MULTIFAMILY DEVELOPMENT REZONING APPLICATION

10 East 11th Avenue, Vancouver, BC

Rezoning Application

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ARCHITECTURAL

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FSR1	Main Floor FSR	1/4"=1'-0"
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FSR3	Typical & Level 14Floor FSR	1/4"=1'-0"
FSR4	Typical & Level 15-16Floor FSR	1/4"=1'-0"

PROJECT TEAM

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.00
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

10 EAST 11TH AVENUE - PROJECT DATA

SITE STATISTICS

CIVIC ADDRESS	10 EAST 11TH AVE, VANCOUVER
LEGAL DESCRIPTION	LOT 1 & 2 BLOCK 38 PLAN VAP198 DISTRICT LOT 302 NEW WESTMINISTER LAND DISTRICT
PID	PID: 015-630-285 & 307

	SQ.FT	SQ.M
TOTAL SITE AREA	12,461.67 sq.ft.	1,157.72 sq.m.

	EXISTING	PROPOSED	ALLOWED
BUILDING AREA (SQ.FT.)	-- sq.ft.	84,792.80 sq.ft.	81,000.86 sq.ft.
BUILDING AREA (SQ.M.)	-- sq.m.	7,877.44 sq.m.	7,525.16 sq.m.
FSR	--	6.80	6.50

DEVELOPMENT STATISTICS

	EXISTING	PROPOSED
ZONING	RM-4	CD-1
USES	RESIDENTIAL	RESIDENTIAL
BROADWAY PLAN AREA	MOUNT PLEASANT SOUTH APARTMENT AREA A (MSAA)	

	PROPOSED (REZONING)	MAX. ALLOWABLE (BROADWAY PLAN)
BUILDING HEIGHT	16 STOREYS	20 STOREYS

	PROPOSED	MIN. REQUIRED
SETBACKS		
EAST (NEIGHBOUR)	2.44 m	2.44 m / 8.00 ft.
NORTH (EAST 11TH AVE)	2.44 m / 8.00 ft.	2.44 m / 8.00 ft.
SOUTH (LANE)	1.22 m / 4.00 ft.	1.22 m / 4.00 ft.
WEST (ONTARIO ST)	2.44 m / 8.00 ft.	2.44 m / 8.00 ft.

AMENITY REQUIREMENTS	PROPOSED		MIN. REQUIRED		
OUTDOOR AMENITY	260 sq.m.	2799 sq.ft	115 UNITS x 2.0m	230 sq.m.	2476 sq.ft
INDOOR AMENITY	137 sq.m.	1474 sq.ft	115 UNITS x 1.2m	138 sq.m.	1485 sq.ft

PROPOSED RESIDENTIAL UNIT MAKEUP

	STUDIO	1BR	2BR	3BR	TOTAL PER FLOOR
P3					
P2					
P1					
1ST FLOOR	0	0	1	0	1
2ND FLOOR	4	0	4	1	9
3RD FLOOR	4	0	5	1	10
4TH FLOOR	4	0	5	1	10
5TH FLOOR	5	0	1	1	7
6TH FLOOR	6	0	1	1	8
7TH FLOOR	6	0	1	1	8
8TH FLOOR	6	0	1	1	8
9TH FLOOR	6	0	1	1	8
10TH FLOOR	6	0	1	1	8
11TH FLOOR	6	0	1	1	8
12TH FLOOR	6	0	1	1	8
13TH FLOOR	6	0	1	1	8
14TH FLOOR	4	0	2	0	6
15TH FLOOR	5	0	3	0	8
16TH FLOOR	0	0	0	0	0
TOTAL	74	0	29	12	
	64%	0%	25%	10%	
TOTAL UNITS	115			36% FAMILY UNITS	
TOTAL CRU	2				

PARKING AND LOADING SUMMARY

CAR AND PARKING REQUIREMENT (COV PARKING BYLAW - SECTION 4)	# UNITS	REQUIRED/MAX	PROPOSED
RESIDENTIAL OCCUPANCY PARKING	-	-	-
NO REQUIRED RESIDENTIAL PARKING		0	23
VISITOR PARKING (0.05 PER UNIT)	115	6	6
ACCESSIBLE STALLS (1 PER 7 UNITS + ADDITIONAL 0.034 PER ADDITIONAL UNIT)	115	5	5
SMALL CAR SPACES (MAX 25%)		9	8
COMMERCIAL OCCUPANCY PARKING		-	-
NO REQUIRED COMMERCIAL PARKING		0	1
ACCESSIBLE STALLS (1 PER 500M2)		1	1
TOTAL PARKING SPACES:		**6**	**36**

LOADING REQUIREMENT (COV PARKING BYLAW - SECTION 5)	# UNITS	REQUIRED	PROPOSED
RESIDENTIAL OCCUPANCY	-	-	-
CLASS A LOADING SPACE (1 SPACE FOR 50 - 288 UNITS)	115	1	1
CLASS B LOADING SPACE (1 SPACE FOR 100 - 299 UNITS)	115	**1**	**1***
PASSENGER LOADING SPACE (1 CLASS A FOR 50-125 UNITS + 1 PER 150 UNITS)	115	**1**	**1**
COMMERCIAL OCCUPANCY			
CLASS B LOADING SPACE (1 SPACE FOR 100m2 - 2325 m2)	229 m2	**1**	**1***
PASSENGER LOADING SPACE (1 CLASS A SPACE FOR 4000 M2)		**1**	**1**

* CLASS B LOADING PROPOSED TO BE SHARED, COMMERCIAL WOULD BE IN USE WEEKDAYS DAYTIME AND RESIDENTIAL WOULD BE EVENINGS, WEEKENDS AND MOVING DAYS ONLY

BIKE PARKING

BICYCLE STORAGE REQUIREMENT (COV PARKING BYLAW - SECTION 6)				REQUIRED	TDM	PROVIDED
RESIDENTIAL					30%	
CLASS A BICYCLES (6.2.1.2) Unit under 65 m2 (700 ft2)	96	1.5 space per unit	=	144	187.2	
CLASS A BICYCLES (6.2.1.2) Unit over 65 m2 (700 ft2) + under 105 m2 (1130 ft2)	19	2.5 space per unit	=	47.5	61.75	
CLASS A BICYCLES (6.2.1.2) Unit over 105 m2 (1130 ft2)	0	3 space per unit	=	0	0	
CLASS B BICYCLE PARKING (6.2.1.2)	115 UNITS	2 for up to 20 units + 1 for every additional 20 units	=	6	6	6
		TOTAL:	=	197.5	255	259
COMMERCIAL						
CLASS A BICYCLES (6.2.5.1) RETAIL	229 M2	1 space per 340 M2		1	1.3	2
CLASS B BICYCLES (6.2.5.1)		MIN. 6 SPACES		6	6	6

SPACE BREAKDOWN	MAX/MIN REQUIRED	PROVIDED
CLASS A RES. STANDARD	-	85
DOUBLE STACKED + VERTICAL (MAX 60%)	149	149
LOCKERS (20% MIN)	50	50
OVERSIZE (10% MIN)	25	25
VERTICAL (MAX 30%)	75	37
RESIDENTIAL SUBTOTAL	**249**	**259**
CLASS B RES. STANDARD	6	6
TOTAL:	**255**	**265**

FSR SUMMARY

TOTAL SITE AREA 12,461.67 sq.ft. 1157.72 sq.m.
CURRENT ZONE: RM-4

	EXISTING/LOT	PROPOSED	ALLOWED
MAIN FLOOR	-	5,010.20 sq.ft.	
SECOND FLOOR	-	6,853.71 sq.ft.	
THIRD FLOOR	-	7,437.01 sq.ft.	
FOURTH FLOOR	-	7,437.01 sq.ft.	
FIFTH FLOOR	-	4,965.30 sq.ft.	
SIXTH FLOOR	-	5,366.88 sq.ft.	
SEVENTH FLOOR	-	5,366.88 sq.ft.	
EIGHTH FLOOR	-	5,366.88 sq.ft.	
NINTH FLOOR	-	5,366.88 sq.ft.	
TENTH FLOOR	-	5,366.88 sq.ft.	
ELEVENTH FLOOR	-	5,366.88 sq.ft.	
TWELFTH FLOOR	-	5,366.88 sq.ft.	
THIRTEENTH FLOOR	-	5,366.88 sq.ft.	
FOURTEENTH FLOOR	-	4,215.15 sq.ft.	
FIFTHTEENTH FLOOR	-	5,245.71 sq.ft.	
SIXTEENTH FLOOR		693.71 sq.ft.	
TOTAL FSR AREA	**-**	**84,792.80 sq.ft.**	**81,000.86 sq.ft.**
		7877.51 sq.m.	7525.22 sq.m.
ALLOWABLE FSR			**6.50**
COMMERCIAL FLOOR AREA BONUS			**0.30**
NET FSR		**6.80**	**6.80**

GARBAGE AND RECYCLING STORAGE

MULTI-UNIT RESIDENTIAL BUILDING

	ESTIMATED WEEKLY VOLUME GENERATED PER WEEK (L/unit/week)	NUMBER OF UNITS	TOTAL VOLUME GENERATED PER WEEK	NUMBER OF STORAGE CONTAINERS REQUIRED
MIXED CONTAINERS	18.50	115	2127.50L	(1) 3YD BIN
MIXED PAPERS (W/ CARDBOARD)	42.90	115	4933.50L	(1) 4YD BIN (1) 3YD BIN
GARBAGE	53.00	115	6095.00L	(2) 4YD BIN
GLASS	2.10	115	241.50L	(1) 240L
ORGANICS	14.00	115	1610.00L	(5) 360L

COMMERCIAL (RESTAURANT/FOOD RETAIL)

	ESTIMATED WEEKLY VOLUME GENERATED PER WEEK (L/m2/week)	TOTAL FLOOR AREA (m2)	TOTAL VOLUME GENERATED PER WEEK	NUMBER OF STORAGE CONTAINERS REQUIRED
MIXED CONTAINERS	2.00	229 m2	458.00L	(2) 240L
MIXED PAPERS	2.05	229 m2	469.45L	(2) 240 L
CARDBOARD	3.75	229 m2	858.75L	(2) 360 L (1) 240 L
GARBAGE	1.65	229 m2	377.85L	(1) 360 L
GLASS	0.02	229 m2	3.44L	(1) 240L
ORGANICS	2.00	229 m2	458.00L	(2) 240 L

UNIT SIZES

*Unit Areas measured to interior face of shared walls and interior face of exterior walls

RESIDENTIAL

LVL 1 (1 FLOOR) RESIDENTIAL

2 BED BELOW MARKET RENTAL	40'0.1/4" x 29'1.3/4"	784.93 sq.ft.
Total Below Market Rental Unit Area		**784.93sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR		**784.93sq.ft.**

LVL 2 (1 FLOOR) RESIDENTIAL

2 BED BELOW MARKET RENTAL	35'11" x 29'5 3/4"	799.30 sq.ft.
3 BED BELOW MARKET RENTAL	35'2.3/4" x 30'9 1/2"	991.26 sq.ft.
STUDIO BELOW MARKET RENTAL	36'10" x 14'2.3/4"	458.00 sq.ft.
Total Below Market Rental Unit Area		**2,248.56sq.ft.**
STUDIO	39 x 12	452 sq.ft.
STUDIO	37 x 12	439 sq.ft.
2 BED	46 x 36	722 sq.ft.
2 BED	32 x 26	648 sq.ft.
2 BED	34 x 27	687 sq.ft.
STUDIO	39 x 14	438 sq.ft.
Total Secured Market Rental Unit Area		**3,387.07sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR		**5,635.64sq.ft.**

LVL 3 (1 FLOOR) RESIDENTIAL

2 BED - BELOW MARKET RENTAL	35'11" x 29'5 3/4"	785.02 sq.ft.
2 BED BELOW MARKET RENTAL	45'10 1/2" x 30'9 1/4"	723.26 sq.ft.
3 BED BELOW MARKET RENTAL	38'9" x 30'8 3/4"	950.48 sq.ft.
STUDIO BELOW MARKET RENTAL	36'10" x 14'2.3/4"	458.09 sq.ft.
Total Below Market Rental Unit Area		**2,916.85sq.ft.**
2 BED	44'9" #	669.79 sq.ft.
STUDIO	39'6" x 12'0"	452.84 sq.ft.
STUDIO	36'11.1/4" x 12'0.1/2"	440.54 sq.ft.
2 BED	31'11" x 25'9"	648.45 sq.ft.
STUDIO	39'6" x 14'2.3/4"	438.73 sq.ft.
2 BED	34'4.1/2" #	686.88 sq.ft.
Total Secured Market Rental Unit Area		**3,337.23sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR		**6,254.08sq.ft.**

LVL 4 (1 FLOOR) RESIDENTIAL

STUDIO BELOW MARKET RENTAL	36'10" x 14'2.3/4"		458.03 sq.ft.
2 BED BELOW MARKET RENTAL	35'11" x 29'5 3/4"		786.14 sq.ft.
Total Below Market Rental Unit Area			**1,244.16sq.ft.**
2 BED	44.688	24.894	669.34
STUDIO	39.44	12	452.31
STUDIO	36.839	12.108	440.16
STUDIO	39.442	14.234	438.50
2 BED	45.872	35.78	723.08
2 BED	34.37	26.981	687.79
3 BED	38.692	30.727	947.89
2 BED	31.908	25.525	648.89
Secured Market Rental Unit Area			**5,007.96sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR			**6,252.13sq.ft.**

LVL 5 (1 FLOOR) RESIDENTIAL

STUDIO BELOW MARKET RENTAL	27'11 1/2" x 16'8"		442.73 sq.ft.
STUDIO BELOW MARKET RENTAL	31'11" x 14'0.3/4"		448.84 sq.ft.
Total Below Market Rental Unit Area			**891.57sq.ft.**
2 BED	46.049	17.078	693.13
3 BED	33.749	31.954	912.60
STUDIO	32.923	13.429	437.66
STUDIO	32.929	13.349	439.58
STUDIO	32.93	13.358	439.87
Secured Market Rental Unit Area PER FLOOR			**2,922.84sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR			**3,814.41sq.ft.**

LVL 6-13 (8 FLOORS) RESIDENTIAL

STUDIO BELOW MARKET RENTAL	32	14	449
Below Market Rental Unit Area PER FLOOR			**449sq.ft.**
TOTAL BELOW MARKET RENTAL (8 FLOORS)			**3590.72sq.ft.**
2 BED	46	17	693
3 BED	34	32	913
STUDIO	28	17	442
STUDIO	26	18	442
STUDIO	33	13	438
STUDIO	33	13	440
STUDIO	33	13	440
Secured Market Rental Unit Area PER FLOOR			**3806.17sq.ft.**
TOTAL SECURED MARKET RENTAL (8 FLOORS)			**30449.35sq.ft.**
TOTAL RENTAL UNIT AREA (8 FLOORS)			**34040.07sq.ft.**

LVL 14 (1 FLOORS) RESIDENTIAL

2 BED	46	18	826
STUDIO	28	17	442
STUDIO	33	13	434
2 BED	33	28	662
STUDIO	26	18	442
STUDIO	33	14	437
Secured Market Rental Unit Area PER FLOOR			**3063.89sq.ft.**
TOTAL MARKET RENTAL			**3063.89sq.ft.**

LVL 15 (1 FLOOR) RESIDENTIAL

2 BED	46	18	826
STUDIO	28	17	442
2 BED	33	27	653
STUDIO	27	18	442
2 BED	32	22	655
STUDIO	33	13	420
STUDIO	32	14	437
STUDIO	33	12	400
Secured Market Rental Unit Area PER FLOOR			**4073.84sq.ft.**
TOTAL RENTAL UNIT AREA PER FLOOR			**4073.84sq.ft.**

Total Unit Areas		**63,918.97 sq.ft.**
STORAGE EXCLUSION		**4,585.05sq.ft.**
TOTAL PROJECT RENTAL AREA		**59,333.92sq.ft.**
PROJECT TOTAL BELOW MARKET RENTAL AREA		**11,676.80sq.ft.**
PROJECT PERCENTAGES		
BELOW MARKET RENTAL FLOOR AREA (MIN. 20% REQ.)		**20%**
BELOW MARKET UNITS TOTAL	**20**	
BELOW MARKET 2 BED	5	**25%**
BELOW MARKET 3 BED	2	**10%**
SECURED MARKET UNITS TOTAL	**95**	
2 BED UNITS	24	25%
3 BED UNITS	10	11%

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2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

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Designed By	Reviewed By
SHA	NR
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Project ID	Scale
222.17	NTS

Sheet No. A0.01

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

10 EAST 11TH AVENUE - RATIONALE

STUART HOWARD ARCHITECTS INC.
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January 15, 2025

Planning, Urban Design and Sustainability
Rezoning Centre, City of Vancouver,
453 West 12th Ave, Vancouver, BC
V5Y 1V4

10 EAST 11TH AVENUE REZONING APPLICATION RATIONALE

Thank you for your time reviewing our proposal.

PROJECT SCOPE

This proposal is to rezone the site from RM-4 to CD-1 to allow for a 6.8 FSR, 16-storey secured market rental apartment building with 115 residential apartment units including 36% family units (2 bedroom and 3 bedroom) with 10% of all units being three-bedroom units and 25% being two-bedroom. Furthermore, 20 units (20% of residential floor area) are proposed to be below market rental units as per the Broadway Plan. Two small commercial units are proposed at the ground floor and designed to accommodate boutique shops, small grocer and/or cafes. The proposed building is approximately 159'-8 1/2" in height measured from base surface.

Thirty-six (36) off street parking spaces (including 6 visitor spaces) in conformance with the parking By-Law will be located in an underground parkade accessed on the south side of the lot from the lane. One Class-B loading space, is located at grade and is accessed from the lane. One Class-A Loading and two Class-A Passenger Loading stalls are publicly accessible at Parking Level 2. The Class-B loading space is proposed to be a shared space between residential and commercial uses, with residential use on evenings, weekends and moving days and commercial use on daytime weekdays.

Please refer to data tables on the attached Project Data Sheet for additional development statistics.

APPLICATION CONTEXT DESCRIPTION

The current site is made up of 3-storey multi-family rental building on a lot measuring approximately 99' -¼" x 125'-10 ¼", thereby yielding a total site area of 12,461.67 sq.ft. The site has an elevation drop of approximately 9' in elevation from South to North. The site is serviced on the south side of the lot by a non-standard width (12') City of Vancouver lane. The lot is currently zoned RM-4. Based

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on the RM-4 zoning we are permitted a maximum relaxed floor area ratio of 1.45 FSR and a maximum building height of 35' (10.7m) however, the director of planning has the authority to relax the maximum permitted building height once they take into account the intent of the District Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential areas.

The general neighbourhood character is mixed multi-family and single-family residential to the north, south, east and west. Immediately surrounding the subject lot are a mix of single family and 3-storey multi-family residential buildings, turning to larger scale commercial buildings less than a block away on East 12th Ave and mixed-use towers on the nearby Main Street and Broadway junction. Approximately two blocks to the east is the commercial backbone of the neighbourhood, Main Street, with the future Main Street Broadway line skytrain station approximately four blocks to the northeast. Four blocks to the east is Kingsgate Mall and five blocks to the south is Mount Pleasant Park which both provide immediate access to public outdoor spaces and pedestrian oriented shopping.

The property is well serviced by transit at its location. Several bus lines run directly along Main Street and Broadway as well as the aforementioned Main Street Broadway Line station to the north will provide a future connection to the existing Canada Line on Cambie and West Broadway.

APPLICABLE POLICIES AND GUIDELINES

The subject sites exist in the ***Mount Pleasant South Apartment Area – Area A (MSAA)*** as defined in the ***Broadway Plan*** (May 2022.) Per the plan (6.1), *Residential Areas - Existing Apartment Areas* have a range of affordable housing options including a significant stock of purpose-built rental housing. These places will maintain existing housing affordability and provide choice for existing renters to remain in their neighbourhoods by enabling careful renewal of the aging rental stock over the long term, with requirements for below-market rents and strengthened tenant protections. (6.3) Higher density secured rental housing, which include minimum 20% below market rents, allows for a maximum height of 20 storeys, and 6.5 FSR with minor increases in density for ground-level local serving retail/service uses (10.22.3).

The intent of this rezoning proposal is to introduce diverse rental housing with below-market units on a site with close proximity to rapid transit and a vibrant and walkable commercial neighbourhood. At the ground level of our building we are proposing to locate the entry approximately at the center of the western property line to take advantage of the natural slope of grade and thereby providing barrier-free access to the building without the employment of ramps or handrails.

The at grade residential unit has direct access from the street to a semi-private patio which allows for a dialogue with the pedestrian arena and promotes a neighbourly ground interface in keeping with the green leafy, quiet walkable neighbourhood. This is further emphasized by the two small scale commercial retail units proposed at grade that will provide additional retail amenities for the

community for example a small grocer or café (6.3). The building is set back from both East 11th Avenue and Ontario St. property lines by 8' allowing for opportunities for informal landscaped commercial outdoor space. The more intimate at-grade typology with its set back private outdoor spaces and landscaping that will enhance the streetscape and provide a fluid transition to the denser vertical apartment style housing above. The vertical apartment tower has maintained the 8' setbacks and has been articulated to further break down the apparent massing of the building. Furthermore, balcony layout and façade openings have been varied to provide visual interest and to avoid an overly repetitive building elevation.

As per the setbacks in Figure 11.18, the below grade parkade is set back 8' from the property line so as to not encroach on the existing street trees along Ontario St and future street trees along East 11th Avenue. The upper residential tower portion of the building is accessed through a double high entry lobby located on the west side of the building and is articulated and appropriately scaled to be clearly recognizable and expressed. (11.1.32) The tower portion of the building is set back from the street and has a tower plate of approximately 5730 sq.ft. The massing has been articulated by steps in the floor plate, balconies and some cladding colour transitions to break up the façade. The top two floors of the tower have been further setback and articulated to differentiate the topmost portion of the building and to terminate the building against the sky. This additionally creates opportunities for expansive exterior roof deck space that takes advantage of the substantial views of the city.

The proposed cladding material locates white vertical panels, contrasted with rust and orange colored, terracotta panels and fins that run length of the tower to break the apparent mass, while vertically stretching the base mass. Intentionally located window wall glazing systems are utilized in key areas going up the entire height of the building to introduce variety and to avoid repetition across the façade. (11.1.30)

The residential lobby is a defined by a framed overhang over the double height glazing and a wide, inviting entry walk to provide a clear expression of base and entry (11.1.31). The use of brick at the ground floor also utilizes a robust and more traditional material in a more contemporary form (11.1.29). Contrasting colour windows and cladding around the balconies and glass guardrails provide a pleasant and playful articulation across the façade. The use of the rust and orange also allows a bold pop of colour that draws the eye up to the tower above.

An expansive approximately 1032sq.ft. interior amenity space is proposed on the fourteenth floor of the building with an anticipated accessible washroom, kitchen and lounge area. A smaller indoor amenity on level five (442 sq.ft.) is also provided with immediate access to a large exterior amenity deck (1187 sq.ft.). The top floor has a large exterior rooftop deck (1454 sq.ft.) with space for residential to enjoy the surrounding City views. (11.4.16) The design of the exterior amenity areas is anticipated to include an exterior kitchen/BBQ area with outdoor dining/lounge areas and an integrated children's play area. (11.4.17). By taking advantage of the spectacular views at the top floors, the building will provide exceptionally high-quality public amenity spaces for all user groups.

We believe that our proposal conforms to all applicable plans, policies and guidelines. The proposed development is a sixteen-storey form of development with a 6.8 FSR. It meets or exceeds the required yard setbacks (under Section 11.4 of the plan) on all levels while providing both ground-oriented at-grade commercial and residential units with a distinct residential lobby entry defined through unique architectural expressions. All off-street required parking and bike parking spaces pursuant of the City of Vancouver Parking By-Law are provided in below-grade parking. All off-street required loading spaces pursuant to Section 5.2.1 of the City of Vancouver Parking By-Law are provided at grade accessed off the lane as well as providing the required passenger loading spaces in the parkade. The proposed project meets all accessibility requirements pursuant to section 3.8 of the Vancouver Building By-Law 2019 and the project will meet the Rezoning requirements for the Low Emission Green Buildings path of the Green Buildings Policy for Rezoning as per the Sustainability Narrative.

PUBLIC BENEFITS

We believe that the proposed project will benefit the public by providing ***Mount Pleasant South Apartment Area – Area A (MSAA)*** area with a long term, high-quality and affordable rental housing option with a strong emphasis towards family housing. The proposed project is made up of 36% family housing with 13% of the proposed units three-bedroom units and 25% two-bedroom units. This is in keeping with the Housing Mix Policy for Rezoning Projects requirement for 35% family units as well including the required (10%) allocation of three-bedroom units and (25%) allocation of two-bedroom units (12.3). Furthermore, 20% of all units are to be below market rental and are noted as such on the plans. Finally, the strong design emphasis on pedestrian realm improvements will ameliorate the experience of casual passersby.

URBAN DESIGN ANALYSIS

Please find the attached architectural drawings including site plan, floor plans, elevations, perspective views and context photographs and key plan.

SUMMARY

Please feel free to contact me if you have any questions concerning this submission. We look forward to hearing from you.

Sincerely,

STUART HOWARD ARCHITECTS INC.

