



1 RENDER
NTS

	Square Ft.	Square Meters
BUILDING A		
COMMERCIAL	6147	571.1
LIVE/WORK RESIDENTIAL	2864	266.1
RESIDENTIAL L1	5241	486.9
RESIDENTIAL L2	5336	495.7
RESIDENTIAL L3	10898	1012.4
RESIDENTIAL L4	10898	1012.4
RESIDENTIAL L5	10898	1012.4
RESIDENTIAL L6	8800	817.5
TOTALS:	61082	5674.5

	Square Ft.	Square Meters
BUILDING B		
COMMERCIAL	2934	272.6
LIVE/WORK RESIDENTIAL	2100	195.1
RESIDENTIAL L1	9618	893.5
RESIDENTIAL L2	10957	1017.9
RESIDENTIAL L3	10957	1017.9
RESIDENTIAL L4	10957	1017.9
RESIDENTIAL L5	10957	1017.9
RESIDENTIAL L6	9264	860.6
TOTALS:	67744	6293.4

	Square Ft.	Square Meters
BUILDING A	61082	5674.5
BUILDING B	67744	6293.4
TOTALS GFA:	128826	11967.9
LOT AREA		10200.0
FAR		1.2

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A-12.1	BUILDING A LEVEL 2
A-13.1	BUILDING A LEVEL 3
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A-16.1	BUILDING A LEVEL 6
A-17.1	BUILDING A ROOF
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A-10.2	BUILDING B PARKADE LEVEL 1
A-11.2	BUILDING B LEVEL 1
A-12.2	BUILDING B LEVEL 2
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A-53	ELEVATIONS

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BUILDING A	VEHICLE PARKING		
	AREA (M2) OR # UNITS	PARKING REQUIRED (1.5/UNIT RES.)	PARKING PROPOSED
COMMERCIAL	571	12.7	20
RESIDENTIAL - APARTMENTS	79	118.5	71
RESIDENTIAL VISITOR (15%)	11		
SUM		131.2	91
BUILDING B			
COMMERCIAL	273	6.1	10
RESIDENTIAL - APARTMENTS	92	138.0	100
RESIDENTIAL VISITOR (15%)	14		
SUM		144.1	110
TOTAL PARKING	COMMERCIAL	18.8	30.0
	RESIDENTIAL	256.5	171
		275.3	201

BUILDING A	AREA (M2) OR # UNITS	CLASS 1 REQUIRED	C1 PROVIDED	CLASS 2 REQUIRED	C2 PROVIDED
*RESIDENTIAL - APARTMENTS	79	98.8	100	15.8	16
TOTAL A		98.8		15.8	16
BUILDING B					
*RESIDENTIAL - APARTMENTS	92	115.0	128	18.4	18
TOTAL B		115.0		18.4	18
PROJECT COMMERCIAL*	843.60	2.0	2	3.0	4
PROJECT TOTALS		213.8	230	37.2	38

*Note that Commercial units may accommodate bicycle storage within their own rental unit and are not shown in the residential storage areas

BUILDING A	UNIT MIX				
	LIVE/WORK	STUDIO	1-BEDROOM	2-BEDROOM	TOTALS
LEVEL 1		3	1	4	8
LEVEL 2	3	3	1	4	11
LEVEL 3		3	7	6	16
LEVEL 4		3	7	6	16
LEVEL 5		3	7	6	16
LEVEL 6		3	10	2	15
TOTALS	3	18	33	28	82
BUILDING B	LIVE/WORK	STUDIO	1-BEDROOM*	2-BEDROOM	TOTALS
LEVEL 1		3	6	5	14
LEVEL 2	2	2	9	5	18
LEVEL 3		2	9	5	16
LEVEL 4		2	9	5	16
LEVEL 5		2	9	5	16
LEVEL 6		2	8	4	14
TOTALS	2	13	50	29	94

*BUILDING B HAS 4 ACCESSIBLE 1-BEDROOM UNITS

BUILDING A	VEHICLE PARKING
	PARKING PROVIDED
UNDERGROUND PARKADE	33
BUILDING B	
UNDERGROUND PARKADE	100
PARKING AT GRADE	68
LOADING	2
TOTAL	203

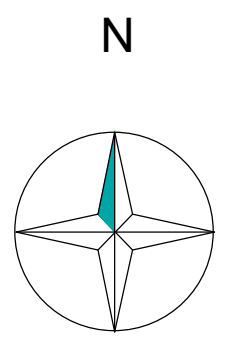
BUILDING A	Square Ft.	Square Meters
RETAIL 1	997	92.6
RETAIL 2	1027	95.4
RETAIL 1	1037	96.3
LIVE/WORK 1	841	78.1
LIVE/WORK 2	844	78.4
LIVE/WORK 3	1401	130.2
TOTALS:	6147	571.1
BUILDING B		
LIVE/WORK 1	1466	136.2
LIVE/WORK 2	1468	136.4
TOTALS:	2934	272.6
OVERALL TOTAL	2934	843.6

2 STATISTICS
Scale: NTS

Cover Sheet

Project No.: 2106
Date: May 2, 2024 Issued for: Development Permit
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Sheet No.

A-C



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Aerial View

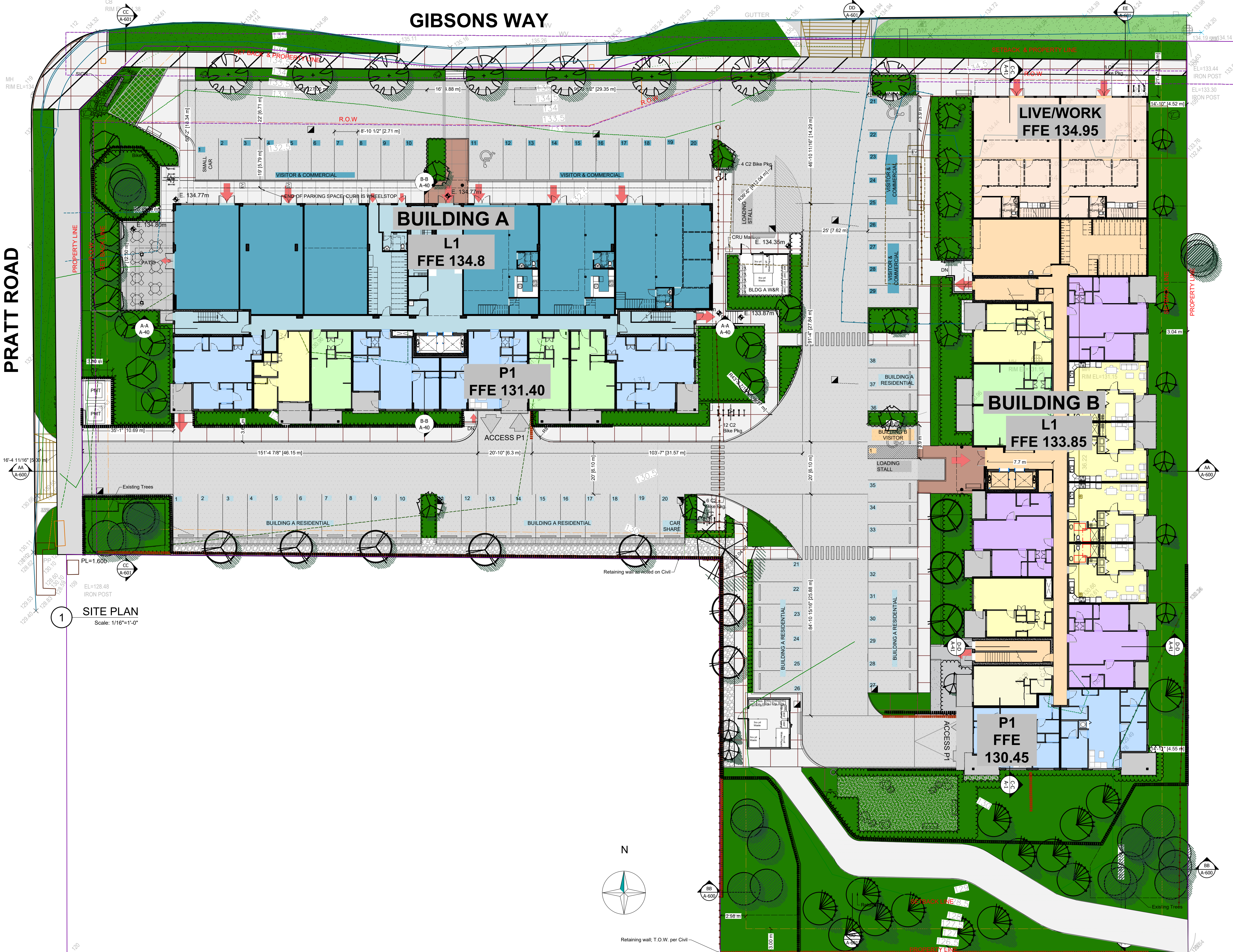
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A-00

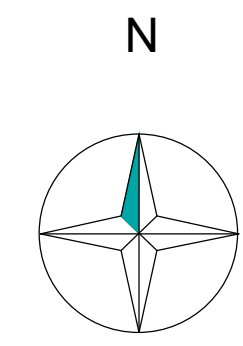
GIBSONS WAY

PRATT ROAD

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



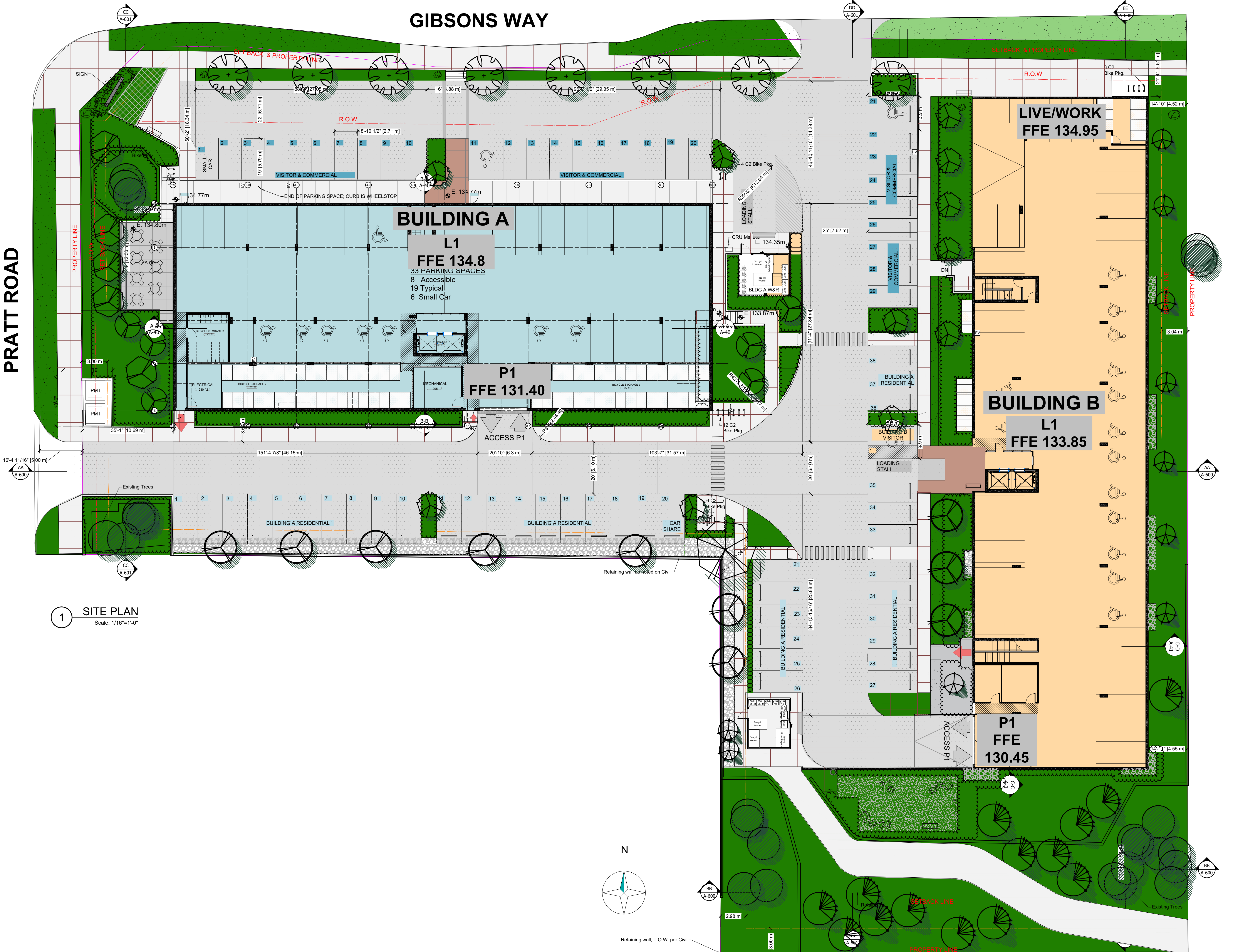
Site Plan

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Sheet No.	A-01

GIBSONS WAY

PRATT ROAD

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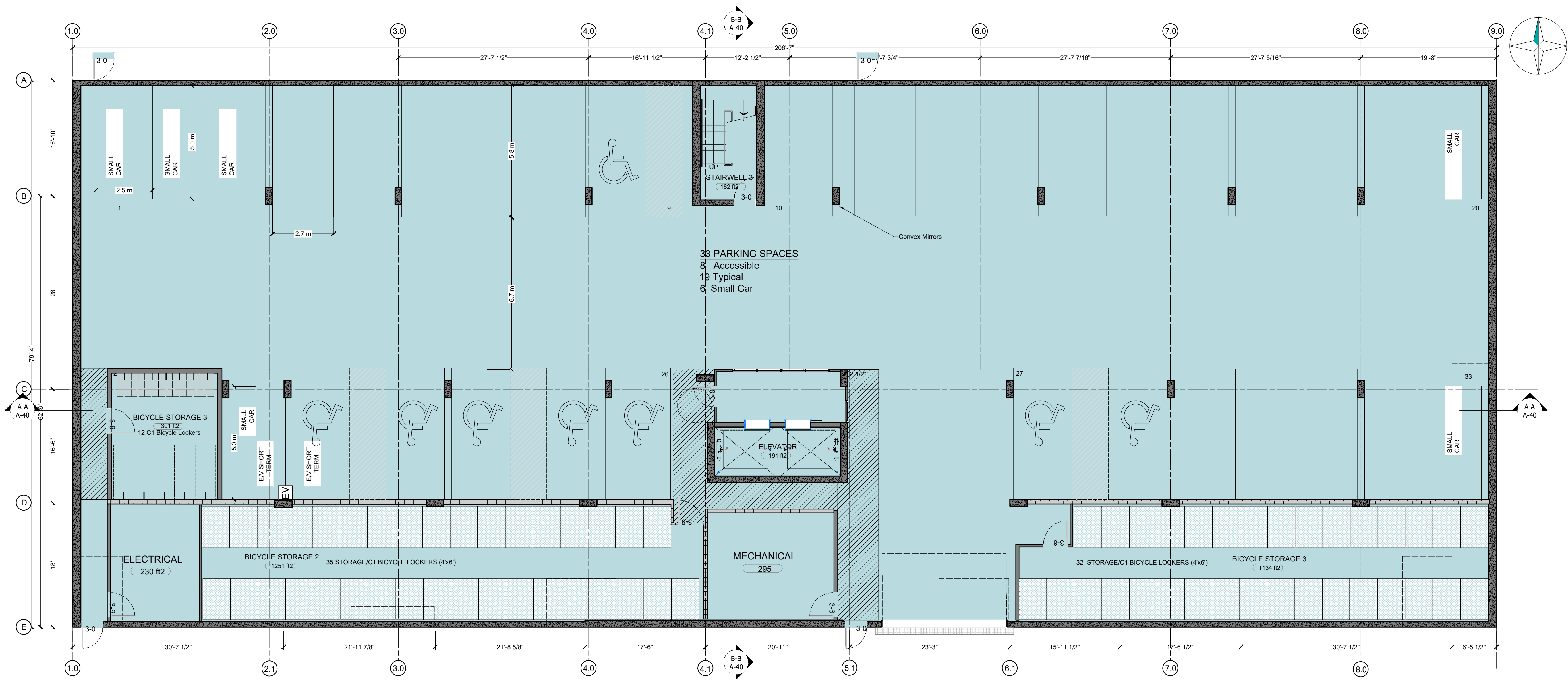


1 SITE PLAN
 Scale: 1/16"=1'-0"

Site Plan - Lower access

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A-02



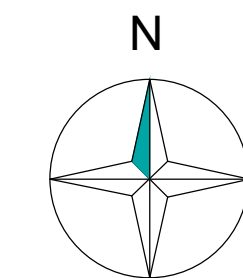
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1 BUILDING A - PARKADE LEVEL 1
 Scale: 1/8"=1'-0"

Building A Parkade 1 Plan

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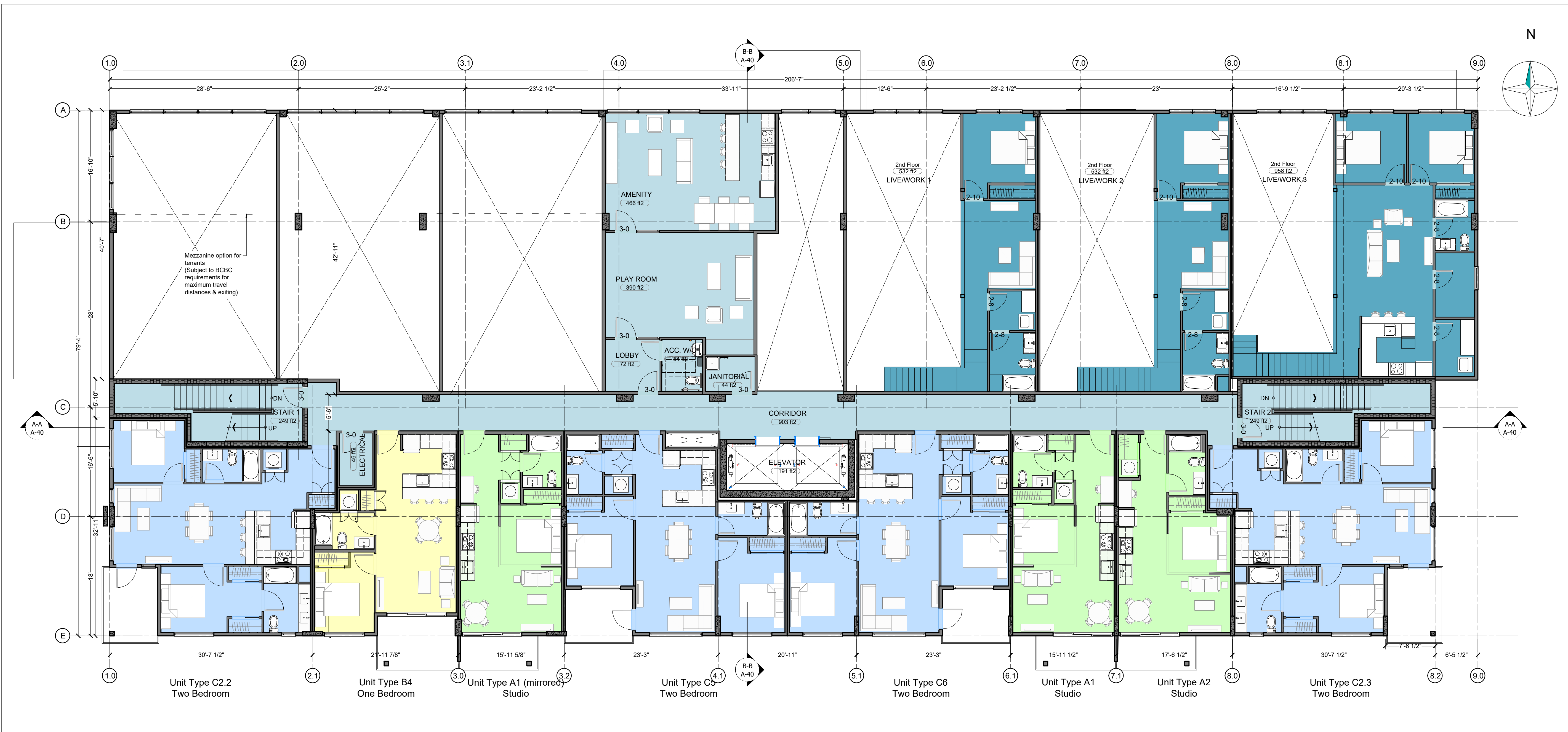
A-10.1



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1 BUILDING A - LEVEL 1
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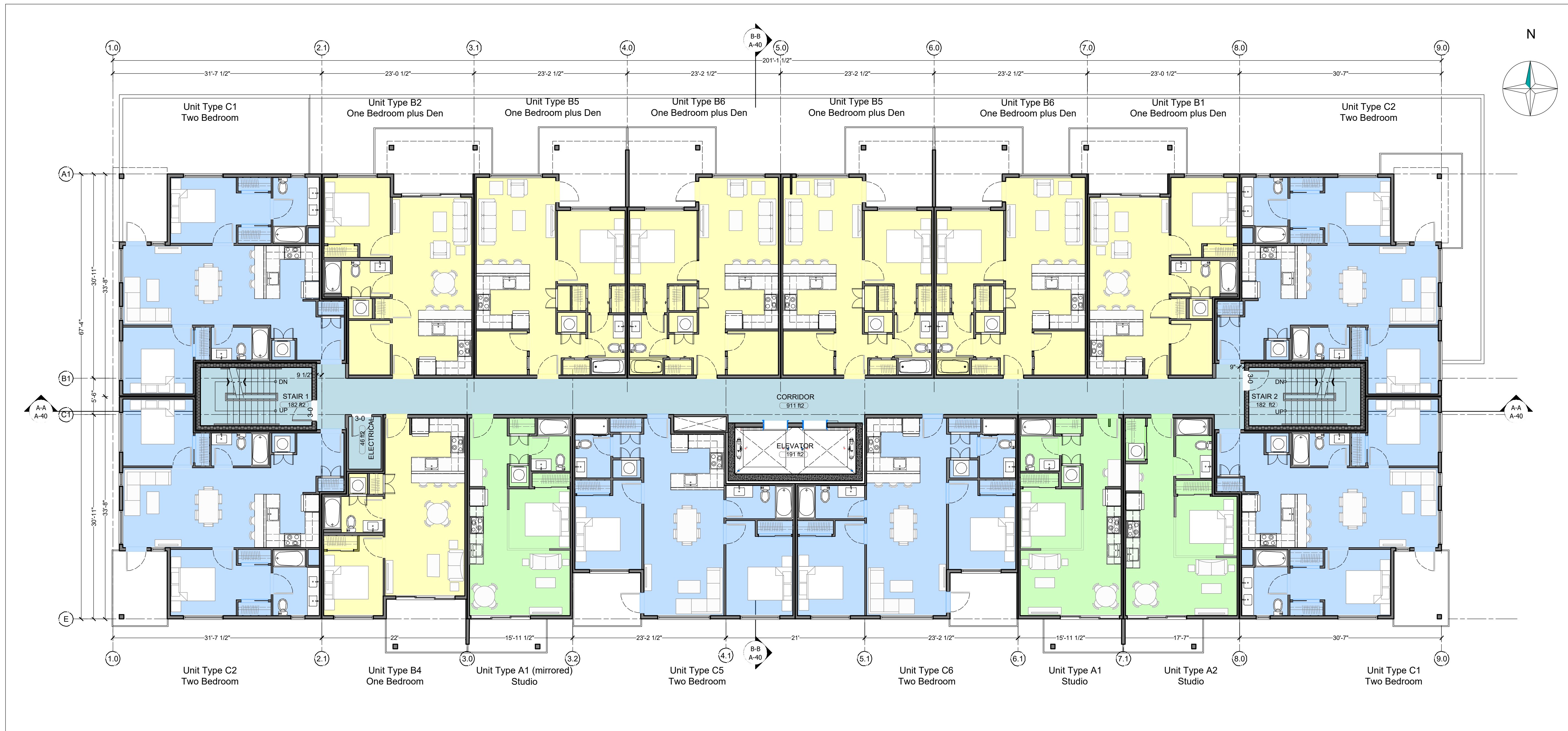
Building A Level 1 Plan	
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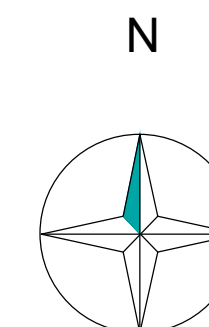
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1 BUILDING A - LEVEL 2
 Scale: 1/8"=1'-0"

