

1366 West 12th Avenue, Vancouver, BC

*Reissued for Rezoning Application
12th November 2024*



Architect

BFA studio
architects



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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



Architect & Interior Design

BFA Studio Architects
600-355 Burrard Street
Vancouver, BC

Structural Engineer

WSB Consulting Structural Engineers

Mechanical Engineer

Williams Engineering

Electrical Engineer

NEMETZ (S/A) & Associates

Civil Engineer

CREUS Engineering

Geotechnical Consultant

RAM Consulting

Energy Modeling Consultant

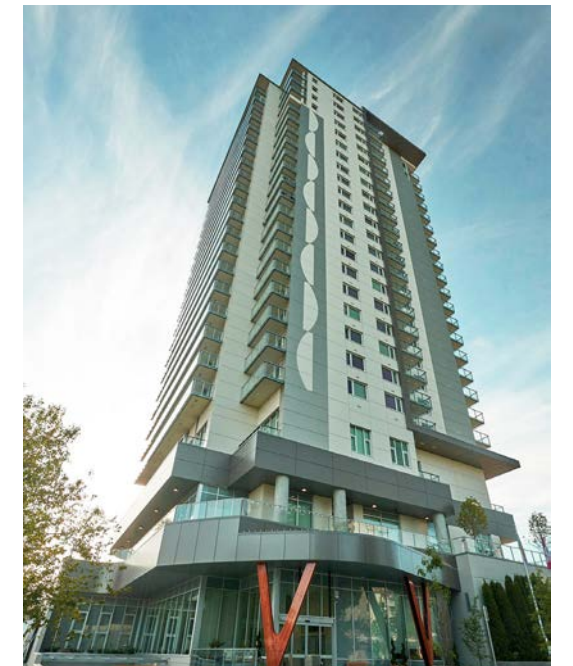
EDGE Consultant

Traffic Consultant

Bunt & Associates Engineering Ltd.

Building Envelope Consultant

EVOKE



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 to 12 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 Fairview South - Area B
- Uses Residential, Retail / Service
- Height 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 71
- Number 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 Rezoning (2010, Last Amended 2022)
- Community Amenity Contributions - Through Rezoning (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)



1.5 Proposed Rezoning Development Summary

ZONING

- Existing Zoning RM3
- Rezoning 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 11,332sm / 121,927sf
- FSR 6.50
- Below market floor area 20%

UNITS

- Below market units 35 (19.4%)
- Market units 145 (80.6%)
- Total number of units 180
- Family units 63 (35%)

AMENITY

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

PARKING & BICYCLE STALLS

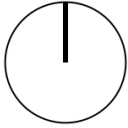
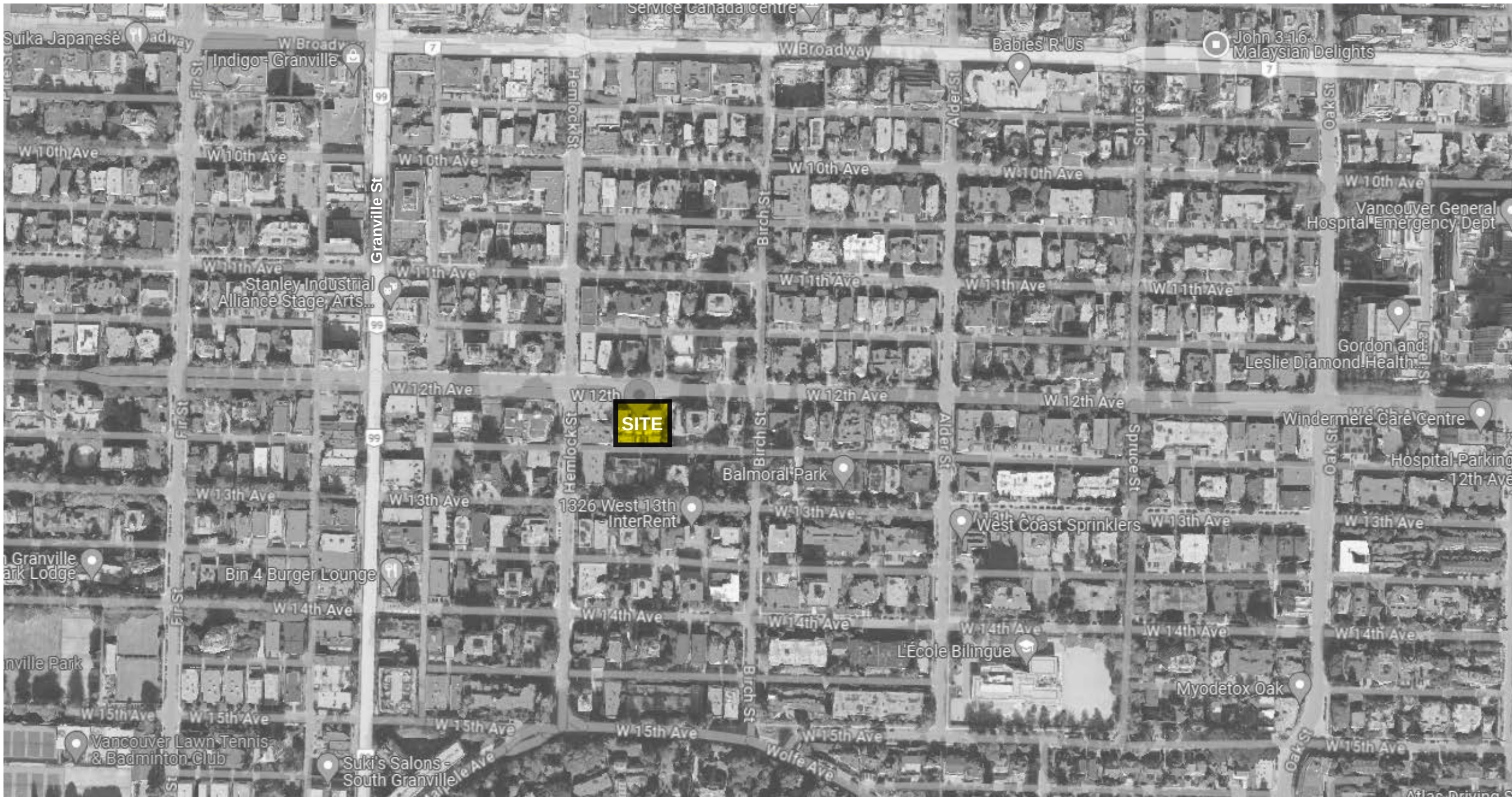
- Residential parking stalls 71
- Residential bike stalls 347

LOADING & PASSENGER STALLS

- Class A loading stall 1
- Class B loading stall 1
- Class A passenger loading stall 1

Context Analysis

2.1 Context Map

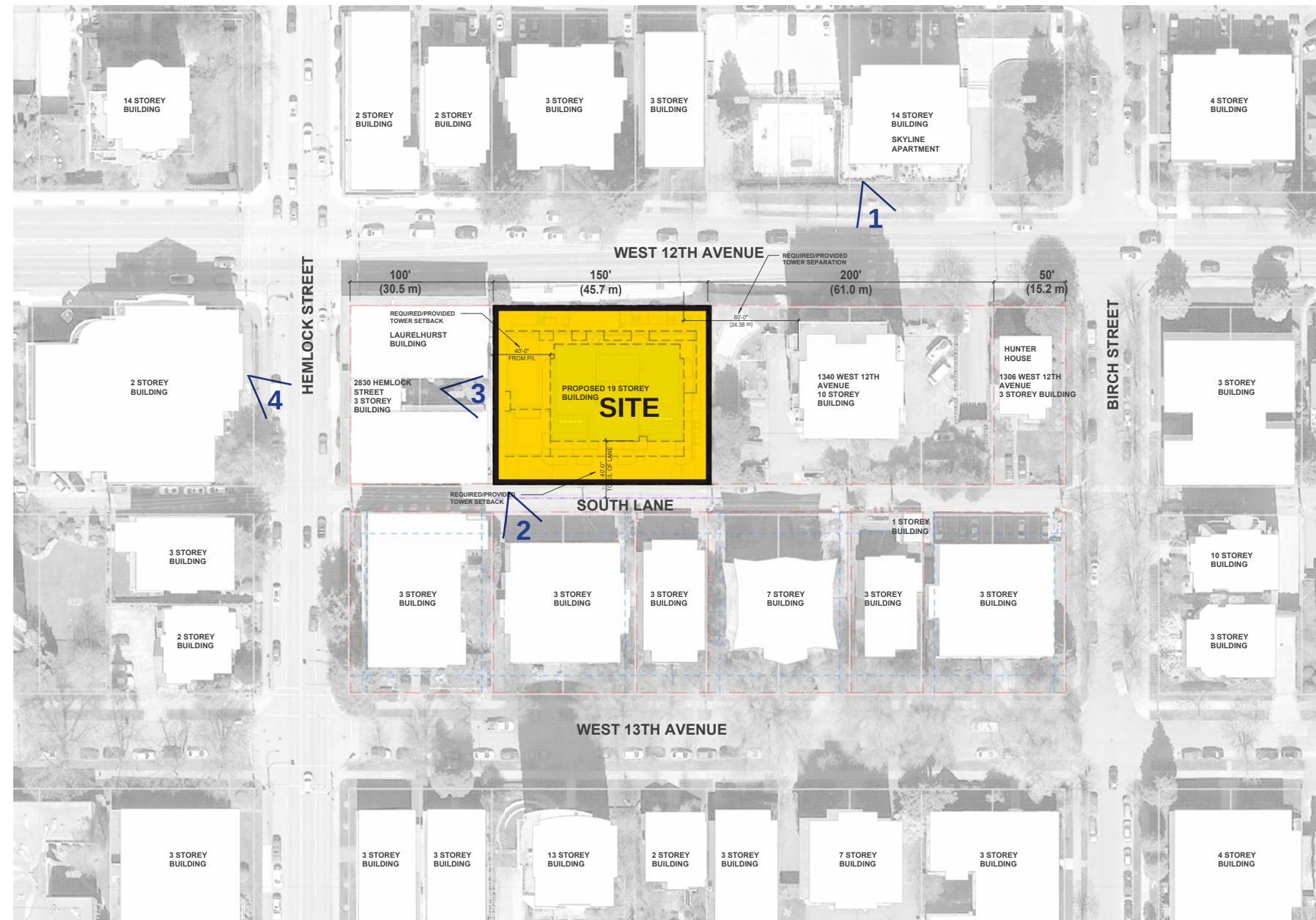


2.1 Context Map



Context Analysis

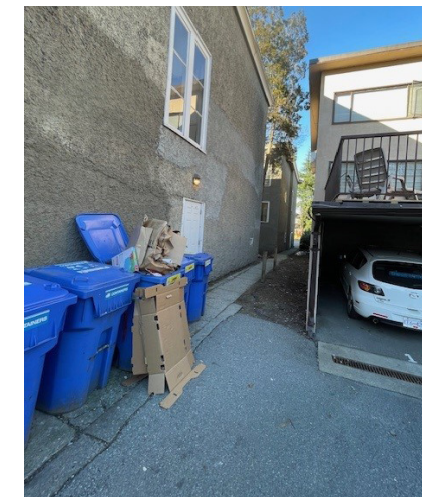
2.2 Site Photos & Existing Streetscape



Site Plan



1. Masonry pattern in neighborhood



2. 2830 Hemlock Street

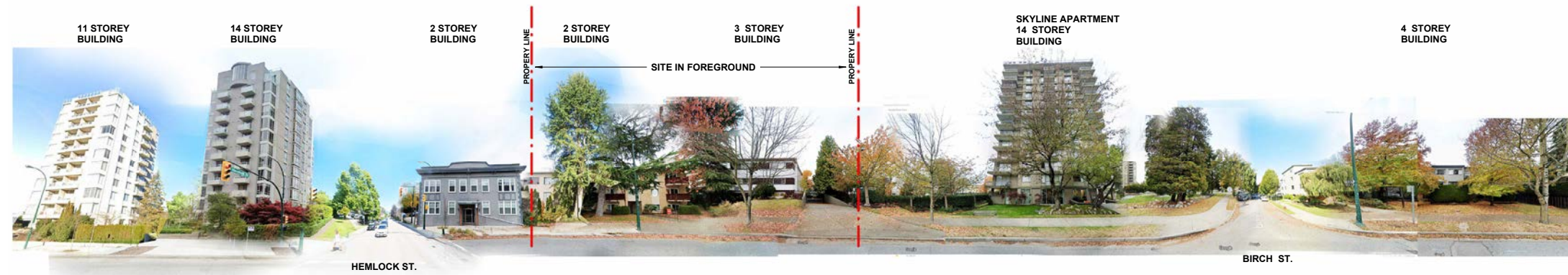


3. 2830 Hemlock Street courtyard



4. Pacific Theatre / Church / Seniors Centre

Context Analysis



North Streetscape of West 12th Avenue



South Streetscape of West 12th Avenue



North Streetscape of Lane



South Streetscape of Lane

Context Analysis

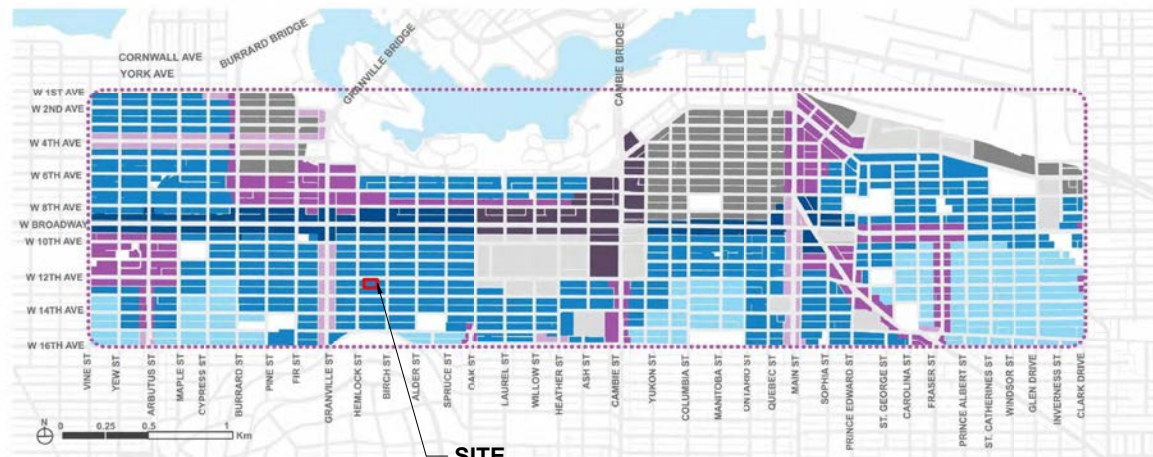
2.3 Zoning Context & View Cone



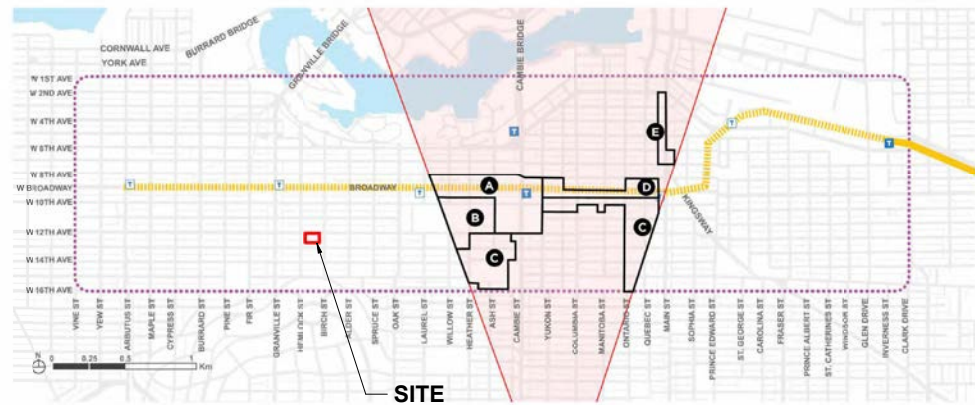
Broadway Plan Area



Fairway South - Area B



Rezoning Eligible Areas



Building Typologies



Queen Elizabeth Park View Cone

Northern Views at Key Intersections



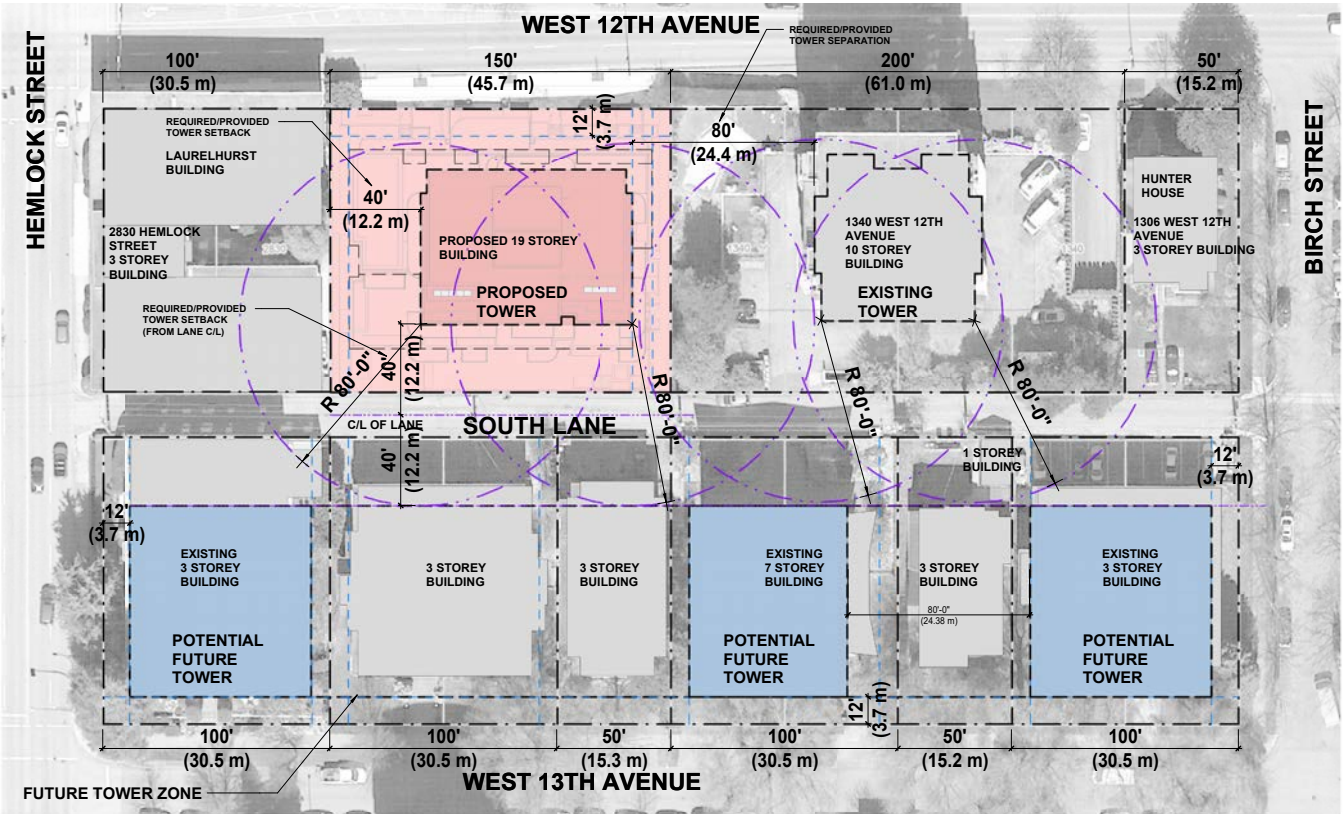
2.4 Policy Context

9.10.1 FSOB Policy Summary Table

Policy Area:	Fairview South - Area B		FSOB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable – refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details) • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • For existing social housing sites, 100% of the residential floor area must be social housing. • Applies where a tower cannot be achieved due to lot conditions or policy 9.10.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • See Land Use (Chapter 7) for 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) • “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.			

Site 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 | <p>Tower placement should demonstrate a minimum separation between existing towers and potential future towers within the block and adjacent blocks as follows:</p> <ul style="list-style-type: none">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

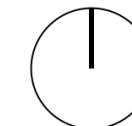
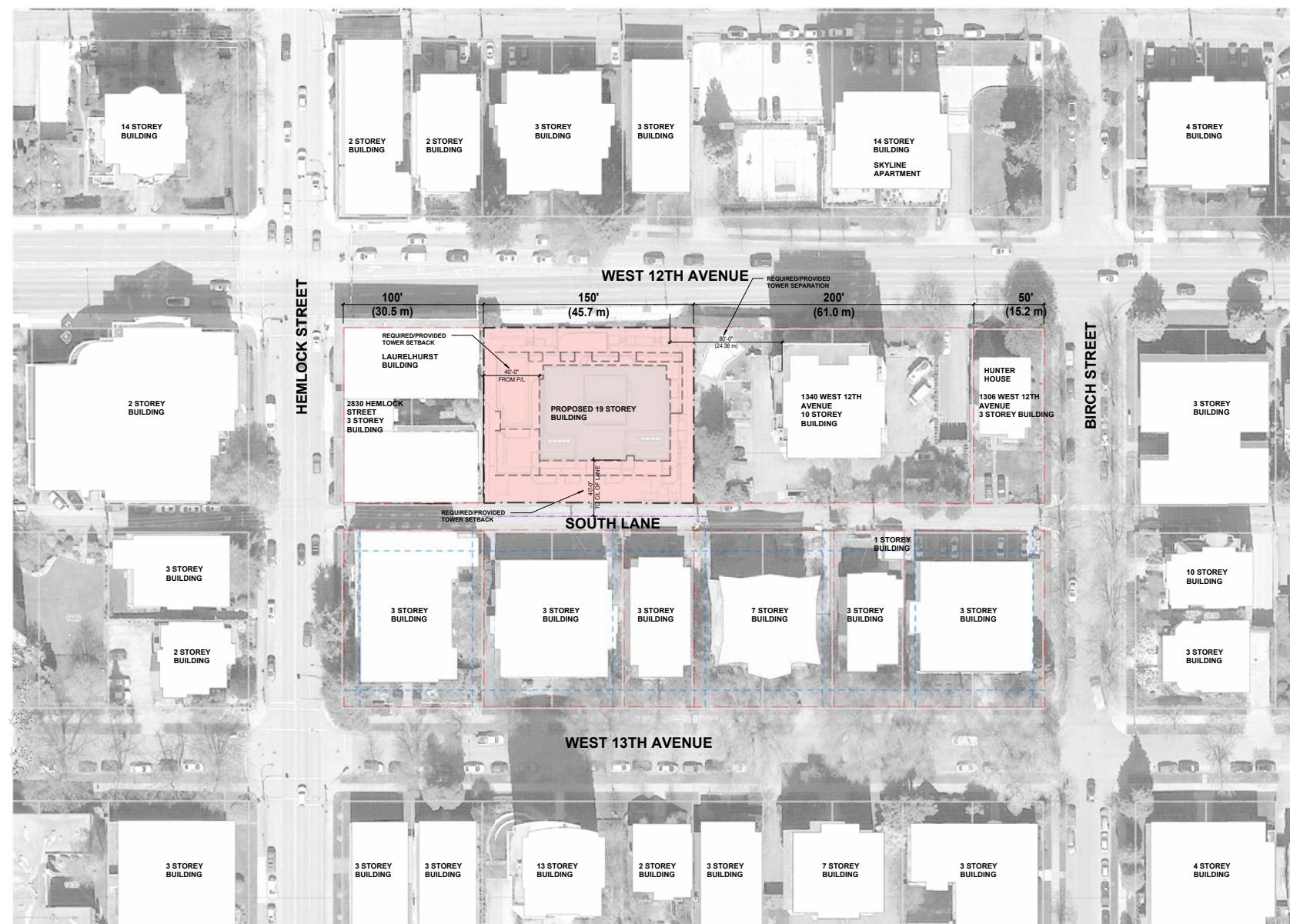
3.1 Existing Site & Tenants

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.

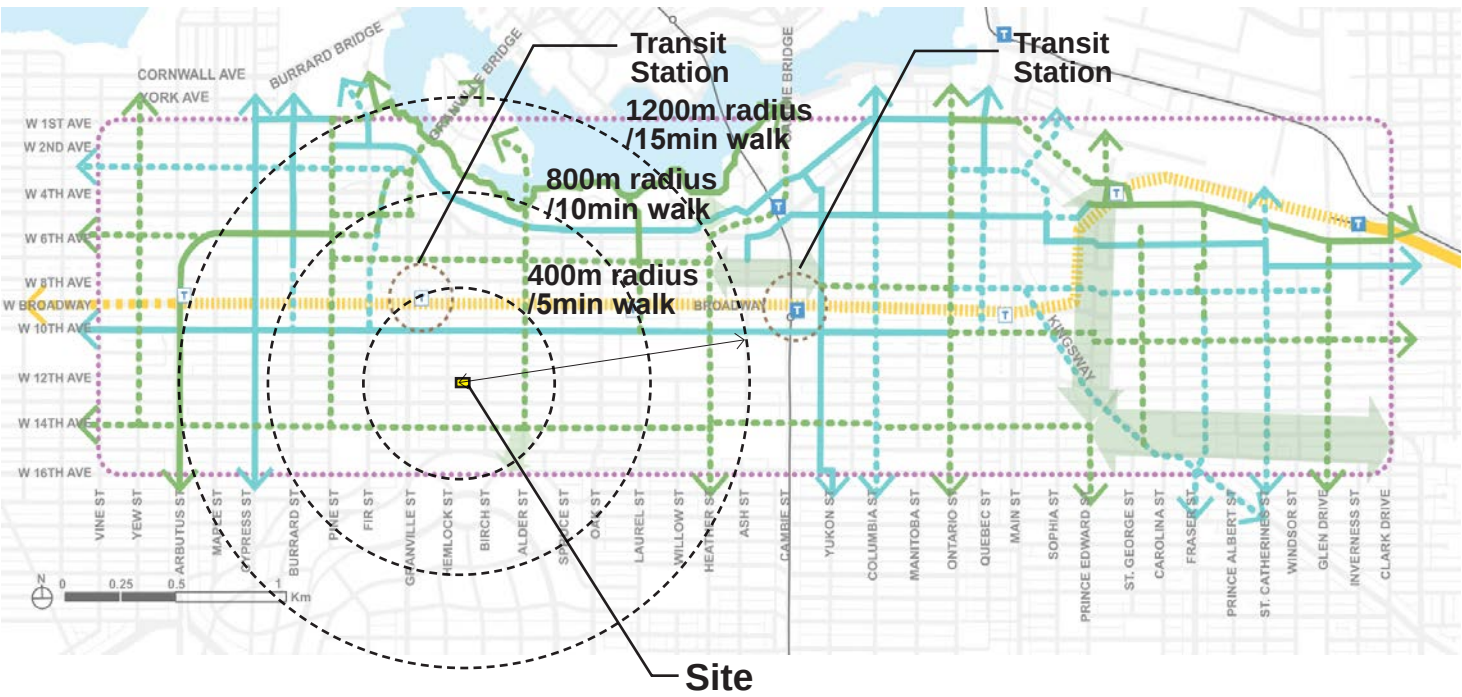
The proposed 20 storey tower, with a 4 storey podium, is carefully designed to address and be sensitive to the internal courtyard of the property to the immediate west (Laurelhurst Apartments) of the subject site, mitigating privacy concerns and views from existing east facing units and courtyard users.

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.



