

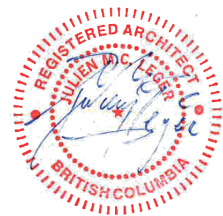


2180 W 6TH AVENUE RENTAL & BELOW MARKET RENTAL HOUSING

RE-ISSUED FOR REZONING APPLICATION

July 26th, 2024

FRANCL
ARCHITECTURE



2024-07-26



2024-07-26



PROJECT TEAM

OWNER - DEVELOPER

HOLLYBUSH HOLDINGS LTD.
PH12-1503 West 65th Avenue,
Vancouver, BC, V6P 6Y8

Colin Wall
E: hollybush@hollybushholdings.com
T: 604-736-2180

DEVELOPMENT MANAGEMENT

CSJW FINANCIAL LTD.
1512 West 6th Avenue,
Vancouver, BC, V6J 1R2

E: info@csjwfinancial.com

ARCHITECT

FRANCL ARCHITECTURE INC.
970 Homer Street,
Vancouver, BC, V6B 2W7

Walter Francl
E: walter@franclarchitecture.com
T: 604-416-2122

Julien Leger - Architect of Record
E: jleger@franclarchitecture.com
T: 604-416-2133

Max Wang
E: mwang@franclarchitecture.com
T: 604-416-2146

Claire Jo
E: cjo@franclarchitecture.com
T: 604-416-3787

LANDSCAPE

FRANCL ARCHITECTURE INC.
970 Homer Street,
Vancouver, BC, V6B 2W7

Jose Gonzalez - Landscape Architect of Record
E: jgonzalez@franclarchitecture.com
T: 604-416-2140

Ghazal Verdizadeh
E: gverdizadeh@franclarchitecture.com

STRUCTURAL

Glotman Simpson
1661 West 5th Avenue,
Vancouver, BC, V6J 1N5

Harrison Glotman
E: hglotman@glotmansimpson.com
T: 778-609-8836

BUILDING CODE

GHL CONSULTANT Ltd.
700 West Pender Street,
Vancouver, BC, V6C 1G8

Jun Kim
E: jhk@ghl.ca

TRAFFIC

BUNT & ASSOCIATES
1550 - 1050 West Pender Street,
Vancouver, BC, V6E 3S7

Chris Cheng
E: ccheng@bunteng.com
T: 604-685-6427 Ext. 232

Roxanna Sorkhi
E: rsorkhi@bunteng.com
T: 604-685-6427 Ext. 255

CIVIL

APLIN & MARTIN CONSULTANTS Ltd.

1818 - 1177 West Hastings Street,
Vancouver, BC, V6E 2K3

Ryley Dewar

E: rdewar@aplinmartin.com

Robert Lew

E: rlew@aplinmartin.com

T: 604-678-9434

ELECTRICAL

NEMETZ (S/A) & ASSOCIATES LTD.

2009 West 4th Avenue,
Vancouver, BC, V6J 1N3

Peter Tolentino

E: peter@nemetz.com

C: 604-736-6562

MECHANICAL

Flow Engineering

1080 - 1075 West Georgia Street
Vancouver, BC, V6E 3C9

Bassam Yammine

E: bassam@flowengineering.ca

T: 604-609-0500

ENERGY MODELLER

EVOKE

250 - 997 Seymour Street,
Vancouver, BC V6B 3M1

Niti Lad

E: nlad@evokebuilding.com

T: 604-260-1124 Ext. 809

Alex Blue

E: ablue@evokebuilding.com

ARBORIST

DIAMONDHEAD CONSULTING Ltd.

3559 Commercial Street,
Vancouver, BC V5N 4E8

Max Rathburn

E: max@diamondheadconsulting.com

T: 604-733-4886

GEOTECHNICAL

GEOPACIFIC CONSULTANT Ltd.

1779 West 75th Avenue,
Vancouver, BC, V6P 3T1

Matt Kokan

E: kokan@geopacific.ca

T: 604-439-0922

Roberto Avendano

E: avendano@geopacific.ca

T: 604-439-0922 Ext. 252

SUSTAINABILITY

RECOLLECTIVE

210 - 128 West Hastings Street,
Vancouver, BC, V6B 1G8

Jason Packer

E: jason@recollective.ca

T: 604-669-4940 Ext. 203

Neha Bisht

E: neha@recollective.ca

T: 604-669-4940 Ext. 207

Navid Hossaini

E: navid@recollective.ca

ENVIRONMENTAL

KEYSTONE ENVIRONMENTAL Ltd.

320 - 444 Dominion Street,
Burnaby, BC, V5G 4G3

Raminder Grewal

E: rgrewal@keystoneenvironmental.ca

T: 604-430-0671

BUILDING ENVELOPE

RDH BUILDING SCIENCE Inc.

400-4333 Still Creek Drive,
Burnaby, BC, V5C 6S6

Brian Hubb

E: brian@rdh.com

T: 604-873-1811

CONTENTS

INTRODUCTION	05	LANDSCAPE	73
REZONING INTENT		TREE MANAGEMENT	
NEIGHBOURHOOD AREA CONTEXT		FLOOR PLANS	
ZONING SUMMARY		PLANT PALETTE	
HOUSING INTENT		RENDERING	
REZONING RATIONALE			
DESIGN RATIONALE		PUBLIC ART	81
LANDSCAPE RATIONALE		CHARLOTTE WALL PORTFOLIO	
SUSTAINABILITY			
PROJECT CONTEXT	21		
CONTEXT MAP			
SITE CONTEXT PHOTOS			
STREETSCAPES			
POLICY CONTEXT			
PROJECT STATISTICS	27		
DESIGN DRAWINGS	32		
TOPOGRAPHIC SURVEY			
BUILDING GRADE			
SITE PLAN			
FLOOR PLANS			
SECTIONS			
ELEVATIONS			
RENDERINGS			
SHADOW STUDY			
FSR OVERLAY			

INTRODUCTION

INTRODUCTION

Given our family's history with this property, we feel it is important for the City to understand our past and long-term interest. Most recently, Hollybush Holdings Ltd. is a company founded by Charlotte Wall and her grandson, Colin Wall in 2023. Hollybush, owned by Charlotte Wall since 1969, is a residential rental building located at 2180 W 6th Ave. and it is now owned by Hollybush Holdings Ltd.

Hollybush is a three-storey wood building constructed in 1968 and it contains 31 rental units. For decades, Hollybush has been home to many people who have enjoyed living there and within the Kitsilano community.

As a response to the ever-increasing demand for housing in the City, the Broadway Area Plan and the aging of the Hollybush building, we have decided to explore a redevelopment of the site with a new secured rental residential tower, "The Charlotte", which will provide significantly more rental units for the City's future generations and an opportunity for more people to experience living in Kitsilano.

This redevelopment project proposes a 23-storey tower along with partial rooftop amenity spaces on the 24th floor, presenting a diverse range of options for both new market and below-market rental housing, as 20% residential floor area will be offered at 20% below the average city-wide market rents.

We aspire to create a building that will reflect Kitsilano's present appeal, and its vibrant community and environment. Our mandate for the proposed residential building design is to focus on livability, stability, and community interconnectedness for its tenants. We would be very pleased and hope to welcome the existing tenants back to the new building.

We want to create a family-oriented building. Therefore, this redevelopment project proposes a 37 space childcare facility on the 5th floor, to be delivered turn-key to the City. Furthermore, we plan to offer most of the proposed 3 bedroom units to families with children at below market rates, as families rarely can afford 3 bedroom units under market rates in Kitsilano. The redevelopment project also includes indoor and outdoor amenity spaces for its residents, including gardens and a pet area within the outdoor amenity areas. The landscaping will incorporate the maple trees and brick facia currently on the Hollybush building and site. We hope and aim to create a holistic rental apartment building which reflects and celebrates the ethos of Kitsilano and references both its history and its future.

Given the history of the building and Charlotte Wall's connection to the local community, we are also proposing to the City of Vancouver that Charlotte create a public art piece for the proposed redevelopment project. Charlotte has lived and created art in the Vancouver community for many years. She has produced numerous public art installations that aim to develop strong social, environmental and geographical ties to the locale in which they are situated. (For more information and images please visit Charlotte Wall Works website: Works | Charlotte Wall Works).

We have communicated about the historic importance of this property to our family; accordingly, we have created a series of guiding principles for this project based on our family, our tenants, who are our clients, and on the building as a legacy asset. Charlotte and her family have proactively looked at incorporating childcare, providing family units, and acknowledging that pets are indeed family members to many Vancouverites. Given Charlotte's personal connection to the building, she has worked with her family to create the following principles:

1. Tenants are our clients and will be treated fairly, both existing and future

Our top priority is to respect and look after our existing tenants, while also keeping our future tenants in mind and considering their needs.

By following the City of Vancouver's Tenant Relocation and Protection Policy (TRPP), eligible tenants will be provided with:

- Financial compensation based on length of tenancy or rent top-up while in interim housing during the redevelopment process.
- Moving expenses
- The right of first refusal to move back into the new development at either 20% below market rents, or their existing rent; whichever is cheaper.

- Support with finding interim housing during redevelopment that suits their unique needs.

2. Kitsilano is a popular rental location

Our project will significantly help to strengthen purpose-built rental housing in Kitsilano by adding 122 of market rental units and 30 of below-market rental units. Our future homes will also be above the minimum required size to provide future residents with more space across each unit. By adding significant family units, pet-friendly units and including childcare on site, our project will help to keep Kitsilano diverse and accessible.

3. We want families to live here

Our application has been crafted with families in mind. We've included an on-site daycare in our proposal and have saved most of our 3-bedroom units to be offered at below-market rents.

4. An intergenerational project

Charlotte Wall has proudly owned and welcomed families into this property for 55 years. A key priority is to continue to maintain and manage this future project within the family for years to come. With three generations of family collaborating on this project, a multi-generational lens is instilled within this project.

5. Amenities for our future tenants

It's important to us that this project continue a strong legacy into the future. We have designed this building to be an inclusive, amenity-rich, rental community that feels like a home. By providing childcare, community-serving retail on the ground floor, pet-friendly units, and significant indoor and outdoor amenity space throughout the building, our project will help increase the social connectivity of our community.

REZONING INTENT

NEIGHBOURHOOD CONTEXT

Located within the Broadway Plan Area at the Kitsilano North neighbourhood, the proposed project aligns with the Broadway Plan’s vision to enable the buildout of neighbourhood-integrated development. One that supports anticipated population growth and anticipated demand for varied housing choices in proximity to existing and future sustainable transportation services.

Kitsilano offers a wide array of amenities and as the Broadway Plan takes shape, it will evolve as one of the most livable areas of the city. Made up by a variety of retail, parks, educational institutions, and a multiplicity of neighbourhood commodities that support an eclectic/engaging/livable/vibrant urban environment.

We embrace the plan’s vision and support the sustainable urban lifestyle that will strengthen with its implementation.

Vancouver’s housing crisis is well known by locals and supporting market rental and below-market rental projects in Vancouver’s west side is one of the key components to achieve a thriving diverse community for everyone.

This project will help incentivize Kitsilano’s transition into a complete, inclusive and affordable transit-oriented neighbourhood.



Figure 1.1 Context - Aerial View of Broadway Plan



Figure 1.2 Broadway plan context

NEIGHBOURHOOD AREA CONTEXT

The site is located along the southern edge of West 6th Ave. To the west are small single houses, while to the east and south are three-storey apartments. Currently, there is no existing lane at the back, but there will be a future lane on the south and a lane on the west, with a 10 feet dedication for the south lane and a 20 feet dedication for the west lane. The Residential Area is identified in the Broadway Plan as Kitsilano North - Area A (as shown in the zoning context).

The goal is to enhance Kitsilano North as a pedestrian-friendly, more diverse residential area in close proximity to employment opportunities and rapid transit. This will be achieved by creating possibilities for new affordable housing and introducing additional small-scale retail and service establishments.

The project benefits from its proximity to West Broadway Ave, the upcoming Arbutus Transit hub, and existing and future greenways.

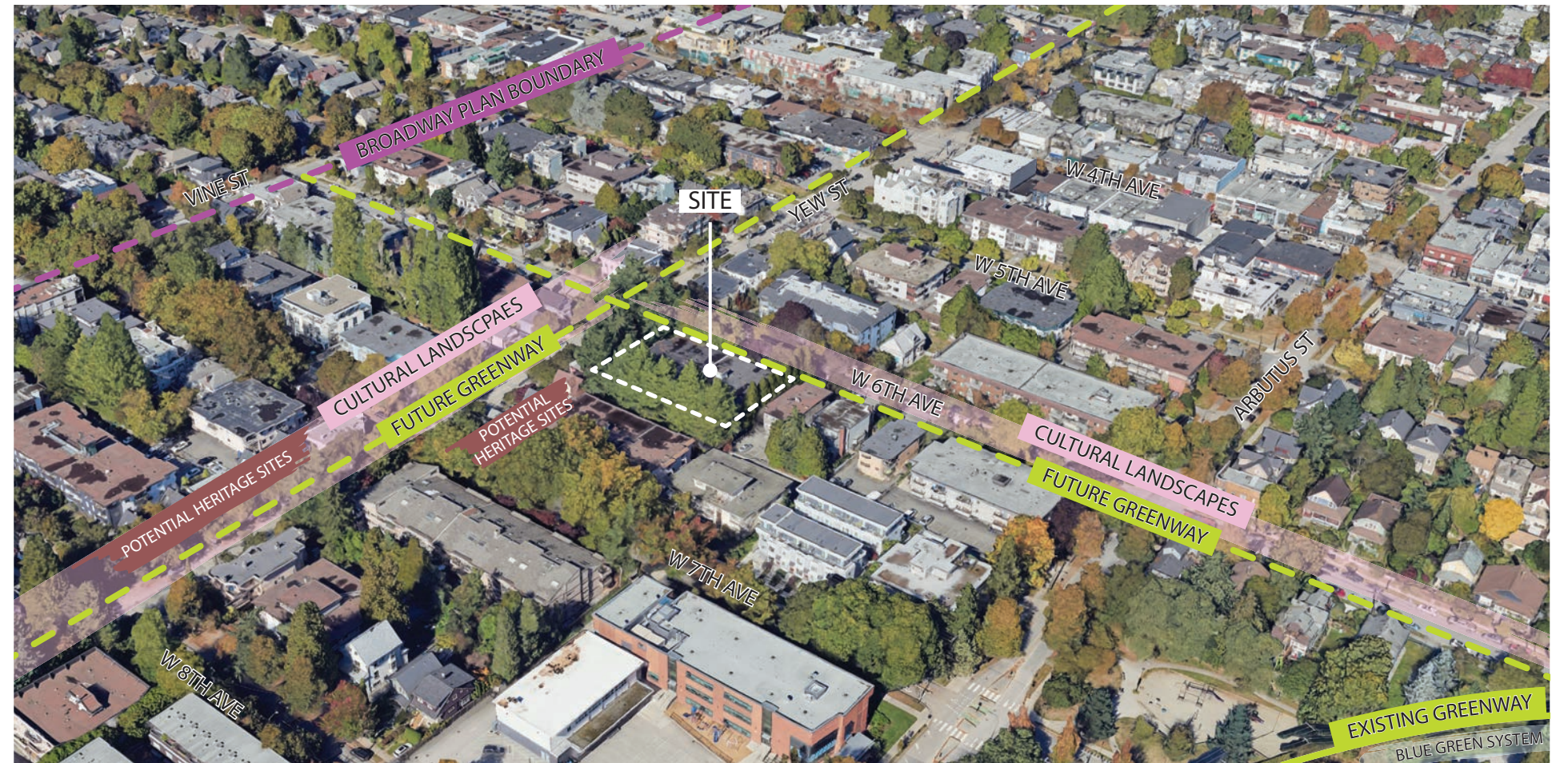


Figure 2.1 Aerial View



Figure 2.2 W 6th Ave looking South

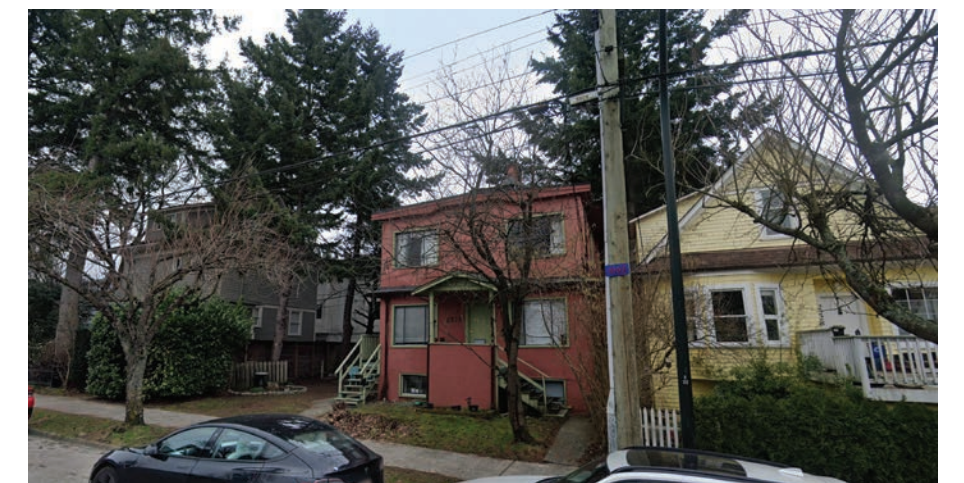
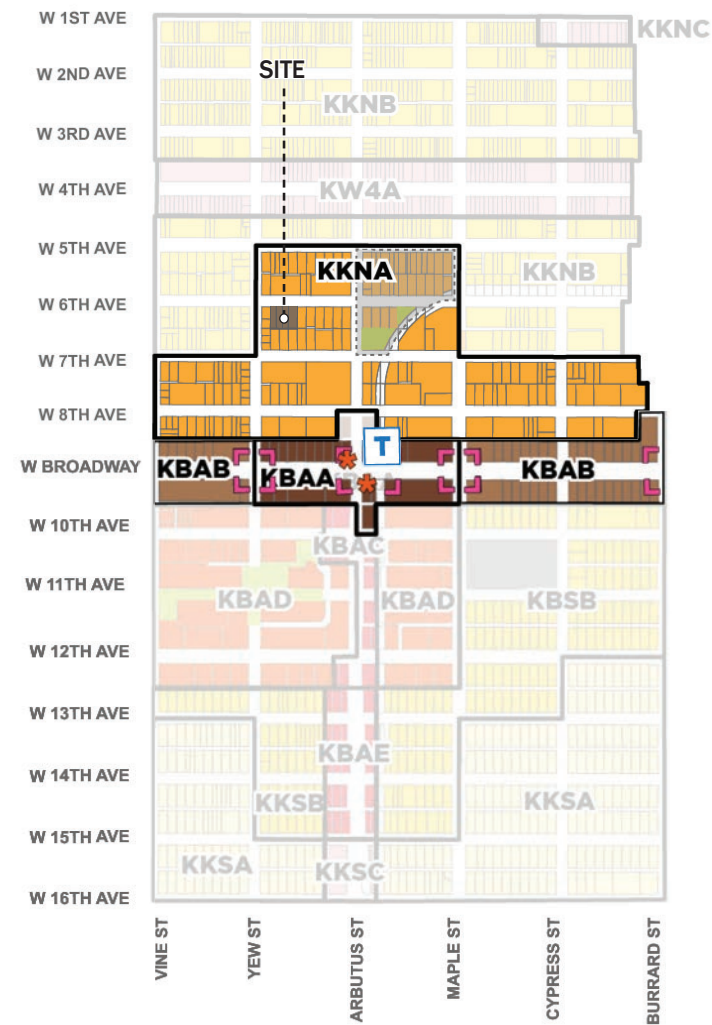


Figure 2.3 Yew St. looking East

ZONING SUMMARY



Kitsilano North - Area A (KKNA)

Residential Apartment Area

Intent

Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.

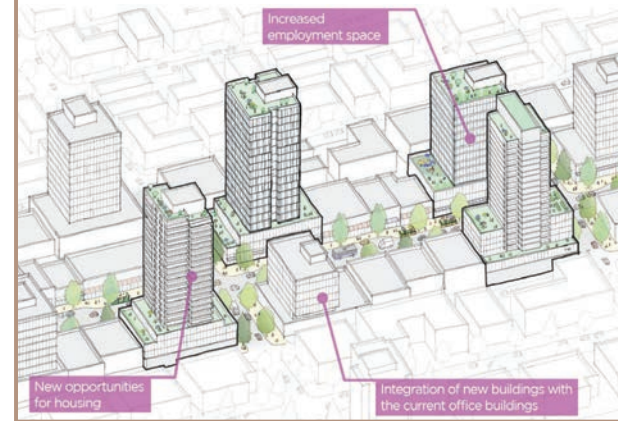


Broadway/Arbutus South - Area B (KBAB)

Broadway Shoulder Area

Intent

Introduce new opportunities for housing (particularly market and below-market rental) and job space, with active retail/service uses along Broadway.

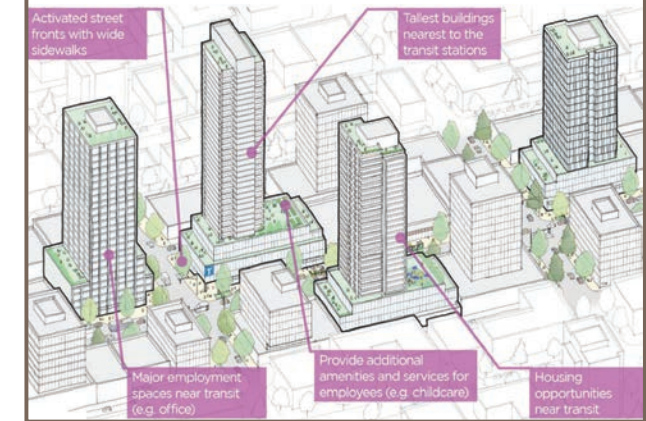


Broadway/Arbutus South - Area A (KBAA)

Broadway Station Area

Intent

Strengthen as a mixed-use station area with new housing, job space and amenities.



Policy Area	Kitsilano North - Area A	
Uses	Residential, retail/service	
Option/Tenure	Secured market rental housing or social housing	
	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0 2.7 FSR
Min Frontage	45.7m (150ft)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 	
	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2 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) For existing social housing sites, 100% of the residential floor area must be social housing. 	

ADDITIONAL POLICY 8.1.2

There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers, in Kitsilano North shall be counted toward the maximum. However, for the southern block faces along 8th Avenue, only one tower will be allowed on the Kitsilano North Area A block face.

Figure 3.1 Vancouver Zoning Bylaw

HOUSING INTENT FOR 7.10 FSR - PURPOSE BUILT RENTAL + BELOW MARKET HOUSING + CHILDCARE AND RETAIL

The project proposes to provide a residential rental tower with childcare and retail.

With a Floor Space Ratio of 7.10, the proposal consists of 24-storey tower include partial roof amenity space, presenting a diverse range of options for both new market and below-market rental housing. The total of 159 secured rental units includes 20% residential floor area below market rental units. Contributing to the overall diversity of the resident population. The ground level contains two retail spaces facing 6th Ave.

The fifth level hosts a childcare facility, featuring two groups: one for 0-3 and one for 3-5. This Childcare will be donated turnkey to the city. The entrance is taken from the ground floor at the northeast corner. Outdoor space is located on the fifth-floor roof patio. We will apply for a 25% deduction in outdoor space requirements because Delamont Park is within a safe walking distance of 500m from the childcare.

The surplus provision of rental housing in this site carries the potential to contribute to neighbouring business resilience and an increased utilization of sustainable transportation services available at close proximity to the site.

The project takes advantage of the reduced floor above Level 24 allowance, and this is where most of the provided outdoor amenity space is located.

Tower massing is recessed from the Podium massing on south and east sides. Which formed the outdoor roof patio for amenity, childcare and residential units.

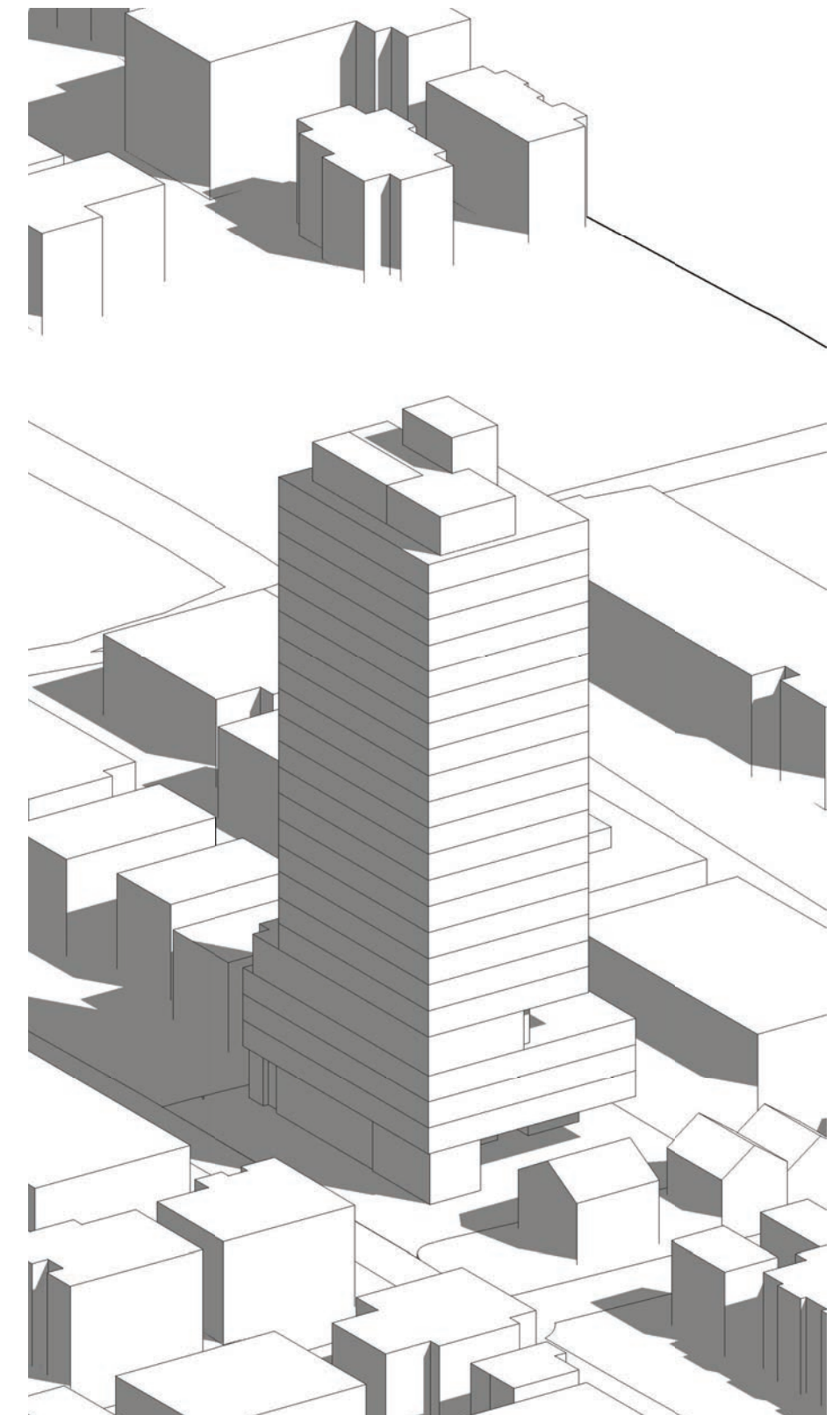


Figure 4.1 Isometric massing

REZONING RATIONALE

The site is located in the Residential Area identified in the Broadway Plan as Kitsilano North - Area A. Currently, there is no lane in this street block, but there will be a 3.0 m (10 ft.) lane dedication along the south property line. Dedication is also required along the west and southwest corner of the site for lane purposes, with a 6.1 m (20 ft.) dedication along the west property line.

At the podium levels, the setback to the west dedication line is 8', to the south dedication line is 10', to the north front yard is 12', and to the east property line is 8'.

At tower levels, the single house lots limit space for new future towers. Consequently, we maintain an 8' setback to the west dedication line. To the north, a 12' setback is implemented to comply with tower separation requirements, given the distance from the setback line to the middle line of 6th Ave exceeds 40'.

