1366 West 12th Avenue, Vancouver, BC

Reissued for Rezoning Application 12th November 2024

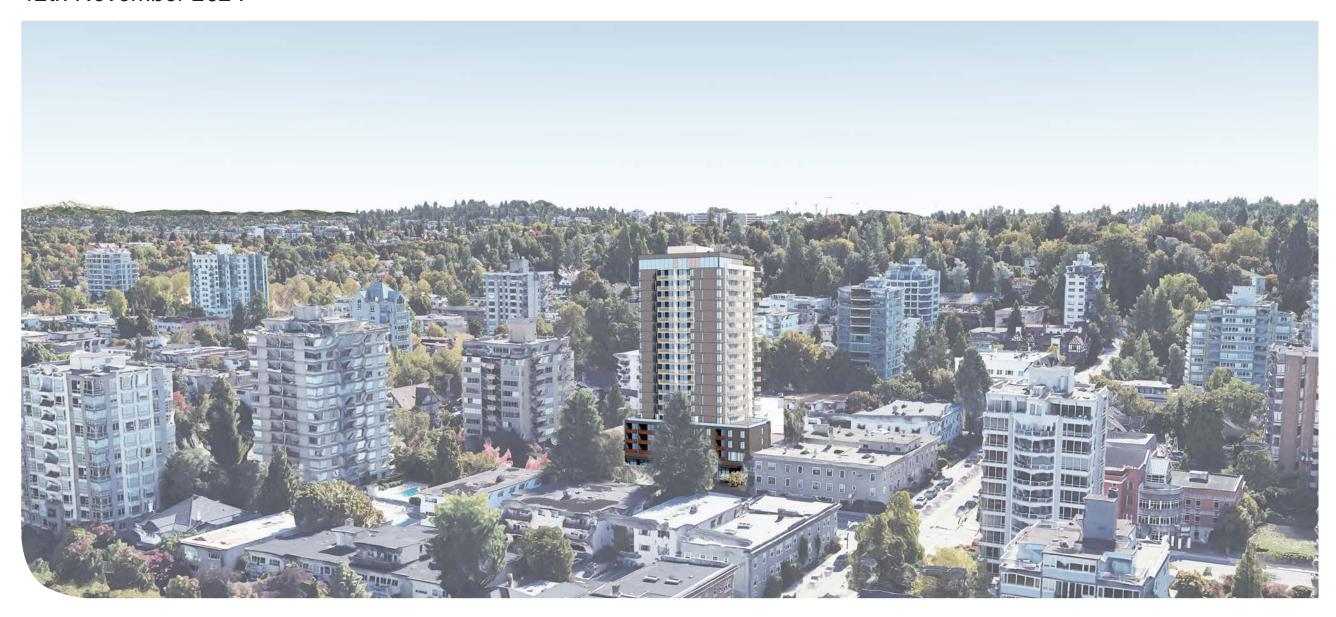




Table of Contents

1.0	Introduction	4.0	Design Rationale	
	1.1 Project Team	4	4.1 Massing Evolution	16
	1.2 Rezoning Intent	5	4.2 Architectural Design Rationale	21
	1.3 Zoning Summary	5	4.3 Rezoning Rationale / Minor Variance	30
	1.4 City of Vancouver Referenced Policies and Guidelines	6	4.4 Landscape Design Rationale	31
	1.5 Proposed Rezoning Development Summary	7	4.5 Public Art	33
2.0	Context Analysis 2.1 Context Map	5.0	Sustainability Measures 5.1 Energy & Emissions Performance	34
	·		5.2 Mechanical System	35
	2.2 Site Photos & Existing Streetscape2.3 Zoning Context & View Cone	10 12	5.3 Stormwater Management	36
	2.4 Policy Context	¹³ 6.0	Drawings	37
3.0	Site Analysis		Architectural	
	Oile Allalysis	Landscape		
	3.1 Existing Site & Tenants	14	Transportation Report	
	3.2 Walkability & Public Transportation	15		

Introduction

1.1 Project Team

Client

1366W12 HOLDINGS LTD. 3888 Osler Street Vancouver, BC



Landscape Architect

ETA Landscape Architecture 1690 West 2nd Avenue Vancouver, BC

Structural Engineer

Mechanical Engineer

Electrical Engineer

Civil Engineer

Geotechnical Consultant

Energy Modeling Consultant

Traffic Consultant

Building Envelope Consultant

WSB Consulting Structural Engineers

Williams Engineering

NEMETZ (S/A) & Associates

CREUS Engineering

RAM Consulting

EDGE Consultant

Bunt & Associates Engineering Ltd.

EVOKE



Architect & Interior Design

BFA Studio Architects 600-355 Burrard Street Vancouver, BC











Introduction

1.2 Rezoning Intent

On behalf of our client, 1366 W12 Holdings Limited, BFA Studio Architects are pleased to submit a rezoning application for 1366 West 12th Avenue, for review and consideration by the City of Vancouver. The application further contributes to the City of Vancouver Broadway Plan mandate including providing residential rental accommodation & a number of public benefits. BFA Studio Architects previously made a rezoning enquiry application for the subject site in early 2023 and received feedback from rezoning staff in May 2023.

The proposal is to rezone the existing site from RM-3 to CD-1 for a 20 storey residential building with 180 secured-rental units, assigning 20% of the floor area to below-market rental units, and 80% of the floor area to market rental units.

The site is currently developed with a 3 storey plus penthouse wood frame rental building with 30 units (7 bachelor, 18 one bedroom and 5 two bedroom), built 65 years ago in 1959. The present owner purchased the building in 2021.

A Tenant Relocation Plan, as per TRP Policy, is submitted as part of this application.

The proposed project is aligned with the Broadway Plan directives, including guiding principles, vision, sustainability, and resilience requirements. The site is in the Fairview South - Area B, to the east of South Granville Village. 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.

Please refer to section 4.0 for more detailed architectural design and rezoning rationales.

1.3 Zoning Summary

Current Zoning

RM-3 District Schedule

The intent of this schedule is to permit residential development, including high-rise apartment buildings, and to encourage open space and daylight access.

Max height 36.6m (120.0 ft) / 11 to12 storeys

• FSR 1.0 + 0.7 + 0.2 = 1.9

Current Setbacks

Front Yard 6.1m (20.0 ft)
 Side Yard 2.1m (6.9 ft)
 Rear Yard 10.7m (35.1 ft)

Proposed Rezoning

• Zoning CD-1

Broadway Plan
 Uses
 Height
 Fairview South - Area B
 Residential, Retail / Service
 20 storeys (20 storey proposed)

212 ft/ 64.61 m (to top of rooftop spaces & appurtenances)

Minimum Frontage 45.7 m(150 ft)

• FSR 6.5

Proposed Setbacks

Front Yard/North/West 12th Avenue 3.66m + 1.79m = 5.45m (17.9 ft)

Side Yard/West 2.4 m (8.0 ft)
Side Yard/East 2.4 m (8.0 ft)

Rear Yard/Lane

4.7 m (15 ft) – Portion of west exit stair
and bicycle elevator projects into rear yard

Proposed Parking

Number of Parking stalls 71Number of Bicycle stalls 347

Introduction

1.4 City of Vancouver Referenced Policies and Guidelines

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, Last Amended 2022)
- Green Buildings Policy for Rezonings (2010, Last Amended 2022)
- Community Amenity Contributions Through Rezonings (1999, Last Amended 2022)
- Vancouver Plan (2022)
- Housing Needs Report (2022)
- Rental Housing Stock Official Development Plan (2021)
- Vancouver Development Cost Levy By-Law No. 9755 (2008, Last Amended 2022)
- Development Cost Levy By-Law (October 4, 2023)
- Vancouver Utilities Development Cost Levy By-Law No. 12183 (2018, Last Amended 2022)
- 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)
- Housing Vancouver Strategy (2022) Green Buildings Policy (July 25, 2023)
- Transportation 2040 Plan (2013)
- Protection of Trees By-Law (November 14, 2023)



BROADWAY PLAN



Introduction

1.5 Proposed Rezoning Development Summary

ZONING

Existing Zoning RM3Rezoning CD

SITE

Site area 1,742.7sm / 18,758sf
 Site frontage 45.72m / 150ft

HEIGHT

Height / Number of storeys
 212 ft/ 64.61 m (to top of rooftop spaces & appurtenances/
 20 (including 4 storey podium)

FSR

Total floor area
 FSR
 11,332sm / 121,927sf
 6.50

• Below market floor area 20%

UNITS

Below market units 35 (19.4%)Market units 145 (80.6%)

Total number of unitsFamily units18063 (35%)

AMENITY

Common indoor amenity area
 Common outdoor amenity area
 (Including south common balconies on 8 floors)
 306sm / 3,299sf (18sf per unit)
 248sm / 2,677sf (15sf per unit)

PARKING & BICYCLE STALLS

Residential parking stalls
Residential bike stalls
347

LOADING & PASSENGER STALLS

Class A loading stall
Class B loading stall
Class A passenger loading stall



Context Analysis

2.1 Context Map



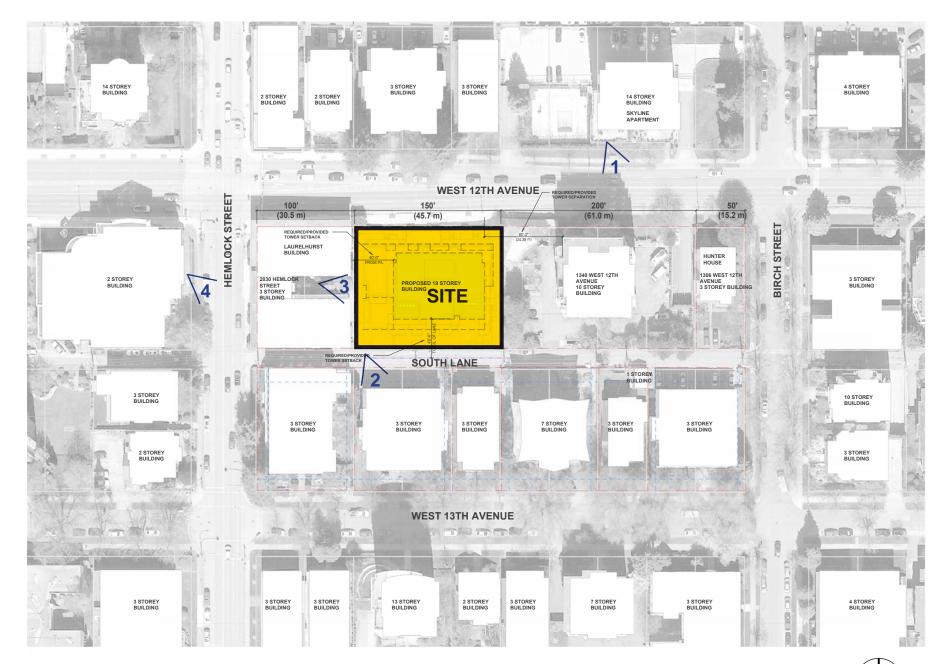


2.1 Context Map





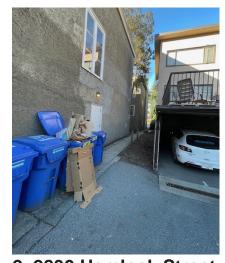
2.2 Site Photos & Existing Streetscape



Site Plan



1. Masonry pattern in neighborhood



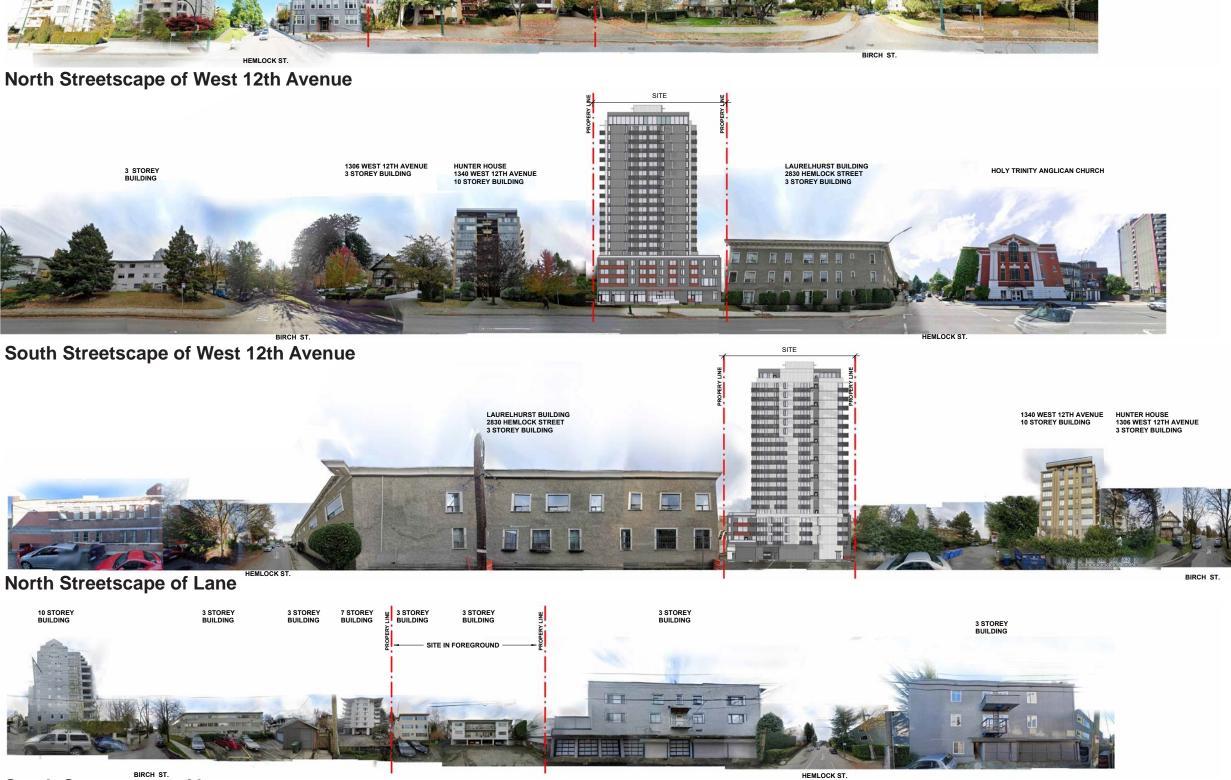


2. 2830 Hemlock Street 3. 2830 Hemlock Street courtyard



4. Pacific Theatre / Church / Seniors Centre

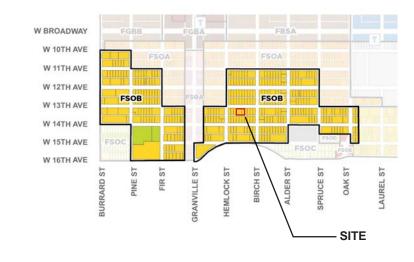




South Streetscape of Lane

2.3 Zoning Context & View Cone

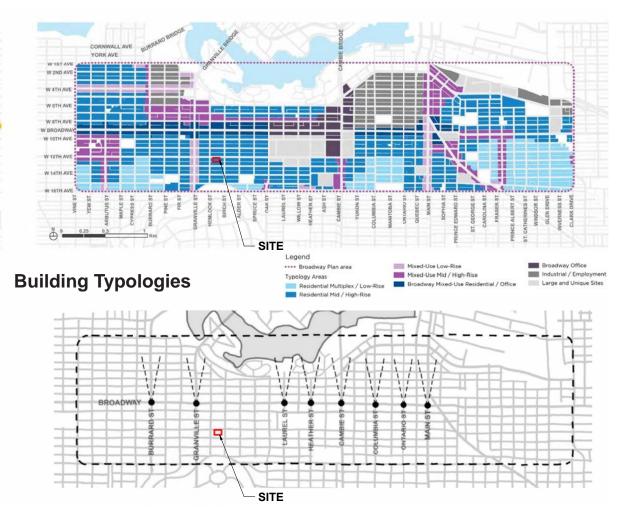




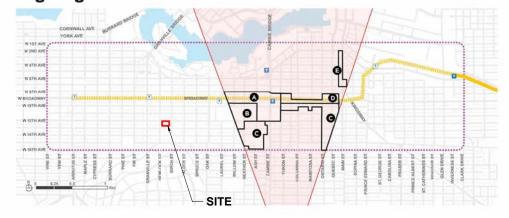
Broadway Plan Area



Fairway South - Area B



Rezoning Eligible Areas



Queen Elizabeth Park View Cone

Northern Views at Key Intersections

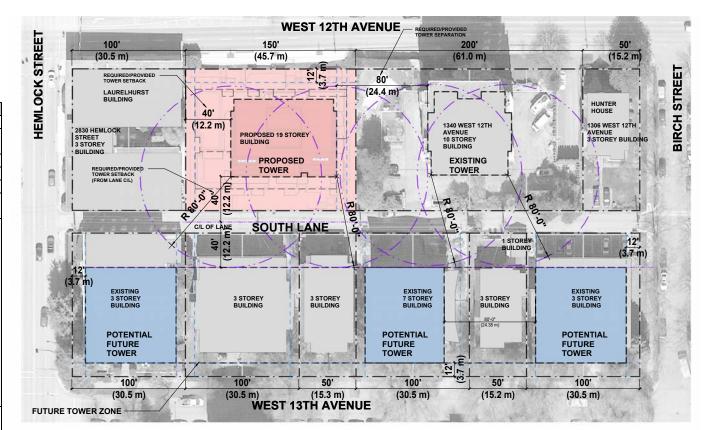
2.4 Policy Context

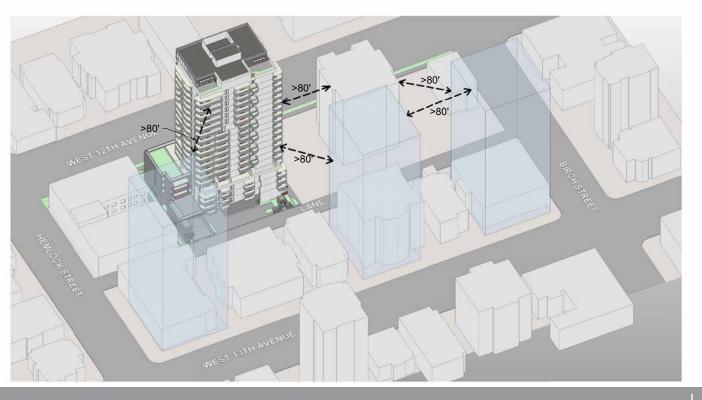
9.10.1 FSOB Policy Summary Table

Secured market rental horal form 20 storeys 6.5 FSR 45.7 m (150 ft.) A minimum of 20% of the residential floor area is	Non-tower form 3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and Site Design (Chapter 11) For existing social housing sites,	built rental or Tower form 12 storeys 4.0 FSR 45.7 m (150 ft.).	to sites without existing purpose- social housing Non-tower form 3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and Site Design (Chapter 11)
Tower form 20 storeys 6.5 FSR 45.7 m (150 ft.) A minimum of 20% of the	Non-tower form 3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and Site Design (Chapter 11)	built rental or Tower form 12 storeys 4.0 FSR 45.7 m (150 ft.).	social housing Non-tower form 3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and
20 storeys 6.5 FSR 45.7 m (150 ft.) A minimum of 20% of the	3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and Site Design (Chapter 11)	12 storeys 4.0 FSR 45.7 m (150 ft.).	3-6 storeys 1.0-2.7 FSR Variable – refer to Built Form and
6.5 FSŔ 45.7 m (150 ft.) A minimum of 20% of the	1.0-2.7 FŚR Variable – refer to Built Form and Site Design (Chapter 11)	4.0 FSR 45.7 m (150 ft.).	1.0-2.7 FSR Variable – refer to Built Form and
45.7 m (150 ft.) A minimum of 20% of the	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.).	Variable - refer to Built Form and
A minimum of 20% of the	Site Design (Chapter 11)	, ,	
	 For existing social housing sites, 		J.13 Doolgii (Griaptoi 11)
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.	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).	cases where lesser site frontage may be considered at the discretion of the Director of Planning.	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) uirements apply per the Rental
be H de Fosi flo fro at	elow-market rents (see ousing (Chapter 12) for etails) or existing social housing tes, 100% of the residential por area must be social ousing. ee Land Use (Chapter 7) for ases where lesser site ontage may be considered the discretion of the irector of Planning.	elow-market rents (see ousing (Chapter 12) for etails) or existing social housing tes, 100% of the residential por area must be social pusing. ee Land Use (Chapter 7) for ases where lesser site ontage may be considered the discretion of the irector of Planning. • 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).	 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). Existing purpose-built rental or social housing" refers to sites where rental housing replacement required.

Site frontage and tower objectives are included to mitigate the impact of taller forms and ensure liveability of new units.

- 11.1.5 The minimum frontage for a site with a tower is generally 45.7 m (150 ft.) unless specifically identified in Chapters 8-10. (See Chapter 7 for cases where lesser site frontage may be considered at the discretion of the Director of Planning.)
- 11.1.6 Generally, a maximum of two towers per block will be considered in residential character areas. Refer to Chapters 8-10 for specific policies.
- 11.1.7 Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:
 - a) Residential-residential: 24.4 m (80 ft.).
 - b) Residential-hotel: 24.4 m (80 ft.).
 - c) Residential-commercial (except hotel): 18.3 m (60 ft.).
 - d) Commercial-commercial: 15.2 m (50 ft.).
- 11.1.8 Tower units should be designed so as to minimize direct line of sight between adjacent uses where possible.







Site Analysis

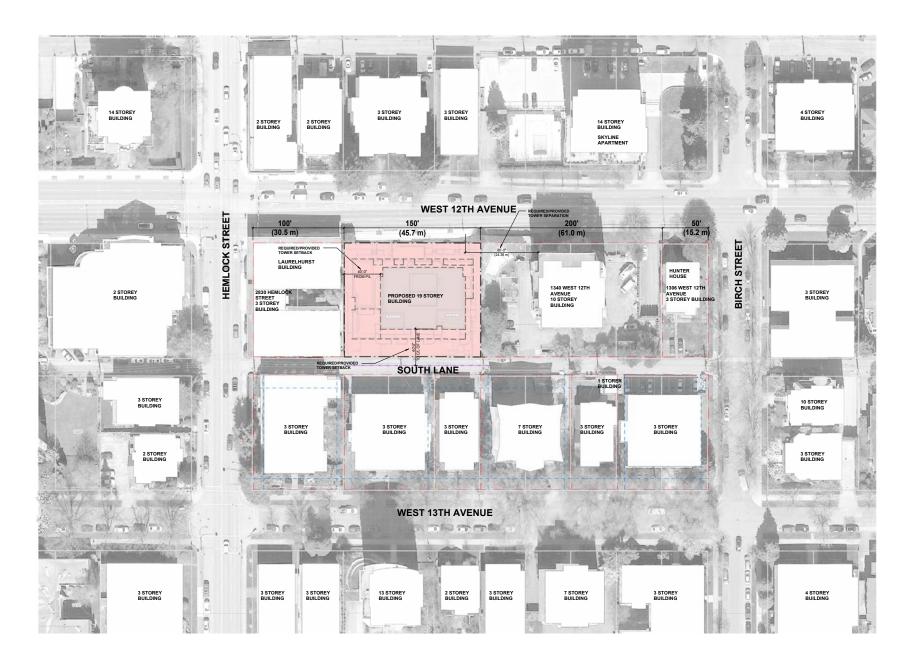
3.1 Existing Site & Tenants

The site is located mid block, on the south side of West 12th Avenue, in the Fairview South - Area B of the Broadway Plan, and is under FSPB Policy. The site area is 1,742.7 sq. m (18,758 sq. ft), is comprised of three lots, has a frontage of 150 ft facing West 12th Avenue, is 125 ft deep, is situated in the 1300 block between Hemlock Street and Birch Street, and is one block away from South Granville Village to the west.

The site has 3 existing neighbours within the northern portion of the block; To the immediate west is the Laurelhurst Apartments, a 3 storey residential building, to the immediate east is an 11 storey residential tower, and at the south west corner of the West 12th Avenue and Birch Street intersection is Hunter House, a 3 storey, primary significant heritage residential property. The Skyline apartment building, a 14 storey apartment tower, as well as four other 2-3 storey buildings, are located across the street, on the north side of West 12th Avenue.

The proposed 20 storey tower, with a 4 storey podium, is carefully designed to address and be sensitive to the internal courtyard of the property to the immediate west (Laurelhurst Apartments) of the subject site, mitigating privacy concerns and views from existing east facing units and courtyard users.

The site is currently developed with a 3 storey plus penthouse wood frame rental building with 30 units (7 bachelor, 18 one bedroom and 5 two bedroom), built 65 years ago in 1959. The present owner purchased the building in 2021.

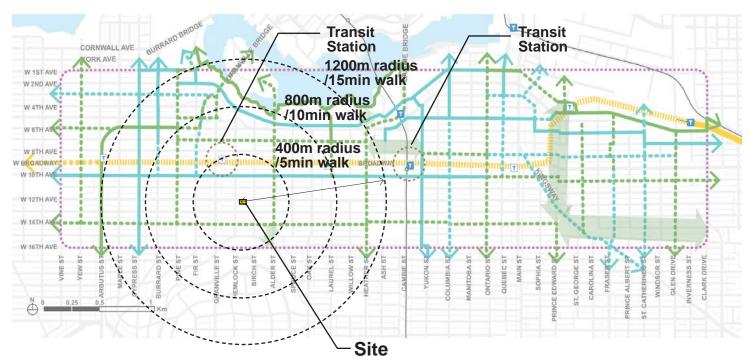




Site Analysis

3.2 Walkability & Public Transportation

Figure 14.2 - Future Cycling Network of the Broadway Plan Area

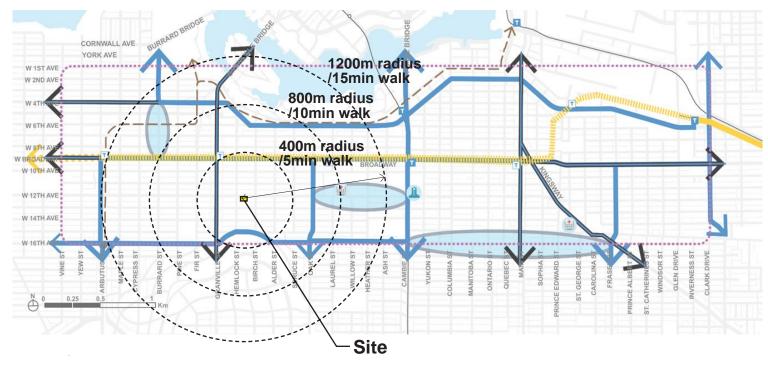




- •••• Broadway Plan Area
- |||||| Future Broadway Subway
- Future Millennium Line UBC Extension
- Millennium Line
- Current SkyTrain Network
- Existing Rapid Transit Station
- ▼ Future Rapid Transit Station

- 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

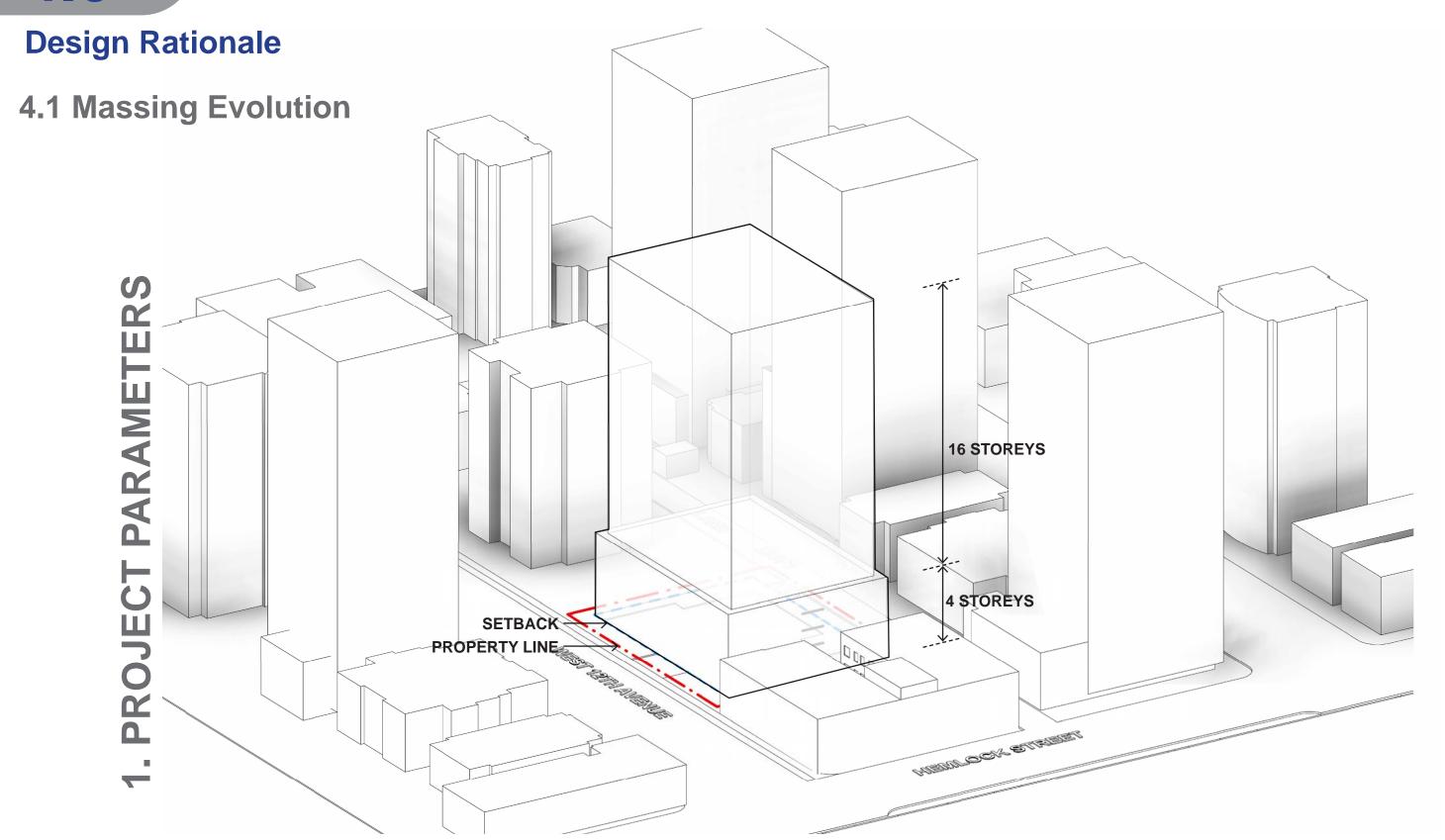
- •••• Broadway Plan Area
- |||||| Future Broadway Subway
- Millennium Line
- Future Millennium Line UBC Extension
- Existing Rapid Transit Station
- Future Rapid Transit Station
- Current Bus Network

- Current SkyTrain Network
- Bus Speed and Reliability
 Focus Corridors
- -- Future Streetcar
- Network Gaps for Further Consideration
- City Hall
- Hospital

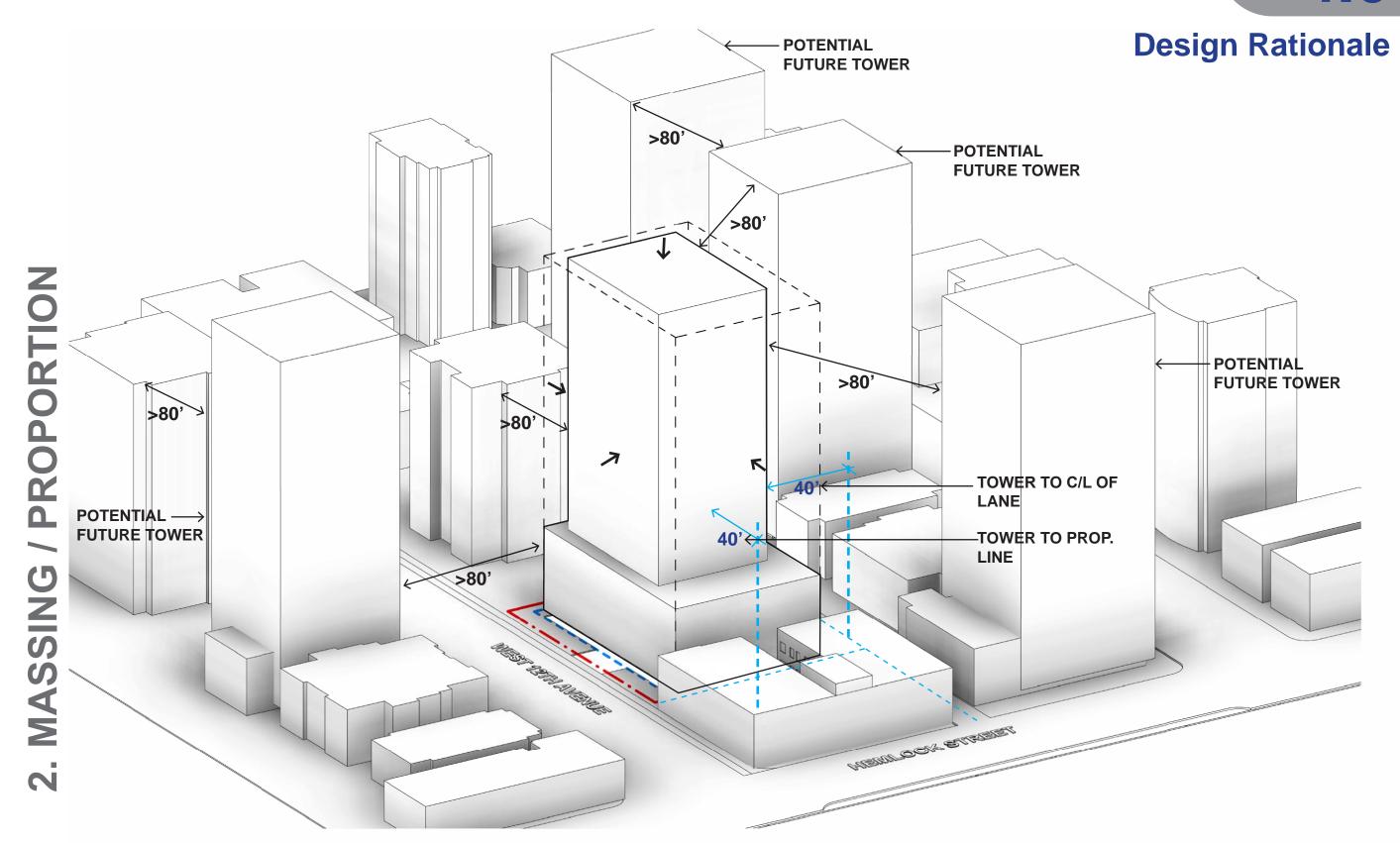
Note: The bus routes do not include the temporary detours of some trolley routes due to the construction of the Broadway Subway.



