



ICR Projects Inc.

#465 – 604 Columbia Street New Westminster, BC V3L 5H1
Telephone: (604) 523-6444

September 6, 2023

City of Kelowna Planning Department
1435 Water Street
Kelowna, B.C.
V1Y 1J4

Attention: Mr. Adam Cseke and Mr. Terry Barton

Dear Adam and Terry,

Re: Proposed zone UC1a Text Amendment
1241 Water Street, Kelowna B.C.
P.I.D 023-979-011
Lot 2 District Lot 139, Osoyoos Division Yale District
Plan KASP60698, Except Plan KAP61528

Further to our application summary of April 10, 2023 and our June 20, 2023 meeting we submit herewith on behalf of and as agents for RG Lot 2 Ltd the attached addendum no.2 to the April 10, 2023 submission in response to the May 29, 2023 City of Kelowna initial review and as an update to our April 10, 2023 initial application.

The enclosed application summary addendum no. 2 also addresses the proposed Text Amendment and previously proposed building heights.

As the possible provision of public parking on this future development has been the subject of discussion for many years, we hope to receive your support for the requested Early Consideration in order to obtain some direction on how or if to proceed with a formal public parking proposal that would result in benefits to both the City and the property Owner.

We thank you for your consideration and look forward to an early response.

Yours truly,
ICR Projects Inc.

Leo Mariotto, President

Enclosure:

September 6, 2023 Addendum NO. 2 to April 11 2023 rezoning application.
Updated application for a Text Amendment
Current Title Search
Updated concept drawings by Arcadis Architecture.



PROPOSED TEXT AMENDMENT URBAN CENTRE SUB-ZONE UC1a.
ADDENDUM NO. 2 TO THE APRIL 11, 2023 APPLICATION SUMMARY
1241 WATER STREET, KELOWNA B.C.



SUBMITTED BY ICR PROJECTS INC.
FOR RG LOT 2 LTD
SEPTEMBER 6, 2023

PROPOSED UC1a TEXT AMENDMENT - 1241 WATER STREET, KELOWNA BC ADDENDUM NO. 2 TO THE APRIL 11, 2023 REZONING APPLICATION SUMMARY

Date: September 6, 2023

CIVIC ADDRESS: 1241 WATER STREET, KELOWNA BC

LEGAL DESCRIPTION: P.I.D. 023-979-011 LOT 2 DISTRICT LOT 139, OSOYOOS DIVISION YALE
DISTRICT PLAN KAP60698, EXCEPT PLAN KAP61528

CURRENT ZONING: DOWNTOWN URBAN CENTRE UC1a

SITE AREA: Approx. 8,300 m²

OWNER: RG LOT 2 LTD

With the Text Amendment application we are requesting Early Consideration of this application in order to provide some direction to both the City and the property owners regarding previous discussion for the possible inclusion of arena event public parking as part of the future development of Lot 2, 1241 Water Street.

The possible inclusion of arena event public parking as part of the future development of Lot 2, 1241 at Water Street has been in discussion for several years as it appeared to have been of interest and of value to the City of Kelowna.

This addendum no. 2 to the April 11, 2023 rezoning application summary is submitted in response to the City of Kelowna's initial application review, the June 20, 2023 meeting with planning department and the change in application from a rezoning to a UC1a proposed text amendment.

PROPOSED RESPONSE TO ADDRESS CITY OF KELOWNA INITIAL COMMENTS:

1.1 ENGINEERING

- .1 Development Engineering had previously proposed an agreement and bonding for a full traffic light at Cawston Avenue and Water Street; upgrade existing traffic light at Cawston Avenue and Ellis St. in lieu of a Traffic Impact Study.
A Traffic impact study can be provided by RG Lot 2 Ltd if required.
- .2 City of Kelowna potential road dedications, if required, should be determined ASAP as changes to the current concept may be required.
- .3 The application includes a request for a release of the existing S.R.W. as previously discussed with planning department and as per the November 19 2018 correspondence with Mr. Jason Angus of City of Kelowna Engineering department.
Previous discussions with the City had indicated support to relocate the services in the easement from private lands to public lands.
If the S.R.W. is removed the developer will relocate existing services within the Cawston Avenue road allowance as per preliminary drawings submitted with the application.

1.2 BUILDING AND FIRE DEPARTMENT

- .1 The concept drawings submitted are preliminary and intended for Initial Consideration only.
- .2 The design team has reviewed the Building and Fire department comments and has confirmed that revisions to the concept drawings for compliance with the BC Building Code will be addressed in the final revised concept.
- .3 Fire Department access to the Tower 2 lobby will be reviewed and discussed with the City of Kelowna Building and Fire departments to ensure compliance with the building code or acceptable alternative solutions.

1.3 PLANNING DEPARTMENT

- .1 Protection of existing trees along Water Street will be protected during development and construction.
- .2 Although public parking during arena events on Lot 2 during redevelopment of the site is not the responsibility of RG Lot 2 Ltd, the provision of additional parking for arena events that has been discussed over the past several years could be included in the development of 1241 Water Street if considered beneficial to the City of Kelowna on terms acceptable to both parties.

As details of a possible provision for public parking were not able to be again discussed until an application was submitted to the City, the preliminary concept drawings do not show the additional parking however with the possible addition of a partial level of underground parking to the current concept, approximately 95 parking stalls could be secured by registered covenant for use by event participants during evening and weekend Prospera Place arena event days. The additional parking for public use during arena events would be accommodated on the project's ground floor.

As the developer would be incurring the project's additional cost to construct approximately 95 additional parking stalls, management of the any event public parking should be provided by the Developer or assignee.

Parking rates during events to be agreed upon between the City and the developer with proceeds to be retained by the Developer or assignee.

Parking rates during non-arena event hours will be determined by the developer with proceeds to be retained by the Developer or assignee.

- .3 The proposed concept for a 3 Tower design was developed following several discussions with the planning department and the direction given for a maximum 14 storey building at the Cawston & Water Street intersection.
The three - tower concept can maintain the required 30 m separation between Tower no. 2 and Tower no. 3 as shown on the preliminary concept drawings.
Tower no. 1 height it reduced to the lesser of 40 metre or 13 storey with a separation from Tower 2 of approximately 22 m.
- .4 As per recent discussions this application now seeks to propose a text amendment to the existing UC1a zone for the property at 1241 Water Street that generally conforms to the current zoning as to density and permitted uses with a proposed increase in maximum building heights. Revised Proposed building heights: Tower One 13 storeys, Tower Two 22 storeys and Tower three 26 storeys.
Podium Height will be maintained at maximum 16 m.

EXISTING ZONING

Zoning:

Downtown Urban Centre, Sub-zone UC1a – arena properties

Purpose:

To provide a sub-zone that creates custom density and height regulations for lots surrounding the arena.

Density:

FAR - UC1a - arena properties 5.0 FAR

Building Height:

Building Height - UC1a - arena properties = 12 storey and 44m

Max. height with bonus FAR

UC1a -arena properties = no bonus

Public Amenity & Streetscape Bonus FAR :

UC1a -arena properties = no bonus

PROPOSED ZONING TEXT AMENDMENT

Zoning: Downtown Urban Centre UC1a

Density: 5.0 FAR

FAR - UC1a - arena properties 5.0 FA

Building Heights

Tower One : 13 stories

Tower Two : 22 stories

Tower Three : 26 stories

REQUIRED OFF-STREET PARKING

Residential minimum:

0.8 spaces per bachelor dwelling unit

0.9 spaces per 1 bedroom dwelling unit

1 space per 2 or more dwelling units

Visitor minimum:

0.14 spaces per dwelling unit

Commercial minimum:

0.9 spaces per 100 m2 of gross floor area.

REQUIRED OFF-STREET LOADING

Residential: None required

Commercial: 1 space per 1,900 m2

REQUIRED OFF-STREET BICYCLE PARKING

Residential Long term bicycle parking spaces:

0.75 bicycle parking spaces per bachelor, 1 bedroom or 2 bedroom dwelling units

1.0 bicycle parking spaces per 3 bedroom or more dwelling units.

Residential Short term bicycle parking spaces.

6.0 bicycle parking spaces per entrance

Commercial Long term bicycle parking spaces:

0.2 bicycle parking spaces per 100 m2 GFA

Commercial Short term bicycle parking spaces:

0.2 bicycle parking spaces per entrance

PROPOSED OFF-STREET PARKING

Based on the following currently assumed number of units and unit mix for preliminary calculation purpose only.

REQUIRED OFF-STREET PARKING

a. **Residential Parking:**

Bachelor dwelling units: 75 units @ 0.80 spaces = 60 parking stalls

One bedroom & One Bedroom & Den dwelling units: 209 units @ 0.9 space = 188 parking stalls

Two or more bedroom dwelling units: 173 units @ 1 space = 173 parking spaces.