The setback to the south property is 40' due to a 20' full lane dedication in the west property, significantly reducing the tower floor area. We are applying for a variance setback from 40' to 30' for the east side. Additionally, a tower application next to the south side property aligns with the Broadway Plan 8.1.2, which prohibits a third tower on the east side of the property.

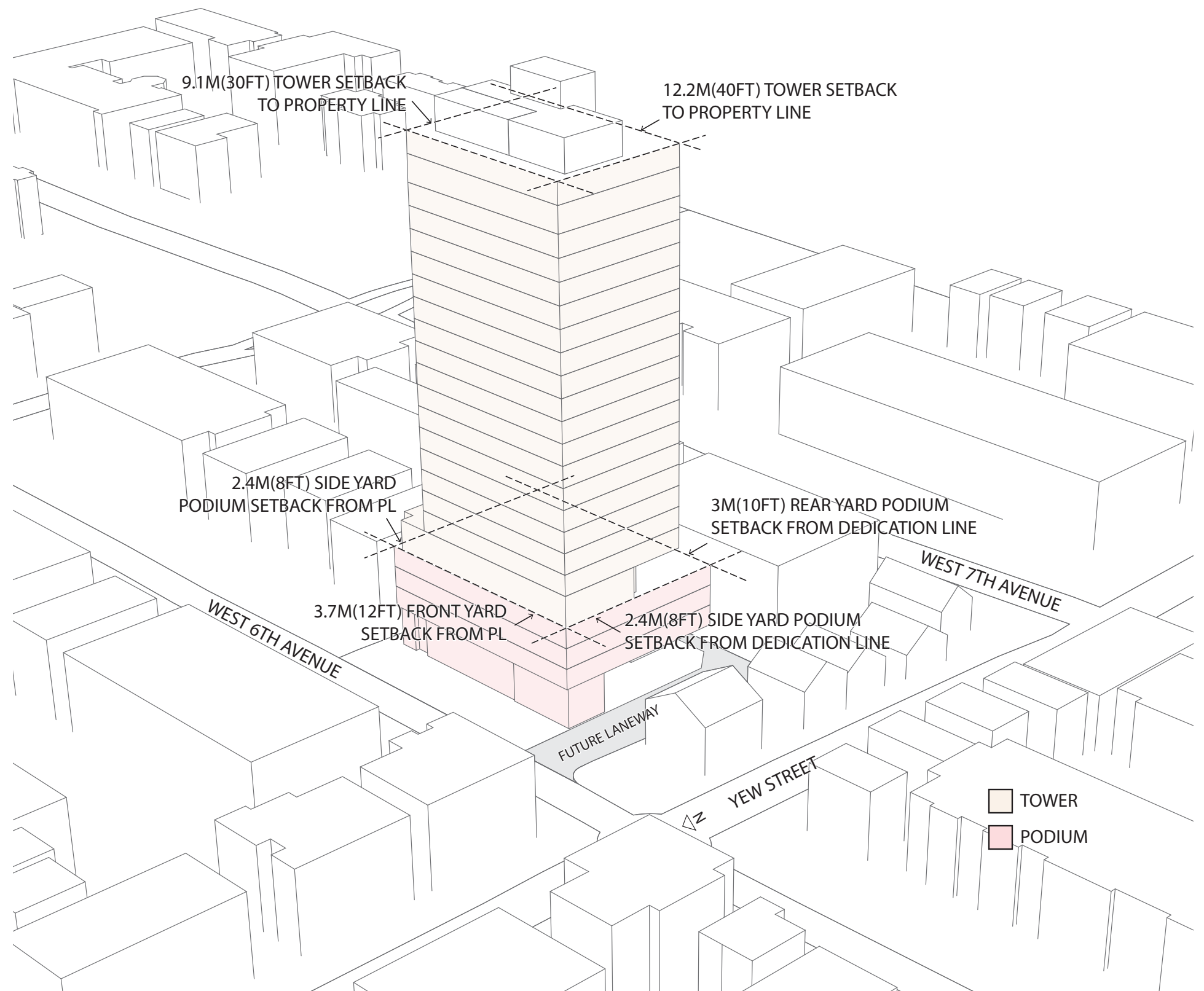


Figure 5.1 Setback isometric

DESIGN RATIONALE

The proposal for this site is heavily constrained by various site conditions, dedications, and setbacks. Given its relatively small size, factors such as floor plate maximums, setbacks, maximum podium, and overall number of storeys play a crucial role in defining the overall massing and design.

One of the most challenging aspects is the limited site area. After two sides lane dedications, the site becomes exceptionally small, impacting the efficiency of parking floors. To address this, we have strategically placed the garbage room and some bicycle storage on the ground floor, thereby optimizing space for underground parking. Additionally, we leverage the ground floor height to incorporate a mezzanine level for bicycle parking, aligning with the requirements of TDM plan option B.

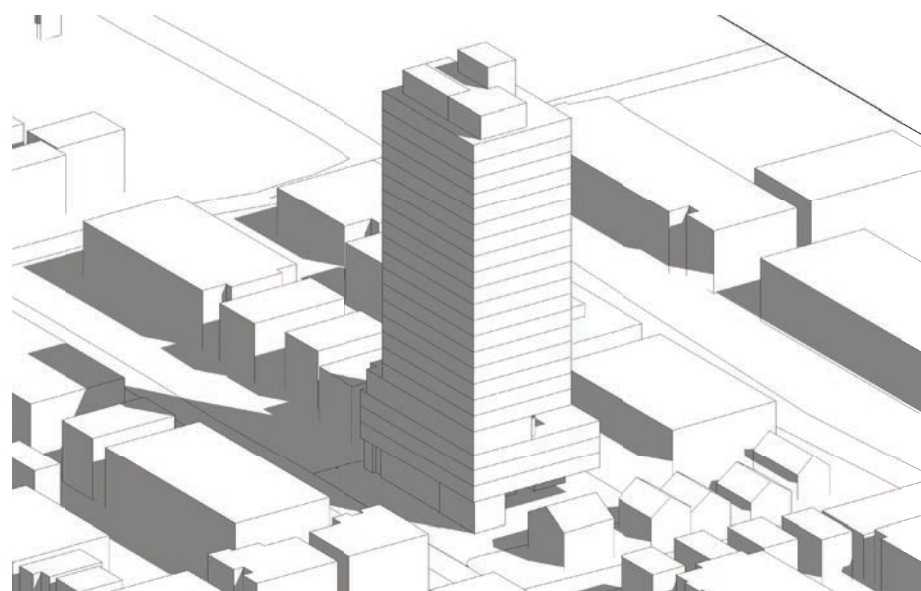


Figure 6.1 Simple massing form

BUILDING DESIGN

The fifth floor serves as childcare and includes its outdoor play space. The total indoor and outdoor space is limited to the size of the podium roof. We have to apply a 25% deduction to the outdoor space so that we can meet the minimal requirements of the turn key to city childcare.

Situated in an active, livable, and green neighbourhood, we aim to respond to and enhance the natural environment of Kitsilano. To activate the street front, we have introduced small retail along 6th Ave and intend to incorporate more natural materials and elements into the building.

At the entrance level, wood-color metal panels and brick are applied, bringing natural materials to the building. On the tower levels, green plants are incorporated at the corners, bringing the contemporary tower to life and imparting a different appearance with each changing season.

RESIDENTIAL DESIGN

All residential units in the proposal meet or exceed the requirements and standards of all applicable guidelines. Each one to three-bedroom unit features a balcony following recommended sizing, offering residents private outdoor space with views and indoor space with shadowing.

Open plans have been designed to allow residents to accommodate furniture in different layouts. Window placement was carefully planned to ensure natural daylight fills the rooms while maintaining privacy for the residents. Units are not deeper than 26' in any direction, and storage spaces have been designed for storage purposes only.

SITE DESIGN

The project's intent is to support the long-term renewal of older residential buildings while preserving existing rental housing affordability levels and providing strengthened tenant protections.

To maintain and enhance the residential character of the Kitsilano area, a childcare facility will be introduced. This facility will include two groups for ages 0-3 (with a 12-space program) on the ground level and one group for ages 3-5 (with a 16-space program). The underground parking for vehicles will be accessible from the new lane on the west side.

Access to the underground vehicle parking will be from the new lane on the west side. Additional services in the underground parking, accessed from the laneway, include off-street bicycle lockers/rooms, garbage rooms, communications closets, and mechanical and electrical equipment rooms. Two class B loading spaces and four childcare PUDO stalls are all located on the ground level, except for one class A loading space and one passenger space in the underground parking level.

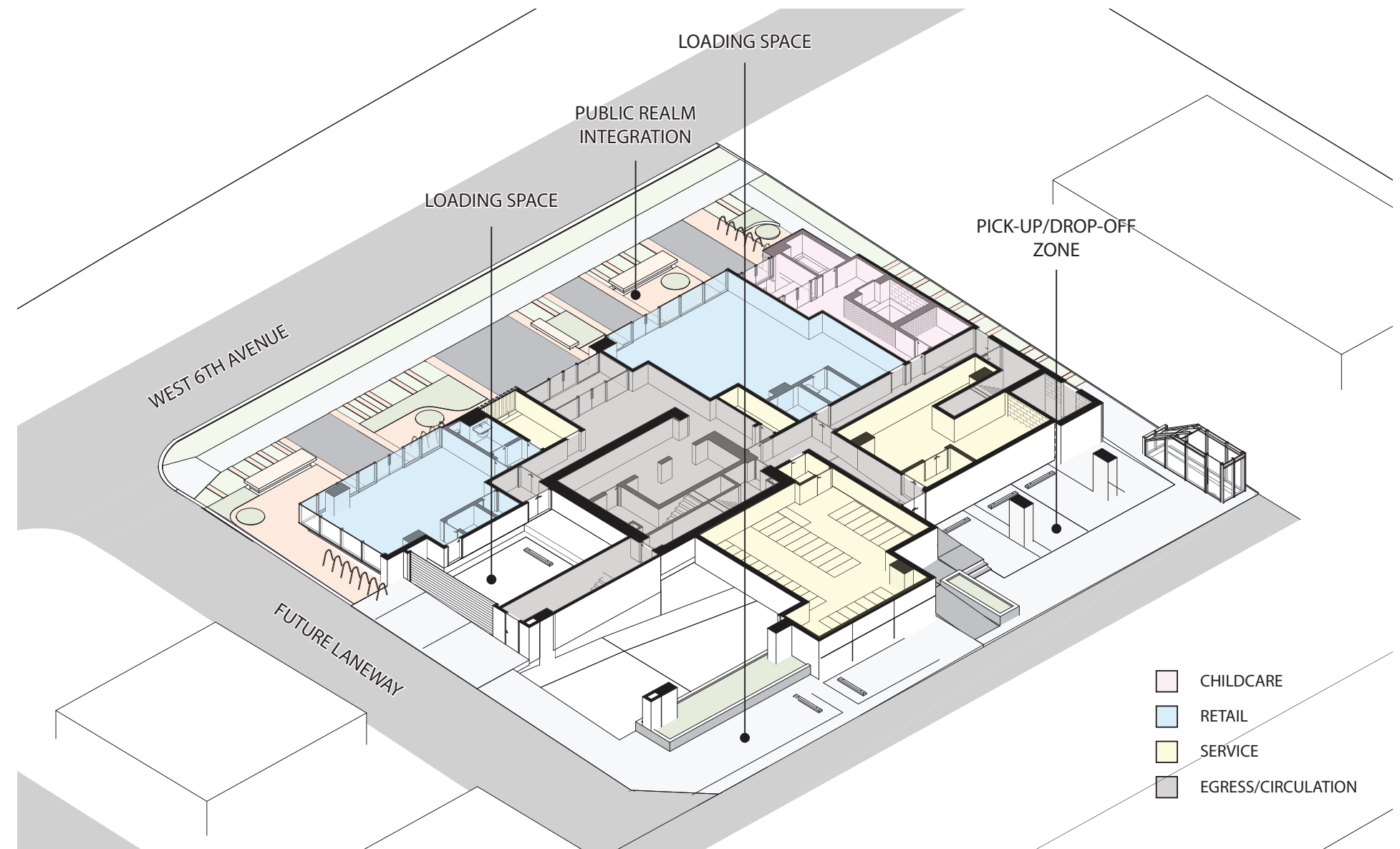


Figure 7.1 Ground floor space isometric

To access the 10' wide new half south lane before another 10' half lane is developed, an additional 2' hard paving is applied, connecting to the edge of the 10' wide lane, creating a total 12' wide road accessible by one-direction vehicles.

Lane activation is achieved by placing colored metal panels on the back of the building.

AMENITIES

The proposed design exceeds the minimum indoor and outdoor recommended requirements for building amenity space. This is complimented by private outdoor space on a unit by unit basis.

On the 2nd floor, the southeast corner hosts a versatile indoor amenity space with an accessible washroom connected to an open outdoor area, allowing residents to engage in various social and physical activities.

The rooftop amenity level consists of a partial storey that can accommodate fitness and meeting areas, directly connected to outdoor amenity spaces. The rooftop outdoor space, receiving sunlight, air, and magnificent views throughout the year, provides an ideal setting for social gatherings, children's play, cooking, studying, exercising, sunbathing, and more.

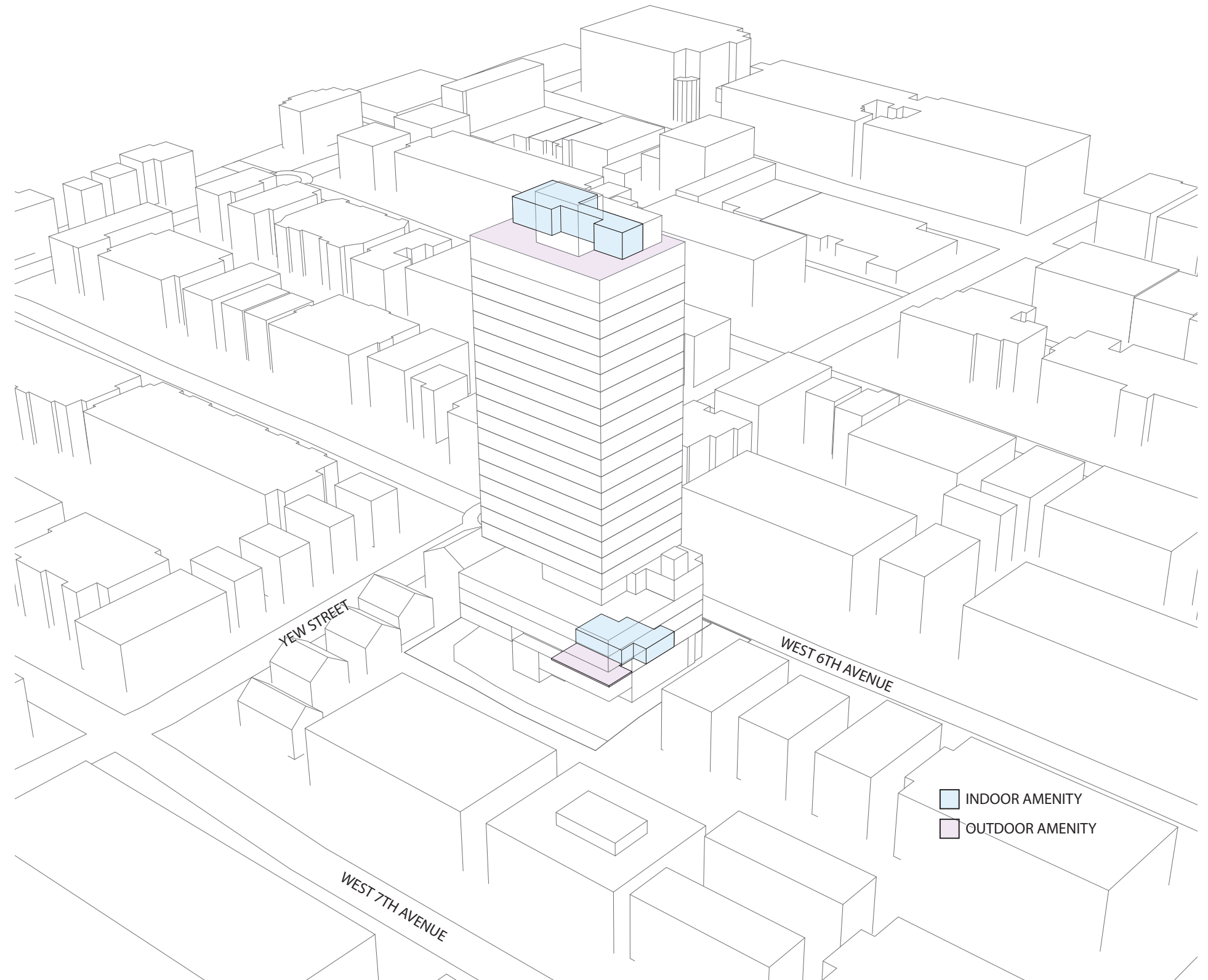


Figure 8.1 Amenity isometric

CHILDCARE

The proposed childcare is located on the 5th floor (podium roof) which will accommodate 37 children, including both the 0-3 age program (12 spaces) and the 3-5 program (25 spaces).

The entrance is located at the northeast corner on the ground floor. There is an elevator directly to the 5th floor, with 3 staff parking stalls provided at underground parking level 2. Additionally, there are 4 pickup and drop-off parking stalls located at the back of the building, along with a side yard walkway leading to the childcare entrance lobby.

The indoor space directly connects to the south and east outdoor spaces. With a 15' floor-to-floor height, it provides a comfortable space for kids' activities.

OUTDOOR SPACES

The outdoor space is situated on the fifth-floor roof patio, facing south and east. Its size is constrained by the podium size. We are seeking a 25% reduction in outdoor space due to the project site being within a 0.5km safe walking distance to Delamont Park, following the CoV Design Guidelines. We provide covered and uncovered outdoor space which meet the turn key to city requirements.

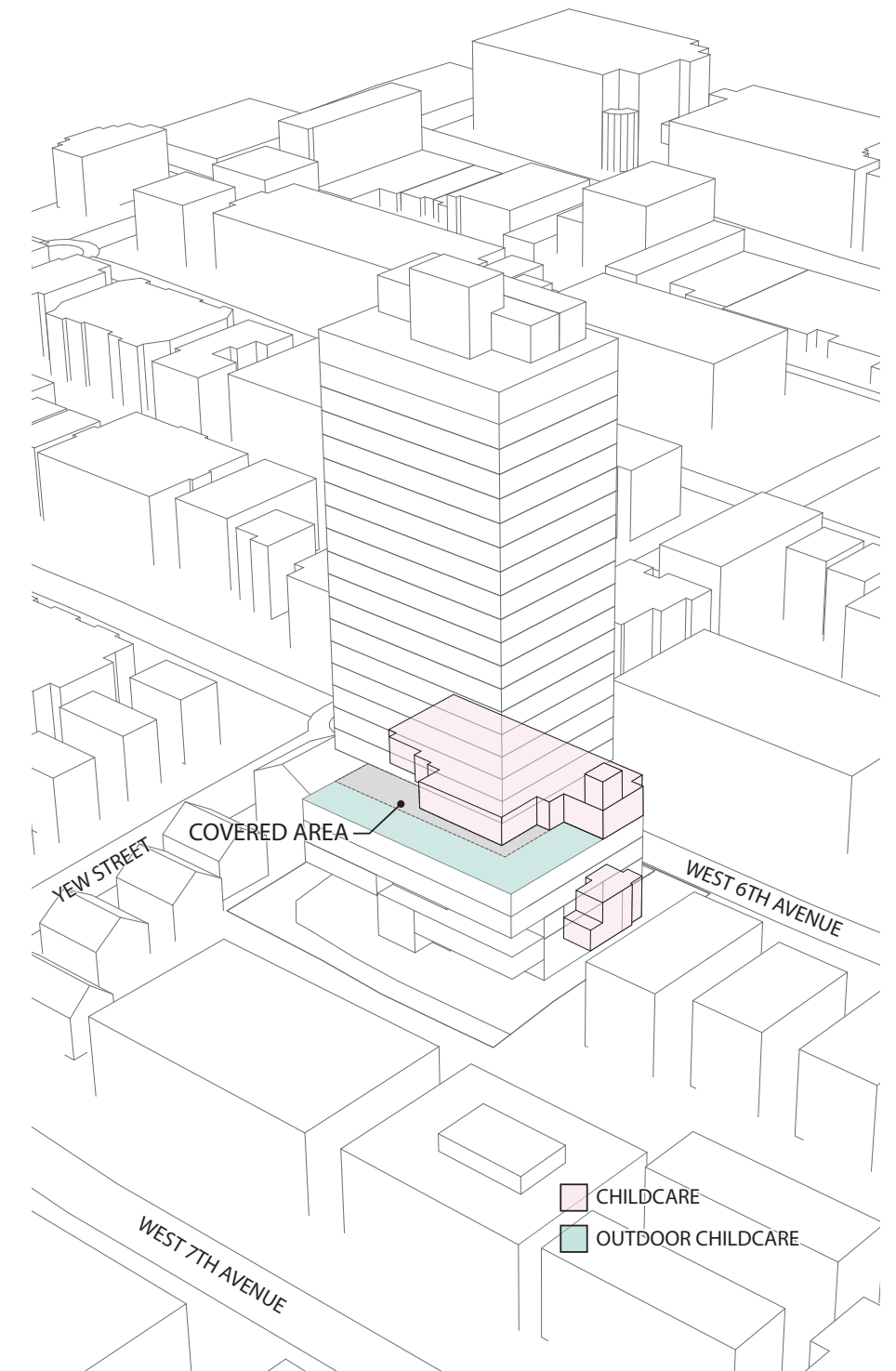


Figure 9.1 Childcare Isometric

BUILT FORM

PODIUM

The general podium massing formed by the first 4 levels above ground responds to site setbacks including 2.4 m (8 ft) on the east side, 3.7 m (12 ft) on the front, 3.0m (10 ft) from the southern dedication line and 2.4m(8ft) on the west dedication line.

On the ground floor massing recessed for the loading, parking stalls and underground parking entrance.

TOWER

Floors 5 to 23 contain childcare and residential units. The simple and clear massing creates a highly contemporary building facade with staggered patterns. Several green planters hang over the balconies, enhancing the green elements in the elevation. The childcare on the 5th floor and roof amenity are designed with numerous trees and plants. All of these elements contribute to a livable environment and enhance the green features of the neighbourhood.

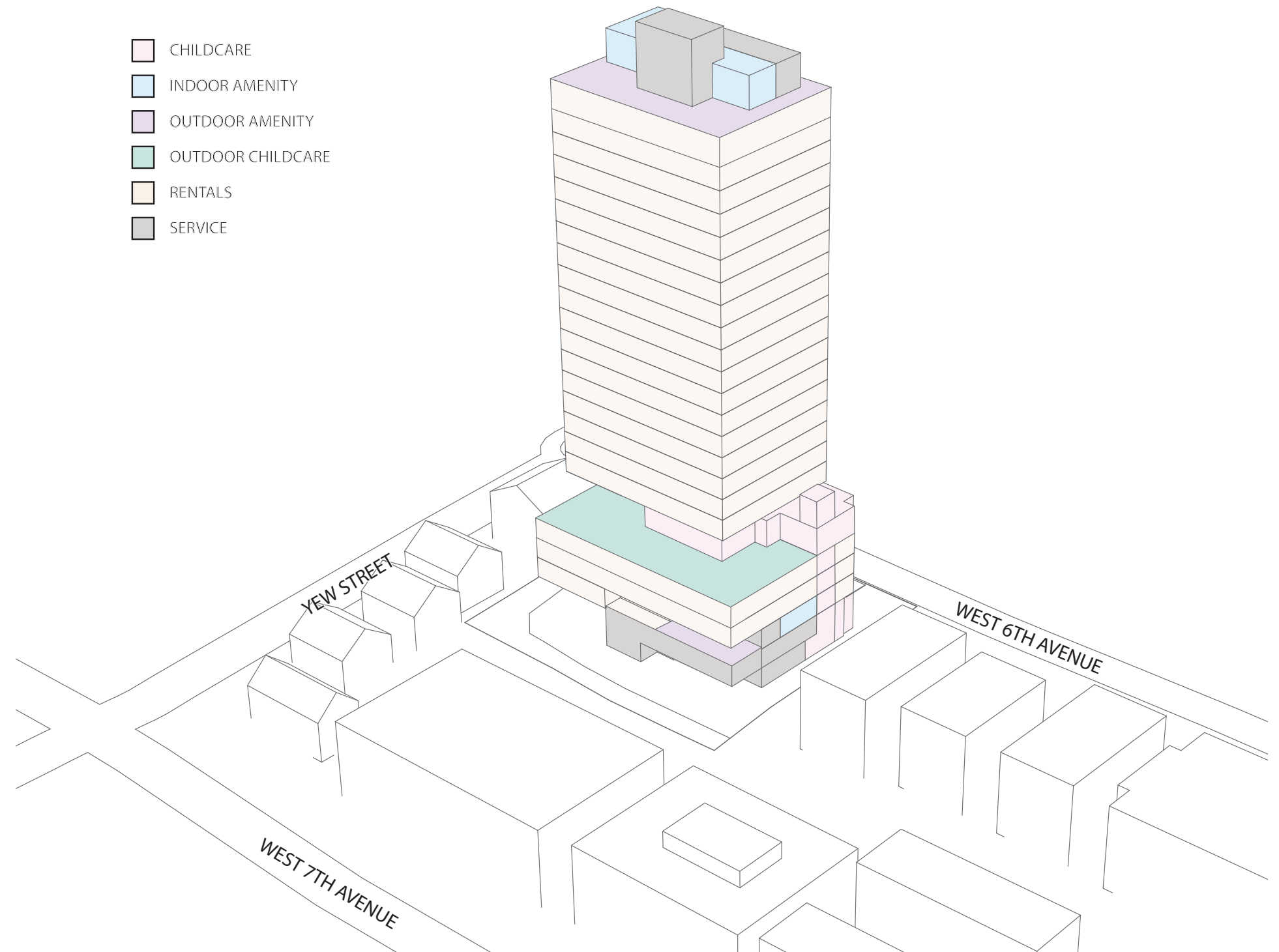


Figure 10.1 Amenity and FSR distribution isometric

LANDSCAPE RATIONALE

EXISTING SITE

The project site is located on the southern side of West 6th Avenue, between Yew and Arbutus Streets, within the Broadway Plan Area in the Kitsilano North neighbourhood. A single three-storey multi-resident building currently occupies most of the site. The area's vegetation comprises rows along the site edges, featuring trees and various ornamental plants.

TREE MANAGEMENT

The proposed reorganization of the boulevard, sidewalk, and site frontage conforms to the desired street boulevard configuration outlined in the Broadway Plan. This approach requires modifications to the current row of street trees and other trees along the property frontage. Our proposal aims to retain all existing city trees within 4m of the property line, retain two on-site trees, transplant two on-site trees, and introduce new trees on natural ground within the prescribed setback.

NEW DEVELOPMENT

The proposed project adheres to the Broadway Plan, which seeks to facilitate the integration of development within the neighbourhood fabric. The landscape strategy for the new development aims to create significant links with the neighbouring community, improving habitat, natural elements, and social value by implementing intentional plantings, urban gardens, and communal spaces at the street level.

The landscape design encompasses three main areas: the street and lane interface, the outdoor childcare space, and all outdoor amenities at the rooftops. The new development aims to ensure that outdoor spaces provide the privacy and socialization needs for residents while maintaining an inviting urban environment that incorporates terraces for the envisioned café and bakery, activating the street frontage.

Front building facades are designed to foster active and engaging edges, encouraging social interaction and the utilization of outdoor areas. We consider utilizing layers of planting to achieve the right balance of privacy and sociability. While we encourage the use of hedges and planted barriers, we minimize full-height solid fencing and continuous visual barriers to allow filtered views between spaces. Community-oriented urban furnishings, including a modest bike hub accessible to residents, childcare families, and pedestrians, are also provided. The laneway interface includes designated spaces for childcare pick-up and drop-off, garbage totes staging, and passenger and loading bays.

The design of a nature-inspired play area for the childcare enhances the space for leisure, exploration, and learning. Its playful components feature organic shapes, fostering a stimulating environment for children's outdoor activities. Additionally, outdoor amenities such as dining and meditation spaces, combined with greenery and urban agriculture on the podium and rooftop, aim to foster residents' connection with nature, enhancing the quality of life and well-being.