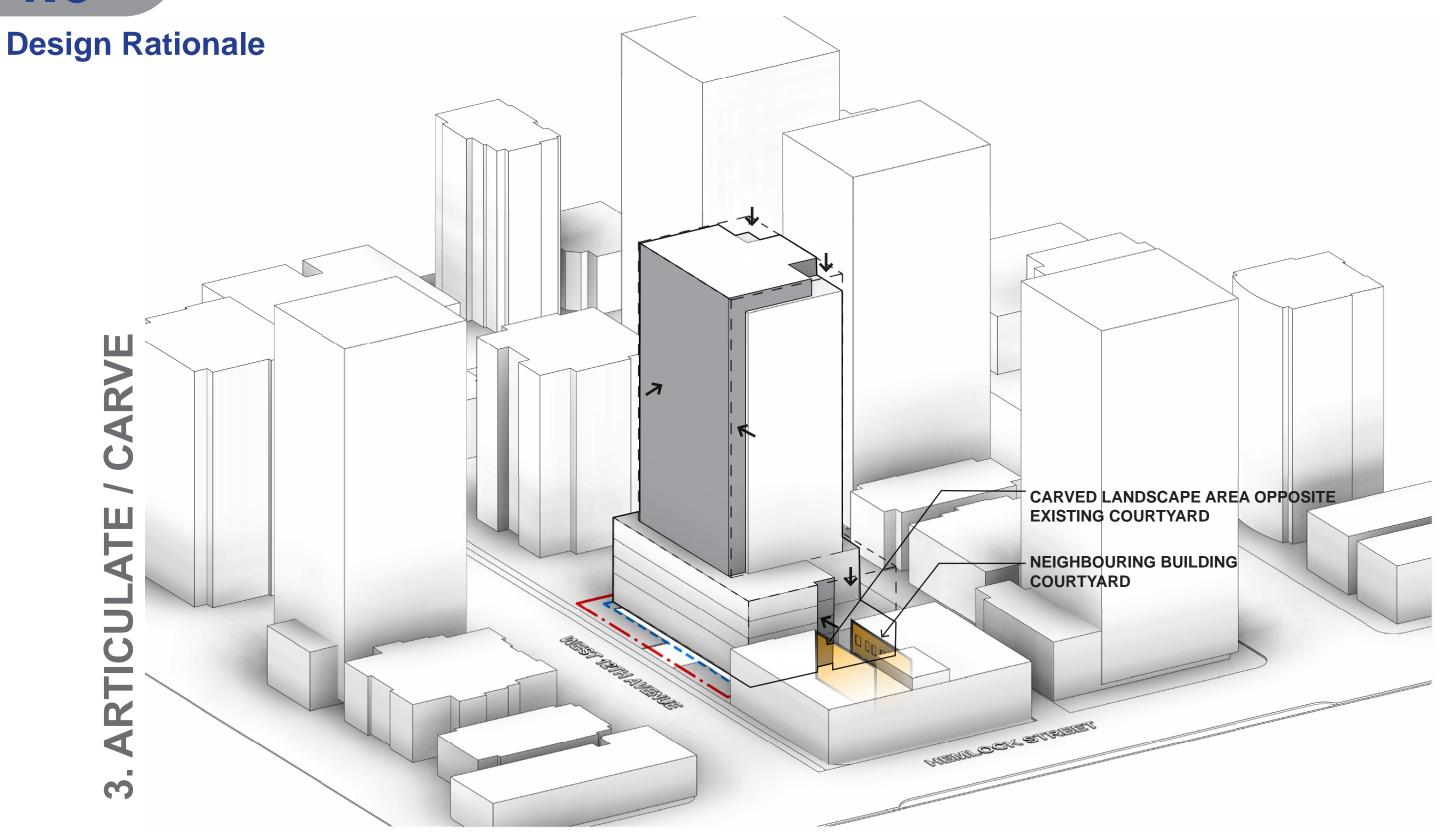




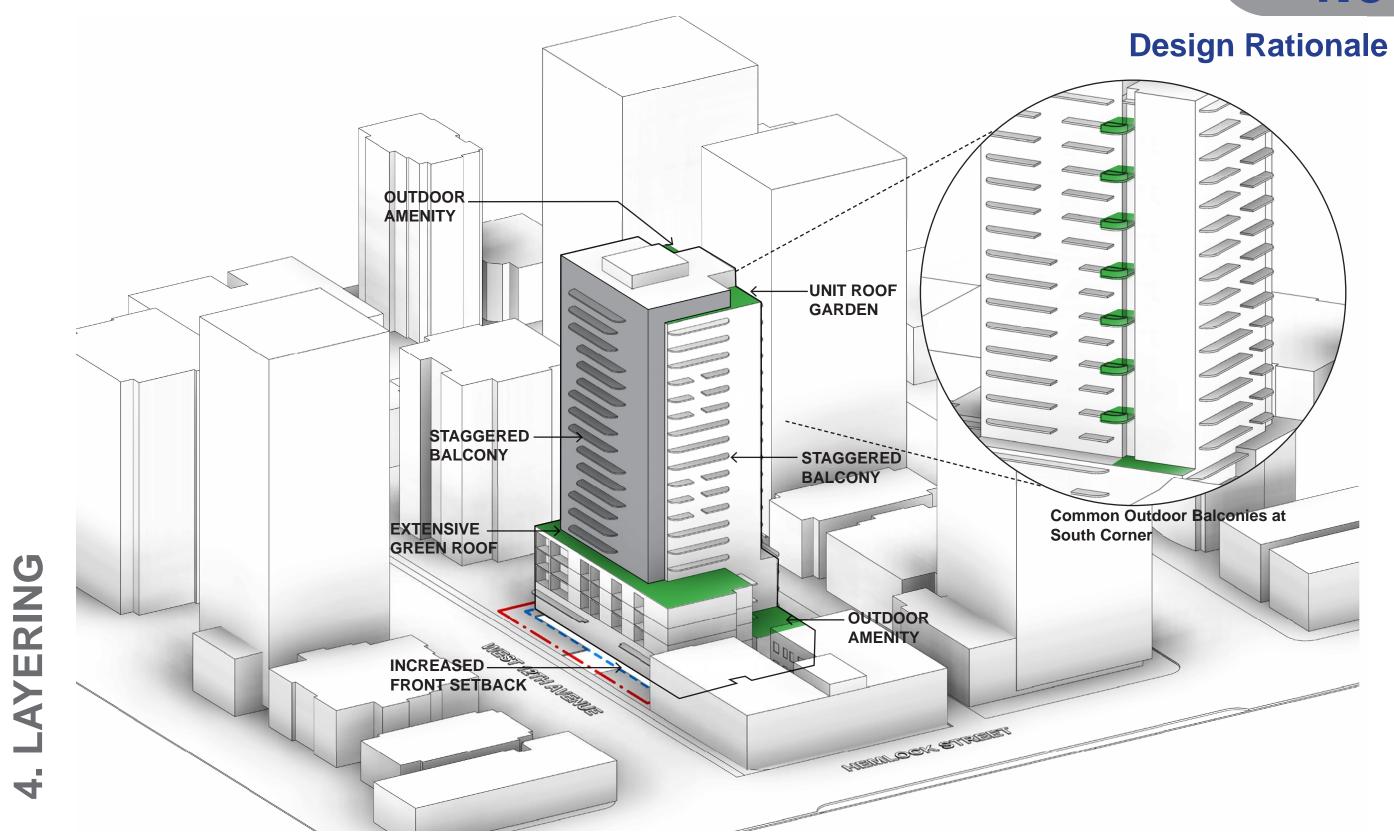
Initial building massing as per Broadway Plan / City of Vancouver requirements.



Maintain 80' from existing eastern tower and projected future potential developments.

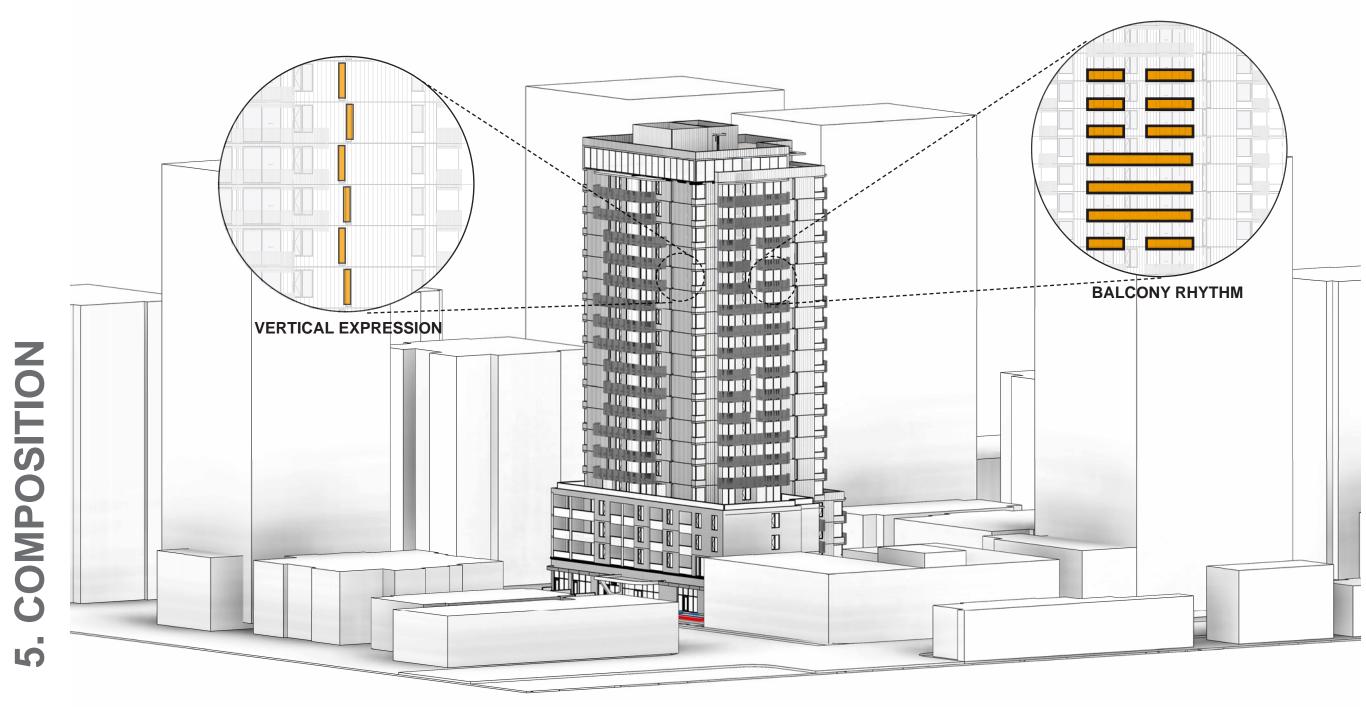


Carve and step massing for balanced and dynamic tower articulation. Respect views and privacy of existing western neighbour.



Sculpt and animate the facade & rooftops with landscaping, balconies & fenestrations.

Design Rationale



Animate elevations, add verticality and create playful facade expressions.

4.2 Architectural Design Rationale

Architectural conceptual design started with a review of the Broadway Plan requirements, including the city's rental program, to provide a diverse and inclusive project. Project goals are mindful of the immediate neighbourhood and its characteristics and 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. The overall parti considered the following:

West 12th Avenue Arterial: West 12th Avenue is a busy arterial street within the motor vehicle network detailed within the Broadway Plan. There is an existing tower to the northeast of the subject site, on the north side of West 12th Avenue, and an existing 10 storey tower to the immediate east of site. The remainder of the northern & southern sides of West 12th Avenue are occupied by existing 2 and 3 storey buildings.

South Lane: West 12th Avenue is an extremely busy road and informed the design of the proposals pedestrian & vehicular access and emphasised the importance of the lane to the south for facilitating deliveries and drop off and pick up of residents. Existing buildings on the south of the lane are comprised of 3-4 storey residential buildings and a 7 storey high rise to the south east of the site.

Laurelhurst / Immediate Western Neighbour: Views from and privacy of the existing units around the courtyard located to the immediate west of the site informed the design of the proposal and confirmed the requirement for landscape and special treatment in this area.

Holy trinity Anglican Church: The Holy Trinity Anglican Church, opened in 1912, is a primary significant heritage building, located on the south west corner of the Hemlock Street and West 12th Avenue intersection, approximately 80m to the west of the subject site. It was designed by Samuel Buttery Birds and Edward Evans Blackmore, and is an architectural focal point



Use: The proposal is aligned with the Broadway Plan. The proposed use is secured below market and market rental residential.

Form & Character:

The exploration into building form initially started with a simple massing of a 4 storey podium and tower, as guided by the Broadway Plan. The form was driven by required setbacks, maximum height, and unit count requirements. Following the establishment of the overall mass, four concepts were developed that considered the relationship to existing context, pedestrian and vehicle access, daylighting, privacy, and quality of space. The selected concept was further refined by carving and modulating the building to produce a strong vertical expression. Balcony vocabulary, rhythm and extent were studied to provide softness and playfulness to all four elevations. Curved balconies were deemed the preferred option.

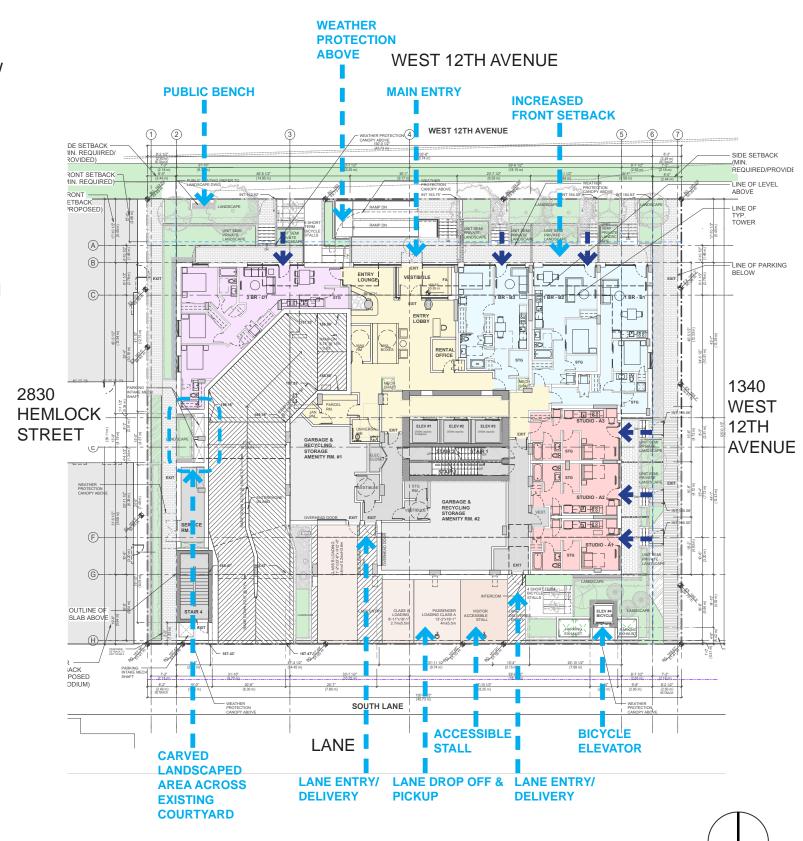
The 4 storey podium design, clad in brick, is set back beyond the minimum setback requirement from West 12th Avenue, providing an open and welcoming entry experience. Elevated garden level units can be accessed directly from West 12th Avenue.

The ratio of the glazing to solid walls for the entire project is maintained at below 40%.

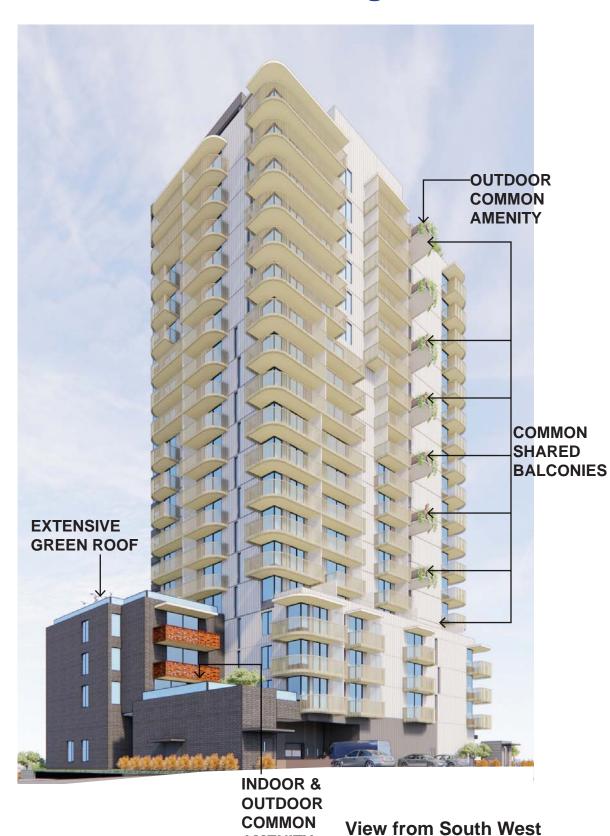
Summary of TDM Plan Options: The project adopted TDM Plan option A that requires the provision of monthly transit passes to residents for 5 years. The minimum number of universal stalls, loading and unloading bays are provided, as per parking by-law requirements. However, 71 parking stalls are also provided for commuters living in the building and commuting to Vancouver suburban areas where less public transportation is available, and for seniors who may not be able to rely on public transit.

Indoor and Outdoor Amenities: Two amenity areas, featuring both indoor and outdoor space, are carefully designed and programed for use by all residents, located on level 2 and level 20. The level 20 amenity area faces both north, towards West 12th Avenue and views of downtown, and south, towards the sunny lane. Level 2 amenity space faces south and will benefit from afternoon and evening sun. The 4 storey podium features an extensive green roof, contributing to project environmental sustainability goals.

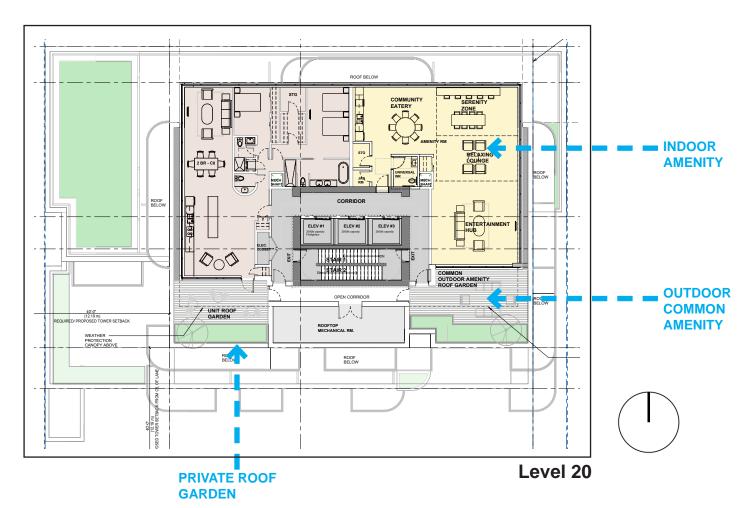
Eight common outdoor balconies were added on alternate levels, promoting interaction of all residents, and the introduction of natural light to the tower common areas.

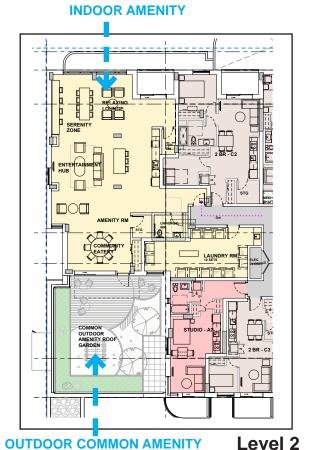


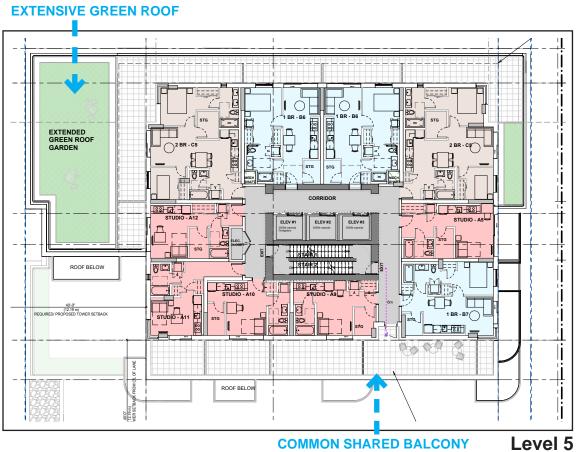
LEVEL 1/ SITE PLAI



AMENITY

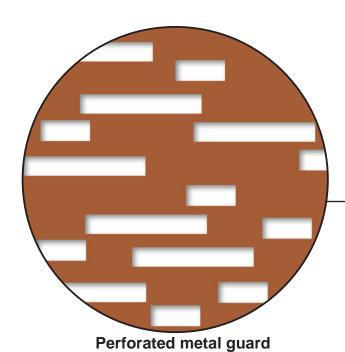








Face mount vertical aluminum railing



Metal cladding High performance double / triple glazing **View from North West Brick**



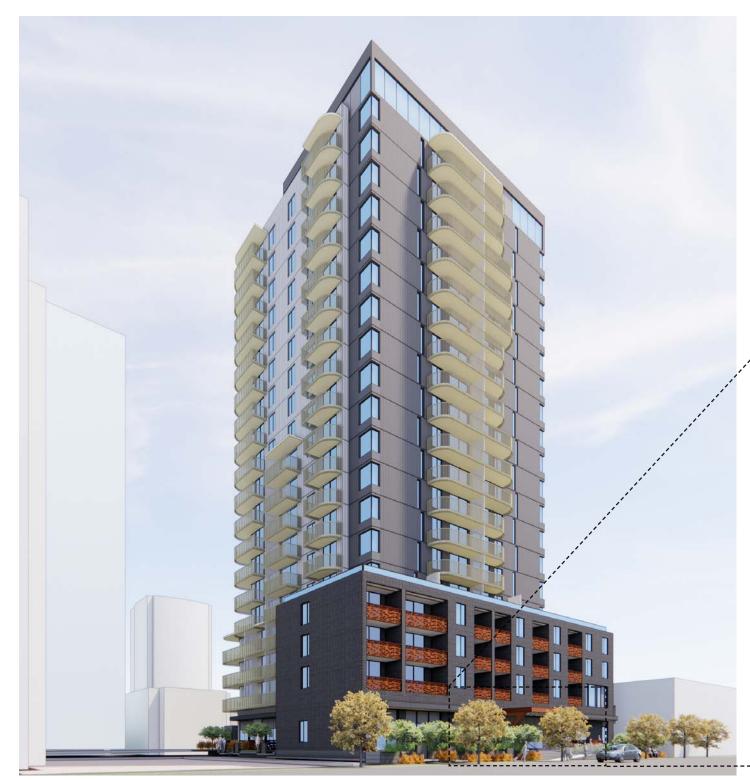
Masonry Pattern in Neighborhood



Partial view from North West



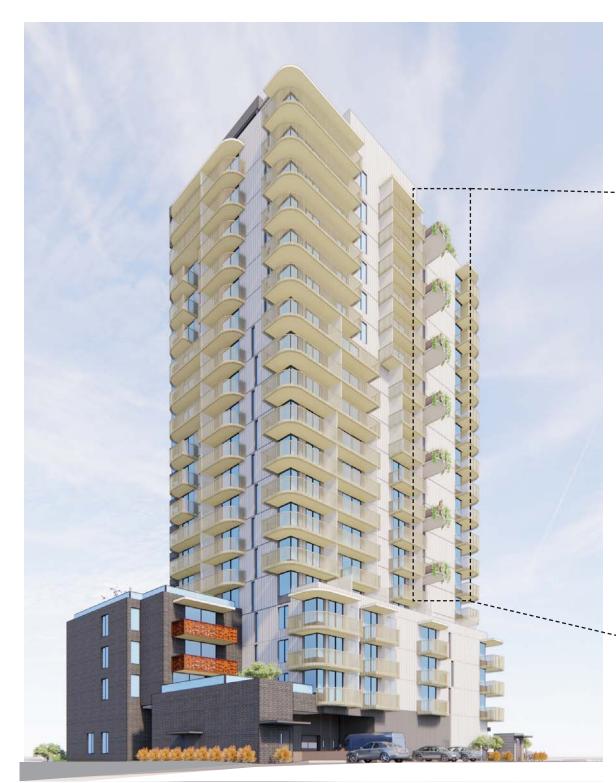
Partial view from North East
Entry & Streetscape Experience



View from North East



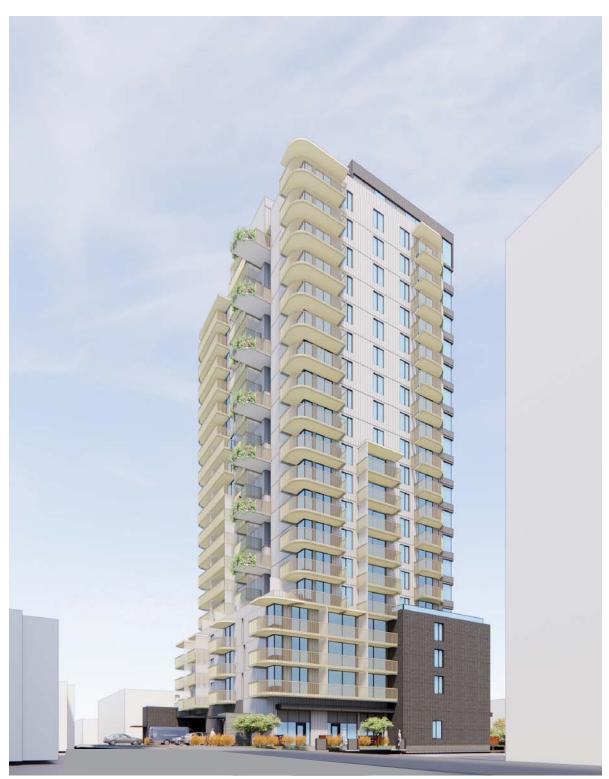
25



View from North West



Common Shared Balconies



View from South East



Aerial View from North West



Aerial View from South West



Design Rationale

4.3 Rezoning Rationale

We are requesting the following minor variance that positively contributes to the overall design of the project:

• Balcony area:

Recommended: 10% - 12%

Provided: Private Balcony Area 12.7% of Gross Floor Area

Provided: Common Outdoor Balcony Amenity Area 1% of Gross Floor Area

The proposed design includes balcony areas exceeding the design guideline to enhance resident liveability and building sustainability. The larger balconies provide essential outdoor living space, improve natural ventilation, and add aesthetic value. In addition, they offer significant shading, reducing direct solar gain and lowering indoor temperatures, which ultimately decreases reliance on air conditioning. The increased shading not only enhances thermal comfort but also reduces energy consumption, which contributes and aligns with the projects sustainable building practice goals.

4.4 Landscape Design Rationale

The landscape design focuses on providing a unique and contemporary outdoor environment by creating spaces which are multi-functional yet sleek and simple in their materiality

The ground level, as the gateway to the site and connection to the neighbourhood, will have a distinct character through plant materials and feature lighting effects. Each ground floor unit will receive an intimate patio, screened with minimal fencing and lush evergreen planting. Retaining walls will be avoided as much as possible to reduce the visual of hardscape for people arriving to, or passing by the site, so planting will be sloped and mounded as much as possible. This will help create a topography and visual interest on the ground plane.

The upper roof amenity spaces intend to create outdoor garden spaces focused on relaxation and intimate socializing. The roof decks are efficiently programmed, with the priority being to provide moveable furnishing to allow flexible options for configuration and uses.

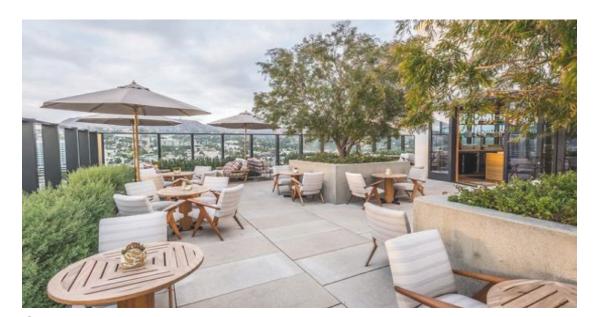
The Level 2 roof deck will make full use of afternoon and evening sun – a perfect spot for relaxing. Cozy lounge furniture will face outwards, looking to a low planted edge around the space. This planted edge will maintain views out, while helping to screen the lane and utility/parkade access immediately below.

Level 20's amenity space will have views out to south Vancouver, and may be used as another tranquil lounge area. Since people may want to gather here more to enjoy the view, dining tables will be provided for more active uses, and as an extension of the interior kitchen space.

Both Level 2 and 20 are proposed to have wood decking to soften the hardscape in the space, and metal planters to delineate the spaces so multiple groups can enjoy at once.

The building's layers of green space continue on Level 5, surrounding the large private patios looking north. More low planting, with 8" of soil max., will be provided, further contributing to sustainability goals, while not impacting structural design or views to Downtown.

Overall, we have focused on products and materials that are economical and low maintenance, but without sacrificing look and quality. Ease of installation and material longevity will be considered throughout the design process to make the entire construction phase and lifespan of the building more successful. All plant species will be low maintenance and drought tolerant, with as much evergreen and native/adapted plants as possible to provide a lush year round garden environment.



Open lounge areas



Dilineate spaces with planters

Design Rationale

4.4 Landscape Design Rationale



Welcoming environments



Simple yet elegant furniture



Planters at roof edge



Functional exterior amenity space



Extensive green roof planting



Soften West 12th Avenue streetscape with layered planting



Feature lighting accents on facade



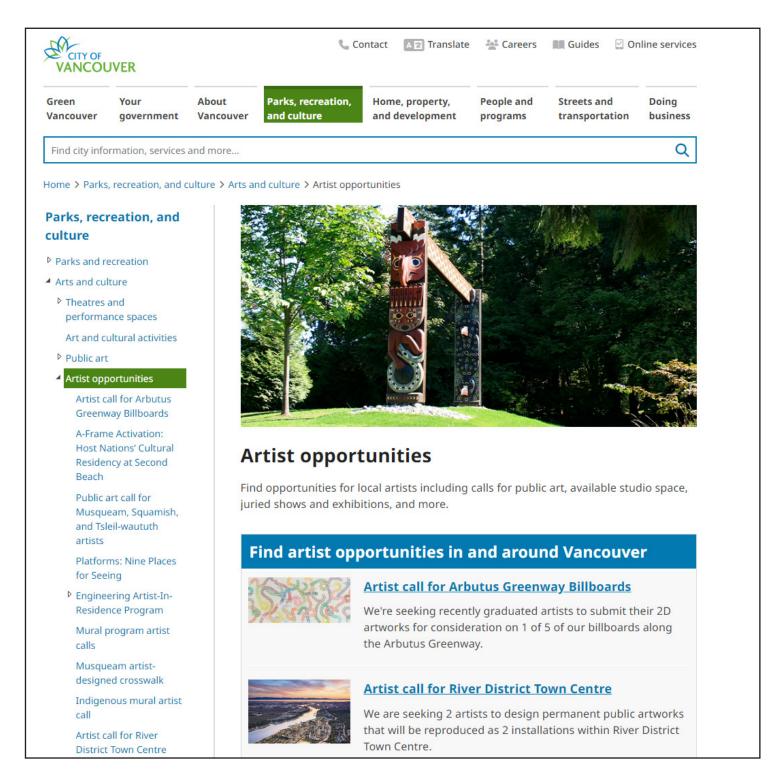
Entries to units



4.5 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.



City of Vancouver Website

5.1 Energy & Emissions Performace

Energy efficient design features:

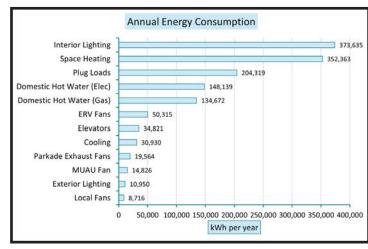
- High-performance glazing and building envelope to minimize heat loss.
- Dedicated energy recovery ventilation unit per residential unit to reduce heating requirements.
- Air-source heat pumps, as the primary source of heating and cooling in residential units, reduce energy consumption.
- Low-flow water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

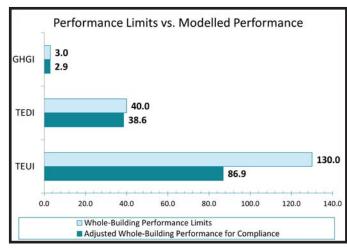
Low-carbon design features:

- 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.

Climate resilient design features:

- Mechanical cooling in each residential units to ensure occupant comfort in the future as the climate warms.
- Structural designed to necessary shaking levels to protect human health and safety in event of an earthquake.
- Filtration of outside air to reduce occupant exposure to hazardous particles in outside air.
- Landscape design includes drought-resistance planting to mitigate impact of future droughts on vegetation.







Sustainability Features

Sustainability Measures

5.2 Mechanical System

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 City of Vancouver's forthcoming requirement, effective January 2025, 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 the ERV will aid in distributing cooling throughout the space. Given that the new cooling requirement was drafted in 2022, exact wording may be subject to change upon implementation in 2025. 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. Depending on the floor level, outdoor condensing units will be located either on the podium or the roof, with proposed indoor ducted fan coil units.
- 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 Vestibules – 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 Pressurization - HVAC

• Parkade stairwells will feature Below Grade Stairwell Pressurization fans to comply with code requirements, achieving 1000 cubic feet per minute per floor.

