

**Schedule "A"**

to DP 18-123

**milliken**  
DEVELOPMENTS  
**Perfectly Urban.**

  
**Maison**  
*Senior Living*

**AMICA**  
SENIOR LIFESTYLES

# AMICA LIONS GATE INDEPENDENT LIVING

FIRST READING | WEST VANCOUVER | 2019-05-28

Attachments for item \_\_\_\_\_  
provided under separate cover

**milliken**  
DEVELOPMENTS

**AMICA**  
SENIOR LIFESTYLES

**NORR**

## Maison West Vancouver Independent Living Design Brief – Rationale for Proposed Development

### Community Context

It's no secret that the population, as a whole, is getting older: we are living longer, healthier lives. As a result, the demand for senior's housing, in all forms, is extremely high and getting worse every year. Data released by the Canada Mortgage and Housing Corporation (CMHC) in their annual Seniors' Housing Report in 2018 indicated the overall vacancy rate for independent living residences across North & West Vancouver was 2.5% in 2018, which is lower than the BC provincial average (3.0% in 2018). In addition, all existing West Vancouver Independent Living residences (Hollyburn House, Westerleigh and Amica at West Vancouver) are currently at zero vacancy with waiting lists.

Unfortunately, the number of total Independent Living spaces increased only 340 units across the entire province over the previous year, with approximately half of these new spaces located in the South Fraser area. Current vacancies do not meet the market demand and these seniors housing units are urgently required to service our aging population. As identified in Section 1.2 – Community Context and Key Trends in the OCP:

*"While our community growth rate has fluctuated over time, it has remained relatively low in comparison to the region. This slower growth is related to our aging population, as the community has fewer births and our housing stock has limited options for seniors to downsize or for young families to move here."*

Due to previous development patterns, West Vancouver is currently comprised of primarily detached, single-family oriented housing, together with a limited older stock of apartment buildings located near commercial centres. We understand that housing diversity is a primary objective of the OCP. As outlined in Section 2.1 – Existing Neighbourhoods of the OCP:

*"While our housing options continue to be limited, there has been a long-standing community interest in increasing the variety of available options. Seniors and young families alike are unable to find the right housing to meet their needs – such as accessible, single-level living options close to amenities and transit."*

Residents hope to, but are unable to age in place. Furthermore, it is expected that 33% of residence will move within 5 years, but 60% are

pessimistic about the ability to stay in West Vancouver and with good reason. The demographic statistics specific to West Vancouver are as follows:



In comparison, the demographic statistics for the Province of BC are as follows:



These statistics clearly illustrate West Vancouver's significant aged population in relation to the rest of BC. With the desire to age in place within the community, and lack of senior's housing units available, we understand that this option is simply not possible. Resident's currently looking to downsize into senior's specific housing must leave the area.

Our proposal supports the *Housing & Neighbourhoods* planning policies. The proposed development will be located adjacent to the existing care facility and complement the building by providing an on-site continuum of care for West Vancouver; a unique and much-needed housing typology within the area.

### Project Description

Milliken Real Estate Corporation is pleased to submit a Rezoning, OCP Amendment and Development Permit application for a proposed Independent Living seniors' development located at 727 Keith Road. The development proposes to consolidate the property with 701 Keith Road and be included in amended OCP Guidelines BF-B 14 – Northwest Corner of Taylor Way and Keith Road.

Consisting of 48 units, the proposed 6-storey independent living building will complement the existing use and complete a vibrant senior's continuum of care, offering independent living, assisted living and memory care between the two buildings. While offering separate pedestrian entrances, both buildings will be serviced by the single existing vehicle access from Keith Road. This access point offers an ideal solution to the significant slope of the site and limits driveway crossings along the sidewalk. All required parking for the proposed development is contained underground, offering more opportunity for landscaping and outdoor amenity space.

The main entrances of each building, located off Keith Road, will be connected by a covered walkway in order for residences to share amenity spaces. The covered connection will flank the sidewalk along Keith Road and provide a significant entrance feature to the site at the bottom of the driveway. This walkway will be provided with ample lighting and generous landscaping to facilitate year-round use. Partial screening and a fully covered structure will offer safety and security for the residents. Another pedestrian connection to the existing building is located on the north side of the proposed building on level 3. This heated connection will be a primary access point for residents and operations on a daily basis in a much more private, secure and convenient location.

The main floor consists of two garden suites facing Keith Road and at-grade amenity spaces for the residents that activates the street interface and provides an urban residential setting along Keith Road. The building façade is highlighted by natural stone materials, warm wood cladding to match the existing building and extensive use of glazing. 48 independent living units occupy the upper 5 storeys of the design with recessed 5th and 6th levels and strong horizontal rooflines accentuating the building. A generous stand of existing mature trees flank the adjacent property line to the west, offering privacy and visual separation from the immediate neighbour. These trees will be completely retained.

From a regulatory perspective, the proposed development requires a rezoning and amendment to the Official Community Plan to be realized. Detailed in this design brief, the enclosed drawings outline how the project will meet and exceed the current BF-B 14 policy:

#### I. Context and Character

- a. *New development should minimize visual impacts of development to the surrounding residential neighbourhood through siting and design.*

## II. Building Design

- a. *The majority of the building mass should purposefully be directed at the east side of the site and set into the natural site grade. (applies to existing building only)*
- b. *Building at the north end of the site should be recessed into the existing site topography to create an appropriate interface with the northern residential neighbourhood. (applies to existing building only)*
- c. *Service-related functions within the building (i.e. main kitchen, laundry services) should be located closer to Taylor Way and away from the northern residential neighbourhood. (applies to existing building only)*
- d. *Roof volumes should be horizontal planes for lower building profile to reduce visual impact and overshadowing.*
- e. *Elements of the facade should include generous use of wood and glazing.*
- f. *The use of natural stone and timber structures should be used to give the building a classic West Coast expression.*
- g. *A natural colour palette should be used to blend the building into the surroundings.*
- h. *'Green' building technologies should be used including but not limited to lower-flow plumbing fixtures for water reduction and strict insulation and glazing measures, optimized mechanical systems, green vegetated roofing systems to reduce heat-island effects, and wherever possible, locally and regionally sourced construction materials.*
- i. *All roof top mechanical equipment shall be screened.*

We anticipate that the application will be recognized as a noteworthy example of an appropriate OCP amendment that aligns with the District of West Vancouver planning principles and meets long-term community needs.

### Site Context & Zoning

This application proposes to consolidate and rezone 701 Keith Road and 727 Keith Road. The resultant zone will be a Comprehensive Development (CD) zone fitting for a seniors' specific continuum of care. Adjacent land uses are:

North: two single-family lots are zoned RS3. The lots are up-slope of the site with several mature trees existing within the setback area on each side of the property line. The existing care building will maintain primary adjacency with these properties.

South: across Keith Road, the Evelyn project is zoned CD with a mix of residences ranging from single family houses to apartment buildings.

East: across 4 to 5 lanes of Taylor Way, five single-family lots are zoned RS3. The homes are east of a soil bank and a line of trees that line Taylor Way. Only a small portion of houses are visible from the street. The existing care building will maintain primary adjacency with these properties.

West: two single-family lots are zoned RS3. Several mature trees exist between each property.

The proposed development statistics for the consolidated parcel are as follows:

Site size:	7549.4 sm(1114.9 sm + 6434.5sm)
Maximum Site Coverage:	50.0% (consolidated site total)
Floor Area Ratio (FAR):	1.4 (consolidated site total)
Building Height:	23.0 m

The densification of this site is supported by planning logic that points to denser building forms along main transportation corridors such as Taylor Way. The developments along busier roads provide an effective transition to the less dense, single family neighbourhoods further from the road and are a common urban design strategy. The Evelyn project to the south is just north of Park Royal and includes a multi-family development in the scale and proportion and greater than this proposal. From a land use perspective, the proposed development provides a logical extension of the existing Maison program and slightly increased density moving north from the important commercial hub of Park Royal.