DESIGN APPROACH

Our approach prioritizes the seamless integration of architectural elements into the outdoor environment, considering materiality, textures, colours, and the overall character of the development, reflecting on the Kitsilano neighbourhood look and feel preservation. Providing public space as an opportunity to gather in front of the commercial spaces contributes to an engaging street frontage along West 6th Avenue. Entrances are framed with different patterned materials on the ground to enhance visual interest.

On the ground floor, the design strategy aims to reintroduce reclaimed materials from the existing building into the new landscape. Additionally, utilizing permeable materials such as gravel, along with strategic tree and shrub planting, we aim to provide habitat, improve microclimate conditions, assist in rainwater management, and mitigate urban heat island impact.

Designing a joyful play area for children by employing playfulness and vibrant colours and shapes, natural materials like wood and sand, and accommodating planting in different zones brings opportunities for outdoor education, allowing for a range of creative, social, dramatic, and physical activities. At the rooftop levels, outdoor amenity spaces are provided for residents, complementing indoor facilities, featuring a green roof and perimeter planters with small trees

and plantings. In addition to environmental stewardship, these elements offer residents opportunities for food production, recreation, and social interaction.

PLANTING SELECTION

Plant species across the site are selected based on their tolerance to drought, native attributes, adaptability, contribution to habitat and biodiversity, and resistance to pests and diseases. This selection process adheres to various guidelines including the COV Water management guidelines, Urban Forest Strategy, Bird-Friendly Design Guidelines, Biodiversity Strategy, and Rewilding Strategy. To optimize green spaces, permanent planters featuring a combination of raised planters, dropped slabs and berming are incorporated to meet minimum soil volume requirements for trees and shrubs. Efforts are made to create larger planted areas wherever feasible to enhance continuous habitat provisions such as food sources, nesting spots, perches, and wildlife shelters. Given that most planted areas lack access to natural soils, high-efficiency irrigation systems are proposed throughout the site.

SUSTAINABILITY

SUSTAINABILITY MEASURES



The Charlotte project will be designed and constructed to meet the requirements of the City of Vancouver Green Buildings Policy for Rezoning. Documentation for each of the sustainability criteria is provided as identified in the Green Buildings Policy for Rezoning - Process and Requirements (Amended July 27, 2023).

Energy & Emissions Performance Limits

The proposed design employs the following energy conservation measures to meet the performance limits of the rezoning policy:

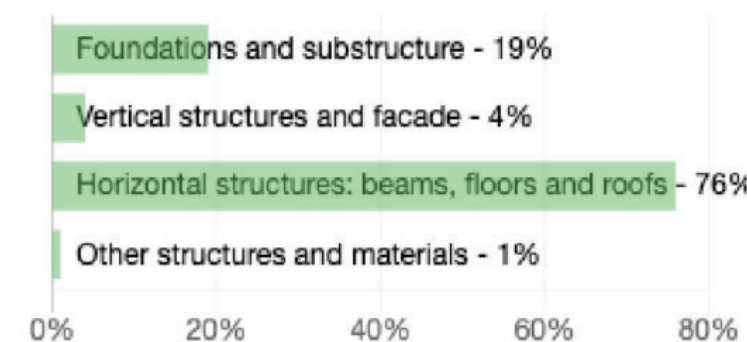
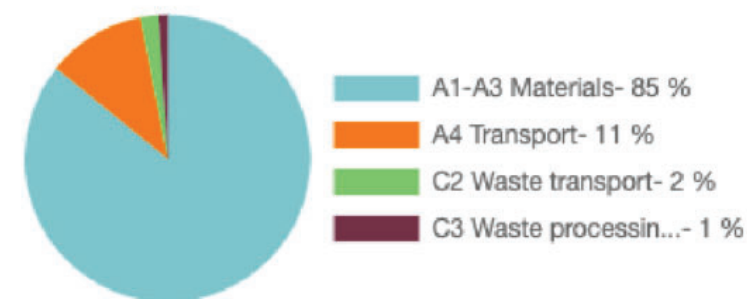
- Optimization of window to wall ratio and envelope performance
- Attention to thermal bridging and infiltration rates
- Fully electric mechanical systems with overall COP of > 2
- High efficiency heat recovery
- 20% DHW flow savings via low flow fixtures

Performance	TEUI (kwh/m ² /yr)	TEDI (kwh/m ² /yr)	GHGI (kCO ₂ e/m ² /yr)
Overall Rezoning Targets	131	39.9	3.0
Proposed Design	90.4	37.5	1.0
Result	Pass	Pass	Pass

Embodied Carbon Limits

OneClick LCA was used to calculate the embodied emissions for the project for the RZ application. The Life Cycle Assessment (LCA) boundary accounts for cradle-to-grave impacts. The LCA follows the Embodied Carbon Guidelines of the City of Vancouver. The following table and graphs show the preliminary LCA results:

Summary Measure	Unit	Total Effects Cradle to Grave	Total Effect per m ²
Global warming potential	kg CO ₂ eq	4,260,076	318



Resilient Buildings Planning

Resiliency Planning Worksheet has been completed with input from the team. The worksheet highlights the strategies project has proposed to withstand or recover quickly from natural and human-caused hazards and disasters.

Enhanced Commissioning

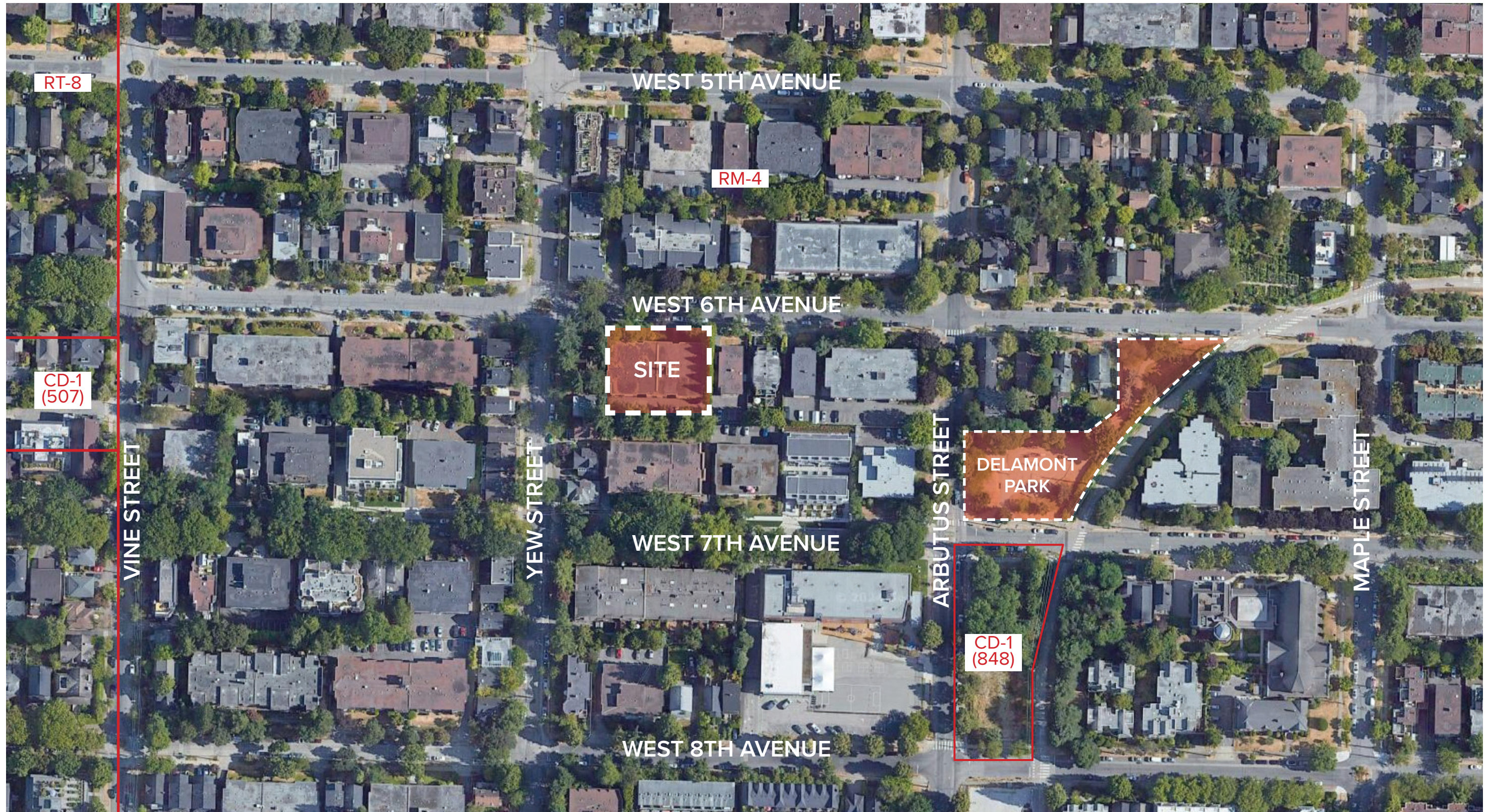
The owner has committed to engage a Commissioning Authority as per the requirements of the City of Vancouver's Green Buildings Policy for Rezonings, with documentation to be submitted at a later project phase for the following sustainability requirement.

Energy System Sub-Metering

The owner has committed to including building metering and sub-metering of energy as defined in the Policy, to be submitted at a later project phase. A separate master metering for each energy utility will be provided, as well as sub-metering of all major energy end-uses and major space uses within the building. Also, an Energy Star Portfolio Manager account will be set up for the building.

PROJECT CONTEXT

CONTEXT MAP



SITE CONTEXT PHOTOS



STREETSCAPES

WEST 6TH AVENUE FACING SOUTH



SITE

YEW ST

YEW STREET FACING EAST



W 6TH AVE

W 7TH AVE

POLICY CONTEXT

APPLICABLE POLICY AND GUIDELINES

COMPLIANCE WITH THE PLAN

“Applications should demonstrate overall compliance with the Broadway Plan and all other relevant City policies and regulations.”

- BROADWAY PLAN (2022)
- VANCOUVER PLAN (2022)
- HOUSING NEEDS REPORT (2022)
- RENTAL HOUSING STOCK OFFICIAL DEVELOPMENT PLAN (2021)
- TENANT RELOCATION AND PROTECTION POLICY (2015, amended 2023)
- HIGH-DENSITY HOUSING FOR FAMILIES WITH CHILDREN GUIDELINES (1992, last amended 2022)
- FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS (2016)
- GREEN BUILDINGS POLICY FOR REZONINGS (2010, last amended 2023)
- COMMUNITY AMENITY CONTRIBUTIONS - THROUGH REZONINGS (1999, last amended 2023)
- DEVELOPMENT COST LEVIES INFORMATION BULLETIN (2018, last amended 2024)
- VANCOUVER DEVELOPMENT COST LEVY BY-LAW NO. 9755 (2008, last amended 2022)
- VANCOUVER UTILITIES DEVELOPMENT COST LEVY BY-LAW NO. 12183 (2018, last amended 2022)
- URBAN FOREST STRATEGY (2018)

POLICY CONTEXT

SUMMARY OF ADDITIONAL APPLICABLE POLICIES AND GUIDELINES

GREENEST CITY ACTION PLAN

Approved in 2011, the plan recommends key actions including: planning for mixed-use areas so that goods and services are within a safe and enjoyable 10 minute walk from where people live; planning for new development that supports existing and new transit infrastructure; and encouraging new household choices in existing walkable neighbourhoods to reduce household and transportation costs.

GREENEST CITY 2020 ACTION PLAN PART TWO: 2015-2020

This policy builds on part one of the Greenest City Action Plan, encouraging the City to “Use land-use and zoning policies to develop complete compact communities and complete streets that encourage active transportation and transit.”

GREEN BUILDING POLICY FOR REZONINGS

Mandatory for all Rezoning applications the requirements are for either: Near zero Emissions building designed to meet Passive House requirements or Low Emissions Green buildings designed to meet at minimum LEED Gold building design and construction. The historical existing components can be exempted from or all of the requirements of this policy at the discretion of the Director of Planning.

TRANSPORTATION 2040

Approved in 2012, this is a long-term strategic vision for the City that will help guide transportation and land use decisions and public investment for the years ahead. The plan encourages the “5Ds of the Built Environment”, which include:

- Density – higher levels of residential and employment density support more local amenities within walking and cycling distance, and justify high levels of transit service;
- Diversity – a diverse mix of land uses and housing types makes it easier to live, work, shop, and play without having to travel far.

The policy also encourages prioritizing and encouraging a dense and diverse mix of services, amenities, jobs, and housing types in areas served by frequent, high-capacity transit.

PUBLIC ART POLICY

The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

OTHER POLICIES AND GUIDELINES IN CONSIDERATION:

- Bulk storage and in-suite storage - multiple family residential developments.
- Amenity Areas - Excluded from FSR
- View protection guidelines
- Housing design and technical guidelines
- Rental housing stock RHS Official development plan
- Transportation Demand Management for Developments (TDM)
- Neighbourhood Energy Connectivity standards
- Community Amenity Contributions through rezonings.
- Public Art Policies and Procedures for rezoning developments.
- High Density housing for families with Children Guidelines.
- Tenant Relocation and protection policy
- RM-4 and Broadway Plan
- Rainwater management bulletin
- Parking, loading and bicycle design supplements and regulations

PROJECT STATISTICS

DATA SUMMARY

PROJECT DATA SUMMARY					
CIVIC ADDRESS		2180 W 6th Ave, Vancouver, BC			
LEGAL DESCRIPTION		STRATA PLANS VAP2113, VAP590, ALL OF BLOCK 284 DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT			
ZONING		CD-1			
SITE AREA		1,672.25	18,000.00		
GROSS FLOOR AREA PROPOSED		M2	SF		
		14,090.97	151,674.00		
	FSR AREA	M2	SF		
	RESIDENTIAL	11,712.75	126,075.00		
	RETAIL	163.97	1,765.00		
	TOTAL	11,876.72	127,840.00		
	RES FSR	7.00	11,712.75	126,075.00	
	RETAIL FSR	0.10	163.97	1,765.00	
	TOTAL FSR	7.10	11,876.72	127,840.00	
TOTAL RES AREA(excluded circulation)		9,776.09	105,229.00		
20% Below Market		2,513.00	21,045.80		
BUILDING HEIGHT		ALLOWED	PROVIDED		
		21 STOREY	24 STOREY		
* number of storey is including amenity space on the rooftop					
TOTAL UNITS			159.00		
TOTAL			159.00		
RESIDENTIAL AMENITY		RECOMMENDED	PROVIDED		
		M2	SF	M2	SF
INDOOR		191	2,053.75	254.18	2,736.00
OUTDOOR		429	4,620.94	402.46	4,332.00

CHILDCARE STATISTICS

LEVEL 01

AREA SCHEDULE CHILDCARE (LV1)	
Name	Area

CHILDCARE LOBBY	468 ft ²
CHILDCARE BICYCLE STORAGE	85 ft ²
CHILDCARE GARBAGE RM	68 ft ²
Grand total	621 ft ²

LEVEL 05

AREA SCHEDULE CHILDCARE (LV5)	
Occupancy	Area

CHILDCARE (0-3)	1634 ft ²
CHILDCARE (3-5)	1980 ft ²
CHILDCARE SUPPORT	1062 ft ²
Grand total	4676 ft ²

AREA SCHEDULE CHILDCARE (0-3 GROUP)		
Name	Area	Count

Activity	653 ft ²	1
CUBBY	159 ft ²	1
GROSS MOTOR	329 ft ²	1
KITCHEN	124 ft ²	1
PARENT ROOM	68 ft ²	1
QUIET ROOM	103 ft ²	1
STORAGE	56 ft ²	1
STORAGE	42 ft ²	1
STORAGE	13 ft ²	1
WC	88 ft ²	1

10 1634 ft²
Grand total 1634 ft² Requirement : 1,507sqft

AREA SCHEDULE CHILDCARE (3-5 GROUP)		
Name	Area	Count

Activity	999 ft ²	1
CHILDCARE	85 ft ²	1
BICYCLE STORAGE		
CUBBY	140 ft ²	1
GROSS MOTOR	346 ft ²	1
KITCHEN	117 ft ²	1
QUIET ROOM	128 ft ²	1
STORAGE	56 ft ²	1
STORAGE	75 ft ²	1
STORAGE	19 ft ²	1
WC	99 ft ²	1

10 2065 ft²
Grand total 2065 ft² Requirement : 2,045sqft

AREA SCHEDULE CHILDCARE (SHARED SUPPORT AREA)		
Name	Area	Count

LAUNDRY	52 ft ²	1
WC	89 ft ²	1
OFFICE	164 ft ²	1
CHILDCARE CIRCULATION	757 ft ²	1

4 1062 ft²
Grand total 1062 ft²

PROPOSED SETBACKS

FRONT YARD SETBACK: 3.7m (12')

SIDE YARD SETBACK: 2.4m (8')

REAR YARD SETBACK: 3m (10')

BUILDING HEIGHT

24 STOREY

116.10 - 39.20 = 76.90m (252.30')

UNIT TYPE MIX & BUILDING AREAS

RESIDENTIAL					
FLOOR	UNIT MIX				TOTAL
	STUDIO	1 BR	2 BR	3 BR	
	RESIDENTIAL - RENTAL				
LEVEL 1	-	-			-
LEVEL 2	2.00	5.00	2.00	-	9.00
LEVEL 3	2.00	6.00	2.00	1.00	11.00
LEVEL 4	2.00	6.00	2.00	1.00	11.00
LEVEL 5					-
LEVEL 6	3.00	3.00	2.00	-	8.00
LEVEL 7	3.00	3.00	2.00	-	8.00
LEVEL 8	2.00	2.00	2.00	1.00	7.00
LEVEL 9	2.00	2.00	2.00	1.00	7.00
LEVEL 10	2.00	2.00	2.00	1.00	7.00
LEVEL 11	2.00	2.00	2.00	1.00	7.00
LEVEL 12	2.00	2.00	2.00	1.00	7.00
LEVEL 13	2.00	2.00	2.00	1.00	7.00
LEVEL 14	2.00	2.00	2.00	1.00	7.00
LEVEL 15	2.00	2.00	2.00	1.00	7.00
LEVEL 16	2.00	2.00	2.00	1.00	7.00
LEVEL 17	2.00	2.00	2.00	1.00	7.00
LEVEL 18	2.00	2.00	2.00	1.00	7.00
LEVEL 19	2.00	2.00	2.00	1.00	7.00
LEVEL 20	2.00	2.00	2.00	1.00	7.00
LEVEL 21	2.00	2.00	2.00	1.00	7.00
LEVEL 22	2.00	2.00	2.00	1.00	7.00
LEVEL 23	2.00	2.00	2.00	1.00	7.00
TOTAL	44.00	55.00	42.00	18.00	159.00
	28%	35%	26%	11%	100%

BMR UNIT MIX

TOTAL BELOW MARKET RENTAL AREA

Unit Type	Unit Count	Total Area(ft ²)	Percentage
STUDIO	3	1,353	10%
1 BED	17	10,435	55%
2 BED	7	5,395	23%
3 BED	4	3,904	13%
TOTAL	31	21,087	100%

Below Market Rental Area :
Residential Area (105,229sqft) x 20% = 21,045.8 sqft

FLOOR	TOTAL	BUILDING AREAS				TOTAL (SF)	
		EXCLUSIONS			EXTERNAL	EXCLUSION	GFA
	GROSS AREA SF	GROSS AMENITY	STORAGE	SERVICE	INSULATION	AREA	(FSR AREA)
P1	9,897.0					9,897	0.0
P2	12,179.0					12,179	0.0
P3	11,349.0					11,349	0.0
LEVEL 1	6,783.0 (Included childcare-621)			2,245.0 (Included bicycle-993)	240.0	2,485	4,298.0
MEZZANINE	4,525.0			3,285.0(bicycle room)	93.0	3,378	1,147.0
LEVEL 2	8,382.0	1078.0	180.0	54.0	229.0	1,541	6,841.0
LEVEL 3	8,876.0		236.0	54.0	225.0	515	8,361.0
LEVEL 4	8,876.0		236.0	54.0	225.0	515	8,361.0
LEVEL 5	5,760.0 (Childcare)				178.0	5,760	0.0
LEVEL 6	5,819.0		113.0	53.0	189.0	355	5,464.0
LEVEL 7	5,819.0		113.0	53.0	189.0	355	5,464.0
LEVEL 8	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 9	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 10	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 11	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 12	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 13	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 14	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 15	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 16	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 17	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 18	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 19	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 20	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 21	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 22	5,873.0		142.0	54.0	183.0	379	5,494.0
LEVEL 23	5,873.0		142.0	54.0	183.0	379	5,494.0
ROOF LEVEL	2,866.0	1,563.00		1,182.0	121.0	2,866	0.0
TOTAL	185,099	2641.0	3,150.0	7,439.0	4,617.0	57,259	127,840.0
TOTAL (m2)	17,195.7	245.3	292.6	691.1	428.9	5,319.4	11,876.3

GROSS RESIDENTIAL	143,443.00	
GROSS CHILDCARE	6,381.00	
GROSS RETAIL	1,850.00	
TOTAL	151,674.00	

OFF STREET PARKING

PARKING COUNT			REQUIRED	PROVIDED	
Bylaw section					
RESIDENTIAL				22	
VISITOR	4.3.3	5%*Total residential parking	1.10	2	
ACCESSIBLE	4.8.4A	1 Space/ 7 Units + 0.034/Additional Units	6.17	6	
PASSENGER			1	1	
TOTAL RESIDENTIAL				29	
CHILDCARE PUDO			4	4	
STAFF PARKING			3	3	
TOTAL CHILDCARE			7	7	
TOTAL PARKING				36	
SMALL CAR 25%			-	4	
LOADING			REQUIRED	PROVIDED	
CLASS B			2	2	
CLASS A Parking level			1	1	
* Based on 6.2.1.2. City of Vancouver Parking By-law Zoning Bylaw					
TOTAL				39	
			REQUIRED	PROVIDED	
BICYCLE COUNT			CLASS A	CLASS B	TOTAL
	RESIDENTIAL	CLASS A (1.5/UNIT<65 sqm) (2.5/UNIT≥65 sqm)	283		
RESIDENTIAL	TDM PLAN B:	40% ADDITIONAL CLASS A	113		
	TDM PLAN B:	10% ADDITIONAL LOCKER	40		
	TDM PLAN B:	5% ADDITIONAL OVERSIZED	20		
		CLASS B (2+1/20 UNITS)		9.95	
CHILDCARE			2.00	6.00	2
Units <65			115.00		
65<Units<105			44.00		
percentage					
Horizontal			10%	39.00	40
Vertical+Stacked			60%	238.00	239
Locker			20%	79.00	79
Oversized			10%	40.00	40
Total			398	9.95	398

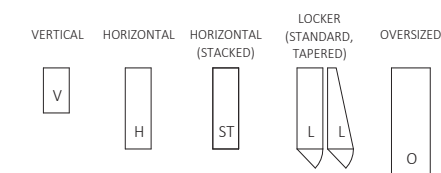
PARKING SCHEDULE			
Level	Type	Type Comments	Count
LEVEL P3			
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P3	Small Stall - 2300 x 4600 mm	SMALL	3
LEVEL P3	Standard Stall - 2500 x 5500 mm	STANDARD	16
LEVEL P3: 22			
LEVEL P2			
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P2	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P2	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P2	Class A Passenger - 4000 x 5500 mm	Class A Passenger - 4000 x 5500	1
LEVEL P2	Standard Stall - 2500 x 5500 mm	STANDARD	5
LEVEL P2: 11			
LEVEL 01			
LEVEL 01	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	2
LEVEL 01	Standard Stall - 2500 x 5500 mm	STANDARD	4
LEVEL 01: 6			
Grand total: 39			

BIKE PARKING SCHEDULE TOTAL					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1	Class A - Horizontal Stacked 1800 x 600 mm	ST	184	46%	92
LEVEL P1	Class A - Locker (Standard) 1800 x 600 mm	L	6	2%	6
LEVEL P1	Class A - Locker (Tapered) 1800 x 600 mm	L	14	4%	14
LEVEL P1	Class A - Vertical 1000 x 600 mm	V	7	2%	7
LEVEL P1: 119			211		
LEVEL 01	Class A - Horizontal 1800 x 600 mm	H	13	3%	13
LEVEL 01	Class A - Locker (Standard) 1800 x 600 mm	L	29	7%	29
LEVEL 01: 42			42		
MEZZANINE	Class A - Horizontal 1800 x 600 mm	H	27	7%	27
MEZZANINE	Class A - Horizontal Stacked 1800 x 600 mm	ST	48	12%	24
MEZZANINE	Class A - Locker (Standard) 1800 x 600 mm	L	30	8%	30
MEZZANINE	Class A - Oversize 2400 x 900 mm	O	40	10%	40
MEZZANINE: 121			145		
			398		

NOTE:

Include 2 Class A bicycle and 6 Class B bicycle for Childcare

*** BICYCLE TYPE LEGEND**



STORAGE AND BALCONY

RESIDENTIAL BALCONY AREA

AREA SCHEDULE BALCONY(TOTAL)	
Occupancy	Area

BALCONY	9334 ft ²
150	9334 ft ²
Grand total	9334 ft ²

* Balcony number is not included roof patio

AREA SCHEDULE BALCONY _UNIT		
Occupancy	Area	Level

BALCONY	62 ft ²	LEVEL 02
BALCONY	1106 ft ²	LEVEL 03
BALCONY	1106 ft ²	LEVEL 04
BALCONY	388 ft ²	LEVEL 06
BALCONY	443 ft ²	LEVEL 07
BALCONY	389 ft ²	LEVEL 08
BALCONY	389 ft ²	LEVEL 09
BALCONY	389 ft ²	LEVEL 10
BALCONY	389 ft ²	LEVEL 11
BALCONY	389 ft ²	LEVEL 12
BALCONY	389 ft ²	LEVEL 13
BALCONY	389 ft ²	LEVEL 14
BALCONY	389 ft ²	LEVEL 15
BALCONY	389 ft ²	LEVEL 16
BALCONY	389 ft ²	LEVEL 17
BALCONY	389 ft ²	LEVEL 18
BALCONY	389 ft ²	LEVEL 19
BALCONY	389 ft ²	LEVEL 20
BALCONY	389 ft ²	LEVEL 21
BALCONY	389 ft ²	LEVEL 22
BALCONY	389 ft ²	LEVEL 23

BALCONY: 150 9334 ft²

8.9% of Residential Area

6.2% of Gross Floor Area

UNIT STORAGE

AREA SCHEDULE STORAGE(UNIT TOTAL)	
Occupancy	Area

STORAGE	3148 ft ²
131	3148 ft ²
Grand total	3148 ft ²

AREA SCHEDULE STORAGE_UNIT			
Occupancy	Area	Count	Level

STORAGE	180 ft ²	7	LEVEL 02
STORAGE	236 ft ²	9	LEVEL 03
STORAGE	236 ft ²	9	LEVEL 04
STORAGE	113 ft ²	5	LEVEL 06
STORAGE	113 ft ²	5	LEVEL 07
STORAGE	142 ft ²	6	LEVEL 08
STORAGE	142 ft ²	6	LEVEL 09
STORAGE	142 ft ²	6	LEVEL 10
STORAGE	142 ft ²	6	LEVEL 11
STORAGE	142 ft ²	6	LEVEL 12
STORAGE	142 ft ²	6	LEVEL 13
STORAGE	142 ft ²	6	LEVEL 14
STORAGE	142 ft ²	6	LEVEL 15
STORAGE	142 ft ²	6	LEVEL 16
STORAGE	142 ft ²	6	LEVEL 17
STORAGE	142 ft ²	6	LEVEL 18
STORAGE	142 ft ²	6	LEVEL 19
STORAGE	142 ft ²	6	LEVEL 20
STORAGE	142 ft ²	6	LEVEL 21
STORAGE	142 ft ²	6	LEVEL 22
STORAGE	142 ft ²	6	LEVEL 23

131 3148 ft²

Grand total 3148 ft²

AREA SCHEDULE STORAGE(PARKADE TOTAL)	
Occupancy	Area

STORAGE	870 ft ²
32	870 ft ²
Grand total	870 ft ²

AREA SCHEDULE STORAGE_PARKADE			
Occupancy	Area	Count	Level

STORAGE	0 ft ²	1	Not Placed
STORAGE	738 ft ²	27	LEVEL P3
STORAGE	132 ft ²	4	LEVEL P2

