

1230 West 12th Avenue Vancouver, BC

Reissued for Rezoning Application
11 March 2025

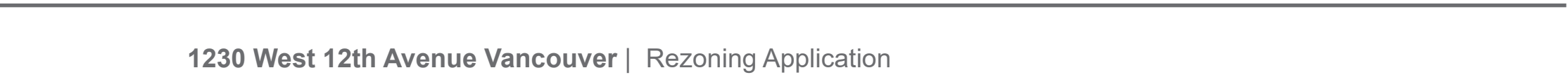


Architect:

BFA studio
architects

Landscape Architect:

pmg
LANDSCAPE
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NEMETZ (S/A) & Associates

Binnie Civil Engineering Consultants

RJC Engineers

Bunt & Associates Engineering

RJC Engineers

RAM Consulting



1.1 Rezoning Intent

On behalf of our client, BFA Studio Architects is pleased to submit a rezoning application for the property located at 1230 West 12th Avenue for review and consideration by the City of Vancouver.

The property is situated within the City of Vancouver's Broadway Plan area, just two blocks east of Vancouver General Hospital, which is designated as a large and significant site within the Broadway Plan. The site falls within the Fairview South neighbourhood and is zoned RM-3.

Currently, the property is developed with a three-storey plus penthouse wood-frame rental building, built in 1964. The building contains 20 rental units (4 bachelor suites, 15 one-bedroom suites, and 1 three-bedroom suite). The current owner purchased the property in 2019. The building features two exit stairs, lacks an elevator, and has on-grade concrete slab parking accessed from the rear lane. The unit sizes typically range from 530 to 650 sq. ft., with the ground-level three-bedroom unit measuring 1,000 sq. ft.

Historically, in 1927 the site consisted of two residential single-family lots with two houses. In 1970, the site's density increased substantially, by a factor of 10, from 2 units to a multifamily building with 20 units. The proposed development, as outlined in this rezoning application, seeks to increase the density by a factor of 5.5, from 20 to 110 residential units.

In accordance with the City of Vancouver's Tenant Relocation Policy (TRP), a Tenant Relocation Plan has been developed and will be submitted as part of this application, in consultation with City staff.

The proposal seeks to rezone the property from RM-3 to CD-1 in order to accommodate a 20-storey residential building with 110 secured rental units. Of the total floor area, 20% will be designated for below-market rental units, while the remaining 80% will be allocated to market rental units.

The design of the proposed development includes multiple amenity spaces across three levels, aimed at fostering an interactive, social, and healthy lifestyle for future residents and visitors.



View From North East

1.2 Rezoning Rationale / Proposed Variances

The proposed development is aligned with the Broadway Plan directives, including guiding principles, vision, sustainability, and resilience requirements.

The 100 ft site frontage satisfies the plan's built form and site design principles and mitigates development limitations on adjacent properties.

The proposed 4-storey podium portion of the development meets minimum setbacks and is articulated to mitigate privacy concerns through analysis of adjacent properties and careful consideration of the impact of the proposed development use and design.

As such, no residential units are located on level one / street level. Residential units on level 2 to 4 are thoughtfully designed to minimise glazing and avoid direct line of sight connections to existing windows on neighbouring properties to the east and west.

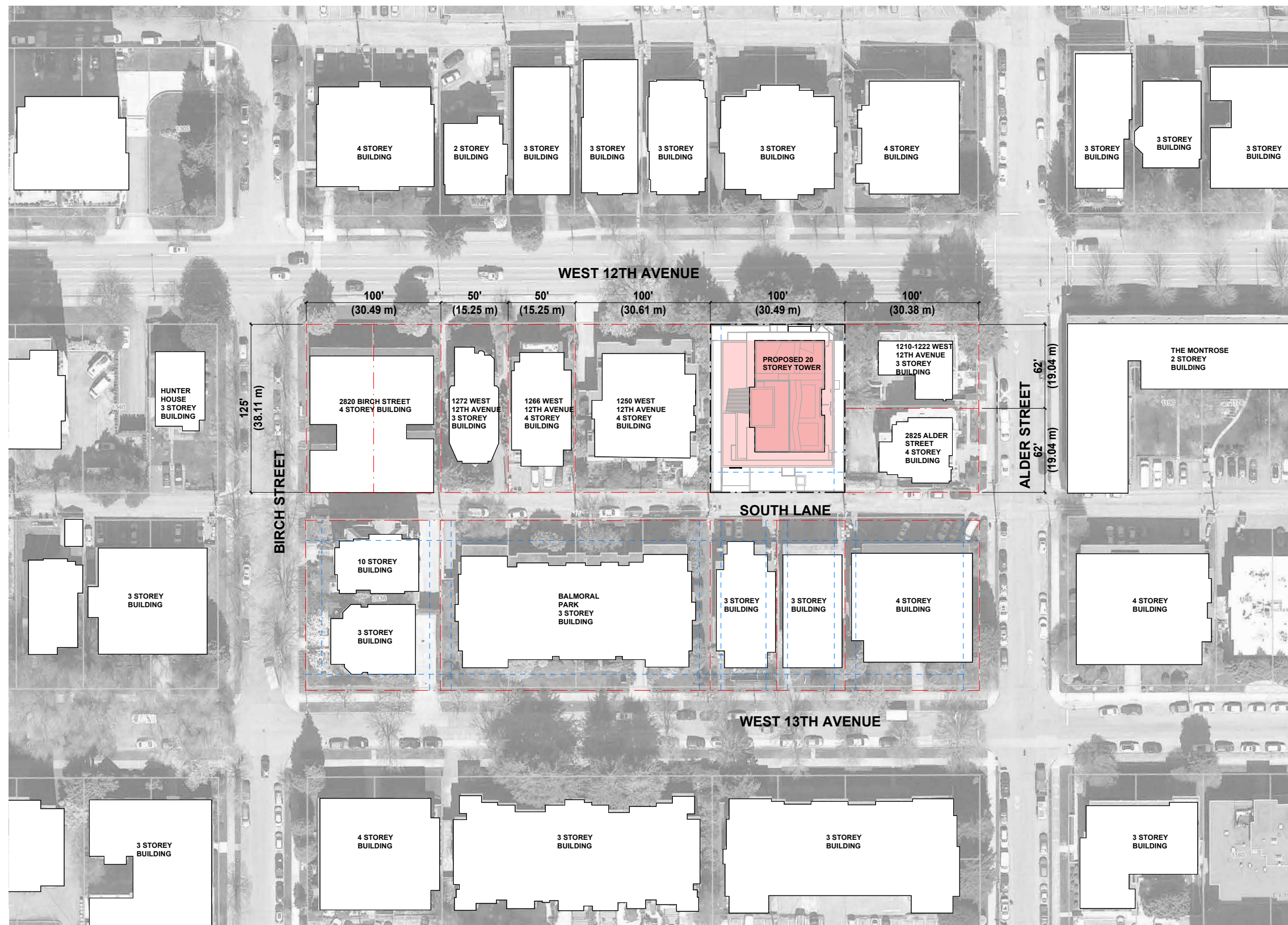
Refer to reflected Architectural Elevation diagrams with superimposed adjacent unit windows positions, provided by the project surveyor.

The following summarizes the positive impact of the proposed tower at 1230 West 12th Avenue:

- Reduced floor plate (4,383 sf) than typical Broadway Plan (6,500 sf). Creates a slimmer and well-proportioned tower.
- Diversity of massing, form and character when compared to typical Broadway Plan towers.
- Studio to 3-bedroom units cater to wide range of residents, located two blocks from Vancouver General Hospital and within 10 minute walking distance from the nearest transit station.
- Allows a tower form development on the immediate western site.
- Allows a similar tower form development on the immediate two eastern sites if consolidated.
- Provides 110 new rental & below rental units, including extensive amenities on three levels.
- The proposed residential units are voluntarily designed to meet upcoming adaptable design requirements of VBBL.
- Allows inclusivity for seniors to age in place and be functional to all, regardless of age or ability based on number of adaptable units.

In general, the proposed development meets Broadway Plan guidelines without any proposed variances.

1.2 Rezoning Rationale / Proposed Variances



Context Plan

1.3 Design Rationale

→ Proposal Summary

- Site Area 1,161.2 sm (12,499 sqft)
- Units 110
- Storeys 20
- Density 6.5

→ Proposed Rezoning

- Zoning CD-1
- Broadway Plan Fairview South - Area B
- Uses Residential & Amenities
- Uses Distribution..... 100% Rental
(80% Market + 20% Below Market)
- Height..... 20 Storeys
- Height from Main Floor..... 67.82 m (222.5 ft)
- Minimum Frontage 45.7 m (150 ft) or 100 ft (case by case)
- FSR 6.5

→ Proposed Setbacks - Podium

- Front Yard/North/West 12th Avenue 3.66m (12.0 ft)
- Side Yard/West..... 2.44 m (8.0 ft)
- Side Yard/East 2.44 m (8.0 ft)
- Rear Yard/Lane (Except Bicycle Elevator) .. 5.66 m (18.6 ft)

→ Proposed Setbacks - Tower

- Front Yard/North/West 12th Avenue 3.66m (12.0 ft)
- Side Yard/West (Tower)..... 10.06 m (33.0 ft)
- Side Yard/West (Stair Core)..... 8.78 m (28.8 ft)
- Side Yard/East 4.57 m (15.0 ft)
- Rear Yard (From Center Line of Lane)..... 12.19 m (40.0 ft)

→ Proposed Parking & Loading

- Number of Parking stalls 46
- Number of Bicycle stalls 222
- Number of Loading stalls 3

→ Proposed Unit Mix

- Studio (373-456)..... 44
- 1-Bed (561) 16
- 1-Bed+Flex (748-753)..... 6
- 2-Bed (764-999)..... 41
- 3-Bed (909) 3
- Total..... 110
(Areas including in-suite storage)

→ Current Zoning

- Zoning RM-3 District Schedule
- Maximum Height 36.6 m (120.0 ft) / 11 to 12 storeys
- FSR 1.0 + 0.7 + 0.2 = 1.9
- Intent..... Residential development including high-rise apartment buildings, and to encourage open space and daylight access

→ Current RM-3 Setbacks

- Front Yard/North/West 12th Avenue 6.10m (20.0 ft)
- Side Yard/West..... 2.10 m (6.9 ft)
- Side Yard/East 2.10 m (6.9 ft)
- Rear Yard/Lane 10.70 m (35.1 ft)

For detailed Project Statistics / Data, refer to section 3.0

1.3 Design Rationale



Birds Eye View From South East

1.3 Design Rationale

→ Site History

The site is currently developed with a three storey plus penthouse wood frame rental building with 20 units (4 bachelor, 15 one bedroom and 1 three bedroom), built 60 years ago in 1964. The present owner purchased the building in 2019.

The property has two exit stairs, no elevator and features on-grade concrete slab parking, accessed from the rear lane. Unit sizes typically vary from 530 to 650 sq ft. The ground level three bedroom unit is 1,000 sq ft

Site history, as indicated in the preliminary environmental site investigation, is summarized below:

- » 1890 to 1910 Unlisted
- » 1920 to 1940: Single family homes
- » 1950 to 1960: Single family home and "Althone" Private Hospital"
- » 1970 to 2024: Multi level residential

The 1970 development increased density from 2 properties to a single building with 20 units (increased unit ratio of 10:1)

The proposed building will increase density from 20 units to 110 units (increased unit ratio of 5.5:1)

→ Site Characteristics

The rectangular site is located mid block, on the south side of West 12th Avenue, in the 1200 block between Birch Street & Alder Street. It is two blocks away from South Granville Village to the west and three blocks away from VGH to the east.

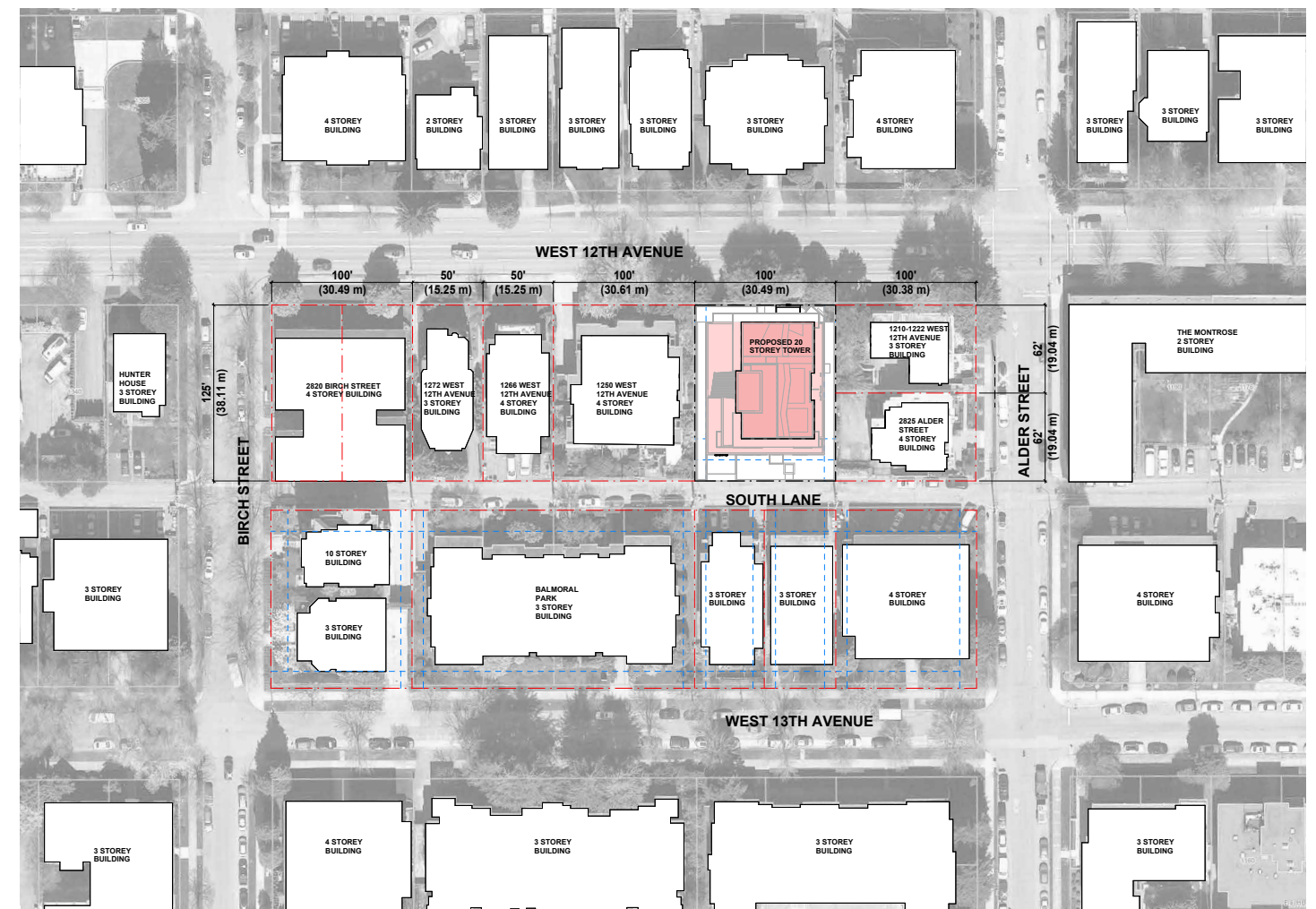
The site area is 1,161.2 sq. m (12,499 sq. ft) and is comprised of two tied lots. The northern property line is 100.04 ft, the southern is 100.02 ft, the eastern is 124.94 ft, and the western is 124.96 ft. The lot is primarily flat with a gentle slope down (1.46 ft) towards the north west corner

The site has three existing immediate neighbors: To the west is Kensington Palace at 1250 West 12th Avenue, a 4 storey residential building built in 1976, with a lot size of approximately 100 ft wide by 125 ft deep. To the immediate east are two properties. The northern property is 1210-1222 West 12th Avenue, a 3 storey residential building built in 1980. The southern property is Breton Mews at 2825 Alder Street, a 4 storey residential building built in 1994. Both properties to the east have a lot size of approximately 62 ft wide by 100 ft deep.

The remainder of the northern portion of the block features three residential properties of 3 and 4-storeys. The southern portion of the block contains six properties; five residential low rise buildings of 3 and 4 storeys, built between 1958 and 1961, and one 11 storey residential tower at 2838 Birch Street, known as Heritage Court, built in 1998.

On the north side of West 12th Avenue are seven residential buildings; six 3-4 storey buildings built between 1940 and 1969, and one 2 storey building built in 1911 (1275 West 12th Avenue)

Holy Trinity Anglican Church is located at 1440 West 12th Avenue, two blocks to the west of the subject site.



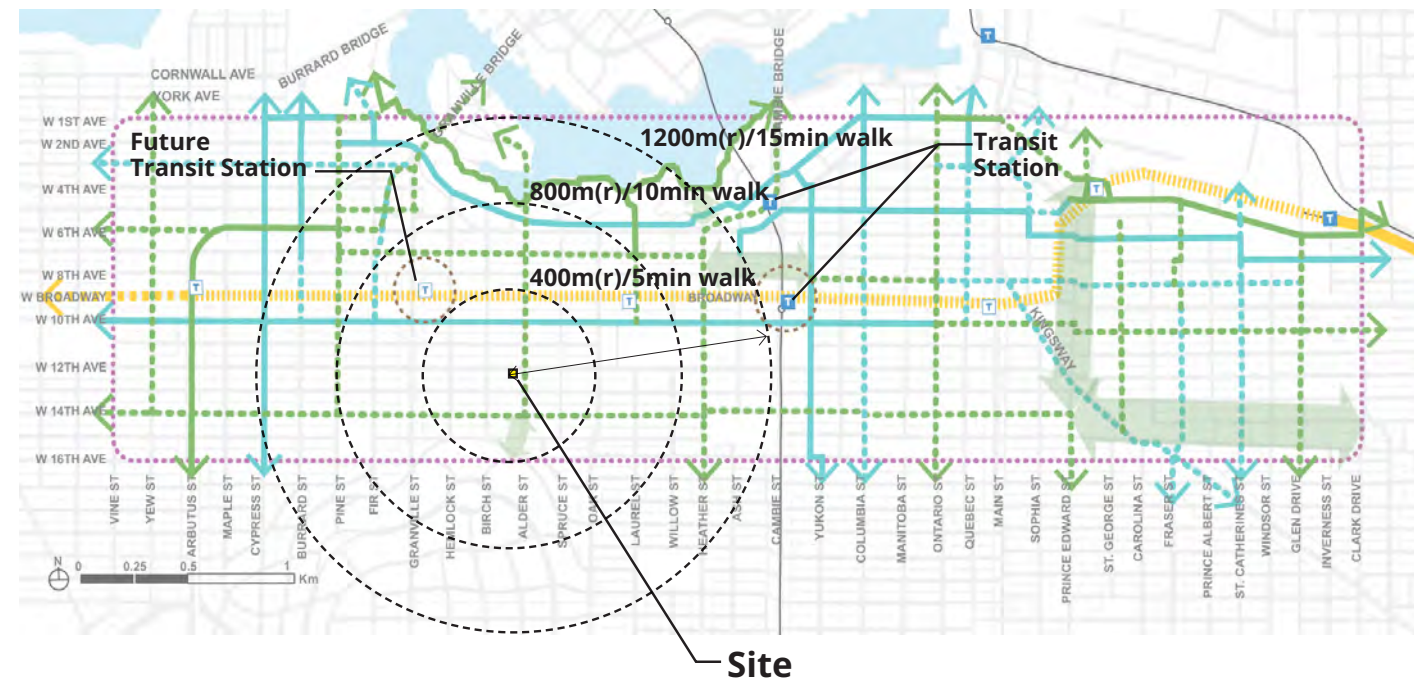
Context Plan



1.3 Design Rationale

→ Walkability & Public Transportation

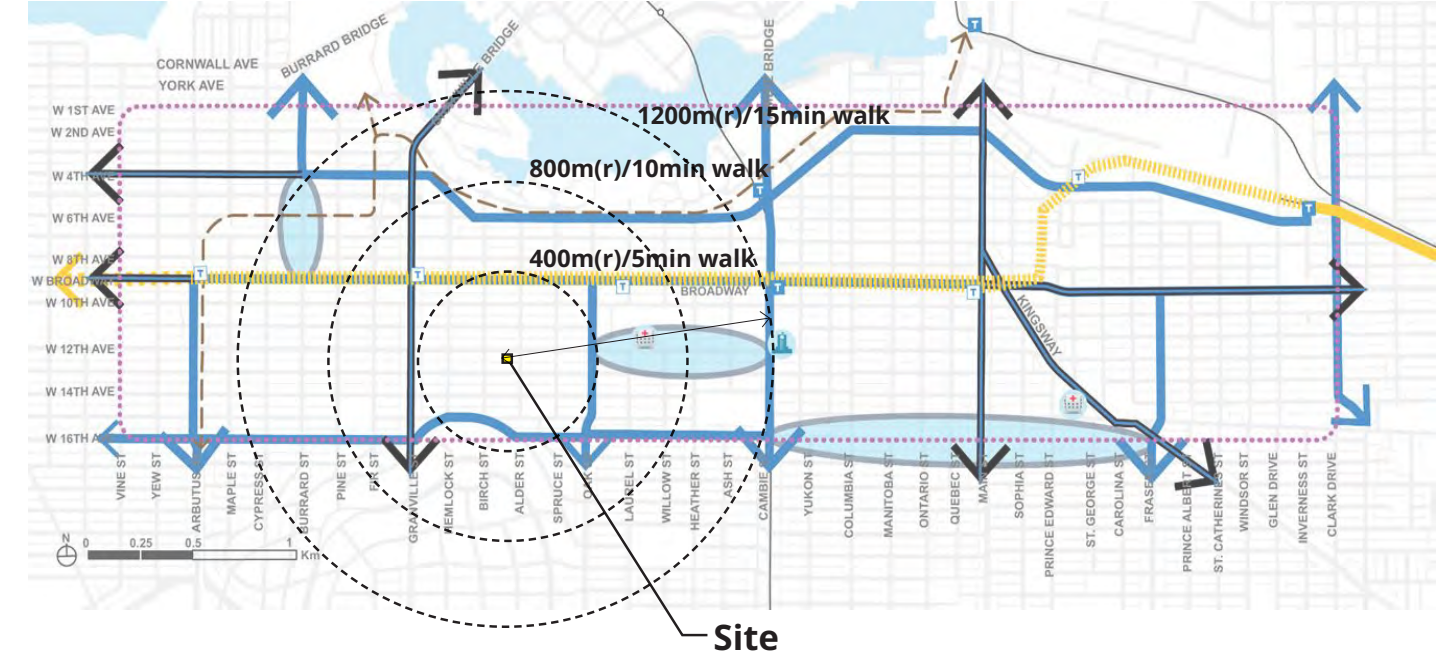
Figure 14.2 - Future Cycling Network of the Broadway Plan Area



Legend

- Broadway Plan Area
- ||||| Future Broadway Subway
- ||||| Future Millennium Line UBC Extension
- Millennium Line
- Current SkyTrain Network
- Ⓣ Existing Rapid Transit Station
- Ⓣ Future Rapid Transit Station
- Existing Greenway
- Future Greenway
- Other Existing Bike Route
- Other Future Bike Route
- Ⓣ Further Work Required to Determine Best Connection to Station
- Ⓣ Further Work Required to Determine Greenway Alignment

Figure 14.3 - Future Transit Network and Identified Network Gaps in the Broadway Plan Area



Legend

- Broadway Plan Area
- ||||| Future Broadway Subway
- ||||| Future Millennium Line UBC Extension
- Ⓣ Existing Rapid Transit Station
- Ⓣ Future Rapid Transit Station
- Current SkyTrain Network
- Bus Speed and Reliability Focus Corridors
- Future Streetcar
- Network Gaps for Further Consideration
- Ⓜ City Hall
- Ⓜ Hospital
- Millennium Line
- Current Bus Network

Note: The bus routes do not include the temporary detours of some trolley routes due to the construction of the Broadway Subway.

1.3 Design Rationale

→ Parti / Design Approach

The Architectural parti started with a review of the Broadway Plan requirements, studies of the existing physical setting, followed by establishing project goals, while being mindful of the immediate neighbourhood and its characteristics, resulting in an informed, diverse and inclusive design

The project strives to provide a development suitable for a diverse group of users, from young to seniors, and people of all abilities. Adaptive design criteria are incorporated into the proposal to offer the opportunity of aging in place and an intergenerational community.

The comprehensive design approach evolution carefully considers the project program, structural, civil, mechanical, electrical and environmental elements.

→ Use

The proposed use of the development is multi-family residential with shared / common amenities, including support areas for residents, bicycles, cars and services.

The residential unit sizes vary from studios to 3 bedrooms. Amenity areas and most units are designed to adaptable design standards.

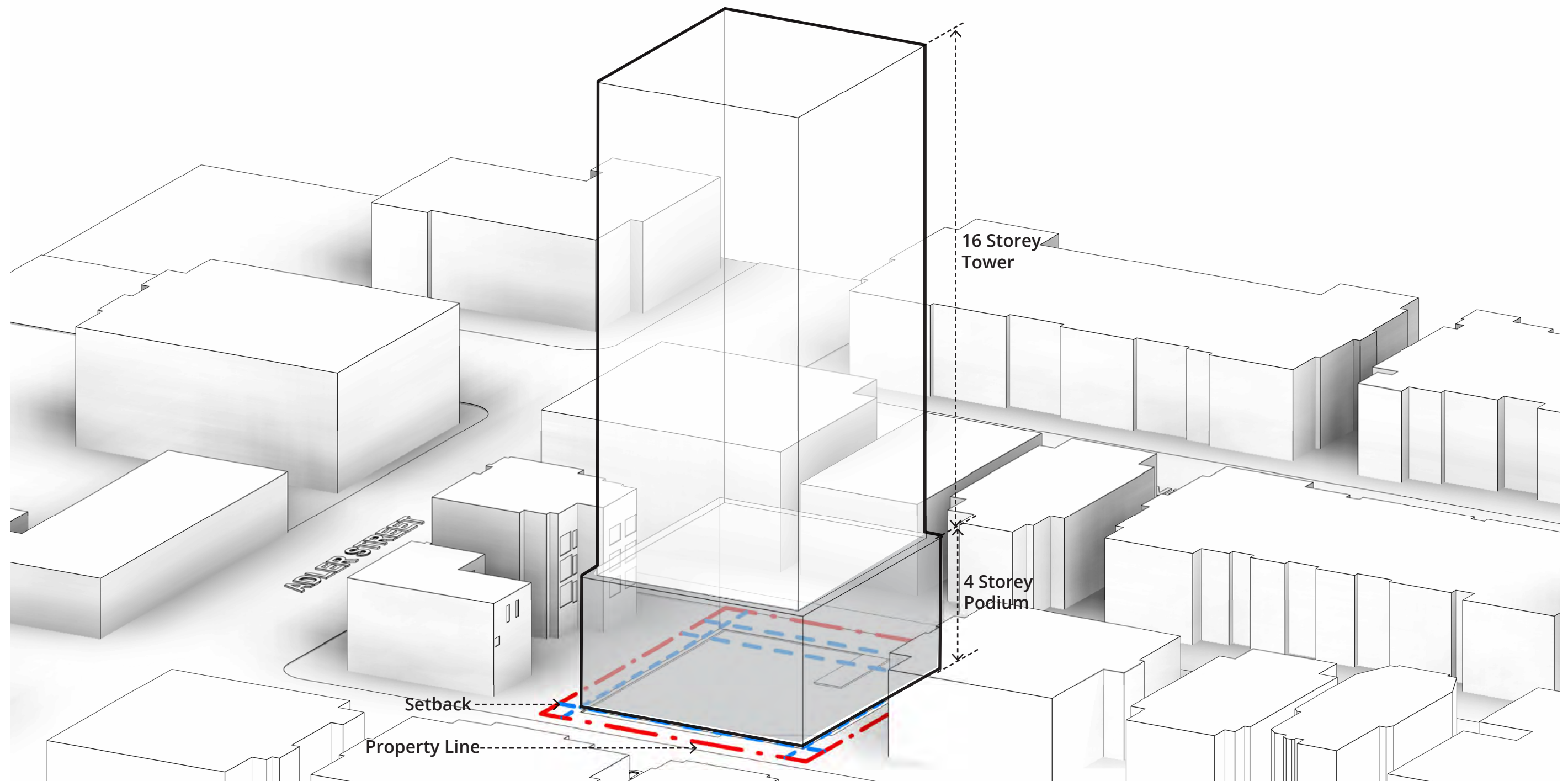


Dusk View from North West

1.3 Design Rationale

→ Massing Evolution Narrative

1. Contextualise

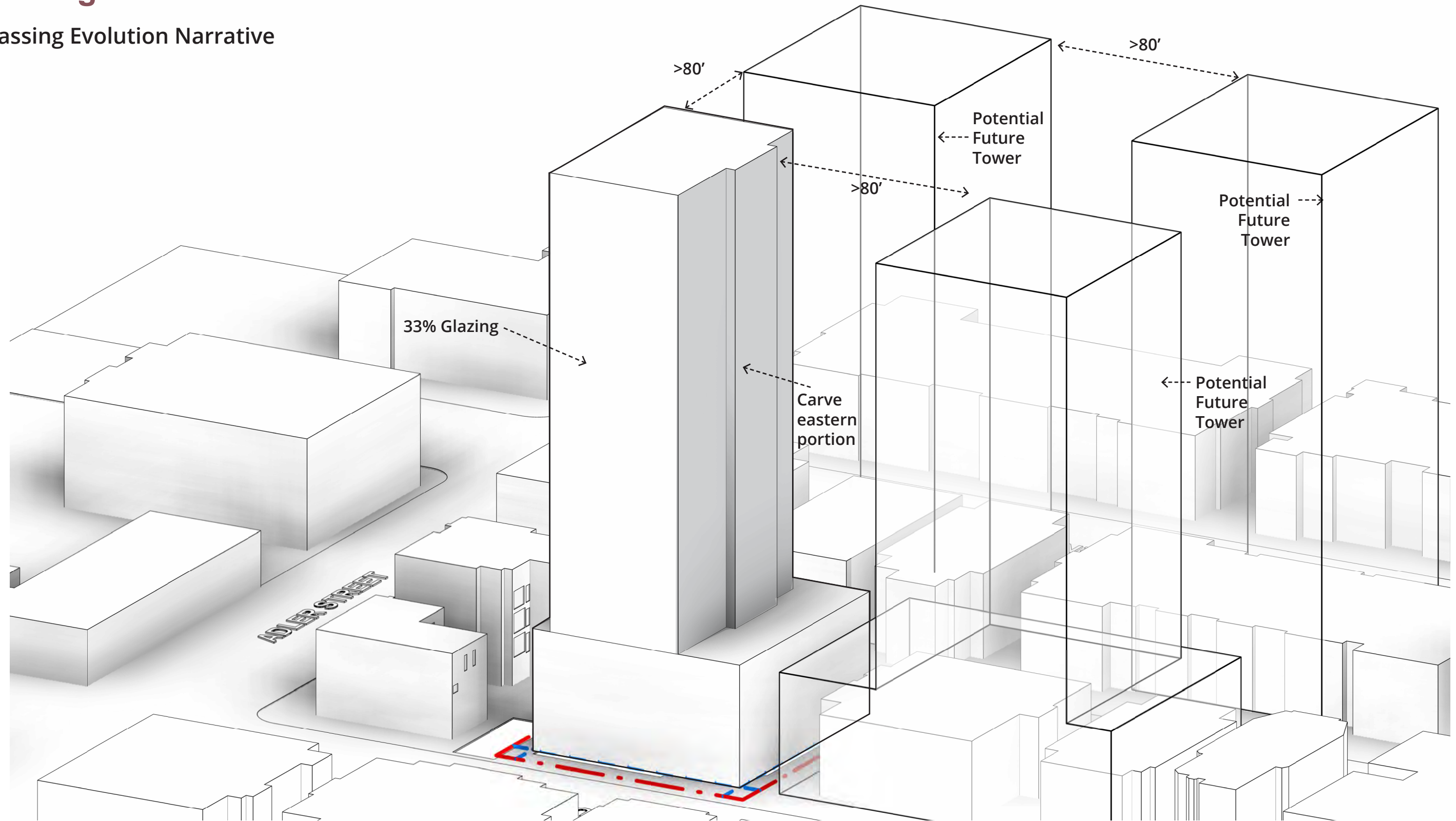


1. Establish podium setbacks and tower height to align with the City of Vancouver's Broadway Plan guidelines.

1.3 Design Rationale

→ Massing Evolution Narrative

2. Carve

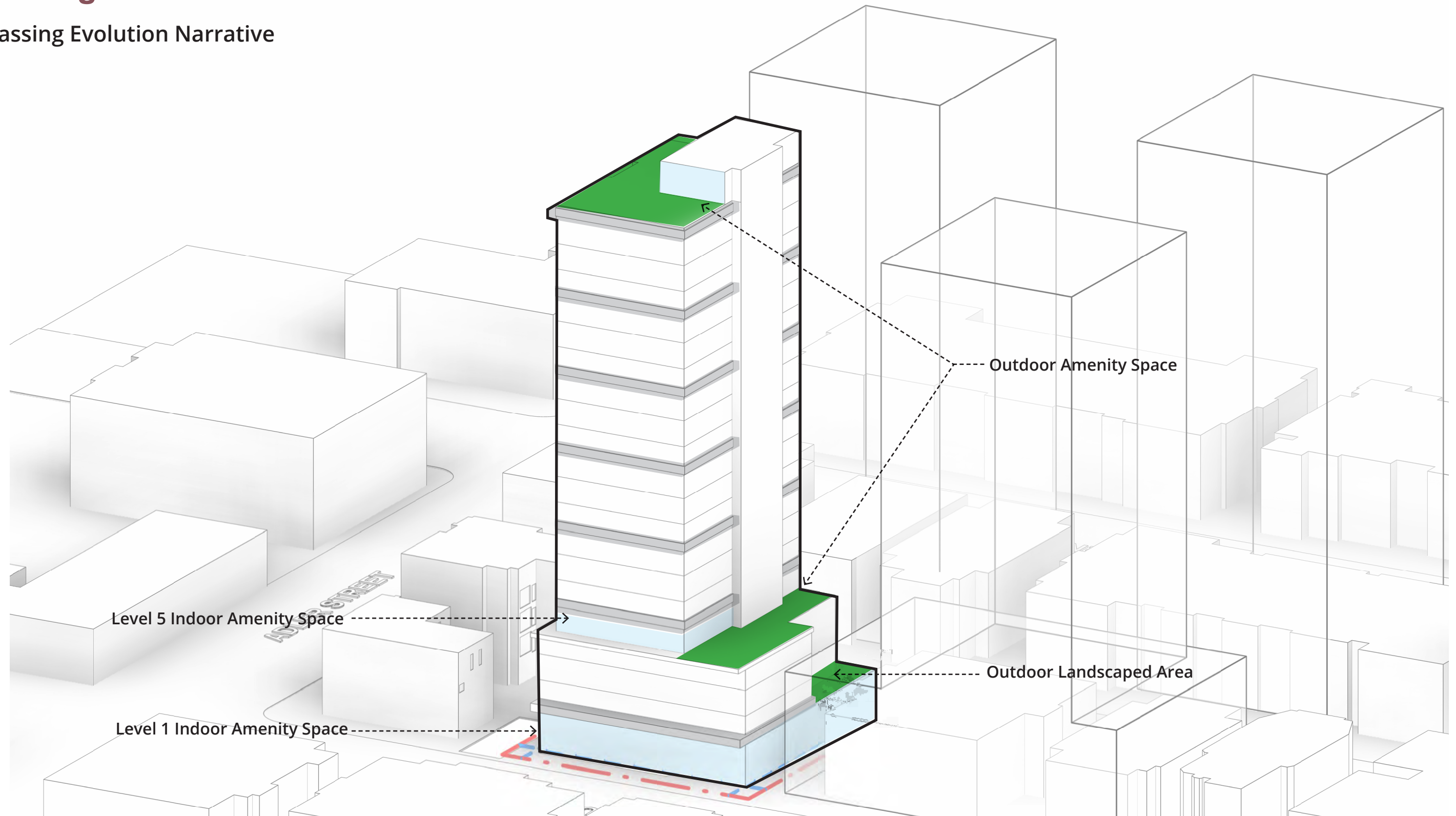


- 1. Provide tower separation on all sides.
- 2. Prioritize orientation to address passive design, solar gain, shading, privacy and views.

1.3 Design Rationale

→ Massing Evolution Narrative

3. Articulate

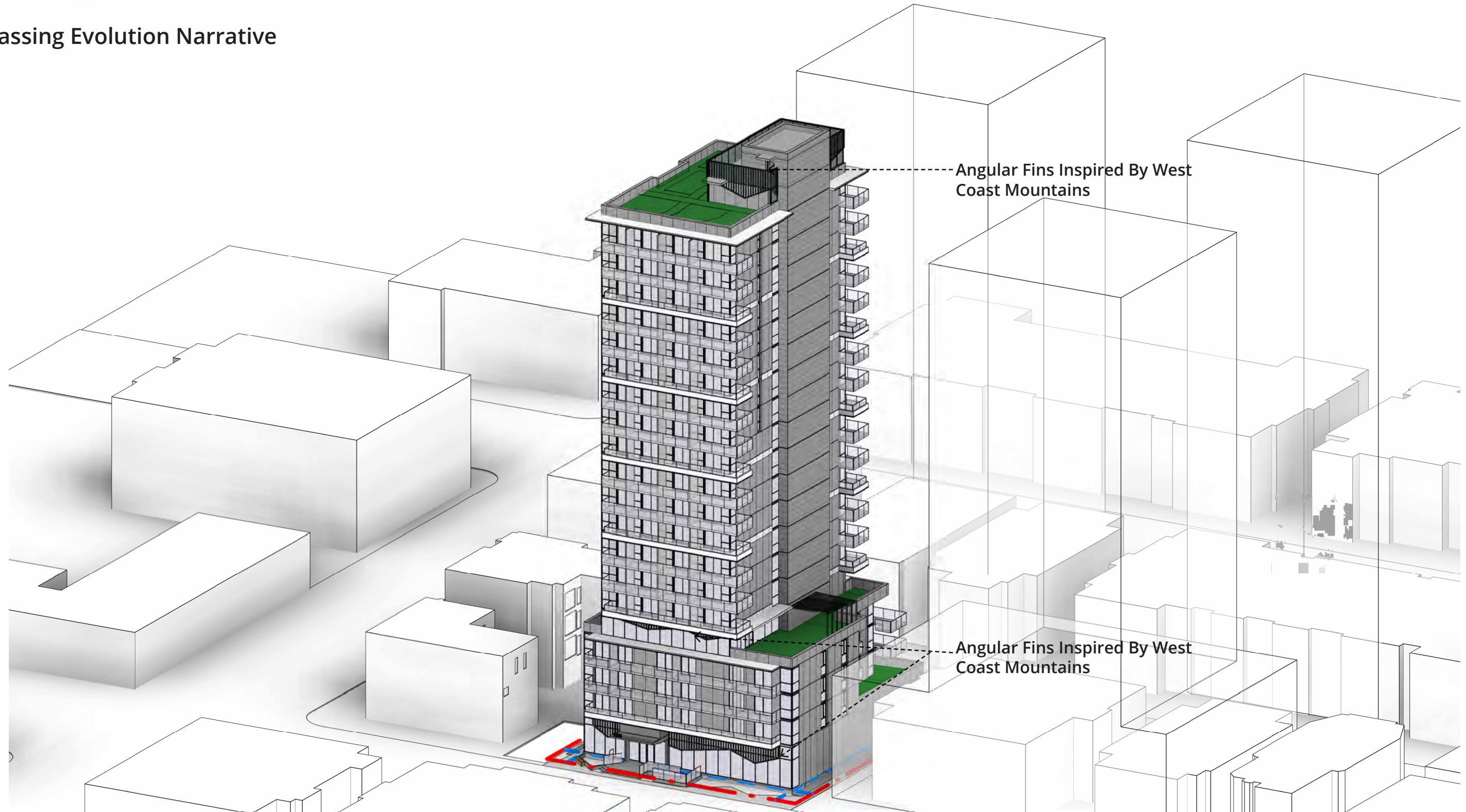


1. Reflect the urban and historical context by integrating a grouping concept inspired by the rhythm of three-storey structures.
2. Sculpt well-designed indoor and outdoor amenity spaces, thoughtfully oriented for optimal use.