The proposed development will provide new Independent Living seniors housing units in an ideal location, both in connection to the existing care facility and to the nearby commercial node. Ultimately, this project will be a vibrant addition to the community that aligns with the policy objectives of the OCP, specifically:

*2.1.17 - Secure new purpose-built market and non-market rental, seniors and supportive housing units in appropriate locations close to transit and amenities by:*

- a. *Incentivizing new rental units through bonus density, increased height, and available zoning tools*
- b. *Considering cash-in-lieu contributions to the District's Affordable Housing Fund when preferable for meeting the District's housing objectives*
- c. *Considering financial incentives for non-market rental units (e.g., the reduction of development fees or charges, tax incentives)*
- d. *Reducing off-street parking requirements; and*
- e. *Securing market and non-market rental housing units in perpetuity through Housing Agreements and available zoning tools*

### Architectural Form and Character

The architectural aesthetic of the proposed building will continue the west coast contemporary form of the existing care facility and will build on this character through a more articulate façade, which reflects a more active internal program. The design offers similar high quality and durable materials that respect the existing neighbourhood and offers the following features:

- A contemporary design and distinctive massing that accommodates the changing demographics in seniors housing
- A sensitive building design with high quality, durable materials that offer a sense of permanence and respects the character of the existing care building and neighbourhood
- Highly articulated architectural form with warm colours that promotes a design character
- Implementation of generous landscaping and pedestrian connections that provides a sense of place
- A program that is in high demand and a positive contribution to the community
- Relief in overall massing through a significant articulation
- Penthouse step back and extensive roof overhangs to enhance the architectural character
- Strong interface with the street through strong entrance feature, covered walkway to existing building and significant landscaping
- Extensive use of glazing throughout all levels

The architectural aesthetic has been thoughtfully designed to appropriately integrate into the immediate context and community. The horizontal roof planes of the building allow for a lower building profile to reduce the

visual impact and shadowing. Elements of the façade with generous use of wood and glazing give a cadence to the building walls, and together with the balconies, the building generates a unique and inviting character. The use of stone at the base and in strategic locations throughout the design, cement board siding and panel systems for the upper floors give the building the classic coastal expression. A natural colour palette will be implemented to ensure the building blends into the natural surroundings.

### Parking Relaxation

The proposed development is planning on providing 26 off-street parking stalls. Twenty stalls will be located on P01 parkade level and 6 additional stalls on the main floor parkade, including a Barrier Free space. The existing site also contains 6 stalls that will remain to service both the existing development as well as the proposed. The following forms part of the rationale for the relaxation of the number of parking stalls:

- parking demands at other Seniors Housing complexes support a reduced parking supply, as the age of the seniors intended for the development tend not to drive, and peak times of driving do not overlap with the majority of the working population.
- this development is close to existing transit stops along Taylor Way. Quality alternative modes of transportation will aid in reduction in car ridership for residents and staff.
- the development will form part of the existing building, where there will be no additional requirement for staff.
- West Vancouver does not have a category within the by-law which forms a requirement for amount of parking stalls for seniors.
- the development will provide an on-site shuttle as part of the transportation management.

### Safety & Security

The safety and security of both the community and residents of the proposed development is of utmost importance, especially given the nature of the proposed development. The implementation of Crime Prevention Through Environmental Design (CPTED) principals is multi-disciplinary approach to promoting community safety through the thoughtful and meaningful design of the environment. CPTED involves the balanced application of three basic principles, which are implemented in the proposed development:

1. Natural surveillance

Natural surveillance is created through the establishment of clear sightlines, enabling building occupants to monitor the surrounding environment. The proposed development offers the following natural surveillance concepts in the design:

- driveways and paths are oriented towards natural forms of surveillance such as building entrances and windows
- building entrances, stairwells, and access points receive increased visual permeability through the strategic use of windows, fencing, and landscaping
- pathways, internal sidewalks, and all concealed spaces will receive strategic lighting to prevent unwanted access
- highly-active interior spaces capable of generating activity are strategically located and augmented by the use of extensive sidewalks, outdoor seating areas and amenity spaces to promote continuous use

2. Natural Access Control

Natural access control aims to decrease crime opportunity. Forms of access control includes fences, low walls, landscaping, gates and any barrier that is natural for the environment including topographical features. Natural access control applications for the proposed development include:

- providing clear border definition of controlled space through the placement of fences, guardrails and obstructions
- limiting uncontrolled and/or unobserved access onto properties, buildings and private space
- using space to provide natural barriers to conflicting activities.

3. Territorial Reinforcement

Territorial reinforcement is a design concept that realizes that physical design can create or extend a sphere of influence so that users develop a sense of proprietorship that is noticeable to a potential offender. Natural surveillance and access control can help people to develop a sense of ownership about a space regardless of whether or not they own it and develop a sense of pride for a community. Territorial reinforcement applications for the proposed development include:

- creating clearly marked transitional zones as persons move from public to semi-public and private space through the use of paving patterns, signs and entry features

- providing amenities in communal areas that encourages activity and use throughout the day
- creating space that is inviting to the public and encourages public interaction
- creating a high quality building of which residents and community members can be proud
- implementing a visitor reporting procedures for entry into the building
- conducting timely maintenance that ensures building longevity

### Energy & Water Conservation Strategies

The applicant team is acutely aware of environmental considerations. While this level of design is not yet commenced, our team is committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices. Sustainable items may include:

- Photovoltaic panels
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic considerations
- Waste water reduction
- Storm water retention
- Passive solar systems
- Indigenous, low-water landscaping
- Decreased construction waste

### Accessibility & Adaptability Approaches

Accessibility and adaptability are of utmost importance to the project due to the nature of the program and mobility limitations of residents. Furthermore, we understand that Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. The proposed building and surrounding environment will be designed to meet the needs of all people who wish to use it.

Further to the British Columbia Building Code requirements, the proposed development will be designed to meet the following Universal Design principles:

1. Equality: the design of interior and exterior spaces provides the same level of comfort and availability for all users. Provisions for privacy, security and safety are standard for all users, despite physical limitations and will avoid segregating or stigmatizing any disabilities.
2. Flexibility: the design accommodates a wide range of individual preferences and abilities, provide choice in methods of use, and facilitate a user's accuracy and precision.
3. Simplicity: the design is easy to understand, regardless of the user's experience, knowledge, language skills, or concentration level and will eliminate unnecessary complexity. Information is arranged consistent with importance, and with user intuition and expectation.
4. Perception: the design effectively communicates necessary information, regardless of the ambient conditions or the user's sensory abilities.
5. Tolerance: the design minimizes hazards and the adverse consequences of accidental or unintended actions.
6. Low Physical Effort: the design is used efficiently and comfortably with a minimum of fatigue to allow users to maintain a neutral body position and use reasonable operating force.
7. Adequate space for Approach: the design provides appropriate size and space for the approach, reach, manipulation, and use of the building and environment regardless of body size, posture, or mobility. A clear line of sight is provided to important design elements for both seated and standing users.

We also recognize the Adaptable Design Guidelines and strives to achieve Level 2 standards in all indoor and outdoor common areas of the building, with barrier-friendly design implemented within all suites. This Independent Living building will be serving more active residents in the community and will supplement the assisted living program of the existing building, which accommodates the less mobile population. If a resident requires the Level 2 or 3 standards within the suite, they will be accommodated in the existing building.



**Summary of Preliminary Public Consultation Meeting**  
**Held on November 20, 2018, 6:30-8:30pm**  
**Maison West Vancouver – proposed expansion**

Applicants/Official Attendees:

Don Milliken  
Kate Milliken Binns  
James Milliken  
Lisa Berg  
Councillor Sharon Thompson  
Councillor Peter Lambur

Milliken Developments held a preliminary public consultation meeting on November 20<sup>th</sup>, from 6:30-8:30pm, at the Maison West Vancouver Bistro (701 Keith Road). This meeting was to introduce the proposed expansion of Maison West Vancouver (727 Keith Road) to interested neighbours/West Vancouver residents. The meeting was advertised in two editions of the North Shore News, on the District's website, and notices were sent to all residents within 100 meters of the proposed development.

