

# BURNABY STREET CONDOMINIUM DEVELOPMENT

INTRACORP PROJECTS AND STRAND DEVELOPMENT

Burnaby Street, Vancouver, BC

Consultants

**STRAND**

**INTRACORP**

Building the Extraordinary

Date: September 05, 2017  
Issue / Revisions: Issued for Rezoning



## Project Statistics

<b>STREET ADDRESS</b>	1068 - 1080 Burnaby St. 1318 Thurlow St. Vancouver, B.C.	
<b>LEGAL DESCRIPTION</b>	STRATA PLAN VAS1437, LOT A PLAN VAP7000, LOT 8 PLAN 92, EXCEPT THE WEST 25 FEET AND THE WEST 25 FEET OF LOT 8 PLAN 92 ALL OF BLOCK 12 DISTRICT LOT 185 GROUP 1 NWD	
<b>ZONING</b>	CD-1	
<b>SITE AREA</b>	17285 sf	(1605.78 sq. m)
<b>SITE COVERAGE</b>		
<b>BUILDING HEIGHT</b>	290 ft	
<b>SETBACKS</b>	<b>Required</b>	<b>Proposed</b>
Front (Burnaby Street) (Levels 1-6)	12'0"	19'3" (5.87m)
Front (Burnaby Street) (Levels 7-12)	12'0"	24'3" (7.39m)
Rear (Lane) (Levels 1-6)	N/A	32'0" (9.75m)
Rear (Lane) (Levels 7-30)	N/A	37'0" (11.28m)
West (Thurlow Street)	12'0"	12'7" (3.84m)
East (Levels 1-6)	7'0"	30'5" (9.27m)
East (Levels 7-30)	40'0"	34'4" (10.46m)

## FLOOR AREA SUMMARY

	Area Gross	Area Net	FSR	Percentage
Market Housing	120,711 sf	115,378 sf	6.88	74.7 %
Social Housing	41,246 sf	39,089 sf	2.26	25.3 %
<b>Total</b>	<b>161,957 sf</b>	<b>154,467 sf</b>	<b>8.94</b>	<b>100.0 %</b>

## Floor Area Calculations

	# of levels	Floor Plate/Fir	SH Area	SH Excl.	SH(After Excl.)	MH Area	MH Excl.	MH (After Excl.)	Total (After Excl.)
Level 1	1	3162.79	3162.79	596.43	2566.36	0.00	0.00	0.00	2566.36
Level 2	1	5939.34	3666.92	120.09	3546.83	2088.99	1194.83	894.16	4440.99
Level 3	1	6318.53	5093.78	200.09	4893.69	1224.75	1040.04	184.71	5078.40
Level 4-6	3	6318.53	18535.38	840.21	17695.17	420.21	0.00	420.21	18115.38
Level 7	1	5498.50	5358.43	200.04	5158.39	140.07	0.00	140.07	5298.46
Level 8	1	5498.50	5358.43	200.04	5158.39	140.07	0.00	140.07	5298.46
Level 9	1	5498.50	70.10	0.00	70.10	5428.50	168.90	5259.60	5329.70
Level 10-13	4	5498.50	0.00	0.00	0.00	21994.00	671.16	21322.84	21322.84
Level 14-23	10	5499.88	0.00	0.00	0.00	54998.80	1600.00	53398.80	53398.80
Level 24-28	5	5499.88	0.00	0.00	0.00	27499.40	578.45	26920.95	26920.95
Level 29	1	4711.30	0.00	0.00	0.00	3906.97	0.00	3906.97	3906.97
Level 30	1	3112.39	0.00	0.00	0.00	2869.59	80.06	2789.53	2789.53
<b>Totals</b>	<b>30</b>		<b>41,245.83 sf</b>	<b>2,156.90 sf</b>	<b>39,088.93 sf</b>	<b>120,711.35 sf</b>	<b>5,333.44 sf</b>	<b>115,377.91 sf</b>	<b>154,466.84 sf</b>

## PARKING

	Required/Unit	Required	Proposed	P1	P2	P3	P4
Social Housing	0.5	19.5	19	19	0	0	0
Small Car			0	0	0	0	0
Accessible			1	1	0	0	0
Sub total			20	20	0	0	0
Market Housing			114	2	36	38	38
Small Car			29	9	11	11	8
Accessible			3	0	1	1	1
Sub Total			156	11	48	50	47
<b>Total</b>			<b>176</b>	<b>31</b>	<b>48</b>	<b>50</b>	<b>47</b>

