# HARBOURSIDE LOT D: Buildings D1, D2, D3 & D4

## DP Resubmission

December 18, 2019

| | |
|---|---|
| Address: | 18 Fell Avenue, City of North Vancouver, BC |
| Legal Description: | Lot 45 District Lot of 2654 Group 1, New Westminster District Plan LMP 49271 PID 024-984-094 |




# Harbourside - Lot D

# DRAWING SET

## OVERALL

| | | |
|---|---|---|
| A000 | DRAWING LIST, CONTEXT MAP | N.T.S. |
| A001 | PROJECT INFORMATION | N.T.S. |
| A002 | PROJECT STATISTICS - AREA 1 | N.T.S. |
| A003 | PROJECT STATISTICS - AREA 2 | N.T.S. |
| A004 | PROJECT STATISTICS - AREA 3 | N.T.S. |
| A005 | PROJECT STATISTICS - OVERALL | N.T.S. |
| A006 | DESIGN RATIONALE | N.T.S. |
| A007 | SITE PHOTOS / CONTEXT | N.T.S. |
| A008 | VIEW STUDIES | N.T.S. |
| A009 | VIEW STUDIES | N.T.S. |
| A050 | SITE PLAN | 1/16" = 1'-0" |
| A051 | SITE SURVEY | AS NOTED |
| A052 | SUBDIVISION PLAN | 1/16" = 1'-0" |
| A053 | SHADOW ANALYSIS | 1/16" = 1'-0" |
| A100 | OVERALL PLAN LEVEL P1 | 1/16" = 1'-0" |
| A101 | OVERALL PLAN LEVEL 01 | 1/16" = 1'-0" |
| A102 | OVERALL PLAN LEVEL 01 - COLOUR | 1/16" = 1'-0" |
| A103 | EMERGENCY ACCESS / EGRESS PLAN | 1/16" = 1'-0" |
| A200a | PARTIAL PLAN LEVEL P1- NORTH-WEST | 1/8" = 1'-0" |
| A200b | PARTIAL PLAN LEVEL P1- SOUTH-WEST | 1/8" = 1'-0" |
| A200c | PARTIAL PLAN LEVEL P1- NORTH-EAST | 1/8" = 1'-0" |
| A200d | PARTIAL PLAN LEVEL P1- SOUTH-EAST | 1/8" = 1'-0" |
| A300 | OVERALL SITE ELEVATIONS | 3/32" = 1'-0" |
| A301 | OVERALL SITE ELEVATIONS | 3/32" = 1'-0" |
| A302 | OVERALL SITE SECTIONS | 3/32" = 1'-0" |
| A303 | OVERALL SITE SECTIONS | 3/32" = 1'-0" |
| A304 | OVERALL SITE SECTIONS | 3/32" = 1'-0" |
| A450 | MATERIALS | N.T.S. |
| A451 | PUBLIC ART | N.T.S. |
| A455 | COMMON AREA PERSPECTIVE VIEWS | N.T.S. |

## BUILDING D1

| | | |
|---|---|---|
| A211 | BUILDING D1 LEVEL 01-2 FLOOR PLAN | 1/8" = 1'-0" |
| A212 | BUILDING D1 LEVEL 03-4 FLOOR PLAN | 1/8" = 1'-0" |
| A213 | BUILDING D1 LEVEL 05-8 FLOOR PLAN | 1/8" = 1'-0" |
| A214 | BUILDING D1 LEVEL 09-10 FLOOR PLAN | 1/8" = 1'-0" |
| A215 | BUILDING D1 LEVEL 11-R FLOOR PLAN | 1/8" = 1'-0" |
| A306 | BUILDING D1 ELEVATIONS | 1/8" = 1'-0" |
| A315 | BUILDING D1 SECTIONS | 1/8" = 1'-0" |
| A316 | BUILDING D1 SECTIONS | 1/8" = 1'-0" |
| A401 | BUILDING D1 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A452 | BUILDING D1 SIGNAGE GUIDELINE | N.T.S. |
| A456 | BUILDING D1 PERSPECTIVE VIEWS | N.T.S. |
| A501 | BUILDING D1 LEVEL 01-2 FSR OVERLAY | 1/8" = 1'-0" |
| A502 | BUILDING D1 LEVEL 03-4 FSR OVERLAY | 1/8" = 1'-0" |
| A503 | BUILDING D1 LEVEL 05-8 FSR OVERLAY | 1/8" = 1'-0" |
| A504 | BUILDING D1 LEVEL 09-10 FSR OVERLAY | 1/8" = 1'-0" |
| A505 | BUILDING D1 LEVEL 11-R FSR OVERLAY | 1/8" = 1'-0" |
| A801 | BUILDING D1 WALL SECTIONS | 1/4" = 1'-0" |

## BUILDING D2 & D3

| | | |
|---|---|---|
| A221 | BUILDING D2 LEVEL 01-2 FLOOR PLAN | 1/8" = 1'-0" |
| A222 | BUILDING D2 LEVEL 03-5 FLOOR PLAN | 1/8" = 1'-0" |
| A223 | BUILDING D2 LEVEL 06-7 FLOOR PLAN | 1/8" = 1'-0" |
| A224 | BUILDING D2 LEVEL 08-R FLOOR PLAN | 1/8" = 1'-0" |
| A231 | BUILDING D3 LEVEL 01-2 FLOOR PLAN | 1/8" = 1'-0" |
| A232 | BUILDING D3 LEVEL 03-5 FLOOR PLAN | 1/8" = 1'-0" |
| A233 | BUILDING D3 LEVEL 06-7 FLOOR PLAN | 1/8" = 1'-0" |
| A234 | BUILDING D3 LEVEL 08-R FLOOR PLAN | 1/8" = 1'-0" |
| A308 | BUILDING D2 ELEVATIONS | 1/8" = 1'-0" |
| A309 | BUILDING D2 ELEVATIONS | 1/8" = 1'-0" |
| A310 | BUILDING D3 ELEVATIONS | 1/8" = 1'-0" |
| A311 | BUILDING D3 ELEVATIONS | 1/8" = 1'-0" |
| A317 | BUILDING D2 & D3 SECTIONS | 1/8" = 1'-0" |
| A318 | BUILDING D2 & D3 SECTIONS | 1/8" = 1'-0" |
| A402 | BUILDING D2 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A403 | BUILDING D3 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A453 | BUILDING D2 SIGNAGE GUIDELINE | N.T.S. |
| A457 | BUILDING D2 PERSPECTIVE VIEWS | N.T.S. |
| A458 | BUILDING D3 PERSPECTIVE VIEWS | N.T.S. |
| A506 | BUILDING D2 LEVEL 01-2 FSR OVERLAY | 1/8" = 1'-0" |
| A507 | BUILDING D2 LEVEL 03-5 FSR OVERLAY | 1/8" = 1'-0" |
| A508 | BUILDING D2 LEVEL 06-7 FSR OVERLAY | 1/8" = 1'-0" |
| A509 | BUILDING D2 LEVEL 08-R FSR OVERLAY | 1/8" = 1'-0" |
| A510 | BUILDING D3 LEVEL 01-2 FSR OVERLAY | 1/8" = 1'-0" |
| A511 | BUILDING D3 LEVEL 03-5 FSR OVERLAY | 1/8" = 1'-0" |
| A512 | BUILDING D3 LEVEL 06-7 FSR OVERLAY | 1/8" = 1'-0" |
| A513 | BUILDING D3 LEVEL 08-R FSR OVERLAY | 1/8" = 1'-0" |

## BUILDING D4

| | | |
|---|---|---|
| A241 | BUILDING D4 LEVEL 01 FLOOR PLAN | 1/8" = 1'-0" |
| A242 | BUILDING D4 LEVEL 02 FLOOR PLAN | 1/8" = 1'-0" |
| A243 | BUILDING D4 LEVEL 03 FLOOR PLAN | 1/8" = 1'-0" |
| A244 | BUILDING D4 LEVEL 04 FLOOR PLAN | 1/8" = 1'-0" |
| A245 | BUILDING D4 LEVEL 05 FLOOR PLAN | 1/8" = 1'-0" |
| A246 | BUILDING D4 LEVEL 06 FLOOR PLAN | 1/8" = 1'-0" |
| A247 | BUILDING D4 LEVEL 07 FLOOR PLAN | 1/8" = 1'-0" |
| A248 | BUILDING D4 LEVEL 08 FLOOR PLAN | 1/8" = 1'-0" |
| A249 | BUILDING D4 LEVEL 09 FLOOR PLAN | 1/8" = 1'-0" |
| A250 | BUILDING D4 ROOF FLOOR PLAN | 1/8" = 1'-0" |
| A312 | BUILDING D4 ELEVATIONS | 1/8" = 1'-0" |
| A313 | BUILDING D4 ELEVATIONS | 1/8" = 1'-0" |
| A314 | BUILDING D4 ELEVATIONS | 1/8" = 1'-0" |
| A319 | BUILDING D4 SECTIONS | 1/8" = 1'-0" |
| A320 | BUILDING D4 SECTIONS | 1/8" = 1'-0" |
| A404 | BUILDING D4 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A405 | BUILDING D4 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A406 | BUILDING D4 ADAPTABLE UNIT PLANS | 1/4" = 1'-0" |
| A454 | BUILDING D4 SIGNAGE GUIDELINE | N.T.S. |
| A459 | BUILDING D4 PERSPECTIVE VIEWS | N.T.S. |
| A514 | BUILDING D4 LEVEL 01 FSR OVERLAY | 1/8" = 1'-0" |
| A515 | BUILDING D4 LEVEL 02 FSR OVERLAY | 1/8" = 1'-0" |
| A516 | BUILDING D4 LEVEL 03 FSR OVERLAY | 1/8" = 1'-0" |
| A517 | BUILDING D4 LEVEL 04 FSR OVERLAY | 1/8" = 1'-0" |
| A518 | BUILDING D4 LEVEL 05 FSR OVERLAY | 1/8" = 1'-0" |
| A519 | BUILDING D4 LEVEL 06 FSR OVERLAY | 1/8" = 1'-0" |
| A520 | BUILDING D4 LEVEL 07 FSR OVERLAY | 1/8" = 1'-0" |
| A521 | BUILDING D4 LEVEL 08 FSR OVERLAY | 1/8" = 1'-0" |
| A522 | BUILDING D4 LEVEL 09 FSR OVERLAY | 1/8" = 1'-0" |
| A810 | BUILDING D4 WALL SECTIONS | 1/4" = 1'-0" |


MCM
Musson Cattell Mackey Partnership
Architects
Designers
Planners
A Partnership Of Corporations
CONCERT


## CONTEXT MAP




1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions DD MMM YYYY

Seal

# Harbourside - Lot D

December 18, 2019 - Issued for DP Resubmission

Harbourside
Lot D
North Vancouver, BC
Project # 215035


All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.00-HARBOURSIDE LOT D D9.04 BASE FILES\PRODUCTION\18.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A000_DRAWING LIST.DWG | 16 Dec 2019 - 11:44 AM | JEELLY

# PROJECT INFORMATION

| | |
|---|---|
| Zoning: | CD-646 Zoning |
| OCP Designation: | Harbourside Waterfront |
| Site Dimensions and Area: | 178,361 sf (1.66 ha) |

| | | |
|---|---|---|
| Lot 1 Area: | 25,801 sf (2,397 $m^2$) | *See subdivision plan (Sheet A052)* |
| Lot 2 Area: | 83,292 sf (7,738 $m^2$) | |
| Lot 3 Area: | 69,268 sf (6,435 $m^2$) | |

| **Gross Floor Area** | Residential | Rental | Commercial | Total |
|---|---|---|---|---|
| GBA | 36,052 $m^2$ | 9,906 $m^2$ | 2,305 $m^2$ | 48,263 $m^2$ |
| Exclusions | 6,163 $m^2$ | 2,345 $m^2$ | 47 $m^2$ | 8,555 $m^2$ |
| GFA Permitted | 30,260 $m^2$ | 7,359 $m^2$ | 2,137 $m^2$ (min) | 39,756 $m^2$ |
| GFA Provided | 29,889 $m^2$ | 7,561 $m^2$ | 2,258 $m^2$ | 39,708 $m^2$ |

*Note: Transferring 5% of unused residential density to a future site*

**Unit Summary**

**D1**

| # Bedrooms | Unit Count | Avg. Unit Size | Adaptable Level |
|---|---|---|---|
| Studio | 16 | 444 sf (41.2 $m^2$) | L2 x 4 units |
| 1 Bed | 60 | 504 sf (46.8 $m^2$) | L2 x 14 units + L3 x 4 units |
| 2 Bed | 32 | 871 sf (80.9 $m^2$) | L2 x 5 units + L3 x 6 units |
| 3 Bed | 2 | 1,064 sf (98.8 $m^2$) | |
| Total | 110 | | |

**D2**

| # Bedrooms | Unit Count | Avg. Unit Size | Adaptable Level |
|---|---|---|---|
| 1 Bed | 12 | 732 sf (68.0 $m^2$) | L2 x 4 units |
| 2 Bed | 20 | 1,037 sf (96.3 $m^2$) | L2 x 2 units + L3 x 4 units |
| 3 Bed | 10 | 1,583 sf (147.1 $m^2$) | L2 x 3 units |
| 4 Bed | 2 | 2,437 sf (226.4 $m^2$) | |
| Total | 44 | | |

**D3**

| # Bedrooms | Unit Count | Avg. Unit Size | Adaptable Level |
|---|---|---|---|
| 1 Bed | 17 | 727 sf (67.5 $m^2$) | L2 x 5 units |
| 2 Bed | 28 | 1,061 sf (98.6 $m^2$) | L2 x 4 units + L3 x 5 units |
| 3 Bed | 8 | 1,769 sf (164.3 $m^2$) | L2 x 3 units |
| 4 Bed | 2 | 2,753 sf (255.8 $m^2$) | |
| Townhouse | 4 | 1,745 sf (162.1 $m^2$) | |
| Total | 59 | | |

**D4**

| # Bedrooms | Unit Count | Avg. Unit Size | Adaptable Level |
|---|---|---|---|
| 1 Bed | 79 | 604 sf (56.1 $m^2$) | L2 x 20 units + L3 x 5 units |
| 2 Bed | 50 | 957 sf (88.9 $m^2$) | L2 X 12 units + L3 x 3 units |
| 3 Bed | 14 | 1,634 sf (151.8 $m^2$) | L2 X 3 units |
| Townhouse | 21 | 1,379 sf (128.1 $m^2$) | |
| Total | 164 | | |

| **Unit Summary** | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Townhouse |
|---|---|---|---|---|---|---|
| Required (Zoning) | | 15% | 20% | 5% | | |
| Proposed | | 45% | 35% | 9% | | |

| | |
|---|---|
| Required (Zoning) | minumum of 5% of units will be under 51 sq.m. (549 sf) |
| Proposed | 76 units = 20% |

**Lot Coverage + FSR**

| | | |
|---|---|---|
| Lot 1: | 45% coverage | 3.38 FSR |
| Lot 2: | 36% coverage | 1.85 FSR |
| Lot 3: | 46% coverage | 2.69 FSR |
| Overall: | 41% coverage | 2.40 FSR |

| **Setbacks** | Front (HS Drive) | Exterior (Spirit Trail) | Exterior (Fell Ave) | Rear (Adjacent Park) |
|---|---|---|---|---|
| Required (Zoning) | 5'-2" (1.6m) | 7'-9" (2.4m) | 7'-9" (2.4m) | 5'-2" (1.6m) |
| Proposed | 11'-4" (3.5m) | 19'-4" (5.9m) | 9'-11" (3.0m) | 65'-8" (20.0m) |

**Height** — Parapet

Maximum (Zoning/OCP): Max. height of 21.4m, except that up to four buildings may be built to a max. height of 27.6m

Proposed:

| | | |
|---|---|---|
| D1: | 27.6 m (geodetic) | *Building Grade: 4.5 m* |
| D2: | 21.4 m (geodetic) | *Building Grade: 4.5 m* |
| D3: | 21.4 m (geodetic) | *Building Grade: 4.5 m* |
| D4: | 26.9 m (geodetic) | *Building Grade: 4.5 m* |

**Note: No building grade calculation required due to Flood Construction Level*

| **Parking Summary** | Regular | Small | Visitor | Accessible | Total |
|---|---|---|---|---|---|
| Required (Zoning) | | max 35% | 38 | 16 | 387 |
| Proposed | 411 | 12 | 38 | 16 | 439 |

| | CRU | Office | Accessible |
|---|---|---|---|
| Required (Zoning) | 1 space/38.6$m^2$ | 1 space/38.6$m^2$ | 1 space/25 req. spaces |
| Proposed | 1.32 space/38.6$m^2$ | 1.34 space/38.6$m^2$ | 1 space/25 req. spaces |

| | Residential | Rental | Visitor | Accessible |
|---|---|---|---|---|
| Required (Zoning) | 1.05 /unit | 0.6 /unit | 0.1 /unit | 0.038 /unit |

| **Parking D1** | Residential (Rental) | Visitor | Commercial | Total |
|---|---|---|---|---|
| Required (Zoning) | 66 | 11 | 13 | 79 |
| Proposed | 68 | 11 | 17 | 85 |
| **Parking D2 +D3** | Residential (Condo) | Visitor | Commercial | Total |
| Required (Zoning) | 108 | 11 | 21 | 129 |
| Proposed | 125 | 11 | 27 | 151 |
| **Parking D4** | Residential (Condo) | Visitor | Commercial | Total |
| Required (Zoning) | 172 | 16 | 7 | 179 |
| Proposed | 192 | 16 | 10 | 202 |
| **Parking Commercial** | CRU | Office | | Total |
| Required (Zoning) | 31 | 10 | | 41 |
| Proposed | 40 | 14 | | 54 |

MCM
Musson Cattell Mackey Partnership
Architects
Designers
Planners
A Partnership Of Corporations
CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions DD MMM YYYY

Seal

Harbourside Lot D
North Vancouver, BC
Project # 215035

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

# SUBDIVISION AREA 1 - FSR SUMMARY

## GROSS AREA (CONSTRUCTION AREA)

## FSR EXCLUSIONS *(FSR EXCLUSION AS PER CoNV ZONING BLAW NO.6700)*

| | RESIDENTIAL BUILDING D1 - RENTAL | | | | | | | | | RESIDENTIAL SUBTOTAL ($m^2$) | COMMERCIAL | | | | | | COMMERCIAL SUBTOTAL ($m^2$) | TOTAL (GSM) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lobby / Mail Room | Circulation | Residential | Bike Storage | Residential Lockers | Amenity | Bldg Service (Mech/Elec) | Loading | Balcony | | L.E.C. | CRU | Office | Circulation (CRU) | Circulation (Office) | Waste Room | | |
| **Level 1 (GF)** | 106.4 | 99.6 | | | | | 249.9 | 61.3 | | **517.2** | | 368.4 | 117.4 | 50.5 | | 20.3 | **556.6** | **1,073.8** |
| **Level 2** | | 112.2 | | | 143.2 | 124.6 | 279.8 | 61.3 | | **721.1** | | | | | | | | **721.1** |
| **Level 3** | | 120.3 | 839.8 | | | | 3.7 | | 53.9 | **1,017.8** | | | | | | | | **1,017.8** |
| **Level 4** | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | **1,065.7** | | | | | | | | **1,065.7** |
| **Level 5** | | 120.3 | 840.3 | | | | 3.7 | | 101.5 | **1,065.8** | | | | | | | | **1,065.8** |
| **Level 6** | | 120.3 | 840.3 | | | | 3.7 | | 101.5 | **1,065.8** | | | | | | | | **1,065.8** |
| **Level 7** | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | **1,065.7** | | | | | | | | **1,065.7** |
| **Level 8** | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | **1,065.7** | | | | | | | | **1,065.7** |
| **Level 9** | | 125.2 | 835.3 | | | | 3.7 | | 101.5 | **1,065.7** | | | | | | | | **1,065.7** |
| **Level 10 (PH)** | | 118.6 | 841.9 | | | | 3.7 | | 101.5 | **1,065.7** | | | | | | | | **1,065.7** |
| **Level 11 (Amenity)** | | 70.4 | | | | 118.6 | 0.9 | | | **190.0** | | | | | | | | **190.0** |
| **Roof** | | | | | | | | | | | | | | | | | | |
| **D1 SUBTOTAL** | 106.4 | 1,248.0 | 6,717.2 | | 143.2 | 243.2 | 560.4 | 122.6 | 765.1 | **9,906.1** | | 368.4 | 117.4 | 50.5 | 0.0 | 20.3 | **556.6** | **10,462.6** |

| | RESIDENTIAL BUILDING D1 - RENTAL | | | | | | | | | RESIDENTIAL SUBTOTAL AFTER EXCL. ($m^2$) | | COMMERCIAL | | COMMERCIAL SUBTOTAL AFTER EXCL. ($m^2$) | TOTAL AREA AFTER EXCL. ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WALL EXCL. | LOBBY / MAIL ROOM | AMENITY EXCL. | ADA EXCL. | BLDG SERVICE | BIKE STORAGE | HRV | LOADING EXCL. | BALCONY EXCL. 10% | TOTAL EXCLUSION | | WALL EXCL. | | TOTAL EXCLUSION | | |
| **Level 1 (GF)** | 1.8 | 106.4 | | | 249.9 | | | 61.3 | | **419.4** | **97.8** | 19.1 | | **19.1** | **537.4** | **635.3** |
| **Level 2** | 23.2 | | 124.6 | | 279.8 | | | 61.3 | | **488.9** | **232.2** | | | | | **232.2** |
| **Level 3** | 43.9 | | | 13.9 | | | 5.9 | | 53.9 | **117.6** | **900.1** | | | | | **900.1** |
| **Level 4** | 43.9 | | | 15.8 | | | 5.6 | | 101.8 | **167.0** | **898.7** | | | | | **898.7** |
| **Level 5** | 44.3 | | | 15.8 | | | 5.6 | | 101.5 | **167.1** | **898.7** | | | | | **898.7** |
| **Level 6** | 44.3 | | | 15.8 | | | 5.6 | | 101.5 | **167.1** | **898.7** | | | | | **898.7** |
| **Level 7** | 43.9 | | | 9.8 | | | 5.6 | | 101.8 | **161.0** | **904.7** | | | | | **904.7** |
| **Level 8** | 43.9 | | | 9.8 | | | 5.6 | | 101.8 | **161.0** | **904.7** | | | | | **904.7** |
| **Level 9** | 44.3 | | | 3.7 | | | 5.7 | | 101.5 | **155.1** | **910.5** | | | | | **910.5** |
| **Level 10 (PH)** | 44.3 | | | | | | 5.2 | | 101.5 | **151.0** | **914.7** | | | | | **914.7** |
| **Level 11 (Amenity)** | | | 190.0 | | | | | | | **190.0** | **0.0** | | | | | **0.0** |
| **Roof** | | | | | | | | | | | | | | | | |
| **D1 SUBTOTAL** | 377.7 | 106.4 | 314.6 | 84.5 | 529.7 | | 44.7 | 122.6 | 765.1 | **2,345.3** | **7,560.7** | 19.1 | | **19.1** | **537.4** | **8,098.2** |

# SUBDIVISION AREA 1 - PARKING

## CAR PARKING

| **RESIDENTIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **# OF UNITS** | **VISITOR** | **DISIBILITY** | **SMALL CAR SPACES** | **REGULAR CAR SPACES** | **TOTAL SPACES** |
| | | *0.1 spaces per unit* | *0.038 spaces per unit* | *max 35%* | | *0.6 spaces per unit* |
| REQUIRED | | 11 | 4 | 23 | 55 | **66** |
| PROPOSED | 110 | 11 | 4 | 0 | 53 | **68** |

**Note: 11 proposed visitor spaces are located in Subdivision Area 2*

| **COMMERCIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **CRU** | **OFFICE** | **DISABILITY** | | | **TOTAL SPACES** |
| | *1 space per 38.6 $m^2$* | *1 space per 38.6 $m^2$* | *1 space per 25 req. spaces* | | | |
| GROSS AREA (SF) | 368.4 | 117.4 | | | | |
| REQUIRED | 10 | 3 | 1 | | | **13** |
| PROPOSED | 13 | 4 | 1 | | | **17** |

**Note: all proposed commercial spaces are located in Subdivision Area 2*

## BICYCLE PARKING

| **RESIDENTIAL** | | | | | |
|---|---|---|---|---|---|
| | **# OF UNITS** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | | *6 spaces per 60 units* | *1.5 spaces per unit* | *max 35%* | |
| REQUIRED | | 11 | 165 | 58 | **176** |
| PROPOSED | 110 | 11 | 167 | 56 | **178** |

| **COMMERCIAL** | | | | | |
|---|---|---|---|---|---|
| | **COMMERCIAL AREA** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | *($m^2$)* | *6 spaces per 1000 $m^2$* | *1 space per 250 $m^2$* | *max 35%* | |
| REQUIRED | | 6 | 2 | | **8** |
| PROPOSED | 485.8 | 6 | 2 | | **8** |

** REFER TO PRIOR TO RESPONSE #27 MCM COMMENT REGARDING SHORT TERM BICYCLE REQUIREMENTS*

# SUBDIVISION AREA 1 - STORAGE + OUTDOOR AREA

## BUILDING D1 (RENTAL)

| | NUMBER OF UNITS (INCLUDING TOWNHOUSE) | | IN SUITE STORAGE LOCKERS | | SEPARATE STORAGE LOCKERS | | PATIO / ROOF DECK AREA | BALCONY AREA ($m^2$) | BALCONY % |
|---|---|---|---|---|---|---|---|---|---|
| **Level 1 (GF)** | | | | | | | | | |
| **Level 2** | | | | | 24 | | | | |
| **Level 3** | 14 | | | | | | 53 | 54 | 5.3% |
| **Level 4** | 14 | | | | | | | 102 | 9.6% |
| **Level 5** | 14 | | | | | | | 101 | 9.5% |
| **Level 6** | 14 | | | | | | | 101 | 9.5% |
| **Level 7** | 14 | | | | | | | 102 | 9.6% |
| **Level 8** | 14 | | | | | | | 102 | 9.6% |
| **Level 9** | 14 | | | | | | | 101 | 9.5% |
| **Level 10 (PH)** | 12 | | | | | | | 101 | 9.5% |
| **Level 11 (Amenity)** | | | | | | | 799 | | |
| **Roof** | | | | | | | | | |
| **D1 TOTAL** | **110** | | | | **24** | | **852** | **765** | **7.3%** |

# SUBDIVISION AREA 1 - LOT COVERAGE / FSR

| | LOT AREA | BUILDING AREA | COVERAGE | OPEN SPACE | GROSS FLOOR AREA | FSR |
|---|---|---|---|---|---|---|
| **LOT 1** | 2,397 $m^2$ | 1,074 $m^2$ | 44.8% | 55.2% | 8,098 $m^2$ | 3.38 |

# SUBDIVISION AREA 1 - RESIDENTIAL UNIT SUMMARY

## BUILDING D1 (RENTAL) - UNIT COUNT / AREA (NET SF)

| **Unit type** | **Studio** | **Area ($m^2$)** | **1 Bed** | **Area ($m^2$)** | **2 Bed** | **Area ($m^2$)** | **3 Bed** | **Area ($m^2$)** | | | **Total Unit / Floor** | **Total Area / Floor** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 3** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 782 |
| **Level 4** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 782 |
| **Level 5** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 783 |
| **Level 6** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 783 |
| **Level 7** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 782 |
| **Level 8** | 2 | 82 | 8 | 375 | 4 | 325 | | | | | 14 | 782 |
| **Level 9** | 2 | 82 | 8 | 378 | 4 | 318 | | | | | 14 | 778 |
| **Level 10** | 2 | 82 | 4 | 184 | 4 | 319 | 2 | 198 | | | 12 | 783 |
| **SUBTOTAL** | **16** | **660** | **60** | **2,810** | **32** | **2,588** | **2** | **198** | | | **110** | **6,256** |

## BUILDING D1 (RENTAL) - UNIT MIX

| UNIT TYPE | UNIT COUNT | TOTAL AREA ($m^2$) | AVERAGE UNIT AREA | % |
|---|---|---|---|---|
| **Studio** | 16 | 660 | 41 | 14.5 |
| **1 Bed** | 60 | 2,810 | 47 | 54.5 |
| **2 Bed** | 32 | 2,588 | 81 | 29.1 |
| **3 Bed** | 2 | 198 | 99 | 1.8 |
| **TOTAL** | **110** | **6,256** | | 100.0 |

# SUBDIVISION AREA 1 - ADAPTABLE DESIGN UNIT REQUIREMENTS

| | | | REQUIRED | | | | PROVIDED | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | UNIT TYPE | UNIT COUNT | UNIT MIX % | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % |
| **D1** | **Studio** | 16 | 14.5% | 4.0 | 0.8 | **4.8** | **14.5%** | 4 | 0 | **4** | **12%** |
| | **1 Bed** | 60 | 54.5% | 15.0 | 3.0 | **18.0** | **54.5%** | 14 | 4 | **18** | **55%** |
| | **2 Bed** | 32 | 29% | 8.0 | 1.6 | **9.6** | **29%** | 5 | 6 | **11** | **33%** |
| | **3 Bed** | 2 | 2% | 0.5 | 0.1 | **0.6** | **2%** | 0 | 0 | **0** | **0%** |
| **RENTAL TOTAL** | | 110 | 100% | **27.5** | **5.5** | **33** | **100%** | **23** | **10** | **33** | **100%** |

| **BUILDING D1 - ADAPTABLE UNIT SUMMARY BY LEVEL** | | | |
|---|---|---|---|
| | **ADA LEVEL 2** | **ADA LEVEL 3** | **TOTAL** |
| **Level 3** | 3 | 2 | 5 |
| **Level 4** | 4 | 2 | 6 |
| **Level 5** | 4 | 2 | 6 |
| **Level 6** | 4 | 2 | 6 |
| **Level 7** | 3 | 1 | 4 |
| **Level 8** | 3 | 1 | 4 |
| **Level 9** | 2 | 0 | 2 |
| **Level 10** | 0 | 0 | 0 |
| **TOTAL** | **23** | **10** | **33** |

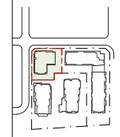

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 3990
F. 604. 682. 1771
MCMPArchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Project Statistics Subdivision Area 1**

Drawing

Scale N.T.S.

Project 215035

Sheet A002


All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

# SUBDIVISION AREA 2 - FSR SUMMARY

## GROSS AREA (CONSTRUCTION AREA)

## FSR EXCLUSIONS *(FSR EXCLUSION AS PER CoNV ZONING BLAW NO.6700)*

| | RESIDENTIAL BUILDING D2 - CONDO | | | | | | | | | RESIDENTIAL SUBTOTAL ($m^2$) | COMMERCIAL | | | | | | COMMERCIAL SUBTOTAL ($m^2$) | TOTAL (GSM) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lobby / Mail Room | Circulation | Residential Market | Bike Storage | Residential Lockers | Amenity | Bldg Service (Mech/Elec) | Waste Room | Balcony | | L.E.C. | CRU | Office | Circulation (CRU) | Circulation (Office) | Waste Room | | |
| **Level 1 (GF)** | 150.3 | 95.4 | | | | | 181.9 | | | **427.6** | | 799.5 | | 58.8 | | 26.9 | **885.3** | **1,312.9** |
| **Level 2** | | 133.1 | | | 175.7 | | 99.1 | | | **407.9** | | | | | | | | **407.9** |
| **Level 3** | | 130.6 | 1,071.5 | | | | 3.3 | | | **1,205.4** | | | | | | | | **1,205.4** |
| **Level 4** | | 128.9 | 1,073.2 | | | | 3.3 | | 237.0 | **1,442.4** | | | | | | | | **1,442.4** |
| **Level 5** | | 128.9 | 1,073.2 | | | | 3.3 | | 237.0 | **1,442.4** | | | | | | | | **1,442.4** |
| **Level 6** | | 120.7 | 926.5 | | | | 3.3 | | 168.8 | **1,219.3** | | | | | | | | **1,219.3** |
| **Level 7 (PH)** | | 97.3 | 702.5 | | | | 3.3 | | 148.1 | **951.1** | | | | | | | | **951.1** |
| **Level 8 (Amenity)** | | 70.6 | | | | 118.8 | 0.6 | | | **190.0** | | | | | | | | **190.0** |
| **Roof** | | | | | | | | | | **0.0** | | | | | | | | **0.0** |
| **D2 SUBTOTAL** | 150.3 | 905.6 | 4,847.0 | | 175.7 | 118.8 | 297.8 | 0.0 | 790.9 | **7,286.2** | | 799.5 | | 58.8 | | 26.9 | **885.3** | **8,171.5** |

| | RESIDENTIAL BUILDING D2- CONDO | | | | | | | | | | RESIDENTIAL SUBTOTAL AFTER EXCL. ($m^2$) | | COMMERCIAL | | | COMMERCIAL SUBTOTAL AFTER EXCL. ($m^2$) | TOTAL AREA AFTER EXCL. ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WALL EXCL. | LOBBY / MAIL ROOM | AMENITY EXCL. | ADA EXCL. | BLDG SERVICE | BIKE STORAGE | HRV | WASTE RM EXCL. | BALCONY EXCL. 10% | TOTAL EXCLUSION | | WALL EXCL. | | TOTAL EXCLUSION | | |
| **Level 1 (GF)** | 1.4 | 150.3 | | | 181.9 | | | | | **333.6** | **94.0** | 12.0 | | **12.0** | **873.3** | **967.3** |
| **Level 2** | 2.4 | | | | 99.1 | | | | | **101.5** | **306.4** | | | | | **306.4** |
| **Level 3** | 35.3 | | | 7.9 | | | | | | **43.2** | **1,162.2** | | | | | **1,162.2** |
| **Level 4** | 35.3 | | | 9.8 | | | | | 237.0 | **282.1** | **1,160.4** | | | | | **1,160.4** |
| **Level 5** | 35.3 | | | 9.8 | | | | | 237.0 | **282.1** | **1,160.4** | | | | | **1,160.4** |
| **Level 6** | 29.3 | | | 6.0 | | | | | 168.8 | **204.1** | **1,015.2** | | | | | **1,015.2** |
| **Level 7 (PH)** | 16.4 | | | | | | | | 148.1 | **164.5** | **786.6** | | | | | **786.6** |
| **Level 8 (Amenity)** | | | 190.0 | | | | | | | **190.0** | **0.0** | | | | | **0.0** |
| **Roof** | | | | | | | | | | | **0.0** | | | | | **0.0** |
| **D2 SUBTOTAL** | 155.4 | 150.3 | 190.0 | 33.4 | 281.0 | | 0.0 | 0.0 | 790.9 | **1,601.1** | **5,685.1** | 12.0 | | **12.0** | **873.3** | **6,558.4** |

| | BUILDING D3 - CONDO | | | | | | | | | RESIDENTIAL SUBTOTAL ($m^2$) | COMMERCIAL | | | | | | COMMERCIAL SUBTOTAL ($m^2$) | TOTAL (GSM) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lobby / Mail Room] | Circulation | Residential Market | Bike Storage | Residential Lockers | Amenity Man. Office | Bldg Service (Mech/Elec) | Waste Room | Balcony | | L.E.C. | CRU (EOT) | Office | Circulation | Circulation | Waste Room | | |
| **Level 1 (GF)** | 171.6 | 213.5 | 735.5 | 51.1 | 62.2 | | 203.4 | | | **1,437.3** | | 28.0 | | | | | **28.0** | **1,465.3** |
| **Level 2** | | 120.6 | 787.6 | | 262.5 | 123.4 | 145.9 | | 93.4 | **1,533.4** | | | | | | | | **1,533.4** |
| **Level 3** | | 130.3 | 1,131.5 | | | | 3.3 | | 208.9 | **1,473.9** | | | | | | | | **1,473.9** |
| **Level 4** | | 128.5 | 1,133.2 | | | | 3.3 | | 247.7 | **1,512.6** | | | | | | | | **1,512.6** |
| **Level 5** | | 128.5 | 1,133.2 | | | | 3.3 | | 247.7 | **1,512.6** | | | | | | | | **1,512.6** |
| **Level 6** | | 120.4 | 967.6 | | | | 3.3 | | 171.5 | **1,262.7** | | | | | | | | **1,262.7** |
| **Level 7 (PH)** | | 105.0 | 740.7 | | | | 3.3 | | 137.1 | **986.1** | | | | | | | | **986.1** |
| **Level 8 (Amenity)** | | 73.9 | | | | 116.1 | | | | **190.0** | | | | | | | | **190.0** |
| **Roof** | | | | | | | | | | **0.0** | | | | | | | | **0.0** |
| **D3 SUBTOTAL** | 171.6 | 1,020.5 | 6,629.4 | 51.1 | 324.8 | 239.5 | 365.5 | 0.0 | 1,106.3 | **9,908.7** | | 28.0 | | | | | **28.0** | **9,936.6** |

| | BUILDING D3 - CONDO | | | | | | | | | | RESIDENTIAL SUBTOTAL AFTER EXCL. ($m^2$) | | COMMERCIAL | | | COMMERCIAL SUBTOTAL AFTER EXCL. ($m^2$) | TOTAL AREA AFTER EXCL. ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WALL EXCL. | LOBBY / MAIL ROOM | AMENITY EXCL. | ADA EXCL. | BLDG SERVICE | BIKE STORAGE | HRV | WASTE RM EXCL. | BALCONY EXCL. 10% | TOTAL EXCLUSION | | WALL EXCL. | | TOTAL EXCLUSION | | |
| **Level 1 (GF)** | 41.9 | 171.6 | | | 203.4 | 51.1 | | | | **468.0** | **969.3** | | | | **28.0** | **997.3** |
| **Level 2** | 41.9 | | 123.4 | 3.7 | 145.9 | | | | 74.6 | **389.4** | **1,143.9** | | | | | **1,143.9** |
| **Level 3** | 37.0 | | | 9.8 | | | | | 190.2 | **236.9** | **1,237.0** | | | | | **1,237.0** |
| **Level 4** | 37.0 | | | 9.8 | | | | | 228.9 | **275.6** | **1,237.0** | | | | | **1,237.0** |
| **Level 5** | 37.0 | | | 9.8 | | | | | 228.9 | **275.6** | **1,237.0** | | | | | **1,237.0** |
| **Level 6** | 30.3 | | | 10.2 | | | | | 152.7 | **193.2** | **1,069.5** | | | | | **1,069.5** |
| **Level 7 (PH)** | 17.8 | | | | | | | | 118.4 | **136.2** | **849.9** | | | | | **849.9** |
| **Level 8 (Amenity)** | | | 190.0 | | | | | | | **190.0** | **0.0** | | | | | **0.0** |
| **Roof** | | | | | | | | | | | **0.0** | | | | | **0.0** |
| **D3 SUBTOTAL** | 242.8 | 171.6 | 313.4 | 43.2 | 349.2 | 51.1 | 0.0 | 0.0 | 993.7 | **2,165.0** | **7,743.7** | | | | **28.0** | **7,771.6** |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2 + D3 TOTAL** | 322 | 1,926 | 11,476 | | 500 | 358 | 663 | 0 | 1,897 | **17,195** | | 827 | | | | 27 | **913** | **18,108** |

| | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2 + D3 TOTAL** | 398 | 322 | 503 | 77 | 630 | 51 | 0 | 0 | 1,785 | **3,766** | **13,429** | 12 | | **12** | **901** | **14,330** |

# SUBDIVISION AREA 2 - PARKING

## CAR PARKING

| **RESIDENTIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **# OF UNITS** | **VISITOR** | **DISIBILITY** | **SMALL CAR SPACES** | **REGULAR CAR SPACES** | **TOTAL SPACES** |
| | | *0.1 spaces per unit* | *0.038 spaces per unit* | *max 35%* | | *1.05 spaces per unit* |
| REQUIRED | | 11 | 4 | 38 | 97 | **108** |
| PROPOSED | 103 | 11 | 4 | 7 | 103 | **125** |

| **COMMERCIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **CRU** | **OFFICE** | **DISABILITY** | **LEC** | **CAR SHARE SPACES** | **TOTAL SPACES** |
| | *1 space per 415 sf* | | *1 space per 25 req. spaces* | | | |
| GROSS AREA (SF) | 8,606 | | | | | |
| REQUIRED | 21 | | 1 | | | **21** |
| PROPOSED | 24 | | 1 | 1 | 2 | **27** |

## BICYCLE PARKING

| **RESIDENTIAL** | | | | | |
|---|---|---|---|---|---|
| | **# OF UNITS** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | | *6 spaces per 60 units* | *1.5 spaces per unit* | *max 35%* | |
| REQUIRED | | 10 | 155 | 54 | **165** |
| PROPOSED | 103 | 10 | 161 | 32 | **171** |

| **COMMERCIAL** | | | | | |
|---|---|---|---|---|---|
| | **COMMERCIAL AREA** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | *($m^2$)* | *6 spaces per 1000 $m^2$* | *1 space per 250 $m^2$* | *max 35%* | |
| REQUIRED | | 6 | 4 | | **10** |
| PROPOSED | 799.5 | 6 | 4 | | **10** |

# SUBDIVISION AREA 2 - LOT COVERAGE / FSR

| | LOT AREA | BUILDING AREA | COVERAGE | OPEN SPACE | GROSS FLOOR AREA | FSR |
|---|---|---|---|---|---|---|
| **LOT 2** | 7,738 $m^2$ | 2,778 $m^2$ | 35.9% | 64.1% | 14,330 $m^2$ | 1.85 |

# SUBDIVISION AREA 2 - RESIDENTIAL UNIT SUMMARY

## BUILDING D2 (CONDO) - UNIT COUNT / AREA (NET SF)

| **Unit type** | **Studio** | **Area ($m^2$)** | **1 Bed** | **Area ($m^2$)** | **2 Bed** | **Area ($m^2$)** | **3 Bed** | **Area ($m^2$)** | **4 Bed** | **Area ($m^2$)** | **Total Unit / Floor** | **Total Area / Floor** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 3** | | | 3 | 204 | 6 | 576 | 2 | 249 | | | 11 | 1,029 |
| **Level 4** | | | 3 | 204 | 5 | 477 | 1 | 124 | 1 | 226 | 10 | 1,031 |
| **Level 5** | | | 3 | 204 | 5 | 477 | 1 | 124 | 1 | 226 | 10 | 1,031 |
| **Level 6** | | | 3 | 204 | 4 | 397 | 2 | 289 | | | 9 | 890 |
| **Level 7** | | | | | | | 4 | 685 | | | 4 | 685 |
| **SUBTOTAL** | | | **12** | **816** | **20** | **1,927** | **10** | **1,470** | **2** | **453** | | |
| | | | | | | | | | | | **44** | **4,666** |

## BUILDING D2 (CONDO) - UNIT MIX

| UNIT TYPE | UNIT COUNT | TOTAL AREA ($m^2$) | AVERAGE UNIT AREA | % |
|---|---|---|---|---|
| **1 Bed** | 12 | 816 | 68 | 27.3 |
| **2 Bed** | 20 | 1,927 | 96 | 45.5 |
| **3 Bed** | 10 | 1,470 | 147 | 22.7 |
| **4 Bed** | 2 | 453 | 226 | 4.5 |
| **TOTAL** | **44** | **4,666** | | 100.0 |

## BUILDING D3 (CONDO) - UNIT COUNT / AREA (NET SF)

| **Unit type** | **Studio** | **Area ($m^2$)** | **1 Bed** | **Area ($m^2$)** | **2 Bed** | **Area ($m^2$)** | **3 Bed** | **Area ($m^2$)** | **4 Bed** | **Area ($m^2$)** | **Total Unit / Floor** | **Total Area / Floor** | **Townhouse** | **Area ($m^2$)** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | | | 2 | 132 | 3 | 277 | | | | | 5 | 409 | 4 | 299 |
| **Level 2** | | | 2 | 132 | 3 | 277 | | | | | 5 | 410 | | 349 |
| **Level 3** | | | 3 | 204 | 6 | 577 | 2 | 305 | | | 11 | 1,086 | | |
| **Level 4** | | | 3 | 204 | 5 | 478 | 1 | 150 | 1 | 256 | 10 | 1,088 | | |
| **Level 5** | | | 3 | 204 | 5 | 478 | 1 | 150 | 1 | 256 | 10 | 1,088 | | |
| **Level 6** | | | 3 | 204 | 4 | 400 | 2 | 330 | | | 9 | 934 | | |
| **Level 7** | | | 1 | 68 | 2 | 274 | 2 | 379 | | | 5 | 720 | | |
| **SUBTOTAL** | | | **17** | **1,149** | **28** | **2,761** | **8** | **1,314** | **2** | **512** | | | | |
| | | | | | | | | | | | **55** | **5,735** | **4** | **648** |

| | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **D2 + D3 TOTAL** | | **29** | **1,965** | **48** | **4,688** | **18** | **2,784** | **4** | **965** | **99** | **10,401** | | **4** | **648** | | |

## BUILDING D3 (CONDO) - UNIT MIX

| UNIT TYPE | UNIT COUNT | TOTAL AREA ($m^2$) | AVERAGE UNIT AREA | % |
|---|---|---|---|---|
| **1 Bed** | 17 | 1,149 | 68 | 28.8 |
| **2 Bed** | 28 | 2,761 | 99 | 47.5 |
| **3 Bed** | 8 | 1,314 | 164 | 13.6 |
| **4 Bed** | 2 | 512 | 256 | 3.4 |
| **Townhouse** | 4 | 648 | 162 | 6.8 |
| **TOTAL** | **59** | **6,384** | | 100.0 |

| | | | |
|---|---|---|---|
| **D2 + D3 TOTAL** | **103** | **11,050** | |

# SUBDIVISION AREA 2 - STORAGE + OUTDOOR AREA

## BUILDING D2 (CONDO)

| | NUMBER OF UNITS (INCLUDING TOWNHOUSE) | | IN SUITE STORAGE LOCKERS | SEPARATE STORAGE LOCKERS | | PATIO / ROOF DECK AREA | BALCONY AREA ($m^2$) | BALCONY % |
|---|---|---|---|---|---|---|---|---|
| **Level 1 (GF)** | | | | | | | | |
| **Level 2** | | | | 29 | | | | |
| **Level 3** | 11 | | | | | 547 | | |
| **Level 4** | 10 | | 1 | | | | 237 | 16.4% |
| **Level 5** | 10 | | 1 | | | | 237 | 16.4% |
| **Level 6** | 9 | | 2 | | | 160 | 169 | 13.8% |
| **Level 7** | 4 | | 4 | | | 232 | 148 | 15.6% |
| **Level 8** | | | | | | 606 | | |
| **Roof** | | | | | | | | |
| **D2 TOTAL** | **44** | | **8** | **29** | | **1,545** | **791** | **9.7%** |

## BUILDING D3 (CONDO)

| | NUMBER OF UNITS (INCLUDING TOWNHOUSE) | | IN SUITE STORAGE LOCKERS | SEPARATE STORAGE LOCKERS | | PATIO / ROOF DECK AREA | BALCONY AREA ($m^2$) | BALCONY % |
|---|---|---|---|---|---|---|---|---|
| **Level 1 (GF)** | 9 | | | 11 | | 361 | | |
| **Level 2** | 5 | | 4 | 41 | | | 93 | 6.1% |
| **Level 3** | 11 | | | | | 197 | 209 | 14.2% |
| **Level 4** | 10 | | 1 | | | | 248 | 16.4% |
| **Level 5** | 10 | | 1 | | | | 248 | 16.4% |
| **Level 6** | 9 | | 2 | | | 179 | 171 | 13.6% |
| **Level 7** | 5 | | 4 | | | 253 | 137 | 13.9% |
| **Level 8** | | | | | | 671 | | |
| **Roof** | | | | | | | | |
| **D3 TOTAL** | **59** | | **12** | **52** | | **1,660** | **1,106** | **11.1%** |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **D2 + D3 TOTAL** | **103** | | **20** | **81** | | **34,504** | **20,421** | **10.5%** |

# SUBDIVISION AREA 2 - ADAPTABLE DESIGN UNIT REQUIREMENTS

| | | | **REQUIRED** | | | | | **PROVIDED** | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | UNIT TYPE | UNIT COUNT | UNIT MIX % | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % |
| **D2** | **1 Bed** | 12 | 27% | 3.0 | 0.6 | **3.6** | **27%** | 4 | 0 | **4** | **31%** |
| | **2 Bed** | 20 | 45.5% | 5.0 | 1.0 | **6.0** | **45.5%** | 2 | 4 | **6** | **46%** |
| | **3 Bed** | 10 | 23% | 2.5 | 0.5 | **3.0** | **23%** | 3 | 0 | **3** | **23%** |
| | **4 Bed** | 2 | 4.5% | 0.5 | 0.1 | **0.6** | **4.5%** | 0 | 0 | **0** | **0%** |
| **SUBTOTAL** | | 44 | 100% | **11** | **2** | **13** | **100%** | **9** | **4** | **13** | **100%** |
| | | | | | | | | | | | |
| **D3** | **1 Bed** | 17 | 31% | 4.3 | 0.9 | **5.1** | **31%** | 5 | 0 | **5** | **29%** |
| | **2 Bed** | 28 | 51% | 7.0 | 1.4 | **8.4** | **51%** | 4 | 5 | **9** | **53%** |
| | **3 Bed** | 8 | 14.5% | 2.0 | 0.4 | **2.4** | **14.5%** | 3 | 0 | **3** | **18%** |
| | **4 Bed** | 2 | 3.6% | 0.5 | 0.1 | **0.6** | **3.6%** | 0 | 0 | **0** | **0%** |
| **SUBTOTAL** | | 55 | 100% | **14** | **3** | **17** | **100%** | **12** | **5** | **17** | **100%** |

| **BUILDING D2 - ADAPTABLE UNIT SUMMARY BY LEVEL** | | | |
|---|---|---|---|
| | **ADA LEVEL 2** | **ADA LEVEL 3** | **TOTAL** |
| **Level 3** | 2 | 1 | 3 |
| **Level 4** | 3 | 1 | 4 |
| **Level 5** | 3 | 1 | 4 |
| **Level 6** | 1 | 1 | 2 |
| **Level 7** | 0 | 0 | 0 |
| **TOTAL** | **9** | **4** | **13** |

| **BUILDING D3 - ADAPTABLE UNIT SUMMARY BY LEVEL** | | | |
|---|---|---|---|
| | **ADA LEVEL 2** | **ADA LEVEL 3** | **TOTAL** |
| **Level 1** | 0 | 0 | 0 |
| **Level 2** | 2 | 0 | 2 |
| **Level 3** | 3 | 1 | 4 |
| **Level 4** | 3 | 1 | 4 |
| **Level 5** | 3 | 1 | 4 |
| **Level 6** | 1 | 2 | 3 |
| **Level 7** | 0 | 0 | 0 |
| **TOTAL** | **12** | **5** | **17** |

**NOTE 2-STOREY TOWNHOUSES NOT INCLUDED IN ADA CALCULATIONS*

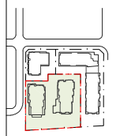

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Ceramic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMArchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | DEVELOPER SUBMISSION

Revisions 7777-4444-00

Seal

Harbourside Lot D

Project

**Project Statistics Subdivision Area 2**

Drawing

Scale N.T.S.

Project 215035

Sheet A003

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

# SUBDIVISION AREA 3 - FSR SUMMARY

## GROSS AREA (CONSTRUCTION AREA)

| | RESIDENTIAL BUILDING D4 - CONDO | | | | | | | | | RESIDENTIAL SUBTOTAL ($m^2$) | COMMERCIAL | | | | | | COMMERCIAL SUBTOTAL ($m^2$) | TOTAL (GSM) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lobby / Mail Room | Circulation | Residential Market | Bike Storage | Residential Lockers | Amenity | Bldg Service (Mech/Elec) | Waste Room | Balcony | | L.E.C. | CRU | Office | Circulation (LEC) | Circulation (Office) | Waste Room | | |
| **Level 1 (GF)** | 179.6 | 263.2 | 1,338.3 | | | 81.9 | 246.2 | | | **2,109.2** | 466.8 | | 284.5 | 32.1 | 32.1 | 19.9 | **835.3** | **2,944.5** |
| **Level 2** | | 213.7 | 1,480.2 | | 349.2 | | 278.5 | | | **2,321.6** | | | | | | | | **2,321.6** |
| **Level 3** | | 309.1 | 2,260.3 | | 34.4 | | 15.8 | | 34.6 | **2,654.1** | | | | | | | | **2,654.1** |
| **Level 4** | | 305.8 | 2,207.0 | | 34.4 | | 15.8 | | 222.4 | **2,785.4** | | | | | | | | **2,785.4** |
| **Level 5** | | 294.0 | 2,049.4 | | 34.4 | | 15.1 | | 183.6 | **2,576.6** | | | | | | | | **2,576.6** |
| **Level 6** | | 270.7 | 1,804.7 | | 34.4 | | 14.6 | | 142.4 | **2,266.8** | | | | | | | | **2,266.8** |
| **Level 7** | | 251.2 | 1,467.6 | | 34.4 | | 14.6 | | 89.2 | **1,856.9** | | | | | | | | **1,856.9** |
| **Level 8** | | 171.0 | 926.1 | | | | 14.6 | | 52.2 | **1,163.9** | | | | | | | | **1,163.9** |
| **Level 9 (PH)** | | 150.2 | 729.7 | | | | 8.7 | | 37.1 | **925.7** | | | | | | | | **925.7** |
| **Level 8 (Amenity)** | | 23.1 | | | | 173.4 | | | | **196.5** | | | | | | | | **196.5** |
| **Roof** | | | | | | | | | | **0.0** | | | | | | | | **0.0** |
| **D4 SUBTOTAL** | 179.6 | 2,252.2 | 14,263.3 | | 521.1 | 255.3 | 623.9 | 0.0 | 761.4 | **18,856.8** | 466.8 | | 284.5 | 32.1 | 32.1 | 19.9 | **835.3** | **19,692.1** |

## FSR EXCLUSIONS *(FSR EXCLUSION AS PER CoNV ZONING BLAW NO.6700)*

| | RESIDENTIAL BUILDING D4- CONDO | | | | | | | | | RESIDENTIAL SUBTOTAL AFTER EXCL. ($m^2$) | COMMERCIAL | | | COMMERCIAL SUBTOTAL AFTER EXCL. ($m^2$) | TOTAL AREA AFTER EXCL. ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WALL EXCL. | LOBBY / MAIL ROOM | AMENITY EXCL. | ADA EXCL. | BLDG SERVICE | BIKE STORAGE | HRV | WASTE RM EXCL. | BALCONY EXCL. 10% | TOTAL EXCLUSION | WALL EXCL. | | **TOTAL EXCLUSION** | | |
| **Level 1 (GF)** | 51.3 | 179.6 | 81.9 | | 246.2 | | | | | **559.0** | **1,550.2** | 16.2 | **16.2** | **819.1** | **2,369.3** |
| **Level 2** | 59.8 | | | | 278.5 | | | | | **338.4** | **1,983.3** | | | | **1,983.3** |
| **Level 3** | 91.5 | | | 9.3 | | | | | 34.6 | **135.4** | **2,518.8** | | | | **2,518.8** |
| **Level 4** | 90.4 | | | 31.1 | | | | | 222.4 | **343.9** | **2,441.5** | | | | **2,441.5** |
| **Level 5** | 84.9 | | | 21.4 | | | | | 183.6 | **289.9** | **2,286.7** | | | | **2,286.7** |
| **Level 6** | 74.8 | | | 21.4 | | | | | 142.4 | **238.6** | **2,028.3** | | | | **2,028.3** |
| **Level 7** | 57.4 | | | 11.6 | | | | | 89.2 | **158.2** | **1,698.7** | | | | **1,698.7** |
| **Level 8** | 32.0 | | | 1.9 | | | | | 52.2 | **86.0** | **1,077.9** | | | | **1,077.9** |
| **Level 9 (PH)** | 17.9 | | | 1.9 | | | | | 37.1 | **56.9** | **868.8** | | | | **868.8** |
| **Level 8 (Amenity)** | | | 190.0 | | | | | | | **190.0** | **6.5** | | | | **6.5** |
| **Roof** | | | | | | | | | | | **0.0** | | | | **0.0** |
| **D4 SUBTOTAL** | 560.0 | 179.6 | 271.9 | 98.5 | 524.7 | | 0.0 | 0.0 | 761.4 | **2,396.2** | **16,460.6** | 16.2 | **16.2** | **819.1** | **17,279.8** |

# SUBDIVISION AREA 3 - PARKING

## CAR PARKING

| **RESIDENTIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **# OF UNITS** | **VISITOR** | **DISIBILITY** | **SMALL CAR SPACES** | **REGULAR CAR SPACES** | **TOTAL SPACES** |
| | | *0.1 spaces per unit* | *0.038 spaces per unit* | *max 35%* | | *1.05 spaces per unit* |
| REQUIRED | | 16 | 6 | 60 | 156 | **172** |
| PROPOSED | 164 | 16 | 6 | 5 | 165 | **192** |

**Note: 16 proposed visitor spaces are located in Subdivision Area 2*

| **COMMERCIAL** | | | | | | |
|---|---|---|---|---|---|---|
| | **CRU** | **OFFICE** | **DISABILITY** | | | **TOTAL SPACES** |
| | | *1 space per 38.6 m²* | *1 space per 25 req. spaces* | | | |
| GROSS AREA (m²) | | 284.5 | | | | |
| REQUIRED | | 7 | 0 | | | **7** |
| PROPOSED | | 10 | 0 | | | **10** |

**Note: all proposed commercial spaces are located in Subdivision Area 2*

## BICYCLE PARKING

| **RESIDENTIAL** | | | | | |
|---|---|---|---|---|---|
| | **# OF UNITS** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | | *6 spaces per 60 units* | *1.5 spaces per unit* | *max 35%* | |
| REQUIRED | | 16 | 246 | 86 | **262** |
| PROPOSED | 164 | 16 | 246 | 85 | **262** |

| **COMMERCIAL** | | | | | |
|---|---|---|---|---|---|
| | **COMMERCIAL AREA** | **SHORT TERM** | **SECURE** | **VERTICAL** | **TOTAL** |
| | *(m²)* | *6 spaces per 1000 m²* | *1 space per 250 m²* | *max 35%* | |
| REQUIRED | | 6 | 1 | | **7** |
| PROPOSED | 284.5 | 6 | 1 | | **7** |

# SUBDIVISION AREA 3 - STORAGE + OUTDOOR AREA

## BUILDING D4 (CONDO)

| | NUMBER OF UNITS (INCLUDING TOWNHOUSE) | | IN SUITE STORAGE LOCKERS | SEPARATE STORAGE LOCKERS | | PATIO / ROOF DECK AREA | BALCONY AREA ($m^2$) | BALCONY % |
|---|---|---|---|---|---|---|---|---|
| **Level 1 (GF)** | 21 | | | | | 8,677 | | |
| **Level 2** | | | 8 | 61 | | | | |
| **Level 3** | 29 | | 6 | 5 | | 405 | 35 | 1.3% |
| **Level 4** | 29 | | 4 | 5 | | 63 | 222 | 8.0% |
| **Level 5** | 27 | | 5 | 5 | | 188 | 184 | 7.1% |
| **Level 6** | 23 | | 6 | 5 | | 299 | 142 | 6.3% |
| **Level 7** | 18 | | 3 | 5 | | 389 | 89 | 4.8% |
| **Level 8** | 11 | | 2 | | | 199 | 52 | 4.5% |
| **Level 9 (PH)** | 6 | | 2 | | | 228 | 37 | 4.0% |
| **Level 10 (Amenity)** | | | | | | 299 | 0 | |
| **Roof** | | | | | | | | |
| **D4 TOTAL** | **164** | | **36** | **86** | | **10,747** | **761** | **3.9%** |

# SUBDIVISION AREA 3 - LOT COVERAGE / FSR

| | LOT AREA | BUILDING AREA | COVERAGE | OPEN SPACE | GROSS FLOOR AREA | FSR |
|---|---|---|---|---|---|---|
| **LOT 3** | 6,435 m² | 2,944 m² | 45.8% | 54.2% | 17,280 m² | 2.69 |

# SUBDIVISION AREA 3 - RESIDENTIAL UNIT SUMMARY

## BUILDING D4 (CONDO) - UNIT COUNT / AREA (NET SF)

| **Unit type** | **Studio** | **Area** ($m^2$) | **1 Bed** | **Area** ($m^2$) | **2 Bed** | **Area** ($m^2$) | **3 Bed** | **Area** ($m^2$) | | | **Total Unit / Floor** | **Total Area / Floor** | **Townhouse** | **Area** ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Level 1** | | | | | | | | | | | | | 21 | 1,282 |
| **Level 2** | | | | | | | | | | | | | | 1,408 |
| **Level 3** | | | 16 | 913 | 11 | 968 | 2 | 287 | | | 29 | 2,168 | | |
| **Level 4** | | | 16 | 913 | 12 | 1,059 | 1 | 144 | | | 29 | 2,117 | | |
| **Level 5** | | | 16 | 864 | 9 | 774 | 2 | 327 | | | 27 | 1,964 | | |
| **Level 6** | | | 14 | 788 | 6 | 508 | 3 | 436 | | | 23 | 1,731 | | |
| **Level 7** | | | 11 | 613 | 5 | 486 | 2 | 311 | | | 18 | 1,409 | | |
| **Level 8** | | | 6 | 341 | 3 | 250 | 2 | 304 | | | 11 | 895 | | |
| **Level 9** | | | | | 4 | 403 | 2 | 317 | | | 6 | 720 | | |
| **SUBTOTAL** | | | **79** | **4,432** | **50** | **4,447** | **14** | **2,125** | | | **143** | **11,004** | **21** | **2,690** |

## BUILDING D4 (CONDO) - UNIT MIX

| UNIT TYPE | UNIT COUNT | TOTAL AREA ($m^2$) | AVERAGE UNIT AREA | % |
|---|---|---|---|---|
| **1 Bed** | 79 | 4,432 | 56 | 48.2 |
| **2 Bed** | 50 | 4,447 | 89 | 30.5 |
| **3 Bed** | 14 | 2,125 | 152 | 8.5 |
| **Townhouse** | 21 | 2,690 | 128 | 12.8 |
| **TOTAL** | **164** | **13,694** | | 100.0 |

# SUBDIVISION AREA 3 - ADAPTABLE DESIGN UNIT REQUIREMENTS

| | | REQUIRED | | | | | | PROVIDED | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | UNIT TYPE | UNIT COUNT | UNIT MIX % | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % | | ADA LEVEL 2 25% | ADA LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % |
| **D4** | **1 Bed** | 79 | 55% | 19.8 | 4.0 | **23.7** | **55%** | | 20 | 5 | **25** | **58%** |
| | **2 Bed** | 50 | 35% | 12.5 | 2.5 | **15.0** | **35%** | | 12 | 3 | **15** | **35%** |
| | **3 Bed** | 14 | 10% | 3.5 | 0.7 | **4.2** | **10%** | | 3 | 0 | **3** | **7%** |
| **SUBTOTAL** | | 143 | 100% | **36** | **7** | **43** | **100%** | | **35** | **8** | **43** | **100%** |

| **BUILDING D4 - ADAPTABLE UNIT SUMMARY BY LEVEL** | | | |
|---|---|---|---|
| | **ADA LEVEL 2** | **ADA LEVEL 3** | **TOTAL** |
| **Level 1** | 0 | 0 | 0 |
| **Level 2** | 0 | 0 | 0 |
| **Level 3** | 5 | 0 | 5 |
| **Level 4** | 10 | 3 | 13 |
| **Level 5** | 7 | 2 | 9 |
| **Level 6** | 7 | 2 | 9 |
| **Level 7** | 4 | 1 | 5 |
| **Level 8** | 1 | 0 | 1 |
| **Level 9** | 1 | 0 | 1 |
| **TOTAL** | **35** | **8** | **43** |

**NOTE 2-STOREY TOWNHOUSES NOT INCLUDED IN ADA CALCULATIONS*

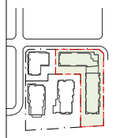

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Ceramic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMArchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Project Statistics Subdivision Area 3**

Drawing

Scale N.T.S.
Project 215035
Sheet A004


All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

# OVERALL FSR SUMMARY

## GROSS AREA (CONSTRUCTION AREA)

| | RESIDENTIAL: Lobby / Mail Room | Circulation | Residential Market | Bike Storage | Residential Lockers | Amenity | Bldg Service (Mech/Elec) | Loading / Waste Room | Balcony | RESIDENTIAL SUBTOTAL ($m^2$) | COMMERCIAL: L.E.C. | CRU | Office | Circulation (CRU / LEC) | Circulation (Office) | Waste Room | COMMERCIAL SUBTOTAL ($m^2$) | TOTAL (GSM) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING D1 - Rental** (Loading) | | | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 106.4 | 99.6 | | | | | 249.9 | 61.3 | | 517.2 | | 368.4 | 117.4 | 50.5 | | 20.3 | 556.6 | 1,073.8 |
| Level 2 | | 112.2 | | | 143.2 | 124.6 | 279.8 | 61.3 | | 721.1 | | | | | | | | 721.1 |
| Level 3 | | 120.3 | 839.8 | | | | 3.7 | | 53.9 | 1,017.8 | | | | | | | | 1,017.8 |
| Level 4 | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | 1,065.7 | | | | | | | | 1,065.7 |
| Level 5 | | 120.3 | 840.3 | | | | 3.7 | | 101.5 | 1,065.8 | | | | | | | | 1,065.8 |
| Level 6 | | 120.3 | 840.3 | | | | 3.7 | | 101.5 | 1,065.8 | | | | | | | | 1,065.8 |
| Level 7 | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | 1,065.7 | | | | | | | | 1,065.7 |
| Level 8 | | 120.3 | 839.8 | | | | 3.7 | | 101.8 | 1,065.7 | | | | | | | | 1,065.7 |
| Level 9 | | 125.2 | 835.3 | | | | 3.7 | | 101.5 | 1,065.7 | | | | | | | | 1,065.7 |
| Level 10 (PH) | | 118.6 | 841.9 | | | | 3.7 | | 101.5 | 1,065.7 | | | | | | | | 1,065.7 |
| Level 11 (Amenity) | | 70.4 | | | | 118.6 | 0.9 | | | 190.0 | | | | | | | | 190.0 |
| Roof | | | | | | | | | | | | | | | | | | |
| D1 SUBTOTAL | 106.4 | 1,248.0 | 6,717.2 | | 143.2 | 243.2 | 560.4 | 122.6 | 765.1 | 9,906.1 | | 368.4 | 117.4 | 50.5 | 0.0 | 20.3 | 556.6 | 10,462.6 |
| **BUILDING D2 - Condo** (Waste Room) | | | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 150.3 | 95.4 | | | | | 181.9 | | | 427.6 | | 799.5 | | 58.8 | | 26.9 | 885.3 | 1,312.9 |
| Level 2 | | 133.1 | | | 175.7 | | 99.1 | | | 407.9 | | | | | | | | 407.9 |
| Level 3 | | 130.6 | 1,071.5 | | | | 3.3 | | | 1,205.4 | | | | | | | | 1,205.4 |
| Level 4 | | 128.9 | 1,073.2 | | | | 3.3 | | 237.0 | 1,442.4 | | | | | | | | 1,442.4 |
| Level 5 | | 128.9 | 1,073.2 | | | | 3.3 | | 237.0 | 1,442.4 | | | | | | | | 1,442.4 |
| Level 6 | | 120.7 | 926.5 | | | | 3.3 | | 168.8 | 1,219.3 | | | | | | | | 1,219.3 |
| Level 7 (PH) | | 97.3 | 702.5 | | | | 3.3 | | 148.1 | 951.1 | | | | | | | | 951.1 |
| Level 8 (Amenity) | | 70.6 | | | | 118.8 | 0.6 | | | 190.0 | | | | | | | | 190.0 |
| Roof | | | | | | | | | | 0.0 | | | | | | | | 0.0 |
| D2 SUBTOTAL | 150.3 | 905.6 | 4,847.0 | | 175.7 | 118.8 | 297.8 | 0.0 | 790.9 | 7,286.2 | | 799.5 | | 58.8 | | 26.9 | 885.3 | 8,171.5 |
| **BUILDING D3 - Condo** (Lobby / Mail Room]; Amenity Man. Office; CRU (EOT)) | | | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 171.6 | 213.5 | 735.5 | 51.1 | 62.2 | | 203.4 | | | 1,437.3 | | 28.0 | | | | | 28.0 | 1,465.3 |
| Level 2 | | 120.6 | 787.6 | | 262.5 | 123.4 | 145.9 | | 93.4 | 1,533.4 | | | | | | | | 1,533.4 |
| Level 3 | | 130.3 | 1,131.5 | | | | 3.3 | | 208.9 | 1,473.9 | | | | | | | | 1,473.9 |
| Level 4 | | 128.5 | 1,133.2 | | | | 3.3 | | 247.7 | 1,512.6 | | | | | | | | 1,512.6 |
| Level 5 | | 128.5 | 1,133.2 | | | | 3.3 | | 247.7 | 1,512.6 | | | | | | | | 1,512.6 |
| Level 6 | | 120.4 | 967.6 | | | | 3.3 | | 171.5 | 1,262.7 | | | | | | | | 1,262.7 |
| Level 7 (PH) | | 105.0 | 740.7 | | | | 3.3 | | 137.1 | 986.1 | | | | | | | | 986.1 |
| Level 8 (Amenity) | | 73.9 | | | | 116.1 | | | | 190.0 | | | | | | | | 190.0 |
| Roof | | | | | | | | | | 0.0 | | | | | | | | 0.0 |
| D3 SUBTOTAL | 171.6 | 1,020.5 | 6,629.4 | 51.1 | 324.8 | 239.5 | 365.5 | 0.0 | 1,106.3 | 9,908.7 | | 28.0 | | | | | 28.0 | 9,936.6 |
| **BUILDING D4 - Condo** (Waste Room; Circulation (LEC)) | | | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 179.6 | 263.2 | 1,338.3 | | | 81.9 | 246.2 | | | 2,109.2 | 466.8 | | 284.5 | 32.1 | 32.1 | 19.9 | 835.3 | 2,944.5 |
| Level 2 | | 213.7 | 1,480.2 | | 349.2 | | 278.5 | | | 2,321.6 | | | | | | | | 2,321.6 |
| Level 3 | | 309.1 | 2,260.3 | | 34.4 | | 15.8 | | 34.6 | 2,654.1 | | | | | | | | 2,654.1 |
| Level 4 | | 305.8 | 2,207.0 | | 34.4 | | 15.8 | | 222.4 | 2,785.4 | | | | | | | | 2,785.4 |
| Level 5 | | 294.0 | 2,049.4 | | 34.4 | | 15.1 | | 183.6 | 2,576.6 | | | | | | | | 2,576.6 |
| Level 6 | | 270.7 | 1,804.7 | | 34.4 | | 14.6 | | 142.4 | 2,266.8 | | | | | | | | 2,266.8 |
| Level 7 | | 251.2 | 1,467.6 | | 34.4 | | 14.6 | | 89.2 | 1,856.9 | | | | | | | | 1,856.9 |
| Level 8 | | 171.0 | 926.1 | | | | 14.6 | | 52.2 | 1,163.9 | | | | | | | | 1,163.9 |
| Level 9 (PH) | | 150.2 | 729.7 | | | | 8.7 | | 37.1 | 925.7 | | | | | | | | 925.7 |
| Level 8 (Amenity) | | 23.1 | | | | 173.4 | | | | 196.5 | | | | | | | | 196.5 |
| Roof | | | | | | | | | | 0.0 | | | | | | | | 0.0 |
| D4 SUBTOTAL | 179.6 | 2,252.2 | 14,263.3 | | 521.1 | 255.3 | 623.9 | 0.0 | 761.4 | 18,856.8 | 466.8 | | 284.5 | 32.1 | 32.1 | 19.9 | 835.3 | 19,692.1 |
| **PARKING LEVEL** | | | | | | | | | | | | | | | | | | |
| Level P1 | | | | | | | | | | | | | | | | | | |
| P1 SUBTOTAL | | | | | | | | | | | | | | | | | | |
| D1-D4 TOTAL (GSF) | 608 | 5,426 | 32,457 | 51 | 1,165 | 857 | 1,848 | 123 | | 45,958 | 467 | 1,196 | 402 | 141 | 32 | 67 | 2,305 | 48,263 |

