

6.5.2020

Karen Russell, Campus and Community Planning

University of British Columbia
2210 West Mall
Vancouver, British Columbia V6T 1Z4

Re: DP AMENDMENT REVISIONS

Dear Karen,

The following is a summary of design revisions since the last DP Submission dated August 19, 2019.

Change to Suites:

In the DP Amendment dated December 7, 2018, townhouses 6 and 7 were combined into one townhouse (TH6). This current DP amendment is due to the owner's requirement that the combined Townhouse 6 be reinstated into two separate townhouses again, TH6 and TH7, as they were before December 2018.

General Stats Changes:

Some FSR areas changed very slightly due to the combined townhouse becoming two separate townhouses. The overall FSR did not change.

Site Changes:

The entry door to TH6 has been reinstated as a front door with an entry canopy added above. The terraces were split between TH6 and TH7 as previously. Paths and steps were also added back in to access the townhouse from both North and South as previously.

The private garage on P1 below the combined townhouse has been split between TH6 and TH7 as previously. The private lift from P1 to Level 1 of TH6 has been relocated to serve TH7 instead of adding a stair from P1 to TH7 as previously.

Townhouse Building Changes:

Combined Townhouse 6 reverted to two townhouses, TH6 and TH7.

The rooftop terraces were split between TH6 and TH7 as previously with landscape/planting to match.

David Dove

Principal

0 1/2" 1" 2"

PERKINS+WILL

IVY ON THE PARK

LOT 8

DP AMENDMENT SUBMISSION

2020-06-05



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PROJECT STATISTICS

SITE AREA	63,150sf (0.58668ha)	
ZONING	SC38 - WESBROOK PLACE NEIGHBOURHOOD PLAN	
PERMITTED USES	ALLOWED	PROPOSED
TOWN HOUSING	YES	YES
MID-RISE APARTMENTS	YES	YES
APARTMENT HOUSING	YES	YES
HOME BUSINESS	YES	NO
DEVELOPMENT REGULATIONS	ALLOWED	PROPOSED
FRONT YARD SETBACK	2.5m MIN	2.5m
SIDE YARD SETBACK	2.5m MIN	2.5m
REAR YARD SETBACK	2.5m MIN	2.5m*
TOWER SEPARATION	30m MIN	31.89m
BUILDING HEIGHT TOWER	22 LEVELS (65m)	22 (64.95m)
BUILDING HEIGHT MID-RISE	4.5	4.5
BUILDING HEIGHT TOWNHOUSES	4.5	2.5
FSR	3.5 (221,025sf)	3.5 (220,970sf)
AMENITY AREA EXCLUSION	10% OF GFA (23,596sf)	4,983sf
SITE COVERAGE	50% (31,575sf)	39.3% (24,792sf)
OTHER REGULATIONS	REQUIRED	PROPOSED
BUILDING AND SITE DESIGN COMPLIANCE WITH SECTION 3.5 WESBROOK PLACE NEIGHBOURHOOD PLAN	YES	YES
COMPLIANCE WITH SECTION 7.0 OF THE DEVELOPMENT HANDBOOK	YES	YES

* REFER TO SHEET DP-006 - DP-008 FOR REQUESTED VARIANCES AND RATIONALE

PROJECT OVERVIEW

LOT 8 (IVY ON THE PARK) consists of a 22 storey residential tower on the east edge of the site, a 4.5 storey mid-rise apartment block along Village Walk, and 2 storey townhouses along Birney Avenue. The tower contains 181 homes, the majority of which are two bedroom suites. There are 11 three-bedroom units on levels 11-21. There are four penthouse suites on level 22.

The mid-rise apartment block contains 38 suites. Level 1 contains eight through-unit two-bedroom suites, while ten shallow-wide one and two-bedroom suites are above on levels 2-4. All suites have access to a roof garden and terraces, while the at-grade units have patios fronting Village Walk and the shared courtyard to the South. The two-storey townhouse block along Birney has 7 units, each with a private roof deck and at-grade patios along the north and south.

There are three levels of underground parking to provide resident and visitor parking, as well as storage and bicycle parking.

DESIGN POLICY COMPLIANCE

IVY ON THE PARK is designed to conform with the Westbrook Place Neighbourhood Plan, respect the neighbouring residential developments and create a dialogue with the natural setting of the forest adjacent. The sites along Birney are important in that they have the responsibility of bridging the urban forms of the street grid with the adjacent natural setting of the Pacific Spirit Park forest. We try to negotiate this dialogue with both the architecture and the landscape design.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET NAME	2017-12-06 PRE-DP SUBMISSION	2018-01-23 DP SUBMISSION	2018-03-02 DP RE-SUBMISSION	2018-05-24 DP AMENDMENT SUBMISSION	2018-07-24 DP AMENDMENT SUBMISSION	2018-12-07 DP AMENDMENT SUBMISSION	2019-06-19 DP AMENDMENT SUBMISSION	2020-05-08 DP AMENDMENT SUBMISSION
DP-000	COVER SHEET	•	•	•	•	•	•	•	•
DP-001	INDEX OF DRAWINGS / PROJECT STATISTICS / TEAM	•	•	•	•	•	•	•	•
DP-002	PROJECT RATIONALE - DESIGN	•	•	•	•	•	•	•	•
DP-003	PROJECT RATIONALE - CPED / SUSTAINABILITY	•	•	•	•	•	•	•	•
DP-004	PROJECT RATIONALE - BUILDING MATERIALS & PRECEDENTS	•	•	•	•	•	•	•	•
DP-005	PROJECT RATIONALE - SCHEMATIC DETAILS & MATERIALS	•	•	•	•	•	•	•	•
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DP-007	VARIANCE - CANOPIES AND BALCONIES OVER SETBACK	•	•	•	•	•	•	•	•
DP-008	VARIANCE - ENTRANCE CANOPY	•	•	•	•	•	•	•	•
DP-011	CODE COMPLIANCE DATA - PARKING / BICYCLE STORAGE STALL DIMENSIONS	•	•	•	•	•	•	•	•
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DP-043	SITE CONTEXT - STREET ELEVATIONS	•	•	•	•	•	•	•	•
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DP-053	BASE SURFACE CALCULATION PLAN	•	•	•	•	•	•	•	•
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DP-063	UTILITY PLAN - WATER	•	•	•	•	•	•	•	•
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DP-065	UTILITY PLAN - ELECTRICAL	•	•	•	•	•	•	•	•
DP-066	UTILITY PLAN - STREET LIGHTS	•	•	•	•	•	•	•	•
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DP-103	FLOOR PLAN - PARKING - LEVEL P3	•	•	•	•	•	•	•	•
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DP-113	FLOOR PLAN - MID-RISE & TOWNHOUSE - LEVEL 03	•	•	•	•	•	•	•	•
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DP-402	PERSPECTIVE VIEW	•	•	•	•	•	•	•	•
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DP-406	PERSPECTIVE VIEW	•	•	•	•	•	•	•	•
DP-407	PERSPECTIVE VIEW	•	•	•	•	•	•	•	•
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FSR-111	FSR PLAN - MIDRISE & TOWNHOUSES - LEVEL 01	•	•	•	•	•	•	•	•
FSR-112	FSR PLAN - MIDRISE & TOWNHOUSES - LEVEL 02	•	•	•	•	•	•	•	•
FSR-113	FSR PLAN - MIDRISE & TOWNHOUSES - LEVEL 03	•	•	•	•	•	•	•	•
FSR-114	FSR PLAN - MIDRISE - LEVEL 04	•	•	•	•	•	•	•	•
FSR-115	FSR PLAN - MIDRISE - LEVEL 05	•	•	•	•	•	•	•	•
FSR-121	FSR PLAN - TOWER - LEVEL 01	•	•	•	•	•	•	•	•
FSR-122	FSR PLAN - TOWER - LEVEL 02	•	•	•	•	•	•	•	•
FSR-123	FSR PLAN - TOWER - LEVELS 03-10	•	•	•	•	•	•	•	•
FSR-124	FSR PLAN - TOWER - LEVELS 11-21	•	•	•	•	•	•	•	•
FSR-125	FSR PLAN - TOWER - LEVEL 22	•	•	•	•	•	•	•	•

PROJECT TEAM

DEVELOPER	WALL FINANCIAL CORPORATION 1010 BURRARD STREET VANCOUVER, BC, V6Z 2R9	CONTACT: BRUNO WALL, PRESIDENT PHONE: 604.893.7137
ARCHITECTURE	PERKINS + WILL CANADA ARCHITECTS CO. 1220 HOMER STREET VANCOUVER, BC, V6B 2Y5	CONTACT: DAVID DOVE, MAIBC, LEED AP PHONE: 604.484.1552
LANDSCAPE	HAPA COLLABORATIVE 403 - 375 WEST 5TH AVENUE VANCOUVER, BC, V5Y 1J6	CONTACT: JÖRK GRAVENSTEIN, LEED AP PHONE: 604.484.1594
STRUCTURAL	GLOTTMAN SIMPSON CONSULTING ENGINEERS 1661 WEST 5TH AVENUE VANCOUVER, BC, V6J 1N5	CONTACT: SARAH SIEGEL, BCSLA, CSLA, ASLA PHONE: 604.909.4150
MECHANICAL / ENERGY MODELING	WILLIAMS ENGINEERING CANADA 280 - 1130 WEST PENDER STREET VANCOUVER, BC, V6E 4A4	CONTACT: ANTHONY EL-ARAJ, P. ENG, STRUCT ENG, PE, SE, LEED AP PHONE: 604.484.2294
ELECTRICAL	NEMETZ (S/A) & ASSOCIATES LTD. 2009 W 4TH AVENUE VANCOUVER, BC, V6J 1N3	CONTACT: PETER KUJO, P. ENG, PMP, LEED AP BD+C PHONE: 604.689.1915
INTERIORS	BYU DESIGN 973 EAST HASTINGS STREET VANCOUVER, BC, V6A 0H1	CONTACT: GERRY EWERT, PROJECT MANAGER PHONE: 604.736.6562
SUSTAINABILITY / REAP	E3 ECO GROUP INC 230 - 5589 BYRNE ROAD BURNABY, BC, V5J 3J1	Contact: Ada Bonini, RID IDC IIDA LEED AP Phone: 604.801.5330 x 216
BUILDING ENVELOPE	BC BUILDING SCIENCE LTD. 611 BENT COURT NEW WESTMINSTER, BC, V3M 1V3	CONTACT: TROY GLASNER, LEED AP BD+C, CEM, CEA, CSBA PHONE: 604.874.3715 X 1765
CIVIL	WSP CANADA INC. SUITE 300, 65 RICHMOND STREET NEW WESTMINSTER, BC, V3L 5P5	CONTACT: BRIAN ROONEY, MANAGER PHONE: 604.525.4651
SURVEYOR	WSP CANADA INC. SUITE 300, 65 RICHMOND STREET NEW WESTMINSTER, BC, V3L 5P5	CONTACT: BERT HOL, SURVEYOR PHONE: 604.527.6061
GEOTECHNICAL	GEOPACIFIC CONSULTANTS LTD. SUITE 215, 1200 73RD AVE W VANCOUVER, BC, V6P 6G5	CONTACT: MATT KOKAN, GEOTECHNICAL ENGINEER PHONE: 604.439.0922
ARBORIST	DIAMOND HEAD CONSULTING LTD. 559 COMMERCIAL STREET VANCOUVER, BC, V5N 4E8	CONTACT: MIKE HARRHY PHONE: 604.733.4886 X 240