Building A Level 2 Plan	
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1 BUILDING A - LEVEL 3
 Scale: 1/8"=1'-0"

Building A Level 3 Plan

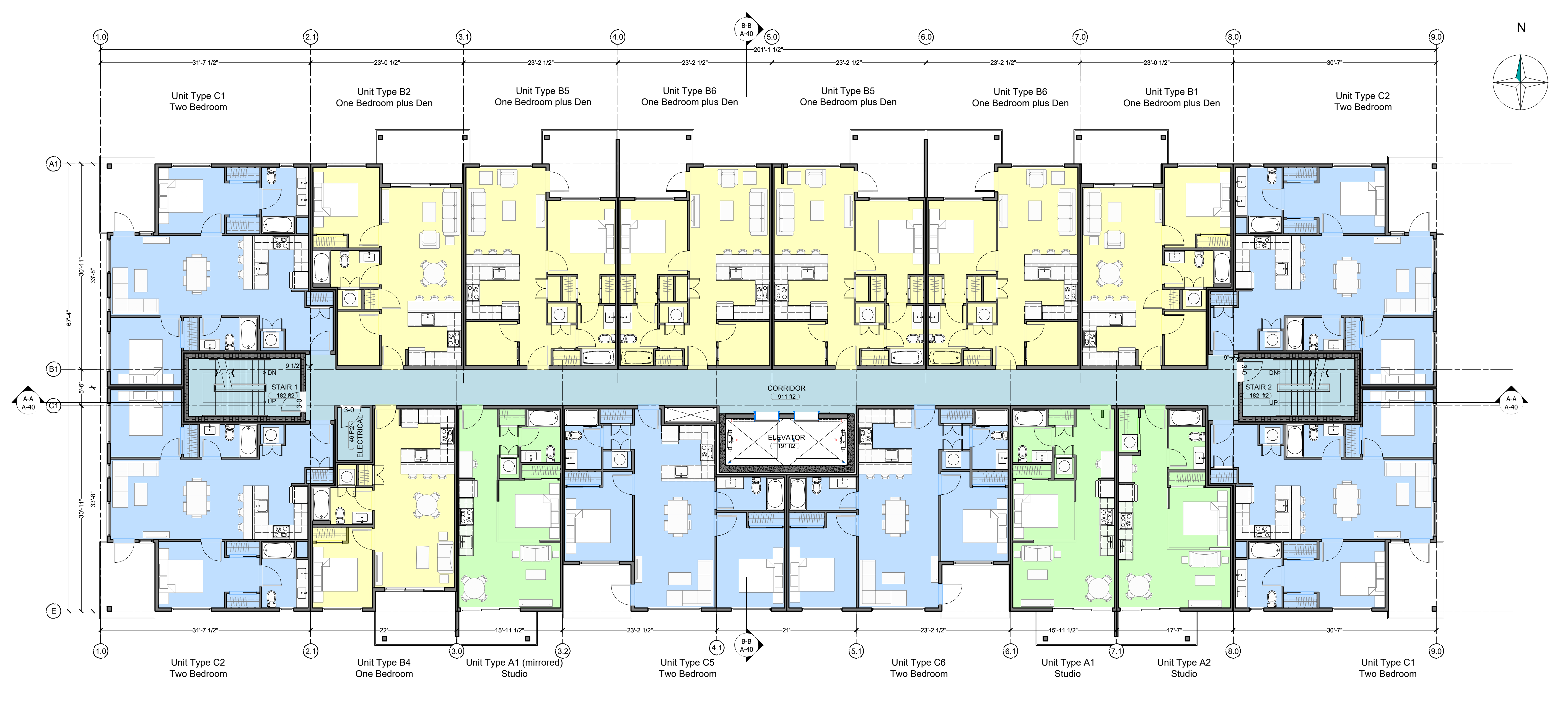
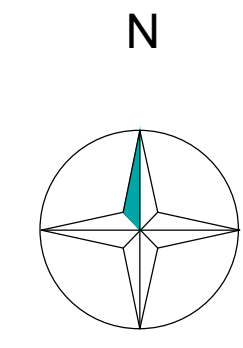
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A-13.1



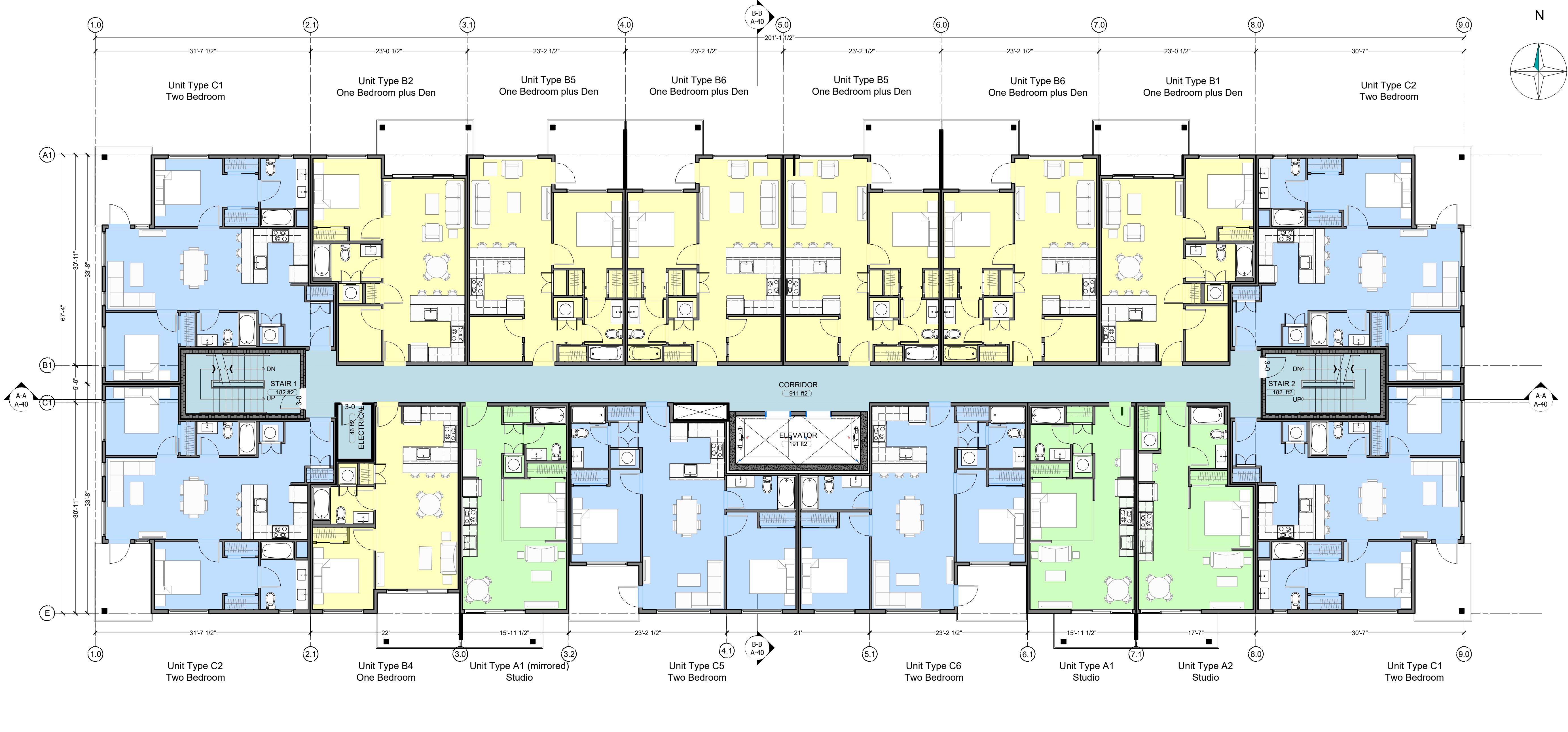
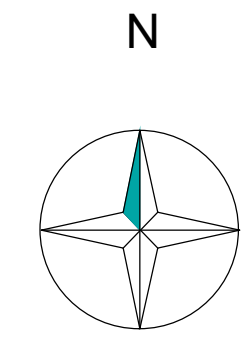
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1 BUILDING A - LEVEL 4
 Scale: 1/8"=1'-0"

Building A Level 4 Plan

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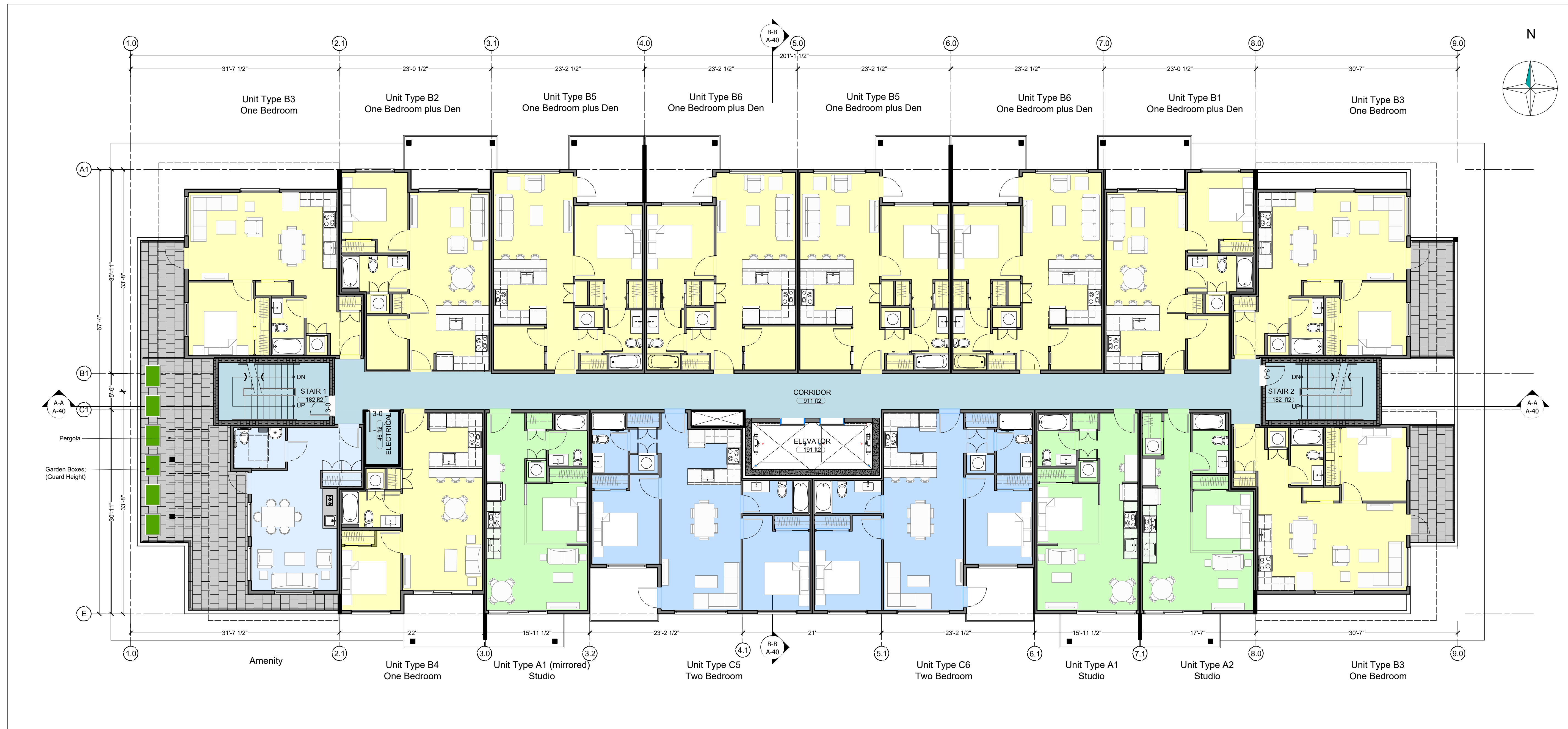
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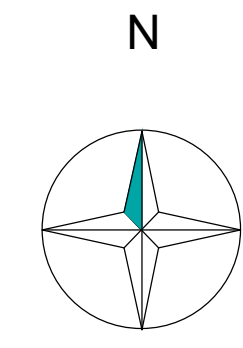
1 BUILDING A - LEVEL 5
 Scale: 1/8"=1'-0"

Building A Level 5 Plan	
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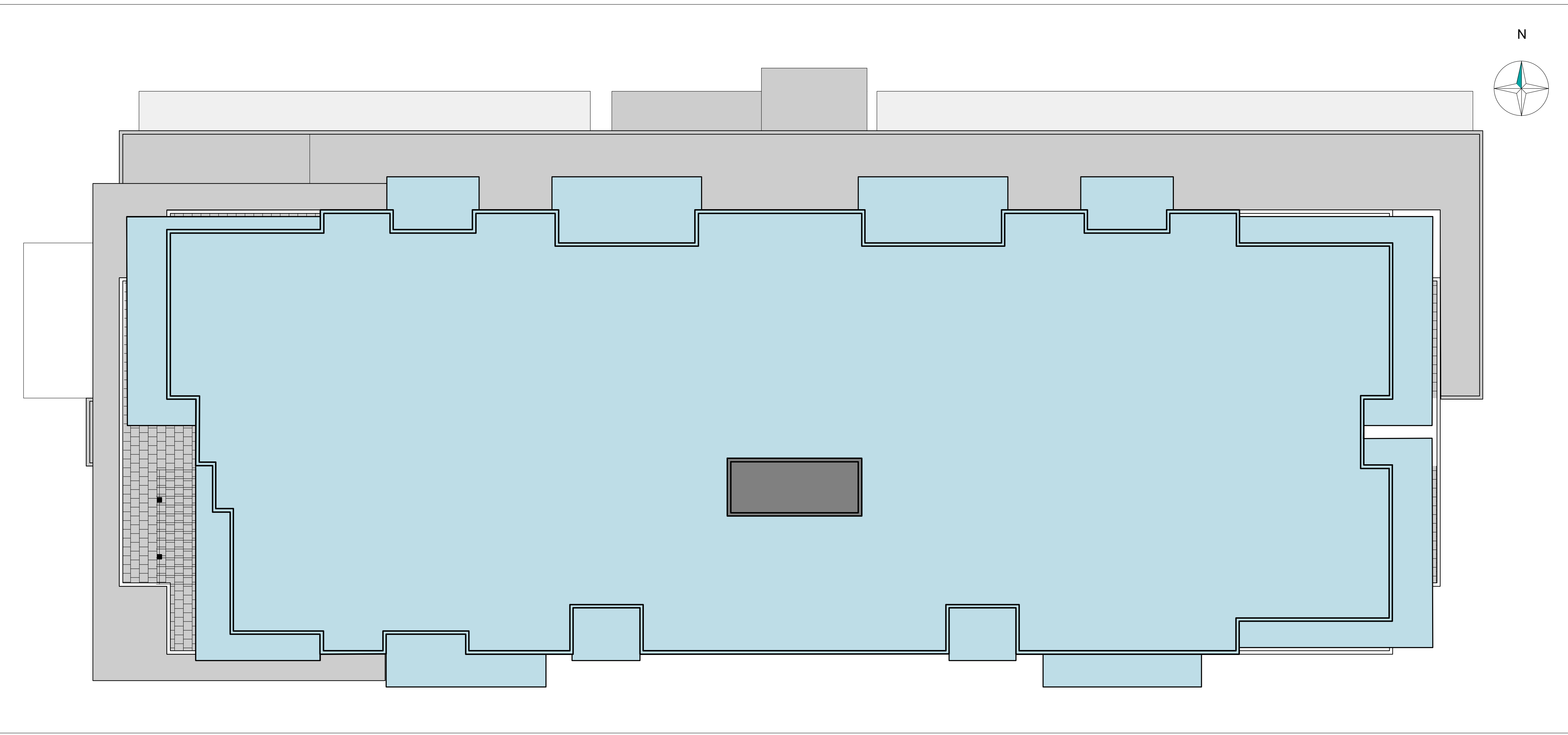


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1 BUILDING A - LEVEL 6
 Scale: 1/8"=1'-0"



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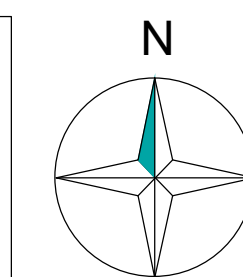


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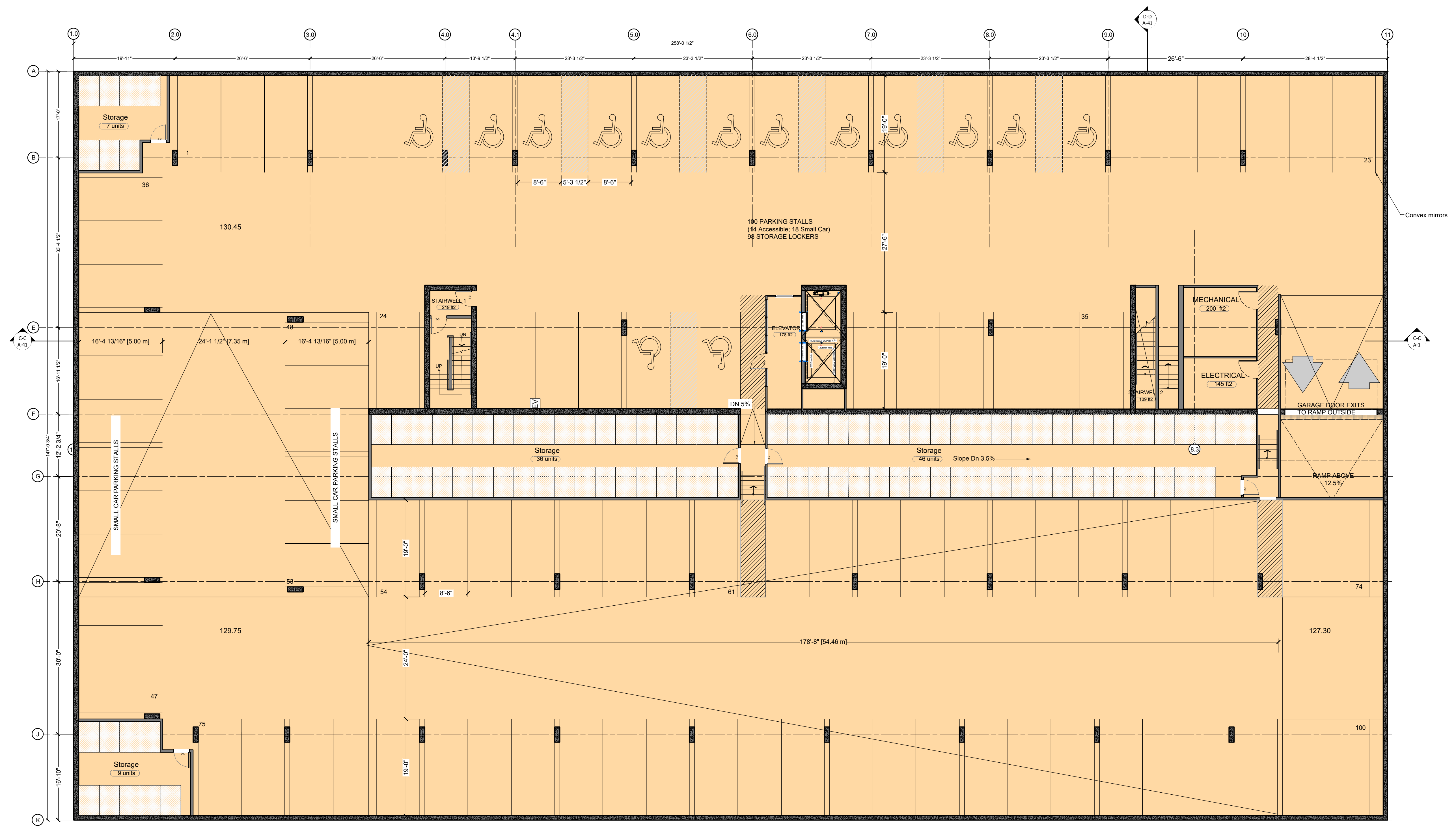
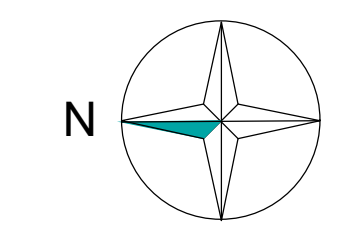
1 BUILDING A - Roof Plan
Scale: 1/8"=1'-0"

Building A Roof Plan

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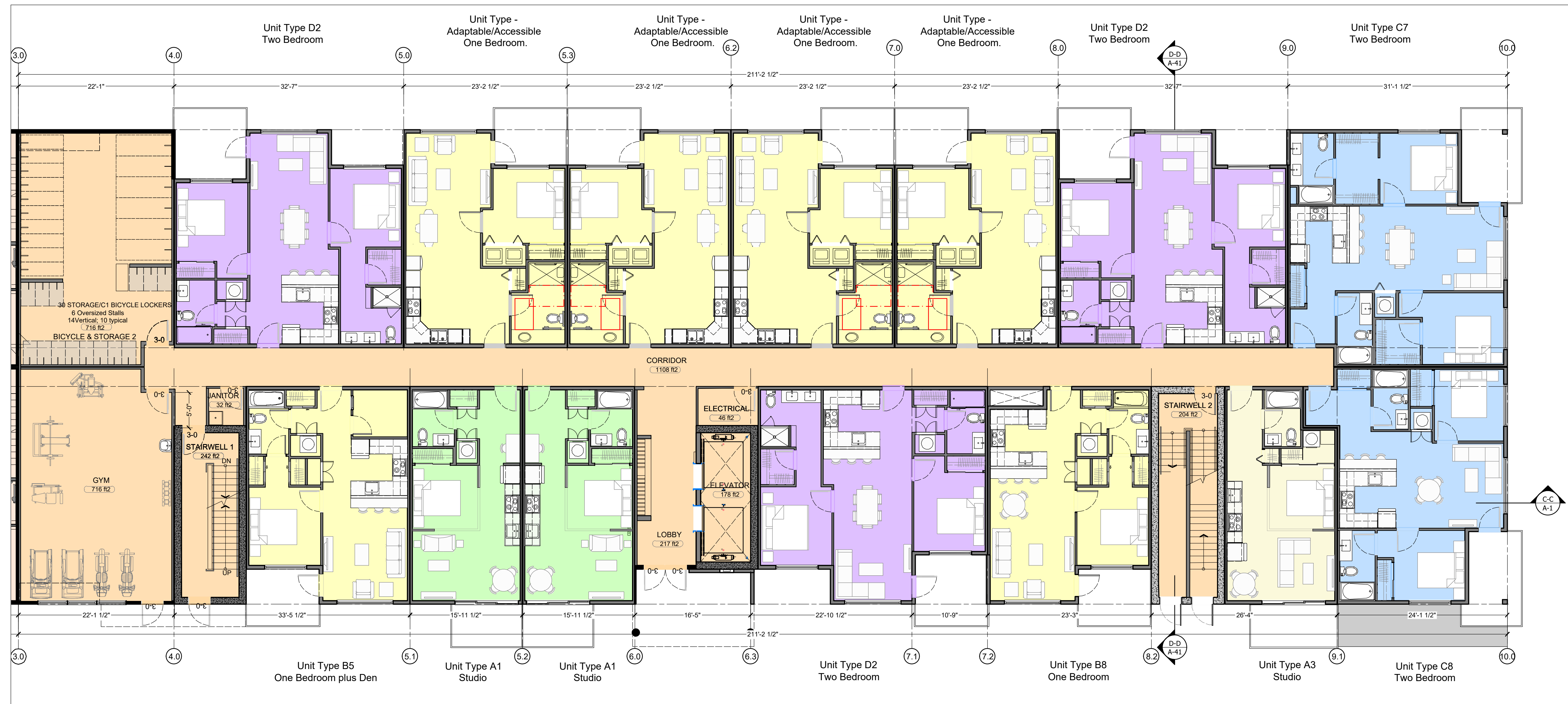
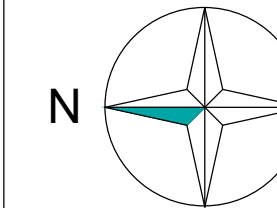


