

# REZONING APPLICATION

APRIL 11, 2025



**W10**  
1125 WEST 10TH AVE.

**CICCOZZI**  
ARCHITECTURE

**AMR Investments**

**S** **SIGHTLINE PROPERTIES**

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INTRODUCTION



# INTRODUCTION

## PROJECT TEAM

<b>OWNER</b>  AMR Investments  32699 Downes Road Abbotsford, British Columbia V4X 1X2	<b>APPLICANT</b>  Sightline Properties  401 - 1505 West 2nd Avenue Vancouver, British Columbia V6J 1H2	<b>ARCHITECT</b>  Ciccozzi Architecture Inc.  15th Floor - 1095 West Pender Street Vancouver, British Columbia V6E 2M6	<b>LANDSCAPE CONSULTANT</b>  Durante Kreuk LTD.  102 - 1637 West 5th Avenue Vancouver, British Columbia V6J 1N5
<b>ENERGY CONSULTANT</b>  Edge Consultants  6th Floor, 211 East Georgia Street Vancouver, British Columbia V6A 1Z6	<b>MECHANICAL CONSULTANT</b>  Enersolv Design + Build LTD  #50 - 3711 North Fraser Way Burnaby, British Columbia V5J 5J2	<b>ELECTRICAL CONSULTANT</b>  Nemetz & Associate LTD.  2009 West 4th Avenue Vancouver, British Columbia V6J 1N3	<b>ARBORIST CONSULTANT</b>  ACL Group  Unit A125 - 6286 203 Street Langley, British Columbia V2Y 3S1
<b>SURVEY CONSULTANT</b>  JC Tam & Associates  115 - 8833 Odlin Crescent Richmond, British Columbia V6X 3Z7	<b>STRUCTURAL CONSULTANT</b>  Glotman Simpson Consulting Engineers  1661 West 5th Avenue Vancouver, British Columbia V6J 1N5		

# INTRODUCTION

## PROJECT OVERVIEW

- The proposed development consists of one purpose-built rental building located mid-block along the north side of West 10<sup>th</sup> Avenue, between Alder and Spruce Street. This site is in Fairview South, Area A neighborhood of the Broadway Plan.
- This proposal would replace an existing three-story residential rental building.
- This proposal is for one secured market rental building with 20% secured below-market rental units.
- The unit mix includes a range of studio & 1-bedroom units and 2-bedroom and 3-bedroom family suites.
- Extensive Indoor and Outdoor amenities at levels 1 upper & lower and on level 22, rooftop.
- Project massing includes one tower on a small 4-story podium – a total 21-storey residential tower with a level 22 Amenity rooftop deck
- The tower Entrance & Lobby is located at the southwest corner, off West 10<sup>th</sup> Avenue.
- Commercial Retail Unit located at the southeast corner of the Site
- Below-grade parking entrance and loading spaces are located at the laneway.



# INTRODUCTION

## REZONING INTENT

On behalf of AMR Investments and Sightline Properties, Ciccozzi Architecture is applying to the City of Vancouver to rezone the property at 1125 West 10<sup>th</sup> Avenue. This will allow the development of a 21-storey Residential tower with a rooftop amenity, 162 units of 100% secured purpose-built rental housing, providing a minimum of 20% of the residential floor area as secured Below Market Rental Housing. Additionally, 35% of all residential units provided will be 2- and 3-bedroom units designed for families.

This rezoning application intends to transform this site, currently zoned RM-3 and occupied by an existing 3-story residential building, into Comprehensive Development (CD-1) zoning. We feel that the site is currently underutilized and can support an application for higher-density housing and provide a development that can help bolster the supply of housing options within the City of Vancouver.

We propose to create a building that is at a scale that supports the existing context of the neighborhood but also defines the framework for the vision of growth and density defined in the Broadway plan. The proposed development aligns with the Broadway plan's suggested land use, and height and seeks to maximize the allowable height of 21 Stories with a level 22 rooftop amenity space. The tower plate is smaller than the suggested size defined in the Broadway plan and is a modest 5,700 SF plate – this provides well-spaced, slender towers that support these City objectives. Scale and sufficient tower separation are important requirements for ensuring the livability of residential units. The minimal 4-storey podium is designed using architectural elements that are at a scale that is relatable to street-oriented human experiences. A thoughtful selection of materials and colors brings warmth, rhythm, proportion, and variety to the streetscape and laneway.

The residential units are designed to meet the VBBL requirements, each offering personal outdoor amenities and indoor storage space. The proposed development also includes extensive shared indoor and outdoor amenity options. This project will provide many opportunities for tenants to live, work, and play within this development.



INTRODUCTION  
PRECEDENTS



INTRODUCTION  
PROJECT CONTEXT



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments

SIGHTLINE PROPERTIES

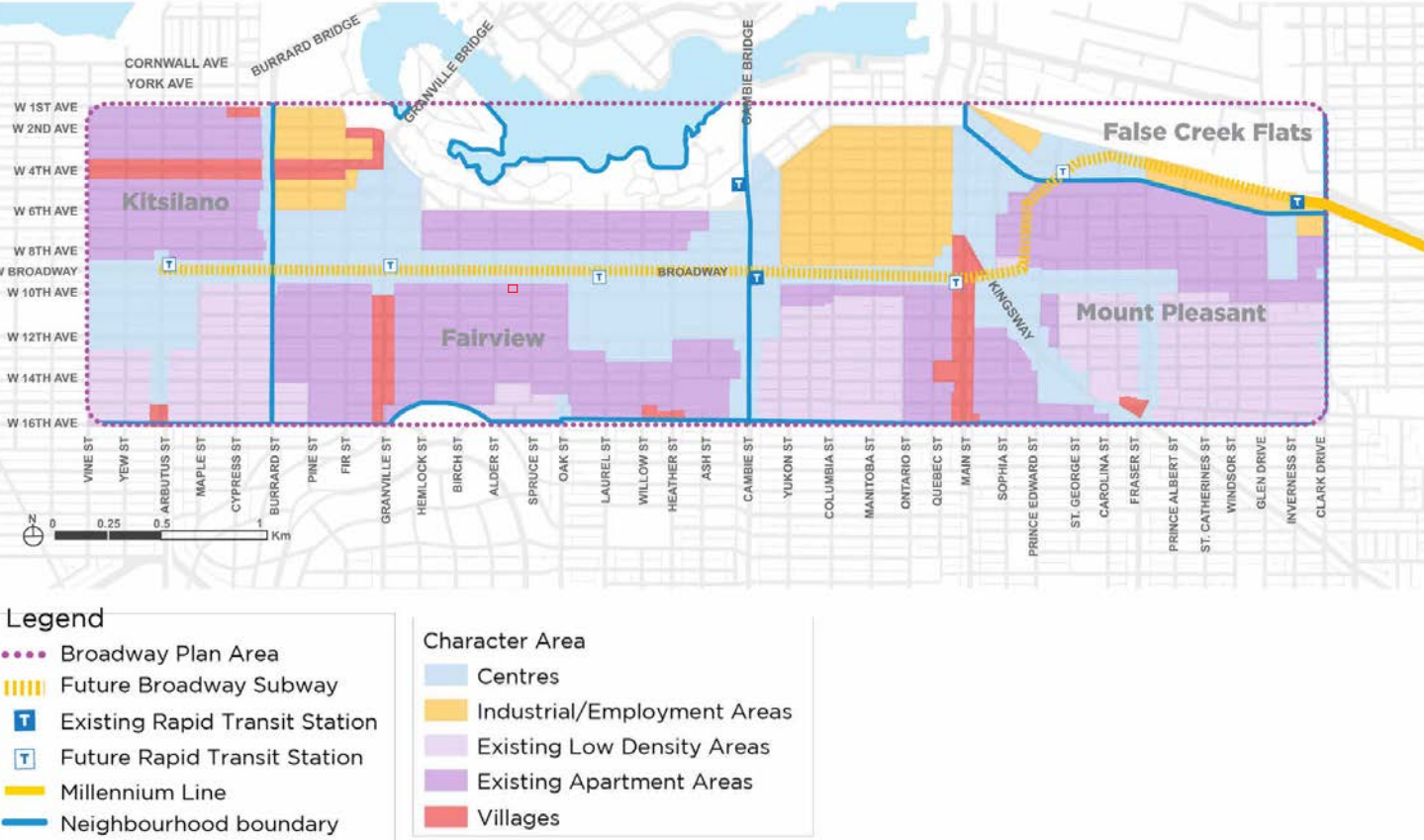
REZONING APPLICATION

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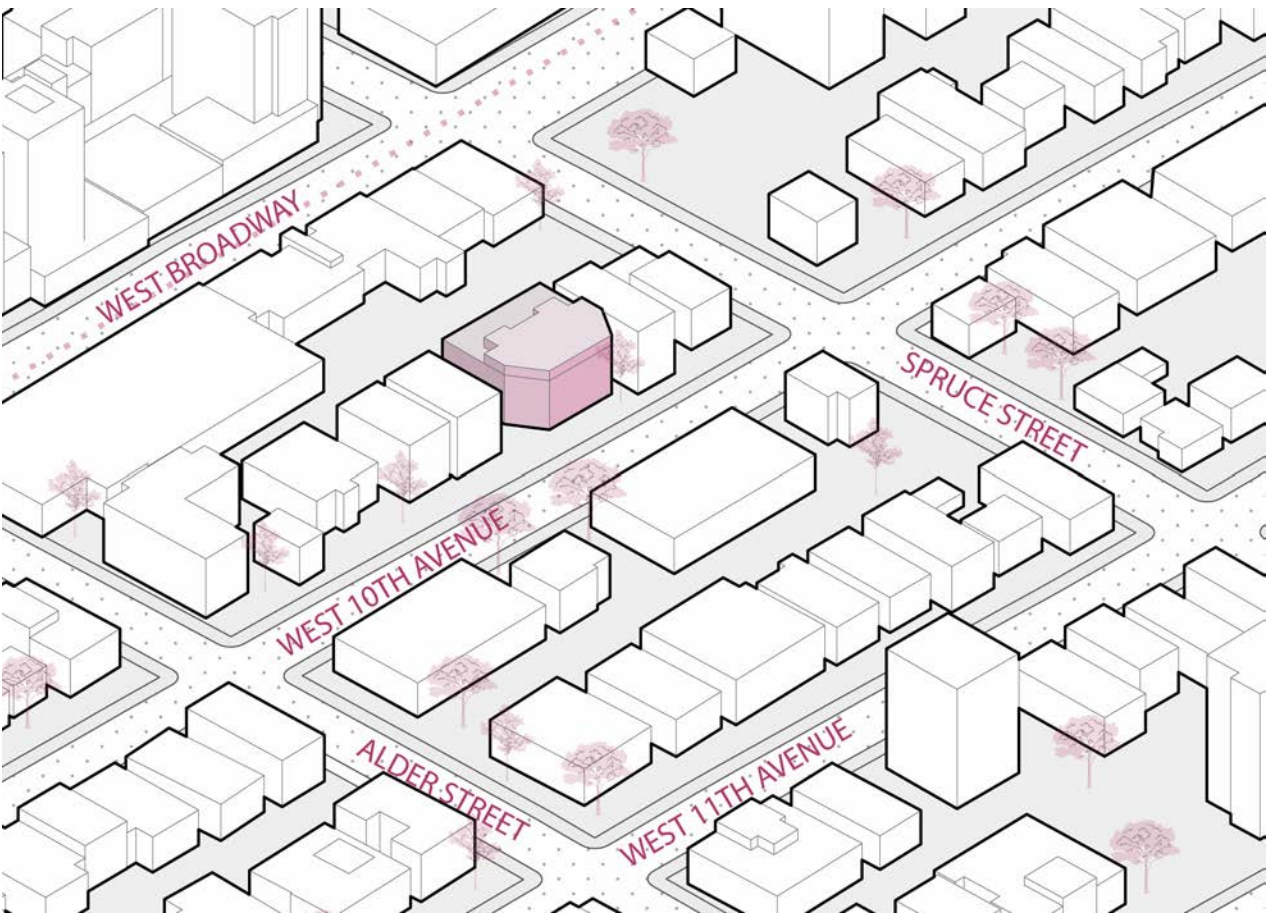
# INTRODUCTION

## SITE CONTEXT

The site at 1125 West 10<sup>th</sup> Avenue is part of the Fairview South Neighborhood in area A (FSOA) of the approved Broadway Plan and is a consolidation of 2 residential lots, totaling approximately 1,161.20 SQ.M (12,500 SQ. FT.). The project Site is located mid-block on the North side of West 10<sup>th</sup> Avenue, between Alder Street to the west and Spruce Street to the east, with a municipal Lane running along the site's North property line. The site's east and west property lines are shared with an adjacent property, each occupied by existing 3-storey residential buildings.

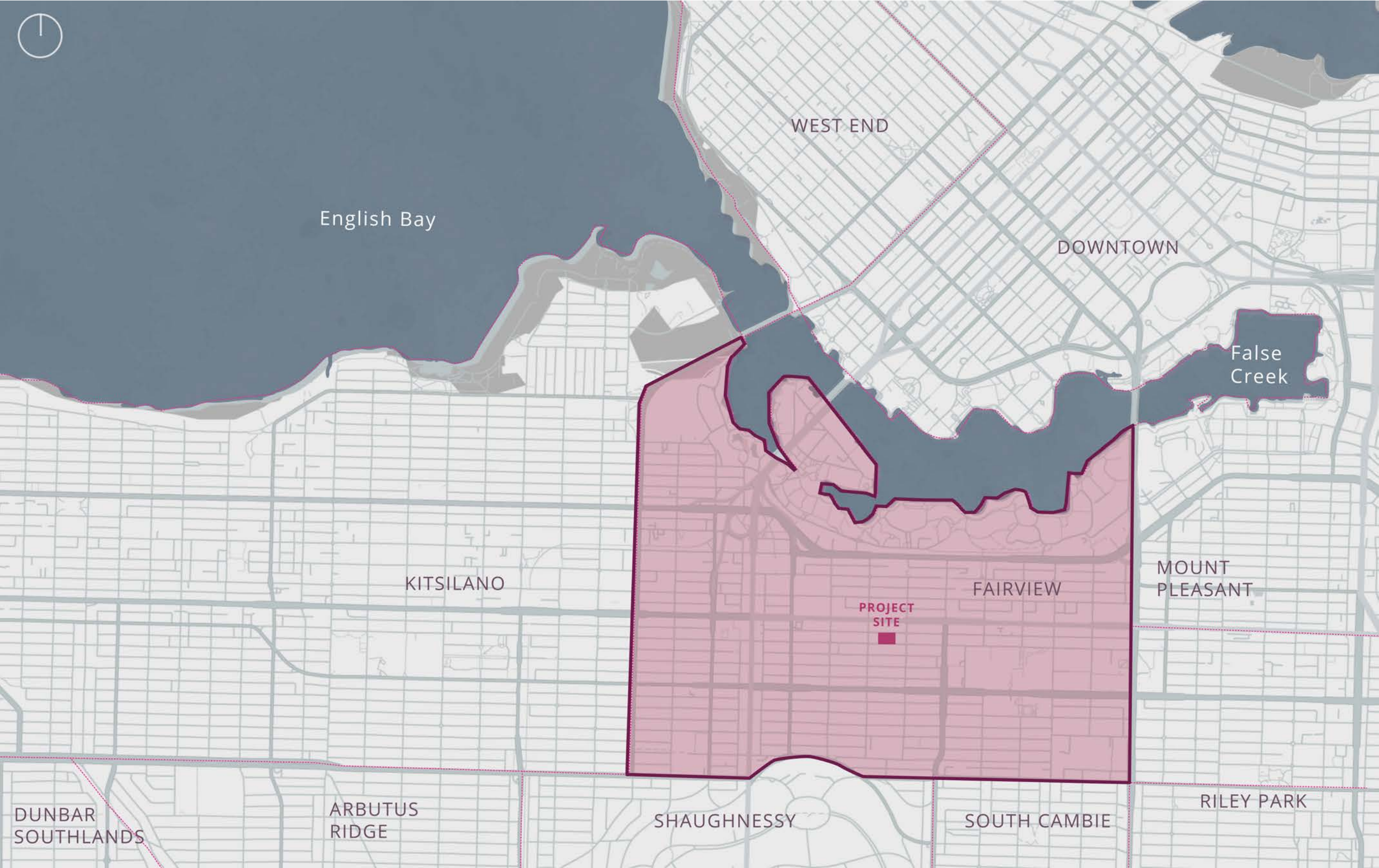


Broadway Plan FSOA Figure 6.1



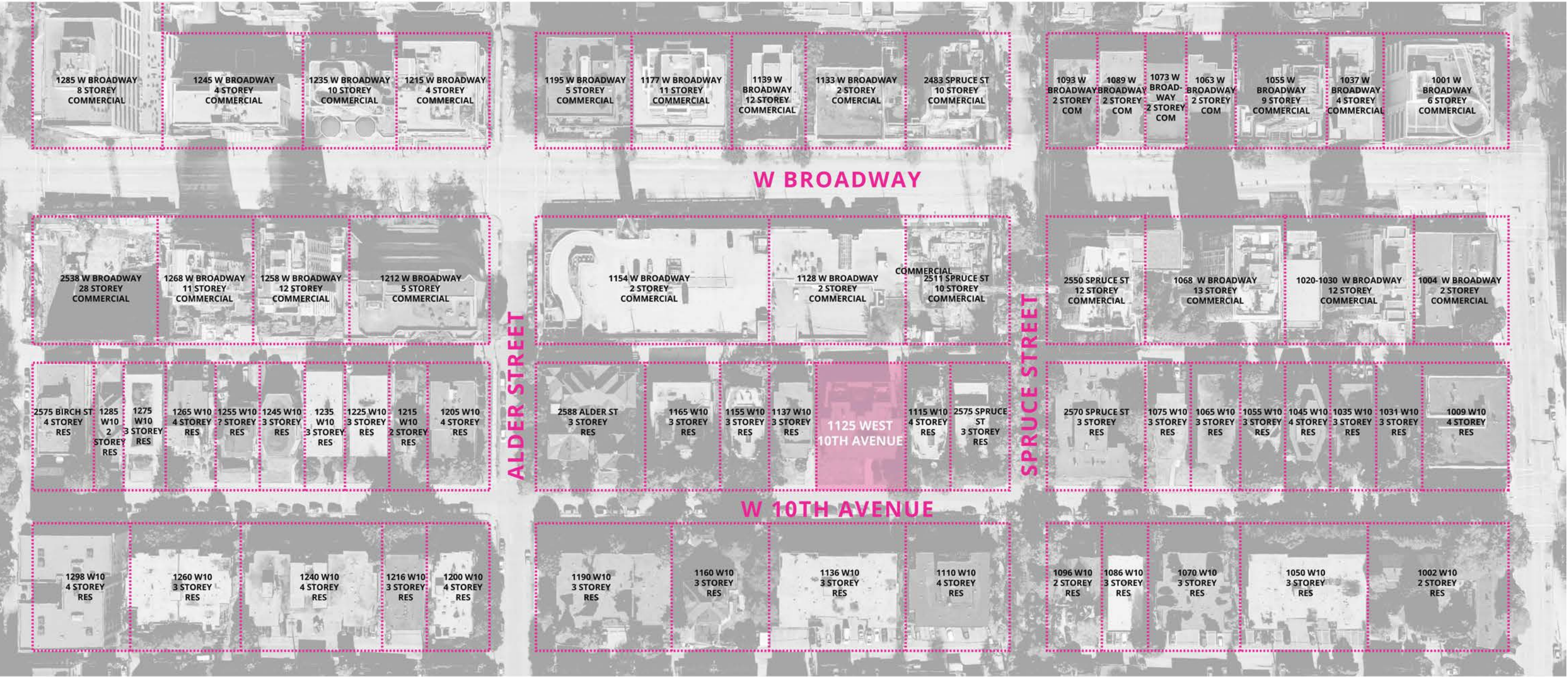
# INTRODUCTION

## REGIONAL CONTEXT



INTRODUCTION

IMMEDIATE CONTEXT

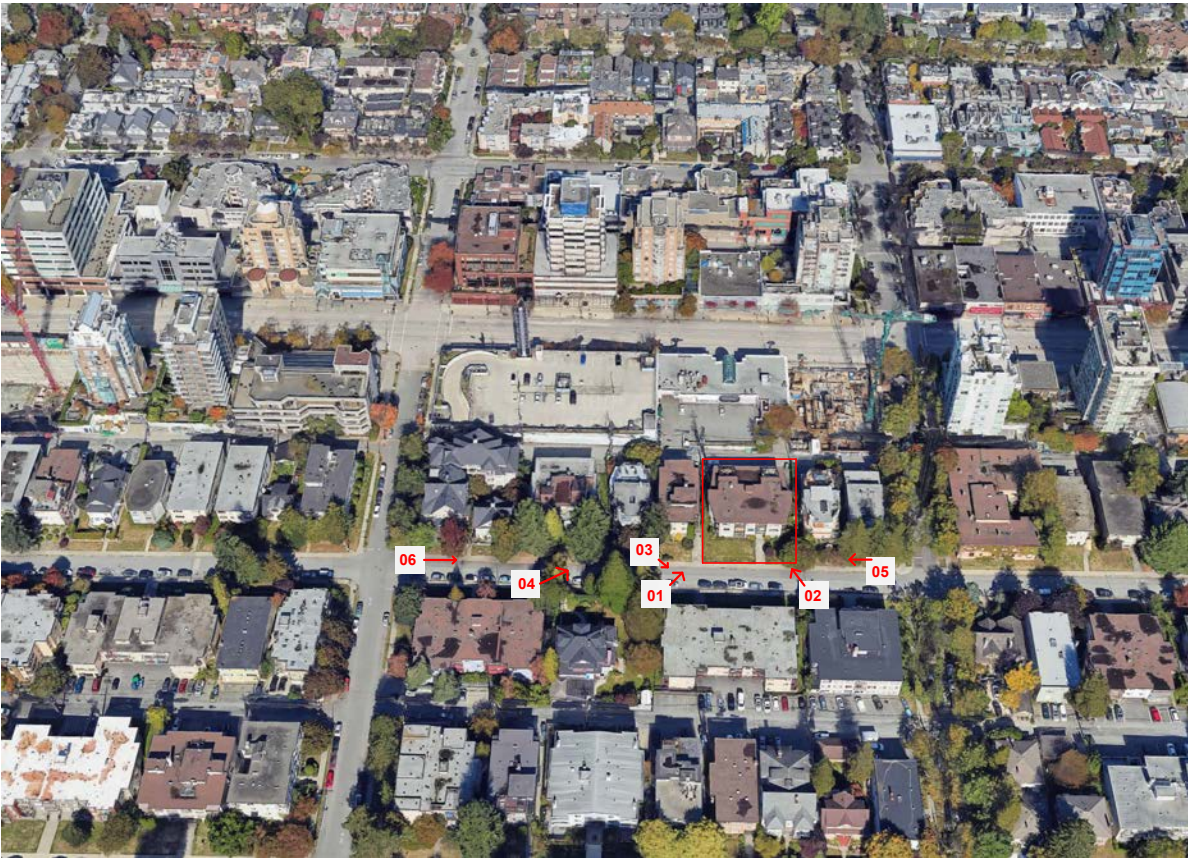


# INTRODUCTION

## SITE ANALYSIS

The current immediate surroundings of the site are primarily 3-story residential buildings with a new 10-story mixed-use tower under construction directly northeast of our site, at the corner of West Broadway and Spruce Street. North of our site is the 1100 block of West Broadway with sites currently occupied by a mix of small retail and office buildings. These are likely to be redeveloped as part of the Broadway Plan Choice-of-use shoulder area – we are contemplating the development of mixed-use Towers. The site and the neighborhood will quickly grow and change as part of the approved Broadway Plan.

The Site is sloped down from south to north providing magnificent view opportunities to the Downtown core, water, and mountains. The site is situated one block south of West Broadway with easy access to bus routes, new Broadway Subway Stations, and local street bike lanes – an ideal location for commuting options!



Aerial View of Project Neighbourhood



01. West 10th Avenue Looking North East



02. West 10th Avenue Looking North West



03. West 10th Avenue Looking South East



04. West 10th Avenue Looking North East



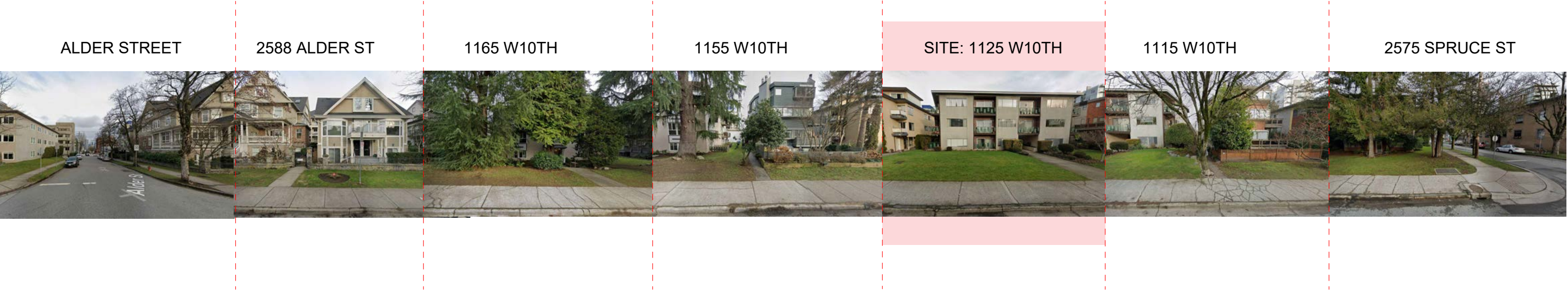
05. West 10th Avenue & Spruce St Looking West



06. West 10th Avenue & Alder Street Looking East

# INTRODUCTION

## EXISTING STREET VIEW



Existing Street View along 10th Avenue



Existing Street View along Laneway

INTRODUCTION  
PROPOSED STREET VIEW



ALONG WEST 10TH AVENUE

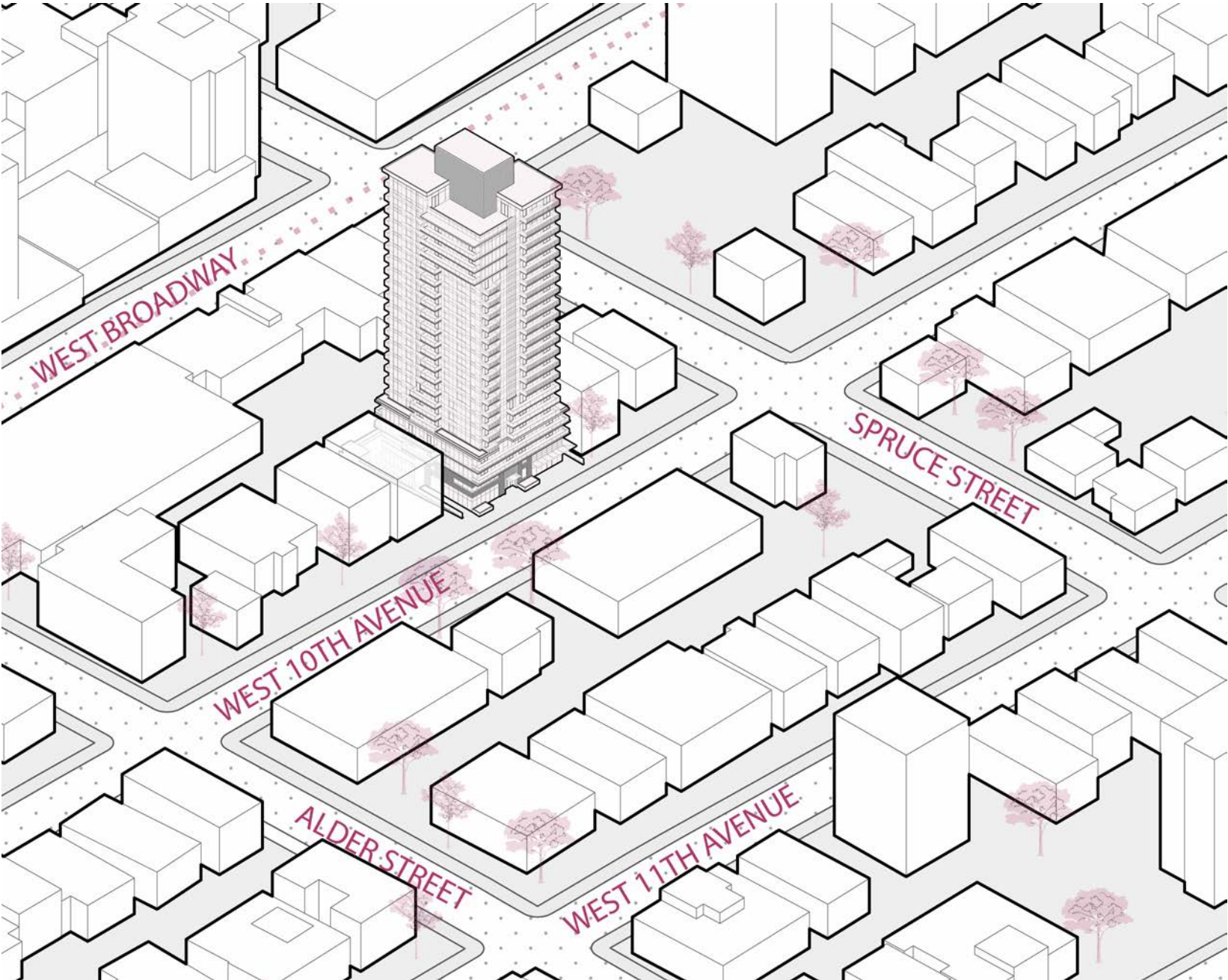


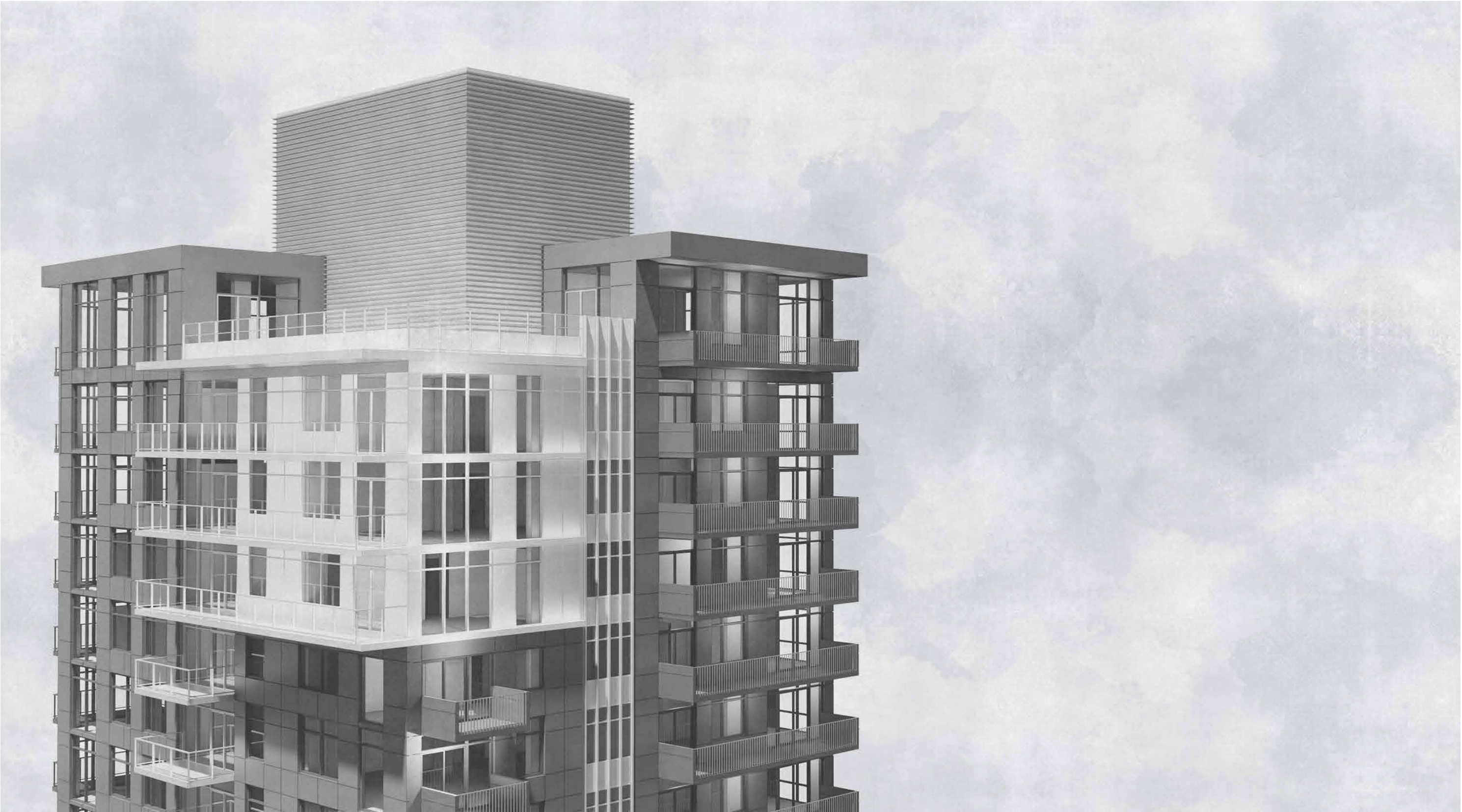
ALONG LANEWAY

# INTRODUCTION

## PROPOSAL SUMMARY

CIVIC ADDRESS	1125 West 10th Avenue, Vancouver BC
LEGAL DESCRIPTION	Lot 13 & Lot 14, BLOck 354, District Lot 526, Group 1 New Westminster Land District Plan 991
PID	007717881
EXISTING ZONING	RM-3
BROADWAY PLAN AREA	Fairview South Area A (FSOA)
PROPOSED ZONING	CD-1
EXISTING USE	Residential
PROPOSED USE	Secured Market Rental 20% Secured Below-Market Rental Units
SITE AREA	1,161.2 sqm (12,500 SF)
SITE FRONTAGE	30.5m (100'-0")
SITE DEPTH	38.1m (125'-0")
FSR	9.06
UNIT BREAKDOWN	Studio: 47 Units (29%) 1-Bed: 58 Units (36%) 2-Bed: 41 Units (25%) 3-Bed: 16 Units (10%) Total: 162 Units (100%)
BALCONY AREA	12% of Floor Area





# POLICIES AND GUIDELINES

## DISTINCTIVE NEIGHBOURHOODS

The objective is to develop urban design approaches sensitive to the unique character and heritage of the distinct neighborhoods within the Plan area:

Our site is in the Fairview South Neighbourhood (FSOA) within the Residential Character Area. This area is envisioned to have a mix of housing types and retain existing affordability while providing new affordable opportunities for a diversity of household types and incomes. This area should also provide opportunities for local serving shops and services to support complete neighbourhoods. Our proposal achieves this by providing a variety of housing options and a CRU at level 1.

