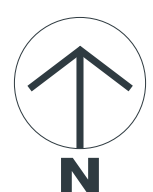


SITE PLAN


EXECUTIVE
GROUP DEVELOPMENT

 **dys** architecture

 Jonathan Losee Ltd.
Landscape Architecture



PROJECT STATISTICS

PROPOSED DEVELOPMENT HIGHLIGHTS



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Use

89 residential units:
68 market for **sale** + 21
rental

Increased market for sale and rental **housing options** and diverse mix of unit types and sizes to meet different housing needs

20% of residential units to meet Level 2 Adaptable Housing Standards

8-storey concrete mid-rise

Extensive indoor & outdoor **amenity space**

Proposed new public **park** space

Heritage restoration

BC Energy Code **Step 2+**
Compliance

Density

1.75 FSR proposed density to meet existing policy

0.25 FAR bonus provisions

2.00 FAR (107,729 sf) proposed density anticipated

Parking

Private parking for residents below grade

Visitor parking underground

Secured underground **bicycle storage** for residents

THE DESIGN

VISION



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Aerial View Looking North East

RENDERINGS



Urban Edge Aerial View Looking North



Marine Drive View Looking West towards the Site



Public Park View Looking East



Marine Drive View Looking East