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Building B P1 Plan

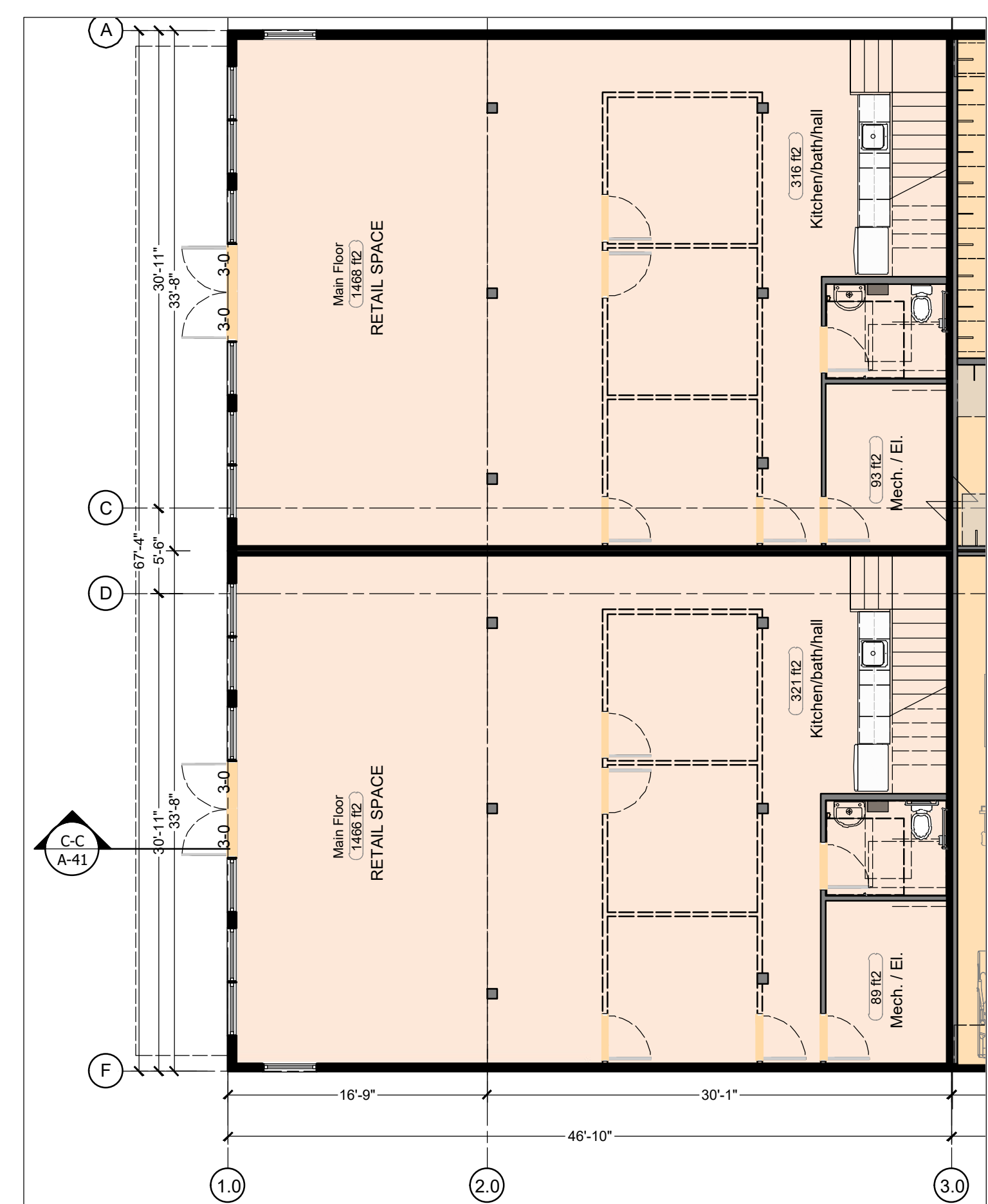
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A-10.2



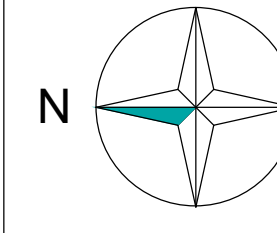
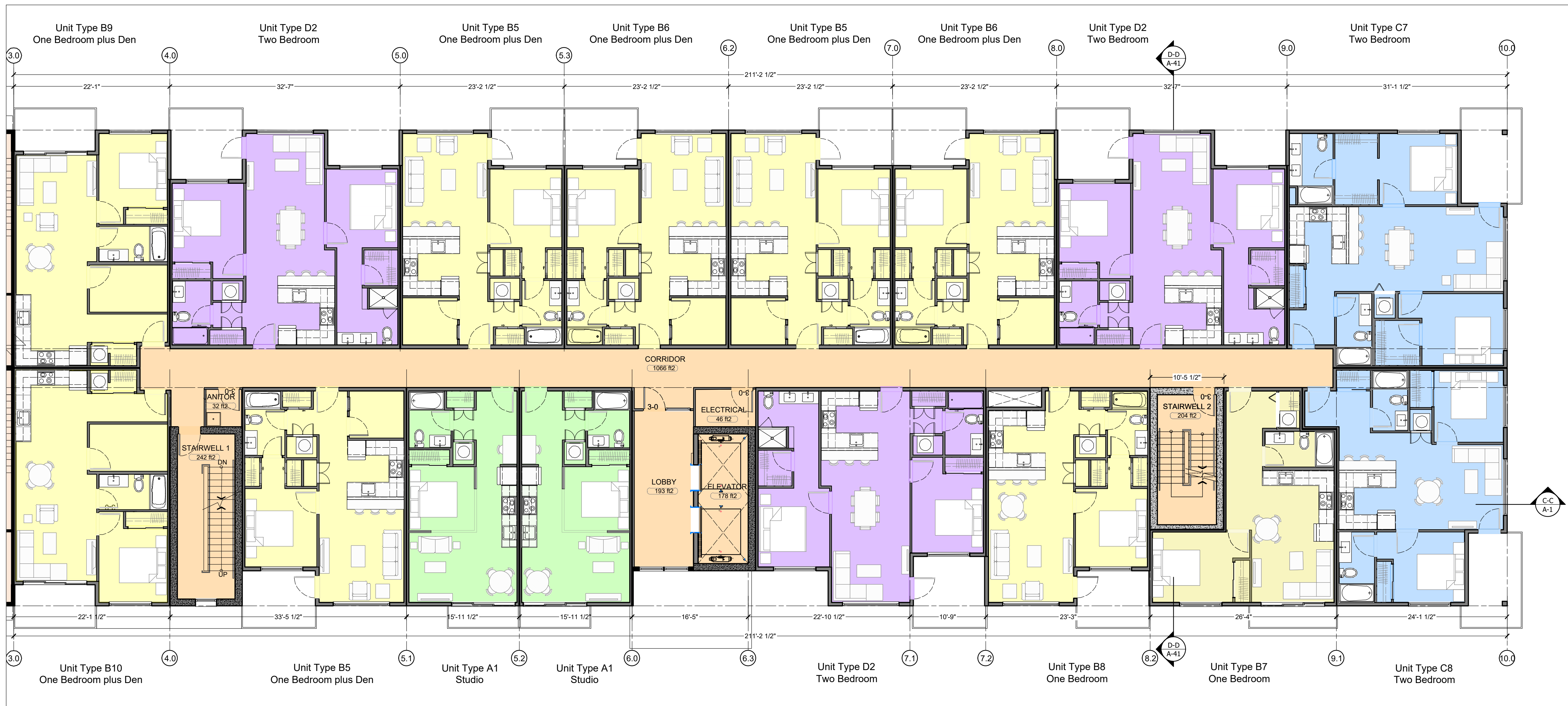
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1 BUILDING B - APARTMENTS LEVEL 1
 Scale: 1/8"=1'-0"



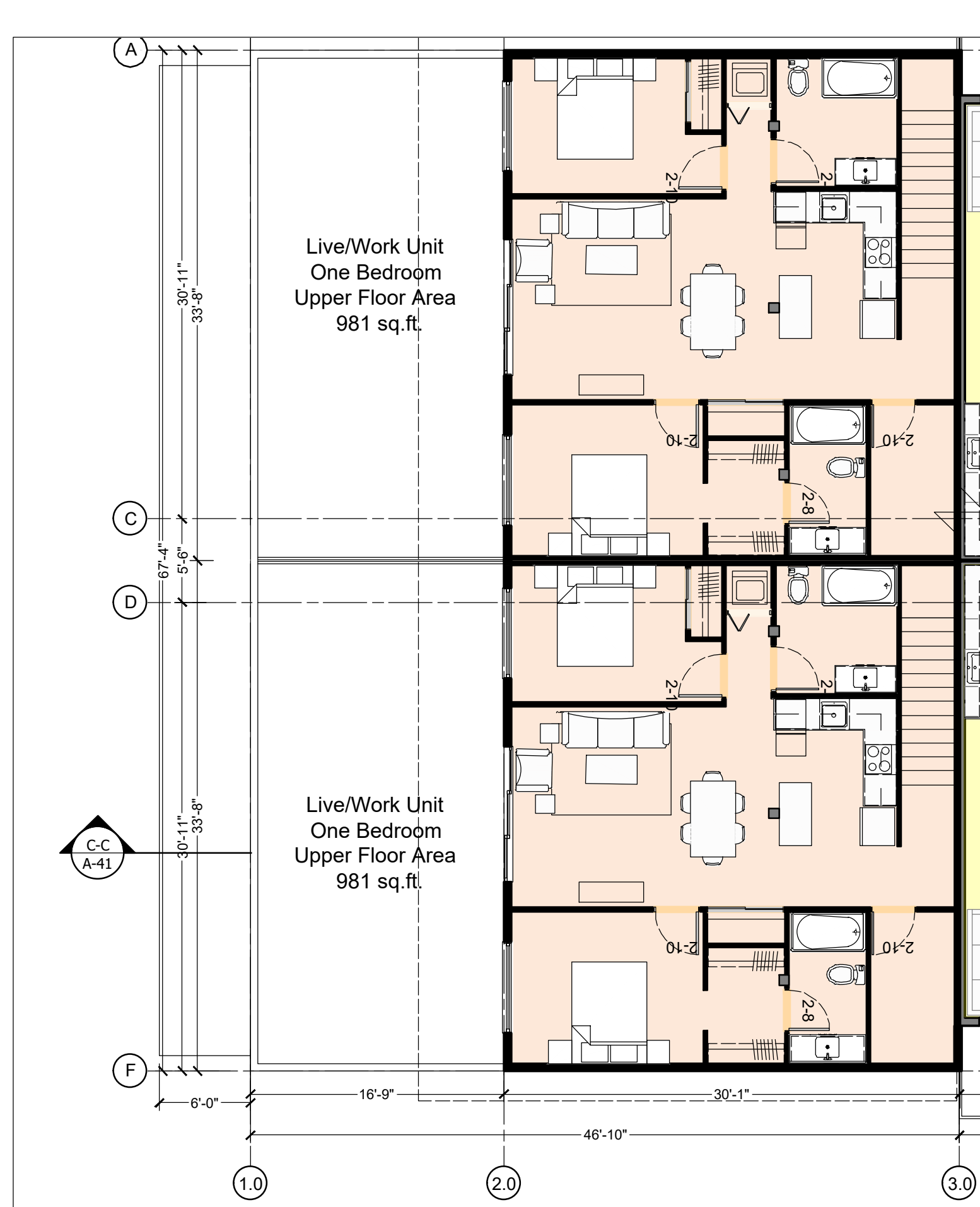
2 BUILDING B - LIVE/WORK UNITS LEVEL 1
 Scale: 1/8"=1'-0"

Building B Level 1 Plan	
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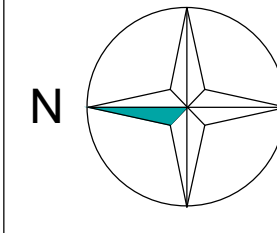
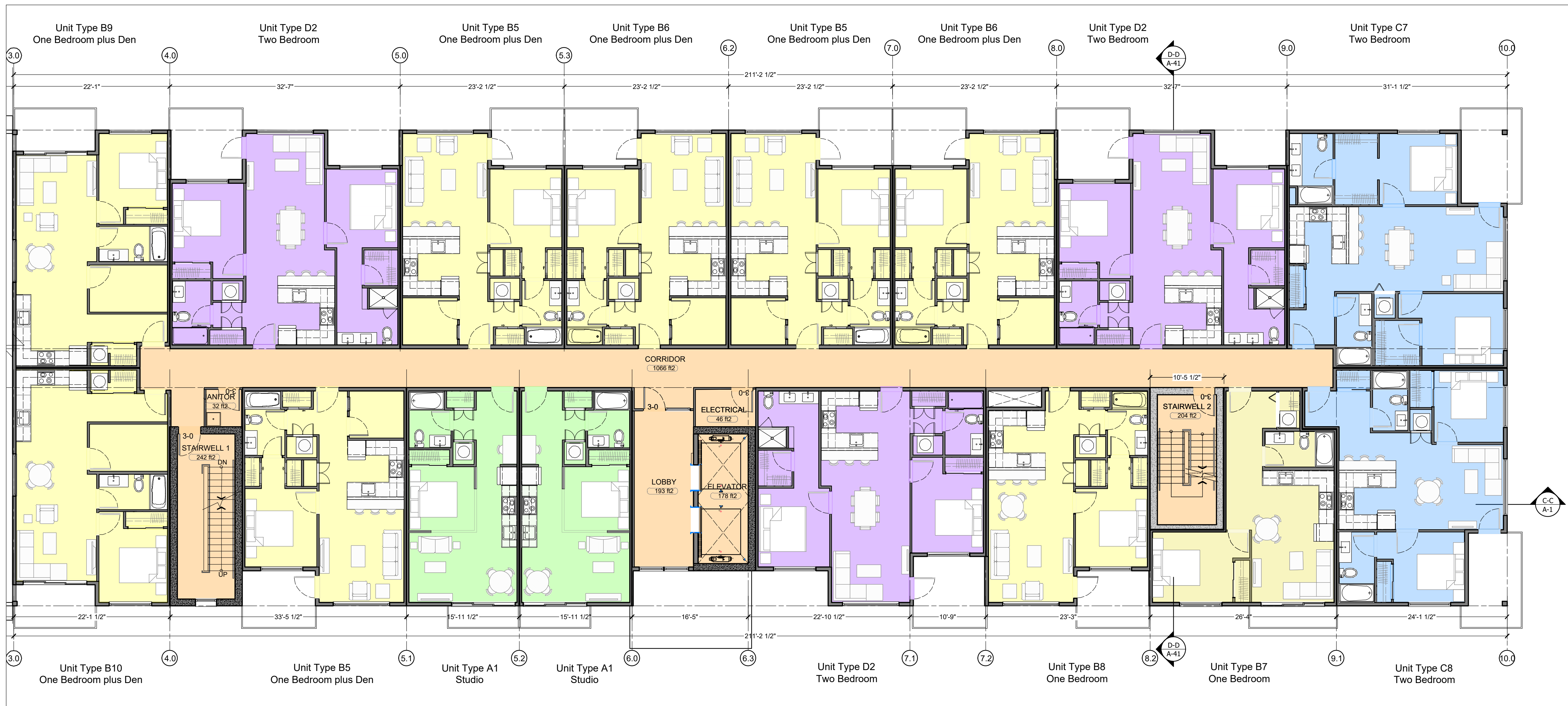
1 BUILDING B - APARTMENTS LEVEL 2
 Scale: 1/8"=1'-0"

2 BUILDING B - LIVE/WORK UNITS - SECOND FLOOR
 Scale: 1/8"=1'-0"

Building B Level 2 Plan

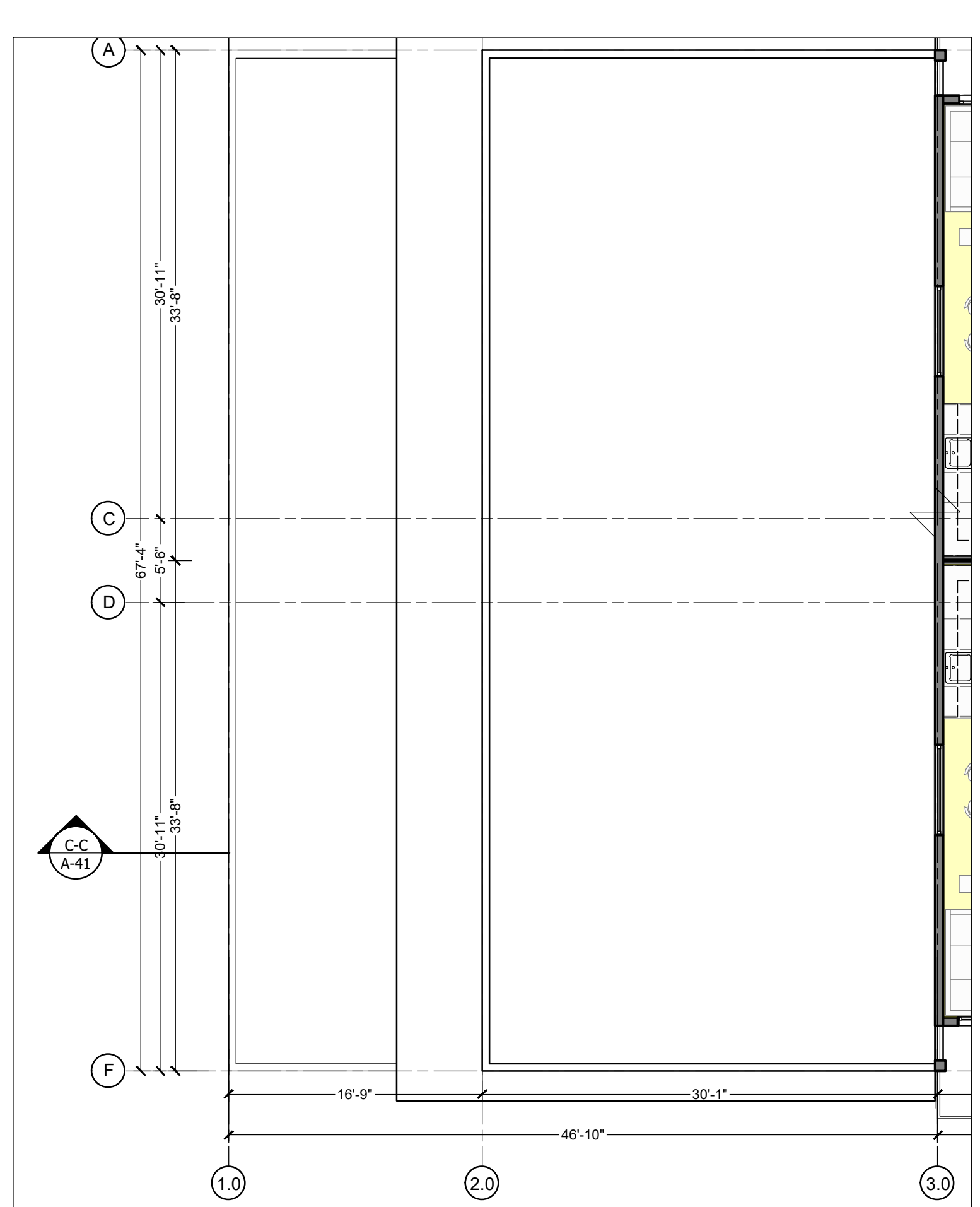
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A-12.2



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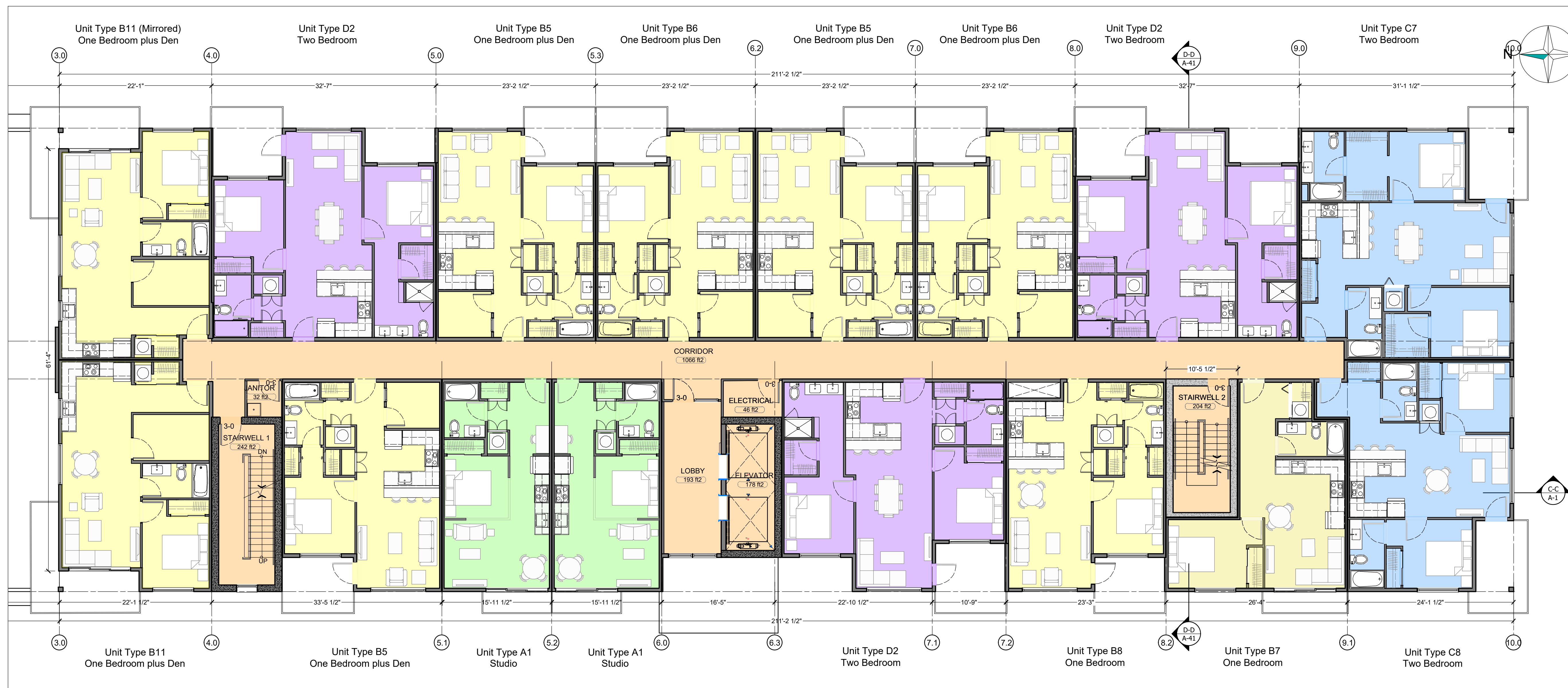
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1 BUILDING B - APARTMENTS LEVEL 3
 Scale: 1/8"=1'-0"