32 870 ft²

Grand total 870 ft²

Maximum 12% balcony allowed of permitted floor area

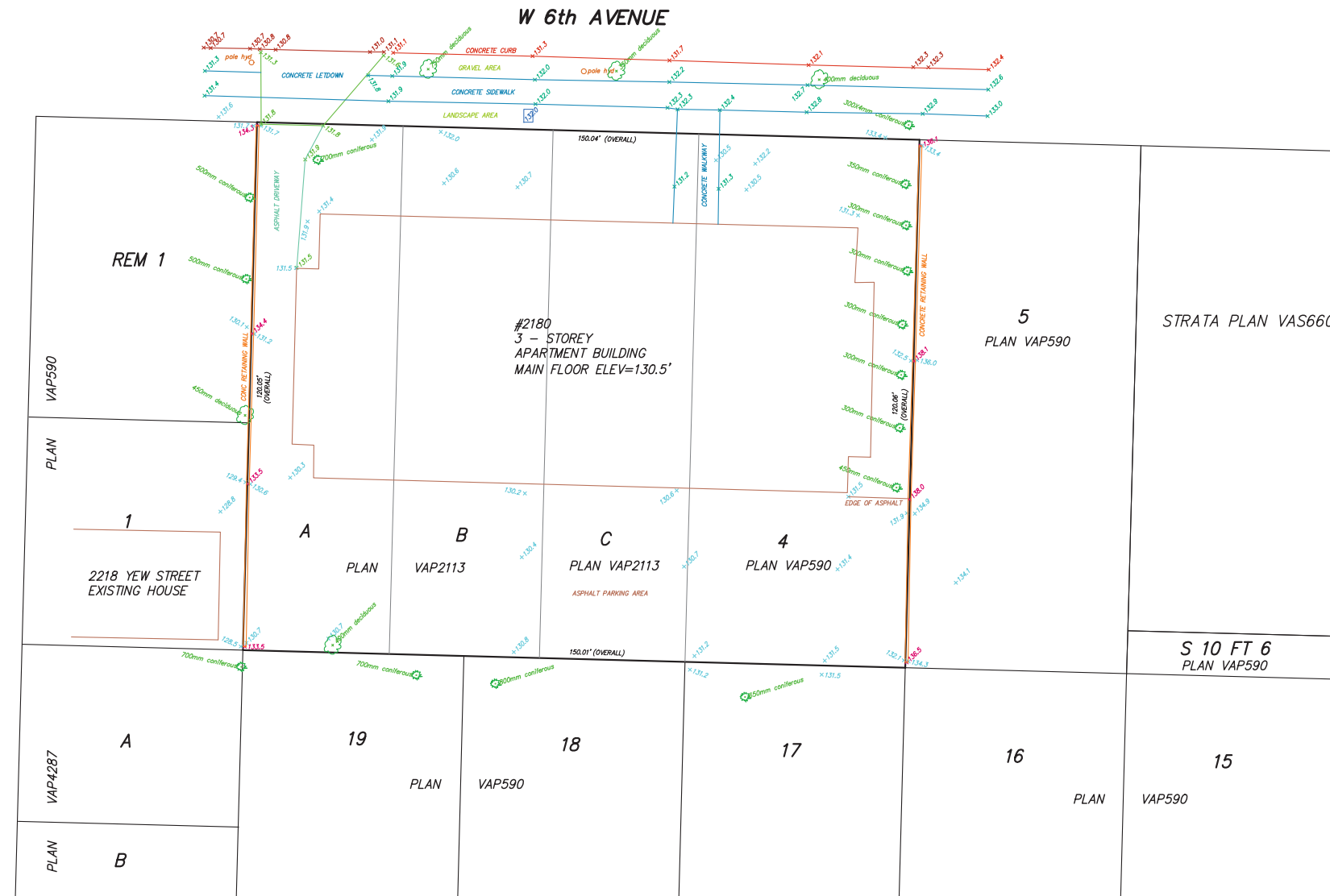
DRAWINGS

TOPOGRAPHIC SITE SURVEY

SITE PLAN OF
 LOT A, LOT B AND LOT C PLAN 2113;
 AND LOT 4 PLAN 590
 ALL OF BLOCK 284 DISTRICT LOT 526
 GROUP 1 NEW WESTMINSTER DISTRICT

SCALE 1"=20'

PID: 004-338-880 (LOT)
 PID: 004-338-928 (LOT)
 PID: 004-338-910 (LOT)
 PID: 004-321-791 (LOT)
 CIVIC ADDRESS: 2180 W 6th AVENUE
 VANCOUVER,



NOTE:

ALL ELEVATIONS AND DISTANCES SHOWN ARE IN FEET.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR OF 0.99959835.

LEGAL BOUNDARIES ARE BASED ON LAND TITLE OFFICE RECORDS AND FIELD SURVEY, AND SUBJECT TO CHANGE.

ELEVATIONS ARE DERIVED FROM OCM V-3481, LOCATED IN THE CITY OF VANCOUVER AT THE INTERSECTION OF W 6th AVENUE AND YEW STREET, IN SW CORNER ELEVATION = 130.72' (39.842 METRES), GEODETIC DATUM. (CVD28GVRD2018)

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

TREE SPECIES AND DIMENSIONS TO BE CONFIRMED BY A QUALIFIED ARBORIST. TREE SYMBOLS ARE NOT AN INDICATION OF DRIP LINE LOCATION UNLESS SPECIFICALLY LABELED.

TREE DIAMETERS ARE TAKEN AT 4.6ft ABOVE GRADE AND ARE SHOWN IN FEET. TREE SYMBOLS ARE NOT DRAWN TO SCALE.

© 2022 COPYRIGHT RESTRICTION

THIS PLAN IS THE EXCLUSIVE PROPERTY OF APLIN & MARTIN AND MAY NOT BE ALTERED OR REPRODUCED WITHOUT WRITTEN CONSENT OF SAME.

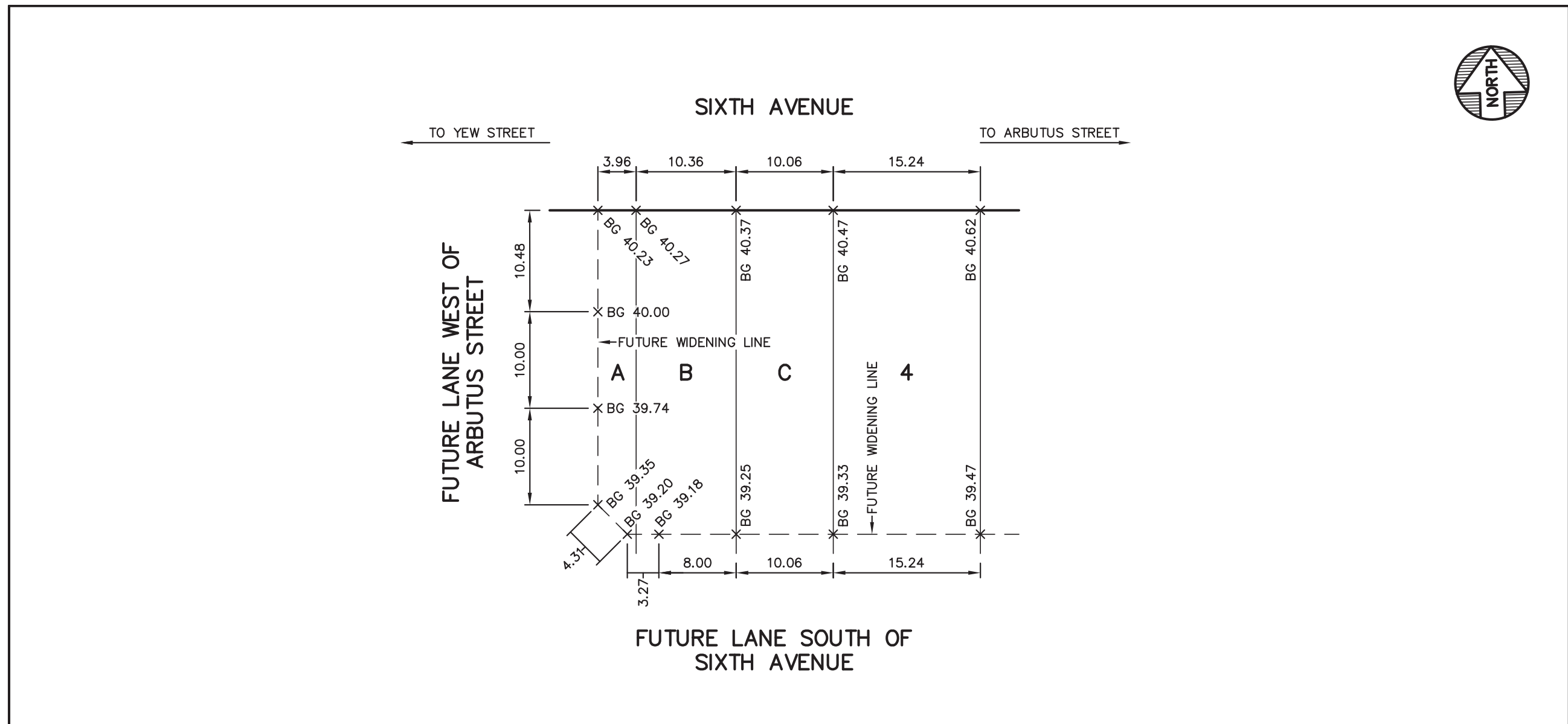
THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN APLIN & MARTIN AND OUR CLIENT. IT IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

APLIN & MARTIN
 GEOMATICS LAND SURVEYING LTD.
 201, 12448 82nd AVENUE
 SURREY, BC V3W3E9 604-597-9189

THIS PROPERTY MAY BE SUBJECT TO THE FOLLOWING NON-FINANCIAL CHARGES ON TITLE:
 EASEMENT (474620M)
 STATUTORY RIGHT OF WAY (BP166374)

FIELD SURVEY: JULY 22, 20
 FILE 22-571-04 SITE PLAN IMPER

BUILDING GRADE

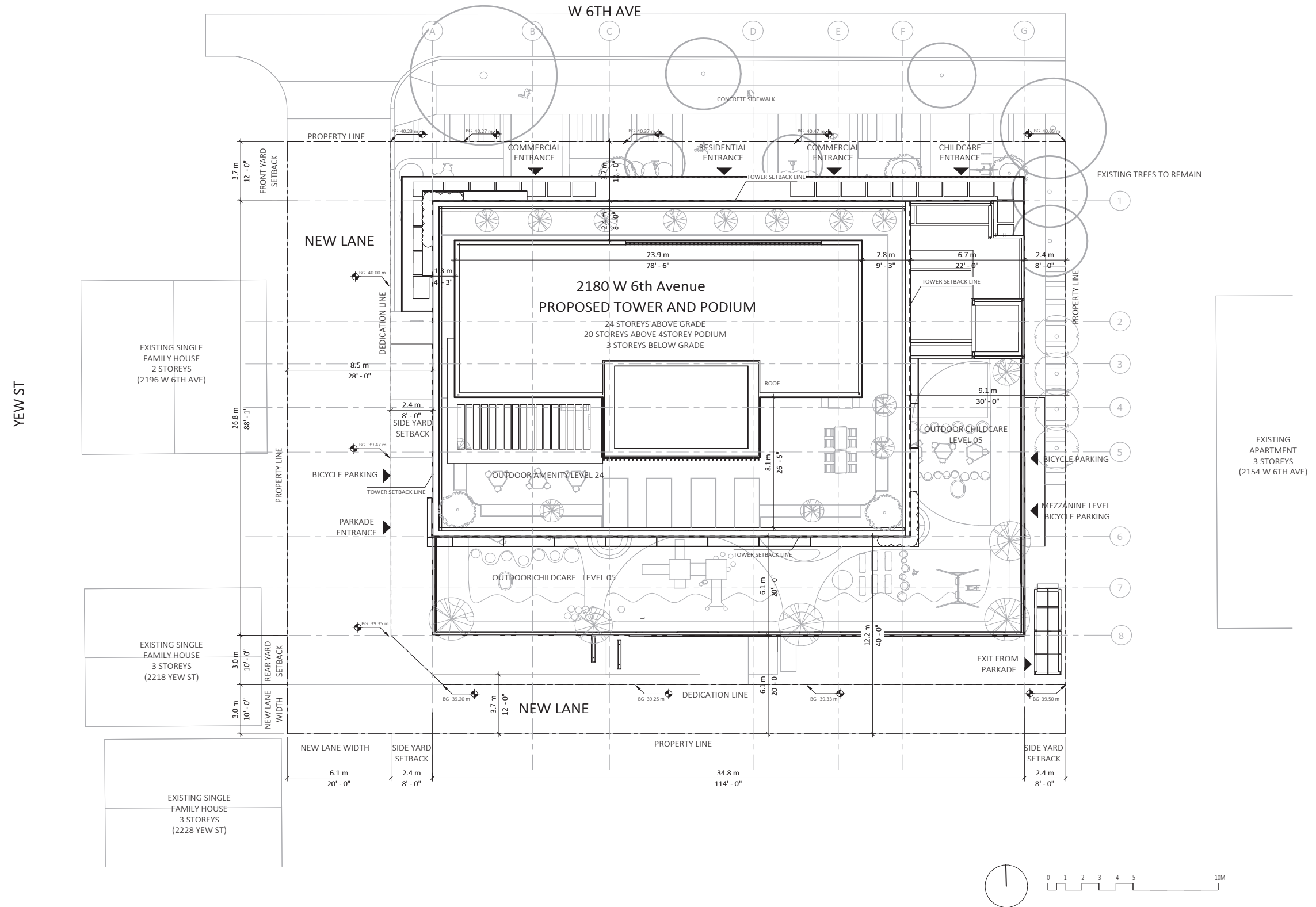


BENCH MARK ELEVATION: 39.842 DESCRIPTION: SURVEY MONUMENT MARKED V-3481 AT THE SOUTH WEST CORNER OF SIXTH AVENUE AND YEW STREET.
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
 BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

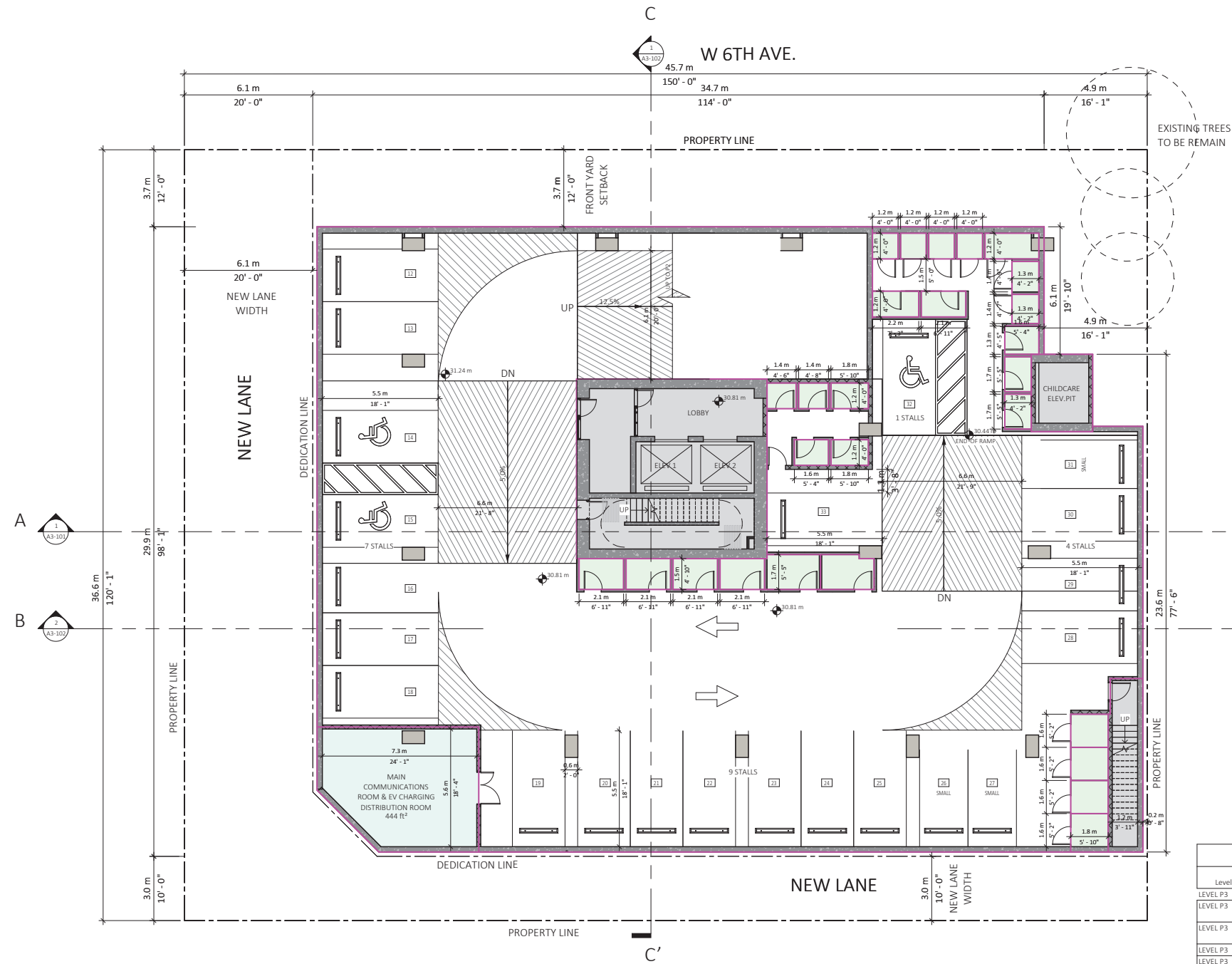
ATTENTION
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	<p style="margin: 0;">CITY OF VANCOUVER ENGINEERING SERVICES</p> <p style="margin: 0;">BUILDING GRADE ELEVATIONS FOR LOTS A TO C, AND 4, BLK. 284, D.L. 526, PLAN VAP2113.</p>	SCALE: 1:400	
						DATE: 2023-01-24 DESIGN: J.D.H.	DWG. NO. BG-2023-00190
						DWG: V.N. CHK: B.P.	SHEET 1 / OF 1 REVISION:
						REF: FILE 2023-00190	

SITE PLAN

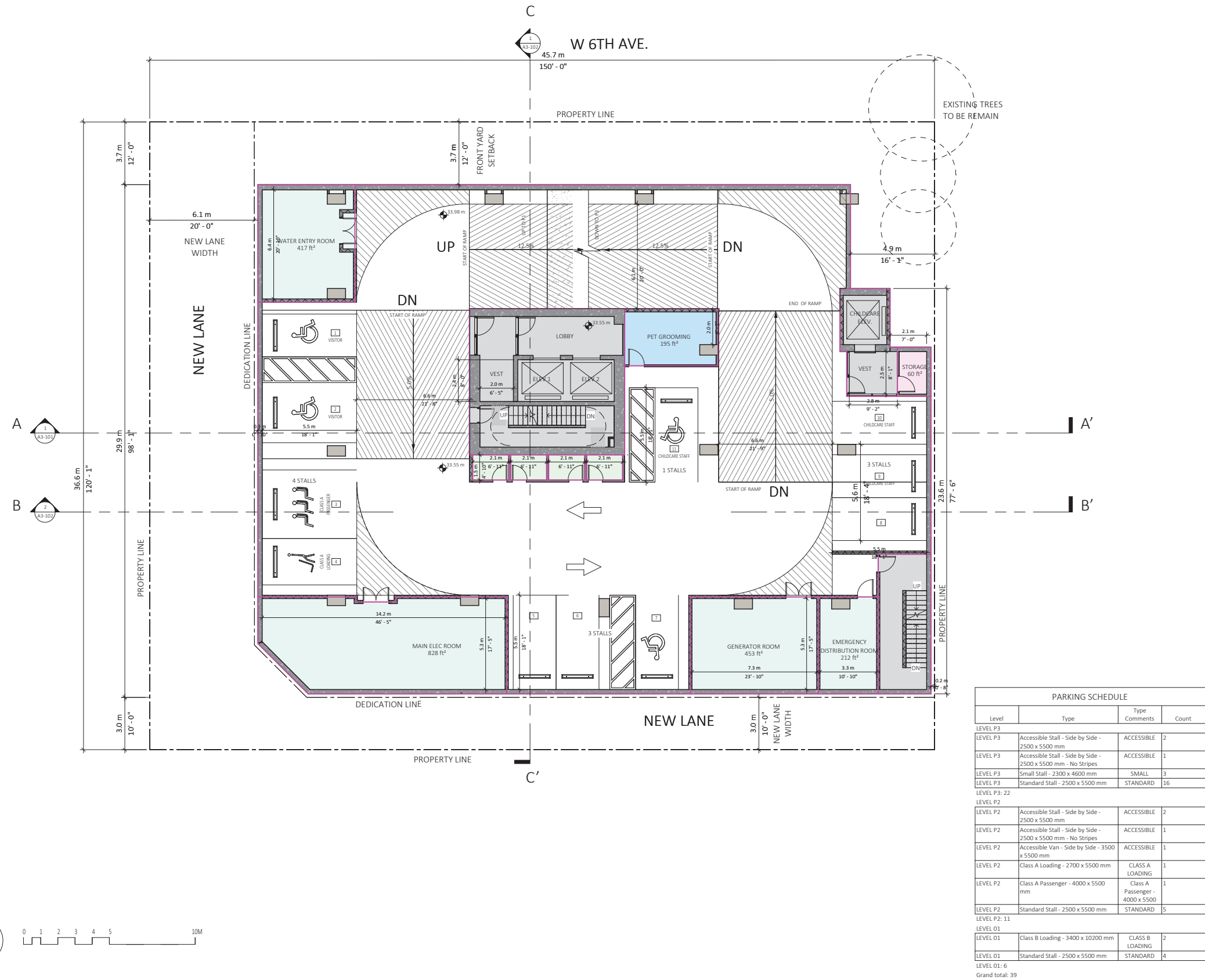


FLOOR PLAN - LEVEL P3

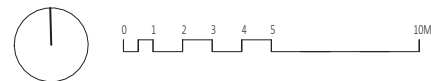
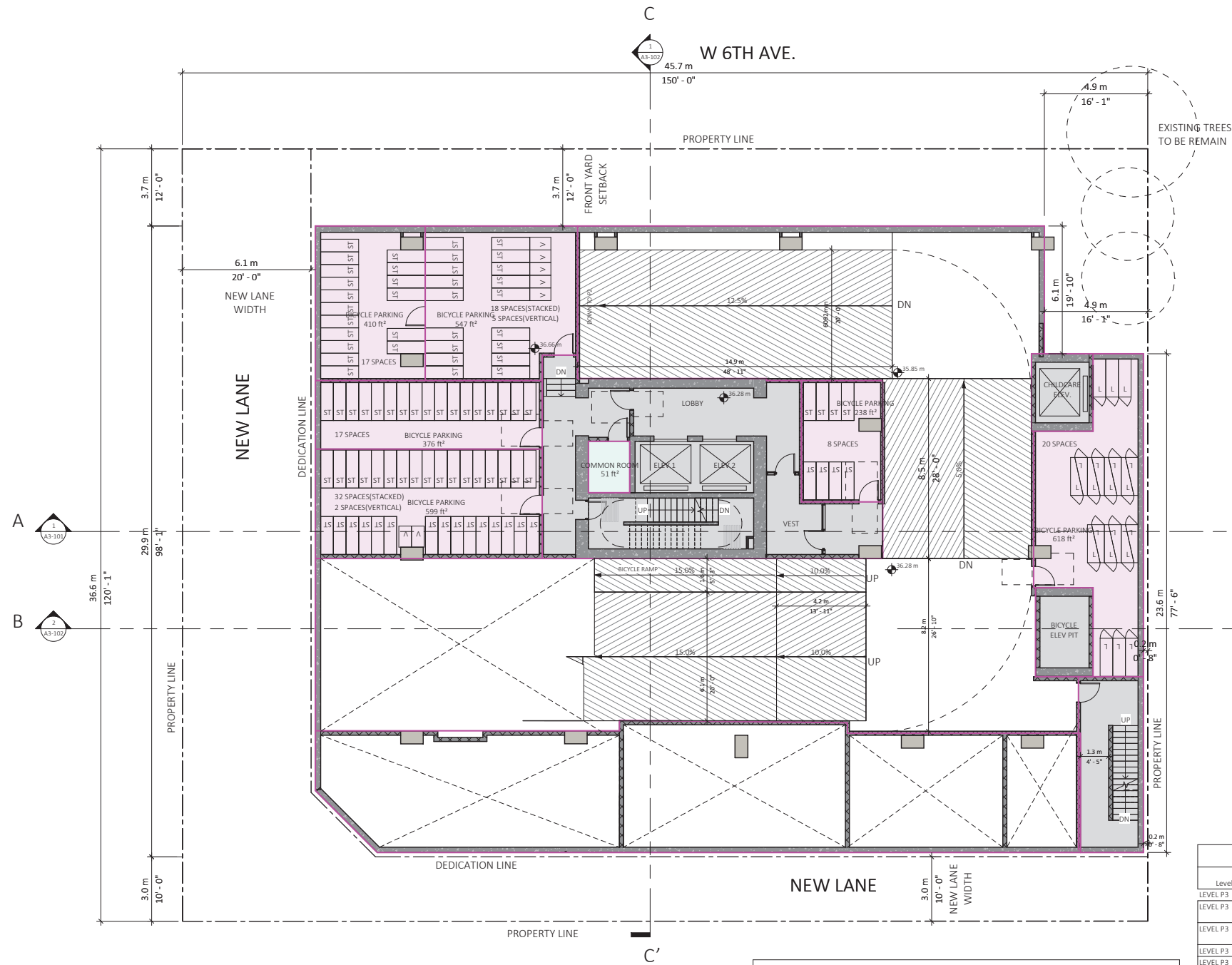


PARKING SCHEDULE			
Level	Type	Type Comments	Count
LEVEL P3:			
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P3	Small Stall - 2300 x 4600 mm	SMALL	3
LEVEL P3	Standard Stall - 2500 x 5500 mm	STANDARD	16
LEVEL P2:			
LEVEL P2:			
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P2	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P2	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P2	Class A Passenger - 4000 x 5500 mm	Class A Passenger - 4000 x 5500 mm	1
LEVEL P2	Standard Stall - 2500 x 5500 mm	STANDARD	5
LEVEL P1:			
LEVEL P1:			
LEVEL P1	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	2
LEVEL P1	Standard Stall - 2500 x 5500 mm	STANDARD	4
LEVEL O1: 6			
Grand total: 39			