W. Neil Robertson Architect AIBC, MRAIC, AIA
MANAGING PRINCIPAL

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

Architect

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phone - 604.688.5585 fax - 604.688.7486

Seal

2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

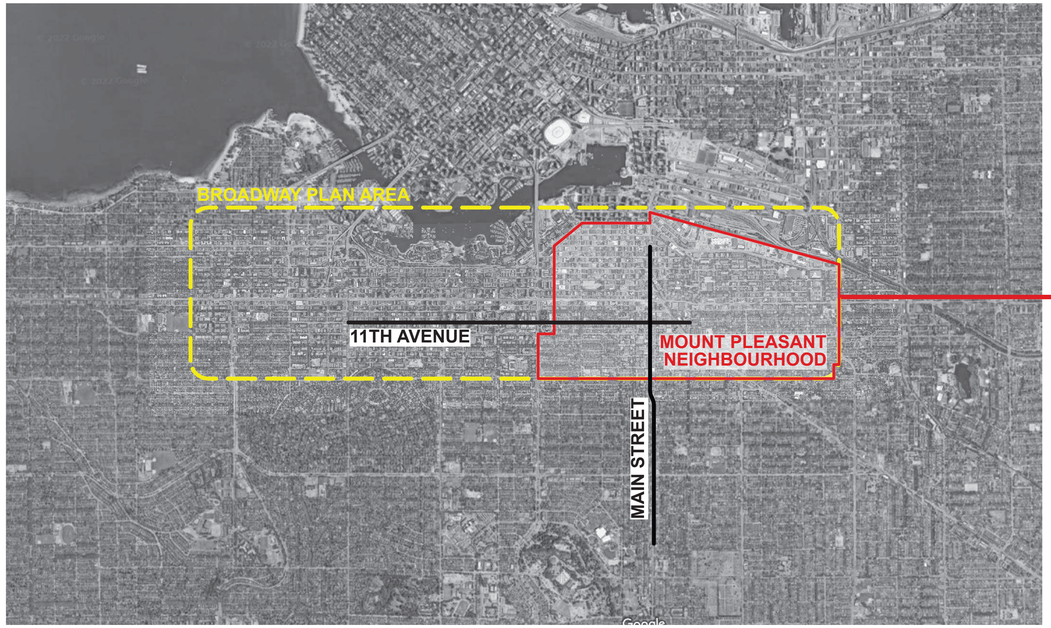
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

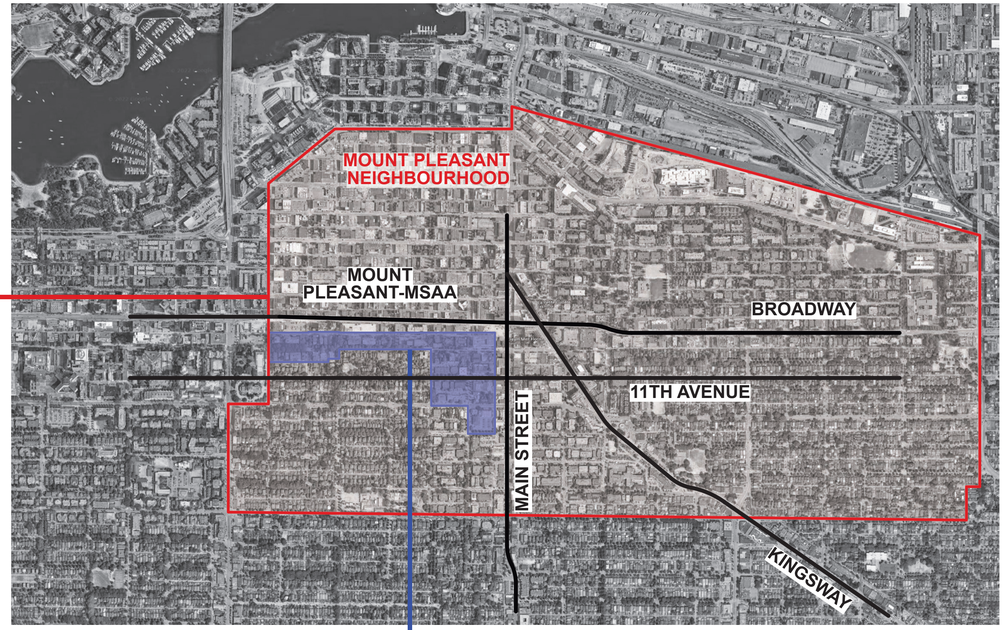
Design Rationale

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.02
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

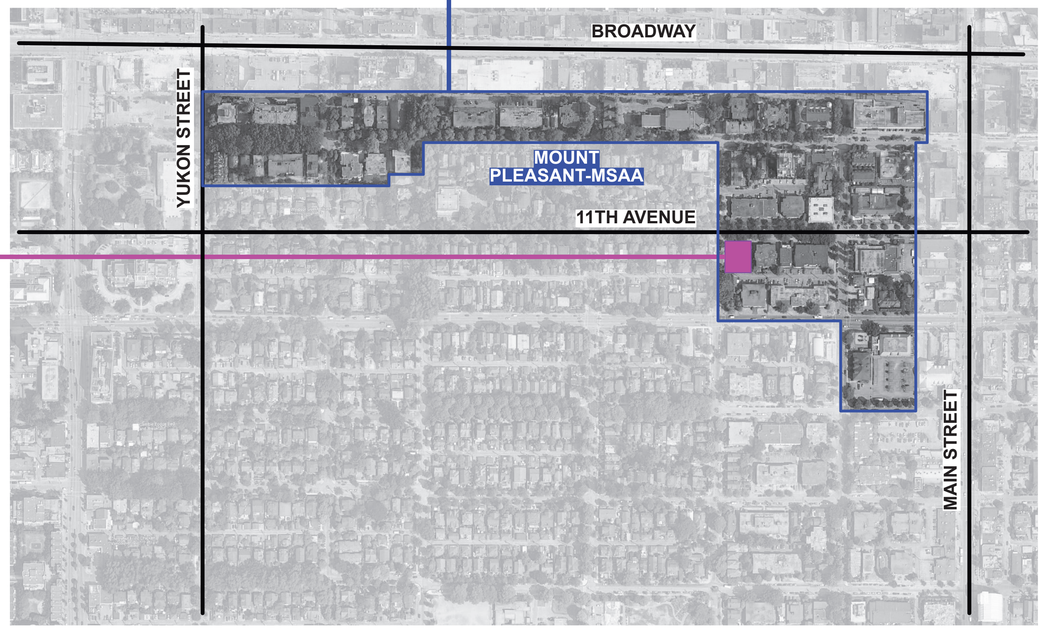


1 VANCOUVER SHOWING BROADWAY PLAN
(WITH MOUNT PLEASANT NEIGHBOURHOOD)



2 MSAA WITHIN MOUNT PLEASANT

4 SUBJECT SITE WITHIN MSAA AREA



3 MSAA AREA SHOWING SUBJECT SITE
N.T.S.

PROJECT NORTH
TRUE NORTH N

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No.	Date	Issue Notes
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3	2023.12.06	ISSUED FOR REZONING

Issues

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Seal
2025-01-22

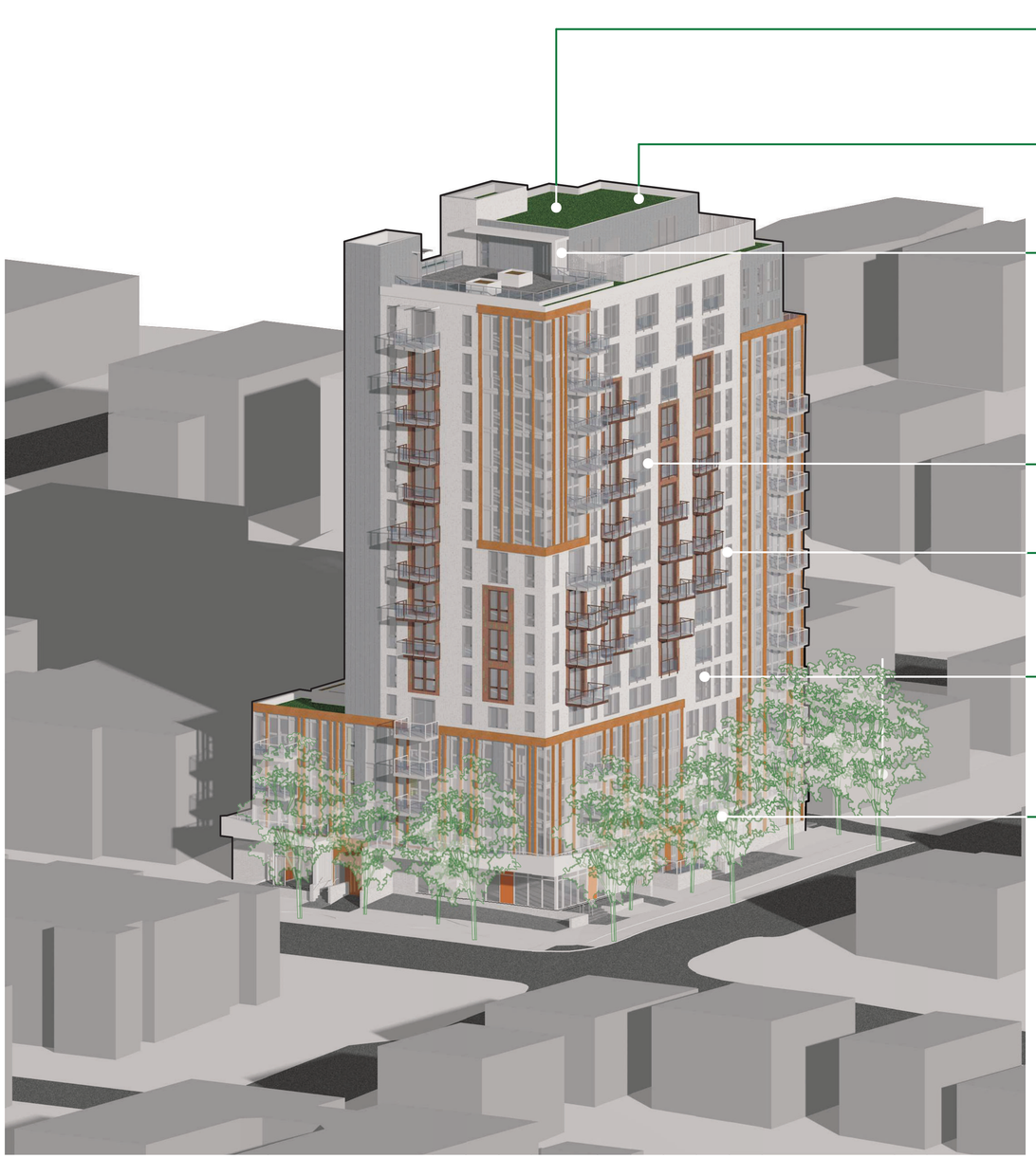
Project Title
MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title
Site Location

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.03
Designed By: SHA	Reviewed By: NR	
Drawn By: AS	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 SUSTAINABLE STRATEGIES
Scale: N.T.S.

December 6, 2023

Planning Urban Design + Sustainability Department
City of Vancouver
453 West 12th Avenue
Vancouver, BC
V5Y 1V4
Email: planning@vancouver.ca

Re: 10 East 11th Avenue Rezoning Application
Commitment to Meet the Requirements of the Green Building Policy for Rezonings

As part of the Rezoning package for 10 East 11th Avenue, Westridge Developments Ltd. hereby commits to meet the requirements of the Green Building Policy for Rezonings and commits to providing the required documentation at the time of Rezoning Application, Development Permit Application, Building Permit Application and Occupancy Permit Application. At this concept stage of design, in addition to the measures identified previously in the Sustainability Design Strategies section of the Rezoning Application package, Westridge Developments Ltd. commit to the following requirements:

- B.3: Airtightness Testing: design, build and test to meet an airtightness target of 0.15 L/S/m2 @ 75 Pa;
- B.4: Enhanced Commissioning: complete an enhanced commissioning process;
- B.5: Energy System Sub-Metering and Reporting: design and build to include building metering and sub-metering of energy, and to enter into an agreement on energy report, including assistance for building future owners;
- B6.1: Refrigerant and Emissions and Embodied Emissions: complete refrigerant emissions calculations;
- B.7: Verified Direct Ventilation: design and build a direct ventilation system;
- B.8: Low-Emitting Materials: design and build with low-emitting materials;
- B.9: Indoor Air Quality Testing: test indoor air quality prior to occupancy;
- B.11: Resilient Drinking Water Access: design and build a resilient potable water access point.

The design team and future operations team will coordinate and incorporate the measures required to meet all requirements of the Green Buildings Policy for Rezonings.

Your truly,

Westridge Developments Ltd.
Murray A Braaten
President

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

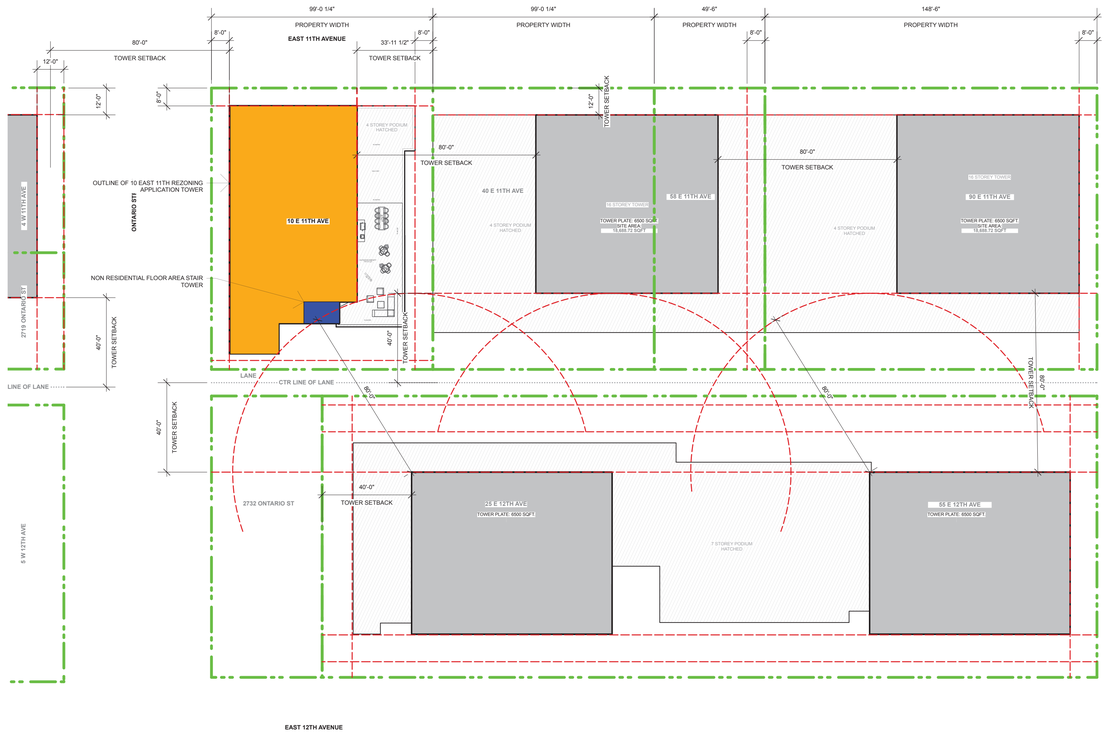
Project Title
MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

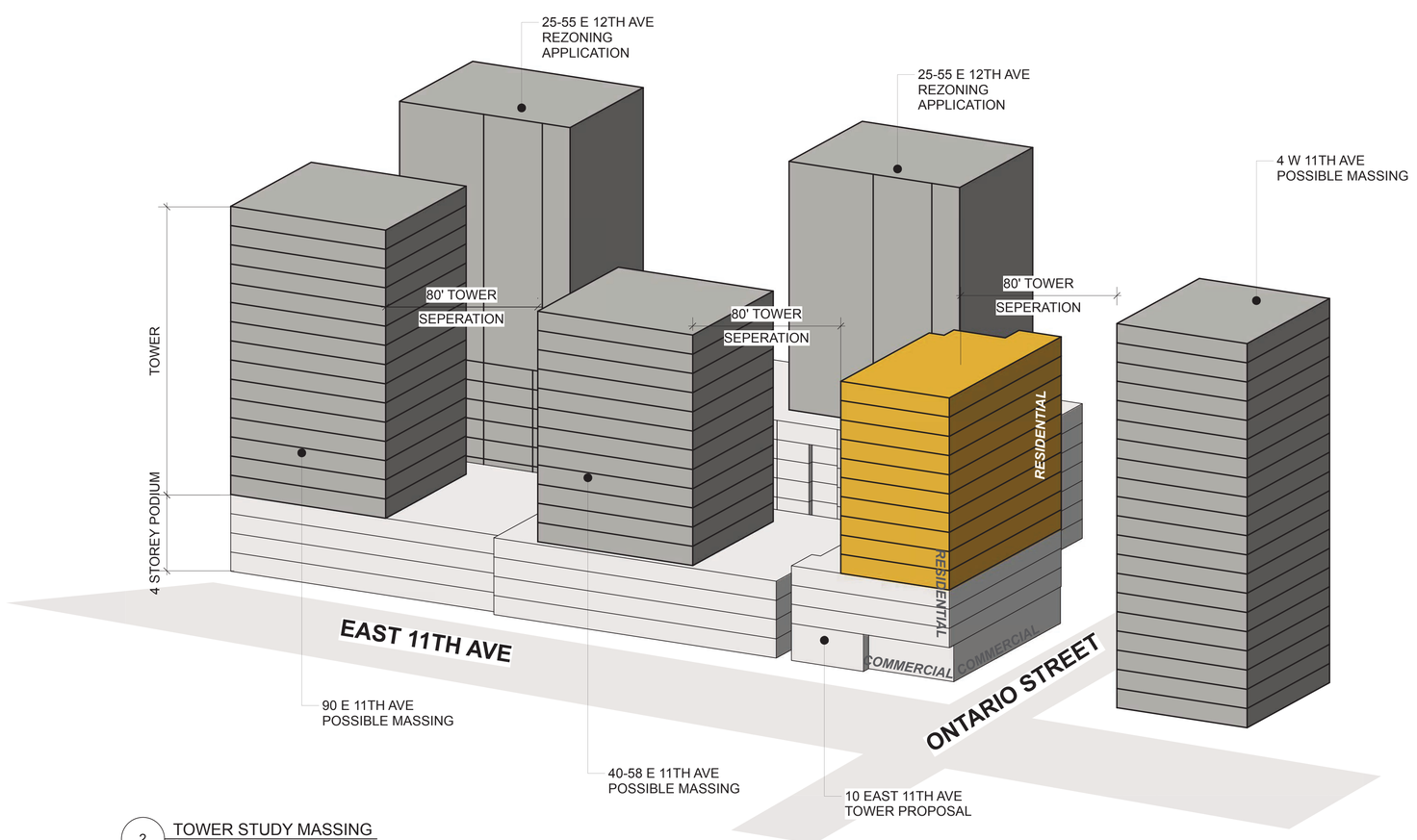
Sheet Title
Sustainable Strategies

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.07
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 Tower Block Study Plan
Scale: 1/32" = 1'-0"



2 TOWER STUDY MASSING
Scale: 1/32" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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Seal
2025-01-22

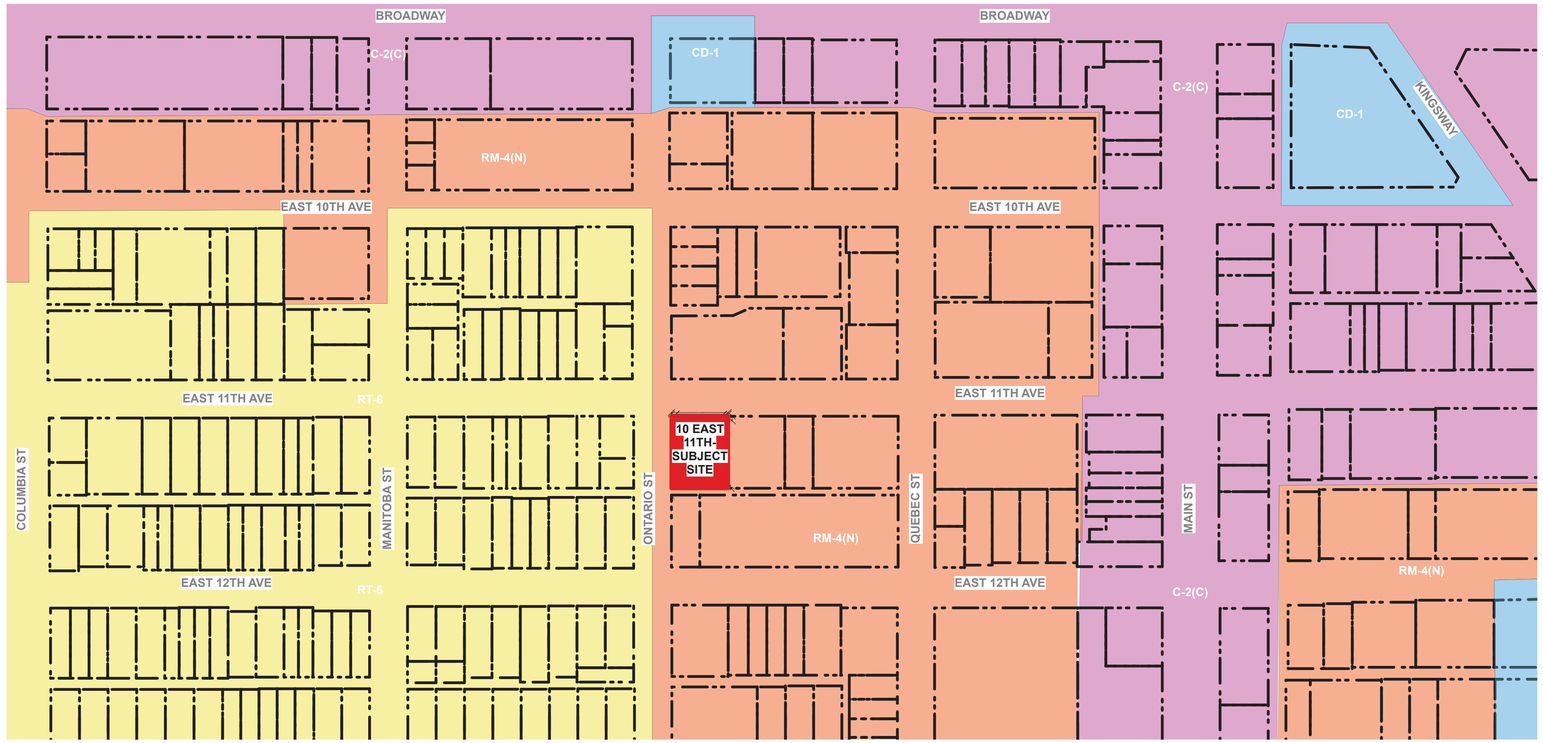
Project Title
MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title
Tower Block Study

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.08
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: AS NOTED	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 Site Context - Existing Zoning
Scale: 1:1500

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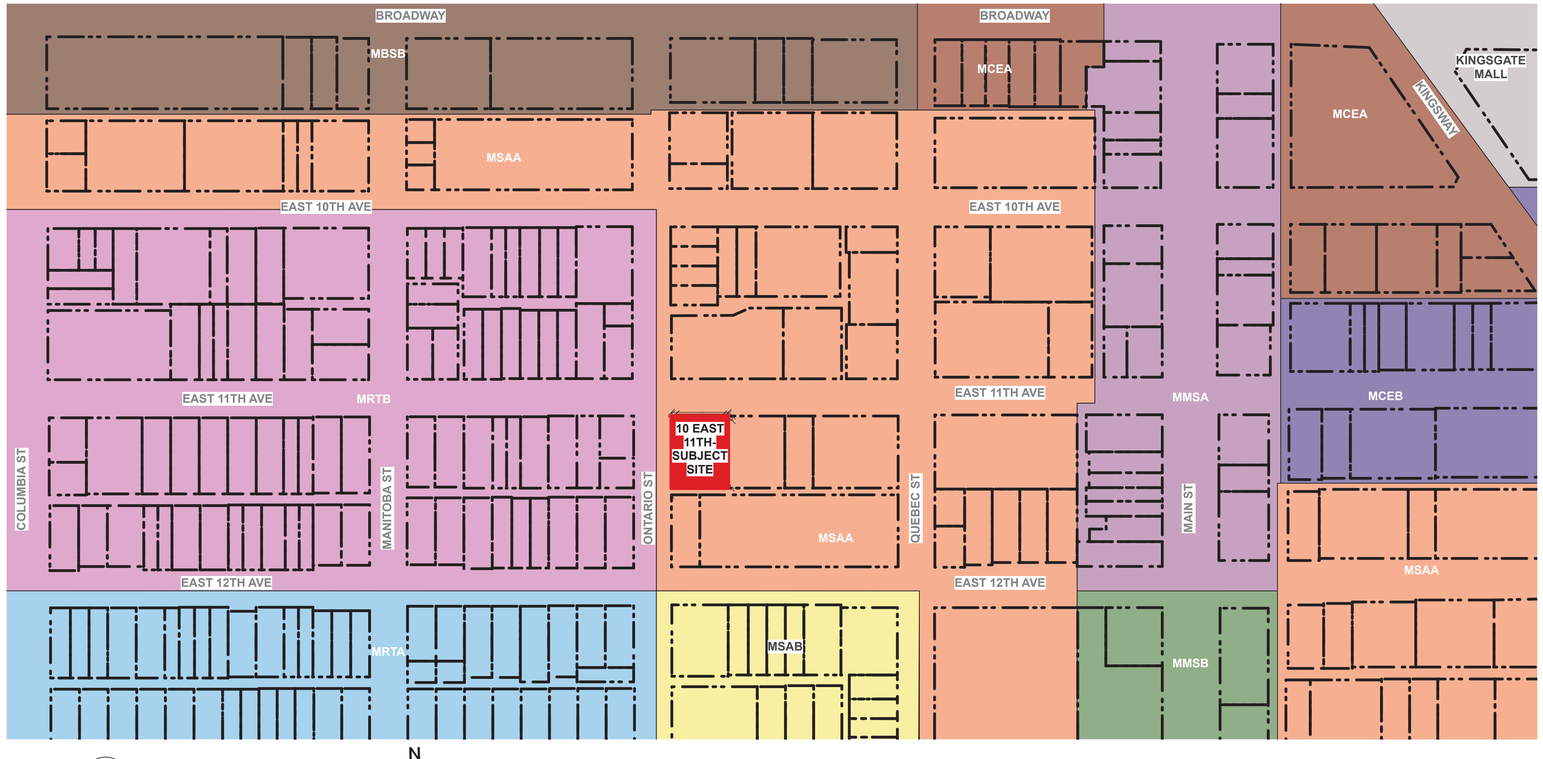

2 Site Context - Broadway Plan
Scale: 1:1500

N

10 E 11TH AVE EXISTING ZONING RM-4

CIVIC ADDRESS	10 EAST 11TH AVE, VANCOUVER , BC
LEGAL DESCRIPTION	LOT 1 & 2 BLOCK 38 PLAN VAP198 DISTRICT LOT 302 NEW WESTMINISTER LAND DISTRICT

	SQ.FT	SQ.M
TOTAL SITE AREA	12,461.67 sq.ft.	1,157.72 sq.m.

