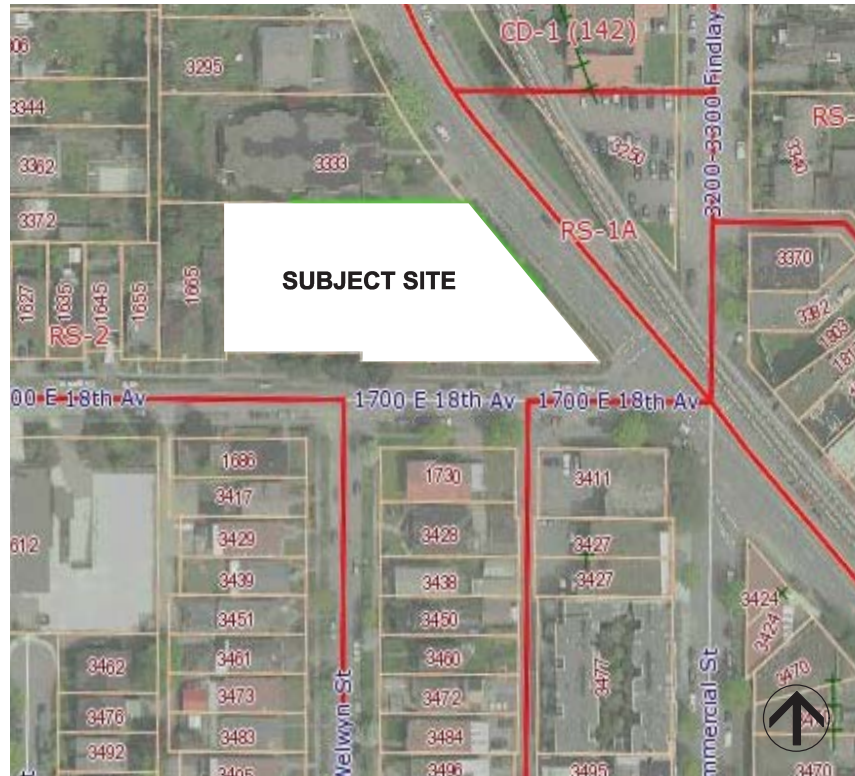


Residential development at 3365, Commercial drive, 1695,1707,1733,1775, 18th Avenue, Vancouver B.C.



STATISTICS: Rental 100

CIVIC ADDRESS: 3365 Commercial drive, City of Vancouver, B.C.

LEGAL DESCRIPTION: TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD) BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

CURRENT ZONING: RS-2
PROPOSED ZONING: CD-1

TOTAL SITE AREA: 3,133.6 SQ.M. (33,730.1 SQ.FT.)
SUB AREA #1- RENTAL 100: 2,593.6 SQ.M. (27,917.0 SQ.FT.)

BUILDING COVERAGE
ALLOWED: N/A
PROPOSED:

BUILDING HEIGHT
ALLOWED:
PROPOSED: 18.34M (60.17 Ft.) to top of Tower element (6 storeys)

FRONT YARD SETBACK (18th Ave.)
PROPOSED: 0.9 METERS

FRONT YARD SETBACK (Com. Dr.)
PROPOSED: 0.20 METERS

REAR YARD SETBACK
PROPOSED: 3.05 METERS

SIDE YARD SETBACK
PROPOSED: 3.05 METERS

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL):	1,302.9	SQ.M.	(14,024.3 SQ.FT.)	+ 892.5 SQ.FT. STOR.+ AM
2ND FLOOR (RESIDENTIAL):	1,512.6	SQ.M.	(16,281.6 SQ.FT.)	+ 276.1 SQ.FT. STORAGE
3RD FLOOR (RESIDENTIAL):	1,511.1	SQ.M.	(16,265.9 SQ.FT.)	+ 276.1 SQ.FT. STORAGE
4TH FLOOR (RESIDENTIAL):	1,399.2	SQ.M.	(15,060.8 SQ.FT.)	+ 314.9 SQ.FT. STORAGE
5TH FLOOR (RESIDENTIAL):	856.6	SQ.M.	(9,220.7 SQ.FT.)	+ 235.0 SQ.FT. STORAGE
6TH FLOOR (RESIDENTIAL):	816.1	SQ.M.	(8,784.1 SQ.FT.)	+ 194.9 SQ.FT. STORAGE
TOTAL FLOOR AREA:	7398.5	SQ.M.	79637.4 SQ.FT.)	2189.5 SQ.FT. STORAGE)
FLOOR SPACE RATIO - FSR:	2.85			

COMBINED FLOOR AREA: 8001.6 SQ.M. 86128.7 SQ.FT.) 2309.3 SQ.FT. STORAGE)

COMBINED - FSR: 2.55

STATISTICS: Fee Simple

CIVIC ADDRESS: 3365 Commercial drive, City of Vancouver, B.C.