Total number of required Residential Parking stalls = 421 stalls

Total number of units = 457

b. **Residential Visitors parking:**

457 residential units at 0.14 per unit = 64 stalls.

c. **Commercial parking:**

1,800 m2 at 0.9 per 100 m2 of Commercial Gross Floor Area = 16 stalls

Total current preliminary concept required parking stalls = 501 stalls

PROPOSED PRELIMINARY OFF-STREET PARKING.

Proposed parking with assumed approximate 5% reduction for final design & column layout.

Level one = 94 stalls

Level two = 95 stalls

Level three = 116

Level four = 116

Level five = 116

Total 537 stalls

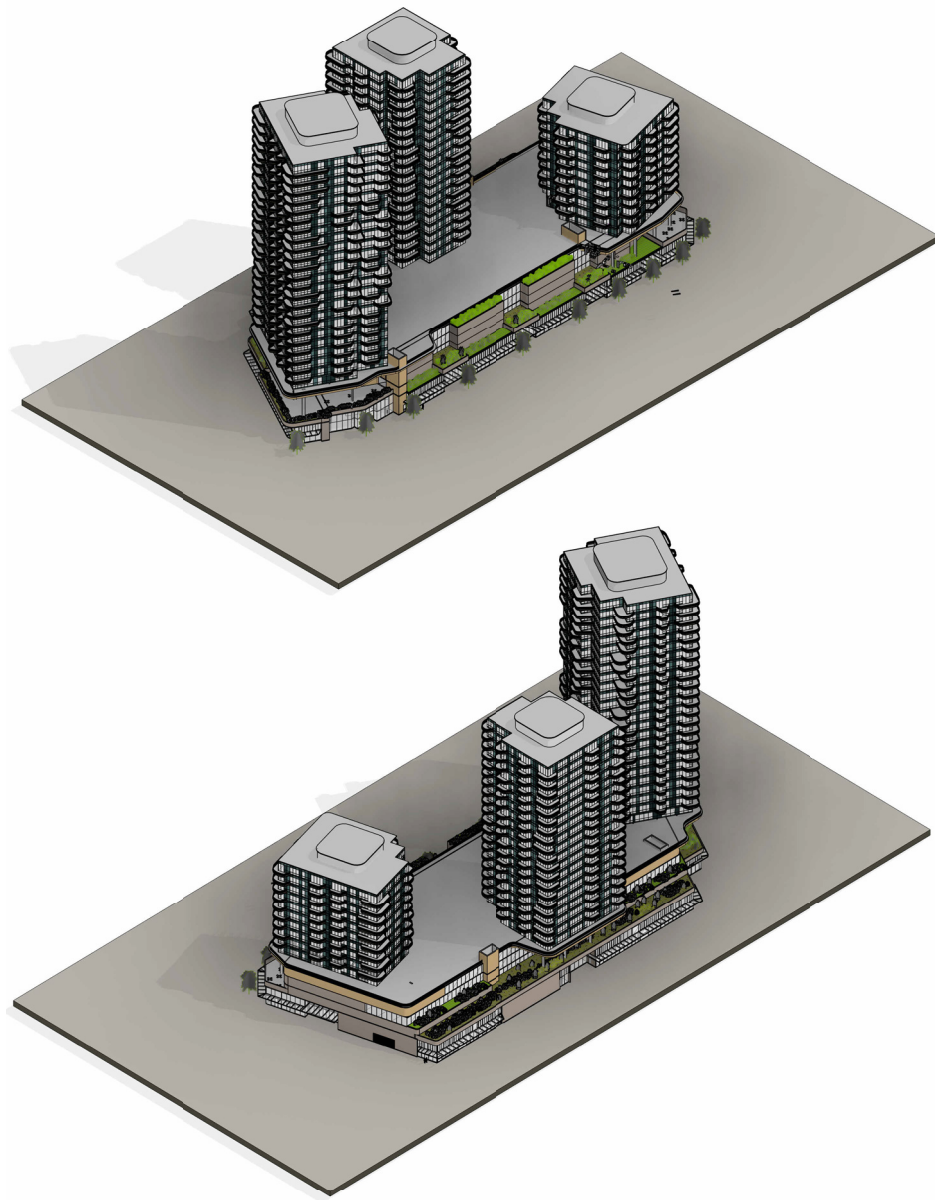
Preliminary assumed parking to be provided:

Residential Parking : 442 stalls

Visitor Parking : 64 stalls

Commercial: 25 stalls

Total 531 stalls



1241 Water Street

Kelowna, BC





One Burrard Place

West Pender Place

564 Beatty Street



Team

OWNER:

GSL Group

Suite 2088 – 1177 West Hastings Street
 Vancouver, BC V6E 2K3
 T 604 688-8999
 F 604 688-8989

Contact: Graham Lee, President | CEO



ARCHITECTS:

Arcadis Architects (Canada) Inc.

202-1353 Ellis Street
 Kelowna BC V1Y 1Z9
 T 250 980 3432 ext 67081
 F 250 980 3432 ext 67081

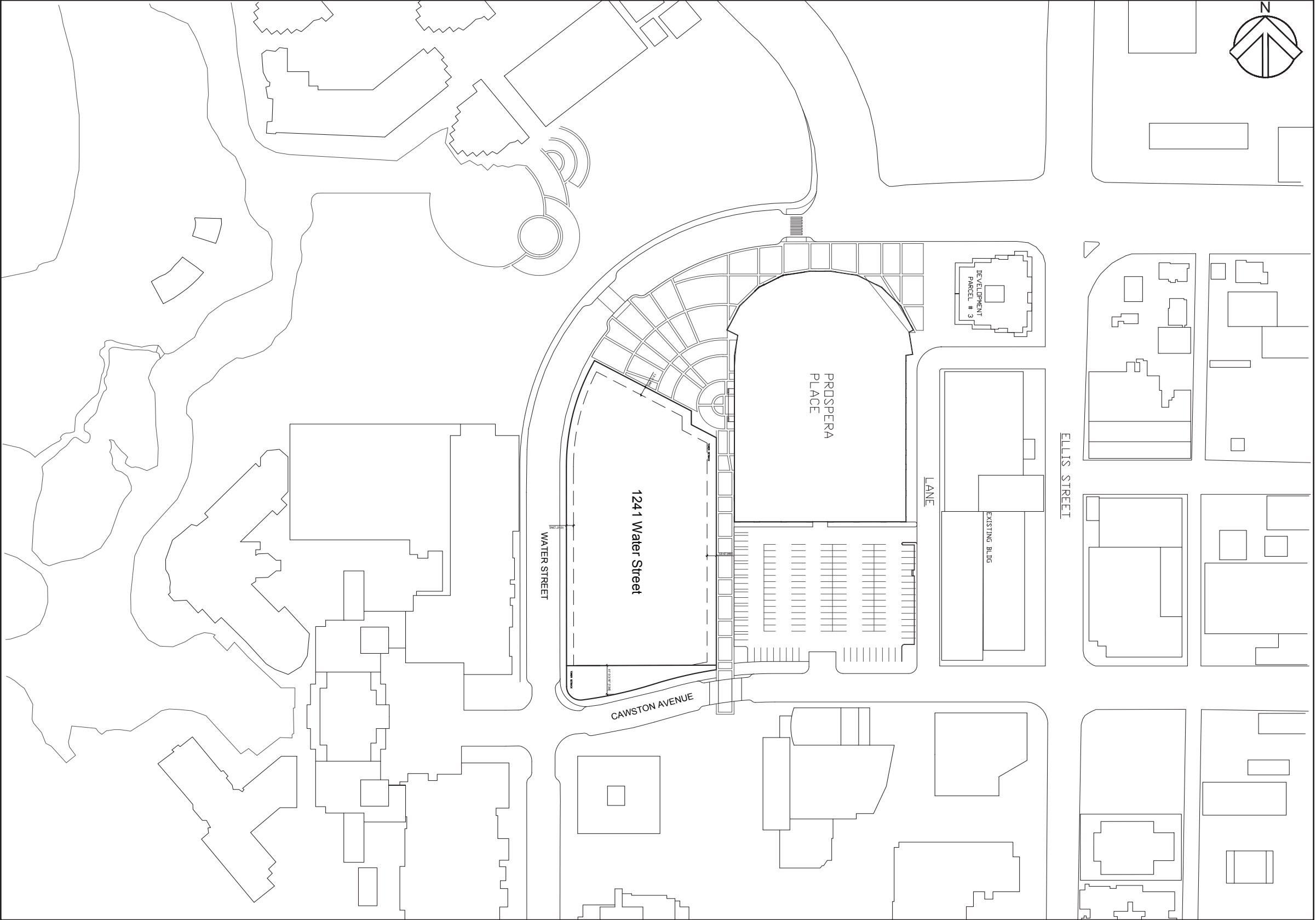
Contact: Lauren Macaulay, Director
Lauren.macaulay@arcadis.com



Context Plan



2023-09-06



Site Photos



2023-09-06



View from Northwest



View from Southwest



Google 3D View



View from South



View from South



View from East

Precedents

The site is located in near proximity to the water front marina. The site currently functions as a parking lot to serve the Prospera Place Arena. It is bordered by hotels but sits close to the single-family residential neighborhood to the east. Other closeby amenities include the Kelowna Downtown Library, the Kelowna Community Theatre, the Kelowna Art Gallery and the Rotary Centre for the Arts.