ZONING ANALYSIS

EXISTING ZONING	RM-4
USES	RESIDENTIAL
ALLOWABLE/REQUIRED UNDER EXISTING ZONING	
FSR	0.75 RELAXABLE TO 1.45
SITE COVERAGE	65%
MINIMUM SITE AREA	550m2 (5920 sq.ft.)
BUILDING HEIGHT	MAXIMUM 10.7m (35.10 ft.)
FRONTAGE	MAXIMUM 45.8m (150.26')
SETBACKS	
FRONT YARD	6.1m (20.00')
REAR YARD	10.7m (35.00')
SIDE YARD	2.1m (6.89')

EXISTING ZONING

C-2
C-2 (C)
District Schedule provides a range of commercial uses serving local and citywide needs, as well as dwelling uses along arterial streets. This schedule emphasizes design that promotes compatibility among uses, ensures liveability whileencouraging secure rental housing, limits impact on adjacent residential sites, and contributes to pedestrian interest.

RM-4
RM-4 + RM-4N
District schedule permits a variety of multiple dwelling forms including 4-storey apartments and 6-storey social housing apartments, to encourage the retention of existing buildings, and to achieve community and social objectives.

RT-6
RT-6
District Schedule encourages the retention and renovation of existing character houses that maintain the historic architectural style and building form consitent with the area. New development has an emphasis on preserving consistency with existing lot patterns and compatibility with neighbourhood character while perserving variety in housing choices.

CD-1
CD-1
Comprehensive Development District By-law specifically made for the intended form of development exists for each area or site zoned CD-1.

10 EAST 11TH AVE MSAA REZONING POLICY AND GUIDELINES

CIVIC ADDRESS	10 EAST 11TH AVE, VANCOUVER , BC
LEGAL DESCRIPTION	LOT 1 & 2 BLOCK 38 PLAN VAP198 DISTRICT LOT 302 NEW WESTMINISTER LAND DISTRICT

	SQ.FT	SQ.M
TOTAL SITE AREA	12,461.67 sq.ft.	1,157.72 sq.m.

	PROPOSED	ALLOWED
BUILDING AREA (SQ.FT.)	84,792.80 sq.ft.	81,000.86 sq.ft.
BUILDING AREA (SQ.M.)	7,877.44sq.m	8,877.01 sq.m.
FSR	6.80	6.50

DEVELOPMENT STATISTICS

EXISTING ZONING	RM-4	
USES	RESIDENTIAL	
BROADWAY PLAN AREA	Mount Pleasant South Apartment Area A (MSAA)	
	PROPOSED (REZONING)	**ALLOWABLE/REQUIRED**
FRONTAGE	30.18m (99 ft.)	45.7m (150 ft.) Relaxable to 30.0m (99 ft.) where proposal complies with Plan requirements for built form/site design and demonstrates to not unduly impact the redevelopment of adjacent properties
SECURED BELOW MARKET UNITS	20% of residential floor area	20% of residential floor area
BUILDING HEIGHT	17 Storeys	20 Storeys

SETBACKS				
EAST	2.44 m	8.00 ft.	2.44 m	8.00 ft.
NORTH (E 11TH AVE)	2.44 m	8.00 ft.	3.66 m	8.00 ft.
SOUTH(LANE)	1.22 m	4.00 ft.	0.00 m	4.00 ft.
WEST	2.44 m	8.00 ft.	3.66 m	8.00 ft.

BROADWAY PLAN

MSAA
MOUNT PLEASANT SOUTH APARTMENT AREA A (SUBJECT SITE AREA)
Residential, retail/service. Max Height: Secured Rental 20 storey tower form. 3-6 storey non tower form

MSAB
MOUNT PLEASANT SOUTH APARMENT AREA B
Residential, retail/service. Max Height: Secured Rental 20 storey tower form. 3-6 storey non tower form

MRTA
MOUNT PLEASANT RT AREAS - AREA A
Residential, retail/service. Max Height: Secured & Below Market Rental 6 Storeys

MRTB
MOUNT PLEASANT RT AREA B
Retail/service, residential. Max Height Secured Rental 18 storeys. 3-6 storey non-tower form

MCEA
MOUNT PLEASANT CENTRE AREA A
Retail/service, residential, office, cultural. Max Height Secured Rental 30 storeys. 24 storey office/hotel. 25 storeys Strata Ownership

MCEB
MOUNT PLEASANT CENTRE AREA B
Retail/service, residential, office. Max. Height: varied up to 25 storeys

MMSA
MAIN STREET VILLAGE AREA A
Retail/service, residential, office, cultural. Max Height: 6 storeys

MMSB
MAIN STREET VILLAGE AREA B
Retail/service, residential, office, cultural. Max Height: 6 storeys secured rental, 4 storeys strata owned, office, retail

MBSB
BROADWAY SHOULDER AREA EAST - AREA B
Retail/service, residential, office, hotel. Max Height: varies up to 30 storeys

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

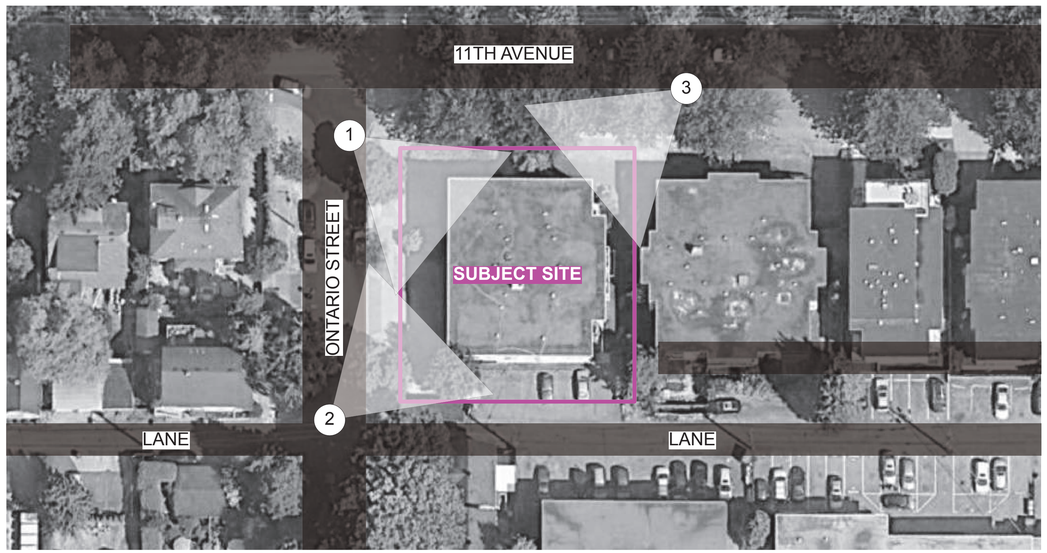
Zoning Context

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.09
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

1 NORTH-WEST PERSPECTIVE
N.T.S.

2 SOUTH-WEST PERSPECTIVE
N.T.S.



4 CONTEXT MAP
N.T.S.

3 NORTH-EAST PERSPECTIVE
N.T.S.

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No.	Date	Issue Notes
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3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

Architect

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

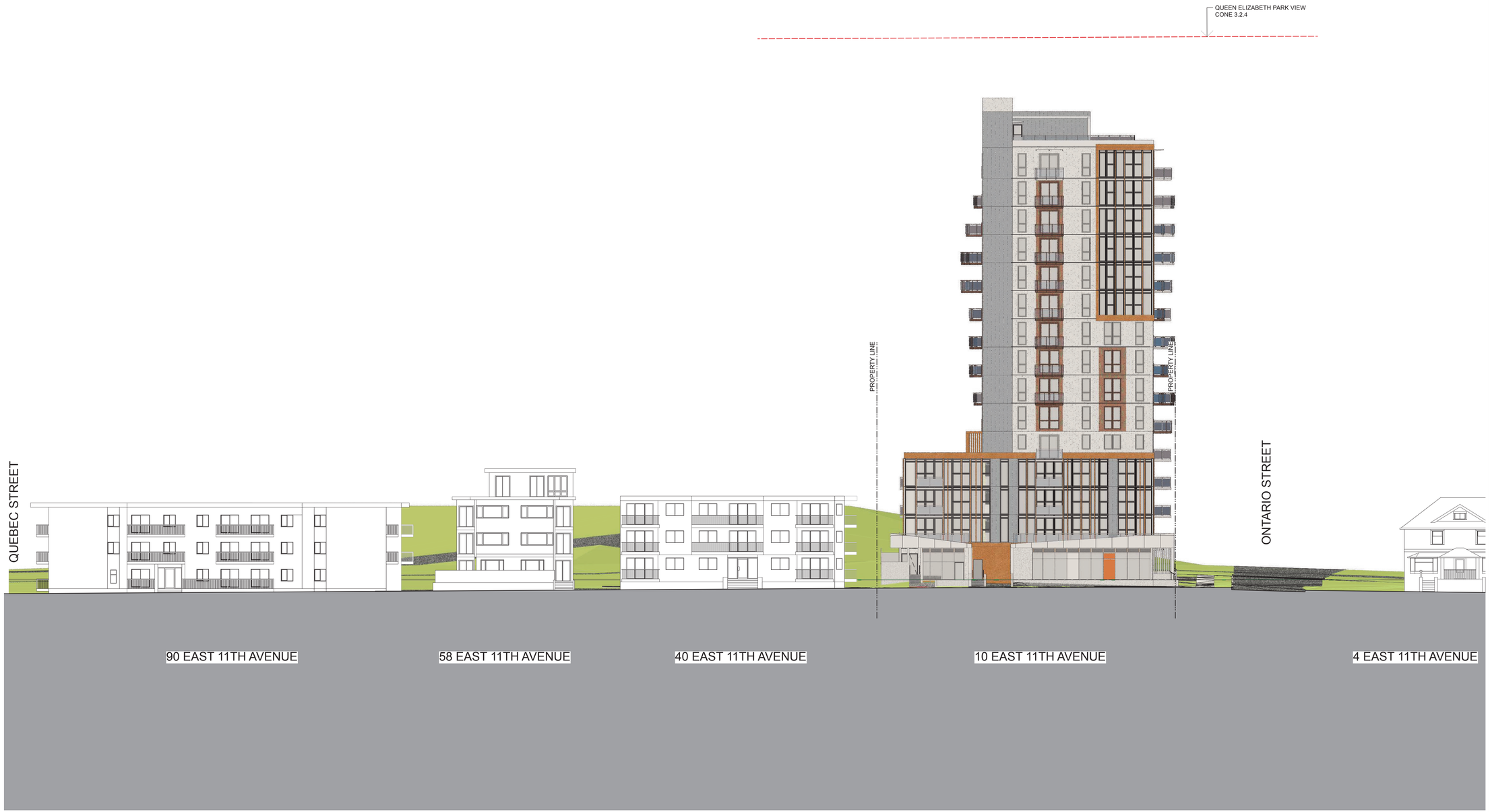
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Context Images

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.04
Designed By: SHA	Reviewed By: NR	
Drawn By: AS	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E 11th_REZONING v2025.vwx



1 STREETSCAPE FROM NORTH
Scale: 1/16" = 1'-0"

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3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

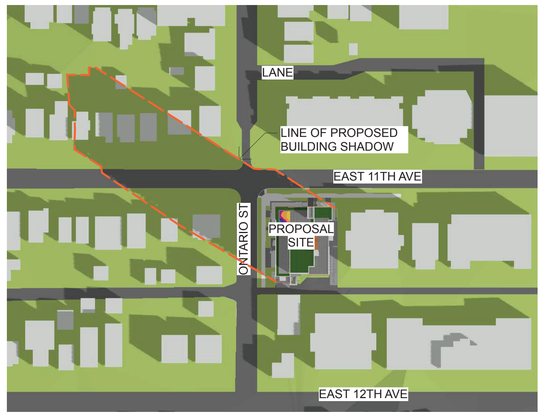
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Streetscape

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.05
Designed By: SHA	Reviewed By: NR	
Drawn By: AS/RDM	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revison

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 21 March
10 am PST (-7 UTC)

2 21 March
12 pm PST (-7 UTC)

3 21 March
2 pm PST (-7 UTC)

4 21 March
2 pm PST (-7 UTC)

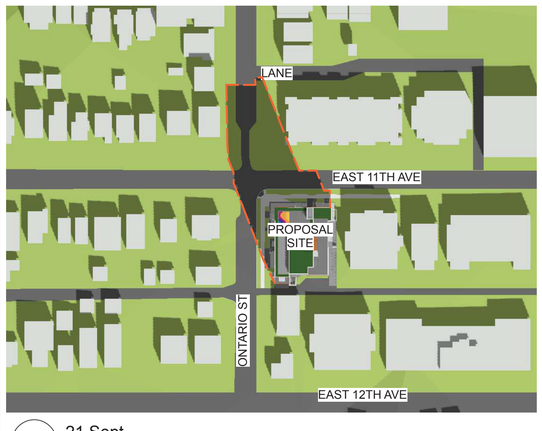
5 21 June
10 am PST (-7 UTC)

6 21 June
12 pm PST (-7 UTC)

7 21 June
2 pm PST (-7 UTC)

8 21 June
2 pm PST (-7 UTC)

9 21 Sept
10 am PST (-7 UTC)



10 21 Sept
12 pm PST (-7 UTC)

11 21 Sept
2 pm PST (-7 UTC)

12 21 Sept
4 pm PST (-7 UTC)

NOTE: DAYLIGHT SAVINGS TIME FROM MARCH 9, 2025 - NOVEMBER 2, 2025

PROJECT NORTH
TRUE NORTH

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

Architect

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Seal

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

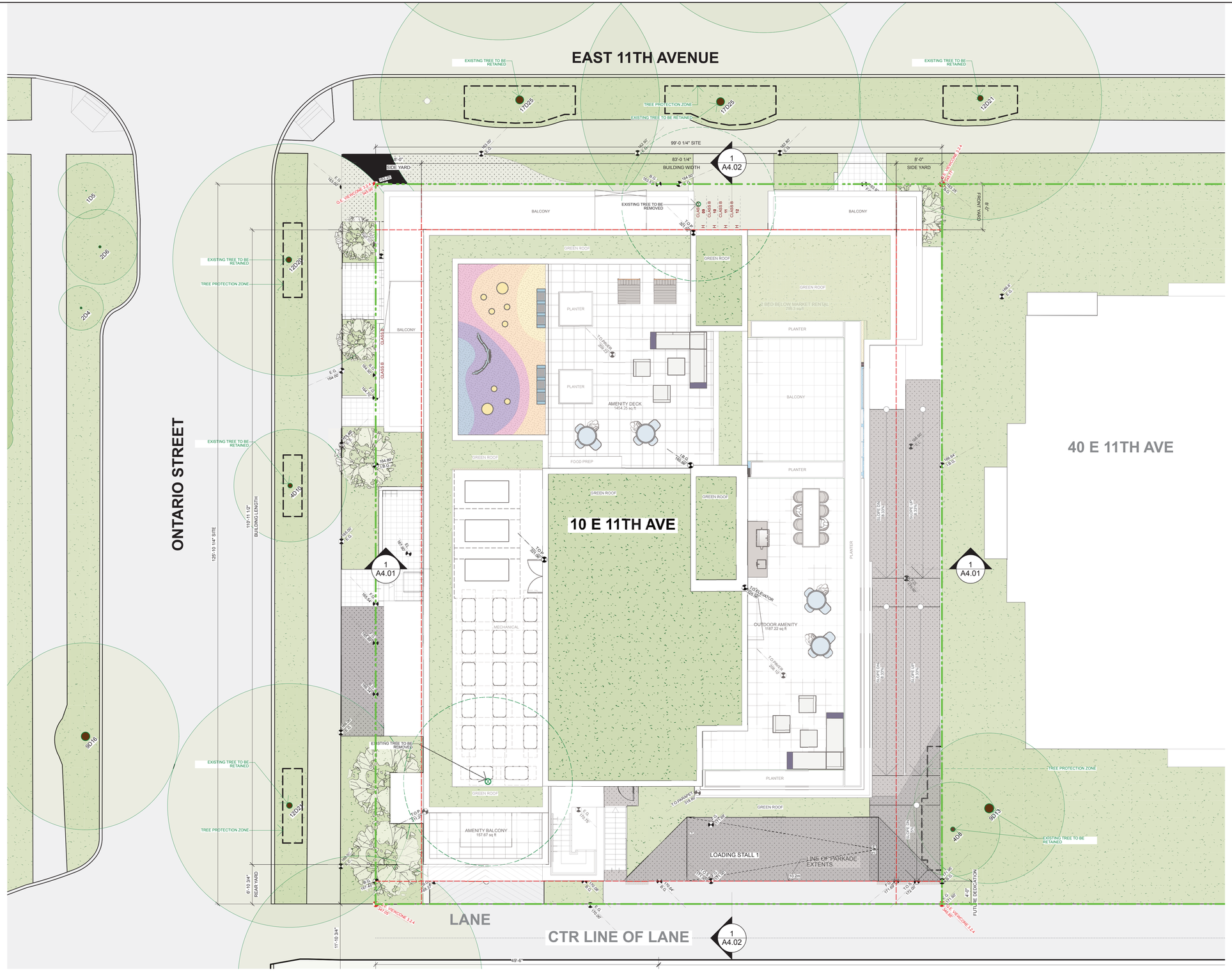
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Shadow Study

Issue Date	Plot Date	Sheet No.
	2025.01.21	A0.06
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: NTS	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 SITE PLAN
Scale: 1/8" = 1'-0"

PROJECT NORTH
TRUE NORTH

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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Seal

REGISTERED ARCHITECT
ANGUS ROGERSON
BRITISH COLUMBIA
2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

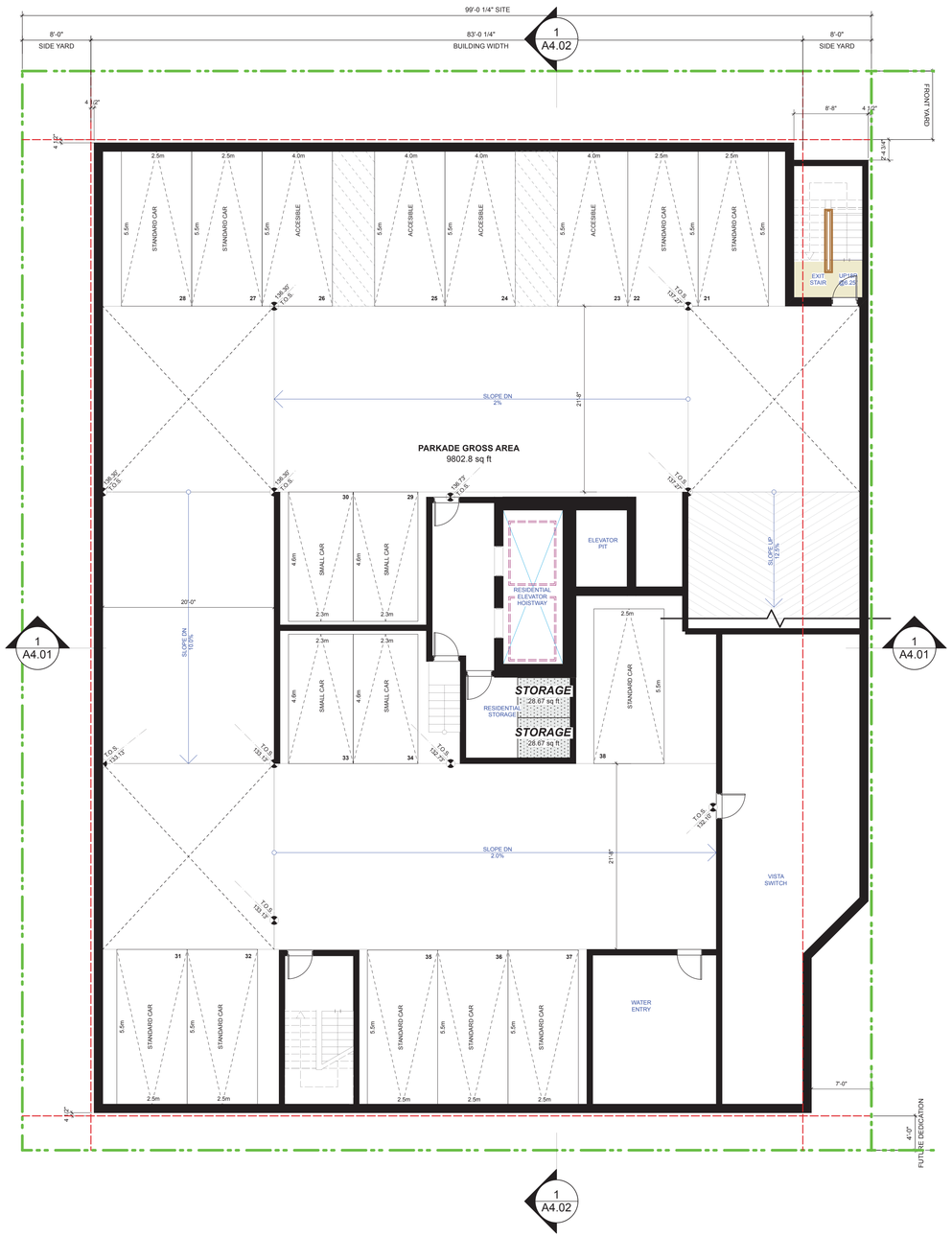
Sheet Title

Site Plan

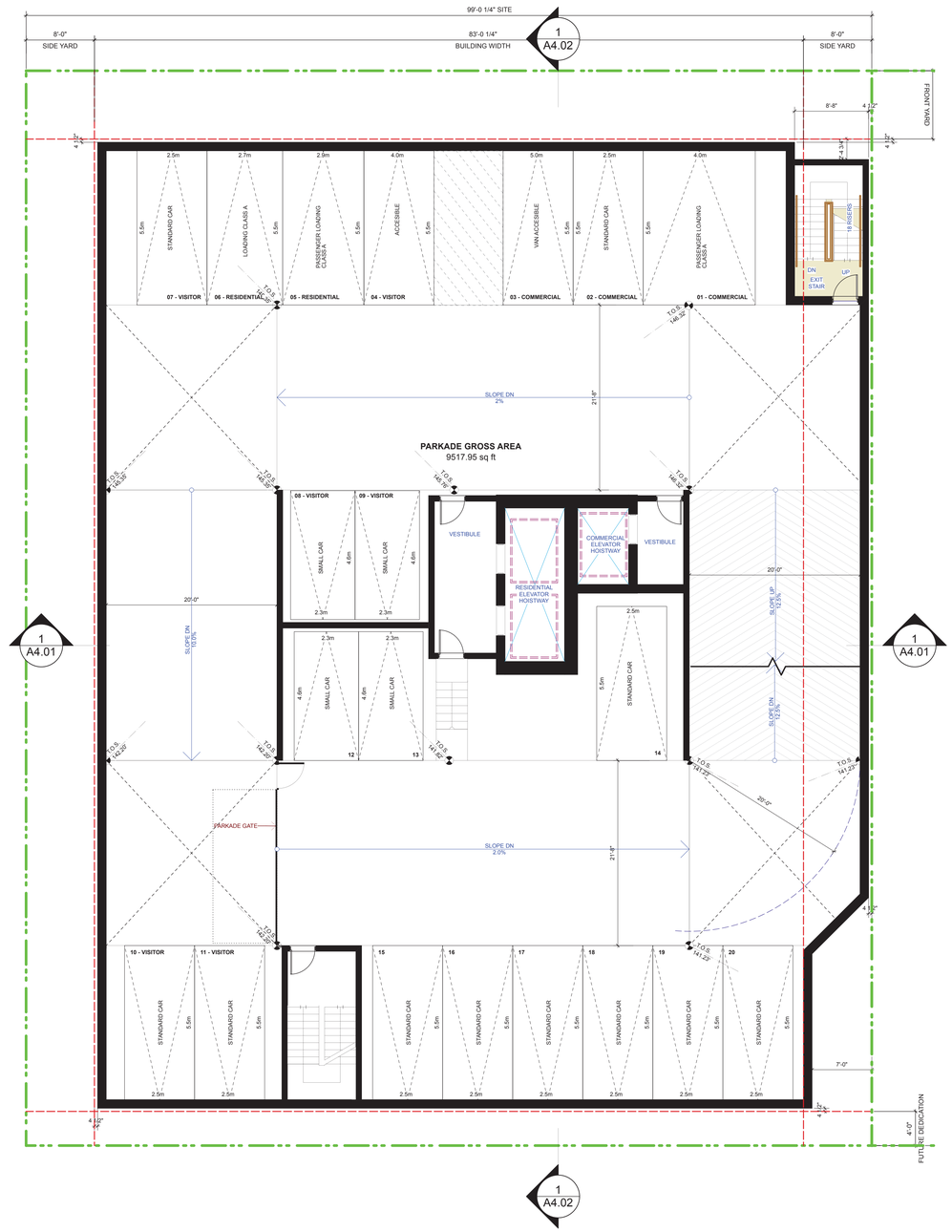
Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	AS NOTED

Sheet No.
A1.01

Issue/Revision



1 PARKING LEVEL 3
Scale: 1/8" = 1'-0"



2 PARKING LEVEL 2
Scale: 1/8" = 1'-0"

PROJECT NORTH
TRUE NORTH N

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROSEMAN BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