### Residential Areas

The residential areas have a mix of housing types, with a green and leafy character and quiet, walkable streets. With a variety of buildings from different eras, these places will retain existing affordability and provide new affordable housing opportunities for a diversity of household types and incomes as well as provide local-serving shops and services to support complete neighbourhoods.

Figure 6.12 - Residential Areas

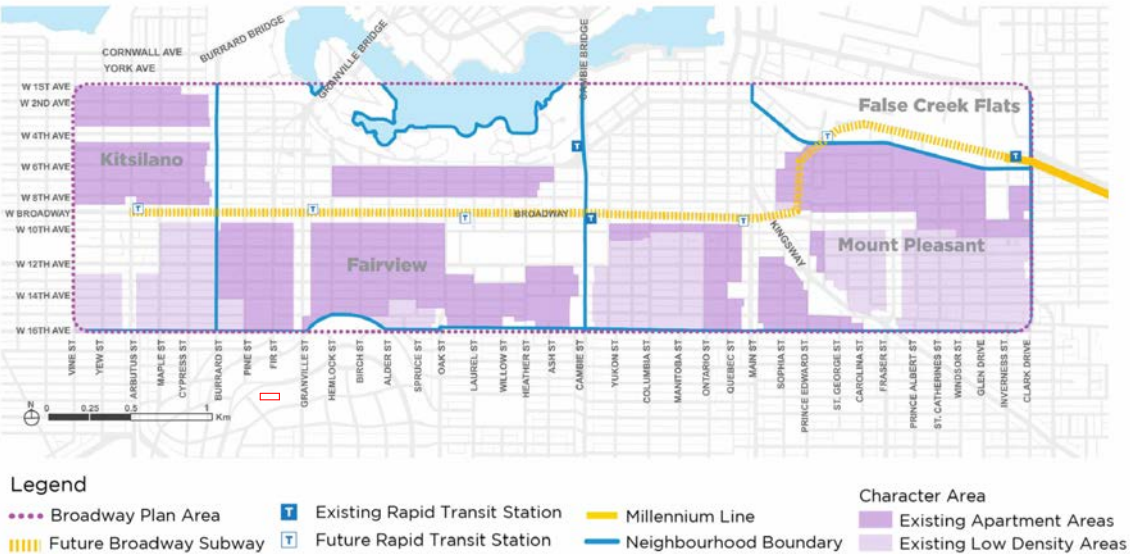


Figure 6.12 - RESIDENTIAL AREA  
BROADWAY PLAN FSOA

### Housing and Affordability:

This proposal is in alignment with City objectives – we provide 162 Units of 100% secured rental housing. 20% of the residential floor area is secured as Below-Market rental (affordable housing) – providing homes for diverse household types, incomes, and backgrounds with options for existing tenants. Our objective is to help address housing challenges experienced throughout the City of Vancouver, along the Broadway corridor, and within the Fairview South area. Our proposal will include a minimum of 35% of the secured rental housing units as two or more bedrooms, suitable for Family units.

### What is Below-Market Rental Housing?

#### Key features of below-market rental housing:

- Rents are permanently secured at below-market rates, even if one renter moves out and another moves in
- Includes a minimum of 35% 2 and 3 bedroom units
- Delivered by the private sector and secured through legal agreements
- Does not receive ongoing subsidies to maintain affordability
- Relies on market rental portion to cross-subsidize below-market units

#### Below-market rental housing projects provide:

- 100% of residential floor area as secured market rental housing
- Maximum 80% of floor area as market rental housing
- Minimum 20% of floor area secured as below-market rental housing



# POLICIES AND GUIDELINES

## DISTINCTIVE NEIGHBOURHOODS

### Green and Leafy Character:

Three of the existing offsite trees will remain, and two new onsite trees will be proposed along West 10<sup>th</sup> Street frontage. This is a narrow site that provides limited opportunities to plant extensive street trees. We have set back our above-grade building and below-grade P1 Parking level 12'-0" to provide adequate soil depths to facilitate the growth of healthy street edge planting. We will continue to work closely with our Landscape team to develop a beautiful landscape concept, that helps enhance the private and public realm and support the green and leafy character of this neighbourhood.



Street Planting along West 10th Avenue

### Enable Local Serving Shops and Services:

Our proposal will provide a 1,400 SF, local serving CRU, that we envision as a neighborhood café with an outdoor seating area. The enhancement of the public realm aims to contribute to a vibrant neighbourhood that helps contribute to a thriving local community.



CRU - Possible a neighbourhood cafe

# POLICIES AND GUIDELINES

## BUILT FORM & SITE DESIGN PRINCIPLES

### Connection to Nature:

Increased heights and density of new development means access to nature must be thoughtfully considered and prioritized in building and site design:

The proportions of this site are relatively modest, which creates limits to the extent of incorporating ‘nature’ as part of our site design. We have made efforts to incorporate ‘green’ where we can, while still providing public realm areas of street activity. We are working with our Landscape Architect to provide areas of planting that help support our shared outdoor spaces. A small outdoor play area and dog run have been proposed at the northwest corner of the site, a small amenity patio has been proposed at the southwest corner of the site and finally, a small public space has been proposed at the southeast corner of the site. Along West 10<sup>th</sup> Avenue, we have maintained a 3.7 m (12’) front yard setback to the P1 below-grade parking level to facilitate the inground planting of trees. However, given the modest size of the site, the two subsequent below-grade parking levels will extend to the property line to design an efficient and useable below-grade parkade. This extensive slab drop on the front PL will provide the opportunity to maintain adequate soil volume for in-the-ground planting.

The tower plate is proportionally smaller than the maximum allowable in the Broadway Plan - our plate is approximately 5700 sf. The narrower profile of this plate helps facilitate more water and mountain views to the north for surrounding developments and additionally provides better opportunities for infiltration of sunlight and air movement.

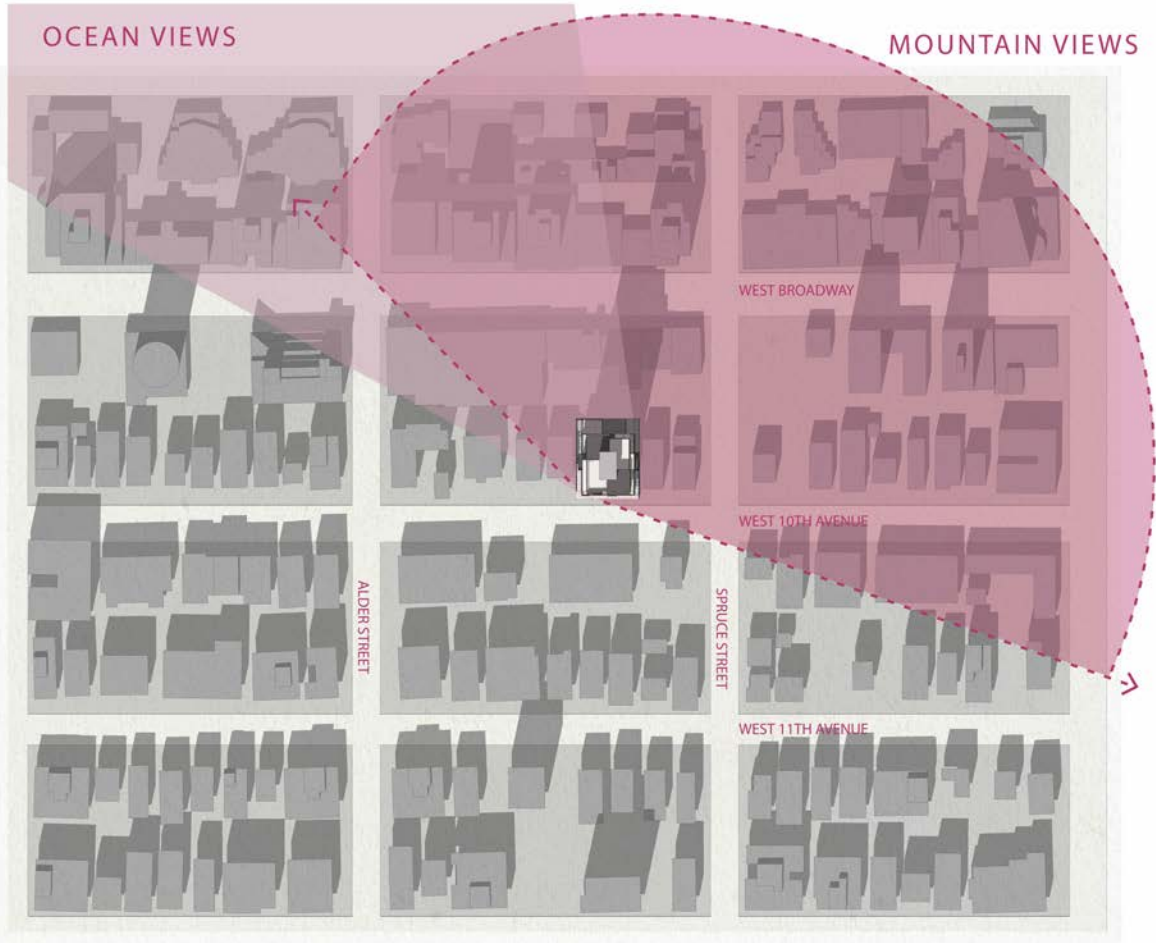
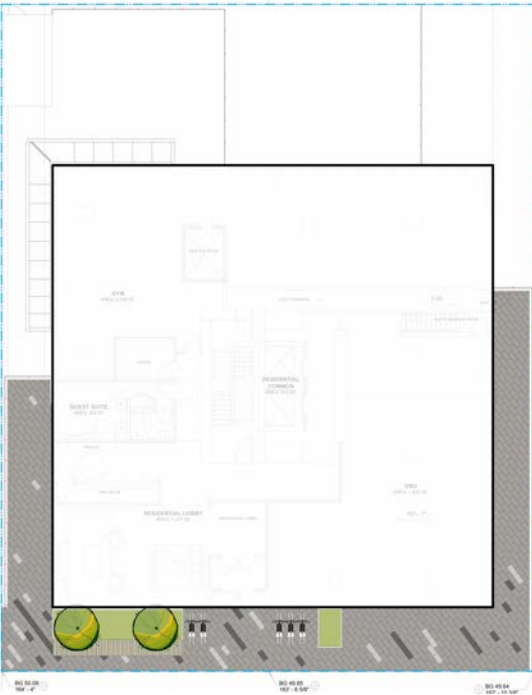


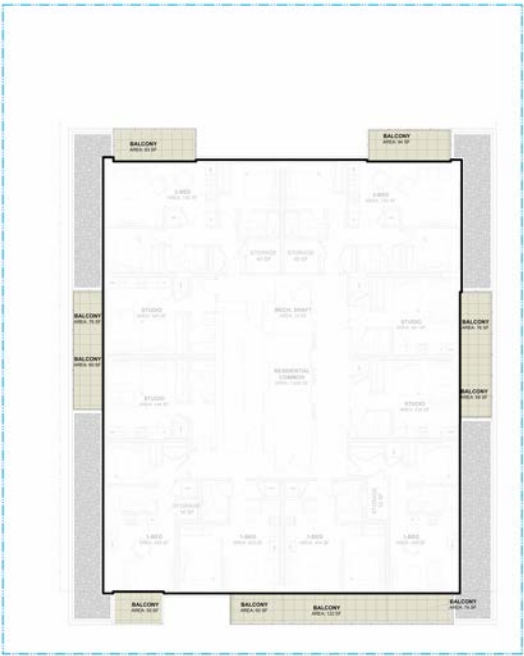
Diagram Showing key nature Views



Landscape Plan - Level 1 Upper



Landscape Plan - Level 1 Lower



Landscape Plan - Level 5



Landscape Plan - Rooftop Amenity Level

# POLICIES AND GUIDELINES

## BUILT FORM & SITE DESIGN PRINCIPLES

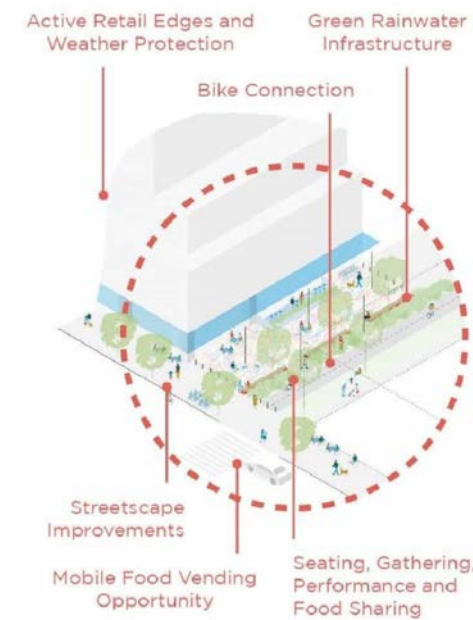
### Health and Well-being and Social Connection:

Design sites for health and well-being by encouraging walking, rolling, and cycling, and providing access to outdoor spaces, adequate daylighting, ventilation, air filtration, accessibility, and consideration for intergenerational living:

Our proposal offers many opportunities for direct access to fresh air and outdoor space. All residents will have a private balcony as well as access to shared outdoor amenities with varying programming options, and an outdoor children’s play area – a total of 88.07 sm (948 sf). The general concept for the various levels of shared amenities is to provide opportunities for social interactions to eat, gather, play and share in communal activities. We have tried to design a space that fosters these opportunities so neighbours can more easily get to know one another.

Lower Level 1 is programmed as Party Rooms and Kids Play, Upper Level 1 is programmed for fitness, indoor lounging and guest accommodations. The rooftop is for communal gathering, outdoor dining and socializing. All outdoor amenity spaces have an indoor amenity space directly adjacent to them for passive supervision. Again, given the modest proportions of this site, we have attempted to utilize all available outdoor space for amenities and position these spaces to take the best advantage of their location and orientation.

This proposal is designed to offer the best opportunities for a healthy lifestyle. We have met the requirements for secured off-street bicycle parking and offer a bike maintenance room for the use and convenience of the residents. Bike rooms at lower level 1 and level 2 are all easily accessible by the dedicated bicycle elevator – with easy access to the lane. We are providing fewer car parking stalls than required and feel this will encourage residents to explore more green transportation options.



High Street Hub



Rooftop Amenity and Balconies

# POLICIES AND GUIDELINES

## BUILT FORM & SITE DESIGN PRINCIPLES

### Green and Resilient Building Design:

Ensure innovative green and resilient building design is embedded in the design process:

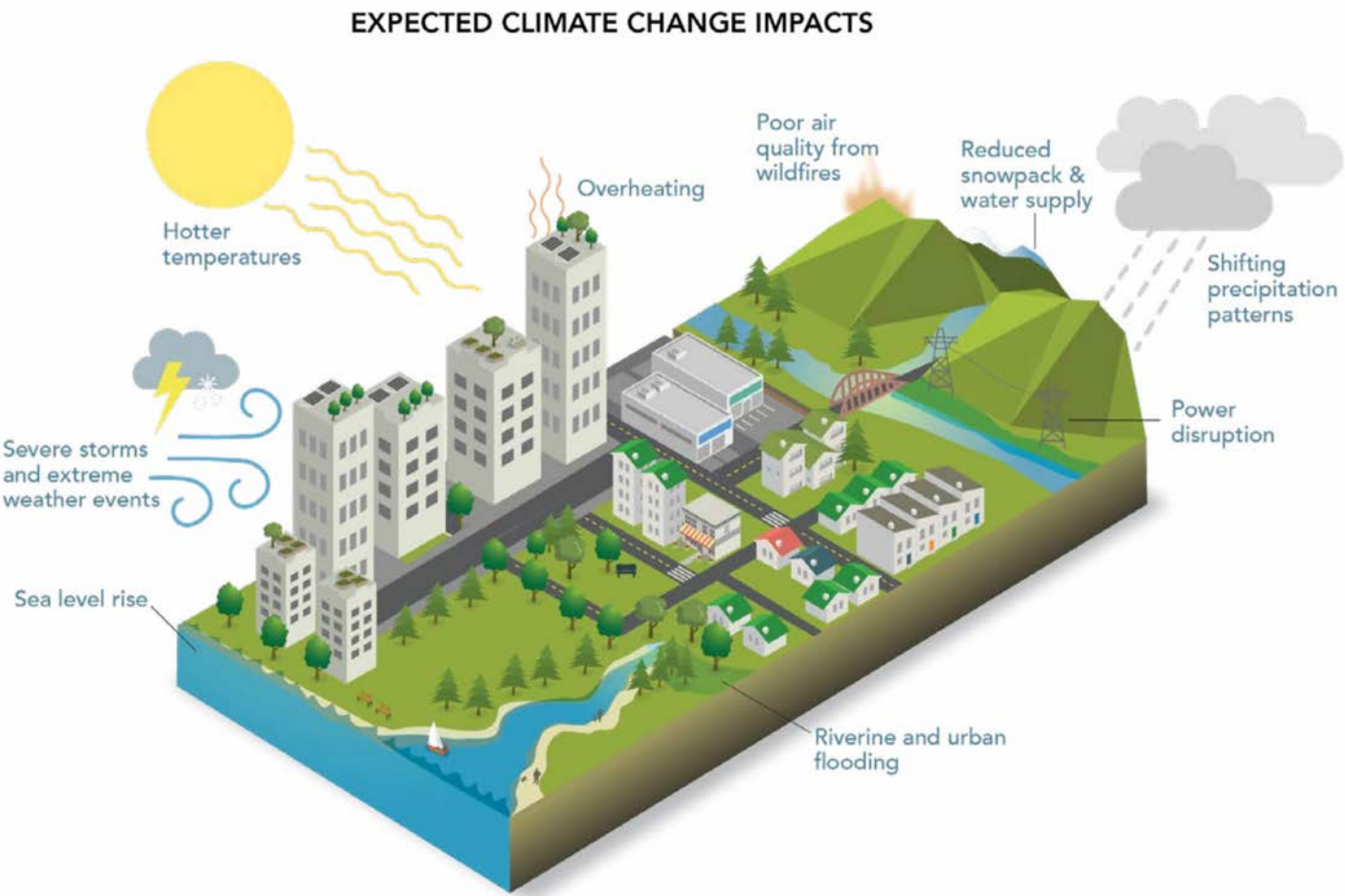
The building has been designed by the City of Vancouver’s Green Buildings Policy for Rezoning effective July 2023.

The design of the building energy systems was directed by the performance targets in play at the anticipated first building permit.

The following design measures are being evaluated by the project team:

1. High efficiency energy recovery ventilators in both residential and office spaces to reduce space heating demand.
2. Low carbon energy systems such as packaged heat pump systems for the residential suites to provide heating and cooling, supplemented by additional heating.
3. All electric domestic hot water systems
4. High performance building envelope assemblies.

This project encourages sustainable design features in compliance with the VBBL. Some design options include drought resistant planting to account for warmer summer temperatures and extreme heat events. With increased wildfires and traffic related air pollution, additional racking space for carbon filters and higher MERV filters are some design options to improve indoor air quality for occupants. Lastly, an embodied carbon assessment will guide the structural and building envelope design to meet the embodied carbon targets.



DESIGN RATIONALE



# DESIGN RATIONALE

## PROPOSED FORM

The intent for the Broadway Plan is to provide a comprehensive approach to urban design that creates a built environment supportive to thriving, resilient, and livable communities. To achieve this, a set of Built Form and Site Design Principles has been developed to provide a solid framework to address the complex policy objectives of the densely populated, and diverse urban environments.

Our proposal is inspired by the “Tower in the Park” concept, whereby our tower form would be grounded and surrounded by green. With a limited site footprint, we have tried to maximize the landscape around the building perimeter to create a landscaped threshold between the building and its surroundings. The building is sited to align with policy setbacks, tower separation and to support the green and leafy streetscape of the residential area.

This building aims to respond and contribute to the design principles outlined in the Broadway Plan and the architectural character described as part of the Fairview neighborhood. Ample glazing and outdoor public and private spaces provide healthy and liveable spaces for residents' health and well-being. The building massing has been physically and visually fragmented to reduce the bulk of the tower and to support the unique character and scale of this established neighbourhood. Below-grade parking has a significant slab drop along West 10<sup>th</sup> to accommodate the planting of in-the-ground trees that help to provide a natural buffer between the building and the public realm.

The modest ‘Podium’ provides a scale that aligns and complements this established neighborhood and defines the human scale of the project. The podium massing and façade is broken down and articulated to further enhance the human scale and to employ a finer-grained urban fabric through architectural façade and massing expressions. Along West 10<sup>th</sup>, at the southeast and southwest corners of the building, the facade erodes at the lower level to help lighten the ground floor building massing. The extensive use of fenestration in these areas visually bridges the inside and outside and contributes to the street level animation. The upper two floors of the podium are occupied by residential units with balconies overlooking West 10<sup>th</sup>, further improving street level activity.



# DESIGN RATIONALE

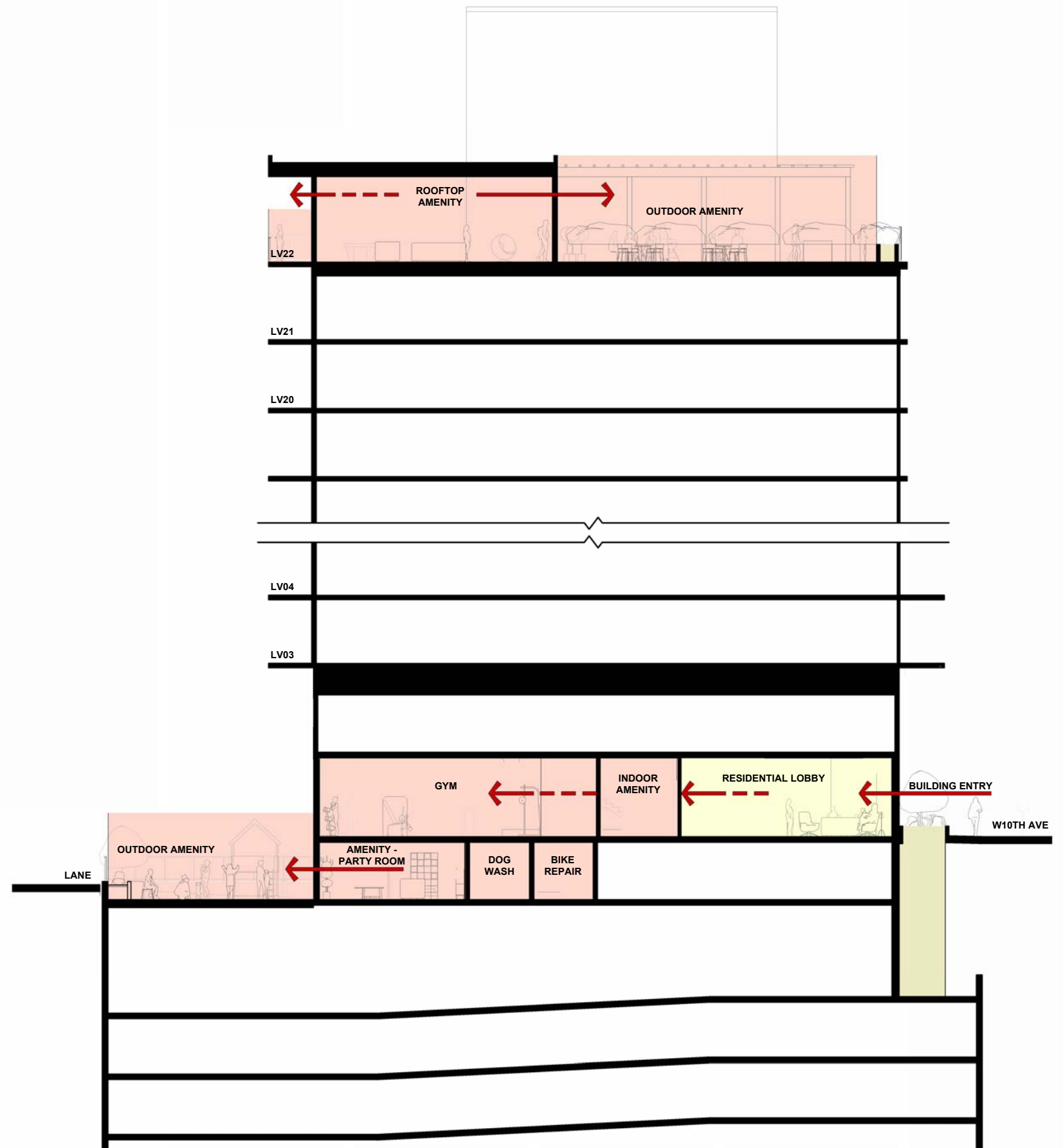
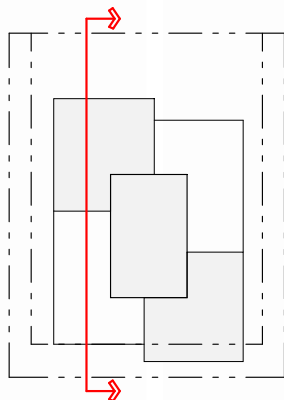
## SOCIAL CONNECTION

The intent for the Broadway Plan is to design buildings and sites for sociability, by providing enjoyable indoor and outdoor communal spaces. Our proposal offers many opportunities for social interactions. There are many options for shared indoor and outdoor amenity spaces located on three different levels throughout this development that foster opportunities to encounter neighbours and initiate social interactions.

The lower level 1 party room and outdoor amenity, dog wash & dog run and bike repair area all provide opportunities to meet building neighbours in a ‘social’ environment.

The upper Level 1 has lobby seating area which has always been perceived as an amenity of sorts, where people can gather, lounge, and interact with their neighbours – doors accessing the small patios that offer opportunities for seating areas that encourage public interaction and enhance this social experience. This space is designed to interface with the public realm along West 10<sup>th</sup>. This level also has the gym which also provides more opportunities for casual social encounters while also providing a visual connection with the lane.

Lastly, the rooftop deck will be the heart of social interactions – spaces for eating, gathering, and gardening.



① BLDG SECTION-SOCIAL CONNECTION  
1/8" = 1'-0"

# DESIGN RATIONALE

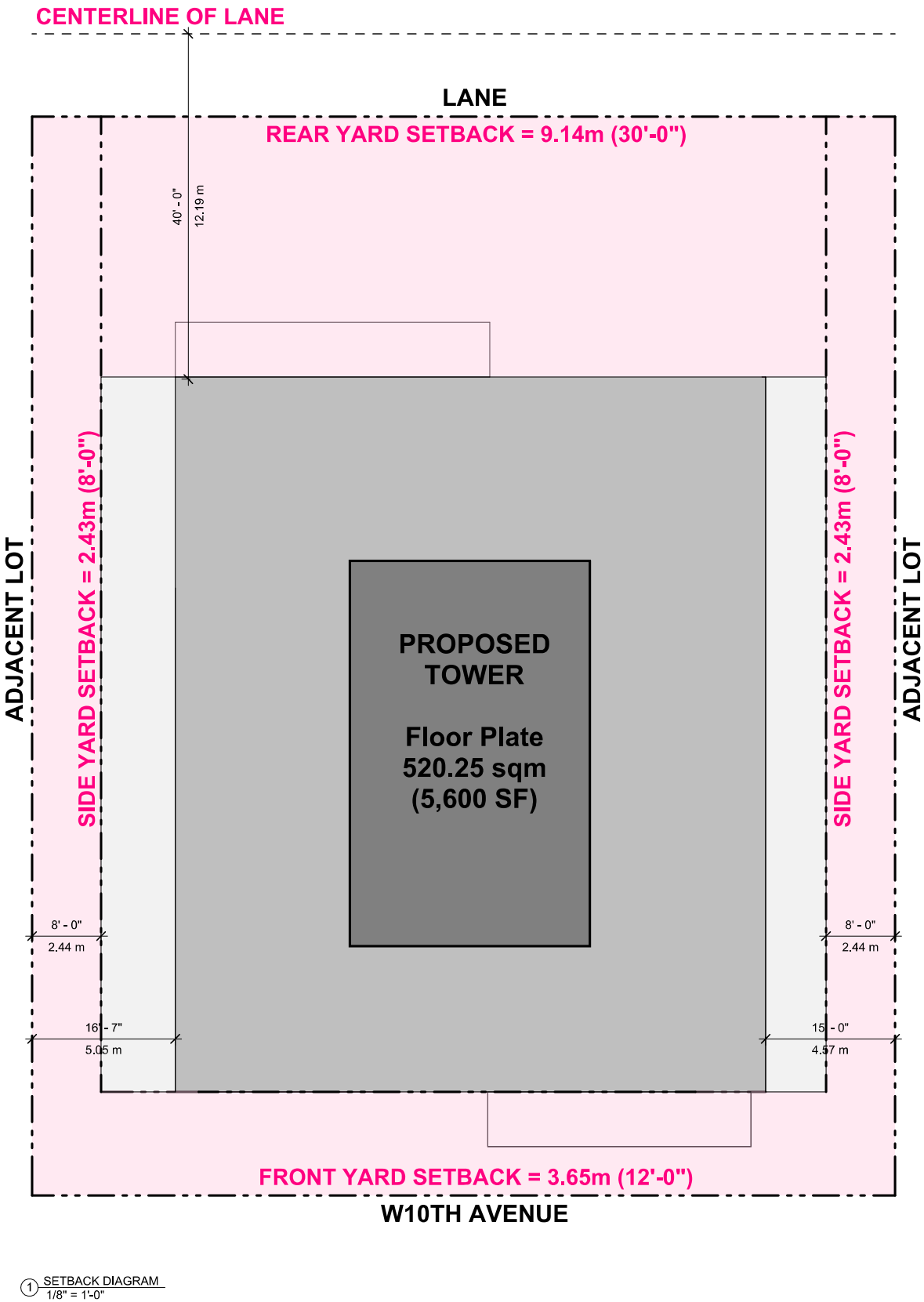
## BUILDING SITING AND SETBACKS

The building is positioned on the site, abiding by the setbacks outlined in the Broadway Plan. The proposed siting of the building generally aligns with the frontages of the existing adjacent properties; however, future developments will establish a new street wall consistent with our proposal. The proposed front yard setback (West 10<sup>th</sup> Avenue) comfortably provides adequate space to support the liveability of this residential street – accommodating the Residential lobby entry and portions of the corner amenity and CRU spaces. The rear yard set back (Lane) is sufficiently recessed to support useable outdoor amenity space and to accommodate easy access for residential loading, waste & recycling staging, and parkade entry

**Front Yard Setback:** Our setbacks are appropriate to this urban environment. Street-oriented setbacks (10<sup>th</sup> is 3.65 m (12 ft) – this is consistent with Policy 11.4.7 and helps to define and maintain a public street edge, supports social interaction, and encourages people to collect and promote street life.

**Rear Yard Setback:** Lane-oriented setback is 9.18m (30ft) – this provides ample space to landscape, kids play area, loading and staging

**Side Yard Setback:** The podium side yard setback is 2.44 m (8 ft). The tower side yard setback is 4.57 m (15 ft) on the East and 5.05 m (16 ft and 7 inches) on the West. This ensures future tower separation of 80 feet.

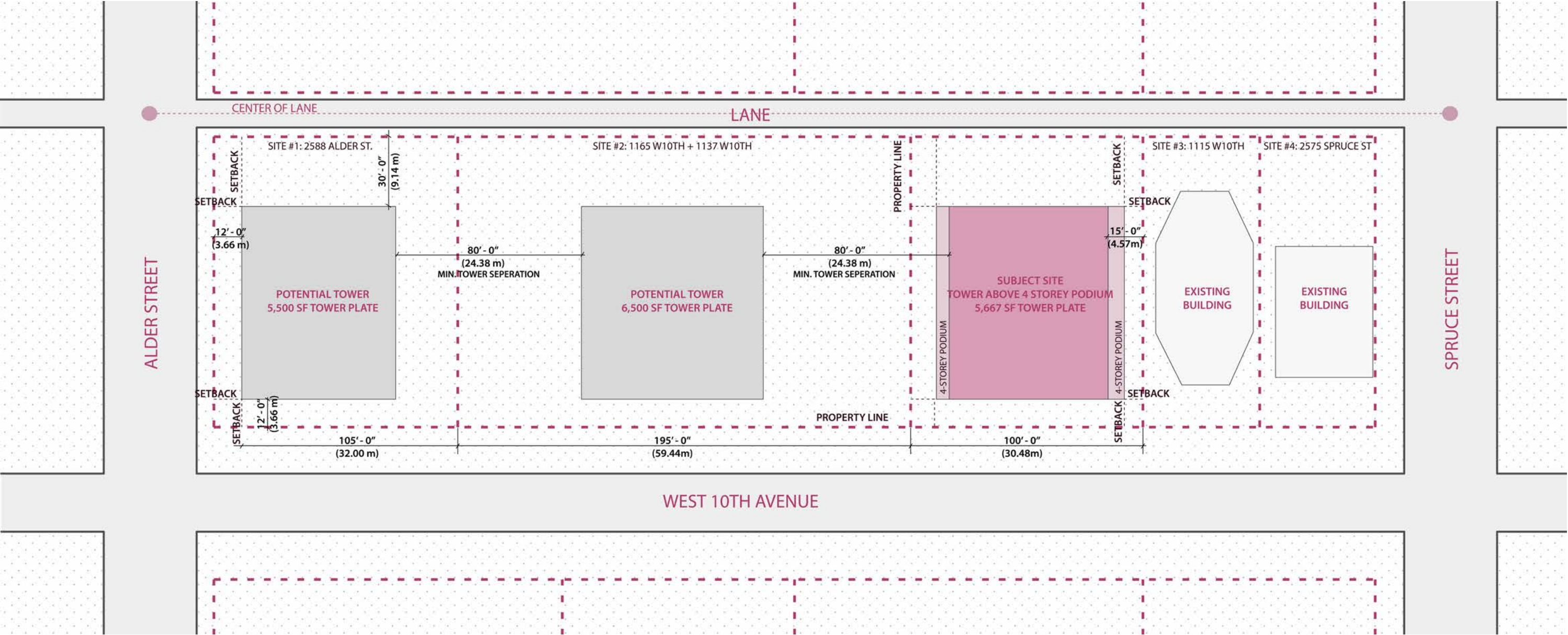


# DESIGN RATIONALE

## BLOCK STUDY/TOWER SEPARATION

Ensure neighbourhoods in the Broadway Plan area continue to be enjoyable, healthy, and liveable places for people of all stages of life, even as they undergo growth and change: The siting of our proposal takes into consideration existing and future towers within our block and adjacent blocks, maintaining a minimum 24.4 m (80ft) separation between potential residential towers.

