

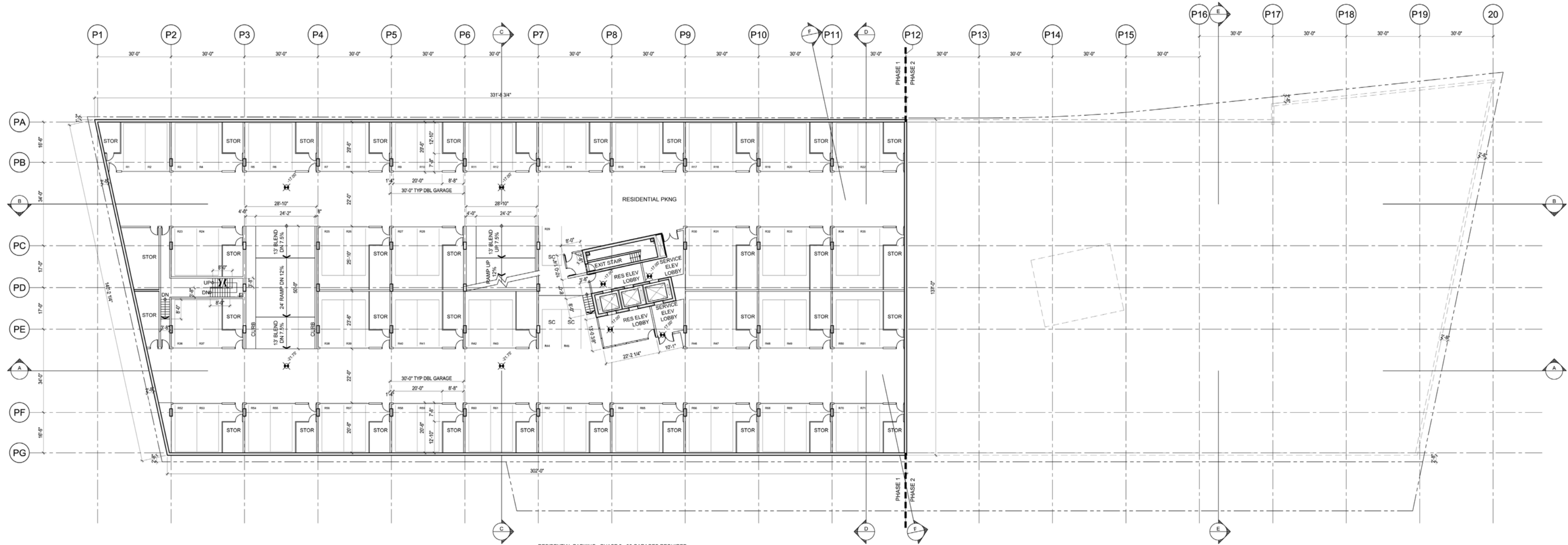
ARCHITECTURAL DRAWINGS

CONTEXT PLAN

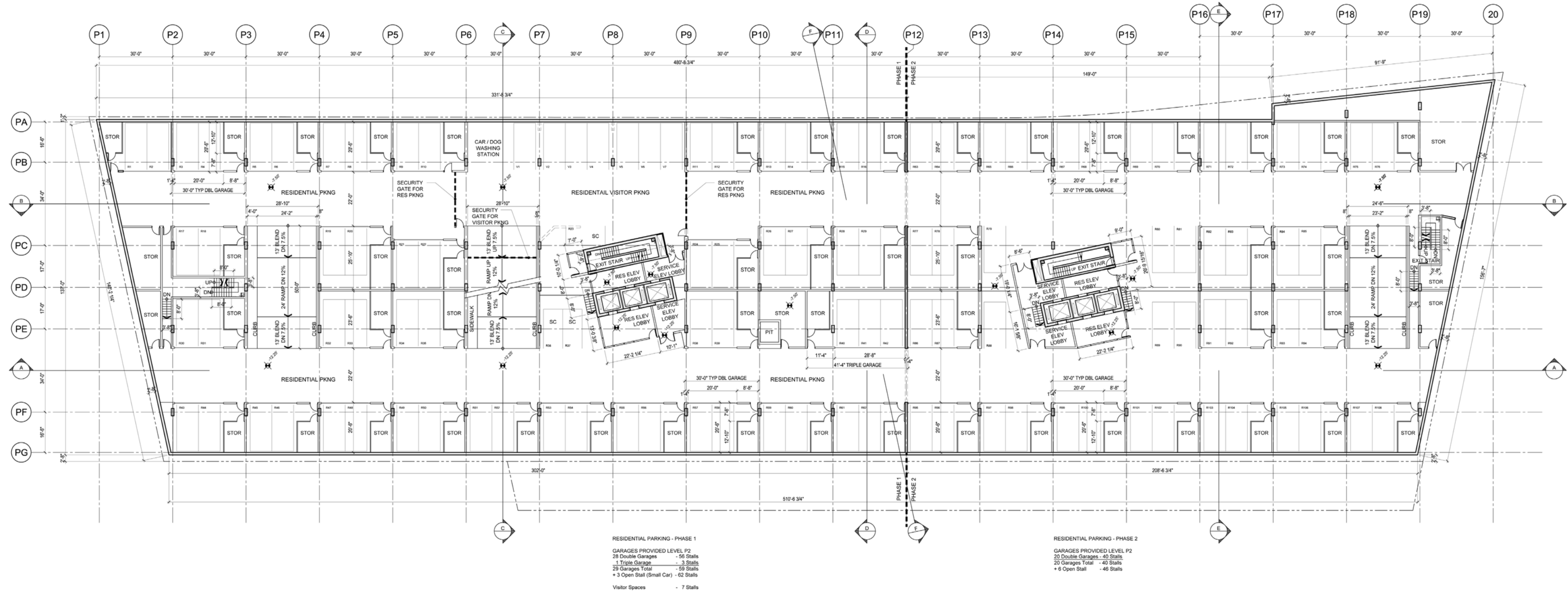


PARKING LEVEL 3

PLAN

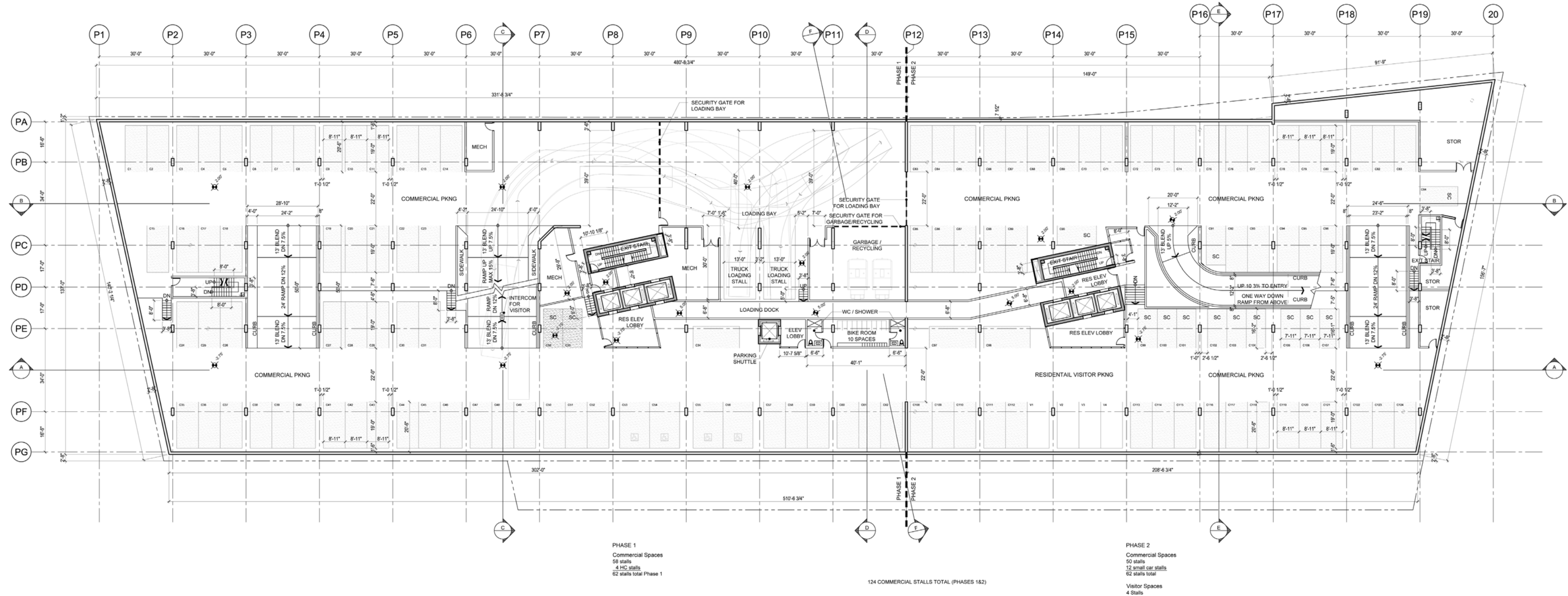


RESIDENTIAL PARKING - PHASE 2 - 36 GARAGES REQUIRED
GARAGES PROVIDED LEVEL P3
34 Double Garages - 68 Stalls
+ 3 Open Stall (Small Car) - 11 Stalls