3.2 Walkability & Public Transportation

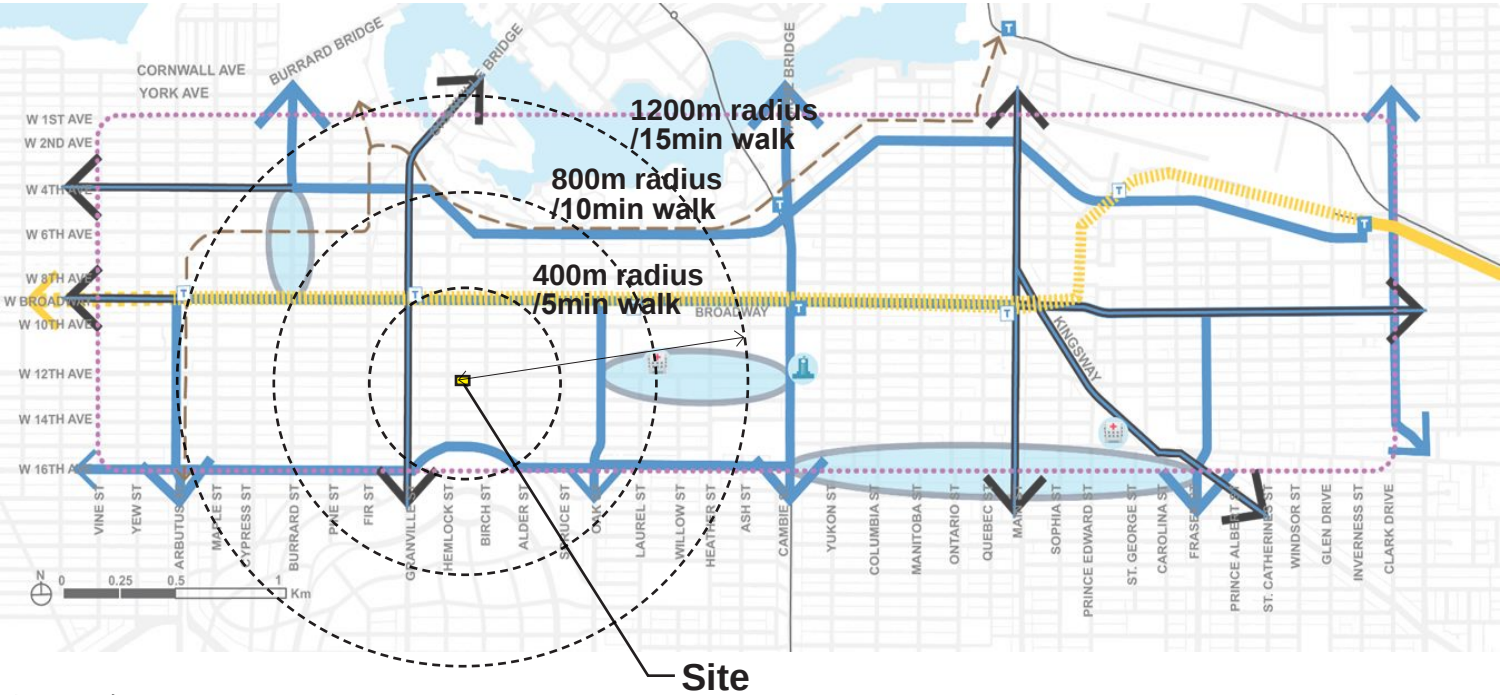
Figure 14.2 - Future Cycling Network of the Broadway Plan Area



- Legend**

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

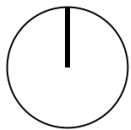
Figure 14.3 - Future Transit Network and Identified Network Gaps in the Broadway Plan Area



- Legend**

 - Broadway Plan Area
 - ||||| Future Broadway Subway
 - ||||| Millennium Line
 - ||||| Future Millennium Line UBC Extension
 - T Existing Rapid Transit Station
 - T 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

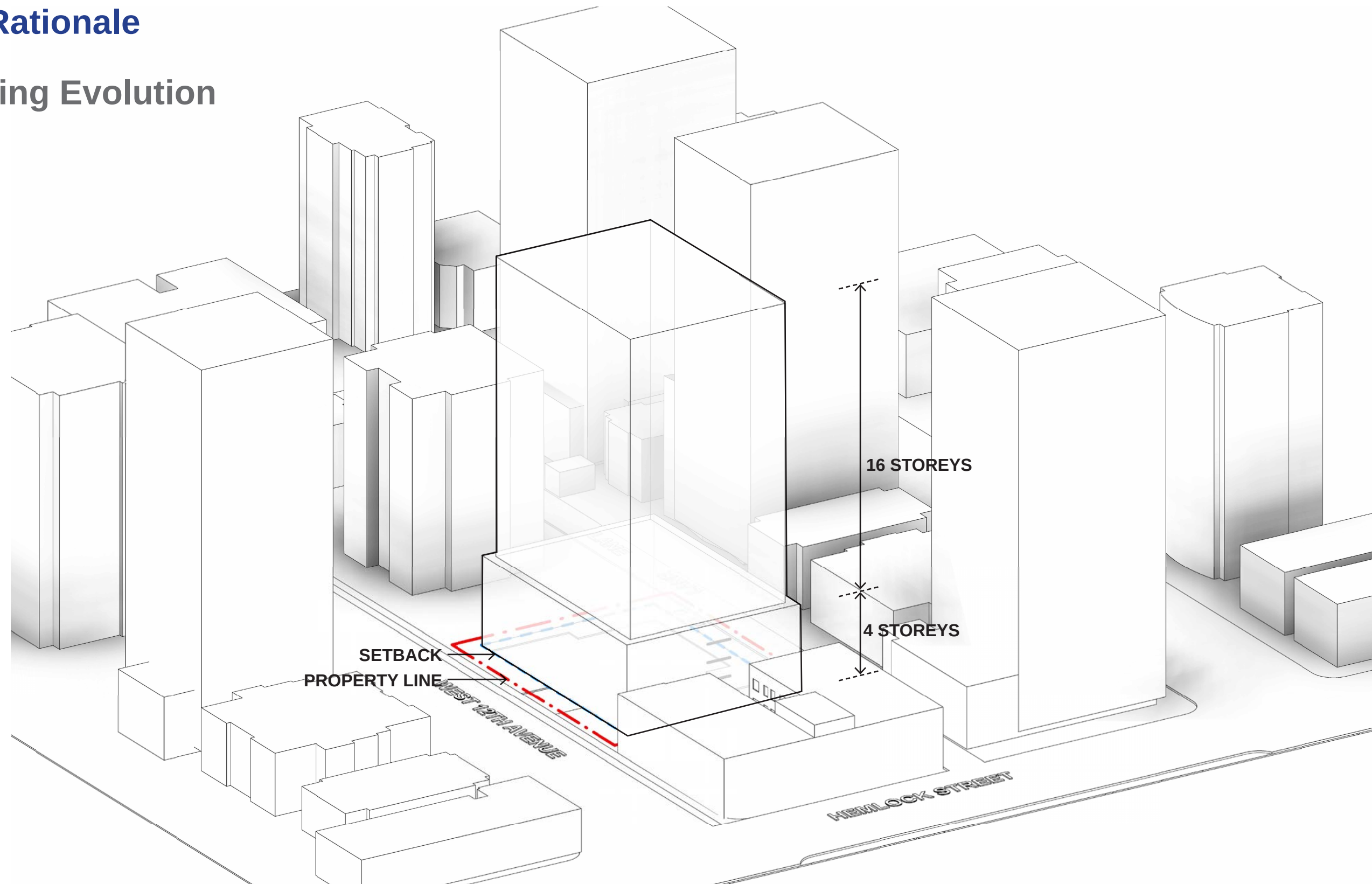
Note: The bus routes do not include the temporary detours of some trolley routes due to the construction of the Broadway Subway.



Design Rationale

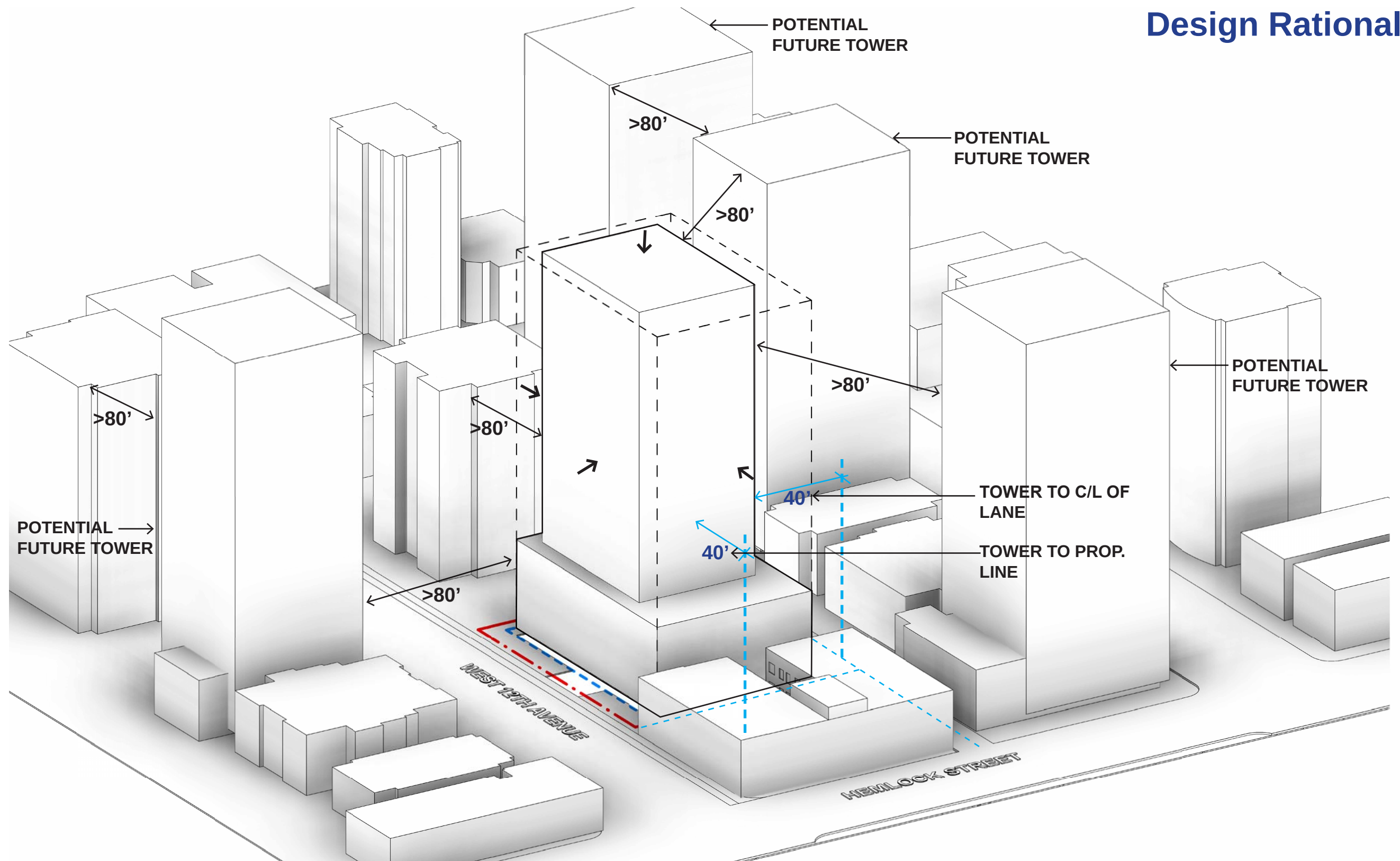
4.1 Massing Evolution

1. PROJECT PARAMETERS



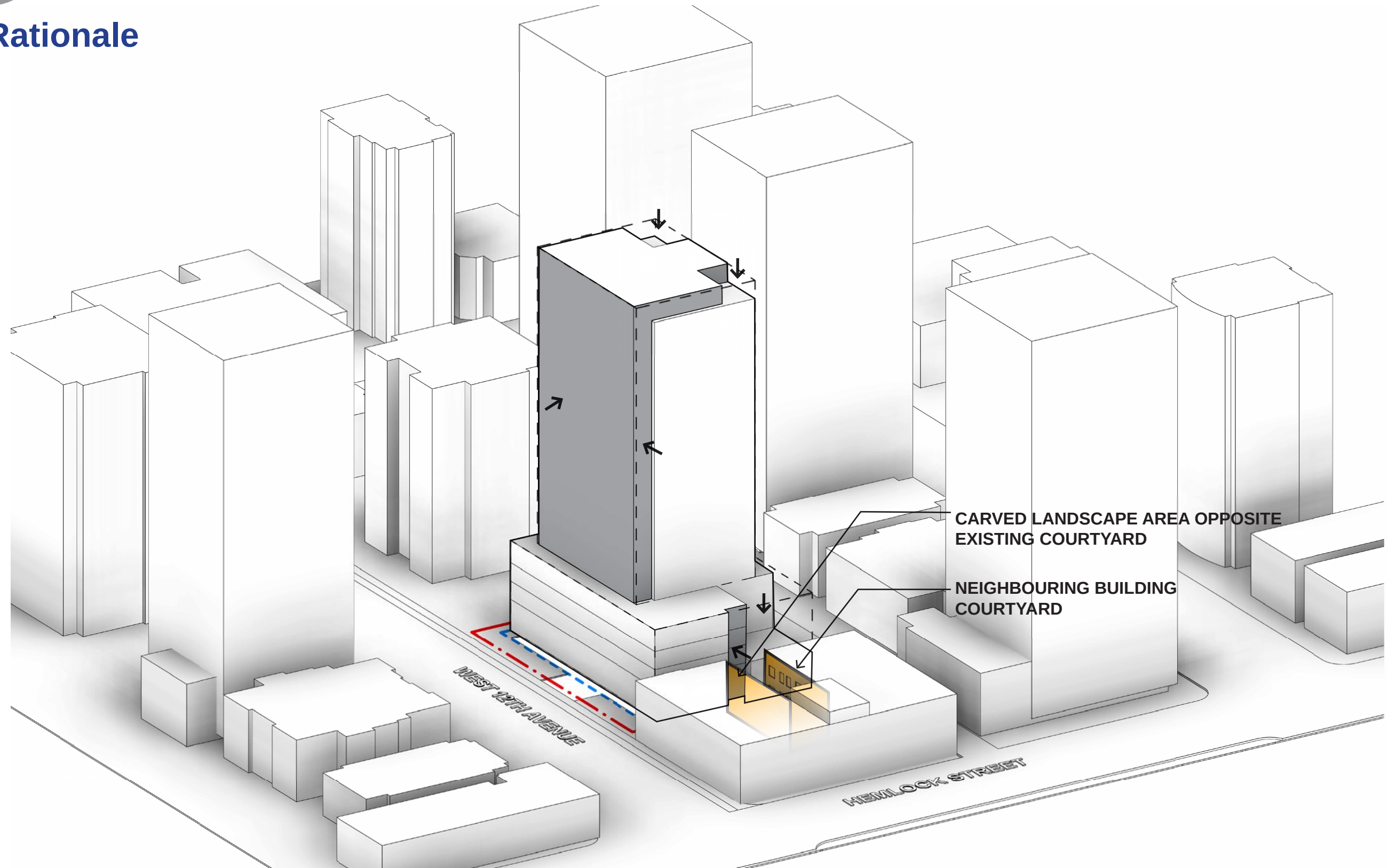
Initial building massing as per Broadway Plan / City of Vancouver requirements.

2. MASSING / PROPORTION



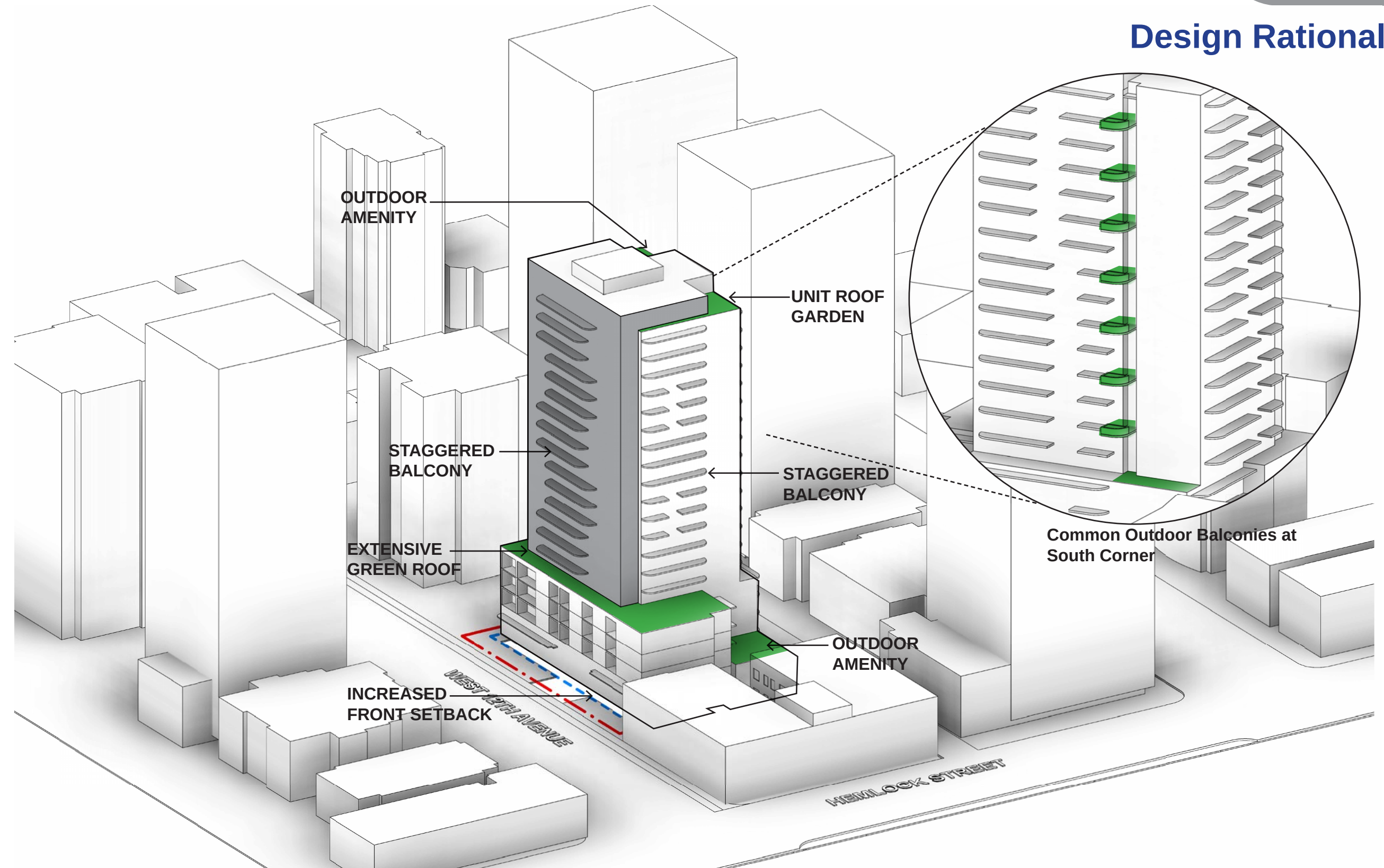
Maintain 80' from existing eastern tower and projected future potential developments.

3. ARTICULATE / CARVE



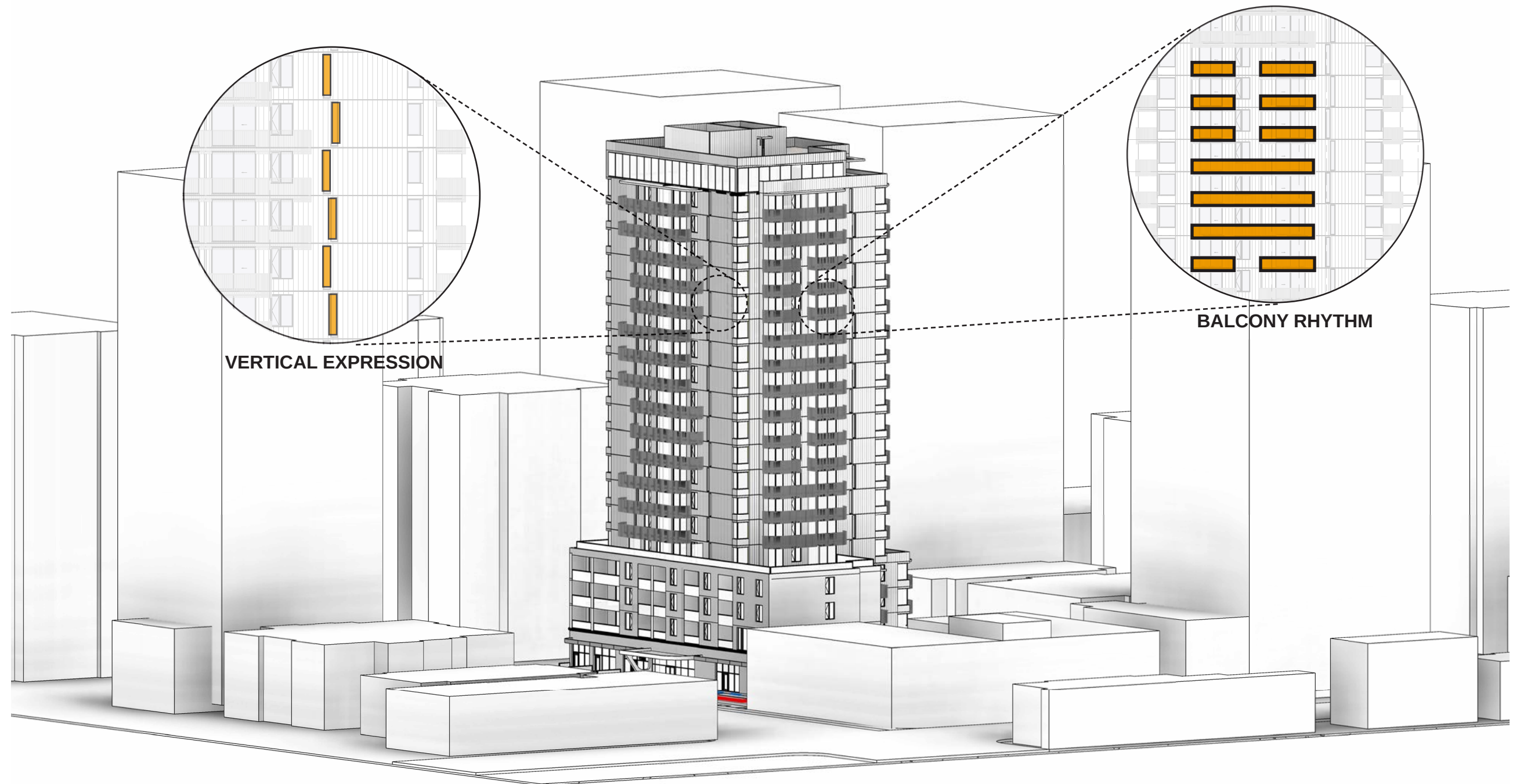
Carve and step massing for balanced and dynamic tower articulation. Respect views and privacy of existing western neighbour.

4. LAYERING



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

5. COMPOSITION



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



Design Rationale

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.

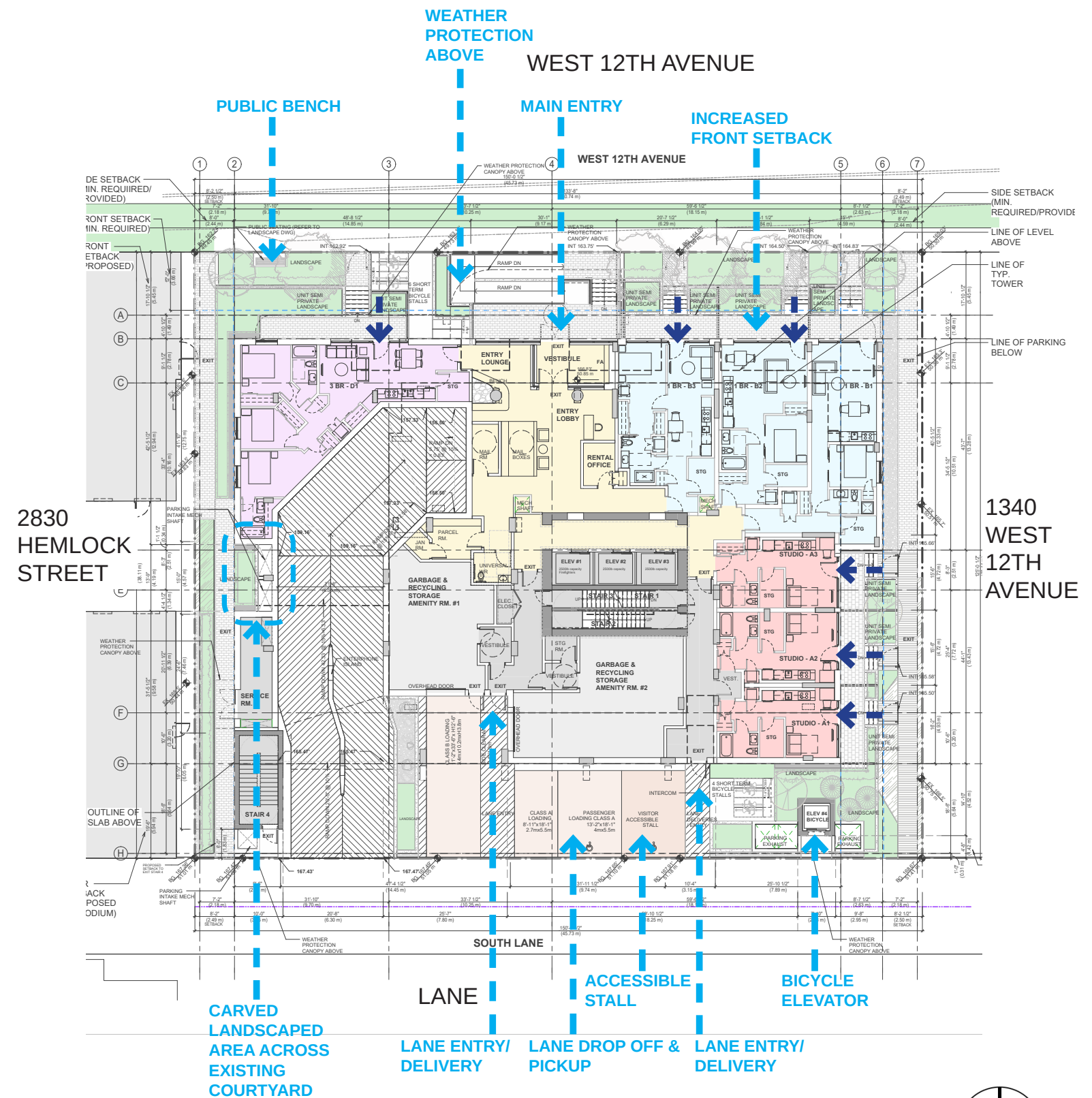
The 4 storey podium design, clad in brick, is set back beyond the minimum setback requirement from West 12th Avenue, providing an open and welcoming entry experience. Elevated garden level units can be accessed directly from West 12th Avenue.

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

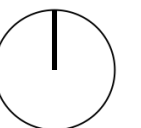
Summary of TDM Plan Options: The project adopted TDM Plan option A that requires the provision of monthly transit passes to residents for 5 years. The minimum number of universal stalls, loading and unloading bays are provided, as per parking by-law requirements. However, 71 parking stalls are also provided 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.

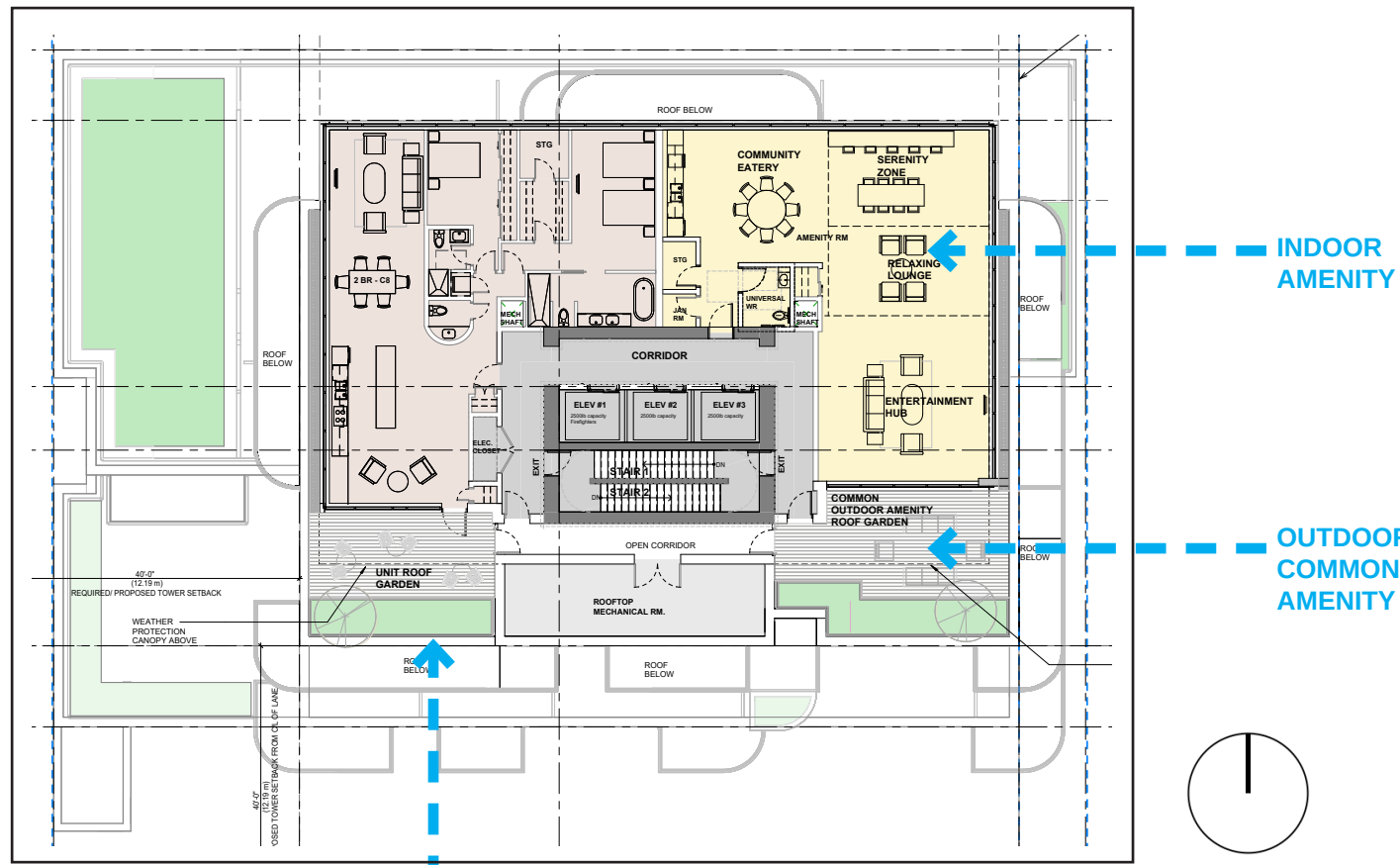
Eight common outdoor balconies were added on alternate levels, promoting interaction of all residents, and the introduction of natural light to the tower common areas.



