



ARCHITECTURAL AND LANDSCAPE BOOKLET

RENTAL & BELOW MARKET RENTAL HOUSING

RE-ISSUED FOR REZONING APPLICATION
FEBRUARY 22nd, 2024

W 13TH AVENUE & WILLOW STREET

- | | |
|--------------------|-------------------|
| 2915 WILLOW STREET | 836 W 13TH AVENUE |
| 2925 WILLOW STREET | 844 W 13TH AVENUE |
| 816 W 13TH AVENUE | 846 W 13TH AVENUE |
| 818 W 13TH AVENUE | 856 W 13TH AVENUE |
| 826 W 13TH AVENUE | 860 W 13TH AVENUE |
| 828 W 13TH AVENUE | |
| 834 W 13TH AVENUE | |



2024-02-23



2024-02-22



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INTRODUCTION

INTRODUCTION

PC Urban Properties Corp is making an application to develop two residential rental towers comprising of 354 secured apartment rental homes, in addition to a 2-storey, 24-hour Childcare facility.

The proposed project is on the doorstep of the VGH Campus and will provide much needed housing and Childcare opportunities for the approximately 12,000 people who work at VGH, the Province's centre of health excellence and a major health employer in the City of Vancouver.

The proposal envisions two new residential rental towers with a Floor Space Ratio of 7.40. Each tower has a proposed height of 22 storeys, and will include rooftop amenities in each tower. There will be a total of 354 apartment rental homes including 71 below market rental homes (corresponding to 20% of the total residential floor area).

The property on the southeast corner of West 13th and Willow is within 600m of the new Laurel and Broadway rapid transit station, accessed from the site with a short walk through the VGH campus.

There is no rental tenant displacement associated with the application as the existing homes are a combination of duplex and strata ownership.

The surplus provision of rental housing and a Childcare facility with an overnight component carries the potential to contribute to the neighbouring business resiliency and an increased utilization of sustainable transportation services

available near the site.

The proposed design will contribute to the aspirations of the Broadway Plan by strengthening the mixed-use character of the area, while contributing much needed rental stock and commercial amenity.

The project is seeking DCL waivers. Projects creating new rental supply in tenure are eligible for a DCL waiver for the rental portion of the development. Under the Vancouver Area Specific DCL Bylaws, DCL's for rental housing can be waived for rental housing where the tenure is secured through a Housing Agreement. The applicant intends to pursue an agreement with the City to this effect. The project intends to comply with the parking bylaw, using the available class A transit proximity reductions of 20% for residential parking and 10% for commercial parking. The loading proposal has been reviewed by the project traffic engineer and is considered to be appropriate for the proposed density and uses.

The proposal aims to contribute to the Broadway Plan objectives of creating much needed rental housing stock in an emerging neighborhood hub, while adhering to the allowable building form. Totalling 299,251 square feet, the building program includes a Childcare facility with a generous outdoor play area between the two towers. 38% of the apartments are suitable for families, of which at least 11% will be three-bedroom.

REZONING INTENT

NEIGHBOURHOOD CONTEXT

Situated in the Uptown South neighbourhood within the Broadway Plan Area, the proposed project aligns with the vision of the Broadway Plan. This vision aims to facilitate the development of a community-integrated infrastructure that accommodates the expected increase in population and the growing demand for diverse housing options. The project is strategically positioned just south of the VGH Campus.

Uptown South is predominantly characterized by residential apartment dwellings, featuring verdant and serene streets. The area includes non-market housing, cooperative housing, and a small cluster of rental towers near the intersection of Cambie Street and West 12th Avenue. Notably, the stretch of Cambie Street between West 12th and 16th Avenues showcases a blend of low-rise office buildings, contemporary mixed-use developments, and rental apartments.

In harmony with the plan's vision, the project actively embraces and promotes a sustainable urban lifestyle that will be reinforced through its implementation. Recognizing Vancouver's well-documented housing challenges, particularly on the west side, supporting both market and below-market rental initiatives is crucial for fostering a thriving and diverse community. The proposed project serves as a catalyst, incentivizing Uptown South's evolution into a comprehensive, inclusive, and affordable transit-oriented neighbourhood.

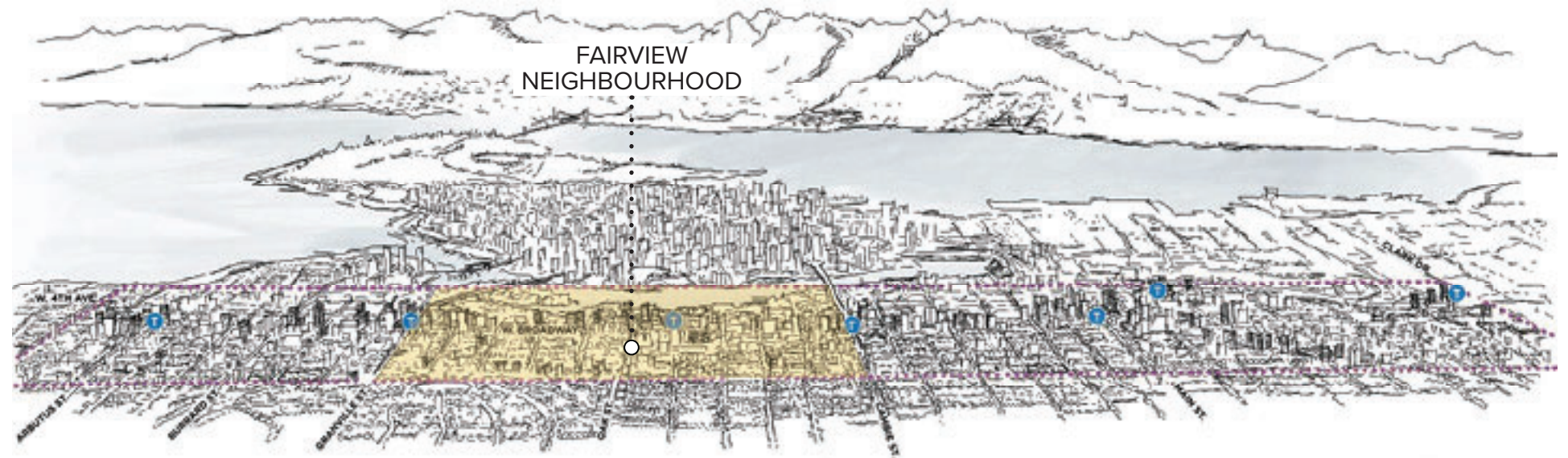


Figure 2.1 Context - Aerial View of Broadway Plan

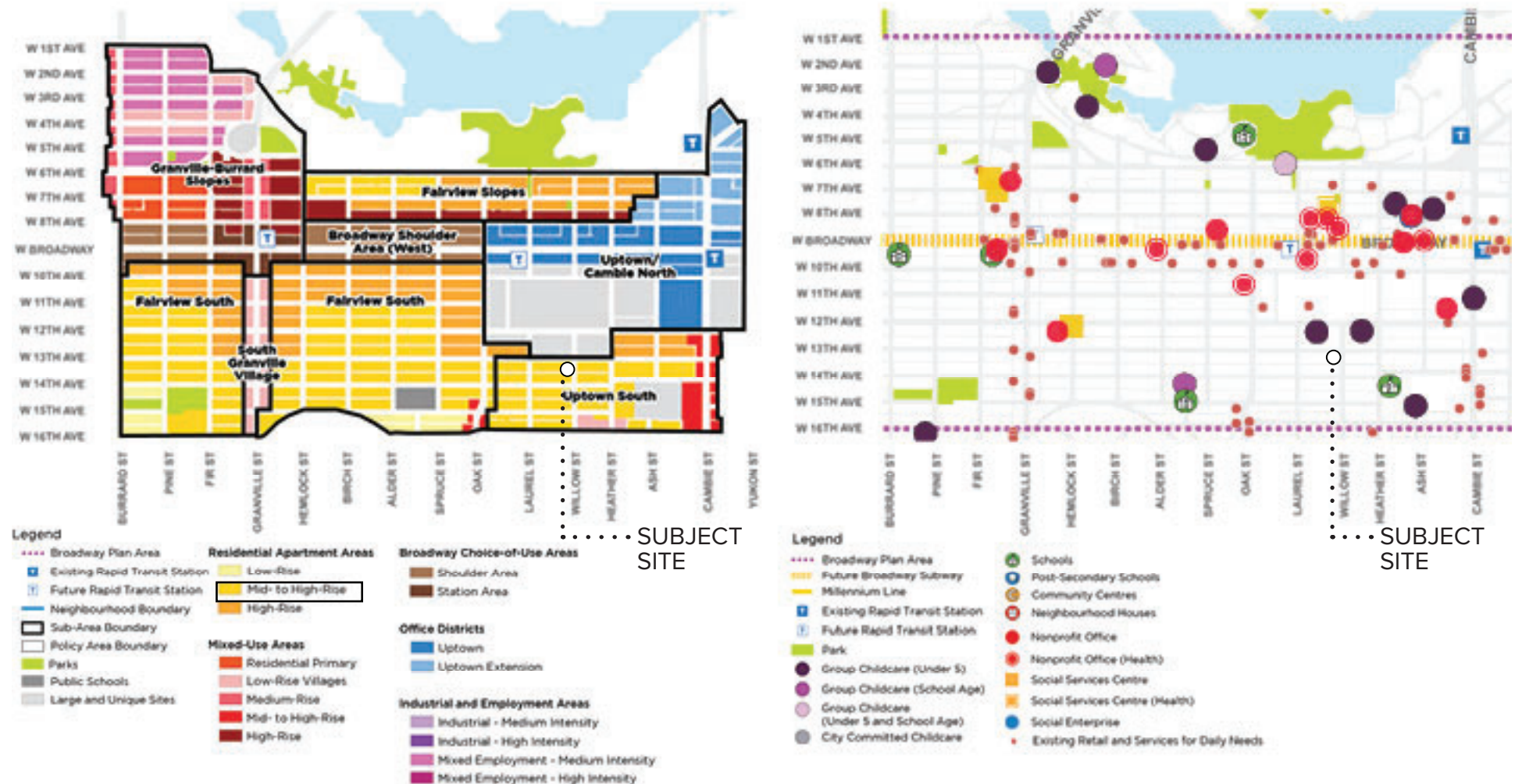


Figure 2.2 Broadway plan context - Fairview Neighbourhood

NEIGHBOURHOOD AREA CONTEXT

The site is located along the southern edge of West 13th Ave and the west side of Willow St and comprises lot 2915, 2925 (Willow St) and lots 816, 818, 826, 828, 834, 836, 844, 846, 856 and 860 (West 13th Ave). It's situated within the Residential Area designated as Uptown - Area B in the Broadway Plan, as illustrated in the zoning context.

The goal is to enhance Uptown South as a pedestrian-friendly, more diverse residential area in close proximity to employment opportunities and rapid transit. This will be achieved by creating possibilities for new affordable housing and introducing additional small-scale retail and service establishments.

The project benefits from its immediate proximity to Vancouver General Hospital, situated directly across from the site, and features a spacious playground area at the northeast corner of the proposed new Childcare facility.

The site's advantageous location near upcoming transit initiatives, green spaces, diverse amenities, and an aesthetically pleasing streetscape with mature trees makes it an ideal choice for new families, students, and workers alike. The subject site is 950m away from the existing Broadway - City Hall Station, and 600m away from the future Rapid Transit Station on Broadway and Laurel Street.

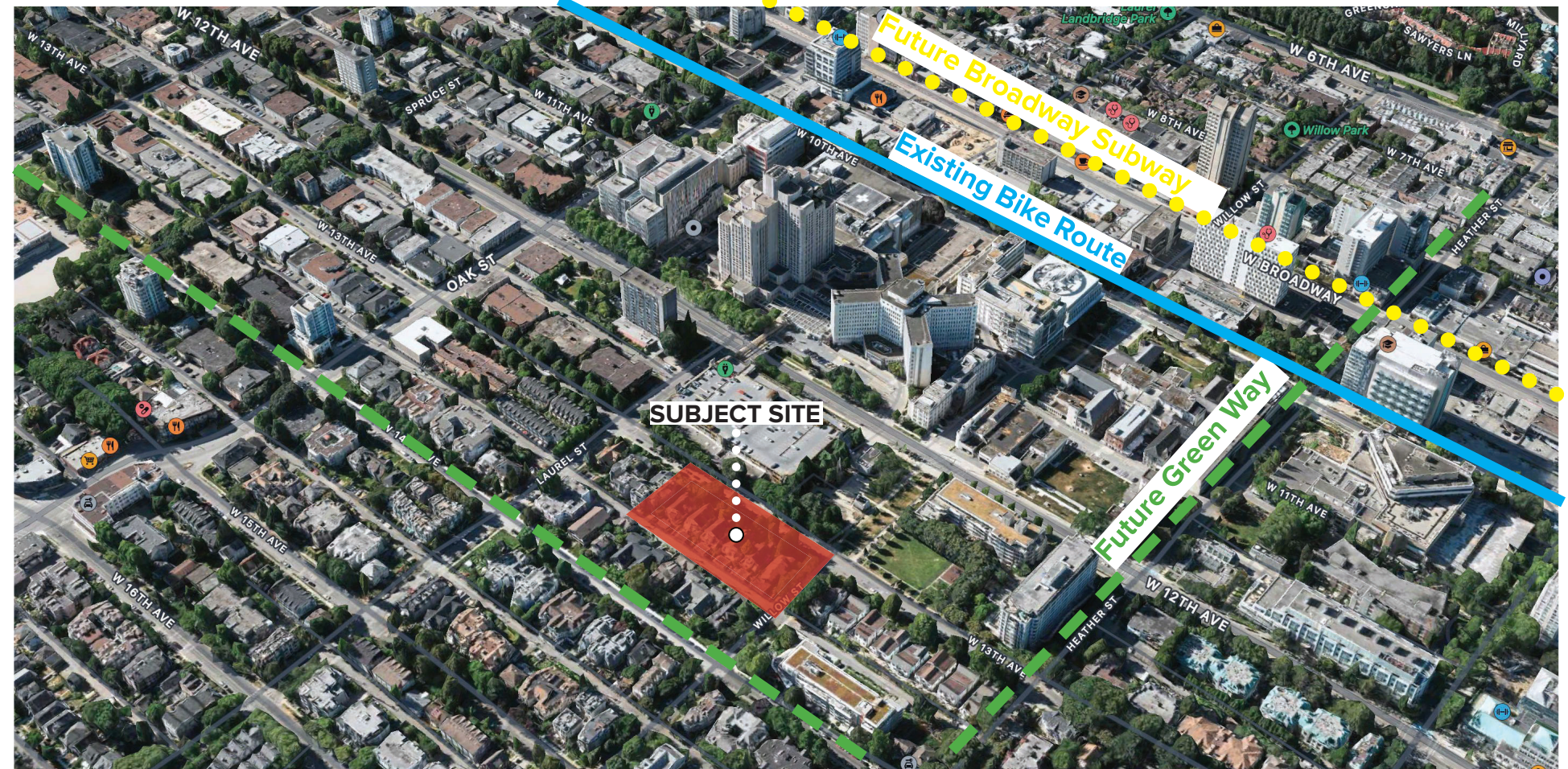


Figure 3.1 Aerial View



Figure 3.2 Willow St. looking South



Figure 3.3 W 13th looking North

ZONING SUMMARY

UPTOWN SOUTH

OVERALL INTENT

“Strengthen Uptown South as a walkable, more diverse primarily residential area close to jobs and rapid transit by providing opportunities for new affordable housing, and additional small-scale retail/ service uses.”

FUSB - UPTOWN SOUTH AREA B

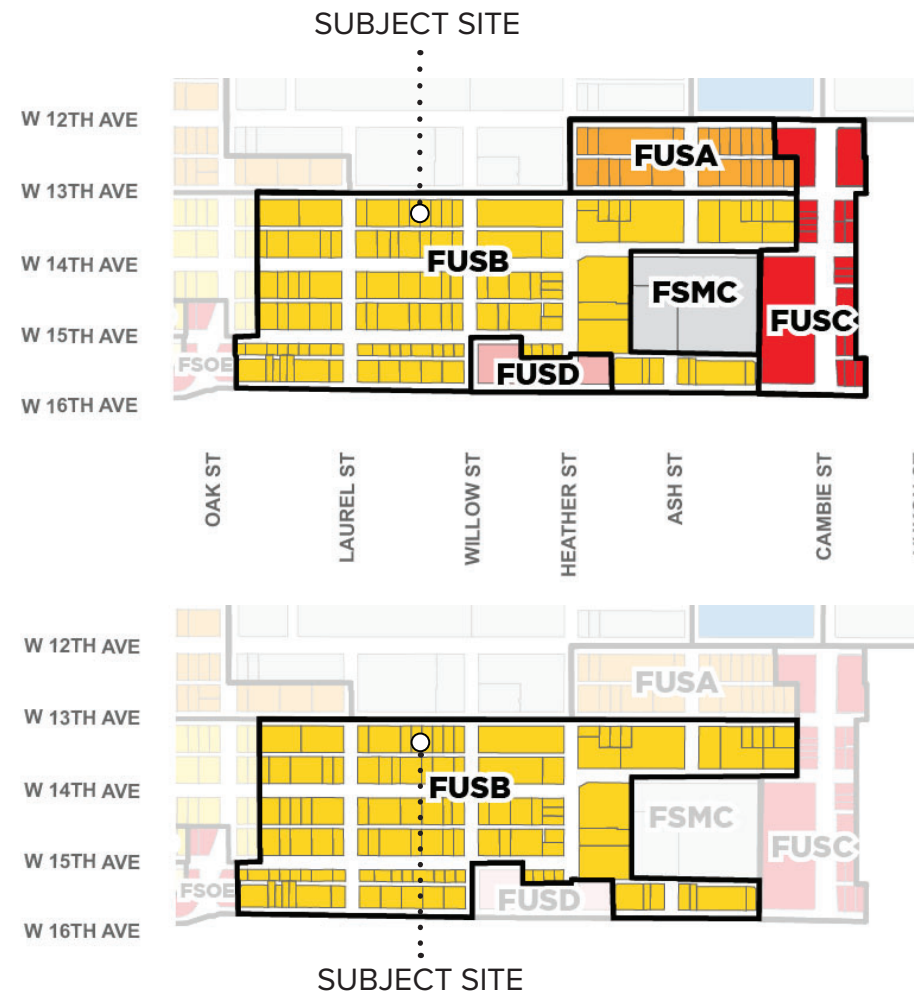
Residential Apartment Area

INTENT

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



Figure 4.1 Vancouver Zoning Bylaw



ADDITIONAL POLICIES

9.24.2 There will be a maximum of two towers per block (street to street, including any laneways) in Uptown South Area B. For blocks located in both Uptown South Area B and another policy area, only towers in Uptown South Area B shall be counted toward the maximum. However, for the areas between Oak Street, Laurel Street, 13th Avenue, and 15th Avenue, number of towers per block shall be counted in conjunction with the remainder of the block located in Fairview South.

9.24.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.

Policy Area	Uptown South - Area B		FUSB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height*	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density*	6.5 FSR		4.0 FSR	
Min Frontage	45.7 m (150 ft.)		45.7 m (150 ft.)	
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 		<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. Applies where a tower cannot be achieved due to lot conditions or policy 9.24.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details) 	
	<ul style="list-style-type: none"> * Achievable height and density may be lower where height is restricted by view cones (excluding social housing). “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			

HOUSING INTENT FOR 7.40 FSR - PURPOSE BUILT RENTAL + BELOW MARKET HOUSING AND CHILDCARE

The project proposes to provide two residential rental towers with a 2-storey Childcare and 354 secured rental homes.

With a Floor Space Ratio of 7.40, the proposal consists of two 22-storey towers along with partial rooftop amenity spaces, presenting a diverse range of options for both new-market and below-market rental housing. The total of 354 secured rental homes includes 71 below-market rental homes (corresponding to the required 20% residential floor area), contributing to the overall diversity of the resident population.

The east tower's first two levels host a 2-storey Childcare facility, featuring three groups: two for ages 0-3 on the ground floor, and one for ages 3-5, along with overnight care, on the second floor. The Childcare outdoor space is located between the two towers, oriented to ensure that play areas for each program receive enough direct sunlight, particularly during the winter solstice.

The surplus provision of rental housing and of a Childcare facility with an overnight care in this site carries the potential to contribute to neighbouring business resilience and an increased utilization of sustainable transportation services available at close proximity to the site.