DP AMENDMENT SUBMISSION
2020-06-05

PARKING SUMMARY

PER UBC DEVELOPMENT HANDBOOK SECTION 7.5 PARKING REQ. FOR VEHICLES

7 TOWN HOUSING UNITS	2 UNIT (14)	14
219 APARTMENT HOUSING UNITS	LESSER OF 1.8 UNIT (394) OR 1.0/70sm FSR (208,704sf) (277)	277
TOTAL RESIDENTIAL STALLS		291
VEHICULAR PARKING COUNT	REQUIRED	PROPOSED
REGULAR STALLS	75% OF TOTAL MIN (218)	238
SMALL CAR STALLS	25% OF TOTAL MAX (72)	053
TOTAL RESIDENTIAL STALLS		291
VISITOR STALLS	10% OF RES. UNITS (23) MIN	023
TOTAL STALLS PROVIDED		314
ADDITIONAL STALLS		
CAR WASH STALL	N/A	001
LOADING CLASS A TO SATISFY DIRECTOR	TO SATISFY DIRECTOR	001 (AT P1)
LOADING CLASS B TO SATISFY DIRECTOR	TO SATISFY DIRECTOR	001 (AT GRADE)
ADDITIONAL INFORMATION		
H/C STALLS	10% OF RES. UNITS (23) MIN	023
RESIDENT EV STALLS	20% OF RES. PARKING (69)	059
VISITOR EV STALLS	1.0/100 UNITS (3)	003

PARKING SUMMARY BY LEVEL

VEHICULAR PARKING COUNT GRADE	VEHICULAR PARKING COUNT P1	VEHICULAR PARKING COUNT P2	VEHICULAR PARKING COUNT P3	TOTAL STALL COUNT
RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	RESIDENTIAL STALLS	
TOTAL 000	- REG. STALLS 010 - EV REGULAR STALLS 011 - EV REG. STALLS (IN PRIV GAR.) 011 - EV REG. STALLS (PRIV GAR.) 011 - H/C STALLS 006 - EV H/C STALLS 008 - SMALL CAR STALLS 002 - EV SMALL CAR STALLS 003 TOTAL 068	- REG. STALLS 095 - EV REGULAR STALLS 027 - SMALL CAR STALLS 029 TOTAL 151	- REG. STALLS 053 - SMALL CAR STALLS 019 TOTAL 072	TOTAL 091
LOADING (NOT INCLUDED IN COUNT)	ADDITIONAL STALLS (NOT INCLUDED IN COUNT)			
CLASS B LOADING 001	CLASS A LOADING 001 CAR WASH 001			
EV STALLS SUMMARY BY LEVEL				
GRADE	LEVEL P1	LEVEL P2	LEVEL P3	
	- EV REGULAR STALLS 010 - EV REG. STALLS (PRIV GAR.) 011 - EV SMALL CAR STALLS 003 - EV H/C STALLS 008 TOTAL 032	- EV REGULAR STALLS 027		
	VISITOR STALLS			
	- REG. STALLS 002 - H/C STALLS 001 TOTAL 003			
TOTAL	TOTAL STALL COUNT 035	TOTAL 027	TOTAL 000	TOTAL EV STALLS 062

BICYCLE SUMMARY

PER UBC DEVELOPMENT HANDBOOK SECTION 7.6 PARKING REQ. FOR BICYCLES

CLASS I	1.5/UNIT (339)	342
CLASS II	16 STALL RACK / 35 UNITS (100)	100

BICYCLE SUMMARY BY LEVEL

BICYCLE PARKING COUNT GRADE	BICYCLE PARKING COUNT P1
CLASS I STALLS	CLASS I STALLS
000	- STALLS IN BICYCLE STORAGE 342 TOTAL 342
CLASS II STALLS	CLASS II STALLS
100	000

RESIDENTIAL STORAGE SUMMARY

RES. BULK STORAGE UNITS	N/A	241
UNITS IN PRIVATE GARAGES	N/A	011
TOTAL STORAGE PROVIDED		252

RESIDENTIAL STORAGE SUMMARY BY LEVEL

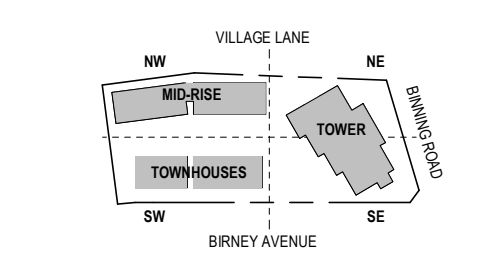
RESIDENTIAL STORAGE COUNT P1	RESIDENTIAL STORAGE COUNT P2	RESIDENTIAL STORAGE COUNT P3
- RES. BULK STORAGE UNITS 000 - UNITS IN PRIV. GARAGES 011 RES. STORAGE UNITS TOTAL 011	- RES. BULK STORAGE UNITS 185 RES. STORAGE UNITS TOTAL 185	- RES. BULK STORAGE UNITS 056 RES. STORAGE UNITS TOTAL 056

SUITE SUMMARY

SUITE TYPE	STUDIO	1 BED	2 BED	2+ BED	3 BED	3 BED + DEN	TOTALS
TOWER	009	026	111	----	031	004	181 (80%)
MID-RISE	----	018	020	----	----	007	038 (17%)
TOWNHOUSES	----	----	----	----	----	007	007 (5%)
TOTAL	009 (4%)	044 (19%)	131 (58%)	---- (0%)	031 (14%)	011 (5%)	226 (100%)

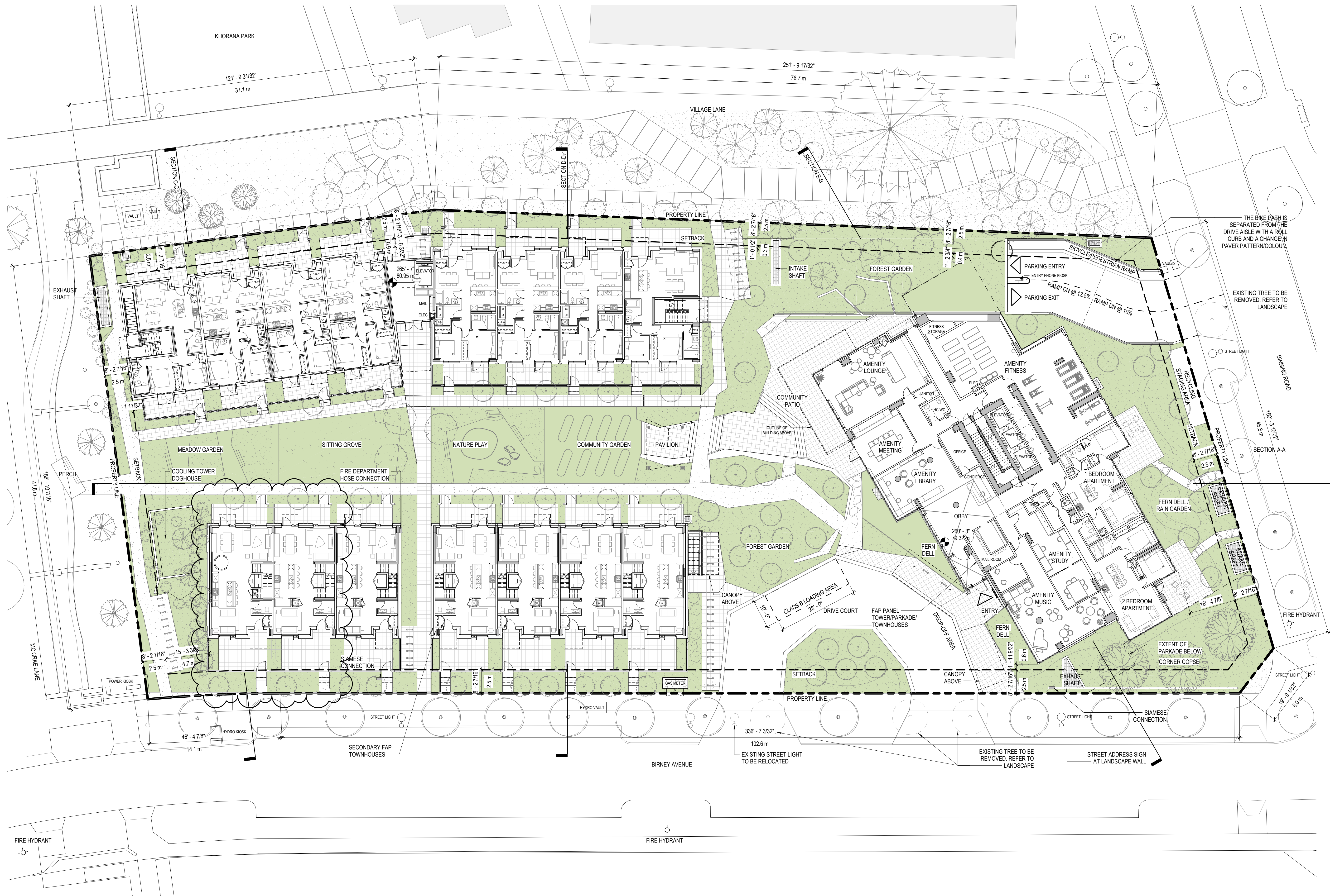
FSR SUMMARY

BUILDING AREAS	GROSS AREA (GFA)	AMENITY AREA	EXCLUSIONS	BUILDING AREA (FSR)
TOWER	193,661	4,646	8,494	180,521
MID-RISE	29,761	337	1,210	28,214
TOWNHOUSES	12,535	-	300	12,235
TOTAL	235,957	4,983	10,004	220,970



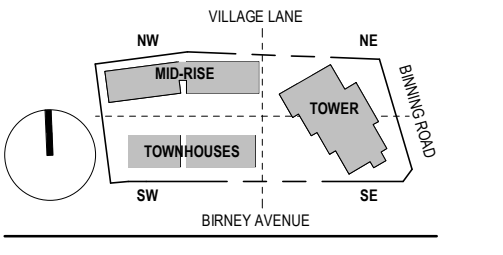
IVY ON THE PARK
LOT 8

1	PRE-OP APPLICATION SUBMISSION	2017-12-06
2	DEVELOPMENT PERMIT SUBMISSION	2018-01-23
3	DEVELOPMENT PERMIT RE-SUBMISSION	2018-03-02
4	PRICING SET	



THE BIKE PATH IS SEPARATED FROM THE DRIVE AISLE WITH A ROLL CURB AND A CHANGE IN PAVER PATTERN/COLOR.