2 BUILDING B - LIVE/WORK UNITS ROOF
 Scale: 1/8"=1'-0"

Building B Level 3 Plan	
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1 BUILDING B - LEVEL 4
 Scale: 1/8"=1'-0"

Building B Level 4 Plan

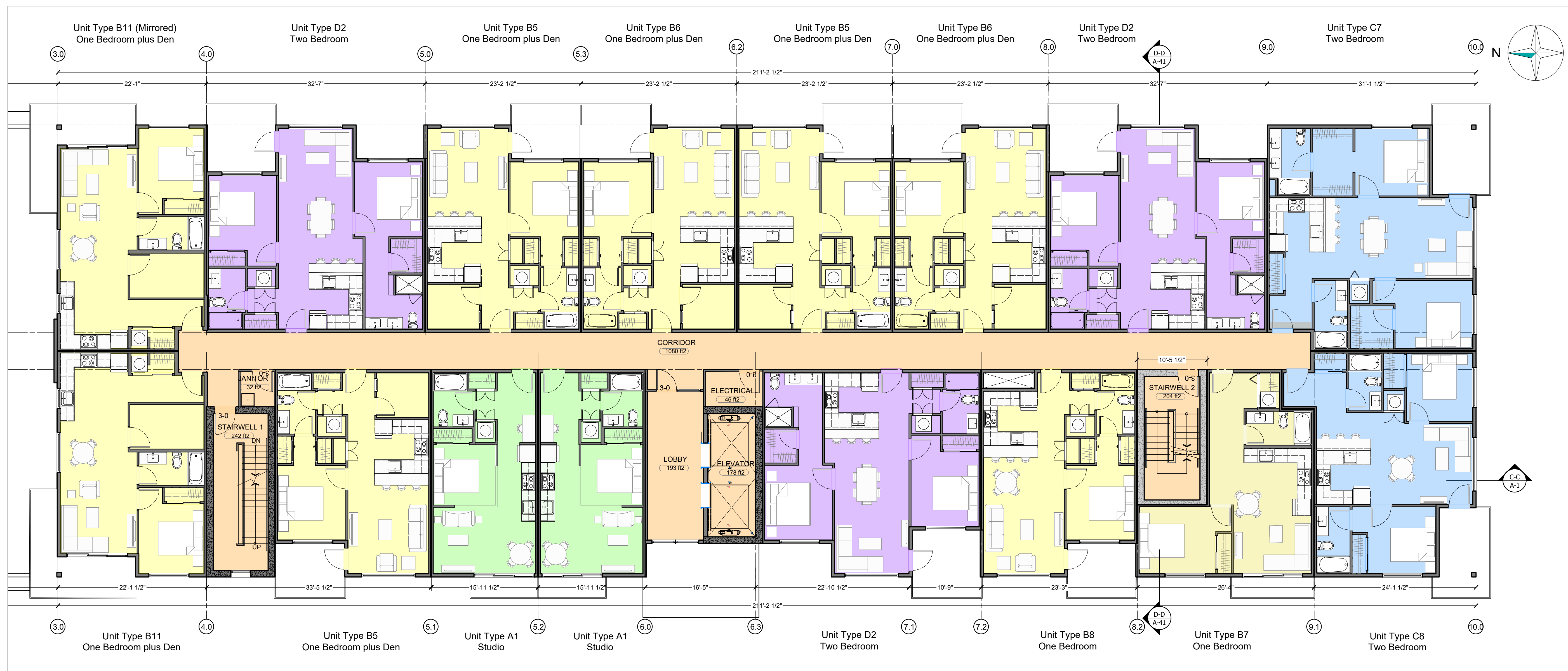
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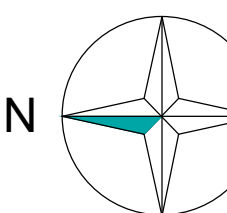
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A-14.2



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1 BUILDING B - LEVEL 5
 Scale: 1/8"=1'-0"

Building B Level 5 Plan

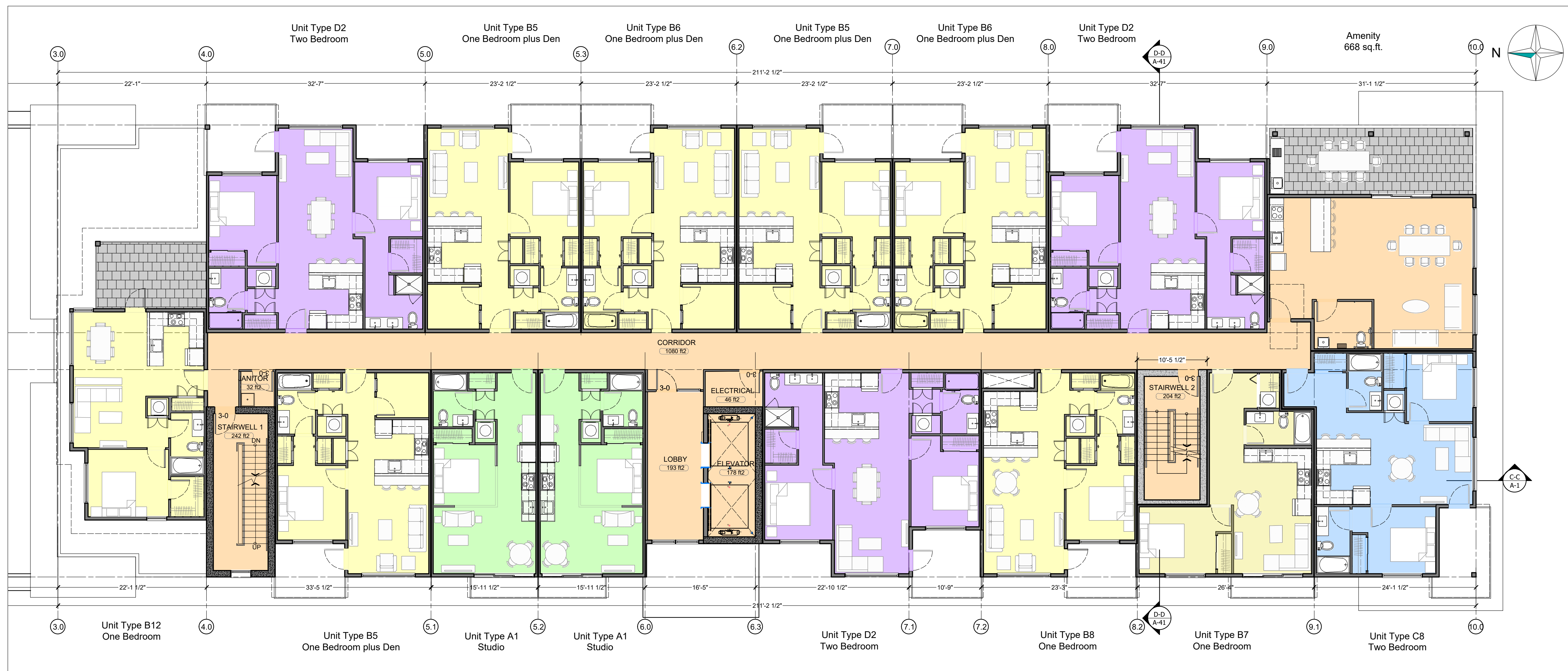
Project No.: 2106

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A-15.2



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1 BUILDING B - LEVEL 6
 Scale: 1/8"=1'-0"

Building B Level 6 Plan

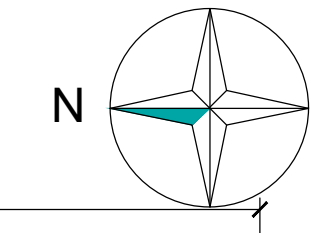
Project No.: 2106

Date: April 3, 2024 Issued for: Development Permit

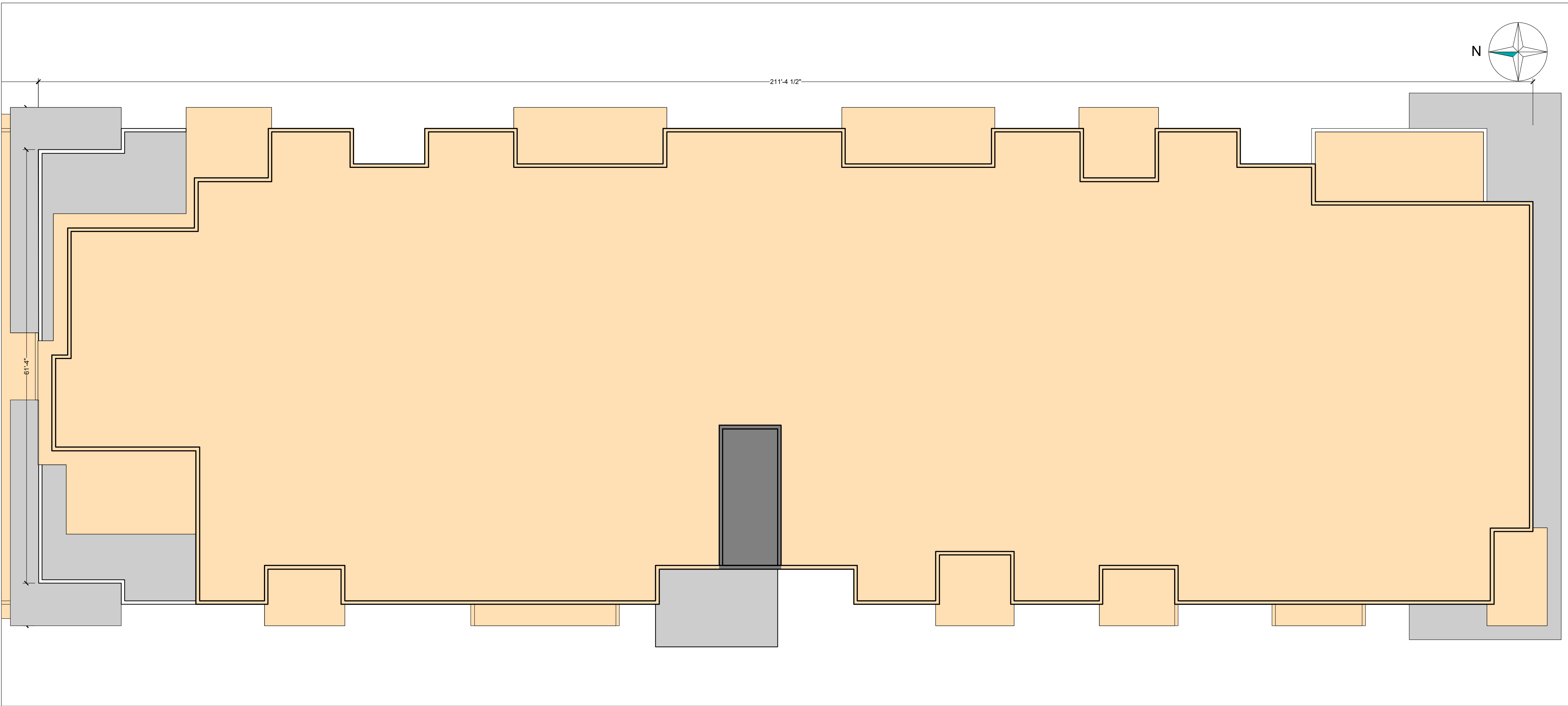
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A-16.2

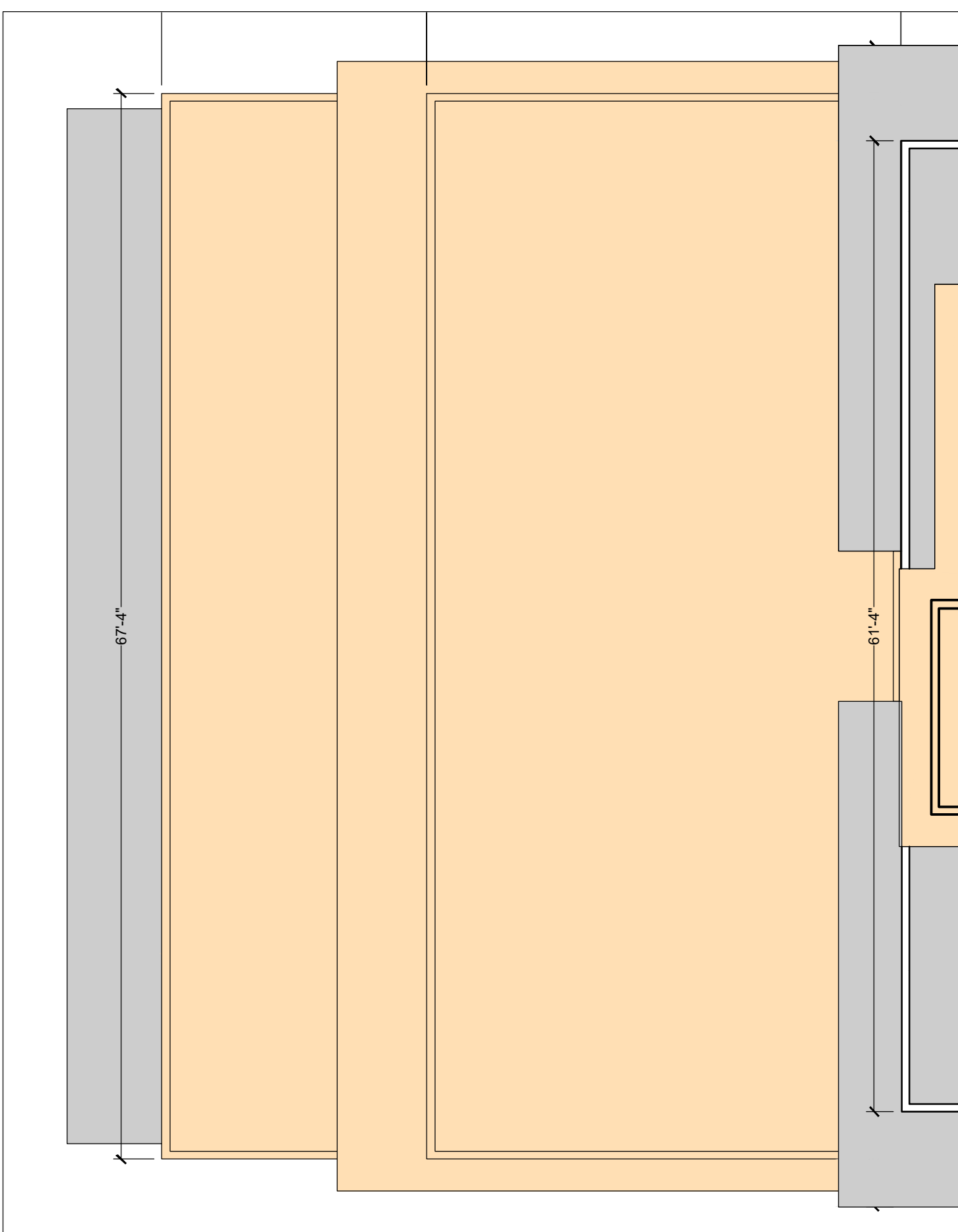


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1 BUILDING B - APARTMENT ROOF PLAN
 Scale: 1/8"=1'-0"

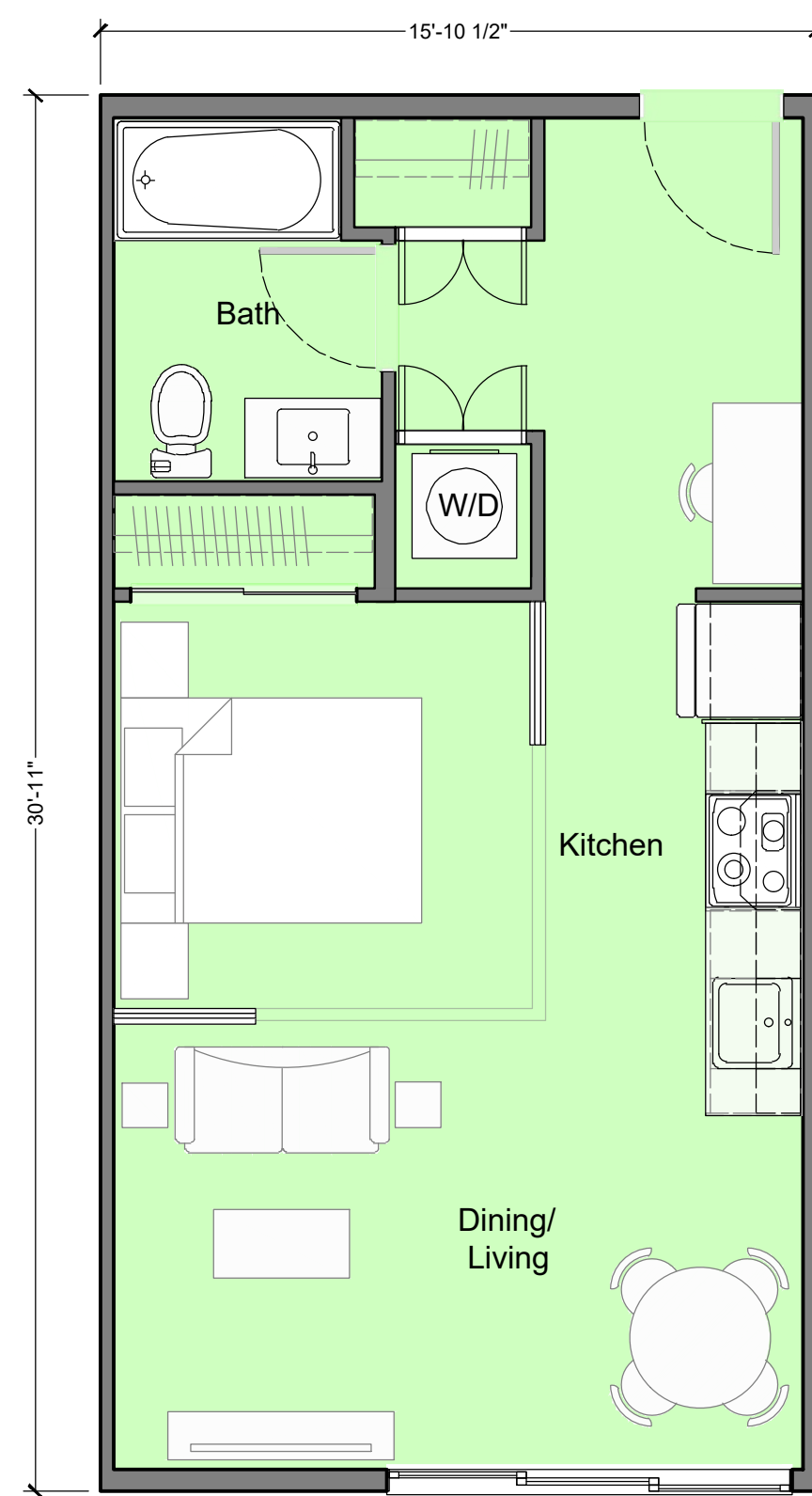


1 BUILDING B - LIVE/WORK ROOF PLAN
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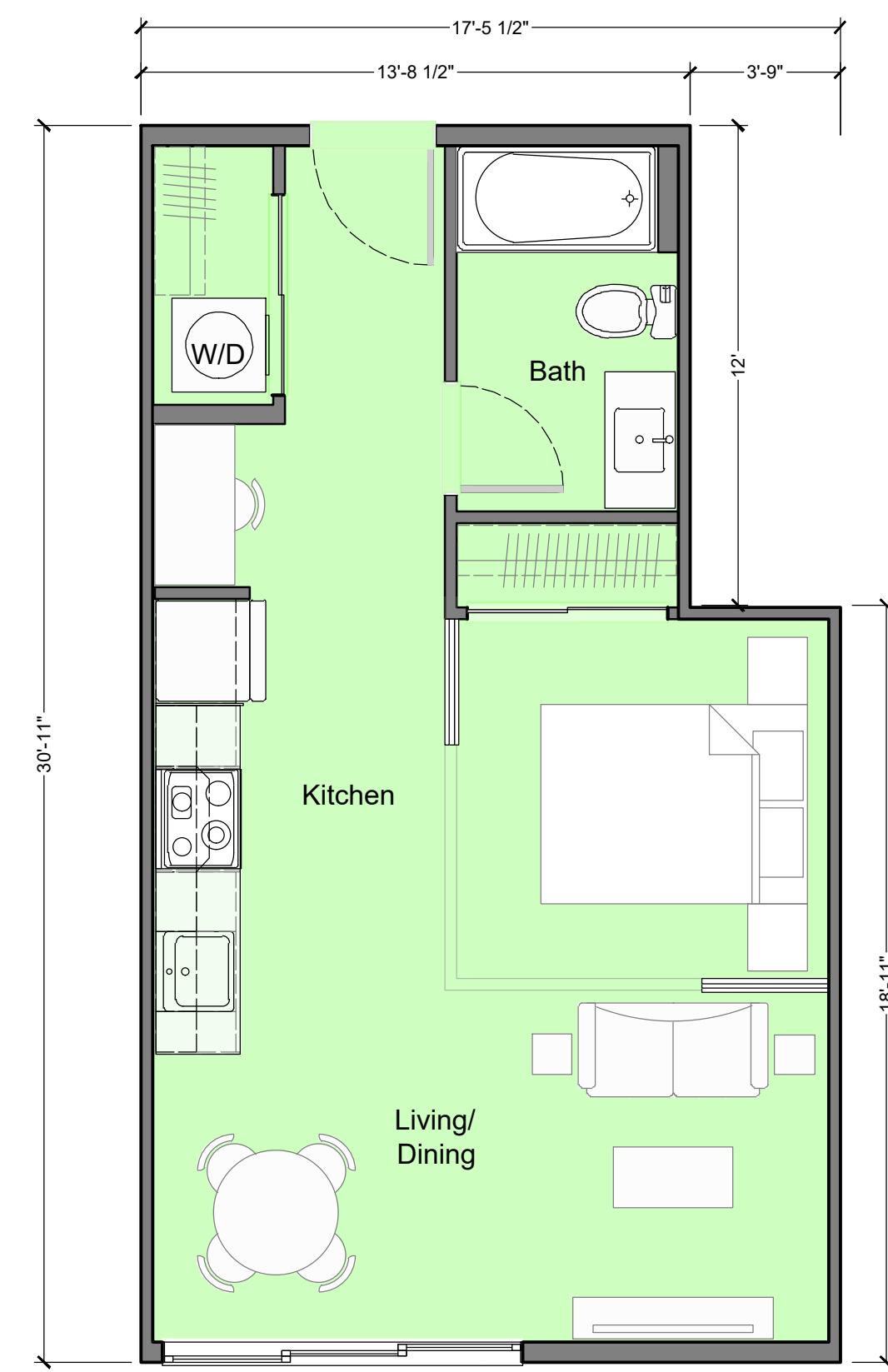
Building B Roof Plan