PARKING LEVEL 1

PLAN



14 TH STR

GROUND LEVEL

PLAN

MARINE DRIVE

14 TH STREET

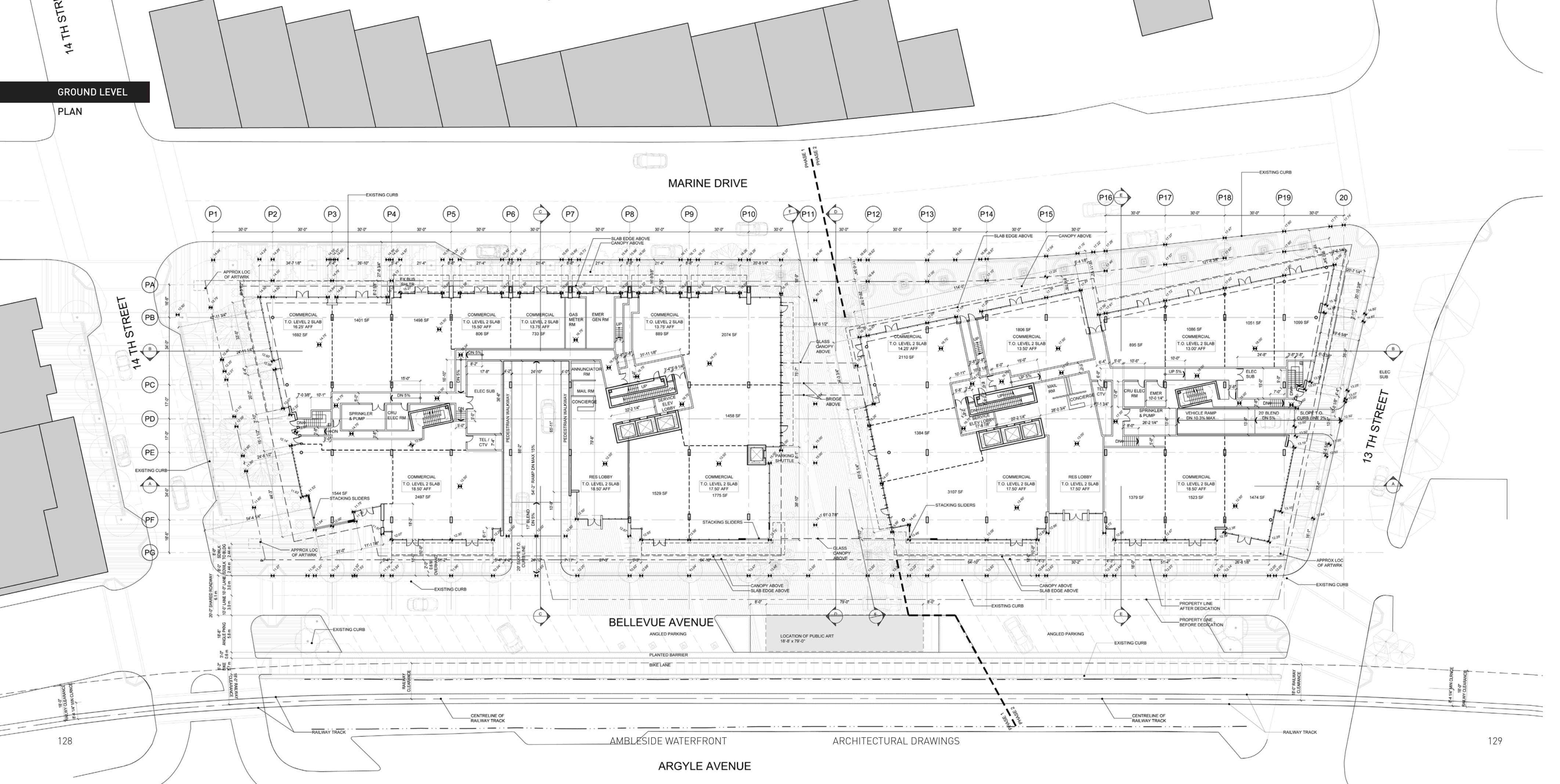
13 TH STREET

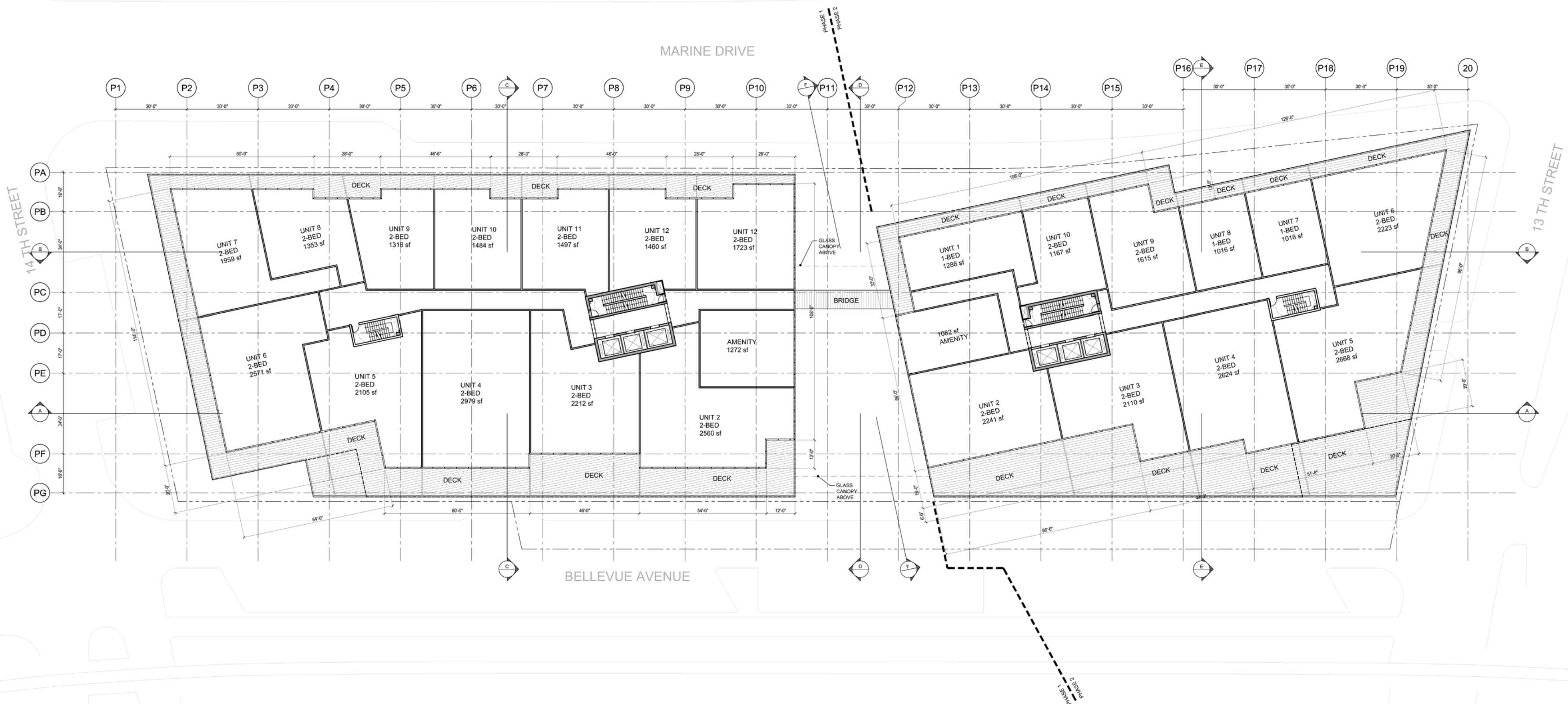
BELLEVUE AVENUE

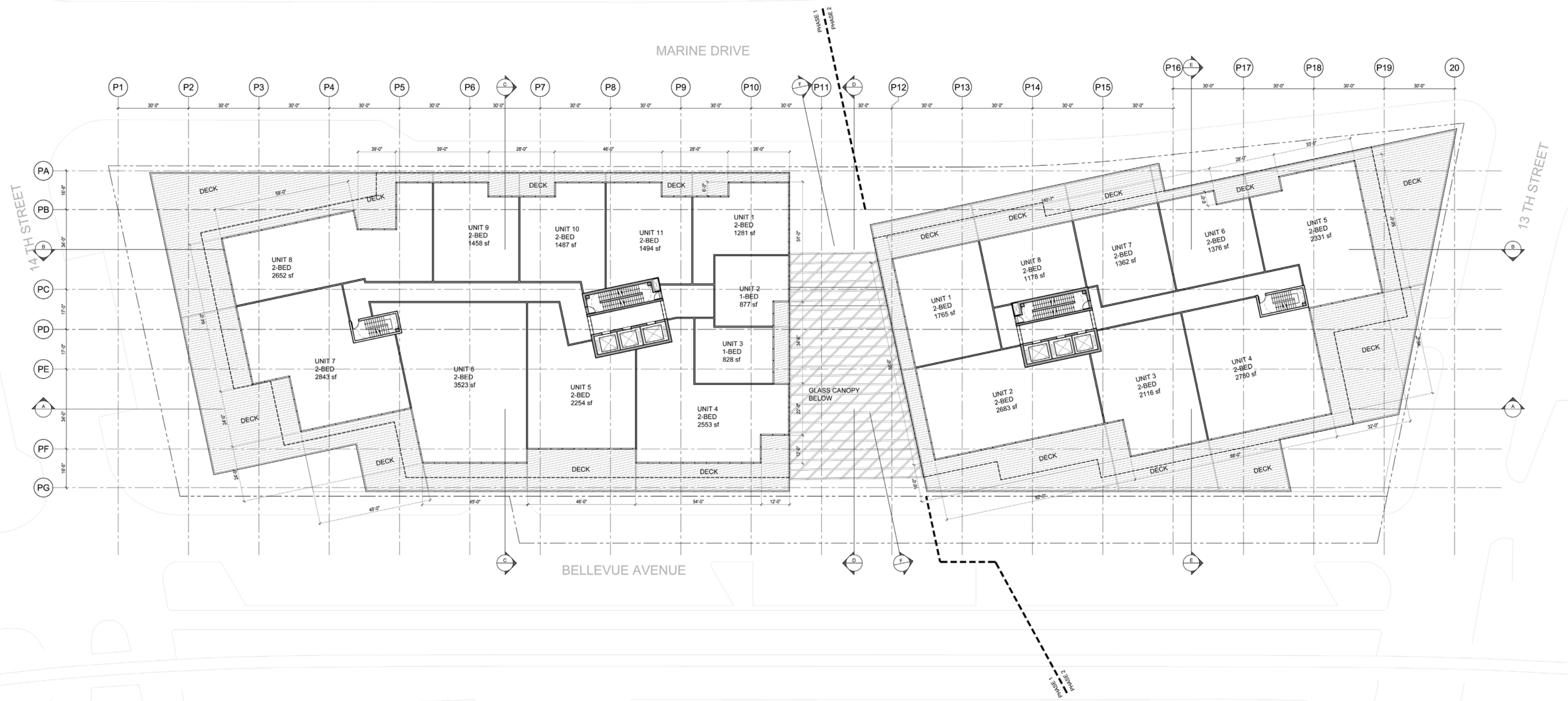
AMBLESIDE WATERFRONT

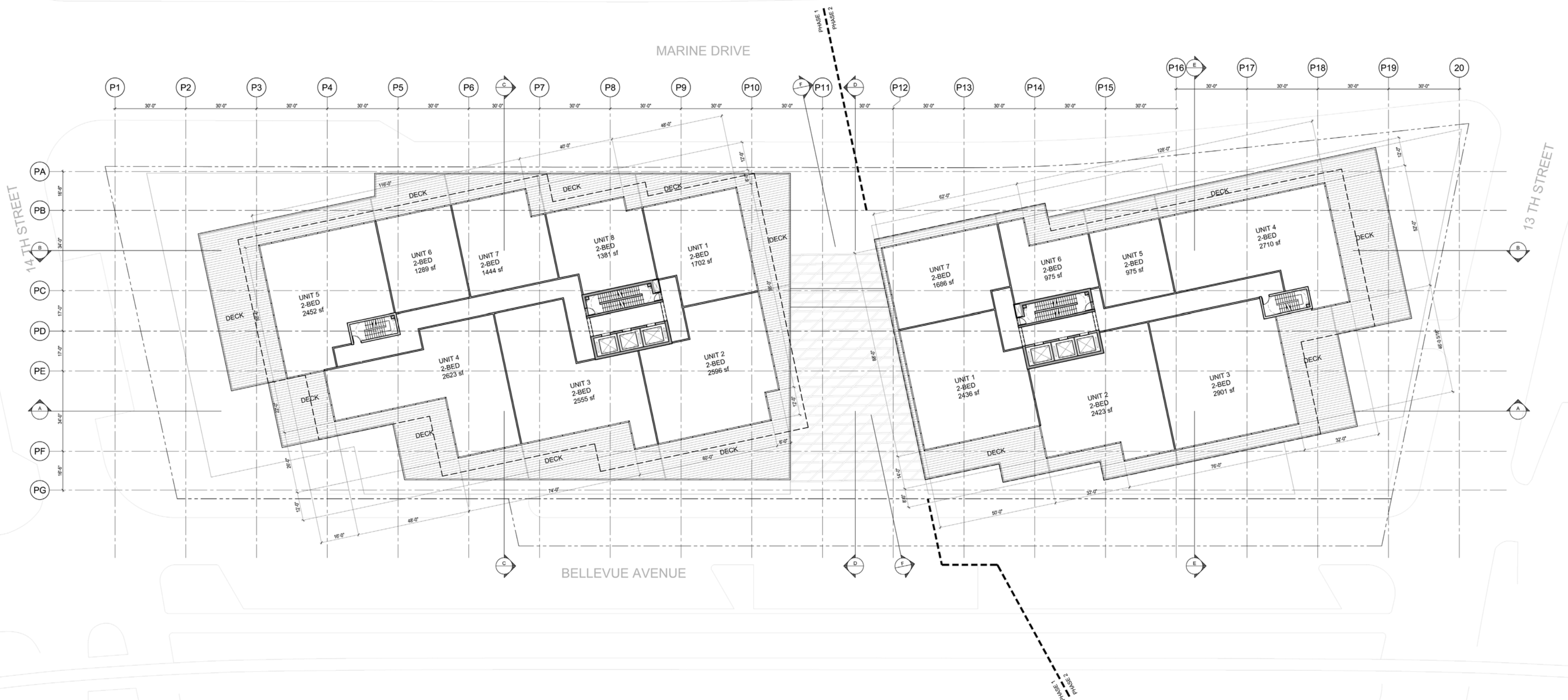
