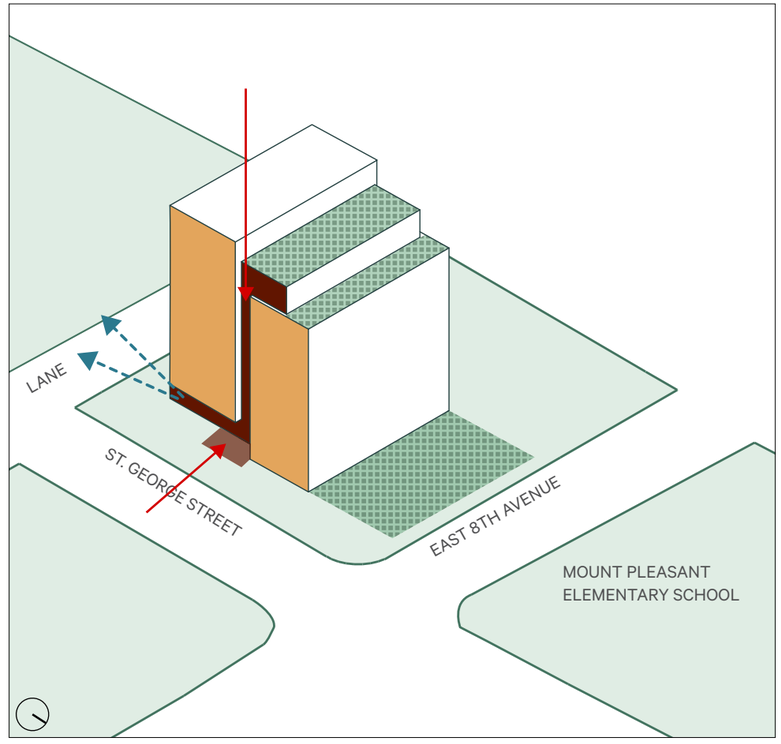
The proposal has worked to reduce the floor-plate size of the tower to both maximize at-grade open space for amenity and green space while also limiting shadow impacts. The mass has been pushed as far as possible to the south on the site and the roof-line stepped to reduce towards the north. This has the double benefit of maintaining a generous front yard in keeping with the smaller houses to the west and creating an outdoor amenity (the 'front porch', and providing generous roof terraces to units facing mountain views for upper floors.



Floor-plate minimized, mass pushed as far south as possible; create 'Front porch'



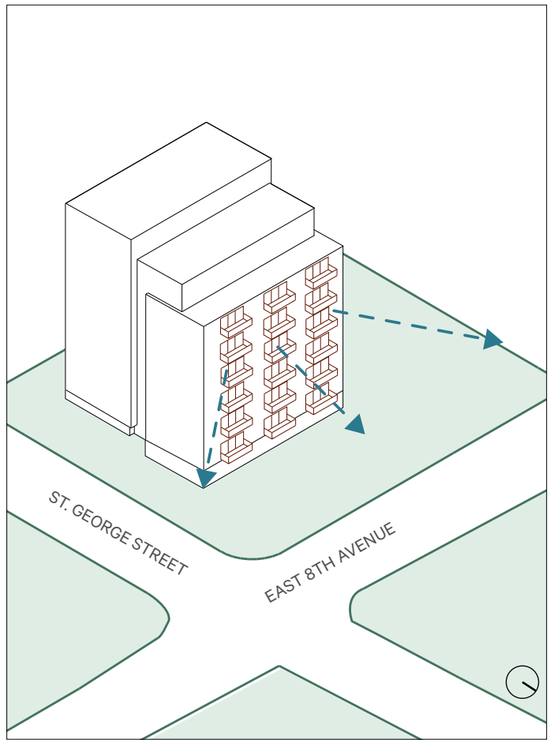
Rear mass steps up maximizing view to north without additional shadow



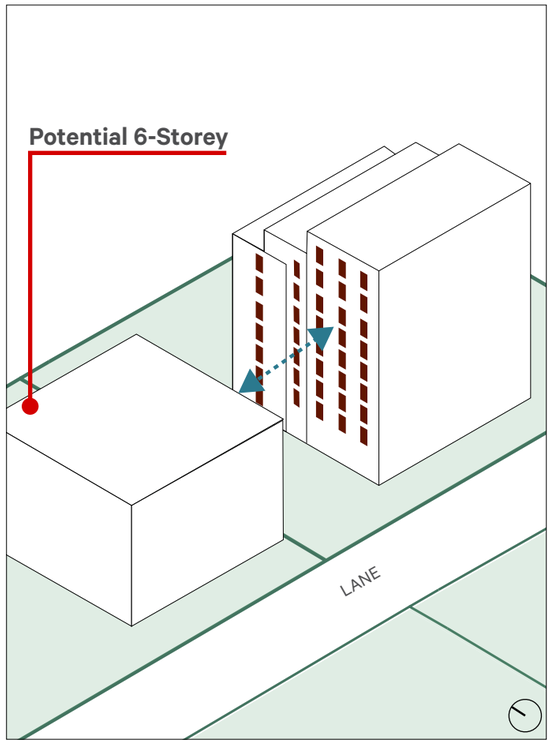
Split between two masses accentuates entrance and opens amenity towards the lane

Privacy & Solar Access

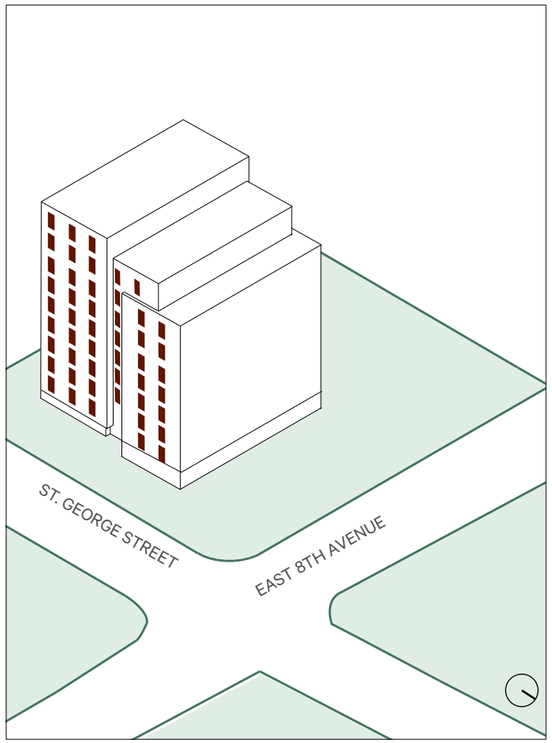
The floor-plans have been laid out with a definite North-south bias for living space. Main living spaces are oriented to the north and south, bedrooms to the east and west. Units have been arranged to limit the reliance on east and west openings to glazing on those elevations. This helps to prevent unwanted solar heat gain where it is difficult to shade against low sunlight; it limits overlook and privacy concerns from the future condition of a 6-storey structure to the east. Trading off solidity on these two elevations allows increased glazing to the north and south where continuous balconies provide shading to the south, and the north-facing units open to the views over the play field towards the mountains.



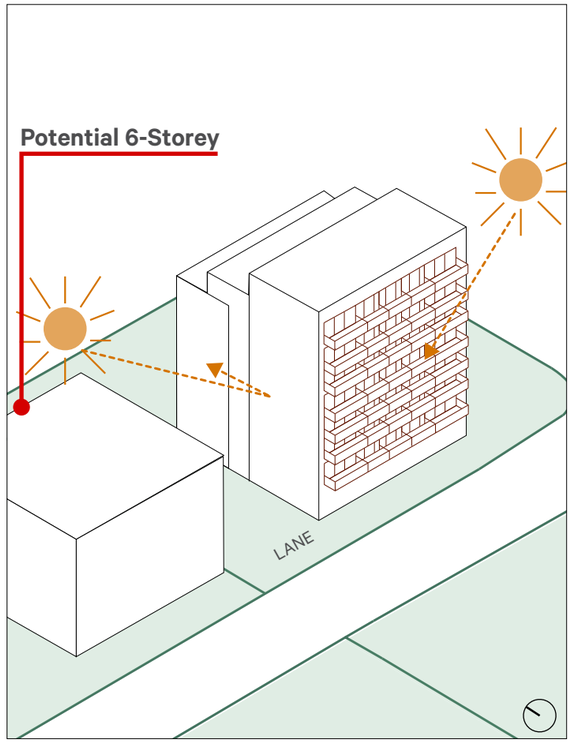
North



West



East



South

Architecture & Materials

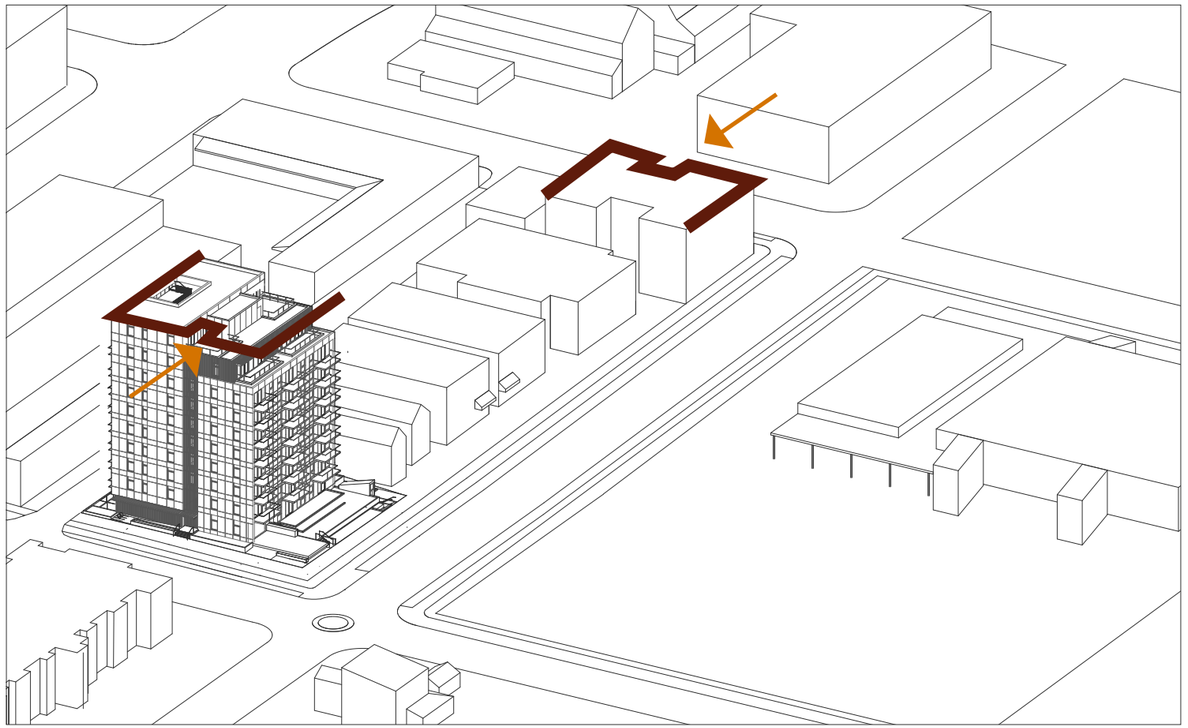
External factors such as the solar orientation, privacy, daylight and shadow limitation imperatives shape much of the external form of the building. The architecture is proposed to bookend the block in conversation with the 4-storey brick apartment building on the west end block of the Guelph St (the Connaught).

To clearly express the solidity of the two large shifted masses and the more opaque east and west facades, a simple panel cladding system is proposed in light tones. A punched-glazing approach is used to emphasize solidity and not distract from the larger formal gesture.

The inset band that runs around the ground level of the south side and up the center between the two larger masses is expressed with a deeply textured series of slats and curtain-wall glazing. The central vertical strip draws attention to the recessed central entrance. Like the Connaught it is raised above the sidewalk level with stairs, and recessed to clearly mark the formal entrance to the project.

That building also has corners expressed with masonry quoins. As a way of providing a contemporary update to the neighborhood apartment block type, balcony side-guards are made solid with a patterned metal panel to create a new version of the corner quoin.

The resulting exterior is a streamlined version of the traditional punched window in masonry elevations of building like the Connaught.



BOOKENDS TO THE BLOCK

TWO SIDE OF THE SAME QUOIN



The Connaught



View from south east



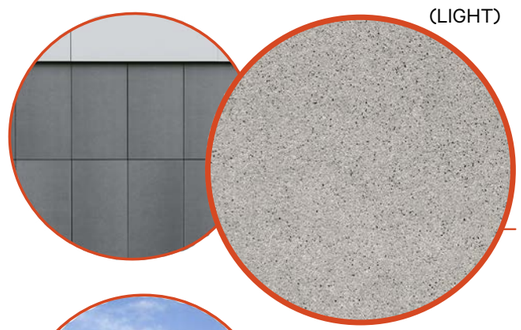
View from north east



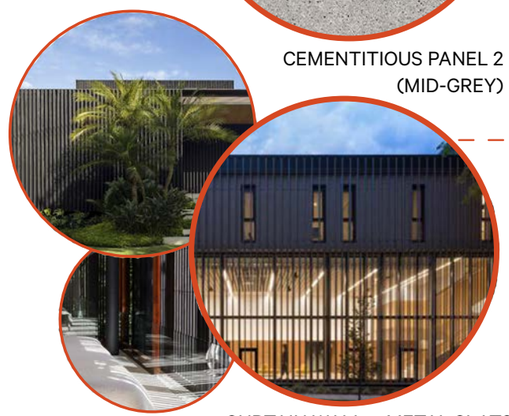
GREEN ROOF



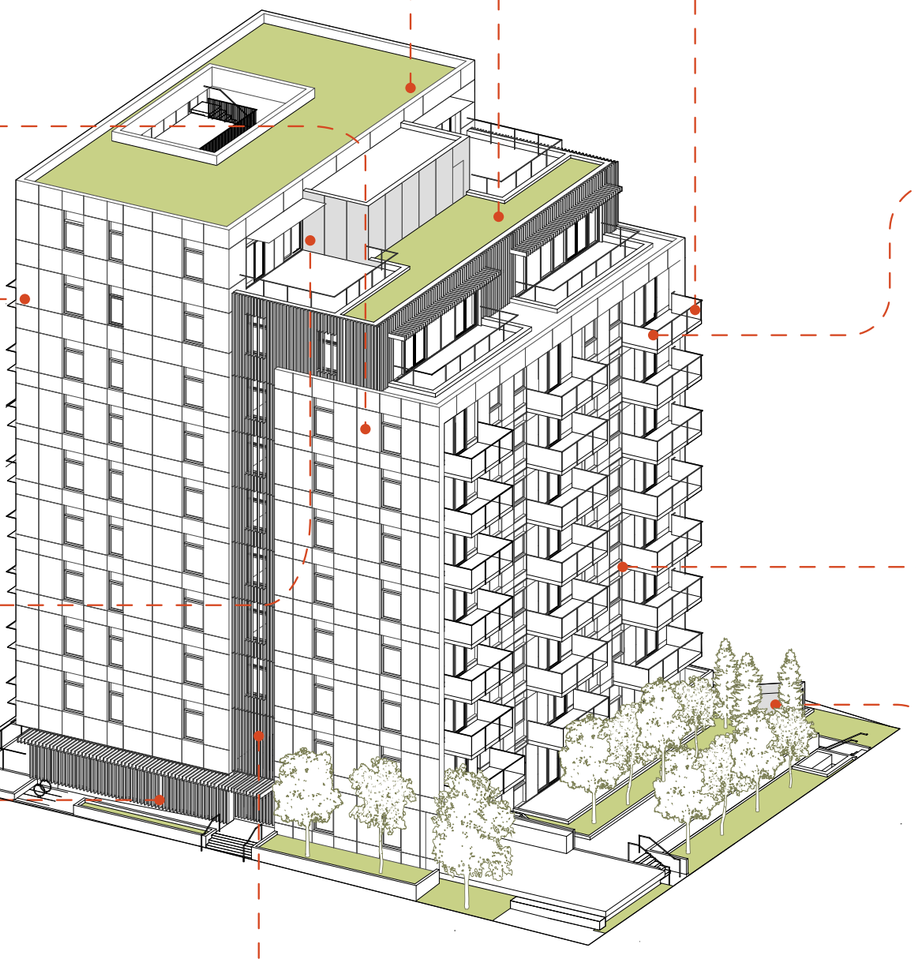
CEMENTITIOUS PANEL 1
(LIGHT)



CEMENTITIOUS PANEL 2
(MID-GREY)

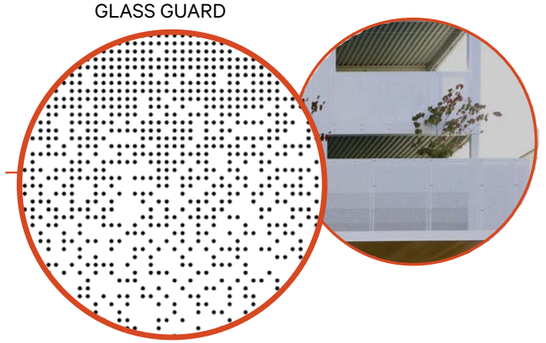


CURTAIN WALL + METAL SLATS





GLASS GUARD



METAL GUARD ACCENT



WINDOW WALL



CEMENTITIOUS PANEL 3 (DARK)
+ METAL SLATS

Amenity

The site is located in proximity to significant green spaces -the Mount Pleasant Elementary school grounds and Guelph (Dude Chilling) Park, and the developing St. George Rainway along the east side of the street between Broadway and 5th Ave.
This proximity has influenced the kind of amenities provided on site: shared social spaces are placed on the north side in the shadow-driven setback and programmed with outdoor dining and lounge spaces to function as a kind of front porch or shared patio in relationship to the surrounding sidewalk and neighborhood. In this context of significant nearby playground and field access, on site children's play is integrated into the overall design through active landscaping with an emphasis on social space.
A public art opportunity is identified at the northeast corner of the site to address the intersection and anchor the common outdoor amenity space -creating a point of intersection between public and semi-private space.