Three attendees were present at 6:30, and two others came later, for a total of 5 attendees. Milliken presented the proposal to them, and then asked for questions and feedback. All were positive about the proposal, and a few clarifying questions were asked about timing, size of suites, density and exterior finishes. All attendees voiced their general support for the project, citing it as an appropriate location for this type of seniors' housing, and saying that they liked the look of the rendering. It was a very positive, amicable meeting.

It was Moved and Seconded that the Design Review Committee support the Amica Lions Gate Expansion at 727 Keith Road subject to further review by staff of the following items:

1. Consider appropriate street trees along the Keith Road frontage and that the applicant buffers trellis edge with other planting.  
Response: While the applicant team explored the opportunity of providing two street trees within the District boulevard along Keith Road, additional trees have not been provided. Existing overhead power lines are to remain, which restricts the placement of these trees. As an alternative, low shrubs are provided along the base of the covered walkway and extensive planting is proposed along the Keith Road frontage.
2. Consider further design development of the trellis with thoughts of CPTED.  
Response: The covered walkway along the Keith Road frontage is modified to reduce the number of horizontal wood slats in order to provide more transparency and light into the space. Exterior lighting will also be provided for the safety of residents walking between buildings. Additional landscaping is provided along the base of the walkway to improve the pedestrian interface along Keith Road.
3. Continue to work with staff to protect trees through all phases of construction.  
Response: We will continue to work with staff to protect the required trees throughout all phases of construction. A tree protection plan is included in the application.
4. Continue to work with staff on developing a useable courtyard space on the west side of the building.  
Response: The walls along the courtyard have been stepped and lowered as much as possible, with the grade sloping back to the property line at 3:1 and maintaining a minimum of 1.2m coverage of the underground utilities. The west retaining wall now varies from 2.1m at the high point to 1.2m at the low point. The retaining wall has also been updated with a living wall to improve the quality of the space. Refer to landscape drawings for details.
5. Consider direct access from the sidewalk from Keith Road onto the ramp.  
Response: The front sidewalk has been revised, removing the initial stairs and providing direct access to the ramp off the entrance sidewalk as requested.

6. Consider the east walkway connection to the upper landing rather than the lower landing, which could eliminate the need for the ramp, subject to grades.

Response: While this design solution was explored, the existing site grading does not permit the walkway to lead directly to the upper landing while also accommodating direct universal access from the sidewalk as requested in item 5. While a direct connection to the upper landing would be desirable, the applicant team would rather provide the universal access directly from the sidewalk.

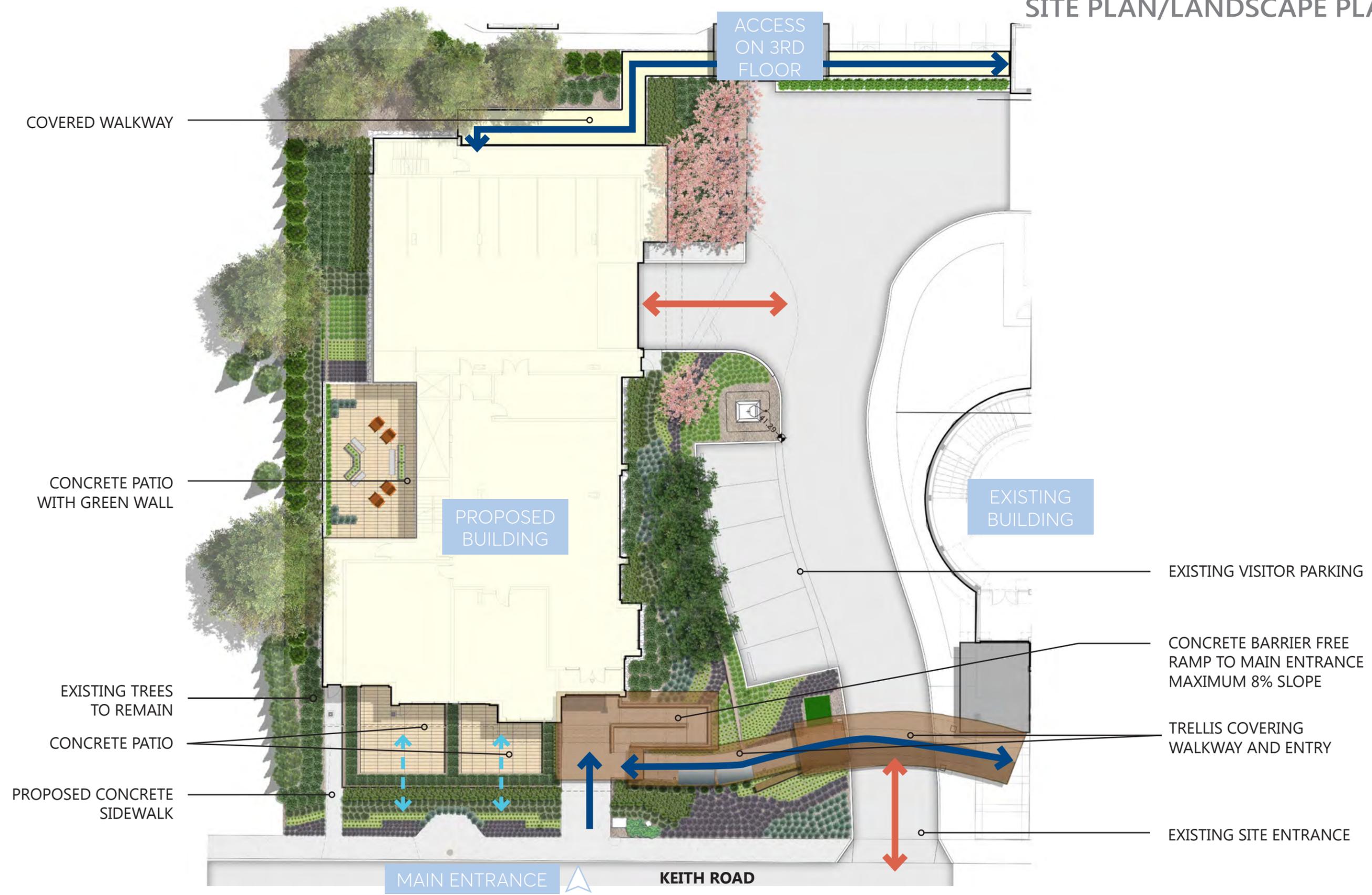
## Conclusion

We are confident that this project will be a significant benefit to the housing diversity of West Vancouver given the community demographic trends and local senior's housing statistics. The proposed location is ideal to complement the existing facility to provide a comprehensive development that supports the five key goals in the Regional Growth Strategy:

- create a compact urban area
- support a sustainable economy
- protect the environment and respond to climate change impacts
- develop complete communities
- support sustainable transportation choices

We are proud that this application meets the high standards envisioned by the District of West Vancouver and the community and we look forward to taking the next steps toward realizing the vision for this important residence in West Vancouver.

