



W 27TH + ASH VANCOUVER

REZONING APPLICATION
JULY 08, 2025

CICCOZZI



2025-07-10

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INTRODUCTION 01

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006	Rezoning Intent
007	Project Context
008	Proposal Summary



Introduction -Project Team

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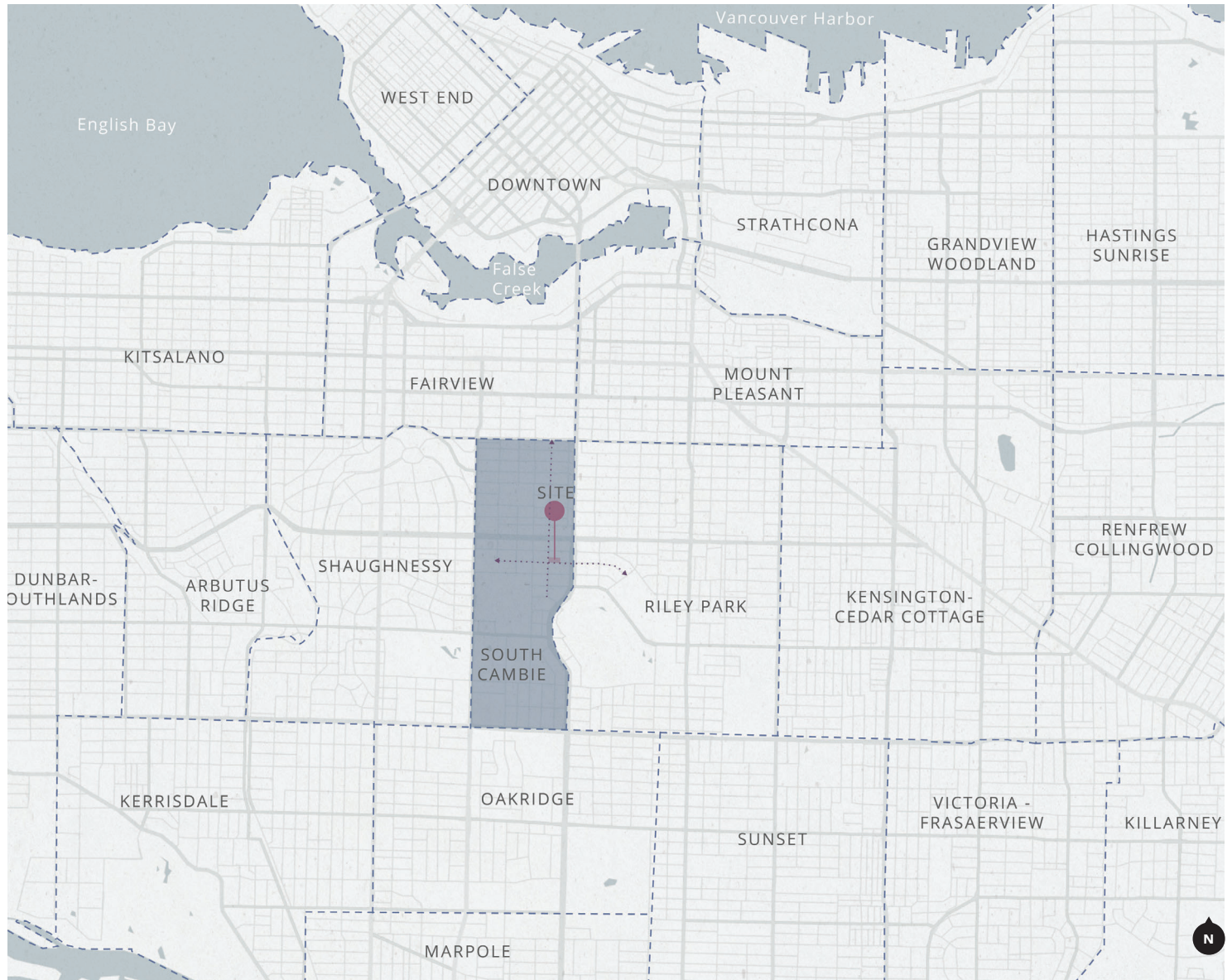
ENERGY/SUSTAINABILITY

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Introduction - Project Overview

Located in Vancouver's South Cambie neighbourhood, this site enjoys exceptional connectivity within the region. Positioned within walking distance of a Canada Line SkyTrain station, it offers direct and efficient access to key destinations including Richmond, Downtown Vancouver, YVR, and beyond. The site's proximity to rapid transit reinforces its role as a highly accessible and transit-oriented location.

The site also benefits from its adjacency to Queen Elizabeth Park, one of Vancouver's most iconic and expansive green spaces. This proximity presents a unique opportunity to strengthen ecological and recreational linkages between the development and the park. By integrating thoughtfully designed public realm elements such as landscaped open spaces, pedestrian pathways, and visual corridors, the project can foster a stronger connection to nature, support walkability, and contribute meaningfully to the surrounding urban fabric.



Introduction - Rezoning Intent

This proposal seeks to unlock the site's potential through a contextually responsive, mid-density secured rental residential development that meaningfully contributes to Vancouver's rental housing supply while enhancing the character and vitality of the South Cambie neighbourhood.

Situated at the corner of West 27th Avenue and Ash Street, the project comprises two carefully massed six-storey buildings, conceived with a focus on architectural refinement, high-performance materials, and a sensitive interface with the public realm. The design aligns with the City's Transit-Oriented Areas (TOA) policy objectives with respect to land use, density, and building height, while responding thoughtfully to the immediate residential context.

In lieu of pursuing the maximum allowable TOA **Tier 2** density of **12 storeys** and **4.0 FSR**, this proposal elects a more modest built form of **6 storeys** and **3.0 FSR**. This calibrated approach strikes a balance between urban intensification and neighbourhood fit, while acknowledging the financial constraints associated with delivering below-market rental housing at this scale. At the proposed density, the development does not generate sufficient land value uplift to support the inclusion of the required 20% below-market rental component.

The residential program emphasizes adaptability and livability, offering well-proportioned suites with ample storage and generous private outdoor space. A comprehensive amenity strategy, featuring both indoor and outdoor shared areas, fosters community connection and supports a broad spectrum of resident needs, from remote work and social gatherings to recreation and wellness.

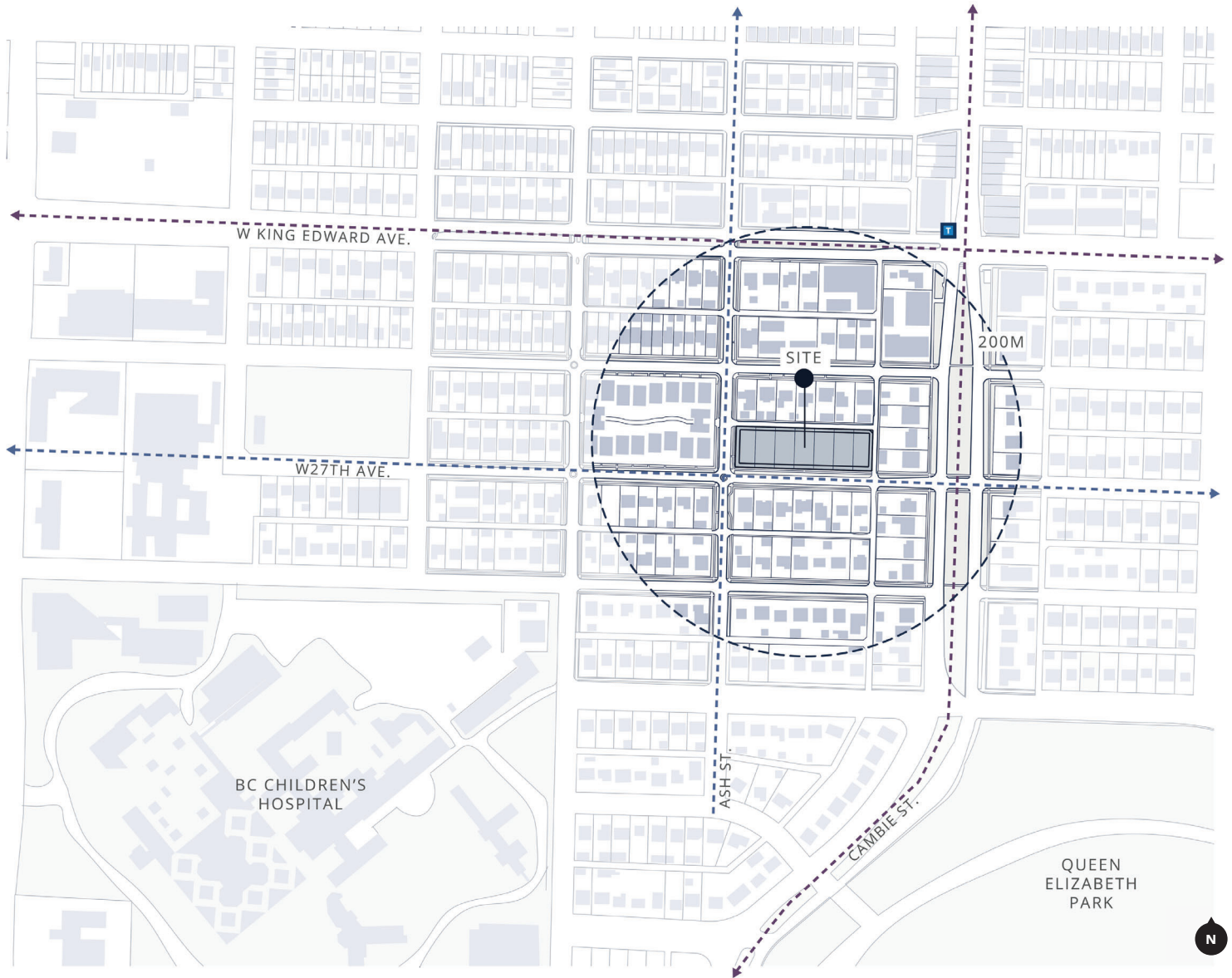
Zail Properties is committed to the long-term stewardship of this development, ensuring design excellence, sustainability, and residential quality remain central throughout. Enhanced streetscape treatments, activated frontages, and publicly accessible open spaces will create a vibrant, pedestrian-friendly environment that promotes safety, connectivity, and a strong sense of place.



Introduction - Project Context

The project site is situated within the Cambie Corridor Plan and falls under the Queen Elizabeth neighbourhood. It is bounded by W 27th Ave to the south, Ash Street to the west, and flanked by rear lanes to the north and east. The site is currently occupied by single-family dwellings but has been pre-zoned to RM-8A and RM-8AN, supporting the introduction of townhouse forms as envisioned in the area's broader transition strategy.

The surrounding context is predominantly residential, composed of single-family homes with an emerging presence of townhouse developments, particularly to the west. The neighbourhood retains a strong residential character, defined by mature street trees, generous setbacks, and a green, park-like atmosphere. Its location offers immediate access to major open spaces such as Queen Elizabeth Park and Braemar Park, while also being in close proximity to key institutional anchors, including BC Children's and Women's Hospital.



Introduction - Proposal Summary

Civic Address 595 27TH AVE W
 585 27TH AVE W
 577 27TH AVE W
 561 27TH AVE W
 547 27TH AVE W
 539 27TH AVE W
 531 27TH AVE W

Legal Description Lot 18 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 17 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 16 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 15 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 14 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 13 Block 700 Plan Vap6539 District Lot 526 New Westminster
 Lot 12 Block 700 Plan Vap6539 District Lot 526 New Westminster

PID 010-878-823
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 010-878-751
 004-412-231
 010-878-696

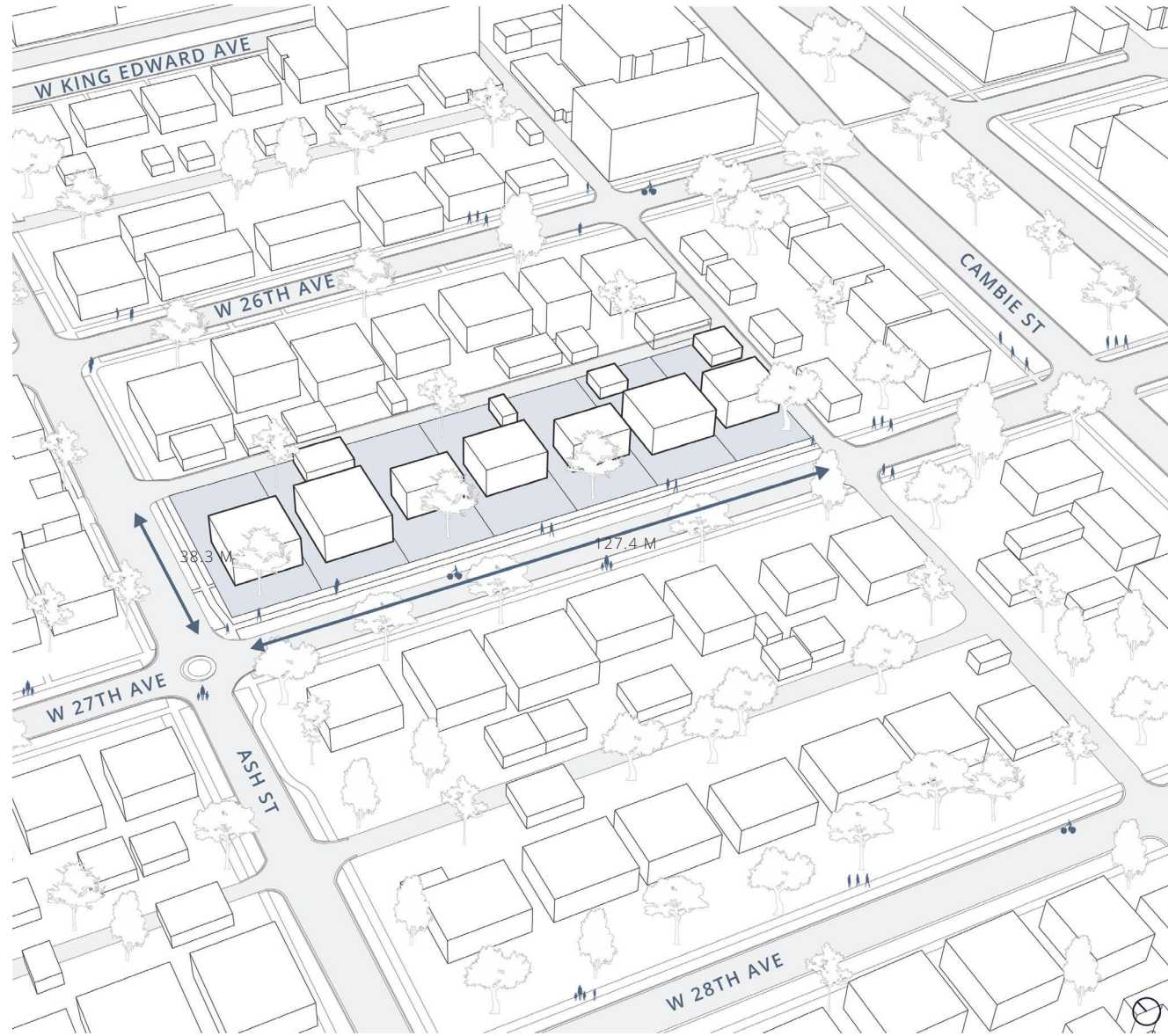
Existing Use RM-8A

Proposed Use CD-1

Site Area 52,1254.85 SF

FSR 3.0

Unit Breakdown 45 Studio
 95 One-Bedroom
 82 Two-Bedroom
 222 Total



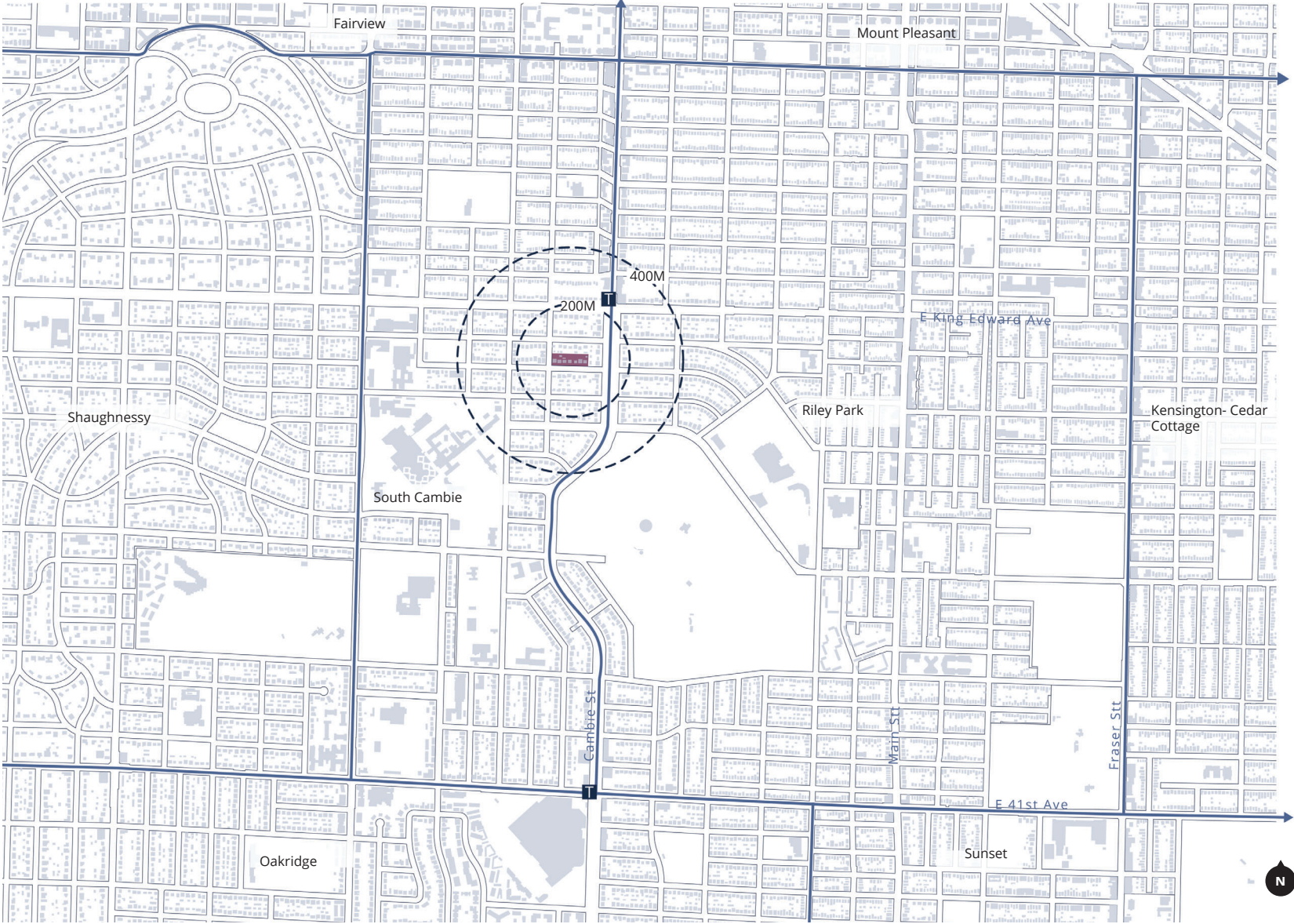
URBAN CONTEXT

02

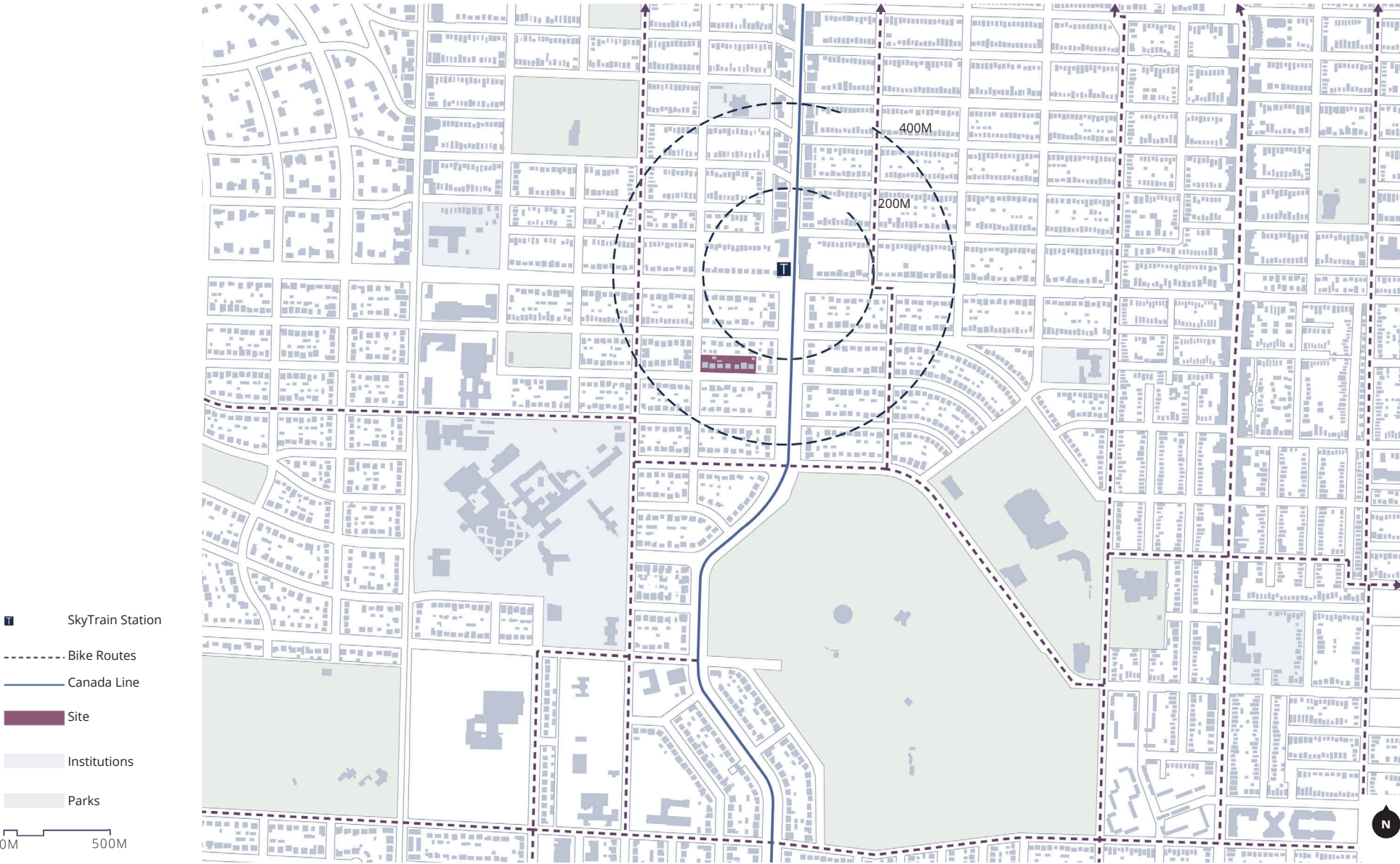
010	Neighbourhoods
011	Transit + Surroundings
012	Immediate Context
013	Site Analysis
014	Zoning
015	Building Usage
016	Streetscape
017	Existing Street View 1
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019	Existing Street Elevations
020	Current + Proposed Buildings
021	Surrounding Context



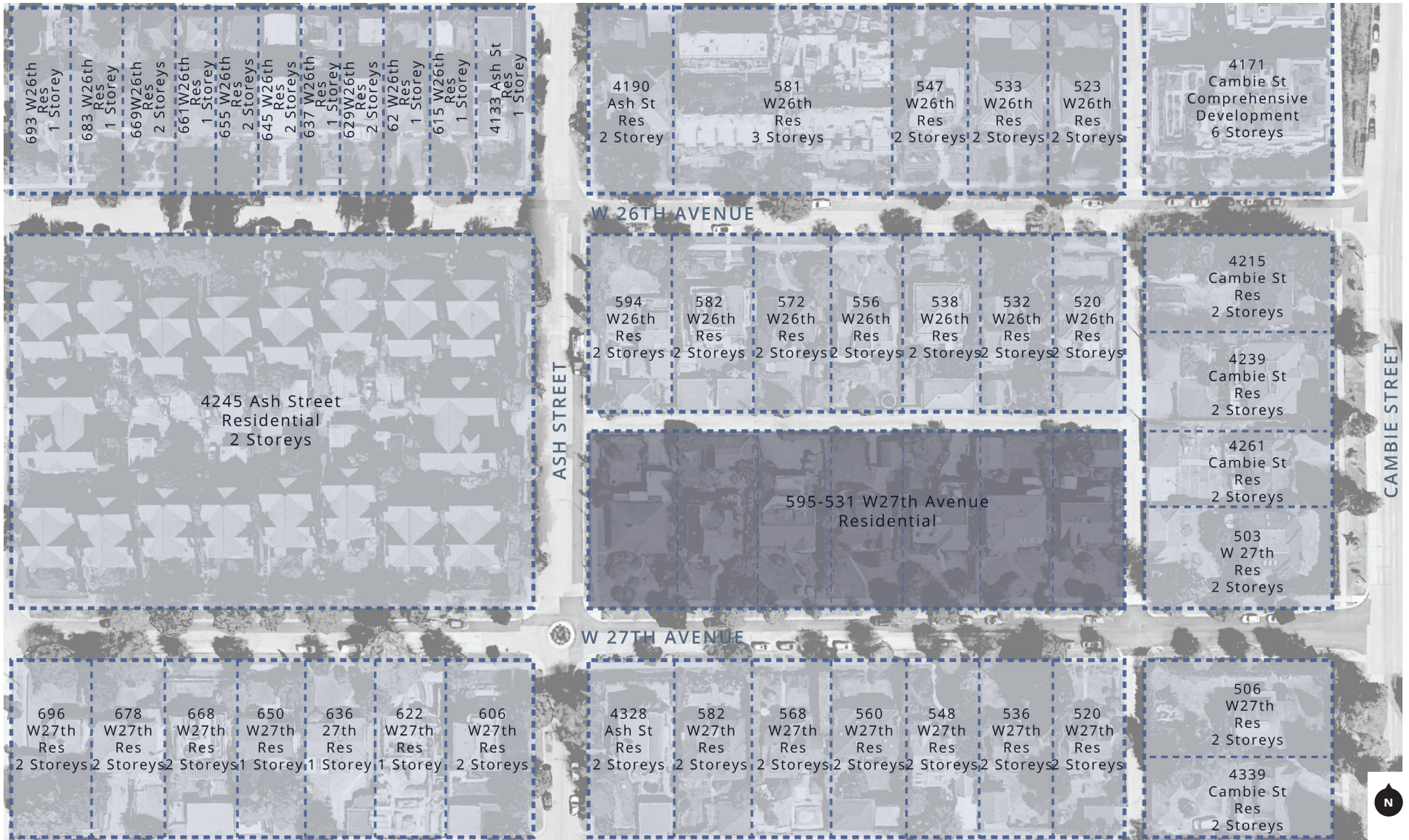
Urban Context - Neighbourhoods



Urban Context - Transit + Surroundings

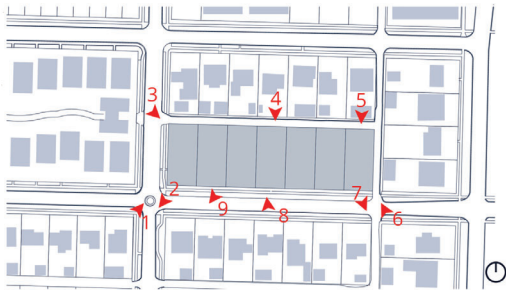


Urban Context - Immediate Context

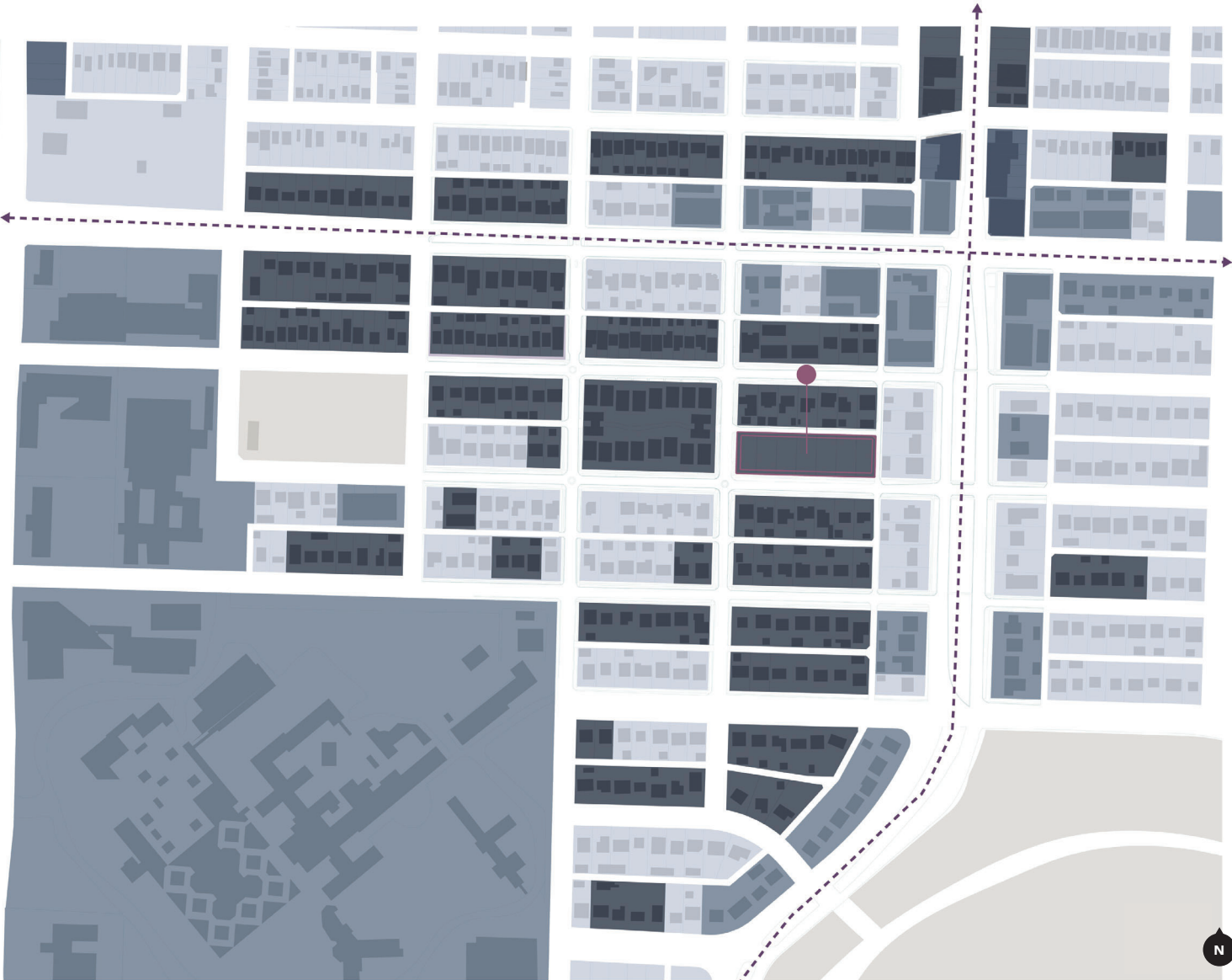


Urban Context - Site Analysis

1. Southwest corner of project site
2. View of southwest Corner of project site
3. Northwest corner of Project site
4. Laneway looking south
5. Laneway looking south
6. Southeast corner of project site
7. View of southeast corner of project site
8. 27th looking north at project site
9. 27th looking southwest



Urban Context - Zoning



Urban Context - Building Usage



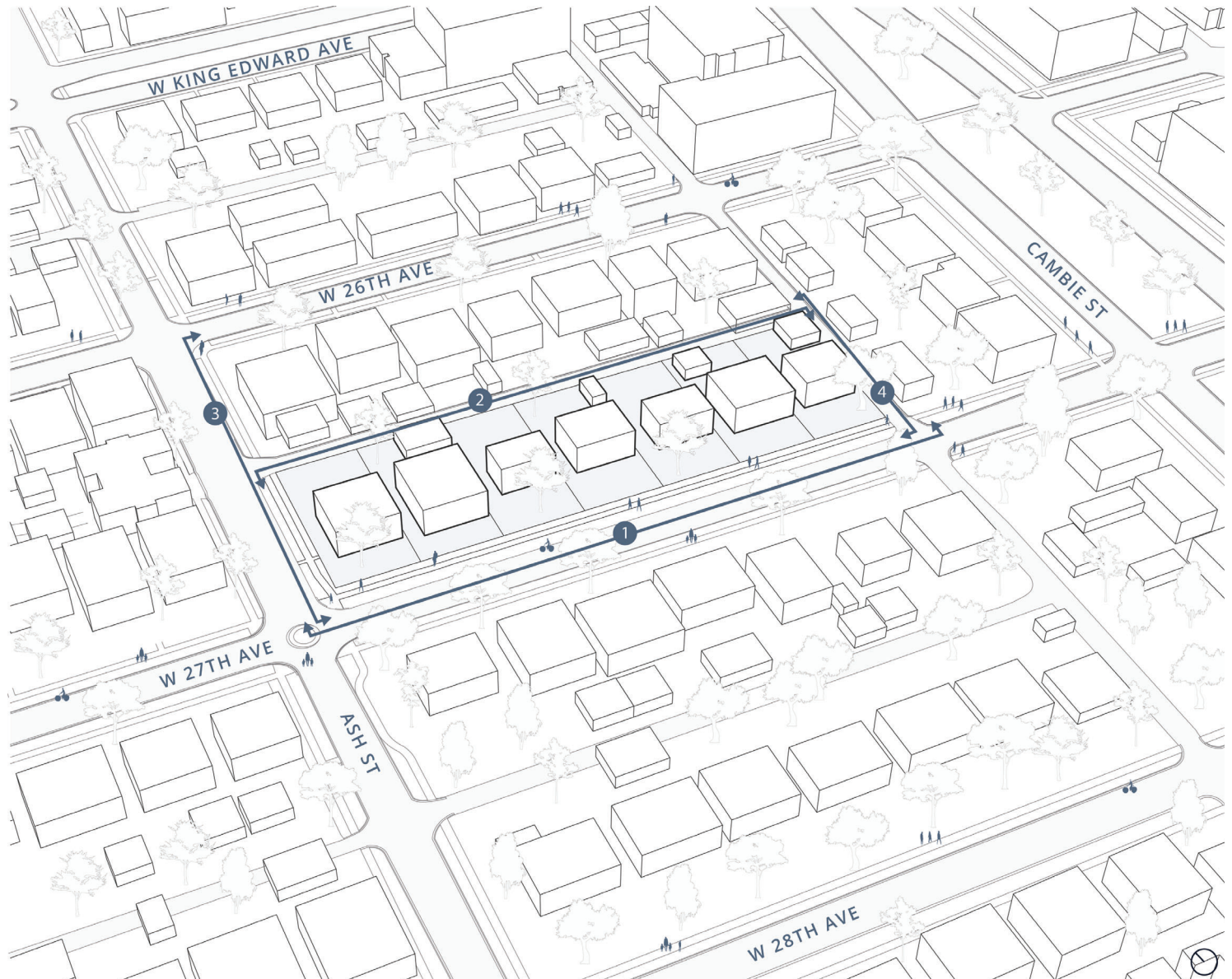
Urban Context - Streetscape

Situated a block away from Cambie Street and within close proximity to Queen Elizabeth Park, this location has the potential to offer connectivity for its surrounding neighbourhood.

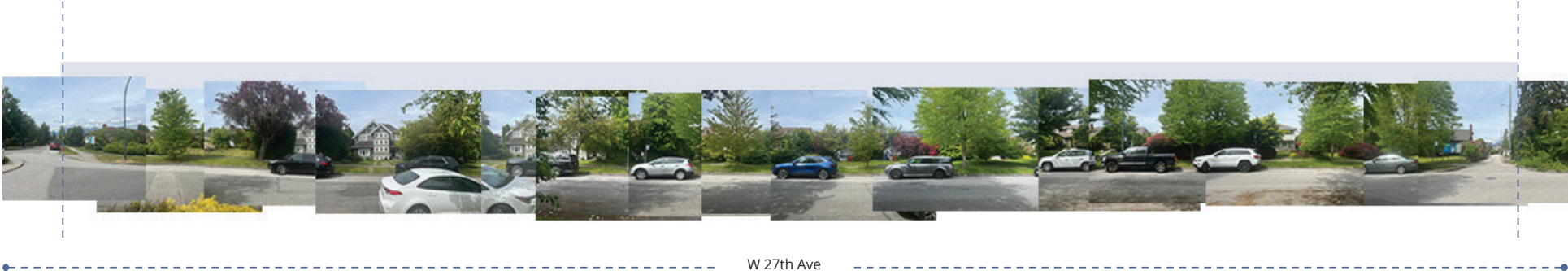
With the southern boundary of the site accommodating seven single family homes and measuring 127.4 meters, this brought forward the challenge of breaking up the site and buildings.

East of the site there is a proposed development in 4261 Cambie Street

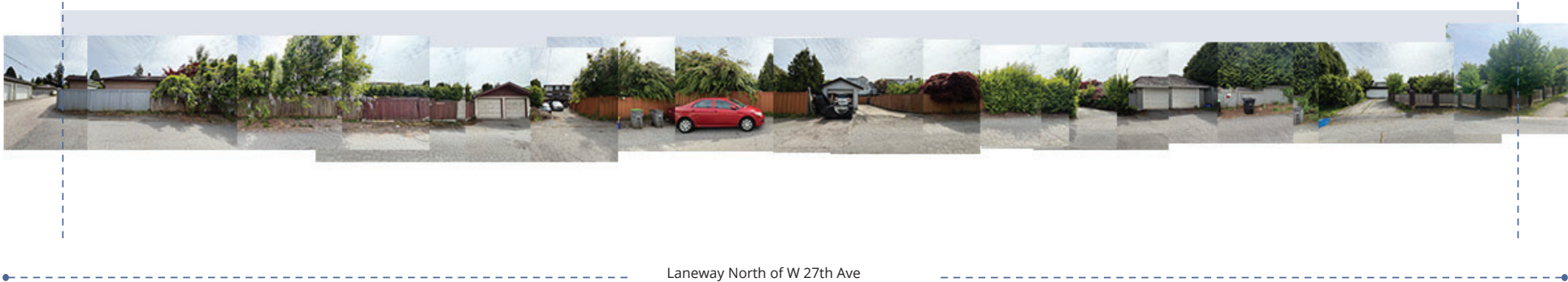
Along West 27th Avenue, the site slopes downward 5.88 meters east. Along Ash Street the downward 5.48 meters north. The following streetscape shows this site's slope which our proposed buildings address.