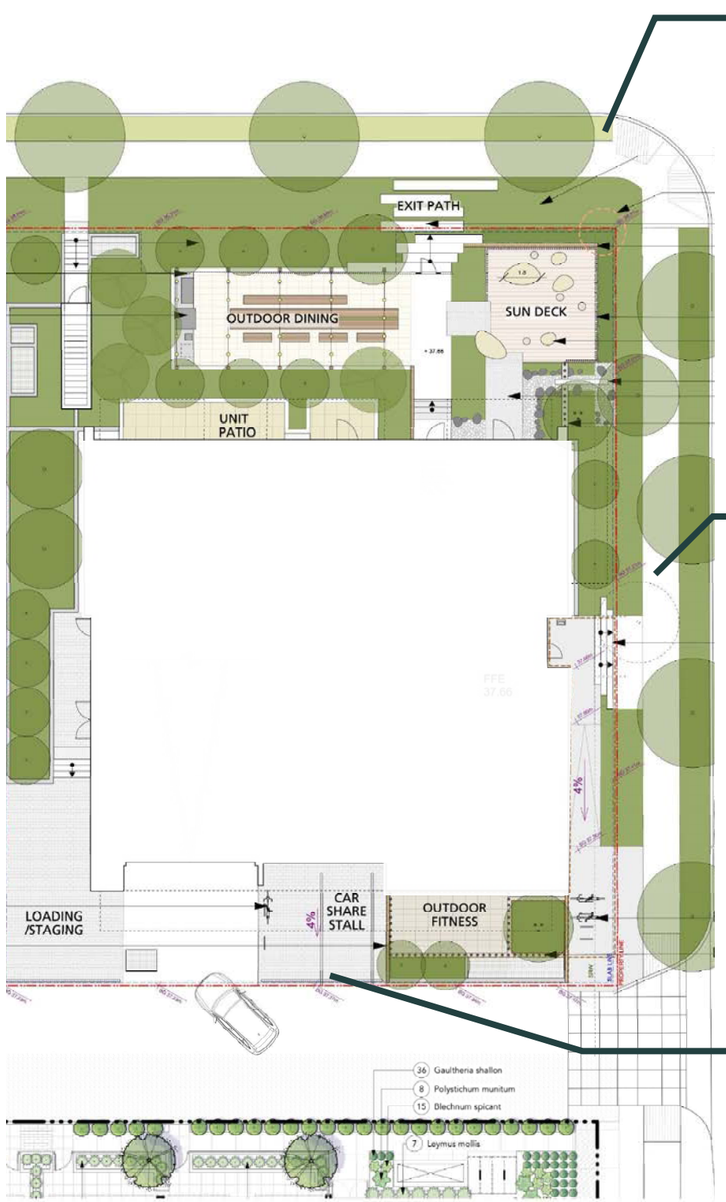
Robust planting is provided around the ground level in large raised planter areas, and a large below grade planting setback along the north edge. The site has limited options to reduce the parkade footprint while maintaining required mechanical, bicycle storage and necessary circulation space. Effort has been made to still provide a larger soil volume at the north side for more significant planting and rainwater retention.

The indoor amenity spaces are arranged around the ground level where more extensive glazing is possible to allow indoor activity and views out to help animate and keep eyes on the street. A fitness room with outdoor patio holds the corner of the lane and St. George, while a bike-lounge with repair and bike/dog wash facilities has direct access to the lane-way for ease of access.

Both indoor and outdoor amenity space allocations exceed the recommended amount for this number of dwelling units.

RECOMMENDED AREAS	TOTAL MINIMUM REQUIRED
INDOOR: MIN. 1.2m² / DWELLING UNIT	62 UNITS X 1.2 SPACES/UN. = 74.4m²
OUTDOOR: MIN. 2.0m² / DWELLING UNIT	62 UNITS X 2.0 SPACES/UN. = 124m²

A car-share stall has been provided at the south side adding further options to reduce car trips.
The main entrance to the building is slightly elevated from the sidewalk and central to the east elevation. Its presence is emphasized by the split in the building massing and by a canopy element. Its central, elevated and recessed position mirrors the building at the west end of the block –'The Connaught' – as a way of bookending the block with an updated version of the neighborhood apartment type.




View From North

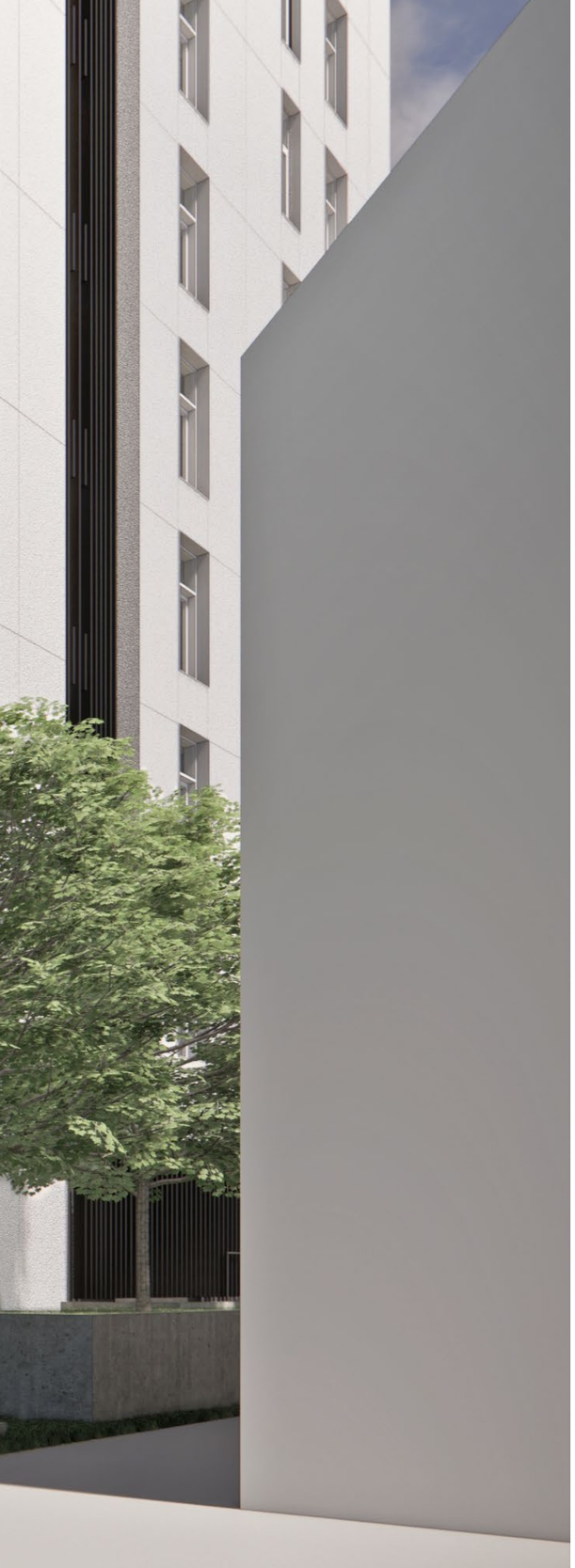

View From East



View From South



View to East on E. 8th Ave.



5.0

Landscape Design

Landscape Design Rationale

The landscape design for this project draws inspiration from the ongoing work along the St George Rainway, aiming to create thoughtful, outward-looking spaces with a diverse planting palette.

The main entrance on St George Street will be slightly elevated to provide prominence and separation from the street. A wide stair and ramp area will connect to the entry, with bike parking facilities for residents and visitors. The streetscape, including the sidewalk, will align with the new southern development and provide a larger boulevard with street trees, which enhances the pedestrian realm along St George Street. Public art may be installed at the southeast corner to create neighborhood interest. Additionally, a new allee of trees will be planted flush with the existing grade, providing a buffer between the project site and the sidewalk along 8th avenue.

Outdoor amenity spaces have been located on both the south and north sides to maximize sunlight throughout the day. The smaller south-side space will connect to the interior gym and serve as an outdoor fitness and yoga area.

The larger north-side space will feature outdoor dining and cooking facilities, including a large harvest table to encourage resident interaction. The sunniest part of the amenity space will function as an outdoor lounge and workspace, complete with furnishings and power outlets. A glass guardrail and rain garden-inspired planting will define this area while keeping it connected to the streetscape.

These outdoor spaces will cater to all ages, featuring playful furniture, meandering stairs, bridges, and stepping stones to encourage exploration. Direct access from 8th Avenue will further integrate the project with the surrounding neighborhood.

Additionally, the planting design will focus on multi-functional use, selecting native and adaptive plant species to promote biodiversity, drought tolerance, and the creation of edible landscapes for both residents and urban fauna.





Landscape Plans



Landscape Planting Plan

SCHEMATIC TREE PLANTING KEY

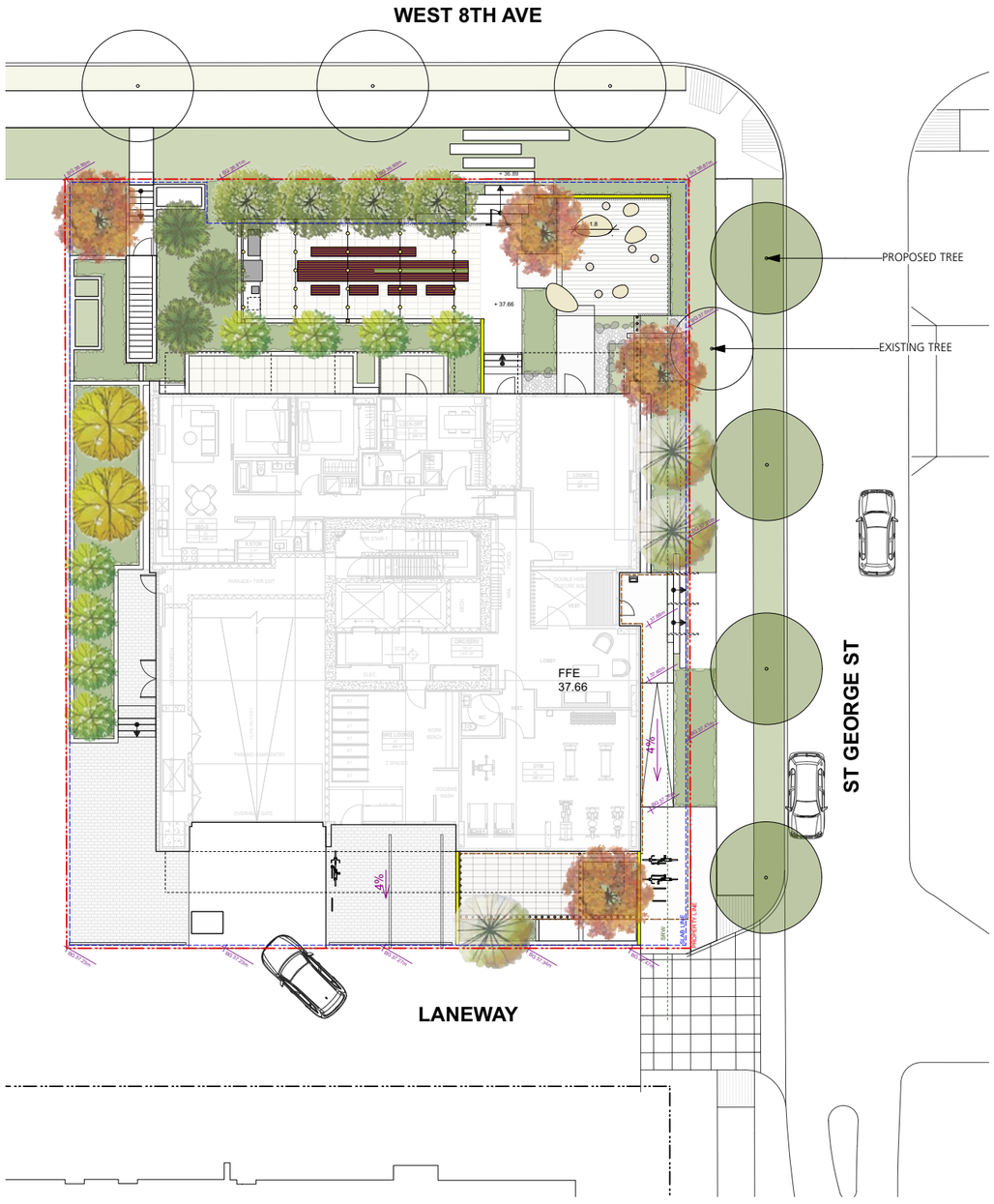
- VINE MAPLE
  ACER CIRCINATUM
  QTY: 8
- JAPANESE MAPLE
  ACER PALMATUM
  QTY: 4
- RIVER BIRCH
  BETULA NIGRA
  QTY: 4
- STAR MAGNOLIA
  MAGNOLIA STELLATA
  QTY: 3
- WHITE SPRUCE
  PICEA GLAUCA 'PENDULA'
  QTY: 3
- VIRGINIAN WITCH HAZEL
  HAMAMELIS VIRGINIANA
  QTY: 2
- EXISTING STREET TREE
- PROPOSED STREET TREE

Planting Strategy

The proposed planting strategy is designed to establish a resilient and visually engaging tree canopy that enhances biodiversity, seasonal interest, and passive shading where appropriate. A robust replacement tree plan has been developed to maximize ecological and aesthetic benefits while complementing the architectural form.

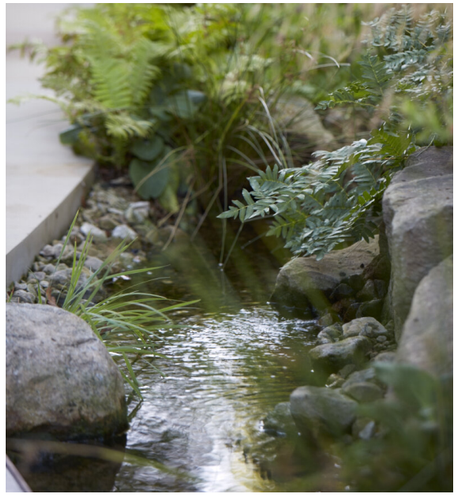
Tree species have been carefully selected to frame key views, soften the ground plane and provide year-round visual interest. The plan include early-season flowering species including Witch-hazel (Hamamelis virginiana) and Star Magnolia (Magnolia stellata), while multi-stem Japanese Maples (Acer palmatum) serve as distinctive feature trees with interesting form and fall coloration. To further enhance seasonal variation, Paper Birch (Betula papyrifera) and a mix of conifers contribute to a dynamic, all-season landscape.

