

Attachment 1

Report to LUPC dated March 28, 2022

REPORT

Climate Action, Planning and Development

To: Land Use and Planning Committee **Date:** March 28, 2022

From: Jackie Teed, Acting Director, Climate Action Planning and Development **File:** 13.2675.05

Item #: 2022-234

Subject: Rezoning and Development Permit (616 - 640 6th Street) – Preliminary Report

RECOMMENDATION

THAT the Land Use and Planning Committee instruct staff regarding the optional approaches summarized in Section 8 of this report, and provide staff with any other feedback; and,

THAT the Land Use and Planning Committee endorse the review process included in the Application Review Process and Next Steps Section of this report, and instruct staff to proceed with next steps once feedback provided by the Committee has been addressed.

EXECUTIVE SUMMARY

The properties at 616 & 640 Sixth Street have recently been sold to PC Urban Properties. Prior to the sale the City approved an application for rezoning and issued a subsequent Development Variance Permit to allow a 29 storey mixed use development consisting 237 secured market rental units with retail at grade fronting Sixth Street.

The new owner has submitted an application to rezone the site which would generally maintain the previously approved site plan, including the height of the residential tower at 29 storeys and continue to provide grade level retail, a privately owned and publicly accessible plaza at the corner of Sixth Street and Seventh Avenue, and off-site improvements associated with the implementation the Sixth Street Great Street and also the Seventh Avenue Crosstown Greenway. The current proposal includes the following key revisions:

- increase the number of secured market rental housing units from 237 to 338 (increase of 101 units);
- increase in density from 6.46 FSR to 7.80 FSR (increase of 1.34FSR);
- an increase in the maximum tower floorplate size by 8.9% (from 689 square metres (7,414 sq. ft.) to 750 square metres/ 8,073 square feet); and
- increase in the height of podium from three to four storeys with the proposed fourth storey being setback 3 metres (10 feet).

The increased number of rental units would support Council's affordable housing priorities. The increased density would be appropriate to the Official Community Plan land use designation. The increase in the tower floorplate and podium height is not consistent with key principles which framed negotiation of the previous tower massing partially in exchange for a 29 storey building with is taller than adjacent buildings (22 to 24 storeys), but is consistent with Development Permit Area Design Guidelines. Staff is seeking LUPC instruction on whether to explore a taller tower to achieve the additional units rather than change the floorplate or podium height.

Since the original proposal, Rental Tenure Only Zoning (RTOZ) has been created by the Province, which protect a property for rental use in perpetuity, or until a future Council should choose to approve a change to the zoning on that site. The market rental housing in this proposal would need to be secured with either a Housing Agreement and Rental Tenure Only Zoning and staff would continue to assess these options thorough the application review process.

1. PURPOSE

This report is intended to provide Council with preliminary information on the proposed rezoning of the properties at 616 and 640 Sixth Street, to seek direction on key optional approaches for the application which are not consistent with approaches previously negotiated and to outline the application review process for endorsement.

2.0 BACKGROUND

2.1 Previous Applications

Previously Approved Rezoning and Housing Agreement (2019)

The subject site was rezoned through the adoption of Zoning Amendment Bylaw No. 7997, 2019 on October 7, 2019 to facilitate the development of a 29 storey mixed use development consisting of 142 market strata residential units, 95 secured market rental units, and 1,150 square metres (12,384 sq. f.) of commercial retail at grade fronting Sixth Street. The 95 secured market rental units were secured by Housing Agreement Bylaw No. 8131, 2019 which was adopted by Council on September 20, 2019 and has been registered at the Land Title Office with a no-stratification covenant

Previous Development Variance Permit and Housing Agreement Amendment (2020)

A Development Variance Permit and Housing Agreement Amendment were subsequently approved for the subject site to facilitate converting the previously approved development from a mix of condo and secured market rental units to a 100% secured market rental project with funding from the Canadian Mortgage and Housing Corporation (CMHC). Variances were approved by Council through DVP00685 to increase the maximum floorplate from 650.5 square metres (7,000 sq. ft.) to 689 square metres (7,414 sq. ft.) and regularize the parking requirements with the standard bylaw parking requirements for secured market rental housing units. Housing Agreement Amendment (616 - 640 Sixth Street) Bylaw No. 8242, 2020 was adopted November 30, 2020 to allow the conversion of all 237 units to secured market rental units.

Development Permit

The previous applicant submitted a concurrent Development Permit at the time the initial rezoning application, which was never finalized and issued. This application has now transferred to the new owners.

2.2 Site Characteristics and Context

The subject sites are two lots with frontages along Sixth Street, Princess Street and Seventh Avenue in the Uptown neighbourhood as shown in Figure 1 below. Additional site characteristics and context information is included in Attachment 1.