Architectural Rationale

Location

The project is situated in Downtown Kelowna, at the North West edge of the Civic Precinct. Close to many cultural and civic institutions such as the Kelowna Art gallery, Rotary Centre for the arts, Kelowna library, and four museums; as well as public art, private galleries, restaurants and unique stores. Directly to the East is the Prospera Place stadium and across the street to the West is the Lake City Casino, the Water Street boat launch and Stuart Park with its trails along the Okanagan lakefront. Water Street & Cawston Ave front the West and South; while public realm in the form of Prospera Place’s entrance plaza and the Art walk public path front the East and North. This site is envisioned as the northern gateway to the downtown waterfront and cultural district. Through the site’s redevelopment, this existing surface parking lot, underutilized at most times, will be transformed into a space that will enhance the cultural vitality and increase the vibrancy of the downtown core. Retail, proposed on all sides of the development and well-designed residential lobbies, along with the levels of much needed housing above, will bring more activity to the area at all times of day, encourage pedestrian movement around the site and help foster a human centred compact and complete neighbourhood with places to work, live and play.

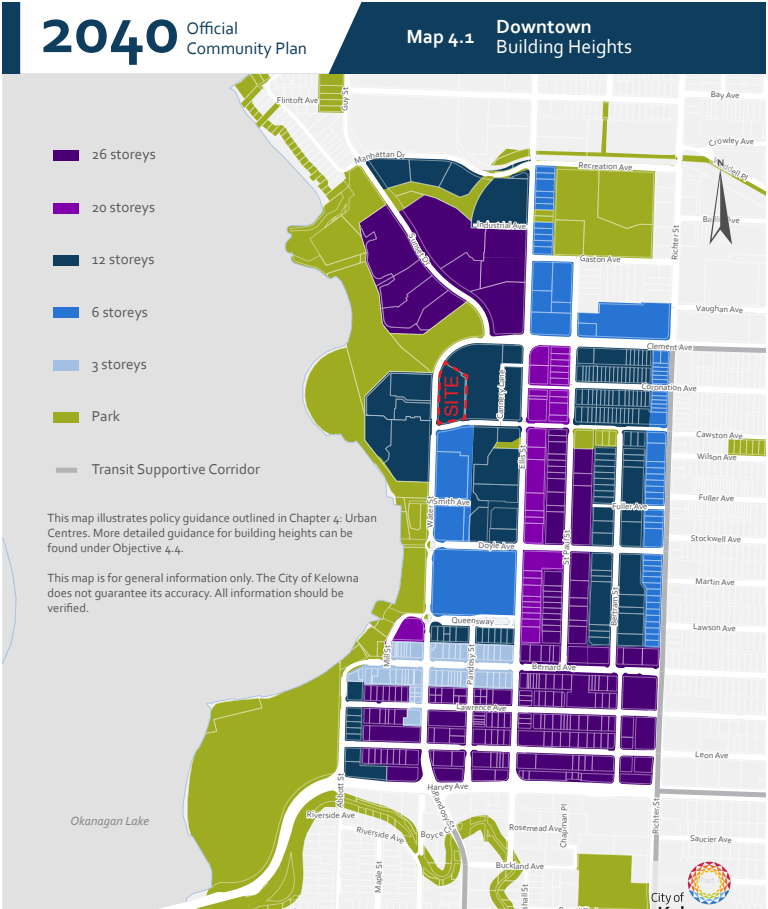
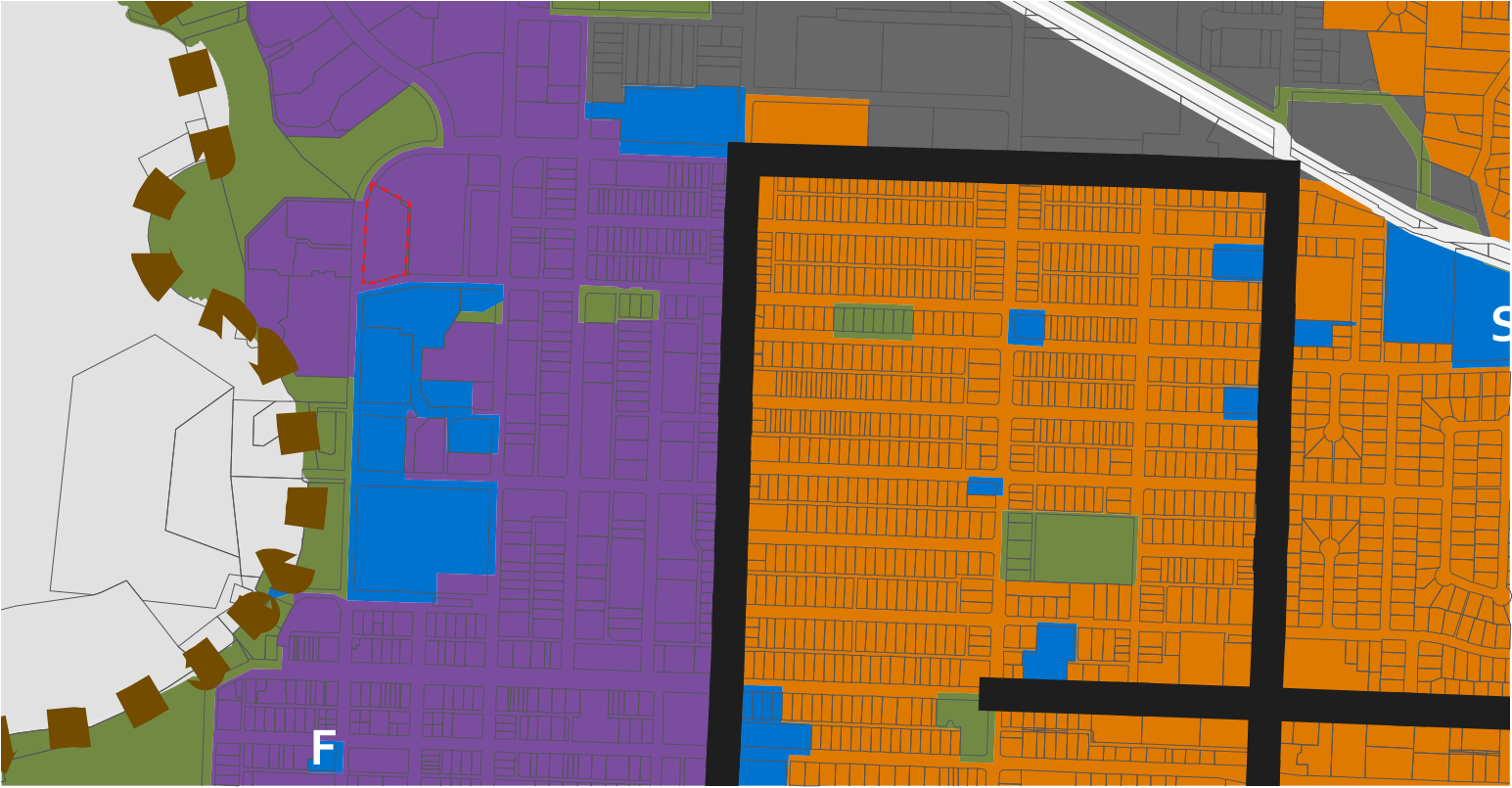
Zoning

The site is currently zoned UC1a in the City Centre. It is described in the City’s Civic precinct land use plan as a mixed use property on the repurposed surface parking lot, envisioned to have commercial retail at grade, a multi-level parking podium and residential towers above.

The site forms the Northern perimeter of the Civic Precinct. Heights are envisioned as growing along the precinct’s edge along the North and East side of the area; stepping down to lower forms at its heart. In general a parking podium is expected with an activated street frontages and taller towers on key sites such as this one to encourage more downtown residential living and neighbourhood vibrancy.



2023-09-06



Architectural Design

The project design shall aim to convey a sense of authenticity and regional expression. Natural materials such as stone and/or brick will be incorporated into the lower levels with a color scheme that is in keeping with the natural landscape of the area. Balconies will be incorporated in the towers to increase the connection between unit interiors an exteriors; while lowest retail levels will incorporate recessed entrances and large operable windows to open some of the retailers to the outside. A significant landscaped amenity space will be featured on the retail / parking podium with covered seating areas to make the most of great summer weather.