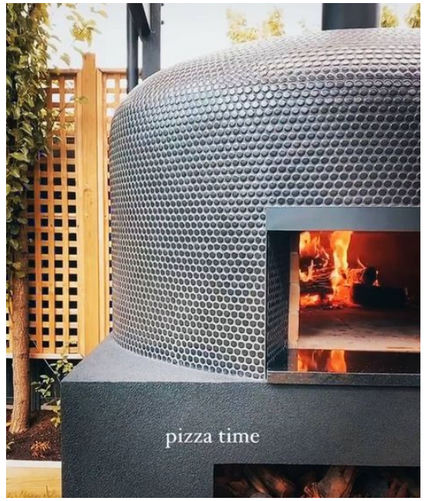
To ensure immediate impact and canopy development, larger-than-standard caliper trees will be specified in area where the parkade slab has been notched along the 8th avenue streetscape, allowing for enhanced soil volume and root support. Additionally, large, raised planters will be integrated in over slab areas, ensuring adequate soil volumes to support a diverse and thriving urban canopy within the project site.



Landscape Precedent Images

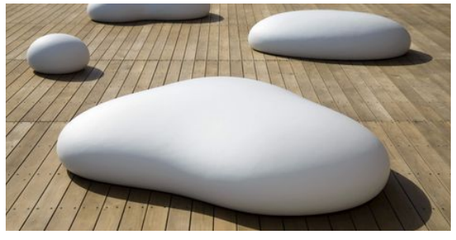


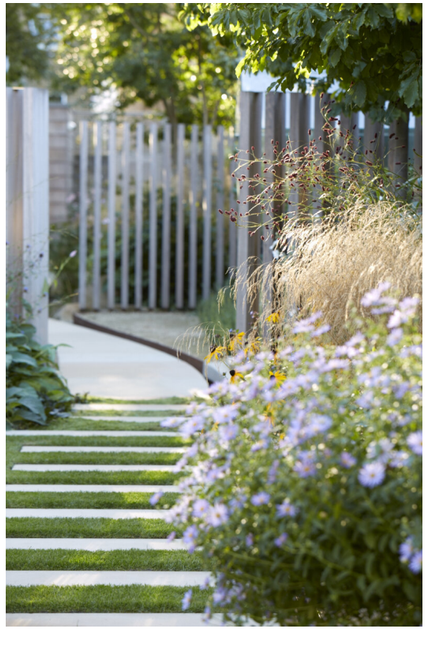


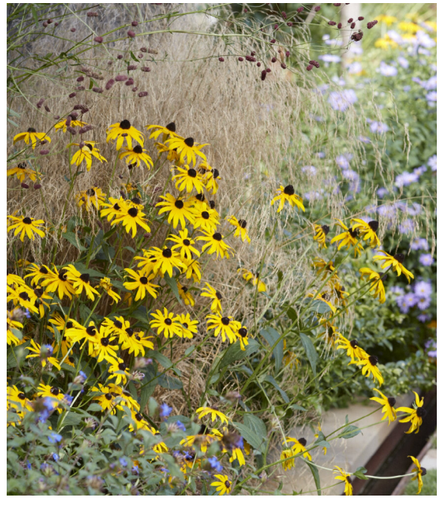
















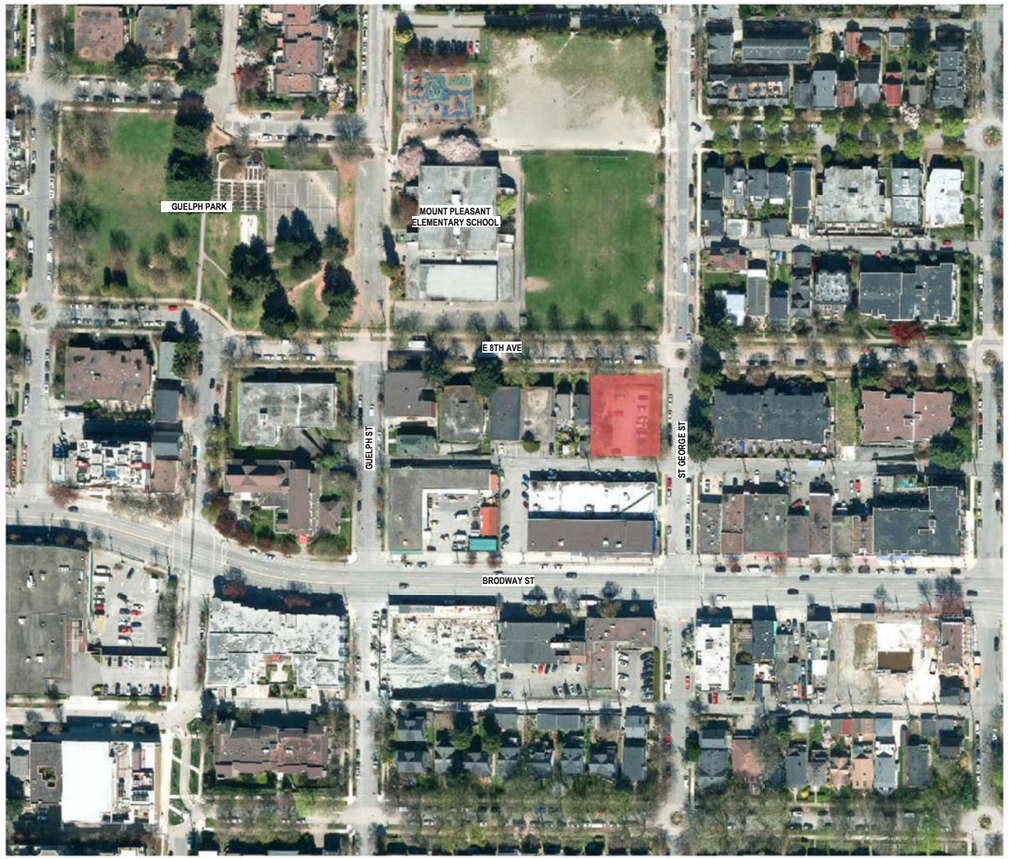
View of the facade looking up from the courtyard



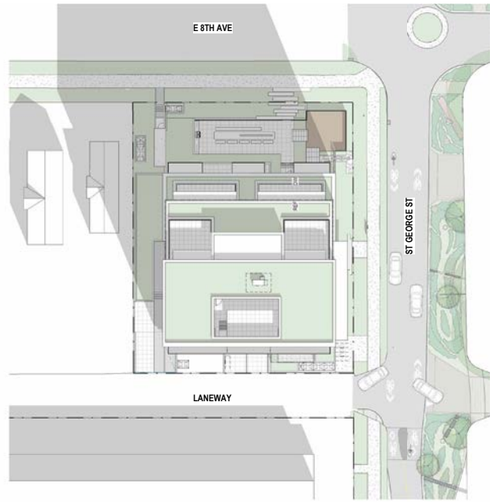
6.0

Project Drawings

6.1 CONTEXT PLAN

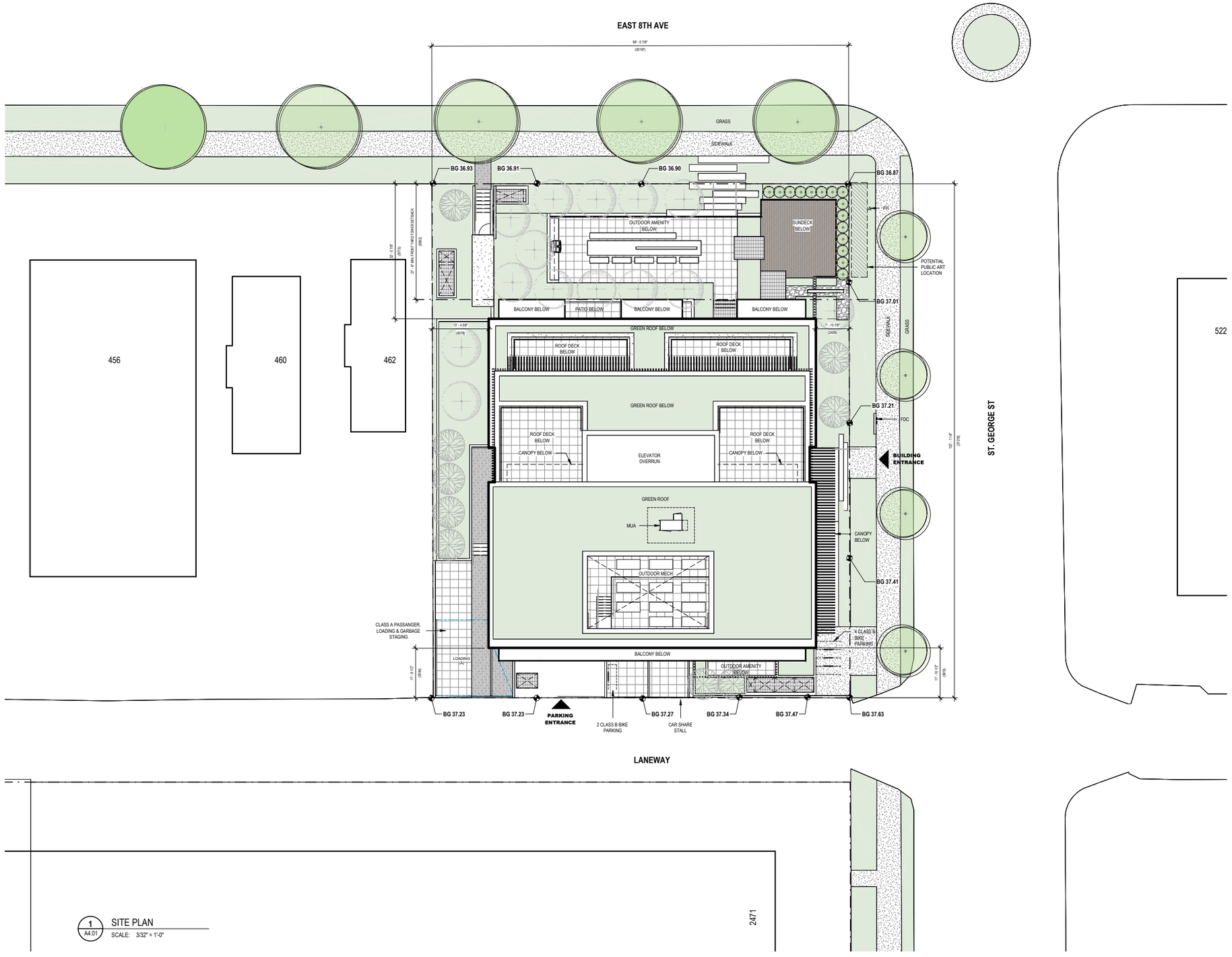


1 A1.03 **CONTEXT PLAN**
NTS



1 A1.02 FUTURE GREENWAY / RAINWAY
SCALE: 1" = 30'-0"

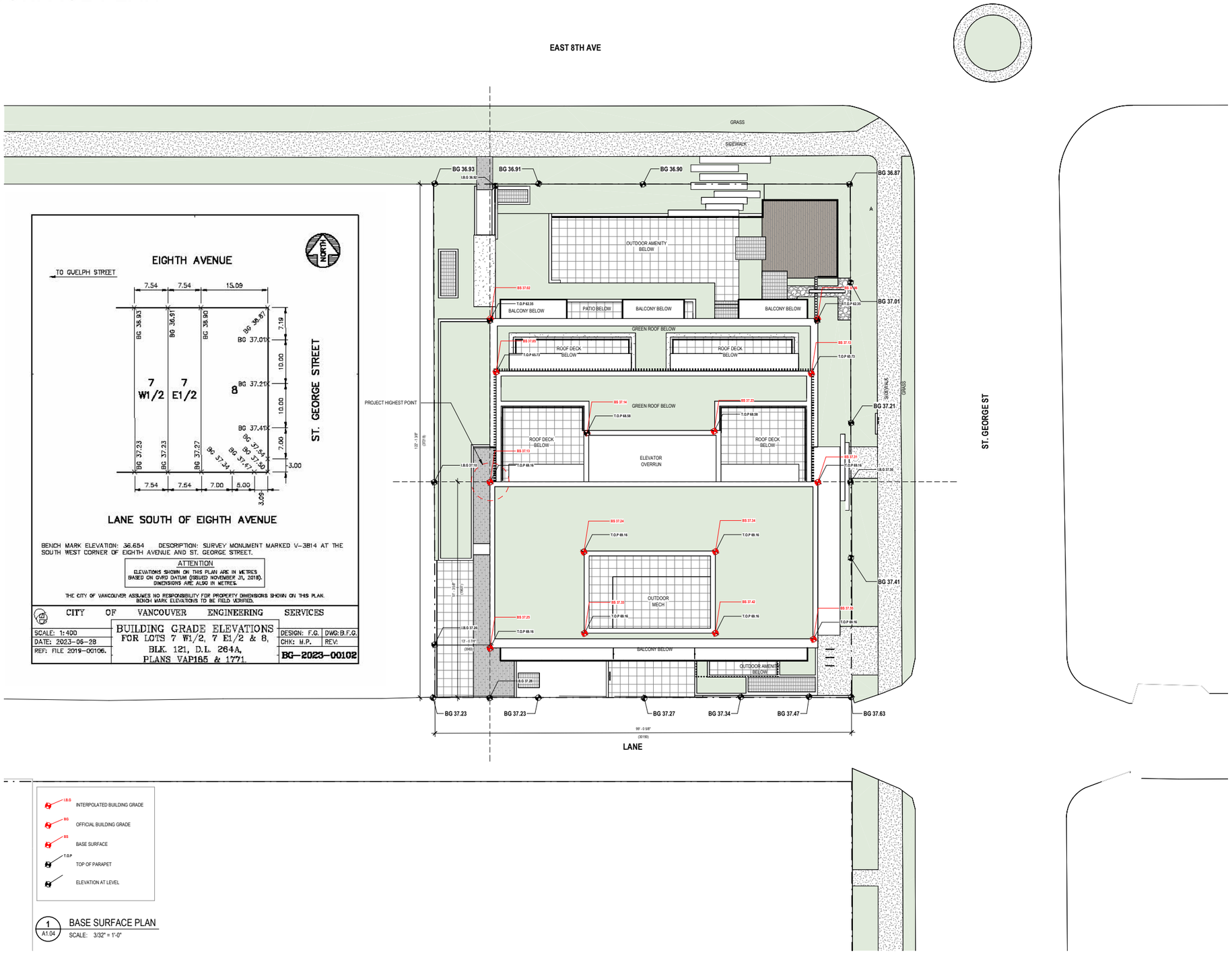
NTS



1 A4.01 SITE PLAN
SCALE: 3/32" = 1'-0"

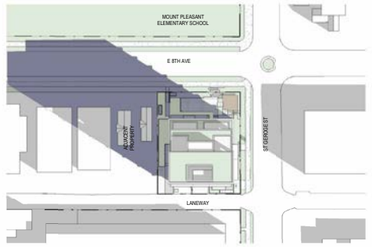
NTS

6.3 BASE SURFACE PLAN

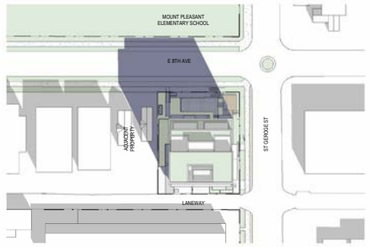


1 A1.04 BASE SURFACE PLAN
SCALE: 3/32" = 1'-0"

NTS



1 A1.05 MARCH 21 10AM
SCALE: 1" = 80'-0"



2 A1.05 MARCH 21 12PM
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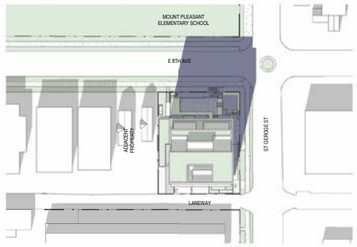
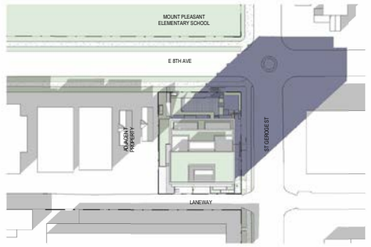
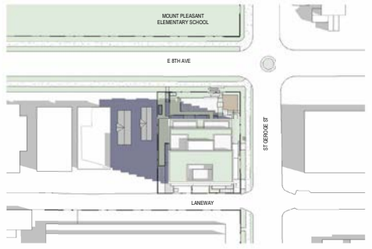