1.3 Design Rationale

→ Massing Evolution Narrative

4. Express



1. Enrich the façade with a dynamic mix of opaque panels, windows (33% glazing), balconies, and functional rooftops.
2. Incorporate angular modified wood grain fins on level 1, 5 and rooftop, drawing inspiration from the contours of west coast mountain ridges and forest canopies, translating their dynamic forms into an architectural expression that evokes rhythm, depth, and connection to the natural landscape.

1.3 Design Rationale

→ Public Realm

Referring to the Broadway Plan Public Realm Framework map, the site is located to the immediate west of the Alder Street Greenaway, and two blocks to the south of an area identified as an opportunity for an enhanced walking route on West 10th Avenue. Vancouver General Hospital is a large and unique site, as identified within the Broadway Plan, and is located three blocks to the east. Additionally, several schools are situated to the south of the site. The proposed front yard landscape design features two sitting benches and public interaction areas which will soften the busy West 12th Avenue threshold.

→ Contemporary Approach

A contemporary design language is utilised throughout the building, with elements inspired by west coast mountains and trees with uneven edges repeated in the project, starting with the landscaped ground plane and traveling to the main floor, level 5 amenity areas and ultimately up to the rooftop shared spaces.

→ Street Relationship

The level 1 streetscape is designed with transparency and programmed with visually engaging amenities, providing a connection to the sidewalk and

immediate context. A conscious decision was made to locate all residential units on level 2 and above, enabling the entirety of level 1 to be dedicated to shared and active uses.

→ Lane Relationship

In order to reduce traffic on the busy West 12th Avenue, the rear lane is used for vehicular and bicycle access into the parkade via a ramp and bicycle elevator. Access from and connection to the rear lane is designed with a barrier free threshold for accessible entry and exit, including the provision of an accessible parking stall. A dedicated loading space is provided for efficient deliveries.

→ Amenities

Extensive amenities located on the main level, level 5 and the rooftop, are programmed for a wide range of uses, catering to all types of residents. They provide spaces for serenity, working, playing and interaction for all ages.

→ Ambiance

A positive ambiance starts at the main level co-op shared work areas, providing work and meeting spaces for hybrid workers. An activated ground level also provides 'eyes on the street', contributing the CPTED design strategies. Building activation travels up the building to level 5 and roof top social areas.



View From North West

1.3 Design Rationale

→ Massing & Proportion

The smaller footprint of the tower, approximately 4,383 square feet, and the uncommon / non-conventional tower dimensions became a canvas for the potential of a handsome and elegantly proportioned tower. The tower expression is clustered into floors of three, highlighting every third floor, referring to the history of the neighbourhood characterised by historic 3 storey older buildings in the area.

→ Expression

A contemporary and simple language, with west coast woodgrain elements, differentiates the building from undeferential global architecture.

→ Directional Gestures

Both vertical and horizontal elements were explored and are featured as part of the overall silhouette.

→ Rhythm

Repeated windows, balconies and façade patterns are introduced to rationalise the massing while creating movement and articulation.

→ Contrast

Contrast is introduced into the project through material selection, providing a striking envelope pallet, expressed in layers and further emphasised on every third level.

→ Fenestrations

Windows sizes and locations are carefully considered and implemented for livability and privacy. The design is mindful of orientation and the window to wall relationship is 33% glazing to address environmental sustainability requirements.

→ Integration of Services

Major services are assigned on ground plane and rooftop. Penetrations through the building envelope are studied and will evolve during design development.

→ Vistas

Public and private views from and to the building are considered and resulted in providing transparent elevations on the main level and level 5 facing West 12th Avenue. The roof top level amenities are also highly glazed to provide all residents with stunning views towards downtown Vancouver, False Creek / English Bay ocean and the North Shore mountains and forests.



View From South West

1.3 Design Rationale

→ Livability & Privacy

Livability and privacy on the podium levels are studied with consideration to existing neighbours. Superimposed elevations are provided to demonstrate no direct sight lines between existing and proposed units. Overlook to the existing immediate neighbours is minimised through sensitive unit placement and design.

→ Colour

Initial monochromatic tones are introduced with extra emphasis on every third level.

→ Roof Line

Active rooftop amenity spaces on level 5 and the top of the building provide indoor and outdoor areas for use in all weather. Defined roof lines are provided for integration into the building massing. The wood grain material is designed to travel from the horizontal landscaped ground plane, to level 1, level 5 and rooftop enclosure, bringing unity to the overall design.

→ Detailing

Initial schematic design detailing is considered and will be reevaluated during design development.



West 12th Avenue Streetscape



View From North East

1.3 Design Rationale



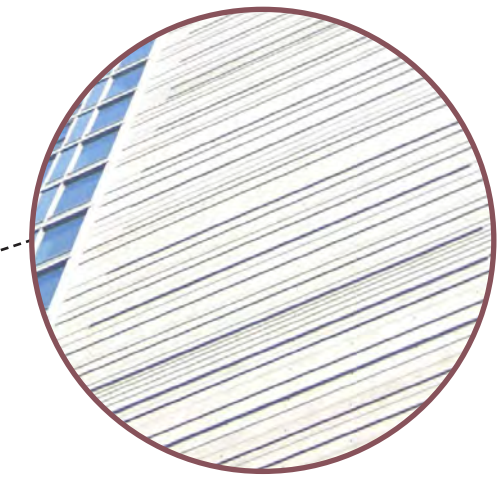
Balcony - Face Mount



Balcony Edge Lighting



Contextual Inspiration



Exposed Architectural Concrete



Metal / Cementitious Cladding



Vertical Fins

1.3 Design Rationale

→ Materials

The concrete exit stair on the western elevation will be expressed using a unique formwork pattern. Other exterior materials are a combination of window wall, metal / cementitious panels and wood grain material, developed to schematic design level.

→ Texture

Materials with varying visual & textural distinction animate all facades, creating depth, emphasizing orientation and providing contrast through the provision of textured and smooth finishes.

→ Lighting

Low intensity downlight lighting will be implemented within slab edge on every third level, expressing the buildings concept visually at night.

→ Traffic Demand Management

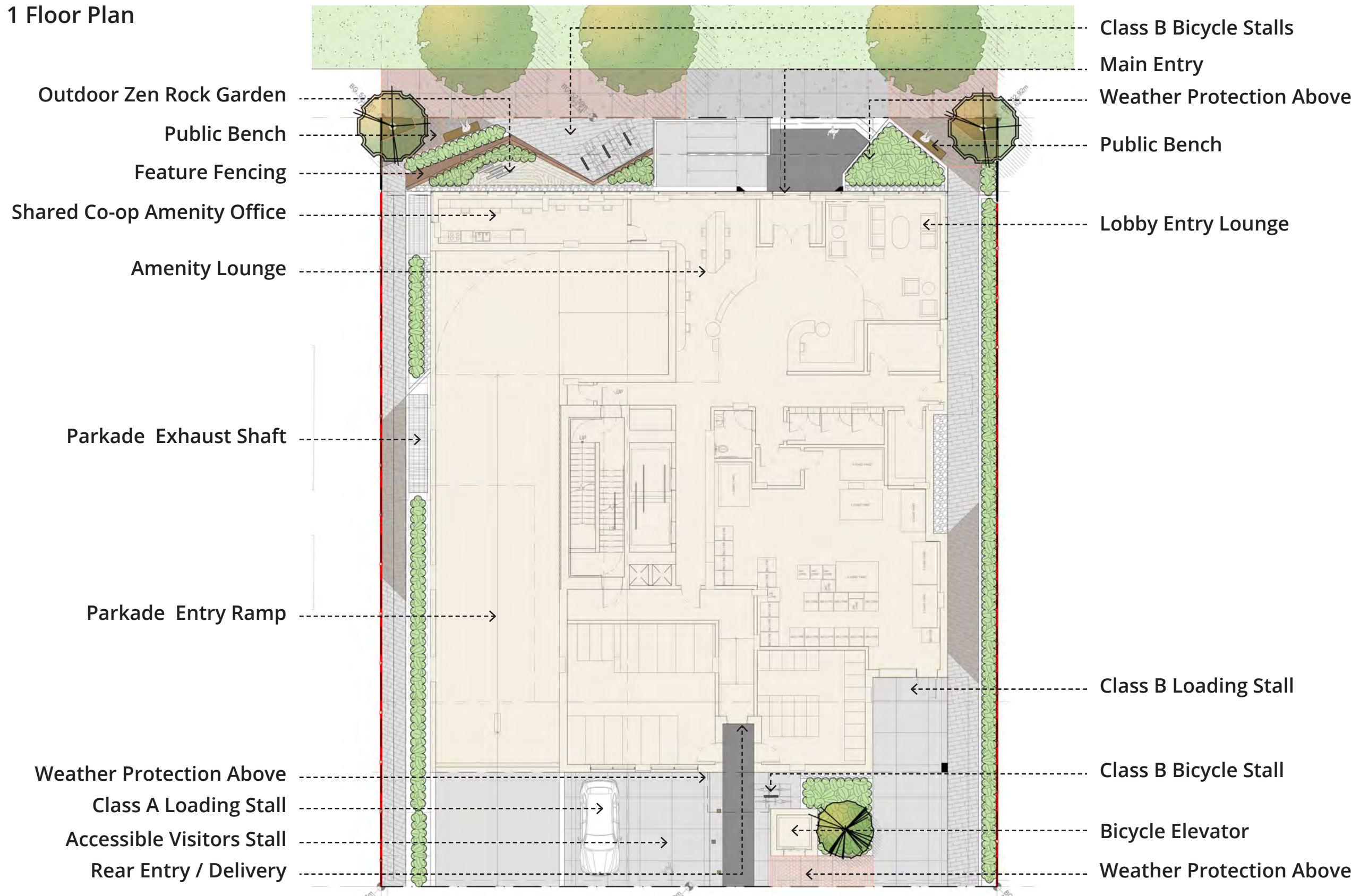
A Traffic Demand Management (TDM) report is prepared by Bunt engineering and included within the rezoning submission.



Birds Eye View From North East

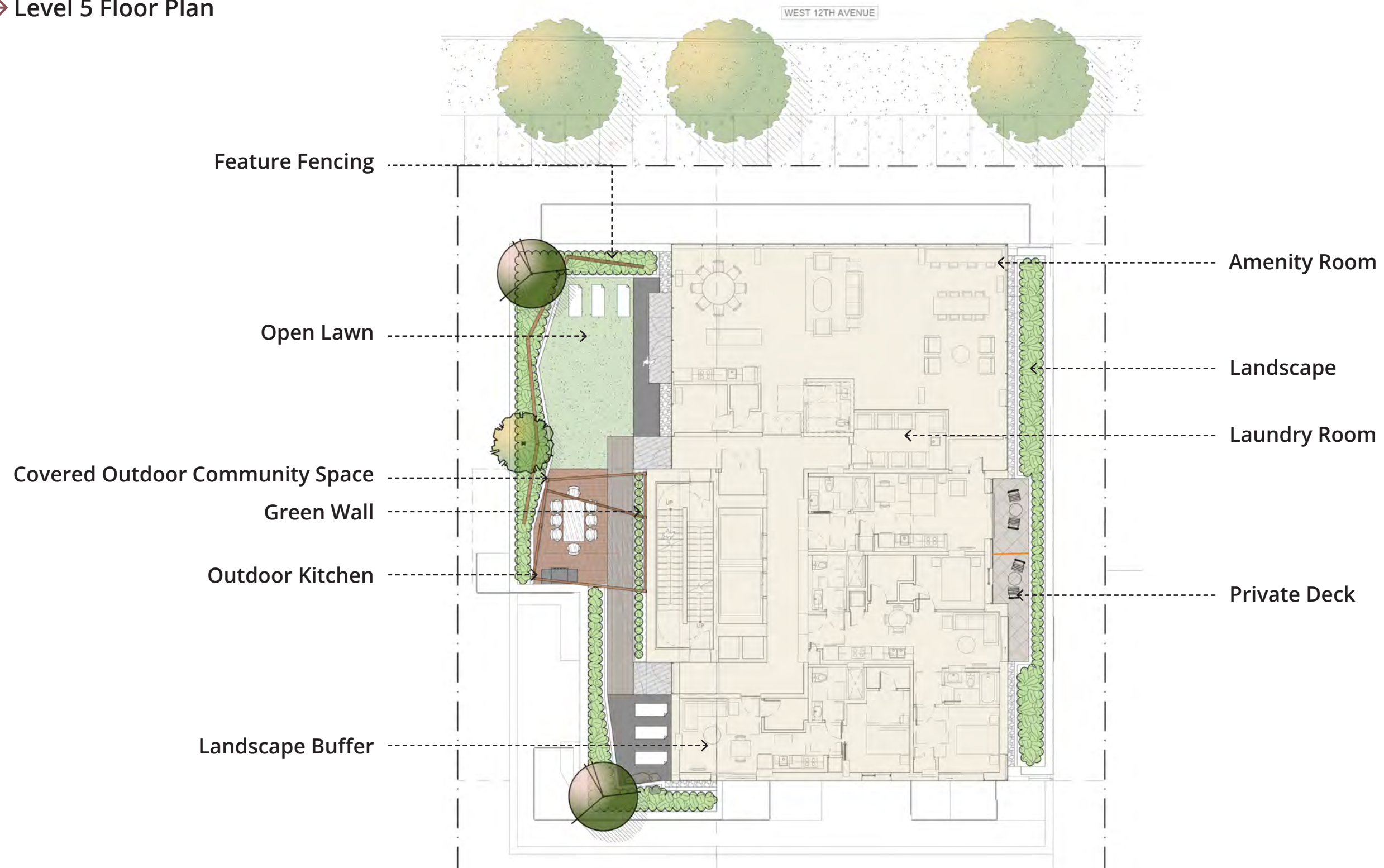
1.3 Design Rationale

→ Level 1 Floor Plan



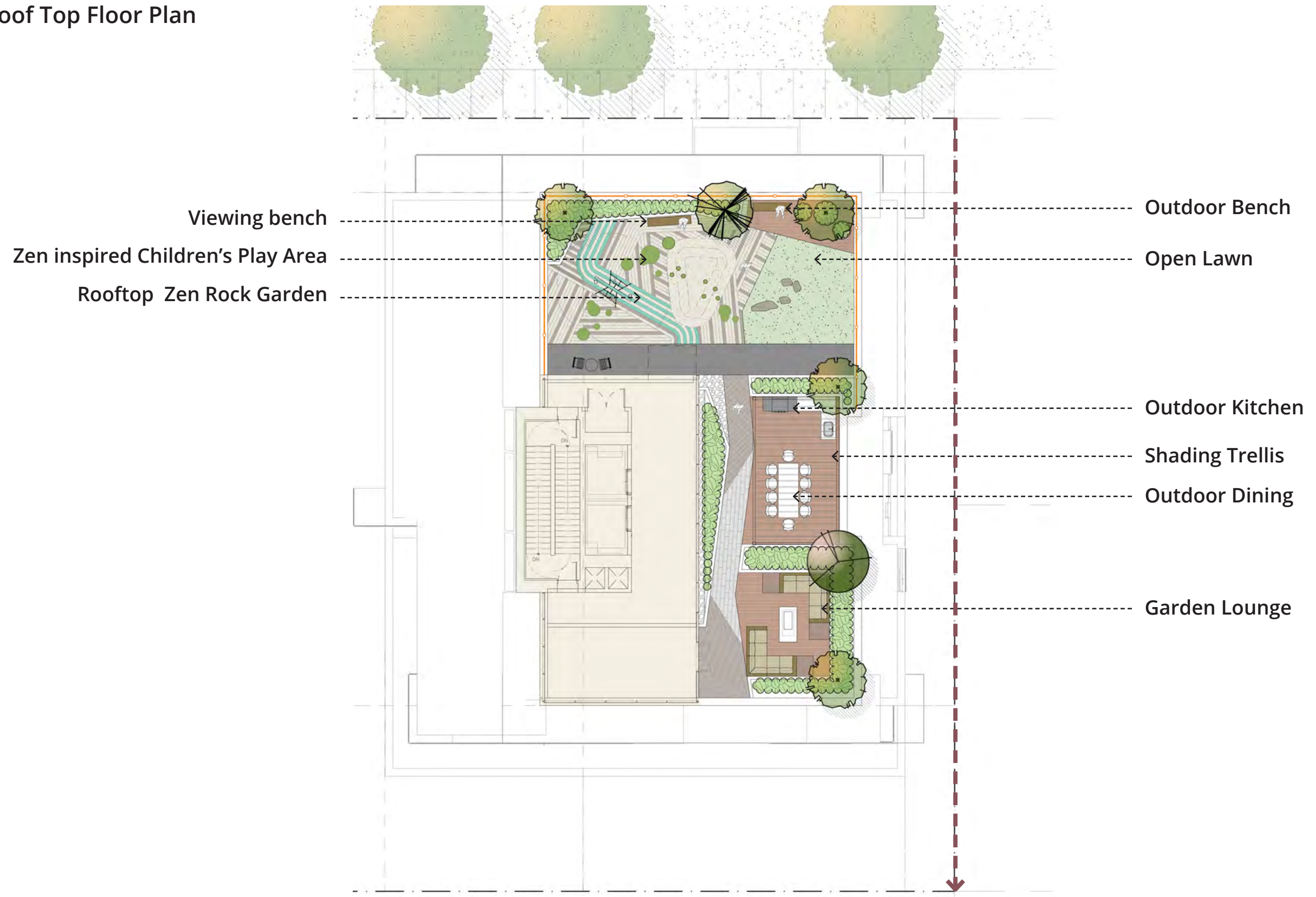
1.3 Design Rationale

→ Level 5 Floor Plan



1.3 Design Rationale

→ Roof Top Floor Plan



1.3 Design Rationale

→ Landscape Design Rationale

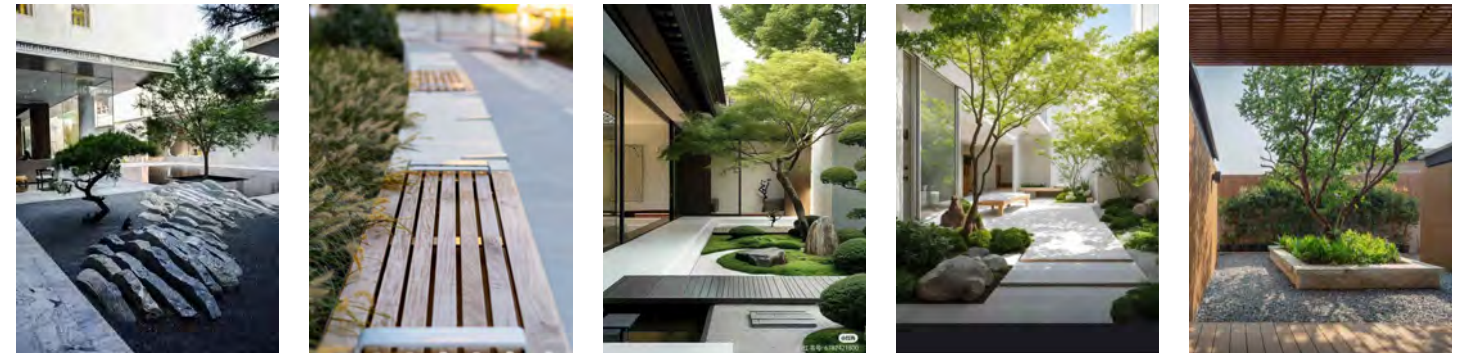
PMG has designed the landscape for this residential development on West 12th to provide a functional and dynamic space for residents, the public, and local ecology, while responding to concerns about future climate conditions.

The site's prime location along the bustling West 12th Avenue inspires a landscape design that harmonizes the needs of both the public and the residents of the rental building. The generous setback creates opportunities to enhance the connection between the vibrant public realm and the new development, featuring resilient large tree species that will thrive amid the potential challenges of future climates, setting up a perfect framework for the new development in the neighbourhood.

The frontage will be highlighted with a continuous zigzagged screen feature that is constructed from contemporary accoya or corten steel material, that provides a unique vertical element adding a decorative focal point to the development's entrance. The screen feature will also provide privacy, and vertical separation from the public

program to the various indoor programs, manifesting a welcoming urban edge to the busy avenue, offering a refuge for the public amenity usage embedded with lush vertical plantings that are native and multi-seasonal interest and creating well balanced bird and human friendly design. Moreover, the design will also maximize the permeable paving along both the residential frontage and the laneway end to alleviate stormwater build up.

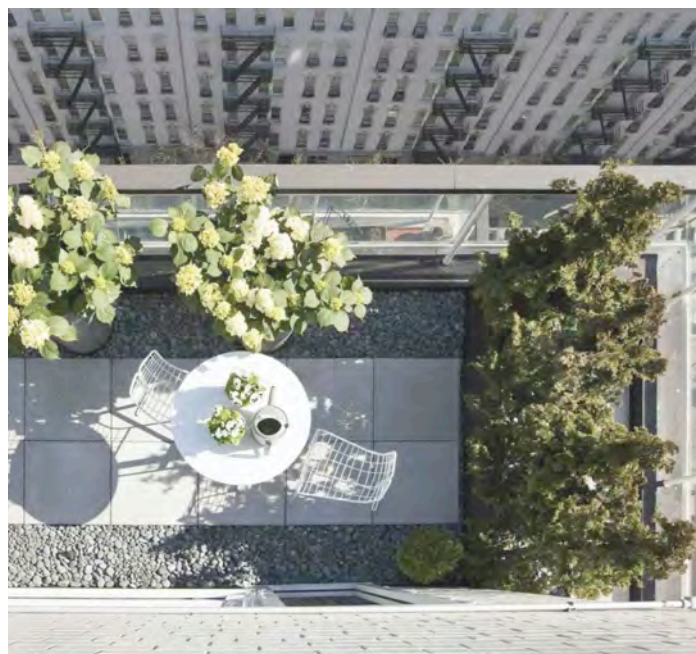
The 5th floor amenity embraces flexible gathering opportunities that serve diverse age groups and interests. The roof level amenities will be divided into two ends, the north end will offer a serene atmosphere with a viewing deck, zen garden, and yoga lawn, while the south end will buzz with social and active engagements such as outdoor cooking and lounges. Both the 5th floor and rooftop amenity spaces are designed to preserve the striking view towards the majestic sightline of the northern mountains.



Landscape Precedent Images

1.3 Design Rationale

→ Landscape Design Rationale



Welcoming Environments



Simple Yet Elegant Furniture



Planters at Roof Edge



Functional Exterior Amenity Space



Extensive Green Roof Planting



Soften Streetscape with Layered Plants



Feature Lighting Accents on Facade



Entries to Units

1.3 Design Rationale

→ Public Art

The proposal will be integrated with the neighbourhood and public realm on both West 12th Avenue and the lane.

The design team welcome the opportunity of working with City staff under the City's Public Art program towards continuity of public art. The existing south Granville Village public art will be reviewed in conjunction with the project's public realm for a meaningful contribution to the neighbourhood and history of Fairview South.

The screenshot shows the City of Vancouver website's 'Artist opportunities' page. The navigation menu includes 'Green Vancouver', 'Your government', 'About Vancouver', 'Parks, recreation, and culture', 'Home, property, and development', 'People and programs', 'Streets and transportation', and 'Doing business'. A search bar is located below the menu. The main content area is titled 'Artist opportunities' and includes a list of opportunities such as 'Artist call for Arbutus Greenway Billboards', 'A-Frame Activation: Host Nations' Cultural Residency at Second Beach', 'Public art call for Musqueam, Squamish, and Tsleil-waututh artists', 'Platforms: Nine Places for Seeing', 'Engineering Artist-In-Residence Program', 'Mural program artist calls', 'Musqueam artist-designed crosswalk', 'Indigenous mural artist call', and 'Artist call for River District Town Centre'. A large image of a totem pole is also visible.

City of Vancouver Website Artist Opportunities

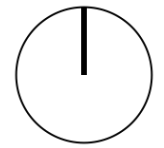


Dusk View from North East

2.1 Context Map



Aerial View



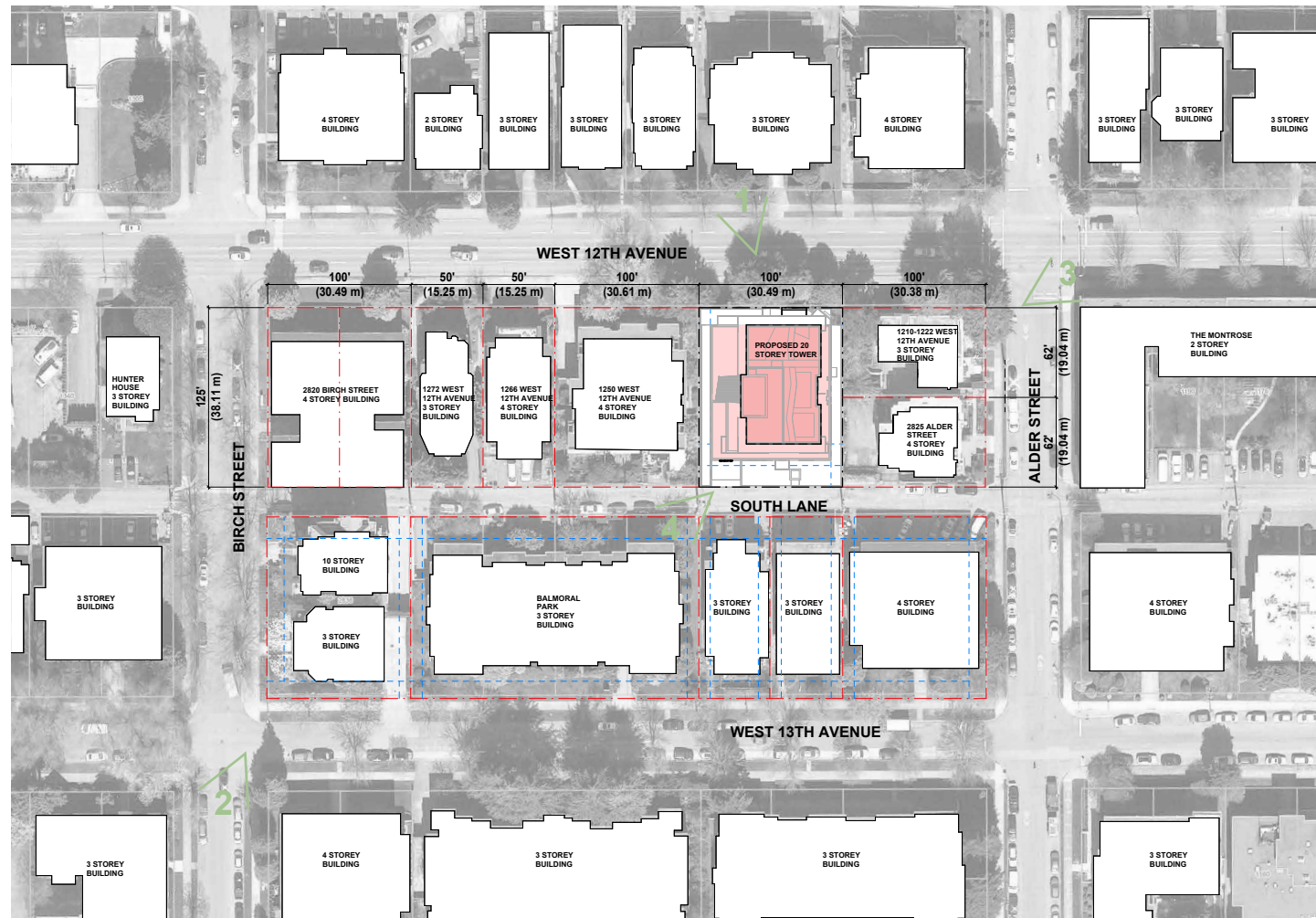
2.1 Context Map



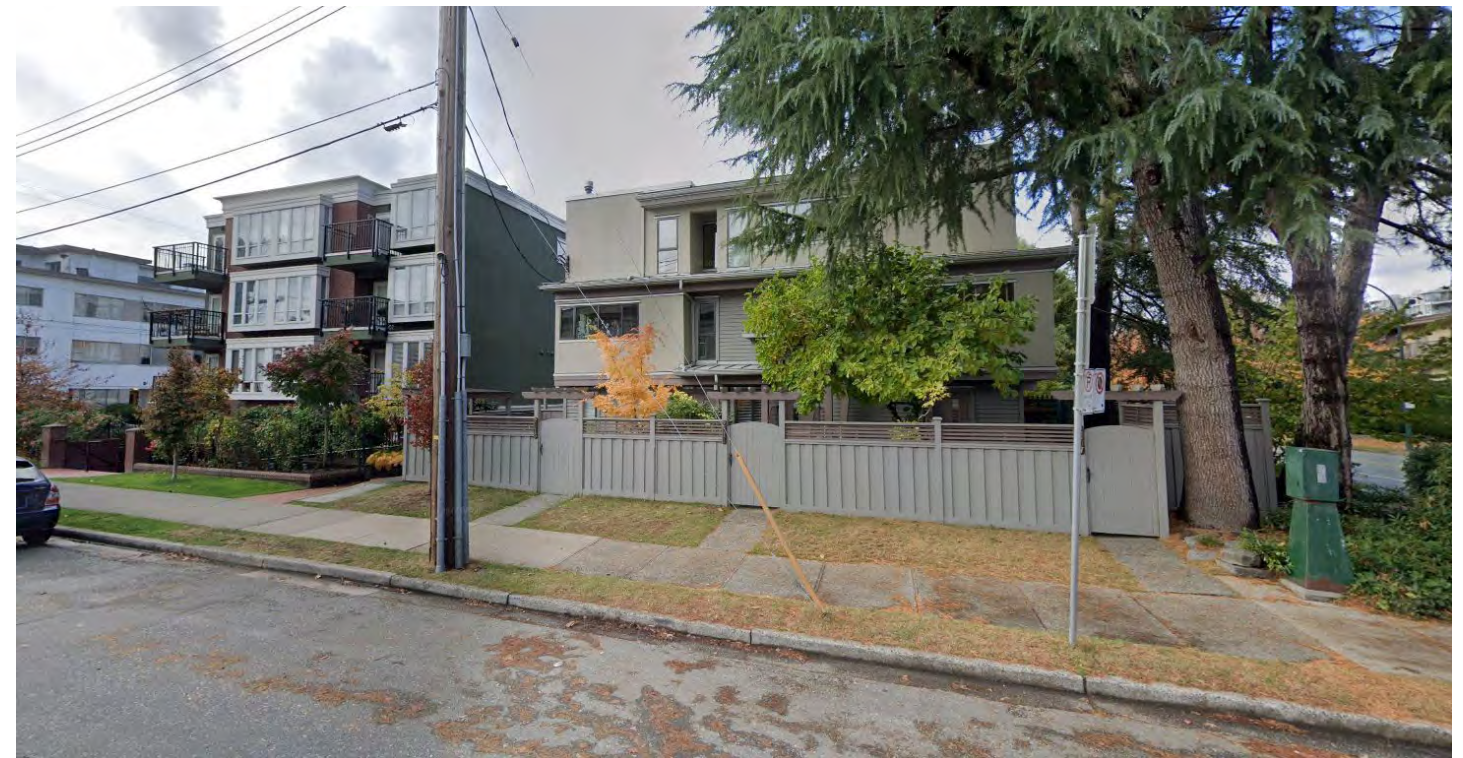
Birds Eye View from South West of Site



2.2 Site Photos



Site Plan



3. West View from Alder Street & West 12th Avenue



1. South View from West 12th Avenue



2. Birch St. & West 12th Avenue



4. North View from South Lane

2.3 Existing Streetscape



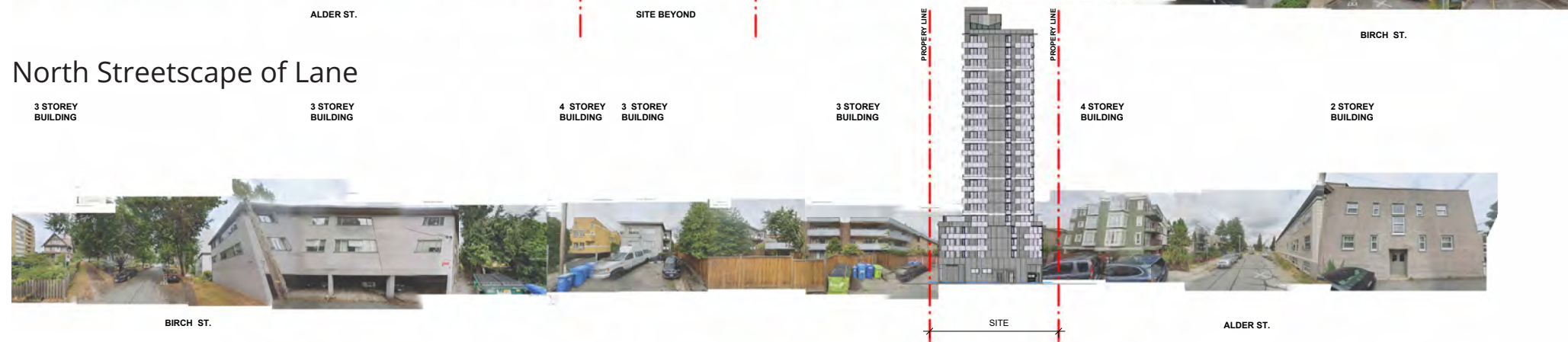
North Streetscape of West 12th Avenue



South Streetscape of West 12th Avenue

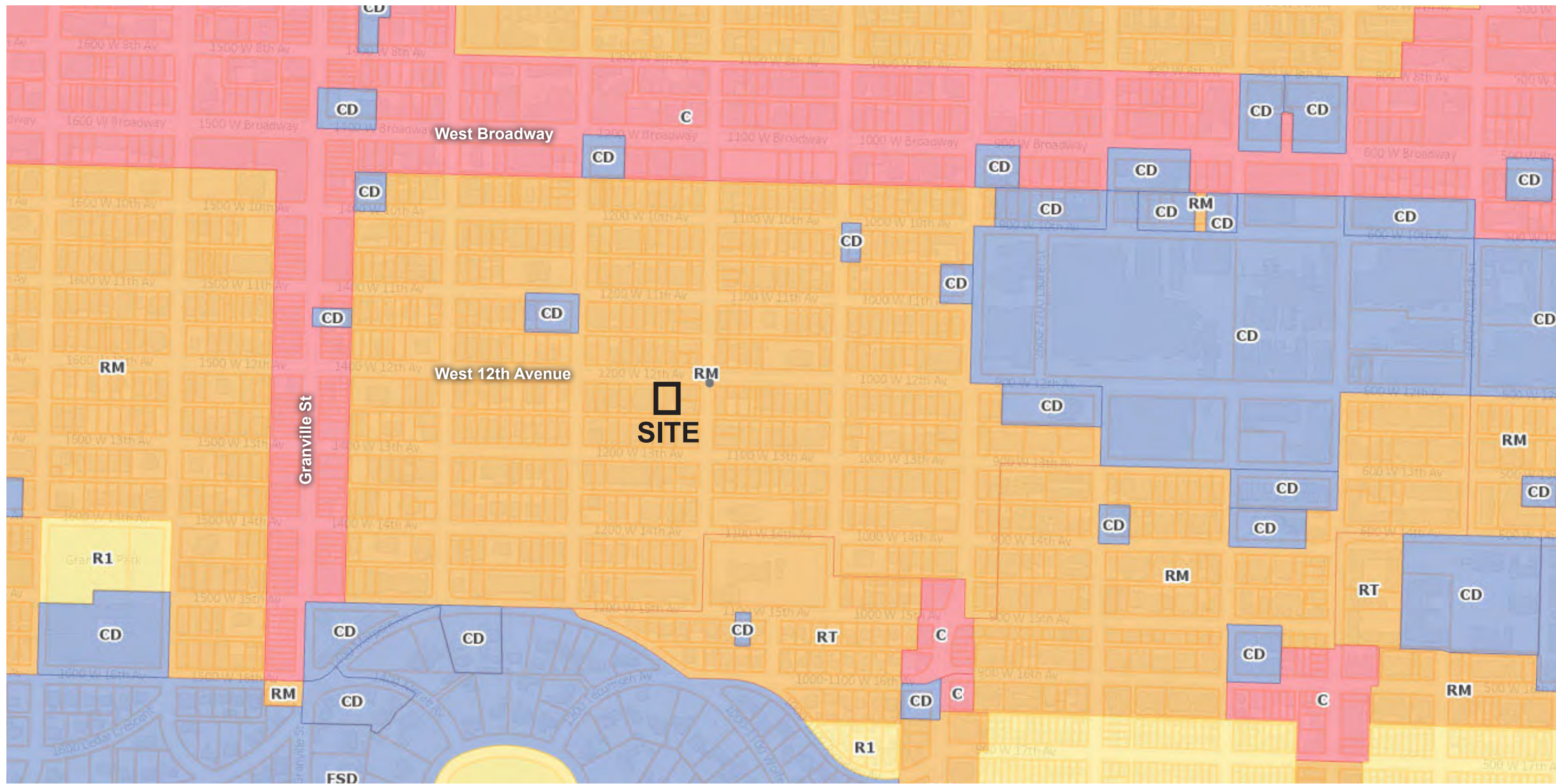


North Streetscape of Lane

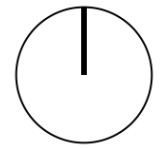


South Streetscape of Lane

2.4 Zoning Context



City of Vancouver Zoning Map



2.5 Policy Context

The rezoning application refers to the following City policies and guidelines:

- Broadway Plan (2022)
- Tenant Relocation and Protection Policy (2015, Amended 2023)
- High-Density Housing for Families with Children Guidelines (1992 amend. 2022)
- Green Buildings Policy for Rezoning (2010, Last Amended 2022)
- Community Amenity Contributions - Through Rezoning (1999 amend. 2022)
- Vancouver Plan (2022)
- Housing Needs Report (2022)
- Rental Housing Stock Official Development Plan (2021)
- Vancouver Development Cost Levy By-Law No. 9755 (2008, amend. 2022)
- Development Cost Levy By-Law (October 4, 2023)
- Vancouver Utilities Development Cost Levy By-Law No.12183 (2018 amend. 2022)
- Urban Forest Strategy (2018)
- Metro Core Jobs and Economy Land Use Plan (2009)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Transport 2050 Plan [Translink] (2022)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Parking By-Law (January 1, 2024)
- Zoning and Development By-Law (January 1, 2024)
- Metro 2050: Regional Growth Strategy (February 2022)
- Metro 2050 (February 2022)
- Housing Vancouver Strategy (2022)
- Green Buildings Policy (July 25, 2023)
- Transportation 2040 Plan (2013)
- Protection of Trees By-Law (November 14, 2023)



2.5 Policy Context

The site is in the Fairview South Area B, to the east of South Granville Village between Alder and Birch streets.