Domestic Water System – 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 (a total of three) 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, with the produced hot water stored in tanks and maintained at 140°F. A backup boiler system will be integrated into the design



Sustainability Measures

5.3 Stormwater Management

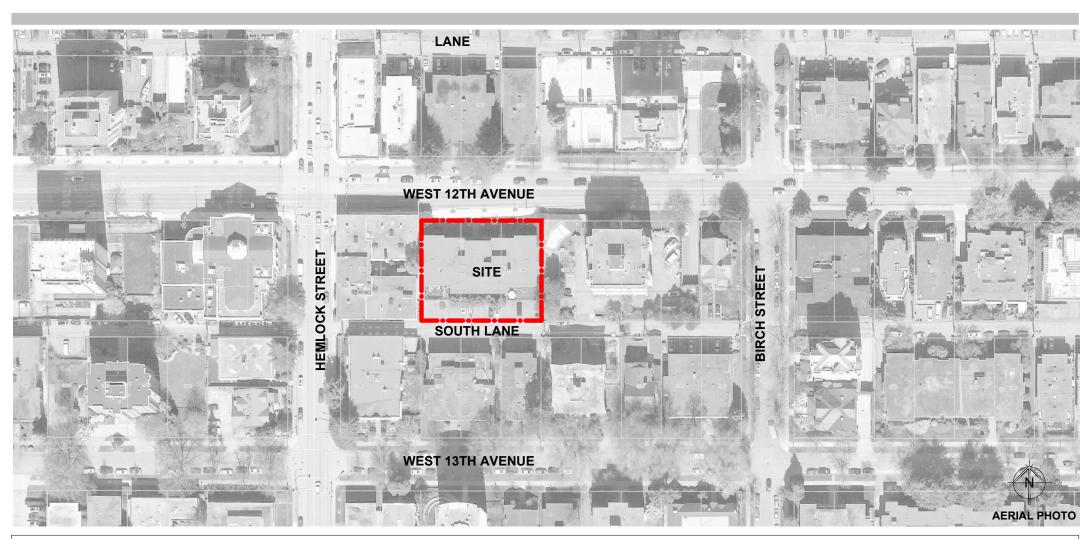
The stormwater management system will conform to the City of Vancouver Building By-law rainwater management requirements. Rainwater will fall on site and either be captured in landscaping or collected in area drains and be directed to a detention tank. Landscaped areas will be maximized at grade and hardscaped areas will be directed to landscaping wherever possible to maximize infiltration. A concentrated infiltration facility is not feasible for this site due to the extent of the parkade and the building code requirement that infiltration facilities be a minimum of 5 m away from a building foundation. Landscaping and the detention tank will be designed to capture and store the first 24 mm of rain that falls across the site to meet the City of Vancouver's volume requirement. The detention tank will also be sized to capture and store the post-development 2100 10-year return period storm event and release it at the pre-development 5-year storm release rate to meet the City of Vancouver's rate control requirement. The detention tank will be designed to have a gravity overflow to ensure large rainfall events can bypass the tank to prevent flooding without the need for pumping and power during a storm.

Drawings

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT



1366 West 12th Avenue, Vancouver, BC

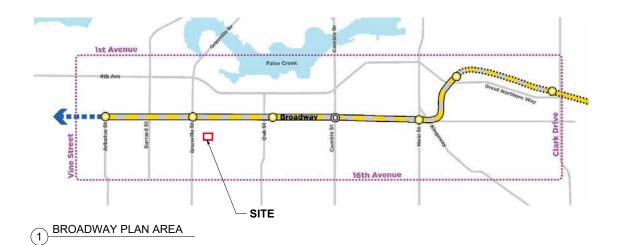


PROJECT / CONSULT	OJECT / CONSULTANT TEAM												
CLIENT 1366W12 HOLDINGS LTD. 3888 OSLER STREET VANCOUVER, BC, V6H 2W8	ARCHITECT BFA STUDIO ARCHITECTS 600 - 355 BURRARD ST. VANCOUVER, BC	LANDSCAPE ARCHITECT ETA LANDSCAPE ARCHITECTURE 1690 WEST 2ND AVENUE VANCOUVER, BC	STRUCTURAL CONSULTANT WSB CONSULTING STRUCTURAL ENGINEERS 118-3855 HENNING DR. BURNABY, BC	MECHANICAL CONSULTANT WILLIAMS ENGINEERING 1700-10065 JASPER AVENUE EDMONTON, AB	ELECTRICAL CONSULTANT NEMETZ (S/A) & ASSOCIATES LTD 2009 WEST 4TH AVENUE VANOUVER, BC	CIVIL CONSULTANT CREUS ENGINEERING 610 EAST TOWER 221 ESPLANADA W NORTH VANCOUVER, BC	GEOTECHNICAL CONSULTANT RAM CONSULTING 200-18 GOSTICK PLACE NORTH VANCOUVER, BC	ENERGY MODELING CONSULTANT EDGE CONSULTANT 102-211 EAST GEORGIA STREET VANCOUVER, BC	TRAFFIC CONSULTANT BUNT & ASSOCIATES ENGINEERING LTD. 1550-1050 WEST PENDER STREET VANCOUVER, BC	BUILDING ENVELOPE CONSULTANT EVOKE 4415 JUNEAU STREET BURNABY, BC			

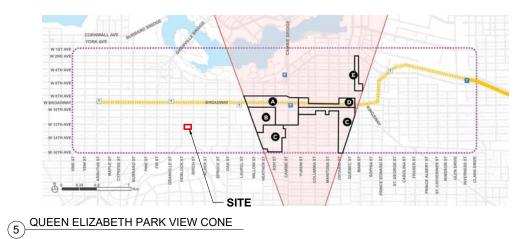
ARCHITECTURAL DRAWING INDEX

ARCHITE	CTURAL DRAWING INDEX
A000	COVER SHEET
A000	BROADWAY PLAN CONTEXT
A001	STREETSCAPE
A002	CONTEXT
A003	3D VIEWS/ CONTEXT
A007	3D VIEWS/ CONTEXT
A008 A009	3D VIEW - NORTH EAST
A009 A010	3D VIEW - NORTH EAST
A010	3D VIEW - SOUTH FAST
A012	3D VIEW - SOUTH WEST
A012	PARTIAL 3D VIEW - ENTRY
A014	CITY OF VANCOUVER BUILDING GRADES
A015	PROJECT STATISTICS
A016	AREA CALCULATION & UNIT MATRIX
A017	PARKING CALCULATION
A018	SHADOW ANALYSIS
A100	IMMEDIATE CONTEXT PLAN
A202	LEVEL P3 PLAN
A203	LEVEL P2 PLAN
A204	LEVEL P1 PLAN
A205	LEVEL 1 / SITE PLAN
A206	LEVEL 2 PLAN
A207	LEVEL 3 PLAN
A208	LEVEL 4 PLAN
A209	LEVEL 5 PLAN
A210	LEVEL 6-10 PLAN
A211	LEVEL 11-13 PLAN
A212	LEVEL 14-19 PLAN
A213	LEVEL 20 PLAN
A214	ROOF PLAN
A215	UPPER ROOF PLAN
A400	BUILDING MATERIAL LEGEND
A401	BUILDING ELEVATIONS
A402	BUILDING ELEVATIONS
A500	BUILDING SECTIONS
A701	PRELIMINARY SCHEDULE
X010	FSR OVERLAYS
X011	FSR OVERLAYS/ BALCONY CALCULATION

REISSUED FOR REZONING APPLICATION 12 NOVEMBER 2024

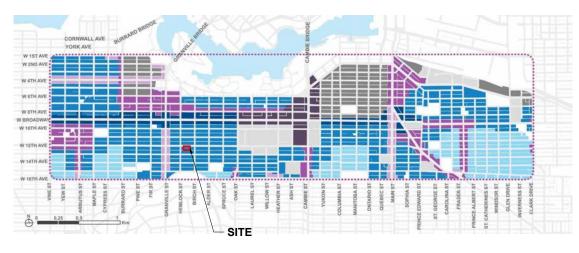


3 REZONING ELIGIBLE AREAS





2 FAIRWAY SOUTH - AREA B



4 BUILDING TYPOLOGIES



NORTHERN VIEWS AT KEY INTERSECTIONS

BFA	studio architects
600 - 355 Burrard Street	T 604 662 8544
Vancouver, BC V6C 2G8	F 604 662 4060
www.besharatfriars.com	info@besharatfriars.com

 D. DESCRIPTION
 DATE

 REZONING APPLICATION
 2024-06-03

 REISSUED FOR REZONING APPLICATION
 2024-11-12

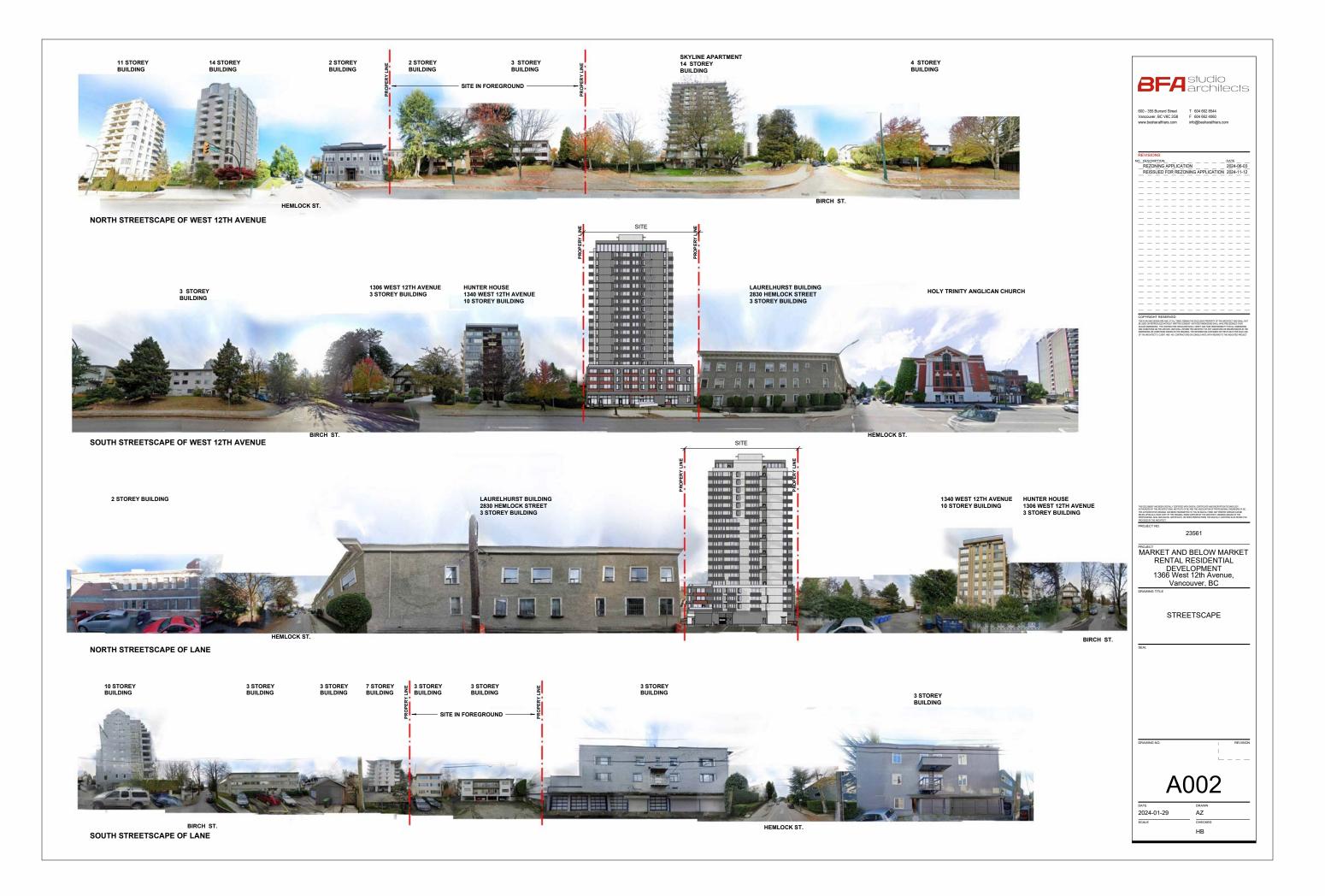
23561

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

BROADWAY PLAN CONTEXT

A001

AZ 2024-01-29 1/8" = 1'-0" НВ



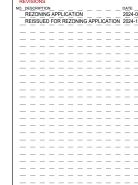




NORTH WEST VIEW

BFA studio

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars



MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

3D VIEWS/ CONTEXT

A007

AZ CHECKED DATE 2024-01-29



SOUTH WEST VIEW

BFA studio

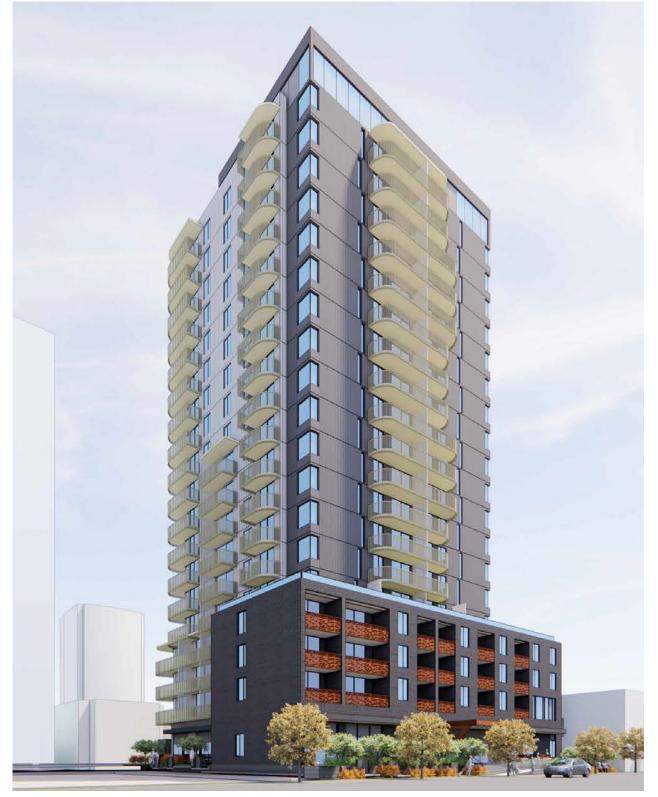
RE\	/ISIC	ONS										
NO. DI	EZC	NIN	G AF	PEI	CAT	ION	_	_	_	_	202	4-06
_R	EISS	SUE	D FC	R R	EZO	NIN	3 AF	PLIC	CATI	ON	202	4-11
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_		_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
	Ξ	_	_	_	_	Ξ	Ξ	Ξ	_	_	_	_
	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

3D VIEWS/ CONTEXT

800A

DATE 2024-01-29



NORTH EAST VIEW

BFA studio architects

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.

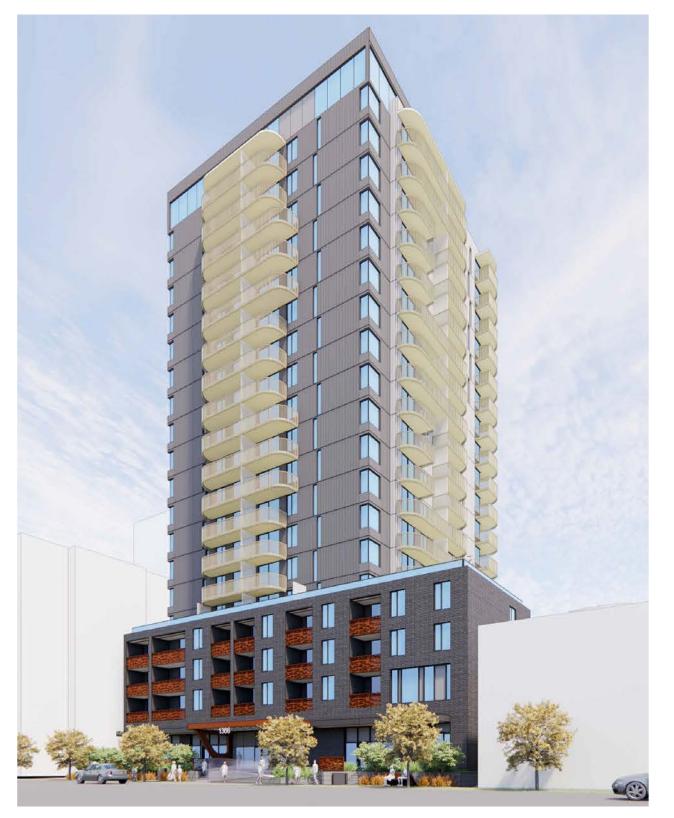
R	ESCF	NIN	G AF	PLI	CAT	ION	_	_	_	_	202	4-0
_R	EIS	SUE	D FC	RR	EZO	NIN	3 AF	PLI	CATI	ON	202	4-1
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	
_	_	_	_	_	_	_	_	_	_	_	_	
_	_	_	_	_	_	_	_	_	_	_	_	
-	_	-	-	-	_	_	_	-	-	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	-	-	-	-	-	_	_	_	_	-

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

3D VIEW - NORTH EAST

A009

DATE 2024-01-29



NORTH WEST VIEW

BFA studio architects
DIF architects

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.

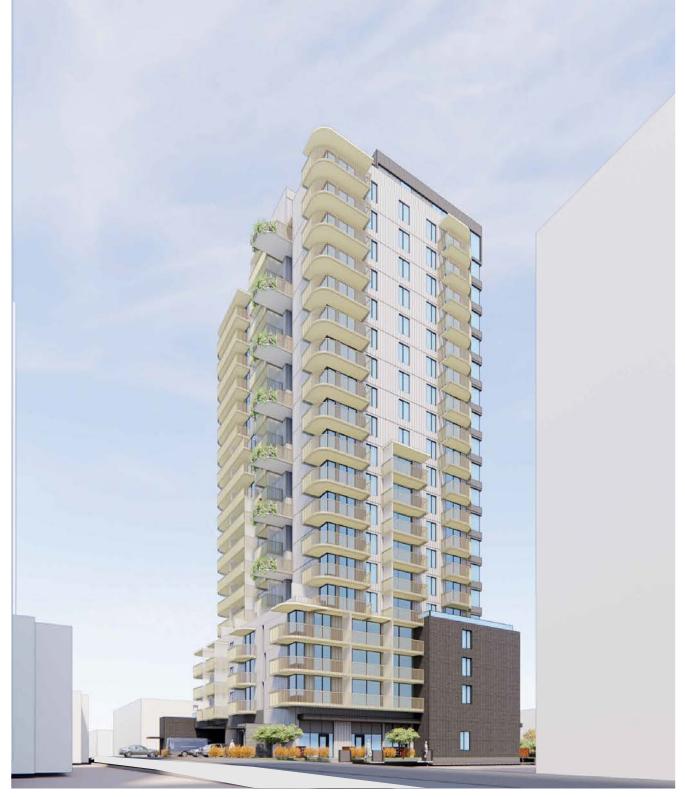
_	_	_	_	_	_
R	EΥ	ISI	0	N	s

R	EZC	NIN	G AF	PELI	CAT	ION	_	_	_	_	202	4-06
R	REIS	SUE	DFC	RR	EZO	NIN	3 AF	PLI	CATI	ON	202	4-11
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-
-	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	_

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

3D VIEW - NORTH WEST

A010

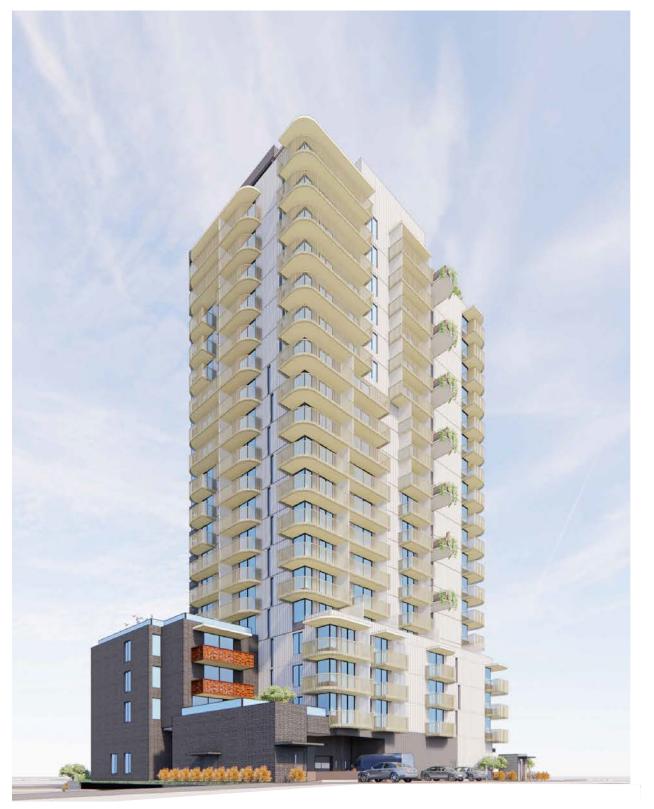


SOUTH EAST VIEW

600 - 355 Burrard Street T 604 662 8544 Vancouver, 6C V6C 208 F 604 662 4690 www.besharaffrian.com REVISIONS W. DESCREPTION REZONING APPLICATION REZONING APPLICATION REZONING APPLICATION REZONING APPLICATION REJORNING APPL	Vancouver, BC VeC 2G8 F 604 682 4090 www.besharaffriars.com REVISIONS NO. DESCRIPTION REZONING APPLICATION REZONING APPLICATION 2024-05-03 REISSUED FOR REZONING APPLICATION 2024-11-12	Ε	3F	A	stu ar	udi ch	o ite	cts
NO. DESCRIPTION DATE REZONING APPLICATION 2024-06-05 REISSUED FOR REZONING APPLICATION 2024-11-12 REISSUED FOR REZONING APPLICATION 2024-11-12	NO. DESCRIPTION DATE REZONING APPLICATION 2024-06-05 REISSUED FOR REZONING APPLICATION 2024-11-12 REISSUED FOR REZONING APPLICATION 2024-11-12	Vanco	ver, BC V6C	2G8	F 604 6	62 4060	rs.com	
CODVENIENT DESERVED	CODVENIGHT DECEDIED	RE RE	CRIPTION ZONING APP ISSUED FOR	REZON	IING AP		ON 202	4-06-03
COPPRIGHT RESERVED Will Audie SEGMAN BE IN A 1865 MIN THE DUBBE PROPERTY OF A SOURCE AND THE DUBBE PROPERTY OF A SOURCE	COPYRIGHT RESERVED With As the Cost Cost Asia (In the Cost Cost Cost Cost Cost Cost Cost Cost							
		THIS PLANT I BE USED OF SCALED OF THE ARC	NO DESIGN AND AND AND AND AND AND AND AND AND AN	ALL TMES, REMAINER WRITTEN COME TO THE REMAINER OF THE REMAINE	IN THE DIRECTION SPACE VERY Y IN PLANT Y	IVE PROPRETY OF IMPRISONES SHAPE AND TAKE RESPECT TO PARY VARIED CONTRARE. NOTS, WITH PRESA	THE ARCHITECT HAVE PROCESS HAS THE PROCESS	AND SHALL NO NOT OVER THE CONTROL OF T
THE OCCURATE HIS BEEN SOUTH, TRETTED BETT SOUTH, CETTER CAR AND RECEIPTION TO PRODUCE OF THE PROPERTY OF THE P		THE AUTHO RELIED UPO PROFESSIO	CT NO.	,	23561			
the DOCUMENT HIS SECTION OF THE WINDSHESS AND THE PROPERTY AND INCREMENTS AND INC		PROVIDED		4				
PROJECT NO.	23561 MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC	PROJE PROJE	RKET . RENT D 1366	AND FAL F EVEI West	BEL RESI -OPI	DEN MEN 1 Ave	TIAL T enue	

A011

DATE 2024-01-29 SCALE



SOUTH WEST VIEW

	_												
_							:tı	ıc	٦i	$\overline{}$			
	3	ŀ		F	4	$\stackrel{\sim}{=}$	ar	C	h	it€	∋ c	ct:	S
	_	Ξ			_			_					
600	- 355	Burr	ard S	treet		т	604	662 8	1544				
Van	couve v.besh	er, BC	V60	2G8	3	F	604	662 4			m		
www	/.Desi	lalat	mars.	COIII		II II C	nen	ssilai	atilidi	8.00			
NO. D	/ISIC		nn								DATE		
F	REZC	NIN	G AF				Ξ	Ξ	Ξ	Ξ	2024	1-06-	
F	EISS	SUE	D FC	R R	EZO	NIN	G AF	PLI	CATI	ON	2024	1-11-	-12
_	_	-	-	-	-	-	_	-	-	-	_	-	-
	_	_	_	_	_	Ξ	Ξ		_	Ξ	_	Ξ	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-	-
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	Ξ	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	-	_	-	-
_	_	Ξ	Ξ	_	_	Ξ	Ξ	_	Ξ	Ξ	Ξ	Ξ	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	-	_	-	-
_	_	_	_	_	_	_	Ξ	_	_	_	_	_	Ξ
	_	_	_	_	_	_	Ξ	_		_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	-	_	_	-
=	_	_	_	_	_	_	Ξ	_	_	Ξ	_	_	Ξ
_	_	_	_	_	_							_	Ξ
	_			_	_		_					_	
	 YRIGI	HT R	ESER	VED					EDTY OF	THE AR	DHITECT A	ND SW	LNOT
COF	YRIGI AN AND D	HT RE	REAND, TOWNS	VED AT ALL TI UT WRIT	MES, REI	SENT. NO	CATEDO	MENSO	NS SHALL	HAVE P	RECEDEN	DAFTE	
THIS PI BE USE SCALE AND CO DMIN	AN AND D D OR REP D DMENS DNDITIONS SIGNS OR	RESIGN A RODUCE IONS THE CONDITION	RE AND DWITHO E CONTR JOB SITI ONS SHO	AT ALL TI UT WRIT ACTOR O I, AND SI WN ON T	MES, REI TEN CON DR BUILD HALL INFO THE DRAIL	SENT NO SENT NO SENT SHALL SENT THE SNG. THE	EXCLUS DATED D VERFY ARCHITE INFORM	MENSO AND TAK CT OF AN ATKIN CO	NS SHALL E RESPON NY VARIAT INTANEE	SIBLE SIBLE SONS OF ON THE	FOR ALL FOR ALL FOR ORDER SPLAN IS EINDICA	DMENS WACES FOR SOL	ONS IN THE E USE

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

3D VIEW - SOUTH WEST

A012



ENTRY FROM NORTH WEST



ENTRY FROM NORTH EAST

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

PARTIAL 3D VIEW - ENTRY

A013



TWELFTH AVENUE

TO HEMLOCK STREET

TO BIRCH STREET 15.24 15.24 15.24 3 5 51.10 12.24 11.76 15.24

LANE SOUTH OF TWELFTH AVENUE

BENCH MARK: ELEVATION: 45.064 DESCRIPTION: SURVEY MONUMENT MARKED V-2350 AT THE NORTH EAST CORNER OF ELEVENTH AVENUE AND HEMLOCK STREET. THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF DATE REVISION BY CHK **@** DWG: B.F.G. REF: FILE 2022-00145.

VANCOUVER ENGINEERING BUILDING GRADE ELEVATIONS DATE: 2022-09-06 DESIGN: G.C. FOR LOTS 3, 4 & 5, BLK. 412, SCALE: 1:400 D.L. 526, PLAN VAP1276.

ATTENTION

ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018).

DIMENSIONS ARE ALSO IN METRES.

SERVICES

DWG. NO. BG-2022-00145 SHEET 1 OF 1 REVISION:

BFA studio architects

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC

CITY OF VANCOUVER BUILDING GRADES

A014

FRONT YARD / WEST 12th

REAR YARD / SOUTH LANE

SIDE YARD / EAST

SIDE YARD / WEST

		BROADW	AY PLAN			PR	OPOSED	
HEIGHT - NUMBER OF STOREYS				20				20
HEIGHT (INCL. ROOFTOP SPACES & APPURTENANCES)					212	FT	64.62	М
MAXIMUM TOWER FLOOR PLATE	6,500	SF	604	SM	6,287	SF	584.3	SM
FSR				6.50				6.50
RESIDENTIAL RENTAL UNITS				N/A				180
BELOW MARKET GFA PERCENTAGE				20%				20%
FAMILY UNIT PERCENTAGE				35%				35%
RESIDENTIAL VEHICLE PARKING STALLS				7				71
RESIDENTIAL BICYCLE STALLS				347				347
# PODIUM STOREYS				4				4

BUILDING SETBACKS	ALLOWED/ REC	OMMENDED		PRO	VIDED	
			604.1	SM	584.3	SM
BROADWAY PLAN MAXIMU	M TOWER FLOOR PLATE AREA		6,500.0	SF	6,287.0	SF
,	TOP SPACES & APPURTENANCES)	212	FT	64.62	М
				20		20
HEIGHT OF BUILDING - NU	MBER OF STOREYS		ALLOWED		PROVIDED	
OPEN SITE SPACE %			NA			
SITE COVERAGE %			NA			
COMMERCIAL FLOOR ARE			0.0	SM	0.0	SF
			11,332	SM	11,332	SM
TOTAL FSR			121,927	SF	121,927	SF
				6.5		6.5
FLOOR SPACE RATIO / FSI			ALLOWED		PROVIDED	
		WEST		38.0		124.8
		SOUTH (LANE)		45.72		150
		EAST		38.0		124.8
one bilinerioro	N	ORTH (WEST 12th AVENUE)		45.72		150
SITE DIMENSIONS				M		FT
NEW SITE AREA			NA NA			
SITE AREA SITE DEDICATION			NA	SIVI	10,730	- SF
SITE AREA			1,742.7	SM	18,758	SF
PROPOSED ZONE POLICY BROADWAY PLAN			CD FAIRVIEW SOUTH - AI	DEA D	(FCOR)	
ZONE (EXISTING)			RM-3			
PID	LOT 3: 013-490-877, LOT 4: 013	-490-885, LOT 5: 013-490-899				
LEGAL DESCRIPTION	Lot 3,4, and 5 Block 412 Plan VA					
CIVIC ADDRESS	1366 WEST 12th AVENUE, VAN					-

12 FT

FT

FT

8 FT

5.43 M

5.94 M

2.4 M

2.4 M

17.83 FT

8 FT

8 FT

3.7 M

2.4

2.4

М

M

SE S tudio
BFA studio architects
600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060
Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.com
REVISIONS
NO. DESCRIPTION
REISSUED FOR REZONING APPLICATION 2024-11-12
COUPTRIGHT I RESERVED. WHER PLAN DESCRIBE AND AREA THAT THESE, REMAIN THE EXELUTION PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED WINDOWN RETURN CONSISTENCE WOUND FROM THE ARCHITECTURES. OR THE BEAUTION OF THE ARCHITECTURES OF THE ARCHITECTURES OF THE ARCHITECTURES. WHO CONDITIONS OF THE ASSETT, AND ARCHITECTURES OF THE ARCHITECTURES OF THE ARCHITECTURES. WHO CONDITIONS OF THE ASSETT, AND ARCHITECTURES. OR ARCHITECTURES OF THE ARCHITECTURES. OF THE ARCHITECTURES CLIENT AND ARCHITECTURES CALCULATED, WITH INTERESTED OF THE ARCHITECTURES. OF THE ARCHITECTURES CLIENT AND ARCHITECTURES CALCULATED, WITH INTERESTED OFTEN DEACHESTED OFTEN THE ARCHITECTURES.
AND CONDITIONS ON THE JOB STEE, AND SHALL INFORM THE ARCHITECT OF ANY VANANTIONS OR RECEPPANCIES IN THE DAMISSION OF CONDITIONS BOOKING ON THE ENGINEER. ARCHITECT OF ANY VANANTIONS OR RECEPPANCIES IN THE OF THE ARCHITECTS CLIENT AND HIS CONTRACTORS OR CONSISTANTS, WITH REGARD TO THE INDICATED PROJECT.
THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCENTRATION TECHNICACY AUTHORIZED BY THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF SC.
THE SOCKMENT HAS BEEN SOCIALLY CREATED WITH SOCIAL SCREENANT AND INCOMPTION TO CHOOLOGY AND THE STATE OF A REVISITIONS AS CONTINUED TO AN AND THE STATE OF A REVISITION AS CONTINUED TO THE SCREENANT CORRESPONDED TO THE WAS CONTINUED TO THE STATE OF THE
PROJECT NO. 23561
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT 1366 West 12th Avenue,
Vancouver, BC
DRAWING TITLE
PROJECT STATISTICS
SFAI
SEAL
DRAWING NO. REVISION
DRAWING NO. REVISION
ï
ï
A015
A015