LEGAL DESCRIPTION: TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD) BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

CURRENT ZONING: RS-2
PROPOSED ZONING: CD-1

TOTAL SITE AREA: 3,133.6 SQ.M. (33,730.1 SQ.FT.)
SUB AREA #2- FEE SIMPLE: 540.1 SQ.M. (5,813.1 SQ.FT.)

BUILDING COVERAGE
ALLOWED: N/A
PROPOSED:

BUILDING HEIGHT
ALLOWED:
PROPOSED: 9.41 METERS (30.87 Ft.) -top of Ridge of heritage house (3 storeys)

FRONT YARD SETBACK (18th Ave.)
PROPOSED: 2.74 METERS (Heritage house)

REAR YARD SETBACK
PROPOSED: 3.84 METERS (Town house)

SIDE YARD SETBACK
PROPOSED: 1.83 METERS (Heritage house)

SIDE YARD SETBACK
PROPOSED: 2.74 METERS (Town house)

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL):	207.6	SQ.M.	(2,235.0 SQ.FT.)	+ 0.0 SQ.FT. STOR.+ AM
2ND FLOOR (RESIDENTIAL):	217.0	SQ.M.	(2,336.0 SQ.FT.)	+ 0.0 SQ.FT. STORAGE
3RD FLOOR (RESIDENTIAL):	178.4	SQ.M.	(1,920.3 SQ.FT.)	+ 119.8 SQ.FT. STORAGE
TOTAL FLOOR AREA:	603.1	SQ.M.	6491.3 SQ.FT.)	119.8 SQ.FT. STORAGE)
FLOOR SPACE RATIO - FSR:	1.12			

APARTMENT UNIT BREAKDOWN:

25 STUDIO UNITS	431 SQ.FT.	22 %
45 ONE BEDROOM UNITS	597 SQ.FT.	40 %
32 TWO BEDROOM UNITS	778 SQ.FT.	29 %
10 THREE BEDROOM UNITS	942 SQ.FT.	9 %
112 UNITS TOTAL	100 %	

APARTMENT UNIT BREAKDOWN:

HERITAGE HOUSE		UNIT AREA	TOTAL AREA
1	THREE BEDROOM UNIT	1421 SQ.FT.	2784 SQ.FT.
1	THREE BEDROOM UNIT	1363 SQ.FT.	
TOWN HOUSE			
3	THREE BEDROOM UNITS	1327 SQ.FT.	3981 SQ.FT.
5 UNITS TOTAL			6765 SQ.FT.

VEHICLE PARKING (EAST):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 79,637.42 SQ.FT. MIN. 1 SPACE/125 SQ.M. PER TABLE 4.5B = 59.2 SPACES

20% REDUCTION PER TABLE 4.5B = -11.8 SPACES

CAR SHARE SUBSTITUTION: 4 CARS @ 1.5 RATIO = -16.0 SPACES

RESIDENT PARKING REQUIRED : 31.4 SPACES

REQUIRED DISABILITY PARKING: 1 + 0.034 SPACES X 112 UNITS PER 4.8.4 = (1.6 SPACES OF TOTAL)

RESIDENT VISITOR PARKING REQUIRED: 7.5% TOTAL UNITS PER TABLE 4.5B = 1.9 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 34.0 SPACES

MAXIMUM RESIDENT PARKING : (MIN.REQ.) + 0.5 (112 UNITS) = 43.9 SPACES

MAXIMUM VISITOR PARKING : 0.15 (112 UNITS) = 3.8 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 45.0 SPACES

ACCESSIBLE BELOW GRADE PARKING GARAGE: = 10.0 SPACES (5 PHYSICAL)

VISITOR BELOW GRADE PARKING GARAGE: = 9.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 64.0 SPACES

PROVIDED LOADING : PARKADE = 1 CLASS B SPACE

TOTAL SMALL CARS ALLOWED (25%) = < 16.0 = 15.0 SMALL CARS PROVIDED

BICYCLE PARKING (EAST):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 112 UNITS	= 31.25 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.)	= 15 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	= 90 SPACES
	STACK RACK SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES)	= 0 SPACES
	VERTICAL SPACES IN BIKE ROOMS	= 105 SPACES
		= 39 SPACES
TOTAL:		= 31.25 SPACE 144 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	= 72 SPACES (72 SPACES OF TOTAL)
		OF TOTAL
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	= 6.0 SPACES 6 SPACES

THE AREA OF EXISTING HERITAGE HOUSE IS 2156 SQ.FT.