## FSR EXCLUSIONS *(FSR EXCLUSION AS PER CoNV ZONING BLAW NO.6700)*

| | RESIDENTIAL: WALL EXCL. | LOBBY / MAIL ROOM | AMENITY EXCL. | ADA EXCL. | BLDG SERVICE | BIKE STORAGE | HRV | LOADING / WASTE RM EXCL. | BALCONY EXCL. 10% | TOTAL EXCLUSION | RESIDENTIAL SUBTOTAL AFTER EXCL. ($m^2$) | COMMERCIAL: WALL EXCL. | | TOTAL EXCLUSION | COMMERCIAL SUBTOTAL AFTER EXCL. ($m^2$) | TOTAL AREA AFTER EXCL. ($m^2$) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BUILDING D1 - Rental** (Loading Excl.) | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 1.8 | 106.4 | | | 249.9 | | | 61.3 | | 419.4 | 97.8 | 19.1 | | 19.1 | 537.4 | 635.3 |
| Level 2 | 23.2 | | 124.6 | | 279.8 | | | 61.3 | | 488.9 | 232.2 | | | | | 232.2 |
| Level 3 | 43.9 | | | 13.9 | | | 5.9 | | 53.9 | 117.6 | 900.1 | | | | | 900.1 |
| Level 4 | 43.9 | | | 15.8 | | | 5.6 | | 101.8 | 167.0 | 898.7 | | | | | 898.7 |
| Level 5 | 44.3 | | | 15.8 | | | 5.6 | | 101.5 | 167.1 | 898.7 | | | | | 898.7 |
| Level 6 | 44.3 | | | 15.8 | | | 5.6 | | 101.5 | 167.1 | 898.7 | | | | | 898.7 |
| Level 7 | 43.9 | | | 9.8 | | | 5.6 | | 101.8 | 161.0 | 904.7 | | | | | 904.7 |
| Level 8 | 43.9 | | | 9.8 | | | 5.6 | | 101.8 | 161.0 | 904.7 | | | | | 904.7 |
| Level 9 | 44.3 | | | 3.7 | | | 5.7 | | 101.5 | 155.1 | 910.5 | | | | | 910.5 |
| Level 10 (PH) | 44.3 | | | | | | 5.2 | | 101.5 | 151.0 | 914.7 | | | | | 914.7 |
| Level 11 (Amenity) | | | 190.0 | | | | | | | 190.0 | 0.0 | | | | | 0.0 |
| Roof | | | | | | | | | | | | | | | | |
| D1 SUBTOTAL | 377.7 | 106.4 | 314.6 | 84.5 | 529.7 | | 44.7 | 122.6 | 765.1 | 2,345.3 | 7,560.7 | 19.1 | | 19.1 | 537.4 | 8,098.2 |
| **BUILDING D2 - Condo** (Waste Rm Excl.) | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 1.4 | 150.3 | | | 181.9 | | | | | 333.6 | 94.0 | 12.0 | | 12.0 | 873.3 | 967.3 |
| Level 2 | 2.4 | | | | 99.1 | | | | | 101.5 | 306.4 | | | | | 306.4 |
| Level 3 | 35.3 | | | 7.9 | | | | | | 43.2 | 1,162.2 | | | | | 1,162.2 |
| Level 4 | 35.3 | | | 9.8 | | | | | 237.0 | 282.1 | 1,160.4 | | | | | 1,160.4 |
| Level 5 | 35.3 | | | 9.8 | | | | | 237.0 | 282.1 | 1,160.4 | | | | | 1,160.4 |
| Level 6 | 29.3 | | | 6.0 | | | | | 168.8 | 204.1 | 1,015.2 | | | | | 1,015.2 |
| Level 7 (PH) | 16.4 | | | | | | | | 148.1 | 164.5 | 786.6 | | | | | 786.6 |
| Level 8 (Amenity) | | | 190.0 | | | | | | | 190.0 | 0.0 | | | | | 0.0 |
| Roof | | | | | | | | | | | 0.0 | | | | | 0.0 |
| D2 SUBTOTAL | 155.4 | 150.3 | 190.0 | 33.4 | 281.0 | | 0.0 | 0.0 | 790.9 | 1,601.1 | 5,685.1 | 12.0 | | 12.0 | 873.3 | 6,558.4 |
| **BUILDING D3 - Condo** | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 41.9 | 171.6 | | | 203.4 | 51.1 | | | | 468.0 | 969.3 | | | | 28.0 | 997.3 |
| Level 2 | 41.9 | | 123.4 | 3.7 | 145.9 | | | | 74.6 | 389.4 | 1,143.9 | | | | | 1,143.9 |
| Level 3 | 37.0 | | | 9.8 | | | | | 190.2 | 236.9 | 1,237.0 | | | | | 1,237.0 |
| Level 4 | 37.0 | | | 9.8 | | | | | 228.9 | 275.6 | 1,237.0 | | | | | 1,237.0 |
| Level 5 | 37.0 | | | 9.8 | | | | | 228.9 | 275.6 | 1,237.0 | | | | | 1,237.0 |
| Level 6 | 30.3 | | | 10.2 | | | | | 152.7 | 193.2 | 1,069.5 | | | | | 1,069.5 |
| Level 7 (PH) | 17.8 | | | | | | | | 118.4 | 136.2 | 849.9 | | | | | 849.9 |
| Level 8 (Amenity) | | | 190.0 | | | | | | | 190.0 | 0.0 | | | | | 0.0 |
| Roof | | | | | | | | | | | 0.0 | | | | | 0.0 |
| D3 SUBTOTAL | 242.8 | 171.6 | 313.4 | 43.2 | 349.2 | 51.1 | 0.0 | 0.0 | 993.7 | 2,165.0 | 7,743.7 | | | | 28.0 | 7,771.6 |
| **BUILDING D4 - Condo** | | | | | | | | | | | | | | | | |
| Level 1 (GF) | 51.3 | 179.6 | 81.9 | | 246.2 | | | | | 559.0 | 1,550.2 | 16.2 | | 16.2 | 819.1 | 2,369.3 |
| Level 2 | 59.8 | | | | 278.5 | | | | | 338.4 | 1,983.3 | | | | | 1,983.3 |
| Level 3 | 91.5 | | | 9.3 | | | | | 34.6 | 135.4 | 2,518.8 | | | | | 2,518.8 |
| Level 4 | 90.4 | | | 31.1 | | | | | 222.4 | 343.9 | 2,441.5 | | | | | 2,441.5 |
| Level 5 | 84.9 | | | 21.4 | | | | | 183.6 | 289.9 | 2,286.7 | | | | | 2,286.7 |
| Level 6 | 74.8 | | | 21.4 | | | | | 142.4 | 238.6 | 2,028.3 | | | | | 2,028.3 |
| Level 7 | 57.4 | | | 11.6 | | | | | 89.2 | 158.2 | 1,698.7 | | | | | 1,698.7 |
| Level 8 | 32.0 | | | 1.9 | | | | | 52.2 | 86.0 | 1,077.9 | | | | | 1,077.9 |
| Level 9 (PH) | 17.9 | | | 1.9 | | | | | 37.1 | 56.9 | 868.8 | | | | | 868.8 |
| Level 8 (Amenity) | | | 190.0 | | | | | | | 190.0 | 6.5 | | | | | 6.5 |
| Roof | | | | | | | | | | | 0.0 | | | | | 0.0 |
| D4 SUBTOTAL | 560.0 | 179.6 | 271.9 | 98.5 | 524.7 | | 0.0 | 0.0 | 761.4 | 2,396.2 | 16,460.6 | 16.2 | | 16.2 | 819.1 | 17,279.8 |
| **PARKING LEVEL** | | | | | | | | | | | | | | | | |
| Level P1 | | | | | | | | | | | | | | | | |
| P1 SUBTOTAL | | | | | | | | | | | | | | | | |
| D1-D4 TOTAL (GSF) | 1,336 | 608 | 1,090 | 260 | 1,685 | 51 | 45 | 123 | | 8,508 | 37,450 | 47 | 0 | 47 | 2,258 | 39,708 |

| | NUMBER OF UNITS (INCLUDING TOWNHOUSE) | | IN SUITE STORAGE LOCKERS | SEPARATE STORAGE LOCKERS | | PATIO / ROOF DECK AREA | BALCONY AREA ($m^2$) | BALCONY % |
|---|---|---|---|---|---|---|---|---|
| **BUILDING D1 - Rental** | | | | | | | | |
| Level 1 (GF) | | | | | | | | |
| Level 2 | | | | 24 | | | | |
| Level 3 | 14 | | | | | 53 | 54 | 5.3% |
| Level 4 | 14 | | | | | | 102 | 9.6% |
| Level 5 | 14 | | | | | | 101 | 9.5% |
| Level 6 | 14 | | | | | | 101 | 9.5% |
| Level 7 | 14 | | | | | | 102 | 9.6% |
| Level 8 | 14 | | | | | | 102 | 9.6% |
| Level 9 | 14 | | | | | | 101 | 9.5% |
| Level 10 (PH) | 12 | | | | | | 101 | 9.5% |
| Level 11 (Amenity) | | | | | | 799 | | |
| Roof | | | | | | | | |
| D1 SUBTOTAL | 110 | | | 24 | | 852 | 765 | 7.3% |
| **BUILDING D2 - Condo** | | | | | | | | |
| Level 1 (GF) | | | | | | | | |
| Level 2 | | | | 29 | | | | |
| Level 3 | 11 | | | | | 547 | | |
| Level 4 | 10 | | 1 | | | | 237 | 16.4% |
| Level 5 | 10 | | 1 | | | | 237 | 16.4% |
| Level 6 | 9 | | 2 | | | 160 | 169 | 13.8% |
| Level 7 (PH) | 4 | | 4 | | | 232 | 148 | 15.6% |
| Level 8 (Amenity) | | | | | | 606 | | |
| Roof | | | | | | | | |
| D2 SUBTOTAL | 44 | | 8 | 29 | | 1,545 | 791 | 9.7% |
| | | | 37 | | | | | |
| **BUILDING D3 - Condo** | | | | | | | | |
| Level 1 (GF) | 9 | | | 11 | | 361 | | |
| Level 2 | 5 | | 4 | 41 | | | 93 | 6.1% |
| Level 3 | 11 | | | | | 197 | 209 | 14.2% |
| Level 4 | 10 | | 1 | | | | 248 | 16.4% |
| Level 5 | 10 | | 1 | | | | 248 | 16.4% |
| Level 6 | 9 | | 2 | | | 179 | 171 | 13.6% |
| Level 7 (PH) | 5 | | 4 | | | 253 | 137 | 13.9% |
| Level 8 (Amenity) | | | | | | 671 | | |
| Roof | | | | | | | | |
| D3 SUBTOTAL | 59 | | 12 | 52 | | 1,660 | 1,106 | 11.1% |
| | | | 64 | | | | | |
| **BUILDING D4 - Condo** | | | | | | | | |
| Level 1 (GF) | 21 | | | | | 8,677 | | |
| Level 2 | | | 8 | 61 | | | | |
| Level 3 | 29 | | 6 | 5 | | 405 | 35 | 1.3% |
| Level 4 | 29 | | 4 | 5 | | 63 | 222 | 8.0% |
| Level 5 | 27 | | 5 | 5 | | 188 | 184 | 7.1% |
| Level 6 | 23 | | 6 | 5 | | 299 | 142 | 6.3% |
| Level 7 | 18 | | 3 | 5 | | 389 | 89 | 4.8% |
| Level 8 | 11 | | 2 | | | 199 | 52 | 4.5% |
| Level 9 (PH) | 6 | | 2 | | | 228 | 37 | 4.0% |
| Level 8 (Amenity) | | | | | | 299 | 0 | |
| Roof | | | | | | | | |
| D4 SUBTOTAL | 164 | | 36 | 86 | | 10,747 | 761 | 3.9% |
| | | | 122 | | | | | |
| D1-D4 | | | 56 | 191 | | | | |
| TOTAL | 377 | | 247 | | | | 3,424 | |

## MAXIMUM TOTAL AREA PERMITTED 39,756

AS PER CoNV ZONING BYLAW, 2015, NO.8432, Division V:Zoning Bylaw 1995 CD-646

| | REQUIRED | | PROVIDED | | | | |
|---|---|---|---|---|---|---|---|
| *RESIDENTIAL LOT D MAX. PERMITTED* | *30,260 m²* | *325,716 sf* | *29,889 m²* | *321,727 sf* | *29,889 m² +* | *202 sf additional rental area =* | *30,091 m²* |
| *RENTAL HOUSING BONUS* | *7,359 m²* | *79,212 sf* | *7,561 m²* | *81,383 sf* | | | |
| *MINIMUM COMMERCIAL AREA PERMITTED* | *2,137 m²* | *23,002 sf* | *2,258 m²* | *24,303 sf* | | | |

# OVERALL GARBAGE / RECYCLING REQUIREMENTS

| | UNIT COUNT | OFFICE AREA (m²) | CRU AREA (m²) | LEC AREA (m²) | RESIDENTIAL (0.486 m² per unit) REQ. (m²) | PROV. (m²) | COMMERCIAL - OFFICE (0.010 m² per 1 m² office area) REQ. (m²) | *COMMERCIAL- RESTAURANT (0.026 m² per 1 m² restaurant area) REQ. (m²) | **COMMERCIAL - LARGE VENUE (0.018 m² per 1 m² large venue area) REQ. (m²) | TOTAL COMMERCIAL REQ. (m²) | PROV. (m²) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA 1 | 110 | 117.4 | 368.4 | | 53.4 | 66.4 | 1.2 | 9.6 | - | 10.8 | 16.6 |
| AREA 2 | 103 | | 799.5 | | 50.0 | 65.3 | - | 20.8 | - | 20.8 | 25.9 |
| AREA 3 | 164 | 284.5 | | 466.8 | 79.7 | 86.9 | 2.8 | - | 8.4 | 11.2 | 17.5 |

*Restaurant requirements used for all CRU spaces to accommodate potential future restaurant facilities

**Large venue requirements used for LEC*

# LOT COVERAGE / FSR

| | LOT AREA | BUIDLING AREA | COVERAGE | OPEN SPACE | GROSS FLOOR AREA | FSR |
|---|---|---|---|---|---|---|
| LOT 1 | 2,397 m² | 1,074 m² | 44.8% | 55.2% | 8,098 m² | 3.38 |
| LOT 2 | 7,738 m² | 2,778 m² | 35.9% | 64.1% | 14,330 m² | 1.85 |
| LOT 3 | 6,435 m² | 2,944 m² | 45.8% | 54.2% | 17,280 m² | 2.69 |
| OVERALL | 16,570 m² | 6,796 m² | 41.0% | 59.0% | 39,708 m² | 2.40 |

# OVERALL PARKING SUMMARY

### CAR PARKING

| RESIDENTIAL | # OF UNITS | VISITOR (0.1 spaces per unit) REQ. | PROV. | DISIBILITY (0.038 spaces per unit) REQ. | PROV. | SMALL CAR SPACES (max 35%) MAX. | PROV. | EV SPACES (20%) REQ. | PROV. | TOTAL RESIDENTIAL SPACES (1.05 spaces per unit (condo); 0.6 spaces per unit (rental)) REQUIRED | PROVIDED |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA 1 | 110 | 11 | 11 | 4 | 4 | 23 | 0 | 13 | 16 | 66 | 68 |
| AREA 2 | 103 | 11 | 11 | 4 | 4 | 38 | 7 | 22 | 33 | 108 | 125 |
| AREA 3 | 164 | 16 | 16 | 6 | 6 | 60 | 5 | 34 | 54 | 172 | 192 |
| TOTAL | 377 | 38 | 38 | 14 | 14 | 121 | 12 | 69 | 103 | 346 | 385 |

| COMMERCIAL | COMMERICAL AREA (m²) | CAR SHARE REQ. | PROV. | DISABILITY (1 space per 25 req. spaces) REQ. | PROV. | SMALL CAR SPACES (max 35%) MAX. | PROV. | EV SPACES (20%) REQ. | PROV. | TOTAL COMMERCIAL SPACES (1 space per 38.6 m²) REQUIRED | PROV. |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AREA 1 | 485.8 | | - | 1 | 1 | 4 | 0 | 3 | 3 | 13 | 17 |
| AREA 2 | 799.5 | | 2 | 1 | 1 | 7 | 0 | 4 | 4 | 21 | 27 |
| AREA 3 | 284.5 | | - | 0 | 0 | 3 | 0 | 1 | 1 | 7 | 10 |
| TOTAL | 1,569.8 | | 2 | 2 | 2 | 14 | 0 | 8 | 8 | 41 | 54 |

*Note: all commercial and visitor spaces are located in Area 2*

TOTAL RESIDENTIAL & COMMERCIAL

### BICYCLE PARKING

| RESIDENTIAL | # OF UNITS | SHORT TERM (6 spaces per 60 units) REQ. | PROV. | SECURE (1.5 spaces per unit) REQ. | PROV. | VERTICAL (max 35%) MAX. | PROV. | TOTAL REQ. | PROV. |
|---|---|---|---|---|---|---|---|---|---|
| AREA 1 | 110 | 11 | 11 | 165 | 167 | 58 | 56 | 176 | 178 |
| AREA 2 | 103 | 10 | 10 | 155 | 161 | 54 | 32 | 165 | 171 |
| AREA 3 | 164 | 17 | 17 | 246 | 246 | 86 | 85 | 263 | 263 |
| TOTAL | 377 | 38 | 38 | 566 | 574 | 198 | 173 | 604 | 612 |

| COMMERCIAL | COMMERCIAL AREA (m²) | SHORT TERM (6 spaces per 1000 m²) REQ. | PROV. | SECURE (1 space per 250 m²) REQ. | PROV. | VERTICAL (max 35%) MAX. | PROV. | TOTAL REQ. | PROV. |
|---|---|---|---|---|---|---|---|---|---|
| AREA 1 | 485.8 | 6 | 6 | 2 | 3 | 1 | 1 | 8 | 9 |
| AREA 2 | 799.5 | 6 | 6 | 3 | 4 | 1 | 1 | 9 | 10 |
| AREA 3 | 284.5 | 6 | 6 | 1 | 2 | 0 | 0 | 7 | 8 |
| TOTAL | 1,569.8 | 18 | 18 | 6 | 9 | 2 | 2 | 24 | 27 |

TOTAL RESIDENTIAL & COMMERCIAL

### END OF TRIP FACILITIES

| | SECURE SPACES | WATER CLOSETS | WASH BASINS | SHOWERS | LOCKERS |
|---|---|---|---|---|---|
| REQUIRED | 6 | 0 | 1 | 1 | 12 |
| PROPOSED | 9 | 2 | 2 | 2 | 20 |

**Note: End of trip facility requirements based on Figure 10A-03 in Zoning Bylaw, No.6700*

*End of trip facilities are located in building D3 on the ground level*

# OVERALL ADAPTABLE UNIT SUMMARY

| UNIT TYPE | UNIT COUNT | UNIT MIX % | REQUIRED: ADA - LEVEL 2 25% | ADA - LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % | PROVIDED: ADA - LEVEL 2 25% | ADA - LEVEL 3 5% | ADA UNIT COUNT | ADA UNIT MIX % |
|---|---|---|---|---|---|---|---|---|---|---|
| Studio | 16 | 4.6% | 4.0 | 0.8 | 4.8 | 4.6% | 4 | 0 | 4 | 3.8% |
| 1 Bed | 168 | 47.7% | 42.0 | 8.4 | 50.4 | 47.7% | 43 | 9 | 52 | 49% |
| 2 Bed | 130 | 36.9% | 32.5 | 6.5 | 39.0 | 36.9% | 23 | 18 | 41 | 38.7% |
| 3 Bed | 34 | 9.7% | 8.5 | 1.7 | 10.2 | 9.7% | 9 | 0 | 9 | 8.5% |
| 4 Bed | 4 | 1.1% | 1.0 | 0.2 | 1.2 | 1.1% | 0 | 0 | 0 | 0.0% |
| TOTAL | 352 | 100% | 88 | 18 | 106 | 100% | 79 | 27 | 106 | 100% |

*NOTE 2-STOREY TOWNHOUSES NOT INCLUDED IN ADA CALCULATIONS*

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISISON

Revisions YYYY-MM-DD

Seal

Harbourside Lot D

Project

Project Statistics Overall

Drawing

Scale N.T.S.

Project 215035

Sheet A005

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




**Introduction**
Lot D is the first phase of a development opportunity that is part of a comprehensive CD Rezoning at Harbourside in the City of North Vancouver. The Harbourside lands are located in the southwest corner of the City of North Vancouver along Burrard Inlet, between Mackay and Mosquito Creeks, and are comprised of four development parcels. These four parcels are flanked to the west by Bodwell School, to the South by Kings Mill Walk, to the north by Harbourside Drive and the Northshore Automall, and to the east by Burrard Yacht Club. Lot D is the eastern most Lot within the development.
This first phase of development consists of four buildings. One market rental building, located at the intersection of Fell Ave and Harbourside Drive, and three market residential buildings. The form of development is influenced by the Harbourside Development Permit Area Guidelines (DPA), Harbourside Streetscape Guidelines and the approved Rezoning CD Bylaw. Lot D architecture includes mid-rise block forms (7 and 10 storeys), and are designated as Building D1, D2, D3, and D4. Buildings are designed to capitalize on views with higher transparency on the south waterfront façades and more solid massing for buildings fronting Harbourside Drive. Buildings along the waterfront terrace upwards away from the water. Slightly varied building expressions and materials within the framework of the DPA differentiate the buildings but still ensure a cohesive relationship within Lot D.

**Form**
The existing Harbourside industrial/commercial area is comprised largely of low to mid-rise forms. Lot D will complement the existing neighborhood with mid-rise buildings. The four buildings on Lot D will create an overall legible form that reinforces the idea of "peaks and valleys." Higher buildings, along Harbourside Drive are oriented north-south, and a low building form located between the higher building forms is oriented east-west. This helps to frame the views to the North Shore Mountains to the north, and to the water to the south. The terracing of the building forms from the water starting on the fourth and sixth floors helps to create a more human scaled form of development along the Spirit Trail, as well as maximizes light penetration into the interior of the site.

**High Quality Public Realm & Reinforcing Connectivity**
A strong focus on the public realm, street design, internal pathways and building interfaces help to create a range of experiences for the users.
Fell Avenue is the main retail focus for Lot D, and intended to be the heart and energy centre for the overall Harbourside development. An upgraded and enhanced public streetscape is proposed along Fell Avenue south of Harbourside Drive in accordance with the Streetscape Design Guidelines. The intention is for the retail at grade along Fell Avenue (both on Lot D and Lot C) to act as a "high street" with patio spaces provided and access to retail units from Fell Avenue. Retail at the base of Building D1 and D2 line Fell and offer a variety of fine grain detail through materiality, signage, canopies, lighting, and outdoor seating to enhance the retail experience. The southern edge of Building D2 opens up to the water with a large outdoor patio for the commercial tenant. This helps create a layering of public space, from the public water edge/Spirit Trail, to the semi-public terrace patio, to the private residences. The layering of public to semi-public to private occurs throughout the entire ground plane integrating Lot D within the fabric of the community.
The vehicular access into Lot D, along Fell, aligns with the mews established through the Harbourside masterplan. The mews has been modified from the original rezoning to eliminate the Gostick extension and redirect vehicle traffic to Harbourside Drive away from the conflict of pedestrians/cyclist on the Spirit Trail. The vehicular access leads to a motor court/courtyard central to the four buildings within the development. Access to the underground parking is located from this courtyard, as well as access to truck loading for retail and residential uses. A continuous ground pattern blurs the line between vehicular and pedestrian zones. Bollards and changes in ground materials define the entrances to residential lobbies. Residential building entrances for D1, D2 & D3 are accessed from the inner courtyard. The lobby for D4 is positioned at the corner of Harbourside Drive and Gostick Place.
Semi-public walkways between all four buildings vary in character and materiality based on the ground floor uses. The space between Buildings D2 and D3 is an extension of the vehicular courtyard, and more functional in nature with access to the parking garage, building services, and back of house retail access lining the passage. This space contrasts the north-south passage between Buildings D3 and D4. This semi-public walkway connects to the Spirit Trail along the water and meanders between private patios from the townhomes on the ground floor of the residential buildings. This path connects to both the vehicular courtyard, and the Spirit Trail in the north-east corner of the site, by a covered public passage way through D4. The passage way through D4 is an important connection through the site that enhances the site's permeability and adds another layer of richness in the variety of public and semi-public spaces.
Each of the condominium buildings and the rental building are designed to have elegant but modest, two-storey lobbies and rooftop amenities equipped with a fitness room and resident kitchen/lounge. Per the DPA Guidelines, 50% of the roof area is to be outdoor amenity space including urban agriculture.
The goal for Lot D was to knit the site plan within the existing pedestrian, bike, and vehicular network, so that there is a strong connectivity, not just on the edges of the development, but through the development, and making the semi-public passageways rich, textured experiences with a variety of spaces.

**Materiality**
Harbourside, Lot D exists within a natural setting with industrial and marine surroundings. Materials have been selected to facilitate the harmonious relationship with this setting. Wire cut, light and dark colored brick form the main palette, with accents of concrete, wood, steel, and porcelain tile/metal panel. We choose natural materials that would age with grace, and that link to "nature". Other materials such as smooth metal panels and flush glass will reference a clean, elegant marine quality. This establishes a "kit of materials" that forms a hardy "industrial chic" vocabulary as defined in the DPA. The use of materials, textures and colours are consistent with the industrial and waterfront characteristics and create a distinct neighbourhood identity and sense of place.

**Adaptability**
Adaptable design refers to housing or housing features that are intended for use by people with disabilities or those who are limited in mobility. Adaptable design features will be integrated throughout the building and within individual homes to ensure homes are liveable for all.
In accordance with "Adaptable Design Policy," 25% of the homes will be designed to Level 2 and 5% of homes will be design to Level 3 adaptability requirements.

**Affordability Statement**
The development on Lot D, Phase 1, will be an inclusive, mixed-use community welcome and available to all regardless of social, cultural or economic status. Lot D will provide places to live, work and shop while celebrating its direct proximity to the City's waterfront park and updated Spirit Trail bike and pedestrian path.
The four buildings on Lot D will be mid-rise forms ranging in height from seven to ten storeys. There will be three market residential buildings and one market rental building. Each of the market residential buildings offer a variety of unit types including ground oriented townhomes, one bedroom, one bedroom and den, two bedroom, two bedroom and den, 3 bedroom, 3 bedroom and den and 4 bedroom and den homes. This mix of unit types provides for a variety of end users including singles, couples and families. Roughly 60% of the 267 market condominiums will be sized for families and include 2 bedrooms or greater. These market buildings will complement one another but will be offer different specification levels thus providing more variety in the marketplace. Unit sizes will range from 540sf – 2,750sf in these three market buildings.
The rental building on Lot D will offer market rental homes and will be owned and operated by Concert. Concert has a long history of building purpose-built rental buildings and managing them once construction is completed. This rental building on Lot D will include a variety of unit types including studio, 1 bedroom, 2 bedroom and 3 bedroom homes. Roughly 31% of this homes will be 2 bedrooms or greater. Homes will range in size from 420sf – 1,100sf providing a variety of unit types and prices for a variety of end users.

**Spirit Trail**
As part of this development the Spirit Trail, multi-use greenway, will be enhanced. The Spirit Trail runs along the eastern and southern edges of the development and forms part of the new city park that is being designed and processed by the city.

**LEC**
As part of the overall Harbourside development a mini plant space for the L.E.C will be incorporated in Lot D, connecting Lot D and future phases into the City's energy program.

**Sea Level Rise**
Lot D will meet the CNV's bylaw requirements for flood management, as defined by the City's interim Flood Control Level (FLC) policy. The FLC is set to a level of 4.5m above geodetic 0. Harbourside Drive will remain at it's current elevation. Fell Avenue, on the western property line of Lot D, and the Spirit Trail, along the eastern property line will ramp up to 4.5 m meeting the finished grade of 4.5m at the vehicular entrance along Fell Ave and at the pedestrian passageway along the Spirit Trail. The Southern edge of Lot D will be flush with the new finished grade of 4.5m

**Sustainability**
Sustainable design elements have been incorporated into the plan and will continue to be a focal point during design development.

1. Per the commitment in rezoning the lands at Harbourside are required to achieve LEED Gold certification. An energy model will be used to optimize passive and active systems.
2. The buildings on Lot D will strive for a sustainable building design with a focus on improved envelope efficiency by achieving Step 3 and Step 4 of the Energy Building Code. Strategies used include air tightness, improved insulation and having the appropriate glazing ratios to avoid excessive heat gain/loss. These approaches will improve comfort and help to reduce heating and cooling costs and reduce carbon pollution.
3. The buildings on Lot D shall use a hot water heating system supplied with hot water produced by the Lonsdale Energy Corporation Community Energy Plant located in Building D4. This LEC works in tandem with other approaches such as improved insulation, window and heat recovery ventilation that all help to reduce overall energy use.
4. Larger than typical balconies are provided and these overhangs provide solar shading as needed on the all four sides but most notable on the South and West facades. Glazing ratios are kept at reasonable levels with the majority of the glazing facing south and less glazing along the street edges.
5. With the upgraded Spirit Trail adjacent to Lot D, the opportunity for increased pedestrian and bicycle path networks is substantial and will help encourage walking and cycling as preferred options.
6. The buildings' siting strategy maximizes park and open space. Links to green space have been echoed and maximized at every level of the buildings from main floor townhomes to Level 3 podium terraces to extensive rooftop gardens and green roofs that includes urban agriculture. Plantings will be native/adaptive to provide habitat, minimize maintenance and reduce irrigation demand. They will also include edible landscaping.
7. Zero waste planning initiatives are developed to foster ongoing diversion of materials from the waste system through re-use, composting and recycling. Onsite facilities will include storage and collection of: paper, cardboard, glass, plastics, metals and both kitchen and landscape organics.
8. Strategies to collect rainwater for Lot D include infiltration trenches, silva cells and rain gardens that maximize pervious cover where possible.

The buildings have been designed to be low maintenance while providing durability, aesthetics, efficiency and a healthy environment for occupants.

**The Mews**
As part of the Harbourside masterplan at Rezoning an east-west mews ran through all four lots, from Gostick Place to Bodwell High School. During the schematic design of Lot D we realigned the mews so that the mews through Lot D travels from Fell Ave and turns north connecting to Harbourside Drive. This dramatically improved the design of the development. In the place of the vehicular mews, a pedestrian passageway goes through building D4, in the north-west corner of the site. This maintains the permeability of the site for pedestrians and bikes, and makes it safer with the elimination of cars. The passageway will be a highly articulated space, with water features, variety of ground surface materials, and the opportunity of an art wall/art ceiling. The dimensions of this space are 40' in length, and 18' in height. It is a generous space that provides an outdoor seating space when it rains. The architectural and landscape treatment will make the space feel inviting for the public.
Gostick Place no longer travels south of Harbourside Drive, as delineated in the masterplan. With the change of direction of the mews, Gostick Place no longer directly connects to the mews. This opens up the site and offers a safer and more legible Spirit Trail path.

MCM
**Musson Cattell Mackey Partnership**
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISISON
Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Design Rationale**

Drawing

Scale N.T.S.
Project 215035
Sheet A006

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



1. Corner of Fell Ave and Harbourside Dr looking south



2. Fell Ave at waterfront looking north



3. Fell Ave looking north






4. View of Lot D looking east



5. Waterfront edge of Lot D looking east

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
f. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

Harbourside Lot D

Project

Site Photos / Context

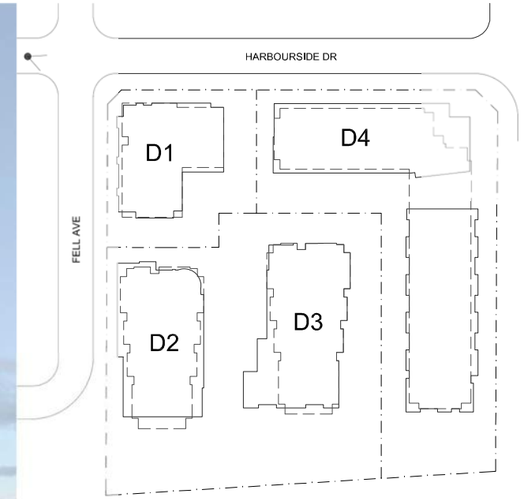
Drawing

Scale N.T.S.
Project 215035
Sheet A007

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

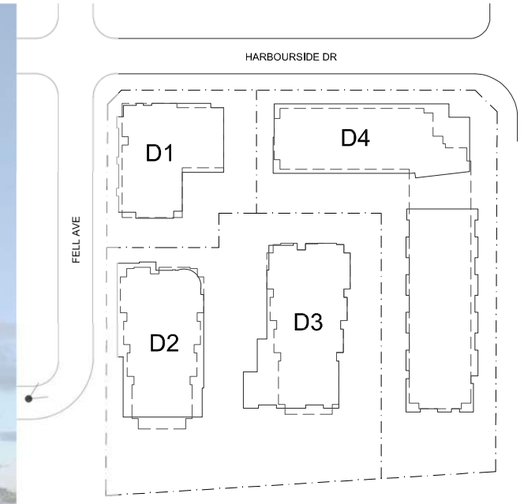
I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D\5-04 BASE FILE\4 PRODUCTION\8.3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A007_SITE PHOTOS+CONTEXT.DWG | 16 Dec 2019 - 10:55 AM | JAE.LY






VIEW LOOKING EAST ON HARBOURSIDE DRIVE AT BUILDING D1 AND D2




VIEW LOOKING EAST ON HARBOURSIDE PLACE / SPIRIT TRAIL AT BUILDING D1 AND D2

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com
CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal
**Harbourside Lot D**

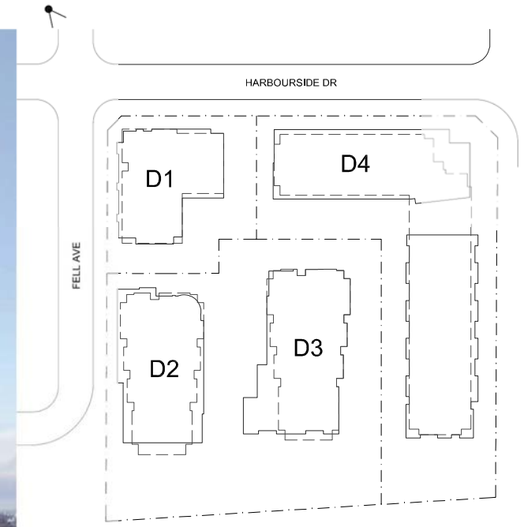
Project
**View Studies**

Drawing
Scale N.T.S.
Project 215035
Sheet A008

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

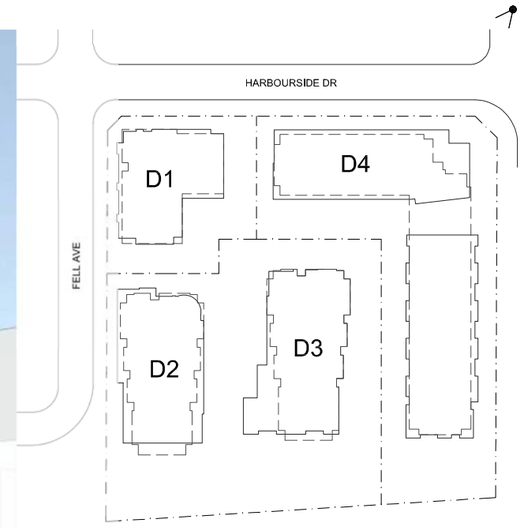
I:\PROJECTS\2019\215035.03 - HARBOURSIDE LOT D 01 04 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A008_VIEW STUDIES.DWG | 18 Dec 2019 - 11:27 AM | JEILLY






VIEW LOOKING SOUTH ON FELL AVENUE AT BUILDING D1 AND D4






VIEW LOOKING SOUTH ON GOSTICK PLACE AT BUILDING D4 AND D1

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**View Studies**

Drawing

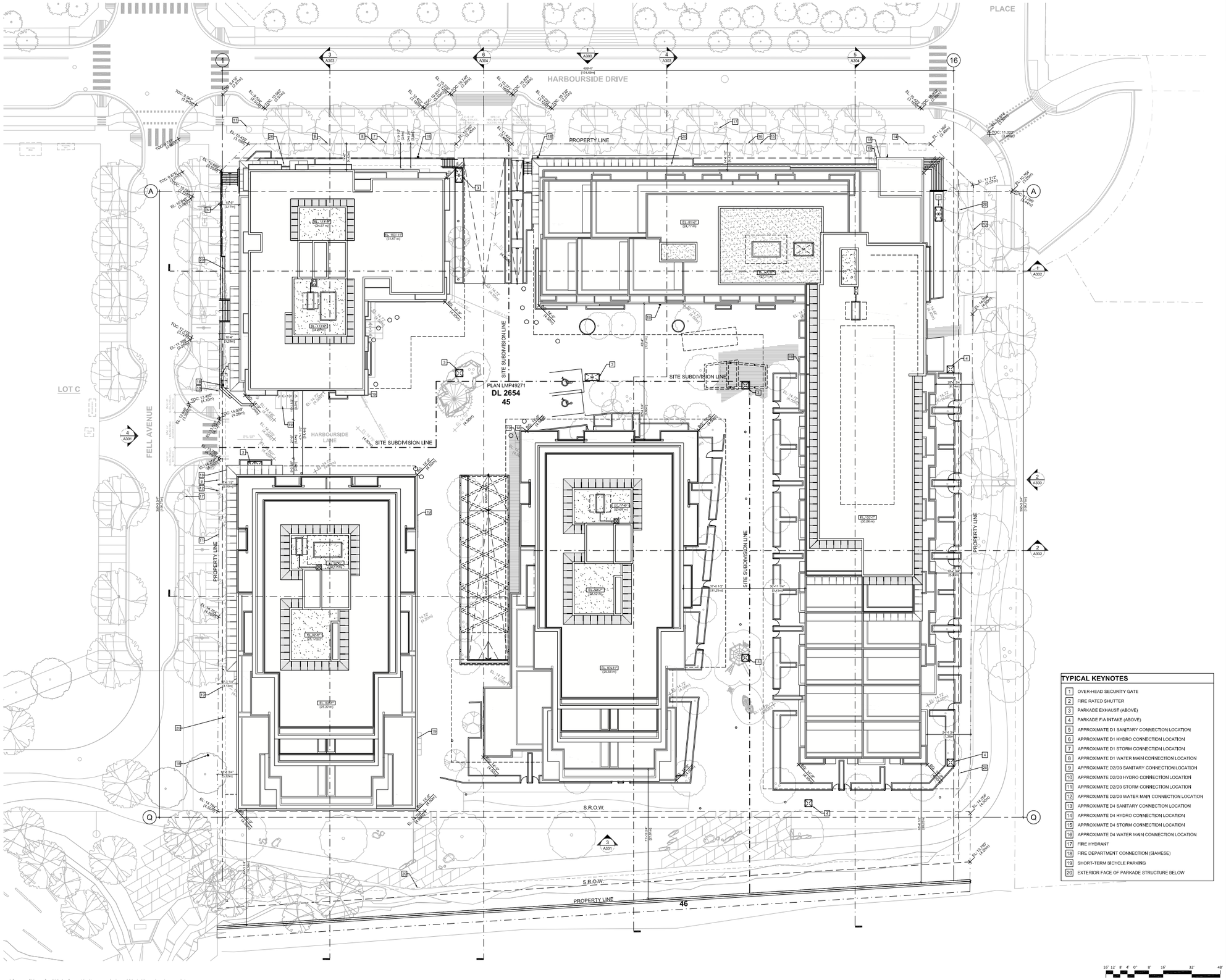
Scale N.T.S.

Project 215035

Sheet A009

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2019\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FEE\8 PRODUCTION\8.3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A009_VIEW STUDIES.DWG | 18 Dec 2019 - 11:30 AM | JRELLY




## TYPICAL KEYNOTES

| | |
|---|---|
| 1 | OVER-HEAD SECURITY GATE |
| 2 | FIRE RATED SHUTTER |
| 3 | PARKADE EXHAUST (ABOVE) |
| 4 | PARKADE F/A INTAKE (ABOVE) |
| 5 | APPROXIMATE D1 SANITARY CONNECTION LOCATION |
| 6 | APPROXIMATE D1 HYDRO CONNECTION LOCATION |
| 7 | APPROXIMATE D1 STORM CONNECTION LOCATION |
| 8 | APPROXIMATE D1 WATER MAIN CONNECTION LOCATION |
| 9 | APPROXIMATE D2/D3 SANITARY CONNECTION LOCATION |
| 10 | APPROXIMATE D2/D3 HYDRO CONNECTION LOCATION |
| 11 | APPROXIMATE D2/D3 STORM CONNECTION LOCATION |
| 12 | APPROXIMATE D2/D3 WATER MAIN CONNECTION LOCATION |
| 13 | APPROXIMATE D4 SANITARY CONNECTION LOCATION |
| 14 | APPROXIMATE D4 HYDRO CONNECTION LOCATION |
| 15 | APPROXIMATE D4 STORM CONNECTION LOCATION |
| 16 | APPROXIMATE D4 WATER MAIN CONNECTION LOCATION |
| 17 | FIRE HYDRANT |
| 18 | FIRE DEPARTMENT CONNECTION (SIAMESE) |
| 19 | SHORT-TERM BICYCLE PARKING |
| 20 | EXTERIOR FACE OF PARKADE STRUCTURE BELOW |

16' 12' 8' 4' 0" 8' 16' 32' 48'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Site Plan**

Drawing

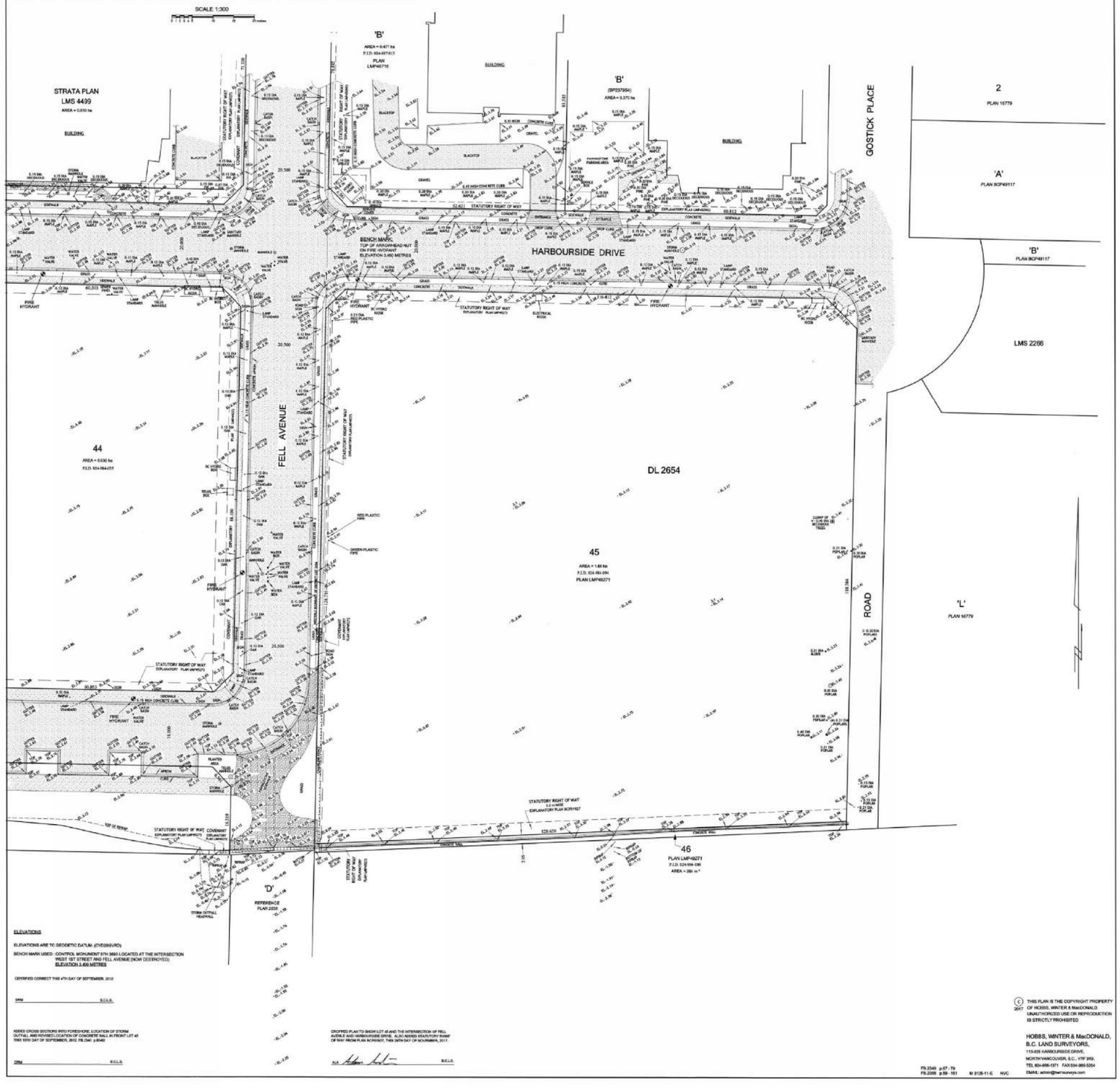
Scale 1/16" = 1'-0"

Project 215035

Sheet A050

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FILE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A050_SITE PLAN.DWG | 18 Dec 2019 - 7:50 PM | JKELLY

# TOPOGRAPHIC SURVEY PLAN OF HARBOURSIDE BUSINESS PARK IN DISTRICT LOTS 265, 2654 AND THE PUBLIC HARBOUR OF BURRARD INLET





MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Site Survey**

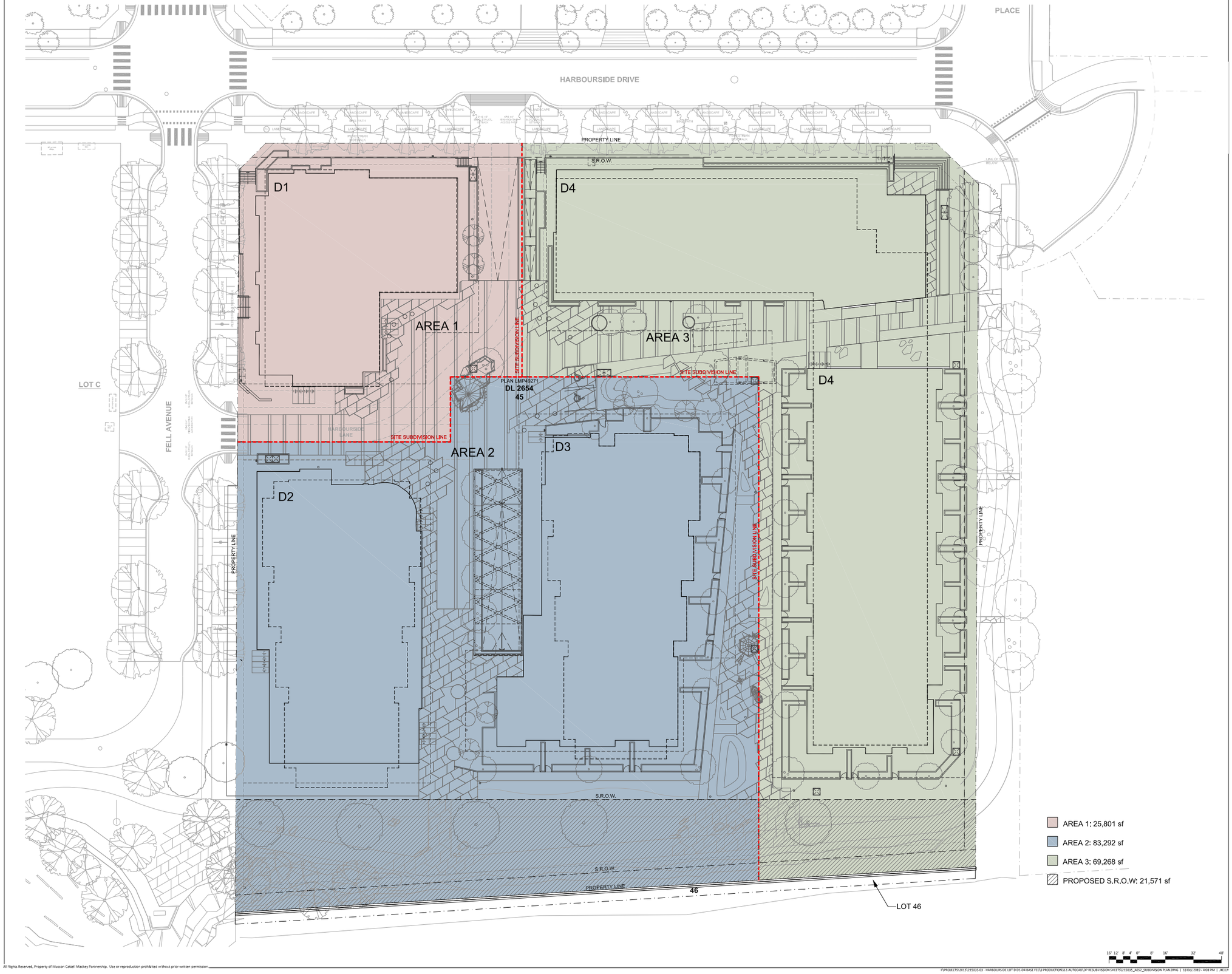
Drawing

Scale: As Indicated

Project: 215035

Sheet: A051

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.





**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
T. 604. 687. 1771
MCMParchitects.com


CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Subdivision Plan**

Drawing

| | |
|---|---|
| Scale | 1/16" = 1'-0" |
| Project | 215035 |
| Sheet | A052 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




SPRING EQUINOX
March 21 10:00am




SPRING EQUINOX
March 21 12:00pm




SPRING EQUINOX
March 21 2:00pm




SUMMER SOLSTICE
June 21 10:00am




SUMMER SOLSTICE
June 21 12:00pm




SUMMER SOLSTICE
June 21 2:00pm




WINTER SOLSTICE
December 21 10:00am




WINTER SOLSTICE
December 21 12:00pm




WINTER SOLSTICE
December 21 2:00pm

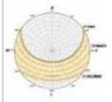
MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT



1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

Harbourside Lot D

Project

Shadow Analysis

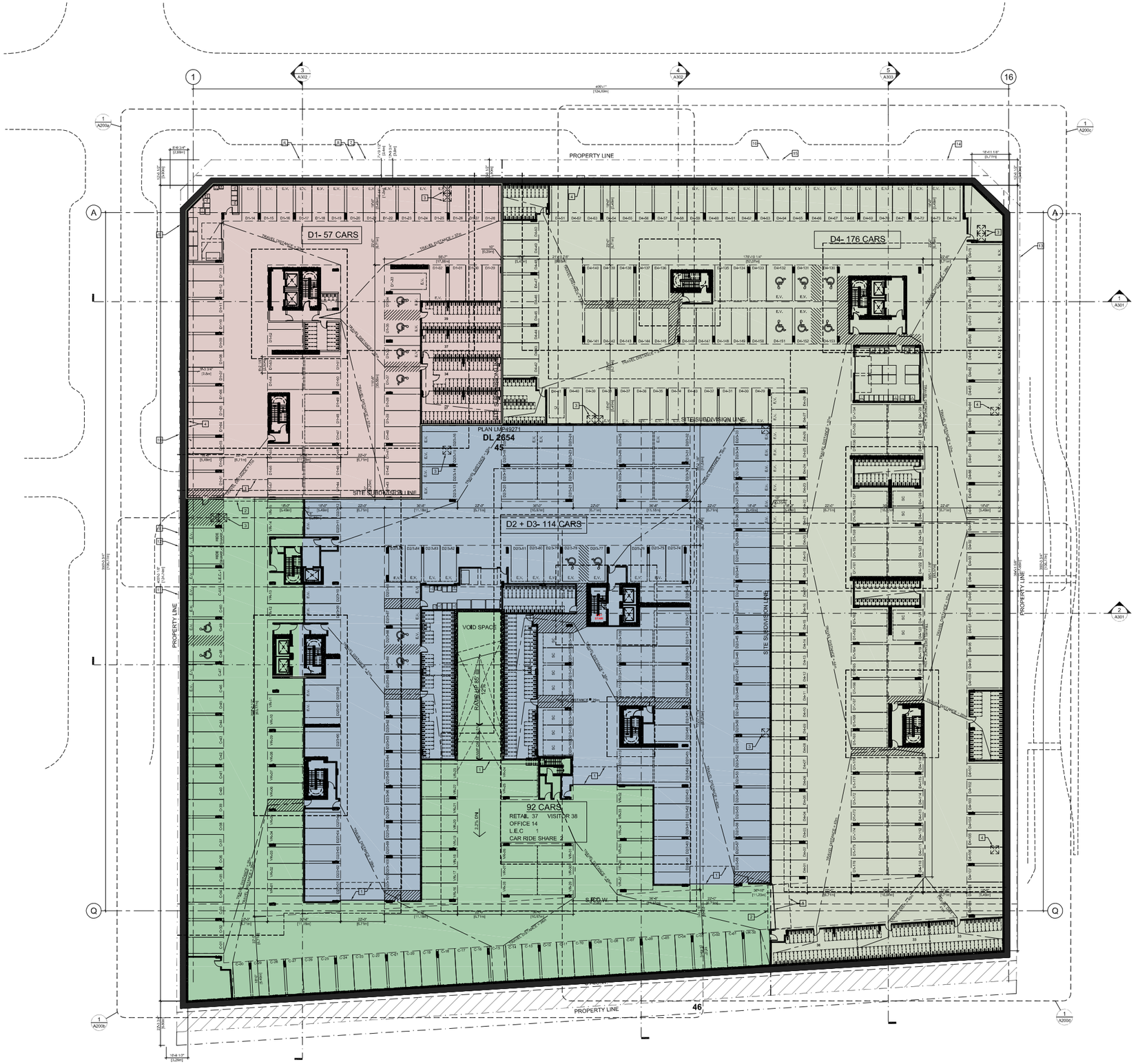
Drawing

Scale N.T.S.

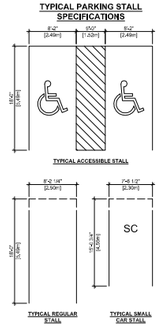
Project 215035

Sheet A053

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




**TYPICAL PARKING STALL SPECIFICATIONS**




**TYPICAL KEYNOTES**

| | |
|---|---|
| 1 | OVER-HEAD SECURITY GATE |
| 2 | FIRE RATED SHUTTER |
| 3 | PARKADE EXHAUST (ABOVE) |
| 4 | PARKADE FRESH INTAKE (ABOVE) |
| 5 | APPROXIMATE D1 SANITARY CONNECTION LOCATION |
| 6 | APPROXIMATE D1 HYDRO CONNECTION LOCATION |
| 7 | APPROXIMATE D1 STORM CONNECTION LOCATION |
| 8 | APPROXIMATE D1 WATER MAIN CONNECTION LOCATION |
| 9 | APPROXIMATE D2/D3 SANITARY CONNECTION LOCATION |
| 10 | APPROXIMATE D2/D3 HYDRO CONNECTION LOCATION |
| 11 | APPROXIMATE D2/D3 STORM CONNECTION LOCATION |
| 12 | APPROXIMATE D2/D3 WATER MAIN CONNECTION LOCATION |
| 13 | APPROXIMATE D4 SANITARY CONNECTION LOCATION |
| 14 | APPROXIMATE D4 HYDRO CONNECTION LOCATION |
| 15 | APPROXIMATE D4 STORM CONNECTION LOCATION |
| 16 | APPROXIMATE D4 WATER MAIN CONNECTION LOCATION |
| 17 | FIRE HYDRANT |
| 18 | FIRE DEPARTMENT CONNECTION (SIAMESE) |
| 19 | SHORT-TERM BICYCLE PARKING |
| 20 | EXTERIOR FACE OF PARKADE STRUCTURE BELOW |

16' 12' 8' 4' 0' 8' 16' 32' 48'


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

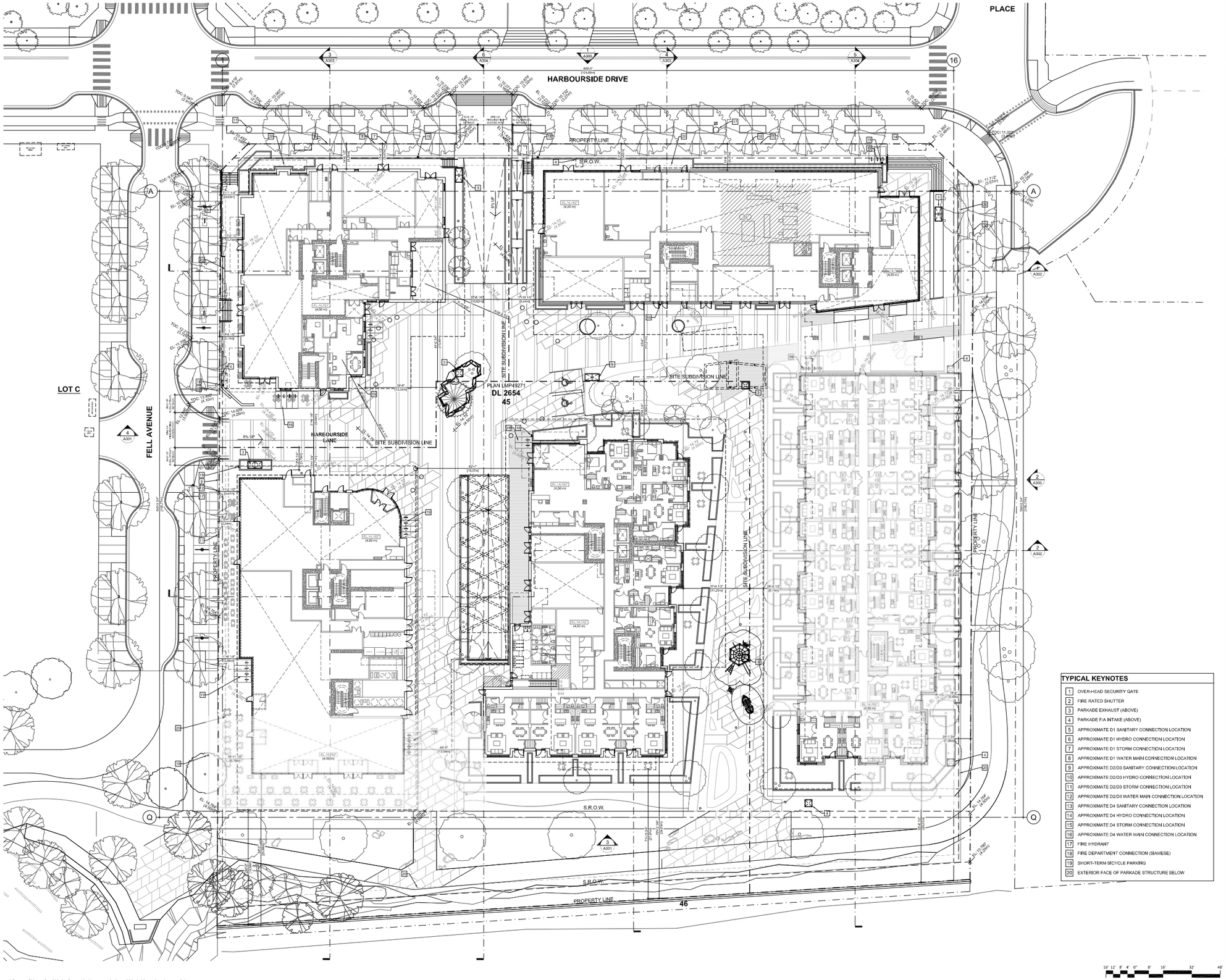
**Harbourside Lot D**

Project

**Overall Floor Plan: Parking Level P1**

| | |
|---|---|
| Drawing | |
| Scale | 1/16" = 1'-0" |
| Project | 215035 |
| Sheet | A100 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




## TYPICAL KEYNOTES

| | |
|---|---|
| 1 | OVER-HEAD SECURITY GATE |
| 2 | FIRE RATED SHUTTER |
| 3 | PARKADE EXHAUST (ABOVE) |
| 4 | PARKADE F/A INTAKE (ABOVE) |
| 5 | APPROXIMATE D1 SANITARY CONNECTION LOCATION |
| 6 | APPROXIMATE D1 HYDRO CONNECTION LOCATION |
| 7 | APPROXIMATE D1 STORM CONNECTION LOCATION |
| 8 | APPROXIMATE D1 WATER MAIN CONNECTION LOCATION |
| 9 | APPROXIMATE D2/D3 SANITARY CONNECTION LOCATION |
| 10 | APPROXIMATE D2/D3 HYDRO CONNECTION LOCATION |
| 11 | APPROXIMATE D2/D3 STORM CONNECTION LOCATION |
| 12 | APPROXIMATE D2/D3 WATER MAIN CONNECTION LOCATION |
| 13 | APPROXIMATE D4 SANITARY CONNECTION LOCATION |
| 14 | APPROXIMATE D4 HYDRO CONNECTION LOCATION |
| 15 | APPROXIMATE D4 STORM CONNECTION LOCATION |
| 16 | APPROXIMATE D4 WATER MAIN CONNECTION LOCATION |
| 17 | FIRE HYDRANT |
| 18 | FIRE DEPARTMENT CONNECTION (SIAMESE) |
| 19 | SHORT-TERM BICYCLE PARKING |
| 20 | EXTERIOR FACE OF PARKADE STRUCTURE BELOW |

16' 12' 8' 4' 0' 8' 16' 32' 48'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\215035 03 - HARBOURSIDE LOT D D1-D4 BASE FEE\3 PRODUCTION\3 1 AUTOCAD\ZIP RESUBMISSION\SHEETS\215035_A101_OVERALL PLAN - LEVEL 01.DWG | 18 Dec 2019 - 4:04 PM | JIE LIT

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
f. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD

| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Seal

**Harbourside Lot D**

Project

# Overall Floor Plan: Level 01 Ground Floor

| | |
|---|---|
| Drawing | |
| Scale | 1/16" = 1'-0" |
| Project | 215035 |
| Sheet | A101 |




**TYPICAL KEYNOTES**

| | |
|---|---|
| 1 | OVER-HEAD SECURITY GATE |
| 2 | FIRE RATED SHUTTER |
| 3 | PARKADE EXHAUST (ABOVE) |
| 4 | PARKADE F/A INTAKE (ABOVE) |
| 5 | APPROXIMATE D1 SANITARY CONNECTION LOCATION |
| 6 | APPROXIMATE D1 HYDRO CONNECTION LOCATION |
| 7 | APPROXIMATE D1 STORM CONNECTION LOCATION |
| 8 | APPROXIMATE D1 WATER MAIN CONNECTION LOCATION |
| 9 | APPROXIMATE D2/D3 SANITARY CONNECTION LOCATION |
| 10 | APPROXIMATE D2/D3 HYDRO CONNECTION LOCATION |
| 11 | APPROXIMATE D2/D3 STORM CONNECTION LOCATION |
| 12 | APPROXIMATE D2/D3 WATER MAIN CONNECTION LOCATION |
| 13 | APPROXIMATE D4 SANITARY CONNECTION LOCATION |
| 14 | APPROXIMATE D4 HYDRO CONNECTION LOCATION |
| 15 | APPROXIMATE D4 STORM CONNECTION LOCATION |
| 16 | APPROXIMATE D4 WATER MAIN CONNECTION LOCATION |
| 17 | FIRE HYDRANT |
| 18 | FIRE DEPARTMENT CONNECTION (SIAMESE) |
| 19 | SHORT-TERM BICYCLE PARKING |
| 20 | EXTERIOR FACE OF PARKADE STRUCTURE BELOW |

16' 12' 8' 4' 0' 8' 16' 32' 48'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FILE\0 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A102_OVERALL PLAN - LEVEL 01 - COLOUR.DWG | 18 Dec 2019 - 4:05 PM | JKELLY

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Seal

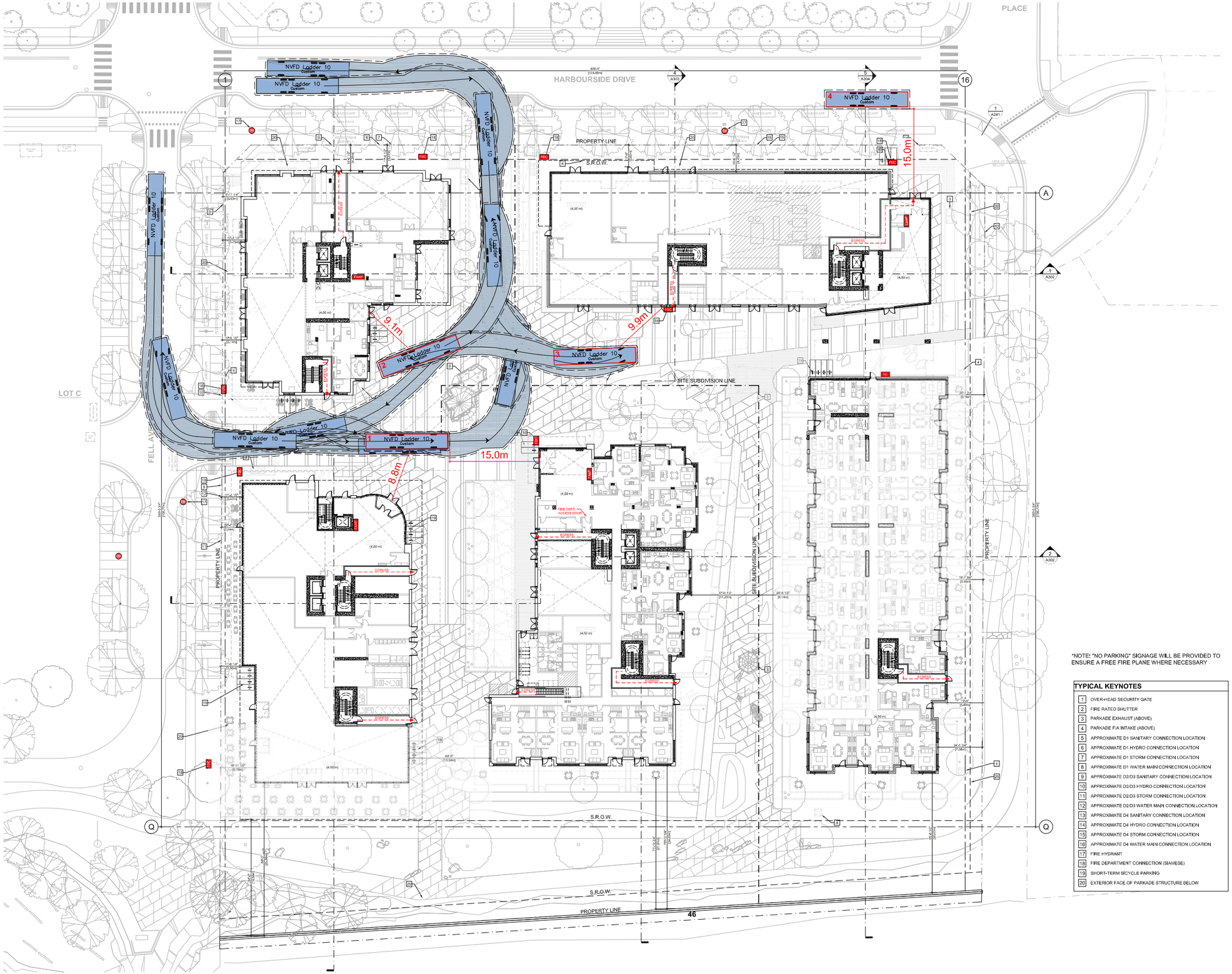
**Harbourside Lot D**

Project

**Overall Floor Plan: Level 01 Colour**

Drawing

| | |
|---|---|
| Scale | 1/16" = 1'-0" |
| Project | 215035 |
| Sheet | A102 |




*NOTE: "NO PARKING" SIGNAGE WILL BE PROVIDED TO ENSURE A FREE FIRE PLANE WHERE NECESSARY

## TYPICAL KEYNOTES

| | |
|---|---|
| 1 | OVER-HEAD SECURITY GATE |
| 2 | FIRE RATED SHUTTER |
| 3 | PARKADE EXHAUST (ABOVE) |
| 4 | PARKADE F/A INTAKE (ABOVE) |
| 5 | APPROXIMATE D1 SANITARY CONNECTION LOCATION |
| 6 | APPROXIMATE D1 HYDRO CONNECTION LOCATION |
| 7 | APPROXIMATE D1 STORM CONNECTION LOCATION |
| 8 | APPROXIMATE D1 WATER MAIN CONNECTION LOCATION |
| 9 | APPROXIMATE D2/D3 SANITARY CONNECTION LOCATION |
| 10 | APPROXIMATE D2/D3 HYDRO CONNECTION LOCATION |
| 11 | APPROXIMATE D2/D3 STORM CONNECTION LOCATION |
| 12 | APPROXIMATE D2/D3 WATER MAIN CONNECTION LOCATION |
| 13 | APPROXIMATE D4 SANITARY CONNECTION LOCATION |
| 14 | APPROXIMATE D4 HYDRO CONNECTION LOCATION |
| 15 | APPROXIMATE D4 STORM CONNECTION LOCATION |
| 16 | APPROXIMATE D4 WATER MAIN CONNECTION LOCATION |
| 17 | FIRE HYDRANT |
| 18 | FIRE DEPARTMENT CONNECTION (SIAMESE) |
| 19 | SHORT-TERM BICYCLE PARKING |
| 20 | EXTERIOR FACE OF PARKADE STRUCTURE BELOW |

16' 12' 8' 4' 0" 8' 16' 32' 48'


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Overall Floor Plan: Emergency Access/Egress**

Drawing

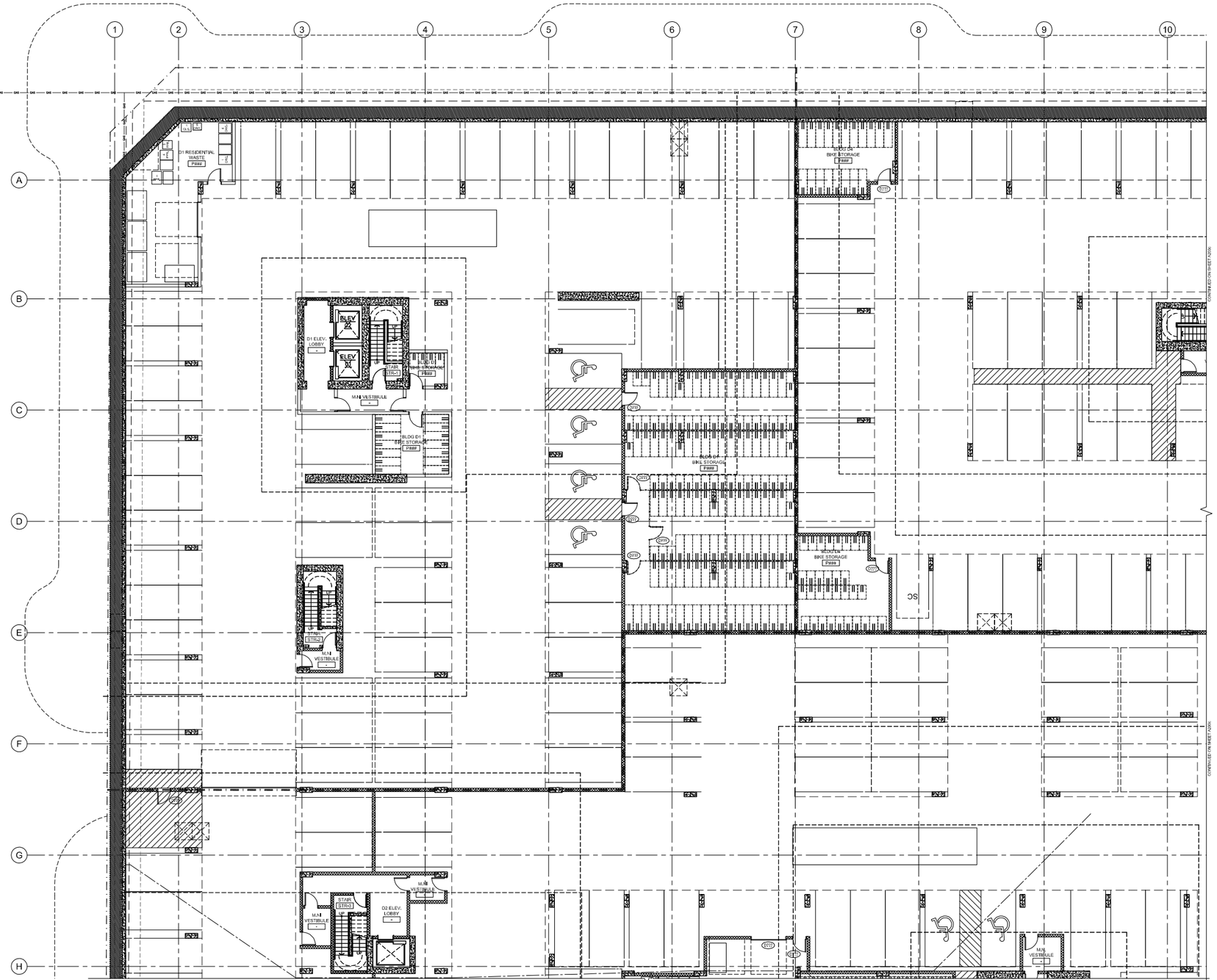
Scale 1/16" = 1'-0"

Project 215035

Sheet A103

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FILE\1 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A103_OVERALL PLAN - EGRESS.DWG | 18 Dec 2019 - 4:07 PM | JR1:LT




1 A100 PARKING LEVEL P1 - NORTH-WEST PORTION
1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Ceramic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com


CONCERT PROPERTIES LTD.