The project will be composed of a double height retail level with three levels of parking above (forming a visually four level podium). Three towers are envisioned on the site in a checkerboard pattern to optimize building separation; with a five storey streetwall to help define and frame the public realm of the street. The two taller buildings are on the North and East to relate to the higher buildings currently under construction across Water St. and envisioned along the Northern edge of the Civic Precinct. The lower tower is placed along Cawston Ave to create a height transition to the smaller buildings envisioned in this area by the OCP. Each tower and podium will be oriented to the principle street to which it faces. These buildings will each be treated differently with material and shape elements creating an eclectic streetscape that retains a sense of unity and cohesiveness. The retail edge will be subdivided into a series of bays using columns, canopies, lights and other architectural features to add rhythm and visual interest to the street. Retail at the corners have been left a little larger for more significant retail / restaurant offerings with generous setback to provide more public realm at these important edges.

Retail (Base):

- Smaller storefronts to create rhythm and pedestrian interest.
- Residential lobbies held back to provide sense of entrance. Detail, materials and lighting will allow these entrances to provide a unique sense of identity to each building.
- Continuous canopy provides rain protection and sun mitigation
- Pedestrian focus and improvements through use of natural high quality materials and attention to a signage strategy.
- Parking Podium (Base):
- Parking is hidden behind retail double height space for two levels
- Upper parking levels are obscured by façade.
- Mechanical ventilation obscured in façade elements.



An active pedestrian walkway

Landscaped Roof Decks (Base):

- Common and private roof decks provided at all podium roofs
- Featuring trees and other planting to give visual interest and provide a comfortable micro climate.
- Trellis and canopies will be incorporated over larger decks to optimize useability throughout the year.

Residential Podium (Base):

- Two storey volume at grade provides active retail and residential uses at the street level.
- building setbacks at Level 3 provides a human scale architecture at the pedestrian realm.
- The massing between Level 3 and 5 terraces towards the roof top amenity deck.
- The terraced massing provides opportunities for landscape and habitat for pollinators.
- Balconies and columns create visual interest and sense of rhythm to streetscape.
- Variety of podium height from 5 to 3 floors creates visual interest to line of the building.

Residential Towers (Middle):

- The three towers vary in height and form
- Similar materials and formal treatment will create cohesion to the project; while variety in expression will achieve visual interest.
- Large balconies will be provided for all units
- Attention to window pattern and treatment will create clean aesthetic.
- Smaller plate size will be used for buildings above the podium for the taller buildings.

Penthouse & Roofs (Top):

- Visually interesting tower tops and integrated mechanical levels will provide visual interest to the city skyline.
- We will explore the penthouse levels to provide more outdoor space and connection between unit interiors and exteriors.

Materiality:

Natural indigenous materials such as stone and brick will be incorporated into the podium and other Base components of the building. Overall materials will be selected to provide a high degree of functional and aesthetic quality; while exhibiting durability, longevity and ease of maintenance. The towers will be 50% glass to solid to reduce thermal impact; while attention will be paid to rhythm and diversity of elements to keep them visually interesting and to celebrate a sense of craft and workmanship.

Public and Private Open Space

Building edges of the podium have been kept back from street edges to provide 20’ or more from face of glass to curb. This allows for street furniture, bike parking, garbage receptacles, benches, trees and room for outdoor seating for retailers. Retail will front all four sides of the development with additional 13’ setback given for the northern edge of the art walk to allow for further animation of this alley with outdoor seating and features that will encourage foot traffic. The Art walk will be well lit and feature robust street materials that will provide interest and durability; while promoting active transportation. Street parking, and designated drop off areas will be incorporated along principle streets to provide for taxis and future ride sharing.

Overall we expect both the at-grade common open space and the generous outdoor amenities on the podium to help build social interaction between occupants of the building and the greater community; while the design of the parking, loading and mechanical will be functional but also sensitive to the public realm.

Parking & Loading

The parking will be hidden from public view behind retail and fronting materials that are in character with the rest of the podium architecture. As there is no rear/ side lane or private driveway we will provide one entry point for all vehicles on Cawston Avenue. This entrance is setback from the street to provide safety for pedestrians, while ramps to above ground levels is not on axis with entry so it is screened from the public streets. A designated loading zone for the development and separate parking zones for visitors both residential and commercial; and home owners are provided with clear signage provided to indicate where movements should occur. Turning maneuver space has been amply provided to avoid vehicles backing up onto public streets. Lighting, security and materiality will be considered to keep the area feeling safe for all. Clear paths will be provided for pedestrians and cyclists coming to and leaving the site. Garbage and recycling rooms will be secured and located close to each tower for ease of use; and will be sized to allow for storage and movement of various waste streams. Higher volume loading zone provided for waste staging.

Sustainability

Environmental design and green building principles will be considered throughout the project design to make improvements locally and globally. Replacing a surface parking lot with a mixed use development in an established area, takes pressure from Green field sites and environmentally sensitive areas including wilderness and other ecologically important zones. The new development will foster a walkable community with an improved street level microclimate through the use of façade elements and canopies to reduce solar exposure and winds. Urban Heat island effect will be reduced by covering and enclosing 100% of the parking, including new street trees and vegetated roof decks, and incorporating where applicable low albedo materials.

Occupant wellbeing will be enhanced through the inclusion of large balconies with access to the outdoors and views; large windows in the living rooms will increase natural lighting and provide views improving the wellbeing of occupants. Easily accessible bike lockers and bike repair area will encourage healthy active lifestyle and reduced car usage; and the inclusion of EV charging will reduce fossil fuel use by occupants. Waste storage facilities are included for convenience and safety and to encourage recycling of all waste streams. Large communal outdoor space and the provision of Child friendly play amenities for all ages, will encourage a more active lifestyle for residences.

Water conservation will be encouraged for all occupants and strategies will be explored to promote collection, storage and use of rainwater. Low water use landscape will be incorporated and plants will be selected to handle drought conditions.

Passive envelope design strategies will be explored to reduce solar heat gain internally and thermal heat loss on colder days. This will include shading through strategic placement of balconies; and limiting vision glass to 50% of the façade. All windows will be double glazed and thermally broken; with sufficient operable windows to provide cross ventilation in suites. Interior shading devices will minimize glare and offset passive solar gain in the summer months.

The Green economy and social sustainability, will be enhanced through the Intensification of residents on the site, improving the tax base for the City and providing an increased residential tax base, which is a large net gain to the provision of services within the community.

Many temporary construction & consulting jobs will be created over the multi-year development timeline. Income from these jobs filters into the community through basic daily consumption of goods and services. Sourcing of construction materials and development services from local suppliers and trades will further contribute to the local economy.

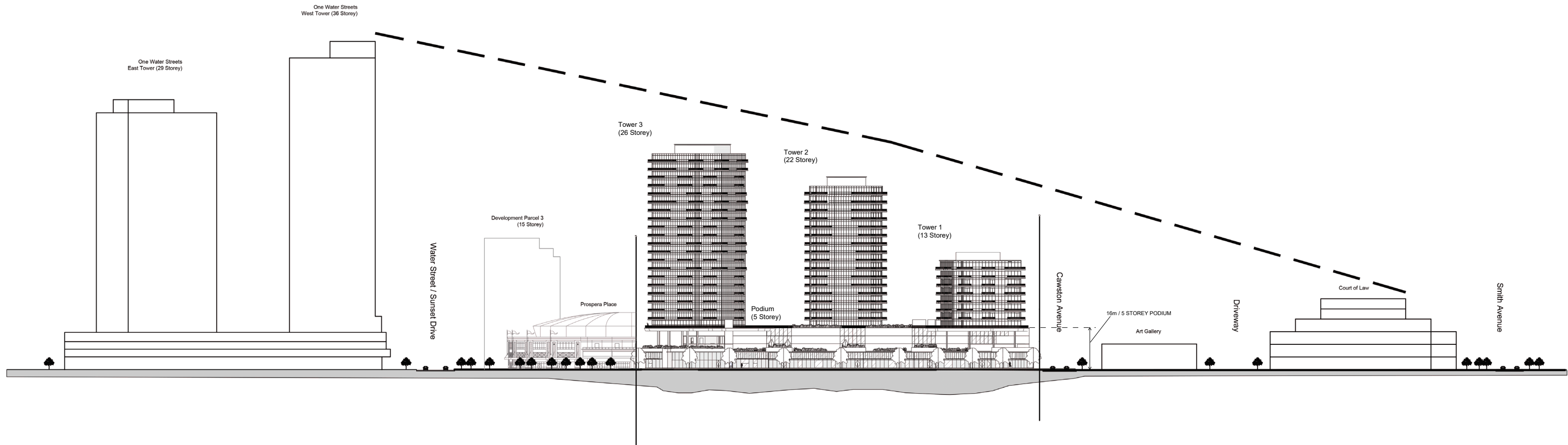
CPTED Principles

The project will take careful consideration the principles of CPTED. Durable materials will be incorporated throughout the project, to discourage and resist graffiti and other vandalism. Retail and other active uses are incorporated along all publicly accessible areas; while residential units front the common amenity outdoor spaces, providing “eyes on the street” to promote a feeling of safety. Parking is all internal and enclosed with clear marking and signage to improve pedestrian safety. Enterphone and gates are included to control movements throughout the site; and all mail rooms are in secured lobbies.