VEHICLE PARKING (WEST):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 6,491.29 SQ.FT.

RESIDENT PARKING REQUIRED : PER TABLE 4.2.1.13 = 3.0 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 6.0 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 10.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 10.0 SPACES

TOTAL SMALL CARS = 3.0 SMALL CARS PROVIDED

BICYCLE PARKING (WEST):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 6 UNITS	= 0 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.)	= 10 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	= 0 SPACES
	STACK RACK SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES)	= 0 SPACES
	VERTICAL SPACES IN BIKE ROOMS	= 10 SPACES
TOTAL PROVIDED:		= 0 SPACES 10 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	= 5 SPACES (5 SPACES OF TOTAL)
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT	= 6.0 SPACES 6 SPACES

LEED for Homes Mid-rise Simplified Project Checklist

Project Name: 3365 Commercial Drive, Vancouver

Project Status: Proposed

Section	Item	Points	Weight	Notes
1. Integrated Project Planning (IPP)	1.1 Professional Rating	1	1	Not Applicable
	1.2 Energy Efficiency for LEED-RII	1	1	Not Applicable
	1.3 Professional Credentials with Respect to LEED for Homes	1	1	Not Applicable
	1.4 Energy Efficiency	1	1	Not Applicable
	1.5 Building Orientation for Solar-Gain	1	1	Not Applicable
	1.6 Trade Training for LEED-RII	1	1	Not Applicable
	1.7 Sustainability Training	1	1	Not Applicable
	1.8 Durability Management	1	1	Not Applicable
	1.9 Field Quality Control/Management	1	1	Not Applicable
	1.10 Field Quality Control/Management	1	1	Not Applicable
2. Innovation or Regional Design	2.1 Innovation in Energy Conservation	1	1	Not Applicable
	2.2 Innovation in Water Conservation	1	1	Not Applicable
	2.3 Innovation in Indoor Environmental Quality	1	1	Not Applicable
	2.4 Innovation in Materials and Resources	1	1	Not Applicable
3. Sustainable Sites (SS)	3.1 LEED for Sustainable Sites	1	1	Not Applicable
	3.2 Site Selection	1	1	Not Applicable
	3.3 Environmental Quality	1	1	Not Applicable
	3.4 Urban Density	1	1	Not Applicable
	3.5 Green Infrastructure	1	1	Not Applicable
	3.6 Stormwater Management	1	1	Not Applicable
	3.7 Heat Island Mitigation	1	1	Not Applicable
	3.8 Accessible Public Transportation	1	1	Not Applicable
	3.9 Green Building	1	1	Not Applicable
	3.10 Green Building	1	1	Not Applicable
4. Water Efficiency (WE)	4.1 Water Conservation	1	1	Not Applicable
	4.2 Water Conservation	1	1	Not Applicable
	4.3 Water Conservation	1	1	Not Applicable
	4.4 Water Conservation	1	1	Not Applicable
	4.5 Water Conservation	1	1	Not Applicable
	4.6 Water Conservation	1	1	Not Applicable
	4.7 Water Conservation	1	1	Not Applicable
	4.8 Water Conservation	1	1	Not Applicable
	4.9 Water Conservation	1	1	Not Applicable
	4.10 Water Conservation	1	1	Not Applicable
5. Energy Efficiency (EE)	5.1 Energy Efficiency	1	1	Not Applicable
	5.2 Energy Efficiency	1	1	Not Applicable
	5.3 Energy Efficiency	1	1	Not Applicable
	5.4 Energy Efficiency	1	1	Not Applicable
	5.5 Energy Efficiency	1	1	Not Applicable
	5.6 Energy Efficiency	1	1	Not Applicable
	5.7 Energy Efficiency	1	1	Not Applicable
	5.8 Energy Efficiency	1	1	Not Applicable
	5.9 Energy Efficiency	1	1	Not Applicable
	5.10 Energy Efficiency	1	1	Not Applicable
6. Indoor Water Use (IWU)	6.1 Indoor Water Use	1	1	Not Applicable
	6.2 Indoor Water Use	1	1	Not Applicable
	6.3 Indoor Water Use	1	1	Not Applicable
	6.4 Indoor Water Use	1	1	Not Applicable
	6.5 Indoor Water Use	1	1	Not Applicable
	6.6 Indoor Water Use	1	1	Not Applicable
	6.7 Indoor Water Use	1	1	Not Applicable
	6.8 Indoor Water Use	1	1	Not Applicable
	6.9 Indoor Water Use	1	1	Not Applicable
	6.10 Indoor Water Use	1	1	Not Applicable