KEY PLAN

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Floor Plan:**

**Parking Level P1**

Drawing

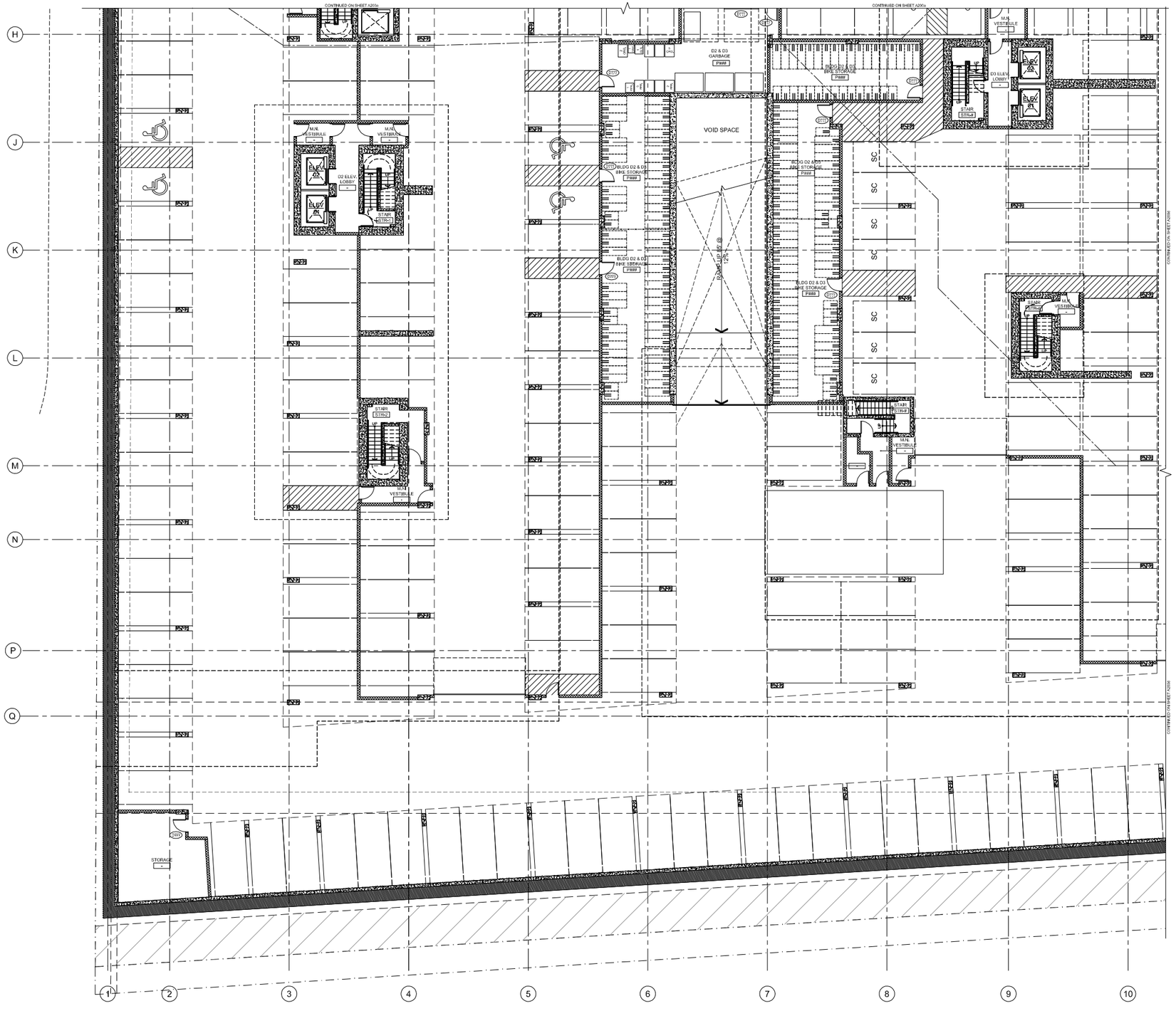
Scale 1/8" = 1'-0"

Project 215035

Sheet A200A

8' 0' 4' 2' 0" 4' 8' 16' 24'


All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




1 A100 PARKING LEVEL P1 - SOUTH-EAST PORTION
1/8" = 1'-0"

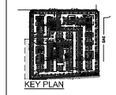
MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD



KEY PLAN

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Floor Plan:**

**Parking Level P1**

Drawing

Scale 1/8" = 1'-0"

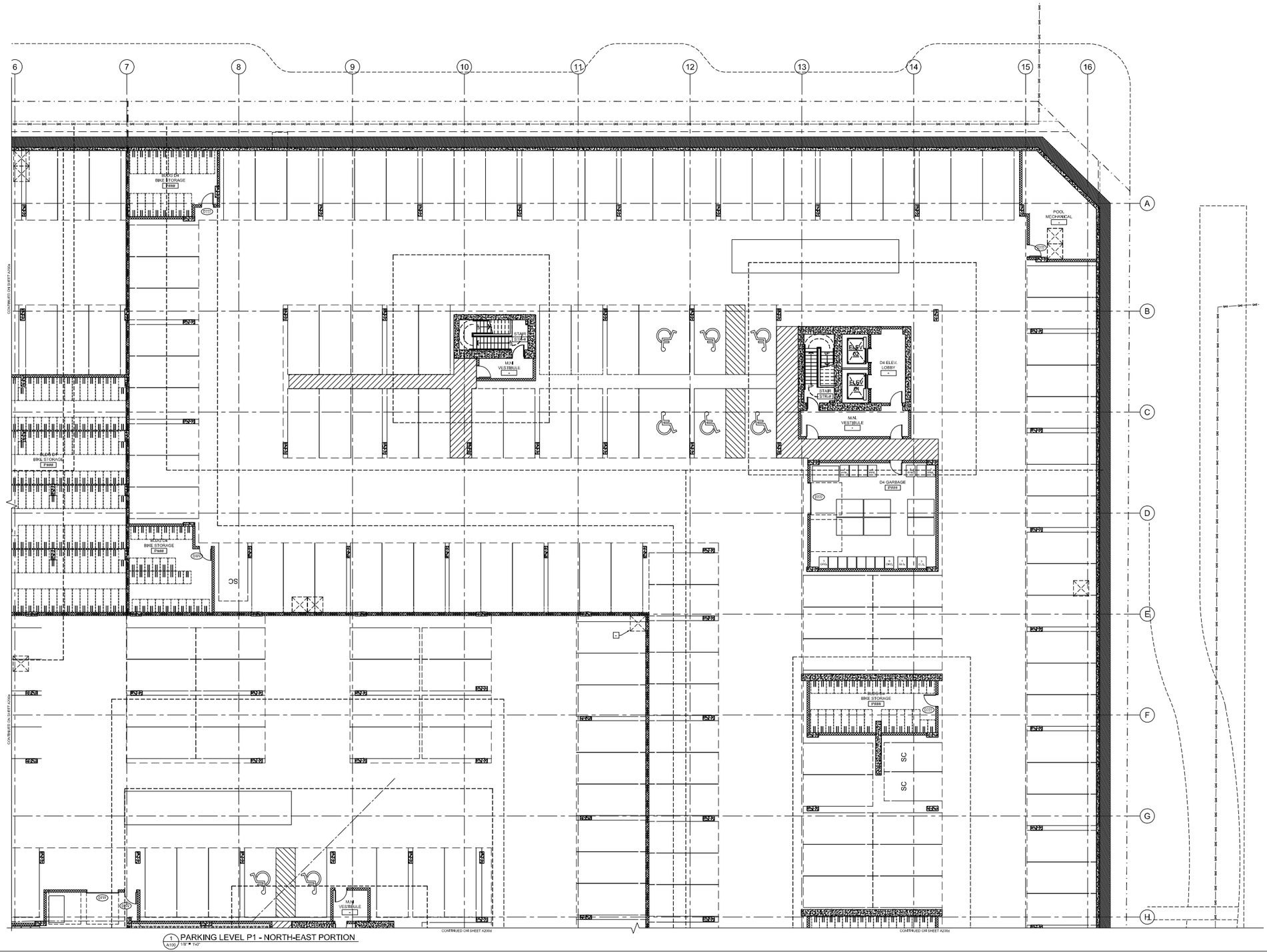
Project 215035

Sheet A200B

8' 6' 4' 2' 0' 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D 01 04 BASE PLT\8 PRODUCTION\6.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A200B_FLOOR PLAN - LEVEL P1.DWG | 17 Dec 2019 - 5:15 PM | JEILLY




1 PARKING LEVEL P1 - NORTH-EAST PORTION
A100 1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Ceramic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com


CONCERT PROPERTIES LTD.

KEY PLAN

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Floor Plan:**

**Parking Level P1**

Drawing

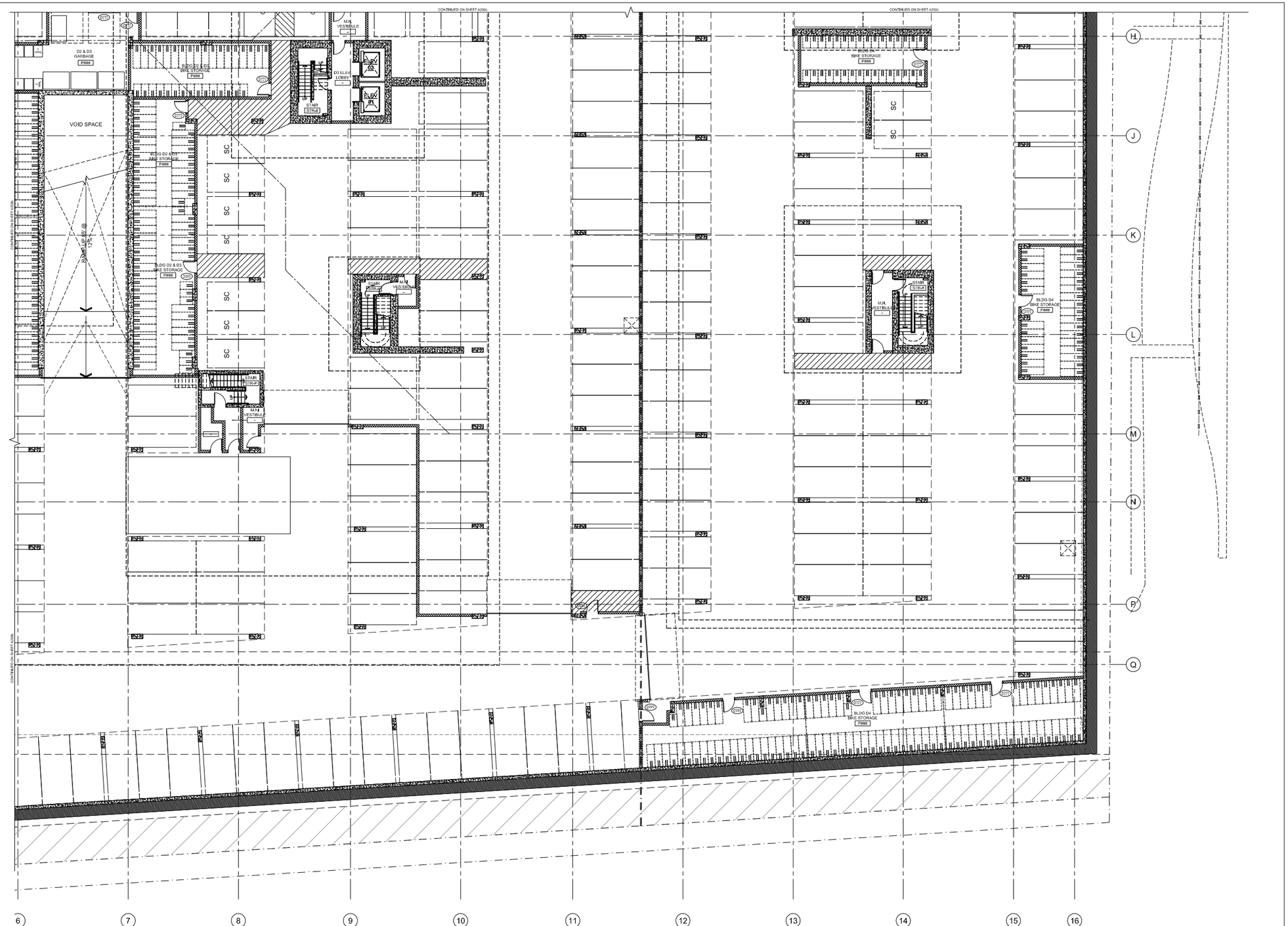
Scale 1/8" = 1'-0"

Project 215035

Sheet A200C

8' 6' 4' 3' 0" 4' 8' 16' 24'


All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




1 A100 PARKING LEVEL P1 - NORTH-EAST PORTION
1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Ceramic Flats
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 2990
F. 604. 682. 1771
MCMPartnerts.com


CONCERT PROPERTIES LTD.

KEY PLAN

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions 7777-MM-00

Seal

**Harbourside Lot D**

Project

**Floor Plan:**

**Parking Level P1**

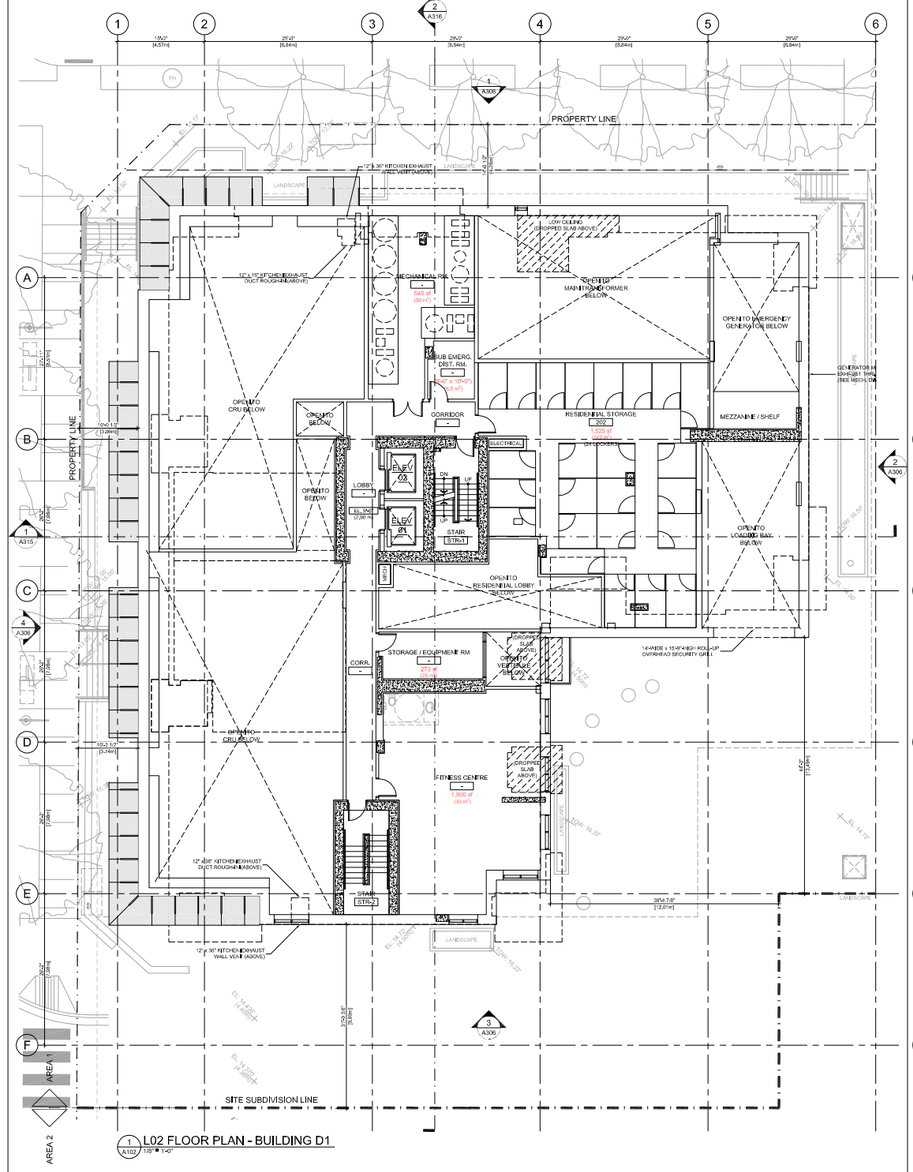
Drawing

Scale 1/8" = 1'-0"

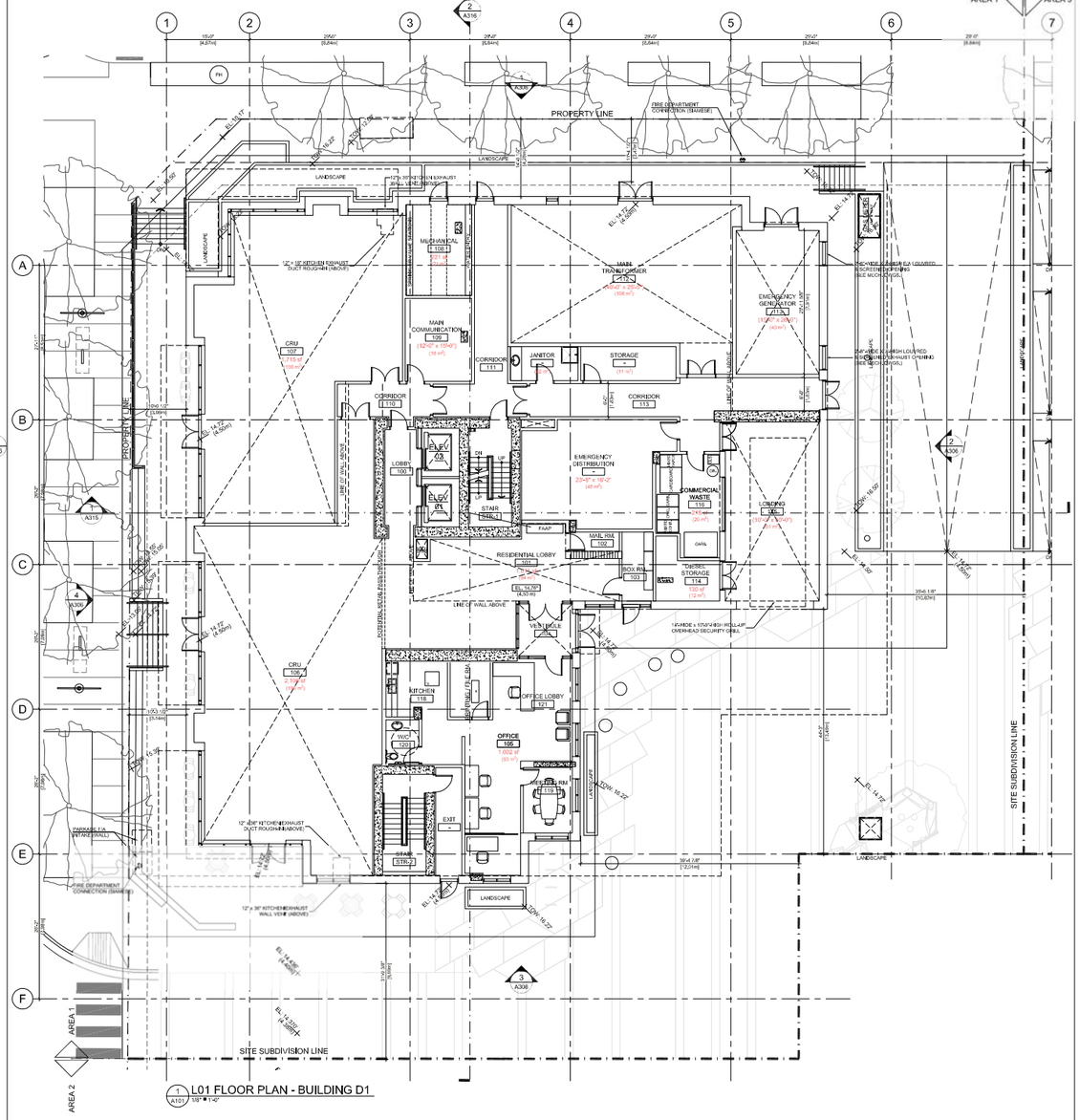
Project 215035

Sheet A200D

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




1 L02 FLOOR PLAN - BUILDING D1
1/8" = 1'-0"




1 L01 FLOOR PLAN - BUILDING D1
1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

architects designers planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com


CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

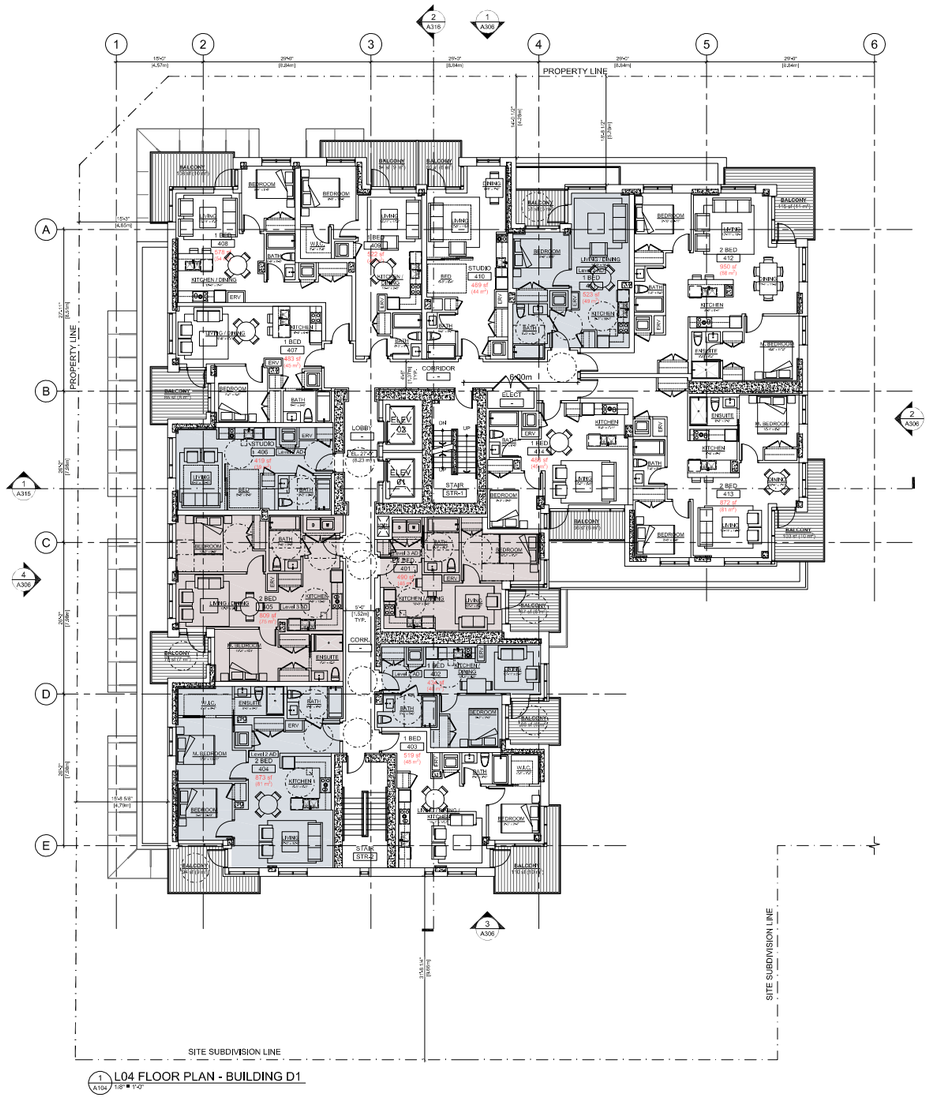
**Floor Plan**

**Levels 01 & 02**

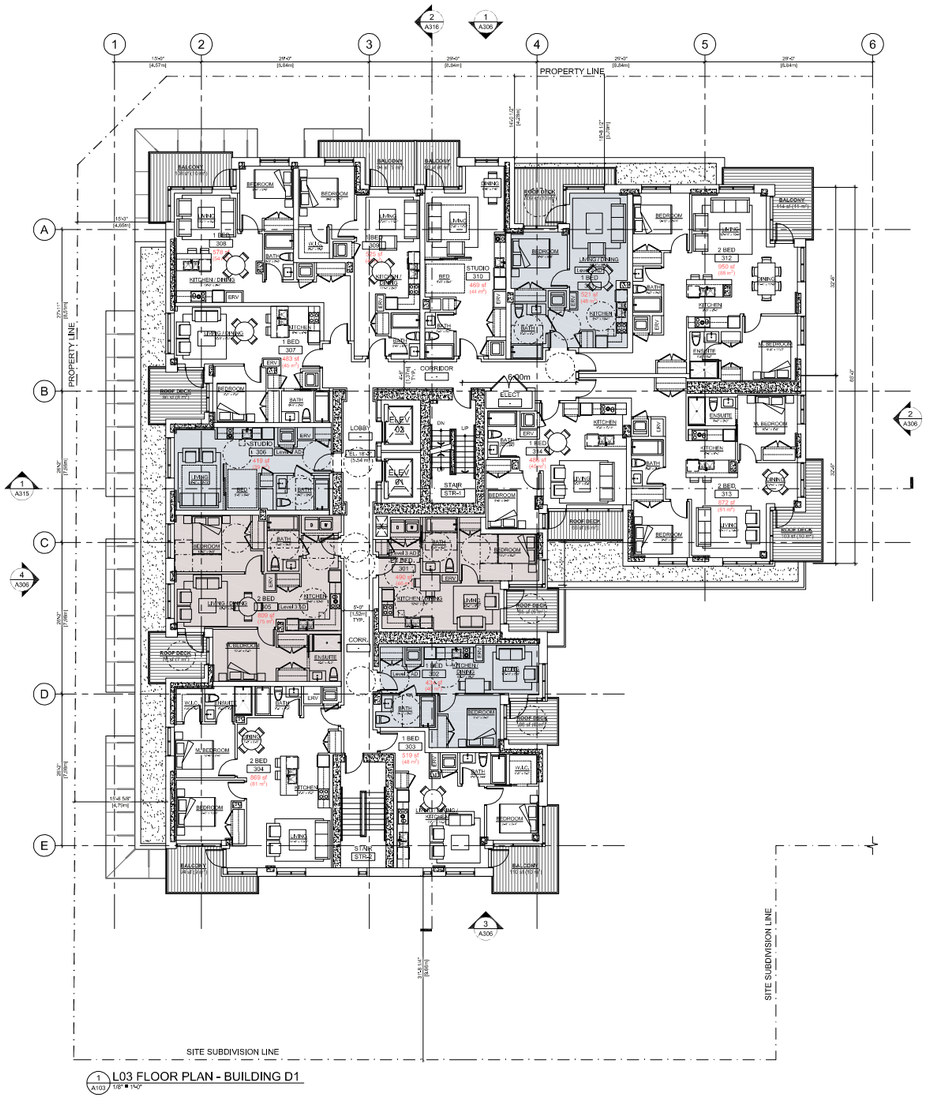
| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A211 |

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




1 L04 FLOOR PLAN - BUILDING D1
A104 1/8" = 1'-0"




1 L03 FLOOR PLAN - BUILDING D1
A103 1/8" = 1'-0"

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Plan**

**Levels 03 & 04**

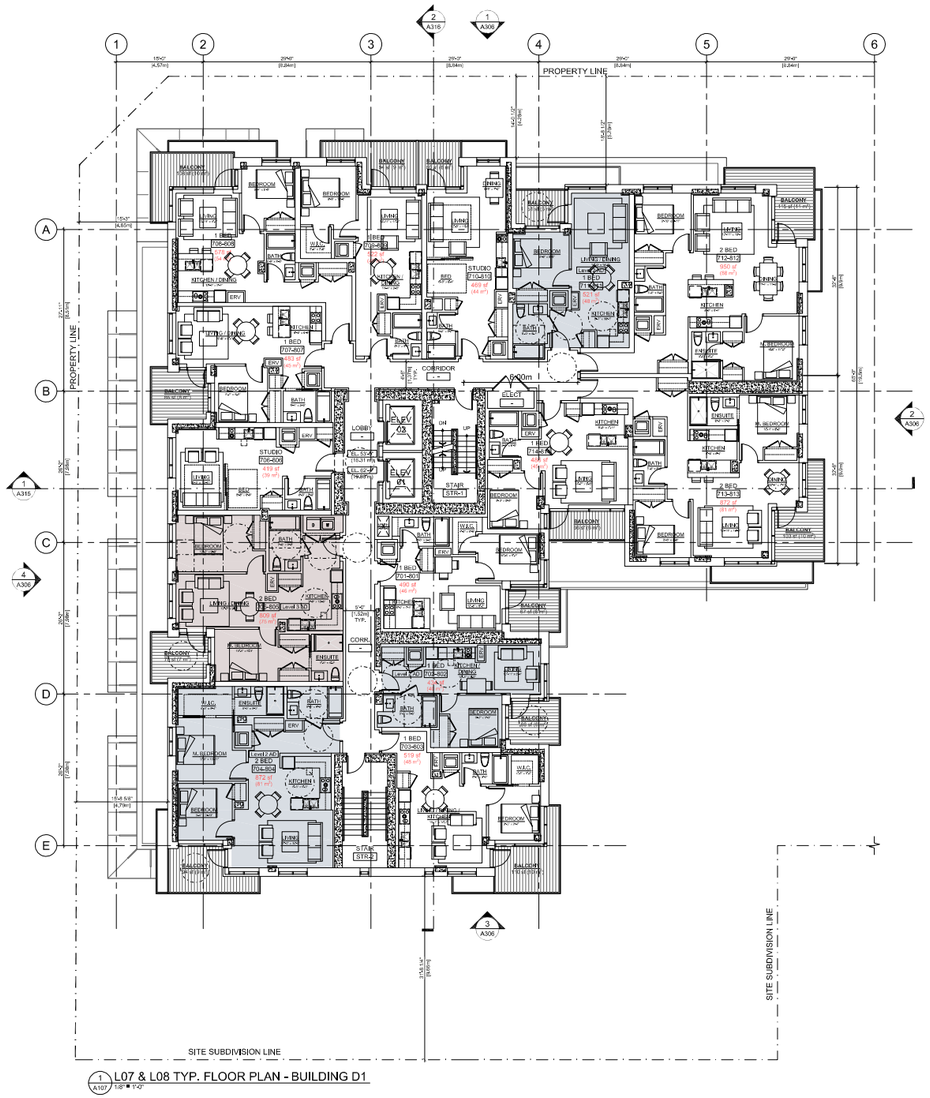
Drawing

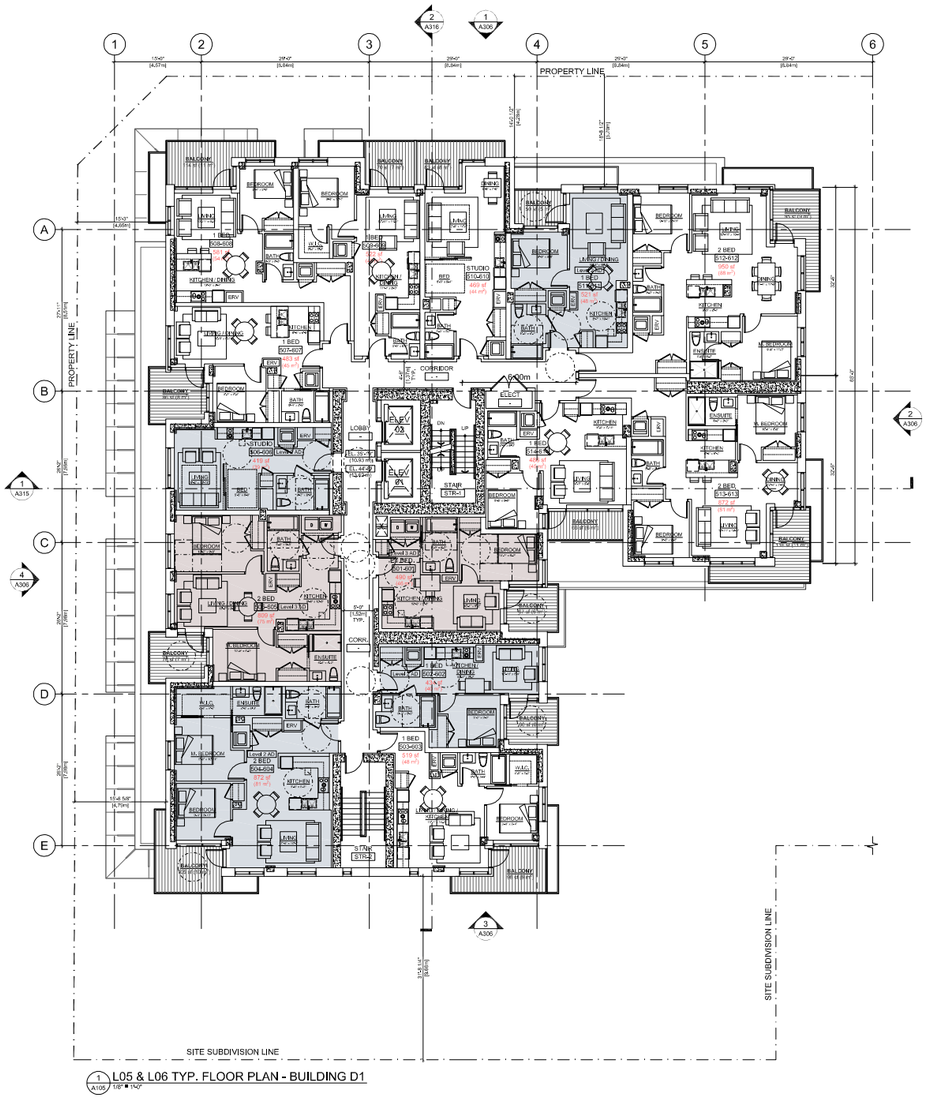
Scale 1/8" = 1'-0"

Project 215035

Sheet A212

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FILE\E PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A212_FLOOR PLAN-D1 - LEVEL 03-4.DWG | 17 Dec 2019 - 11:27 AM | JKELLY




ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnerts.com

CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside**
**Lot D**

**Building D1**

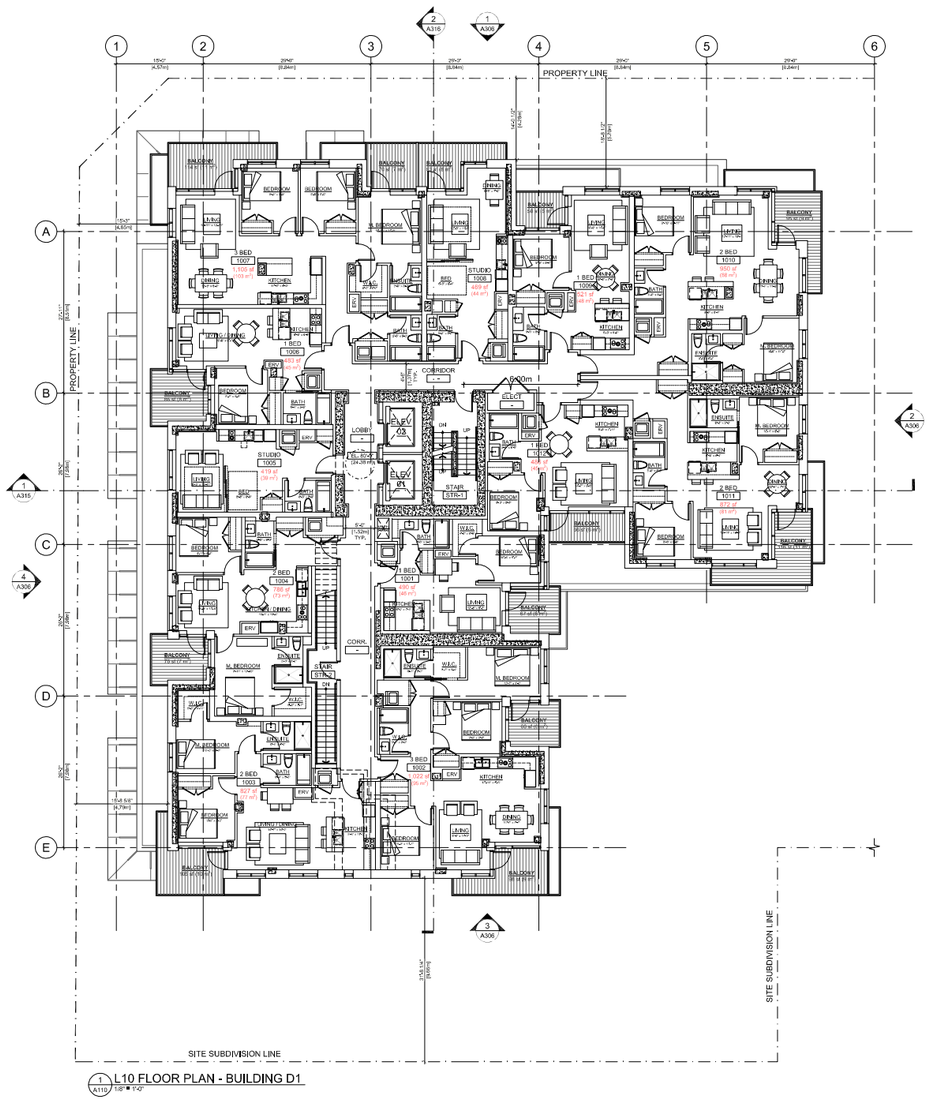
Project

**Floor Plan**

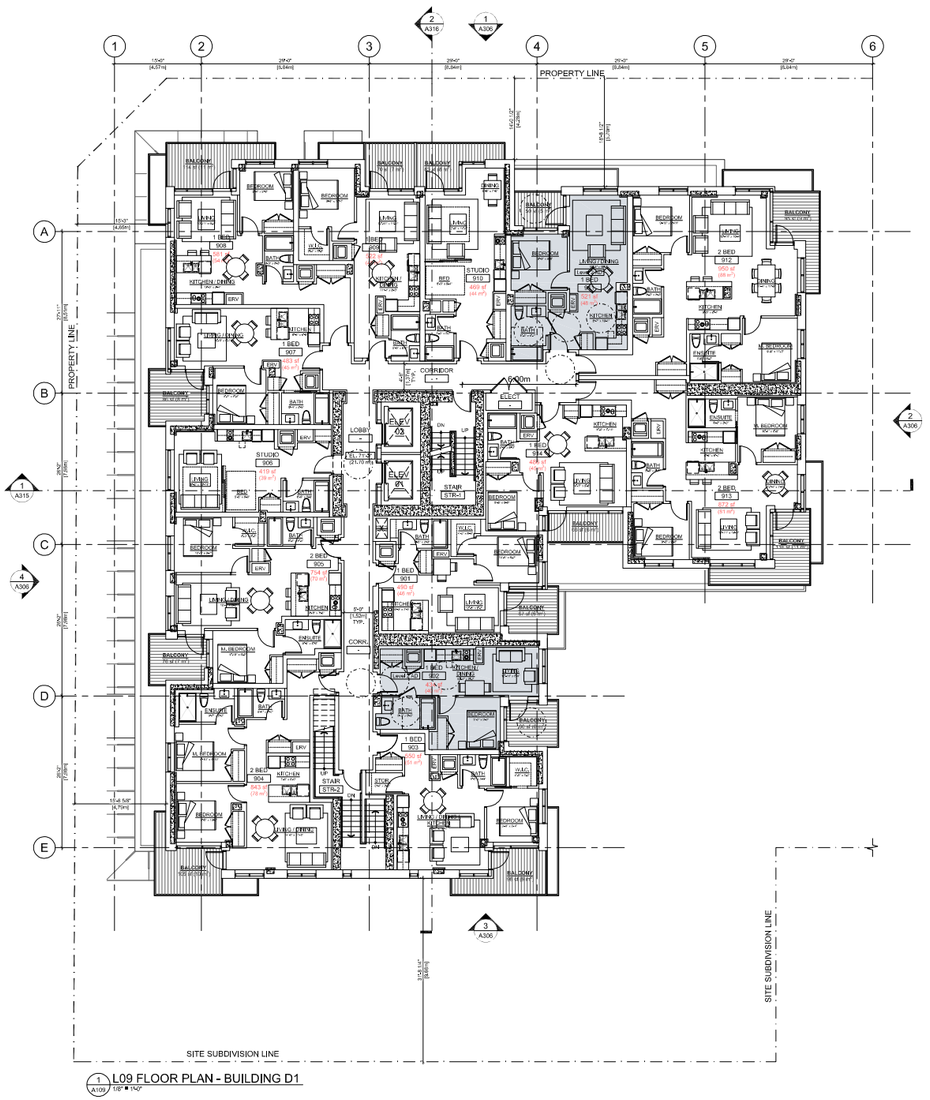
**Typical Levels 05/06 & 07/08**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A213 |

8' 6' 4' 2' 0' 4' 8' 16' 24'




1 L10 FLOOR PLAN - BUILDING D1
A110 1/8" = 1'-0"




1 L09 FLOOR PLAN - BUILDING D1
A109 1/8" = 1'-0"

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Plan**

**Levels 09 & 10**

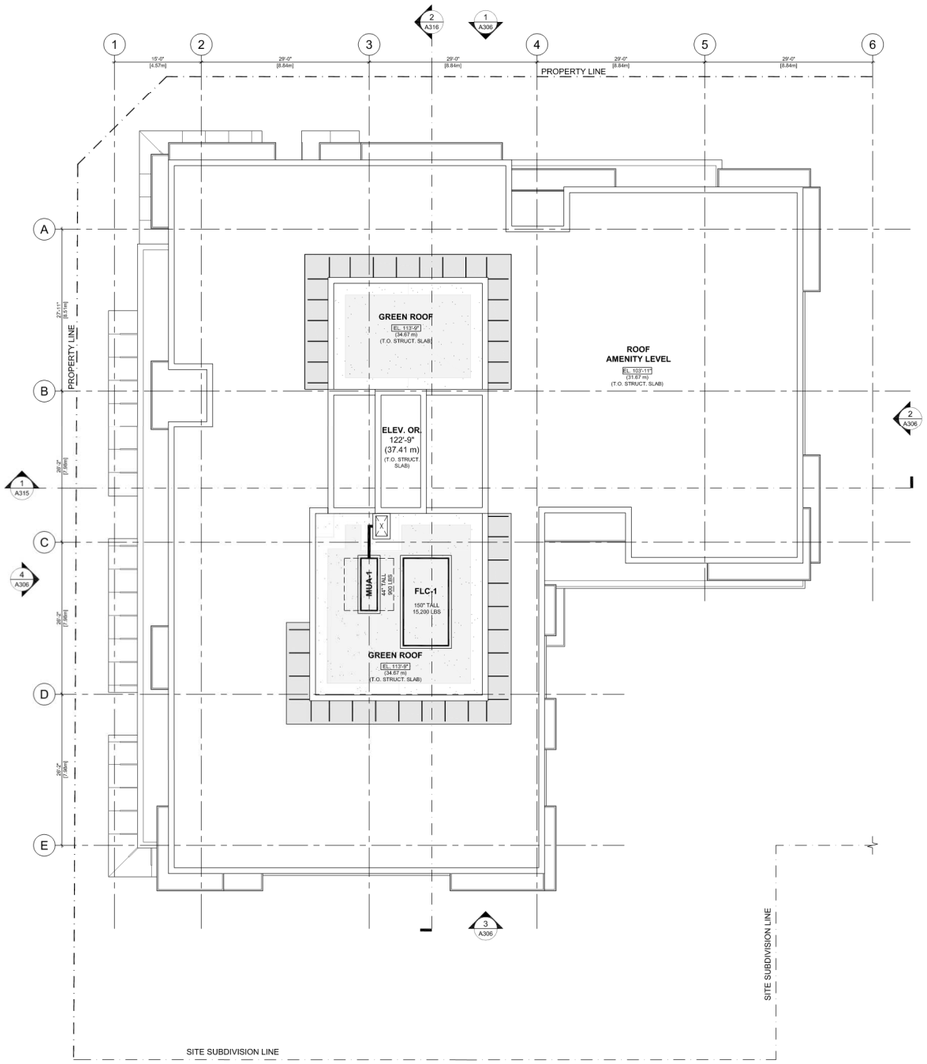
Drawing

Scale 1/8" = 1'-0"

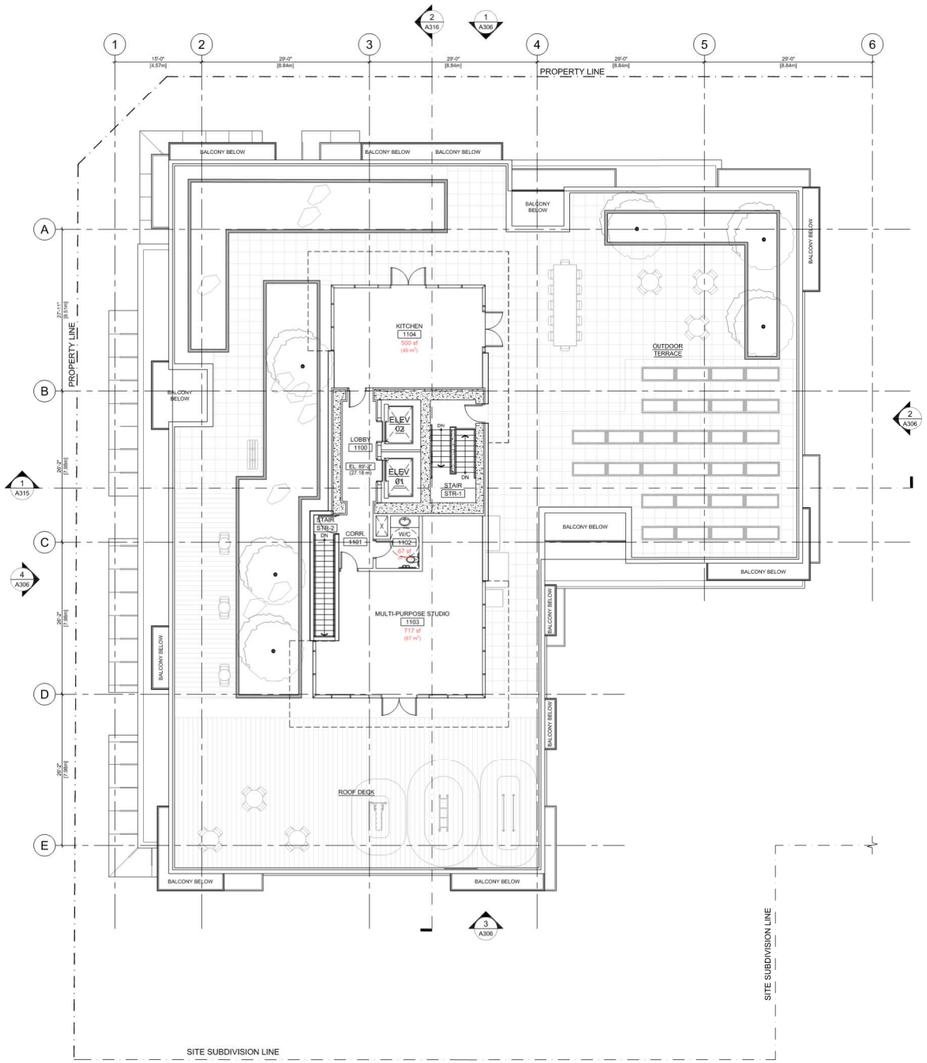
Project 215035

Sheet A214

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FILE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A214_FLOOR PLAN-D1 - LEVEL 09-10.DWG | 17 Dec 2019 - 11:34 AM | JRILLIT




1 / A112 ROOF PLAN - BUILDING D1
1/8" = 1'-0"




1 / A111 L11 AMENITY FLOOR PLAN - BUILDING D1
1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com


CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Plan**

**Level 11 & Roof Plan**

Drawing

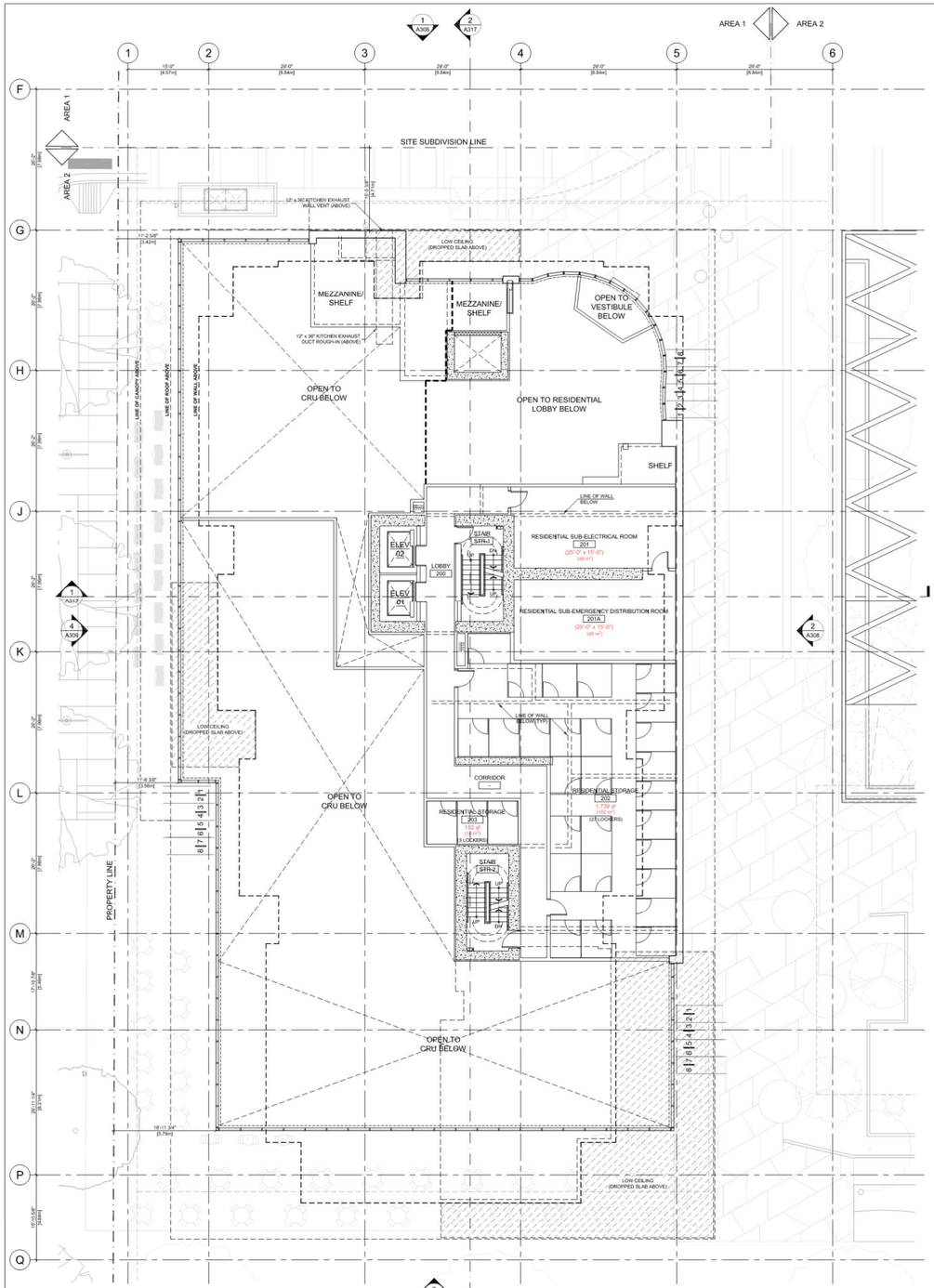
Scale 1/8" = 1'-0"

Project 215035

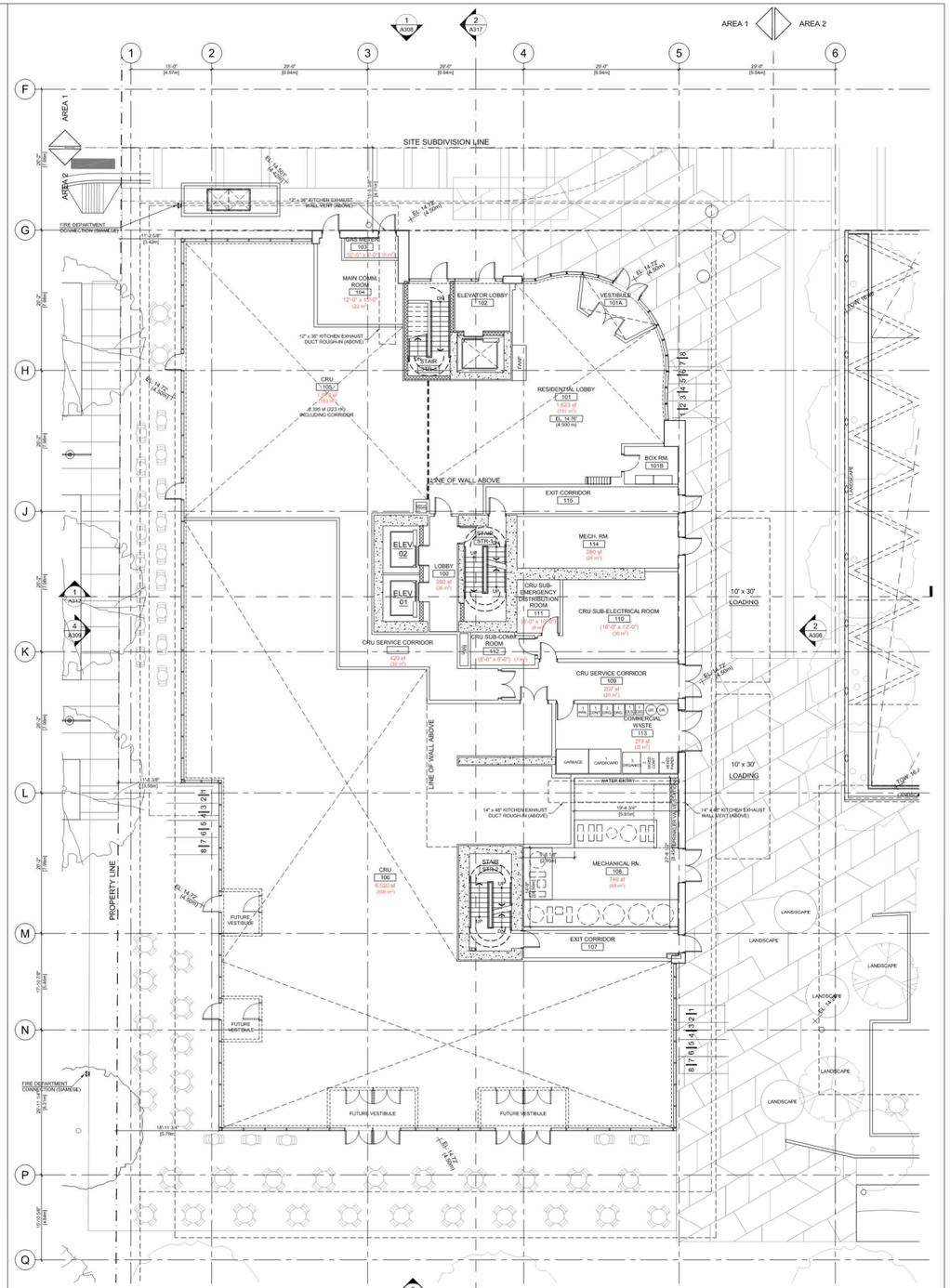
Sheet A215

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A102 L02 FLOOR PLAN - BUILDING D2
1/8" = 1'-0"




1 A101 L01 FLOOR PLAN - BUILDING D2
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\[PRODUCTION]\8.1 AUTOCAD\ZIP RESUBMISSION SHEETS\215035_A221_FLOOR PLAN-D2 - LEVEL 01-2.DWG | 18 Dec 2019 - 4:10 PM | JKELLY

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com
CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

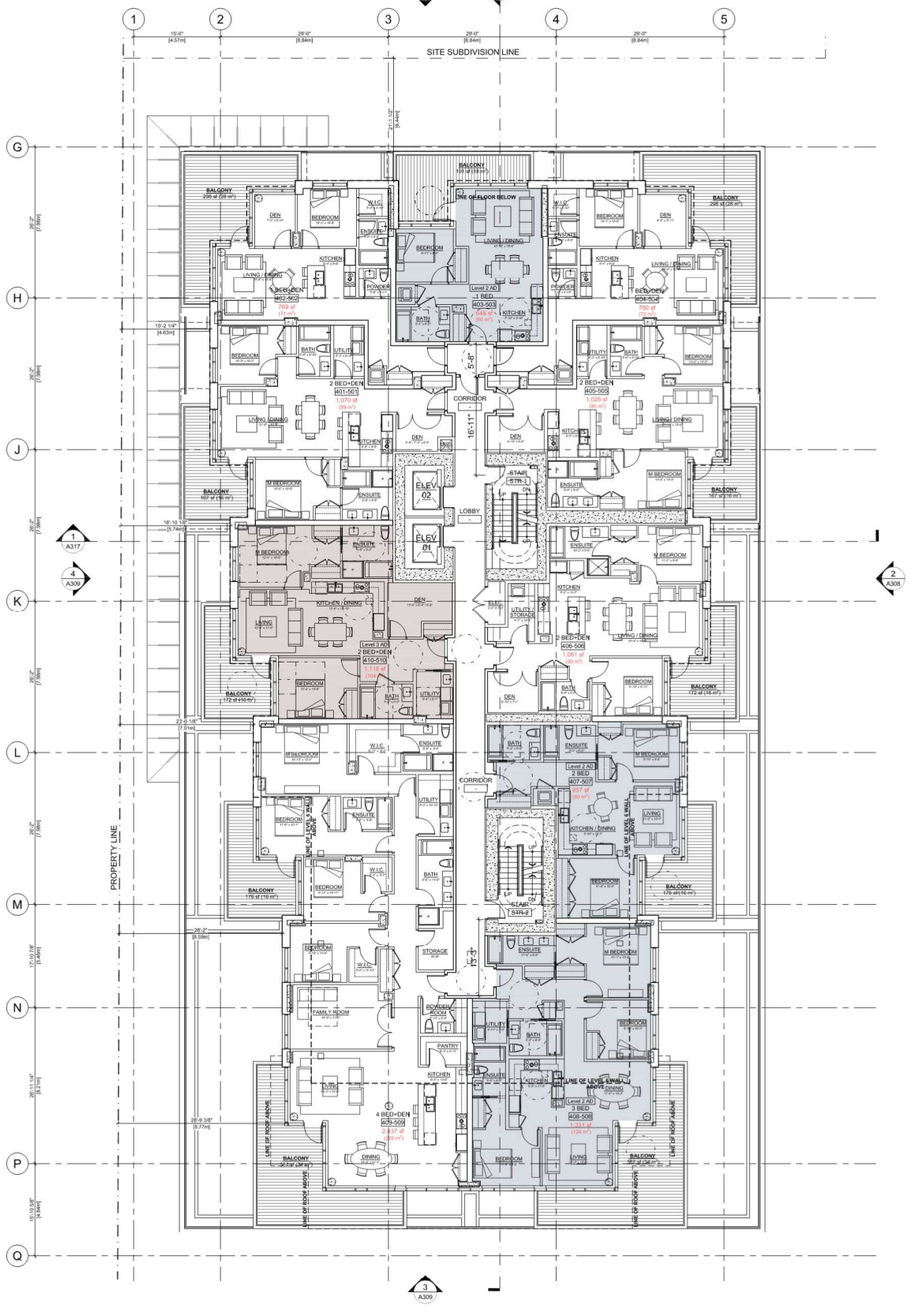
**Building D2 & D3**

Project

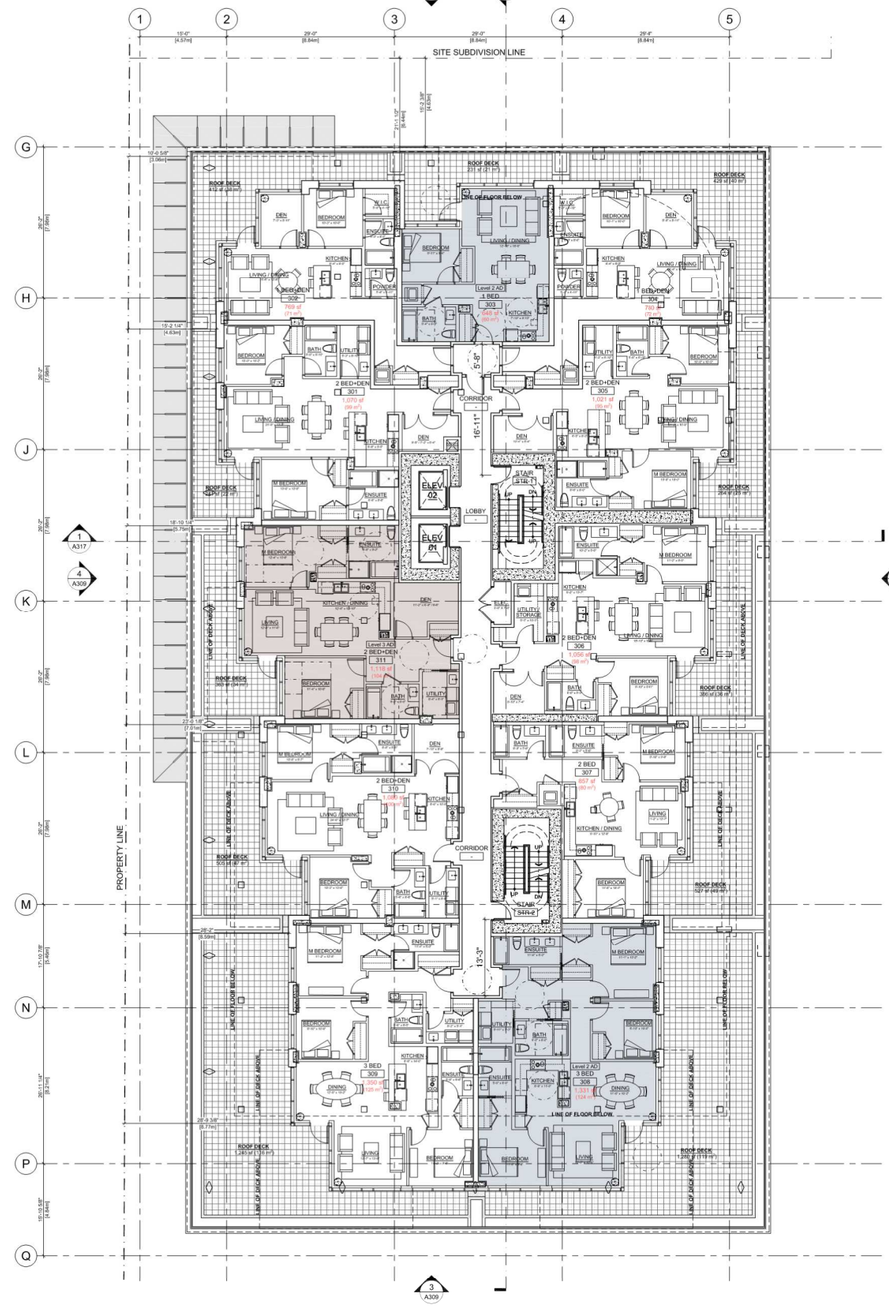
**Floor Plan**

**Levels 01 & 02**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A221 |




2 L04 & L05 TYP. FLOOR PLAN - BUILDING D2
A104 1/8" = 1'-0"




1 L03 FLOOR PLAN - BUILDING D2
A103 1/8" = 1'-0"

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 \| ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

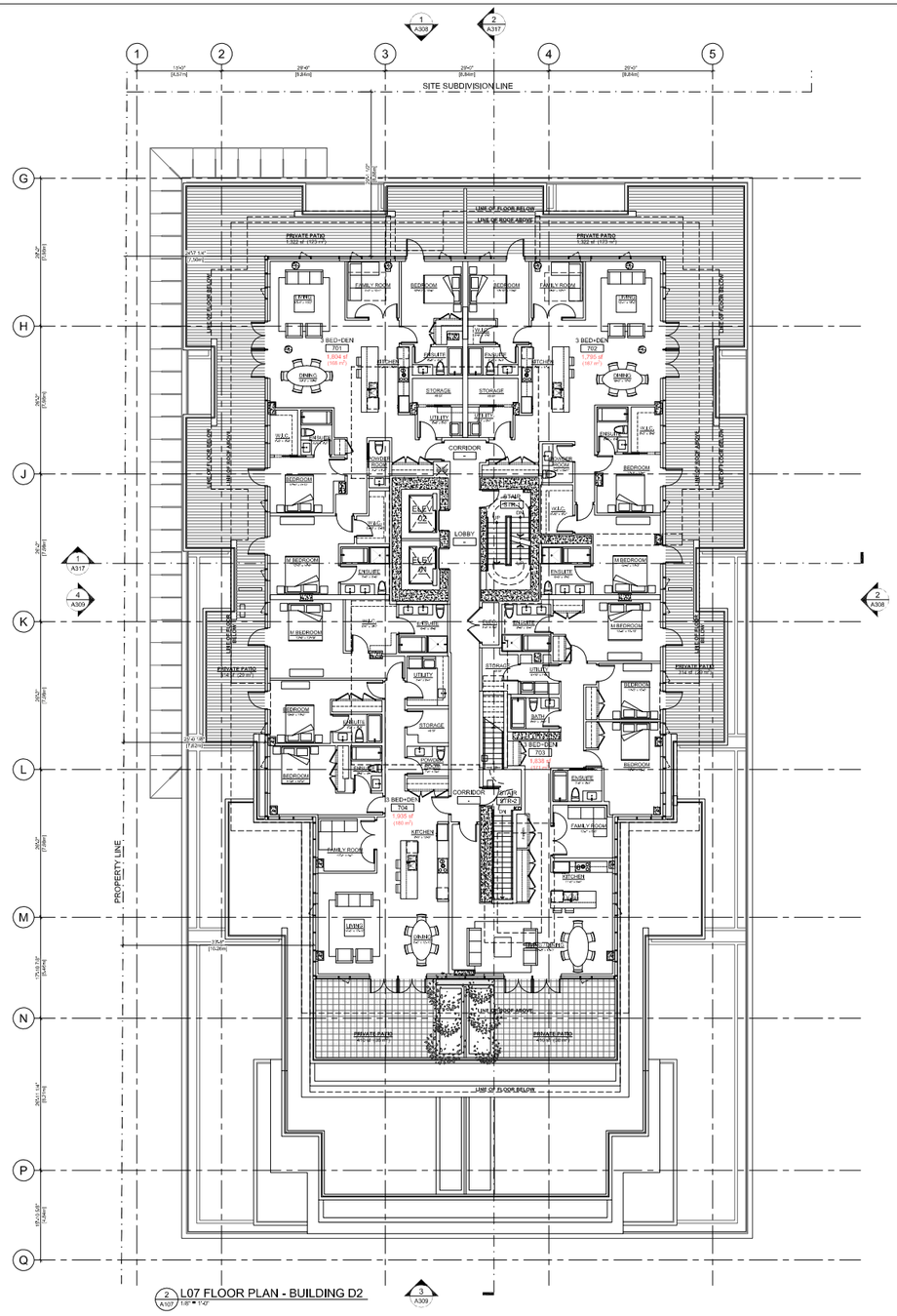
Project

**Floor Plan**

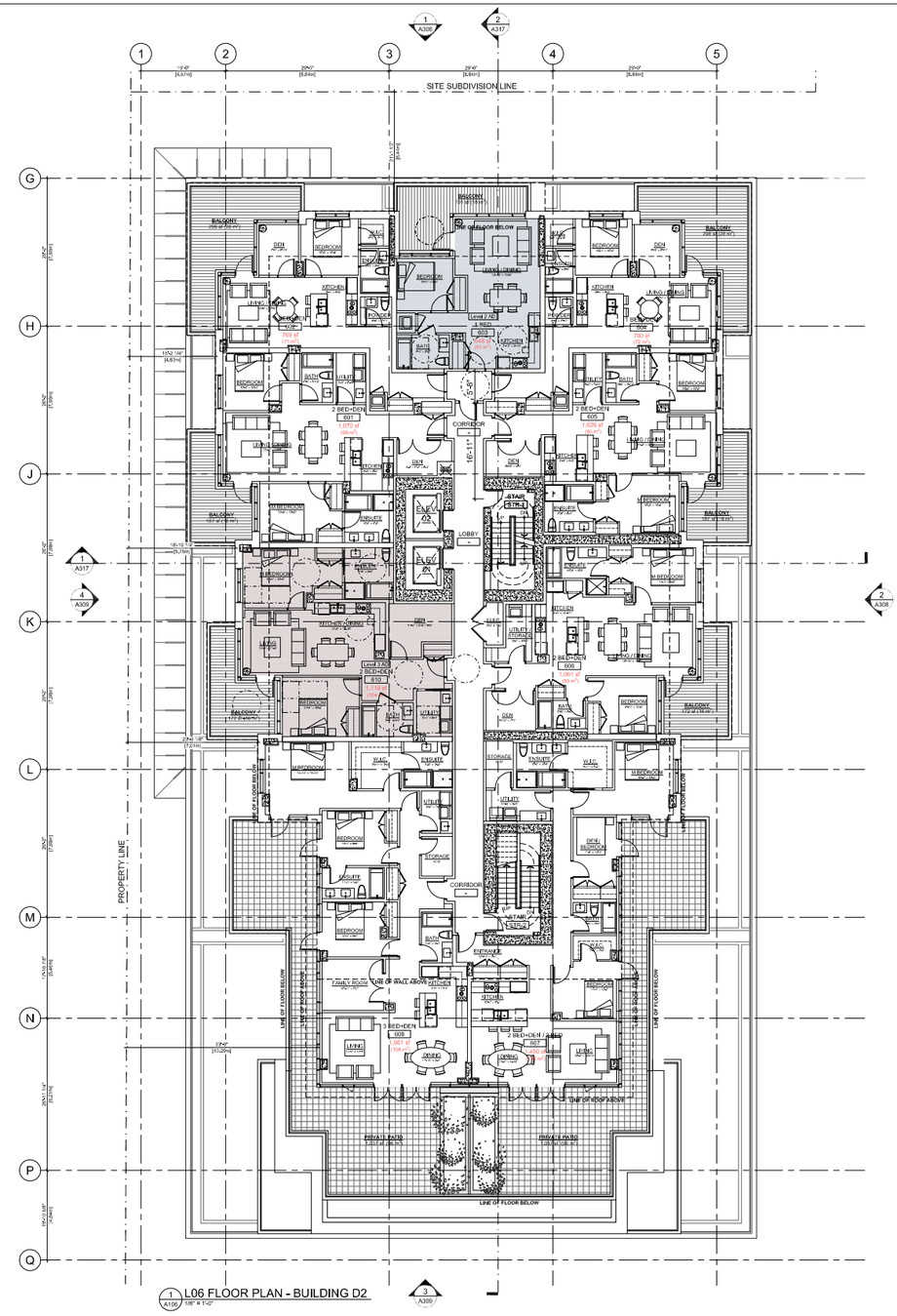
**Level 03 & Typ. Lvls 04-05**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A222 |