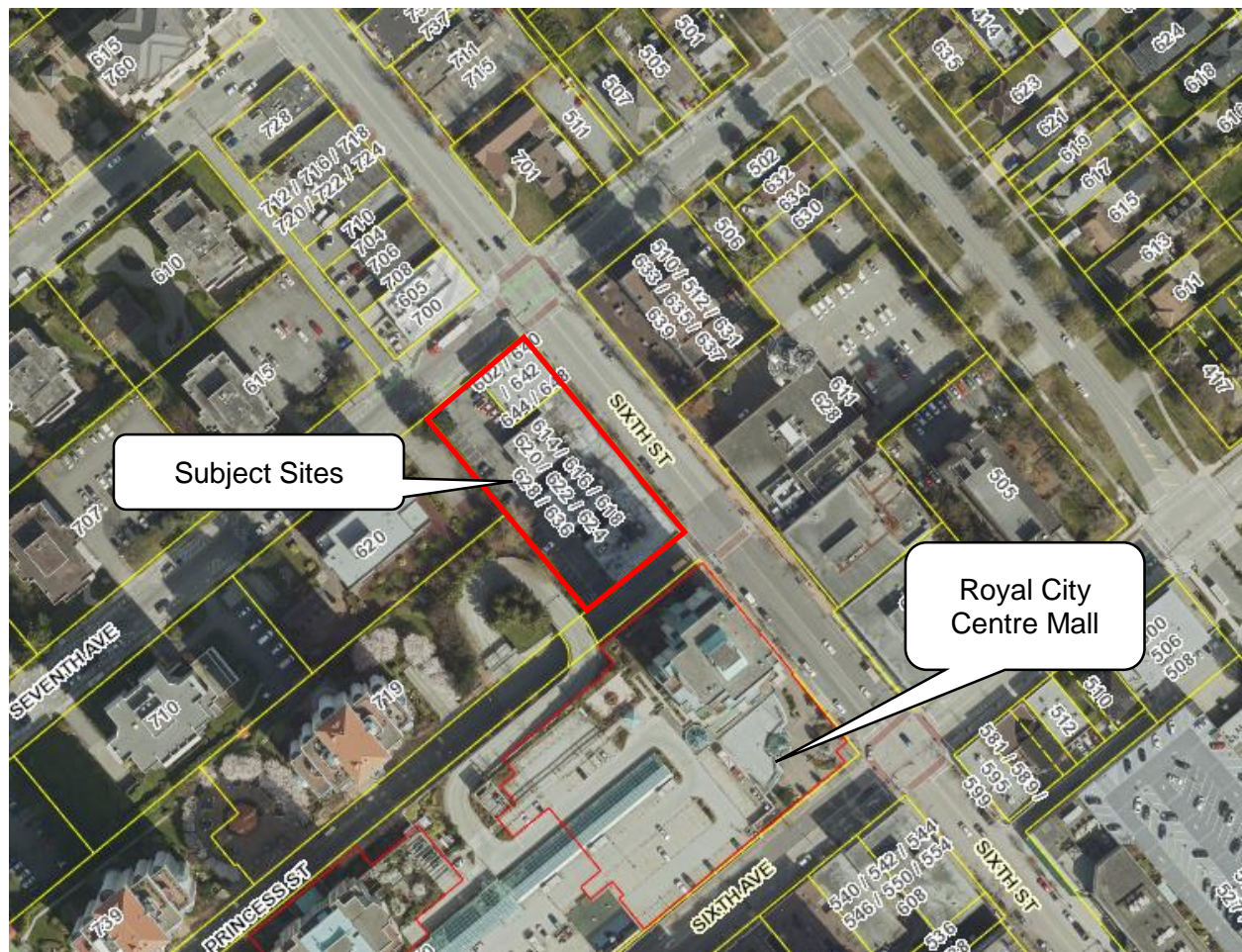


Figure 1: Site Location

3.0 POLICY AND REGULATIONS

The current proposal is consistent with the Official Community Plan land use designation for the site: (MH) Mixed Use - High Rise. The current zoning is Comprehensive Development District (616 and 640 Sixth Street) (CD-80), which would need to be amended to accommodate the proposal through rezoning. A summary of related City policies and regulations, which includes the Official Community Plan (OCP) Land Use Designation, Development Permit Area (DPA), and Zoning, is included in Attachment 2.

4.0 CURRENT PROPOSAL

The current proposal consists of 29 storey building with 338 secured market rental housing units (increase of 101 units), 10,442 square feet (970.09 square meters) of commercial retail along Sixth Street (decrease of 1,942 square feet / 180 square meters). The building would have an overall density of 7.80 FSR (increase of 1.34 FSR), and a floorplate of 750 square metres / 8,073 square feet (increase of 61 square metres / 659 square feet). The applicant proposes 10 units (2.9%) would be offered at 10% (or more) below CMHC median rents all years for New Westminster, and that all

units would be secured with a Housing Agreement for a period of 60 years or the life of the building. the proposal continues to include a privately owned, publicly accessible plaza and off-site improvement associated with Sixth Street Great Street and the Seventh Avenue Greenway. The application includes 60 studio (18%), 158 one-bedroom (47%), 92 two-bedroom (27%) and 28 three-bedroom (8%) units, which is consistent with the requirements of the City's Family Friendly Housing requirements.

The form and character of the project would generally be consistent with what was approved by Council through the earlier rezoning application other than the noted changes. The entire building would be owned and managed by one entity; would no longer have separate entrances, lobbies, or elevators; and all shared amenity areas would be available to all residents. The revisions to the proposal are summarized in the table below.

	Proposed	Previous	Difference
Residential Units	338 Secured Market Rental Units	237 Secured Market Rental Units	101 unit increase
Density	7.80 FSR	6.46 FSR	1.34 FSR increase
Height	29 storeys	29 storeys	No change
Tower Floorplate	750 square metres (8,073 square feet)	689 square metres (7,414 sq. ft.) <u>Prior to DVP:</u> 650.5 square metres (7,000 sq. ft.)	61 square metres (657 sq. ft.) <u>Prior to DVP:</u> 99.5 square metres (1,071 sq. ft.)
Off-Street Parking	271 spaces*	313 spaces	42 space decrease

*Does not comply with bylaw requirements and requires staff review

The applicant has provided a project rationale letter, drawings submission, and project statistics, which have been included in Attachment 3.

5.0 DISCUSSION

5.1 Density

The current application proposes to increase the density from 6.46 to 7.80 FSR (increase of 1.34 FSR / 21%). The proposed density is considered reasonable as the subject site is located in the Residential High-Rise designated area of the Uptown Local Centre, as identified in the Official Community Plan.

5.2 Tower Floorplate, Podium and Building Height

Generally, the City seeks to negotiate for taller buildings with smaller floorplates and shorter podiums than permitted by design guidelines to support livability and a highly walkable, pedestrian-scale streetscape (e.g. ensuring light and air to the public streets, open space, residential units; creating pedestrian scale at the street, etc.). This was the case for the building originally approved for this site in 2019, which was negotiated and approved by Council to be taller than adjacent buildings (29 storeys vs. 22 to 24 storey adjacent buildings), partially in exchange for having a smaller tower floorplate of 650.3 square metres (7,000 sq. ft.) and podium height of three storeys. This negotiated outcome supported the Sixth Street Great Street and responded to livability comments provided by adjacent residents.

In 2020 the City subsequently supported a variance of the floorplate size to 689 square metres (7,414 sq. ft.) in support of converting the building to 100% rental units. Staff considered that the 6% increase in size would still realize the streetscape/livability principles, while achieving over 200 new rental units.

The current proposal is for a four storey podium with a three metre / 10 foot setback for the top floor, and a tower floorplate of 750 square metres (8,073 sq. ft.). These are permitted by the design guidelines, and would be a cost effective way of adding density. As the tower would remain at 29 storeys, with a higher podium and a floorplate that is 15% larger than originally approved, staff considers that the changes no longer meet the intent of the previously approved project: i.e. to allow 29 storeys partially in exchange for a smaller podium and floorplate to achieve goals related to the Sixth Street Great Street and liveability.