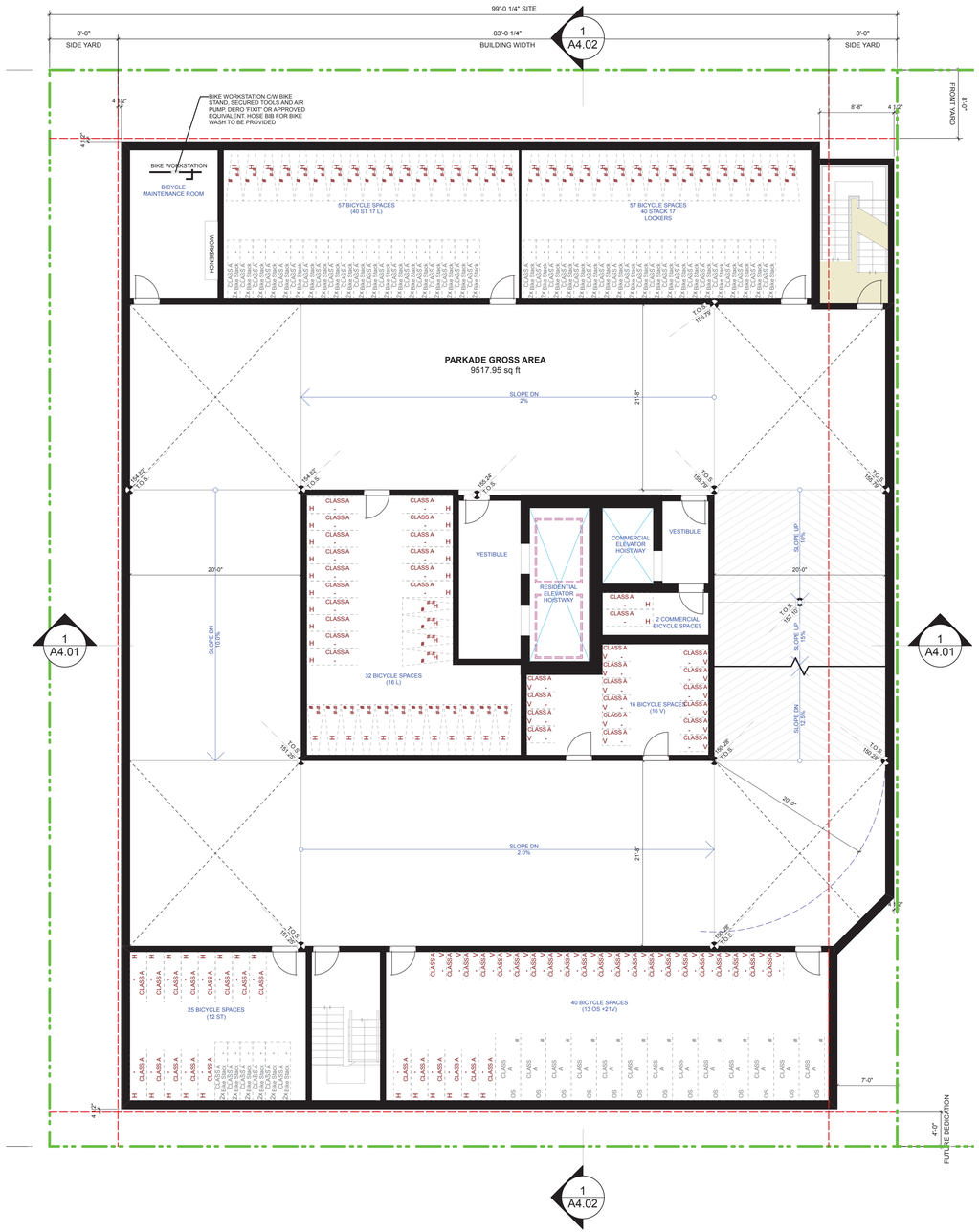
10 E.11TH AVE
VANCOUVER, BC

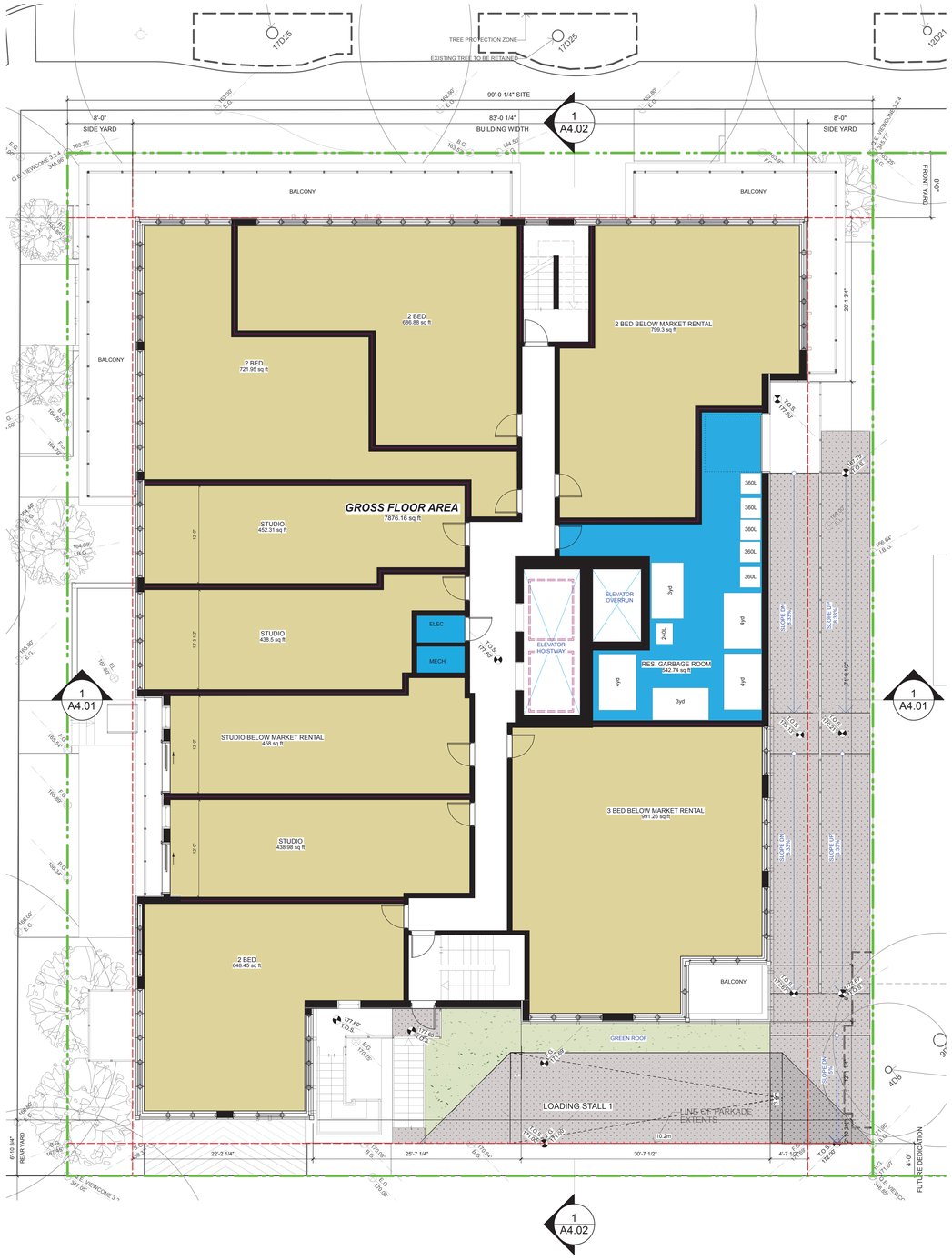
Sheet Title

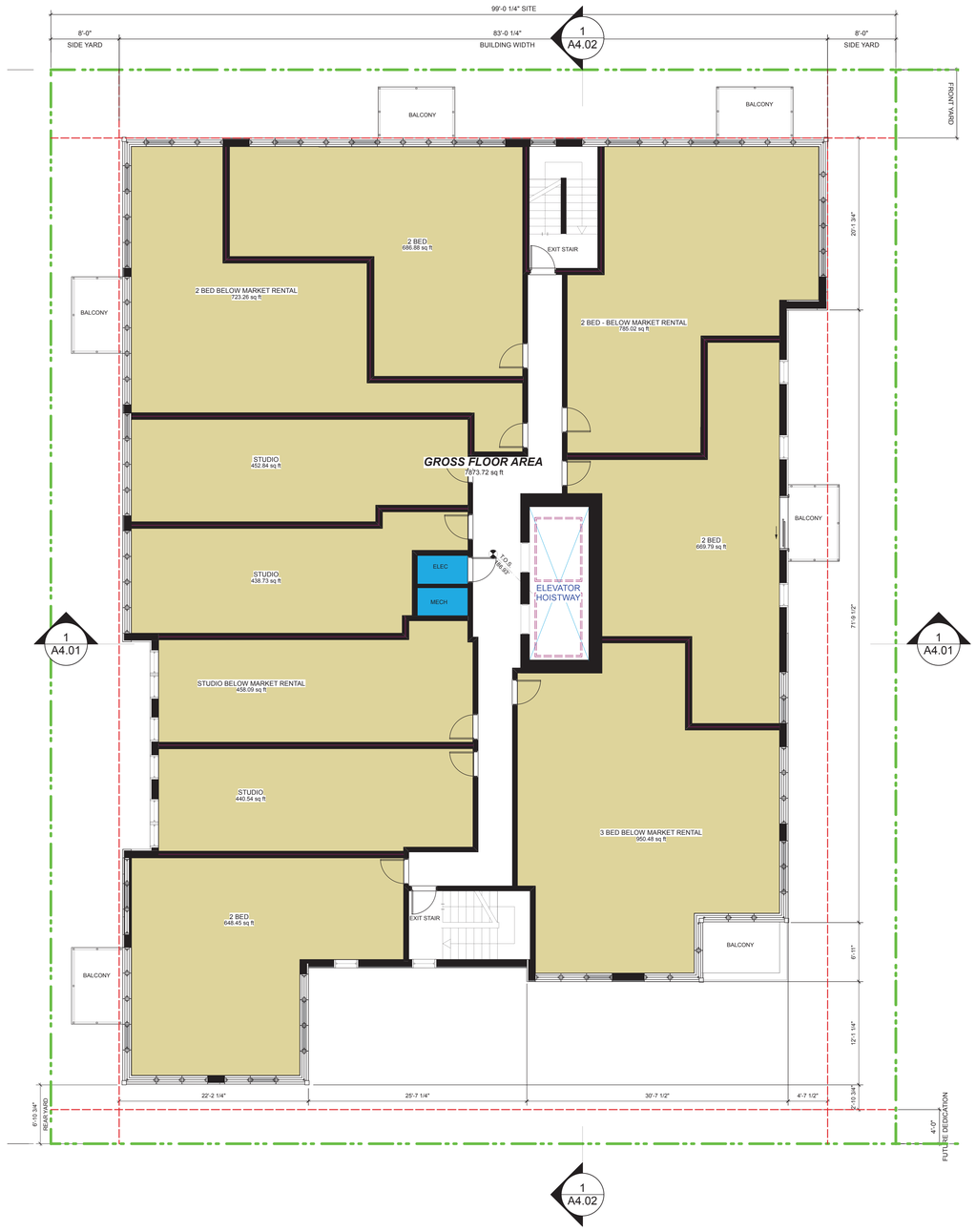
Plan - Parkade (P3 & P2)

Issue Date	Plot Date	Sheet No.
	2025.01.21	A2.01
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: AS NOTED	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx


99'-0 1/4" SITE
8'-0" SIDE YARD
83'-0 1/4" BUILDING WIDTH
8'-0" SIDE YARD
1 A4.02
FRONT LANE
BIKE WORKSTATION C/W BIKE STAND, SECURED TOOLS AND AIR PUMP: DERO 'FIXIT' OR APPROVED EQUIVALENT. HOSE BIB FOR BIKE WASH TO BE PROVIDED
BIKE WORKSTATION
BICYCLE MAINTENANCE ROOM
57 BICYCLE SPACES (40 ST 17 L)
57 BICYCLE SPACES 40 STACK 17 LOCKERS
WORKBENCH
PARKADE GROSS AREA
9517.95 sq ft
SLOPE DN 2%
SLOPE DN 10.0%
SLOPE DN 2.0%
SLOPE UP 12.5%
SLOPE DN 12.5%
21'-6"
20'-0"
VESTIBULE
COMMERCIAL ELEVATOR HOISTWAY
RESIDENTIAL ELEVATOR HOISTWAY
2 COMMERCIAL BICYCLE SPACES
16 BICYCLE SPACES (16 V)
32 BICYCLE SPACES (16 L)
25 BICYCLE SPACES (12 ST)
40 BICYCLE SPACES (13 OS +21V)
CLASS A
CLASS V
CLASS OS
T.O.S 165.79
T.O.S 165.92
T.O.S 165.84
T.O.S 165.92
T.O.S 165.92
T.O.S 165.92





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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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Seal

REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

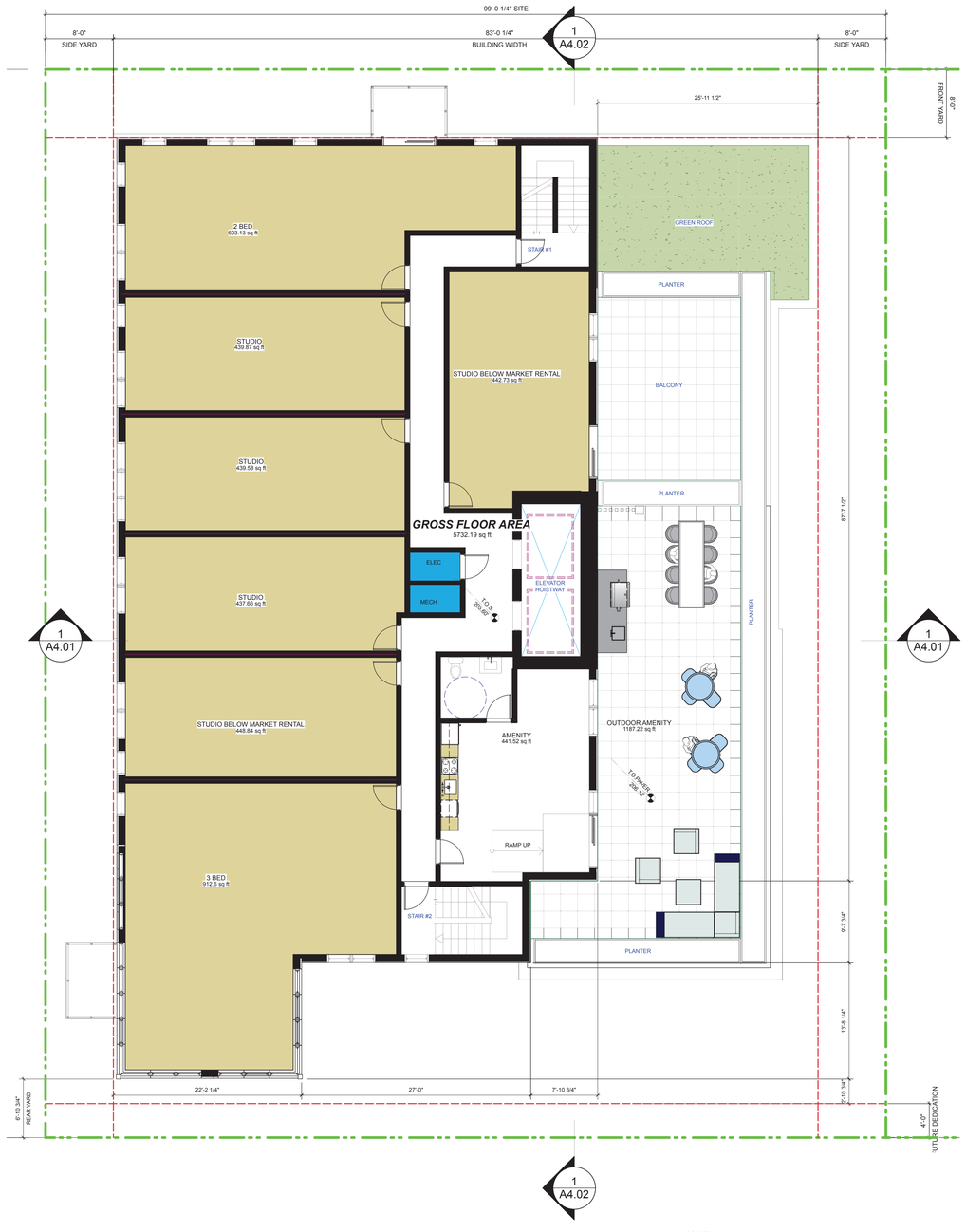
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

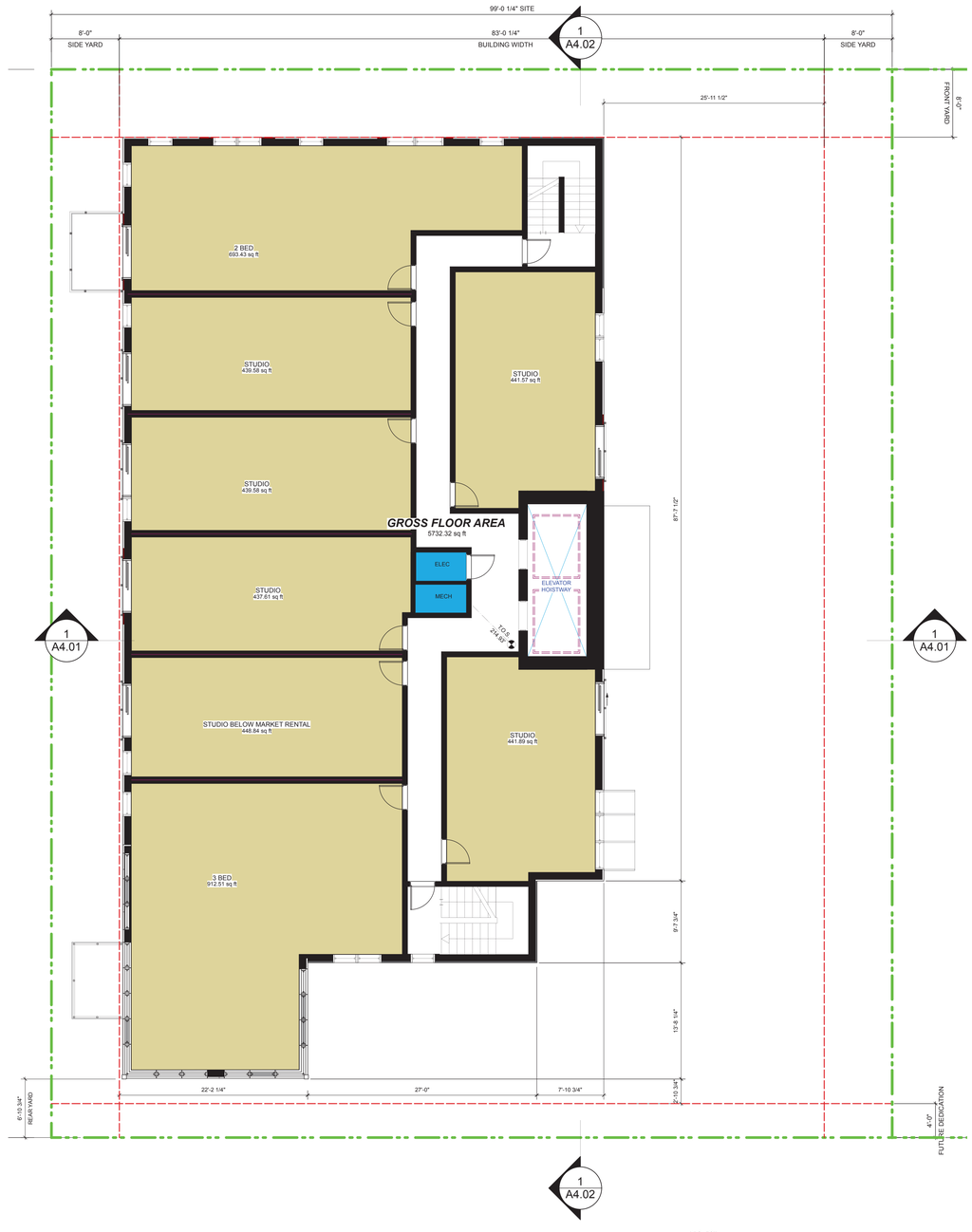
Plan - Second Level & Podium Levels

Issue Date	Plot Date	Sheet No.
	2025.01.21	A2.03
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: 1/8"=1'-0"	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 FIFTH FLOOR PLAN
Scale: 1/8" = 1'-0"



2 TYPICAL TOWER FLOOR PLAN
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

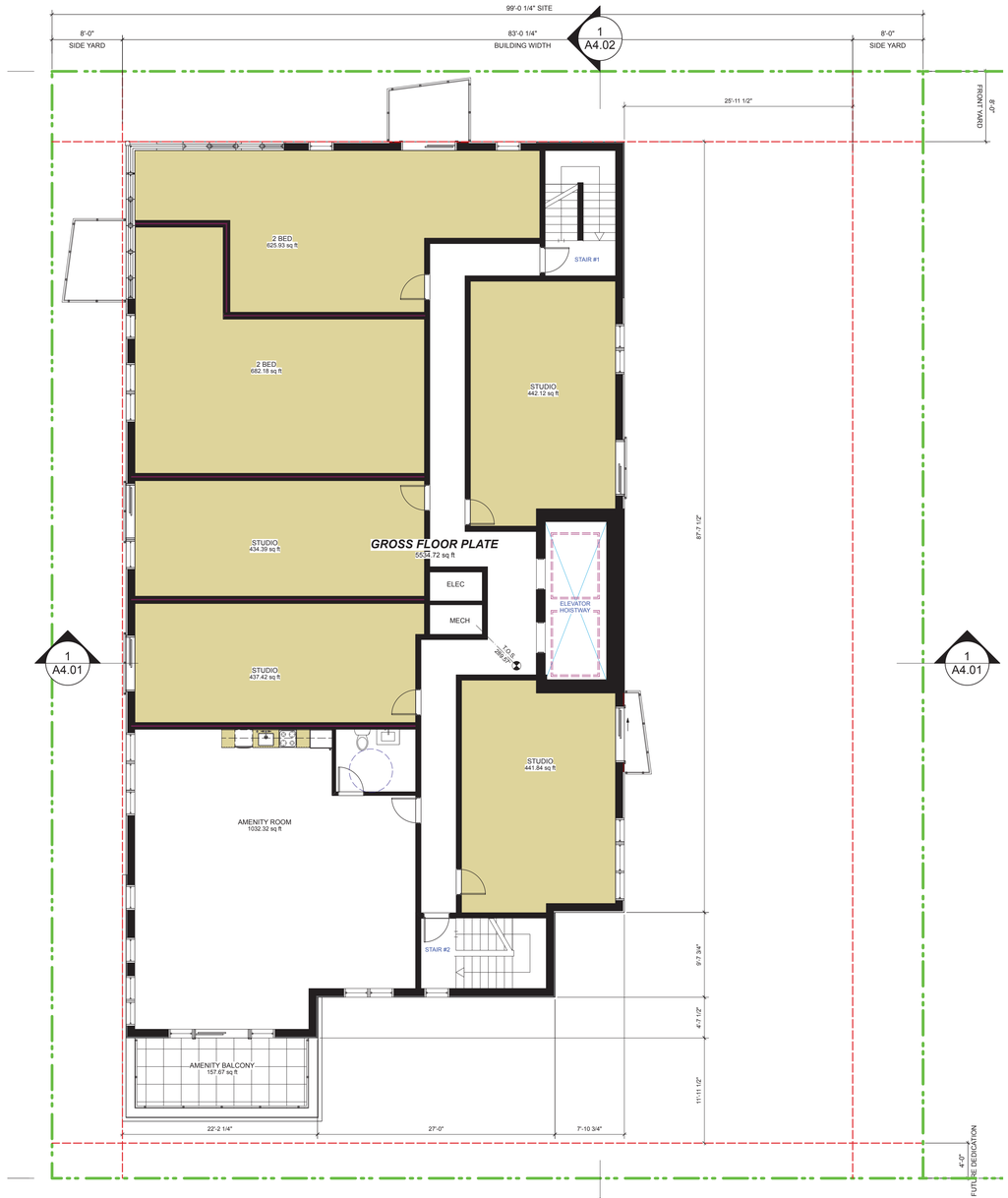
10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Plan - Fifth & Typical Tower

Issue Date	Plot Date	Sheet No.
	2025.01.21	A2.04
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: 1/8"=1'-0"	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx



1 FOURTEENTH FLOOR PLAN
Scale: 1/8" = 1'-0"

2 FIFTEENTH FLOOR PLAN
Scale: 1/8" = 1'-0"

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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Seal
REGISTERED ARCHITECT NEIL ROSENTHAL BRITISH COLUMBIA
2025-01-22