Our block study illustrates that that the remaining lots on the West 10<sup>th</sup> Avenue block face can be reasonably developed with consideration for building massing, separations, site -specific conditions, and project economics.



# DESIGN RATIONALE

## VARIANCES

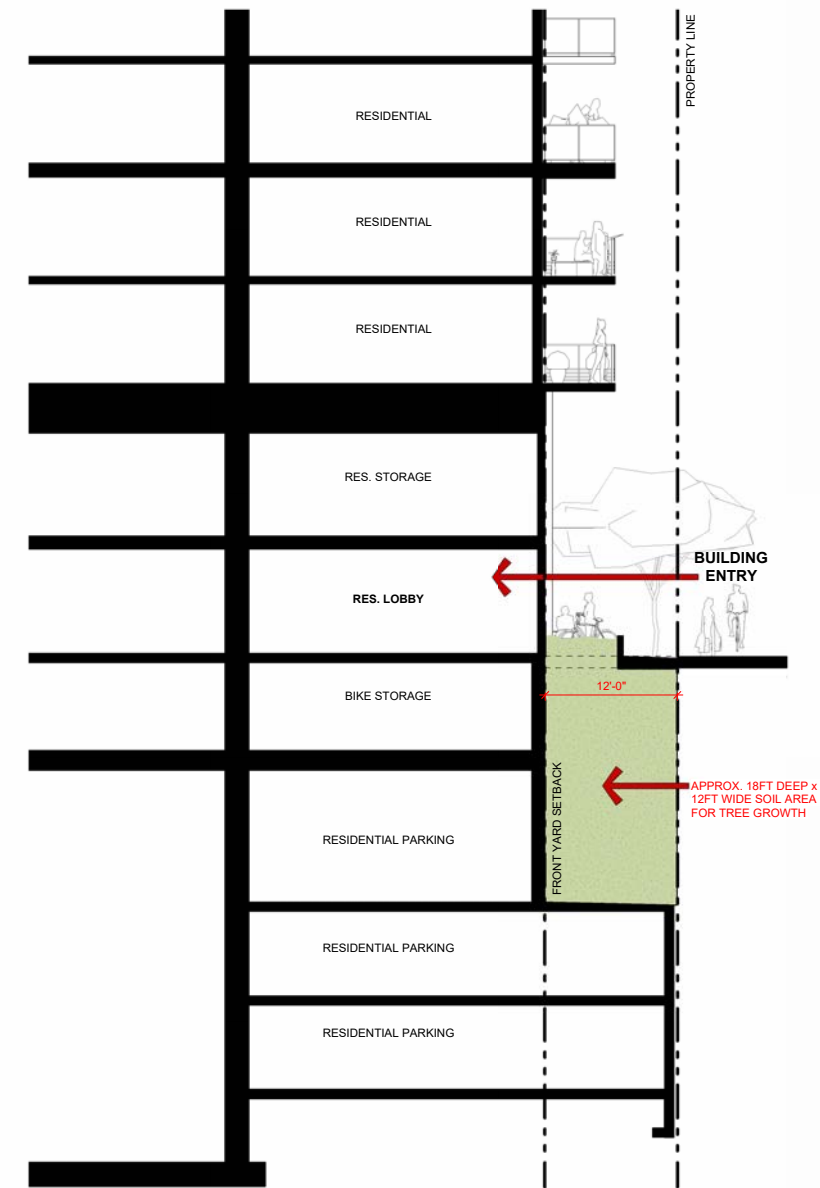
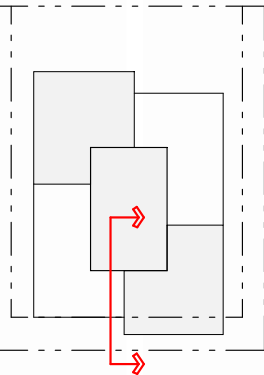
This application complies with the policies outlined in the Broadway Plan with the request for two variances. The variances that are being requested are as follows:

**01. Increase in the maximum density**

The allowable density in this area is  $6.5 + 0.3 = 6.8$  FSR. We are requesting an increase to allow for 9.06 FSR. This request comes from ongoing conversations with the City planning team as we worked through solutions to find suitable tower plate sizes for a block study that facilitates tower placements to the eastern lots. The result of this study significantly impacted our previous rezoning inquiry proposal, resulting in a much less efficient and less economical tower plate size—our tower increased in height to achieve the permitted 6.8 FSR. The construction costs of this modest increase were not commensurate with the economic return for this development - this project became less viable. The City planning team agreed to review a compromise whereby our proposal would maximize the acceptable tower height within the Broadway Plan (21 stories + rooftop amenity) and the accepted FSR would be the result of this.

**02. Reduction in the below-grade 3.7m (12ft) front yard setback**

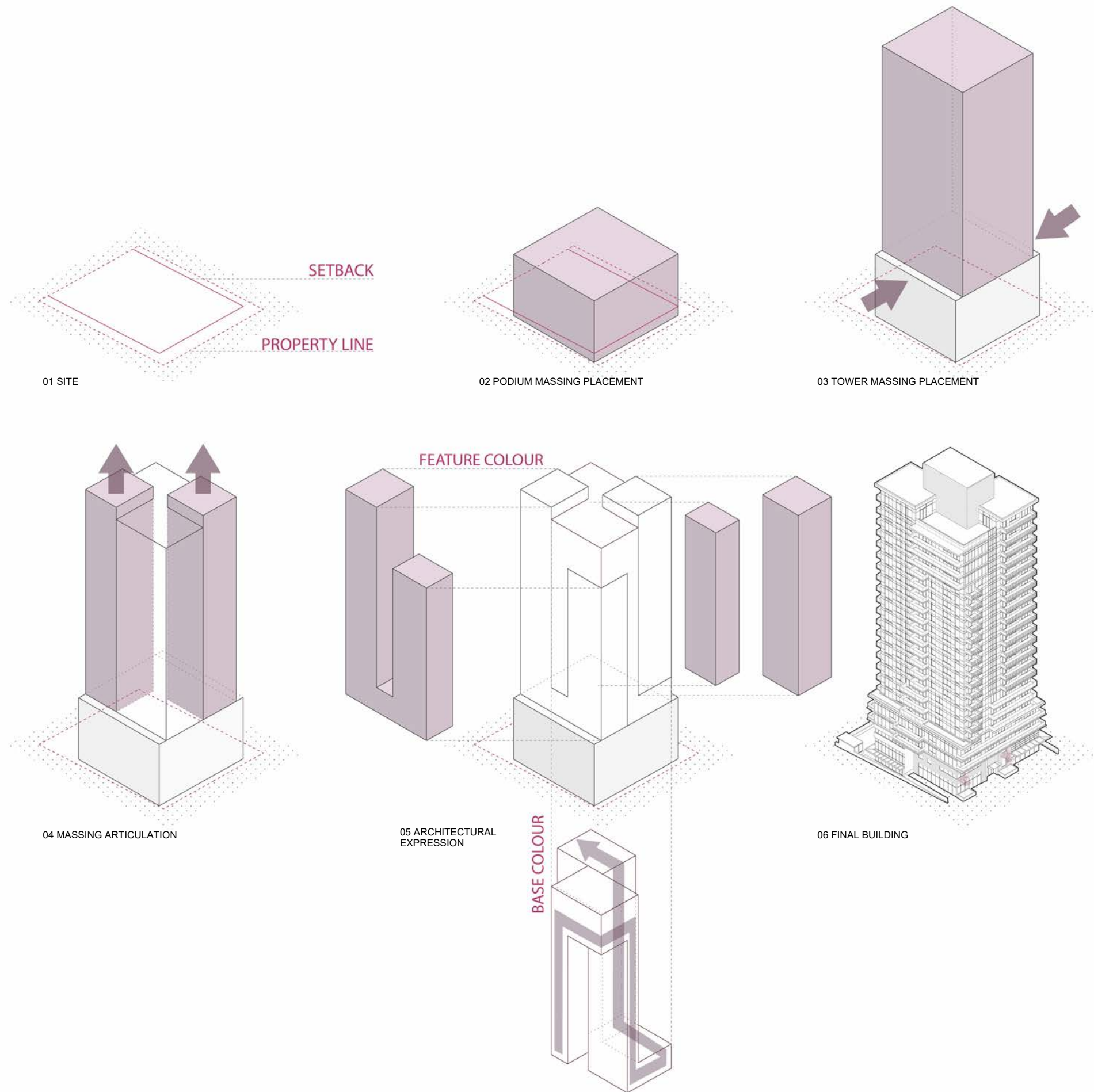
The P1 parking level will be setback 3.7m (12ft) and the subsequent below-grade parking levels will extend to the property line. Given the modest size of this site, efficient below-grade parking is difficult to accommodate – extending P2 & P3 to the property line allows for additional parking stalls along the south end. The extensive slab drop at the front property line will provide the opportunity to maintain adequate soil volume for in-ground planting. We are anticipating an 18ft deep x 12ft wide soil area for tree growth.



# DESIGN RATIONALE

## DEVELOPMENT OF FORM AND MASSING

- 01 SITE:** Establish building setbacks based on the Broadway Plan setback requirements
- 02 PODIUM MASSING:** Extrude podium footprint determined by setbacks and establish a pedestrian-friendly podium height that is aligned with the scale of this established neighborhood and Broadway Plan – a 4-storey podium!
- 03 TOWER MASSING:** Define the tower plate that complies with the Broadway Plan setbacks, maximum tower plate size that provides future tower separation. Extrude tower volume to a 21 storey tower + level 22 rooftop amenity.
- 04 MASSING ARTICULATION:** Extrude building massing to create smaller volumes and reduce the bulk of the tower to establish a residential scale.
- 05 ARCHITECTURAL EXPRESSION:**  
Establish architectural building concept:
- Develop podium base and define pedestrian-friendly features through the application of finer-grain facade elements.
  - Increase transparency at CRU & Residential Lobby to promote pedestrian interface
  - Establish main body of tower - a light-coloured, reflective glazed facade
  - Introduce warm tone façade elements to blend with the current residential nature of the neighbourhood
- 06 FINAL BUILDING:** A composition of forms, colours, and textures that complement the unique character and scale of this established residential neighbourhood.



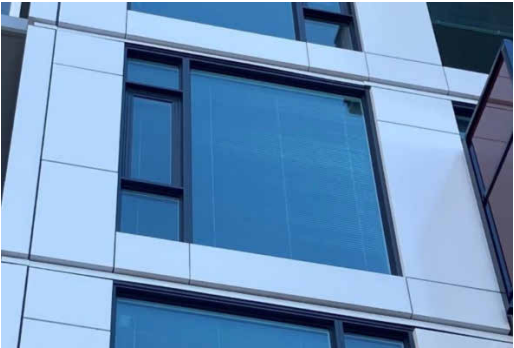
# DESIGN RATIONALE

## MATERIALS AND TEXTURES

The façade and cladding Parti is a patterning exercise to develop façade geometries and textures that break down the mass of the building and identify unique architectural elements. This responds to the character and scale of the neighbourhood, playing with light and shadow.

The podium is an essential element of this project in that it provides a datum and proportion that aligns and complements the human scale of the neighbourhood and creates an intimate pedestrian interface. The podium geometries, materials, and textures present a proportion designed to express a finer grain urban fabric by articulating smaller elements to break down the mass and create a visually interesting streetscape environment. The podium creates a unique street edge that distinguishes itself from the residential tower. We explored a cladding approach that uses textures to play with light and shadow. The podium is primarily clad with a ribbed cementitious cladding system. Additional texture and colour have been introduced, using warm wood tone slat or batten systems to define the residential lobby and CRU. This finer texture provides a tactile scale and quality in areas of frequent pedestrian contact.

At the tower, the copper-clad elements break down and articulate the massing at the corners to help establish a residential scale and to introduce a warm tone for the facade to blend in and compliment the current residential characteristics of the neighbourhood. The south tower façade uses picket guardrails to further provide a textural quality and filigree at the West 10<sup>th</sup> Street edge.



C2. Raised Metal Panel 3/4" Reveal  
Charcoal Grey  
Window Wall System



B. Window Wall System



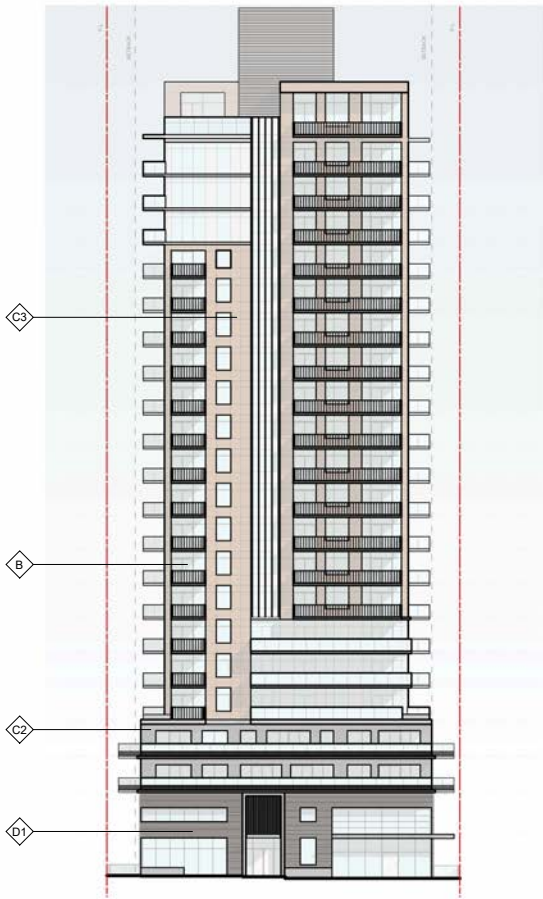
C3. Copper Coloured Cladding  
Hazelnut Mica  
Metal Panel System



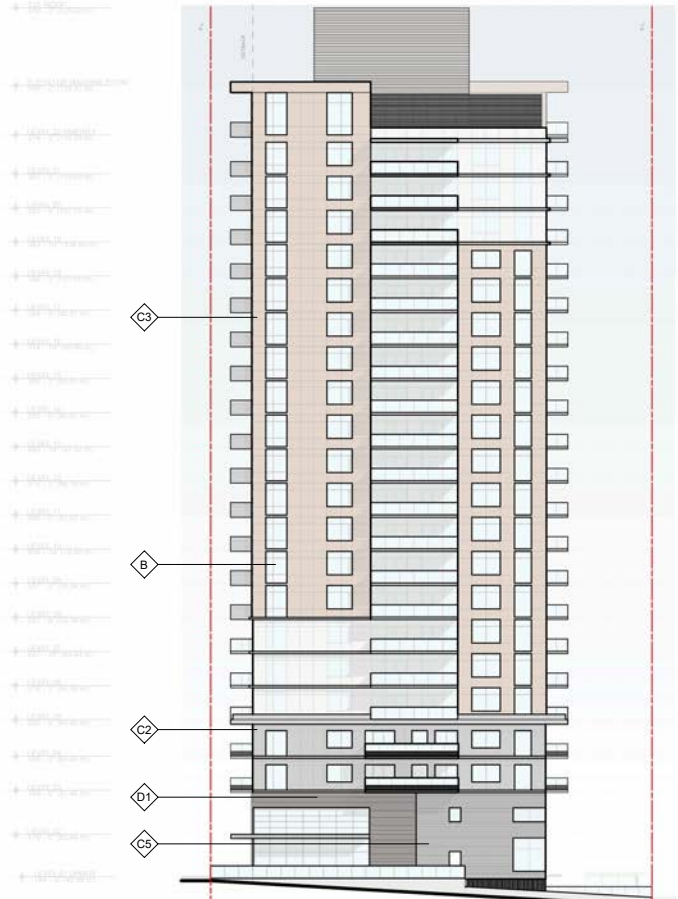
D1. AL13 BATTEN  
FINISH LIGHT EUROPEAN  
CHERRY



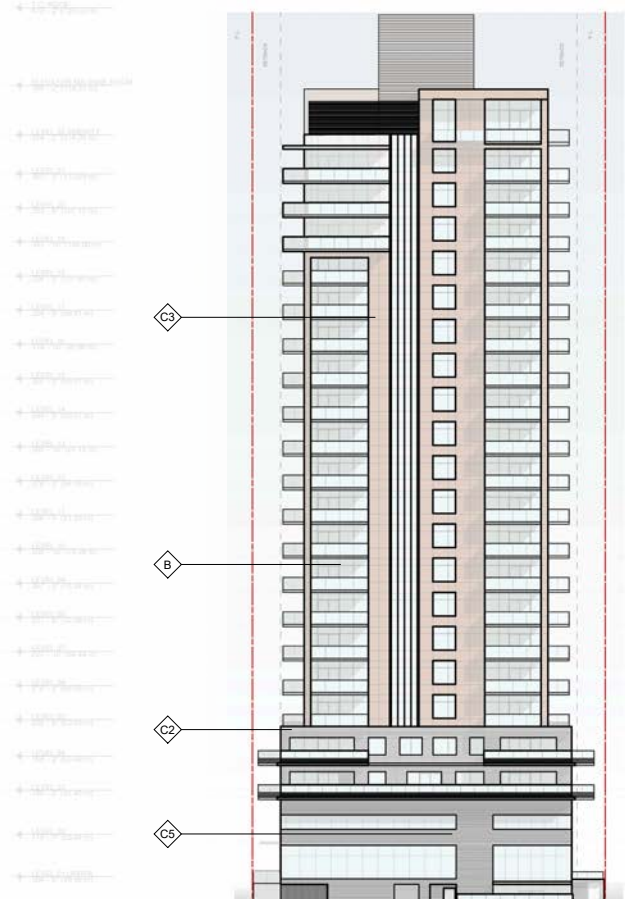
C5. Fibre Linea Cladding System  
Charcoal Grey  
Equitone Linea



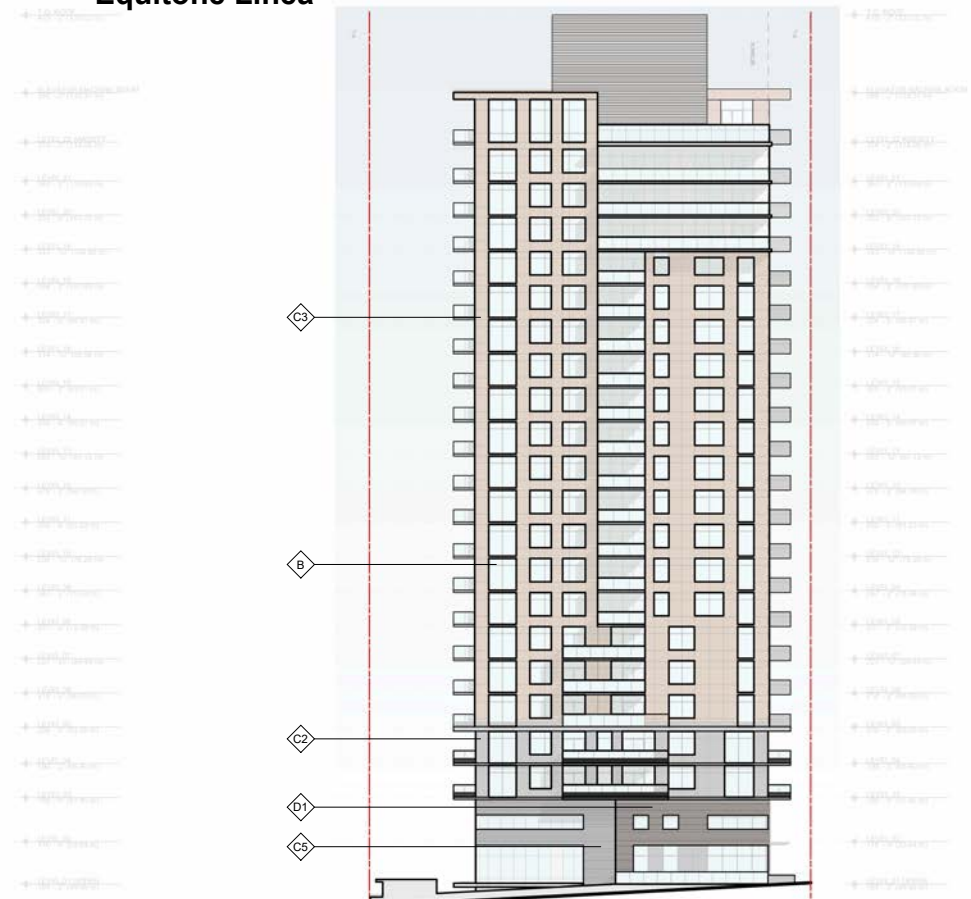
SOUTH ELEVATION (WEST 10TH AVENUE)



EAST ELEVATION



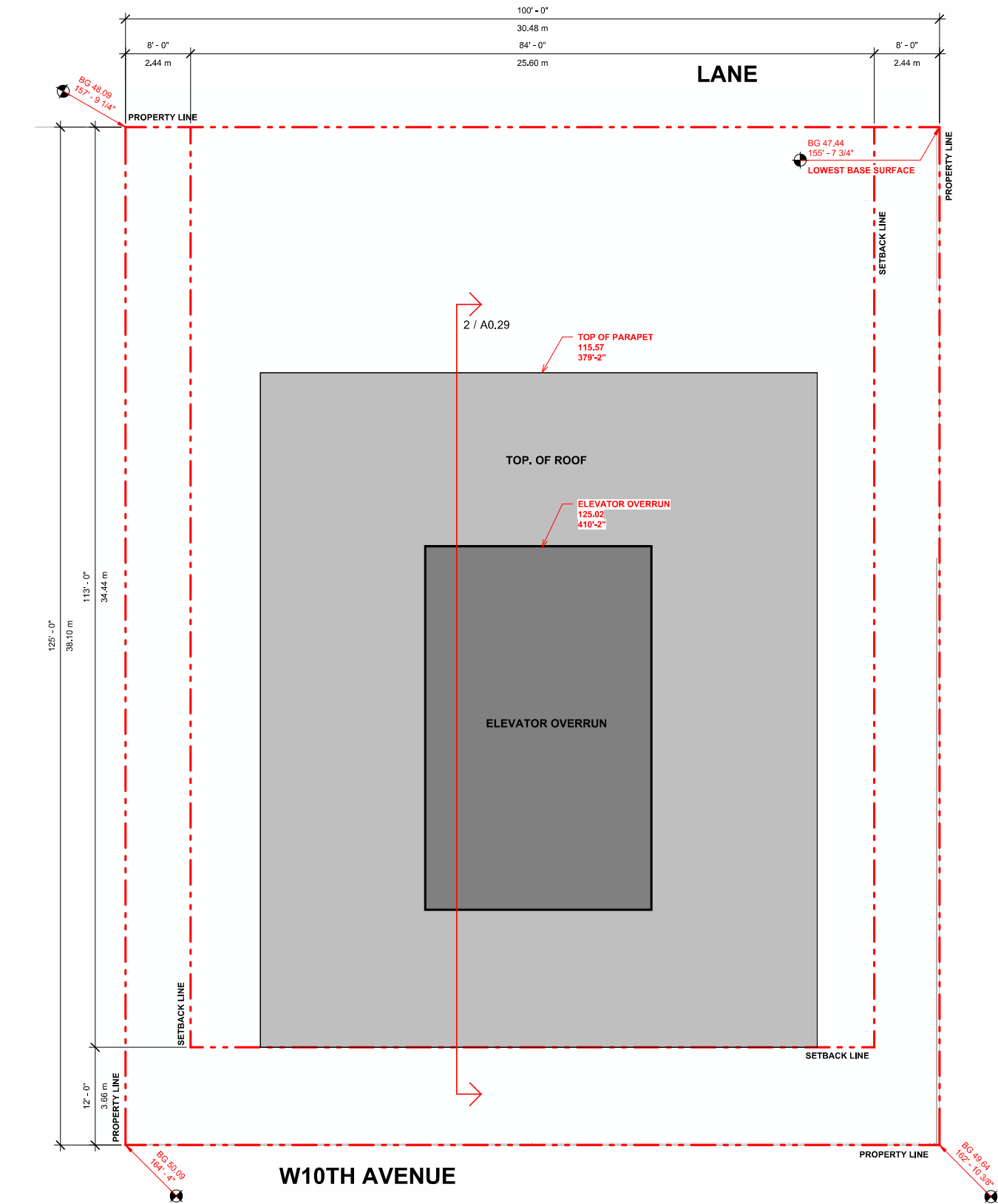
NORTH ELEVATION (LANE)



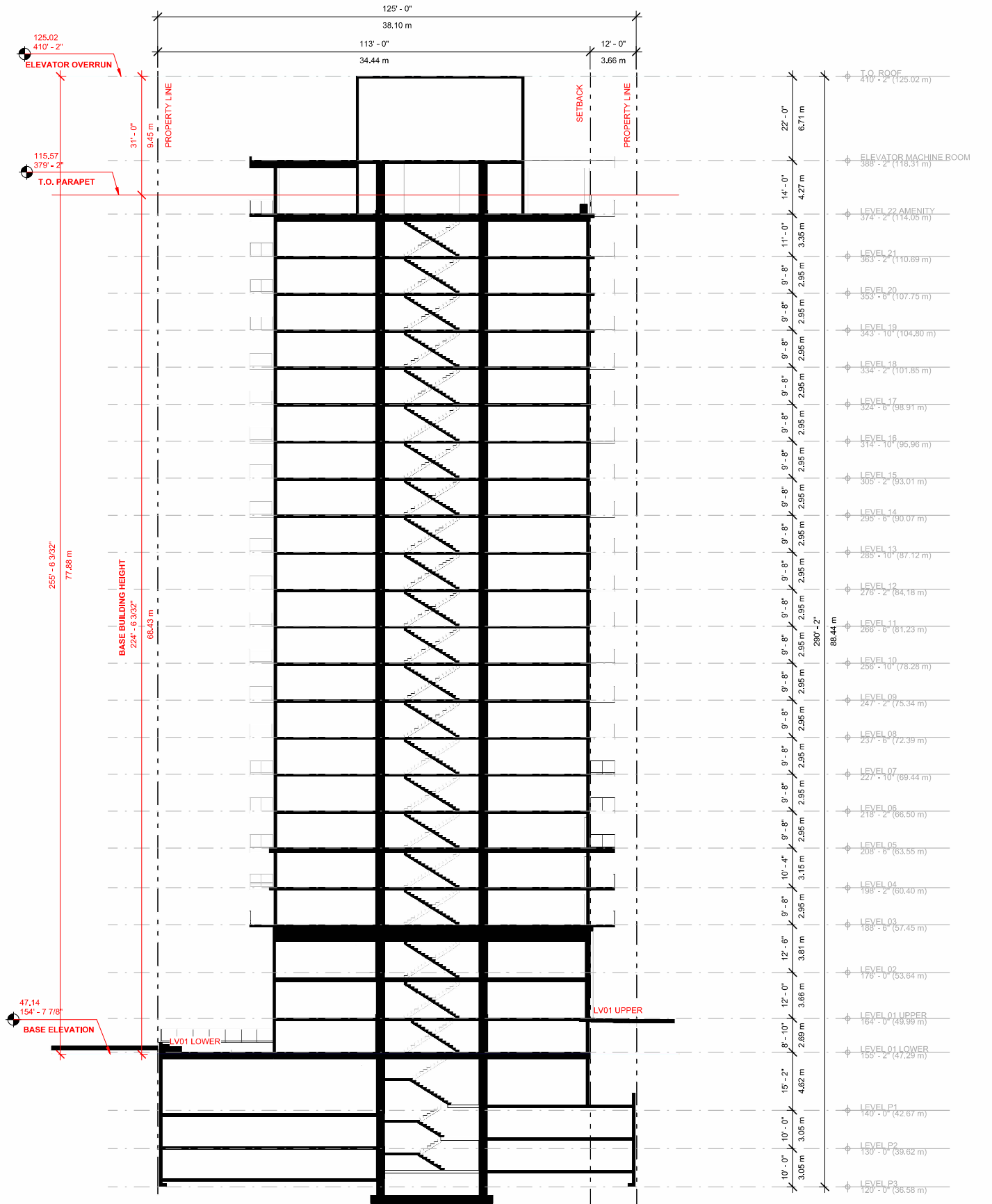
WEST ELEVATION

# DESIGN RATIONALE

## BASE SURFACE CALCULATIONS



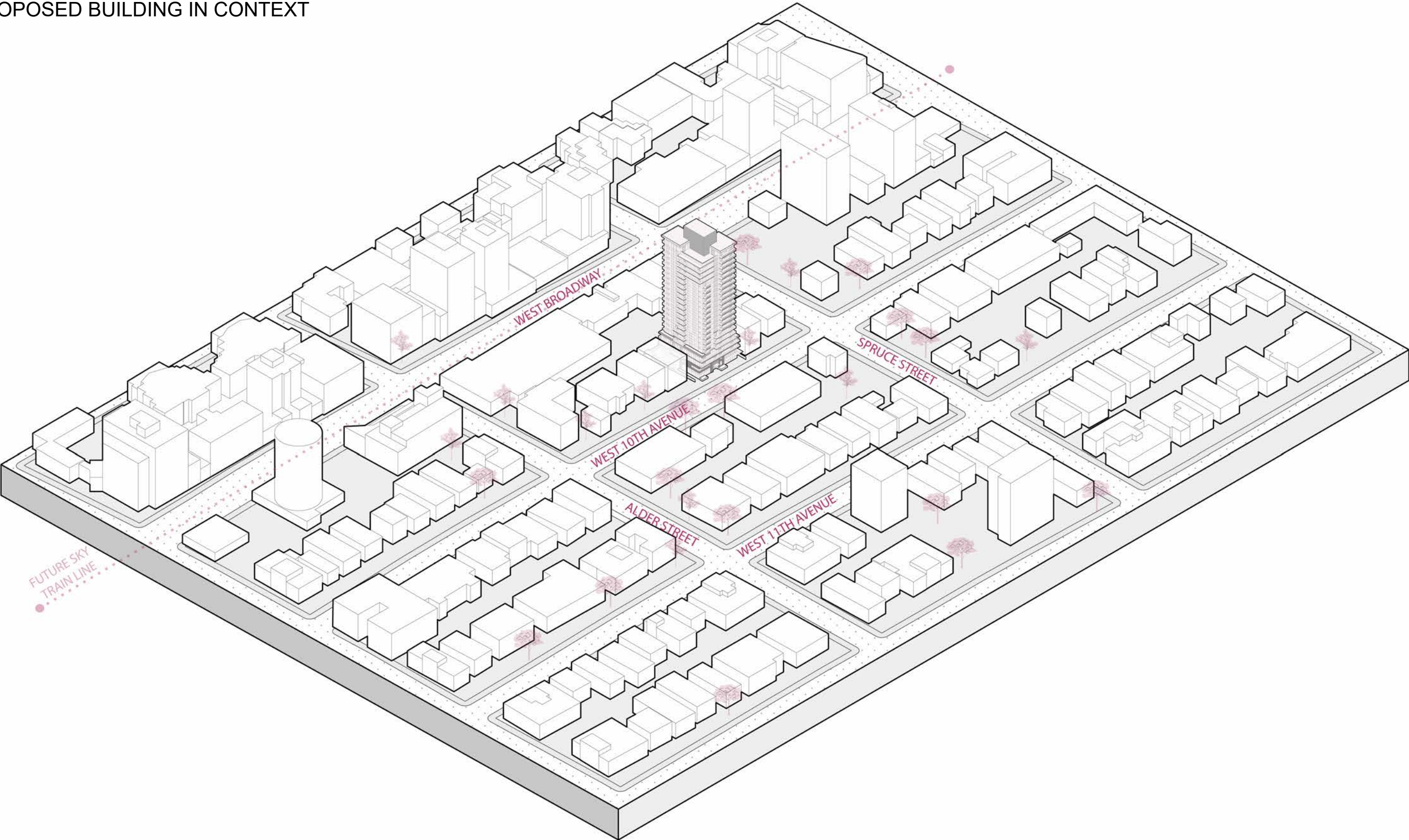
① SITE PLAN-BASE SURFACE  
1/8" = 1'-0"



② BUILDING SECTION - BASE SURFACE  
1/16" = 1'-0"

DESIGN RATIONALE

PROPOSED BUILDING IN CONTEXT



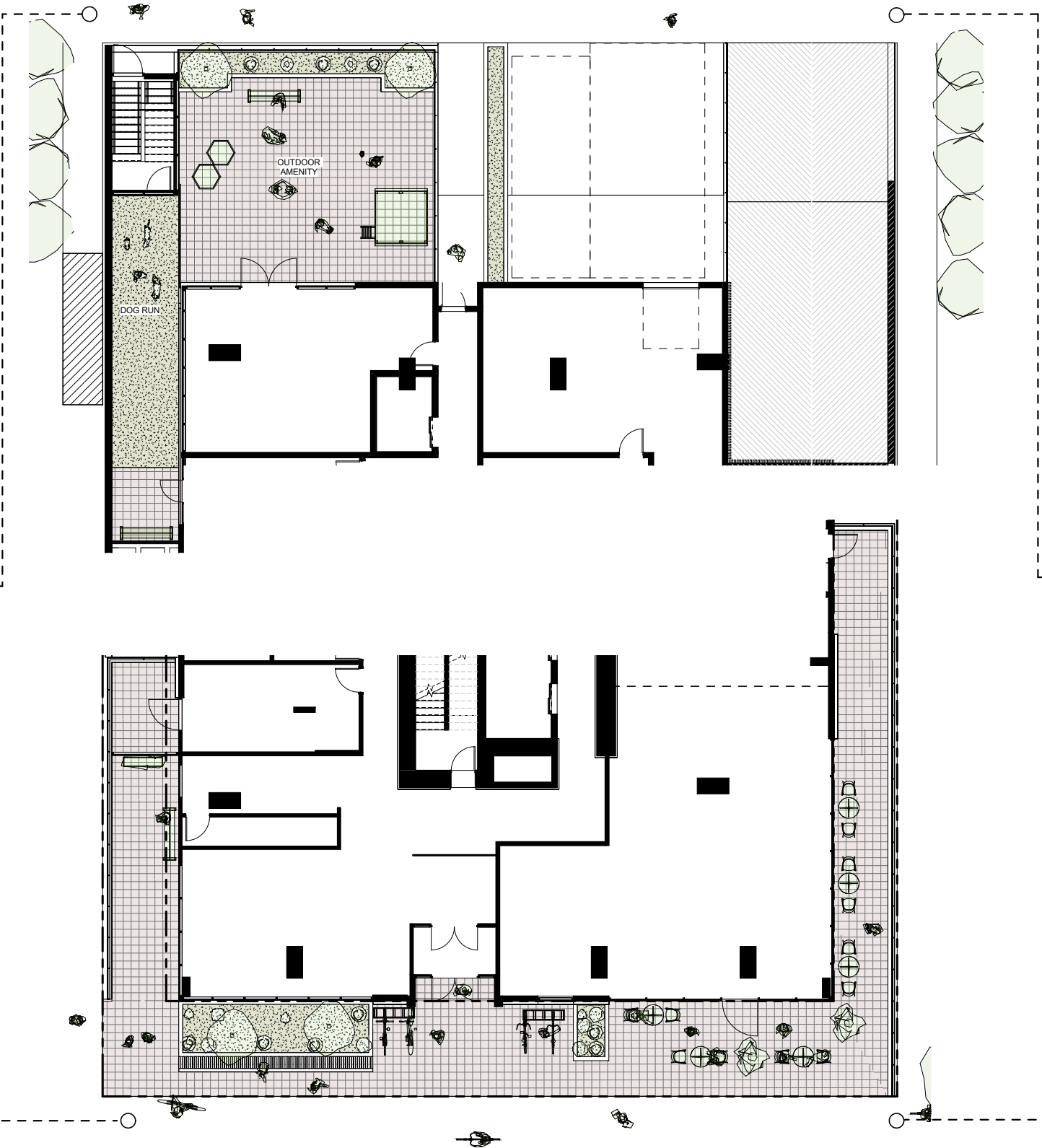
# DESIGN RATIONALE

## PUBLIC REALM - EXISTING

### Built Form and Site Design Principles

The intent for the Broadway Plan is to provide a comprehensive approach to urban design that creates a built environment supportive to thriving, resilient, and liveable communities.