The intent of the Fairview South Area is to support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

Policy Area:	Fairview South - Area B		FSOB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)
	<ul style="list-style-type: none"> "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			

Site size For a site to be considered for rezoning under the Broadway Plan, it should be of a size and configuration such that it can reasonably accommodate a form of development as outlined in the Plan, including minimum frontage requirements. Alternative forms of development may be considered on a case-by-case basis, so long as they can be shown to meet the intent and objectives of the policies.

Tower site frontage requirements The Policy Area summary tables in Chapters 8-10 typically have a minimum site frontage requirement for tower forms. For areas where the minimum site frontage is 36.6 m (120 ft.) to 45.7 m (150 ft.), development proposals with lesser frontage may be considered at the discretion of the Director of Planning, where the proposal meets the following criteria:

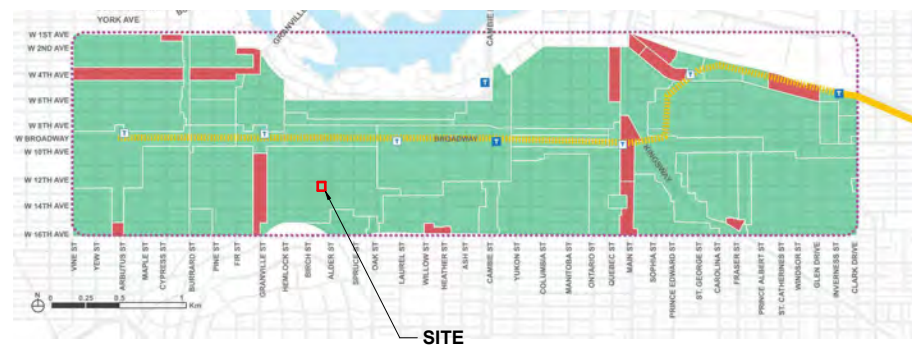
70

- » Sites have a minimum frontage of 30.2 metres (99 ft.);
- » The project satisfies the Plan's built form and site design principles; and,
- » The applicant demonstrates that the development reasonably mitigates development limitations on adjacent properties.

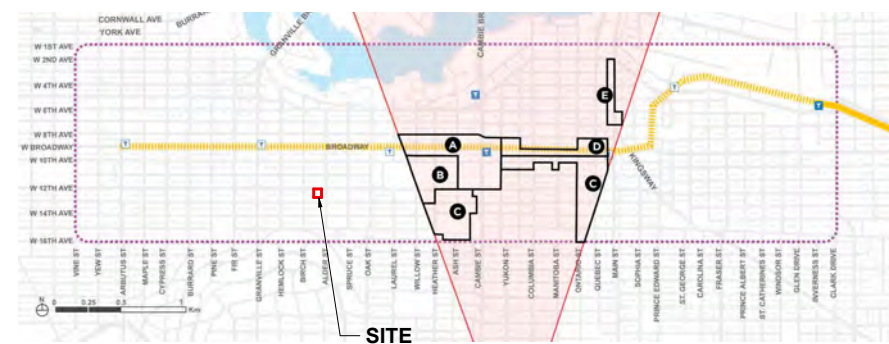
2.5 Policy Context



Broadway Plan Area



Rezoning Eligible Areas



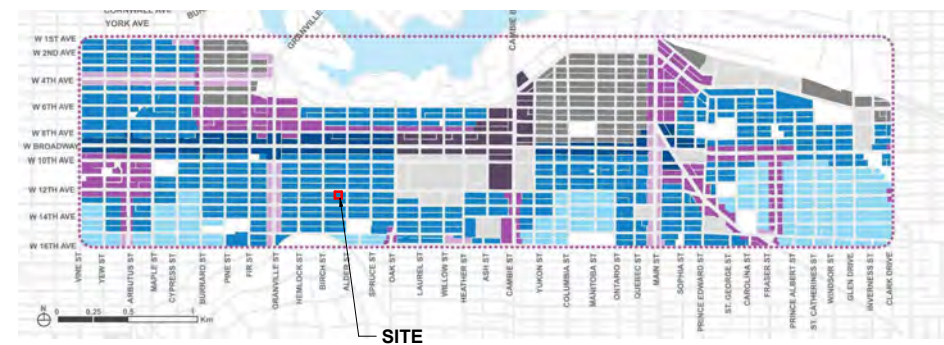
Queen Elizabeth Park View Cone



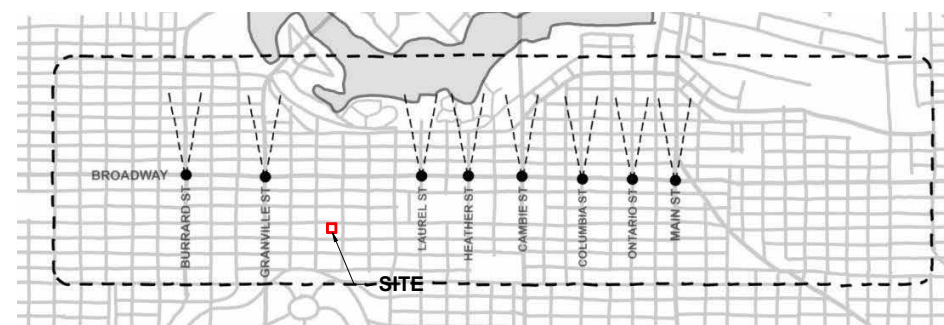
Large & Unique Sites



Fairview South - Area B



Building Typologies



Northern Views at Key Intersections

2.6 Sustainability Measures

→ Green & Resilient Building

Read Jones Christoffersen Ltd. (RJC) have been retained as building energy consultants for the development at 1230 West 12th Avenue.

Climate resilient workshops and associated worksheets were completed in December 2024 and are included in re-zoning submission. During the workshop, RJC and the consultant team discussed the project's potential impact of the environment, climate hazards, risks, and resiliency measures in reference to the City of Vancouver future climate projections 2025. Refer to report and documentation, completed by RJC, for further information.

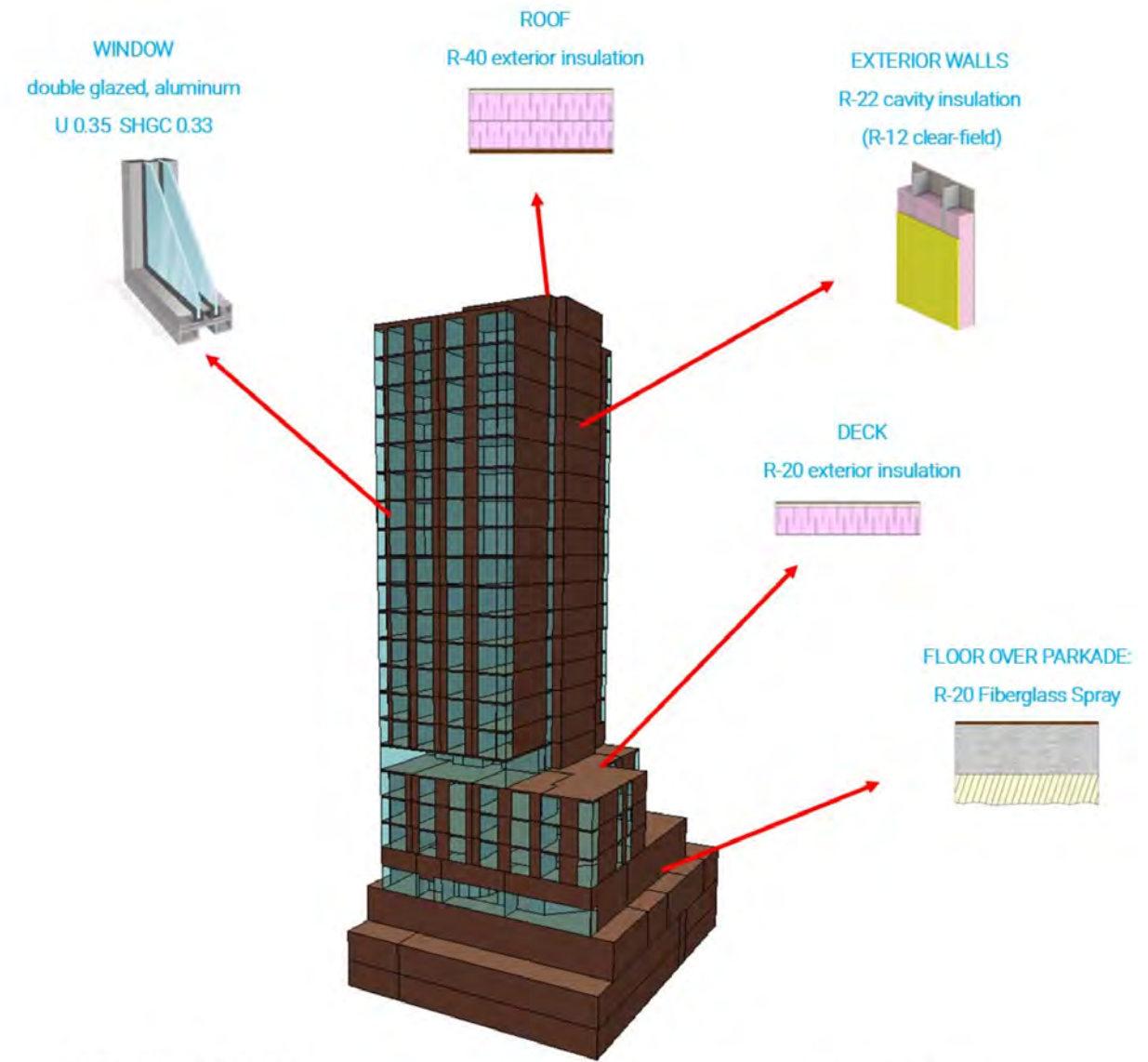
The preliminary reports and documentation will be revisited and updated throughout the project and re-issued at project milestones.

→ Energy Efficient Features

- High-performance glazing and building envelope to minimize heat loss.
- Dedicated energy recovery ventilation unit per residential unit to reduce heating required.
- Air-source heat pumps, as the primary source of heating and cooling in residential units, reduce energy consumption.
- Low-flow water fixtures reduce hot water usage and energy required for generation.

→ Low Carbon Features

- Energy efficient building design reduces overall energy required which reduces associated carbon emissions.
- Heating of hot water by electricity as a low-carbon fuel source.
- Space heating and heating of ventilation air by electricity as a low-carbon fuel source.
- Informing material selection through a carbon emission lifecycle analysis to minimize embodied carbon in construction materials.



Sustainability Features

2.6 Sustainability Measures

→ Residential Suites - HVAC

- The HVAC design for each residential suite consists of PTAC units in the living rooms for heating and cooling, baseboards in the remaining spaces, and a dedicated Energy Recovery Ventilator (ERV).
- Additional cooling capacity is incorporated to comply with the CoV's forthcoming requirements, mandating mechanical cooling in all dwelling units within new Part 3 buildings capable of maintaining an indoor air temperature of 26°C. To mitigate solar heat gain, bedrooms will feature smaller windows, and ERV will aid in distributing cooling. Given that the new cooling requirement was drafted in 2022, exact wording may be subject to change. Williams Engineering will monitor the code update and ensure compliance with the revised clause.
- ERV ventilation for the suites will be determined based on the number of bedrooms and suite size as per Vancouver Building By-law (VBBL) standards. Heat recovery sensible efficiency will align with the final energy model requirement, with preliminary values ranging from 81% to 84% depending on airflow. Filters will meet a minimum MERV 13 rating.

→ Amenity / Lobby - HVAC

- Amenity rooms will be equipped with split heat pumps for heating and cooling, complemented by ERVs for ventilation. Outdoor condensing units will be located in the parkade.
- ERV airflow will conform to ASHRAE 62.1 ventilation requirements, with a minimum heat recovery sensible efficiency of 70%.

→ Corridor - HVAC

- Each floor's corridor will be pressurized by a centralized Make-Up Air Unit situated on the roof. This unit will be a heat pump type capable of achieving a coefficient of performance of 3.0. Filters will meet a minimum MERV 13 rating.

→ Parkade Ventilation - HVAC

- Level P1 will be provided with a parkade exhaust fan. Parkade drive aisle and stall spaces will be provided with supply and exhaust fans per parkade floor except for level P1. All parkade exhaust fans will be able to meet the 6 air changes smoke fan requirement.

→ Parkade Vestibule - HVAC

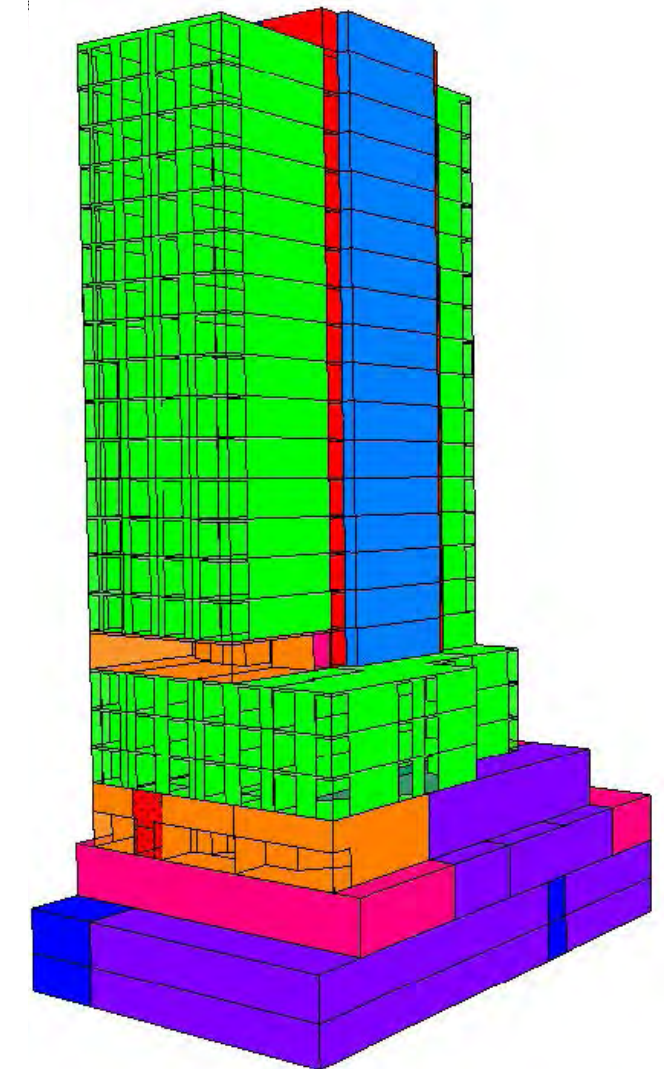
- Parkade vestibules will be pressurized by Mini Make-Up Air Units, ensuring a minimum airflow of 0.76 cubic feet per minute per square foot.

→ Below Grade Stairwell - HVAC

- Parkade stairwells will feature Below Grade Stairwell Pressurization fans to comply with code requirements (1000 cubic feet per minute per floor).

→ Domestic Water - Plumbing

- The plumbing system will incorporate triplex booster pumps to maintain a minimum pressure of 30 psi at the residential suite on the top floor.
- A centralized recirculation system will maintain domestic hot water storage tanks at a minimum temperature of 140°F. Each distribution zone will feature its own recirculation system and heat exchanger to sustain water temperature at approximately 120°F.
- Air-to-water heat pumps with double-wall heat exchangers will serve as the primary heat source for the domestic hot water system. Produced hot water stored in tanks and maintained at 140°F. A backup boiler system will be integrated into the design.

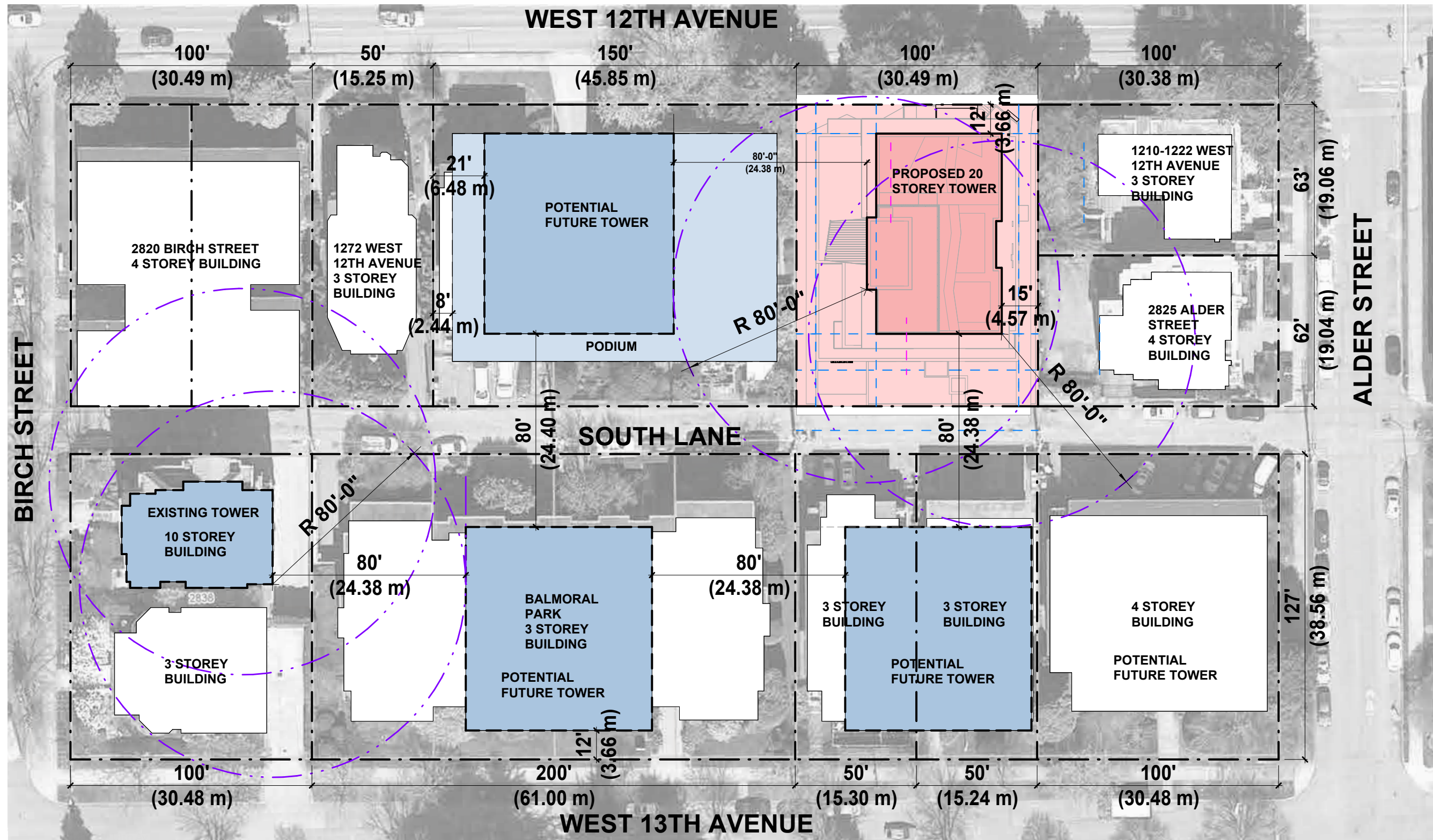


Thermal Template

■	NECB SPACE: Corridor/ Transition Residential
■	NECB SPACE: Dwelling Unit
■	NECB SPACE: Electrical/ Mechanical
■	NECB SPACE: Garbage
■	NECB SPACE: Laundry/Washing Area
■	NECB SPACE: Lobby
■	NECB SPACE: Lounge/ Recreation
■	NECB SPACE: Office - Enclosed
■	NECB SPACE: Parking garage - Garage area
■	NECB SPACE: Restrooms Residential
■	NECB SPACE: Stairway Residential
■	NECB SPACE: Storage >=5 m2
■	NECB SPACE: Vestibule Residential
■	NECB SPACE: Void/Plenum

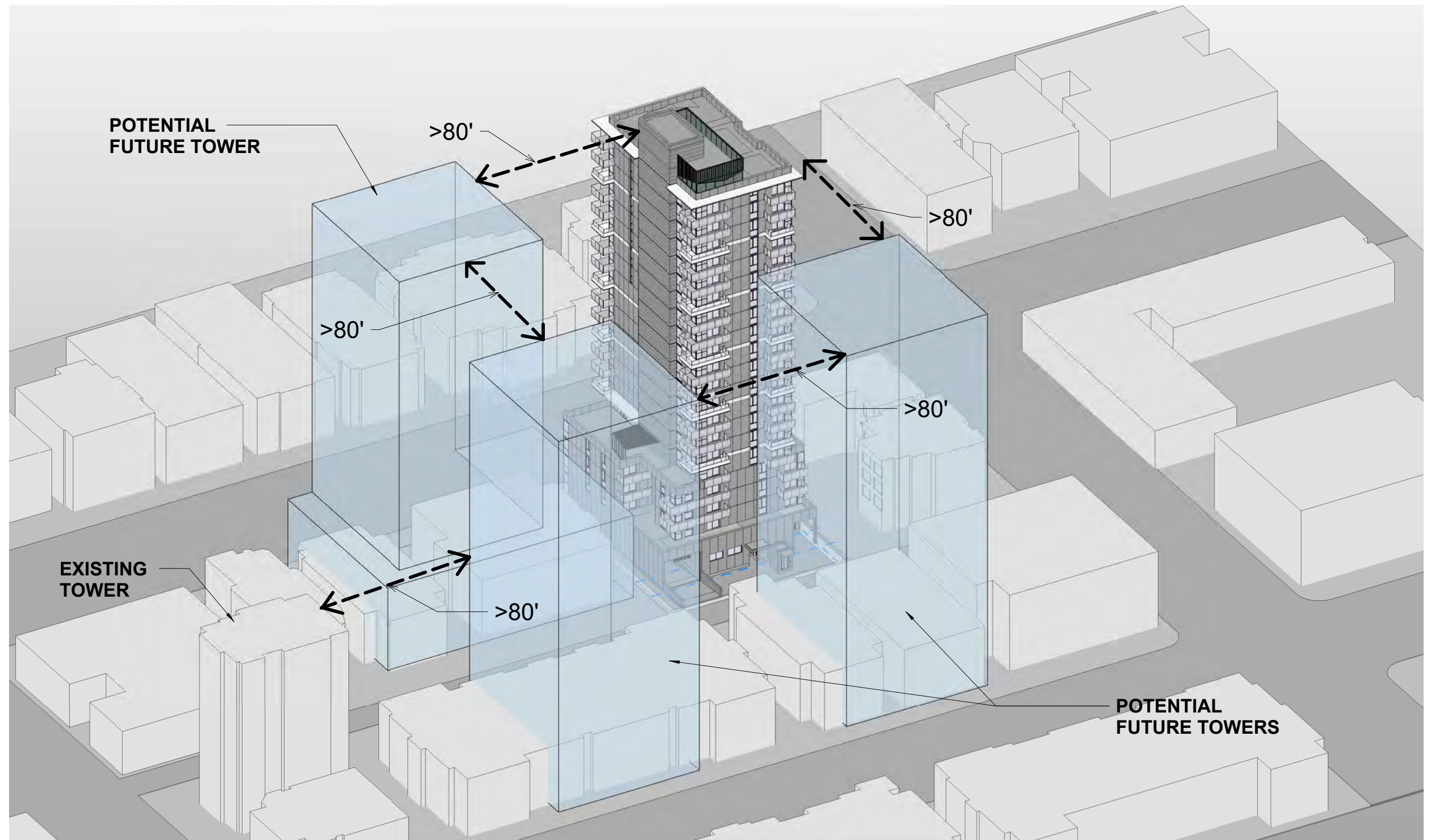
HVAC Thermal Zones

→ Tower Separation / Block Study



Plan Tower Separation / Block Study

→ Tower Separation / Block Study



3D Tower Separation / Block Study

→ Project Information Table

PROJECT DATA										
CIVIC ADDRESS	1230 WEST 12th AVENUE, VANCOUVER, BC V6H1M1									
LEGAL DESCRIPTION	Lot 3,4, and 5 Block 412 Plan VAP1276 District Lot 526 Land District 36									
PID	LOT 7: 014-678-349, LOT 8: 014-678-373									
ZONE (EXISTING)	RM-3									
PROPOSED ZONE	CD									
POLICY BROADWAY PLAN	FAIRVIEW SOUTH - AREA B (FSOB)									
SITE AREA	1,161.2	SM	12,499	SF						
SITE DEDICATION	NA									
NEW SITE AREA	NA									
SITE DIMENSIONS				M				FT		
	NORTH (WEST 12th AVENUE)			30.49				100.04		
	EAST			38.08				124.94		
	SOUTH (LANE)			30.49				100.02		
	WEST			38.09				124.96		
				ALLOWED				PROVIDED		
FLOOR SPACE RATIO / FSR				6.5				6.5		
TOTAL FSR	81,244	SF	81,244	SF	7,551	SM	7,551	SM		
COMMERCIAL FLOOR AREA	0.0	SM	0.0	SF						
				ALLOWED				PROVIDED		
HEIGHT OF BUILDING - NUMBER OF STOREYS				20				20	OUTDOOR AMENITY, ELEVATOR OVERUN & MECH. RM	
HEIGHT (TO TOP OF ROOFTOP SPACES & APPURTENANCES)	222.5	FT	67.82	M						
BROADWAY PLAN MAXIMUM TOWER FLOOR PLATE AREA	6,500.0	SF	4,383.0	SF						
	604.1	SM	407.3	SM						
BUILDING SETBACKS (PODIUM)	RECOMMENDED				PROVIDED				NOTES	
FRONT YARD / WEST 12th	3.66	M	12	FT	3.66	M	12	FT		
REAR YARD / SOUTH LANE	0.00	M	0	FT	5.66	M	18.56	FT	EXCEPT FOR PARKADE BICYCLE ELEVATOR	
SIDE YARD / EAST	2.44	M	8	FT	2.44	M	8	FT		
SIDE YARD / WEST	2.44	M	8	FT	2.44	M	8	FT		
TOWER SEPARATION	RECOMMENDED				PROVIDED				NOTES	
FRONT / WEST 12th	3.66	M	12	FT	3.66	M	12	FT		
REAR / FROM CENTRE LINE OF SOUTH LANE	12.19	M	40	FT	12.19	M	40	FT		
SIDE / EAST	4.57	M	15	FT	4.57	M	15	FT	EASTERN 2 SITES	
SIDE / WEST (TOWER)	4.57	M	15	FT	10.06	M	33	FT		
SIDE / WEST (STAIR CORE)	4.57	M	15	FT	8.78	M	28.81	FT	FOR THE LENGTH OF APPROX. 30'	

→ Detailed Area Calculations

A	B	C	D	E	F=B+C+D+E	G	H	I	J	K	L=H+I+J+K	M	N	O=G+M	P	Q	R	S	U=P+Q+R+S	V=O-U	S								
	BELOW MARKET RESIDENTIAL						MARKET RESIDENTIAL						ASSUMED EXCLUSIONS																
LEVEL	STUDIO	1 BEDROOM	1 BEDROOM + FLEX	2 BEDROOM	3 BEDROOM	SUBTOTAL UNITS	GROSS FLOOR AREA (SF)	STUDIO	1 BEDROOM	1 BEDROOM + FLEX	2 BEDROOM	3 BEDROOM	SUBTOTAL UNITS	TOWER GROSS FLOOR AREA (SF)	TOTAL UNITS	SUBTOTAL GROSS FLOOR AREA (SF)	SUBTOTAL GROSS FLOOR AREA (SM)	BUILDING ENVELOPE (ASSUME 7.5")	DWELLING UNIT STG (Max 3.7m2 / UNIT) Storage Bulletin	BICYCLE PRKING/ MECHANICAL/ ELEC/ SERV./ GARBAGE RM.	LOBBY/ AMENITY ASSUMED Amenity Area Bulletin	ENVIRINMENT & LOW OPER. COST HOUSING (ASSUMED)	ROOF-TOP ACCESS STRUCTURES	ROOF-TOP MECHANICAL ROOM & ELEV. OVERRUN	TOTAL EXCLUSION	TOTAL FLOOR AREA(SF)	TOTAL FLOOR AREA(SM)		
LEVEL 1 - AMENITY	0	0	0	0	0	0	0	0	0	0	0	0	0	5,541	0	5,541	515	230	0	2,072	1,630					3,932	1,609	150	
LEVEL 2	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0					458	5,869	545	
LEVEL 3	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0					458	5,869	545	
LEVEL 4	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0					458	5,869	545	
LEVEL 5 - INDOOR AMENITY	1	0	0	0	0	1	246	0	1	0	1	0	2	4,137	3	4,383	407	175	109	0	1,996					2,280	2,103	195	
LEVEL 6	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 7	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 8	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 9	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 10	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 11	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 12	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0					412	3,971	369	
LEVEL 13	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 14	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 15	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 16	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 17	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 18	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 19	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
LEVEL 20	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0					367	4,016	373	
AMENITY & MECH. ROOFTOP	0	0	0	0	0	0	0	0	0	0	0	0	0	1,485	0	1,485	138	102	0	0	1,081				302	1,485	0	0	
TOTAL (LEVEL 1-20)	1	0	6	9	3	19	19,227	43	16	0	32	0	91	76,908	110	96,135	8,934	3,789	4,021	2,072	4,707	0	0	302	14,891	81,244	7,551		
	MIN. BELOW MARKET FLOOR AREA						20%	19,227																					
TOTAL UNIT COUNT	110																												
TOTAL FSR AREA (SF)	81,244																												
TOTAL FSR (LEVEL 1-20)	6.5																												
MAXIMUM ALLOWED FSR	6.5																												
SITE AREA (SF)	12,499																												

→ Indoor and Outdoor Amenity Calculations

PROVIDED				
	INDOOR AMENITY		OUTDOOR AMENITY	
L1	1,630	SF	0	SF
L5	1,996	SF	1,725	SF
ROOF TOP	1,081	SF	2,898	SF
TOTAL	4,707	SF	4,623	SF
REQUIRED				
	INDOOR AMENITY		OUTDOOR AMENITY	
RATIO	30/ UNIT	SF	40 /UNIT	SF
TOTAL	3,300	SF	4,400	SF
DIFFERENCE / ADDITIONAL	1,407	SF	223	SF
NOTES: 1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR REZONING APPLICATION.				
2. FAMILY UNITS: 2 OR MORE BED, MINIMUM 35% PROVIDED.				
3. DISTRIBUTION OF BELOW MARKET & MARKET RENTAL UNITS IS APPROXIMATE.				

→ Residential Unit Matrix

	STUDIO-A1	STUDIO-A2	STUDIO-A3	STUDIO-A4	1 BED-B1	1 BED FLEX-C1	1 BED FLEX-C2	2 BED-D1	2 BED-D2	2 BED-D3	2 BED-D4	2 BED-D5	2 BED-D6	3 BED-E1	TOTAL
UNIT AREA INC. STG. (SF)	418	373	391	456	561	753	748	999	994	921	787	764	888	909	
UNIT AREA INC. STG. (SM)	38.85	34.67	36.34	42.38	52.14	69.98	69.52	92.84	92.38	85.59	73.14	71.00	82.53	84.48	
STORAGE AREA (SF)	40	34	29	30	32	40	40	40	40	40	40	40	40	40	
STORAGE AREA (SM)	3.72	3.16	2.70	2.79	2.97	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	
UNIT AREA EXC. STG. (SF)	378.00	339.00	362.00	426.00	529.00	713.00	708.00	959.00	954.00	881.00	747.00	724.00	848.00	869.00	
UNIT AREA EXC. STG. (SM)	35.13	31.51	33.64	39.59	49.16	66.26	65.80	89.13	88.66	81.88	69.42	67.29	78.81	80.76	
L20	1				1						1	1	1		5
L19	1				1						1	1	1		5
L18	1				1						1	1	1		5
L17	1				1						1	1	1		5
L16	1				1						1	1	1		5
L15	1				1						1	1	1		5
L14	1				1						1	1	1		5
L13	1				1						1	1	1		5
L12	1	2	1	1	1						1				7
L11	1	2	1	1	1						1				7
L10	1	2	1	1	1						1				7
L9	1	2	1	1	1						1				7
L8	1	2	1	1	1						1				7
L7	1	2	1	1	1						1				7
L6	1	2	1	1	1						1				7
L5	1				1						1				3
L4						1	1	1	1	1				1	6
L3						1	1	1	1	1				1	6
L2						1	1	1	1	1				1	6
L1															0
TOTAL UNITS	16	14	7	7	16	3	3	3	3	3	16	8	8	3	110
	44				16	6		41					3		
	40%				15%	3%		30%					3%		

NOTES:
1. ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR REZONING APPLICATION.