FLOOR PLAN - LEVEL P2



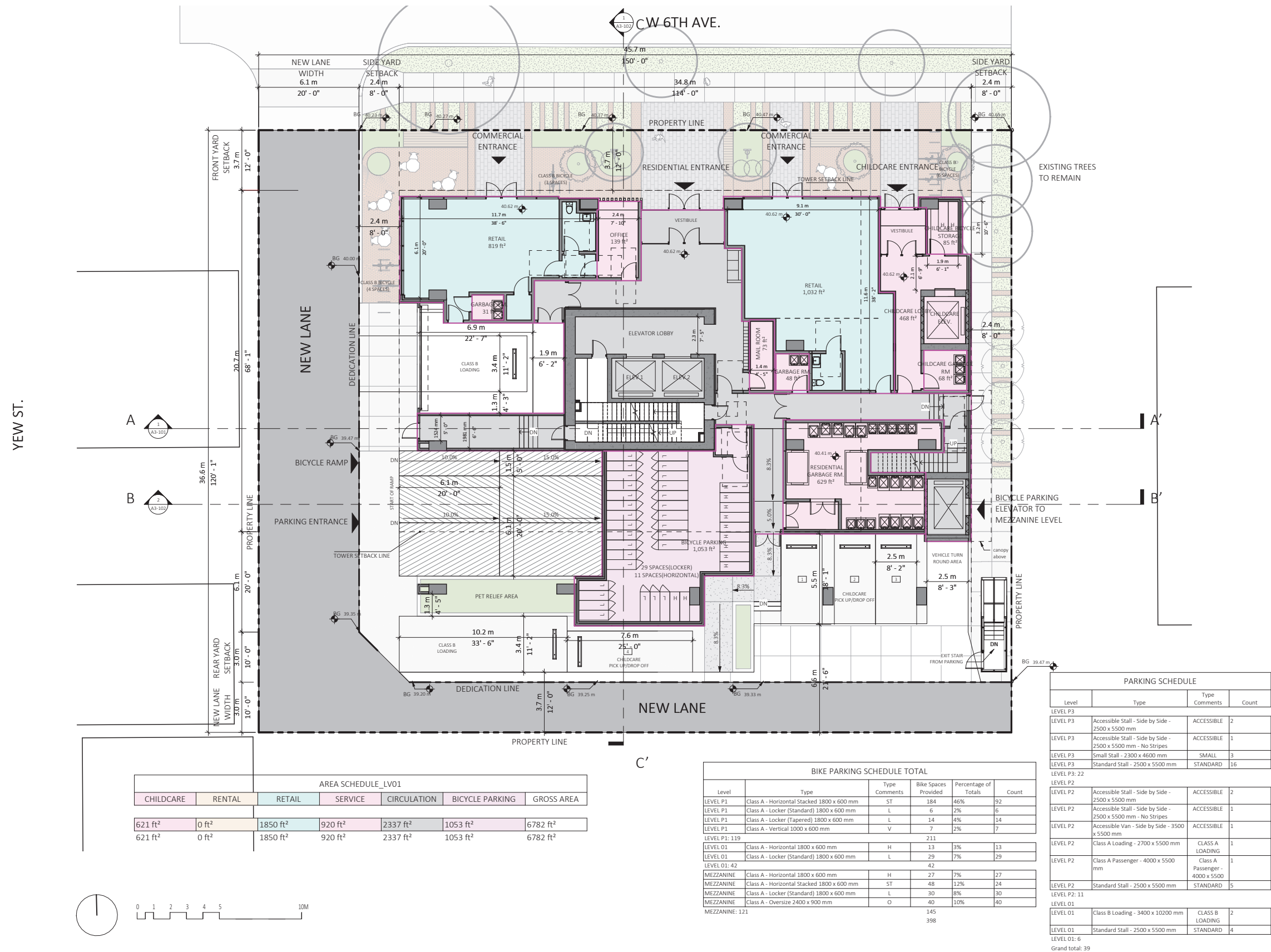
FLOOR PLAN - LEVEL P1



Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1	Class A - Horizontal Stacked 1800 x 600 mm	ST	184	46%	92
LEVEL P1	Class A - Locker (Standard) 1800 x 600 mm	L	6	2%	6
LEVEL P1	Class A - Locker (Tapered) 1800 x 600 mm	L	14	4%	14
LEVEL P1	Class A - Vertical 1000 x 600 mm	V	7	2%	7
LEVEL P1: 119			211		
LEVEL O1	Class A - Horizontal 1800 x 600 mm	H	13	3%	13
LEVEL O1	Class A - Locker (Standard) 1800 x 600 mm	L	29	7%	29
LEVEL O1: 42			42		
MEZZANINE	Class A - Horizontal 1800 x 600 mm	H	27	7%	27
MEZZANINE	Class A - Horizontal Stacked 1800 x 600 mm	ST	48	12%	24
MEZZANINE	Class A - Locker (Standard) 1800 x 600 mm	L	30	8%	30
MEZZANINE	Class A - Oversize 2400 x 900 mm	O	40	10%	40
MEZZANINE: 121			145		
			398		

Level	Type	Type Comments	Count
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P3	Small Stall - 2300 x 4600 mm	SMALL	3
LEVEL P3	Standard Stall - 2500 x 5500 mm	STANDARD	16
LEVEL P3: 22			
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P2	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P2	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P2	Class A Passenger - 4000 x 5500 mm	Class A Passenger - 4000 x 5500 mm	1
LEVEL P2	Standard Stall - 2500 x 5500 mm	STANDARD	5
LEVEL P2: 11			
LEVEL O1	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	2
LEVEL O1	Standard Stall - 2500 x 5500 mm	STANDARD	4
LEVEL O1: 6			
Grand total:			39

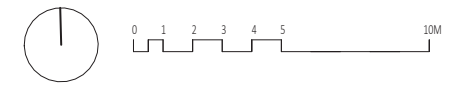
FLOOR PLAN - LEVEL 01



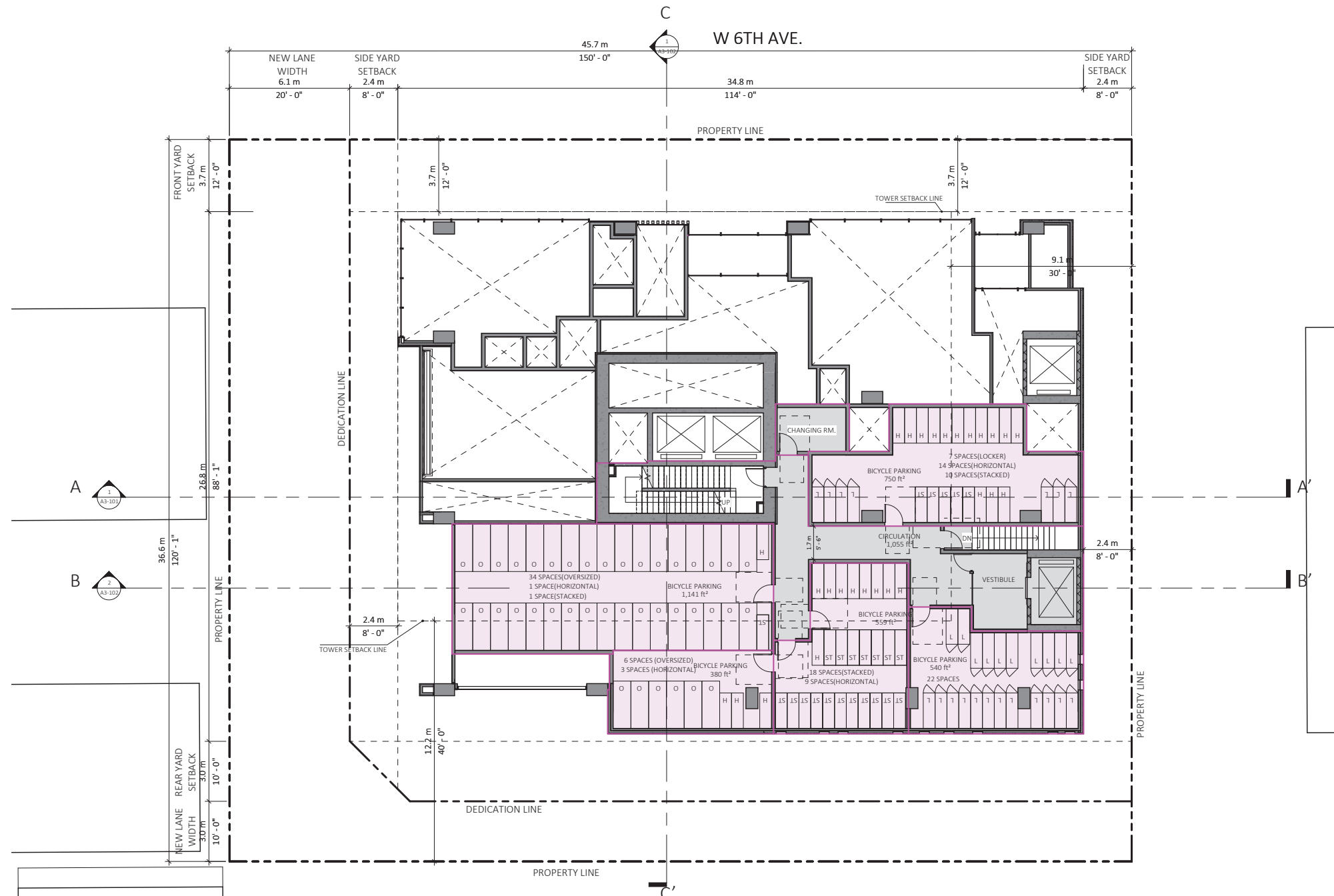
CHILD CARE	RENTAL	RETAIL	SERVICE	CIRCULATION	BICYCLE PARKING	GROSS AREA
621 ft ²	0 ft ²	1850 ft ²	920 ft ²	2337 ft ²	1053 ft ²	6782 ft ²
621 ft ²	0 ft ²	1850 ft ²	920 ft ²	2337 ft ²	1053 ft ²	6782 ft ²

Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1	Class A - Horizontal Stacked 1800 x 600 mm	ST	184	46%	92
LEVEL P1	Class A - Locker (Standard) 1800 x 600 mm	L	6	2%	6
LEVEL P1	Class A - Locker (Tapered) 1800 x 600 mm	L	14	4%	14
LEVEL P1	Class A - Vertical 1000 x 600 mm	V	7	2%	7
LEVEL P1: 119			211		
LEVEL O1	Class A - Horizontal 1800 x 600 mm	H	13	3%	13
LEVEL O1	Class A - Locker (Standard) 1800 x 600 mm	L	29	7%	29
LEVEL O1: 42			42		
MEZZANINE	Class A - Horizontal 1800 x 600 mm	H	27	7%	27
MEZZANINE	Class A - Horizontal Stacked 1800 x 600 mm	ST	48	12%	24
MEZZANINE	Class A - Locker (Standard) 1800 x 600 mm	L	30	8%	30
MEZZANINE	Class A - Oversize 2400 x 900 mm	O	40	10%	40
MEZZANINE: 121			145		
			398		

Level	Type	Type Comments	Count
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P3	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P3	Small Stall - 2300 x 4600 mm	SMALL	3
LEVEL P3	Standard Stall - 2500 x 5500 mm	STANDARD	16
LEVEL P3: 22			
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P2	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P2	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P2	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P2	Class A Passenger - 4000 x 5500 mm	Class A Passenger - 4000 x 5500 mm	1
LEVEL P2	Standard Stall - 2500 x 5500 mm	STANDARD	5
LEVEL P2: 11			
LEVEL O1	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	2
LEVEL O1	Standard Stall - 2500 x 5500 mm	STANDARD	4
LEVEL O1: 6			
Grand total:			39



FLOOR PLAN - MEZZANINE

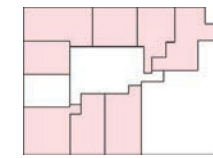
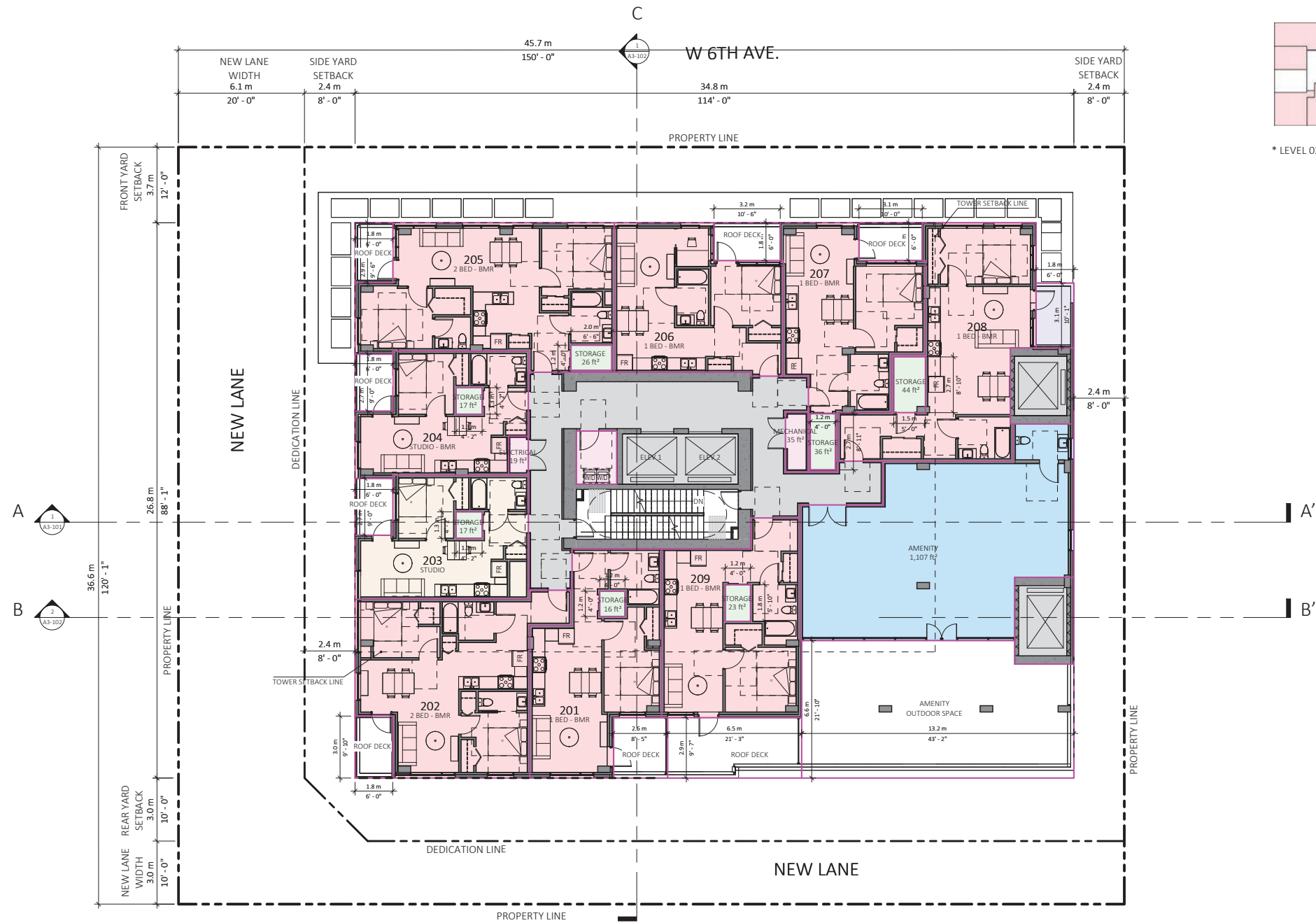


AREA SCHEDULE_MEZZANINE					
CHILDCARE	RENTAL	RETAIL	BICYCLE	CIRCULATION	GROSS AREA
0 ft ²	0 ft ²	0 ft ²	3370 ft ²	1155 ft ²	4525 ft ²
0 ft ²	0 ft ²	0 ft ²	3370 ft ²	1155 ft ²	4525 ft ²

BIKE PARKING SCHEDULE TOTAL					
Level	Type	Type Comments	Bike Spaces Provided	Percentage of Totals	Count
LEVEL P1	Class A - Horizontal Stacked 1800 x 600 mm	ST	184	46%	92
LEVEL P1	Class A - Locker (Standard) 1800 x 600 mm	L	6	2%	6
LEVEL P1	Class A - Locker (Tapered) 1800 x 600 mm	L	14	4%	14
LEVEL P1	Class A - Vertical 1000 x 600 mm	V	7	2%	7
LEVEL P1: 119			211		
LEVEL O1	Class A - Horizontal 1800 x 600 mm	H	13	3%	13
LEVEL O1	Class A - Locker (Standard) 1800 x 600 mm	L	29	7%	29
LEVEL O1: 42			42		
MEZZANINE	Class A - Horizontal 1800 x 600 mm	H	27	7%	27
MEZZANINE	Class A - Horizontal Stacked 1800 x 600 mm	ST	48	12%	24
MEZZANINE	Class A - Locker (Standard) 1800 x 600 mm	L	30	8%	30
MEZZANINE	Class A - Oversize 2400 x 900 mm	O	40	10%	40
MEZZANINE: 121			145		
			145		398



FLOOR PLAN - LEVEL 02

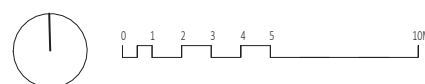


* LEVEL 02 BMR UNITS DIAGRAM

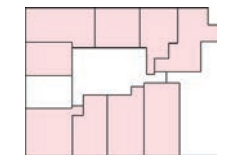
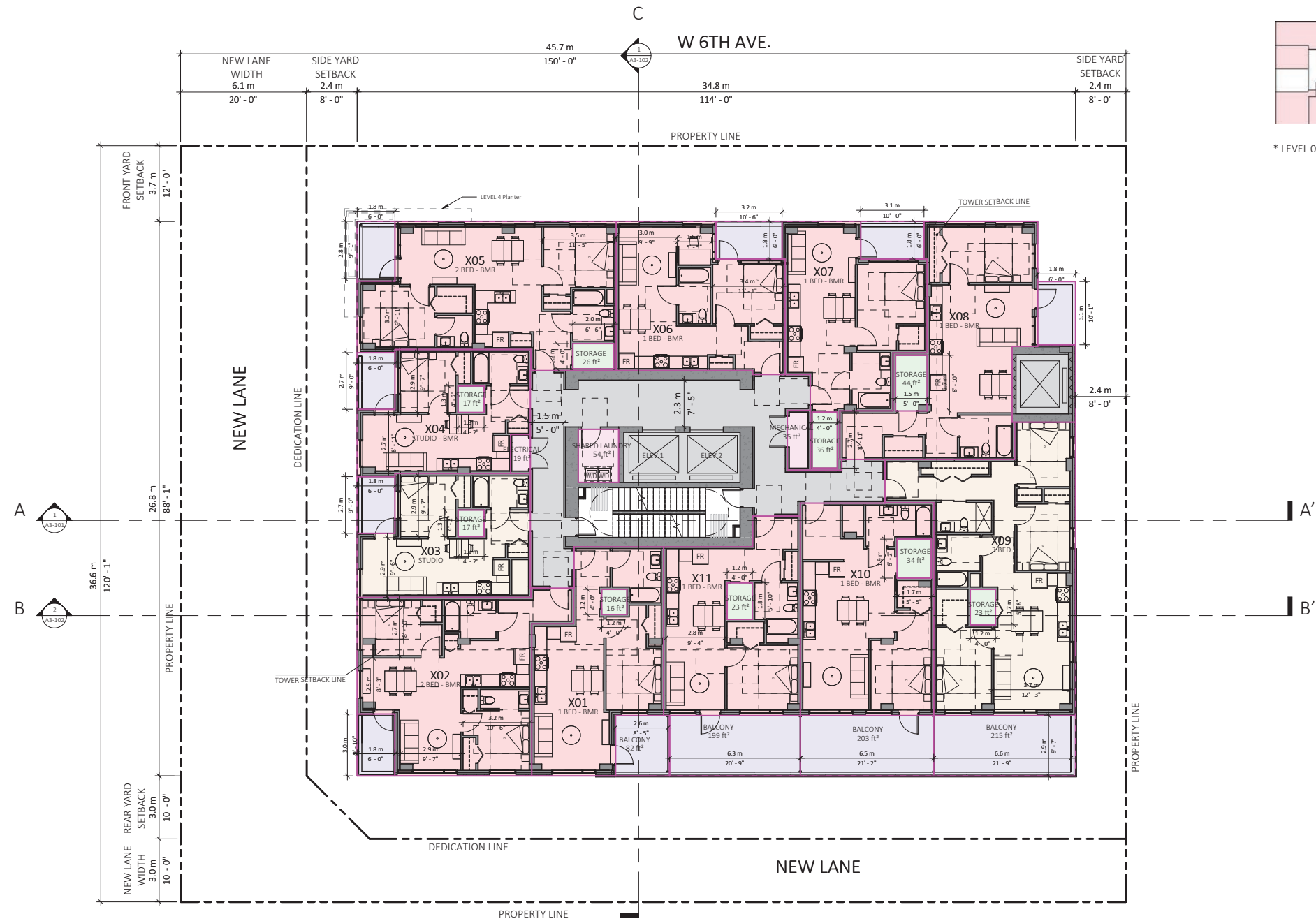
AREA SCHEDULE_LV02								
CHILD CARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	467 ft ²	5048 ft ²	108 ft ²	1472 ft ²	1107 ft ²	180 ft ²	62 ft ²	8382 ft ²
0 ft ²	467 ft ²	5048 ft ²	108 ft ²	1472 ft ²	1107 ft ²	180 ft ²	62 ft ²	8382 ft ²

UNIT COUNT (LV 02)	
Name	Count
1 BED - BMR	5
2 BED - BMR	2
STUDIO	1
STUDIO - BMR	1
9	

UNIT SIZE(LV 02)				AREA SCHEDULE STORAGE(TYP)		
Unit Number	Unit Type	Area	Occupancy	Area	Count	
201	1 BED - BMR	591 ft ²	STORAGE	17 ft ²	1	
202	2 BED - BMR	764 ft ²	STORAGE	26 ft ²	1	
203	STUDIO	467 ft ²	STORAGE	17 ft ²	1	
204	STUDIO - BMR	451 ft ²	STORAGE	16 ft ²	1	
205	2 BED - BMR	802 ft ²	STORAGE	23 ft ²	1	
206	1 BED - BMR	573 ft ²	STORAGE	36 ft ²	1	
207	1 BED - BMR	553 ft ²	STORAGE	44 ft ²	1	
208	1 BED - BMR	708 ft ²	7	180 ft ²		
209	1 BED - BMR	606 ft ²	Grand total	180 ft ²		



FLOOR PLAN - LEVEL 03 TO 04

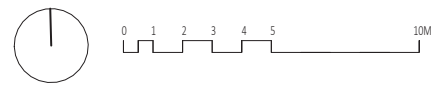


* LEVEL 03 TO 04 BMR UNITS DIAGRAM

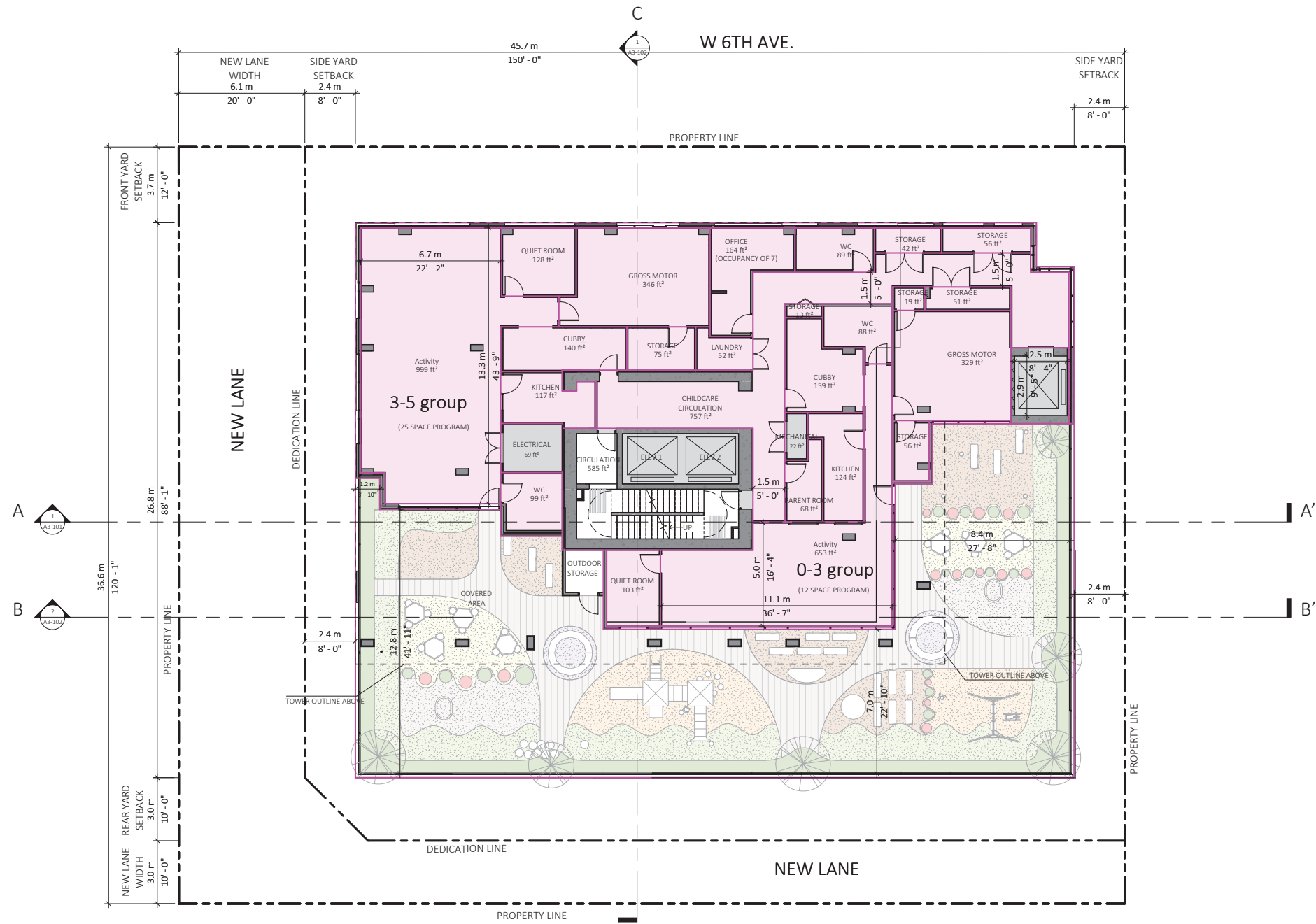
AREA SCHEDULE LV03 TO 04								
CHILDCARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	1470 ft ²	5719 ft ²	108 ft ²	1343 ft ²	0 ft ²	236 ft ²	1106 ft ²	8876 ft ²
0 ft ²	1470 ft ²	5719 ft ²	108 ft ²	1343 ft ²	0 ft ²	236 ft ²	1106 ft ²	8876 ft ²

C'

UNIT SIZE(LV 03 TO 04)			AREA SCHEDULE BALCONY(TYP)			AREA SCHEDULE STORAGE(TYP)			UNIT COUNT (LV03 TO 04)	
Unit Number	Unit Type	Area	Occupancy	Area	Count	Occupancy	Area	Count	Name	Count
X01	1 BED - BMR	591 ft ²	BALCONY	57 ft ²	1	STORAGE	26 ft ²	1	1 BED - BMR	6
X02	2 BED - BMR	764 ft ²	BALCONY	54 ft ²	1	STORAGE	36 ft ²	1	2 BED - BMR	2
X03	STUDIO	467 ft ²	BALCONY	54 ft ²	1	STORAGE	23 ft ²	1	3 BED	1
X04	STUDIO - BMR	451 ft ²	BALCONY	59 ft ²	1	STORAGE	16 ft ²	1	STUDIO	1
X05	2 BED - BMR	802 ft ²	BALCONY	82 ft ²	1	STORAGE	17 ft ²	1	STUDIO - BMR	1
X06	1 BED - BMR	573 ft ²	BALCONY	199 ft ²	1	STORAGE	17 ft ²	1		
X07	1 BED - BMR	554 ft ²	BALCONY	203 ft ²	1	STORAGE	23 ft ²	1		
X08	1 BED - BMR	708 ft ²	BALCONY	215 ft ²	1	STORAGE	44 ft ²	1		
X09	3 BED	1003 ft ²	BALCONY	60 ft ²	1	STORAGE	34 ft ²	1		
X10	1 BED - BMR	681 ft ²	BALCONY	60 ft ²	1					
X11	1 BED - BMR	595 ft ²	BALCONY	63 ft ²	1					
						9	236 ft ²			
			11	1106 ft ²		Grand total	236 ft ²			
			Grand total	1106 ft ²						



FLOOR PLAN - LEVEL 05



AREA SCHEDULE CHILDCARE (0-3 GROUP)		
Name	Area	Count
Activity	653 ft ²	1
CUBBY	159 ft ²	1
GROSS MOTOR	329 ft ²	1
KITCHEN	124 ft ²	1
PARENT ROOM	68 ft ²	1
QUIET ROOM	103 ft ²	1
STORAGE	56 ft ²	1
STORAGE	42 ft ²	1
STORAGE	13 ft ²	1
WC	88 ft ²	1
10	1634 ft ²	
Grand total	1634 ft ²	Requirement : 1,507sqft

AREA SCHEDULE CHILDCARE (3-5 GROUP)		
Name	Area	Count
Activity	999 ft ²	1
CHILDCARE	85 ft ²	1
BICYCLE STORAGE		
CUBBY	140 ft ²	1
GROSS MOTOR	346 ft ²	1
KITCHEN	117 ft ²	1
QUIET ROOM	128 ft ²	1
STORAGE	56 ft ²	1
STORAGE	75 ft ²	1
STORAGE	19 ft ²	1
WC	99 ft ²	1
10	2065 ft ²	
Grand total	2065 ft ²	Requirement : 2,045sqft