- Liveable Neighbourhoods
- Distinctive Neighbourhoods
- Connection to Nature
- Health and Well-being
- Social Connection
- Green and Resilient Building Design



WEST CORNER OF SITE - LANEWAY



WEST CORNER OF SITE - WEST 10TH



EAST CORNER OF LANEWAY



EAST CORNER OF OF SITE - WEST 10TH

# DESIGN RATIONALE

## PUBLIC REALM - PROPOSED

### West 10<sup>th</sup> Avenue – Residential Lobby & Amenity

West 10<sup>th</sup> Avenue looking northeast has vastly improved. The ground-oriented, fully glazed residential lobby and CRU animate the streetscape and provide a scale, materiality, and design treatment for a lively and diverse public realm. The facades are designed to express a finer-grained urban fabric. Articulating smaller elements breaks down the overall mass and aligns with the scale of the neighbourhood.

The parkade is designed with slab drops at P1 to accommodate soil depths for healthy planting as well as a seamless and unobstructed pedestrian movement and interface. Landscape has designed a planting concept that includes native and adaptive plant species, that will thrive in our local microclimate and contribute to a green and leafy environment.

Our building is setback 3.65m (12ft) at the West 10th Street frontage to help define and maintain a public street edge that supports social interaction and encourages people to gather. This promotes street life and assists with rainwater management within the site.



### Laneway

Given the proportions of the site, we have proposed a small outdoor amenity space at the ground level to support kids' play and family events. We have tried to introduce landscape edges to create a buffer between the lane and the amenity area. We have also provided an egress stair at the lane edge that is designed with glazing that would provide passive illumination along the lane. The lane setback is 9.14m (30ft) – this provides ample space for amenities along with the various service requirements related to the operations of this building.



PROJECT STATS



**W10**  
1125 WEST 10TH AVE.

**CICCOZZI**  
ARCHITECTURE

**AMR Investments**

**S** **SIGHTLINE** PROPERTIES

REZONING APPLICATION **A0.33**

# PROJECT STATS

## STATISTICS SUMMARY

SITE AREA	12,500 SF (1,161.2 sqm)
GROSS FLOOR AREA	132,852 SF (12,342.37 sqm)
TOTAL EXCLUDED AREA	19,558 SF (1,817 sqm)
NET FLOOR AREA	113,294 SF (10,525 sqm)
FLOOR SPACE RATIO	9.06
BALCONY PERCENTAGE	12%
TOTAL STOREYS	(21 RESIDENTIAL + ROOFTOP)
TOTAL HEIGHT	
Max. Building Height	224'-6" (68.43m)
Max. Mech. Appurtenances	255'-6" (77.88m)
TOTAL BICYCLE PARKING	304 RESIDENTIAL CLASS A 9 RESIDENTIAL CLASS B
TOTAL VEHICLE PARKING	65 RESIDENTIAL
TOTAL LOADING	1 LOADING CLASS A 1 LOADING CLASS B 1 PASSENGER CLASS A (RESIDENTIAL)



# PROJECT STATS

## BUILDING DATA, VEHICLE & BIKE PARKING

BUILDING HEIGHT		
	HEIGHT (FT)	HEIGHT (M)
HEIGHT 1 - LEVEL 22 PARAPET	224'-6"	68.43
HEIGHT 2 - ELEVATOR OVERRUN	255'-6"	77.88
NUMBER OF STOREYS	21 RESIDENTIAL + 1 ROOFTOP AMENITY LEVEL	
NOTE: SEE SHEET A0.29 BASE SURFACE CALCULATIONS		

SETBACKS		
	SETBACK (FT)	SETBACK (M)
FRONT YARD - W. 10TH AVENUE	12'-0"	3.65
SIDE YARD - EAST (TOWER PODIUM)	8'-0"	2.43
SIDE YARD - WEST (TOWER PODIUM)	8'-0"	2.43
REAR YARD - LANE	30'-0"	9.14
NOTE: SEE SHEET A0.24 BUIDING SITING & SETBACKS		

OFF-STREET VEHICLE PARKING			
PER BYLAW 4.1.1 REQUIRED PARKING SPACES, NO PARKING SPACES ARE REQUIRED FOR THE OFF-STREET PARKING OF MOTOR VEHICLES ACCESSORY TO ANY DEVELOPMENT IN THE CITY.			
NUMBER OF UNDERGROUND PARKING LEVELS		3	
VISITOR PARKING REQUIRED	No. UNITS	STALLS REQUIRED	STALLS PROVIDED
BYLAW 4.1.3(b) (MULTIPLE DWELLING)			
MINIMUM 0.07 SPACE PER UNIT	162	12	12
MAXIMUM 0.15 SPACE PER UNIT	162	24	
RESIDENTIAL PARKING			STALLS PROVIDED
REGULAR			20
SMALL CAR			27
ACCESSIBLE PARKING (RESIDENTIAL)	No. UNITS	STALLS REQUIRED	STALLS PROVIDED
BYLAW 4.1.4(b) (MULTIPLE DWELLING)	162	6	6
NOTE: ACCESSIBLE PARKING NOT REQUIRED FOR CRU (<500SM)			

OFF-STREET LOADING STALLS REQUIRED			
BYLAW 5.2.1 (DWELLING USE)	No. UNITS	STALLS REQUIRED	STALLS PROVIDED
CLASS A = 1 SPACE FOR 50 TO 299 DWELLING UNITS	162	1	1
CLASS B = 1 SPACE FOR 100 TO 299 DWELLING UNITS	162	1	1
CLASS C = NO REQUIREMENT	162	0	0

PASSENGER SPACE STALLS REQUIRED			
BYLAW 7.2.1 (DWELLING USE)	No. UNITS	STALLS REQUIRED	STALLS PROVIDED
CLASS A = 50 TO 125 UNITS = 1 STALL + 1 FOR EVERY ADDITIONAL 150 UNITS	162	1	1
CLASS B = NO REQUIREMENT		0	0
CLASS C = NO REQUIREMENT		0	0

CLASS A & B BIKE PARKING			
MULTIPLE DWELLING - BICYCLE REQUIREMENTS FOR CLASS 'A' BIKE PARKING (SECTION 6.2.1.2.)			
A minimum of 1.5 spaces for every dwelling unit under 65sqm (700 sf)			
A minimum of 2.5 spaces for every dwelling unit over 65sqm and under 105sqm (700 - 1130 sf)			
A minimum of 3 spaces for every dwelling unit over 105sqm (1130 sf)			
CLASS A BIKE SPACE BREAKDOWN (6.3)		SPACES REQUIRED	SPACES PROVIDED
OVERSIZED	MIN. 5%	15	15
LOCKERS	MIN. 10%	30	30
VERTICAL	MAX. 30%		83
STACKED	MAX. 30%		78
STANDARD	MAX. 85%		98
		297	304
CLASS B BIKE SPACES (6.4.1)		SPACES REQUIRED	SPACES PROVIDED
		9	9
2 SPACES REQUIRED FOR THE FIRST 20 UNITS + 1 SPACE FOR ADDITIONAL 20 UNITS			

PROJECT STATS

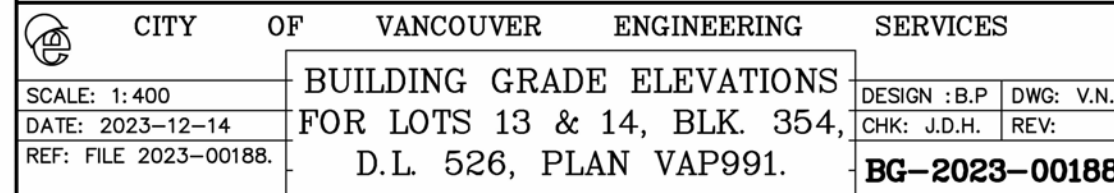
AREA BREAKDOWN

GFA TOTAL					EXCLUSIONS												NET FSR																																
AREAS - GFA BY LEVEL ( A = B + C )					GFA RESIDENTIAL ( B )			GFA COMMERCIAL ( C )		TOTAL EXCLUSIONS D = ( E + F + G + H )				EXCLUSIONS (STORAGE = E)			EXCLUSIONS (AMENITY = F)			EXCLUSIONS (BIKE STORAGE = G)			EXCLUSIONS (SERVICE = H)			RESIDENTIAL PATIO/BALCONY				TOTAL FSR (I = A - D)				FSR (RESIDENTIAL)			FSR (COMMERCIAL)												
Building #	Level Multiplier	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Total Area (sf)	Total Area (m2)												
LEVEL 01 LOWER					LEVEL 01 LOWER			LEVEL 01 LOWER		LEVEL 01 LOWER				LEVEL 01 LOWER			LEVEL 01 LOWER			LEVEL 01 LOWER			LEVEL 01 LOWER			LEVEL 01 LOWER & UPPER				LEVEL 01 LOWER				LEVEL 01 LOWER			LEVEL 01 LOWER												
PODIUM	1	6,463	6,463	600.4	6,422	6,422	597	41	4	4,756	1	4,756	442	0	0	0.0	1173	1173	109.0	3583	3583	332.9	0	0	0.0	0	1	0	0.0	1,707	1	1,707	159	1,666	1,666	156	41	41	4										
LEVEL 01 UPPER					LEVEL 01 UPPER			LEVEL 01 UPPER		LEVEL 01 UPPER				LEVEL 01 UPPER			LEVEL 01 UPPER			LEVEL 01 UPPER			LEVEL 01 UPPER			LEVEL 01 UPPER				LEVEL 01 UPPER				LEVEL 01 UPPER			LEVEL 01 UPPER												
PODIUM	1	6,989	6,989	649.3	5,131	5,131	477	1858	173	2,701	1	2,701	251	0	0	0.0	2701	2701	250.9	0	0	0.0	0	0	0.0	0	1	0	0	4,288	1	4,288	398	2,430	2,430	226	1,858	1,858	173										
LEVEL 02					LEVEL 02			LEVEL 02		LEVEL 02				LEVEL 02			LEVEL 02			LEVEL 02			LEVEL 02			LEVEL 02				LEVEL 02				LEVEL 02			LEVEL 02												
PODIUM	1	5,717	5,717	531.1	5,717	5,717	531	0	0	4,837	1	4,837	449	2,532	2532	235.2	0	0	0.0	2305	2305	214.1	0	0	0.0	0	0	0.0	1293	1	1293	120	880	1	880	82	880	880	82	0	0	0							
LEVEL 03					LEVEL 03			LEVEL 03		LEVEL 03				LEVEL 03			LEVEL 03			LEVEL 03			LEVEL 03			LEVEL 03				LEVEL 03				LEVEL 03			LEVEL 03												
PODIUM	1	6,851	6,851	636.5	6,851	6,851	636	0	0	289	1	289	27	265	265	24.6	0.00	0	0.0	0	0	0.0	0	0	0.0	24	24	2.2	1092	1	1092	101	6,562	1	6,562	610	6,562	6,562	610	0	0	0							
LEVEL 04					LEVEL 04			LEVEL 05-16		LEVEL 04				LEVEL 04			LEVEL 04			LEVEL 04			LEVEL 04			LEVEL 04				LEVEL 04				LEVEL 04			LEVEL 04												
PODIUM	1	6,851	6,851	636.5	6,851	6,851	636	0	0	349	1	349	32	325	324.5	30.1	0.00	0	0.0	0	0	0.0	0	0	0.0	24	24	2.2	775	3	2325	216	6,503	1	6,503	604	6,503	6,503	604	0	0	0							
LEVEL 05-07					LEVEL 05-07			LEVEL 05-07		LEVEL 05-07				LEVEL 05-07			LEVEL 05-07			LEVEL 05-07			LEVEL 05-07			LEVEL 05-07				LEVEL 05-07				LEVEL 05-07			LEVEL 05-07												
TOWER	3	5,695	17,085	1587.2	5,695	17,085	1,587	0	0	136	3	408	38	112	336	31.2	0.00	0	0.0	0	0	0.0	24	72	6.7				641	11	7051	655	5,559	3	16,677	1,549	5,559	16,677	1,549	0	0	0							
LEVEL 08-21					LEVEL 08-21			LEVEL 08-21		LEVEL 08-21				LEVEL 08-21			LEVEL 08-21			LEVEL 08-21			LEVEL 08-21			LEVEL 08-21				LEVEL 08-21				LEVEL 08-21			LEVEL 08-21												
TOWER	14	5,692	79,688	7403.3	5,692	79,688	7,403	0	0	215	14	3,010	280	191	2674	248.4	0	0	0.0	0	0	0.0	24	336	31.2				838	3	2514	194	5,477	14	76,678	7,124	5,477	76,678	7,124	0	0	0							
LEVEL 22					LEVEL 22			LEVEL 22		LEVEL 22				LEVEL 22			LEVEL 22			LEVEL 22			LEVEL 22			LEVEL 22				LEVEL 22				LEVEL 22			LEVEL 22												
ROOFTOP AMENITY	1	3,208	3,208	298.0	3,208	3,208	298	0	0	3,208	1	3,208	298	2005	0	0.0	2005	0	0.0	5,888	5,888	547	1203.00	1203	111.8																								
		47,466.14	132,852	12,342.37	45,567	130,953	12,166	1899	176	16,491		19,558	1,817	3,425	6,132	570	5,879	5,879	546				1,299	1,659	154				30,976		113,295	10,525	29,077	111,396	10,349	1,899	1,899	176											
																														NOTE: MAX. BALCONY AREA = 12% MAX. OF																			

ARCHITECTURAL DRAWINGS

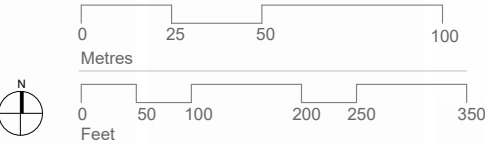
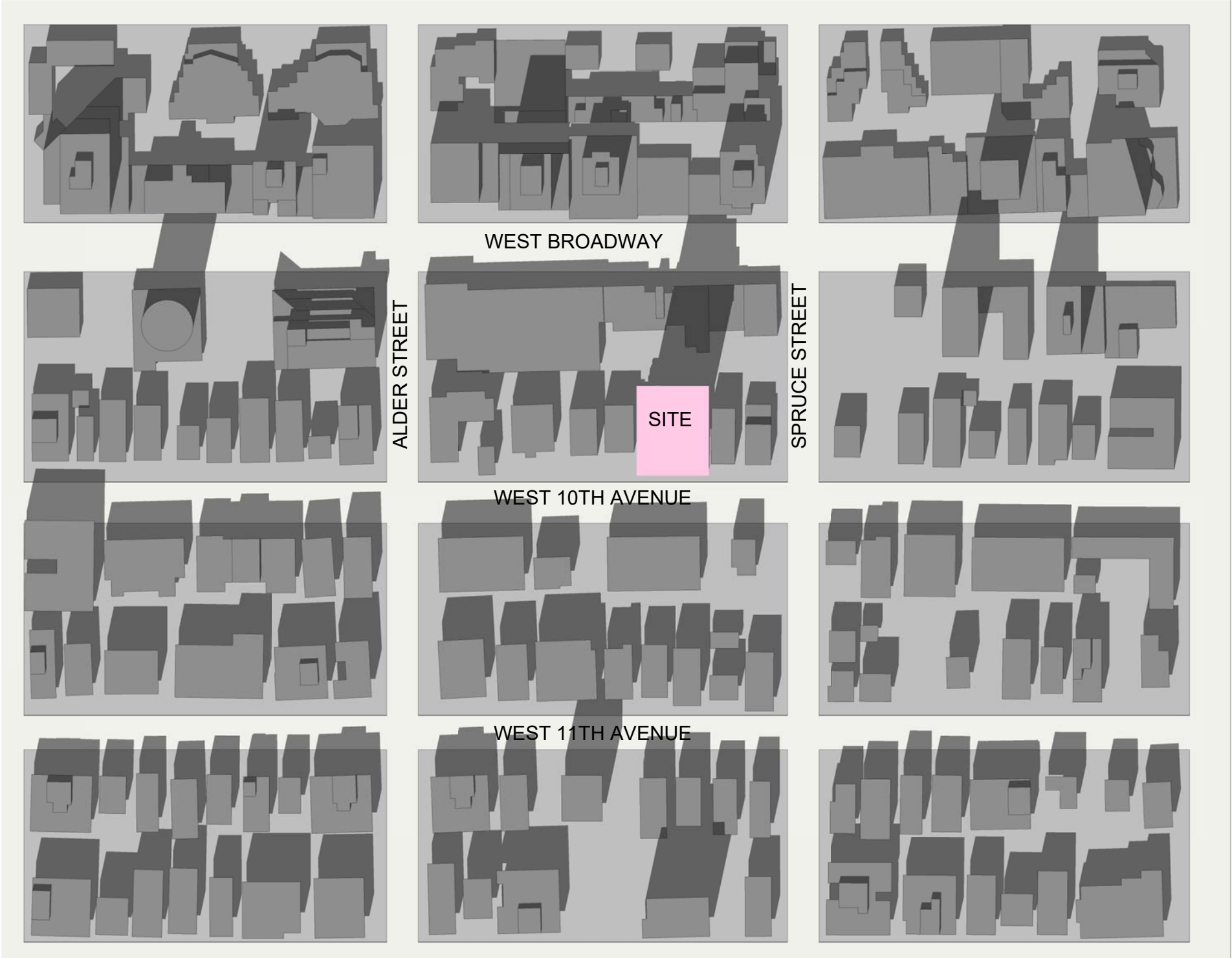


# CITY BUILDING GRADES AND SURVEY PLAN

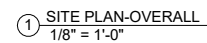


ARCHITECTURAL DRAWINGS

SITE PLAN - CONTEXT



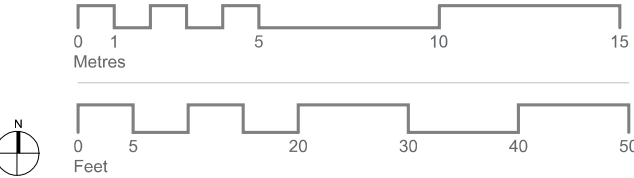
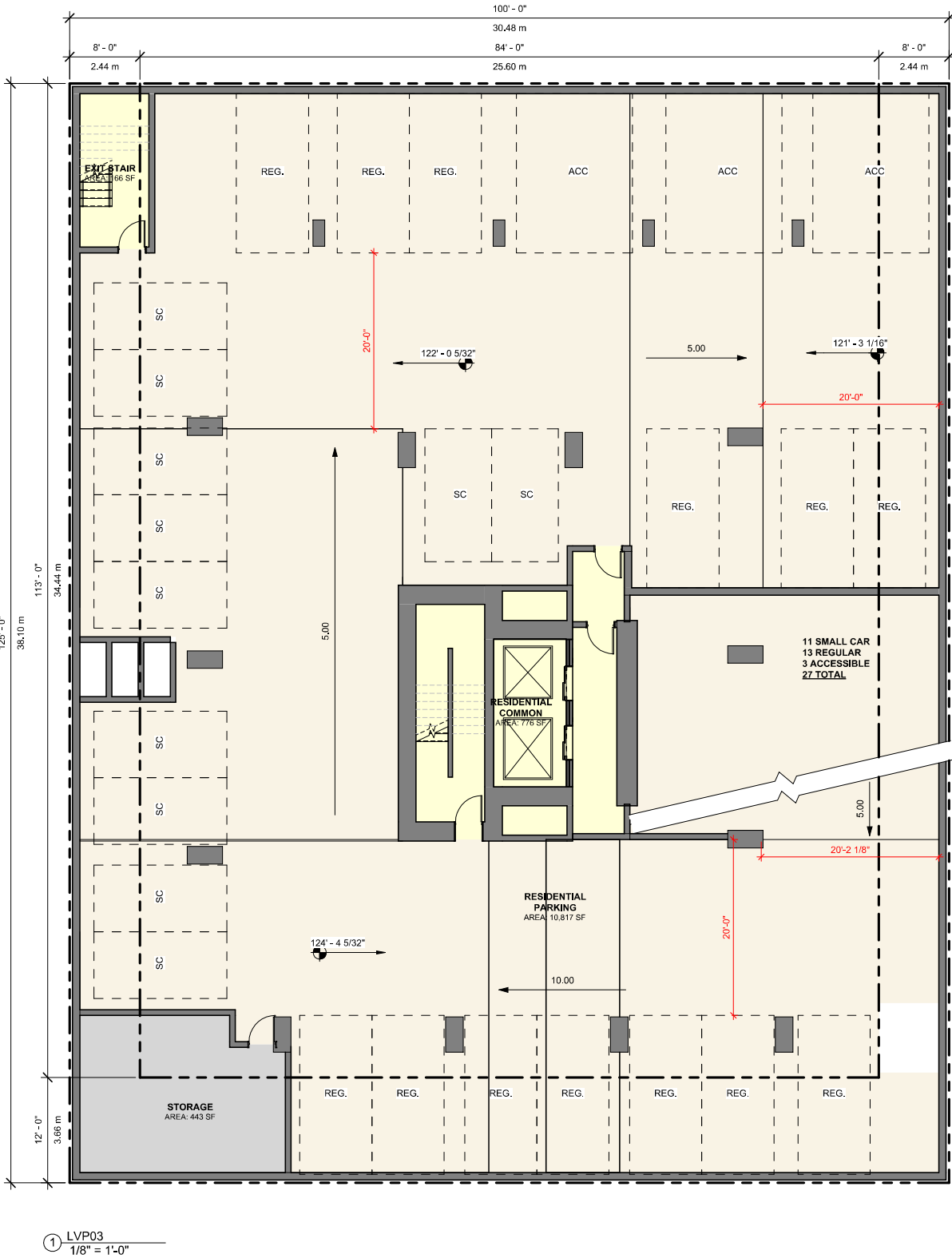
# SITE PLAN



# ARCHITECTURAL DRAWINGS

## FLOOR PLAN LVP03

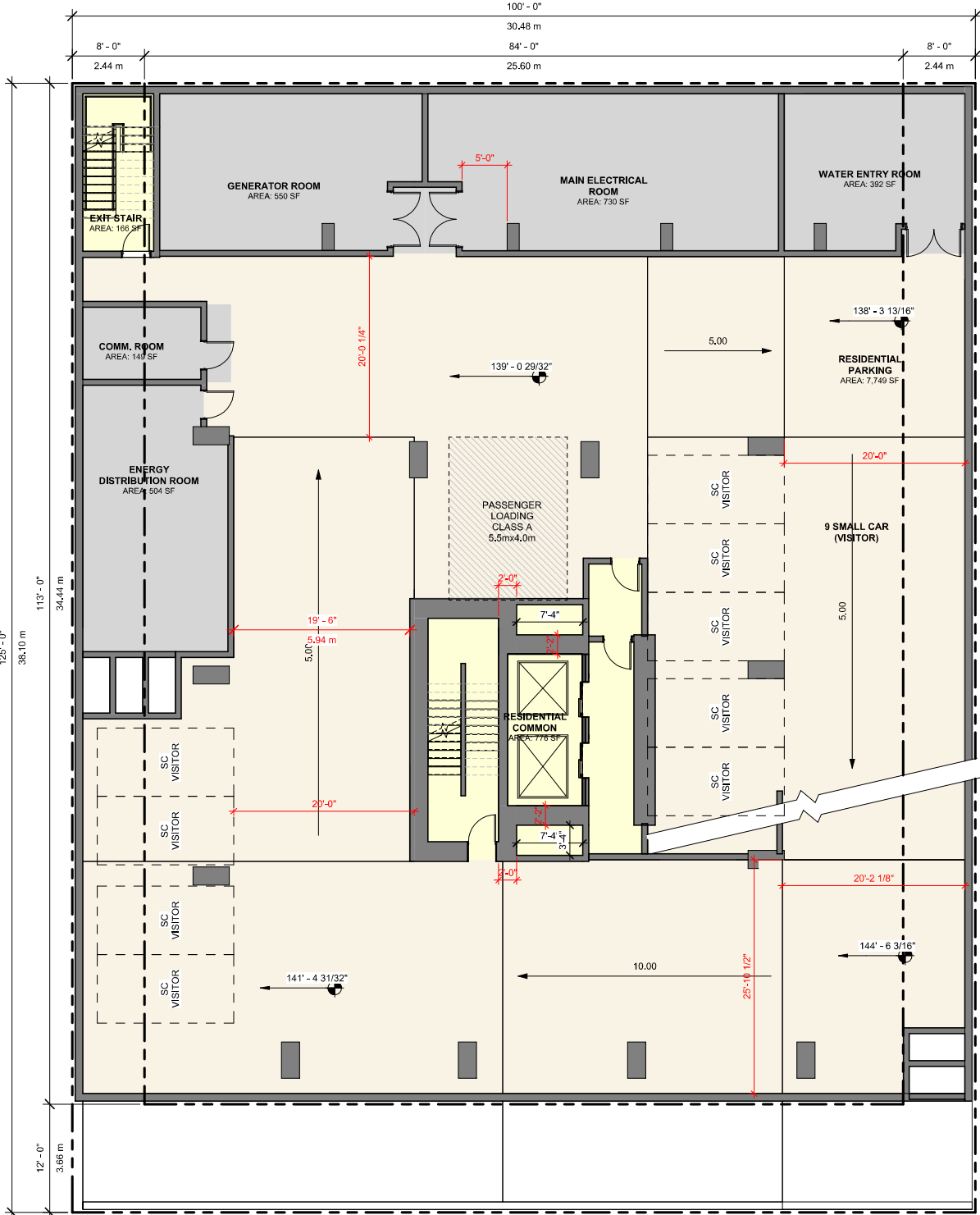
FLOOR PLAN LEGEND	
<div></div>	COMMERCIAL
<div></div>	RESIDENTIAL
<div></div>	RESIDENTIAL COMMON
<div></div>	RESIDENTIAL PARKING
<div></div>	RESIDENTIAL BIKE STORAGE
<div></div>	AMENITY
<div></div>	SERVICE/MECH
<div></div>	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)



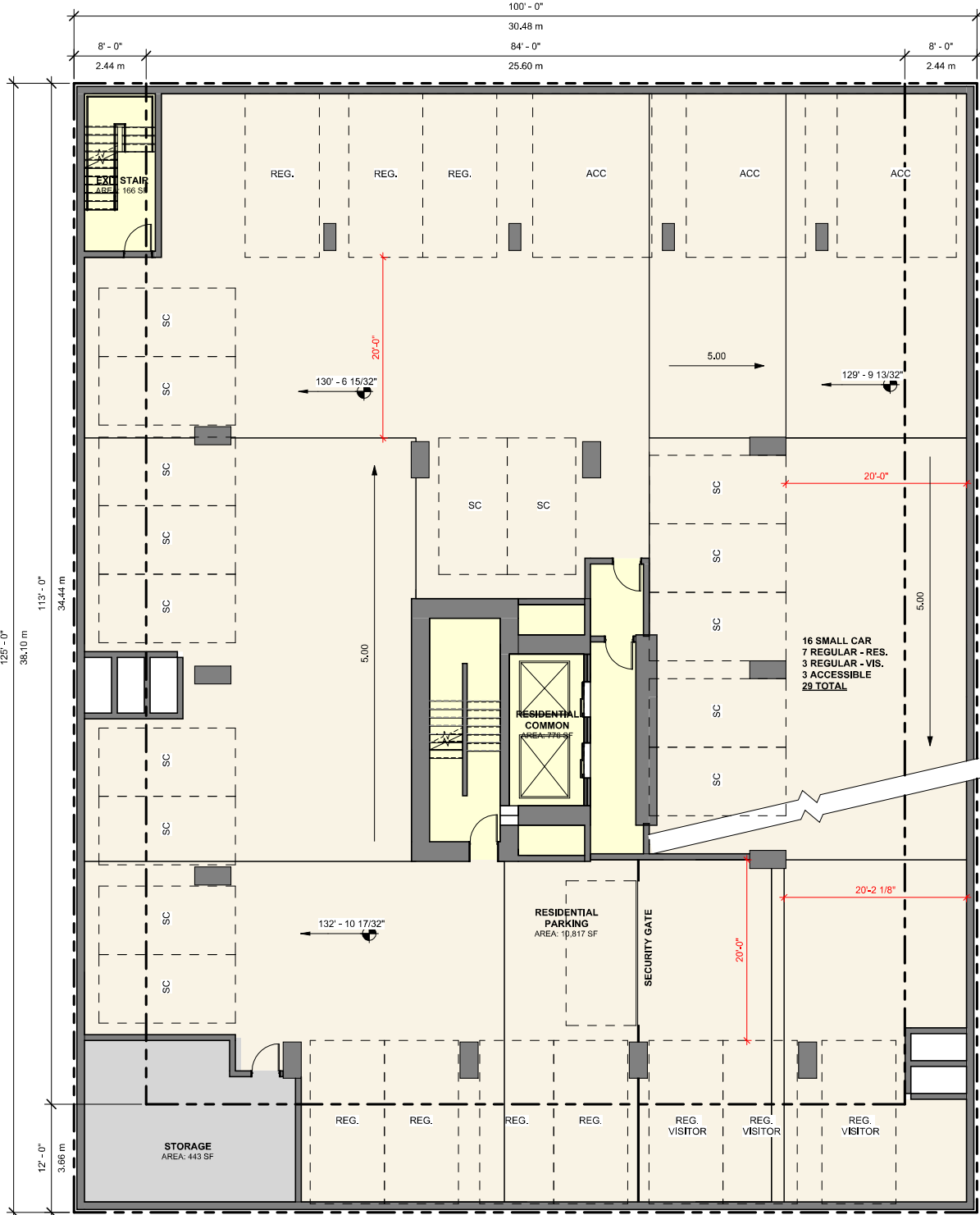
# ARCHITECTURAL DRAWINGS

## FLOOR PLAN LVP01-P02

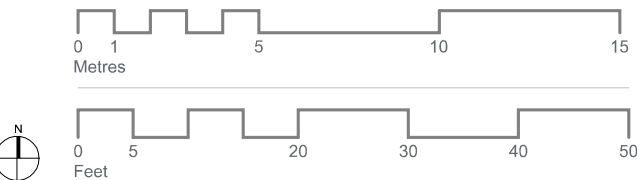
FLOOR PLAN LEGEND	
	COMMERCIAL
	RESIDENTIAL
	RESIDENTIAL COMMON
	RESIDENTIAL PARKING
	RESIDENTIAL BIKE STORAGE
	AMENITY
	SERVICE/MECH
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)



① LVP01  
1/8" = 1'-0"



② LVP02  
1/8" = 1'-0"