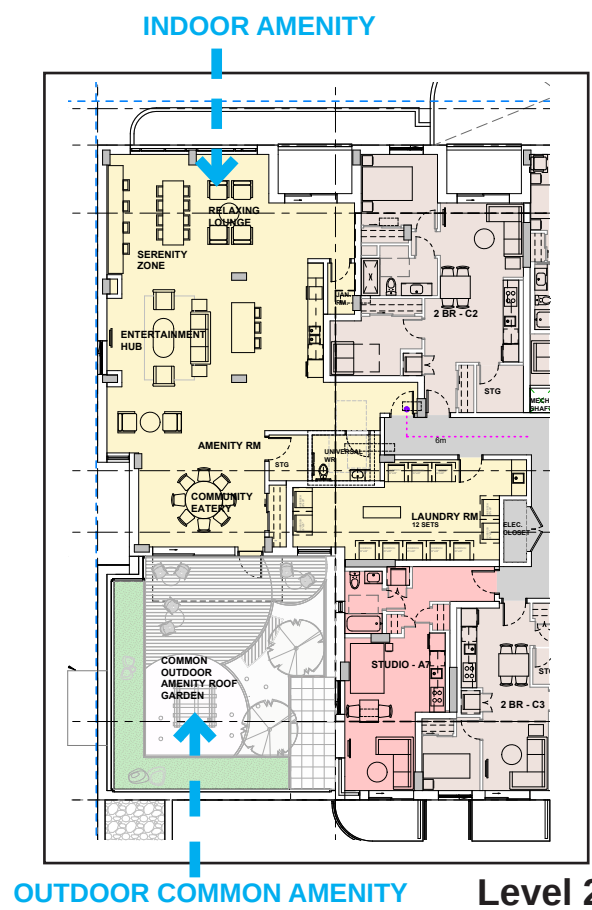
LEVEL 1/ SITE PLAN



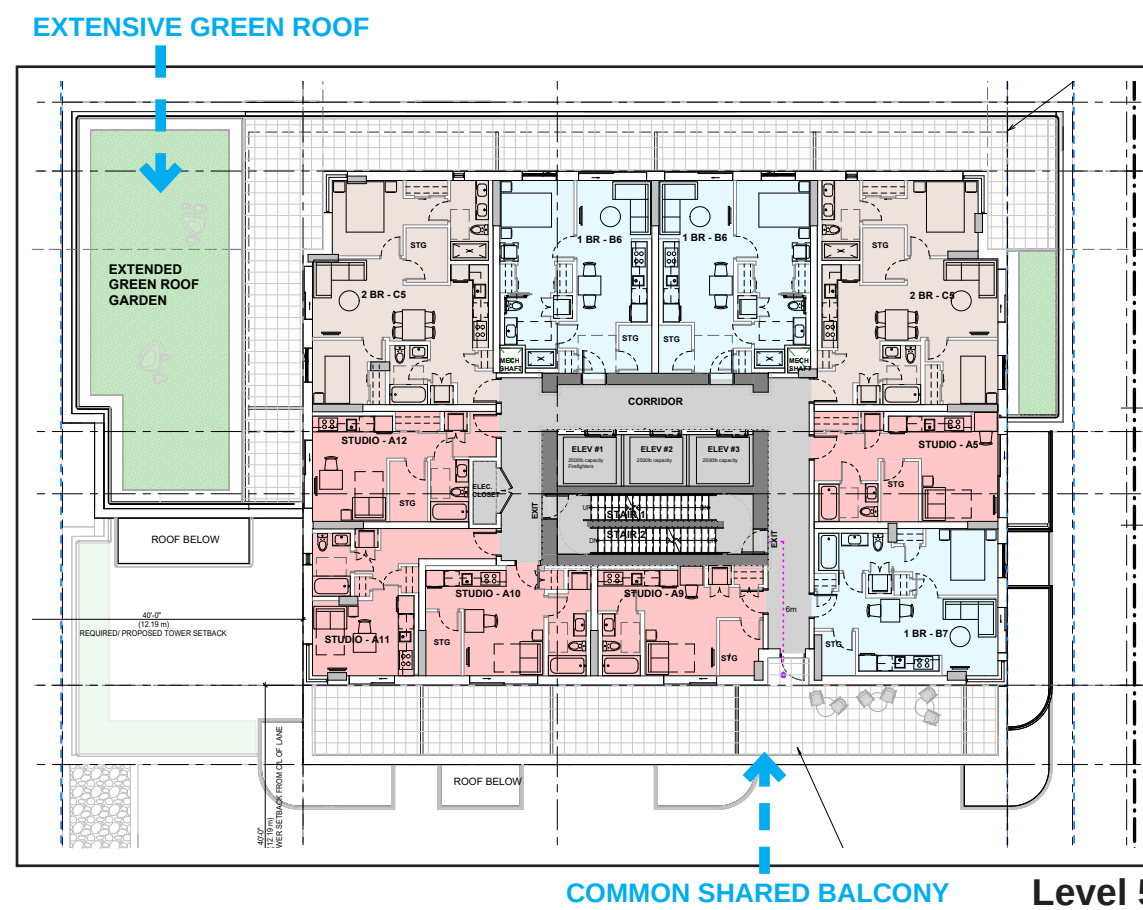
Design Rationale



Level 20



Level 2



Level 5



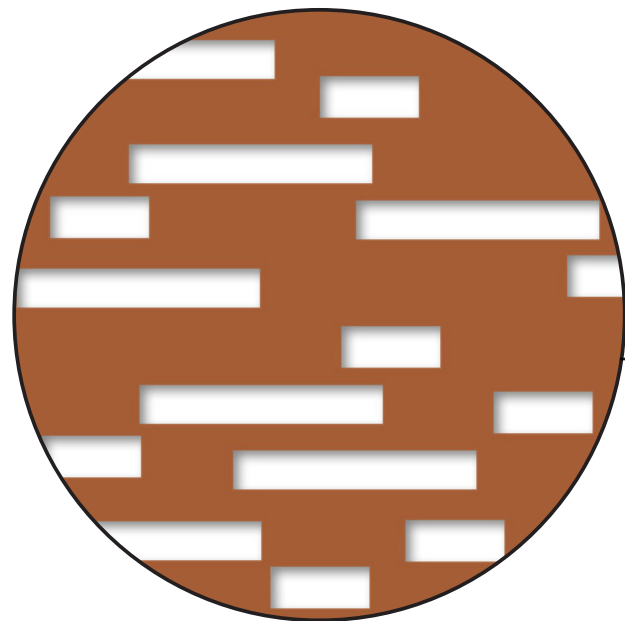
INDOOR & OUTDOOR COMMON AMENITY

View from South West

Design Rationale



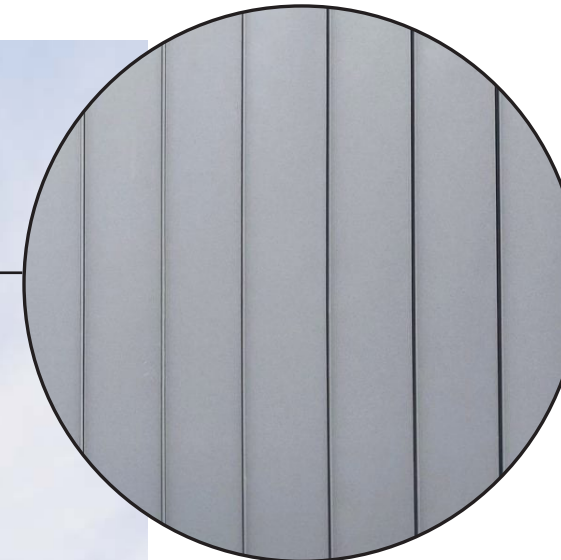
Face mount vertical aluminum railing



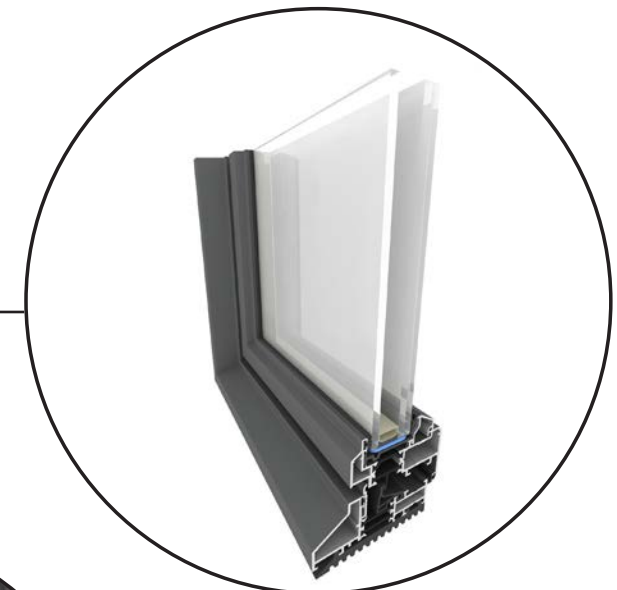
Perforated metal guard



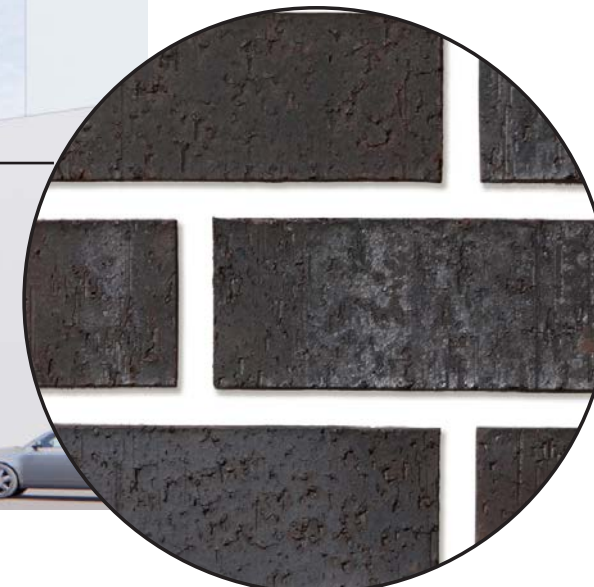
View from North West



Metal cladding



High performance double / triple glazing



Brick



Masonry Pattern in Neighborhood



Partial view from North West



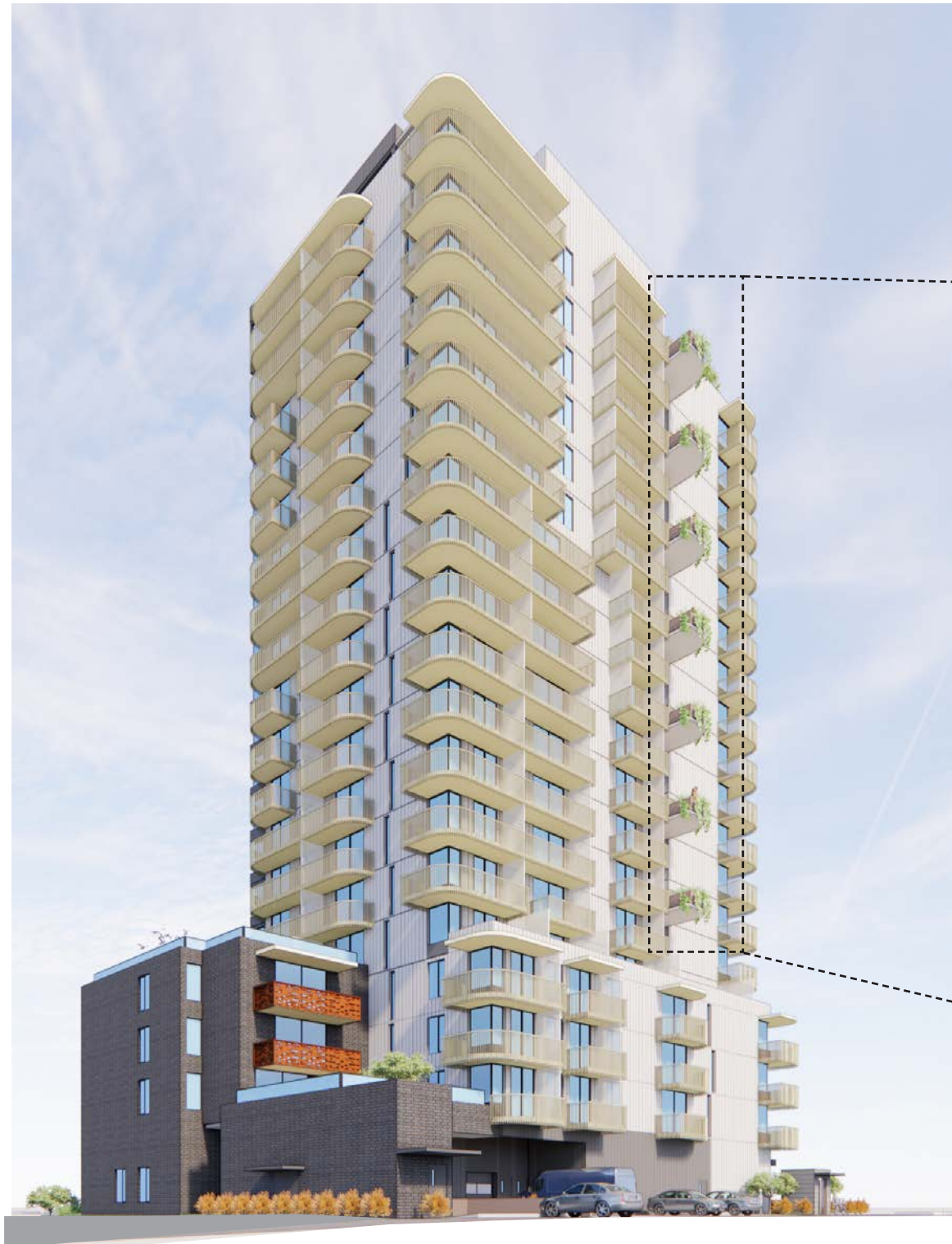
Partial view from North East

Entry & Streetscape Experience



View from North East

Design Rationale



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.

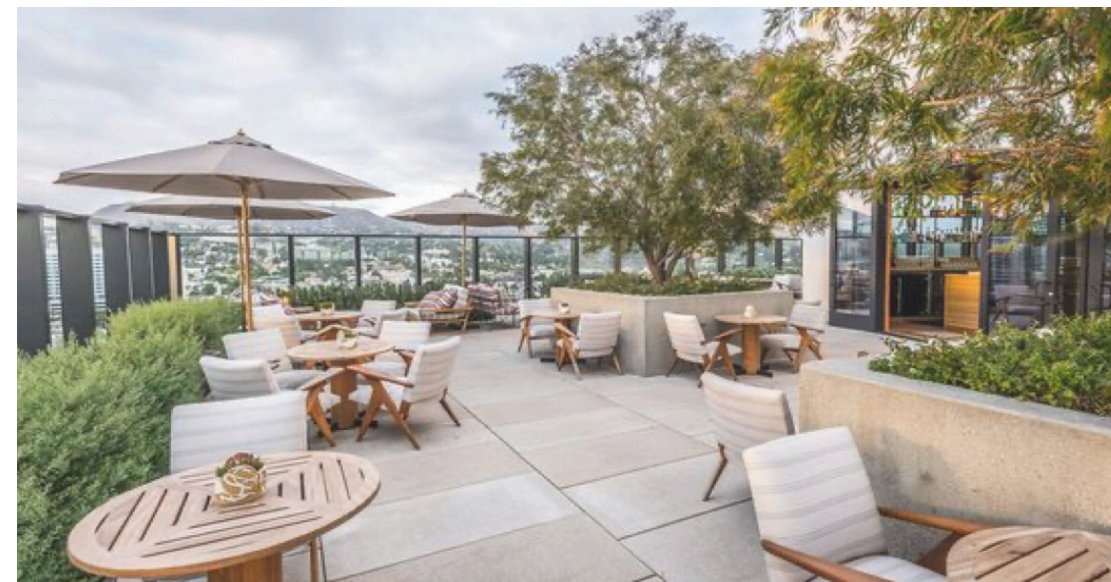
The Level 2 roof deck will make full use of afternoon and evening sun – a perfect spot for relaxing. Cozy lounge furniture will face outwards, looking to a low planted edge around the space. This planted edge will maintain views out, while helping to screen the lane and utility/parkade access immediately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

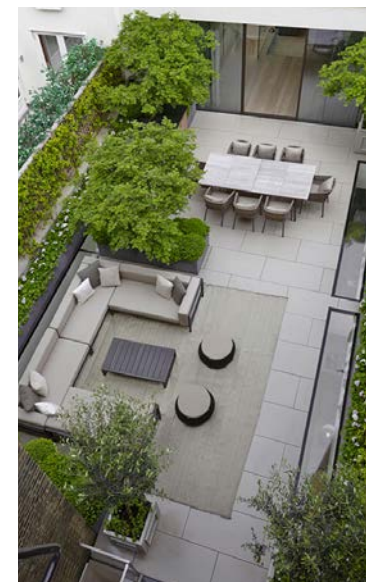
Both Level 2 and 20 are proposed to have wood decking to soften the hardscape in the space, and metal planters to delineate the spaces so multiple groups can enjoy at once.

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



Delineate 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



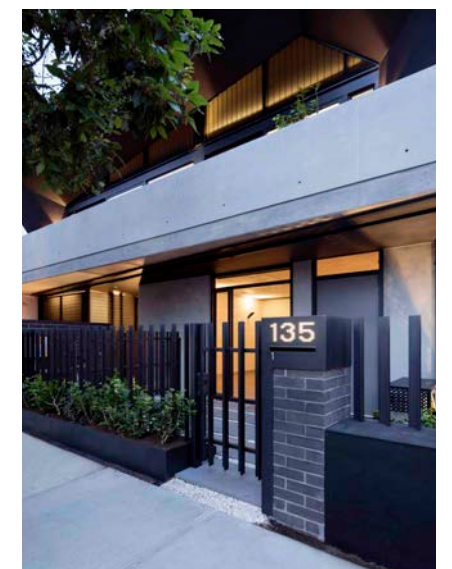
Soften West 12th Avenue streetscape with layered planting



Feature lighting accents on facade



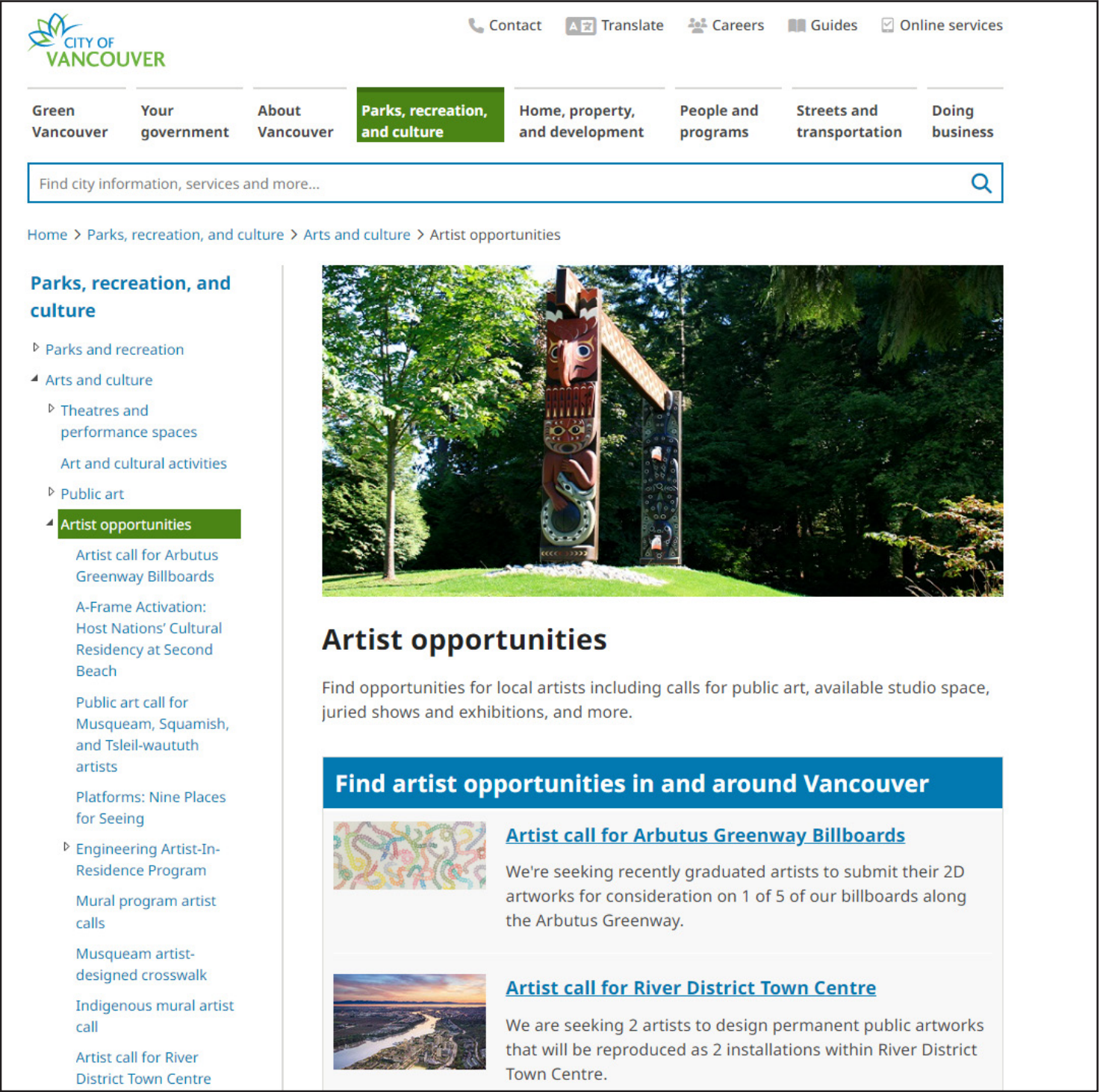
Entries to units



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

Design Rationale

5.1 Energy & Emissions Performance

Energy efficient design features:

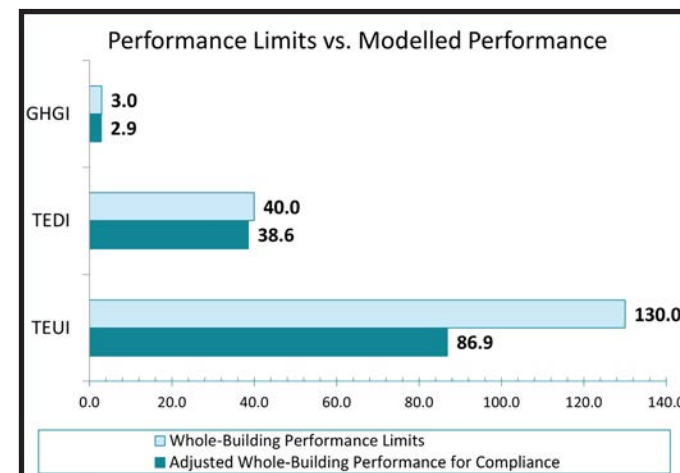
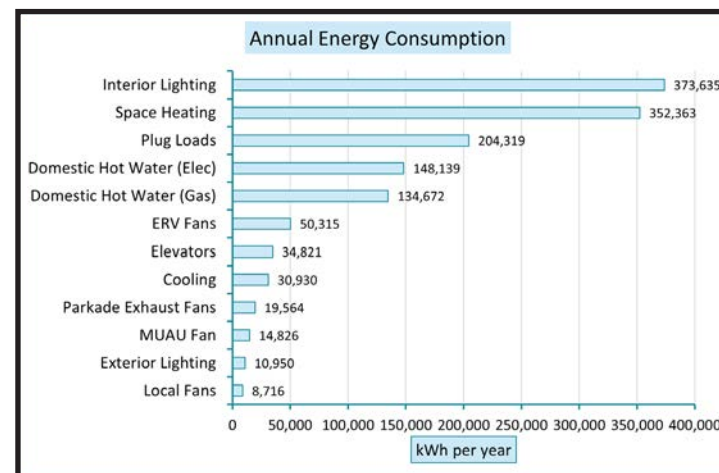
- High-performance glazing and building envelope to minimize heat loss.
- Dedicated energy recovery ventilation unit per residential unit to reduce heating requirements.
- Air-source heat pumps, as the primary source of heating and cooling in residential units, reduce energy consumption.
- Low-flow water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

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.

MARKET AND BELOW MARKET RENTAL RESIDENTIAL DEVELOPMENT

1366 West 12th Avenue, Vancouver, BC

BFAstudio
architects

600 - 355 Burrard Street
Vancouver, BC V6C 2G8



ARCHITECTURAL DRAWING INDEX

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A500	BUILDING SECTIONS
A701	PRELIMINARY SCHEDULE
X010	FSR OVERLAYS
X011	FSR OVERLAYS/ BALCONY CALCULATION

PROJECT / 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. 1550-1060 WEST PENDER STREET VANCOUVER, BC	BUILDING ENVELOPE CONSULTANT EVOKE 4415 JUNEAU STREET BURNABY, BC

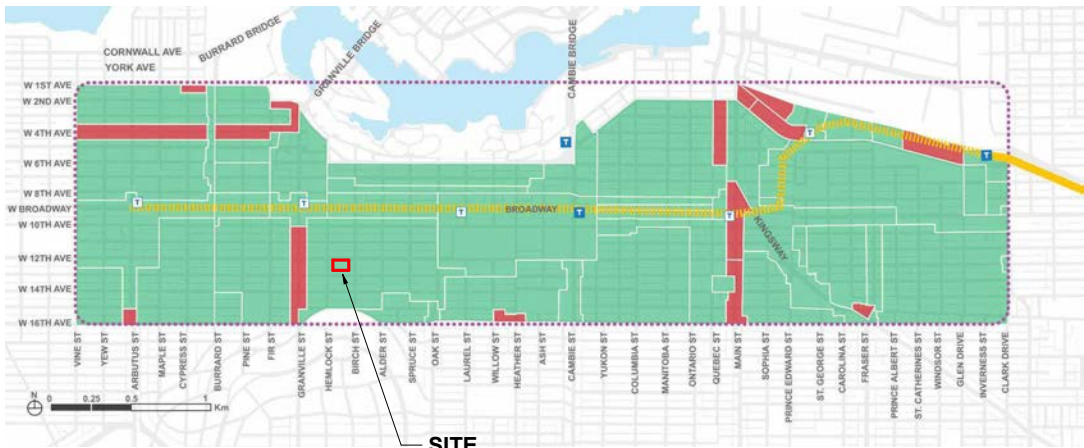
REISSUED FOR REZONING APPLICATION
12 NOVEMBER 2024



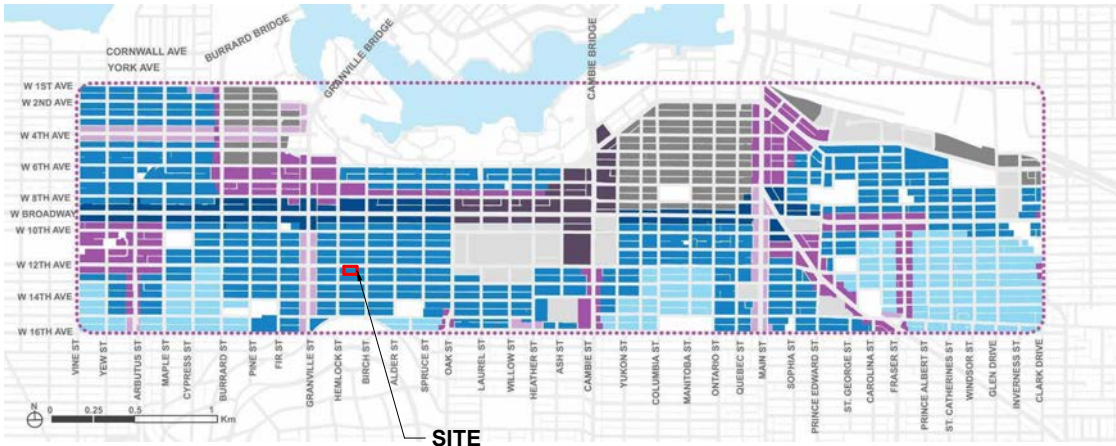
1 BROADWAY PLAN AREA



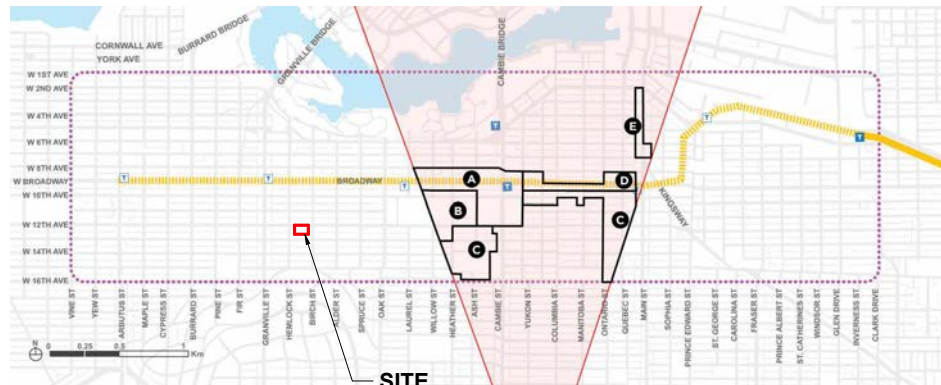
2 FAIRWAY SOUTH - AREA B



3 REZONING ELIGIBLE AREAS



4 BUILDING TYPOLOGIES



5 QUEEN ELIZABETH PARK VIEW CONE



6 NORTHERN VIEWS AT KEY INTERSECTIONS

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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23561