STUDIO	44
1 BED	16
1 BED FLEX	6
2 BED	41
3 BED	3
TOTAL	110

→ Parking Summary

Residential Rental	81,244	7,551	110 Units
Total	81,244	7,551	110 Units

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed				
								Standard	Small	Accessible/ Van Accessible	Total	
1230 W12												
Residential Rental	All	110	units	4.3.2	accessible, 1 for first 7 units + 0.034 per unit	4,502	5	19	16	5	40	
Residential Visitor	All	110	units	4.3.3	Minimum of 0.05 per unit	5.5	6	1	4	1	6	
Total						10.002	11	20	20	6	46	

*Accessible parking spaces can be counted as two spaces if there is a minimum parking requirement, i.e. not applicable to downtown or Broadway plan area (no minimum parking requirements beyond accessible spaces)

**First accessible space and every ten accessible spaces must be Van accessible spaces (Parking Bylaw section 4.8.4)

Class A Bicycle Parking

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
1230 W12								
Residential Rental	Units < 65sqm (700sf)	60	Units	Bylaw 6.2.1.2	1.5 per unit	90.0	215.0	215
	Units 65sqm-105sqm	50	Units	Bylaw 6.2.1.2	2.5 per unit	125.0		
	Units > 105sqm (1130sf)	0	Units	Bylaw 6.2.1.2	3 per unit	0.0		
Total		110				215.00	215	215

Class B Bicycle Parking

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
1230 W12								
Residential Rental	All	110	Units	Bylaw 6.2.1.2	2 spaces per development =>20 units, plus 1 for each 20 additional units	6.5	7	
Total						6.5	7	7

Passenger Loading

Land Use	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C	Proposed		
1230 W12							Class A	Class B	Class C
Residential Rental	110	Units	7.2.1	1	-	-			
Total				1	0	0	1	0	0

Service Loading

Use	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C	Proposed		
1230 W12							Class A	Class B	Class C
Residential Rental	110	dwelling	5.2.1	1	1	-			
Total				1	1	0	1	1	0

End of Trips Facilities

Land Use	Quantity	Variable	Bylaw Ref	Class A Bicycles Required	Lockers	Water Closets	Wash Basins	Showers	Grooming Station
1230 W12									
Residential Rental	110	dwelling	Not Required for Residential Uses	-	-	-	-	-	-
Total				0	0	0	0	0	0

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT

1230 West 12th Avenue, Vancouver, BC



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A500	BUILDING SECTIONS
X010	FSR OVERLAYS CALCULATION
X011	FSR OVERLAYS CALCULATION

Number of Sheets: 38

PROJECT / CONSULTANT TEAM

OWNER	ARCHITECT & INTERIORS	LANDSCAPE ARCHITECT	STRUCTURAL CONSULTANT	MECHANICAL CONSULTANT	ELECTRICAL CONSULTANT	CIVIL CONSULTANT	GEOTECHNICAL CONSULTANT	SUSTAINABILITY & ENERGY MODELING CONSULTANT	TRAFFIC CONSULTANT	SURVEYOR
1220567 B.C. LTD. 1220570 B.C. LTD. 3888 OSLER STREET VANCOUVER, BC	BFA STUDIO ARCHITECTS 600 - 355 BURRARD ST. VANCOUVER, BC	PMG LANDSCAPE ARCHITECTS LTD. C100 - 4185 STILL CREEK DR. BURNABY, BC	WSB CONSULTING STRUCTURAL ENGINEERS 118 - 388 HENNING DR BURNABY, BC	WILLIAMS ENGINEERING 740 - 1100 MELVILLE ST VANCOUVER, BC	NEMETZ (S/A) & ASSOCIATES LTD. 2009 WEST 9TH AVE VANCOUVER, BC	R.F. BINNIE & ASSOCIATES LTD. 300 - 4940 CANADA WAY BURNABY, BC	RAM CONSULTING 20 - 18 GOSTICK PLACE NORTH VANCOUVER, BC	RJC ENGINEERS (RJC) 300 - 1285 WEST BROADWAY VANCOUVER, BC	BUNT & ASSOCIATES ENGINEERING LTD. 1550 - 1050 WEST PENDER ST VANCOUVER, BC	LNLS - METRO VANCOUVER SURVEYORS 1528 KINGSWAY, VANCOUVER, BC

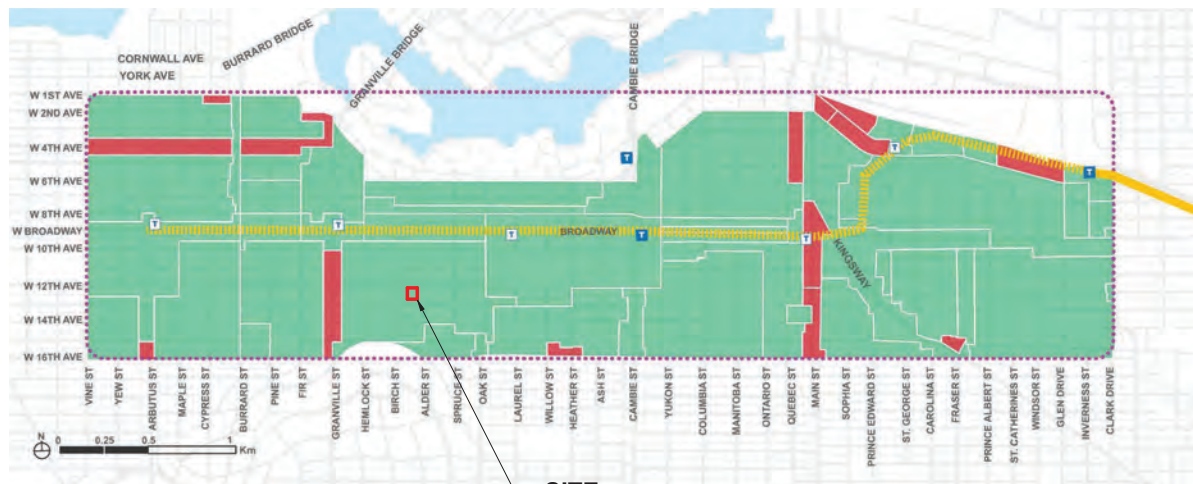


REISSUED FOR REZONING APPLICATION
11 MARCH 2024



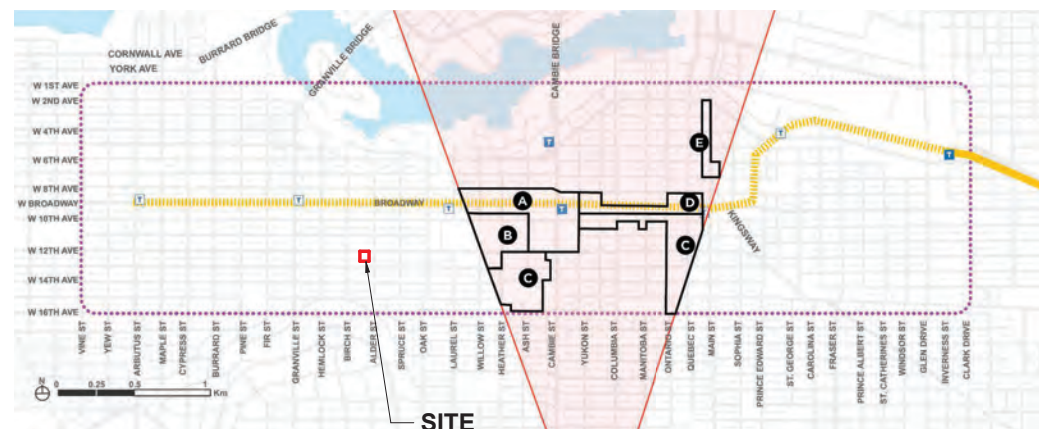
1 BROADWAY PLAN AREA

SITE



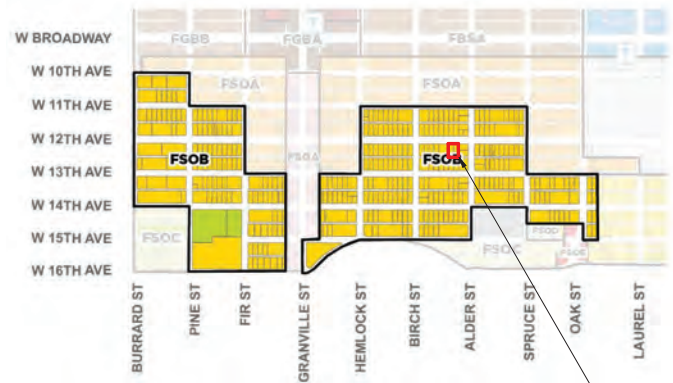
3 REZONING ELIGIBLE AREAS

SITE



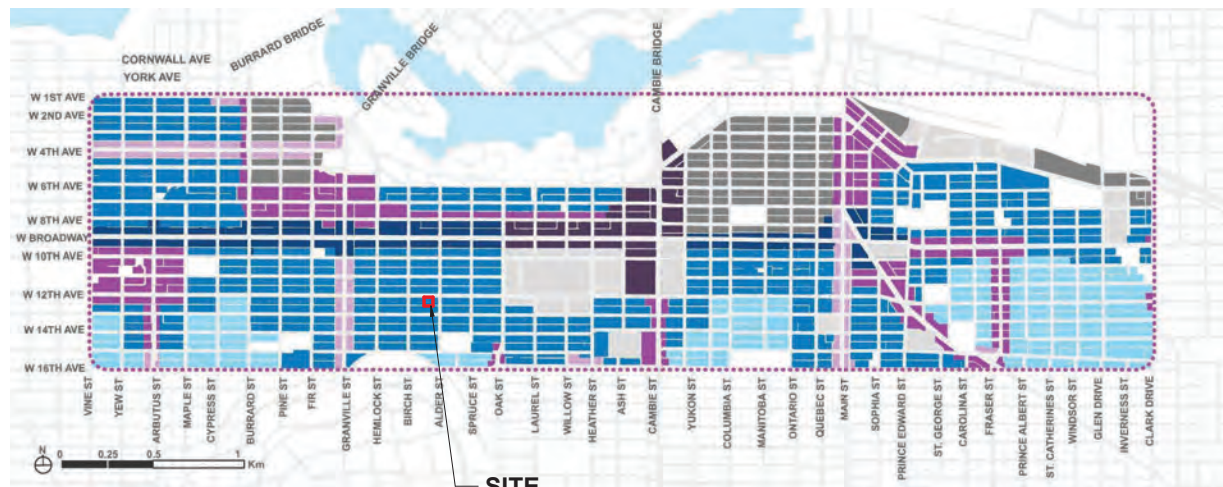
5 QUEEN ELIZABETH PARK VIEW CONE

SITE



2 FAIRWAY SOUTH - AREA B

SITE



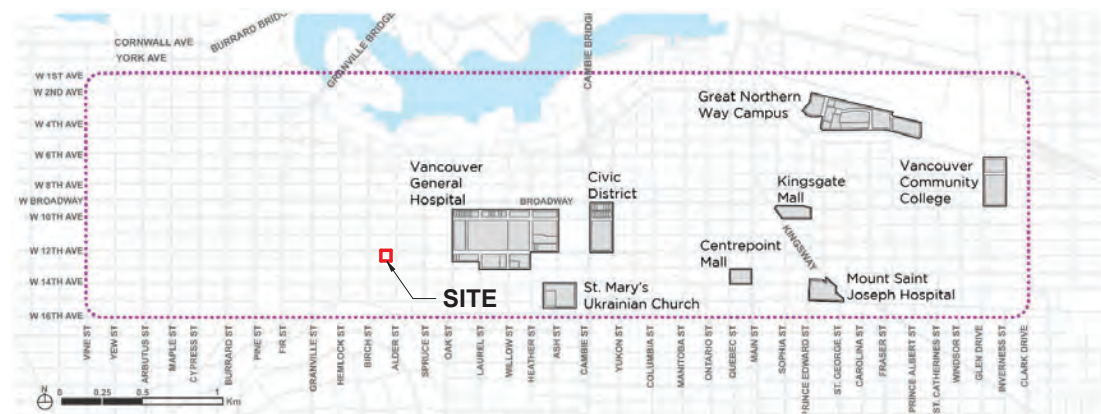
4 BUILDING TYPOLOGIES

SITE



6 NORTHERN VIEWS AT KEY INTERSECTIONS

SITE



7 LARGE AND UNIQUE SITES

SITE

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
**MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT**
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
BROADWAY PLAN CONTEXT

SEAL



DRAWING NO. REVISION

A001

DATE 2024-10-31
SCALE
DRAWN AZ
CHECKED
HB



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
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CONTEXT

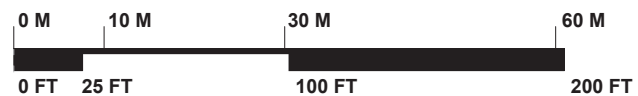
SEAL

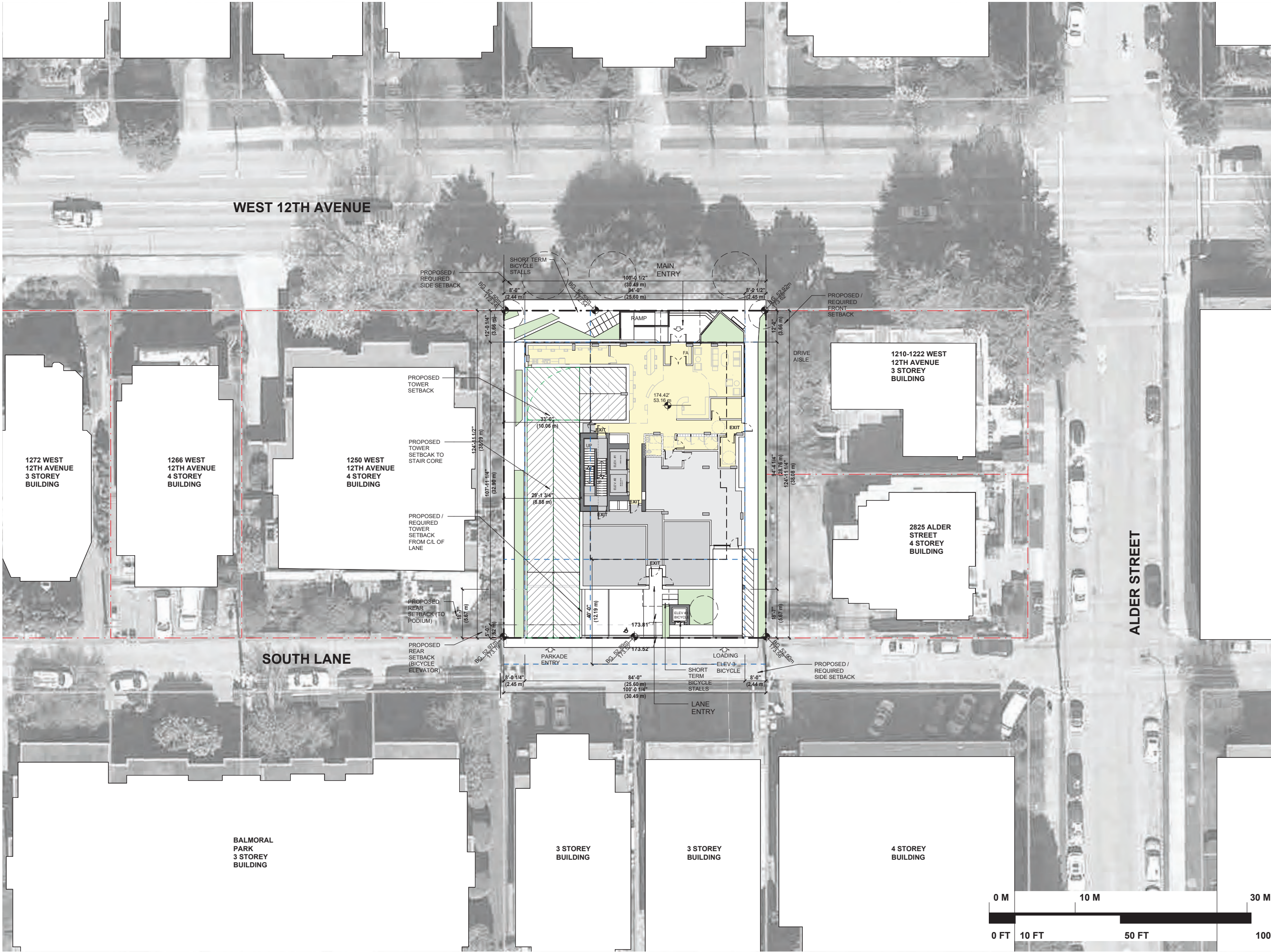
DRAWING NO. REVISION

A002

DATE 2024-10-31
SCALE 1/32" = 1'-0"

DRAWN AZ
CHECKED HB





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PROJECT
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RENTAL RESIDENTIAL
DEVELOPMENT**
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
IMMEDIATE CONTEXT PLAN

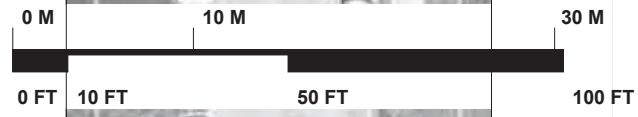
SEAL



DRAWING NO. REVISION

A003

DATE 2024-10-31
SCALE 1/16" = 1'-0"
DRAWN AZ
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SOUTH WEST

PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
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DRAWING TITLE
3D VIEWS/ CONTEXT

SEAL

REGISTERED ARCHITECT
ELISH BESHARAFI
BRITISH COLUMBIA
2020-09-11

DRAWING NO. REVISION
A005
DATE 2024-10-31 DRAWN AZ
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Google Earth

NORTH WEST

PROJECT NO. 24581

PROJECT
**MARKET AND BELOW MARKET
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 DEVELOPMENT**
 1230 West 12th Avenue,
 Vancouver, BC

DRAWING TITLE
 3D VIEWS/ CONTEXT

SEAL



DRAWING NO. REVISION

A007

DATE 2024-10-31 DRAWN AZ
 SCALE CHECKED HB



NORTH EAST



NORTH EAST- DUSK

REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
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PROJECT
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 DEVELOPMENT**
 1230 West 12th Avenue,
 Vancouver, BC

DRAWING TITLE
 3D VIEW - NORTH EAST

SEAL

DRAWING NO.	REVISION

A008

DATE 2024-10-31 DRAWN AZ
 SCALE HB CHECKED

REVISIONS		
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1	REZONING APPLICATION	2024-12-16
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1230 West 12th Avenue,
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DRAWING TITLE
PARTIAL 3D VIEW - ENTRY

SEAL



DRAWING NO.	REVISION

A009

DATE 2024-10-31
DRAWN AZ
SCALE HB



ENTRY FROM NORTH EAST



NORTH WEST



**NORTH WEST -
DUSK**

REVISIONS		
NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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 PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC
 DRAWING TITLE

3D VIEW - NORTH WEST

SEAL

DRAWING NO.	REVISION

A010

DATE 2024-10-31 DRAWN AZ
 SCALE CHECKED HB



SOUTH EAST

REVISIONS		
NO.	DESCRIPTION	DATE
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11

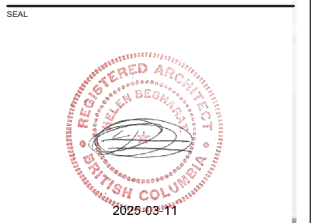
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**MARKET AND BELOW MARKET
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 DEVELOPMENT**
 1230 West 12th Avenue,
 Vancouver, BC

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 3D VIEW - SOUTH EAST



DRAWING NO. REVISION

A011

DATE 2024-10-31 DRAWN AZ
 SCALE HB CHECKED



SOUTH WEST

REVISIONS		
NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
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PROJECT
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE

3D VIEW - SOUTH WEST

SEAL

2020-09-11

DRAWING NO. REVISION

A012

DATE 2024-10-31
DRAWN AZ
SCALE CHECKED HB

SUMMARY

	BROADWAY PLAN				PROPOSED			
HEIGHT - NUMBER OF STOREYS	20				20			
HEIGHT (INCL. ROOFTOP SPACES & APPURTENANCES)					222.5	FT	67.82	M
MAXIMUM TOWER FLOOR PLATE	6,500	SF	604	SM	4,383	SF	407.3	SM
FSR	6.50				6.50			
RESIDENTIAL RENTAL UNITS	N/A				110			
BELOW MARKET GFA PERCENTAGE	20%				20%			
FAMILY UNIT PERCENTAGE (MIN.)	35%				35%			
RESIDENTIAL VEHICLE PARKING STALLS	11				46			
RESIDENTIAL BICYCLE STALLS	222				222			
# PODIUM STOREYS	4				4			

PROJECT DATA

PROJECT DATA												
CIVIC ADDRESS	1230 WEST 12th AVENUE, VANCOUVER, BC V6H1M1											
LEGAL DESCRIPTION	Lot 3,4, and 5 Block 412 Plan VAP1276 District Lot 526 Land District 36											
PID	LDT 7: 014-678-349, LOT 8: 014-678-373											
ZONE (EXISTING)	RM-3											
PROPOSED ZONE	CD											
POLICY BROADWAY PLAN	FAIRVIEW SOUTH - AREA B (FSOB)											
SITE AREA				1,161.2	SM				12,499	SF		
SITE DEDICATION	NA											
NEW SITE AREA	NA											
SITE DIMENSIONS												
	NORTH (WEST 12th AVENUE)			30.49						100.04		
	EAST			38.08						124.94		
	SOUTH (LANE)			30.49						100.02		
	WEST			38.09						124.96		
				ALLOWED			PROVIDED					
FLOOR SPACE RATIO / FSR				6.5						6.5		
TOTAL FSR				81,244			SF			81,244		
				7,551			SM			7,551		
COMMERCIAL FLOOR AREA				0.0			SM			0.0		
				ALLOWED			PROVIDED					
HEIGHT OF BUILDING - NUMBER OF STOREYS				20						20		
										OUTDOOR AMENITY, ELEVATOR OVERUN & MECH. RM		
HEIGHT (TO TOP OF ROOFTOP SPACES & APPURTENANCES)				222.5			FT			67.82		
										M		
BROADWAY PLAN MAXIMUM TOWER FLOOR PLATE AREA				6,500.0			SF			4,383.0		
				604.1			SM			407.3		
BUILDING SETBACKS (PODIUM)				RECOMMENDED			PROVIDED			NOTES		
FRONT YARD / WEST 12th	3.66	M	12	FT	3.66	M	12	FT				
REAR YARD / SOUTH LANE	0.00	M	0	FT	5.66	M	18.53	FT	EXCEPT FOR PARKADE BICYCLE ELEVATOR			
SIDE YARD / EAST	2.44	M	8	FT	2.44	M	3	FT				
SIDE YARD / WEST	2.44	M	8	FT	2.44	M	3	FT				
TOWER SEPARATION				RECOMMENDED			PROVIDED			NOTES		
FRONT / WEST 12th	3.66	M	12	FT	3.66	M	12	FT				
REAR / FROM CENTRE LINE OF SOUTH LANE	12.19	M	40	FT	12.19	M	40	FT				
SIDE / EAST	4.57	M	15	FT	4.57	M	15	FT	EASTERN 2 SITES			
SIDE / WEST (TOWER)	4.57	M	15	FT	10.06	M	33	FT				
SIDE / WEST (STAIR CORE)	4.57	M	15	FT	8.78	M	28.81	FT	FOR THE LENGTH OF APPROX. 30'			



600 - 355 Burrard Street
 Vancouver, BC V6C 2G8
 www.besharatfrans.com

T 604 662 8544
 F 604 662 4060
 info@besharatfrans.com

NO.	DESCRIPTION	DATE
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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE PROJECT DATA SUMMARY

SEAL



DRAWING NO. REVISION

A015

DATE 2024-10-31 DRAWN AZ

SCALE CHECKED HB

AREA CALCULATION

LEVEL	BELOW MARKET RESIDENTIAL							MARKET RESIDENTIAL							ASSUMED EXCLUSIONS												TOTAL FLOOR AREA(SF)	TOTAL FLOOR AREA(SM)
	STUDIO	1 BEDROOM	1 BEDROOM + FLEX	2 BEDROOM	3 BEDROOM	SUBTOTAL UNITS	GROSS FLOOR AREA (SF)	STUDIO	1 BEDROOM	1 BEDROOM + FLEX	2 BEDROOM	3 BEDROOM	SUBTOTAL UNITS	TOWER GROSS FLOOR AREA (SF)	TOTAL UNITS	SUBTOTAL GROSS FLOOR AREA (SF)	SUBTOTAL GROSS FLOOR AREA (SM)	BUILDING ENVELOPE (ASSUME 75%)	DWELLING UNIT STG (Max 3.7m2 / UNIT) Storage Bulletin	BICYCLE PRKING/ MECHANICAL/ ELEC/ SERV/ GARBAGE RM.	LOBBY/ AMENITY ASSUMED Area Bulletin	ENVIRONMENT & LOW OPER. COST HOUSING (ASSUMED)	ROOF-TOP ACCESS STRUCTURES	ROOF-TOP MECHANICAL ROOM & ELEV. OVERRUN	TOTAL EXCLUSION			
LEVEL 1 - AMENITY	0	0	0	0	0	0	0	0	0	0	0	0	0	5,541	0	5,541	515	230	0	2,072	1,630				3,932	1,609	150	
LEVEL 2	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0				458	5,869	545	
LEVEL 3	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0				458	5,869	545	
LEVEL 4	0	0	2	3	1	6	6,327	0	0	0	0	0	0	0	6	6,327	588	219	239	0	0				458	5,869	545	
LEVEL 5 - INDOOR AMENITY	1	0	0	0	0	1	246	0	1	0	1	0	2	4,137	3	4,383	407	175	109	0	1,996				2,280	2,103	195	
LEVEL 6	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 7	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 8	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 9	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 10	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 11	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 12	0	0	0	0	0	0	0	5	1	0	1	0	7	4,383	7	4,383	407	175	237	0	0				412	3,971	369	
LEVEL 13	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 14	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 15	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 16	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 17	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 18	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 19	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
LEVEL 20	0	0	0	0	0	0	0	1	1	0	3	0	5	4,383	5	4,383	407	175	192	0	0				367	4,016	373	
AMENITY & MECH. ROOFTOP	0	0	0	0	0	0	0	0	0	0	0	0	0	1,485	0	1,485	138	102	0	0	1,081		302	1,485	0	0		
TOTAL (LEVEL 1-20)	1	0	6	9	3	19	19,227	43	16	0	32	0	91	76,908	110	96,135	8,934	3,789	4,021	2,072	4,707	0	3	302	14,891	81,244	7,551	
TOTAL UNIT COUNT		MIN. BELOW MARKET FLOOR AREA					29%	19,227																				
TOTAL FSR AREA (SF)								81,244																				
TOTAL FSR (LEVEL 1-20)								6.5																				
MAXIMUM ALLOWED FSR								6.5	81,244																			
SITE AREA (SF)								12,499																				
PROVIDED		INDOOR AMENITY		OUTDOOR AMENITY		PARKING AREA		SF	SM																			
L1	1,630	SF	0	SF	LEVEL P3	11,181	1,039.13																					
L5	1,996	SF	1,725	SF	LEVEL P2	11,181	1,039.13																					
ROOF TOP	1,081	SF	2,896	SF	LEVEL P1	11,181	1,039.13																					
TOTAL	4,707	SF	4,623	SF	TOTAL	33,543	3,117.38																					
REQUIRED		INDOOR AMENITY		OUTDOOR AMENITY		RATIO		30/UNIT	SF	40/UNIT	SF																	
TOTAL	3,300	SF	4,400	SF	DIFFERENCE / ADDITIONAL	1,407	SF	223	SF																			

	STUDIO-A1	STUDIO-A2	STUDIO-A3	STUDIO-A4	1 BED-B1	1 BED FLEX-C1	1 BED FLEX-C2	2 BED-D1	2 BED-D2	2 BED-D3	2 BED-D4	2 BED-D5	2 BED-D6	3 BED-E1	TOTAL
UNIT AREA INC. STG. (SF)	418	373	391	456	561	753	748	999	994	921	787	764	888	909	
UNIT AREA INC. STG. (SM)	38.85	34.67	36.34	42.38	52.14	69.98	69.52	92.84	92.38	85.59	73.14	71.00	82.53	84.48	
STORAGE AREA (SF)	40	34	29	30	32	40	40	40	40	40	40	40	40	40	
STORAGE AREA (SM)	3.72	3.15	2.70	2.79	2.97	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	3.72	
UNIT AREA EXC. STG. (SF)	378.00	339.00	362.00	425.00	529.00	713.00	708.00	959.00	954.00	881.00	747.00	724.00	848.00	869.00	
UNIT AREA EXC. STG. (SM)	35.13	31.51	33.64	39.59	49.16	66.26	65.80	89.13	88.66	81.88	69.42	67.29	78.81	80.76	
L20	1				1							1	1	1	5
L19	1				1							1	1	1	5
L18	1				1							1	1	1	5
L17	1				1							1	1	1	5
L16	1				1							1	1	1	5
L15	1				1							1	1	1	5
L14	1				1							1	1	1	5
L13	1				1							1	1	1	5
L12	1	2	1	1	1							1	1	1	7
L11	1	2	1	1	1							1	1	1	7
L10	1	2	1	1	1							1	1	1	7
L9	1	2	1	1	1							1	1	1	7
L8	1	2	1	1	1							1	1	1	7
L7	1	2	1	1	1							1	1	1	7
L6	1	2	1	1	1							1	1	1	7
L5	1				1							1			3
L4						1	1	1	1	1				1	6
L3						1	1	1	1	1				1	6
L2						1	1	1	1	1				1	6
L1															0
TOTAL UNITS	16	14	7	7	16	3	3	3	3	3	16	8	8	3	110
	44		16		6		41					3			
	40%		15%		3%		30%					3%			

STUDIO	44
1 BED	16
1 BED FLEX	6
2 BED	41
3 BED	3
TOTAL	110

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11
3		
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PROJECT NO. 24581
 PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC
 DRAWING TITLE

AREA CALCULATION & UNIT MATRIX



DRAWING NO. REVISION

A016

DATE 2024-10-31 DRAWN AZ
 SCALE CHECKED HB

PARKING CALCULATION

Use	sqft (FSR)	sqm (FSR)	Qty
1230 W12			
Residential Rental	81,244	7,551	110 Units
Total	81,244	7,551	110 Units

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed				
								Standard	Small	Accessible/ Van Accessible	Total	
1230 W12												
Residential Rental	All	110	units	4.3.2	accessible , 1 for first 7 units + 0.034 per unit	4.502	5	19	16	5	40	
Residential Visitor	All	110	units	4.3.3	Minimum of 0.05 per unit	5.5	6	1	4	1	6	
Total						10.002	11	20	20	6	46	

*Accessible parking spaces can be counted as two spaces if there is a minimum parking requirement, i.e. not applicable to downtown or Broadway plan area (no minimum parking requirements beyond accessible spaces)

**First accessible space and every ten accessible spaces must be Van accessible spaces (Parking Bylaw section 4.8.4)

Class A Bicycle Parking

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
1230 W12								
Residential Rental	Units < 65sqm (700sf)	60	Units	Bylaw 6.2.1.2	1.5 per unit	90.0	215.0	
	Units 65sqm-105sqm	50	Units	Bylaw 6.2.1.2	2.5 per unit	125.0		
	Units > 105sqm (1130sf)	0	Units	Bylaw 6.2.1.2	3 per unit	0.0		
Total		110				215.00	215	215

Class B Bicycle Parking

Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
1230 W12								
Residential Rental	All	110	Units	Bylaw 6.2.1.2	2 spaces per development => 20 units, plus 1 for each 20 additional units	6.5	7	
Total						6.5	7	7

Passenger Loading

Land Use	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C	Proposed		
1230 W12							Class A	Class B	Class C
Residential Rental	110	Units	7.2.1	1	-	-	1	0	0
Total				1	0	0	1	0	0

Service Loading

Use	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C	Proposed		
1230 W12							Class A	Class B	Class C
Residential Rental	110	dwelling	5.2.1	1	1	-	1	1	0
Total				1	1	0	1	1	0

End of Trips Facilities

Land Use	Quantity	Variable	Bylaw Ref	Class A Bicycles Required	Lockers	Water Closets	Wash Basins	Showers	Grooming Station
1230 W12									
Residential Rental	110	dwelling	Not Required for Residential Uses	-	-	-	-	-	-
Total					0	0	0	0	0

NO.	DESCRIPTION	DATE
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
PARKING CALCULATION

SEAL



DRAWING NO. REVISION

A017

DATE 2024-10-31
SCALE
DRAWN AZ
CHECKED HB

REVISIONS		
NO.	DESCRIPTION	DATE
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
**MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT**
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
SHADOW ANALYSIS

SEAL

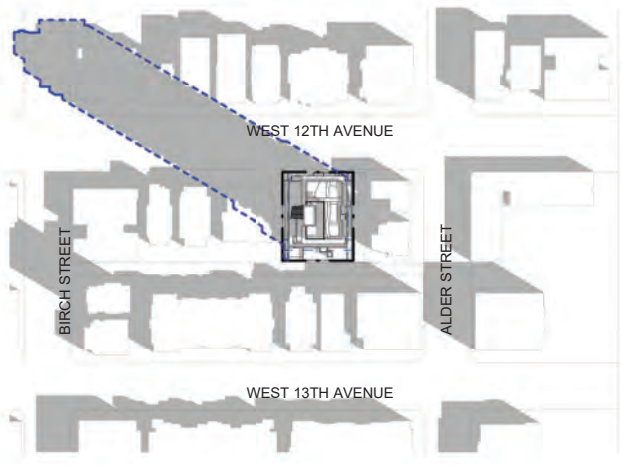


DRAWING NO. REVISION

A018

DATE 2024-10-31	DRAWN AZ
SCALE 1:1500	CHECKED HB

NOTE
1. THE TIMES ARE PACIFIC DAYLIGHT TIME (PDT: UTC: -7:00)



21 MAR 10 AM



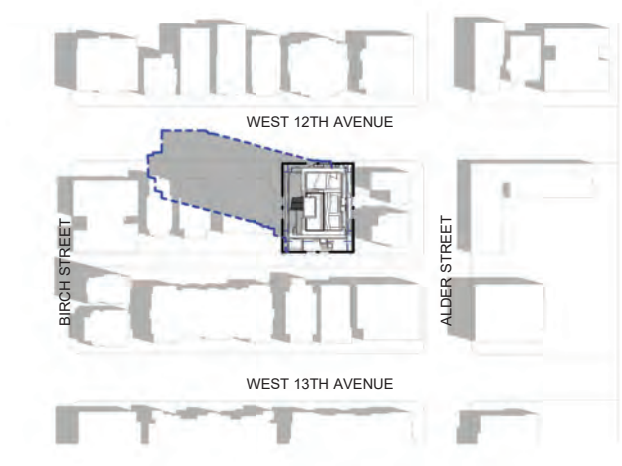
21 MAR 12 PM



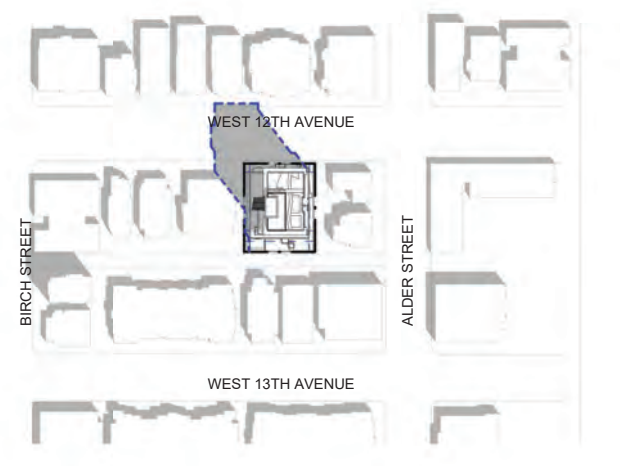
21 MAR 2 PM



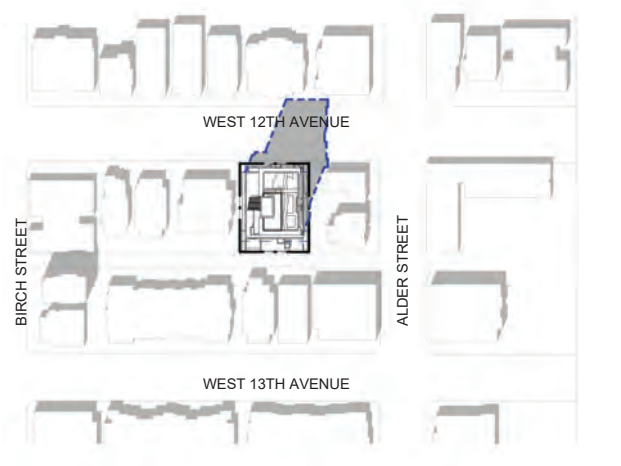
21 MAR 4 PM



21 JUN 10 AM



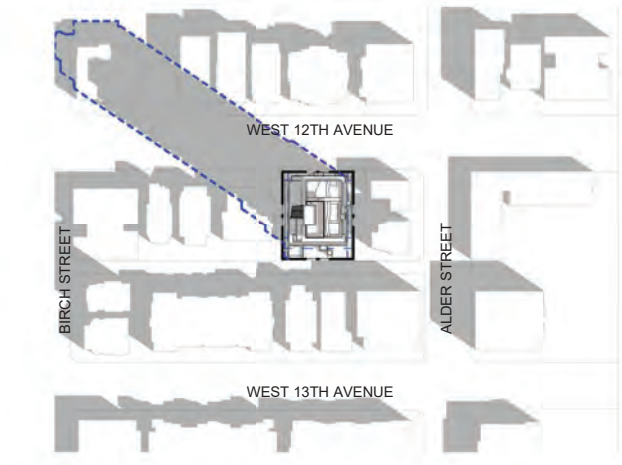
21 JUN 12 PM



21 JUN 2 PM



21 JUN 4 PM



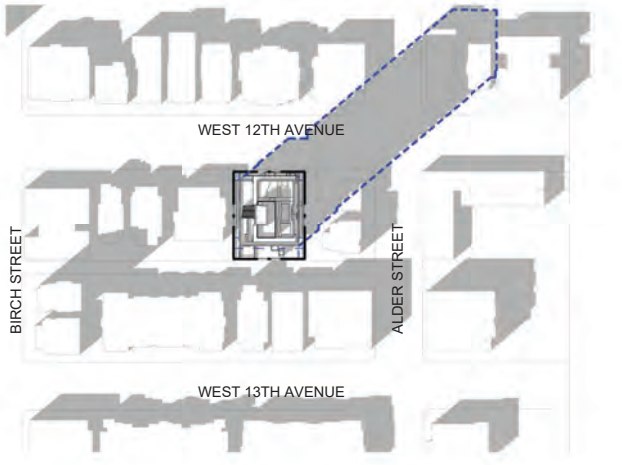
22 SEP 10 AM



22 SEP 12 PM



22 SEP 2 PM



22 SEP 4 PM

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
**MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT**
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
LEVEL P3 PLAN

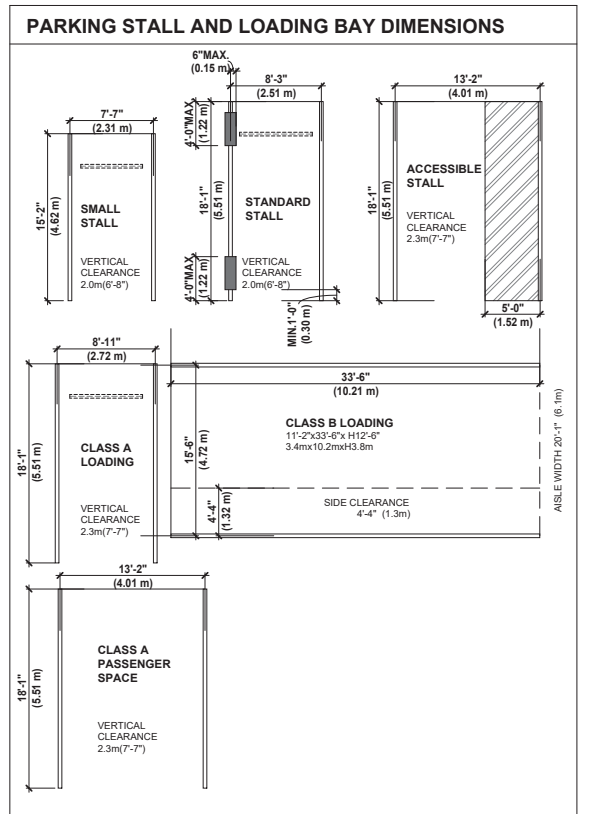
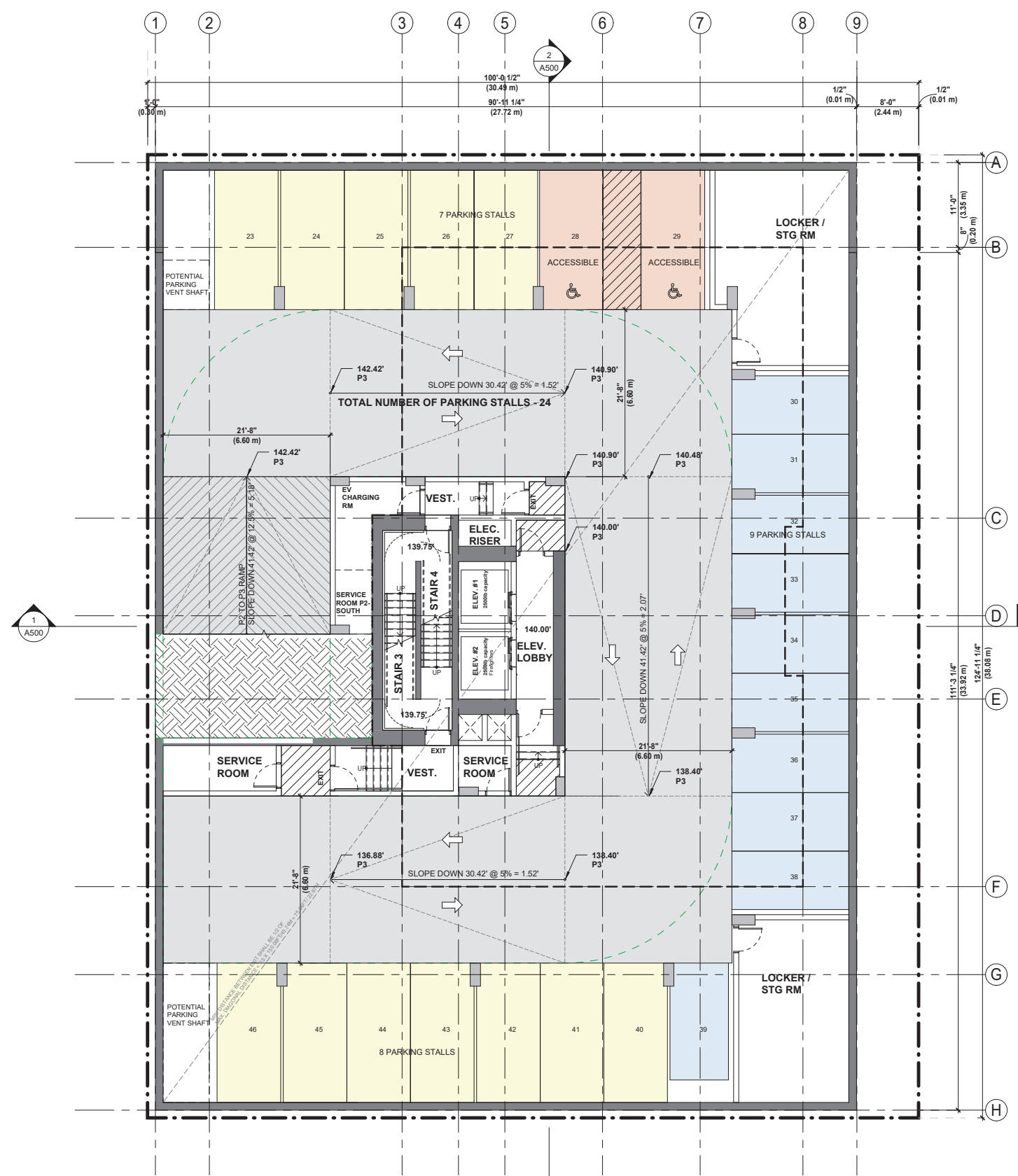
SEAL