Urban Context - Existing Street View 1



W 27th Ave



Laneway North of W 27th Ave

Urban Context - Existing Street View 2

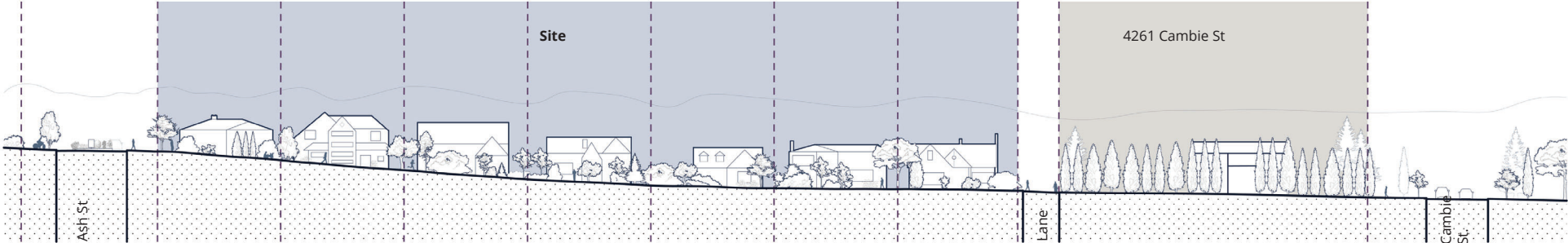


Ash Street

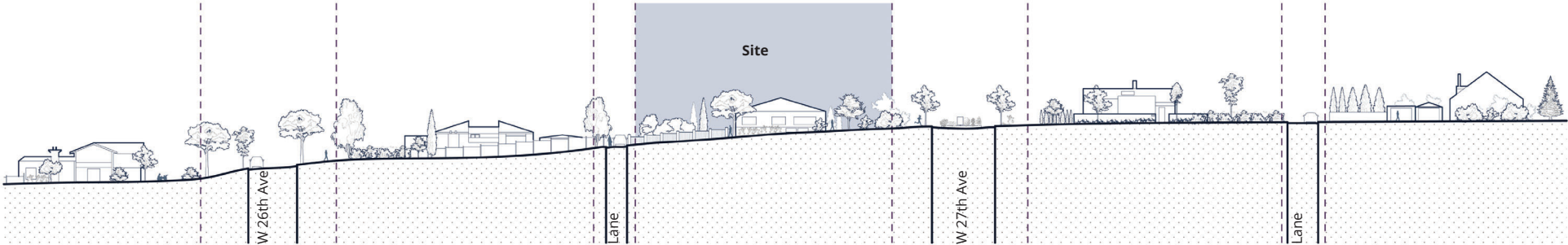


Laneway East of Ash Street

Urban Context - Existing Street Elevations

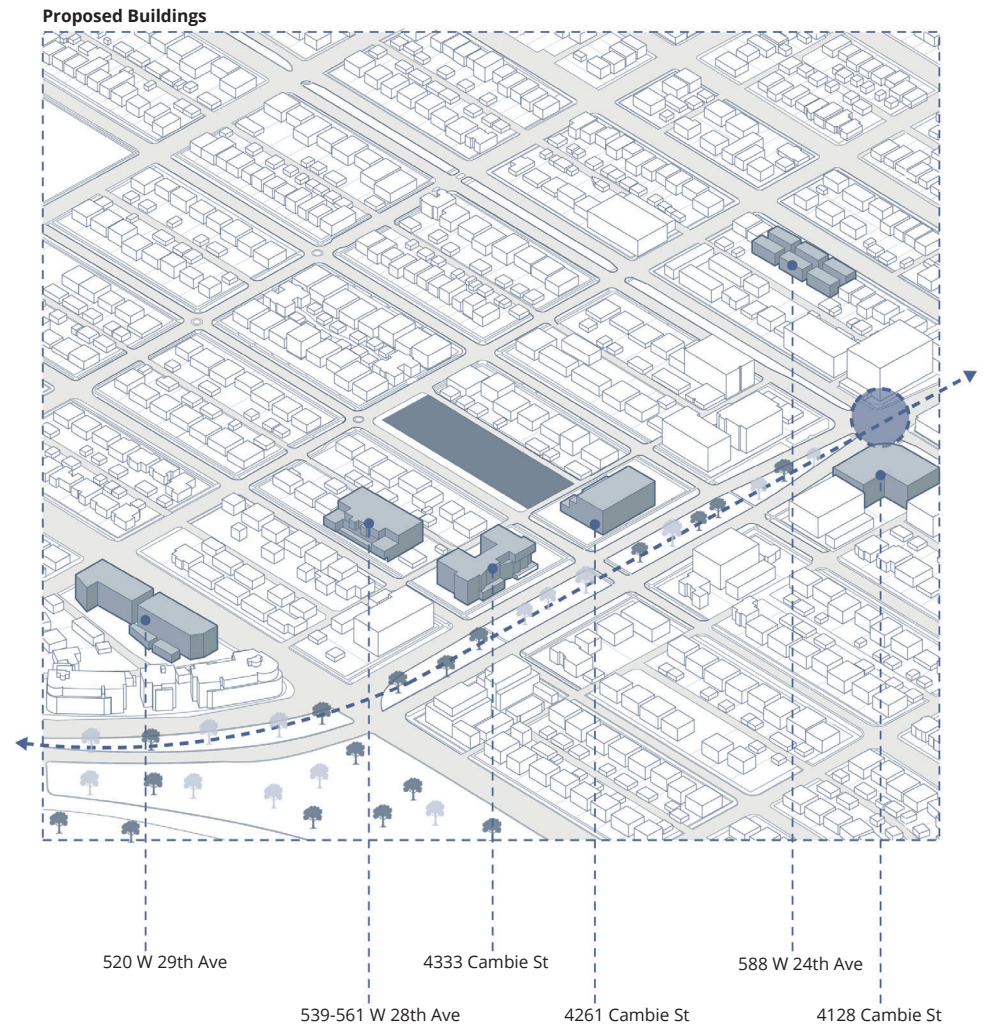
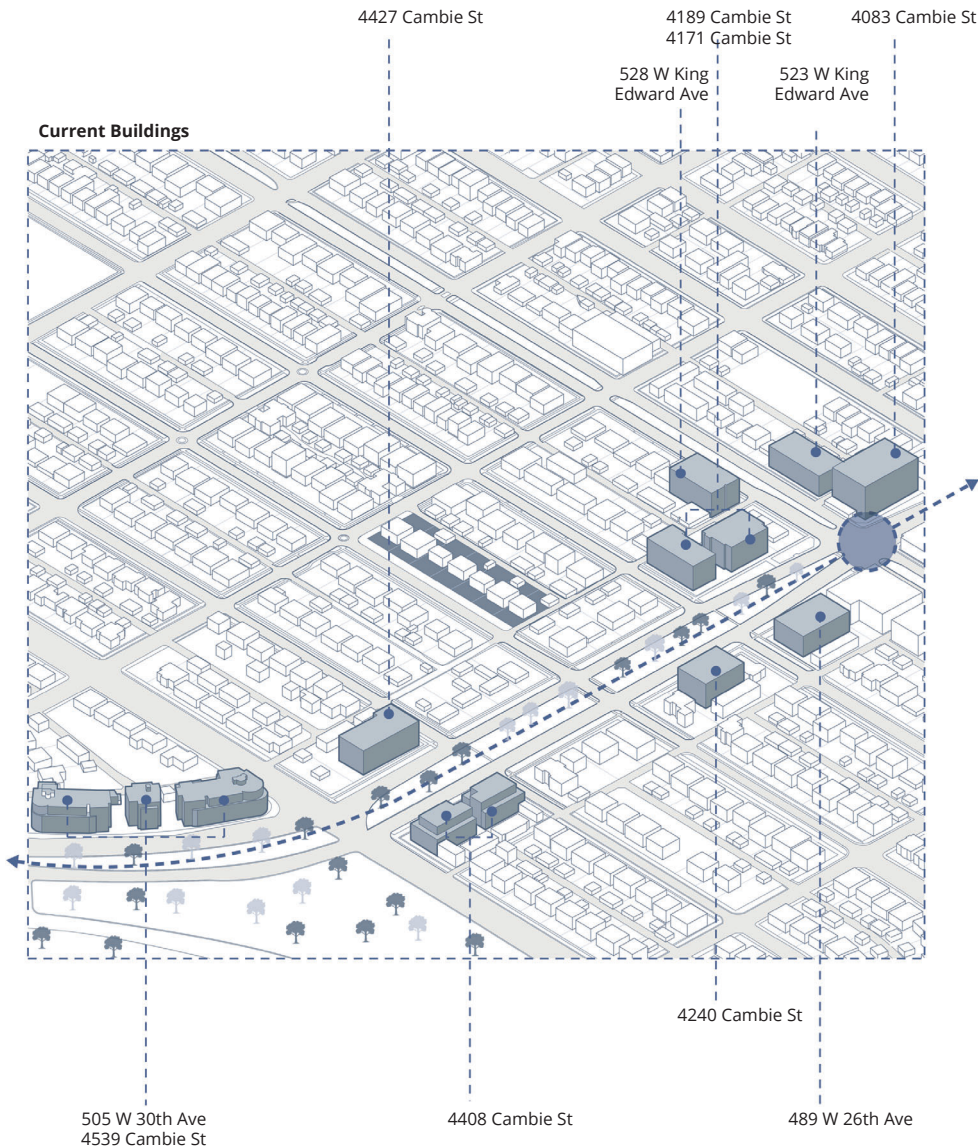


Along W 27th Avenue Looking North

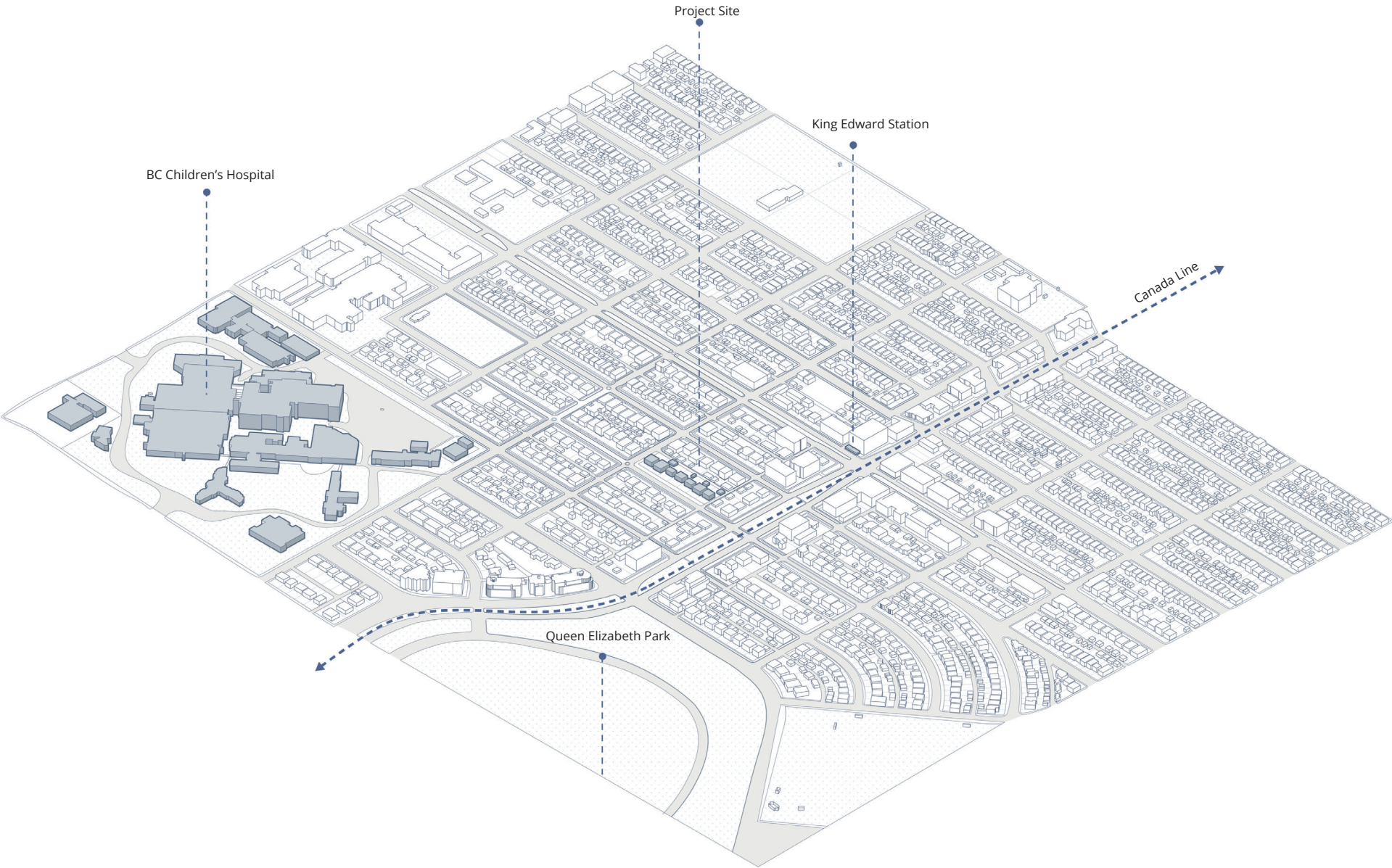


Along Ash Street Looking East

Urban Context - Current + Proposed Buildings



Urban Context - Surrounding Context

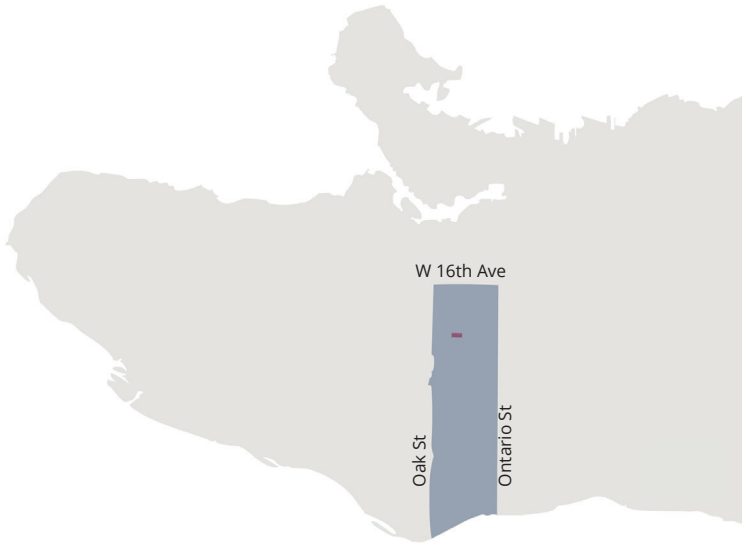


POLICY 03

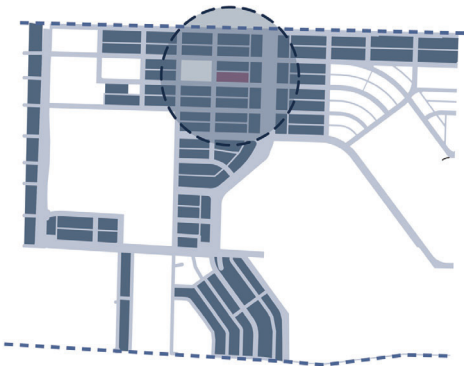
- 023 Cambie Corridor
- 024 Cambie Corridor - Principles
- 025 Cambie Corridor - Housing Plan
- 026 Provincial + City Designations - TOA



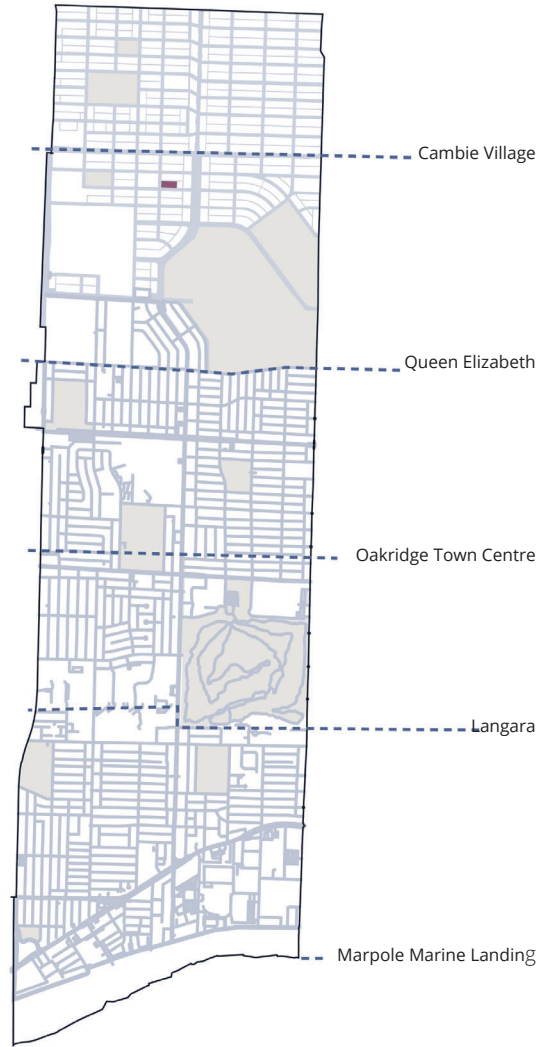
Policy - Cambie Corridor



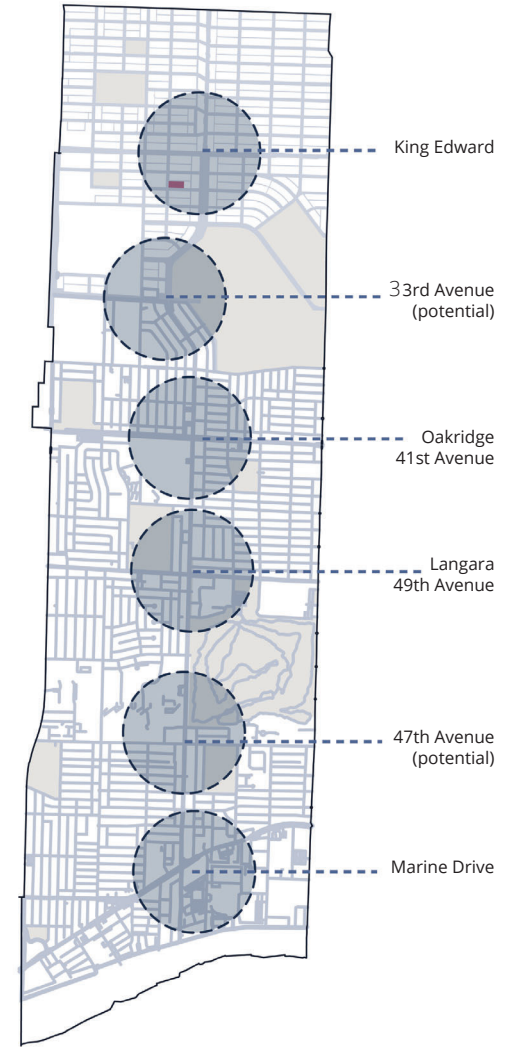
Cambie Corridor



Queen Elizabeth



Neighbourhoods



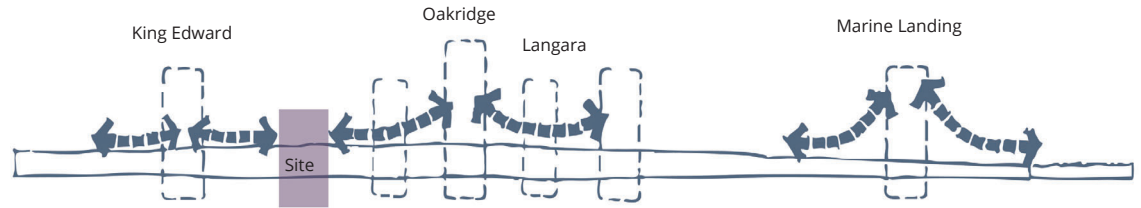
Sky Train Stations



Policy - Cambie Corridor - Principles

Principles

1. Provide land use that optimizes the investment in transit.
2. Provide a complete community.
3. Create a walkable and cycleable Corridor of neighbourhoods seamlessly linked to public transit.
4. Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy, and public amenity.
5. Provide a range of housing choices and affordability.
6. Balance city-wide and regional goals with the community and its context.
7. Ensure job space and diversity



The Cambie Corridor Plan highlights



Transforming Single-Family Neighbourhoods



Creating A Municipal Town Centre



Providing Housing Diversity & Affordability



Recognizing Opportunities On Unique Sites



Connecting The Corridor



Providing Amenities & Services

Policy - Cambie Corridor - Housing Plan



- Low - & mid-rise apartments
- Variety of Forms (Unique Sites)
- Family Housing (townhouses)
- Infill Opportunities

Policy - Provincial + City Designation - TOA

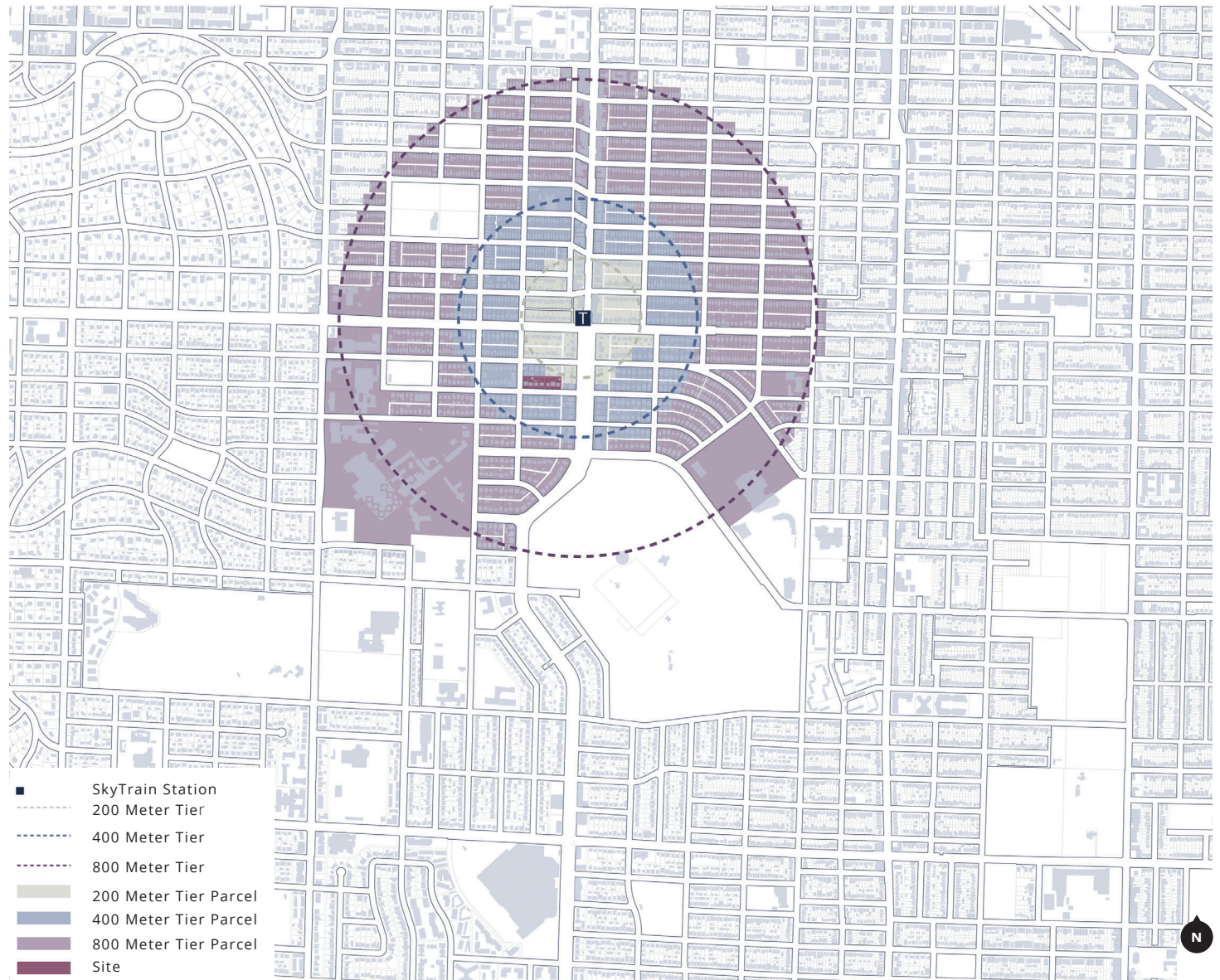
In November 2023, the Province of British Columbia introduced legislation aimed at increasing housing supply by requiring municipalities to designate Transit-Oriented Areas (TOAs) with minimum building heights and densities near rapid transit stations. These changes align with the objectives of the Vancouver Plan, and future planning for TOAs is being integrated into the city-wide framework.

In response, the City of Vancouver enacted the Transit-Oriented Areas Designation By-law and adopted the Transit-Oriented Areas Rezoning Policy in June 2024. This policy guides rezoning applications within TOAs in accordance with the new provincial regulations. It will remain in effect until a new or amended area plan is adopted, or until it is repealed by Council.

Proposed Development in TOA

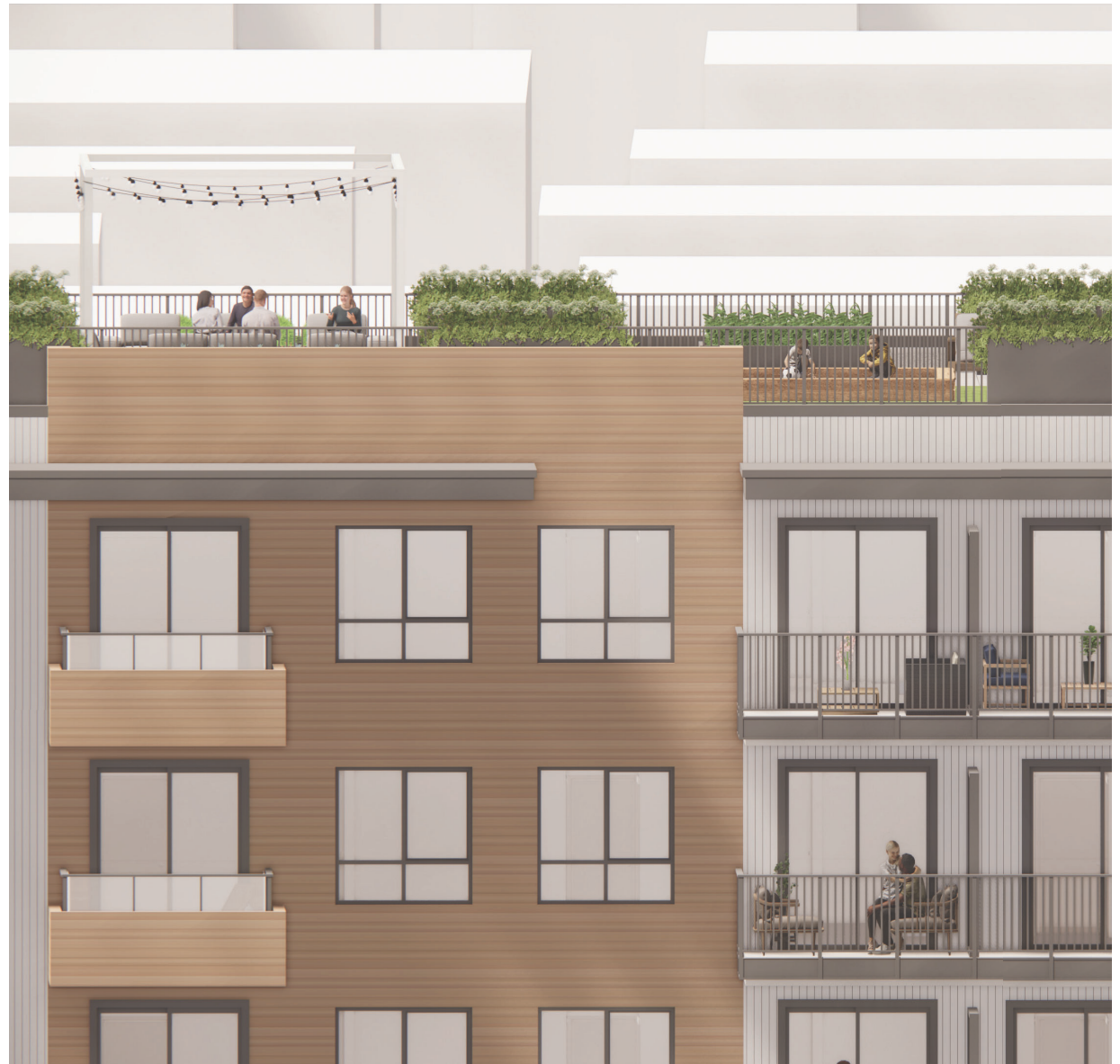
Situated within **Tier 2** of the King Edward Station Transit-Oriented Area (TOA), which includes sites located within 400 metres of the station, this proposal falls under a policy framework that supports building heights of up to **12 storeys** and a density of **4.0 FSR** to promote compact, transit-supportive communities.

In this case, this development has deliberately chosen to pursue a more modest built form of **6 storeys** and **3.0 FSR**. This decision reflects a careful consideration of the surrounding context and a commitment to ensuring a thoughtful transition to the adjacent low-density residential fabric. Rather than fully maximizing the development entitlements, the proposal seeks to reinforce neighbourhood continuity, promote livability, and support incremental, context-sensitive intensification aligned with the broader objectives of the TOA policy.



DESIGN RATIONALE 04

028	Precedents
029	Proposed Form
030	Building Siting + Setbacks
031	Building Width
032	Building Height
033	Exterior Wall
034	Development of Form and Massing
035	Circulation
036	Public Realm
037	West Building Material and Textures
038	East Building Material and Textures
039	Proposed Street View



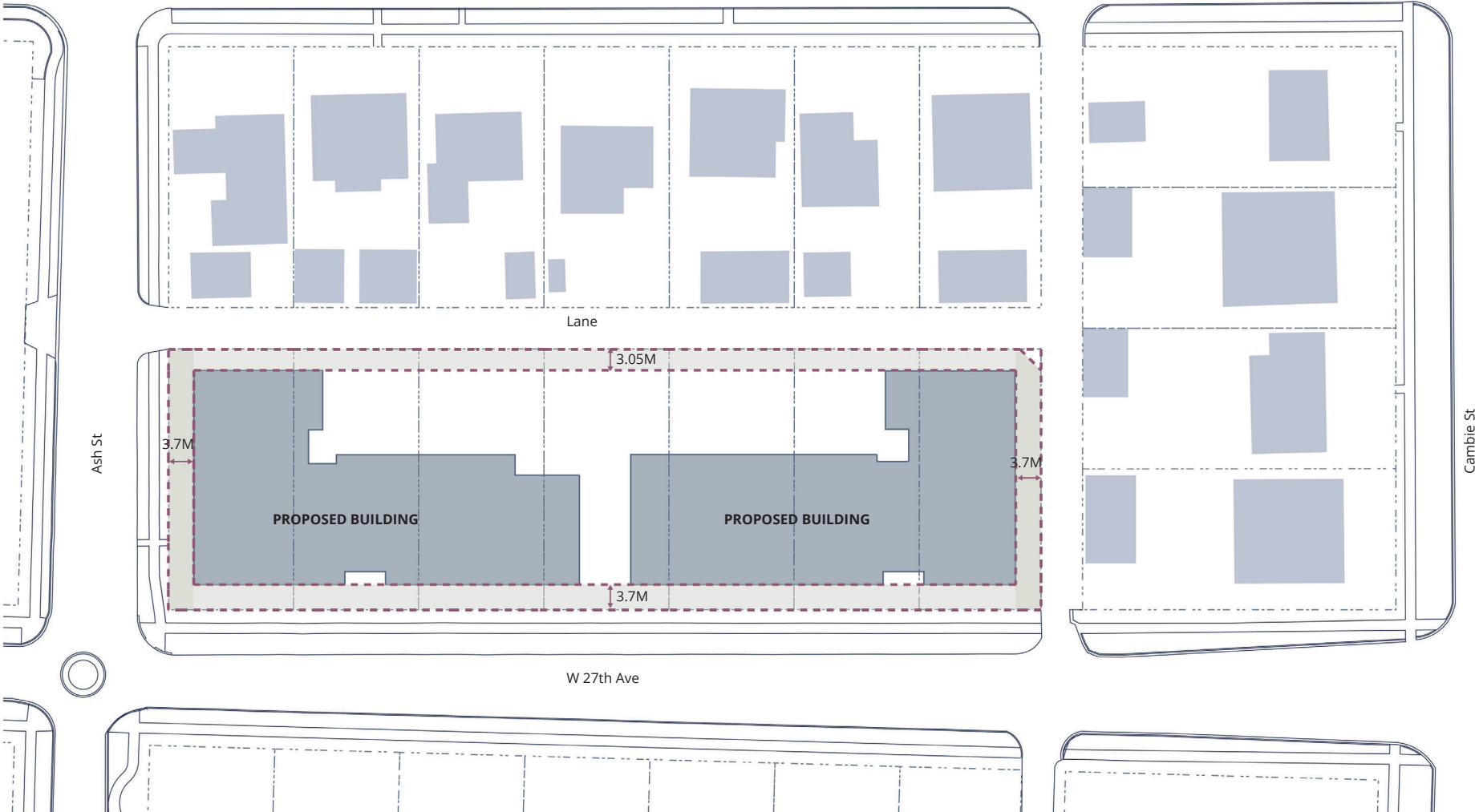
Design Rationale - Precedents



Design Rationale - Proposed Form



Design Rationale - Building Siting + Setbacks



Design Rationale - Building Width

Relaxation Of Provision

3.1.2.11 Maximum building width: 45.7 m

Reason Cited

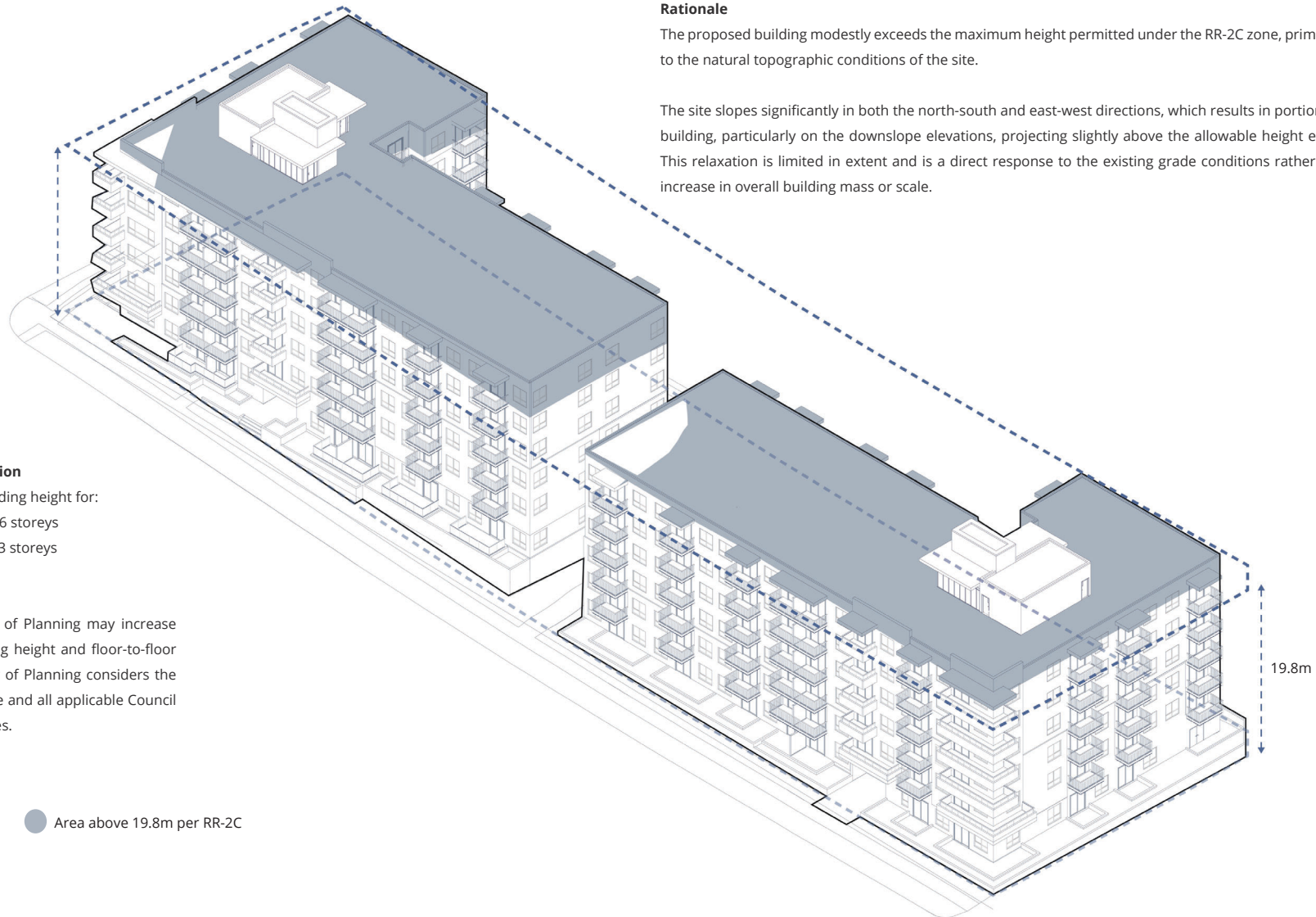
3.1.2.25 If the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines, the Director of Planning may vary the maximum building width

Rationale

The total length of site is approximately 417'. Given its elongated configuration, the apartment buildings are intentionally separated to create a 24' (7.32 m) wide access path leading to the central courtyard. The overall building massing is further articulated through recessed wall segments and a variety of balcony expressions, helping to break down the visual scale and enhance architectural interest.



Design Rationale - Building Height



Relaxation Of Provision

3.1.2.5 Maximum building height for:

- (a) apartment: 19.8M/ 6 storeys
- (b) townhouses: 10.7/3 storeys

Reason Cited

3.1.2.15 The Director of Planning may increase the maximum building height and floor-to-floor height, if the Director of Planning considers the intent of this schedule and all applicable Council policies and guidelines.

Rationale

The proposed building modestly exceeds the maximum height permitted under the RR-2C zone, primarily due to the natural topographic conditions of the site.

The site slopes significantly in both the north-south and east-west directions, which results in portions of the building, particularly on the downslope elevations, projecting slightly above the allowable height envelope. This relaxation is limited in extent and is a direct response to the existing grade conditions rather than an increase in overall building mass or scale.

Design Rationale - Exterior Wall

Relaxation Of Provision

3.1.2.9 Minimum setback of all exterior walls of the sixth storey from the exterior face of the wall of the storey below, for apartment: 2.4M.

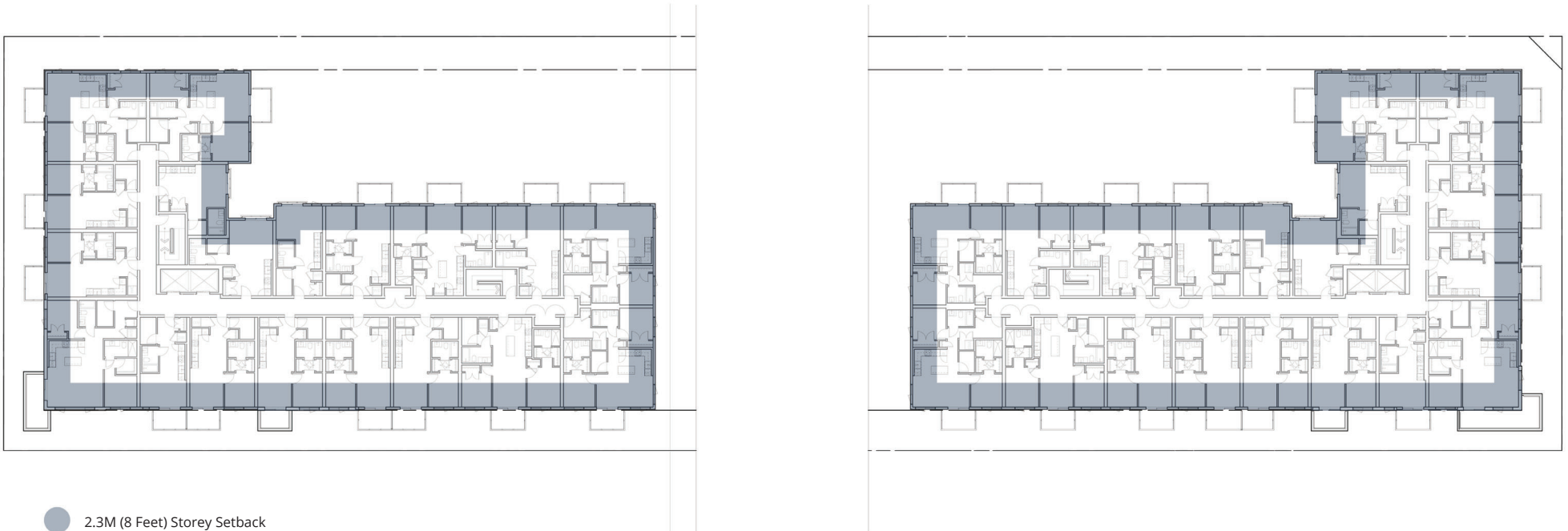
Reason Cited

3.1.2.21 The Director of Planning may decrease the minimum setback of all exterior walls.

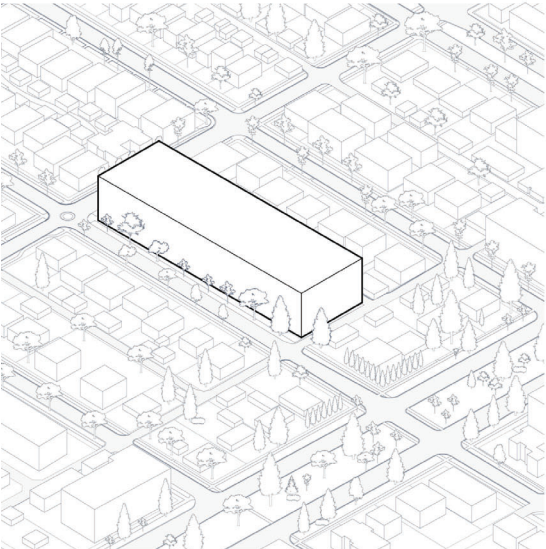
Rationale

The proposed apartment buildings are articulated with a consistent stacked plate design across all levels, diverging from the upper-storey step-backs typically encouraged by the RR-2C Guidelines.

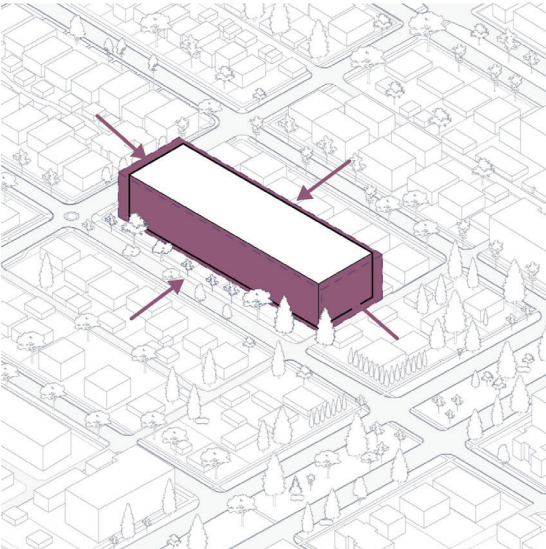
In response, the design intentionally forgoes upper-level step-backs to recover density in a form that remains compact, energy-efficient, and construction-efficient. The continuous massing strategy allows for simplified structural systems and enhanced thermal performance, while also reinforcing the project's commitment to delivering much-needed rental housing.