ARCHITECTURAL DRAWINGS

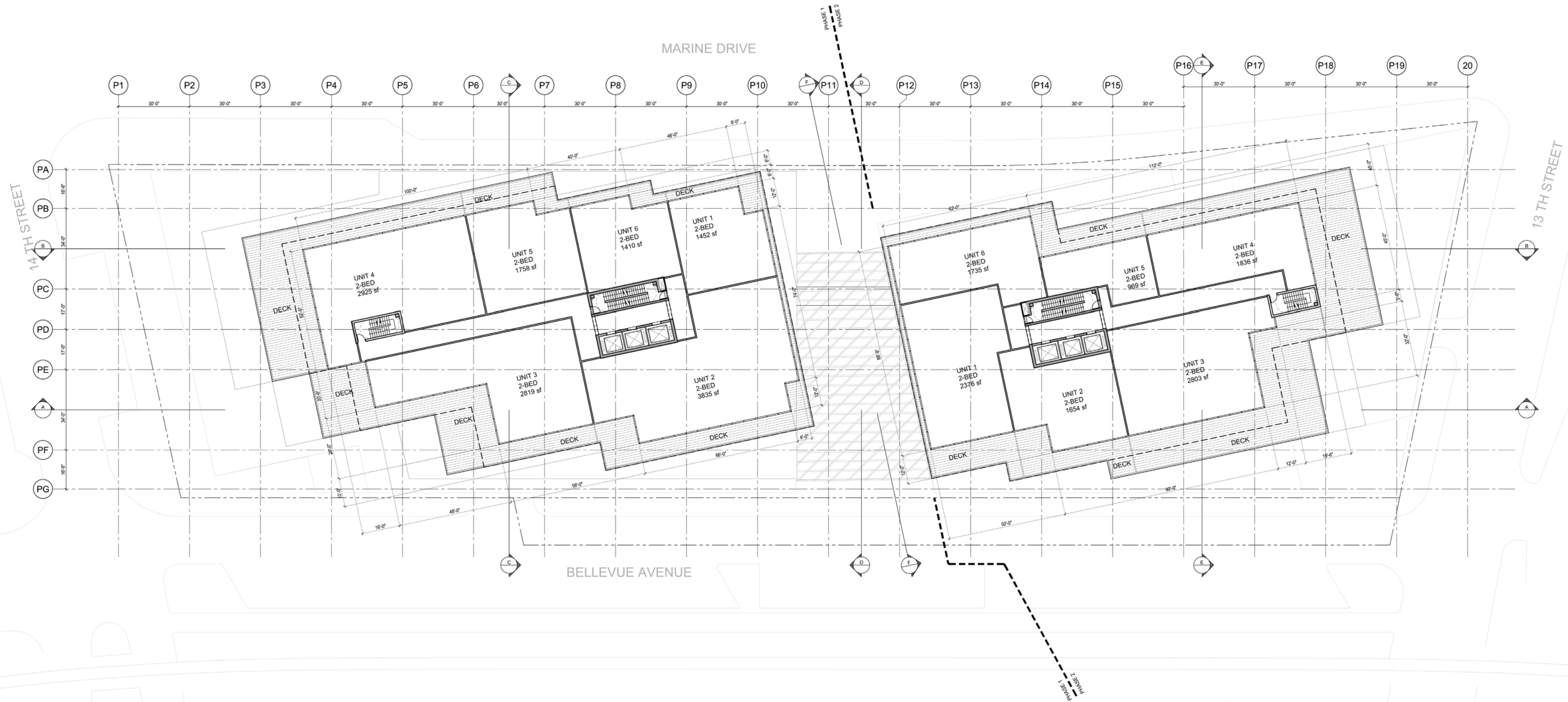
ARGYLE AVENUE

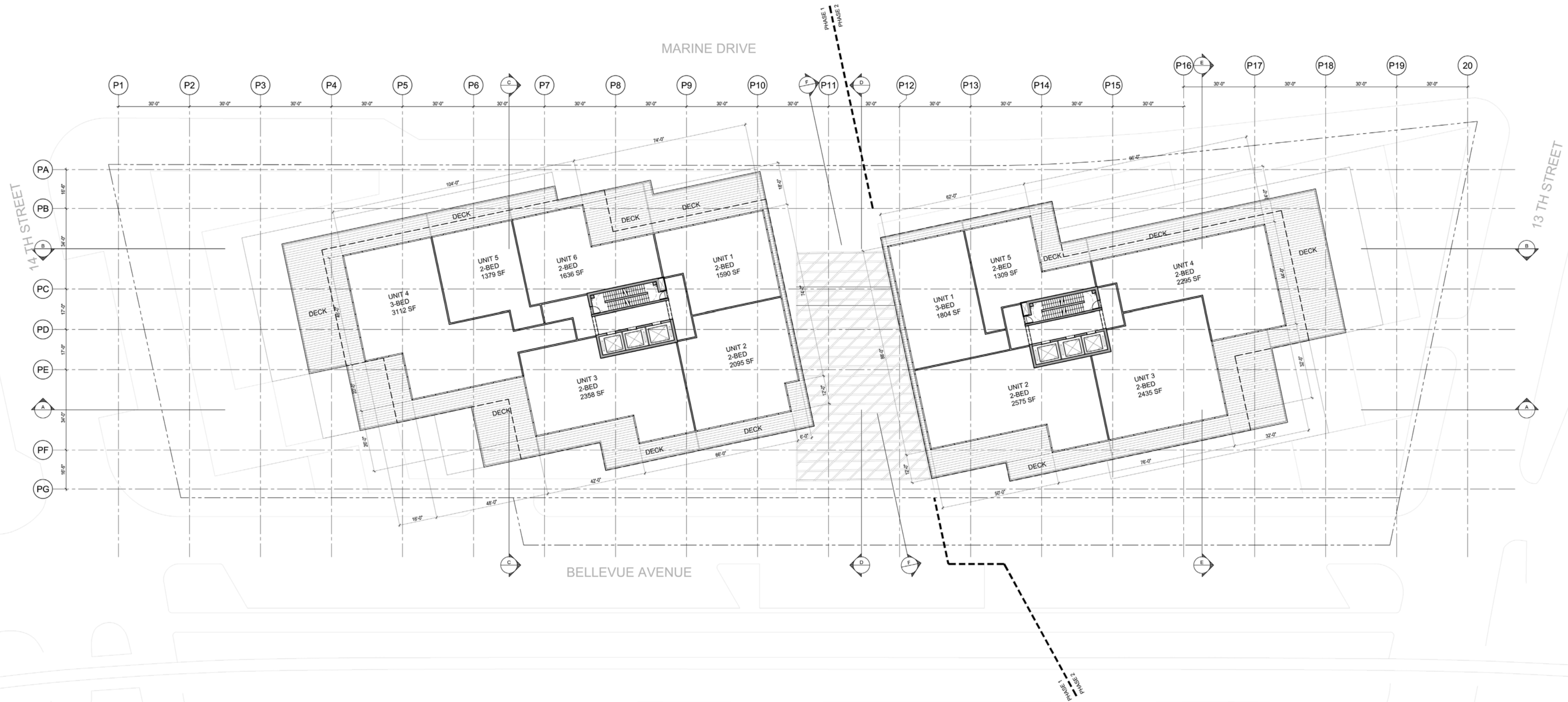


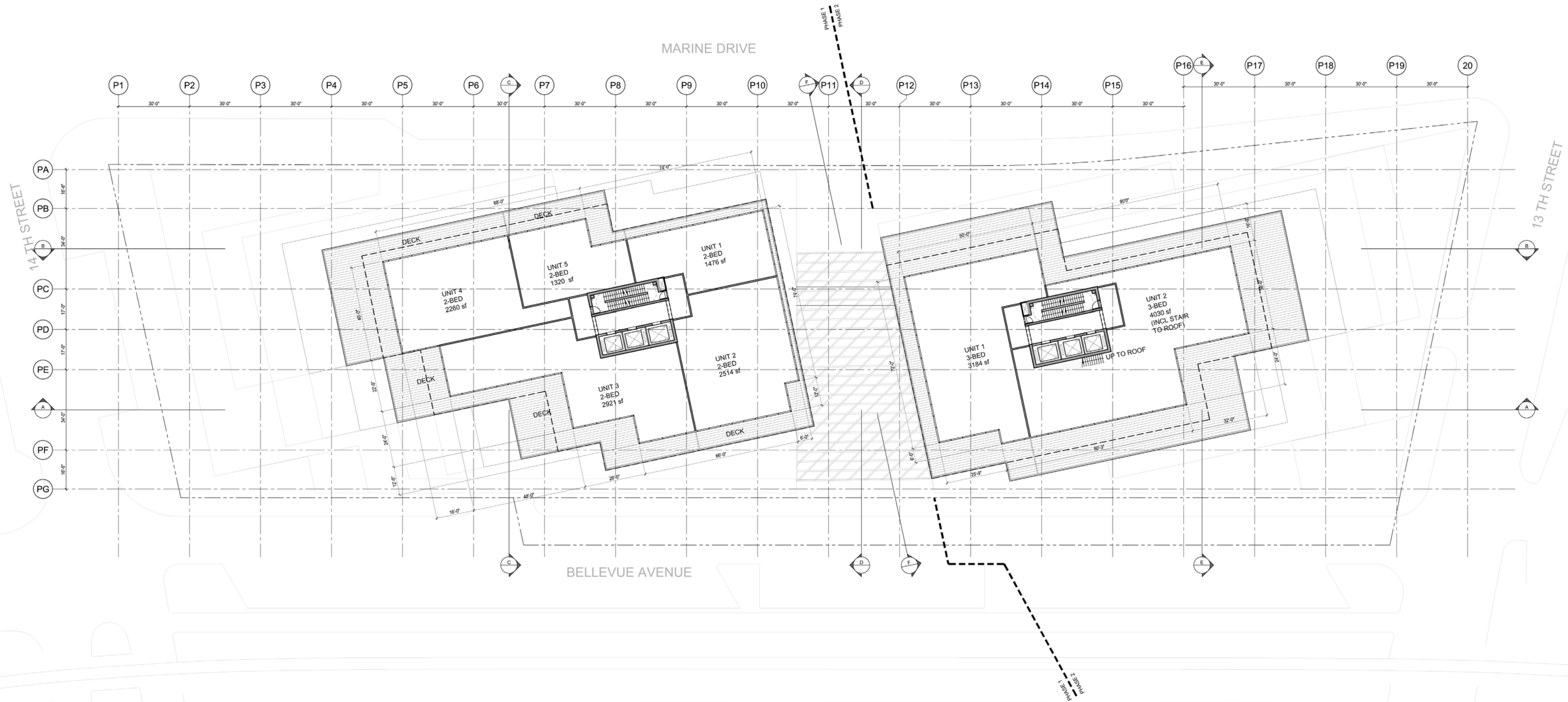


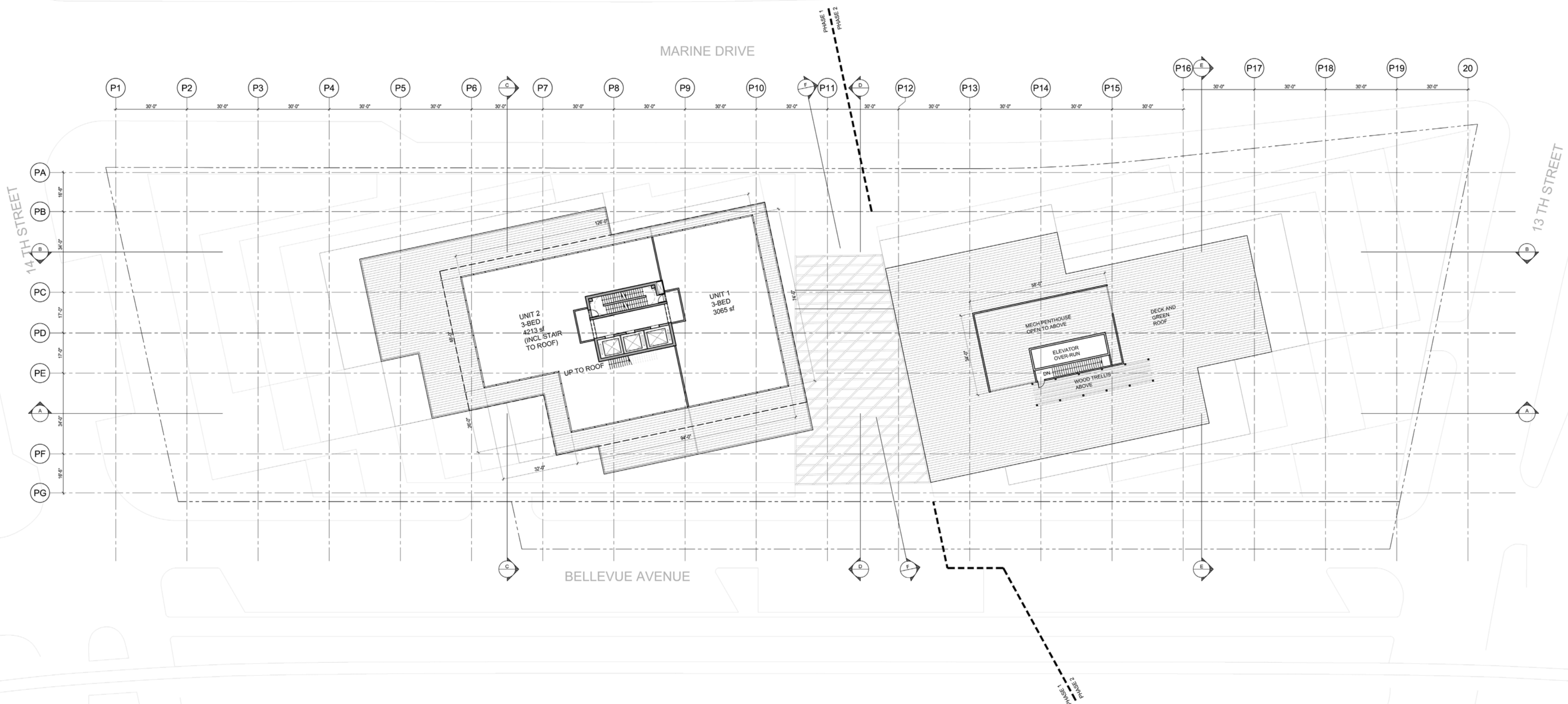


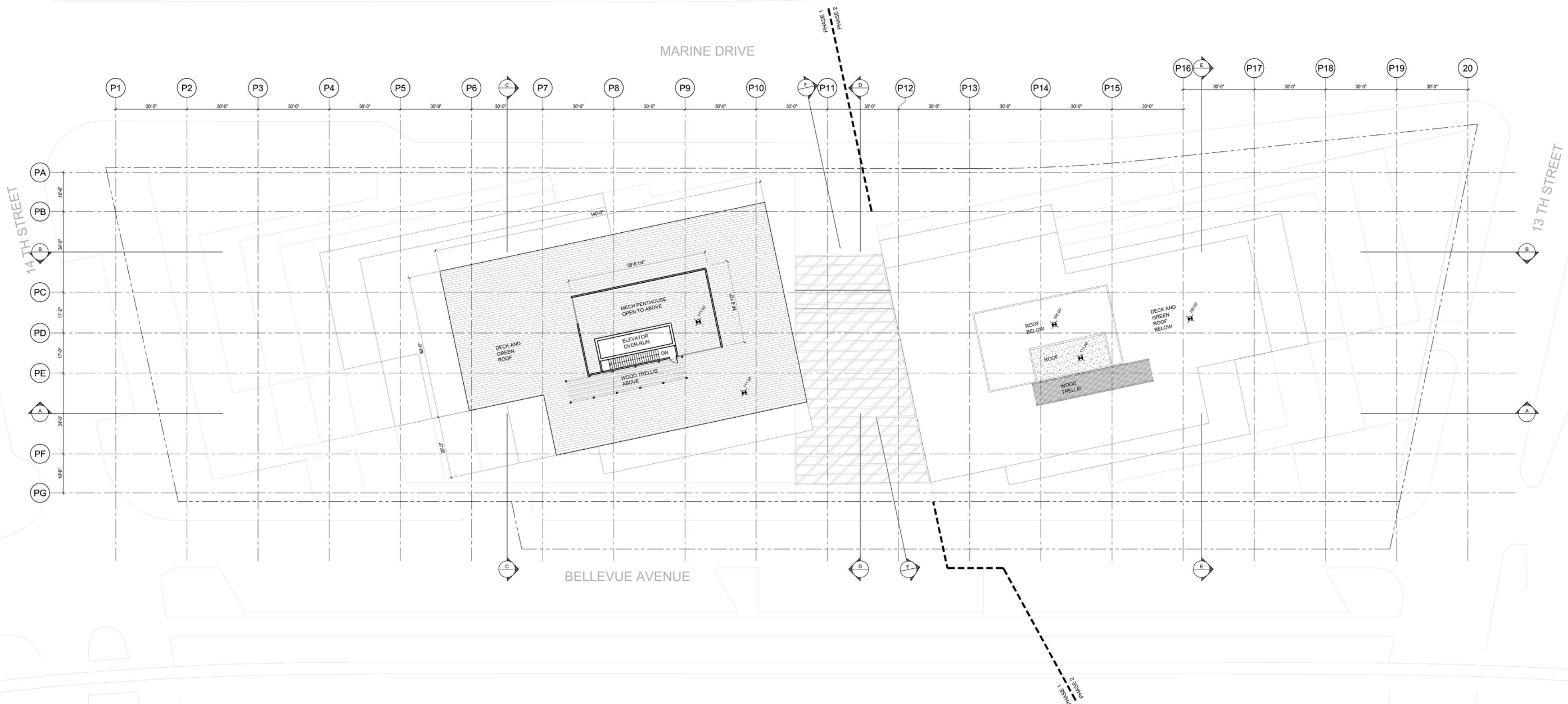


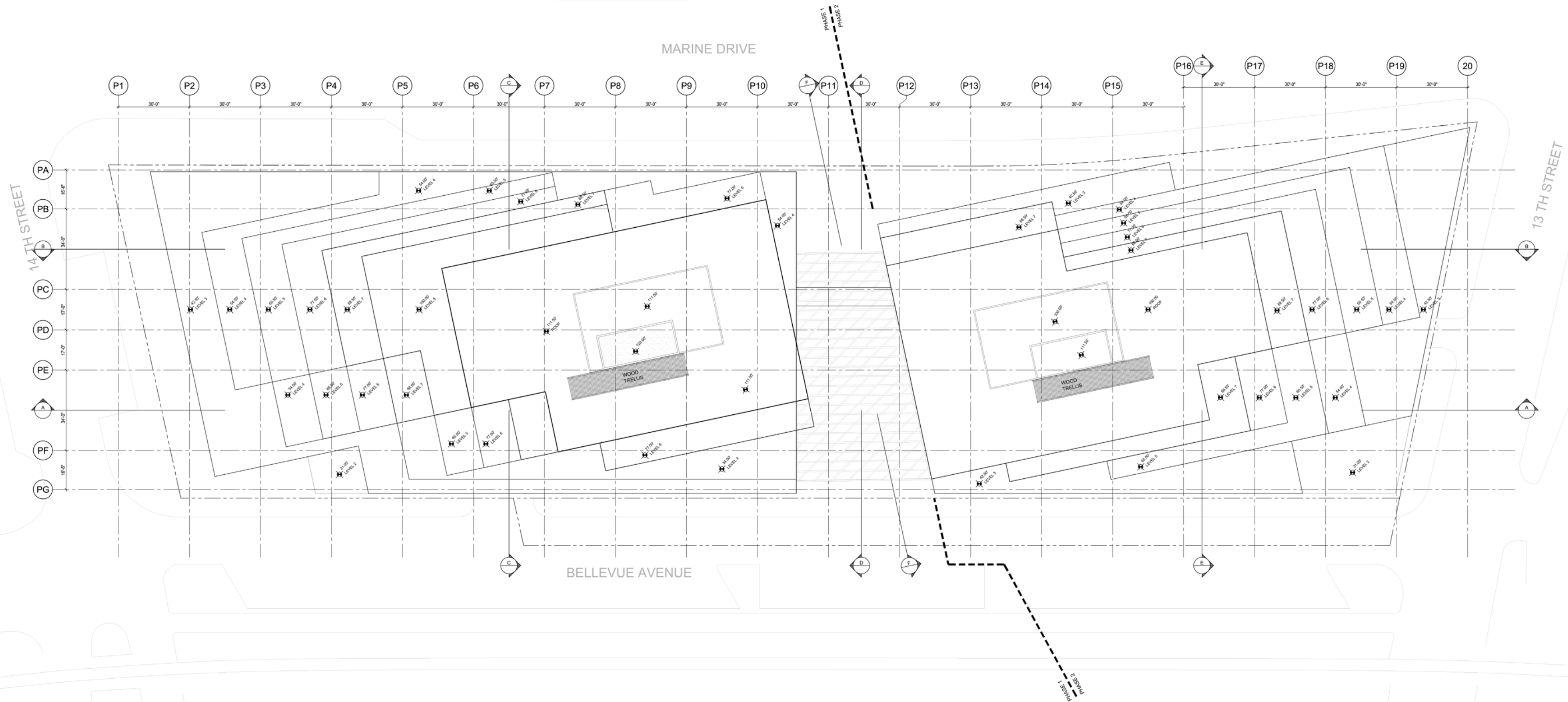