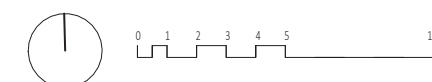
AREA SCHEDULE CHILDCARE (SHARED SUPPORT AREA)		
Name	Area	Count
LAUNDRY	52 ft ²	1
WC	89 ft ²	1
OFFICE	164 ft ²	1
CHILDCARE CIRCULATION	757 ft ²	1
4	1062 ft ²	
Grand total	1062 ft ²	

CHILDCARE INDOOR AREA

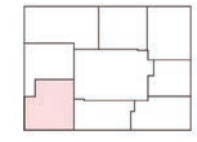
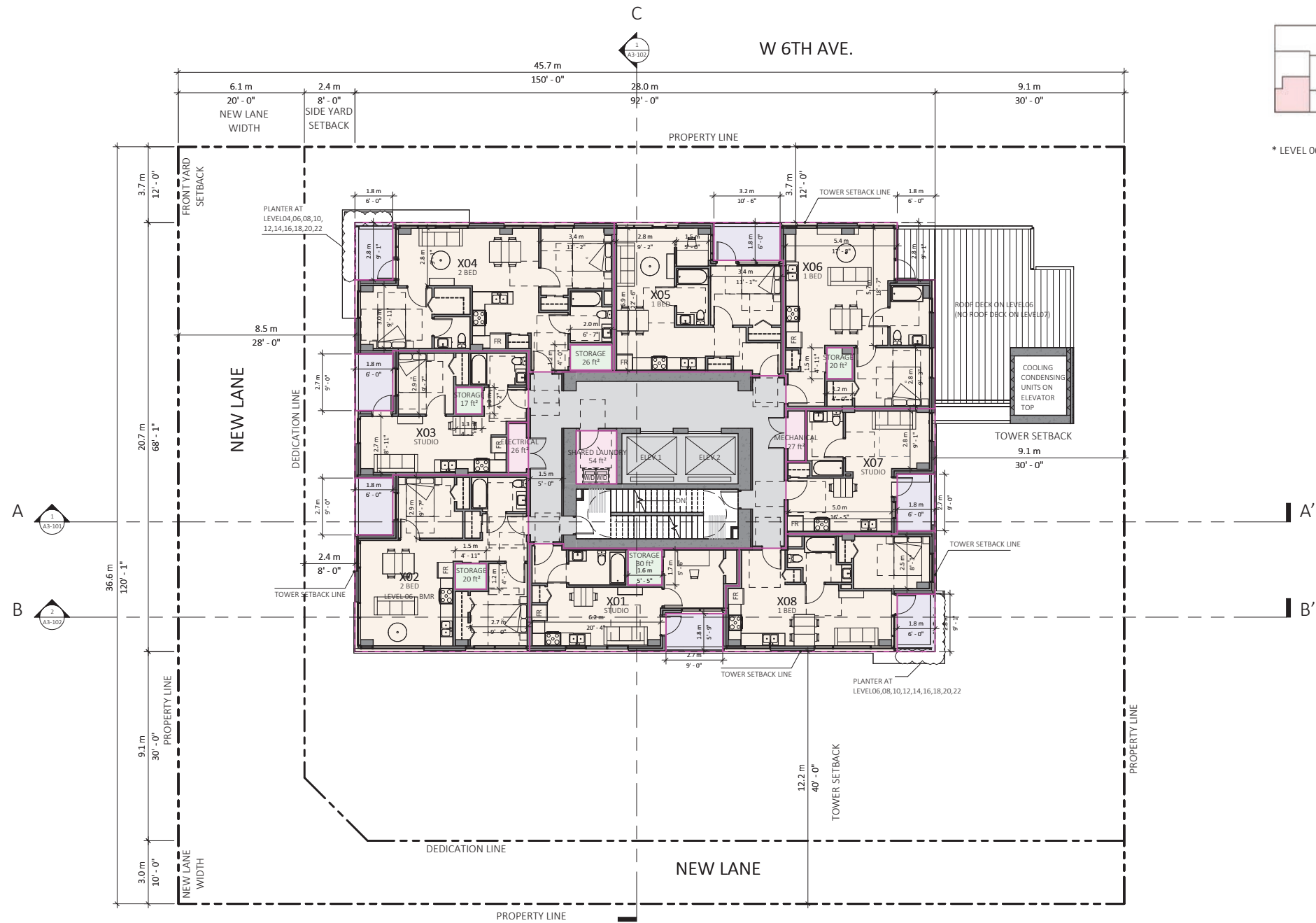
PROVIDE FOR CITY INDOOR AREA : 4,809 sqft
CITY REQUIREMENT AREA : 4,618 sqft

CHILDCARE OUTDOOR AREA

UNCOVERED AREA : 3,094 sqft
COVERED AREA : 1,143 sqft
TOTAL OUTDOOR AREA : 4,237 sqft
CITY REQUIREMENT AREA : 4,197 sqft (After deduction 25%)



FLOOR PLAN - LEVEL 06 TO 07



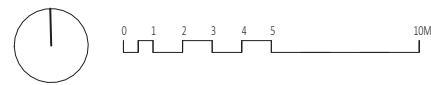
* LEVEL 06 BMR UNITS DIAGRAM

AREA SCHEDULE_LV06								
CHILDCARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	3821 ft ²	697 ft ²	107 ft ²	1081 ft ²	0 ft ²	113 ft ²	443 ft ²	5819 ft ²
0 ft ²	3821 ft ²	697 ft ²	107 ft ²	1081 ft ²	0 ft ²	113 ft ²	443 ft ²	5819 ft ²

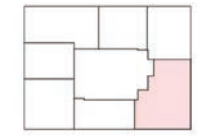
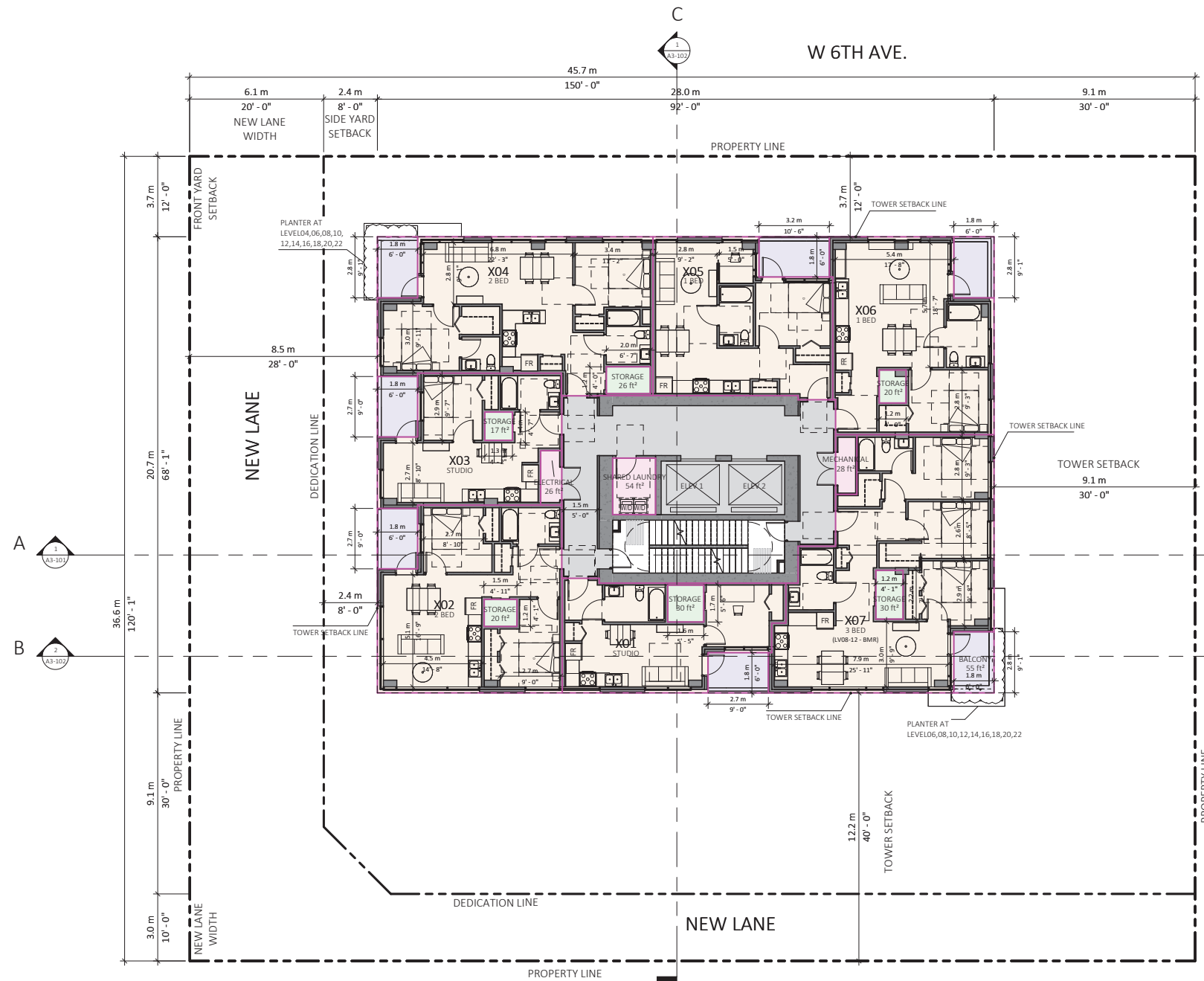
AREA SCHEDULE_LV07								
CHILDCARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	4518 ft ²	0 ft ²	107 ft ²	1081 ft ²	0 ft ²	113 ft ²	388 ft ²	5819 ft ²
0 ft ²	4518 ft ²	0 ft ²	107 ft ²	1081 ft ²	0 ft ²	113 ft ²	388 ft ²	5819 ft ²

UNIT COUNT (LV 06)		UNIT SIZE(LV 06-07)			AREA SCHEDULE BALCONY(TYP)			AREA SCHEDULE STORAGE(TYP)		
Name	Count	Unit Number	Unit Type	Area	Occupancy	Area	Count	Occupancy	Area	Count
1 BED	3	X01	STUDIO	440 ft ²	BALCONY	55 ft ²	1	STORAGE	17 ft ²	1
2 BED	1	X02	2 BED(LV06-BMR)	697 ft ²	BALCONY	63 ft ²	1	STORAGE	20 ft ²	1
2 BED - BMR	1	X03	STUDIO	444 ft ²	BALCONY	55 ft ²	1	STORAGE	20 ft ²	1
STUDIO	3	X04	2 BED	804 ft ²	BALCONY	54 ft ²	1	STORAGE	30 ft ²	1
8		X05	1 BED	573 ft ²	BALCONY	54 ft ²	1	STORAGE	26 ft ²	1
		X06	1 BED	637 ft ²	BALCONY	54 ft ²	1	5	113 ft ²	
		X07	STUDIO	386 ft ²	BALCONY	54 ft ²	1	Grand total	113 ft ²	
		X08	1 BED	536 ft ²						
		7			388 ft ²					
		Grand total			388 ft ²					

UNIT COUNT (LV 07)	
Name	Count
1 BED	3
2 BED	2
STUDIO	3
8	



FLOOR PLAN - LEVEL 08 TO 23



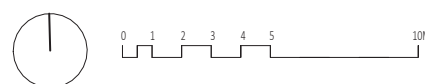
* LEVEL 08-11 BMR UNITS DIAGRAM

AREA SCHEDULE_LV08 TO 11								
CHILDCARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	3596 ft ²	976 ft ²	108 ft ²	1050 ft ²	0 ft ²	142 ft ²	389 ft ²	5873 ft ²
0 ft ²	3596 ft ²	976 ft ²	108 ft ²	1050 ft ²	0 ft ²	142 ft ²	389 ft ²	5873 ft ²

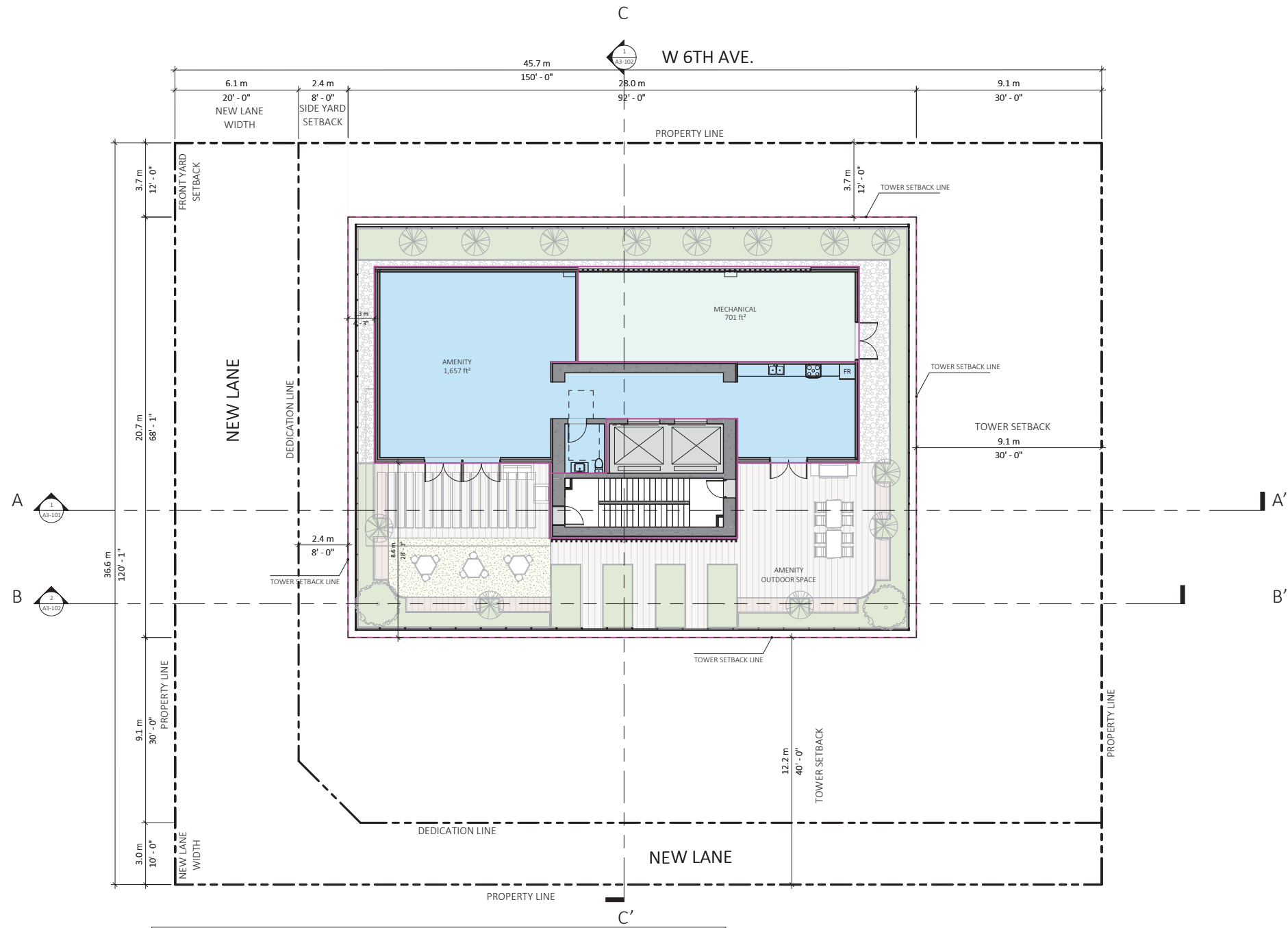
AREA SCHEDULE_LV12 TO 22								
CHILDCARE	RENTAL	RENTAL(BMR)	SERVICE	CIRCULATION	Amenity	Storage(Excluded)	Balcony(Excluded)	GROSS AREA
0 ft ²	4572 ft ²	0 ft ²	108 ft ²	1050 ft ²	0 ft ²	142 ft ²	389 ft ²	5873 ft ²
0 ft ²	4572 ft ²	0 ft ²	108 ft ²	1050 ft ²	0 ft ²	142 ft ²	389 ft ²	5873 ft ²

UNIT COUNT (LV 08-22)		UNIT SIZE(LV 08-22)			AREA SCHEDULE BALCONY(TYP)			AREA SCHEDULE STORAGE(TYP)		
Name	Count	Unit Number	Unit Type	Area	Occupancy	Area	Count	Occupancy	Area	Count
1 BED	2	X01	STUDIO	442 ft ²	BALCONY	55 ft ²	1	STORAGE	17 ft ²	1
2 BED	2	X02	2 BED	695 ft ²	BALCONY	54 ft ²	1	STORAGE	20 ft ²	1
3 BED	1	X03	STUDIO	444 ft ²	BALCONY	54 ft ²	1	STORAGE	30 ft ²	1
STUDIO	2	X04	2 BED	805 ft ²	BALCONY	54 ft ²	1	STORAGE	20 ft ²	1
7		X05	1 BED	573 ft ²	BALCONY	55 ft ²	1	STORAGE	26 ft ²	1
		X06	1 BED	637 ft ²	BALCONY	63 ft ²	1	STORAGE	30 ft ²	1
		X07	3 BED	976 ft ²	BALCONY	55 ft ²	1	6	142 ft ²	
		Grand total		389 ft ²				Grand total	142 ft ²	

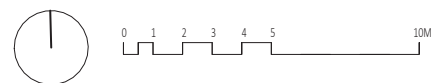
UNIT COUNT (3BED BMR)		UNIT SIZE(3BED BMR)		
Name	Count	Unit Number	Unit Type	Area
3 BED - BMR	1	X07	3 BED - BMR	976 ft ²
1				



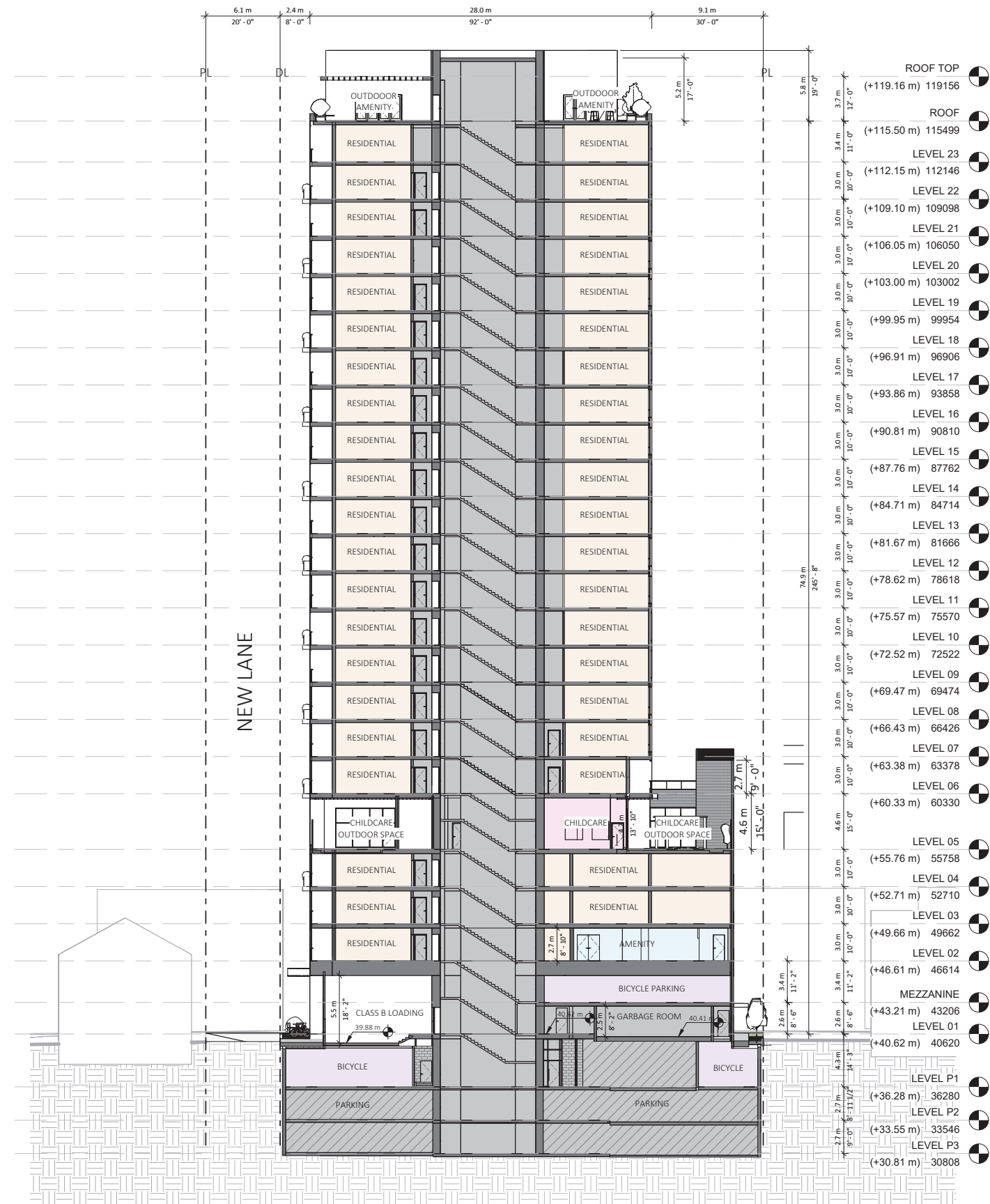
FLOOR PLAN - ROOF



AREA SCHEDULE ROOF							
CHILDCARE	RENTAL	MECHANICAL	CIRCULATION	FSR	Amenity	Storage(Excluded)	GROSS AREA
0 ft²	0 ft²	701 ft²	507 ft²	1208 ft²	1657 ft²	0 ft²	2866 ft²
0 ft²	0 ft²	701 ft²	507 ft²	1208 ft²	1657 ft²	0 ft²	2866 ft²

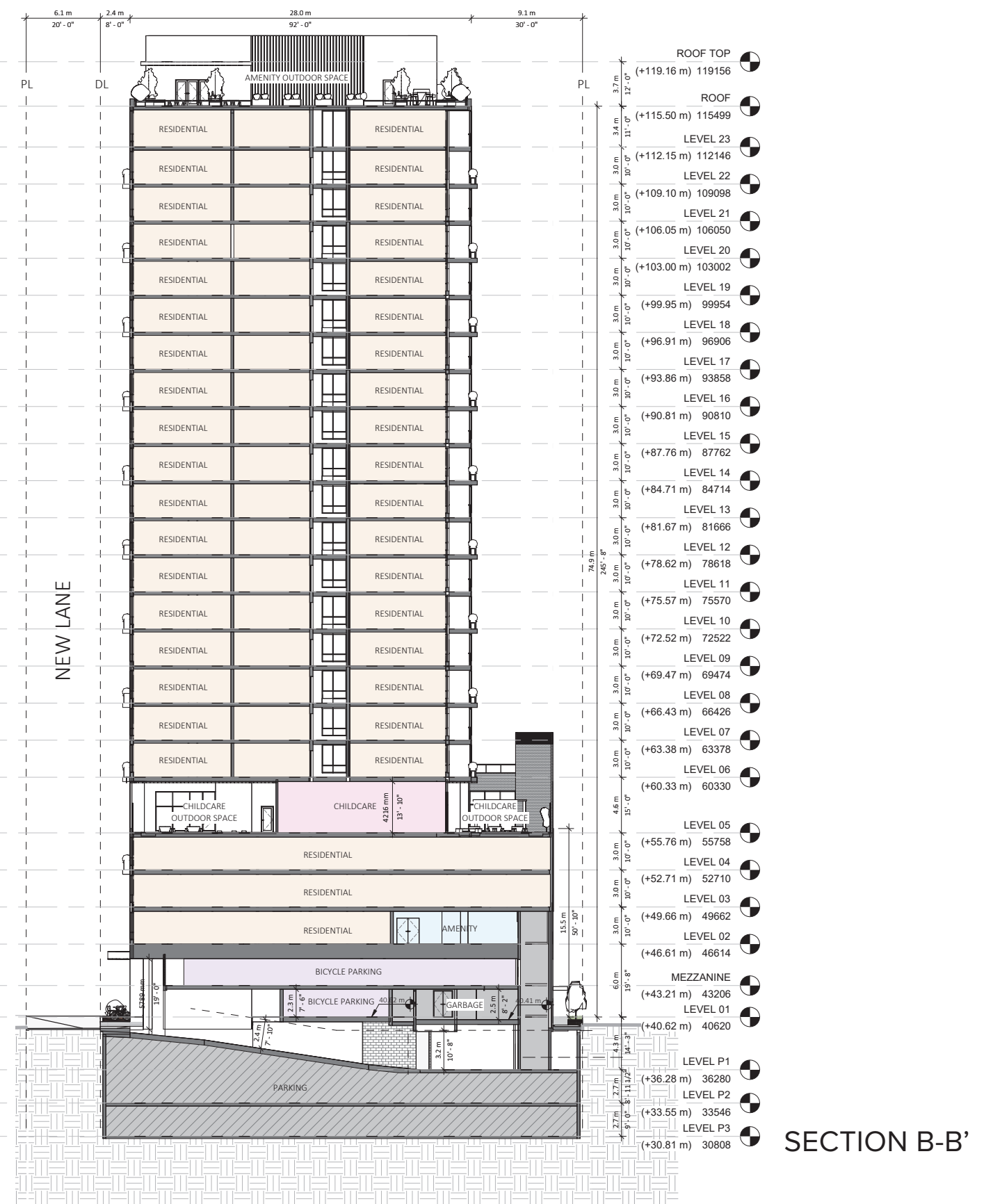
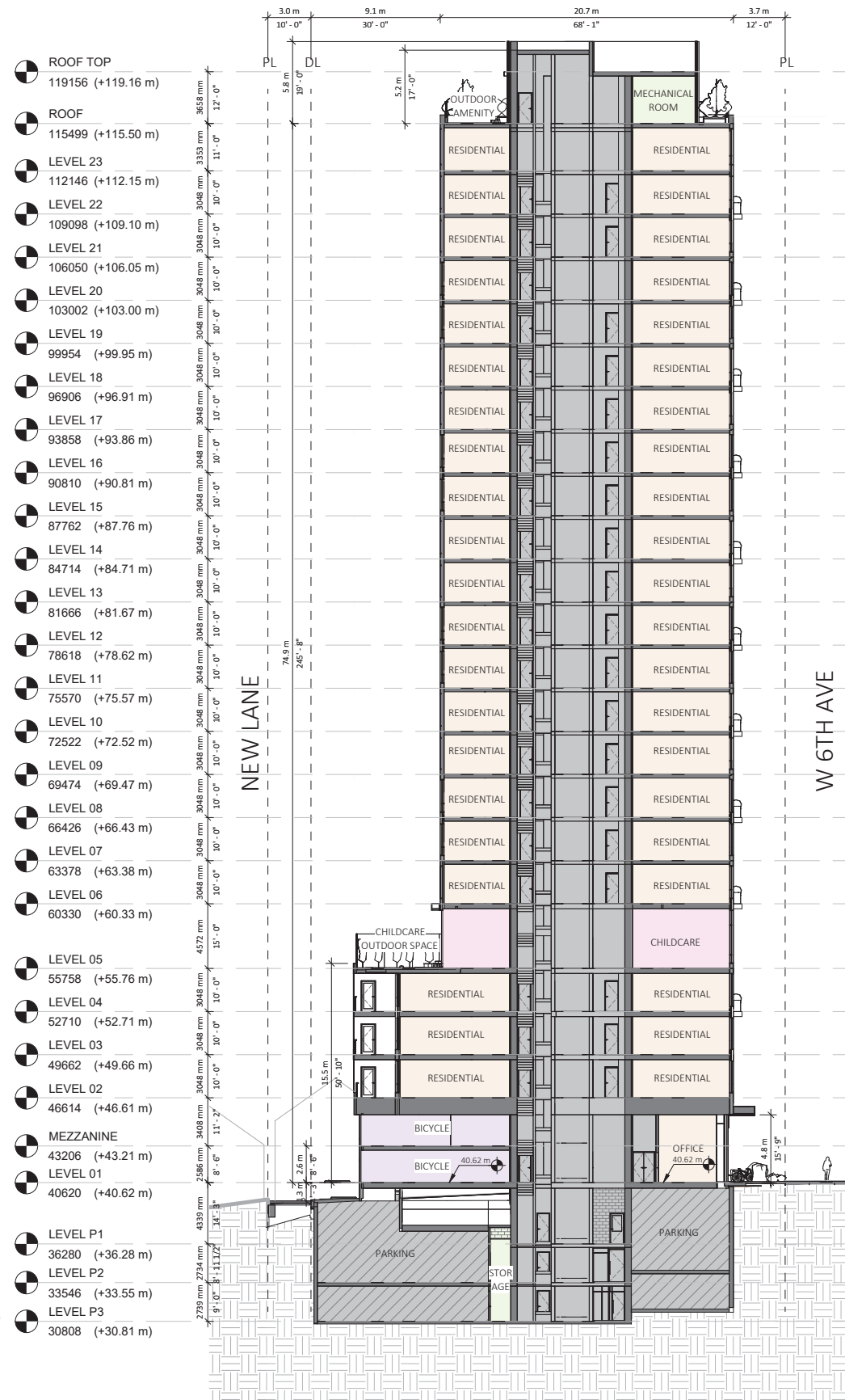


