



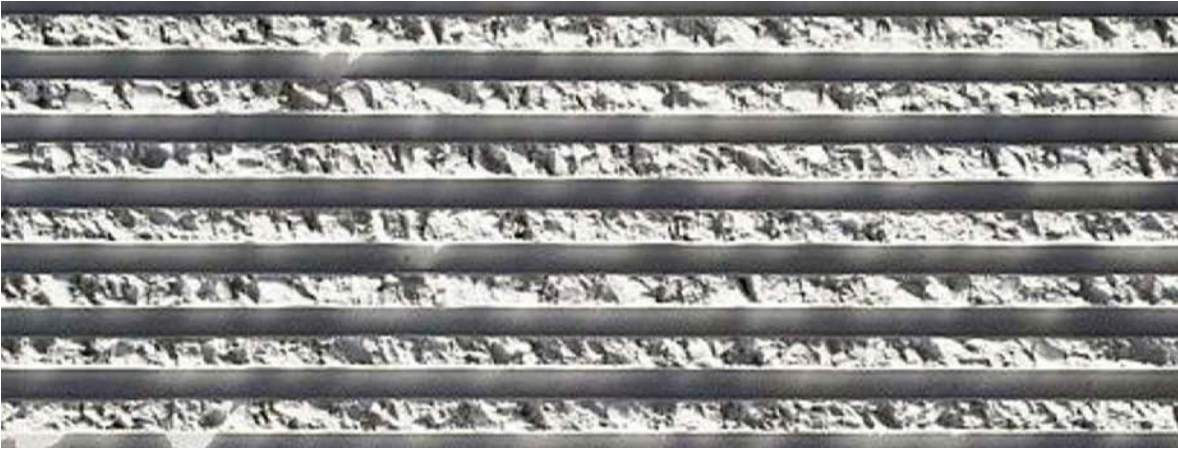








Material Palette



Cementitious Panel
Light Grey Finish



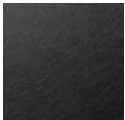
Metal Window Frames
Metal Mullions
Metal Louvers
Black Finish