SITE PLAN/LANDSCAPE PLAN



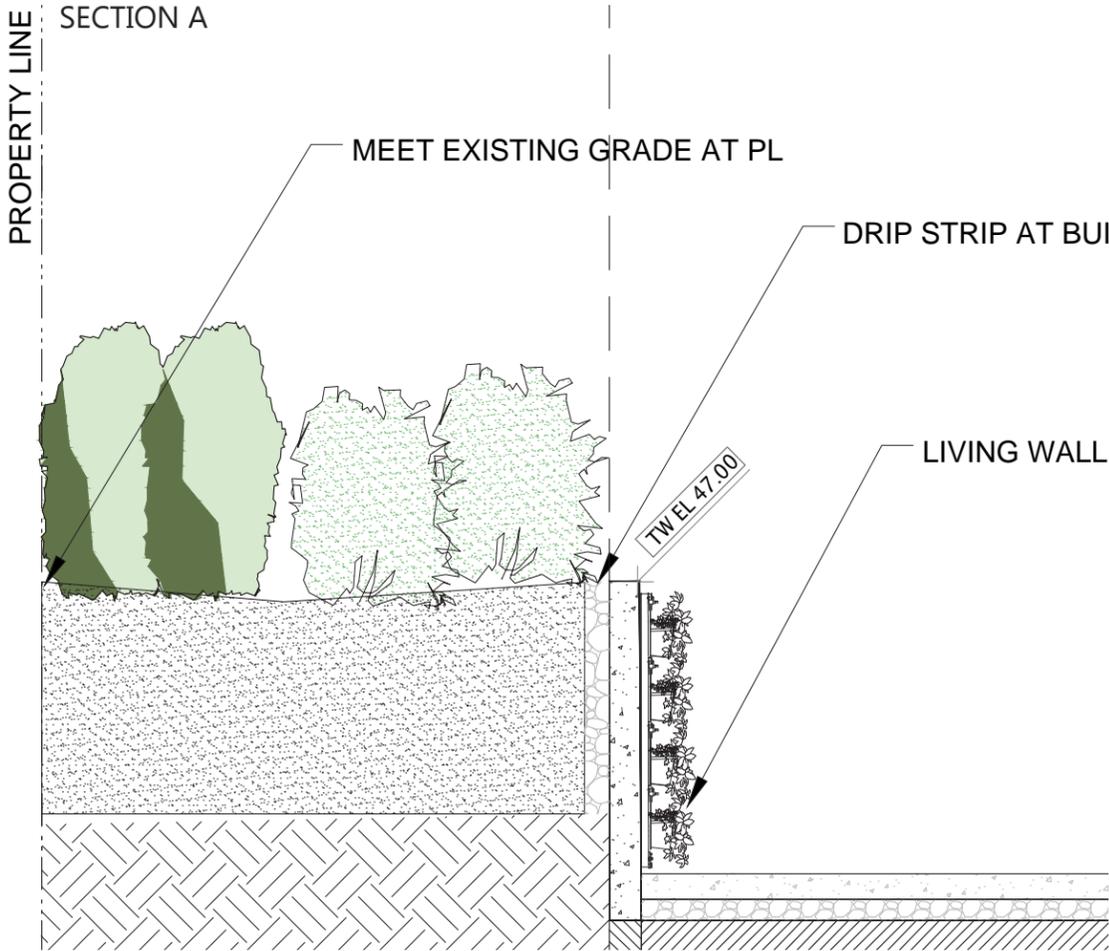




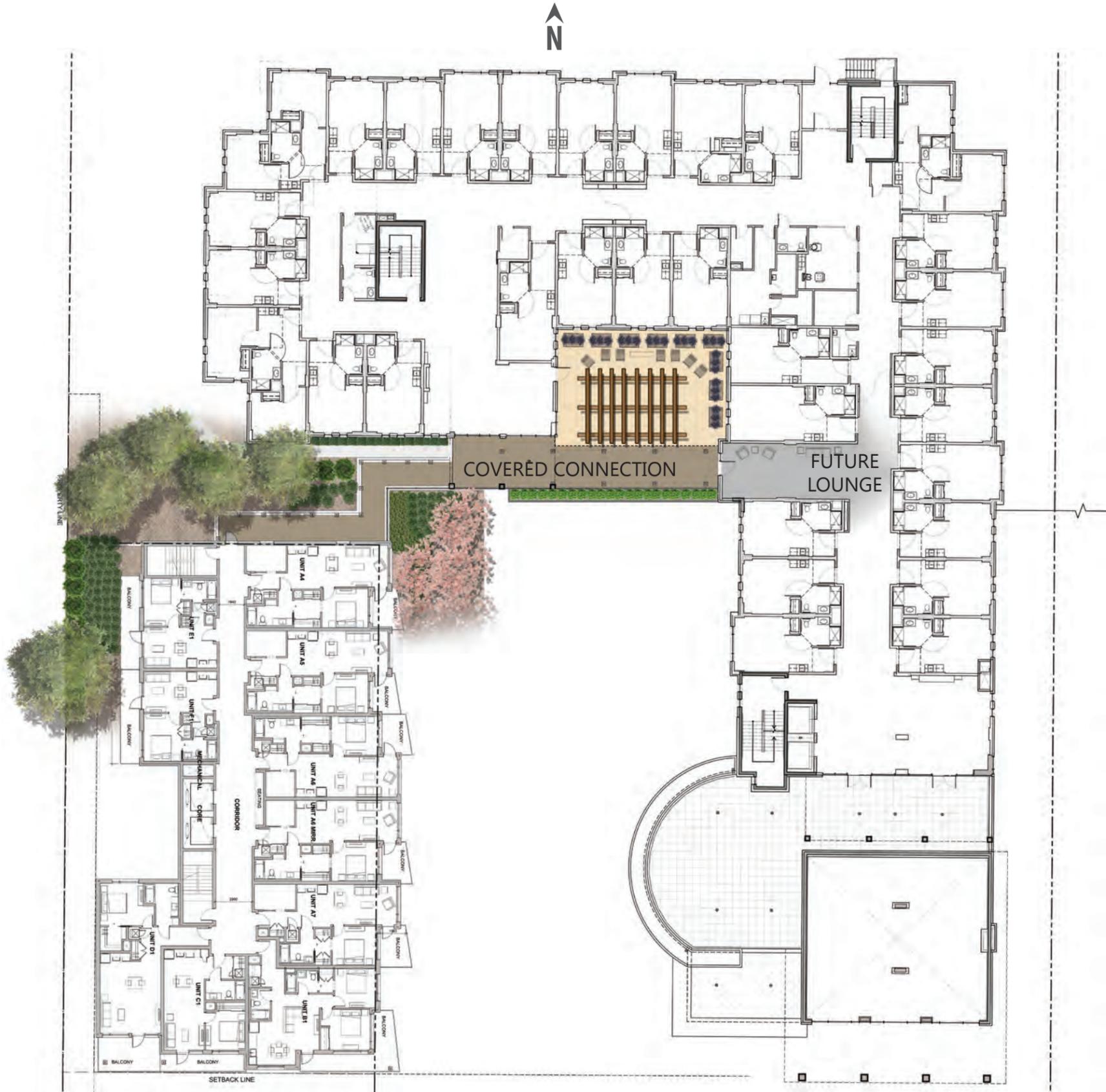








PROPOSED BUILDING CONNECTION



VIEW WITHIN COVERED CONNECTION



PROPOSED SOUTHEAST PERSPECTIVE  
FROM KEITH ROAD





2300, 411 1st Street SE,  
 Calgary, AB Canada T2G 4Y5  
 norr.com

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 A Partnership of Limited Companies

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Victor Smith, Architect, AAA, B.Arch, MAIBC  
 Bruce McKenzie, Architect, AAA, B.Arch, MAIBC  
 A. Silvio Baldassarra, Architect, AAA, B.Arch, MAIBC  
 Adrian Todella, P.Eng., APEGA  
 Chris Pai, P.Eng., APEGA

**SURVEY**

CHAPMAN LAND SURVEYING LTD.  
 107 - 100 PARK ROYAL SOUTH  
 WEST VANCOUVER, B.C., V7T 1A2  
 PHONE: 604.926.7311 FAX: 604.926.6923

**CIVIL**

McElhanney Consulting Services Ltd.  
 200-858 BEATTY STREET  
 VANCOUVER, B.C., V6B 1C1  
 PHONE: ###.###.#### FAX: ###.###.####