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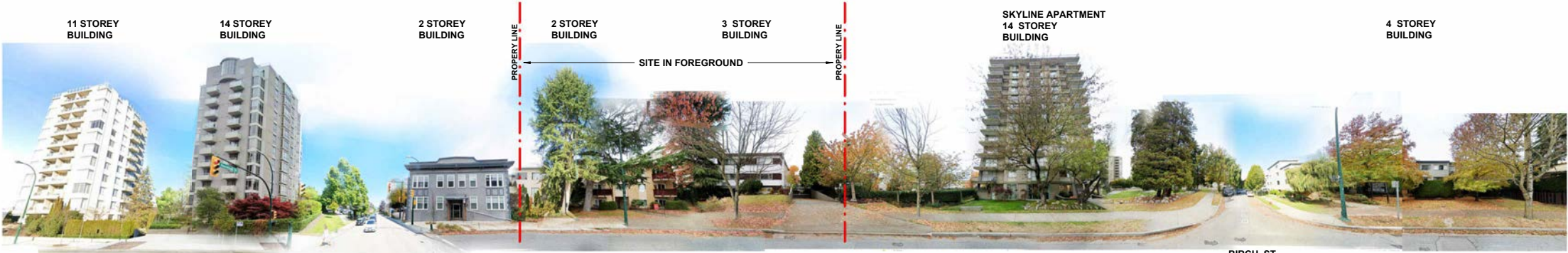
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BROADWAY PLAN CONTEXT

SEAL

DRAWING NO.	REVISION

A001

DATE 2024-01-29	DRAWN AZ
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NORTH STREETScape OF WEST 12TH AVENUE



SOUTH STREETScape OF WEST 12TH AVENUE



NORTH STREETScape OF LANE



SOUTH STREETScape OF LANE

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REZONING APPLICATION	---	---	2024-06-03
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23561

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DRAWING TITLE

STREETSCAPE

SEAL

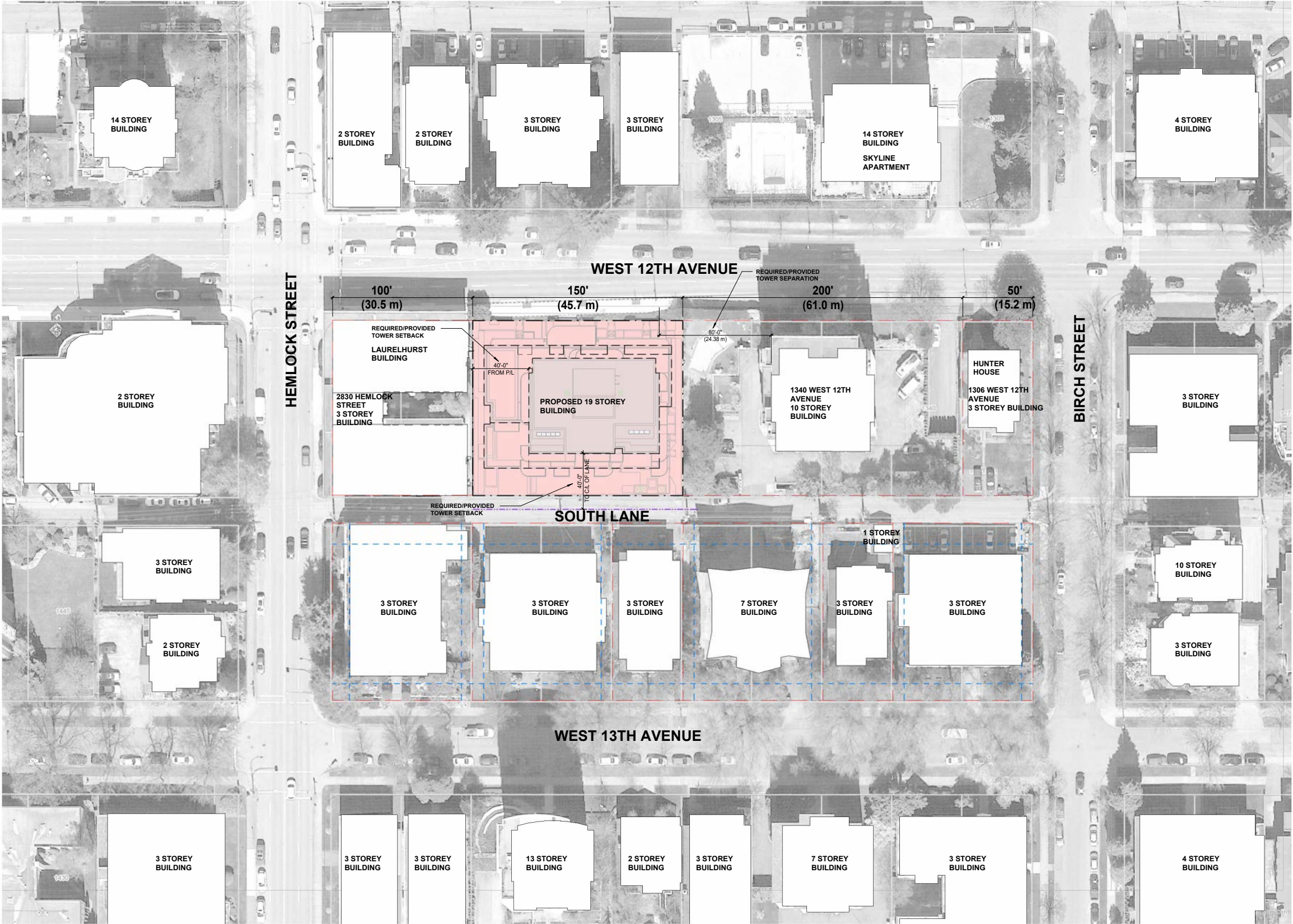
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A002

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2024-01-29

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PROJECT NO. 23561

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

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NORTH WEST VIEW

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3D VIEWS/ CONTEXT

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A007

DATE 2024-01-29 DRAWN AZ
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SOUTH WEST VIEW

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DEVELOPMENT
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Vancouver, BC

DRAWING TITLE

3D VIEWS/ CONTEXT

SEAL

DRAWING NO. REVISION

A008

DATE 2024-01-29
SCALE
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2024-01-29	AZ
SCALE	CHECKED
	HB



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2024-01-29	AZ
SCALE	CHECKED
	HB

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1	REZONING APPLICATION	2024-06-03
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PROJECT NO. 23561

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

CITY OF VANCOUVER
BUILDING GRADES

SEAL

DRAWING NO. 1 REVISION

A014

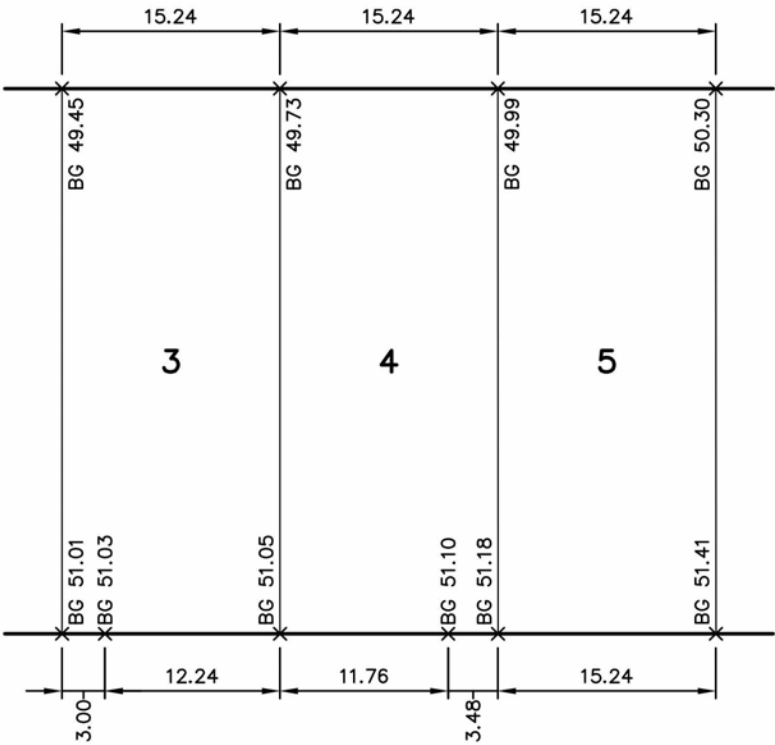
DATE 2024-01-29 DRAWN AZ
SCALE CHECKED HB



TWELFTH AVENUE

TO HEMLOCK STREET

TO BIRCH STREET



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.

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

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
					BUILDING GRADE ELEVATIONS		
					FOR LOTS 3, 4 & 5, BLK. 412,		
					D.L. 526, PLAN VAP1276.		
					DATE: 2022-09-06	DESIGN: G.C.	SCALE: 1:400
					DWG: B.F.G.	CHK: F.G.	DWG. NO. BG-2022-00145
					REF: FILE 2022-00145.		SHEET 1 OF 1 REVISION:

PROJECT DATA

	BROADWAY PLAN				PROPOSED			
HEIGHT - NUMBER OF STOREYS	20				20			
HEIGHT (INCL. ROOFTOP SPACES & APPURTENANCES)					212	FT	64.62	M
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			

CIVIC ADDRESS	1366 WEST 12th AVENUE, VANCOUVER, BC V6H1M1							
LEGAL DESCRIPTION	Lot 3,4, and 5 Block 412 Plan VAP1276 District Lot 526 Land District 36							
PID	LOT 3: 013-490-877, LOT 4: 013-490-885, LOT 5: 013-490-893							
ZONE (EXISTING)					RM-3			
PROPOSED ZONE					CD			
POLICY BROADWAY PLAN					FAIRVIEW SOUTH - AREA B (FSOB)			
SITE AREA					1,742.7	SM	18,758	SF
SITE DEDICATION					NA			
NEW SITE AREA					NA			
SITE DIMENSIONS					M		FT	
NORTH (WEST 12th AVENUE)					45.72		150	
EAST					38.0		124.8	
SOUTH (LANE)					45.72		150	
WEST					38.0		124.8	
FLOOR SPACE RATIO / FSR					ALLOWED		PROVIDED	
					6.5		6.5	
TOTAL FSR					121,927	SF	121,927	SF
					11,332	SM	11,332	SM
COMMERCIAL FLOOR AREA					0.0	SM	0.0	SF
SITE COVERAGE %					NA			
OPEN SITE SPACE %					NA			
HEIGHT OF BUILDING - NUMBER OF STOREYS					ALLOWED		PROVIDED	
					20		20	
HEIGHT (TO TOP OF ROOFTOP SPACES & APPURTENANCES)					212	FT	64.62	M
BROADWAY PLAN MAXIMUM TOWER FLOOR PLATE AREA					6,500.0	SF	6,287.0	SF
					604.1	SM	584.3	SM
BUILDING SETBACKS	ALLOWED/ RECOMMENDED				PROVIDED			
FRONT YARD / WEST 12th	3.7	M	12	FT	5.43	M	17.83	FT
REAR YARD / SOUTH LANE	0	M	0	FT	5.94	M	19.5	FT
SIDE YARD / EAST	2.4	M	8	FT	2.4	M	8	FT
SIDE YARD / WEST	2.4	M	8	FT	2.4	M	8	FT

HR

UNIT MATRIX

AREA CALCULATION

[illegible]

STUDIO	72
1 - BED	45
2 - BED	60
3 - BED	3
TOTAL	180



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

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

[illegible]

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PROJECT NO. 23561

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

DRAWING TITLE

AREA CALCULATION & UNIT MATRIX

SEAN

DRAWING NO.	REVISION
-------------	----------

A016

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
	HB

PARKING CALCULATION

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

Market and Below Market

				Baseline Calculations				Proposed			
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

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

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

Class A Bicycle Parking

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

Class B Bicycle Parking

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	-	-				
Total				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	-			
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 Residential Uses		-	-	-	-		-
Total					0	0	0	0		0

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REVISIONS

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

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PROJECT NO. 23561

23561

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

DRAWING TITLE

PARKING CALCULATION

SEAL

DRAWING NO.	REVISION
-------------	----------

A017

DATE	DRAWN
2024-01-29	AZ
SCALE	CHECKED
	HB

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO. 23561

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

DRAWING TITLE

SHADOW ANALYSIS

SEAL

DRAWING NO. REVISION

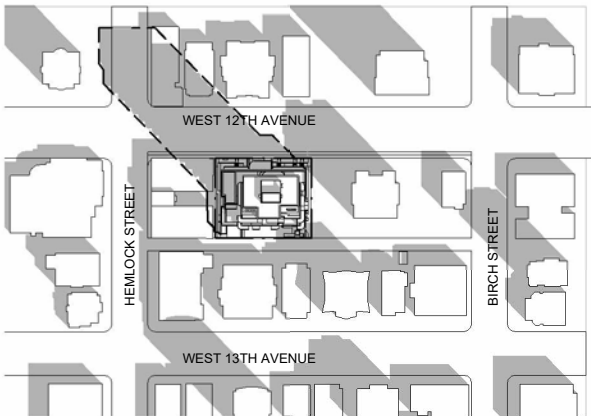
A018

DATE 2024-01-29
SCALE 1:5000

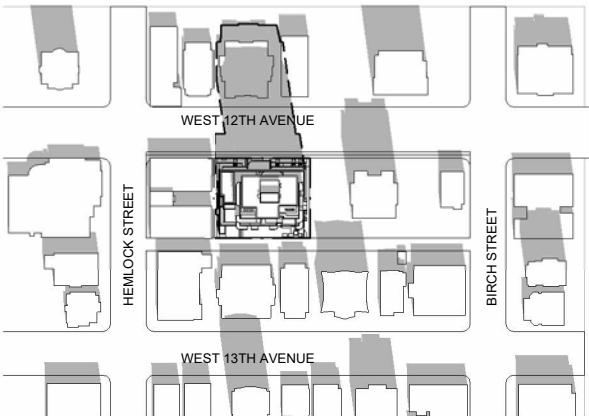
DRAWN AZ
CHECKED HB

GENERAL NOTES

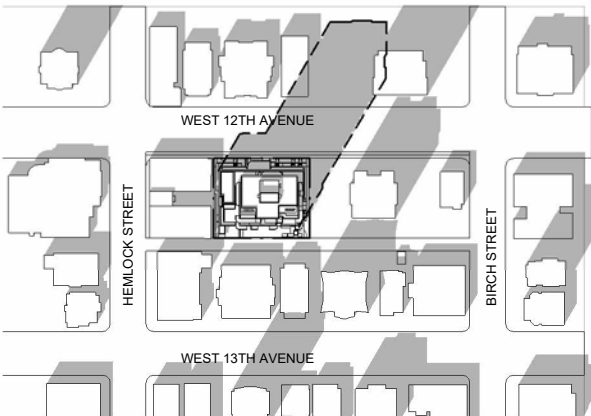
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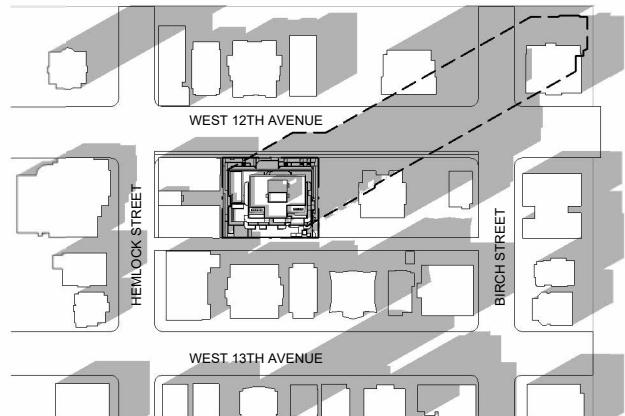
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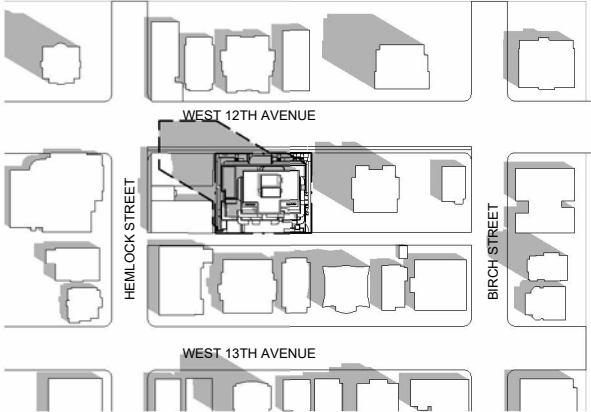
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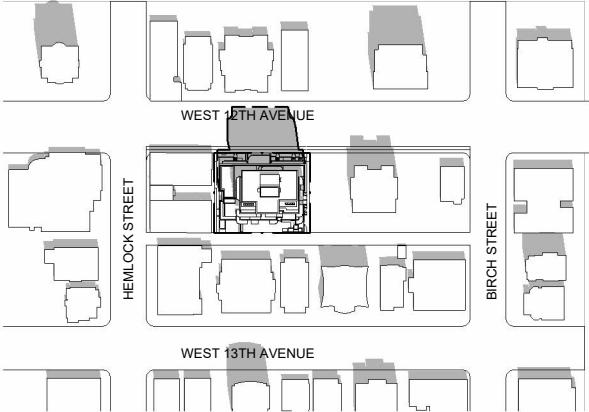
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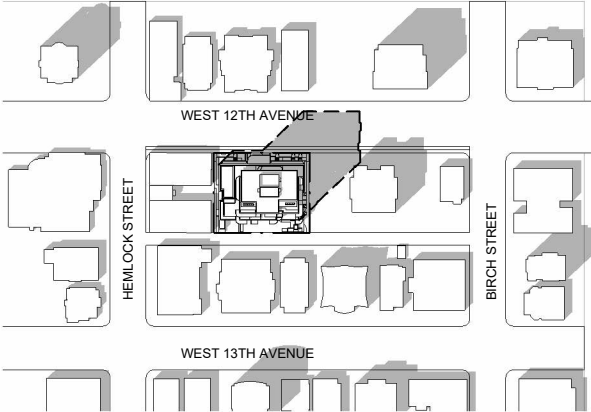
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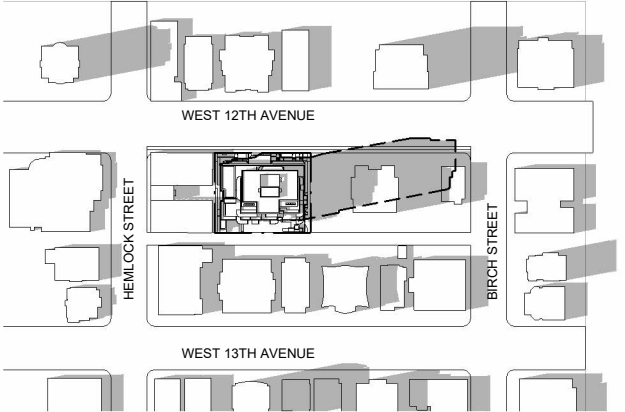
21 JUN 10 AM



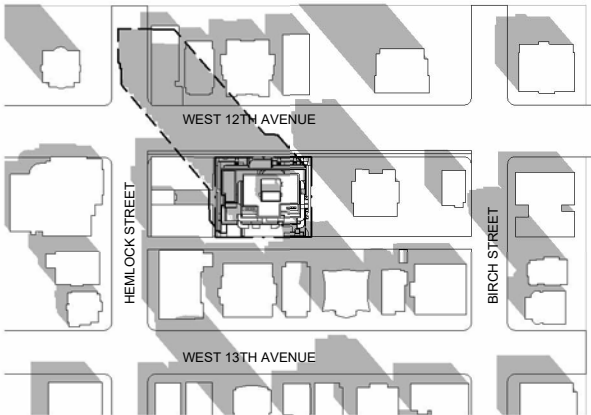
21 JUN 12 PM



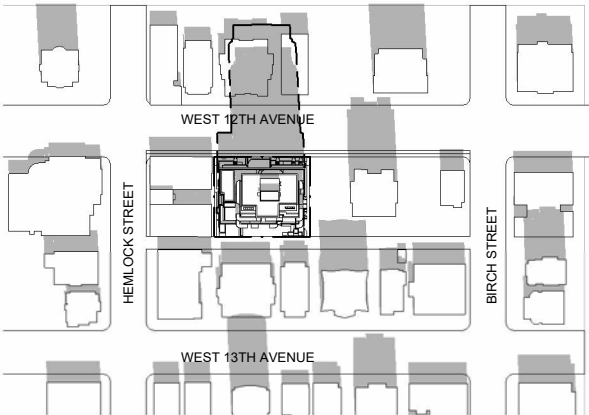
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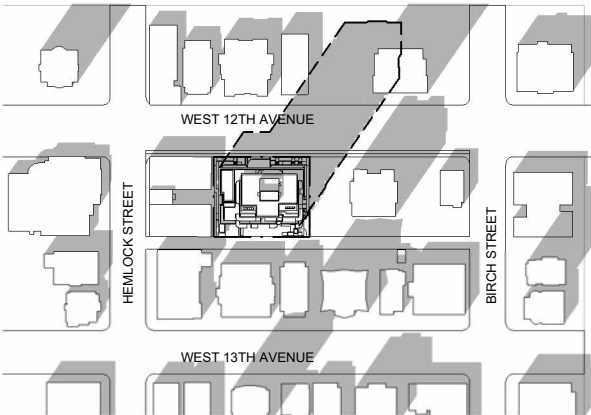
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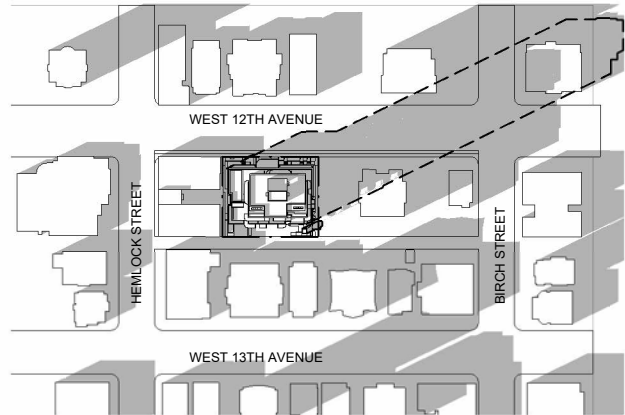
22 SEP 10 AM



22 SEP 12 PM



22 SEP 2 PM



22 SEP 4 PM

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO. 23561

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

DRAWING TITLE

IMMEDIATE CONTEXT PLAN

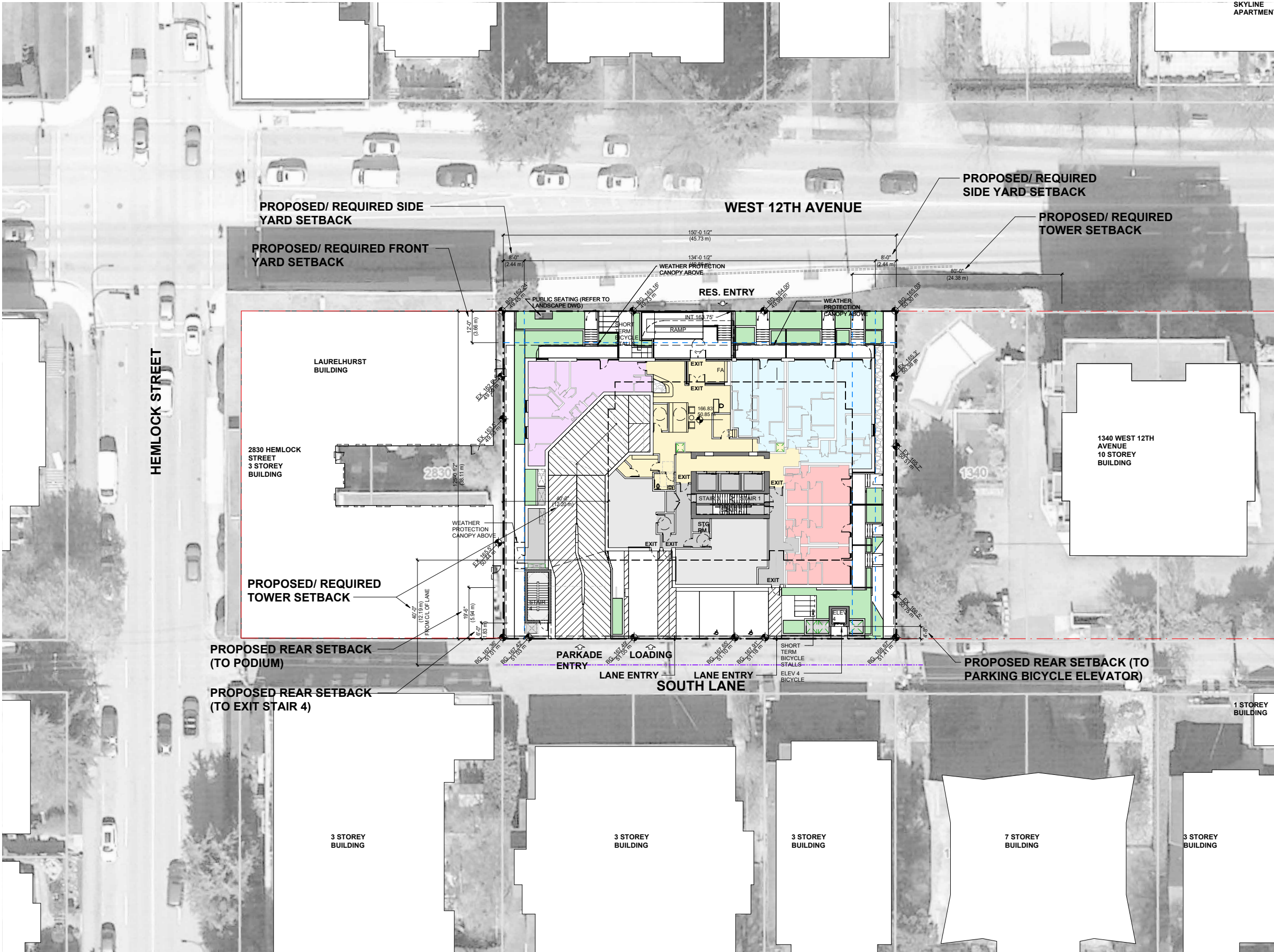
SEAL

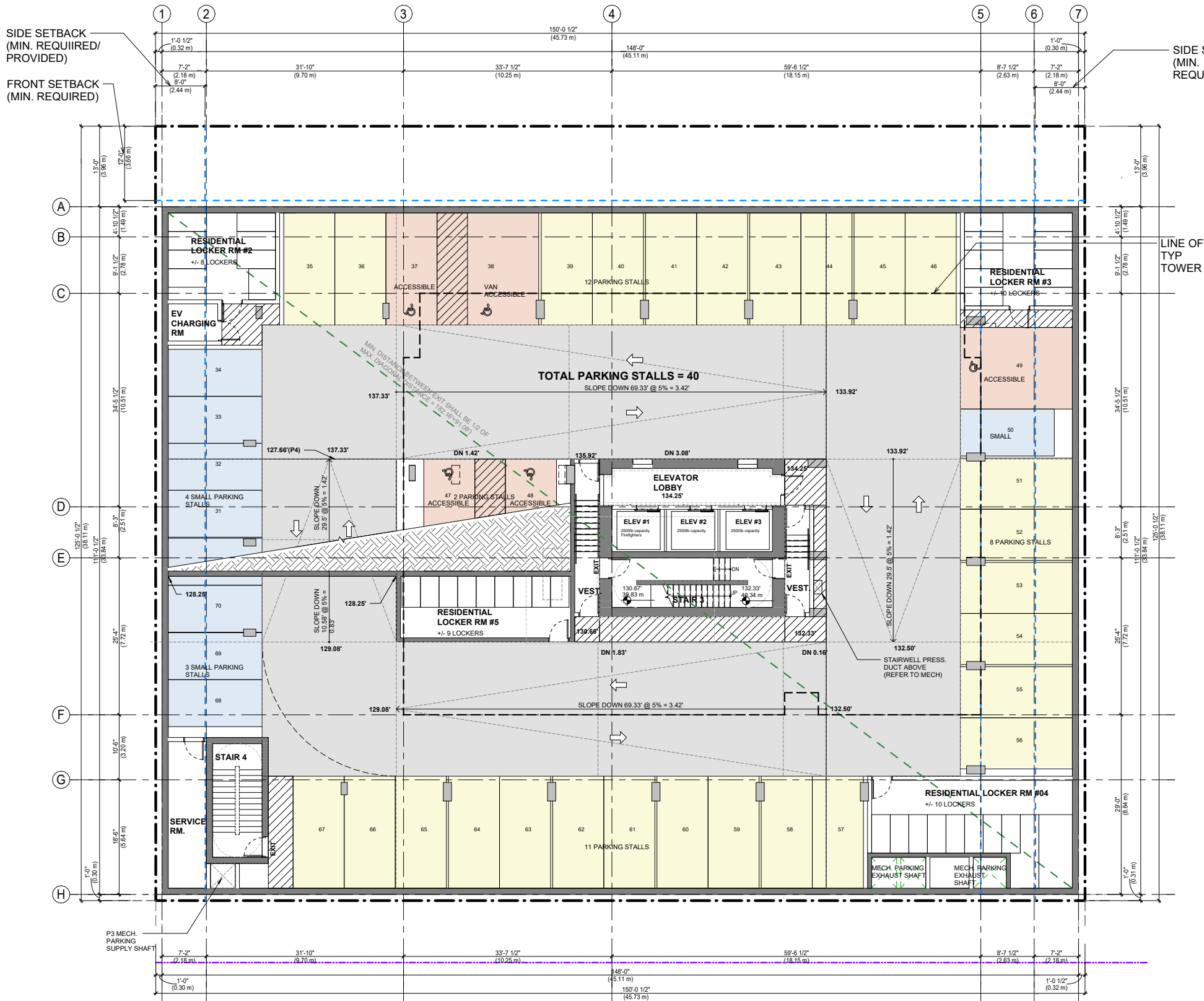
DRAWING NO. REVISION

A100

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

DRAWN AZ
CHECKED HB





PARKING STALLS:
L1 - 1
P1 - 0
P2 - 30
P3 - 40
TOTAL - 71

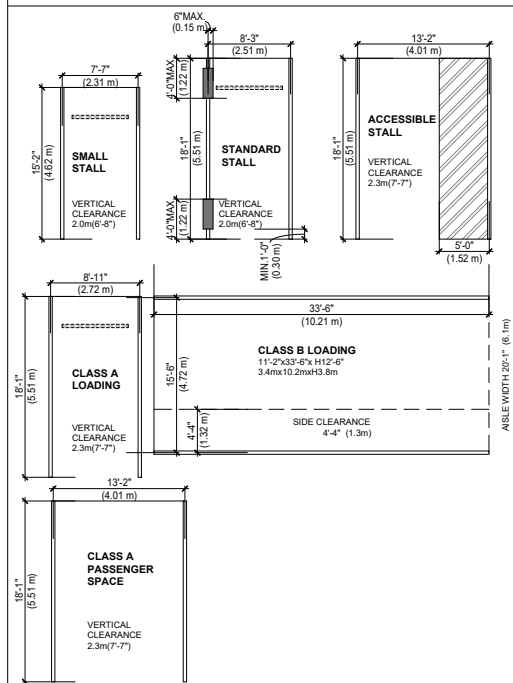
LOADING:
CLASS A LOADING - 1
CLASS B LOADING - 1
CLASS A PASSENGER LOADING - 1

**CLASS A
RESIDENTIAL BICYCLE STALLS:**
P1 - 302
P2 - 35
TOTAL - 337

**CLASS B
RESIDENTIAL BICYCLE STALLS:**
L1 - 10
TOTAL - 10

RESIDENTIAL LOCKERS:
P2 - 10
P3 - 37
TOTAL - 47

PARKING STALL AND LOADING BAY DIMENSIONS



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

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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23561