EXISTING TREE TO BE REMOVED. REFER TO LANDSCAPE



IVY ON THE PARK
LOT 8

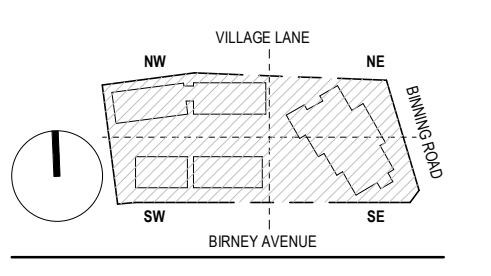
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07
- 7 DP AMENDMENT SUBMISSION 2019-08-21
- 8 DP AMENDMENT SUBMISSION 2020-06-05

SITE PLAN

1 SITE PLAN
1/16" = 1'-0"

DP-051

VEHICULAR PARKING COUNT P1	
RESIDENTIAL STALLS TOTAL	066
- REG. STALLS	017
- EV REGULAR STALLS	010
- REG. STALLS IN 11 PRIV GAR.	009
- EV REG. STALLS (PRIV GAR.)	011
- SMALL CAR STALLS	002
- EV SMALL CAR STALLS	003
- H/C STALLS	006
- EV H/C STALLS	008
VISITOR STALLS TOTAL	023
- REG. STALLS	012
- EV REG. STALL	002
- H/C STALLS	008
- EV H/C STALLS	001
TOTAL STALL COUNT P1	089
ADDITIONAL STALLS NOT INCLUDED IN COUNT	
CLASS A LOADING	001
CAR WASH	001
BICYCLE PARKING COUNT P1	
CLASS 1 STALLS TOTAL	342
- STALLS IN BICYCLE STORAGE	342
RESIDENTIAL STORAGE COUNT P1	
RES. STORAGE UNITS TOTAL	011
- RES. BULK STORAGE UNITS	000
- UNITS IN PRIV. TH GARAGES	011



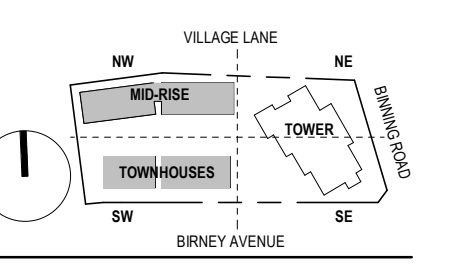
IVY ON THE PARK
LOT 8

- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07
- 7 DP AMENDMENT SUBMISSION 2020-06-05

FLOOR PLAN - PARKING
- LEVEL P1

1 PARKING PLAN - LEVEL P1
1/16" = 1'-0"

DP-101



- 1 PRE-OP APPLICATION SUBMISSION 2017-12-08
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-07-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07
- 7 DP AMENDMENT SUBMISSION 2019-08-21
- 8 DP AMENDMENT SUBMISSION 2020-06-05



SUITE 104-5681 TYPE 2 BR SIZE 816 SF	SUITE 103-5681 TYPE 2 BR SIZE 817 SF	SUITE 102-5681 TYPE 2 BR SIZE 815 SF	SUITE 101-5681 TYPE 2 BR SIZE 887 SF
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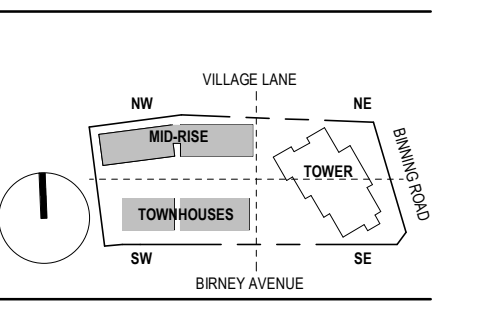
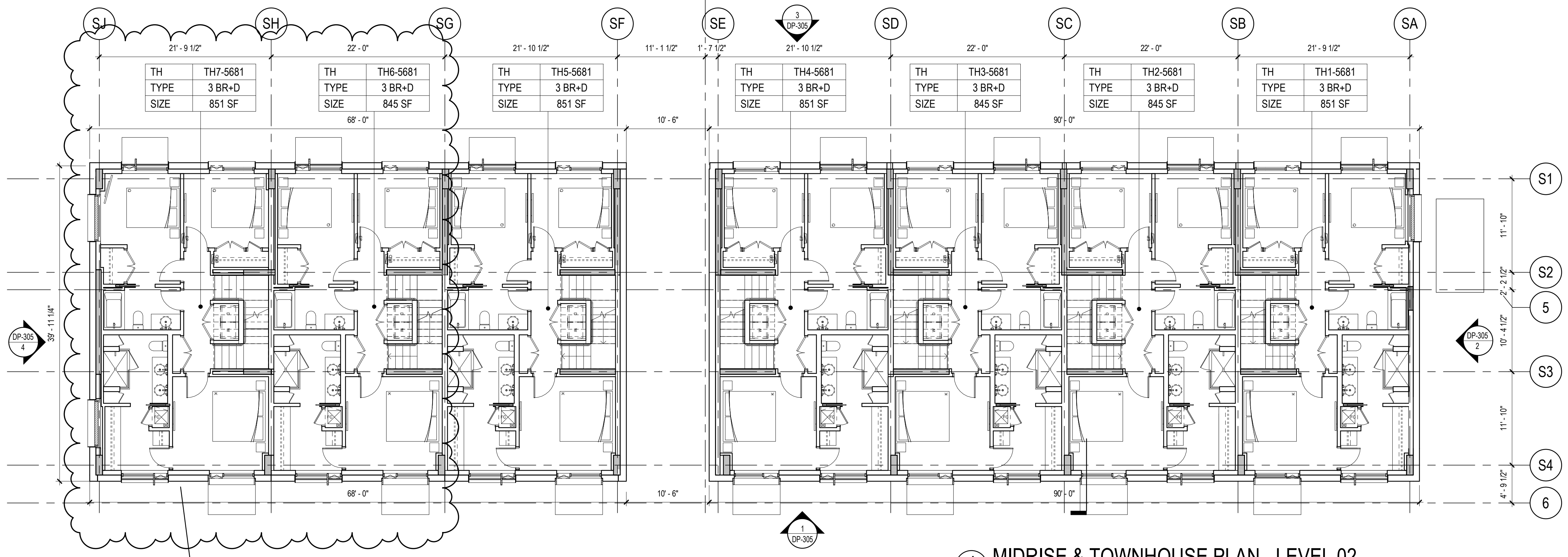
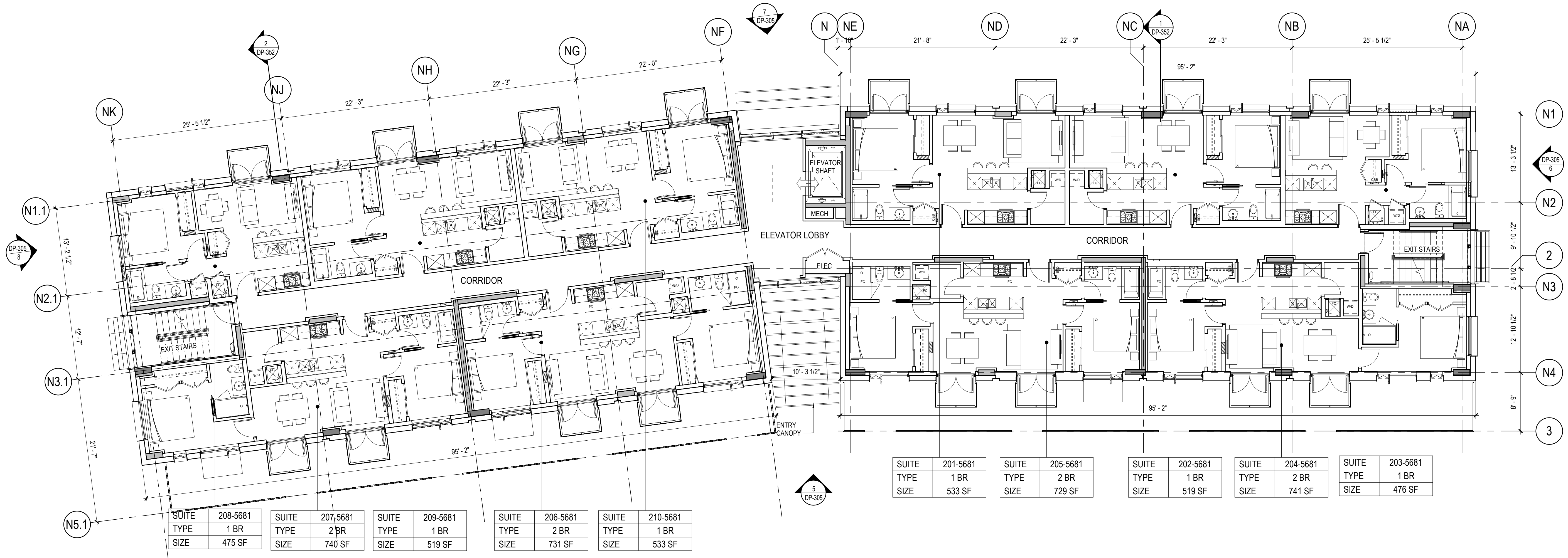
SUITE 108-5681 TYPE 2 BR SIZE 808 SF	SUITE 107-5681 TYPE 2 BR SIZE 815 SF	SUITE 106-5681 TYPE 2 BR SIZE 817 SF	SUITE 105-5681 TYPE 2 BR SIZE 817 SF
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SUITE TH7-5681 TYPE 3 BR+D SIZE 799 SF	SUITE TH6-5681 TYPE 3 BR+D SIZE 793 SF	SUITE TH5-5681 TYPE 3 BR+D SIZE 798 SF	SUITE TH4-5681 TYPE 3 BR+D SIZE 798 SF	SUITE TH3-5681 TYPE 3 BR+D SIZE 791 SF	SUITE TH2-5681 TYPE 3 BR+D SIZE 791 SF	SUITE TH1-5681 TYPE 3 BR+D SIZE 798 SF
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1 MIDRISE & TOWNHOUSE PLAN - LEVEL 01
1/8" = 1'-0"