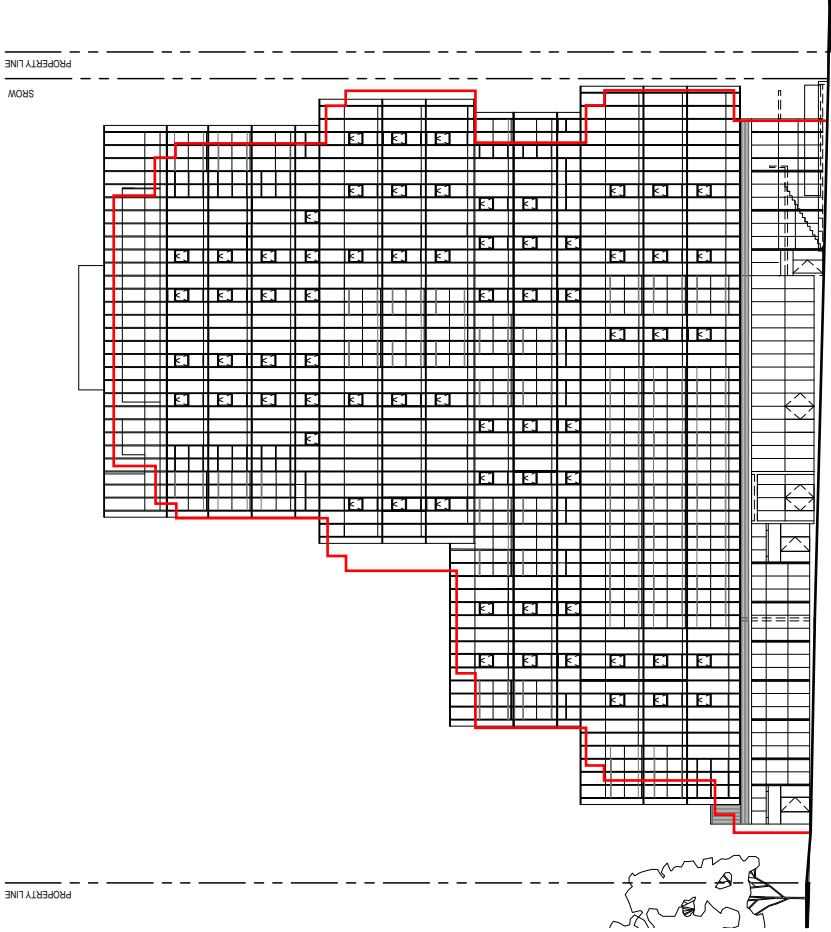


Metal Panel
Black Finish

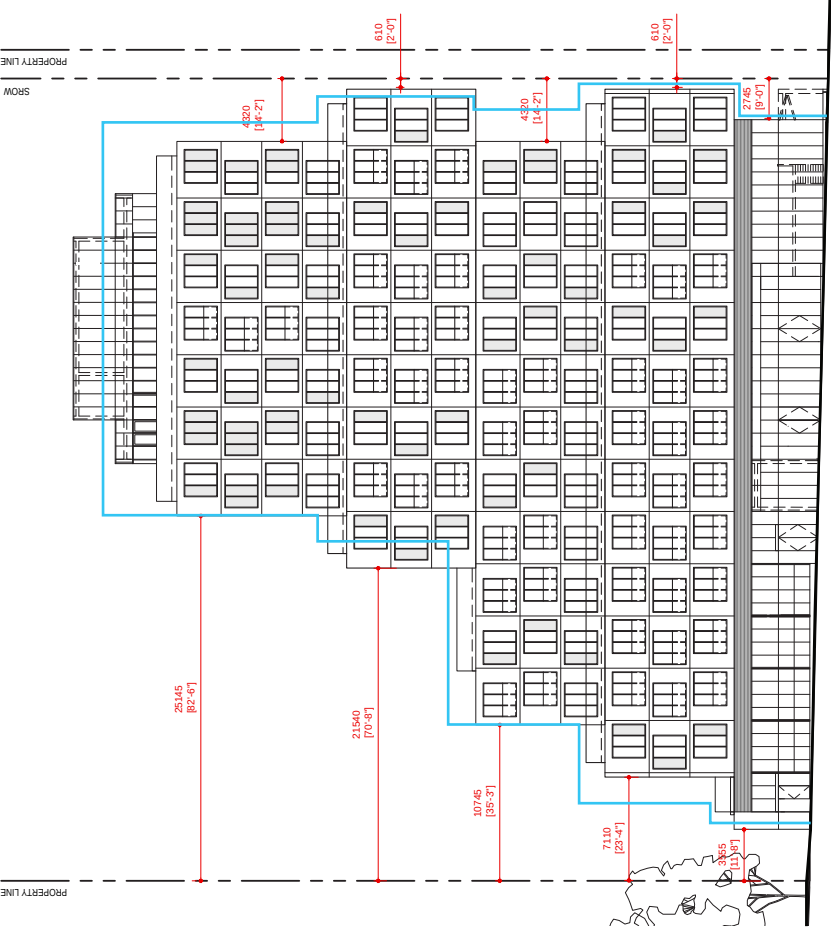


Wood Texture Cladding
Balcony Interiors
Black Finish

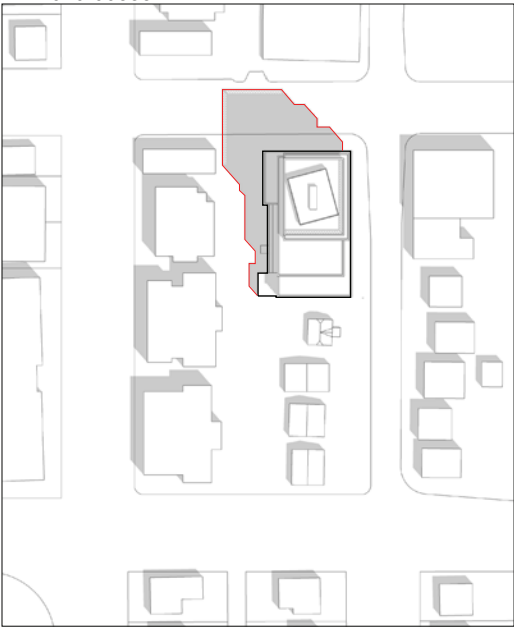




Development Permit
Application



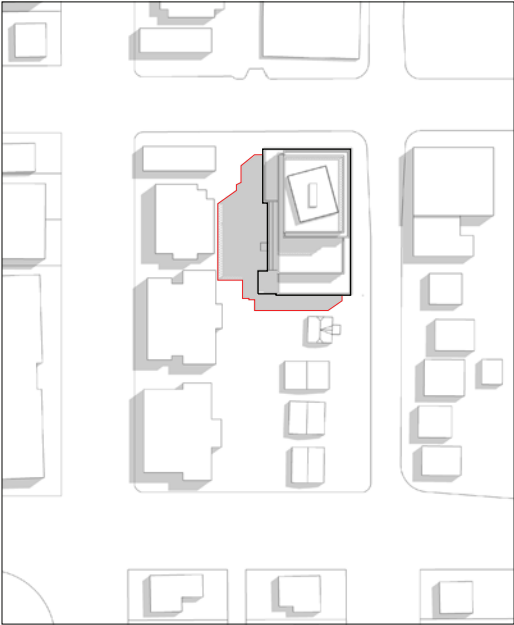
Rezoning Application



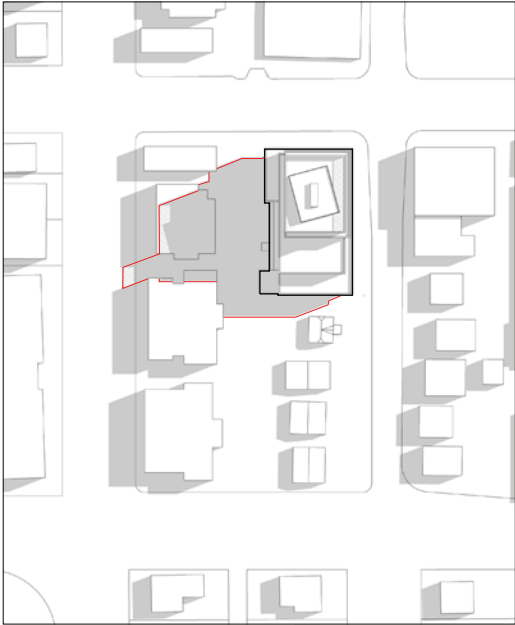
June 21st - 3:00pm



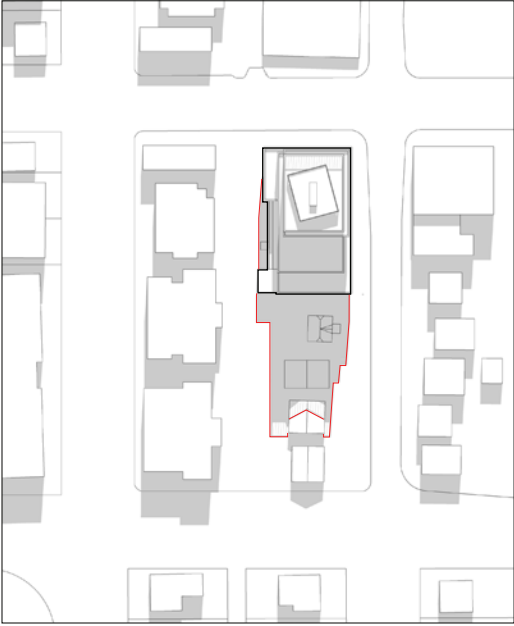
March / September 21st - 3:00pm



June 21st - 12:00pm