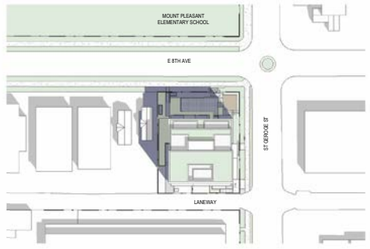
3 A1.05 MARCH 21 2PM
SCALE: 1" = 80'-0"



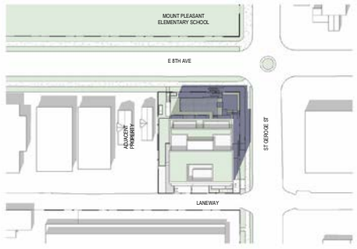
4 A1.05 MARCH 21 4PM
SCALE: 1" = 80'-0"



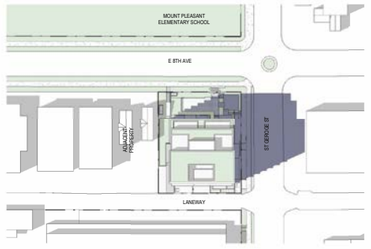
5 A1.05 JUNE 21 10AM
SCALE: 1" = 80'-0"



6 A1.05 JUNE 21 12AM
SCALE: 1" = 80'-0"



7 A1.05 JUNE 21 2PM
SCALE: 1" = 80'-0"



8 A1.05 JUNE 21 4PM
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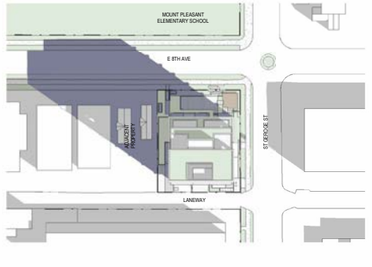

9 A1.05 SEPTEMBER 22 10AM
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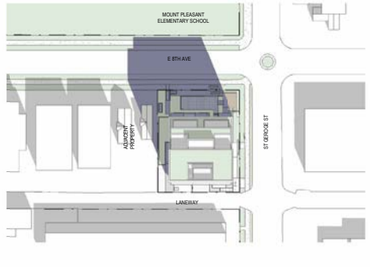

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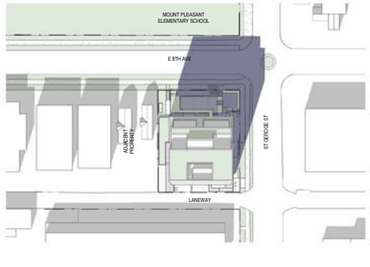

11 A1.05 SEPTEMBER 22 2PM
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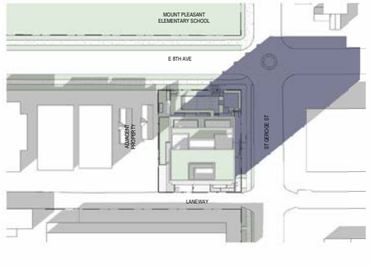
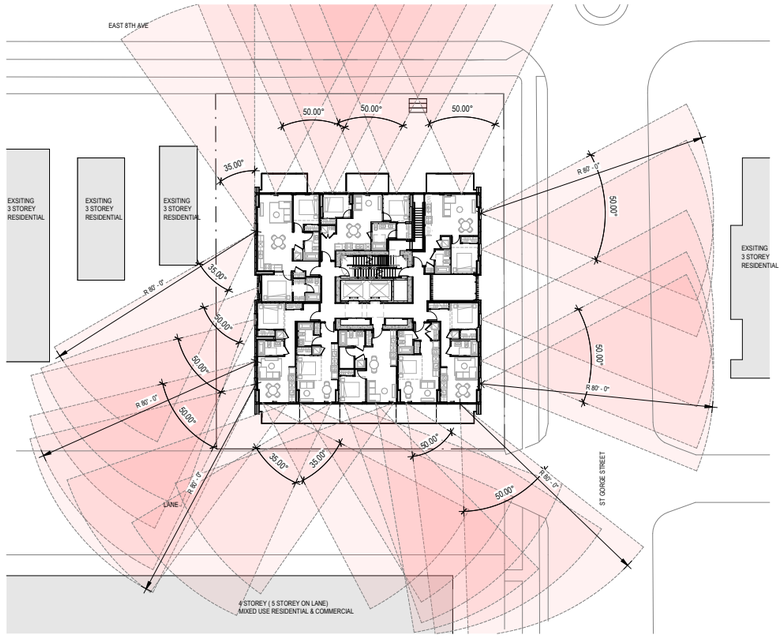


12 A1.05 SEPTEMBER 22 4PM
SCALE: 1" = 80'-0"

NTS

6.5 HAD PLAN



1 A1.06 LEVEL 02 HAD PLAN
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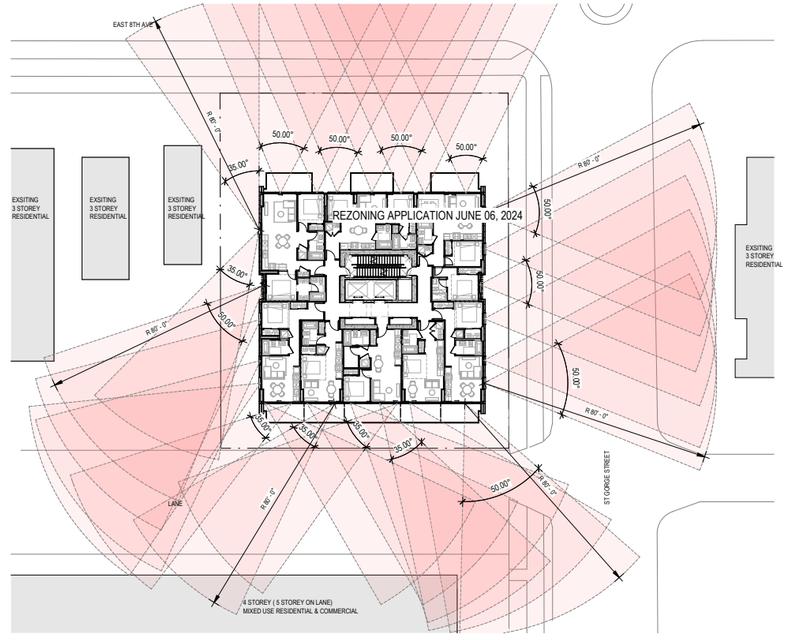

2 A1.06 LEVEL 03-08 HAD PLAN
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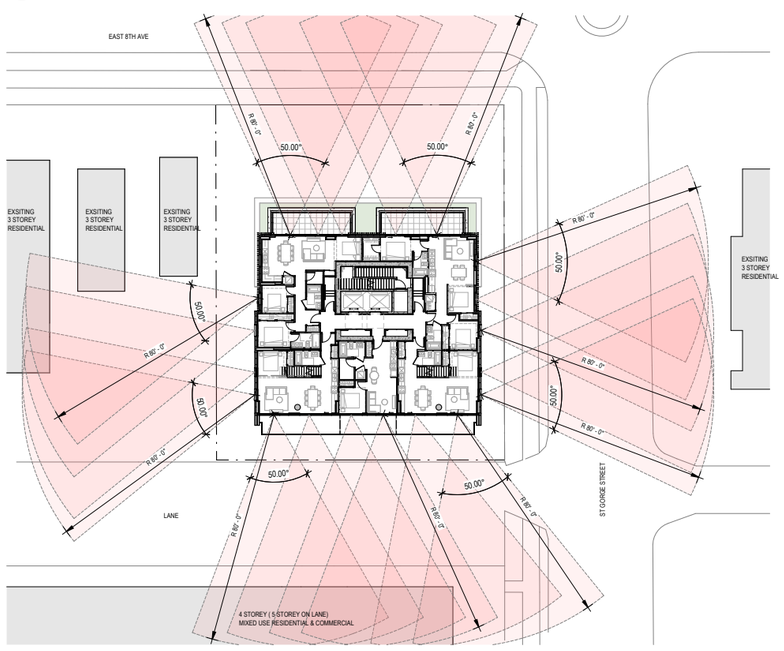
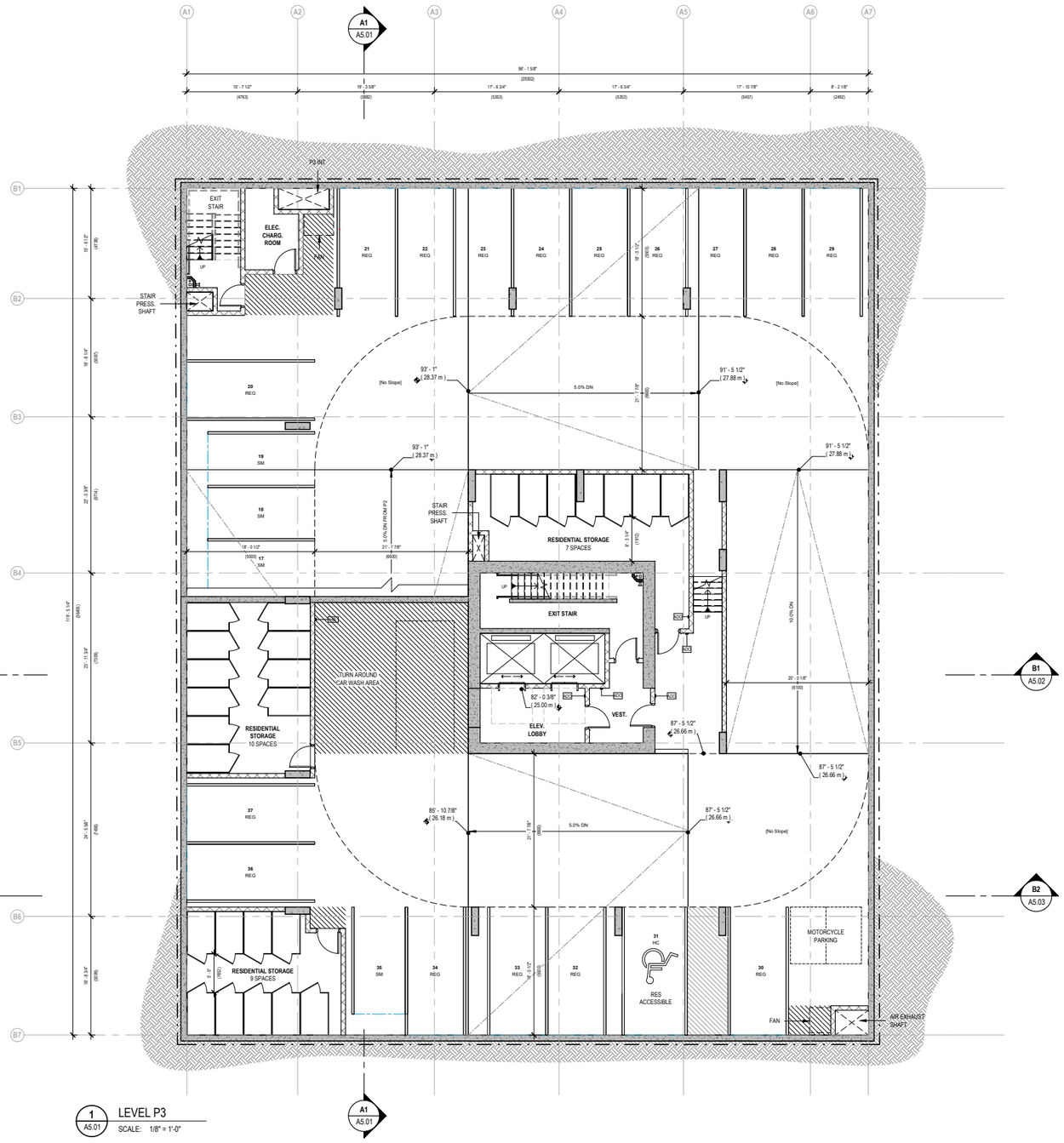