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IVY ON THE PARK
LOT 8

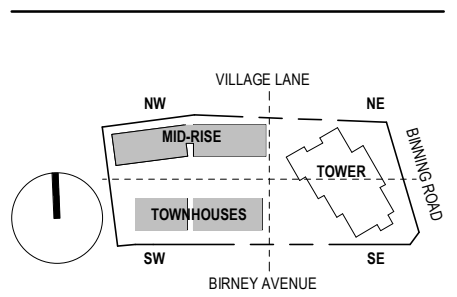
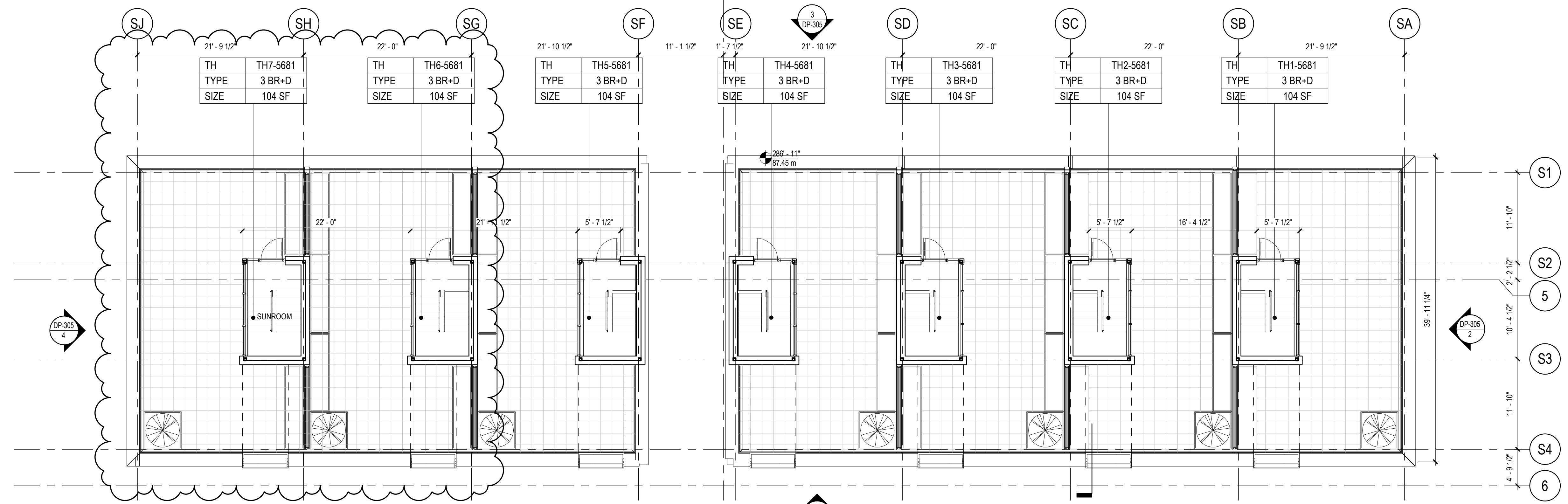
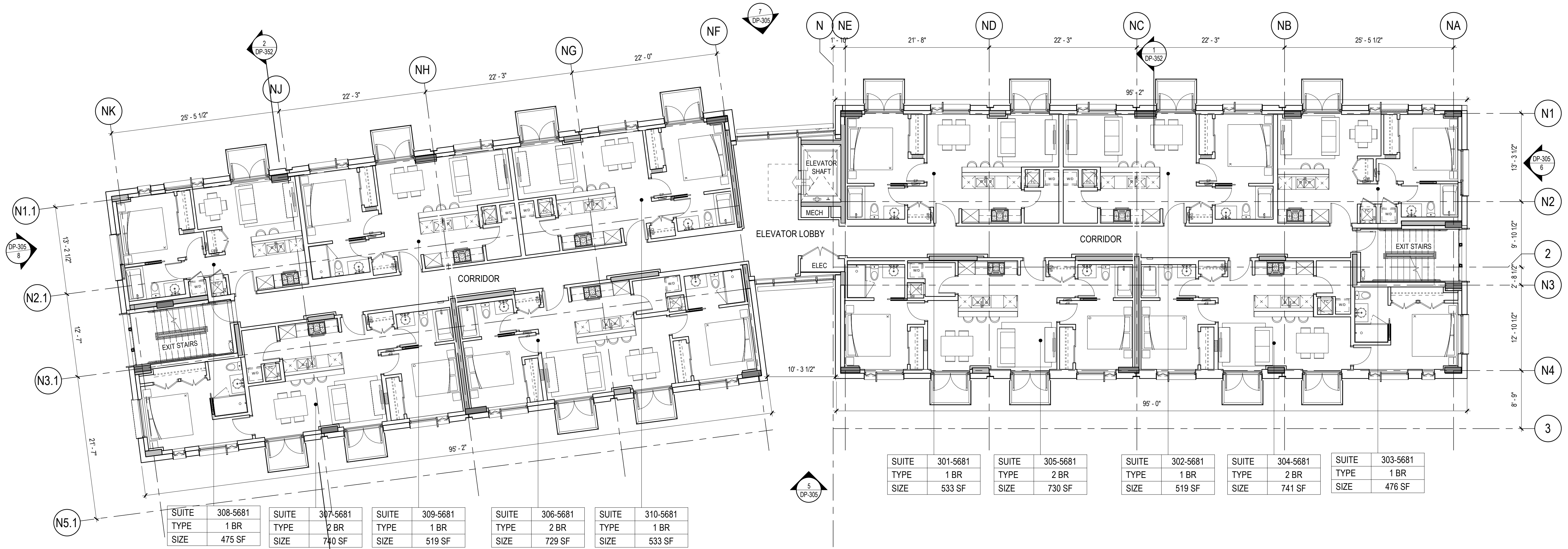
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24
- 7 DP AMENDMENT SUBMISSION 2018-12-07
- 8 DP AMENDMENT SUBMISSION 2019-08-21
- 9 DP AMENDMENT SUBMISSION 2020-06-05

FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
02

1 MIDRISE & TOWNHOUSE PLAN - LEVEL 02
1/8" = 1'-0"

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IVY ON THE PARK
LOT 8

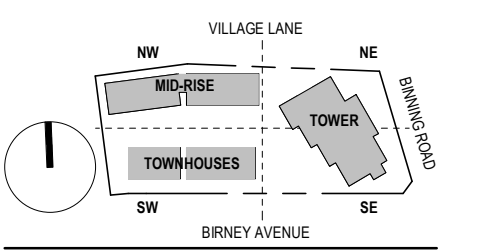
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-07-24
- 7 DP AMENDMENT SUBMISSION 2018-12-07
- 8 DP AMENDMENT SUBMISSION 2019-08-21
- 9 DP AMENDMENT SUBMISSION 2020-06-05

FLOOR PLAN - MID-RISE
& TOWNHOUSE - LEVEL
03

1 MIDRISE & TOWNHOUSE PLAN - LEVEL 03
1/8" = 1'-0"

MATERIAL LEGEND

- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
- 03A METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
- 03B METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
- 03C COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IGI SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
- 09 DOOR - SOLID OAK WOOD (TO MATCH ADJACENT CLADDING)
- 11B ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVRES (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 36 METAL MESH
- 37 CONCRETE CANOPY



IVY ON THE PARK
LOT 8

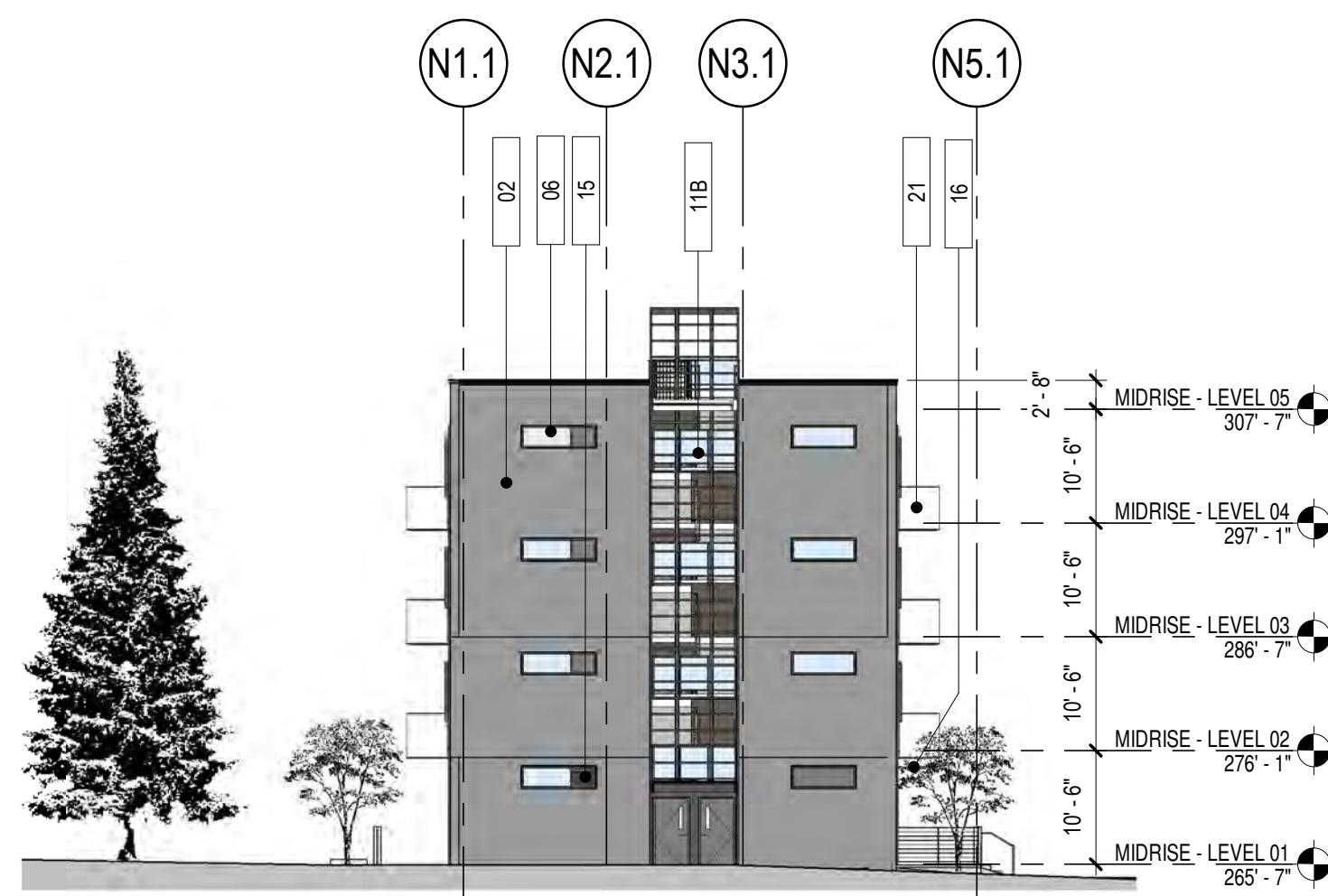
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- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 PRICING SET 2018-03-29
- 5 DP AMENDMENT SUBMISSION 2018-05-24
- 6 DP AMENDMENT SUBMISSION 2018-12-07
- 7 DP AMENDMENT SUBMISSION 2019-08-21
- 8 DP AMENDMENT SUBMISSION 2020-06-05