NOTES

19.5 FT EXCEPT FOR PARKADE BICYCLE ELEVATOR & EXIT STAR 4

AREA CALCULATION

UNIT MATRIX

A	В	C	D	E	F=B+C+D+E	G	н	- 1	1	K	L=H+I+J+K	M	N	O=G+M+N		Р	Q	R	T				U=P+Q+R+S+T	V=O-U		S
1 1			BELOW MARK	ET RESIDENTIAL					MARKET	RESIDENTIAL	5 /						7.0		ASSUMED E	KCLUSIONS			National Control of the Control of t			
EVEL	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	SUBTOTAL UNITS	GROSS FLOOR AREA (SF)	STUDIO	1 BEDROOM	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") 10.15	DWELLING UNIT STG (Max 3.7m2 / UNIT) Storage Bulletin	BICYCLE PRKING MECHANICAL/ ELEC/ SERV/GARBAGE RM.	ASSUMED (1981)	ENVIRINMENT & LOW OPER. COST HOUSING (ASSUMED) 10.19	ROOF-TOP ACCESS STRUCTURES (10.36)	ROOF-TOP MECHANICAL ROOM & ELEV. OVERRUN	TOTAL EXCLUSION	TOTAL FLOOR AREA(SF)	TOTAL FLOOR AREA(SM)	0)
EVEL 1	0	2	0	0	2	1,411	3	. 1	0	1	5	7,815	7	9,226	857	299	280	1,894	0				2,473	6,753	628	
EVEL 2	5	2	4	0	- 11	9,772	0	0	0	0	0	0	- 11	9,772	908	280	368	0	1,673				2,321	7,451	692	
VEL 3	5	2	5	1.	13	9,772	0	0	0	0	0	0	13	9,772	908	280	448	0	0				728	9,044	841	PODIUM (LEVEL 1-
VEL 4	5	2	1	1	9	6,631	0	0	4	0	4	3,141	13	9,772	908	280	448	0	0				728	9,044	841	1
BTOTAL (LEVELS 1-4)	15	8	10	2	35	27,586	3	1	4	1	9	10,956	44	38,542	3,582	1,139	1,544	1,894	1,673				6,250	32,292	3,001	1
VEL 5	0	0	.0	0	0	0	5	3	2	0	10	6,267	10	6,267	582	191	324	0	0				515	5,752	535	
VEL 6	0	.0	0	0	0	0	5	3	2	0	10	6,267	-10	6,267	582	191	324	.0	0				515	5,752	535]
VEL 7	0	0	0	0	0	0	5	3	2	0	10	6,267	10	6,267	582	191	324	0	0				515	5.752	535	1
VEL 8	0	0	0	0	0	0	5	3	2	0	10	6,267	10	6,267	582	191	324	0	0				515	5,752	535	1
VEL 9	0	0	0	0	0	0	5	3	2	0	10	6,267	10	6,267	582	191	324	0	0				515	5,752	535	1
VEL 10	0	0	0	0	0	0	5	3	2	0	10	6,267	10	6,267	582	191	324	0	0				515	5,752	535	1
VEL 11	0	0	0	0	0	0	4	2	3	0	9	6,267	9	6,267	582	191	295	0	0				486	5,781	537	1
VEL 12	0	0	0	0	0	0	4	2	3	0	9	6,267	9	6,267	582	191	295	0	0	, ,			486	5,781	537	1
EVEL 13	0	0	0	0	0	0	4	2	3	0	9	6,267	9	6,267	582	191	295	0	0				486	5,781	537	TOWER
EVEL 14	0	0	0	0	0	0	2	2	4	0	8	6,267	8	6,267	582	191	295	0	0	-			486	5,781	537	(LEVEL 5-2
VEL 15	0	0	0	0	0	0	2	2	-4	0	8	6,267	8	6,267	582	191	295	0	0				486	5,781	537	1
VEL 16	0	0	0	0	0	0	2	2	-4	0	8	6,267	8	6,267	582	191	295	0	0				486	5,781	537	1
EVEL 17	0	0	0	0	0	0	2	2	4	0	8	6,267	8	6,267	582	191	295	0	0				486	5,781	537	1
EVEL 18	0	0	0	0	0	0	2	2	4	0	8	6,267	8	6,267	582	191	295	0	0				486	5,781	537	1
EVEL 19	0	0	0	0	0	0	2	2	4	0	8	6,267	8	6,267	582	191	295	0	0				486	5,781	537	1
EVEL 20 - ROOFTOP AMENITY	0	0	0	0	0	0	0	0	- 1	0	1	4,905	1	4,905	456	145	40	0	1626				1,811	3,094	288	1
OOF	0	0	.0	0	0	0	0	. 0	0	0	0	477	0	477	44	0	0	0	0			477	477	0	0	1
UBTOTAL (LEVEL 5-19)	0	0	0	0	0	0	54	36	46	0	136	99,387	136	99,387	9,237	3,010	4,639	0	1,626	0	0	477	9,752	89,635	8,330	1
OTAL (LEVEL 1-19)	15	8	10	2	35	27,586	57	37	50	1	145	110,343	180	137,929	12,819	4,149	6,183	1,894	3,299				16,002	121,927	11,332	
		MIN. BELOW MAR	KET FLOOR ARE	A	20%	27,586				***									· ·	10 /						
TAL UNIT COUNT	3	80																								PODIUM - TOWER
TAL AREA (SF) - LEVEL 1-20	12	,927																								(LEVEL 1-
TAL FSR (LEVEL 1-20)	6.	500																		0 1						576/16/12/04
XIMUM ALLOWED FSR	6.	500	121,927																							
E AREA (SF)	18	,758	0	DIFFERENCE																						
MMON INDOOR AMENITY	-	/EL 2 673	LEVEL 20 1,626				-																			
TAL COMMON INDOOR AMENITY	1	299	1,020																							
TES: 1. ALL AREAS AND CALCULATIONS ARE	-4		ICATION																							

									Studio											1 Bed									2 Bed					3 Bed	TOTAL
200000000000000000000000000000000000000	STUDIO	-A1	STUDIO - AZ	STUDIO - A	STUDIO -	A4	STUDIO - AS	STUDIO - A	s stut	DIO - A7	STUDIO - AB	STUDIO - AS	STUDIO - A10	STUDIO - A11	STUDIO - A12	1 BR - B	S	1 BR - B2	1 BR - B3	1 BR - B4	1 BR - B5	1 8R - 86	1 BR - 87	2 BR -	C1	2 BR - C2	2 BR - C3	2 BR - C4	2 BR - C5	2 BR - C6	2 BR - C7	2 BR - C8	3 BR - D1	3 BR - D2 9 1074.0 99.8 27.0 2.5 7 1101.0 102.3	4
W/O STORAGE (SF/SM)	362.0	33.6	345.0 32.1	350.0 32	5 452.0	42.0	361.0 33.6	352.0 32	7 479.0	44.5	475.0 44.1	337.0 31.3	324.0 30.1	387.0 36.0	329.0 30.6	702.0	5.2 600	1.0 55.8	641.0 59.6	602.0 55.9	575.0 53.	547.0 5	8 521.0 48	4 879.0	63.1 7	706.0 65.6	633.0 58.8	753.0 70.0	743.0 69.1	911.0 84.7	716.0 663	1644.0 152	8 1140.0 105	6 1074.0 99.8	4
STORAGE (SF/SM)	40.0	3.7	40.0 3.7	40.0 3	40.0	3.7	40.0 3.7	40.0 3.	7 0.0	0.0	40.0 3.7	40.0 3.7	40.0 3.7	0.0	40.0 3.7	40.0	3.7 40.	0 3.7	40.0 3.7	40.0 3.7	40.0 3.7	28.0 2	6 29.0 2	31.0	2.9 4	40.0 3.7	27.0 2.5	40.0 3.7	40.0 3.7	40.0 3.7	40.0 3.7	40.0 3.7	40.0 3.7	27.0 2.5	4
TOTAL UNIT AREA (SMISF)	462.0	37.4	385.0 35.8	390.0 36	2 492.0	45.7	401.0 37.3	392.0 36	479.0	44.5	515.0 47.9	377.0 35.0	\$TUDIO - A16 324.0 30.1 40.0 3.7 364.0 33.8	387.0 36.0	369.0 34.3	742.0	8.0 640	1.0 59.5	681.0 63.3	642.0 59.7	615.0 57.	575.0 5	4 550.0 51	710.0	66.0 7	746.0 69.3	660.0 61.3	793.0 73.7	783.0 72.8	951.0 88.4	756.0 70.	3 1684.0 156.	5 1180.0 109.	/ 1101.0 102.7	4
Level 1	- 1		- 1	1	- 11	- 1		9.5		10 1	- 12	10.		E 11.	- 12	- 1		14	147		0.00	3 77	- 0	2				-0.00	-	- V2	43		1	3 - 30	7
Level 2	111	-			1		- 1	1	-	1 1	1			1						- 1	10		- 1	2		4								4	11
Level 3 Level 4					1.10		ti.	1		1	1									10	1			2	-2	1	3 3	- 1						1	13
Level 4					(47)			10		1	1									-0	10			2		1	- 3	- 31						4	13
Level 5	2			10			- 15 - 5		20	- 3		t.	1 1	1 1	- 4		- 0				1	2	1 1		2		8	1	2	1	18		5	2	10
Level 6		-				- 1	10			- 1		1:	1.	1	- 1							2	1						- 2						10
Level 7							- 10					- 1	1	- 1	- 1							2	1.						- 2						10
Level 8							10					T.			1							2	1.		- 3		2	3	2					4	10
Level 9										(5)		t.	1	1	- 31							2	,t:		- 53				2						10
Level 10		- 1					10 3					1	1	1	5 11							2	1 1	30					- 2						10
Level 11												T	1	- 24	- 21							2							2	- 31					9
Level 12		- 1										1	1	- 4	- 1							2					2	2	2	2 51					9
Level 13		- 10							-	- 9		- +	1	11	3 11			-				2	-		- 2				2	01.			74.		9
Level 14									7			1			1							2							2	1 1	1				8
Level 15												30			- 1							2							2	21	5(0)				8
Level 16		- 1				- 1	- 1					1			- 1							2	0		- 53			-	2	1	1				8
Level 17		- 1							-			1		-	- 1							2			- 5		<		2	1 61	1				8
Level 18												1			1							2					5	3-	2	24	1			3	8
Level 19												Ť			- 1							2							2	1 1	1				8
Level 20					1										-	Š							1									1			- 1
Total	1		1	- 1	1		9	3	1,1	3	1	15	9	9	15	1		1	- 1	3	3	30	6	6	5 1	3	. 3	2	30			- 1	1	2	180
									72								-			45				-				-	60				-	3	
									40%							1				25%									33%				+	2%	
	_															•				2010				_									701		

	7)!	70 20 20 20
STUDIO 72		
1 - BED 45		
2 - BED 60		
3 - BED 3		
TOTAL 180		

7	E	3	F		/		9	atu ar		di H	O ite	∋ c	c†:	S
	Van	couve	Burr er, BC harat	V60	2G8		F	604 (604 (p@be	662 4	060	rs.co	m		
	NO. D	EZC		G AF				G AF	PLIC	 CATI	 O <u>N</u>	DATE 2024 2024	1-06-	
	-	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	-	-	-	-	-	_	_	_	_	_	-	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
7	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
		_	_	_	_	_	_	_	_	_	_	_	_	_
		Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	\equiv
		_	_	_	_	_				_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	-	_	_	_	_	_	_	_	_	_	_	_	_	_
	-	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	_	_	_	_	_	_	_	_	_	_	_	_	_	_
	THIS PL BE USE SCALED BRD CO	AN AND DO OR RES	RODUCE IONS THE	RE AND, DWITHO E CONTR	AT ALL TO UT WRIT ACTOR O	R BULD	SENT. NO ER SHALL SOM THE	DATEDD VERIFY	MENSION AND TAKE	E SHALI RESPO	HAVE P	HITECT A RECEDEN FOR ALL DISCREP I PLAN IS	DIMENS	IONS NOTHER

THIS DOCUMENT HAS BEEN DIGITALLY CERTIFIED WITH DIGITAL CERTIFICATE AND ENCRYPTION TECHNOLOGY
AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF BI
THE AUTHORITATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM, ANY PRINTED VERSION CAN BE RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING MAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY-CERTIFIED ELECTRONIC FO PROVIDED BY THE ARCHITECT.

PROJECT NO.

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

23561

DRAWING TITLE

AREA CALCULATION & UNIT MATRIX

SEAL

RAWING NO. | REVI

A016

DATE DRAWN
2024-01-29 AZ
SCALE CHECKED
HB

PARKING

Use	sqft (FSR)	sqm (FSR)	Q	ty
1366 W12				
Residential Rental	121,927	11,332	180	Units
	2			
Total	121 927	11 332	180	Units

Market and Below Market

				Baseline Calcul	ations				Pr	oposed	
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Standard	Small	Accessible	Total
1366 W12											
Residential Rental	All	180	units	4.3.2	accessible, 1 for first 7 units + 0.034 per unit	6.916	7	49	12	7	68
Residential Visitor	All	180	units	4.3.3	Minimum of 0.05 per unit or 5% of residential spaces	3	3	2	0	1	3
Total						9.916	10	51	12	8	71

*visitor spaces will be > zero if providing beyond required accessible spaces

Land Use	Breakdown	Quantity	Variable	Reference		Requirement Rate	Requirement	Rounded	Proposed
1366 W12									
	Units < 65sqm (700sf)	119	Units	Bylaw 6.2.1.2	1.5	per unit	178.5		
Decidential Deutel	Units 65sqm-105	59	Units	Bylaw 6.2.1.2	2.5	per unit	147.5	222	
Residential Rental	Units > 105sqm (1130)	2	Units	Bylaw 6.2.1.2	3	per unit	6.0	332	
Total		180					332	332	337

Class B Bicycle Par	rking							
Land Use	Breakdown	Quantity	Variable	Reference	Requirement Rate	Requirement	Rounded	Proposed
1366 W12								
Residential Rental	All	0	Units	Bylaw 6.2.1.2	2 spaces per development =>20 units, plus 1 for each 20 additio	10.1	10	
Total						10.1	10	10

Passenger Loading									
	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C		Proposed	
1366 W12							Class A	Class B	Class C
Residential Rental	181	Units	7.2.1	1	17.5	1.50			
Total	ĺ.			1	0	0	1	0	0

Service Loading								-	
Use	Quantity	Variable	Bylaw Ref	Class A	Class B	Class C		Proposed	
1366 W12							Class A	Class B	Class C
Residential Rental	181	dwelling	5.2.1	1	1	8			
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
1366 W12									
Residential Rental	181	dwelling	Not Required for	Not Required for Residential Uses		*	(92		*
Total		***************************************	,		0	0	0	0	0

NO. D	EZC	NIN	G AF	PPLI	CAT	ION	_	_	_	_	DATE 2024	4-0
_F	EIS	SUE	FC	RR	EZO	NIN	3 AF	PLI	CATI	ON	202	4-1
_	_	_	_	_	_	_	_	_	_	_	_	-
_												
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	Ξ	_	Ξ	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	_	_	_	_	_	_
-	_	_	-	-	-	-	_	-	_	_	-	-
Ξ	_	Ξ	_	Ξ	Ξ	Ξ	Ξ	_	Ξ	_	_	
-	_	_	_	_	_	_	_	_	_	_	_	-
_	_	_	_	_	_	_	Ξ	_	Ξ	_	_	_
-	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	
-	-	-	-	-	-	-	-	-	_	_	_	-
COP	YRIG	HT R	SER	VED	_	_	_	_	_	_	_	
SCALED SCALED AND CO DMINN OF THE	D OR REI DIMENS NEITHON SONS OR ARCHITE	RODUCE IONS. THE SON THE CONDITI	DWING E CONTE JOB SITI JOB SHO DNT AND	UT WRIT ACTOR O , AND SI WN ON T I HIS CO	TEN CON OR BUILD MALL INFO ME DRAM INTRACTO	SENT. NO ER SHALL IRM THE. ING. THE DRS OR C	RATEDE VERIFY ARCHITE INFORM CNSALT	MENSIO AND TAK CT OF AR ATION CO ANTS, WI	ES SHALL I RESPO Y VARIA: NTAME: TH REGA	, HAVE F NESSULT TIONS O O ON THE RED TO T	OHITECT / PRECEDER Y FOR ALL R DECREI S PLAN IS HE INDICA	CE C DIM PAND FOR TED

AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF BC AND THE ASSOCIATION OF PROFESSIONAL ENGINEERS (
THE AUTHORITATIVE ORIGINAL HAS BEEN TRANSMITTED TO YOU IN DIGITAL FORM, ANY PRINTED VERSION CAN I
RELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING MAGES OF THE
PROFESSIONAL SEAL AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALLY CERTIFIED ELECTRON
BROWNED BY THE ARCHITECT

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

23561

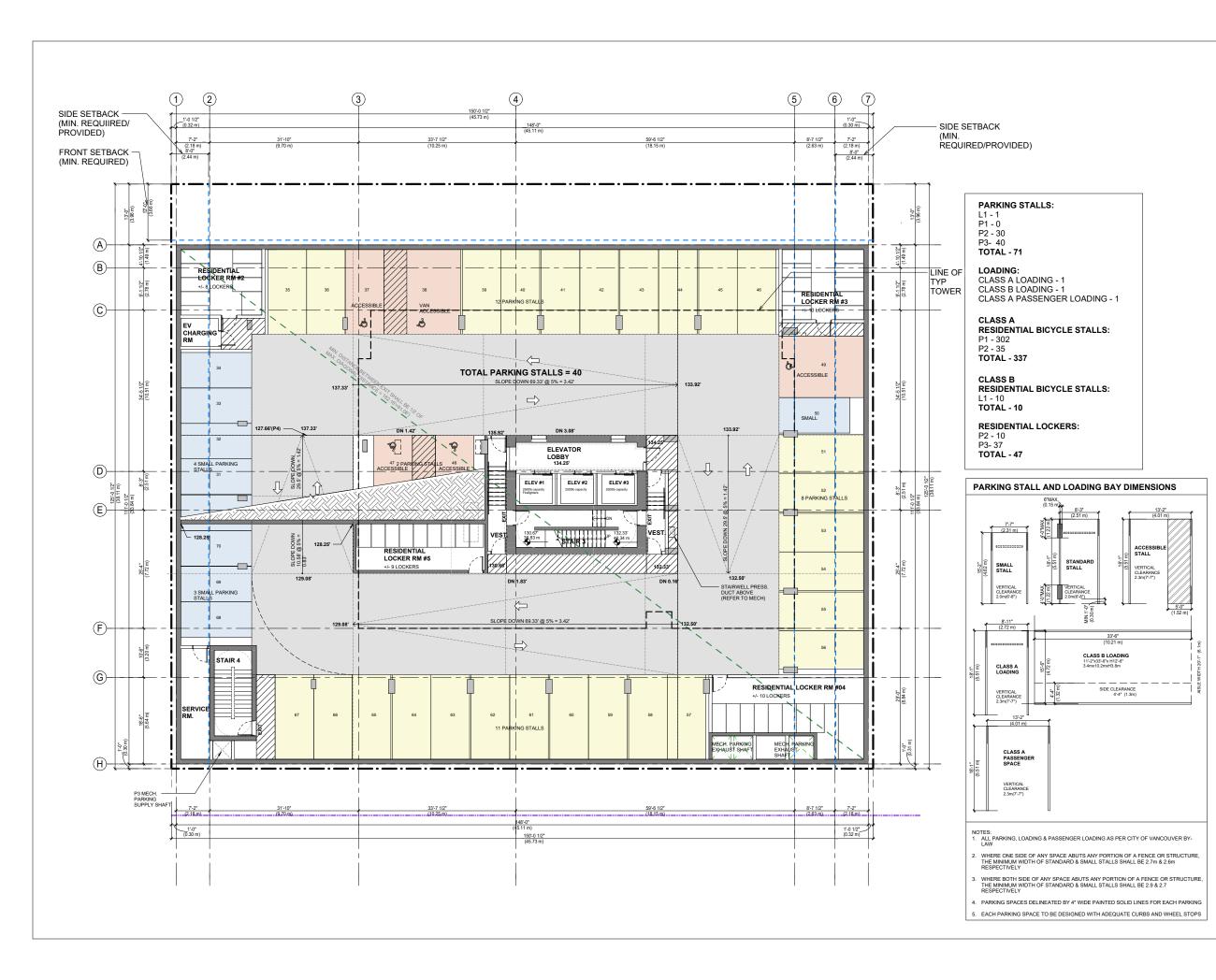
PARKING CALCULATION

AZ CHECKED DATE 2024-01-29

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









600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars

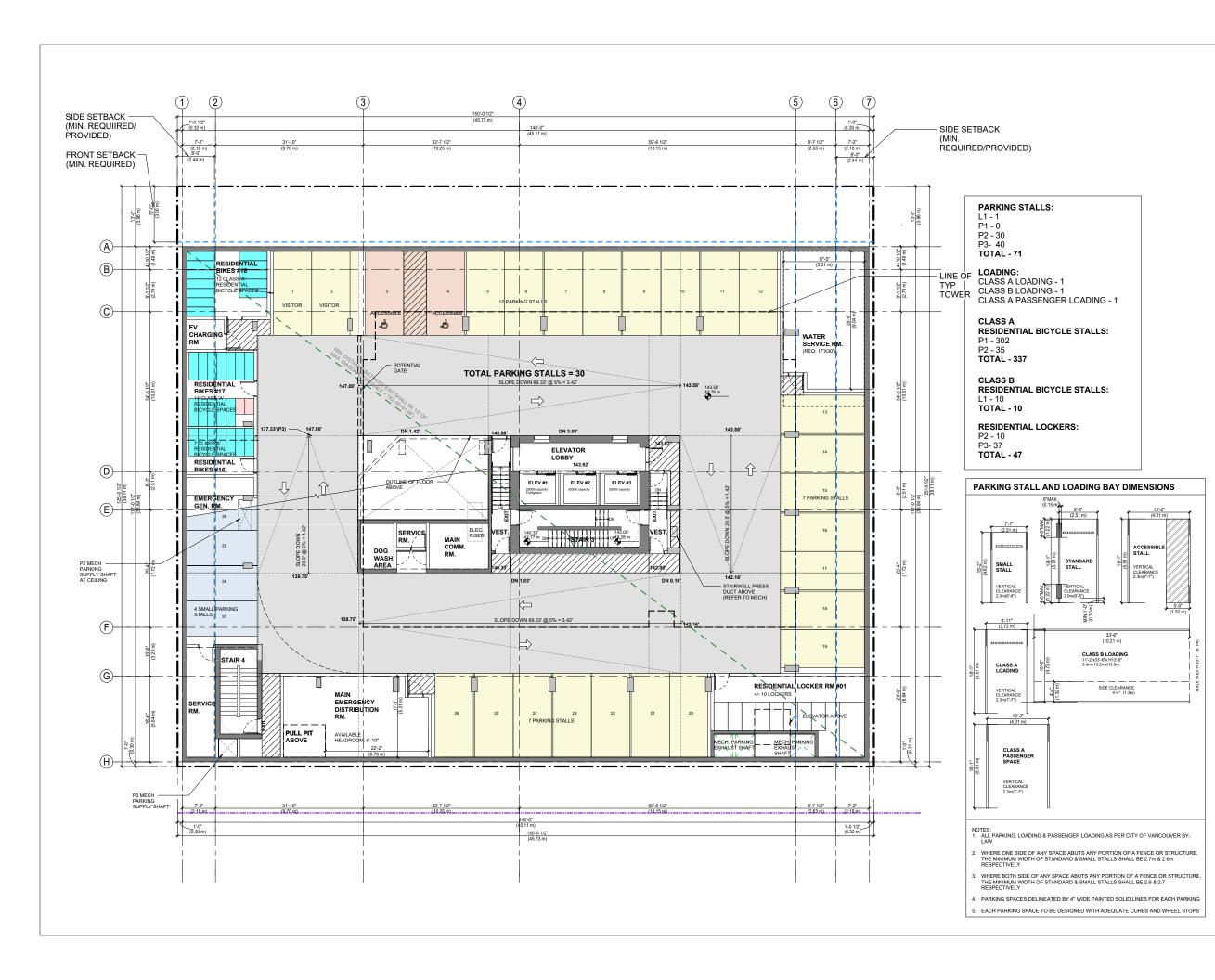


23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

LEVEL P3 PLAN

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
1/8" = 1'-0"	HB





600 - 355 Burrard Street T 604 662 8544
Vancouver, BC V6C 2G8 F 604 662 4060
www.besharatfriars.com info@besharatfriars

REVISIONS DATE
DESCRIPTION 2024-06-03
REZONING APPLICATION 2024-11-12
RESSUED FOR REZONING APPLICATION 2024-11-12

COPYRIGHT RESERVED

AUTHORIZED BY THE ARCHITECTURAL INSTITUTE OF EARLY AND THE ASSOCIATION OF PROFESSIONAL ENGINE THE AUTHORIZED CONGRAM, HAS BEEN TRANSITIED TO YOU IN GIGTUR. FORM MAY PRINTED VIRSION BELIED UPON AS A TRUE COPY OF THE ORIGINAL WHEN SUPPLIED BY THE ARCHITECT, BEARING MAKES ON BEING FORMAL STALL AND LIGHT CONTRIVENT OR WHEN PROPRETED BY THE PROCESS OF THE PROPRETED BY BY

PROFESSIONAL SEAL AND DIGITAL CER PROVIDED BY THE ARCHITECT.

23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC

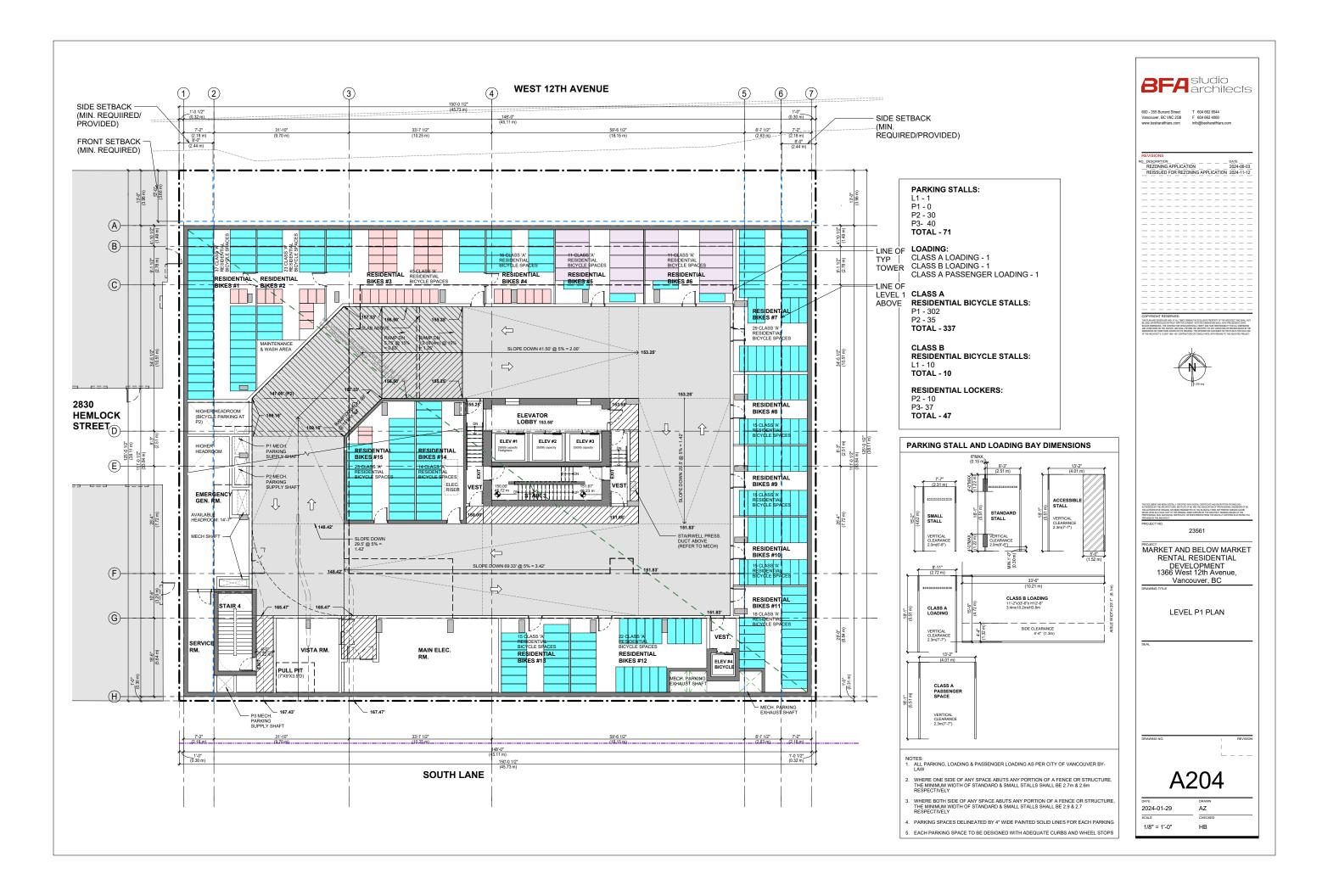
DRAWING TITLE

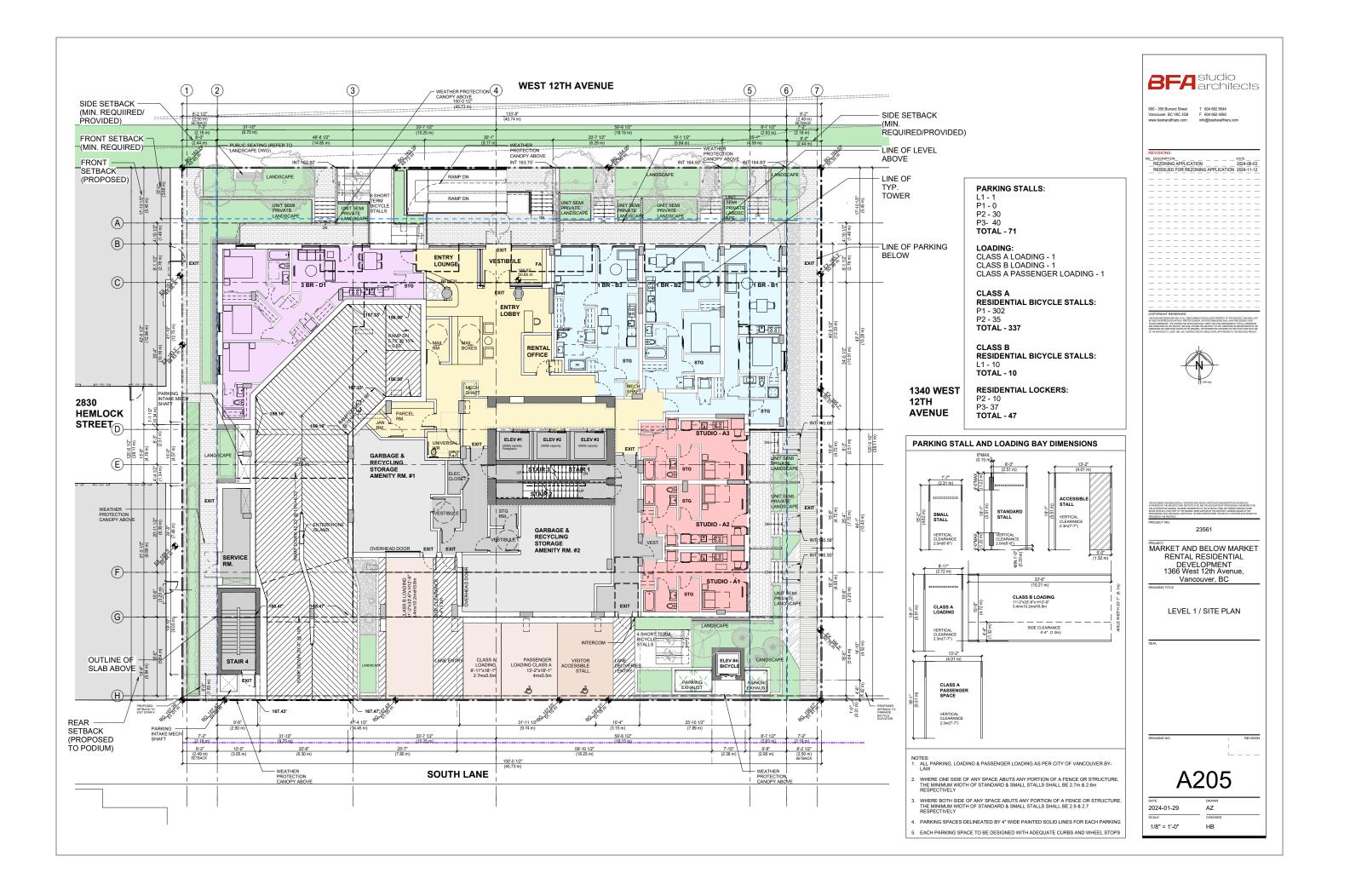
LEVEL P2 PLAN

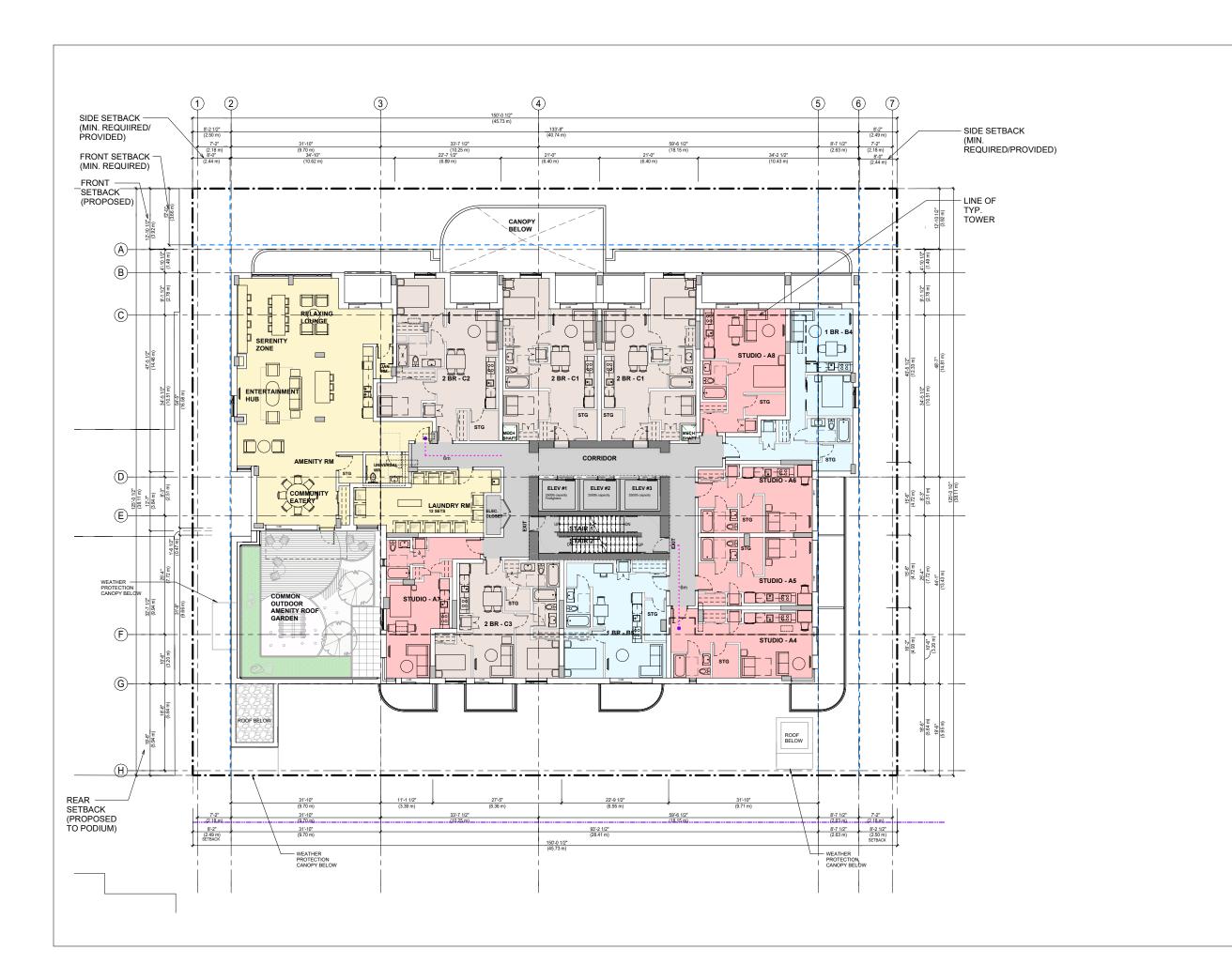
SEAL

NG NO.