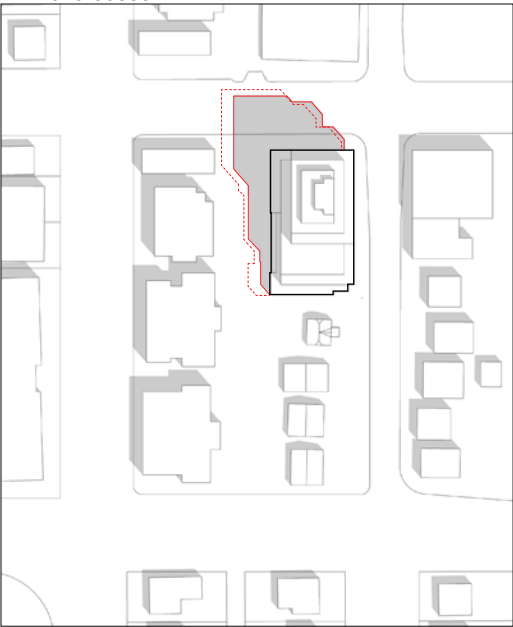
March / September 21st - 12:00pm



June 21st - 9:00am



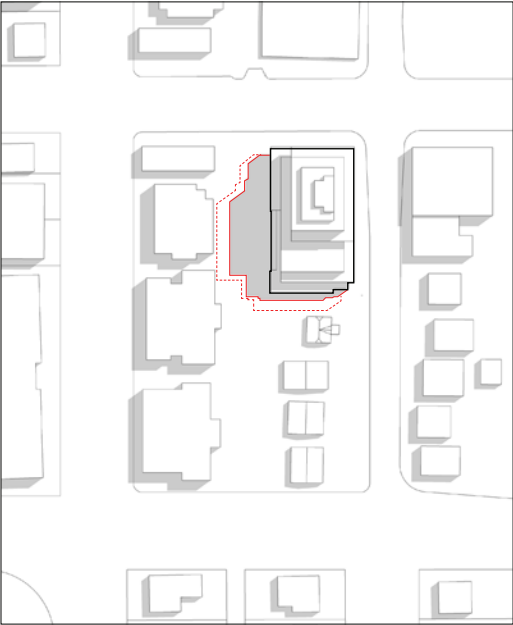
March / September 21st - 9:00am



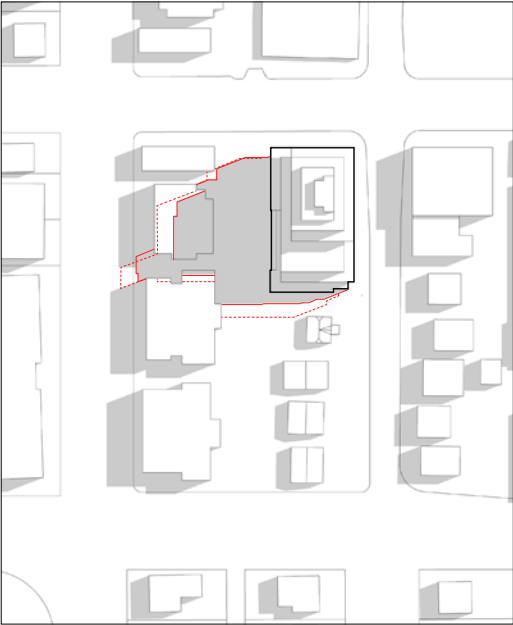
June 21st - 3:00pm



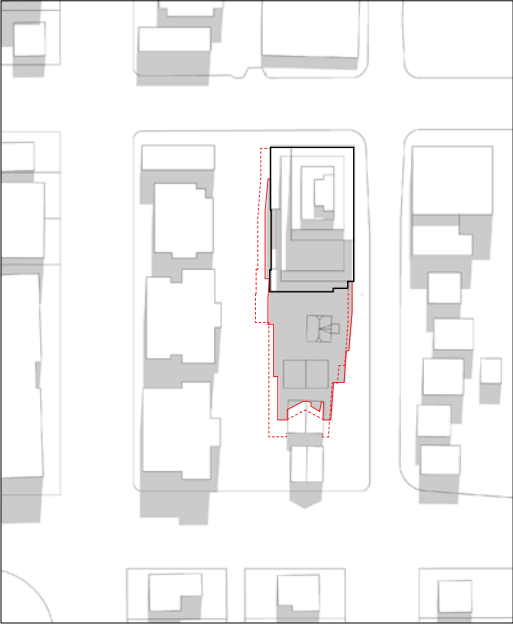
March / September 21st - 3:00pm



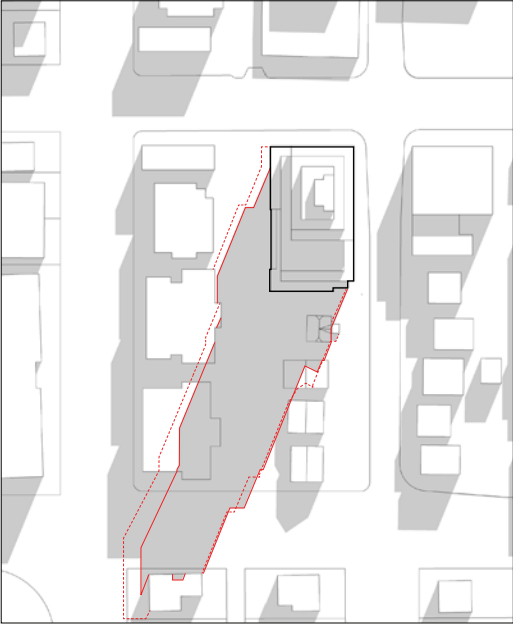
June 21st - 12:00pm



March / September 21st - 12:00pm



June 21st - 9:00am



March / September 21st - 9:00am