Project Title
MULTI-FAMILY RESIDENTIAL

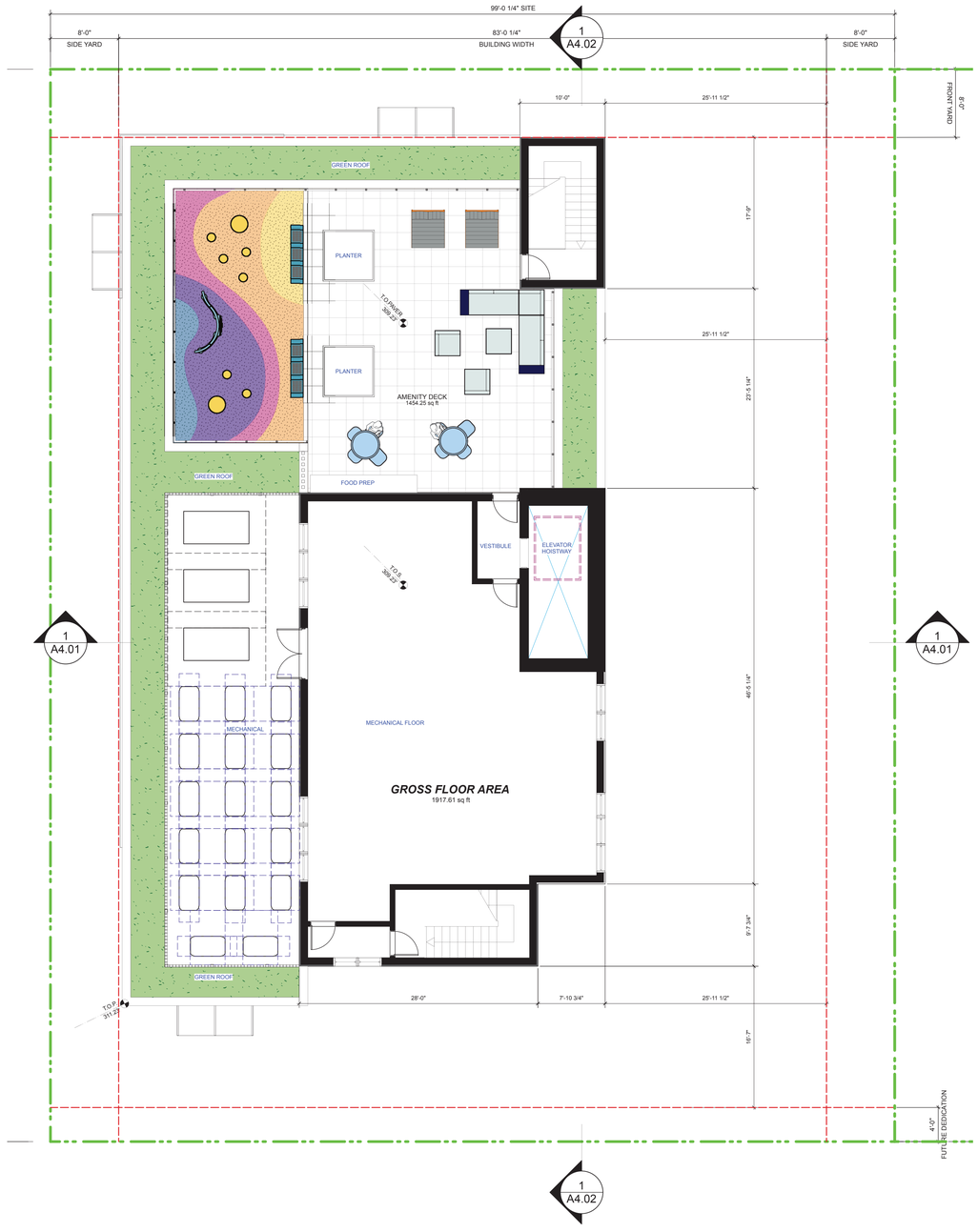
10 E.11TH AVE
VANCOUVER, BC

Sheet Title
Plan - Level 14
& Amenity Rooftop

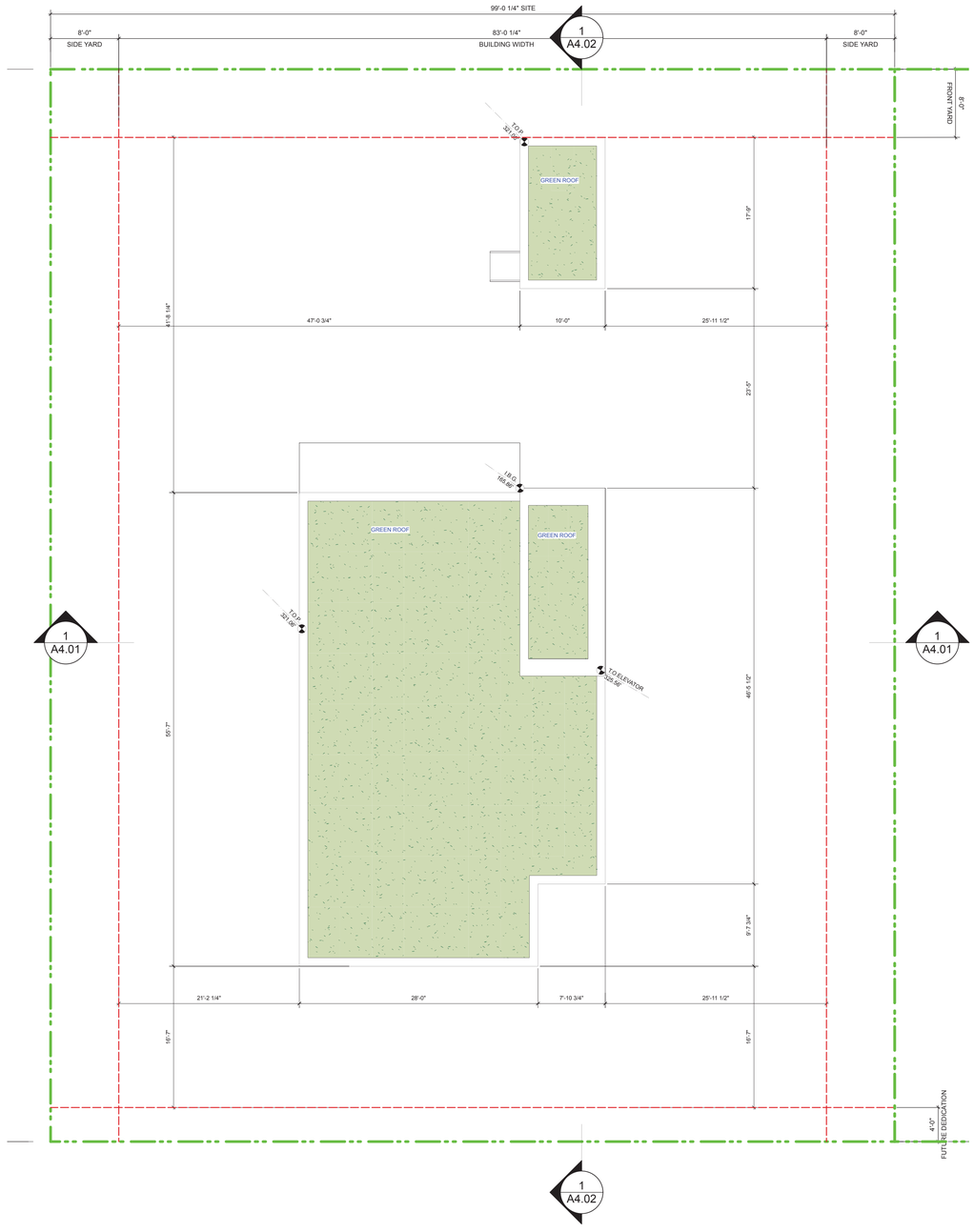
Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	1/8"=1'-0"

Sheet No.
A2.05

Issue/Revision



1 MECHANICAL FLOOR
Scale: 1/8" = 1'-0"



2 ROOF PLAN
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

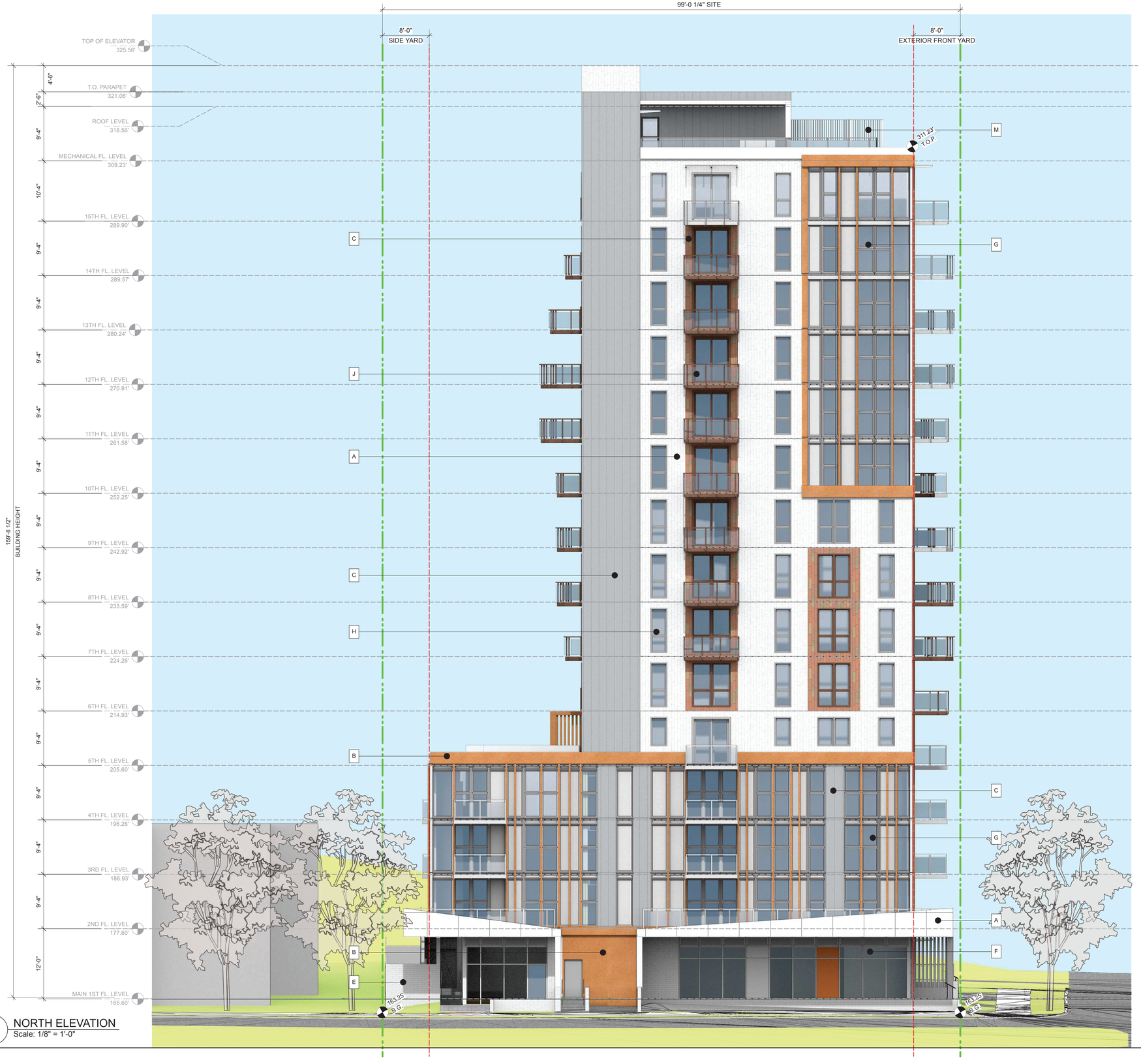
Mechanical Floor & Roof

Issue Date	Plot Date	Sheet No.
	2025.01.21	A2.06
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: 1/8"=1'-0"	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

EXTERIOR FINISH SCHEDULE

A	TERRACOTTA PANEL - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
B	TERRACOTTA PANEL - ORANGE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
C	TERRACOTTA PANEL - RUST FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
D	METAL PANEL - CHARCOAL FINISH
E	BRICK CLADDING (WHITE) - C/W PROPRIETARY RAINSCREEN SYSTEM
F	CURTAIN WALL GLAZING
G	WINDOW WALL GLAZING
H	ALUMINUM FRAME GLAZING
I	METAL PLANTER - POWDER COATED WHITE FINISH
J	GLASS GUARDRAILS
K	EXTERIOR METAL DOOR
L	C.I.P. ARCHITECTURAL CONCRETE
M	METAL ROOFTOP UNIT SCREEN - WHITE FINISH
O	PERFORATED PANEL METAL GUARDRAIL



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Elevation - NORTH

Issue Date	Plot Date: 2025.01.21
Designed By: SHA	Reviewed By: NR
Drawn By: AP	Checked By: NR
Project ID: 222.17	Scale: AS NOTED

Sheet No. A3.01

Issue/Revision

EXTERIOR FINISH SCHEDULE

A	TERRACOTTA PANEL - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
B	TERRACOTTA PANEL - ORANGE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
C	TERRACOTTA PANEL - RUST FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
D	METAL PANEL - CHARCOAL FINISH
E	BRICK CLADDING (WHITE) - C/W PROPRIETARY RAINSCREEN SYSTEM
F	CURTAIN WALL GLAZING
G	WINDOW WALL GLAZING
H	ALUMINUM FRAME GLAZING
I	METAL PLANTER - POWDER COATED WHITE FINISH
J	GLASS GUARDRAILS
K	EXTERIOR METAL DOOR
L	C.I.P. ARCHITECTURAL CONCRETE
M	METAL ROOFTOP UNIT SCREEN - WHITE FINISH
O	PERFORATED PANEL METAL GUARDRAIL

1 EAST ELEVATION
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
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3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT NEIL ROSENTZVEIG BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Elevation - EAST

Issue Date	Plot Date: 2025.01.21
Designed By: SHA	Reviewed By: NR
Drawn By: AP	Checked By: NR
Project ID: 222.17	Scale: AS NOTED

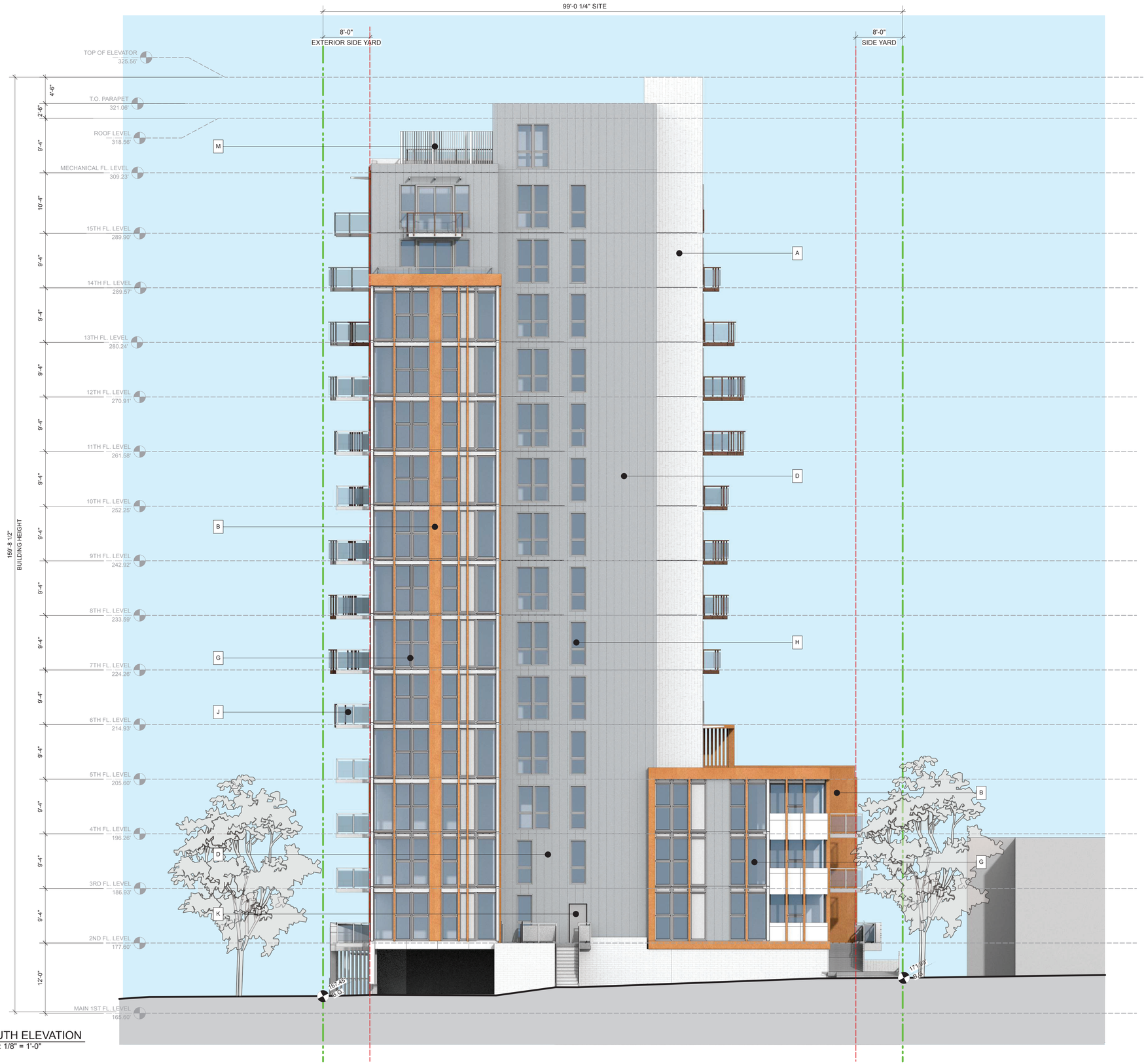
Sheet No. A3.02

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

EXTERIOR FINISH SCHEDULE

A	TERRACOTTA PANEL - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
B	TERRACOTTA PANEL - ORANGE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
C	TERRACOTTA PANEL - RUST FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
D	METAL PANEL - CHARCOAL FINISH
E	BRICK CLADDING (WHITE) - C/W PROPRIETARY RAINSCREEN SYSTEM
F	CURTAIN WALL GLAZING
G	WINDOW WALL GLAZING
H	ALUMINUM FRAME GLAZING
I	METAL PLANTER - POWDER COATED WHITE FINISH
J	GLASS GUARDRAILS
K	EXTERIOR METAL DOOR
L	C.I.P. ARCHITECTURAL CONCRETE
M	METAL ROOFTOP UNIT SCREEN - WHITE FINISH
O	PERFORATED PANEL METAL GUARDRAIL



1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

Architect

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Seal

2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Elevation - SOUTH

Issue Date	Plot Date: 2025.01.21
Designed By: SHA	Reviewed By: NR
Drawn By: AP	Checked By: NR
Project ID: 222.17	Scale: AS NOTED

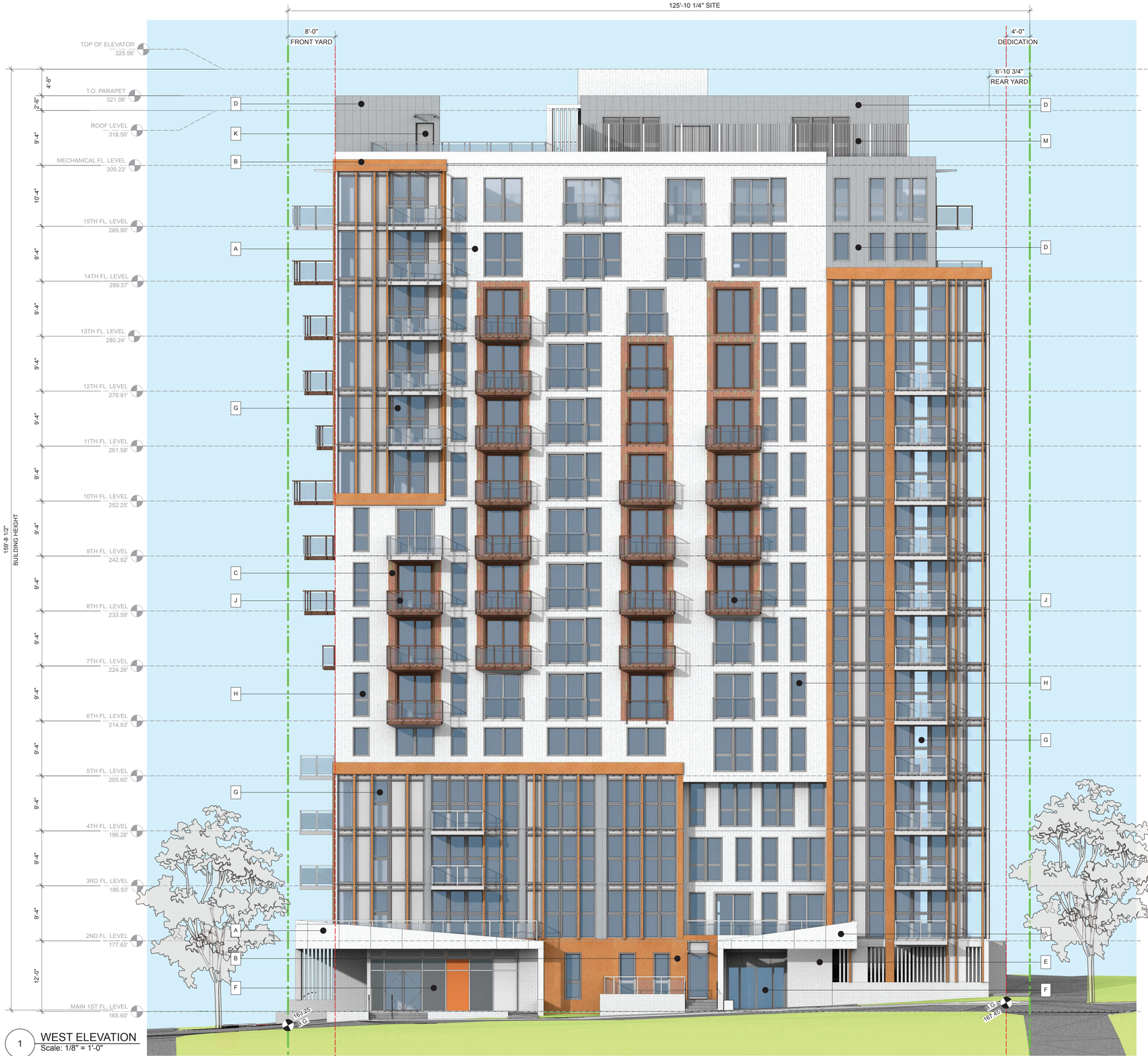
Sheet No. A3.03

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

EXTERIOR FINISH SCHEDULE

A	TERRACOTTA PANEL - WHITE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
B	TERRACOTTA PANEL - ORANGE FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
C	TERRACOTTA PANEL - RUST FINISH C/W PROPRIETARY RAINSCREEN SYSTEM
D	METAL PANEL - CHARCOAL FINISH
E	BRICK CLADDING (WHITE) - C/W PROPRIETARY RAINSCREEN SYSTEM
F	CURTAIN WALL GLAZING
G	WINDOW WALL GLAZING
H	ALUMINUM FRAME GLAZING
I	METAL PLANTER - POWDER COATED WHITE FINISH
J	GLASS GUARDRAILS
K	EXTERIOR METAL DOOR
L	C.I.P. ARCHITECTURAL CONCRETE
M	METAL ROOFTOP UNIT SCREEN - WHITE FINISH
O	PERFORATED PANEL METAL GUARDRAIL



1 WEST ELEVATION
Scale: 1/8" = 1'-0"

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Elevation - WEST

Issue Date	
Plot Date	2025.01.21
Designed By	SHA
Reviewed By	NR
Drawn By	AP
Checked By	NR
Project ID	222.17
Scale	AS NOTED
Issue/Revision	

Sheet No.
A3.04

1 Building Section
Scale: 3/32" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT
NEIL ROSEVEAR
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Sections

Issue Date	Plot Date
	2025.01.21

Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	AS NOTED

Issue/Revision

Sheet No.
A4.01

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

1 Building Section 2
Scale: 3/32" = 1'-0"

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Sections

Issue Date	Plot Date	Sheet No.
	2025.01.21	A4.02
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: AS NOTED	Issue/Revision

1 AERIAL VIEW LOOKING NORTH EAST
Scale: N.T.S.

2 AERIAL VIEW LOOKING SOUTH EAST
Scale: N.T.S.

3 STREET VIEW LOOKING SOUTH EAST
Scale: N.T.S.

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROBERT HOWARD BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Perspectives

Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	AS NOTED

Sheet No.
A5.01

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

1 RESIDENTIAL LOBBY ENTRY
Scale: N.T.S.

2 GROUND FLOOR CRU ON ONTARIO ST.
Scale: N.T.S.

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2025.01.21	A5.02
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: AS NOTED	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

1 CHILD'S PLAY AREA @ ROOFTOP AMENITY DECK
Scale: N.T.S.

2 AMENITY DECK @ LEVEL 5
Scale: N.T.S.

3 CRU ALONG E 11TH AVE
Scale: N.T.S.

4 LOADING SPACE AT LANEWAY
Scale: N.T.S.

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Perspectives

Issue Date	Plot Date	Sheet No.
	2025.01.21	A5.03
Designed By: SHA	Reviewed By: NR	
Drawn By: AP	Checked By: NR	
Project ID: 222.17	Scale: AS NOTED	Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

PROPOSED-LEVEL 1 FSR CALCULATION

MAIN FLOOR AREA

GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	54'10 1/4"	x 13'0 1/2"	715.12 sq.ft.
EX.2 EXTERIOR	30'9 3/4"	x 8'0"	246.46 sq.ft.
EX.3 EXTERIOR	33'9 1/4"	x 13'4 1/2"	451.42 sq.ft.
EX.4 EXTERIOR	9'11 3/4"	x 6'3 1/4"	62.60 sq.ft.
EX.4 EXTERIOR	92'0 1/2"	x 6'4"	582.98 sq.ft.
EX.5 EXTERIOR	59'8 1/2"	x 14'11 1/2"	893.50 sq.ft.
EX.6 EXTERIOR	77'8 1/2"	x 40'0"	3107.94 sq.ft.
EX.7 STORAGE	14'0"	x 11'11 3/4"	167.83 sq.ft.
EX.8 EXTERIOR	60'10"	x 8'5 1/2"	513.68 sq.ft.
EX.9 RAINSCREEN/INSULAT	84'3"	x 61'10 1/4"	32.34 sq.ft.
EX.9 RAINSCREEN/INSULAT	22'6"	x 5'2 1/2"	4.57 sq.ft.
EX.9 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.10 GARBAGE ROOM	13'9 1/2"	x 11'8 3/4"	161.50 sq.ft.
EX.11 GARBAGE ROOM	20'5 1/2"	x 8'7 3/4"	176.78 sq.ft.
EX.12 GARBAGE ROOM	6'4 3/4"	x 4'7 3/4"	29.71 sq.ft.
EX.13 GENERATOR	9'1 1/4"	x 4'0"	36.38 sq.ft.
EX.14 GENERATOR	12'1 3/4"	x 4'11 1/4"	59.91 sq.ft.
EX.15 GENERATOR	14'2"	x 11'11 1/4"	168.97 sq.ft.