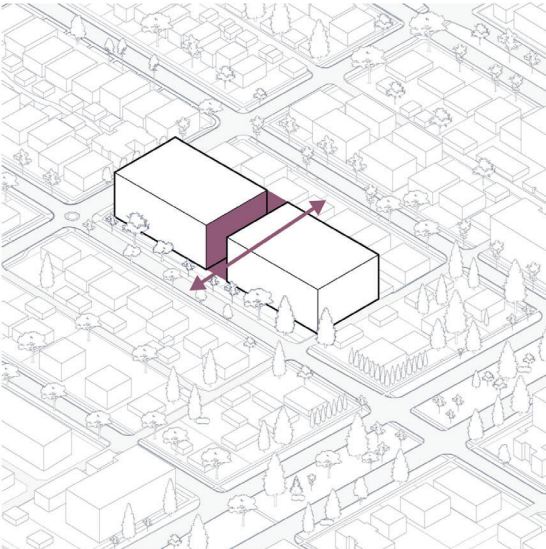
Design Rationale - Development of Form + Massing



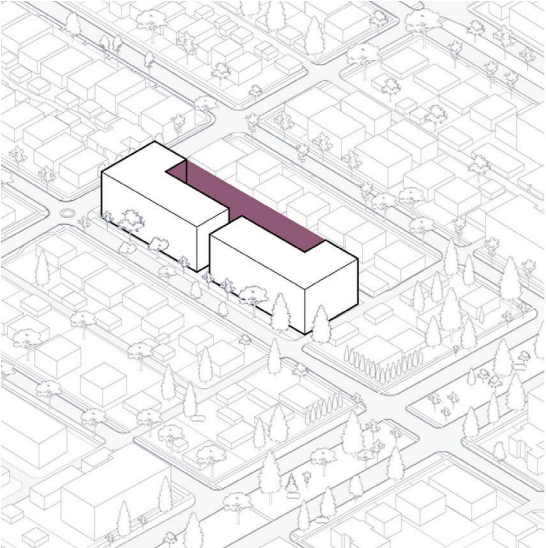
Extrude - 6 storey volume



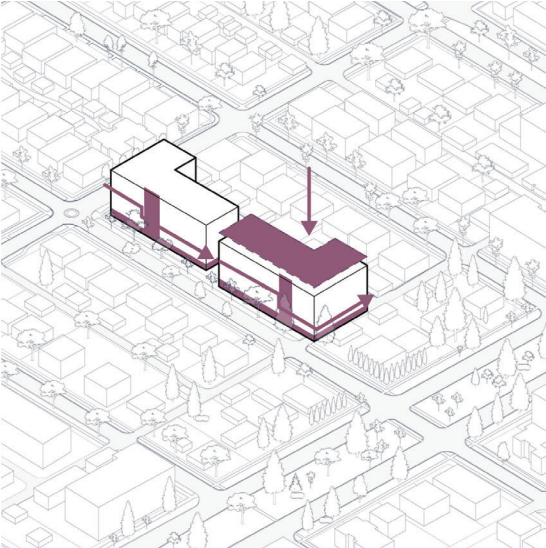
Setback - Reduce footprint to address setbacks



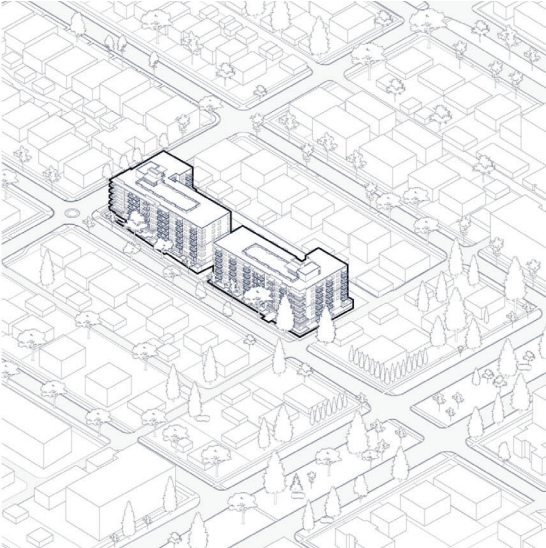
Seperate - Massing seperation allowing for pedestrian circulation



Form - Introduce green spaces/outdoor amenity



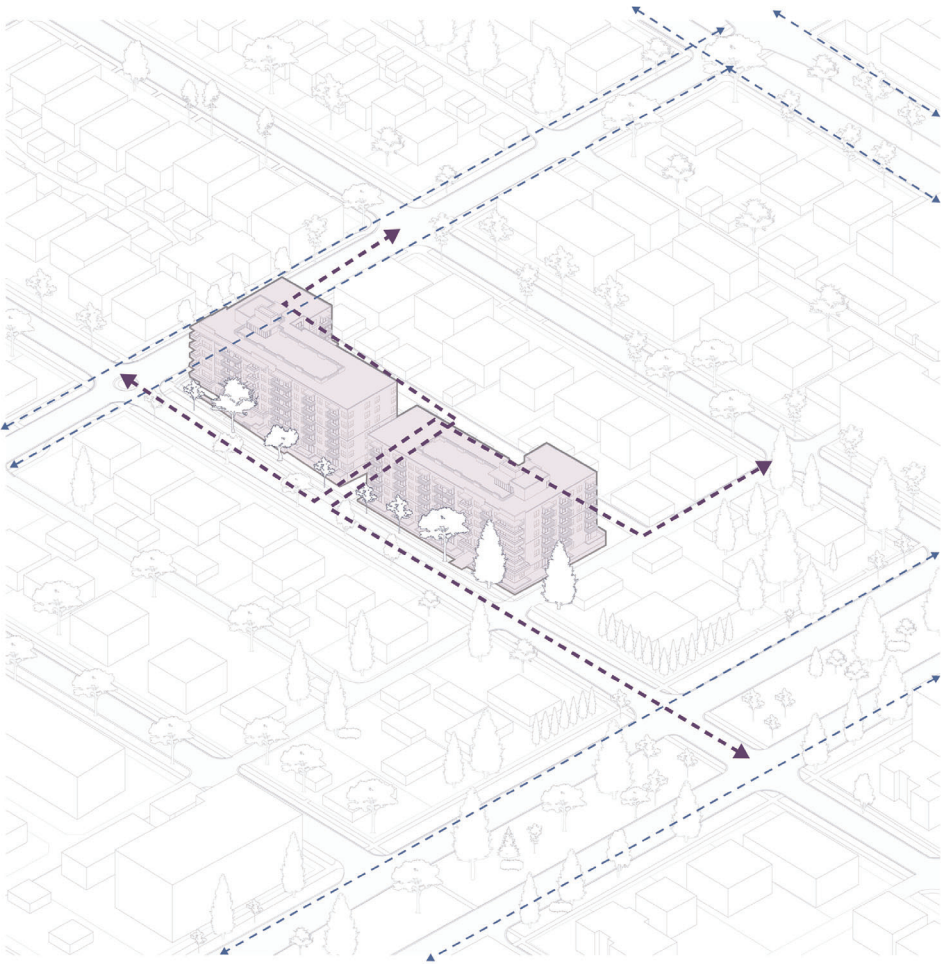
Stepping - Address slope of site with stepping of buildings + aligning entrance with grade



Final - Proposed massing

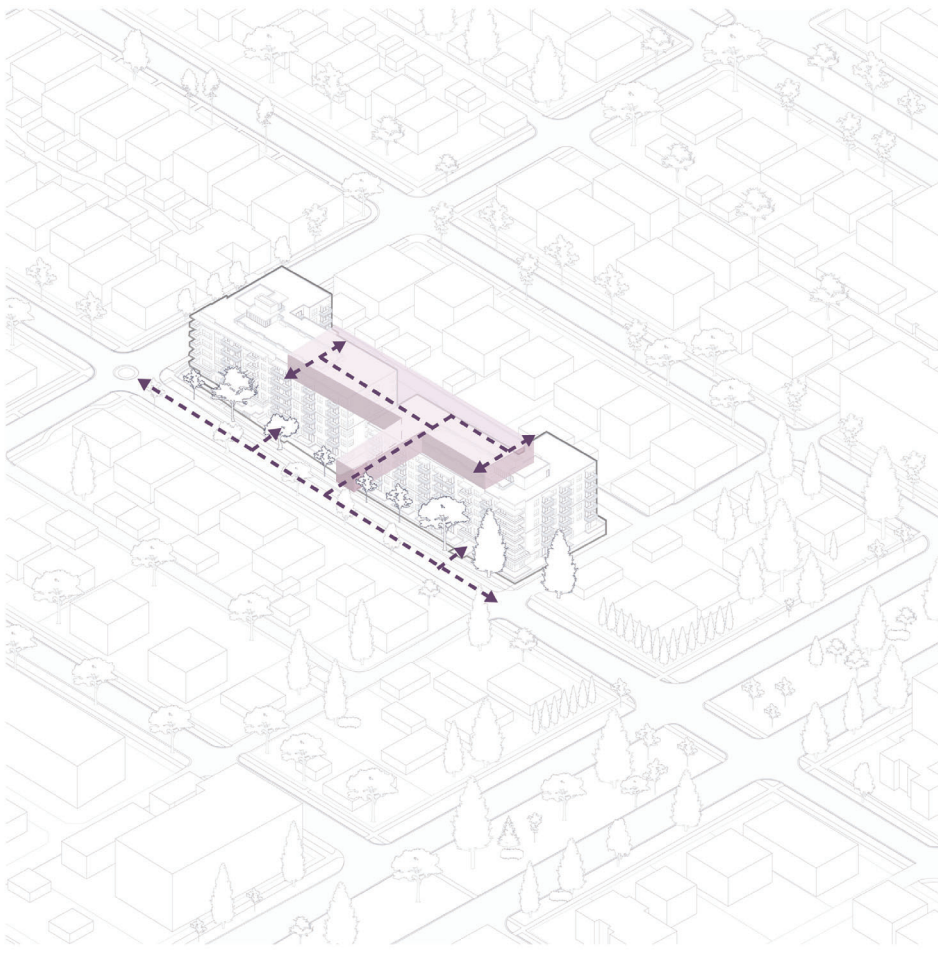
Design Rationale - Circulation

Pedestrian Circulation



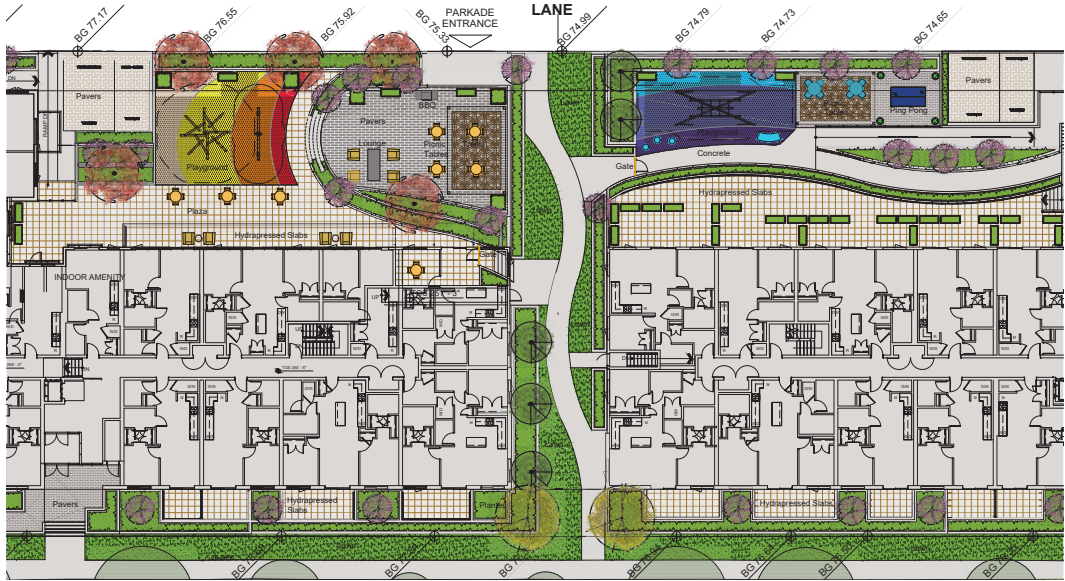
--- Main Existing Pedestrian Circulation - - - Proposed Pedestrian Connection

Resident Circulation



--- Resident Circulation [Purple Box] Outdoor Amenity/ Green Spaces

Design Rationale - Public Realm



In the space between each building, a public pedestrian pathway connects West 27th Avenue to the laneway.



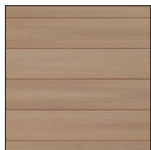
Design Rationale - West Building Materials + Textures

The architectural expression is defined through a restrained palette of two primary accent materials: brick and natural look faux wood siding. These materials are strategically layered over a backdrop of horizontal and vertical cementitious siding. This layered approach introduces depth and articulation, with the accent materials anchoring key moments in the building massing, particularly at corners and entryways. Their natural texture and tonal contrast create visual interest while maintaining a harmonious relationship with the more neutral, subdued cementitious base.

Materials



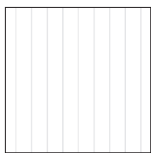
Brick
Ash, Matte Finish



Aluminum Siding & Soffit
Blonde Oak



Cementitious Horizontal
Lap Siding
Beige



Cementitious Vertical
Lap Siding
White



Windows, doors, &
balconies/railings
Gray

Ciccozzi Architecture

Cementitious Horizontal
Lap Siding - Beige

Cementitious Vertical
Lap Siding - White

Windows, doors, and
balconies/railings - Gray

Brick - Ash, Matte Finish

Aluminum Siding and
Soffit - Blonde Oak



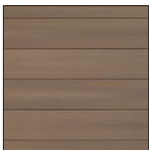
Design Rationale - East Building Materials + Textures

A deliberate distinction is made between the two buildings through complementary colour strategies. The West building features a lighter, airier palette, while the East building adopts a deeper, slightly more grounded tone. Both schemes are rooted in earthy, desaturated colours that emphasize texture over brightness, reinforcing a cohesive material expression. By employing subtle variation in colour, tone, and material texture, the architecture presents a calm and unified identity. The result is a quiet, refined streetscape presence that softens the massing, enhances human scale, and integrates thoughtfully within the broader urban and natural context.

Materials



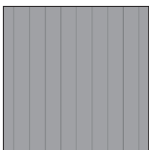
Brick
Mocha, Matte Finish



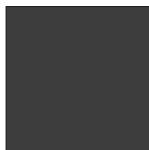
Aluminum Siding & Soffit
Blonde Oak



Cementitious Horizontal
Lap Siding
Brown



Cementitious Vertical
Lap Siding
Gray



Windows, doors, &
balconies/railings
Charcoal

Ciccozzi Architecture

Cementitious Horizontal
Lap Siding - Brown

Cementitious Vertical
Lap Siding - Gray

Windows, doors, and
balconies/railings -
Charcoal

Brick -
Mocha, Matte Finish

Aluminum Siding and
Soffit - Blonde Oak



Design Rationale - Proposed Street View



Streetscape view along West 27th Ave



Streetscape view along Rear Lane

DEVELOPMENT DATA 05

041	Overview
042	Floor Area + Unit Summary
043	Unit Breakdown
044	Off-Street Vehicle Parking
045	Off-Street Bicycle Parking
046	Off-Street Loading + Passenger Stalls
047	Storage + Balconies
048	Waste/ Recycling



Development Data - Overview

Site Area	52,205 sf (1,760.07 sm)
Gross Floor Area	1169,049 sf (15,705.1 sm)
Excluded Area	12,426 sf (1,154.4 sm)
Net Floor Area	156,623 sf (14,550.7 sm)
Floor Space Ratio (FSR)	3.0
Balcony Percentage	6.88%
Storeys	6
Height	73'-0" (22.25m)
Units	222 36.9% Family Units
Vehicle Stalls	148 Residential <i>134 Residential, 14 Visitors</i>
Bicycle Stalls	432 Residential <i>416 Class A, 16 Class B</i>
Loading Stalls	2 Class A
Passenger Stalls	2 Class A

Parcel Data

Parcel	Area	Volume	Height	Volume	Height
Parcel 1	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 2	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 3	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 4	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 5	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 6	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 7	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 8	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 9	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft
Parcel 10	12,426 sf	12,426 cu ft	10.0 ft	12,426 cu ft	10.0 ft

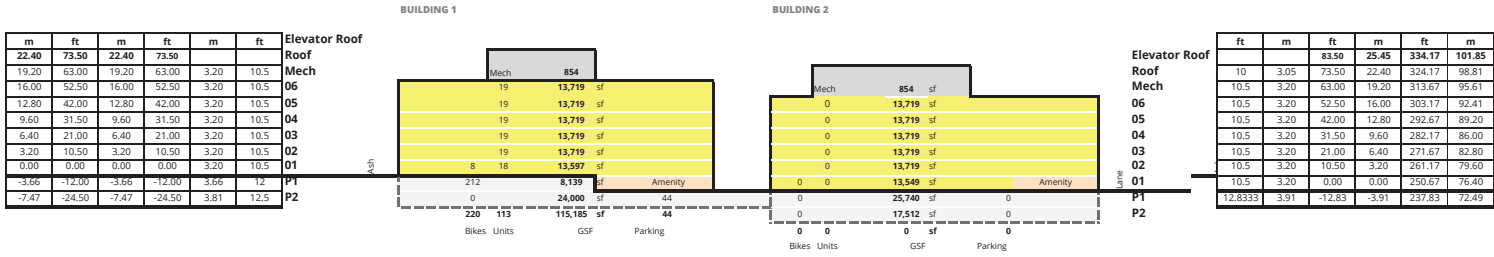
Totals

	Ratio		SF	
	Max	Proposed	Max	Proposed
FSR - Phase 1	3.00	3.00	79,278	79,284
FSR - Phase 2	3.00	3.00	77,338	77,339
FSR - Total	3.00	3.00	156,616	156,623

Development Totals		
Proposed FSR	3.00	156,623 sf
Proposed GFA (Gross Buildable)		169,049 sf
Proposed Units Rental Residential	222	
Proposed Parking Stalls Total	148	
Proposed Parking Stalls - Accessible Total	11	
Proposed Parking Stalls - Accessible Van Total	2	
Proposed Bicycle Stalls Residential Total	432	
Proposed Passenger Total	2	
Proposed Loading Total	2	

Development Totals		
Site Area - Building 1		26,426 sf
Site Area - Building 2		25,779 sf
Site Area - Combined		52,205 sf
Proposed GFA		169,049 sf
FSR Allowed - Building 1	3.00	79,278 sf
Proposed FSR - Building 1	3.00	79,284 sf
FSR Allowed - Building 2	3.00	77,338 sf
Proposed FSR - Building 2	3.00	77,339 sf
FSR - Combined	3.00	156,616 sf
Proposed FSR - Combined	3.00	156,623 sf
Proposed Residential Rentable - Building 1		72,532 sf
Proposed Residential Rentable - Building 2		70,023 sf
Proposed Residential Rentable Total		142,555 sf
Proposed FSR Total Efficiency		91.02%
Proposed Construction Area Total(Above + Below)		241,435 sf

Geodetic Height	Building Height	FL to FL	Floor Level	Residential Midrise	Floor Level	FL to FL	Building Height	Geodetic Height



Residential - Market Rental
 Residential Amenity
 Parking/ BOH/ Mech

Development Data - Floor Area + Unit Summary

Data

Building 01 - West

Floor Level	Rentable	Residential Common (Hallways, Core)	Amenity	Parking	Mech/ Elec/ Service	Bicycle/ Storage/ Mech - Below Ground Level	GFA	Efficiency (Rentable /Gross)
Residential								
	sf	sf	sf	sf	sf	sf	%	
Elevator Roof	-	-	-	-	-	-	-	
Roof	-	-	-	-	-	-	-	
Mech	0	441	0	0	413	0	854	
06	12,184	1,535	0	0	0	0	13,719	
05	12,184	1,535	0	0	0	0	13,719	
04	12,184	1,535	0	0	0	0	13,719	
03	12,184	1,535	0	0	0	0	13,719	
02	12,184	1,535	0	0	0	0	13,719	
01	11,609	1,988	0	0	0	0	13,597	
P1	0	0	3,719	0	617	3,804	8,139	
P2	0	0	0	24,000	0	0	24,000	
	72,532	10,101	3,719	24,000	1,030	3,804	115,185	

Exclusions

Perimeter	Wall Depth Exclusion (ft) (5 min, 1.33' max)	Wall Exclusion (max 179mm) (Perimeter X Wall Depth)	Amenity Exclusion	Parking Exclusion	Bicycle/ Storage/ Mech/ Exclusion	Storage Exclusion (39.82sf Max Per Unit)	Net Area-FSR (GFA Minus Exclusions)
ft	ft	sf	sf	sf	sf	sf	sf
-	-	-	-	-	-	-	-
0	0.5	0	0	0	0	0	854
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	594	13,004
-	-	0	3,719	0	4,420	0	0
-	-	0	0	24,000	0	0	0
		0	3,719	24,000	4,420	3,762	79,284

Unit Mix

Studio	1 Bd	1 Bd + Den	2 Bd 2 Bath	2 Bd 2 Bath + Den	3 Bed	Total Units
0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	
39.48 m2 (425 sf)	48.77 m2 (525 sf)	55.74 m2 (600 sf)	72.00 m2 (775 sf)	78.97 m2 (850 sf)	85.94 m2 (925 sf)	
-	-	-	-	-	-	-
-	-	-	-	-	-	-
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	6	1	6	0	18
-	-	-	-	-	-	-
-	-	-	-	-	-	-
	24	6	41	6	36	0
						113

Building 02 - East

Floor Level	Rentable	Residential Common (Hallways, Core)	Amenity	Parking	Mech/ Elec/ Service	Bicycle/ Storage/ Mech - Below Ground Level	GFA	Efficiency (Rentable /Gross)
Residential								
	sf	sf	sf	sf	sf	sf	%	
Elevator Roof	-	-	-	-	-	-	-	
Roof	-	-	-	-	-	-	-	
Mech	0	441	0	0	413	0	854	
06	12,184	1,535	0	0	0	0	13,719	
05	12,184	1,535	0	0	0	0	13,719	
04	12,184	1,535	0	0	0	0	13,719	
03	12,184	1,535	0	0	0	0	13,719	
02	12,184	1,535	0	0	0	0	13,719	
01	9,101	2,373	1,361	0	713	0	13,549	
P1	0	0	0	25,740	0	0	25,740	
P2	0	0	0	17,512	0	0	17,512	
	70,023	10,487	1,361	43,252	1,126	0	126,250	

Perimeter	Wall Depth Exclusion (ft) (5 min, 1.33' max)	Wall Exclusion (max 179mm) (Perimeter X Wall Depth)	Amenity Exclusion	Parking Exclusion	Bicycle/ Storage/ Mech/ Exclusion	Storage Exclusion (39.82sf Max Per Unit)	Net Area-FSR (GFA Minus Exclusions)
ft	ft	sf	sf	sf	sf	sf	sf
-	-	-	-	-	-	-	-
0	0.5	0	0	0	0	0	854
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	0	0	0	634	13,085
0	0.5	0	1,361	0	713	416	11,058
-	-	0	0	25,740	0	0	0
-	-	0	0	17,512	0	0	0
		0	1,361	43,252	713	3,584	77,339

Studio	1 Bd	1 Bd + Den	2 Bd 2 Bath	2 Bd 2 Bath + Den	3 Bed	Total Units
0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	
39.48 m2 (425 sf)	48.77 m2 (525 sf)	55.74 m2 (600 sf)	72.00 m2 (775 sf)	78.97 m2 (850 sf)	85.94 m2 (925 sf)	
-	-	-	-	-	-	-
-	-	-	-	-	-	-
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
4	1	7	1	6	0	19
1	2	6	1	4	0	14
-	-	-	-	-	-	-
-	-	-	-	-	-	-
	21	7	41	6	34	0
						109

Development Data -Off-Street Vehicle Parking

Data

Building 01 - West

Floor Level	Standard	Small	Accessible	Accessible Van	Standard - Visitor	Small - Visitor	Accessible Visitor	Accessible Van - Visitor	Total Stalls
	Residential - Market Rental				Residential Visitor				
	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	
	5.5m x 2.0m x 2.1m (18.04 ft x 6.56 ft x 6.89 ft)	4.0m x 2.0m x 2.1m (13.12 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	5.5m x 2.0m x 2.1m (18.04 ft x 6.56 ft x 6.89 ft)	4.0m x 2.0m x 2.1m (13.12 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	
Elevator Roof	-	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-	-
01	-	-	-	-	-	-	-	-	-
P1	11	10	0	0	0	0	0	0	21
P2	33	0	4	1	6	0	0	0	44
	44	10	4	1	6	0	0	0	65

Building 02 - East

Floor Level	Standard	Small	Accessible	Accessible Van	Standard - Visitor	Small - Visitor	Accessible Visitor	Accessible Van - Visitor	Total Stalls
	Residential - Market Rental				Residential Visitor				
	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	
	5.5m x 2.0m x 2.1m (18.04 ft x 6.56 ft x 6.89 ft)	4.0m x 2.0m x 2.1m (13.12 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	5.5m x 2.0m x 2.1m (18.04 ft x 6.56 ft x 6.89 ft)	4.0m x 2.0m x 2.1m (13.12 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	3.0m x 2.0m x 2.1m (9.84 ft x 6.56 ft x 6.89 ft)	
Elevator Roof	-	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-	-
01	0	0	0	0	0	0	0	0	0
P1	30	0	5	1	8	0	0	0	44
P2	38	1	0	0	0	0	0	0	39
	68	1	5	1	8	0	0	0	83

Zoning By-law No. 6059, 2025 - Parking By-law - Section 4

Parking Stall Residential Min.	0.00	per Unit	No parking spaces required
Parking Stall Residential Max.	0.000743218	per sf	1 space for each 125 sm (1,345.5sf) of gross floor area, plus 0.5 spaces per dwelling unit
Parking Stall Residential - Visitor Min.	0.50	per Unit	
Parking Stall Residential - Visitor Max.	0.05	per Unit	
Parking Stall Residential - Accessible (*+ Units)	1	per Unit	Min 1 plus .034 per dwelling unit
Parking Stall Residential - Accessible (*+ Units)	0.034	per Unit	
Parking Stall Non Residential - Accessible (0-500sm)	1	per sf	there must be at least one accessible parking space for each building that contains at least 500sm (-4 per 10,763.9sf / .4 per 1,000sm)
Parking Stall Non Residential - Accessible (500sm+)	3.71613E-05	per sf	4.4 per 10,763.9sf / .4 per 1,000sm
Parking Stall Residential - Accessible Van (First)	1	per Unit	first accessible parking space to be Van
Parking Stall Residential - Accessible Van	0.1	per Unit	every tenth accessible stall to be Van
Parking Stall Non Residential - Accessible Van (First)	1	per Unit	first accessible parking space to be Van
Parking Stall Non Residential - Accessible Van	0.1	per Unit	every tenth accessible stall to be Van
Parking Stall Retail Min.	0.00	per Unit	No parking spaces required
Parking Stall Retail Max.	0.001997922	per sf	(1 per 500.52sf / 1 per 46.5sm)
Parking Stall - Small	25%	per sf	
Parking Stall Size - Standard			5.5m (18.05ft) - long, 2.5m (8.21ft) wide, 2.0m (6.57ft) high
Parking Stall Size - Small			4.6m (15.1ft) - long, 2.3m (7.55ft) wide, 2.0m (6.57ft) high
Parking Stall Size - Accessible			5.5m (18.05ft) - long, 4m (13.12ft) wide, 2.3m (7.55ft) high
Parking Stall Size - Accessible Van			5.5m (18.05ft) - long, 5m (16.41ft) wide, 2.3m (7.55ft) high
Electric Vehicle Charging - Residential	100%	Stalls	capable of providing Level 2 charging or higher will be installed in each parking space including visitor parking spaces.
Electric Vehicle Charging - Non-Dwelling	45%	Stalls	45% of Stalls Energized outlet capable
Electric Vehicle Charging - Non-Dwelling	5%	Stalls	Must be level 2 charging or higher - 2 Stalls min.

Totals

Parking Totals - Building 1	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	0	111	59
Accessible	5	-	5
Accessible Van	1	-	1
Visitor	6	12	6
Visitor Accessible	0	-	0
Total	11	123	65
Percentage of small cars		25.00%	15.38%

Parking Totals - Building 2	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	0	107	75
Accessible	5	-	6
Accessible Van	1	-	1
Visitor	6	11	8
Visitor Accessible	0	-	0
Total	11	118	83
Percentage of small cars		25.00%	1.26%

Parking Totals	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	0	217	134
Accessible	10	-	11
Accessible Van	2	-	2
Visitor	12	23	14
Visitor Accessible	0	-	0
Total	22	240	148
Percentage of small cars		25.00%	0.00%

Development Data - Off-Street Bicycle Parking

Data

Building 01 - West

Floor Level	Class A - Locker (Min 10%)	Class A - Horizontal	Class A - Vertical (Max 30%)	Class A - Stacked (Max 30%)	Class A - Oversized (Min 5%)	Class B - Short Term	Total Stalls
	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	
	Residential						
	1.8m x 0.6m x 1.2m (5.9 ft x 1.97 ft x 3.94 ft)	1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)	1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)			1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-
01	0	0	0	0	0	8	8
P1	33	79	47	42	11	0	212
P2	0	0	0	0	0	0	0
	33	79	47	42	11	8	220

Building 02 - East

Floor Level	Class A - Locker (Min 10%)	Class A - Horizontal	Class A - Vertical (Max 30%)	Class A - Stacked (Max 30%)	Class A - Oversized (Min 5%)	Class B - Short Term	Total Stalls
	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	LxWxH	
	Residential						
	1.8m x 0.6m x 1.2m (5.9 ft x 1.97 ft x 3.94 ft)	1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)	1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)			1.8m x 0.6m x 1.8m (5.9 ft x 1.97 ft x 5.91 ft)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-
01	0	0	0	0	0	8	8
P1	38	127	28	0	11	0	204
P2	0	0	0	0	0	0	0
	38	127	28	0	11	8	212

Zoning By-law No. 6059, 2025 - Parking By-law - Section 6

Bicycle Stall Residential - Class A (0-65m)	1.50	per Unit	0-65m (0-699.66sf)
Bicycle Stall Residential - Class A (65-105m)	2.50	per Unit	65-105m (699.66-1,130.21sf)
Bicycle Stall Residential - Class A (over 105m)	3.00	per Unit	over 105m(1,130.21sf)
Bicycle Stall Residential - Class B (1-20 Units)	2	Stalls	
Bicycle Stall Residential - Class B (20 Units+)	0.05	per Unit	
Bicycle Stall Retail - Class A	0.00027324	per sf	1 per 340sm (3,659.73sf)of GFA
Bicycle Stall Retail - Class B (0-1000sm)	0	Stalls	0-1,000sm of GFA
Bicycle Stall Retail - Class B (over 1,000sm)	6	Stalls	A minimum of 6 spaces for over 1,000sm of GFA
Bicycle Stall Daycare - Class A	0.05882353	per Employee	A minimum of 1 space for every 17 employees
Bicycle Stall Daycare - Class B	0.16666667	per Child Care	A minimum of 1 space for every 6 full-time equivalent child care spaces
Bicycle Room Size	40	Stalls	maximum 40 bicycles per room
Bicycle Room Size Increased	120	Stalls	Increase to 120 in room is compartmentalized
Bicycle Stall Access			Located no lower than P1 unless there is elevator access for bicycles
Bicycle Stall Size - Class A - Horizontal			1.8m (5.91ft) - long, .6m (1.97ft) wide, 1.9m (6.23ft) high
Bicycle Stall Size - Class A - Vertical			1.0m (3.28ft) - long, .6m (1.97ft) wide, 1.9m (6.23ft) high
Bicycle Stall Size - Class A - Horizontal (Oversized)	5%		2.4m (7.87ft) - long, .9m (2.95ft) wide, 1.9m (6.23ft) high - No Vertical Stack
Bicycle Stall Aisle Width - Class A			1.2m (3.94ft)
Bicycle Stall Aisle Width - Class A (Oversized)			1.5m (3.94ft)
Bicycle Stall Vertical Max	30%	Stalls	
Bicycle Stall Vertical + Stacked Max	60%	Stalls	
Bicycle Lockers Min.	10%	Stalls	
Bicycle Locker Size			1.8m (5.91ft) - long, .6m (1.97ft) wide, 1.2m (3.94ft) high
Bicycle Stall - Class A - Electrical Outlets	50%	Stalls	100 or more Class A bicycle parking spaces are required, .6m (1.97ft) wide
Bicycle Maintenance Facilities			
Bicycle Stall Size - Class B			1.2m (3.94ft)
Bicycle Stall Aisle Width - Class B			
End of Trip Facilities - Lockers	140%	Stalls	1 per 10 Class A Stalls (1-50 stalls)
End of Trip Facilities - Water Closet	10%	Stalls	1 (5-10 stalls)Class A Stalls
End of Trip Facilities - Water Basin	10%	Stalls	1 per 10 Class A Stalls (1-50 stalls)
End of Trip Facilities - Showers	10%	Stalls	

Totals

Bicycle Totals - Building 1			
	Stalls		
	Required	Min	Max
Residential			
Class A			
Class A - Lockers	21	-	33
Class A - Horizontal	-	-	79
Class A - Vertical	-	64	47
Class A - Stacked	-	64	42
Class A - Oversized	11	0	11
Class A Sub Total	212	-	212
Class B	7	-	8
Total	219	-	220
Lockers 10% Min	10.00%	-	15.57%
Vertical 30% Max	30.00%	-	22.17%
Vertical + Stacked 60% Max	60.00%	-	41.98%
Oversized 5% Min	5.00%	-	5.19%

Bicycle Totals - Building 2			
	Stalls		
	Required	Min	Max
Residential			
Class A			
Class A - Lockers	20	-	38
Class A - Horizontal	-	-	127
Class A - Vertical	-	61	28
Class A - Stacked	-	61	0
Class A - Oversized	11	0	11
Class A Sub Total	204	-	204
Class B	7	-	8
Total	211	-	212
Lockers 10% Min	10.00%	-	18.63%
Vertical 30% Max	30.00%	-	13.73%
Vertical + Stacked 60% Max	60.00%	-	13.73%
Oversized 5% Min	5.00%	-	5.29%

Bicycle Totals			
	Stalls		
	Required	Min	Max
Residential			
Class A			
Class A - Lockers	42	-	71
Class A - Horizontal	-	-	206
Class A - Vertical	-	125	75
Class A - Stacked	-	125	42
Class A - Oversized	21	0	22
Class A Sub Total	416	-	416
Class B	14	-	16
Total	430	-	432
Lockers 10% Min	10.00%	-	17.07%
Vertical 30% Max	30.00%	-	18.03%
Vertical + Stacked 60% Max	60.00%	-	28.13%
Oversized 5% Min	5.00%	-	5.29%

Development Data - Off-Street Loading + Passenger Stalls

Data

Building 01 - West

Floor Level	Class A				Class B				Class C				Total Stalls
	Residential												
	LxWxH			LxWxH			LxWxH			LxWxH			
	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	
	1	0	0	1	1	0	0	0	1	1	0	0	1

Elevator Roof
Roof
Mech
06
05
04
03
02
01
P1
P2

Building 02 - East

Floor Level	Class A				Class B				Class C				Total Stalls
	Residential												
	LxWxH			LxWxH			LxWxH			LxWxH			
	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	5.5m(18.05ft)	18.05m(59.22ft)	18.05m(59.22ft)	
	1	0	0	1	1	0	0	0	1	1	0	0	1

Elevator Roof
Roof
Mech
06
05
04
03
02
01
P1
P2

Zoning By-law No. 6059, 2025 - Parking By-law - Section 5 + 7

Passenger Stall Residential - Class A (50-125 Units)	1		
Passenger Stall Residential - Class A (126-275 Units)	2		
Passenger Stall Residential - Class B	0	No Requirement	
Passenger Stall Residential - Class C	0	No Requirement	
Passenger Stall Retail - Class A	1	1 space for each 4,000sm of GFA	
Passenger Stall Retail - Class B	0	No Requirement	
Passenger Stall Retail - Class C	0	No Requirement	
Passenger Stall Size - Class A (First One)		5.5m (18.05ft) - long, 4m (13.12ft) wide, 2.3m (7.5ft) high	
Passenger Stall Size - Class A		5.5m (18.05ft) - long, 2.9m (9.52ft) wide, 2.3m (7.5ft) high	
Passenger Stall Size - Class B		14m (45.93ft) - long, 4m (13.12ft) wide, 3.5m (11.48ft) high	
Passenger Stall Size - Class C		14m (45.93ft) - long, 4m (13.12ft) wide, 4.3m (14.11ft) high	
Loading Stall Residential - Class A (0-50 Units)	0	Stall	
Loading Stall Residential - Class A (51-299 Units)	1	Stall	
Loading Stall Residential - Class A (300+ Units)	0.01	per Unit	
Loading Stall Residential - Class B (0-99 Units)	0	Stall	
Loading Stall Residential - Class B (100-299 Units)	1	Stall	
Loading Stall Residential - Class B (300-499 Units)	2	Stall	
Loading Stall Residential - Class B	0	Stall	No Requirement
Loading Stall Retail - Class A	0	Stall	No Requirement
Loading Stall Retail - Class B (0-1,077sf)	0	Stall	No requirement for less than 100 sm of gfa
Loading Stall Retail - Class B (0-25,026sf)	3.9958E-05	per sf	One space for the first 2,325 sm of gfa
Loading Stall Retail - Class B (25,026sf+)	3.9958E-05	per sf	One space for any portion of the next 2,325sm
Loading Stall Retail - Class C (0-20,452sf)	0	Stall	Less than 1,900sm
Loading Stall Retail - Class C (20,452-53,820sf)	1	Stall	At least one space 1,900sm to 5,000 sm of gfa
Loading Stall Retail - Class C (53,820sf+)	3	Stall	at least two spaces for more than 5,000 sm
Loading Stall Size - Class A		5.5m (18.05ft) - long, 2.7m (8.86ft) wide, 2.3m (7.5ft) high	
Loading Stall Size - Class B		8.5m (27.88ft) - long, 3.0m (9.84ft) wide, 3.8m (12.46ft) high	
Loading Stall Size - Class C		17m (55.75ft) - long, 3.5m (11.48ft) wide, 4.3m (14.11ft) high	

Totals

Passenger Totals - Building 1	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals - Building 1	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Passenger Totals - Building 2	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals - Building 2	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Passenger Totals	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	2	-	2
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals	Stalls		
	Required		
	Min	Max	Proposed
Residential - Class A	2	-	2
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Development Data - Storage + Balconies

Data

Building 01 - West

Floor Level	In Unit	Bulk - Below Grade	Total	Balcony	Terrace	Pre school Play Area	Teen Play Area	Total
Residential								
	Size	LxWxH						
	3.7m ² (included) Min.	1.2m x 2.0m x 2.1m (3.94' x 6.56' x 6.89')						
	1.2m ² (2m ² 2m) Min.	0.94' x 0.94' (3.0' x 3.0')						
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-
06	17	0	17	972	0	0	0	972
05	17	0	17	972	0	0	0	972
04	17	0	17	972	0	0	0	972
03	17	0	17	972	0	0	0	972
02	17	0	17	1,110	0	0	0	1,110
01	16	0	16	469	1,115	1,200	2,000	4,784
P1	0	0	0	1,050	0	1,250	0	1,110
P2	0	31	31	-	-	-	-	-
	101	31	132	5,466	1,115	2,450	2,000	11,032

Building 02 - East

Floor Level	In Unit	Bulk - Below Grade	Total	Balcony	Terrace	Pre school Play Area	Teen Play Area	Total
Residential								
	Size	LxWxH						
	3.7m ² (included) Min.	1.2m x 2.0m x 2.1m (3.94' x 6.56' x 6.89')						
	1.2m ² (2m ² 2m) Min.	0.94' x 0.94' (3.0' x 3.0')						
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-
06	19	0	19	1,034	0	0	920	1,954
05	17	0	17	1,034	0	0	920	1,954
04	17	0	17	1,034	0	0	0	1,034
03	17	0	17	1,034	0	0	0	1,034
02	17	0	17	1,177	0	0	0	1,177
01	11	0	11	0	1,323	1,100	2,000	4,423
P1	0	0	0	-	-	-	-	-
P2	0	76	76	-	-	-	-	-
	98	76	174	5,313	1,323	1,100	3,840	11,576

Bulletin - Bulk Storage + Guidelines - High-Density Housing For Families with Children Guidelines

Bulk Storage Min.	201.3	ft ³	5.700	m ³	
Storage Size Min.	39.8	sf	3.700	sm	1.2m (3.94ft) - long, 1.2m (3.94ft) wide, 2.1m (6.89ft) high
In-Suite Storage Exclusion	107.6	sf	10.000	sm	a maximum of 3.7 m ² of storage space per dwelling unit may be excluded one dimension should generally not exceed 2.15m (7.05ft)
Bulk Storage Max.					
Balconies	12%				12% max of residential area. Excluded from FSR (provides solar shading or improved usability of dwelling units)
Outdoor Play Area Children Min.	1,399.3	sf	130.00	sm	can be in one or more locations, min of 2 hrs of sunlight between the hrs of 10am and 5pm on Dec. 21st
Preschool Children's Play Area Min.	10.77	sf	per bedroom		min of 1.0m (3.07ft) per bedroom - min. of 50cm (16.25") excluding the master bedroom
Preschool Children's Play Area Min.	538.2	sf	50.00	sm	
Teen Play Area Min.	16.15	sf	per bedroom		min of 1.5m (4.92ft) per bedroom - min. of 85cm (27.6") excluding the master bedroom
Teen Play Area Min.	914.9	sf	85.00	sm	