Universal Accessible Design

All common areas will be designed to a high standard of accessible and adaptable design to accommodate all people. Accessible Parking will be provided as per BC Building Code. All Ground floor retail and lobbies will be adjacent to sidewalk elevations and any grade change internally to common areas will be handled with ramps.

Streetscape Elevation - Water Street



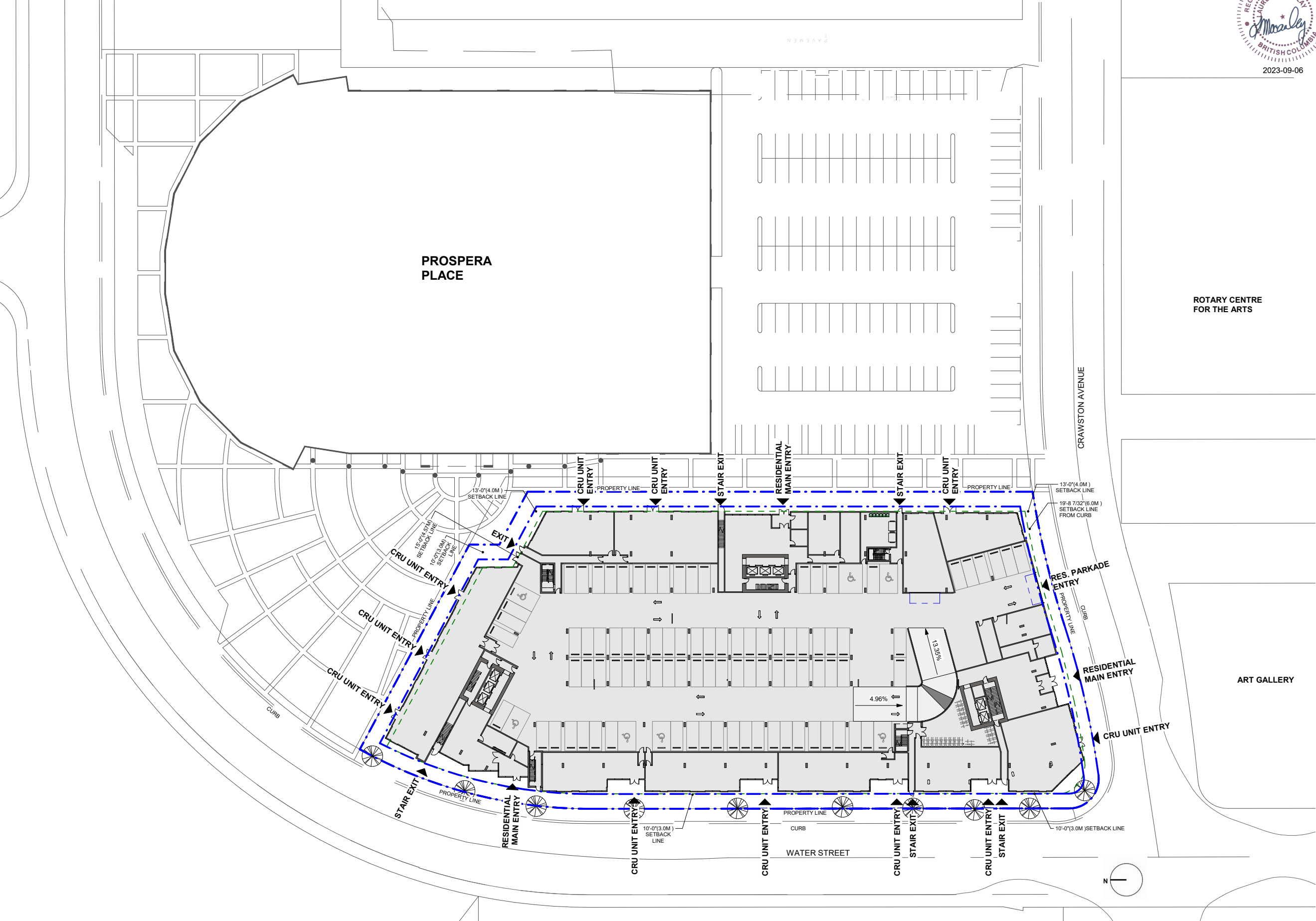
NW VIEW



SW VIEW



Site Plan



Level 1 Plan

Main Floor Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Building Services	6975.98 ft²	648.09 m²
Circulation / Common	9495.80 ft²	882.19 m²
Commercial	19104.27 ft²	1774.85 m²
Parking	37568.09 ft²	3490.19 m²
Total GFA	73144.14 ft²	6795.31 m²

L01 Parking Schedule	
Parking Type	Count
Accessible Stall	6
Regular Stall	90
Van Accessible Stall	1
Total Parking:	97

L01 Bike Schedule	
Parking Type	Total Stalls
HORIZONTAL - TWO SPACES*	40
Total Parking:	40

*Fire Access to middle tower for review with Kelowna Fire Department and Building Department

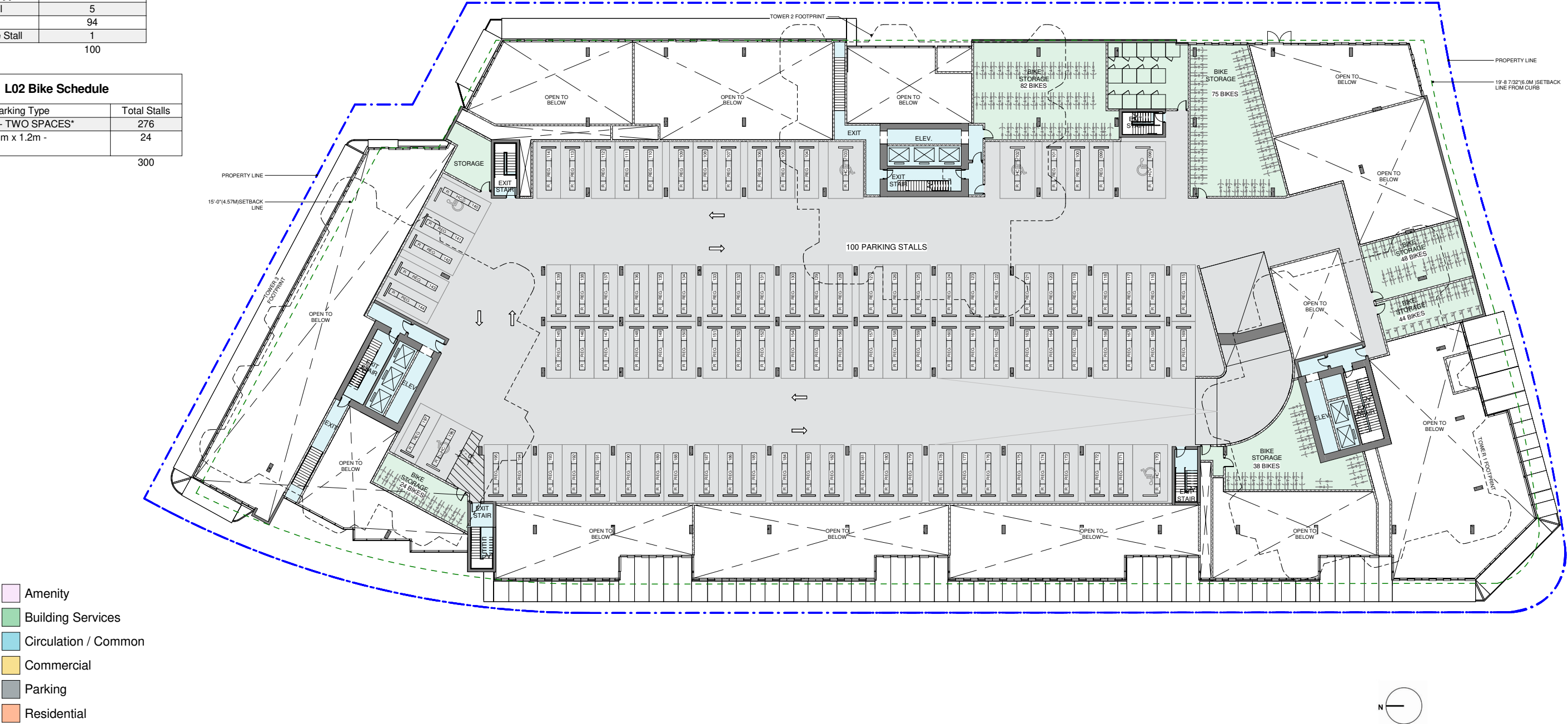


Level 2 Plan

Level 02 Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Building Services	6765.16 ft²	628.50 m²
Circulation / Common	4099.16 ft²	380.82 m²
Parking	35900.75 ft²	3335.29 m²
Total GFA	46765.07 ft²	4344.62 m²