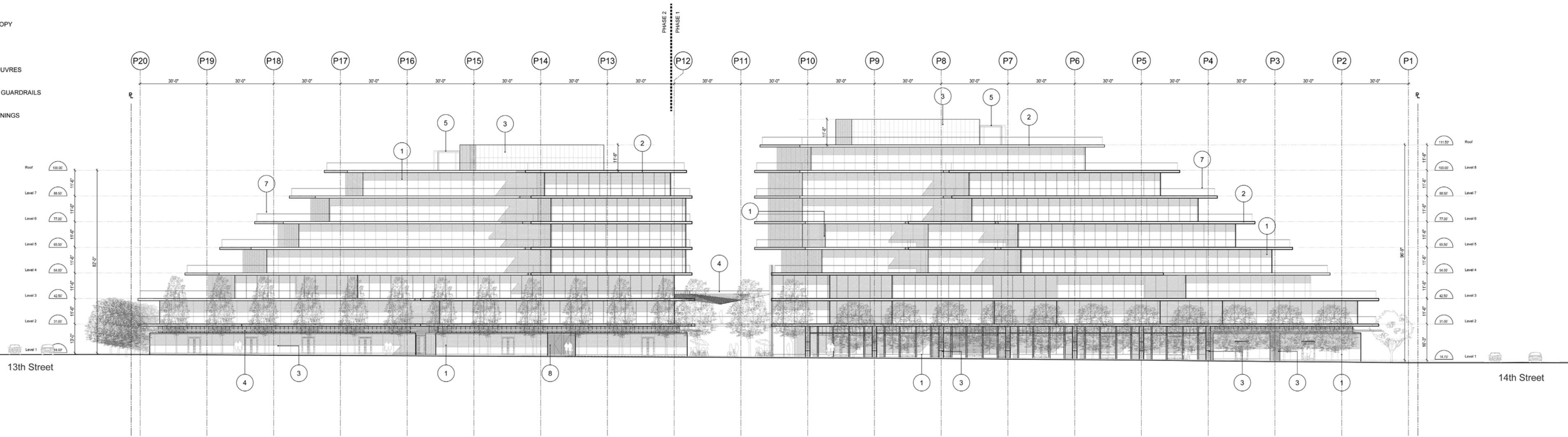




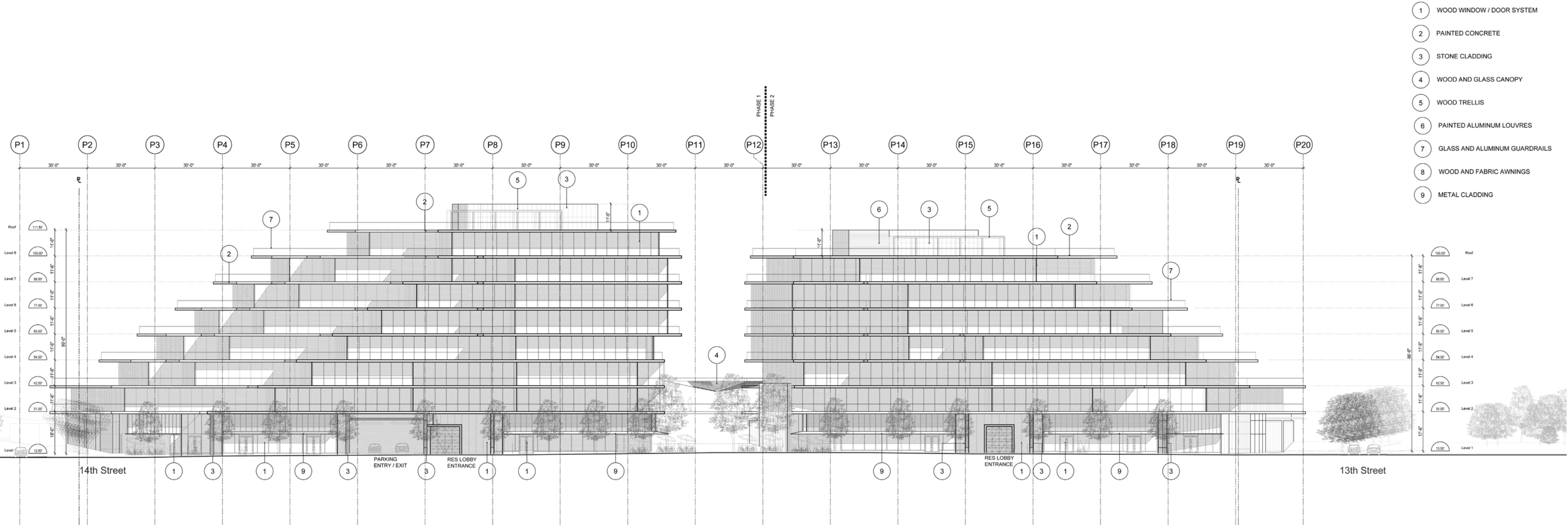
MARINE DRIVE (NORTH)

ELEVATION

- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 WOOD TRELLIS
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING



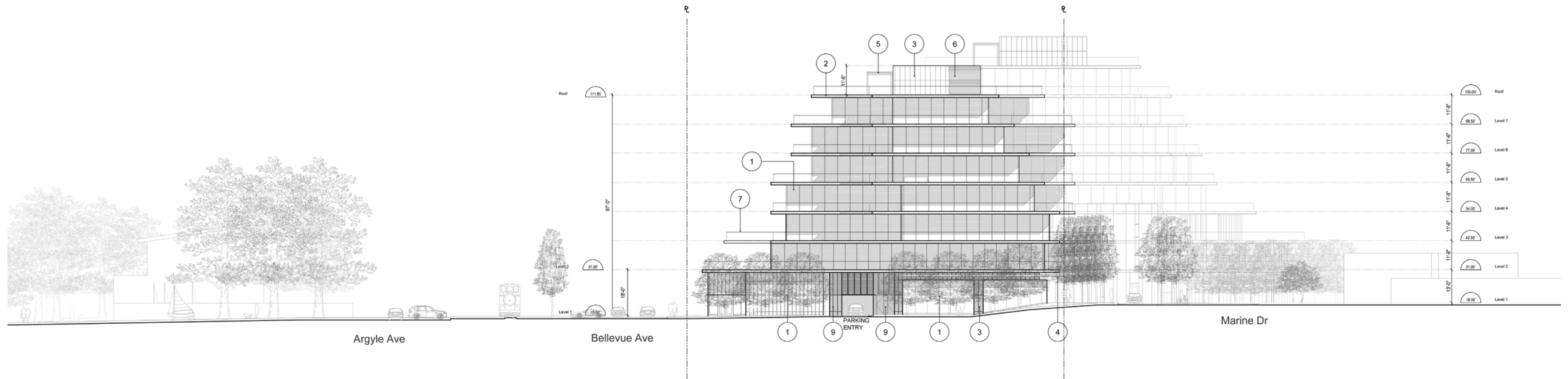