An optional approach to achieve the additional 101 new rental units, as well as the streetscape/livability goals, would be to add additional storeys to the tower, with a three storey podium, and floorplate around the currently approved size of 689 square metres (7,414 sq. ft.).

Either: Does the LUPC support that staff work with the applicant to reduce the floorplate close to the currently approved 689 sq.m./7,414 sq.ft. and the podium to three storeys, and instead increase the building height to achieve additional rental units, prior to proceeding to public consultation; or,

Or: Does the LUPC support that the application proceed to next steps with the proposed 750 square metres (8,073 sq. ft.) floorplate, four storey podium, and 29 storey tower?

5.3 Secured Market and Affordable Rental Housing

Consistent with the previous proposal authorized by Council through the Development Variance Permit in 2020, this project would be 100% secured market rental housing. The applicant has proposed an increase in the number of units from 237 to 338, and increase of 101 (30%) units, supporting Council's affordable housing priorities. The entire building would be owned and managed by one entity. All entrances, lobbies, elevators, and amenity areas would be available to all residents.

The applicant proposes 10 units (2.9%) would be offered at 10% (or more) below CMHC median rents all years for New Westminster. The applicant has not indicated whether or not they are working through CMHC's Rental Construction Financing Initiative (RCFi) as the previous owners were. The RCFi would offer low interest loans for development of projects which achieve social outcomes in relation to affordability, accessibility, and energy efficiency.

The applicant proposes the units continue to be secured through the current Housing Agreement registered on title, which would be amended to cover all 338 units, securing them for 60 years or the life of the building, after which non-rental housing could be constructed without any rezoning required. Since the time of the original application, Rental Tenure Only Zoning has been created by the Province. This option is open to the City for all rental zoning applications, and would protect the property for rental use in perpetuity, or until a future Council should choose to approve a change to the zoning on the site. Market rental housing would need to be secured with either a Housing Agreement and Rental Tenure Only Zoning and staff would continue to assess these options thorough the application review process.

5.4 Transportation and Off-Street Parking

Given the site is bounded by Sixth Street Great Street on one side, and Seventh Avenue Greenway on the other, access must be taken from Princess Street. Princess Street provides access to a number of other residential towers, as well as loading access to the Royal City Centre mall, including for very large transport trucks. As such, a comprehensive transportation review including bicycle and vehicle parking, transportation demand management measures, and loading configuration and functionality was required to be produced and accepted by the City for the previous rezoning to add 237 new units.

Adding an additional 101 units will require a similar level of analysis, and a fully updated review under the current proposal would be required which would need to take into account significant proposed reductions from existing general Zoning Bylaw requirements for market rental housing as well as walking proximity to transit, cycling routes, services and amenities.

6.0 REVIEW PROCESS AND NEXT STEPS

Since the initial intake of this application, the City has formalized a streamlined interim review process. The anticipated next steps for review of this project are outlined below:

1. Staff Review and Internal Circulation (on-going);
2. Land Use and Planning Committee Report (**WE ARE HERE**)
3. Report to Council from Land Use and Planning Committee;
4. Applicant-led public information / consultation on updated project design;
5. New Westminster Design Panel Review of revised design;
6. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
7. Council consideration of First and Second Readings of Rezoning and Housing Agreement Bylaws and issue notice of waiving Public Hearing;
8. Public Hearing (if Council does not waive);
9. Council consideration of Third Reading and Adoption Rezoning and Housing Agreement Bylaws.
10. Adoption of Zoning Amendment Bylaw
11. Issuance of Development Permit by Director of Development Services

7.0 INTERDEPARTMENTAL LIAISON

The City has a team-based approach for reviewing development proposals. Staff from various departments, including Climate Action, Planning and Development; Engineering Services; and Parks and Recreation, has conducted an initial review of this preliminary application review inquiry.

8.0 FEEDBACK FROM THE LAND USE AND PLANNING COMMITTEE

Staff is seeking general feedback from the Land Use and Planning Committee (LUPC) on the proposal, as well as instruction from the LUPC on the following optional approaches:

That the LUPC instruct staff to:

1. *Either: Work with the applicant to reduce the floorplate close to the currently approved 689 sq.m./7,414 sq.ft. and the podium to three storeys, and instead increase the building height to achieve additional rental units, prior to proceeding to public consultation; or,*

Or: Advise the applicant that their application proceed to next steps with the proposed 750 square metres (8,073 sq. ft.) tower floor plate, four storey podium, and 29 storey tower.

9.0 OPTIONS

The following options are available for the Land Use and Planning Committee's consideration:

1. That the Land Use and Planning Committee instruct staff regarding the optional approaches summarized in Section 8 of this report, and provide staff with any other feedback; and,
2. That the Land Use and Planning Committee endorse the review process included in the Application Review Process and Next Steps Section of this report, and instruct staff to proceed with next steps once feedback provided by the Committee has been addressed.
3. That the Land Use and Planning Committee forward the application to Council for their feedback on the options provided in Section 8 of this report.
4. That the Land Use and Planning Committee provide staff with alternative instructions.

Staff recommends Options 1 and 2.

ATTACHMENTS

Attachment 1 – Policy and Regulation Context
Attachment 2 – Site Characteristics and Context
Attachment 3 – Preliminary Project Drawings

APPROVALS

This report was prepared by:
Michael Watson, Acting Development Planning Supervisor

This report was reviewed by:
Jackie Teed, Senior Manager of Climate Action, Planning and Development

This report was approved by:
Jackie Teed, Acting Director, Climate Action, Planning and Development

Attachment #1

Policy and Regulation Context

**Attachment 1:
POLICY AND REGULATIONS****Official Community Plan (OCP):**

The subject property is designated (MH) Mixed Use - High Rise. The purpose of this designation is to provide for low-mid-and high-rise commercial or commercial and mixed use buildings which would create active and engaging streets. This proposal would be consistent with the designation.