L02 Parking Schedule	
Parking Type	Count
Accessible Stall	5
Regular Stall	94
Van Accessible Stall	1
Total Parking:	100

L02 Bike Schedule	
Parking Type	Total Stalls
HORIZONTAL - TWO SPACES*	276
VERTICAL 06.m x 1.2m - RESIDENTIAL	24
Total Parking:	300



Scale: 1/16"=1'-0"

Level 3 Plan

Level 03 Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Building Services	5673.02 ft²	527.04 m²
Circulation / Common	4878.16 ft²	453.20 m²
Parking	44837.67 ft²	4165.56 m²
Total GFA	55388.84 ft²	5145.79 m²

L03 Parking Schedule	
Parking Type	Count
Accessible Stall	8
Meduim Stall	9
Regular Stall	105
Total Parking:	122

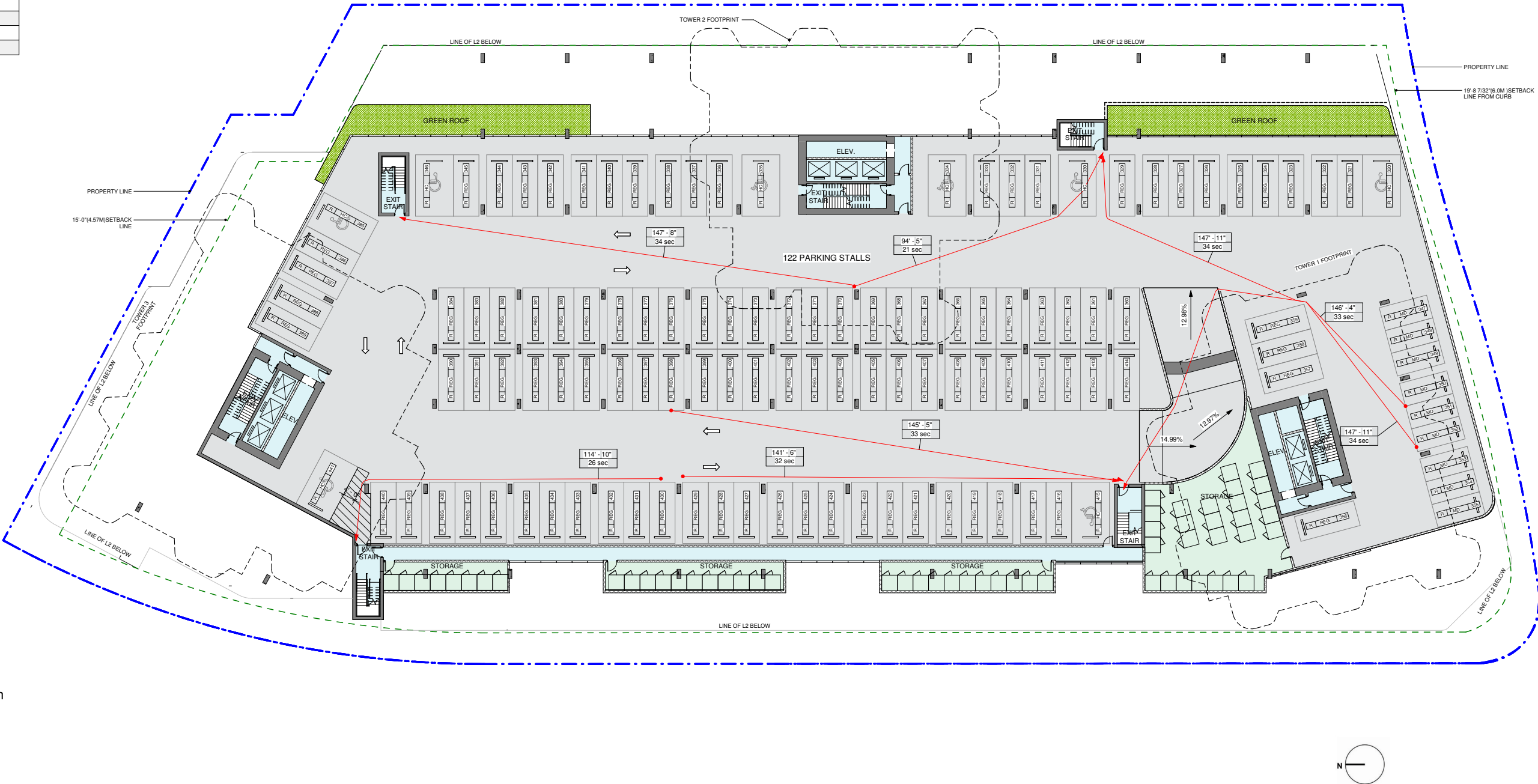


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Level 4 Plan

Level 04 Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Building Services	3380.89 ft²	314.09 m²
Circulation / Common	4753.89 ft²	441.65 m²
Parking	45410.74 ft²	4218.80 m²
Total GFA	53545.52 ft²	4974.54 m²

L04 Parking Schedule	
Parking Type	Count
Accessible Stall	8
Meduim Stall	9
Regular Stall	105
Total Parking:	122



Scale: 1/16"=1'-0"

Level 5 Plan

Level 05 Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Building Services	3380.89 ft²	314.09 m²
Circulation / Common	4753.89 ft²	441.65 m²
Parking	45410.74 ft²	4218.80 m²
Total GFA	53545.52 ft²	4974.54 m²

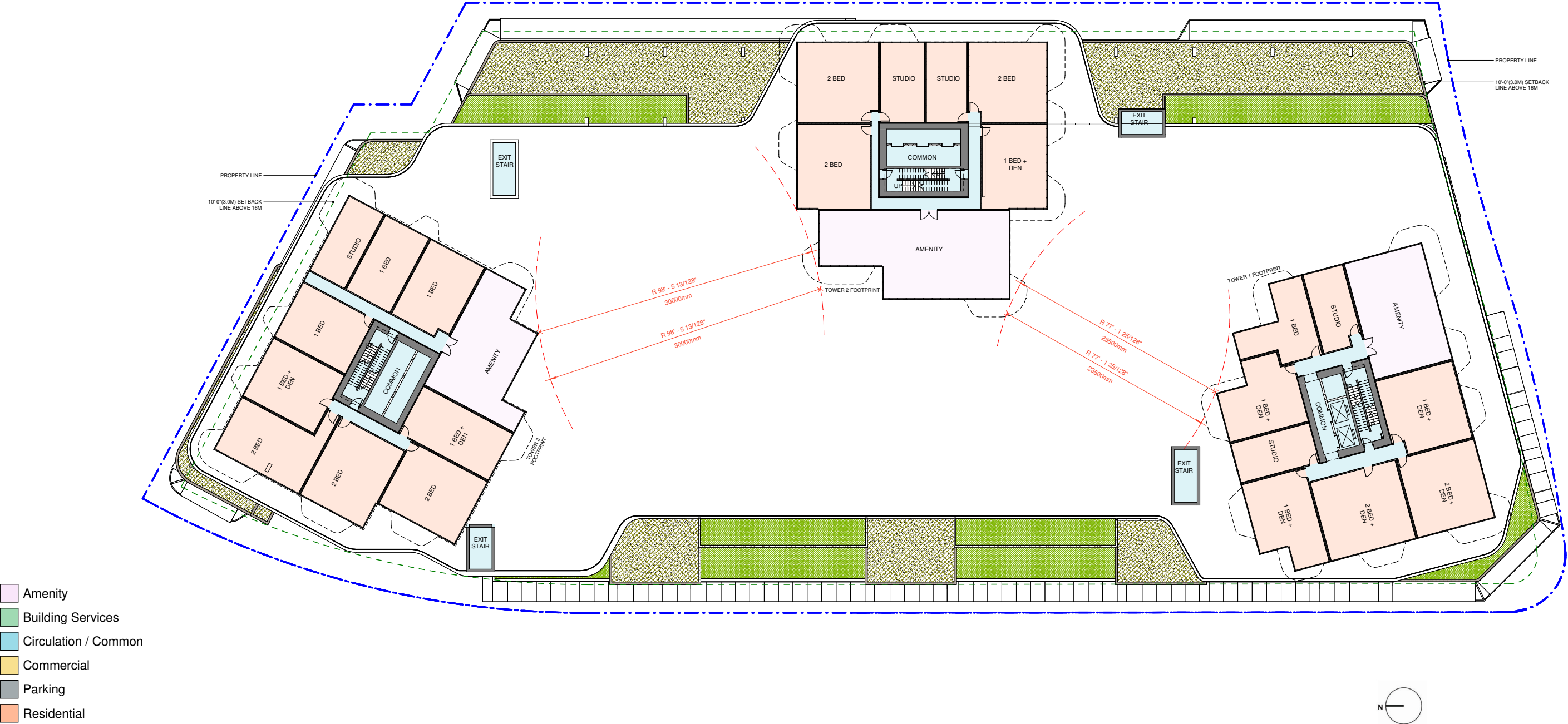
L05 Parking Schedule	
Parking Type	Count
Accessible Stall	8
Meduim Stall	9
Regular Stall	105
Total Parking:	122