BELLEVUE AVENUE (SOUTH)
ELEVATION



13TH STREET (WEST)

ELEVATION

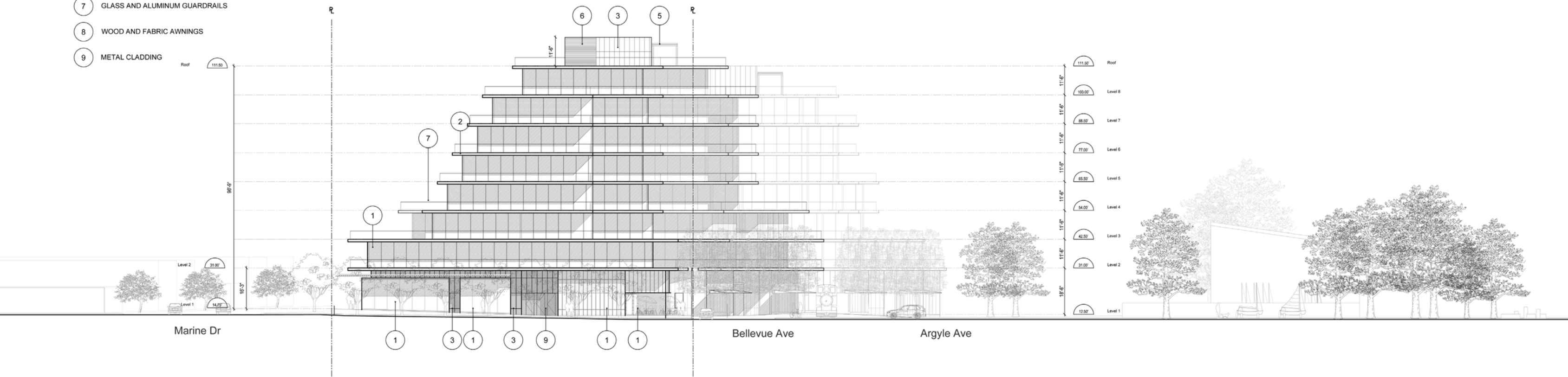
- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 WOOD TRELLIS
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING



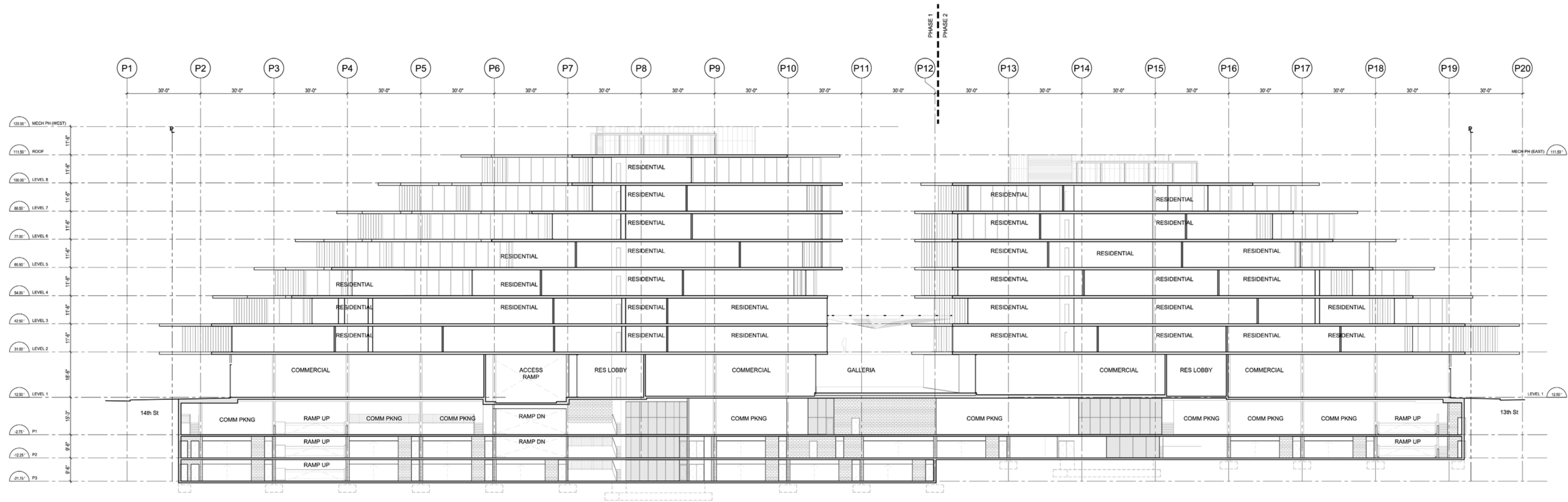
14TH STREET (EAST)

