

DW|SS A
David Wong | Sea to Sky
Architecture + Urban Ecology

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	REVISIONS

1308- 1318 E12TH
Rezoning

SCALE	DRAWING DATE
AS NOTED	January 9, 2023

PROJECT ADDRESS

1308- 1318 E12TH
VANCOUVER, BC.

PROJECT NO.	A4.

REF NO : DROPBOX /Users/Jeffrey Yap/Dropbox/PROJECTS/CURRENT/E 12TH CONDO/LO Working Files/E12TH_DP_9JAN23.layout.

STREET VIEWS OF PROPOSED MASSING



VIEW FROM INTERSECTION OF CLARK AND E12TH



VIEW FROM E12TH LOOKING WEST



RETAIL ALONG E12TH



RESIDENTIAL ENTRANCE ALONG CLARK



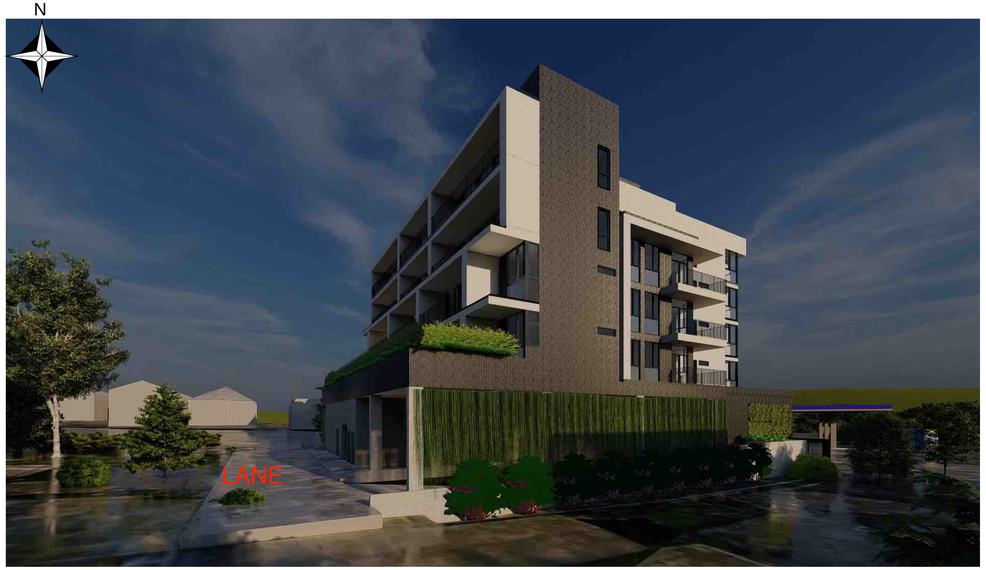


RETAIL FRONTING CLARK

N



VIEW FROM CLARK LOOKING NORTH



VIEW FROM LANE LOOKING WEST

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SITE PERSPECTIVES

PROJECT NO. A4.

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ZONING

According to the Grandview-Woodland Community Plan, the zoning, including the subject site (shaded grey), along East 12th Ave allows for 4 storey apartments, under the RM-11N zoning but considers more dense options at corner lots to accommodate active edges at key intersections for local serving retail and services. The northeast corner lot of East 12th Ave and Clark Dr directly north from the proposed site has at-grade commercial 6 storey zoning. The other 2 corner sites west of Clark Dr currently have single storey commercial with possible potential rezoning at 6 storeys with at-grade commercial use.

The proposed massing for this building which comprises part 4, 5 & 6 storey building with at grade commercial use, acknowledges the intention of the Grandview-Woodland Community Plan and is fully compatible with these adjacent corner sites and their future developments. It completes the quarter of the quadrant of the local shopping node at this intersection.



REZONING FROM CURRENT RM-11N TO CD-1

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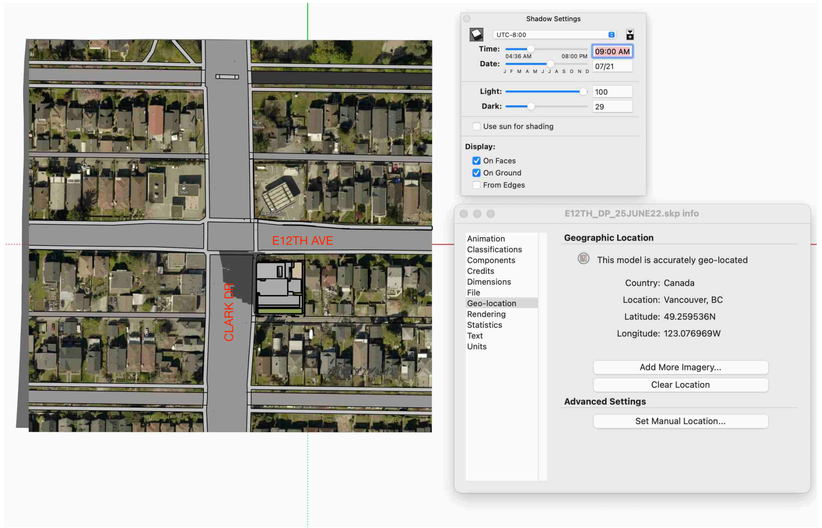
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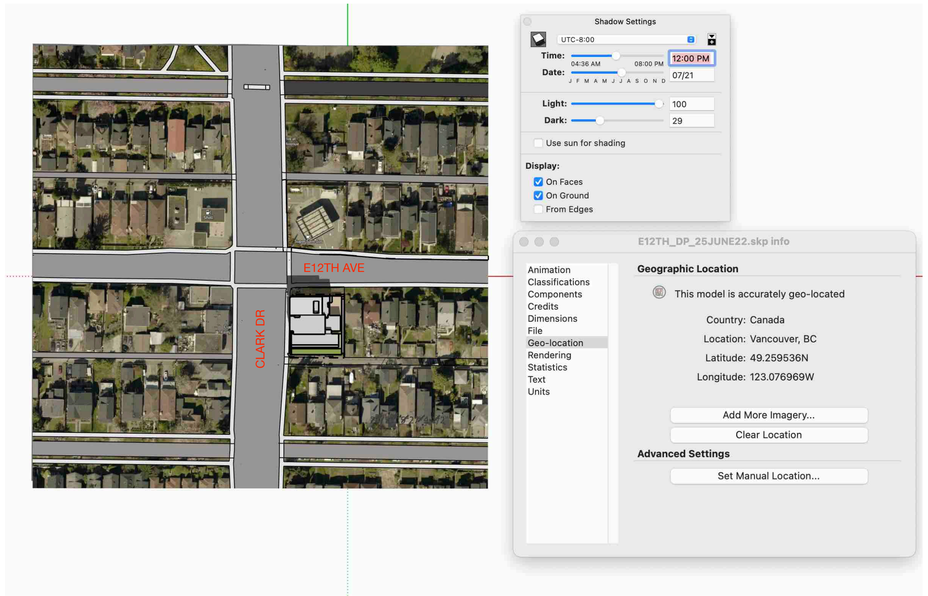
ZONING ANALYSIS