3 A1.06 LEVEL 09 HAD PLAN
SCALE: 3/64" = 1'-0"

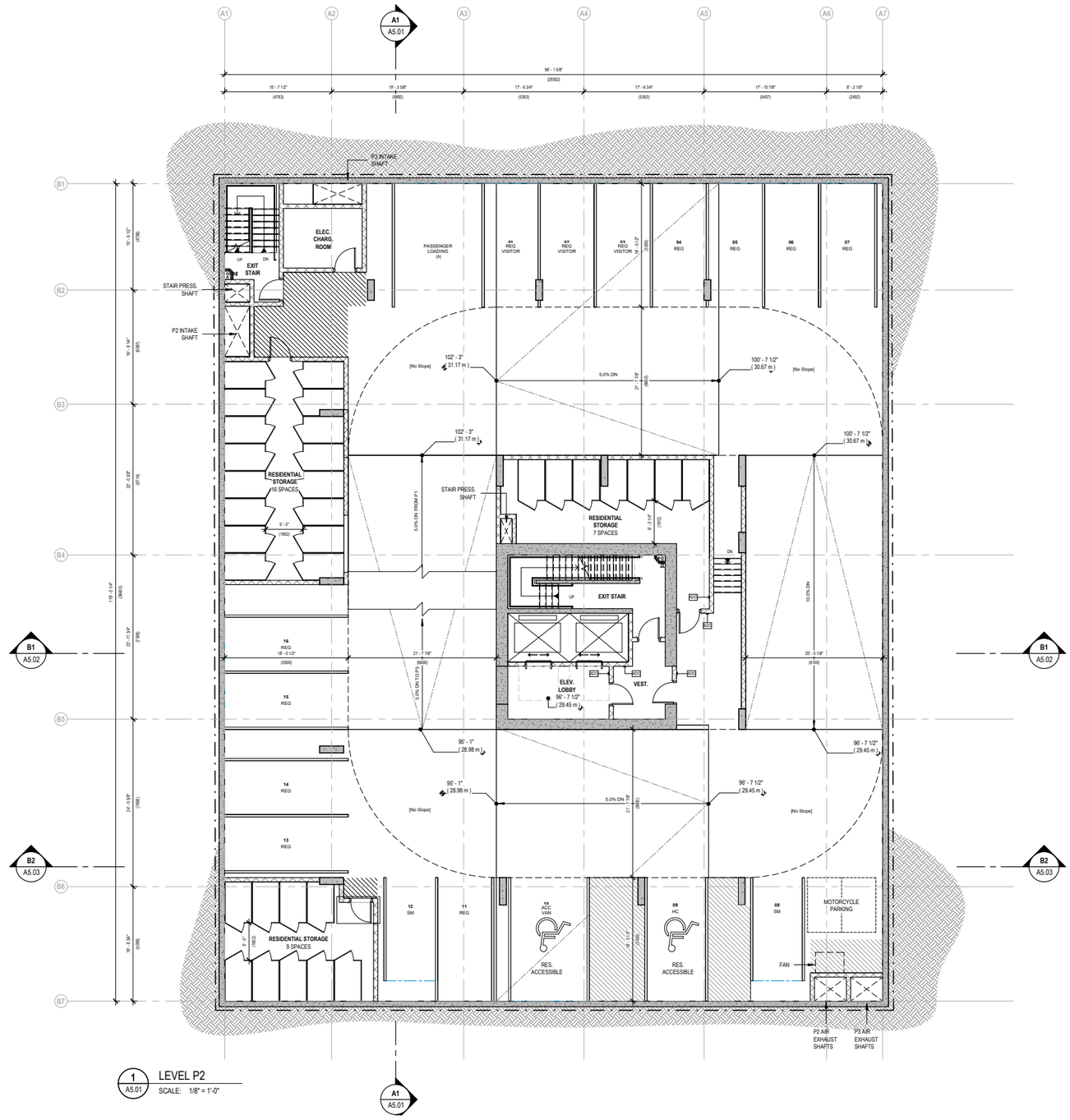
NTS



1 A5.01 LEVEL P3
SCALE: 1/8" = 1'-0"

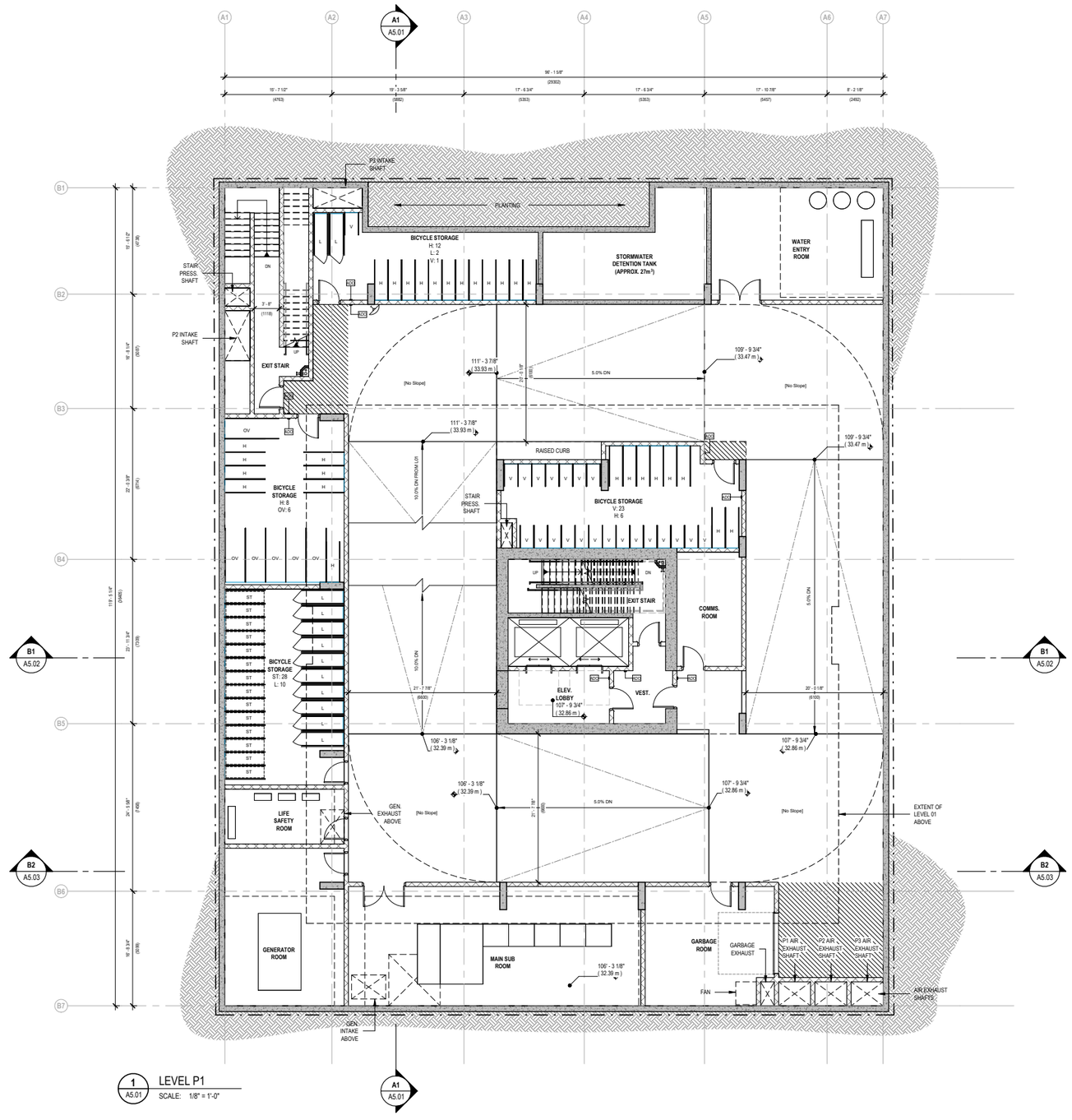
NTS

6.5 P2 PLAN



1 A5.01 LEVEL P2
SCALE: 1/8" = 1'-0"

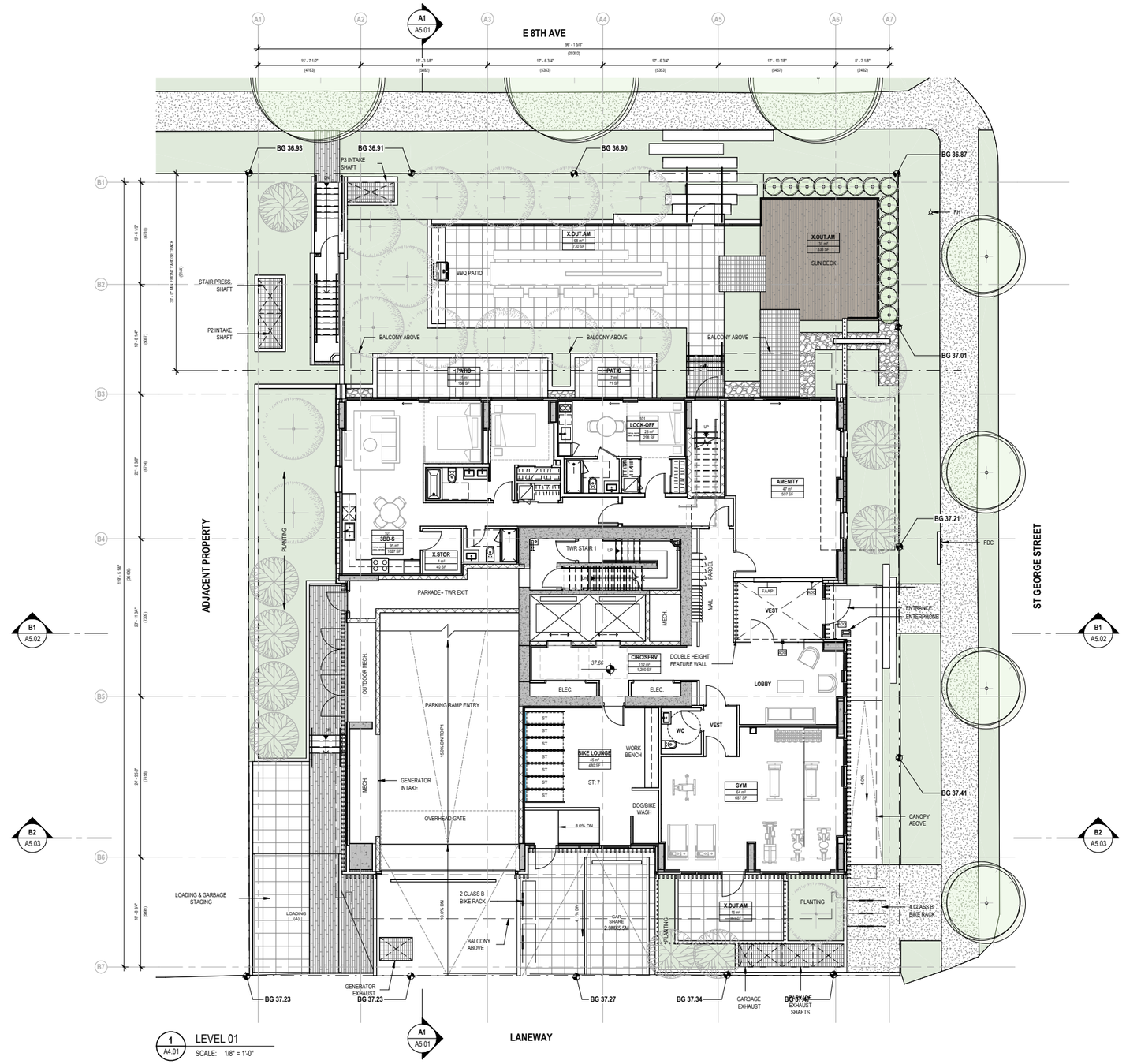
NTS

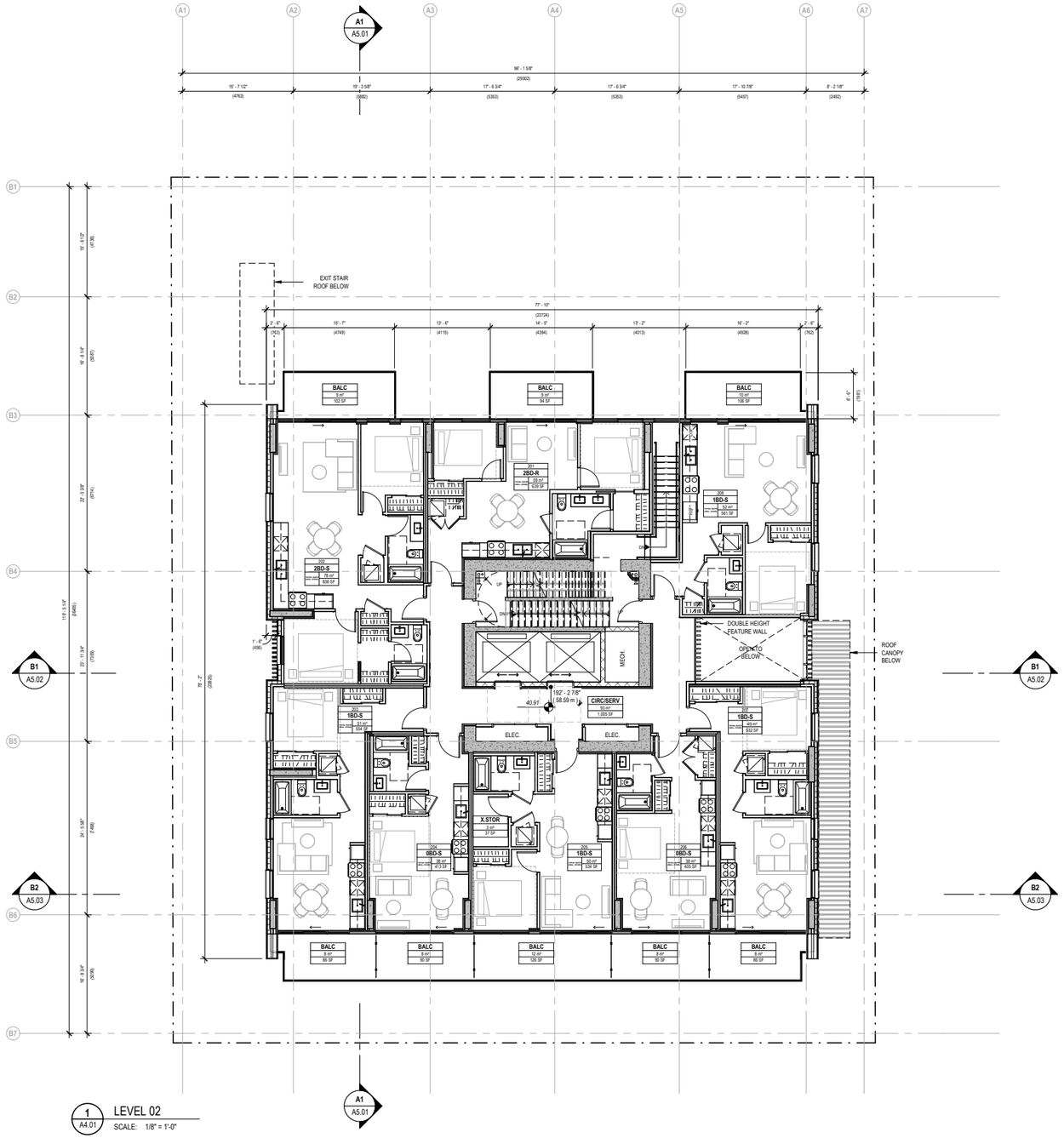


1 A5.01 LEVEL P1
SCALE: 1/8" = 1'-0"

NTS

6.5 LEVEL 01 PLAN

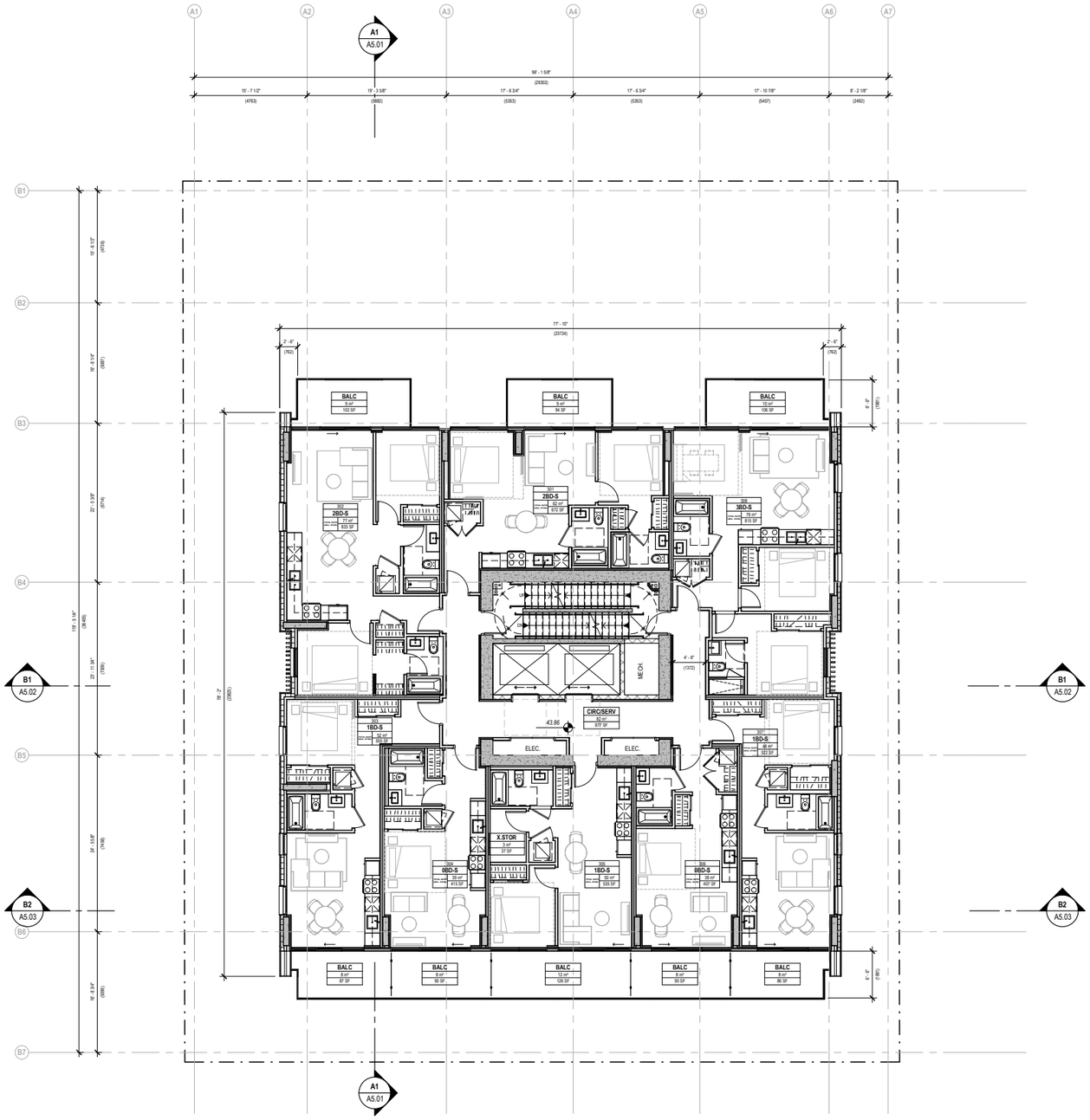




1 A4.01 LEVEL 02
SCALE: 1/8" = 1'-0"

NTS

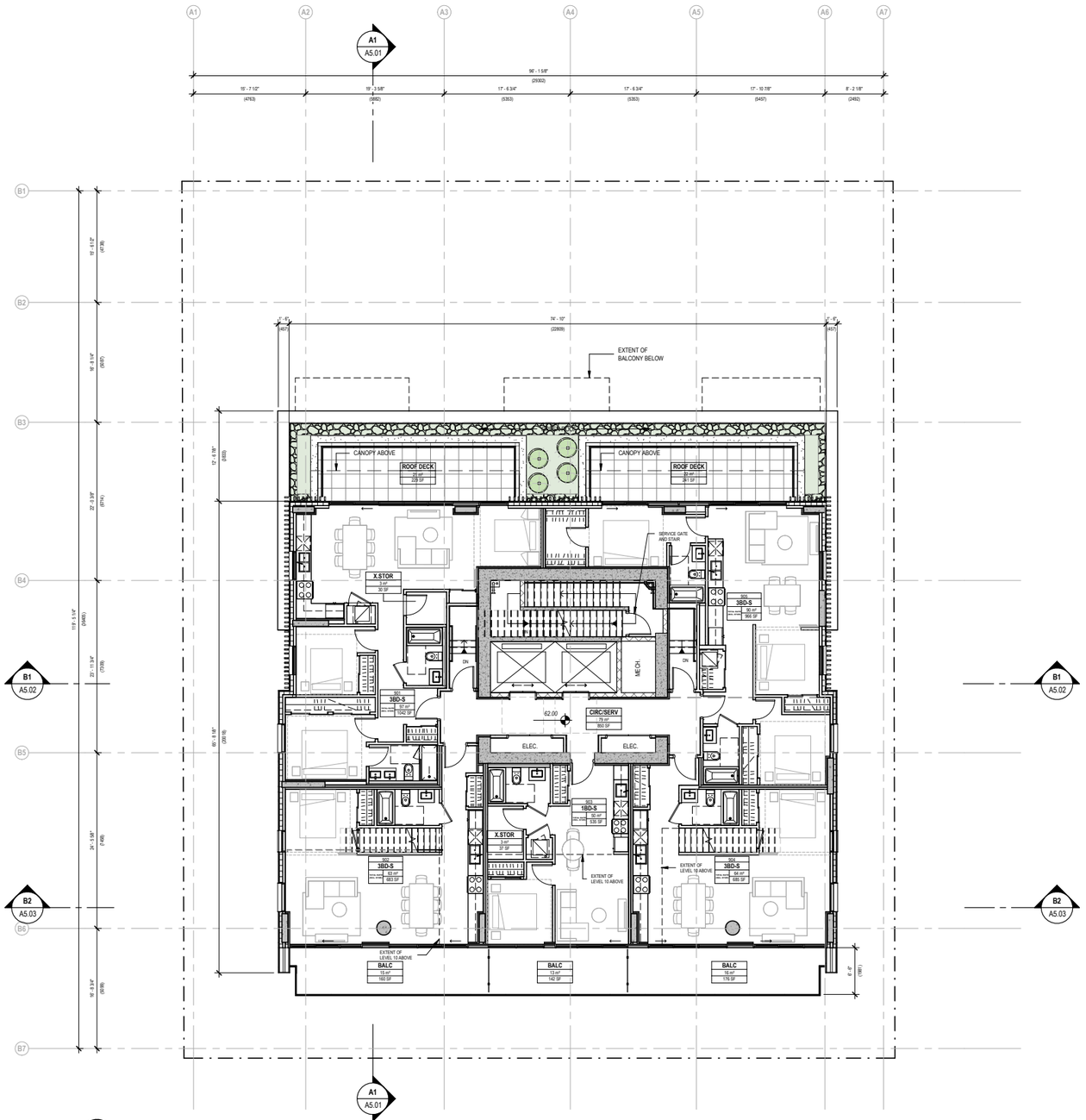
6.5 LEVEL 03-08 PLAN



1 / A4.01 LEVEL 3-8

SCALE: 1/8" = 1'-0"

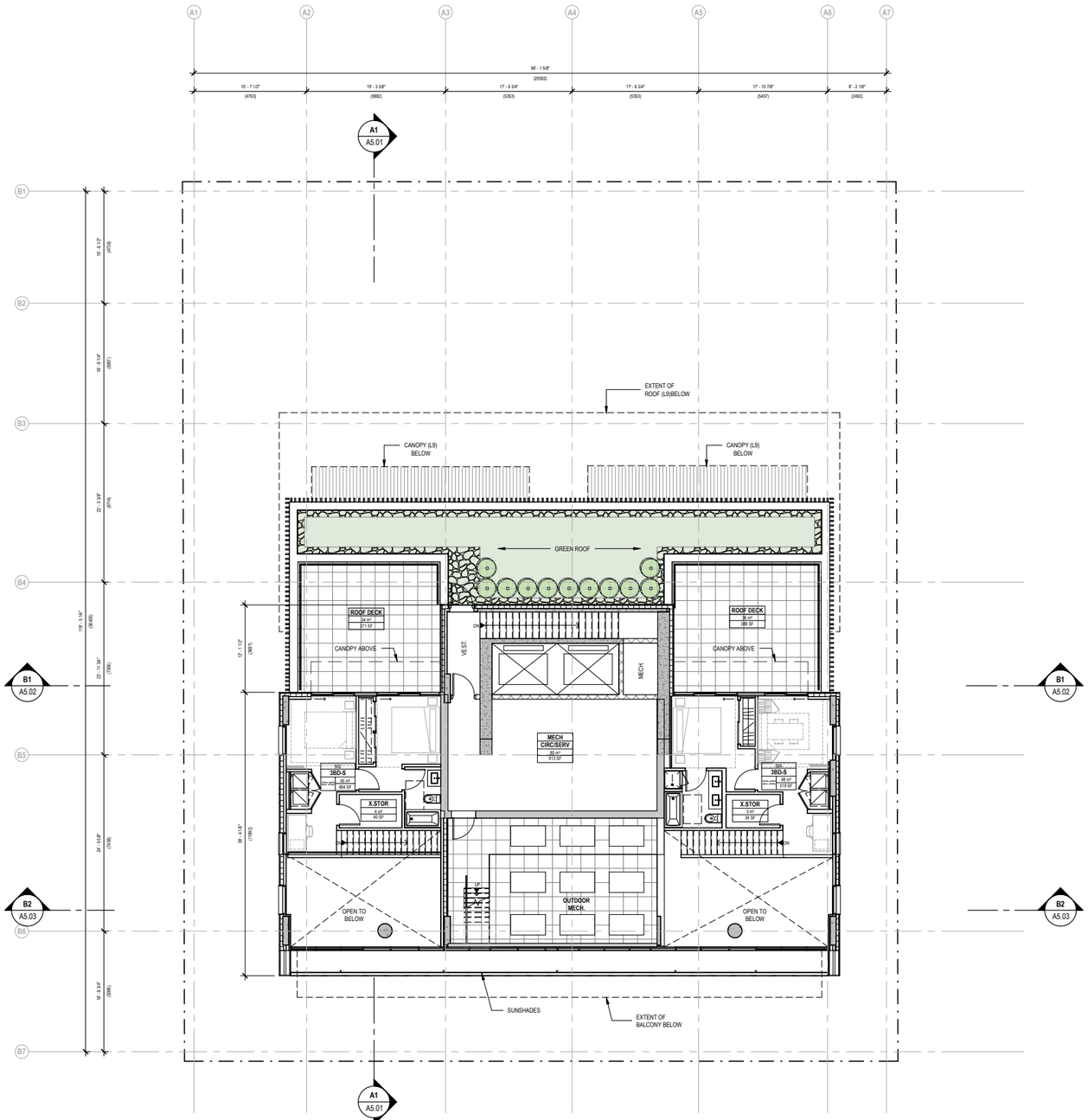
NTS



1 / A4.01 LEVEL 09
SCALE: 1/8" = 1'-0"

NTS

6.5 LEVEL 10 PLAN



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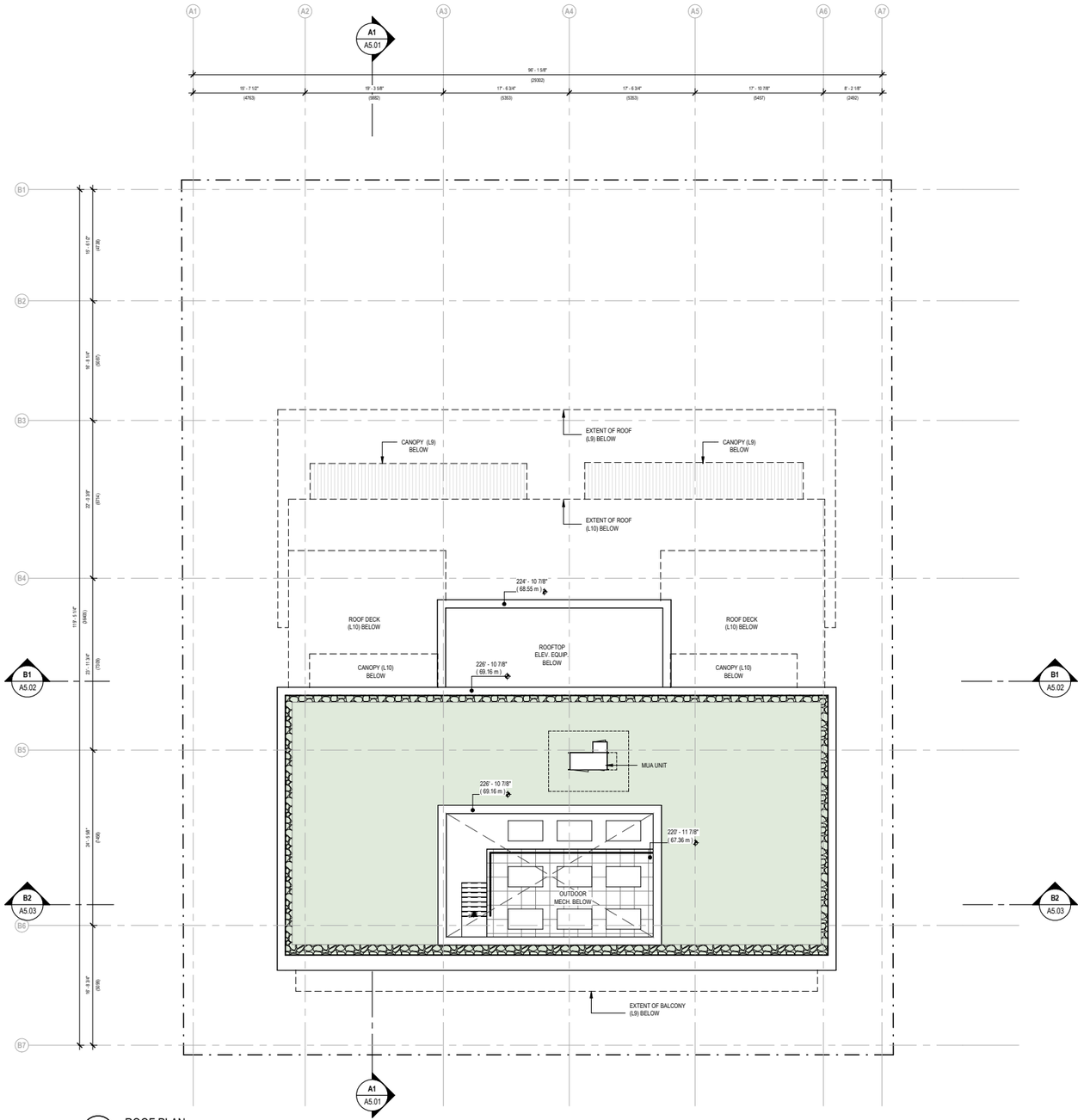


1 A2.09 ROOF PLAN
SCALE: 1/8" = 1'-0"

NTS

6.5 NORTH ELEVATION



MATERIAL LEGEND

1	ALUMINUM SLAT WALL SYSTEM - DARK
2	FIBRE-CEMENT CLADDING - DARK
3	FIBRE-CEMENT CLADDING - LIGHT
4	FIBRE-CEMENT CLADDING - MEDIUM
5	VISION GLASS
6	SPANDREL GLASS
7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
8	FROSTED GLASS