SOUTH ELEVATION

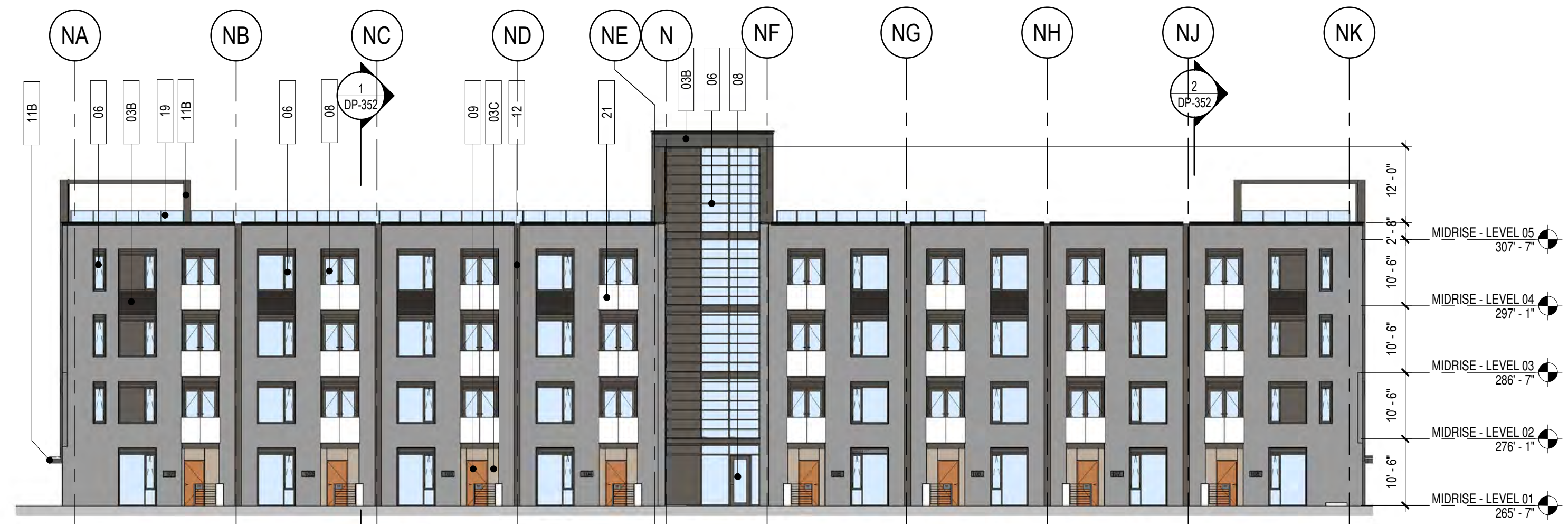
1 SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

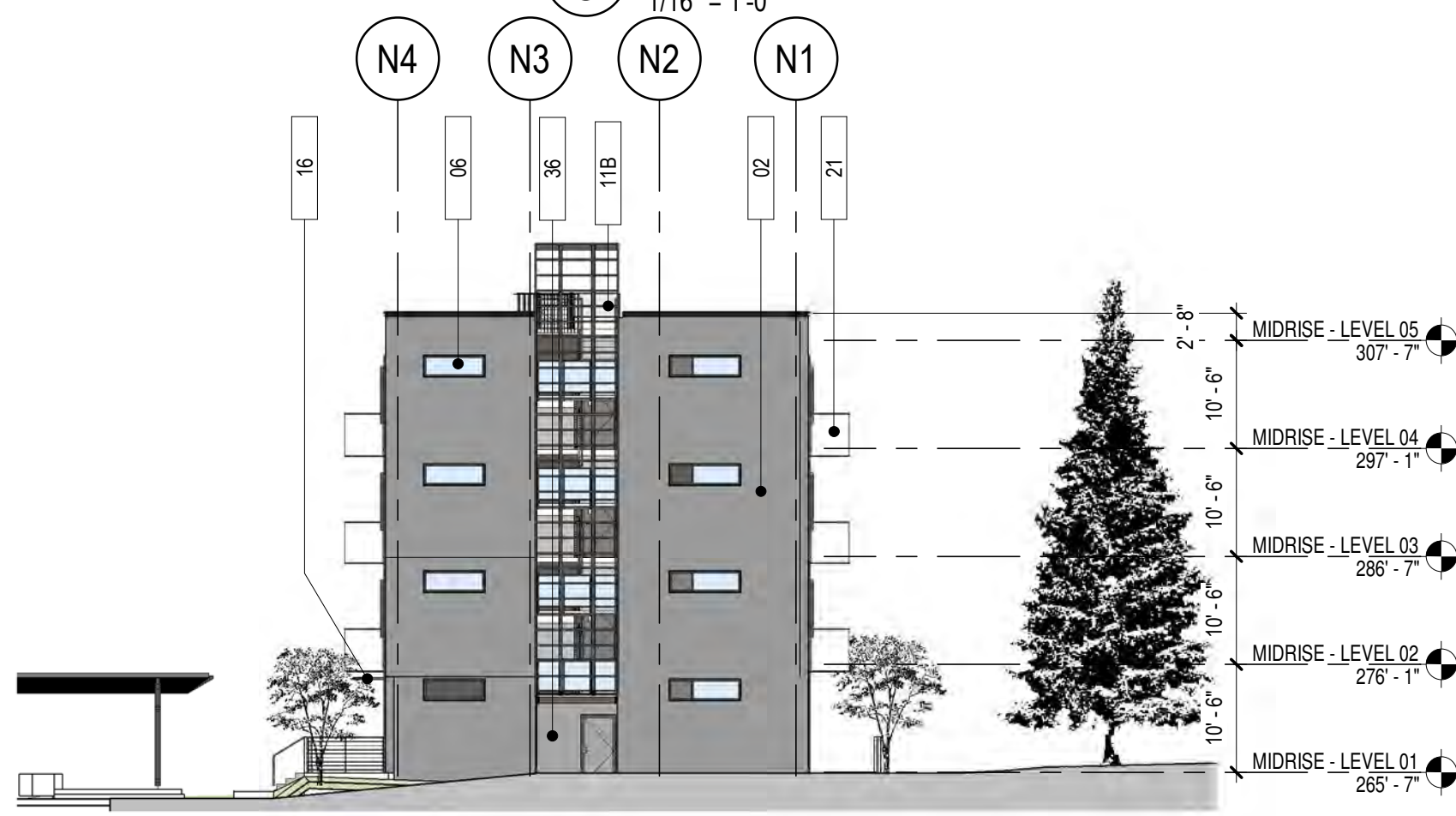
- 01A METAL PANEL CLADDING (WHITE) - REFER TO WALL ASSEMBLY F8.2
- 02 1/3 RUNNING BOND MASONRY CLADDING (EBONITE) - REFER TO WALL ASSEMBLY F1.1
- 03A METAL PANEL CLADDING CORRUGATED (WHITE) - REFER TO WALL ASSEMBLY F11.2
- 03B METAL PANEL CLADDING CORRUGATED (DARK BRONZE) - REFER TO WALL ASSEMBLY F11.1
- 03C COMPOSITE WOOD CLADDING - REFER TO WALL ASSEMBLY F10.1
- 05 GLAZING SYSTEM - STOREFRONT (DARK BRONZE)
- 06 GLAZING SYSTEM - WINDOW WALL (DARK BRONZE)
- 07 GLAZING SYSTEM - IQU SPANDREL PANEL (PAINTED DARK BRONZE ON SURFACE #3)
- 08 DOOR - ALUMINUM FRAMED GLASS PANEL
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- 11B ALUMINUM EXTRUSION (DARK BRONZE) - CANOPY / TRELLIS
- 12 DECORATIVE STEEL PLATE (DARK BRONZE)
- 15 ARCHITECTURAL / MECHANICAL LOUVRES (TO MATCH ADJACENT CLADDING)
- 16 CANOPY - METAL PANEL (DARK BRONZE)
- 19 RAILING - ALUMINUM FRAME WITH GLASS PANEL (DARK BRONZE)
- 21 PRIVACY SCREEN - ALUMINUM FRAME WHITE FROSTED GLASS PANEL (DARK BRONZE)
- 25 LANDSCAPE WALL - CIP CONCRETE
- 36 METAL MESH
- 37 CONCRETE CANOPY



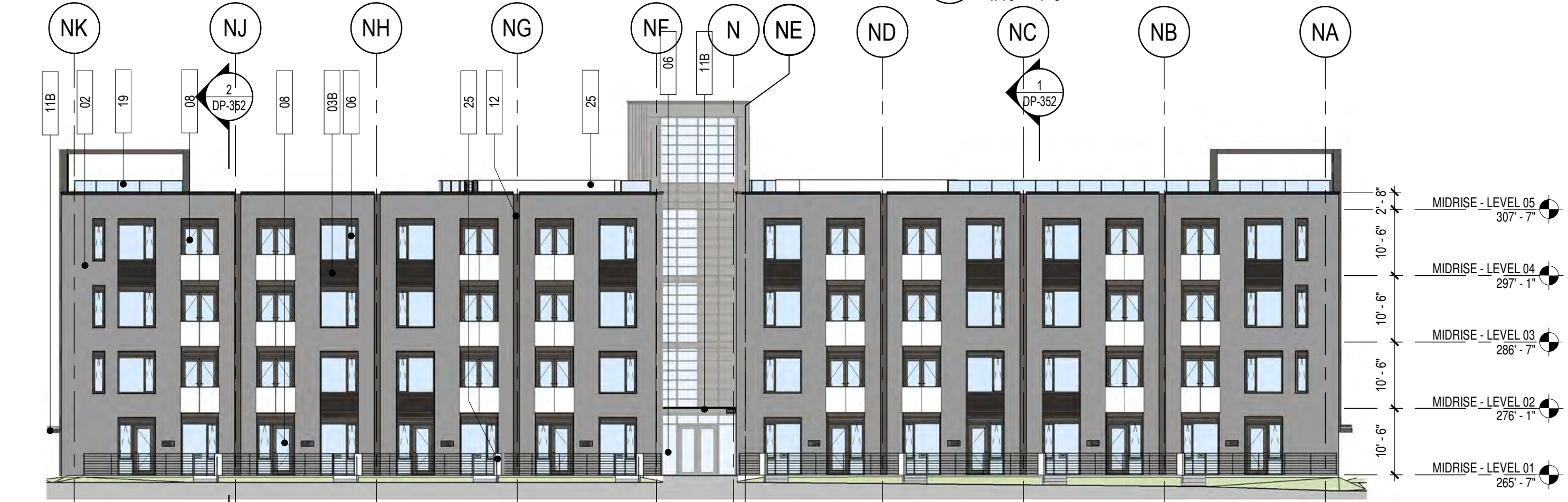
8 MID-RISE WEST ELEVATION
1/16" = 1'-0"



7 MID-RISE NORTH ELEVATION
1/16" = 1'-0"



6 MID-RISE EAST ELEVATION
1/16" = 1'-0"



5 MID-RISE SOUTH ELEVATION
1/16" = 1'-0"



4 TOWNHOUSE WEST ELEVATION
1/16" = 1'-0"



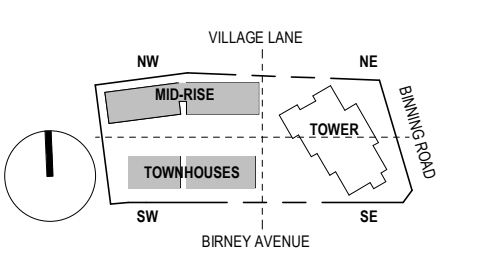
3 TOWNHOUSE NORTH ELEVATION
1/16" = 1'-0"