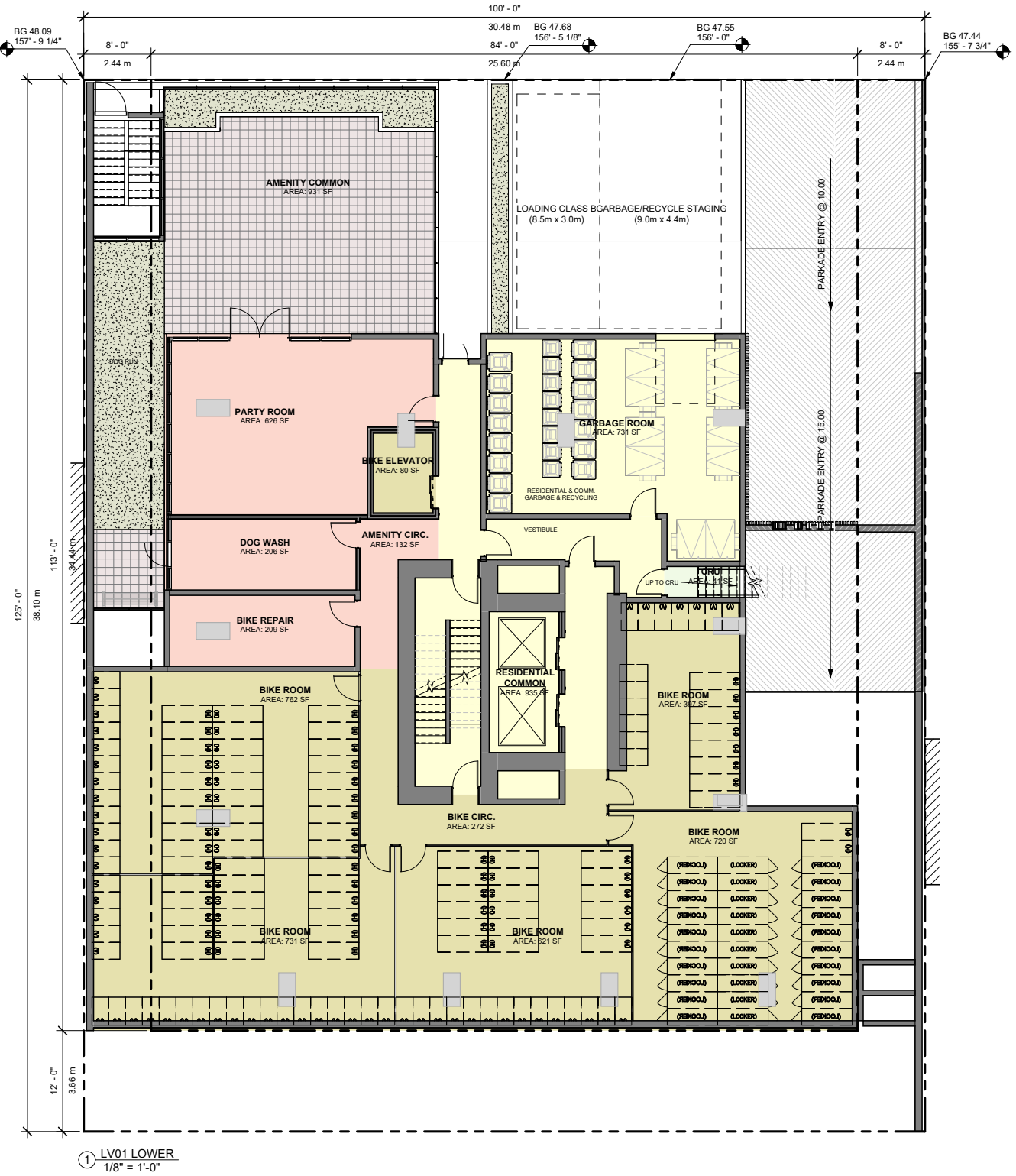
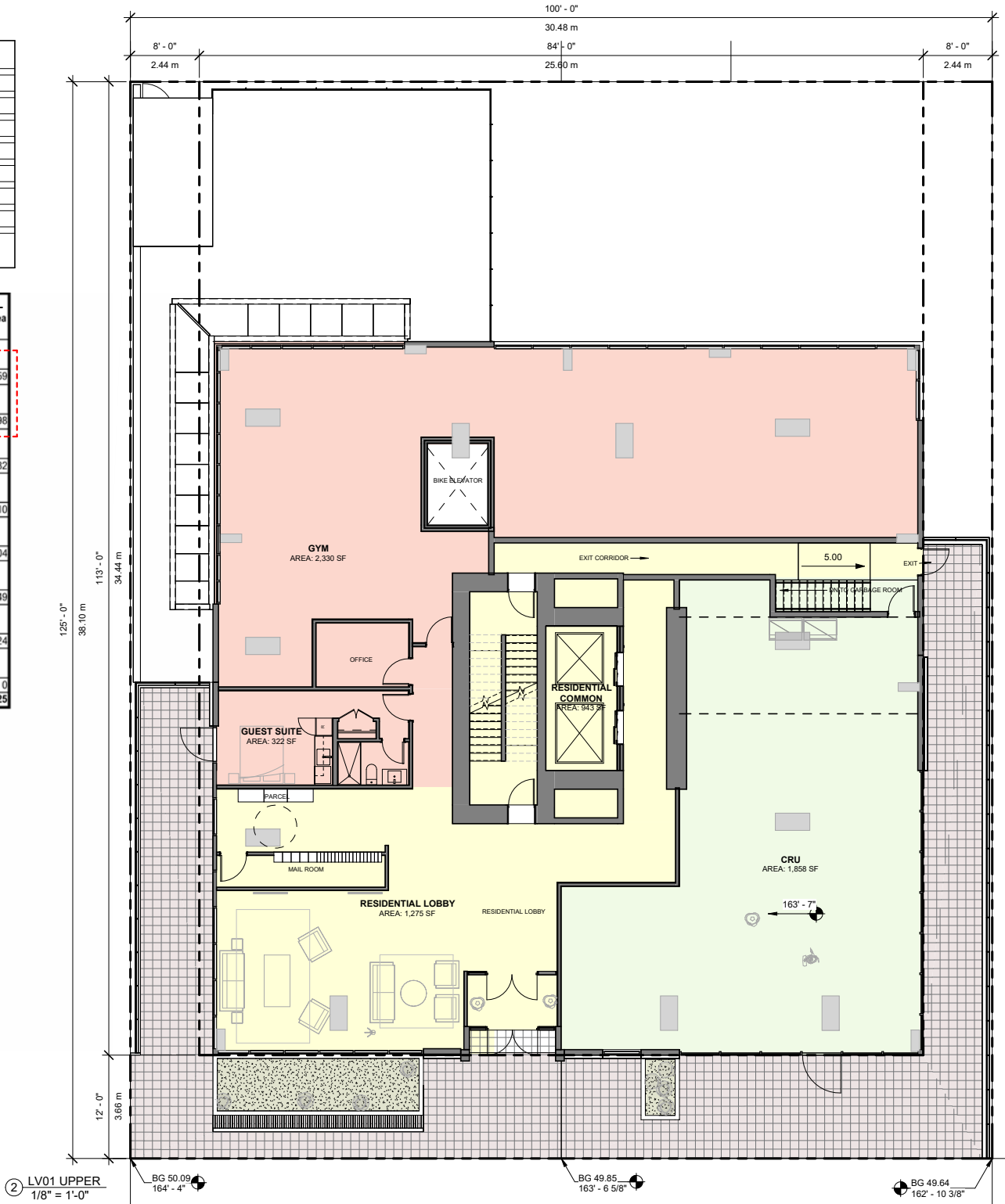


ARCHITECTURAL DRAWINGS

FLOOR PLAN LV01 LOWER & UPPER

FLOOR PLAN LEGEND			
	COMMERCIAL		
	RESIDENTIAL		
	RESIDENTIAL COMMON		
	RESIDENTIAL PARKING		
	RESIDENTIAL BIKE STORAGE		
	AMENITY		
	SERVICE/MECH		
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)		

AREA BREAKDOWN PER LEVEL			
Area per Level (sf)	Level	Total Area (sf)	Total Area (m2)
LEVEL 01 LOWER			
1,707	1	1,707	159
LEVEL 01 UPPER			
4,288	1	4,288	398
LEVEL 02			
880	1	880	82
LEVEL 03			
6,562	1	6,562	610
LEVEL 04			
6,503	1	6,503	604
LEVEL 05-07			
5,559	3	16,677	1,549
LEVEL 08-21			
5,477	14	76,678	7,124
LEVEL 22			
0	1	0	0
30,976		113,295	10,525

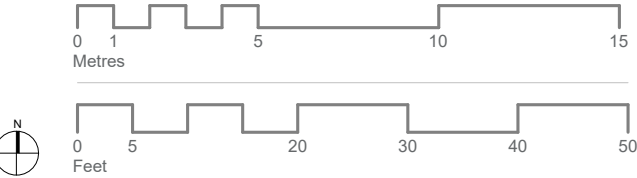
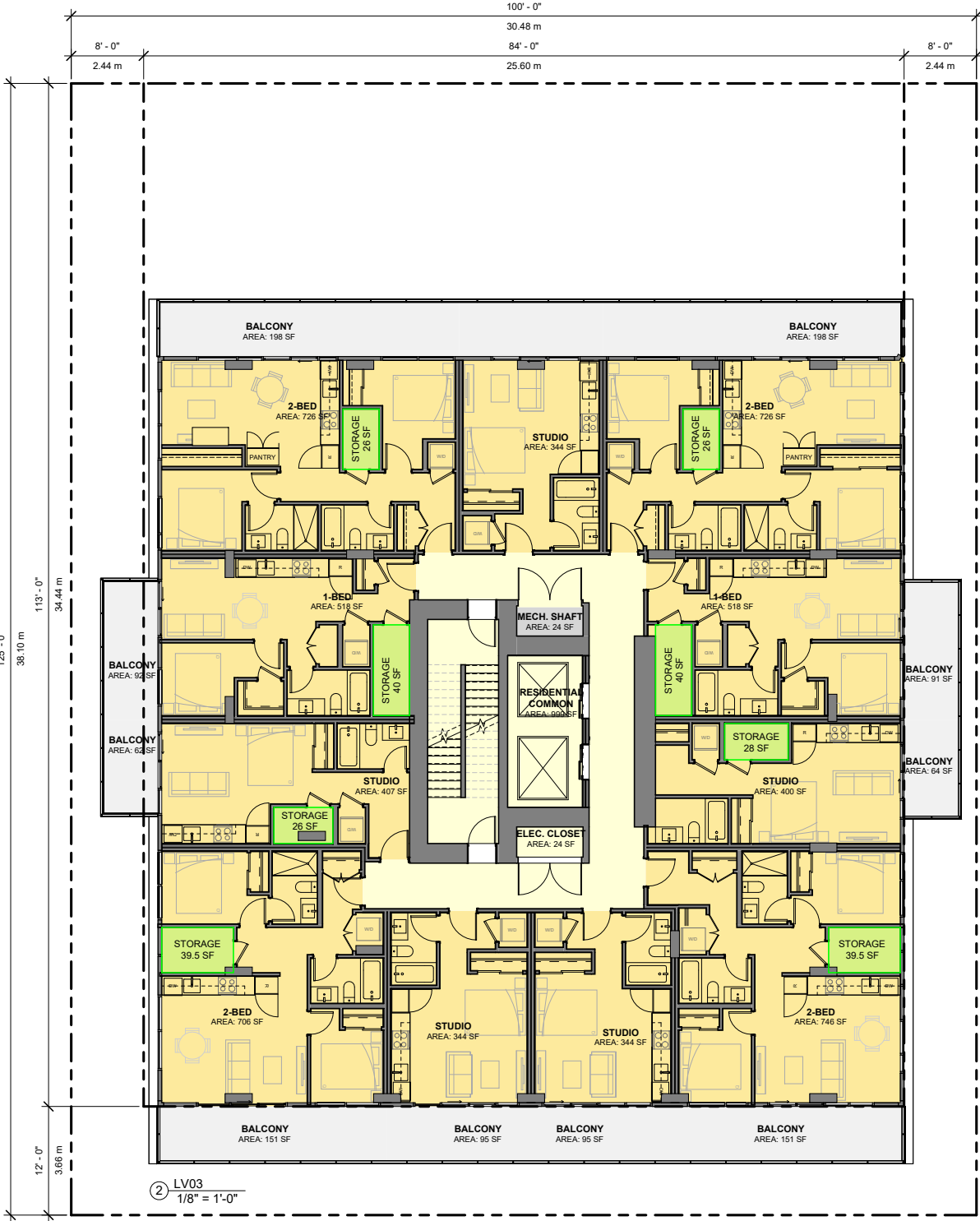


ARCHITECTURAL DRAWINGS

FLOOR PLAN LV02-03

FLOOR PLAN LEGEND				
	COMMERCIAL			
	RESIDENTIAL			
	RESIDENTIAL COMMON			
	RESIDENTIAL PARKING			
	RESIDENTIAL BIKE STORAGE			
	AMENITY			
	SERVICE/MECH			
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)			

AREA BREAKDOWN PER LEVEL				
Area per Level (sf)	Level	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER				
1,707	1	1,707	159	
LEVEL 01 UPPER				
4,288	1	4,288	398	
LEVEL 02				
880	1	880	82	
LEVEL 03				
6,562	1	6,562	610	
LEVEL 04				
6,503	1	6,503	604	
LEVEL 05-07				
5,559	3	16,677	1,549	
LEVEL 08-21				
5,477	14	76,678	7,124	
LEVEL 22				
0	1	0	0	
30,976		113,295	10,525	



ARCHITECTURAL DRAWINGS

FLOOR PLAN LV04-07

FLOOR PLAN LEGEND				
	COMMERCIAL			
	RESIDENTIAL			
	RESIDENTIAL COMMON			
	RESIDENTIAL PARKING			
	RESIDENTIAL BIKE STORAGE			
	AMENITY			
	SERVICE/MECH			
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)			

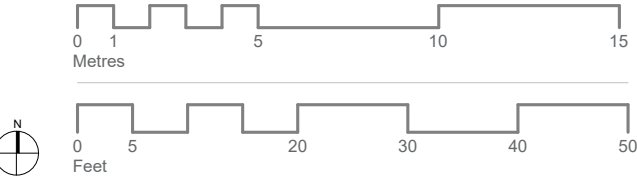
AREA BREAKDOWN PER LEVEL				
Area per Level (sf)	Level	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER				
1,707	1	1,707	159	
LEVEL 01 UPPER				
4,288	1	4,288	398	
LEVEL 02				
880	1	880	82	
LEVEL 03				
6,562	1	6,562	610	
LEVEL 04				
6,503	1	6,503	604	
LEVEL 05-07				
5,559	3	16,677	1,549	
LEVEL 08-21				
5,477	14	76,678	7,124	
LEVEL 22				
0	1	0	0	
30,976		113,295	10,525	



① LV04  
1/8" = 1'-0"



② LV05-07  
1/8" = 1'-0"

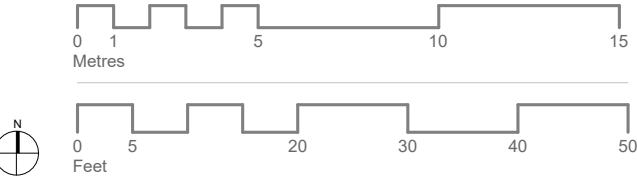


ARCHITECTURAL DRAWINGS

FLOOR PLAN LV08-21

FLOOR PLAN LEGEND				
	COMMERCIAL			
	RESIDENTIAL			
	RESIDENTIAL COMMON			
	RESIDENTIAL PARKING			
	RESIDENTIAL BIKE STORAGE			
	AMENITY			
	SERVICE/MECH			
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)			

AREA BREAKDOWN PER LEVEL				
Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER				
1,707	1	1,707	159	
LEVEL 01 UPPER				
4,288	1	4,288	398	
LEVEL 02				
880	1	880	82	
LEVEL 03				
6,562	1	6,562	610	
LEVEL 04				
6,503	1	6,503	604	
LEVEL 05-07				
5,559	3	16,677	1,549	
LEVEL 08-21				
5,477	14	76,678	7,124	
LEVEL 22				
0	1	0	0	
30,976		113,295	10,525	

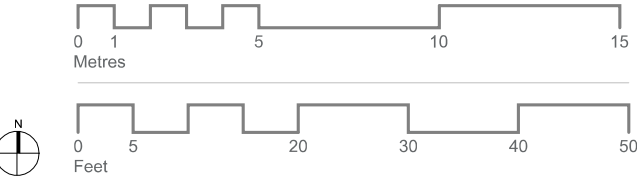
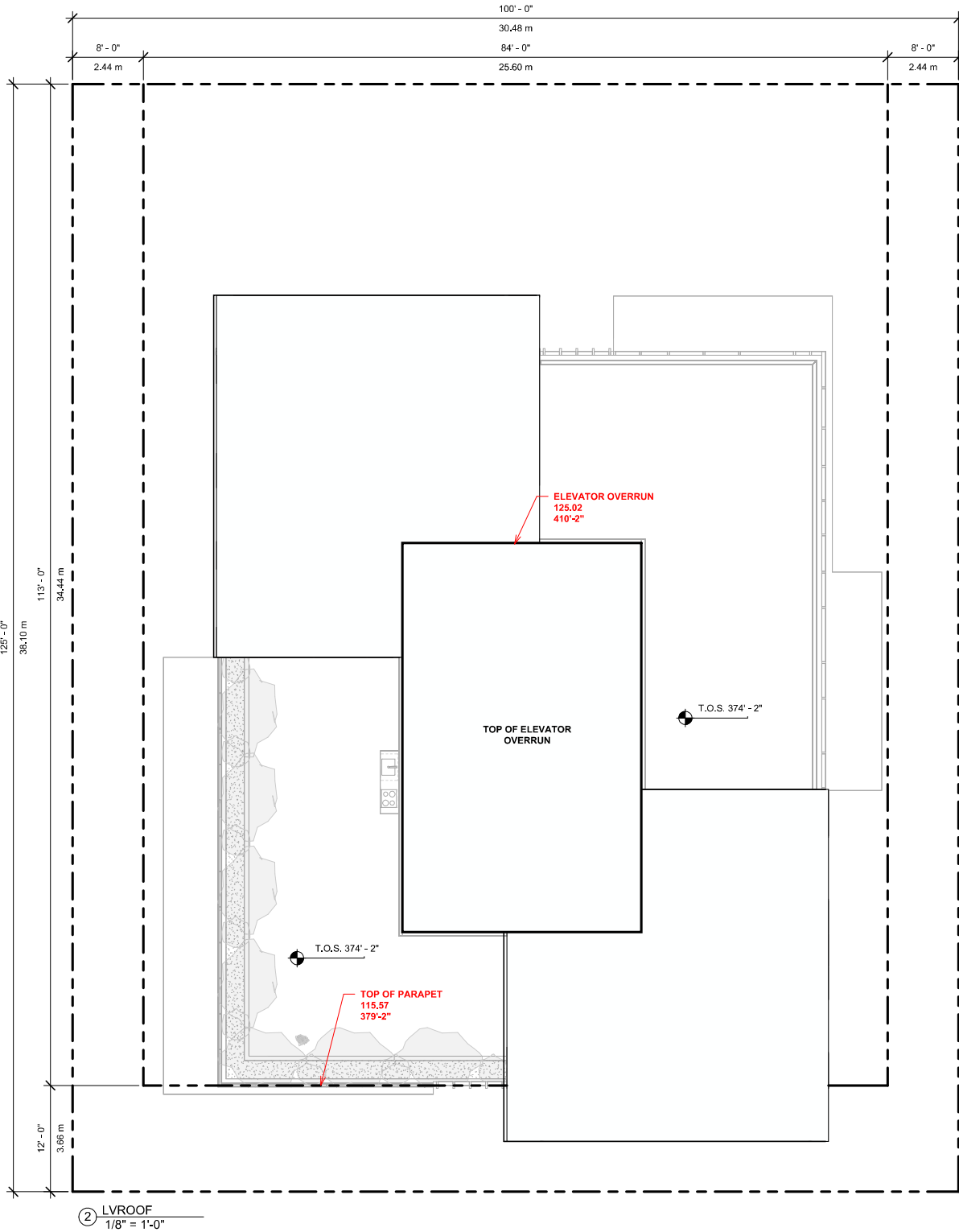
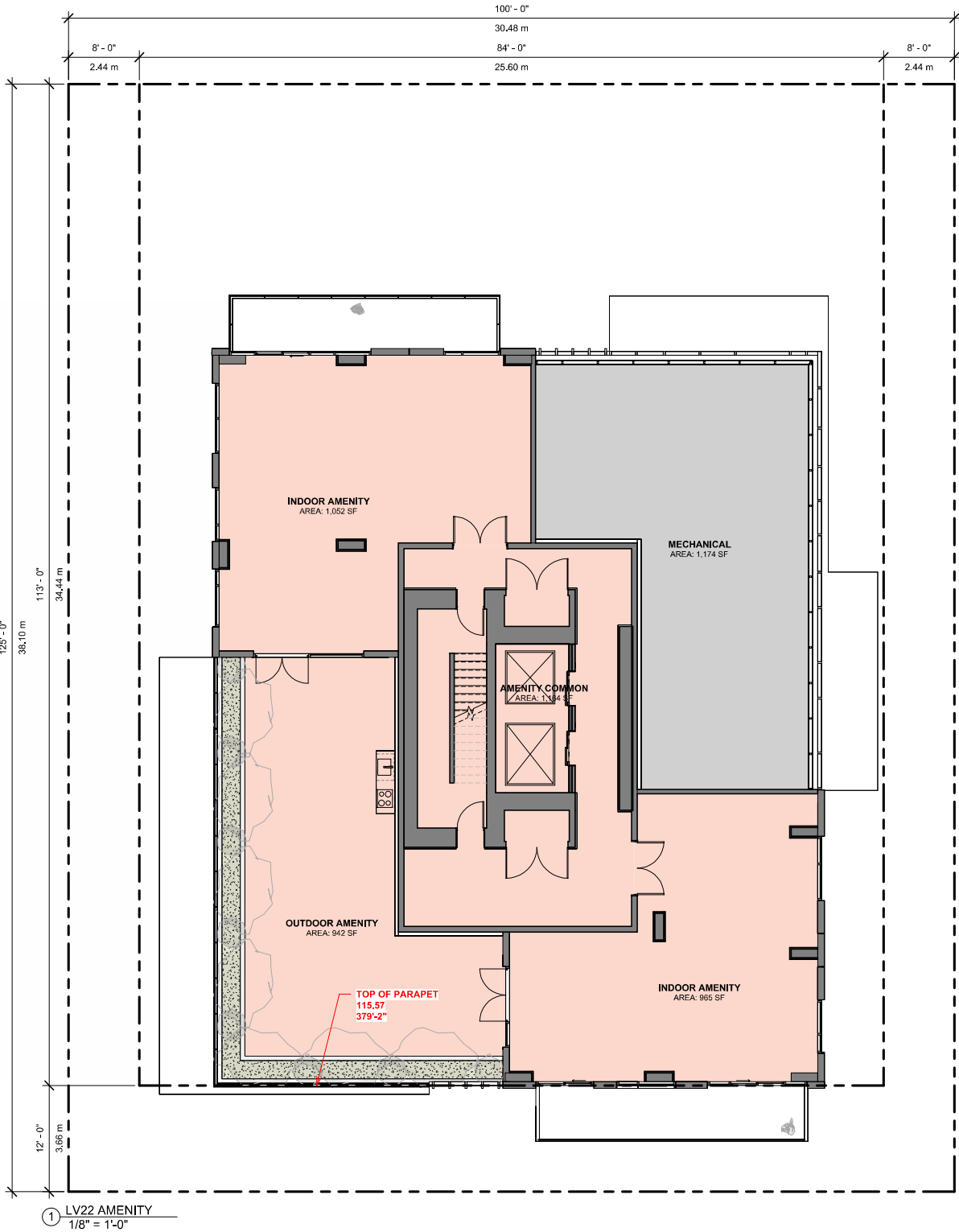


# ARCHITECTURAL DRAWINGS

## FLOOR PLAN\_LV22-23

FLOOR PLAN LEGEND				
	COMMERCIAL			
	RESIDENTIAL			
	RESIDENTIAL COMMON			
	RESIDENTIAL PARKING			
	RESIDENTIAL BIKE STORAGE			
	AMENITY			
	SERVICE/MECH			
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)			

AREA BREAKDOWN PER LEVEL				
Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER				
1,707	1	1,707	159	
LEVEL 01 UPPER				
4,758	1	4,758	398	
LEVEL 02				
880	1	880	82	
LEVEL 03				
6,562	1	6,562	610	
LEVEL 04				
6,503	1	6,503	604	
LEVEL 05-07				
5,559	3	16,677	1,549	
LEVEL 08-21				
5,477	14	76,678	7,124	
LEVEL 22				
0	1	0	0	
30,976		113,295	10,525	



# ARCHITECTURAL DRAWINGS

## UNIT TYPE\_LV03-04

UNIT TYPE LEGEND	
<div></div>	1-BED UNIT
<div></div>	2-BED UNIT
<div></div>	3-BED UNIT
<div></div>	STUDIO

UNIT BREAKDOWN

UNIT COUNT PER LEVEL					
Level	Unit Type	Unit Count per Level	Level Multiplier	Total No. Units	%
LVL 03	1-BED UNIT	2	1	2	1.2%
	2-BED UNIT	4	1	4	2.5%
	STUDIO	5	1	5	3.1%
		11		11	6.8%
LVL 04	1-BED UNIT	2	1	2	1.2%
	2-BED UNIT	3	1	3	1.9%
	3-BED UNIT	2	1	2	1.2%
	STUDIO	2	1	2	1.2%
		9		9	5.6%
LVL 05-07	1-BED UNIT	4	3	12	7.4%
	2-BED UNIT	2	3	6	3.7%
	STUDIO	4	3	12	7.4%
		10		30	18.5%
LVL 08-21	1-BED UNIT	3	14	42	25.9%
	2-BED UNIT	2	14	28	17.3%
	3-BED UNIT	1	14	14	8.6%
	STUDIO	2	14	28	17.3%
		8		112	69.1%
				162	100.0%

UNIT COUNT BY TYPE				
Name	Unit Count	%	Average Area (SF)	Average Area (SM)
1-BED UNIT	58	36%	418	39
2-BED UNIT	41	25%	654	61
3-BED UNIT	16	10%	838	78
STUDIO	47	29%	318	30
		162	100%	
*NOTE: AVERAGE AREA EXCLUDES IN SUITE BULK STORAGE				
FAMILY TYPE UNIT (2-BED + 3-BED UNITS) =				35%
100% SECURED MARKET RENTAL BUILDING				
20% SECURED BELOW-MARKET RENTAL UNITS				



① UNIT TYPE DIAGRAM LV03  
1/8" = 1'-0"



② UNIT TYPE DIAGRAM LV04  
1/8" = 1'-0"

Net unit size, area calculation is based inside finished face of the exterior wall system and demising walls

# ARCHITECTURAL DRAWINGS

## UNIT TYPE\_LV05-21

UNIT TYPE LEGEND	
<div></div>	1-BED UNIT
<div></div>	2-BED UNIT
<div></div>	3-BED UNIT
<div></div>	STUDIO

UNIT BREAKDOWN

UNIT COUNT PER LEVEL						
Level	Unit Type	Unit Count per Level	Level Multiplier	Total No. Units	%	
LVL 03	1-BED UNIT	2	1	2	1.2%	
	2-BED UNIT	4	1	4	2.5%	
	STUDIO	5	1	5	3.1%	
		11		11	6.8%	
LVL 04	1-BED UNIT	2	1	2	1.2%	
	2-BED UNIT	3	1	3	1.9%	
	3-BED UNIT	2	1	2	1.2%	
	STUDIO	2	1	2	1.2%	
LVL 05-07	1-BED UNIT	4	3	12	7.4%	
	2-BED UNIT	2	3	6	3.7%	
	STUDIO	4	3	12	7.4%	
		10		30	18.5%	
LVL 08-21	1-BED UNIT	3	14	42	25.9%	
	2-BED UNIT	2	14	28	17.3%	
	3-BED UNIT	1	14	14	8.6%	
	STUDIO	2	14	28	17.3%	
				162	100.0%	

UNIT COUNT BY TYPE				
Name	Unit Count	%	Average Area (SF)	Average Area (SM)
1-BED UNIT	58	36%	418	39
2-BED UNIT	41	25%	654	61
3-BED UNIT	16	10%	838	78
STUDIO	47	29%	318	30
162		100%		
*NOTE: AVERAGE AREA EXCLUDES IN SUITE BULK STORAGE				
FAMILY TYPE UNIT (2-BED + 3-BED UNITS) =				35%
100% SECURED MARKET RENTAL BUILDING				
20% SECURED BELOW-MARKET RENTAL UNITS				



① UNIT TYPE DIAGRAM LV05-07  
1/8" = 1'-0"



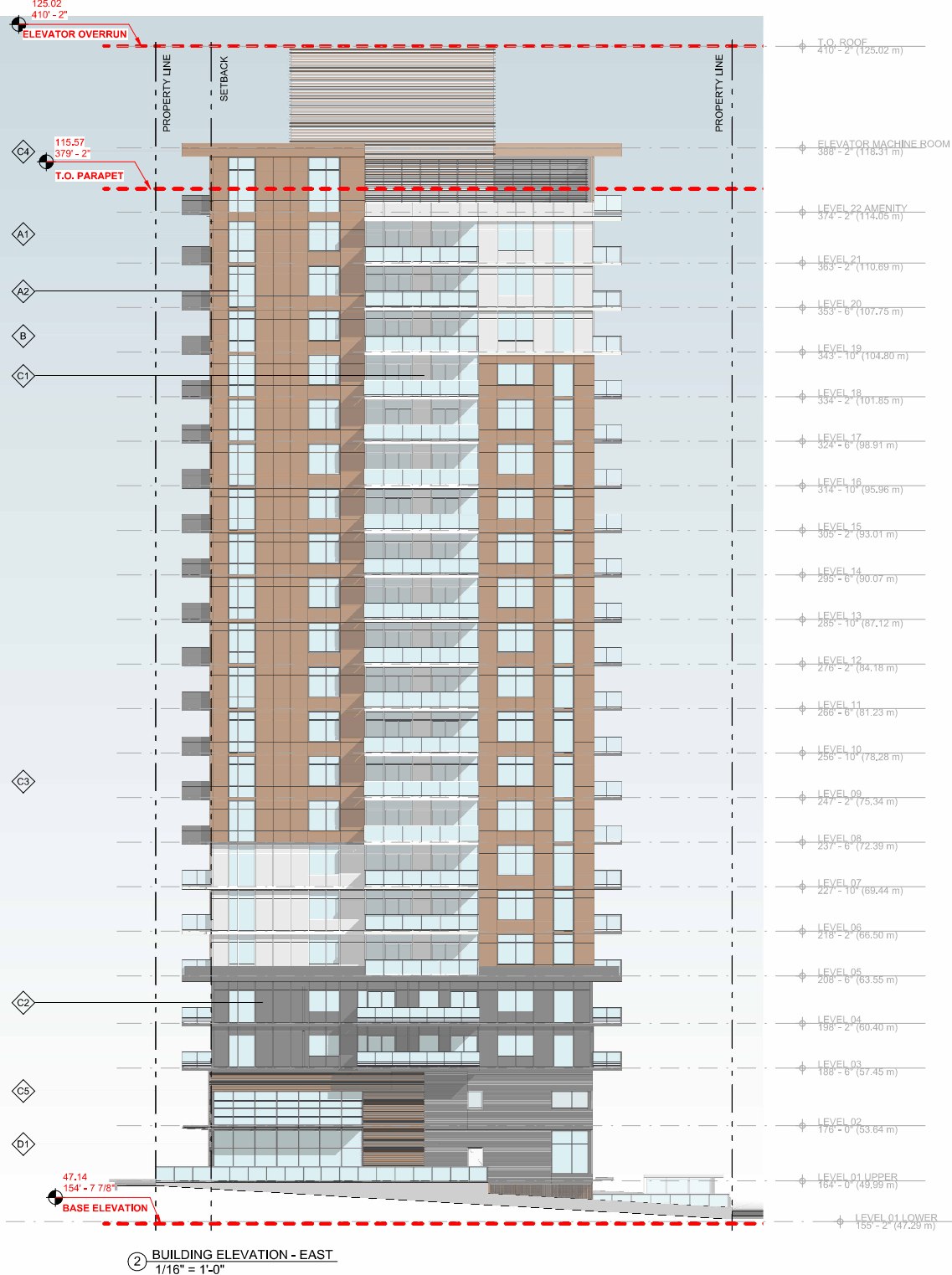
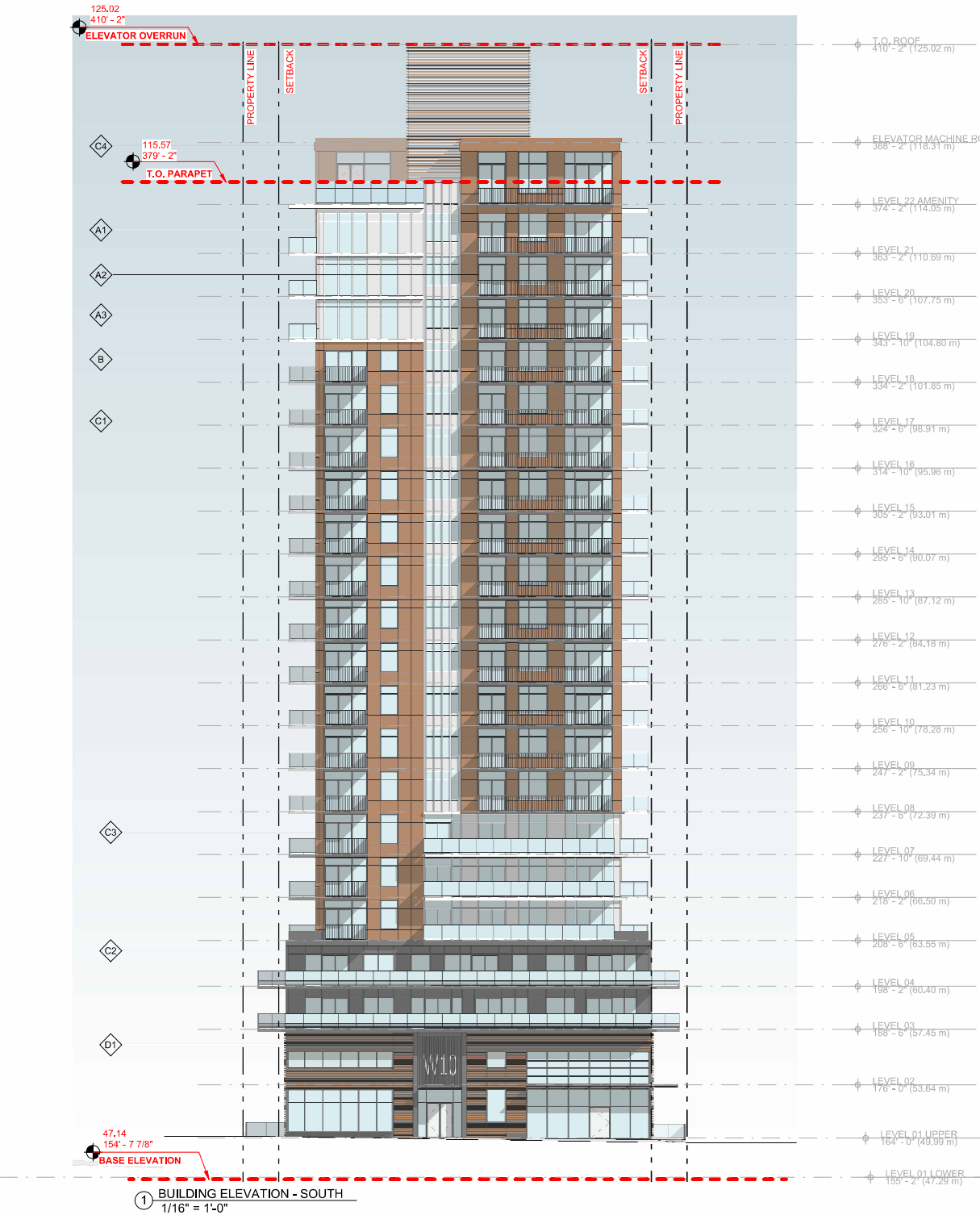
② UNIT TYPE DIAGRAM LV08-21  
1/8" = 1'-0"