..... Rezoning Application

Project Information

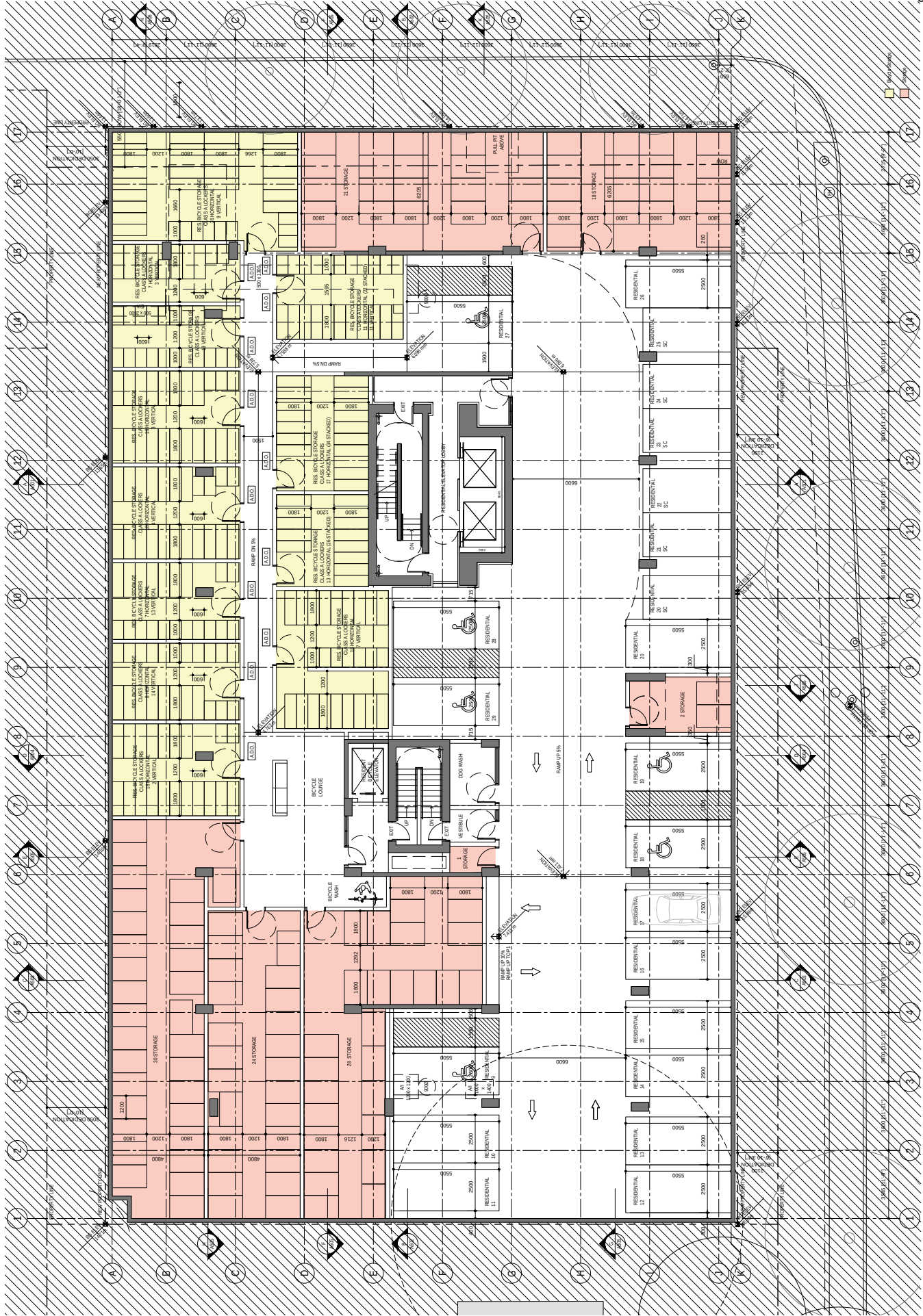
Civic Address	3701 W Broadway 3743 W Broadway
Legal Description	LOT A, BLOCK 193, PLAN 4581, DISTRICT LOT 176, NEW WESTMINSTER SEE 368 932L LOT 9, BLOCK 193, PLAN 4581, DISTRICT LOT 176, NEW WESTMINSTER LAND DISTRICT
PID	11489847
Existing Zoning	C2 RS-1
Site Area (total)	2,157 m2
Base Building	14,473 m
Proposed Building Height	52.597 m
Proposed Building Height	67.07 m