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
1/8" = 1'-0"	HB





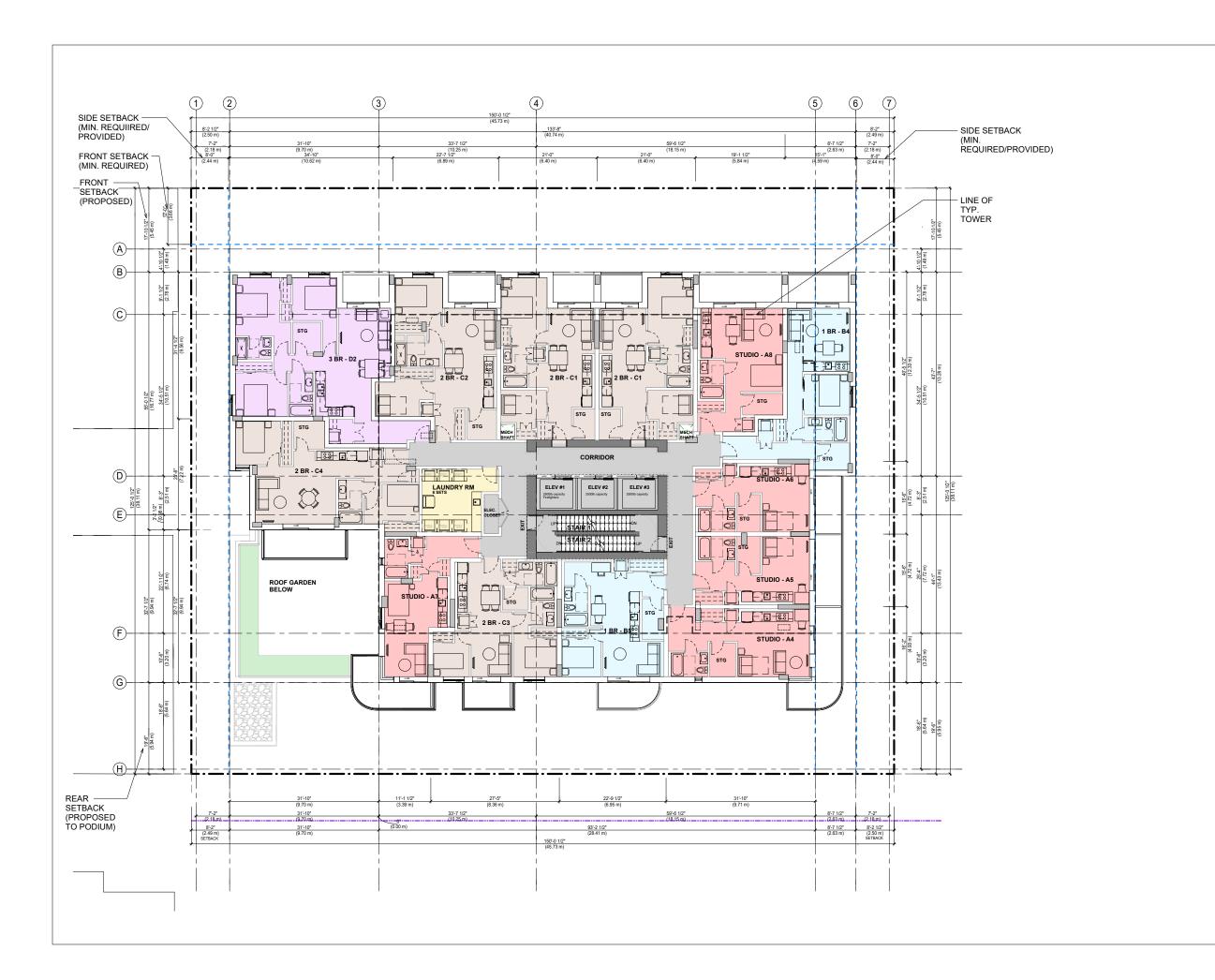


BFA studio architects
600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 268 F 604 662 4060 www.besharatfriars.com info@besharatfriars.com
REVISIONS NO. DESCRIPTION REZONING APPLICATION RESULT FOR REZONING APPLICATION REISSUED FOR REZONING APPLICATION 2024-66-03 REISSUED FOR REZONING APPLICATION 2024-11-12 DOPPOSED FOR REZONING APPLICATION 20
1 506 org
THIS DOCUMENT HAS BEEN DIGITALLY CENTERS WITH DOTAL CENTERS HAS DECENTED HIS CHARGO. THE ADMINISTRATION OF THE SECRETARY OF THE SECRETARY HAS DECENTED HIS CHARGO. THE ADMINISTRATION CHARGE. HAS BEEN REQUESTED TO US A DOTAL CHARGO. THE ADMINISTRATION OF THE ADMINISTRATION OF THE ADMINISTRATION CHARGO. THE CHARGO.
23561 PROJECT MARKET AND BELOW MARKET
RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC
LEVEL 2 PLAN
SEAL.
DRAWING NO. REVISION
A206

AZ

НВ

2024-01-29 SCALE 1/8" = 1'-0"



8FA	studio architects
600 - 355 Burrard Street	T 604 662 8544
Vancouver, BC V6C 2G8	F 604 662 4060
www.besharatfriars.com	info@besharatfriars.com

REVISIONS

NO. DESCRIPTION

REZONING APPLICATION

RESURED FOR REZONING APPLICATION

2024-06-03

REISSUED FOR REZONING APPLICATION

2024-11-12

COPYRIGHT RESERVED

THE PLAN ARE DESCRIBED AND ARE ALL THES, REMAY THE EXCLUSION PROPERTY OF THE ARCHITECT AND BUSINGS OR REPRECUED WITHOUT WORTHS COMEDIN INCREASE CHARGES SHALL HAVE RECOGNIZED AND ARE DESCRIBED. THE CONTRACTION DESCRIBED AND ARE DESCRIBED SHALL HAVE RECOGNIZED AND ARE DESCRIBED. THE ARCHITECT AND ARE DESCRIBED AND ARE DESCRIBED. THE ARCHITECT AND ARE DESCRIBED AND ARE DESCRIBED. THE ARCHITECT AND ARE DESCRIBED AND ARE DESCRIBED AND ARE DESCRIBED. THE REPORT AND ARE DESCRIBED AND ARE DESCRIBED. THE REPORT AND ARE DESCRIBED AND ARE DESCRIBED.



THIS DOCUMENT HIS BEEN IGNALLY CERTIFIES WITH BIGITAL CERTIFICATE AND DISCHRYTION EXHIBITION OF AUTHORIZED BY THE ARCHITECTURE AND ENTITLED OR BOTH ASSOCIATION PROFESSIONAL BEGINER THE AUTHORIZED AND ARCHITECTURE OF A

23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC

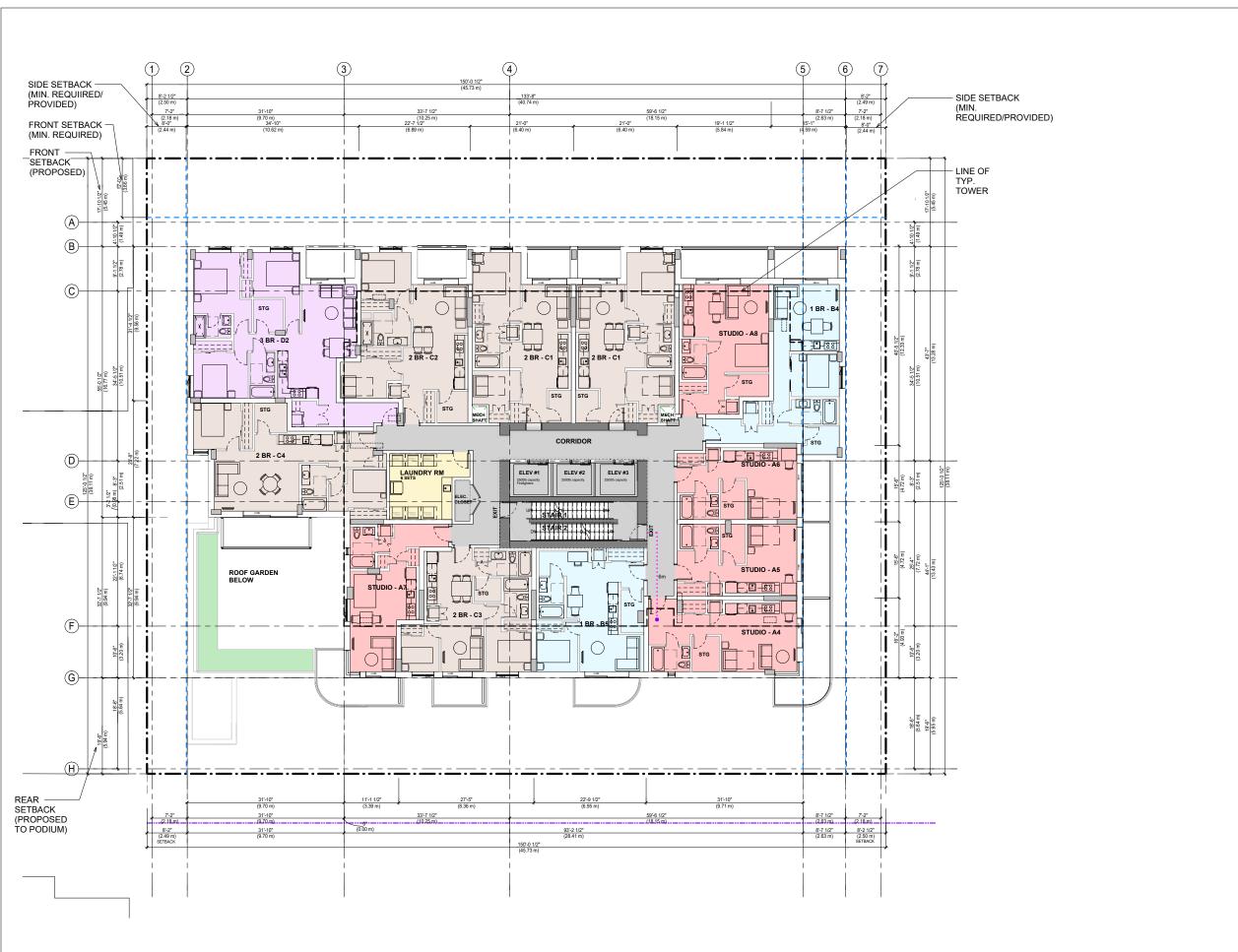
DRAWING TITLE

LEVEL 3 PLAN

EAL

ING NO.

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
1/8" = 1'-0"	НВ



BFA studio architects

600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars

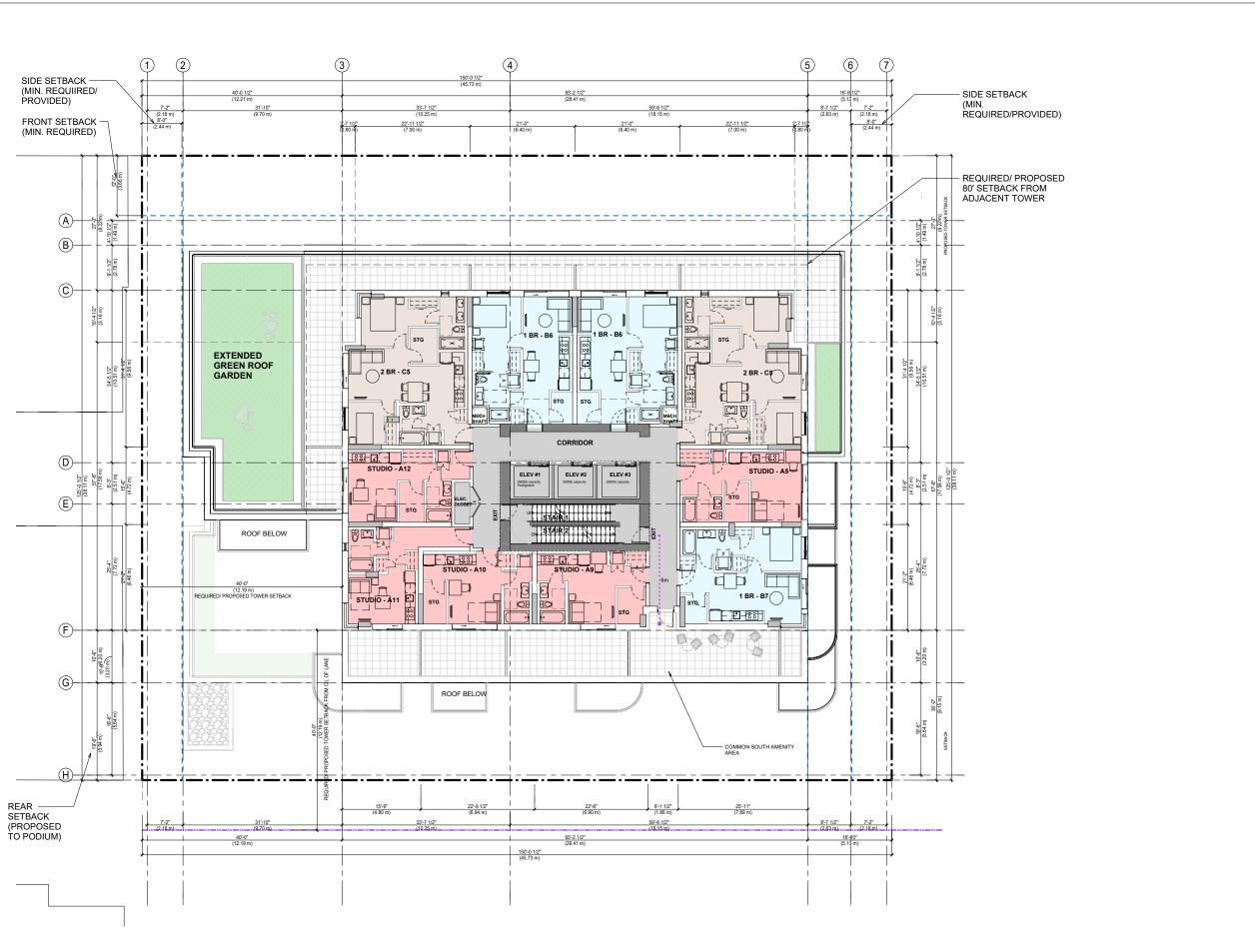


23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

LEVEL 4 PLAN

2024-01-29	DRAWN AZ	
SCALE	CHECKED	
1/8" = 1'-0"	НВ	



BF A	studio architects
600 - 355 Burrard Street	T 604 662 8544
Vancouver, BC V6C 2G8	F 604 662 4060
www.besharatfriars.com	info@besharatfriars.com

REVISIONS
NO. DESCRIPTION
REZONING APPLICATION
RESSUED FOR REZONING APPLICATION
2024-06-03
REISSUED FOR REZONING APPLICATION
2024-11-12



THIS DOCUMENT HAS BEEN IGNALLY CERTIFIES WITH BICKIFA, CRETIFICATE AND DECERTIONS TO CHOICE. WITH DIRECT BY THE ARCHITECTURES. MEXITURE OF BEING THE ASSOCIATION OF PROFESSIONAL BEGINNES THE AUTHORITATION CREATES HAVE BEEN TRANSPRIEDT TO YOU IN DIGITAL FORM ANY PRINTID VISIONOL BEING DUCK HAS A THILL COPY OF THE ORIGINAL HIMS HAPPILED BY THE ARCHITECT, BEARNING BRACES OF PROFESSIONAL SUR, AND DIGITAL CERTIFICATE, OR WHEN PRINTED FROM THE DIGITALY CERTIFIED ELECT DEPONATION OF THE DIGITALY.

PROJECT NO.

23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC

DRAWING TITLE

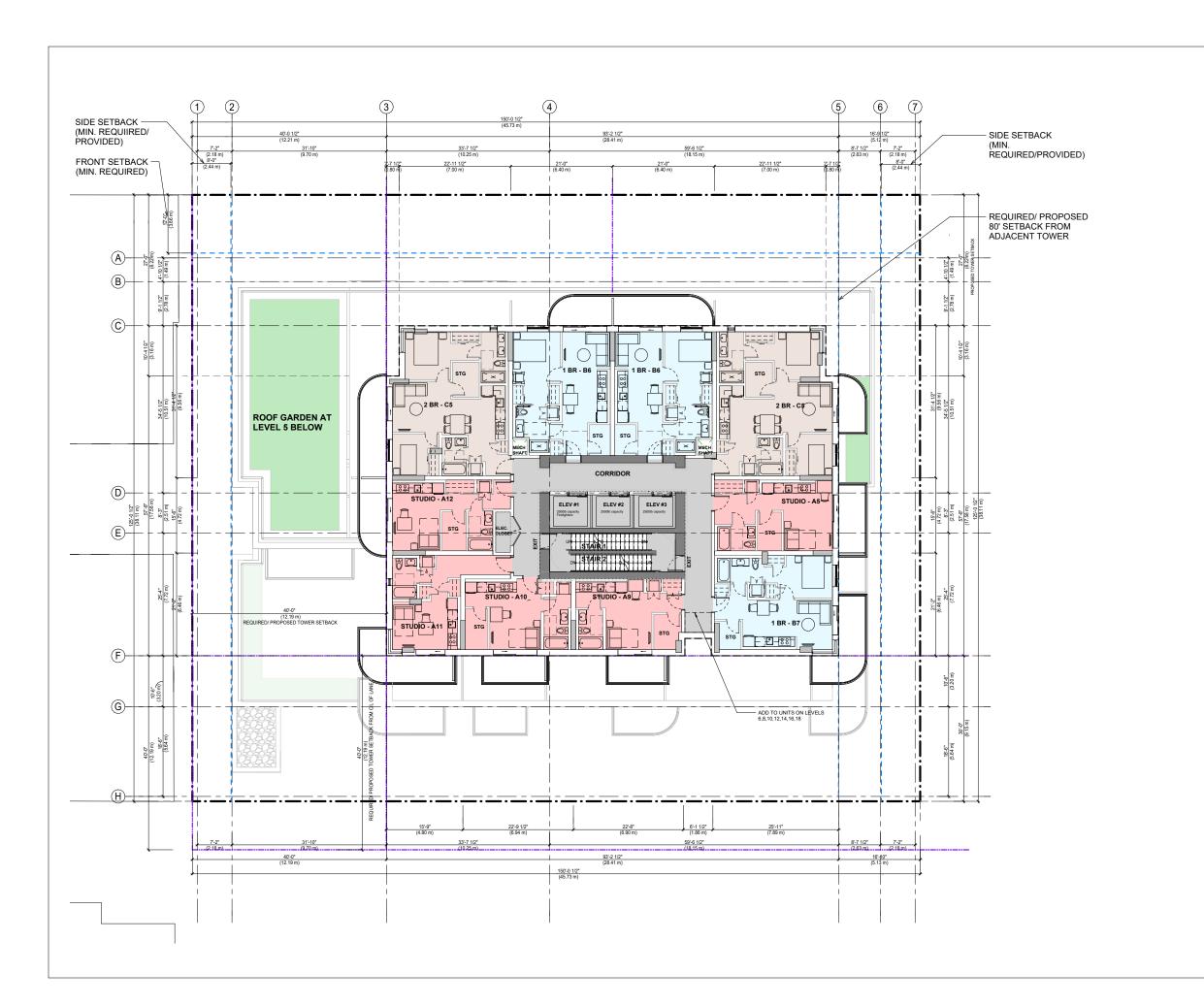
LEVEL 5 PLAN

SEAL

RAWING NO.

A209

DATE
2024-01-29
AZ
SCALE
1/8" = 1'-0"
HB



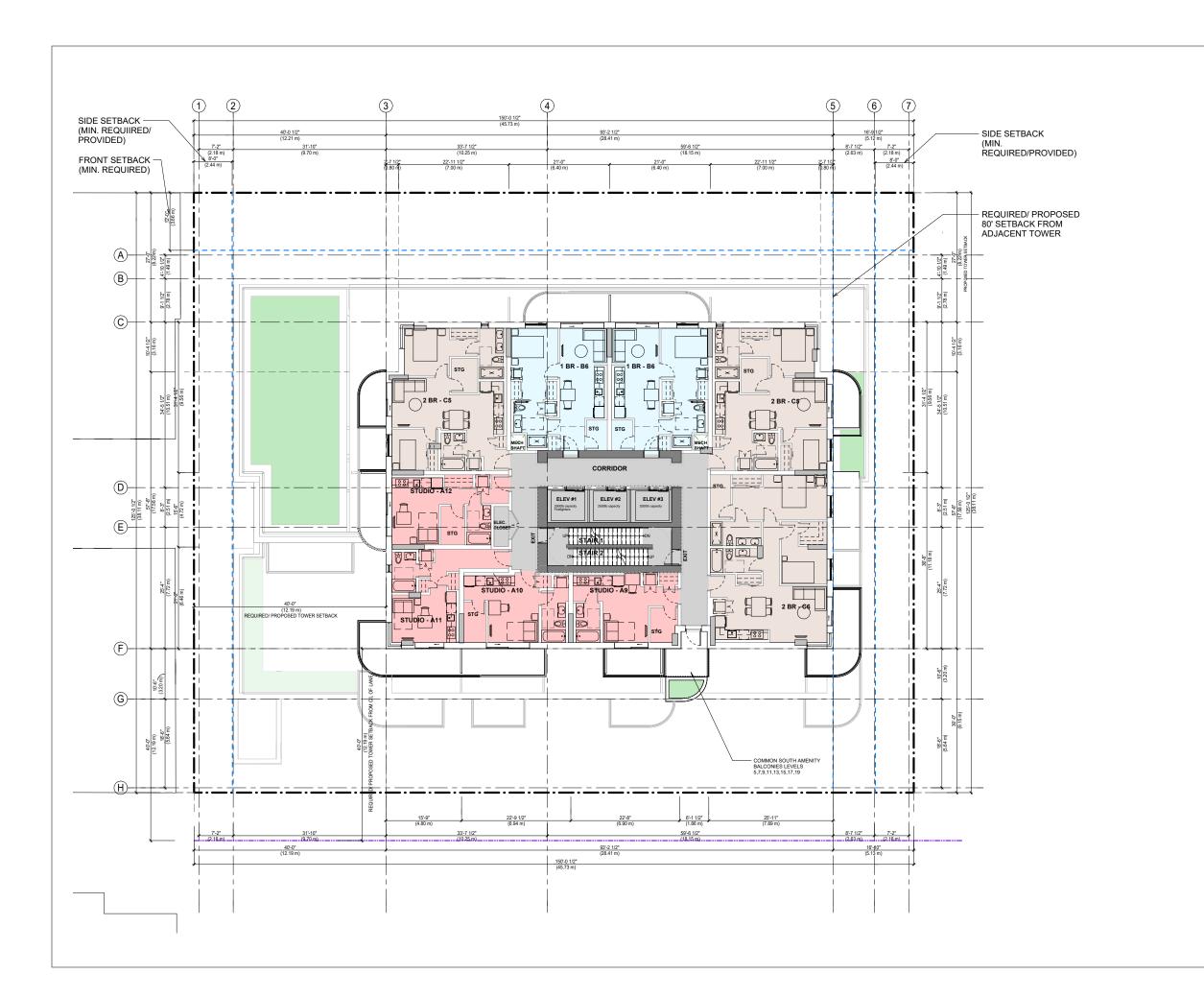
,					_	U	stı.	JC	di	\cap			
C	3			/-	1	2	ar	C	h	it∈	∋ c	C†:	S
Van	- 355 couve w.besl	er, BC	V60	2G8	3	F	604 (604 ()@be	662 4		rs.co	m		
_													
NO. E	REZC	NIN	G AF				 G AF	 PLI		_	DATE 2024 2024	1-06-	
_	_	_		_	_	_	_	_	_	_	_	_	Ξ
_	-	_	_	_	_	-	-	_	-	_	-	_	_
	_	_	_	_	_	_	_	Ξ	_	_	_	_	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	-	_	_	_	-	-	-	_	_	_	-	-	-
_	_	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	Ξ	_	_	_	_	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	Ξ	Ξ	Ξ	_	_	Ξ	Ξ	Ξ	_	_	_	Ξ
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_
_	_	_	_	_	_	_	_	_	_	_	_	_	_
COF	YRIG LAN AND I ID OR REI	HT RI	ESER REAND DWITHO	VED AT ALL TI UT WRIT	MES, REI	MAIN THE SENT. NO	ENGLUSI	VE PROF MENSIO	ERTY OF	THE ARE HAVE P	OHITECT A RECEDEN FOR ALL ROSCRES SPLAN IS	AD 994	LNOT
AND O DMIN OF TH	ONDITION SIGNS OR E ARCHITE	S ON THE CONDITI	JOB STO ONE SHO ENT AND	WN ON T	HALL INFO HE DRAII WITRACTI	ORM THE.	ARCHITE INFORM DNSLIT	ET OF AN ATION CI ANTS, WI	IY VARIA INTANES TH REGA	NONS OF CONTHE	DISCRET SPLAN IS SE INDICA	MOES FOR SOL TED PRO	N THE E USE JECT.
						بلد							
					-	*							

23561 MARKET AND BELOW MARKET

RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

LEVEL 6-10 PLAN

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
1/8" = 1'-0"	HB





REVISIONS
DESCRIPTION
REZONING APPLICATION
RESSUED FOR REZONING APPLICATION 2024-11-12



AUTHORIZED BY THE ARCHITECTURA. INSTITUTE OF BC AND THE ASSOCIATION OF PROFESSIONAL INSTITUTE OF THE AUTHORIZATION OFFICIAL HIS BEST SHARKWISTED DO TO UN DIGITAL FORM ANY FRINTED VIESSOM OF RELEG LYDN AS A THIL COPY OF THE OFFICIAL WHEN SUPPLIED BY THE ARCHITECT, BLANKS MAKES OF THE PROFESSIONAL SEAL AND DIGITAL CERTIFICATION OF WHEN PRINTED FROM THE DIGITALY CERTIFIED LIEST.

PROJECT NO.

23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT 1366 West 12th Avenue, Vancouver, BC

DRAWING TITLE

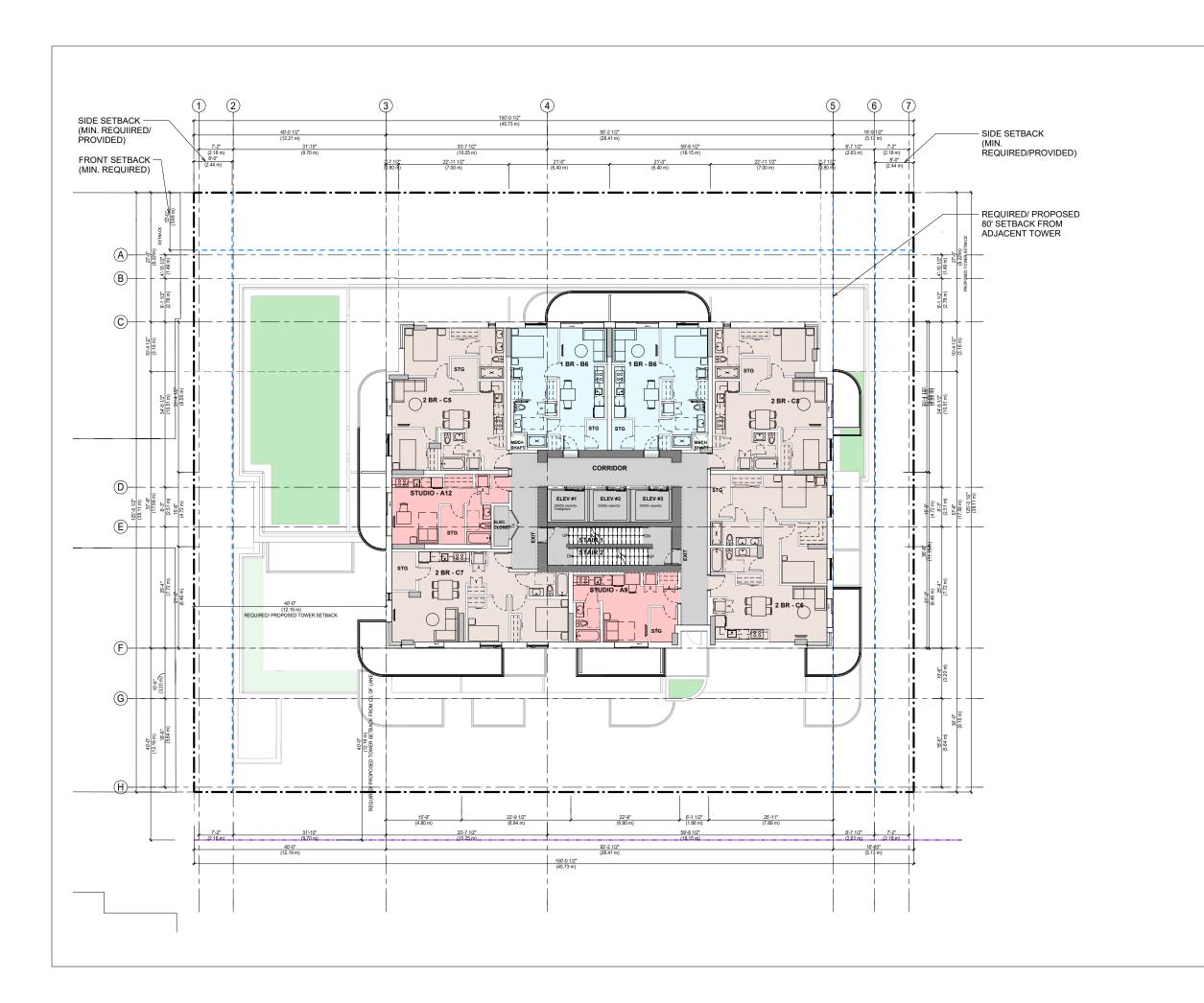
LEVEL 11-13 PLAN

SEAL

RAWING NO.

A211

DATE
2024-01-29
AZ
SCALE
1/8" = 1'-0"
HB





600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars

 2. DESCRIPTION
 DATE

 REZONING APPLICATION
 2024-06-03

 REISSUED FOR REZONING APPLICATION
 2024-11-12



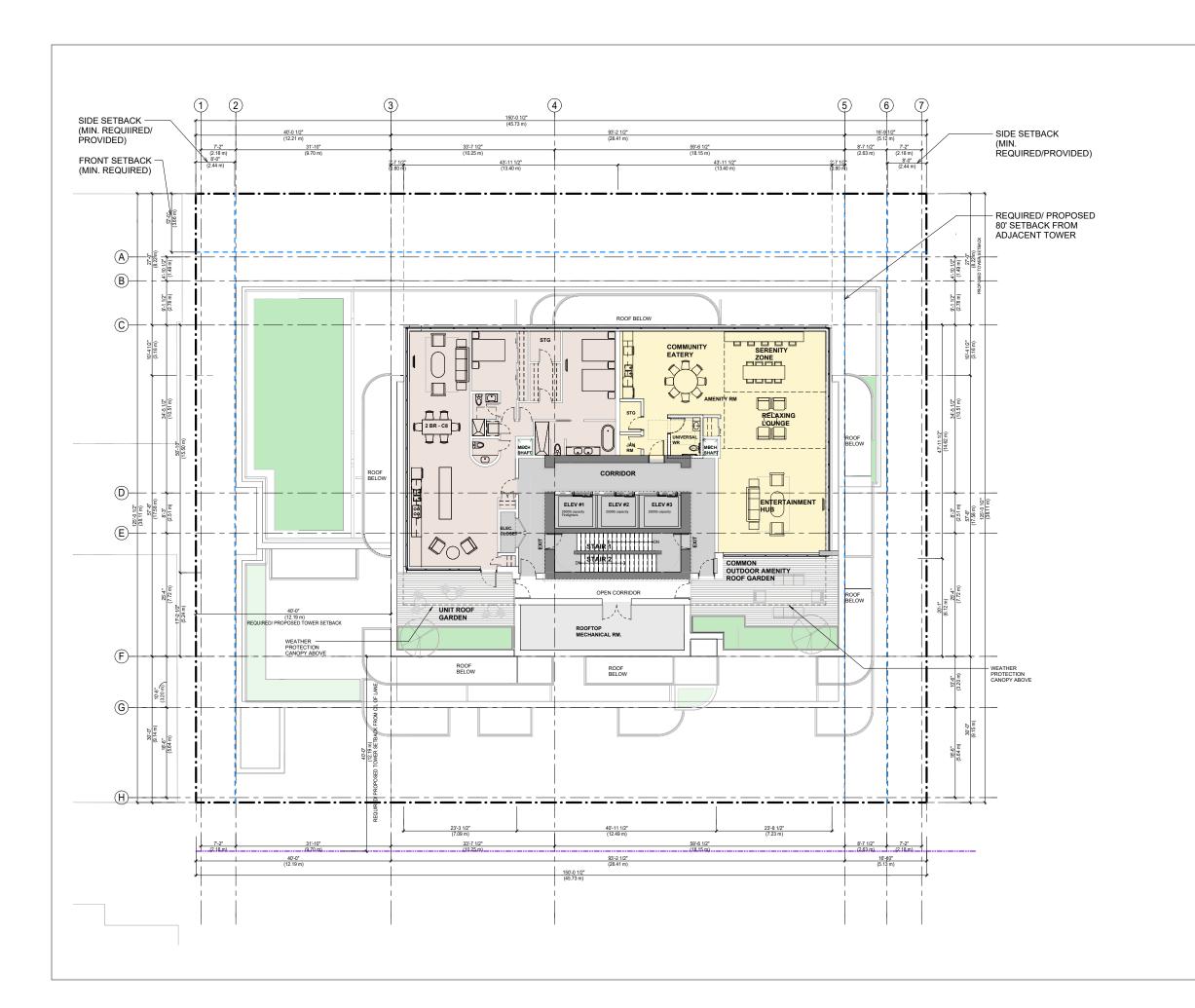
23561

MARKET AND BELOW MARKET RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

LEVEL 14-19 PLAN

A212

AZ 2024-01-29 1/8" = 1'-0" НВ



B FA	studio architects
600 - 355 Burrard Street	T 604 662 8544
Vancouver, BC V6C 2G8	F 604 662 4060
www.besharatfriars.com	info@besharatfriars.com

REVISION DATE

DAT



THE DOCUMENT WAS SEEN INSTITUTE OF THE WITH INSTITUTE OF THE PROSECULAR AND ENCREPTION THORNCO. AN APPRICATE THE ACCORDANCE AND ENCREPTION THORNCO. AN APPRICATE VIRENCE OF THE ACCORDANCE AND AND APPRICATE OF THE ACCORDANCE ASSESSED OF THE ACCORDANCE ACCORDANCE OF THE AC

IOJECT NO.