DRAWING NO. REVISION

A202

DATE 2024-10-31
SCALE 1/8" = 1'-0"
DRAWN AZ
CHECKED HB



- NOTES:**
- ALL PARKING, LOADING & PASSENGER LOADING AS PER CITY OF VANCOUVER BY-LAW
 - WHERE ONE SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.7m & 2.6m RESPECTIVELY
 - WHERE BOTH SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.9 & 2.7 RESPECTIVELY
 - PARKING SPACES DELINEATED BY 4" WIDE PAINTED SOLID LINES FOR EACH PARKING
 - EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL P2 PLAN

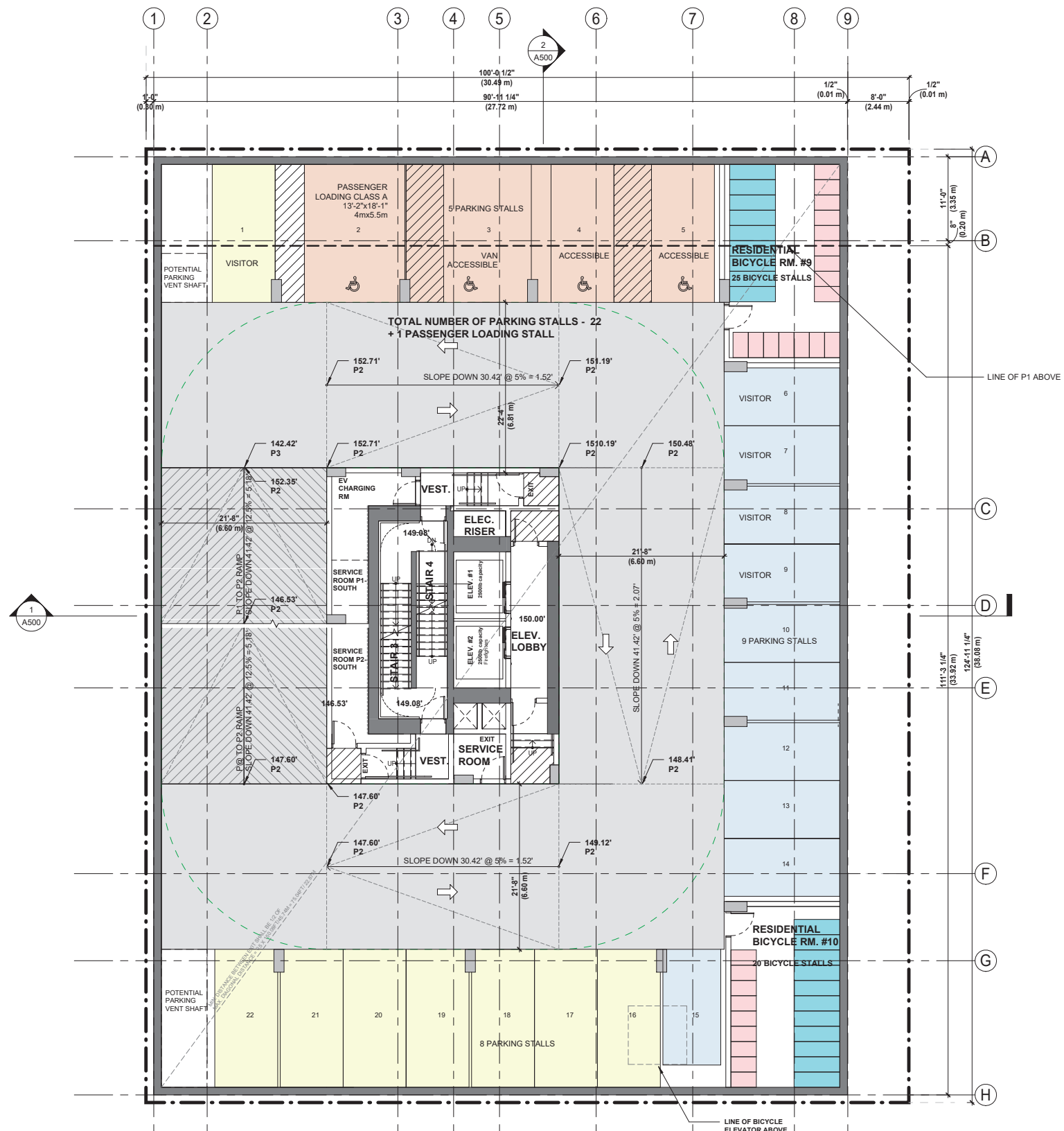
SEAL



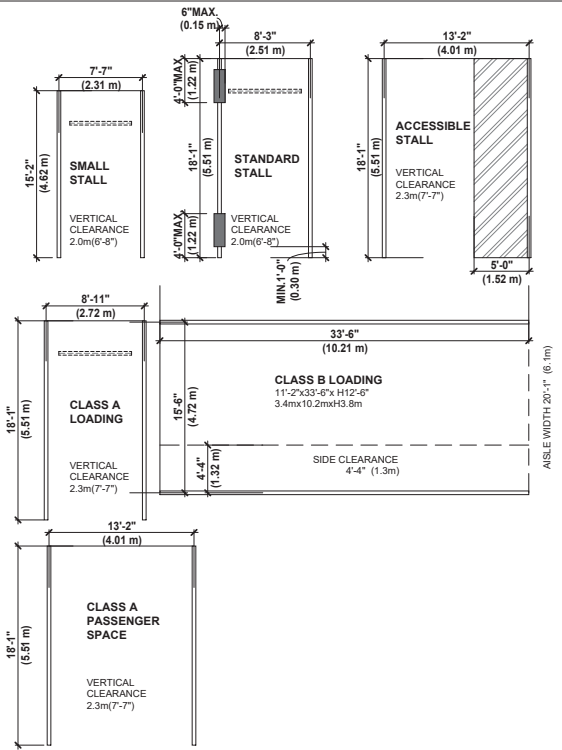
DRAWING NO. REVISION

A203

DATE 2024-10-31 DRAWN AZ
SCALE 1/8" = 1'-0" CHECKED HB



PARKING STALL AND LOADING BAY DIMENSIONS



- NOTES:
- ALL PARKING, LOADING & PASSENGER LOADING AS PER CITY OF VANCOUVER BY-LAW
 - WHERE ONE SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.7m & 2.6m RESPECTIVELY
 - WHERE BOTH SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.9 & 2.7 RESPECTIVELY
 - PARKING SPACES DELINEATED BY 4" WIDE PAINTED SOLID LINES FOR EACH PARKING
 - EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL P1 PLAN

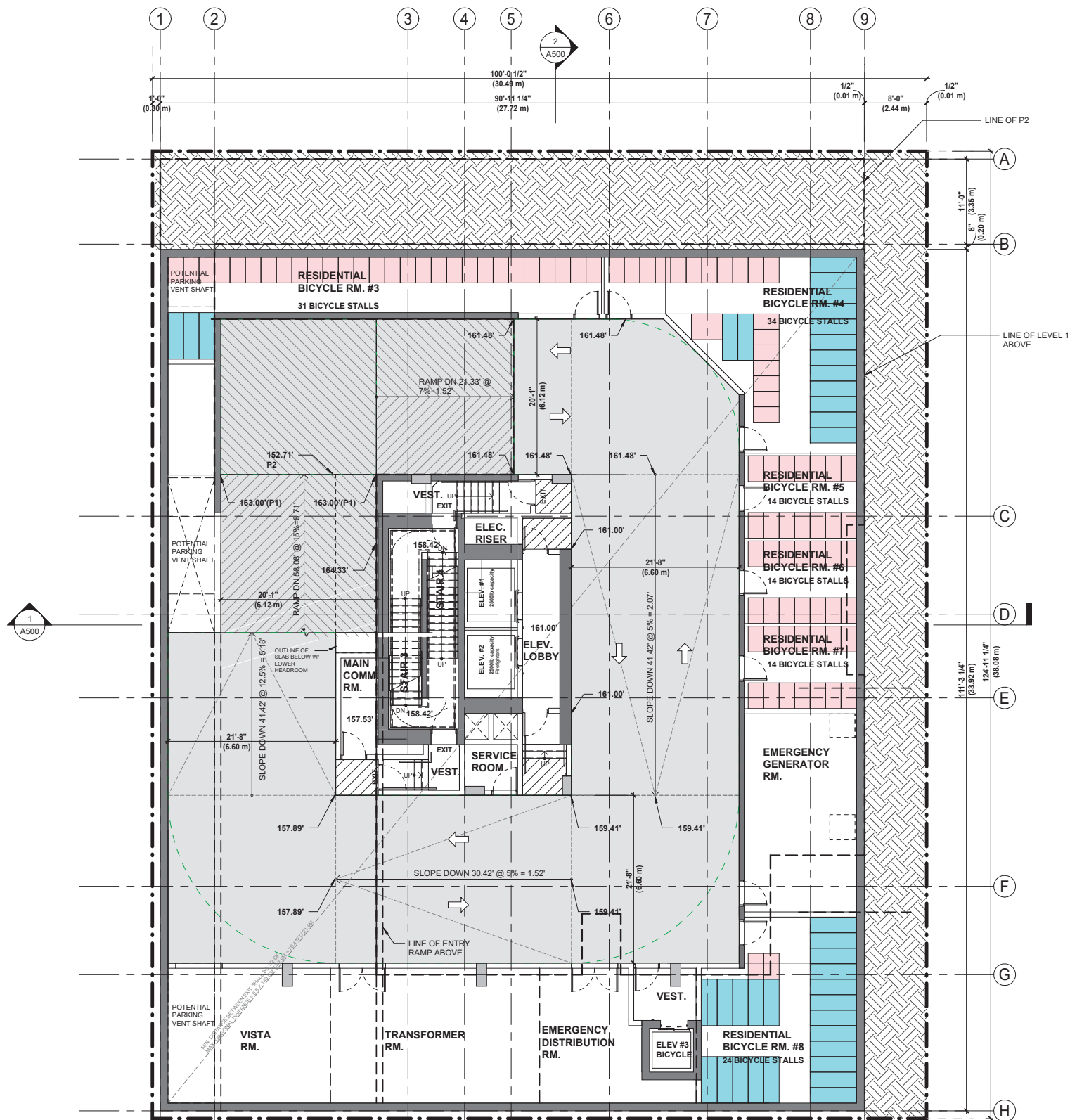
SEAL



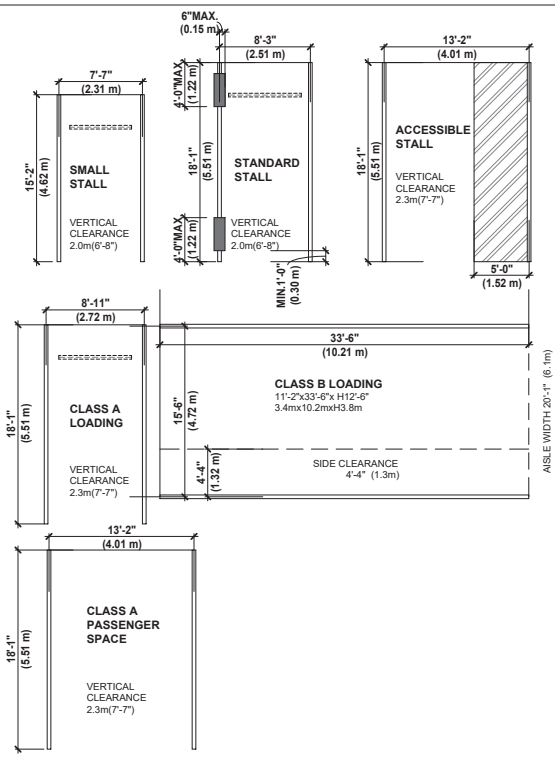
DRAWING NO. REVISION

A204

DATE 2024-10-31 DRAWN AZ
SCALE 1/8" = 1'-0" CHECKED HB

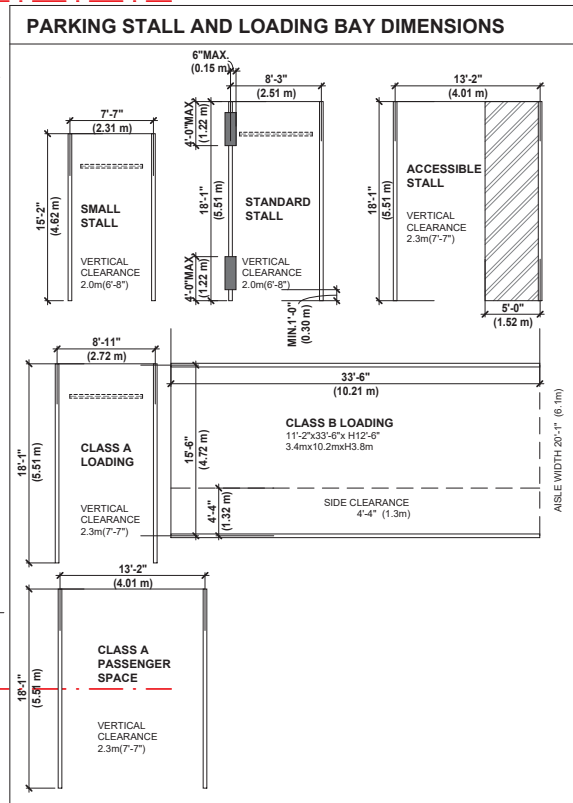
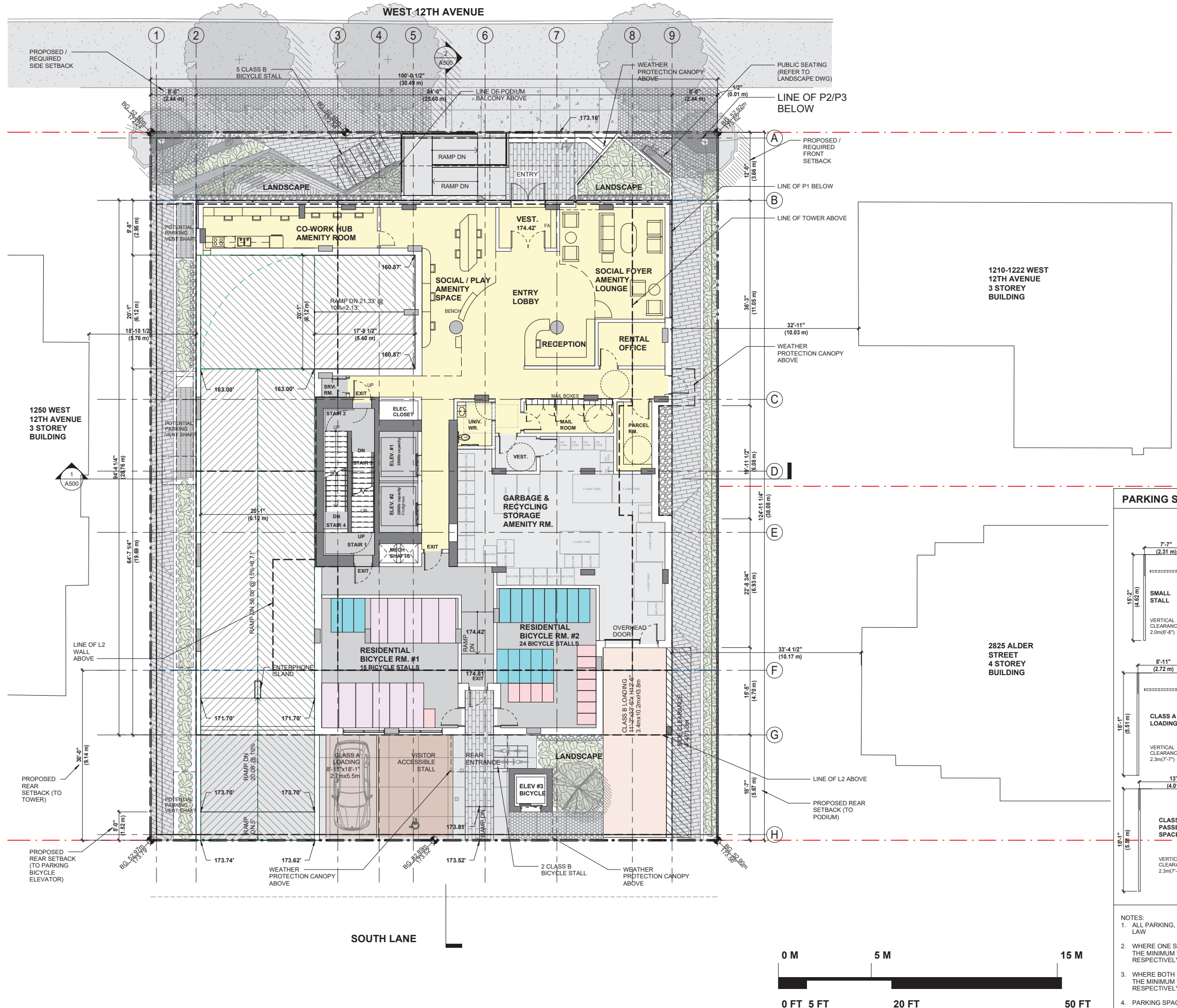


PARKING STALL AND LOADING BAY DIMENSIONS



- NOTES:
- ALL PARKING, LOADING & PASSENGER LOADING AS PER CITY OF VANCOUVER BY-LAW
 - WHERE ONE SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.7m & 2.6m RESPECTIVELY
 - WHERE BOTH SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.9 & 2.7 RESPECTIVELY
 - PARKING SPACES DELINEATED BY 4" WIDE PAINTED SOLID LINES FOR EACH PARKING
 - EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS





- NOTES:
1. ALL PARKING, LOADING & PASSENGER LOADING AS PER CITY OF VANCOUVER BY-LAW
 2. WHERE ONE SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.7m & 2.6m RESPECTIVELY
 3. WHERE BOTH SIDE OF ANY SPACE ABUTS ANY PORTION OF A FENCE OR STRUCTURE, THE MINIMUM WIDTH OF STANDARD & SMALL STALLS SHALL BE 2.9 & 2.7 RESPECTIVELY
 4. PARKING SPACES DELINEATED BY 4" WIDE PAINTED SOLID LINES FOR EACH PARKING
 5. EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL 1 / SITE PLAN

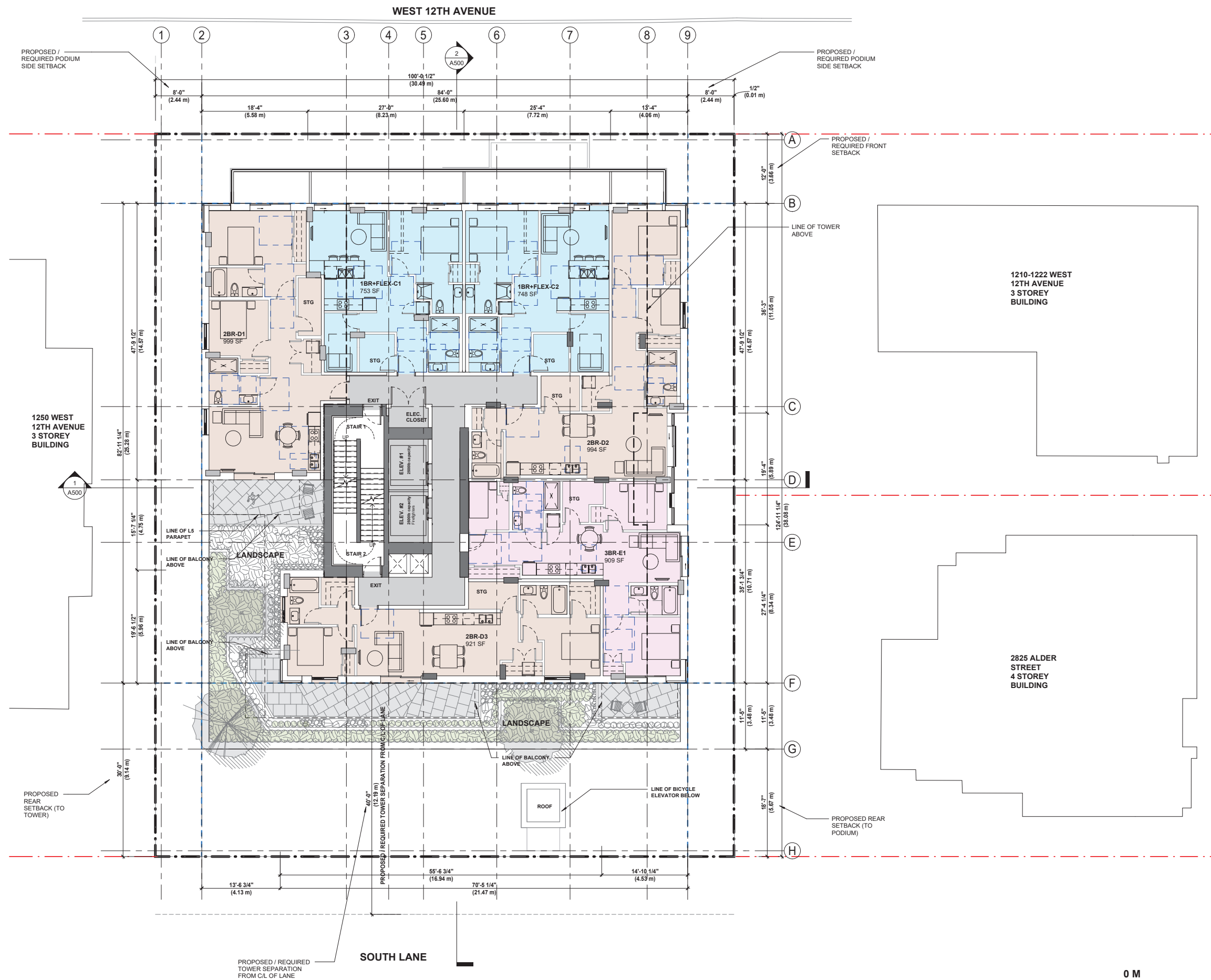


DRAWING NO. REVISION

A205

DATE 2024-10-31
SCALE 1/8" = 1'-0"

DRAWN AZ
CHECKED HB



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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DRAWING TITLE

LEVEL 2-4 PLAN

SEAL



DRAWING NO. REVISION

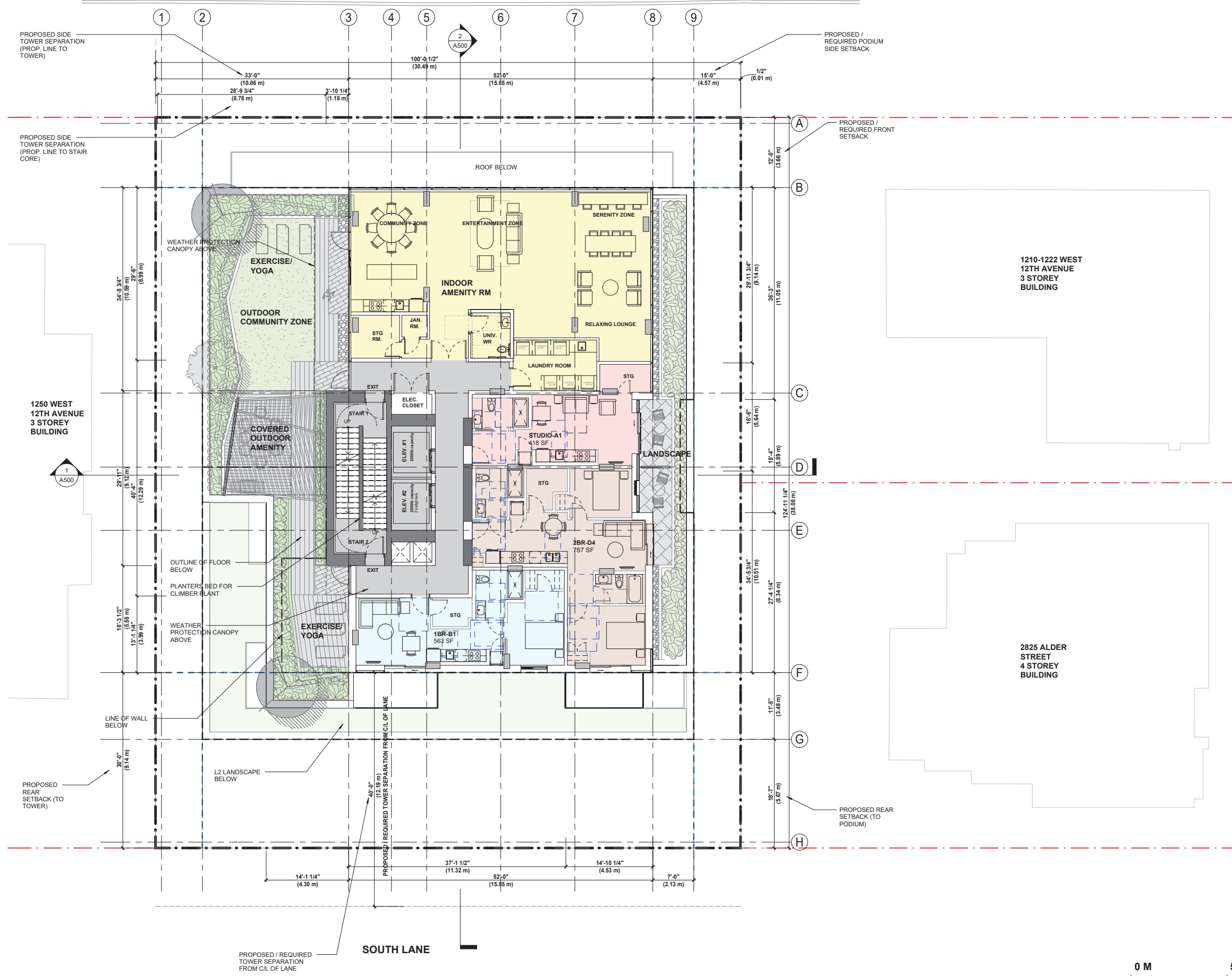
A206

DATE 2024-10-31
SCALE 1/8" = 1'-0"

DRAWN AZ
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WEST 12TH AVENUE



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1	REZONING APPLICATION	2024-12-16
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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL 5 PLAN

SEAL

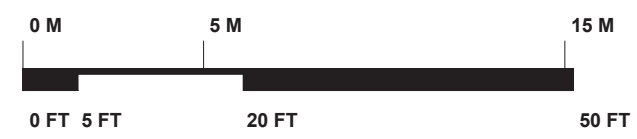


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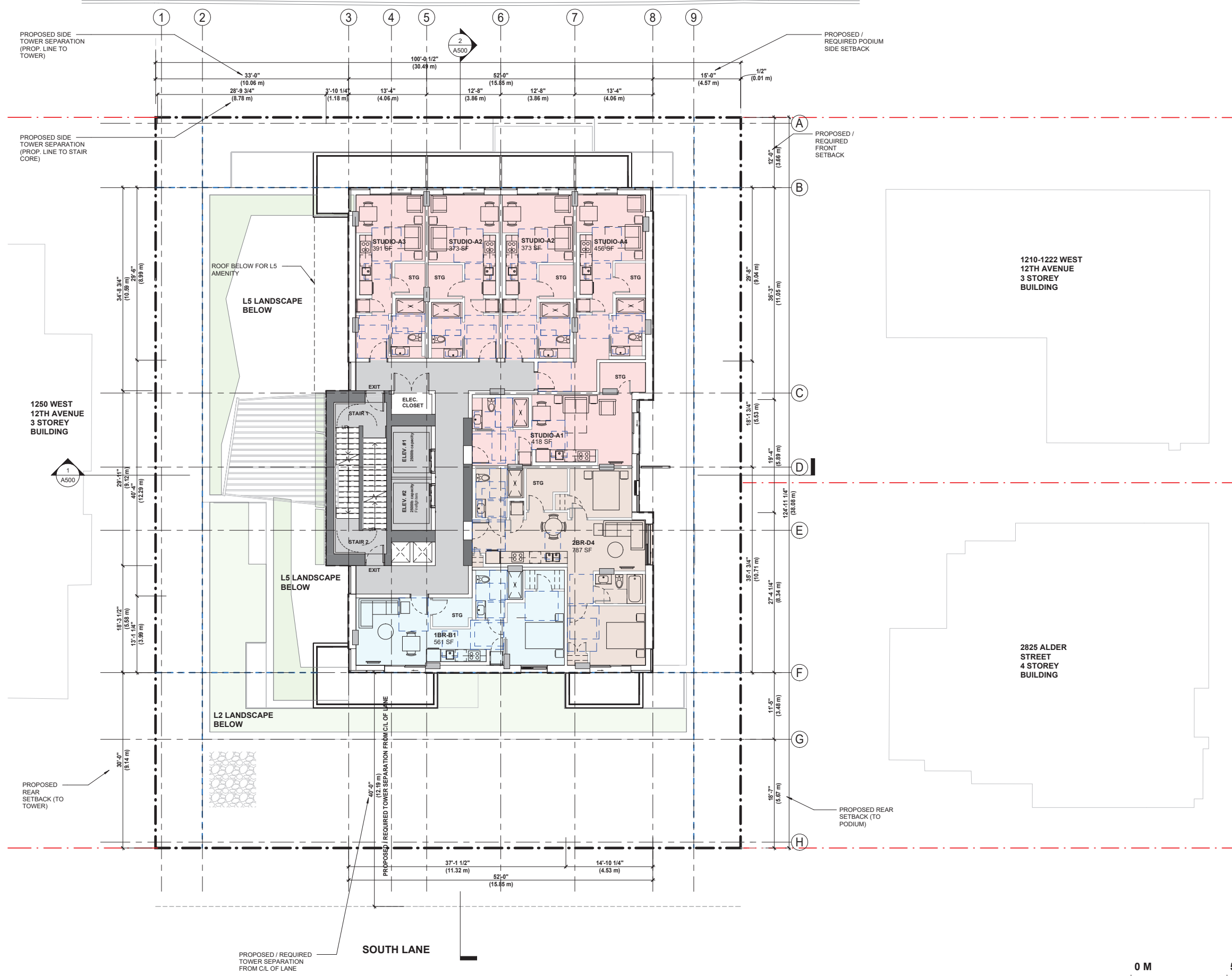
A209

DATE 2024-10-31
SCALE 1/8" = 1'-0"

DRAWN AZ
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WEST 12TH AVENUE



NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL 6-12 PLAN

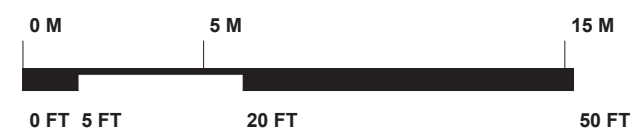


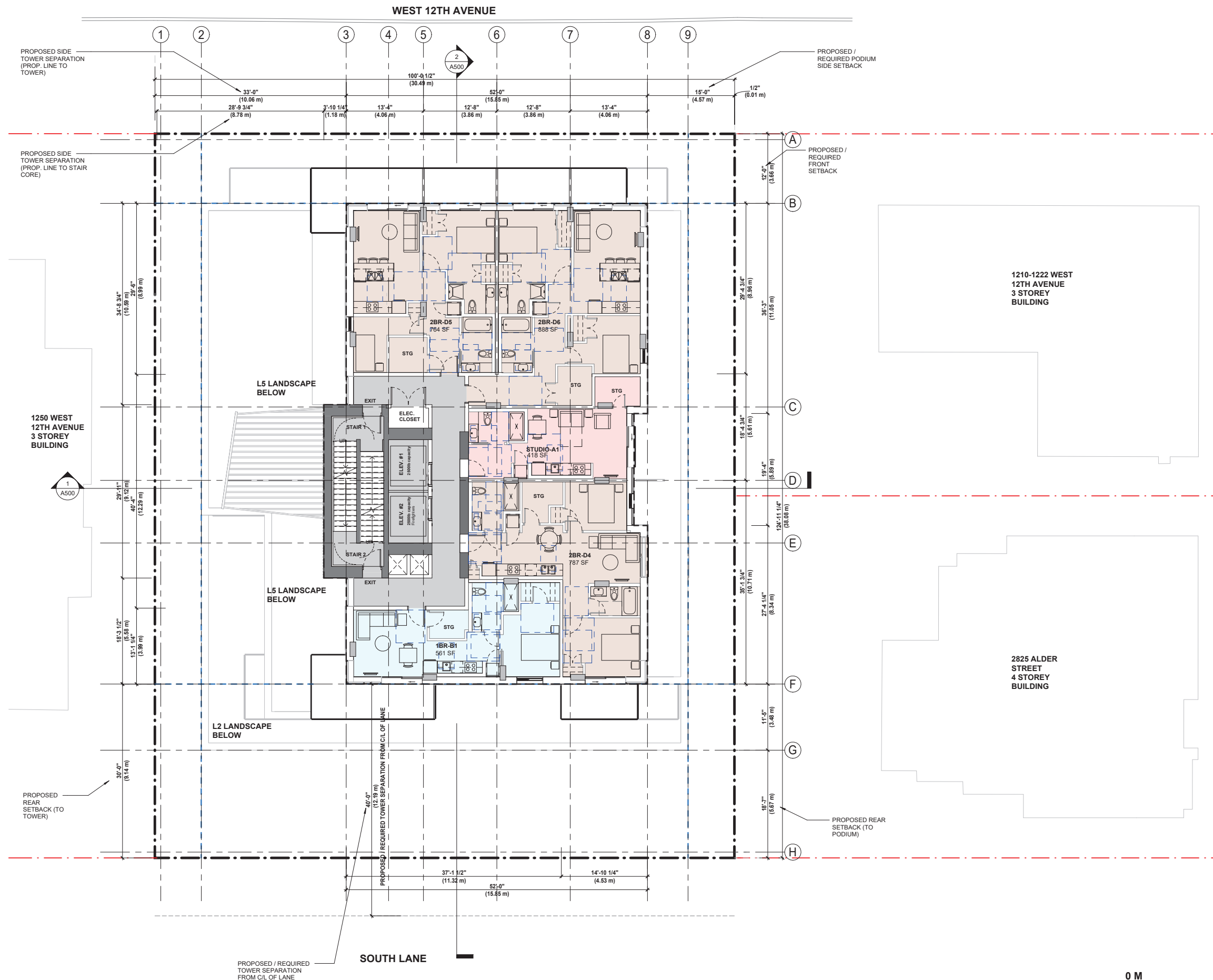
DRAWING NO. REVISION

A210

DATE 2024-10-31
SCALE 1/8" = 1'-0"