Project Areas

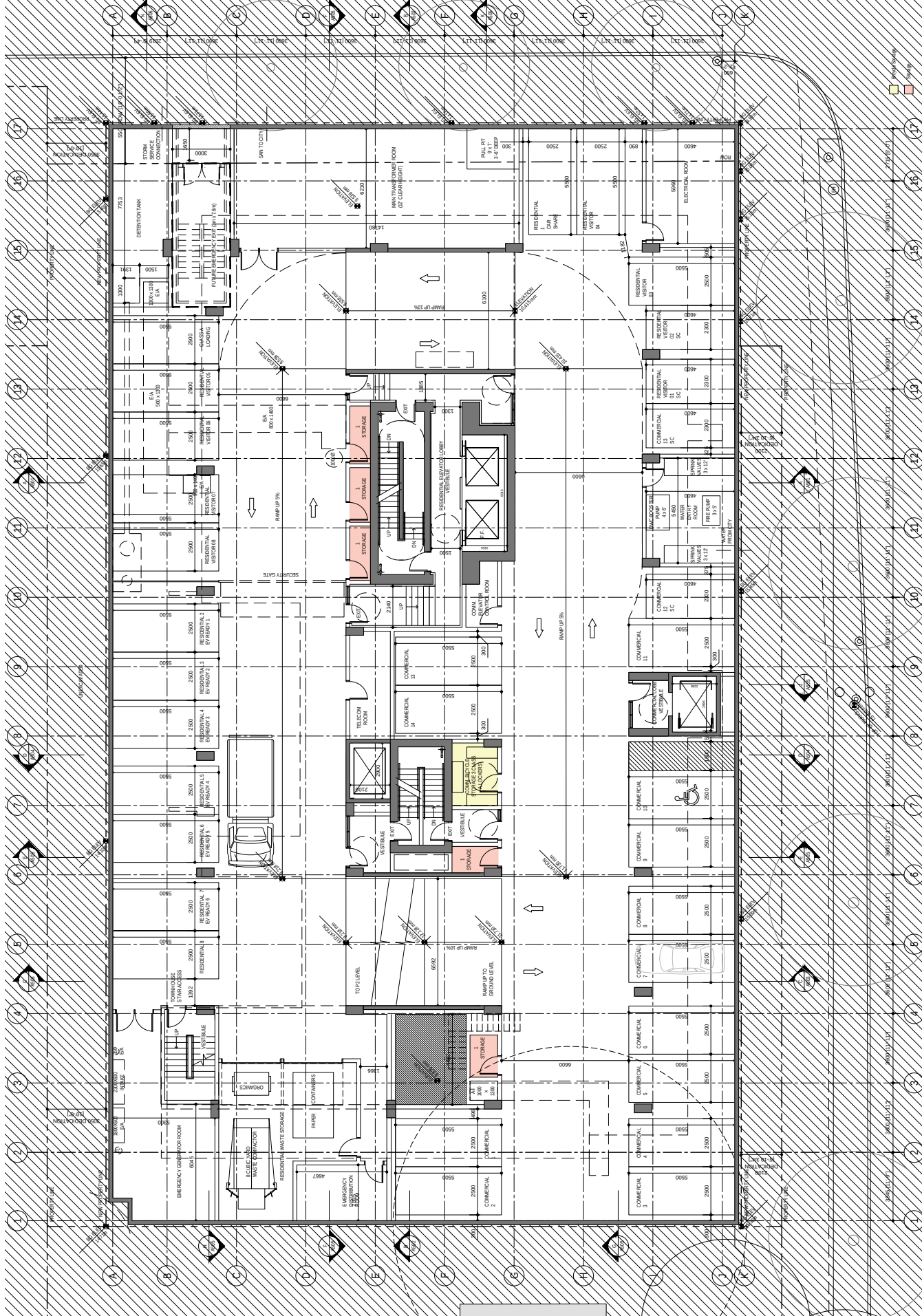
Floor	Commercial (m2)	Amenity (m2)	Residential (m2)	Residential FSR (m2)	Total FSR (m2)	Total Gross (m2)	Circulation (m2)	Storage (m2)	#	Balcony (m2)	#	Terraces (m2)
P2	-	-	-	-	-	-	-	-	124	-	-	-
P1	-	-	-	-	-	-	-	-	5	-	-	-
P1 (mezz)	-	-	82.2	-	-	82.2	17.2	15.0	3	-	-	-
L1	666.1	-	-	454.4	-	1,120.5	288.2	-	-	-	-	-
L1 (mezz)	224.5	-	-	300.7	-	525.2	132.8	-	-	-	-	-
L2	-	-	-	1,201.1	-	1,201.1	153.0	19.9	7	65.5	13	85.4
L3	-	-	-	1,170.0	-	1,170.0	153.0	21.3	7	93.0	19	-
L4	-	-	-	1,170.0	-	1,170.0	153.0	21.3	7	93.0	19	-
L5	-	-	-	867.4	-	867.4	136.4	7.4	3	15.3	3	259.2
L6	-	-	-	804.5	-	804.5	136.4	7.9	3	62.3	13	-
L7	-	-	-	804.5	-	804.5	136.4	7.9	3	62.3	13	-
L8	-	-	-	684.6	-	684.6	98.8	2.5	1	35.7	5	185.2
L9	-	-	-	666.0	-	666.0	98.4	-	-	51.2	13	-
L10	-	-	-	666.0	-	666.0	98.4	-	-	51.2	13	-
L11	-	-	-	475.4	-	475.4	91.8	3.2	1	-	-	-
L12	-	-	-	433.5	-	433.5	90.0	-	-	33.3	7	157.0
L13	-	-	-	433.5	-	433.5	90.0	-	-	33.3	7	-
L14	-	-	-	433.5	-	433.5	90.0	-	-	33.3	7	198.4
Roof (amenity)	-	179.8	-	-	-	179.8	90.7	-	-	-	-	-
TOTAL	890.6	179.8	-	10,565.1	11,364.4	11,717.7	2,052.5	106.4	164	629.4	132	885.2
FSR	0.41			4.86	5.27							
%		15%					17.5%			5.4%		7.6%

Unit Count											
Moderate Income											Total
Floor	Market Rental					Tower					Total
	Townhouse		Studio			1 BEB		2 BED			3 BED
3 BED		Floor	3 BED		3 BED	3 BED		3 BED		3 BED	
L1	-	L1	-	-	-	-	-	-	-	-	3
L2	-	L2	4	2	3	-	7	3	-	-	10
L3	-	L3	4	2	4	-	7	2	1	-	20
L4	-	L4	4	2	4	-	7	2	1	-	20
L5	-	L5	-	3	-	-	6	1	4	-	14
L6	-	L6	-	-	-	-	4	5	4	-	13
L7	-	L7	-	-	-	-	4	5	4	-	13
L8	-	L8	-	-	-	-	3	2	6	-	11
L9	-	L9	-	-	-	-	3	2	6	-	11
L10	-	L10	-	-	-	-	3	2	6	-	11
L11	-	L11	-	-	-	-	1	4	2	-	7
L12	-	L12	-	-	-	-	1	5	1	-	7
L13	-	L13	-	-	-	-	1	5	1	-	7
L14	-	L14	-	-	-	-	1	5	1	-	7
Total	0	Total	12	9	11	1	48	36	42	2	164
Family Units	0	Family Units	-	-	11	1	-	-	42	2	33 20.0% MIRHPP