Total Net Area **5010.2sq.ft.**

PROPOSED-LEVEL 2 FSR CALCULATION

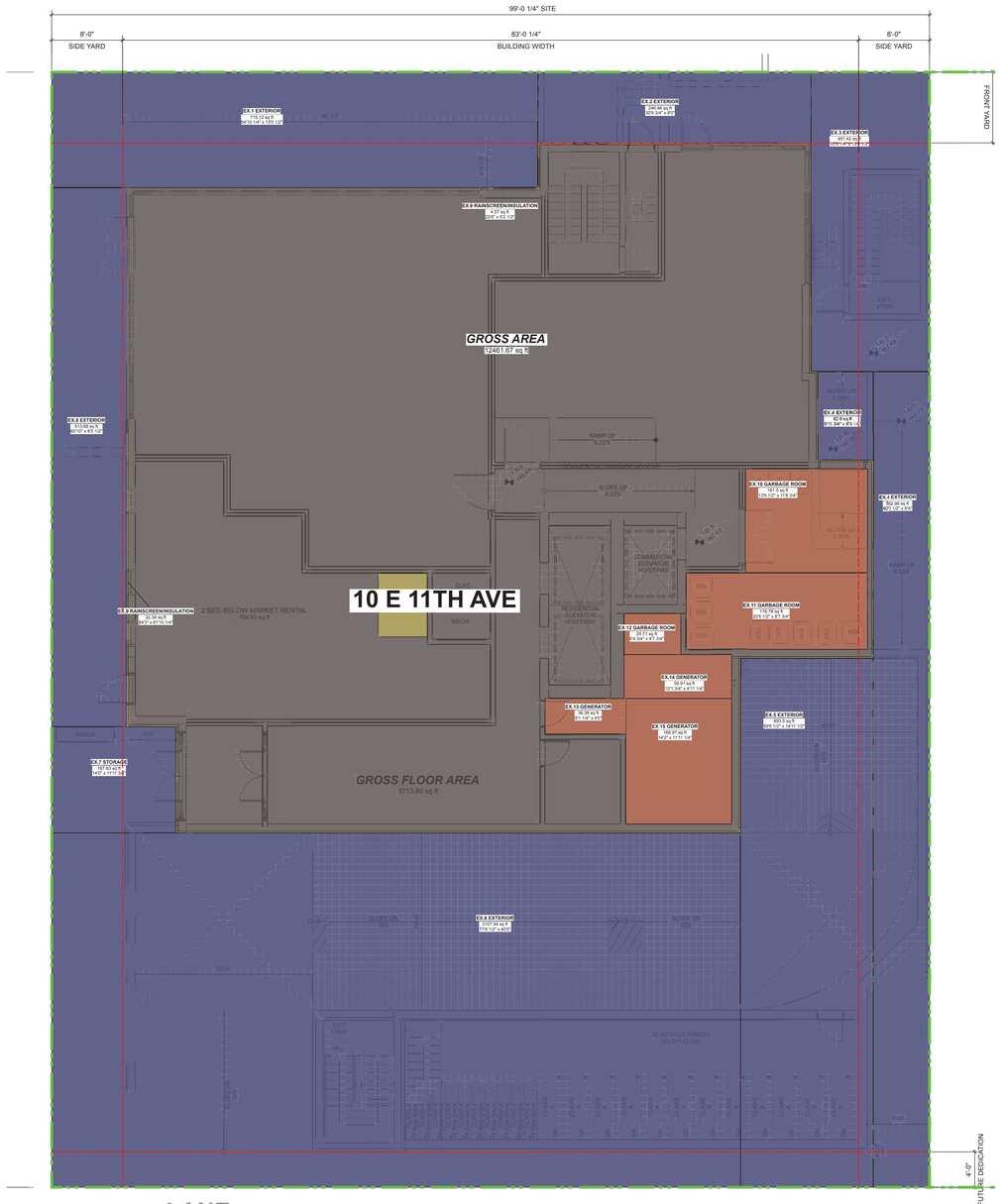
TYPICAL PODIUM LEVEL FLOOR AREA

GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

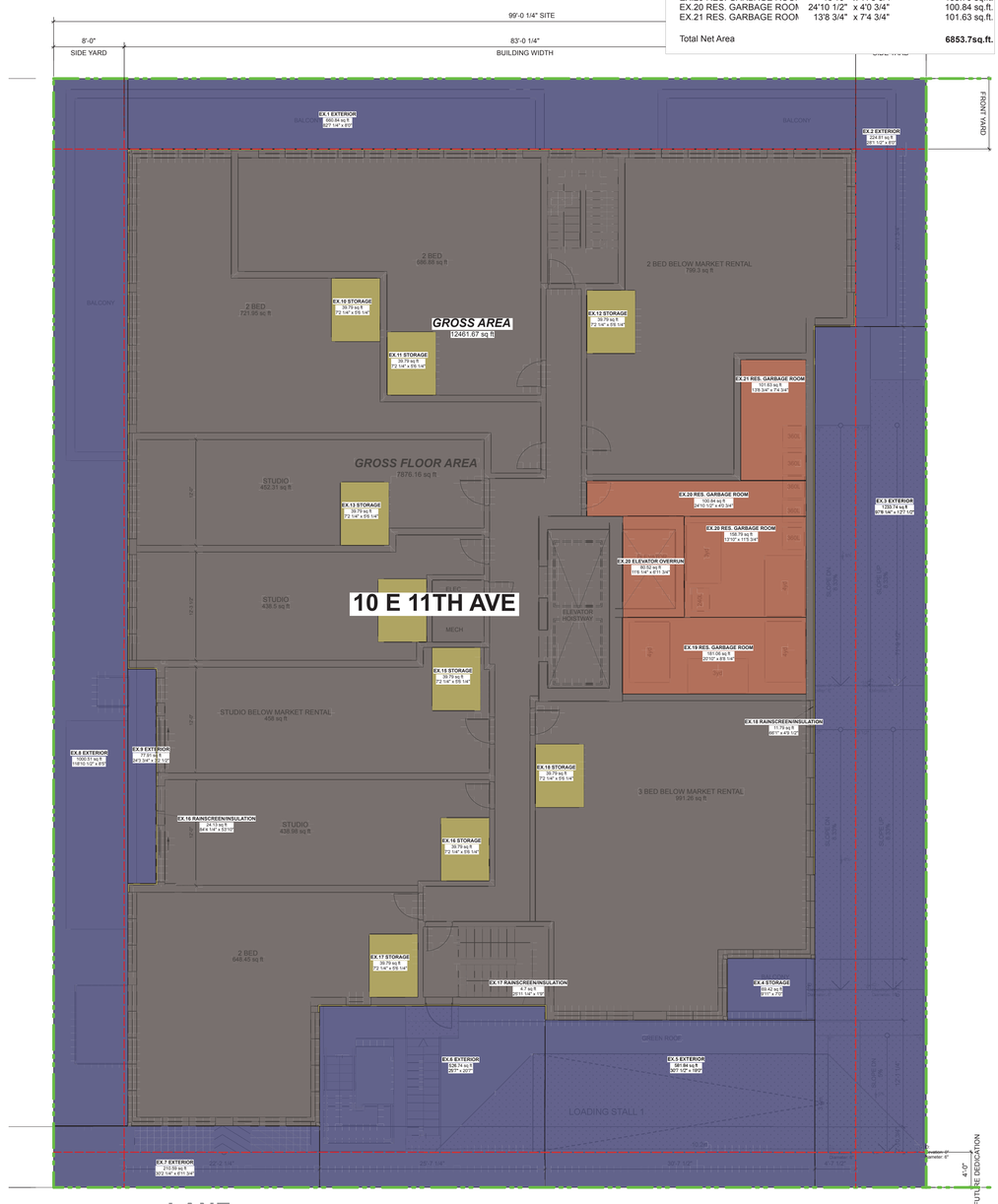
FSR Exclusions

EX.1 EXTERIOR	82'7 1/4"	x 8'0"	660.84 sq.ft.
EX.2 EXTERIOR	28'1 1/2"	x 8'0"	224.81 sq.ft.
EX.3 EXTERIOR	97'8 1/4"	x 12'7 1/2"	1233.74 sq.ft.
EX.4 STORAGE	9'11"	x 7'0"	69.42 sq.ft.
EX.5 EXTERIOR	30'7 1/2"	x 19'0"	581.84 sq.ft.
EX.6 EXTERIOR	25'7"	x 20'7"	526.74 sq.ft.
EX.7 EXTERIOR	30'2 1/4"	x 6'11 3/4"	210.59 sq.ft.
EX.8 EXTERIOR	118'10 1/2"	x 8'5"	1000.51 sq.ft.
EX.9 EXTERIOR	24'3 3/4"	x 3'2 1/2"	77.91 sq.ft.
EX.10 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.11 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.12 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.13 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.14 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.15 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.16 RAINSCREEN/INSULA	84'4 1/4"	x 53'10"	24.13 sq.ft.
EX.16 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.17 RAINSCREEN/INSULA	25'11 1/4"	x 1'9"	4.70 sq.ft.
EX.17 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.18 RAINSCREEN/INSULA	66'1"	x 4'9 1/2"	11.79 sq.ft.
EX.18 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.19 RES. GARBAGE ROOM	20'10"	x 8'8 1/4"	181.06 sq.ft.
EX.20 ELEVATOR OVERRUN	11'6 1/4"	x 6'11 3/4"	80.52 sq.ft.
EX.20 RES. GARBAGE ROOM	13'10"	x 11'5 3/4"	158.79 sq.ft.
EX.20 RES. GARBAGE ROOM	24'10 1/2"	x 4'0 3/4"	100.84 sq.ft.
EX.21 RES. GARBAGE ROOM	13'8 3/4"	x 7'4 3/4"	101.63 sq.ft.

Total Net Area **6853.7sq.ft.**



1 MAIN LEVEL PLAN
Scale: 1/8" = 1'-0"



2 SECOND FLOOR PLAN
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT NEIL ROSENBERG BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Main Floor FSR

Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	1/4"=1'-0"

Sheet No. FSR1

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

PROPOSED-PODIUM FLOOR FSR CALCULATION

TYPICAL PODIUM FLOOR AREA

GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	82'7 1/4"	x 8'0"	660.45 sq.ft.
EX.2 EXTERIOR	28'1 1/2"	x 8'0"	224.81 sq.ft.
EX.3 EXTERIOR	97'8 1/2"	x 12'7 1/2"	1233.09 sq.ft.
EX.4 STORAGE	9'11"	x 7'0"	69.42 sq.ft.
EX.5 EXTERIOR	30'7 1/2"	x 19'0"	581.84 sq.ft.
EX.6 EXTERIOR	25'7 1/4"	x 20'7 1/4"	527.63 sq.ft.
EX.7 EXTERIOR	30'2"	x 6'11 3/4"	210.54 sq.ft.
EX.8 EXTERIOR	118'10 1/2"	x 8'5"	1000.54 sq.ft.
EX.9 EXTERIOR	24'3 3/4"	x 3'2 1/2"	77.82 sq.ft.
EX.10 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.11 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.12 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.13 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.14 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.15 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.16 RAINSCREEN/INSULA	84'4 1/4"	x 53'10"	24.13 sq.ft.
EX.16 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.17 RAINSCREEN/INSULA	25'11 1/4"	x 1'9"	4.70 sq.ft.
EX.17 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.18 RAINSCREEN/INSULA	66'1"	x 4'9 1/2"	11.79 sq.ft.
EX.18 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.19 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
Total Net Area			**7437.0sq.ft.**

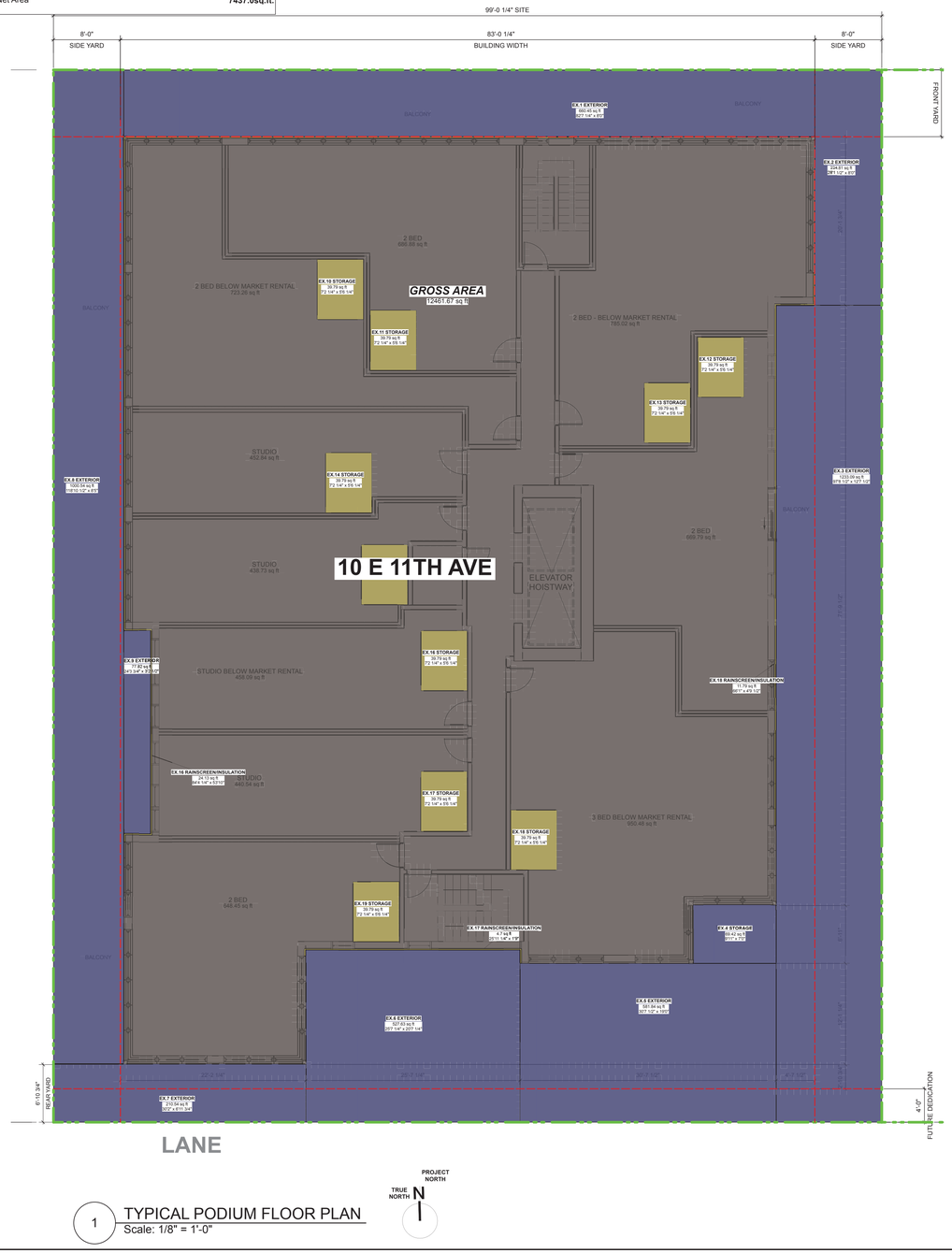
PROPOSED-FIFTH FLOOR FSR CALCULATION

FIFTH FLOOR AREA

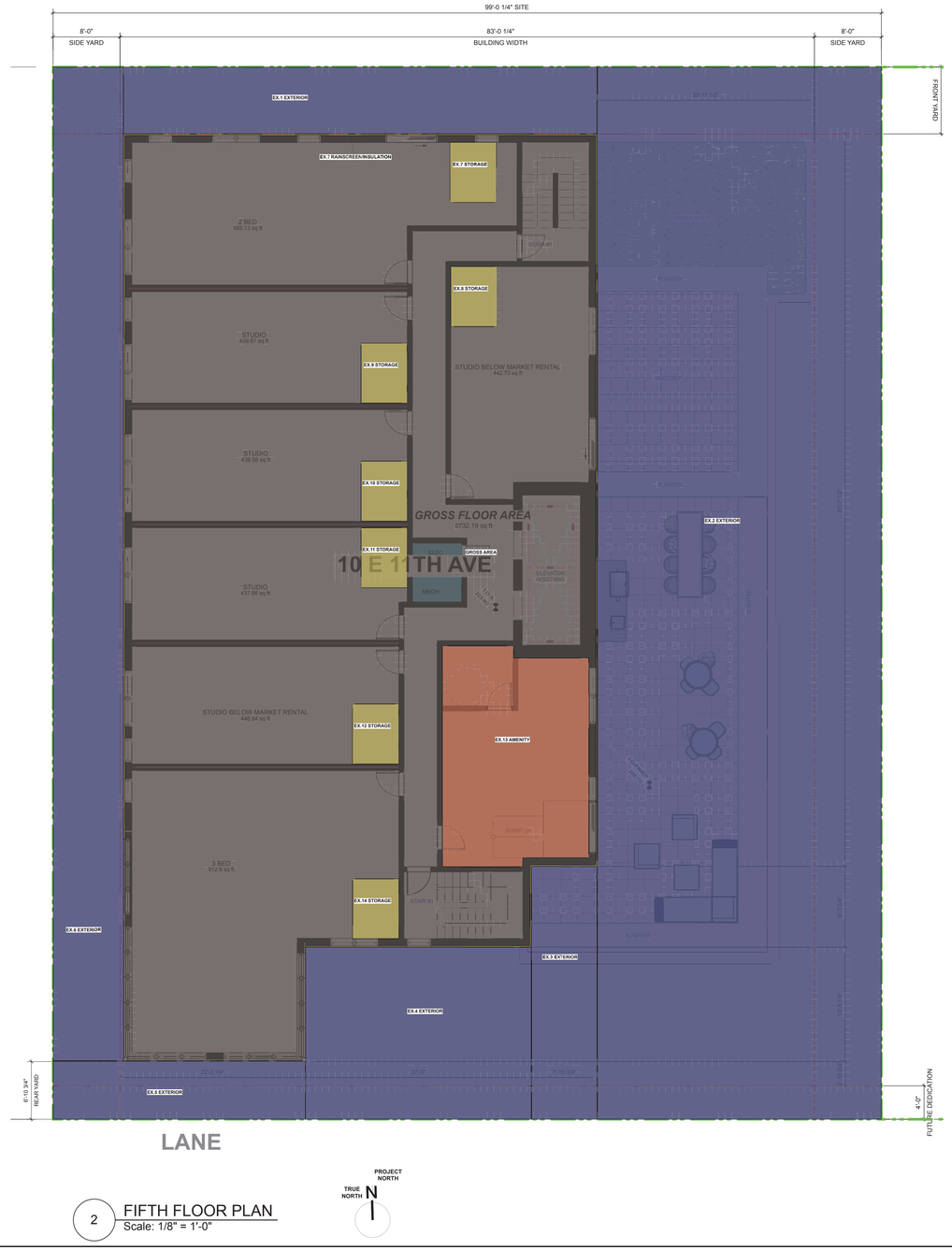
GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	56'7 3/4"	x 8'0"	453.15 sq.ft.
EX.2 EXTERIOR	125'10"	x 33'11 1/2"	4273.61 sq.ft.
EX.3 EXTERIOR	30'2 3/4"	x 7'10 1/2"	237.74 sq.ft.
EX.4 EXTERIOR	27'0 1/4"	x 20'6 3/4"	555.53 sq.ft.
EX.5 EXTERIOR	30'2 1/4"	x 6'11 3/4"	210.36 sq.ft.
EX.6 EXTERIOR	118'10 1/2"	x 8'5"	1000.51 sq.ft.
EX.7 RAINSCREEN/INSULAT	97'3 1/4"	x 56'7 3/4"	45.52 sq.ft.
EX.7 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.8 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.9 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.10 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.11 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.12 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
EX.13 AMENITY	26'5 1/2"	x 17'6 1/4"	441.42 sq.ft.
EX.14 STORAGE	7'2 1/4"	x 5'6 1/4"	39.79 sq.ft.
Total Net Area			**4965.3sq.ft.**



1 TYPICAL PODIUM FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FIFTH FLOOR PLAN
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

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REGISTERED ARCHITECT
NEIL ROBERTSON
BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Podium &
Fifth Floor FSR

Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	1/4"=1'-0"

Sheet No.
FSR2

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

PROPOSED-TOWER FLOOR FSR CALCULATION

TYPICAL TOWER FLOOR AREA

GROSS AREA	125'10 1/4" x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	56'7 3/4" x 8'0"	453.15 sq.ft.
EX.2 EXTERIOR	125'10" x 33'11 1/2"	4273.61 sq.ft.
EX.3 EXTERIOR	30'2 3/4" x 7'10 1/2"	237.79 sq.ft.
EX.4 EXTERIOR	27'0 1/4" x 20'6 3/4"	555.53 sq.ft.
EX.5 EXTERIOR	30'2 1/4" x 6'11 3/4"	210.36 sq.ft.
EX.6 EXTERIOR	118'10 1/2" x 8'5"	1000.51 sq.ft.
EX.7 RAINSCREEN/INSULAT	97'3 1/4" x 56'7 3/4"	45.52 sq.ft.
EX.7 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.8 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.9 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.10 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.11 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.12 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.13 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.14 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
Total Net Area		**5366.9sq.ft.**

PROPOSED-FOURTEENTH FLOOR FSR CALCULATION

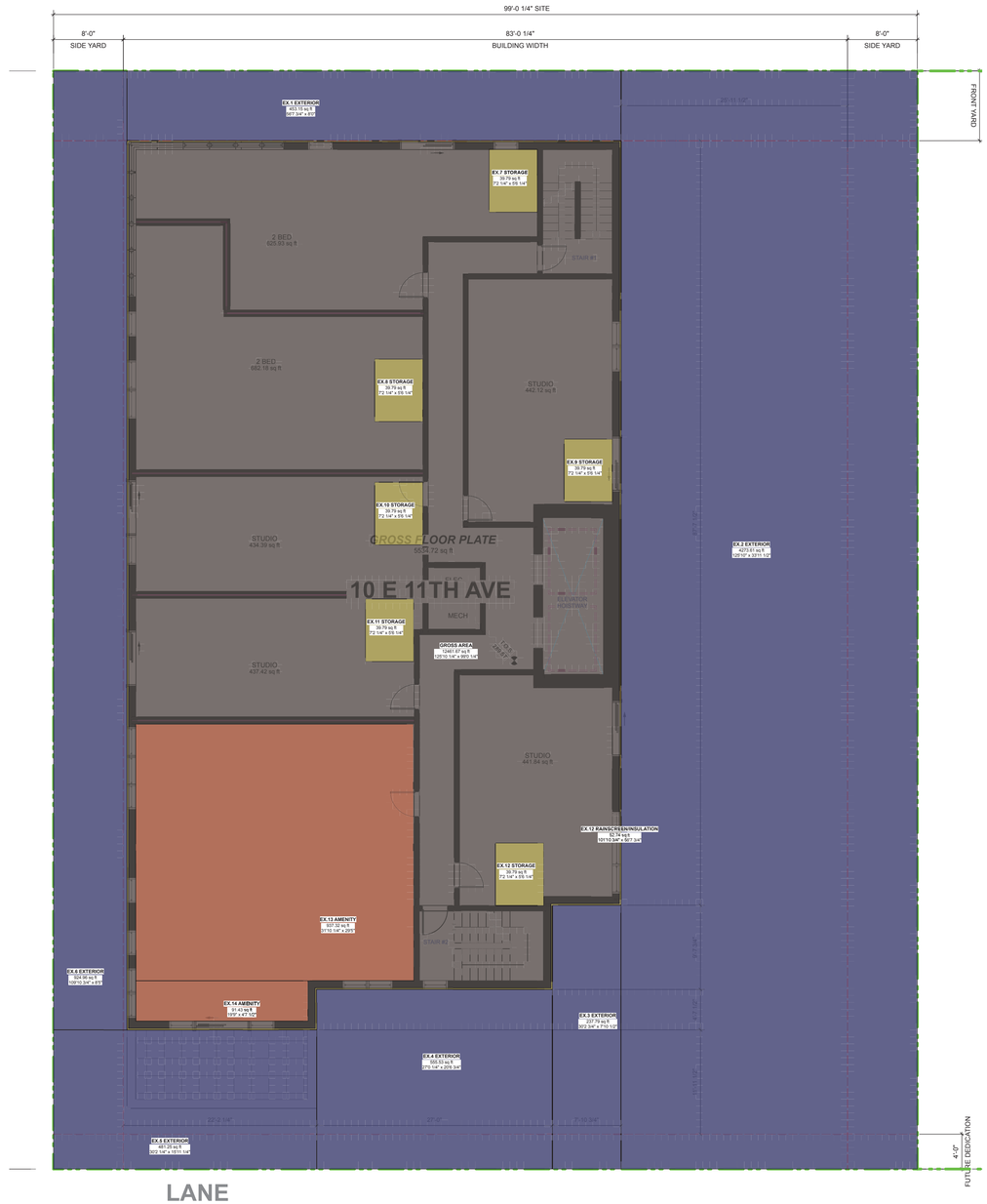
THIRTEENTH TOWER FLOOR AREA

GROSS AREA	125'10 1/4" x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	56'7 3/4" x 8'0"	453.15 sq.ft.
EX.2 EXTERIOR	125'10" x 33'11 1/2"	4273.61 sq.ft.
EX.3 EXTERIOR	30'2 3/4" x 7'10 1/2"	237.79 sq.ft.
EX.4 EXTERIOR	27'0 1/4" x 20'6 3/4"	555.53 sq.ft.
EX.5 EXTERIOR	30'2 1/4" x 15'11 1/4"	481.25 sq.ft.
EX.6 EXTERIOR	109'10 3/4" x 8'5"	924.96 sq.ft.
EX.7 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.8 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.9 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.10 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.11 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.12 RAINSCREEN/INSULA	101'10 3/4" x 56'7 3/4"	52.74 sq.ft.
EX.12 STORAGE	7'2 1/4" x 5'6 1/4"	39.79 sq.ft.
EX.13 AMENITY	31'10 1/4" x 29'5"	937.32 sq.ft.
EX.14 AMENITY	19'9" x 4'7 1/2"	91.43 sq.ft.
Total Net Area		**4215.1sq.ft.**

1 TYPICAL TOWER FLOOR PLAN
Scale: 1/8" = 1'-0"



2 FOURTEENTH FLOOR PLAN
Scale: 1/8" = 1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
4	2025.01.21	REISSUED FOR REZONING
3	2023.12.06	ISSUED FOR REZONING

Issues

Consultant

Architect

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MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486

Seal

2025-01-22

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Typical &
Level 14
Floor FSR

Issue Date	Plot Date
	2025.01.21

Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	1/4"=1'-0"

Sheet No. FSR3

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

PROPOSED-LEVEL 15 FSR CALCULATION

FIFTEENTH LEVEL FLOOR AREA

GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

EX.1 EXTERIOR	56'7 3/4"	x 7'11 3/4"	452.24 sq.ft.
EX.2 EXTERIOR	125'10"	x 33'11 1/2"	4273.61 sq.ft.
EX.3 EXTERIOR	30'2 3/4"	x 7'10 3/4"	238.41 sq.ft.
EX.4 EXTERIOR	27'0"	x 4'7 1/2"	124.88 sq.ft.
EX.5 EXTERIOR	57'2"	x 15'11 1/4"	911.66 sq.ft.
EX.6 EXTERIOR	32'11 3/4"	x 8'4 3/4"	277.18 sq.ft.
EX.7 EXTERIOR	76'11"	x 8'4 3/4"	646.60 sq.ft.
EX.8 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.
EX.9 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.
EX.10 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.
EX.12 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.
EX.13 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.
EX.14 RAINSCREEN/INSULA	101'10 3/4"	x 5'6'7 3/4"	52.71 sq.ft.
EX.14 STORAGE	7'2 1/4"	x 5'6 1/4"	39.78 sq.ft.