DRAWN AZ
CHECKED HB





NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LEVEL 13-20 PLAN

SEAL

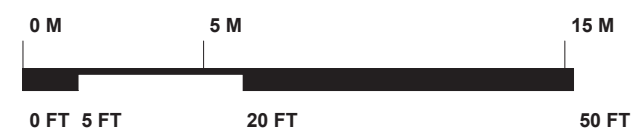


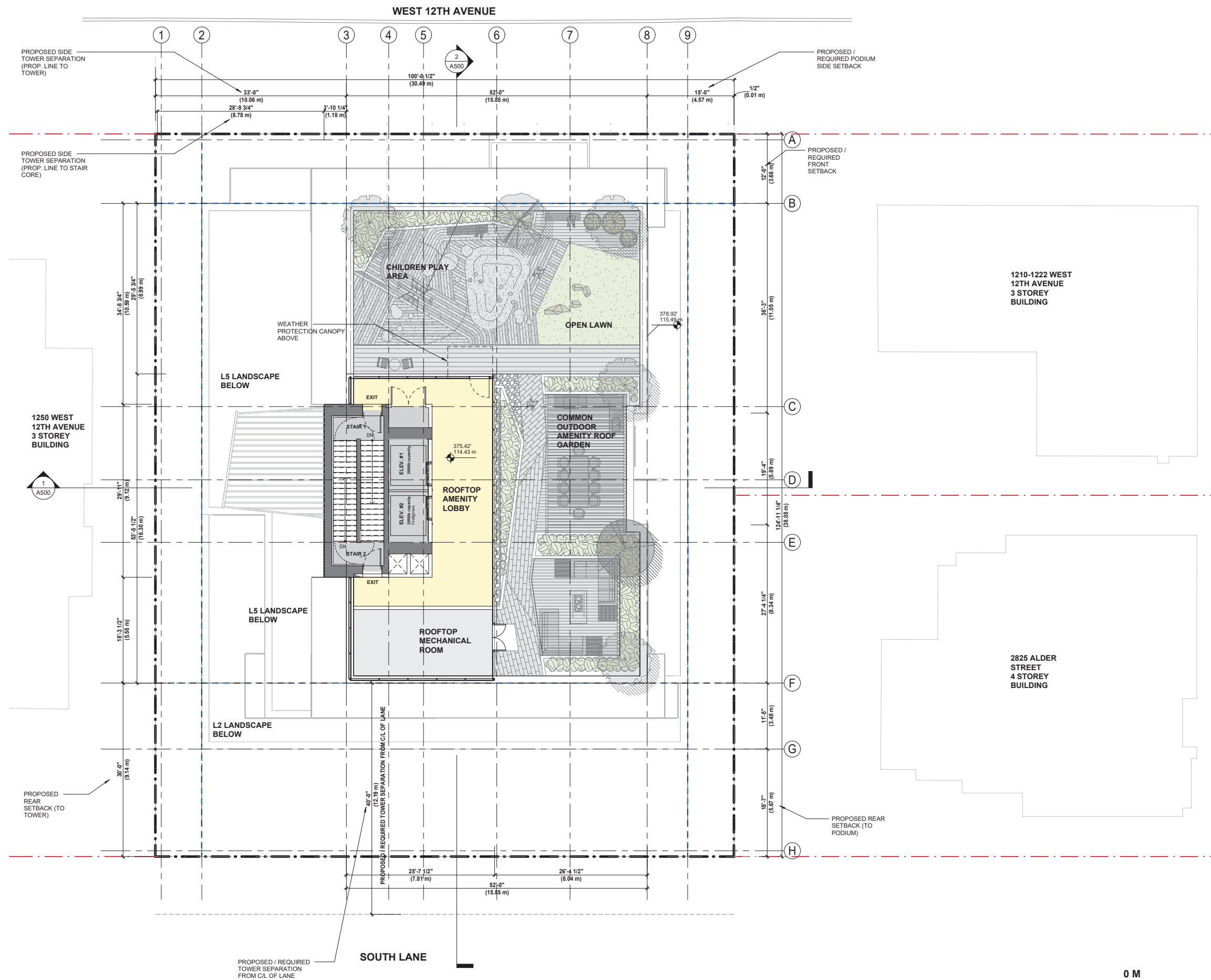
DRAWING NO. REVISION

A211

DATE 2024-10-31
SCALE 1/8" = 1'-0"

DRAWN AZ
CHECKED HB





NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

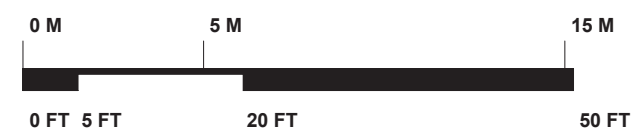
DRAWING TITLE OUTDOOR AMENITY & MECH. ROOFTOP

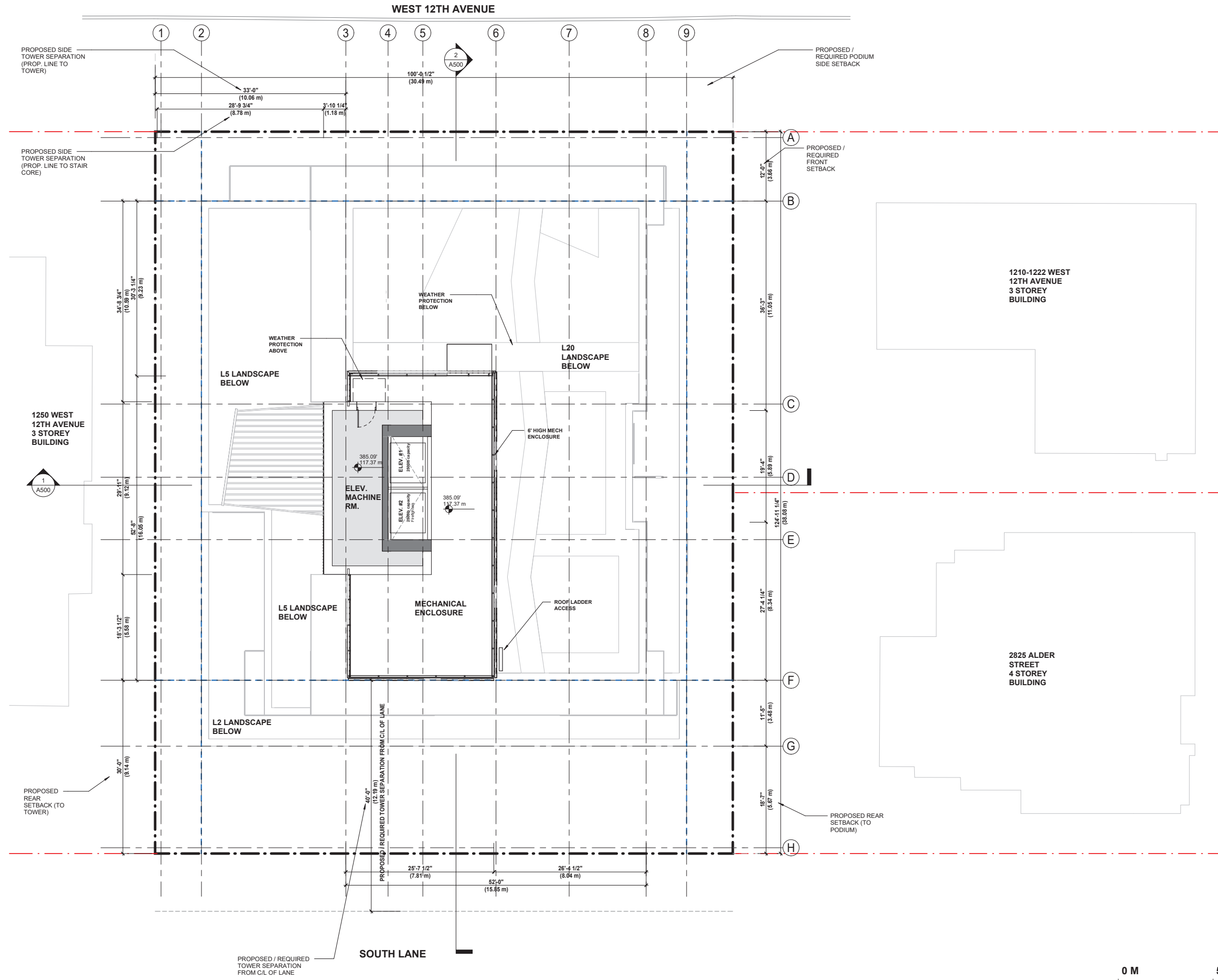
SEAL

DRAWING NO. REVISION

A214

DATE 2024-10-31
SCALE 1/8" = 1'-0"
DRAWN AZ
CHECKED HB





REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE LOWER ROOF PLAN

SEAL

2020-09-11



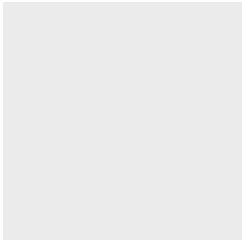

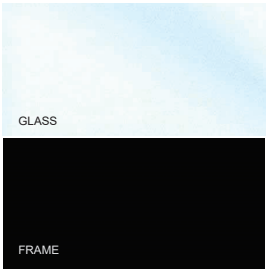

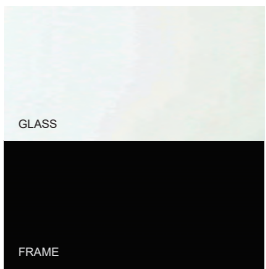
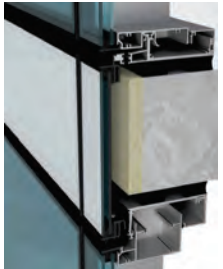
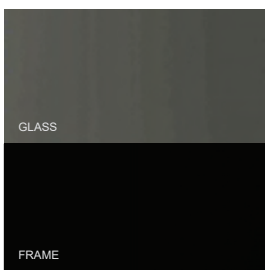
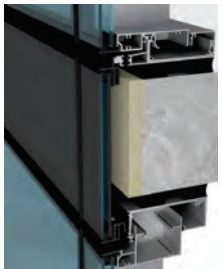
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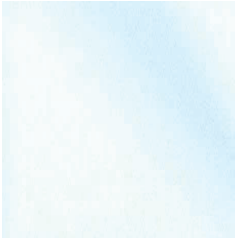


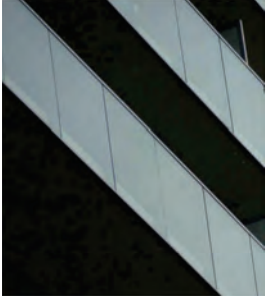





A215

DATE 2024-10-31 DRAWN AZ

SCALE 1/8" = 1'-0" CHECKED HB

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
1.1		
1.2		
2.1 2.2 2.3		
3.1 3.2		
4		

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
5		
6.3		
7		
8.1		
8.2		

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
11		

ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1	ALUMINUM / CEMENTITIOUS VERTICAL CLADDING PANEL (DARK GREY) COLOUR: TBD FINISH: SMOOTH	5	MODIFIED WOOD GRAIN FINIS COLOUR: NATURAL / TBD	10	PAINTED METAL DOOR COLOUR: DARK GREY
1.2	ALUMINUM / CEMENTITIOUS HORIZONTAL CLADDING PANEL (LIGHT GREY) COLOUR: TBD FINISH: SMOOTH	6.1	EXPOSED CONCRETE COLOUR: ELASTOMERIC PAINT (TBD)	11	ALUMINIUM GRILL OVERHEAD DOOR COLOUR: ANODIZED
2.1	ALUMINUM WINDOW WALL (DOUBLE GLAZING) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: LOW-E CLEAR	6.2	EXPOSED CONCRETE COLOUR: ELASTOMERIC PAINT (TBD)		
2.2	ALUMINUM WINDOW WALL (OPAQUE SPANDREL PANEL) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: TBD	6.3	EXPOSED CONCRETE W/ REVEALS COLOUR: ELASTOMERIC PAINT (TBD)		
2.3	ALUMINUM WINDOW WALL (OPAQUE SPANDREL PANEL) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: TO MATCH 1.1	7	ALUMINUM FRAME PRIVACY SCREEN FRAME: TO MATCH WINDOWS PANEL: FROSTED GLASS, TEMPERED		
3.1	ALUMINUM CURTAIN WALL (DOUBLE GLAZING) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: LOW-E CLEAR	8.1	GLASS GUARDRAIL (FACE MOUNT) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: LSAFETY CLEAR		
3.2	ALUMINUM CURTAIN WALL (OPAQUE SPANDREL PANEL) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: TBD	8.2	GLASS GUARDRAIL (TOP MOUNT) FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: SAFETY CLEAR		
4	ALUMINUM WINDOW W/ DOUBLE GLAZING FRAME: ANODIZED ALUMINUM; COLOR: TBD GLASS: LOW-E CLEAR	9	CANOPY FACE PANEL: ALUMINIUM PANEL; COLOR: TBD SOFFIT: MODIFIED WOOD		

REVISIONS		DATE
NO.	DESCRIPTION	
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET
RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
BUILDING MATERIAL
LEGEND

SEAL



DRAWING NO. _____ REVISION _____

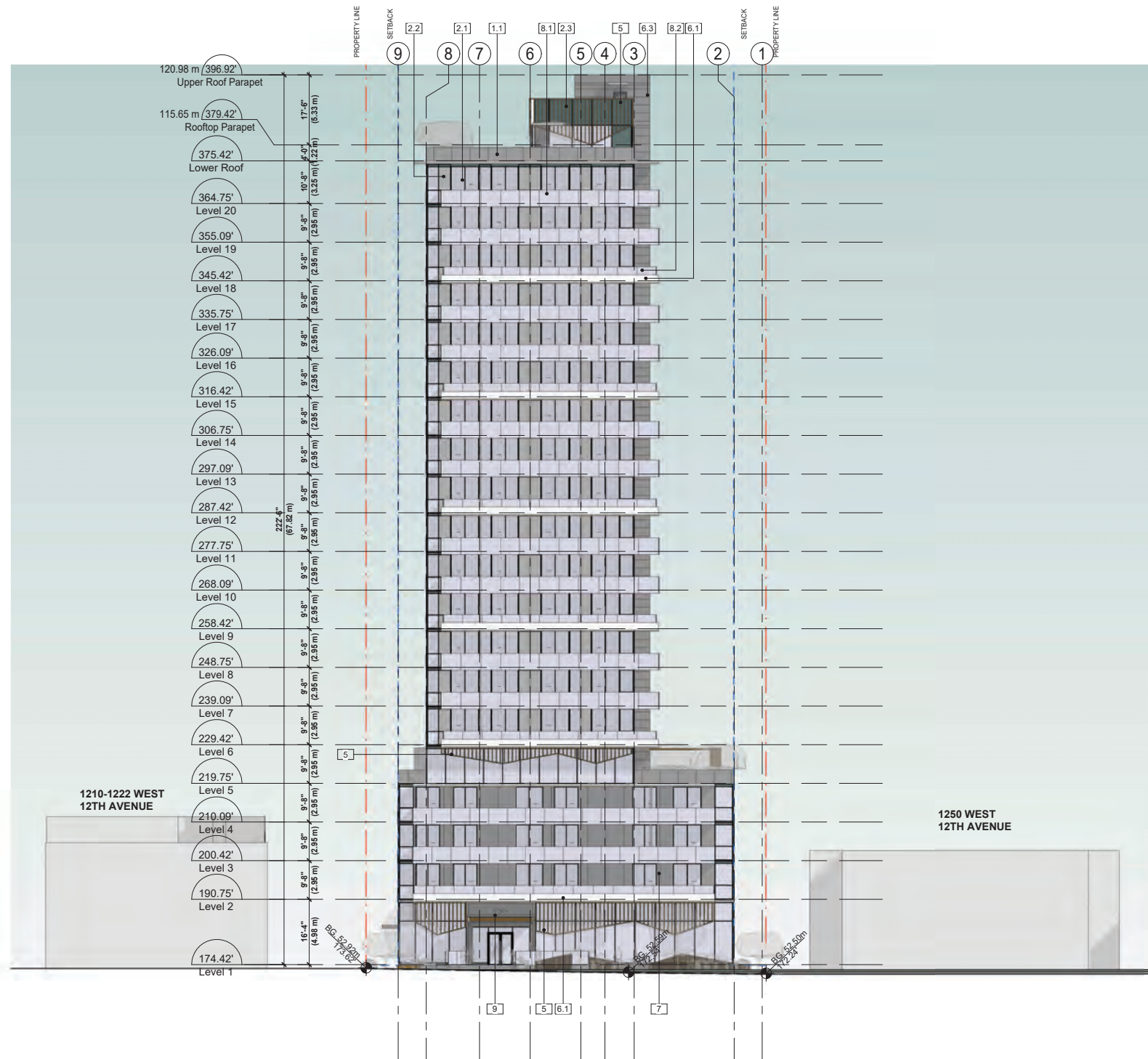
A400

DATE 2024-10-31
SCALE _____
DRAWN AZ
CHECKED HB

NO.	DESCRIPTION	DATE
—	REZONING APPLICATION	2024-12-16
—	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
BUILDING ELEVATIONS (NORTH) WEST 12TH AVENUE

SEAL

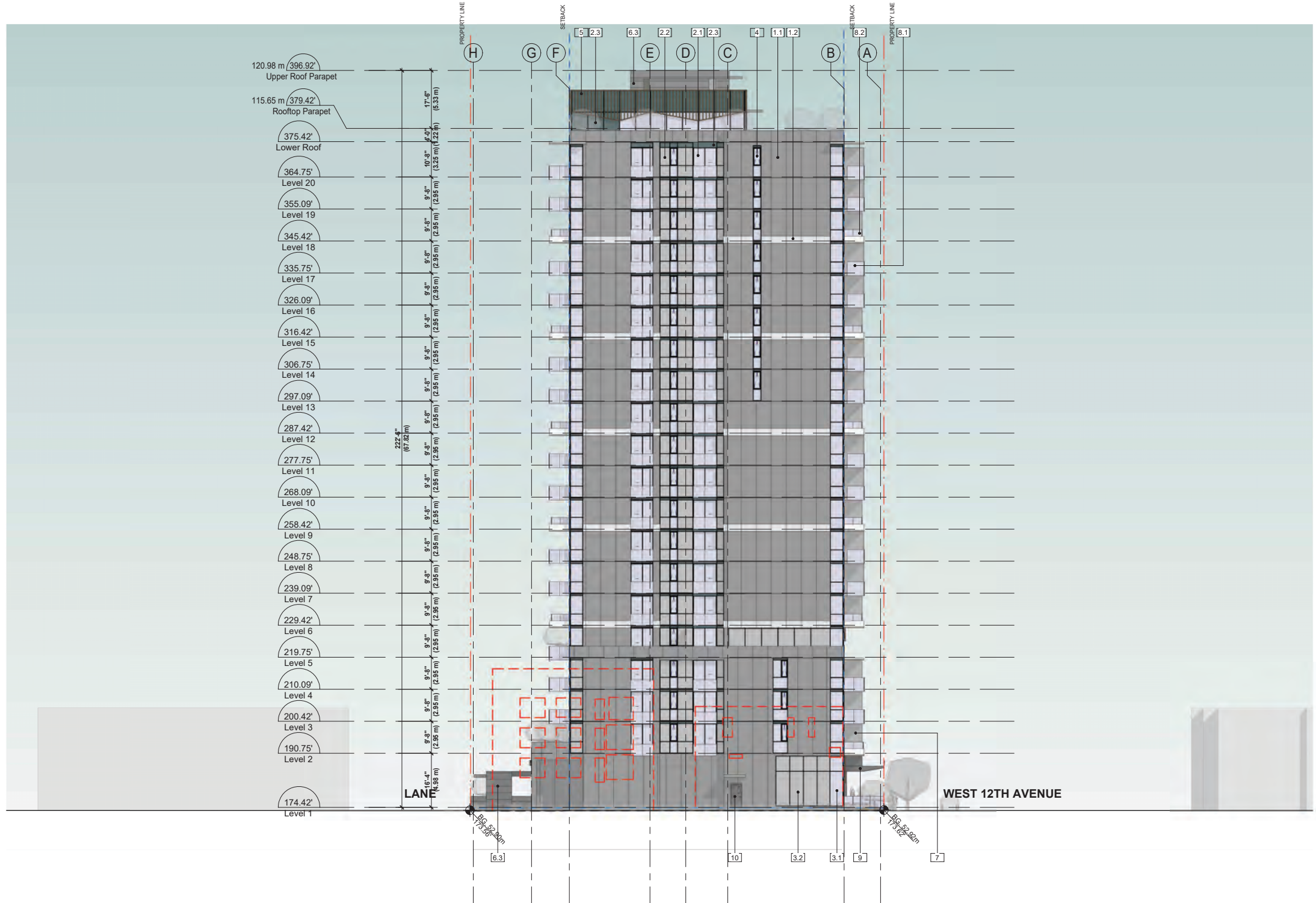


DRAWING NO. _____ REVISION _____

A401

DATE: 2024-10-31
DRAWN: AZ
SCALE: 1/16" = 1'-0"
CHECKED: HB





NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

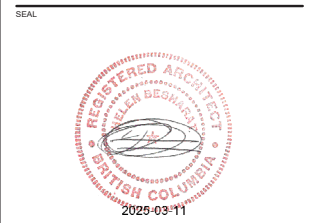
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PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
BUILDING ELEVATIONS
(EAST)



DRAWING NO.	REVISION

A402

DATE	DRAWN
2024-10-31	AZ
SCALE	CHECKED
1/16" = 1'-0"	HB



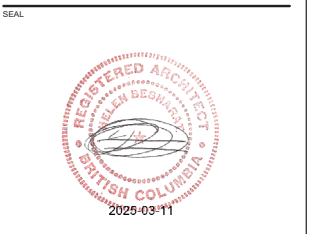
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NO.	DESCRIPTION	
1	REZONING APPLICATION	2024-12-16
2	REISSUED FOR REZONING APPLICATION	2025-03-11

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PROJECT NO. 24581
 PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC
 DRAWING TITLE BUILDING ELEVATIONS (SOUTH) LANE



DATE	DRAWN
2024-10-31	AZ
SCALE	CHECKED
1/16" = 1'-0"	HB



A403

NO.	DESCRIPTION	DATE
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11
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PROJECT NO. 24581

PROJECT
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1230 West 12th Avenue,
Vancouver, BC

DRAWING TITLE
**BUILDING ELEVATIONS
(WEST)**

SEAL



DRAWING NO. REVISION

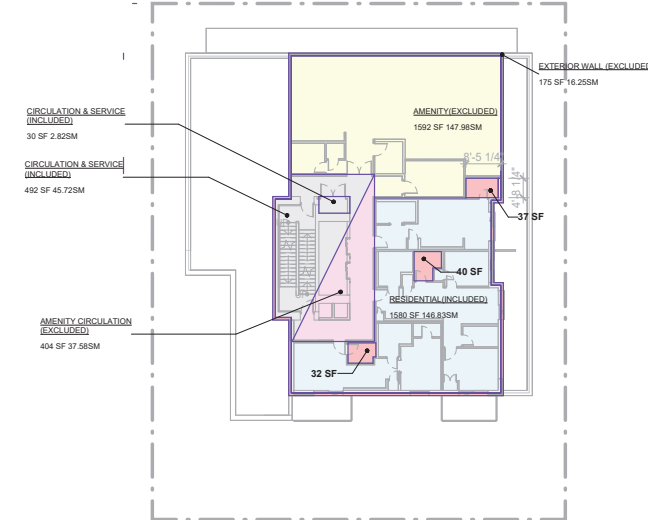
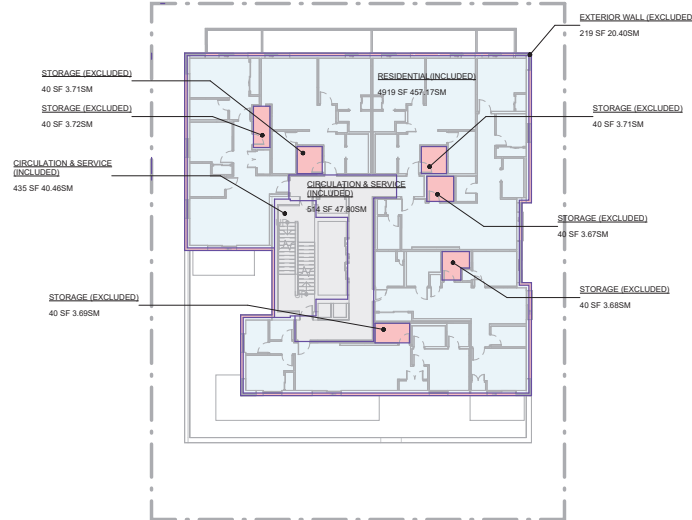
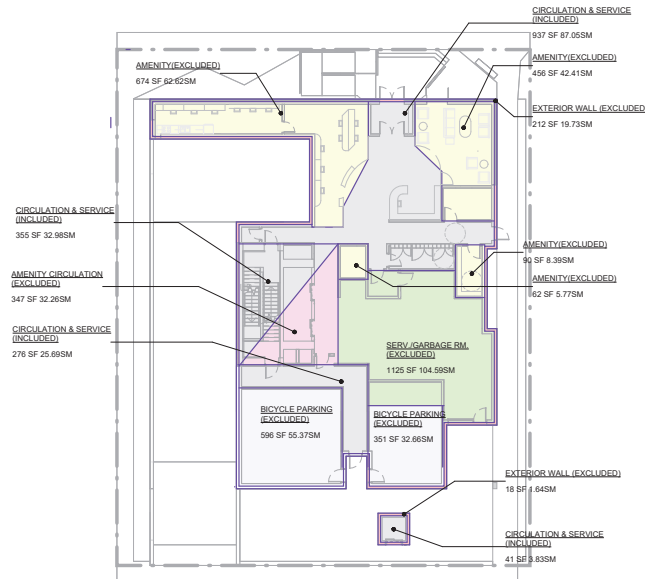
A404

DATE	DRAWN
2024-10-31	AZ
SCALE	CHECKED
1/16" = 1'-0"	HB



NO.	DESCRIPTION	DATE
---	REZONING APPLICATION	2024-12-16
---	REISSUED FOR REZONING APPLICATION	2025-03-11

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1 LEVEL 1

L1		
Name	Area SF	Area SM

FSR OVERLAYS

- AMENITY CIRCULATION (EXCLUDED)
- BICYCLE PARKING (EXCLUDED)
- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- SERV./GARBAGE RM. (EXCLUDED)
- AMENITY(EXCLUDED)

Level 1		
AMENITY CIRCULATION (EXCLUDED)	347	32.25
AMENITY(EXCLUDED)	1283	119.15
BICYCLE PARKING (EXCLUDED)	947	88.00
CIRCULATION & SERVICE (INCLUDED)	1609	149.49
EXTERIOR WALL (EXCLUDED)	230	21.35
SERV./GARBAGE RM. (EXCLUDED)	1125	104.55
TOTAL	5541	514.79

2 LEVEL 2 TO LEVEL 4

L2 to L4		
Name	Area SF	Area SM

FSR OVERLAYS

- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- RESIDENTIAL(INCLUDED)
- STORAGE (EXCLUDED)

Level 2		
CIRCULATION & SERVICE (INCLUDED)	950	88.23
EXTERIOR WALL (EXCLUDED)	219	20.39
RESIDENTIAL(INCLUDED)	4919	457.00
STORAGE (EXCLUDED)	239	22.16
TOTAL	6327	587.79

3 LEVEL 5

L5		
Name	Area SF	Area SM

FSR OVERLAYS

- AMENITY CIRCULATION (EXCLUDED)
- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- RESIDENTIAL(INCLUDED)
- STORAGE (EXCLUDED)
- AMENITY(EXCLUDED)

Level 5		
AMENITY CIRCULATION (EXCLUDED)	404	37.57
AMENITY(EXCLUDED)	1592	147.93
CIRCULATION & SERVICE (INCLUDED)	522	48.51
EXTERIOR WALL (EXCLUDED)	175	16.24
RESIDENTIAL(INCLUDED)	1580	146.77
STORAGE (EXCLUDED)	109	10.16
TOTAL	4383	407.19

Level 1 Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
L1 GROSS FLOOR AREA	5541	514.79

Exclusions

AMENITY CIRCULATION (EXCLUDED)	347	32.25
AMENITY(EXCLUDED)	1283	119.15
BICYCLE PARKING (EXCLUDED)	947	88.00
EXTERIOR WALL (EXCLUDED)	230	21.35
SERV./GARBAGE RM. (EXCLUDED)	1125	104.55
TOTAL	3932	365.30

Net Area

CIRCULATION & SERVICE (INCLUDED)	1609	149.49
TOTAL	1609	149.49

Level 2-4 Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
L2-4 GROSS FLOOR AREA	6327	587.79

Exclusions

EXTERIOR WALL (EXCLUDED)	219	20.39
STORAGE (EXCLUDED)	239	22.16
TOTAL	458	42.55

Net Area

CIRCULATION & SERVICE (INCLUDED)	950	88.23
RESIDENTIAL(INCLUDED)	4919	457.00
TOTAL	5869	545.24

Level 5 Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
L5 GROSS FLOOR AREA	4383	407.19

Exclusions

AMENITY CIRCULATION (EXCLUDED)	404	37.57
AMENITY(EXCLUDED)	1592	147.93
EXTERIOR WALL (EXCLUDED)	175	16.24
STORAGE (EXCLUDED)	109	10.16
TOTAL	2281	211.90

Net Area

CIRCULATION & SERVICE (INCLUDED)	522	48.51
RESIDENTIAL(INCLUDED)	1580	146.77
TOTAL	2102	195.29

NOTE: ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR REZONING APPLICATION.

PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

FSR OVERLAYS CALCULATION



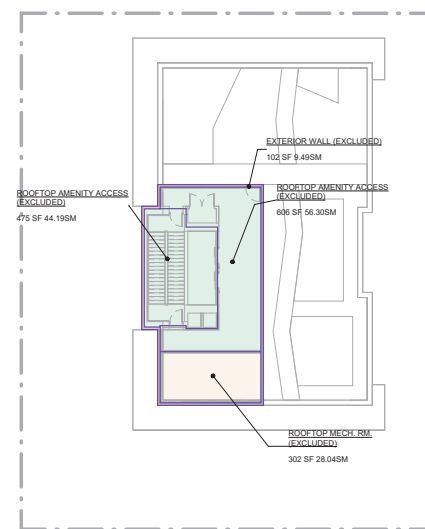
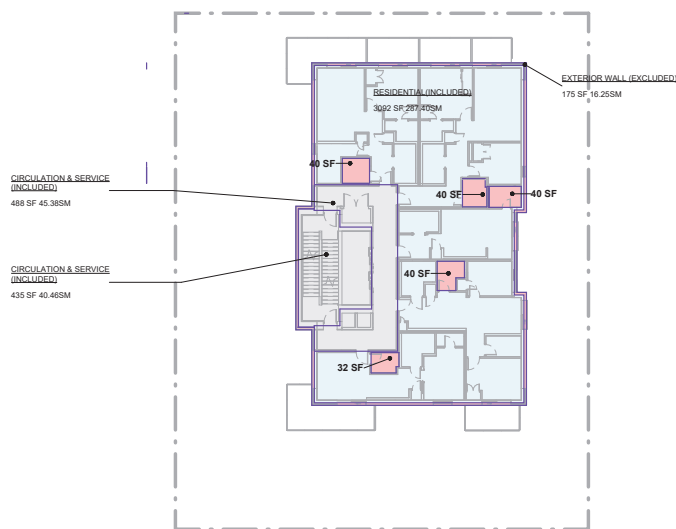
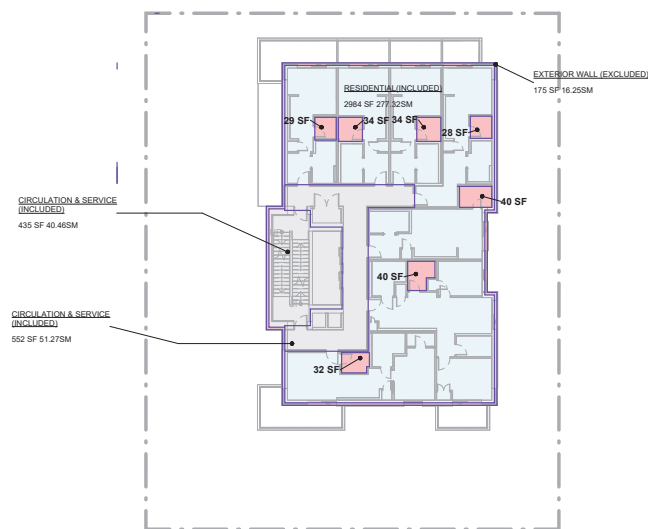
DRAWING NO. REVISION

X010

DATE 2024-10-31 DRAWN AZ
SCALE 3/64" = 1'-0" CHECKED HB

NO.	DESCRIPTION	DATE
1	REISSUED FOR REZONING APPLICATION	2025-03-11

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1 LEVEL 6 TO LEVEL 12

FSR OVERLAYS

- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- RESIDENTIAL (INCLUDED)
- STORAGE (EXCLUDED)

L6 to L12			
Name	Area SF	Area SM	
Level 6			
CIRCULATION & SERVICE (INCLUDED)	987 SF	91.70 m ²	
EXTERIOR WALL (EXCLUDED)	175 SF	16.24 m ²	
RESIDENTIAL (INCLUDED)	2984 SF	277.22 m ²	
STORAGE (EXCLUDED)	237 SF	22.04 m ²	
	4383 SF	407.19 m ²	

2 LEVEL 13 TO LEVEL 20

FSR OVERLAYS

- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- RESIDENTIAL (INCLUDED)
- STORAGE (EXCLUDED)

L13 to L20			
Name	Area SF	Area SM	
Level 13			
CIRCULATION & SERVICE (INCLUDED)	924	85.81	
EXTERIOR WALL (EXCLUDED)	175	16.24	
RESIDENTIAL (INCLUDED)	3092	287.30	
STORAGE (EXCLUDED)	192	17.84	
	4383	407.19	

3 ROOF LEVEL

FSR OVERLAYS

- EXTERIOR WALL (EXCLUDED)
- ROOFTOP AMENITY ACCESS (EXCLUDED)
- ROOFTOP MECH. RM. (EXCLUDED)

ROOF			
Name	Area SF	Area SM	
Lower Roof			
EXTERIOR WALL (EXCLUDED)	102	9.49	
ROOFTOP AMENITY ACCESS (EXCLUDED)	1081	100.45	
ROOFTOP MECH. RM. (EXCLUDED)	302	28.03	
	1485	137.97	

Level 6-12 Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
L6-12 GROSS FLOOR AREA	4383	407.19

Exclusions

Area Type	Area SF	Area SM
EXTERIOR WALL (EXCLUDED)	175	16.24
STORAGE (EXCLUDED)	237	22.04
	412	38.28

Net Area

Area Type	Area SF	Area SM
CIRCULATION & SERVICE (INCLUDED)	987	91.70
RESIDENTIAL (INCLUDED)	2984	277.22
	3971	368.91

Level 13-20 Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
L13-20 GROSS FLOOR AREA	4383	407.19

Exclusions

Area Type	Area SF	Area SM
EXTERIOR WALL (EXCLUDED)	175	16.24
STORAGE (EXCLUDED)	192	17.84
	367	34.08

Net Area

Area Type	Area SF	Area SM
CIRCULATION & SERVICE (INCLUDED)	924	85.81
RESIDENTIAL (INCLUDED)	3092	287.30
	4016	373.11

Roof Net Area Calculation

Gross Floor Area

Area Type	Area SF	Area SM
ROOF GROSS FLOOR AREA	1485	137.97

Exclusions

Area Type	Area SF	Area SM
EXTERIOR WALL (EXCLUDED)	102	9.49
ROOFTOP AMENITY ACCESS (EXCLUDED)	1081	100.45
ROOFTOP MECH. RM. (EXCLUDED)	302	28.03
	1485	137.97

Net Area

Area Type	Area SF	Area SM
	0	0

NOTE: ALL AREAS AND CALCULATIONS ARE APPROXIMATE FOR REZONING APPLICATION.