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

DRAWING TITLE
LEVEL P3 PLAN

SEAL

DRAWING NO. REVISION

A202

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

DRAWN BY AZ
CHECKED BY HB

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO. 23561

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

DRAWING TITLE

LEVEL P2 PLAN

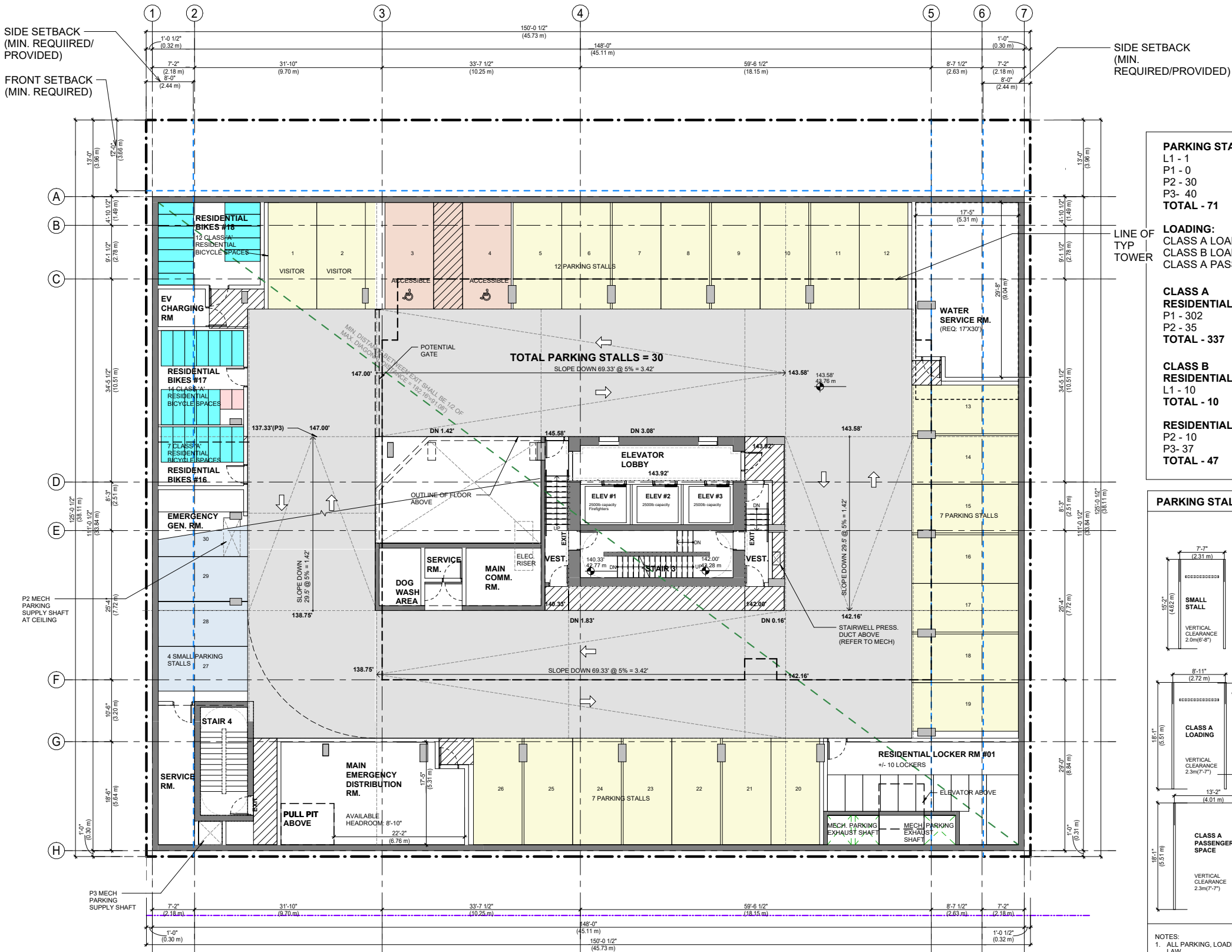
SEAL

DRAWING NO. REVISION

A203

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

DRAWN AZ
CHECKED HB



PARKING STALLS:

L1 - 1
P1 - 0
P2 - 30
P3 - 40
TOTAL - 71

LOADING:

CLASS A LOADING - 1
CLASS B LOADING - 1
CLASS A PASSENGER LOADING - 1

CLASS A

RESIDENTIAL BICYCLE STALLS:
P1 - 302
P2 - 35
TOTAL - 337

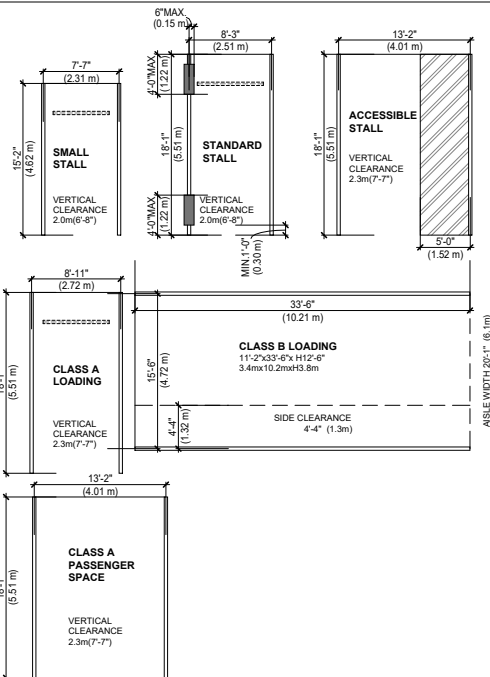
CLASS B

RESIDENTIAL BICYCLE STALLS:
L1 - 10
TOTAL - 10

RESIDENTIAL LOCKERS:

P2 - 10
P3 - 37
TOTAL - 47

PARKING STALL AND LOADING BAY DIMENSIONS



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

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO. 23561

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

DRAWING TITLE

LEVEL P1 PLAN

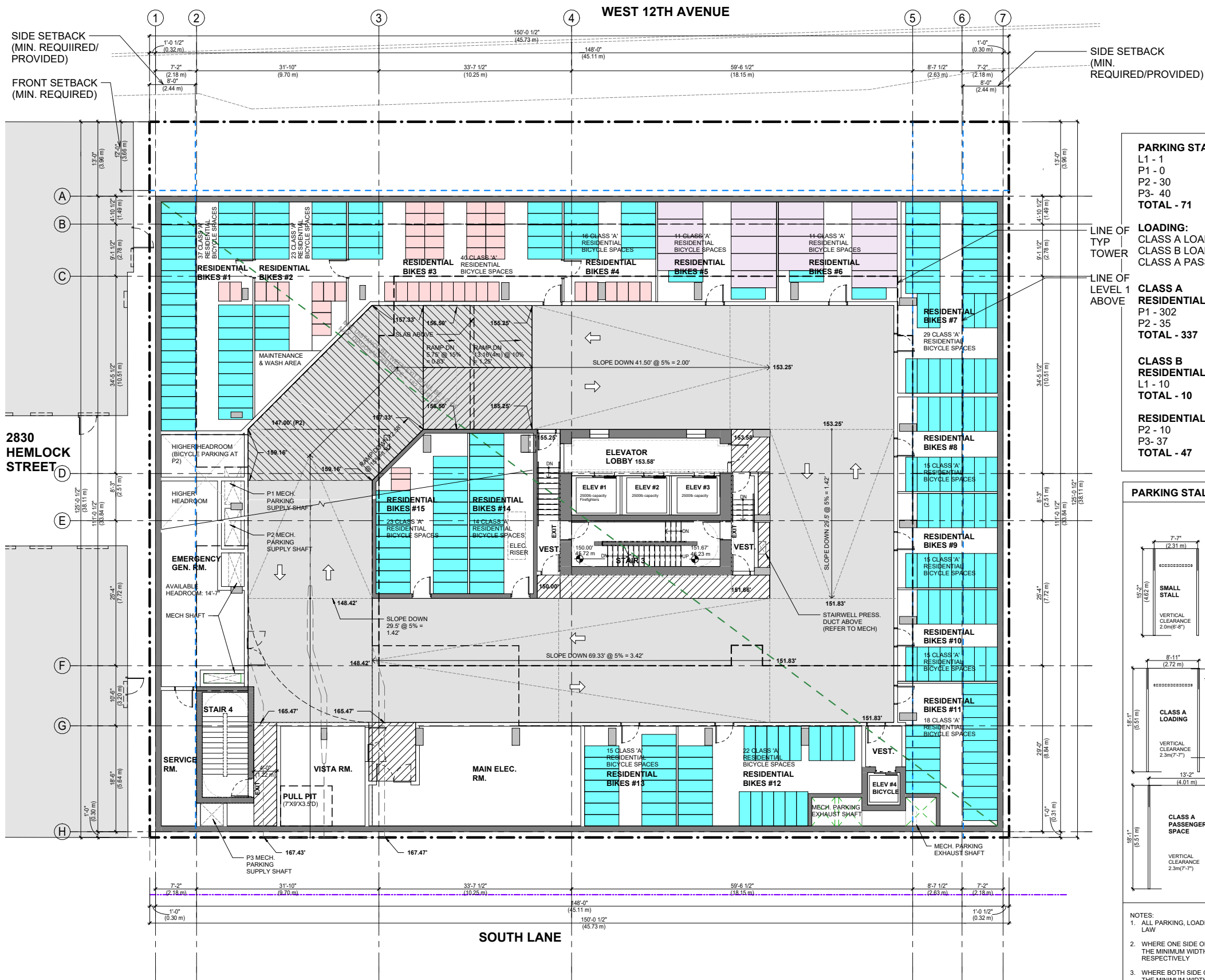
SEAL

DRAWING NO. REVISION

A204

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

DRAWN AZ
CHECKED HB



PARKING STALLS:

L1 - 1
P1 - 0
P2 - 30
P3 - 40
TOTAL - 71

LOADING:

CLASS A LOADING - 1
CLASS B LOADING - 1
CLASS A PASSENGER LOADING - 1

CLASS A

RESIDENTIAL BICYCLE STALLS:
P1 - 302
P2 - 35
TOTAL - 337

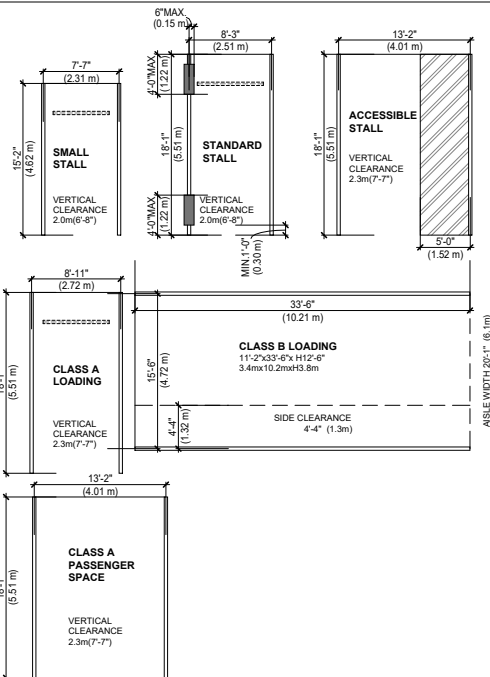
CLASS B

RESIDENTIAL BICYCLE STALLS:
L1 - 10
TOTAL - 10

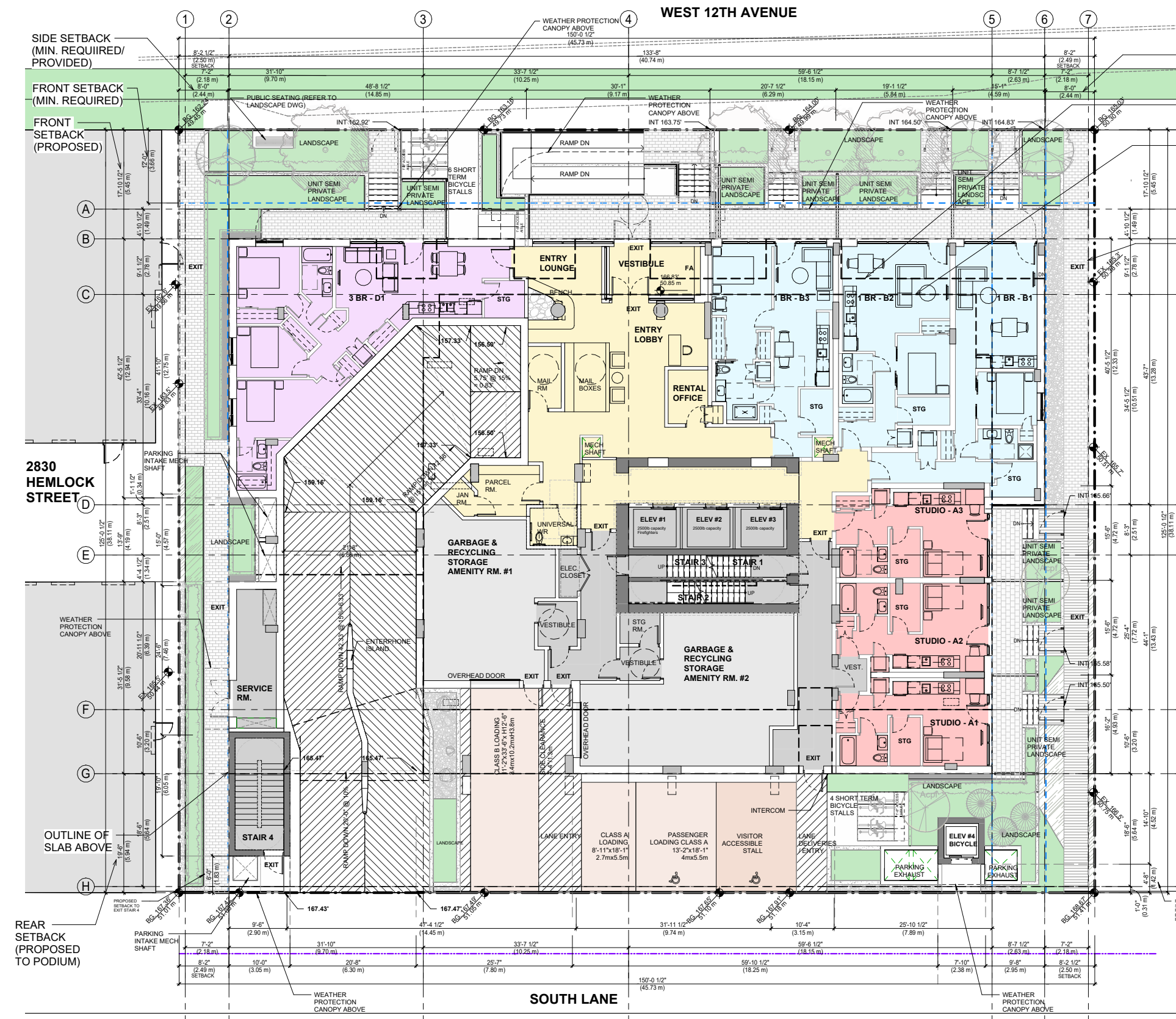
RESIDENTIAL LOCKERS:

P2 - 10
P3 - 37
TOTAL - 47

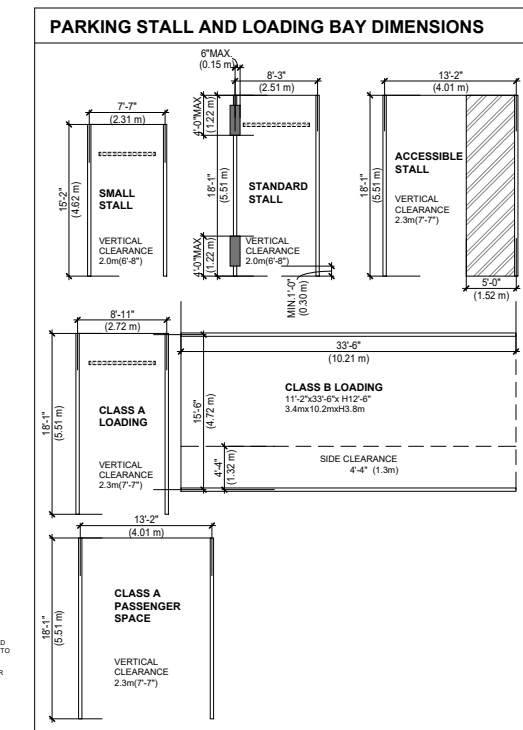
PARKING STALL AND LOADING BAY DIMENSIONS



- NOTES:
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 - PARKING SPACES DELINEATED BY 4" WIDE PAINTED SOLID LINES FOR EACH PARKING
 - EACH PARKING SPACE TO BE DESIGNED WITH ADEQUATE CURBS AND WHEEL STOPS



- PARKING STALLS:**
L1 - 1
P1 - 0
P2 - 30
P3 - 40
TOTAL - 71
- LOADING:**
CLASS A LOADING - 1
CLASS B LOADING - 1
CLASS A PASSENGER LOADING - 1
- CLASS A RESIDENTIAL BICYCLE STALLS:**
P1 - 302
P2 - 35
TOTAL - 337
- CLASS B RESIDENTIAL BICYCLE STALLS:**
L1 - 10
TOTAL - 10
- RESIDENTIAL LOCKERS:**
P2 - 10
P3 - 37
TOTAL - 47



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

BFAstudio
architects

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

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

REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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23561

PROJECT

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

DRAWING TITLE

LEVEL 1 / SITE PLAN

SEAL

DRAWING NO.

REVISION

A205

DATE

2024-01-29

DRAWN

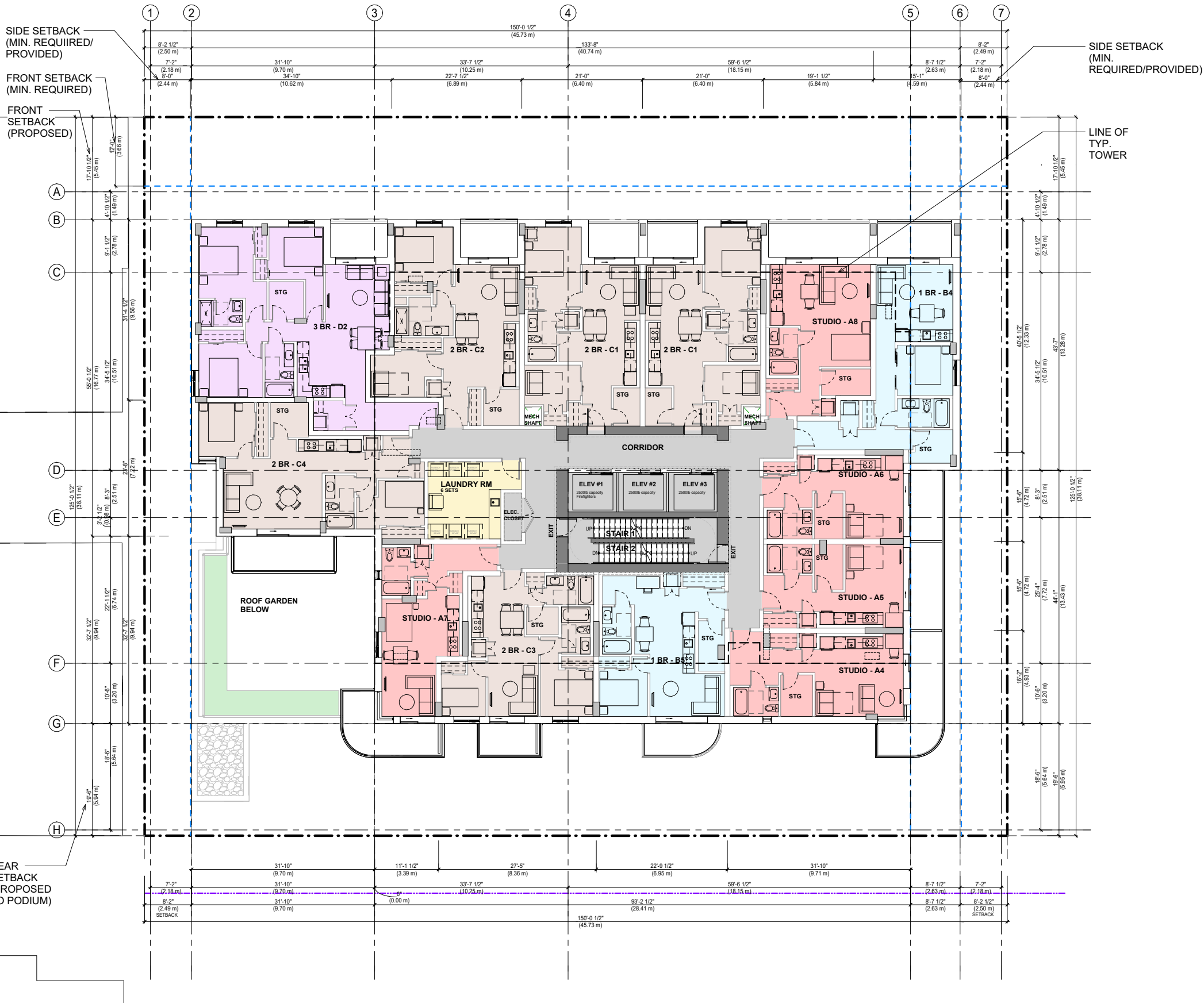
AZ

SCALE

1/8" = 1'-0"

CHECKED

HB



REVISIONS		DATE
NO.	DESCRIPTION	
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO. 23561

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

DRAWING TITLE

LEVEL 3 PLAN

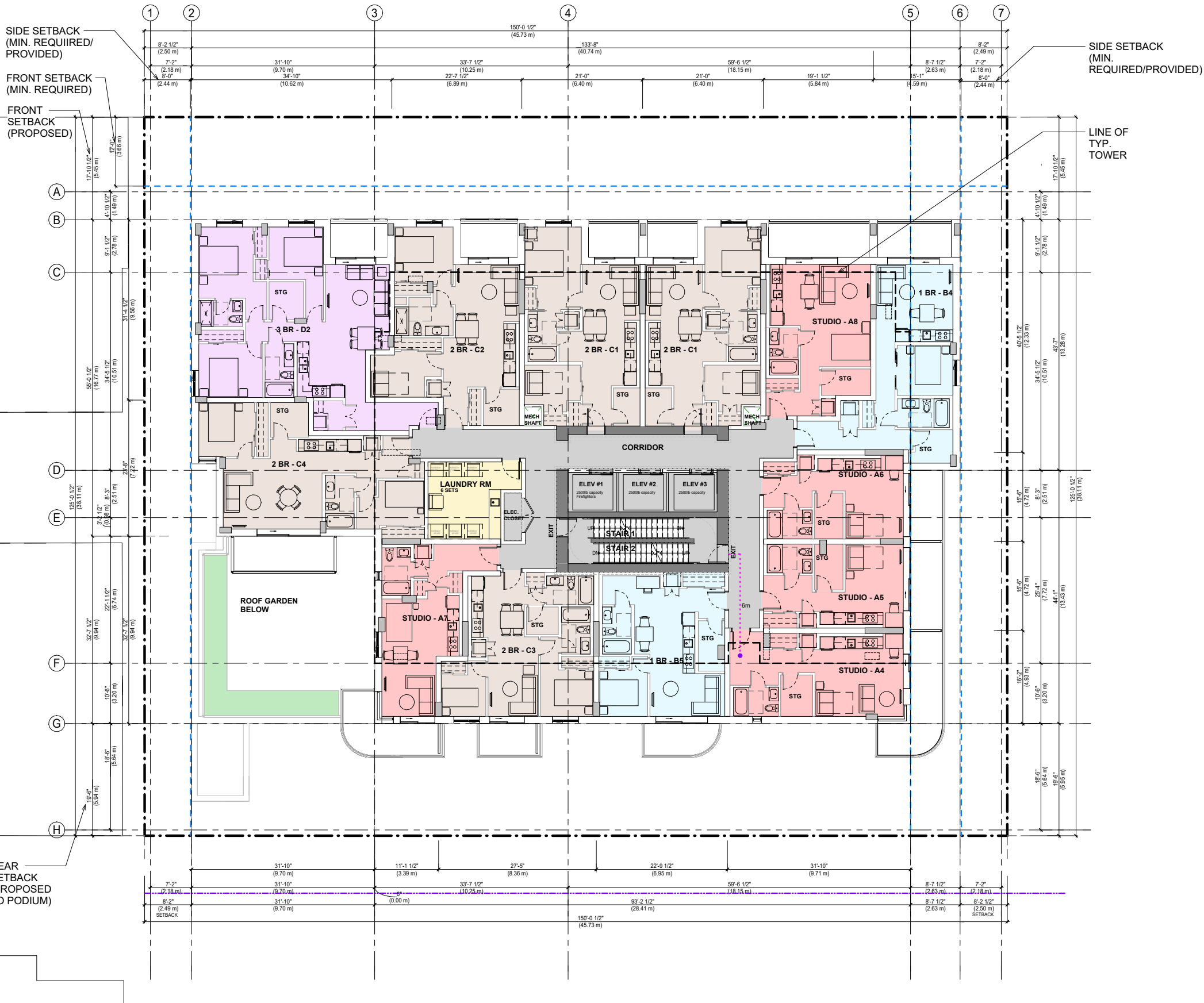
SEAL

DRAWING NO. REVISION

A207

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

DRAWN AZ
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REVISIONS		DATE
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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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DRAWING TITLE

LEVEL 4 PLAN

SEAL

DRAWING NO. REVISION

A208

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

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NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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Vancouver, BC