PROJECT NO. A4.



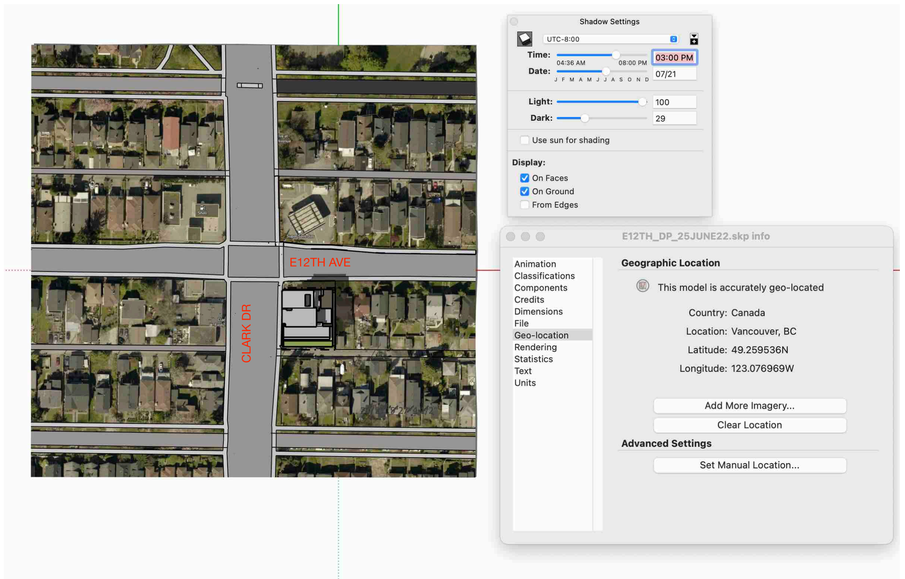
9AM JULY 21

N



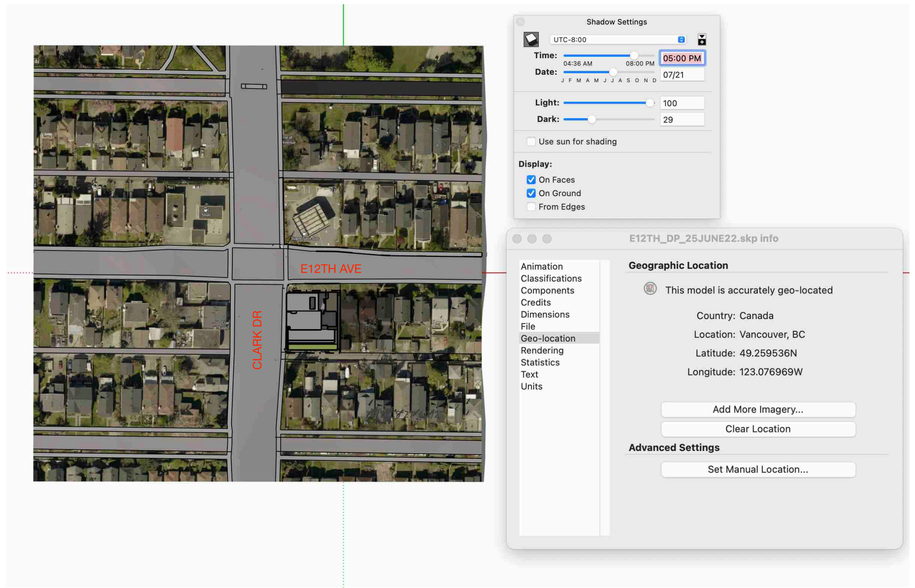
12 PM JULY 21

N



3 PM JULY 21

N



5 PM JULY 21

N

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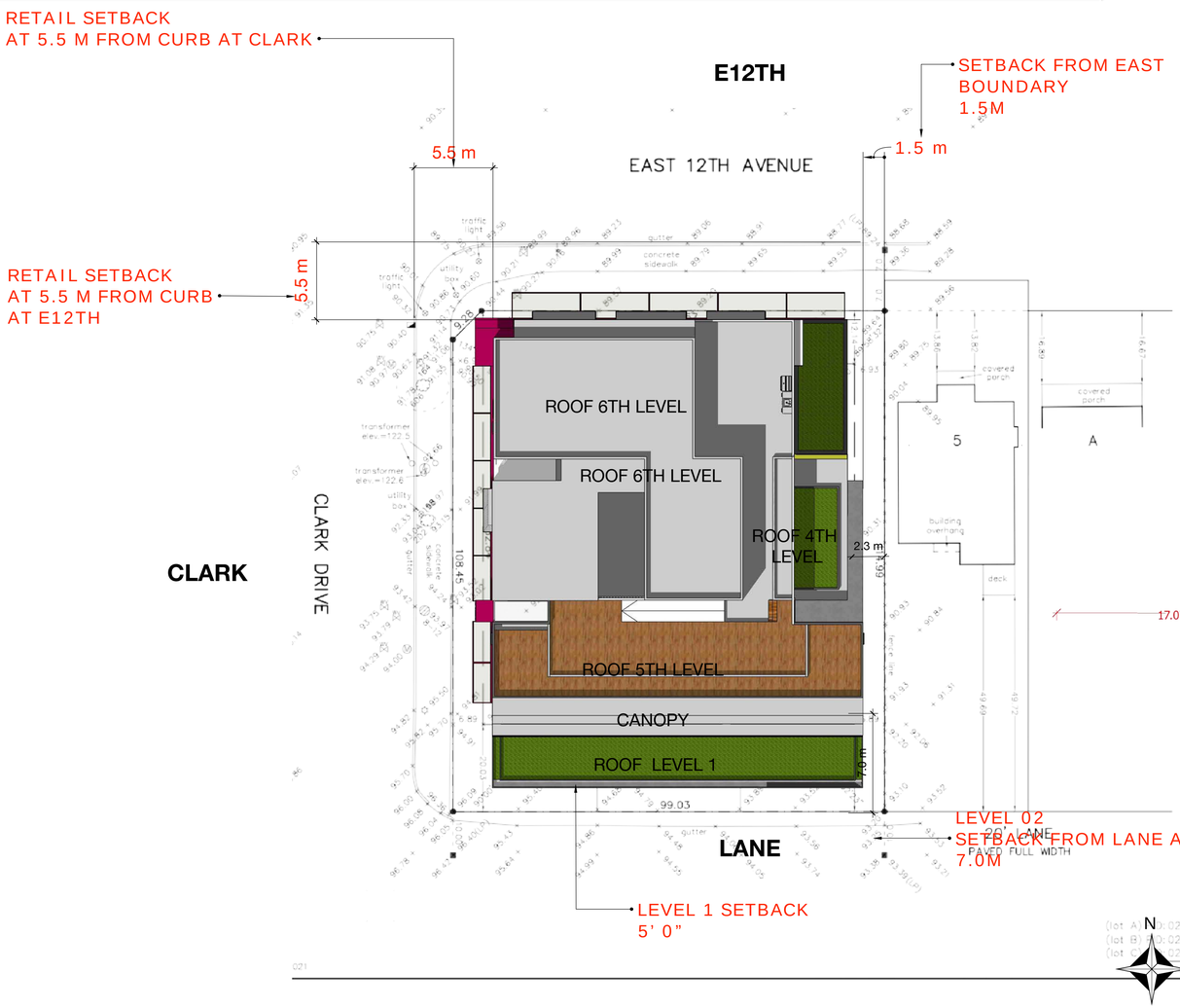
SHADOW ANALYSIS

PROJECT NO.	A4.01

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FLOOR AREA CALCULATIONS

	GFA (SQ M)													
	RESIDENTIAL	COMMERCIAL	RESIDENTIAL STORAGE	AMENITY	MECH	GARBAGE	STAIRS,CORRIDORS	* BALCONIES	BIKE PARKING	GFA EXCLUDED	GFA	NETT	SITE AREA	FSR
BASEMENT 02			129.1				76.4			129.1	205.5	78.3		
BASEMENT 01					29.7		65.4		104.0	104.0	169.4	65.4		
LEVEL 01		414			24.5	20.4	152.1			0.0	611	611		
LEVEL 02	437.5						84.7	80.3		6.4	602.5	596.1		
LEVEL 03	437.5						84.7	80.3		6.4	602.5	596.1		
LEVEL 04	436.9						88.3	89.1		7.1	614.3	607.2		
LEVEL 05	386.5						88.3	75.7		6	550.5	544.5		
LEVEL 06	112.5			93.7			59.9	14.1		1.1	280.2	279.1		
TOTAL	1810.9	414	129.1	93.7	54.2	20.4	699.8	339.5	104.0	260.1	3635.9	3377.7	1056	3.20