9	PERFORATED METAL PANEL - LIGHT
10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
11	CONCRETE LANDSCAPE WALL

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NTS



MATERIAL LEGEND

1	ALUMINUM SLAT WALL SYSTEM - DARK
2	FIBRE-CEMENT CLADDING - DARK
3	FIBRE-CEMENT CLADDING - LIGHT
4	FIBRE-CEMENT CLADDING - MEDIUM
5	VISION GLASS
6	SPANDREL GLASS
7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
8	FROSTED GLASS
9	PERFORATED METAL PANEL - LIGHT
10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
11	CONCRETE LANDSCAPE WALL

1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

NTS

6.5 SOUTH ELEVATION



MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

NTS



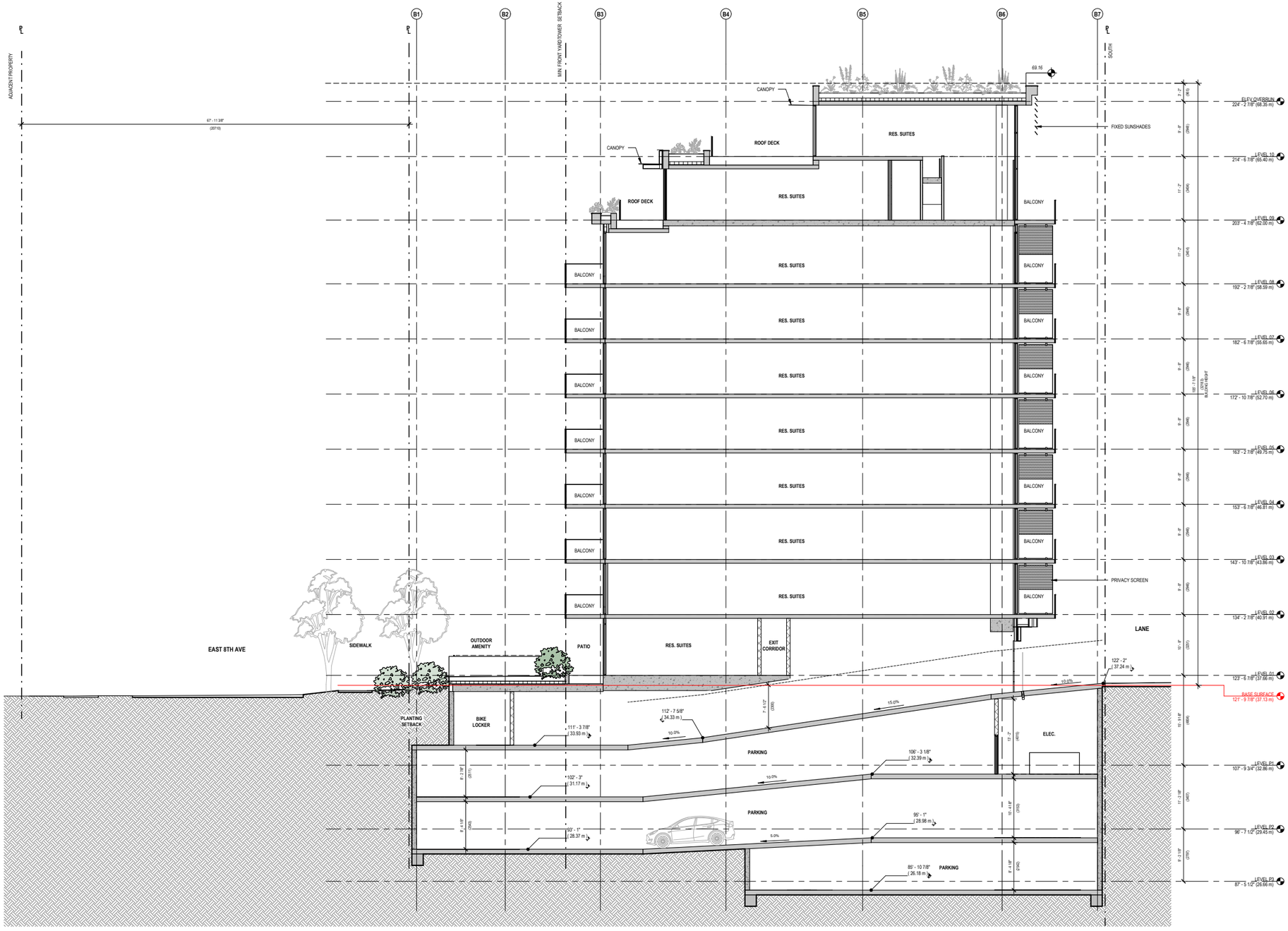
MATERIAL LEGEND

1	ALUMINUM SLAT WALL SYSTEM - DARK
2	FIBRE-CEMENT CLADDING - DARK
3	FIBRE-CEMENT CLADDING - LIGHT
4	FIBRE-CEMENT CLADDING - MEDIUM
5	VISION GLASS
6	SPANDREL GLASS
7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
8	FROSTED GLASS
9	PERFORATED METAL PANEL - LIGHT
10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
11	CONCRETE LANDSCAPE WALL