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PROJECT NO. 24581

PROJECT MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1230 West 12th Avenue, Vancouver, BC

DRAWING TITLE

FSR OVERLAYS CALCULATION

SEAL

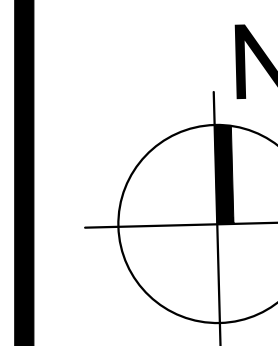


DRAWING NO. REVISION

X011

DATE 2024-01-29 DRAWN AZ
SCALE 3/64" = 1'-0" CHECKED HB

SEAL:



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2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**MARKET AND RENTAL
RESIDENTIAL
DEVELOPMENT**

**1230 WEST 12TH AVE,
VANCOUVER BC**

DRAWING TITLE:

**LANDSCAPE
COVER**

DATE: 02.DEC.2024 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

LO
OF 6



WEST 12TH AVE FRONT ENTRY
SCHEMATIC SKETCH

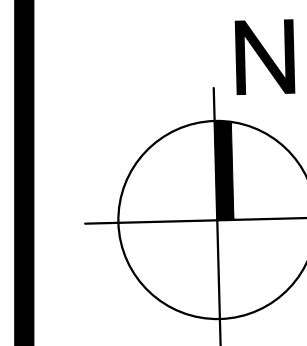
MARKET AND RENTAL RESIDENTIAL DEVELOPMENT

1230 WEST 12TH AVE, VANCOUVER BC

LANDSCAPE DRAWING LIST

- L0 - LANDSCAPE COVER
- L1 - LANDSCAPE PLAN
- L2 - TREE MANAGEMENT PLAN
- L3 - LEVEL 2 & LEVEL 5 LANDSCAPE PLAN
- L4 - ROOF LANDSCAPE PLAN
- L5 - LANDSCAPE SECTION & DETAILS
- L6 - LANDSCAPE DETAILS

SEAL:



2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:
**MARKET AND RENTAL
RESIDENTIAL
DEVELOPMENT**

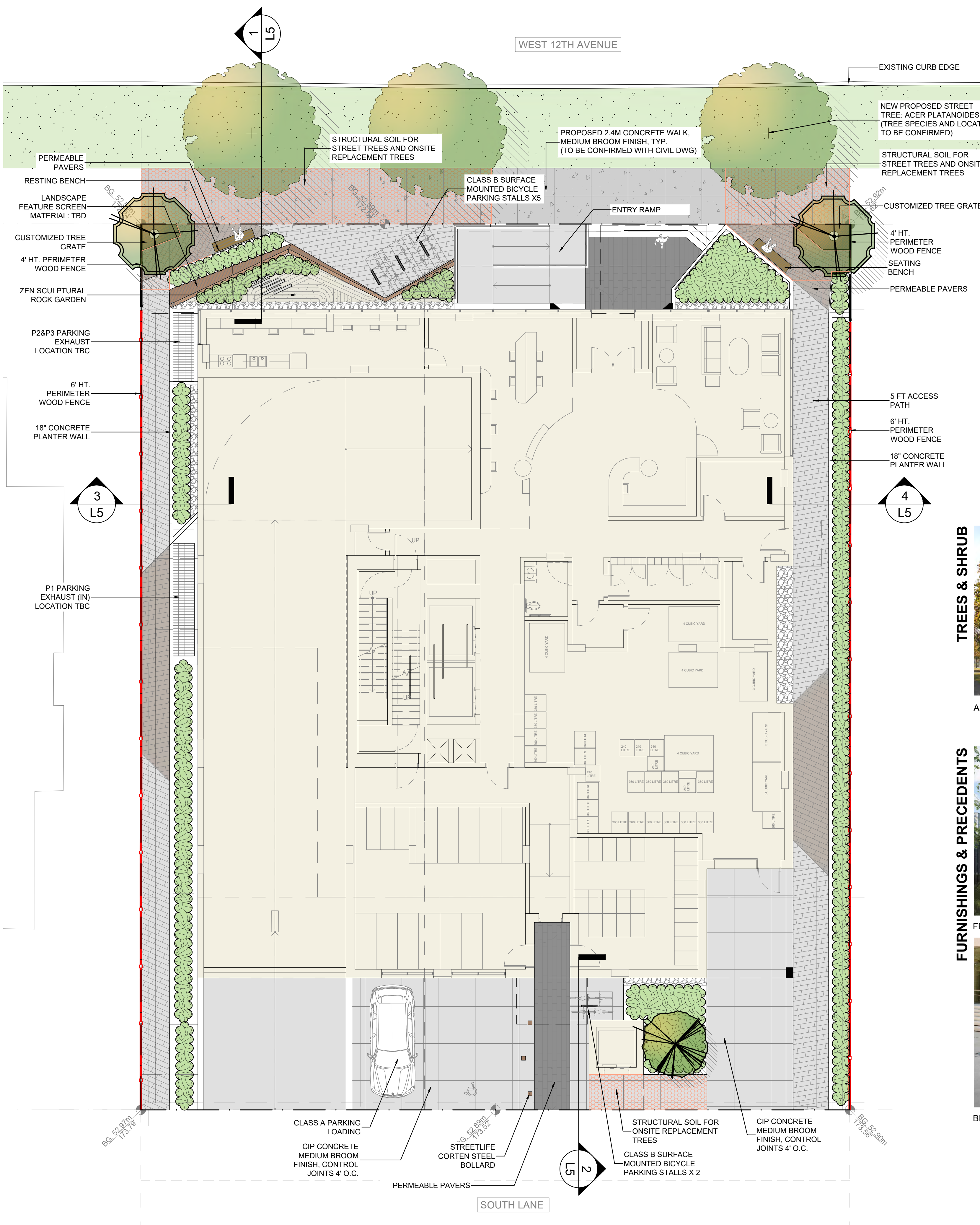
**1230 WEST 12TH AVE,
VANCOUVER BC**

DRAWING TITLE:
**LEVEL 1
LANDSCAPE PLAN**

DATE: 02.DEC.2024 DRAWING NUMBER:
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DESIGN: JL
CHK'D: CW

L1

OF 6

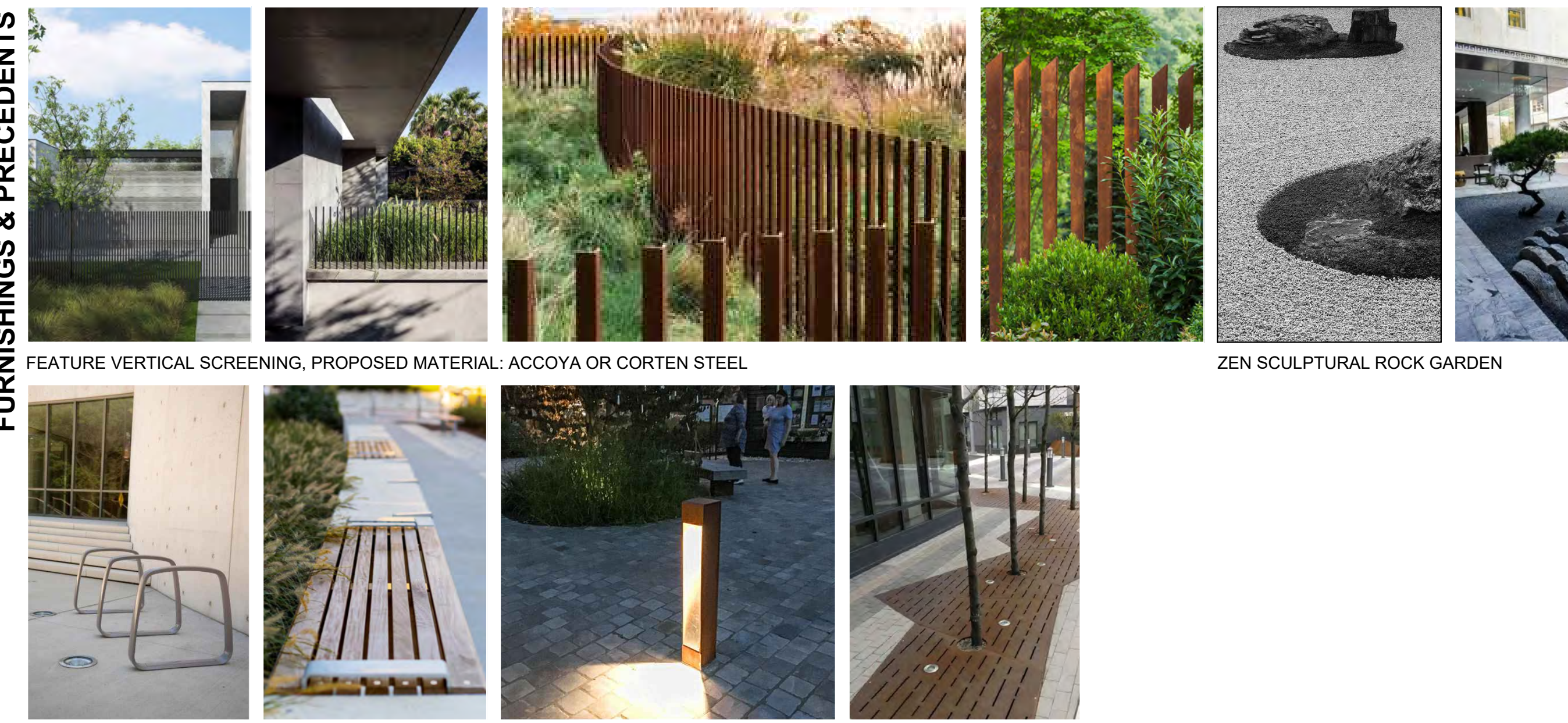


TREES & SHRUB

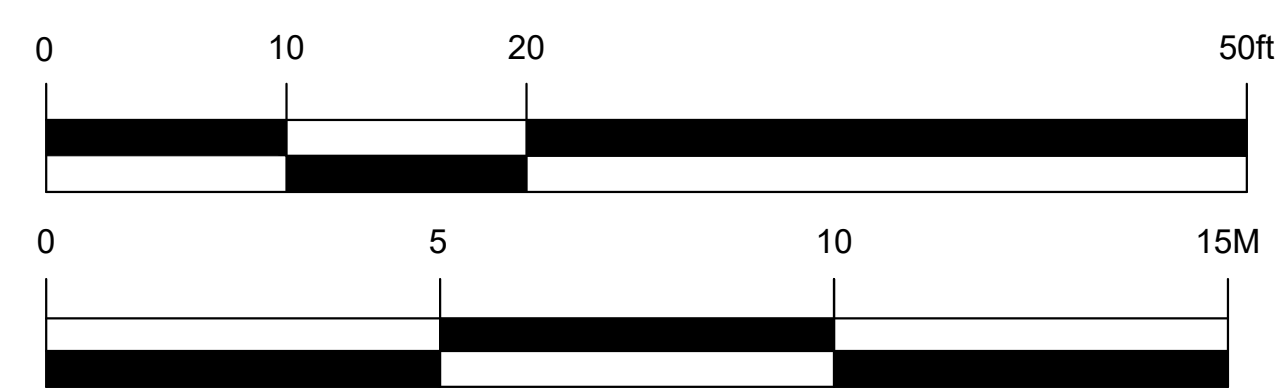


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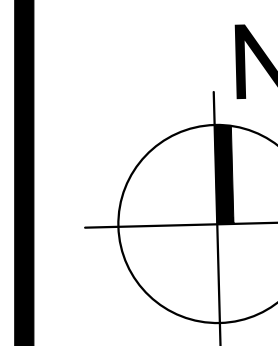
FURNISHINGS & PRECEDENTS



FEATURE VERTICAL SCREENING, PROPOSED MATERIAL: ACCOYA OR CORTEN STEEL ZEN SCULPTURAL ROCK GARDEN
BIKE RACKS SEATING BENCH STREET BOLLARD CUSTOMIZED TREE GRATE



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL

CLIENT:

PROJECT:
**MARKET AND RENTAL
RESIDENTIAL
DEVELOPMENT**

**1230 WEST 12TH AVE,
VANCOUVER BC**

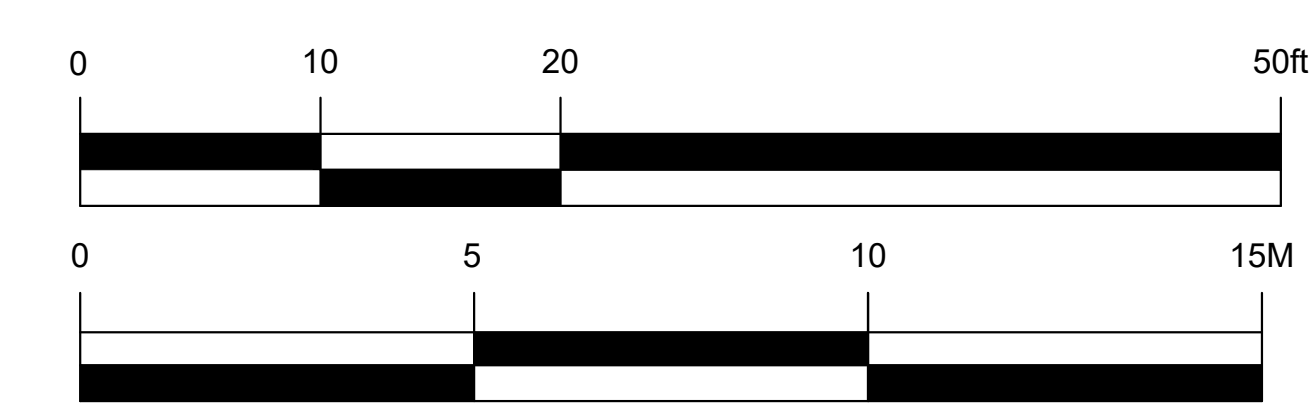
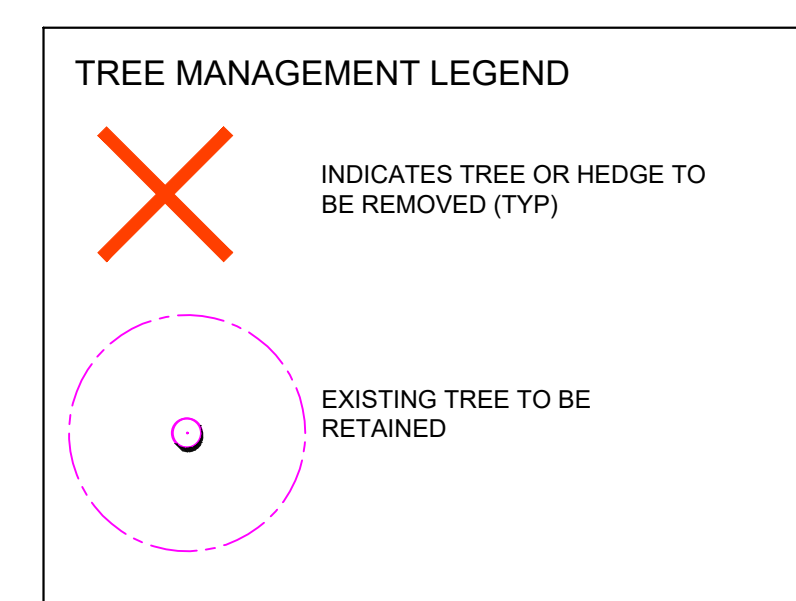
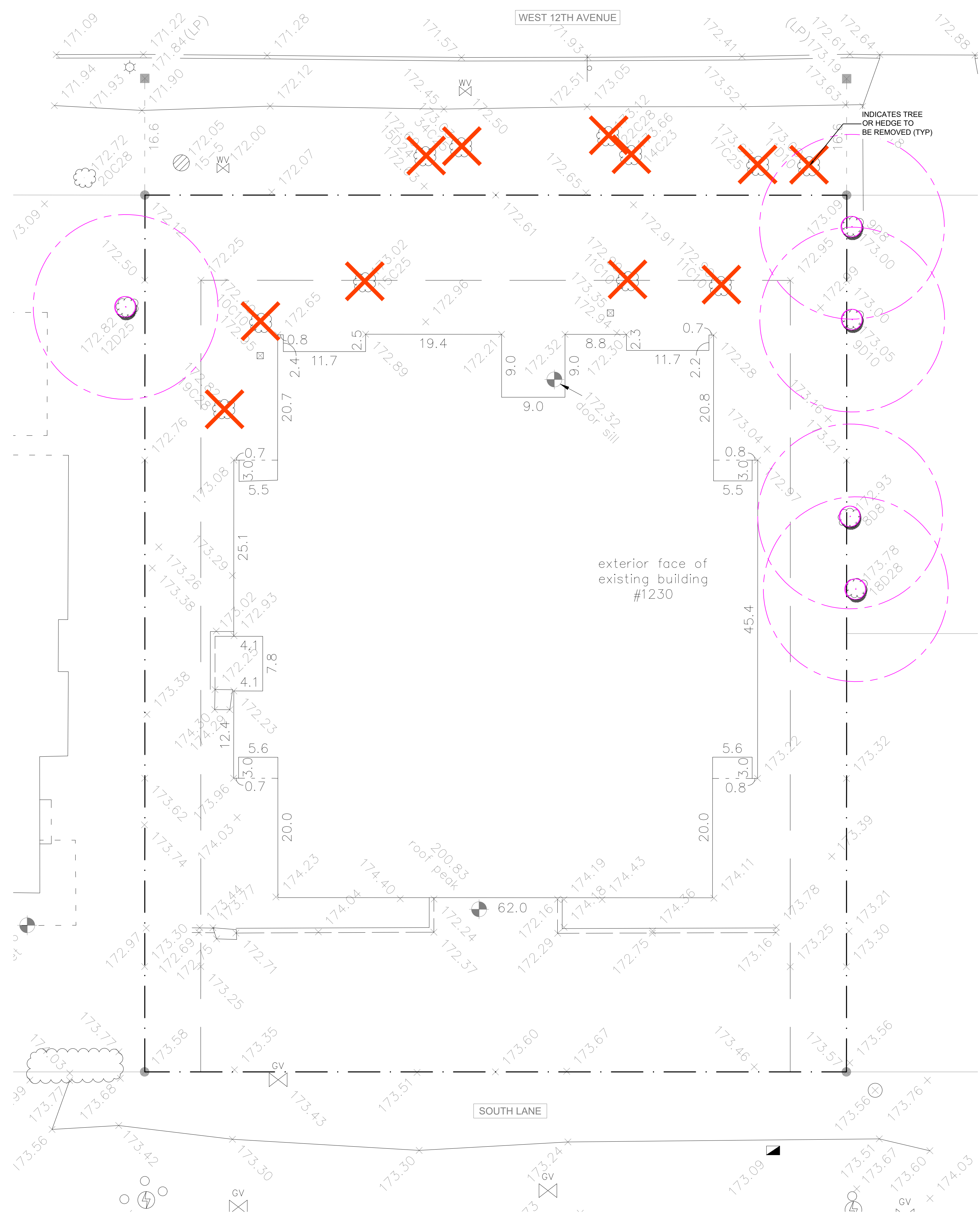
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**TREE MANAGEMENT
PLAN**

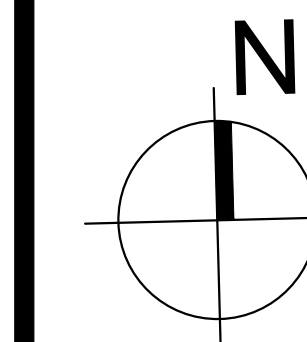
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DRAWN: JL
DESIGN: JL
CHK'D: CW

L2

OF 6



SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL

CLIENT:

PROJECT:
MARKET AND RENTAL RESIDENTIAL DEVELOPMENT

1230 WEST 12TH AVE,
VANCOUVER BC

DRAWING TITLE:
LEVEL 2 & LEVEL 5 LANDSCAPE PLAN

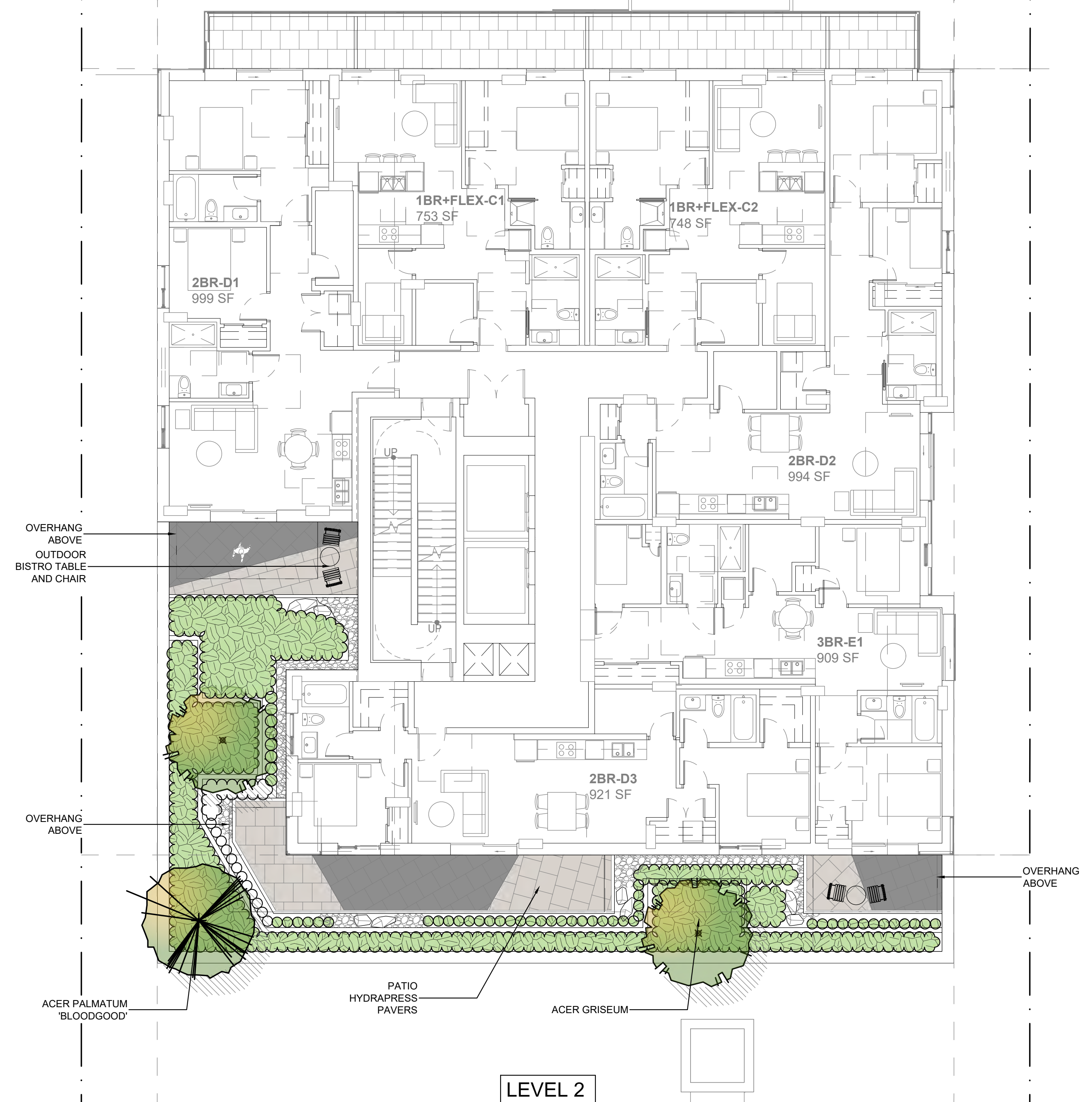
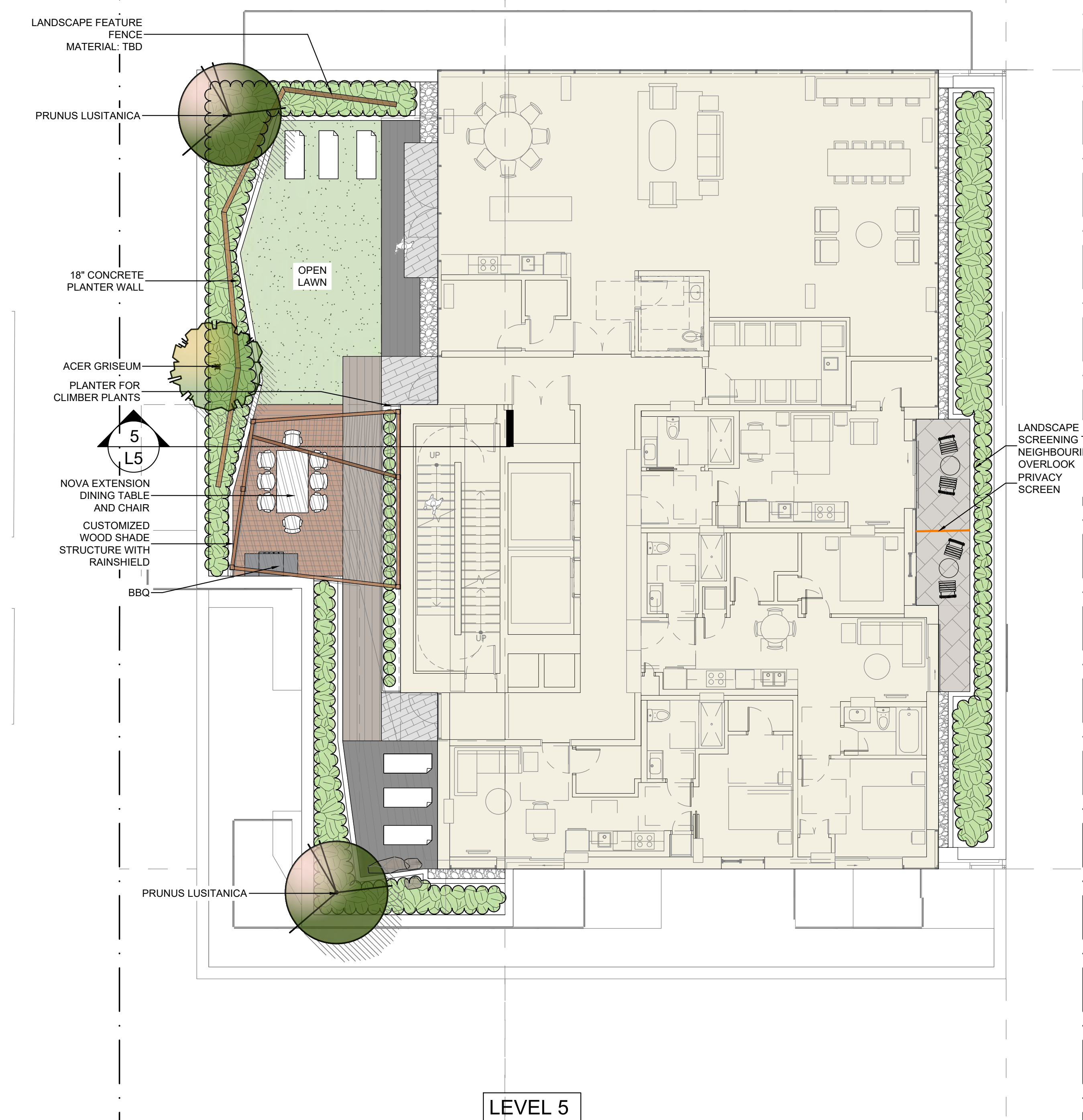
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SCALE: 1/8"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

L3

OF 6

PMG PROJECT NUMBER:

24-199



FURNISHINGS & PRECEDENTS



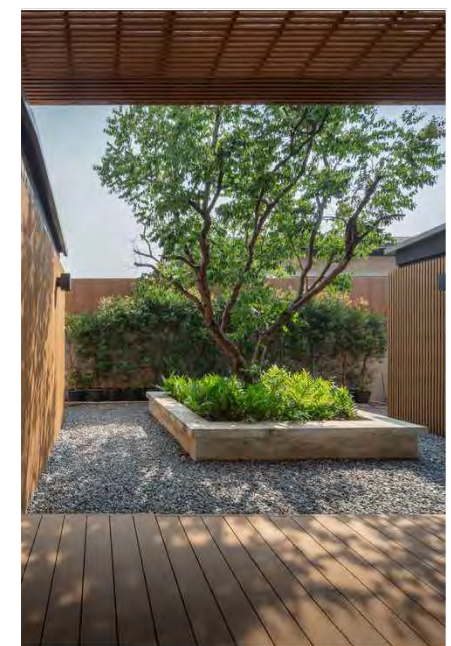
ACER GRISEUM



ACER PALMATUM 'BLOODGOOD'



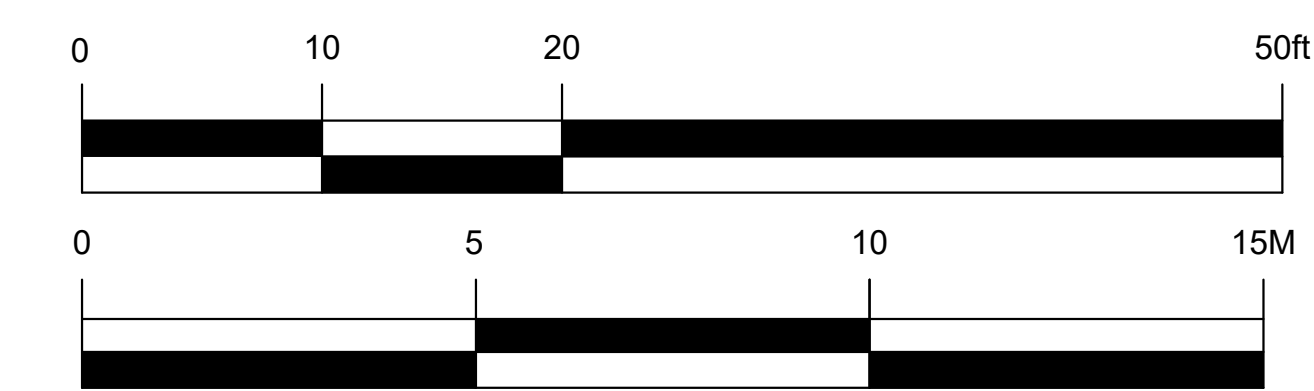
PRUNUS LUSITANICA



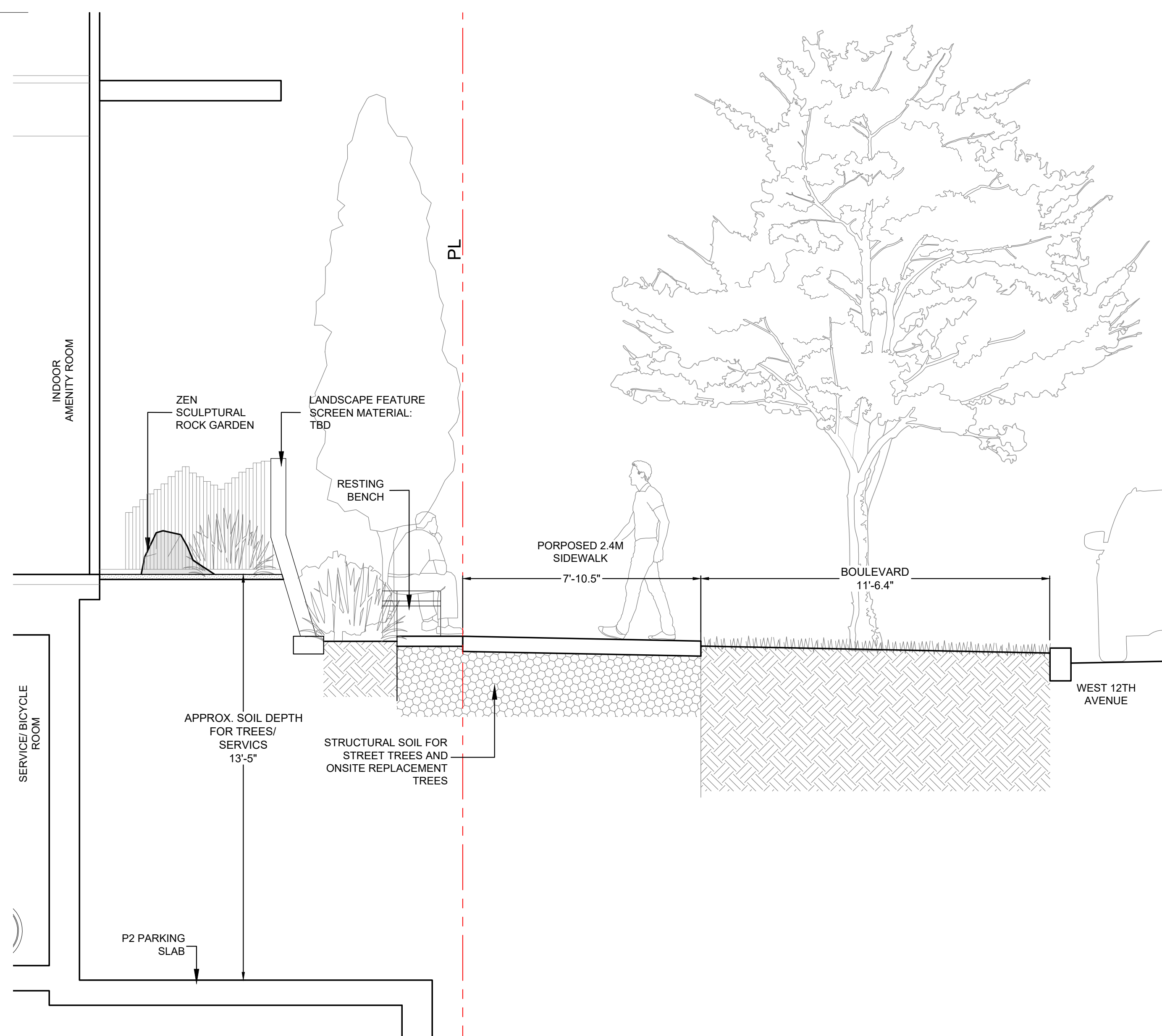
CHILDREN PLAY



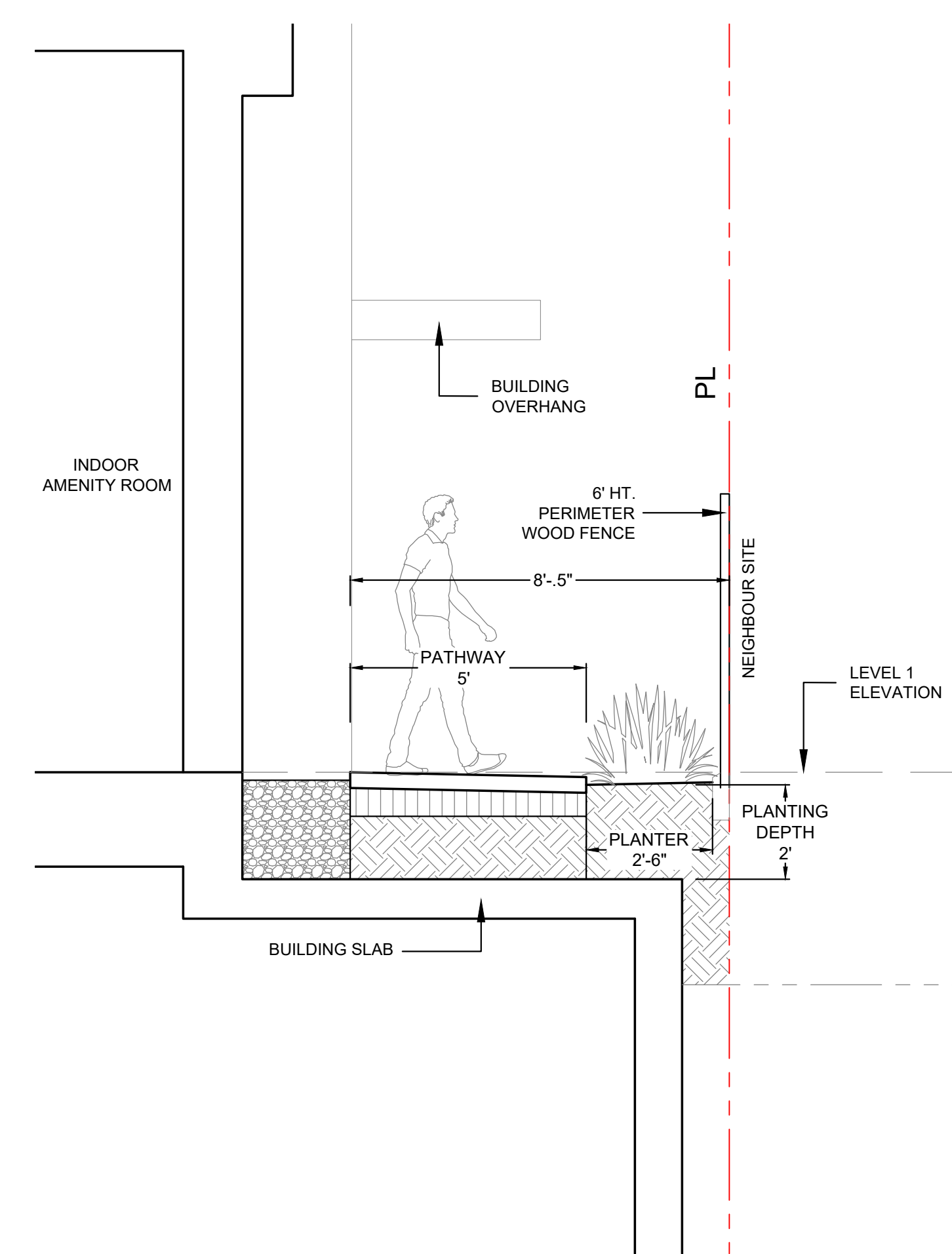
OUTDOOR YOGA ON LAWN



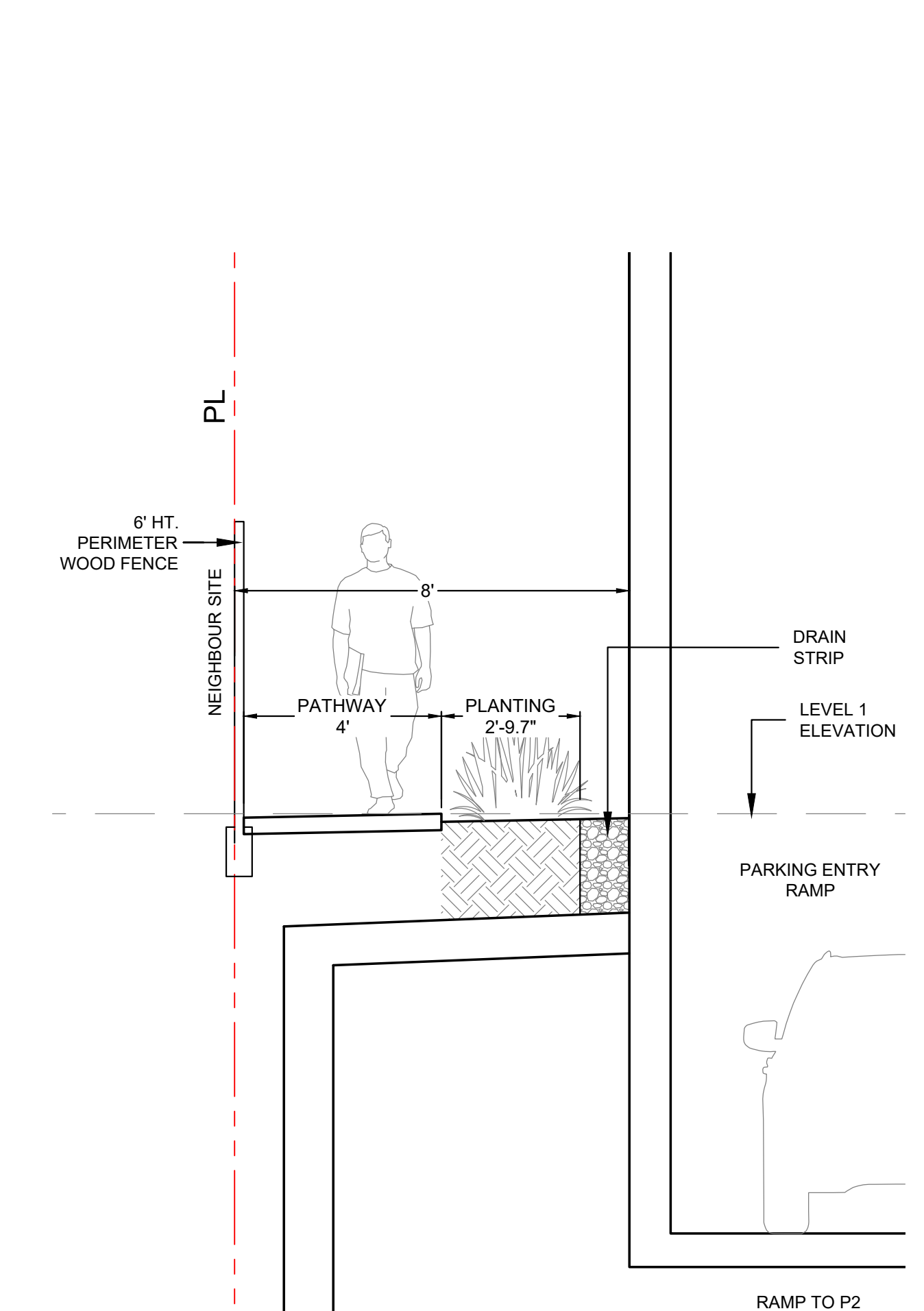
SEAL:



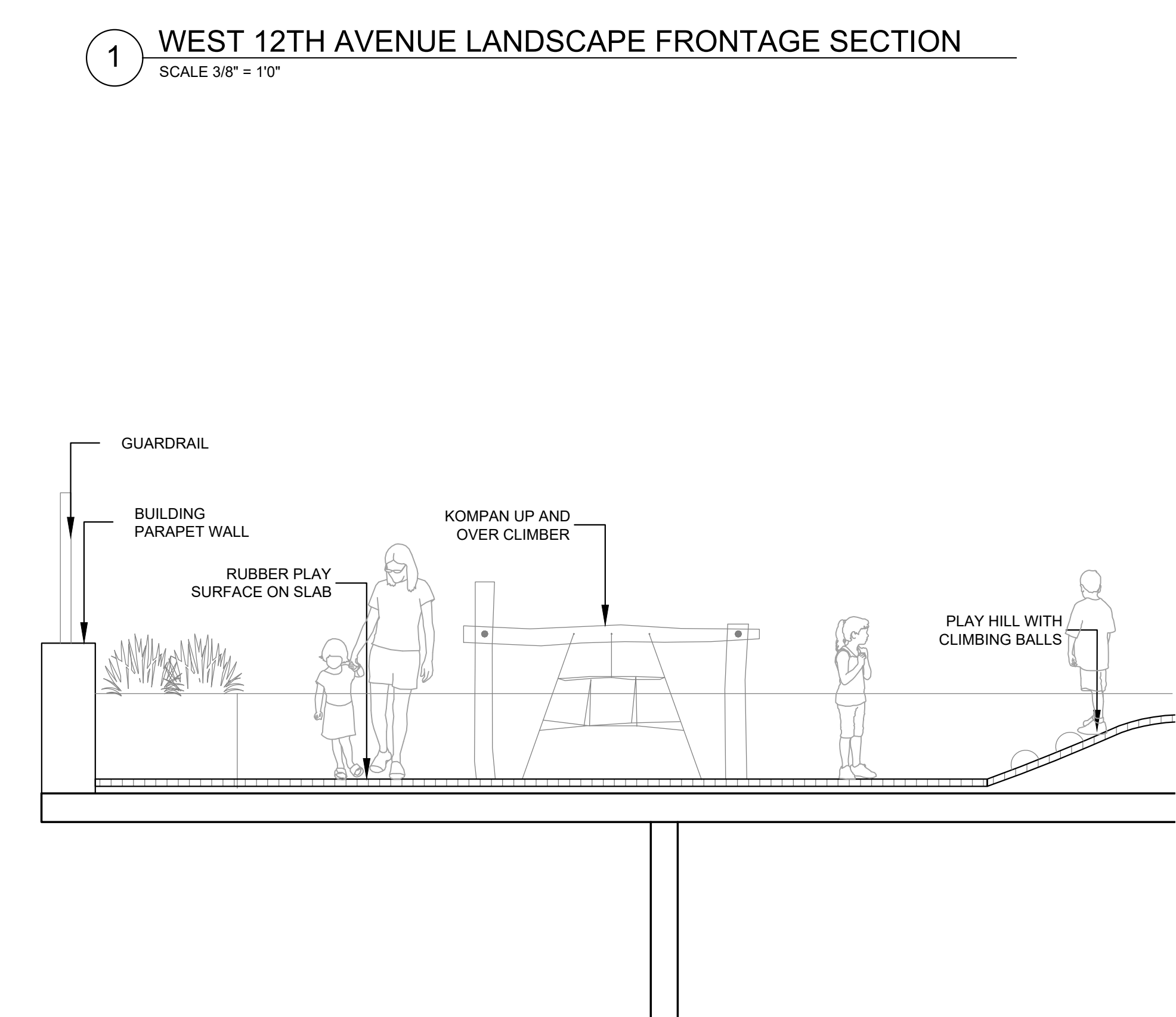
1 WEST 12TH AVENUE LANDSCAPE FRONTAGE SECTION
SCALE 3/8" = 1'0"



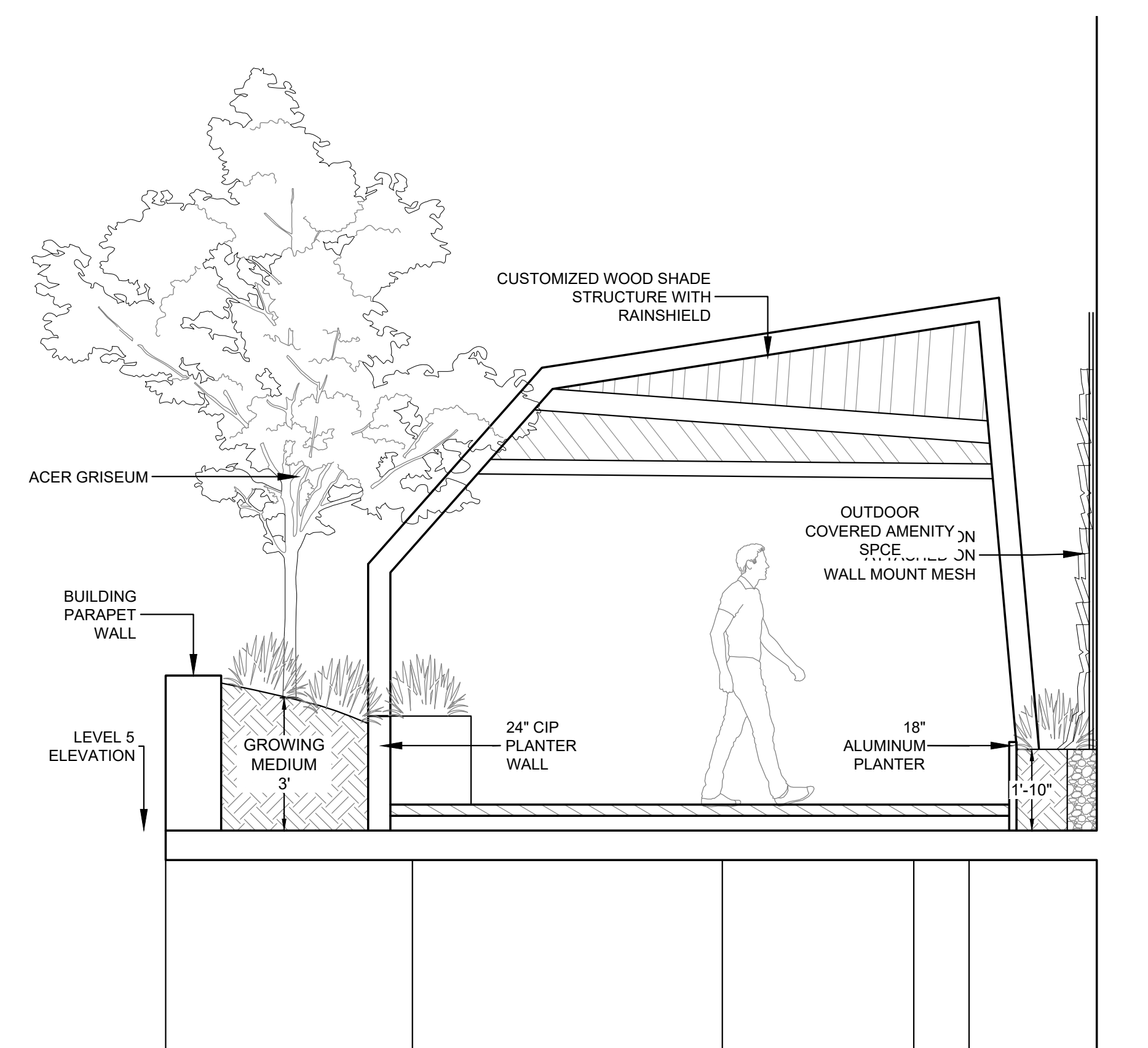
2 EAST EDGE LANDSCAPE SECTION
SCALE 3/8" = 1'0"



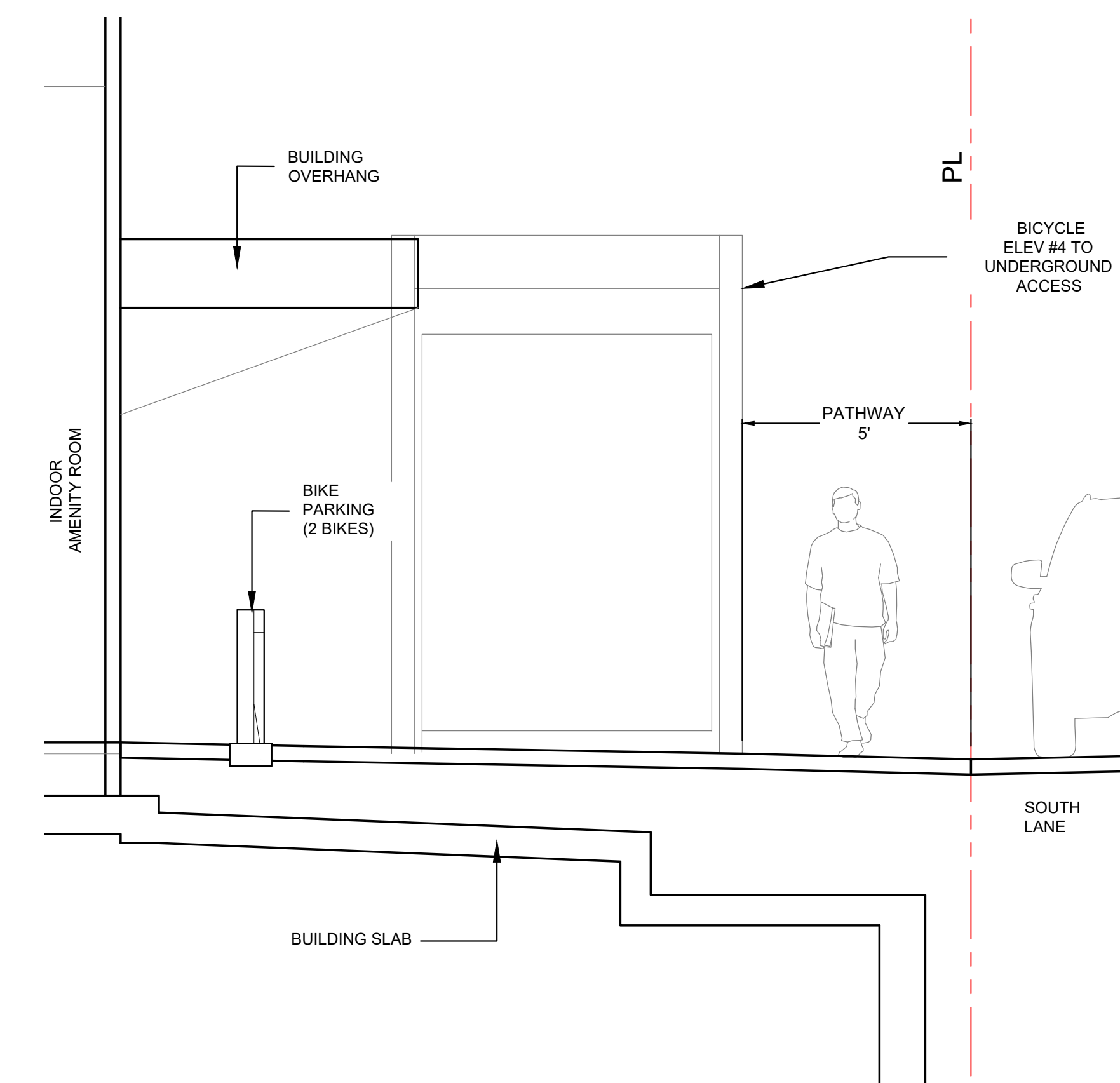
3 WEST EDGE LANDSCAPE SECTION
SCALE 3/8" = 1'0"



4 ROOF LEVEL ZEN GARDEN LANDSCAPE SECTION
SCALE 3/8" = 1'0"



5 LEVEL 5 OUTDOOR AMENITY LANDSCAPE SECTION
SCALE 3/8" = 1'0"



6 SOUTH LANE LANDSCAPE SECTION
SCALE 3/8" = 1'0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL

CLIENT:

PROJECT:
MARKET AND RENTAL RESIDENTIAL DEVELOPMENT

1230 WEST 12TH AVE,
VANCOUVER BC

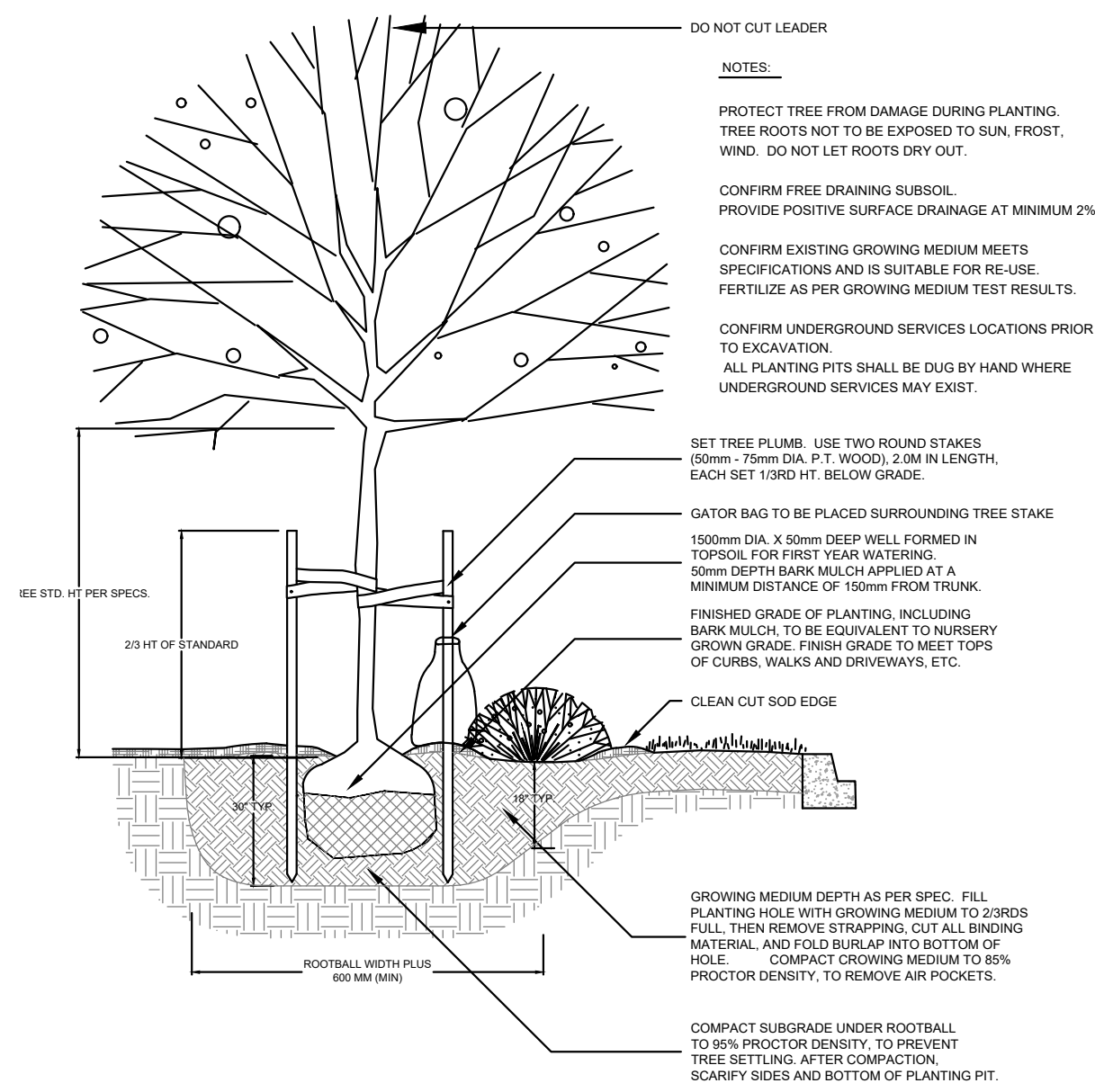
DRAWING TITLE:
LANDSCAPE SECTIONS

DATE: 02.DEC.2024 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

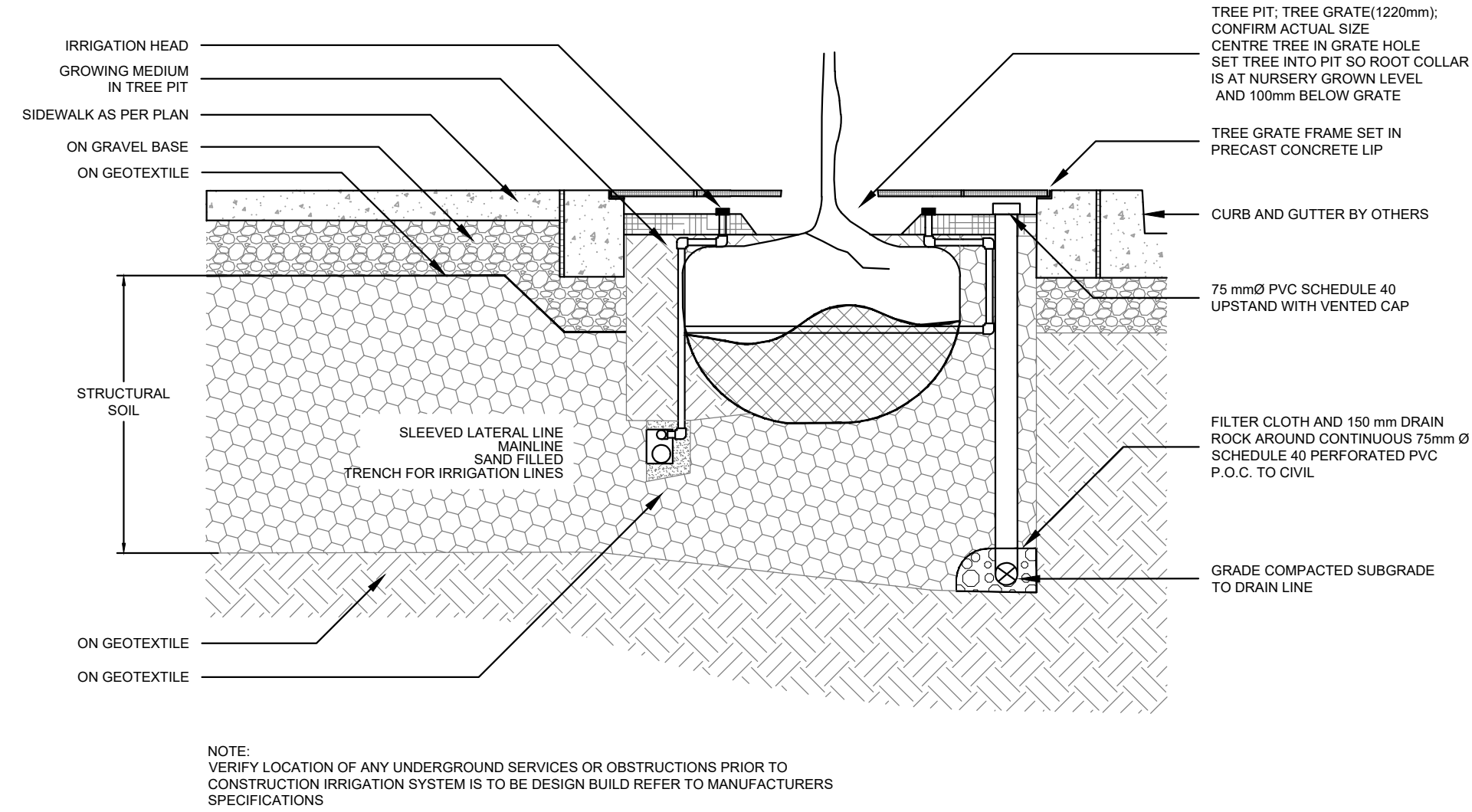
L5

OF 6

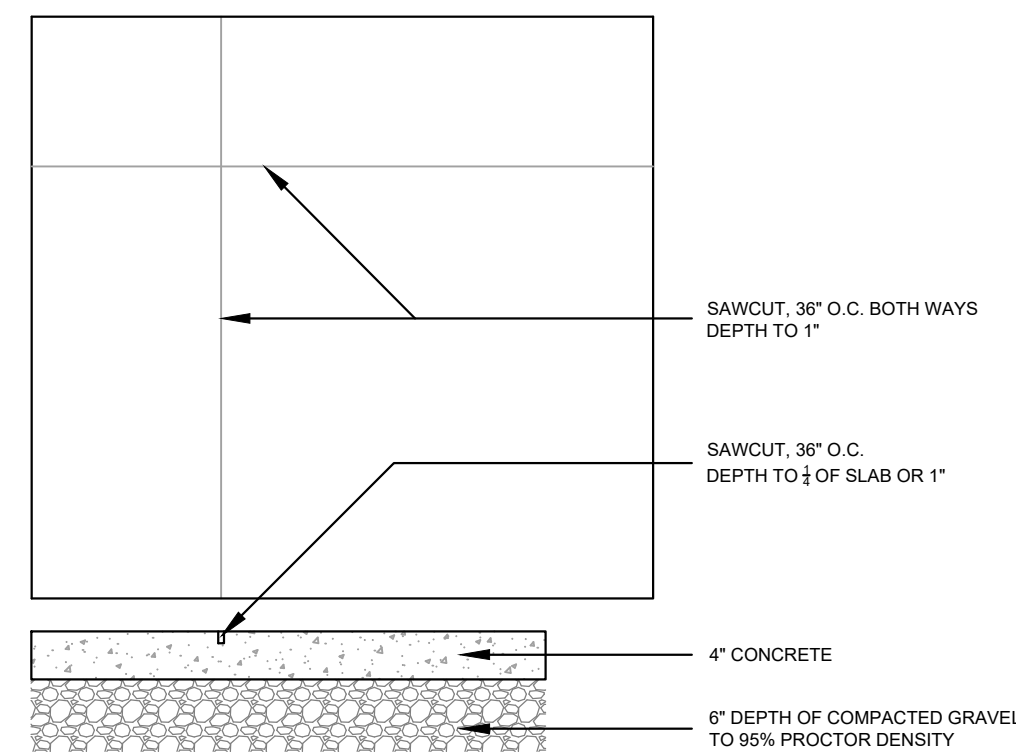
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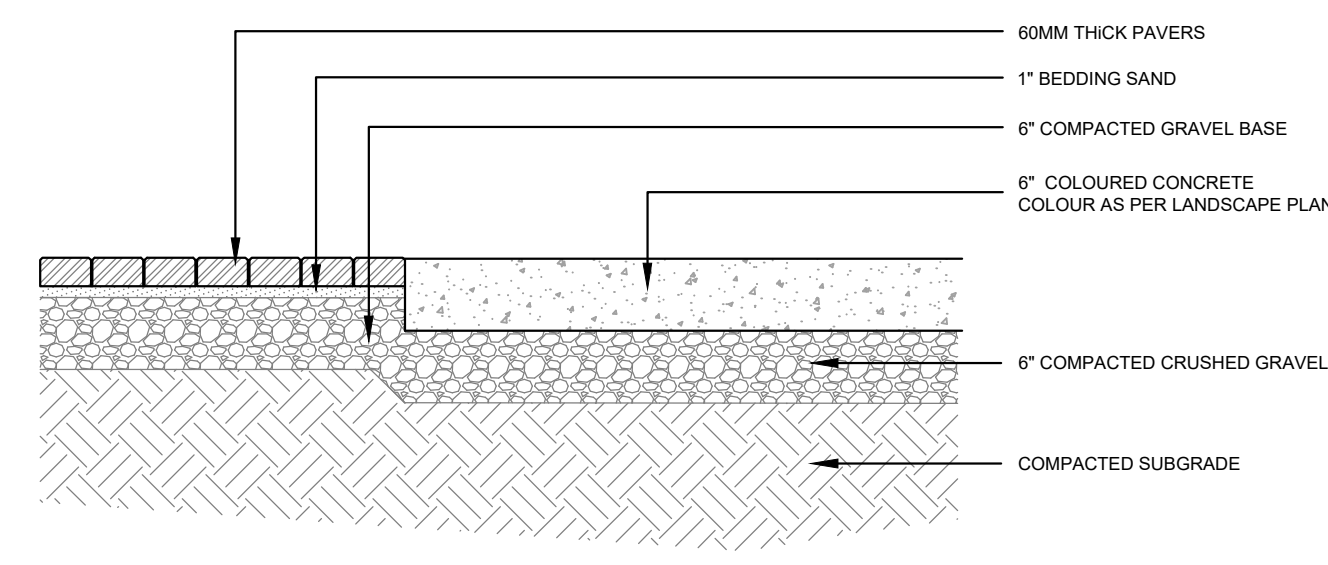
1 TREE AND SHRUB PLANTING AT GRADE
NTS



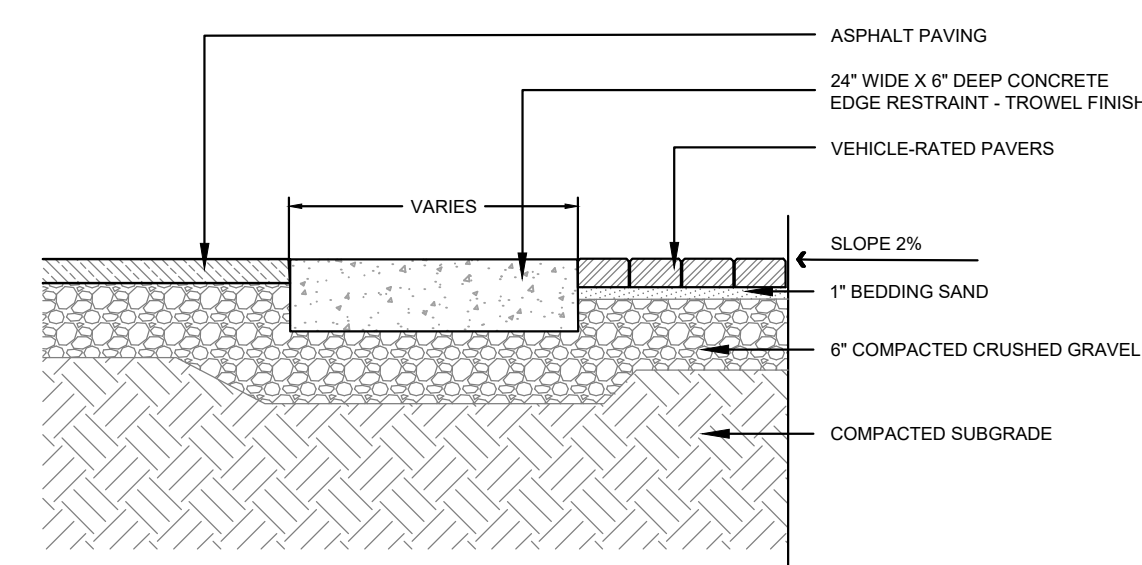
2 STRUCTURAL SOIL, TREE GRATE
SCALE 3/4" = 1'-0"



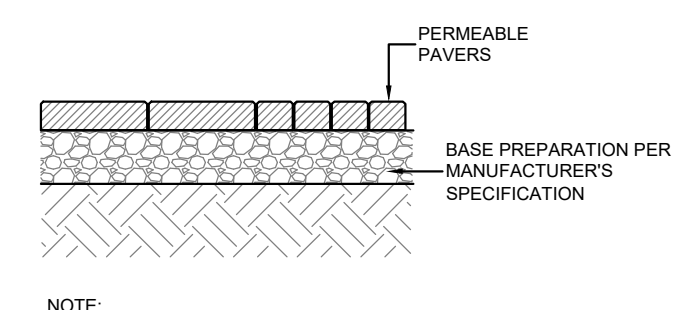
3 CONCRETE SAW CUTS
SCALE 3/4" = 1'-0"



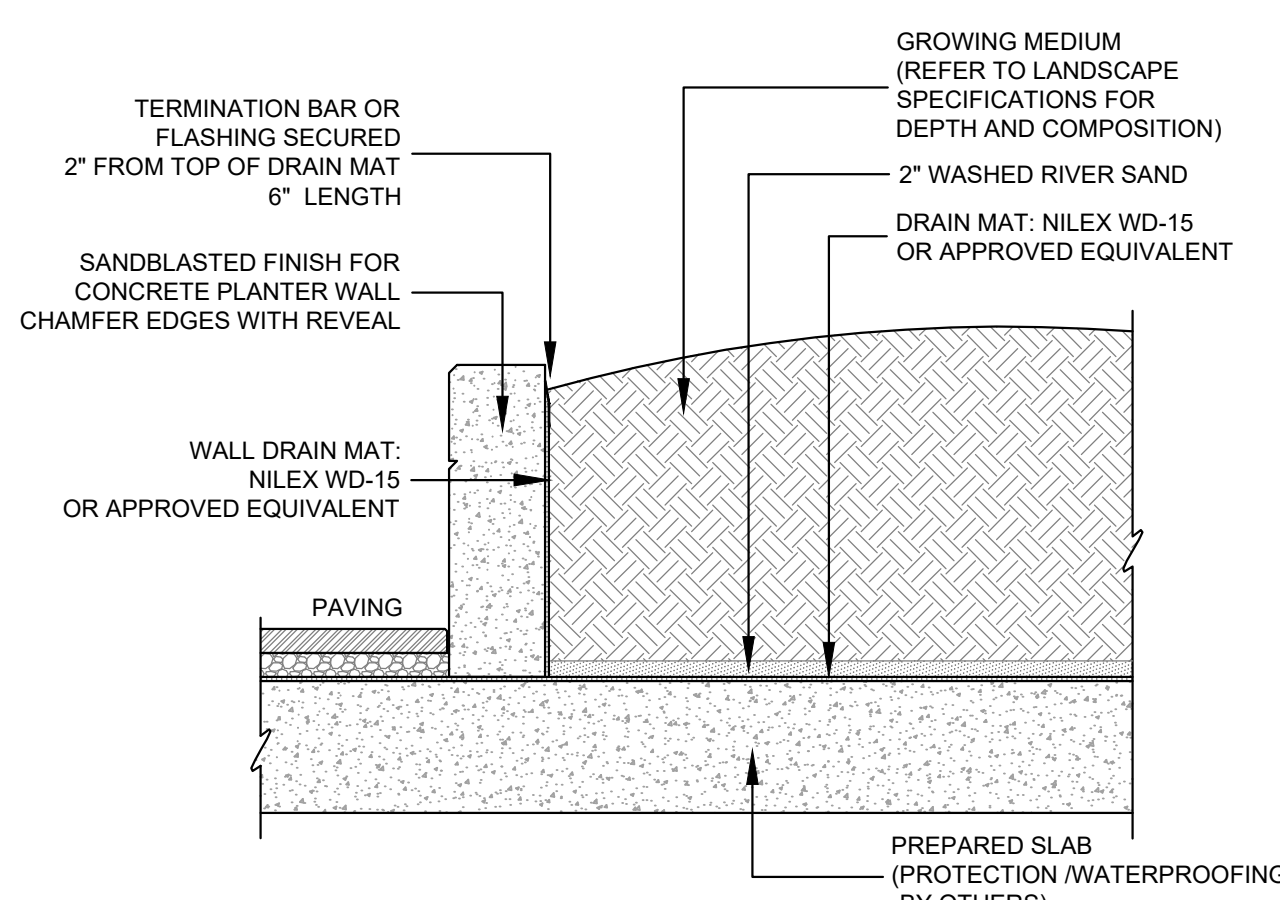
4 CONCRETE AND PAVERS ON GRADE
SCALE 3/4" = 1'-0"



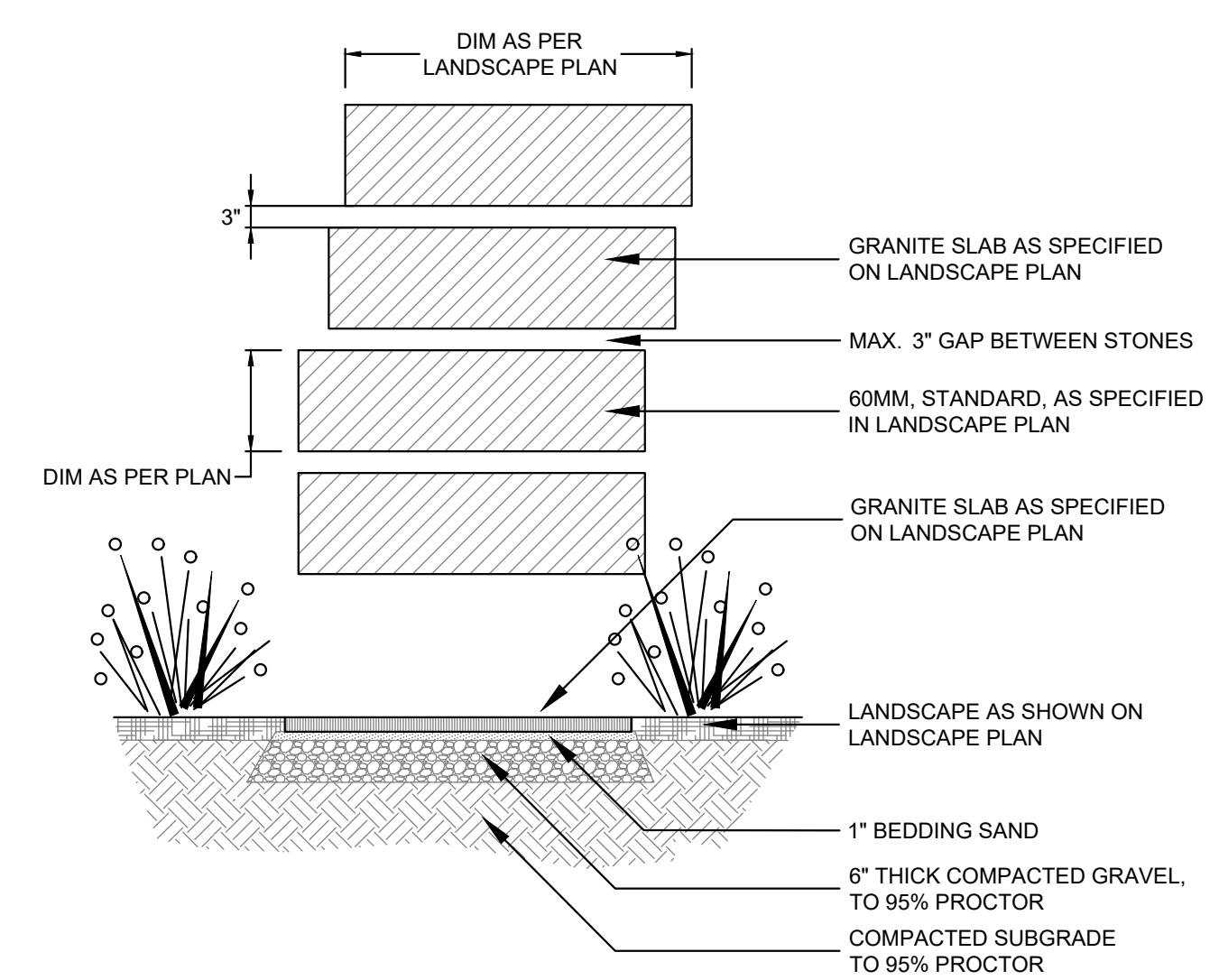
5 DRIVE AISLE CONCRETE EDGE RESTRAINT
SCALE 3/4" = 1'-0"



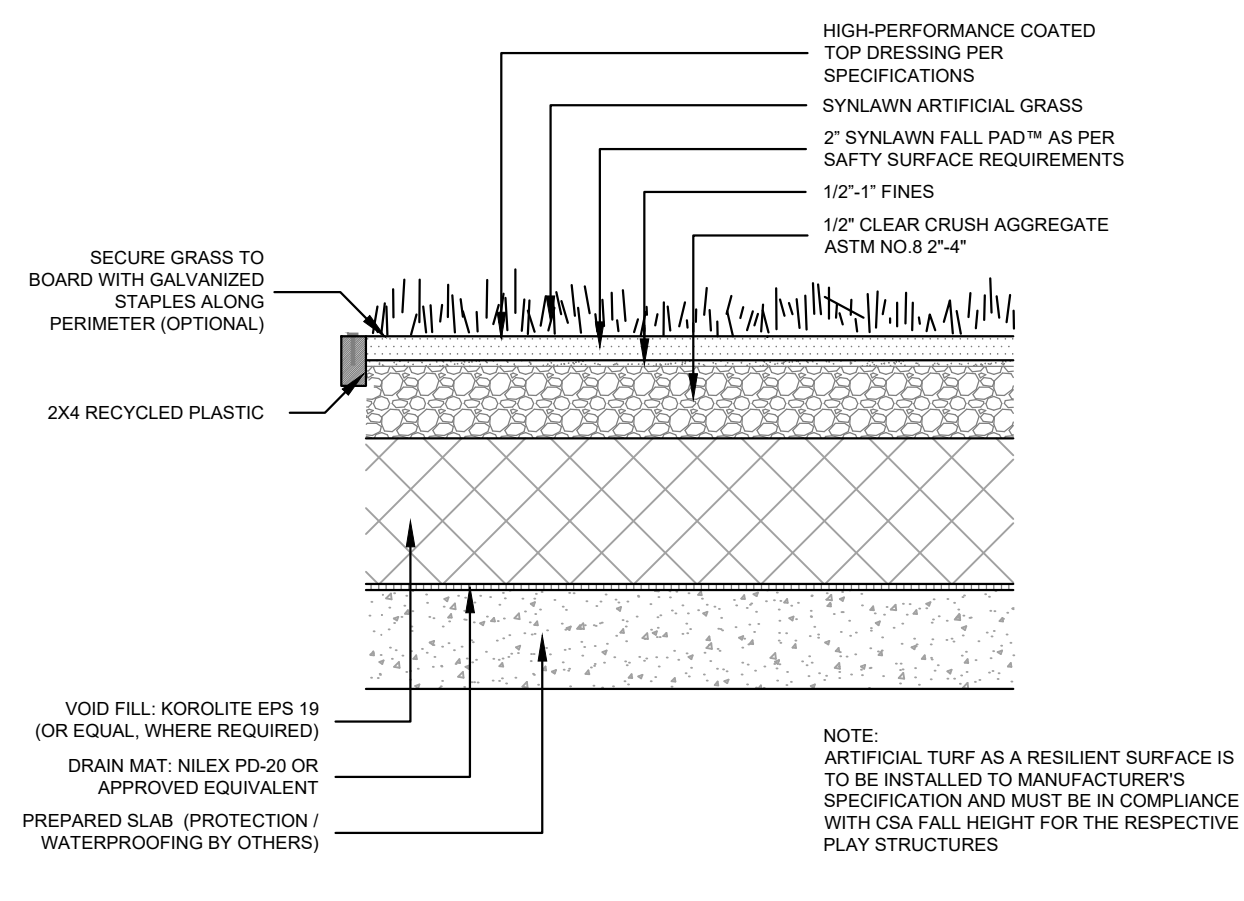
6 PERMEABLE PAVERS
SCALE 3/4" = 1'-0"



7 PLANTER WALL ON SLAB (UPPER FLOORS)
1/2" = 1'-0"



8 GRANITE SLAB DETAIL (ROOF FLOOR)
1/2" = 1'-0"



9 ARTIFICIAL TURF ON SLAB (UPPER FLOORS)
SCALE 3/4" = 1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
2	25.MAR.06	NEW SITE PLAN	MC
1	24.DEC.11	ISSUED FOR REZONING	JL

CLIENT:

PROJECT:
MARKET AND RENTAL RESIDENTIAL DEVELOPMENT

1230 WEST 12TH AVE,
VANCOUVER BC

DRAWING TITLE:
LANDSCAPE DETAILS

DATE: 02.DEC.2024 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: JL
DESIGN: JL
CHK'D: CW

L6

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