



# 1270 & 1290 W11TH AVENUE REZONING APPLICATION

**PROSCENIUM**  
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# INTRODUCTION

## 1270 & 1290 W11TH AVENUE. REZONING APPLICATION

### REZONING INTENT

The purpose of this proposed rezoning is to build a secured market rental residential tower with a commercial podium at the corner of W 11th Avenue and Birch Street, in keeping with the Broadway Corridor Plan. The address is the combination of 1270 and 1290 W 11th Avenue. The existing zoning is RM-3 and the proposal is to rezone to CD-1.

The Broadway Corridor Plan identifies the neighbourhood around this intersection as the Fairview South area, a walkable, primarily residential area with a diversity of housing options to be strengthened by “providing strategic opportunities for new housing, encouraging the retention and renewal of existing older rental housing, and introducing new small-scale retail/service uses.” By rezoning our site to the maximum density permissible for both residential and commercial uses, and securing a fifth of the residential floor area at below-market rates, this site will be able to fulfill these goals.

The proposal is to rezone the site to 6.5 FSR of residential, plus 0.3 FSR of commercial for a total of 6.8 FSR. 20% of

the residential FSR will be set aside for below-market housing. Residential unit mix will include a minimum 10% three-bedroom units and 25% two-bedroom units for families with children.

The first floor will accommodate the commercial uses, as well as, the residential lobby, bike parking, loading, and passenger drop-off. The remainder of the FSR will be residential above the commercial spaces. Additional bike parking is provided on the first level below grade with accessible parking stalls, garbage room and service rooms. More vehicle parking and storage is provided in the levels below.

### REZONING RATIONALE

Our vision is to transform the site into one that improves the walkability of the neighbourhood by providing local-serving shops that will be integrated into the new apartment building.

Moreover, the proposed residential units will be secured as rental housing—providing for more affordable housing options for tenants than could be supported by the density of the existing RM-3 zoning. To protect tenants in the buildings that exist on the site today, a Tenant Relocation Plan will be prepared

after the Rezoning Application is submitted.

With some of the proposed rental units being provided at below-market rates, the ambition to create a neighbourhood that can be both lived and worked within becomes more feasible.

With respect to transportation, well over half of the local residents already walk, bike, or take transit to work. This development aims to encourage even more tenants to use these methods to get to work by providing 40% more bicycle parking than the minimum required, and taking advantage of the soon-to-be-complete SkyTrain station at Granville and Broadway—an eight-minute walk away.





# ARCHITECTURAL DESIGN RATIONALE

## 1270 & 1290 W11TH AVENUE. REZONING APPLICATION

### DESIGN RATIONALE

The Broadway Corridor Plan defines the vision for Fairview as one with a “walkable, complete neighbourhood with additional housing options” that creates a “more complete and connected neighbourhood with a greater diversity of shops and services along Broadway, as well as new local-serving retail and services in residential areas, such as corner grocery stores, cafes, bakeries, and small pharmacies.” Our proposal very closely meets this definition by completing the neighbourhood with commercial units at grade—a feature that is conspicuously absent from the surrounding blocks. Moreover, by providing the maximum density permissible in the Broadway Plan, additional housing options can be accommodated on the site that can suit the needs of families with children.

The building massing shows a three-storey-plus-mezzanine podium with commercial at grade activating the street level. The main lobby is oriented to 11th Avenue at the north and the parking entry ramp and loading is located at the east end of the lane to allow greater distance from the intersection and to create more usable landscape along the lane by Birch Street. Above grade, the tower rises to 19 storeys, anchoring the street corner and creating separation from the adjacent buildings on the east.

The commercial component is provided as double-height spaces capable of servicing as wide a variety of tenants as possible, and the double-height further allows for the efficient use of the tower’s core to exit

the parkade and residential floors separately.

Above the commercial space, two floors of residential units are arranged in the form of a podium—breaking up the massing of the building and providing a natural base for the tower to grow out of.

The tower itself is clad in alternating bands of solid rainscreen and window wall with slab-bypass spandrels, accentuating the height of the building while meeting energy targets by limiting the amount of glazing to the locations most desirable inside the units.

To further break up the mass of the tower, the south and west facades carry up to act as a mechanical screen, creating the illusion of two small interlocking towers that are each half the size of the true mass. This design enhances the overall appearance of the building while appropriately masking mechanical appurtenances. A number of strategic privacy fins are added to the facade as well, which double as tools to further break down the project scale.

With respect to materials, the podium soffits and privacy fins will be clad in a wood-like material, that when combined with the planting strategy will nestle the building into the green and leafy character of the neighbourhood streetscape. For the landscape itself, outdoor amenity areas designed for families with children are targeted on the roof of the podium and the tower, as well as on the southwest corner of the ground level. A landscape design suitable for commercial uses is proposed in front of the commercial frontages.

The project respects the site setback rules from the previous RM-3 zoning, with balcony overhangs that meet the intent of the zoning bylaw general requirements. Balcony overhangs double as natural rain protection above the commercial spaces, and act as a canopy above the main residential entrance.





CONSULTING TEAM  
1270 & 1290 W11TH AVENUE. REZONING APPLICATION

ARCHITECTURAL: **PROSCENIUM**  
ARCHITECTURE + INTERIORS INC.


LANDSCAPE:   
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS

STRUCTURAL:  **Glotman · Simpson**  
GROUP OF COMPANIES

MECHANICAL   
DESIGN + BUILD

ELECTRICAL:  **NEMETZ (S/A) & ASSOCIATES LTD.**  
CONSULTING ENGINEERS

SURVEYOR:   
**bennett** ©

TRAFFIC:   
**bunt**  
& associates

GEOTECHNICAL:  **GEOPACIFIC**  
CONSULTANTS

CIVIL:   
**Hub Engineering Inc.**  
Engineering and Development Consultants

SUSTAINABILITY:   
**SEBASTIEN GARON**  
ARCHITECTURE + DESIGN

ENVIRONMENTAL:  **Active Earth**  
Engineering Ltd

ARBORIST:   
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS

ENERGY MODEL &  
ENVELOPE  **BC Building  
Science**

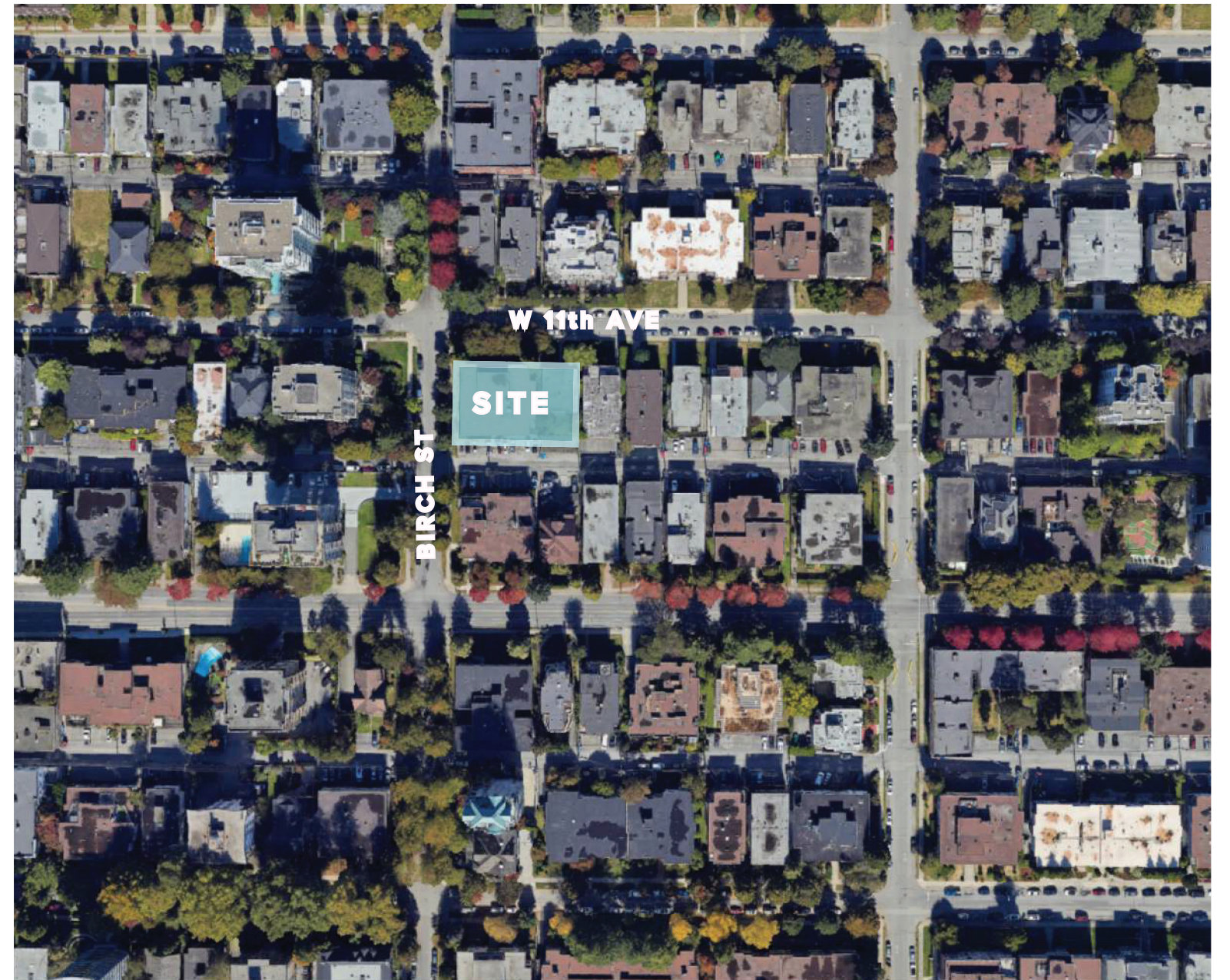


# CONTEXT

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

The site is located in the Fairview area at the southeast corner of W 11th Avenue and Birch Street. The site consolidates two smaller RM-3 zoning sites with existing low-rise rental buildings. The existing building located at 1270 West 11th Avenue is a three-level rental building built in 1931. The existing building at 1290 Avenue is a four-level rental building built in 1959. Both buildings are market rental buildings.

The 18,742 sq. ft. site (1,741.2 sq. m.) is located two blocks west of Granville Street and two blocks south of Broadway Avenue, being close to offices, businesses and restaurants. Three blocks to the east is the Vancouver General Hospital. The immediate surrounding neighbors are mainly low-rise residential buildings with three mid-rise residential towers located immediately west of the property along Birch Avenue.





# EXISTING CONTEXT IMAGES

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



VIEW OF SITE LOOKING FROM BIRCH STREET



VIEW OF SITE LOOKING FROM WEST 11TH AVE



VIEW OF SITE LOOKING FROM LANE WAY



VIEW OF SITE LOOKING FROM BIRCH STREET



AERIAL VIEW OF THE SITE



# CONTEXT MAP

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



Our site is centrally located within the city, while also being adjacent to multiple modes of transportation. Families with children within this proposed building will have relatively short commutes, and may elect not to drive a car in favour of one of the more convenient and sustainable options.

Granville and Broadway bus stops are within a six-minute walk, while the upcoming South Granville SkyTrain station is only an eight-minute walk away, and a local bike route plus a future greenway are even closer at two minutes walking.

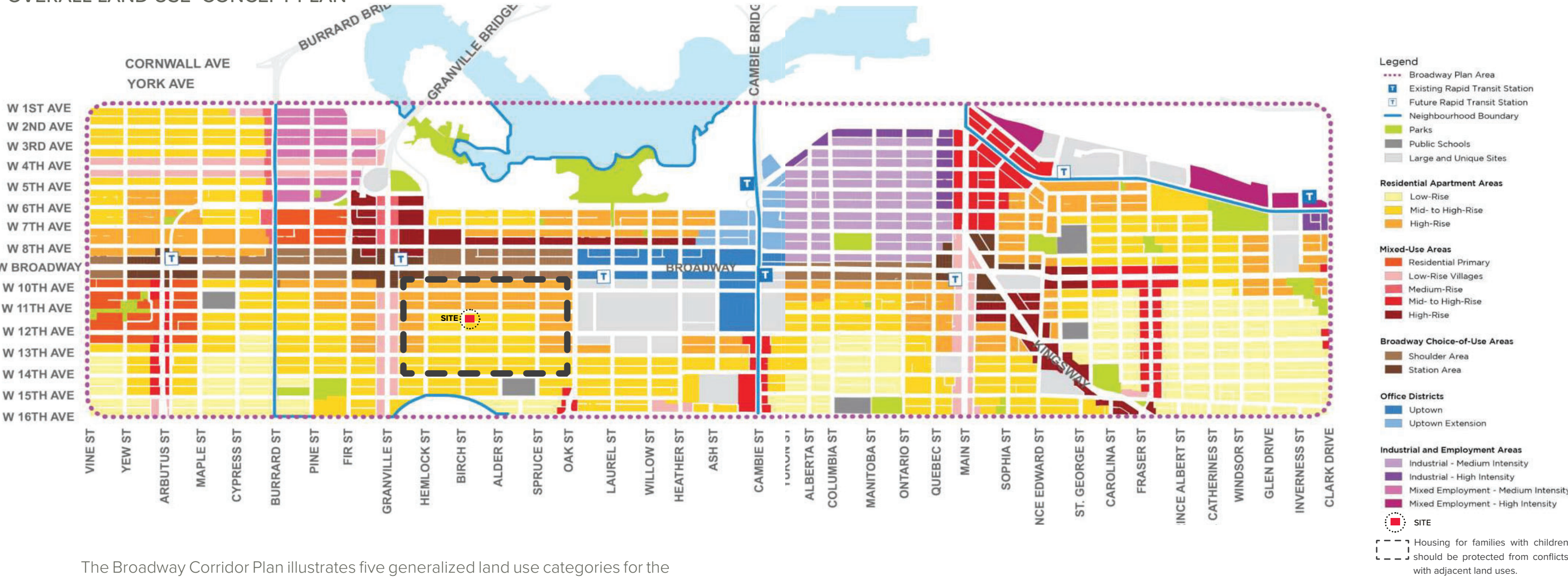
For school and playground, a french immersion school is seven minutes away. For many work and shopping opportunities, the Broadway corridor is a three-minute walk down Birch Street.



# ZONING CONTEXT

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

## OVERALL LAND USE CONCEPT PLAN



The Broadway Corridor Plan illustrates five generalized land use categories for the area, of which our neighbourhood is entirely designated residential. Specifically, our site is targeted for mid-to-high-rise residential. Moreover, our site is designated as “rezoning eligible” within the Plan.

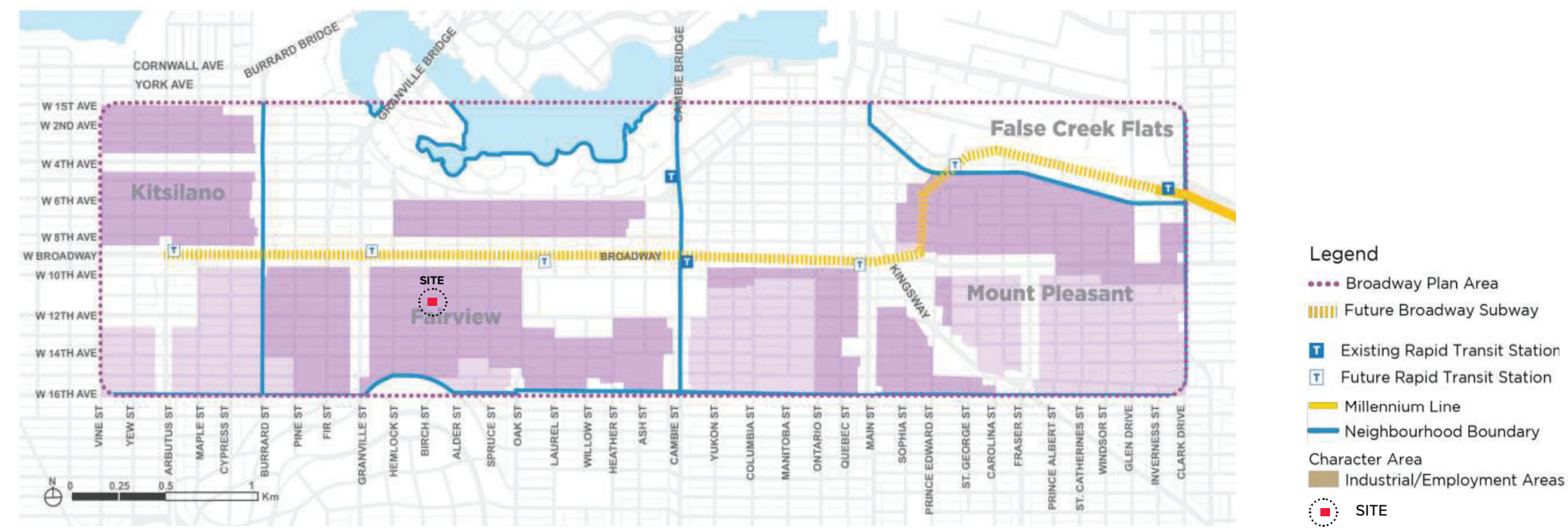


# POLICY CONTEXT

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

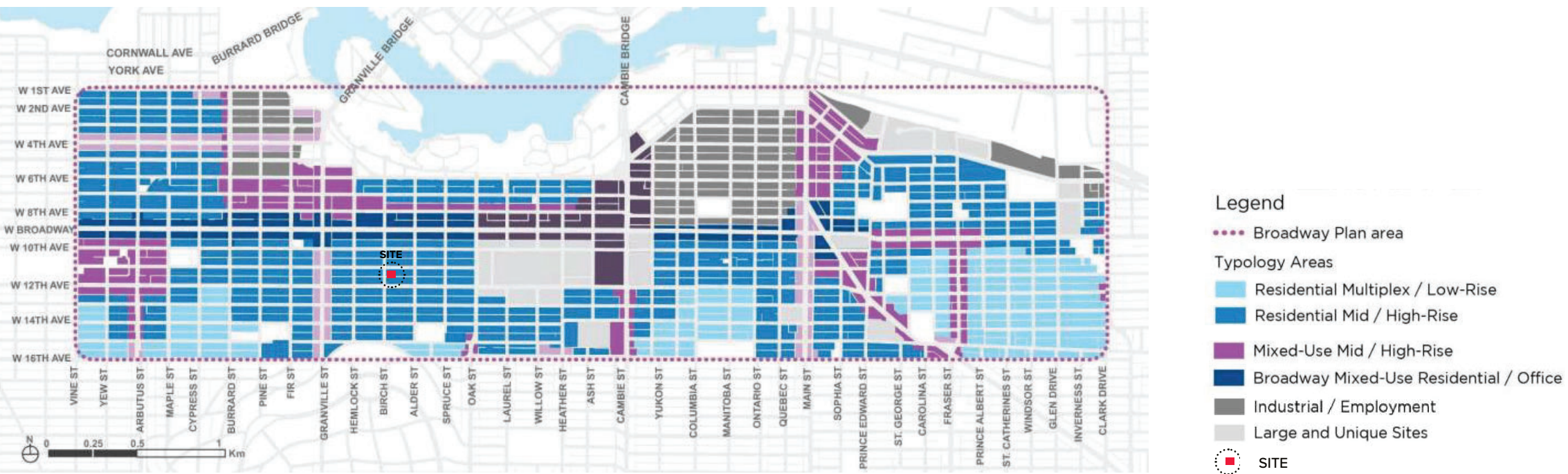
The residential areas have a mix of housing types, with a green and leafy character and quiet, walkable streets. With a variety of buildings from different eras, these places will retain existing affordability and provide new affordable housing opportunities for a diversity of household types and incomes as well as provide local-serving shops and services to support complete neighbourhoods.