SECTIONS



SECTION A-A'

SECTIONS



ELEVATIONS



ELEVATIONS

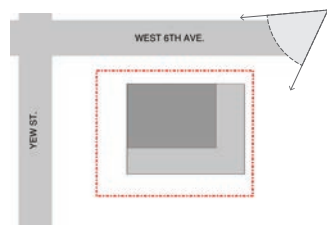


NORTH ELEVATION



WEST ELEVATION

RENDERINGS



Rendering 1 - View from North-East corner

RENDERINGS



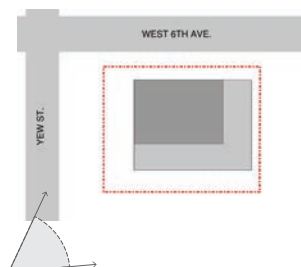
Rendering 2 - Perspective View

RENDERINGS



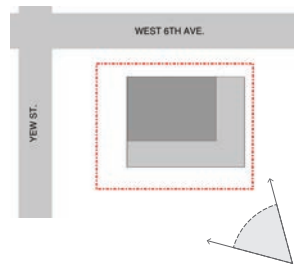
Rendering 3 - Perspective View

RENDERINGS



Rendering 4 - Perspective View for Outdoor space

RENDERINGS



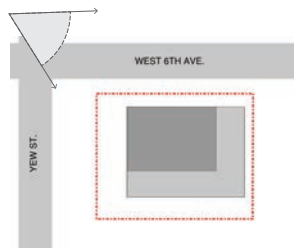
Rendering 5 - Bird eye

RENDERINGS



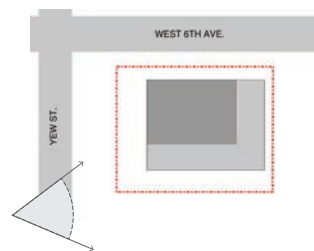
Rendering 6 - View from 6th Ave

RENDERINGS



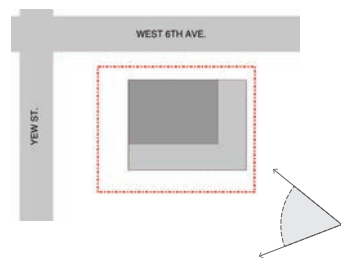
Rendering 7 - View from North-West corner

RENDERINGS



Rendering 8 - South-West Childcare Outdoor space

RENDERINGS



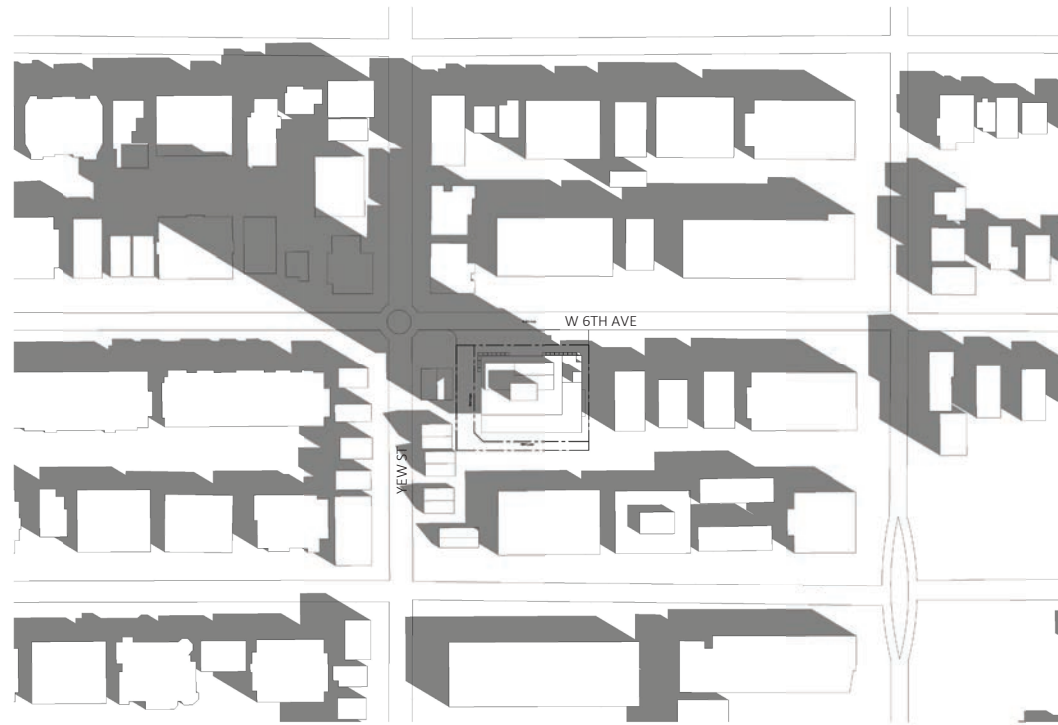
Rendering 9 - South-East Childcare Outdoor space