A1 SITE PLAN
1:200

TDM PLAN SUMMARY - PARKING PROVISION

PARKING BYLAW REFERENCE	LAND USE	LAND USE TYPE	LAND USE QUANTITY	REQUIRED SPACES	REDUCTION % CLAIMED	PROPOSED SPACES
Vehicle Parking						
4.2.1.13. A minimum of 0.5 space for every dwelling unit that has less than 50 m2 of gross floor area & for every dwelling unit that has 50 m2 or more of gross floor area, at least 0.6 space for every dwelling unit plus one space for each 200 m2 of gross floor area,	Residential	1 Bedroom Unit 476-494 sq ft (44.2 - 45.9 sq m)	17	9	20	7
		2 Bedroom Unit 670 sq ft (62.3 sq m)	16	10	20	8
4.1.16 Where parking spaces are provided for dwelling uses, including live-work use, except Downtown, a minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum	Residential	Visitor Parking for DUs				
		Total number of dwelling units	33	2	0	2
4.2.5.3 A minimum of one space for each 100 square metres of gross floor area up to 300 square metres, one additional space for each additional 20 square metres of gross floor area up to 2 300 square metres, and one additional space for each additional 30 square metres of gross floor area over 2 300 square metres.	Commercial	Grocery Store or Drug Store, excluding Neighbourhood Grocery Store but including Small-scale Pharmacy, or Liquor Store	4716.5 sq ft (438.3 sq m)	10	20	8
Total Vehicle Parking						**25**
Loading						
5.2.1	Residential			0		0
5.2.5. A minimum of one space for the first 465 square metres of gross floor area	Commercial	Retail Uses, except for Neighbourhood Grocery Store; Restaurant or Drive-in Restaurant; Premises, or portions thereof, licensed pursuant to Provincial legislation for the regular sale of liquor; Production or Rehearsal Studio;	4716.5 sq ft (438.3 sq m)	1 Class B	0	1
Total Loading Spaces						**1**
Bicycle Parking						
6.2.1.2 Multiple Dwelling, Infill Multiple Dwelling, or three or more dwelling units in conjunction with another use, including live-work, except as provided for in sections 6.2.1.3, 6.2.1.4 and 6.2.1.5. Class A: A minimum of 1.5 spaces for every dwelling unit under 65 m^2. Class B: A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	Residential	Dwelling Units - A minimum of 1.5 spaces for every dwelling unit under 65 m^2 (699.4 sq ft)	33	Class A - 50		50
				Class B - 2		2
6.2.5.1 A minimum of one space for each 340 square metres of gross floor area.	Commercial	Retail and Service Uses, except as provided for in sections 6.2.5.2 and 6.2.5.3.		Class A - 1		1
Total						**53**

1

UNIT BREAKDOWN

	NET AREA	NUMBER	GFA	BALCONY	% MIX
RESIDENTIAL					
1 BED ROOM	450-500	8		120	57.00
1 BEDROOM + DEN	600-650	11		52	
2 BED ROOM	630-670	14		103	33.00
TOTAL		33	0		

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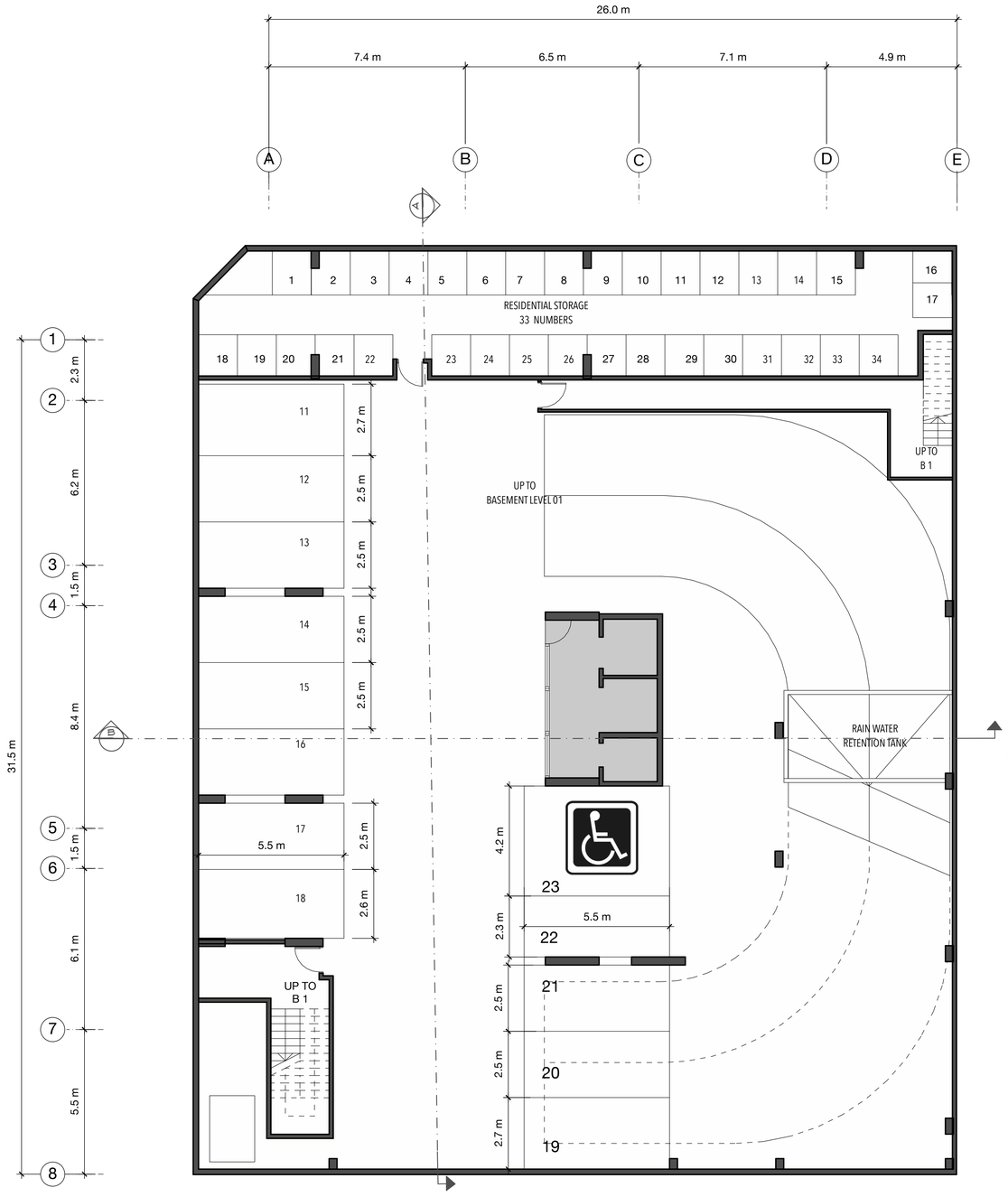
1308- 1318 E12TH
Rezoning