Development Permit Area:

The subject property is located within the Uptown Mixed Use Node Development Permit Area. The intent of this DPA designation is to “facilitate new commercial and mixed use development, with active commercial uses oriented towards the principal streets: Sixth Street, Sixth Avenue and Belmont Street. This area is designated with the following purposes:

- Establishment of objectives for the form and character of commercial, mixed use and multi-family development,
- Protection of the natural environment, its ecosystems, and biological diversity,
- Establishment of objectives to promote energy conservation.”

A copy of the proposed DPA guidelines for the Uptown Mixed Use Node can be accessed at the following weblink below:

https://www.newwestcity.ca/database/files/library/DPAs_4.1_Uptown.pdf

Zoning Bylaw:

The subject property was previously zoned Comprehensive Development District (616 and 640 Sixth Street) (CD-80). The intent of this zone was to “allow for a 29 storey development having commercial uses on the ground, secured market residential unit secured through a housing agreement, and market residential units above. Although the building would be decreasing in height and going to rental residential building with commercial at grade, it still fits within the general intent of the neighbourhood. However, variances are required to allow for the increased site coverage (tower floorplate) above the podium level and to reduce the parking requirements to Zoning Bylaw rates for a secured market residential building with commercial at grade, including varying the amount of required car share spaces from 4 to 0 as the car share is no longer needed in order for the project to meeting minimum parking requirements of the Zoning Bylaw (previously required due to higher parking requirement for strata residential).

Family Friendly Housing Policy:

The proposed building would need to provide for family-friendly housing units in accordance with the Family-Friendly Housing Bylaw for both the secured market rental and market condominium portions of the project. As noted in the Proposal Data, the project exceeds the requirements of the Family-Friendly Housing Bylaw in regards to the amount of two and three bedroom units which are included within the development.

Master Transportation Plan:

Sixth Street is identified as a “Great Street” within the Master Transportation Plan (MTP). As per the MTP, Great Streets “require planning and design that goes beyond the typical street function of supporting through traffic. Planning and designing Great Streets means providing characteristics that make streets destinations – places for people to be, instead of places to move through.” The project has been considered in light of the MTP objectives of making Sixth Street a “Great Street” in regards to streetscape improvements (sidewalks, landscaped boulevards, etc.), building setbacks, and other design aspects.

Seventh Avenue is also identified as a Greenway within the MTP and Trail & Greenway Master Plan which includes policies to provide safe and comfortable bicycle facilities for people of all ages and abilities.

Secure Market Rental Housing Policy

The variety of strategies and actions outlined in the Secured Market Rental Housing policy are aimed at retaining, renewing and enhancing the supply of secured rental housing. The provision of secured market rental housing through this application supports the objectives of the Secured Market Rental Housing Policy.

The policy exempts projects which provided secured market rental housing from provision of Voluntary Amenity Contributions.

Inclusionary Housing Policy

The purpose of the Inclusionary Housing Policy is to help meet the City’s affordable rental housing needs by securing built below market and non-market rental units in new multi-unit strata residential and mixed use residential developments seeking additional density.

Projects which include 100% of housing units as secure market rental housing are exempt from the policy.

Family Friendly Housing Bylaw and Design Guidelines

The Family Friendly Housing Policy provides requirements for the mix of units with two and three bedrooms as well as guidelines that ensure units are usable by families. Rental developments are required to provide 5% three bedroom units and 25% two and three bedroom units. The proposal includes 28 (8%) three bedroom units and 92 (27%) two and three bedroom units.

Attachment #2

Site Characteristics and Context

Attachment 2: Site and Character Context

The subjects sites are two lots with frontages along Sixth Street, Princess Street and Seventh Avenue in the Uptown neighbourhood. The lots currently contain two existing commercial buildings (two storey height) which are leased. Directly to the north of the subject site is a two-storey commercial building (Rexall Drugstore), the New Westminster United Reform Church, and Mt. Calvary Lutheran Church. To the west of the site is a 10 storey mixed-use building with retail at grade and residential above (2.84 FSR) and a three storey commercial building. To the south of the site is the Royal Centre Mall and a 22 storey multi-unit residential building (2.56 combined FSR between shopping centre and multi unit residential). To the east of the site are a 14 storey multi-unit residential building (3.08 FSR) and a 24 storey multi-unit residential building (2.92 FSR).