Total Net Area **5245.7sq.ft.**

PROPOSED-LEVEL 16 FSR CALCULATION

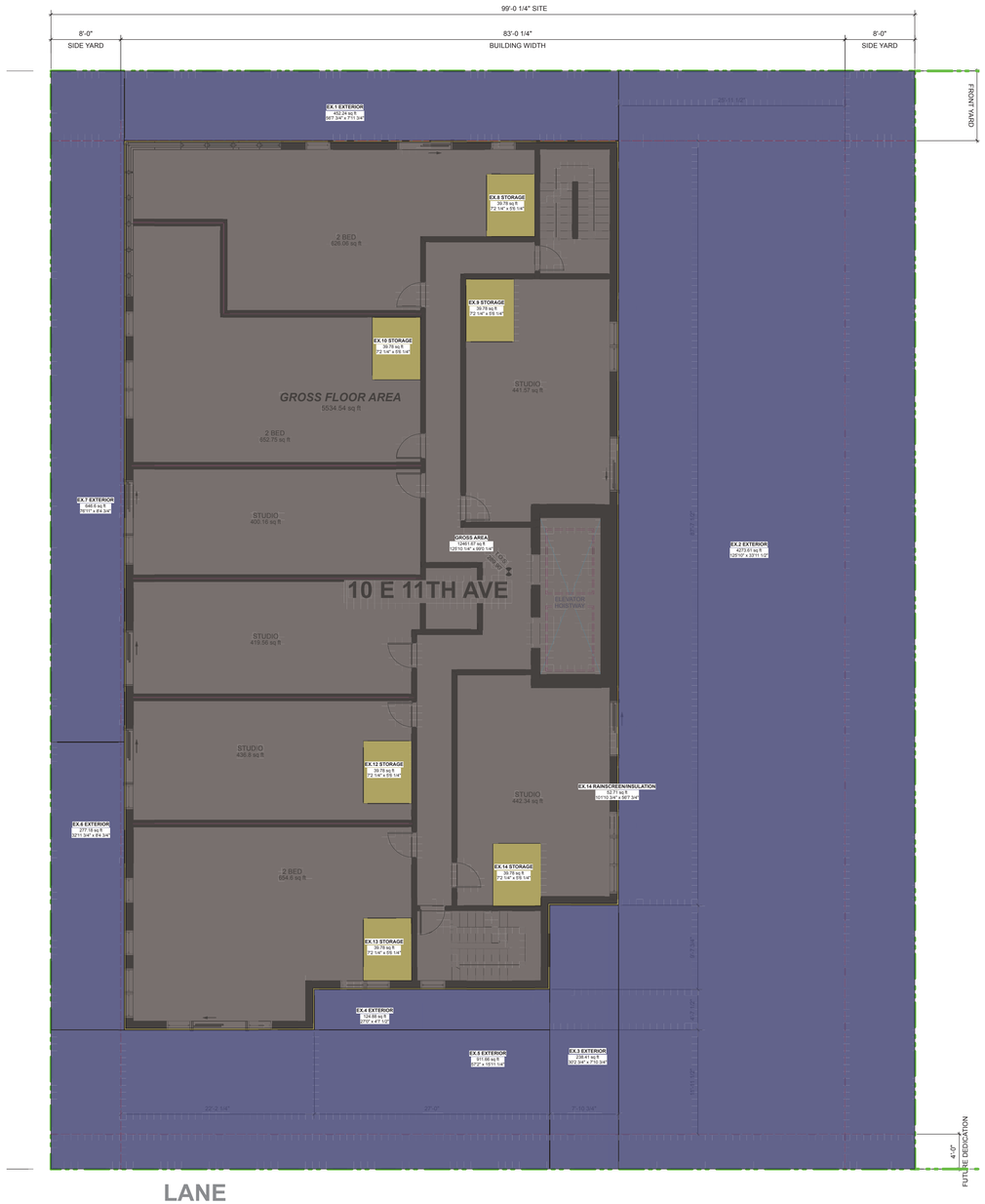
SIXTEENTH LEVEL FLOOR AREA

GROSS AREA	125'10 1/4"	x 99'0 1/4"	12461.667 sq.ft.

FSR Exclusions

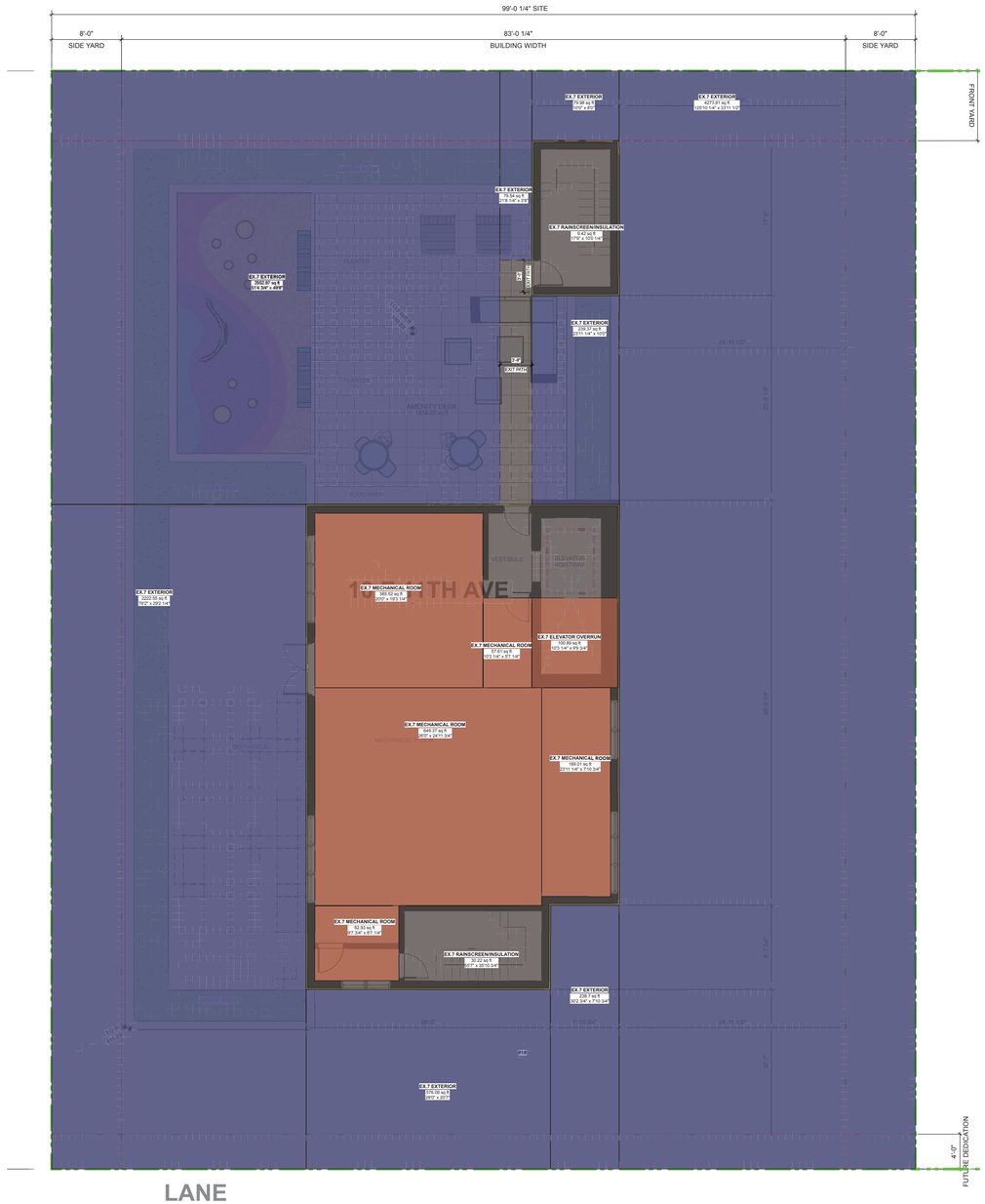
EX.7 ELEVATOR OVERRUN	10'3 1/4"	x 9'9 3/4"	100.89 sq.ft.
EX.7 EXTERIOR	23'11 1/4"	x 10'0"	239.37 sq.ft.
EX.7 EXTERIOR	125'10 1/4"	x 33'11 1/2"	4273.81 sq.ft.
EX.7 EXTERIOR	21'8 1/4"	x 3'8"	79.54 sq.ft.
EX.7 EXTERIOR	10'0"	x 8'0"	79.98 sq.ft.
EX.7 EXTERIOR	30'2 3/4"	x 7'10 3/4"	238.70 sq.ft.
EX.7 EXTERIOR	51'4 3/4"	x 49'8"	2552.97 sq.ft.
EX.7 EXTERIOR	28'0"	x 20'7"	576.08 sq.ft.
EX.7 EXTERIOR	76'2"	x 29'2 1/4"	2222.55 sq.ft.
EX.7 MECHANICAL ROOM	23'11 1/4"	x 7'10 3/4"	189.01 sq.ft.
EX.7 MECHANICAL ROOM	26'0"	x 24'11 3/4"	649.37 sq.ft.
EX.7 MECHANICAL ROOM	20'0"	x 19'3 1/4"	385.52 sq.ft.
EX.7 MECHANICAL ROOM	10'3 1/4"	x 5'7 1/4"	57.61 sq.ft.
EX.7 MECHANICAL ROOM	9'7 3/4"	x 8'7 1/4"	82.93 sq.ft.
EX.7 RAINSCREEN/INSULAT	17'9"	x 10'0 1/4"	9.42 sq.ft.
EX.7 RAINSCREEN/INSULAT	55'7"	x 35'10 3/4"	30.22 sq.ft.

Total Net Area **693.7sq.ft.**



1 FIFTHTEENTH FLOOR PLAN
Scale: 1/8" = 1'-0"

TRUE NORTH / PROJECT NORTH



2 SIXTEENTH FLOOR PLAN
Scale: 1/8" = 1'-0"

TRUE NORTH / PROJECT NORTH

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3	2023.12.06	ISSUED FOR REZONING

Issues

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Architect

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phone - 604.688.5585 fax - 604.688.7486

REGISTERED ARCHITECT NEIL ROBERTSON BRITISH COLUMBIA
2025-01-22

Seal

Project Title

MULTI-FAMILY RESIDENTIAL

10 E.11TH AVE
VANCOUVER, BC

Sheet Title

Typical &
Level 15-16
Floor FSR

Issue Date	Plot Date
	2025.01.21
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
AP	NR
Project ID	Scale
222.17	1/4"=1'-0"

Sheet No. FSR4

Issue/Revision

File name: 2025.01.17 10 E11th_REZONING v2025.vwx

10 EAST 11TH AVENUE

MULTIFAMILY RESIDENTIAL

Vancouver, BC

LANDSCAPE SET - RE-ISSUED FOR REZONING
JANUARY 20TH, 2025

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	LANDSCAPE INSPIRATION
L0.2	TREE MANAGEMENT PLAN
L1.0	CONCEPT PLAN - OVERALL
L1.1	CONCEPT PLAN - LEVEL 1
L1.2	CONCEPT PLAN - LEVEL 2
L1.3	CONCEPT PLAN - LEVEL 5
L1.4	CONCEPT PLAN - MECHANICAL AND AMENITY
L1.5	CONCEPT PLAN - ROOF
L1.6	MATERIAL PALLETTE
L2.0	PLANTING CONCEPT

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLECT OF THIS ADVICE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE CITY OF VANCOUVER ARBORIST.

ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS, LATEST EDITION.

GUARDRAILS AND PRIVACY SCREENS INCLUDED ON LANDSCAPE PLANS ARE INDICATIVE OF POTENTIAL EXTENT ONLY AND NOT INTENDED TO REPRESENT A LANDSCAPE PLAN REQUIREMENT; REFER TO ARCHITECTURAL PLANS IN ALL CASES.

ONSITE LANDSCAPE IRRIGATION TO BE HIGH EFFICIENCY DRIP SYSTEM IN ALL AREAS, EXCLUDING LAWNS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

JUDY STOYKO LANDSCAPE ARCHITECTURE DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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WESTRIDGE

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3	ISSUED FOR REZONING	23-12-08
2	ISSUED FOR REVIEW	23-11-29
1	ISSUED FOR REVIEW	23-11-07

REVISIONS

MULTIFAMILY RESIDENTIAL

10 East 11th Avenue
Vancouver, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	23-027

COVER PAGE

L0.0

LANDSCAPE DESIGN PRINCIPLES

WELCOMING FIRST IMPRESSION

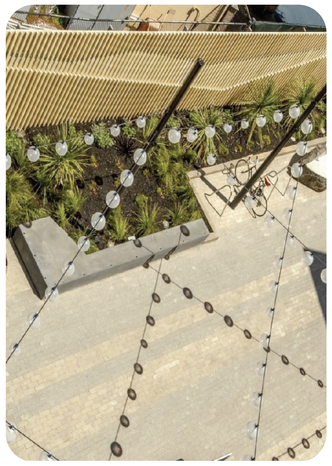
With engaging paving patterns and spaces that encourage pedestrian and cyclist use, the site will be an integral and engaging part of the streetscape along 11th Avenue and Ontario.

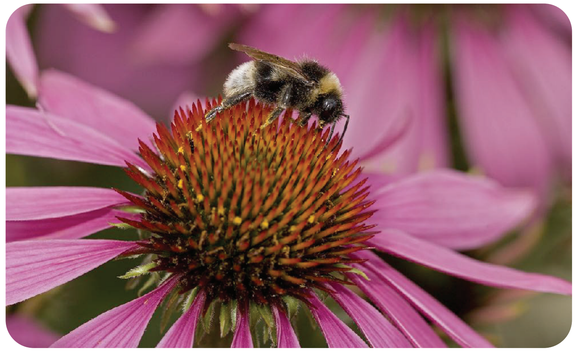
DIVERSITY OF ACTIVITIES

The outdoor spaces of the building will host a diversity of activities to allow for play and rest. From a children's play area to spaces for gathering, the spaces will foster community and connection.

MINDFUL DESIGN

Elements of the landscape will be mindful and considerate of the local community and ecology. The planting design will consist of native plantings that are bird-friendly and conducive to pollinator habitats. Trees removed prior to construction will be considered for re-use in the landscape.





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Vancouver, British Columbia

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Project No.	23-027

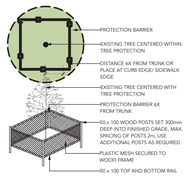
VISIONING CONCEPT

L0.1

TREE MANAGEMENT PLAN

TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	**TREE TAG** PER ARBORIST REPORT



NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBOURIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

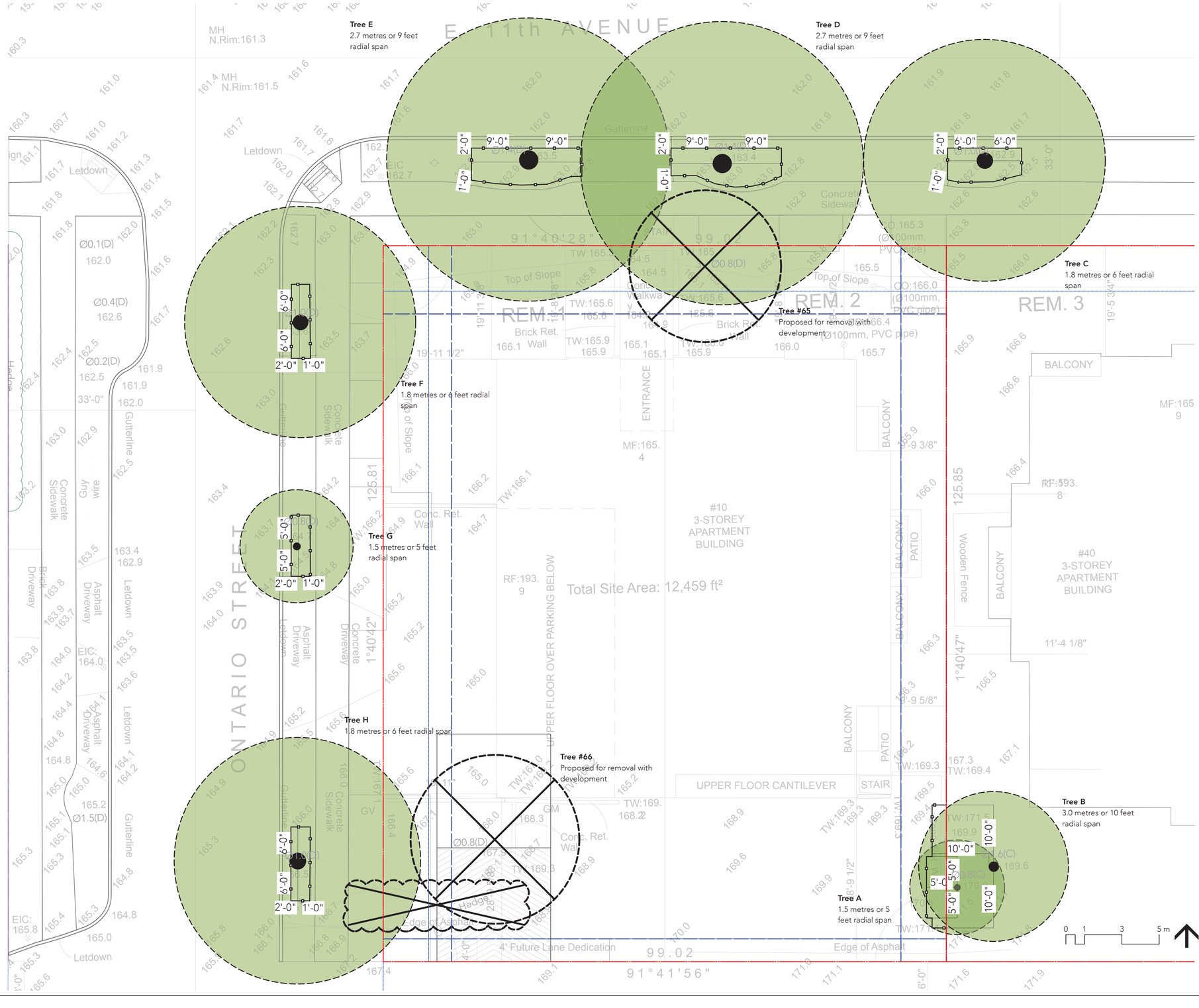
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.

3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.

4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.

5. ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.

6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



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REVISIONS

MULTIFAMILY RESIDENTIAL

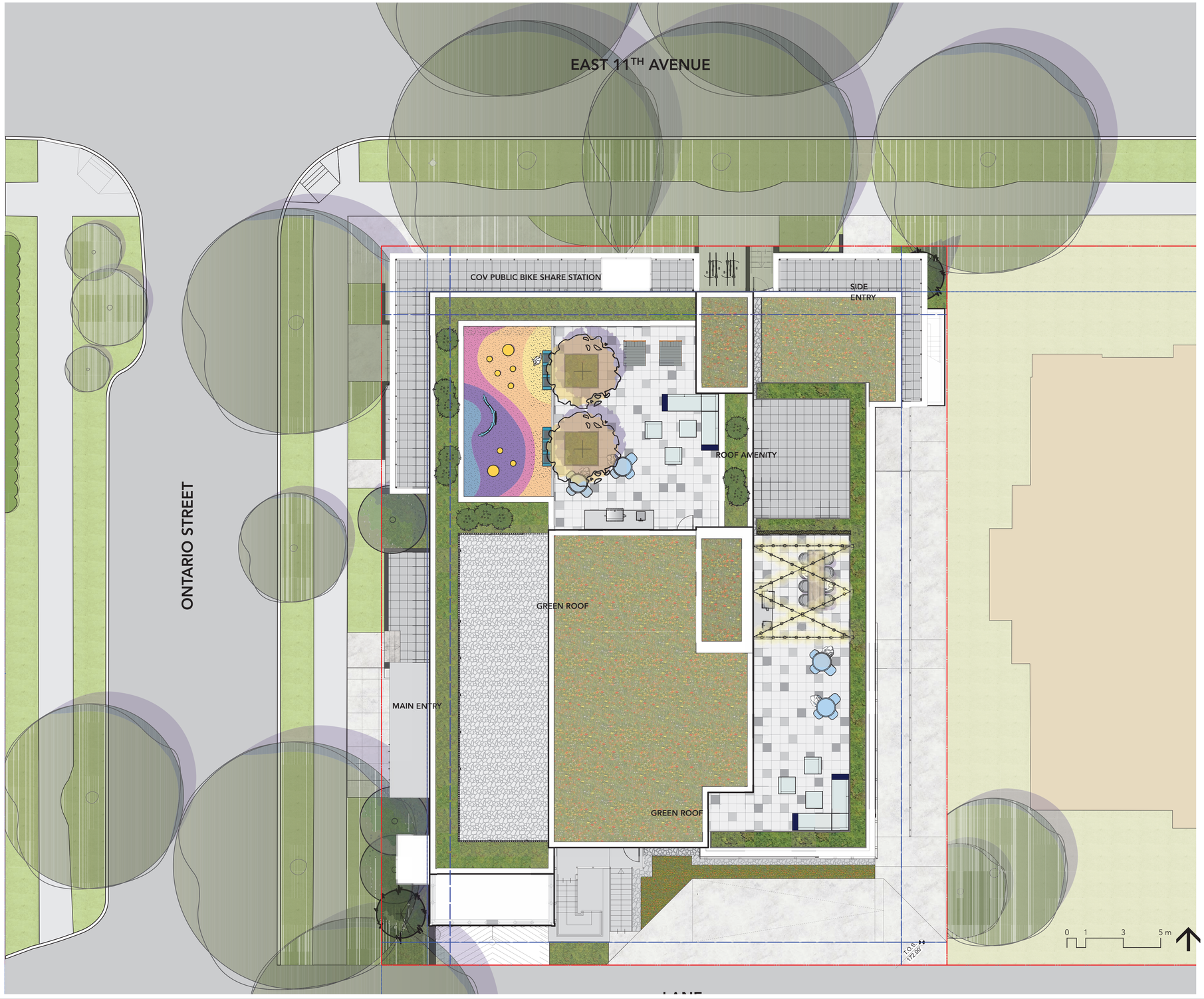
10 East 11th Avenue
Vancouver, British Columbia