Net unit size, area calculation is based inside finished face of the exterior wall system and demising walls

# ARCHITECTURAL DRAWINGS

## BUILDING ELEVATION - SOUTH & EAST

MATERIAL LEGEND	
	LIGHT MULLION: MEDIUM GREY WINDOW WALL SYSTEM
	DARK MULLION: CHARCOAL GREY WINDOW WALL SYSTEM
	LIGHT 9" MULLION CAP MEDIUM GREY WINDOW WALL SYSTEM
	VISION GLASS WINDOW WALL SYSTEM
	SPANDREL GLASS MEDIUM GREY WINDOW WALL SYSTEM
	SPANDREL GLASS CHARCOAL GREY WINDOW WALL SYSTEM
	METAL PANEL HAZELNUT MICA WINDOW WALL SYSTEM
	COPPER COLOURED CLADDING HAZELNUT MICA METAL PANEL SYSTEM
	FIBRE CEMENT CLADDING SYSTEM CHARCOAL GREY EQUITONE LINEA W/ CONCEALED FASTENERS
	AL13 BATTEN FINISH LIGHT EUROPEAN CHERRY

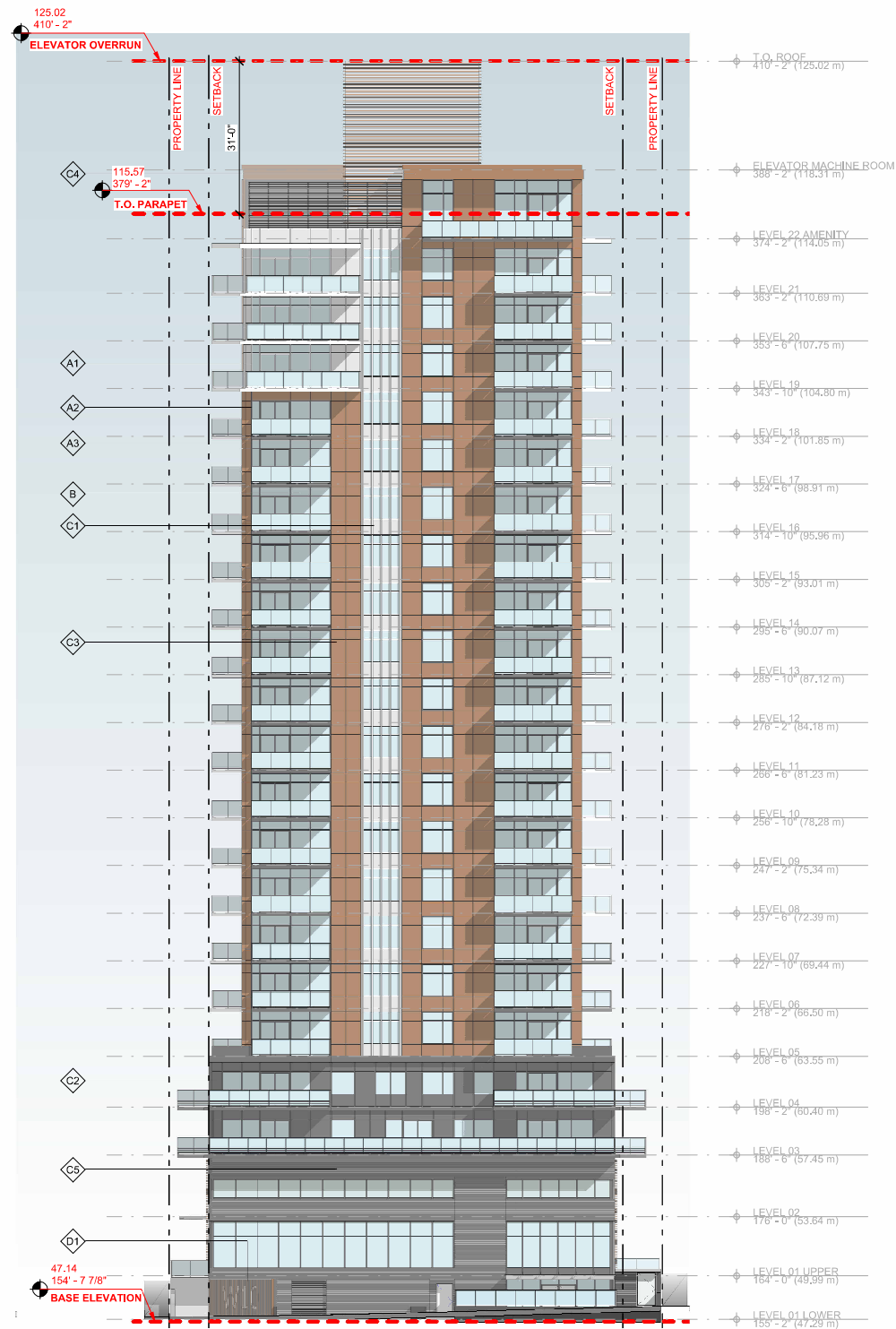
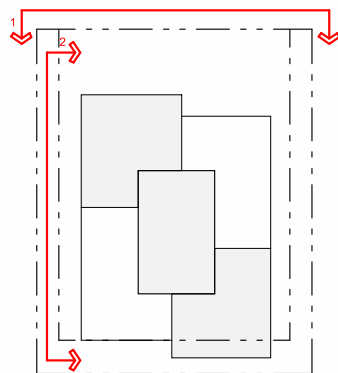


# ARCHITECTURAL DRAWINGS

## BUILDING ELEVATION - NORTH & WEST

### MATERIAL LEGEND

- A1 LIGHT MULLION:  
MEDIUM GREY  
WINDOW WALL SYSTEM
- A2 DARK MULLION:  
CHARCOAL GREY  
WINDOW WALL SYSTEM
- A3 LIGHT 9" MULLION CAP  
MEDIUM GREY  
WINDOW WALL SYSTEM
- B VISION GLASS  
WINDOW WALL SYSTEM
- C1 SPANDREL GLASS  
MEDIUM GREY  
WINDOW WALL SYSTEM
- C2 SPANDREL GLASS  
CHARCOAL GREY  
WINDOW WALL SYSTEM
- C3 METAL PANEL  
HAZELNUT MICA  
WINDOW WALL SYSTEM
- C4 COPPER COLOURED CLADDING  
HAZELNUT MICA  
METAL PANEL SYSTEM
- C5 FIBRE CEMENT CLADDING SYSTEM  
CHARCOAL GREY  
EQUITONE LINEA W/ CONCEALED FASTENERS
- D1 AL13 BATTEN  
FINISH LIGHT EUROPEAN CHERRY



① BUILDING ELEVATION - NORTH  
1/16" = 1'-0"

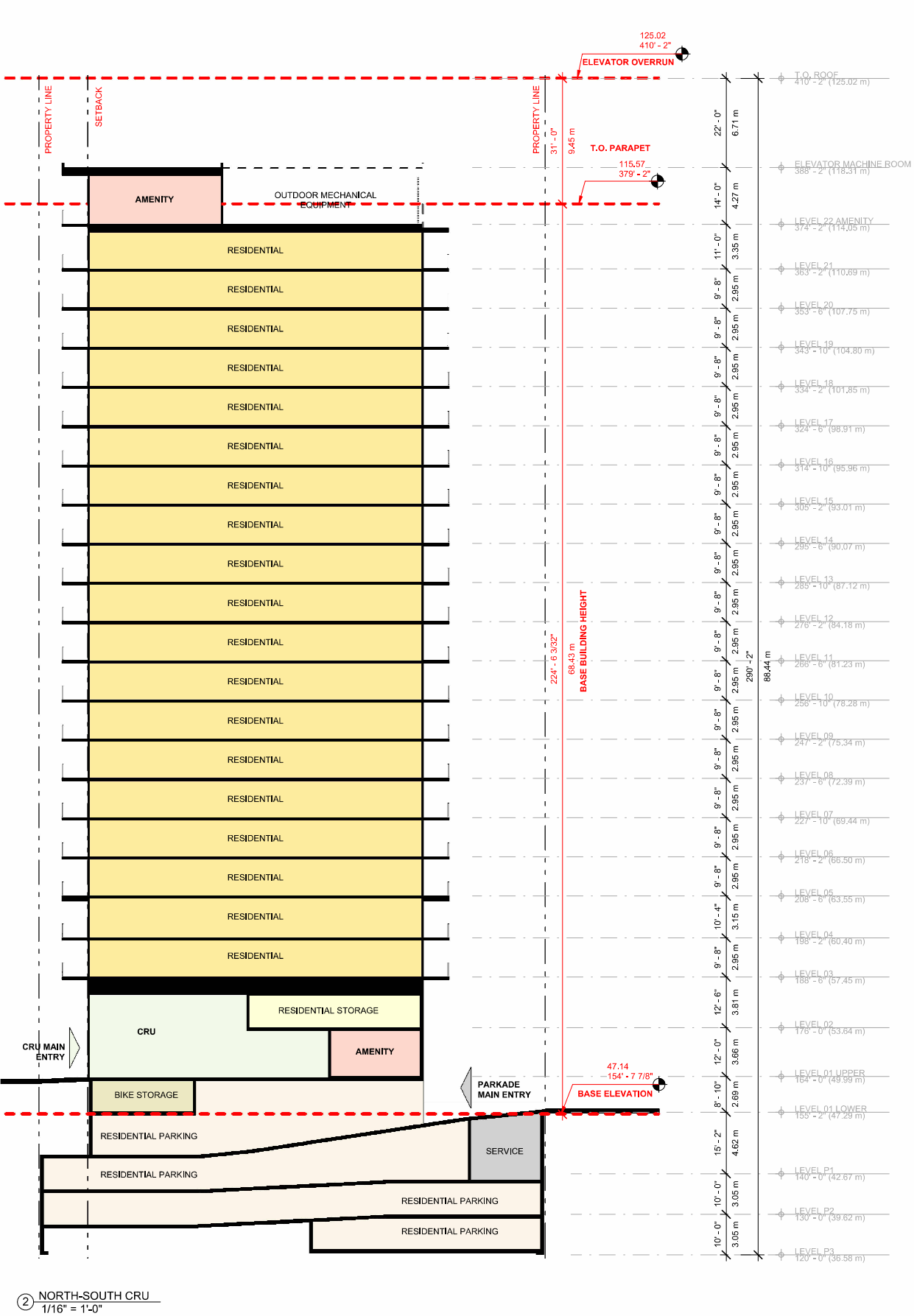
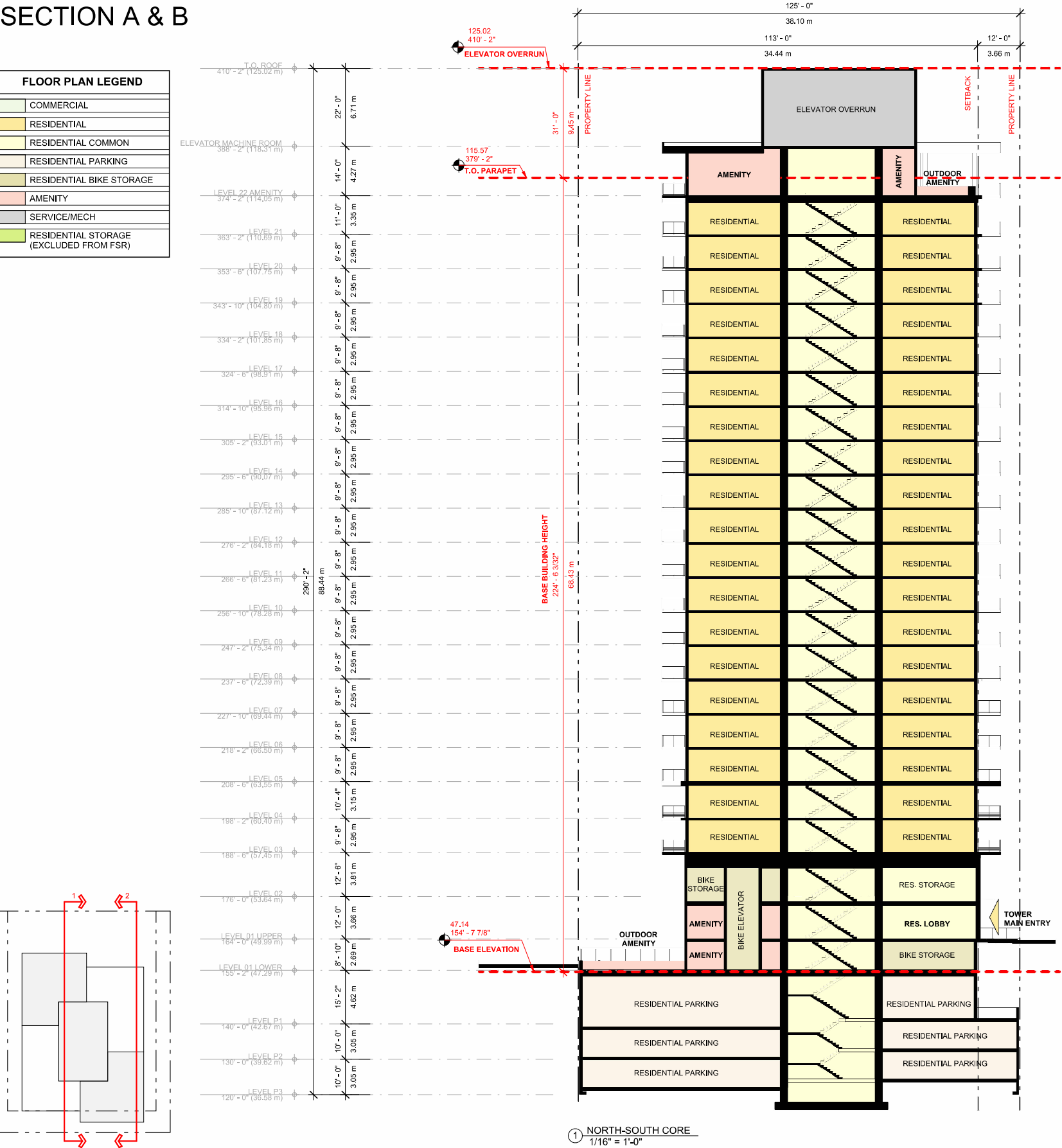


② BUILDING ELEVATION - WEST  
1/16" = 1'-0"

# ARCHITECTURAL DRAWINGS

## SECTION A & B

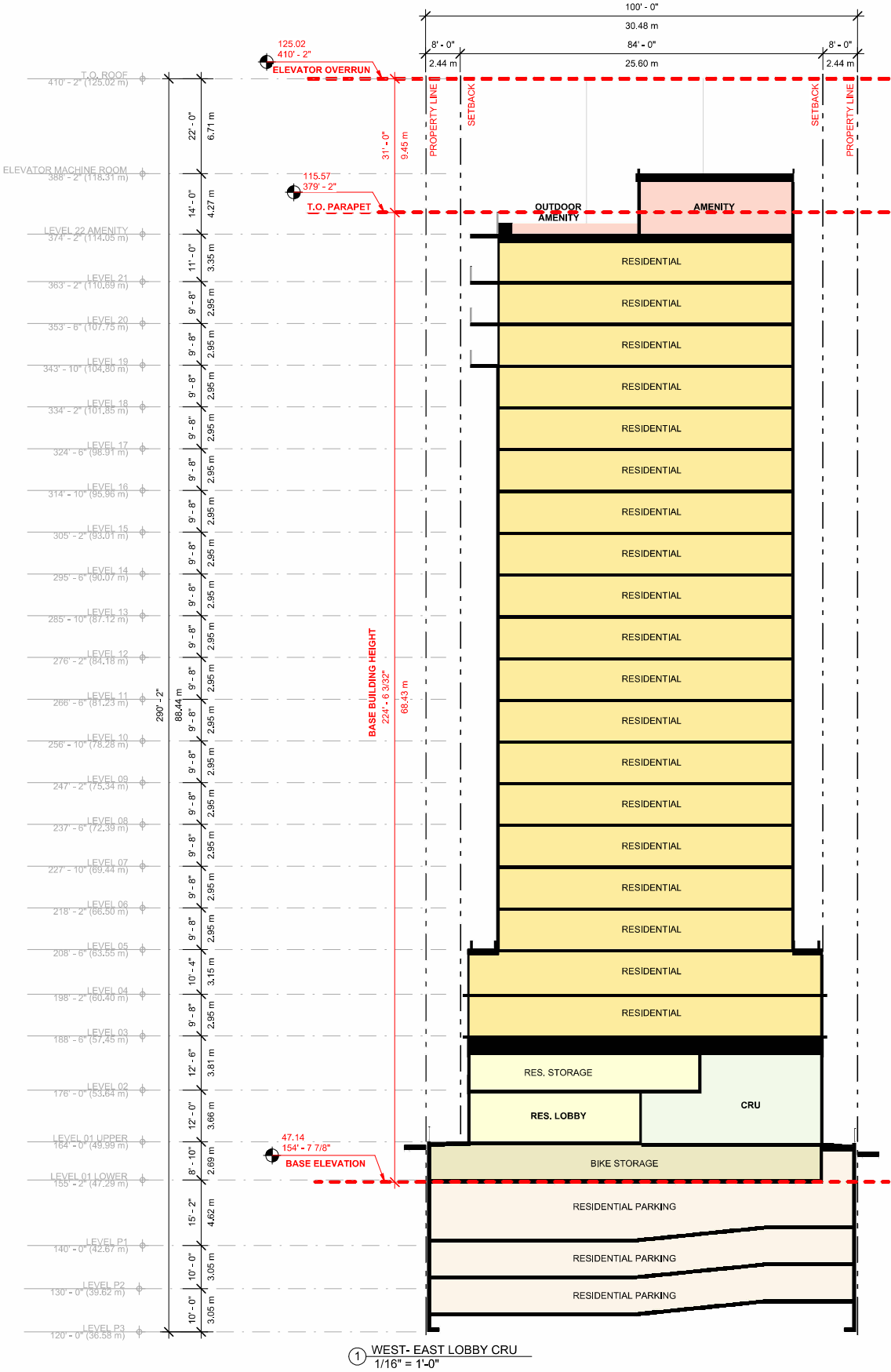
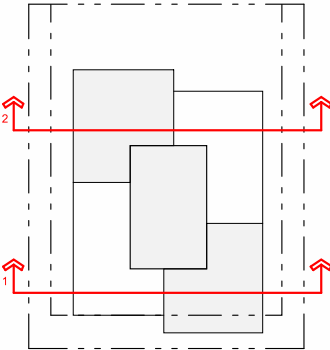
FLOOR PLAN LEGEND	
	COMMERCIAL
	RESIDENTIAL
	RESIDENTIAL COMMON
	RESIDENTIAL PARKING
	RESIDENTIAL BIKE STORAGE
	AMENITY
	SERVICE/MECH
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)



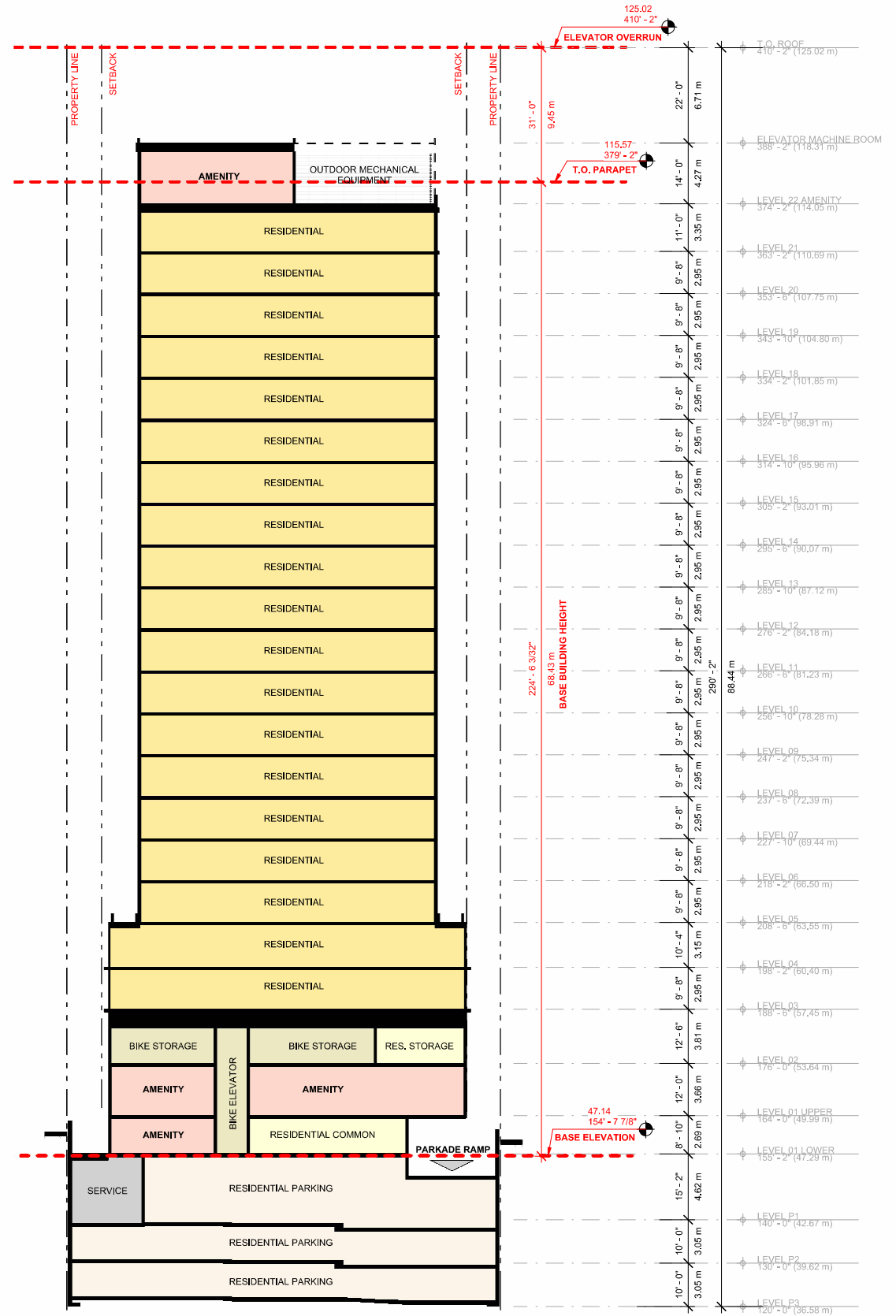
# ARCHITECTURAL DRAWINGS

## SECTION C & D

FLOOR PLAN LEGEND	
	COMMERCIAL
	RESIDENTIAL
	RESIDENTIAL COMMON
	RESIDENTIAL PARKING
	RESIDENTIAL BIKE STORAGE
	AMENITY
	SERVICE/MECH
	RESIDENTIAL STORAGE (EXCLUDED FROM FSR)



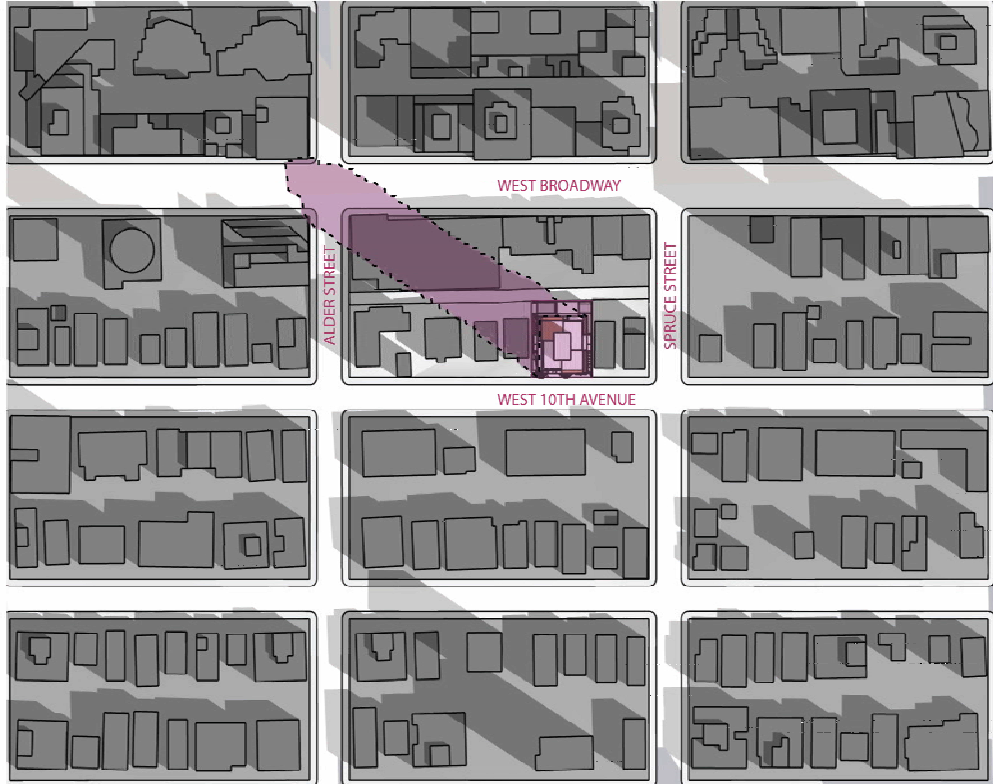
① WEST-EAST LOBBY CRU  
1/16" = 1'-0"



② WEST-EAST GYM  
1/16" = 1'-0"

ARCHITECTURAL DRAWINGS

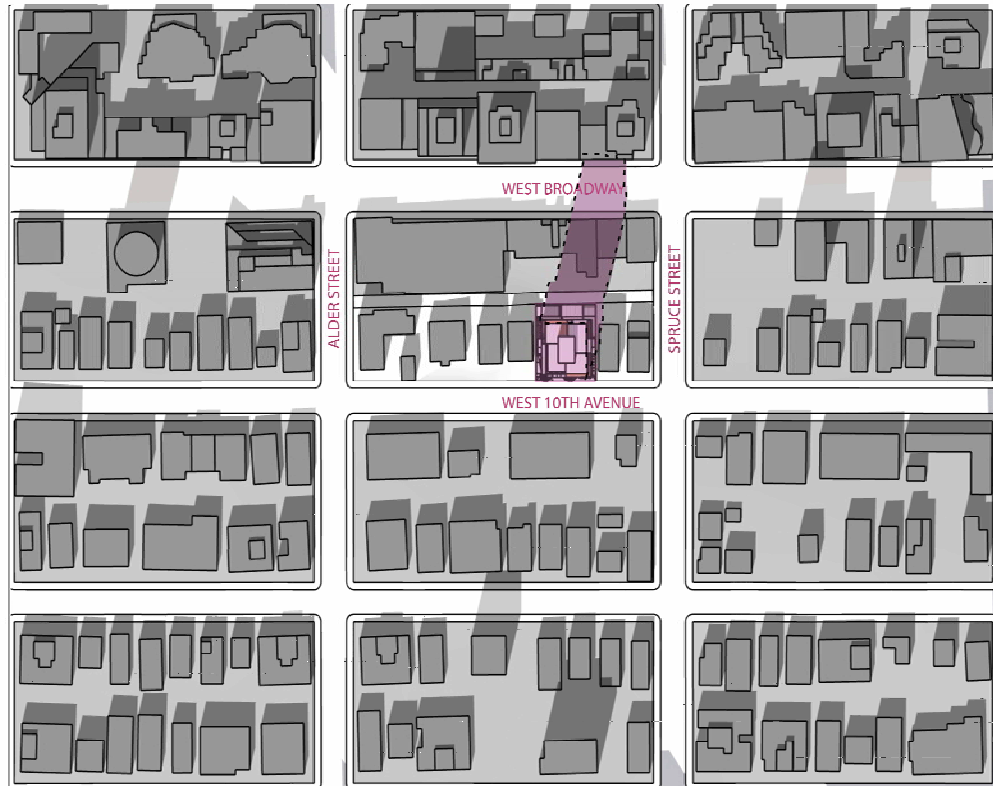
SHADOW STUDY - SPRING EQUINOX



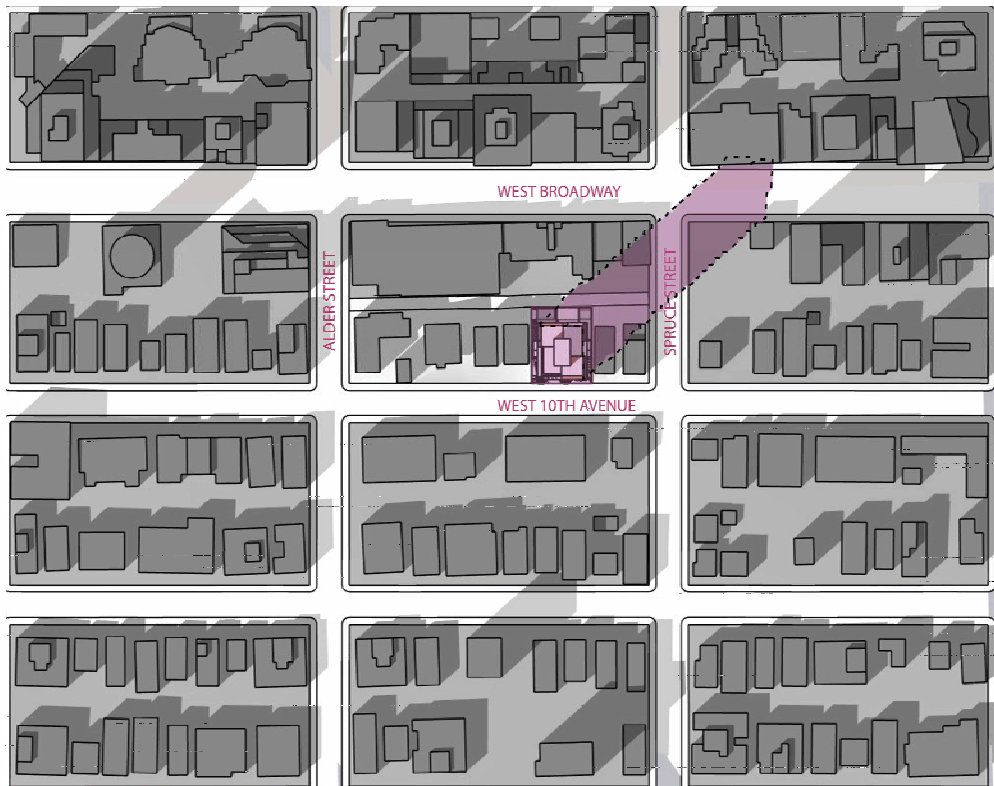
SPRING EQUINOX 10AM



SPRING EQUINOX 12PM



SPRING EQUINOX 2PM

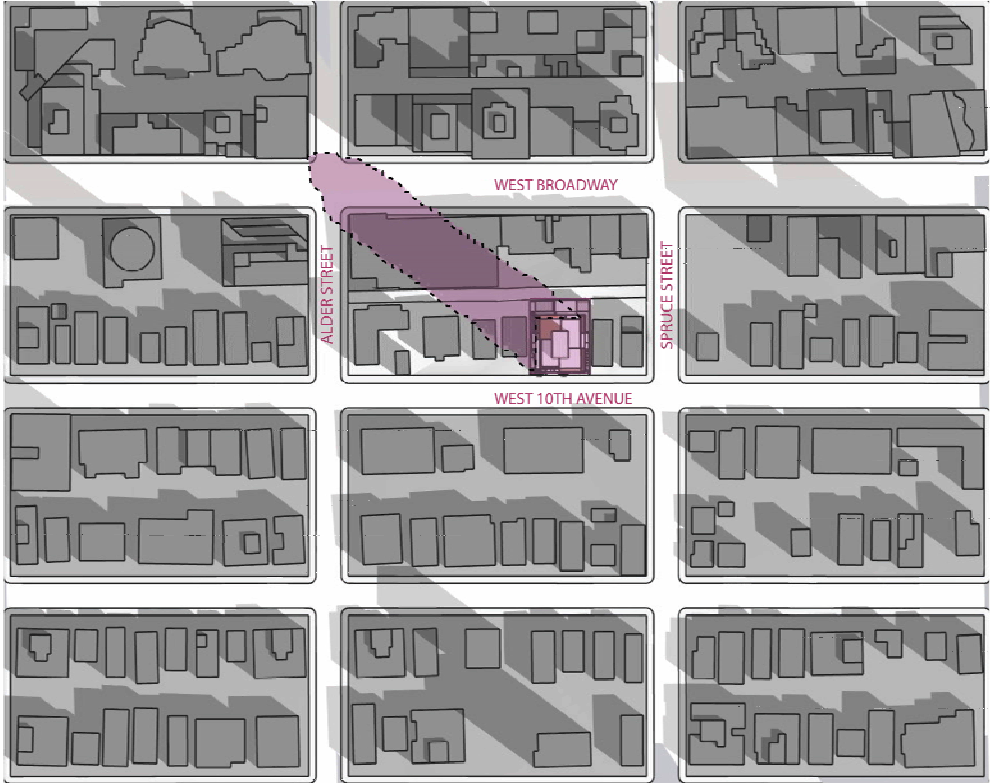


SPRING EQUINOX 4PM

PACIFIC DAYLIGHT TIME  
(PDT: UTC: -7:00)