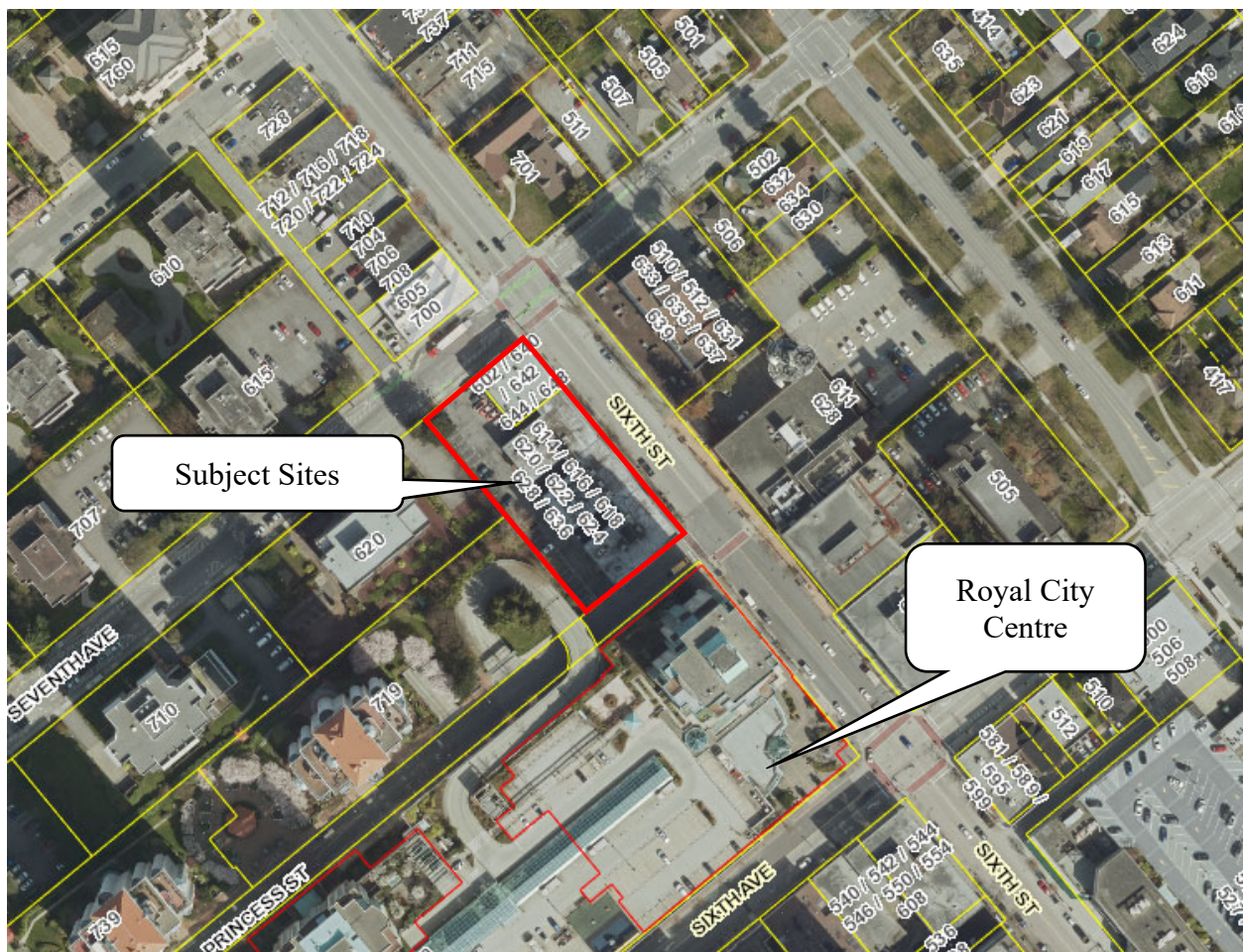


Figure 1: Site Location

Proximity to Transit Service and Other Sustainable Transportation Options

The site is well serviced by transit and within walking proximity to bus stops located along Sixth Street, Eighth Street and Sixth Avenue, covering the Frequent Transit

Network (FTN) bus services to/from multiple SkyTrain stations including New Westminster Station, Columbia Station, Lougheed Station, MetroTown Station, Surrey Central Station and Braid Station. The site also fronts the Rotary Crosstown Greenway (7th Avenue), and is surrounded by a complete sidewalk network.

Transit Facility	Frequency	Distance
Bus Routes #101, #105, #106, #123, #155 and #N19	Frequent Transit Network: 5-6 minutes (Peak Hours), 6 minutes Midday and Evening, 8-10 minutes Late Night and Weekends	Adjacent to site and within 400 metres (Sixth Street, Eighth Street, and Sixth Avenue)

Car share services, for one-way and two-way operations, are available in the neighbourhood. Five car share vehicles and stalls will be added with excellent access for tenants and other users within the secured commercial and visitor parking area on P1. Council should be aware that each new and successive tenant of the building will receive a membership the car share service for the duration of their residency at 616-640 6th Street.

Attachment #3
Architectural Drawings



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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEST AMENDMENT APPLICATION	ISSUED	10/22/2022

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PROJECT

MIXED USE DEV.

616 - 640 6TH STREET,

NEW WESTMINSTER, B.C.

V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

DATE:

02/03/22

SHEET TITLE

RENDERINGS

SHEET NUMBER

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Planning Rationale

IBI Group is pleased to resubmit a Development Permit application for the site at 616-640 6th Street in New Westminster.

Policy Context

The 34,800.9 sf site is located on the west side of 6th Street, north of Princess St. and south of Seventh Ave. Currently the block is composed of a two-storey commercial block with street-fronting retail and services at ground level and offices above.

Land Use Designation: Mixed Use Highrise
Zoning Provision: Comprehensive Development 80

The CD zoning for this site outlines the parameters for a 29-storey residential building with activated commercial at ground level under the C-3 High Rise zone. Conditions of this provision are 95 secured market rental residential units, a maximum of 237 units, and a maximum density of 6.46 floor space ratio.

Proposed Zoning

The proposed concept for 616-640 6th Street offers an entirely rental residential component, with a larger rental housing provision than available in the current zoning with minimal increase to the overall density. Parking stall rates are reduced as well, in accordance with the City's environmental priorities, walkable nature of the neighbourhood, and transit network options available.

Located within a Local Centre

The compact, efficient footprint with a mixed use program contributes to the City of New Westminster's goals for "Local Centres". Local Centres play an important role in accommodating growth, promoting use of existing transit networks, and maintaining neighbourhood character in urban areas outside of downtown. Local-serving retail and services make the Local Centres complete communities and well utilized nodes.

Design Response

The 616-640 6th Street design has been adjusted to better respond to the context, the city's goals for Sixth Street, and opportunity at this site. This includes an increased housing offering, adaptable units, reduced parking, and minor design changes. 616-640 6th St positions the City well to attract and retain new residents with a meaningful rental housing offering of 338 residential units, over 100 of which are 2 and 3 bedrooms ideal for families.

Relationship to the Street

The site, which takes up the entire block of frontage along Sixth Street, allows for the design to be carefully crafted to best respond to the street and shape the block in an integrated, cohesive way. The block interface will activate the street with permeable retail spaces and associated amenities along the street. The streetwall prioritizes pedestrian comfort and a strong, unified block along this main street.

The ground-level experience will blend with the surrounding Sixth Street characteristics and enhance the overall Uptown mixed-use node. This will be achieved by using high quality materials, glass commercial frontages, clear and welcoming entrances, and landscaped podium base. Black brick cladding will add to the brick character in the corridor, and create a striking, modern appearance contrasted with the window walls and concrete.