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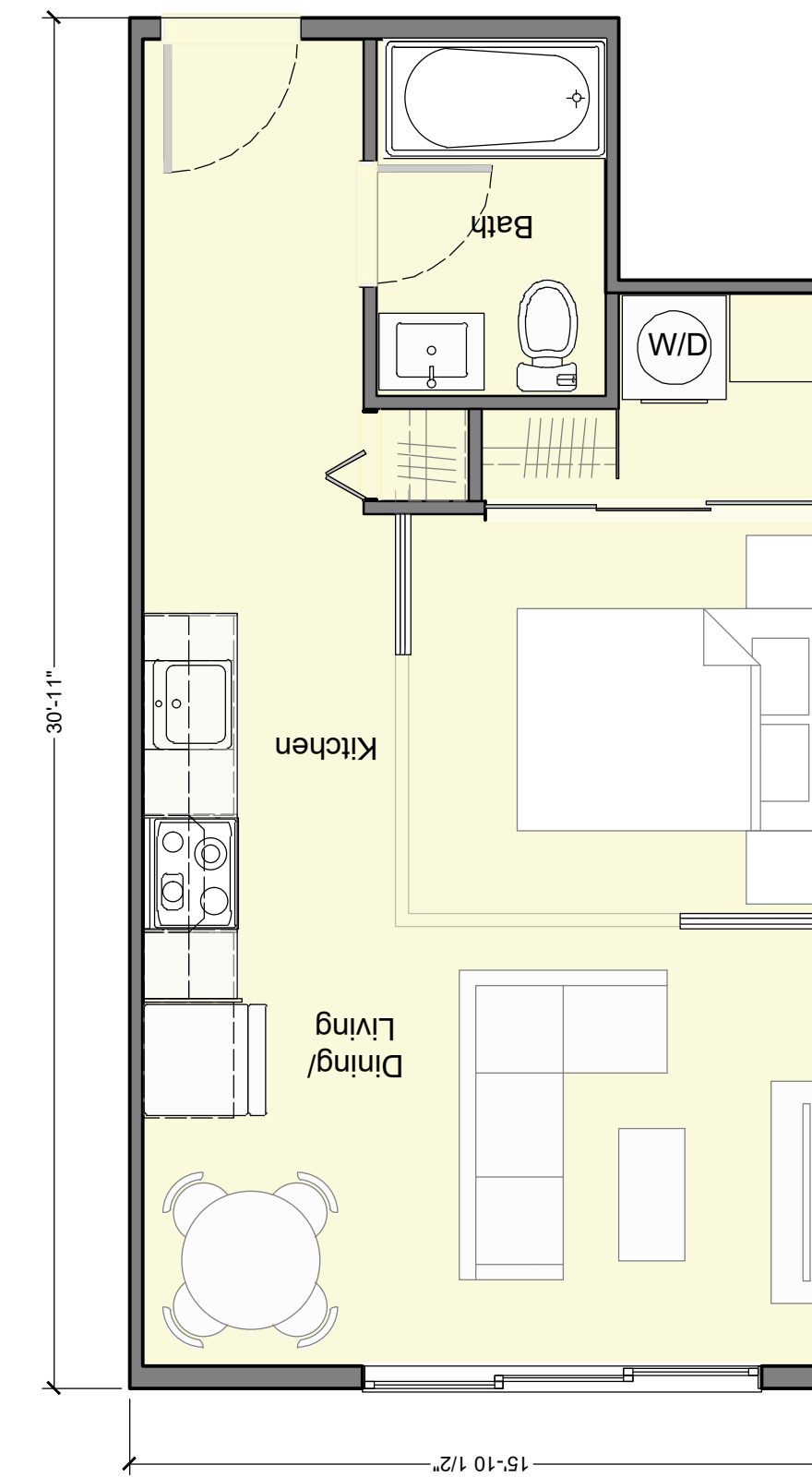
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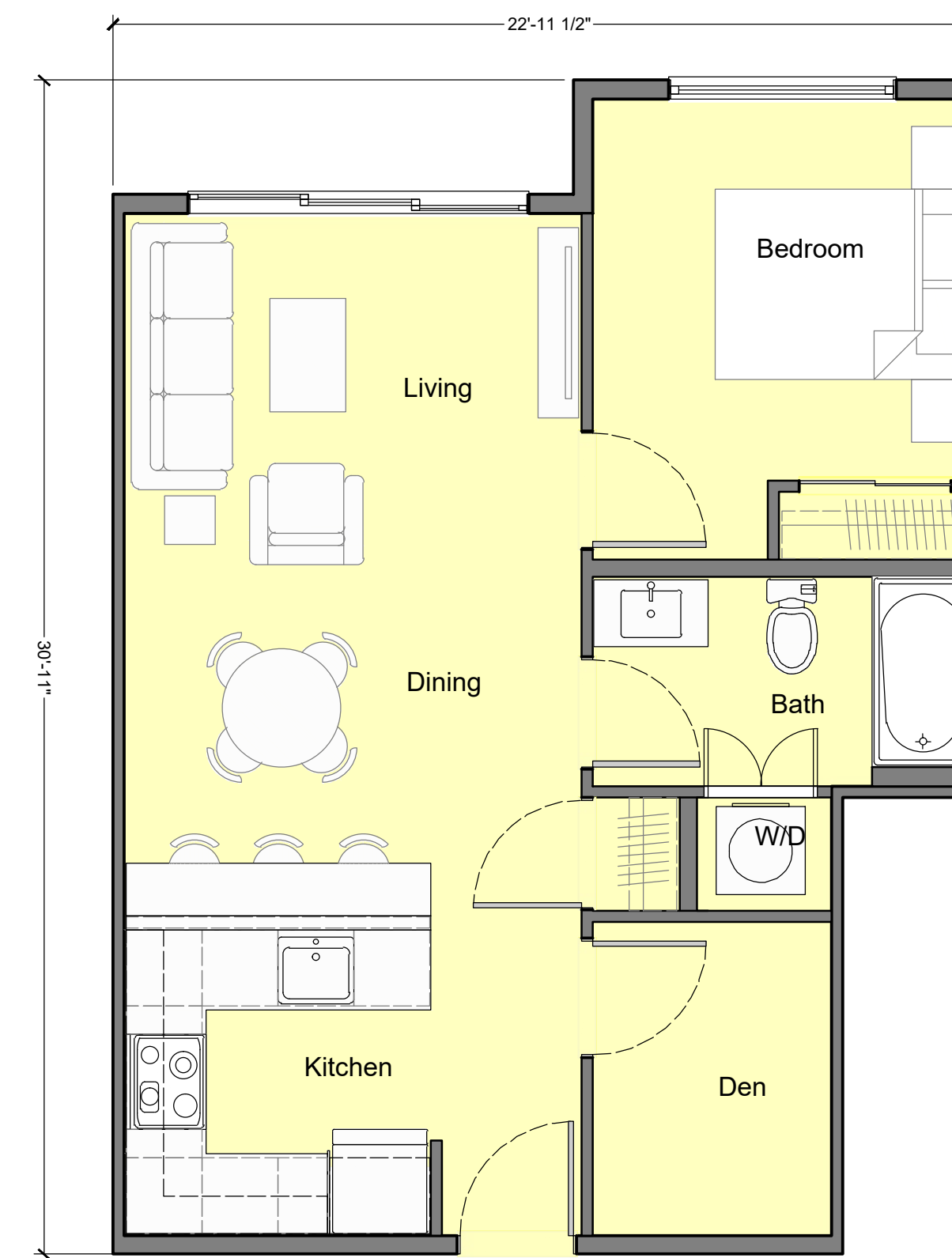
A1 Studio
 481 sq.ft.



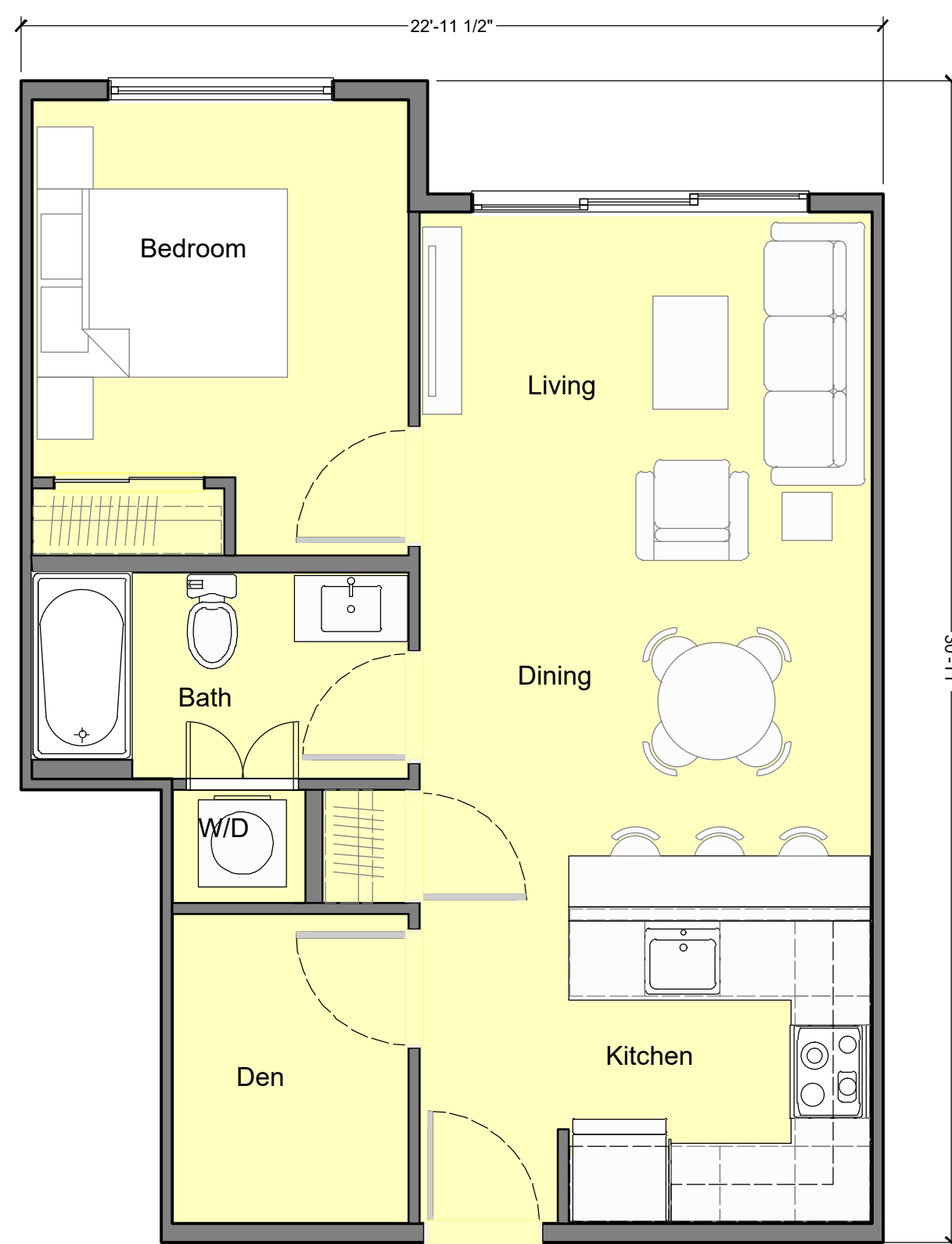
A2 Studio
 485 sq.ft.



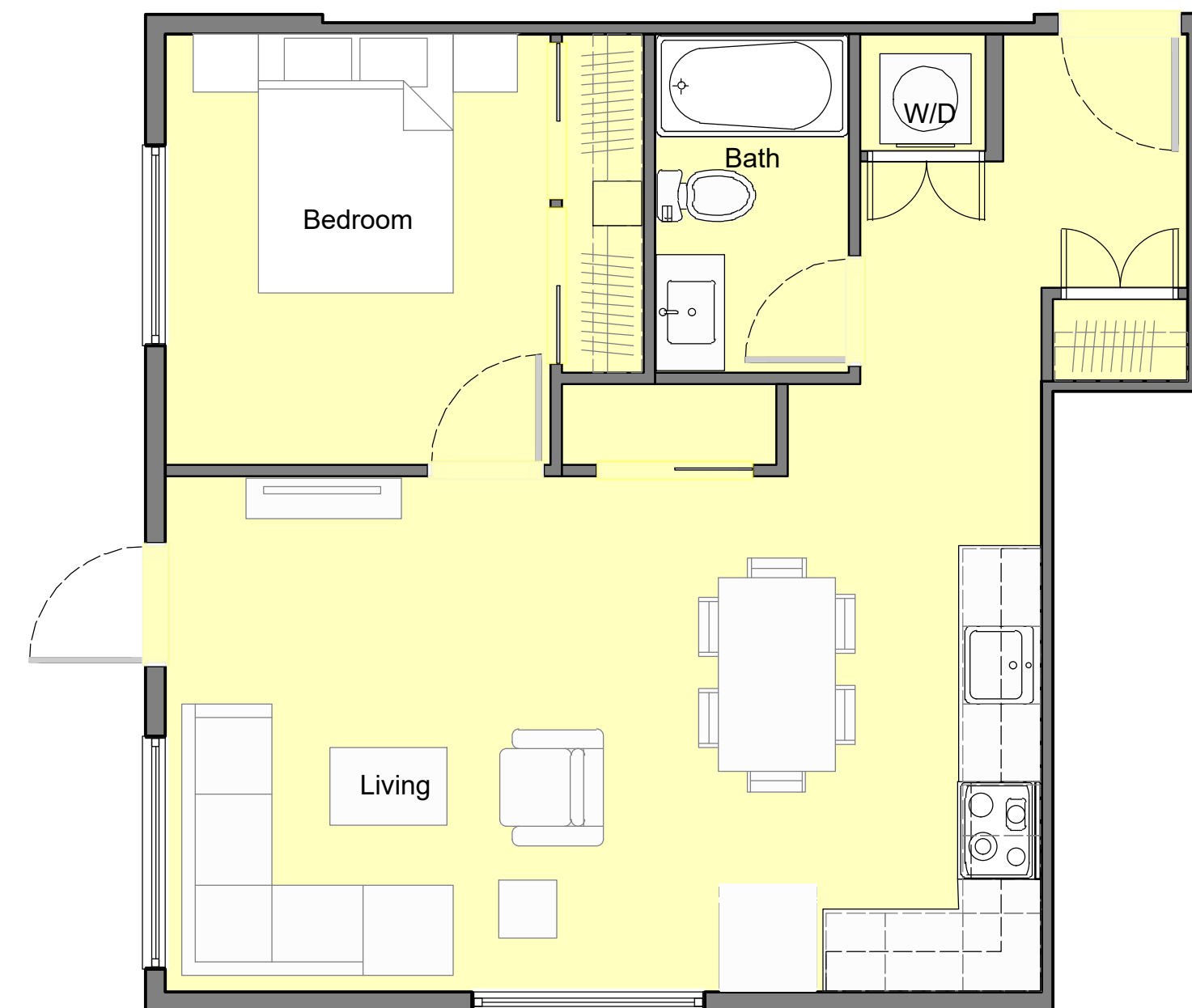
A3 Studio
 451 sq.ft.



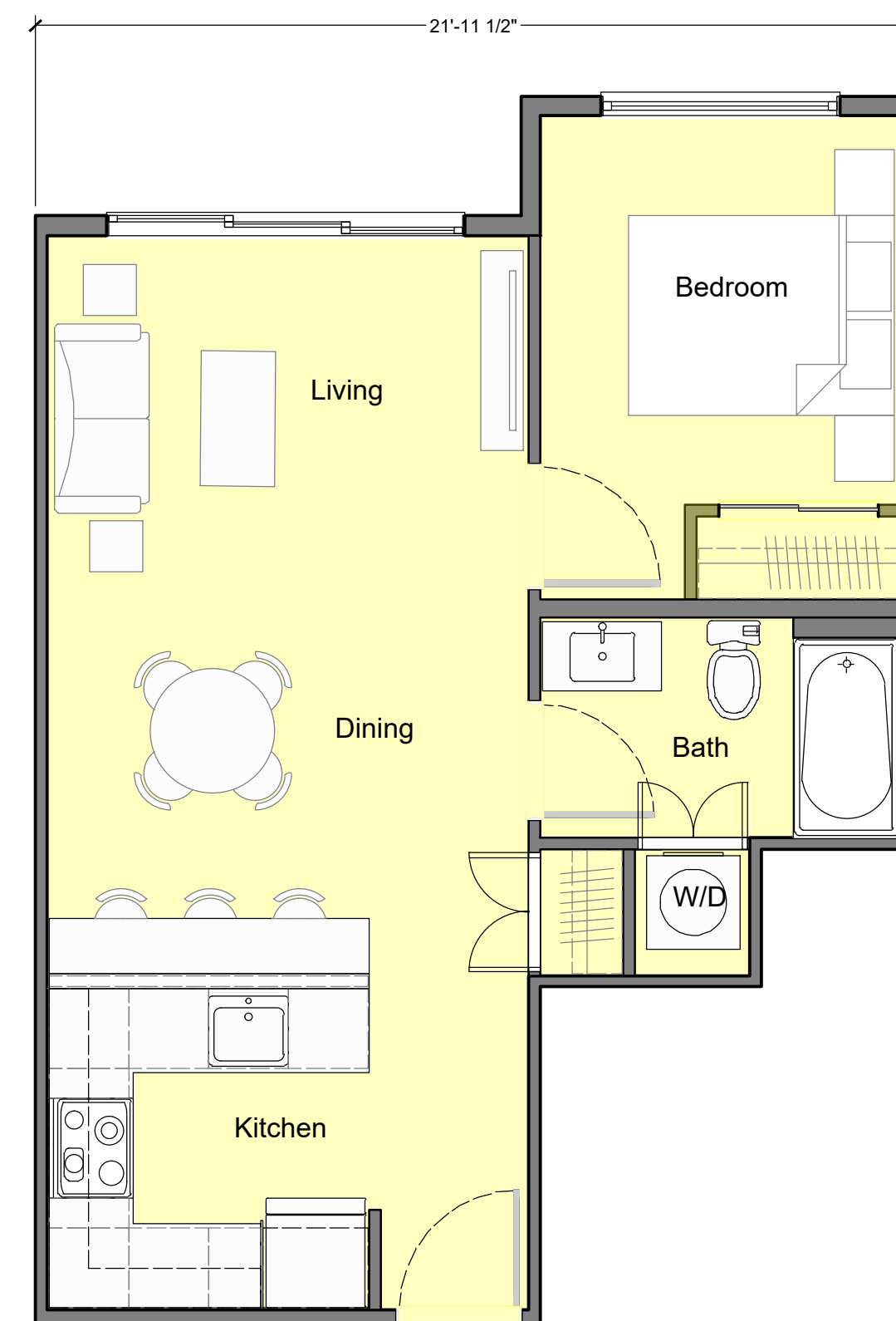
B1 One Bedroom plus Den
 613 sq.ft.



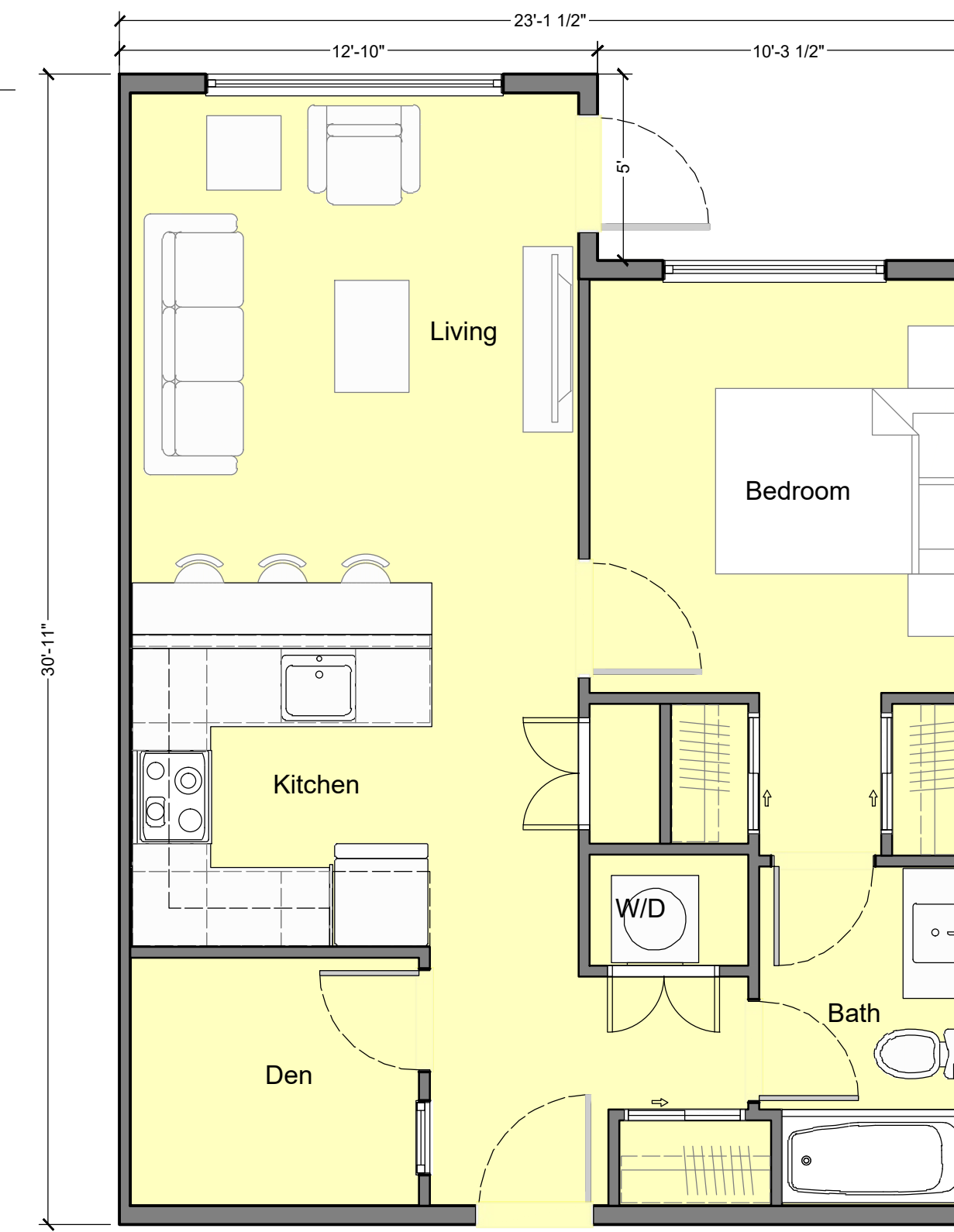
B2 One Bedroom plus Den
 613 sq.ft.