Green Building Checklist

Section	Item	Points	Weight	Notes
1. Integrated Project Planning (IPP)	1.1 Professional Rating	1	1	Not Applicable
	1.2 Energy Efficiency for LEED-RII	1	1	Not Applicable
	1.3 Professional Credentials with Respect to LEED for Homes	1	1	Not Applicable
	1.4 Energy Efficiency	1	1	Not Applicable
	1.5 Building Orientation for Solar-Gain	1	1	Not Applicable
	1.6 Trade Training for LEED-RII	1	1	Not Applicable
	1.7 Sustainability Training	1	1	Not Applicable
	1.8 Durability Management	1	1	Not Applicable
	1.9 Field Quality Control/Management	1	1	Not Applicable
	1.10 Field Quality Control/Management	1	1	Not Applicable
2. Innovation or Regional Design	2.1 Innovation in Energy Conservation	1	1	Not Applicable
	2.2 Innovation in Water Conservation	1	1	Not Applicable
	2.3 Innovation in Indoor Environmental Quality	1	1	Not Applicable
	2.4 Innovation in Materials and Resources	1	1	Not Applicable
3. Sustainable Sites (SS)	3.1 LEED for Sustainable Sites	1	1	Not Applicable
	3.2 Site Selection	1	1	Not Applicable
	3.3 Environmental Quality	1	1	Not Applicable
	3.4 Urban Density	1	1	Not Applicable
	3.5 Green Infrastructure	1	1	Not Applicable
	3.6 Stormwater Management	1	1	Not Applicable
	3.7 Heat Island Mitigation	1	1	Not Applicable
	3.8 Accessible Public Transportation	1	1	Not Applicable
	3.9 Green Building	1	1	Not Applicable
	3.10 Green Building	1	1	Not Applicable
4. Water Efficiency (WE)	4.1 Water Conservation	1	1	Not Applicable
	4.2 Water Conservation	1	1	Not Applicable
	4.3 Water Conservation	1	1	Not Applicable
	4.4 Water Conservation	1	1	Not Applicable
	4.5 Water Conservation	1	1	Not Applicable
	4.6 Water Conservation	1	1	Not Applicable
	4.7 Water Conservation	1	1	Not Applicable
	4.8 Water Conservation	1	1	Not Applicable
	4.9 Water Conservation	1	1	Not Applicable
	4.10 Water Conservation	1	1	Not Applicable
5. Energy Efficiency (EE)	5.1 Energy Efficiency	1	1	Not Applicable
	5.2 Energy Efficiency	1	1	Not Applicable
	5.3 Energy Efficiency	1	1	Not Applicable
	5.4 Energy Efficiency	1	1	Not Applicable
	5.5 Energy Efficiency	1	1	Not Applicable
	5.6 Energy Efficiency	1	1	Not Applicable
	5.7 Energy Efficiency	1	1	Not Applicable
	5.8 Energy Efficiency	1	1	Not Applicable
	5.9 Energy Efficiency	1	1	Not Applicable
	5.10 Energy Efficiency	1	1	Not Applicable
6. Indoor Water Use (IWU)	6.1 Indoor Water Use	1	1	Not Applicable
	6.2 Indoor Water Use	1	1	Not Applicable
	6.3 Indoor Water Use	1	1	Not Applicable
	6.4 Indoor Water Use	1	1	Not Applicable
	6.5 Indoor Water Use	1	1	Not Applicable
	6.6 Indoor Water Use	1	1	Not Applicable
	6.7 Indoor Water Use	1	1	Not Applicable
	6.8 Indoor Water Use	1	1	Not Applicable
	6.9 Indoor Water Use	1	1	Not Applicable
	6.10 Indoor Water Use	1	1	Not Applicable

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PROJECT
Residential development
at 3365, Commercial Drive
City of Vancouver, B.C.

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