## RESIDENTIAL AREAS



The Broadway Corridor Plan targets the entire Fairview South area, including our site, for Residential Mid/High-Rise building typologies.

## BUILDING TYPOLOGY KEY MAP





# POLICY CONTEXT

## 1270 & 1290 W11TH AVENUE. REZONING APPLICATION

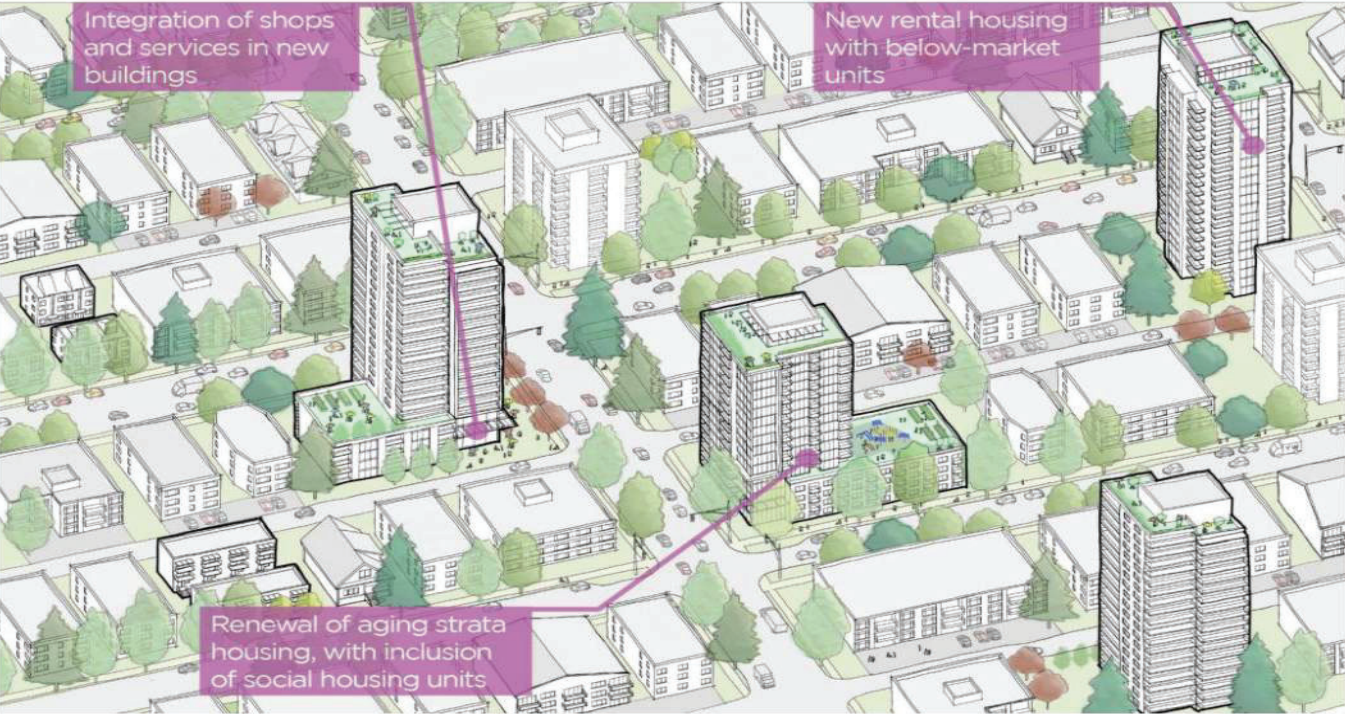
### FAIRVIEW NEIGHBOURHOOD AREA

From the Broadway Corridor Plan, “Fairview South is a primarily residential apartment area with green and leafy streets and a significant stock of older rental housing, ranging from multiple conversion dwellings and three storey walk-up apartments to towers. Newer Low-rise and tower strata ownership housing is scattered throughout the area. The large landscaped setbacks and gardens, including

the “tower in the park” form, contribute to the character of the area.”

The overall intent of this area plan is to create a walkable, primarily residential neighbourhood with a diversity of housing options that introduce new small-scale retail and service uses. Density of up to 6.5 FSR is permitted for secured rental residential, with an additional 0.3 FSR for commercial.

Figure 6.15 – Potential future of the Existing Apartment Areas in 30 years

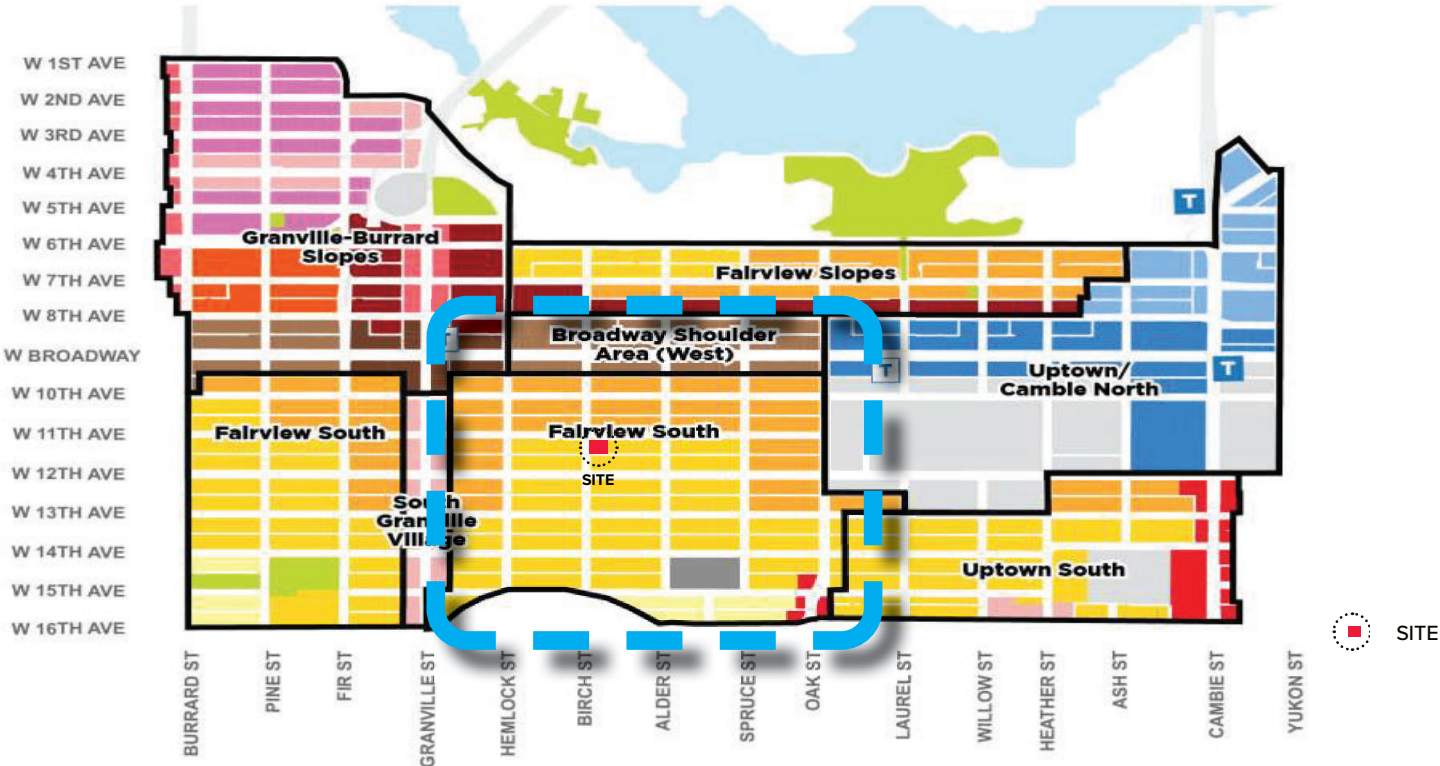


9.10.1 FSOB Policy Summary Table

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"><li>• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details)</li><li>• For existing social housing sites, 100% of the residential floor area must be social housing.</li><li>• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li></ul>	<ul style="list-style-type: none"><li>• For existing social housing sites, 100% of the residential floor area must be social housing.</li><li>• Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2.</li><li>• 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).</li></ul>	<ul style="list-style-type: none"><li>• See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li></ul>	<ul style="list-style-type: none"><li>• Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2.</li><li>• 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)</li></ul>	
	<ul style="list-style-type: none"><li>• “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.</li></ul>				

### FAIRVIEW NEIGHBOURHOOD LAND USE

Figure 9.1 - Fairview Neighbourhood Land Use

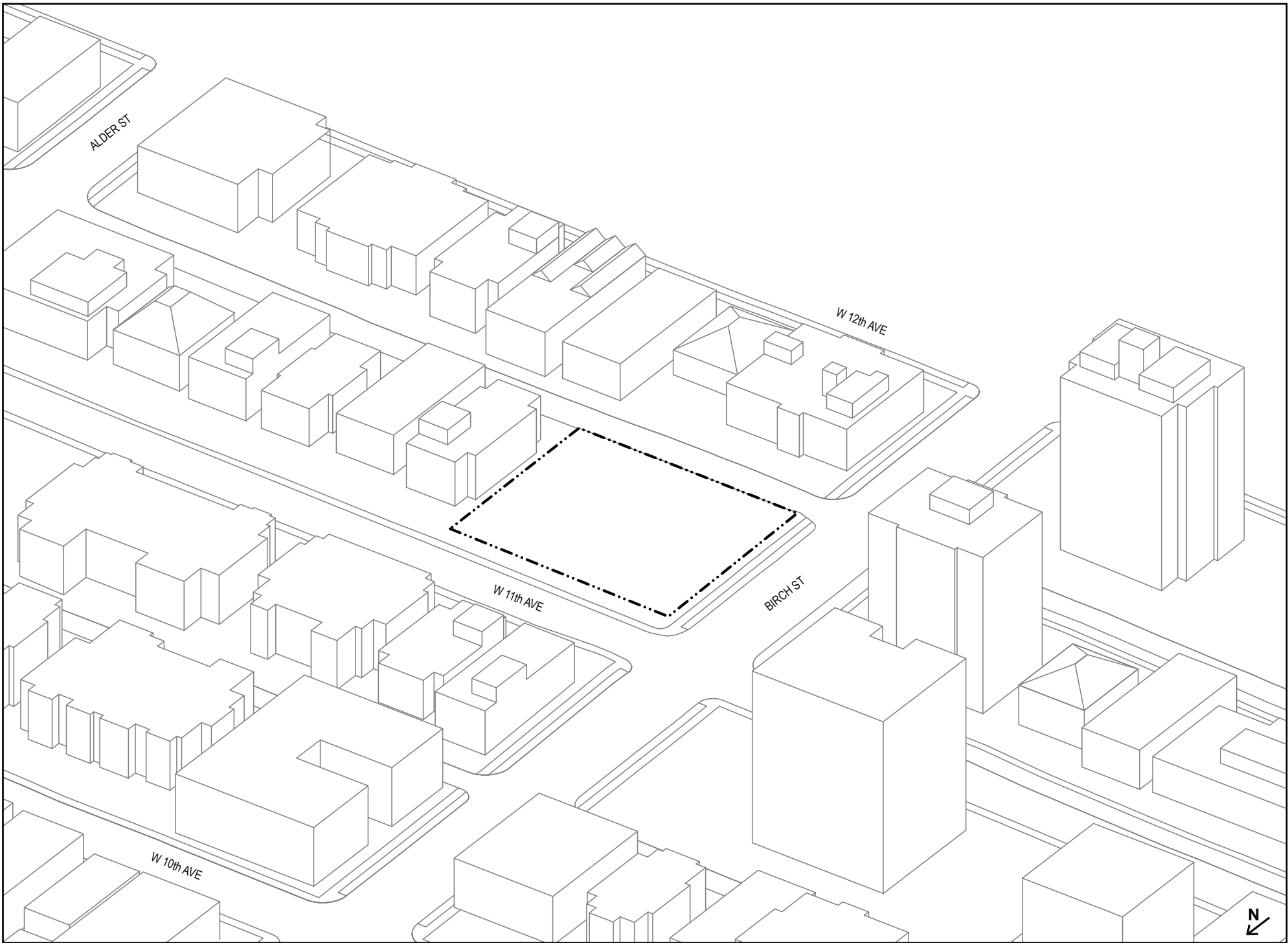


# ARCHITECTURAL MASSING DIAGRAMS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

**Diagram 1:**

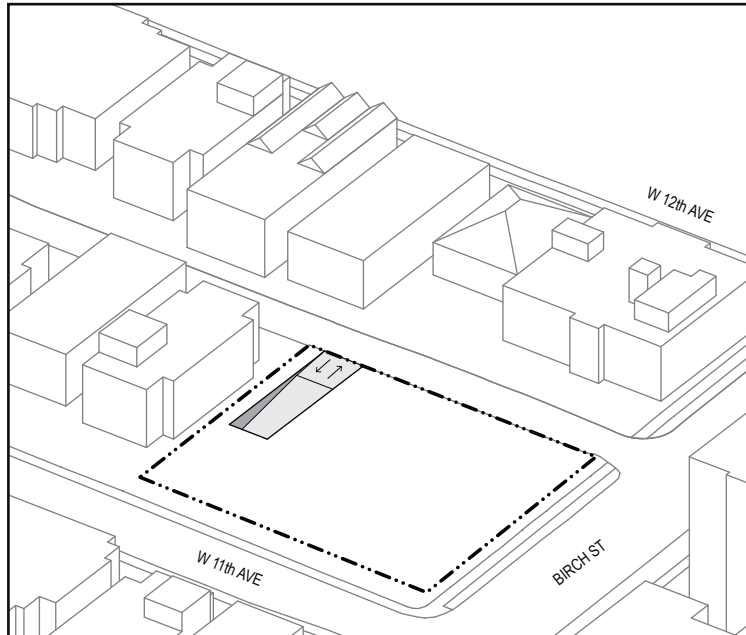
This is the existing site amongst the currently built neighbourhood density. The existing buildings on site will be demolished, with the current tenants being located with a Tenant Relocation Plan. The following series of diagrams will conclude with an image of the complete build-out density envisioned in the Broadway Corridor Plan.





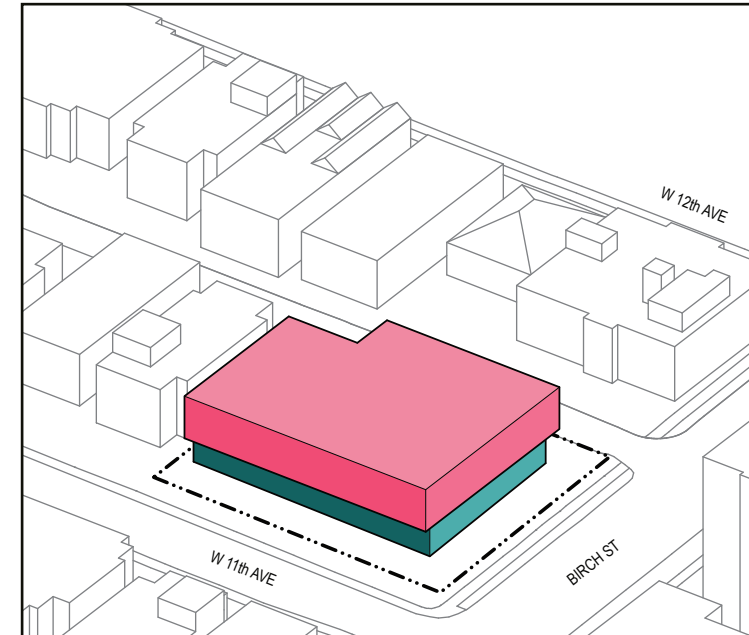
# ARCHITECTURAL MASSING DIAGRAMS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



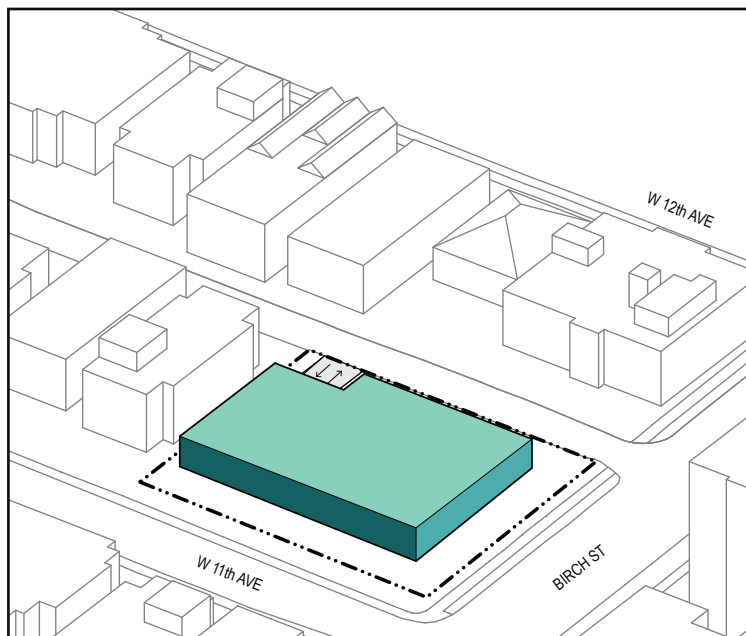
**Diagram 2:**

Underground parking access is provided along the lane, in the corner farthest from the street to help reduce vehicle congestion and potential accidents adjacent to the intersection.



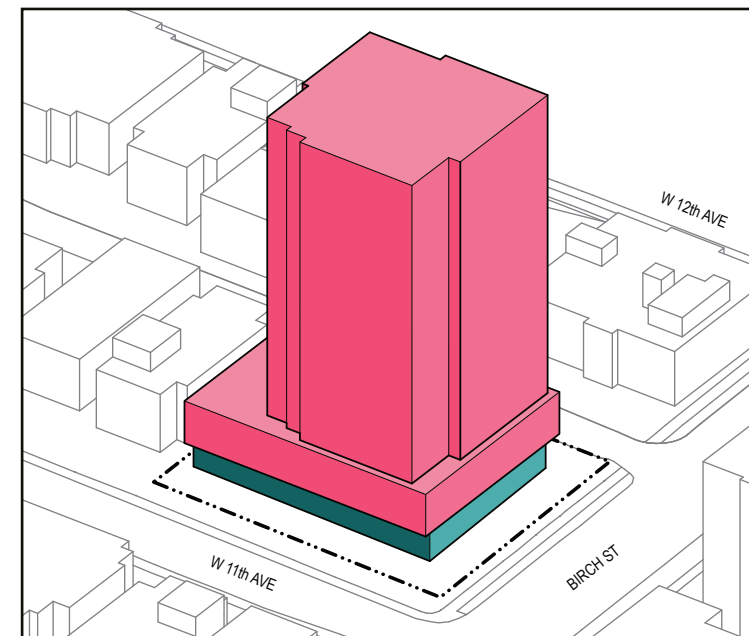
**Diagram 4:**

Two storeys of residential suites are built on top of the commercial floor, to form a podium massing in keeping with the Broadway Corridor Plan guidelines. The residential floors overhang the commercial spaces providing natural weather protection.