B3 One Bedroom
 605 sq.ft.



B4 One Bedroom
 537 sq.ft.



B5 One Bedroom plus Den
 646 sq.ft.

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Unit Plans A and B

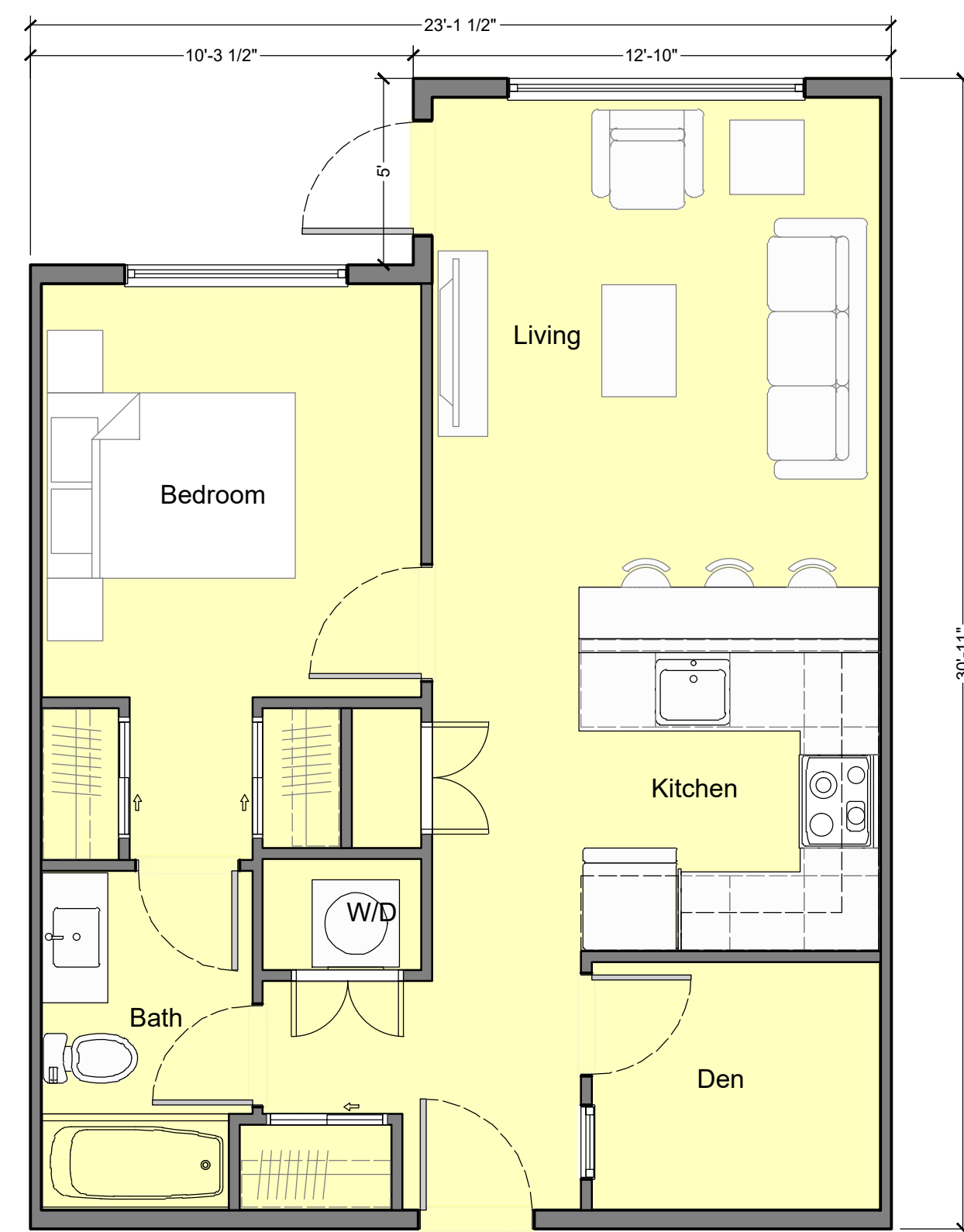
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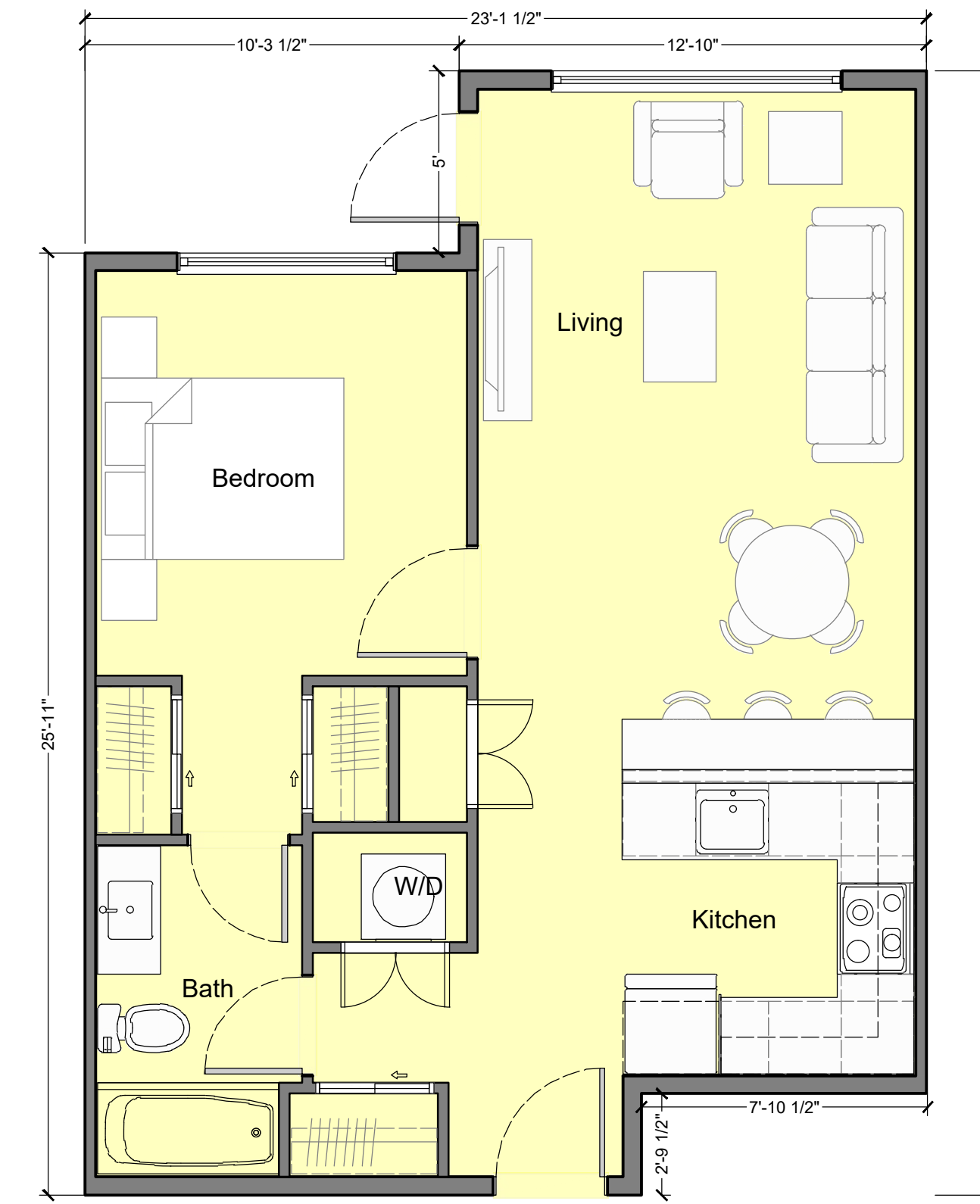
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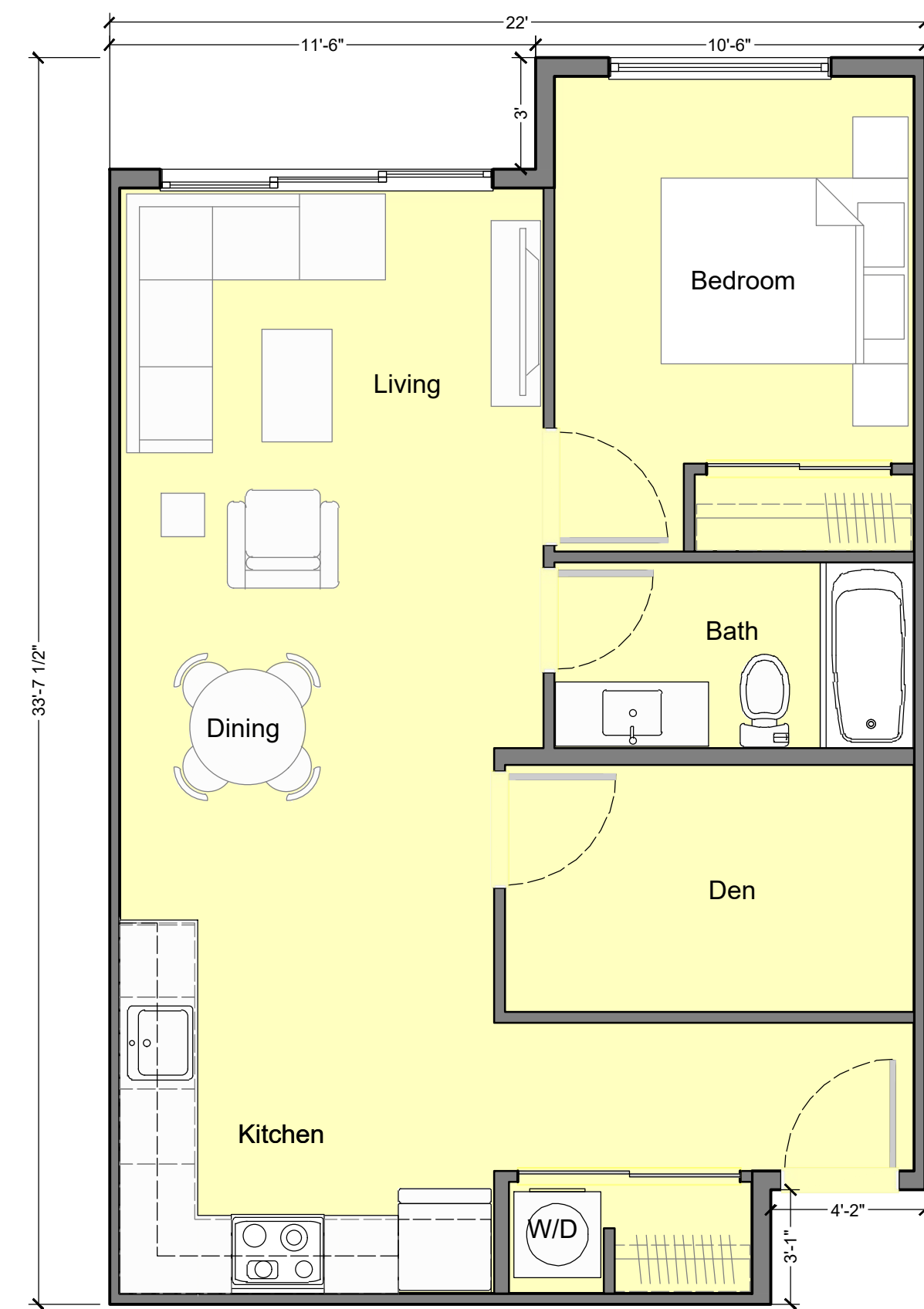
B6 One Bedroom plus Den
 (646 sq.ft.)



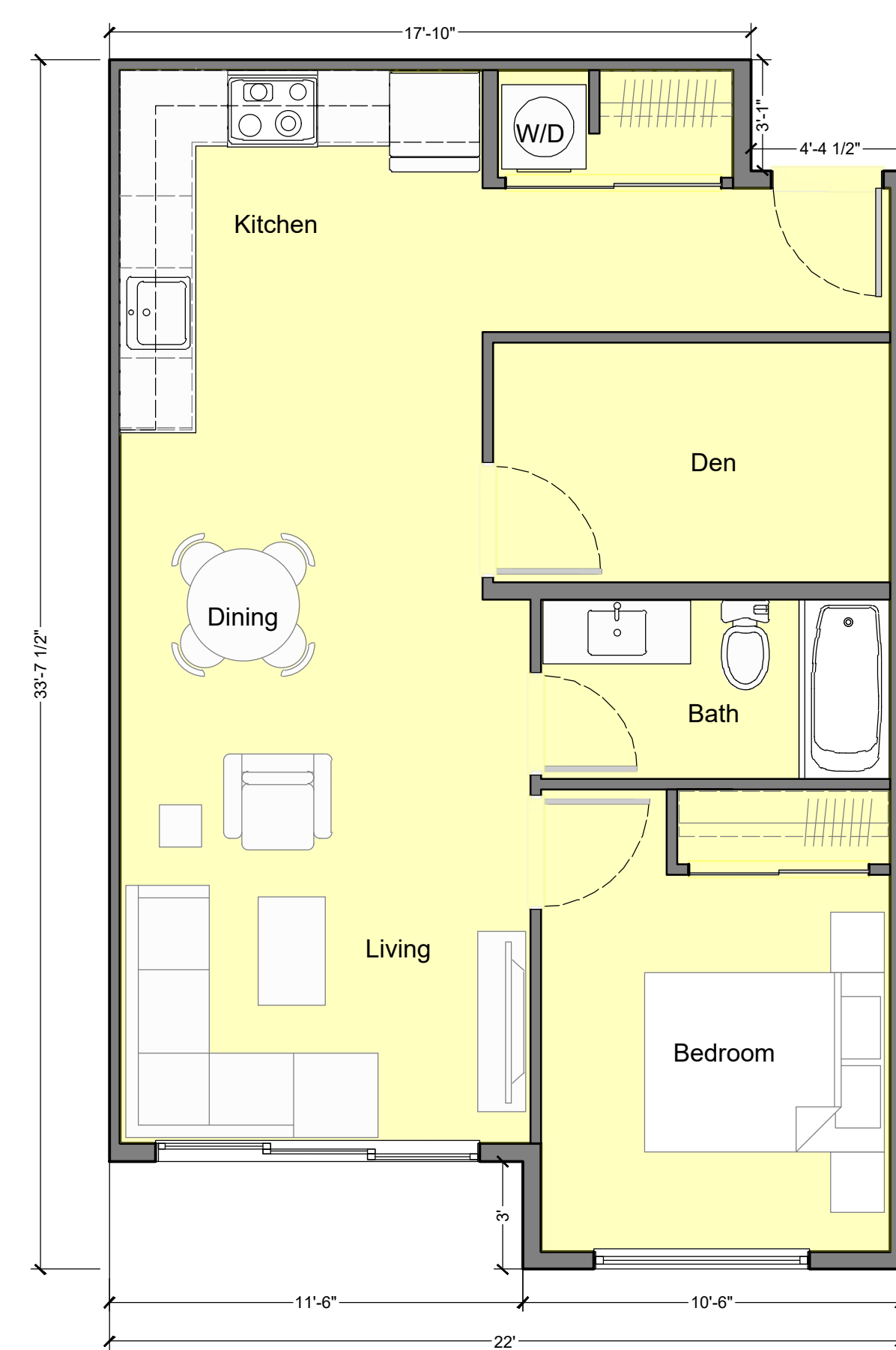
B7 One Bedroom
 (556 sq.ft.)



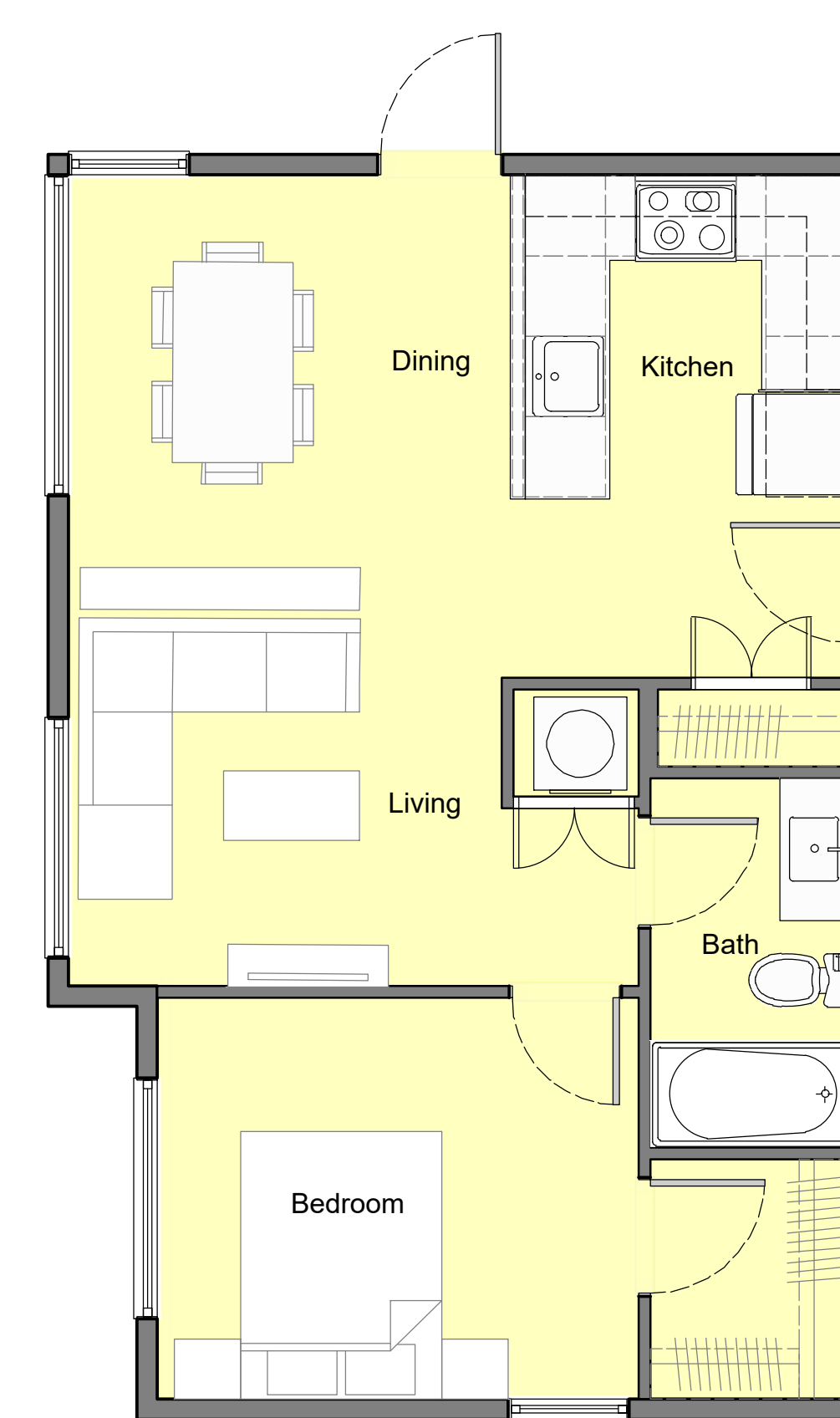
B8 One Bedroom
 (623 sq.ft.)



B9 One Bedroom plus Den
 (681 sq.ft.)



B10 One Bedroom plus Den
 (681 sq.ft.)



B12 One Bedroom
 (583 sq.ft.)

1057
 GIBSONS
 WAY

Unit Plans B

Project No.: 2106

Date: April 3, 2024 Issued for: Development Permit

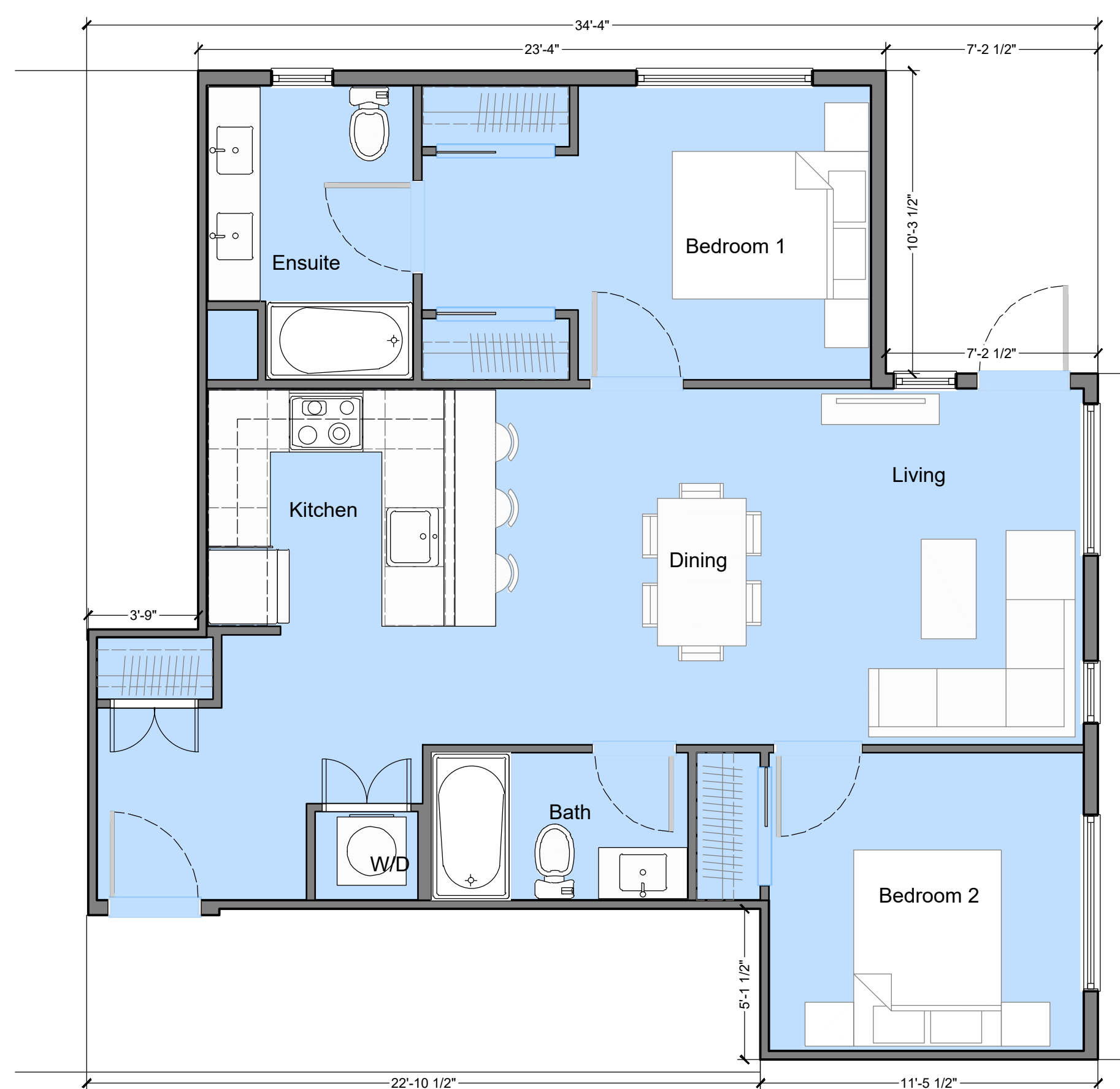
Drawn: CB

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C1 Two Bedroom
 (861 sq.ft.)