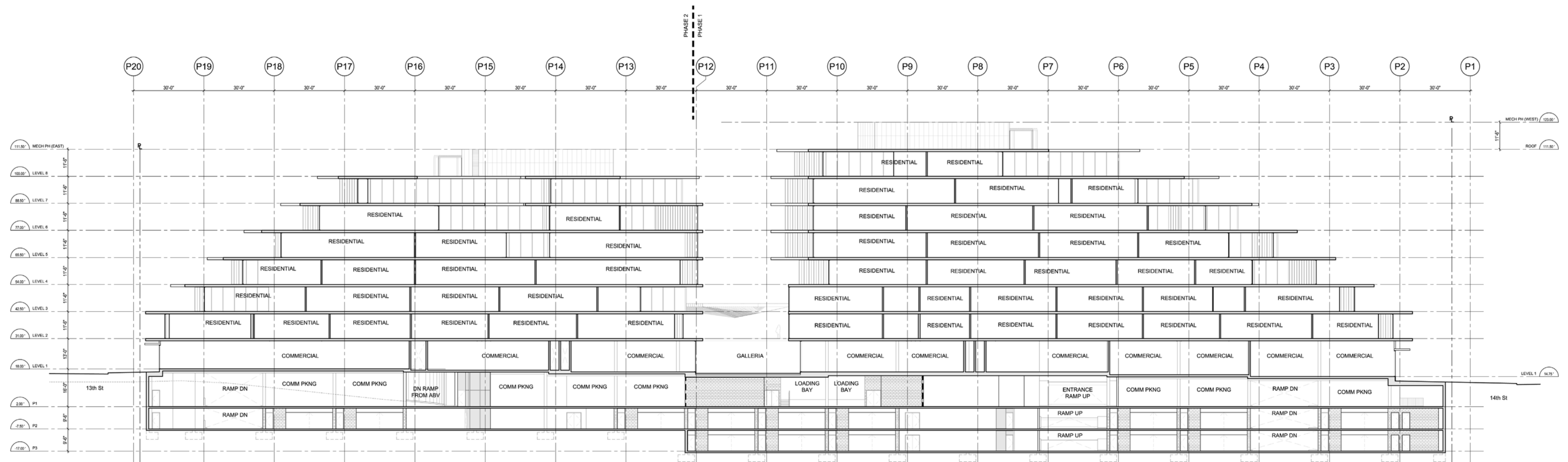
ELEVATION

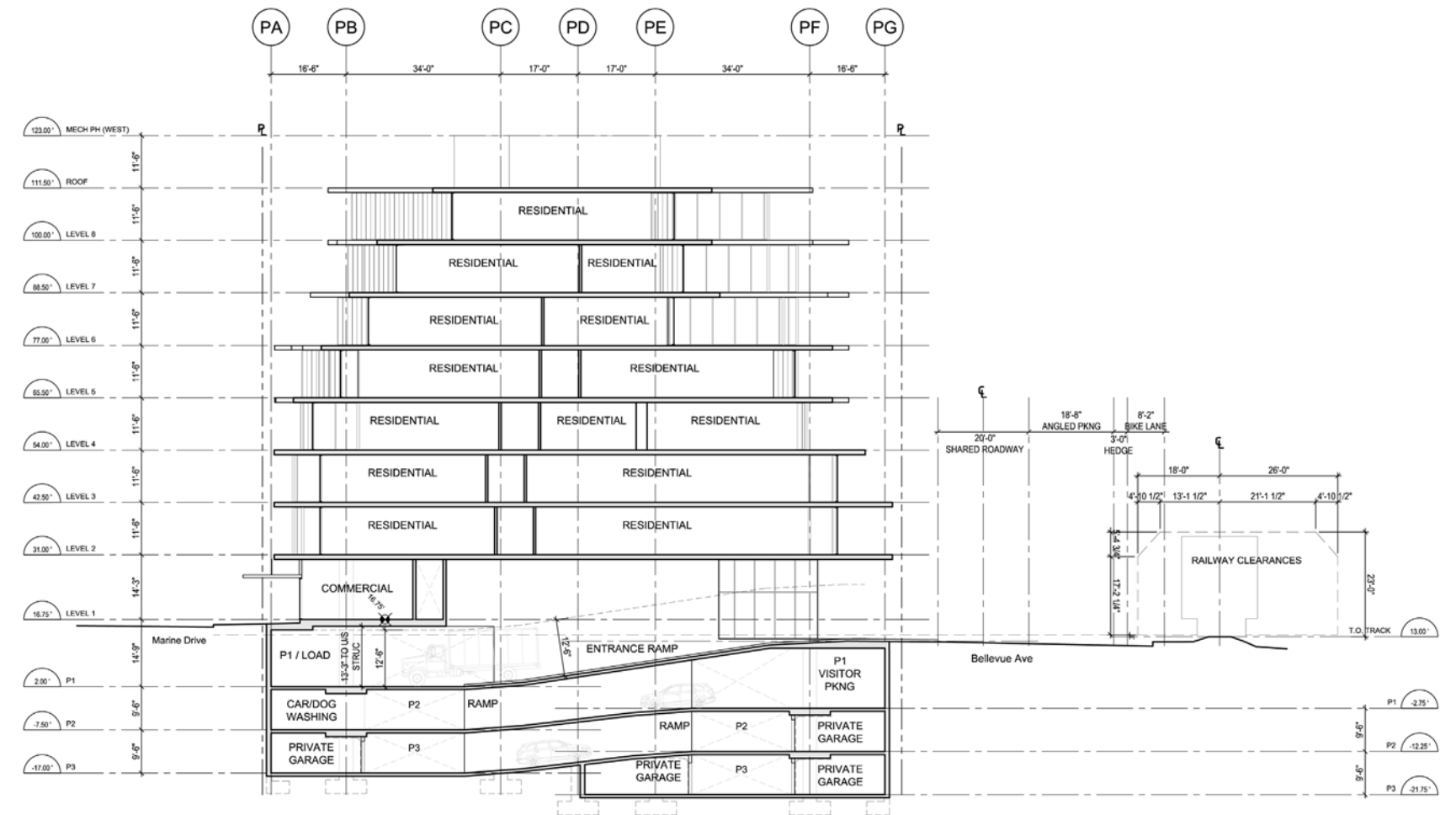
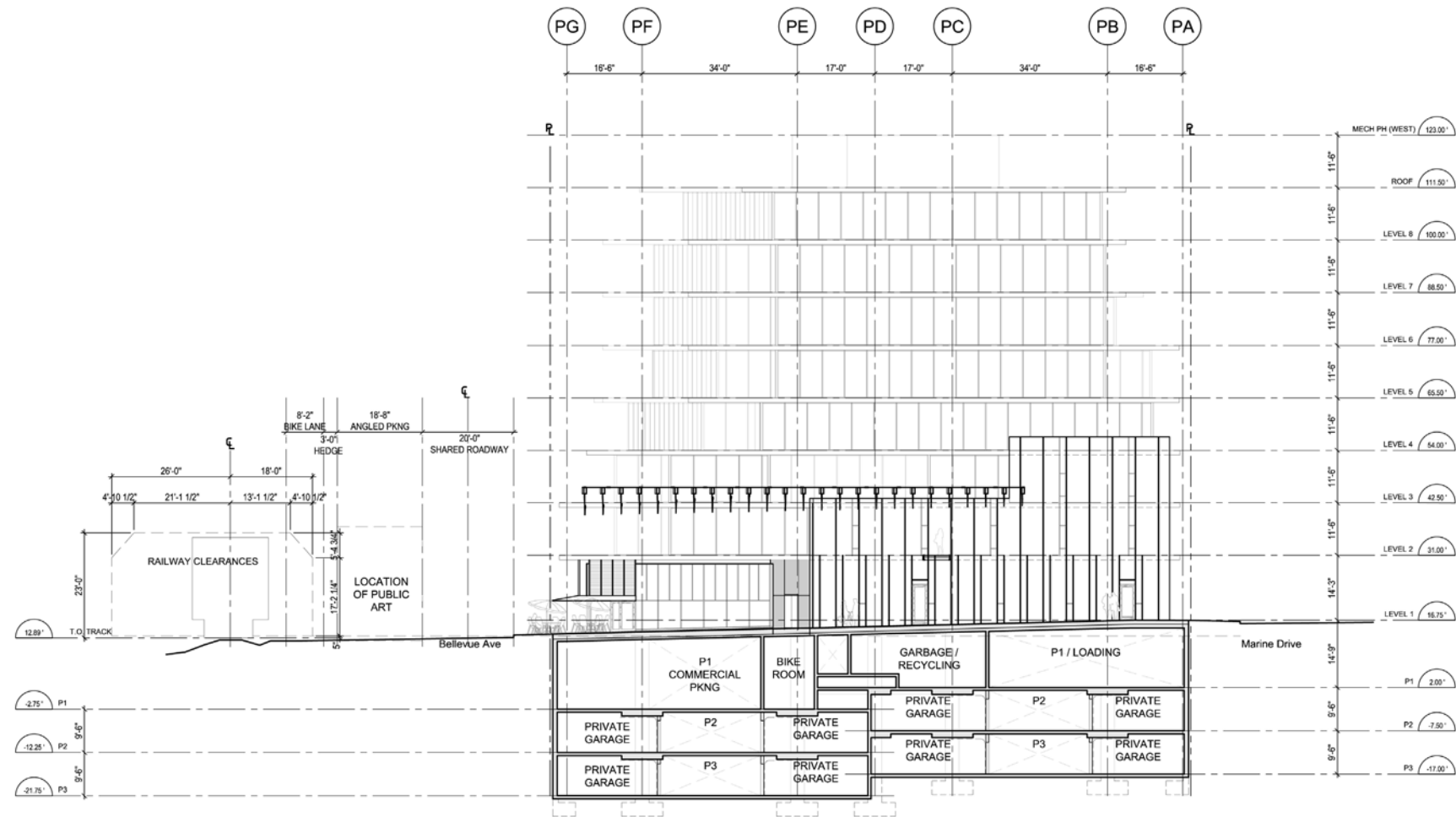
- 1 WOOD WINDOW / DOOR SYSTEM
- 2 PAINTED CONCRETE
- 3 STONE CLADDING
- 4 WOOD AND GLASS CANOPY
- 5 WOOD TRELLIS
- 6 PAINTED ALUMINUM LOUVRES
- 7 GLASS AND ALUMINUM GUARDRAILS
- 8 WOOD AND FABRIC AWNINGS
- 9 METAL CLADDING

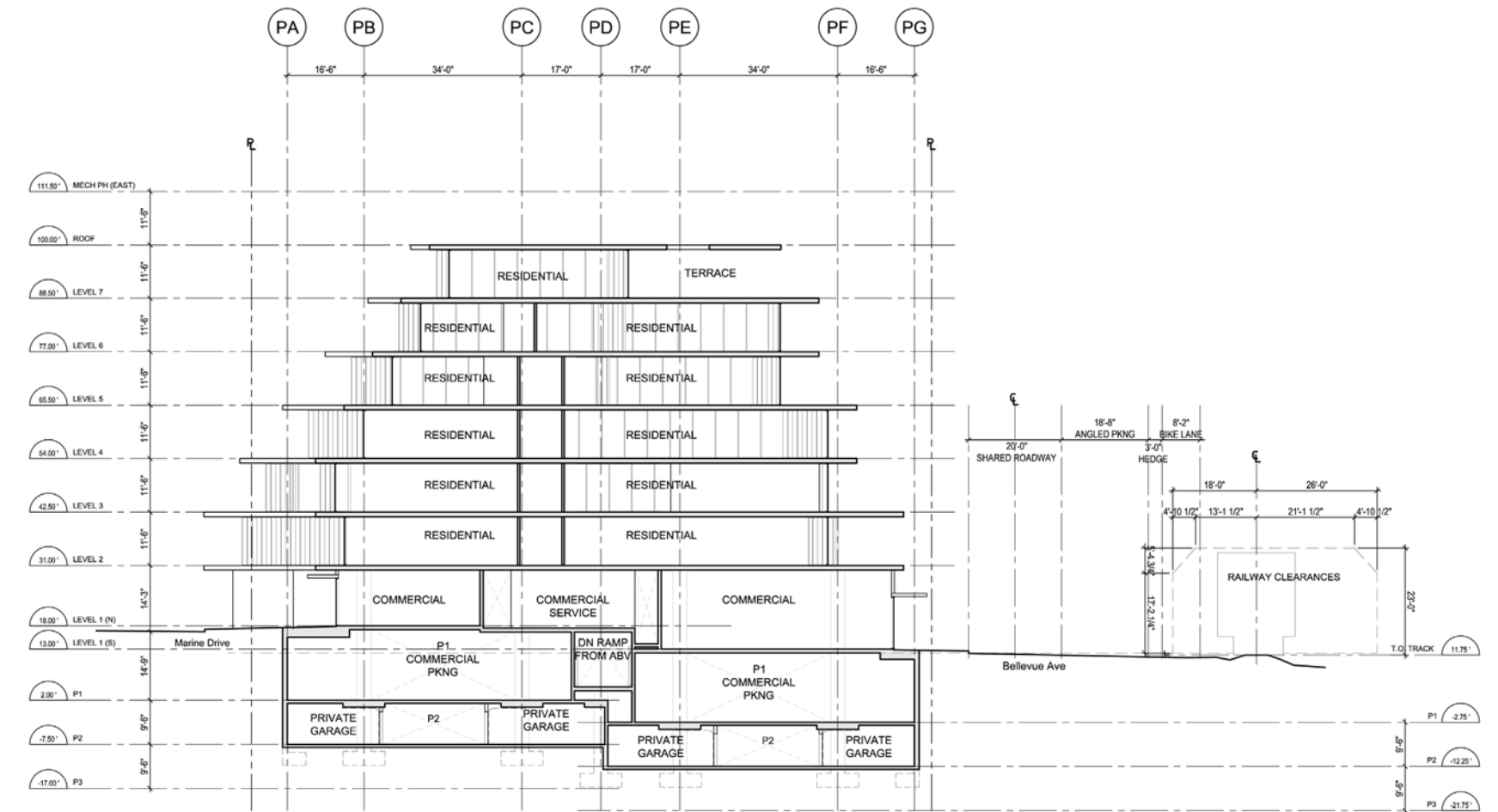
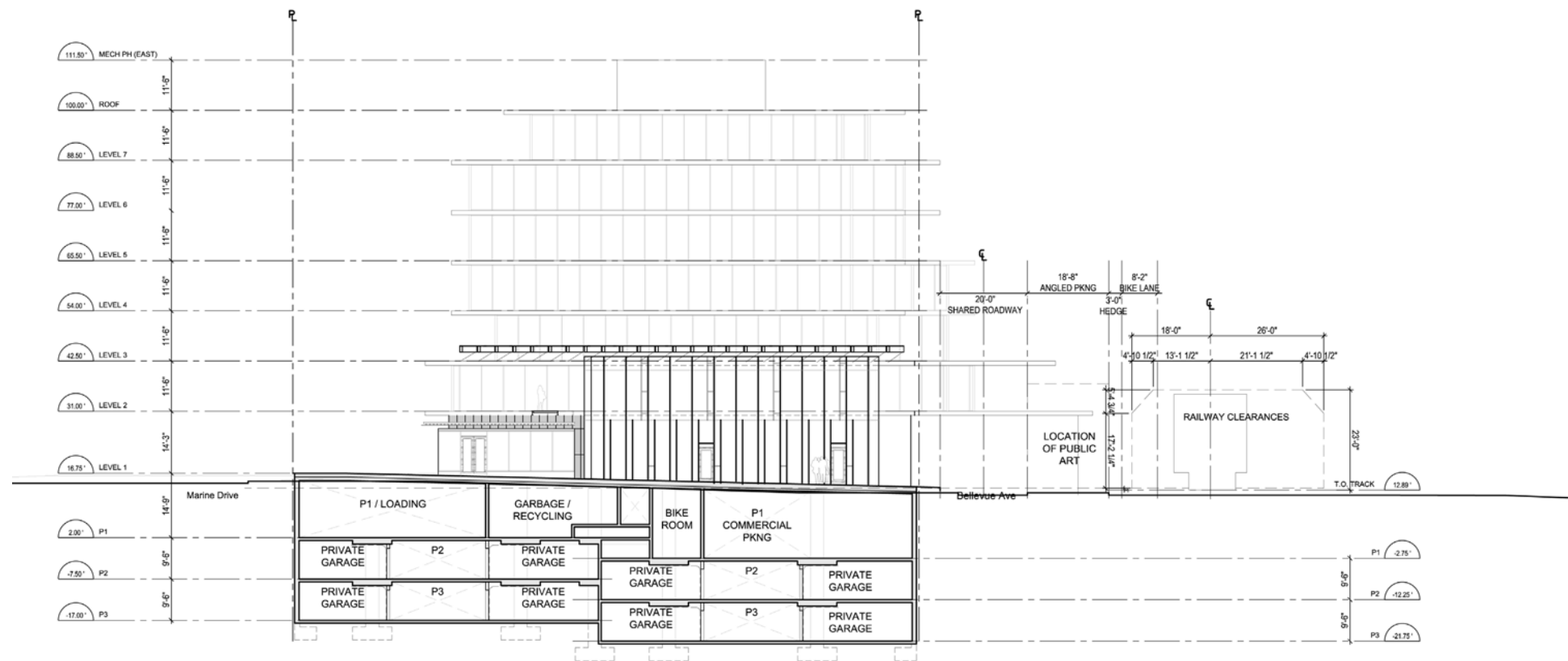