**Diagram 3:**

One storey of commercial-retail-units is provided at grade, with enough height to accommodate a potential mezzanine or commercial programming that requires high spaces.



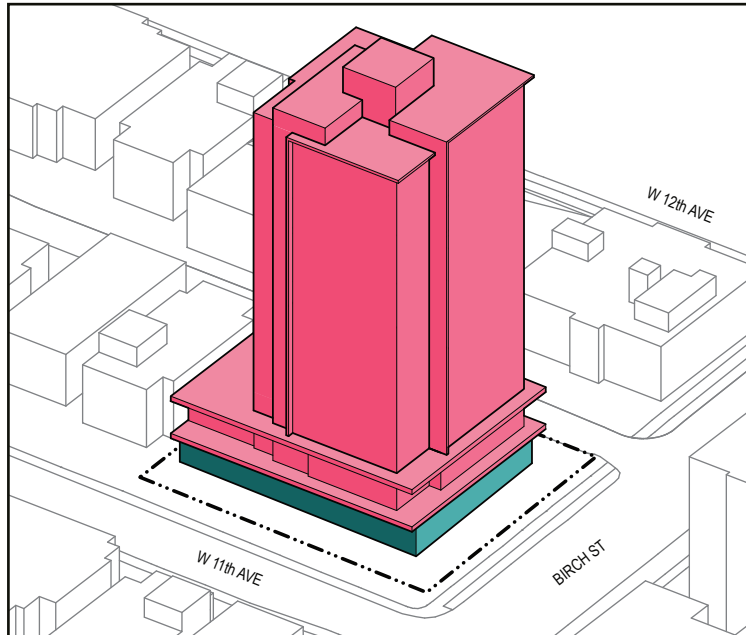
**Diagram 5:**

A tower is built on top of the podium, respecting tower setback rules and achieving the maximum 6.8 FSR density permitted in the Broadway Corridor Plan. This density is permissible with 0.3FSR of retail space at grade with 6.5 FSR of market rental units (20% provided at below-market rates).



# ARCHITECTURAL MASSING DIAGRAMS

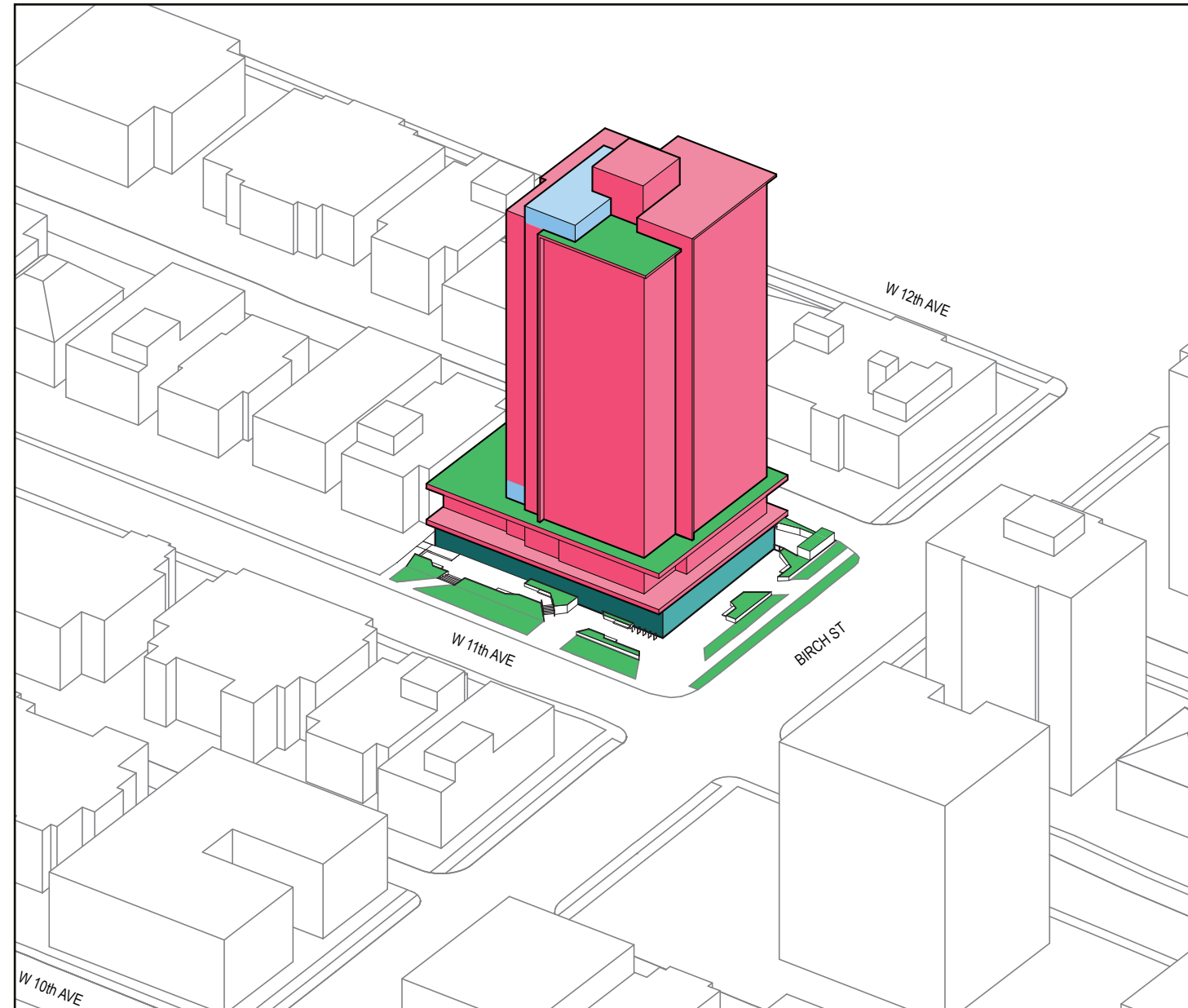
1270 & 1290 W11TH AVENUE. REZONING APPLICATION



**Diagram 6:**

The tower massing is pushed-and-pulled to break down the massing. Moreover, this shifting of planes allows the west and south facades to act inherently as the mechanical screen - beautifying the architecture by avoiding the standard metal screen. Several fins are added for privacy and to accentuate the massing.

The podium steps back to the face of the tower, allowing for larger roof terraces for those tenants.



**Diagram 7:**

The podium and tower roofs provide residents with indoor and outdoor amenities, with an additional gated amenity space at grade along the south property line.

On ground level, the landscape draws neighbours towards the commercial spaces by providing access pathways along desire lines. Plaza spaces with seating act as a privately-owned-public-space.



# ARCHITECTURAL MASSING DIAGRAMS

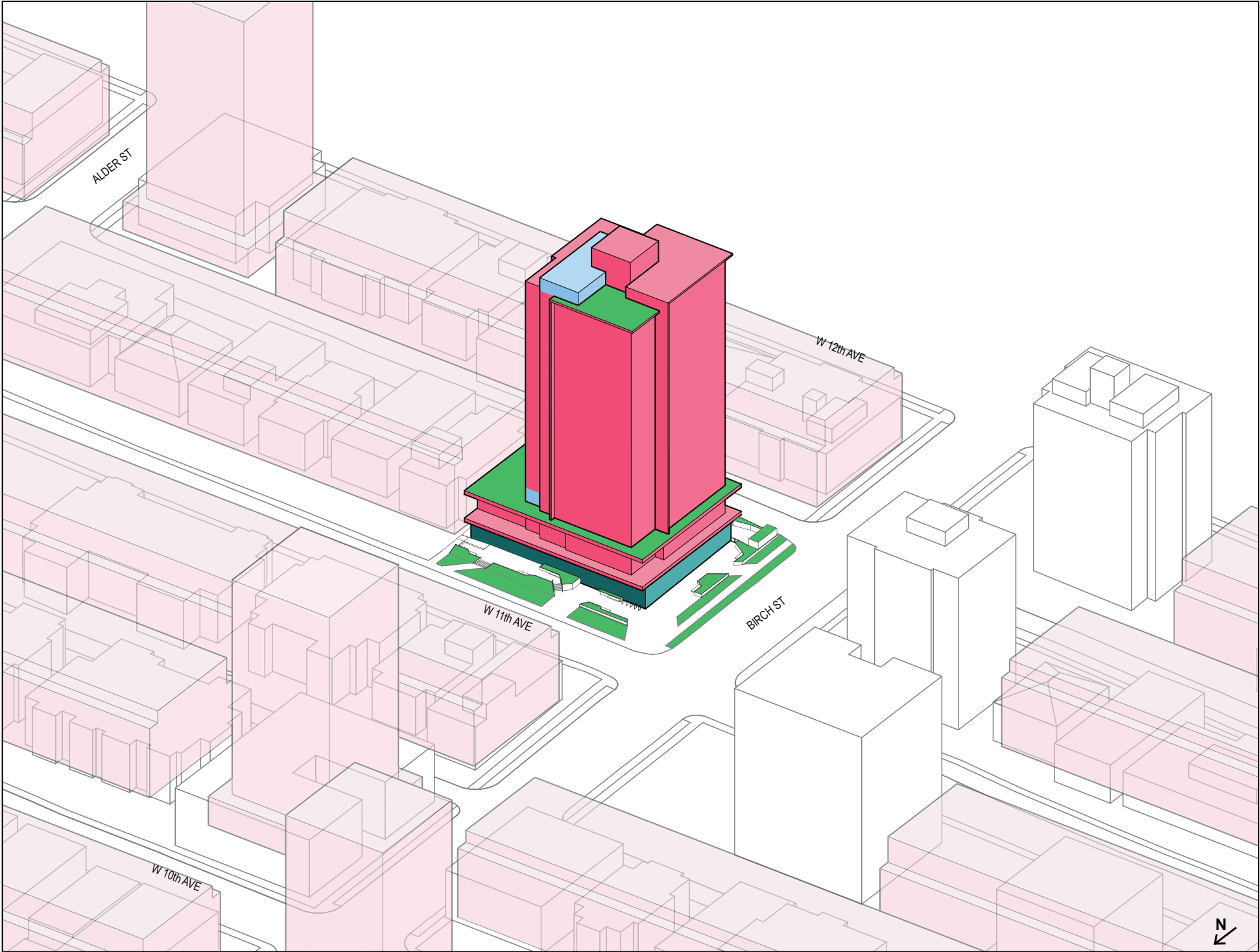
1270 & 1290 W11TH AVENUE. REZONING APPLICATION

**Diagram 8:**

As the build-out of the Fairview Area continues, the neighbourhood will continue to evolve as supported by the Broadway Corridor Plan, with a collection of typologies similar to that proposed for 1270 & 1290 W 11th Avenue.

**LEGEND:**

- Residential
- Commercial
- Indoor Amenity
- Outdoor Amenity & Planting
- Existing Context
- Future Context



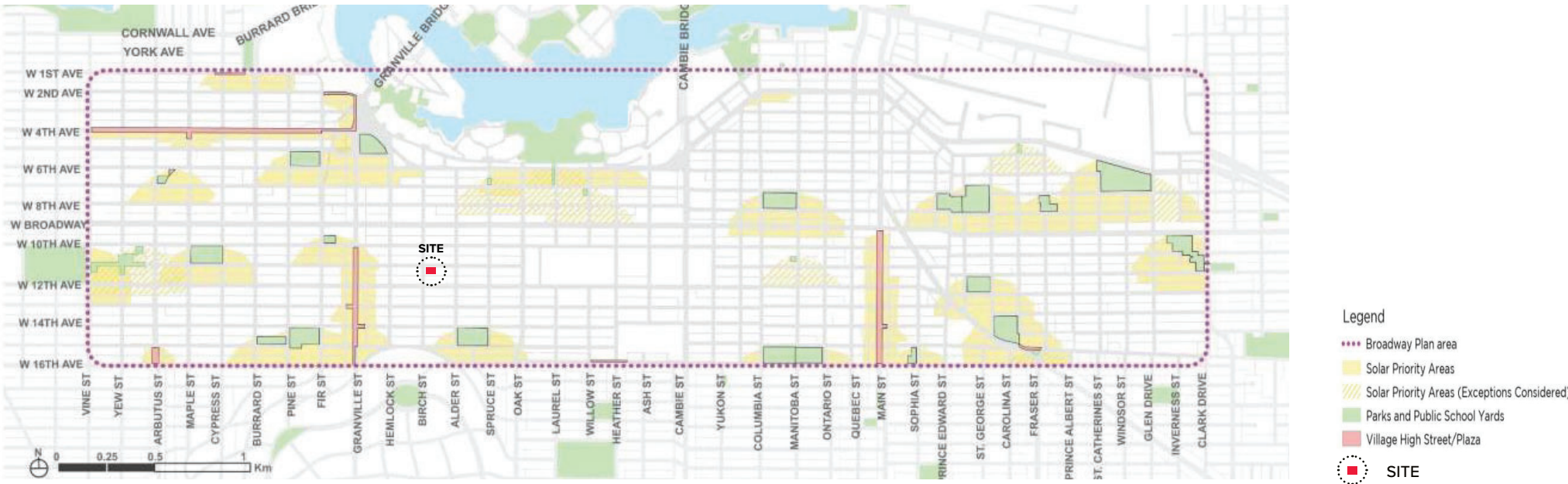


# BUILDING HEIGHT

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

The Broadway Corridor Plan identifies that parks, public school yards, and village shopping streets/plazas existing or in development must be provided with adequate solar access that do not create shadow impacts between 10:00am and 4:00pm between the equinoxes. Our proposed development does not affect any of these areas as illustrated in the adjacent map.

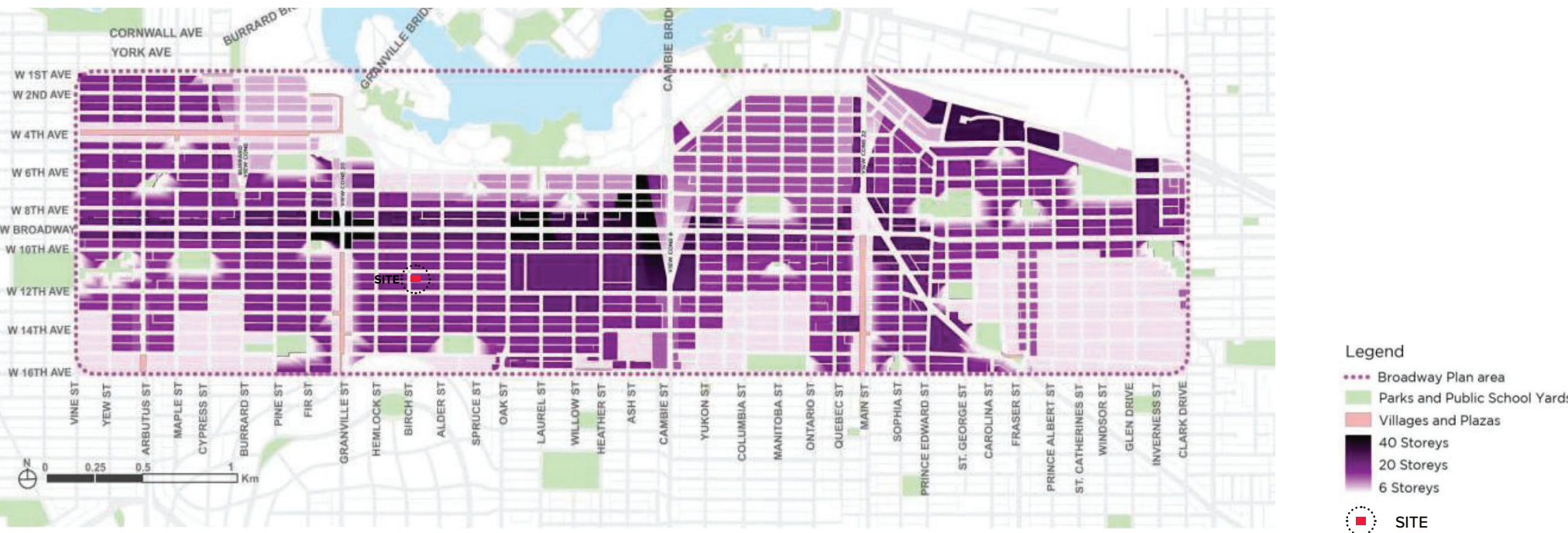
SOLAR ACCESS MAP



The Broadway Corridor Plan has distributed maximum building heights in our neighbourhood by locating the tallest buildings within a short distance of rapid transit, and the shallowest buildings to the south of parks, open spaces, and high streets. Between the maximum height of 40 storeys, and the minimum of 6 – our site has a maximum height of roughly 20 storeys as illustrated in the adjacent map provided within the Plan. Our proposal meets the intent of these limitations.

In addition, there is no protected view cone over our site.