# ARCHITECTURAL DRAWINGS

## SHADOW STUDY - FALL EQUINOX



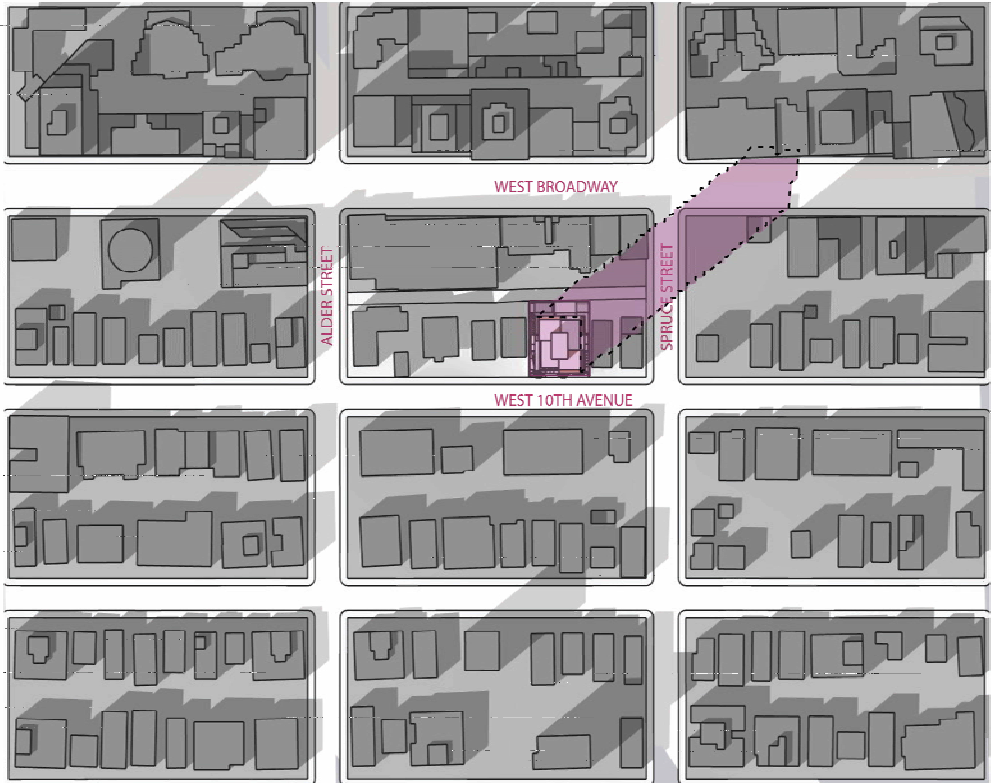
FALL EQUINOX 10AM



FALL EQUINOX 12PM



FALL EQUINOX 2PM



FALL EQUINOX 4PM

PACIFIC DAYLIGHT TIME  
(PDT: UTC: -7:00)

ARCHITECTURAL DRAWINGS

3D VIEWS



ARCHITECTURAL DRAWINGS

3D VIEWS



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments



SIGHTLINE PROPERTIES

REZONING APPLICATION A7.02

ARCHITECTURAL DRAWINGS

3D VIEWS



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments



SIGHTLINE PROPERTIES

REZONING APPLICATION

A7.03

ARCHITECTURAL DRAWINGS

3D VIEWS



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments

S SIGHTLINE PROPERTIES

REZONING APPLICATION A7.04

ARCHITECTURAL DRAWINGS

3D VIEWS



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments

S SIGHTLINE PROPERTIES

REZONING APPLICATION A7.05

ARCHITECTURAL DRAWINGS

3D VIEWS



W10  
1125 WEST 10TH AVE.

CICCOZZI  
ARCHITECTURE

AMR Investments



SIGHTLINE PROPERTIES

REZONING APPLICATION

A7.06

# ARCHITECTURAL DRAWINGS

## AREA PLAN LV01 LOWER & UPPER

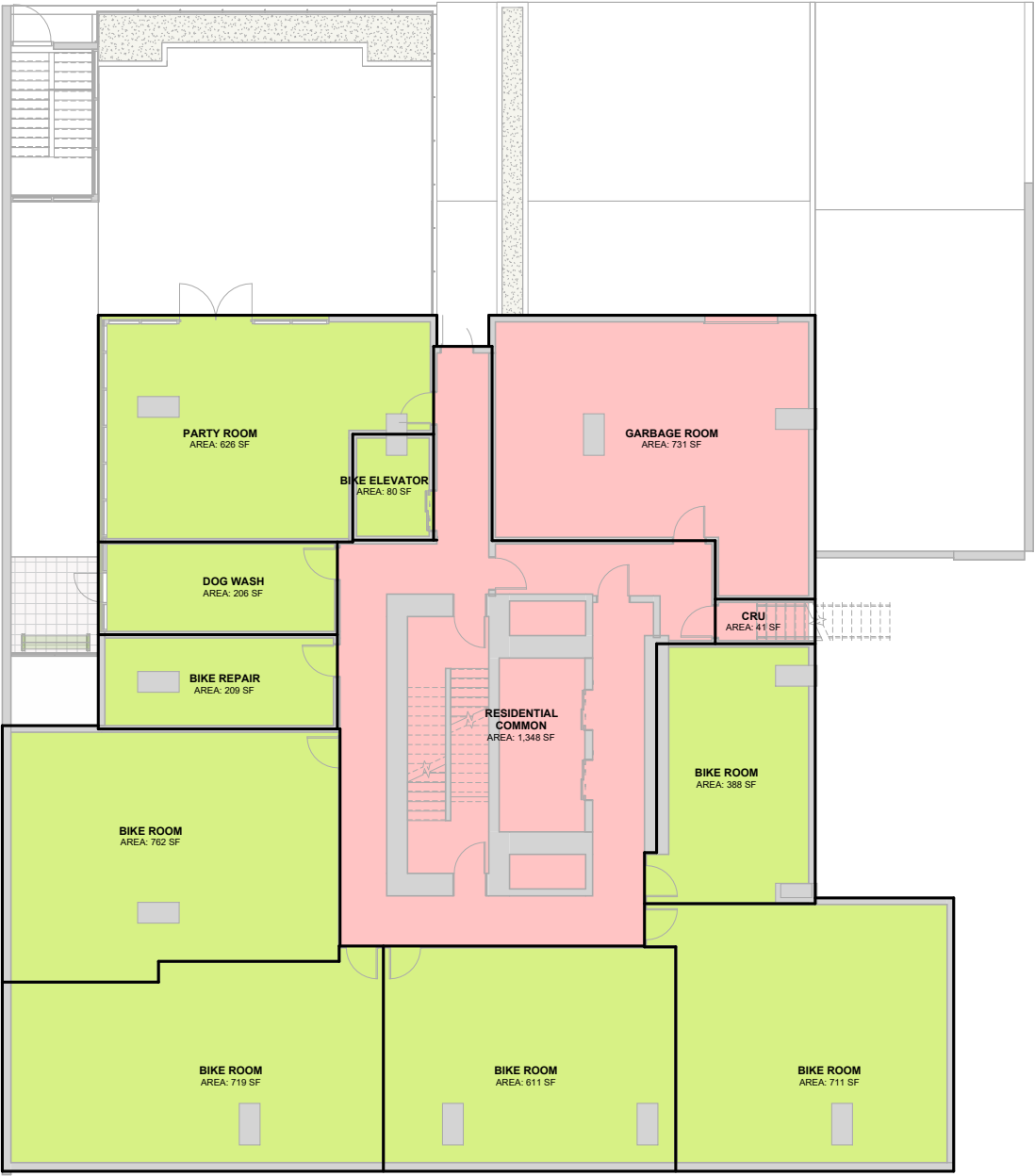
FSR LEGEND					
FSR INCLUSIONS					
FSR EXCLUSION					
FSR EXCLUSION - BALCONIES					
NOTE: ADDITIONAL RESIDENTIAL STORAGE IS LOCATED ON LEVEL 02 FOR 66 UNITS WITHOUT IN-SUITE STORAGE.					

EXCLUSIONS (STORAGE = E)			RESIDENTIAL PATIO/BALCONY			
Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)
LEVEL 01 LOWER						
0	0	0.0	0	1	0	0.0
LEVEL 01 UPPER						
0	0	0.0	0	1	0	0
LEVEL 02						
2,532	2532	235.2	1293	1	1293	120
LEVEL 03						
265	265	24.6	1092	1	1092	101
LEVEL 04						
325	324.5	30.1	775	3	2325	216
LEVEL 05-07						
112	336	31.2	641	11	7051	655
LEVEL 08-21						
191	2674	248.4	838	3	2514	194
LEVEL 22						
0	0	0.0	4,639		14,275	1,287
3,425	6,132	570				

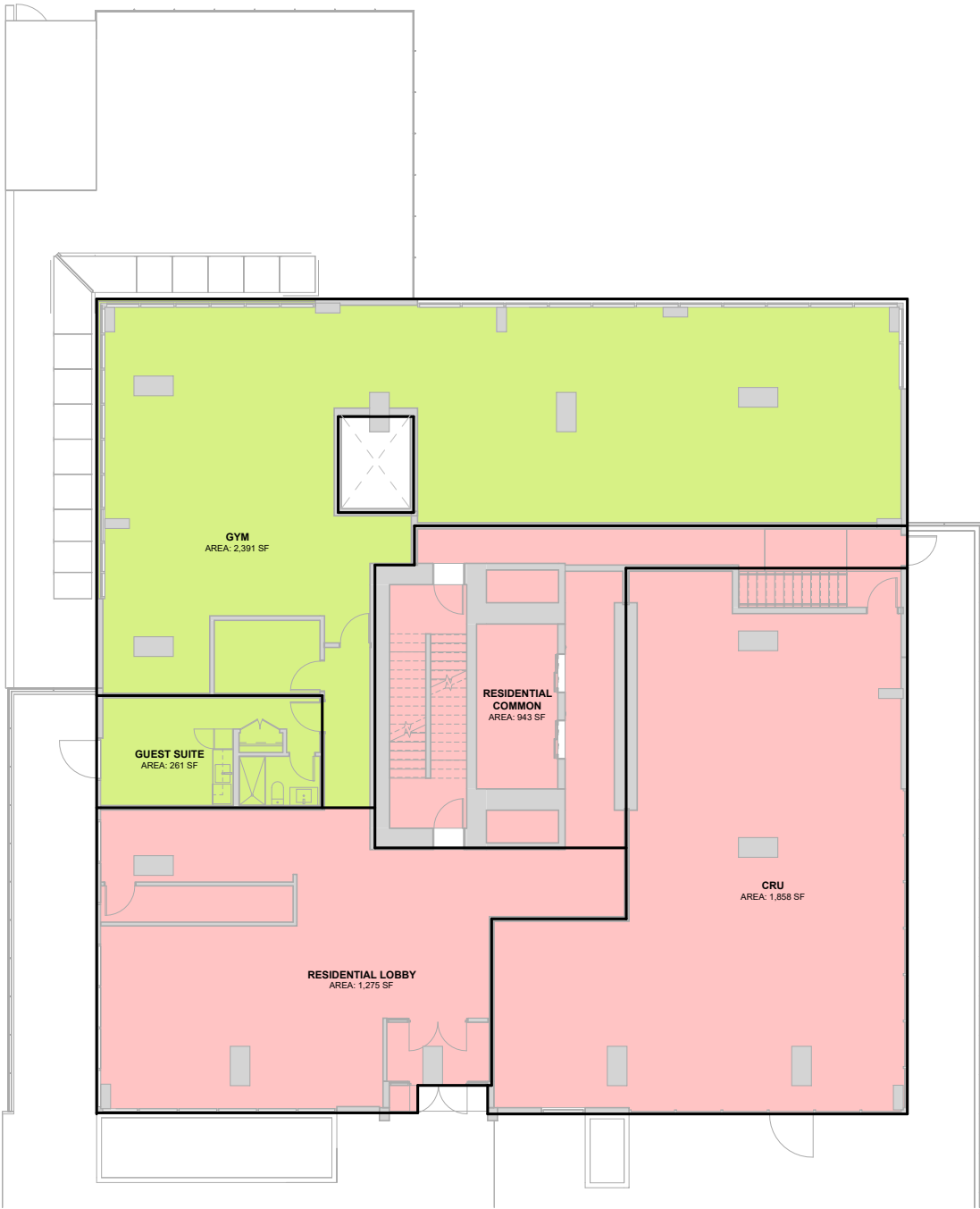
NOTE: MAX. BALCONY AREA = 12% MAX. OF RESIDENTIAL FSR AREA

FSR AREA = 113,294.64  
x 0.12 = 13595

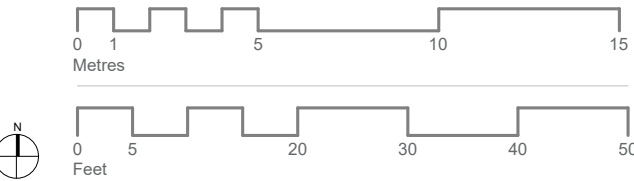
PROVIDED BALCONY % = 12.60%



① AREA PLAN LV01 LOWER  
1/8" = 1'-0"



② AREA PLAN LV01 UPPER  
1/8" = 1'-0"



# ARCHITECTURAL DRAWINGS

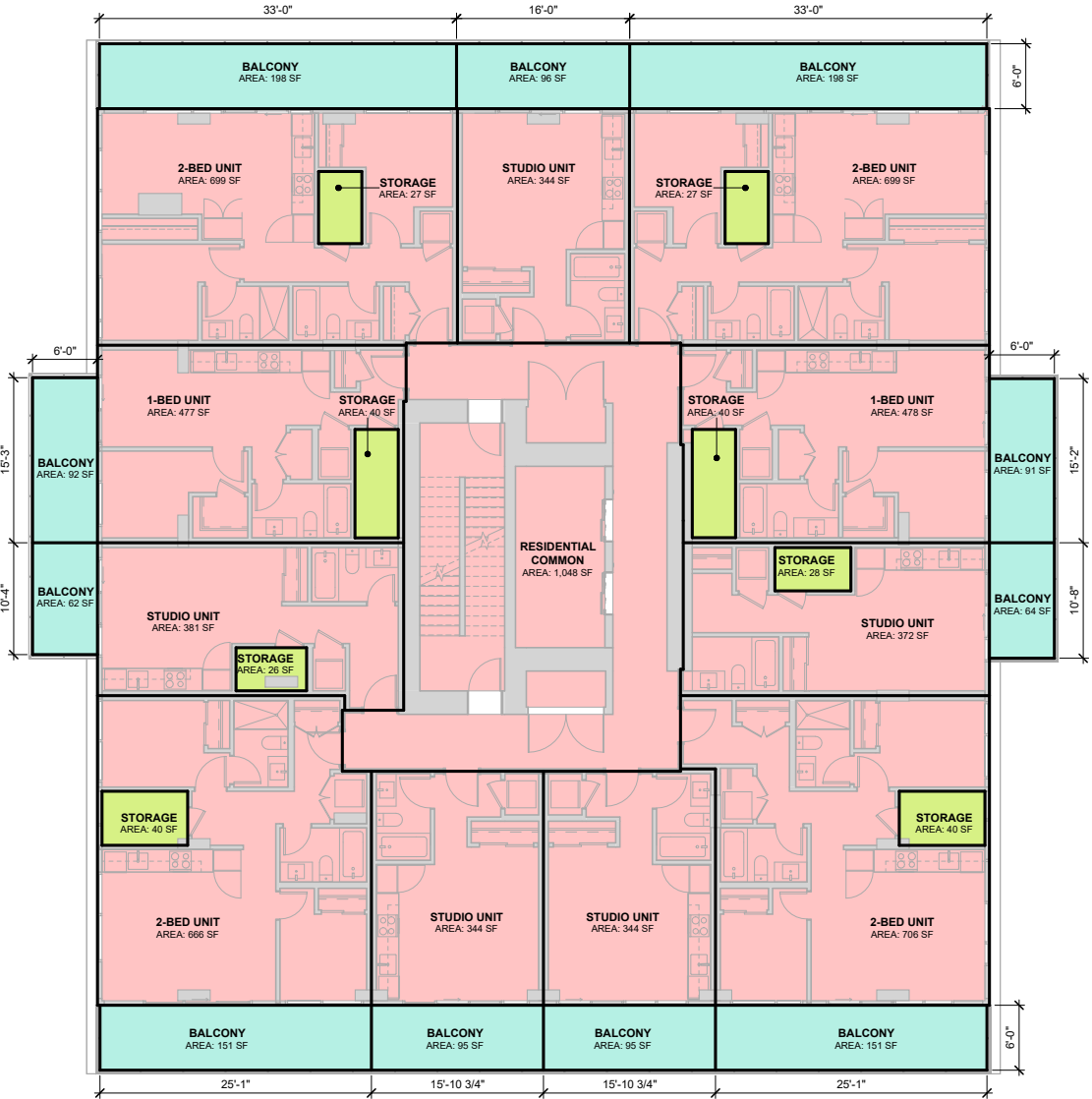
## AREA PLAN LV02-03

FSR LEGEND			
	FSR INCLUSIONS		
	FSR EXCLUSION		
	FSR EXCLUSION - BALCONIES		
NOTE: ADDITIONAL RESIDENTIAL STORAGE IS LOCATED ON LEVEL 02 FOR 86 UNITS WITHOUT IN-SUITE STORAGE.			

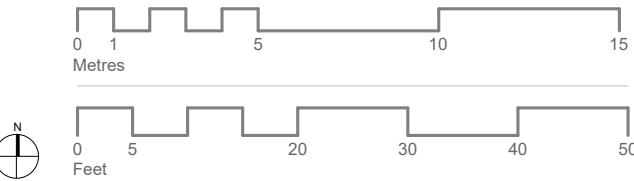
EXCLUSIONS (STORAGE = E)				RESIDENTIAL PATIO/BALCONY			
Area per Level (sf)	Total Area (sf)	Total Area (m2)		Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)
LEVEL 01 LOWER				LEVEL 01 LOWER & UPPER			
0	0	0.0		0	1	0	0.0
LEVEL 01 UPPER				LEVEL 02			
0	0	0.0		0	1	0	0
LEVEL 02				LEVEL 03			
2,532	2,532	235.2		1,293	1	1,293	120
LEVEL 03				LEVEL 04			
265	265	24.6		1,092	1	1,092	101
LEVEL 04				LEVEL 05-07			
325	324.5	30.1		775	3	2,325	216
LEVEL 05-07				LEVEL 08-18			
112	336	31.2		641	11	7,051	655
LEVEL 08-21				LEVEL 19-21			
191	2674	248.4		838	3	2,514	194
LEVEL 22							
0	0	0.0		4,639		14,275	1,287
3,425	6,132	570		NOTE: MAX. BALCONY AREA = 12% MAX. OF RESIDENTIAL FSR AREA			
				FSR AREA = 113,294.64			
				x 0.12 = 13,595			
				PROVIDED BALCONY % = 12.60%			



① AREA PLAN LV02  
1/8" = 1'-0"



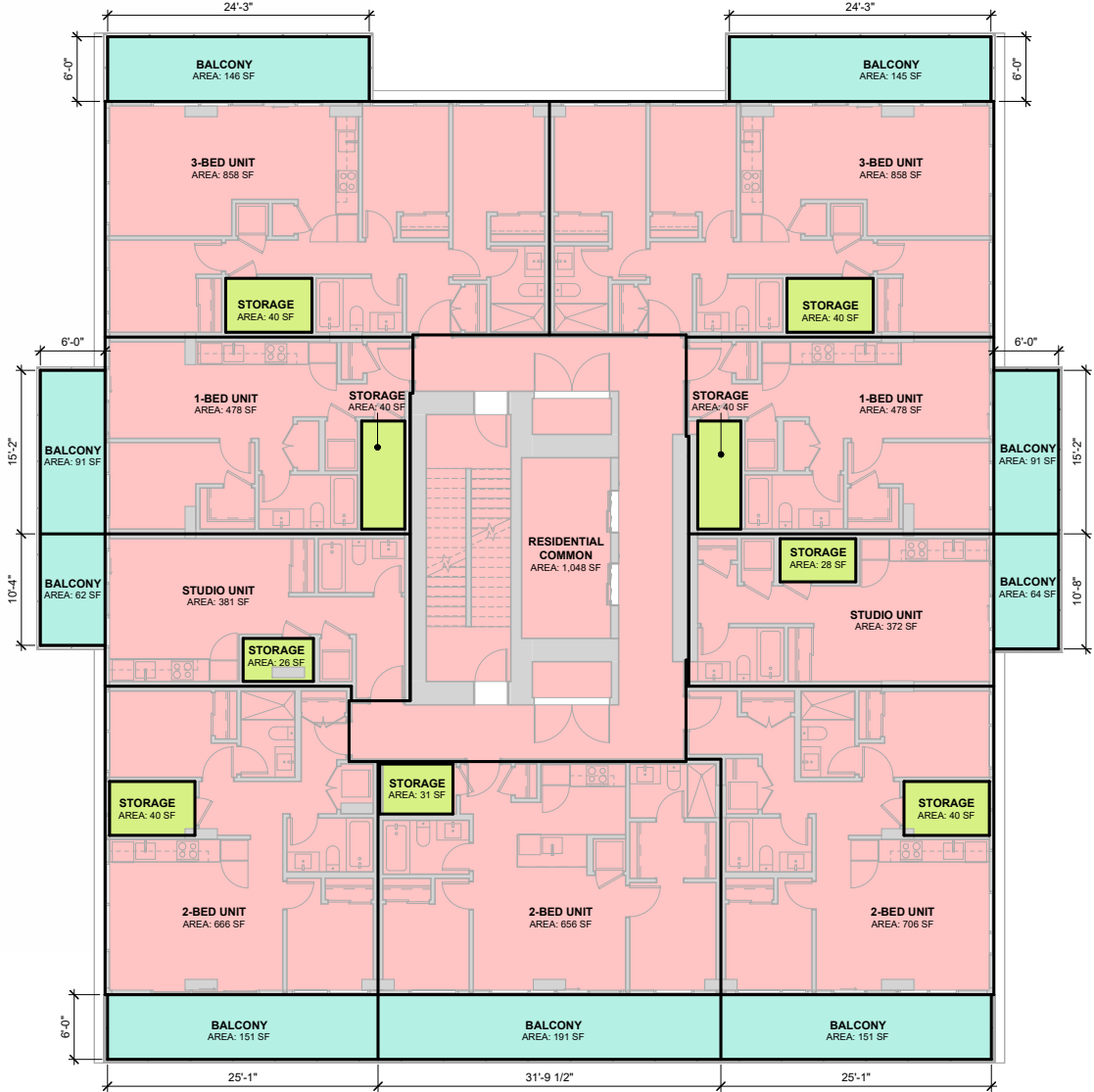
② AREA PLAN LV03  
1/8" = 1'-0"



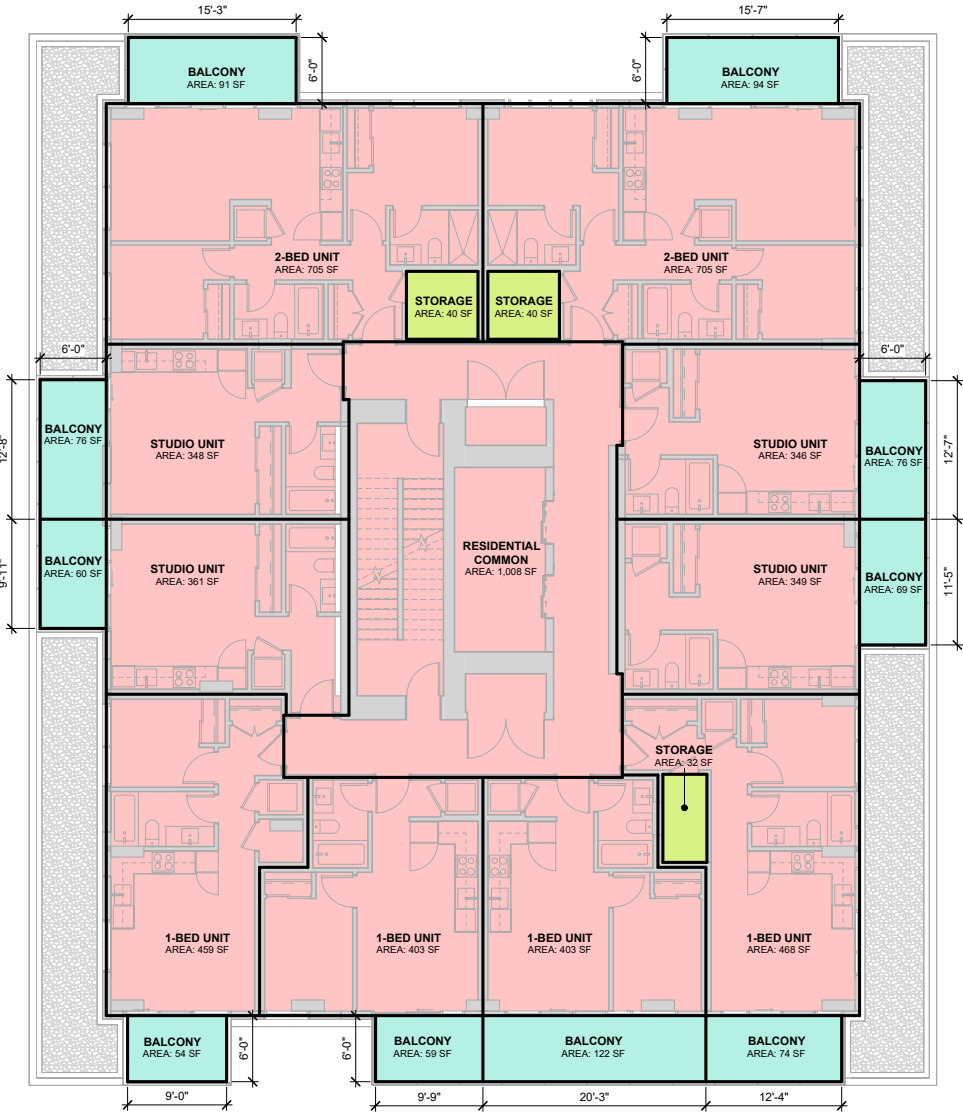
AREA PLAN LV04-07

FSR LEGEND	
<div></div>	FSR INCLUSIONS
<div></div>	FSR EXCLUSION
<div></div>	FSR EXCLUSION - BALCONIES
NOTE: ADDITIONAL RESIDENTIAL STORAGE IS LOCATED ON LEVEL 02 FOR 66 UNITS WITHOUT IN-SUITE STORAGE.	

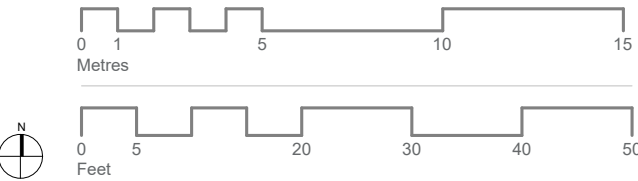
EXCLUSIONS (STORAGE = E)			RESIDENTIAL PATIO/BALCONY			
Area per Level (sf)	Total Area (sf)	Total Area (m2)	Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)
LEVEL 01 LOWER						
0	0	0.0	0	1	0	0.0
LEVEL 01 UPPER						
0	0	0.0	0	1	0	0
LEVEL 02						
2,532	2532	235.2	1293	1	1293	120
LEVEL 03						
265	265	24.6	1092	1	1092	101
LEVEL 04						
325	324.5	30.1	775	3	2325	216
LEVEL 05-07						
112	336	31.2	641	11	7051	655
LEVEL 08-21						
191	2674	248.4	838	3	2514	194
LEVEL 22						
0	0	0.0	4,639		14,275	1,287
3,425	6,132	570				
NOTE: MAX. BALCONY AREA = 12% MAX. OF RESIDENTIAL FSR AREA						
			FSR AREA = 113,294.64 x 0.12 = 13595			
			PROVIDED BALCONY % = 12.60%			






① AREA PLAN LV04  
1/8" = 1'-0"



② AREA PLAN LV05-07  
1/8" = 1'-0"



AREA PLAN LV08-21

FSR LEGEND	
	FSR INCLUSIONS
	FSR EXCLUSION
	FSR EXCLUSION - BALCONIES
NOTE: ADDITIONAL RESIDENTIAL STORAGE IS LOCATED ON LEVEL 02 FOR 66 UNITS WITHOUT IN-SUITE STORAGE.	