**ARCHITECTURE**

NORR Architects Engineers Planners  
 411 - 1ST STREET SE  
 CALGARY, AB., T2G 4Y5  
 PHONE: 403.264.4000 FAX: 403.269.7215

**STRUCTURAL**

N/A  
 N/A  
 N/A  
 PHONE: ###.###.#### FAX: ###.###.####

**MECHANICAL**

N/A  
 N/A  
 N/A  
 PHONE: ###.###.#### FAX: ###.###.####

**ELECTRICAL**

N/A  
 N/A  
 N/A  
 PHONE: ###.###.#### FAX: ###.###.####

**INTERIORS**

N/A  
 N/A  
 N/A  
 PHONE: ###.###.#### FAX: ###.###.####

**LANDSCAPE**

NORR Architects Engineers Planners  
 411 - 1ST STREET SE  
 CALGARY, AB., T2G 4Y5  
 PHONE: 403.264.4000 FAX: 403.269.7215



EXISTING SITE CONTEXT



A102

# PROPOSED DEVELOPMENT STATISTICS

PROPOSED DEVELOPMENT DATA SUMMARY	m2	ft2
GROSS FLOOR AREA (GFA)	3,901.0	41,990
TOTAL FLOOR AREA (TFA)**	5,593.5	60,208
FLOOR AREA RATIO (FAR)*		
	2.87	
AMENITY AREA	239.5	2,578
TOTAL PROPOSED UNIT COUNT		
	48	
TOTAL PROPOSED PARKING STALLS		
	26	

\*FAR includes all above grade areas (excluding parkade and amenity areas), divided by the site area

\*\*TFA includes all areas above and below-grade including parking, measured to exterior face

CONSOLIDATED DEVELOPMENT DATA SUMMARY	m2	ft2
PROPOSED GROSS FLOOR AREA (GFA)	3,901.04	41,990.45
EXISTING GROSS FLOOR AREA (GFA)	6,432.00	69,233.47
COMBINED GROSS FLOOR AREA (GFA)	10,333.04	111,223.92
PROPOSED TOTAL FLOOR AREA (TFA)**		
	5,593.46	60,207.50
EXISTING TOTAL FLOOR AREA (TFA)**		
	9,320.00	100,319.65
COMBINED TOTAL FLOOR AREA (TFA)**	14,913.46	160,527.15
PROPOSED SITE AREA		
	1,114.90	12,000.68
EXISTING SITE AREA		
	6,434.50	69,260.38
CONSOLIDATED SITE AREA	7,549.40	81,261.07
COMBINED FLOOR AREA RATIO (FAR)*		
	1.37	
PROPOSED SITE COVERAGE		
	855.74	9,211.11
EXISTING SITE COVERAGE		
	2,702.50	29,089.47
CONSOLIDATED SITE COVERAGE	3,558.24	38,300.58
	47.13%	

\*FAR includes all above grade areas (excluding parkade and amenity areas), divided by the site area

\*\*TFA includes all areas above and below-grade including parking, measured to exterior face of sheathing

PROPOSED SITE INFORMATION	m2	ft2	RATIO / %
SITE AREA**	1,114.9	12,001	-
BUILDING COVERAGE (GROUND FLOOR)	855.7	9,211	76.8%
BUILDING COVERAGE (INCL. OVERHANGS)	974.4	10,488	87.4%
LANDSCAPED AREA	240.0	2,583	21.5%
OUTDOOR PAVED AREA	170.0	1,830	15.2%
SETBACKS + EASEMENTS*		REQUIRED/MAX.	PROPOSED
<i>Taken from Closest Building face to Property line for walls above grade</i>			
	NORTH	-	0.0 m
	EAST	TBD	TBD
	SOUTH	4.5 m	4.5 m
	WEST	2.438 m	2.438 m
PROPOSED ZONING	COMPREHENSIVE DEVELOPMENT (CD)		

\*Approved zoning to determine setback requirements- contextual south setback based on existing Maison site

\*\*Current Boundary area= 1115 m2. Proposed Site Area (as shown on drawings) includes consolidation of the two properties (proposed & existing).

AVERAGE UNIT SIZE				
UNIT TYPE	BEDROOMS	AREA		UNIT COUNT
		m2	ft2	
A1.1	1	70.9	763.2	1
A1.2	1	69.9	752.3	1
A2	1	67.7	728.5	2
A3	1	64.7	696.9	1
A4	1	70.9	763.2	4
A5	1	69.9	752.4	4
A6	1	67.7	728.5	8
A7	1	64.7	696.9	2
B1	2	75.8	815.7	3
C1	1	52.5	564.7	3
D1	1	71.7	771.8	3
B2	1	67.7	728.6	2
C2	1	59.5	640.3	2
D2	1	64.4	693.5	2
E1	1	44.5	479.1	4
F1	1	45.1	485.8	4
L1	1	70.6	759.6	1
M1	1	77.4	833.3	1
AVERAGE AREA / TOTAL	-	63.8	687.2	48

AVERAGE FINISHED GRADE CALCULATIONS	
	(m)
NORTH WALL	47.42
EAST WALL	42.14
SOUTH WALL	41.99
WEST WALL	46.65

PROPOSED BUILDING HEIGHTS	
USING AVERAGE GRADE	
	(m)
NORTH FAÇADE	16.78
EAST FAÇADE	22.06
SOUTH FAÇADE	22.43
WEST FAÇADE	17.55

PROPOSED BUILDING INFORMATION																									
LEVEL	GROSS FLOOR AREA		TOTAL FLOOR AREA		PROPOSED DWELLING UNITS																		PROPOSED PARKING	PROPOSED AMENITY AREA (m2)	
	m2	ft2	m2	ft2	UNIT A1.1	UNIT A1.2	UNIT A2	UNIT A3	UNIT A4	UNIT A5	UNIT A6	UNIT A7	UNIT B1	UNIT C1	UNIT D1	UNIT E1	UNIT F1	UNIT B2	UNIT C2	UNIT D2	UNIT L1	UNIT M1			
P01	-	-	1,076.28	11,584.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-
1	329.20	3,543.48	855.74	9,211.11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	6	149.9
2	666.40	7,173.07	756.00	8,137.52	1	1	2	1	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	6	149.9
3	755.73	8,134.61	755.73	8,134.61	0	0	0	0	1	1	2	1	1	1	1	1	0	0	0	0	0	0	0	-	89.6
4	755.73	8,134.61	755.73	8,134.61	0	0	0	0	1	1	2	1	1	1	1	1	0	0	0	0	0	0	0	-	89.6
5	696.99	7,502.34	696.99	7,502.34	0	0	0	0	1	1	2	1	1	1	1	1	1	1	1	1	0	0	0	-	0
6	696.99	7,502.34	696.99	7,502.34	0	0	0	0	0	0	0	0	0	0	1	1	1	1	1	1	0	0	0	-	0
P01, 1-6	3,901.04	41,990.45	5,593.46	60,207.50	1	1	2	1	3	3	6	3	4	4	4	4	4	2	2	2	1	1	26	-	
					2.1%	2.1%	4.2%	2.1%	6.3%	6%	12.5%	6.3%	8.3%	8.3%	8.3%	8.3%	8.3%	4.2%	4.2%	4.2%	2.1%	2.1%	26	239.5	