Totals

Storage Totals - Building 1			
	Required		
	Min	Max	Proposed
In Unit (Excluded from FSR)	-	-	101
Bulk Storage Below Grade	-	-	31
Total	113		132

Balcony Totals - Building 1				
	SF			
	Required			Proposed
	Min	Max		
Balcony	-	9,514	-	5,466
Required Outdoor Play Area Children	1,399	-	-	4,450
Pre-school Play Area	1,218	-	-	2,450
Teen Play Area	1,825	-	-	2,000

Storage Totals - Building 2			
	Required		
	Min	Max	Proposed
In Unit (Excluded from FSR)	-	-	98
Bulk Storage Below Grade	-	-	76
Total	109		174

Balcony Totals - Building 2				
	SF			
	Required			Proposed
	Min	Max		
Balcony	-	9,281	-	5,313
Required Outdoor Play Area Children	1,399	-	-	4,940
Pre-school Play Area	1,174	-	-	1,100
Teen Play Area	1,761	-	-	3,840

Storage Totals			
	Required		
	Min	Max	Proposed
In Unit (Excluded from FSR)	-	-	199
Bulk Storage Below Grade	-	-	107
Total	222		306

Balcony Totals				
	SF			
	Required			Proposed
	Min	Max		
Balcony	-	18,795	-	10,779
Required Outdoor Play Area Children	2,799	-	-	9,390
Pre-school Play Area	2,392	-	-	3,550
Teen Play Area	3,586	-	-	5,840

Development Data - Waste/ Recycling

Data

Guideline - Garbage and Recycling Storage Amenity Design Supplement

Solid Waste Location		Total Container size		The maximum factor allocates space required to move the containers inside the storage amenity. Should be accommodated throughout the entire access	
Recycling Location					
Min Height	8.2	ft	2.50	m	
Total Room Size	225%				
Vertical Clearance	14.8	ft	4.50	m	
Vertical Clearance - Front End Tipping	21.3	ft	6.50	m	
MURB - Mixed Containers	18.50	Liters	per Unit	per Week	
MURB - Mixed Papers (include papers & cardboard)	42.90	Liters	per Unit	per Week	
MURB - Mixed Papers (include papers exclude cardboard)	15.00	Liters	per Unit	per Week	
MURB - Cardboard	27.80	Liters	per Unit	per Week	
MURB - Garbage	53.00	Liters	per Unit	per Week	
MURB - Glass	2.10	Liters	per Unit	per Week	
MURB - Organics	14.00	Liters	per Unit	per Week	
Restaurant / Retail - Mixed Containers	2.00	Liters	per SM	per Week	
Restaurant / Retail - Mixed Papers	2.05	Liters	per SM	per Week	
Restaurant / Retail - Cardboard	3.75	Liters	per SM	per Week	
Restaurant / Retail - Garbage	1.65	Liters	per SM	per Week	
Restaurant / Retail - Glass	0.015	Liters	per SM	per Week	
Restaurant / Retail - Organics	2.00	Liters	per SM	per Week	
Restaurant / Retail - Grease	0.35	Liters	per SM	per Week	
Cart Volume					
240 L cart	240	Liters		.7m (2.3ft) - long, .6m (1.97ft) wide	
360 L cart	360	Liters		.9m (2.95ft) - long, .7m (2.29ft) wide	
3 Yard Bin (2,294 L)	2,294	Liters		2.1m (6.89ft) - long, 1.2m (3.94ft) wide	
4 Yard Bin (3,058 L)	3,058	Liters		2.1m (6.89ft) - long, 1.4m (4.6ft) wide	
Cart Footprint					
240 L cart	4.5	sf	0.420	sm	
360 L cart	6.8	sf	0.630	sm	
3 Yard Bin (2,294 L)	21.3	sf	1.980	sm	
4 Yard Bin (3,058 L)	27.1	sf	2.520	sm	

Totals

Garbage and Recycling Storage Carts - Building 1					
	Carts				
	Required				
	240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	6	-	-	6
MURB - Mixed Papers	-	14	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	5	-	-	5
MURB - Cardboard	-	-	-	2	1
MURB - Garbage	-	-	-	2	2
MURB - Glass	1	-	-	-	1
MURB - Organics	-	5	-	-	5

Garbage and Recycling Storage Space - Building 1		
	SF	
	Required	
	Min	Proposed
Residential - Space Required	713	617

Garbage and Recycling Storage Carts - Building 2					
	Carts				
	Required				
	240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	6	-	-	5
MURB - Mixed Papers	-	13	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	5	-	-	4
MURB - Cardboard	-	-	-	1	1
MURB - Garbage	-	-	-	2	2
MURB - Glass	1	-	-	-	1
MURB - Organics	-	5	-	-	4

Garbage and Recycling Storage Space - Building 2		
	SF	
	Required	
	Min	Proposed
Residential - Space Required	636	650

Garbage and Recycling Storage Carts					
	Carts				
	Required				
	240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	12	-	-	11
MURB - Mixed Papers	-	27	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	10	-	-	9
MURB - Cardboard	-	-	-	3	2
MURB - Garbage	-	-	-	4	4
MURB - Glass	2	-	-	-	2
MURB - Organics	-	9	-	-	9

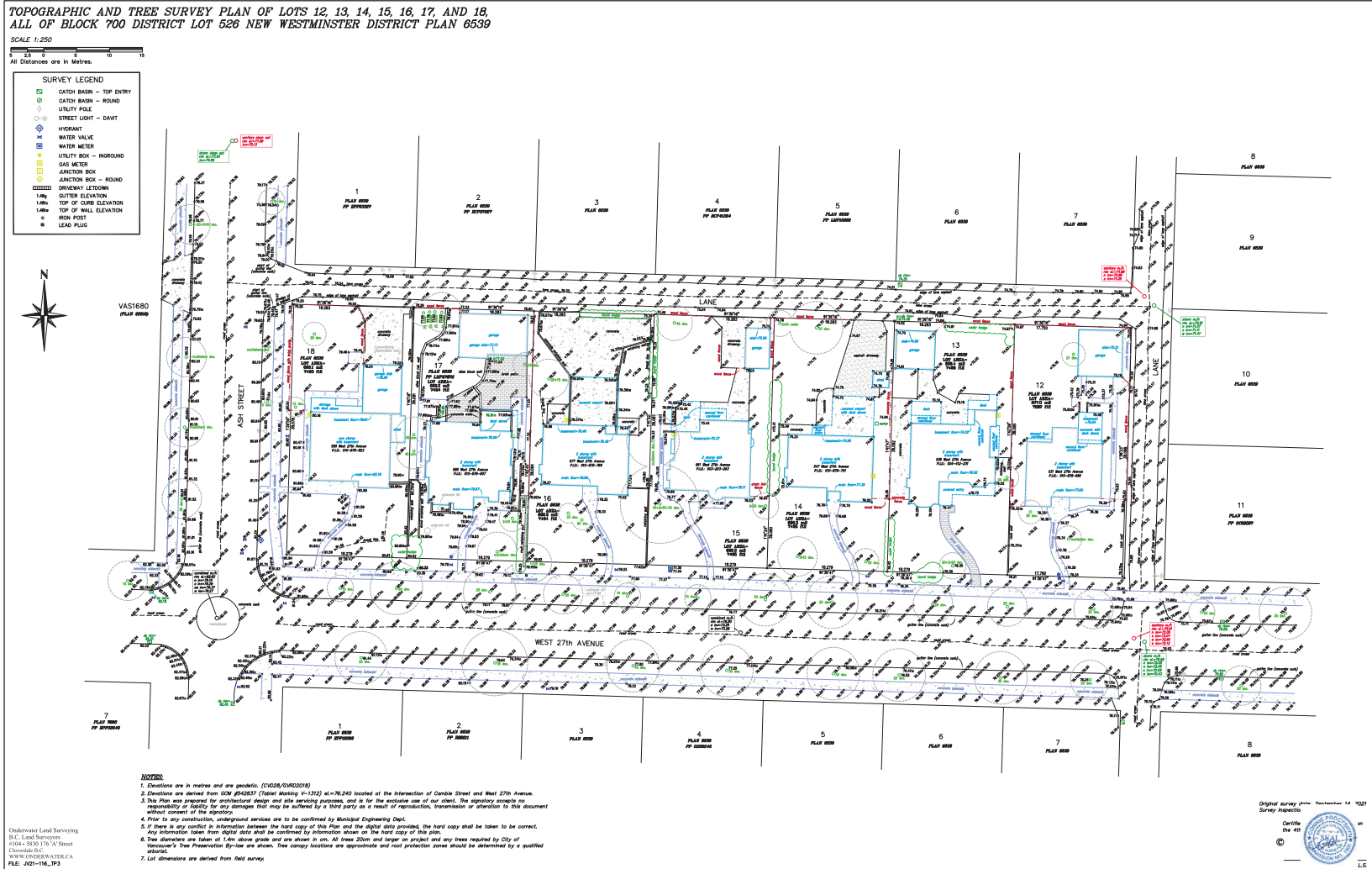
Garbage and Recycling Storage Space		
	SF	
	Required	
	Min	Proposed
Residential - Space Required	1,349	1,267

ARCHITECTURAL DRAWINGS 06

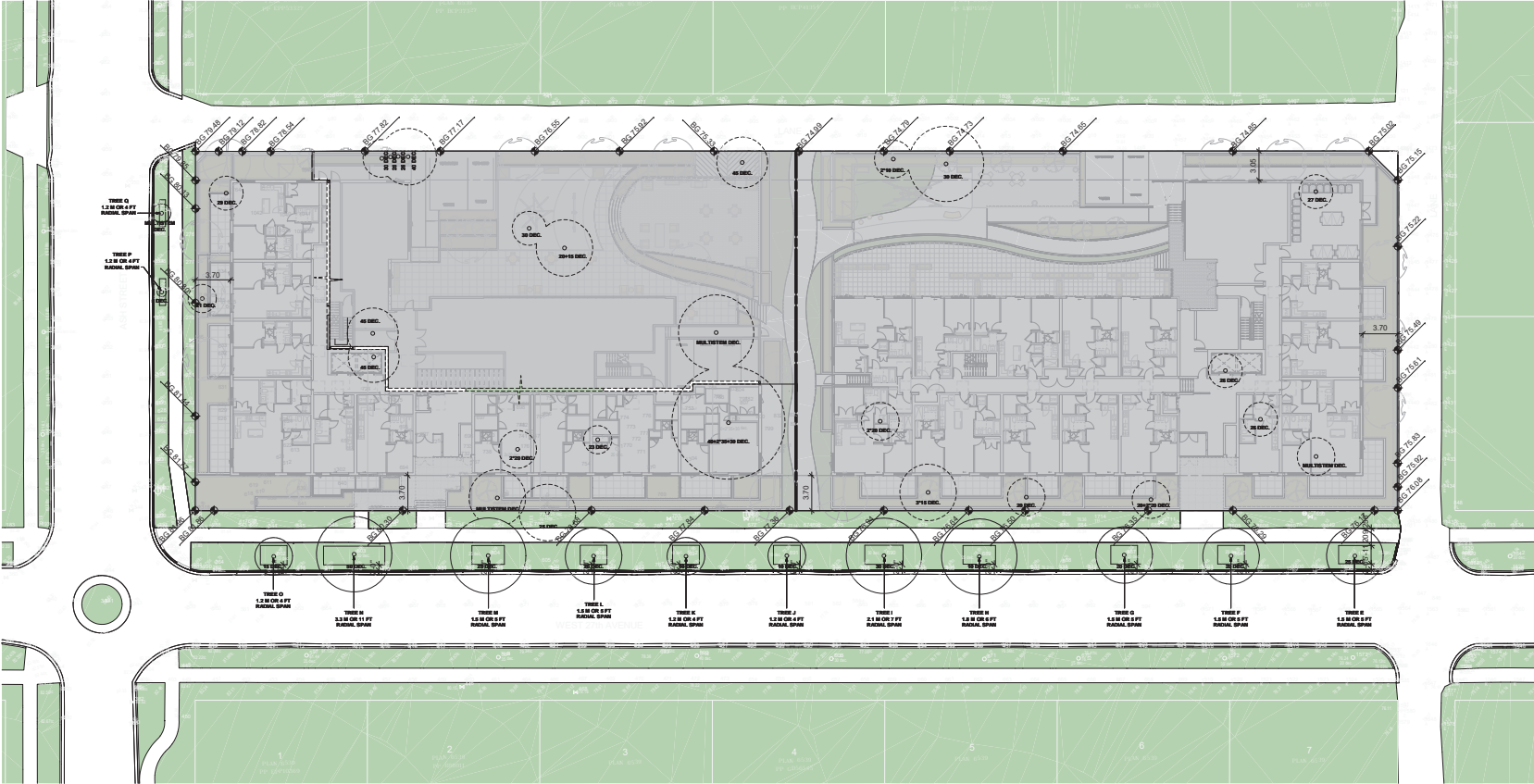
050	Site Survey	079	Elevations - North & South
051	Arborist Plan	080	Elevations - West, East & Internal
052	Building Grades Vancouver	081	Overall Sections
053	Base Surface Calculations	082	Overall Sections
054	Context Plan	083	Overall Sections
055	Site Plan	084	Shadow Study - Spring Equinox
056	Overall Plan - Level P2-P1	085	Shadow Study - Fall Equinox
057	Overall Plan - Level P1 Mezz-P1	086	Rendering
058	Overall Plan - Level 02-03	087	Rendering
059	Overall Plan - Level 04-05	088	Rendering
060	Overall Plan - Level 06-Roof	089	Rendering
061	West Building Plan - Level P2	090	Rendering
062	West Building Plan - Level P1	091	FSR Totals
063	West Building Plan - Level 01	092	FSR - West Building - Level P1
064	West Building Plan - Level 02	093	FSR - West Building - Level 01
065	West Building Plan - Level 03	094	FSR - West Building - Level 02
066	West Building Plan - Level 04	095	FSR - West Building - Level 03
067	West Building Plan - Level 05	096	FSR - West Building - Level 04
068	West Building Plan - Level 06	097	FSR - West Building - Level 05
069	West Building Plan - Level Roof	098	FSR - West Building - Level 06
070	East Building Plan - Level P2	099	FSR - West Building - Level Roof
071	East Building Plan - Level P1	100	FSR - East Building - Level 01
072	East Building Plan - Level 01	101	FSR - East Building - Level 02
073	East Building Plan - Level 02	102	FSR - East Building - Level 03
074	East Building Plan - Level 03	103	FSR - East Building - Level 04
075	East Building Plan - Level 04	104	FSR - East Building - Level 05
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077	East Building Plan - Level 06	106	FSR - East Building - Level Roof
078	East Building Plan - Level Roof		

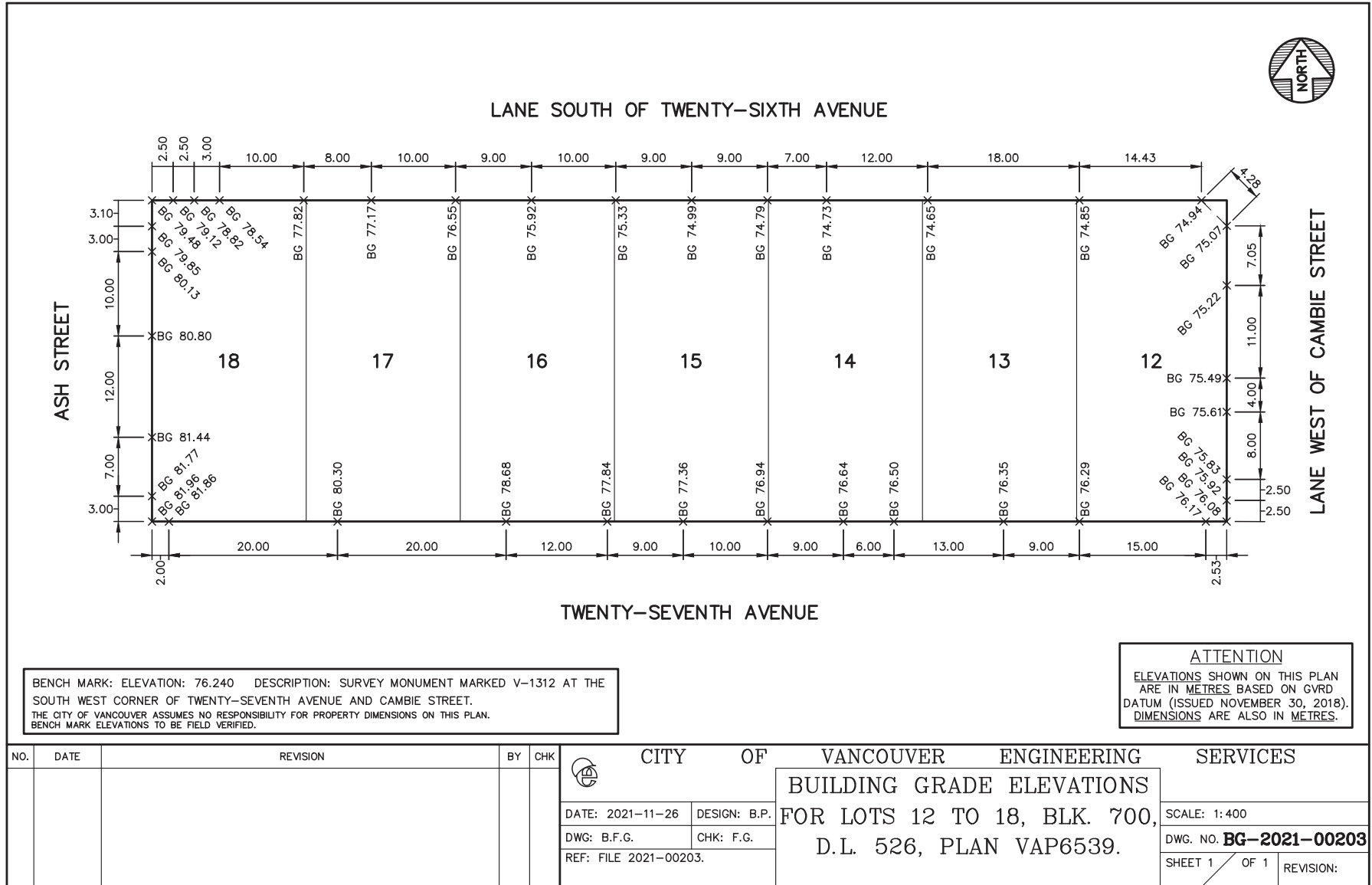


Architectural Drawings - Site Survey

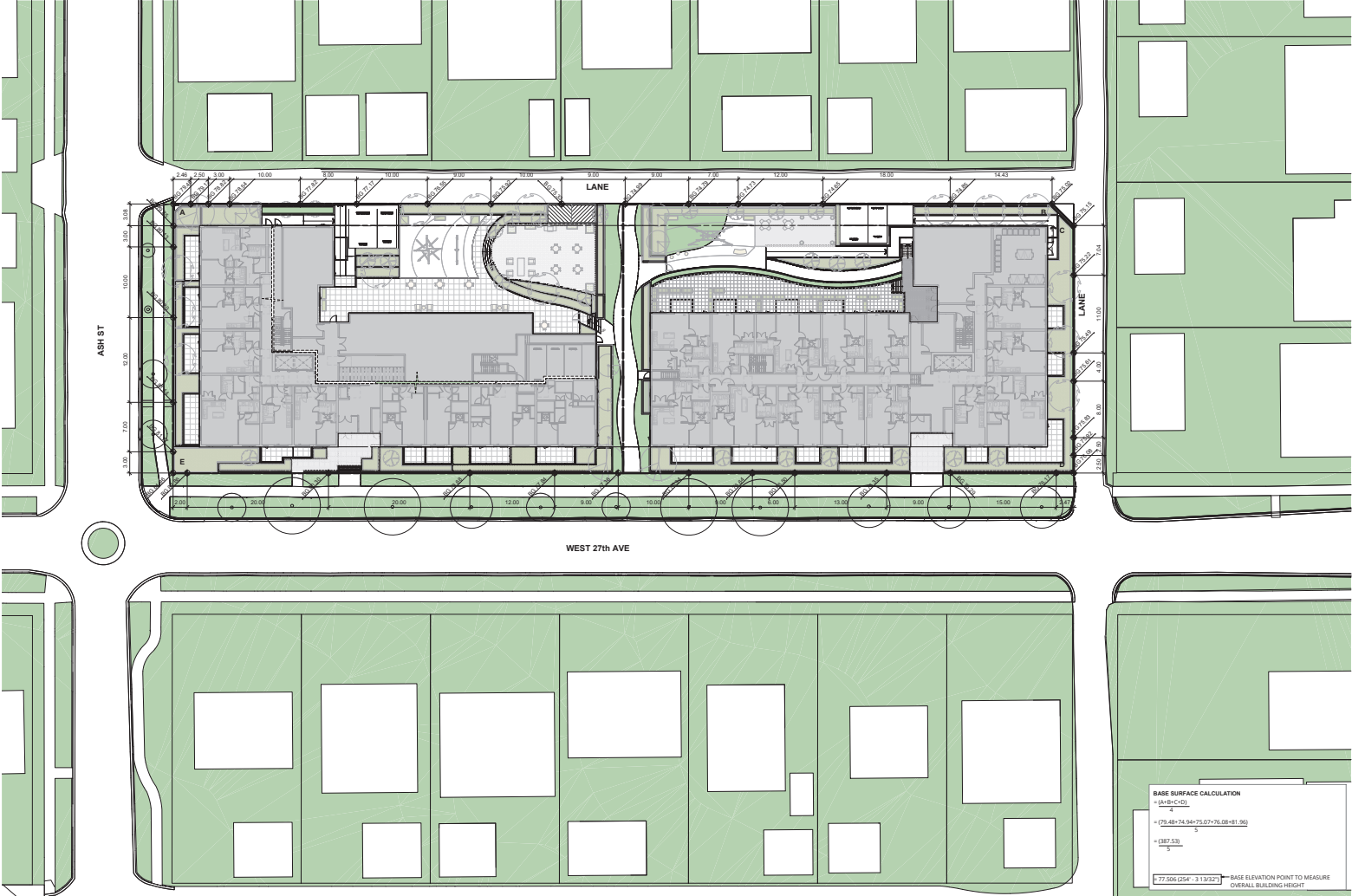


Architectural Drawings - Arborist Plan

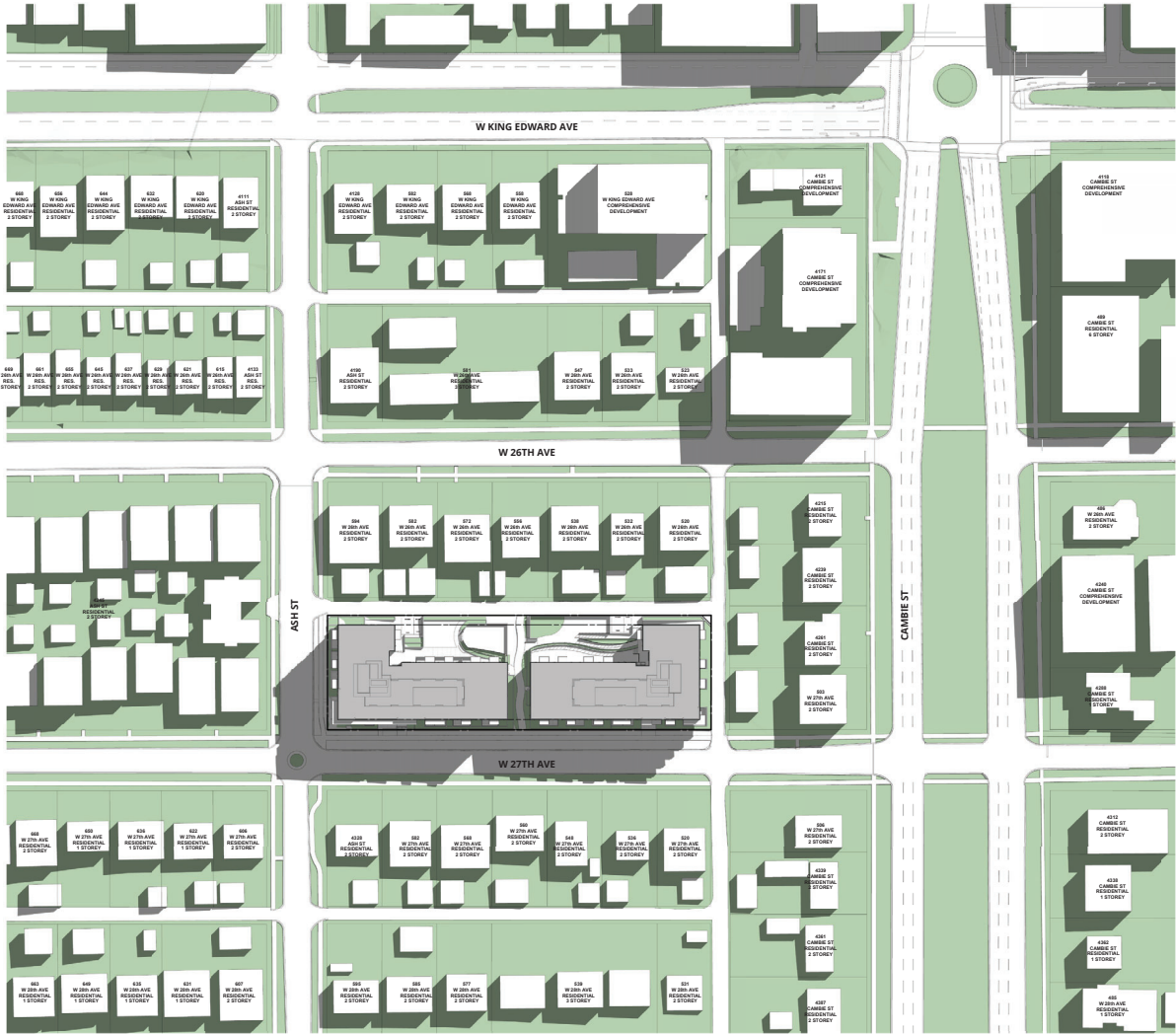




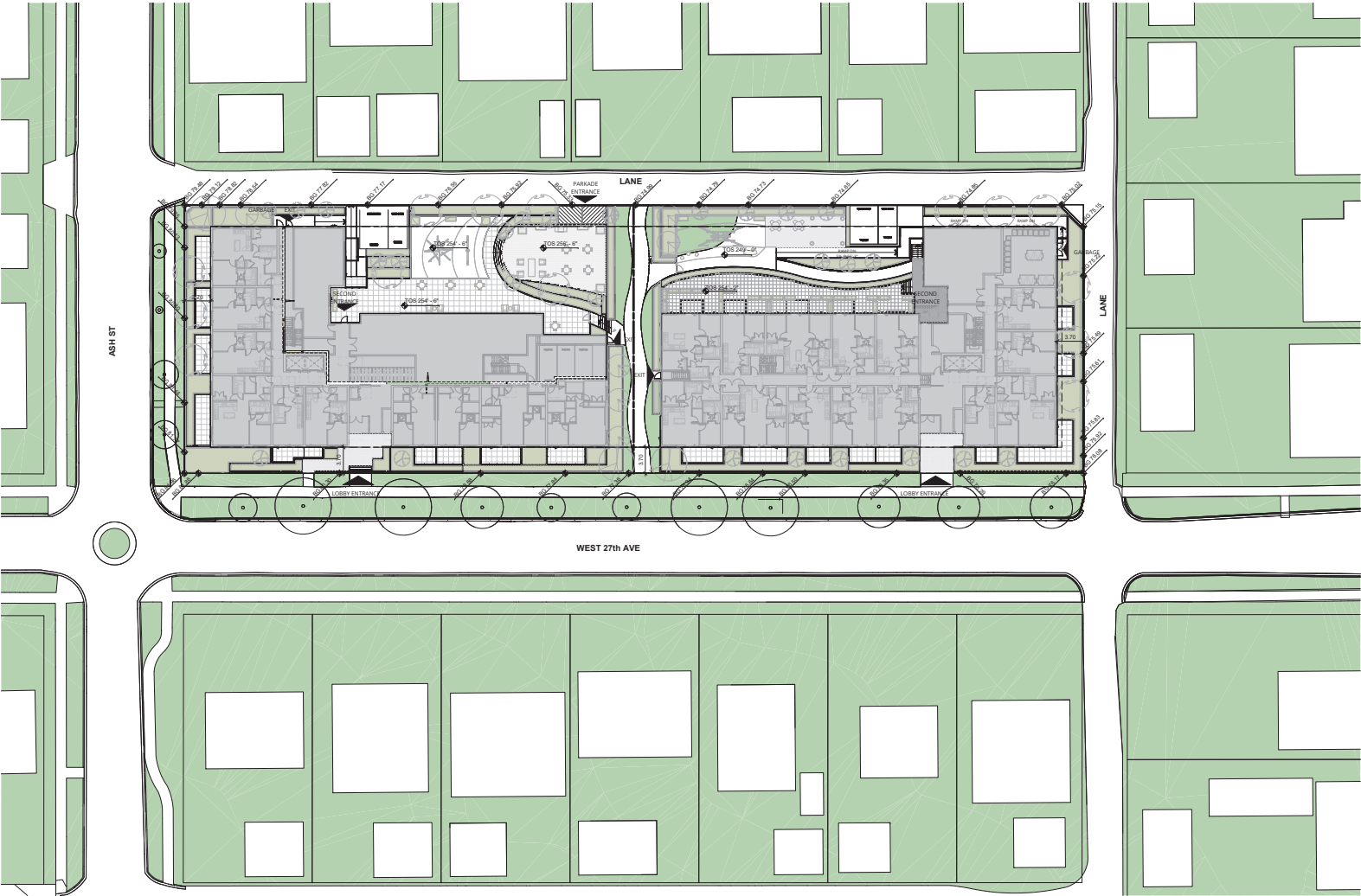
Architectural Drawings - Base Surface Calculations



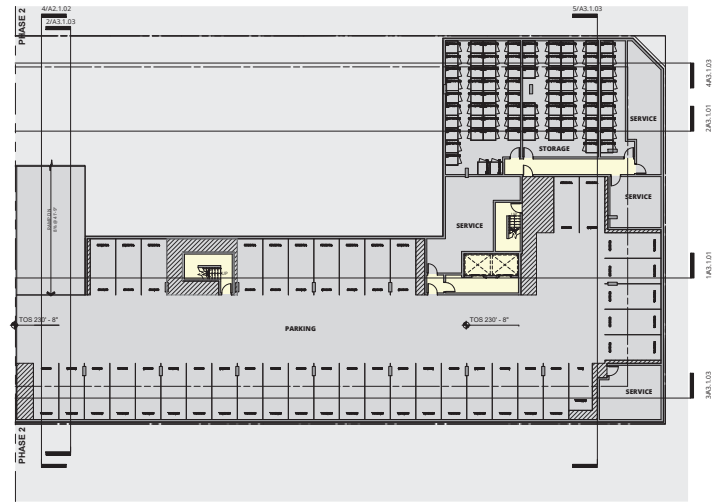
Architectural Drawings - Context Plan



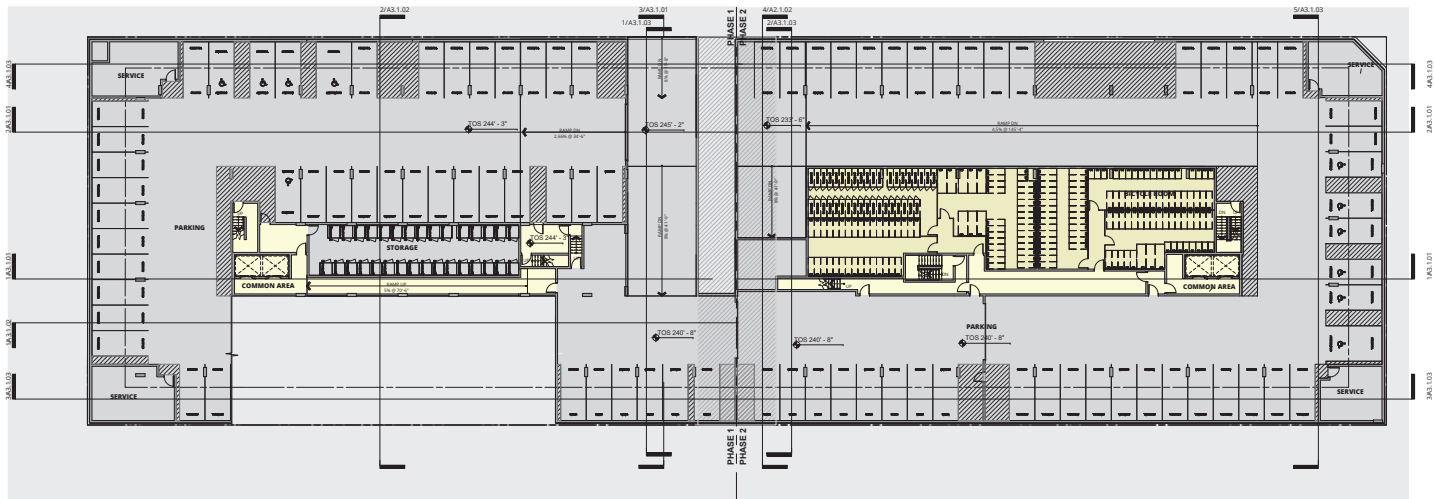
Architectural Drawings - Site Plan



Architectural Drawings - Overall Plan - Level P2-P1



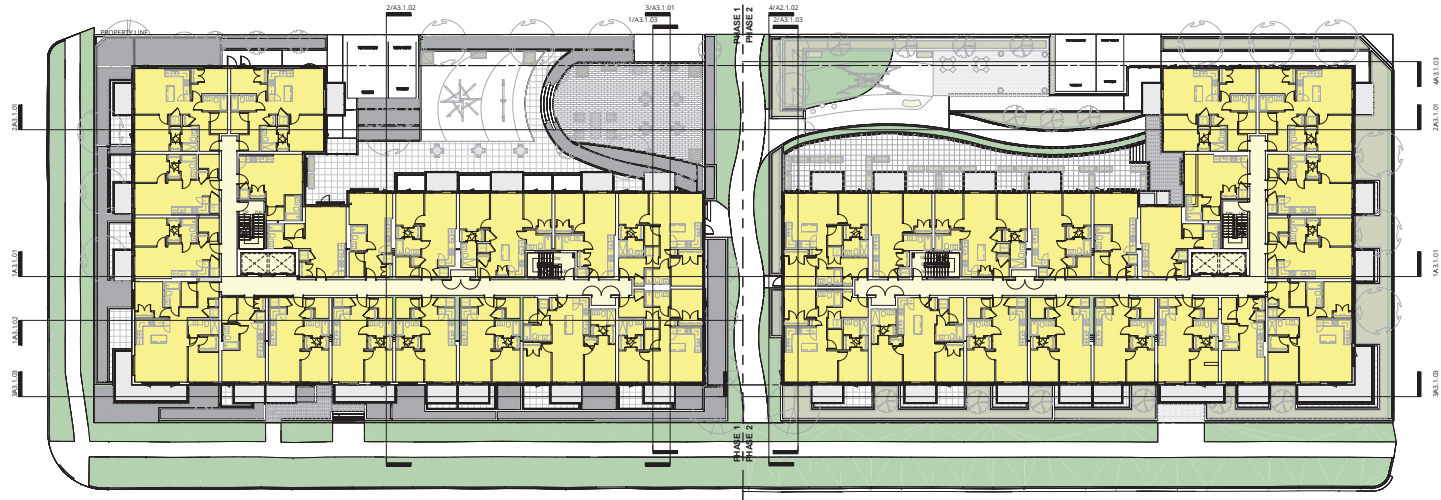
Level P2



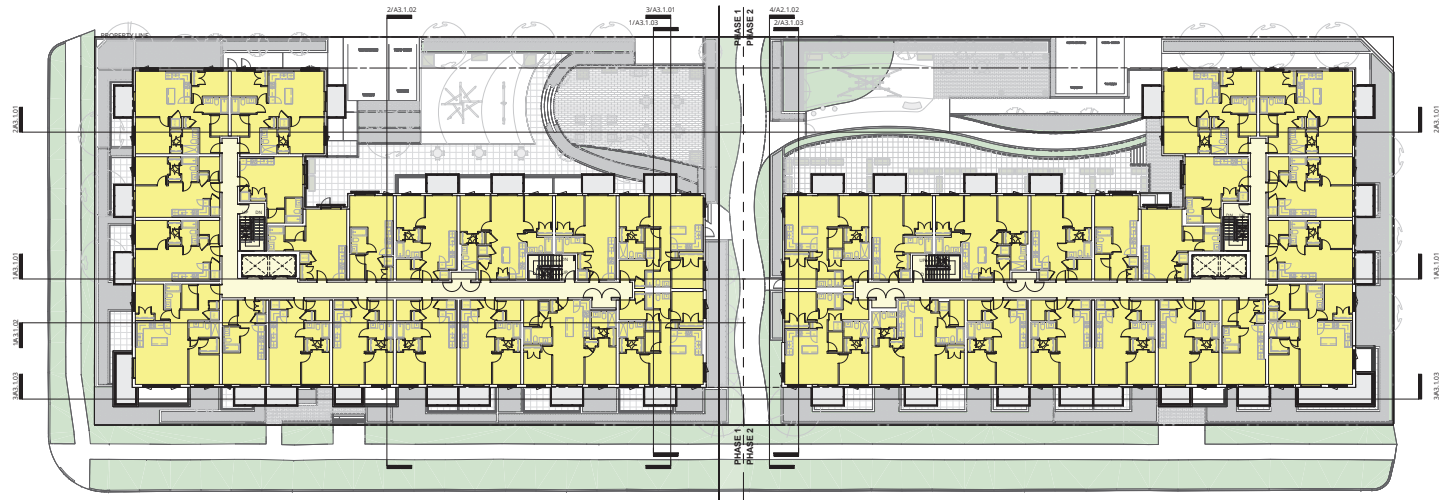
Level Entry to Parkade



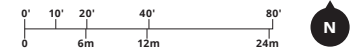
Architectural Drawings - Overall Plan - Level 02-03