0' 4' 4' 3' 0" 4' 8' 16' 24'




2 L07 FLOOR PLAN - BUILDING D2 — 3/32" = 1'-0" (A107) — 3 A309




1 L06 FLOOR PLAN - BUILDING D2 — 3/32" = 1'-0" (A106) — 3 A309

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

**Musson Cattell Mackey Partnership**

architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
T. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.

| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

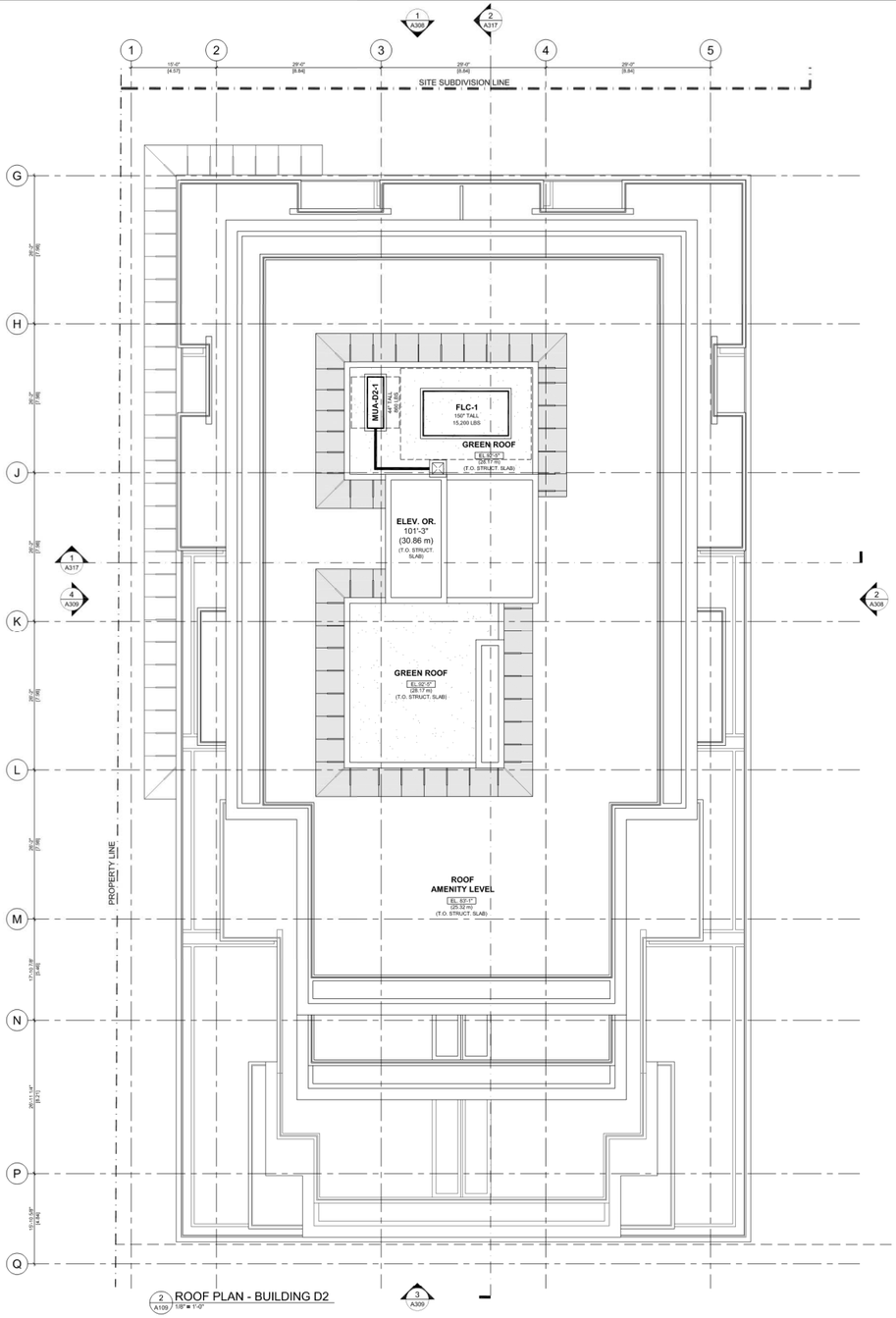
Project

**Floor Plan**

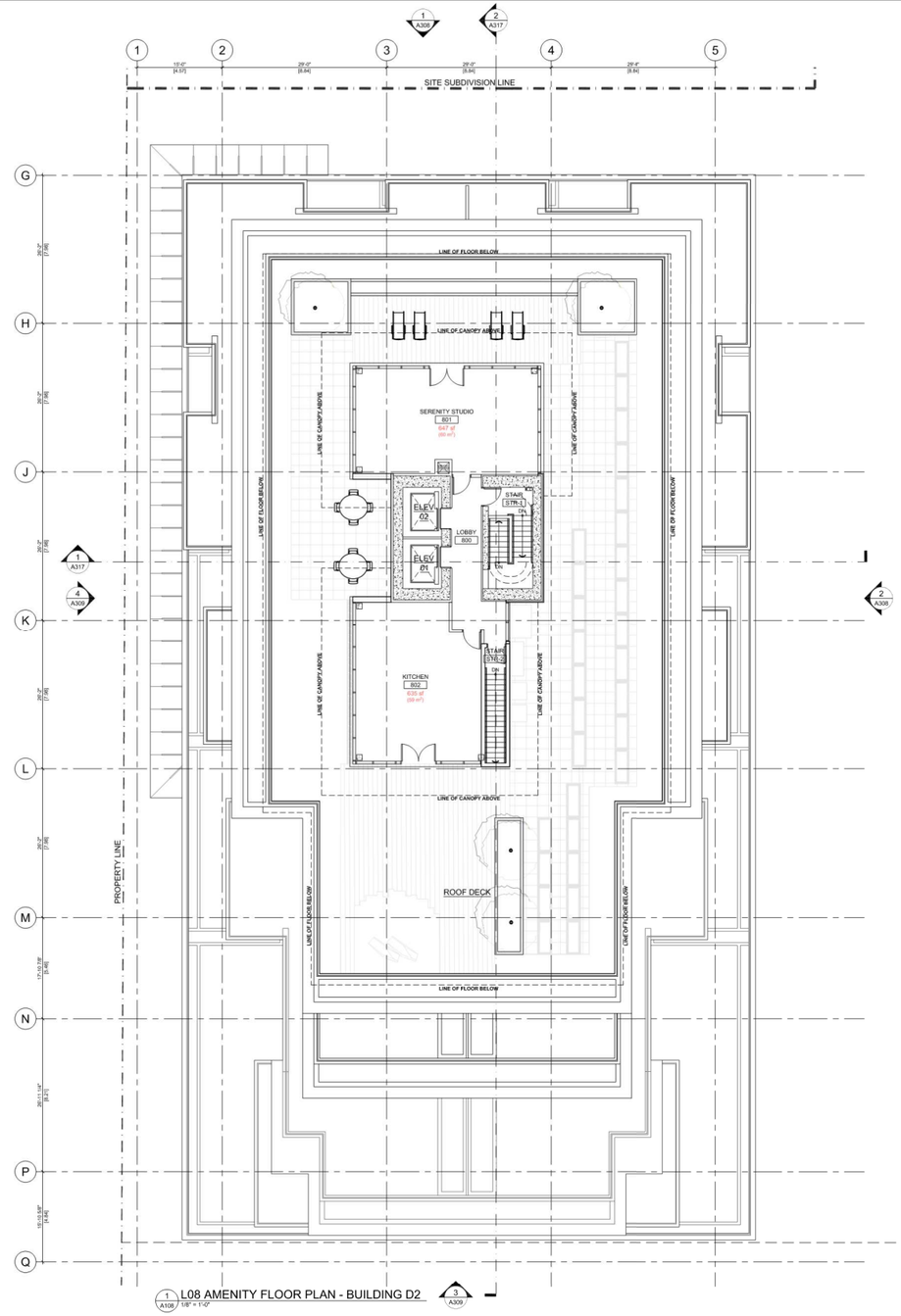
**Levels 06 & 07**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A223 |

8' 6' 4' 2' 0" 4' 8' 16' 24'




2 ROOF PLAN - BUILDING D2
A109 1/8" = 1'-0"




1 L08 AMENITY FLOOR PLAN - BUILDING D2
A108 1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMparchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019
| ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Plan**

**Level 08 & Roof Plan**

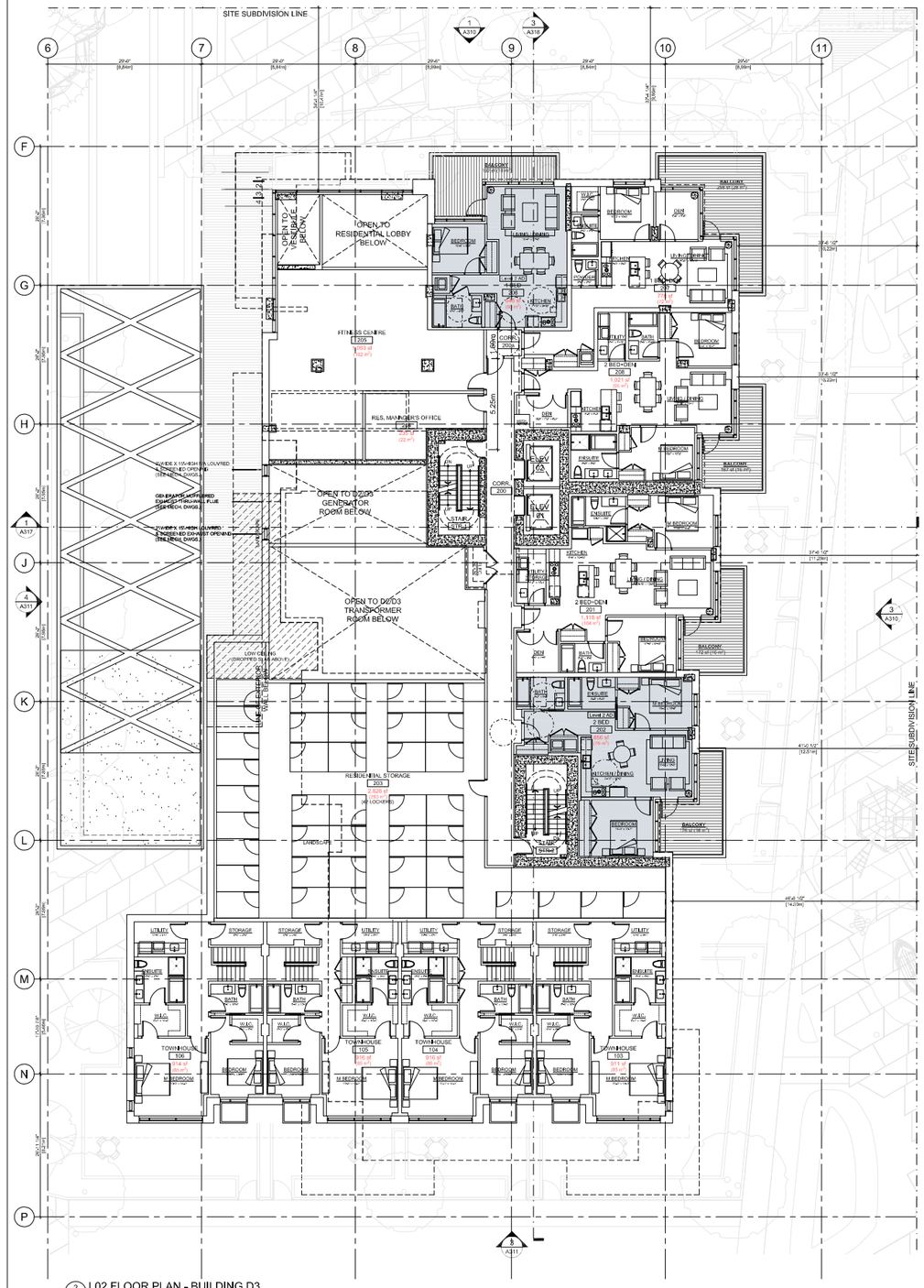
Drawing

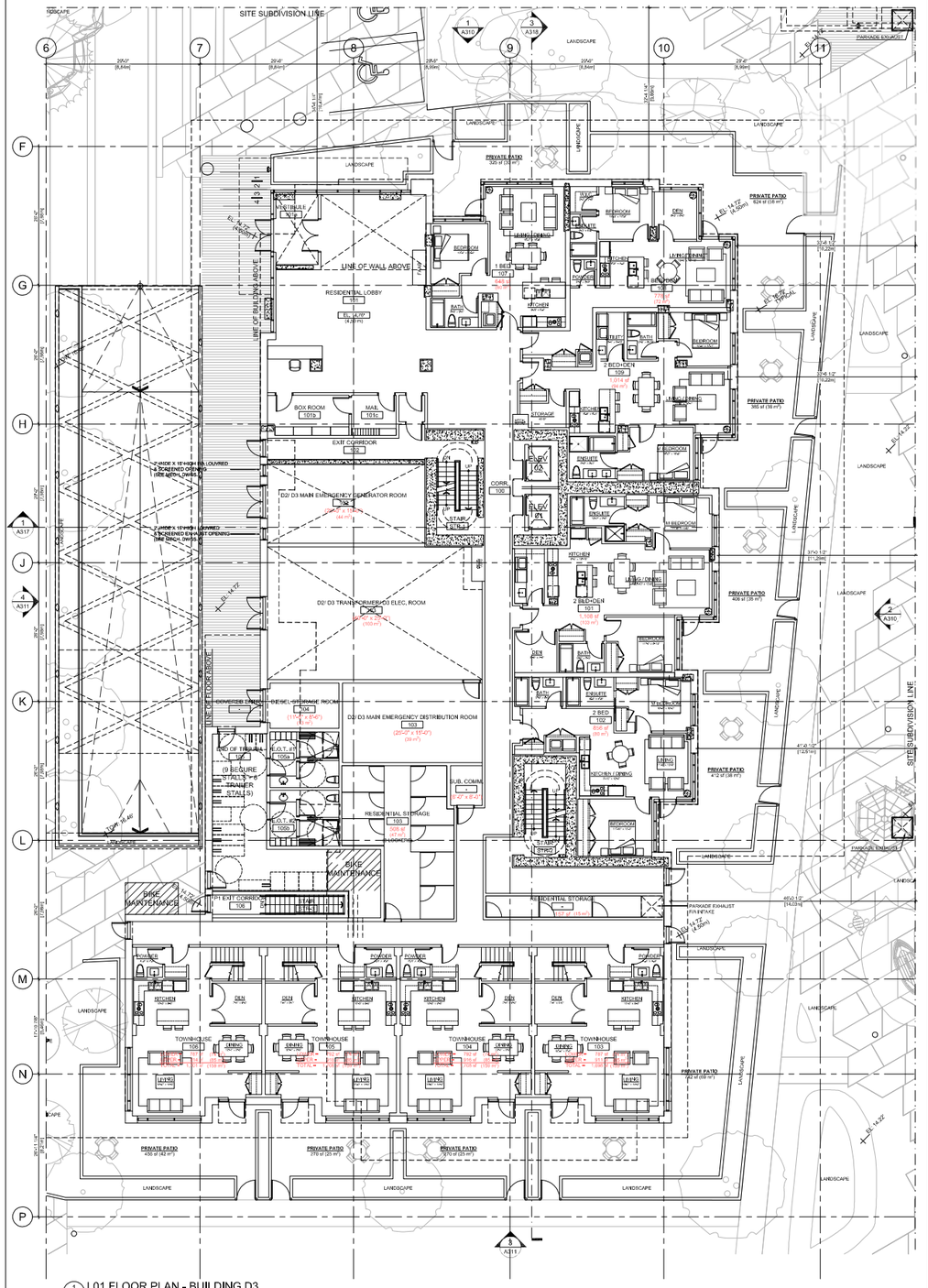
Scale 1/8" = 1'-0"

Project 215035

Sheet A224

8' 6' 4' 2' 0" 4' 8' 16' 24'




ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

8' 0' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



MCM

**Musson Cattell Mackey Partnership**

architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 - ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

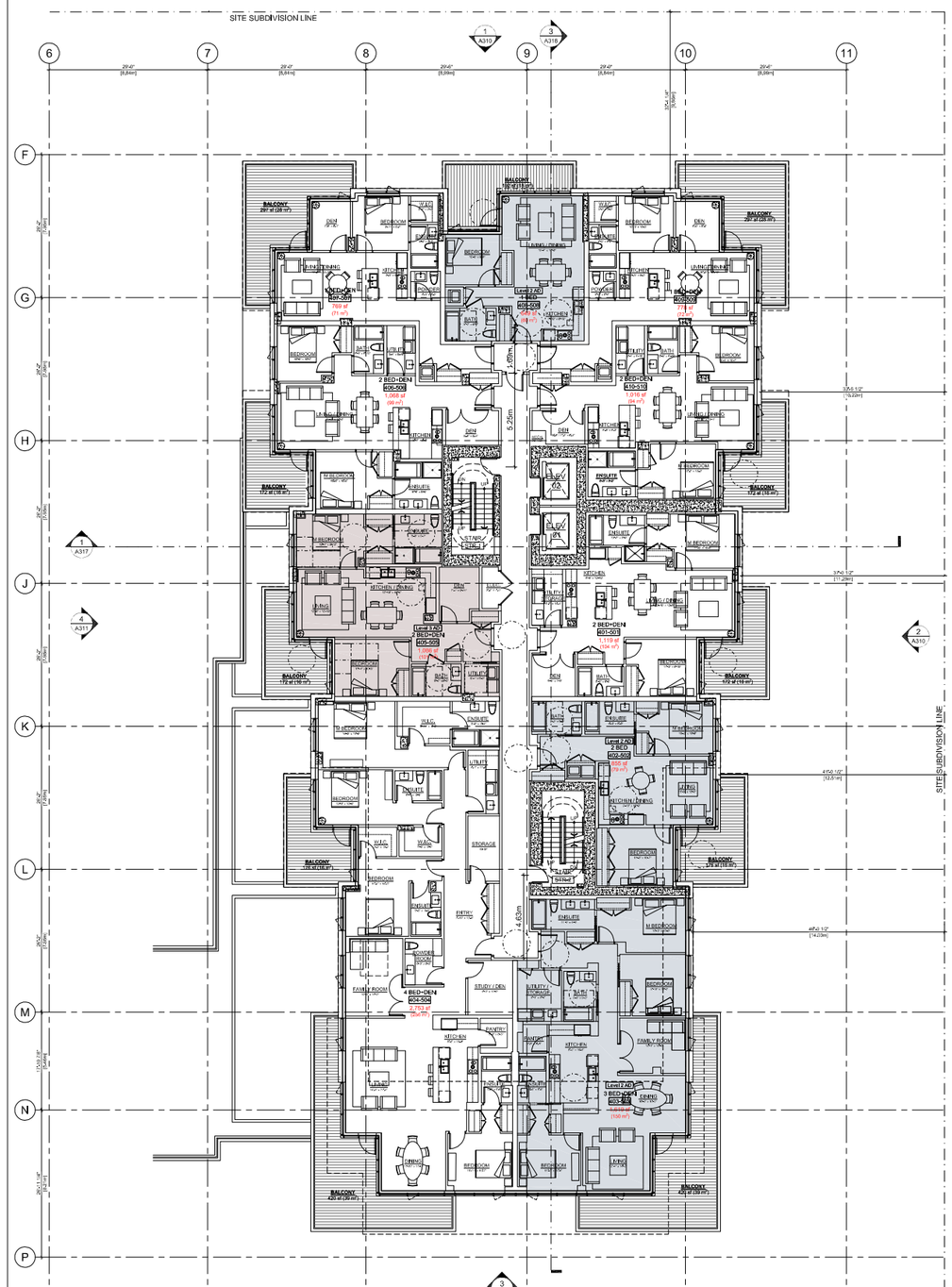
**Harbourside Lot D**

Project

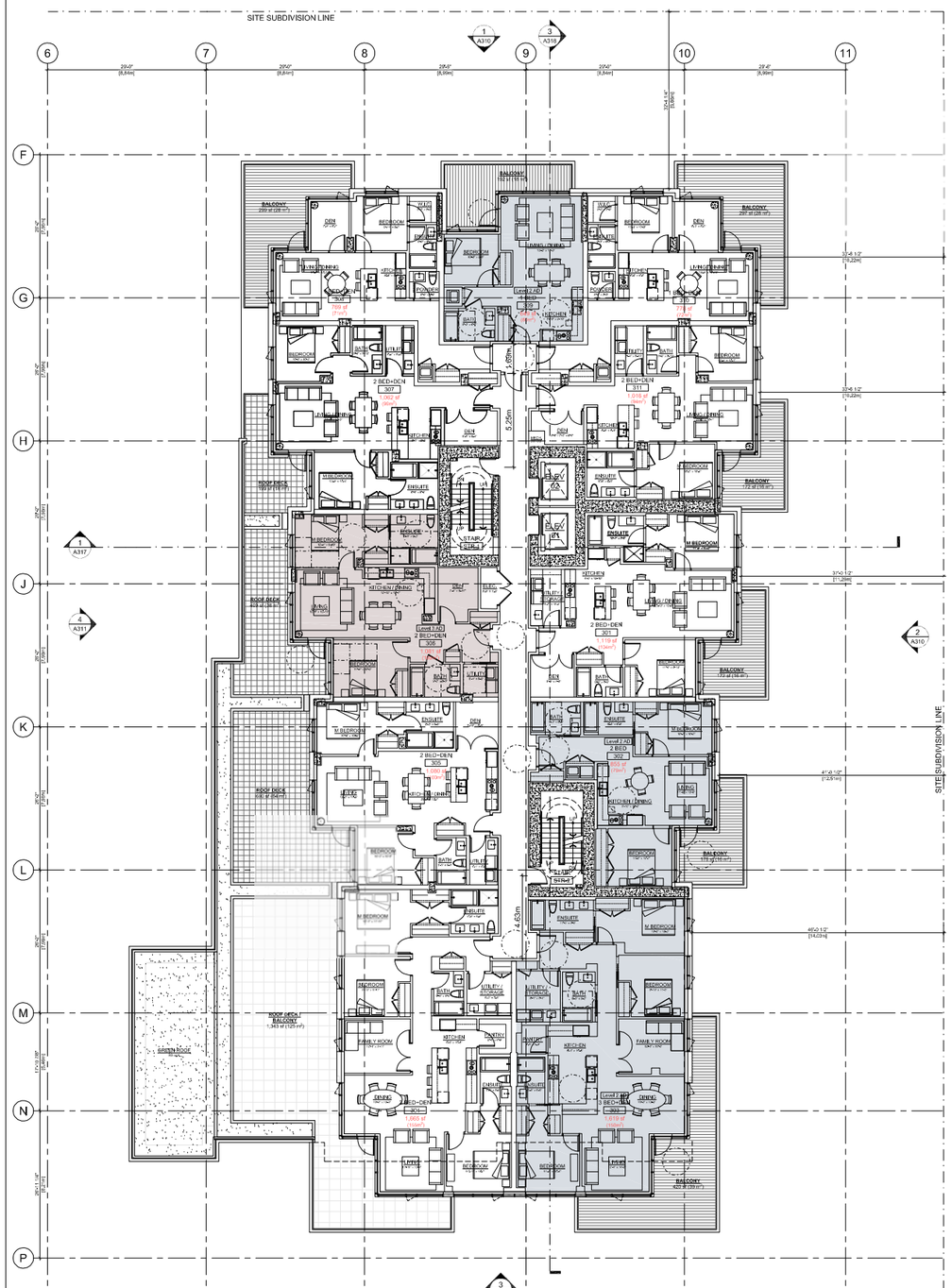
**Floor Plan**

**Building D3 Levels 01 & 02**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A231 |




2 A104 L04 & L05 TYP. FLOOR PLAN - BUILDING D3
1/8" = 1'-0"




1 A103 L03 FLOOR PLAN - BUILDING D3
1/8" = 1'-0"

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Plan**

**Level 03 & Typ. Lvls 04-05**

Drawing

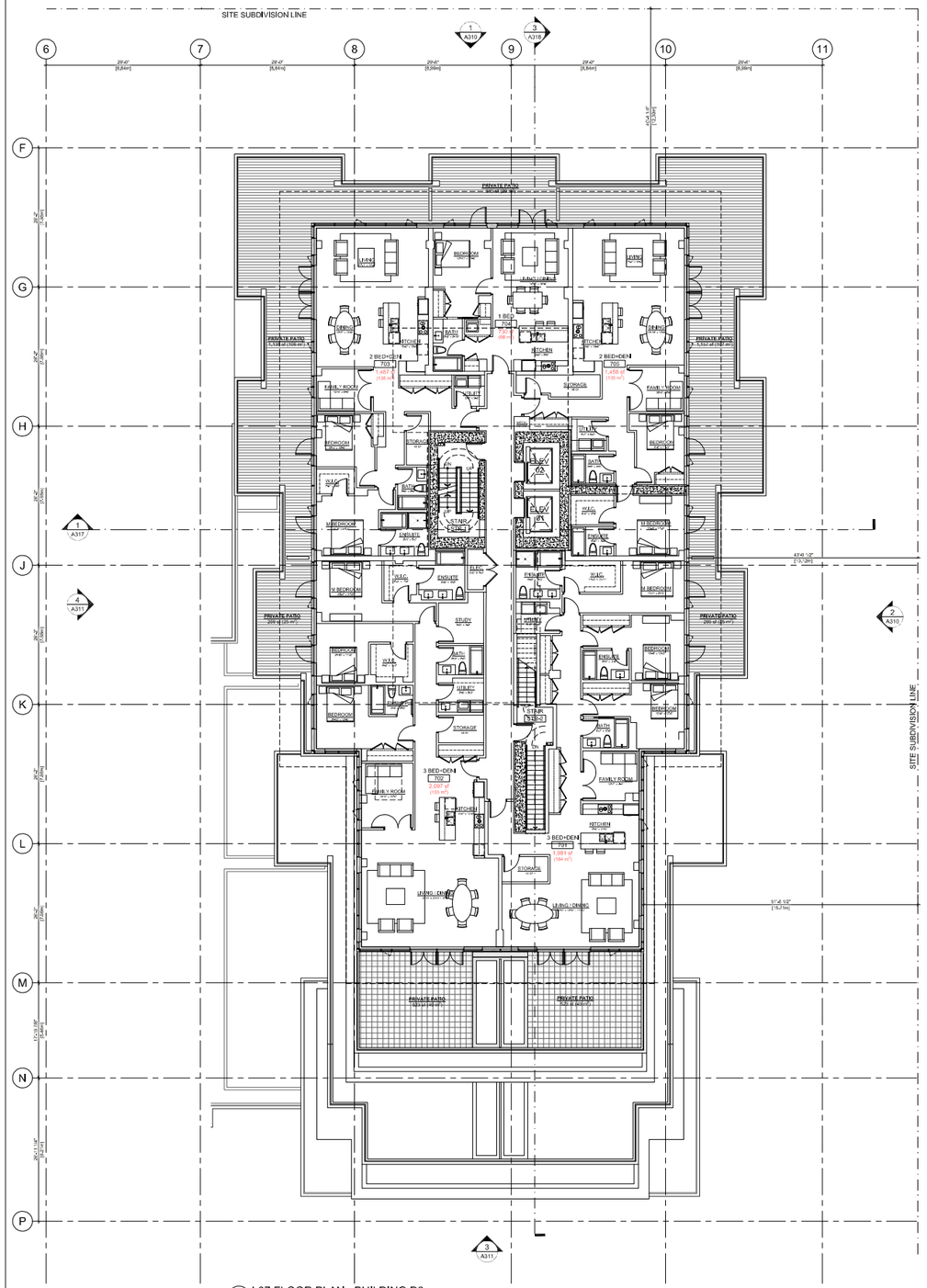
Scale 1/8" = 1'-0"

Project 215035

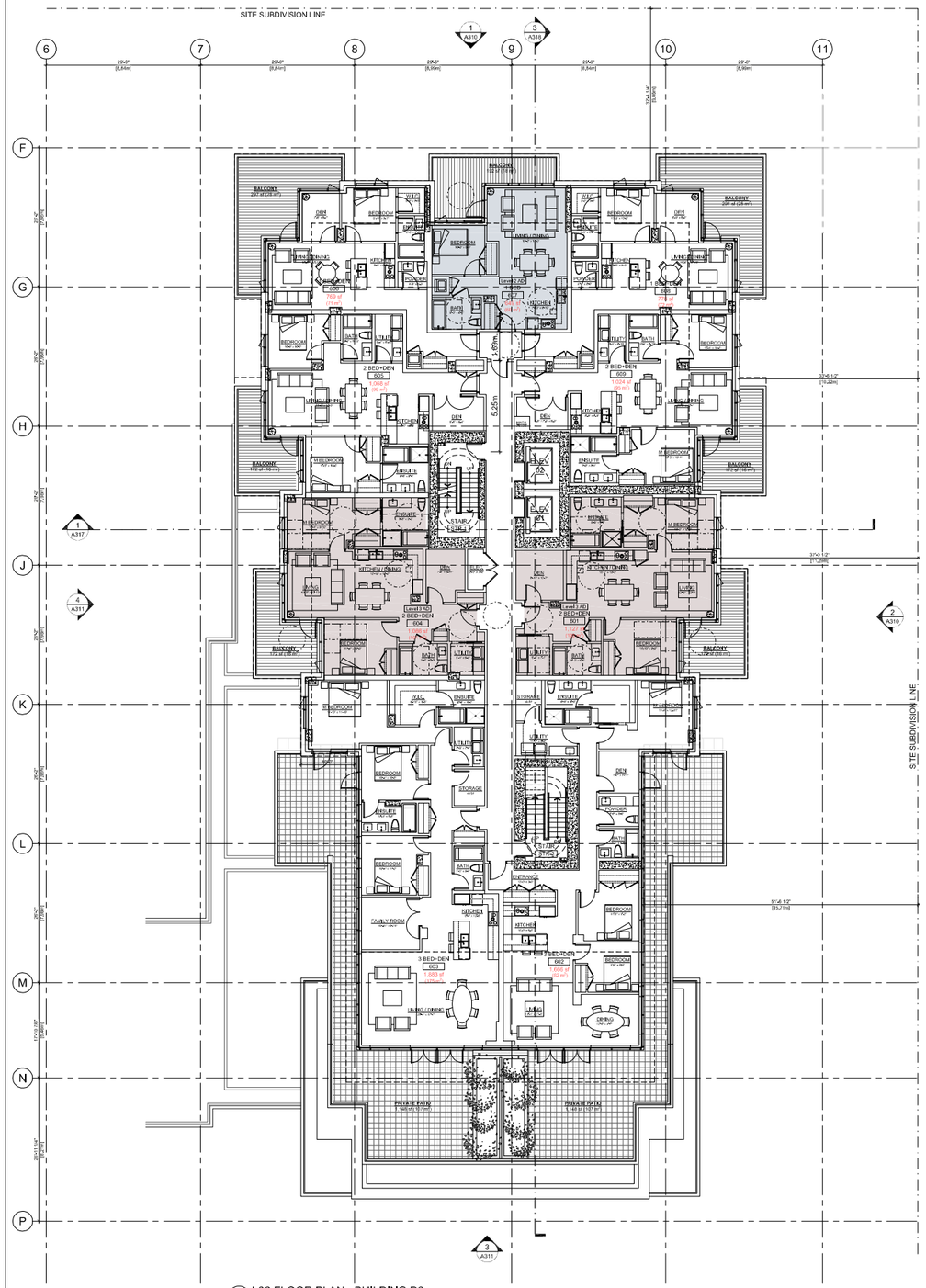
Sheet A232

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-04 BASE FILE\8 PRODUCTION\8.3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A232_FLOOR PLAN-D3 - LEVEL 03-5.DWG | 17 Dec 2019 - 1:28 PM | JRI LIT




2 L07 FLOOR PLAN - BUILDING D3
A107 1/8" = 1'-0"




1 L06 FLOOR PLAN - BUILDING D3
A106 1/8" = 1'-0"

ADAPTABLE LEVEL 2

ADAPTABLE LEVEL 3

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

Musson Cattell Mackey Partnership

architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
t. 604. 687. 2990
f. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

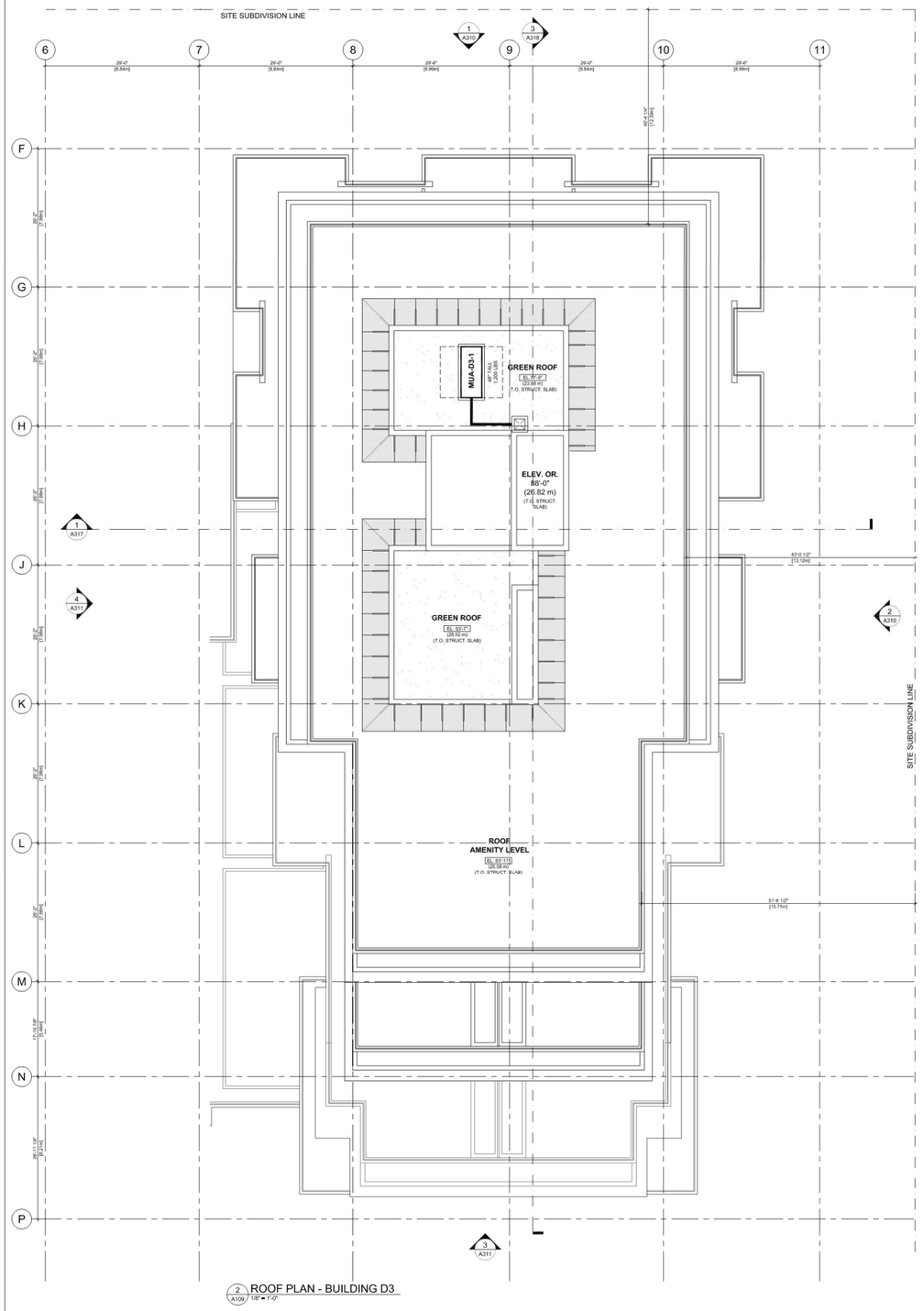
**Buildings D2 & D3**

Project

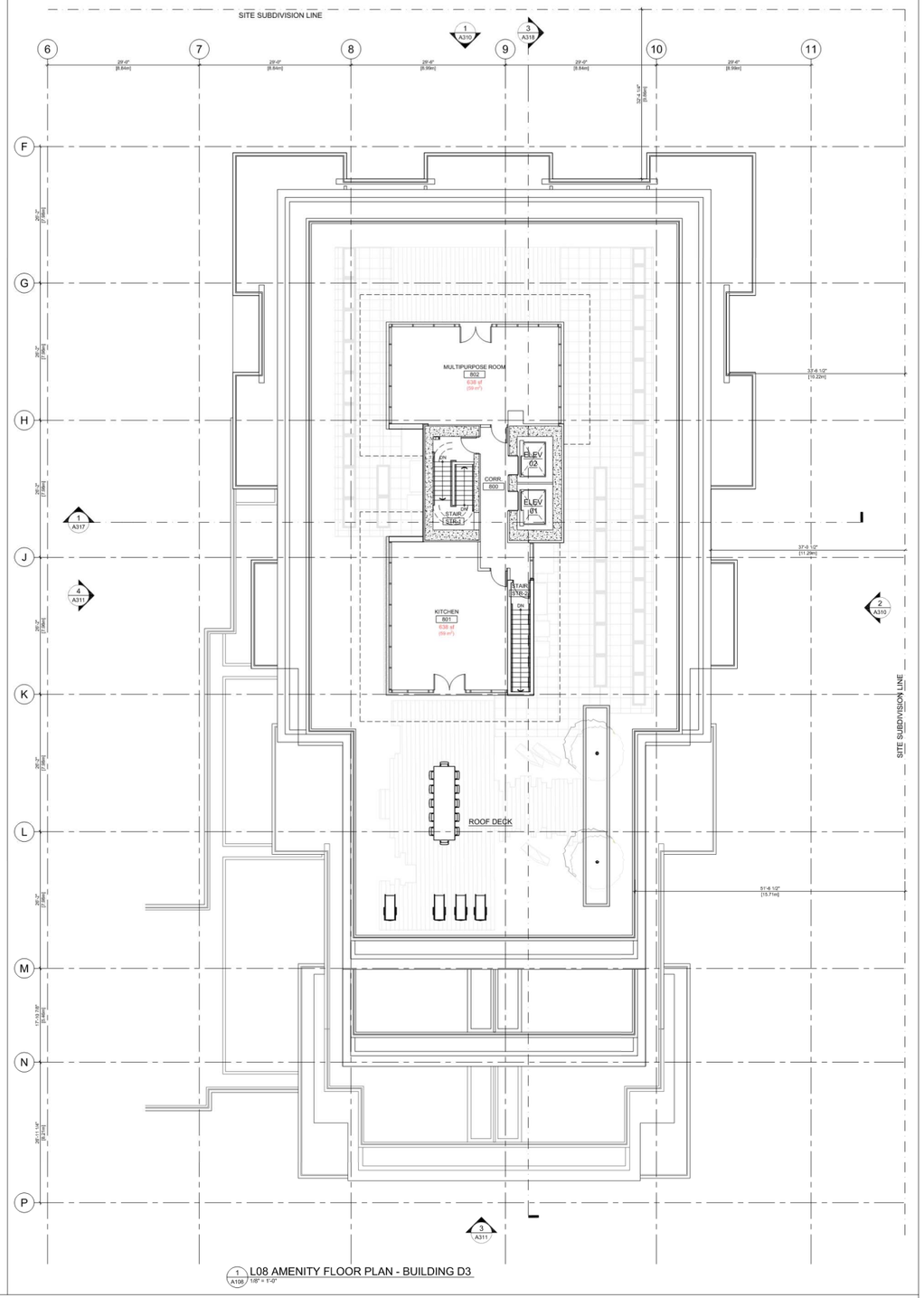
**Floor Plan**

**Levels 06 & 07**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A233 |




2 A109 / 1/8" = 1'-0" ROOF PLAN - BUILDING D3




1 A108 / 1/8" = 1'-0" L08 AMENITY FLOOR PLAN - BUILDING D3


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.


| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD | |

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Plan**

**Level 08 & Roof Plan**

Drawing

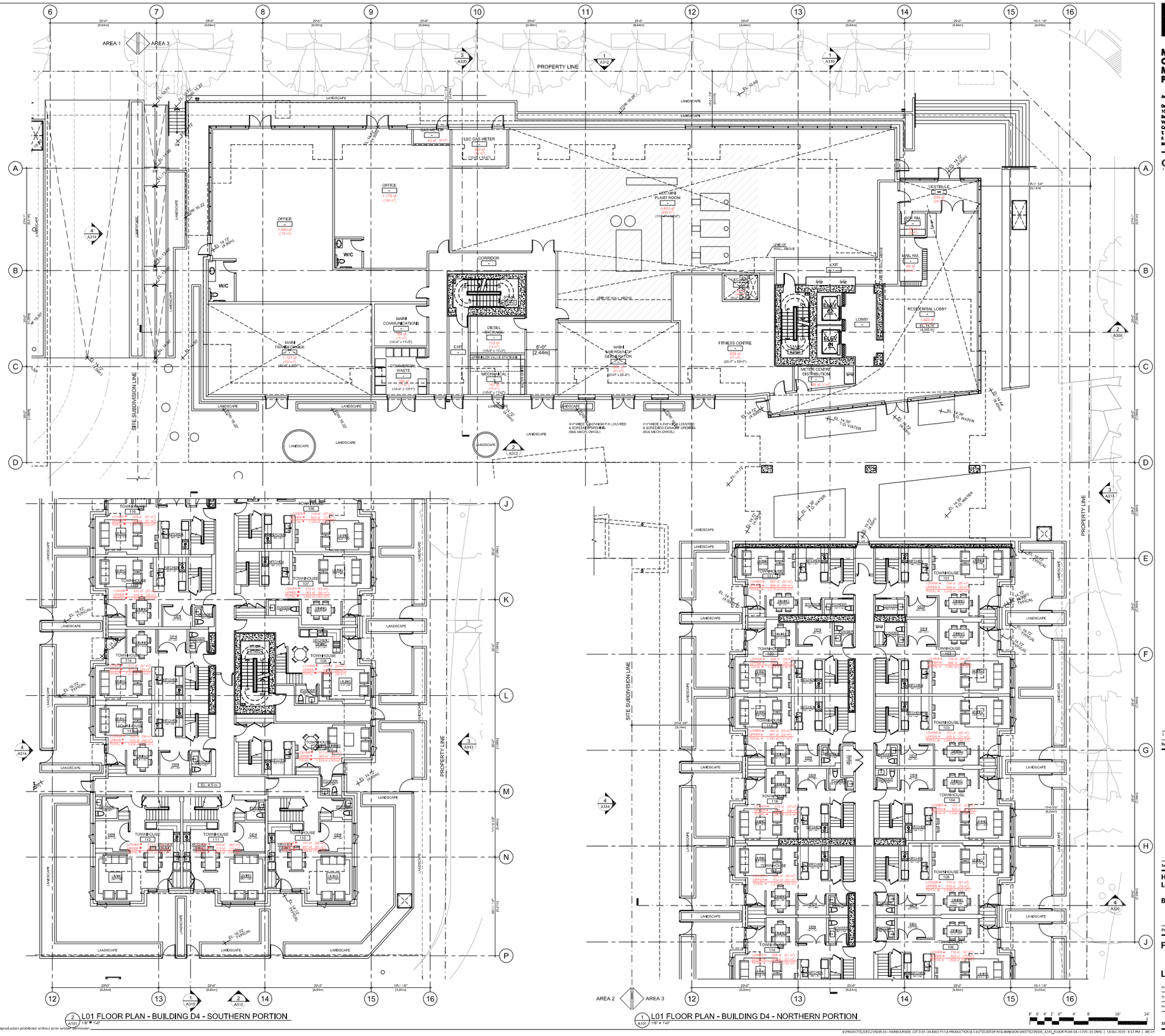
Scale 1/8" = 1'-0"

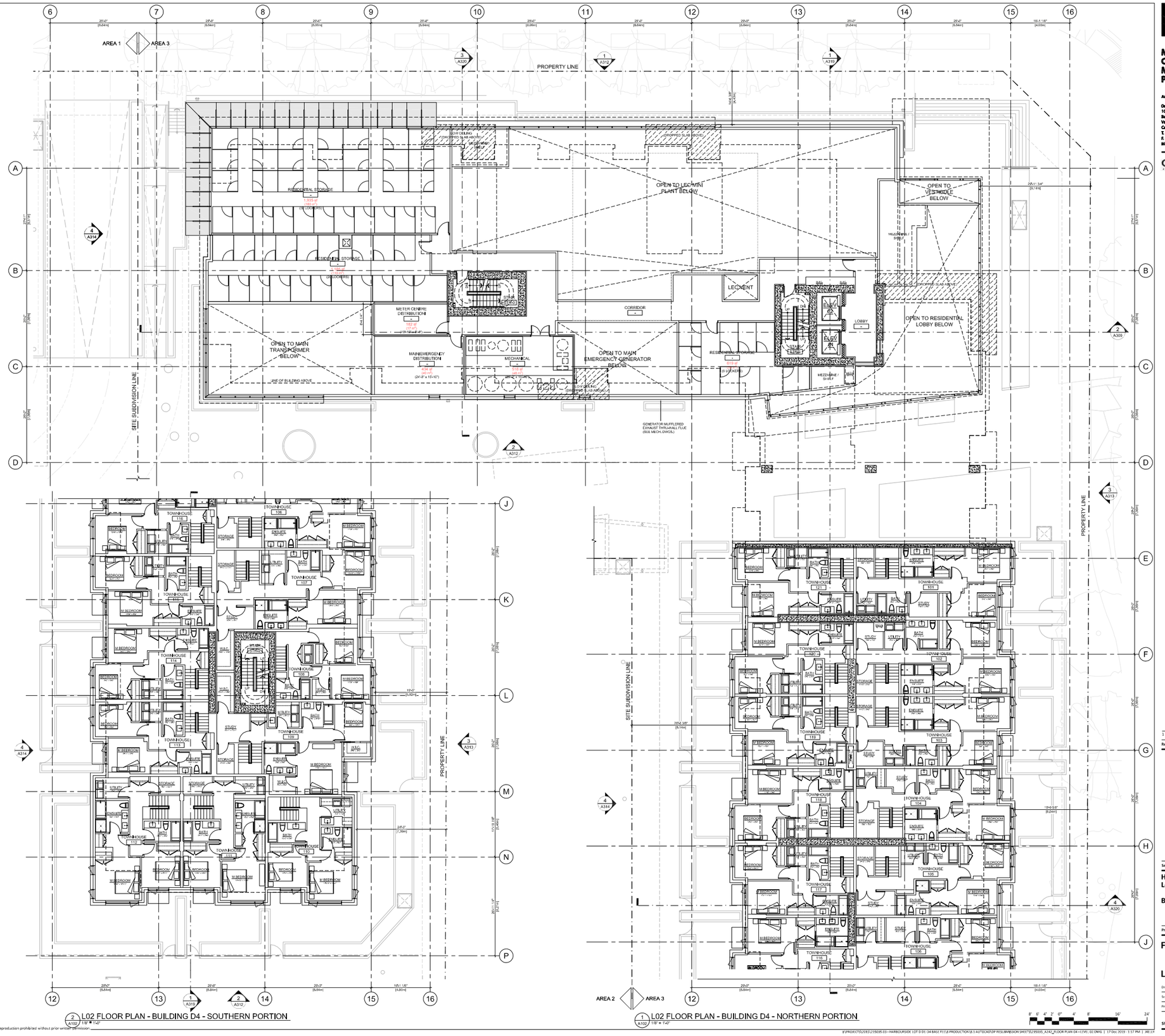
Project 215035

Sheet A234

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.


PROPERTY LINE
SITE SUBDIVISION LINE
LANDSCAPE
OFFICE
1,170 sf
(108 m²)
OFFICE
1,880 sf
(175 m²)
W/C
W/C
CORRIDOR
STAIR
ELEV.
MAIN COMMUNICATIONS
MAIN TRANSFORMER
DIESEL ENGINE
SPRINKLER VALVE STATION
COMMERCIAL WASTE
MECHANICAL
EXIT
8'-0" [2.44m]
MECHANICAL PLANT ROOM
MAIN SUBMERSIBLE GENERATOR
FITNESS CENTRE
LINE OF WALL ABOVE
ELEC. RM.
EXIT
MAIL RM.
VESTIBULE
RESIDENTIAL LOBBY
LOBBY
WATER CENTRE DISTRIBUTION
GAS METER
LEC GAS METER
4'x7'-4"WIDE X 6'x6"HIGH F/A LOUVRED & SCREENED INTAKE (SEE MECH. DWGS.)
4'x7'-4"WIDE X 6'x6"HIGH LOUVRED & SCREENED EXHAUST OPENING (SEE MECH. DWGS.)
EL. 14.72 (4.49m)
EL. 14.44 (4.40m)
EL. 14.39 T.O. WATER
EL. 14.72 TYPICAL
EL. 16.72 TYPICAL
EL. 4.6 m
AREA 1
AREA 3
AREA 2
TOWNHOUSE 116
TOWNHOUSE 106
TOWNHOUSE 117
TOWNHOUSE 107
TOWNHOUSE 118
TOWNHOUSE 108
TOWNHOUSE 119
TOWNHOUSE 109
TOWNHOUSE 120
TOWNHOUSE 110
TOWNHOUSE 121
TOWNHOUSE 111
TOWNHOUSE 122
TOWNHOUSE 112
TOWNHOUSE 123
TOWNHOUSE 113
TOWNHOUSE 124
TOWNHOUSE 114
TOWNHOUSE 125
TOWNHOUSE 115
TOWNHOUSE 126
TOWNHOUSE 101
TOWNHOUSE 102
TOWNHOUSE 103
TOWNHOUSE 104
TOWNHOUSE 105
TOWNHOUSE 116
TOWNHOUSE 106
LIVING
KITCHEN
DEN
POWDER
STORAGE
MECHANICAL
LAUNDRY
1 A310
2 A312
3 A320
4 A314
2 A309
3 A313
1 A310
2 A312
3 A313
4 A314
2 A309
3 A313
4 A314
2 A309
3 A313
4 A314
2 A309




2 L02 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
A102 1/8" = 1'-0"

1 L02 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
A102 1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT ARCHITECTS LTD


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

**Floor Plan**

**Level 02**

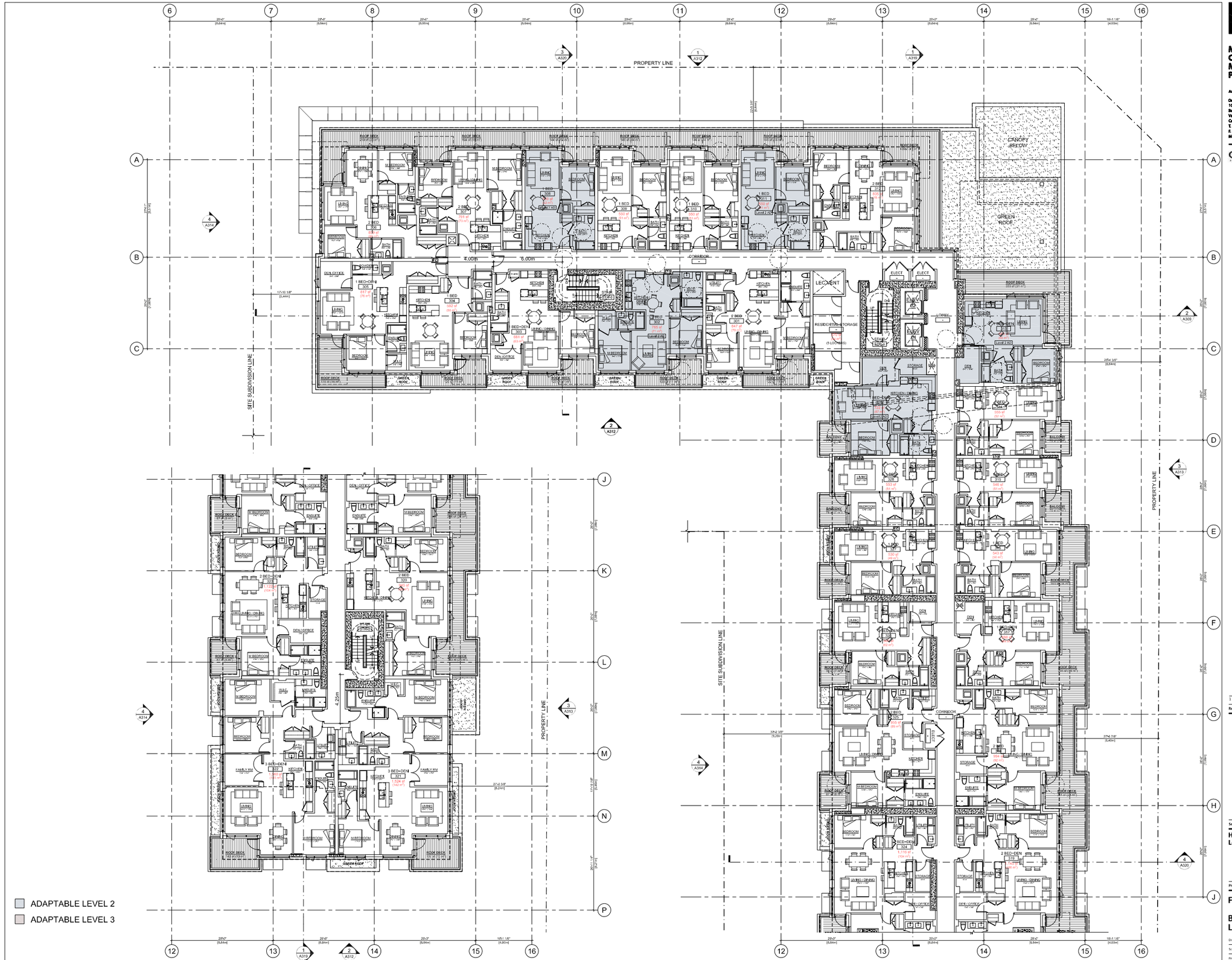
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet A242

$\PROJECTS\2035\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FIELD PRODUCTION\8.3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A242_FLOOR PLAN D4 - LEVEL 02.DWG | 17 Dec 2019 - 1:17 PM | JKLLY




2 A103 L03 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 A103 L03 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Floor Plan**

**Building D4 Level 03**

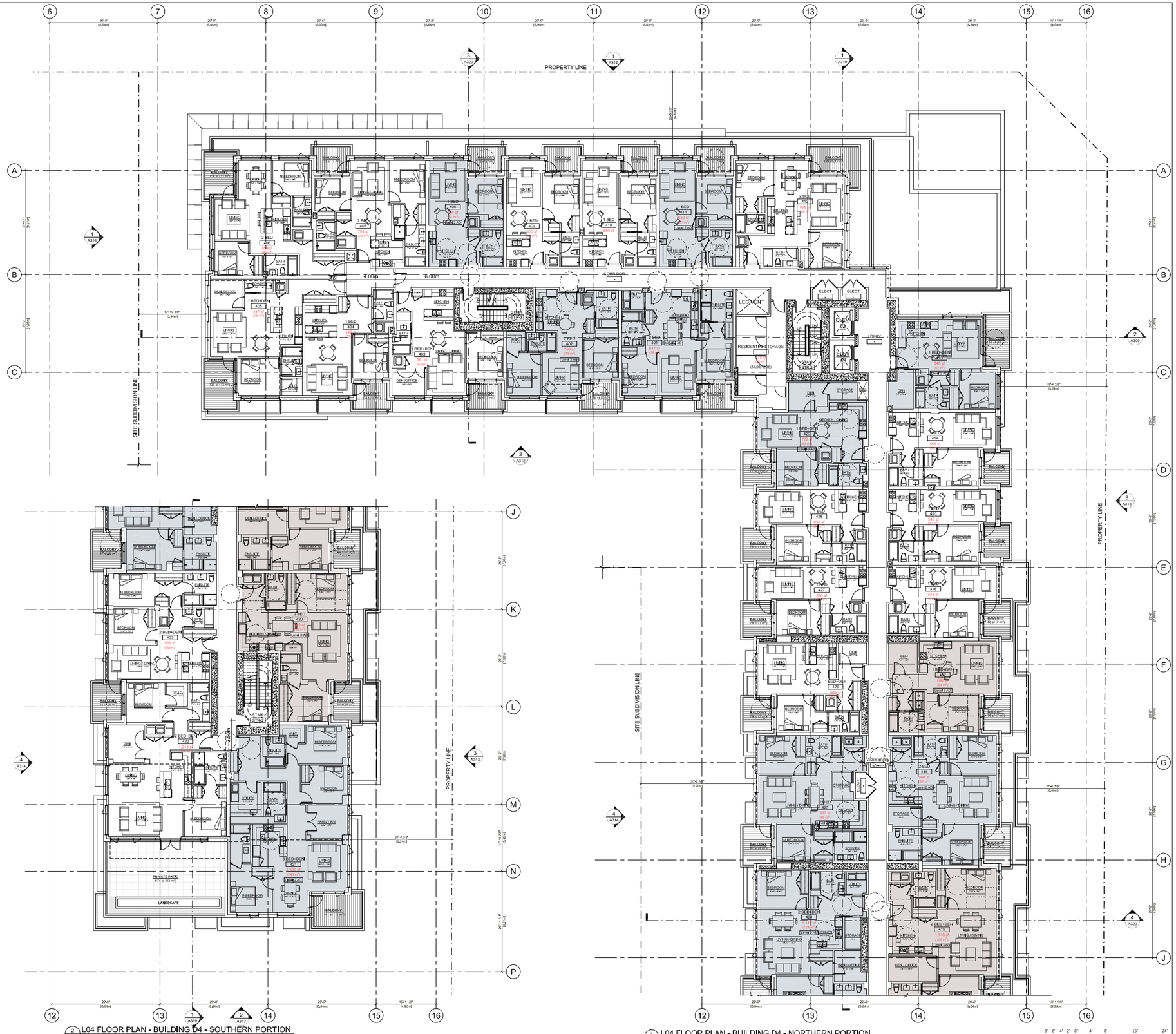
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet A243

$\PROJECTS\215035\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FILE\6 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A243_FLOOR PLAN-D4 - LEVEL 03.DWG | 18 Dec 2019 - 2:25 PM | JKELLY




2 A104 L04 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 A104 L04 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Classic Floor
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR SUBDIVISION
Revisions YYYY-MM-DD

Seal

Harbourside Lot D

Building D4

Project

Floor Plan

Level 04

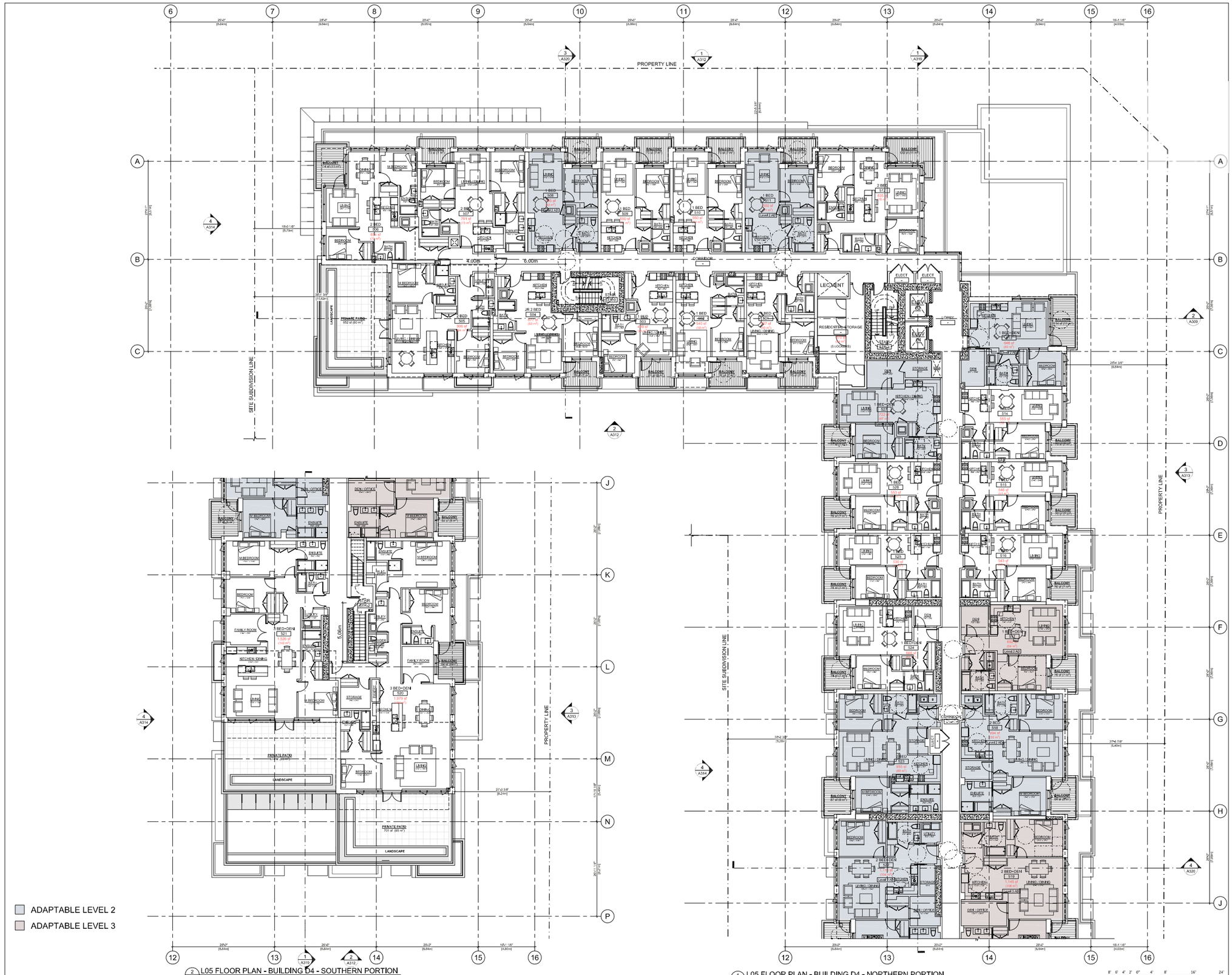
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet A244

I:\PROJECTS\2015\215035-09 - HARBOURSIDE LOT D D1-D4 BASE FILES\PRODUCTION\2.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A244_FLOOR PLAN-04 - LEVEL 04.DWG | 17 Dec 2019 - 1:53 PM | JIELIU




2 L05 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
A105 1/8" = 1'-0"

1 L05 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
A105 1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.


| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Seal

**Harbourside Lot D**

**Building D4**

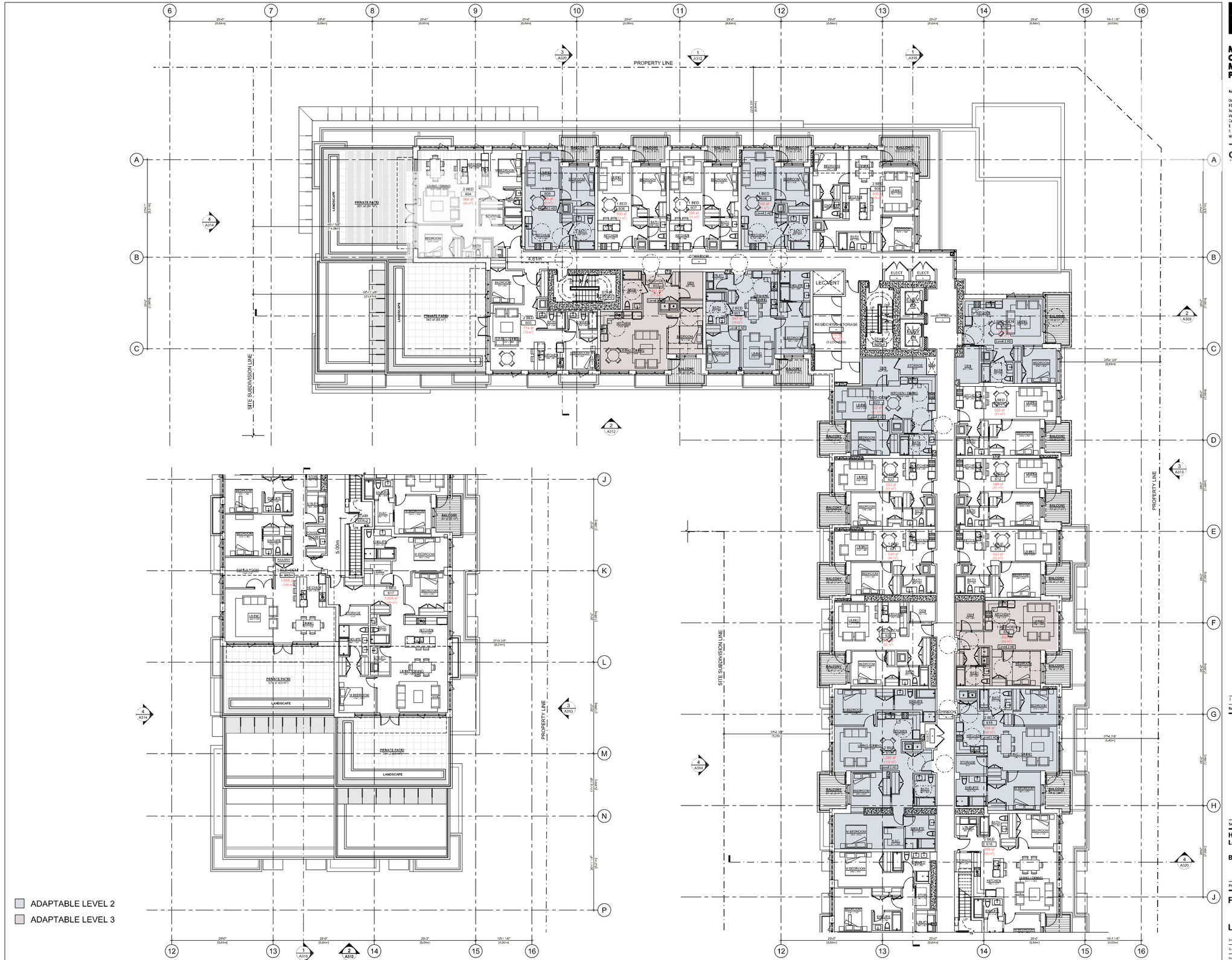
Project

**Floor Plan**

**Level 05**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A245 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A106 L06 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A106 L06 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"


MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 - ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D4**

Project

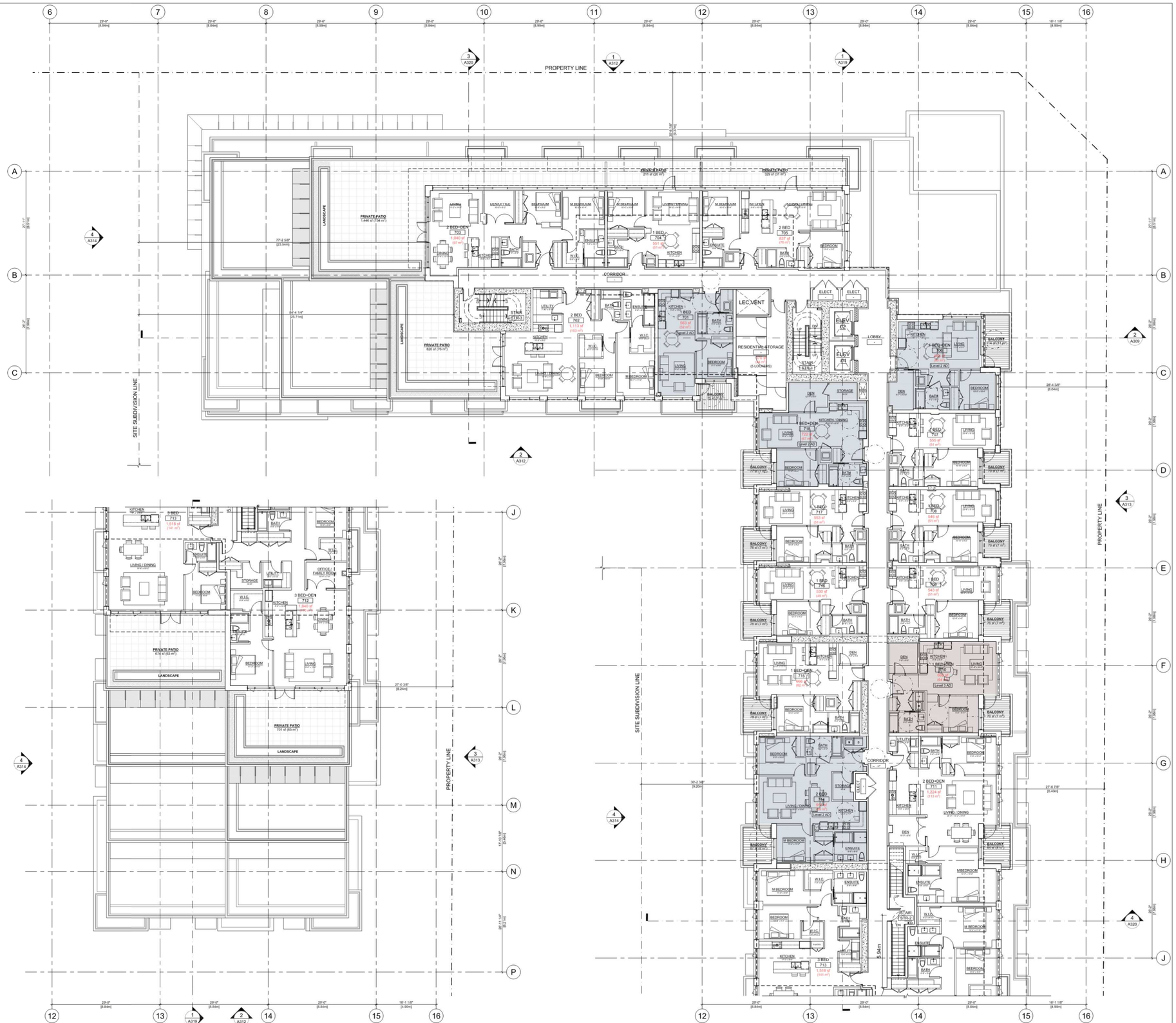
**Floor Plan**

**Level 06**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A246 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D (3) D4 BASE FILE (PRODUCTION)\5.0 AUTOCAD\DP RESUBMISSION SHEETS\215035_A246_FLOOR PLAN D4 - LEVEL 06.DWG | 17 Dec 2019 - 12:51 PM | JIE LIY




2 A107 L07 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A107 L07 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"


MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D4**

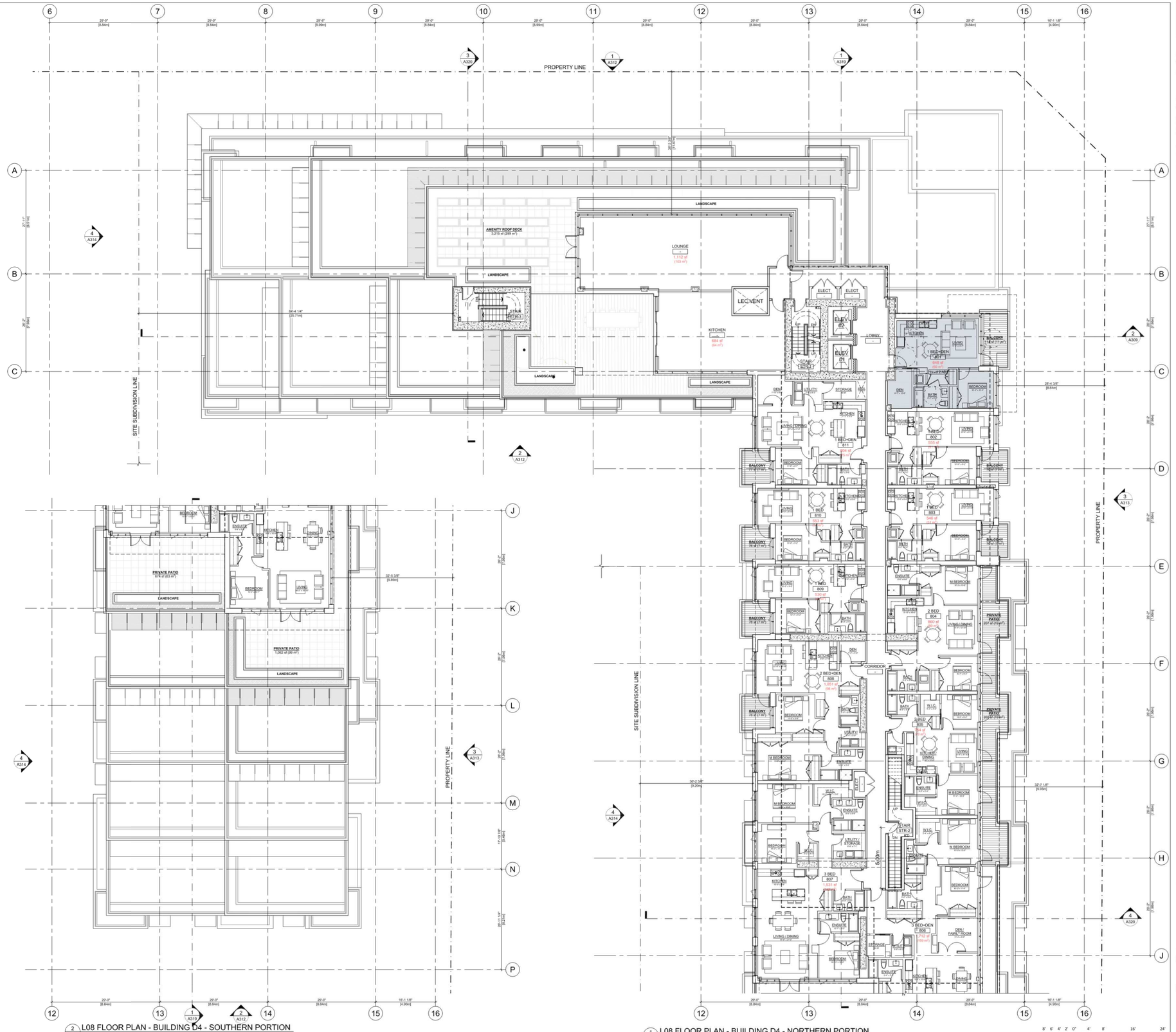
Project

**Floor Plan**

**Level 07**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A247 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A108 L08 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A108 L08 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.


| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RZ/SUBDIVISION |

Seal

**Harbourside Lot D**

**Building D4**

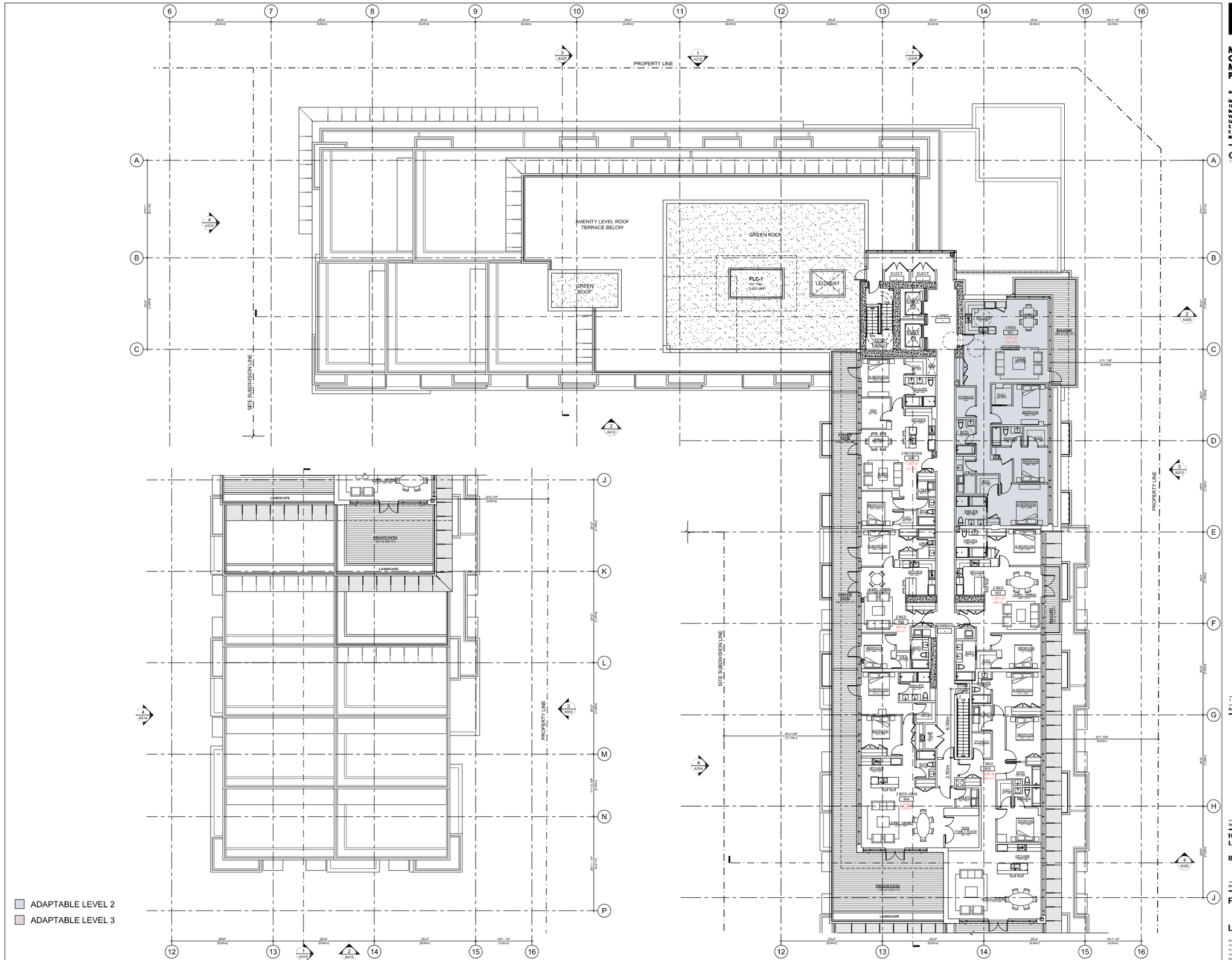
Project

**Floor Plan**

**Level 08**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A248 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A109 L09 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 A109 L09 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 2990
F. 604. 682. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

Harbourside Lot D

Building D4

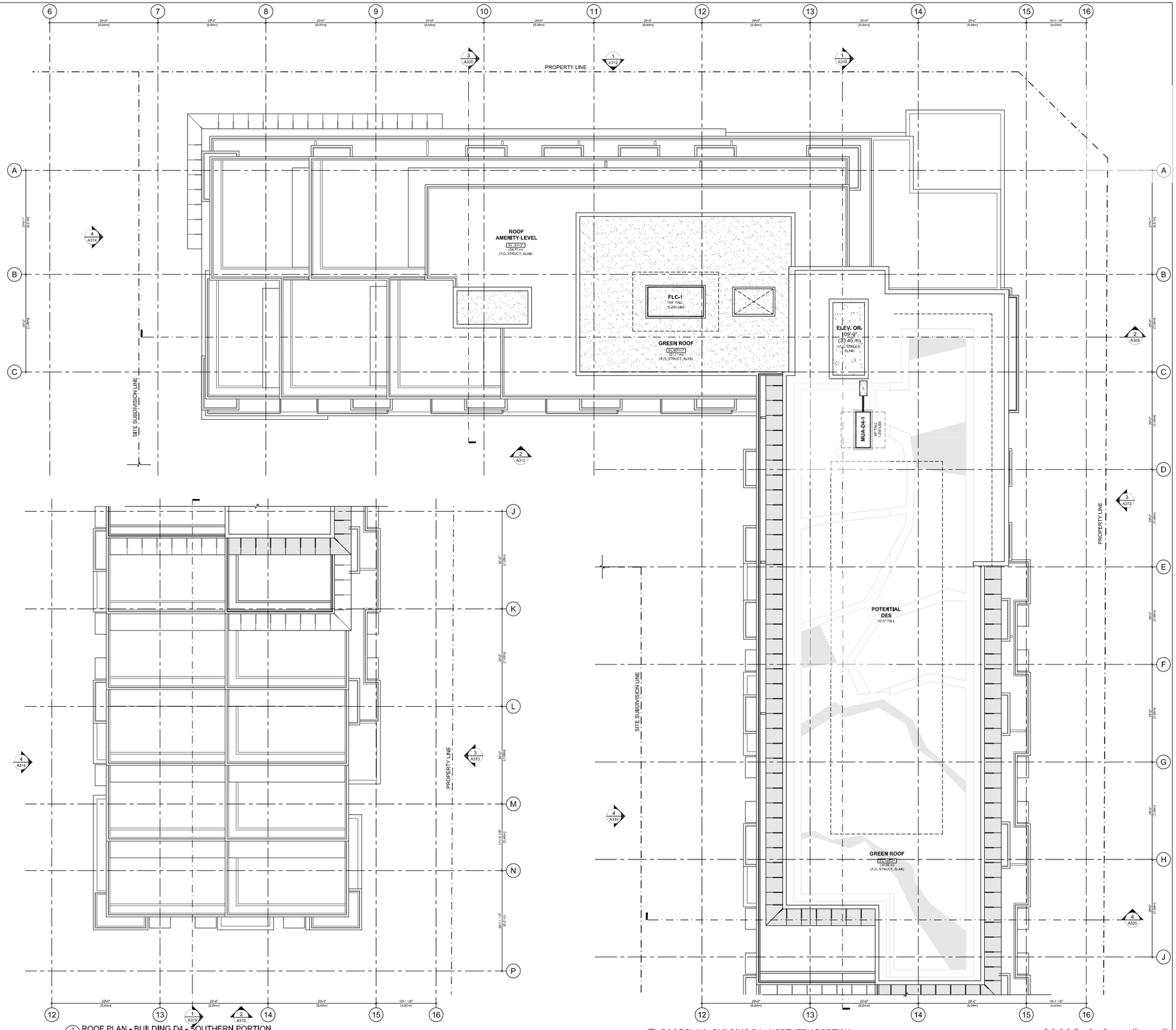
Project

Floor Plan

Level 09

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A249 |

I:\PROJECTS\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FILE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A249_FLOOR PLAN-D4 - LEVEL 09.DWG | 17 Dec 2019 - 1:01 PM | JKELLY




2 A110 ROOF PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 A110 ROOF PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D4**

Project

**Roof Plan**

Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet A250

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\B PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A250_FLOOR PLAN D4 - ROOF.DWG | 17 Dec 2019 - 1:02 PM | JRELLY




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




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

**CONSTRUCTION KEYNOTES**

- B1 BRICK, or THIN BRICK VENEER / TERRACOTTA - DARK GREY
- B2 BRICK, or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY
- B3 BRICK, or THIN BRICK VENEER / TERRACOTTA - WHITE
- C1 CONCRETE
- G1 VISION GLASS
- G2 SPANDREL PANEL
- G3 GLASS GUARDRAIL
- L1 ANODIZED ALUMINUM LOUVRES
- M4 METAL PANEL 1 - DARK GREY
- M5 METAL PANEL 1 - LIGHT GREY
- M6 METAL PANEL 1 - WHITE
- M7 LARGE FORMAT PANEL 1 - DARK GREY
- M8 LARGE FORMAT PANEL 1 - LIGHT GREY
- M9 LARGE FORMAT PANEL 1 - WHITE
- M1 CHARCOAL GREY POWDERED METAL + STARLINE WINDOWS
- W1 WOOD VENEER, VERTICAL
- W2 WOOD SOFFIT
- W3 GLULAM POST AND BEAM

16' 12' 8' 4' 0' 8' 16' 32' 48'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.01 - HARBOURSIDE LOT D 01 04 BASE FILES\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A300_ELEVATIONS OVERALL.DWG | 18 Dec 2019 - 3:01 PM | JAELLY

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com
CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions 7777-6494.00

Seal

Harbourside Lot D

Project

Overall Elevations North-East

Drawing

Scale 1/16" = 1'-0"

Project 215035

Sheet A300




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




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

CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL + STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
T. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

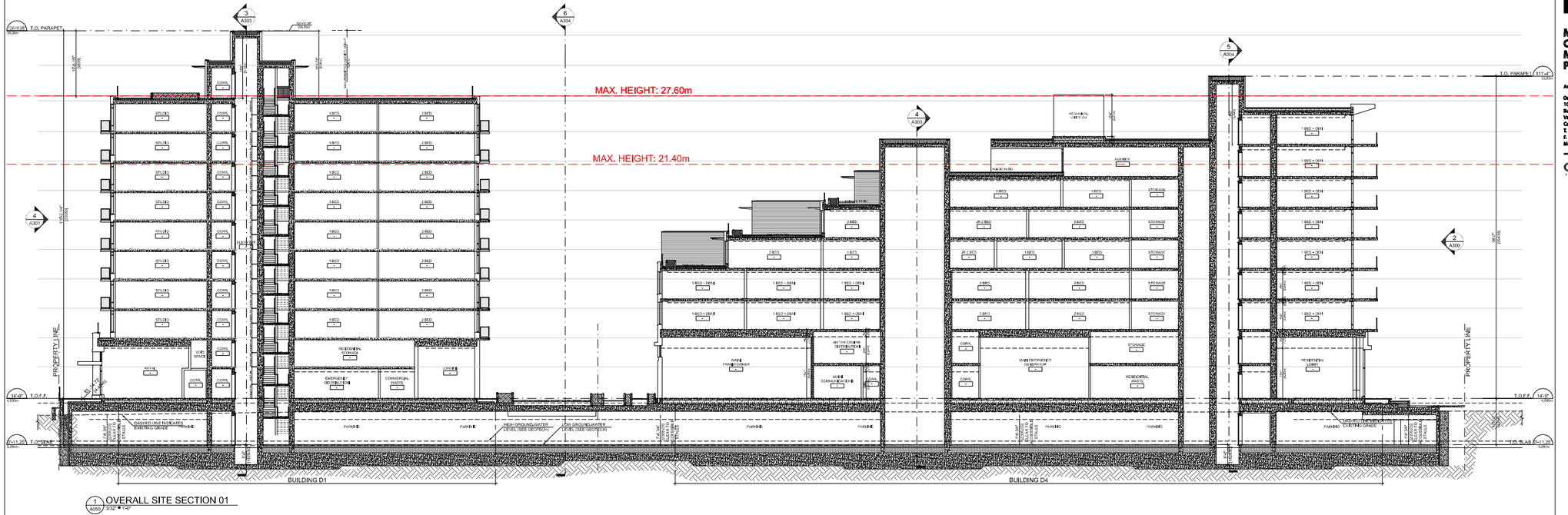
Harbourside
Lot D

Project

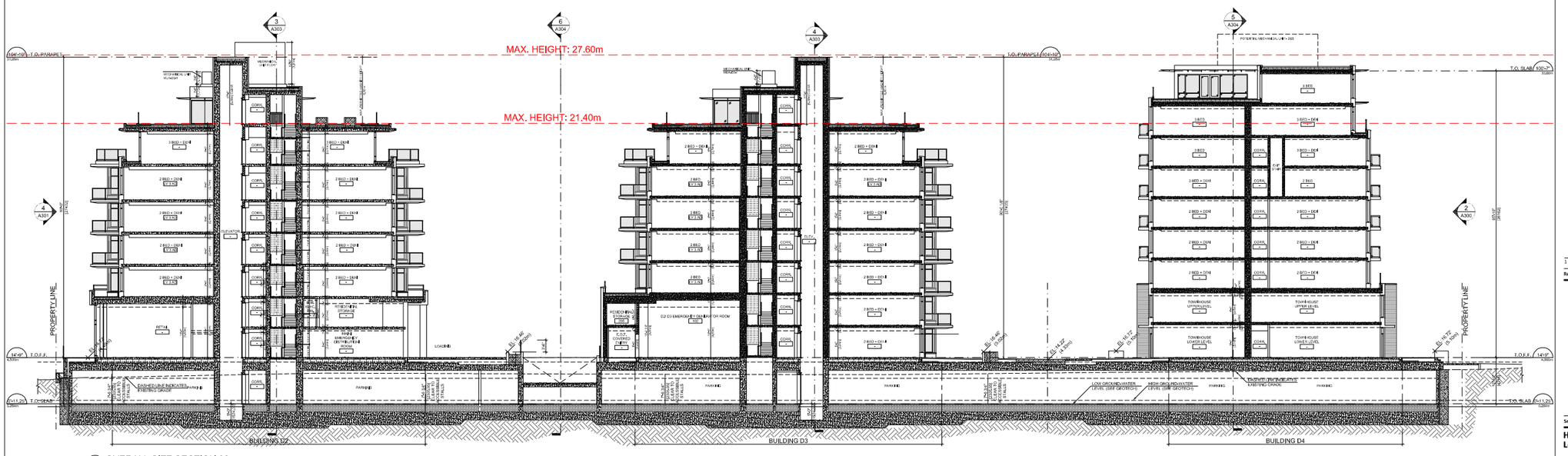
Overall Elevations South-West

| | |
|---|---|
| Drawing | |
| Scale | 1/16" = 1'-0" |
| Project | 215035 |
| Sheet | A301 |

16' 12' 8' 4' 0" 8' 16' 32' 48'




1 A000 OVERALL SITE SECTION 01
3/32" = 1'-0"




2 A000 OVERALL SITE SECTION 02
3/32" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Overall Site Sections**

Drawing

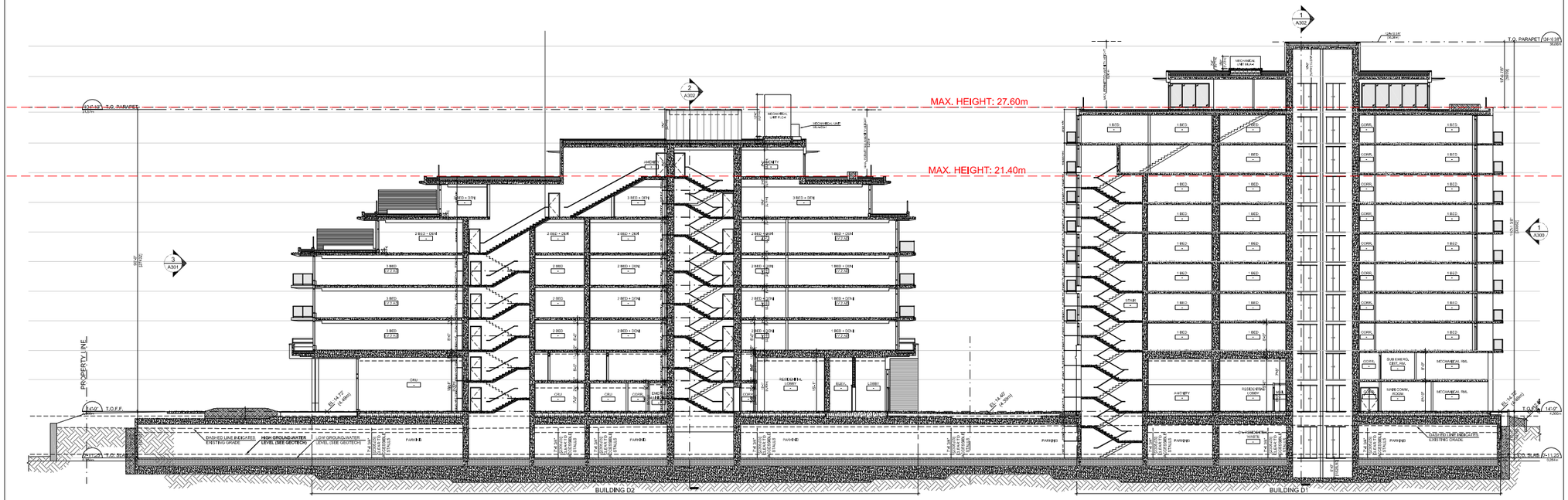
Scale 3/32" = 1'-0"

Project 215035

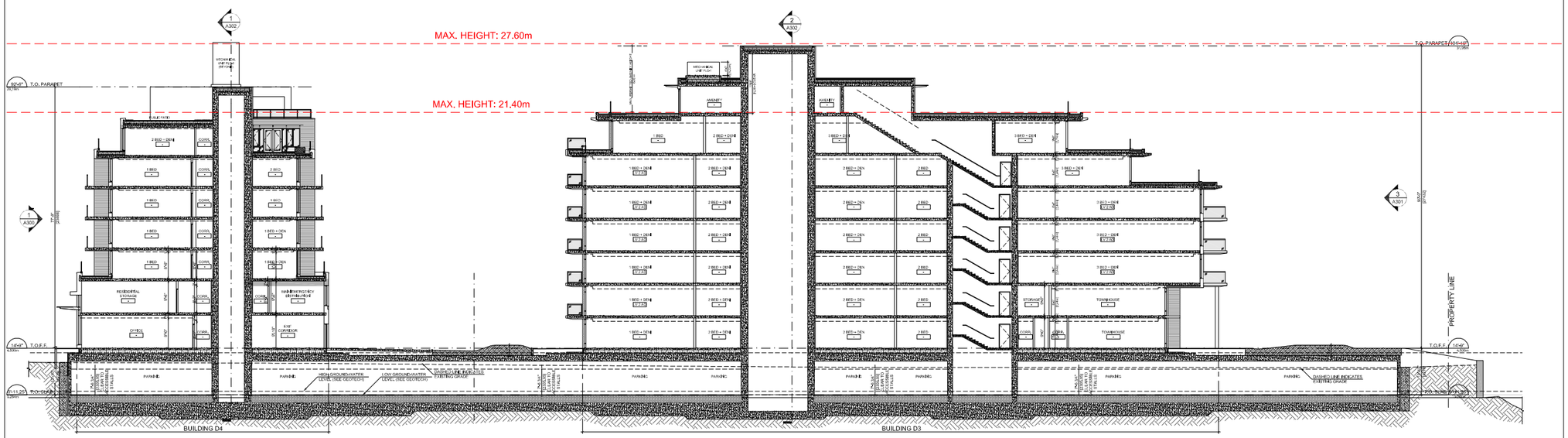
Sheet **A302**

8' 4' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




3 A050 OVERALL SITE SECTION 03
3/32" = 1'-0"




4 A050 OVERALL SITE SECTION 04
3/32" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Overall Site Sections**

Drawing

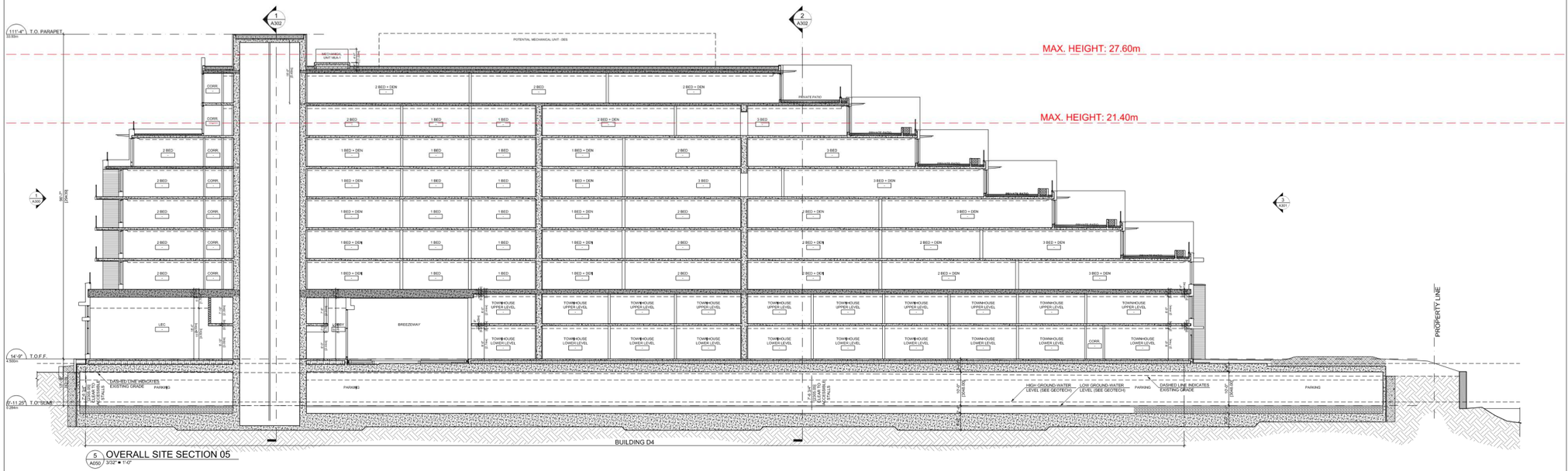
Scale 3/32" = 1'-0"

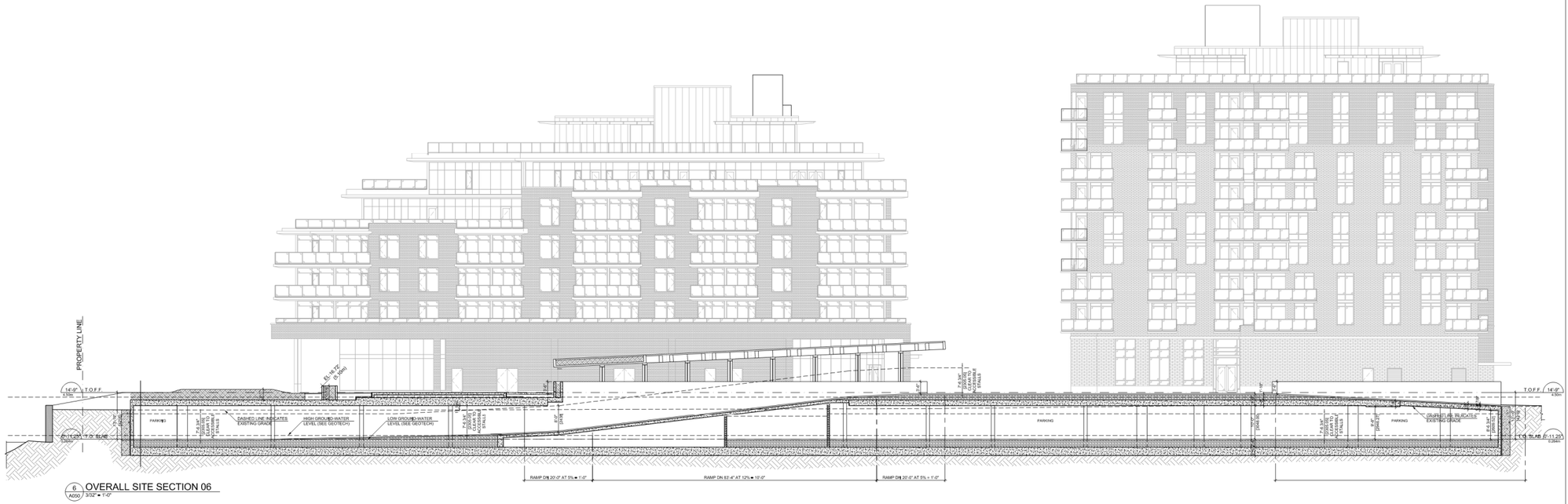
Project 215035

Sheet A303

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D\03-D4 BASE FILE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A303_SECTIONS-OVERALL.DWG | 17 Dec 2019 - 2:35 PM | JKB.LTY




MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

Harbourside Lot D

Building D4

Project

# Overall Site Section

Drawing

Scale 3/32" = 1'-0"

Project 215035

Sheet A304

8' 4' 0' 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




## CONSTRUCTION KEYNOTES

- B1 BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY
- B2 BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY
- B3 BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE
- C1 CONCRETE
- G1 VISION GLASS
- G2 SPANDREL PANEL
- G3 GLASS GUARDRAIL
- L1 ANODIZED ALUMINUM LOUVRES
- M1 METAL PANEL 1 - DARK GREY
- M2 METAL PANEL 1 - LIGHT GREY
- M3 METAL PANEL 1 - WHITE
- M4 LARGE FORMAT PANEL 1 - DARK GREY
- M5 LARGE FORMAT PANEL 1 - LIGHT GREY
- M6 LARGE FORMAT PANEL 1 - WHITE
- M7 CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS
- W1 WOOD VENEER, VERTICAL
- W2 WOOD SOFFIT
- W3 GULUAM POST AND BEAM

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D3-04 BASE RE\0 PRODUCTION\0.1 AUTOCAD\ZIP RESUBMISSION SHEETS\215035_A306_ELEVATIONS-BLDG D1.DWG | 18 Dec 2019 - 2:15 PM | CCHENG

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D1**

Project

**Building Elevations**

Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet **A306**




1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"




2 BUILDING ELEVATION - EAST
1/8" = 1'-0"

## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

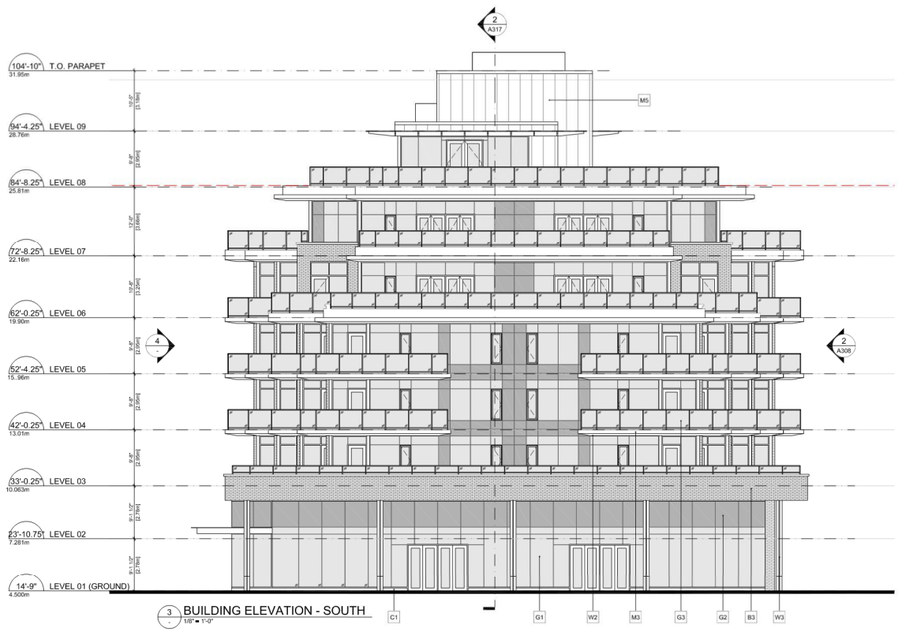
**Building D2 & D3**

Project

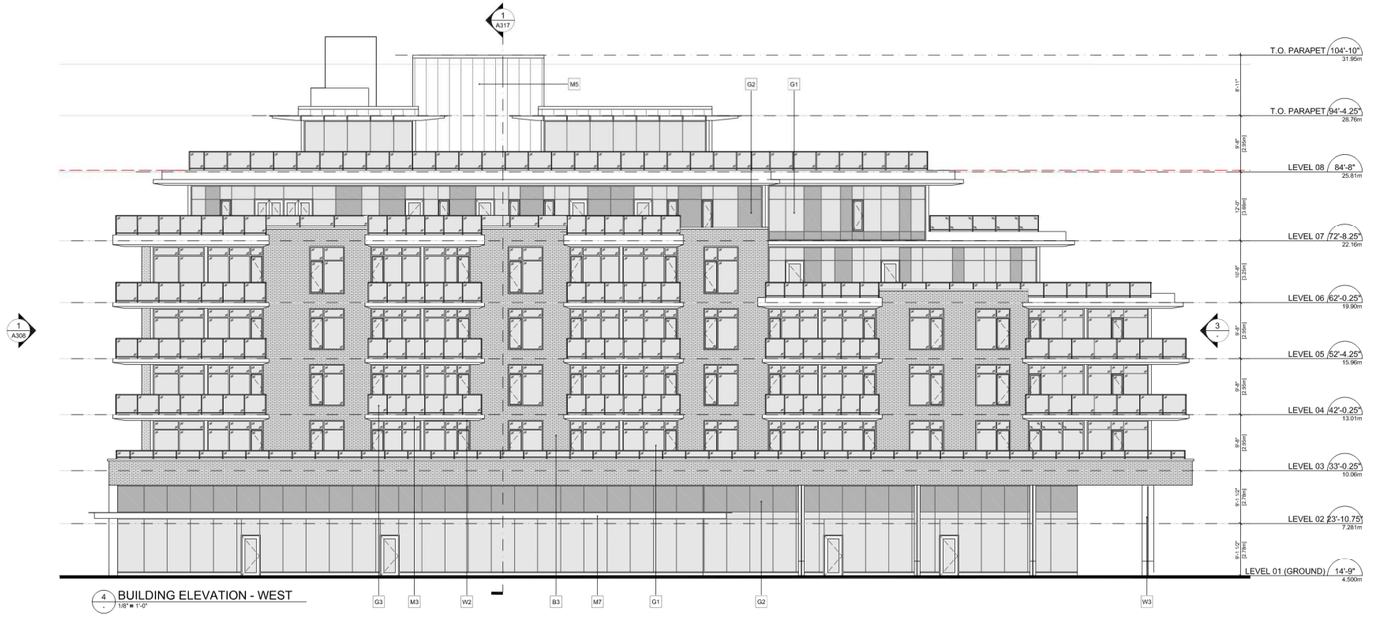
**Building Elevations**

**Building D2**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A308 |




3 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"




4 BUILDING ELEVATION - WEST
1/8" = 1'-0"

## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD.

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD | |

Seal

**Harbourside Lot D**

**Building D2 & D3**

Project

**Building Elevations**

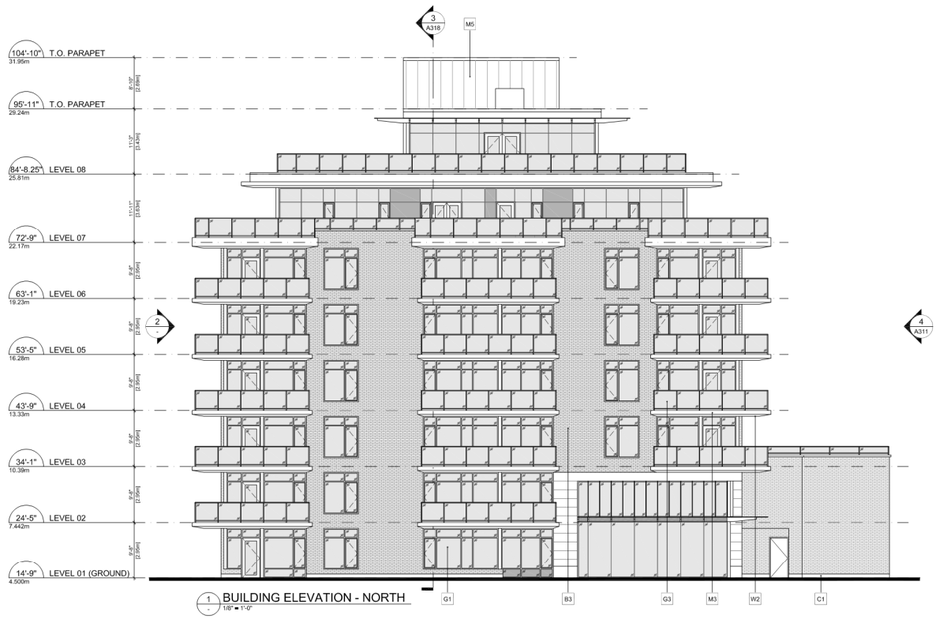
**Building D2**

Drawing

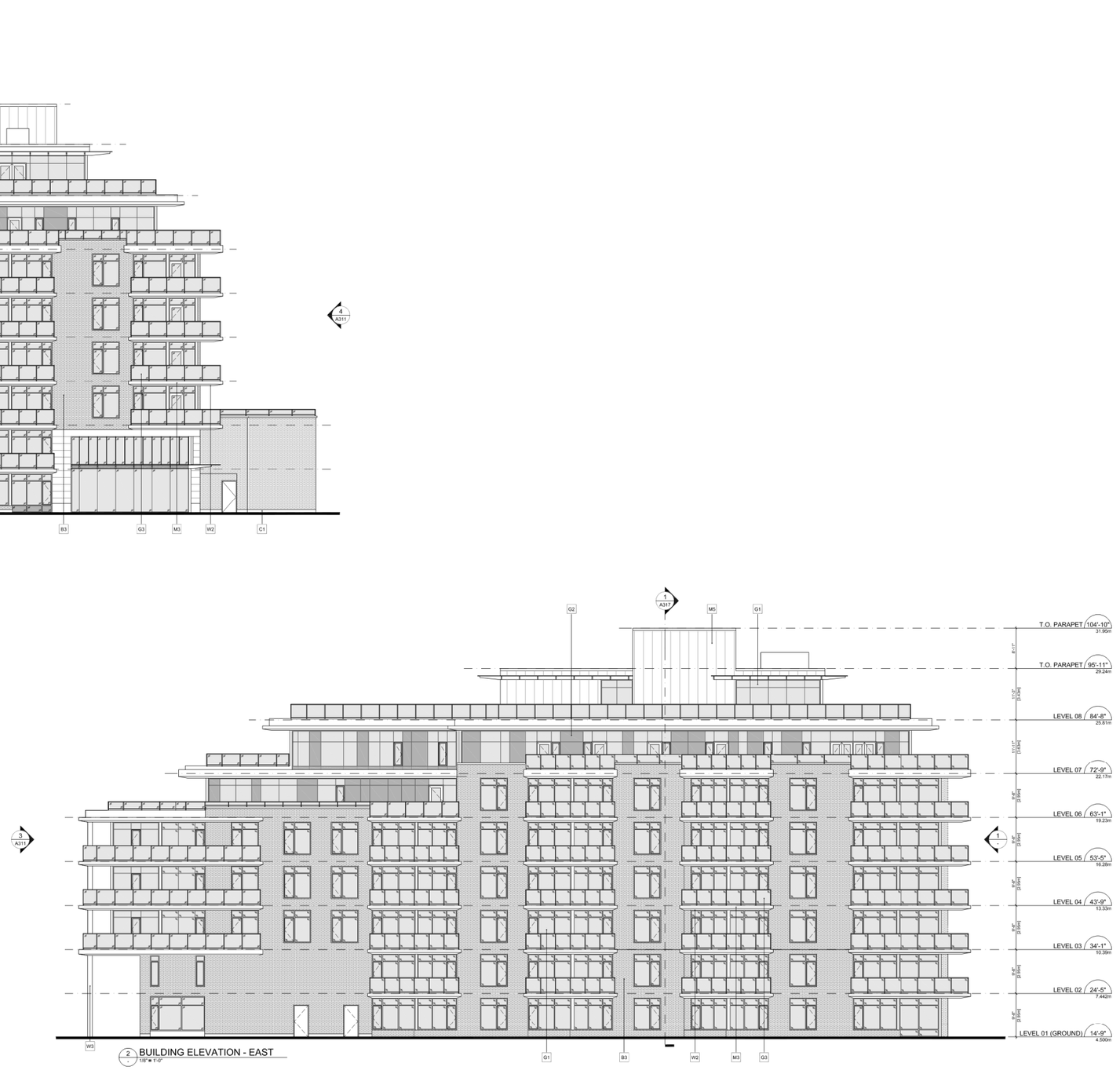
Scale 1/8" = 1'-0"

Project 215035

Sheet A309




1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"




2 BUILDING ELEVATION - EAST
1/8" = 1'-0"

## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D2 & D3**

Project

**Building Elevations**

**Building D3**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A310 |







## CONSTRUCTION KEYNOTES

- B1 BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY
- B2 BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY
- B3 BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE
- C1 CONCRETE
- G1 VISION GLASS
- G2 SPANDREL PANEL
- G3 GLASS GUARDRAIL
- L1 ANODIZED ALUMINUM LOUVRES
- M1 METAL PANEL 1 - DARK GREY
- M2 METAL PANEL 1 - LIGHT GREY
- M3 METAL PANEL 1 - WHITE
- M4 LARGE FORMAT PANEL 1 - DARK GREY
- M5 LARGE FORMAT PANEL 1 - LIGHT GREY
- M6 LARGE FORMAT PANEL 1 - WHITE
- M7 CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS
- W1 WOOD VENEER, VERTICAL
- W2 WOOD SOFFIT
- W3 GLULAM POST AND BEAM

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

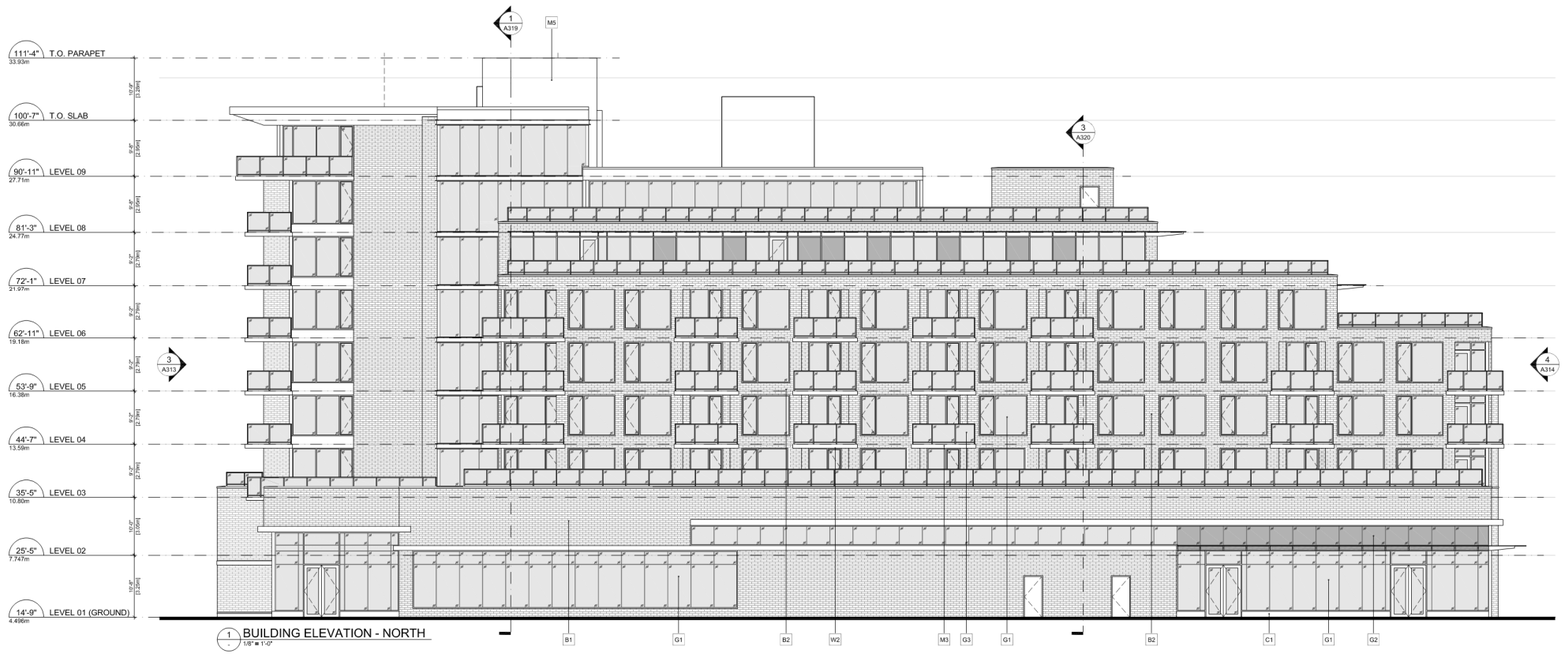
**Building D2 & D3**

Project

**Building Elevations**

**Building D3**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A311 |




1 BUILDING ELEVATION - NORTH
1/8" = 1'-0"




2 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

8' 6' 4' 2' 0' 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D4**

Project

**Building Elevations**

**North & South**

Drawing

Scale 1/8" = 1'-0"

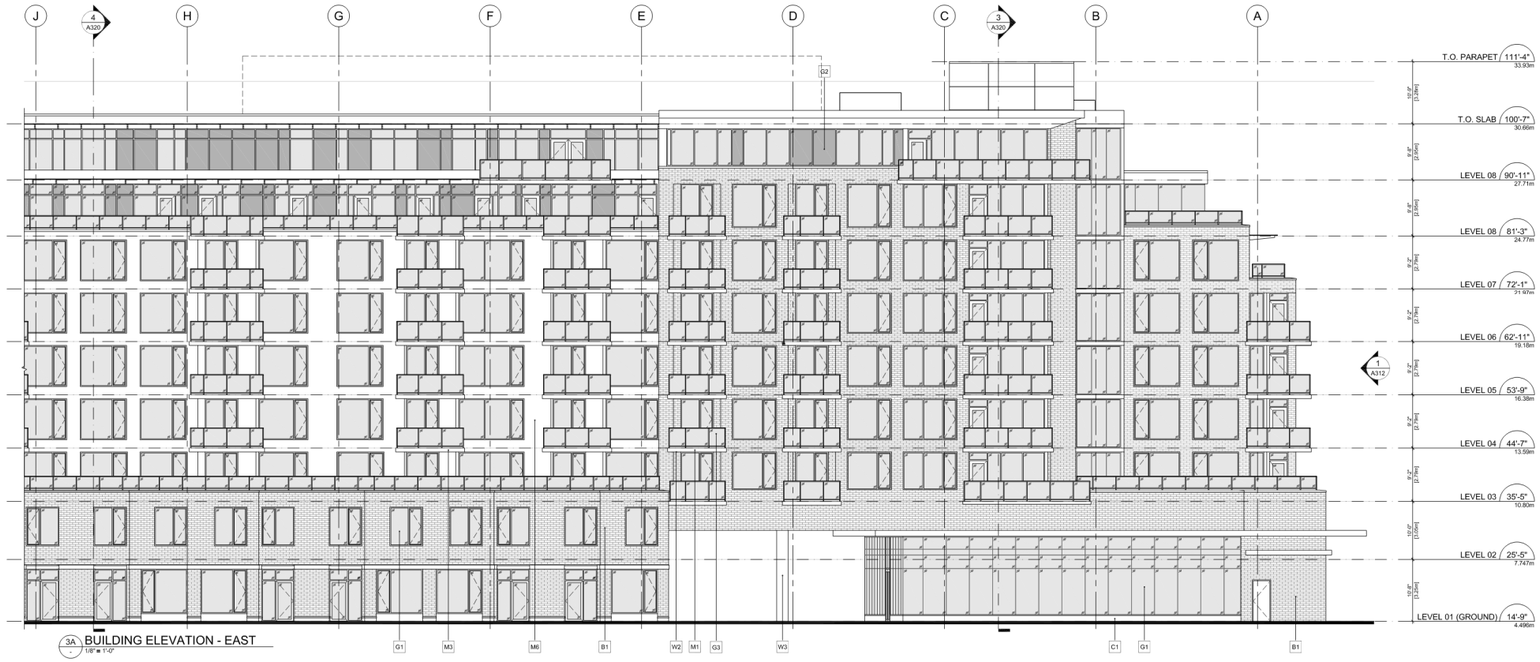
Project 215035

Sheet A312

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A312_ELEVATIONS-BLDG D4.DWG | 18 Dec 2019 - 2:21 PM | CCHENG




3 BUILDING ELEVATION - EAST
1/8" = 1'-0"




3A BUILDING ELEVATION - EAST
1/8" = 1'-0"




3B BUILDING ELEVATION - EAST
1/8" = 1'-0"

## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

**Building Elevations**

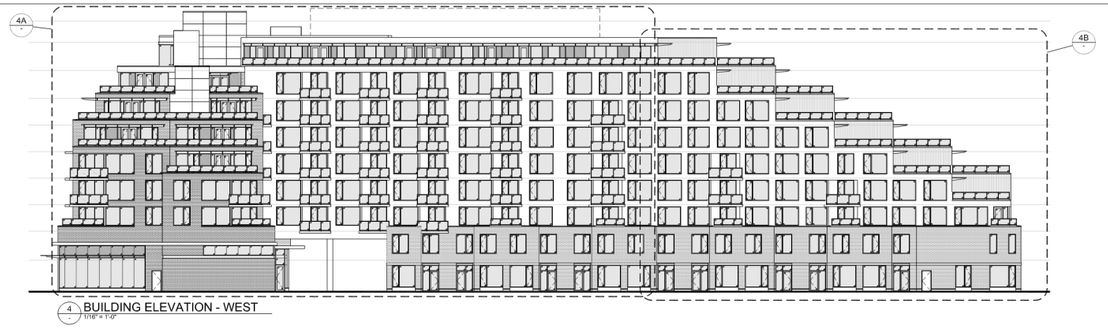
**East**

Drawing

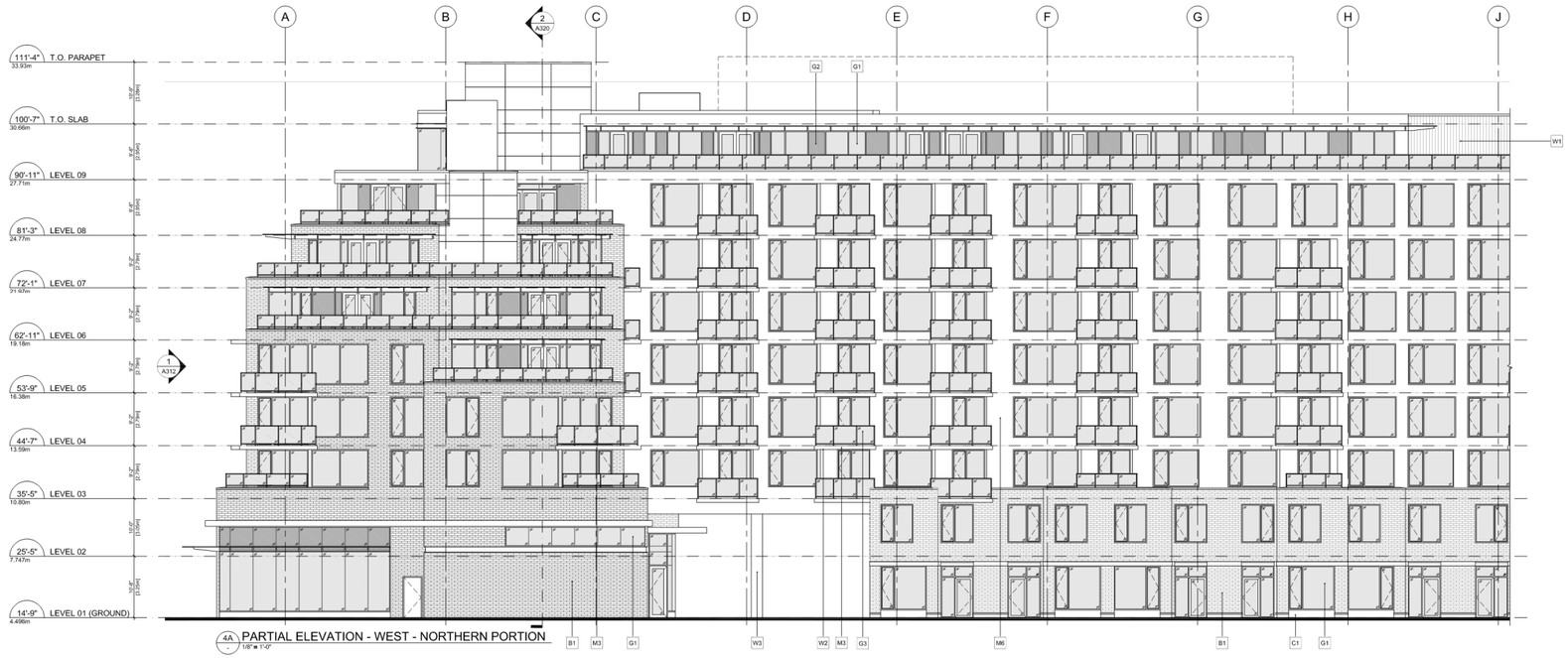
Scale As Indicated

Project 215035

Sheet A313




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




4A PARTIAL ELEVATION - WEST - NORTHERN PORTION
1/8" = 1'-0"




4B PARTIAL ELEVATION - WEST - SOUTHERN PORTION
1/8" = 1'-0"

## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK or THIN BRICK VENEER / TERRACOTTA - DARK GREY |
| B2 | BRICK or THIN BRICK VENEER / TERRACOTTA - LIGHT GREY |
| B3 | BRICK or THIN BRICK VENEER / TERRACOTTA - WHITE |
| C1 | CONCRETE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL |
| G3 | GLASS GUARDRAIL |
| L1 | ANODIZED ALUMINUM LOUVRES |
| M1 | METAL PANEL 1 - DARK GREY |
| M2 | METAL PANEL 1 - LIGHT GREY |
| M3 | METAL PANEL 1 - WHITE |
| M4 | LARGE FORMAT PANEL 1 - DARK GREY |
| M5 | LARGE FORMAT PANEL 1 - LIGHT GREY |
| M6 | LARGE FORMAT PANEL 1 - WHITE |
| M7 | CHARCOAL GREY POWDERED METAL - STARLINE WINDOWS |
| W1 | WOOD VENEER, VERTICAL |
| W2 | WOOD SOFFIT |
| W3 | GLULAM POST AND BEAM |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

# Building Elevations

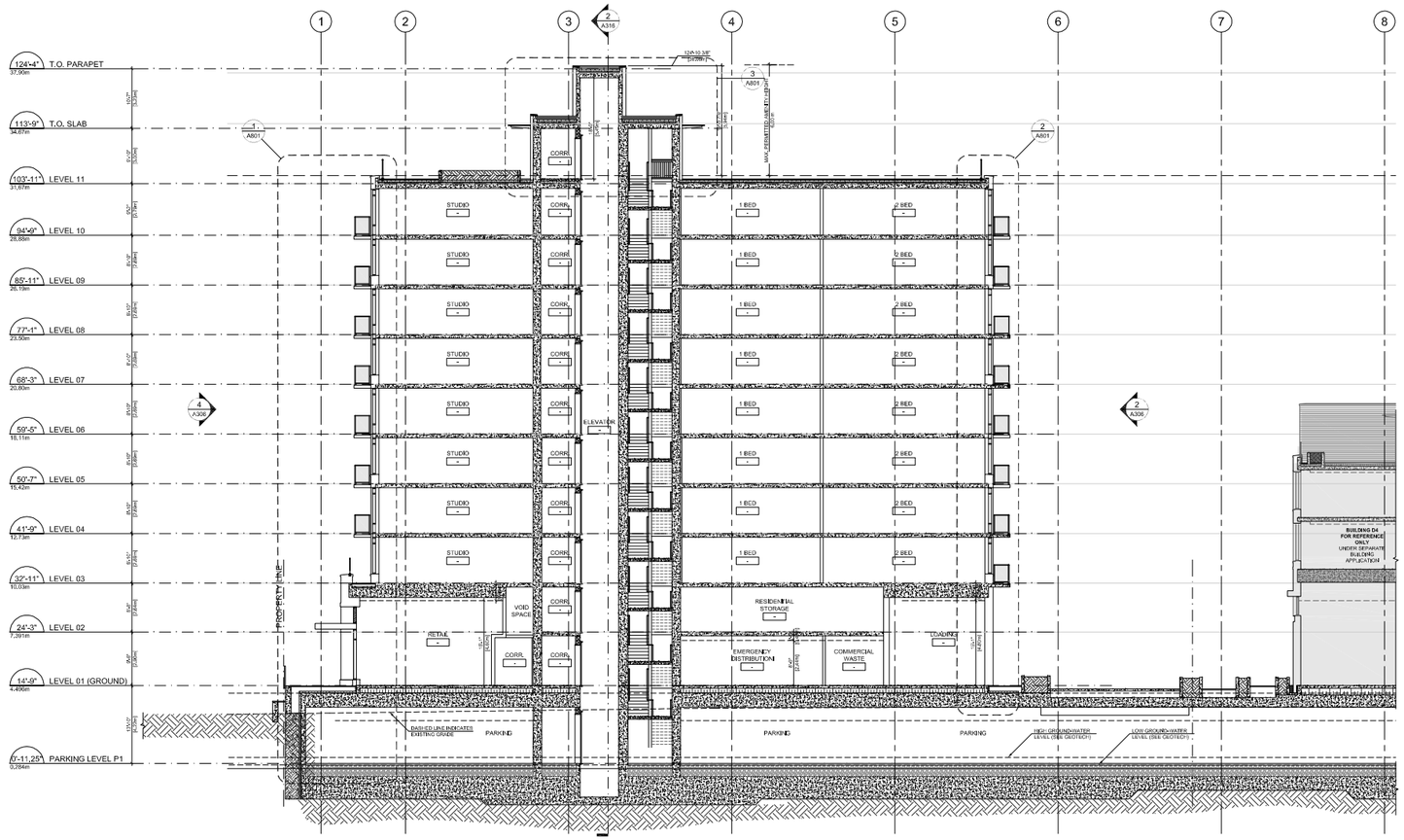
## West

Drawing

Scale As Indicated

Project 215035

Sheet A314




1 BUILDING D1 - SECTION 01
1/8" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Sections**

Drawing

Scale 1/8" = 1'-0"

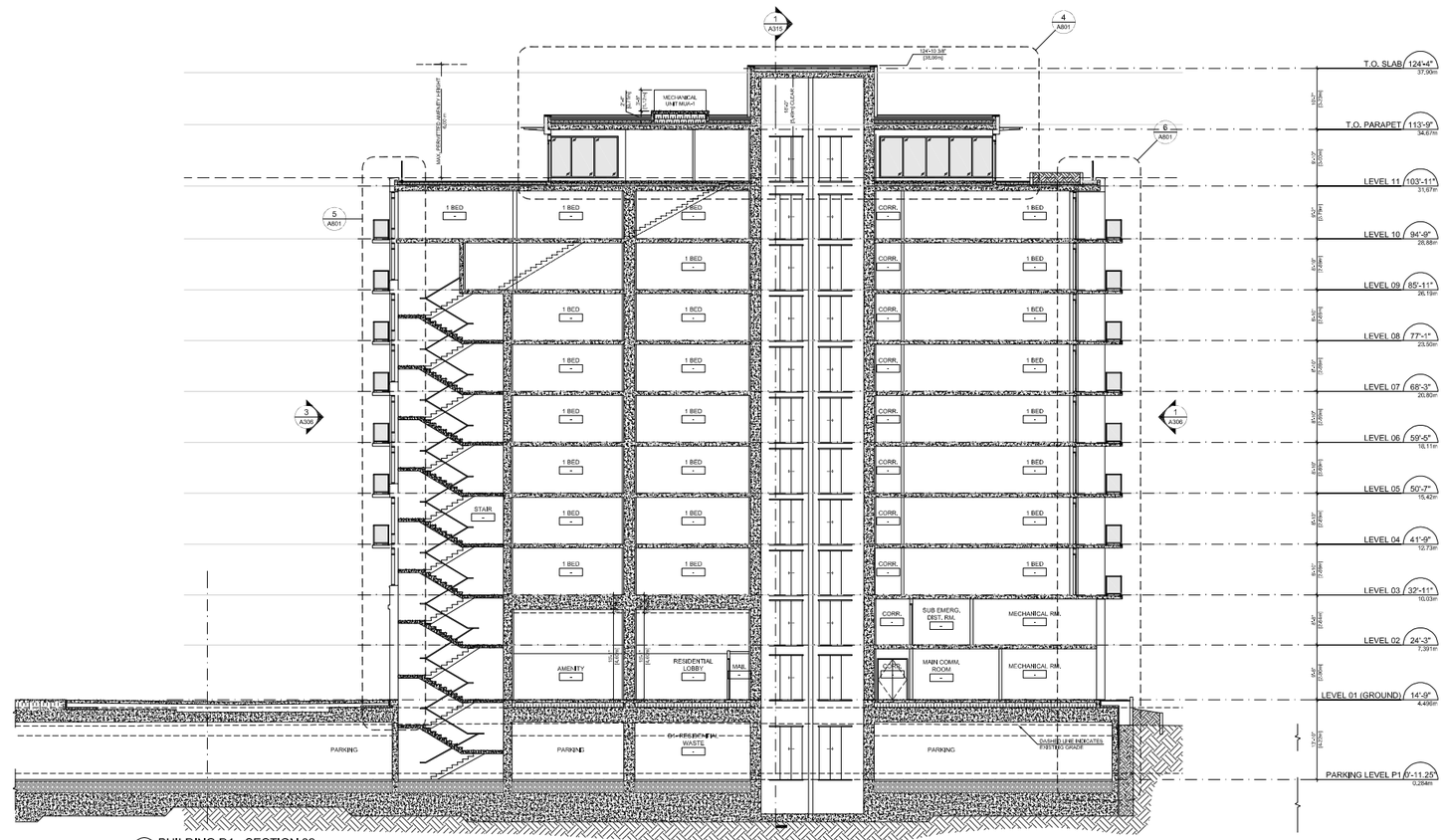
Project 215035

Sheet A315

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035-03 - HARBOURSIDE LOT D D1-D4 BASE FILE\B PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A315_SECTIONS BLDG D1.DWG | 17 Dec 2019 - 3:52 PM | JRI.LTY




2 BUILDING D1 - SECTION 02
1/8" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 2990
F. 604. 682. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Sections**

Drawing

Scale 1/8" = 1'-0"

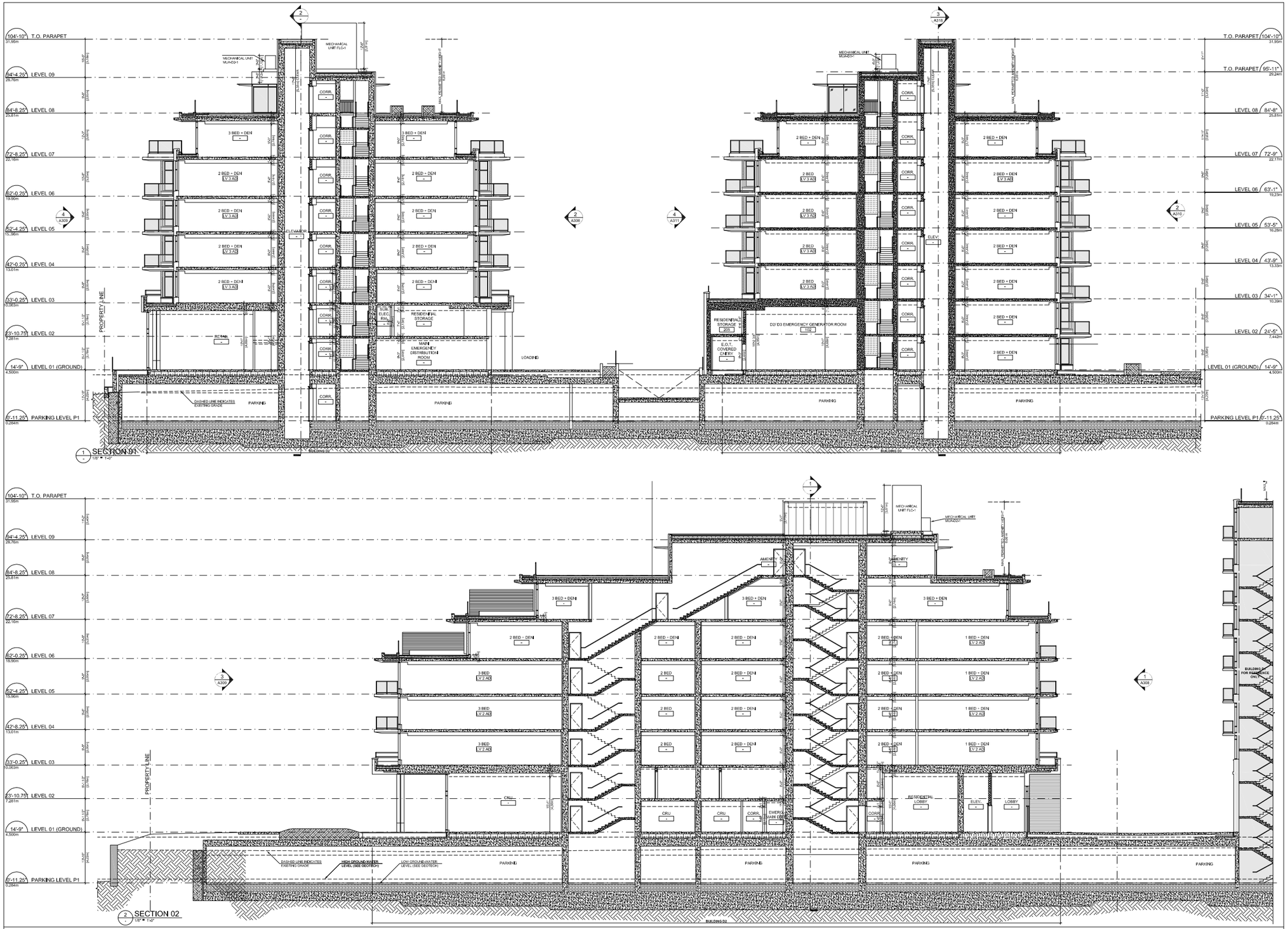
Project 215035

Sheet A316

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\B PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A316_SECTIONS BLDG D3.DWG | 17 Dec 2019 - 3:53 PM | JKELLY




MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D2 & D3**

Project

**Sections**

Drawing

Scale 1/8" = 1'-0"

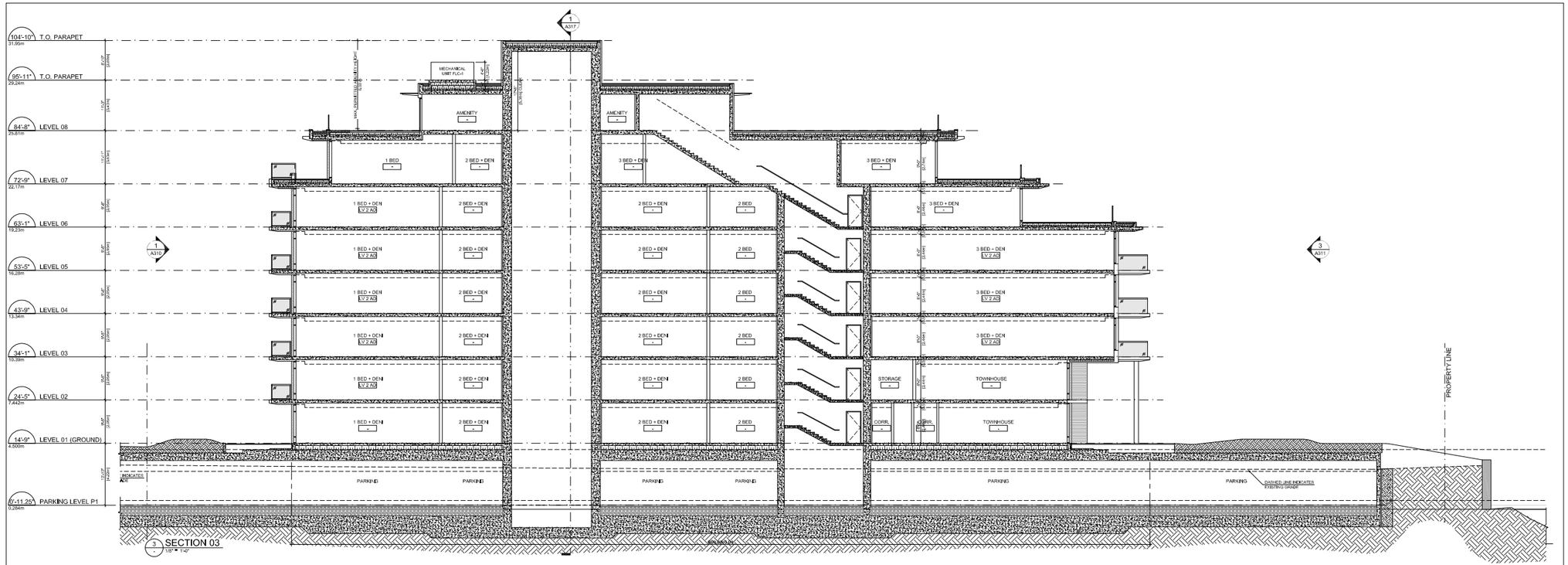
Project 215035

Sheet A317

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035 03 - HARBOURSIDE LOT D D3-D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A317_SECTIONS-BLDG D2-3.DWG | 17 Dec 2019 • 3:54 PM | JRILLY




3 SECTION 03
1/8" = 1'-0"


Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 2990
F. 604. 682. 1771
MCMPartnership.com


CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Sections**

Drawing

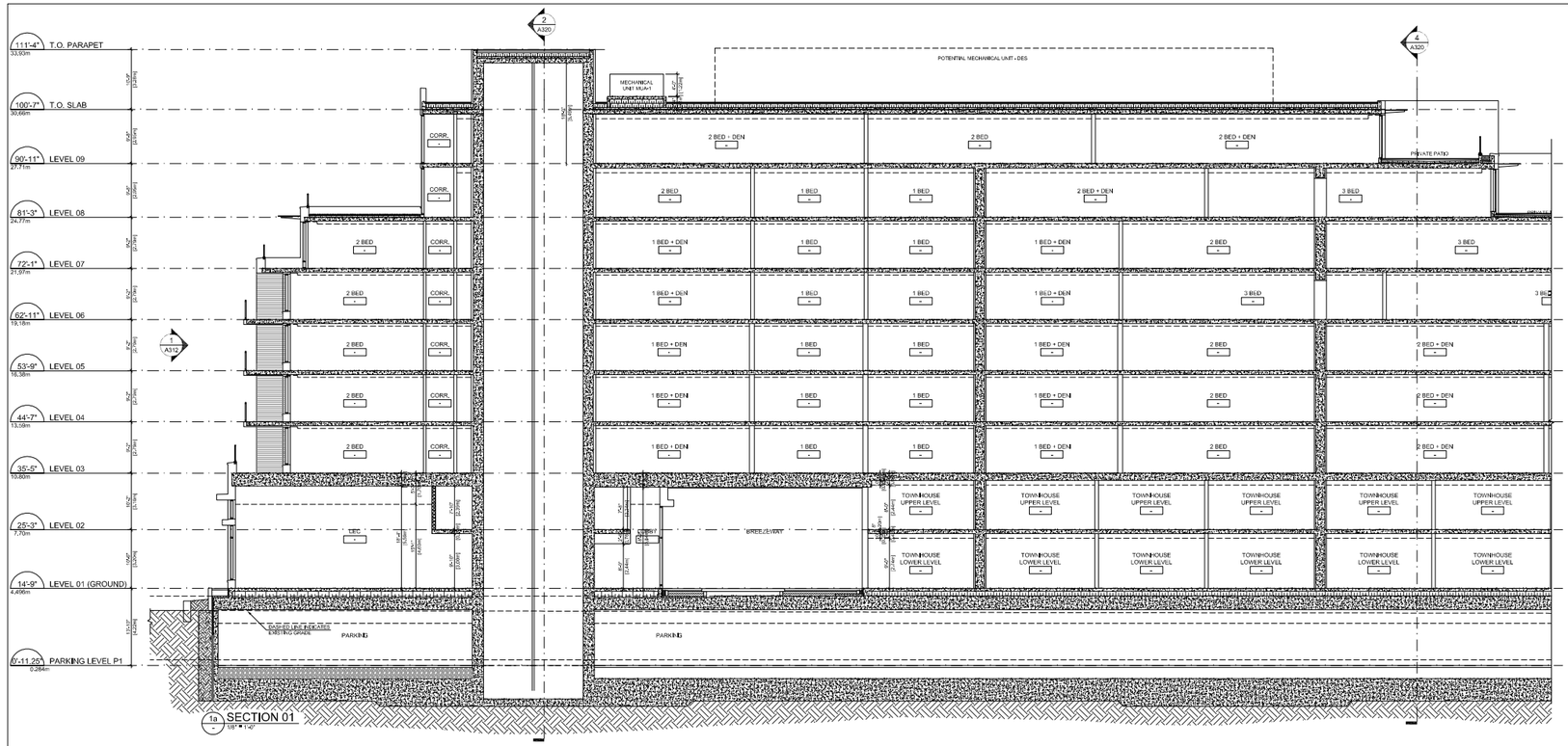
Scale 1/8" = 1'-0"

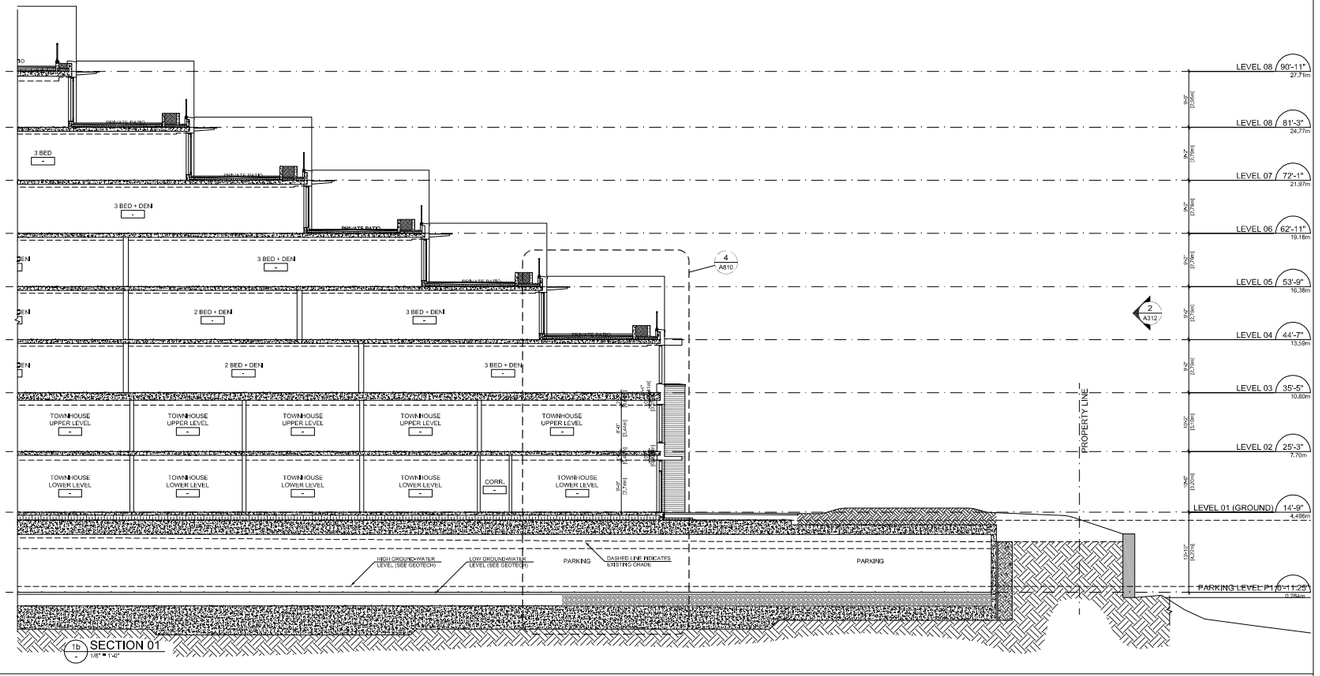
Project 215035

Sheet A318

8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.





MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD.


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 \| ISSUED FOR DP RESUBMISSION |
| Revisions | 7777-4444-00 |

Seal

**Harbourside Lot D**

**Building D4**

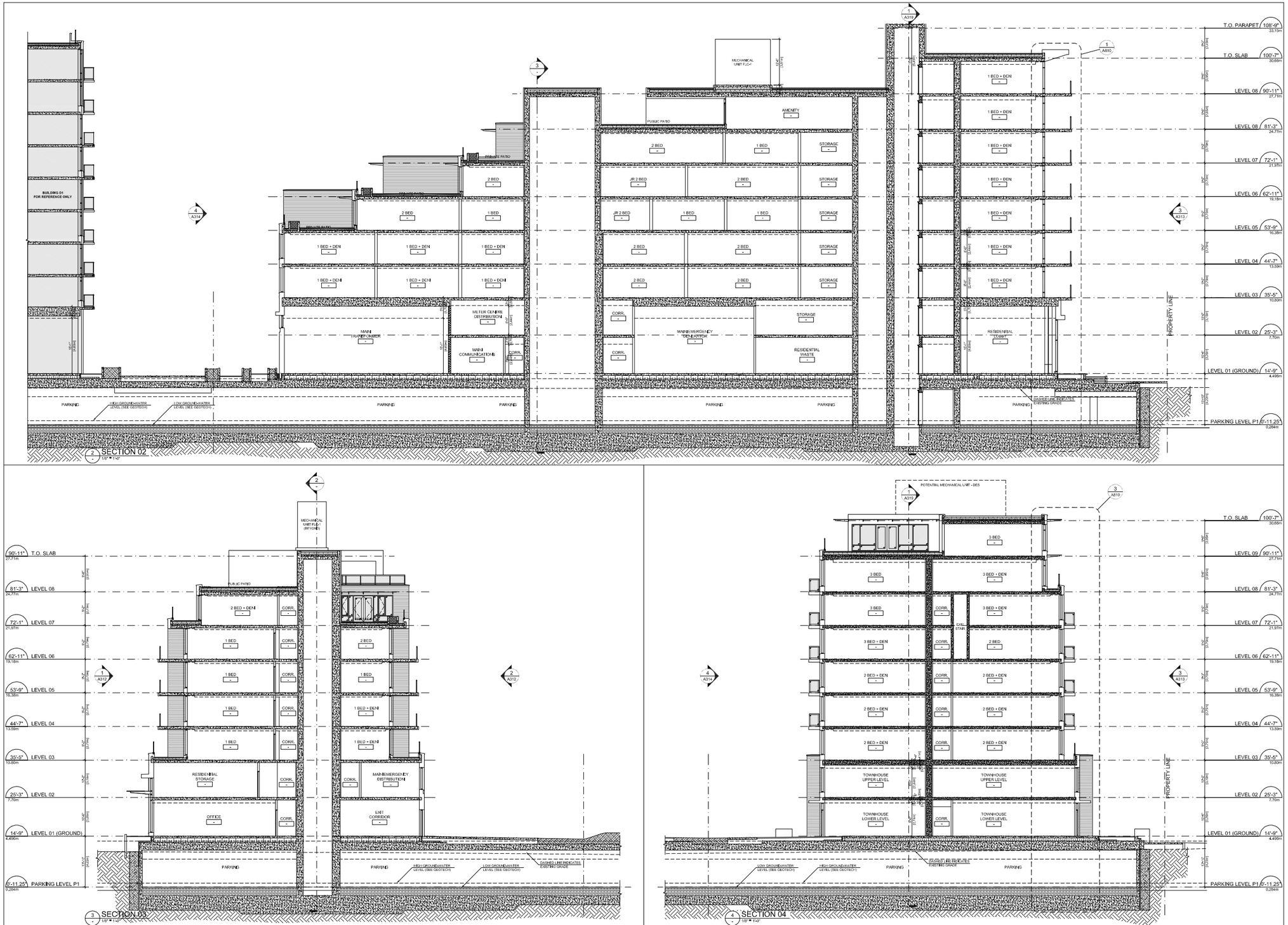
Project

**Sections**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A319 |

8' 4' 4' 3' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 SECTION 02
1/8" = 1'-0"




3 SECTION 03
1/8" = 1'-0"




4 SECTION 04
1/8" = 1'-0"

8' 6' 4' 2' 0" 4' 8' 16' 24'


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

**Building D4**

Project

**Sections**

Drawing

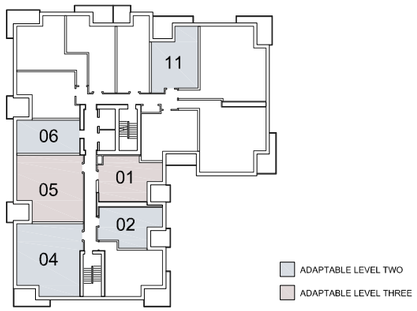
Scale 1/8" = 1'-0"

Project 215035

Sheet A320

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035-D3 - HARBOURSIDE LOT D D1-D4 BASE FILE\B PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A320_SECTIONS BLDG D4.DWG | 17 Dec 2019 - 4:08 PM | JKELLY




*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

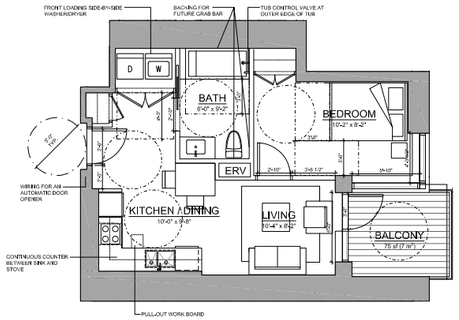
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

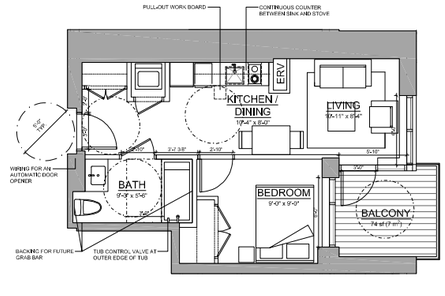
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

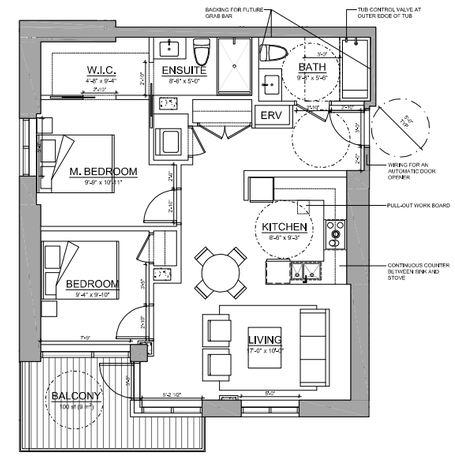
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



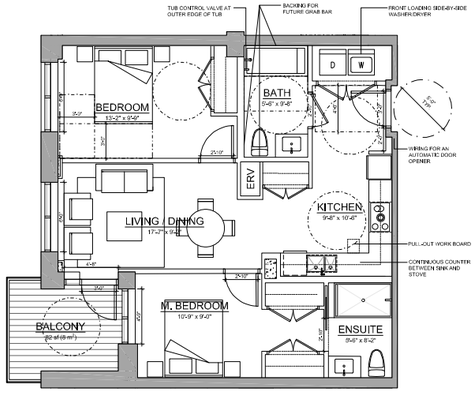

D1 - UNIT 01:
1 BED - LEVEL 3 ADAPTABLE
490 sf (46 $m^2$) 4 UNITS (LEVEL 3-6)



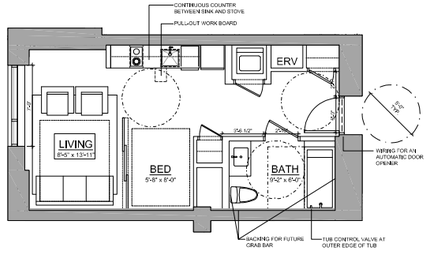

D1 - UNIT 02:
1 BED - LEVEL 2 ADAPTABLE
434 sf (40 $m^2$) 7 UNITS (LEVEL 3-9)



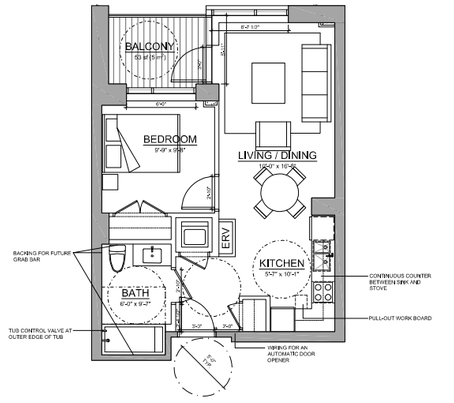

D1 - UNIT 04:
2 BED - LEVEL 2 ADAPTABLE
873 sf (81 $m^2$) 5 UNITS (LEVEL 4-8)




D1 - UNIT 05:
2 BED - LEVEL 3 ADAPTABLE
809 sf (75 $m^2$) 6 UNITS (LEVEL 3-8)




D1 - UNIT 06:
STUDIO - LEVEL 2 ADAPTABLE
419 sf (39 $m^2$) 4 UNITS (LEVEL 3-6)




D1 - UNIT 11:
1 BED - LEVEL 2 ADAPTABLE
523 sf (49 $m^2$) 7 UNITS (LEVEL 3-9)

4' 8' 2' 1' 0" 2' 4' 8' 12'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Cosmic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Building D1

Project

Enlarged Plan

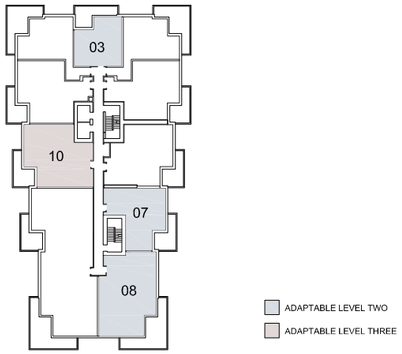
Adaptable Units

Drawing

Scale 1/4" = 1'-0"

Project 215035

Sheet A401




*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

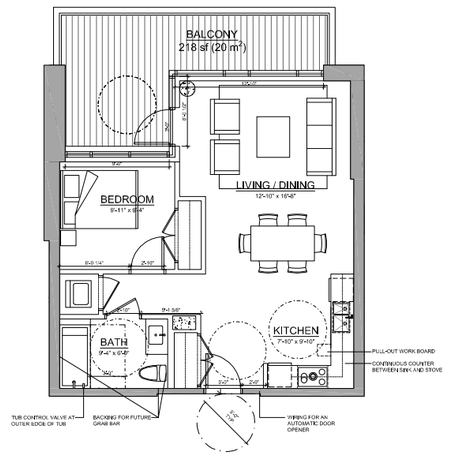
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

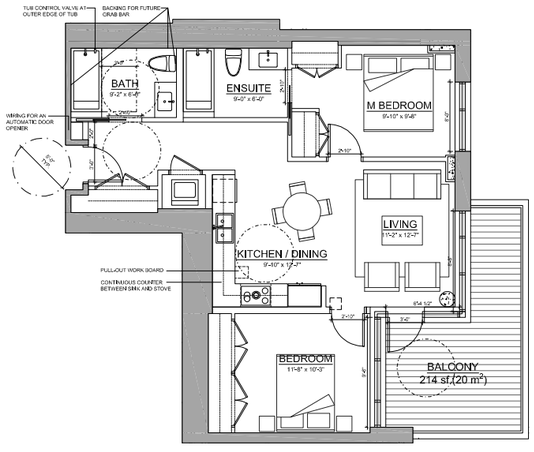
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

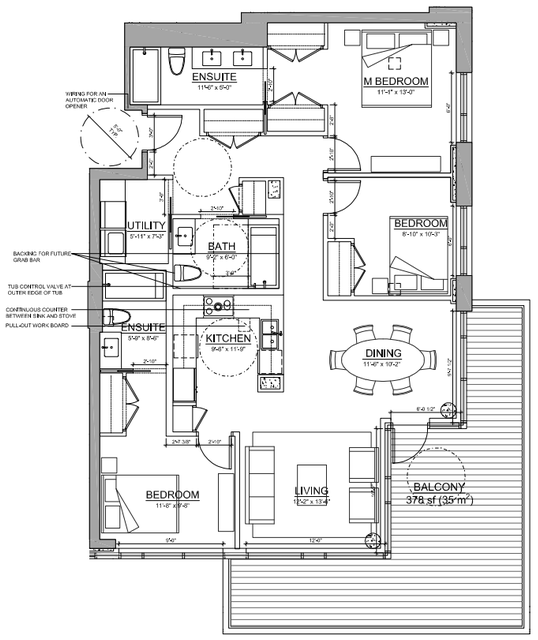
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



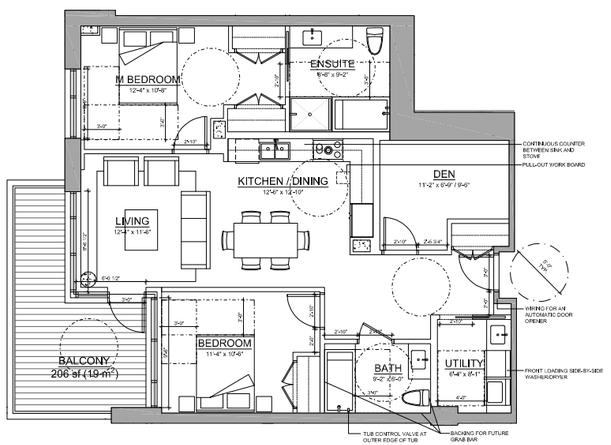

## D2 - UNIT 03:
## 1 BED - LEVEL 2 ADAPTABLE
657 sf (61 m²)  4 UNITS (LEVEL 3-6)




## D2 - UNIT 07:
## 2 BED - LEVEL 2 ADAPTABLE
874 sf (81 m²)  2 UNITS (LEVEL 4-5)




## D2 - UNIT 08:
## 3 BED - LEVEL 2 ADAPTABLE
1,366 sf (127 m²)  3 UNITS (LEVEL 3-5)




## D2 - UNIT 10:
## 2 BED - LEVEL 3 ADAPTABLE
1,131 sf (105 m²)  4 UNITS (LEVEL 3-6)


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMArchitects.com


CONCERT PROPERTIES LTD.

| Revisions | YYYY-MM-DD |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

**Seal**

**Harbourside**
**Lot D**

**Buildings D2 & D3**

**Project**

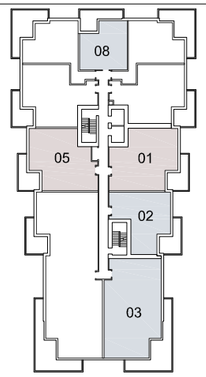
**Enlarged Plan**

**Adaptable Units**

| | |
|---|---|
| Drawing | |
| Scale | 1/4" = 1'-0" |
| Project | 215035 |
| Sheet | A402 |

4' 3' 2' 1' 0' 2' 4' 8' 12'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




ADAPTABLE LEVEL TWO

ADAPTABLE LEVEL THREE

*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

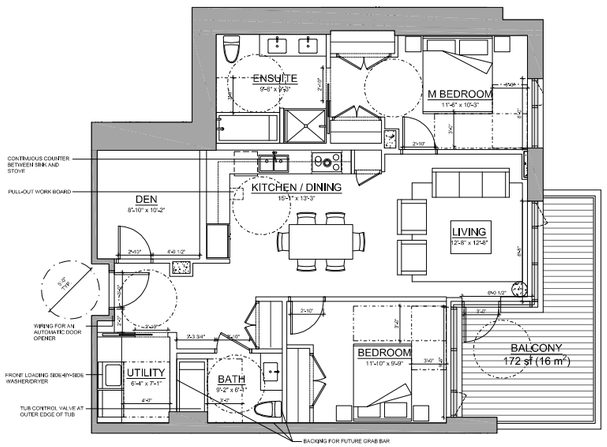
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

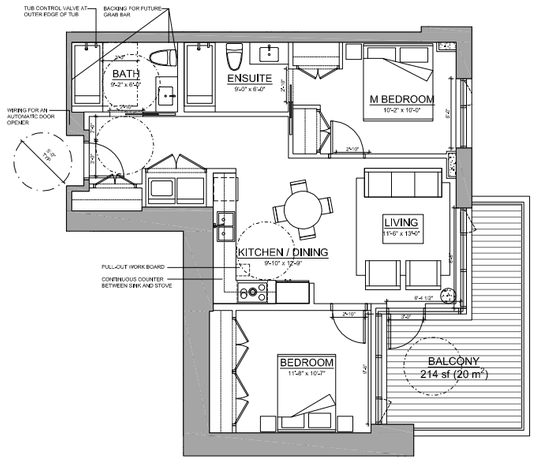
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

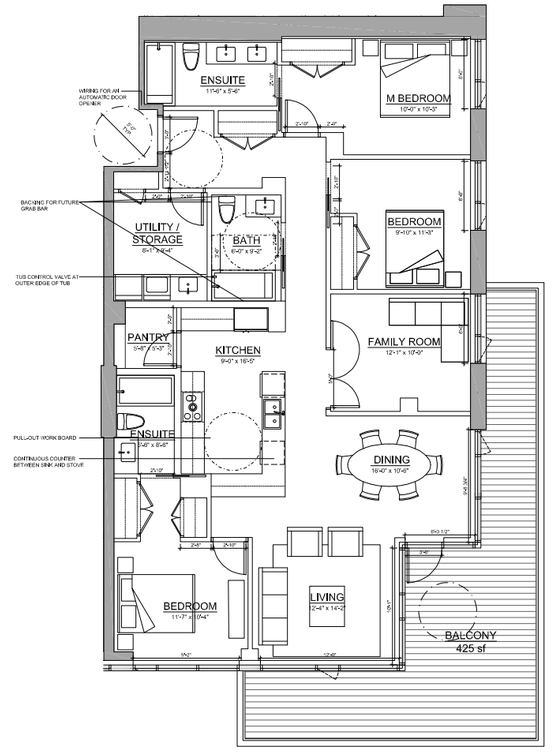
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



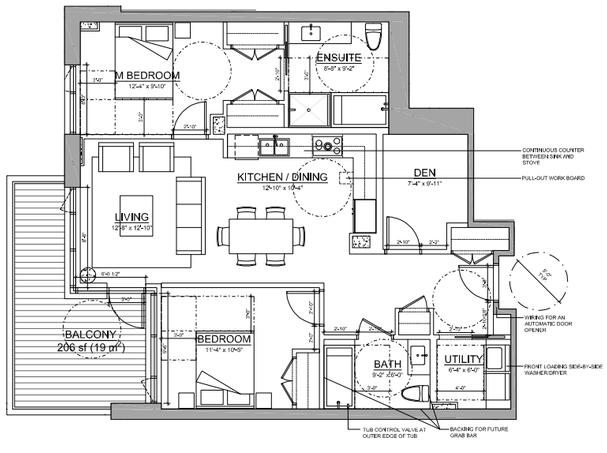

UNIT 01:
2 BED - LEVEL 3 ADAPTABLE
1,131 sf (105 $m^2$) 1 UNIT (LEVEL 6)



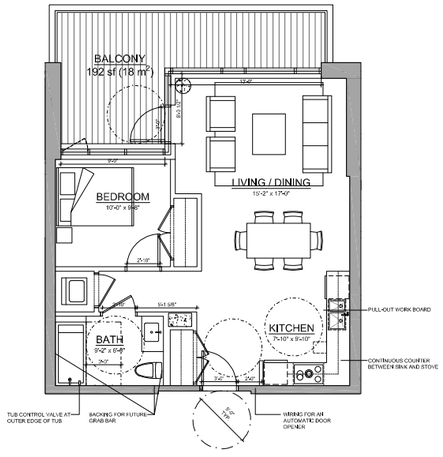

UNIT 02:
2 BED - LEVEL 2 ADAPTABLE
881 sf (82 $m^2$) 4 UNITS (LEVEL 2-5)




UNIT 03:
3 BED - LEVEL 2 ADAPTABLE
1,658 sf (154 $m^2$) 3 UNITS (LEVEL 3-5)




UNIT 05:
2 BED - LEVEL 3 ADAPTABLE
1,100 sf (102 $m^2$) 4 UNITS (LEVEL 3-6)




UNIT 08:
1 BED - LEVEL 2 ADAPTABLE
658 sf (61 $m^2$) 5 UNITS (LEVEL 2-6)

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission

**Musson Cattell Mackey Partnership**
Architects Designers Planners
Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com

CONCERT PROPERTIES LTD

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Buildings D2 & D3

Project

Enlarged Plan

Adaptable Units

Drawing

Scale 1/4" = 1'-0"

Project 215035

Sheet A403




*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

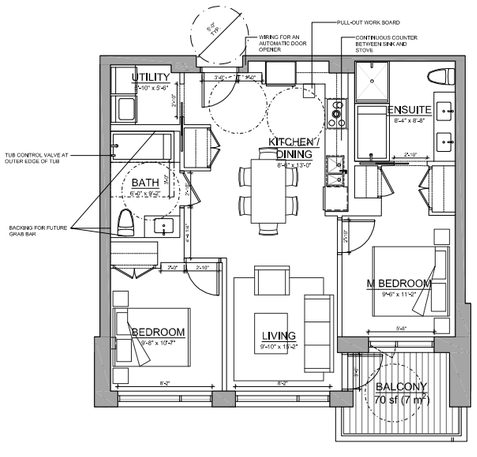
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

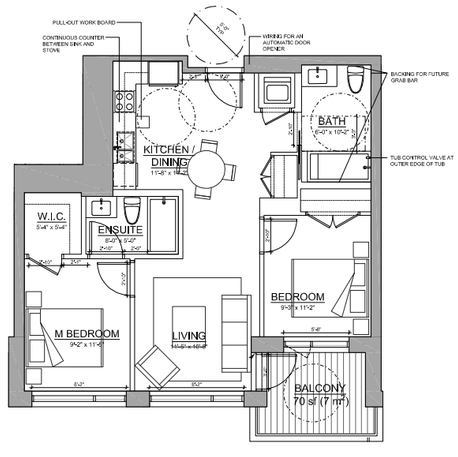
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

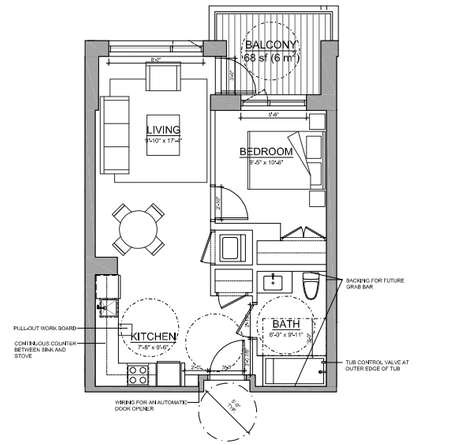
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



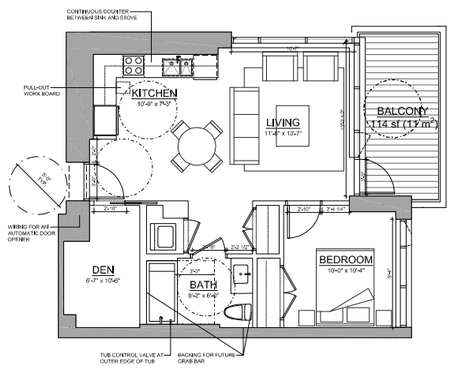

UNIT 01:
2 BED - LEVEL 2 ADAPTABLE
858 sf (80 $m^2$) 2 UNITS (LEVEL 4+6)



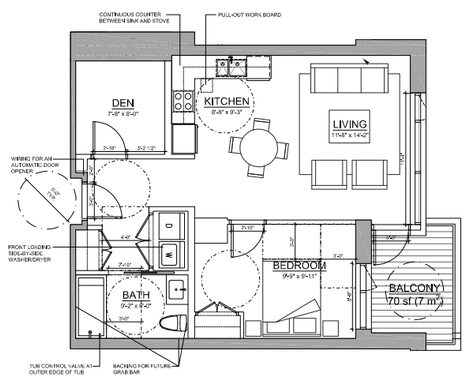

UNIT 02:
2 BED - LEVEL 2 ADAPTABLE
771 sf (72 $m^2$) 2 UNITS (LEVEL 3-4)



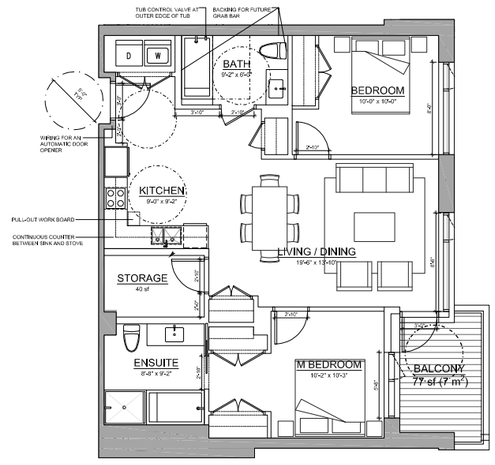

UNIT 08:
1 BED - LEVEL 2 ADAPTABLE
560 sf (52 $m^2$) 8 UNITS (LEVEL 3-6)



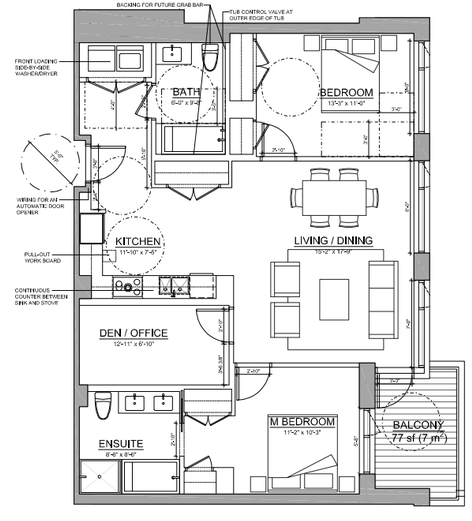

UNIT 13:
1 BED - LEVEL 2 ADAPTABLE
665 sf (62 $m^2$) 6 UNITS (LEVEL 3-8)




UNIT 17:
1 BED - LEVEL 3 ADAPTABLE
692 sf (64 $m^2$) 4 UNITS (LEVEL 4-7)




UNIT 18:
1 BED - LEVEL 2 ADAPTABLE
994 sf (92 $m^2$) 3 UNITS (LEVEL 4-6)




UNIT 19:
2 BED - LEVEL 3 ADAPTABLE
1,137 sf (106 $m^2$) 2 UNITS (LEVEL 4-5)


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com


CONCERT PROPERTIES LTD.

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 \| ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside**
**Lot D**

**Building D4**

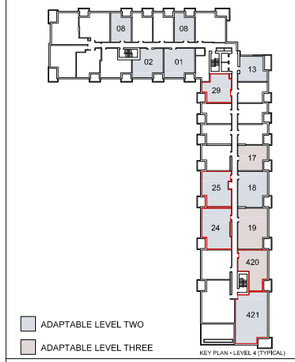
Project

**Enlarged Plan**

**Adaptable Units**

| | |
|---|---|
| Drawing | |
| Scale | 1/4" = 1'-0" |
| Project | 215035 |
| Sheet | A404 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

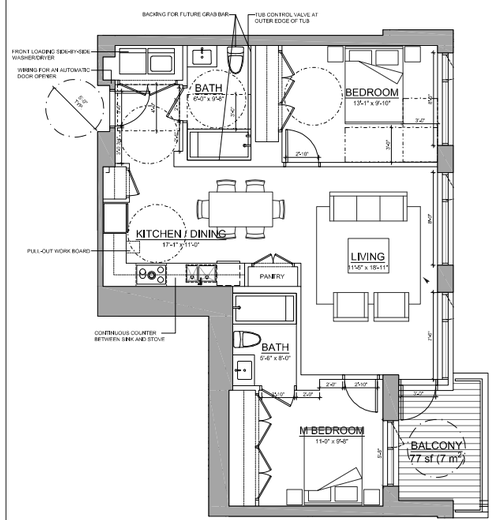
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

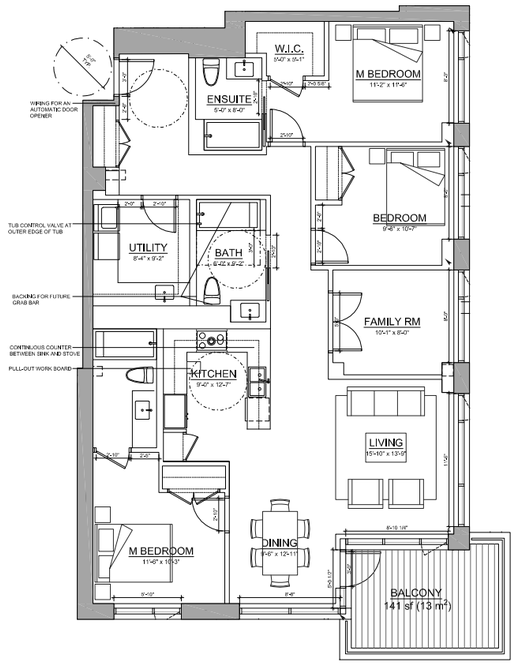
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

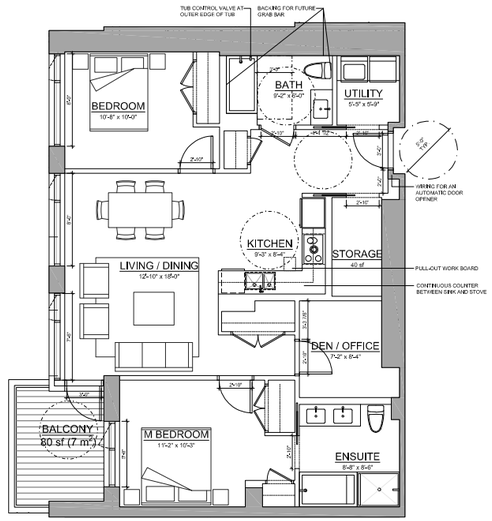
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



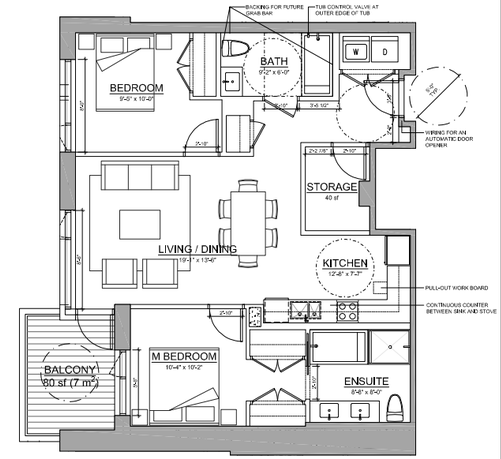

UNIT 420:
2 BED - LEVEL 3 ADAPTABLE
945 sf (88 $m^2$) 1 UNIT (LEVEL 4)



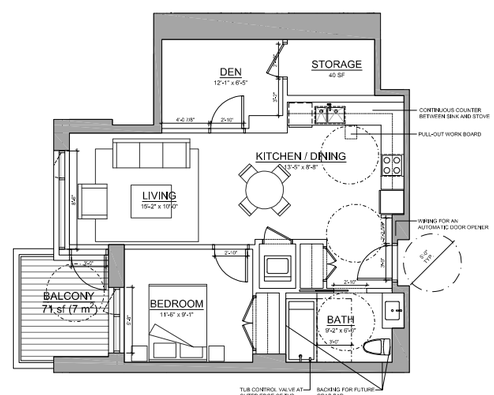

UNIT 421:
3 BED - LEVEL 2 ADAPTABLE
1,553 sf (144 $m^2$) 1 UNIT (LEVEL 4)




UNIT 24:
2 BED - LEVEL 2 ADAPTABLE
1,103 sf (102 $m^2$) 2 UNITS (LEVEL 4-5)




UNIT 25:
2 BED - LEVEL 2 ADAPTABLE
961 sf 2 UNITS (LEVEL 4,5,7)




UNIT 29:
1 BED - LEVEL 2 ADAPTABLE
700 sf (65 $m^2$) 5 UNITS (LEVEL 3-7)

4' 3' 2' 1' 0' 2' 4' 8' 12'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Building D4

Project

Enlarged Plan

Adaptable Units

Drawing
Scale 1/4" = 1'-0"
Project 215035
Sheet A405

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D3+D4 BASE FILES\2 PRODUCTION\CAD\3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A404_ENLARGED PLAN D4 - ADAPTABLE UNITS.DWG | 18 Dec 2019 - 12:23 PM | JW/JT




ADAPTABLE LEVEL TWO

ADAPTABLE LEVEL THREE

*ADAPTABLE DESIGN GUIDELINES*
*City of North Vancouver Zoning Bylaw, 1995, No. 6700 Amendment Bylaw No. 2005, No. 7721 - Figure 5-1*

***LEVEL TWO:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*

*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*

***LEVEL THREE:***

*SUITE CIRCULATION:*
- *Provide wiring for an automatic door opener for the suite entry door*
- *Provide 2' or 610 mm clear wall space adjacent to door latches where door swings toward user (pocket doors acceptable for bathrooms and bedrooms)*

*DOORS:*
- *Minimum one bathroom, minimum one bedroom and storage room doors 2'-10" or 860 mm clear opening*

*PATIOS & BALCONIES:*
- *Minimum one door 2'-10" or 860 mm clear door opening*
- *Minimum one patio or balcony doorsill with maximum ½" or 13mm threshold*
- *Minimum 5' or 1520mm turning radius on patio/balcony*

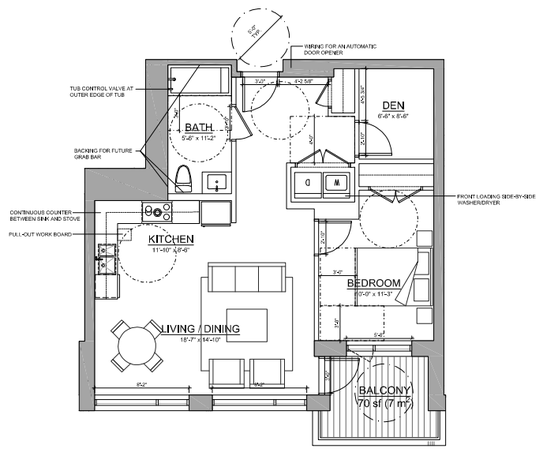
*WINDOWS:*
- *Opening mechanism maximum 46" or 1168mm above floor (provide notation on window schedule)*
- *Provide minimum 6'-0" or 1800mm horizontal windows in living room, dining room and minimum one bedroom where sill are not more than 2'-6" or 750mm above the floor*

*KITCHEN:*
- *Continuous counter between sink and stove*
- *Sink cabinet minimum 2'-8" or 810mm wide*
- *Provide sufficient space for future installation of cooktop and wall oven*
- *Provide for potential 2'-8" or 810mm wide undercounter worksapce*
- *Lower edge of upper cupboards 4'-6" or 1350mm above floor*

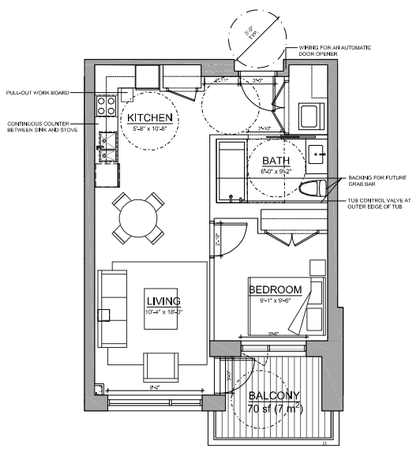
*MIN. ONE BATHROOM:*
- *Toilet located adjacent to wall (min 3' or 915mm length)*
- *Provide turning radius within bathroom (may result in removal of vanity cabinet)*
- *3' or 915mm clearance along full length of tub*
- *Tub control valve placed at outer edge of tub, with tub spout remaining in central position*
- *Accessible storage*
- *Provide pocket door or door swing out space under sink minimum 2'-8" or 810mm wide*
- *Provide for the possible future installation of an accessible shower stall, sized at least 3'-0" x 5'-0" or 910mm x 1500mm- refer to the 1998 BC Building Access Handbook for details*

*MIN. ONE BEDROOM*
- *Sufficient maneuvering room between closet and double bed*
- *Provide 3' or 915mm access to window opening*

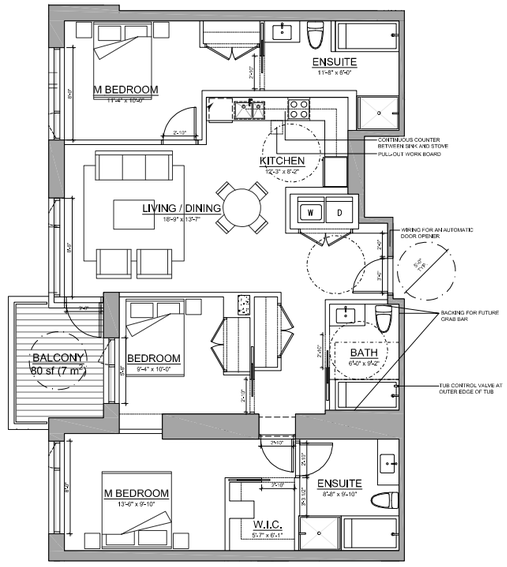
*LAUNDRY FACILITIES*
- *Provide front loading side-by-side washer/dryer in-suite or in common area*
- *4' or 1220mm maneuvering space in front of washer/dryer*



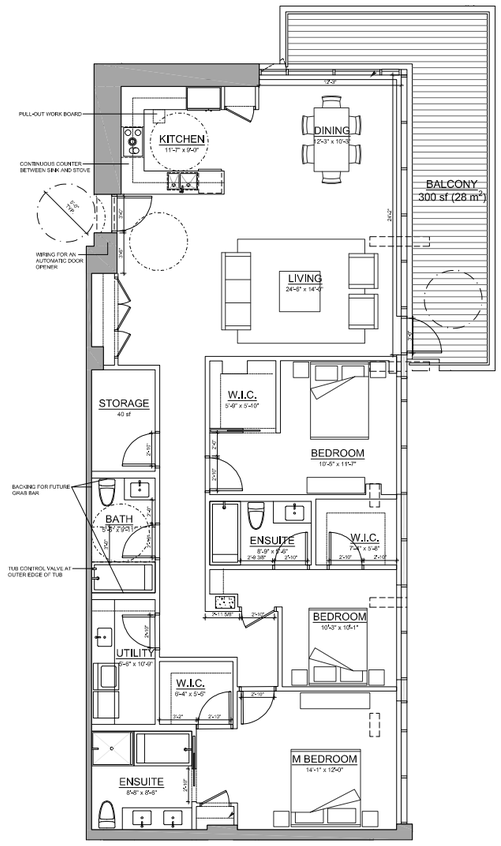

UNIT 602:
1 BED - LEVEL 3 ADAPTABLE
760 sf (71 m²) 1 UNIT (LEVEL 6)




UNIT 701:
1 BED - LEVEL 2 ADAPTABLE
563 sf (52 m²) 1 UNIT (LEVEL 7)




UNIT 619:
3 BED - LEVEL 2 ADAPTABLE
1,294 sf (120 m²) 1 UNIT (LEVEL 6)




UNIT 901:
3 BED - LEVEL 2 ADAPTABLE
1,777 sf (165 m²) 1 UNIT (LEVEL 9)


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPArchitects.com


CONCERT PROPERTIES LTD.

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions 7777-MEM-00

Seal

**Harbourside Lot D**

**Building D4**

Project

**Enlarged Plan**

**Adaptable Units**

Drawing

Scale 1/4" = 1'-0"

Project 215035

Sheet A406

4' 3' 2' 1' 0" 2' 4' 8' 12'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D3+D4 BASE TI\TI PRODUCTION\3.5 AUTOCAD\DP RESUBMISSION SHEETS\215035_A404_ENLARGED PLAN D4 - ADAPTABLE UNITS.DWG | 16 Dec 2019 - 12:23 PM | JKELLY




MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Project

Materials

Drawing

Scale N.T.S.

Project 215035

Sheet A450

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

Public Art

Per the No Build Covenant, public art with a value up to $600,000 will be created, installed and maintained on the Harbourside Lands. Final location and art piece to be determined through a public art process. The plaza at the foot of Fell Avenue provides a location for a significant signature public art installation with a substantial portion of the public art funds going to this location. The remainder of the funds will be spread out across Lots A, B, C and D and be integrated into the public realm, and landscape design.

On Lot D, we envision opportunities for art along the wall of the L.E.C., facing Harbourside Drive, as well as the pedestrian passageway through D4, which connects the Spirit Trail with the courtyard. The public art piece(s) will have a focus on the themes of sustainability, industrial maritime and/or community place-making.






VIEW 1



VIEW 2

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com
CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

Project

**Public Art**

Drawing

Scale N.T.S.
Project 215035
Sheet A451

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




Tenant Signage will follow the Sign Bylaw, NO. 6363.
Through the DP process we seek to establish flexibility in the type of signage that will be used once the sign requirements of future tenants are established.

*11.2 Canopy Signs*

*11.2.4 Sign Area and Dimensions*
*a) Permitted canopy sign area is 0.6 square metres for every lineal metre of building frontage.*

*11.2.5 Copy Area*
*a) The maximum copy area is 40% of the sign area as measured on a drawing of the elevation or vertical plane of the canopy.*

*11.3 Under-Awning Sign or Under-Canopy Sign*

*11.3.1 Number Permitted*
*a) One under-awning or under-canopy sign shall be permitted per entrance per business premises.*

*11.3.2 Sign Placement Area*
*b) An under-canopy sign shall not project beyond the front edge of the canopy or below a height of 2.74m above grade except that a sign made of soft material may have a minimum clearance of 2.29m.*

*11.3.3 Sign Area*
*a) An under-awning or under-canopy sign shall be limited to a maximum of 450mm in height and 1.5m in length but may not exceed the projection of the awning or canopy.*

*11.5 Fascia Signs*

*11.5.3 Area and Dimensions*
*a) A fascia sign shall be limited to 15% of the area of the facade of a building or business premises, whichever governs, and shall in no case exceed 40 square metres.*

*11.5.4 Copy Area*
*a) The maximum copy area is 40% of the sign area, and the maximum copy area for individual lettering is 15% of the area of the front, side or rear facade of the business premises, whichever governs.*

*11.10 Projecting Signs*

*11.10.1 Number Permitted*
*a) Only one projecting sign per business premises shall be permitted.*

*11.10.4 Sign Placement Area*
*a) A projecting sign shall be placed a minimum of 2.74m above grade and shall not extend above the roof line, parapet wall, or top of the first storey by an amount greater than 30% of the vertical dimension of the sign to a maximum of 1.8m.*
*b) The height of a projecting sign shall be limited to a maximum of 7.62m from grade.*

Building D1, corner of Harbourside Drive and Fell Avenue, represents the variety of signage and locations that the Lot D development will pursue for the commercial uses fronting onto Fell Avenue and Harbourside Drive.

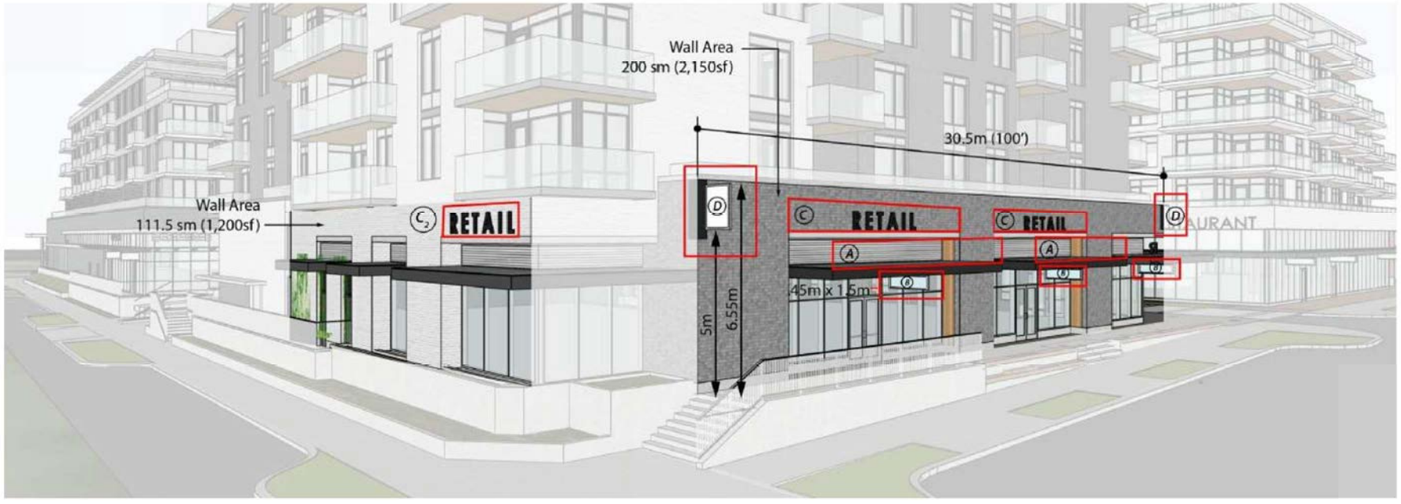
A – Canopy Sign :
1. Sign Area - .6sm x 30.5m = 18.3sm allowed
2. Copy Are – 40% of Sign Area = 7.32sm

B – Under-canopy sign:
1. Must be 2.74m above grade
2. Size is limited to .45m in height x 1.5m in length

C – Facia Sign:
1. Sign Area – 15% of wall area = 30sm (322sf)
2. Copy Area – 40% of sign area = 12sm (129sf)

C2 – Facia Sign
1. Sign Area – 15% of wall area = 16.72sm (180sf)
2. Copy Area – 40% of Sign Area = 6.7sm (72sf)

D – Projecting Sign
1. One per business
2. Minimum 2.74m above grade – 5m proposed
3. Maximum height of 7.62m – 6.55m proposed




Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com
CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Building D1

Project

Signage
Guideline

Drawing

Scale N.T.S.
Project 215035
Sheet A452

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

Building D2, corner of Fell Avenue and Spirit Trail, represents the variety of signage and locations that the Lot D development will pursue for the commercial uses fronting onto Fell Avenue and Spirit Trail.

A – Canopy Sign :
1. Sign Area - .6sm x 57.10m = 34.24sm allowed
2. Copy Area – 40% of Sign Area = 13.70sm (147sf)

B – Under-canopy sign:
1. Must be 2.74m above grade
2. Size is limited to .45m in height x 1.5m in length

C1 – Facia Sign:
1. Sign Area – 15% of wall area = 45.75sm (492sf)
2. Copy Area – 40% of sign area = 18.30sm (196sf)

C2 – Facia Sign
1. Sign Area – 15% of wall area = 25.65sm (276sf)
2. Copy Area – 40% of Sign Area = 10.26sm (110sf)

C3 – Facia Sign
1. Sign Area – 15% of wall area = 24.36sm (262sf)
2. Copy Area – 40% of Sign Area = 9.72sm (104sf)







MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

Harbourside
Lot D

Buildings D2 & D3

Project

Signage
Guideline

Drawing

Scale N.T.S.

Project 215035

Sheet A453

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

Building D4, corner of Harbourside Drive and Costick Pl., represents the variety of signage and locations that the Lot D development will pursue for the commercial uses fronting onto Harbourside Drive.

A – Canopy Sign :
1. Sign Area - .6sm x 57.4m = 34.44sm allowed
2. Copy Area – 40% of Sign Area = 13.77sm (148sf)

B – Under-canopy sign:
1. Must be 2.74m above grade
2. Size is limited to .45m in height x 1.5m in length

C1 – Facia Sign:
1. Sign Area – 15% of wall area = 55.51sm (597sf)
2. Copy Area – 40% of sign area = 22.20sm (239sf)

C2 – Facia Sign
1. Sign Area – 15% of wall area = 22.06sm (237sf)
2. Copy Area – 40% of Sign Area = 8.82sm (95sf)





MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com


CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

# Signage Guideline

Drawing

Scale N.T.S.

Project 215035

Sheet A454

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




VIEW 1




VIEW 2



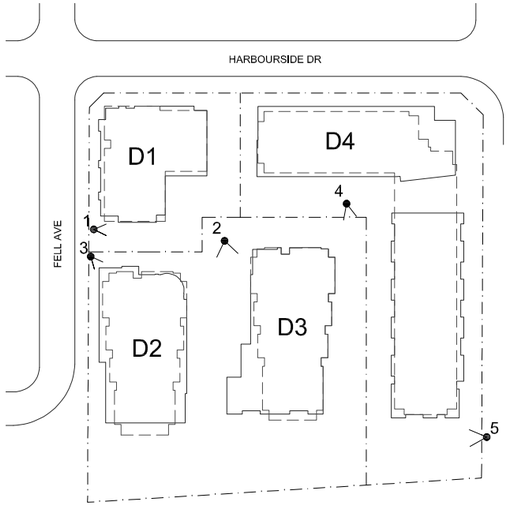

VIEW 3



VIEW 4



VIEW 5




MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

Harbourside Lot D

Project

Perspective Views Common Areas

Drawing

| | |
|---|---|
| Scale | N.T.S. |
| Project | 215035 |
| Sheet | A455 |

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

\\MCMPARCHITECTS.COM\MCM\DATA\MCMP\PROJECTS\2015\215035-33 - HARBOURSIDE LOT D D1 D4 BASE FEE\2 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A455_PERSPECTIVE VIEWS COMMON.DWG | 17 Dec 2019 - 3:06 PM | CCHENG



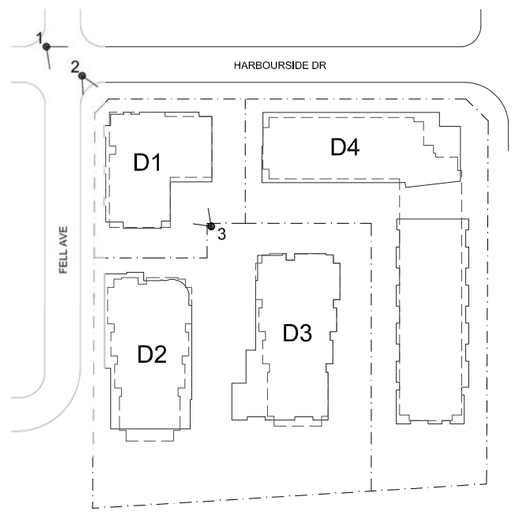

VIEW 1




VIEW 2



VIEW 3




MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION
Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D1**

Project

**Perspective Views**

Drawing

Scale N.T.S.

Project 215035

Sheet A456

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



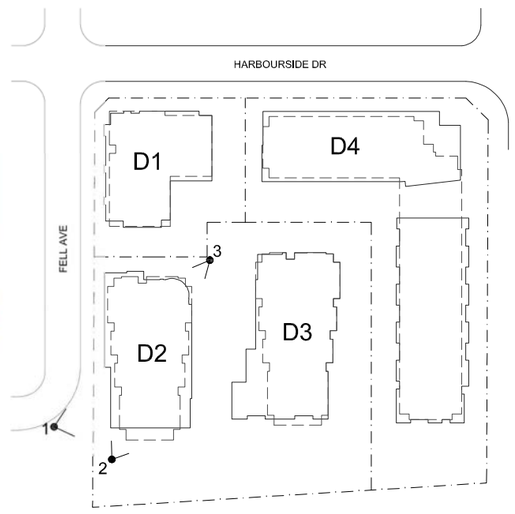

VIEW 1




VIEW 2




VIEW 3




MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Perspective Views**

Drawing

Scale N.T.S.

Project 215035

Sheet A457

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



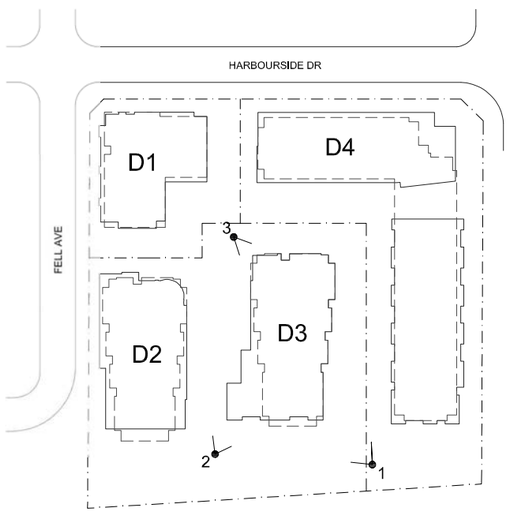
VIEW 1



VIEW 2



VIEW 3




MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions ????-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Perspective Views**

Drawing

Scale N.T.S.

Project 215035

Sheet A458

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.



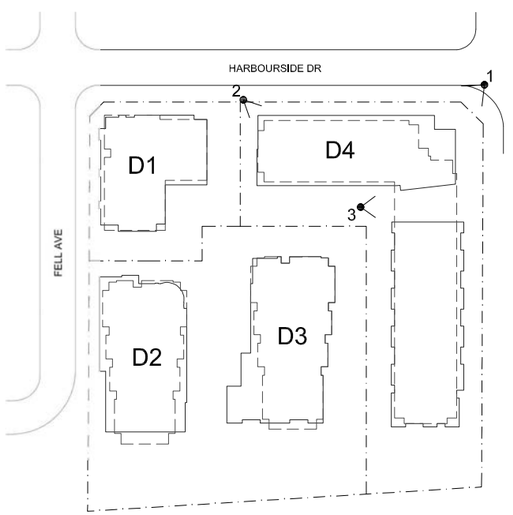
VIEW 1



VIEW 2



VIEW 3





MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

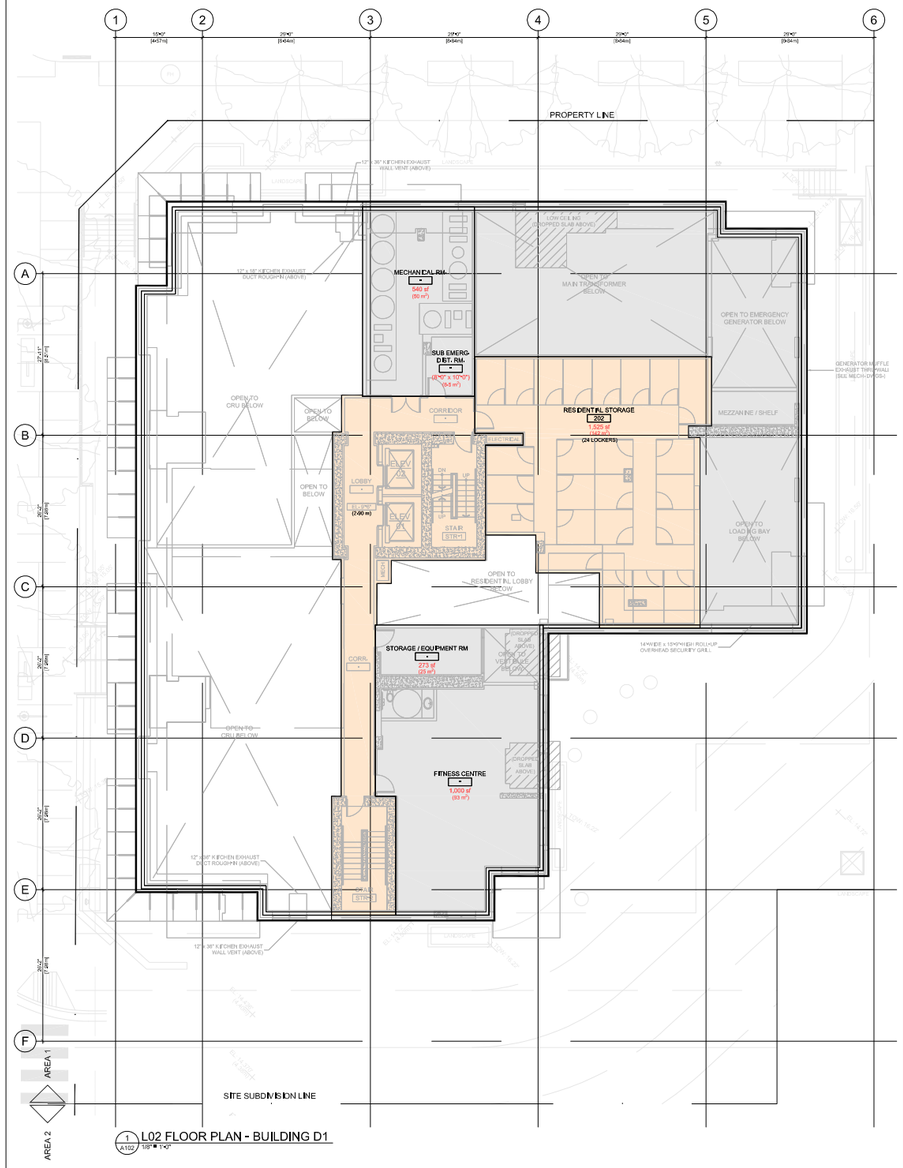
**Building D4**

Project

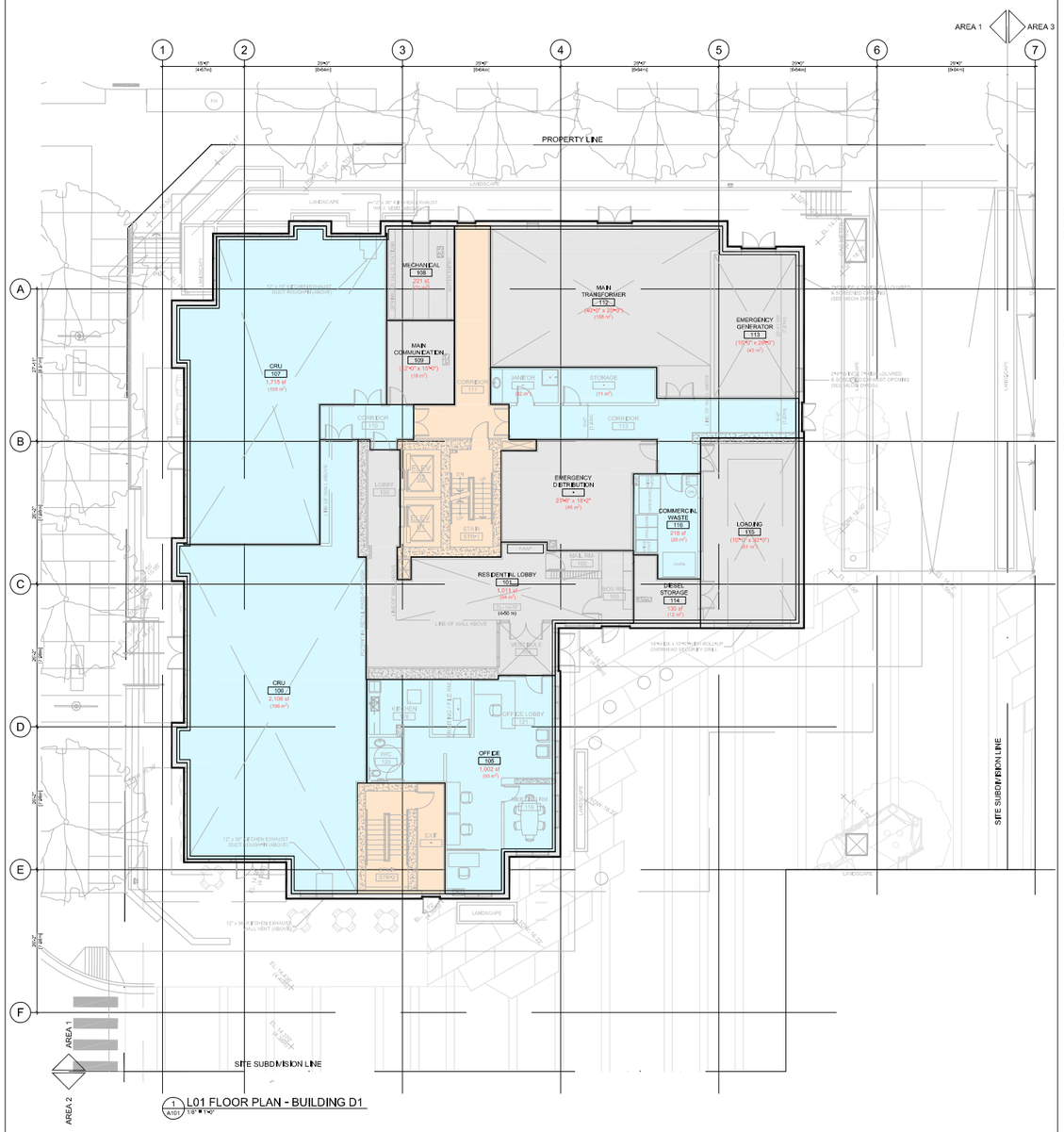
**Perspective Views**

| | |
|---|---|
| Drawing | |
| Scale | N.T.S. |
| Project | 215035 |
| Sheet | A459 |

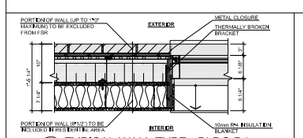
All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




1 L02 FLOOR PLAN - BUILDING D1
A102 1/8" = 1'-0"




1 L01 FLOOR PLAN - BUILDING D1
A101 1/8" = 1'-0"




A TYPICAL WALL TYPE - BLDG D1
1" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners
Ontario Plaza
1055 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 2K1
T. 604. 687. 2300
F. 604. 687. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D1 LEVEL 1

| | |
|---|---|
| 556.6 m² | COM. EXCLUSIONS: WALL = 19.1 m² |
| - 19.1 m² | |
| 537.4 m² | |
| 517.2 m² | RES. EXCLUSIONS: WALL = 6.8 m² LOBBY = 106.4 m² SERVICE = 200 m² LOADING = 67 m² |
| - 419.4 m² | |
| 97.8 m² | |

D1 LEVEL 2

| | |
|---|---|
| 721.1 m² | RES. EXCLUSIONS: WALL = 23.2 m² AMENITY = 124.0 m² SERVICE = 200 m² LOADING = 67.3 m² |
| - 489 m² | |
| 232.2 m² | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Area Overlay Plan**

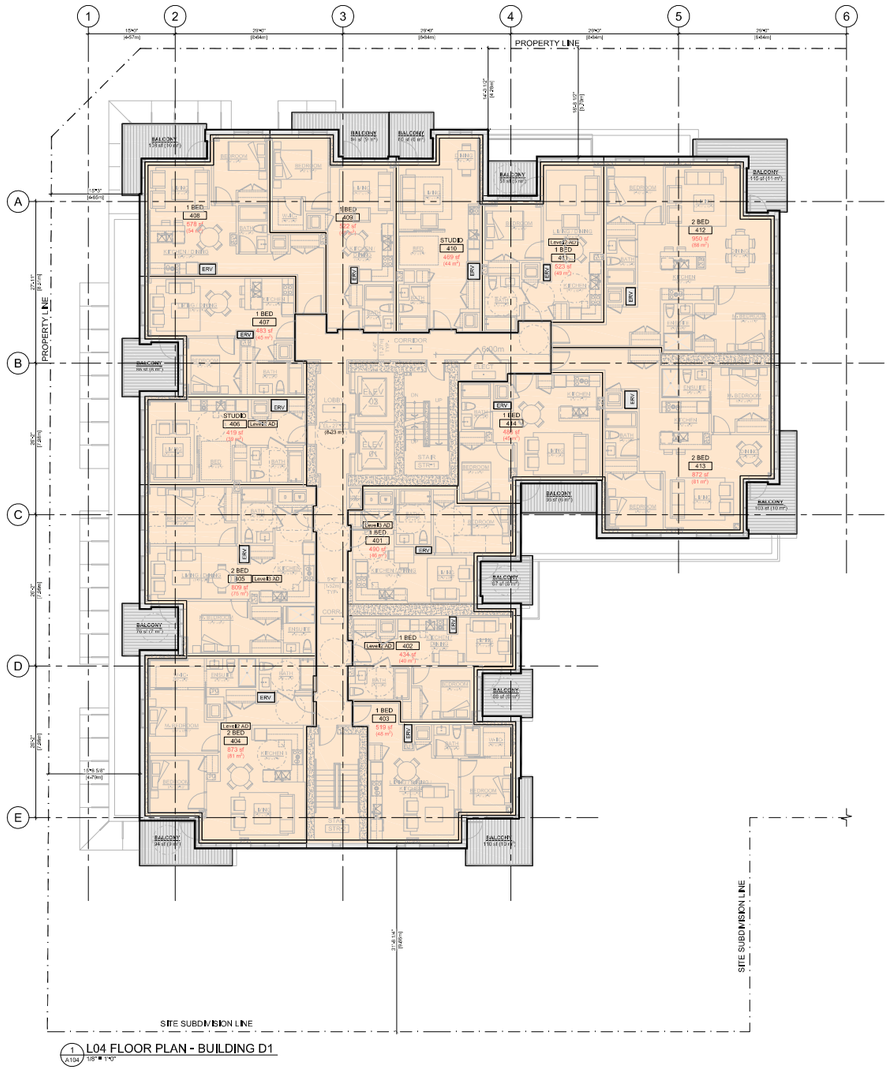
**Levels 01 & 02**

Drawing

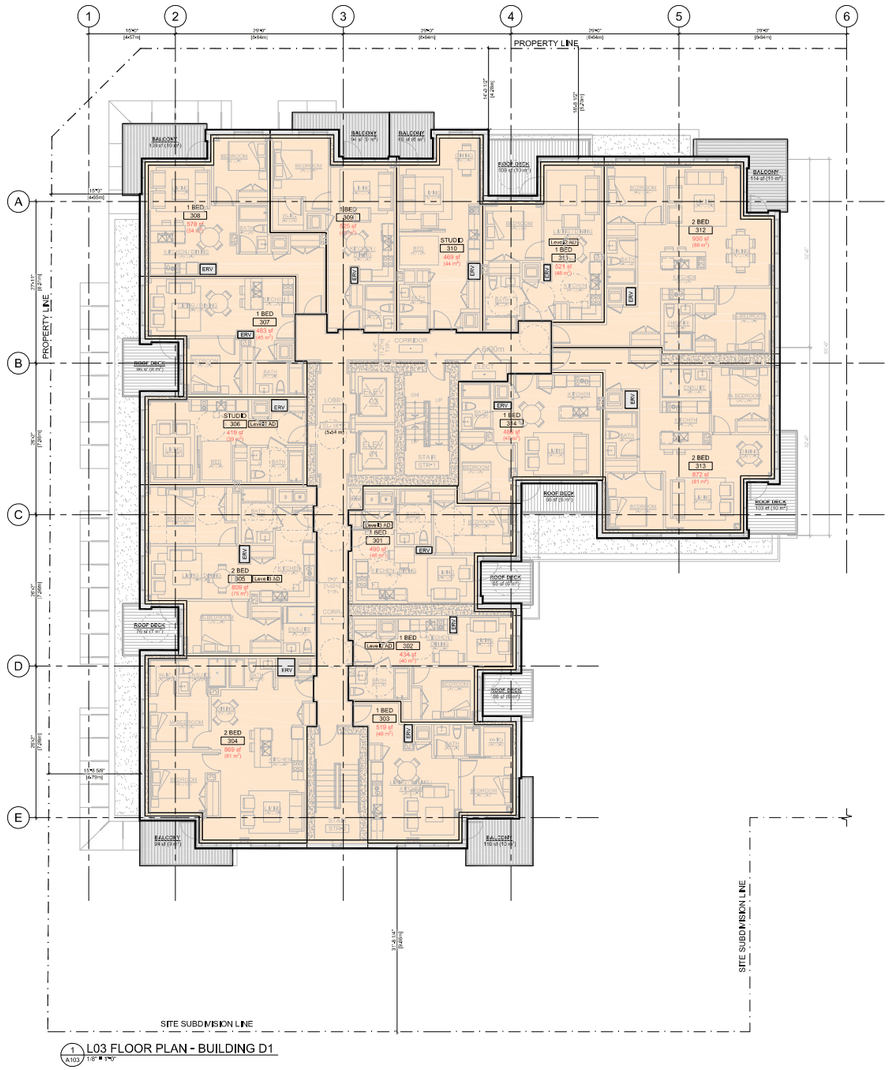
| | |
|---|---|
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A501 |

8' 6' 4' 2' 0" 4' 8' 16' 24'

I:\PROJECTS\2015\215035-03 - HARBOURSIDE LOT D D1-D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A501_FSR OVERLAY D1 - LEVEL 01-2.DWG | 18 Dec 2019 - 10:49 AM | HGALLOWAY