A102



MARCH/SEPTEMBER 21 @ 10 AM  
MARCH/SEPTEMBER 21 @ 2 PM



MARCH/SEPTEMBER 21 @ 12 PM  
MARCH/SEPTEMBER 21 @ 6 PM



A103



JUNE 21 @ 10 AM

JUNE 21 @ 2 PM



JUNE 21 @ 12 PM

JUNE 21 @ 6 PM



A103



DECEMBER 21 @ 10 AM  
DECEMBER 21 @ 2 PM



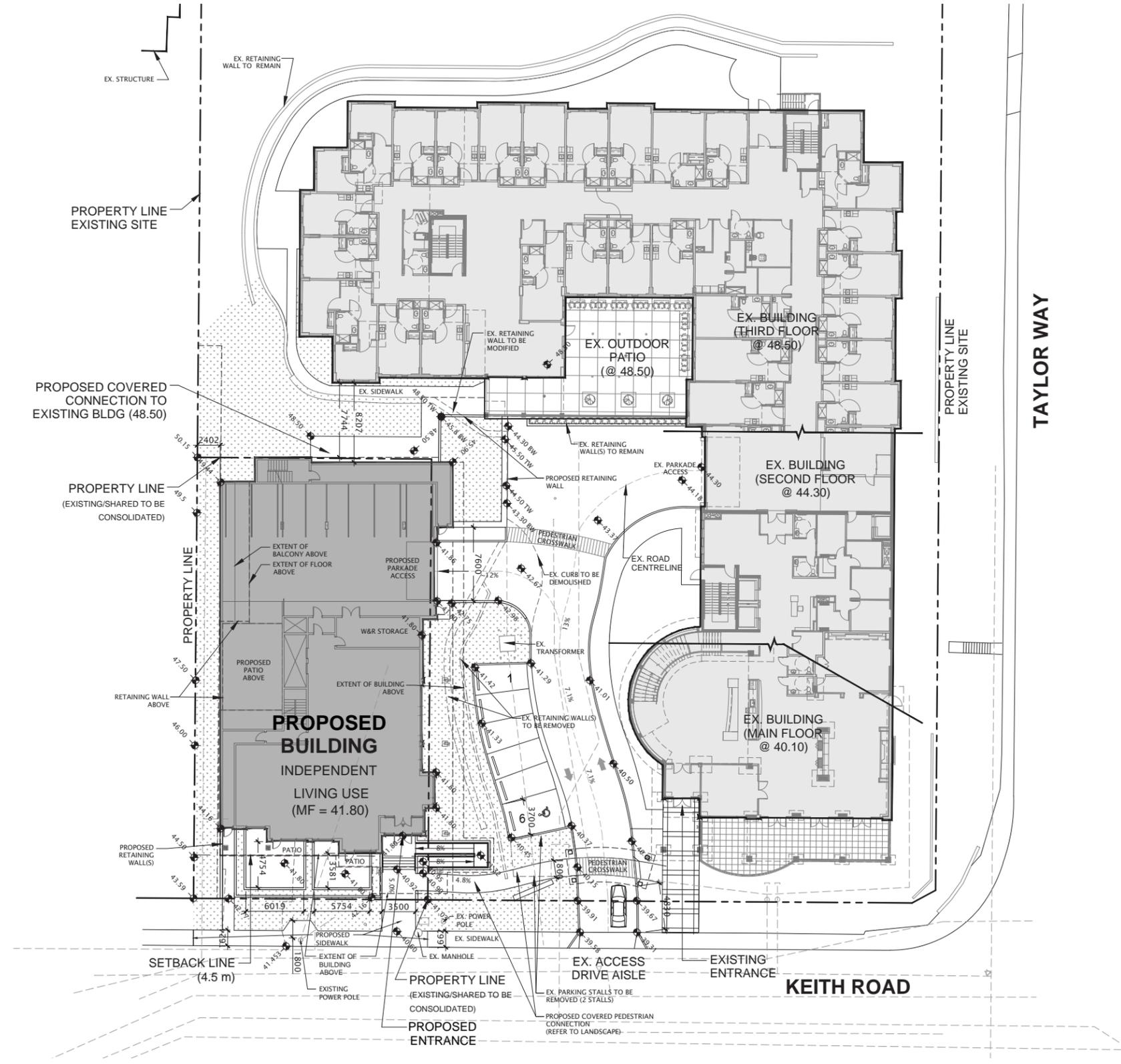
DECEMBER 21 @ 12 PM  
DECEMBER 21 @ 6 PM