DRAWING TITLE

LEVEL 5 PLAN

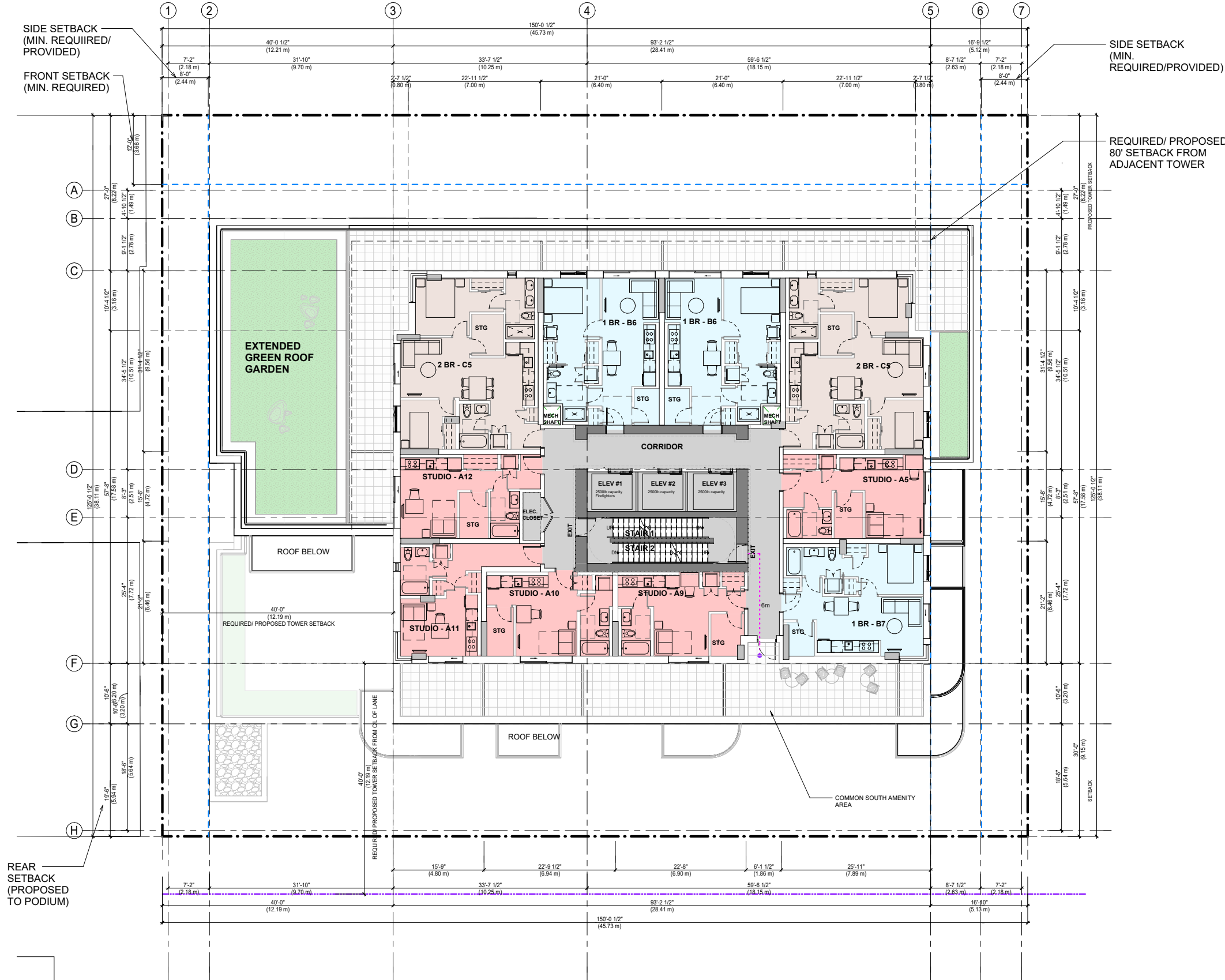
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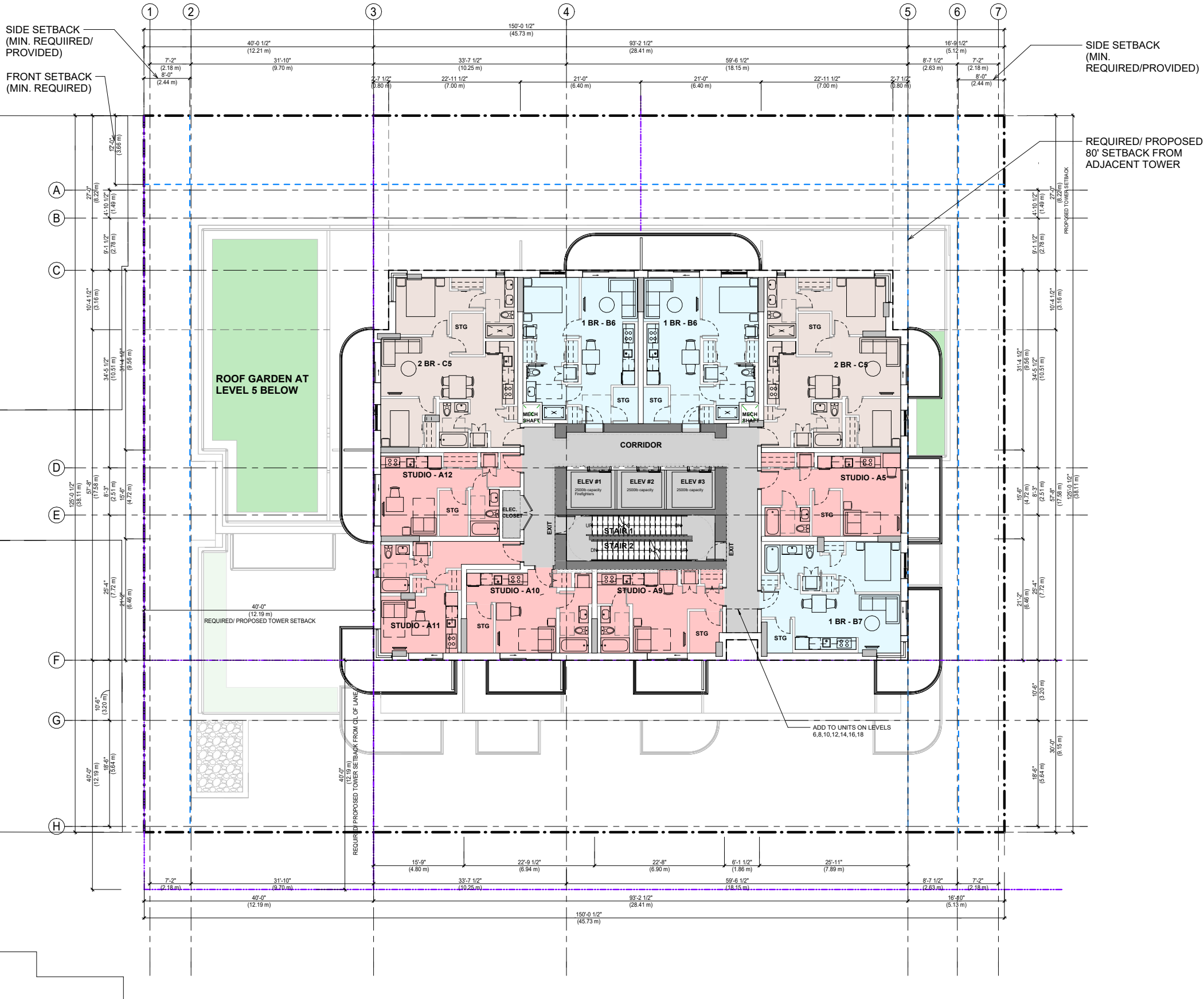
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A209

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

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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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LEVEL 6-10 PLAN

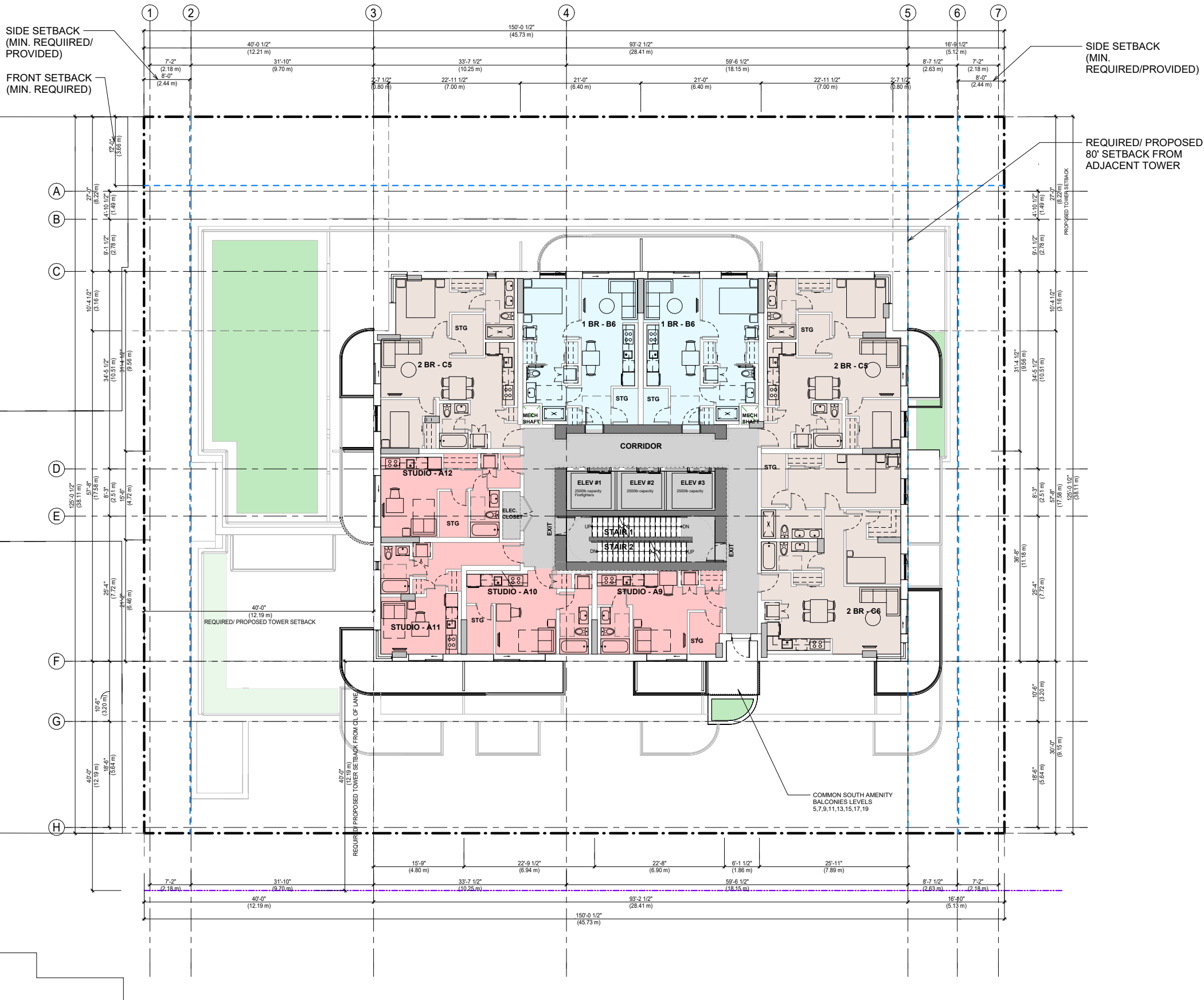
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A210

DATE 2024-01-29
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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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LEVEL 11-13 PLAN

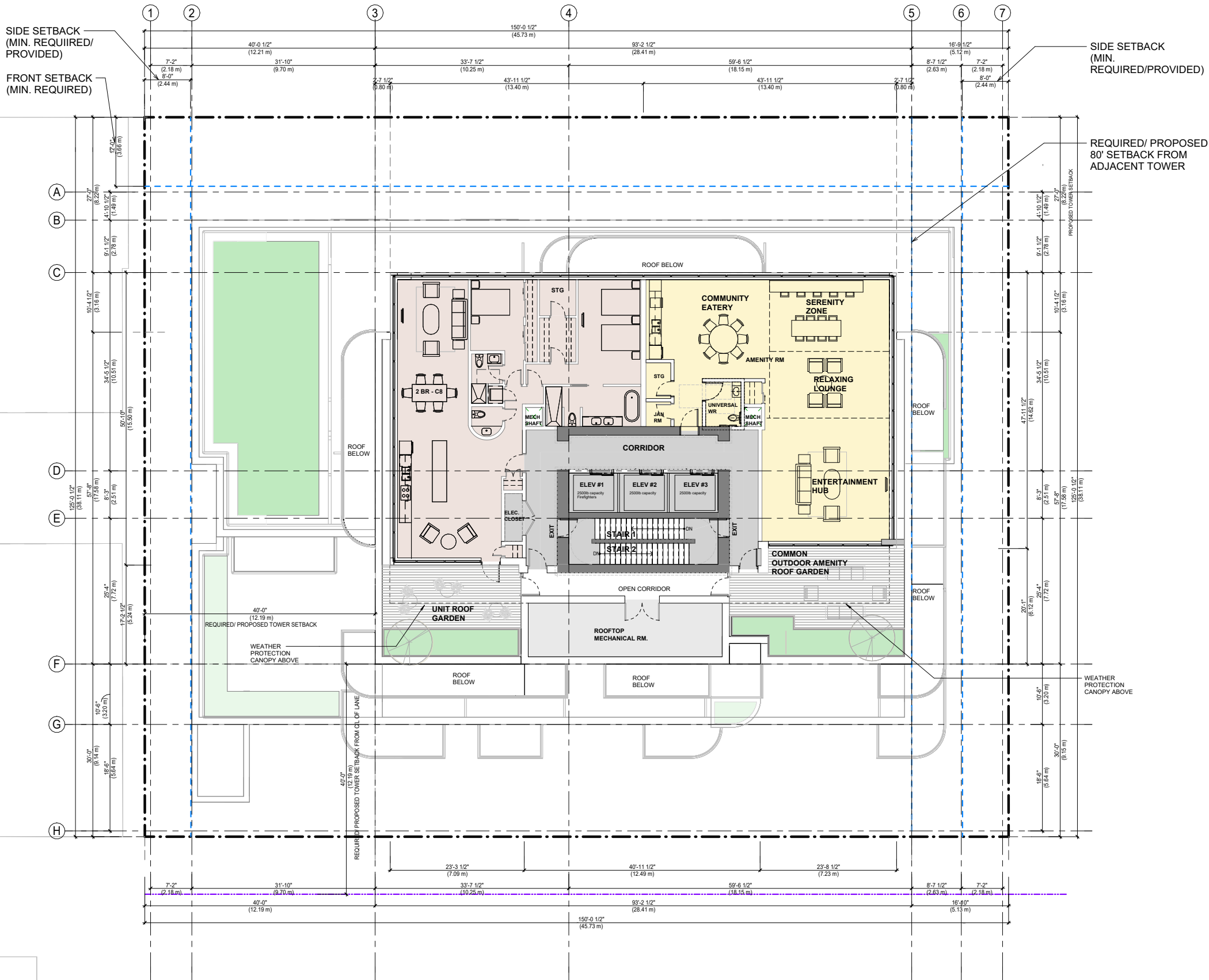
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A211

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

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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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LEVEL 20 PLAN

SEAL

DRAWING NO. REVISION

A213

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

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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT
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Vancouver, BC

DRAWING TITLE

ROOF PLAN

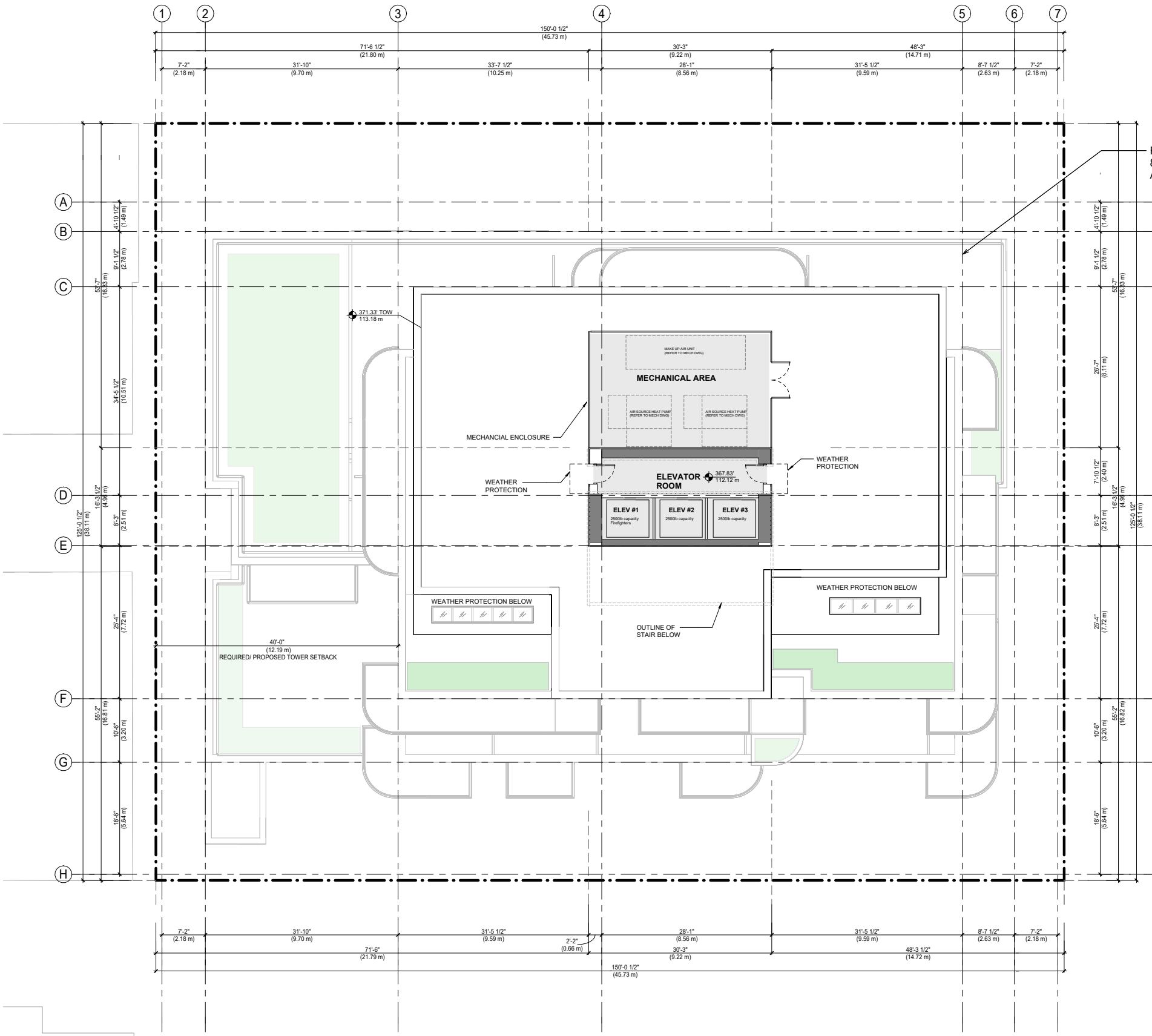
SEAL

DRAWING NO. REVISION

A214

DATE 2024-01-29 DRAWN AZ

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



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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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UPPER ROOF PLAN

SEAL

DRAWING NO. REVISION

A215

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

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1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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BUILDING ELEVATIONS

SEAL

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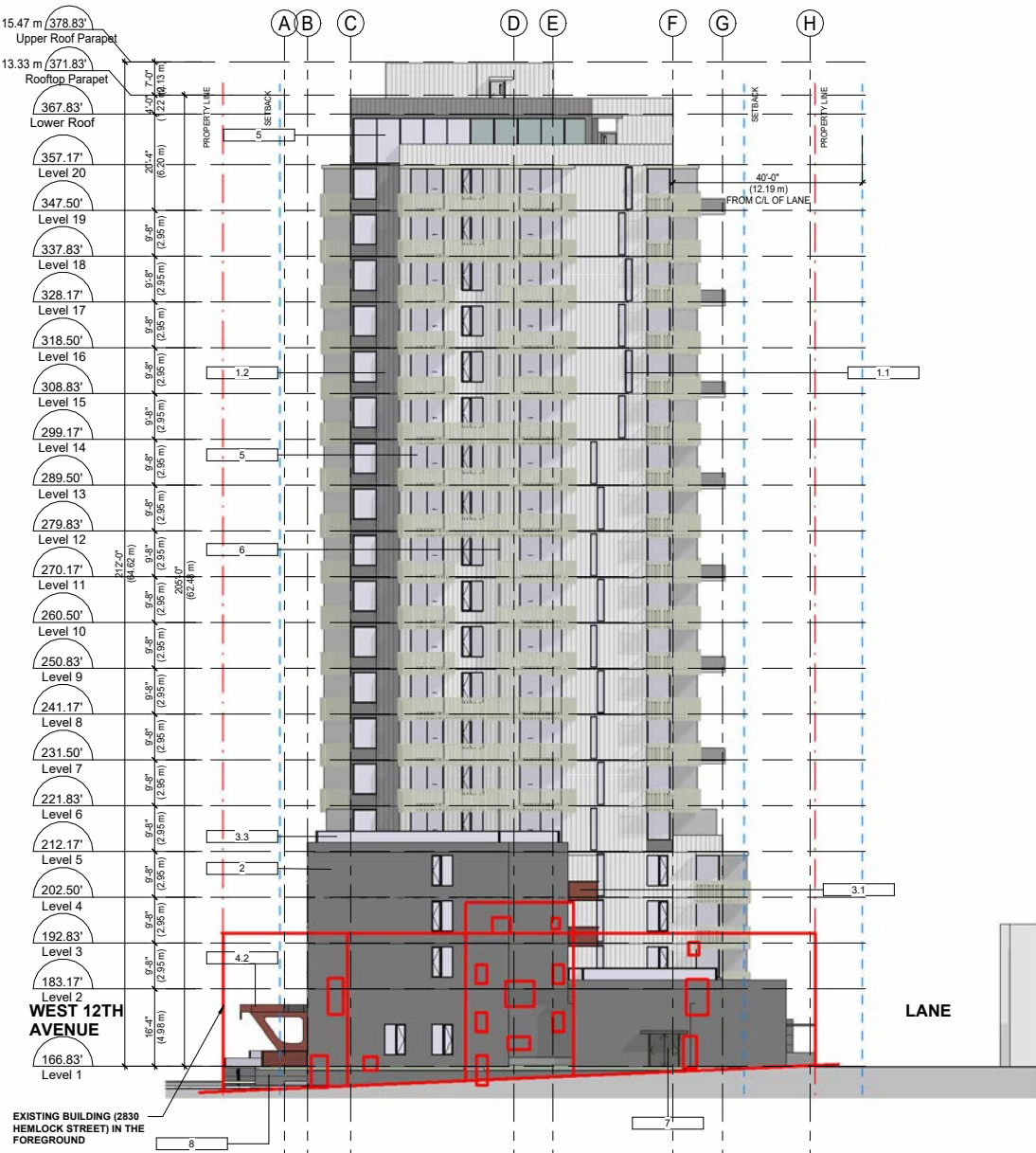
A401

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

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1 SOUTH ELEVATION (LANE)



2 WEST ELEVATION

REVISIONS	
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DRAWING TITLE

BUILDING ELEVATIONS

SEAL

DRAWING NO. REVISION

A402

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

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NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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MARKET AND BELOW MARKET
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DEVELOPMENT
1366 West 12th Avenue,
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DRAWING TITLE

BUILDING SECTIONS

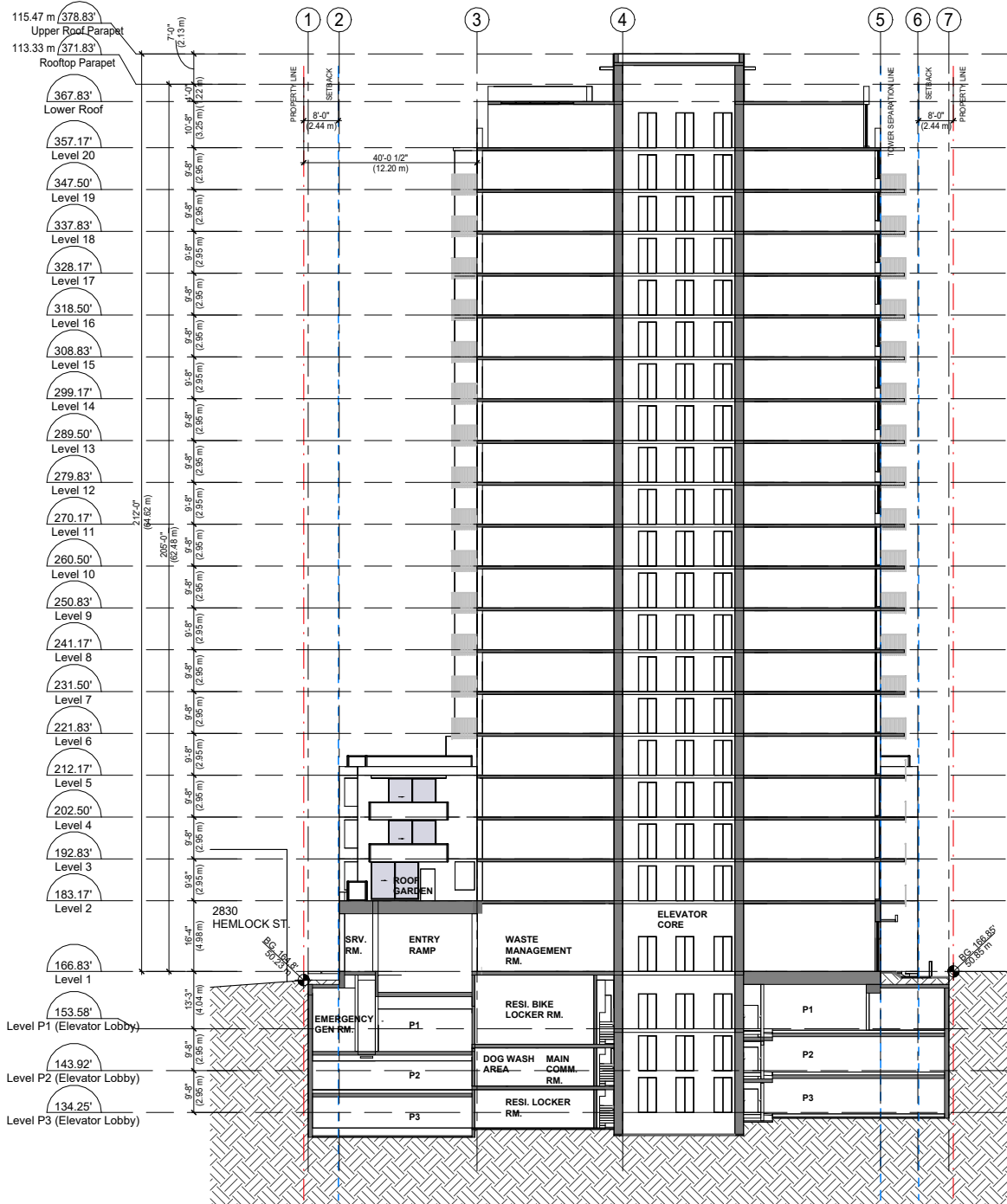
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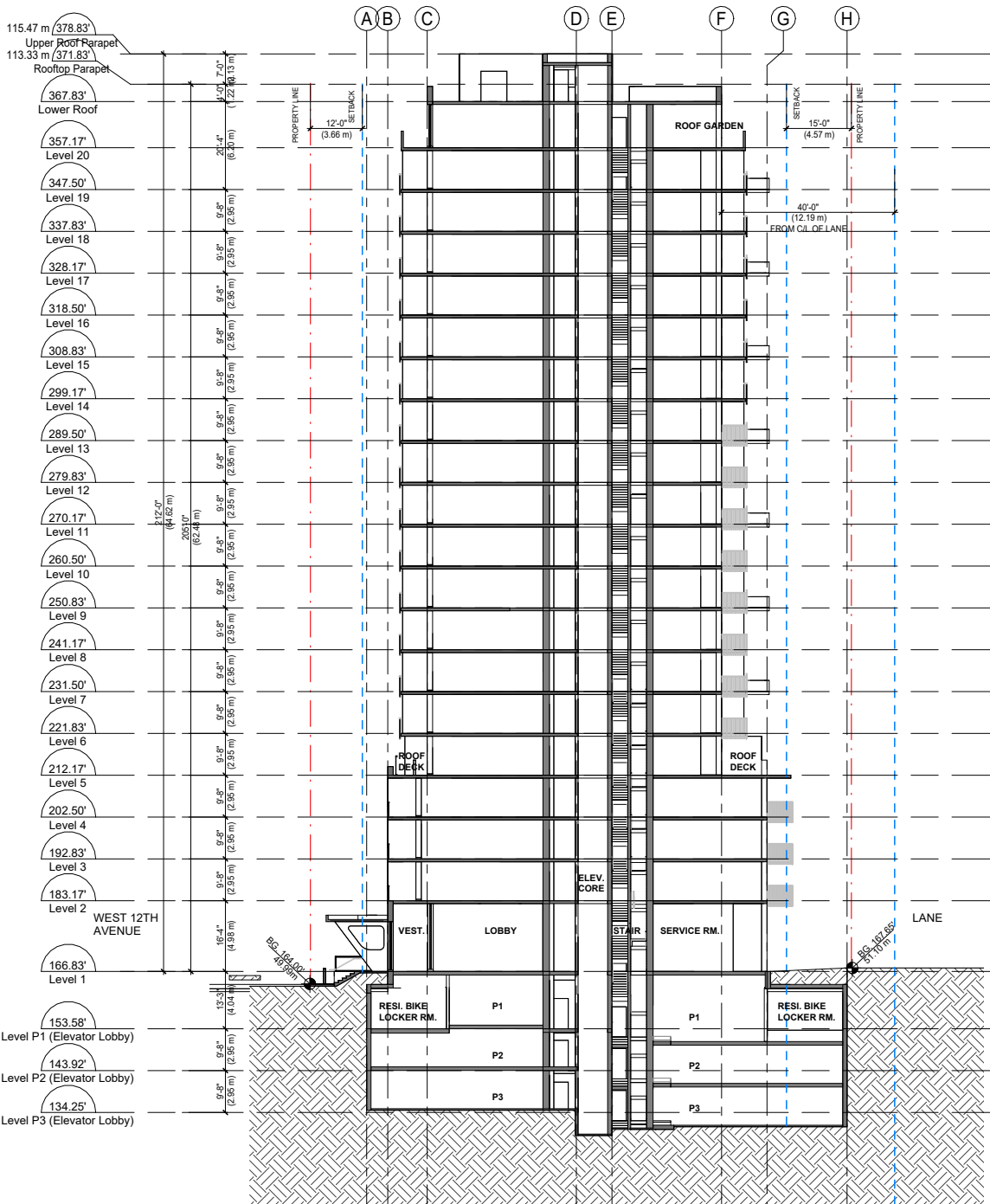
A500