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

23561

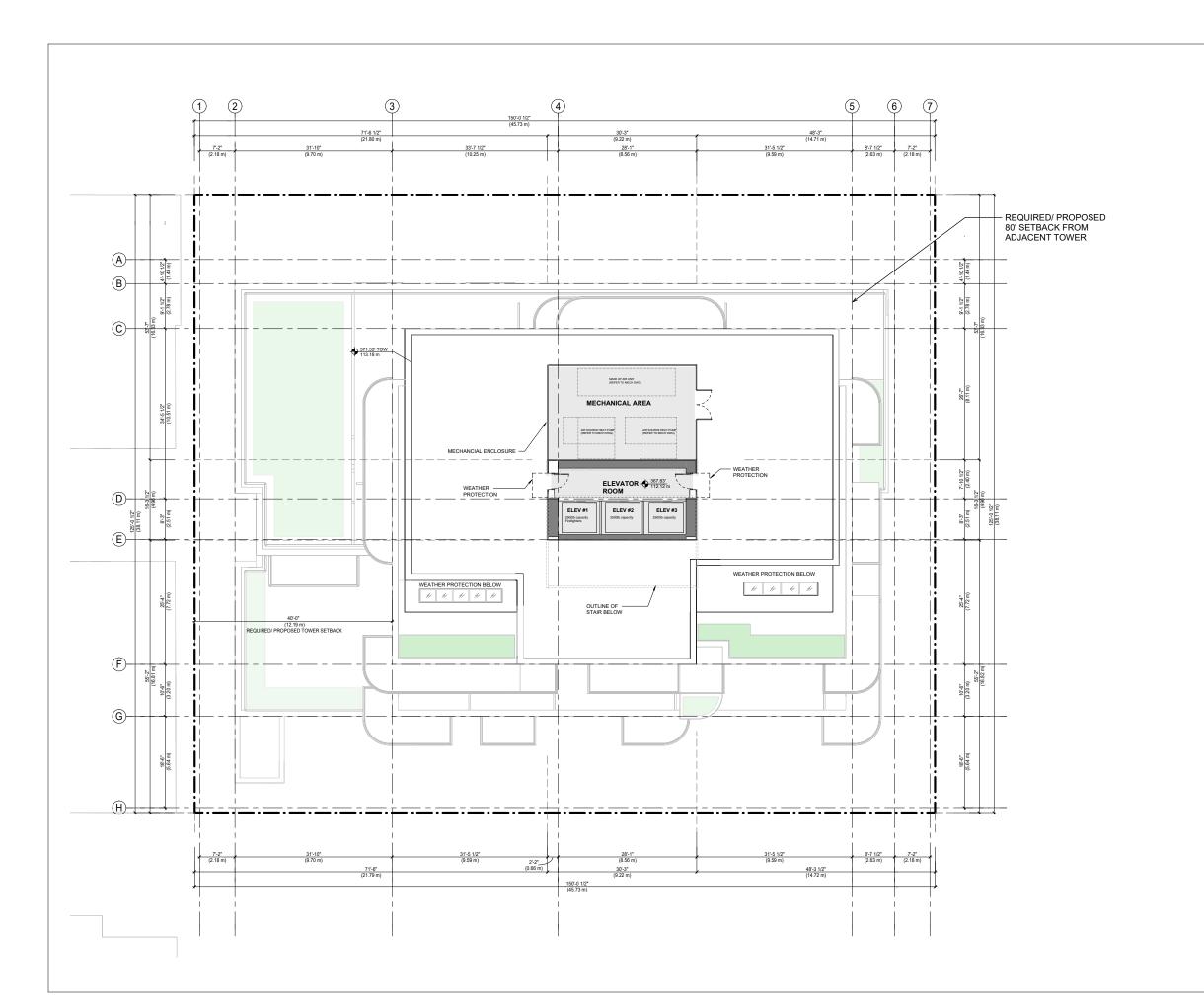
DRAWING TITLE

LEVEL 20 PLAN

EAL

WING NO. | RE

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
1/8" = 1'-0"	HB



BFA studio architects

600 - 355 Burrard Street T 604 662 8544
Vancouver, BC V6C 2G8 F 604 662 4060
www.besharatfriars.com info@besharatfriars.

N		EZC	NĪN	G AF				- AF	PLIC	_ CATI	ON	202 202	4
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	-	
	_	_	_	_	_	_	_	_	_	_	_	-	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_		_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	Ξ	Ξ	Ξ	Ξ	Ξ	_	_	_	_	Ξ	_	Ξ	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	
	_	_	_	_	_	_	_	_	_	_	_	_	



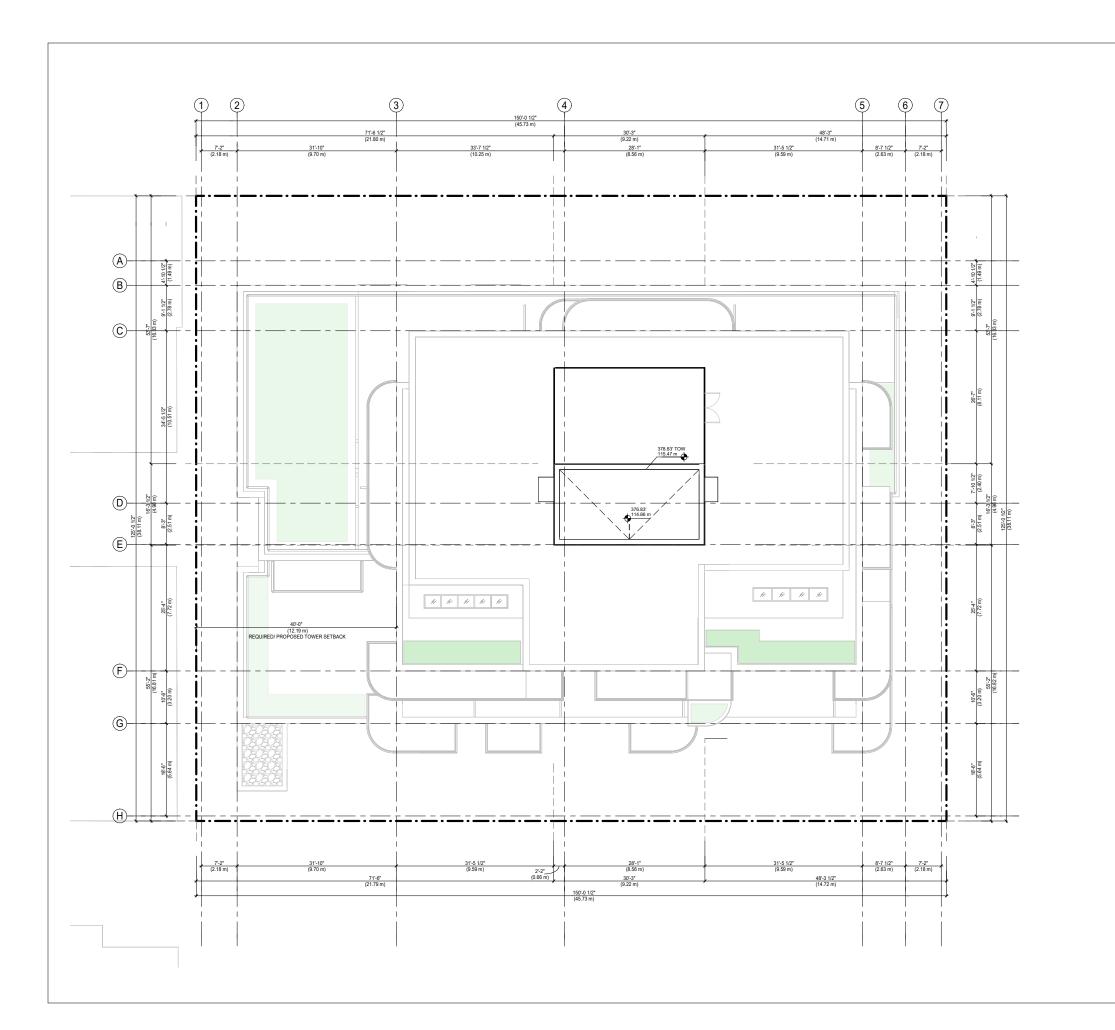
23561

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

ROOF PLAN

A214

2024-01-29 AZ CHECKED 1/8" = 1'-0" НВ





600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.co

N		EZC	NIN	G AF	PELI			_	_	_	_	202	4-1
	R	EISS	SUEI	D FC	RR	EZO	NIN	3 AF	PLIC	CATI	ON	202	4-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	-	-	-	_	_	_	_	_	_	-
	_	_	_	-	-	-	-	-	_	_	_	_	-
	_	_	_	_	-	_	_	_	_	_	_	_	-
	_	_	-	-	-	-	-	_	-	-	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	_	_	_	_	_	_	_	_	_	_	_	_	-
	-	-	-	_	-	_	_	_	_	_	_	_	-



MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

UPPER ROOF PLAN

A215

AZ CHECKED 2024-01-29 1/8" = 1'-0"

ITEM	COLOUR FINISH / IMAGE	SYSTEM / PATTERN
	1.1	
1	1.2	
2		
3.1		

ITEM	COLOUR FINISH / IMAGE	SYSTEM
3.2		
5	GLASS	
6		
8		

	ITEM	COLOUR FINISH / IMAGE	SYSTEM
	L		

ELEVATION KEYNOTE LEGEND					
ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH	ITEM	COLOUR/FINISH
1.1 ALUMINUM VERTICAL CLADDING PANEL (LIGHT GREY)	COLOUR: TO MATCH FASTPLANK 'CADET GREY' OR SIMILAR FINISH: SMOOTH	6 ALUMINUM FRAME PRIVACY SCREEN	FRAME: BLACK PANEL: FROSTED GLASS, TEMPERED		
1.2 ALUMINUM VERTICAL CLADDING PANEL (DARK GREY)	COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR FINISH: SMOOTH	7 PAINTED METAL DOOR - DARK GREY	TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR		
2 STANDARD FACE BRICK	COLOUR: TO MATCH MUTUAL MATERIALS 'COAL CREEK' OR SIMILAR, PATTERN: 1/3 RUNNING BOND	8 EXPOSED CONCRETE	ELASTOMERIC PAINT (GREY)		
3.1 PERFORTATED METAL PANELS (GUARD & PRIVACY SCREEN) - RUST	PANEL & FRAME: TO MATCH SHERWIN WILLIAMS 'UMBER RUST'				
SCREEN) - RUST	(SW9100) OR SIMILAR, PATTERN: TBD				
3.2 METAL PICKET GUARDRAIL	COLOUR: OFF-WHITE				
3.3 GLASS GUARDRAIL	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR				
4.1 ALUMINUM CLADDING PANEL (DARK GREY)	COLOUR: TO MATCH FASTPLANK 'CHARCOAL' OR SIMILAR,				
4.2 ALUMINUM CLADDING PANEL (RUST)	COLOUR: TO MATCH SHERWIN WILLIAMS 'UMBER RUST' (SW9100) OR				
5 ALUMINUM CURTAIN WALL W/ DOUBLE/ TRIPLE GLAZING	FRAME: ANODIZED ALUMINUM; COLOR: BLACK GLASS: LOW-E CLEAR				

600 - 355 Burrard Street T 604 662 8544

Vancouver, BC VBC 2G8 F 604 662 4060

www.besharatfriars.com info@besharatfriars.com

 REVISIONS
 DATE

 0. DESCRIPTION
 2024-06-03

 REZONING APPLICATION
 2024-01-03

 REISSUED FOR REZONING APPLICATION
 2024-11-12

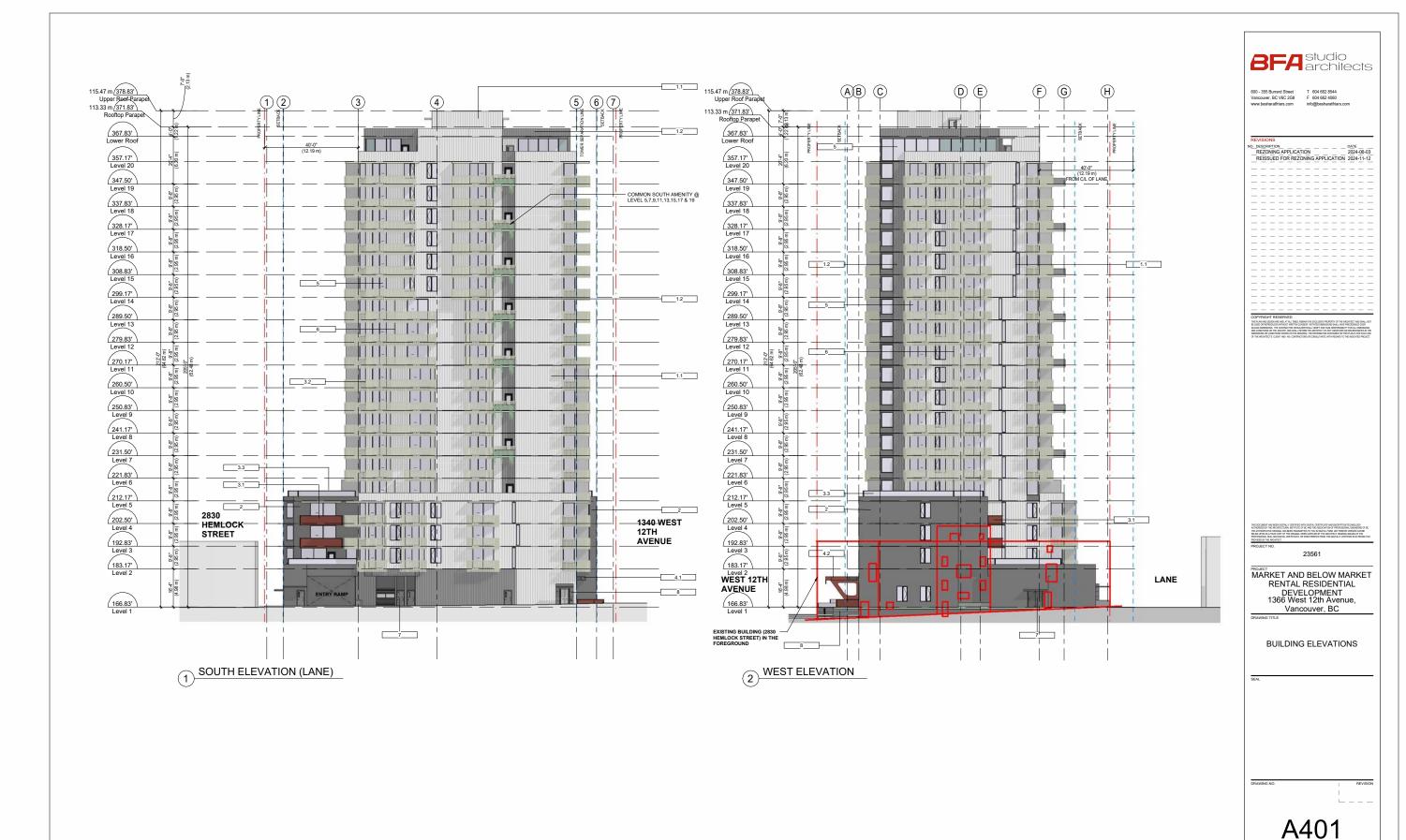
MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

23561

BUILDING MATERIAL LEGEND

A400

2024-01-29 AZ CHECKED НВ 1/8" = 1'-0"

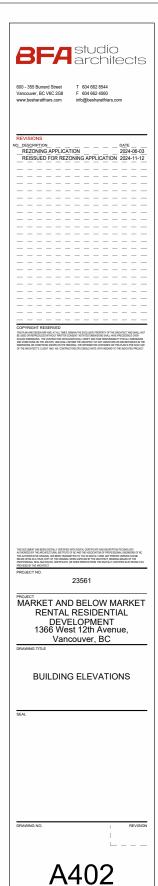


AZ

HB

2024-01-29 SCALE 1/16" = 1'-0"

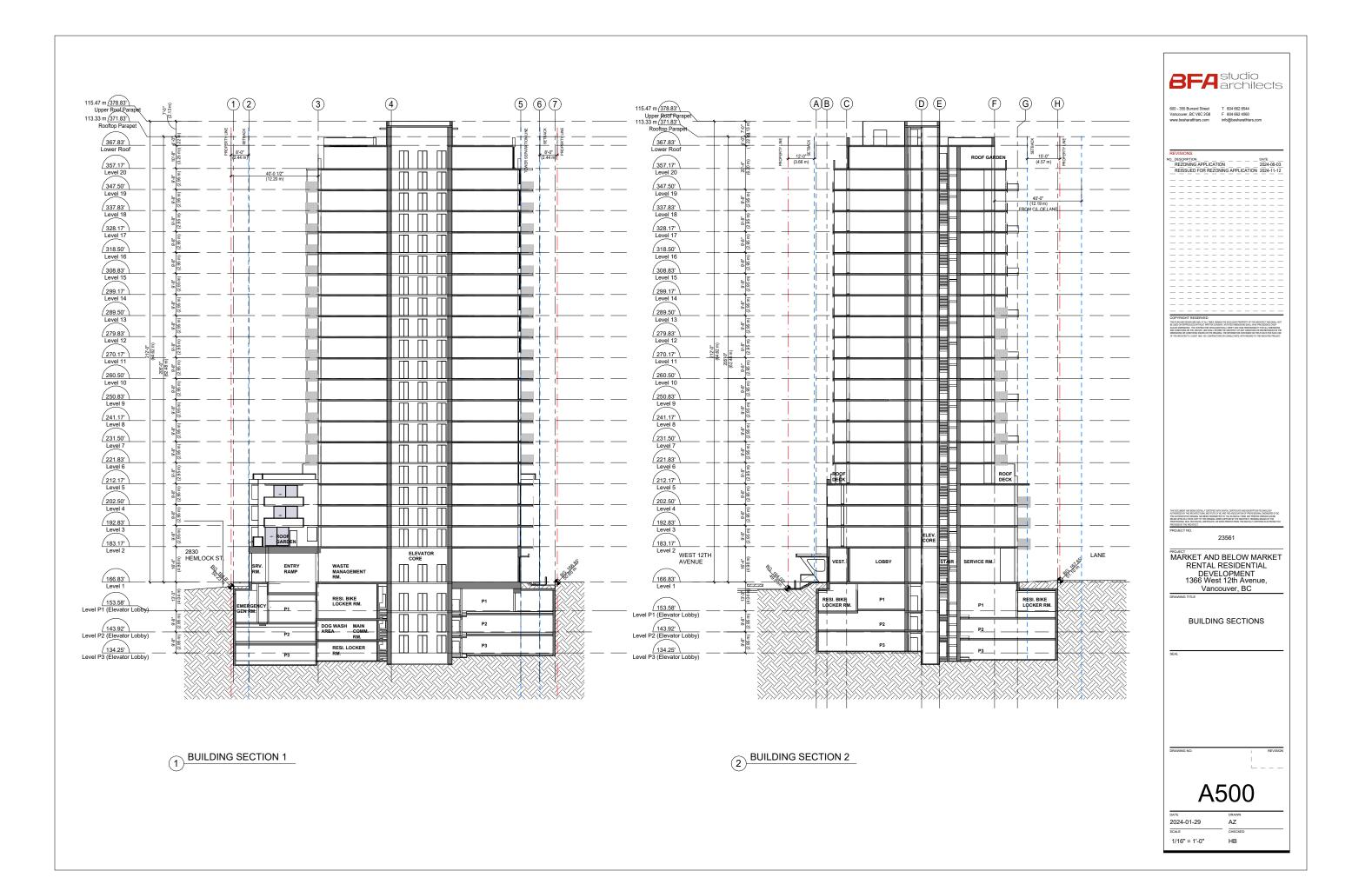




AZ

НВ

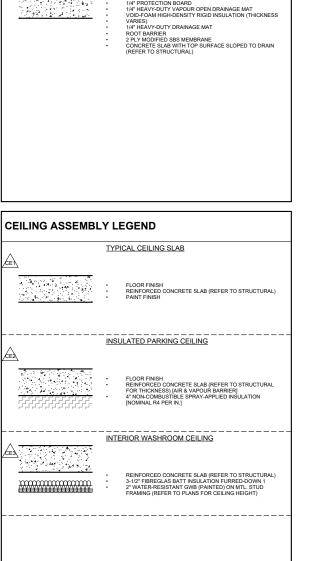
2024-01-29 SCALE 1/16" = 1'-0"

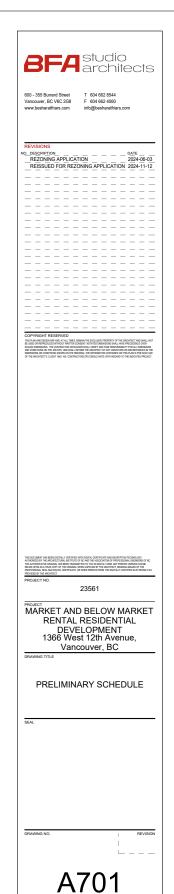


EXTERIOR WALL SCHEDULE CONCRETE FOUNDATION WALL APPROVED BACK-FILL APPROVED BACK-PILE BOARD DRAINAGE COMPOSITE BOARD FLUID-APPLIED 2 COMPOUND WATERPROOFING MEMBRANE REINFORCED POLYESTER MESH STRUCTURAL CONCRETE WALL REFER TO STRUCT. DWGS.) PAINT FINISH UNLESS NOTED OTHERWISE EXPOSED CONCRETE EXTERIOR (PAINTED) ELASTOMERIC COATING, 18 mil TOTAL DRY FILM THICKNESS CONCRETE WALL (REFER TO STRUCT. DWGS.) PAINT FINISH, UNLESS NOTED OTHERWISE <u>W2</u> STEEL STUD WALL W/ BRICK VENEER 3 1/2" x 2 1/2" x 7 1/2" BRICK VENEER C/W STAINLESS STEEL ADJUSTABLE TIES (1/3 RUNNING BOND) W/ WEEP VENTS @ 600mm MAX. O/C, OFFSET MIN. 300mm 1" AIRSPACE W/ 10" MORTAR DROP MESH 6" ROXUL SEMI-RIGID INSULATION (NON-COMBUSTIBLE) SELF-ADHERED VAPOUR PERMEABLE MEMBRANE [AIR BARRIER] 1/2" DENSGLAS GOLD SHEATHING 1/2" DENSCLAS GOLD SHEAT HING 6" FIBREGLAS BATT INSULATION (ULC labeled) MIN. 18ga. 6" STEEL STUDS (ENGINEERED) SPACED AS PER STRUCT. REQUIREMENTS; ASSUME 16" O.C. FOR THERMAL DEPEROPMANCE. PERFORMANCE 6 MIL POLY VAPOUR BARRIER TO CAN/CGSB-51.34-M86 1/2" GYPSUM WALLBOARD CONCRETE WALL WITH BRICK VENEER W/ STEEL STUD FURRING 3 1/2" x 2 1/2" x 7 1/2" BRICK VENEER C/W STAINLESS STEEL AD. II ISTARI F TIFS (1/3 RUNNING BOND) W/ WEEP VENTS @ ADJUS (ABLE TIES (I'S KOINNING BUND) WI WEEP VENTS @ 600mm MAX. OIC, OFFSET MIN. 300mm 1" AIRSPACE WI 10" MORTAR DROP MESH 6" ROXUL SEMI-RIGID INSULATION (NON-COMBUSTIBLE) SELF-ADHERED VAPOUR-IMPERMEABLE MEMBRANE [VAPOUR/ AIR BARRIER] CONCRETE WALL AS PER STRUCTURAL DWGS OR CMU WALL FURRING ON INTERIOR SIDE AS CALLED OUT UNDER INTERIOR PARTITIONING LEGEND; OTHERWISE PAINT CONC. IF EXPOSED EXCEPT WHEN NOTED AS "UNFINISHED". WINDOW SPANDREL WALL 4 1/2" WINDOW WALL ASSEMBLY C/W OPAQUE GLASS SPANDREL & INSULATED METAL BACK-PAN [AIR & WEATHER BARRIER] 1" GAP BETWEEN BACK OF WINDOW FRAMING AND STUDS FURRING ON INTERIOR SIDE AS CALLED OUT UNDER INTERIOR PARTITIONING LEGEND 1/2" GYPSUM WALLBOARD W5B) W3A ASSEMBLY W/ 3-5/8" STL. STUDS @MAX. 16" O.C. W5C W3A ASSEMBLY W/ 6" STL. STUDS @MAX. 16" O.C. CURTAIN WALL SPANDREL WALL 6" CURTAIN WALL ASSEMBLY C/W OPAQUE GLASS SPANDREL & INSULATED METAL BACK-PAN [AIR & WEATHER BARRIER] 1" GAP BETWEEN BACK OF WINDOW FRAMING AND STUDS FURRING ON INTERIOR SIDE AS CALLED OUT UNDER INTERIOR FRAMED WALL WITH ALUMINUM WALL PANELS ALUMINUM PLATE CLADDING PANELS WITH PROPRIETARY CLIPS, DRY-JOINT SYSTEM INTERMITTENTLY-SPACED SUPPORT CLIPS TO MATCH INSULATION DEPTH (PKP THERMASMART CLIP 2.0" SYSTEM OR APPROVED ALTERNATE); ALIGN WITH WALL STUD'S 6" ROXUL SEM-RIGIOI INSULATION (NON-COMBUSTRIBLE) CONTINUOUS VAPOUR-PERMEABLE AIR BARRIER MEMBRANE 12" DENSCLAS 'GOLO'S HEATHING MIN 6" FIRREGLAS BATT INSULATION 189.8 6" STEEL STUD'S (ENGINEERED) SPACED AS PER STRUCT. REQUIREMENTS; ASSUME 16" O.C. FOR THERMAL PERFORMANCE ALUMINUM PLATE CLADDING PANELS WITH PROPRIETARY PERFORMANCE. 6 MIL POLY VAPOUR BARRIER TO CAN/CGSB-51.34-M86 1/2" G.W.B. EXTERIOR WALL NOTES STEEL STUDS IN EXTERIOR WALL ASSEMBLIES SHALL BE MINIMUM 25ga. BASE THICKNESS EXCEPT WHERE THEY SUPPORT EXTERIOR CLADDING. IN THIS CASE, STUD WALLS SHALL BE DESIGNED & SIZED BY STRUCTURAL ENGINEER, RETAINED BY SUB-TRADE, AND SHOP DWGS. WITH P.ENG. SEAL AND SIGNATURE SHALL BE SUBMITTED TO ARCHITECT. 2. PROVIDE NESTED DOUBLE TOP TRACK, PURPOSE BUILT CLIPS AT U/S OF SLAB OR OTHER APPROVED METHOD TO ACCOMMODATE STRUCTURAL DEFLECTION AT HEAD OF STEEL STUD WALLS. 3. USE COMPATIBLE PEEL-&-STICK MEMBRANES FOR TRANSITION STRIPS AT LIQUID-APPLIED AIR BARRER MEMBRANES, AS APPLICABLE. 4. PROVIDE MID-HEIGHT SUPPORT TABS AT MAX. 4' SPACING PLUS TEMPORARY WHALER FOR LENGTH OF WALL FOR ALL ASSEMBLIES WITH SPRAYFOAM INSULATION. MAXIMUM ALLOWANCE FOR W5 + W6 CLADDING STRAPPING REFERS TO MAXIMUM INTENDED STRUCTURAL DESIGN ALLOWANCE FOR CLADDING ENGINEER.