A103

# PROPOSED SITE PLAN

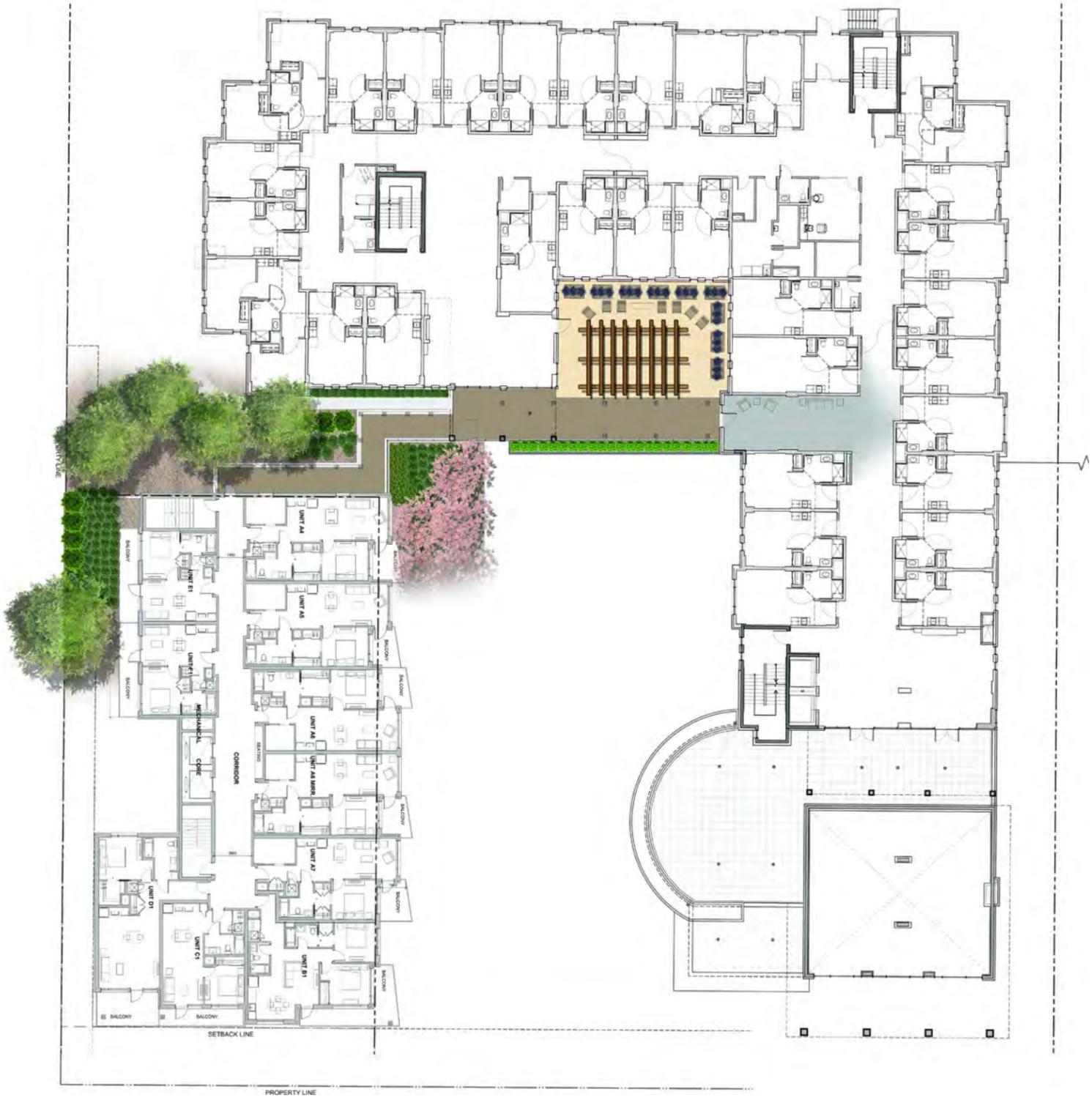
SCALE: 1:500



A104

PROPOSED THIRD FLOOR CONNECTION

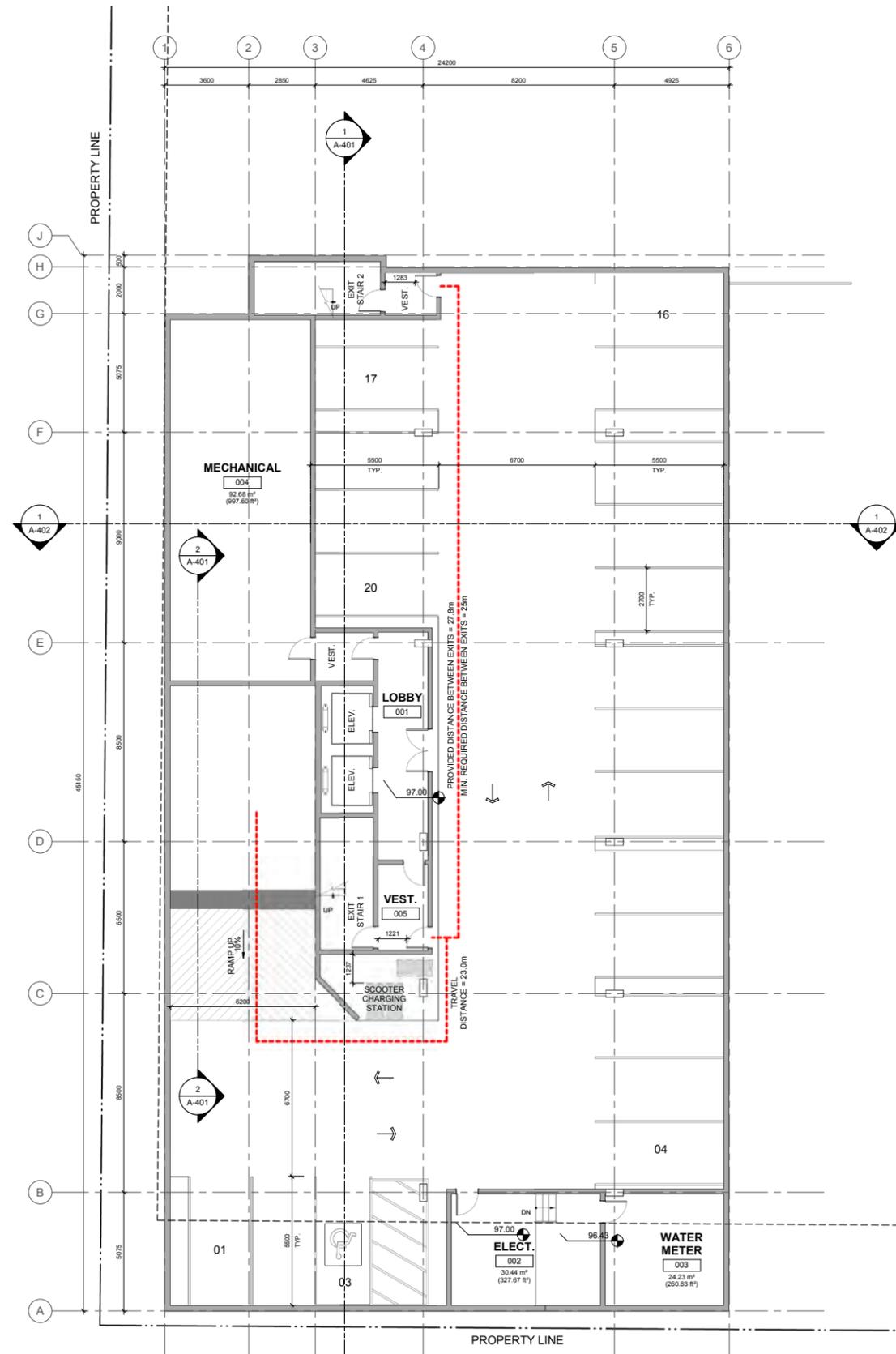
SCALE: NTS



A105

# PROPOSED P01 PARKADE PLAN

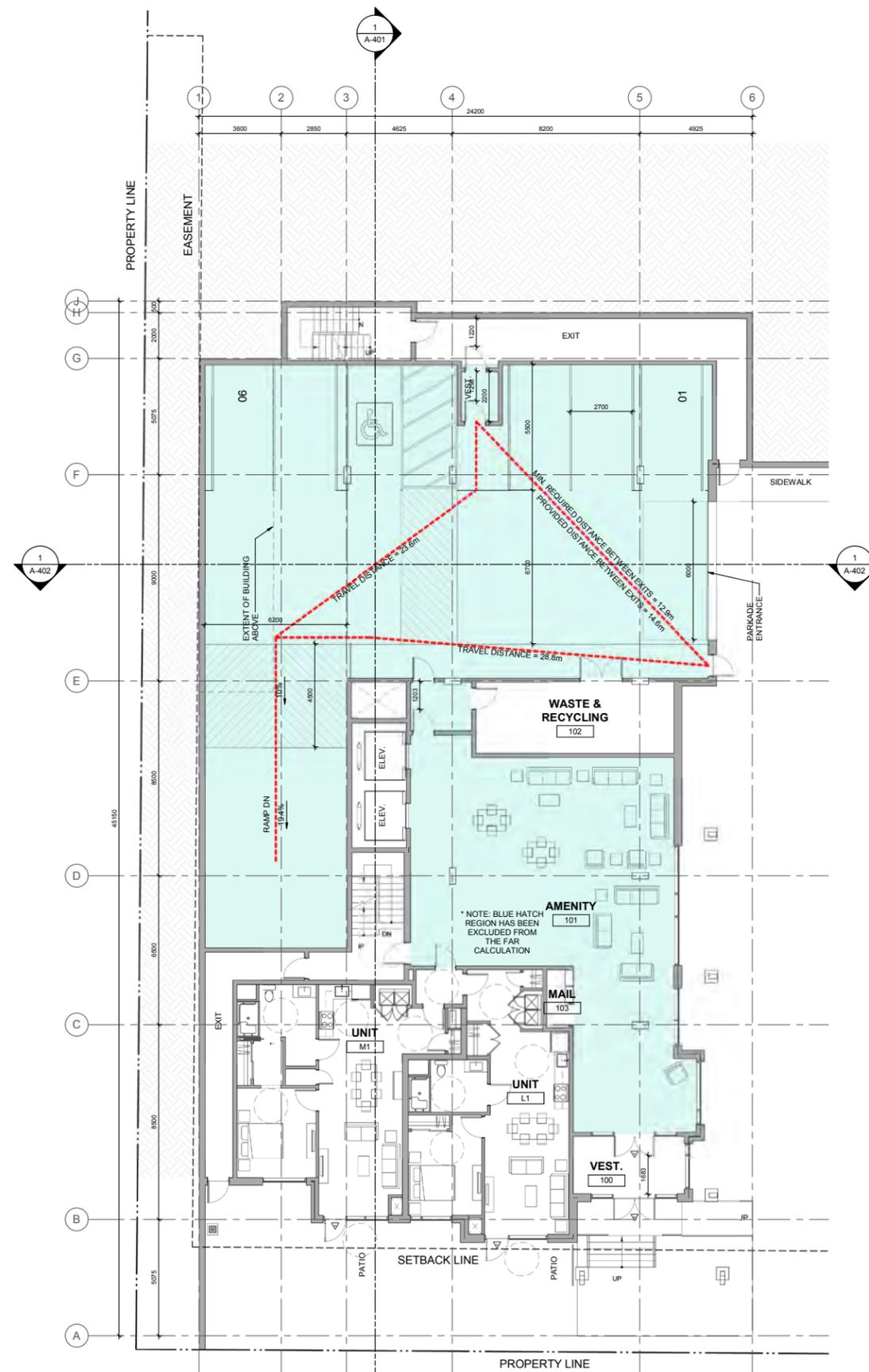