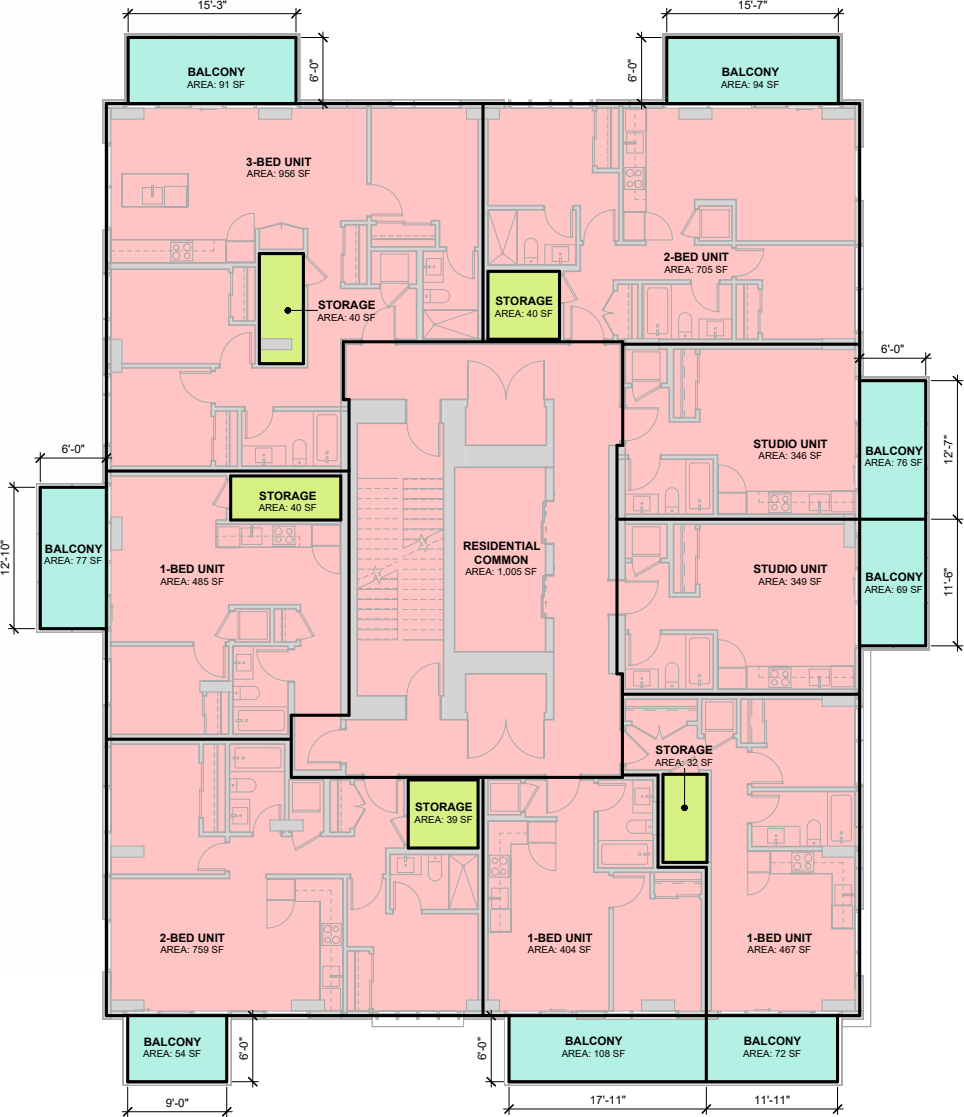
EXCLUSIONS (STORAGE = E)			
Area per Level (sf)	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER			
0	0	0.0	
LEVEL 01 UPPER			
0	0	0.0	
LEVEL 02			
2,532	2532	235.2	
LEVEL 03			
265	265	24.6	
LEVEL 04			
325	324.5	30.1	
LEVEL 05-07			
112	336	31.2	
LEVEL 08-21			
191	2674	248.4	
LEVEL 22			
0	0	0.0	
5,425	6,132	570	

RESIDENTIAL PATIO/BALCONY				
Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)	
LEVEL 01 LOWER & UPPER				
0	1	0	0.0	
LEVEL 02				
0	1	0	0	
LEVEL 03				
1293	1	1293	120	
LEVEL 04				
1092	1	1092	101	
LEVEL 05-07				
775	3	2325	216	
LEVEL 08-18				
641	11	7051	655	
LEVEL 19-21				
838	3	2514	194	
4,639		14,275	1,287	

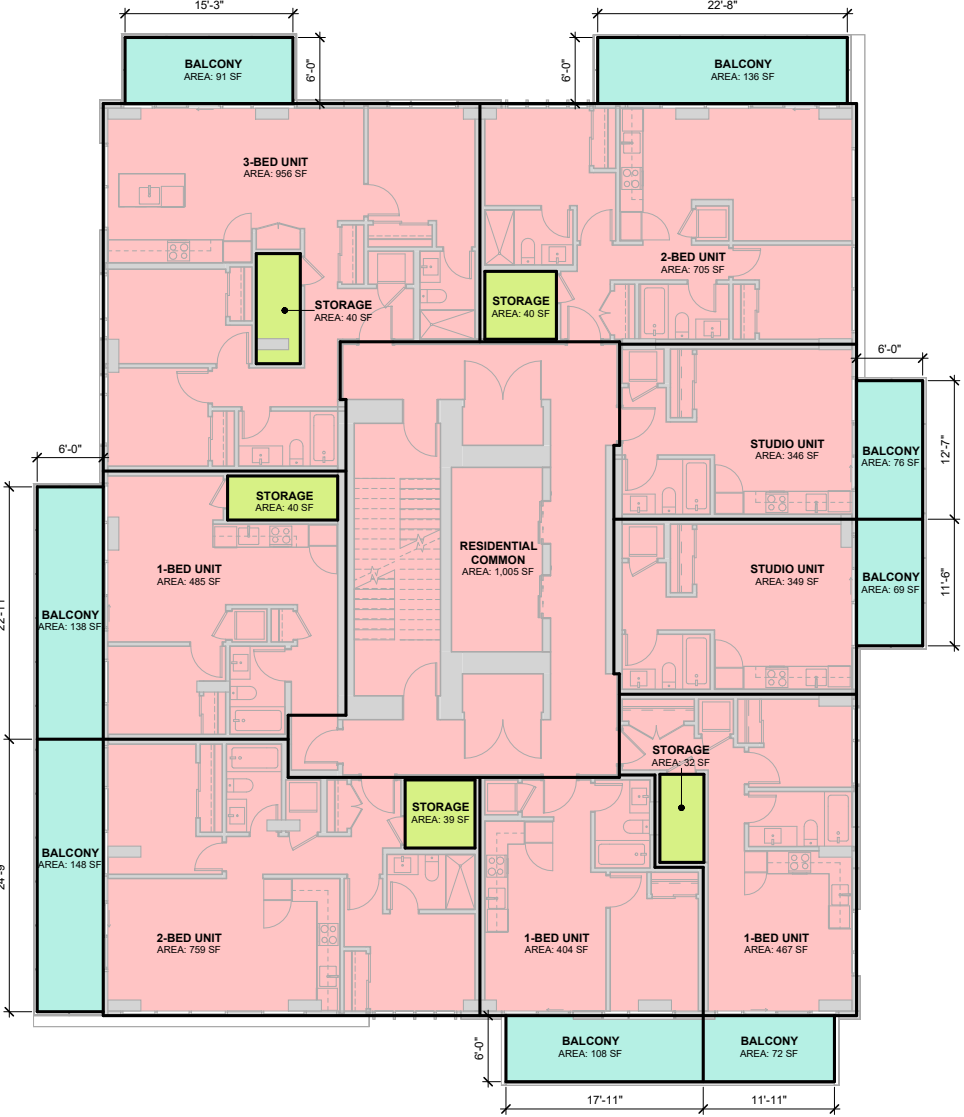
NOTE: MAX. BALCONY AREA = 12% MAX. OF RESIDENTIAL FSR AREA

FSR AREA = 113,294.64  
x 0.12 = 13595

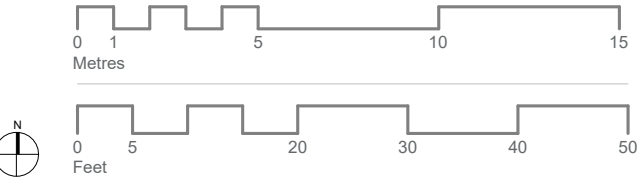
PROVIDED BALCONY % = 12.60%






① AREA PLAN LV08-18  
1/8" = 1'-0"



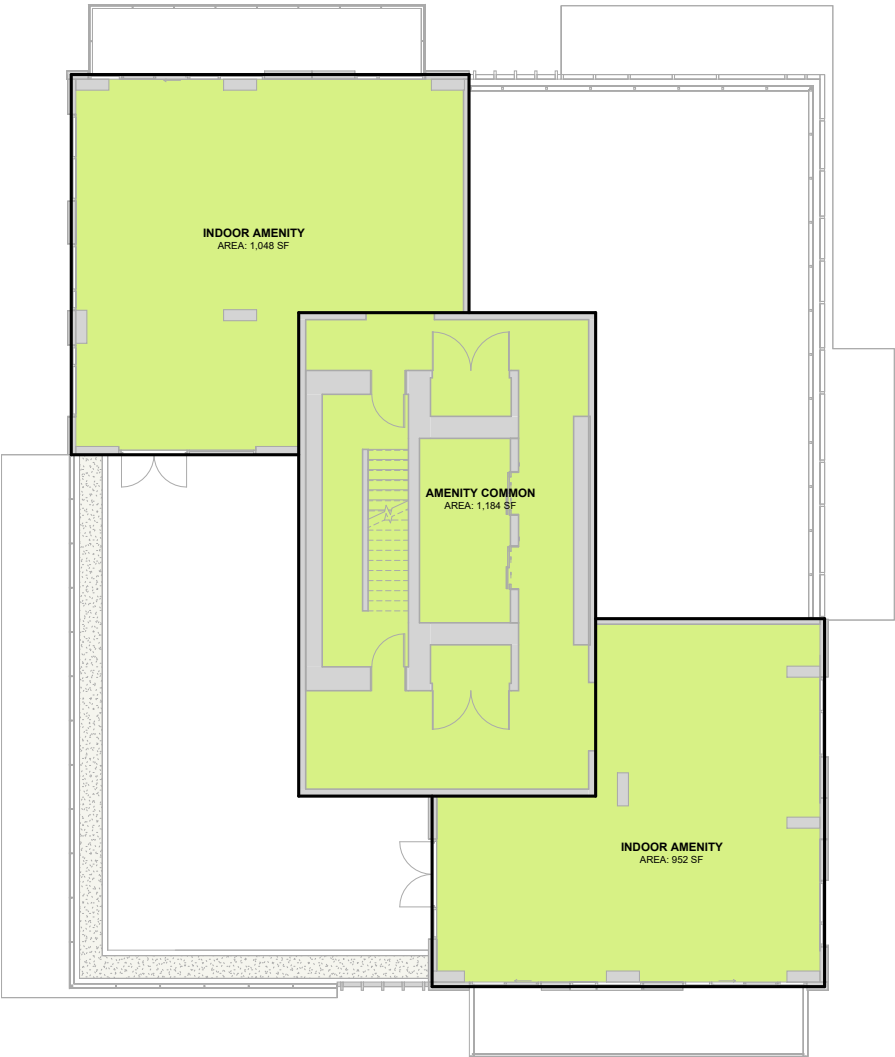
② AREA PLAN LV19-21  
1/8" = 1'-0"



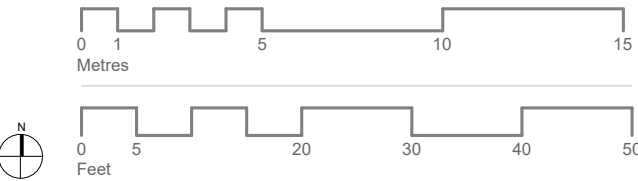
AREA PLAN\_LV22-23 AMENITY & ROOF

FSR LEGEND	
	FSR INCLUSIONS
	FSR EXCLUSION
	FSR EXCLUSION - BALCONIES
NOTE: ADDITIONAL RESIDENTIAL STORAGE IS LOCATED ON LEVEL 02 FOR 66 UNITS WITHOUT IN-SUITE STORAGE.	

EXCLUSIONS (STORAGE = E)				RESIDENTIAL PATIO/BALCONY			
Area per Level (sf)	Total Area (sf)	Total Area (m2)		Area per Level (sf)	Level Multiplier	Total Area (sf)	Total Area (m2)
LEVEL 01 LOWER				LEVEL 01 LOWER & UPPER			
0	0	0.0		0	1	0	0.0
LEVEL 01 UPPER				LEVEL 02			
0	0	0.0		0	1	0	0
LEVEL 02				LEVEL 03			
2,532	2532	235.2		1293	1	1293	120
LEVEL 03				LEVEL 04			
265	265	24.6		1092	1	1092	101
LEVEL 04				LEVEL 05-07			
325	324.5	30.1		775	3	2325	216
LEVEL 05-07				LEVEL 08-18			
112	336	31.2		641	11	7051	655
LEVEL 08-21				LEVEL 19-21			
191	2674	248.4		838	3	2514	194
LEVEL 22							
0	0	0.0		4,639		14,275	1,287
3,425	6,132	570		NOTE: MAX. BALCONY AREA = 12% MAX. OF RESIDENTIAL FSR AREA			
				FSR AREA = 113,294.64			
				x 0.12 = 13595			
				PROVIDED BALCONY % = 12.60%			



① AREA PLAN LV22 AMENITY  
1/8" = 1'-0"



DRAWING LIST

L-00 COVER SHEET

- L-1.00 SITE PLAN - LEVEL 1 - WEST 10TH  
L-1.01 SITE PLAN - LEVEL 1 - LANE  
L-1.02 SITE PLAN - LEVEL 5  
L-1.03 SITE PLAN - ROOF  
L-2.00 SECTIONS  
L-3.00 DETAILS

LANDSCAPE NOTES

1. All work shall meet or exceed the requirements as outlined in the current Edition of the Canadian Landscape Standard.
2. Plant sizes and related container classes are specified according to the Canadian Landscape Standard current Edition. For container classes #3 and smaller, plant sizes shall be as shown in the plant list and the Standard; for all other plants, both plant size and container class shall be as shown in the plant list. Specifically, when the plant list call for #5 class containers, these shall be as defined in the CNLA (ANSI) Standard.
3. Area of search for specified plant material shall include the Lower Mainland of British Columbia, Vancouver Island, Washington and Oregon States.
4. Contractor shall source specified plant material and only after area of search has been exhausted will substitutions be considered.
5. All plant material used on this project shall be hardy in this climate. Plant types have been selected with this as a primary criteria. This Contractor shall guarantee that plant material supplied has equal provenance, ie: it is developed from cuttings or seeds collected in an area of similar climatic characteristics.
6. Substitutions in plant material will not be considered unless written proof is submitted thirty (30) days prior to scheduled installation stating a specified plant cannot be obtained within the specified area of search.
7. All plants to be sourced from nurseries certified free of P. ramorum.
8. Contractor shall not move or work growing medium or additives when they are excessively wet, extremely dry, or frozen or in any manner which will adversely affect growing medium structure. Growing medium whose structure has been destroyed by handling under these conditions will be rejected. Growing medium shall not be handled in wet or frozen conditions.
9. Place growing medium, except structural to required finish grades and minimum depths as detailed, unless shown otherwise.
10. All growing medium placed on project to meet or exceed BCNTA and Canadian Landscape Standards latest edition.
11. All trees to be staked in accordance with CNLA Standards.
12. Submit sieve analysis by an approved independent soil testing laboratory for each type of growing medium being used on the project PRIOR to placement for review and approval. Clearly identify source and type for each. Resubmit as required until growing medium is approved.
13. Submittals shall be made at least seven (7) days before

IRRIGATION NOTES

1. All on-site 'Soft Landscape Areas' are to be irrigated with high-efficiency automatic irrigation systems, including rain sensors, to IABC Standards.
2. Irrigation stub-outs and hose bib locations will be provided to mechanical and electrical consultants for coordination.
3. Irrigation system is a deign-build. Landscape contractor to provide irrigation design/layout for review by Landscape Consultant for approval.
4. No visible irrigation lines will be accepted.
5. All irrigation boxes to be equipped with quick couplers.
6. Irrigation controller to be located in mechanical room.

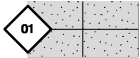





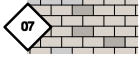
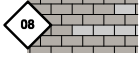

BIRD FRIENDLY STRATEGY

Elements of the landscape design and planting selection have been thoughtfully considered to support the City of Vancouver's 'Bird Friendly Strategy Design Guidelines.' The use of native tiered planting materials will provide a variety of textures and heights that will support bird habitat. The plantings should provide opportunities for nesting, food sources, pollination support, shelters as well as protection.




A landscape consideration that will make this proposed development more bird friendly will be the expansion of the urban tree canopy. The development proposes to add trees along the frontage of West 10th and two trees along the lane. These trees will grow up to provide shade, perching and nesting opportunities.

The proposed landscape planting incorporates canopy and habit stratification with tree(s), shrub(s) and groundcover planting, utilizing plants that attract birds, insects and includes native and non-native/non-invasive plants.









MATERIALS LEGEND

	CIP CONCRETE PEDESTRIAN
	CIP CONCRETE VEHICULAR
	SLAB PAVER 24 X 24
	SLAB PAVER 24 X 24
	RUBBER SURFACING
	SLAB PAVER - RANDOM PATTERN 24 X 24
	PLANK PAVER - RUNNING BOND 12 X 24
	PLANK PAVER - RUNNING BOND 12 X 24
	GRANULAR MATERIAL BALLAST



SOFTSCAPE

	PLANTING BEDS
	SOD
	EVERGREEN HEDGE

SITE FURNISHING LEGEND

Key	Description
	BIKE RACKS 2 BIKES PER RACK
	BENCH
	TABLES AND CHAIRS VISUAL REFERENCE ONLY
	BBQ
	METAL PLANTER - VARIOUS SIZES
	VARIOUS PLANTER POTS
	PLAY STRUCTURE
	TRASH RECEPTICLE

PLANT LIST - LEVEL 1

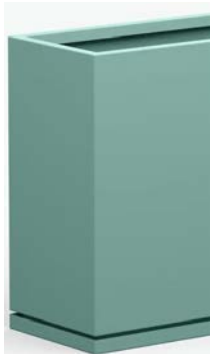
TREES symbol	qty	botanical name	common name	size	notes
	02	Acer griseum	Paperbark maple	5cm caliper	balled & burlapped
	02	Ginkgo biloba 'Jade butterfly'	Jade Butterfly ginkgo	#5 pot	spaced as shown



ENTRY ALONG WEST 10TH



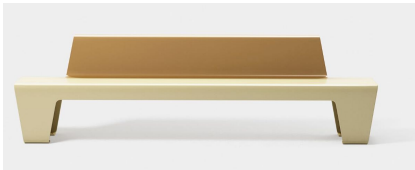
OUTDOOR DOG RUN AMENITY



METAL PLANTERS



SITE FURNISHING - BIKE RACK



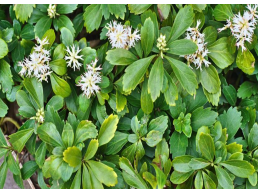
SITE FURNISHING - BENCH



OUTDOOR AMENITY



PLANTING INSPIRATION



4	2025-04-03	Issue for rezoning
3	2025-03-31	Issue for client review
2	2025-03-26	Issue for coordination
1	2024-07-04	Issue for coordination

no.:	date:	item:	by:
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Revisions:

Stamp:



**DURANTE KREUK LTD. LANDSCAPE ARCHITECTS**  
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N6  
P 604.684.4611 | F 604.684.0577 | www.dklbc.ca

Client:

SIGHTLINE PROPERTIES

Project:

1125 WEST 10TH

1125 WEST 10TH  
VANCOUVER, BC

Drawn by: AGB

Checked by: S JV

Date: 16 JUN 2023

Scale: as shown

Drawing Title:

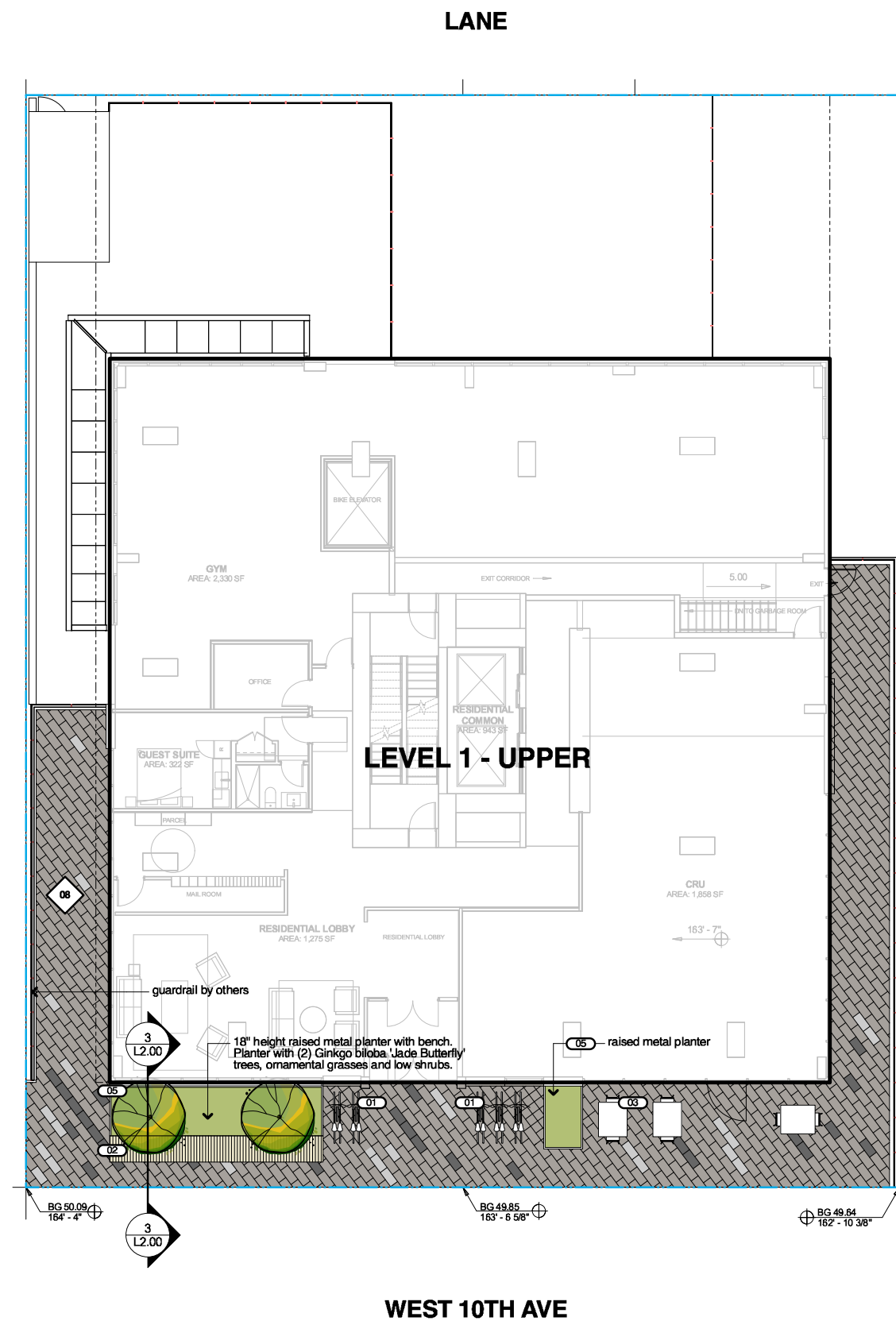
COVER SHEET

Project No.:

24029

Sheet No.:

L-0.00



4	2025-04-03	Issue for rezoning
3	2025-03-31	Issue for client review
2	2025-03-26	Issue for coordination
1	2024-07-04	Issue for coordination

no.:	date:	item:	by:
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Revisions:

Stamp:

**dk**

**DURANTE KREUK LTD. LANDSCAPE ARCHITECTS**  
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5  
P 604.684.4511 | F 604.684.0577 | www.dk.bc.ca

Client:

**SIGHTLINE PROPERTIES**

Project:

**1125 WEST 10TH**

**1125 WEST 10TH  
VANCOUVER, BC**

Drawn by: AGB

Checked by: SJV

Date: 16 JUN 2023

Scale: 1/8" = 1'-0"

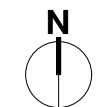
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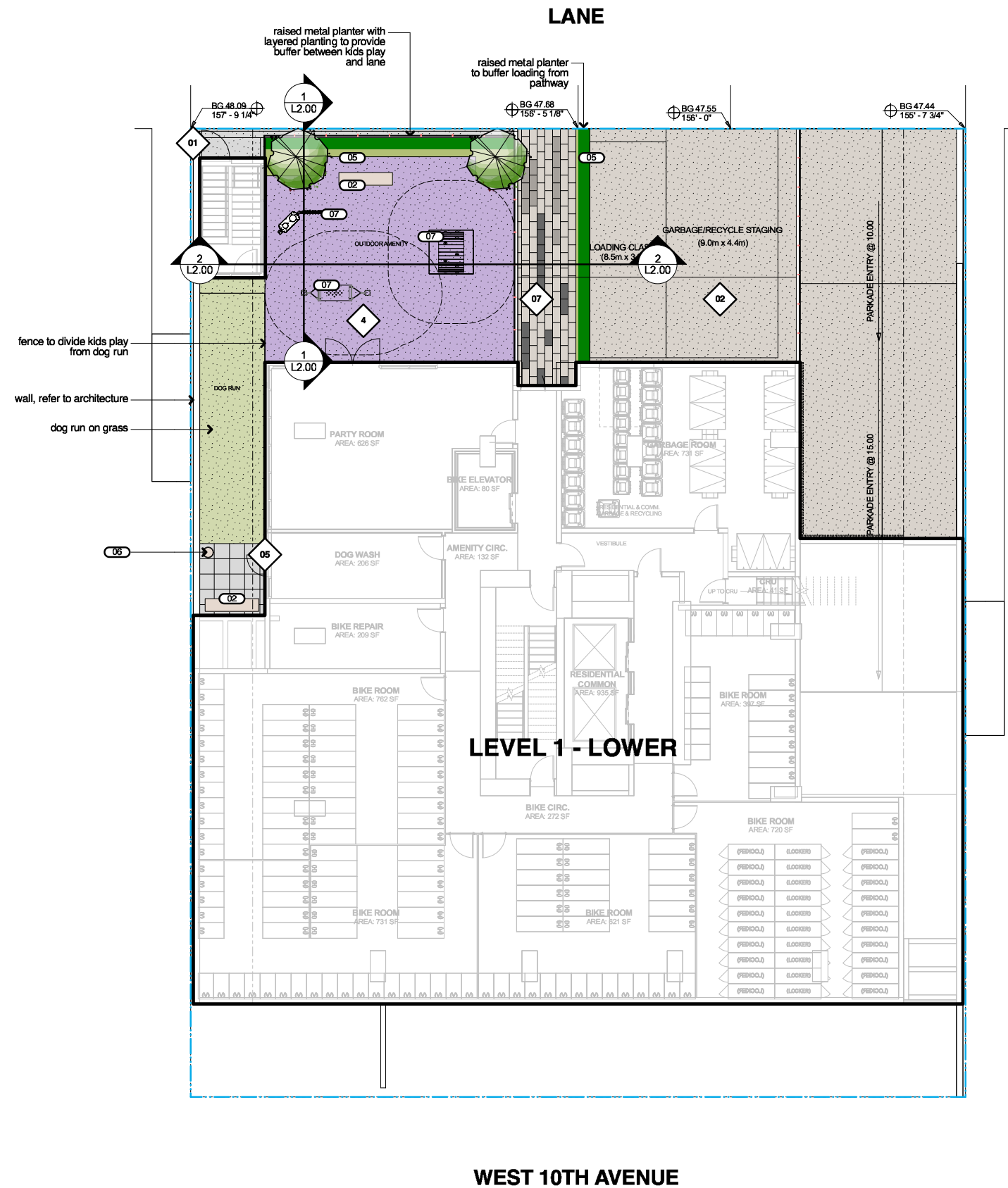
**SITE PLAN - LEVEL 1  
- WEST 10th**

Project No.:  
**24029**

Sheet No.:

**L-1.00**





4	2025-04-03	Issue for rezoning
3	2025-03-31	Issue for client review
2	2025-03-26	Issue for coordination
1	2024-07-04	Issue for coordination

**Revisions:**

Stamp:



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P 604.684.4611 | F 604.684.0577 | [www.dkl.bc.ca](http://www.dkl.bc.ca)

**Client:**

## SIGHTLINE PROPERTIES

**Project:**

**1125 WEST 10TH**

**1125 WEST 10TH  
VANCOUVER, BC**

Drawn by: AGB

Checked by: SJV

Date: 16 JUN 2023

Scale:  $1/8" = 1'-0"$

Drawing Title:

## SITE PLAN - LOWER LEVEL 1 - LANE

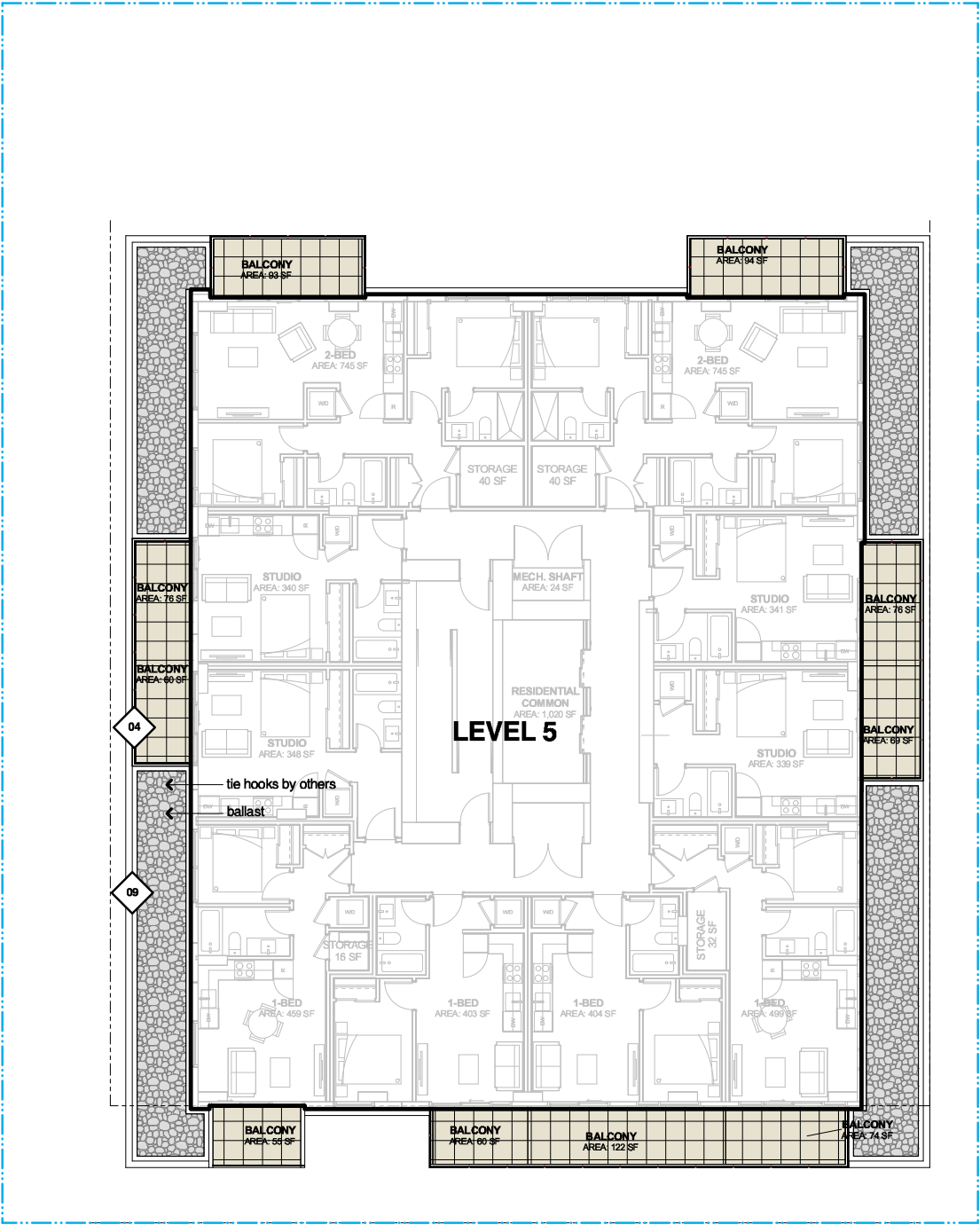
Project No.:

24029

Sheet No.:

**L-1.01**

LANE



WEST 10TH AVE

4	2025-04-03	Issue for rezoning
3	2025-03-31	Issue for client review
2	2025-03-26	Issue for coordination
1	2024-07-04	Issue for coordination

no.:	date:	item:	by:
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Revisions:

Stamp:

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Client:

SIGHTLINE PROPERTIES

Project:

1125 WEST 10TH

1125 WEST 10TH  
VANCOUVER, BC

Drawn by: AGB

Checked by: SJV

Date: 16 JUN 2023

Scale: 1/8" = 1'-0"

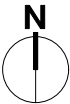
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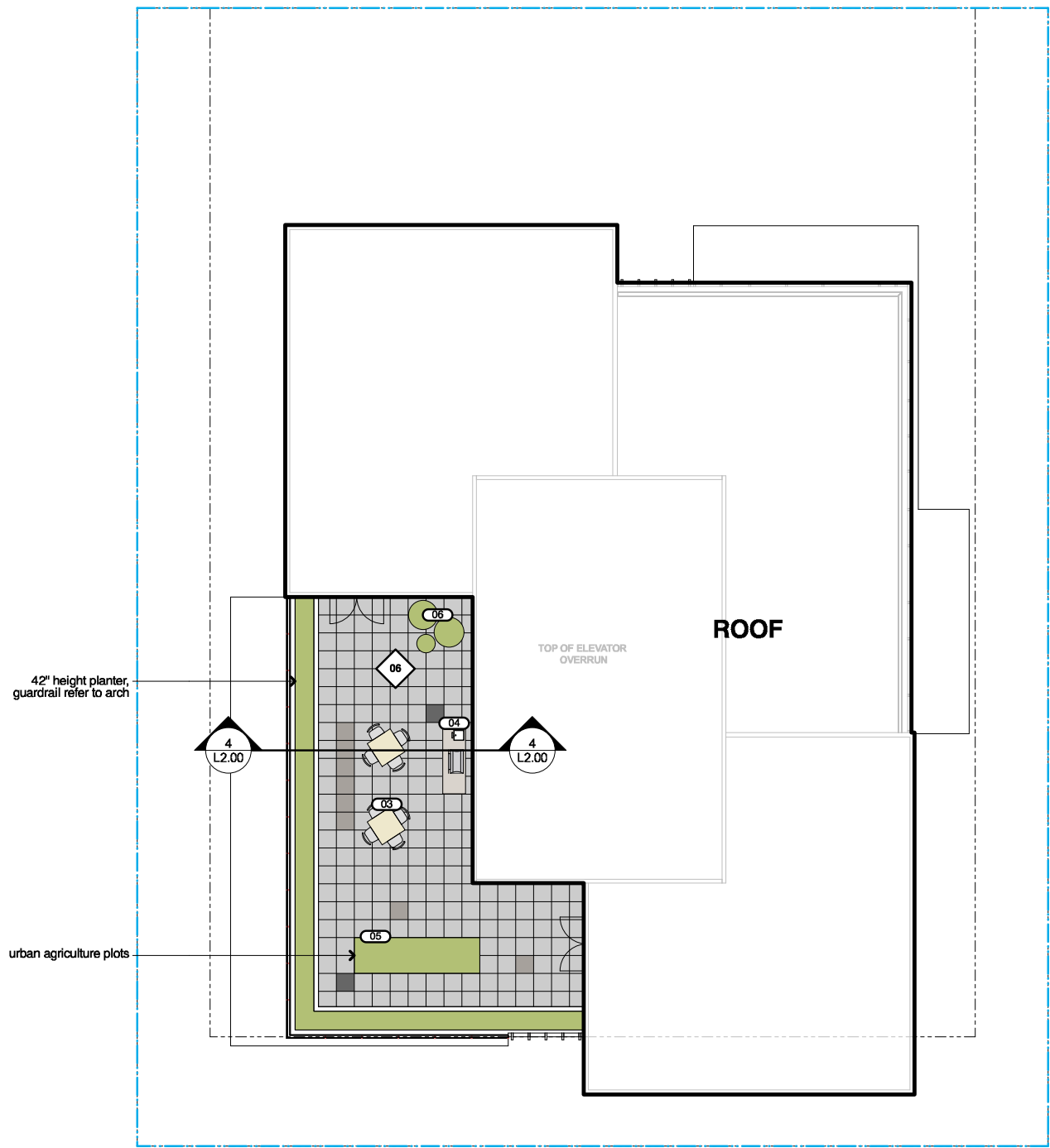
SITE PLAN - LEVEL 5

Project No.:  
24029

Sheet No.:

L-1.02





4	2025-04-03	Issue for rezoning
3	2025-03-31	Issue for client review
2	2025-03-26	Issue for coordination
1	2024-07-04	Issue for coordination

no.:	date:	item:	by:
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Revisions:

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Client:

**SIGHTLINE PROPERTIES**

Project:

**1125 WEST 10TH**

**1125 WEST 10TH  
VANCOUVER, BC**

Drawn by: AGB

Checked by: SJV

Date: 16 JUN 2023

Scale: 1/8" = 1'-0"

Drawing Title:

**SITE PLAN - ROOF**

Project No.:  
**24029**

Sheet No.:

**L-1.03**