ROOF & DECK ASSEMBLY LEGEND INSULATED BALLASTED ROOF MIN. 4.25" STONE BALLAST (MIN. 32 lb/ SQ.FT.) CONT. FILTER FABRIC 6" TYPE 4 RIGID INSULATION (R30) 0.40" DRAINAGE MAT 0.40" DRAINAGE MAT 2 PLY MODIFIED SBS MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) 2 HR RATED AS ROOF ASSEMBLY INSULATED PLANTER ROOF PLANTING MEDIUM (MIN.18"- MAX. 24" DEPTH) CONT. FILTER FABRIC 0.40" VAPOUR OPEN DRAINAGE MAT MIN. 0" TYPE 4 RIGID INSULATION (R30) 0.40" DRAINAGE MAT 11" THE ROOT BARRIER MEMBRANE 13" MODIFIED SIS ROOFING MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) *********** 2 HR RATED AS ROOF NON-INSULATED VEHICULAR TRAFFIC ROOF W/ PAVERS R6 MIN. 80mm THICK P.C. CONCRETE PAVERS W/ GRANULAR BASE (REFER TO G/VIL) CONT. FILTER FABRIC 1/4" PROTECTION BOARD 1/4" HEAVY-DUTY DRAINAGE MAT 2 PLY MODIFIED SBS MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) NON-INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS AVELS: MIN. 60mm THICK P.C. CONCRETE PAVERS MIN. 1" PEA-GRAVEL FOR LEVELING CONT. FILTER FABRIC 0.40" DRAINAGE MAT 2 PLY MODIFIED SBS MEMBRANE CONCRETE SLAB, WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) NON-INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS AND VOID FOAM MIN. 60mm THICK P.C. CONCRETE PAVERS MIN. 1" PEA-GRAVEL FOR LEVELING CONT. FILTER FABRIC CUNT. FILTER FABRIC 0.40° VAPOUR OPEN DRAINAGE MAT VOID-FOAM HIGH-DENSITY RIGID INSULATION (THICKNESS VARIES) VARIES) 0.40° DRAINAGE MAT MODIFIED 2 PLY SBS MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) INSULATED PEDESTRIAN TRAFFIC ROOF W/ PAVERS MIN. 60mm THICK P.C. CONCRETE PAVERS MIN. 1" PEA-GRAVEL FOR LEVELING CONT. FILTER FABRIC 0.40" VAPOUR O'PEN DRAINAGE MAT 6" TYPE 4 RIGID INSULATION (R30) 7 0.40° DRAINAGE MAT MODIFIED 2 PLY SBS MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) 2 HR RATED AS ROOF ASSEMBLY NON-INSULATED PEDESTRIAN TRAFFIC CONCRETE SLAB FLUID-APPLIED POLYURETHANE PEDESTRIAN TRAFFIC CONCRETE SLAB (REFER TO STRUCTURAL) NON-INSULATED VEHICULAR TRAFFIC CONCRETE SLAB HEAVY-DUTY FLUID-APPLIED POLYURETHANE VEHICULAR CONCRETE SLAB (REFER TO STRUCTURAL) 2 HR RATED AS FLOOR ASSEMBLY

ROOF & DECK ASSEMBLY LEGEND PARKING SLAB WITH TOPPING SLAB SLOPED REINFORCED STRUCTURAL CONCRETE SLAB (REFER TO STRUCTURAL) 2 HR RATED AS FLOOR ASSEMBLY NON-INSULATED VEHICULAR TRAFFIC ROOF W/ PAVERS AND VOID FOAM R15 MIN. 80mm THICK P.C. CONCRETE PAVERS W/ GRANULAR MIN. 80mm THICK P.C. CONGRETE PAVERS W; GRANULAR BASE (REFER TO CIVIL) CONT. FILTER FABRIC 1/4" PROTECTION BIOARD 1/4" HEAVY-DUTY ORANIAGE MAT 1/4" HEAVY-DUTY ORANIAGE MAT 2" PLY MOOFIED SIS MEMBRANE CONCRETE SLAB WITH TOP NON-INSULATED VEHICULAR TRAFFIC ROOF / REINFORCED GRASS PAVERS & VOID R16 M GRASS PAVER CM GROWING MEDIUM (REFER TO CIVIL) GRANULAR BASE (REFER TO CIVIL) CONT. FILTER FABRIC 14" PROTECTION BOARD 14" HEAVY-DUTY VAPOUR OPEN DRAINAGE MAT VIOLE-COM HIGH-DENSITY RIGID INSULATION (THICKNESS VARIES) 1/4" HEAVY-DUTY DRAINAGE MAT THE HEAVI-DUT INCHINGE WAT ROOT BARRIER 2 PLY MODIFIED SSS MEMBRANE CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL) CEILING ASSEMBLY LEGEND





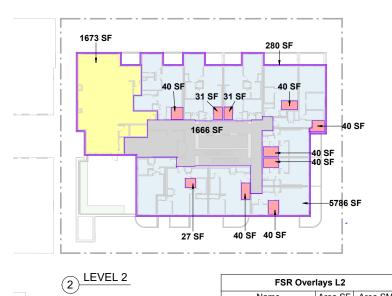
12/10/21

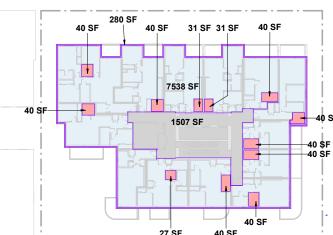
1" = 1'-0"

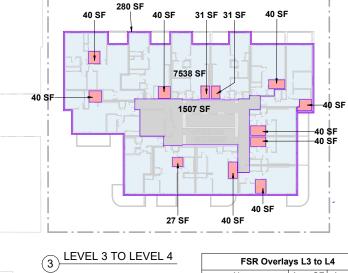
Α7 CHECKEL

HB

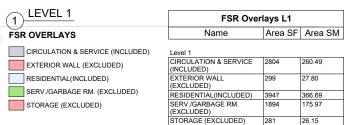












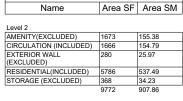
28 SF 28 SF

1109 SF

40 SF 29 SF

40 SF

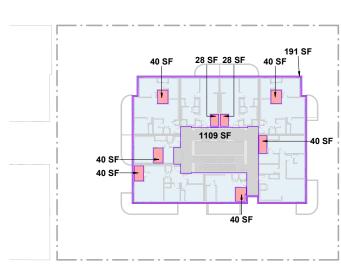


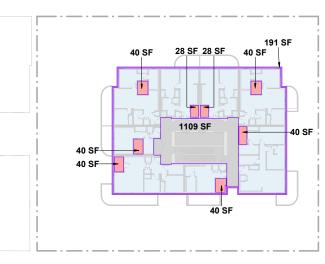


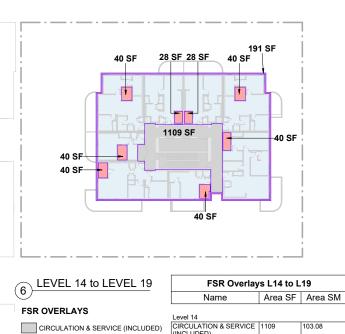
191 SF

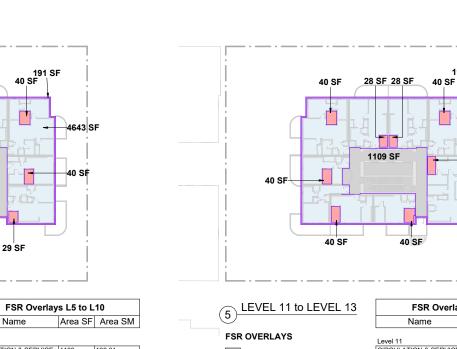
FSR Overlays L2

Name









	_
LEVEL 14 to LEVEL 19	
0	Ī
FSR OVERLAYS	

FSR OVERLAYS

CIRCULATION (INCLUDED)

RESIDENTIAL(INCLUDED)

STORAGE (EXCLUDED)

EXTERIOR WALL (EXCLUDED)

Name	Area SF	Area SM
Level 14		
CIRCULATION & SERVICE (INCLUDED)	1109	103.08
EXTERIOR WALL (EXCLUDED)	191	17.78
RESIDENTIAL(INCLUDED)	4671	433.95

FSR Overlays L3 to L4

Area SF Area SM

Name

RESIDENTIAL(INCLUDED) 7538

STORAGE (EXCLUDED) 448 9772

Level 3 CIRCULATION (INCLUDED)

EXTERIOR WALL (EXCLUDED)

	LEVEL 5 TO LEVEL 10
4	

40 SF

FSR OVERLAYS
CIRCULATION & SERVICE (INCLUDED)
EXTERIOR WALL (EXCLUDED)
RESIDENTIAL(INCLUDED)
STORAGE (EXCLUDED)

Ivaille	Alea SF	Alea Sivi
Level 6		
CIRCULATION & SERVICE (INCLUDED)	1109	103.01
EXTERIOR WALL (EXCLUDED)	191	17.78
RESIDENTIAL(INCLUDED)	4643	431.37
STORAGE (EXCLUDED)	324	30.09
	6267	582.25

191 SF 40 SF

857.11

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

Level 11		
CIRCULATION & SERVICE (INCLUDED)	1109	103.01
EXTERIOR WALL (EXCLUDED)	191	17.78
RESIDENTIAL(INCLUDED)	4672	434.00
STORAGE (EXCLUDED)	296	27.46
	6267	582.25

FSR Overlays L11 to L13

Area SF Area SM

40 SF

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

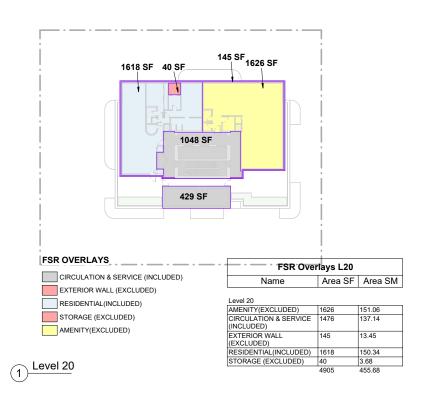
STORAGE (EXCLUDED) 295

X010

23561 MARKET AND BELOW MARKET RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

FSR OVERLAYS

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



3d	Area SF	Area SM
	•	•
Level 2	921 SF	85.60 m ²
Level 3	1086 SF	100.92 m²
Level 4	1086 SF	100.92 m²
Level 5	1982 SF	184.12 m²
Level 6	915 SF	84.98 m²
Level 7	947 SF	88.02 m²
Level 8	947 SF	88.02 m²
Level 9	923 SF	85.74 m²
Level 10	923 SF	85.74 m²
Level 11	843 SF	78.36 m²
Level 12	868 SF	80.64 m²
Level 13	868 SF	80.64 m²
Level 14	850 SF	78.96 m²
Level 15	825 SF	76.68 m²
Level 16	825 SF	76.68 m²
Level 17	825 SF	76.68 m²
Level 18	850 SF	78.96 m²
Level 19	850 SF	78.96 m²
Level 20	384 SF	35.68 m²
	17721 SF	1646.30 m²
	OOR AREA: 137,92 AGE OF GROSS FL	

Level	Area SF	Area SM
Level	Alea Oi	Alea Sivi
Level 5	337 SF	31.32 m²
Level 7	112 SF	10.39 m²
Level 9	112 SF	10.39 m²
Level 11	112 SF	10.39 m²
Level 13	112 SF	10.39 m²
Level 15	112 SF	10.39 m²
Level 17	112 SF	10.39 m²
Level 19	112 SF	10.39 m²
	1120 SF	104.04 m²

GROSS FLOOR AREA: 137,924 SF / 12,813 SM PERCENTAGE OF GROSS FLOOR AREA: 1%



600 - 355 Burrard Street T 604 662 8544 Vancouver, BC V6C 2G8 F 604 662 4060 www.besharatfriars.com info@besharatfriars.co

 REVISIONS
 DATE

 0. DESCRIPTION
 2024-06-03

 REZONING APPLICATION
 2024-01-03

 REISSUED FOR REZONING APPLICATION
 2024-11-12

23561

MARKET AND BELOW MARKET
RENTAL RESIDENTIAL
DEVELOPMENT
1366 West 12th Avenue,
Vancouver, BC

FSR OVERLAYS/ BALCONY CALCULATION

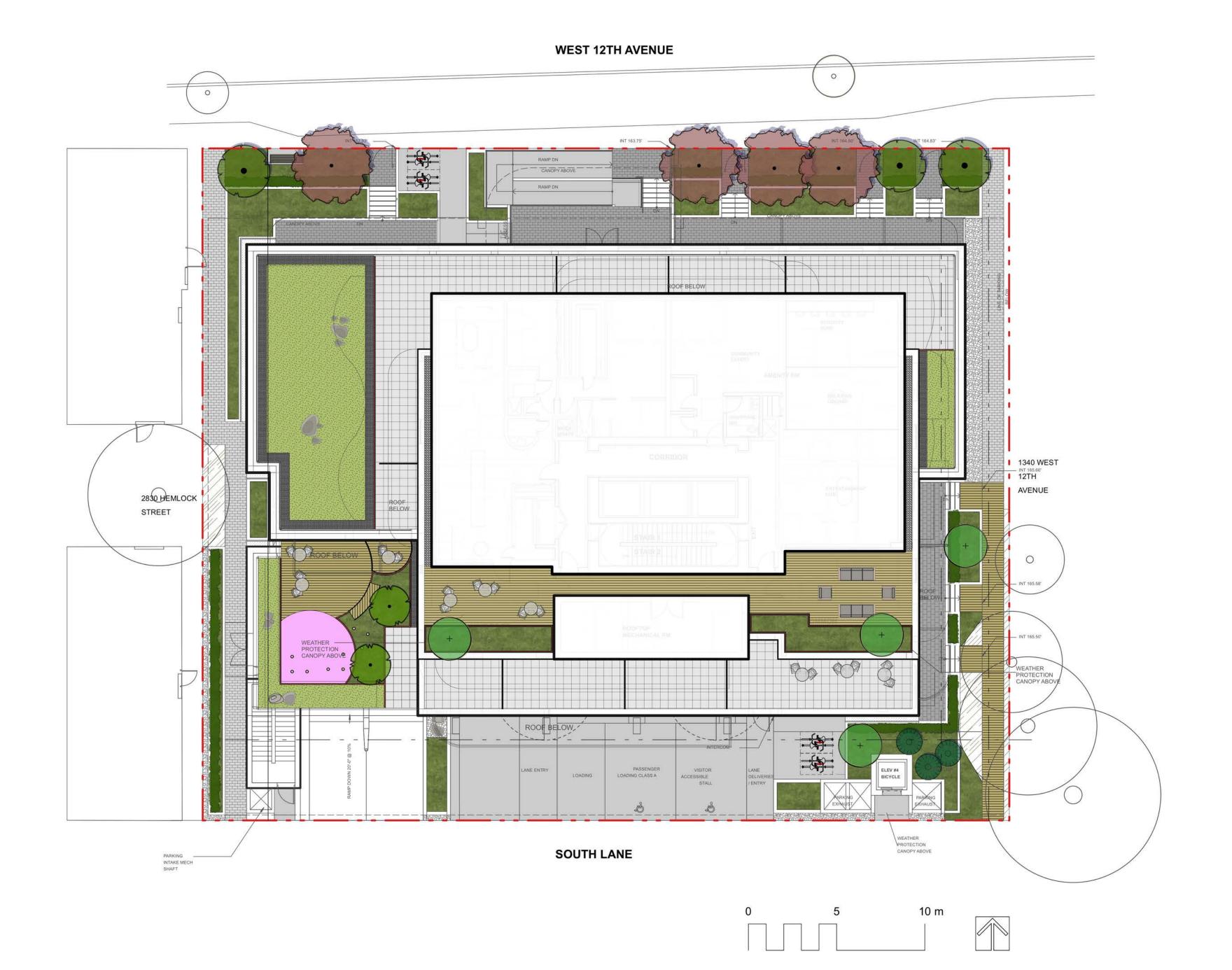
X011

2024-01-29 3/64" = 1'-0" НВ Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456 f | 604.683.1459 w | www.etala.ca

RE-ISSUED FOR REZONING

OCTOBER 31, 2024



West 12th Ave

Civic Address: 1366 West 12th Ave

CONSULTANT TEAM

OWNER: LANDSCAPE: ARCHITECT:

ETA Landscape Architecture BFA Studio Architects

cts

Cover Sheet 0.0 Cover Sheet 0.1 Landscape Notes & Schedules 0.2 Landscape Illustrative Plan - L1 0.3 Landscape Illustrative Plan - L2 0.4 Landscape Illustrative Plan - L5 0.5 Landscape Illustrative Plan - L20 0.6 Landscape Precedent Images 0.7 Planting Precedent Images 1.0 Arborist Tree Management plan 2.0 Tree Plan 3.0 Permeability Plan

D 2024-10-31 Re-Issued for Rezoning

Professional Seal



1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456

f | 604.683.1459 w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

West 12th

1366 West 12th Ave Vancouver, BC

Drawing Title

Cover Sheet

Project Manager KD	Project ID 22401
Drawn By KD	Scale NTS
Reviewed By DT	Drawing No. L0.0 1 of
	11

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO THE CURRENT EDITION OF THE CSLA LANDSCAPE STANDARDS.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED GROWING MEDIA SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN

50% SAND BY WEIGHT) CONTAINING 4 AND 15% ORGANINC MATTER (DRY WEIGHT BASIS).

GROWING MEDIA SHALL VIRTUALLY FREE FROM SUBSOIL, WOOD INCLUDING WOODY PLANT PARTS, INVASIVE AND NOXIOUS PLANT AND THEIR REPRODUCTIBLE PARTS, PLANT PATHOGENIC

ORGANISMS, ORGANIC OR INORGANIC MATERIALS, TOXINS, STONES OVER 30mm (1.2"), ANY DEBRIS

IMPORTED GROWING MEDIA SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 "WELL-GROOMED" AREAS: LOW TRAFFIC LAWN AREAS, TREES AND LARGE SHRUBS (1L IN TABLE T-6.3.5.1 OF THE CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARDS).

TEXTURE

*COARSE GRAVEL (LARGER THAN 19mm AND SMALLER THAN 40mm): 0-1%

*ALL GRAVEL (LARGER THAN 2mm AND SMALER THAN 40mm): 0-5%
*SAND (LARGER THAN 0.05mm AND SMALLER

THAN 2mm): 50-70%

AND FOREIGN OBJECTS.

*SILT (LARGER THAN 0.002mm AND SMALLER

IT SHALL POSSESS THE FOLLOWING QUALITIES:

THAN 0.05mm): 10-25%

*CLAY (SMALLER THAN 0.002mm): 0-20%

*CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%

Acidity (pH): 6.0-7.0 as per CANADIAN LANDSCAPE STANDARDS

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE T 6.3.5.5 OF THE CURRENT EDITION CANADIAN LANDSCAPE STANDARDS :

sub	r prepared grade where the soil drains rapidly	Over structures or where the subsoil drain poorly
LARGE TREE TREES (10m3 PER TREE) LARGE SHRUBS SMALL SHRUBS LAWN-IRRIGATED LAWN-NOT IRRIGATED	750mm(30") 750mm (30") 600mm(24") 450mm(18") 150mm(6")	915mm(36") 915mm(36") 600-900mm(24"-36") 450-500mm(18"-20") 150mm(6") 225mm(9")

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

SOIL FOR URBAN AGRICULTURE PLOTS IS TO BE URBAN GRO PROVIDED BY VERATEC, OR APPROVED ALTERNATIVE. SOIL FOR URBAN AGRICULTURE AREAS IS TO MEET OR EXCEED THE GUIDELINES FOR COMPOST QUALITY UNDER CANADIAN COUNCIL OF MINISTERS OF THE ENVIRONMENT (CCME).

COMPOST IS TO BE TESTED AND RESULTS SUBMITTED TO CONSULTANT PRIOR TO DELIVERY TO SITE.

BEDS TO HAVE 3" MULCH LAYER (after settling) CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM - SHOP DRAWINGS ARE TO BE PREPARED BY AN IABC CERTIFIED DESIGNER AND APPROVED BY LANDSCAPE ARCHITECT.

CONTRACTOR TO PROVIDE MAINTENANCE FOR 1 YEAR FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS **PRIOR** TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

SITE INSPECTION

EXAMINE EXISTING SUBGRADE CONDITIONS AND SIGNIFY ACCEPTANCE IN WRITING TO THE CONSULTANT.

ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUBGRADES PRIOR TO THE WORK.

IMMEDIATELY REPAIR DAMAGE RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS AT NO COST TO THE OWNER.

ALL PRUNING TO BE IN ACCORDANCE WITH THE CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL SOFTSCAPE AREAS ON SLAB TO INCLUDE MIN. 75MM GRAVEL DRAINAGE LAYERS IN ADDITION TO INDICATED SOIL DEPTH.

PLANT COUNTS

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

BIRD FRIENDLY PLANTING

PLANTS THAT ENABLE BIRD-FRIENDLY HABITAT CONSERVATION AND PROMOTION HAVE BEEN SELECTED AND CAN BE FOUND THROUGHOUT THE LANDSCAPE. PLANTING IS GROUPED IN NATURALIZED LAYERS OF TREES, TALL SHRUBS, LOW SHRUBS AND GROUNDCOVERS, MIMICKING THE IDEAL ENVIRONMENTAL CONDITIONS FOR BIRDS. THESE LAYERS WILL BE VARIED WITH A DIVERSITY OF TEXTURES AND DENSITIES THAT ATTRACTS AND PROTECTS MANY BIRD SPECIES. SPECIFIC LOCAL AND NON-INVASIVE PLANT SPECIES HAVE BEEN SELECTED BASED ON THEIR ABILITY TO PROVIDE YEAR-ROUND FOOD FOR BIRDS AND/OR YEAR-ROUND NESTING OPPORTUNITIES.

GENERAL NOTES

1.DO NOT SCALE DIRECTLY FROM DRAWINGS.
2.WHERE PLANS AND SPECIFICATIONS ARE FOUND TO BE IN CONFLICT, OR WHERE VARIOUS ITEMS OF WORK ARE SEEN TO BE IN CONFLICT, NOTIFY THE CONSULTANT IN WRITING IMMEDIATELY, PRIOR TO COMMENCING CONSTRUCTION.

3.THE CONTRACTOR IS REQUIRED TO INVESTIGATE AND VERIFY THE ALIGNMENT AND LOCATION OF ALL EXISTING SERVICES AND ALL EXISTING LANDSCAPE FEATURES ON SITE PRIOR TO COMMENCING CONSTRUCTION.

4.THE CONTRACTOR SHOULD PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO

COMMENCEMENT OF LANDSCAPE WORKS. MOCK UPS MAY BE REQUIRED AS NOTED/REQUESTED. 5.DIMENSIONS ON THIS DRAWING ARE IN MM, UNLESS OTHERWISE STATED AS REQUIRED BY THE CITY. 6.THESE DRAWINGS SHOULD BE READ IN CONJUNCTION WITH CORRESPONDING ARCHITECTURE

AND CIVIL ENGINEER'S DRAWINGS.
7.VERIFY LOCATION OF ALL UNDERGROUND STRUCTURES INCLUDING, BUT NOT LIMITED TO,
VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUITS AND PIPING, DRAINAGE STRUCTURES
AND OTHER UTILITIES WITH CORRESPONDING WET AND DRY ENGINEER'S AND CIVIL DRAWINGS.
8.ALL VEHICULAR ROADS SUB LAYERS TO BE READ FROM GEOTECHNICAL SPECIFICATIONS.
9.THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL WORK DISTURBED BY CONSTRUCTION

TO A CONDITION BETTER THAN OR EQUAL TO THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.

10. FOR PHASED PROJECT, A SOIL TEST SUBMITTAL WILL BE REQUIRED AT EACH PHASE AND THE TEST IS TO BE WITHIN 3 WEEKS OF THE DELIVERY TO SITE.

OUTSIDE OF LIMIT LINES DEFINED ON DRAWINGS OR THROUGH HIS/HER MEANS AND METHODS

PLANTING NOTES- REFER TO CURRENT NOTES LIST.

1.THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCE AS INDICATED ON THE DRAWINGS OR ARBORIST REPORT IN COMPLIANCE WITH ALL MUNICIPAL AND PROFESSIONAL REQUIREMENTS. 2.TREE PROTECTION TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. 3.DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, EXCAVATED MATERIAL OR EQUIPMENT

WITHIN TREE PROTECTION ZONE.

4.FINISH GRADING SHALL MEET EXISTING GRADE OF PROTECTED TREES 0.5M OR (20 INCHES)
BEYOND THE DRIPLINE.

5.EXACT LOCATIONS OF PROPOSED PLANT MATERIALS SHALL BE FLAGGED / STAKED AND

APPROVED BY LANDSCAPE ARCHITECT CONSULTANT ON SITE PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS ON SITE.
6.LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT UNSUITABLE MATERIAL DELIVERED OR INSTALLED ON SITE WITHOUT PRIOR REVIEW AND APPROVAL.
7.THE CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOIL ANALYSIS REPORT, WHICH TESTS THE

SOIL QUALITY CRITERIA RELATIVE TO – AGRICULTURE BY AN CERTIFIED SOIL NUTRIENT TESTING LABORATORY FOR APPROVAL BY THE LANDSCAPE ARCHITECT. THE REPORT SHALL INCLUDE RECOMMENDATIONS FOR PREPARATION OF GROWING MEDIUM TO MEET THE CSLA AAPC & CNLA ACPP.

8.EXCESS SOIL FROM LANDSCAPE GRADING IS TO BE REMOVED AND DISPOSED OF OFFSITE BY

THE CONTRACTOR IN A LOCATION APPROVED BY THE DEPARTMENTAL REPRESENTATIVE.

9.REFER TO PLANT SCHEDULE FOR THE LIST OF SPECIES, INCLUDING SIZE AND FORM AND OTHER SPECIFIED INFO.

10.CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OF

PLANT SPECIES OR SIZES.

11.ALL TREES MUST BE GUYED OR STAKED AS PER DETAILS AND SPECIFICATIONS.

12.THE CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES LOCATED WITHIN TWO

(2.0) METERS OF PAVING OR UNDERGROUND UTILITIES.

13.THE CONTRACTOR SHALL MANUALLY IRRIGATE OR ACTIVATE IRRIGATION SYSTEMS
NECESSARY TO WATER AND MAINTAIN PROPOSED AND EXISTING VEGETATION.

14.FOR PLANTING SOIL DEPTH, FOLLOW THE CITY'S RECOMMENDATION AND REQUIREMENTS
ONLY IF THE CITY'S REQUIREMENTS FOR SOIL DEPTH EXCEEDS CSLA OR BCSLA STANDARDS AND
REQUIREMENTS.

15. A SHOP DRAWING INDICATING THE SOIL DEPTH TO BE PROVIDED FOR THE LANDSCAPE REVIEW PRIOR TO INSTALLATION.

16. LIGHT-WEIGHT-BLOWN-IN SOIL WILL NOT BE ACCEPTED UNLESS IT IS REQUIRED BY

STRUCTURAL ENGINEER.

17. A LANDSCAPE ARCHITECT SHALL BE ON SITE AT SOIL DELIVERY DATE.

HARD LANDSCAPE & FURNITURE NOTES

1.PROVIDE EXPANSION JOINTS ALIGNED WITH PROPOSED PAVING PATTERN AND PAVING MODULES. THE SPACING OF EXPANSION JOINTS TO STRUCTURAL ENGINEERS RECOMMENDATION. 2.UNLESS SPECIFICALLY DIMENSIONED SITE FURNITURE LOCATIONS ON DRAWINGS ARE APPROXIMATE AND MUST BE APPROVED ON SITE BY THE LANDSCAPE ARCHITECT BEFORE UNDERTAKING INSTALLATION.

3.CONTRACTOR TO SUBMIT ENLARGED DETAILED PLANS AND SHOP DRAWINGS FOR ALL HARDSCAPE MATERIAL PAVING, CLADDING AND CAPPING SHOWING PATTERNS, EXACT DIMENSIONS AND ARRANGEMENT FOR LANDSCAPE ARCHITECT'S APPROVAL.

4.ALL PAVING MATERIALS COLORS AND FINISHES ARE AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.

5.CONTRACTOR TO BUILD A 2M LONG X MINIMUM WIDTH OR 2M WIDTH (WHICH EVER IS LESS) MOCK-UP FOR ALL HARDSCAPE MATERIALS AS SPECIFIED ON DRAWINGS AND SPECIFICATIONS SETS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLATION ON SITE. APPROVED MOCK-UPS COULD STAY AS PART OF THE OVERALL HARDSCAPE INSTALLATIONS.

6.ALL SITE FURNITURE COLORS AND FINISHES IS AS INDICATED ON DRAWINGS AND SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.

SPECIFICATIONS OR AS APPROVED BY THE LANDSCAPE ARCHITECT.
7.CONTRACTOR TO FOLLOW MANUFACTURER RECOMMENDATIONS FOR INSTALLATION AND FIXATION OF ALL SITE FURNITURE AND TO SUBMIT SHOP DRAWINGS FOR LANDSCAPE ARCHITECT'S APPROVAL.

SITE LAYOUT & GRADING NOTES 1.ALL PROPOSED DIMENSIONS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH

CONSTRUCTION.
2.SITE LAYOUT DIMENSIONS ARE IN M, UNLESS OTHERWISE INDICATED.
3.ALL PROPOSED LEVELS SHALL BE VERIFIED ON SITE BEFORE PROCEEDING WITH CONSTRUCTION

4.STAIRS NUMBERS AND RISERS HEIGHT SHOULD BE VERIFIED ON SITE AND ADJUSTED AS SEEN NECESSARY AND AS APPROVED BY ENGINEER.
5.CONTRACTOR TO CROSS CHECK ALL EXTERNAL WORKS LEVELS WITH EXISTING BUILDINGS. ANY DISCREPANCIES TO BE SUBMITTED FOR THE LANDSCAPE ARCHITECT'S FEEDBACK.
6.DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS.

7.FOR LAYING OF ROADS AND CAR PARKING AND ASSOCIATED DRAINAGE REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS.

8 THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW AD IACENT CURB OR

8.THE FINISH GRADING OF PLANTING AREAS SHALL BE 50MM BELOW ADJACENT CURB OR PAVEMENT.

IRRIGATION NOTES

1. IRRIGATION TO BE PROVIDED FOR ALL SOFT LANDSCAPE AREAS SHOWN ON THE DRAWING, BY LANDSCAPE CONTRACTOR.

2. IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FROM THE STUB OUTS PROVIDED (TYP. 2", CONFIRM WITH MECHANICAL). PROVIDE SUBMITTALS OF DESIGN FOR LANDSCAPE REVIEW AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE, TO INCLUDE SLEEVING, DRIP LINE, PIPE SIZE, VALVE BOXES, ETC. VALVE BOXES TO BE LOCATED IN LOW-VISIBLE PLANTED AREAS ONLY AND LOCATIONS TO BE APPROVED.

3. IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH CANADIAN

LANDSCAPE STANDARDS.

4. IRRIGATION CONTRACTOR PERFORMING THE WORK MUST HAVE MINIMUM (5) FIVE YEARS DOCUMENTED EXPERIENCE, AND BE A MEMBER IN GOOD STANDING OF THE IIABC (IRRIGATION INDUSTRY ASSOCIATION OF BC).

IRRIGATION TO CONFORM TO ALL LOCAL PLUMBING AND ELECTRICAL CODE REQUIREMENTS.
 CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH MECHANICAL AND ELECTRICAL CONSULTANTS AND TRADES.
 IRRIGATION STUB-OUTS AND HOSE BIBS PER MECHANICAL PLANS.

7. SEPARATE ZONE AND REQUIRED SLEEVES TO BE PROVIDED FOR SPRAY IRRIGATION OF OFFSITE AREAS, PER CITY STANDARDS.

8. ALL IRRIGATION VALVE BOXES TO BE QUIPPED WITH QUICK COUPLERS.

9. TEST SYSTEM PRIOR TO COMPLETION OF LANDSCAPE WORKS TO ENSURE NO LEAKAGE AND SPECIFIED PSI IS MET. PROVIDE WRITTEN NOTICE THAT PRESSURE TESTING HAS MET STANDARDS.

10. MAINTAIN AND OPERATE IRRIGATION PER MANUFACTURER'S RECOMMENDATIONS

THROUGHOUT WARRANTY PERIOD - WINTERIZE AS REQUIRED.

11. PROVIDE COPIES OF INSTRUCTION MANUALS FOR OPERATION AND MAINTENANCE OF SYSTEM AND CONTROLS, SEASONAL ACTIVITY, AND SHUTDOWN AND MANUFACTURER'S PARTS CATALOGUE.

LANDSCAPE LIGHTING NOTES

1.ALL LIGHTING POINTS SHOWN ON LANDSCAPE PLANS ARE FOR REFERENCE ONLY. FOR ALL LIGHTING FIXTURES AND TYPES, REFER TO ELECTRICAL DRAWINGS AND SPECIFICATIONS.

2.CONTRACTOR TO SUBMIT SAMPLES OF ALL LIGHT FIXTURES WITH REFERENCE SPECS AND PHOTOMETRIC'S TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION ON SITE.

3.FOR STREET LIGHTING LOCATIONS AND TYPES REFER TO CIVIL DRAWINGS AND SPECIFICATIONS.

4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO

4.LIGHTING SPECS TO BE COORDINATED AND REVIEWED WITH ELECTRICAL PRIOR TO CONSTRUCTION.
5.STREET TREES AND FURNISHINGS TO BE LOCATED AT ACCEPTABLE OFFSITE- REFER TO LAYOUT DRAWINGS AND MUNICIPAL STANDARDS.

PLANT LIST

ID TREES	QTY S - OFF	LATIN NAME -SITE	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
I ANA/N	I - OFFS	NTC					
LAWIN	i- Oi i c	Non-Netted, grown on sand					
TREES	S						
Acpf	2	Acer circinatum 'Pacific Fire'	Pacific Fire vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N, W
Cff	3	Carpinus betulus 'Frans Fontaine'	Frans Fontaine hornbeam	as shown	6cm cal/B&B	full crown	S
Fsp	4	Fagus sylvatica 'Dawyck Purple'	purple beech	as shown	6cm cal/B&B	full/ bushy canopy	Ed
Pas	3	Pinus nigra 'Arnold Sentinel'	Arnold Sentinel Austrian pine	as shown	3m ht/B&B	full/ bushy canopy	E, S
SHRU	BS / GF	ROUNDCOVERS / PERENNIALS					
Am		Achillea millefolium	yarrow	0.3	3 #1 cont.	full/ bushy plants	P
Gs		Gaultheria shallon	salal	0.61	#2 cont.	full/ bushy plants	N, E, B, P, Ed
Hap		Hosta 'Aphrodite'	Aphrodite plantain lily	0.51	#1 cont.	full/ bushy plants	P
Lah		Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Lp		Lonicera pileata	box leaf honeysuckle	0.76	6 #2 cont.	full/ bushy plants	E, B, P
Mis		Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	0.76	6 #3 cont.	full/ bushy plants	B, W
Pim		Pinus mugo	mugo pine	1.37	7 #3 cont.	full/ bushy plants	E, S
Pm		Polystichum munitum	sword fern	0.76	6 #3 cont.	full/ bushy plants	N, E
Pt		Pachysandra terminalis	Japanese spurge	0.46	8 #1 cont.	full/ bushy plants	E, P
Sh		Sarcococca hookeriana var. humilis	dwarf sweet box	0.46	8 #2 cont.	full/ bushy plants	E, B, P
The		Taxus x media 'H.M. Eddie'	H.M. Eddie yew	0.61 0	1.2m ht/B&B)	full/ bushy plants - male clones only	E

LAWN

Non-Netted, grown on sand

NOTES:

1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.

2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST

S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Revision Io. Date Revision

Date Revision Note

No. Date Issue Notes

D 2024-10-31 Re-Issued for Rezoning

Professional Seal



1690 West 2nd Avenue
Vancouver , BC , Canada , V6J 1H4

Vancouver . BC . Canada

t | 604.683.1456 f | 604.683.1459

w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

West 12th

1366 West 12th Ave Vancouver, BC

Drawing Title

Landscape Notes & Schedules

Project Manager KD	Project ID 22401
Drawn By KD	Scale NTS
Reviewed By DT	Drawing No. LO.1 2 of
	11

 Project Manager
 Project ID

 KD
 22401

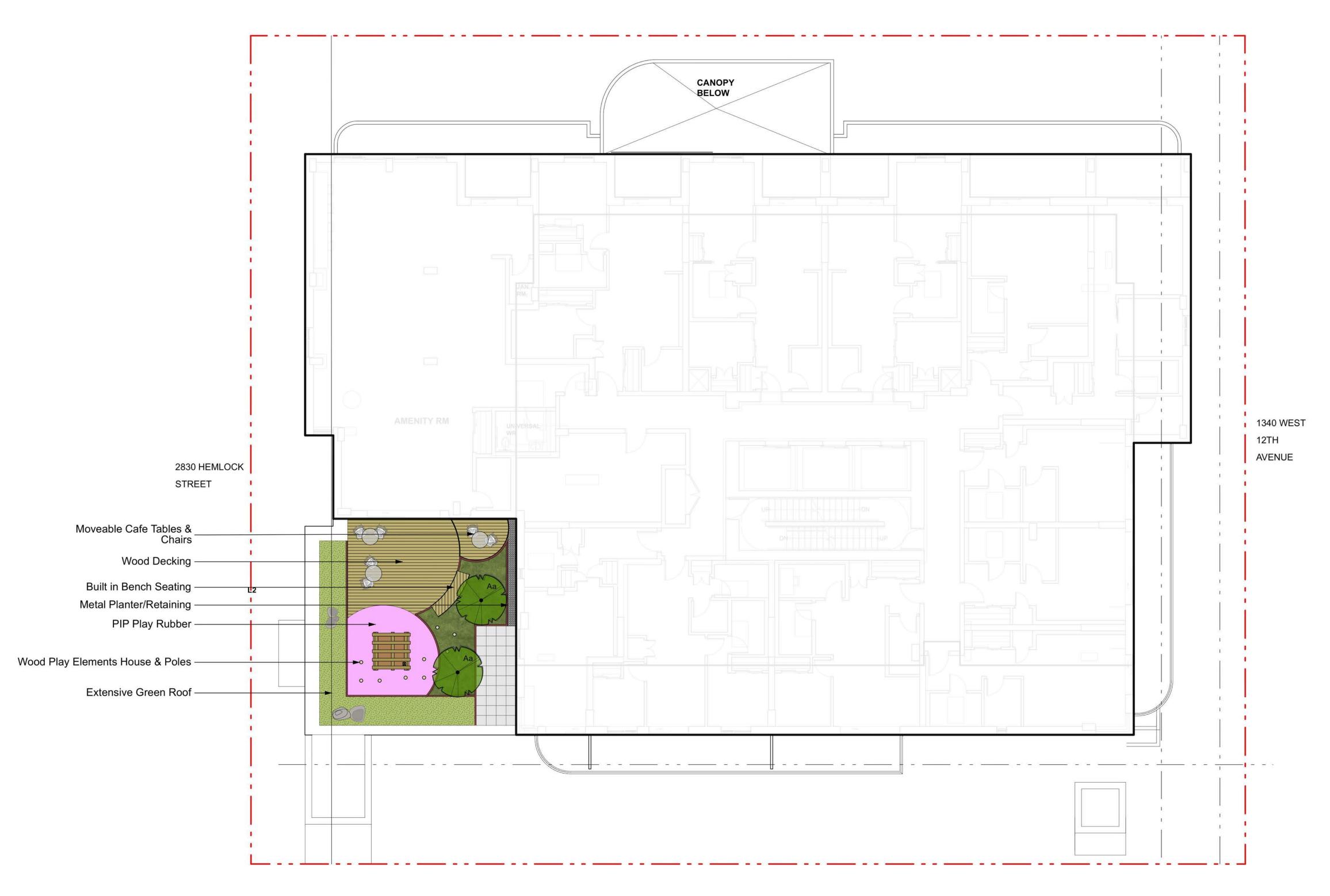
 Drawn By
 Scale

 KD
 As Noted

 Reviewed By
 Drawing No.