Figure 5.1 Isometric massing

REZONING RATIONALE

Given its location within the Residential Area identified in the Broadway Plan as Uptown South - Area B, and adjacency with the Large and Unique Site identified as Large and Unique Site – St. Mary’s Ukrainian Church, the proposed new high-rise massing fronting W 13th Avenue incorporates the following above-grade setbacks in support of future mixed-use and residential developments (in proximity to the upcoming Broadway-Arbutus Transit hub); considering the Broadway Plan Policy we are maintaining a minimum separation between potential future towers within the block as follows: 24.4m (80ft) Residential-Residential, 18.3m (60ft) Residential-Commercial. The towers’ levels sit at a 40ft setback from the centre of the laneway on the south side. The design of the two towers responds to the character of the existing neighbourhood and minimizes shadowing and overlook impacts on adjacent homes and open space.

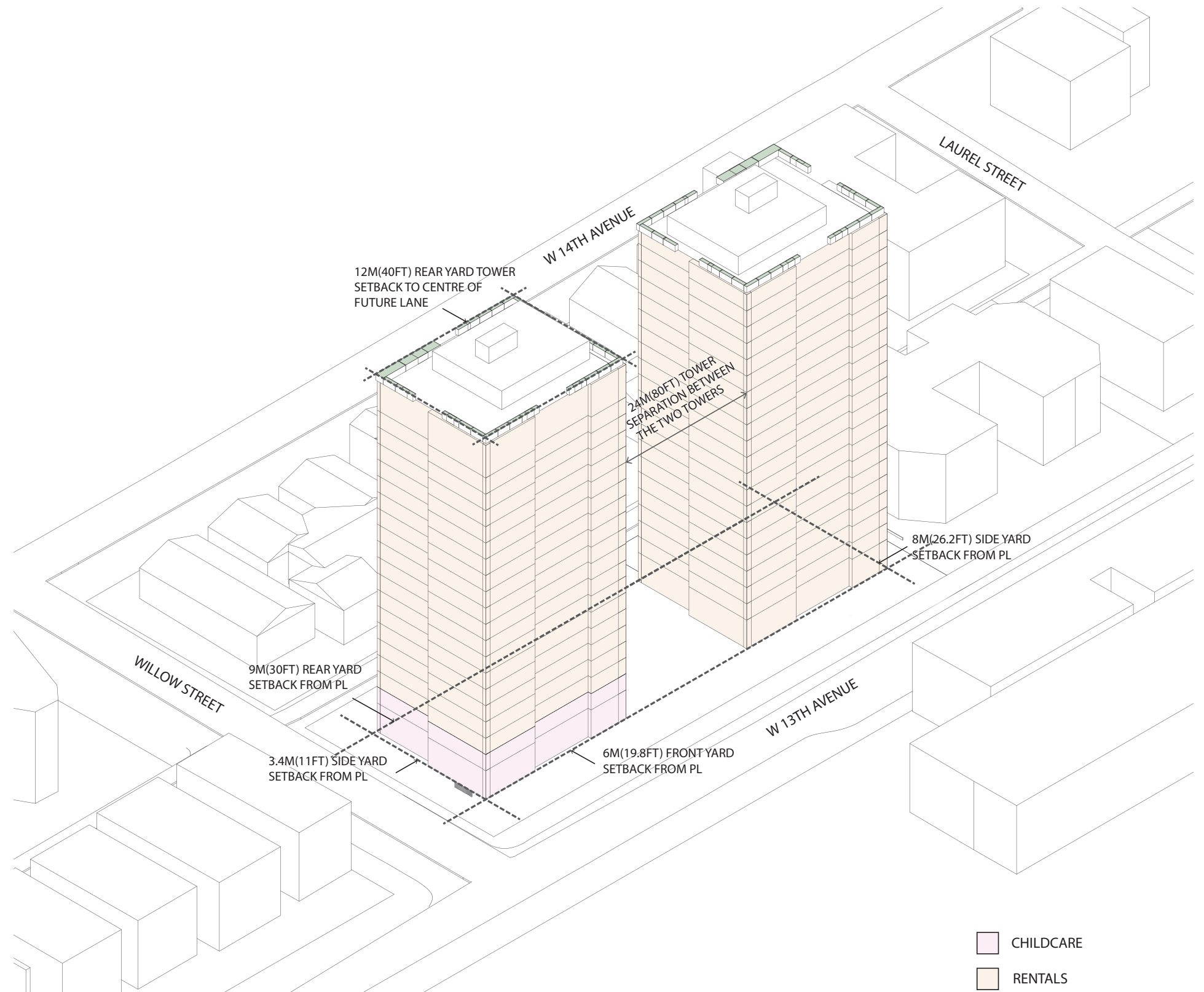


Figure 6.1 Setback isometric

DESIGN RATIONALE

The project is located in the Uptown South - Area B of the Broadway Plan, where secure rental housing and retail is permitted. Additionally, a minimum of 20% of the residential floor area is required to be secured at below-market rents.

Council approval for the Broadway Plan was granted on June 22nd, 2022, and it officially came into effect on September 1st, 2022.

The upcoming high-rise residential rental buildings will provide resident services both on the ground level and the rooftop, including a 2-storey Childcare facility in the east tower. The location of these two buildings allows for the creation of a service laneway, facilitating vehicle access to parking levels, garbage collection, and bike rooms.

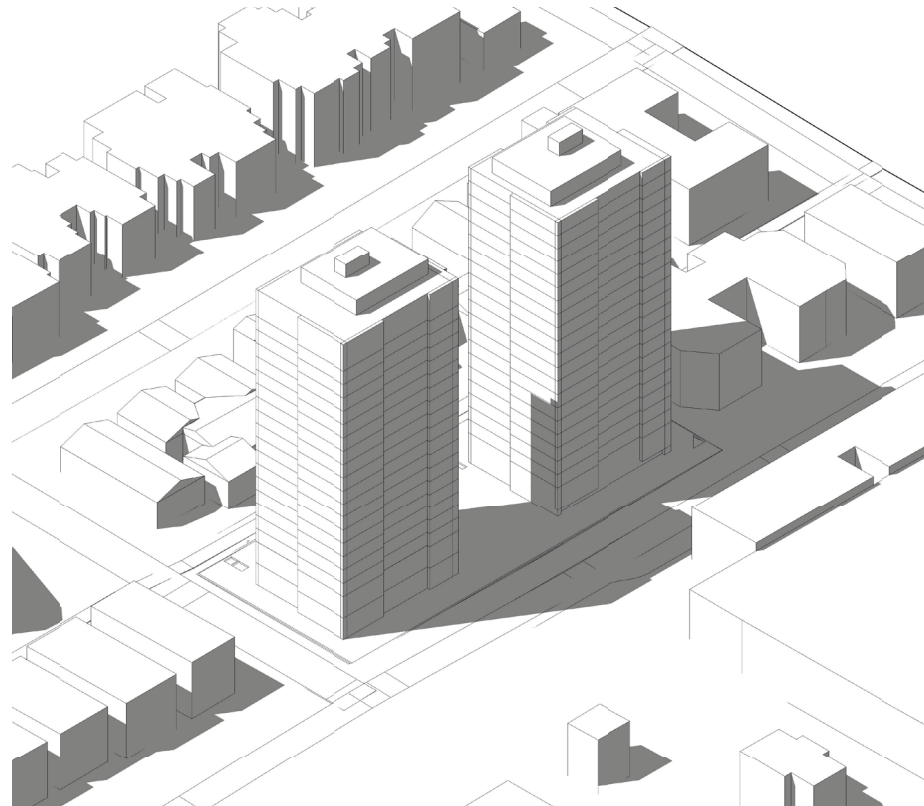


Figure 7.1 Simple massing form

BUILDING DESIGN

A proposal for this site is heavily limited by different site conditions, as setbacks, site and design restrictions, such as maximum floor plate sizes, setbacks, shadowing and Childcare regulations play a very important role defining the overall massing and design of the two buildings.

The two buildings present the same numbers of storeys and same height; childcare is located on the east tower, facing the courtyard in between the two towers, creating a semi-private outdoor space for kids, with separated areas for the residents. The buildings start from two basic box shapes, where one of the two is interrupted by a second box which is the Childcare facility, allowing a variation between the two towers, with a different shape and color palette.

The recessed level 2 of the Childcare facility is intended to minimize the direct light access for the 24 hour night care facility on that level; creating more privacy and at the same time breaking the massing of the two towers.

A sense of verticality is established through the use of vertical panels and windows. However, this strict vertical and symmetrical design of the residential towers is intentionally disrupted by the placement of colors and panels on the façade.

To further develop this intention, the buildings are clad with a light-tone metal panel with few slightly darker shades, making the building feel lighter as it grows taller. This neutral color scheme stands in contrast with a more vibrant and colorful palette specifically applied to the childcare facility.

RESIDENTIAL DESIGN

All homes in the proposal meet or exceed the requirements and standards of all applicable guidelines. Every home has a balcony following recommended sizing, providing residents with a private outdoor space with views and indoor space with shadowing.

Every home, including those designated as below-market rentals, comes equipped with a washer-dryer, electric heat pumps, and fully equipped kitchens with four appliances. The open floor plans provide residents with flexibility in arranging furniture according to their preferences. Careful consideration has been given to the placement of windows, ensuring that natural daylight illuminates the rooms while maintaining privacy for the residents.

Homes do not exceed a depth of 35 feet in any direction, and the design of storage spaces ensures that they are utilized only for storage purposes.

SITE DESIGN

The intent of the project is to support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

The residential character of the Uptown South area will be maintained and enhanced by introducing a Childcare facility. This facility will include two groups for ages 0-3 (with a 24-space program) on the ground level, and one group for ages 3-5 (with a 25-space program) along with night care on the second level.

The underground parking for vehicles will be accessible from the rear laneway, encouraging the use of environmentally friendly transportation such as electric vehicles and bicycles. EV charging stations will also be provided below grade. Additional services in the underground parking accessed from the laneway include off-street bicycle lockers/rooms, bike wash and dog wash areas, garbage rooms, communications closets, and mechanical and electrical equipment rooms.

The lane activation is achieved by placing gardens, a dog run area and glazing for the amenity facing south, allowing the lane to have a lively environment.

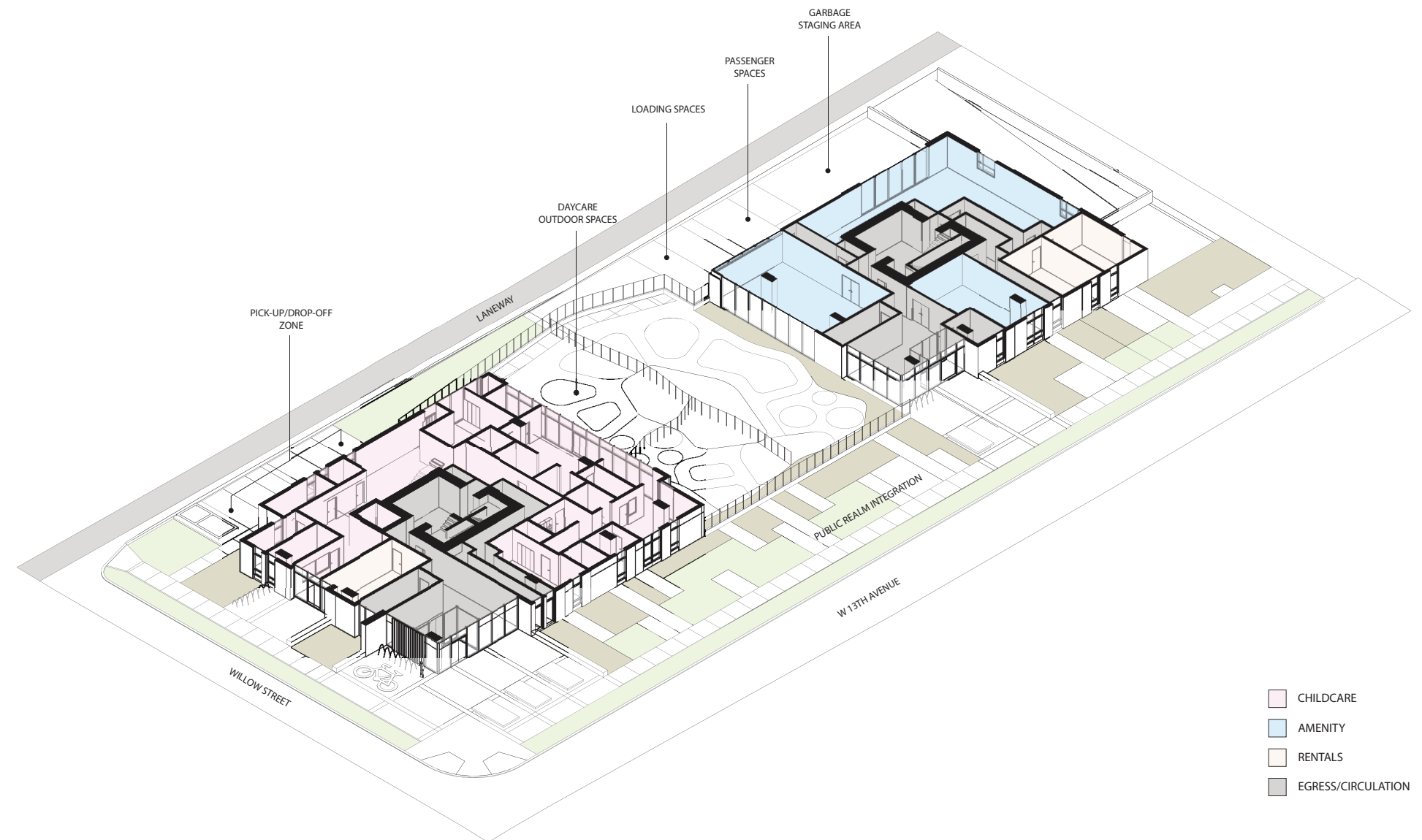


Figure 8.1 Ground floor space isometric

AMENITIES

The proposed design exceeds the minimum indoor and outdoor recommended requirements for building amenity space for residents. This is complimented by private outdoor space on a unit by unit basis.

The Ground floor of the west tower (tower A) houses a spacious gym and a flexible indoor amenity space with an accessible washroom and kitchenette connected to an open outdoor space that will allow residents to engage in different social and physical activities.

Additional services on the ground floor include an infrared sauna, pods for phone calls and private spaces, services areas for moving boxes and concierge services to be shared between the two buildings. A bike workshop and wash is provided, for both buildings, on parkade level.

The rooftop amenity level is comprised of a partial storey with a space that can have fitness and meeting areas which are also immediately connected to outdoor amenity spaces. The rooftop outdoor space will receive sunlight, air and magnificent views all year, providing an ideal space for social gatherings, children's play, cooking, studying, exercising, sunbathing and more in both towers.

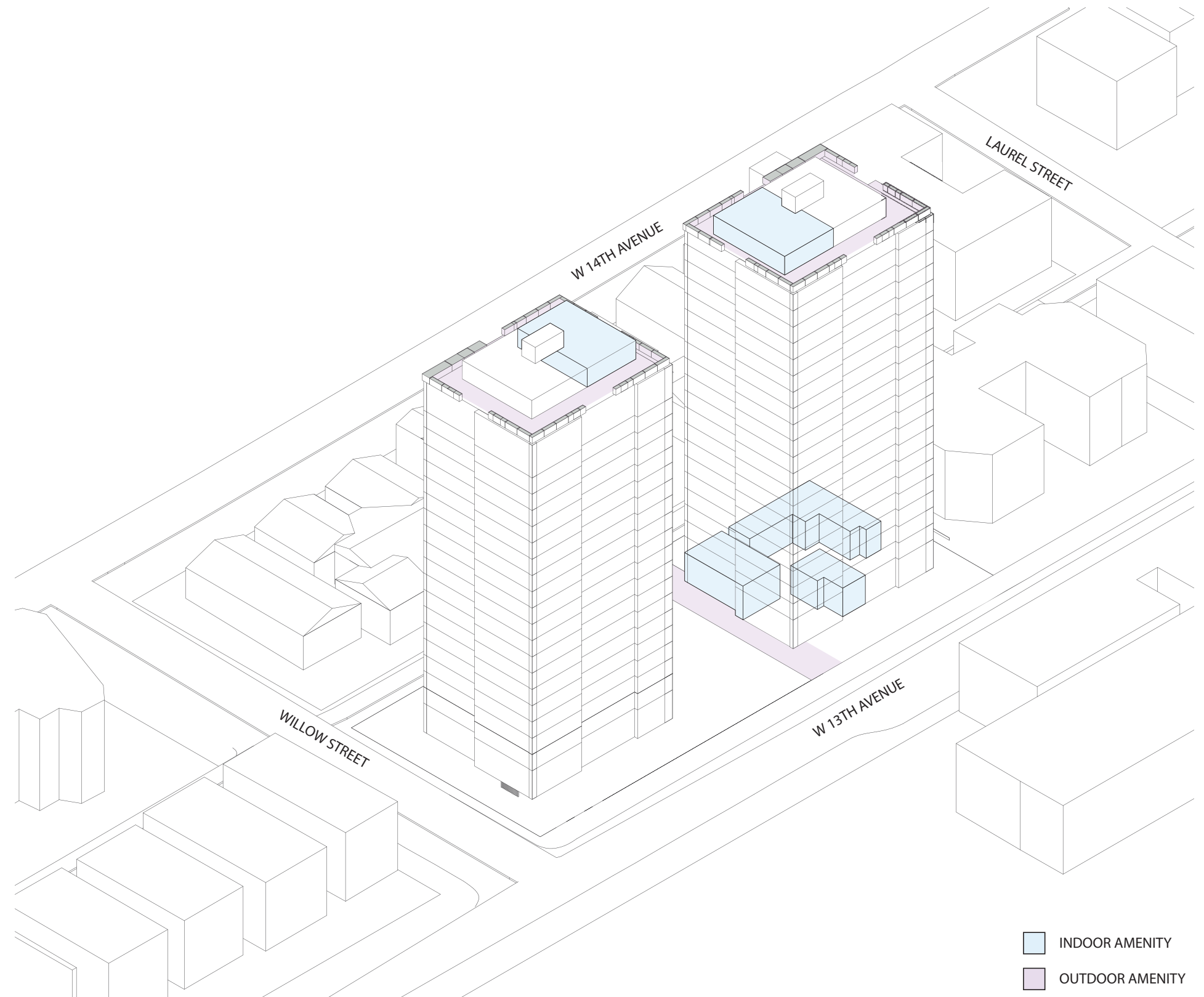


Figure 9.1 Amenity isometric

CHILDCARE

The proposed two- storey Childcare is located on Tower B, and will accommodate 49 children (2 x 0-3 age programs and 1 x 3-5 age program) and 16 overnight Childcare spaces.

INDOOR SPACES

We are combining two 0-3 age programs together on Level 1 encouraging cross-childcare contact and opportunities to share materials and equipment. Support spaces, such as laundry rooms, parents' rooms and staff washrooms are shared by the two programs to improve efficiency.

On level 2, facing the building courtyard on the West side, is located a 3-5 age program, along with overnight Childcare in the North-East.

All major indoor activity spaces used by children have been designed to have a direct source of natural light. All the rooms, including staff offices have natural light, while support areas such as washrooms, kitchens and storage rooms do not require natural light.

OVERNIGHT FACILITY

Having an overnight Childcare program seem to be a good opportunity considering the location of the site right across the Vancouver General Hospital; helpful for parents who

work jobs as police officers, paramedics, doctors, nurses, fire fighters, or are even returning to school.

OUTDOOR SPACES CONSIDERATIONS

The location of the outdoor spaces in between the two towers, on the West side of the Childcare, is considering the requirement of receiving a minimum of three hours of direct sunlight per day at the winter solstice. Two hours of sunlight should occur during the typical playtimes of 9:30 am - 11:30 am or 1:30 pm - 4:00 pm. This is particularly important for 0-3 programs due to the limited mobility of the children.

We are asking to allow for increased capacity of the Childcare by creating a two-storey facility which will accommodate 49 children (2 x 0-3 age programs and 1 x 3-5 age program) and 16 overnight Childcare spaces. We are proposing for the 3-5 age program to be located on the second floor with the outdoor play area located on the ground floor. The facility will be provided with a dedicated elevator and a convenience stair.

We also are taking a reduction of 25% for the 0-3 outdoor play area in accordance with the CoV Design Guidelines.

No reduction in the 3-5 outdoor play area is proposed.