1 L04 FLOOR PLAN - BUILDING D1
A104 1/8" = 1'-0"




1 L03 FLOOR PLAN - BUILDING D1
A103 1/8" = 1'-0"

MCM

**Musson Cattell Mackay Partnership**

Architects Designers Planners

Canada Place
1055 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 2E1
T. 604. 682. 8366
F. 604. 682. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

☐ RESIDENTIAL
☐ COMMERCIAL
☐ FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D1 LEVEL 3

☐ 1,017.8 m²
☐ - 117.6 m²
900 m²

RES. EXCLUSIONS:
WALL = 43.9 m²
ADA = 13.9 m²
HRV = 5.9 m²
BALCONY = 53.9 m²

D1 LEVEL 4

☐ 1,065.7 m²
☐ - 167 m²
898.7 m²

RES. EXCLUSIONS:
WALL = 43.9 m²
ADA = 13.9 m²
HRV = 5.6 m²
BALCONY = 101.8 m²

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Area Overlay Plan**

**Levels 03 & 04**

Drawing

Scale 1/8" = 1'-0"

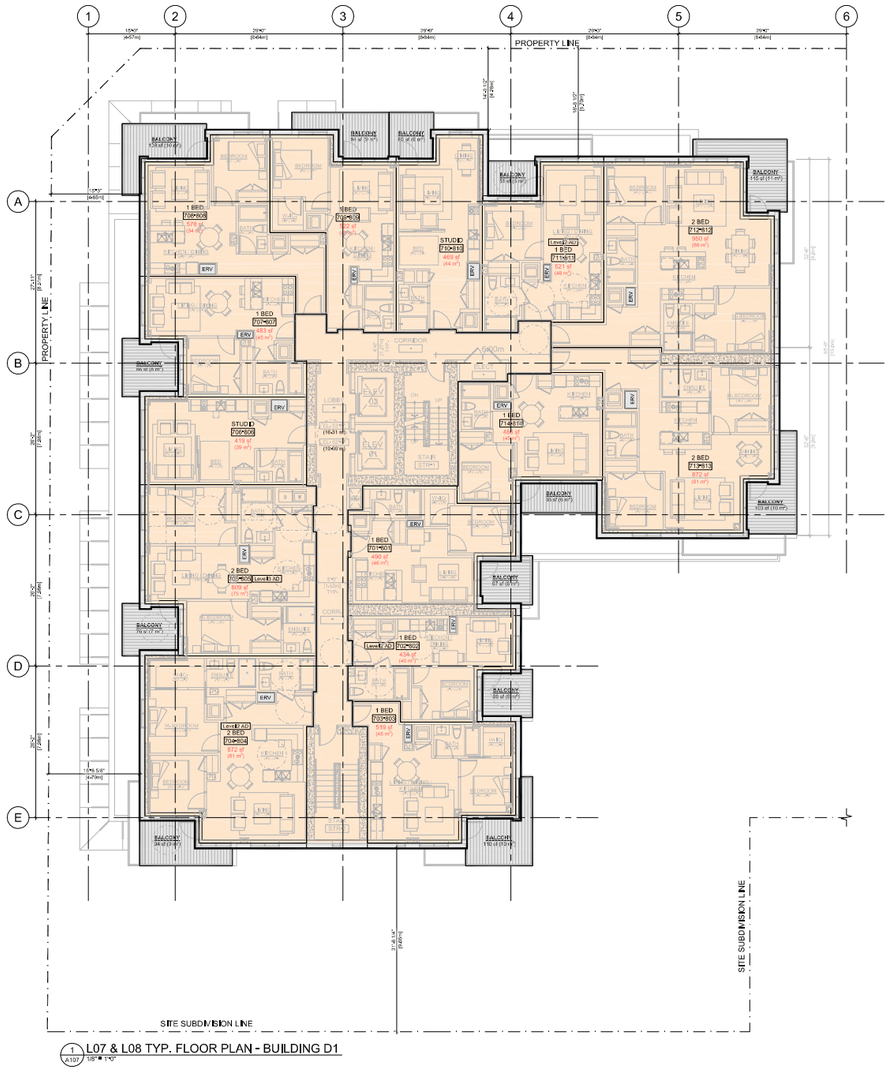
Project 215035

Sheet A502

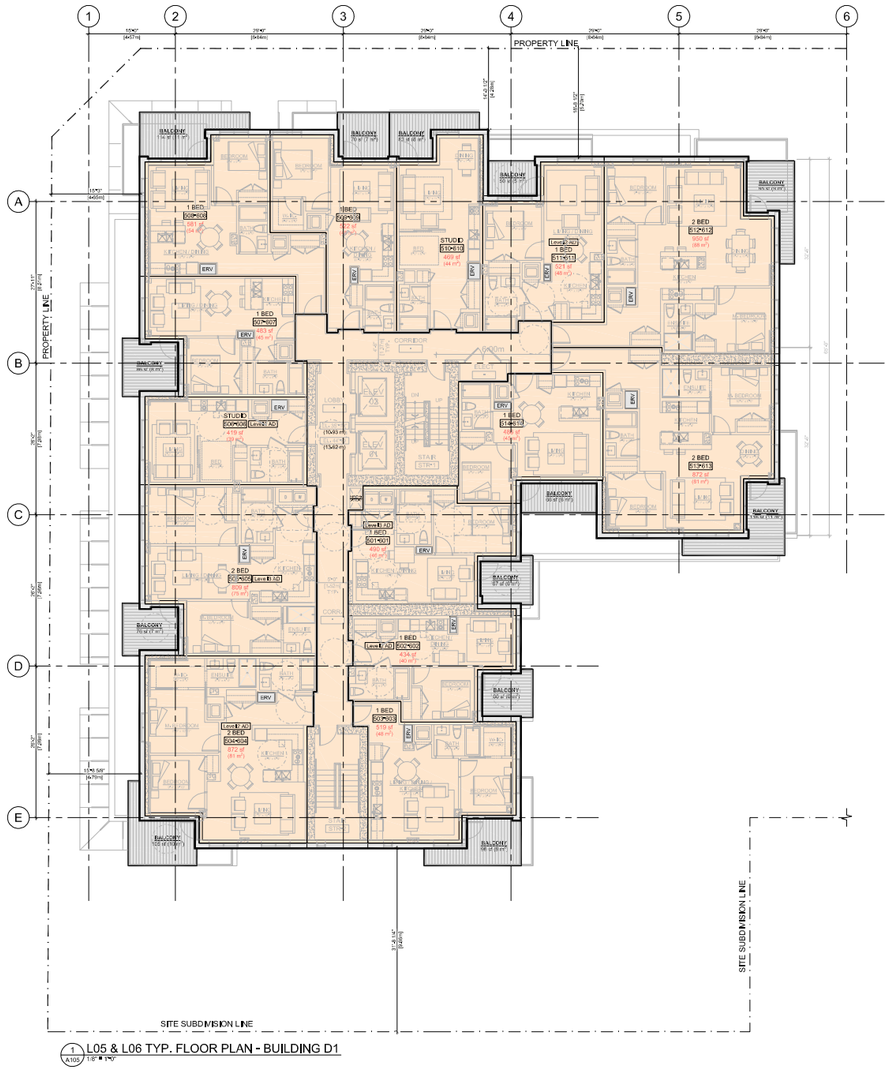
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackay Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D 03-04 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A502_FSR OVERLAY D1 - LEVEL 03-4.DWG | 18 Dec 2019 - 10:47 AM | FGALLOWAY




1 L07 & L08 TYP. FLOOR PLAN - BUILDING D1
A107 1/8" = 1'-0"




1 L05 & L06 TYP. FLOOR PLAN - BUILDING D1
A105 1/8" = 1'-0"


MCM

**Musson Cattell Mackay Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 8906
F. 604. 682. 1771
MCMPartnership.com


CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D1 LEVEL 5

| | |
|---|---|
| 1,065.8 $m^2$ | RES. EXCLUSIONS: WALL = 44.3 $m^2$ ADA = 15.8 $m^2$ HRV = 5.6 $m^2$ BALCONY = 101.5 $m^2$ |
| - 167.1 $m^2$ | |
| 898.7 $m^2$ | |

D1 LEVEL 6

| | |
|---|---|
| 1,065.8 $m^2$ | RES. EXCLUSIONS: WALL = 44.3 $m^2$ ADA = 15.8 $m^2$ HRV = 5.6 $m^2$ BALCONY = 101.5 $m^2$ |
| - 167.1 $m^2$ | |
| 898.7 $m^2$ | |

D1 LEVEL 7

| | |
|---|---|
| 1,065.7 $m^2$ | RES. EXCLUSIONS: WALL = 43.9 $m^2$ ADA = 9.8 $m^2$ HRV = 5.6 $m^2$ BALCONY = 101.8 $m^2$ |
| - 161 $m^2$ | |
| 904.7 $m^2$ | |

D1 LEVEL 8

| | |
|---|---|
| 1,065.7 $m^2$ | RES. EXCLUSIONS: WALL = 43.9 $m^2$ ADA = 9.8 $m^2$ HRV = 5.6 $m^2$ BALCONY = 101.8 $m^2$ |
| - 161 $m^2$ | |
| 904.7 $m^2$ | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Area Overlay Plan Typical Levels 05/06 & 07/08**

Drawing

Scale 1/8" = 1'-0"

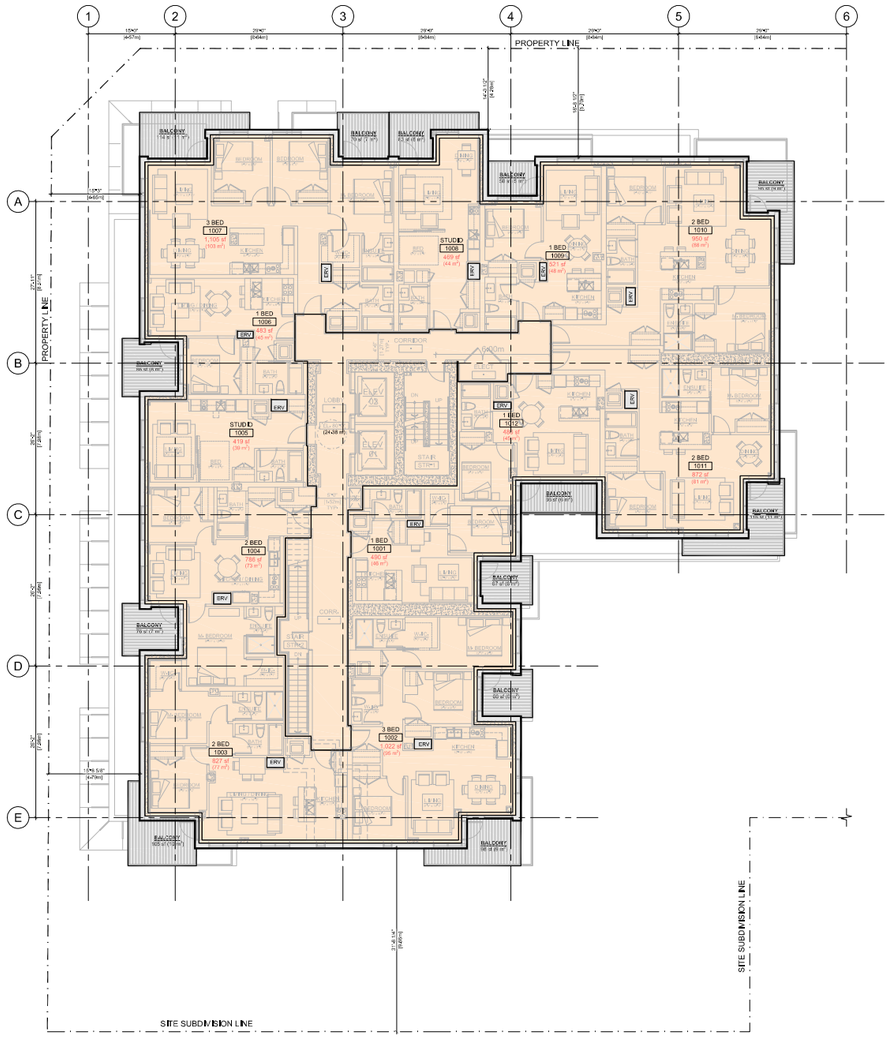
Project 215035

Sheet A503

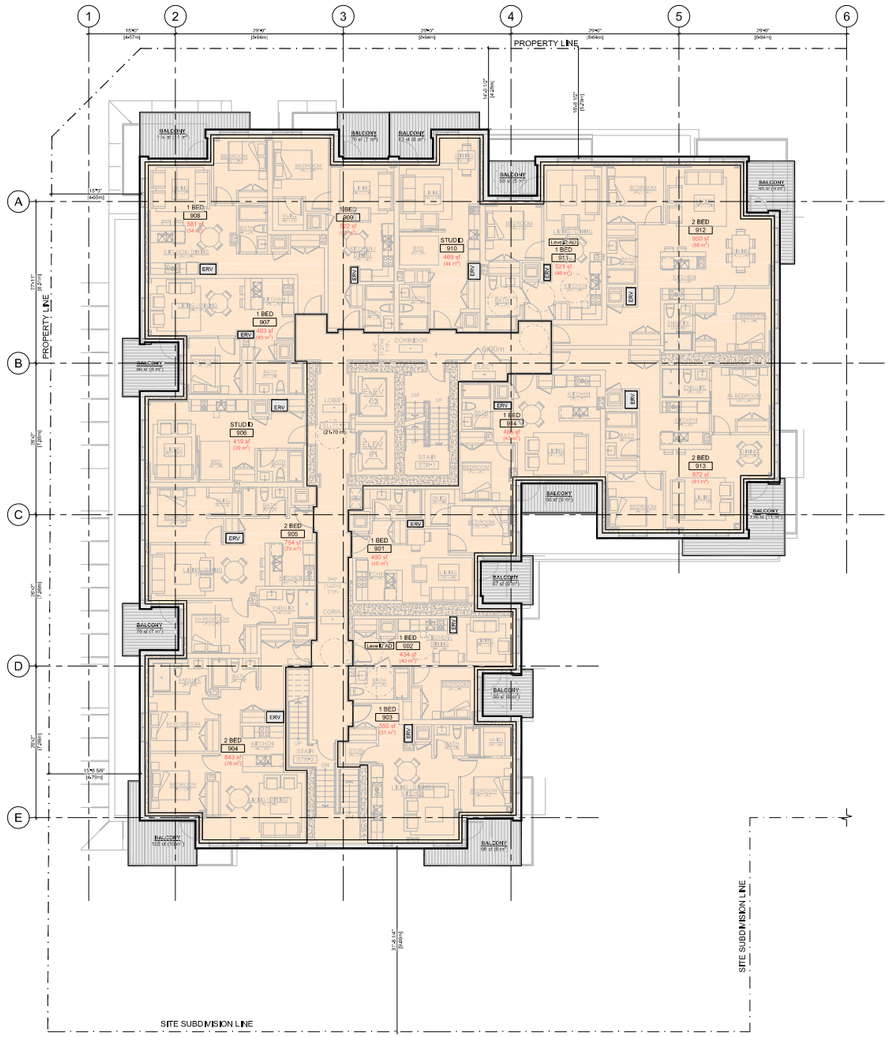
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackay Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A503_FSR OVERLAY D1 - LEVEL 05-8.DWG | 18 Dec 2019 - 11:00 AM | FGALLOWAY




1 L10 FLOOR PLAN - BUILDING D1
A110 1/8" = 1'-0"




1 L09 FLOOR PLAN - BUILDING D1
A109 1/8" = 1'-0"

MCM

Musson Cattell Mackay Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 8366
F. 604. 682. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D1 LEVEL 9

| | |
|---|---|
| 1,065.7 $m^2$ | RES. EXCLUSIONS: WALL = 44.3 $m^2$ ADA = 3.7 $m^2$ HRV = 5.7 $m^2$ BALCONY = 101.5 $m^2$ |
| - 155.1 $m^2$ | |
| 910.5 $m^2$ | |

D1 LEVEL 10

| | |
|---|---|
| 1,065.7 $m^2$ | RES. EXCLUSIONS: WALL = 44.3 $m^2$ HRV = 5.7 $m^2$ BALCONY = 101.5 $m^2$ |
| - 151 $m^2$ | |
| 914.7 $m^2$ | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM-DD |

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Area Overlay Plan**

**Levels 09 & 10**

Drawing

Scale 1/8" = 1'-0"

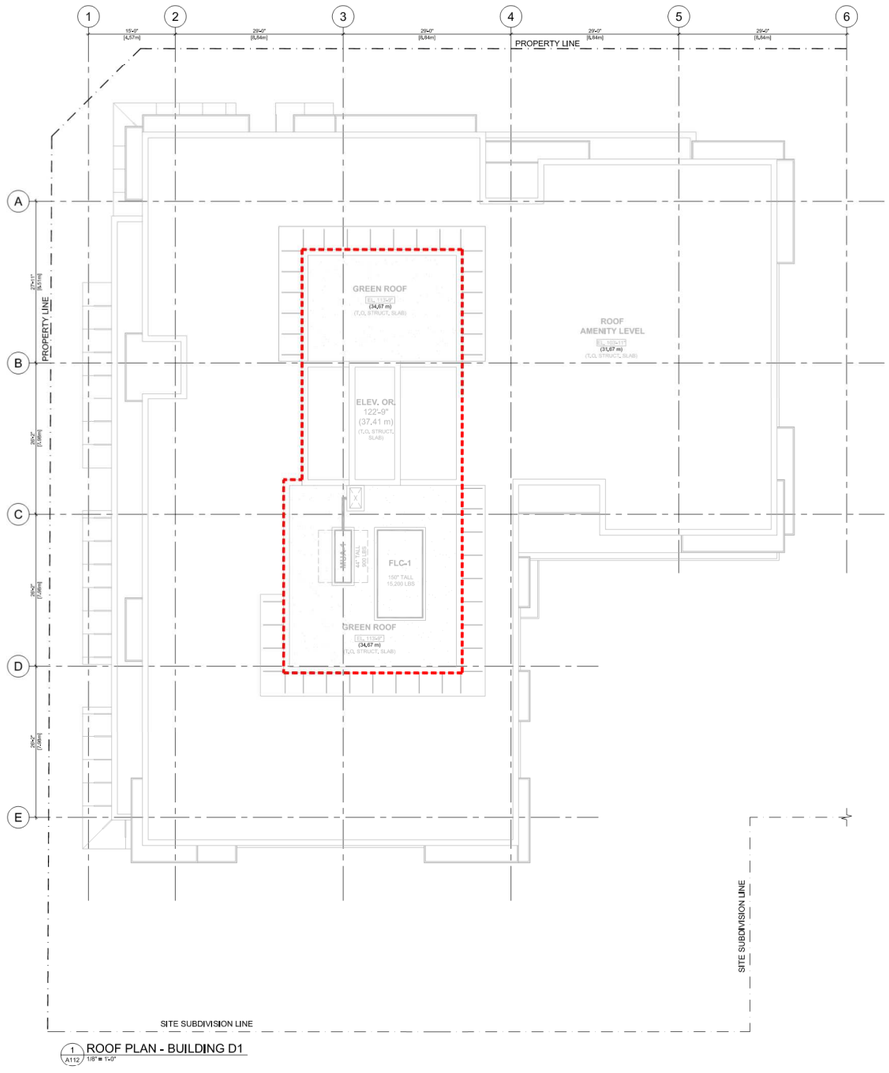
Project 215035

Sheet A504

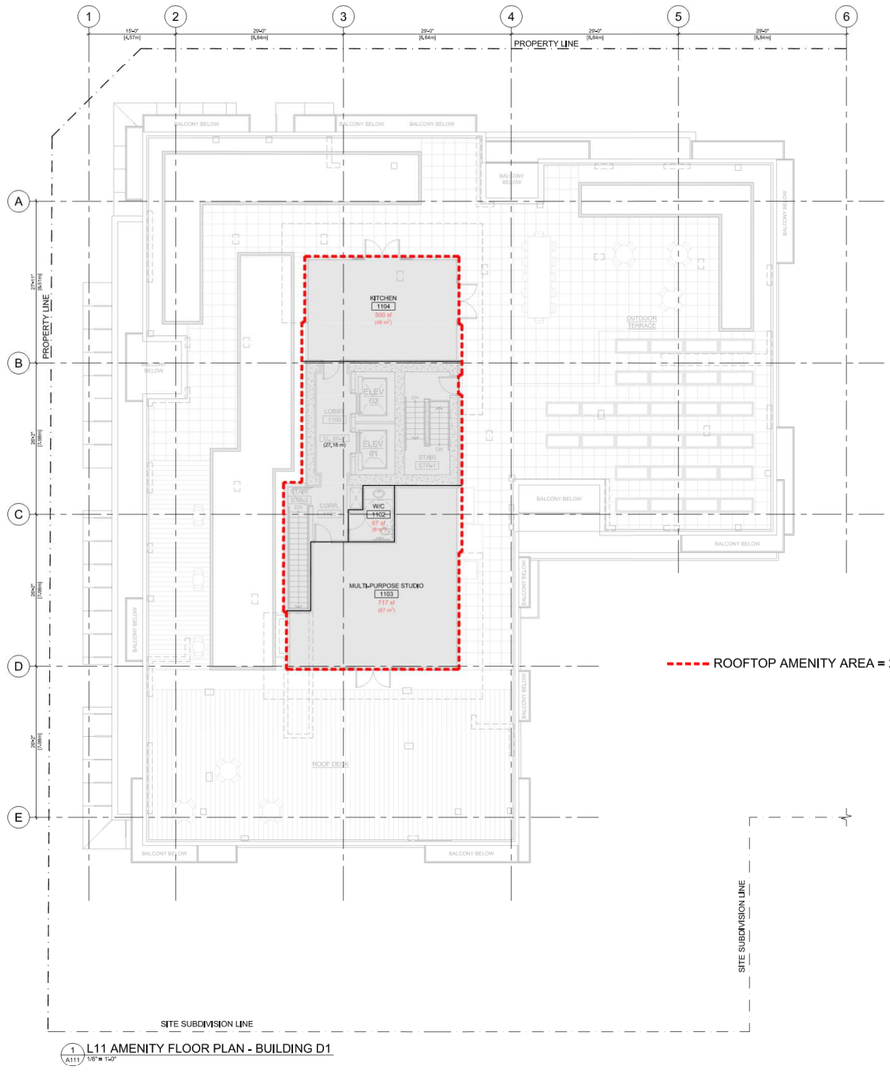
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackay Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\B PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A504_FSR OVERLAY-D1 - LEVEL 09-10.DWG | 18 Dec 2019 - 11:08 AM | FGALLOWAY




1 A112 ROOF PLAN - BUILDING D1
1/8" = 1'-0"




1 A111 L11 AMENITY FLOOR PLAN - BUILDING D1
1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 682. 2990
F. 604. 687. 1771
MCMPartnership.com


CONCERT PROPERTIES LTD

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION
(INCLUDES): WALL ASSEMBLY
LOBBY
AMENITY
CORE
SERVICE
BIKE STORAGE
HRV
RES./WASTE
BALCONY

D1 LEVEL 11

190 $m^2$
- 190 $m^2$
0 $m^2$

RES. EXCLUSIONS:
AMENITY = 2,045 sf
(190 m²)

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D1**

Project

**Floor Area Overlay Plan Level 11 & Roof Plan**

Drawing

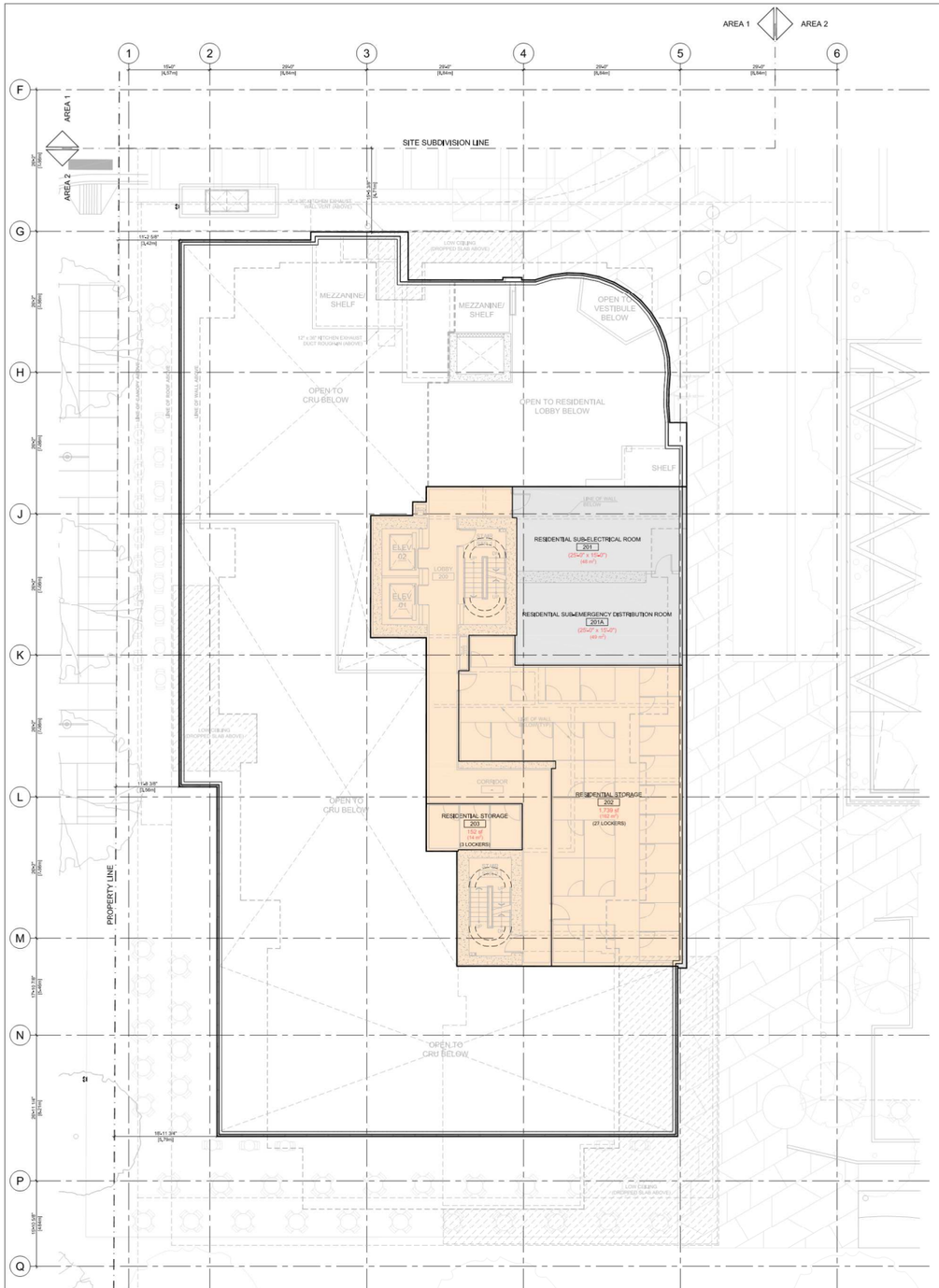
Scale 1/8" = 1'-0"

Project 215035

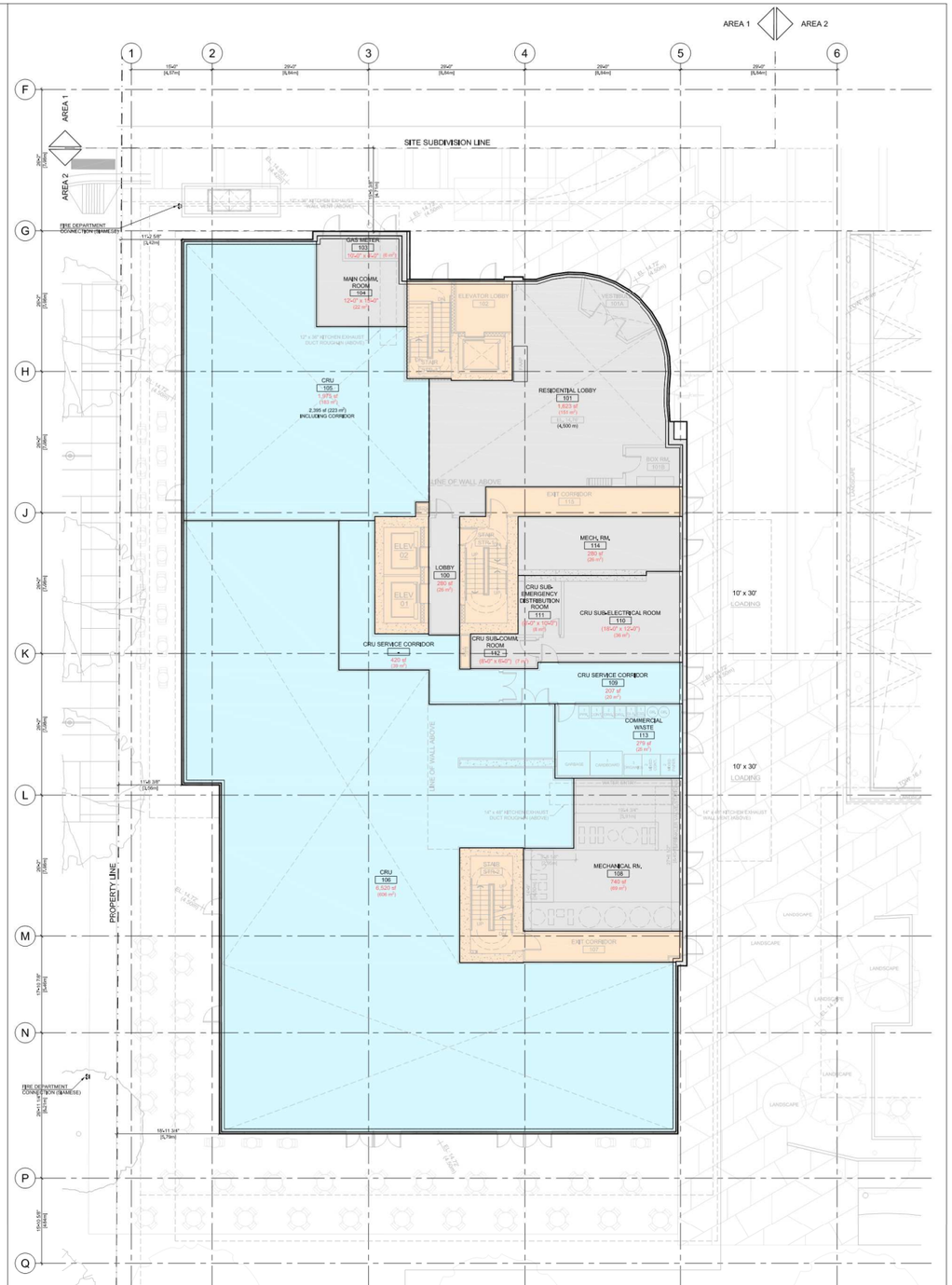
Sheet A505

8' 6' 4' 2' 0" 4' 8' 16' 24'

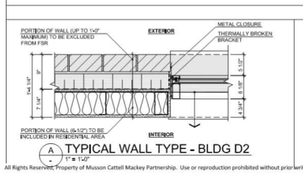
All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 L02 FLOOR PLAN - BUILDING D2
A102 1/8" = 1'-0"




1 L01 FLOOR PLAN - BUILDING D2
A101 1/8" = 1'-0"




A TYPICAL WALL TYPE - BLDG D2
1" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD.

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION
(INCLUDES): WALL ASSEMBLY
LOBBY
AMENITY
CRU
SERVICE
BIKE STORAGE
HRV
RES./WASTE
BALCONY

D2 LEVEL 1
885,3 m² (COM. EXCLUSIONS: WALL = 12 m²)
- 12 m²
873,3 m²

427,6 m² (RES. EXCLUSIONS: WALL = 2.4 m², LOBBY = 150.3 m², SERVICE = 181.9 m²)
- 333,6 m²
94 m²

D2 LEVEL 2
407.9 m² (RES. EXCLUSIONS: WALL = 2.4 m², SERVICE = 99 m²)
- 101,5 m²
306,4 m²

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D2 & D3**

Project

# Floor Area Overlay Plan

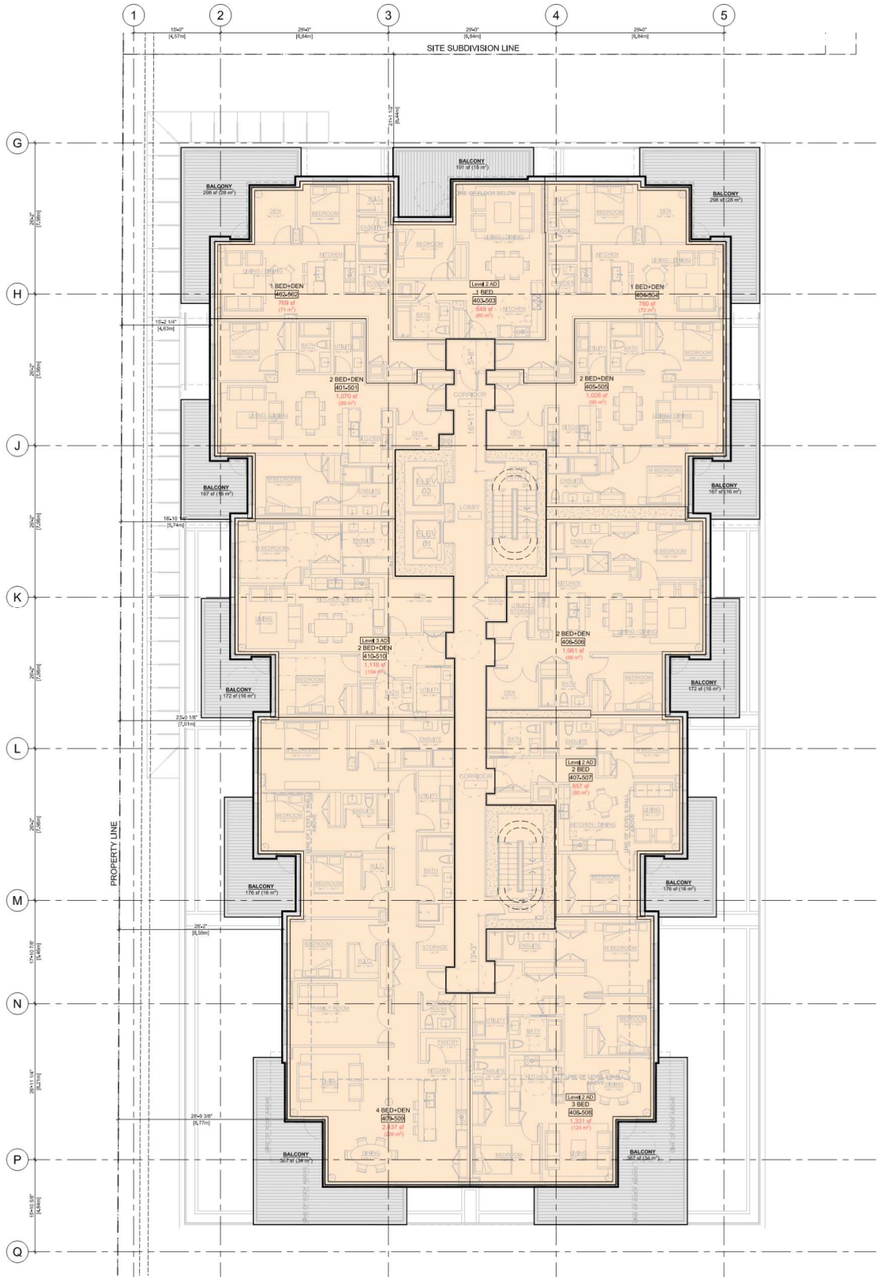
## Levels 01 & 02

Drawing

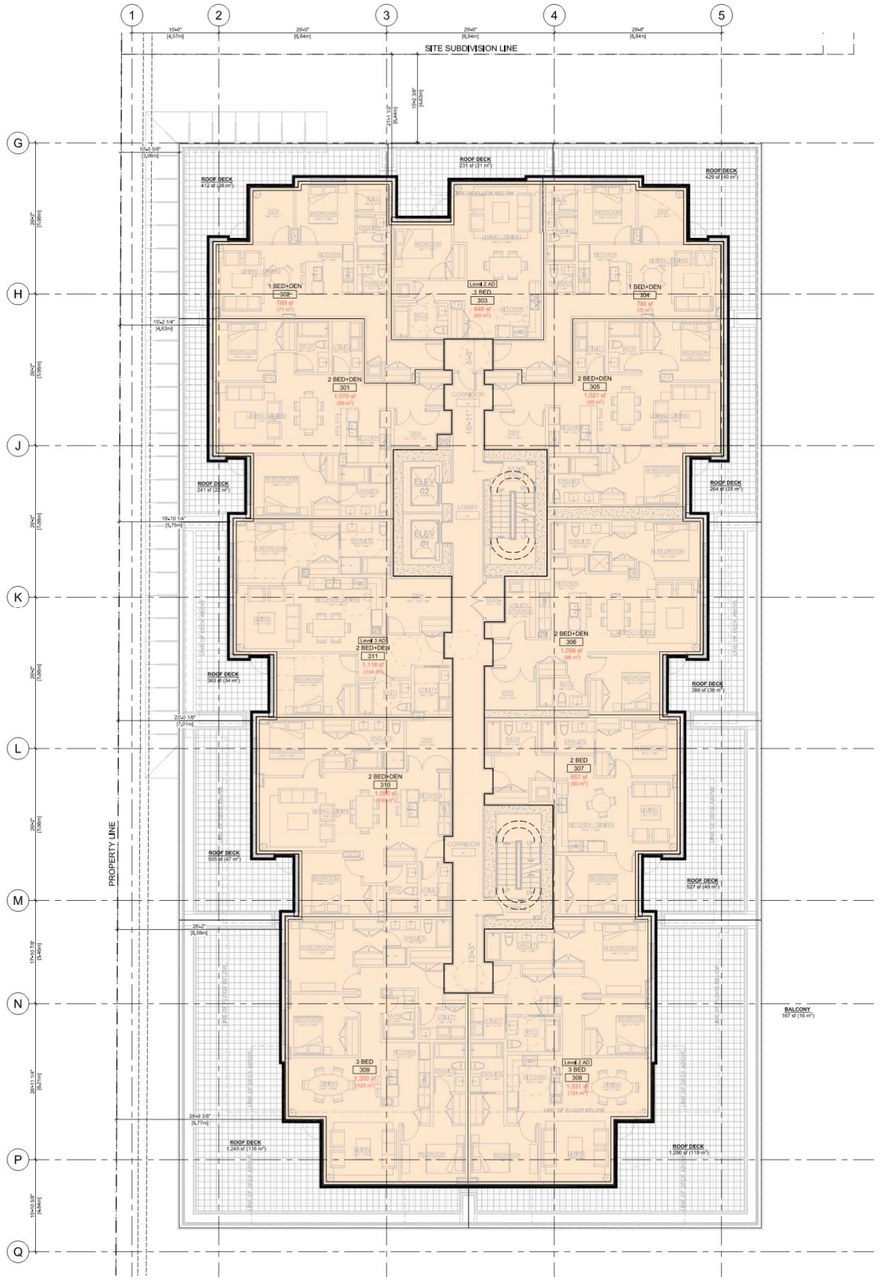
Scale 1/8" = 1'-0"

Project 215035

Sheet A506




2 A104 L04 & L05 TYP. FLOOR PLAN - BUILDING D2
1/8" = 1'-0"




1 A103 L03 FLOOR PLAN - BUILDING D2
1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD


- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, ELEC, SERVICE, BIKE STORAGE, HRV, RES/WASTE, BALCONY

D2 LEVEL 3

1,205.4 m² RES. EXCLUSIONS: WALL = 35.3 m², ADA = 7.9 m²
− 43.2 m²
1162.2 m²

D2 LEVEL 4

1,442.4 m² RES. EXCLUSIONS: WALL = 35.3 m², ADA = 9.8 m², BALCONY = 237 m²
− 282.1 m²
1,160.4 m²

D2 LEVEL 5

1,442.4 m² RES. EXCLUSIONS: WALL = 35.3 m², ADA = 9.8 m², BALCONY = 237 m²
− 282.1 m²
1,160.4 m²

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD | |

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Area Overlay Plan Level 03 & Typ. Lvls 04-05**

Drawing

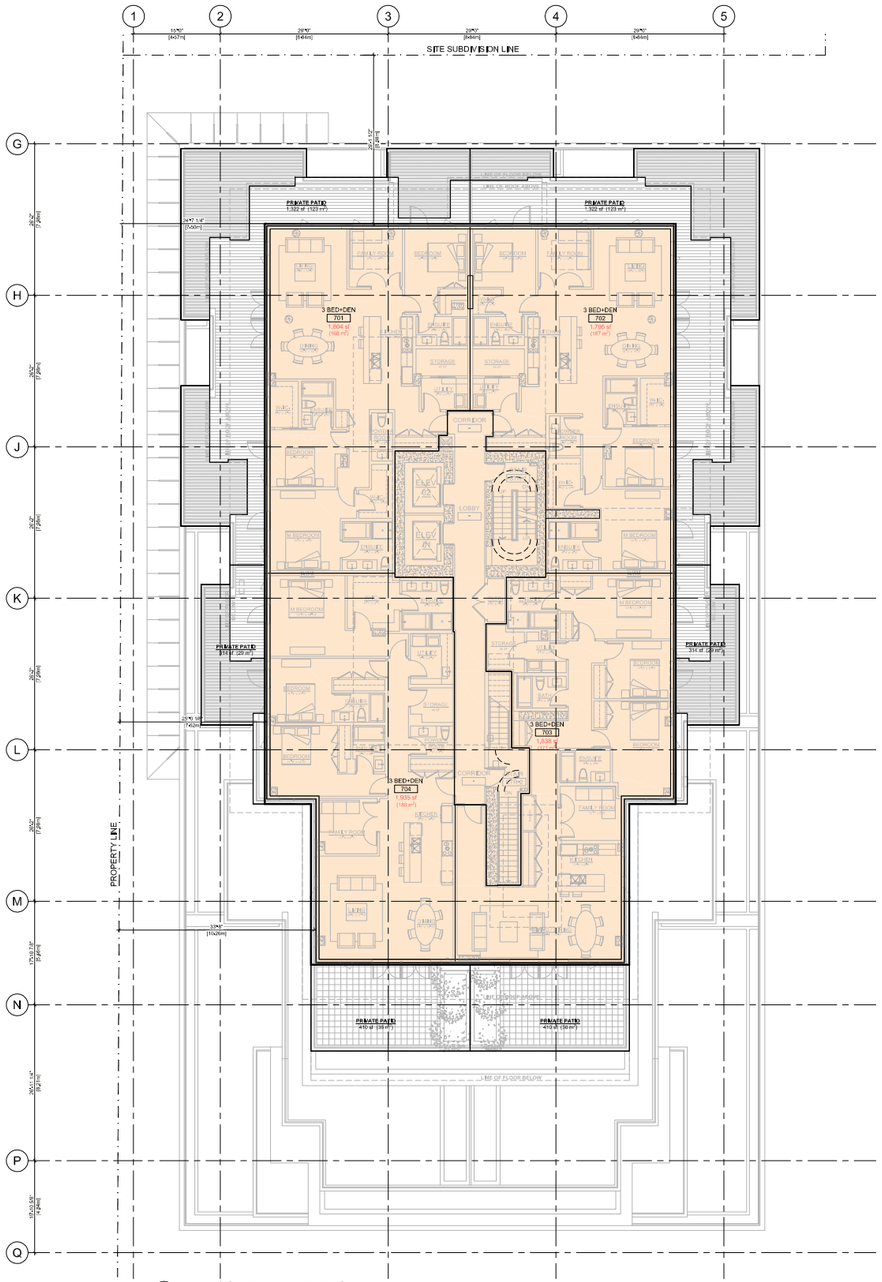
Scale 1/8" = 1'-0"

Project 215035

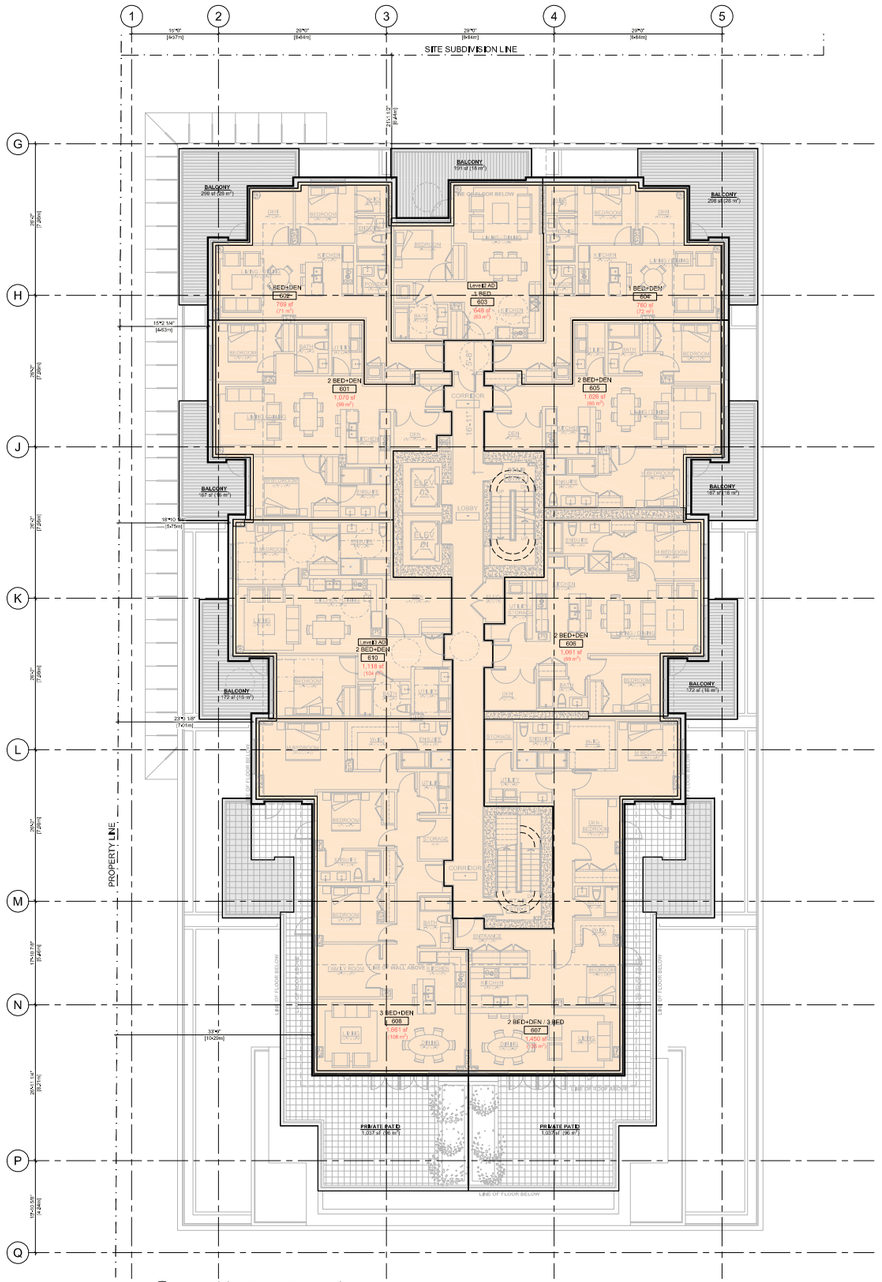
Sheet A507

0' 4' 8' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 L07 FLOOR PLAN - BUILDING D2
A107 1/8" = 1'-0"




1 L06 FLOOR PLAN - BUILDING D2
A106 1/8" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 8366
F. 604. 687. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D2 LEVEL 6

| | |
|---|---|
| 1,219.3 m² | RES. EXCLUSIONS: WALL = 29 m², ADA = 6 m², BALCONY = 168.8 m² |
| - 204.1 m² | |
| 1015.2 m² | |

D2 LEVEL 7

| | |
|---|---|
| 951.1 m² | RES. EXCLUSIONS: WALL = 16.4 m², BALCONY = 148.1 m² |
| - 164.5 m² | |
| 786.6 m² | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM-DD |

Seal

**Harbourside Lot D**

**Building D2**

Project

**Floor Area Overlay Plan**

**Levels 06 & 07**

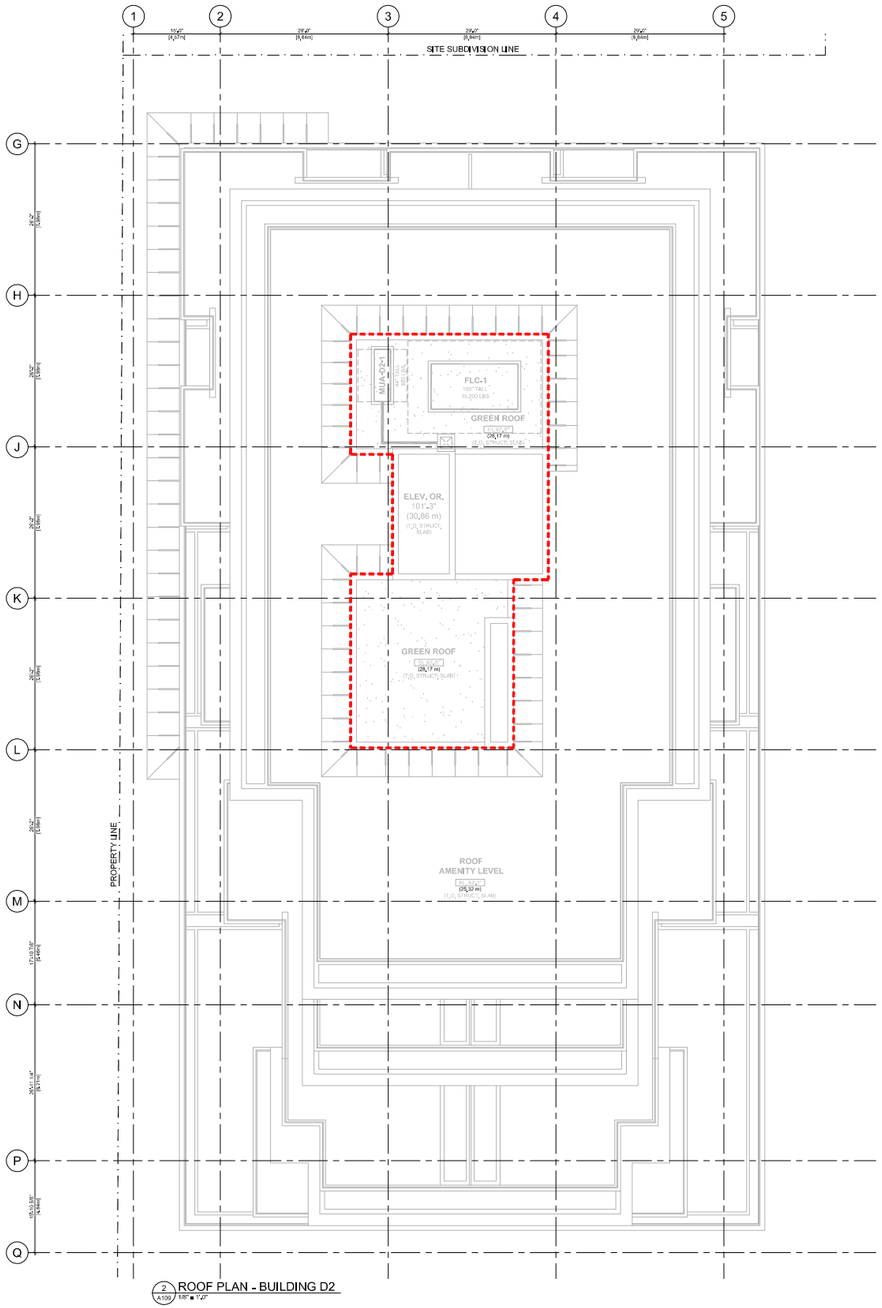
Drawing

| | |
|---|---|
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A508 |

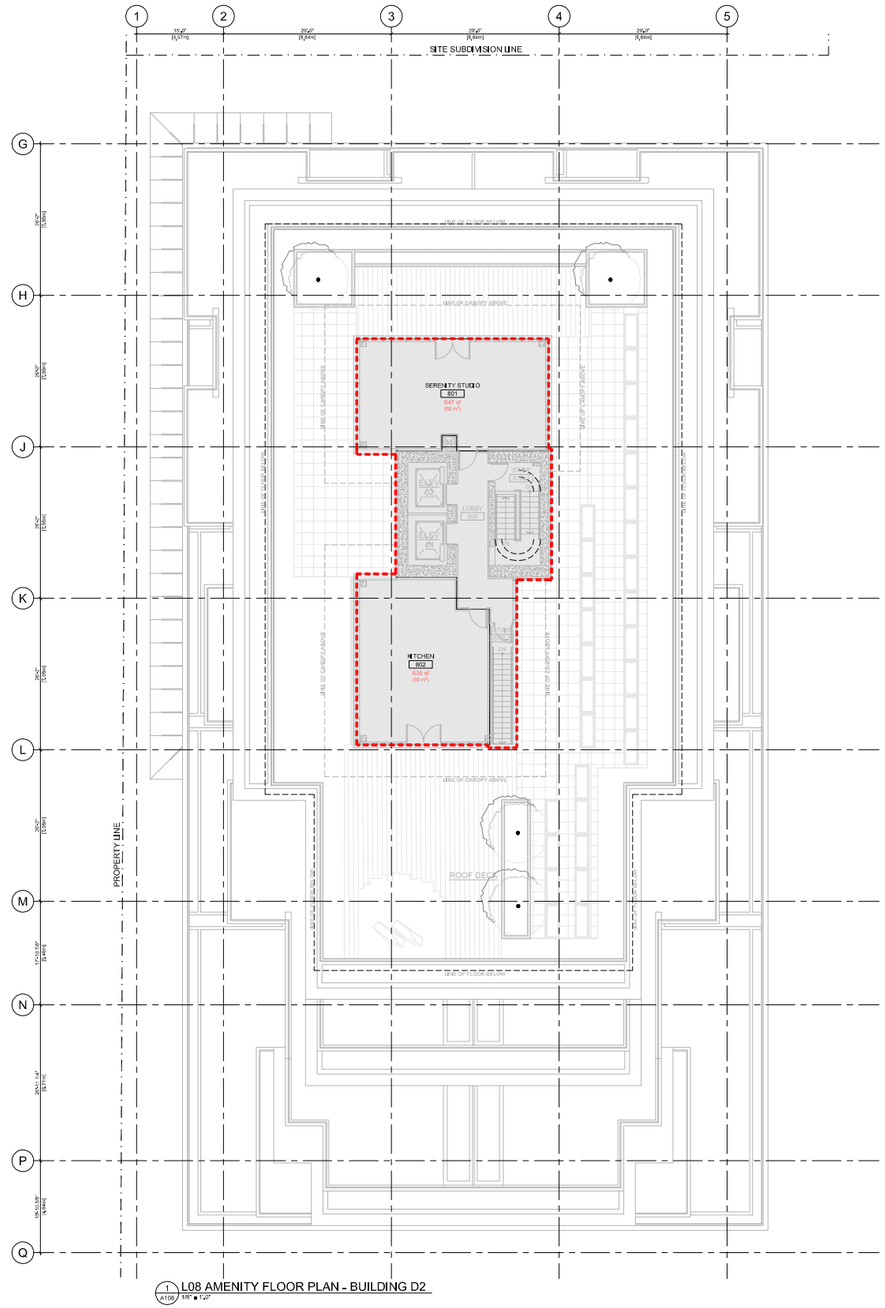
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A508_FSR OVERLAY D2 - LEVEL 06-7.DWG | 18 Dec 2019 - 11:42 AM | HGALLOWAY




2 ROOF PLAN - BUILDING D2
A109 1/8" = 1'-0"




1 L08 AMENITY FLOOR PLAN - BUILDING D2
A108 1/8" = 1'-0"

ROOFTOP AMENITY AREA = 2,045 sf

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Reserve Plaza
1000 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 2K1
T. 604. 687. 2899
F. 604. 687. 1771
MCMPartnerships.com

CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES.WASTE
BALCONY

D2 LEVEL 8

- 190 $m^2$
- - 190 $m^2$

0 $m^2$

RES. EXCLUSIONS: AMENITY = 2,045 sf (190 $m^2$)

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Area Overlay Plan Level 08 & Roof Plan**

Drawing

Scale 1/8" = 1'-0"

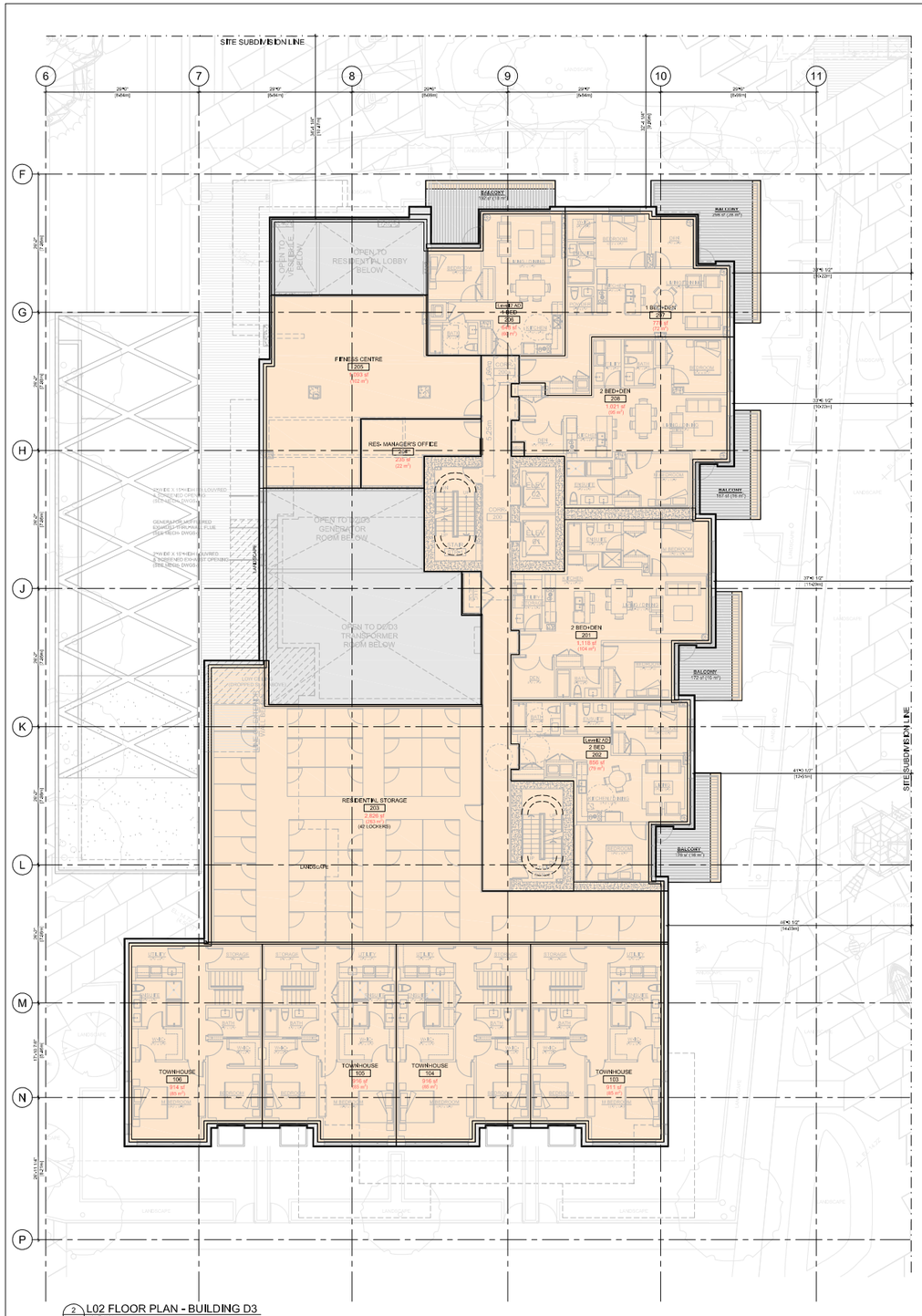
Project 215035

Sheet A509

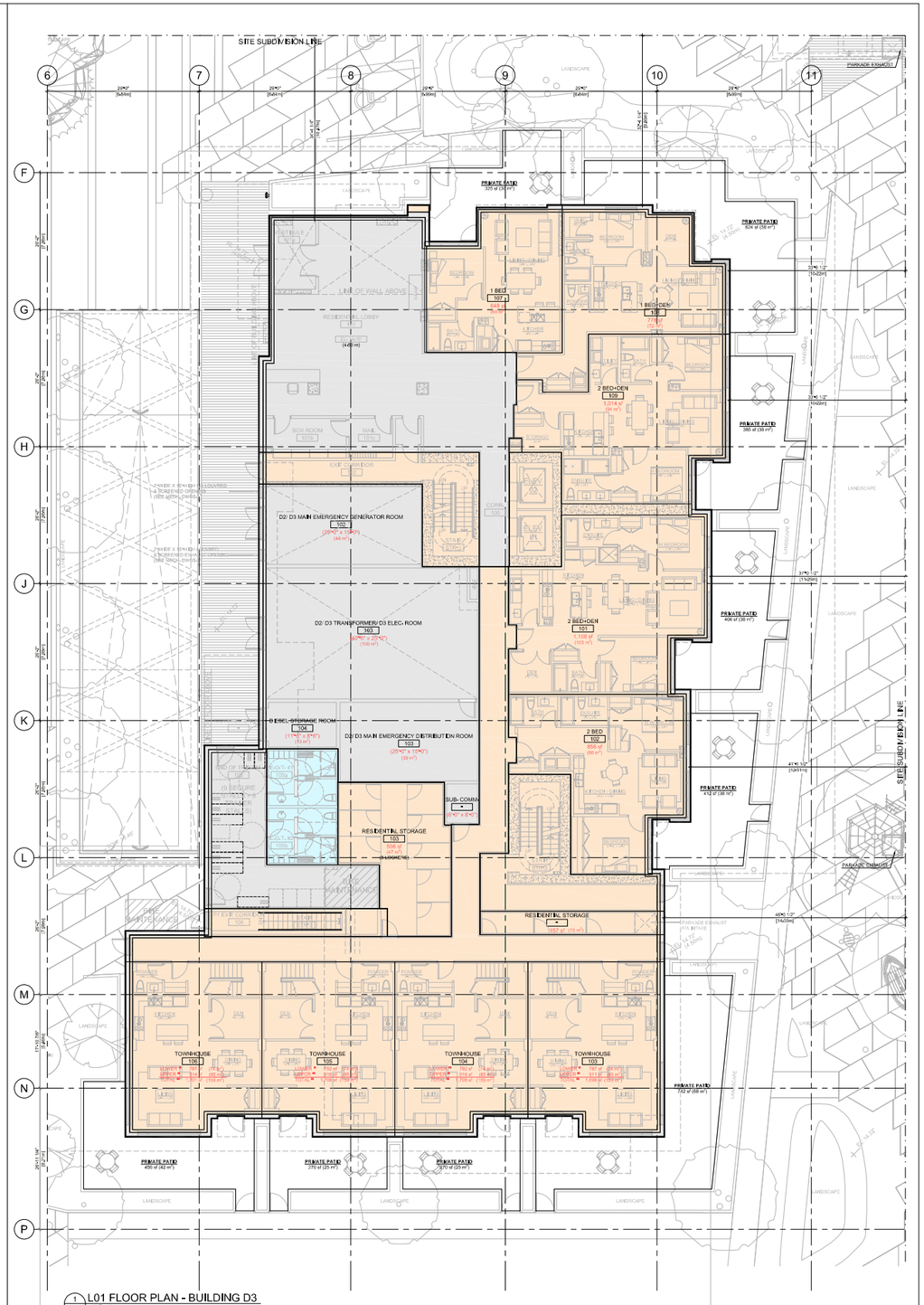
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

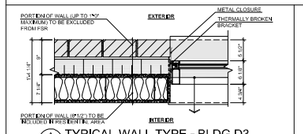
I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\8 PRODUCTION\8.1 AU\CAD\DP RESUBMISSION SHEETS\215035_A509_FSR OVERLAY D2 - LEVEL 08-R.DWG | 18 Dec 2019 - 11:45 AM | HGALLOWAY




2 L02 FLOOR PLAN - BUILDING D3
A102 1/8" = 1'-0"




1 L01 FLOOR PLAN - BUILDING D3
A101 1/8" = 1'-0"




A TYPICAL WALL TYPE - BLDG D3
1" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM
Musson Cattell Mackey Partnership
Architects Designers Planners
Canada Place
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2500
F. 604. 687. 1771
MCMPartnership.com

CONCERT

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION
INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES-WASTE
BALCONY

D3 LEVEL 1
28 m²

1,465.3 m²
- 468 m²
997.3 m²

RES. EXCLUSIONS:
WALL = 41.9 m²
LOBBY = 171.6 m²
SERVICE = 203.4 m²
BIKE STOR = 51.1 m²

D3 LEVEL 2
1,533.4 m²
- 389.4 m²
1,143.9 m²

RES. EXCLUSIONS:
WALL = 41.9 m²
ADA = 3.7 m²
SERVICE = 143.9 m²
AMENITY = 123.4 m²
BALCONY = 77.6 m²

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MMMDD |

Seal

**Harbourside Lot D**

Project

**Floor Area Overlay Plan Building D3 Levels 01 & 02**

Drawing

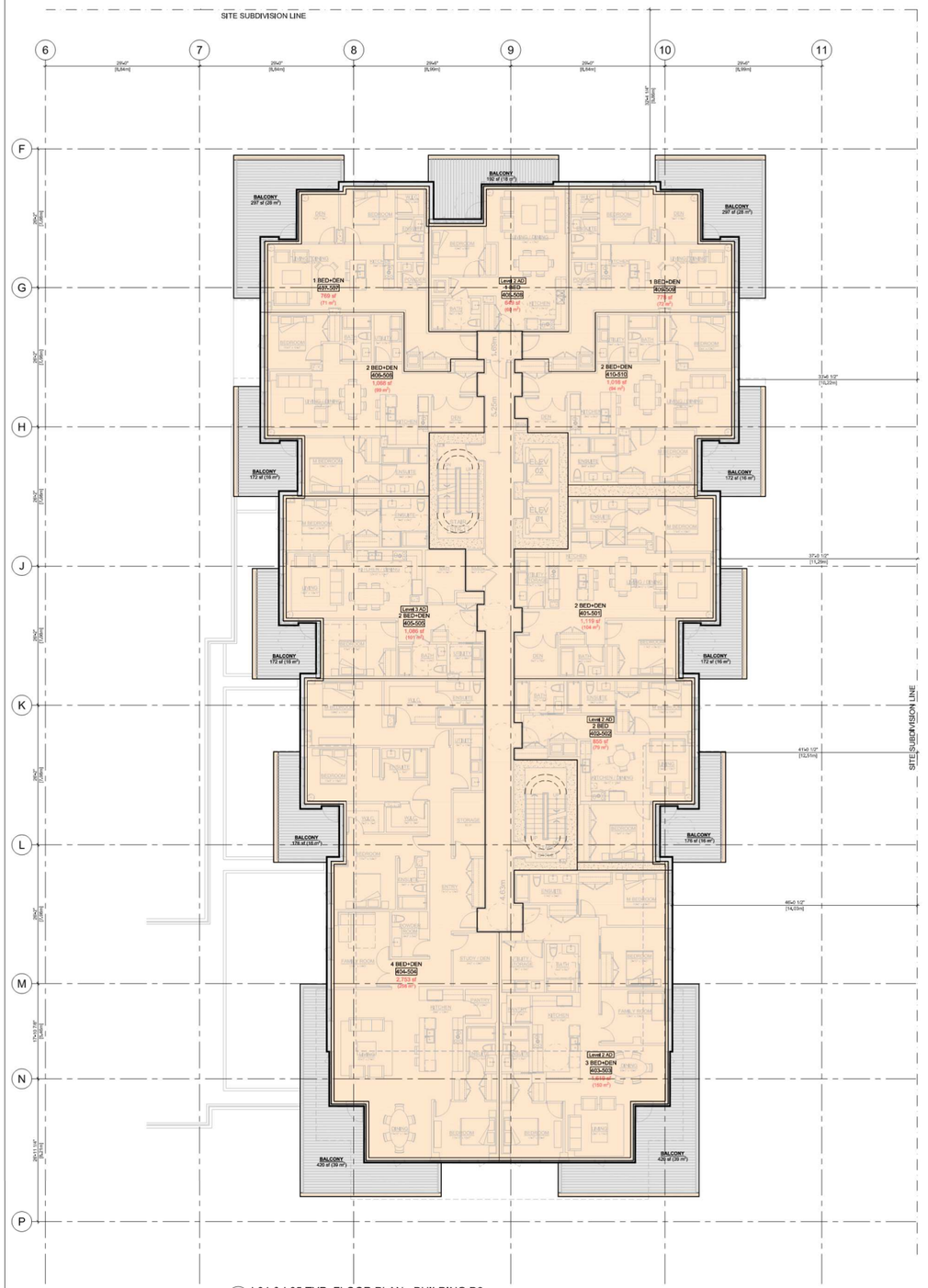
Scale 1/8" = 1'-0"

Project 215035

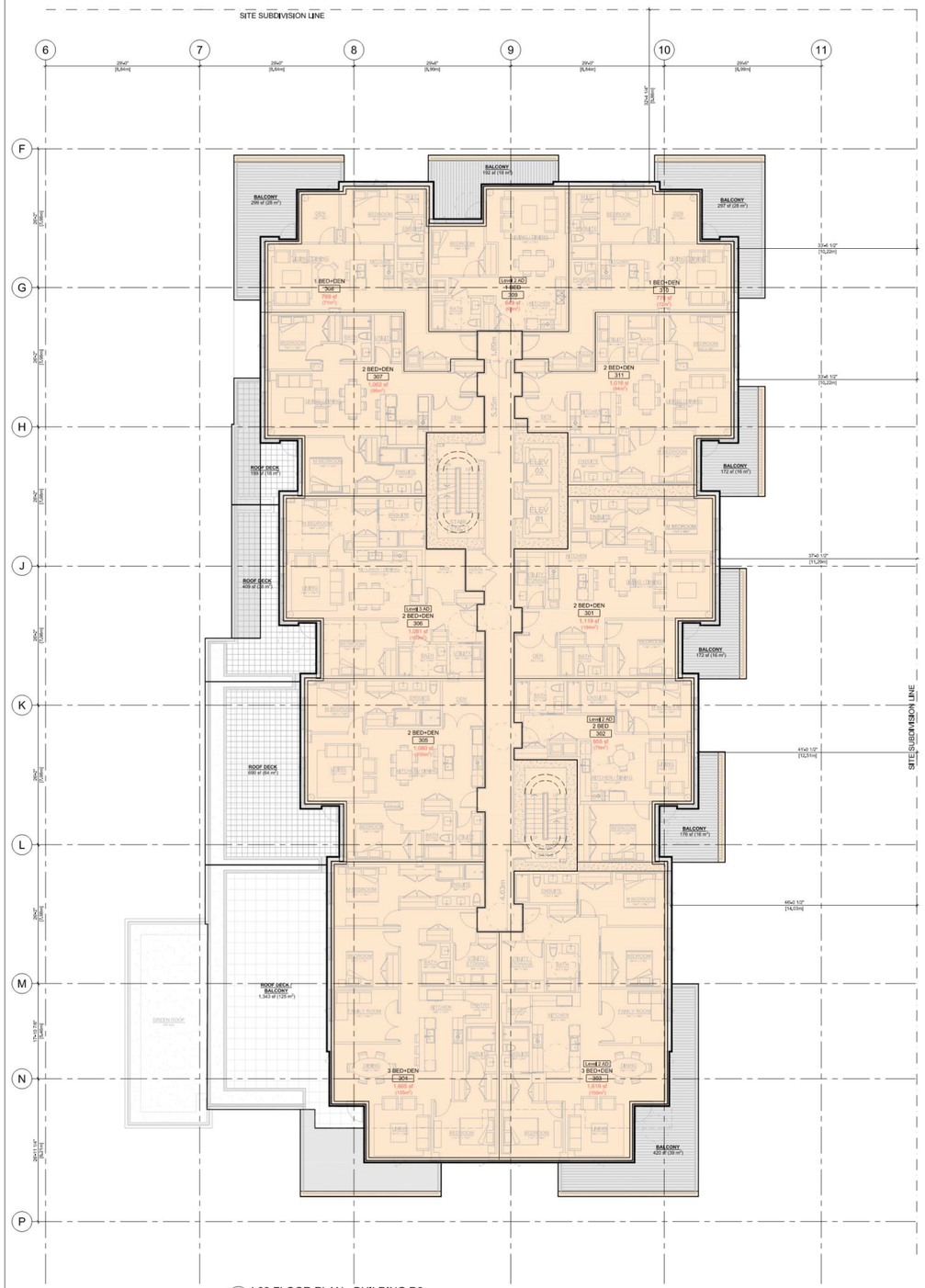
Sheet A510

8' 6' 4' 2' 0' 4' 8' 16' 24'

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FILE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A510_FSR OVERLAY-D3 - LEVEL 01-2.DWG | 18 Dec 2019 - 12:00 PM | FGALLOWAY




2 A104 L04 & L05 TYP. FLOOR PLAN - BUILDING D3
1/8" = 1'-0"




1 A103 L03 FLOOR PLAN - BUILDING D3
1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com


CONCERT PROPERTIES LTD.