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

NTS

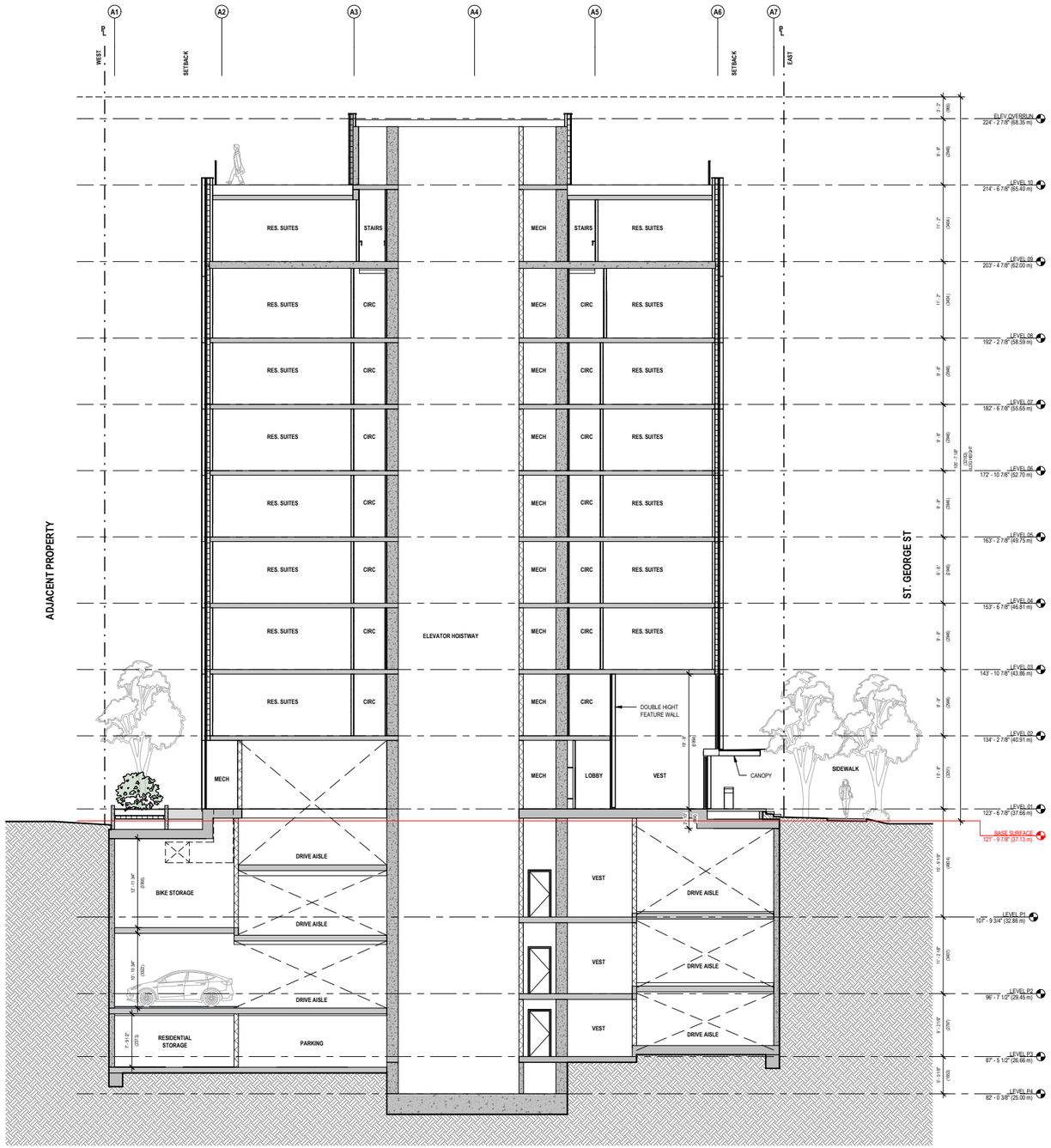
6.7 SECTION A1



1 A2.01 SECTION A1

SCALE: 1/8" = 1'-0"

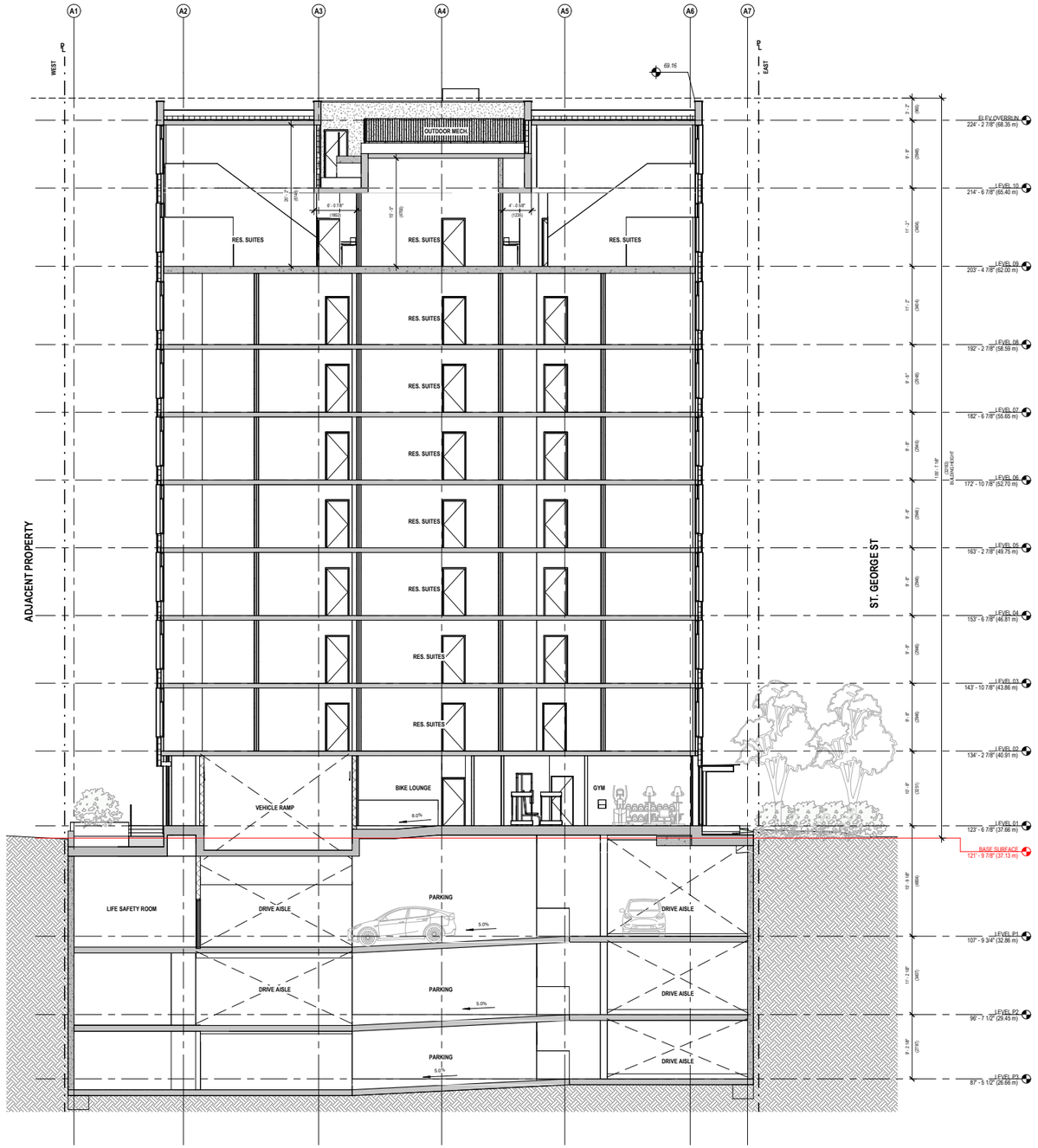
NTS



1 A2.01 SECTION B1
SCALE: 1/8" = 1'-0"

NTS

6.7 SECTION B2



1 / A2.01 SECTION B2

SCALE: 1/8" = 1'-0"

NTS

7.0

FSR OVERLAY DRAWINGS

NTS

7.1 LEVEL 01 PLAN

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 01	4739 ft²	440.3 m²

AMENITY EXCLUSION

Name	Area (SF)	Area (m2)
GYM	638 ft²	59.3 m²
AMENITY	449 ft²	41.7 m²
TOTAL	1087 ft²	101.0 m²

RESIDENTIAL SUITES

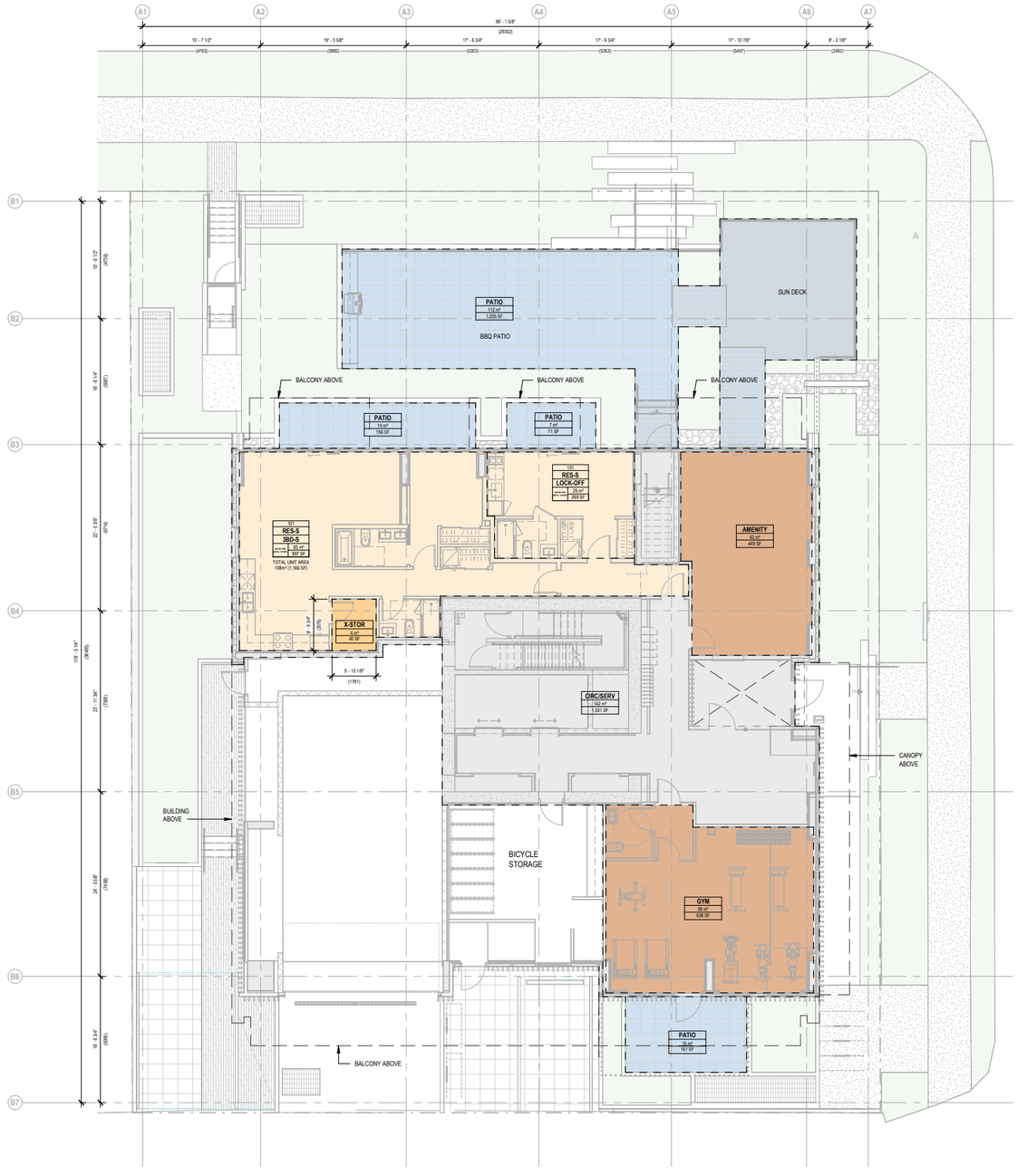
Name	Number	Area (SF)	Area (m2)
3BD-S	101	897 ft²	83.3 m²
LOCK-OFF	101	269 ft²	25.0 m²
TOTAL		1166 ft²	108.3 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR		40 ft²	3.7 m²
TOTAL		40 ft²	3.7 m²

PATIO

Name	Number	Area (SF)	Area (m2)
PATIO	101	156 ft²	14.5 m²
PATIO	101	71 ft²	6.6 m²
TOTAL		227 ft²	21.1 m²



1 A11.01 LEVEL 1 AREA PLAN

SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 02	5457 ft²	507.0 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
2BD-S	202	764 ft²	71.0 m²
1BD-S	203	493 ft²	45.8 m²
0BD-S	204	383 ft²	35.6 m²
1BD-S	205	450 ft²	41.8 m²
0BD-S	206	369 ft²	34.3 m²
1BD-S	207	470 ft²	43.7 m²
1BD-S	208	513 ft²	47.7 m²
TOTAL		3443 ft²	319.9 m²

RESIDENTIAL SUITES (RENTAL)

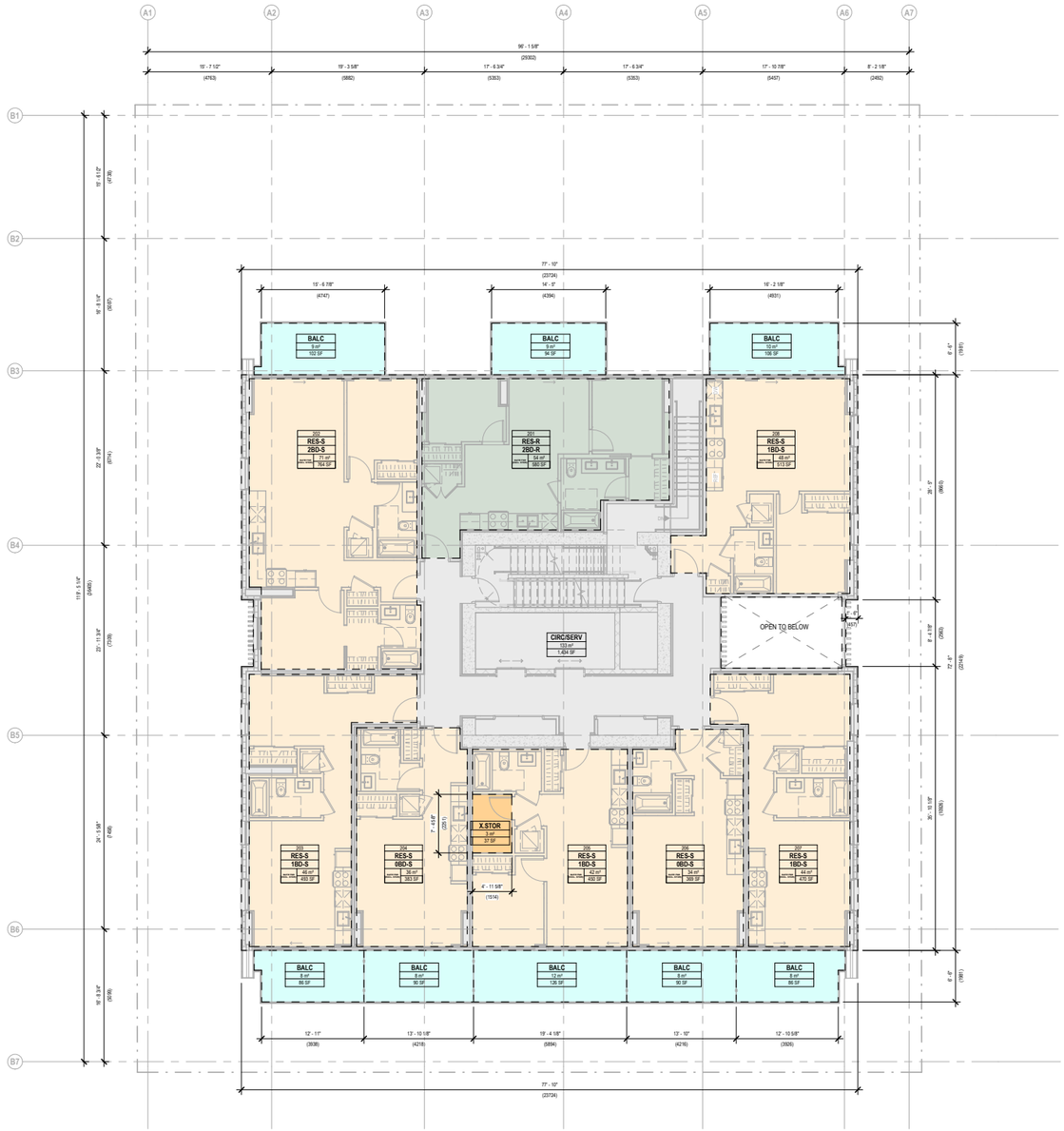
Name	Number	Area (SF)	Area (m2)
2BD-R	201	580 ft²	53.9 m²
TOTAL		580 ft²	53.9 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X.STOR	205	37 ft²	3.4 m²
TOTAL		37 ft²	3.4 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	201	94 ft²	8.7 m²
BALC	202	102 ft²	9.5 m²
BALC	203	86 ft²	8.0 m²
BALC	204	90 ft²	8.4 m²
BALC	205	126 ft²	11.7 m²
BALC	206	90 ft²	8.4 m²
BALC	207	86 ft²	8.0 m²
BALC	208	106 ft²	9.9 m²
TOTAL		780 ft²	72.4 m²