Project Benefits

- Purpose built, secured rental homes
- Below market housing provided
- Accessible rental units provided
- Car share for use of the public and building
- Electric vehicle parking and charging
- Energy efficiency and sustainable design
- LEED Gold equivalent design

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PROJECT NO:

136749

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Author

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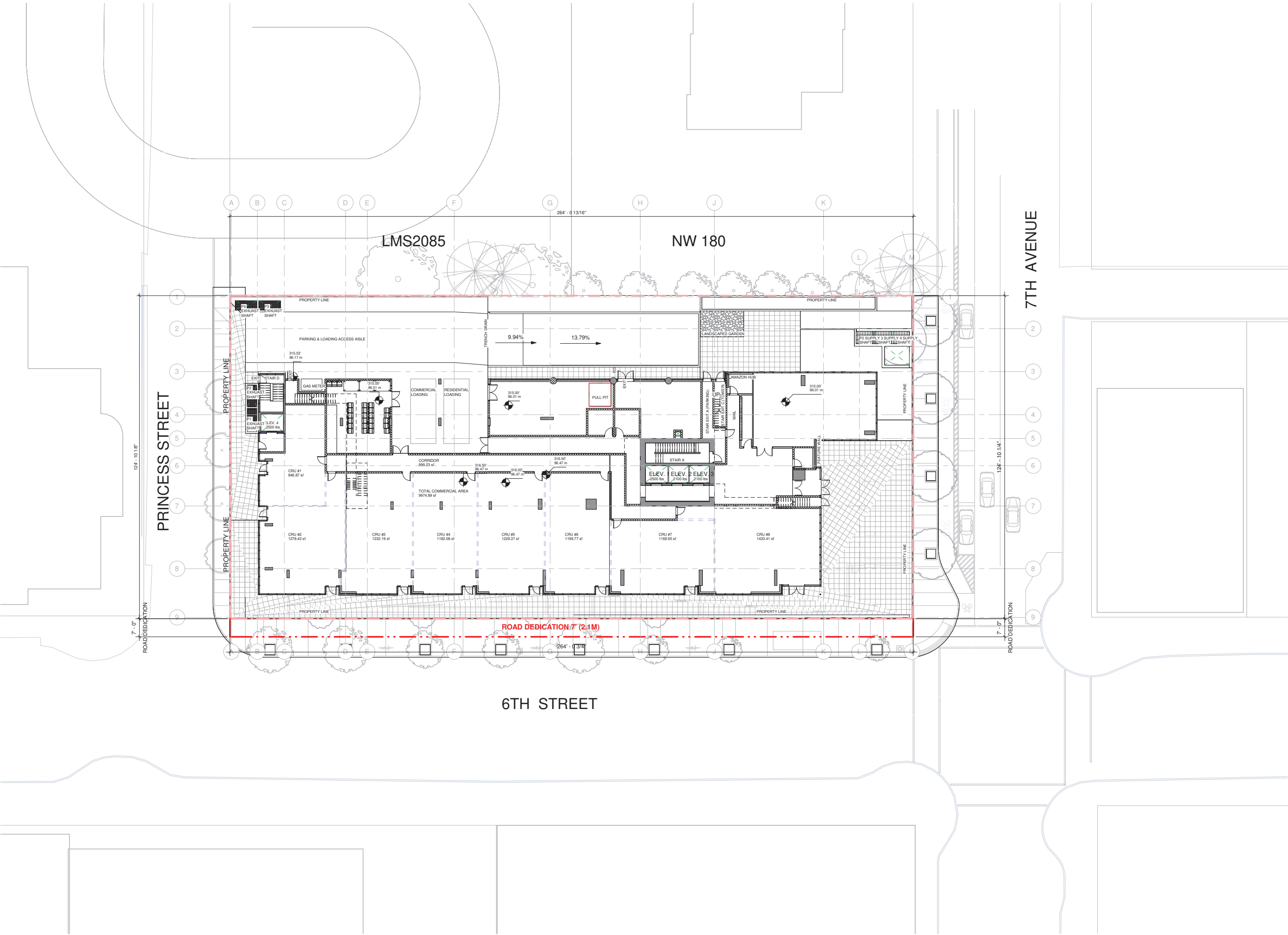
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10/22/2022

ISSUES

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SCALE:

1/16" = 1'-0"

DATE:

02/03/22

SHEET TITLE

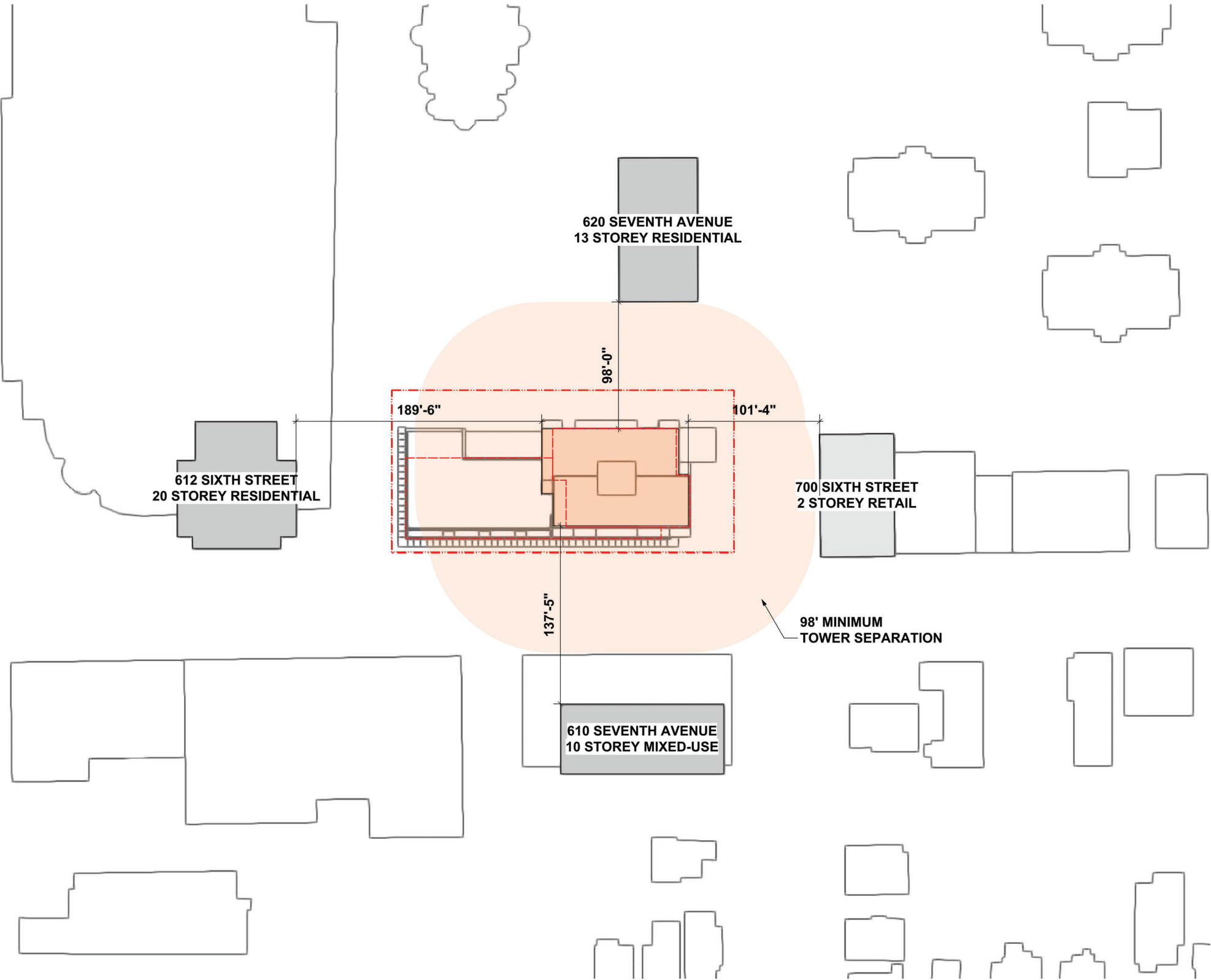
CONTEXT / L01

SHEET NUMBER

A1.02

ISSUE

----- = INDICATES FOOTPRINT OF PREVIOUS ORR DEVELOPMENT SUBMISSION



Tower Placement & Design

The tower placement is sensitive to the surroundings, and sited to achieve appropriate separation and setback from the street and other buildings. This ensures privacy for residents, mitigates crowding of new development, and lessens shadow impact through tower orientation and sculpting. A small increase in the tower floorplate and storeys allows for more units than previously proposed without decreasing unit size and bedroom mix. Adjustments to the dimensions and massing have been made accordingly to create a well-proportioned podium and tower that are consistent with the Sixth Street corridor and surrounding built form.

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NO.	ISSUANCE	STATUS	DATE
1	ZONING BY-LAW TEST AMENDMENT APPLICATION	ISSUED	02/22/2022

ISSUES

SEAL

SUB CONSULTANT

PRIME CONSULTANT

IBI

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PROJECT

MIXED USE DEV.

616 - 640 6TH STREET,
NEW WESTMINSTER, B.C.
V3L 3C3

PROJECT NO:

136749

DRAWN BY:

Author

CHKD' BY:

Checker

SCALE:

DATE:

02/03/22

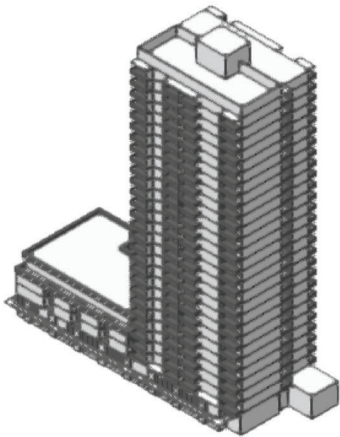
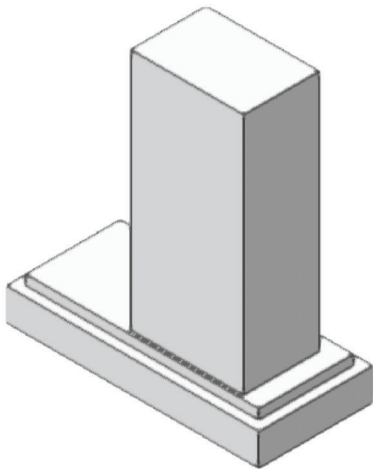
SHEET TITLE

TOWER SEPERATION

SHEET NUMBER

A0.07

ISSUE



	CD-80 ZONING	CURRENT PROPOSAL	CHANGE FROM CD-80 ZONING
HEIGHT	29 LEVELS	29 LEVELS	— + 0 LEVELS
DENSITY (FSR)	6.46	7.8	▲ + 1.34
RENTAL UNIT COUNT MINIMUM	95	338	▲ + 243
PARKING STALL COUNT MINIMUM	313	271	▼ - 42
COMMERCIAL FLOOR SPACE	12,944 SF	10,442 SF	▼ - 2,402 SF

Changes from the original package:

- Minor stats adjustments
- Increased unit count
- 40% adaptable units provided
- Reduced parking rates (reference TDM included in separate package)
- Minor dimensional changes to massing
- We have included an overlay on our drawings indicating the original footprint in plan and elevations
- Tower footprint increased to 750SQM (8073 sqft)

Building design changes

- Simplified and reduced balconies because of step code
- Material changes as related to building envelope
- L1 retail street edge configuration is simplified as related to leasing requirements