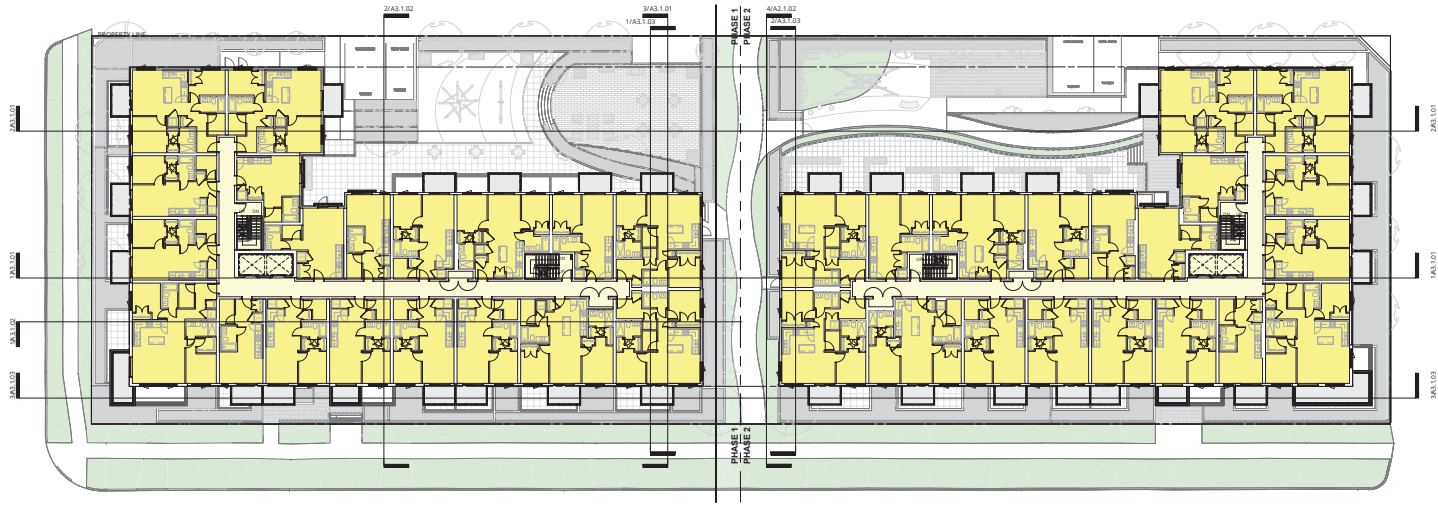
Level 02



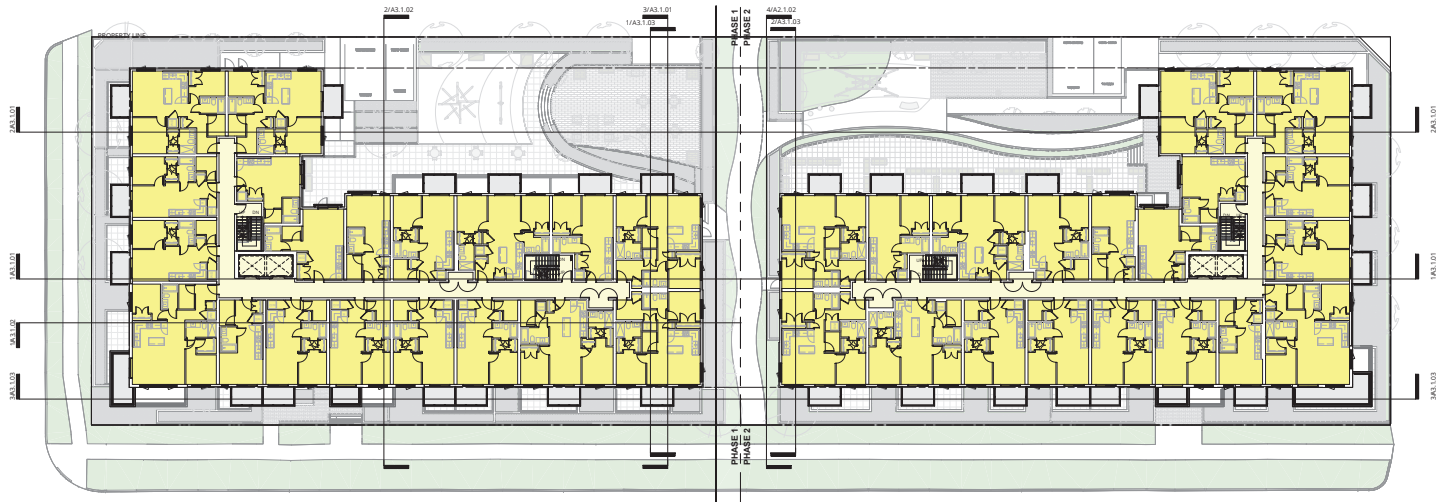
Level 03



Architectural Drawings - Overall Plan - Level 04-05



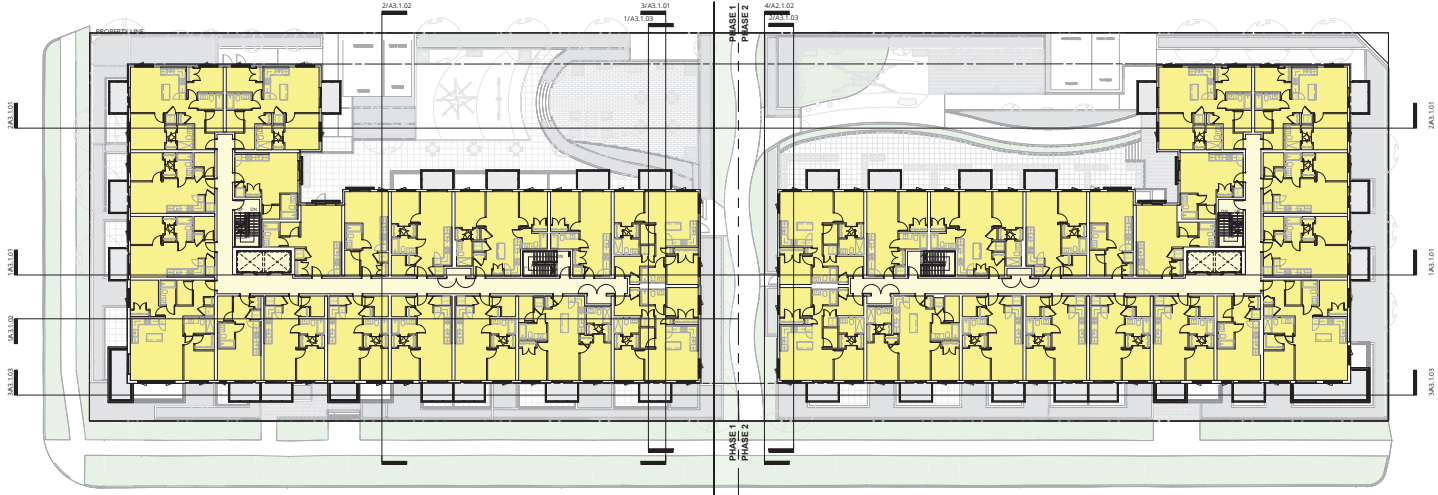
Level 04



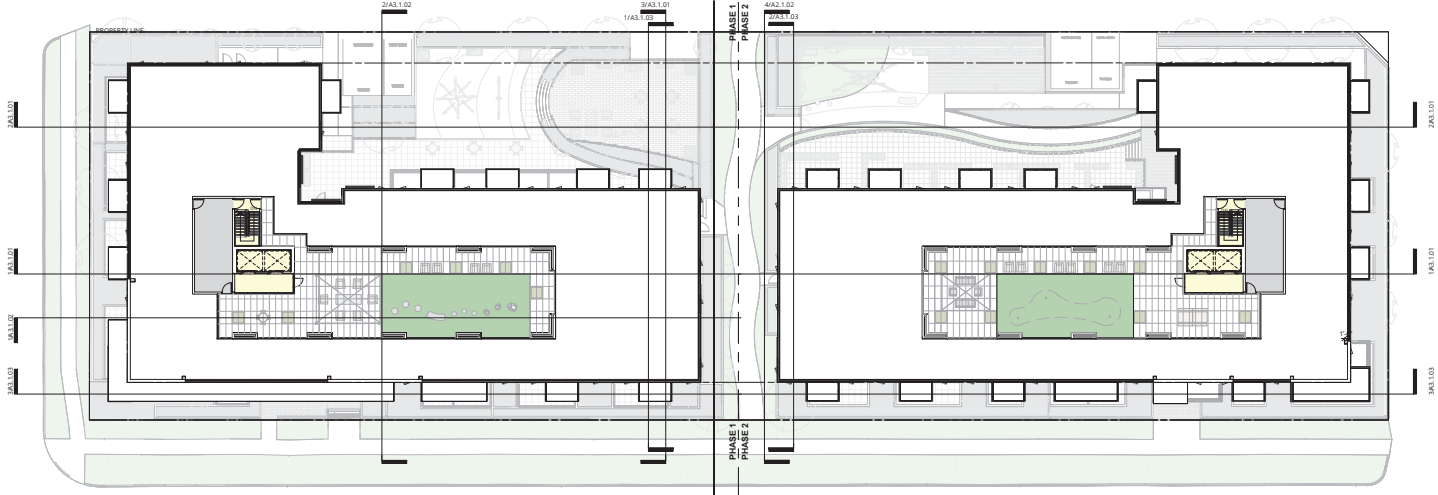
Level 05



Architectural Drawings - Overall Plan - Level 06 - Roof



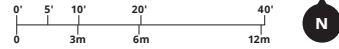
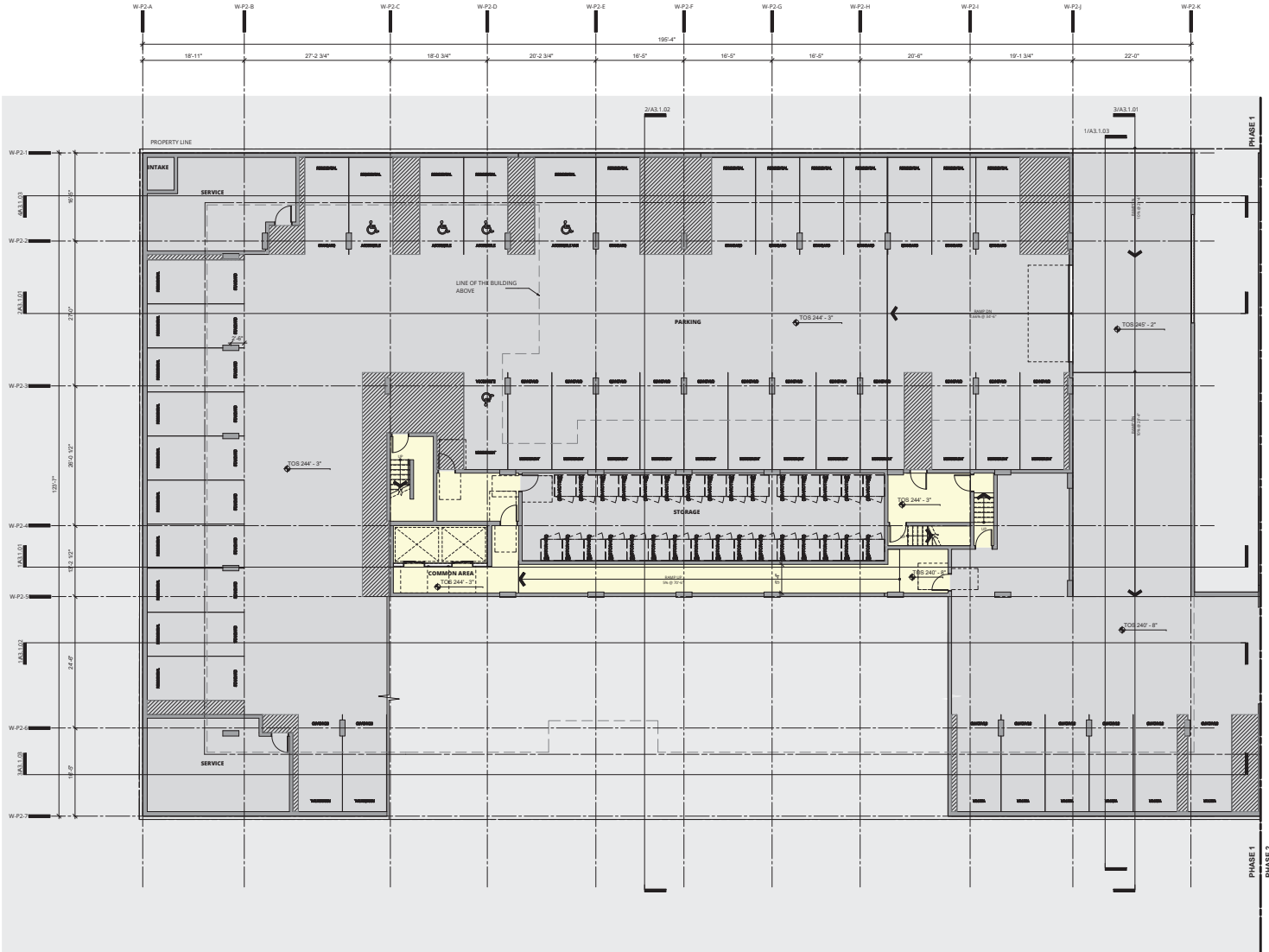
Level 06



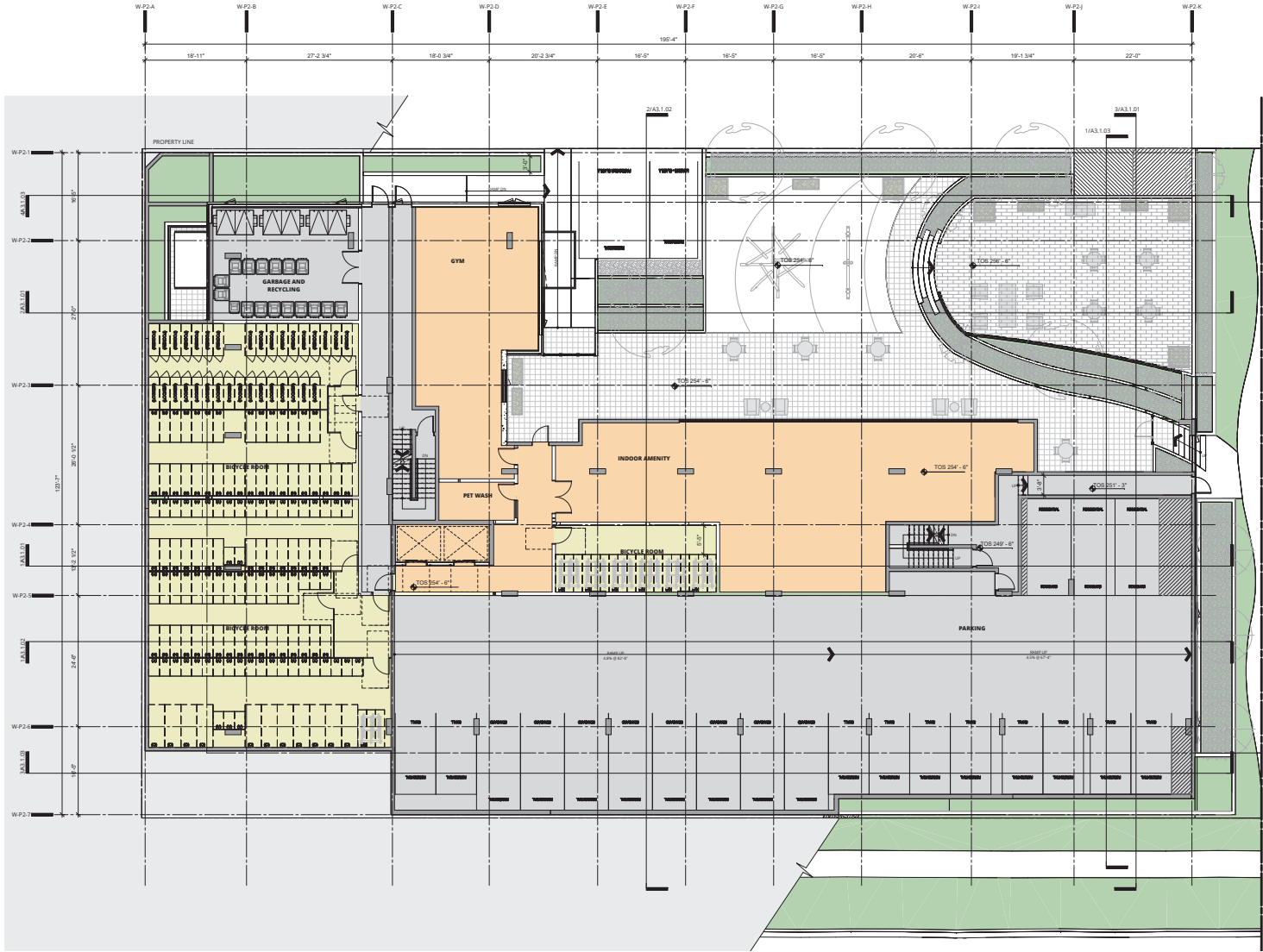
Level Roof



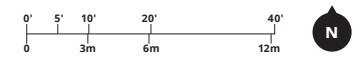
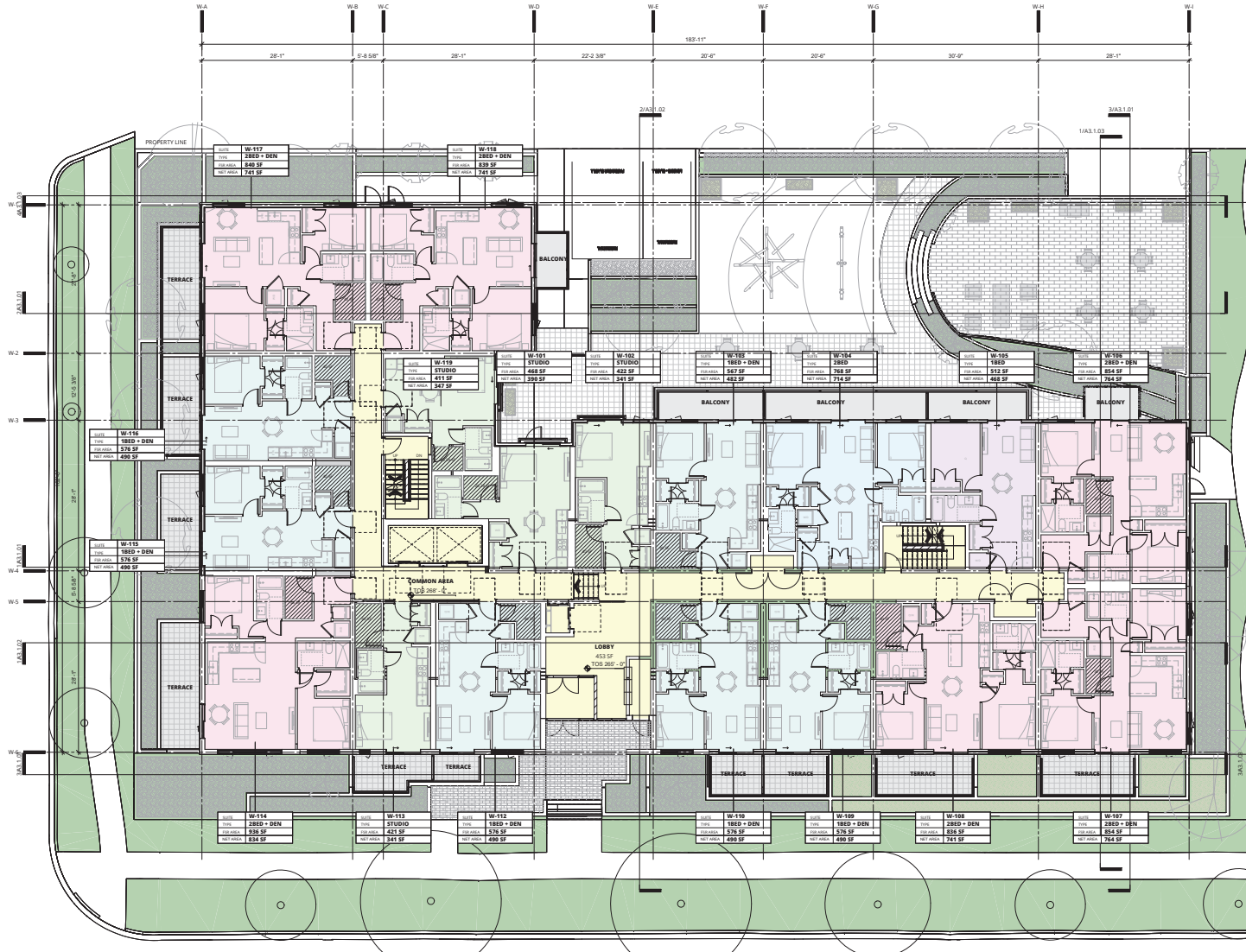
Architectural Drawings - West Building Plan - Level P2



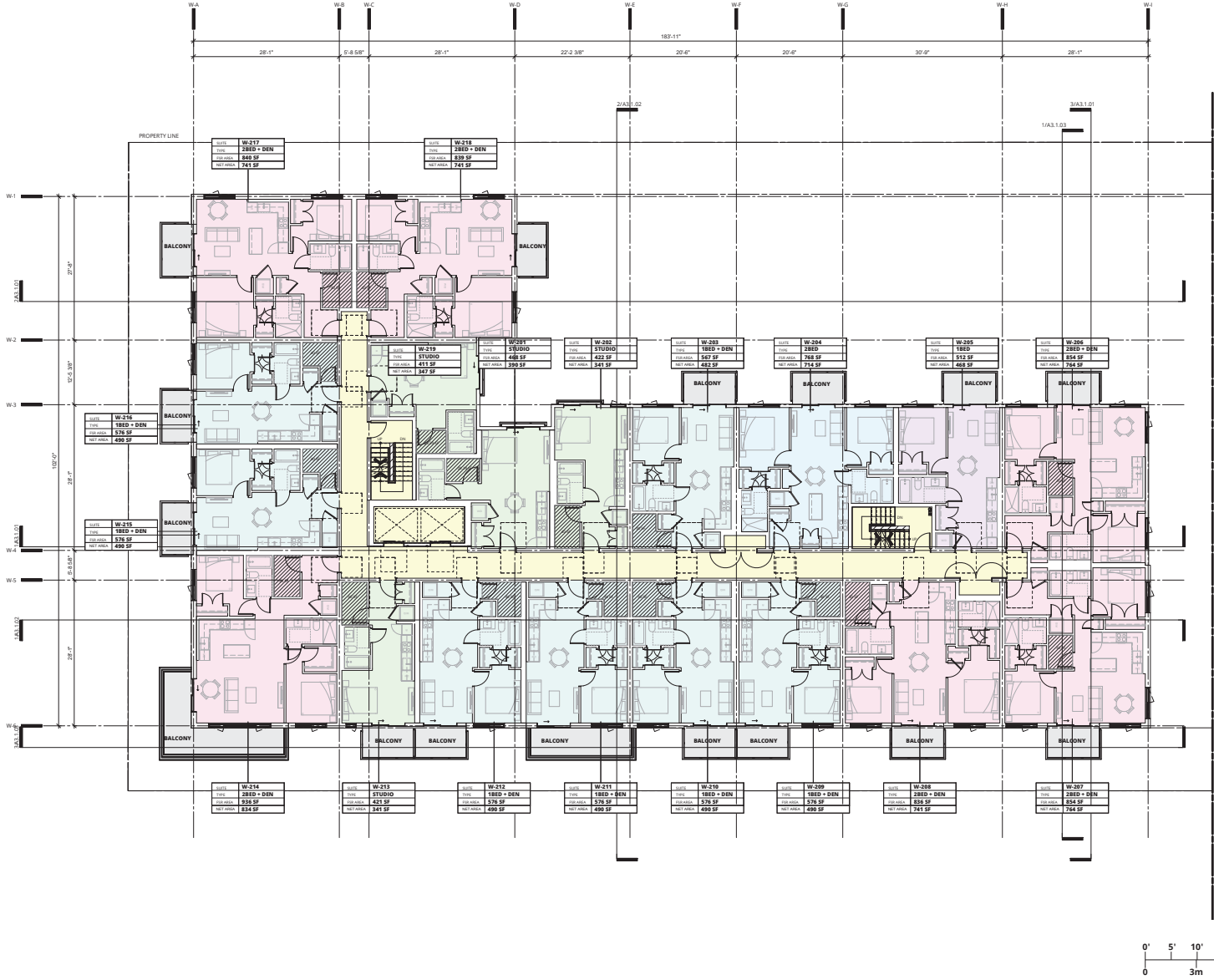
Architectural Drawings - West Building Plan - Level P1



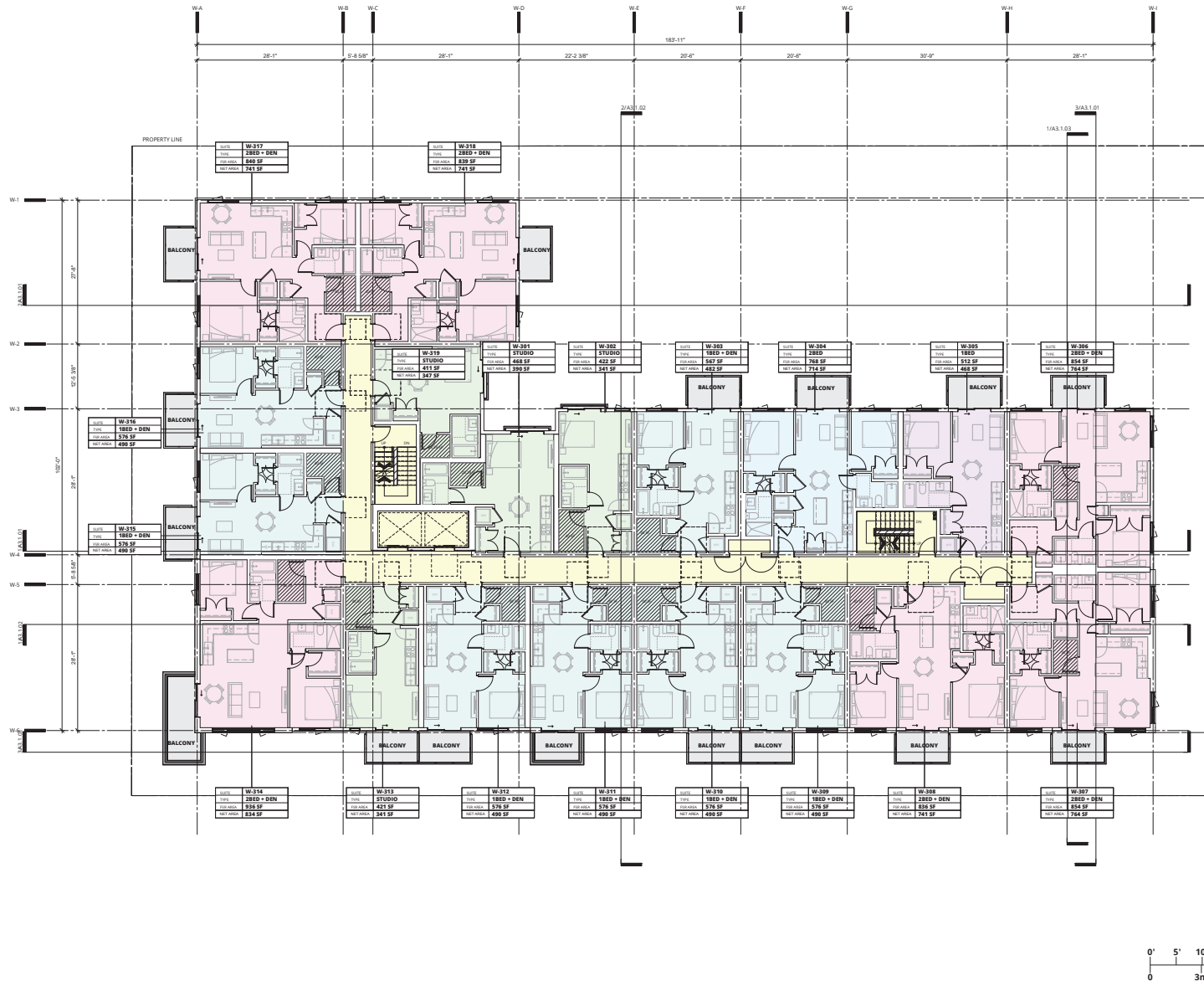
Architectural Drawings - West Building Plan - Level 01



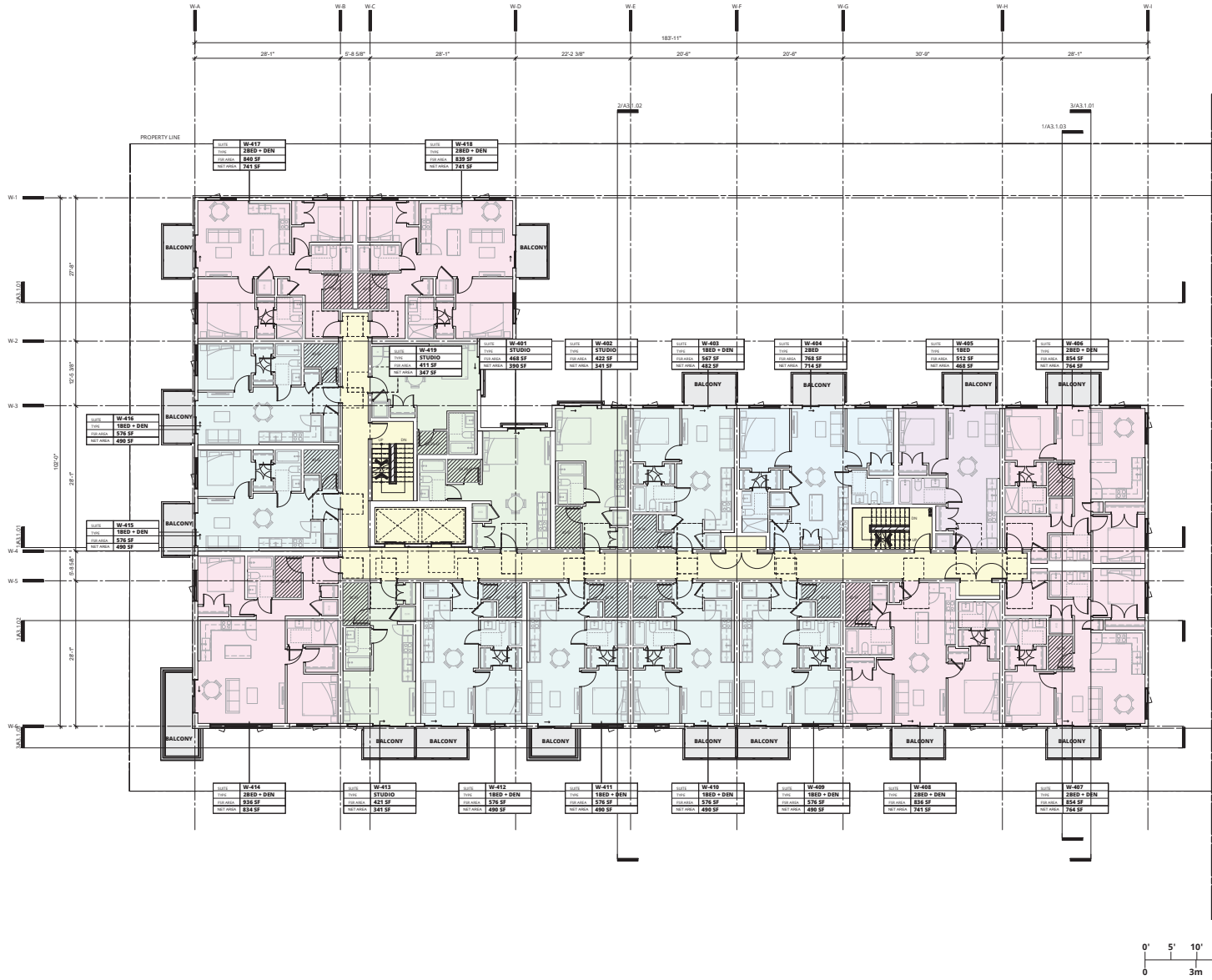
Architectural Drawings - West Building Plan - Level 02



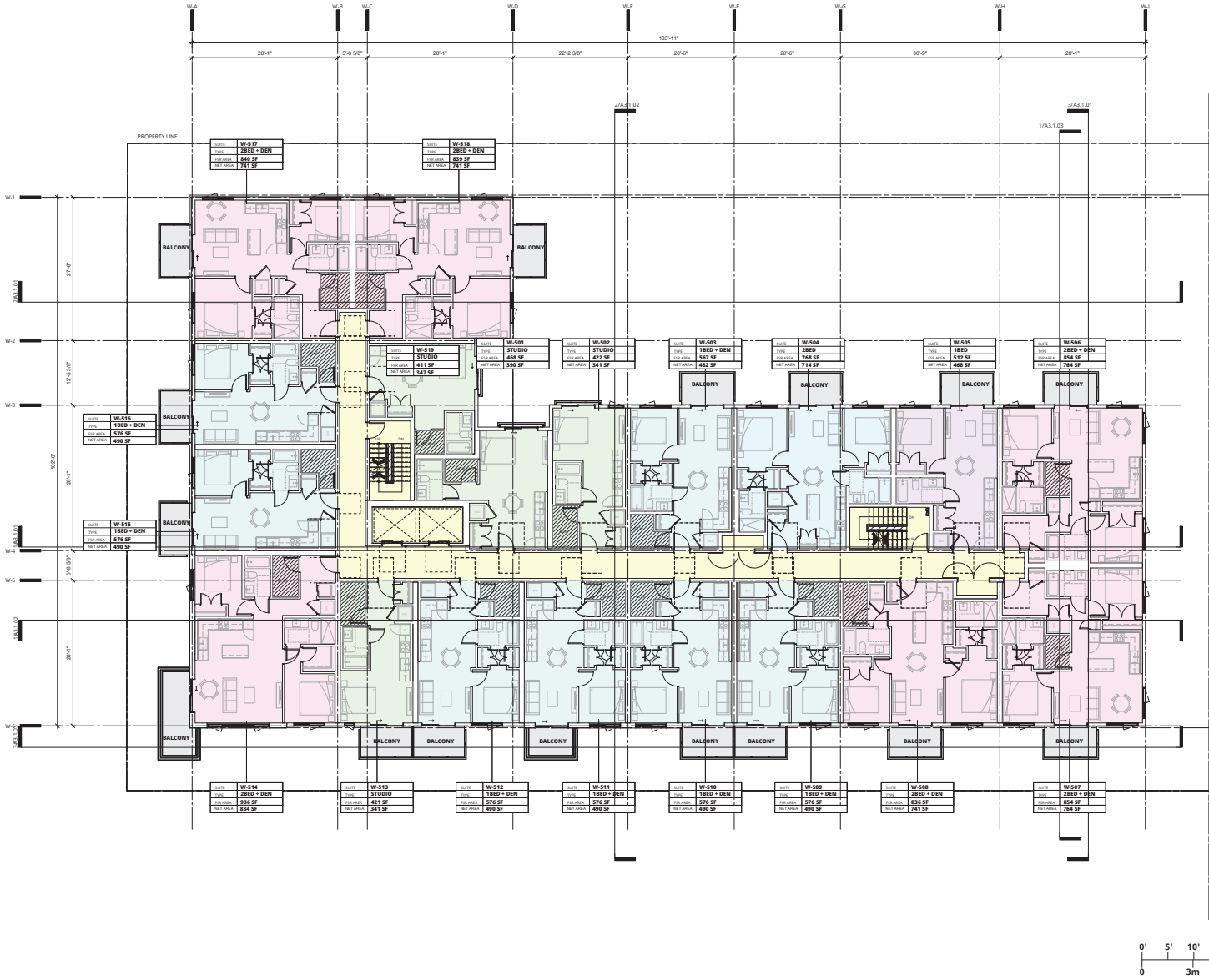
Architectural Drawings - West Building Plan - Level 03



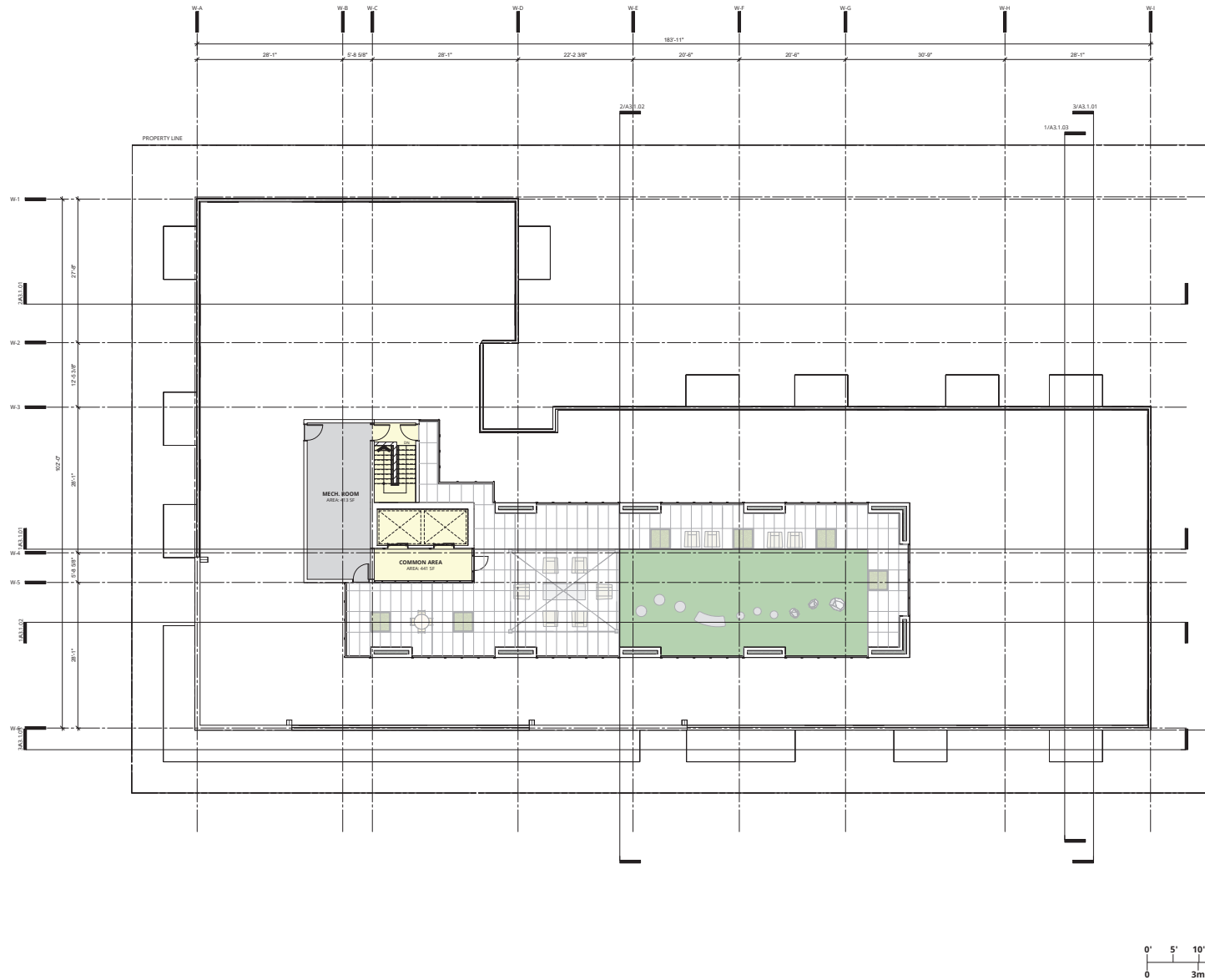
Architectural Drawings - West Building Plan - Level 04



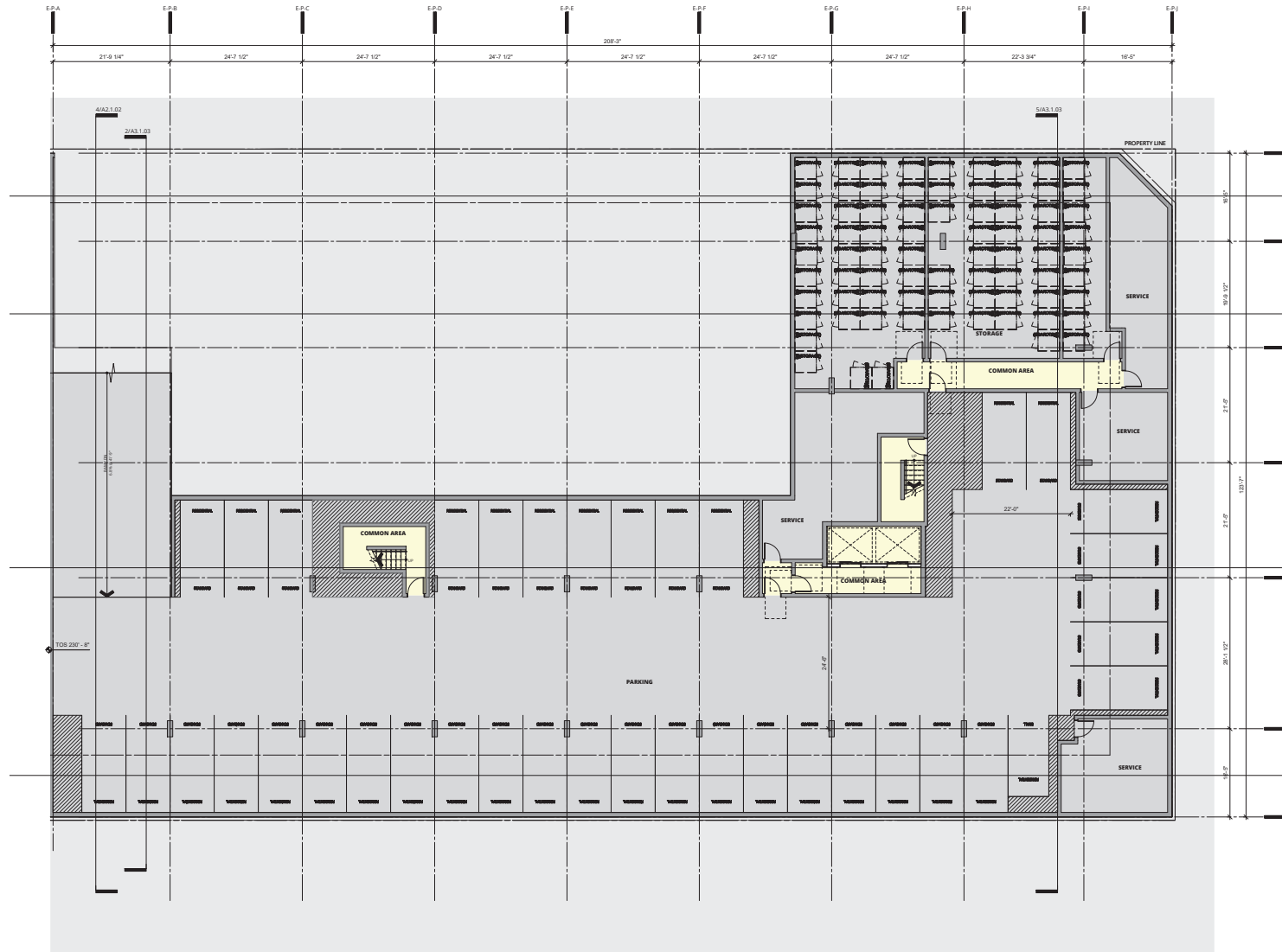
Architectural Drawings - West Building Plan - Level 05