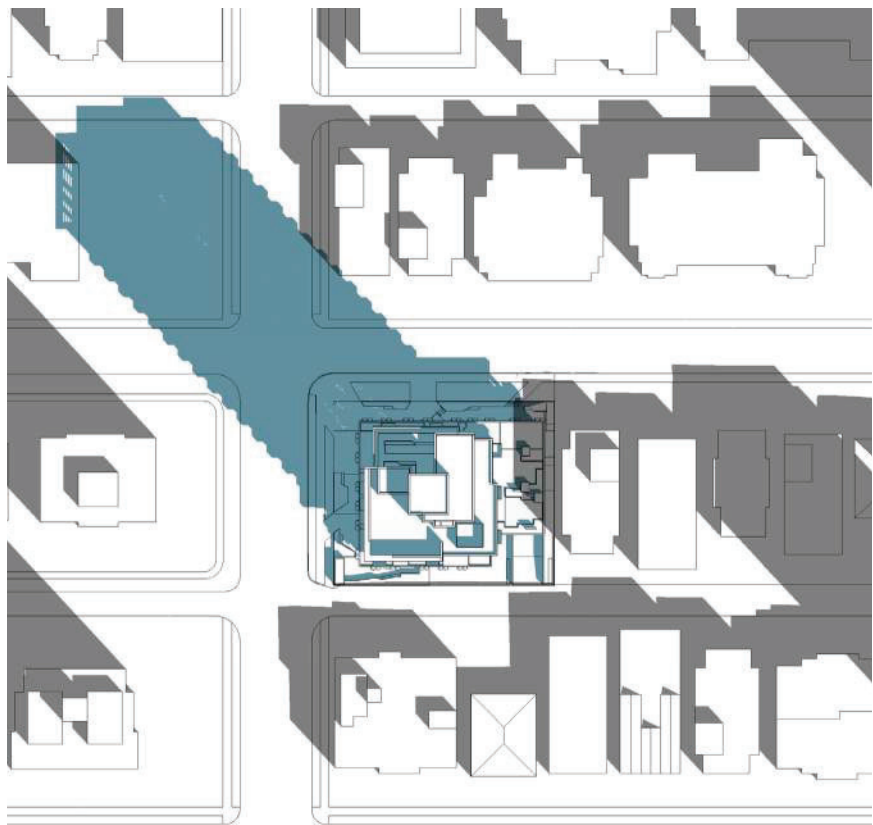
GENERAL HEIGHT MAP



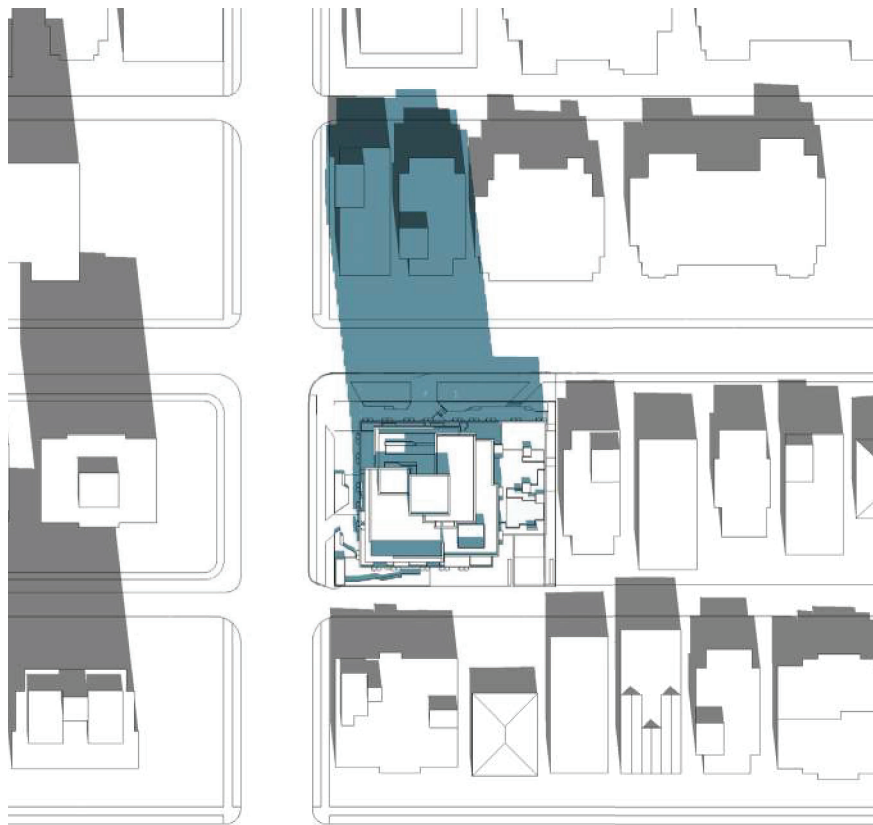


# SHADOW STUDIES MARCH

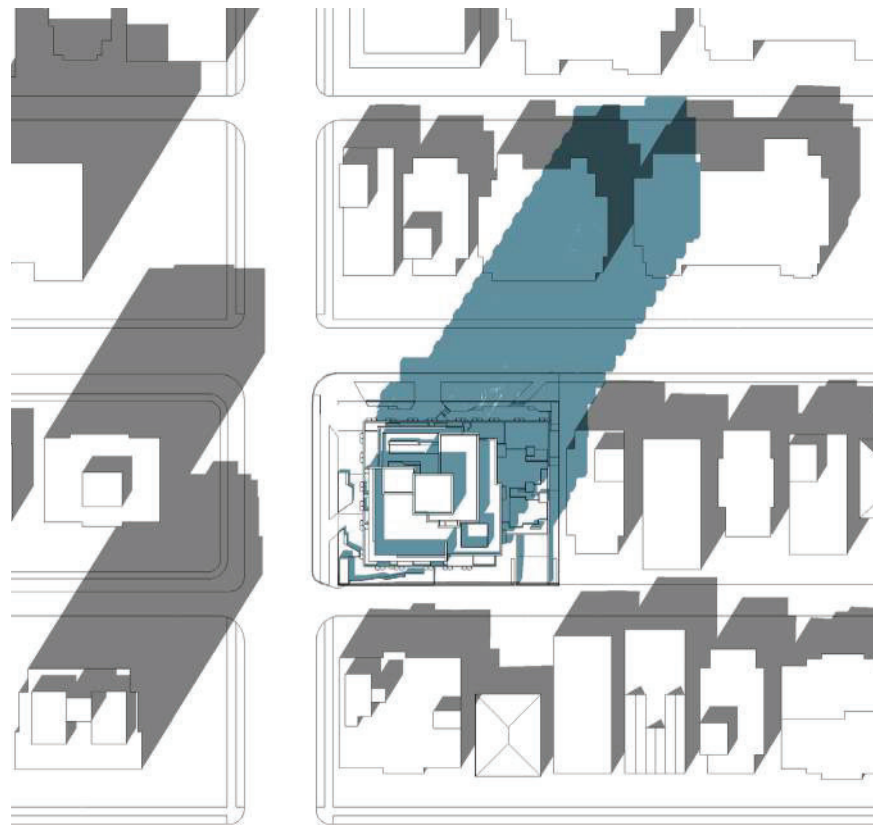
1270 & 1290 W11TH AVENUE. REZONING APPLICATION



MARCH 21ST AT 10AM



MARCH 21ST AT 2PM



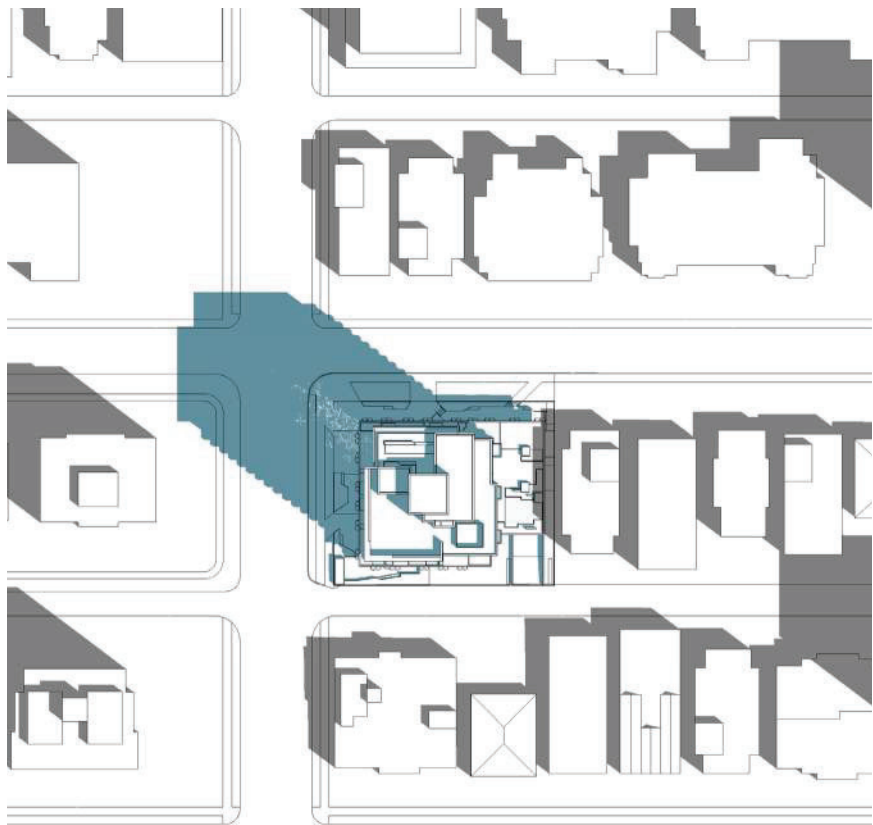
MARCH 21ST AT 4PM

*Context buildings are modeled based on anticipated future heights allowed by Broadway Corridor Plan.*

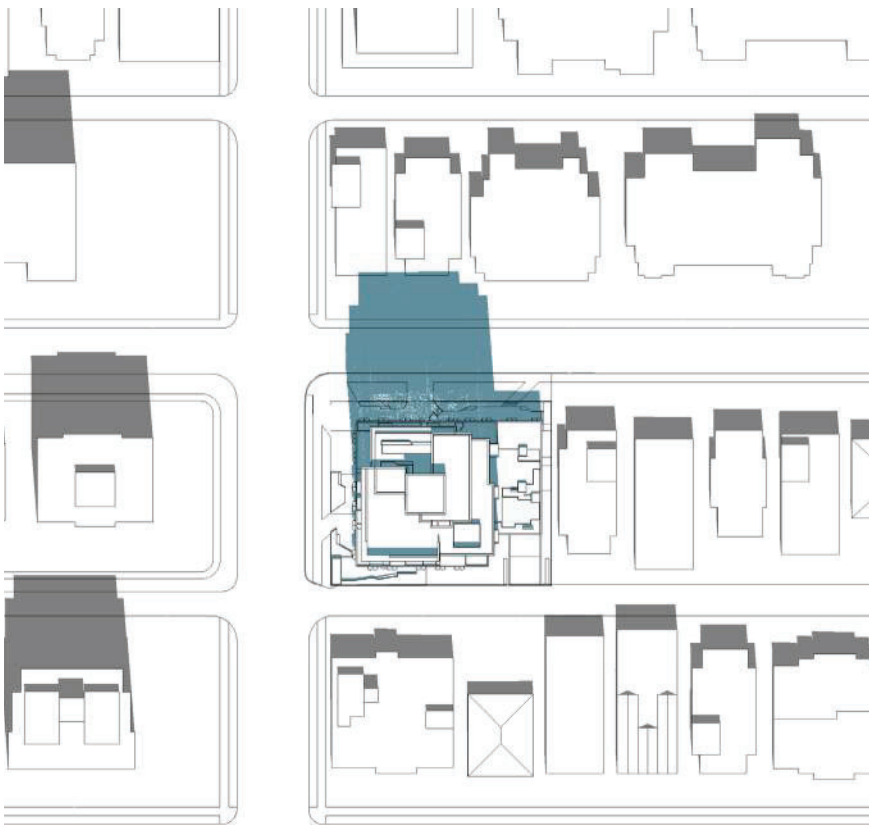


# SHADOW STUDIES JUNE

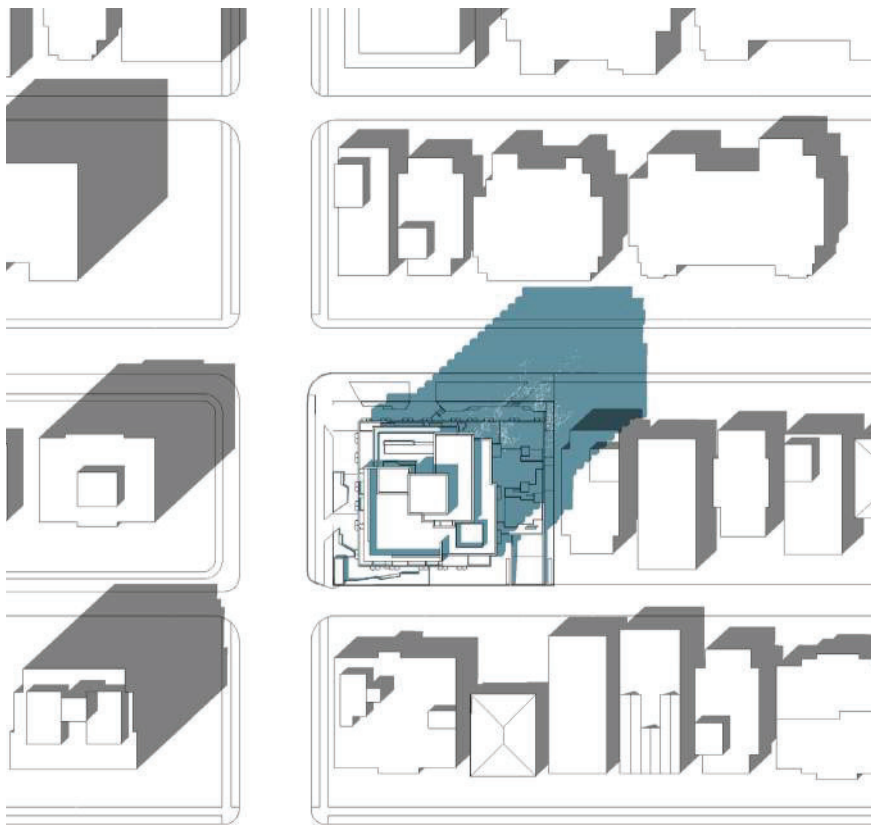
1270 & 1290 W11TH AVENUE. REZONING APPLICATION



JUNE 21ST AT 10AM



JUNE 21ST AT 2PM



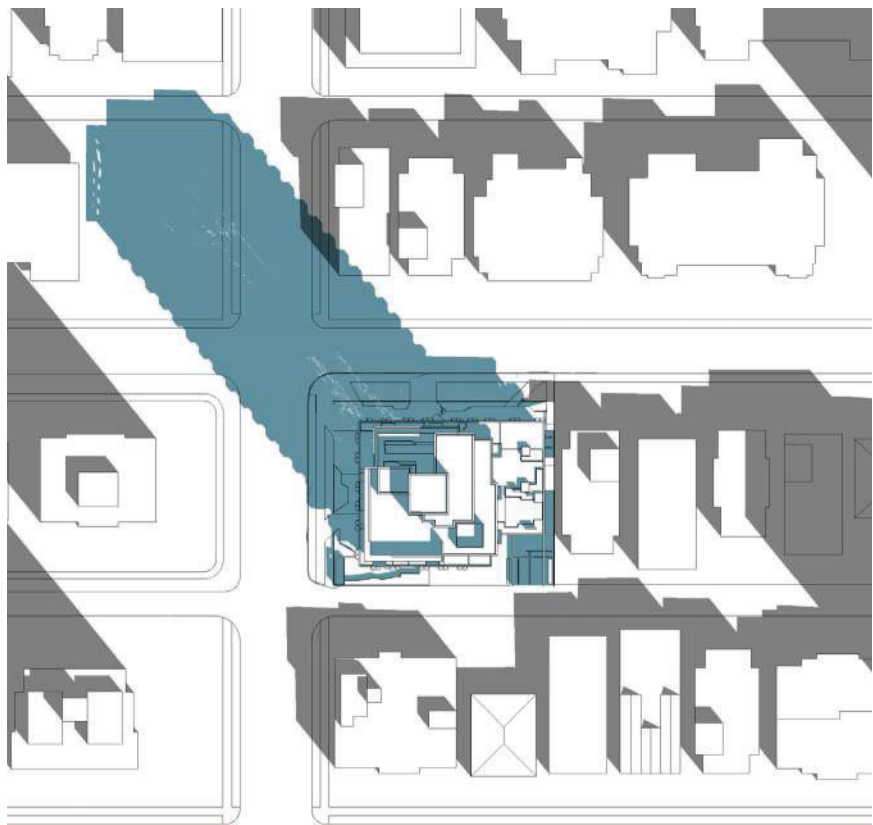
JUNE 21ST AT 4PM

*Context buildings are modeled based on anticipated future heights allowed by Broadway Corridor Plan.*



# SHADOW STUDIES SEPTEMBER

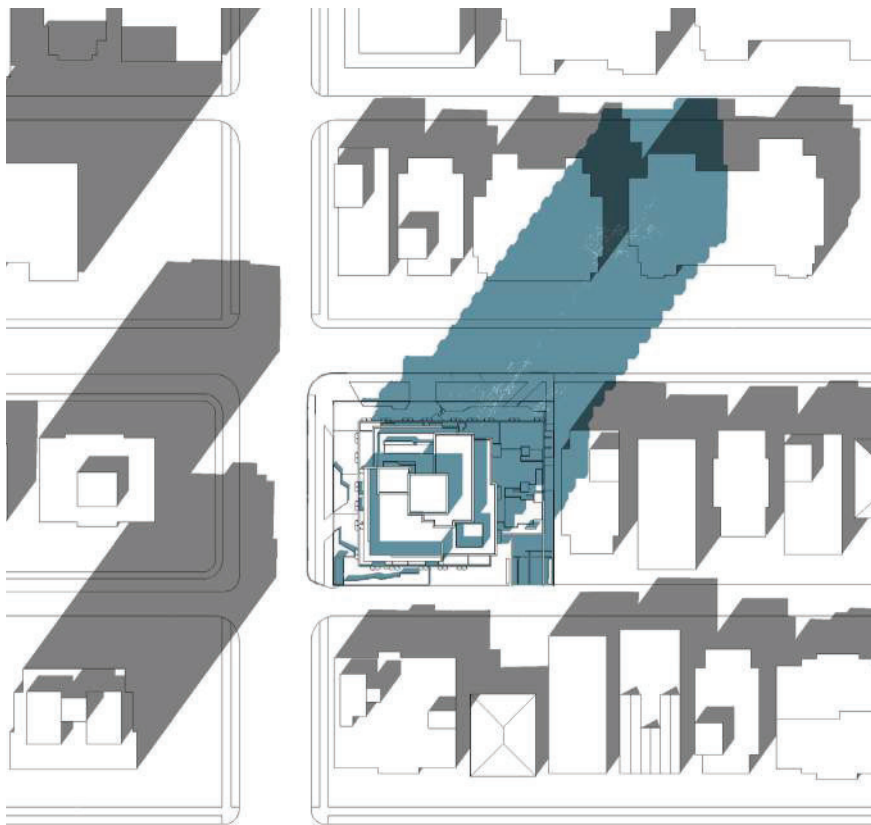
1270 & 1290 W11TH AVENUE. REZONING APPLICATION



SEPTEMBER 21ST AT 10AM



SEPTEMBER 21ST AT 2PM



SEPTEMBER 21ST AT 4PM

*Context buildings are modeled based on anticipated future heights allowed by Broadway Corridor Plan.*





VIEW FROM NORTH





VIEW FROM PRIMARY CORNER





LANDSCAPE FROM PRIMARY CORNER





LANDSCAPE FROM W 11TH AVE





VIEW FROM LANE CORNER





LANDSCAPE FROM LANE CORNER





VIEW FROM NORTHEAST





VIEW FROM NORTHWEST





VIEW FROM SOUTHWEST





VIEW FROM SOUTHEAST





AERIAL VIEW





AERIAL VIEW





NORTH PLAZA





SOUTH PLAZA





LEVEL 4 TERRACE





TOWER ROOF TERRACE





TOWER ROOF TERRACE



# SUSTAINABILITY MEASURES

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

## GREEN BUILDINGS POLICY FOR REZONING

The following are a list of documents provided to meet the requirements of the City of Vancouver's *Green Buildings Policy for Rezoning*:

- Energy & Emissions Performance

This project is on track to meet the Vancouver Building By-law energy and emissions performance limits expected to be in force at the time of the project's first Building Permit application. An Energy & Emissions Design Report is included in the application.

- Embodied Carbon

This project is on track to meet the Vancouver Building By-law embodied carbon limits expected to be in force at the time of the project's first Building Permit application. An Embodied Carbon Design Report is included in the application.

- Resilient Buildings

This project is on track to demonstrate an understanding of the hazards and risks to the projects and how these risks may change over time due to climate change, and to identify possible resilience strategies to mitigate the identified risks. A Resilient Buildings Planning Worksheet is included in the application.

- Enhanced Commissioning

A Letter of Commitment from the project owner will be provided to complete an Enhanced Commissioning process throughout the design, construction and occupancy stages of the development. A third-party Commissioning Authority will be designated to oversee the enhanced commissioning process.