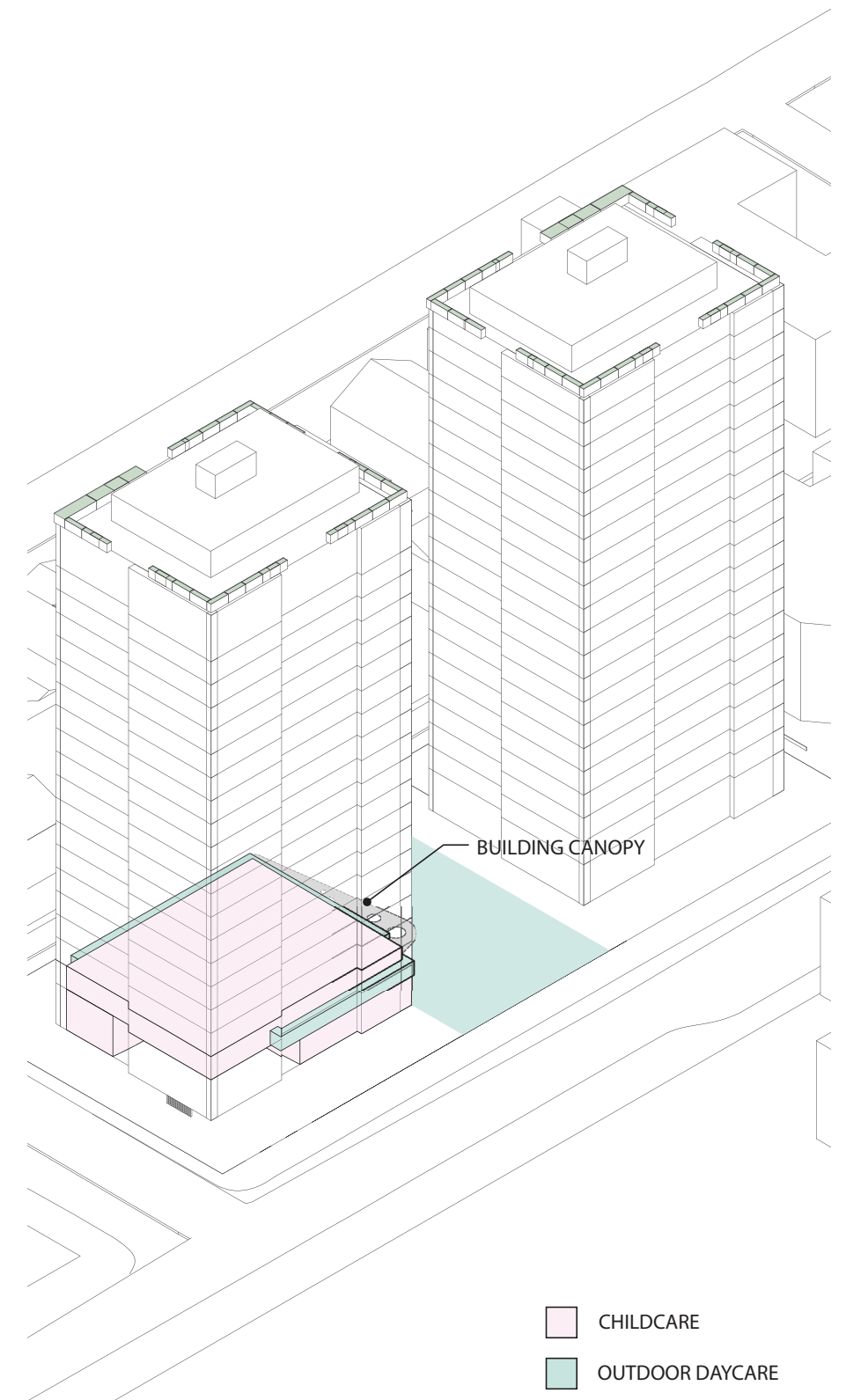


Figure 10.1 Daycare Isometric

BUILT FORM

The general tower massing formed by 22 levels above ground responds to site setbacks.

TOWER A _ The ground floor of tower A contains a 17' ceiling lobby facing West 13th avenue, bike workshop and amenity spaces, along with guest and caretaker units. The first fully residential floors on level 2 to 22 are treated with balconies and shading that provide daylight access to all homes.

TOWER B _ The first two floors of the east tower contain a 13'10" ceiling, to accommodate the minimum height required by Childcare technical guidelines. The main Childcare services are located to the west side of the building, allowing direct access to the outdoor space from the inside. The outdoor space on level 1 will be used by all groups, including the 3-5 age group located on the second floor.

The Childcare lobby is separated from the residential lobby and is facing Willow Street as to ensure more privacy and security. Along the alleyway, we have strategically placed convenience pick-up and drop-off stalls for the Childcare.

AMENITIES _ Indoor amenity spaces are located on the ground level of tower A and on a partial storey on the roof tops in both towers, reducing the shadow on the hospital playground in front of the site. Bike services such as workshop and wash are located in the parkade.

GUEST SUITE _ Each building has a Guest Suite on the ground floor.

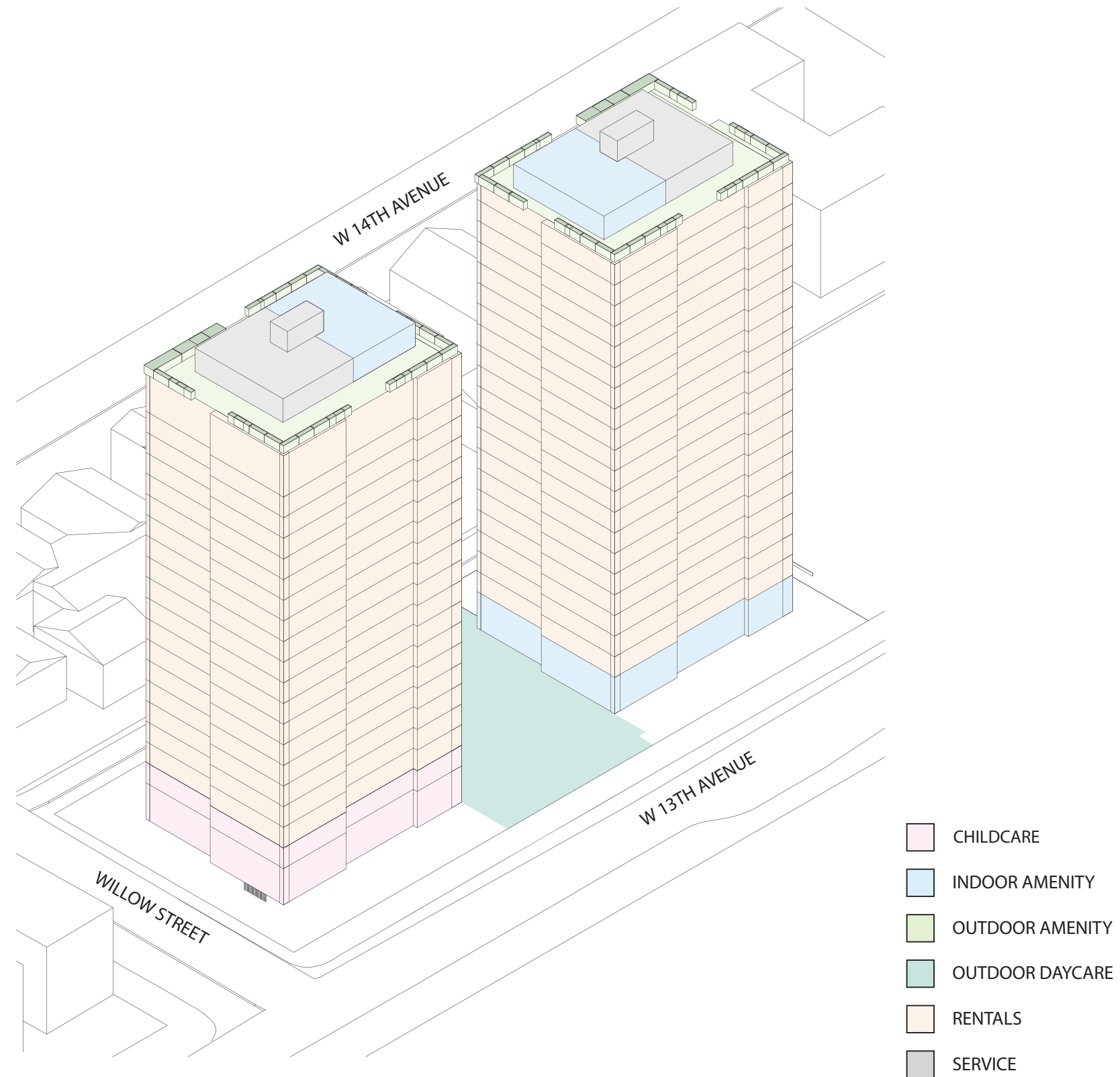


Figure 11.1 Amenity and FSR distribution isometric

LANDSCAPE RATIONALE

EXISTING SITE

The project site is a consolidation of 6 residential existing lots with a combination of duplex and strata ownership. A mix of mature trees, hedges and decorative planting along with some invasive and opportunistic vegetation exist on site. The site is located within the Uptown South neighbourhood, as outlined by the Broadway Plan and is conveniently located close to transit, green spaces and diverse amenities. The landscape strategy for the new development aims to establish meaningful connections with the surrounding neighbourhood, enhancing habitat, natural elements, and social value through deliberate plantings, urban gardens, and community spaces at the street interface.

TREE MANAGEMENT

The proposed reconfiguration of boulevard, sidewalk and site frontage aligns with the envisioned street boulevard interface in the Broadway Plan. This approach necessitates adjustments to the existing row of street trees and other trees along the property frontage. Our proposal aims to introduce a new row of street trees along the boulevard and additional new trees at the front of the property to establish a publicly accessible street garden. This envisioned space incorporates nature-play elements and informal seating opportunities, introducing 18 new trees and other plantings along 13th Ave on natural ground within the prescribed setbacks. Existing City trees along 13th Avenue would need

to be removed.

Alternatively, some of these City trees along 13th Avenue could be retained by realigning the proposed sidewalk back to the curb at selected locations. The decision to retain or remove these trees will be reviewed on a case-by-case basis in consultation with the City.

The existing boulevard trees along Willow will be retained, and another 13 decorative small trees are proposed on slab throughout the development.

NEW DEVELOPMENT

The overarching landscape design principle seeks to create a seamless interface and transition between the built environment and open public spaces. Our approach strives to integrate architectural elements into the streetscape and landscape, encompassing materiality, textures, colors, and overall development character.

The Childcare occupies the center of the site, sheltered by the towers and vegetative buffers, it is envisioned as the heart of the development. Its components are playful, with organic shapes that create a stimulating environment for the kids outdoor exploration, including nature play opportunities and a variety of spaces specifically designed for prescribed activities while still providing flexibility for improvised play.

A newly configured tree boulevard, a nature-play street garden, and building access plazas collectively contribute to an engaging street frontage along 13th Avenue. On Willow



Figure 12.1 Aerial

Street, the development proposes small landscape beds and on-slab trees framing the entrance to the Childcare facility. At the prominent intersection of 13th Avenue and Willow Street, we propose a spacious Privately Owned Public Space (POPS), offering community-oriented urban furnishings, including a modest bike hub accessible to residents, Childcare families, and passers-by.

The laneway interface includes the Childcare pick-up and drop-off spaces, garbage totes staging and the passenger and loading bays. It is activated with a small outdoor amenity terrace and a dog run and relief area that provides a informal seating area and vegetation buffer between the laneway and the Childcare outdoor area.

DESIGN APPROACH

A deliberate differentiation in design character between the Childcare elements and the rest of the project is proposed. While the Childcare design exudes playfulness and vibrant colors, the broader design adopts a more minimalist and contemporary approach, utilizing a selected palette of materials reflective of the overall architectural character. Consistent use of natural materials such as granite and wood throughout the project ensures design cohesion, adopting various forms in gardens and urban plazas surrounding the site.

Trees and shrub planting around the perimeter provide shade, assist in on-site rainwater management, and provide habitat



Figure 13.1 Residential Entrance Tower A

value. Multiple seating opportunities both formal and informal and nature play elements around the building provide space for community gatherings and ample opportunities for kids play and exploration.

Rooftop levels present outdoor amenity spaces for residents that are complementary of the indoor use, featuring a green roof over the indoor amenity and perimeter planters with small trees and plantings. These elements mitigate the heat island effect, manage rainwater, provide habitat, and offer residents opportunities for food production, recreation, and social interaction.

PLANTING SELECTION

The plant species used throughout the site are chosen for drought-tolerance, native and adaptive value, habitat and biodiversity value, pest and disease resistance and value for human consumption. Plant selection aligns with the COV Water wise landscape guidelines, Urban Forest Strategy, Bird-Friendly Design Guidelines, Biodiversity Strategy and ReWilding Strategy.

Vegetated areas have permanent planters with dropped slabs and berming to allow for minimum soil volume requirements for trees and shrubs. Where possible, larger planted areas have been designed to allow more continuous habitat areas providing food sources, nesting areas, perches and shelter for wildlife. High efficiency irrigation is proposed throughout the site as the majority of the planted areas are on-slab with no access to natural soils.



Figure 14.1 Aerial Outdoor Childcare

SUSTAINABILITY

SUSTAINABILITY MEASURES



This project is intended to comply with the Green Buildings Policy for Rezoning (2022) and meet energy and emissions targets outlined in VBBL 2025 Part 10 (unofficial wording) via the Low Carbon Energy System (LCES) pathway.

The proposed design employs multiple energy conservation methods pursuing LEED Gold Certification and meeting the required performance limits of the rezoning policy, including the following:

- Optimization of window to wall ratio and envelope performance
- Attention to thermal bridging and infiltration rates
- Full electric mechanical systems
- High efficiency heat recovery
- Low flow fixtures

The preliminary Zero Emissions Building Plan (ZEBP) Rezoning Energy Checklist is provided within this application and shows that the project meets the performance limits for energy use based on the major inputs for the current design. A preliminary energy modelling report summarizing the key inputs is provided within this application.

	TEUI (ekWh/m ² /yr)	TEDI (ekWh/m ² /yr)	GHGI (kg-CO ₂ e/m ² /yr)	Compliance
Proposed Design	93.7	32.7	1.0	Yes
VBBL 2025 LCES Targets	130	40	3	

ENERGY SYSTEM

Sub-metering of energy systems which will:

- Provide building operators with good information to make well informed decisions
- Improve the awareness of energy consumption
- Identify costly issues during operations
- Support continuous optimization



The project will engage a 3rd party Commissioning Authority to execute a robust commissioning process to provide:

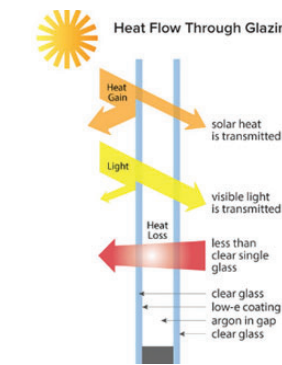
- Assurance that building can deliver the energy savings promised by design reduced delays, change orders, and deficiencies.
- Complete documentation at building turnover with systems manuals and operator training.

The project will continue to consider resiliency measures investigated in the schematic design as the project develops to promote:

- Durability
- Healthy environments
- Connected community



DESIGN STRATEGY:



- Low emitting finishing materials (coatings, flooring, composite wood products...)
- Water conserving fixtures
- Combination of high-performance glazing and window-wall ratio

- Superior bike infrastructure (bike maintenance area, space for cargo bikes/trailers, electric bike charging)
- Waste management best practises (well lit, functional spaces for waste sorting (sorting table), ventilation, sink for washing up, pictographics to overcome language barriers, three stream sorting within suites (garbage, recycling, compost)

GREEN MOBILITY:



- Offering an optimal chance to embrace a car-free lifestyle providing convenient locations for bicycle parking
- Providing the advantage of proximity to a variety of shops, services, and other amenities within walking distance
- Access to transit networks along Broadway corridor

LANDSCAPE

- Preference for native and adaptive plants
- High efficiency irrigation
- Bird-friendly fruit bearing trees
- Edible planting
- Outdoor amenity spaces, for residents and for the childcare, provide a balance of shaded, covered, and sunlit areas to promote year-round use during various weather conditions
- Providing universal access to diversity of social/gathering spaces for all ages and abilities
- Space for urban agriculture is nurtured by rooftop beehives in a rooftop gathering space.



AMENITIES

- Spacious indoor and outdoor amenities spaces shared between the two towers
- Family-friendly amenities including play structure, barbeque spaces on ground floor and rooftop
- Pet-friendly amenities including dog-run and dog-wash
- Outdoor childcare space

RAIN WATER MANAGEMENT

- Project will align with the City of Vancouver's rainwater management policy
- The site will provide a more biodiverse green environment, reducing peak stormwater volume flow, that could affect sensitive habitats through the incorporation of green roofs and planters.

Founded in 2010, PC Urban Properties is a Vancouver-based real estate development company. The PC Urban team is a multi-disciplinary group of dedicated individuals focused on maximizing unrealized potential for our clients, for our communities, and for the properties we re-imagine.

We have successfully developed and launched real estate projects across all asset classes – retail, office, industrial, and multi-family. Our passion is to build spaces for people to live and spaces for people to work.

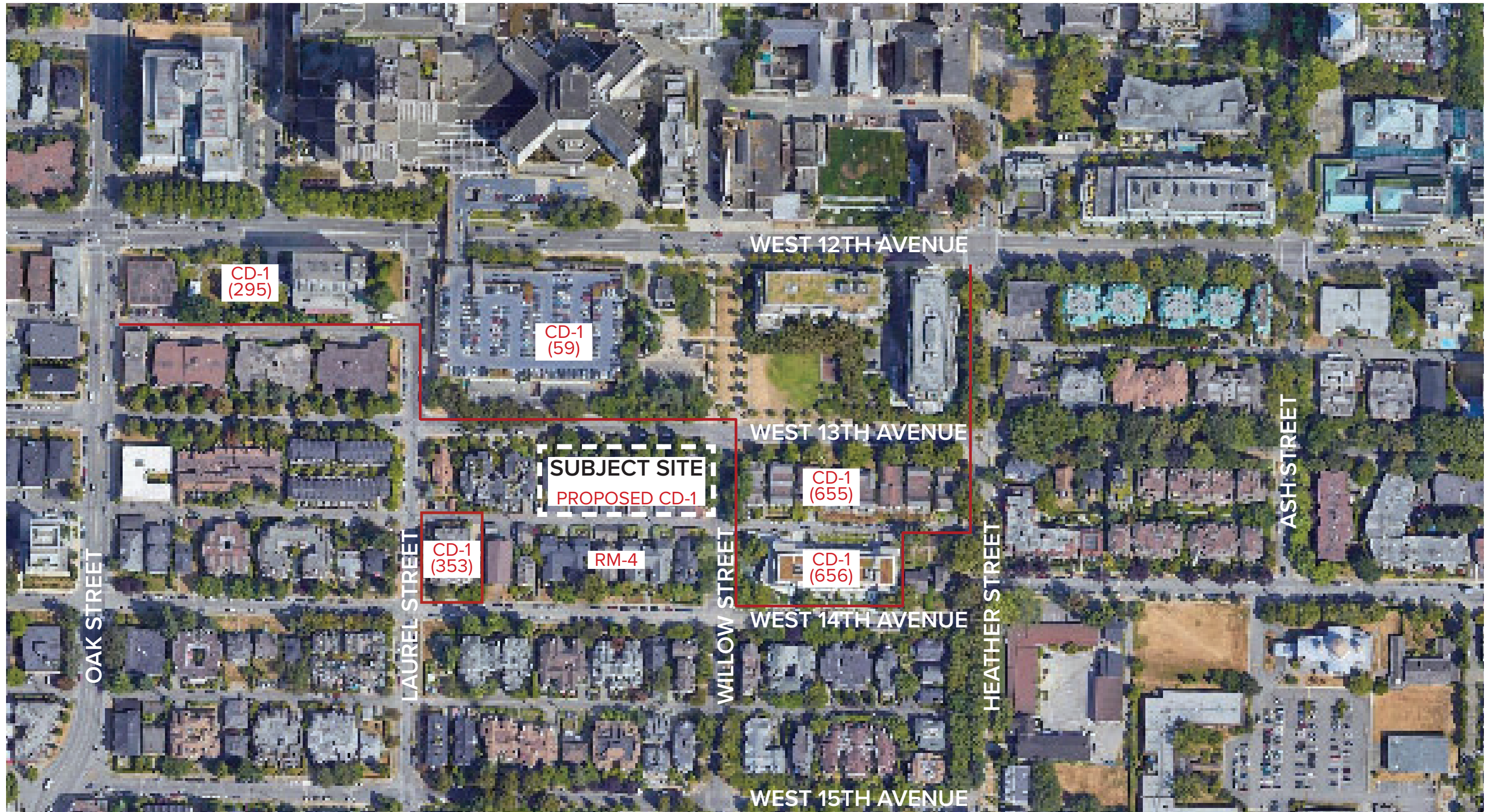
PC Urban is active throughout Metro Vancouver, the Central Okanagan, and Southern Vancouver Island. PC Urban has developed over \$3.5 billion of projects across all asset classes, and currently has 3.1 million square feet of space under development. Under its Urban Flats apartment rental brand, Urban Flats represents the next step in PC Urban’s journey to provide high quality, well-located urban rental apartment homes in British Columbia. At present time, PC Urban has some 900 homes under construction, 150 homes receiving entitlements, and over 1,000 rental homes identified to be delivered in the City of Vancouver over the next 5 years.