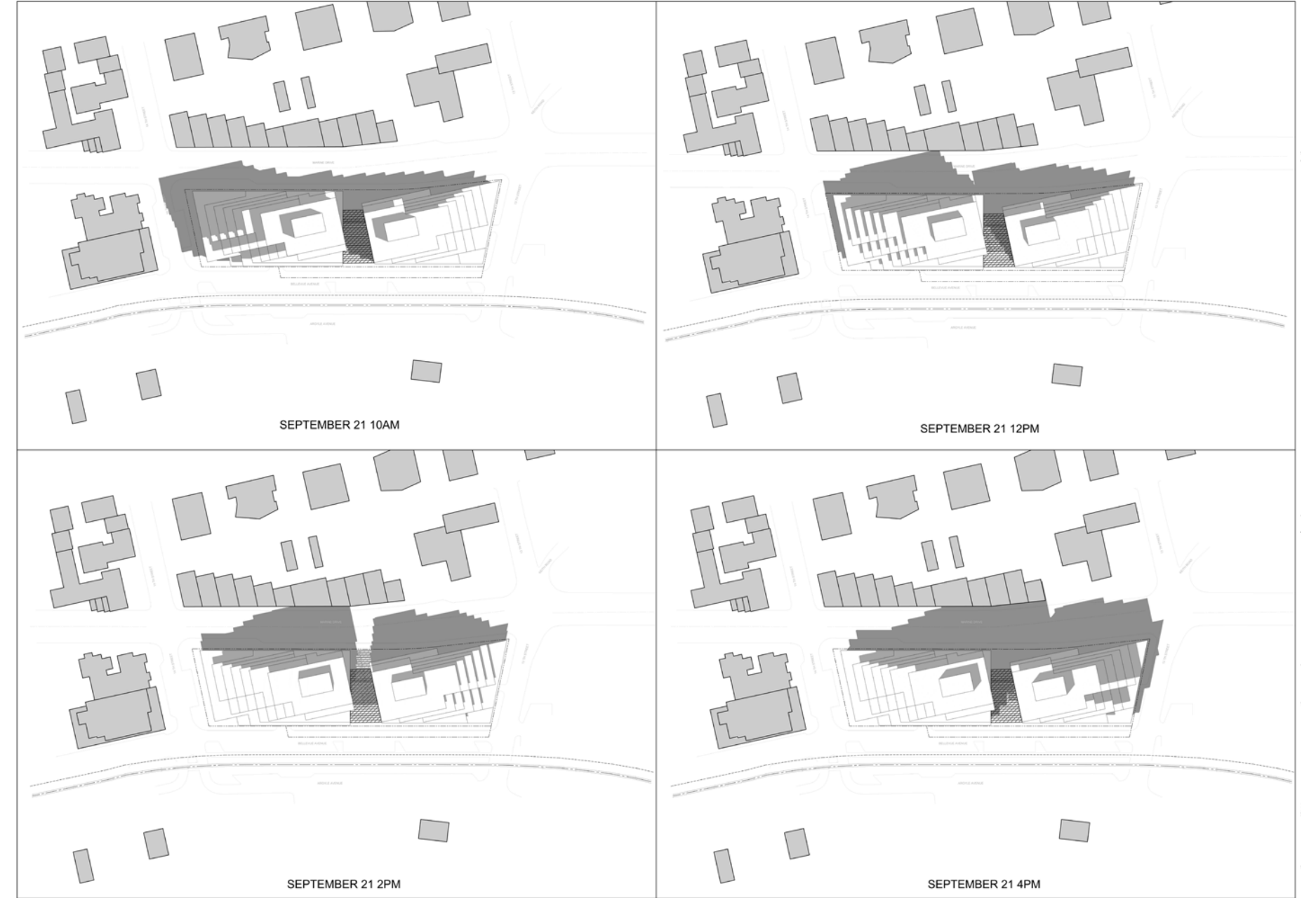
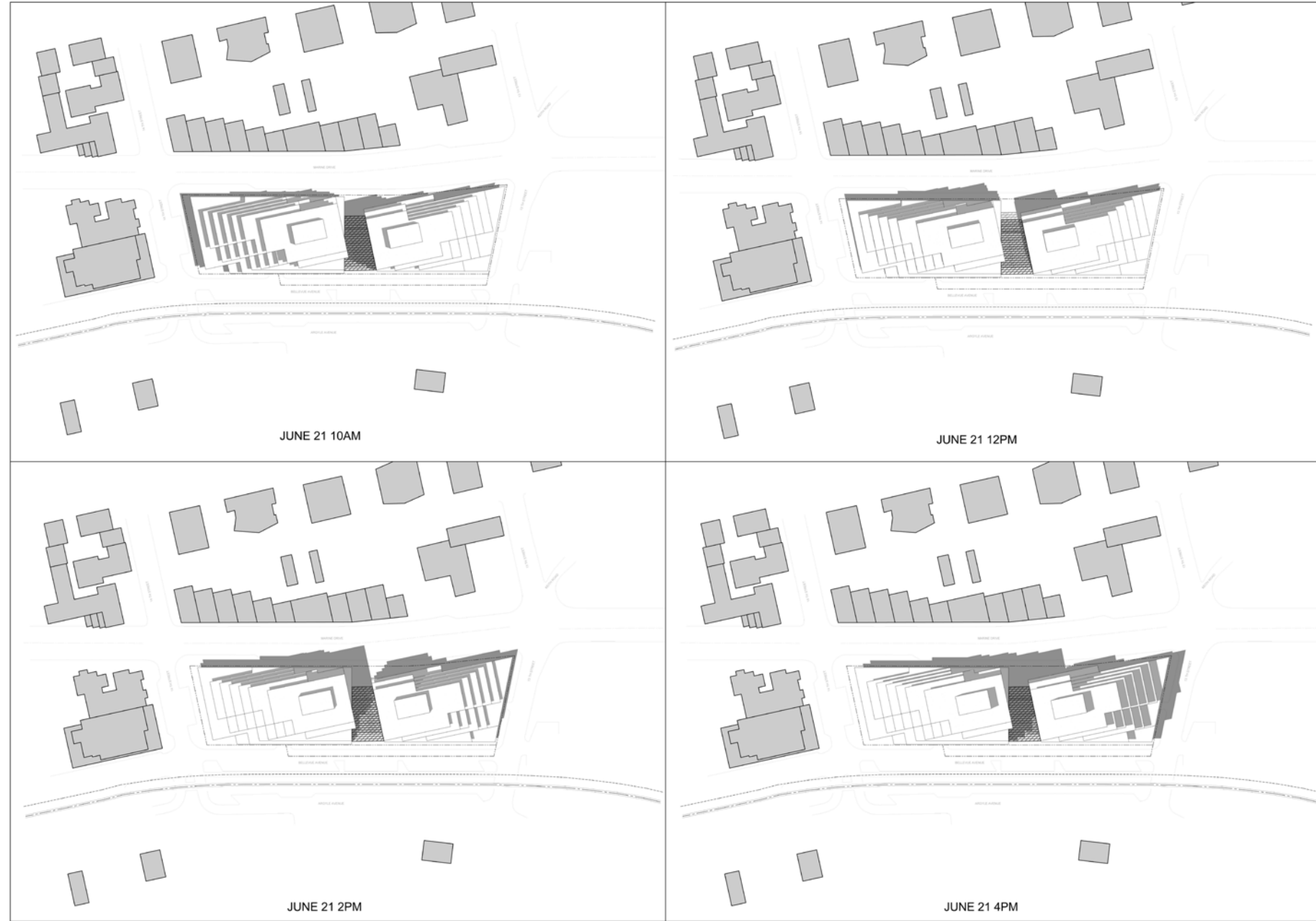
SECTION A-A

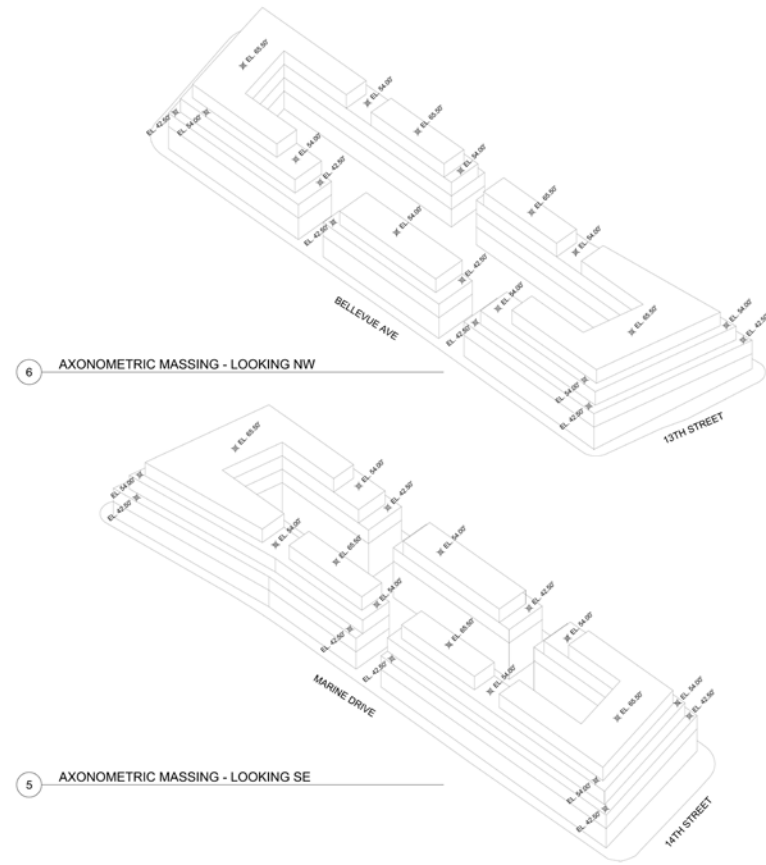












1300 Block Marine Drive South

Base Case Study of 1.75 FSR and Max 4 Storeys

Gross Site Area 85,525 Sq.Ft.
 Max FSR 1.75
 Max Floor Area 149,669 Sq.Ft.