- Energy System Sub-Metering

A Letter of Commitment from the project owner will be provided to design and build to incorporate energy system main metering and sub-metering. Sub-metering will be available for domestic hot water, space heating, make-up air heating, cooling, fans, lighting, plugs, and EV charging.

## SUMMARY

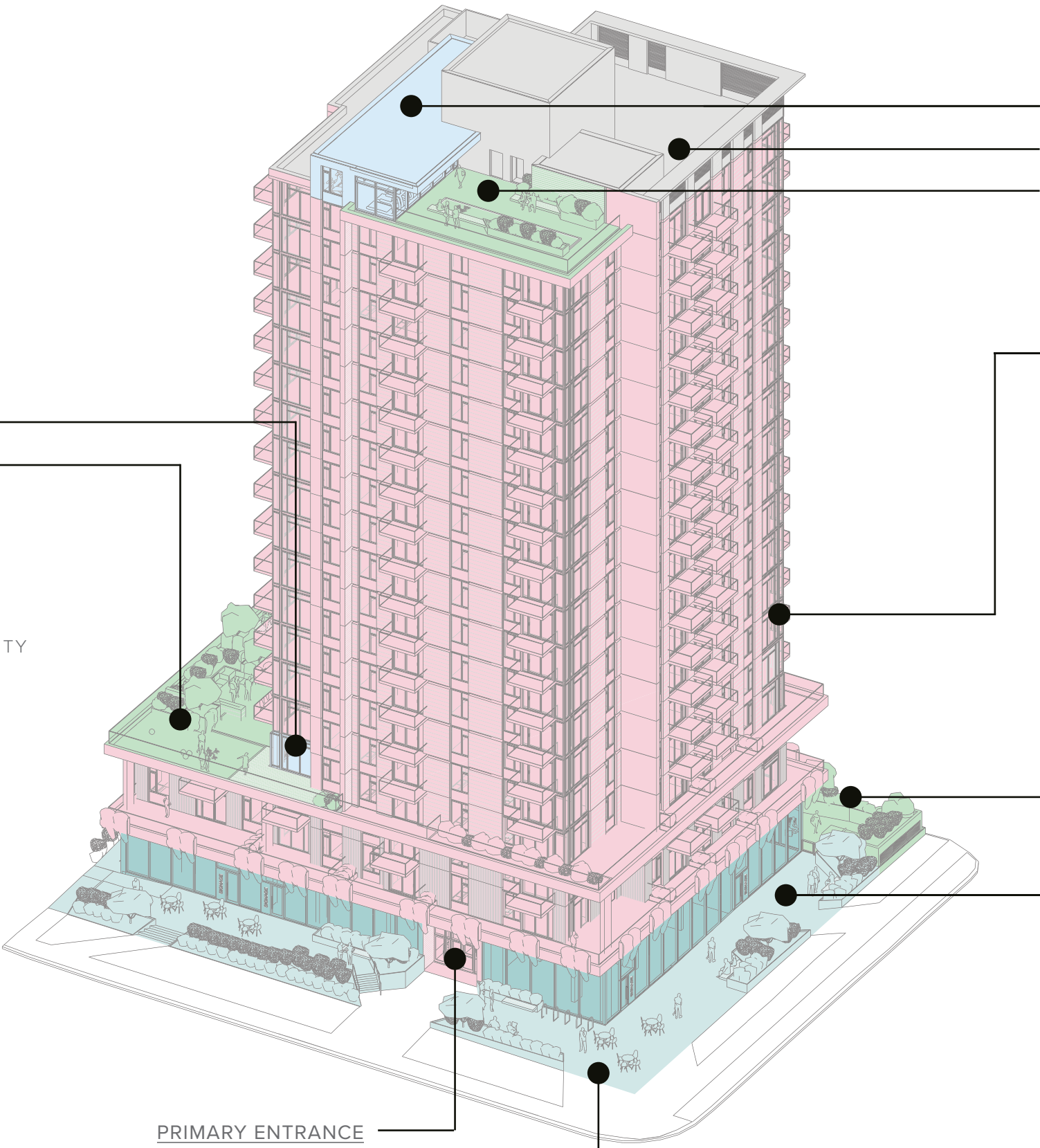
The following is a list of key sustainability measures that will be implemented into the project's design:

- Energy efficient lighting
- Rainwater detention facilities
- Bikes and transportation accessibility
- Electric Vehicle infrastructure
- Variable Refrigerant Flow mechanical system
- Enhanced commissioning
- Energy system sub-metering
- A combination of high-performance glazing and window-wall ratio
- Minimum MERV 13 filtration
- Low-flow and low-flush plumbing fixtures
- Programmable thermostats
- Rooftop planting and drought-resistant landscape selections
- Light pollution reduction



# PROPOSAL USE SUMMARY

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



## TOTALS

FSR:	6.8
EXISTING LOT AREA (SM)	1,741.2
BUILDING STOREYS:	19 + MEZZ + AMENITY
BELOW-GRADE STOREYS:	3
RESIDENTIAL PARKING:	98+6A
CRU PARKING:	1A
PASSENGER SPACES:	1
VISITOR SPACES:	3+1A
BIKE SPACES:	412
LOADING SPACES:	
CLASS A	1
CLASS B	1

AMENITY ROOM

MECHANICAL

AMENITY DECK

## RESIDENTIAL (SECURED RENTAL)

FSR (MARKET):	5.2
FSR (BELOW-MARKET)	1.3
AREA (SM):	11,317.8
PARKING:	98+6A

## GATED OUTDOOR AMENITY

## COMMERCIAL/RETAIL UNITS

FSR:	0.3
AREA (SM):	522.4
PARKING:	1A

PRIMARY ENTRANCE

PRIVATELY OWNED  
PUBLIC PLAZA



# PROJECT DATA SUMMARY

1270 & 1290 W11TH AVENUE. REZONING APPLICATION

SITE AREA:	18,742 SQFT (1,741.2 SM)
CIVIC ADDRESS:	1270 & 1290 W11TH AVENUE VANCOUVER, BC,CANADA V6H 1K5

	EXISTING ZONE	BROADWAY PLAN	PROPOSED
ZONING:	RM-3	N/A	CD-1
BUILDING USE	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL & RETAIL/SERVICE
BUILDING AREA	N/A	N/A	*11,840.2m² INCLUDED FSR*
BUILDING HEIGHT:	36.6m (120ft) IS PERMITTED OUTRIGHT	15-20 STOREYS	19 STOREYS + MEZZANINE + ROOFTOP AMENITY LEVEL + 3 PARKING LEVELS
SETBACKS:	<ul style="list-style-type: none"><li>FRONT YARD: WITH A MIN. DEPTH OF 6.1M</li><li>SIDE YARD: WITH A MINIMUM WIDTH OF 2.1M</li><li>EXTERIOR SIDE YARD: SHALL BE 20% OF THE WIDTH OF THE SITE (38.10M X 20% = 7.62M) AND NEED NOT BE MORE THAN 6M</li><li>REAR YARD: OF 10.7M (THIS REQUIRED MINIMUM DEPTH SHALL BE DECREASED BY THE LANE WIDTH BETWEEN THE REAR PROPERTY LINE AND THE ULTIMATE CENTRE LINE OF THE LANE)</li></ul>	N/A	<ul style="list-style-type: none"><li>FRONT SETBACK = 6.1m</li><li>SIDE SETBACK (BIRCH STREET) = 6.0m</li><li>SIDE SETBACK (ADJACENT PROPERTY) = 2.1m</li><li>REAR SETBACK = 6.0 m</li></ul>
FRONTAGE::	N/A	100 - 150 FT MINIMUM FRONTAGE FOR RESIDENTIAL TOWERS	150 FT
FSR:	1.00 + 0.19 = 1.19 FSR	6.5 FSR RESI + 0.3 CRU	6.5 FSR RESI + 0.3 CRU
AMENITY SPACES	N/A	N/A	OUTDOOR AMENITY = 480.5m² INDOOR AMENITY = 242.4m²
GFA:			**18,120.4m² INCLUDED AND EXCLUDED FSR**
UNIT MIX:			<ul style="list-style-type: none"><li>1 BEDROOMS = 97 (62.6%)</li><li>2 BEDROOMS = 44 (28.4%)</li><li>3 BEDROOMS = 14 (9.0%)</li><li>TOTAL = 155</li></ul>

	REQUIRED*	PROPOSED
BIKE PARKING	BICYCLE CLASS A - REQUIRED = 410  BICYCLE CLASS B - REQUIRED = 9	BICYCLE CLASS A = 412 VERTICAL = 61 REGULAR = 121 OVERSIZE = 41 STACKER = 188  BICYCLE CLASS B = 9
END OF TRIP FACILITIES		-----
AS REQUIRED BY COV PARKING BYLAW SECTION 6		TDM MEASURE , REFER TO TRAFFIC REPORT

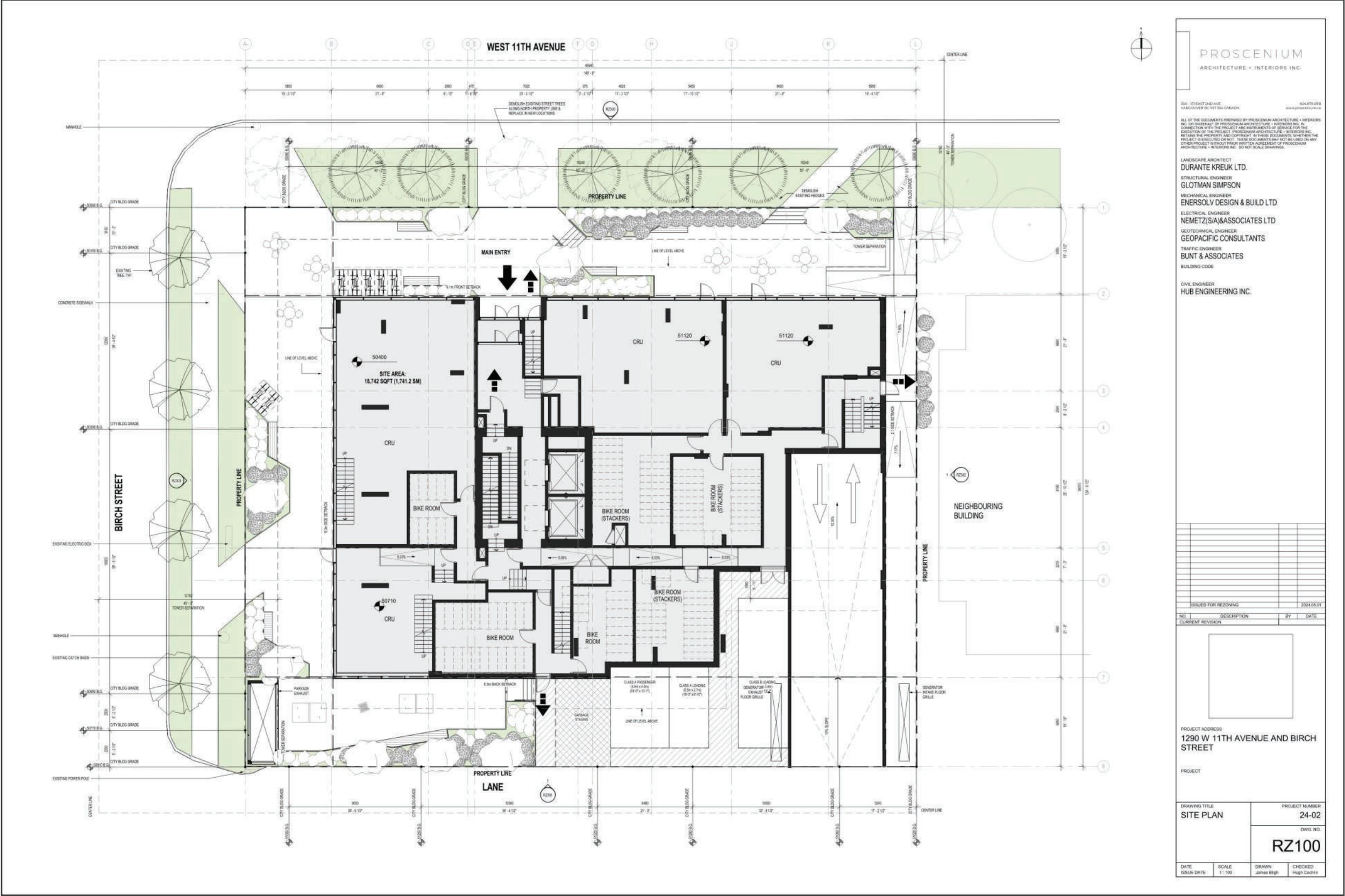
	REQUIRED***	PROPOSED
PARKING	RESIDENTIAL REGULAR PARKING (N/I VISITOR) N/A  VISITOR PARKING, LESSER OF: 5% OF THE TOTAL RESIDENTIAL SPACES OR (5) .05 SPACES PER UNIT (8) REQ'D: 5  CRU PARKING 1 ACCESSIBLE SPACE FOR THE FIRST 500m², AND AN ADDITIONAL .4 FOR EA. 1000m² REQ'D: 1 FOR 522m² OF CRU  SMALL CARS PER 4.1.8 (a) SHALL NOT EXCEED 40% OF THE TOTAL  EV STALLS 4.14.2 45%  ACCESSIBLE PARKING 1 ACCESSIBLE SPACE FOR THE FIRST 7 DWELLING UNITS AND AN ADDITIONAL .034 FOR EACH ADDITIONAL UNIT REQ'D: 6	RESIDENTIAL REGULAR PARKING (N/I VISITOR) P1 1 STALLS (INCL. 1 SMALL CAR) + 6 ACCESSIBLE P2 48 STALLS (INCL. 3 SMALL CAR) P3 48 STALLS (INCL. 3 SMALL CAR)  TOTAL 109 STALLS (INCL. 7 SMALL CAR)  VISITOR PARKING P1 3 STALLS + 1 ACCESSIBLE  CRU PARKING P1 1 ACCESSIBLE  SMALL CARS PER 4.1.8 (a) 7 / 109 = 6%  EV STALLS 4.14.2 45%  ACCESSIBLE PARKING P1 6 STALLS TOTAL 6 ACCESSIBLE STALLS
LOADING	REF. TABLE 5.2.7 & 5.2.5  CLASS A - 1 CLASS B - 1 CLASS C - 0	PROPOSED LOADING IS BASED ON LOADING ANALYSIS BY BUNT:  CLASS A - 1 CLASS B - 1 CLASS C - 0
PASSENGER SPACES	REF. TABLE 7.2.4, 7.2.6 & 7.2.5.1  CLASS A - 1 CLASS B - CLASS C -	PROPOSED PASSENGER IS BASED ON LOADING ANALYSIS BY BUNT: CLASS A - 1 CLASS B - CLASS C -

\*\*\*EACH PROVIDED ACCESSIBLE SPACE TO SATISFY THE MINIMUM REQUIRED NUMBER OF SUCH SPACES WILL COUNT AS TWO PARKING SPACES FOR THE PURPOSE OF SATISFYING THE MINIMUM REQUIRED NUMBER OF PARKING SPACES



# ARCHITECTURAL DRAWINGS (SITE PLAN)

1270 & 1290 W11TH AVENUE. REZONING APPLICATION





1270 & 1290 W11TH AVENUE. REZONING APPLICATION

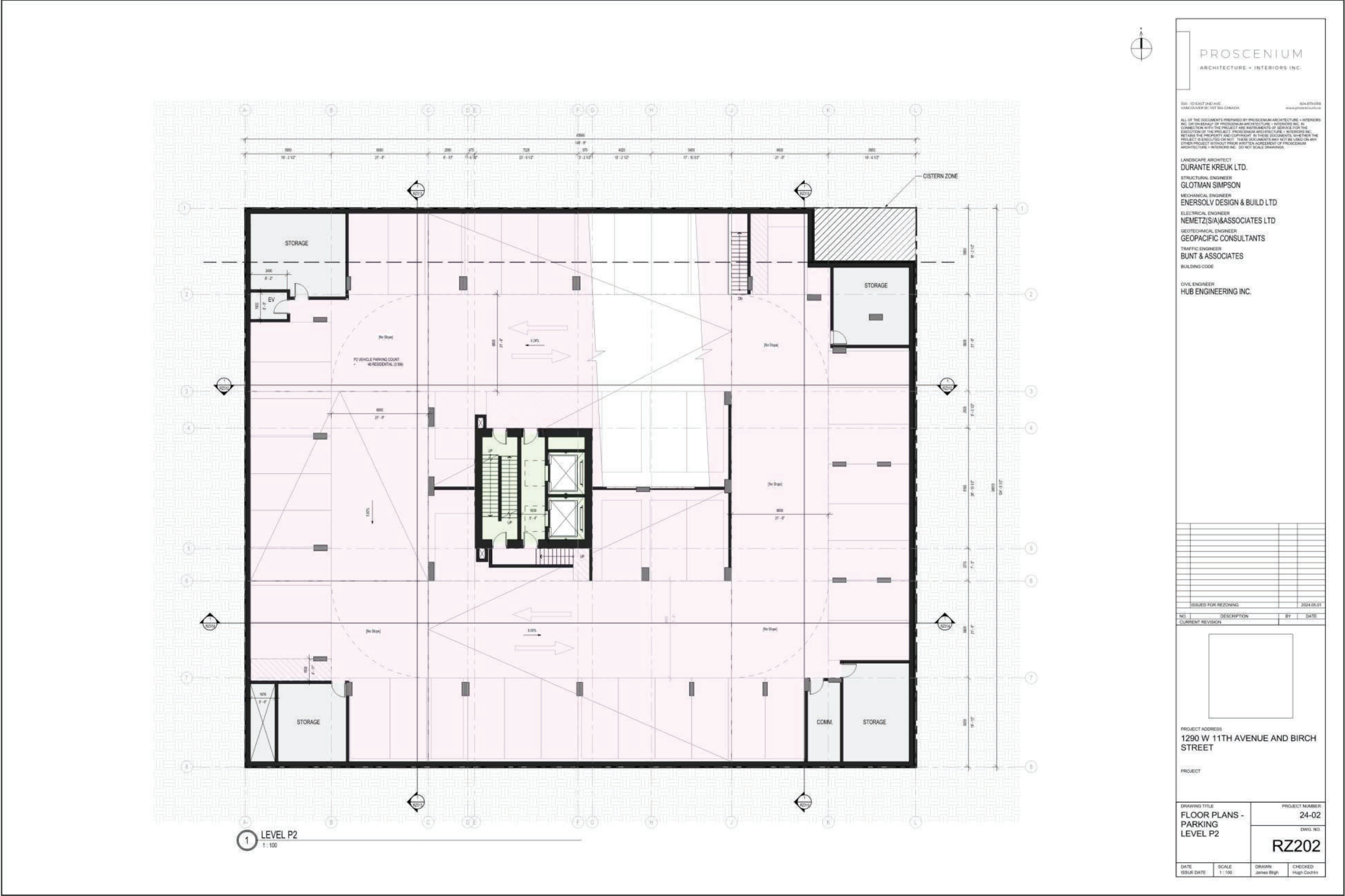


DATE ISSUE DATE	SCALE 1:100	DRAWN James Bligh	CHECKED Hugh Cochran
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# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION





1270 & 1290 W11TH AVENUE. REZONING APPLICATION



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**BUNT & ASSOCIATES**

BUILDING CODE

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**HUB ENGINEERING INC.**

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PROJECT

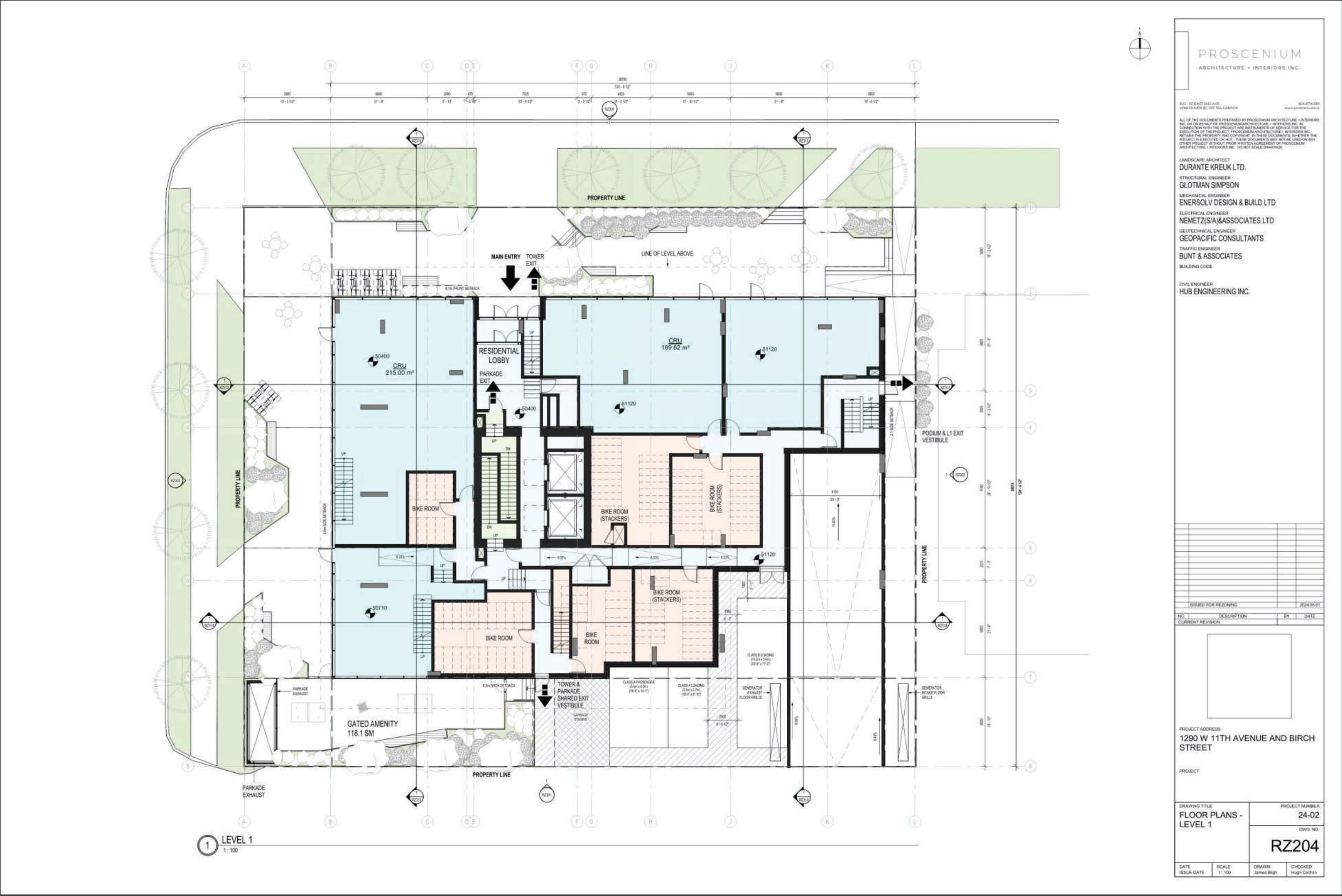
PROJECT NUMBER	24-02
DWG. NO.	RZ203

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# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION





# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION





1270 & 1290 W11TH AVENUE. REZONING APPLICATION



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[illegible]

PROJECT ADDRESS  
1290 W 11TH AVENUE AND BIRCH  
STREET

PROJECT

DRAWING TITLE  
FLOOR PL  
LEVEL 2

PROJECT NUMBER	24-02
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PAGE NO.

RZ205

DATE ISSUE DATE	SCALE 1:100	DRAWN James Bligh	CHECKED Hugh Cochran
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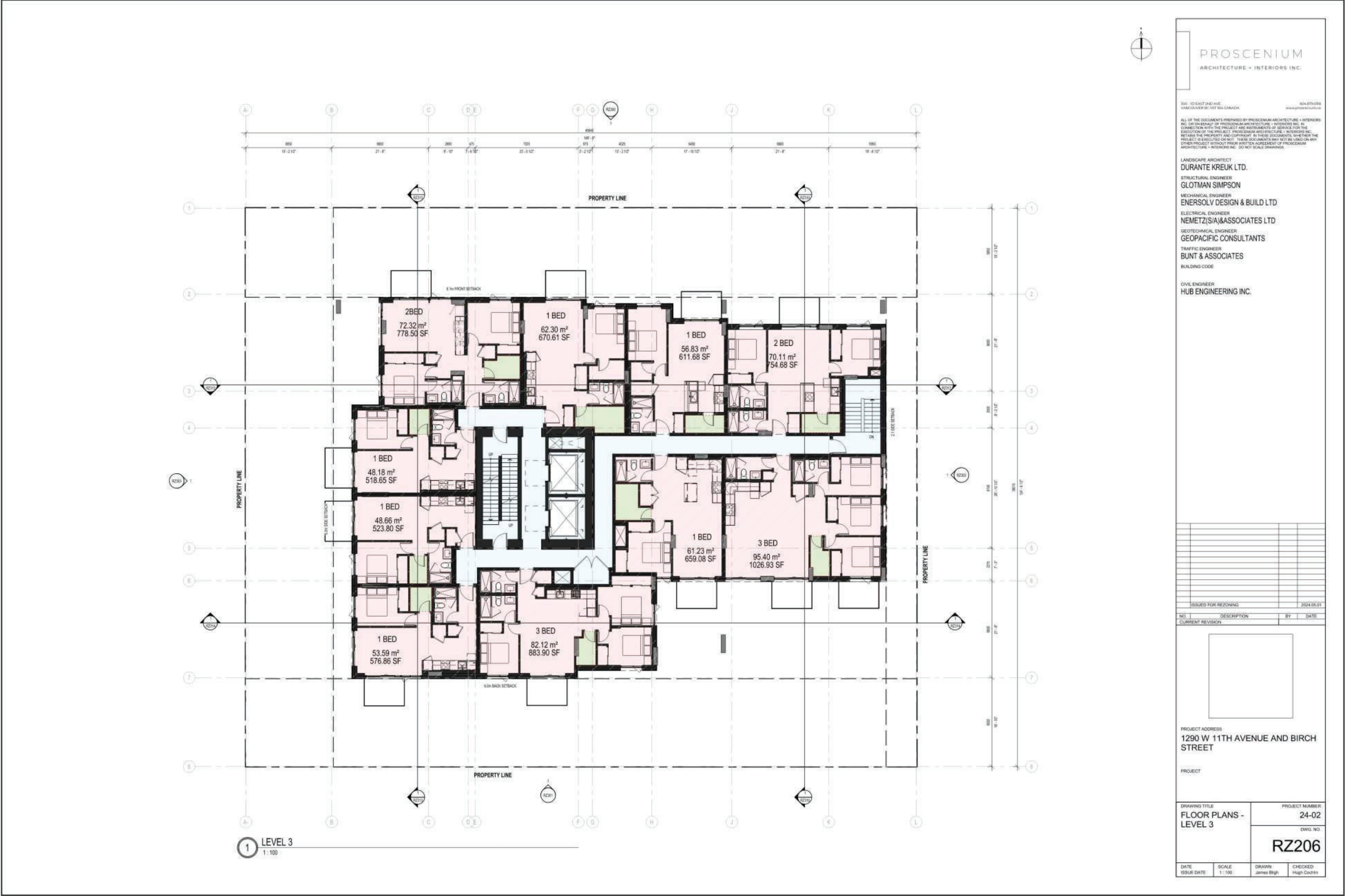
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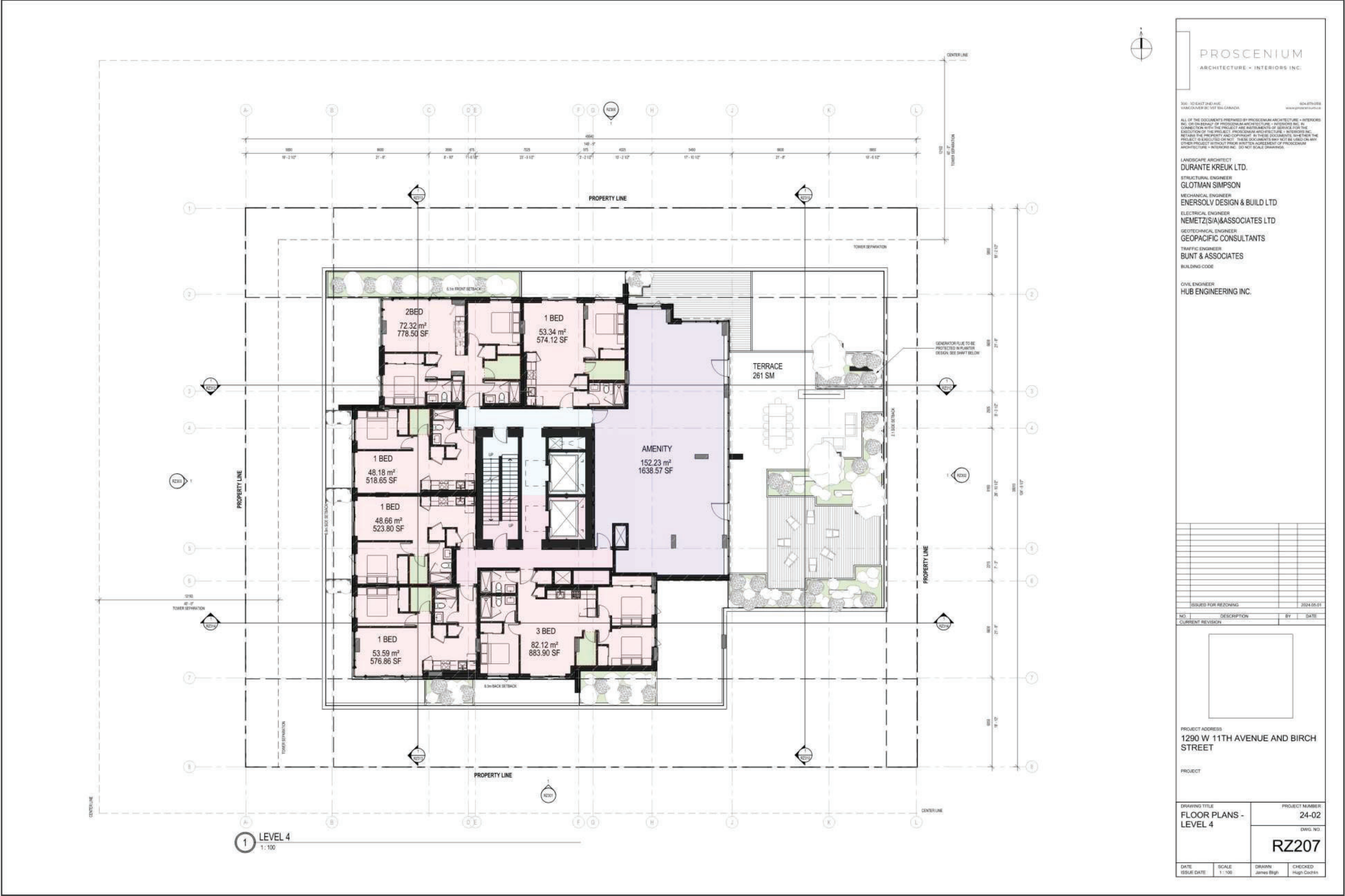
1270 & 1290 W11TH AVENUE. REZONING APPLICATION





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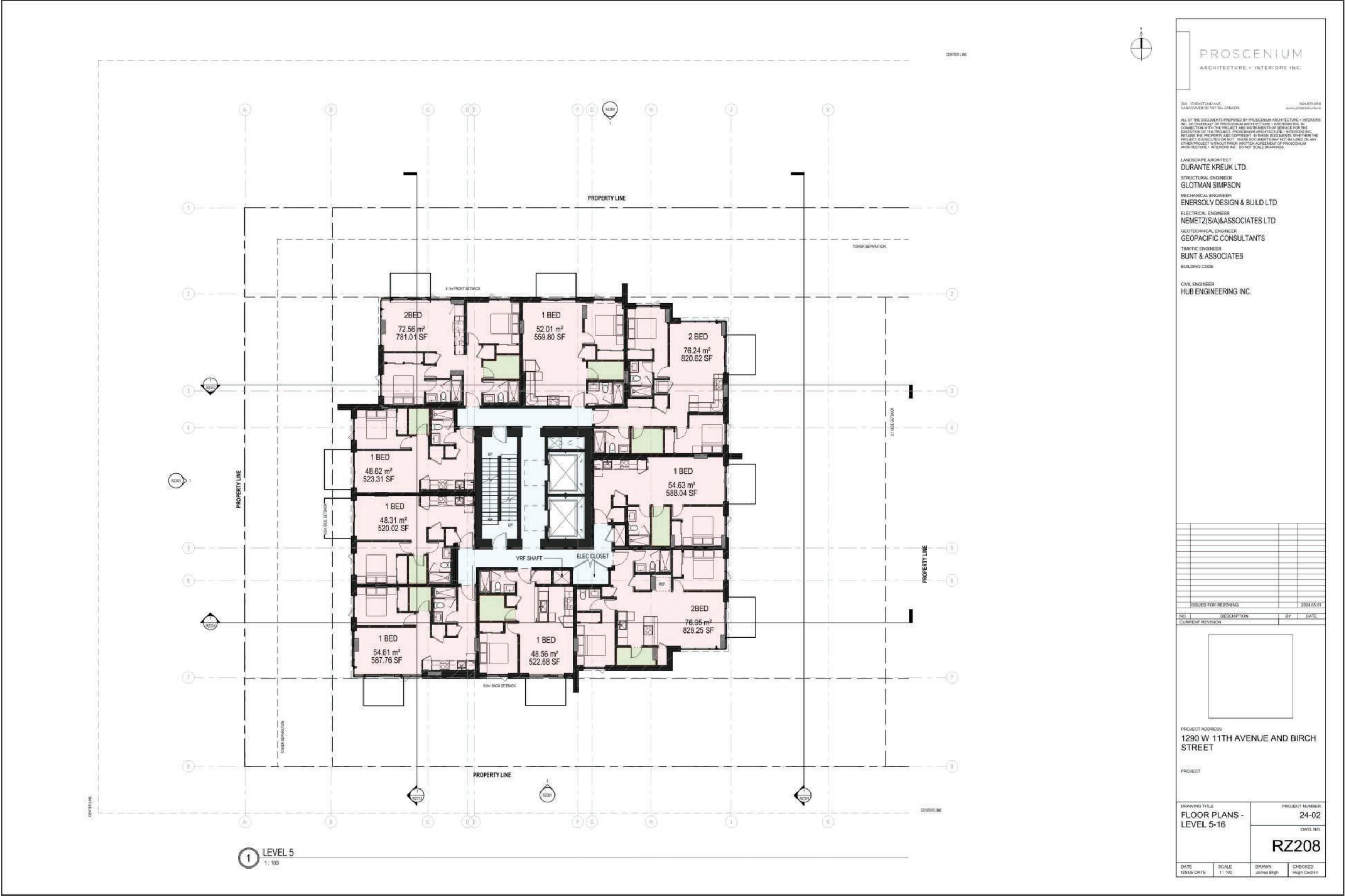
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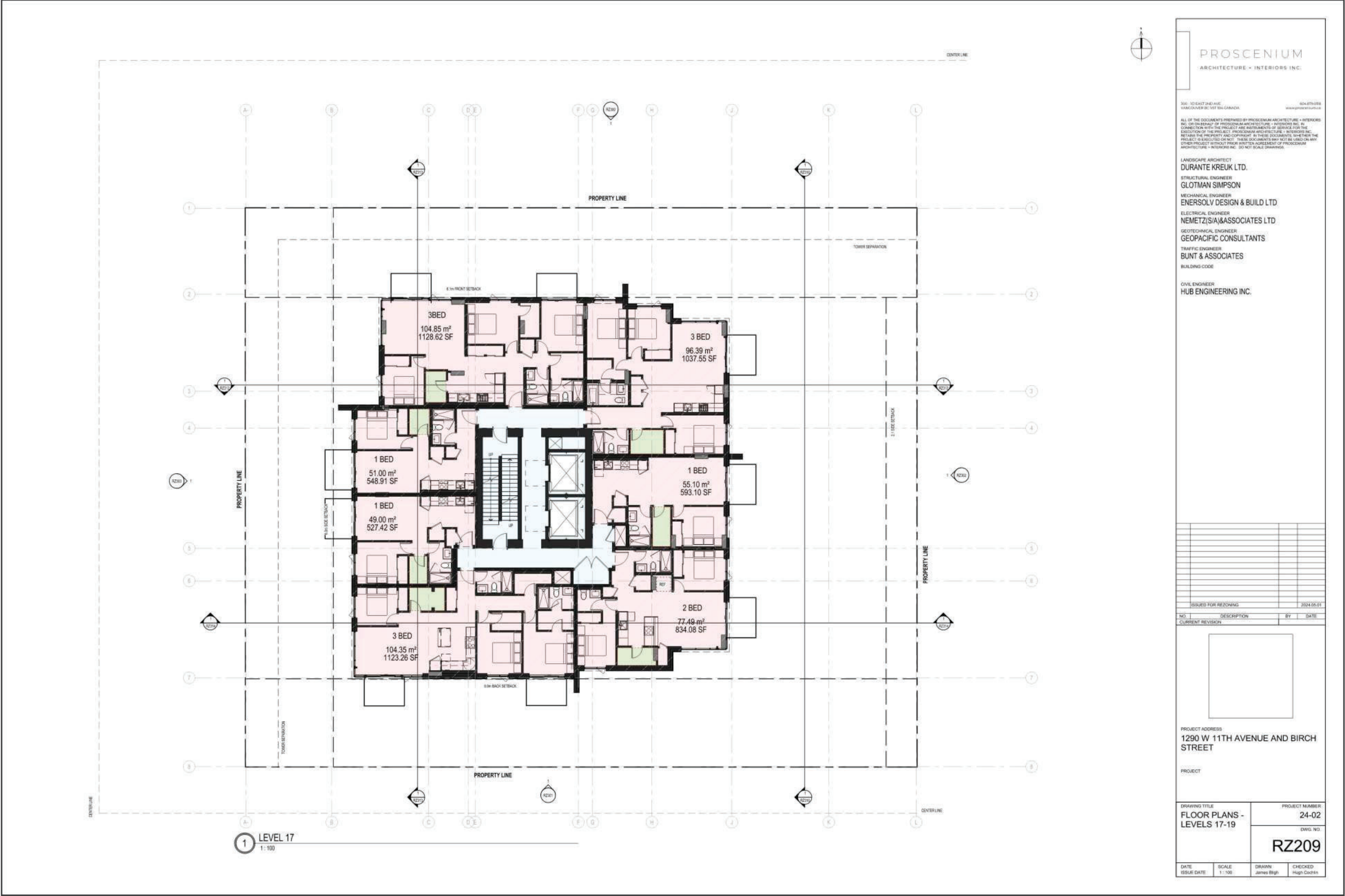
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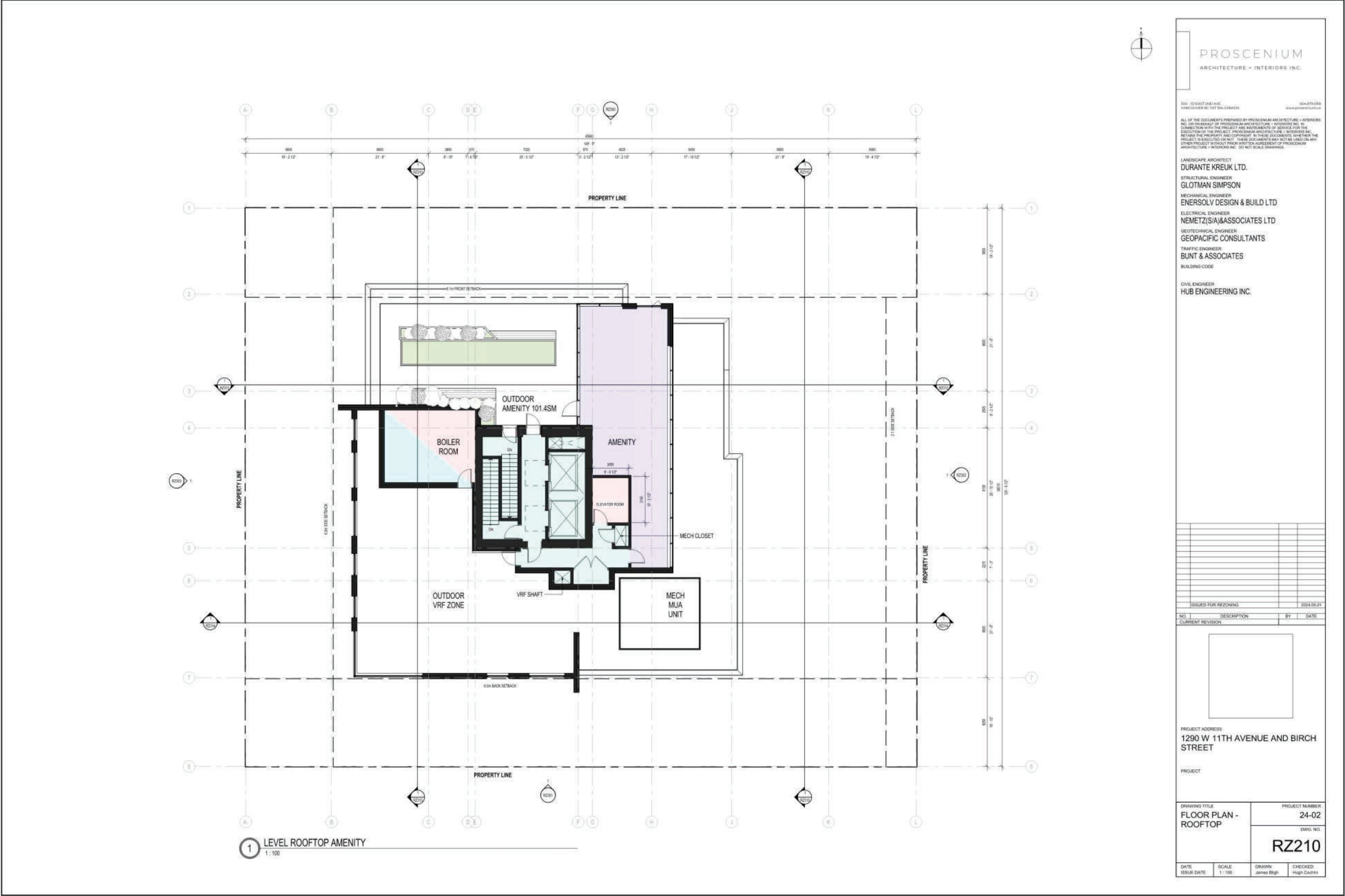
1270 & 1290 W11TH AVENUE. REZONING APPLICATION





# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION





## 1270 &amp; 1290 W11TH AVENUE. REZONING APPLICATION

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Client:



# LANDSCAPE DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



A combination of pavers and granular surfacing.  
Low planting and feature walls.  
Trees in raised modular planters



Low planting and feature walls.  
Trees in raised modular planters  
Linear pavers.



A	01 MAY 2024	ISSUED FOR REZONING	WH
no.	date	item	by
Revisions:			
Stamp:			

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Project:  
**1290 W 11th Ave and Birch St,  
Vancouver, BC**

Drawn by:	WH
Checked by:	SV
Date:	01 APR 2024
Scale:	1:100
Drawing Title:	

**Level 4  
Landscape Concept**

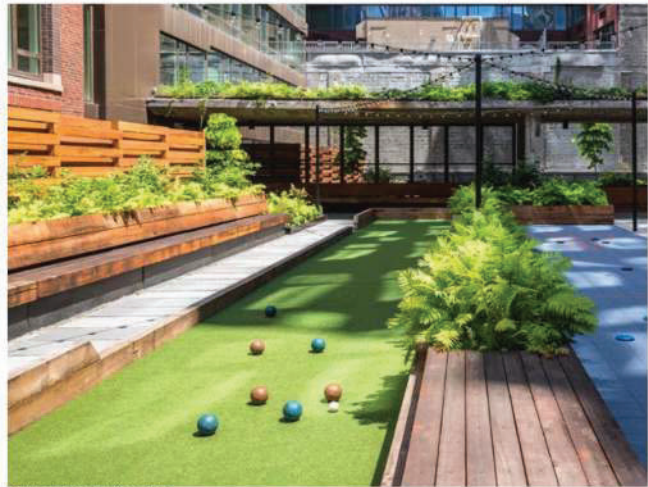
Project No.:	24011
Sheet No.:	

**L1.2**

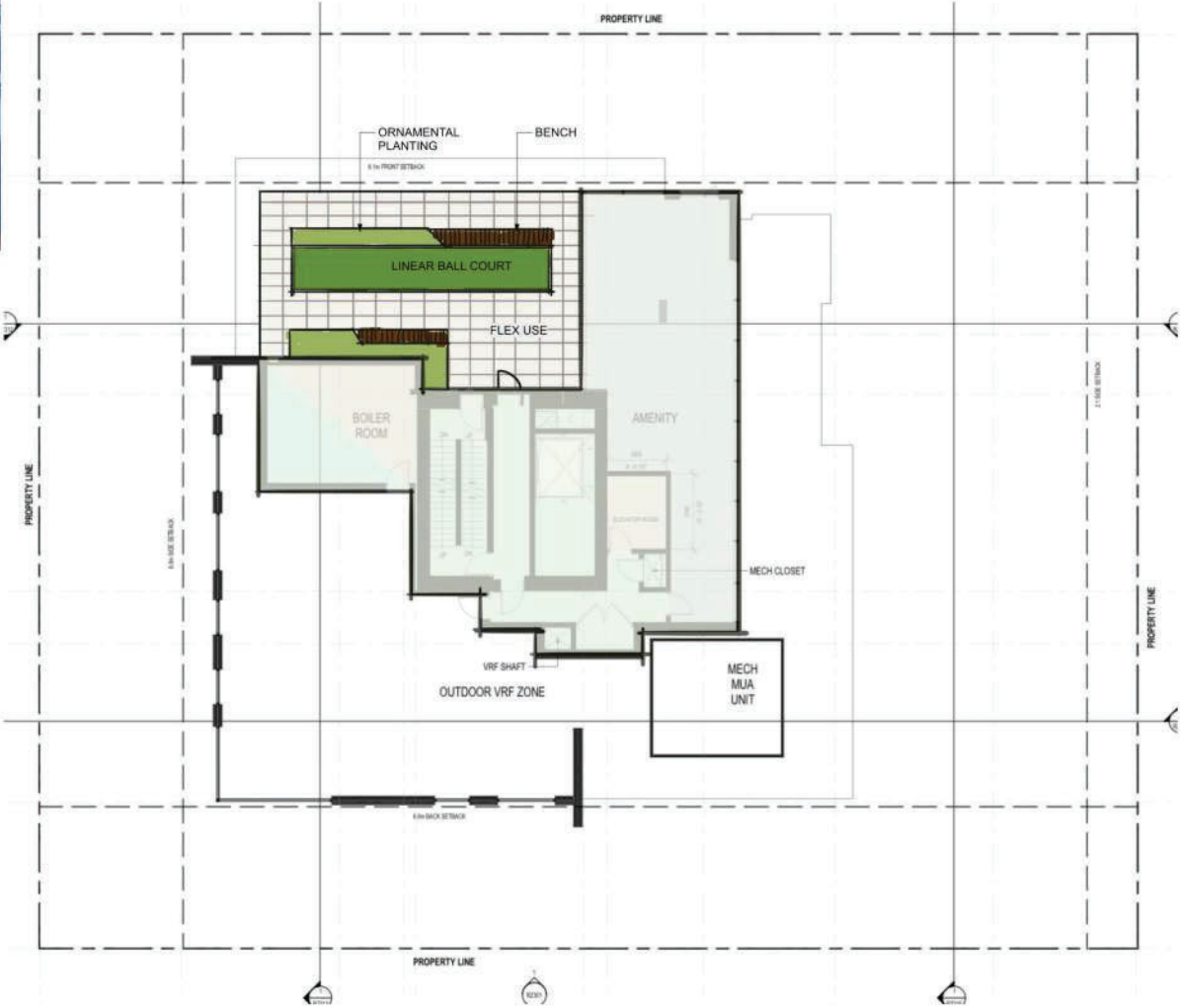


# LANDSCAPE DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



Outdoor ball court with seating



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no.	date	item	by
Revisions:			
Stamp:			



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Client:

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**1290 W 11th Ave and Birch St,  
Vancouver, BC**

Drawn by: WH  
Checked by: SV  
Date: 01 APR 2024  
Scale: 1:100  
Drawing Title:  
**Roof Level  
Landscape Concept**

Project No.:  
**24011**  
Sheet No.:  
**L1.3**



# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



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NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR REZONING		2024.05.01
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PROJECT ADDRESS  
1290 W 11TH AVENUE AND BIRCH STREET

PROJECT

DRAWING TITLE  
NORTH ELEVATION

PROJECT NUMBER  
24-02

DWG. NO.  
RZ300

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:150	James Bligh	Hugh Cochrane



# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



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2	CURRENT REVISION		

PROJECT ADDRESS  
**1290 W 11TH AVENUE AND BIRCH STREET**

PROJECT

DRAWING TITLE  
**SOUTH ELEVATION**

PROJECT NUMBER  
**24-02**

DWG. NO.  
**RZ301**

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:150	James Bligh	Hugh Cochrane



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1270 & 1290 W11TH AVENUE. REZONING APPLICATION



1 EAST ELEVATION  
1:150

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1	ISSUED FOR REZONING		2024.05.01

PROJECT ADDRESS  
1290 W 11TH AVENUE AND BIRCH STREET

PROJECT

DRAWING TITLE	PROJECT NUMBER
EAST ELEVATION	24-02
	DWG. NO.
	RZ302

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:150	James Bligh	Hugh Cochrane



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2	CURRENT REVISION		

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PROJECT

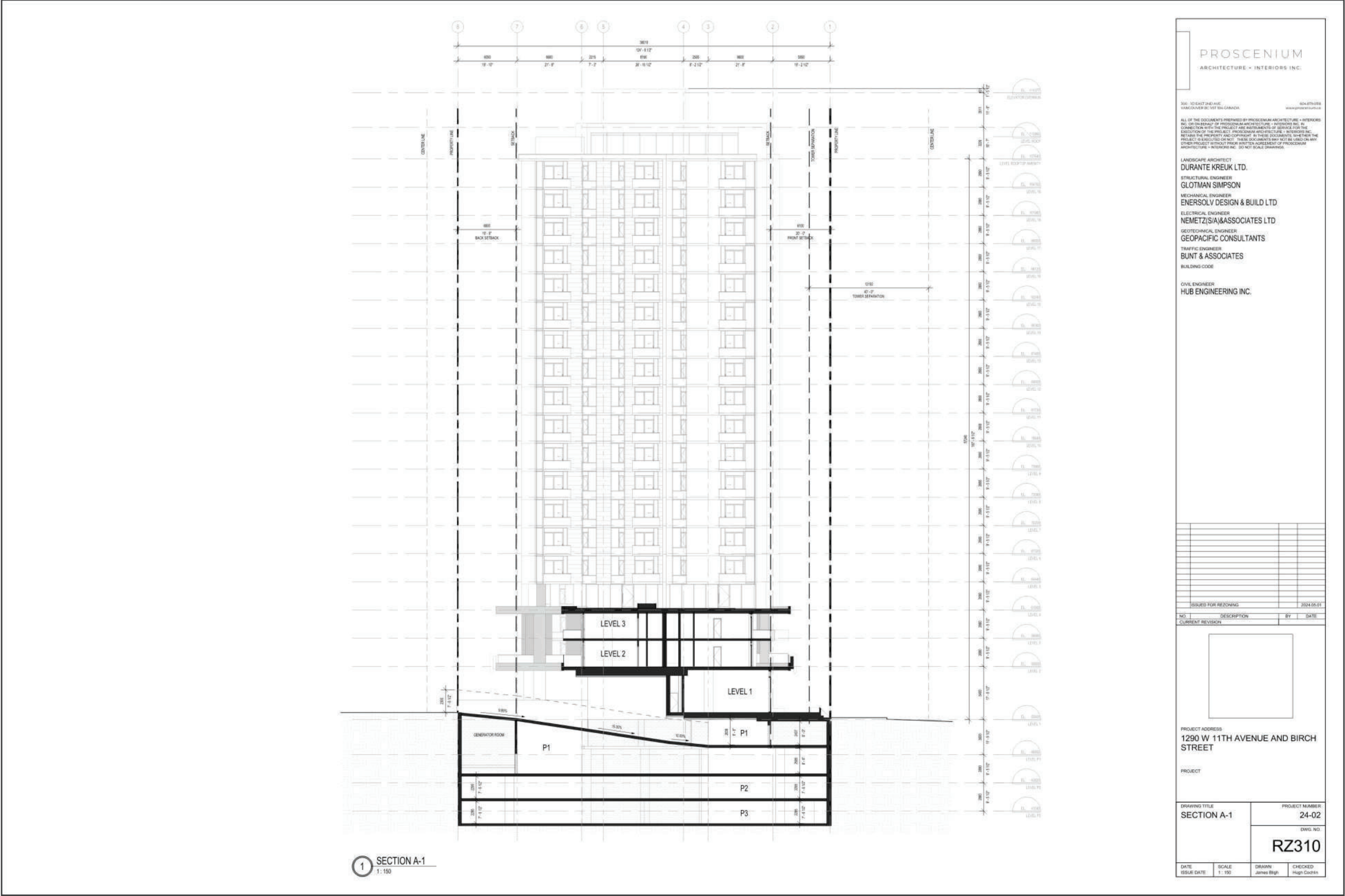
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	DWG. NO.
	RZ303

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:150	James Bligh	Hugh Cochrane



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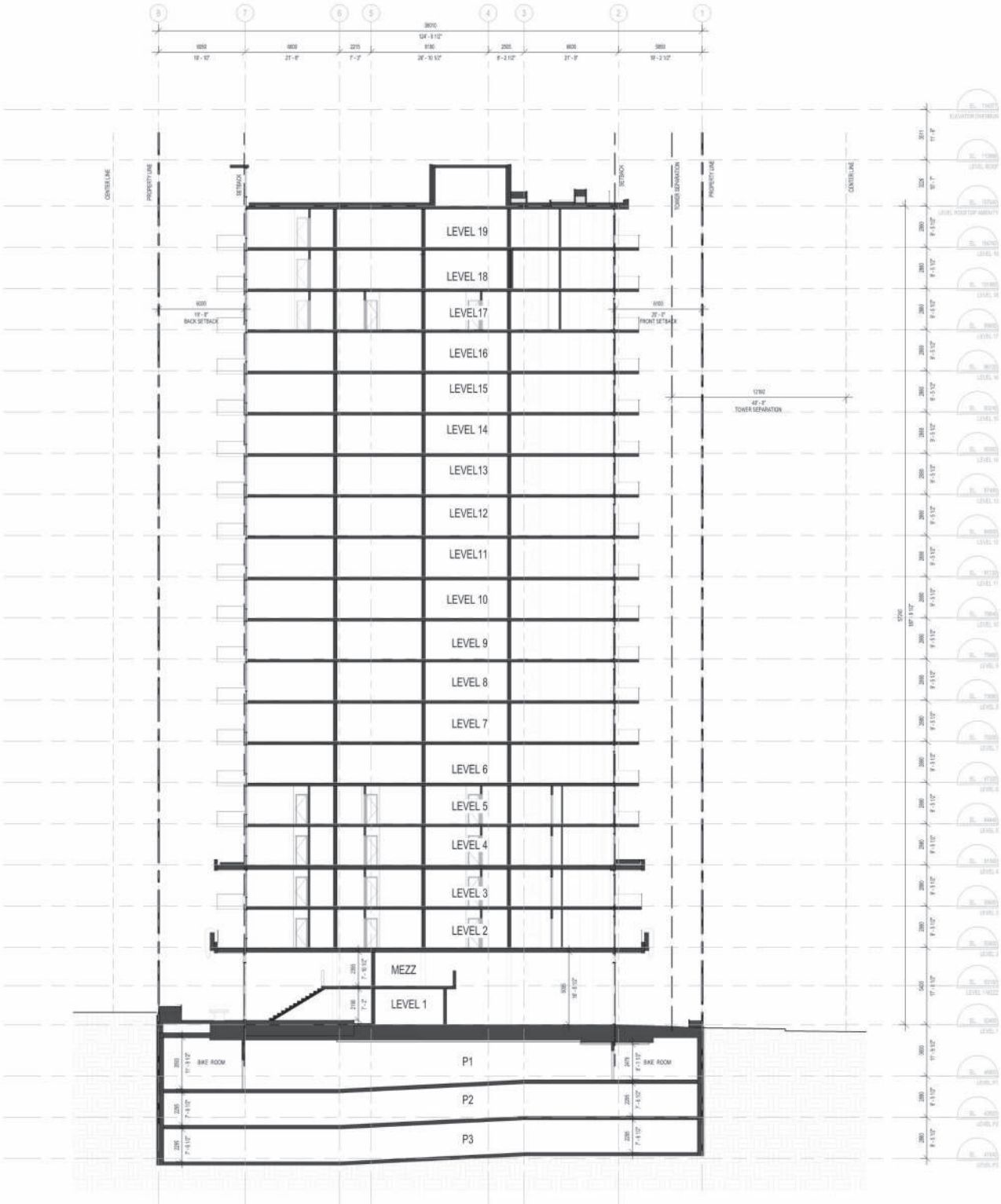