Figure 11 PC Urban Work - 1605 Gordon Drive, New Westminister; 2596-2660 East 41st Avenue, Vancouver; 858 Esquimalt Road, Esquimalt; 45 Gorge Road East, Victoria; 3370 Dewdney Trunk Road, Port Moody; 612 7th Avenue, New Westminister

PROJECT CONTEXT

CONTEXT MAP



SITE CONTEXT PHOTOS



STREETSCAPES

WILLOW ST FACING WEST



W 13TH AVE FACING SOUTH



POLICY CONTEXT

APPLICABLE POLICY AND GUIDELINES

COMPLIANCE WITH THE PLAN

“Applications should demonstrate overall compliance with the Broadway Plan and all other relevant City policies and regulations.”

- BROADWAY PLAN (2022)
- VANCOUVER PLAN (2022)
- HOUSING NEEDS REPORT (2022)
- RENTAL HOUSING STOCK OFFICIAL DEVELOPMENT PLAN (2021)
- TENANT RELOCATION AND PROTECTION POLICY (2015, amended 2023)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992, last amended 2022)
- FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010, last amended 2022)
- COMMUNITY AMENITY CONTRIBUTIONS - THROUGH REZONINGS (1999, last amended 2022)
- DEVELOPMENT COST LEVIES INFORMATION BULLETIN (2018, last amended 2022)
- VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755 (2008, last amended 2022)
- VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183 (2018, last amended 2022)
- URBAN FOREST STRATEGY (2018)

POLICY CONTEXT

SUMMARY OF ADDITIONAL APPLICABLE POLICIES AND GUIDELINES

GREENEST CITY ACTION PLAN

Approved in 2011, the plan recommends key actions including: planning for mixed-use areas so that goods and services are within a safe and enjoyable 10 minute walk from where people live; planning for new development that supports existing and new transit infrastructure; and encouraging new household choices in existing walkable neighbourhoods to reduce household and transportation costs.

GREENEST CITY 2020 ACTION PLAN PART TWO: 2015-2020

This policy builds on part one of the Greenest City Action Plan, encouraging the City to “Use land-use and zoning policies to develop complete compact communities and complete streets that encourage active transportation and transit.”

GREEN BUILDING POLICY FOR REZONINGS

Mandatory for all Rezoning applications the requirements are for either: Near zero Emissions building designed to meet Passive House requirements or Low Emissions Green buildings designed to meet at minimum LEED Gold building design and construction. The historical existing components can be exempted from or all of the requirements of this policy at the discretion of the Director of Planning.

TRANSPORTATION 2040

Approved in 2012, this is a long-term strategic vision for the City that will help guide transportation and land use decisions and public investment for the years ahead. The plan encourages the “5Ds of the Built Environment”, which include:

- Density – higher levels of residential and employment density support more local amenities within walking and cycling distance, and justify high levels of transit service;
- Diversity – a diverse mix of land uses and housing types makes it easier to live, work, shop, and play without having to travel far.

The policy also encourages prioritizing and encouraging a dense and diverse mix of services, amenities, jobs, and housing types in areas served by frequent, high-capacity transit.

PUBLIC ART POLICY

The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

CHILD CARE

- Child care Design Guidelines
- Child care Technical Guidelines
- Child care Licensing Regulation

OTHER POLICIES AND GUIDELINES IN CONSIDERATION:

- Bulk storage and in-suite storage - multiple family residential developments.
- Amenity Areas - Excluded from FSR
- View protection guidelines
- Housing design and technical guidelines
- Rental housing stock RHS Official development plan
- Transportation Demand Management for Developments (TDM)
- Neighborhood Energy Connectivity standards
- Community Amenity Contributions through rezonings.
- Public Art Policies and Procedures for rezoning developments.
- High Density housing for families with Children Guidelines.
- Tenant Relocation and protection policy
- RM-4 and Broadway Plan
- Rainwater management bulletin
- Parking, loading and bicycle design supplements and regulations

PROJECT STATISTICS

DATA SUMMARY

PROJECT DATA SUMMARY				
CIVIC ADDRESS		816, 818, 826, 828, 834, 836, 844, 846, 856, 860 W 13th Ave, Vancouver BC		
LEGAL DESCRIPTION		2915, 2925 Willow St, Vancouver BC		
ZONING		STRATA PLANS VR972, VR997, VR998, VR1066, VR1069, AND VR1070, ALL OF DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT		
SITE AREA		CD		
GROSS FLOOR AREA PROPOSED		3,486.48 37,528.19		
		M2 SF		
		27,801.32 299,251.00		
FAR AREA		M2 SF		
	RESIDENTIAL TOWER A (22 STOREY)	12,684.88	136,539.00	
	RESIDENTIAL TOWER B (20 STOREY)	12,157.75	130,865.00	
	DAYCARE TOWER B (2 STOREY)	974.27	10,487.00	
	TOTAL	25,816.91	277,891.00	
RES FAR	7.13	24,842.63	267,404.00	
DAYCARE FAR	0.28	974.27	10,487.00	
TOTAL FSR	7.40	25,816.91	277,891.00	
20% below Market		4,968.53	53,480.80	
BUILDING HEIGHT		ALLOWED		PROVIDED
TOWER A		20 STOREY		22 STOREY
TOWER B		20 STOREY		22 STOREY
* number of storey is including amenity space on the rooftop				
TOTAL UNITS				
TOWER A		182.00		
TOWER B		172.00		
TOTAL		354.00		
Allowed residential balconies (12%)		2,981.12	32,088.48	
RESIDENTIAL AMENITY		RECOMMENDED		PROVIDED
		M2	SF	M2 SF
TOWER A		218	2,350.84	
TOWER B		206	2,221.67	

PROPOSED SETBACKS
FRONT YARD SETBACK: 6m (19.8')
SIDE YARD SETBACK: 3.4m (11'), 6.1m (20')
REAR YARD SETBACK: 9m (30')

BUILDING HEIGHT
22 STOREY
113.36 - 49.10 = 64.26m (210,83')

UNIT TYPE MIX

TOWER A					
RESIDENTIAL					
	UNIT MIX				TOTAL
	RESIDENTIAL - RENTAL				
FLOOR	STUDIO	1 BR	2 BR	3 BR	
LEVEL 1	2.00	-			2.00
LEVEL 2	1.00	5.00	2.00	1.00	9.00
LEVEL 3	1.00	5.00	2.00	1.00	9.00
LEVEL 4	1.00	5.00	2.00	1.00	9.00
LEVEL 5	1.00	5.00	2.00	1.00	9.00
LEVEL 6	1.00	5.00	2.00	1.00	9.00
LEVEL 7	1.00	5.00	2.00	1.00	9.00
LEVEL 8	1.00	5.00	2.00	1.00	9.00
LEVEL 9	1.00	5.00	2.00	1.00	9.00
LEVEL 10	1.00	5.00	2.00	1.00	9.00
LEVEL 11	1.00	5.00	2.00	1.00	9.00
LEVEL 12	1.00	5.00	2.00	1.00	9.00
LEVEL 13	1.00	5.00	2.00	1.00	9.00
LEVEL 14	1.00	5.00	2.00	1.00	9.00
LEVEL 15	1.00	5.00	2.00	1.00	9.00
LEVEL 16	1.00	5.00	2.00	1.00	9.00
LEVEL 17	1.00	5.00	2.00	1.00	9.00
LEVEL 18	1.00	5.00	2.00	1.00	9.00
LEVEL 19	1.00	5.00	2.00	1.00	9.00
LEVEL 20	1.00	5.00	2.00	1.00	9.00
LEVEL 21	1.00	5.00	2.00	1.00	9.00
TOTAL TOWER A	22.00	100.00	40.00	20.00	182.00

TOWER A					
RESIDENTIAL					
	UNIT MIX				TOTAL
	RESIDENTIAL - RENTAL				
FLOOR	STUDIO	1 BR	2 BR	3 BR	
LEVEL 1	1.00				1.00
LEVEL 2					-
LEVEL 3	2.00	3.00	3.00	1.00	9.00
LEVEL 4	2.00	3.00	3.00	1.00	9.00
LEVEL 5	2.00	3.00	3.00	1.00	9.00
LEVEL 6	2.00	3.00	3.00	1.00	9.00
LEVEL 7	2.00	3.00	3.00	1.00	9.00
LEVEL 8	2.00	3.00	3.00	1.00	9.00
LEVEL 9	2.00	3.00	3.00	1.00	9.00
LEVEL 10	2.00	3.00	3.00	1.00	9.00
LEVEL 11	2.00	3.00	3.00	1.00	9.00
LEVEL 12	2.00	3.00	3.00	1.00	9.00
LEVEL 13	2.00	3.00	3.00	1.00	9.00
LEVEL 14	2.00	3.00	3.00	1.00	9.00
LEVEL 15	2.00	3.00	3.00	1.00	9.00
LEVEL 16	2.00	3.00	3.00	1.00	9.00
LEVEL 17	2.00	3.00	3.00	1.00	9.00
LEVEL 18	2.00	3.00	3.00	1.00	9.00
LEVEL 19	2.00	3.00	3.00	1.00	9.00
LEVEL 20	2.00	3.00	3.00	1.00	9.00
LEVEL 21	2.00	3.00	3.00	1.00	9.00
TOTAL TOWER B	39.00	57.00	57.00	19.00	172.00
TOTAL	61.00	157.00	97.00	39.00	354.00
PERCENTAGE	17.23%	44.35%	27.40%	11.02%	100%

UNIT AVERAGE

TOWER A	
TYPE	AVERAGE
STUDIO	385
1 BEDROOM	562
2 BEDROOM	798
3 BEDROOM	1002
TOWER B	
TYPE	AVERAGE
STUDIO	386
1 BEDROOM	562
2 BEDROOM	778
3 BEDROOM	1002

BUILDING AREAS

TOWER A

BUILDING AREAS (Tower A)						
FLOOR	TOTAL	EXCLUSIONS			TOTAL (SF)	
	GROSS AREA SF	GROSS AMENITY	IN-SUITE STORAGE	MECHANICAL UNHABITABLE	EXCLUSION AREA	GFA (FAR AREA)
P1	33,809.2			33,809.2	33,809	0.0
P2	33,809.2			33,809.2	33,809	0.0
P3	25,350.5			25,350.5	25,351	0.0
LEVEL 1	6,351.0	3152.0			3,152	3,199.0
LEVEL 2	6,967.0		300.0		300	6,667.0
LEVEL 3	6,967.0		300.0		300	6,667.0
LEVEL 4	6,967.0		300.0		300	6,667.0
LEVEL 5	6,967.0		300.0		300	6,667.0
LEVEL 6	6,967.0		300.0		300	6,667.0
LEVEL 7	6,967.0		300.0		300	6,667.0
LEVEL 8	6,967.0		300.0		300	6,667.0
LEVEL 9	6,967.0		300.0		300	6,667.0
LEVEL 10	6,967.0		300.0		300	6,667.0
LEVEL 11	6,967.0		300.0		300	6,667.0
LEVEL 12	6,967.0		300.0		300	6,667.0
LEVEL 13	6,967.0		300.0		300	6,667.0
LEVEL 14	6,967.0		300.0		300	6,667.0
LEVEL 15	6,967.0		300.0		300	6,667.0
LEVEL 16	6,967.0		300.0		300	6,667.0
LEVEL 17	6,967.0		300.0		300	6,667.0
LEVEL 18	6,967.0		300.0		300	6,667.0
LEVEL 19	6,967.0		300.0		300	6,667.0
LEVEL 20	6,967.0		300.0		300	6,667.0
LEVEL 21	6,967.0		300.0		300	6,667.0
AMENITY/MECHANICAL L22	3,425.0	1,210.00		2,215.0	3,425	0.0
TOTAL	242,085	4362.0	6,000.0	95,184.0	105,546	136,539.0
TOTAL (m2)	22,489.7	405.2	557.4	8,842.6	9,805.2	12,684.5

BUILDING AREAS

TOWER B

BUILDING AREAS (Tower B)						
FLOOR	TOTAL SF	EXCLUSIONS (SF)			TOTAL (SF)	
	GROSS AREA	GROSS AMENITY	IN-SUITE STORAGE	MECHANICAL UNHABITABLE	EXCLUSION AREA	GFA (FAR AREA)
LEVEL 1	7,846.0				0	7,846.0
LEVEL 2	6,491.0				0	6,491.0
LEVEL 3	6,967.0		282.0		282	6,685.0
LEVEL 4	6,967.0		282.0		282	6,685.0
LEVEL 5	6,967.0		282.0		282	6,685.0
LEVEL 6	6,967.0		282.0		282	6,685.0
LEVEL 7	6,967.0		282.0		282	6,685.0
LEVEL 8	6,967.0		282.0		282	6,685.0
LEVEL 9	6,967.0		282.0		282	6,685.0
LEVEL 10	6,967.0		282.0		282	6,685.0
LEVEL 11	6,967.0		282.0		282	6,685.0
LEVEL 12	6,967.0		282.0		282	6,685.0
LEVEL 13	6,967.0		282.0		282	6,685.0
LEVEL 14	6,967.0		282.0		282	6,685.0
LEVEL 15	6,967.0		282.0		282	6,685.0
LEVEL 16	6,967.0		282.0		282	6,685.0
LEVEL 17	6,967.0		282.0		282	6,685.0
LEVEL 18	6,967.0		282.0		282	6,685.0
LEVEL 19	6,967.0		282.0		282	6,685.0
LEVEL 20	6,967.0		282.0		282	6,685.0
LEVEL 21	6,967.0		282.0		282	6,685.0
AMENITY/MECH L22	3,425.0	1,210.0		2,215.0	3,425	0.0
TOTAL (sf)	150,135	1210.0	5,358.0	2,215.0	8,783	141,352.0
TOTAL (m2)	13,948	112.4	497.8	205.8	815.9	13,131.6
GROSS RESIDENTIAL	288,764.00					
GROSS DAYCARE	10,487.00					
	299,251.00					

OFF STREET PARKING

PARKING COUNT		REQUIRED	PROVIDED	
Bylaw section				
RESIDENTIAL	4.5B1 1space/125 sq.m	198.74		
TOTAL RESIDENTIAL		211.54		
TRANSIT REDUCTION 10%		- 20.00		
TDM REDUCTION 3%		- 6.00		
PHYSICAL TOTAL STALL REQUIRED AS PER TMD		172.74		
VISITOR	4.1.16 0.05/UNIT 1 Space/ 7 Units + 0.034/Additional Units	17.70	18	
ACCESSIBLE	4.8.4A	12.80	14	
STALLS		203.24	146	
TOTAL RESIDENTIAL AFTER REDUCTION		177.64	178	
CHILDCARE PUDDO		6	6	
STAFF PARKING		2	2	
TOTAL CHILDCARE		8	8	
TOTAL PARKING		185.64	186	
SMALL CAR 25%		46	56	
OFF-STREET LOADING		REQUIRED	PROVIDED	
CLASS B		2	2	
CLASS A		3	3	
CAR SHARE		REQUIRED	PROVIDED	
CAR SHARE MEMBERSHIP		4	4	
CAR SHARE VEHICLES SPACES		4	4	
* Based on 6.2.1.2. City of Vancouver Parking By-law Zoning Bylaw				
TOTAL		199	199	
		REQUIRED	PROVIDED	
BICYCLE COUNT	RESIDENTIAL CLASS A (1.5/UNIT<65 sqm) (2.5/UNIT≥65 sqm) CLASS B (2+1/20 UNITS)	CLASS A	CLASS B	TOTAL
		667	19.70	36.00
	Units <65	218.00		
	65<Units<105	136.00		
	percentage			
	Horizontal 40%	266.80		270
	Vertical 30%	200.10		199
	Stacked 15%	100.05		98
	Locker 10%	66.70		67
	Oversized 5%	33.35		33
	Total	667	19.70	667 36

PARKING SCHEDULE		
Level	Type Comments	Count
LEVEL P3		
LEVEL P3	Accessible - 2500 x 5500	4
LEVEL P3	Small - 2300 x 4600	26
LEVEL P3	Standard - 2500 x 5500	44
LEVEL P3: 74		
LEVEL P2		
LEVEL P2	Accessible - 2500 x 5500	10
LEVEL P2	Car Share - 2900 x 5500	4
LEVEL P2	Small - 2300 x 4600	30
LEVEL P2	Standard - 2500 x 5500	46
LEVEL P2: 90		
LEVEL P1		
LEVEL P1	Class A Passenger - 2900 x 5500	1
LEVEL P1	Standard - 2500 x 5500	24
LEVEL P1: 25		
LEVEL 01		
LEVEL 01	Class A Passenger - 2900 x 5500	1
LEVEL 01	Class A Passenger - 4000 x 5500	1
LEVEL 01	Class B Loading - 3000 x 8500	2
LEVEL 01	Standard - 2500 x 5500	6
LEVEL 01: 10		
Grand total: 199		

BIKE SCHEDULE					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1					
LEVEL P1	Class A Bike - Horizontal 1800 x 600 mm	H	244	37%	244
LEVEL P1	Class A Bike - Locker (Standard) 1800 x 600 mm	L	35	5%	35
LEVEL P1	Class A Bike - Locker (Tapered) 1800 x 600 mm	L	32	5%	32
LEVEL P1	Class A Bike - Oversize 2400 x 900 mm	O	33	5%	33
LEVEL P1	Class A Bike - Vertical 1000 x 600 mm	V	199	30%	199
LEVEL P1: 543			543		
LEVEL P2					
LEVEL P2	Class A Bike - Horizontal 1800 x 600 mm	H	26	4%	26
LEVEL P2	Class A Bike - Horizontal Stacked 1800 x 600 mm	ST	98	15%	49
LEVEL P2: 75			124		
			667		

STORAGE AND BALCONIES

RESIDENTIAL BALCONY AREA

AREA SCHEDULE - BALCONY TYP LEVEL	
OCCUPANCY	AREA
TOWER A	
BALCONY	811 ft ²
TOWER B	
BALCONY	811 ft ²
Grand total	1622 ft ²

Maximum 12% balcony allowed of permitted floor area

UNIT STORAGE

AREA SCHEDULE (STORAGE) - TYP LEVEL	
Name	AREA
TOWER A	
STORAGE	34 ft ²
STORAGE	24 ft ²
STORAGE	40 ft ²
STORAGE	40 ft ²
STORAGE	36 ft ²
STORAGE	30 ft ²
STORAGE	33 ft ²
STORAGE	27 ft ²
STORAGE	37 ft ²
9	300 ft ²

AREA SCHEDULE (STORAGE) - TYP LEVEL	
Name	AREA
TOWER B	
STORAGE	35 ft ²
STORAGE	37 ft ²
STORAGE	27 ft ²
STORAGE	24 ft ²
STORAGE	25 ft ²
STORAGE	40 ft ²
STORAGE	40 ft ²
STORAGE	36 ft ²
STORAGE	20 ft ²
9	282 ft ²
Grand total	581 ft ²

DAYCARE STATISTICS

Group Childcare - 0-3 (12 Space Program)			
Indoor Activity Rooms and Settings			
		Net Area Required	
		m2	ft2
1.1	Art Area	9	97
1.2	Table Area	11	118
1.3	Area for Other Activity Settings	20.5	221
1.4	Gross Motor/Nap Room	28	301
1.5	Storage for Mats and Equipment	4.5	48
1.6	Quiet Room	9	97
Net Activity Area		82	883
Support Spaces			
2.1	Cubby Area	12	129
2.2	Child WC and Diapering Area	8	86
2.3	Storage	7	75
Net Support Area		27	291
Total Net Area		109	1173
Total Gross Area		141.7	1525
Outdoor Area			
3.1	Open Outdoor Space	137	1474
3.2	Covered Outdoor Play Area (inc. in 3.1)	33	355
Total Outdoor Area		170	1829
Total Group Childcare Area 0-3		311.7	3354
2 x Total Group Childcare Area 0-3		623.4	6709

Group Childcare - 3-5 (25 Space Program)			
Indoor Activity Rooms and Settings			
		Net Area Required	
		m2	ft2
1.1	Dedicated Art Area	10	108
1.2	Table Area	14	151
1.3	Area for other activity setting	60.5	651
1.4	Gross Motor / Nap Room	30	323
1.5	Storage with Large Motor / Nap Room	4.5	48
1.6	Quiet Room	9	97
Net Activity Area		128	1378
Support Spaces			
2.1	Cubby Area	14	151
2.2	Kitchen	9.5	102
2.3	Children's WC	9	97
2.4	Laundry/Janitorial	4	43
2.5	Storage	8	86
Net Support Area		44.5	479
Total Net Area		172.5	1857
Total Gross Area		224.25	2414
Outdoor Area			
3.1	Open Outdoor Space	305	3282
3.2	Covered Outdoor Play Area (inc. in 3.1)	45	484
Total Outdoor Area		350	3766
Total Group Childcare Area 3-5		574.25	6180