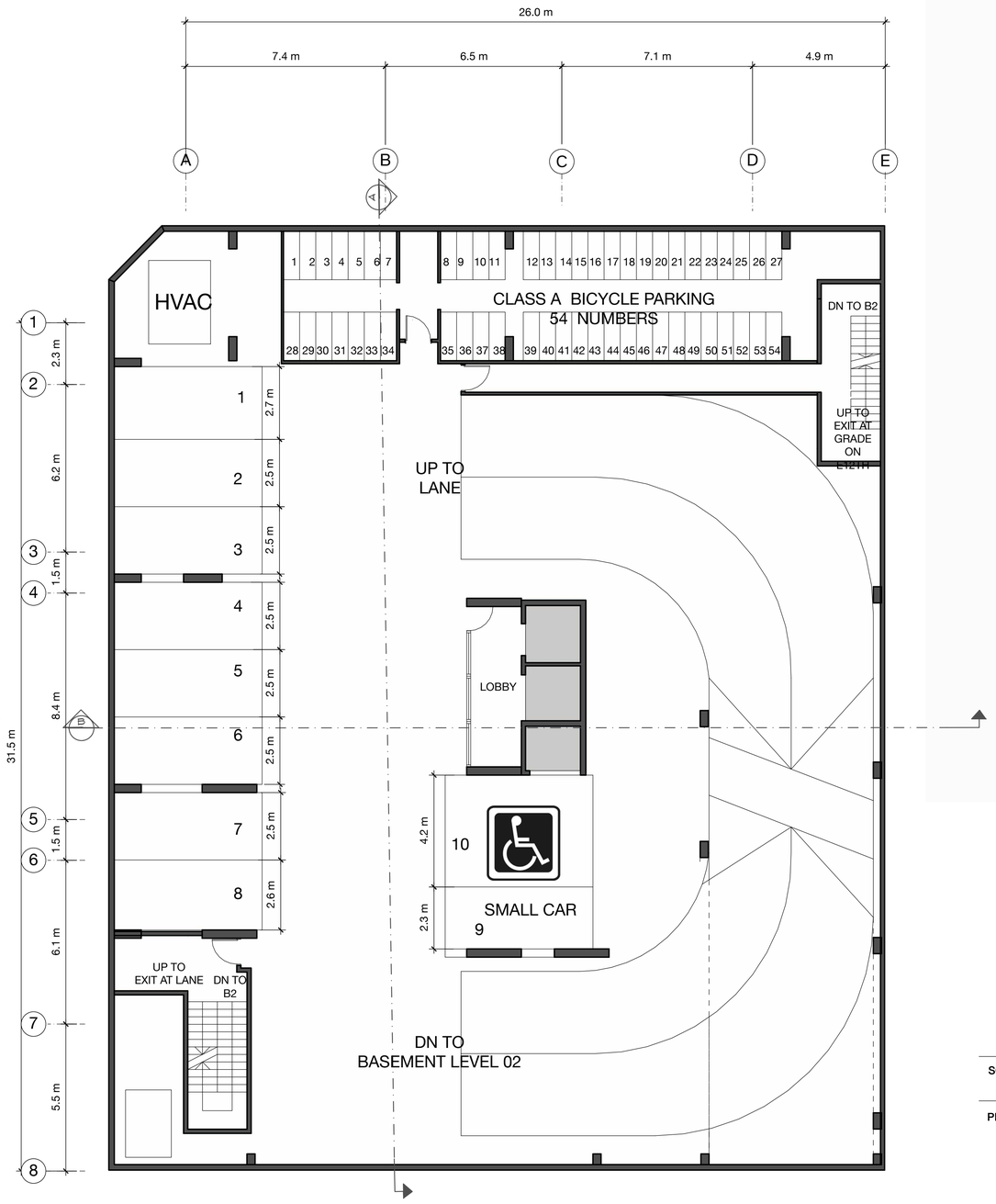
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VANCOUVER, BC.