Scale:	1:100
Drawn:	MGC
Reviewed:	JS
Project No.	23-027

TREE MANAGEMENT PLAN

L0.2

LAYOUT PLAN - OVERALL



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REVISIONS

MULTIFAMILY RESIDENTIAL

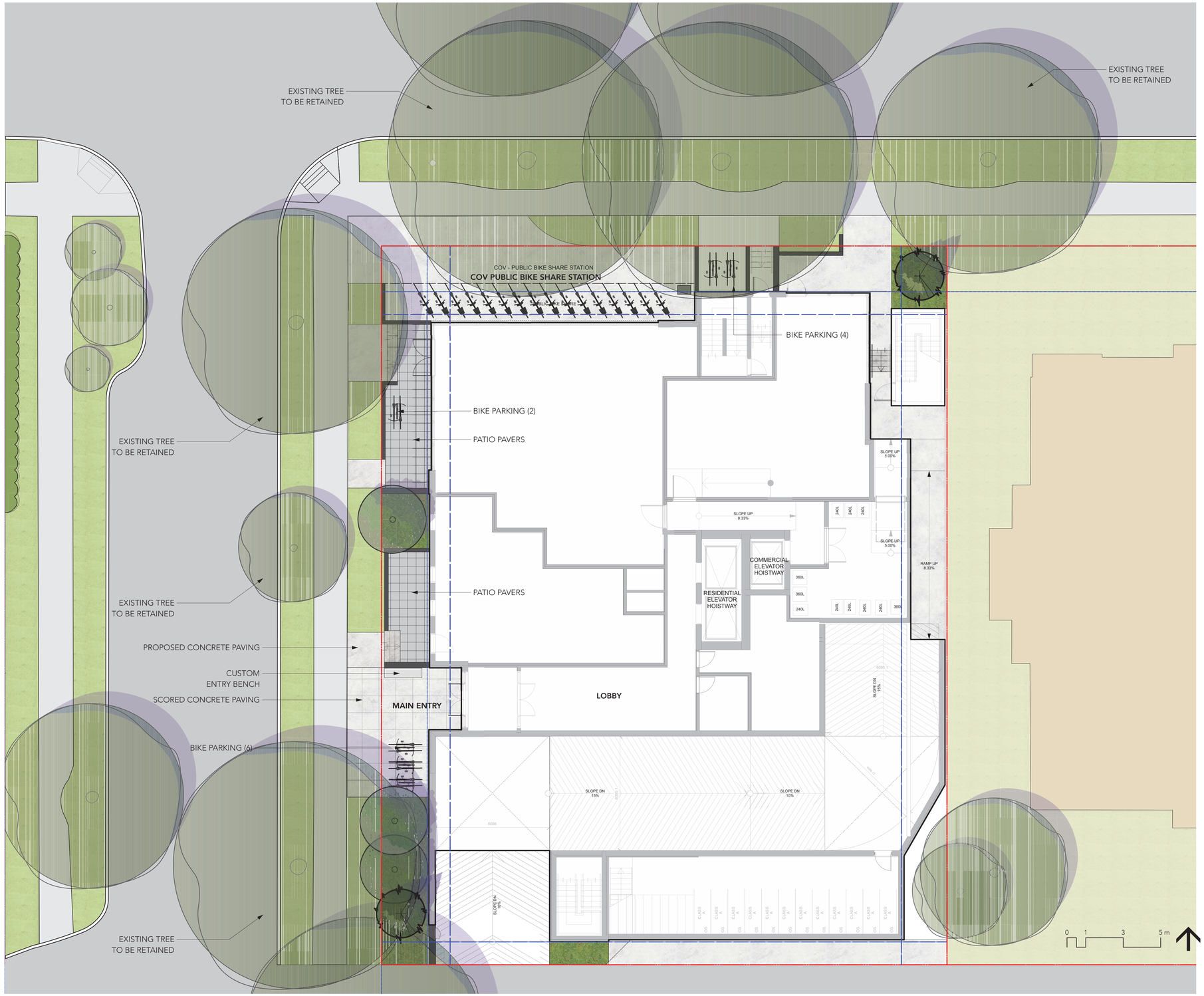
10 East 11th Avenue
Vancouver, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	23-027

OVERALL LANDSCAPE LAYOUT PLAN

L1.0

LAYOUT PLAN - GROUND LEVEL



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VANCOUVER BC V5M 1R3
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REVISIONS

MULTIFAMILY RESIDENTIAL

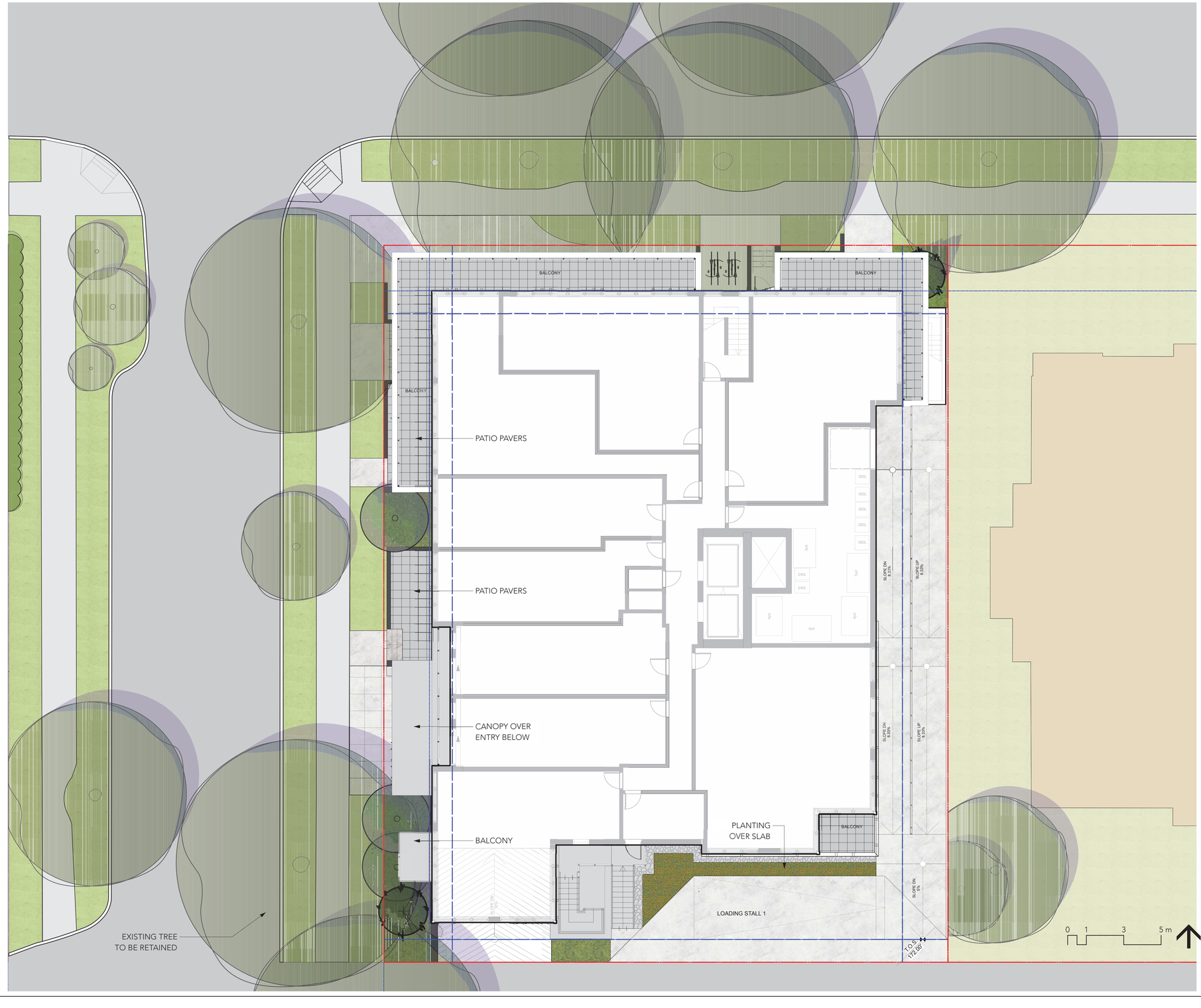
10 East 11th Avenue
Vancouver, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	23-027

LAYOUT PLAN -
GROUND LEVEL

L1.1

LAYOUT PLAN - LEVEL 2



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MULTIFAMILY RESIDENTIAL

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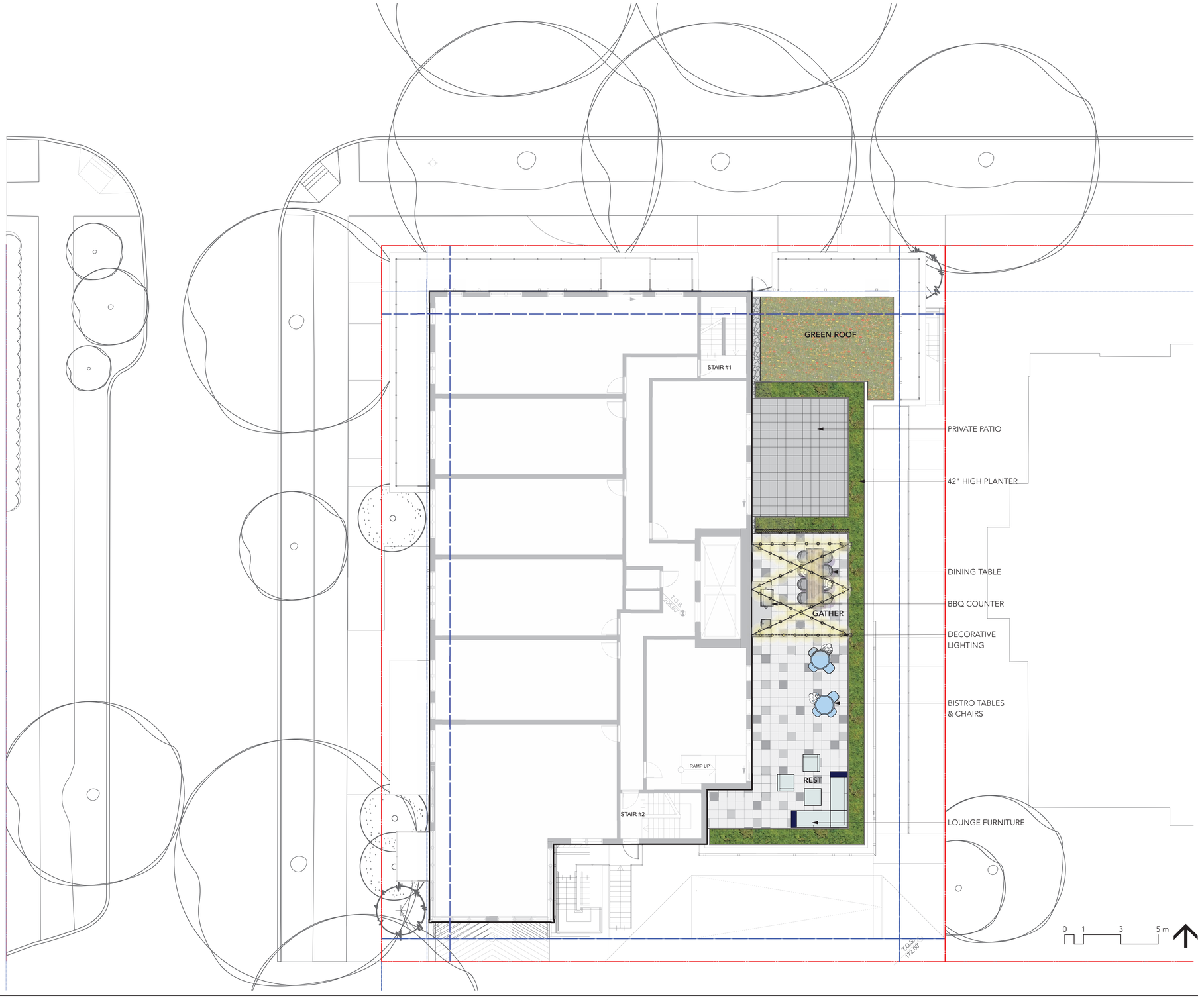
Vancouver, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	23-027

LAYOUT PLAN - LEVEL 2

L1.2

LAYOUT PLAN - LEVEL 5



David Stoyko
Landscape Architect

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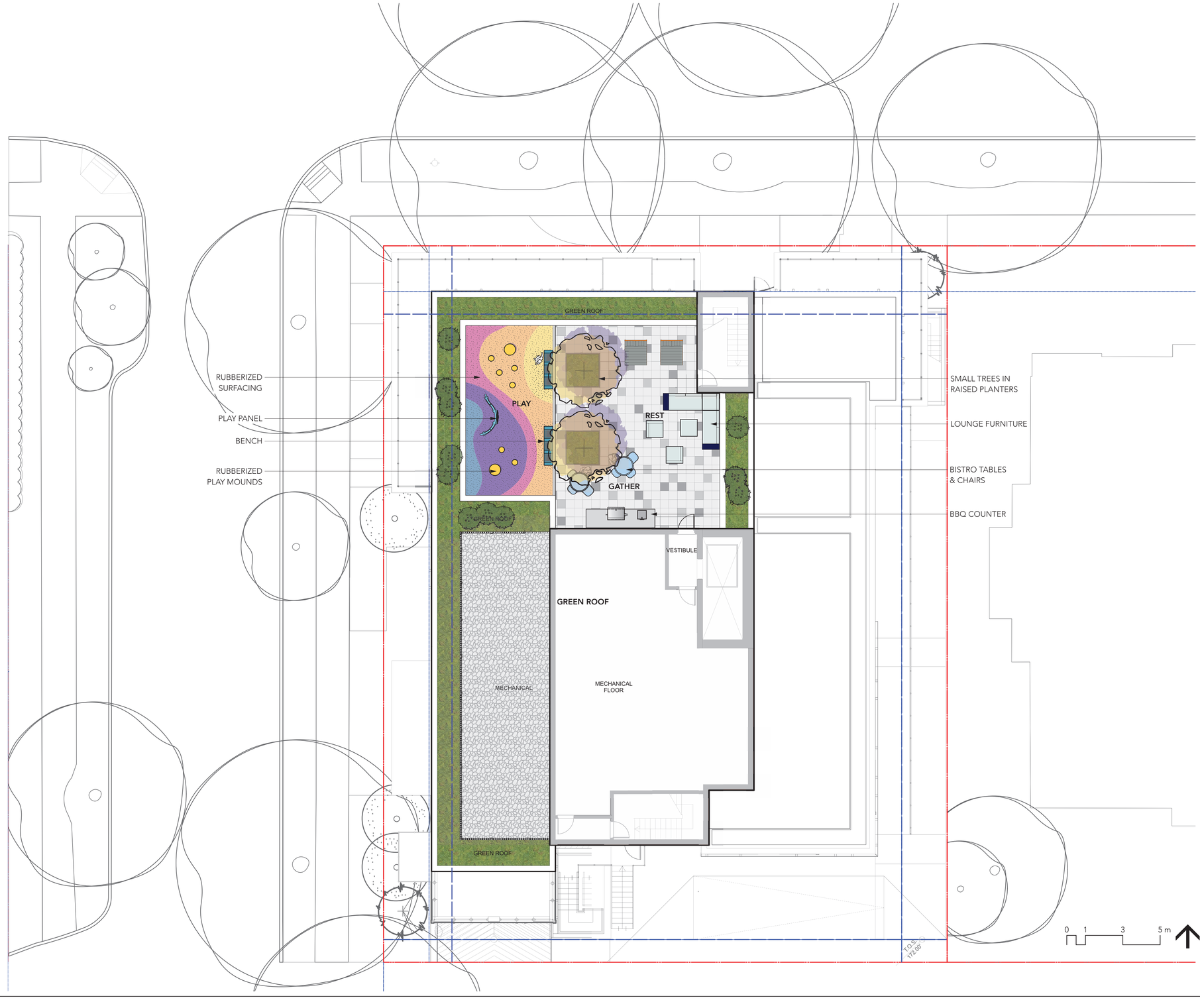
10 East 11th Avenue
Vancouver, British Columbia

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	23-027

LAYOUT PLAN - LEVEL 5

L1.3

LAYOUT PLAN - MECHANICAL AND AMENITY



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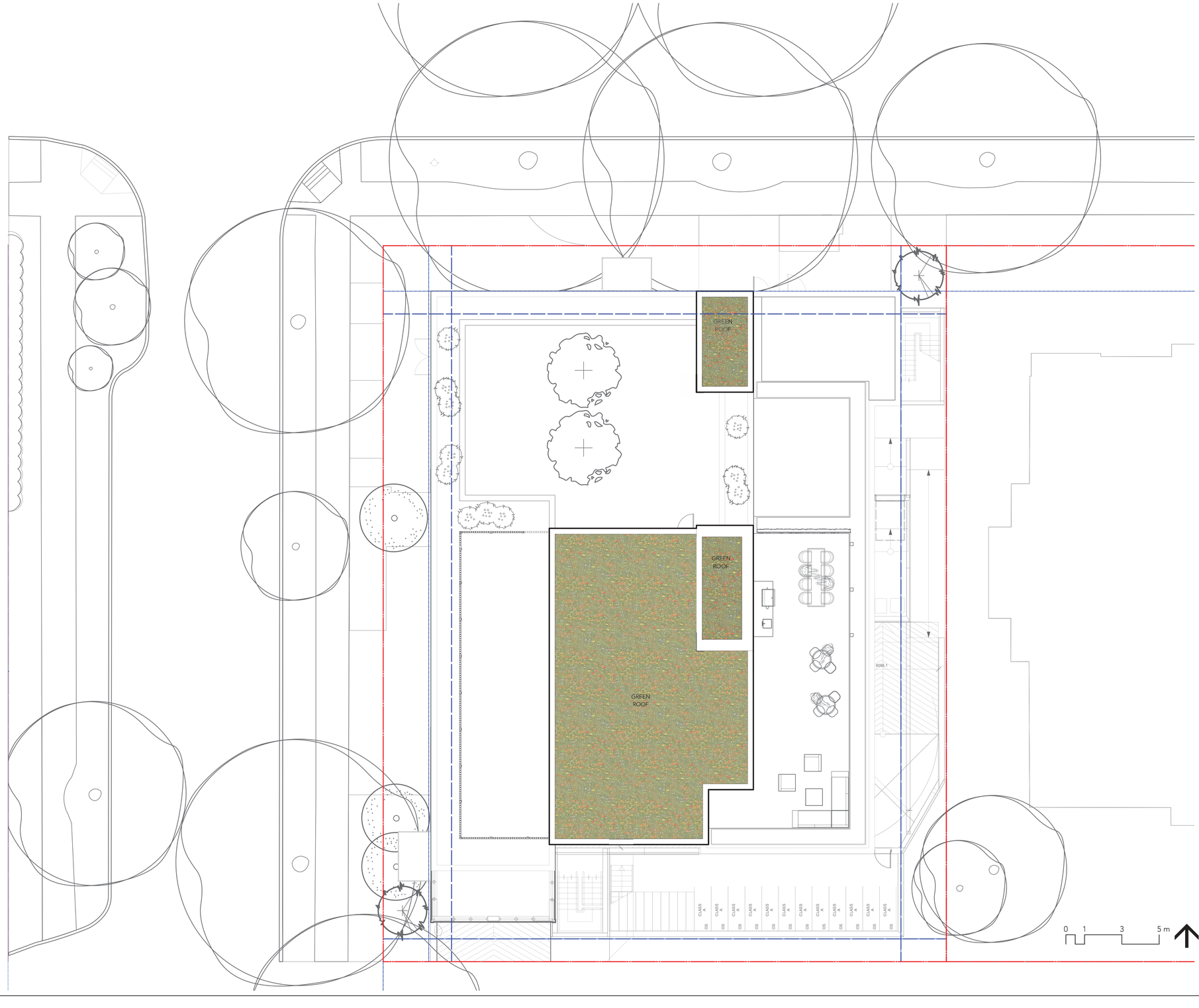
LAYOUT PLAN - MECHANICAL AND AMENITY

L1.4

LAYOUT PLAN - ROOF



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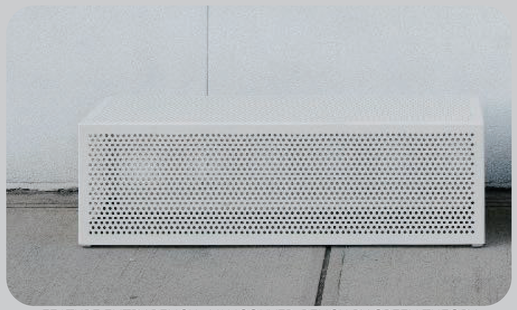
LAYOUT PLAN - ROOF

L1.5

MATERIALS PALETTE

GROUND LEVEL

FEATURE PAVING TO MATCH BUILDING CHARACTER

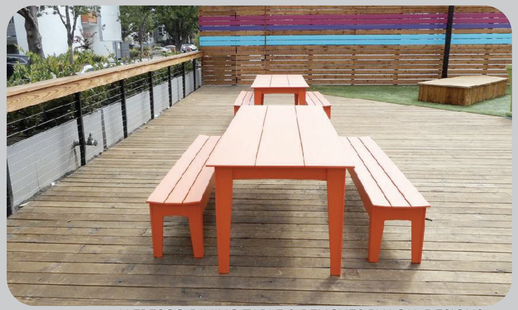


FEATURE ENTRY BENCH - VANCOUVER BENCH BY GREEN THEORY

BIKE RACKS BY MAGLIN

ROOF AMENITY

FORO BISTRO TABLE & CHAIRS BY MAGLIN



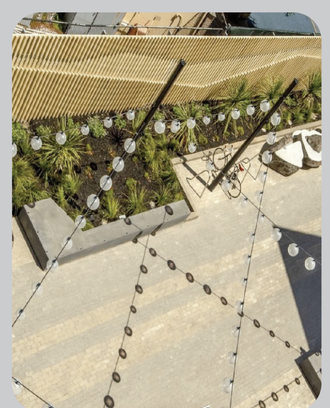
ALFRESCO DINING TABLE & BENCHES BY LOLL DESIGNS

PLATFORM ONE SOFA SET BY LOLL DESIGNS

RUBBER PLAY SURFACING & TUNNEL

SINUS BENCH BY MMCITE

COLOR SPLASH PANEL



BISTRO LIGHTING

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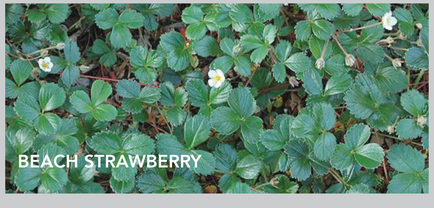
MATERIAL PALETTE

L1.4

LANDSCAPE PLANTING STRATEGY

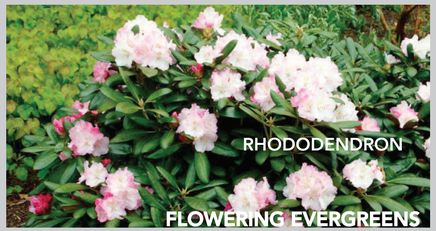
LANDSCAPE DESIGNS AIM TO PROVIDE AN ATTRACTIVE PLANTING PALETTE THAT WILL BE DURABLE AND ADAPTABLE TO CHANGING CLIMATE CONDITIONS. A LARGE REPRESENTATION OF NATIVE PLANTS PROVIDES A STRONG TIE TO THE PROJECT THEMES, USED CAREFULLY IN WAYS THAT ARE SUITABLE TO THE URBAN CONDITIONS. ADDITIONAL DROUGHT-TOLERANT ADAPTIVE PLANTS SUPPLEMENT THE PLANT PALETTE TO ALLOW TOUGHER CONDITIONS TO MAINTAIN A LUSH AND HEALTHY APPEARANCE. COLOUR, TEXTURE, SEASONAL CHANGE, AND FUNCTION ARE ALL REPRESENTED IN THE PLANTING CHOICES.

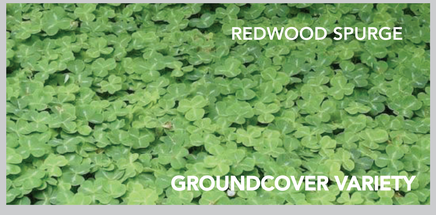
NATIVE AND ADAPTIVE PLANTS



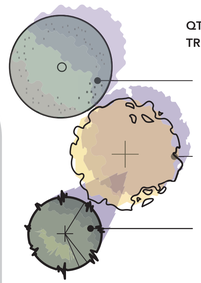
FOOD AND WILDLIFE VALUE

EVERGREEN TEXTURES AND SHADE PLANTS





DURABLE GROUNDCOVERS



PLANT LIST

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
TREES					
5	Robinia pseudoacacia	Black Locust	7cm cal.	As shown	
5	Acer shirasawanum 'Moonrise'	Full Moon Maple	5cm cal.	As shown	
6	Pinus contorta var. contorta	Shore Pine	1.5m Wire Basket	As shown	
SHRUBS					
	Blechnum spicant	Deer Fern	#2 Pot	18" o.c.	
	Ceanothus 'Victoria'	California Lilac 'Victoria'	#2 Pot	4' o.c.	
	Cornus sericea 'Kelseyi'	Dwarf Red Osier Dogwood	#2 Pot	30" o.c.	
	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	#2 Pot	4' o.c.	
	Philadelphus lewisii	Wild Mock Orange	#2 Pot	4' o.c.	
	Rosa nutkana	Nootka Rose	#2 Pot	4' o.c.	
	Rosa woodsii	Wood's Rose	#2 Pot	4' o.c.	
	Spirea bumulsa 'Goldflame'	Goldflame Spirea	#2 Pot	30" o.c.	
	Symphoricarpos albus	Snowberry	#2 Pot	36" o.c.	
	Vaccinium corymbosum 'Bluecrop'	Highbush Blueberry	#2 Pot	5' o.c.	
	Skimmia japonica	Japanese skimmia	#5 Pot	24" o.c	
	Sarcoccocca hookeriana 'Humilis"	Himalayan sweetbox	#2 Pot	24" o.c	
	Polystichum munitum	Western sword fern	# 1 Pot	24" o.c	
	Rhododendron 'Yaku Prince'	Yaku Prince Rhododendron	#5 Pot	30" o.c	
	Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	#5 Pot	30" o.c	
	Morella californica	Pacific Wax Myrtle	B&B, 1.5M ht.	24" o.c	
GROUNDCOVERS					
	Ceanothus griseus horizontalis	Creeping Ceanothus	4" (10cm) Pot	18" o.c.	
	Fragaria chiloensis	Beach Strawberry	4" (10cm) Pot	15" o.c.	
	Gaultheria procumbens	Creeping Wintergreen	4" (10cm) Pot	15" o.c.	
	Mahonia repens	Creeping Oregon Grape	4" (10cm) Pot	18" o.c.	
PERENNIALS					
	Achillea millefolium	Common Yarrow	4" (10cm) Pot	24" o.c.	
	Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	
	Hemerocallis Stella D'Oro	Yellow daylily	4" (10cm) Pot	18" o.c.	
GREEN ROOF					
	Mixed sedum mat - Red colour mix with 10 - 12 sedum types		Pregrown sedum mat		
	Thymus vulgaris "Orange Blossom"	Orange thyme			
	Achillea millefolium	Yarrow	Plug	30" o.c	
	Armeria maritima	Common thrift	Plug	36" o.c	
	Chrysopsis villosa	Hairy Golden Aster	Plug	36" o.c	
	Eschscholzia californica	California poppy	Seed	180g/M2	
SOD LAWN					
	sq.m. Sodded Lawn				

NATIVE PLANTS · DROUGHT TOLERANT PLANTS · POLLINATOR FRIENDLY PLANTS · SEASONAL INTEREST PLANTS · FOOD RESOURCE PLANTS · HABITAT VALUE PLANTS · EVERGREEN PLANTS

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PLANTING PALETTE

L2.0