DAYCARE STATISTICS

Childcare Admin Area			
Indoor Rooms and Support Spaces			
		Net Area Required	
		m2	ft2
1.1	Kitchen 0-3 (shared)	12	129
1.2	Laundry/Janitorial 0-3 (shared)	4	43
1.3	Staff Office	7	75
1.4	Parents Room	6	65
1.5	Accessible Staff WC with EOT	4.5	48
1.6	Staff Lounge	20	215
1.7	Stroller Storage	11	118
1.8	Outdoor Storage	6	65
Total Net Area		70.5	759
Total Gross Area		91.65	987
Outdoor Area			
2.1	Staff Patio		
Total Childcare Admin Area		91.65	987

Overnight care			
		Net Area Required	
		m2	ft2
Schedule F	Sleeping area (5sqm every children) - 4 children for each room	80	861
Schedule F	Shower/bathtub (1 every 10 children)	13	140
Schedule F	Responsible adult (if 3 or more children are sleeping)		
Total Net Area		93	1001
Total Gross Area		120.9	1301
*	Overnight Care Spaces =	16	

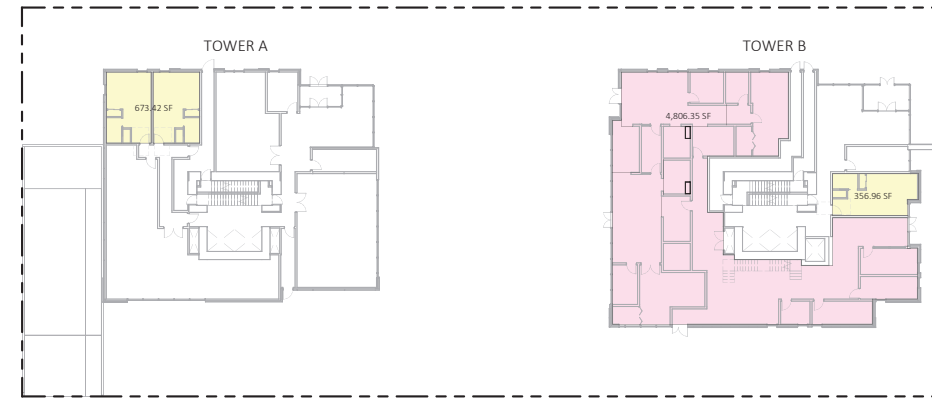
EFFICIENCY

EFFICIENCY

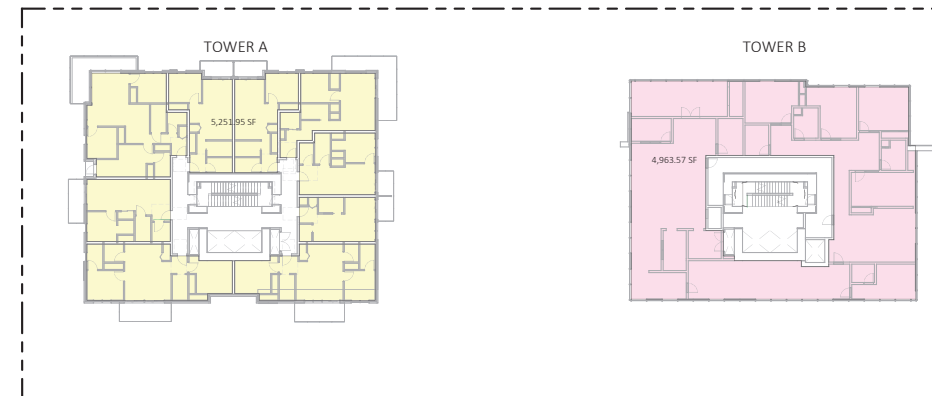
EFFICIENCY TOWER A						
	GROSS BUILDABLE AREA (SF)		NET LEASABLE AREA (SF)		GROSS TO NET EFFICIENCY (%)	
	RESIDENTIAL	DAYCARE	RESIDENTIAL	DAYCARE	RESIDENTIAL	DAYCARE
LEVEL 1	6,351.00		673.42		10.60%	
LEVEL 2	6,967.00		5,251.95		75.38%	
LEVEL 3	6,967.00		5,251.95		75.38%	
LEVEL 4	6,967.00		5,251.95		75.38%	
LEVEL 5	6,967.00		5,251.95		75.38%	
LEVEL 6	6,967.00		5,251.95		75.38%	
LEVEL 7	6,967.00		5,251.95		75.38%	
LEVEL 8	6,967.00		5,251.95		75.38%	
LEVEL 9	6,967.00		5,251.95		75.38%	
LEVEL 10	6,967.00		5,251.95		75.38%	
LEVEL 11	6,967.00		5,251.95		75.38%	
LEVEL 12	6,967.00		5,251.95		75.38%	
LEVEL 13	6,967.00		5,251.95		75.38%	
LEVEL 14	6,967.00		5,251.95		75.38%	
LEVEL 15	6,967.00		5,251.95		75.38%	
LEVEL 16	6,967.00		5,251.95		75.38%	
LEVEL 17	6,967.00		5,251.95		75.38%	
LEVEL 18	6,967.00		5,251.95		75.38%	
LEVEL 19	6,967.00		5,251.95		75.38%	
LEVEL 20	6,967.00		5,251.95		75.38%	
LEVEL 21	6,967.00		5,251.95		75.38%	
LEVEL 22	3,425.00				0.00%	
TOTAL	149,116.00	-	105,712.42	-	70.89%	-

EFFICIENCY TOWER B						
	GROSS BUILDABLE AREA (SF)		NET LEASABLE AREA (SF)		GROSS TO NET EFFICIENCY (%)	
	RESIDENTIAL	DAYCARE	RESIDENTIAL	DAYCARE	RESIDENTIAL	DAYCARE
LEVEL 1	2,657.00	5,189.00	356.96	4,806.35	13.43%	92.63%
LEVEL 2	1,193.00	5,298.00	-	4,963.57	0.00%	93.69%
LEVEL 3	6,967.00		5,256.05		75.44%	
LEVEL 4	6,967.00		5,256.05		75.44%	
LEVEL 5	6,967.00		5,256.05		75.44%	
LEVEL 6	6,967.00		5,256.05		75.44%	
LEVEL 7	6,967.00		5,256.05		75.44%	
LEVEL 8	6,967.00		5,256.05		75.44%	
LEVEL 9	6,967.00		5,256.05		75.44%	
LEVEL 10	6,967.00		5,256.05		75.44%	
LEVEL 11	6,967.00		5,256.05		75.44%	
LEVEL 12	6,967.00		5,256.05		75.44%	
LEVEL 13	6,967.00		5,256.05		75.44%	
LEVEL 14	6,967.00		5,256.05		75.44%	
LEVEL 15	6,967.00		5,256.05		75.44%	
LEVEL 16	6,967.00		5,256.05		75.44%	
LEVEL 17	6,967.00		5,256.05		75.44%	
LEVEL 18	6,967.00		5,256.05		75.44%	
LEVEL 19	6,967.00		5,256.05		75.44%	
LEVEL 20	6,967.00		5,256.05		75.44%	
LEVEL 21	6,967.00		5,256.05		75.44%	
LEVEL 22	3,425.00		-		0.00%	
TOTAL	139,648.00	10,487.00	100,221.91	9,769.92	71.77%	93.16%
GRAN TOTAL	288,764.00	10,487.00	205,934.33	9,769.92	71.32%	93.16%

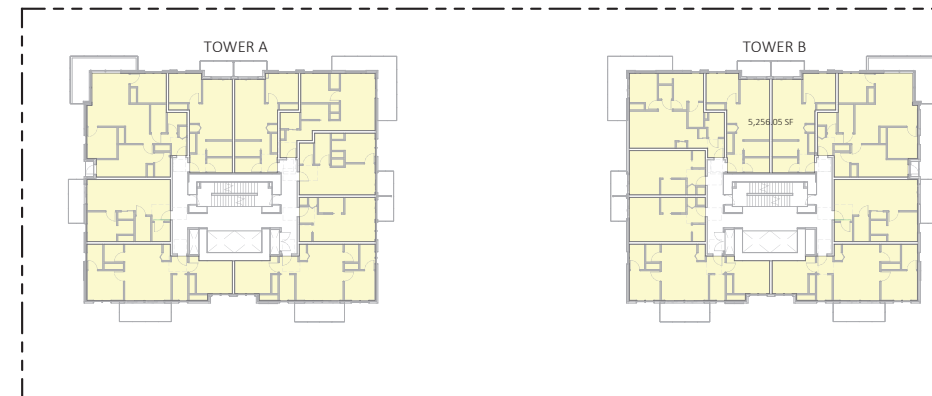
TOTAL GROSS AREA 299,251.00



LEVEL 1



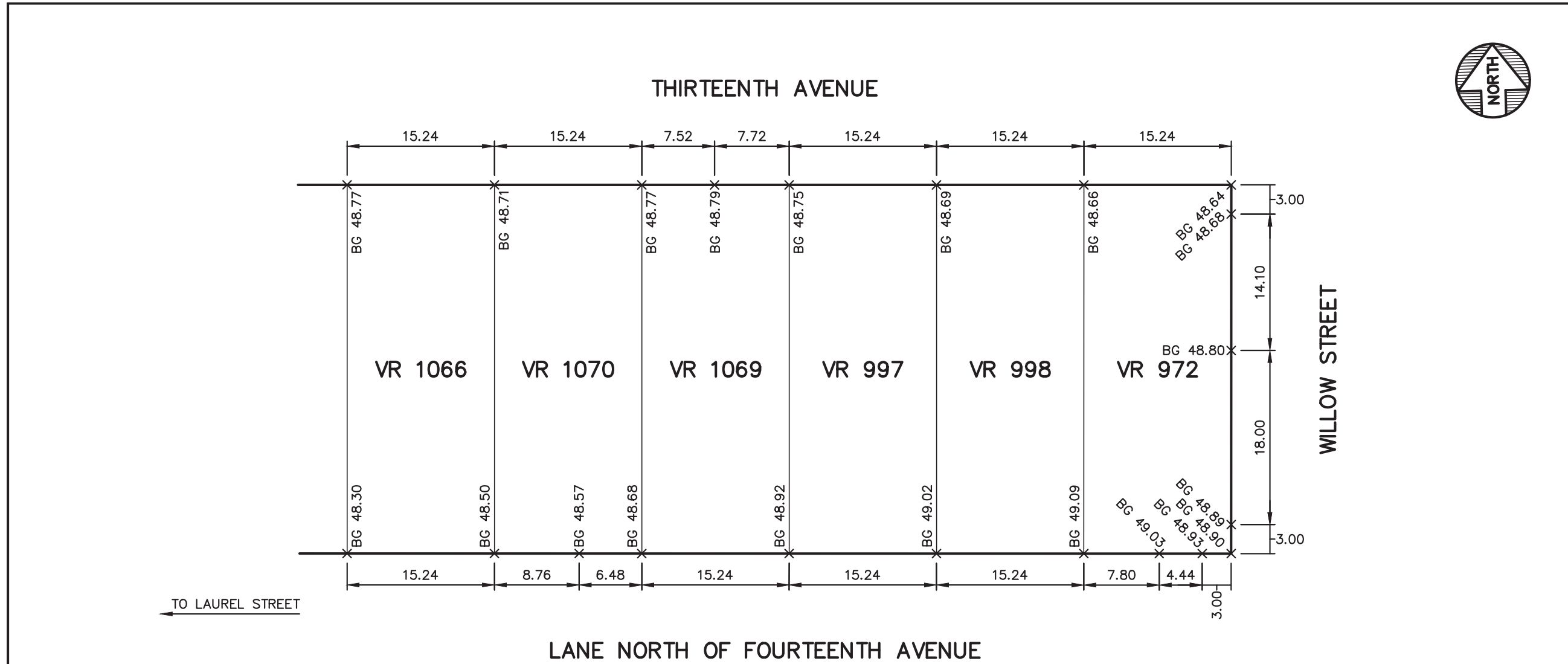
LEVEL 2



LEVEL 3 TO 21

DRAWINGS

BUILDING GRADE

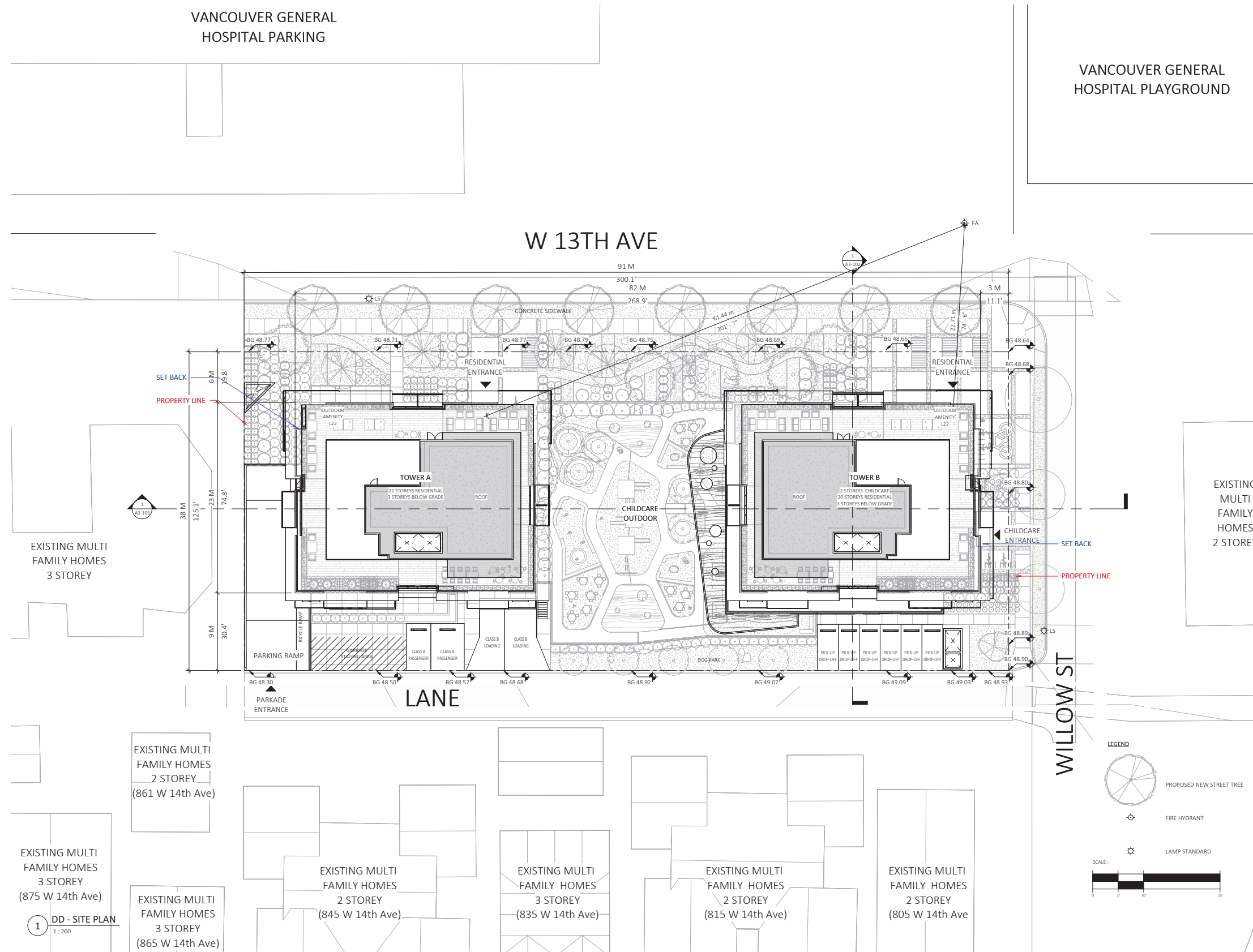


BENCH MARK: ELEVATION: 49.940 DESCRIPTION: SURVEY MONUMENT MARKED V-4210 AT THE SOUTH EAST CORNER OF LAUREL STREET AND FOURTEENTH AVENUE.
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

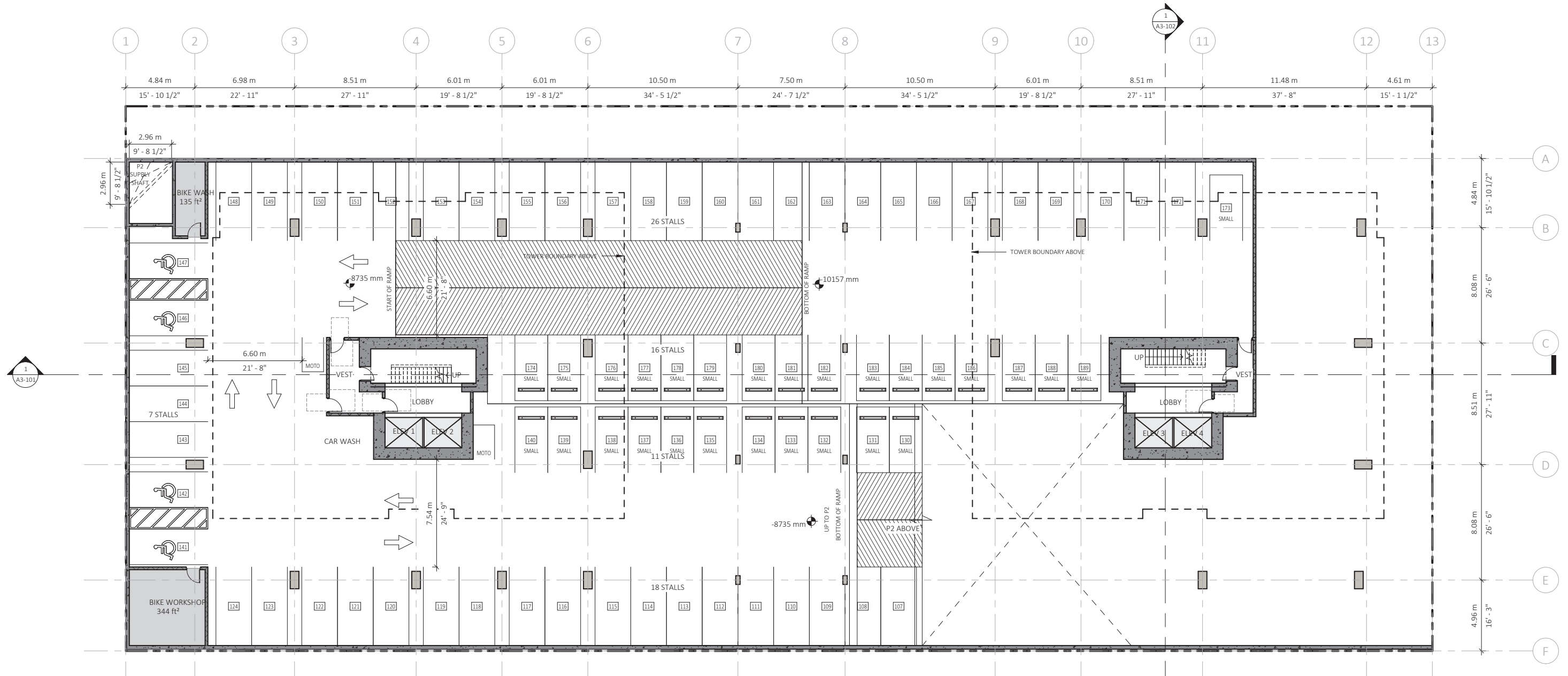
ATTENTION
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES			
					 DATE: 2023-11-20 DESIGN: F.G. DWG: V.N. CHK: J.D.H. REF: FILE 2023-00179	BUILDING GRADE ELEVATIONS FOR LOTS 1 & 2, D.L. 526, PLANS VAS 972, 997, 998, 1066, 1069, 1070		SCALE: 1:400
								DWG. NO. BG-2023-00179
								SHEET / OF REVISION:

SITE PLAN



FLOOR PLAN - LEVEL P3



PARKING SCHEDULE		
Level	Type Comments	Count
LEVEL P3		
LEVEL P3	Accessible - 2500 x 5500	4
LEVEL P3	Small - 2300 x 4600	26
LEVEL P3	Standard - 2500 x 5500	44
LEVEL P3: 74		
LEVEL P2		
LEVEL P2	Accessible - 2500 x 5500	10
LEVEL P2	Car Share - 2900 x 5500	4
LEVEL P2	Small - 2300 x 4600	30
LEVEL P2	Standard - 2500 x 5500	46
LEVEL P2: 90		
LEVEL P1		
LEVEL P1	Class A Passenger - 2900 x 5500	1
LEVEL P1	Standard - 2500 x 5500	24
LEVEL P1: 25		
LEVEL O1		
LEVEL O1	Class A Passenger - 2900 x 5500	1
LEVEL O1	Class A Passenger - 4000 x 5500	1
LEVEL O1	Class B Loading - 3000 x 8500	2
LEVEL O1	Standard - 2500 x 5500	6
LEVEL O1: 10		
Grand total: 199		

TARGET 199 (WITH CLASS A PASSENGER STALLS, SHARE AND MODO)

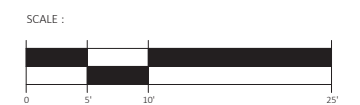
BIKE SCHEDULE					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1					
LEVEL P1	Class A Bike - Horizontal 1800 x 600 mm	H	244	37%	244
LEVEL P1	Class A Bike - Locker (Standard) 1800 x 600 mm	L	35	5%	35
LEVEL P1	Class A Bike - Locker (Tapered) 1800 x 600 mm	L	32	5%	32
LEVEL P1	Class A Bike - Oversize 2400 x 900 mm	O	33	5%	33
LEVEL P1	Class A Bike - Vertical 1000 x 600 mm	V	199	30%	199
LEVEL P1: 543			543		
LEVEL P2					
LEVEL P2	Class A Bike - Horizontal 1800 x 600 mm	H	26	4%	26
LEVEL P2	Class A Bike - Horizontal Stacked 1800 x 600 mm	ST	98	15%	49
LEVEL P2: 75			124		
			667		
			TARGET 667		

NOTE:

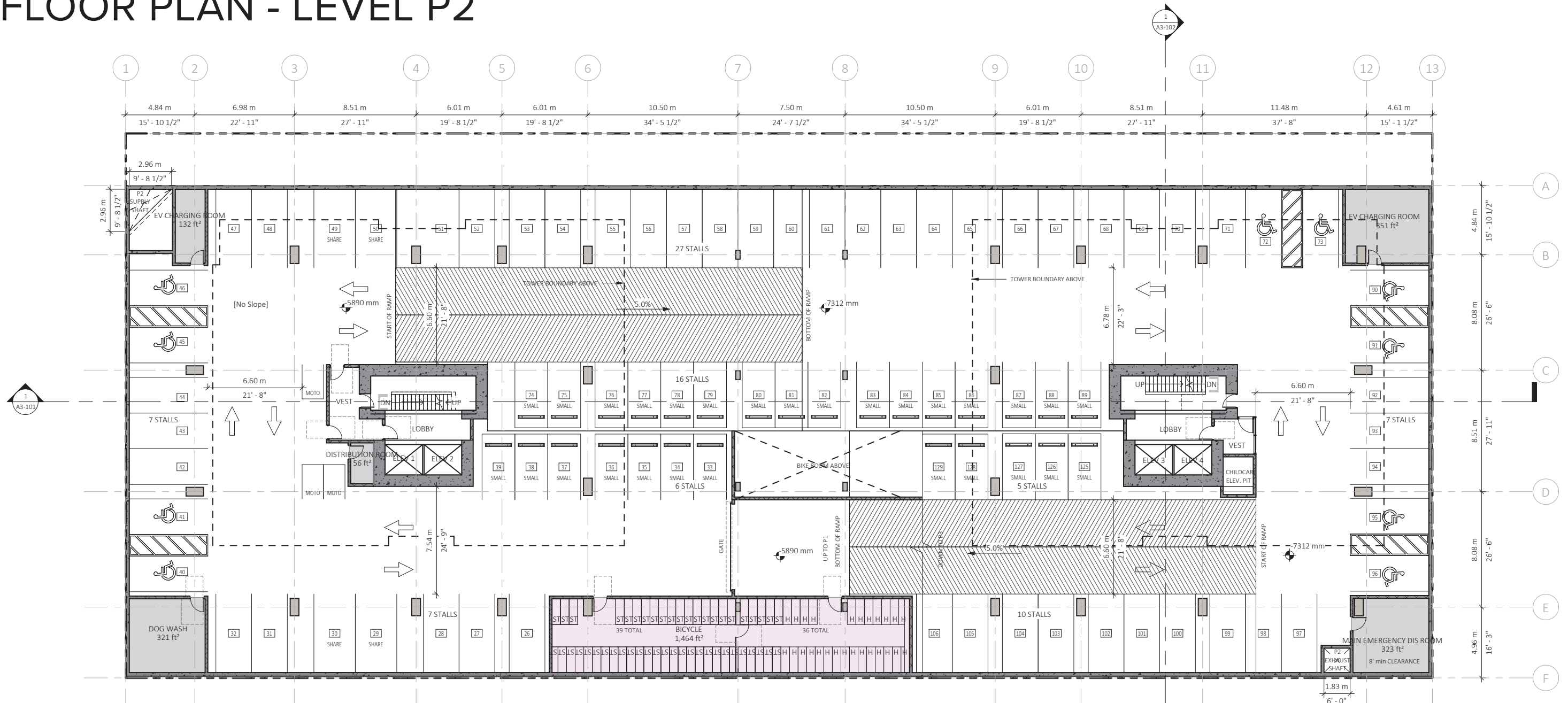
- "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
- "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
- For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

GROSS BUILDING OCCUPANCY

■ SERVICE



FLOOR PLAN - LEVEL P2



PARKING SCHEDULE		
Level	Type Comments	Count
LEVEL P3		
LEVEL P3	Accessible - 2500 x 5500	4
LEVEL P3	Small - 2300 x 4600	26
LEVEL P3	Standard - 2500 x 5500	44
LEVEL P3: 74		
LEVEL P2		
LEVEL P2	Accessible - 2500 x 5500	10
LEVEL P2	Car Share - 2900 x 5500	4
LEVEL P2	Small - 2300 x 4600	30
LEVEL P2	Standard - 2500 x 5500	46
LEVEL P2: 90		
LEVEL P1		
LEVEL P1	Class A Passenger - 2900 x 5500	1
LEVEL P1	Standard - 2500 x 5500	24
LEVEL P1: 25		
LEVEL O1		
LEVEL O1	Class A Passenger - 2900 x 5500	1
LEVEL O1	Class A Passenger - 4000 x 5500	1
LEVEL O1	Class B Loading - 3000 x 8500	2
LEVEL O1	Standard - 2500 x 5500	6
LEVEL O1: 10		
Grand total: 199		

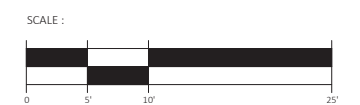
BIKE SCHEDULE					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1					
LEVEL P1	Class A Bike - Horizontal 1800 x 600 mm	H	244	37%	244
LEVEL P1	Class A Bike - Locker (Standard) 1800 x 600 mm	L	35	5%	35
LEVEL P1	Class A Bike - Locker (Tapered) 1800 x 600 mm	L	32	5%	32
LEVEL P1	Class A Bike - Oversize 2400 x 900 mm	O	33	5%	33
LEVEL P1	Class A Bike - Vertical 1000 x 600 mm	V	199	30%	199
LEVEL P1: 543			543		
LEVEL P2					
LEVEL P2	Class A Bike - Horizontal 1800 x 600 mm	H	26	4%	26
LEVEL P2	Class A Bike - Horizontal Stacked 1800 x 600 mm	ST	98	15%	49
LEVEL P2: 75			124		
			667		
			TARGET 667		

NOTE:

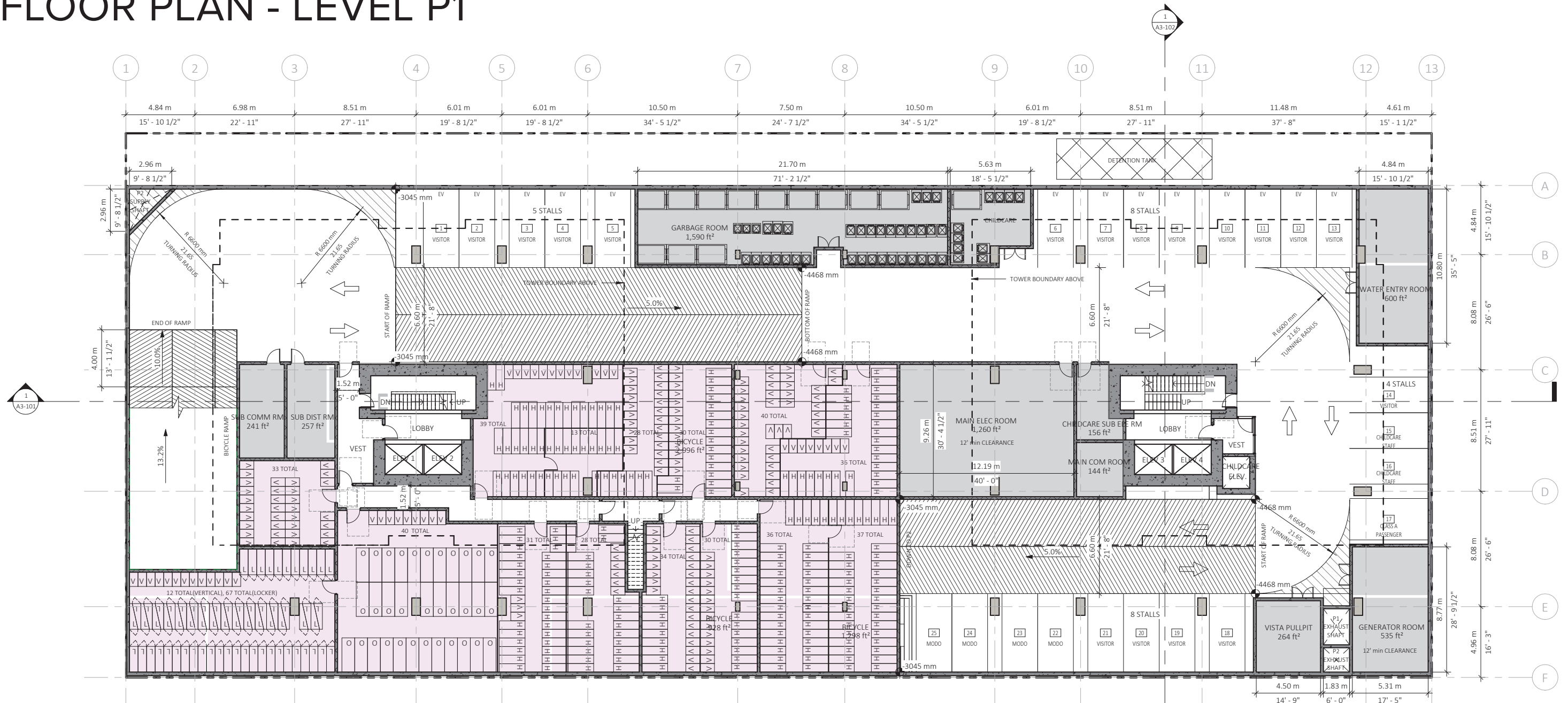
- "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
- "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
- For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

GROSS BUILDING OCCUPANCY

- BICYCLE
- SERVICE



FLOOR PLAN - LEVEL P1



PARKING SCHEDULE		
Level	Type Comments	Count
LEVEL P3		
LEVEL P3	Accessible - 2500 x 5500	4
LEVEL P3	Small - 2300 x 4600	26
LEVEL P3	Standard - 2500 x 5500	44
LEVEL P3: 74		
LEVEL P2		
LEVEL P2	Accessible - 2500 x 5500	10
LEVEL P2	Car Share - 2900 x 5500	4
LEVEL P2	Small - 2300 x 4600	30
LEVEL P2	Standard - 2500 x 5500	46
LEVEL P2: 90		
LEVEL P1		
LEVEL P1	Class A Passenger - 2900 x 5500	1
LEVEL P1	Standard - 2500 x 5500	24
LEVEL P1: 25		
LEVEL O1		
LEVEL O1	Class A Passenger - 2900 x 5500	1
LEVEL O1	Class A Passenger - 4000 x 5500	1
LEVEL O1	Class B Loading - 3000 x 8500	2
LEVEL O1	Standard - 2500 x 5500	6
LEVEL O1: 10		
Grand total: 199		

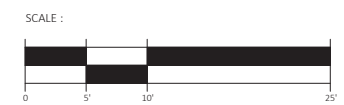
BIKE SCHEDULE					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1					
LEVEL P1	Class A Bike - Horizontal 1800 x 600 mm	H	244	37%	244
LEVEL P1	Class A Bike - Locker (Standard) 1800 x 600 mm	L	35	5%	35
LEVEL P1	Class A Bike - Locker (Tapered) 1800 x 600 mm	L	32	5%	32
LEVEL P1	Class A Bike - Oversize 2400 x 900 mm	O	33	5%	33
LEVEL P1	Class A Bike - Vertical 1000 x 600 mm	V	199	30%	199
LEVEL P1: 543			543		
LEVEL P2					
LEVEL P2	Class A Bike - Horizontal 1800 x 600 mm	H	26	4%	26
LEVEL P2	Class A Bike - Horizontal Stacked 1800 x 600 mm	ST	98	15%	49
LEVEL P2: 75			124		
LEVEL P2: 75			667	TARGET	667

NOTE:

- "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
- "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
- "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
- "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
- For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

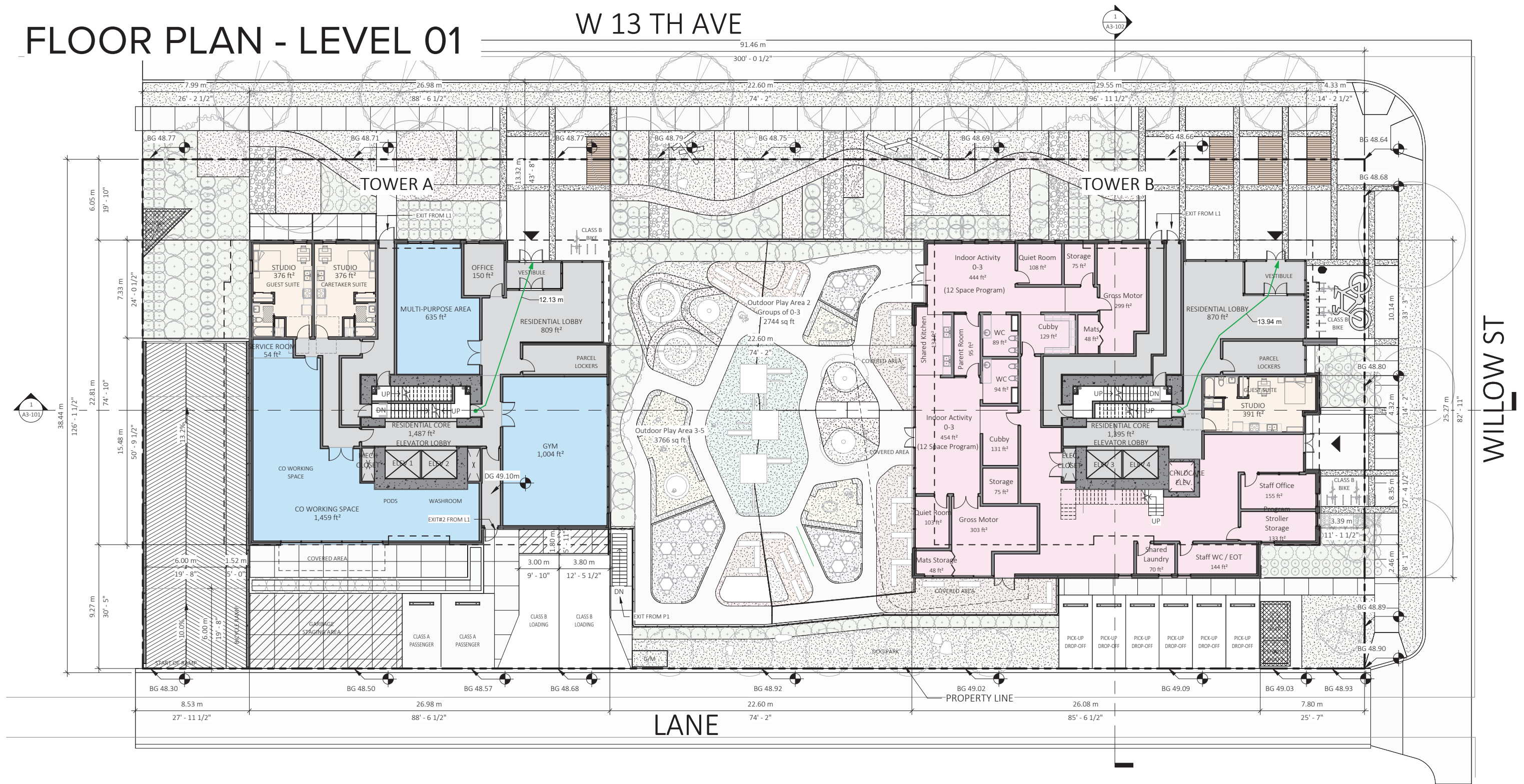
GROSS BUILDING OCCUPANCY

- BICYCLE
- SERVICE



FLOOR PLAN - LEVEL 01

W 13 TH AVE

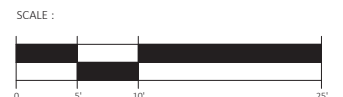


FSR SCHEDULE - L1							
Daycare	Rental	Circulation	FSR Area	Amenity	Storages_CALC	Gross Area	
TOWER A	0 ft ²	752 ft ²	2446 ft ²	3199 ft ²	3152 ft ²	0 ft ²	6351 ft ²
TOWER B	5189 ft ²	391 ft ²	2266 ft ²	7846 ft ²	0 ft ²	0 ft ²	7846 ft ²
	5189 ft ²	1144 ft ²	4712 ft ²	11044 ft ²	3152 ft ²	0 ft ²	14196 ft ²

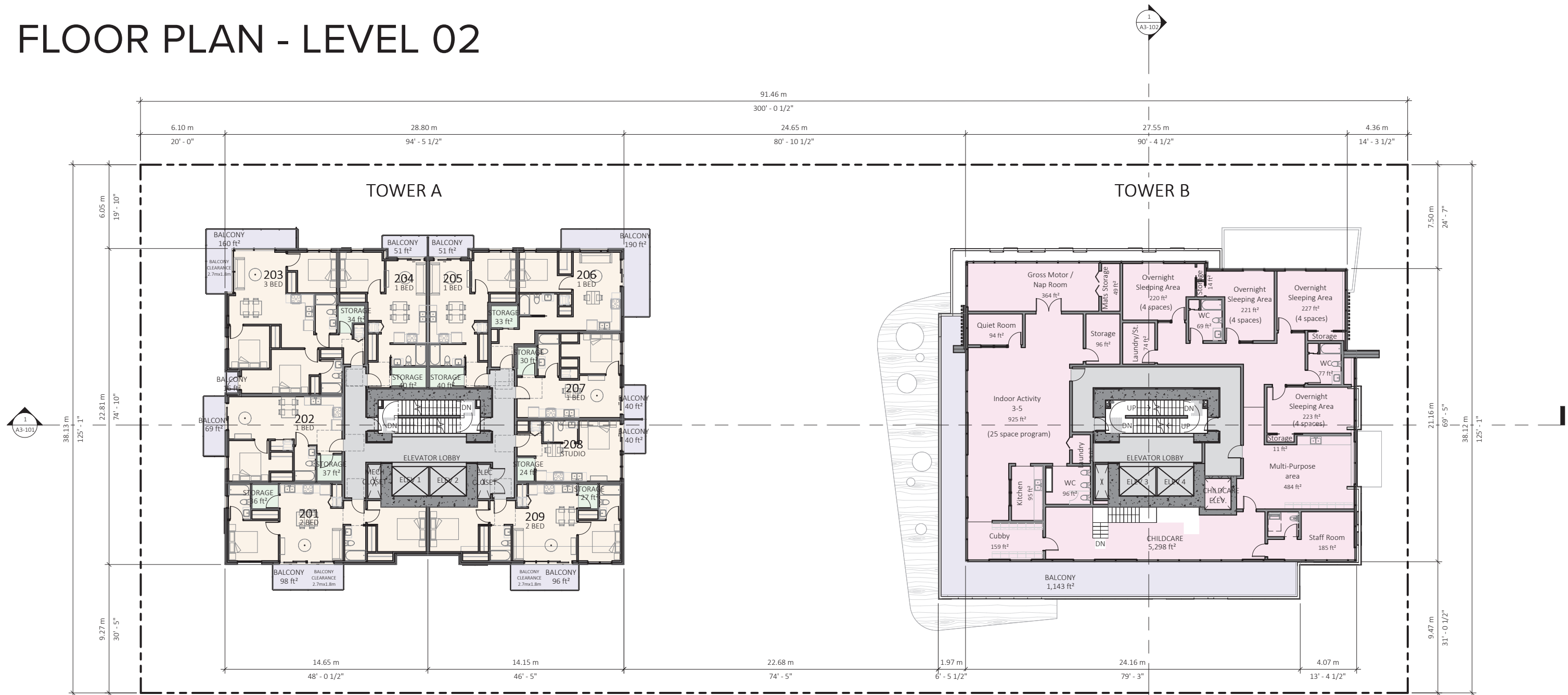
TOWER A UNIT COUNT - LEVEL 1	
Name	Count
TOWER A	
STUDIO	2
TOWER B	
STUDIO	3