## BICYCLE PARKING

	Required	Provided
Class A	152	160
Class B		12

1.25 x (39 social+82 market)  
6 spaces at each entrance

## UNIT BREAK DOWN

	No of levels	Studio	1 Bed	1 Bed +	2 Bed	2 Bed+	3 Bed	3 Bed +	4 Bed	Total
<b>Social Housing</b>										
Level 1	1	0	0	0	0	0	0	0	0	0
Level 2	1	0	2	0	0	0	1	0	0	0
Level 3	1	0	3	0	1	0	1	0	0	0
Levels 4-6	3	3	9	0	6	0	3	0	0	0
Level 7-8	2	0	2	0	4	0	4	0	0	0
<b>Sub Total</b>		<b>3</b>	<b>16</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>39</b>
<b>Market Housing</b>										
Levels 9-13	5	0	5	0	10	10	0	0	0	0
Levels 14-23	10	0	0	0	20	20	0	0	0	0
Levels 24-28	5	0	0	0	0	0	5	10	0	0
Levels 29-30	1	0	0	0	0	0	0	0	2	0
<b>Sub Total</b>		<b>0</b>	<b>5</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>5</b>	<b>10</b>	<b>2</b>	<b>82</b>
<b>Total</b>		<b>3</b>	<b>21</b>	<b>0</b>	<b>41</b>	<b>30</b>	<b>14</b>	<b>10</b>	<b>2</b>	<b>121</b>

## Drawing List

### ARCHITECTURAL

- A-001 Cover Sheet
  - A-002 Context and Photos
  - A-003a Design Rationale and Context
  - A-003b Design Rationale and Context
  - A-004 Site Plan
  - A-005 Context Elevations
  - A-006 View Cone and Analysis
  - A-007a Shadow Study
  - A-007b Shadow Study
  - A-008 Coloured Elevations
  - A-009 Coloured Elevations
- A-101 P4 Parking Plan
  - A-102 P3 Parking Plan
  - A-103 P2 Parking Plan
  - A-104 P1 Parking Plan
  - A-105 Level 1 Floor Plan
  - A-106 Level 2 Floor Plan (Social Housing)
  - A-107 Levels 3-6 Floor Plans (Social Housing)
  - A-108 Level 7 Floor Plan
  - A-109 Level 8 Floor Plan
  - A-110 Levels 9 - 13 Floor Plans
  - A-111 Levels 14 - 28 Floor Plans
  - A-112 Levels 29-30 Floor Plans

- A-301 Elevations South and East
- A-302 Elevations North and West
- A-310 Building Sections

### LANDSCAPE

- L1.1 Level 1 Landscape Plan
- L1.2 Level 2 Landscape Plan

### SURVEY

## Project Team

- CLIENT**  
Intracorp  
550 Burrard St. #600  
Vancouver, BC V6C 2B5  
604-801-7000
- MECHANICAL**  
Integral Group Consulting  
180 - 200 Granville Street  
Vancouver, BC V6C 1S4  
604 678 1800
- ARCHITECTURAL**  
NSDA Architects  
201 - 134 Abbott Street  
Vancouver, BC V6B 2K4  
604 669 1926
- BUILDING ENVELOPE**  
Morrison Hershfield Ltd.  
310-4321 Still Creek Drive  
Burnaby, BC V5C 6S7  
604-454-0402
- INTERIOR DESIGN**  
Trepp Design Inc.  
201-55 Water Street  
Vancouver, BC V6B 1A1  
604-676-3967
- STRUCTURAL**  
Bryson Markulin Zickmantel  
609 W Hastings St #700,  
Vancouver, BC V6J 4W4  
(604) 685-9533
- LANDSCAPE ARCHITECT**  
Durante Kreuk  
102 - 1637 W 5th Avenue  
Vancouver, BC V6J 1N5  
604 684 4611
- ELECTRICAL**  
Nemetz (S/A) & Associates  
2009 W 4th Ave,  
Vancouver, BC V6J 1N3  
(604) 736-6562
- SURVEYOR**

Seal

**NSDA**  
ARCHITECTS

201-134 Abbott St  
Vancouver BC  
Canada V6B 2K4  
T: 604.669.1926  
F: 604.683.2241  
info@nsda.bc.ca  
www.nsda.bc.ca

Copyright Reserved. This plan and design is and at all times remains the exclusive property of NSDA Architects and cannot be used without the architects written consent.

Project  
1068 & 1080 Burnaby Street

Sheet Title  
Cover

Project Number  
16067  
Scale

Sheet Number  
A-001