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

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1 BUILDING SECTION 1



2 BUILDING SECTION 2

EXTERIOR WALL SCHEDULE

CONCRETE FOUNDATION WALL

W1

- APPROVED BACK-FILL
- DRAINAGE COMPOSITE BOARD
- FLUID-APPLIED 2 COMPOUND WATERPROOFING MEMBRANE
- REINFORCED POLYESTER MESH
- STRUCTURAL CONCRETE WALL (REFER TO STRUCT. DWGS.)
- 0.40" DRAINAGE MAT
- PAINT FINISH UNLESS NOTED OTHERWISE

EXPOSED CONCRETE EXTERIOR (PAINTED)

W2

- ELASTOMERIC COATING, 18 mil TOTAL DRY FILM THICKNESS
- CONCRETE WALL (REFER TO STRUCT. DWGS.)
- PAINT FINISH, UNLESS NOTED OTHERWISE

STEEL STUD WALL W/ BRICK VENEER

W3

- 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
- 6" FIBREGLAS BATT INSULATION (ULC labeled)
- MIN. 18ga. 6" STEEL STUDS (ENGINEERED) SPACED AS PER STRUCT. REQUIREMENTS; ASSUME 16" O.C. FOR THERMAL 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

W4

- 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-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

W5A

- 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

W6

- 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 PARTITIONING LEGEND
- 1/2" GYPSUM WALLBOARD

FRAMED WALL WITH ALUMINUM WALL PANELS

W7

- ALUMINUM PLATE CLADDING PANELS WITH PROPRIETARY CLIPS; DRY-JOINT SYSTEM
- INTERMITTENTLY-SPACED SUPPORT CLIPS TO MATCH INSULATION DEPTH (KPS THERMASMART CLIP 2.0 SYSTEM OR APPROVED ALTERNATE); ALIGN WITH WALL STUDS
- 6" ROXUL SEMI-RIGID INSULATION (NON-COMBUSTIBLE)
- CONTINUOUS VAPOUR-PERMEABLE AIR BARRIER MEMBRANE
- 1/2" DENSGLAS GOLD SHEATHING
- MIN. 6" FIBREGLAS BATT INSULATION
- 18ga. 6" STEEL STUDS (ENGINEERED) SPACED AS PER STRUCT. REQUIREMENTS; ASSUME 16" O.C. FOR THERMAL 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.
- 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.
- USE COMPATIBLE PEEL-&STICK MEMBRANES FOR TRANSITION STRIPS AT LIQUID-APPLIED AIR BARRER MEMBRANES, AS APPLICABLE.
- 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

R2

- MIN. 4.25" STONE BALLAST (MIN. 32 lb/ SQ.FT.)
- CONT. FILTER FABRIC
- 6" TYPE 4 RIGID INSULATION (R30)
- 0.40" DRAINAGE MAT
- 2 PLY MODIFIED SBS MEMBRANE
- CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL)

INSULATED PLANTER ROOF

R5

- PLANTING MEDIUM (MIN.18"- MAX. 24" DEPTH)
- CONT. FILTER FABRIC
- 0.40" VAPOUR OPEN DRAINAGE MAT
- MIN. 6" TYPE 4 RIGID INSULATION (R30)
- 0.40" DRAINAGE MAT
- 18 mil WOVEN POLYETHYLENE ROOT BARRIER MEMBRANE
- 2 PLY MODIFIED SBS ROOFING MEMBRANE
- CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL)

NON-INSULATED VEHICULAR TRAFFIC ROOF W/ PAVERS

R6

- MIN. 80mm THICK P.C. CONCRETE PAVERS W/ GRANULAR BASE (REFER TO CIVIL)
- 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

R7

- 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

R8

- MIN. 60mm THICK P.C. CONCRETE PAVERS
- MIN. 1" PEA-GRAVEL FOR LEVELING
- CONT. FILTER FABRIC
- 0.40" VAPOUR OPEN DRAINAGE MAT
- VOID-FOAM HIGH-DENSITY RIGID INSULATION (THICKNESS 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

R9

- MIN. 60mm THICK P.C. CONCRETE PAVERS
- MIN. 1" PEA-GRAVEL FOR LEVELING
- CONT. FILTER FABRIC
- 0.40" VAPOUR OPEN DRAINAGE MAT
- 6" TYPE 4 RIGID INSULATION (R30)
- 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

R10

- FLUID-APPLIED POLYURETHANE PEDESTRIAN TRAFFIC MEMBRANE
- CONCRETE SLAB (REFER TO STRUCTURAL)

NON-INSULATED VEHICULAR TRAFFIC CONCRETE SLAB

R11

- HEAVY-DUTY FLUID-APPLIED POLYURETHANE VEHICULAR TRAFFIC MEMBRANE
- CONCRETE SLAB (REFER TO STRUCTURAL)

2 HR RATED AS FLOOR ASSEMBLY

ROOF & DECK ASSEMBLY LEGEND

PARKING SLAB WITH TOPPING SLAB

R12

- +/- 3" CONC. TOPPING SLAB
- 1/4" PROTECTION BOARD
- 2 PLY MODIFIED SBS MEMBRANE
- 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 BASE (REFER TO CIVIL)
- CONT. FILTER FABRIC
- 1/4" PROTECTION BOARD
- 1/4" HEAVY-DUTY VAPOUR OPEN DRAINAGE MAT
- VOID-FOAM HIGH-DENSITY RIGID INSULATION (THICKNESS VARIES)
- 1/4" HEAVY-DUTY DRAINAGE MAT
- 2 PLY MODIFIED SBS MEMBRANE
- CONCRETE SLAB WITH TOP

NON-INSULATED VEHICULAR TRAFFIC ROOF W/ REINFORCED GRASS PAVERS & VOID FOAM

R16

- GRASS PAVER C/W GROWING MEDIUM (REFER TO CIVIL)
- GRANULAR BASE (REFER TO CIVIL)
- CONT. FILTER FABRIC
- 1/4" PROTECTION BOARD
- 1/4" HEAVY-DUTY VAPOUR OPEN DRAINAGE MAT
- VOID-FOAM HIGH-DENSITY RIGID INSULATION (THICKNESS VARIES)
- 1/4" HEAVY-DUTY DRAINAGE MAT
- ROOT BARRIER
- 2 PLY MODIFIED SBS MEMBRANE
- CONCRETE SLAB WITH TOP SURFACE SLOPED TO DRAIN (REFER TO STRUCTURAL)

CEILING ASSEMBLY LEGEND

TYPICAL CEILING SLAB

CE1

- FLOOR FINISH
- REINFORCED CONCRETE SLAB (REFER TO STRUCTURAL)
- PAINT FINISH

INSULATED PARKING CEILING

CEA

- FLOOR FINISH
- REINFORCED CONCRETE SLAB (REFER TO STRUCTURAL FOR THICKNESS) (AIR & VAPOUR BARRIER)
- 4" NON-COMBUSTIBLE SPRAY-APPLIED INSULATION [NOMINAL R4 PER IN.]

INTERIOR WASHROOM CEILING

CEA

- REINFORCED CONCRETE SLAB (REFER TO STRUCTURAL)
- 3-1/2" FIBREGLAS BATT INSULATION FURRED-DOWN 1
- 2" WATER-RESISTANT GWB (PAINTED) ON MTL. STUD FRAMING (REFER TO PLANS FOR CEILING HEIGHT)

REVISIONS

NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO.

23561

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

DRAWING TITLE

PRELIMINARY SCHEDULE

SEAL

DRAWING NO.

REVISION

A701

DATE

12/10/21

DRAWN

AZ

SCALE

1" = 1'-0"

CHECKED

HB

REVISIONS		
NO.	DESCRIPTION	DATE
1	REZONING APPLICATION	2024-06-03
2	REISSUED FOR REZONING APPLICATION	2024-11-12

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PROJECT NO.

23561

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

DRAWING TITLE

FSR OVERLAYS

SEAL

DRAWING NO.

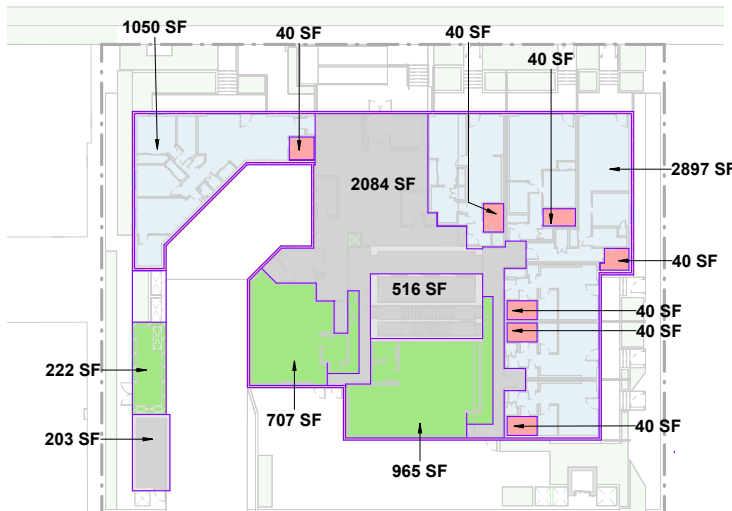
X010

DATE
2024-01-29

DRAWN
AZ

SCALE
3/64" = 1'-0"

CHECKED
HB

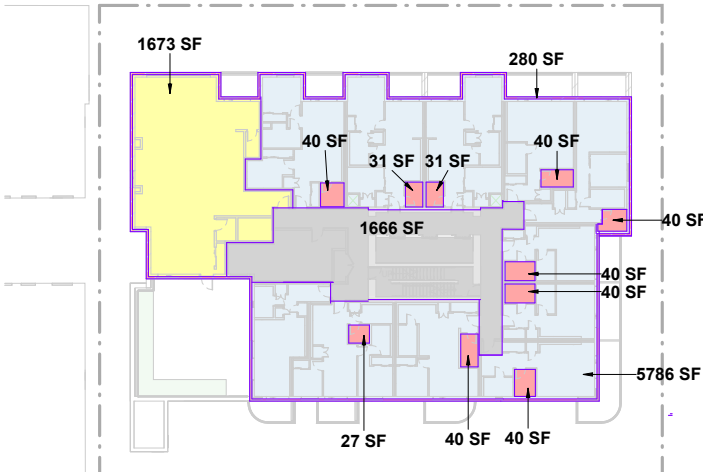


1 LEVEL 1

FSR OVERLAYS

- CIRCULATION & SERVICE (INCLUDED)
- EXTERIOR WALL (EXCLUDED)
- RESIDENTIAL(INCLUDED)
- SERV./GARBAGE RM. (EXCLUDED)
- STORAGE (EXCLUDED)

FSR Overlays L1		
Name	Area SF	Area SM
Level 1		
CIRCULATION & SERVICE (INCLUDED)	2804	260.49
EXTERIOR WALL (EXCLUDED)	299	27.80
RESIDENTIAL(INCLUDED)	3947	366.69
SERV./GARBAGE RM. (EXCLUDED)	1894	175.97
STORAGE (EXCLUDED)	281	26.15
	9226	857.11

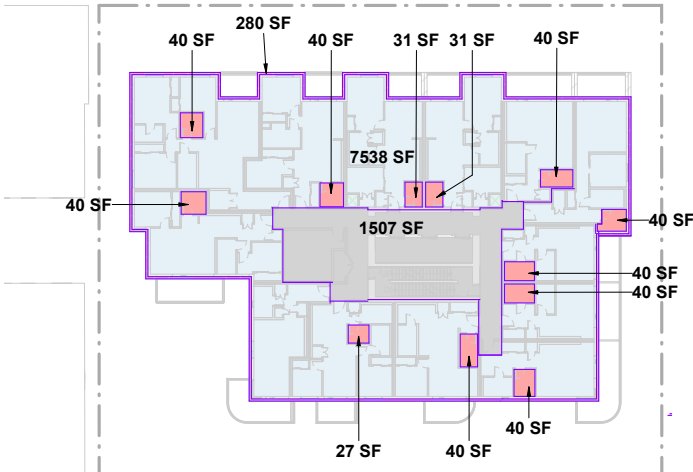


2 LEVEL 2

FSR OVERLAYS

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

FSR Overlays L2		
Name	Area SF	Area SM
Level 2		
AMENITY(EXCLUDED)	1673	155.38
CIRCULATION (INCLUDED)	1666	154.79
EXTERIOR WALL (EXCLUDED)	280	25.97
RESIDENTIAL(INCLUDED)	5786	537.49
STORAGE (EXCLUDED)	368	34.23
	9772	907.86

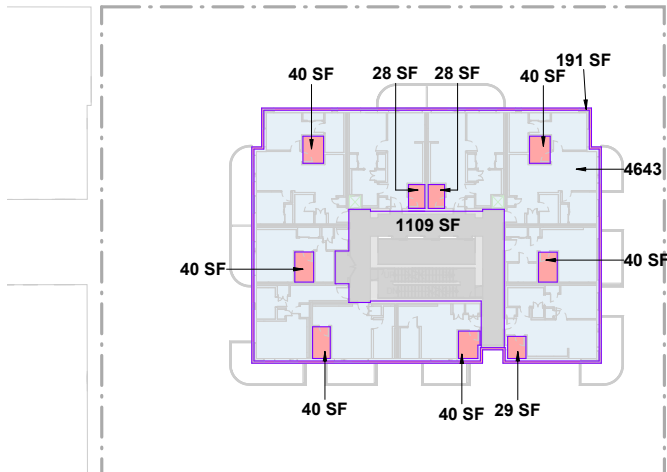


3 LEVEL 3 TO LEVEL 4

FSR OVERLAYS

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

FSR Overlays L3 to L4		
Name	Area SF	Area SM
Level 3		
CIRCULATION (INCLUDED)	1507	139.96
EXTERIOR WALL (EXCLUDED)	280	25.97
RESIDENTIAL(INCLUDED)	7538	700.32
STORAGE (EXCLUDED)	448	41.61
	9772	907.86

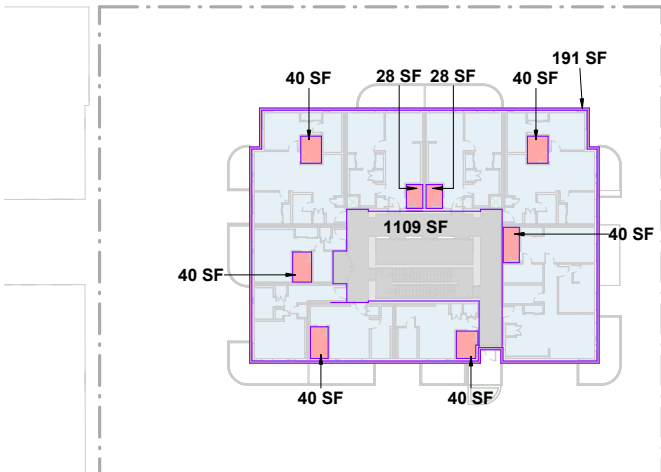


4 LEVEL 5 TO LEVEL 10

FSR OVERLAYS

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

FSR Overlays L5 to L10		
Name	Area SF	Area SM
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

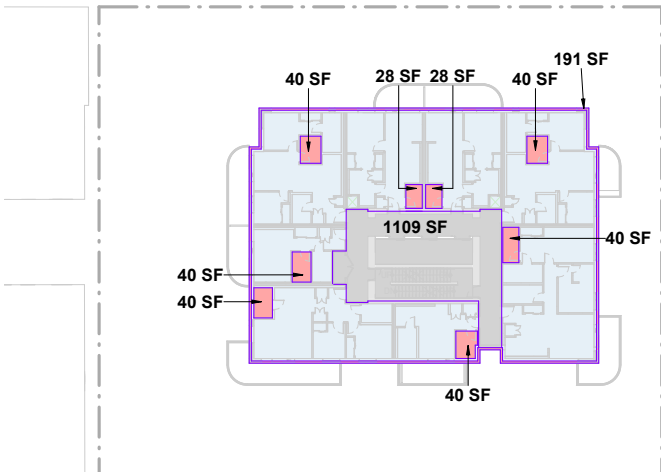


5 LEVEL 11 to LEVEL 13

FSR OVERLAYS

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

FSR Overlays L11 to L13		
Name	Area SF	Area SM
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



6 LEVEL 14 to LEVEL 19

FSR OVERLAYS

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

FSR Overlays L14 to L19		
Name	Area SF	Area SM
Level 14		
CIRCULATION & SERVICE (INCLUDED)	1109	103.08
EXTERIOR WALL (EXCLUDED)	191	17.78
RESIDENTIAL(INCLUDED)	4671	433.95
STORAGE (EXCLUDED)	295	27.45
	6267	582.25

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

West 12th Ave

Civic Address: 1366 West 12th Ave

CONSULTANT TEAM

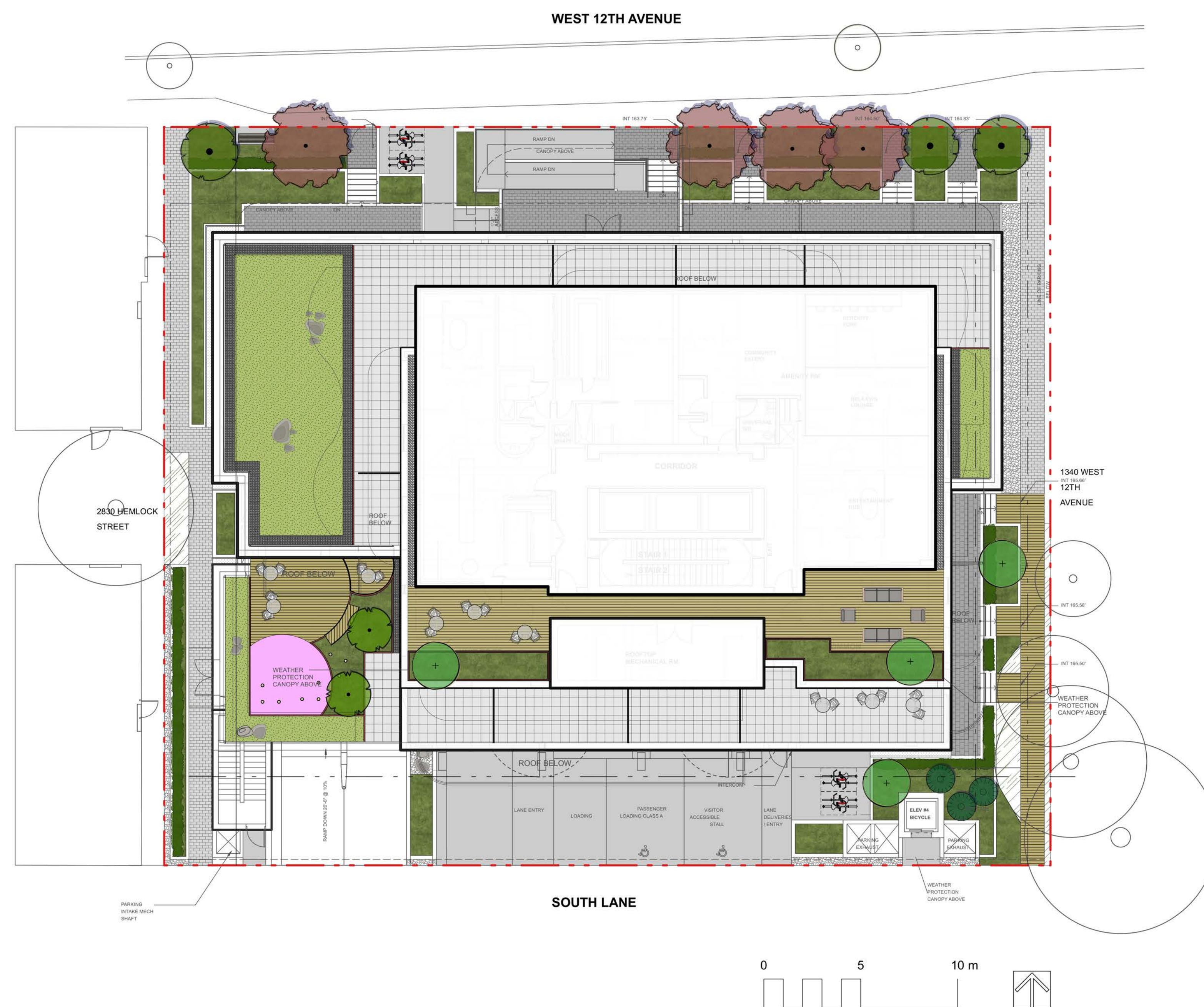
OWNER:
LANDSCAPE: ETA Landscape Architecture
ARCHITECT: BFA Studio Architects

Revision		
No.	Date	Revision Notes

Issue No.	Date	Issue Notes
A	2024-04-02	Issue for Coordination
B	2024-05-15	Issued for Rezoning
C	2024-10-30	Issued for Review
D	2024-10-31	Re-Issued for Rezoning

Sheet	Drawing Title
L0.0	Cover Sheet
L0.1	Landscape Notes & Schedules
L0.2	Landscape Illustrative Plan - L1
L0.3	Landscape Illustrative Plan - L2
L0.4	Landscape Illustrative Plan - L3
L0.5	Landscape Illustrative Plan - L20
L0.6	Landscape Precedent Images
L0.7	Planting Precedent Images
L1.0	Arborist Tree Management plan
L2.0	Tree Plan
L3.0	Permeability Plan

Professional Sea



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Project

West 12th

1366 West 12th Ave
Vancouver, BC

Drawing Title

Cover Sheet

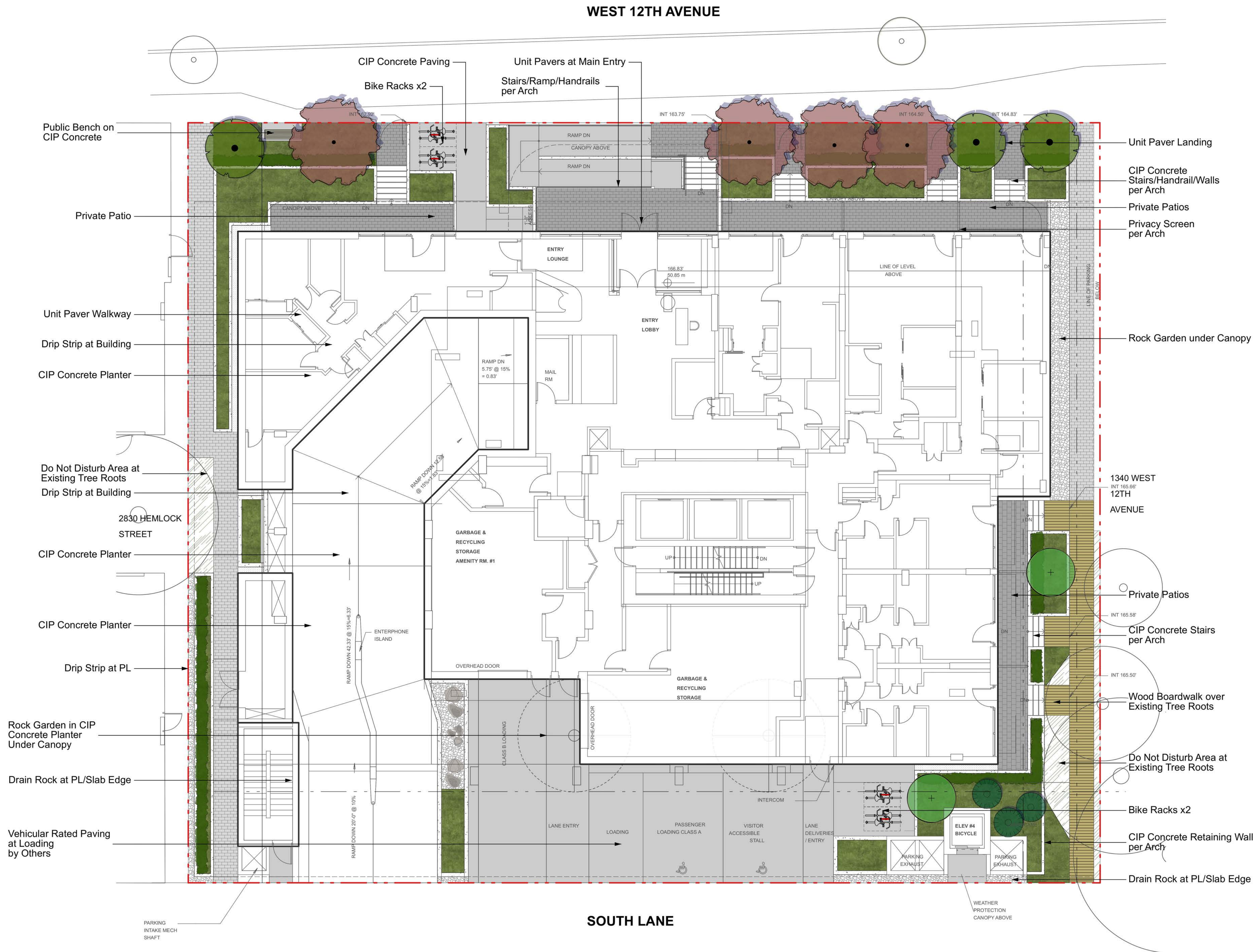
Legal

Project Manager	Project ID
KD	22401
Drawn By	Scale
KD	NTS
Reviewed By	Drawing No.
DT	

L.O.O

1
of

11



Revision		
No.	Date	Revision Notes

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

Professional Seal

eta landscape architecture

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Vancouver, BC, Canada, V6J 1H4

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Project

West 12th

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Vancouver, BC

Drawing Title

Landscape
Illustrative Plan - L1

Legal

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No.
3 of 11	
L0.2	

Revision		
No.	Date	Revision Notes

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

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Project

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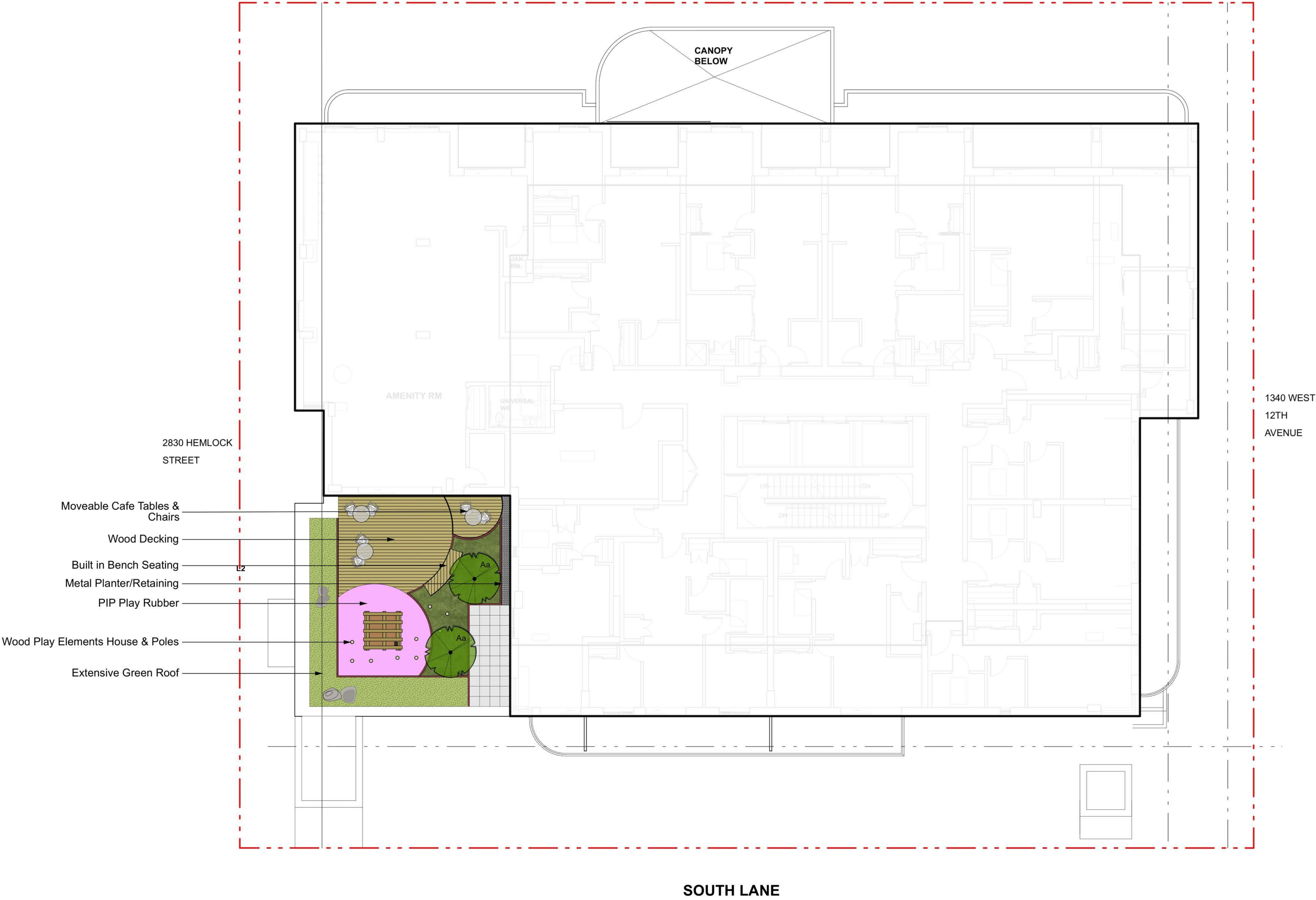
Drawing Title