GROSS BUILDING OCCUPANCY

- AMENITY
- CIRCULATION
- CHILDCARE
- RENTAL



FLOOR PLAN - LEVEL 02

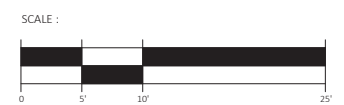


FSR SCHEDULE - L2						
Childcare	Rental	Circulation	FSR Area	Amenity	Storages_CALC	Gross Area
TOWER A						
0 ft ²	5495 ft ²	1172 ft ²	6668 ft ²	0 ft ²	300 ft ²	6967 ft ²
TOWER B						
5298 ft ²	0 ft ²	1192 ft ²	6491 ft ²	0 ft ²	0 ft ²	6491 ft ²
5298 ft ²	5495 ft ²	2365 ft ²	13158 ft ²	0 ft ²	300 ft ²	13458 ft ²

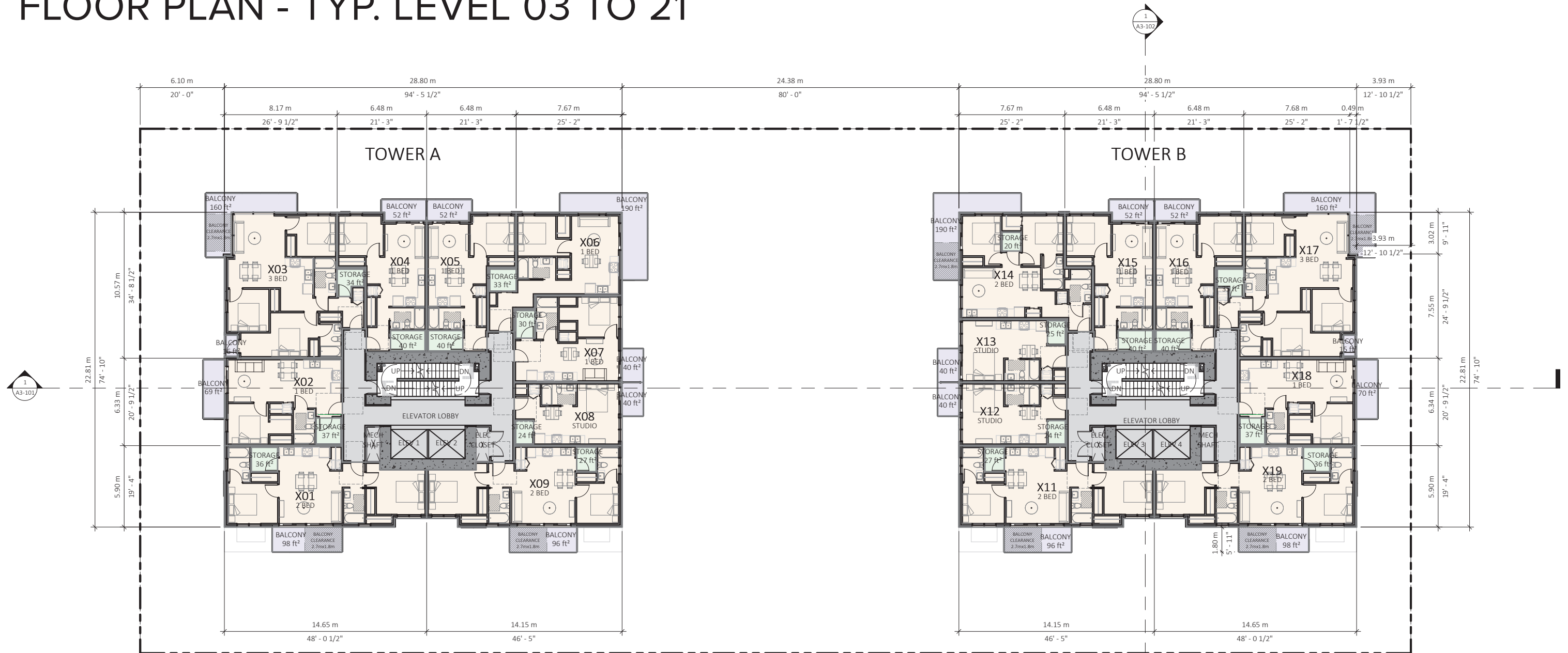
UNIT COUNT - LEVEL 02	
Name	Count
TOWER A	
1 BED	5
2 BED	2
3 BED	1
STUDIO	1
9	

GROSS BUILDING OCCUPANCY

- BALCONY
- CIRCULATION
- CHILDCARE
- RENTAL
- STORAGE



FLOOR PLAN - TYP. LEVEL 03 TO 21



FSR SCHEDULE - TYP L3 to L21						
Childcare	Rental	Circulation	FSR Area	Amenity	Storages_CALC	Gross Area
0 ft ²	5495 ft ²	1172 ft ²	6667 ft ²	0 ft ²	300 ft ²	6967 ft ²
0 ft ²	5514 ft ²	1172 ft ²	6686 ft ²	0 ft ²	282 ft ²	6967 ft ²
0 ft ²	11008 ft ²	2344 ft ²	13353 ft ²	0 ft ²	581 ft ²	13934 ft ²

EFFICIENCY - TYPICAL TOWER PLATE		
OCCUPANCY	AREA	percentage
CIRCULATION	1172 ft ²	10%
RENTAL	5495 ft ²	90%
	6667 ft ²	100%

AREA SCHEDULE - BALCONY TYP LEVEL	
OCCUPANCY	AREA
TOWER A	
BALCONY	813 ft ²
TOWER B	
BALCONY	813 ft ²
Grand total	1626 ft ²

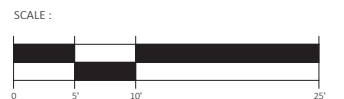
UNIT SIZE - TYP L3 to L21		
Unit Number	Unit Type	Area
TOWER A		
X01	2 BED	815 ft ²
X02	1 BED	584 ft ²
X03	3 BED	1002 ft ²
X04	1 BED	551 ft ²
X05	1 BED	551 ft ²
X06	1 BED	611 ft ²
X07	1 BED	514 ft ²
X08	STUDIO	385 ft ²
X09	2 BED	780 ft ²

UNIT SIZE - TYP L3 to L21		
Unit Number	Unit Type	Area
TOWER B		
X11	2 BED	780 ft ²
X12	STUDIO	385 ft ²
X13	STUDIO	386 ft ²
X14	2 BED	740 ft ²
X15	1 BED	551 ft ²
X16	1 BED	551 ft ²
X17	3 BED	1003 ft ²
X18	1 BED	584 ft ²
X19	2 BED	815 ft ²

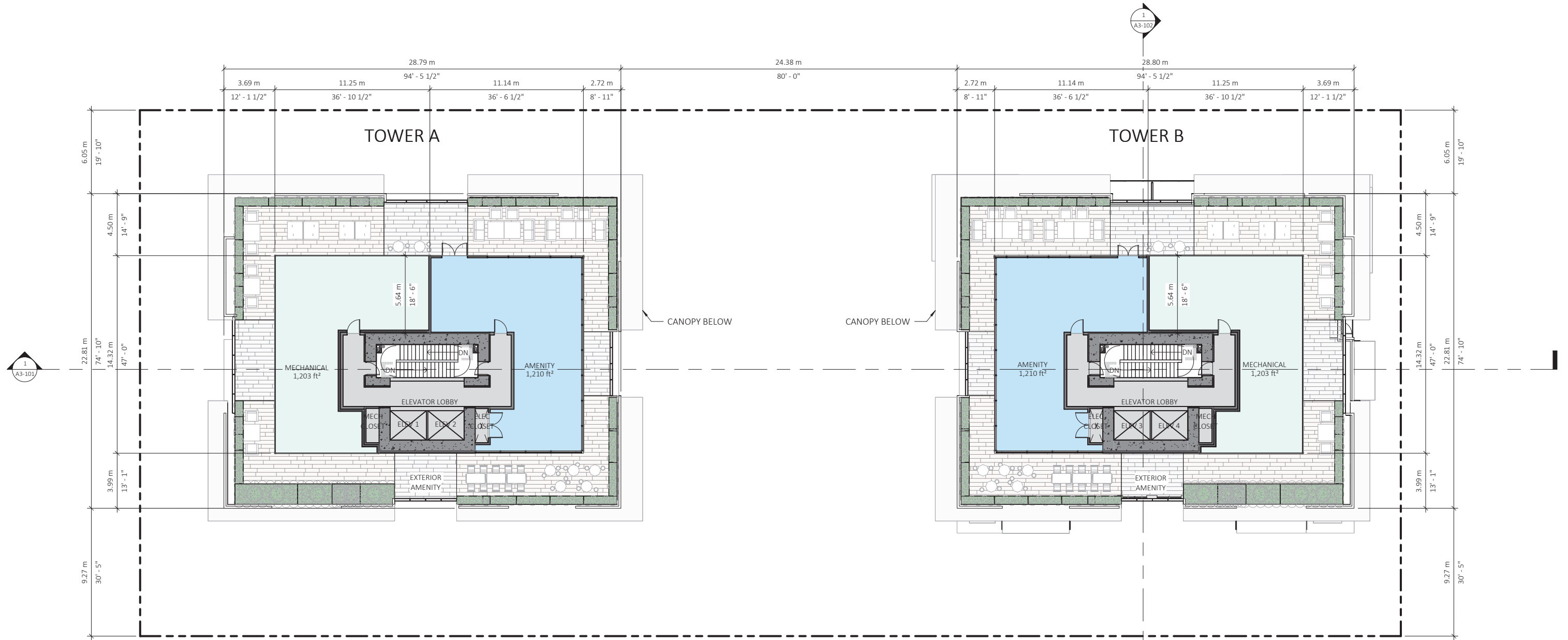
UNIT COUNT - TYP L3 to L21	
Name	Count
TOWER A	
1 BED	5
2 BED	2
3 BED	1
STUDIO	1
	9
TOWER B	
1 BED	3
2 BED	3
3 BED	1
STUDIO	2
	9
	18

GROSS BUILDING OCCUPANCY

- BALCONY
- CIRCULATION
- RENTAL
- STORAGE



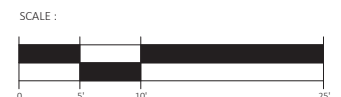
FLOOR PLAN - LEVEL 22



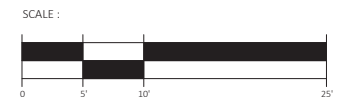
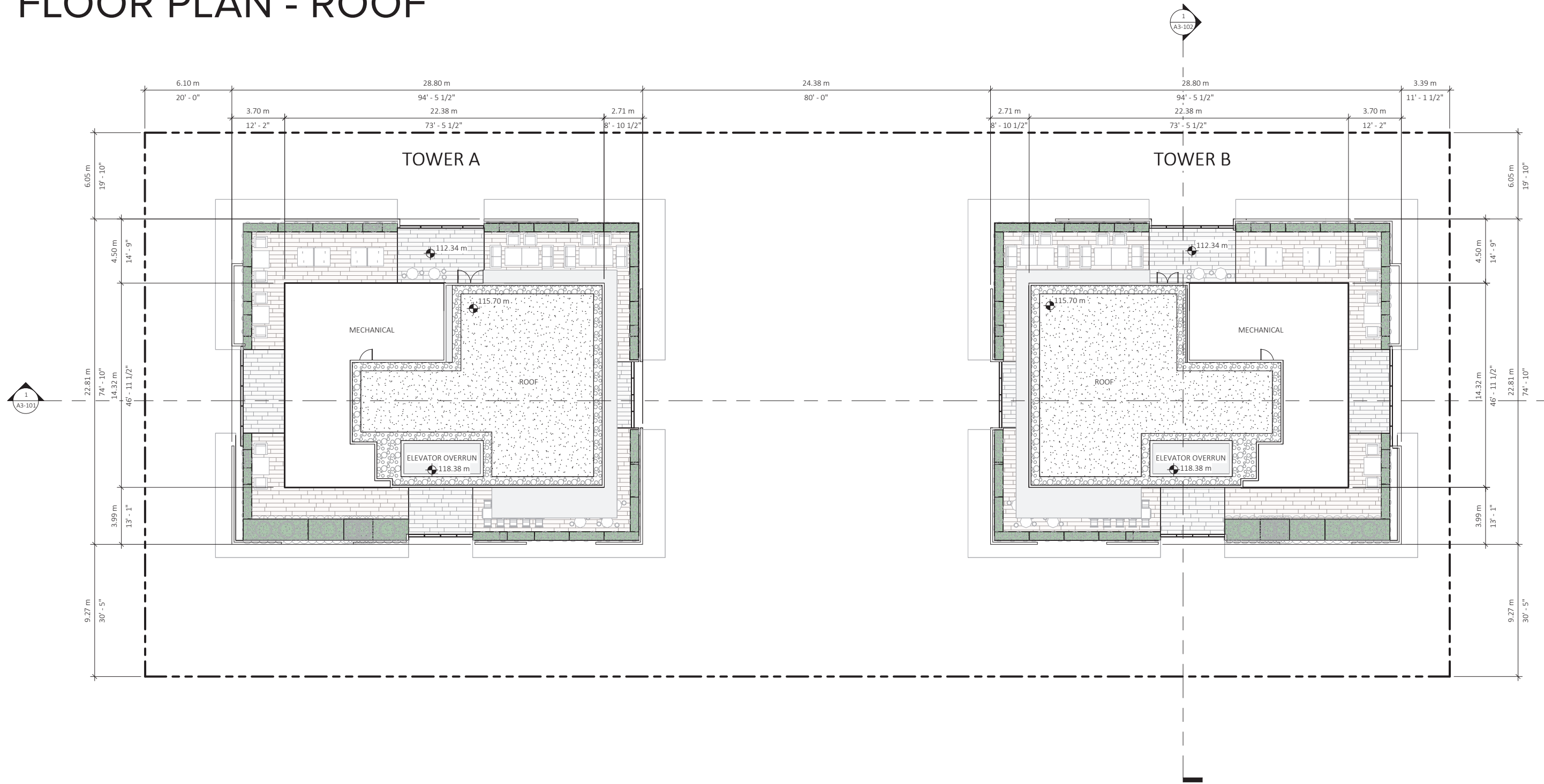
FSR SCHEDULE - L22						
Childcare	Rental	Circulation	FSR Area	Amenity	Mechanical	Gross Area
TOWER A	0 ft²	0 ft²	0 ft²	1210 ft²	2215 ft²	3425 ft²
TOWER B	0 ft²	0 ft²	0 ft²	1210 ft²	2215 ft²	3425 ft²
	0 ft²	0 ft²	0 ft²	2421 ft²	4430 ft²	6851 ft²

GROSS BUILDING OCCUPANCY

- AMENITY
- CIRCULATION
- MECHANICAL



FLOOR PLAN - ROOF



SECTIONS

TOWER A

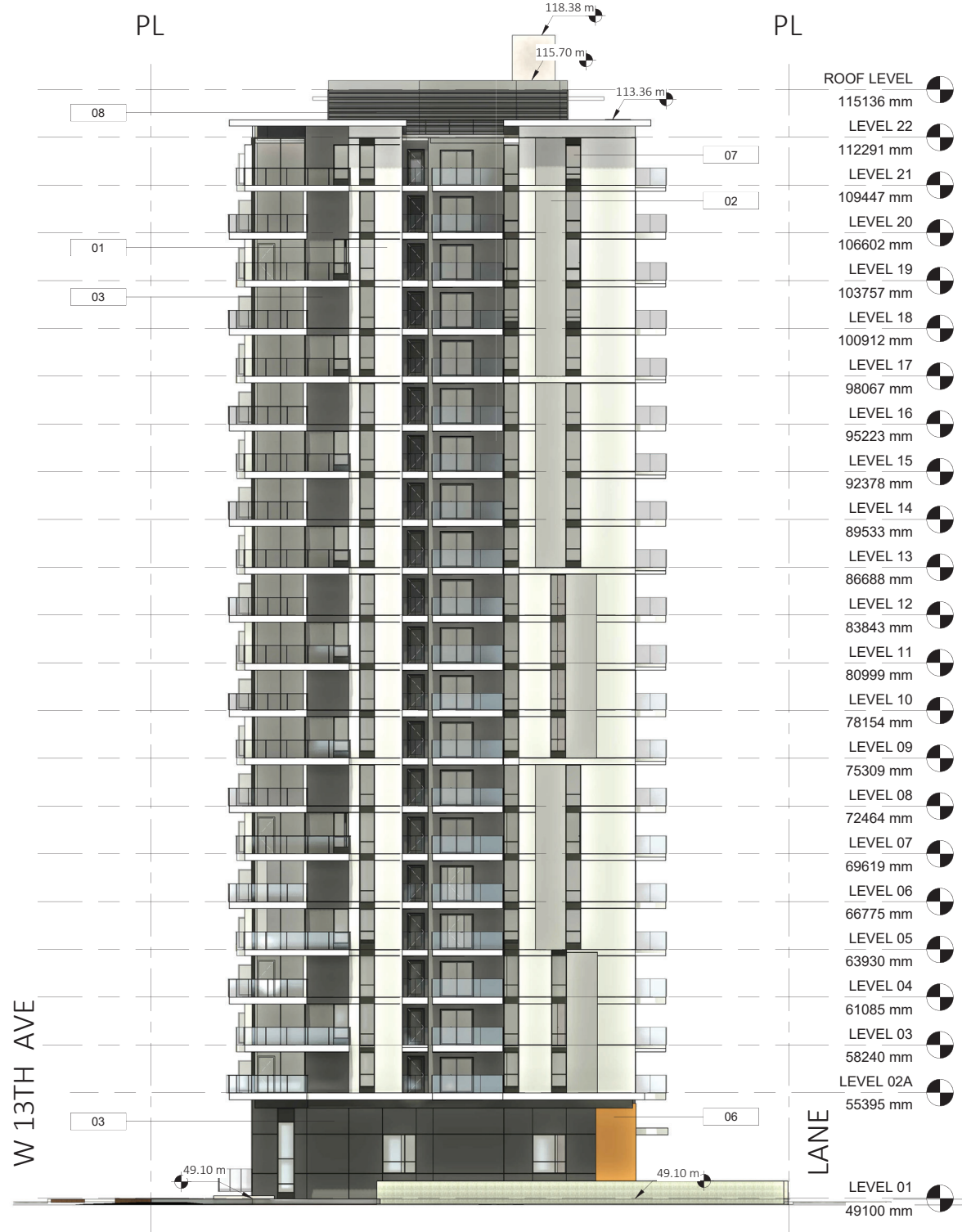
TOWER B



ELEVATIONS

TOWER B

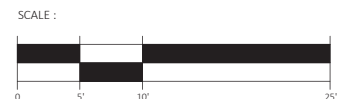
TOWER A



- MATERIAL LEGEND**
- 01 METAL PANEL - LIGHT GRAY
 - 02 METAL PANEL - GRAY
 - 03 METAL PANEL - DARK GRAY
 - 05 METAL PANEL - LIGHT GREEN
 - 06 METAL PANEL - ORANGE
 - 07 GLAZED WINDOW
 - 08 METAL LOUVER - DARK GRAY
 - 09 METAL LOUVER - WOOD COLOR