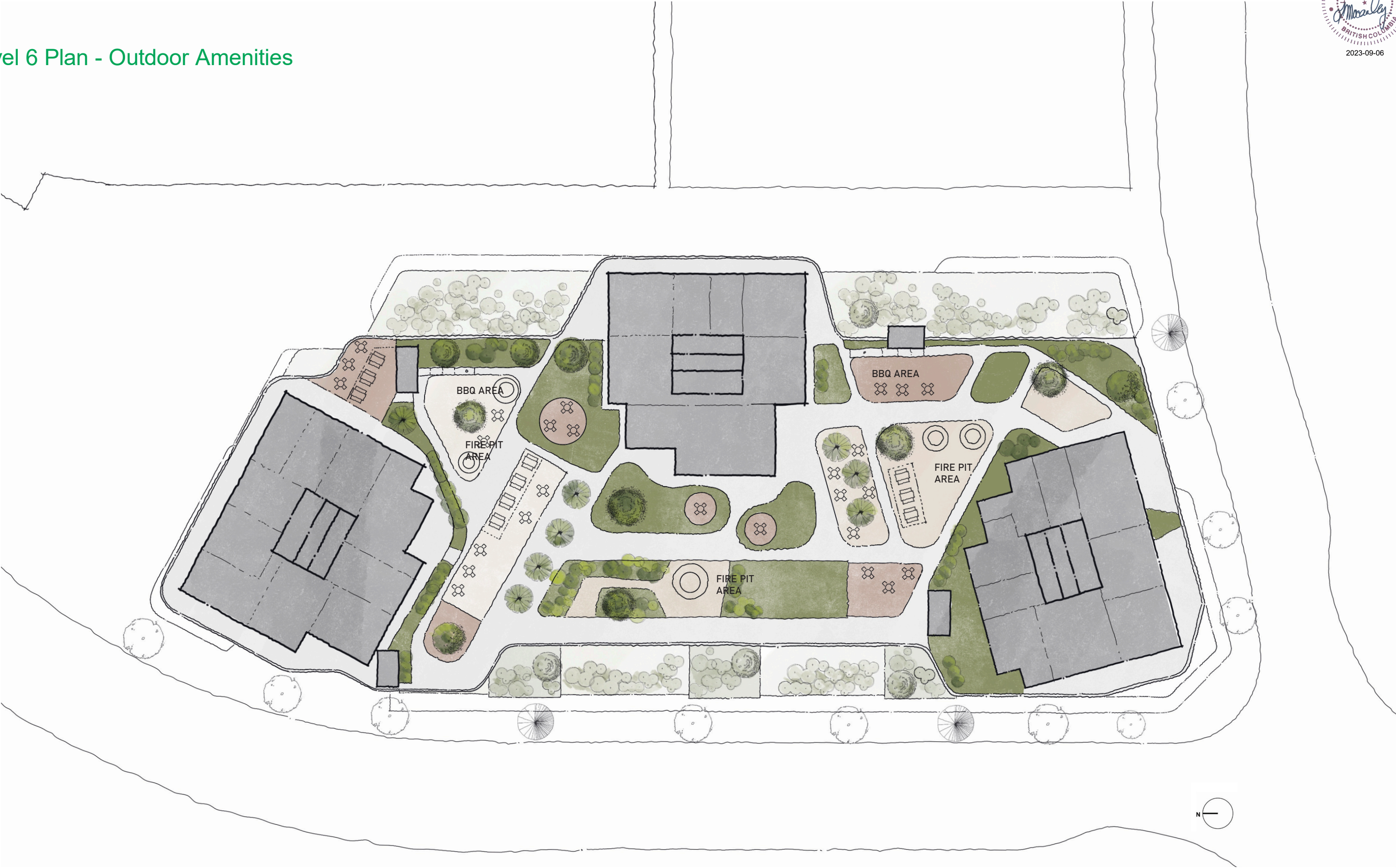
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Level 6 Plan

Level 06 Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Amenity	4182.10 ft²	388.53 m²
Circulation / Common	4214.01 ft²	391.49 m²
Residential	14815.89 ft²	1376.44 m²
Total GFA	23212.01 ft²	2156.47 m²

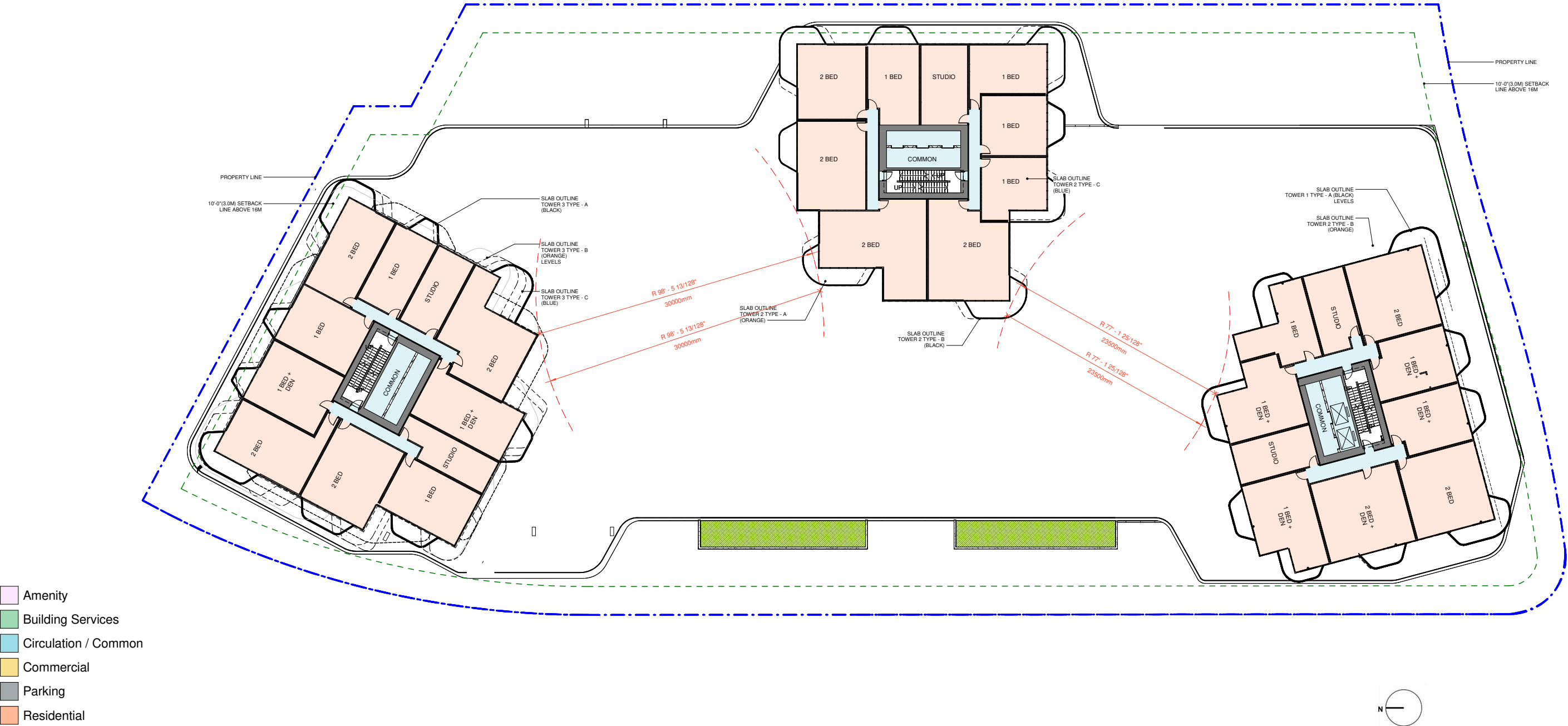


Level 6 Plan - Outdoor Amenities



Level 7 Plan

Typical Floor Areas Breakdown		
Usage Type	Area (Sq.ft)	Area (Sq.m)
Circulation / Common	3388.07 ft²	314.76 m²
Residential	18986.70 ft²	1763.92 m²
Total GFA	22374.77 ft²	2078.68 m²



1241 Water St

September 6, 2023

PROJECT DESCRIPTION

PROJECT NAME:	1241 Water St
PROJECT ADDRESS:	1241 Water St, Kelowna BC V1Y 9V1
LEGAL DESCRIPTION:	LOT A, LOT 2 PLAN KAP60698, DISTRICT LOT 139 O.D.Y.D.
CURRENT ZONING	UC1a
MAX ALLOWABLE FSR/FAR:	5.00
PROPOSED FSR/FAR:	4.63

PROJECT SETBACKS

Setbacks	Required Min. at Grade		Proposed at Grade	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Triangular Set back	n/a	n/a	n/a	n/a
Front Yard (Water St)	9.8	3.0	9.8	3.0
Side Yard (Cawston Ave.)	19.7	6.0	19.7	6.0
Side Yard	15.0	4.6	15.0	4.6
Rear Yard	13.1	4.0	13.1	4.0