Landscape
Illustrative Plan - L2

Legal

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. L0.3 4 of 11

WEST 12TH AVENUE



SOUTH LANE

1

Scale: 1:100



Revision		
No.	Date	Revision Notes

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



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Project

West 12th

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Vancouver, BC

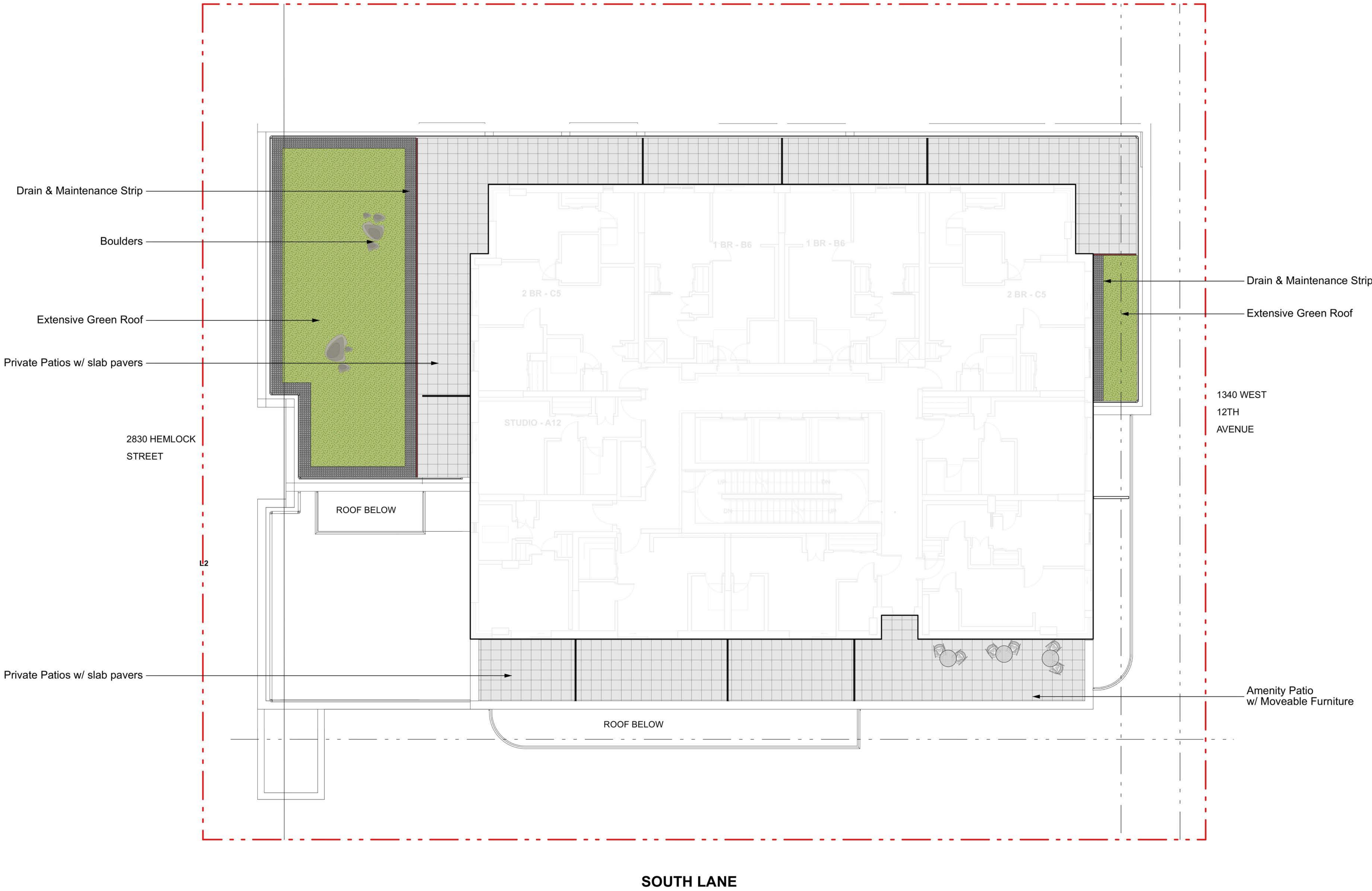
Drawing Title

Landscape
Illustrative Plan - L5

Legal

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

WEST 12TH AVENUE



3 Scale: 1:100



Revision		
No.	Date	Revision Notes

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

Professional Seal

eta landscape architecture

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Project

West 12th

1366 West 12th Ave
Vancouver, BC

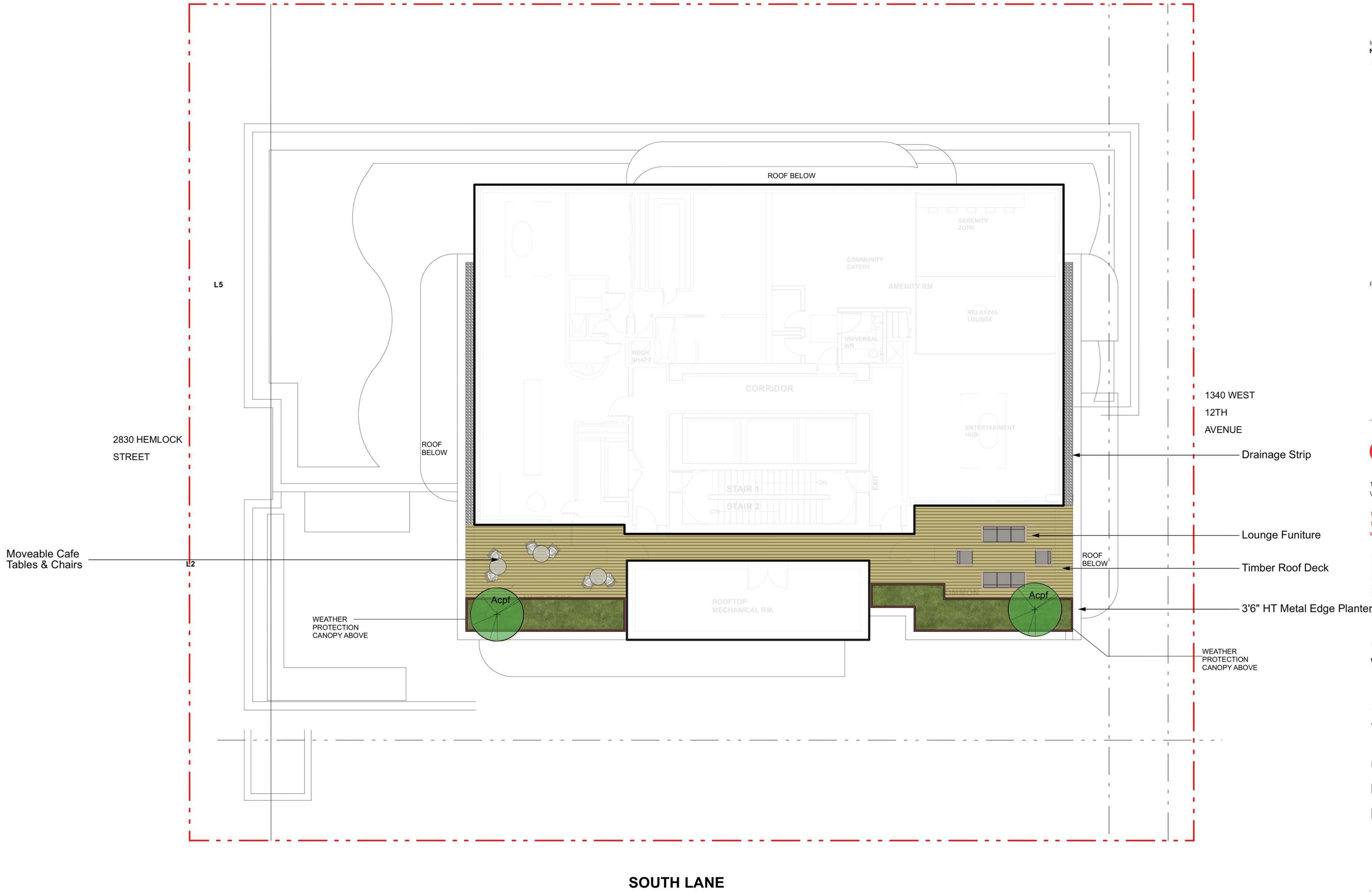
Drawing Title

Landscape
Illustrative Plan - L20

Legal

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No.
L0.5 6 of 11	

WEST 12TH AVENUE



1 Scale: 1:100



Planters at roof edges



Bird habitat creation on green roof



Soften West 12th streetscape with layered planting



Delineate spaces with planters



Open lounge areas



Feature lighting accents on facade



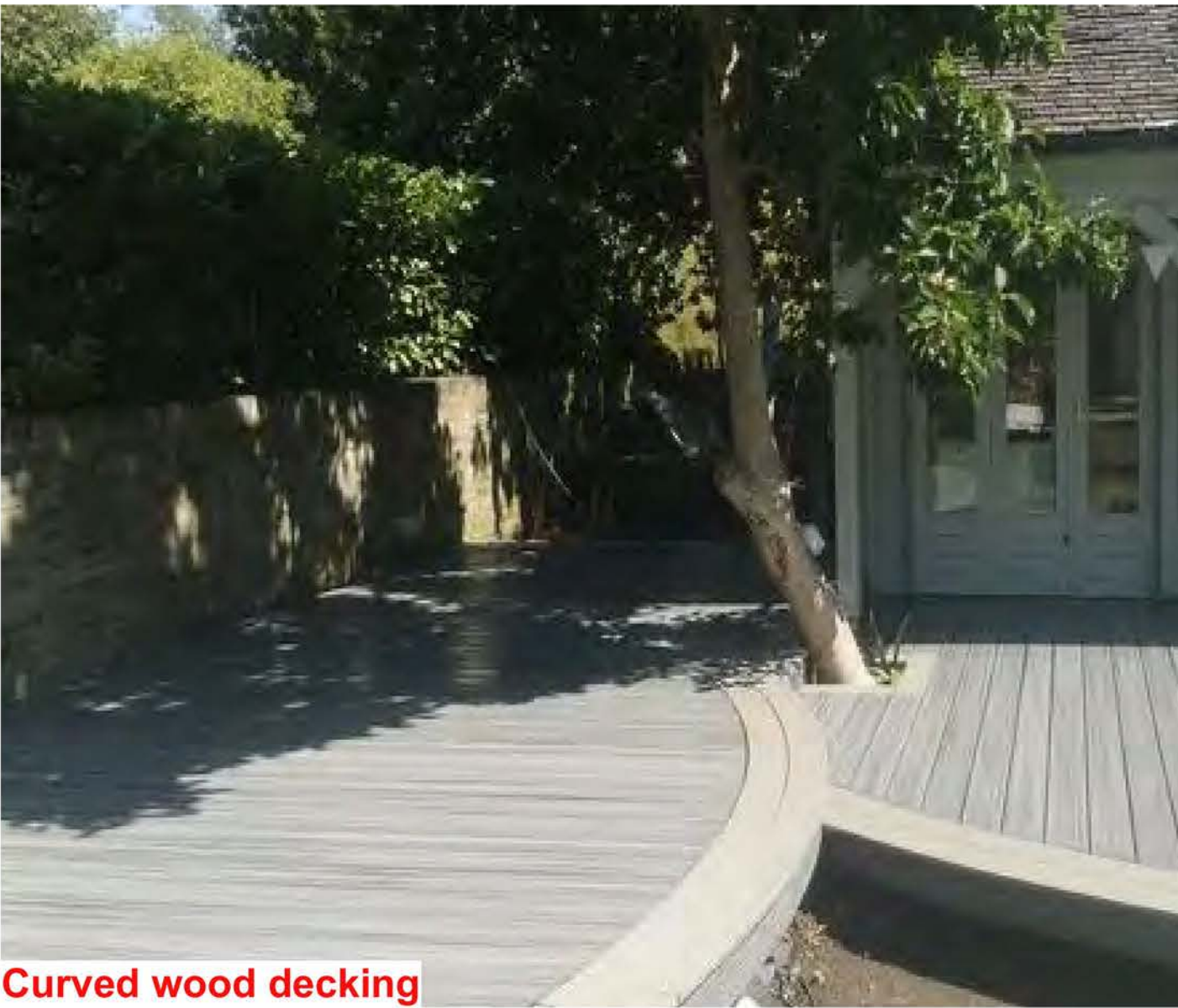
Minimal entries to units



Simple elegant furnishings



Extensive green roof planting



Curved wood decking

TREES							
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 'Dawdyk 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
SHRUBS / GROUNDCOVERS / PERENNIALS							
Am		Achillea millefolium	yarrow	0.3 #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 #2 cont.		full/ bushy plants	E, B, P
Mis		Miscanthus sinensis 'Morning Light'	Morning Light maiden grass	0.76 #3 cont.		full/ bushy plants	B, W
Pim		Pinus mugo	mugo pine	1.37 #3 cont.		full/ bushy plants	E, S
Pm		Polystichum munitum	sword fern	0.76 #3 cont.		full/ bushy plants	N, E
Pt		Pachysandra terminalis	Japanese spurge	0.46 #1 cont.		full/ bushy plants	E, P
Sh		Sarcococca hookeriana var. humilis	dwarf sweet box	0.46 #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	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
 2 THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
 3 SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
 4 N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST
 5 S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
 6
 7 4 IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES
 8 PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.



Layered north facing streetscape



Native/adapted species



Acer circinatum



Achillea millefolium



Fagus 'Dawyck Purple'



Gualtheria shallon



Hosta 'Aphrodite'



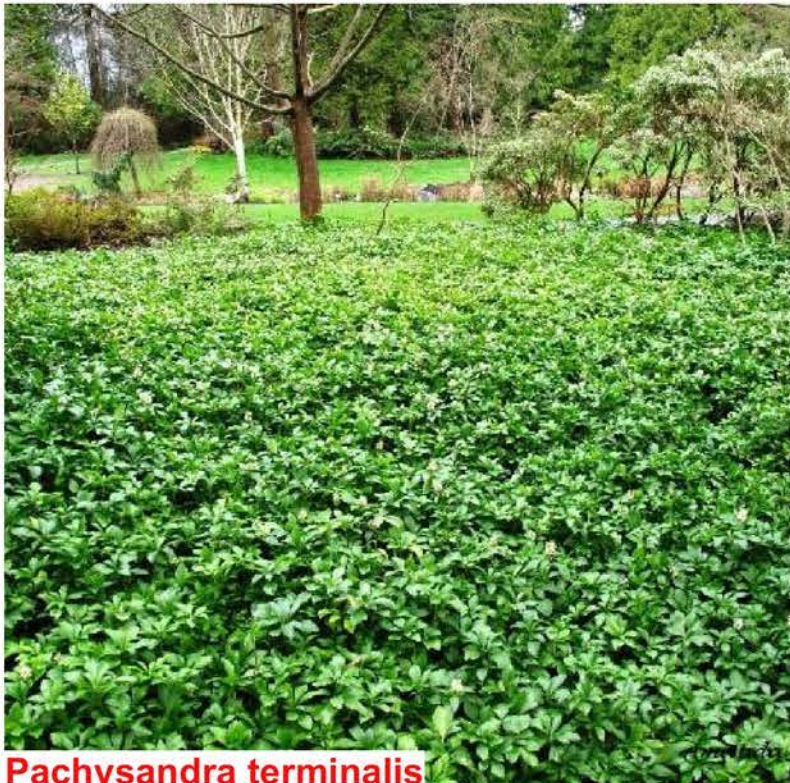
Lavandula angustifolia



Lonicera pileata



Miscanthus 'Morning Light'



Pachysandra terminalis



Pinus mugo



Polystichum munitum



Sarcococca hookeriana

Revision

No.	Date	Revision Notes
-----	------	----------------

Issue

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

Professional Sea

eta landscape architecture

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Vancouver, BC, Canada, V6J 1H4

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Project

West 12th

1366 West 12th Ave
Vancouver, BC

Drawing Title

Planting Precedent Images

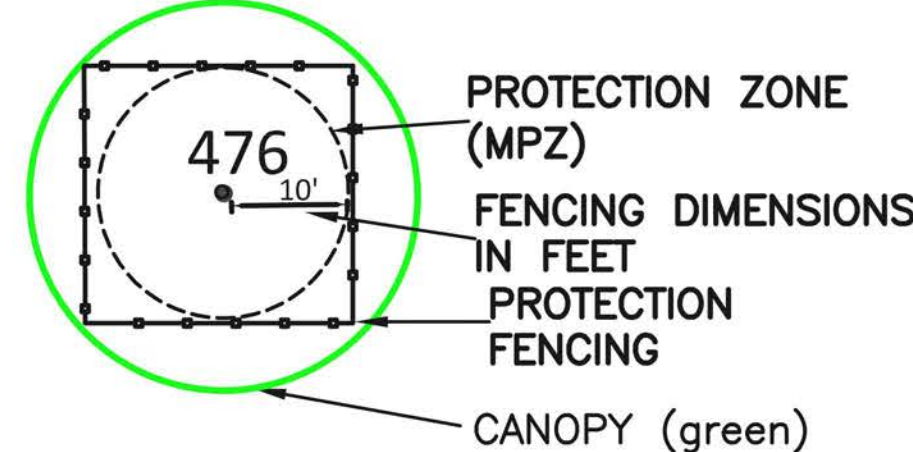
Legal

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

TREE INVENTORY				
#	Type	Action	DBH	MPZ
474	Lawson Cypress	Remove	32cm	1.9m
475	Lawson Cypress	Remove	33cm	2.0m
476	Lawson Cypress	Retain	54cm	3.2m
477	Mountain Ash	Retain	35cm	2.1m
478	Shore Pine	Retain	35cm	2.1m
479	Shrub	Retain	5/5/5cm	1.0m
480	Japanese Maple	Retain	6/5/5cm	1.2m
481	Dawyk Beech	Retain	3cm	1.2m
482	Red Maple	Retain	7cm	1.2m
DBH-diameter, MPZ- protection zone				

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.

TREE PROPOSED
FOR RETENTION



TREE PROPOSED
FOR REMOVAL



NOTES:
1. 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

NOTE: For reference only. Refer to full Arborist report for additional information.

Revision		
No.	Date	Revision Notes

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

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Project

West 12th

1366 West 12th Ave
Vancouver, BC

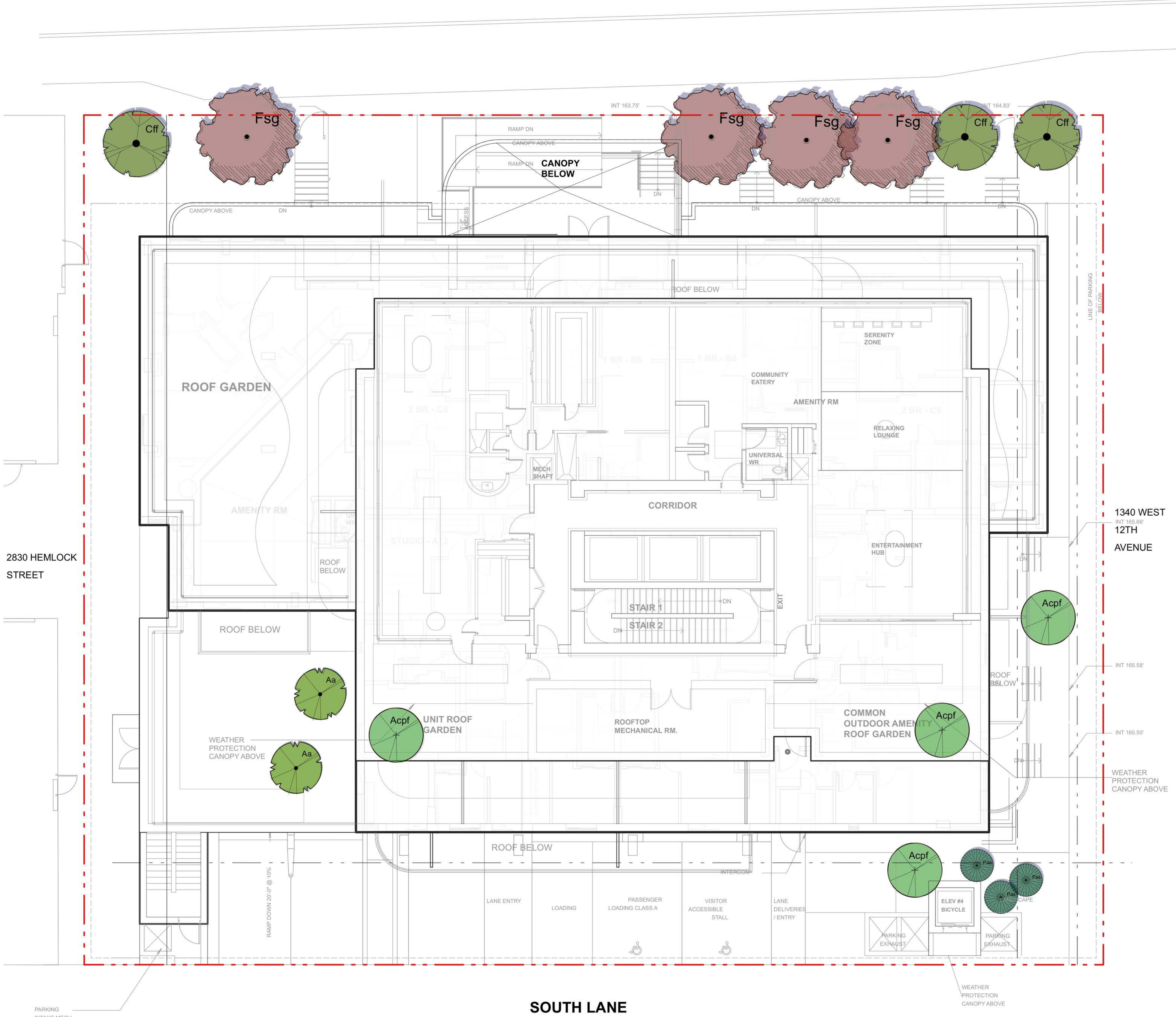
Drawing Title

**Landscape
Tree Plan**

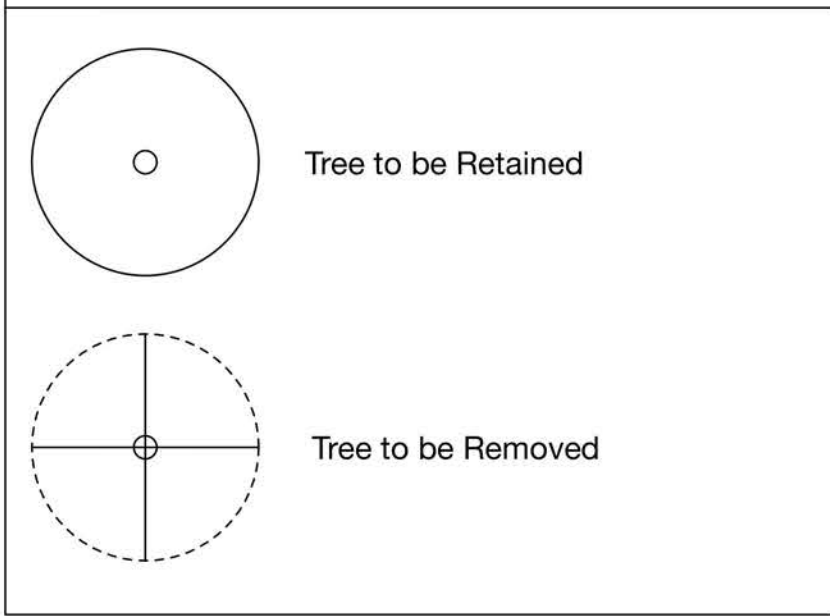
Legal

Project Manager KD	Project ID 22401
Drawn By KD	Scale As Noted
Reviewed By DT	Drawing No. L2.0
	10 of 11

WEST 12TH AVENUE



TREE REPLACEMENT / RETENTION PLAN LEGEND



1 Scale: 1:100



Revision		
No.	Date	Revision Notes

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

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Project

West 12th

1366 West 12th Ave
Vancouver, BC

Drawing Title

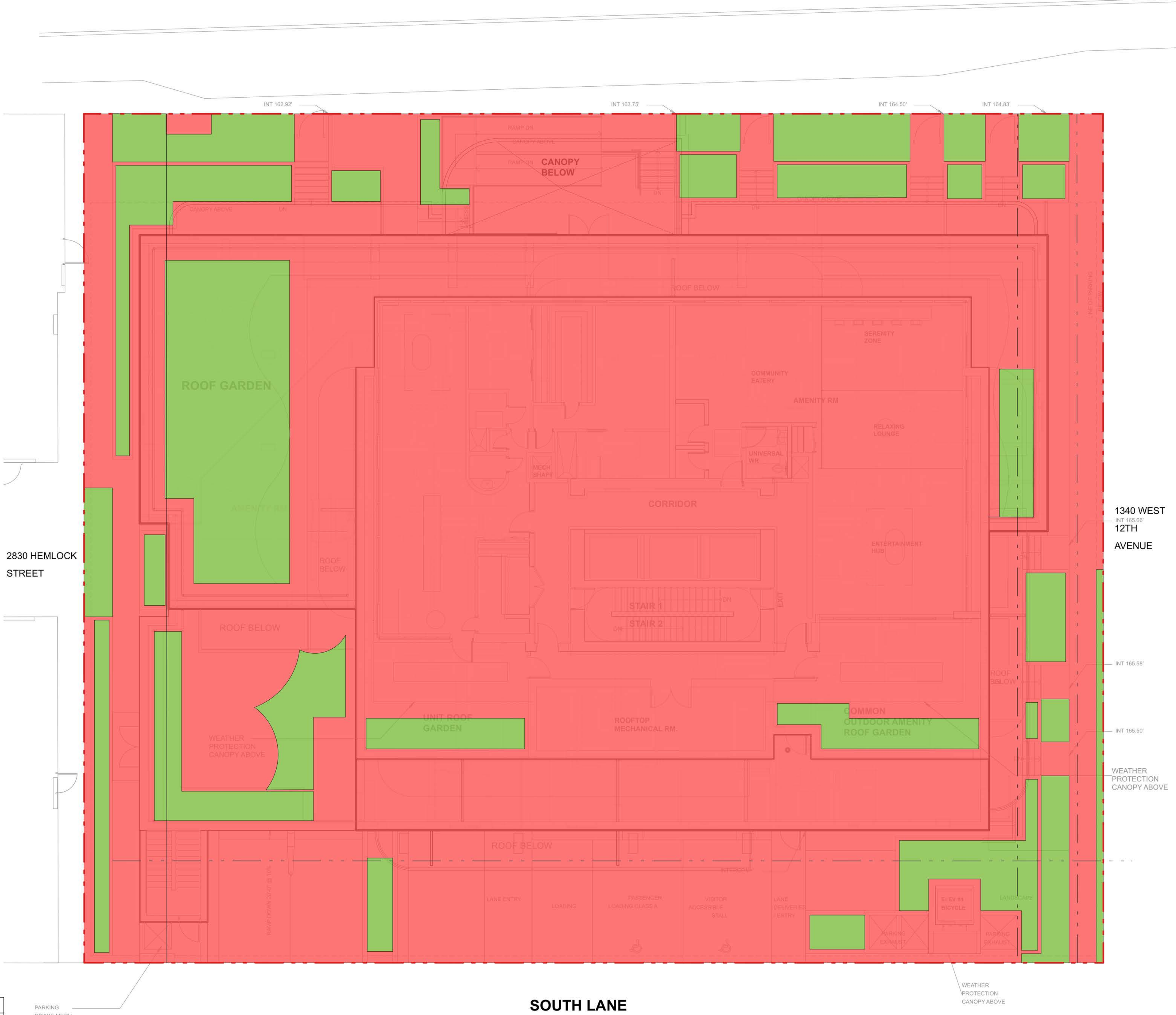
Landscape

Permeability Plan

Legal

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

WEST 12TH AVENUE



PERMEABILITY LEGEND	
	Permeable = 306.04m²
	Impermeable = 1437.28m²

1 Scale: 1:100

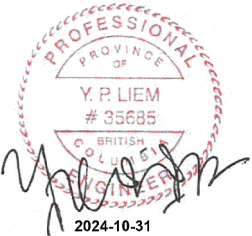


MEMO

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 m ²	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 to 125 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

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

Table 3.4: Bicycle Parking Bylaw Requirements and Provisions

TYPE	BREAKDOWN	NO. OF UNITS	CLASS A REQ'D	CLASS B REQ'D	CLASS A PROVIDED	CLASS B PROVIDED
Residential Rental	<65 m²	119	332	10	337	10
	65 m² to 105 m²	59				
	> 105 m²	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	180 units	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		
		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.