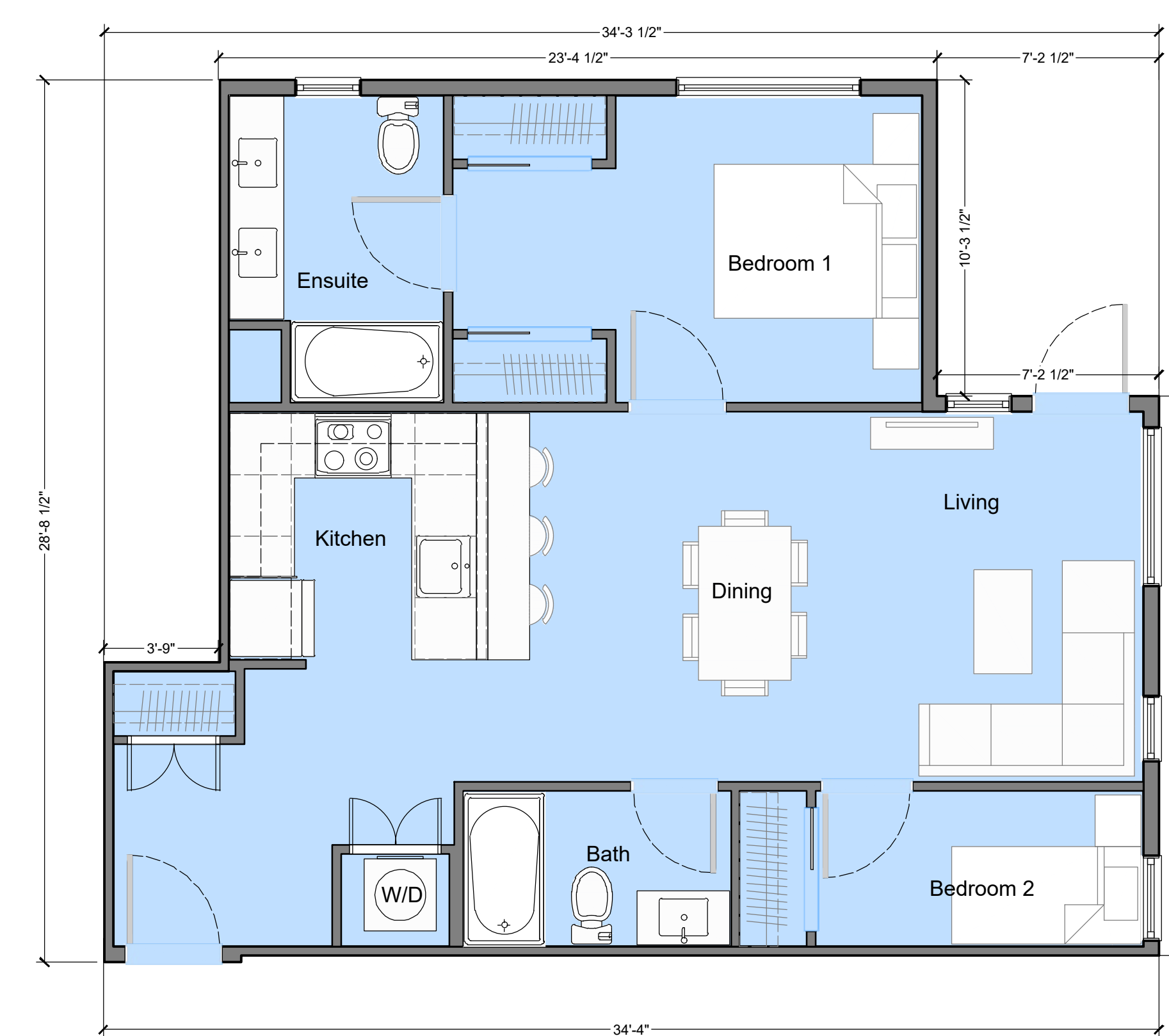
C2 Two Bedroom
 (861 sq.ft.)



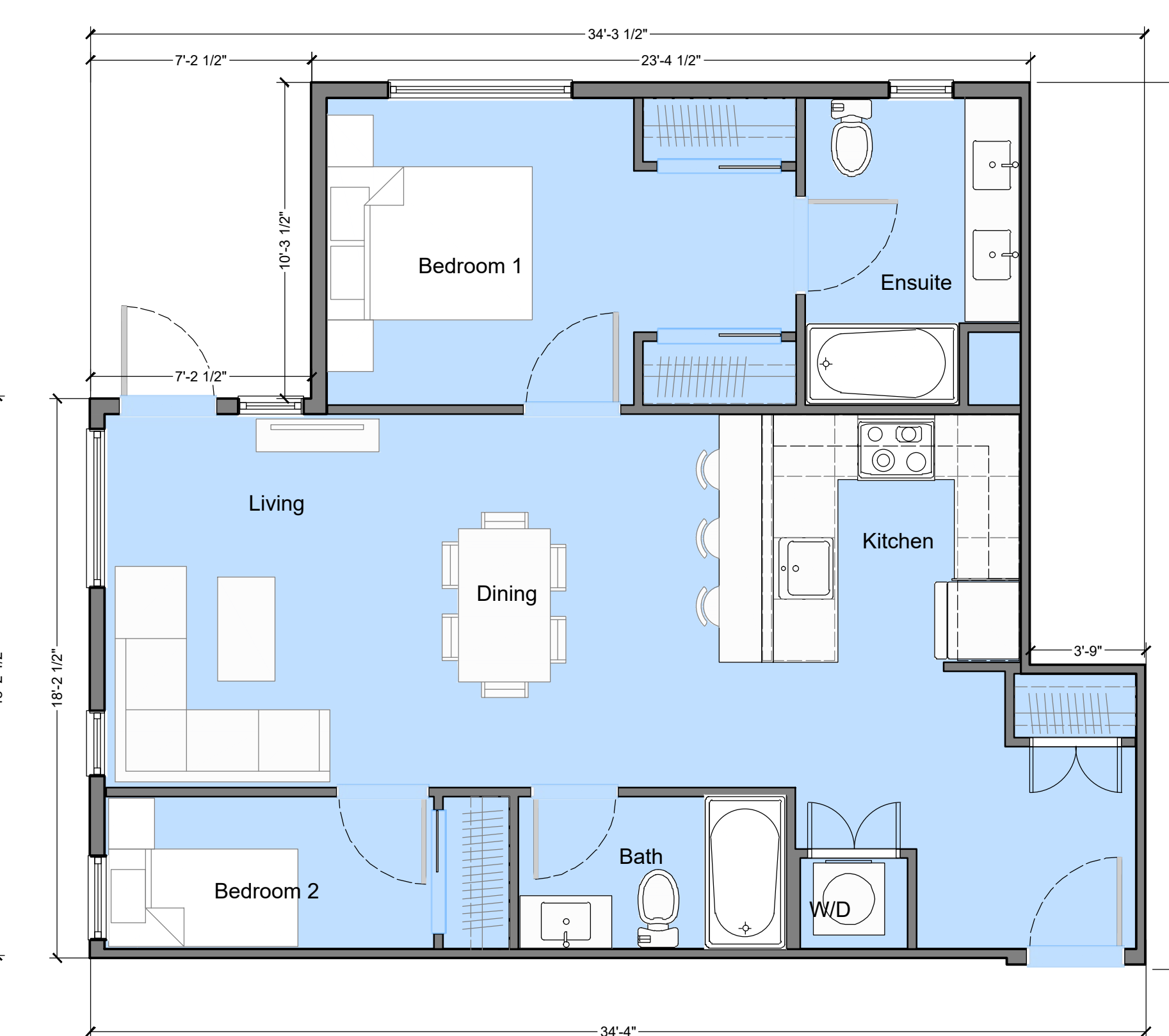
C2.2 Two Bedroom
 (854 sq.ft.)



C2.3 Two Bedroom
 (856 sq.ft.)



C4 Two Bedroom
 (807 sq.ft.)



C4.1 Two Bedroom
 (806 sq.ft.)

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 GIBSONS
 WAY

Unit Plans C

Project No.: 2106

Date: March 20, 2024 Issued for: Development Permit

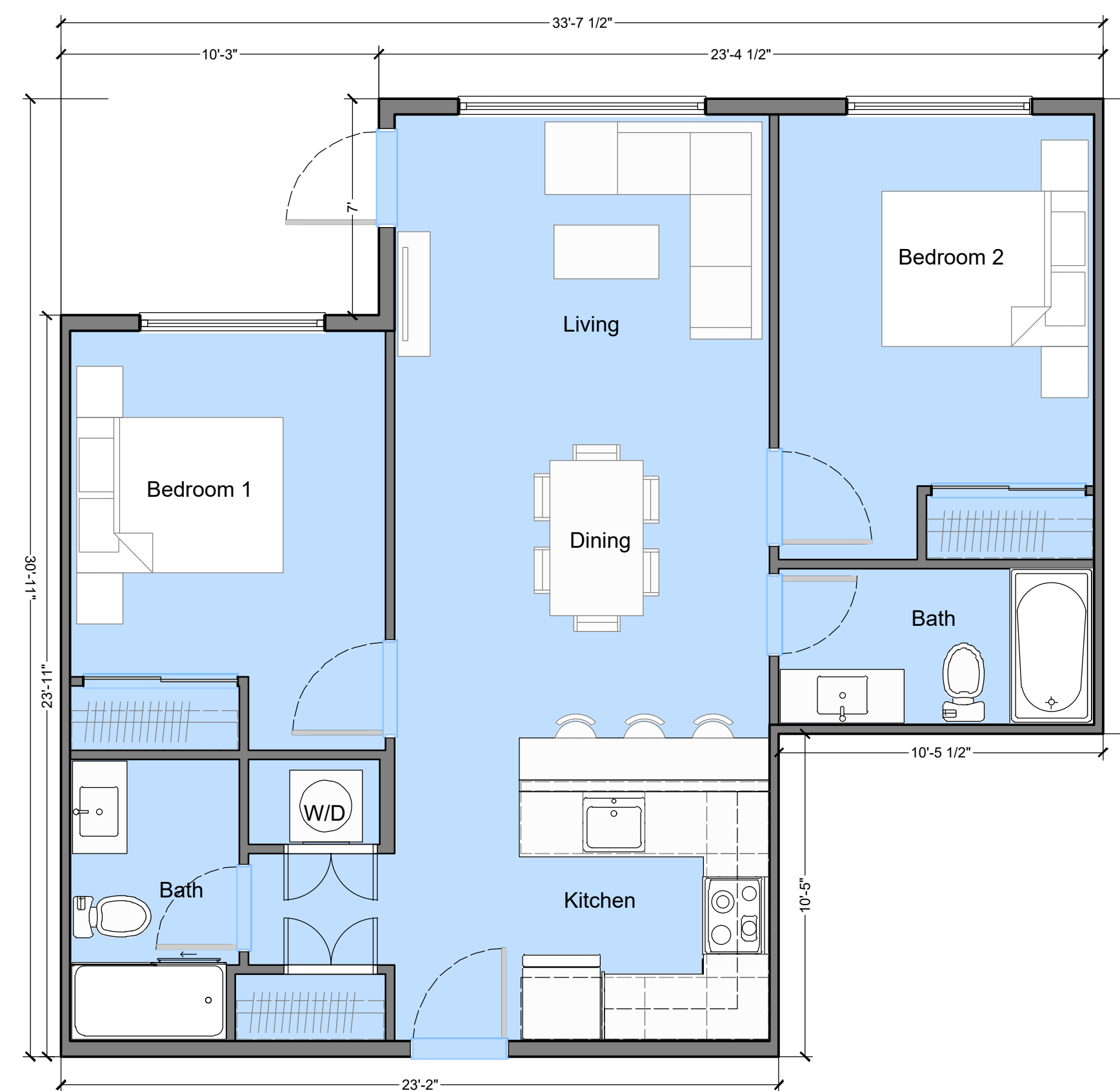
Drawn: CB

Sheet No.

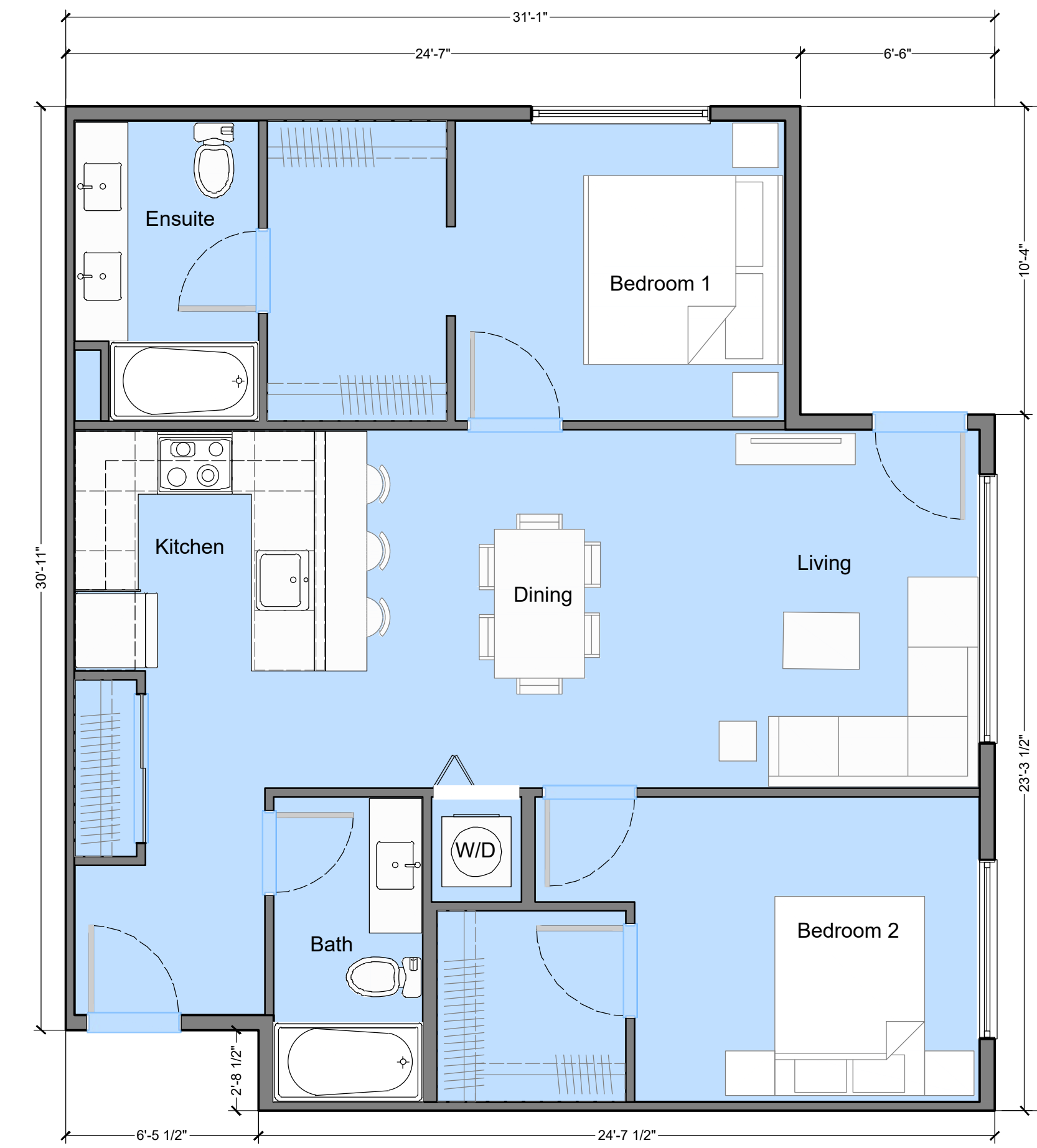
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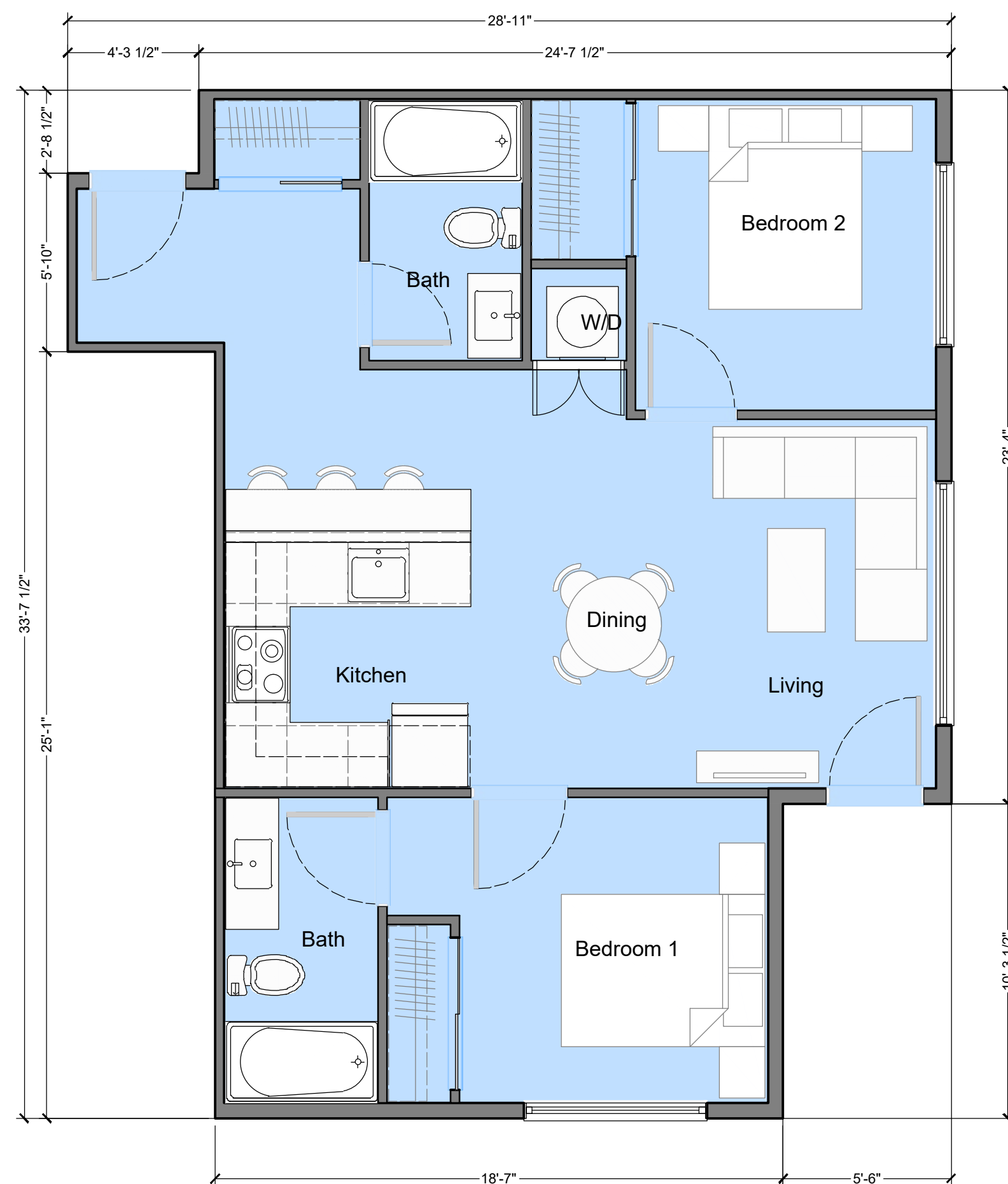
C5 Two Bedroom
815 sq.ft.



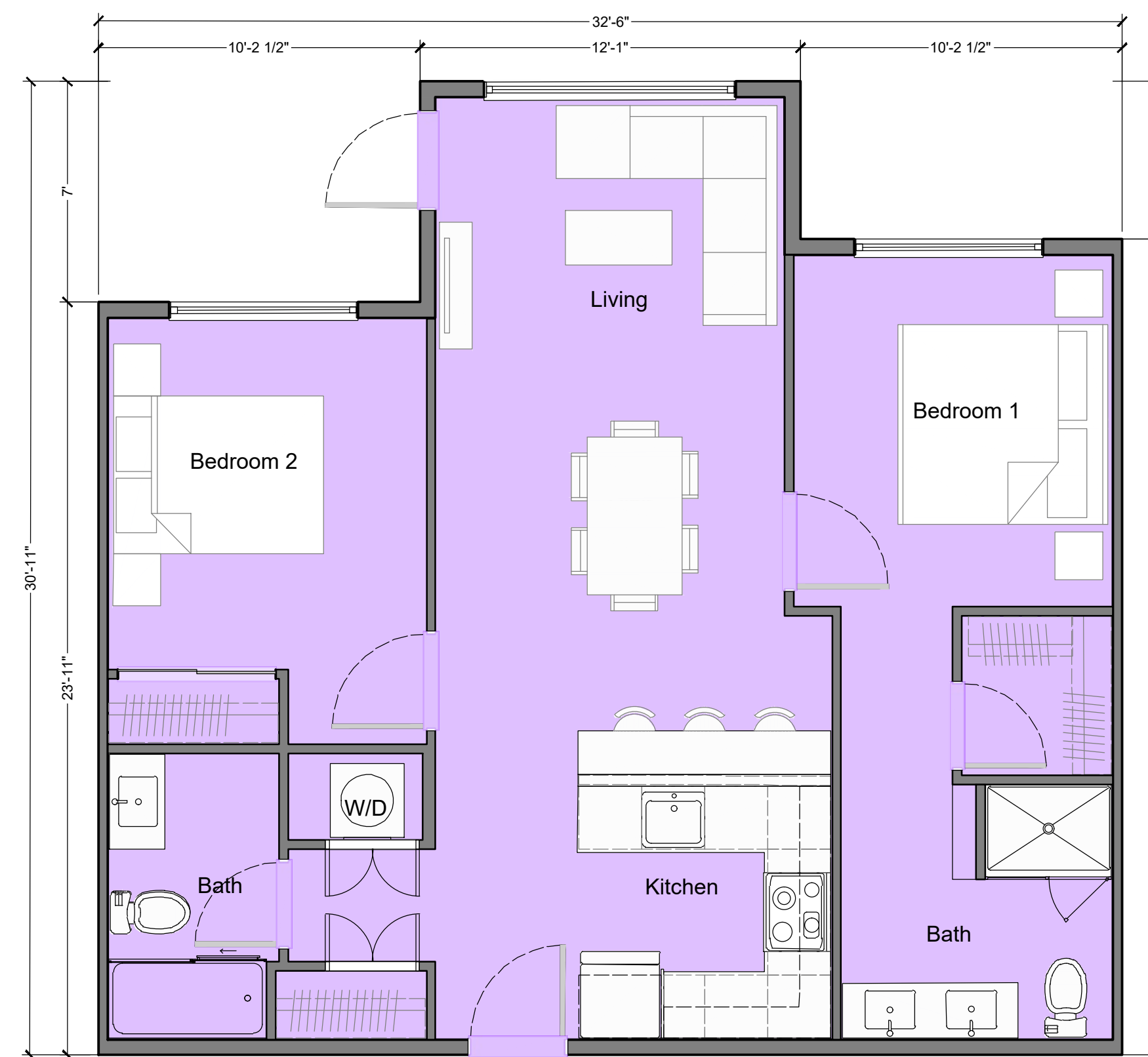
C6 Two Bedroom
835 sq.ft.