SITE PLAN DATA

PROJECT NO. A4.02





A 2 BASEMENT LEVEL 02
1:100

0 5 10 20
FEET

N

A 3 BASEMENT LEVEL 01
1:100

0 5 10 20
FEET

N

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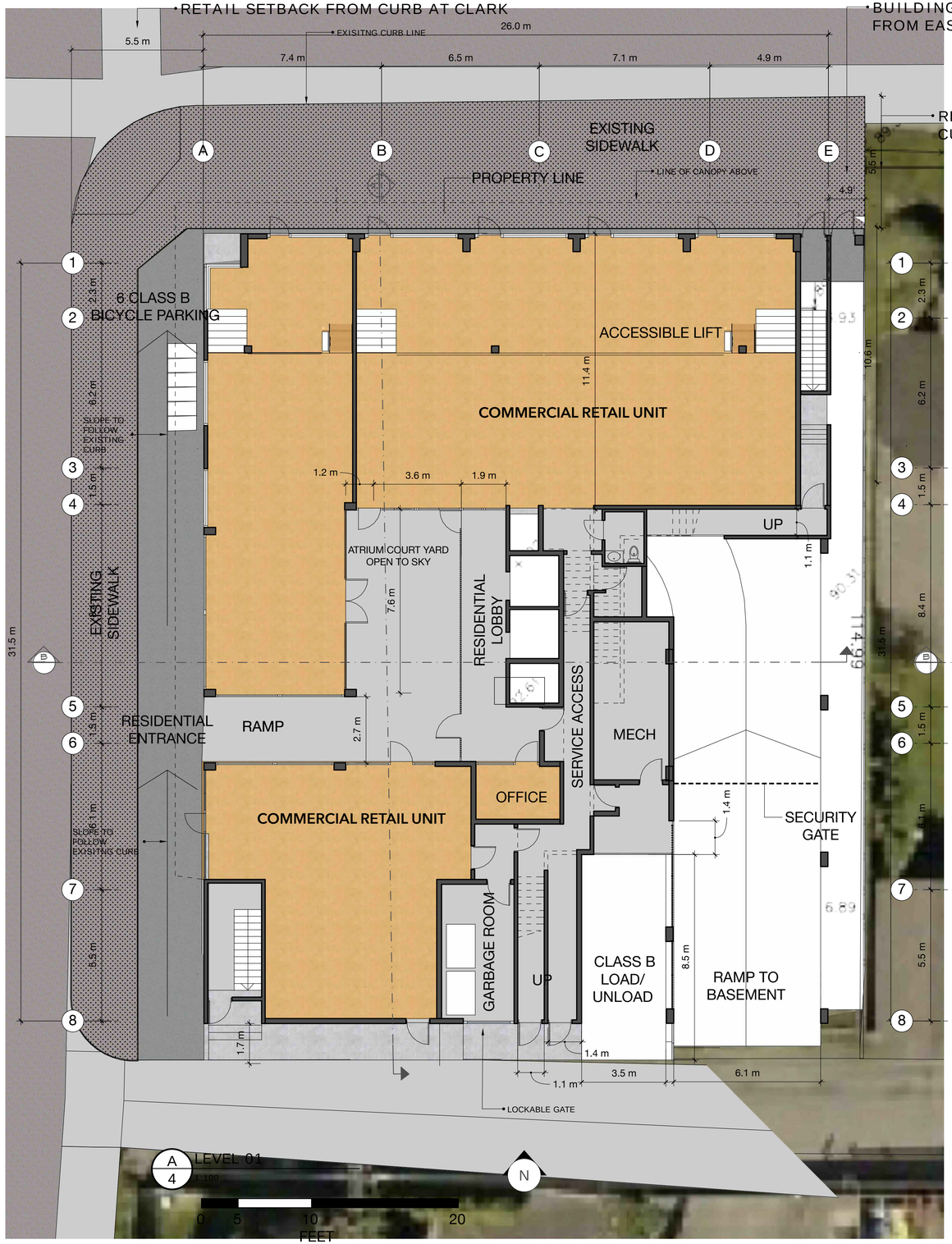
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BASEMENT PLANS