SCALE: 1:250



A200

# PROPOSED LEVEL 01 PLAN

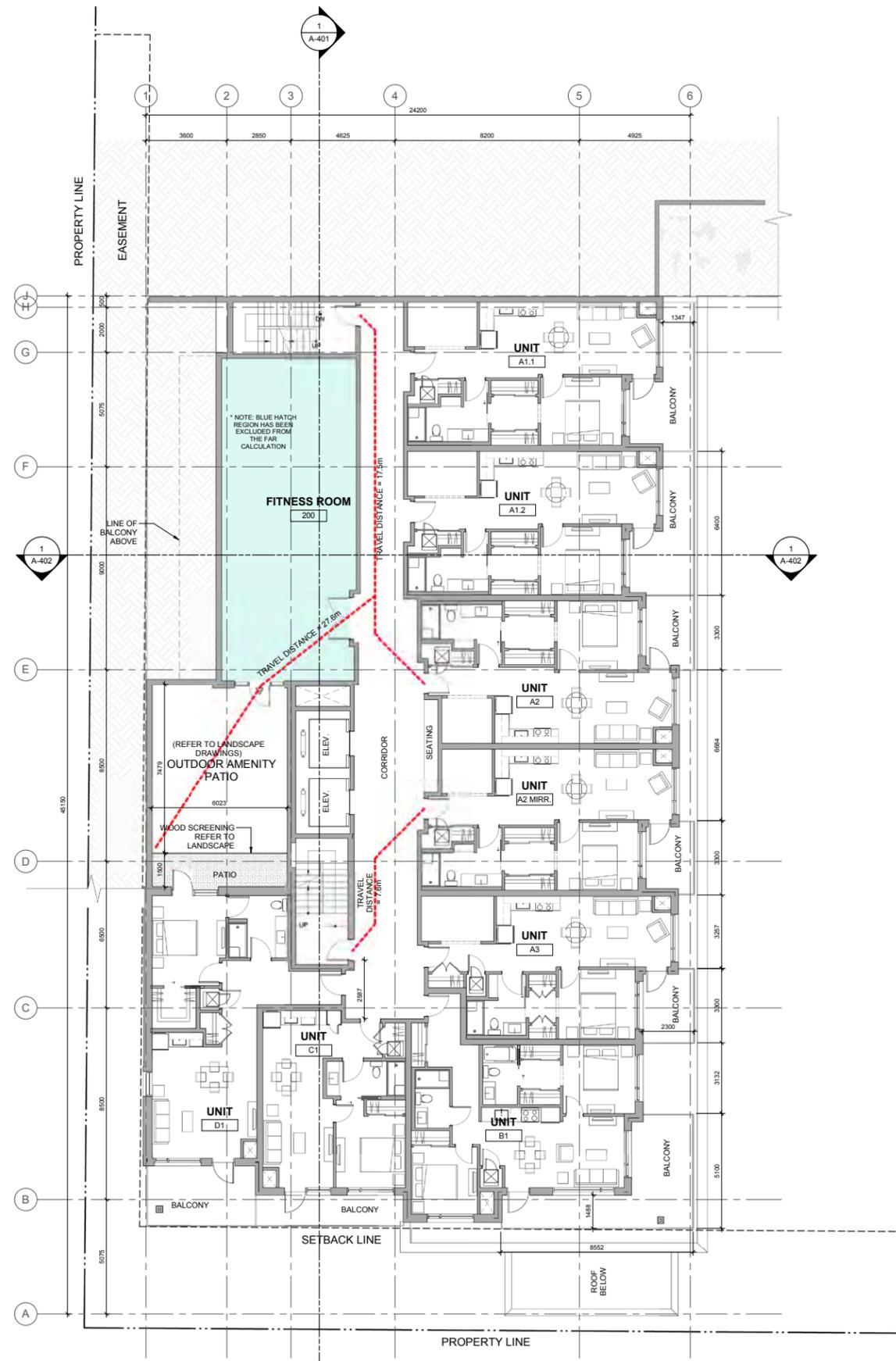
SCALE: 1:250



A201

# PROPOSED LEVEL 02 PLAN

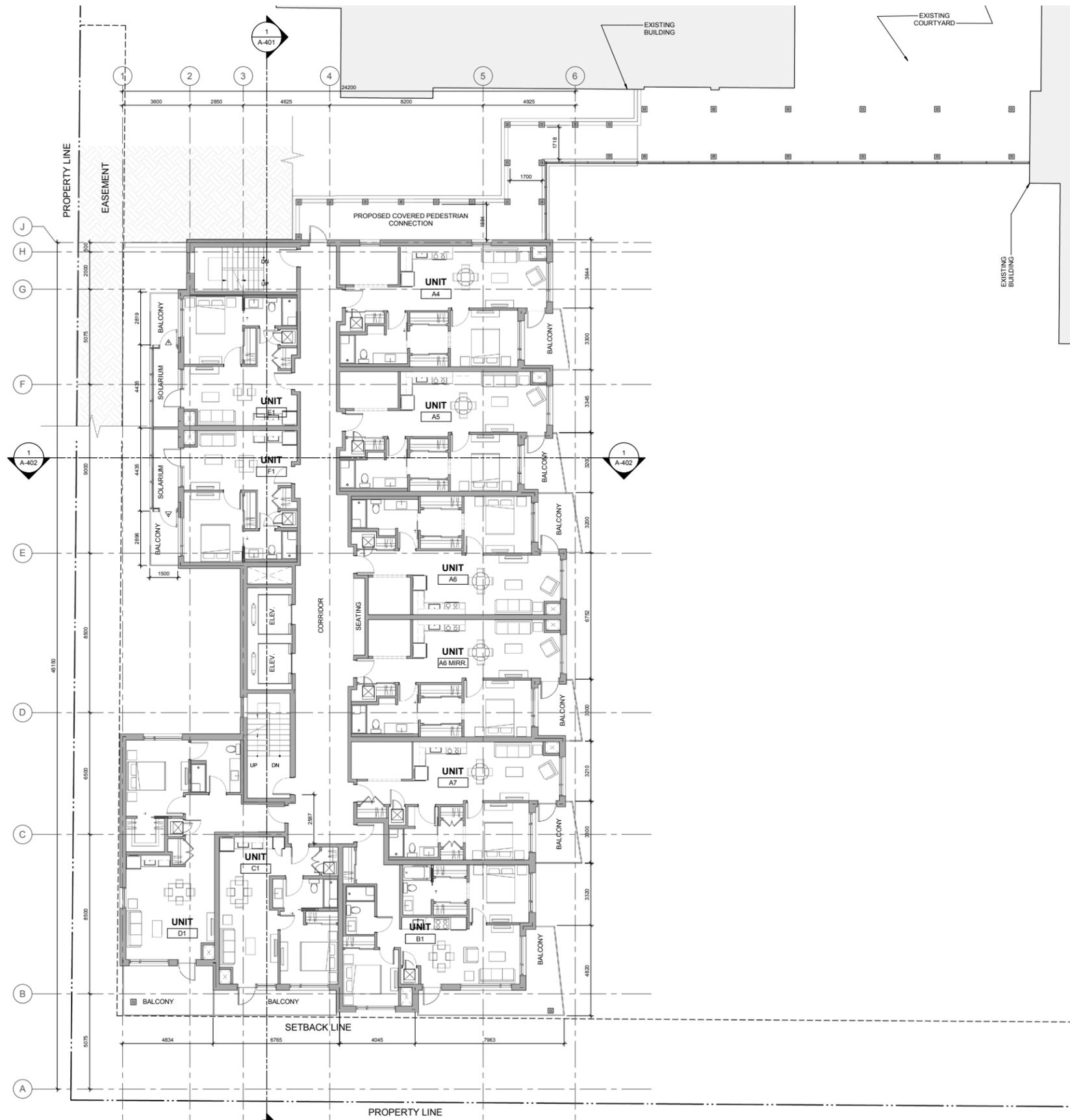
SCALE: 1:250



A202

# PROPOSED LEVEL 03 PLAN

SCALE: 1:250



A203