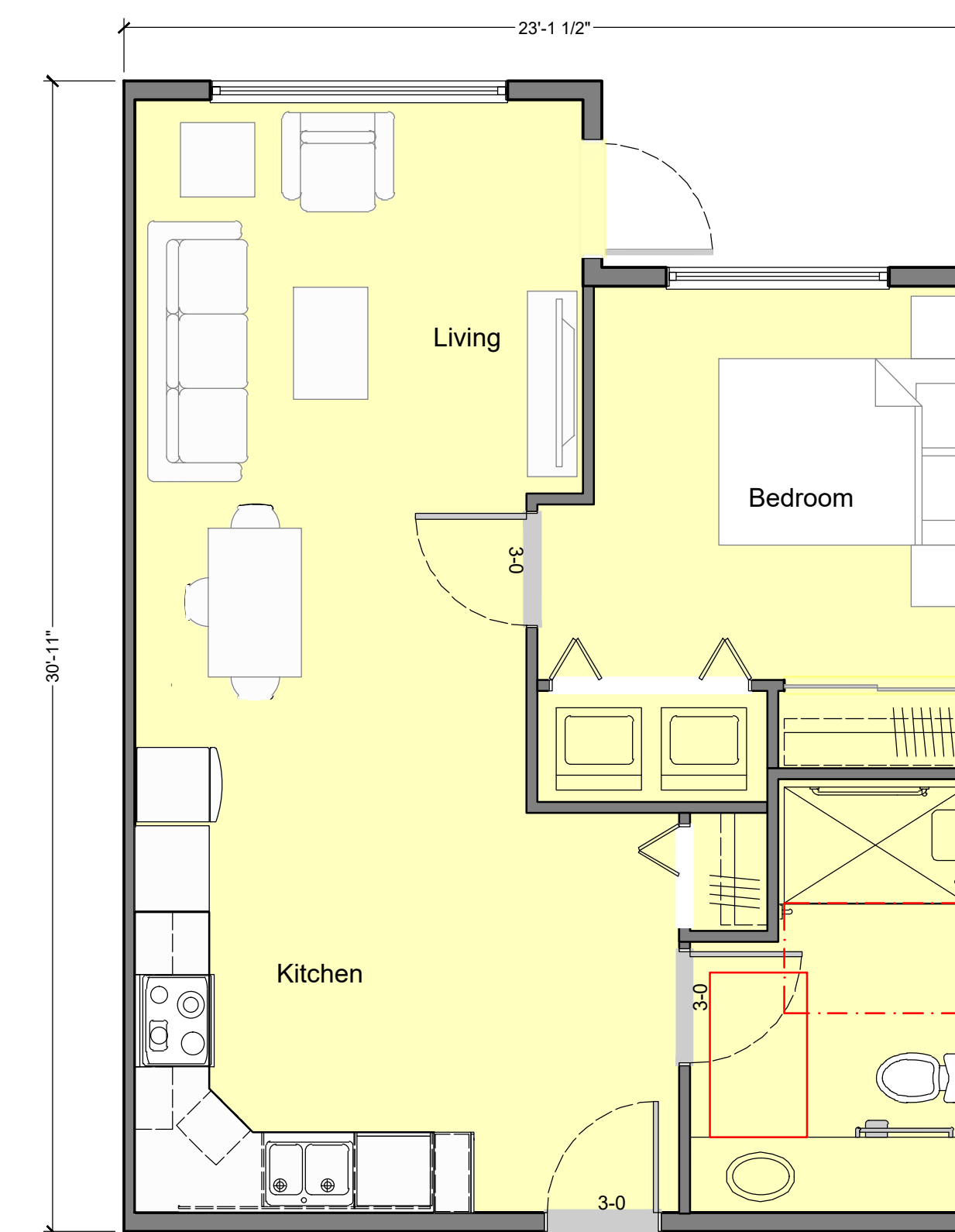
C7 Two Bedroom
928 sq.ft.



C8 Two Bedroom
755 sq.ft.



D2 Two Bedroom
854 sq.ft.



Accessible 1 Bedroom
646 sq.ft.

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GIBSONS
WAY

Unit Plans C & D

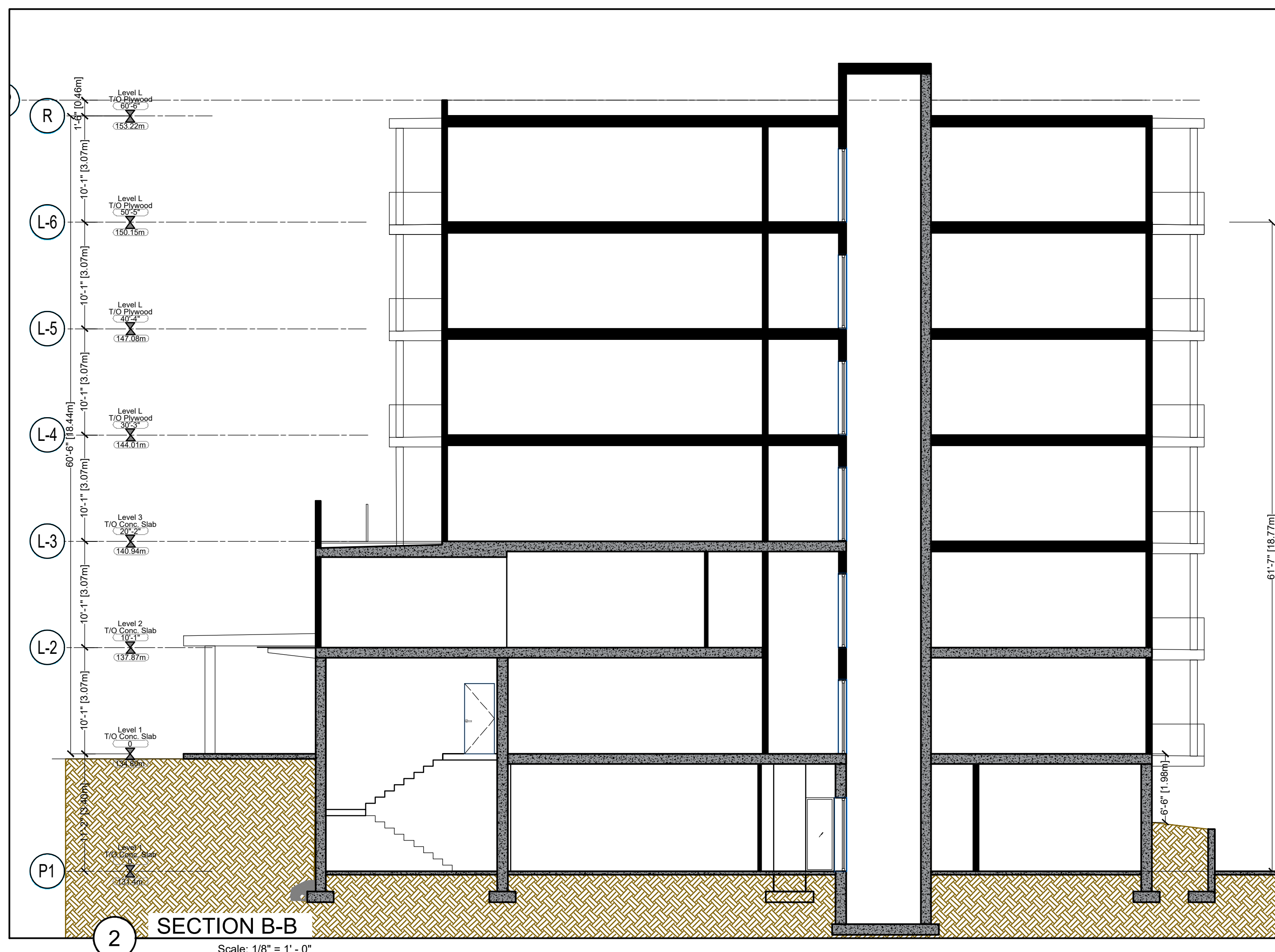
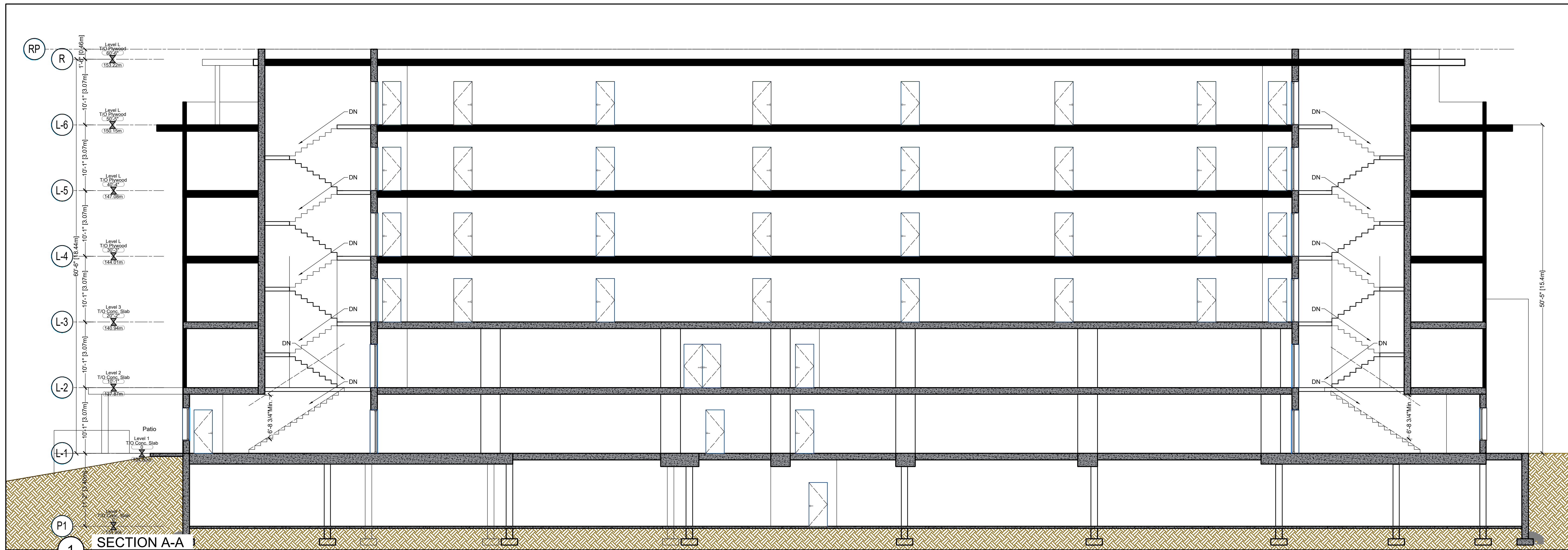
Project No.: 2106

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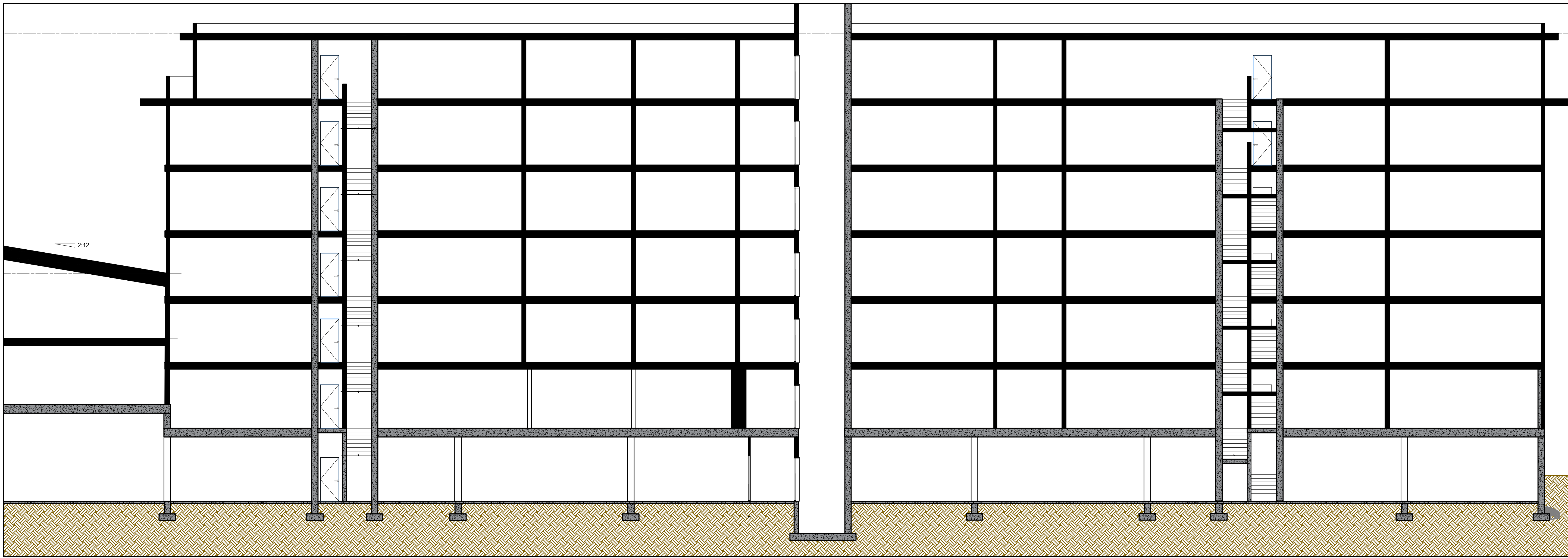
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GIBSONS
WAY

Building A - Section A & B

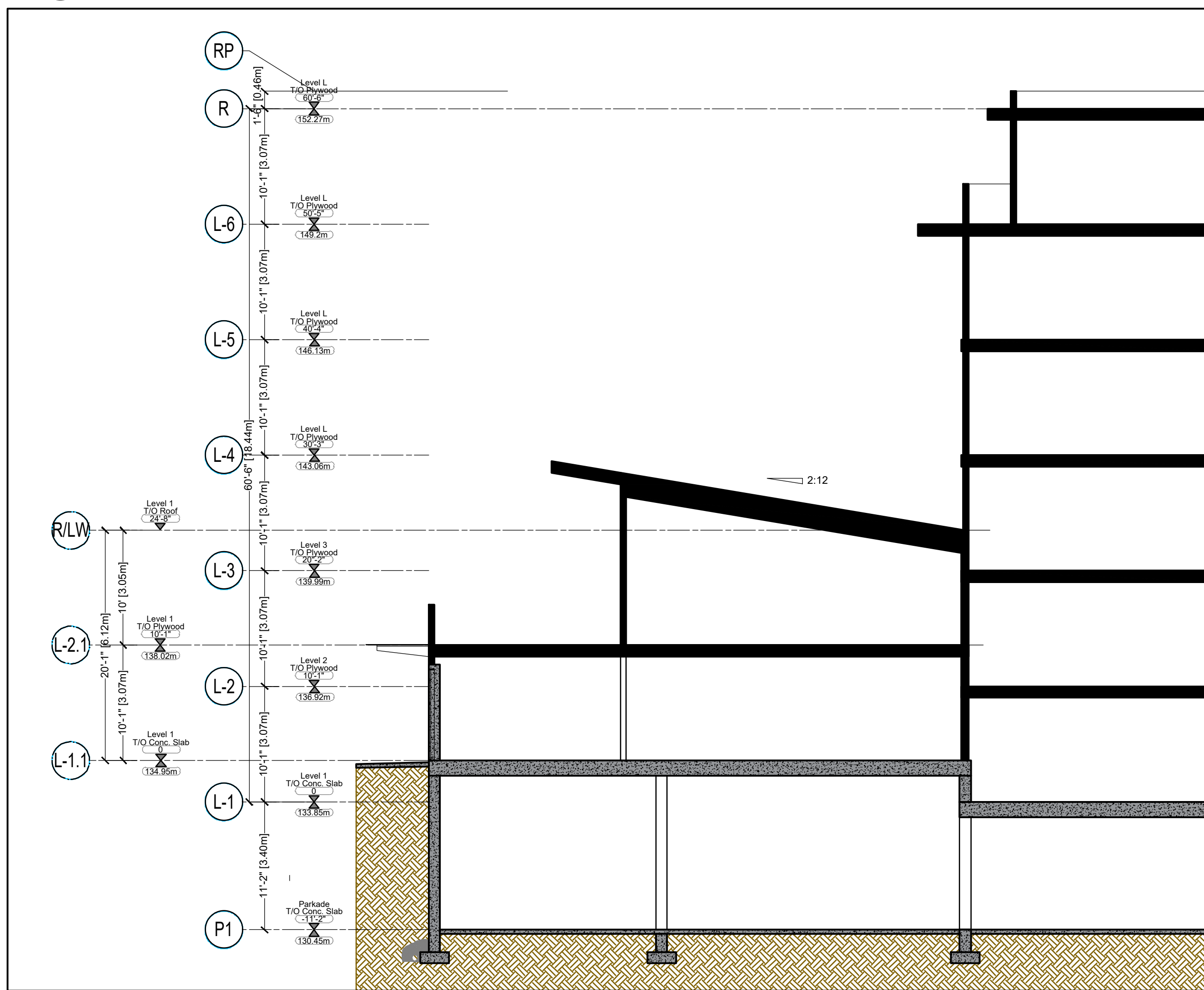
Project No.:	2106
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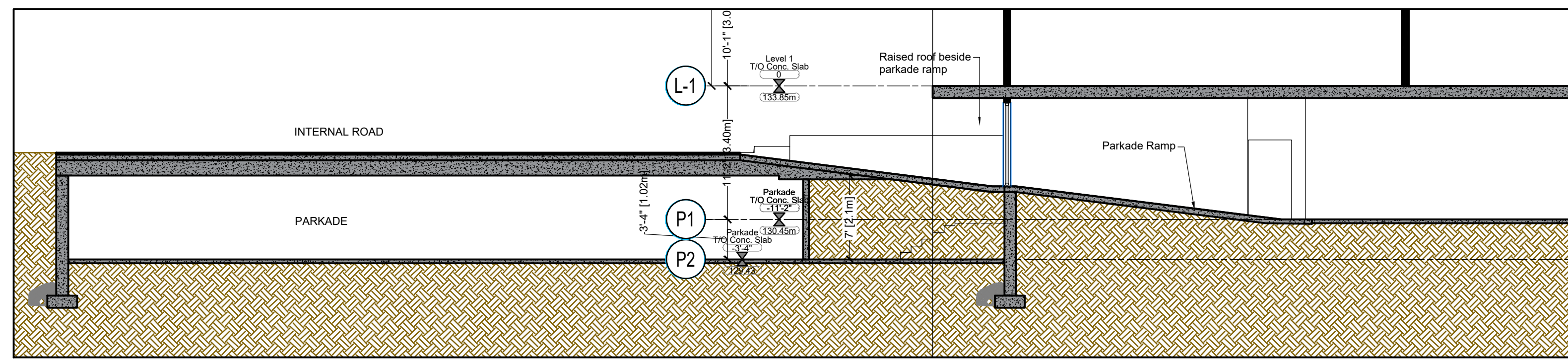
1057
 GIBSONS
 WAY



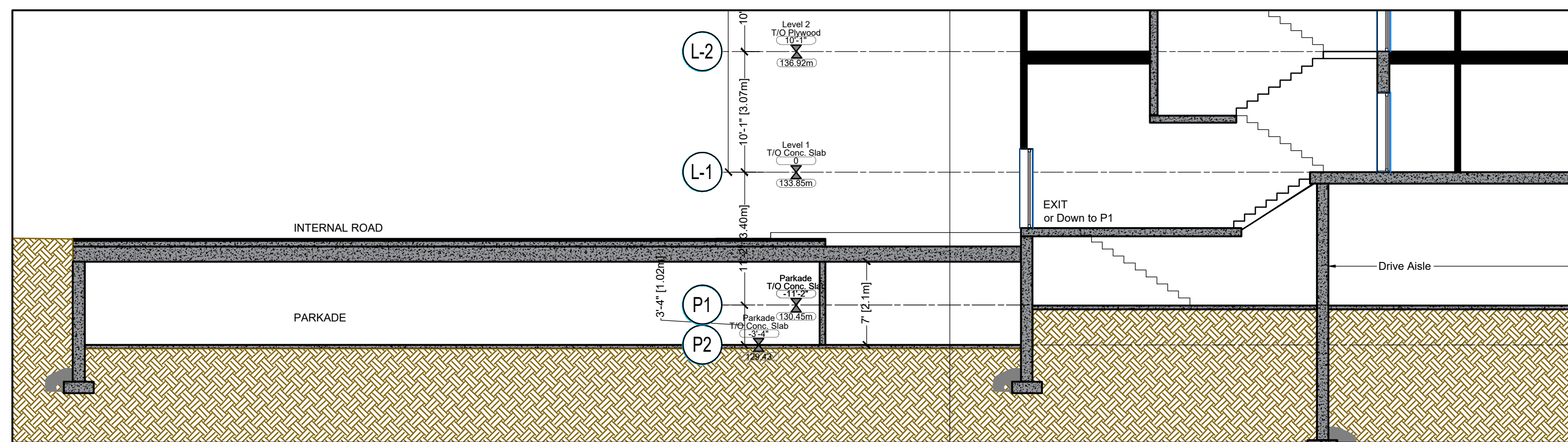
1 SECTION CC (partial)
 Scale: 1/8" = 1' - 0"



2 SECTION CC (continued)
 Scale: 1/8" = 1' - 0"



4 PARTIAL SECTION @ RAMP
 Scale: 1/8" = 1' - 0"



3 PARTIAL SECTION DD
 Scale: 1/8" = 1' - 0"

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray
16	Wood Trim	Natural Cedar Colour

1057
GIBSONS
WAY



1 Building A North Elevation
 Scale: 1/8" = 1' - 0"



2 Building A East Elevation
 Scale: 1/8" = 1' - 0"



3 Render of Entry
 NTS

Building A - Elevations

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EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray
16	Wood Trim	Natural Cedar Colour

1057
 GIBSONS
 WAY



1 Building A South Elevation
 Scale: 1/8" = 1' - 0"



2 Building A West Elevation
 Scale: 1/8" = 1' - 0"

Building A - Elevations

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EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray
16	Wood Trim	Natural Cedar Colour

1057
GIBSONS
WAY



1 Building B West Elevation
 Scale: 1/8" = 1' - 0"



2 Building B North Elevation
 Scale: 1/8" = 1' - 0"

Glass Awning with Wood Trim



3 Building B Live/Work West Elevation
 Scale: 1/8" = 1' - 0"



4 Render Residential Entry
 Scale: 1/8" = 1' - 0"

Building B - Elevations

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Drawn: CB	

Sheet No. **A-52**

EXTERIOR FINISHING		
SYM	TYPE	COLOUR
1	Cement Board Lap Siding	White
2	Cement Board Lap Siding	Brown
3	Cement Board Lap Siding	Dark Blue
5	Cement Board Paneling	White
6	Cement Board Paneling	Beige
7	Cement Board Paneling	Dark Gray
8	Cement Board Paneling	Dark Blue
9	Stone Veneer	Beige
10	Aluminum Guard Rails	Black
11	Concrete	Grey
12	Storefront Windows	Black Frames
13	Vinyl Windows	Black Frames
14	Privacy Screen Wall	Cement Board Lap Siding
15	Trim	Gray
16	Wood Trim	Natural Cedar Colour

1057
GIBSONS
WAY



1 Building B East Elevation
 Scale: 1/8" = 1' - 0"



2 Building B South Elevation
 Scale: 1/8" = 1' - 0"



3 Building B Live/Work East Elevation
 Scale: 1/8" = 1' - 0"
 Glass Awning & Timber Trim



4 Render Live/WorkEntry
 NTS

Building B - Elevations

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Drawn: CB	
Sheet No.	

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