PROJECT NO. A4.03

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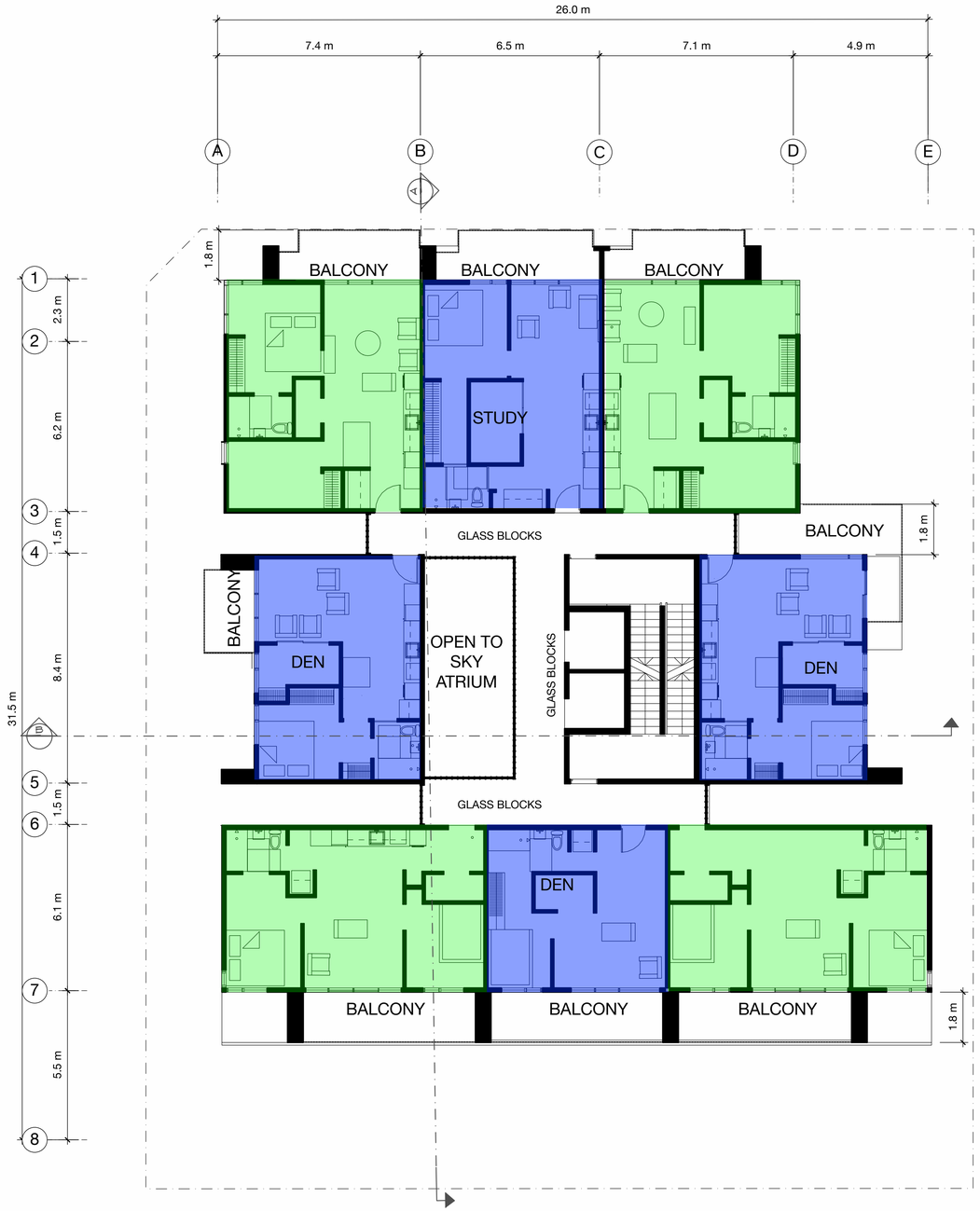
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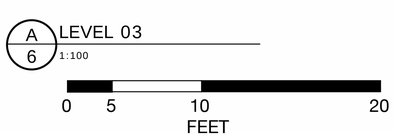
LEVEL 01-02 PLANS

PROJECT NO.	A4.04

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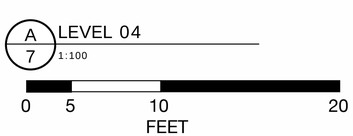


A6 LEVEL 03
1:100





A7 LEVEL 04
1:100



1 BRM , 1 BRM + DEN

2 BRM

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LEVEL 03-04 PLANS

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A8 LEVEL 05
1:100

0 5 10 20
FEET

N



A9 LEVEL 06
1:100

0 5 10 20
FEET

N

AMENITY FOR RESIDENTS

1 BRM , 1 BRM + DEN

2 BRM

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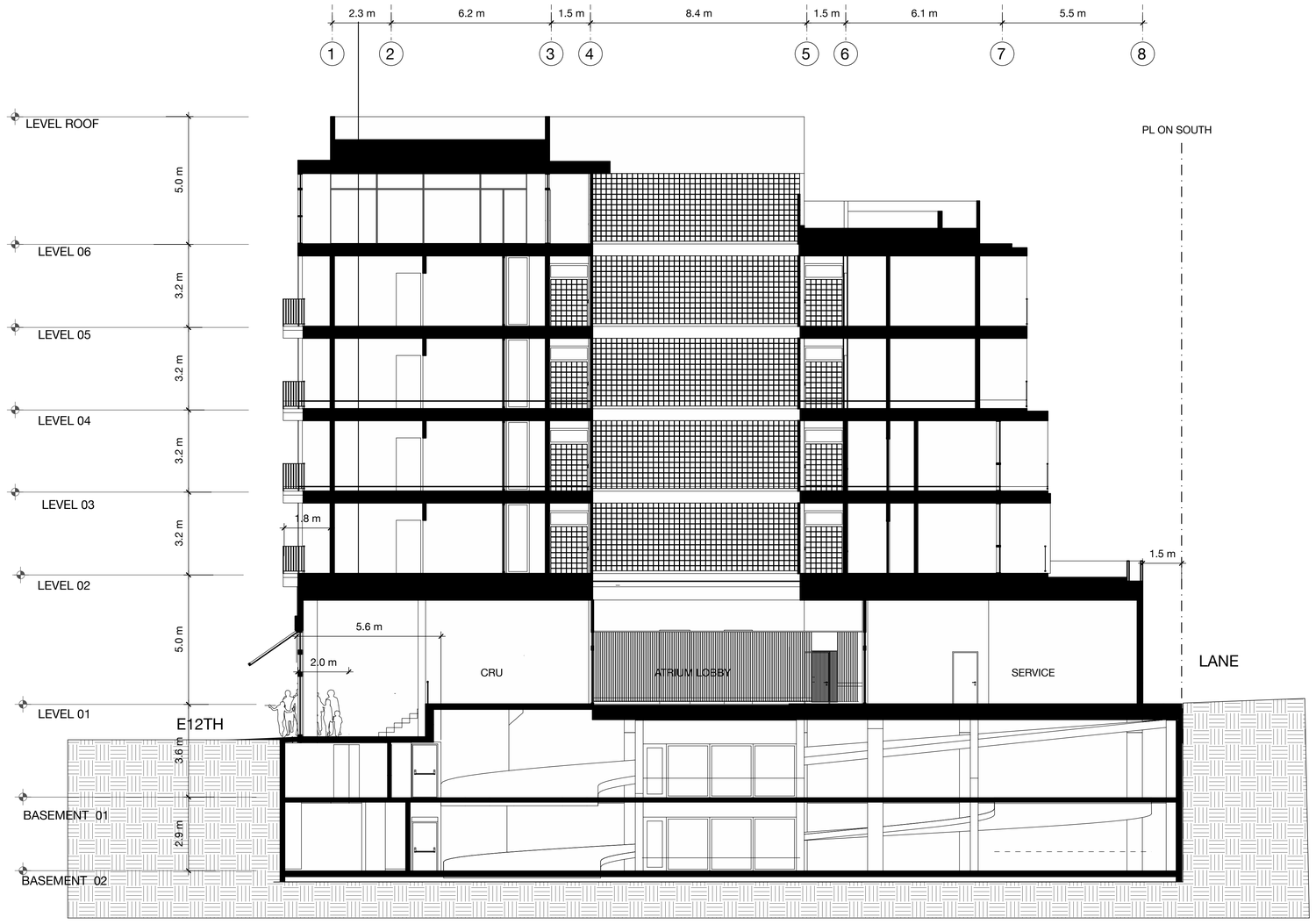
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LEVEL 05-06 PLANS