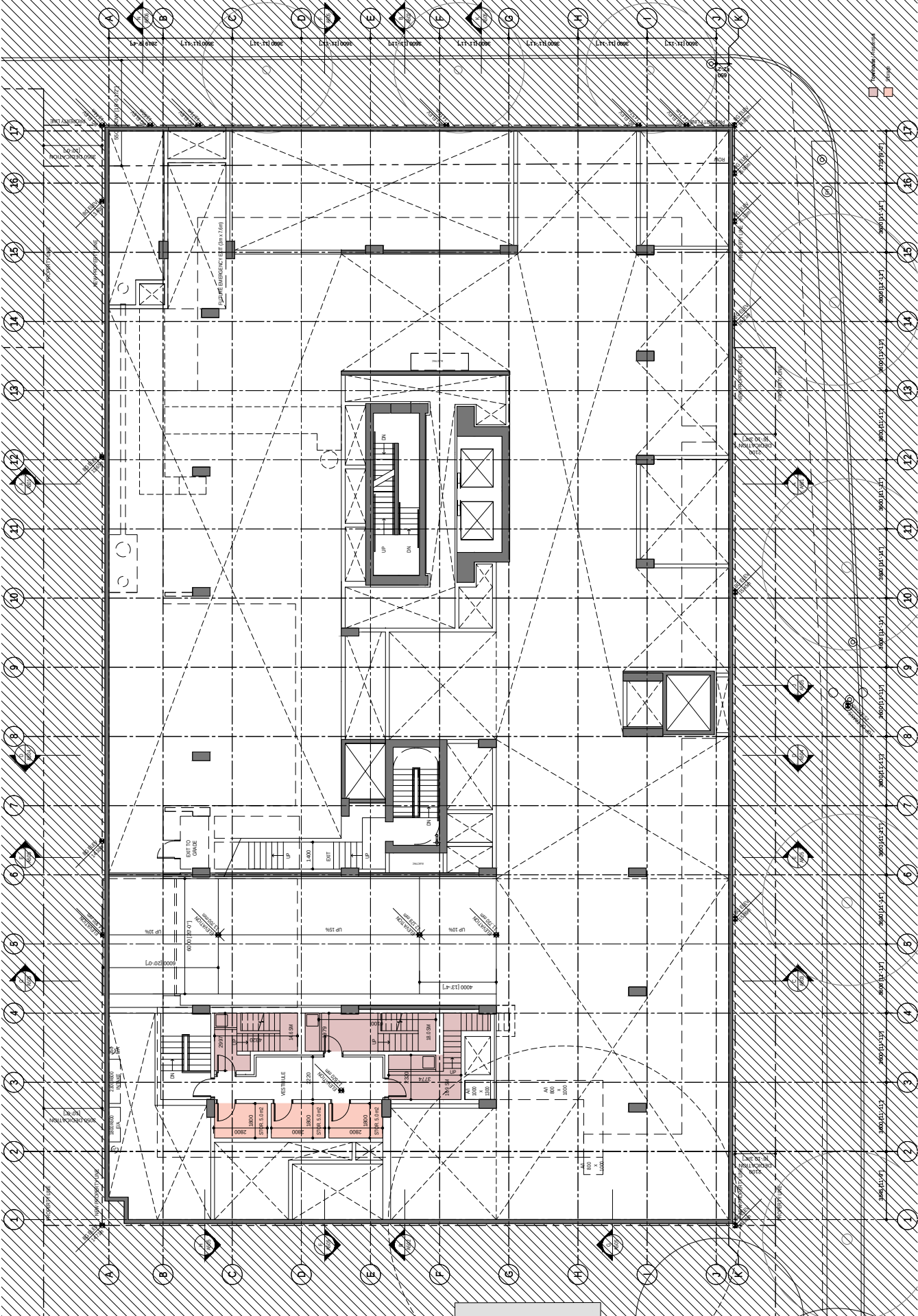
Parking Requirements						
Vehicular				Bicycle		
	Requirement	Required	Proposed	Small Cars		Proposed
Commercial						
	Standard					
Residential	H/C	14.8	14	2	Commercial	2.6
		1	1	-	Class A	3 (on Pt)
					Class B	-
					Residential	
	Standard	93.7	21	5	Class A	177
H/C	6.3	6	-		115	
Visitor	8.2	8	4		292	
Car Share	-	1	-		285	
Loading					Type	
	Class A	-	2	-	Vertical	
	Class B	3	2	-	H (single)	
					H (stacked)	
					85	86
					30%	30%
					40%	
						9.2
						9 (on Lt)