*Triangular Setback 4.5m in length abutting along the property lines that meet at each corner of an intersection

BUILDING HEIGHT

	Max Allowable Height		Proposed Height	
	Imperial (ft)	Metric (m)	Imperial (ft)	Metric (m)
Building Height	144.4	44.0	258.1	78.7
No. of Storeys	-		-	26

LEGEND

FSR	Floor Space Ratio
FAR	Floor Area Ratio

SITE

FSR/FAR Analysis	
Site Area (m ²)	8307.98
Max FSR/FAR	5.00
Max Allowable FSR/FAR (m ²)	41539.91

Site Breakdown	M ²	FT ²
Site Area	8,307.98	89,427.11

AREA BREAKDOWN

Level	Geodetic Elevation (m)	Floor to Floor (m)	Number of Units	Gross (m²)						Exclusions (m²)				FSR/FAR Area	Floorplate Efficiency	FSR/FAR (Commercial / Retail)	FSR/FAR (Residential)
				Parking / Service	Common Areas	Commercial/ Retail	Residential	Amenity	Total Gross Floor Area	Parking and Services	Common Areas	Amenity	Total Exclusions				
Level 26		3.050	11	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%	0.21	4.41
Level 25		3.050	11	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 24		3.050	11	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 23		3.050	11	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 22		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 21		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 20		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 19		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 18		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 17		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 16		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 15		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 14		3.050	20	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 13		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 12		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 11		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 10		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 9		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 8		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 7		3.050	30	-	314.76	-	1763.92	-	2078.68	-	314.76	-	314.76	1763.92	84.9%		
Level 6		3.050	23	-	391.49	-	1376.44	388.53	2156.46	-	391.49	388.53	780.02	1376.44	63.8%		
Level 5		2.895	0	4532.89	441.65	-	-	-	4974.54	4532.89	441.65	-	4974.54	0.00	0.0%		
Level 4		2.895	0	4532.89	441.65	-	-	-	4974.54	4532.89	441.65	-	4974.54	0.00	0.0%		
Level 3		2.895	0	4692.59	453.20	-	-	-	5145.79	4692.59	453.20	-	5145.79	0.00	0.0%		
Level 2		2.895	0	3963.80	380.82	-	-	-	4344.62	3963.80	380.82	0.00	4344.62	0.00	0.0%		
Main Floor		3.050	0	4138.28	882.19	1774.85	-	-	6795.32	4138.28	882.19	0.00	5020.47	1774.85	26.1%		
				457	21860.45	9286.20	1774.85	36654.84	388.53	69964.87	21860.45	9286.20	388.53	31535.18	3429.69		

Total Height	78.7 m
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78.7 m

FSR/FAR Proposed	38429.69
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FSR/FAR Proposed	38429.69
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Level	Tower 1 Unit Mix					Tower 1 Total Units	Tower 2 Unit Mix				Tower 2 Total Units	Tower 3 Unit Mix				Tower 3 Total Units	Total Unit Count all Towers
	Studio	1 Bed	1 Bed + Den	2 Bed	2 Bed + Den		Studio	1 Bed	1 Bed + Den	2 Bed		Studio	1 Bed	1 Bed + Den	2 Bed		
Level 26											2	3	2	4	11	11	
Level 25											2	3	2	4	11	11	
Level 24											2	3	2	4	11	11	
Level 23											2	3	2	4	11	11	
Level 22						1	4	0	4	9	2	3	2	4	11	20	
Level 21						1	4	0	4	9	2	3	2	4	11	20	
Level 20						1	4	0	4	9	2	3	2	4	11	20	
Level 19						1	4	0	4	9	2	3	2	4	11	20	
Level 18						1	4	0	4	9	2	3	2	4	11	20	
Level 17						1	4	0	4	9	2	3	2	4	11	20	
Level 16						1	4	0	4	9	2	3	2	4	11	20	
Level 15						1	4	0	4	9	2	3	2	4	11	20	
Level 14						1	4	0	4	9	2	3	2	4	11	20	
Level 13						2	1	4	2	1	10	1	4	0	4	9	2
Level 12	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 11	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 10	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 9	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 8	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 7	2	1	4	2	1	10	1	4	0	4	9	2	3	2	4	11	30
Level 6	2	1	3	0	2	8	2	0	1	3	6	1	3	2	3	9	23
Level 5	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
Level 4	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
Level 3	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
Level 2	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
Main Floor	-	-	-	-	-	0	-	-	-	-	0	-	-	-	-	0	0
	16	8	31	14	9	78	18	64	1	67	150	41	63	42	83	229	457

Units

	Unit Mix %	
Studio	75	16%
1 Bed	135	30%
1 Bed + Den	74	16%
2 Bed	164	36%
2 Bed + Den	9	2%

Totals Breakdown:	
36,654.8	Total Residential Sq.m:
1,774.9	Total Commercial Sq.m:
388.5	Total Amenity Sq.m:
69,964.9	Proposed Total Gross Floor Area Sq.m:
2.5%	Total Commercial % of Project:
83.8%	Net Area Efficiency:
54.9%	Overall Building Efficiency

VALUES FOR TABULATING PARKING & LOADING COUNTS

	Imperial (ft ²)	Metric (m ²)
Commercial:	19104.49	1774.85
Residential Units:		457 units

ZONING BYLAW PARKING REQUIREMENTS

Required Parking:	Micro	0.8	
	Studio	0.8	
	1 Bed	0.9	<i>Note: Per Table 8.3.1 Residential Multi-Dwelling Parking</i>
	2 Bed	1	
	3 Bed	1	
Visitor Parking		0.14	<i>Note: Per Table 8.3.1 Residential Multi-Dwelling Parking</i>
Commercial		0.9	<i>Note: Per Table 8.3.2 Commercial</i>

Unit Type	Parking Calculation	
	# of Unit	# of Stalls
Studio	75	60
1 Bed	209	188
2 Bed	173	173
3 Bed	0	0
Visitors	-	64
Res Total	457	485
Commercial	-	16
Grand Total		501

Accessible Parking Calculation		
No. of Parking Spaces On-Site:	500+ Stalls	<i>Note: Per Table 8.2.17 Amount of Accessible Parking Spaces</i>
Accessible Stalls	10 Stalls	Counted in Table Above (2% of Total Spaces)
Van Accessible Stalls	2 Stalls	Counted in Table Above
Car-Share Calculation		
Car-Share Stalls Provided:	0 Stalls	<i>Note: Per 8.2.11 (b) Car Share Incentives: Any commercial use (e.g. office and retail) can be reduced by five (5) parking spaces per car share vehicle.</i>
Commercial Parking Calculation		
Commercial Parking Requirement:	0.9 Stalls per 100m ²	<i>Note: Per Table 8.3.2 Commercial:</i>
Commercial Parking Area:	1775 m ²	
Commercial Stalls Required:	16 Stalls	Counted in Table Above
Visitor Parking Required:	64 Stalls (Counted in Total Parking Below)	
Total Parking Required:	501 Stalls	
On-Site Parking:	563 Stalls	

PARKING BREAKDOWN

	Residential				Commercial & Visitor		
	Regular	Small	Accessible	Van Accessible	Regular	Accessible	Van Accessible
Level 05	105	9	8	0	0	0	0
Level 04	105	9	8	0	0	0	0
Level 03	105	9	8	0	0	0	0
Level 02	94	0	5	1	0	0	0
Level 01	28	0	5	0	62	1	1
Totals	437	27	34	1	62	1	1
Total Parking Provided	563	Stalls	6% Of Resident Car Parking is Small Cars Stalls				

BIKE PARKING BREAKDOWN

Long Term Residential Bikes	Required	Provided
0.75 Per 2 Bedroom or Less	343	476
1.0 Per 3 Bedroom or More	0	0
Total	343	476
Short Term Residential Bikes	Required	Provided
6 Per Entrance	18	18
Long Term Commercial Bikes	Required	Provided
GFA <20,000m ² .2 Per 100m ² , GFA >20,000m ² .4 Per 100m ²	4	4
Short Term Commercial Bikes	Required	Provided
2 Per Entrance	22	22

STORAGE LOCKERS

Level	Count
Level 05	57
Level 04	57
Level 03	102
Level 02	0
Level 01	0
Total Lockers Provided	216

Storage Lockers

COMMON & PRIVATE AMENITY SPACE

Bylaw	Unit Count	Required Area Per Unit Type (M ²)	City Required
7.5m ² per bachelor dwelling unit			
Table 14.11 Studio / Micro	75	7.5	562.5
15.0m ² per 1 bedroom dwelling unit			
Table 14.11 1 Bedroom	209	15	3135
25.0 m ² per dwelling unit with more than 1 bedroom			
Table 14.11 2 Or More Bedrooms	173 0	25	4325
Total Open Space Required			8022.5