 L0.2
 3

 —
 11



SOUTH LANE



Issue
No. Date Issue Notes

Professional S



1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456

f | 604.683.1459 w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

West 12th

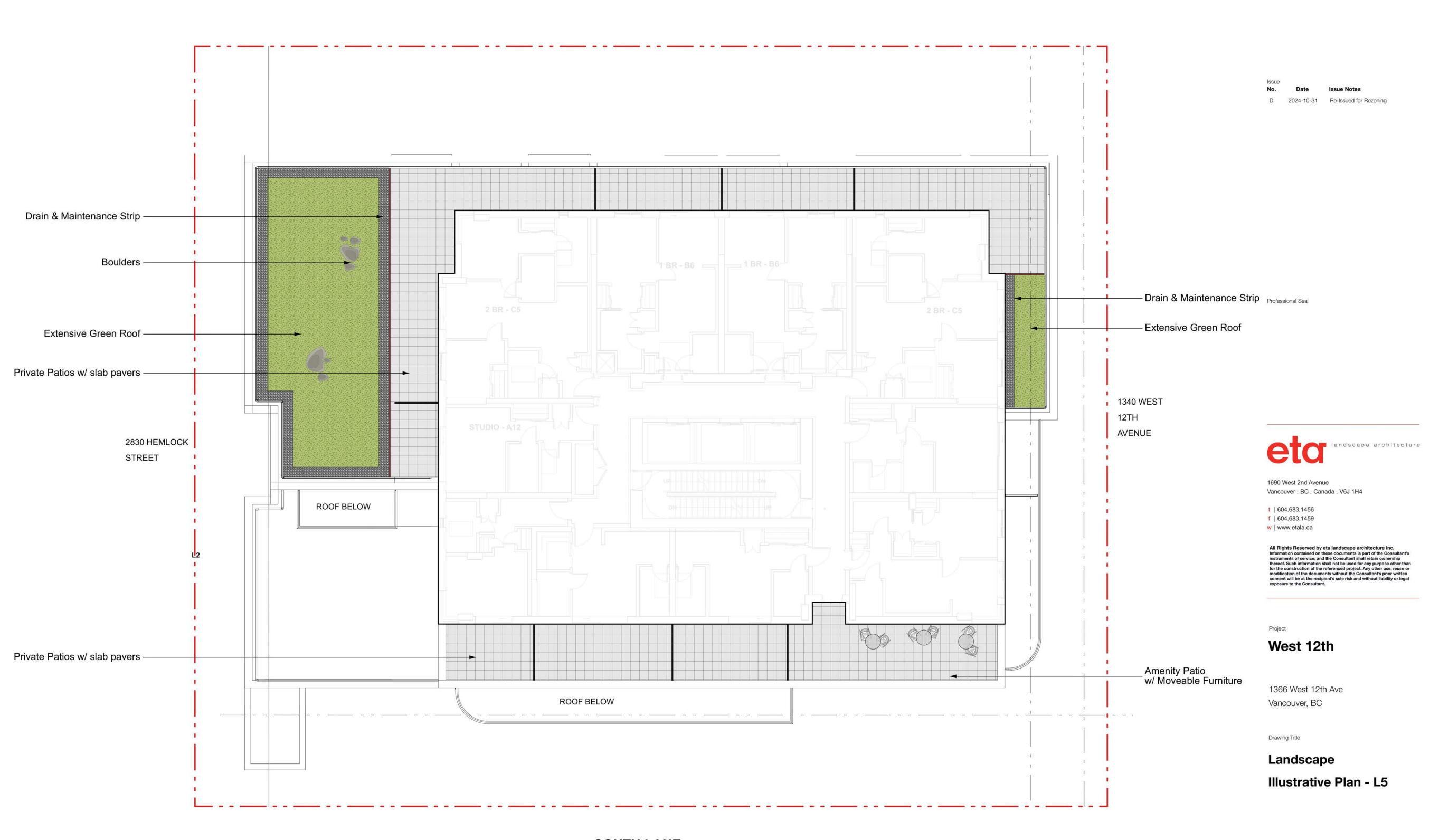
1366 West 12th Ave Vancouver, BC

Drawing Title

Landscape

Illustrative Plan - L2

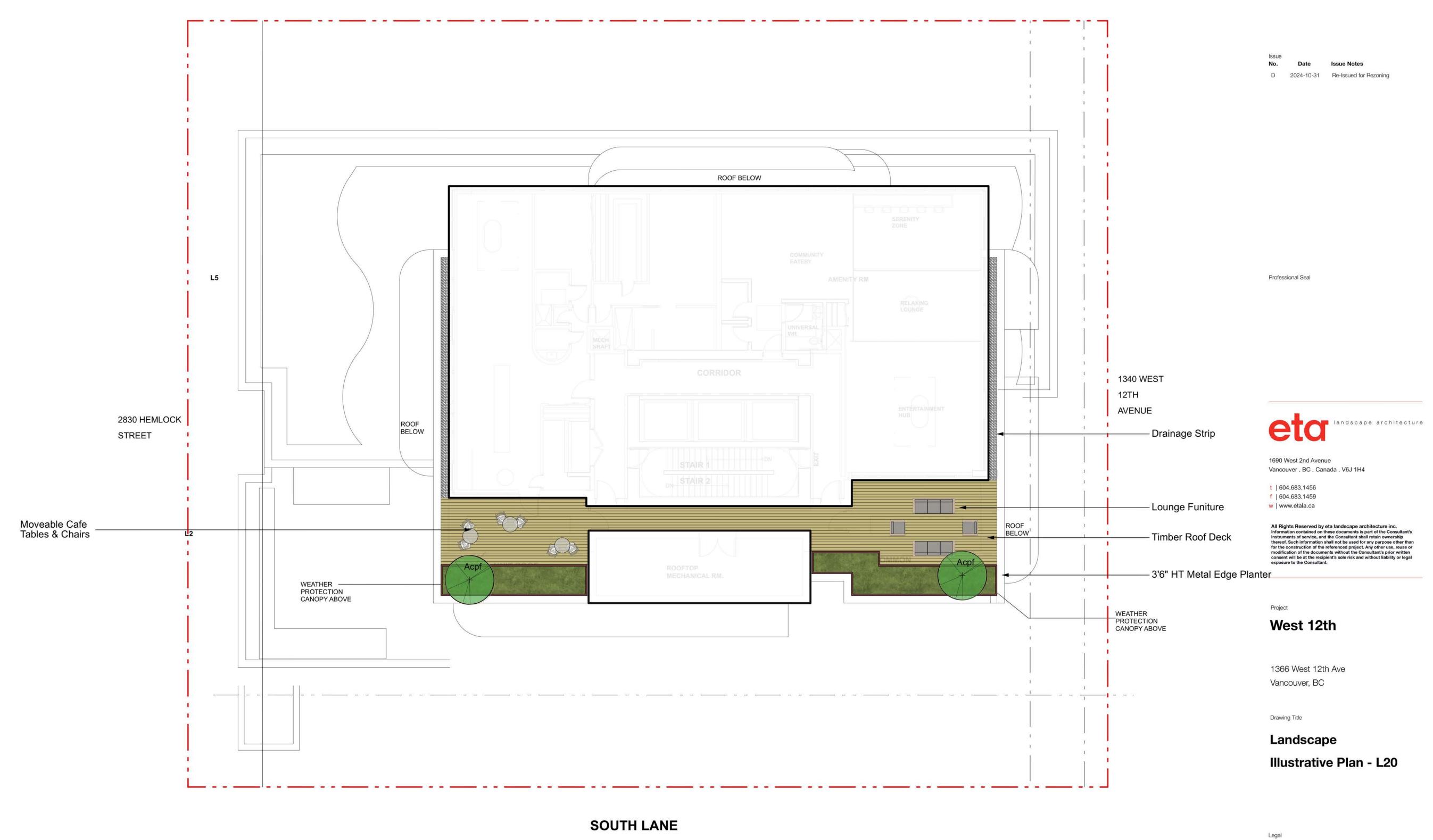
Project Manager KD	Project ID 22401
Drawn By	Scale As Noted
Reviewed By DT	Drawing No. L0.3 4 of



SOUTH LANE

0 5 10 m

Project Manager KD Drawn By	Project ID 22401 Scale
KD	As Noted
Reviewed By	Drawing No. L0.4 5 of —— 11



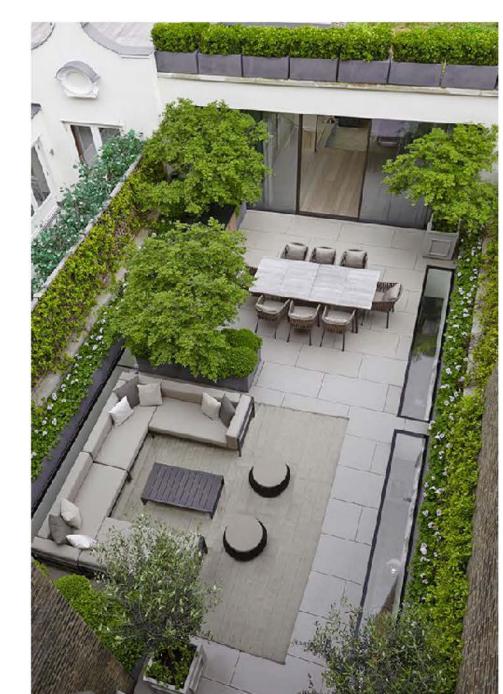
Drawn By KD As Noted Reviewed By DT DT DT DT DT DT DT DT DT DT	KD 22401 Drawn By Scale KD As Noted Reviewed By Drawing No. DT				
Drawn By Scale KD As Noted Reviewed By Drawing No.	Drawn By KD As Noted Reviewed By DT L0.5 6	0	5		Project ID 22401
Reviewed By Drawing No.	DT Drawing No. L0.5			Drawn By	Scale As Noted
	6			Reviewed By DT	

















eta landscape architecture 1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4 t | 604.683.1456 f | 604.683.1459 w | www.etala.ca All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.



West 12th

1366 West 12th Ave Vancouver, BC

Landscape

Precedent Images

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. L0.6 7 of 11







INCLO							
Acpf Cff Fsp Pas	2 3 4 3	Acer circinatum 'Pacific Fire' Carpinus betulus 'Frans Fontaine' Fagus sylvatica 'Dawyck Purple' Pinus nigra 'Arnold Sentinel'	Pacific Fire vine maple Frans Fontaine hornbeam purple beech Arnold Sentinel Austrian pine	as shown as shown as shown as shown	6cm cal/B&B 6cm cal/B&B 6cm cal/B&B 3m ht/B&B	full/ bushy canopy full crown full/ bushy canopy full/ bushy canopy	N, W S Ed E, S
SHRUBS	s / GI	ROUNDCOVERS / PERENNIALS					
Am		Achillea millefolium	yarrow	0.3	3 #1 cont.	full/ bushy plants	Р
Gs		Gaultheria shallon	salal	0.61	#2 cont.	full/ bushy plants	N, E, B, P, Ed
Нар		Hosta 'Aphrodite'	Aphrodite plantain lily	0.51	l #1 cont.	full/ bushy plants	Р
Lah		Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender	0.51	#2 cont.	full/ bushy plants	E, P, Ed
Lp		Lonicera pileata	box leaf honeysuckle	0.76	8 #2 cont.	full/ bushy plants	E, B, P
Mis		Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	0.76	8 #3 cont.	full/ bushy plants	B, W
Pim		Pinus mugo	mugo pine	1.37	7 #3 cont.	full/ bushy plants	E, S
Pm		Polystichum munitum	sword fern	0.76	8 #3 cont.	full/ bushy plants	N, E
Pt		Pachysandra terminalis	Japanese spurge	0.46	8 #1 cont.	full/ bushy plants	E, P
Sh		Sarcococca hookeriana var. humilis	dwarf sweet box	0.46	8 #2 cont.	full/ bushy plants	E, B, P
The		Taxus x media 'H.M. Eddie'	H.M. Eddie yew	0.61	1.2m ht/B&B)	full/ bushy plants - male clones only	ľΕ

LAWN

Non-Netted, grown on sand

NOTES:

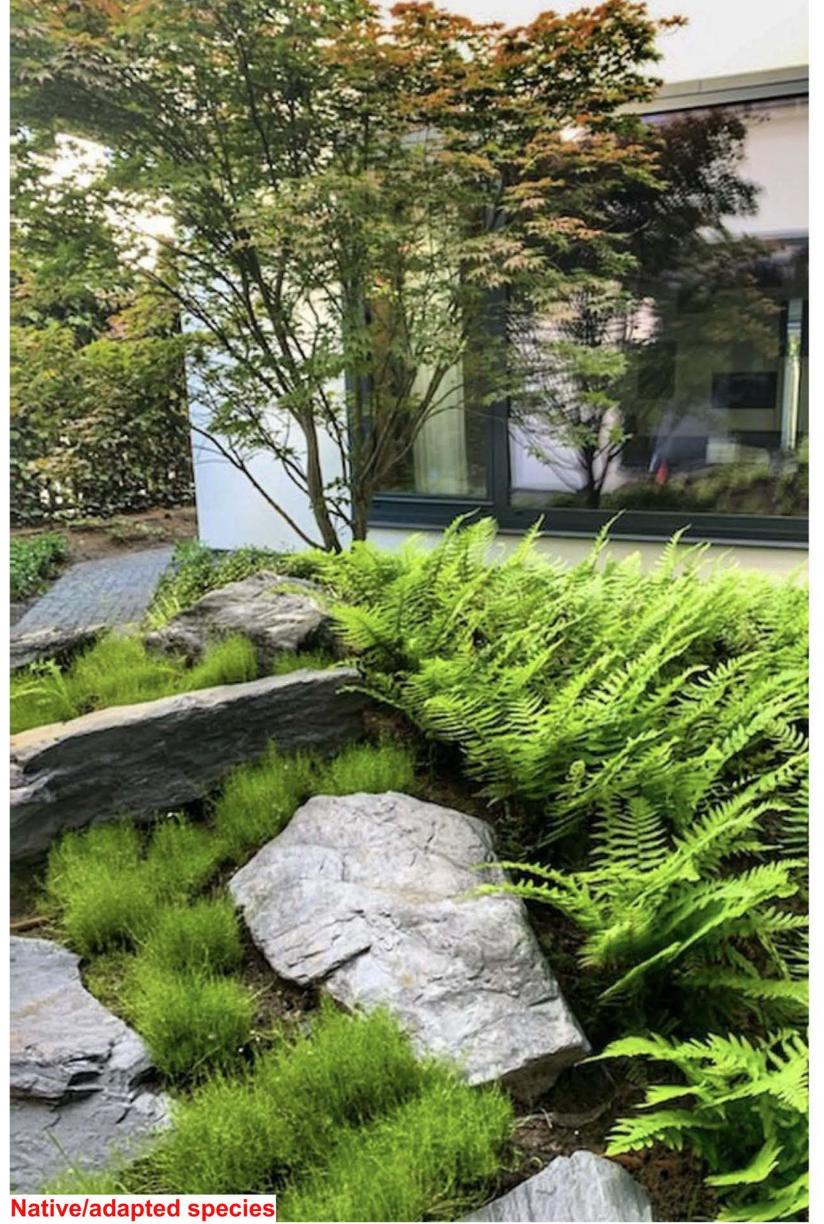
1 ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
2 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON

3 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE

4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.



Issue
No. Date Issue Notes
D 2024-10-31 Re-Issued for Rezoning







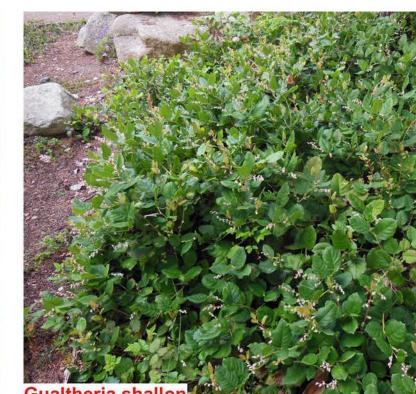
















1366 West 12th Ave

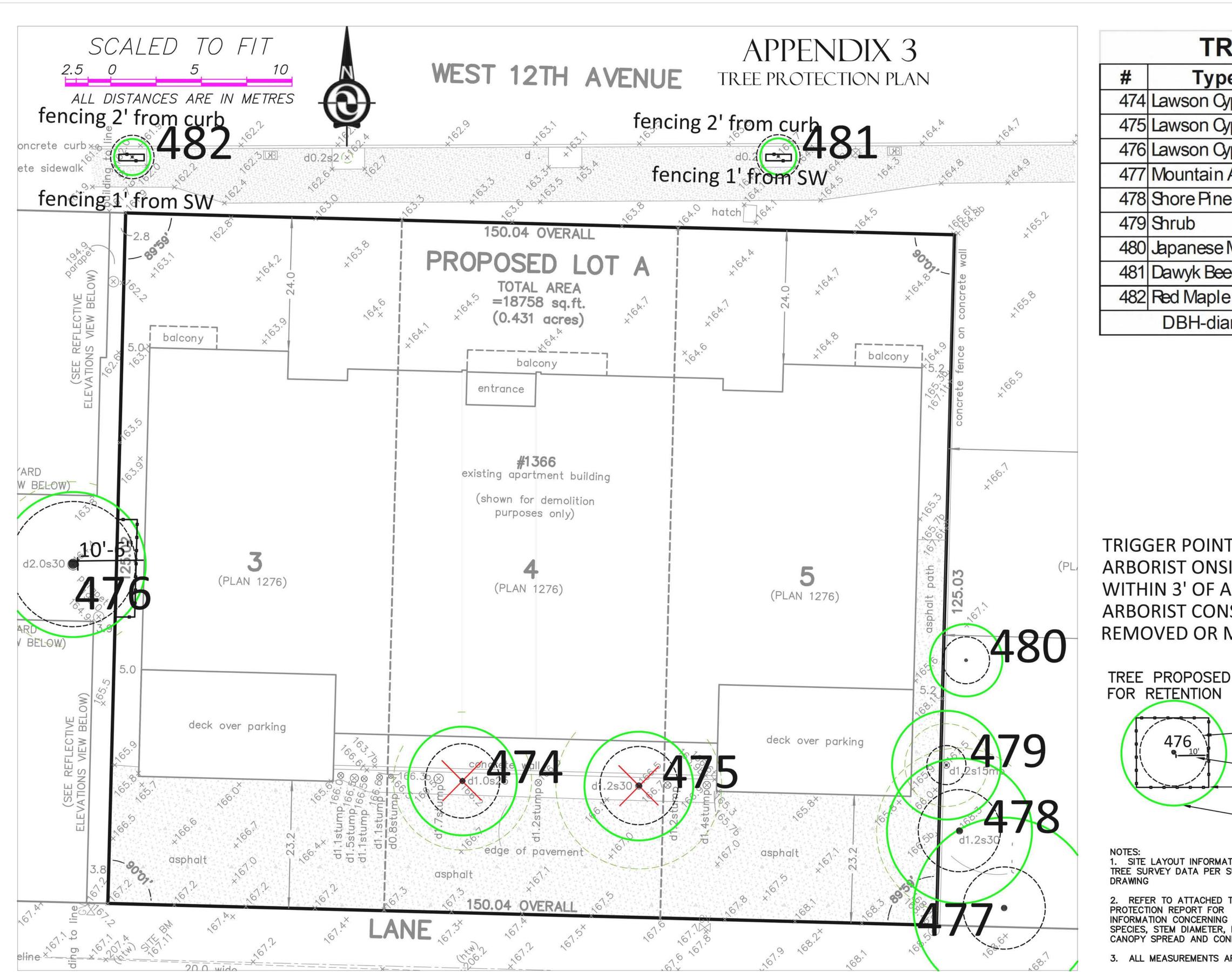
Vancouver, BC

eta landscape architecture

Planting

Precedent Images

Project Manager	Project ID
KD	22401
Drawn By	Scale
KD	As Noted
Reviewed By DT	Drawing No. L0.7 8 of — 11





TRIGGER POINTS: ARBORIST ONSITE FOR ALL EXCAVATION WITHIN 3' OF A PROTECTION ZONE ARBORIST CONSULTED IF FENCING IS TO BE REMOVED OR MOVED FOR ANY REASON.

FOR RETENTION PROTECTION ZONE (MPZ) 476 FENCING DIMENSIONS IN FEET _PROTECTION **FENCING** CANOPY (green)

TREE PROPOSED

FOR REMOVAL

SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-437-0970

1366 West 12th Ave Vancouver BC

TREE PROTECTION DRAWING THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT April 2024

Professional Seal

er andscape architecture

1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456 f | 604.683.1459 w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. information contained on these documents is part of the Consultant instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

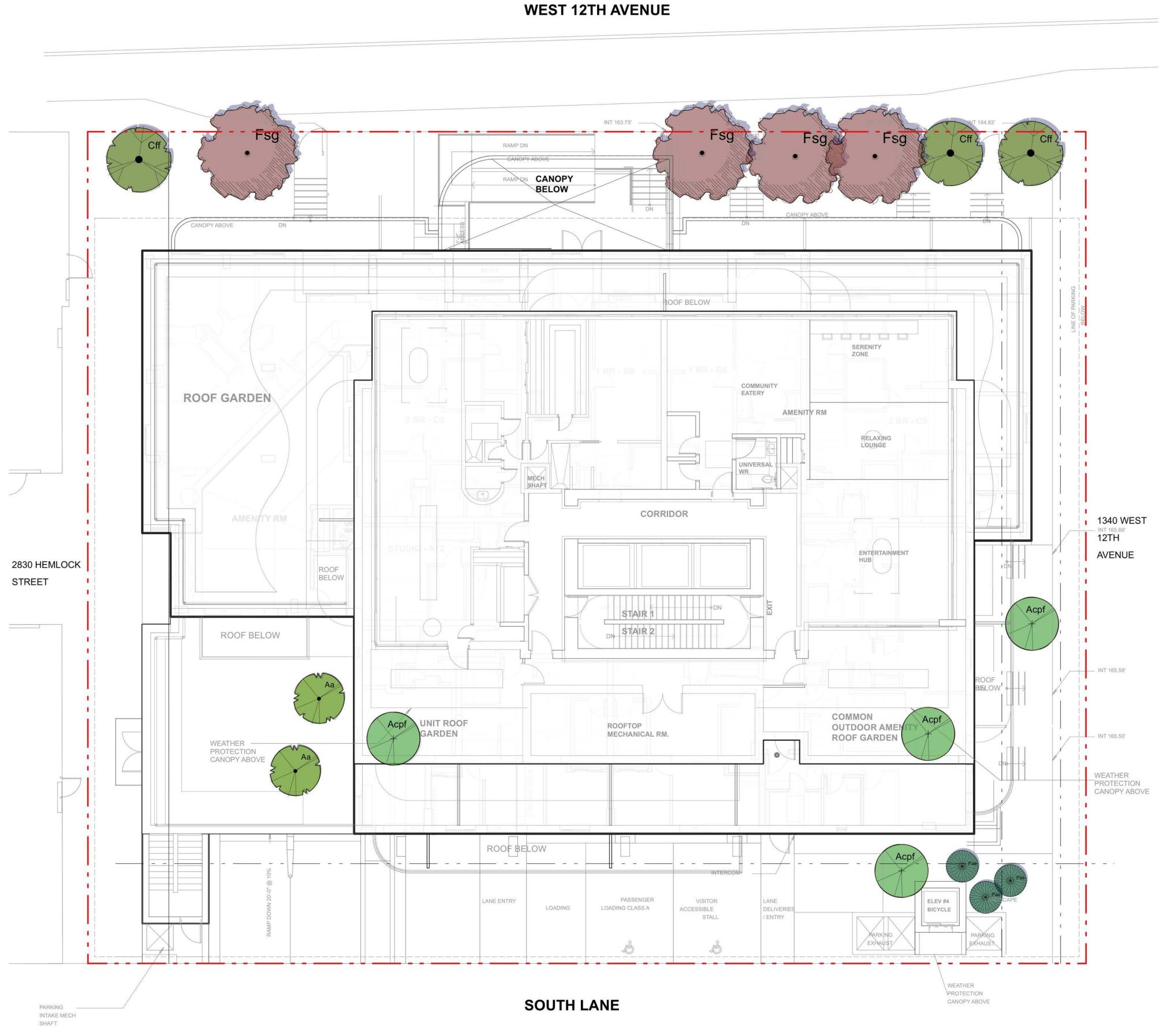
West 12th

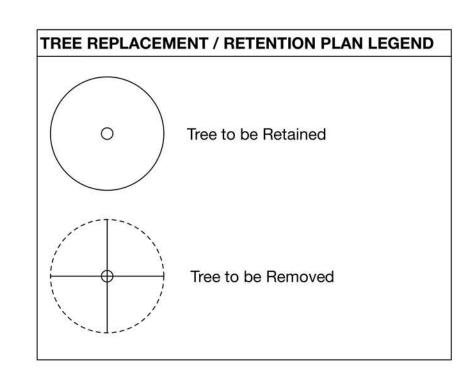
1366 West 12th Ave Vancouver, BC

Drawing Title

Arborist Tree Management Plan

and the state of t	(O) (C) (C) (C) (C) (C) (C) (C) (C) (C) (C
Project Manager	Project ID
KD	22401
ND	22401
Drawn By	Scale
KD	As Noted
אט	AS Noted
Reviewed By	Drawing No.
DT	
	L1.0
	L1.0
	9
	of
	OI.
	91





Professional Seal

eta landscape architecture

1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456

f | 604.683.1459 w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

West 12th

1366 West 12th Ave Vancouver, BC

Drawing Title

Landscape

Tree Plan

Project Manager KD	Project ID 22401
ND .	22401
Drawn By	Scale
KD	As Noted
Reviewed By	Drawing No.
DT	100
	L2.0
	10
	of
	44



PERMEABILITY LEGEND

Permeable = 306.04m2

Professional Seal

eta landscape architecture

1690 West 2nd Avenue Vancouver . BC . Canada . V6J 1H4

t | 604.683.1456

f | 604.683.1459 w | www.etala.ca

All Rights Reserved by eta landscape architecture inc. Information contained on these documents is part of the Consultant's instruments of service, and the Consultant shall retain ownership thereof. Such information shall not be used for any purpose other than for the construction of the referenced project. Any other use, reuse or modification of the documents without the Consultant's prior written consent will be at the recipient's sole risk and without liability or legal exposure to the Consultant.

Project

West 12th

1366 West 12th Ave Vancouver, BC

Drawing Title

Landscape

Permeability Plan

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. L3.0 11 of



MEMO

DATE: October 31st, 2024 PROJECT NO: 04-23-0323

PROJECT: 1366 West 12th Avenue

SUBJECT: Parking Review Memo - Version 2

TO: Stanley Chen

1366 West 12th Holding Ltd. &1366 West 12th Properties Ltd.

PREPARED BY: Caitlyn Quach, EIT
REVIEWED BY: Yulia Liem, P.Eng., PTOE



1. INTRODUCTION

The project team is proposing to redevelop 1366 West 12th Avenue, in Vancouver, BC, to a residential tower. The site is situated at the southeast quadrant of West 12th Avenue & Hemlock Street intersection, and thus can naturally take advantage of its proximity to TransLink's Frequent Transit Network (FTN) bus routes along West Broadway along with the future SkyTrain station. The site will be approximately 550 m walk from the future Granville Street Station at Broadway which is a major transit connection point.

This memo provides a preliminary overview of the development plan, the required Bylaw parking requirements, and the site provision, and has been updated to reflect the current development plan.

2. DEVELOPMENT PLAN

The proposal encompasses replacing the existing buildings with a 180-unit residential rental tower. The site statistics are summarized in **Table 2.1**.

Table 2.1: Proposed Land Uses

LAND USE	FLOOR AREA	DWELLING UNITS		
Residential - Rental	11,332 m²	180		

Note: floor area represents the area calculated in the same manner as the floor space ratio calculation



3. PARKING & LOADING BYLAW REVIEW

3.1 Vehicle Parking Requirement

Section 4 of the City of Vancouver Parking By-law outlines the minimum parking requirements for new developments. Given that the location of the development is located in the Broadway Plan Area, there are no minimum parking requirements aside from accessible stalls and residential visitor stalls (if residential spaces are provided beyond the minimum accessible space requirements).

Table 3.1 summarizes the minimum accessible parking requirement.

Table 3.1: Minimum Accessible Parking Requirements

LAND USE	DENSITY	BY-LAW RATE	MINIMUM REQUIREMENTS (SPACES)	MAXIMUM ALLOWED (SPACES)	PROVISION (SPACES)
Residential	180 Units	1 space for the first 7 units, plus 0.034 spaces for each additional units	7 Accessible	-	68 Spaces (7 of which are accessible spaces)
Residential Visitor	180 Units	Minimum 0.05 spaces per unit or 5% of residential spaces. Maximum 0.1 spaces per unit.	3 Spaces	18 Spaces	3 Spaces (1 of which is a accessible space)
	-	TOTAL PARKING REQUIREMENT			

The Bylaw requires a minimum of 7 accessible parking spaces for the development which the developer has provided (including at least 1 accessible Van space). Given that the project is providing 61 residential spaces beyond the accessible requirements, 3 visitor spaces are required and has been provided.

3.2 Passenger Space Requirement

The City of Vancouver's vehicle passenger loading space requirement (Bylaw 6059, Section 7) for the proposed project plan is summarized in **Table 3.2**.

Table 3.2: Minimum Passenger Space Requirements

LAND USE	DENSITY	BY-LAW RATE	REQUIREMENTS	PROVIDED		
Rental	180 units	A minimum of one (1) Class A space for development with 50 to125 dwelling units, plus one (1) space for every additional 150 dwelling units. No Class B or Class C requirement.	1 Class A	1 Class A		
	TOTAL PASSENGER SPACE REQUIREMENT 1 CLASS A 1 CLASS A					

The Bylaw requires 1 passenger spaces for the development which has been provided.

3.3 Bicycle Parking Requirement

Based on the City of Vancouver's Bicycle Parking requirement (Bylaw 6059, Section 6), **Table 3.3** presents the Bicycle Parking Bylaw Rates, while **Table 3.4** provides a breakdown of the bicycle parking supply.

Table 3.3: Bicycle Parking Bylaw Rates

ТҮРЕ	BREAKDOWN	NO. OF UNITS	CLASS A BYLAW RATE	CLASS B BYLAW RATE
	<65 m ²	119	1.5 Spaces Per Unit	2 Spaces for any development
Residential	65 m ² to 105 m ²	59	2.5 Spaces Per Unit	containing at least 20 dwelling
Rental	> 105 m²	2	3 Spaces Per Unit	units and 1 additional space for every additional 20 dwelling units.
<u> </u>		<u> </u>		

Table 3.4: Bicycle Parking Bylaw Requirements and Provisions

ТҮРЕ	BREAKDOWN	NO. OF UNITS	CLASS A REQ'D	CLASS B REQ'D	CLASS A PROVIDED	CLASS B PROVIDED
Residential Rental	<65 m²	119				
	65 m ² to 105 m ²	59	332	10	337	10
	> 105 m ²	2				
	-					

The project requires 332 Class A bicycle spaces and 10 Class B bicycle spaces while the site is providing 337 Class A spaces and 10 Class B spaces.

3.4 Service Loading Requirement

The Bylaw rates for service vehicle loading (Bylaw 6059, Section 5) are summarized in **Table 3.5** and the resulting requirements and proposed supply has been presented in **Table 3.6**.

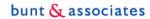


Table 3.5: Service Vehicle Loading Bylaw Rates

LAND USE	DENSITY	CLASS A RATE	CLASS B RATE	CLASS C RATE
Rental	One (1) class A space for 50 to 299 dwelling units		One (1) space for 100 to 299 dwelling units	No requirement.

Table 3.6: Service Vehicle Loading Requirement

LAND USE	UNITS	BYLAW REQUIREMENT			PROJECT PROVISION		
	UNITS	Class A	Class B	Class C	Class A	Class B	Class C
Residential Rental	180 units	1	1	-	1	1	0

The project is providing one Class B loading space and one Class A loading space which meet the Bylaw requirement.

4. TRANSPORTATION DEMAND MANAGEMENT PLAN

As the project is located the Broadway Plan area, a TDM Plan is required. In accordance with the City of Vancouver's guidelines, submitting a draft TDM Plan during the rezoning phase is optional and a finalized TDM Plan is required at the Development Permit (DP) stage.

The Project Team is still working towards selecting an appropriate TDM Plan for the site. It should be noted, however, that TDM Plan D will not be an available option for the site given that it is only applicable to strata residential sites, whereas the site is currently proposed to be rental.