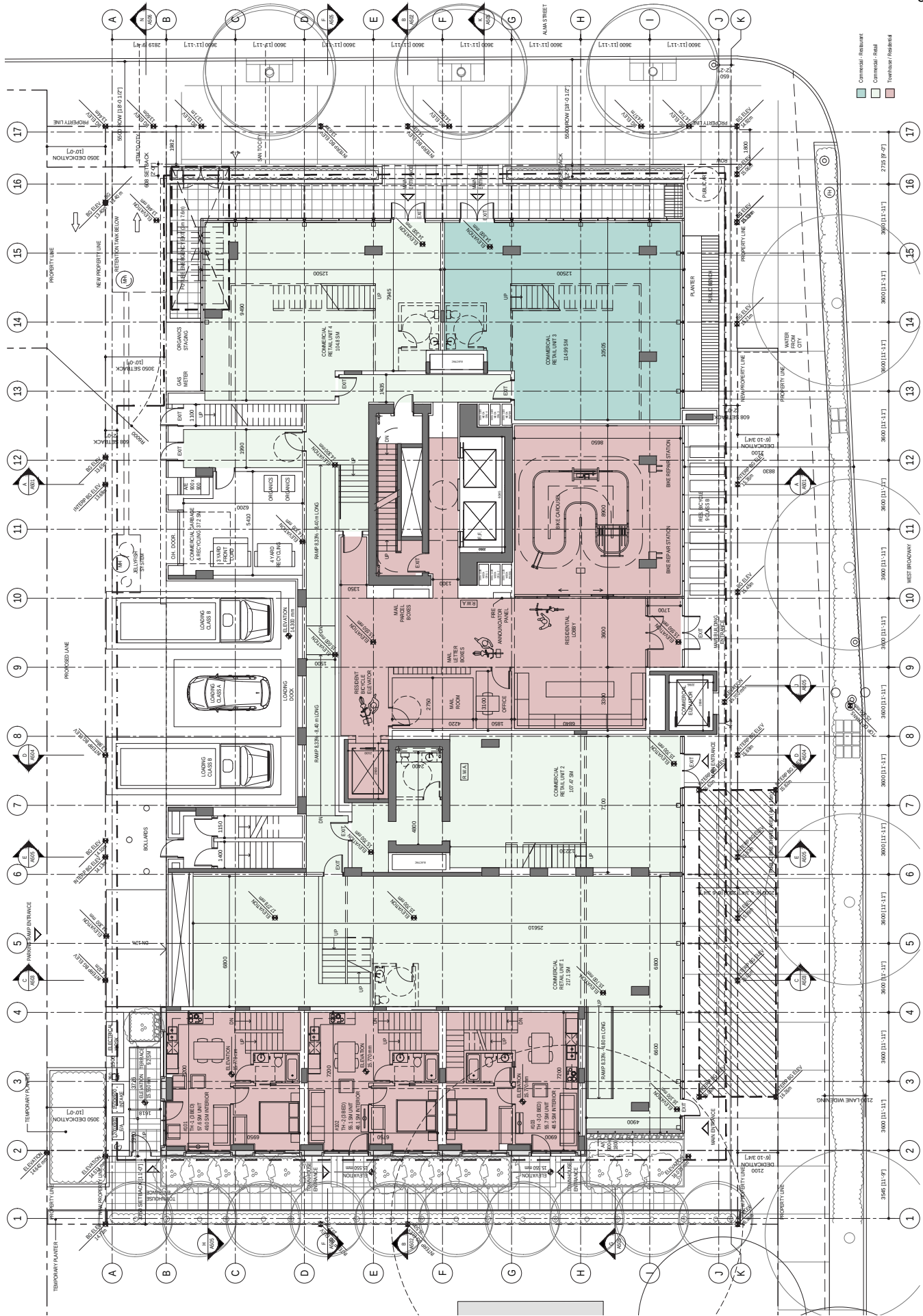
Floor Plan | Level P2



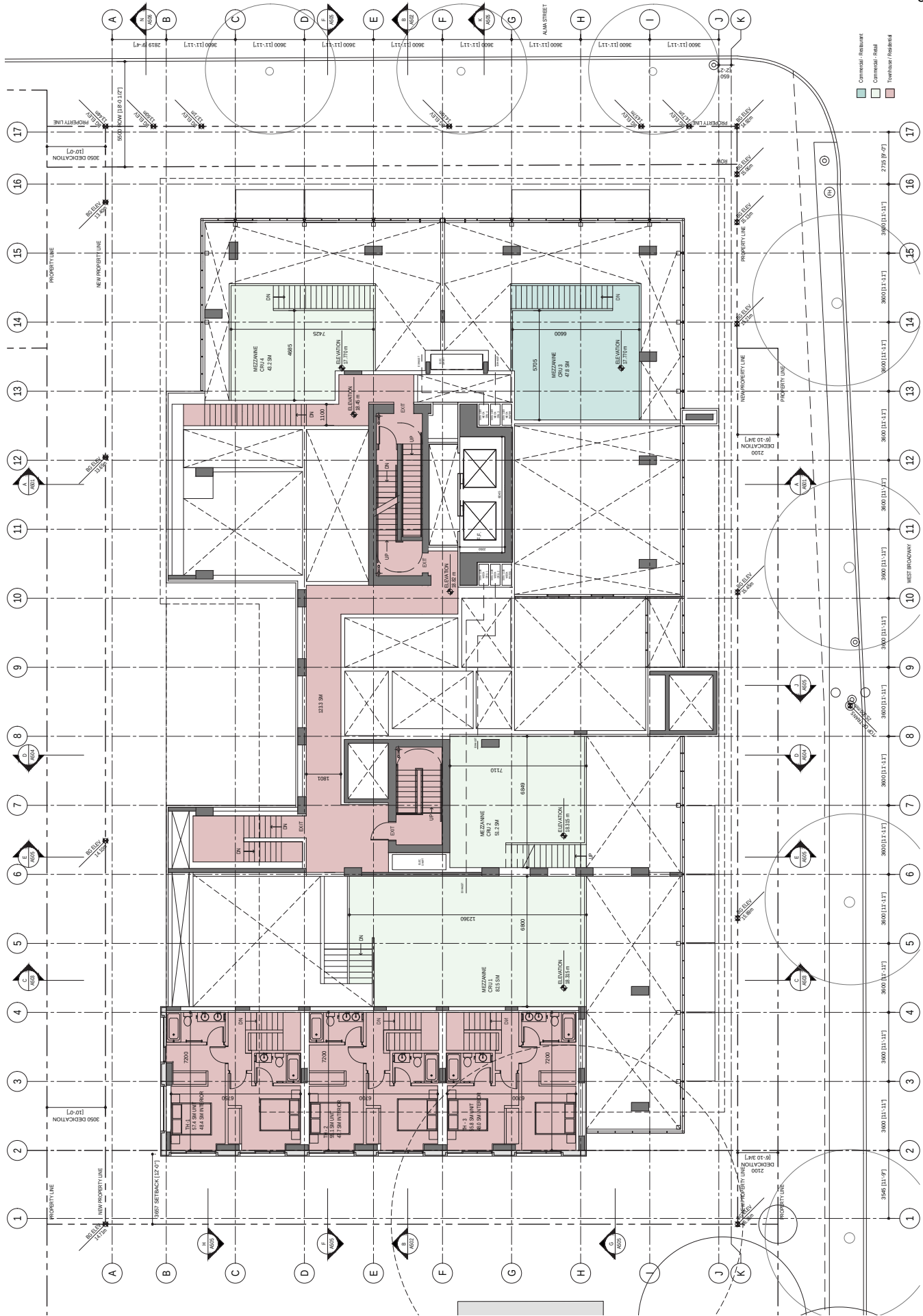
Floor Plan | Level P1



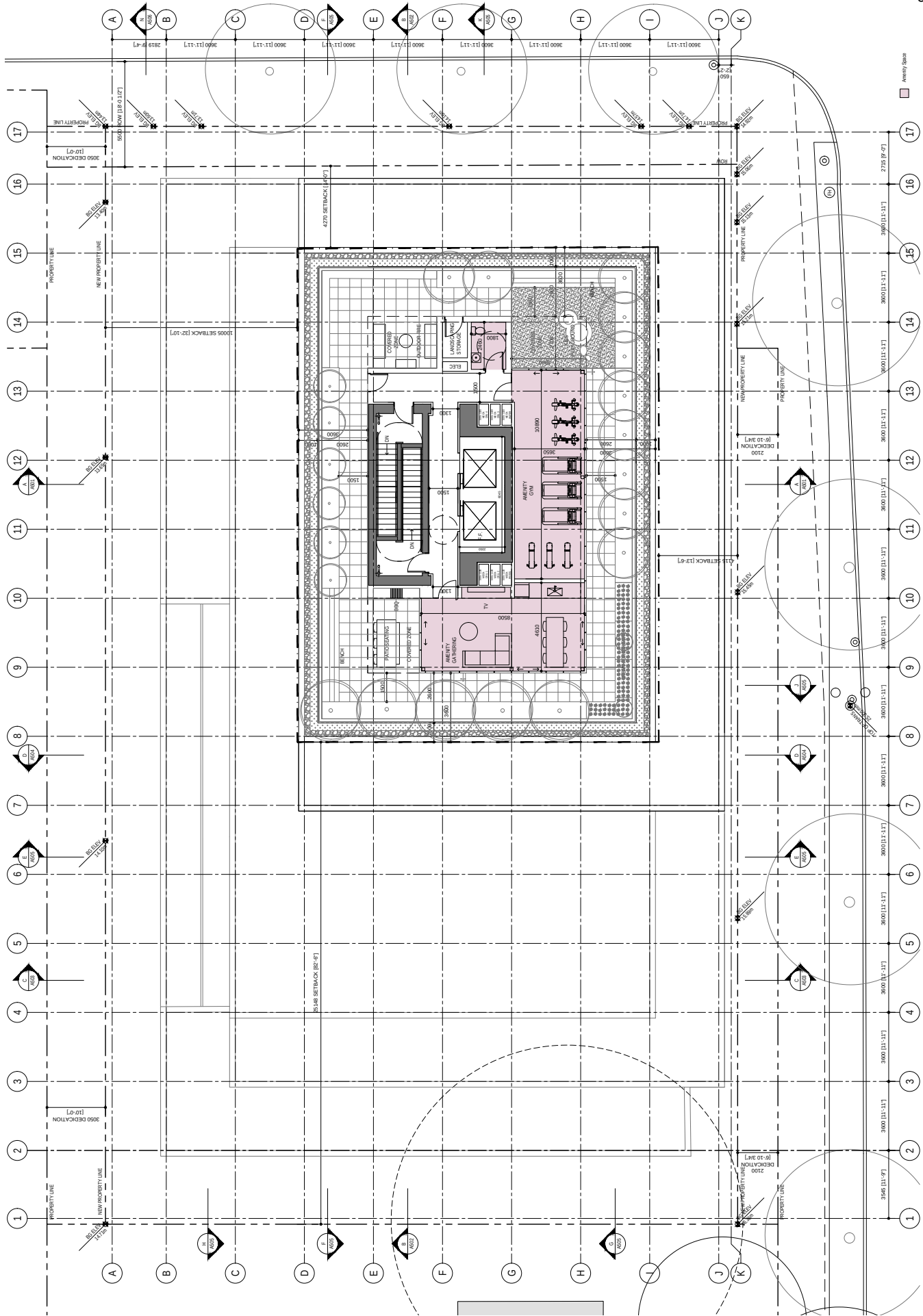