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# ARCHITECTURAL DRAWINGS

1270 & 1290 W11TH AVENUE. REZONING APPLICATION



1 SECTION C-1  
1:150

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NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR REZONING		2024.05.01

PROJECT ADDRESS  
**1290 W 11TH AVENUE AND BIRCH STREET**

PROJECT

DRAWING TITLE	PROJECT NUMBER
<b>SECTION C-1</b>	<b>24-02</b>

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:150	James Bligh	Hugh Conklin

**RZ313**



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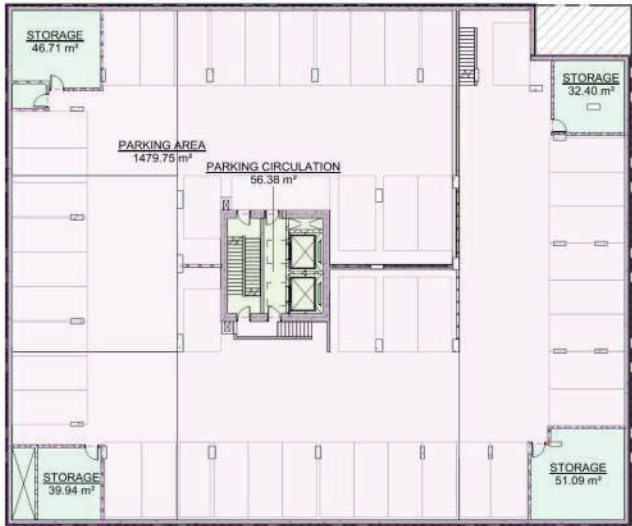


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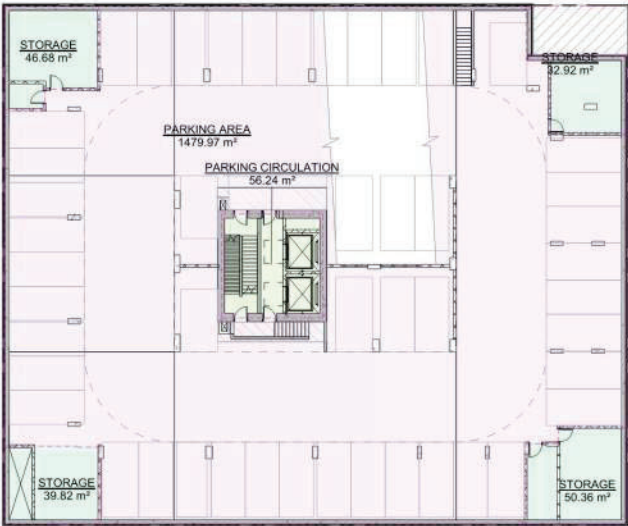


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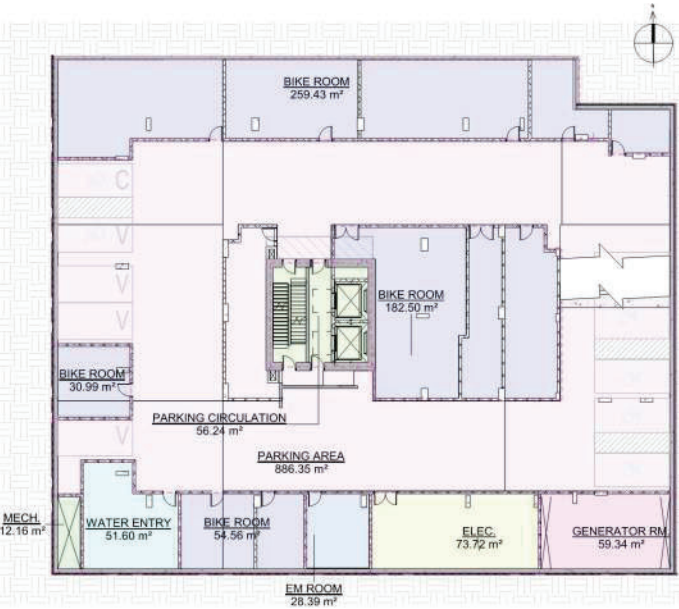
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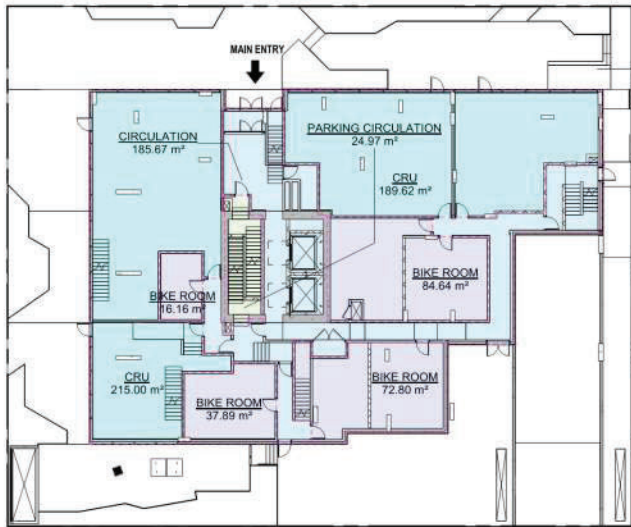
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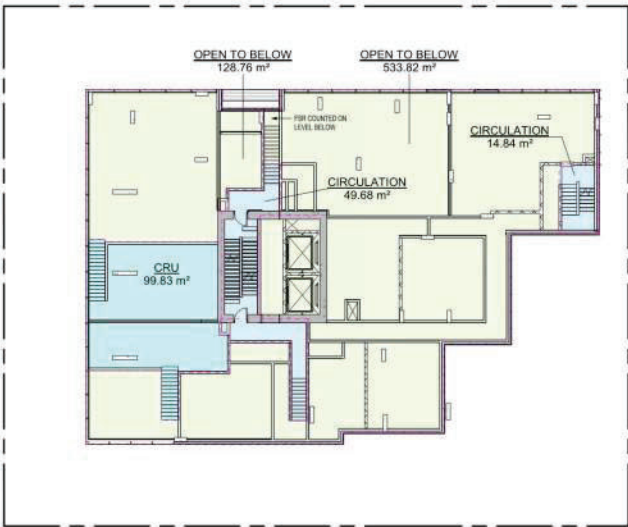
2 LEVEL P2 FSR  
1:200



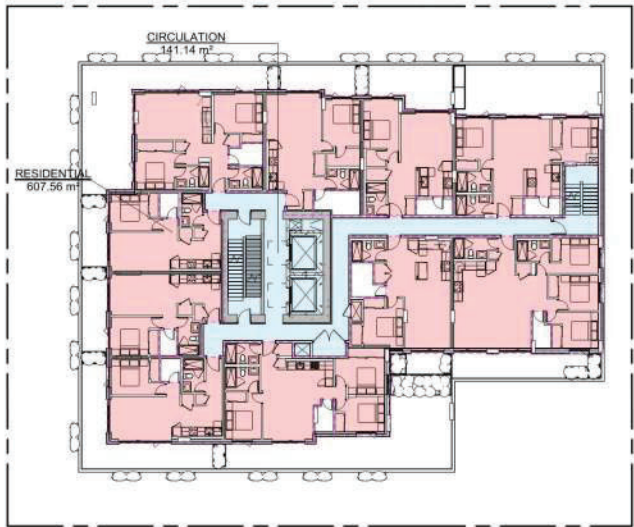
3 LEVEL P1 FSR  
1:200



4 LEVEL 1 FSR  
1:200



5 LEVEL 1 MEZZ  
1:200



6 LEVEL 2 FSR  
1:200

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BUILDING CODE

CIVIL ENGINEER  
**HUB ENGINEERING INC.**

NO.	DESCRIPTION	BY	DATE
1	ISSUED FOR REZONING		2024.05.01
2	CURRENT REVISION		

PROJECT ADDRESS  
**1290 W 11TH AVENUE AND BIRCH STREET**

PROJECT

DRAWING TITLE  
**FSR PLANS**

PROJECT NUMBER  
**24-02**

DWG. NO.  
**RZ501**

DATE	SCALE	DRAWN	CHECKED
ISSUE DATE	1:200	James Bligh	Hugh Cochrane

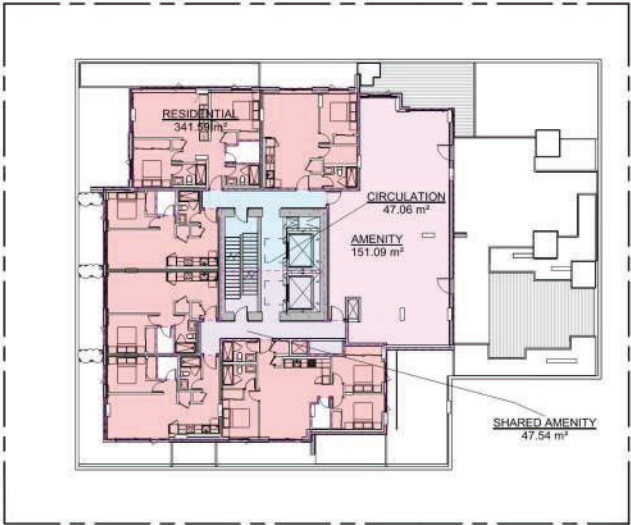


ARCHITECTURAL DRAWINGS

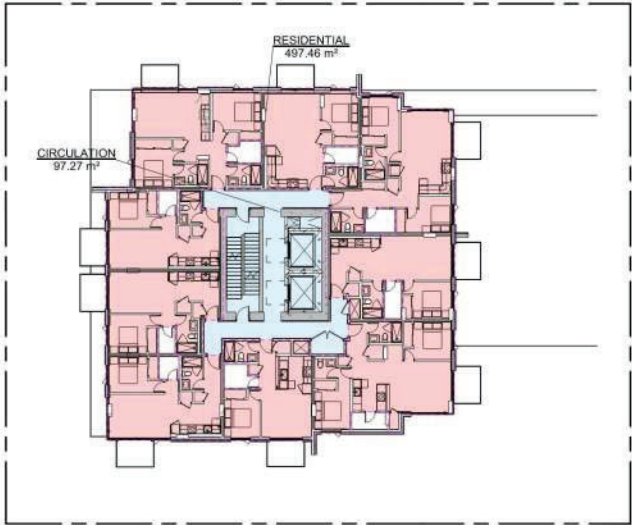
1270 & 1290 W11TH AVENUE. REZONING APPLICATION



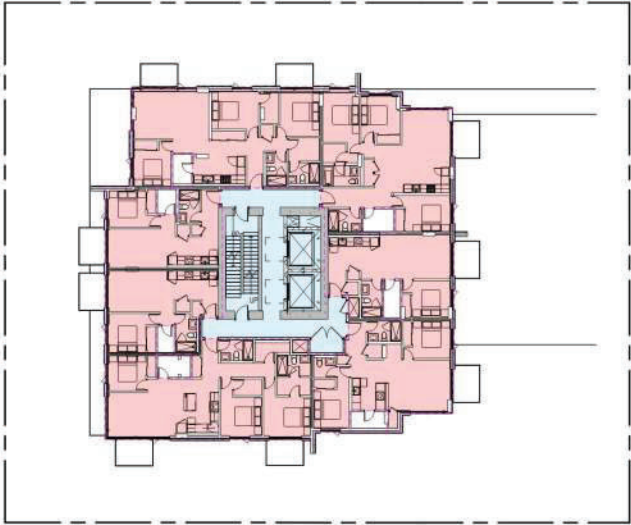
1 LEVEL 3 FSR  
1:200



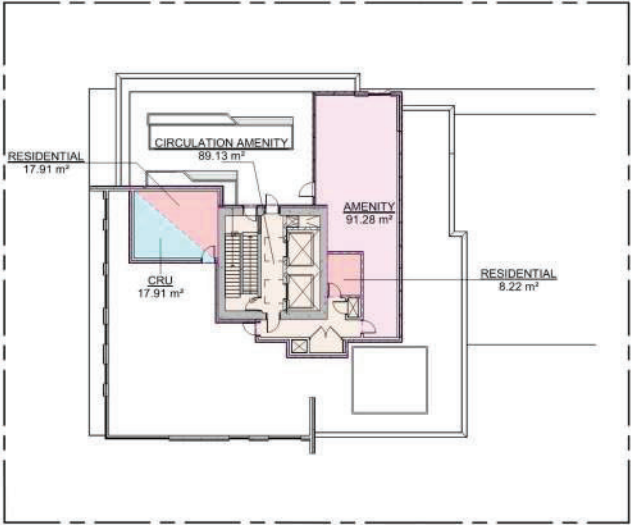
2 LEVEL 4 FSR  
1:200



3 LEVEL 5 FSR  
1:200



4 LEVEL 17 FSR  
1:200



5 LEVEL ROOFTOP AMENITY FSR  
1:200

Area Schedule - Residential (FSR)					Area Schedule - Residential (FSR)				
Level	Name	Area	Area (sq ft)	FSR	Level	Name	Area	Area (sq ft)	FSR
LEVEL 1	CIRCULATION	185.67 m²	1998.57 ft²	0.11	LEVEL 11	CIRCULATION	97.27 m²	1046.99 ft²	0.06
	RESIDENTIAL	185.67 m²	1998.57 ft²	0.11	LEVEL 11	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
LEVEL 1 MEZZ	CIRCULATION	49.68 m²	534.79 ft²	0.03	LEVEL 11	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
LEVEL 1 MEZZ	CIRCULATION	14.94 m²	160.74 ft²	0.01			612.53 m²	6593.23 ft²	0.35
		64.52 m²	694.53 ft²	0.04	LEVEL 12	CIRCULATION	97.27 m²	1046.99 ft²	0.06
LEVEL 2	CIRCULATION	141.14 m²	1519.24 ft²	0.08	LEVEL 12	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
LEVEL 2	RESIDENTIAL	607.56 m²	6539.71 ft²	0.35	LEVEL 12	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
		748.70 m²	8058.95 ft²	0.43			612.53 m²	6593.23 ft²	0.35
LEVEL 3	CIRCULATION	141.14 m²	1519.24 ft²	0.08	LEVEL 13	CIRCULATION	97.27 m²	1046.99 ft²	0.06
LEVEL 3	RESIDENTIAL	607.56 m²	6539.71 ft²	0.35	LEVEL 13	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
		748.70 m²	8058.95 ft²	0.43	LEVEL 13	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
LEVEL 4	CIRCULATION	47.06 m²	506.60 ft²	0.03			612.53 m²	6593.23 ft²	0.35
LEVEL 4	RESIDENTIAL	341.59 m²	3676.84 ft²	0.20	LEVEL 14	CIRCULATION	97.27 m²	1046.99 ft²	0.06
		388.65 m²	4183.45 ft²	0.22	LEVEL 14	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
LEVEL 5	CIRCULATION	97.27 m²	1046.99 ft²	0.06	LEVEL 14	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
LEVEL 5	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29			612.53 m²	6593.23 ft²	0.35
LEVEL 5	RESIDENTIAL	17.80 m²	191.62 ft²	0.01	LEVEL 15	CIRCULATION	97.27 m²	1046.99 ft²	0.06
		612.53 m²	6593.23 ft²	0.35	LEVEL 15	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
LEVEL 6	CIRCULATION	97.27 m²	1046.99 ft²	0.06	LEVEL 15	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
LEVEL 6	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29			612.53 m²	6593.23 ft²	0.35
LEVEL 6	RESIDENTIAL	17.80 m²	191.62 ft²	0.01	LEVEL 16	CIRCULATION	97.27 m²	1046.99 ft²	0.06
		612.53 m²	6593.23 ft²	0.35	LEVEL 16	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29
LEVEL 7	CIRCULATION	97.27 m²	1046.99 ft²	0.06	LEVEL 16	RESIDENTIAL	17.80 m²	191.62 ft²	0.01
LEVEL 7	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29			612.53 m²	6593.23 ft²	0.35
LEVEL 7	RESIDENTIAL	17.80 m²	191.62 ft²	0.01	LEVEL 17	CIRCULATION	93.27 m²	1003.94 ft²	0.05
		612.53 m²	6593.23 ft²	0.35	LEVEL 17	RESIDENTIAL	508.41 m²	5472.49 ft²	0.29
LEVEL 8	CIRCULATION	97.27 m²	1046.99 ft²	0.06			601.68 m²	6476.43 ft²	0.35
LEVEL 8	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29	LEVEL 18	CIRCULATION	93.27 m²	1003.94 ft²	0.05
LEVEL 8	RESIDENTIAL	17.80 m²	191.62 ft²	0.01	LEVEL 18	RESIDENTIAL	508.41 m²	5472.49 ft²	0.29
		612.53 m²	6593.23 ft²	0.35			601.68 m²	6476.43 ft²	0.35
LEVEL 9	CIRCULATION	97.27 m²	1046.99 ft²	0.06	LEVEL 19	CIRCULATION	93.27 m²	1003.94 ft²	0.05
LEVEL 9	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29	LEVEL 19	RESIDENTIAL	508.41 m²	5472.49 ft²	0.29
LEVEL 9	RESIDENTIAL	17.80 m²	191.62 ft²	0.01			601.68 m²	6476.43 ft²	0.35
		612.53 m²	6593.23 ft²	0.35	LEVEL ROOFTOP AMENITY	RESIDENTIAL	0.22 m²	2.38 ft²	0.00
LEVEL 10	CIRCULATION	97.27 m²	1046.99 ft²	0.06	LEVEL ROOFTOP AMENITY	RESIDENTIAL	17.91 m²	192.80 ft²	0.01
LEVEL 10	RESIDENTIAL	497.46 m²	5354.62 ft²	0.29			26.13 m²	281.23 ft²	0.02
LEVEL 10	RESIDENTIAL	17.80 m²	191.62 ft²	0.01			11317.80 m²	121623.75 ft²	6.50
		612.53 m²	6593.23 ft²	0.35	Grand total: 53				

Area Schedule - CRU (FSR)				
Level	Name	Area	Area (sq ft)	FSR
LEVEL 1	CRU	189.62 m²	2041.01 ft²	0.11
LEVEL 1	CRU	210.00 m²	2254.25 ft²	0.12
		404.62 m²	4355.26 ft²	0.23
LEVEL 1 MEZZ	CRU	99.83 m²	1074.55 ft²	0.06
		99.83 m²	1074.55 ft²	0.06
LEVEL ROOFTOP AMENITY	CRU	17.91 m²	192.80 ft²	0.01
		17.91 m²	192.80 ft²	0.01
		522.36 m²	5622.61 ft²	0.30
Grand total: 4				



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BUILDING CODE

CIVIL ENGINEER  
HUB ENGINEERING INC.

ISSUED FOR REZONING  
2024.05.01

NO. DESCRIPTION BY DATE

CURRENT REVISION

PROJECT ADDRESS  
1290 W 11TH AVENUE AND BIRCH STREET

PROJECT

DRAWING TITLE  
FSR PLANS

PROJECT NUMBER  
24-02

DWG. NO.

RZ502

DATE ISSUE DATE SCALE 1:200 DRAWN James Bligh CHECKED Hugh Cochrane





SIGNAGE

1290

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