EAST ELEVATION

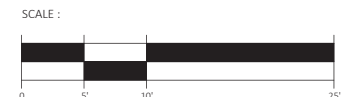
WEST ELEVATION



ELEVATIONS



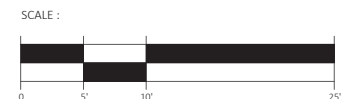
NORTH ELEVATION



ELEVATIONS



SOUTH ELEVATION



RENDERINGS



Rendering 1 - View from North-East corner

RENDERINGS



Rendering 2 - Entrance to tower A

RENDERINGS



Rendering 3- View from South

SHADOW STUDY



SHADOW STUDY - DAYCARE



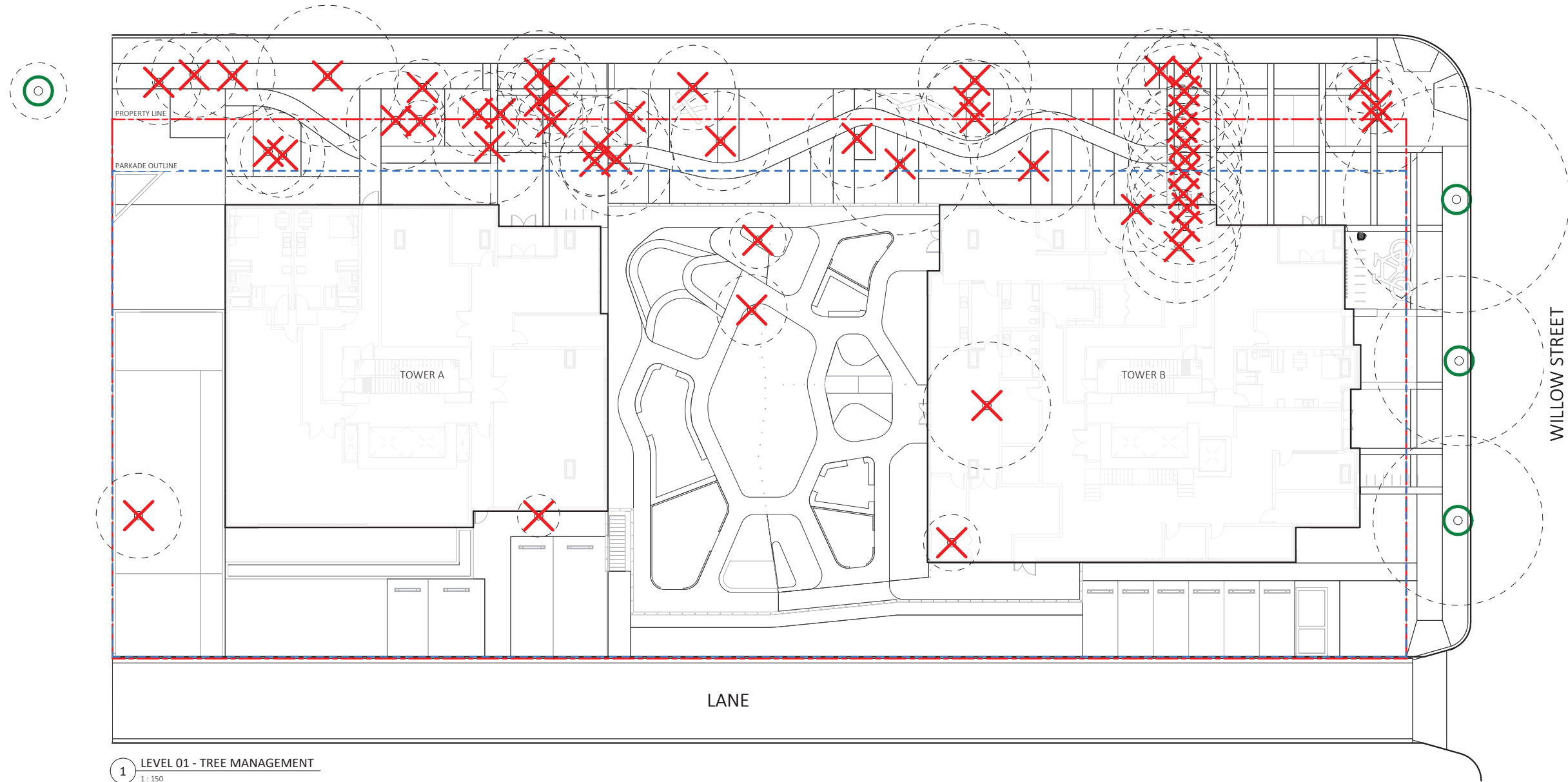
NOTE:
 The facility should be oriented so that outdoor play areas for each program receive a minimum of three hours of direct sunlight per day at the winter solstice. Two hours of sunlight should occur during the typical playtimes of 9:30 am - 11:30 am or 1:30 pm - 4:00 pm. This is particularly important for 0-3 programs due to the limited mobility of the children.

CITY OF VANCOUVER
 Childcare Design Guidelines




LANDSCAPE

TREE MANAGEMENT

WEST 13TH AVENUE

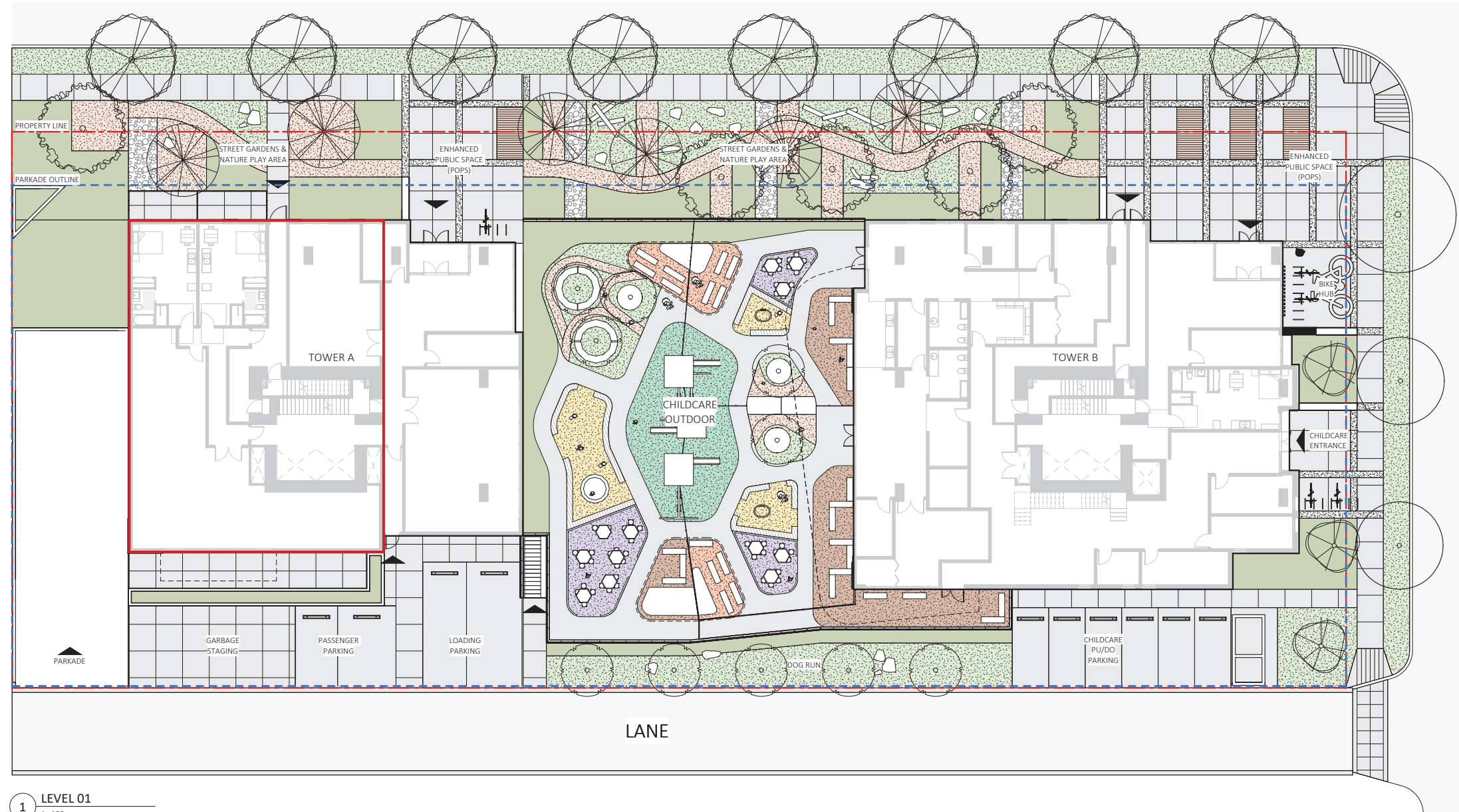


TREE MANAGEMENT LEGEND

-  EXISTING TREE
-  EXISTING TREE TO BE RETAINED
-  EXISTING TREE TO BE REMOVED

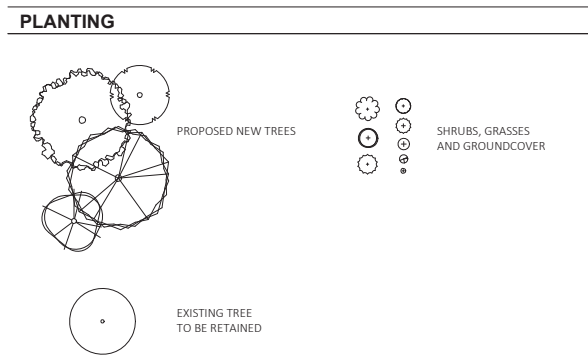
LANDSCAPE PLAN - LEVEL 01

WEST 13TH AVENUE



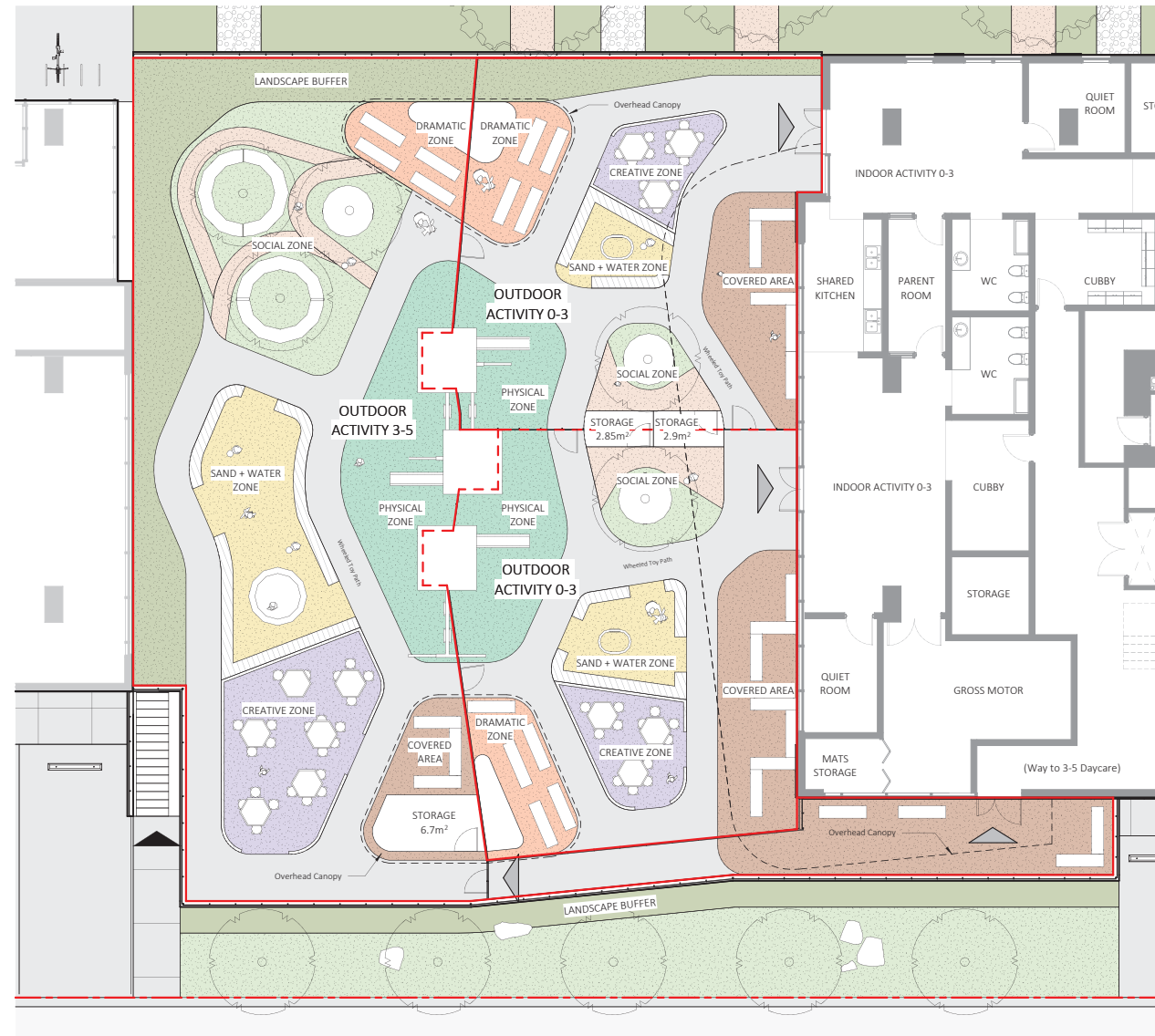
1 LEVEL 01
1:150

HARDSCAPE	
H1	CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR Colour: Natural Finish: Medium Broom - Tooled Joint
H2	CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN Colour: Natural Finish: Medium Broom - Sawcut Joint
H3	GRANITE BAND Material: Granite Colour: TBD
H4	GRAVEL / DRIP STRIP Material: 1" - 3" Round rock Colour: TBD
H5	RUBBERIZED SURFACE Colour: TBD Finish: TBD
SOFTSCAPE	
S1	TURFGRASS - SEED OR SOD 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities
S2	BARK MULCH 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities
S3	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities



SITE FURNISHINGS	
F1	BENCH Model: TBT Manufacturer: TBD
F2	BOULDER Model: TBD Manufacturer: TBD
F3	TREE LOGS AND STEPS Model: TBD Manufacturer: TBD
F4	OUTDOOR FURNISHINGS Model: TBD Manufacturer: TBD
F5	CHILDREN'S PLAY STRUCTURE Model: TBD Manufacturer: TBD

LANDSCAPE PLAN - DAYCARE OUTDOOR



1 LEVEL 01 - CHILDCARE OUTDOOR
1:100



WHEELED TOY PATH 3-5



SAND + WATER ZONE



DRAMATIC ZONE



PHYSICAL ZONE



NATURE PLAY



SOCIAL ZONE



WHEELED TOY PATH 0-3



DRAMATIC ZONE

HARDSCAPE

H1	CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN Colour: Natural Finish: Medium Broom - Sawcut Joint	
H3	GRANITE BAND Material: Granite Colour: TBD	
H4	GRAVEL / DRIP STRIP Material: 1" - 3" Round rock Colour: TBD	
H5	RUBBERIZED SURFACE Colour: TBD Finish: TBD	

SOFTSCAPE

S1	TURFGRASS - SEED OR SOD 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S2	BARK MULCH 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S3	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

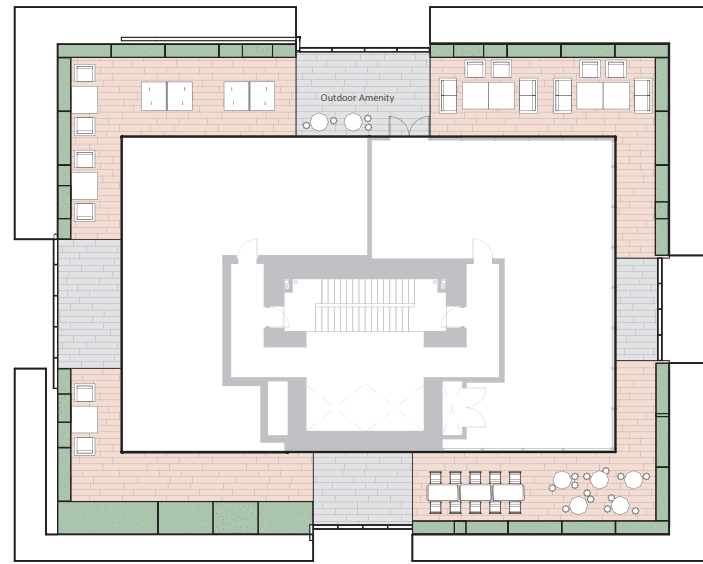
PLANTING



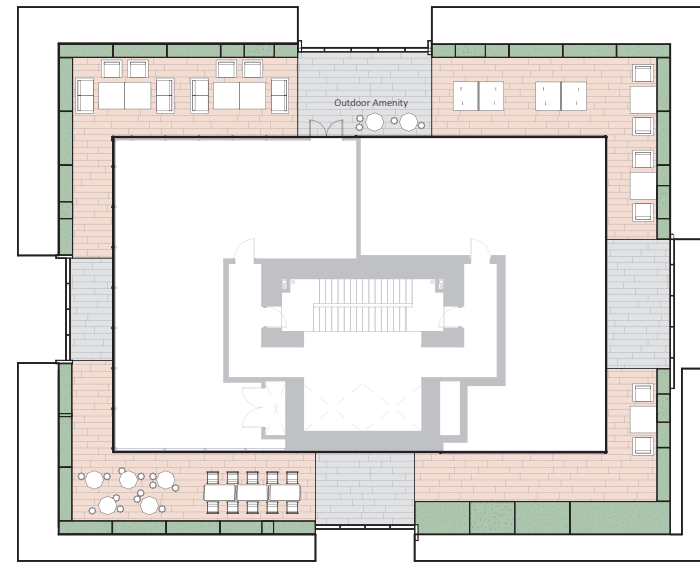
CHILDCARE FURNISHINGS

F1	PLAY STRUCTURE 1 Model: TBD Manufacturer: TBD	
F2	PLAY STRUCTURE 2 Model: TBD Manufacturer: TBD	
F3	PLAY STRUCTURE 3 Model: TBD Manufacturer: TBD	
F4	PLAY STRUCTURE 4 Model: TBD Manufacturer: TBD	

LANDSCAPE PLAN - ROOF



1 LEVEL 22 - TOWER A
1:150



2 LEVEL 22 - TOWER B
1:150



ROOFTOP AMENITY



ROOFTOP AMENITY

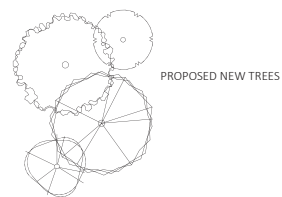
HARDSCAPE

H7 HYDRAPRESSED PAVERS TYPE 2
Colour: TBD
Finish: TBD

SOFTSCAPE

S3 PLANTING BED
450 mm MIN. Growing Medium Depth
Refer to Planting Plan for species and quantities

PLANTING



PROPOSED NEW TREES



EXISTING TREE
TO BE RETAINED



SHRUBS, GRASSES
AND GROUNDCOVER

REPRESENTATIVE PLANT PALETTE

TREES



Ginkgo Biloba
Maidenhair Tree



Quercus Palustris
Pin Oak



Prunus Serrulata 'Shirotae'
Mount Fuji Cherry



Acer Palmatum 'Bloodgood'
Bloodgood Japanese Maple



Cercis Canadensis
Eastern Red Bud



Magnolia 'Randy'
Magnolia



Cornus 'Eddie's White Wonder'
Eddie's White Wonder Dogwood

HEDGE



Skimmia Japonica 'Rubella'
Rubella Japanese Skimmia



SHRUBS

Buxus microphylla var. japonica 'Green Beauty'
Japanese Boxwood



Euonymus Japonicus Paloma Blanca
Paloma Blanca Euonymus



Spirea Japonica 'Goldflame'
Spirea Japonica



Lonicera pileata
Box-leaved Honeysuckle



Salix purpurea 'Nana'
Dwarf Arctic Willow

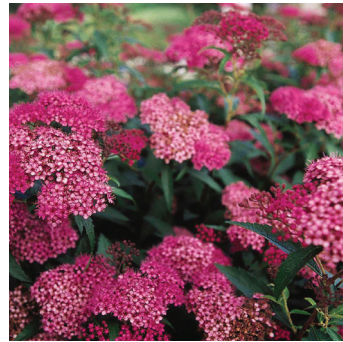


Abelia 'Edward Goucher'
Edward Goucher Abelia

SHRUBS



Cornus sericea 'Kelseyii'
Kelseyii Dogwood



Spiraea bumalda 'Anthony Waterer'
Anthony Waterer Spiraea



Kalmia latifolia
Mountain Laurel



Rhododendron 'Blue Diamond'
Blue Diamond Rhododendron

PERENNIALS, GROUND COVER AND GRASSES



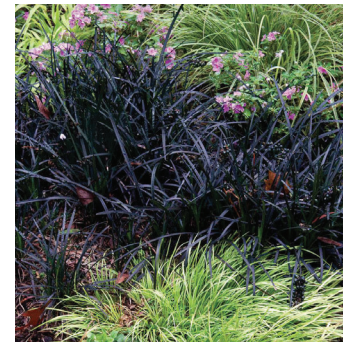
Polystichum munitum
Western Sword Fern



Imperata cylindrical 'Red Baron'
Red Baron Japanese Blood Grass



Lavendula angustifolia
True Lavender



Ophiopogon planiscapus 'Nigrescens'
Black Mondo Grass