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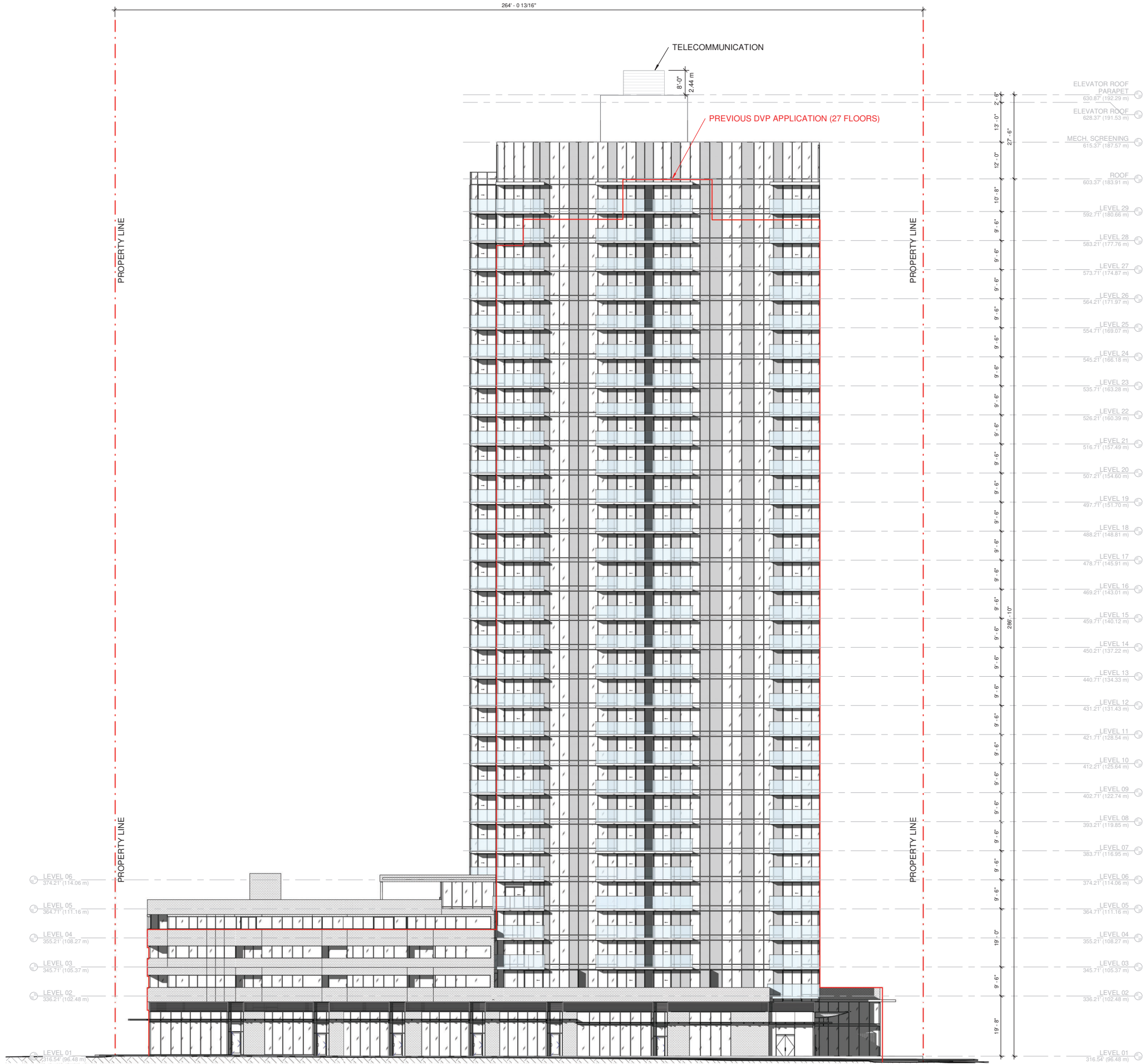
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CHANGES FROM
ORIGINAL PACKAGE

SHEET NUMBER

A0.14

ISSUE



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ISSUES

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SHEET TITLE

EAST ELEVATION

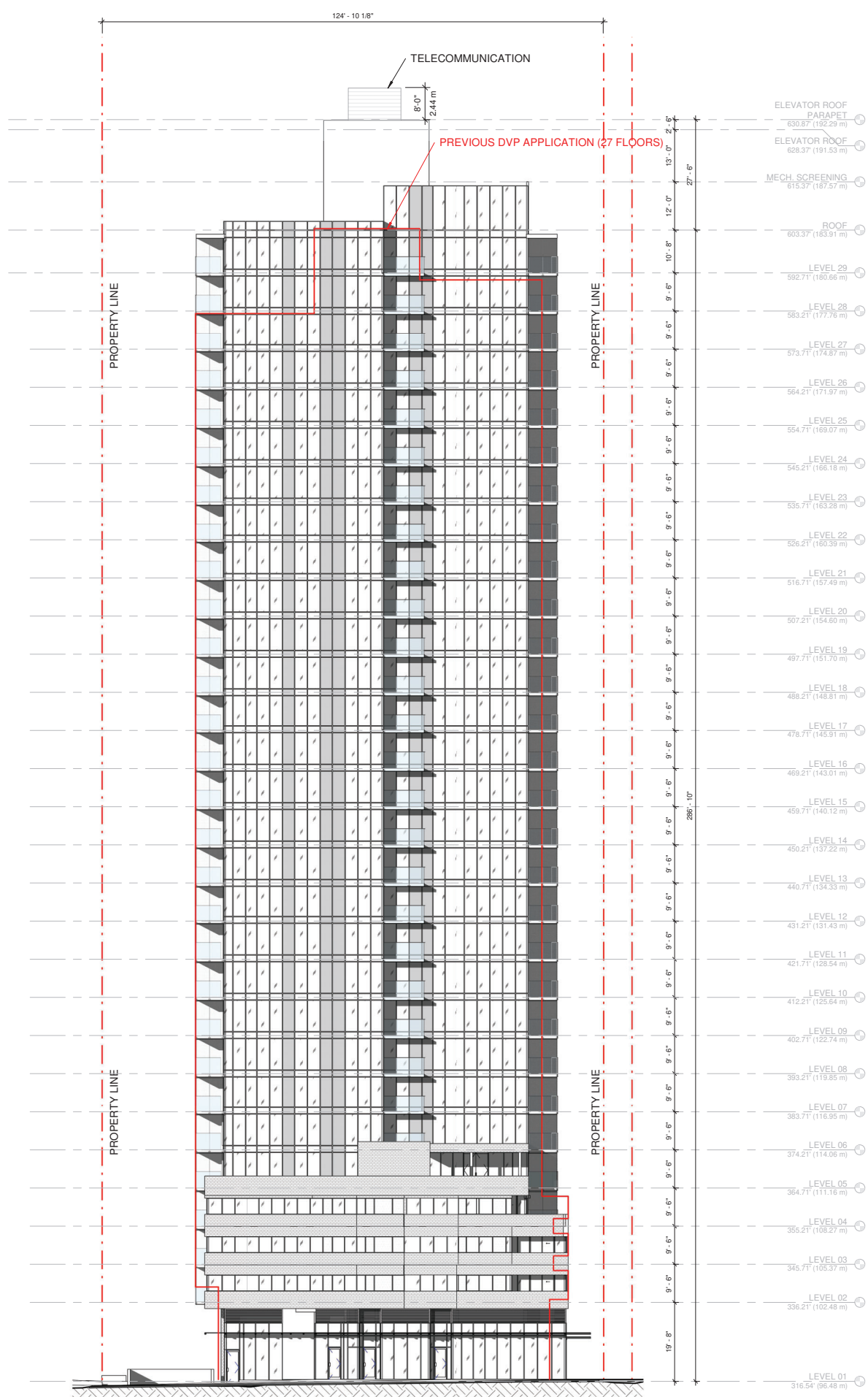
SHEET NUMBER

A3.01

ISSUE




1 NORTH ELEVATION
Scale: 1/16" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/16" = 1'-0"

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SHEET TITLE

**NORTH & SOUTH
ELEVATION**

SHEET NUMBER

A3.02

ISSUE