2 TOWNHOUSE EAST ELEVATION
1/16" = 1'-0"



1 TOWNHOUSE SOUTH ELEVATION
1/16" = 1'-0"



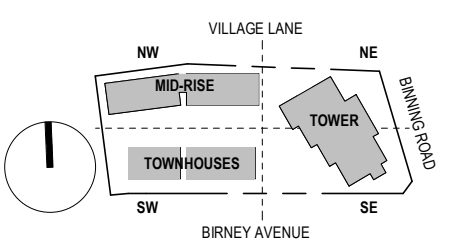
- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
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- 8 DP AMENDMENT SUBMISSION 2020-06-05

FSR CALCULATIONS

RESIDENTIAL							
LEVEL	RESIDENTIAL GFA	EXCLUSIONS				RESIDENTIAL FSR	RESIDENTIAL OPEN BALCONY
		AMENITY R EXCLUSION	STORAGE R EXCLUSION	MECHANICAL R EXCLUSION	ELECTRICAL R EXCLUSION		
LEVEL 01	8694.77 SF	4646.04 SF	66.87 SF	46.36 SF	7.63 SF	3927.87 SF	0.00 SF
MIDRISE & TOWNHOUSE - LEVEL 01	12986.30 SF	0.00 SF	416.62 SF	89.36 SF	2.80 SF	12477.53 SF	0.00 SF
LEVEL 02	7047.51 SF	0.00 SF	218.32 SF	92.20 SF	25.89 SF	6711.10 SF	625.04 SF
MIDRISE & TOWNHOUSE - LEVEL 02	13392.89 SF	0.00 SF	223.56 SF	112.77 SF	13.25 SF	13043.32 SF	402.33 SF
LEVEL 03	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
MIDRISE & TOWNHOUSE - LEVEL 03	8138.94 SF	0.00 SF	223.39 SF	72.51 SF	13.25 SF	7829.79 SF	402.33 SF
LEVEL 04	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
MIDRISE - LEVEL 04	7412.59 SF	0.00 SF	222.40 SF	72.61 SF	13.25 SF	7104.34 SF	402.33 SF
LEVEL 05	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
MIDRISE - LEVEL 05	346.88 SF	336.88 SF	0.00 SF	10.00 SF	0.00 SF	0.00 SF	0.00 SF
LEVEL 06	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
LEVEL 07	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
LEVEL 08	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
LEVEL 09	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
LEVEL 10	9023.03 SF	0.00 SF	243.19 SF	113.98 SF	30.02 SF	8635.85 SF	975.06 SF
LEVEL 11	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 12	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 13	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 14	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 15	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 16	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 17	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 18	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 19	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 20	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 21	8959.78 SF	0.00 SF	302.10 SF	98.24 SF	23.85 SF	8535.58 SF	1038.31 SF
LEVEL 22	7177.08 SF	4982.92 SF	168.27 SF	81.79 SF	26.00 SF	6836.49 SF	2639.52 SF
TOTAL	235938.85 SF		6798.08 SF	2563.11 SF	604.63 SF	220970.11 SF	23693.46 SF

FSR SUMMARY

FSR AREA			
PERMITTED		PROVIDED	
FSR		FSR	
RESIDENTIAL	221025.00 SF	RESIDENTIAL	208734.40 SF
		RESIDENTIAL - TOWNHOUSE	12235.71 SF
		TOTAL	220970.11 SF



IVY ON THE PARK
LOT 8

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- 6 DP AMENDMENT SUBMISSION 2019-08-21
- 7 DP AMENDMENT SUBMISSION 2020-06-05

FSR SUMMARY SHEET

FSR-001



RESIDENTIAL AREA SUMMARY - TH LEVEL 01	
RESIDENTIAL - TOWNHOUSE	5569.46 SF
MECHANICAL	41.57 SF
STORAGE	216.80 SF
TOTAL GROSS FLOOR AREA	5827.83 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 01	
RESIDENTIAL	6908.07 SF
ELECTRICAL	2.80 SF
MECHANICAL	47.79 SF
STORAGE	199.82 SF
TOTAL GROSS FLOOR AREA	7158.47 SF

RESIDENTIAL FSR AREA - TH LEVEL 01		
RESIDENTIAL - TOWNHOUSE	R-THL01.1	798.04 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.2	791.48 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.3	791.48 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.4	797.93 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.5	797.96 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.6	793.12 SF
RESIDENTIAL - TOWNHOUSE	R-THL01.7	799.45 SF
TOTAL RESIDENTIAL FSR AREA		5569.46 SF

RESIDENTIAL FSR AREA - M LEVEL 01		
RESIDENTIAL	R-ML01.01	886.65 SF
RESIDENTIAL	R-ML01.02	815.06 SF
RESIDENTIAL	R-ML01.03	817.05 SF
RESIDENTIAL	R-ML01.04	816.05 SF
RESIDENTIAL	R-ML01.05	817.14 SF
RESIDENTIAL	R-ML01.06	816.96 SF
RESIDENTIAL	R-ML01.07	814.71 SF
RESIDENTIAL	R-ML01.08	808.35 SF
RESIDENTIAL	R-ML01.09	316.09 SF
TOTAL RESIDENTIAL FSR AREA		6908.07 SF

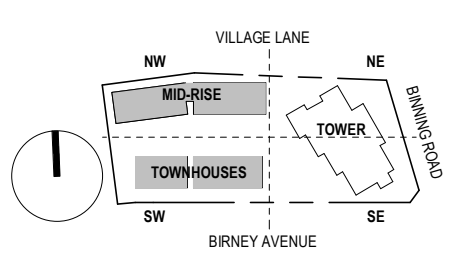
MECHANICAL R EXCLUSION - TH LEVEL 01		
MECHANICAL	M-THL01.1	5.94 SF
MECHANICAL	M-THL01.2	5.94 SF
MECHANICAL	M-THL01.3	5.94 SF
MECHANICAL	M-THL01.4	5.94 SF
MECHANICAL	M-THL01.5	5.91 SF
MECHANICAL	M-THL01.6	5.96 SF
MECHANICAL	M-THL01.7	5.96 SF
TOTAL MECHANICAL EXCLUSION		41.57 SF

MECHANICAL R EXCLUSION - M LEVEL 01		
MECHANICAL	M-ML01.02	6.27 SF
MECHANICAL	M-ML01.03	6.27 SF
MECHANICAL	M-ML01.04	6.27 SF
MECHANICAL	M-ML01.05	6.37 SF
MECHANICAL	M-ML01.06	6.27 SF
MECHANICAL	M-ML01.07	6.27 SF
MECHANICAL	M-ML01.09	10.07 SF
TOTAL MECHANICAL EXCLUSION		47.79 SF

STORAGE R EXCLUSION - TH LEVEL 01		
STORAGE	S-THL01.1	31.33 SF
STORAGE	S-THL01.2	31.44 SF
STORAGE	S-THL01.3	31.44 SF
STORAGE	S-THL01.4	31.44 SF
STORAGE	S-THL01.5	31.44 SF
STORAGE	S-THL01.6	29.79 SF
STORAGE	S-THL01.7	29.90 SF
TOTAL STORAGE EXCLUSION		216.80 SF

STORAGE R EXCLUSION - M LEVEL 01		
STORAGE	S-ML01.02	34.67 SF
STORAGE	S-ML01.03	32.68 SF
STORAGE	S-ML01.04	32.39 SF
STORAGE	S-ML01.05	32.39 SF
STORAGE	S-ML01.06	32.68 SF
STORAGE	S-ML01.07	35.02 SF
TOTAL STORAGE EXCLUSION		199.82 SF

ELECTRICAL R EXCLUSION - M LEVEL 01		
ELECTRICAL	E-ML01.09	2.80 SF
TOTAL ELECTRICAL EXCLUSION		2.80 SF

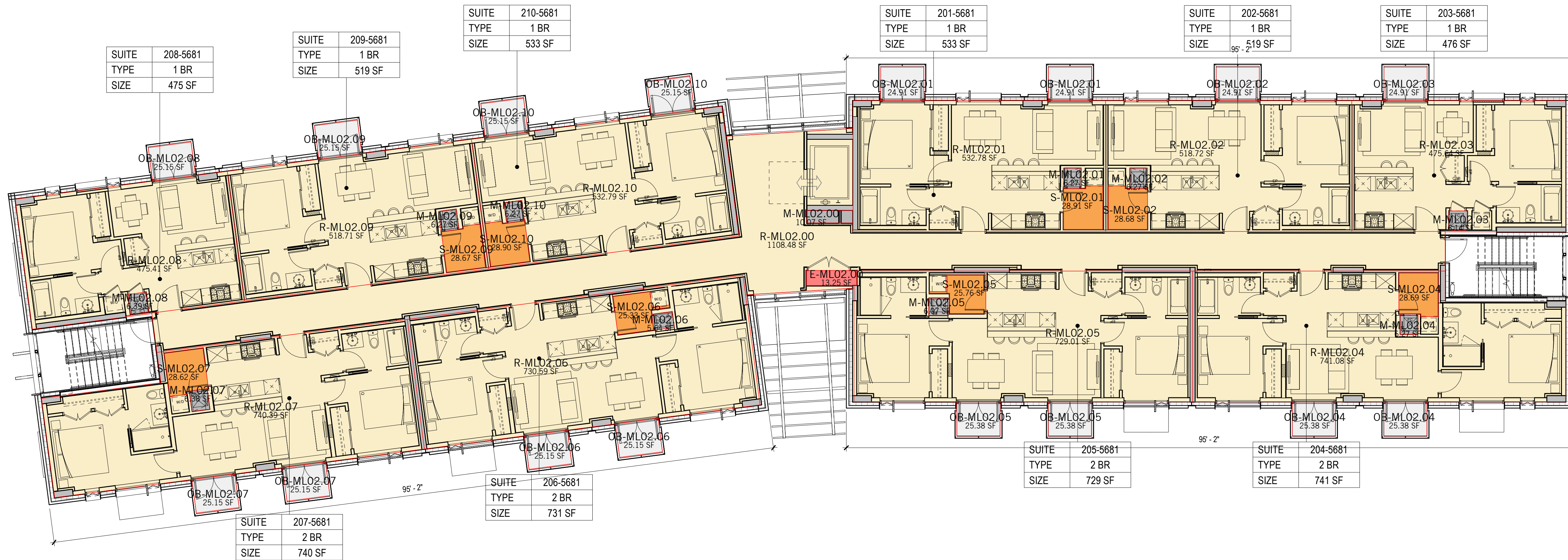


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- 5 DP AMENDMENT SUBMISSION 2018-12-07
- 6 DP AMENDMENT SUBMISSION 2019-08-21
- 7 DP AMENDMENT SUBMISSION 2020-06-05

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1 FSR_PLAN_MIDRISE &
TOWNHOUSES LEVEL 01
1/8" = 1'-0"



RESIDENTIAL AREA SUMMARY - TH LEVEL 02	
RESIDENTIAL - TOWNHOUSE	5939.72 SF
MECHANICAL	40.72 SF
TOTAL GROSS FLOOR AREA	5980.44 SF

RESIDENTIAL AREA SUMMARY - MIDRISE LEVEL 02	
RESIDENTIAL	7103.60 SF
ELECTRICAL	13.25 SF
MECHANICAL	72.04 SF
STORAGE	223.56 SF
TOTAL GROSS FLOOR AREA	7412.45 SF