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

(INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, ELEC, SERVICE, BIKE STORAGE, HRV, RES/WASTE, BALCONY)

**D3 LEVEL 3**

1,473,9 m²
- 236,9 m²
1,237 m²

RES. EXCLUSIONS: WALL = 37 m² ADA = 9.8 m² BALCONY = 190.2 m²

**D3 LEVEL 4**

1,512,6 m²
- 275,6 m²
1,237 m²

RES. EXCLUSIONS: WALL = 37 m² ADA = 9.8 m² BALCONY = 228.9 m²

**D3 LEVEL 5**

1,512,6 m²
- 275,6 m²
1,237 m²

RES. EXCLUSIONS: WALL = 37 m² ADA = 9.8 m² BALCONY = 228.9 m²

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

# Floor Area Overlay Plan Level 03 & Typ. Lvls 04-05

Drawing

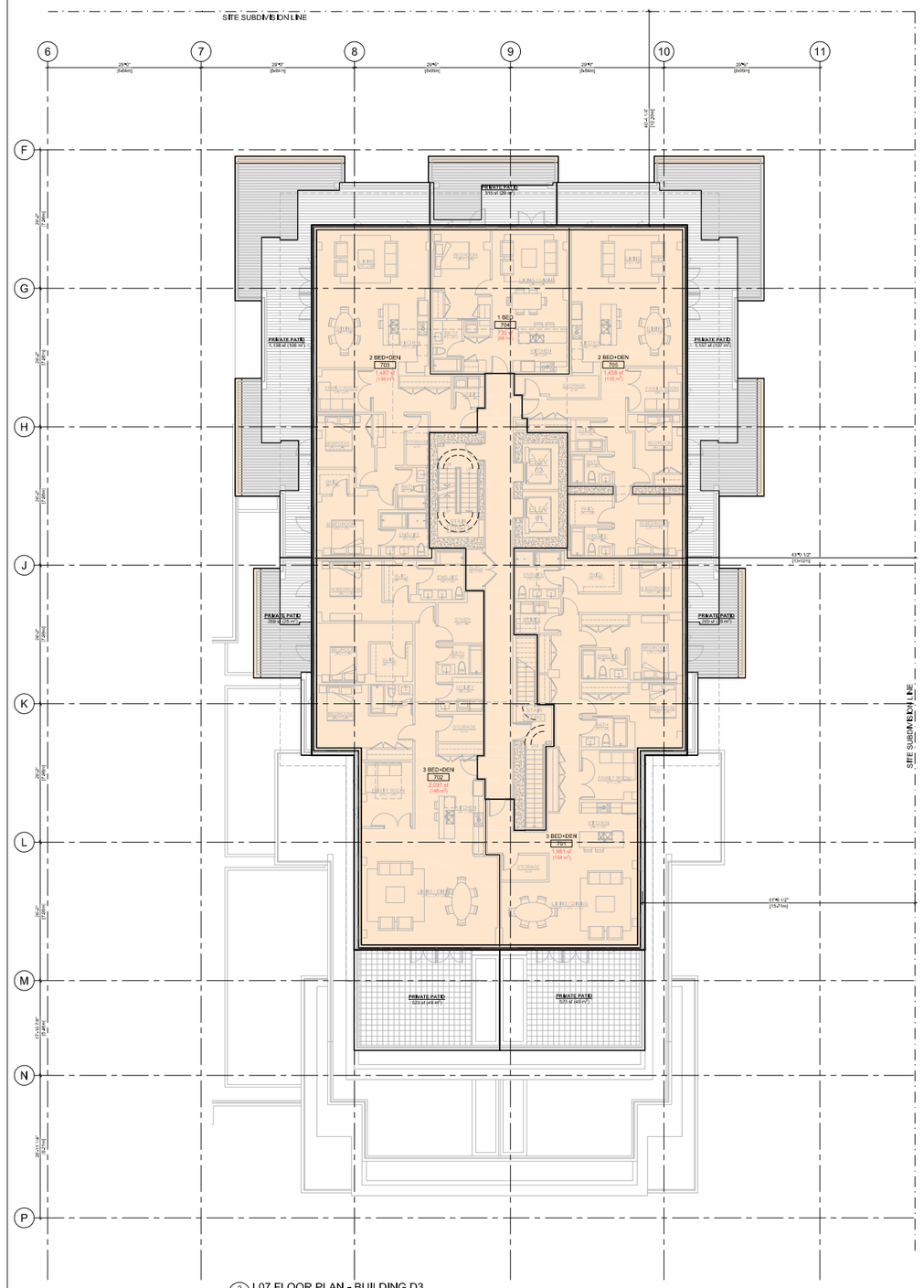
Scale 1/8" = 1'-0"

Project 215035

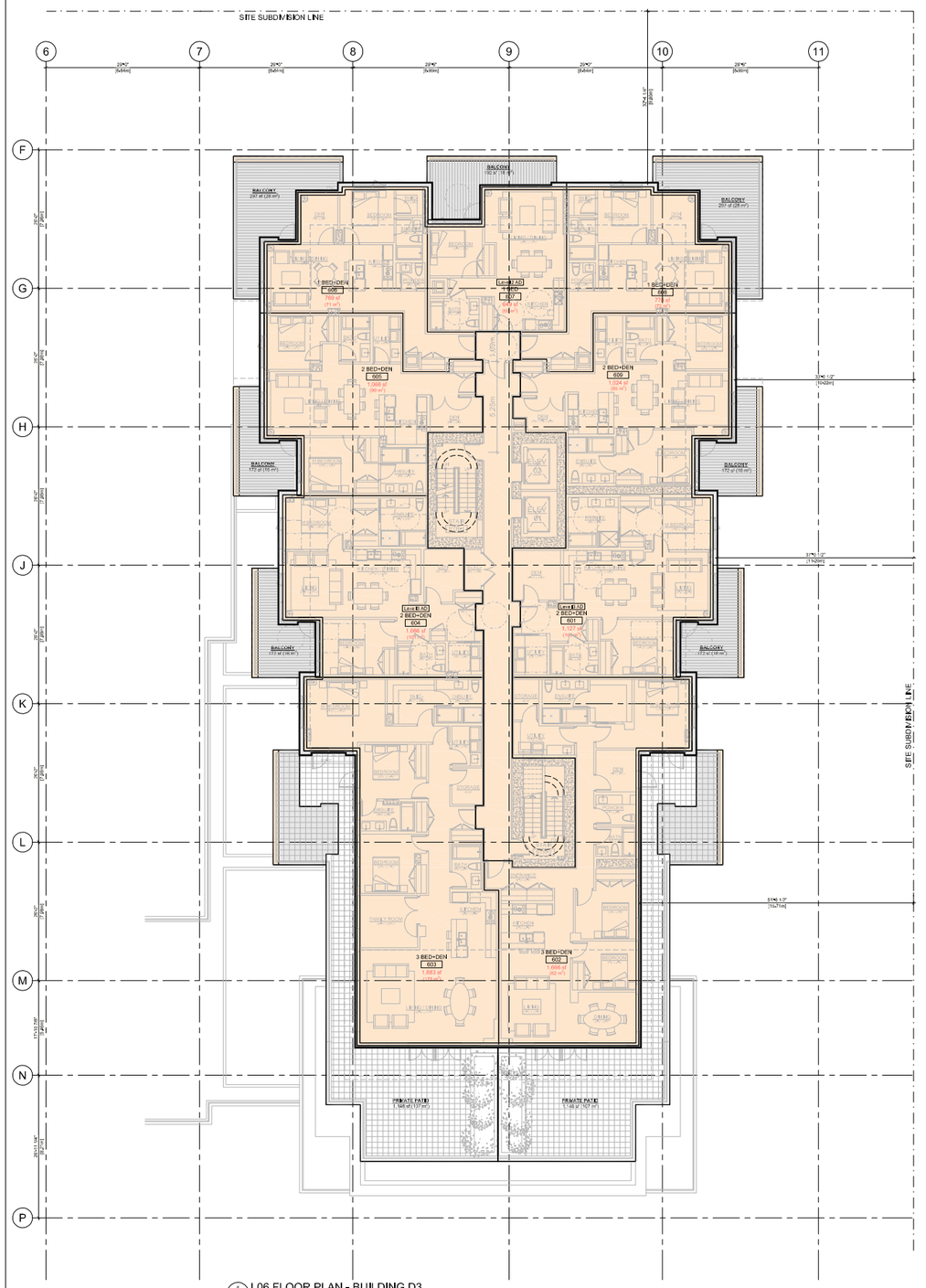
Sheet A511

8' 6' 4' 2' 0' 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A107 L07 FLOOR PLAN - BUILDING D3
1/8" = 1'-0"




1 A106 L06 FLOOR PLAN - BUILDING D3
1/8" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Granville Plaza
1666 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3K1
T. 604. 682. 2999
F. 604. 682. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RESWASTE
BALCONY

D3 LEVEL 6

| | |
|---|---|
| 1,262.7 m² | RES. EXCLUSIONS: WALL = 30.3 m², ADA = 10.2 m², BALCONY = 152.7 m² |
| - 193.2 m² | |
| 1,069.5 m² | |

D3 LEVEL 7

| | |
|---|---|
| 986.1 m² | RES. EXCLUSIONS: WALL = 17.8 m², BALCONY = 118.4 m² |
| - 136.2 m² | |
| 849.9 m² | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |

Revisions YYYY MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

**Floor Area Overlay Plan**

**Levels 06 & 07**

Drawing

Scale 1/8" = 1'-0"

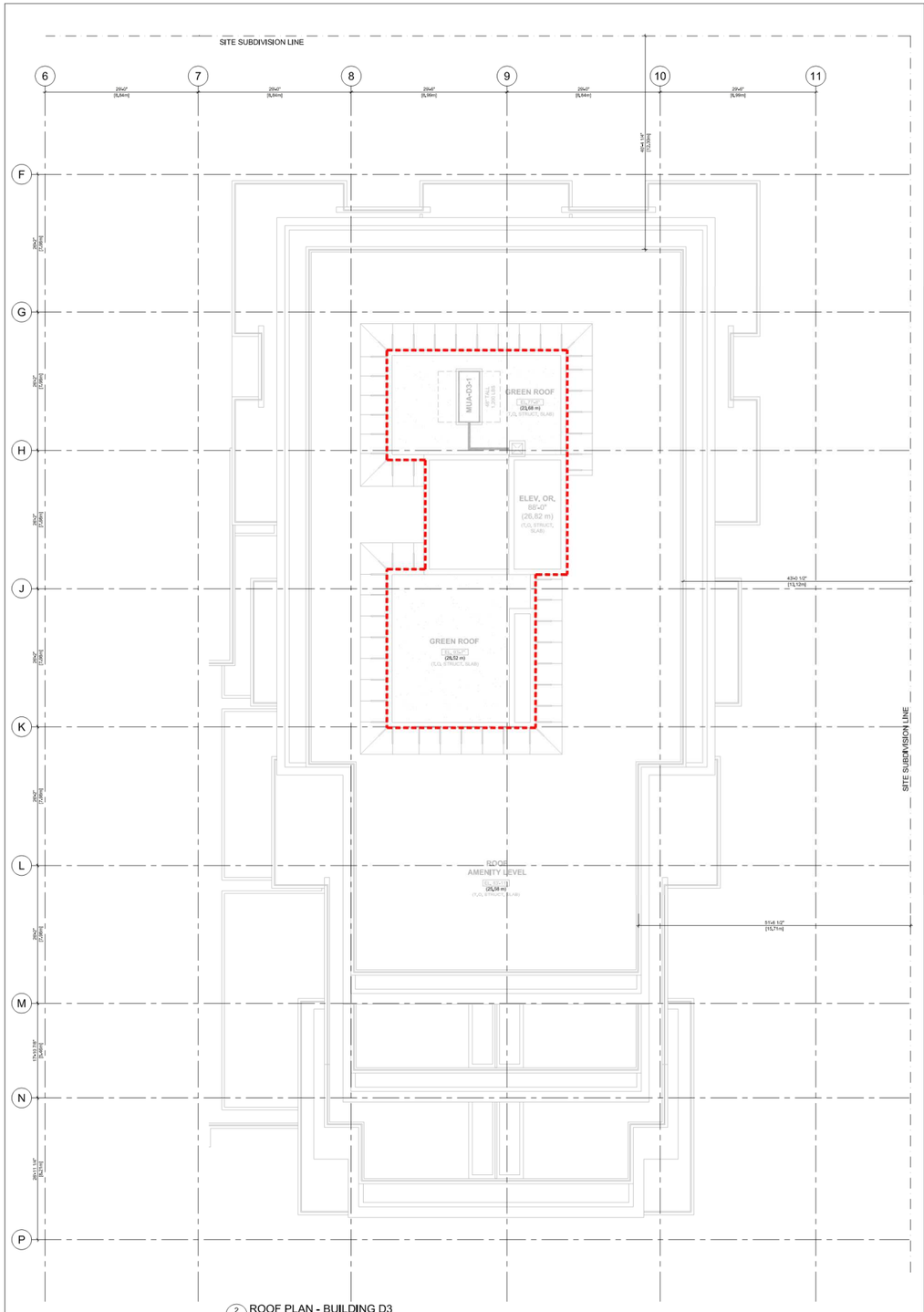
Project 215035

Sheet A512

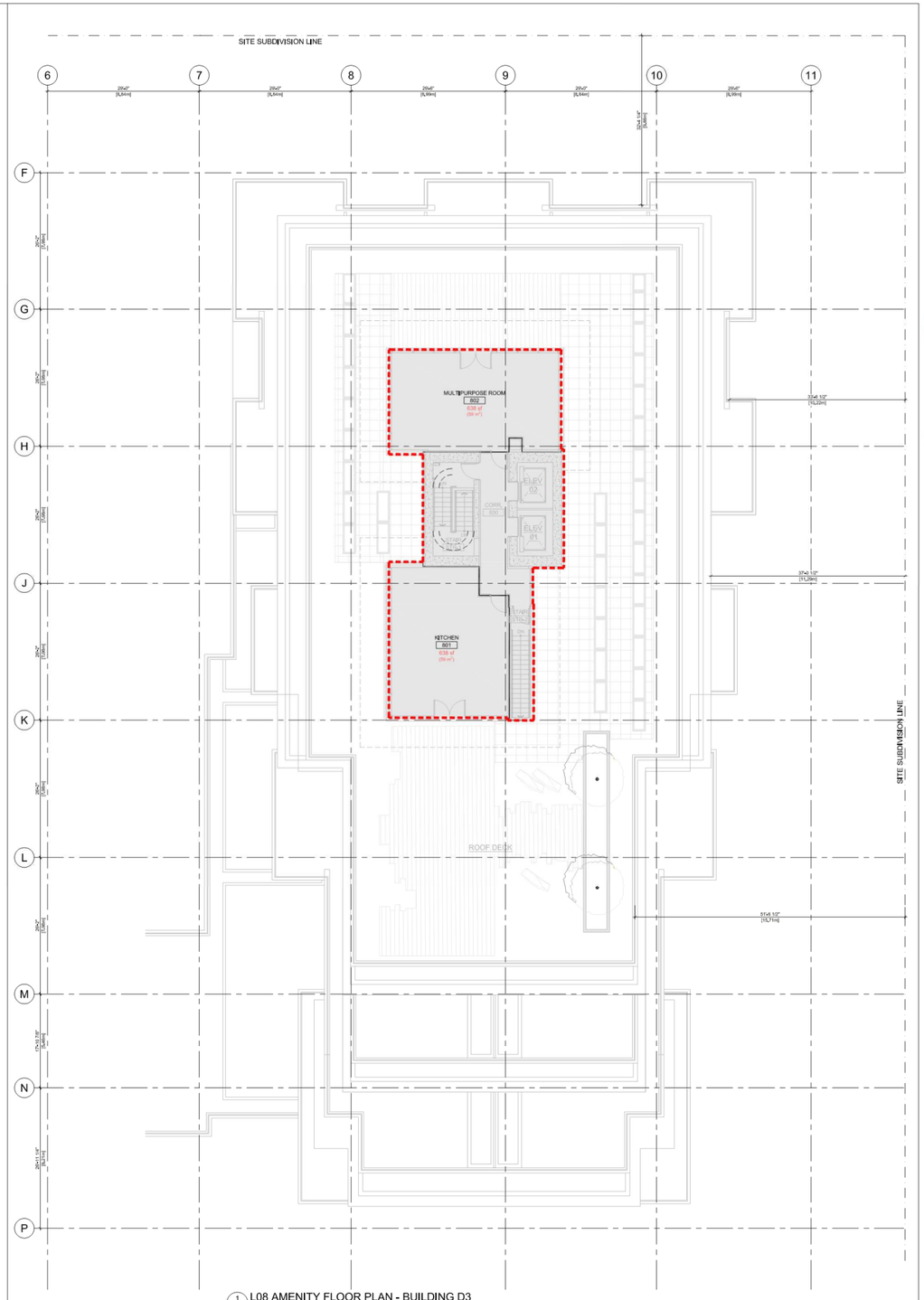
8' 6' 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1-D4 BASE FEE\B PRODUCTION\B.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A512_FSR OVERLAY-D3 - LEVEL 06-7.DWG | 18 Dec 2019 - 12:57 PM | HGALLOWAY




2 / A109 ROOF PLAN - BUILDING D3
1/8" = 1'-0"




1 / A108 L08 AMENITY FLOOR PLAN - BUILDING D3
1/8" = 1'-0"

----- ROOFTOP AMENITY AREA = 2,045 sf

8' 6' 4' 2' 0" 4' 8' 16' 24'


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnerships.com


CONCERT PROPERTIES LTD

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION
INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
CORE
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D3 LEVEL 8

| | |
|---|---|
| | 190 m² |
| | - 190 m² |
| | 0 m² |

RES. EXCLUSIONS: AMENITY = 2,045 sf (190 m²)

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Buildings D2 & D3**

Project

# Floor Area Overlay Plan Level 08 & Roof Plan

Drawing

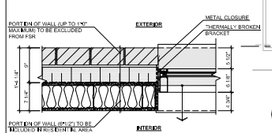
Scale 1/8" = 1'-0"

Project 215035

Sheet A513

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




A TYPICAL WALL TYPE - BLDG D4
1" = 1'-0"

2 A101 L01 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 A101 L01 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Granville Plaza
1066 West Hastings Street
Suite 1000
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 8565
F. 604. 687. 1771
MCMPartnership.com


CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, ADA, SERVICE, BIKE STORAGE, HRV, RES/WASTE, BALCONY

D4 LEVEL 1

| | |
|---|---|
| 835.3 m² | COM. EXCLUSIONS: WALL = 16.2 m² |
| - 16.2 m² | |
| 819.1 m² | |
| 2,109.2 m² | RES. EXCLUSIONS: WALL = 81.3 m², LOBBY = 176.6 m², SERVICE = 240.2 m², AMENITY = 81.3 m² |
| - 559 m² | |
| 1550.2 m² | |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY MM DD |

Seal

**Harbourside Lot D**

**Building D4**

Project

**Floor Area Overlay Plan**

**Level 01**

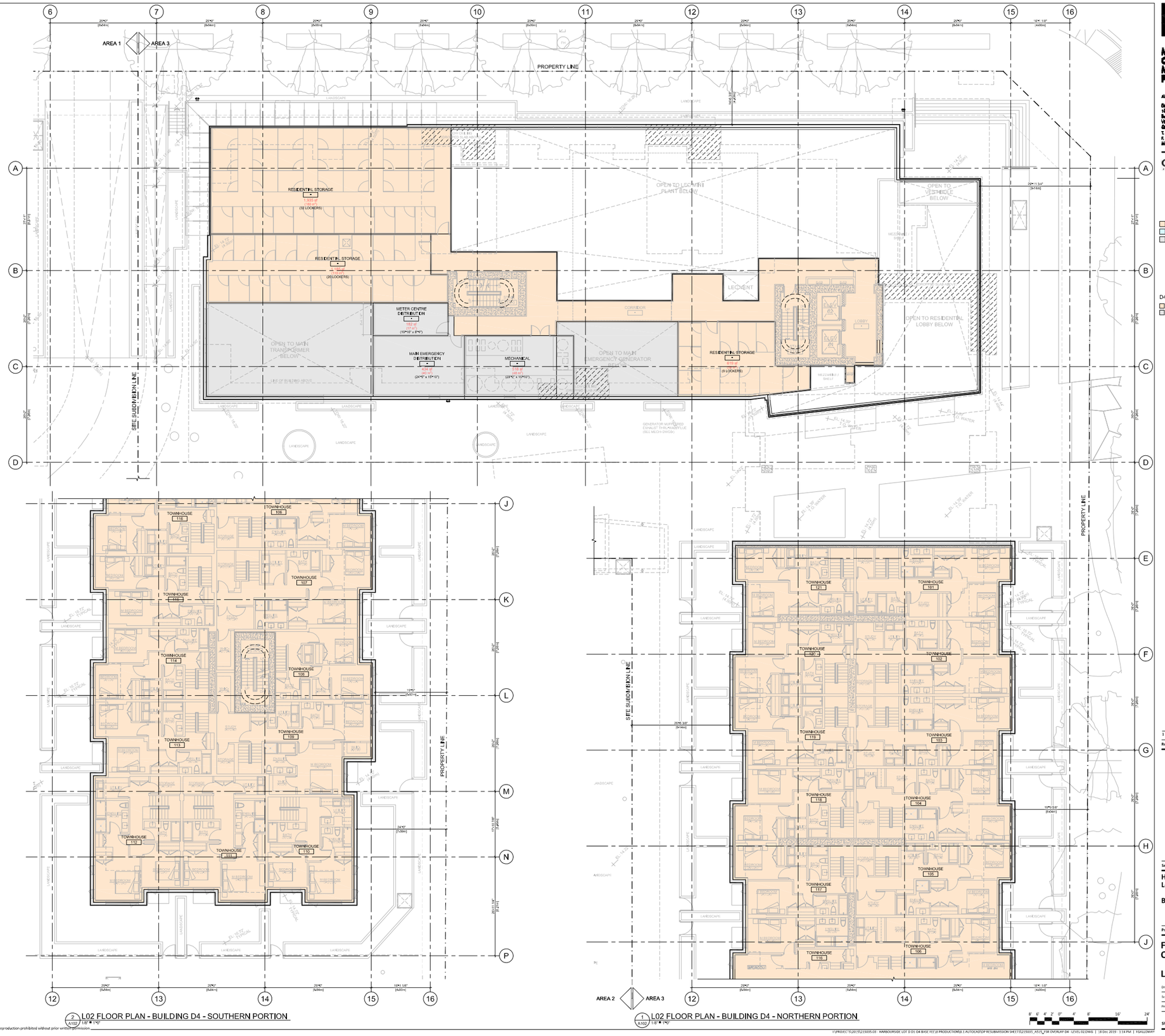
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet **A514**

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FEE\4 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A514_FSR OVERLAY D4 - LEVEL 01.DWG | 18 Dec 2019 - 3:10 PM | FGALLOWAY


AREA 1
AREA 3
PROPERTY LINE
SITE SUBDIVISION LINE
RESIDENTIAL STORAGE
(32 LOCKERS)
RESIDENTIAL STORAGE
(20 LOCKERS)
METER CENTRE DISTRIBUTION
MAIN EMERGENCY DISTRIBUTION
MECHANICAL
RESIDENTIAL STORAGE
(6 LOCKERS)
OPEN TO MAIN TRANSFORMER BELOW
OPEN TO MAIN EMERGENCY GENERATOR BELOW
OPEN TO LECHMINT PLANT BELOW
OPEN TO VESTIBULE BELOW
OPEN TO RESIDENTIAL LOBBY BELOW
LECHMINT
LOBBY
ELEV. 03
ELEV. 04
ELEV. 05
CORRIDOR
MEZZANINE SWEEP
GENERATOR MUFFLER AND EXHAUST THRU-PARAPET (SEE MECH'L DWGS)
TOWNHOUSE 116
TOWNHOUSE 106
TOWNHOUSE 117
TOWNHOUSE 107
TOWNHOUSE 118
TOWNHOUSE 114
TOWNHOUSE 108
TOWNHOUSE 109
TOWNHOUSE 113
TOWNHOUSE 112
TOWNHOUSE 111
TOWNHOUSE 110
TOWNHOUSE 121
TOWNHOUSE 101
TOWNHOUSE 120
TOWNHOUSE 102
TOWNHOUSE 119
TOWNHOUSE 103
TOWNHOUSE 118
TOWNHOUSE 104
TOWNHOUSE 117
TOWNHOUSE 105
TOWNHOUSE 116
LANDSCAPE
BELOW
ABOVE
TYPICAL
M. BEDROOM
BEDROOM
STUDY
BATH
STORAGE
LAUNDRY
KITCHEN
LIVING
DINING
W.I.C.
ENSUITE
FOYER
LINEN
EL. 14.30
EL. 18.70
EL. 18.70 TYPICAL
EL. 18.70 W.I.C.
EL. 18.70 LAUNDRY
EL. 18.70 LINEN
EL. 18.70 STUDY
EL. 18.70 FOYER
EL. 18.70 ENSUITE
EL. 18.70 M. BEDROOM
EL. 18.70 BEDROOM
EL. 18.70 KITCHEN
EL. 18.70 LIVING
EL. 18.70 DINING
EL. 18.70 BATH
EL. 18.70 STORAGE
EL. 18.70 W.I.C. TYPICAL
EL. 18.70 ENSUITE TYPICAL
EL. 18.70 M. BEDROOM TYPICAL
EL. 18.70 BEDROOM TYPICAL
EL. 18.70 KITCHEN TYPICAL
EL. 18.70 LIVING TYPICAL
EL. 18.70 DINING TYPICAL
EL. 18.70 BATH TYPICAL
EL. 18.70 STORAGE TYPICAL
EL. 18.70 LAUNDRY TYPICAL
EL. 18.70 LINEN TYPICAL
EL. 18.70 STUDY TYPICAL
EL. 18.70 FOYER TYPICAL
EL. 18.70 LINEN TYPICAL




2 L03 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
A103 1/8" = 1'-0"

1 L03 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
A103 1/8" = 1'-0"

MCM

Musson Cattell Mackey Partnership

Architects Designers Planners

Granville Plaza
1055 West Hastings Street
Suite 1000
Vancouver, British Columbia
Canada V6E 2E1
T. 604. 687. 8565
F. 604. 687. 1771
MCMPartnership.com

CONCERT PROPERTIES LTD

RESIDENTIAL
COMMERCIAL
FSR EXCLUSION

INCLUDES: WALL ASSEMBLY
LOBBY
AMENITY
ADA
SERVICE
BIKE STORAGE
HRV
RES/WASTE
BALCONY

D4 LEVEL 3

2654.1 m²
- 135.4 m²
2,518.8 m²

RES. EXCLUSIONS:
WALL = 91.5 m²
ADA = 9.3 m²
BALCONY = 34.6 m²

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Floor Area Overlay Plan Building D4 Level 03**

Drawing

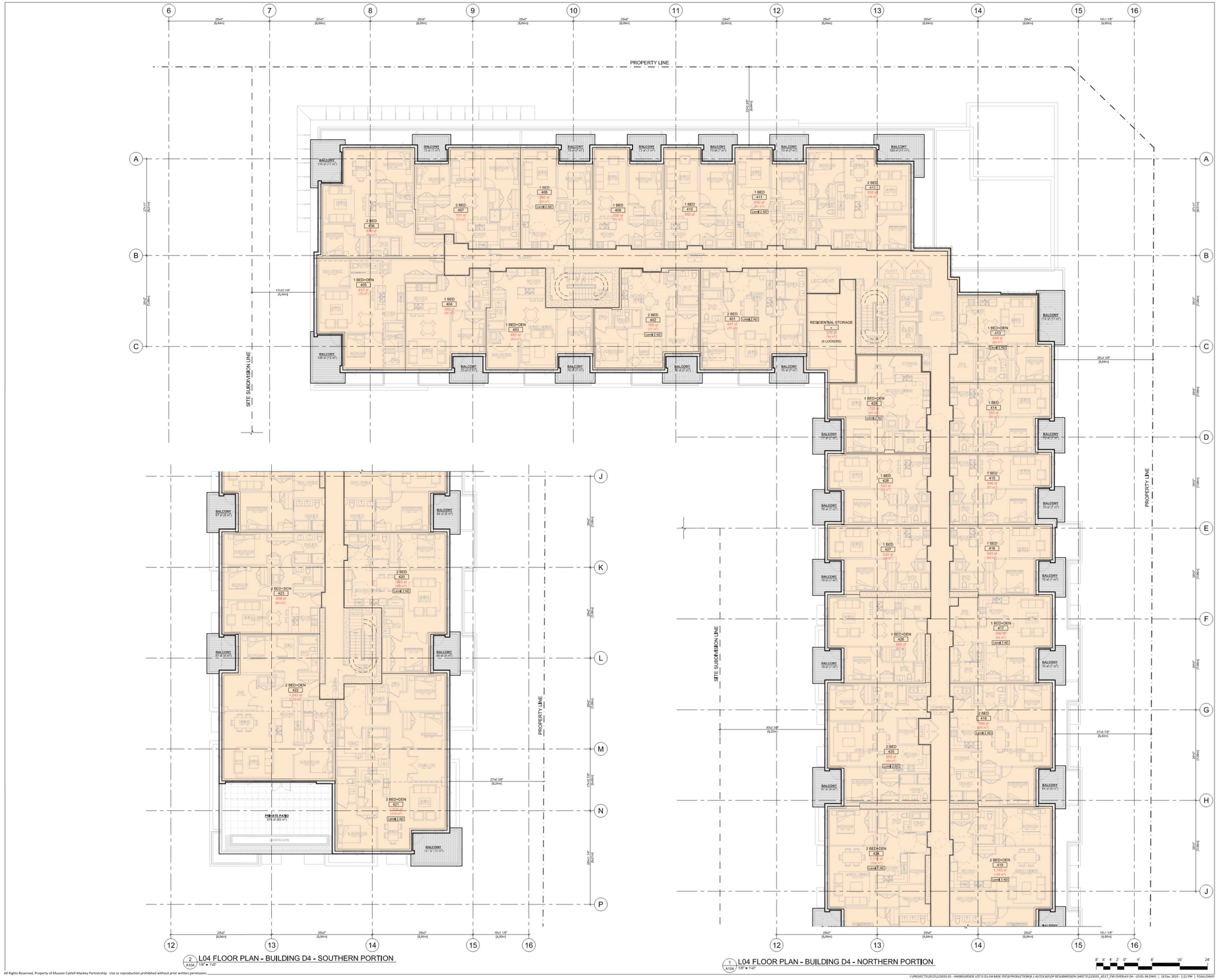
Scale 1/8" = 1'-0"

Project 215035

Sheet A516

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FEE\4 PRODUCTION\A3 AUTOCAD\DP RESUBMISSION SHEETS\215035_A516_FSR OVERLAY D4 - LEVEL 03.DWG | 18 Dec 2019 - 3:18 PM | FGALLOWAY




2 A104 L04 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A104 L04 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

(INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, ELEC, SERVICE, BIKE STORAGE, HRV, RES./WASTE, BALCONY)

D4 LEVEL 4

2,785.4 m²
- 343.9 m²
2441.5 m²

RES. EXCLUSIONS
WALL = 90.4 m²
AOM = 31.1 m²
BALCONY = 222.4 m²

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

**Floor Area Overlay Plan**

**Level 04**

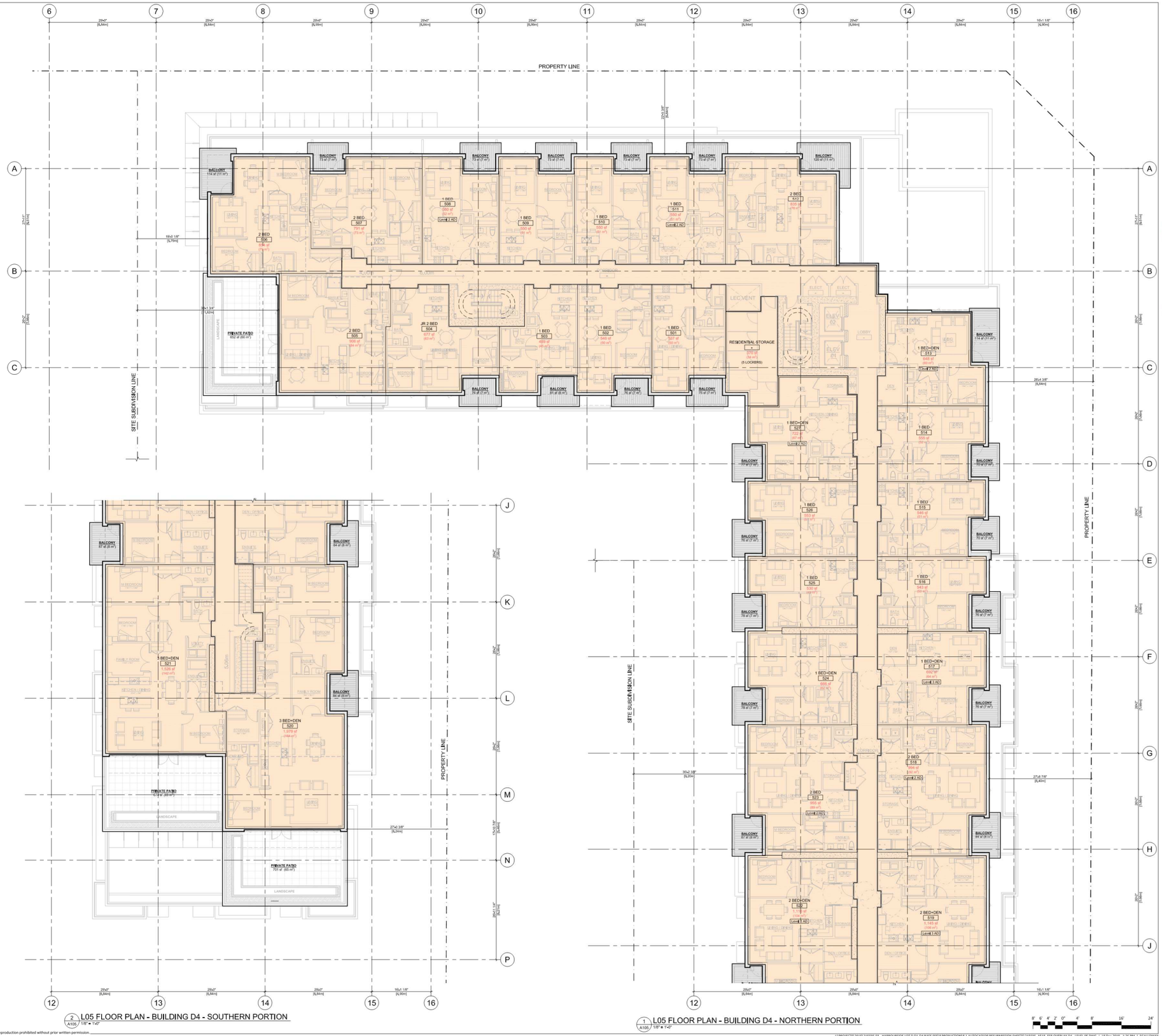
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet **A517**

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A105 L05 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A105 L05 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com

CONCERT PROPERTIES LTD


- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

(INCLUDES) WALL ASSEMBLY
LOBBY
AMENITY
ELEV
SERVICE
BIKE STORAGE
HRV
RES./WASTE
BALCONY

D4 LEVEL 5

| | |
|---|---|
| 2,576,6 m² | |
| - 289,9 m² | RES. EXCLUSIONS: WALL = 84.9 m², ADA = 21.4 m², BALCONY = 183.6 m² |
| 2286,7 m² | |

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD | |

Seal

**Harbourside Lot D**

**Building D4**

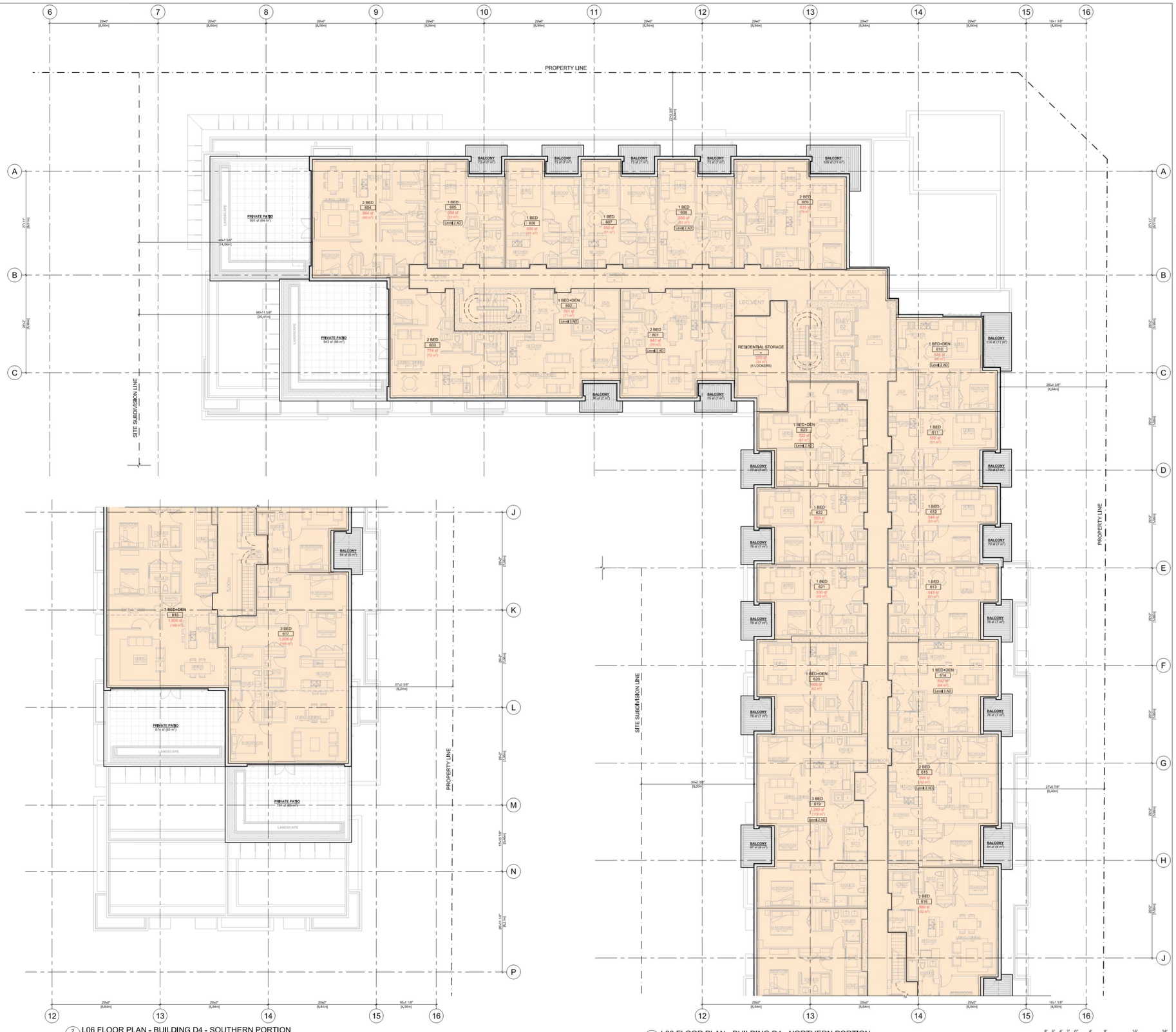
Project

# Floor Area Overlay Plan

## Level 05

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A518 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 A106 L06 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION 1/8" = 1'-0"

1 A106 L06 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION 1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartchitects.com


CONCERT PROPERTIES LTD

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, CORE, SERVICE, BIKE STORAGE, HRV, RES./WASTE, BALCONY

D4 LEVEL 6

| | |
|---|---|
| 2,266.8 m² | RES. EXCLUSIONS |
| - 238.6 m² | WALL = 74.8 m² |
| 2,028.3 m² | AGM = 21.4 m² |
| | BALCONY = 142.4 m² |

| | |
|---|---|
| 1 | 18 DECEMBER, 2019 \| ISSUED FOR DP RESUBMISSION |

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

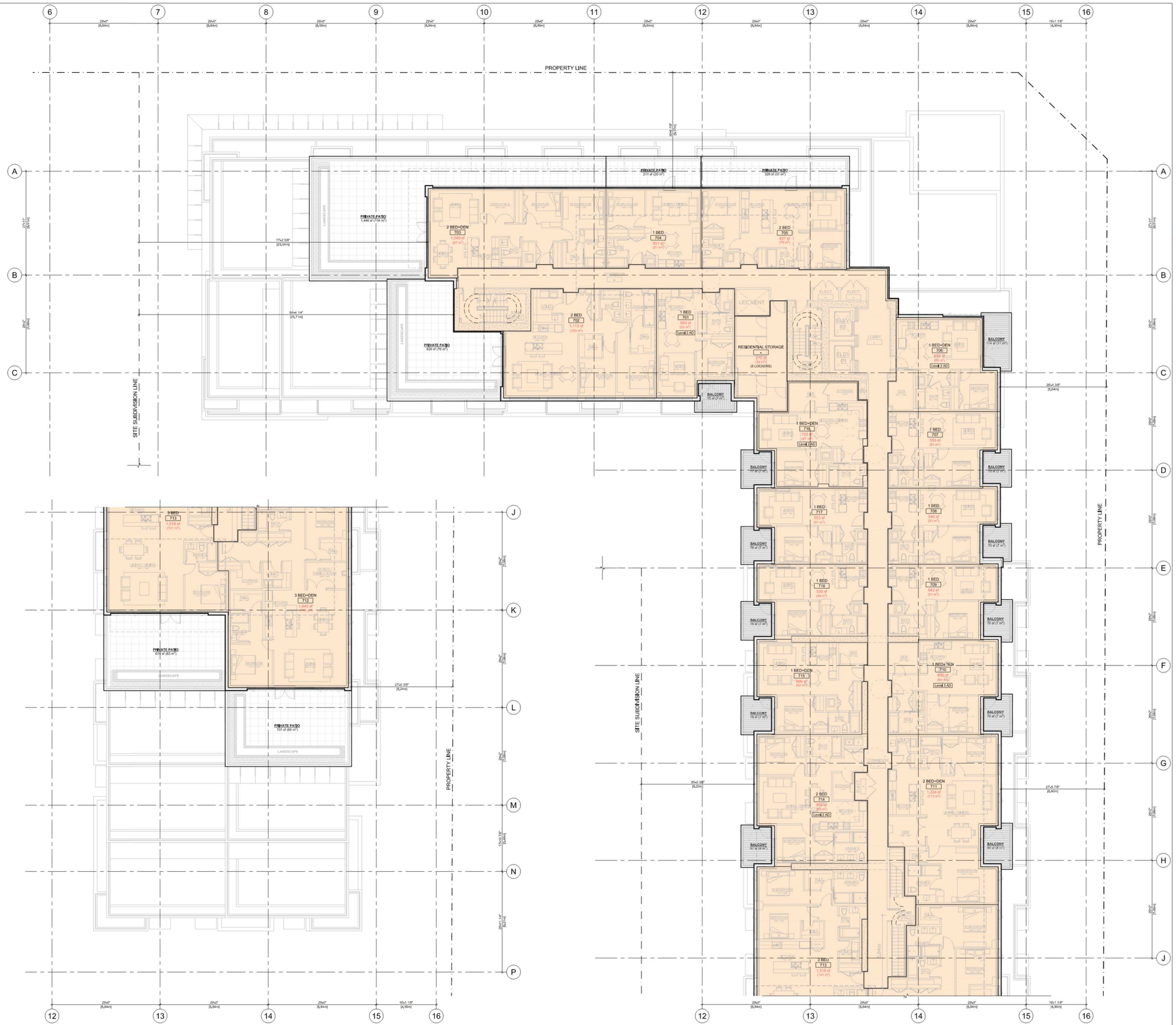
Project

**Floor Area Overlay Plan**

**Level 06**

| | |
|---|---|
| Drawing | |
| Scale | 1/8" = 1'-0" |
| Project | 215035 |
| Sheet | A519 |

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 / A107 L07 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
1/8" = 1'-0"

1 / A107 L07 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
1/8" = 1'-0"


**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnerships.com


CONCERT PROPERTIES LTD.

- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

(INCLUDES): WALL ASSEMBLY, LOBBY, AMENITY, ELEC, SERVICE, BIKE STORAGE, HRV, RES./WASTE, BALCONY

D4 LEVEL 7

1,856.9 m²
- 158.2 m²
1,698.7 m²

RES. EXCLUSIONS
WALL = 57.4 m²
ADM = 11.6 m²
BALCONY = 89.2 m²

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

**Floor Area Overlay Plan**

**Level 07**

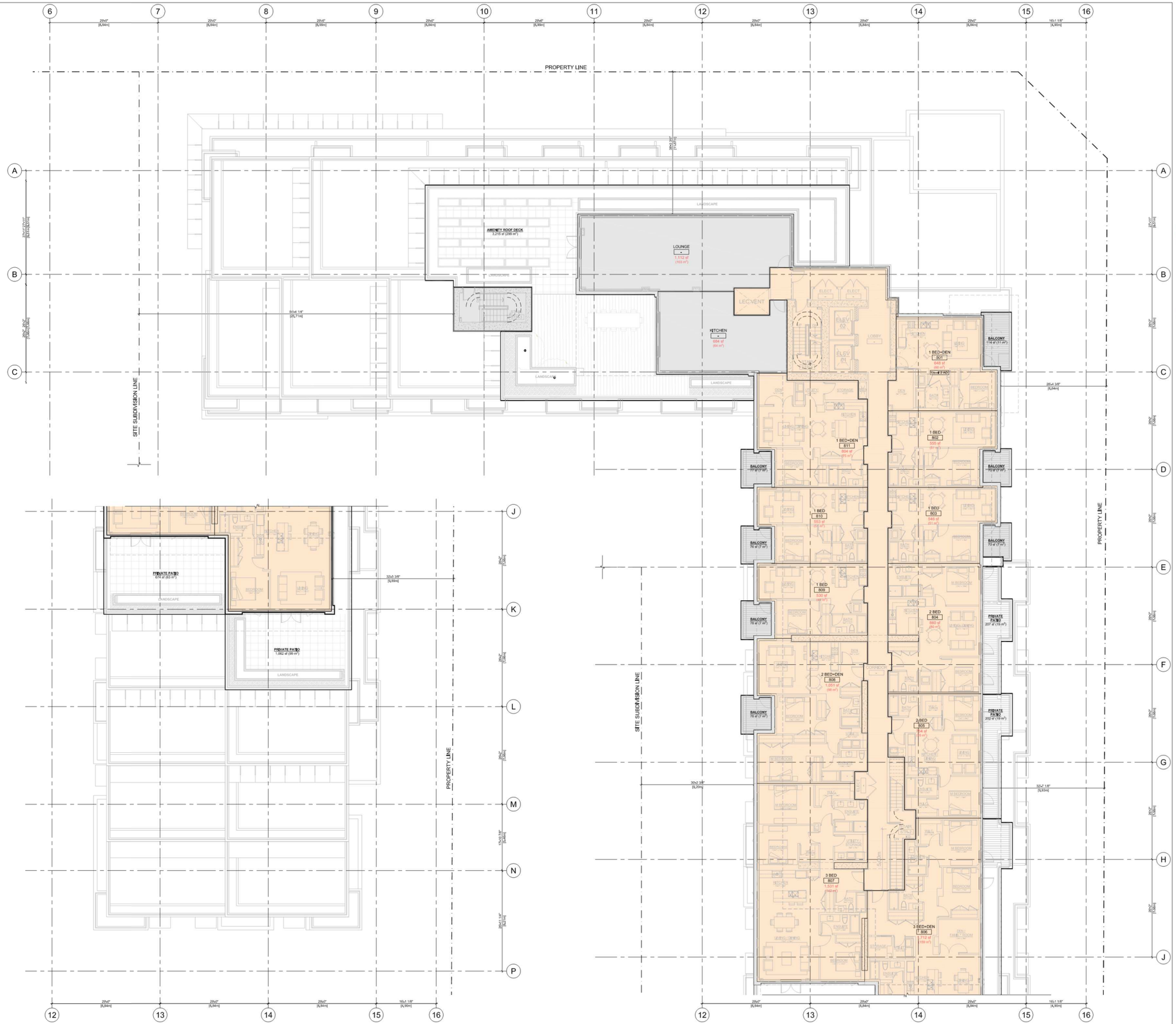
Drawing

Scale 1/8" = 1'-0"

Project 215035

Sheet **A520**

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.




2 L08 FLOOR PLAN - BUILDING D4 - SOUTHERN PORTION
A108 1/8" = 1'-0"

1 L08 FLOOR PLAN - BUILDING D4 - NORTHERN PORTION
A106 1/8" = 1'-0"


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnerships.com

CONCERT PROPERTIES LTD


- RESIDENTIAL
- COMMERCIAL
- FSR EXCLUSION

INCLUDES: WALL ASSEMBLY, LOBBY, AMENITY, ELEC, SERVICE, BIKE STORAGE, HRV, RES./WASTE, BALCONY

D4 LEVEL 8

1,163,9 m²
- 86 m²
1077,9 m²

RES. EXCLUSIONS:
WALL ▸ 32 m²
ELEC ▸ 9 m²
BALCONY ▸ 52,2 m²
AMENITY ▸ 190 m²

1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION

Revisions YYYY-MM-DD

Seal

**Harbourside Lot D**

**Building D4**

Project

**Floor Area Overlay Plan**

**Level 08**

Drawing

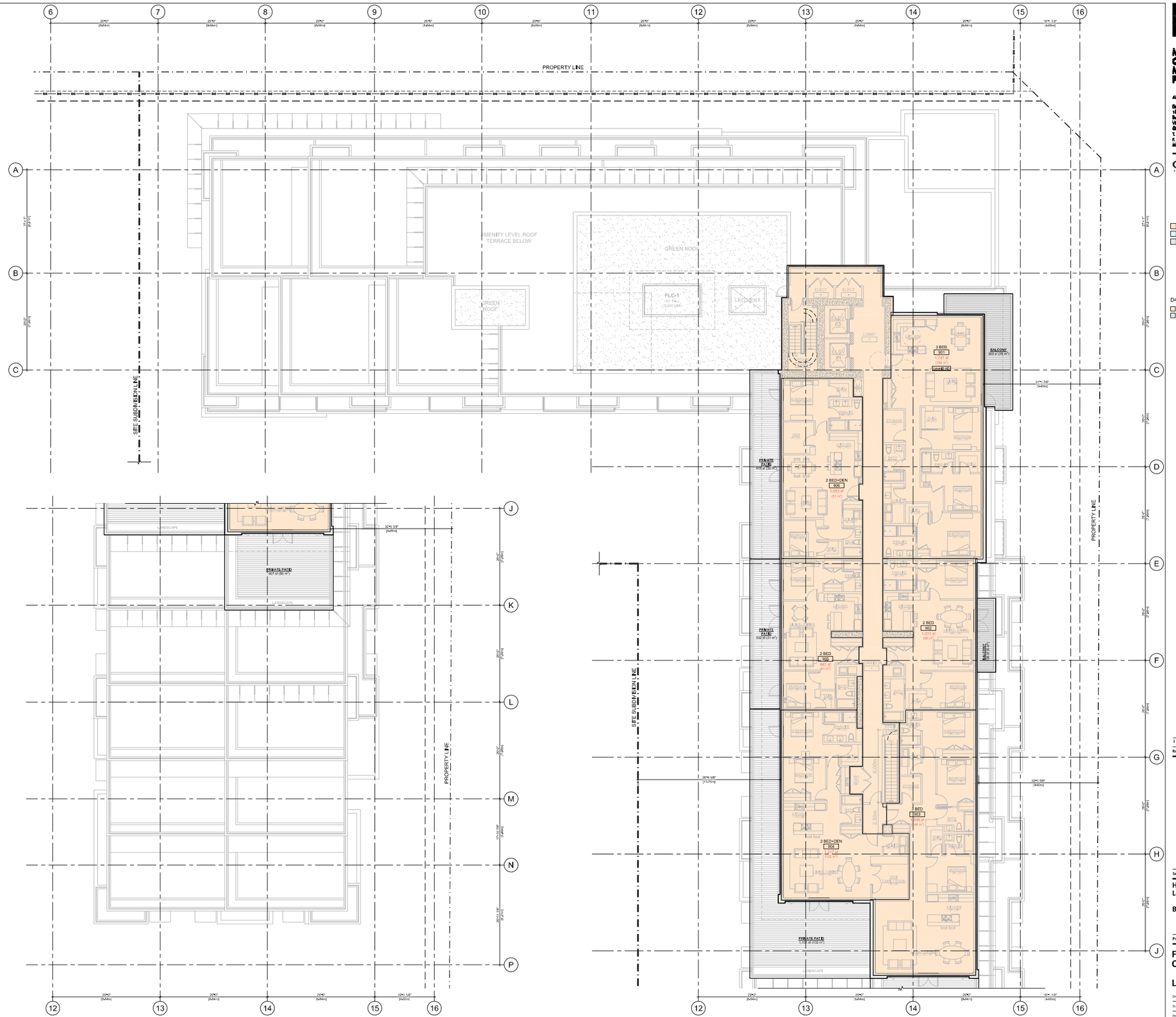
Scale 1/8" = 1'-0"

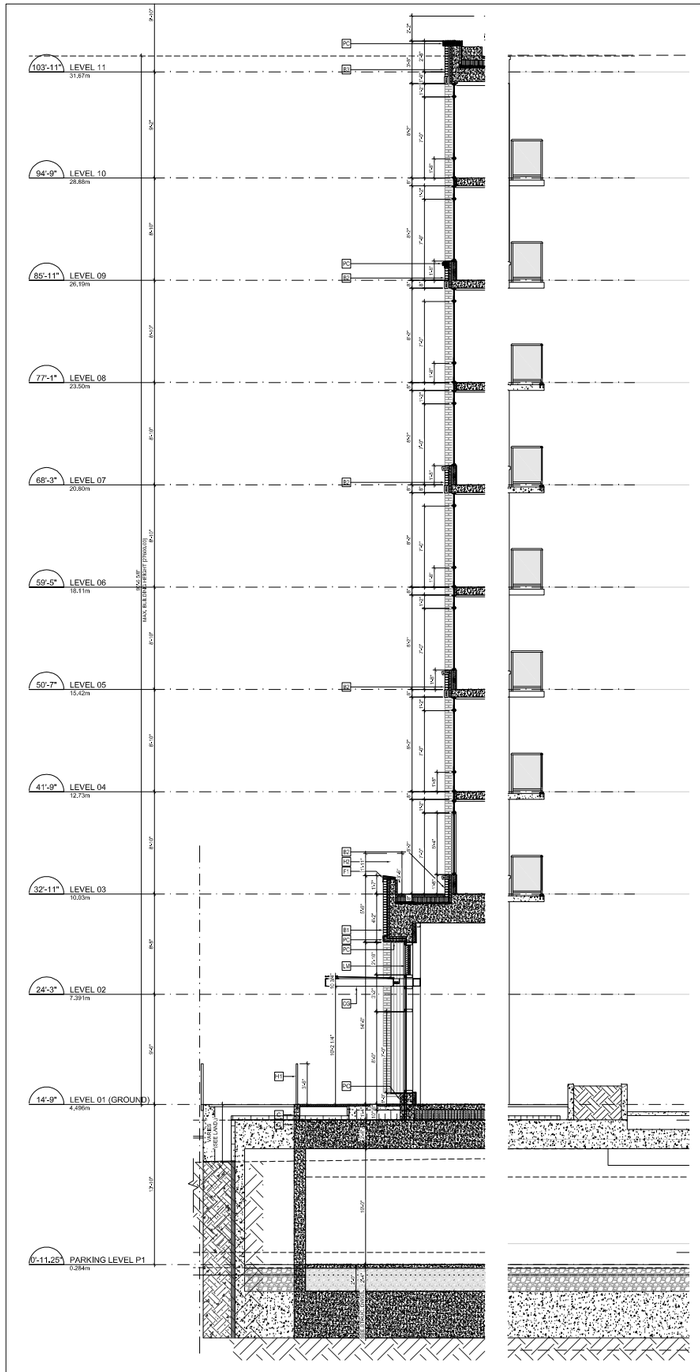
Project 215035

Sheet **A521**

8' 0" 4' 2' 0" 4' 8' 16' 24'

All Rights Reserved, Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

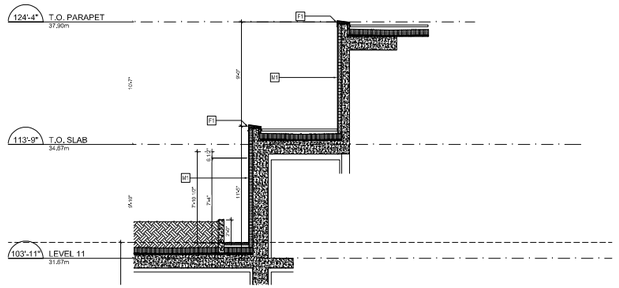

PROPERTY LINE
SITE SUBDIVISION LINE
AMENITY LEVEL ROOF
TERRACE BELOW
GREEN ROOF
FLC-1
LEGEND
3 BED
901
1,747 sf
(162 m²)
2 BED+DEN
906
1,263 sf
(91 m²)
2 BED
902
1,021 sf
(96 m²)
2 BED
905
917 sf
(91 m²)
2 BED
903
939 sf
(88 m²)
2 BED+DEN
904
1,317 sf
(122 m²)
PRIVATE PATIO
BALCONY
LANDSCAPE
LOBBY
ELEVATOR
STORAGE
BIKE STORAGE
MECHANICAL
RECYCLING
GARBAGE
BEDROOM
LIVING
KITCHEN
BATH
LAUNDRY
CLOSET
ENTRY
DEN
32'-1 3/8"
[9,785m]
32'-1 5/8"
[9,792m]
32'-1 5/8"
[9,792m]
32'-1 5/8"
[9,792



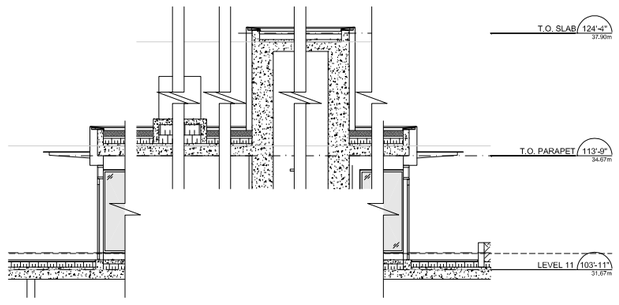

1 A305 EXTERIOR WALL SECTION
AS NOTED



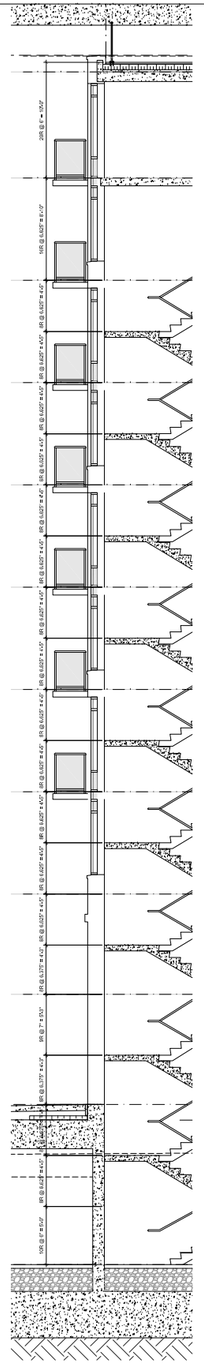
2 A305 EXTERIOR WALL SECTION
AS NOTED



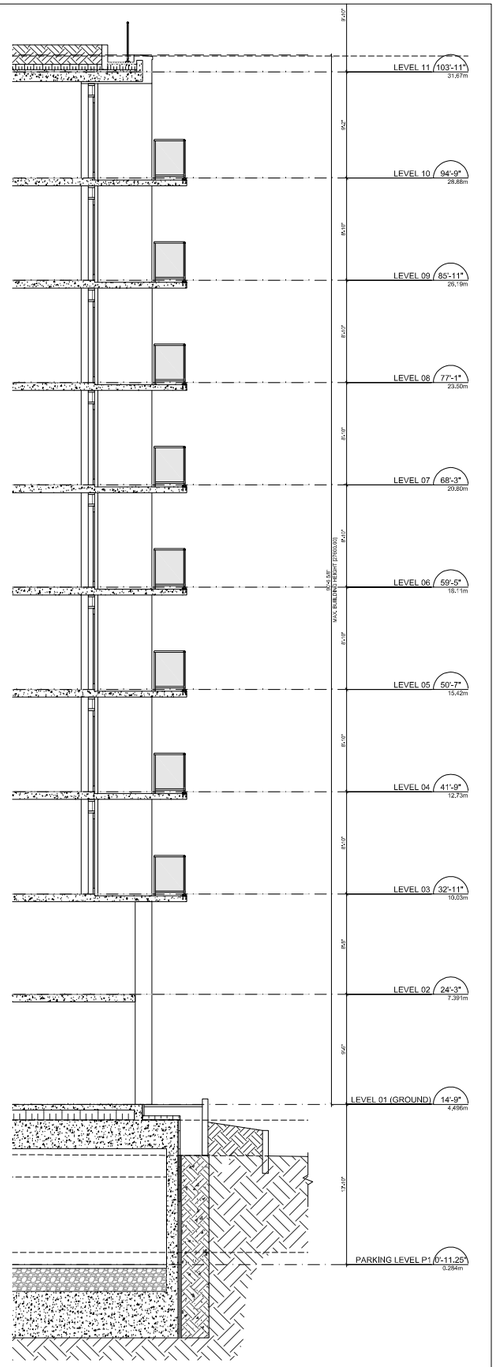

3 A305 EXTERIOR WALL SECTION @ ELEVATOR SHAFT
AS NOTED




4 A305 EXTERIOR WALL SECTION @ ELEVATOR SHAFT
AS NOTED



5 A305 EXTERIOR WALL SECTION
AS NOTED




6 A305 EXTERIOR WALL SECTION
AS NOTED

CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK, TYPE 1 - COLOUR 1 - DARK GREY |
| B2 | BRICK, TYPE 2 - COLOUR 1 - DARK GREY |
| B3 | BRICK, TYPE 2 - COLOUR 2 - LIGHT GREY |
| B4 | BRICK, TYPE 3 - COLOUR 3 - WHITE |
| C1 | ARCHITECTURAL EXPOSED CONCRETE - NATURAL CONCRETE |
| C2 | PRE-CAST CONCRETE COPING - NATURAL CONCRETE |
| M1 | METAL FLASHING - COLOUR 1 - DARK GREY |
| M2 | METAL FLASHING - COLOUR 2 - LIGHT GREY |
| M3 | METAL FLASHING - COLOUR 3 - WHITE |
| M4 | ARCHITECTURAL LOUVER - ANODIZED ALUMINUM |
| M5 | MECHANICAL LOUVER - ANODIZED ALUMINUM |
| M6 | METAL PANEL - COLOUR 1 - DARK GREY |
| M7 | METAL PANEL - COLOUR 2 - WHITE / SILVER METALLIC |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL - COLOUR - |
| G3 | CANOPY, TYPE 1 |
| G4 | CANOPY, TYPE 2 |
| G5 | CANOPY, TYPE 3 |
| G6 | GLASS GUARDRAIL, TYPE 1 - FLOOR MOUNTED |
| G7 | GLASS GUARDRAIL, TYPE 2 - WALL MOUNTED |
| W1 | WOOD VENEER, VERTICAL ORIENTATION |
| S1 | SIGNAGE, TYPE 1 |
| S2 | SIGNAGE, TYPE 2 |
| - | - |
| - | - |
| - | - |

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

4' 3' 2' 1' 0" 2' 4' 8' 12'


MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMParchitects.com

CONCERT PROPERTIES LTD


| | |
|---|---|
| 1 | 18 DECEMBER, 2019 ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD |

Seal

**Harbourside Lot D**

Project

**Wall Sections**

**Building D1**

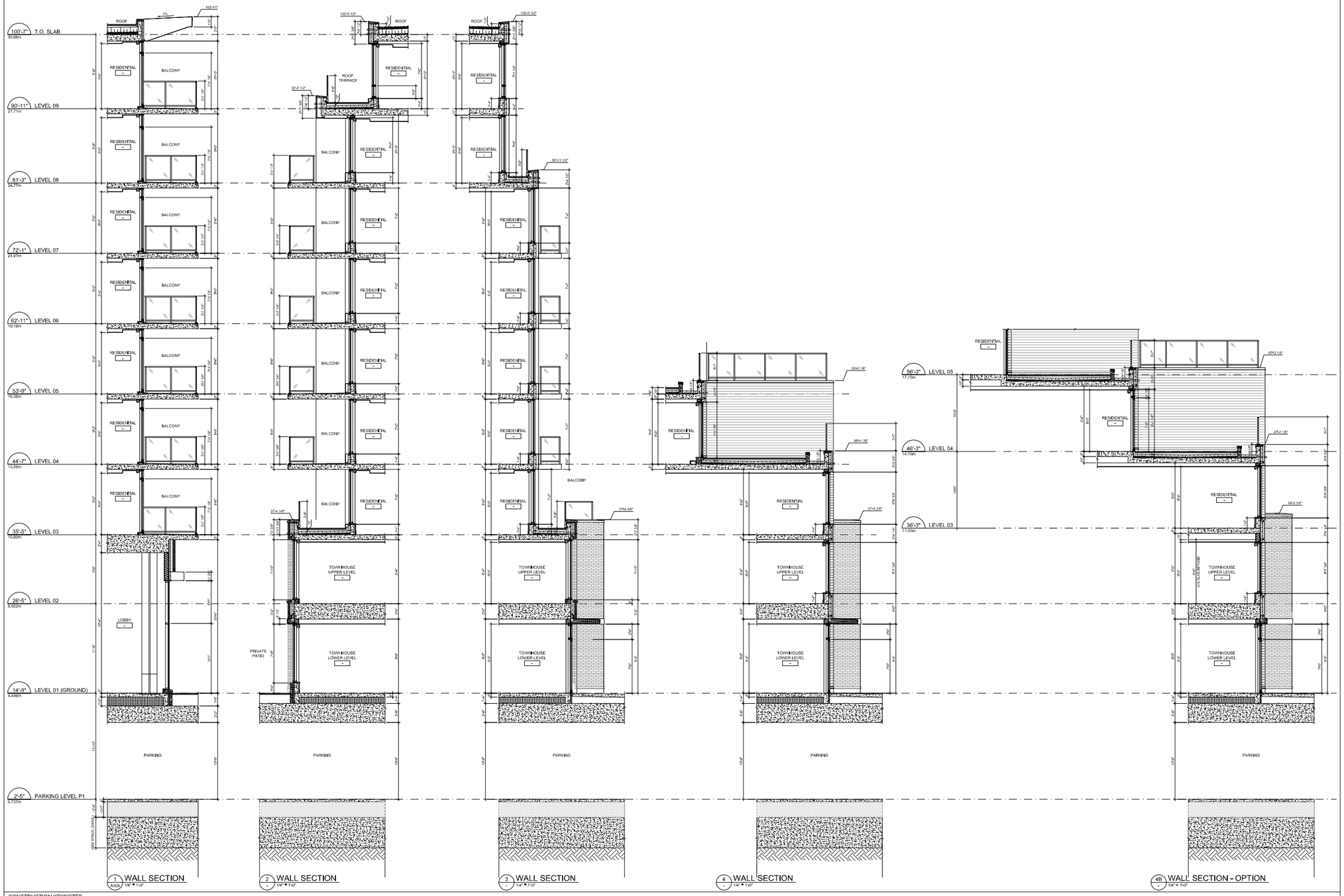
Drawing

Scale 1/4" = 1'-0"

Project 215035

Sheet A801

I:\PROJECTS\2015\215035.03 - HARBOURSIDE LOT D D1 D4 BASE FEE\8 PRODUCTION\8.1 AUTOCAD\DP RESUBMISSION SHEETS\215035_A801_WALL SECTIONS-BLDG D1.DWG | 17 Dec 2019 - 10:23 AM | JRELLY




## CONSTRUCTION KEYNOTES

| | |
|---|---|
| B1 | BRICK, TYPE 1 • COLOUR 1 • DARK GREY |
| B2 | BRICK, TYPE 2 • COLOUR 1 • DARK GREY |
| B3 | BRICK, TYPE 2 • COLOUR 2 • LIGHT GREY |
| B4 | BRICK, TYPE 3 • COLOUR 3 • WHITE |
| C1 | ARCHITECTURAL EXPOSED CONCRETE • NATURAL CONCRETE |
| C2 | PRE-CAST CONCRETE COPING - NATURAL CONCRETE |
| M1 | METAL FLASHING • COLOUR 1 • DARK GREY |
| M2 | METAL FLASHING • COLOUR 2 • LIGHT GREY |
| M3 | METAL FLASHING • COLOUR 3 • WHITE |
| M4 | ARCHITECTURAL LOUVER • ANODIZED ALUMINUM |
| M5 | MECHANICAL LOUVER • ANODIZED ALUMINUM |
| M6 | METAL PANEL • COLOUR 1 • DARK GREY |
| M8 | METAL PANEL • COLOUR 3 • WHITE (SILVER MEDALLIE |
| G1 | VISION GLASS |
| G2 | SPANDREL PANEL • COLOUR • |
| G3 | CANOPY, TYPE 1 |
| G4 | CANOPY, TYPE 2 |
| G5 | CANOPY, TYPE 3 |
| G6 | GLASS GUARDRAIL, TYPE 1 • FLOOR MOUNTED |
| G7 | GLASS GUARDRAIL, TYPE 2 • WALL MOUNTED |
| W1 | WOOD VENEER, VERTICAL ORIENTATION |
| S1 | SIGNAGE, TYPE 1 |
| S2 | SIGNAGE, TYPE 2 |
| - | - |
| - | - |
| - | - |

All Rights Reserved. Property of Musson Cattell Mackey Partnership. Use or reproduction prohibited without prior written permission.

MCM

**Musson Cattell Mackey Partnership**

Architects Designers Planners

Cosmic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMArchitects.com

CONCERT PROPERTIES LTD.

| | | |
|---|---|---|
| 1 | 18 DECEMBER, 2019 | ISSUED FOR DP RESUBMISSION |
| Revisions | YYYY-MM-DD | |

Seal

**Harbourside Lot D**

**Building D4**

Project

**Wall Sections**

Drawing

Scale 1/4" = 1'-0"

Project 215035

Sheet A810