Floor Area Summary

West Parcel (Phase 1)				FSR Exclusions				
Levels	Commercial	Residential	Gross Floor Area	Arts Amenity	Res Lobby	Res Amenity	M/E	FSR Area
Ground	23,643 Sq.Ft.		23,643 Sq.Ft.		1,200 Sq.Ft.		1,200 Sq.Ft.	21,243 Sq.Ft.
Level 2		23,643 Sq.Ft.	23,643 Sq.Ft.			1,000 Sq.Ft.		22,643 Sq.Ft.
Level 3		17,868 Sq.Ft.	17,868 Sq.Ft.					17,868 Sq.Ft.
Level 4		10,251 Sq.Ft.	10,251 Sq.Ft.					10,251 Sq.Ft.
Total	23,643 Sq.Ft.	51,762 Sq.Ft.	75,405 Sq.Ft.		1,200 Sq.Ft.	1,000 Sq.Ft.	1,200 Sq.Ft.	72,005 Sq.Ft.
	31%	69%	100%					
				2,200 Sq.Ft.				
East Parcel (Phase 2)				FSR Exclusions				
Levels	Commercial	Residential	Gross Floor Area	Arts Amenity	Res Lobby	Res Amenity	M/E	FSR Area
Ground	25,122 Sq.Ft.		25,122 Sq.Ft.		1,200 Sq.Ft.		1,200 Sq.Ft.	22,722 Sq.Ft.
Level 2		25,122 Sq.Ft.	25,122 Sq.Ft.			1,000 Sq.Ft.		24,122 Sq.Ft.
Level 3		19,175 Sq.Ft.	19,175 Sq.Ft.					19,175 Sq.Ft.
Level 4		11,411 Sq.Ft.	11,411 Sq.Ft.					11,411 Sq.Ft.
Total	25,122 Sq.Ft.	55,708 Sq.Ft.	80,830 Sq.Ft.		1,200 Sq.Ft.	1,000 Sq.Ft.	1,200 Sq.Ft.	77,430 Sq.Ft.
	31%	69%	100%					
				2,200 Sq.Ft.				
Total (Both Phases)				FSR Exclusions				
	Total Com	Total Residential	Total Gross Flr	Total Arts Amenity	Total Res Lobby	Total Res Amenity	Total M/E	Total FSR Area
Total Floor Area	48,765 Sq.Ft.	107,470 Sq.Ft.	156,235 Sq.Ft.		2,400 Sq.Ft.	2,000 Sq.Ft.	2,400 Sq.Ft.	149,435 Sq.Ft.
	31%	69%	100%					100%
Total FSR Exclusion				6,800 Sq.Ft.				
				Site Area				85,525 Sq.Ft.
				FSR / Gross Site Area				1.75

PROJECT SUMMARY

1300 Block Marine Drive South - Project Summary

Legal Description: PID 008-994-498 Lot B, Block 25, DL 237, Plan 11655
 PID 011-751-207 Lot 5, Block 25, DL 237, Plan 4210
 PID 004-428-374 Lot 6, Block 25, DL 237, Plan 4210
 PID 011-751-215 Lot 7, Block 25, DL 237, Plan 4210 ("Lot 7")
 PID 011-751-274 Amended Lot 8 (Explanatory Plan 4068), Block 25, DL 237, Plan 4210
 PID 008-988-528 Lot A, Block 25, DL 237, Plan 11926
 PID 011-751-282 Lot A, Block 25, DL 237, Plan 4210
 PID 011-751-291 The Closed Lane in Explanatory Plan 15273, Block 25, DL 237, Plan 4210
 The lane within the block which is surrounded by Marine Drive on the north, Bellevue Avenue on the south, 13th Street on the east and 14th Street on the west.

Site Area : 85,525 sf

Floor Area Summary

West Parcel (Phase 1)	Gross				FSR Exclusions			FSR			
	Levels	Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Residential			
Ground		26,745 Sq.Ft.	2,008 Sq.Ft.		1,841 Sq.Ft.	22,896 Sq.Ft.	22,079 Sq.Ft.	817 Sq.Ft.			
Level 2		28,045 Sq.Ft.		1,272 Sq.Ft.		26,773 Sq.Ft.		26,773 Sq.Ft.			
Level 3		24,299 Sq.Ft.				24,299 Sq.Ft.		24,299 Sq.Ft.			
Level 4		18,939 Sq.Ft.				18,939 Sq.Ft.		18,939 Sq.Ft.			
Level 5		16,835 Sq.Ft.				16,835 Sq.Ft.		16,835 Sq.Ft.			
Level 6		13,852 Sq.Ft.				13,852 Sq.Ft.		13,852 Sq.Ft.			
Level 7		11,948 Sq.Ft.				11,948 Sq.Ft.		11,948 Sq.Ft.			
Level 8		8,488 Sq.Ft.				8,488 Sq.Ft.		8,488 Sq.Ft.			
Level 9		179 Sq.Ft.				179 Sq.Ft.		179 Sq.Ft.			
Total		149,330 Sq.Ft.	2,008 Sq.Ft.	1,272 Sq.Ft.	1,841 Sq.Ft.	144,209 Sq.Ft.	22,079 Sq.Ft.	122,130 Sq.Ft.			
						100%	15%	85%			
								5,121 Sq.Ft.			

East Parcel (Phase 2)	Gross				FSR Exclusions			FSR			
	Levels	Gross Floor Area	Res Lobby	Res Amenity	M/E	FSR Area	Commercial	Residential			
Ground		25,104 Sq.Ft.	2,063 Sq.Ft.		1,180 Sq.Ft.	21,861 Sq.Ft.	21,171 Sq.Ft.	690 Sq.Ft.			
Level 2		22,223 Sq.Ft.		1,082 Sq.Ft.		21,141 Sq.Ft.		21,141 Sq.Ft.			
Level 3		18,056 Sq.Ft.				18,056 Sq.Ft.		18,056 Sq.Ft.			
Level 4		16,521 Sq.Ft.				16,521 Sq.Ft.		16,521 Sq.Ft.			
Level 5		13,662 Sq.Ft.				13,662 Sq.Ft.		13,662 Sq.Ft.			
Level 6		11,872 Sq.Ft.				11,872 Sq.Ft.		11,872 Sq.Ft.			
Level 7		8,559 Sq.Ft.				8,559 Sq.Ft.		8,559 Sq.Ft.			
Level 8		179 Sq.Ft.				179 Sq.Ft.		179 Sq.Ft.			
Total		116,176 Sq.Ft.	2,063 Sq.Ft.	1,082 Sq.Ft.	1,180 Sq.Ft.	111,851 Sq.Ft.	21,171 Sq.Ft.	90,680 Sq.Ft.			
						100%	19%	81%			
								4,325 Sq.Ft.			

Total (Both Phases)		FSR Exclusions				FSR		
	Total Gross Flr	Total Res Lobby	Total Res Amenity	Total M/E	Total FSR Area	Total Com	Total Residential	
Total Floor Area	265,506 Sq.Ft.	4,071 Sq.Ft.	2,354 Sq.Ft.	3,021 Sq.Ft.	256,060 Sq.Ft.	43,250 Sq.Ft.	212,810 Sq.Ft.	
					100%	17%	83%	
Total FSR Exclusion								9,446 Sq.Ft.

Site Coverage	61%	Site Area	85,525 Sq.Ft.
		FSR / Site Area	2.99

Unit Mix Summary

West Parcel (SF)				
	Under 1500	1500-2500	Above 2500	No. Of Units / Fl
Ground				
Level 2	5	4	3	12
Level 3	6	1	4	11
Level 4	3	1	4	8
Level 5	2	1	3	6
Level 6	1	4	1	6
Level 7	2	1	2	5
Level 8	0	0	2	2
No. of Units	19	12	19	50

East Parcel (SF)				
	Under 1500	1500-2500	Above 2500	No. Of Units / Fl
Ground				
Level 2	4	4	2	10
Level 3	3	3	2	8
Level 4	2	3	2	7
Level 5	1	4	1	6
Level 6	1	3	1	5
Level 7	0	0	2	2
No. of Units	11	17	10	38

Total for Both Phases				
Total No. of Units	30	29	29	88
	34%	33%	33%	100%
	67%		33%	100%

Unit Types Breakdown

West Parcel (Phase 1)				
	1-Bedroom	2-Bedroom	3-Bedrooms	TOTAL
Level 2	0	12	0	12
Level 3	2	9	0	11
Level 4	0	8	0	8
Level 5	0	5	1	6
Level 6	0	5	1	6
Level 7	0	5	0	5
Level 8	0	0	2	2
Total	2	44	4	50

East Parcel (Phase 2)				
	1-Bedroom	2-Bedroom	3-Bedrooms	TOTAL
Level 2	3	7	0	10
Level 3	0	8	0	8
Level 4	2	5	0	7
Level 5	1	5	0	6
Level 6	0	5	0	5
Level 7	0	0	2	2
Total	6	30	2	38

Total for Both Phases				
	8	74	6	88

Parking Summary

	West Parcel (Phase 1)		East Parcel (Phase 2)		Total (Both Phases)	
Commercial Parking:	Stalls above Req't		Stalls above Req't		Stalls above Req't	
Parking Required:						
Gross Commercial Area	22,079 Sq.Ft.		21,171 Sq.Ft.		43250	
Ref: Zoning CD22	1 per 398 sf		1 per 398 sf		1 per 398 sf	
Required No. of Stalls	55		53		109	
Parking Provided:						
P1 - Com Stalls Provided	62		62		124	
P2 - Com Stalls Provided	0		0		0	
P3 - Com Stalls Provided	0		0		0	
Total Commercial Stalls Provided	62	7	62	9	124	15
Residential Parking:						
Parking Required:						
Gross Residential Area	122,130 Sq.Ft.		90,680 Sq.Ft.		212,810 Sq.Ft.	
Ref: Zoning CD22 Max 2 per Dwelling Unit						
No. of Units	50		38		88	
Required No. Of Stalls	100		76		176	
Parking Provided:						
P1 - Stalls Provided	0		0		0	
P2 - Stalls Provided	62		46		108	
P3 - Stalls Provided	71		0		71	
Total Residential Stalls Provided	133	33	46	-30	179	3
P1 - Res Visitors' Stalls Provided	0		4		4	
P2 - Res Visitors' Stalls Provided	7		0		7	
Total Res Visitors Stalls Provided	7		4		11	
Total Res & Res Visitors Stalls Provided	140	40	50	-26	190	14
Total Com, Res & Res Visitors Stalls Provided					314	29
Private Garages Provided:						
P1 - Garages Provided	0		0		0	
P2 - Garages Provided	29		20		49	
P3 - Garages Provided	34		0		34	
Total Private Garages Provided	63	n/a	20	n/a	83	n/a

Parking Stalls per Level	Commercial	Res (Visitor)	Residential	Total
P1	124	4	0	128
P2	0	7	108	115
P3	0	0	71	71
Total	124	11	179	314

Parking Stalls Breakdown	Standard	Small	Accessible	Total
P1	112	12	4	128
P2	112	3	0	115
P3	68	3	0	71
Total	292	18	4	314

Accessible Stalls Calculations	
Per BC Building Code 3.8.3.4.2	min 1 per 100 stalls
Stalls Required	309/100 x 1 = 4 Stalls
Stalls Provided	4

Residential Visitors Parking	Standard	Small	Accessible	Total
P1	4	0	0	4
P2	7	0	0	7
Total	11	0	0	11

Off-Street Loading 10'x30'x12'(H)min	
P1	2

Public Street Parking Around Ambleside 1300 Block Summary	Existing	Proposed
Marine Drive	40	40
13th Street	0	0
Bellevue Avenue	24	29
14th Street	8	8
TOTAL	72	77

Refer to Exhibit 15 -Parking Supply and Regulations
Bunt & Associates