RESIDENTIAL FSR AREA - TH LEVEL 02		
RESIDENTIAL - TOWNHOUSE	R-THL02.1	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.2	844.83 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.3	844.83 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.4	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.5	851.28 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.6	844.89 SF
RESIDENTIAL - TOWNHOUSE	R-THL02.7	851.33 SF
TOTAL RESIDENTIAL FSR AREA		5939.72 SF

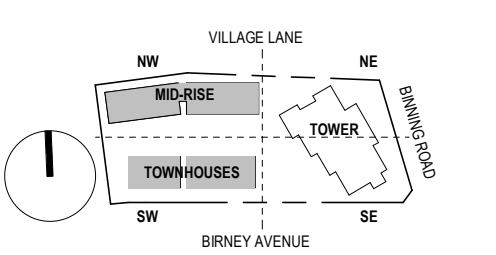
RESIDENTIAL FSR AREA - M LEVEL 02		
RESIDENTIAL	R-ML02.00	1108.48 SF
RESIDENTIAL	R-ML02.01	532.78 SF
RESIDENTIAL	R-ML02.02	518.72 SF
RESIDENTIAL	R-ML02.03	475.64 SF
RESIDENTIAL	R-ML02.04	741.08 SF
RESIDENTIAL	R-ML02.05	729.01 SF
RESIDENTIAL	R-ML02.06	730.59 SF
RESIDENTIAL	R-ML02.07	740.39 SF
RESIDENTIAL	R-ML02.08	475.41 SF
RESIDENTIAL	R-ML02.09	518.71 SF
RESIDENTIAL	R-ML02.10	532.79 SF
TOTAL RESIDENTIAL FSR AREA		7103.60 SF

MECHANICAL R EXCLUSION - TH LEVEL 02		
MECHANICAL	M-THL02.1	5.83 SF
MECHANICAL	M-THL02.2	5.83 SF
MECHANICAL	M-THL02.3	5.83 SF
MECHANICAL	M-THL02.4	5.83 SF
MECHANICAL	M-THL02.5	5.83 SF
MECHANICAL	M-THL02.6	5.78 SF
MECHANICAL	M-THL02.7	5.78 SF
TOTAL MECHANICAL EXCLUSION		40.72 SF

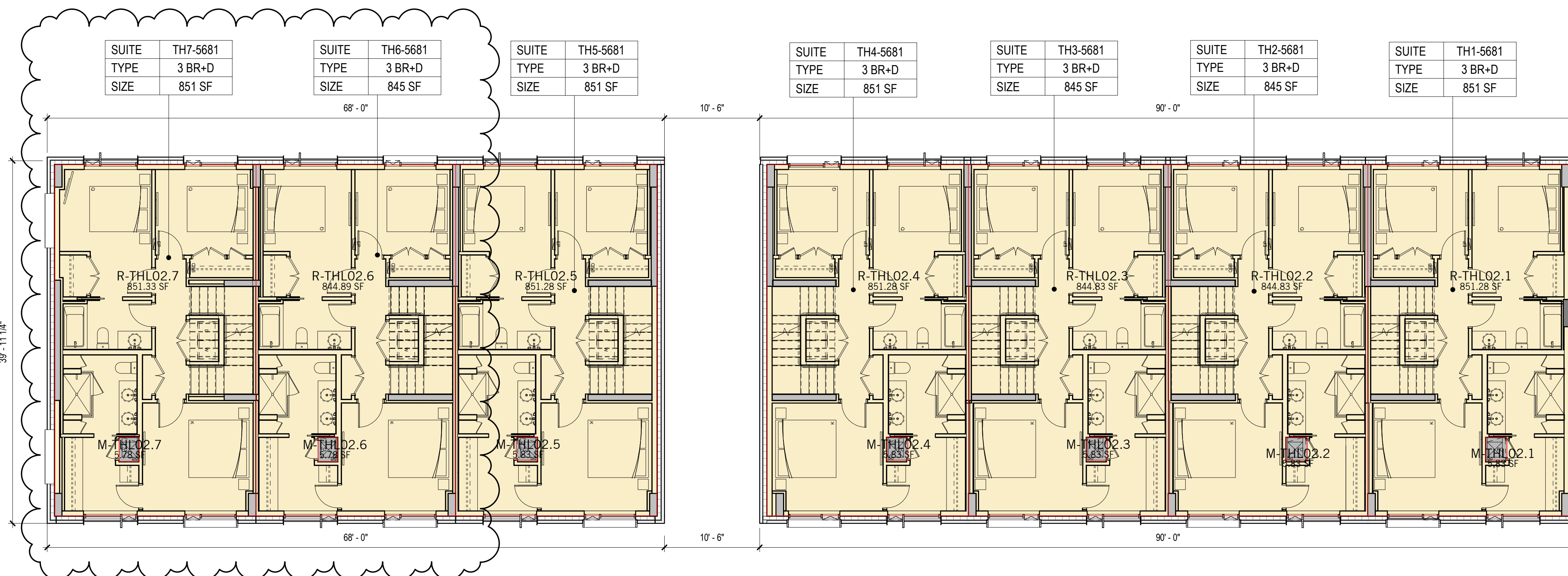
MECHANICAL R EXCLUSION - M LEVEL 02		
MECHANICAL	M-ML02.00	10.07 SF
MECHANICAL	M-ML02.01	6.27 SF
MECHANICAL	M-ML02.02	6.27 SF
MECHANICAL	M-ML02.03	6.14 SF
MECHANICAL	M-ML02.04	6.27 SF
MECHANICAL	M-ML02.05	6.07 SF
MECHANICAL	M-ML02.06	5.64 SF
MECHANICAL	M-ML02.07	6.38 SF
MECHANICAL	M-ML02.08	6.39 SF
MECHANICAL	M-ML02.09	6.27 SF
MECHANICAL	M-ML02.10	6.27 SF
TOTAL MECHANICAL EXCLUSION		72.04 SF

STORAGE R EXCLUSION - M LEVEL 02		
STORAGE	S-ML02.01	28.91 SF
STORAGE	S-ML02.02	28.68 SF
STORAGE	S-ML02.04	28.69 SF
STORAGE	S-ML02.05	25.76 SF
STORAGE	S-ML02.06	25.33 SF
STORAGE	S-ML02.07	28.62 SF
STORAGE	S-ML02.09	28.67 SF
STORAGE	S-ML02.10	28.90 SF
TOTAL STORAGE EXCLUSION		223.56 SF