PROJECT NO.	A4.06

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A 10 SECTION AA
1:100

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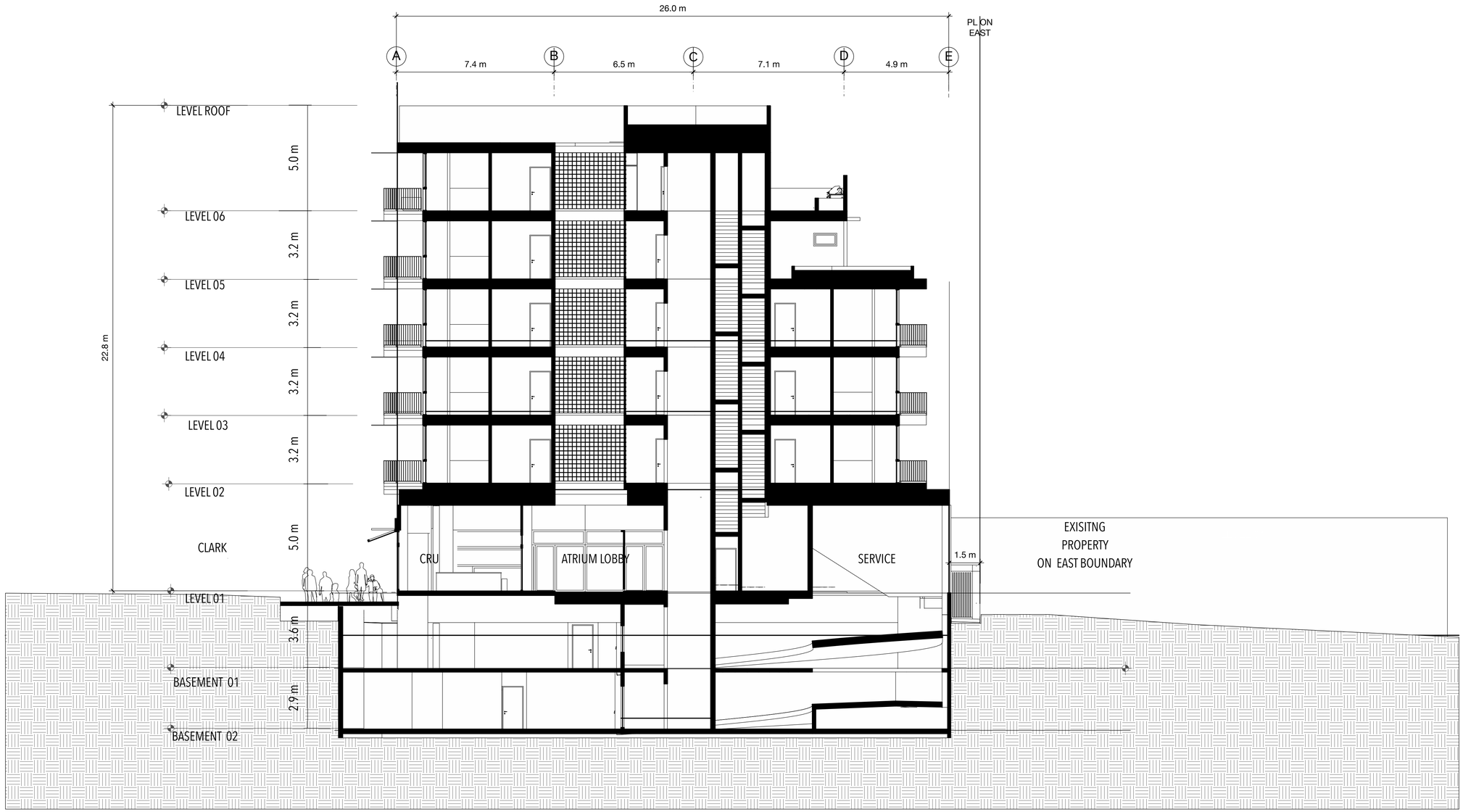
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SECTIONS

PROJECT NO. A4.07

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A 11 SECTION BB
1:100

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SECTIONS

PROJECT NO. A4.08

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A 12 SOUTH ELEVATION
1:100

A 13 EAST ELEVATION
1:100

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ELEVATIONS

PROJECT NO. A4.09

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A 13 WEST ELEVATION
1:100



A 14 NORTH ELEVATION
1:100

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