Floor Plan | Level P1 Mezzanine



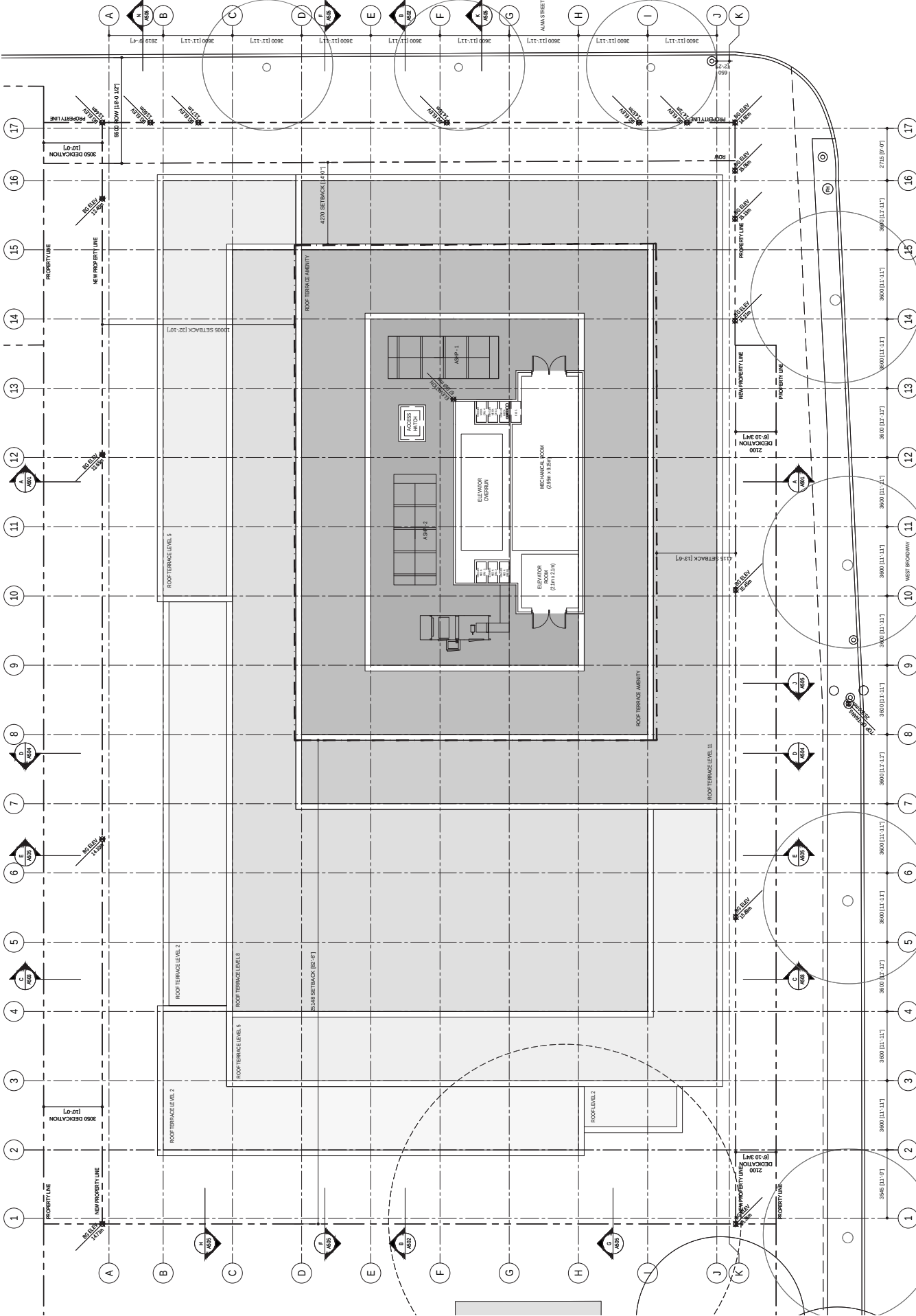
Floor Plan | Level 1 Ground Floor



Floor Plan | Level 1 Mezzanine



Floor Plan | Amenity



Floor Plan | Mechanical Roof