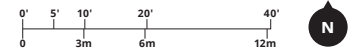
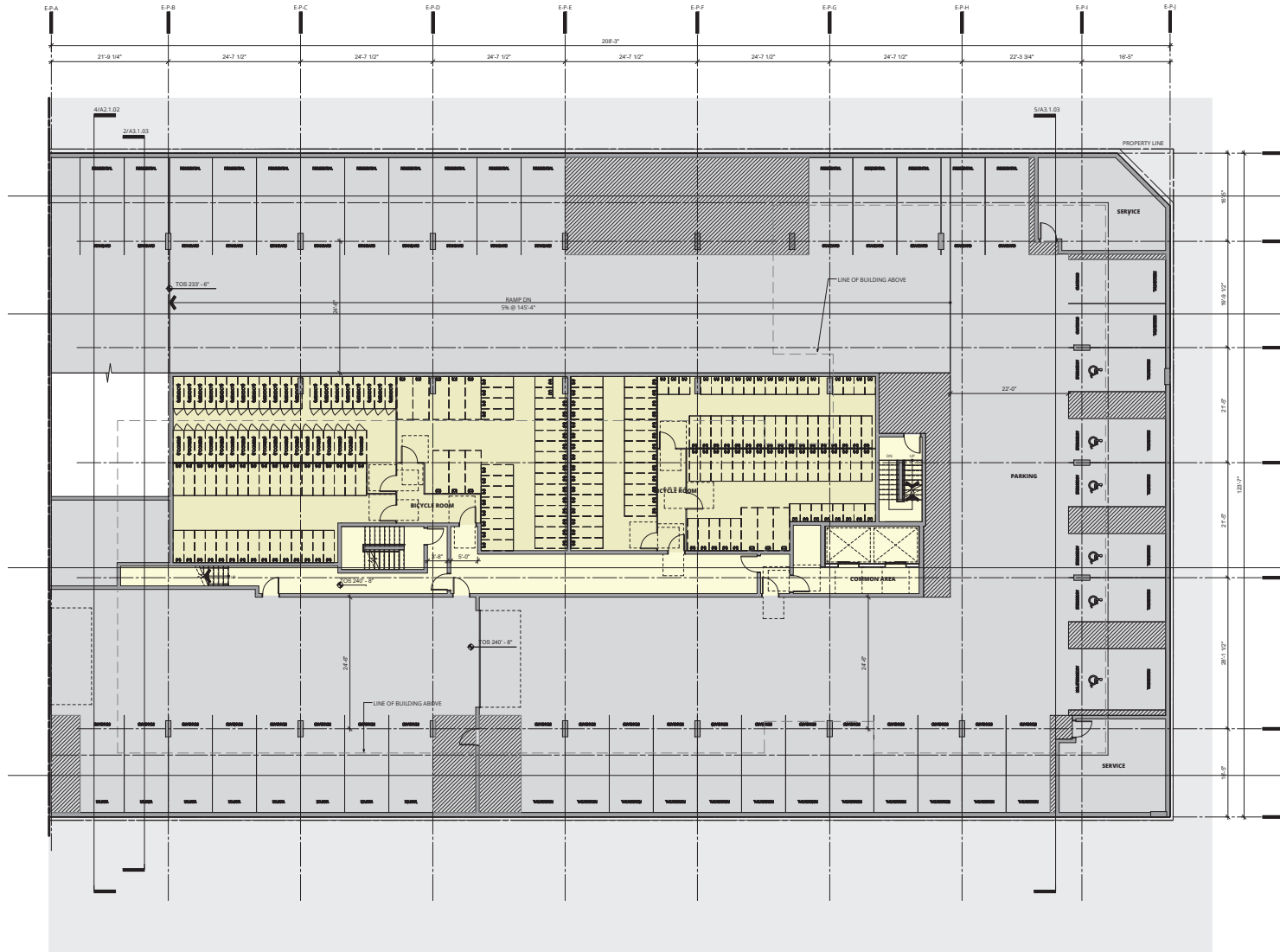
Architectural Drawings - West Building Plan - Level Roof



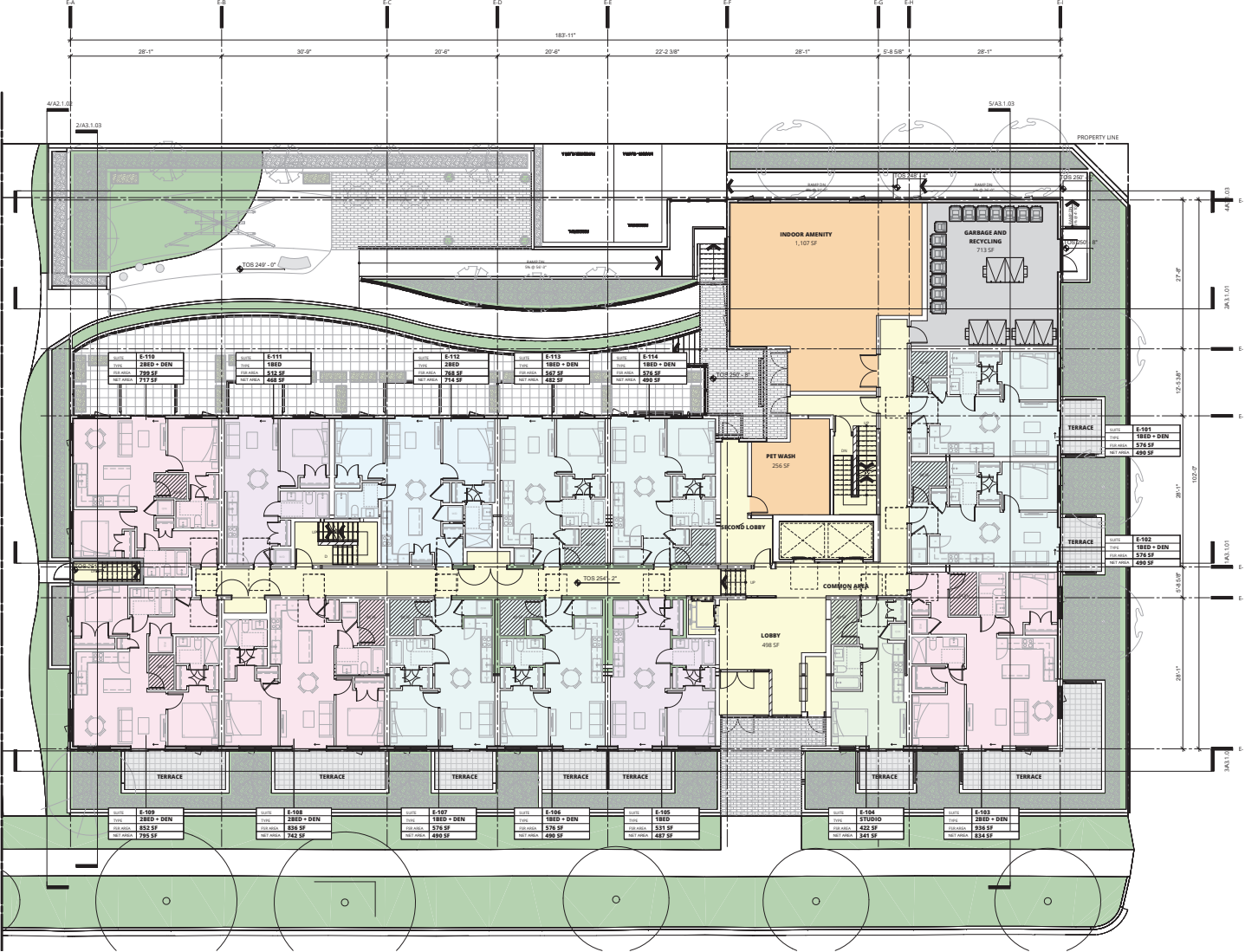
Architectural Drawings - East Building Plan - Level P2



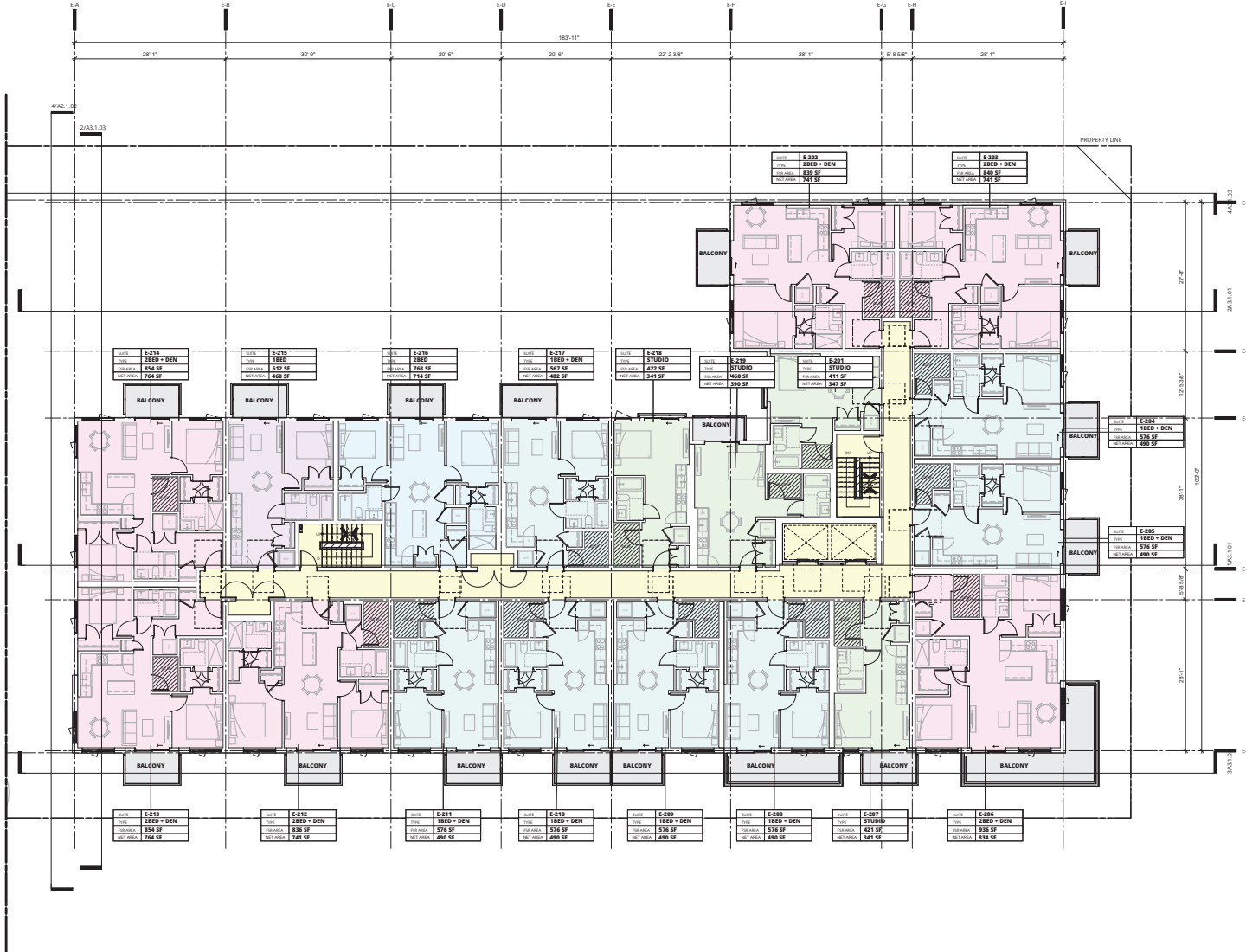
Architectural Drawings - East Building Plan - Level P1



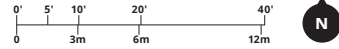
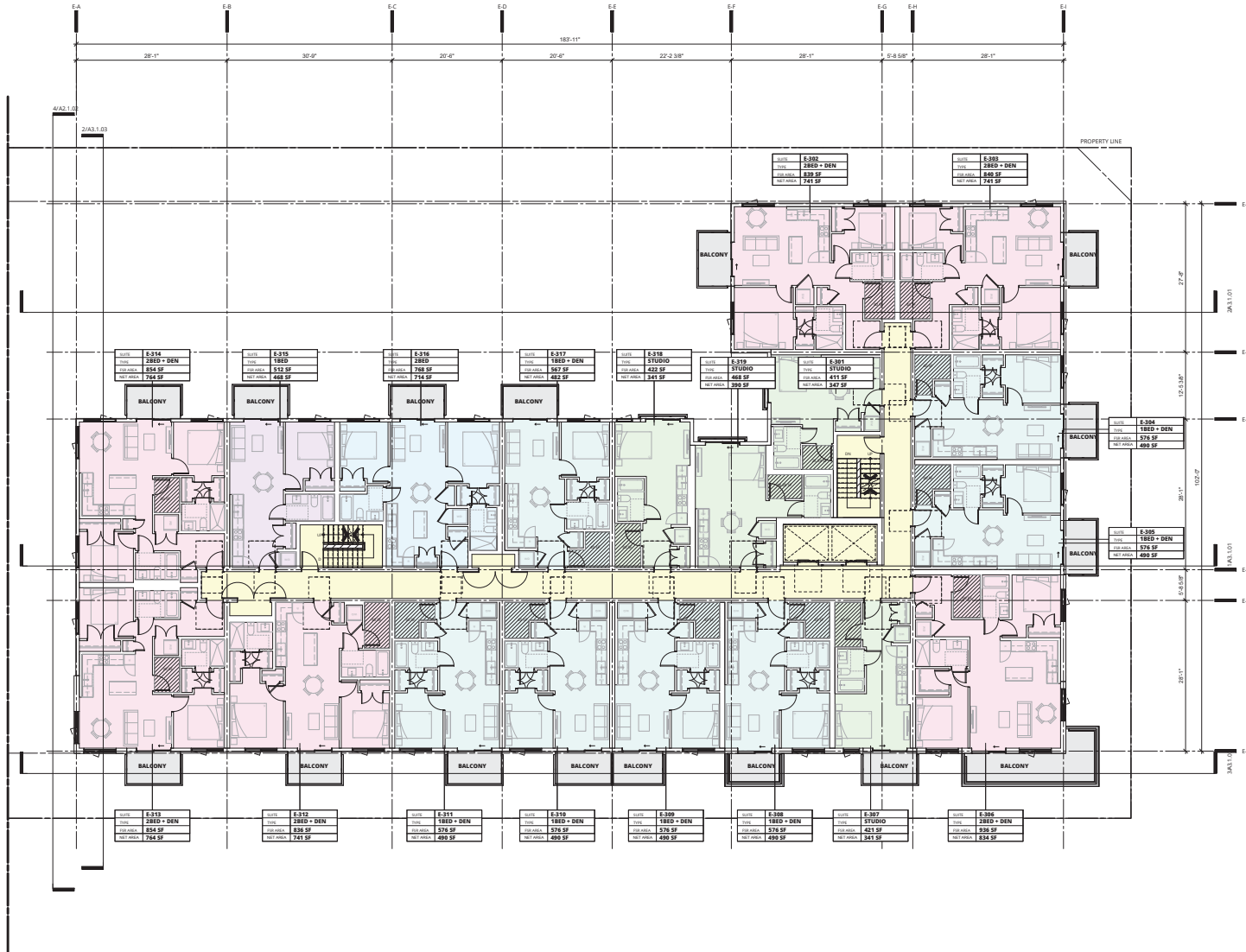
Architectural Drawings - East Building Plan - Level 01



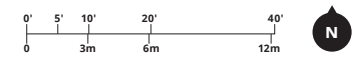
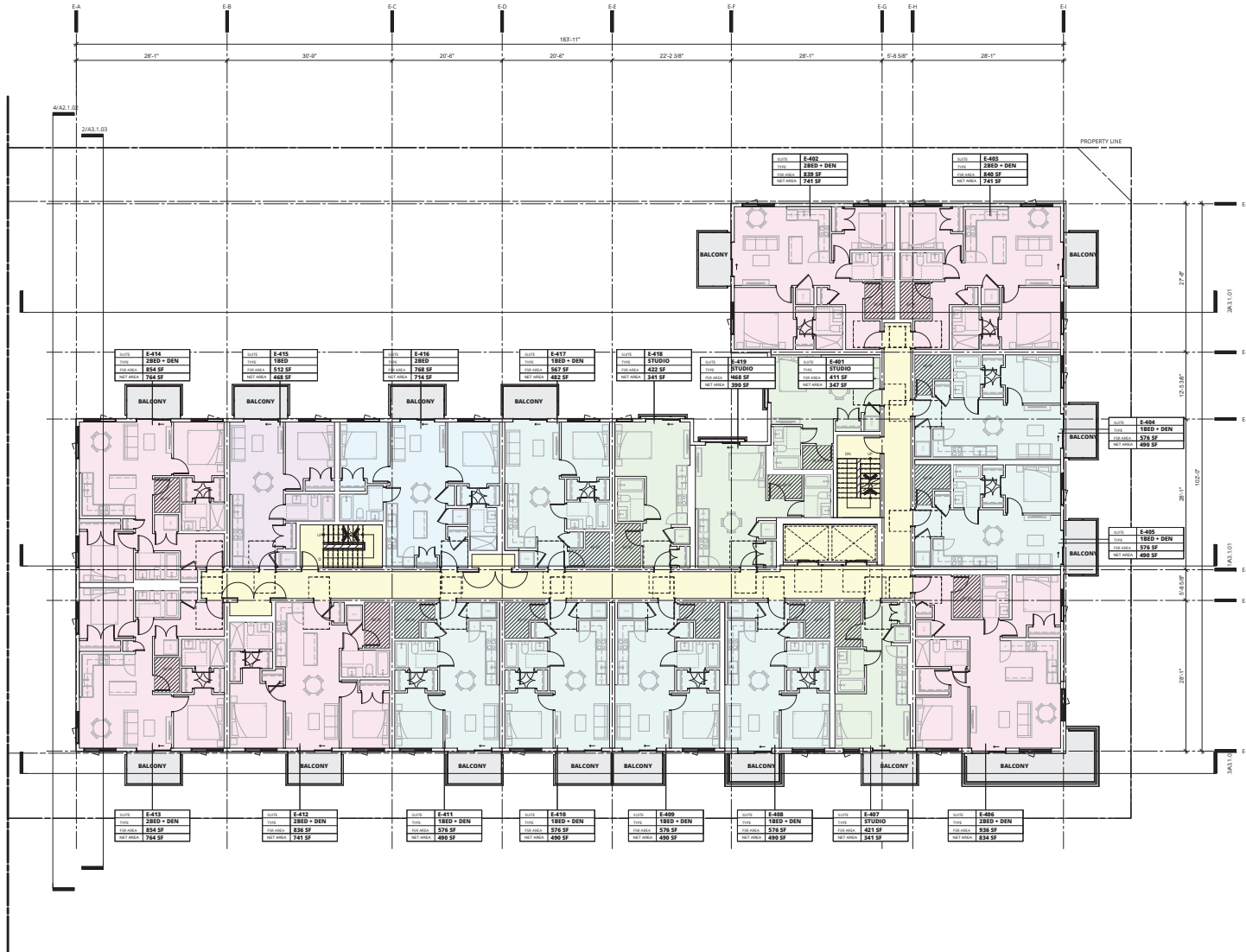
Architectural Drawings - East Building Plan - Level 02



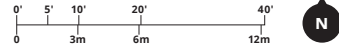
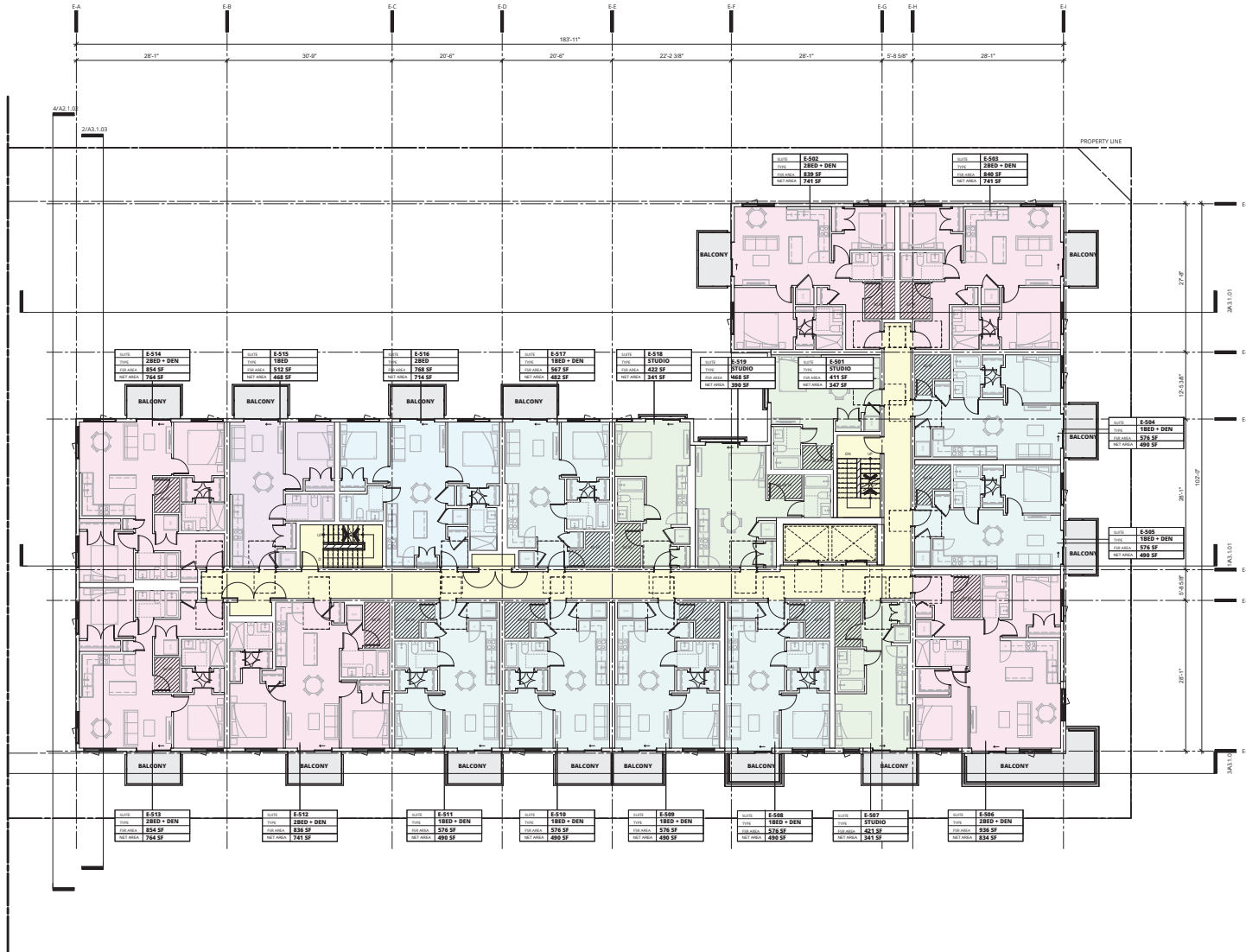
Architectural Drawings - East Building Plan - Level 03



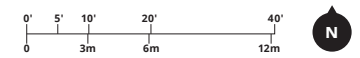
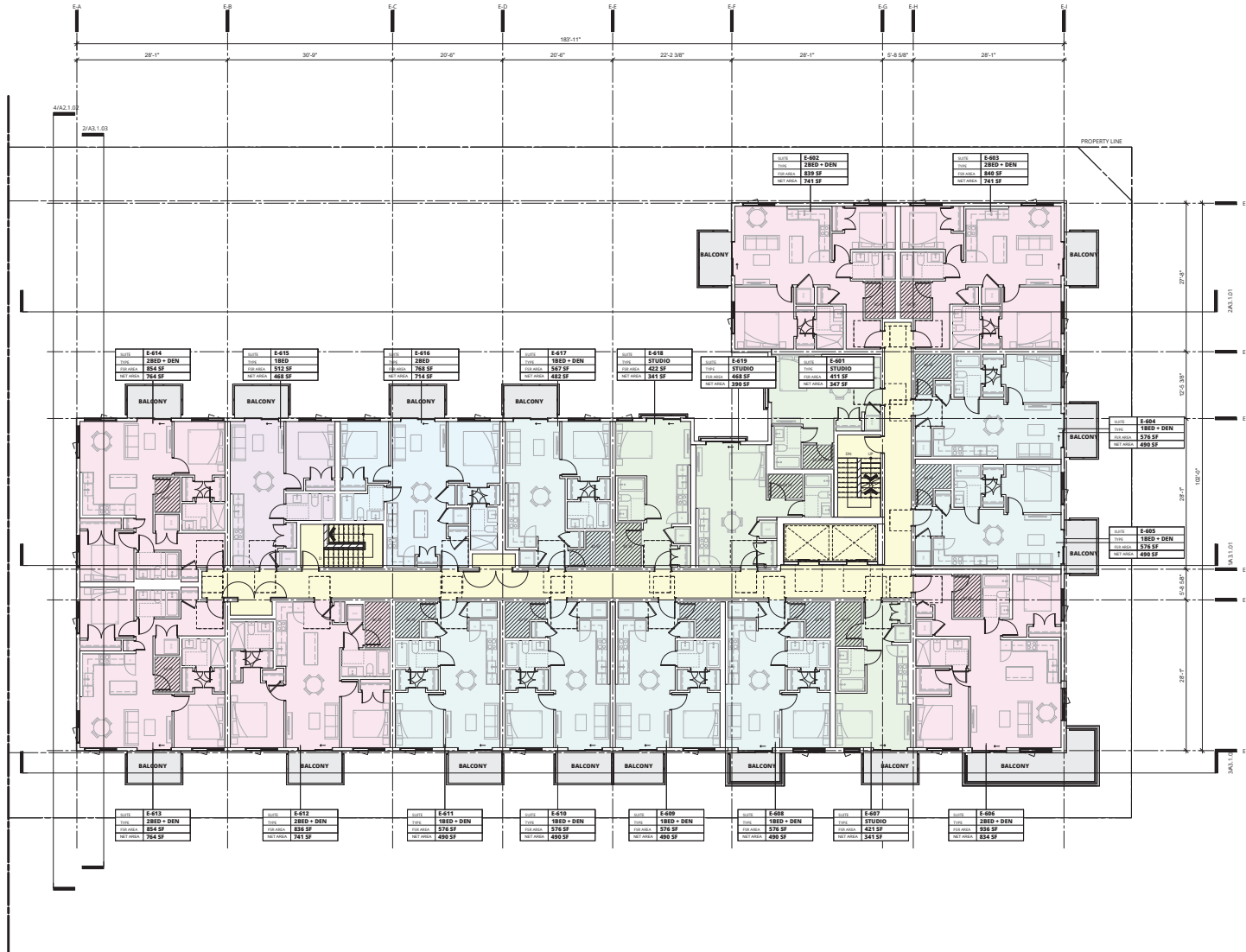
Architectural Drawings - East Building Plan - Level 04



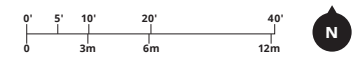
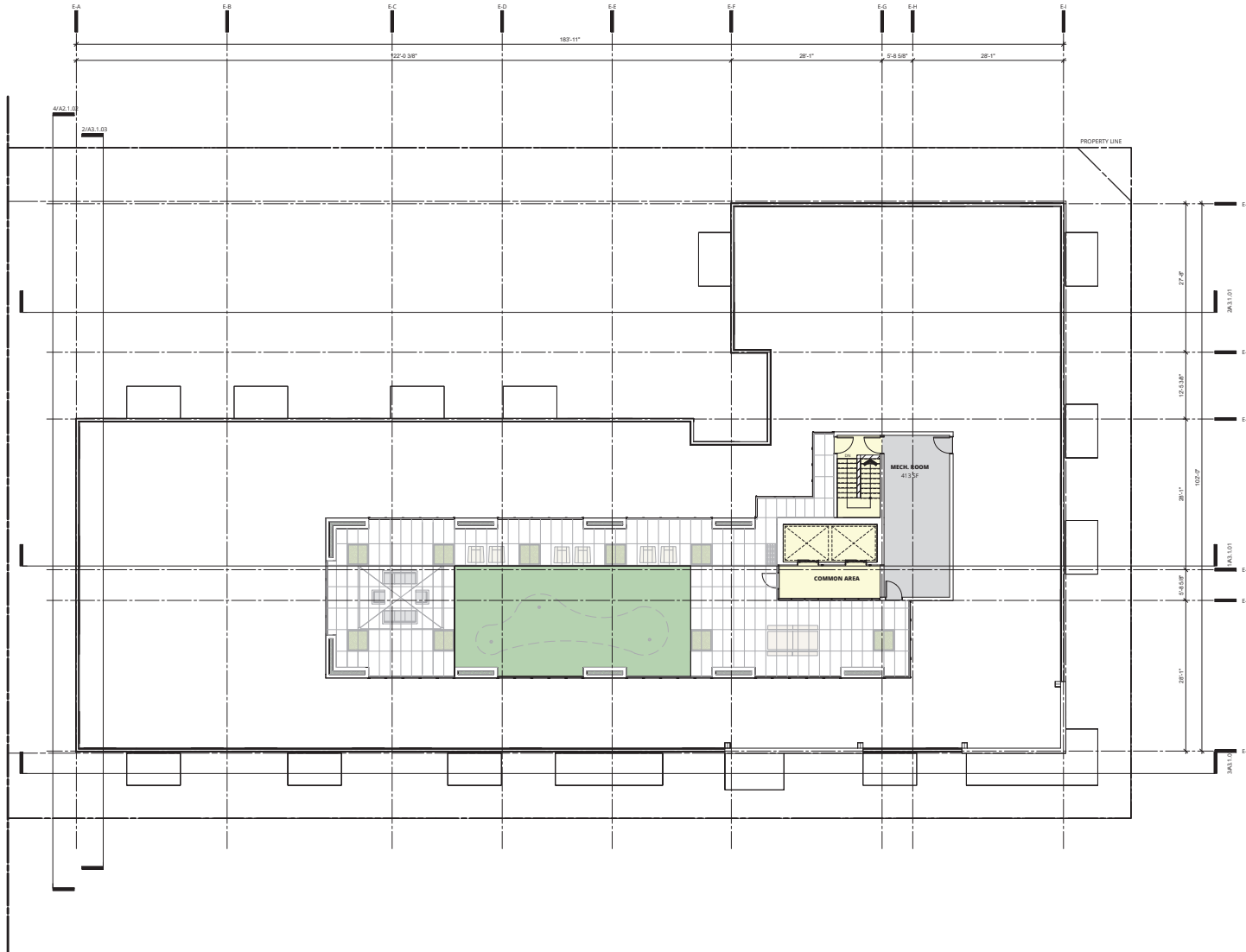
Architectural Drawings - East Building Plan - Level 05



Architectural Drawings - East Building Plan - Level 06



Architectural Drawings - East Building Plan - Level Roof



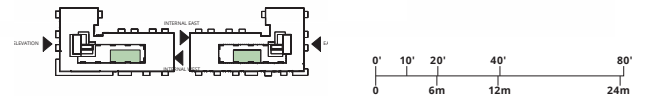
Architectural Drawings - Elevations - North & South



Elevation - North



Elevation - South



Architectural Drawings - Elevations - West, East & Internal



Elevation - West



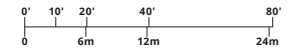
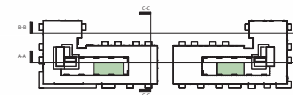
Elevation - E



Internal Elevation - West Building



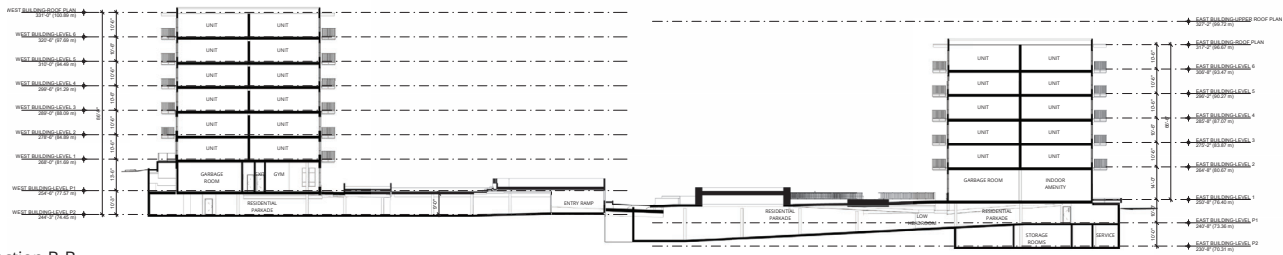
Internal Elevation -East Building



Architectural Drawings - Overall Sections



Site Section A-A



Site Section B-B



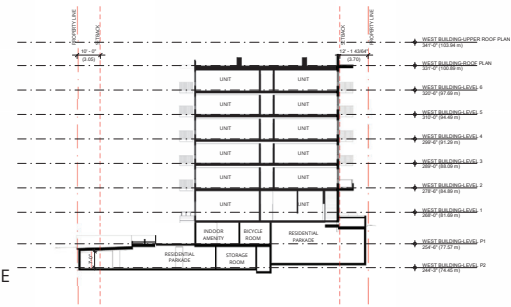
Site Section C-C



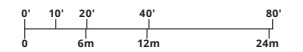
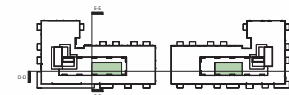
Architectural Drawings - Overall Sections



Site Section D-D



Site Section E-E



Architectural Drawings - Overall Sections



Site Section F-F

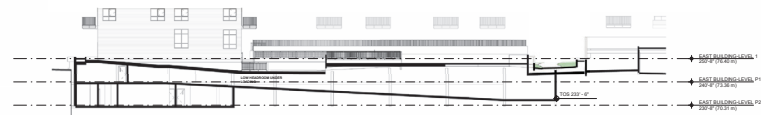


Site Section G-G



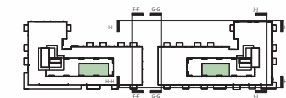
Site Section H-H

Site Section B-B

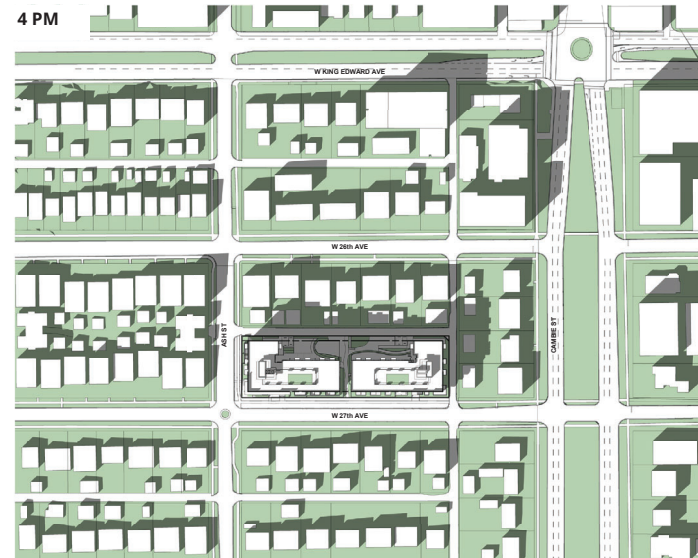
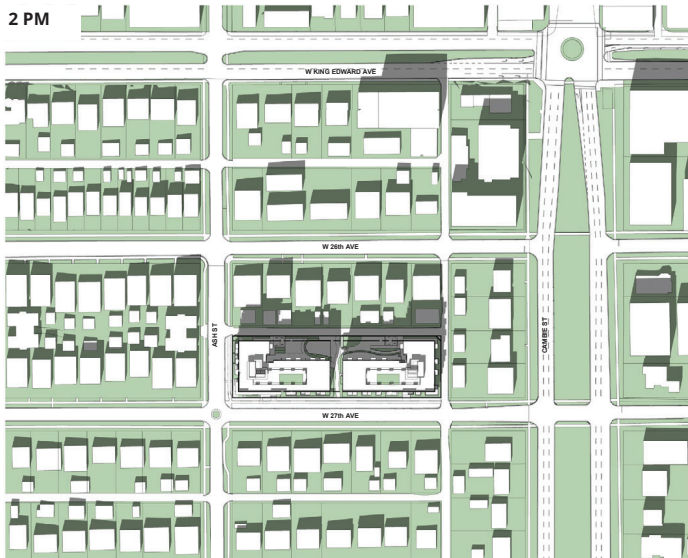
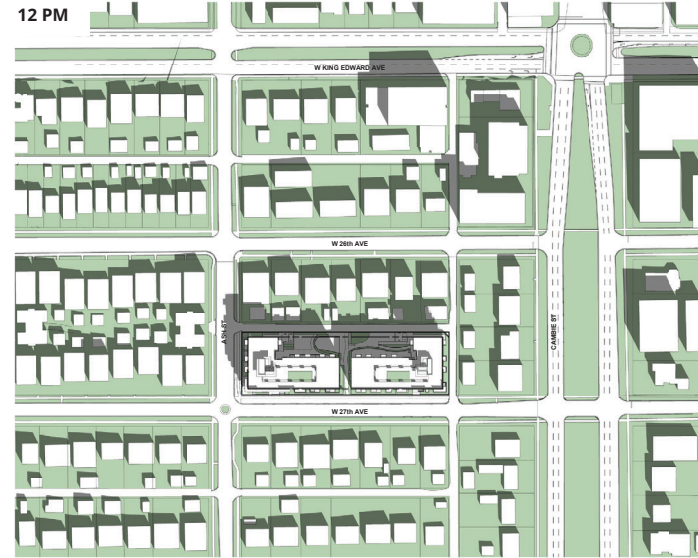
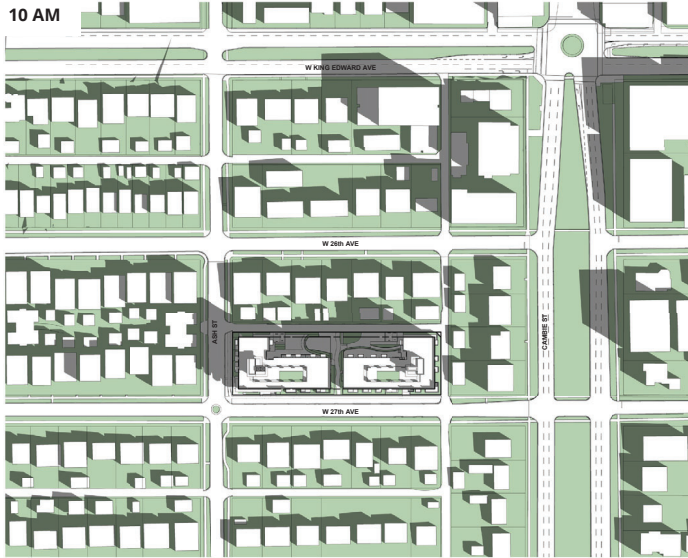


Site Section I-I

Site Section J-J



Architectural Drawings - Shadow Study - Spring Equinox

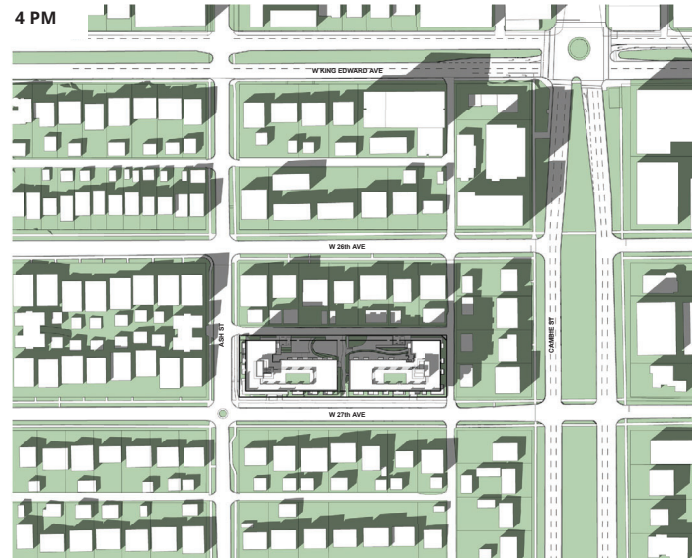
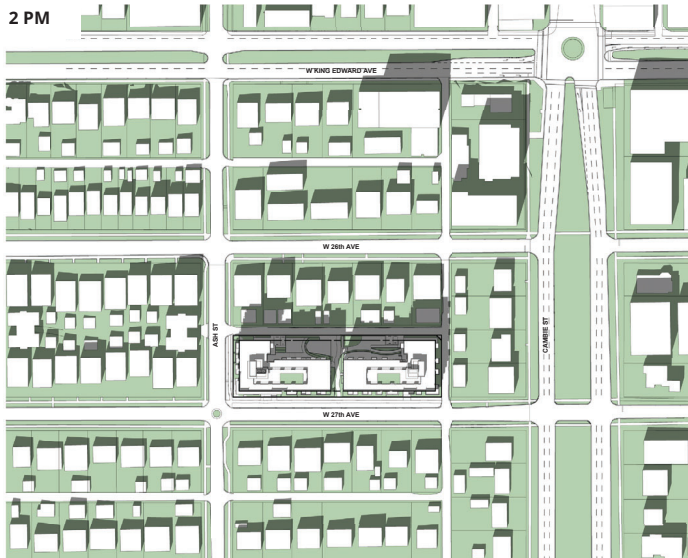
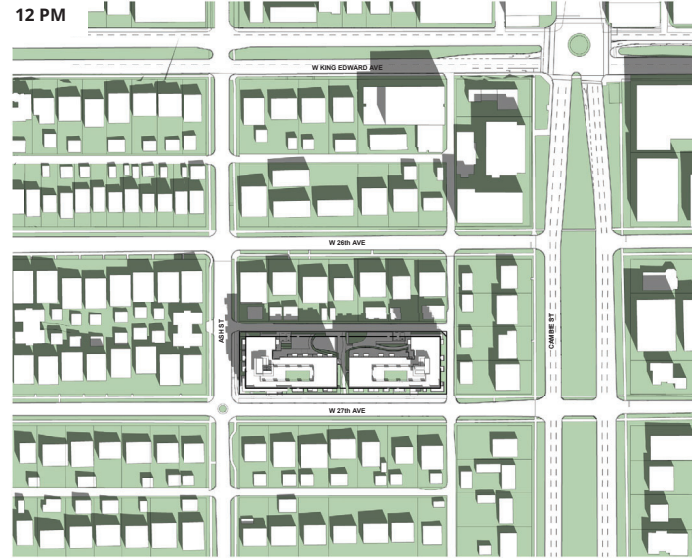
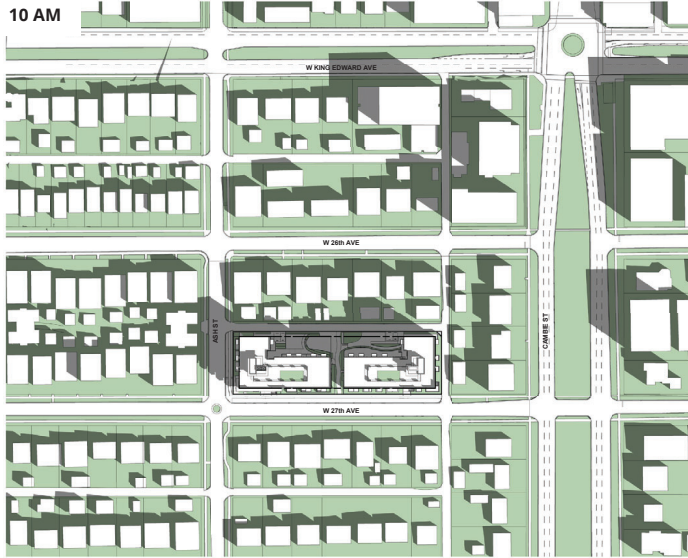