1 A11.02 LEVEL 02 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

7.1 LEVEL 03-08 PLAN

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 03	5594 ft²	519.7 m²

RESIDENTIAL SUITES

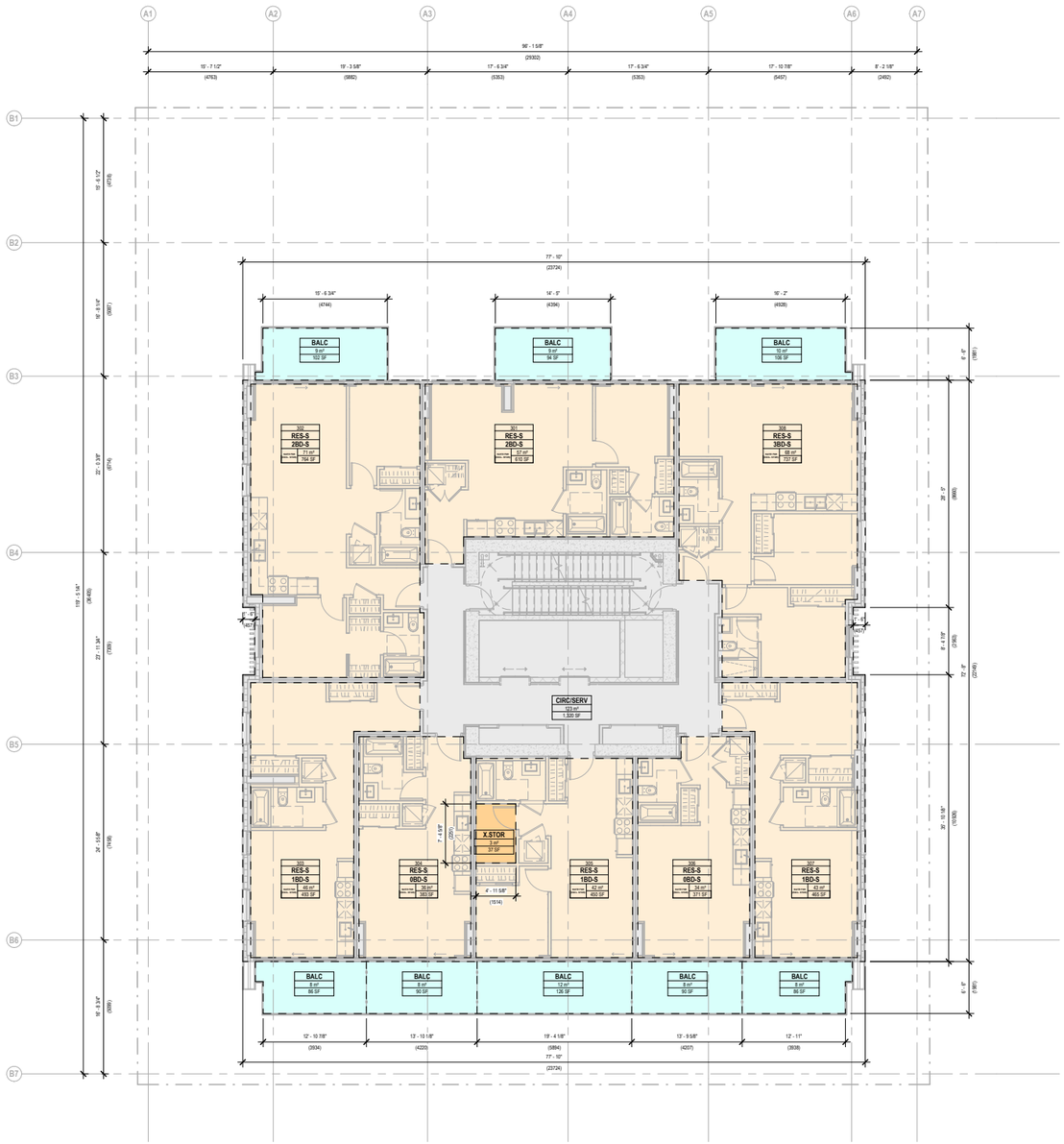
Name	Number	Area (SF)	Area (m2)
2BD-S	301	610 ft²	56.6 m²
2BD-S	302	764 ft²	71.0 m²
1BD-S	303	493 ft²	45.8 m²
0BD-S	304	383 ft²	35.6 m²
1BD-S	305	450 ft²	41.8 m²
0BD-S	306	371 ft²	34.5 m²
1BD-S	307	465 ft²	43.2 m²
3BD-S	308	737 ft²	68.5 m²
TOTAL		4274 ft²	397.0 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X.STOR	305	37 ft²	3.4 m²
TOTAL		37 ft²	3.4 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	301	94 ft²	8.7 m²
BALC	302	102 ft²	9.5 m²
BALC	303	86 ft²	8.0 m²
BALC	304	90 ft²	8.4 m²
BALC	305	126 ft²	11.7 m²
BALC	306	90 ft²	8.3 m²
BALC	307	86 ft²	8.0 m²
BALC	308	106 ft²	9.8 m²
TOTAL		780 ft²	72.4 m²



1 A11.03 LEVEL 3-8 AREA PLAN

SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 09	4723 ft²	438.8 m²

RESIDENTIAL SUITES

Name	Number	Area (SF)	Area (m2)
3BD-S	901	935 ft²	86.8 m²
3BD-S	902	625 ft²	58.1 m²
1BD-S	903	450 ft²	41.9 m²
3BD-S	904	626 ft²	58.1 m²
3BD-S	905	863 ft²	80.2 m²
TOTAL		3498 ft²	325.0 m²

STORAGE EXCLUSION

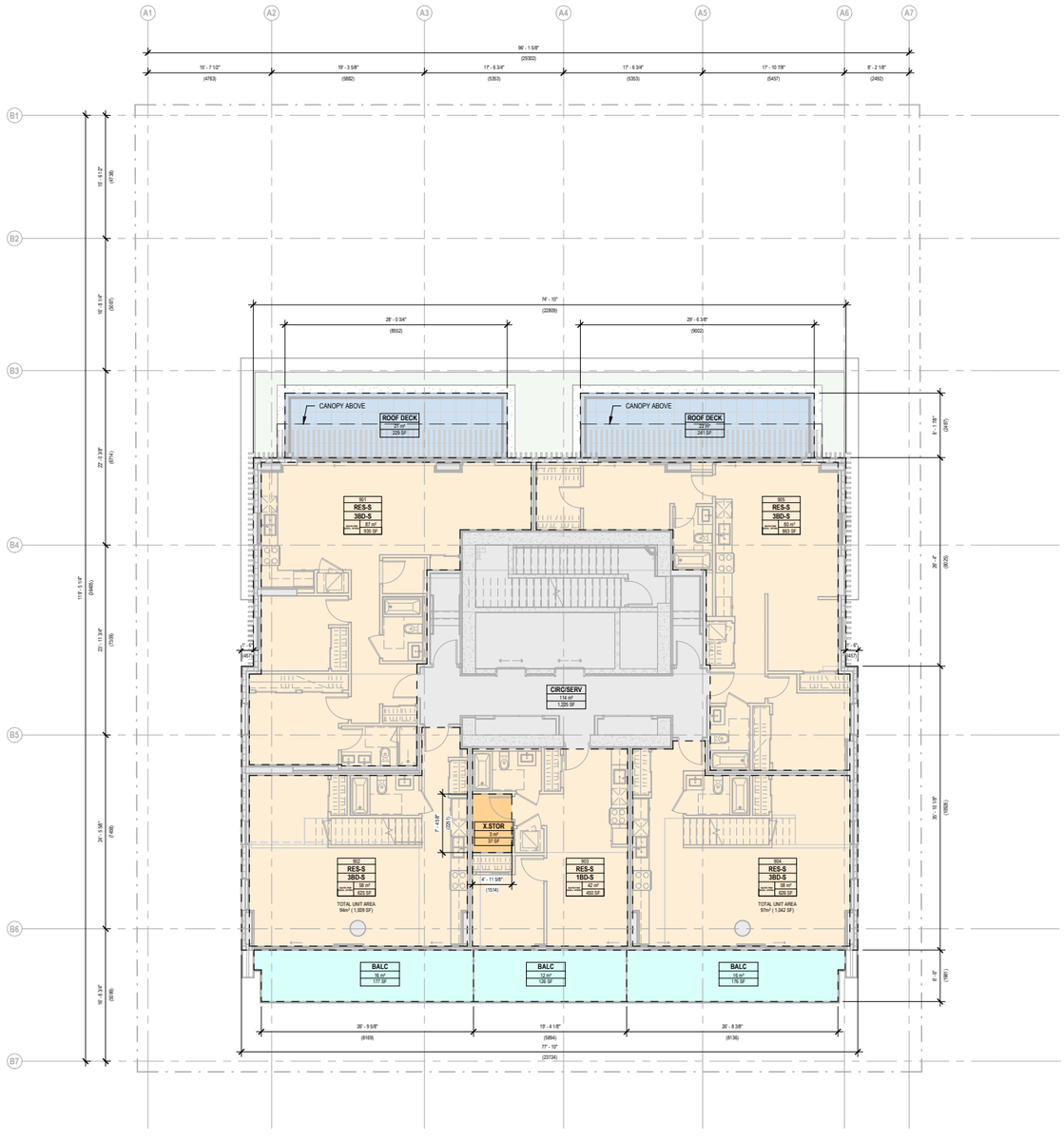
Name	Number	Area (SF)	Area (m2)
X.STOR	903	37 ft²	3.4 m²
TOTAL		37 ft²	3.4 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	902	177 ft²	16.4 m²
BALC	903	126 ft²	11.7 m²
BALC	904	176 ft²	16.3 m²
TOTAL		478 ft²	44.4 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	901	229 ft²	21.3 m²
ROOF DECK	905	241 ft²	22.4 m²
TOTAL		470 ft²	43.7 m²



1 A11.04 LEVEL 9 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS

7.1 LEVEL 10 PLAN

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 10	1860 ft²	172.8 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 10	1786 ft²	165.9 m²

RESIDENTIAL SUITES

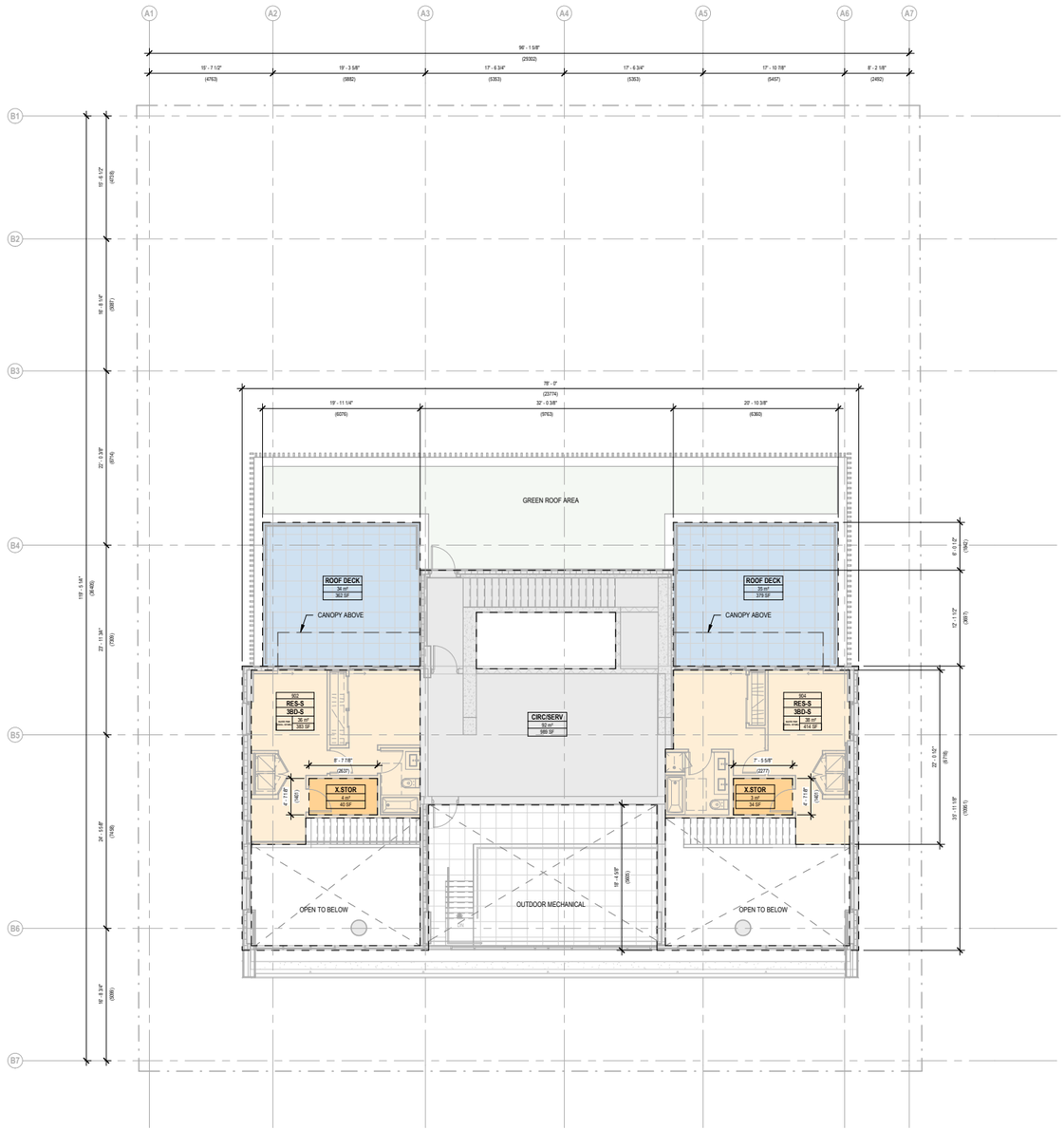
Name	Number	Area (SF)	Area (m2)
3BD-S	902	383 ft²	35.5 m²
3BD-S	904	414 ft²	38.4 m²
TOTAL		796 ft²	74.0 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X.STOR	902	40 ft²	3.7 m²
X.STOR	904	34 ft²	3.2 m²
TOTAL		74 ft²	6.9 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	902	362 ft²	33.7 m²
ROOF DECK	904	379 ft²	35.2 m²
TOTAL		741 ft²	68.9 m²



1 A11.05 LEVEL 10 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- CIRCULATION / SERVICE

NTS