ELECTRICAL R EXCLUSION - M LEVEL 02		
ELECTRICAL	E-ML02.00	13.25 SF
TOTAL ELECTRICAL EXCLUSION		13.25 SF



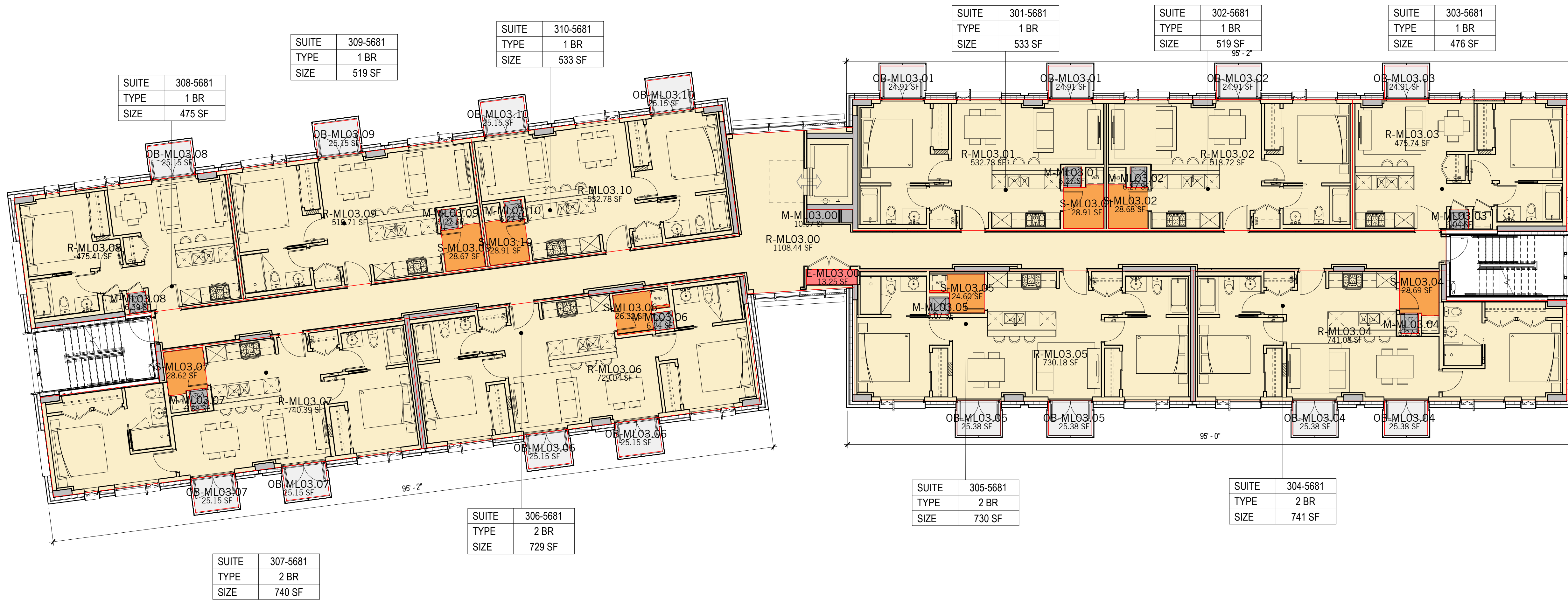
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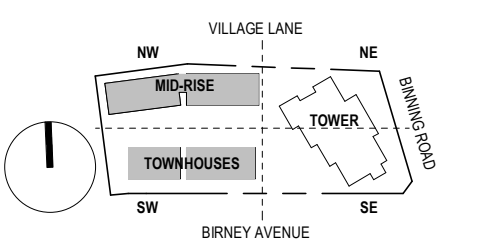
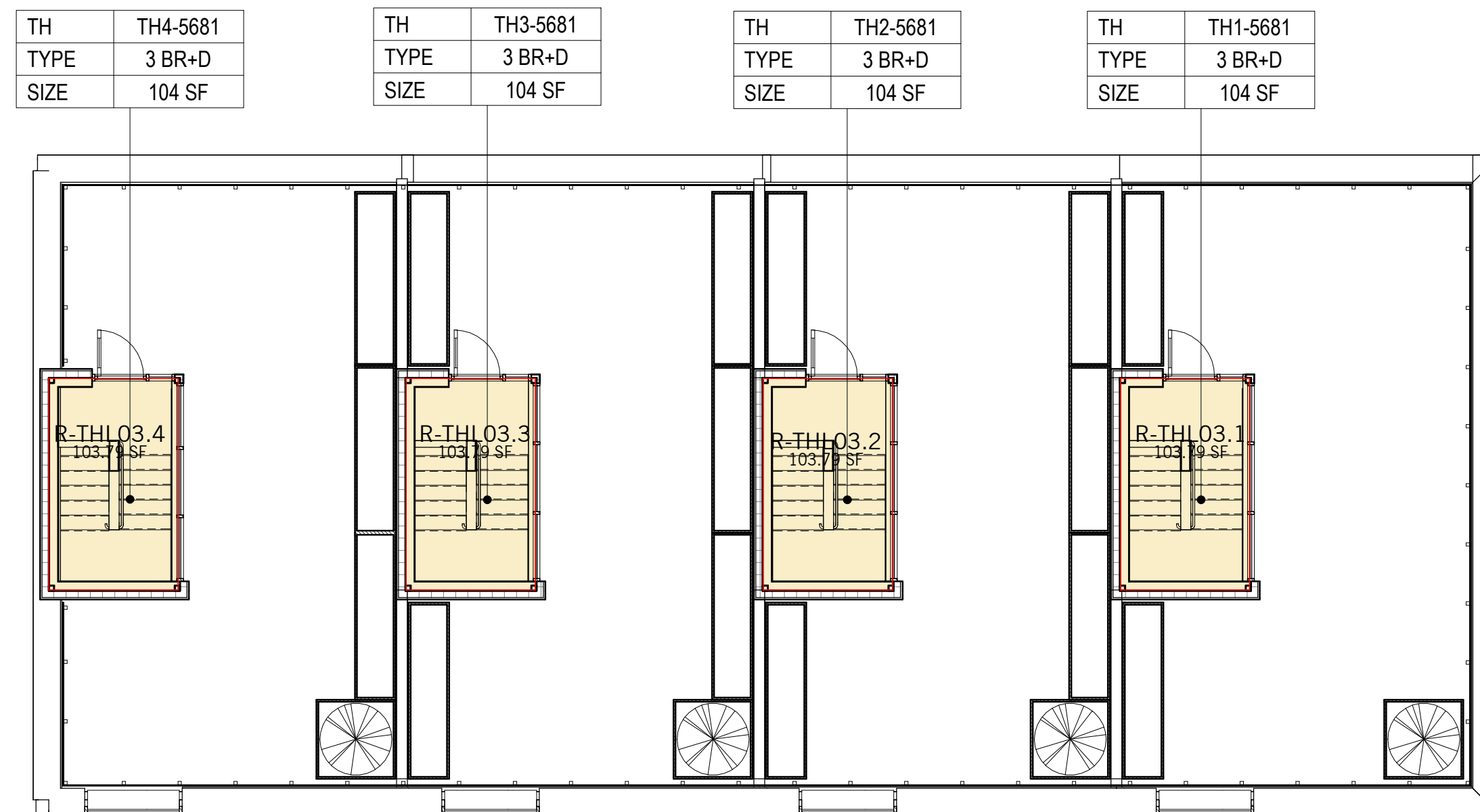
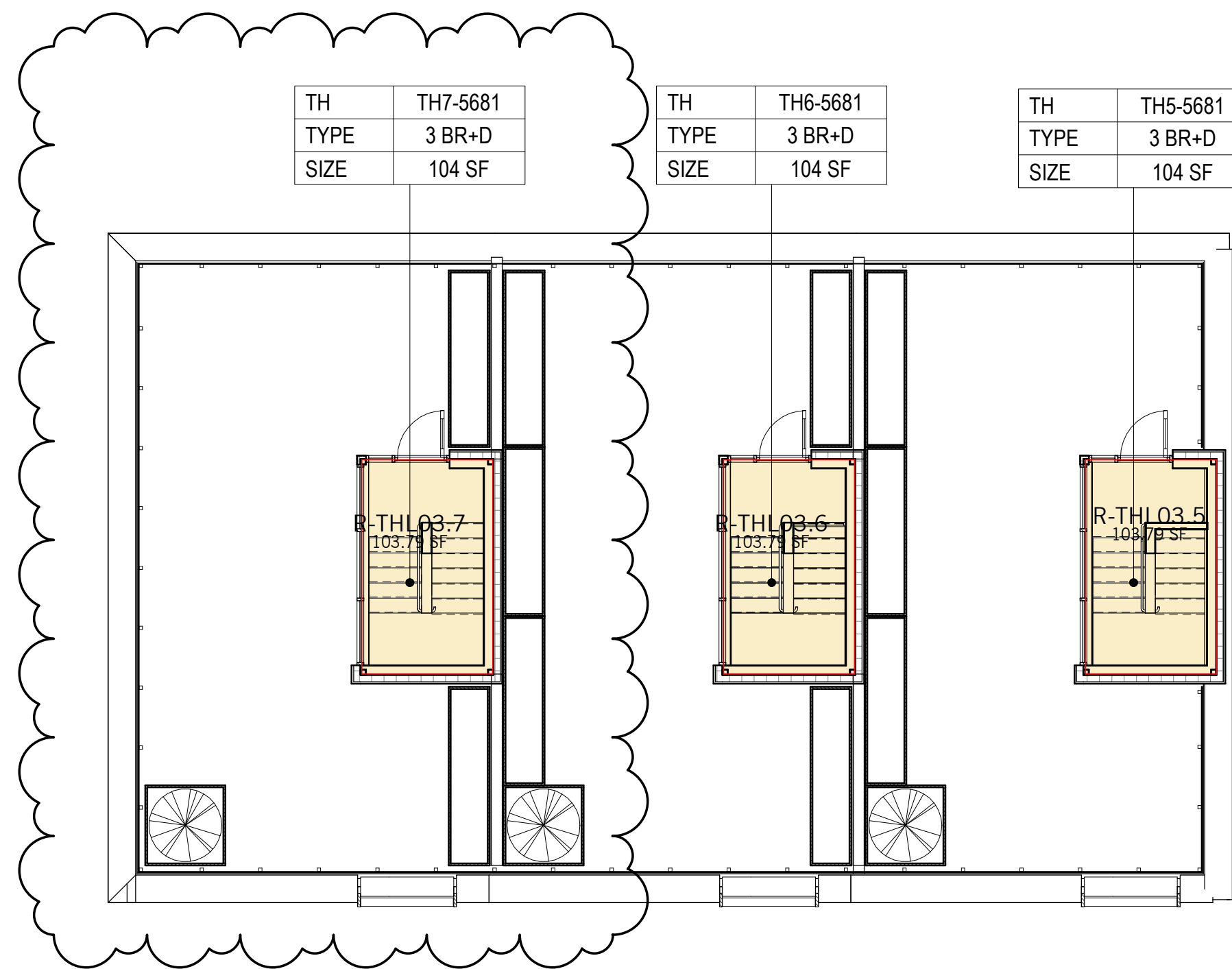
FSR_PLAN_MIDRISE &
TOWNHOUSES LEVEL 02
1 1/8" = 1'-0"

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RESIDENTIAL AREA SUMMARY - MIDRISE & TH LEVEL 03	
RESIDENTIAL	7103.26 SF
RESIDENTIAL - TOWNHOUSE	726.53 SF
FSR R AREA	7829.79 SF
ELECTRICAL	13.25 SF
MECHANICAL	72.51 SF
STORAGE	223.39 SF
FSR R EXCLUSION	309.15 SF
TOTAL GROSS FLOOR AREA	8138.94 SF
RESIDENTIAL FSR AREA - TH LEVEL 03	
RESIDENTIAL - TOWNHOUSE	R-THL03.1 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.2 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.3 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.4 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.5 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.6 103.79 SF
RESIDENTIAL - TOWNHOUSE	R-THL03.7 103.79 SF
TOTAL RESIDENTIAL FSR AREA	726.53 SF
RESIDENTIAL FSR AREA - M LEVEL 03	
RESIDENTIAL	R-ML03.00 1108.44 SF
RESIDENTIAL	R-ML03.01 532.78 SF
RESIDENTIAL	R-ML03.02 518.72 SF
RESIDENTIAL	R-ML03.03 475.74 SF
RESIDENTIAL	R-ML03.04 741.08 SF
RESIDENTIAL	R-ML03.05 730.18 SF
RESIDENTIAL	R-ML03.06 729.04 SF
RESIDENTIAL	R-ML03.07 740.39 SF
RESIDENTIAL	R-ML03.08 475.41 SF
RESIDENTIAL	R-ML03.09 518.71 SF
RESIDENTIAL	R-ML03.10 532.78 SF
TOTAL RESIDENTIAL FSR AREA	7103.26 SF
MECHANICAL R EXCLUSION - M LEVEL 03	
MECHANICAL	M-ML03.00 10.07 SF
MECHANICAL	M-ML03.01 6.27 SF
MECHANICAL	M-ML03.02 6.27 SF
MECHANICAL	M-ML03.03 6.04 SF
MECHANICAL	M-ML03.04 6.27 SF
MECHANICAL	M-ML03.05 6.07 SF
MECHANICAL	M-ML03.06 6.21 SF
MECHANICAL	M-ML03.07 6.38 SF
MECHANICAL	M-ML03.08 6.39 SF
MECHANICAL	M-ML03.09 6.27 SF
MECHANICAL	M-ML03.10 6.27 SF
TOTAL MECHANICAL EXCLUSION	72.51 SF
STORAGE R EXCLUSION - M LEVEL 03	
STORAGE	S-ML03.01 28.91 SF
STORAGE	S-ML03.02 28.68 SF
STORAGE	S-ML03.04 28.69 SF
STORAGE	S-ML03.05 24.60 SF
STORAGE	S-ML03.06 26.32 SF
STORAGE	S-ML03.07 28.62 SF
STORAGE	S-ML03.09 28.67 SF
STORAGE	S-ML03.10 28.91 SF
TOTAL STORAGE EXCLUSION	223.39 SF
OPEN BALCONY R NON GFA - M LEVEL 03	
OPEN BALCONY	OB-ML03.01 49.82 SF
OPEN BALCONY	OB-ML03.02 24.91 SF
OPEN BALCONY	OB-ML03.03 24.91 SF
OPEN BALCONY	OB-ML03.04 50.76 SF
OPEN BALCONY	OB-ML03.05 50.76 SF
OPEN BALCONY	OB-ML03.06 50.29 SF
OPEN BALCONY	OB-ML03.07 50.29 SF
OPEN BALCONY	OB-ML03.08 25.15 SF
OPEN BALCONY	OB-ML03.09 25.15 SF
OPEN BALCONY	OB-ML03.10 50.29 SF
TOTAL ENCLOSED BALCONY EXCLUSION	402.33 SF
ELECTRICAL R EXCLUSION - M LEVEL 03	
ELECTRICAL	E-ML03.00 13.25 SF
TOTAL ELECTRICAL EXCLUSION	13.25 SF



- 1 PRE-OP APPLICATION SUBMISSION 2017-12-06
- 2 DEVELOPMENT PERMIT SUBMISSION 2018-01-23
- 3 DEVELOPMENT PERMIT RE-SUBMISSION 2018-03-02
- 4 DP AMENDMENT SUBMISSION 2018-07-24
- 5 DP AMENDMENT SUBMISSION 2018-12-07
- 6 DP AMENDMENT SUBMISSION 2019-08-21
- 7 DP AMENDMENT SUBMISSION 2020-06-05