* Times Are Pacific Daylight Time (PDT: UTC 7:00)

Ciccozzi Architecture



Architectural Drawings - Shadow Study - Fall Equinox



* Times Are Pacific Daylight Time (PDT: UTC 7:00)



Architectural Drawings - Architectural Renderings Street Level Views



Street level view at corner of West 27th Ave and Ash St looking North East



Street level view along West 27th Ave and the East Laneway looking North West



Street level view of West Building and Rear Lane of site along Ash St looking South East



View Along West 27th Ave

Architectural Drawings - Architectural Renderings Aerial Views



Aerial View of site from the corner of West 27th Ave and Ash St



Aerial View of site from the corner of West 27th Ave and the East Laneway



Aerial View of rear of site from the corner of Ash St and Rear Laneway



Aerial View of rear of site from the corner of the East Laneway and Rear Laneway

Architectural Drawings - Architectural Renderings Detail Views



View of East Building Entry on West 27th Ave



Birds Eye View of Entire Site



Aerial View of whole Site along West 27th Ave

Architectural Drawings - Architectural Renderings Detail Amenity Views



Eye level view of West Building Outdoor Amenity



View of Pedestrian Pathway between East + West Buildings



Eye level view of West Building Rooftop Outdoor Amenity



Eye level view of East Building Outdoor Amenity

Architectural Drawings - Architectural Renderings Aerial Amenity Views



Aerial View of West Building Rooftop



Aerial View of East Building Rooftop

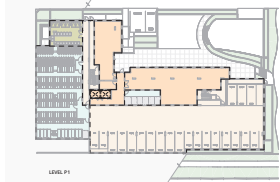


Aerial View of West Building Outdoor Amenity

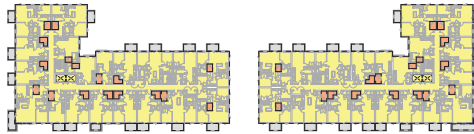


Aerial View of East Building Outdoor Amenity

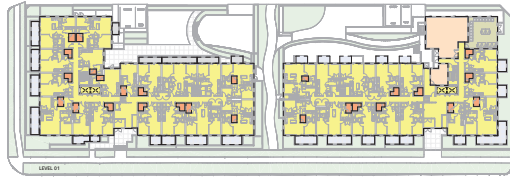
Architectural Drawings - FSR Totals



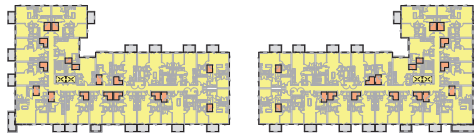
LEVEL P1



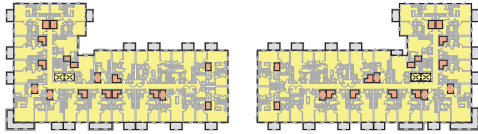
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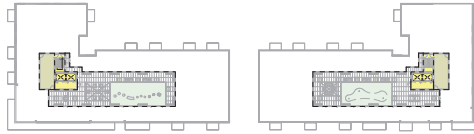
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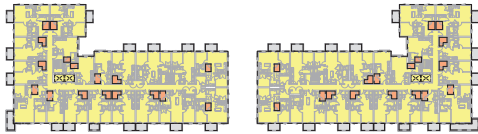
LEVEL 06



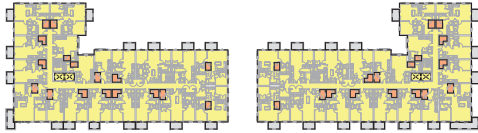
LEVEL 02



LEVEL 01



LEVEL 03



LEVEL 03

FSR Calculations - West

LEVELS	GFA	STORAGE EXCLUSION	AMENITY EXCLUSION	SERVICE	FSR	OPEN BALCONY
WEST BUILDING-ROOF PLAN	853 SF	0 SF	0 SF	0 SF	853 SF	0 SF
WEST BUILDING-LEVEL 6	13,719 SF	634 SF	0 SF	0 SF	13,085 SF	972 SF
WEST BUILDING-LEVEL 5	13,719 SF	634 SF	0 SF	0 SF	13,085 SF	972 SF
WEST BUILDING-LEVEL 4	13,719 SF	634 SF	0 SF	0 SF	13,085 SF	972 SF
WEST BUILDING-LEVEL 3	13,719 SF	634 SF	0 SF	0 SF	13,085 SF	1,110 SF
WEST BUILDING-LEVEL 2	13,597 SF	594 SF	0 SF	0 SF	13,004 SF	464 SF
WEST BUILDING-LEVEL P1	8,141 SF	0 SF	3,720 SF	4,420 SF	0 SF	0 SF
TOTAL	91,186 SF	3,762 SF	3,720 SF	4,420 SF	79,284 SF	5,462 SF

FSR Calculations - East

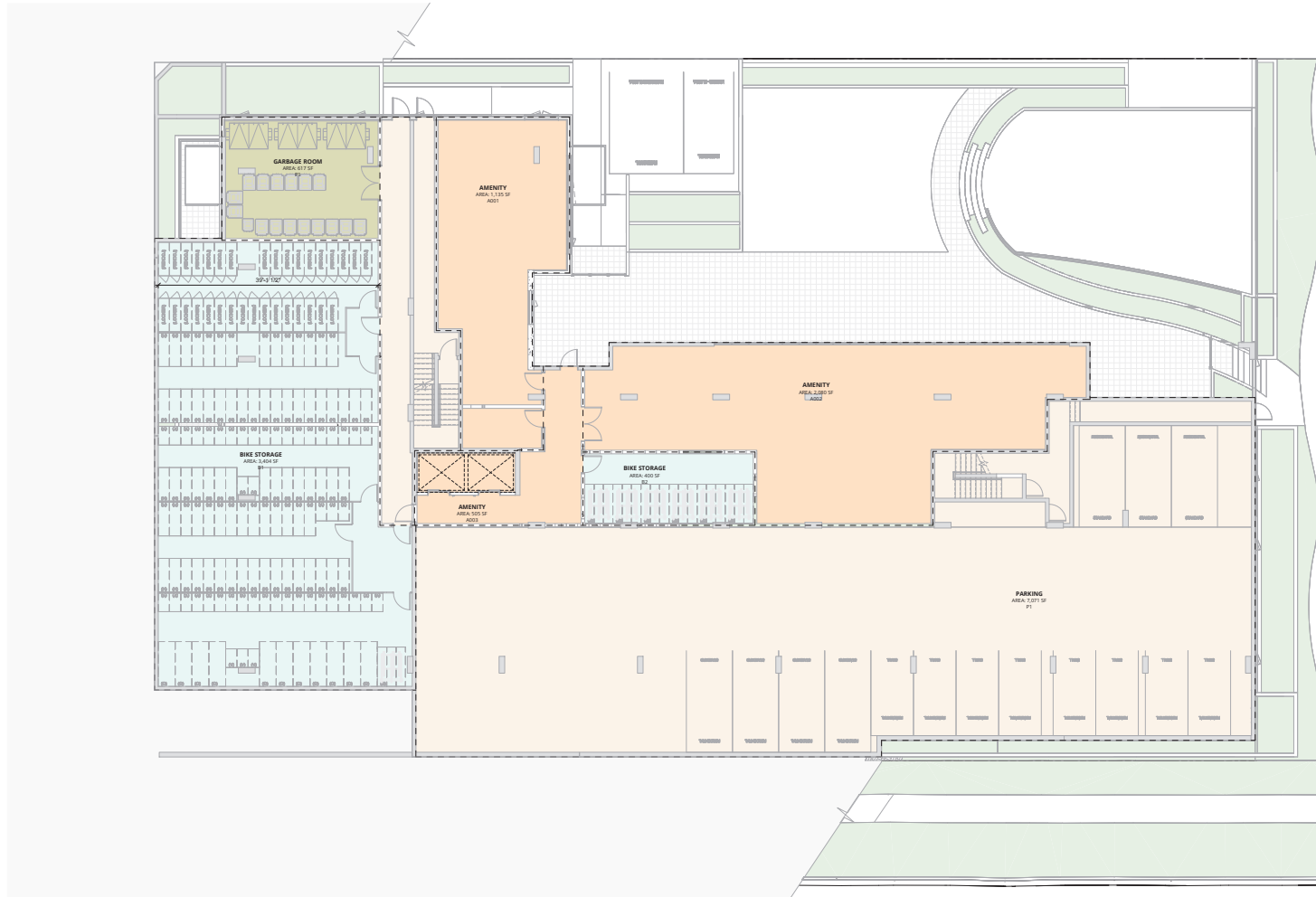
LEVELS	GFA	STORAGE EXCLUSION	AMENITY EXCLUSION	SERVICE	FSR	OPEN BALCONY
EAST BUILDING-ROOF PLAN	853 SF	0 SF	0 SF	0 SF	853 SF	0 SF
EAST BUILDING-LEVEL 6	13,719 SF	633 SF	0 SF	0 SF	13,086 SF	1,034 SF
EAST BUILDING-LEVEL 5	13,719 SF	633 SF	0 SF	0 SF	13,086 SF	1,034 SF
EAST BUILDING-LEVEL 4	13,719 SF	633 SF	0 SF	0 SF	13,086 SF	1,034 SF
EAST BUILDING-LEVEL 3	13,719 SF	633 SF	0 SF	0 SF	13,086 SF	1,034 SF
EAST BUILDING-LEVEL 2	13,719 SF	633 SF	0 SF	0 SF	13,086 SF	1,177 SF
EAST BUILDING-LEVEL 1	13,549 SF	416 SF	1,360 SF	714 SF	11,059 SF	0 SF
TOTAL	82,996 SF	3,583 SF	1,360 SF	714 SF	77,339 SF	5,313 SF

FSR Calculations - Totals

LEVELS	GFA	STORAGE EXCLUSION	AMENITY EXCLUSION	SERVICE	FSR	OPEN BALCONY
ROOF	1,706 SF	0 SF	0 SF	0 SF	1,706 SF	0 SF
LEVEL 6	27,438 SF	1,267 SF	0 SF	0 SF	26,171 SF	2,006 SF
LEVEL 5	27,438 SF	1,267 SF	0 SF	0 SF	26,171 SF	2,006 SF
LEVEL 4	27,438 SF	1,267 SF	0 SF	0 SF	26,171 SF	2,006 SF
LEVEL 3	27,438 SF	1,267 SF	0 SF	0 SF	26,171 SF	2,006 SF
LEVEL 2	27,438 SF	1,267 SF	0 SF	0 SF	26,171 SF	2,287 SF
LEVEL 1	27,146 SF	1,010 SF	1,360 SF	714 SF	24,063 SF	469 SF
LEVEL P1	8,141 SF	0 SF	3,720 SF	4,420 SF	0 SF	0 SF
TOTAL	174,182 SF	7,345 SF	5,080 SF	5,134 SF	156,623 SF	10,775 SF

FSR AREA			
PERMITTED		PROVIDED	
FSR 3.0		FSR	
RESIDENTIAL	156,616 SF	RESIDENTIAL	156,623 SF
TOTAL	156,616 SF	TOTAL	156,623 SF
OPEN BALCONY		OPEN BALCONY	
BALCONY	18,795 SF	BALCONY	10,775 SF
TOTAL	18,795 SF	TOTAL	10,775 SF
MAX 12% OF PROVIDED RESIDENTIAL FSR			

Architectural Drawings - FSR - West Building - Level P1



WEST BUILDING - LEVEL P1 FSR AREAS

FSR TOTAL GFA	8,140.68 SF
BICYCLE STORAGE EXCLUSION	3,803.69 SF
AMENITY EXCLUSION	3,720.34 SF
GARBAGE EXCLUSION	616.55 SF
TOTAL FSR	

AREA TYPE	NUMBER	AREA
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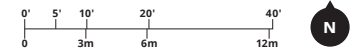
FSR AREA - LEVEL P1

BIKE STORAGE EXCLUSION

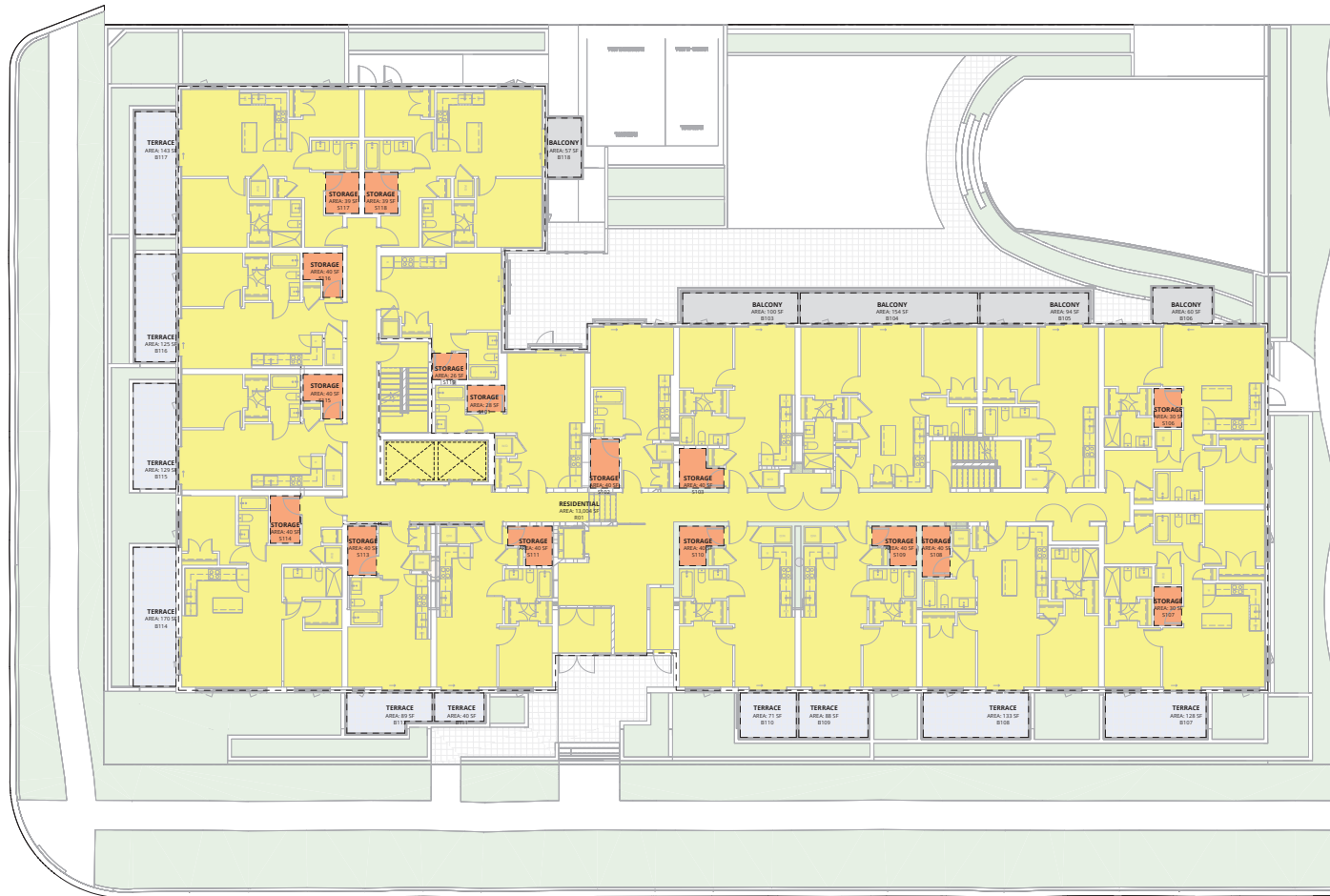
BIKE STORAGE	B1	3,403.69 SF
BIKE STORAGE	B2	399.96 SF
TOTAL		3,803.69 SF

AMENITY EXCLUSION

AMENITY	A001	1,124.82 SF
AMENITY	A002	2,080.37 SF
AMENITY	A003	505.15 SF
TOTAL		3,720.34 SF



Architectural Drawings - FSR - West Building - Level 01



WEST BUILDING - LEVEL 01 FSR AREAS

FSR TOTAL GFA	13,999.15 SF
STORAGE EXCLUSION	593.56 SF
TOTAL FSR	13,003.60 SF

AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 01		
RESIDENTIAL	R01	13,003.60 SF
TOTAL		13,003.60 SF

STORAGE EXCLUSION

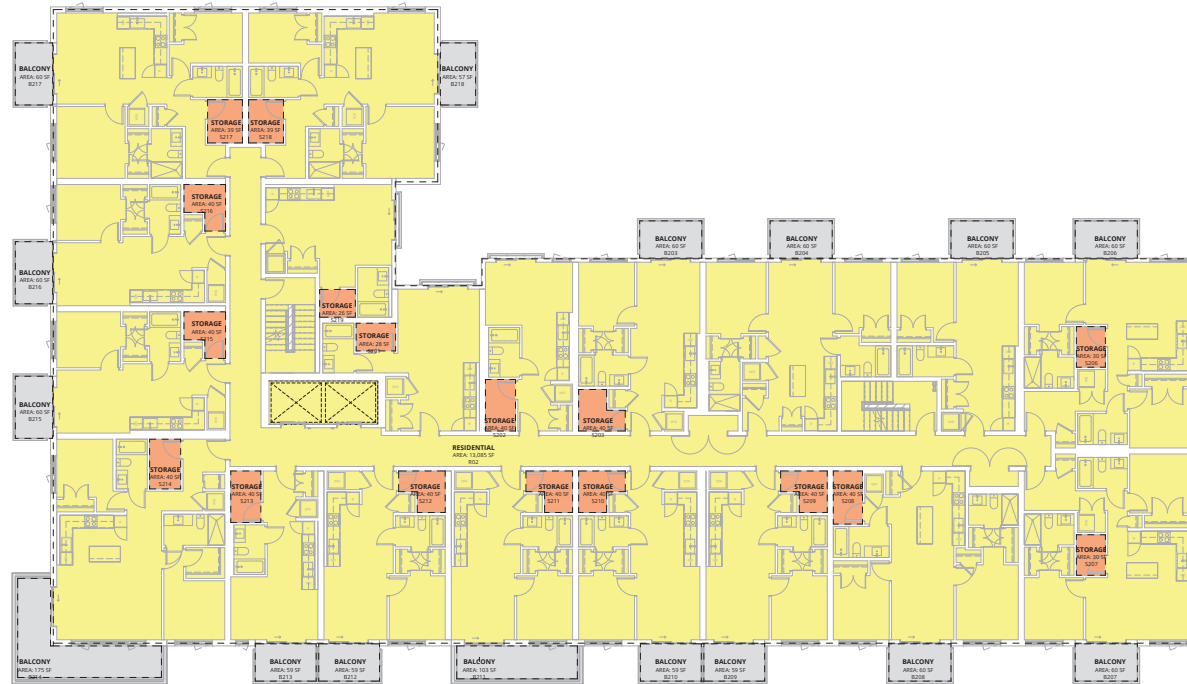
STORAGE	AREA
S101	28.28 SF
S102	40.08 SF
S103	40.07 SF
S106	30.45 SF
S107	30.45 SF
S108	40.08 SF
S109	40.07 SF
S110	40.07 SF
S111	40.07 SF
S113	40.08 SF
S114	40.08 SF
S115	40.07 SF
S116	40.07 SF
S117	39.07 SF
S118	39.07 SF
S119	25.59 SF
TOTAL	593.56 SF

BALCONY EXCLUSION

BALCONY	AREA
B103	90.37 SF
B104	153.74 SF
B105	94.10 SF
B106	40.08 SF
B107	127.74 SF
B108	133.37 SF
B109	87.32 SF
B110	70.99 SF
B111	40.02 SF
B113	88.62 SF
B114	169.73 SF
B115	128.64 SF
B116	125.38 SF
B117	142.88 SF
B118	56.87 SF
TOTAL	1,579.26 SF



Architectural Drawings - FSR - West Building - Level 02



WEST BUILDING - LEVEL 02 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.63 SF
TOTAL FSR	13,085.39 SF

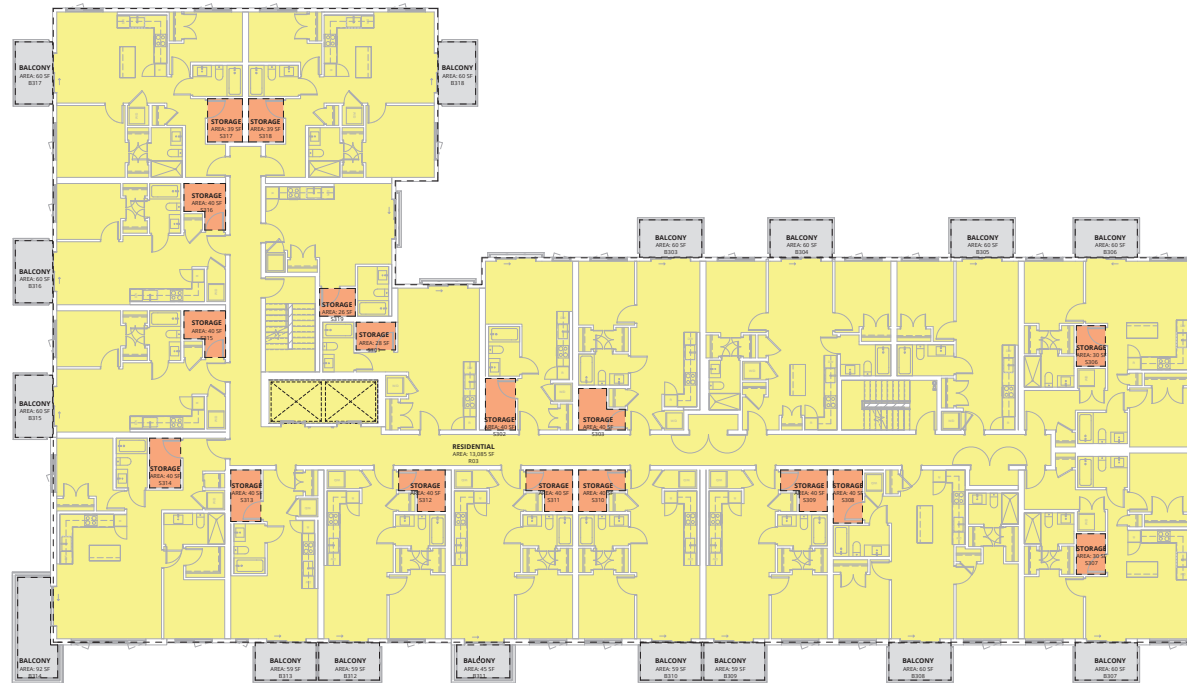
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 02		
RESIDENTIAL	R02	13,085.39 SF
TOTAL		13,085.39 SF

STORAGE EXCLUSION		
STORAGE	S201	28.28 SF
STORAGE	S202	40.08 SF
STORAGE	S203	40.07 SF
STORAGE	S206	30.45 SF
STORAGE	S207	35.45 SF
STORAGE	S208	40.08 SF
STORAGE	S209	40.07 SF
STORAGE	S210	40.07 SF
STORAGE	S211	40.07 SF
STORAGE	S212	40.07 SF
STORAGE	S213	40.08 SF
STORAGE	S214	40.08 SF
STORAGE	S215	40.07 SF
STORAGE	S216	40.07 SF
STORAGE	S217	39.07 SF
STORAGE	S218	39.07 SF
STORAGE	S219	25.29 SF
TOTAL		633.63 SF

BALCONY EXCLUSION		
BALCONY	B203	60.00 SF
BALCONY	B204	60.00 SF
BALCONY	B205	60.00 SF
BALCONY	B206	60.00 SF
BALCONY	B207	60.00 SF
BALCONY	B208	60.00 SF
BALCONY	B209	58.75 SF
BALCONY	B210	58.75 SF
BALCONY	B211	103.00 SF
BALCONY	B212	58.75 SF
BALCONY	B213	58.75 SF
BALCONY	B214	176.14 SF
BALCONY	B215	60.00 SF
BALCONY	B216	60.00 SF
BALCONY	B217	60.00 SF
BALCONY	B218	56.07 SF
TOTAL		1,109.81 SF



Architectural Drawings - FSR - West Building - Level 03



WEST BUILDING - LEVEL 03 FSR AREAS	
FSR TOTAL GFA	13,718.02 SF
STORAGE EXCLUSION	633.63 SF
TOTAL FSR	13,085.39 SF

AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 03		
RESIDENTIAL	R03	13,085.39 SF
TOTAL		13,085.39 SF

STORAGE EXCLUSION		
STORAGE	S301	28.28 SF
STORAGE	S302	40.08 SF
STORAGE	S303	40.07 SF
STORAGE	S306	30.45 SF
STORAGE	S307	30.45 SF
STORAGE	S308	40.08 SF
STORAGE	S309	40.07 SF
STORAGE	S310	40.07 SF
STORAGE	S311	40.07 SF
STORAGE	S312	40.07 SF
STORAGE	S313	40.08 SF
STORAGE	S314	40.08 SF
STORAGE	S315	40.07 SF
STORAGE	S316	40.07 SF
STORAGE	S317	39.07 SF
STORAGE	S318	39.07 SF
STORAGE	S319	25.29 SF
TOTAL		633.63 SF

BALCONY EXCLUSION		
BALCONY	B303	60.00 SF
BALCONY	B304	60.00 SF
BALCONY	B305	60.00 SF
BALCONY	B306	60.00 SF
BALCONY	B307	60.00 SF
BALCONY	B308	60.00 SF
BALCONY	B309	58.75 SF
BALCONY	B310	58.75 SF
BALCONY	B311	45.20 SF
BALCONY	B312	58.75 SF
BALCONY	B313	58.75 SF
BALCONY	B314	91.20 SF
BALCONY	B315	60.00 SF
BALCONY	B316	60.00 SF
BALCONY	B317	60.00 SF
BALCONY	B318	60.00 SF
TOTAL		971.99 SF



Architectural Drawings - FSR - West Building - Level 04



WEST BUILDING - LEVEL 04 FSR AREAS	
FSR TOTAL GFA	14,691.01 SF
STORAGE EXCLUSION	633.63 SF
TOTAL FSR	13,057.39 SF

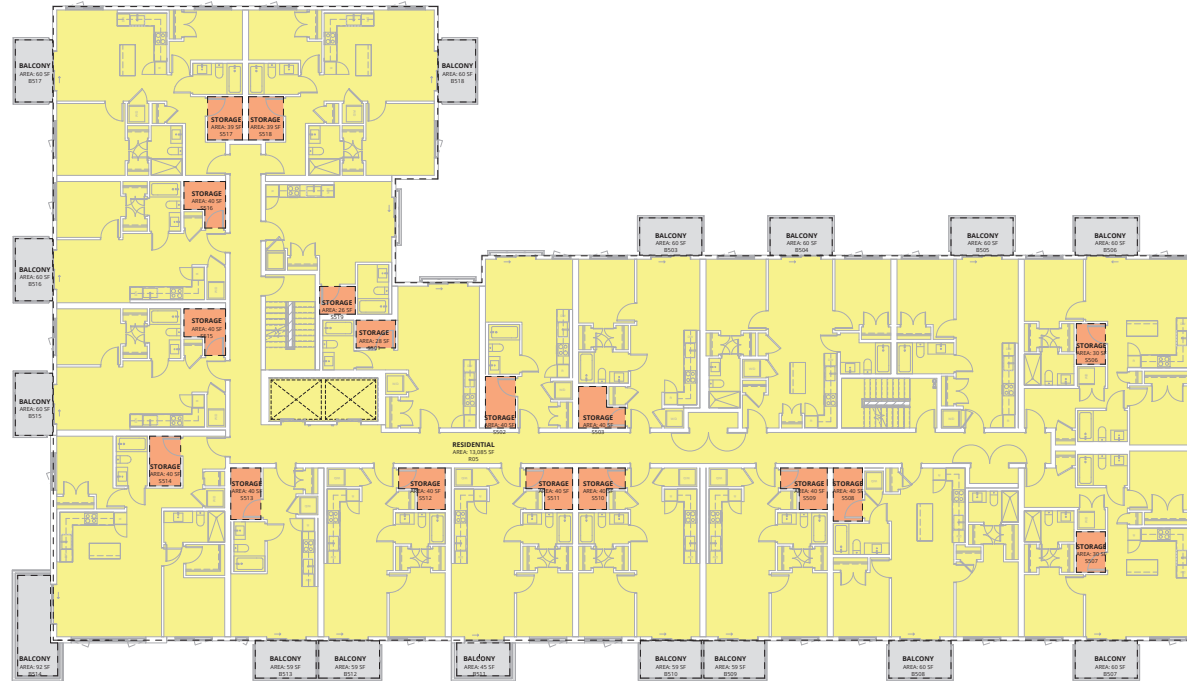
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 04		
RESIDENTIAL	R04	13,085.39 SF
TOTAL		13,085.39 SF

STORAGE EXCLUSION		
STORAGE	S401	28.28 SF
STORAGE	S402	40.08 SF
STORAGE	S403	40.07 SF
STORAGE	S406	30.45 SF
STORAGE	S407	35.45 SF
STORAGE	S408	40.08 SF
STORAGE	S409	40.07 SF
STORAGE	S410	40.07 SF
STORAGE	S411	40.07 SF
STORAGE	S412	40.07 SF
STORAGE	S413	40.08 SF
STORAGE	S414	40.08 SF
STORAGE	S415	40.07 SF
STORAGE	S416	40.07 SF
STORAGE	S417	39.07 SF
STORAGE	S418	39.07 SF
STORAGE	S419	25.29 SF
TOTAL		633.63 SF

BALCONY EXCLUSION		
BALCONY	B403	60.00 SF
BALCONY	B404	60.00 SF
BALCONY	B405	60.00 SF
BALCONY	B406	60.00 SF
BALCONY	B407	60.00 SF
BALCONY	B408	60.00 SF
BALCONY	B409	58.75 SF
BALCONY	B410	58.75 SF
BALCONY	B411	45.20 SF
BALCONY	B412	58.75 SF
BALCONY	B413	58.75 SF
BALCONY	B414	91.20 SF
BALCONY	B415	60.00 SF
BALCONY	B416	60.00 SF
BALCONY	B417	60.00 SF
BALCONY	B418	60.00 SF
TOTAL		971.99 SF



Architectural Drawings - FSR - West Building - Level 05



WEST BUILDING - LEVEL 05 FSR AREAS	
FSR TOTAL GFA	13,718.02 SF
STORAGE EXCLUSION	633.63 SF
TOTAL FSR	13,085.39 SF

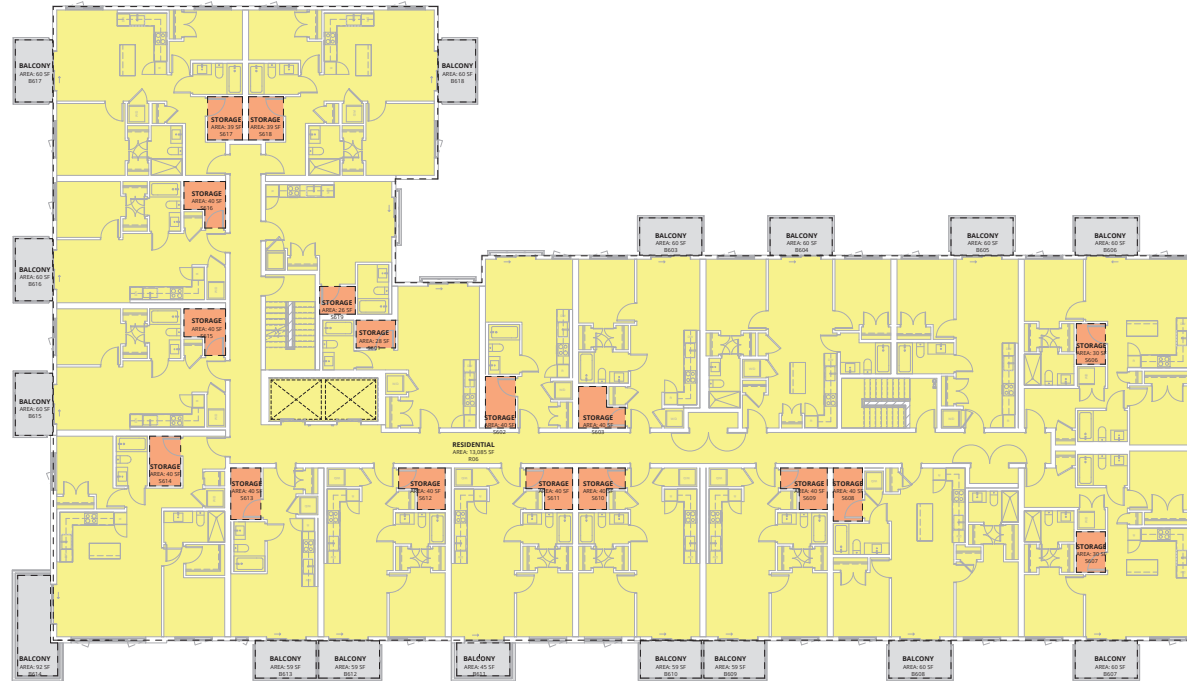
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 05		
RESIDENTIAL	R05	13,085.39 SF
TOTAL		13,085.39 SF

STORAGE EXCLUSION		
STORAGE	S501	28.28 SF
STORAGE	S502	40.08 SF
STORAGE	S503	40.07 SF
STORAGE	S506	30.45 SF
STORAGE	S507	35.45 SF
STORAGE	S508	40.08 SF
STORAGE	S509	40.07 SF
STORAGE	S510	40.07 SF
STORAGE	S511	40.07 SF
STORAGE	S512	40.07 SF
STORAGE	S513	40.08 SF
STORAGE	S514	40.08 SF
STORAGE	S515	40.07 SF
STORAGE	S516	40.07 SF
STORAGE	S517	39.07 SF
STORAGE	S518	39.07 SF
STORAGE	S519	25.29 SF
TOTAL		633.63 SF

BALCONY EXCLUSION		
BALCONY	B503	60.00 SF
BALCONY	B504	60.00 SF
BALCONY	B505	60.00 SF
BALCONY	B506	60.00 SF
BALCONY	B507	60.00 SF
BALCONY	B508	60.00 SF
BALCONY	B509	58.75 SF
BALCONY	B510	58.75 SF
BALCONY	B511	45.20 SF
BALCONY	B512	58.75 SF
BALCONY	B513	58.75 SF
BALCONY	B514	91.20 SF
BALCONY	B515	60.00 SF
BALCONY	B516	60.00 SF
BALCONY	B517	60.00 SF
BALCONY	B518	60.00 SF
TOTAL		971.99 SF



Architectural Drawings - FSR - West Building - Level 06



WEST BUILDING - LEVEL 06 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.63 SF
TOTAL FSR	13,085.39 SF

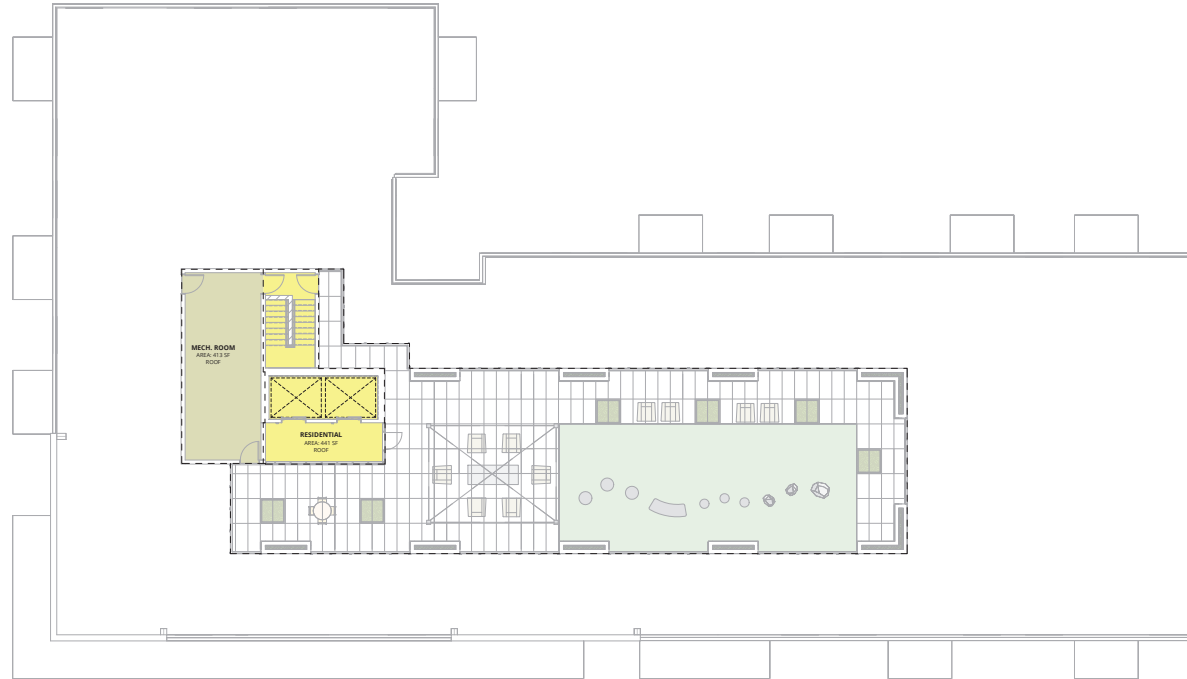
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 06		
RESIDENTIAL	R06	13,085.39 SF
TOTAL		13,085.39 SF

STORAGE EXCLUSION	
STORAGE	5001 28.28 SF
STORAGE	5002 40.08 SF
STORAGE	5003 40.07 SF
STORAGE	5006 30.45 SF
STORAGE	5007 35.45 SF
STORAGE	5008 40.08 SF
STORAGE	5009 40.07 SF
STORAGE	5010 40.07 SF
STORAGE	5011 40.07 SF
STORAGE	5012 40.07 SF
STORAGE	5013 40.08 SF
STORAGE	5014 40.08 SF
STORAGE	5015 40.07 SF
STORAGE	5016 40.07 SF
STORAGE	5017 39.07 SF
STORAGE	5018 39.07 SF
STORAGE	5019 25.28 SF
TOTAL	633.63 SF

BALCONY EXCLUSION	
BALCONY	B003 60.00 SF
BALCONY	B004 60.00 SF
BALCONY	B005 60.00 SF
BALCONY	B006 60.00 SF
BALCONY	B007 60.00 SF
BALCONY	B008 60.00 SF
BALCONY	B009 58.75 SF
BALCONY	B010 58.75 SF
BALCONY	B011 45.20 SF
BALCONY	B012 58.75 SF
BALCONY	B013 58.75 SF
BALCONY	B014 91.20 SF
BALCONY	B015 60.00 SF
BALCONY	B016 60.00 SF
BALCONY	B017 60.00 SF
BALCONY	B018 60.00 SF
TOTAL	971.99 SF



Architectural Drawings - FSR - West Building - Level Roof

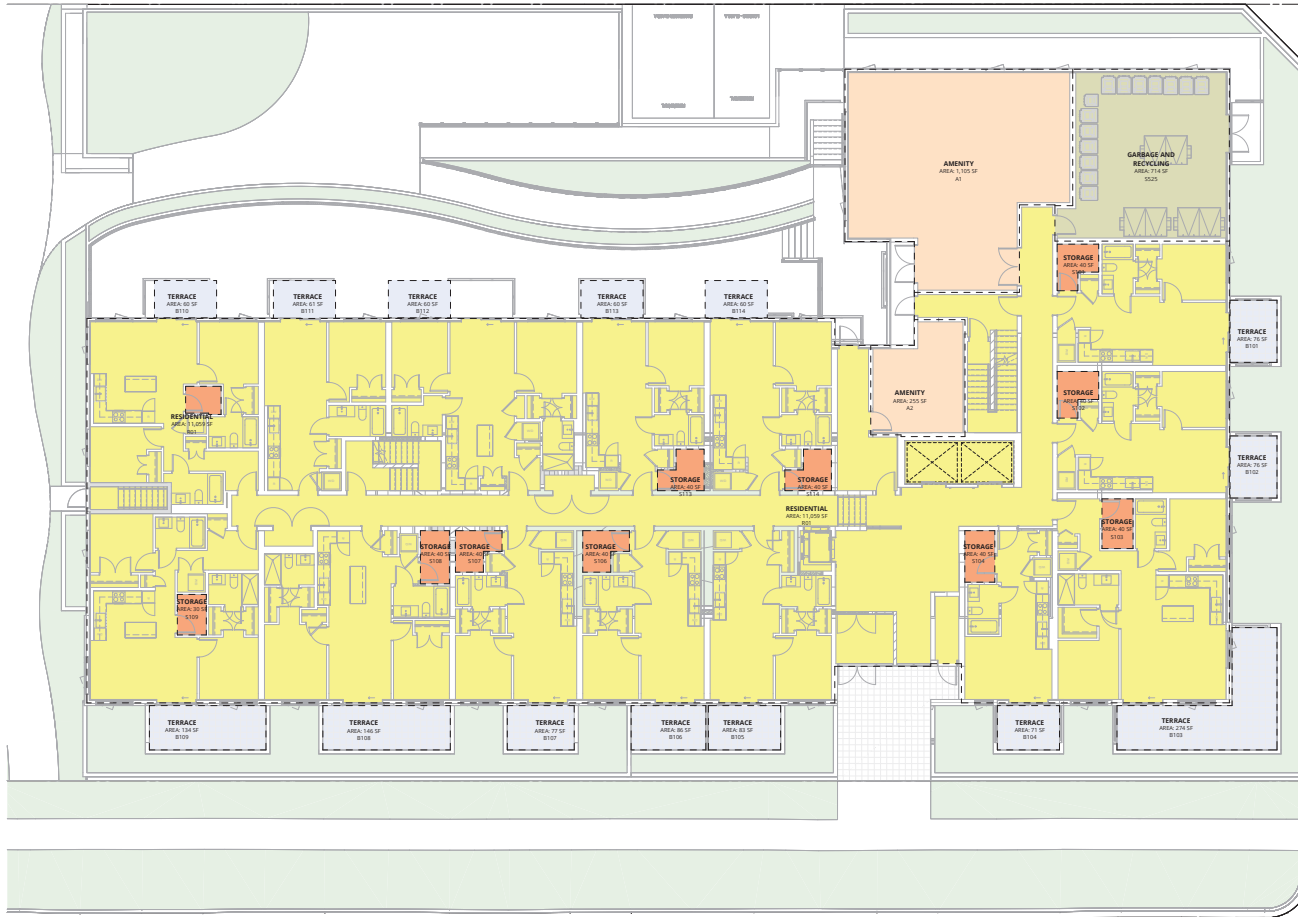


WEST BUILDING - ROOF FSR AREAS		
FSR TOTAL GFA		853.49 SF
TOTAL FSR		853.49 SF
AREA TYPE	NUMBER	AREA
FSR AREA - ROOF		853.49 SF
TOTAL		853.49 SF
MECHANICAL		
MECH. ROOM		412.76 SF
TOTAL		412.76 SF

AMENITY EXCLUSION



Architectural Drawings - FSR - East Building - Level 01



EAST BUILDING - LEVEL 01 FSR AREAS	
FSR TOTAL GFA	11,548.54 SF
STORAGE EXCLUSION	415.50 SF
AMENITY EXCLUSION	1,360.15 SF
GARBAGE EXCLUSION	713.96 SF
TOTAL FSR	11,058.93 SF

AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 01		
RESIDENTIAL	R01	11,058.93 SF
TOTAL		11,058.93 SF

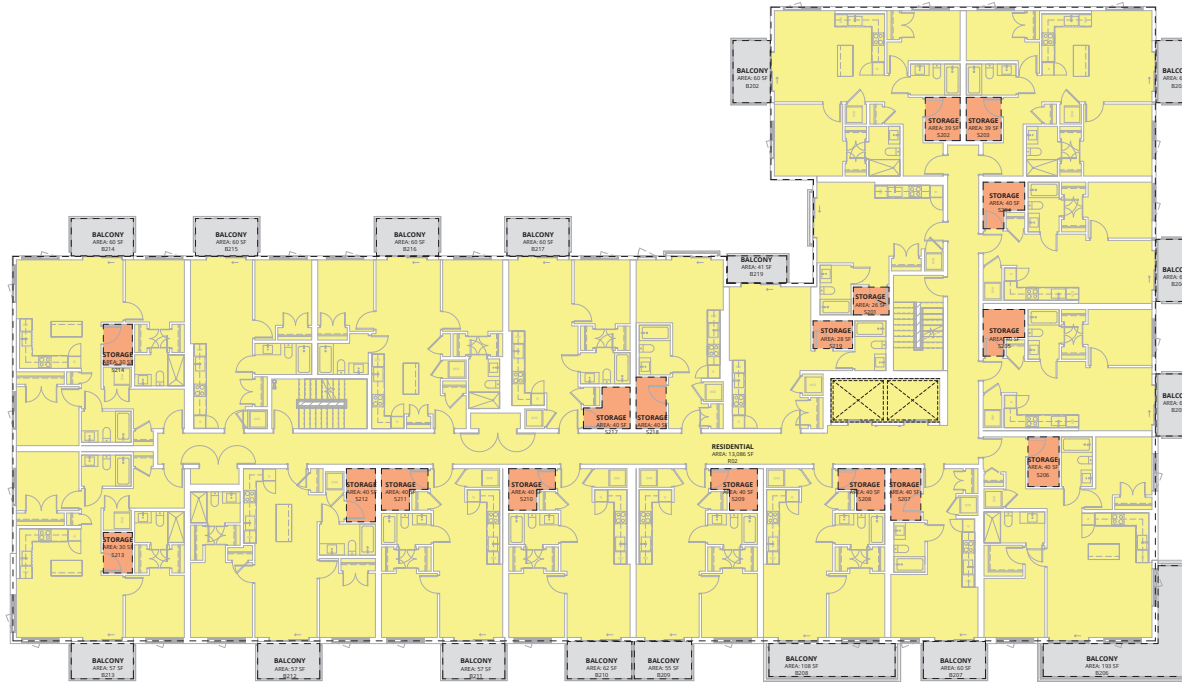
STORAGE EXCLUSION		
STORAGE	S101	40.07 SF
STORAGE	S102	40.07 SF
STORAGE	S103	40.07 SF
STORAGE	S104	40.08 SF
STORAGE	S105	40.07 SF
STORAGE	S107	40.07 SF
STORAGE	S108	39.89 SF
STORAGE	S109	39.45 SF
STORAGE	S110	25.08 SF
STORAGE	S113	40.07 SF
STORAGE	S114	40.07 SF
TOTAL		415.50 SF

BALCONY EXCLUSION		
TERRACE	B101	75.63 SF
TERRACE	B102	75.63 SF
TERRACE	B103	274.42 SF
TERRACE	B104	71.30 SF
TERRACE	B105	82.89 SF
TERRACE	B106	85.71 SF
TERRACE	B107	76.82 SF
TERRACE	B108	146.32 SF
TERRACE	B109	133.63 SF
TERRACE	B110	60.00 SF
TERRACE	B111	61.04 SF
TERRACE	B112	60.00 SF
TERRACE	B113	60.00 SF
TERRACE	B114	60.00 SF
TOTAL		1,232.42 SF

AMENITY EXCLUSION		
AMENITY	A1	1,105.12 SF
AMENITY	A2	255.03 SF
TOTAL		1,360.15 SF



Architectural Drawings - FSR - East Building - Level 02



EAST BUILDING - LEVEL 02 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.46 SF
TOTAL FSR	13,085.55 SF

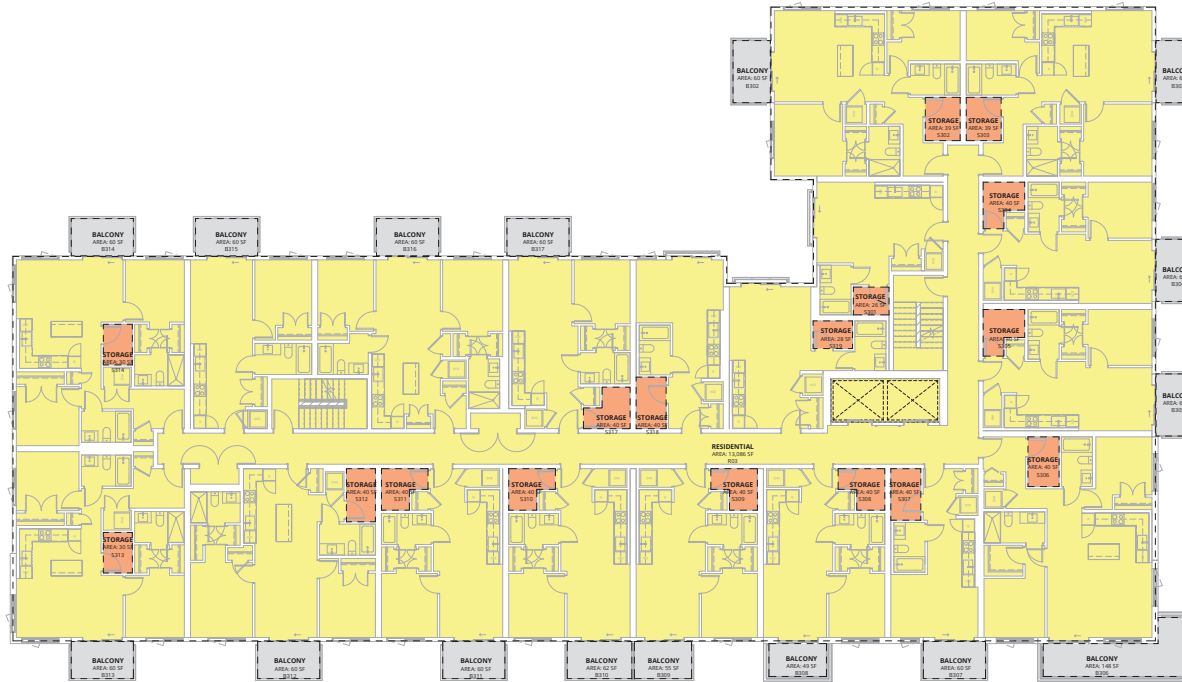
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 02		
RESIDENTIAL	R02	13,085.55 SF
TOTAL		13,085.55 SF

STORAGE EXCLUSION		
STORAGE	S201	25.60 SF
STORAGE	S202	39.07 SF
STORAGE	S203	39.07 SF
STORAGE	S204	40.07 SF
STORAGE	S205	40.07 SF
STORAGE	S206	40.00 SF
STORAGE	S207	40.08 SF
STORAGE	S208	40.07 SF
STORAGE	S209	40.07 SF
STORAGE	S210	40.07 SF
STORAGE	S211	40.07 SF
STORAGE	S212	39.89 SF
STORAGE	S213	30.45 SF
STORAGE	S214	30.45 SF
STORAGE	S217	40.07 SF
STORAGE	S218	40.08 SF
STORAGE	S219	38.28 SF
TOTAL		633.46 SF

BALCONY EXCLUSION		
BALCONY	B203	60.00 SF
BALCONY	B203	62.81 SF
BALCONY	B204	62.81 SF
BALCONY	B205	62.81 SF
BALCONY	B206	192.70 SF
BALCONY	B207	59.58 SF
BALCONY	B208	102.75 SF
BALCONY	B209	55.19 SF
BALCONY	B210	62.31 SF
BALCONY	B211	56.67 SF
BALCONY	B212	56.67 SF
BALCONY	B213	60.00 SF
BALCONY	B214	60.00 SF
BALCONY	B215	60.00 SF
BALCONY	B216	60.00 SF
BALCONY	B217	60.00 SF
BALCONY	B219	41.44 SF
TOTAL		1,177.41 SF



Architectural Drawings -FSR - East Building - Level 03



EAST BUILDING - LEVEL 03 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.46 SF
TOTAL FSR	13,085.55 SF

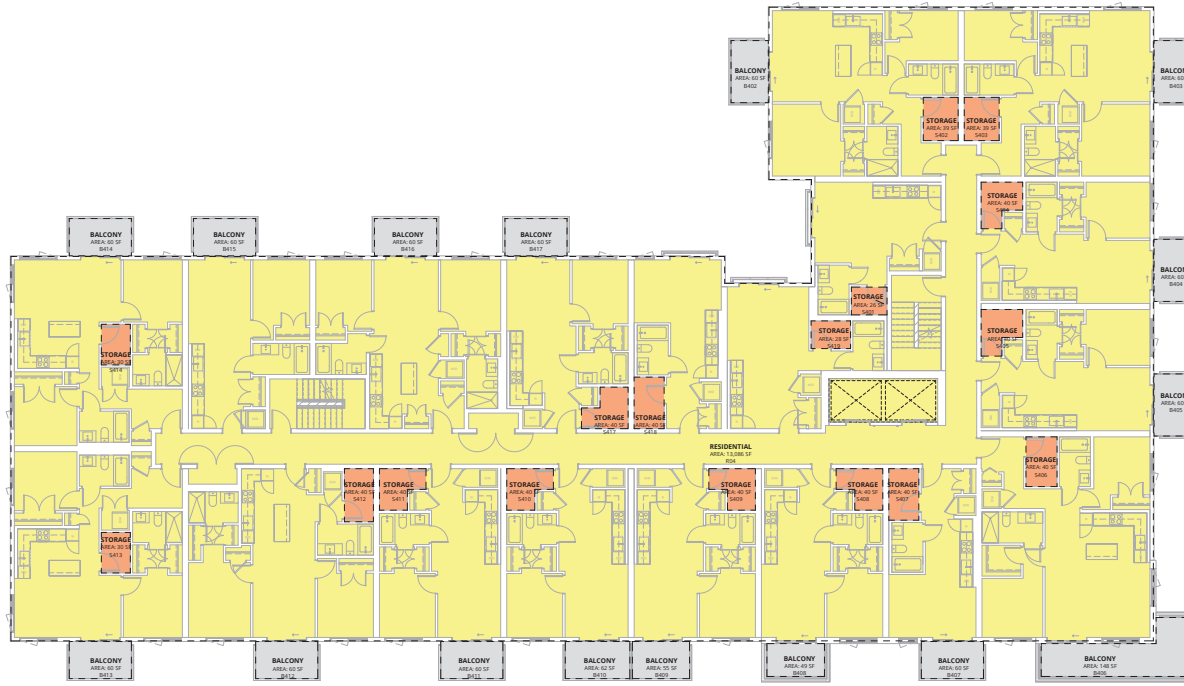
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 03		
RESIDENTIAL	R03	13,085.55 SF
TOTAL		13,085.55 SF

STORAGE EXCLUSION		
STORAGE	S301	25.60 SF
STORAGE	S302	39.07 SF
STORAGE	S303	39.07 SF
STORAGE	S304	40.07 SF
STORAGE	S305	40.07 SF
STORAGE	S306	40.07 SF
STORAGE	S307	40.08 SF
STORAGE	S308	40.07 SF
STORAGE	S309	40.07 SF
STORAGE	S310	40.07 SF
STORAGE	S311	40.07 SF
STORAGE	S312	39.89 SF
STORAGE	S313	30.45 SF
STORAGE	S314	30.45 SF
STORAGE	S317	40.07 SF
STORAGE	S318	40.08 SF
STORAGE	S319	38.25 SF
TOTAL		633.46 SF

BALCONY EXCLUSION		
BALCONY	B303	60.00 SF
BALCONY	B303	60.00 SF
BALCONY	B304	60.00 SF
BALCONY	B305	60.00 SF
BALCONY	B306	148.46 SF
BALCONY	B307	59.79 SF
BALCONY	B308	49.53 SF
BALCONY	B309	55.00 SF
BALCONY	B310	62.10 SF
BALCONY	B311	59.79 SF
BALCONY	B312	59.79 SF
BALCONY	B313	59.79 SF
BALCONY	B314	60.00 SF
BALCONY	B315	60.00 SF
BALCONY	B316	60.00 SF
BALCONY	B317	60.00 SF
TOTAL		1,033.87 SF



Architectural Drawings - FSR - East Building - Level 04



EAST BUILDING - LEVEL 04 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.46 SF
TOTAL FSR	13,085.55 SF

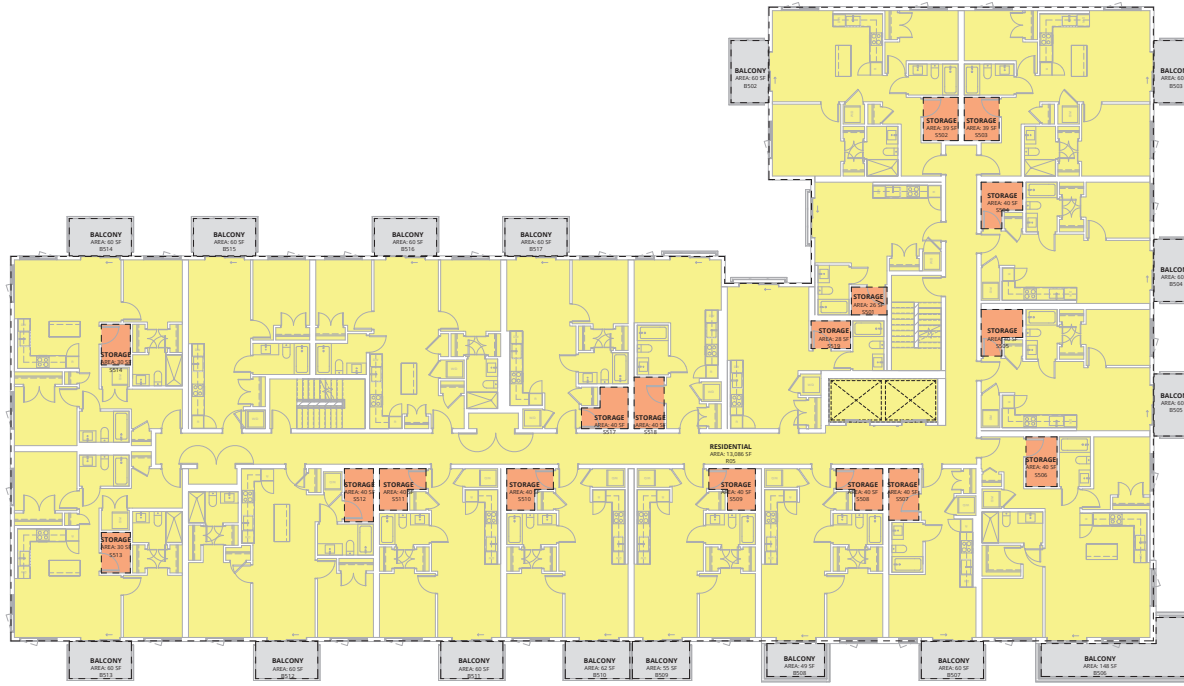
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 04		
RESIDENTIAL	R04	13,085.55 SF
TOTAL		13,085.55 SF

STORAGE EXCLUSION		
STORAGE	S401	25.00 SF
STORAGE	S402	39.07 SF
STORAGE	S403	39.07 SF
STORAGE	S404	40.07 SF
STORAGE	S405	40.07 SF
STORAGE	S406	40.00 SF
STORAGE	S407	40.08 SF
STORAGE	S408	40.07 SF
STORAGE	S409	40.07 SF
STORAGE	S410	40.07 SF
STORAGE	S411	40.07 SF
STORAGE	S412	39.89 SF
STORAGE	S413	30.45 SF
STORAGE	S414	30.45 SF
STORAGE	S417	40.07 SF
STORAGE	S418	40.08 SF
STORAGE	S419	38.28 SF
TOTAL		633.46 SF

BALCONY EXCLUSION		
BALCONY	B403	60.00 SF
BALCONY	B403	60.00 SF
BALCONY	B404	60.00 SF
BALCONY	B405	60.00 SF
BALCONY	B406	148.46 SF
BALCONY	B407	59.79 SF
BALCONY	B408	49.53 SF
BALCONY	B409	55.00 SF
BALCONY	B410	62.10 SF
BALCONY	B411	59.79 SF
BALCONY	B412	59.79 SF
BALCONY	B413	59.79 SF
BALCONY	B414	60.00 SF
BALCONY	B415	60.00 SF
BALCONY	B416	60.00 SF
BALCONY	B417	60.00 SF
TOTAL		1,033.87 SF



Architectural Drawings - FSR - East Building - Level 05



EAST BUILDING - LEVEL 05 FSR AREAS	
FSR TOTAL GFA	13,719.02 SF
STORAGE EXCLUSION	633.46 SF
TOTAL FSR	13,085.55 SF

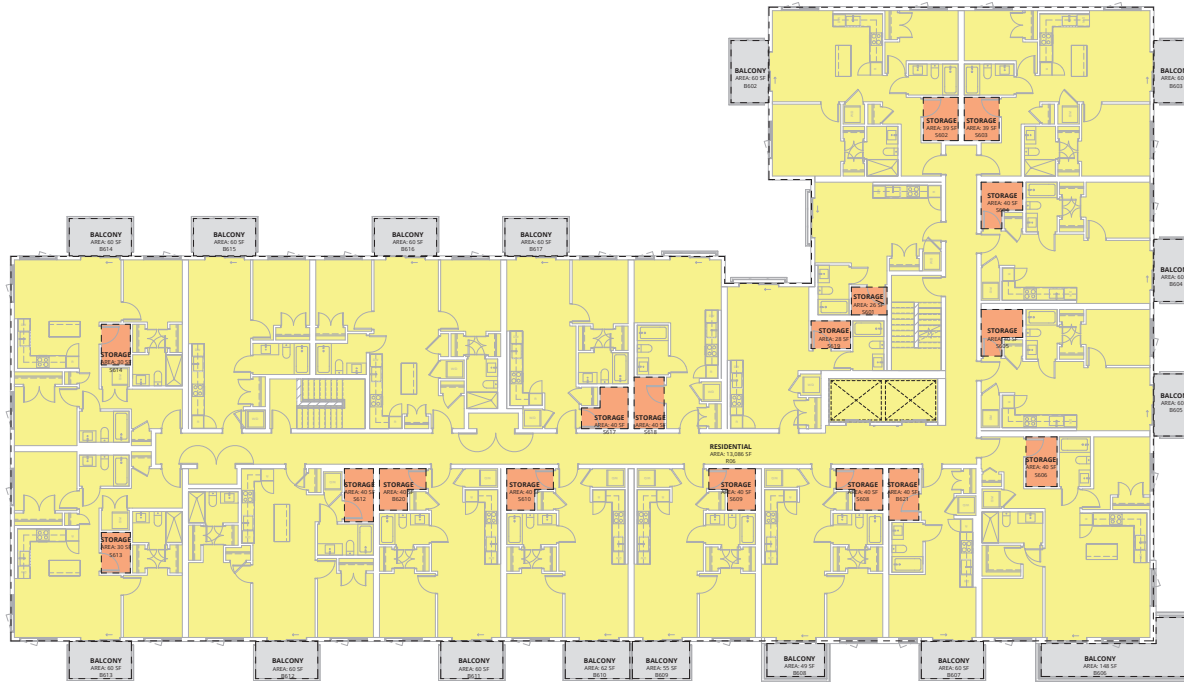
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 05		
RESIDENTIAL	R05	13,085.55 SF
TOTAL		13,085.55 SF

STORAGE EXCLUSION		
STORAGE	S501	25.60 SF
STORAGE	S502	39.07 SF
STORAGE	S503	39.07 SF
STORAGE	S504	40.07 SF
STORAGE	S505	40.07 SF
STORAGE	S506	40.07 SF
STORAGE	S507	40.08 SF
STORAGE	S508	40.07 SF
STORAGE	S509	40.07 SF
STORAGE	S510	40.07 SF
STORAGE	S511	40.07 SF
STORAGE	S512	39.89 SF
STORAGE	S513	30.45 SF
STORAGE	S514	30.45 SF
STORAGE	S517	40.07 SF
STORAGE	S518	40.08 SF
STORAGE	S519	38.28 SF
TOTAL		633.46 SF

BALCONY EXCLUSION		
BALCONY	B503	60.00 SF
BALCONY	B503	60.00 SF
BALCONY	B504	60.00 SF
BALCONY	B505	60.00 SF
BALCONY	B506	148.46 SF
BALCONY	B507	59.79 SF
BALCONY	B508	49.53 SF
BALCONY	B509	55.00 SF
BALCONY	B510	62.10 SF
BALCONY	B511	59.79 SF
BALCONY	B512	59.79 SF
BALCONY	B513	59.79 SF
BALCONY	B514	60.00 SF
BALCONY	B515	60.00 SF
BALCONY	B516	60.00 SF
BALCONY	B517	60.00 SF
TOTAL		1,033.87 SF



Architectural Drawings -FSR - East Building - Level 06



EAST BUILDING - LEVEL 06 FSR AREAS	
FSR TOTAL GFA	13,718.02 SF
STORAGE EXCLUSION	633.46 SF
TOTAL FSR	13,084.55 SF

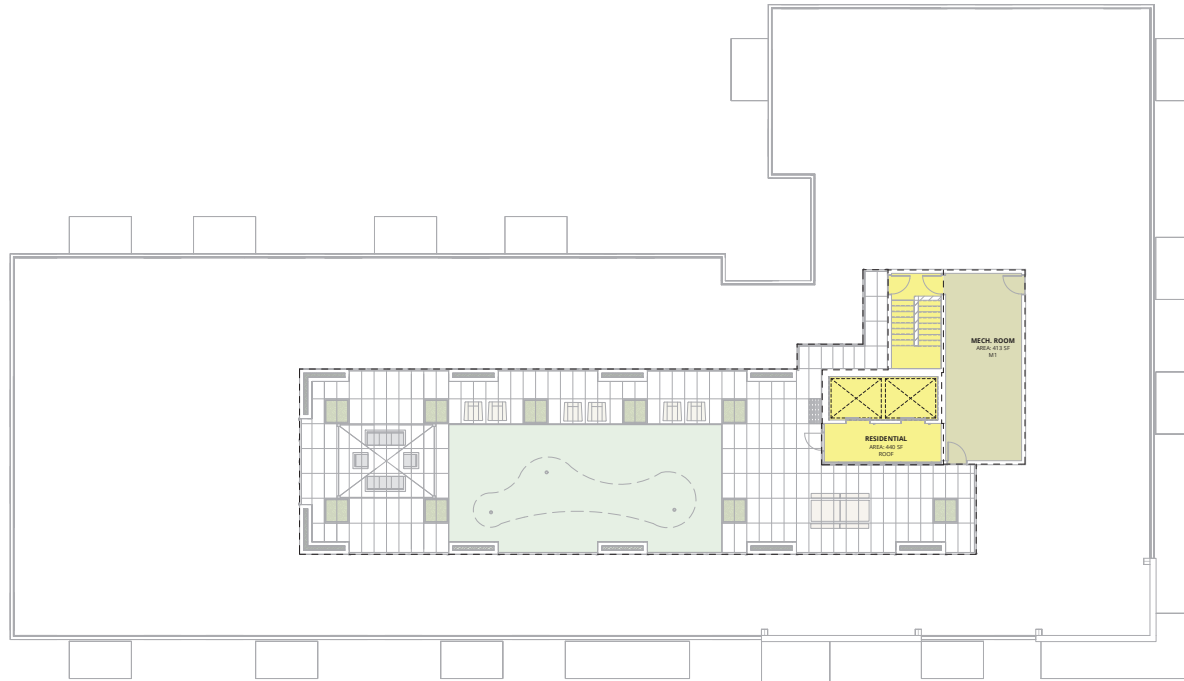
AREA TYPE	NUMBER	AREA
FSR AREA - LEVEL 06		
RESIDENTIAL	R06	13,085.55 SF
TOTAL		13,085.55 SF

STORAGE EXCLUSION		
STORAGE	S601	25.60 SF
STORAGE	S602	39.07 SF
STORAGE	S603	39.07 SF
STORAGE	S604	40.07 SF
STORAGE	S605	40.07 SF
STORAGE	S606	40.07 SF
STORAGE	S607	40.07 SF
STORAGE	S608	40.07 SF
STORAGE	S609	40.07 SF
STORAGE	S610	39.89 SF
STORAGE	S611	30.45 SF
STORAGE	S612	30.45 SF
STORAGE	S613	40.07 SF
STORAGE	S614	40.07 SF
STORAGE	S615	40.07 SF
STORAGE	S616	28.28 SF
STORAGE	S617	40.07 SF
STORAGE	S618	40.07 SF
STORAGE	S619	40.07 SF
STORAGE	S620	40.07 SF
STORAGE	S621	40.07 SF
TOTAL		633.46 SF

BALCONY EXCLUSION		
BALCONY	B603	60.00 SF
BALCONY	B603	60.00 SF
BALCONY	B604	60.00 SF
BALCONY	B605	60.00 SF
BALCONY	B606	148.46 SF
BALCONY	B607	59.79 SF
BALCONY	B608	49.53 SF
BALCONY	B609	55.00 SF
BALCONY	B610	62.10 SF
BALCONY	B611	59.79 SF
BALCONY	B612	59.79 SF
BALCONY	B613	59.79 SF
BALCONY	B614	60.00 SF
BALCONY	B615	60.00 SF
BALCONY	B616	60.00 SF
BALCONY	B617	60.00 SF
TOTAL		1,033.87 SF



Architectural Drawings -FSR - East Building - Level Roof



EAST BUILDING - LEVEL ROOF FSR AREAS		
FSR TOTAL GFA		852.54 SF
TOTAL FSR		852.54 SF
AREA TYPE	NUMBER	AREA
FSR AREA - ROOF		852.54 SF
TOTAL		852.54 SF
MECHANICAL		
MECH. ROOM	M1	412.76 SF
TOTAL		412.76 SF

AMENITY EXCLUSION

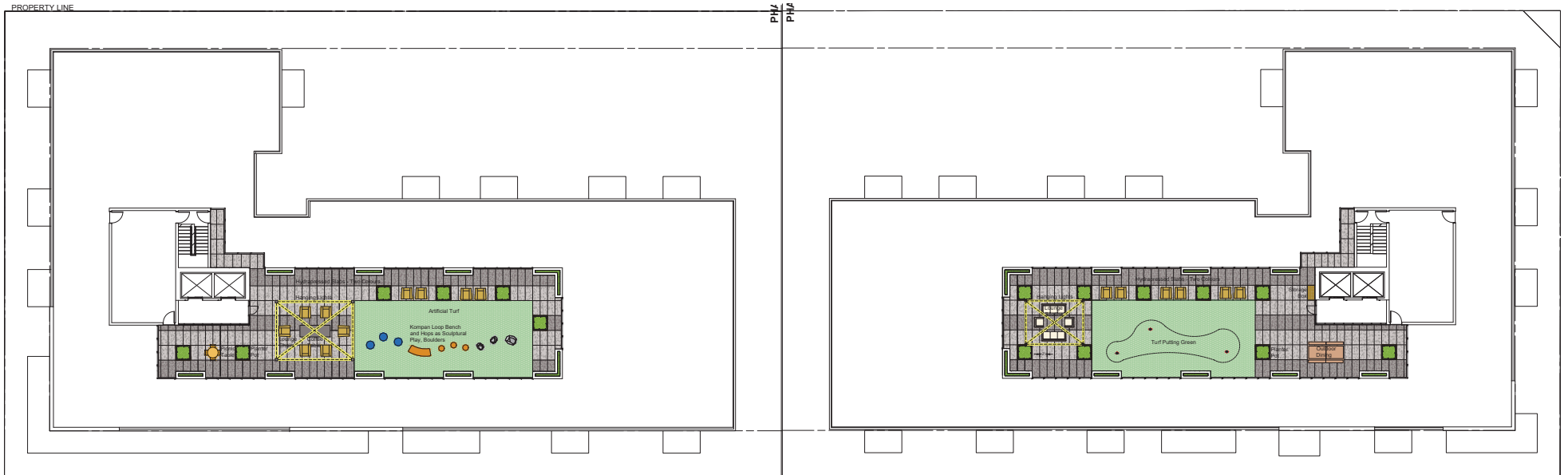


LANDSCAPE DRAWINGS 07

- 108 Landscape Plan
- 109 Roof Deck Landscape Plan
- 110 Landscape Details



Landscape Drawings - Roof Deck Landscape Plan



Rubber Ball



Kompan Boa Bench



Kompan Loop Bench and Hops



Artificial Turf and Boulders for Free Play



Hanging Lights and Ratana Kingsley Lounge Furniture



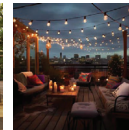
PHASE 2



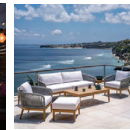
Artificial Turf Putting Green



Outdoor Dining Table



Hanging Lights and Ratana Kingsley Lounge Furniture



Techo Bloc Industria Slabs - Onyx and Silver Granite

WEST ROOF DECK LANDSCAPE DESIGN INTENT:

The west building's roof deck provides an outdoor amenity for residents of all ages. This space offers a high amount of play value and visual interest, including a picnic area, planter pots, lounge furniture, catenary lighting and an artificial turf playground with sculptural play pieces. Perimeter planters and railings will provide safety and fall protection for the residents.

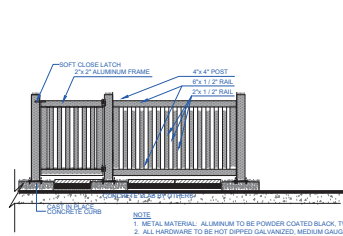
As these buildings are wood frame, the landscape design takes this into account and features equipment and furnishings that are relatively low in weight and have minimal drainage requirements. These elements are relatively simple to install and prevent the need for additional reinforcements or building penetration.

EAST ROOF DECK LANDSCAPE DESIGN INTENT:

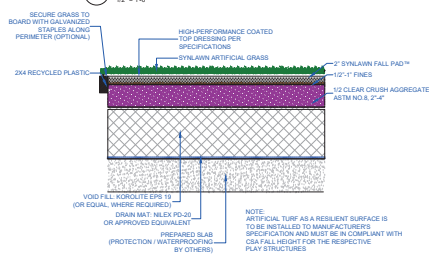
The east roof deck features lounge seating, catenary lighting, an artificial turf putting green, an outdoor dining table, and planter pots. A perimeter railing will provide safety and fall protection for the residents. Hydrapressed slabs of two colours are provided as the paving material, consistent with the rest of the development.



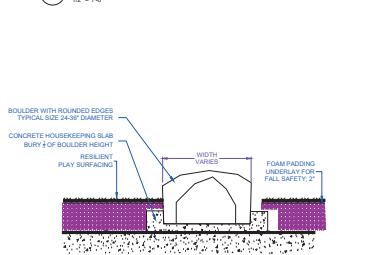
Landscape Drawings - Landscape Details



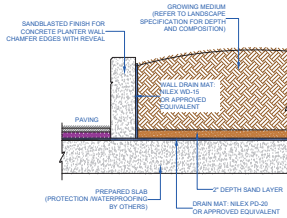
1 ALUMINUM PICKET FENCE ON SLAB
12' x 12'



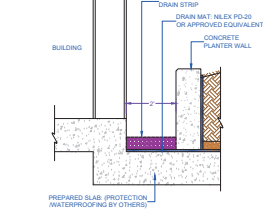
2 PATIO SCREEN ON SLAB
12' x 12'



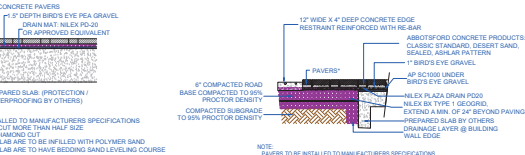
3 ARTIFICIAL TURF ON SLAB
12' x 12'



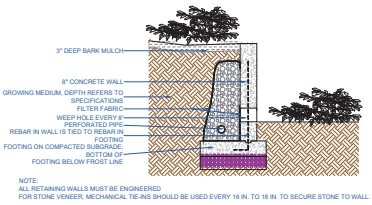
4 BOULDER ON SLAB
12' x 12'



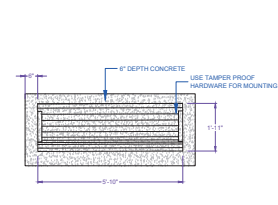
5 TREE AND SHRUB PLANTING AT GRADE
12' x 12'



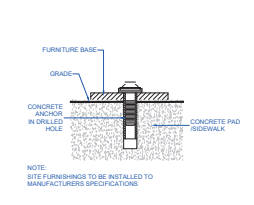
6 PLANTER WALL ON SLAB
12' x 12'



7 DRAIN ROCK STRIP AT BUILDING ON SLAB
12' x 12'



8 PAVERS OVER SLAB
12' x 12'

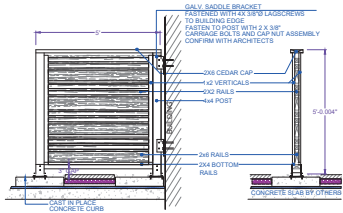


9 PAVERS ON GRADE AND SLAB
N.T.S.

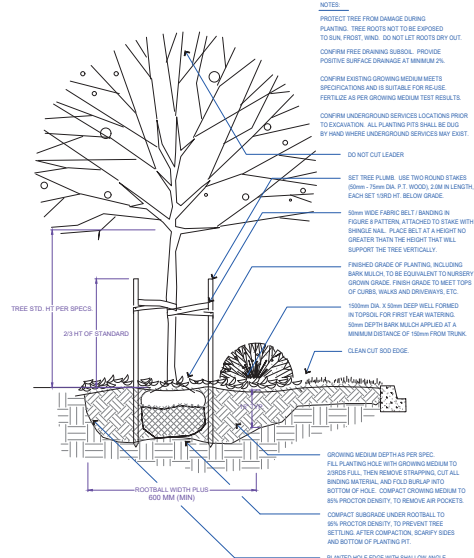
10 CONCRETE RETAINING WALL ON GRADE
12' x 12'

11 BENCH ON CONCRETE PAD
12' x 12'

12 SITE FURNITURE MOUNTING
N.T.S.



- 1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
- 2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
- 3. ALL HARDWARE NOT DIPPED GALVANIZED.
- 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
- 5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3/4"



- NOTES:
- PROTECT TREE FROM DAMAGE DURING PLANTING. TREE ROOTS NOT TO BE EXPOSED TO SUN, FROST, WIND. DO NOT LET ROOTS DRY OUT.
- CONFIRM TREE DRAWING SURFACE. PROVIDE POSITIVE SURFACE DRAINAGE AT MINIMUM 2%.
- CONFIRM EXISTING GROWING MEDIUM MEETS SPECIFICATIONS AND IS SUITABLE FOR REGION. FERTILIZE AS PER GROWING MEDIUM TEST RESULTS.
- CONFIRM UNDERGROUND SERVICES LOCATIONS PRIOR TO EXCAVATION. ALL PLANTING PITS SHALL BE DUG BY HAND WHERE UNDERGROUND SERVICES MAY EXIST.
- DO NOT CUT LEADER.
- SET TREE PLUMB. USE TWO ROUND STAKES (20mm - 75mm DIA. P.T. WOOD), 2.3M IN LENGTH, EACH SET 1500 MM BELOW GRADE.
- 20mm WOOD FABRIC BELT (BANDING IN FIGURE 8 PATTERN), ATTACHED TO STAKE WITH BRASS RAIL. PLACE BELT AT A HEIGHT NO GREATER THAN THE HEIGHT THAT WILL SUPPORT THE TREE VERTICALLY.
- FINISHED GRADE OF PLANTING, INCLUDING BARK MULCH, TO BE EQUIVALENT TO MANUFACTURERS GROWING GRADE. FINISH GRADE TO MEET TOPS OF CURBS, WALKS AND DRIVEWAYS, ETC.
- 150mm DIA. X 50mm DEEP WELL FORMED IN TOPSOIL FOR FIRST YEAR WATERING. SHOW DEPTH BARK MULCH APPLIED AT A MINIMUM DISTANCE OF 150mm FROM TRUNK.
- CLEAN CUT SOD EDGE.
- GROWING MEDIUM DEPTH AS PER SPEC. FILL PLANTING HOLE WITH GROWING MEDIUM TO 2/3RD FULL, THEN REMOVE STRAPPING, CUT ALL BRINKING MATERIAL, AND COVER SURFACE TO BOTTOM OF HOLE. COMPACT GROWING MEDIUM TO 95% PROCTOR DENSITY TO REMOVE AIR POCKETS.
- COMPACT SUBGRADE UNDER ROOTBALL TO 95% PROCTOR DENSITY, TO PREVENT TREE SETTLING AFTER COMPLETION. SCAPERY DEGS AND BOTTOM OF PLANTING PIT.
- PLANTED HOLE EDGE WITH SHALLOW ANGLE.