RENDERINGS

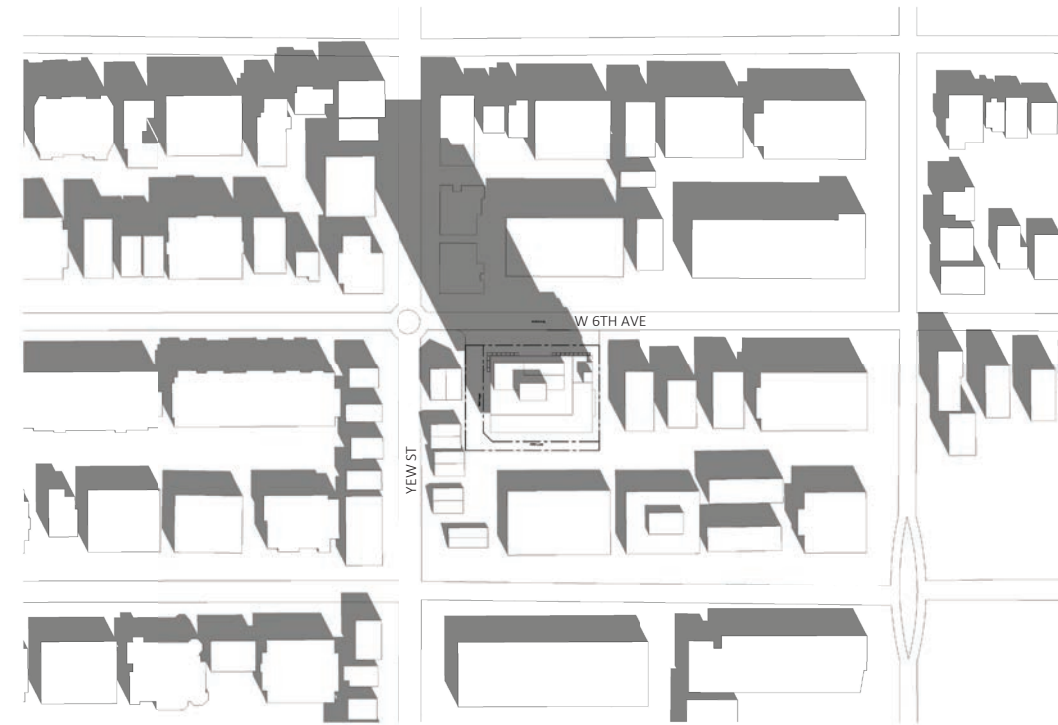


Rendering 10 - Roof Outdoor Amenity

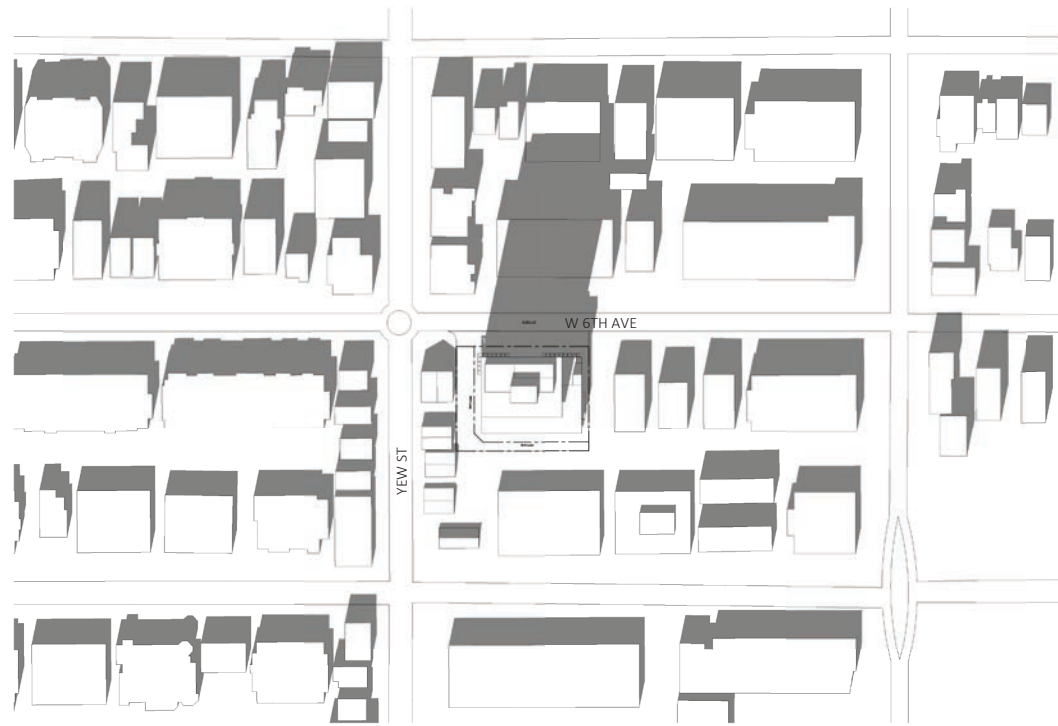
SHADOW STUDY FOR SPRING



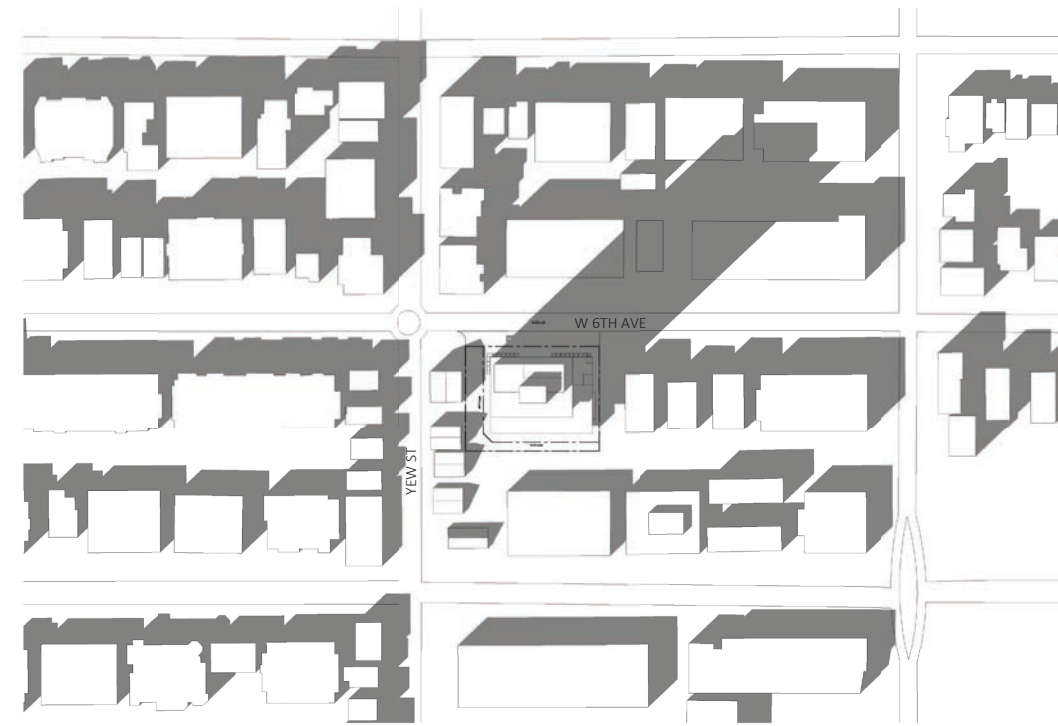
1 DD - MARCH 21 10AM
1:1000



2 DD - MARCH 21 12PM
1:1000

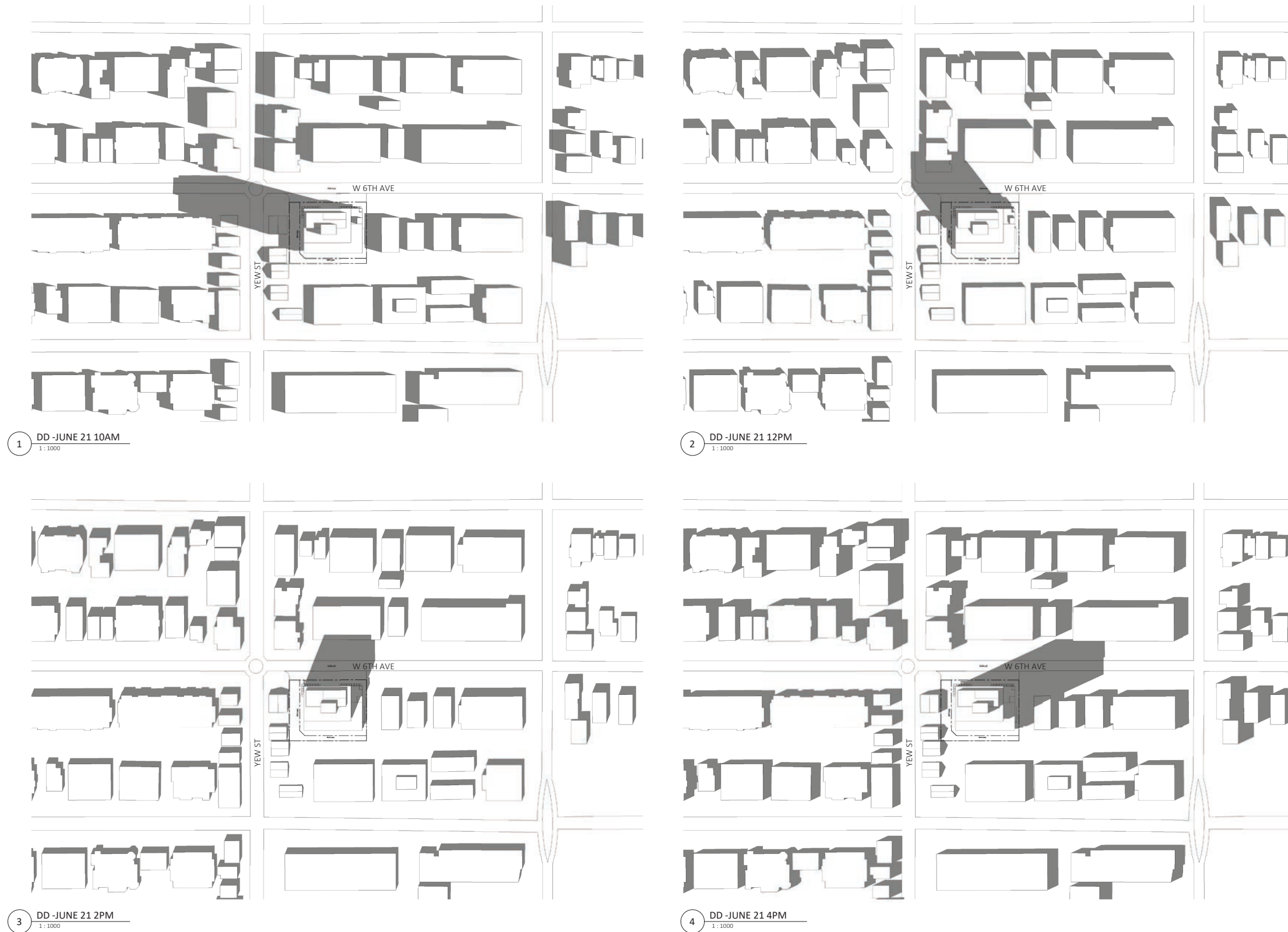


3 DD - MARCH 21 2PM
1:1000

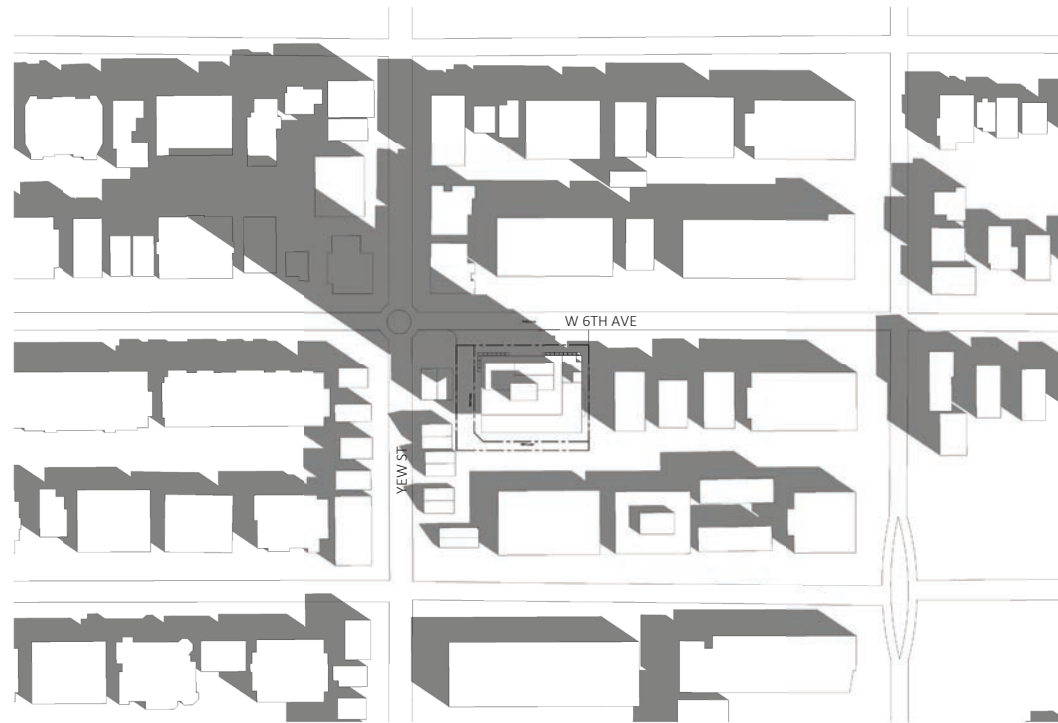


4 DD - MARCH 21 4PM
1:1000

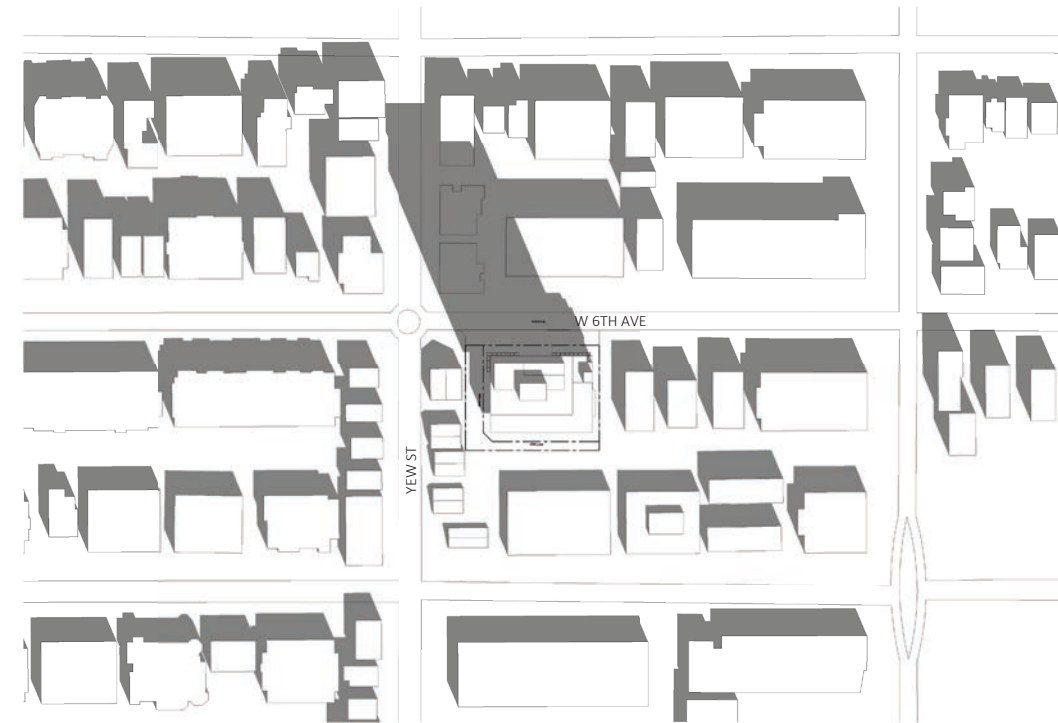
SHADOW STUDY FOR SUMMER



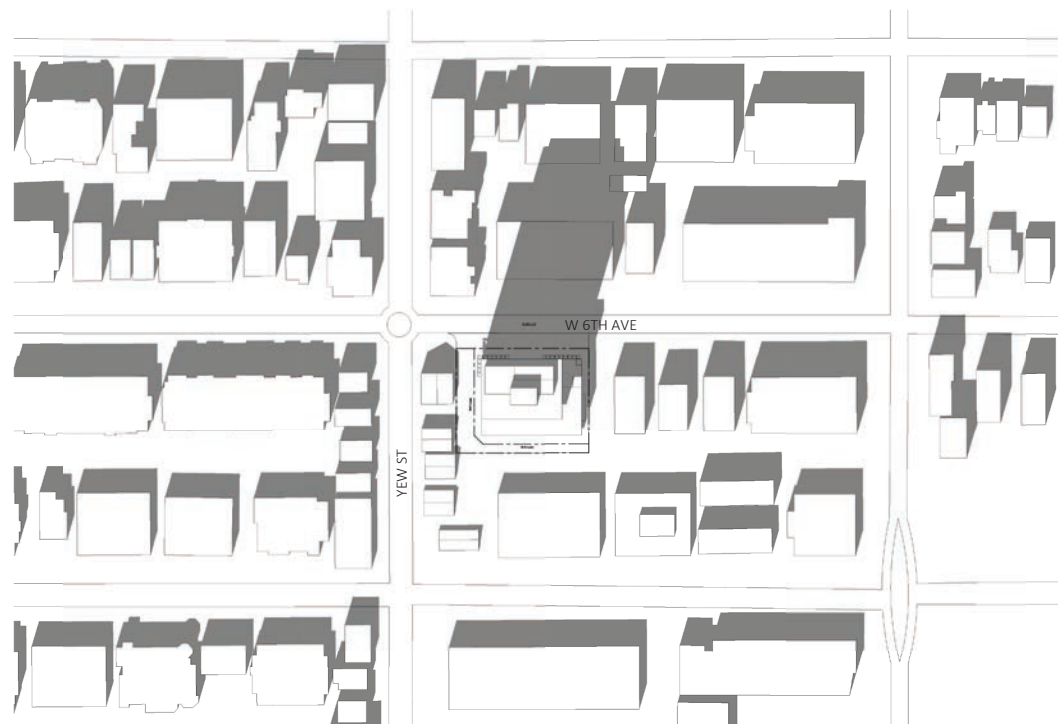
SHADOW STUDY FOR FALL



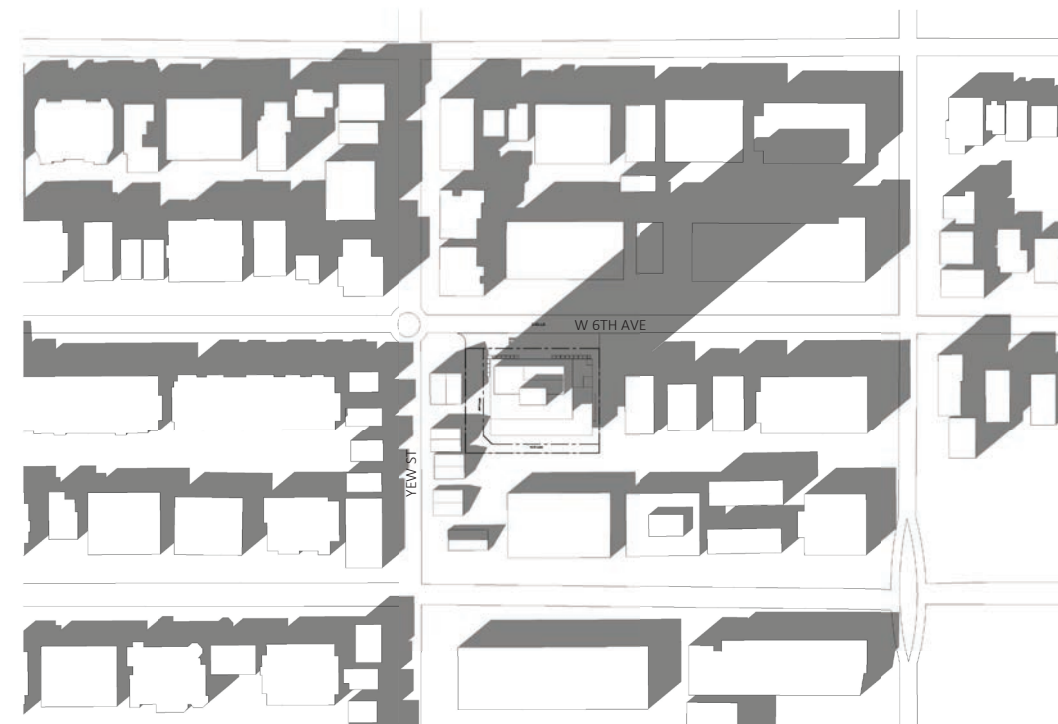
1 DD - SEP 22 10AM
1:1000



2 DD - SEP 22 12PM
1:1000

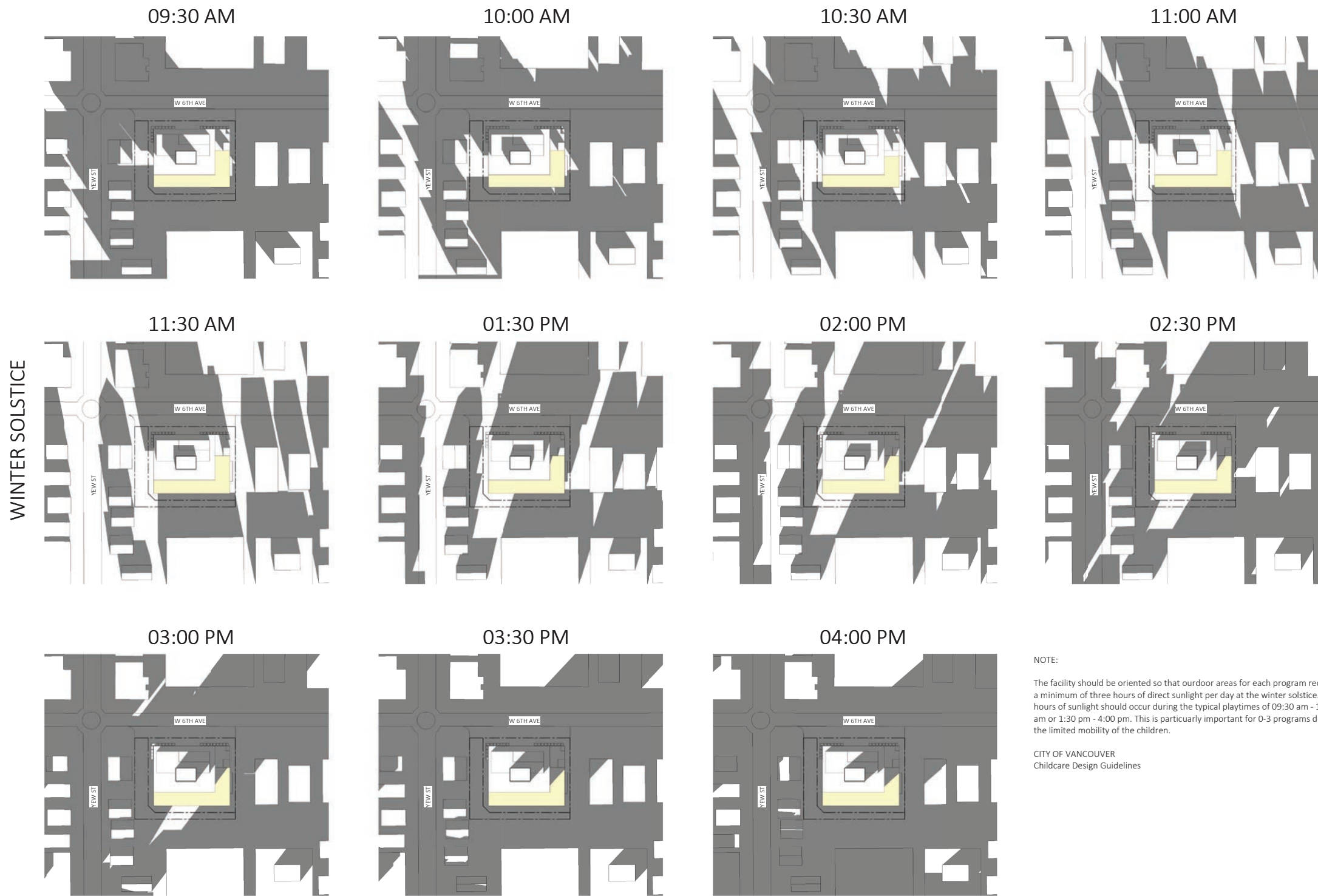


3 DD - SEP 22 2PM
1:1000



4 DD - SEP 22 4PM
1:1000

SHADOW STUDY FOR CHILDCARE

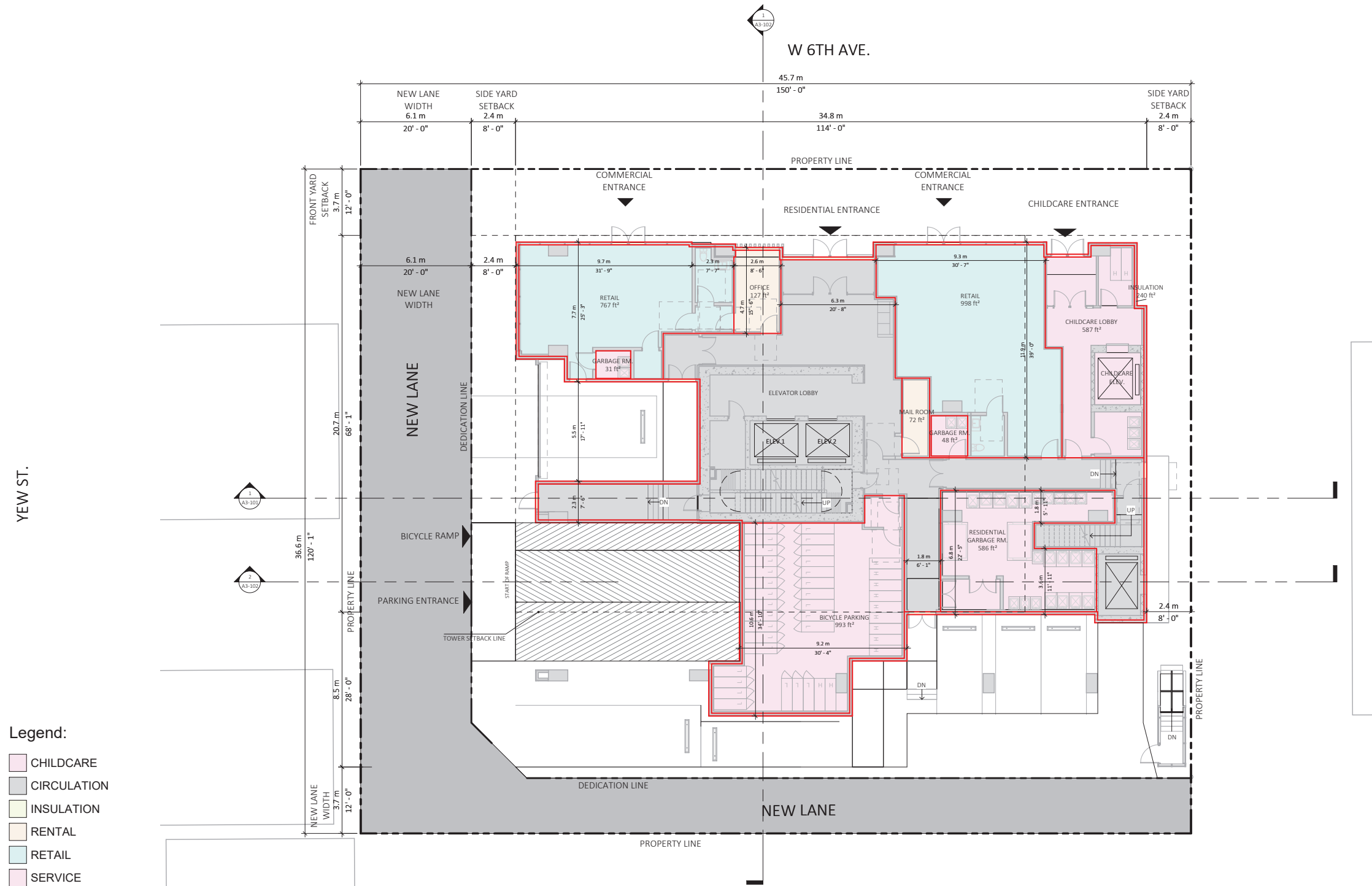


NOTE:

The facility should be oriented so that outdoor areas for each program receive a minimum of three hours of direct sunlight per day at the winter solstice. Two hours of sunlight should occur during the typical playtimes of 09:30 am - 11:30 am or 1:30 pm - 4:00 pm. This is particularly important for 0-3 programs due to the limited mobility of the children.

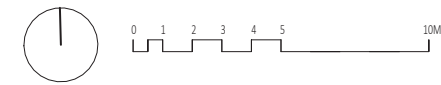
CITY OF VANCOUVER
Childcare Design Guidelines

FSR OVERLAY_LEVEL 01

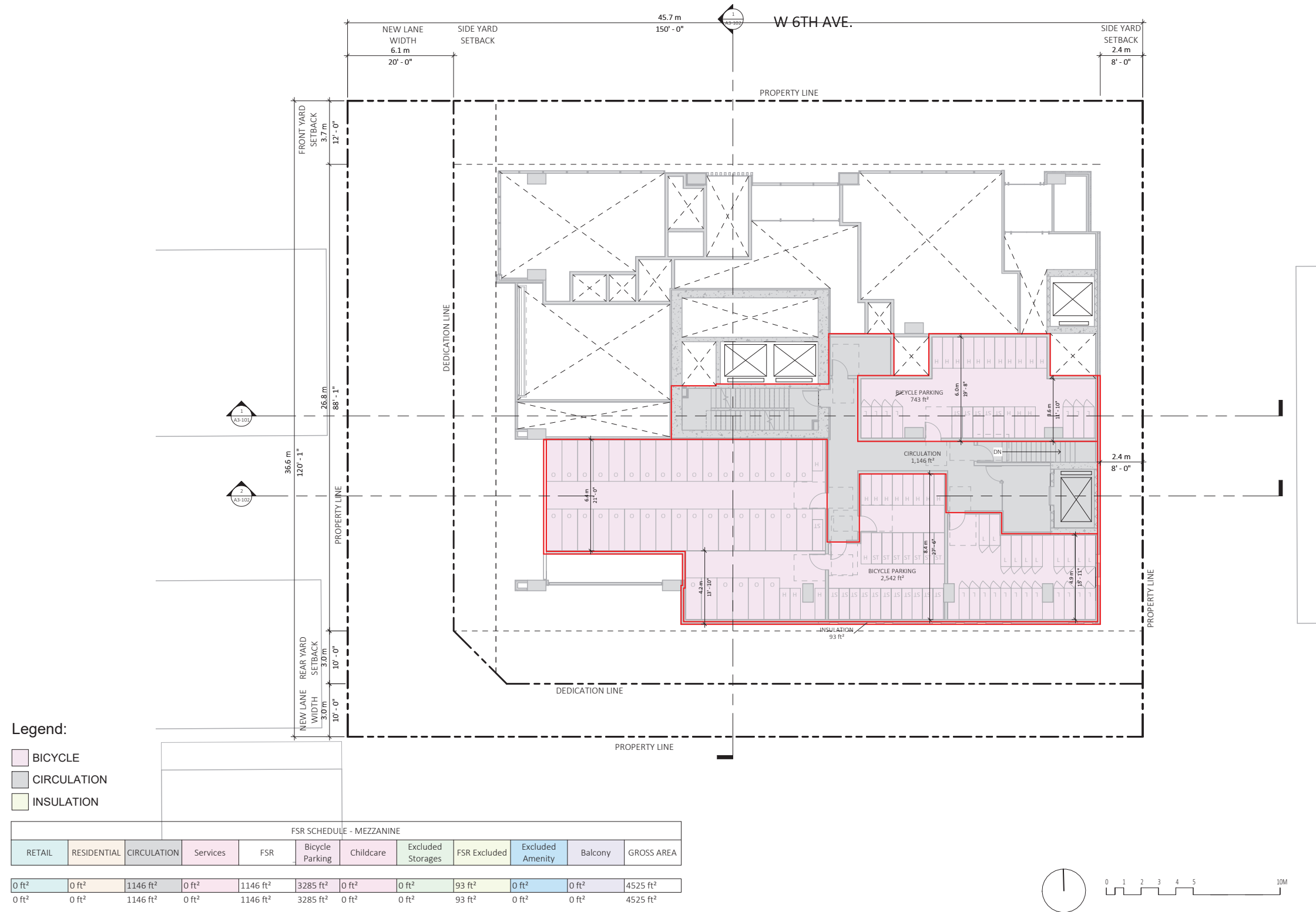


- Legend:**
- CHILDCARE
 - CIRCULATION
 - INSULATION
 - RENTAL
 - RETAIL
 - SERVICE

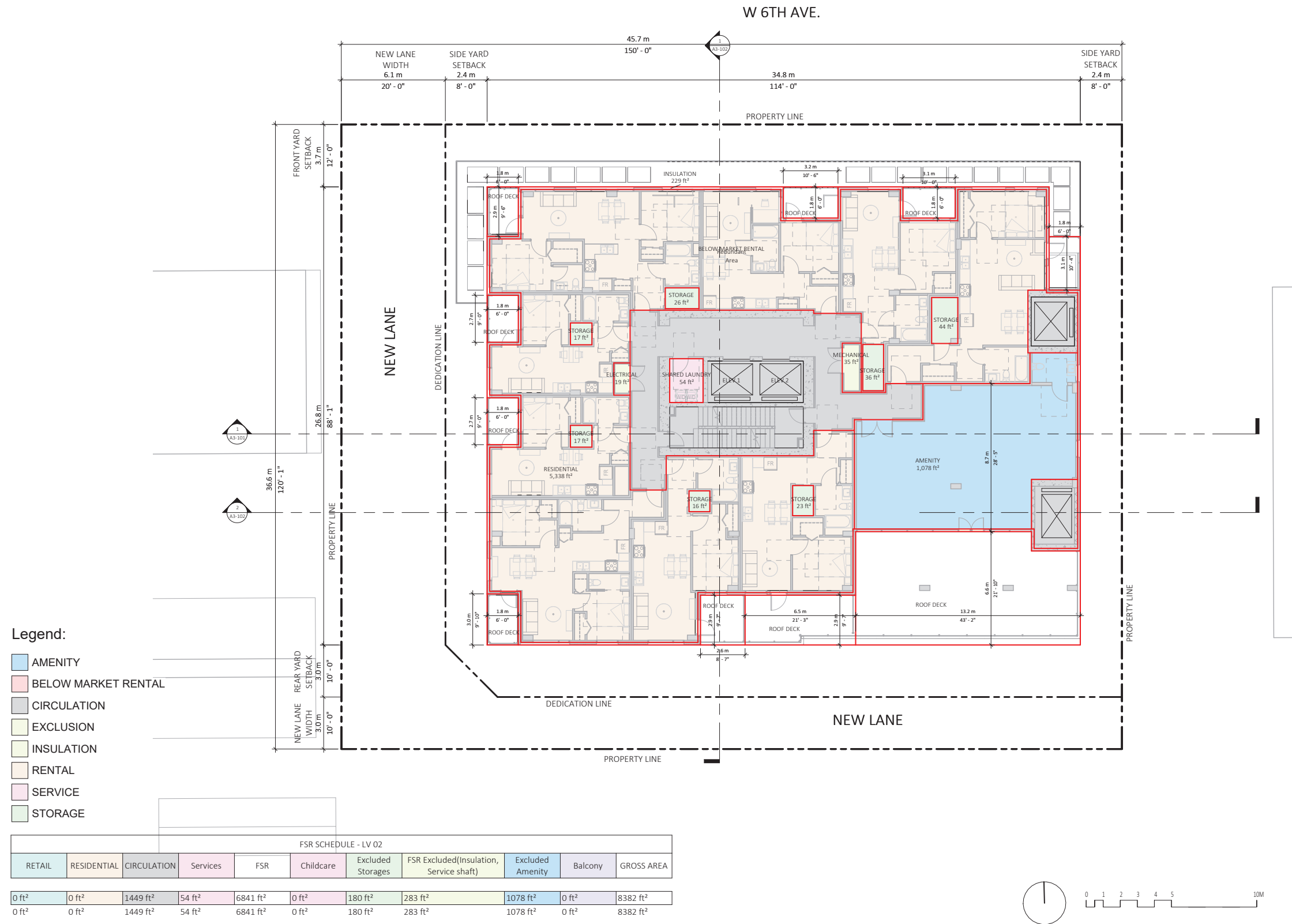
FSR SCHEDULE - LV 01										
RETAIL	RESIDENTIAL	CIRCULATION	FSR	Childcare(Excluded FSR)	Services	Excluded Storages	Excluded Insulation	Excluded Amenity	Balcony	GROSS AREA
1765 ft ²	199 ft ²	2333 ft ²	4297 ft ²	587 ft ²	1659 ft ²	0 ft ²	240 ft ²	0 ft ²	0 ft ²	6783 ft ²
1765 ft ²	199 ft ²	2333 ft ²	4297 ft ²	587 ft ²	1659 ft ²	0 ft ²	240 ft ²	0 ft ²	0 ft ²	6783 ft ²



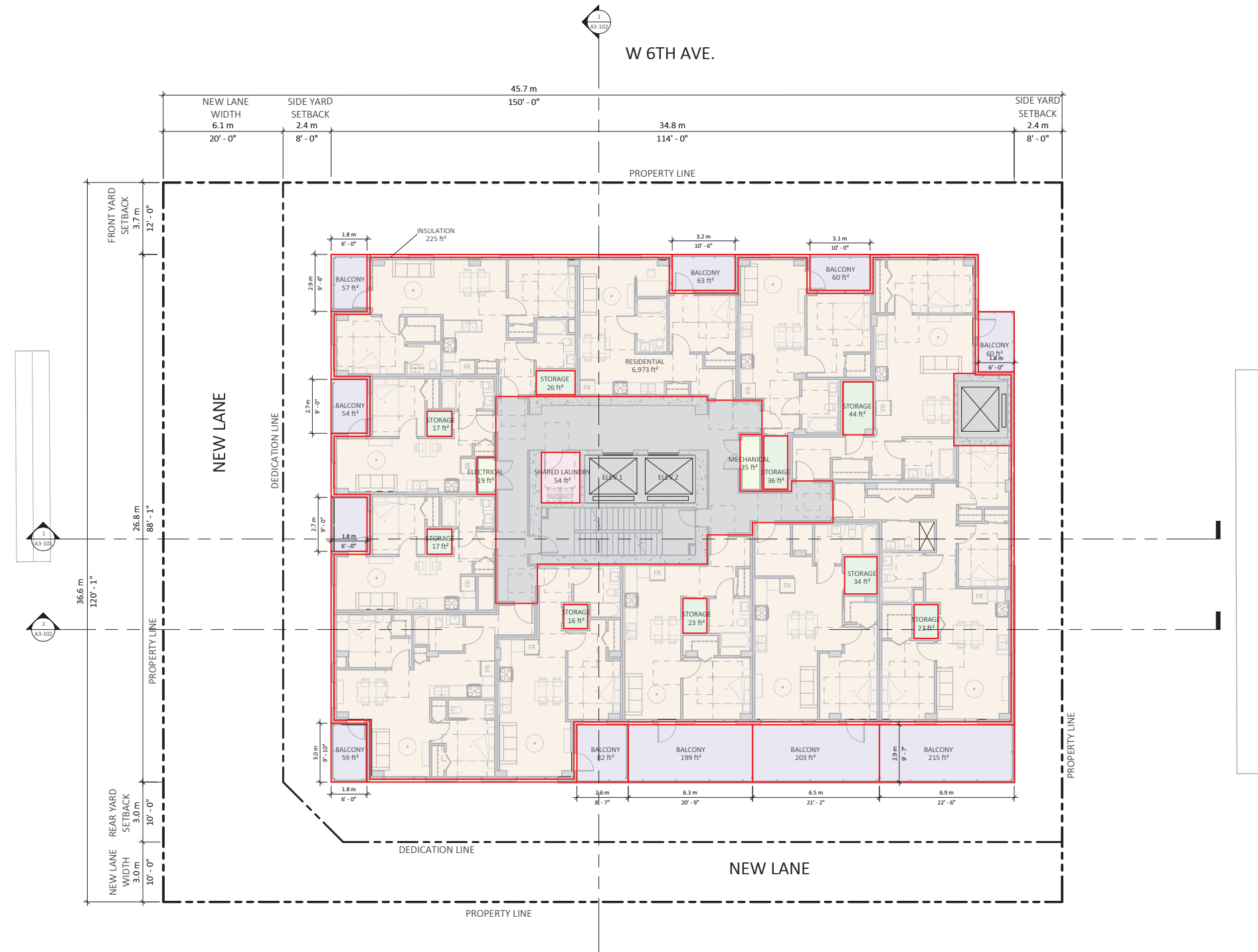
FSR OVERLAY_MEZZANINE



FSR OVERLAY_LEVEL 02



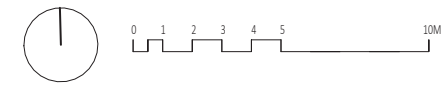
FSR OVERLAY_LEVEL 03 TO 04



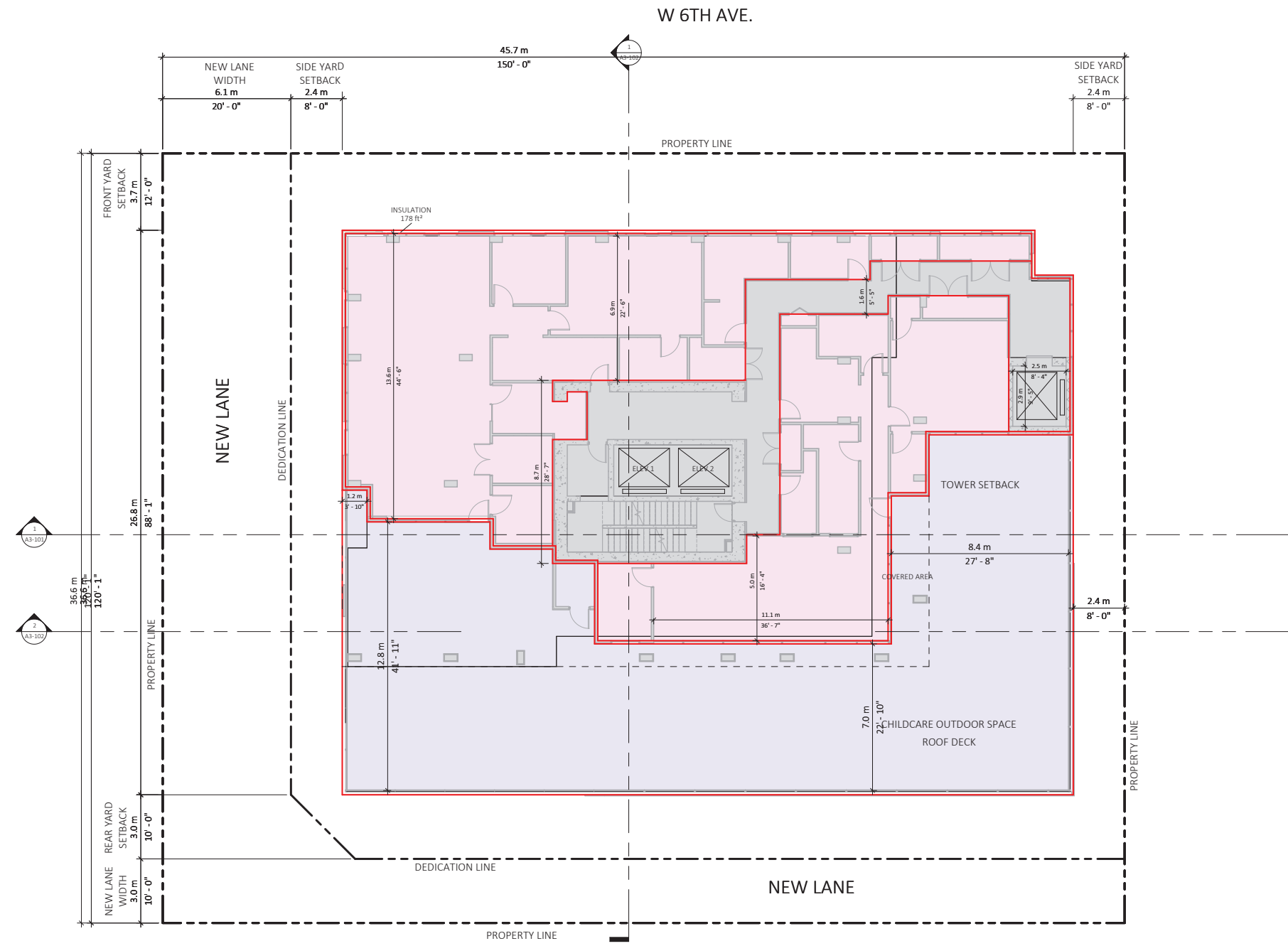
Legend:

- BALCONY
- CIRCULATION
- EXCLUSION
- INSULATION
- RENTAL
- SERVICE
- STORAGE

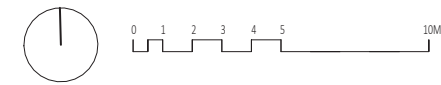
FSR SCHEDULE - LV 03 TO 04										
RETAIL	RESIDENTIAL	CIRCULATION	Services	FSR	Childcare	Excluded Storages	FSR Excluded(Insulation, Service shaft)	Excluded Amenity	Excluded Balcony	GROSS AREA
0 ft ²	6973 ft ²	1334 ft ²	54 ft ²	8361 ft ²	0 ft ²	236 ft ²	279 ft ²	0 ft ²	1106 ft ²	8876 ft ²
0 ft ²	6973 ft ²	1334 ft ²	54 ft ²	8361 ft ²	0 ft ²	236 ft ²	279 ft ²	0 ft ²	1106 ft ²	8876 ft ²



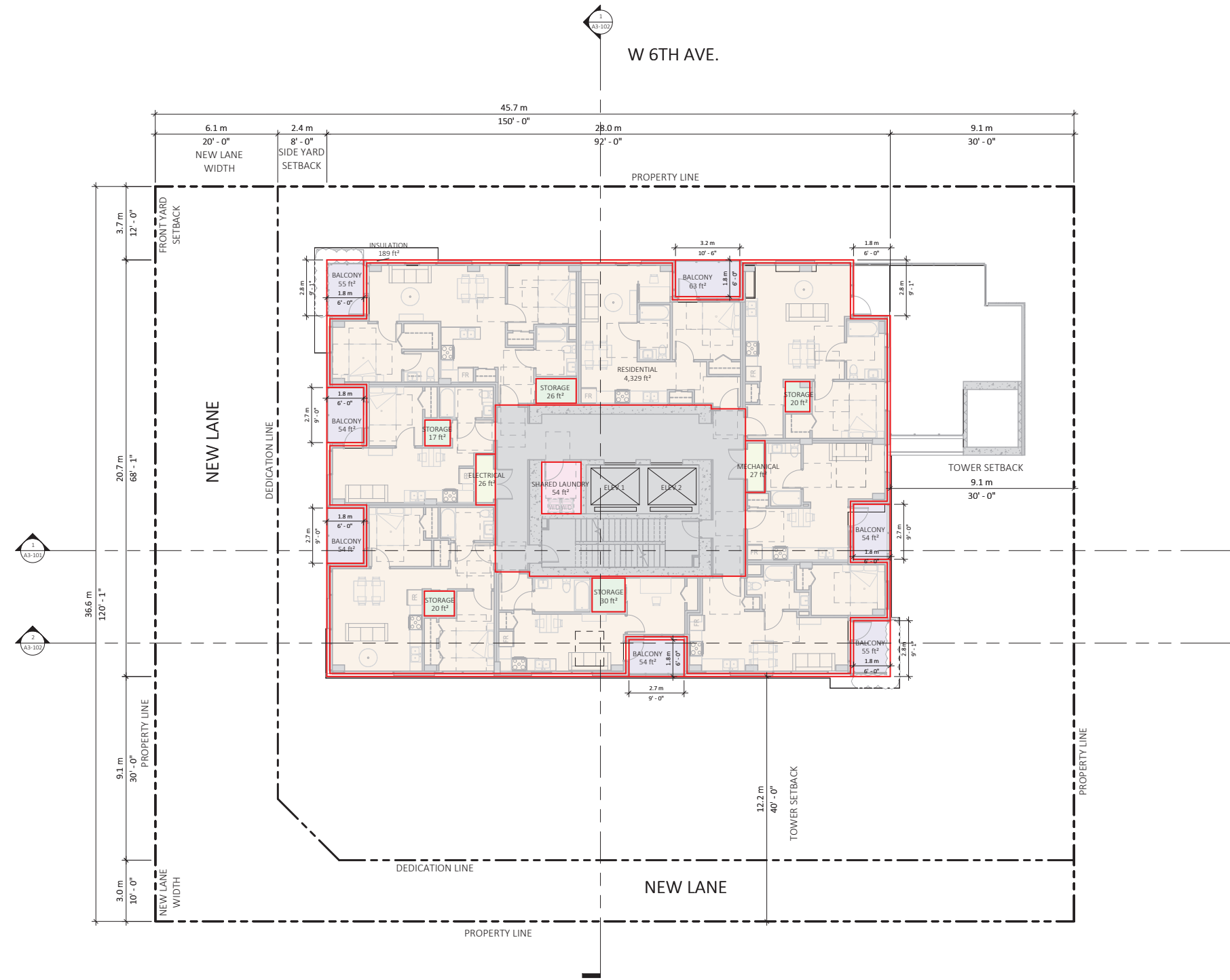
FSR OVERLAY_LEVEL 05



FSR SCHEDULE - LV 05										
RETAIL	RESIDENTIAL	CIRCULATION	Services	FSR	Childcare	Excluded Storages	FSR Excluded	Excluded Amenity	Outdoor space	GROSS AREA
0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	5582 ft²	0 ft²	178 ft²	0 ft²	4237 ft²	5760 ft²
0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	5582 ft²	0 ft²	178 ft²	0 ft²	4237 ft²	5760 ft²



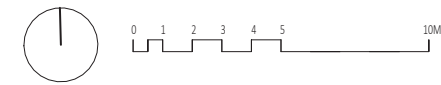
FSR OVERLAY_LEVEL 06 TO 07



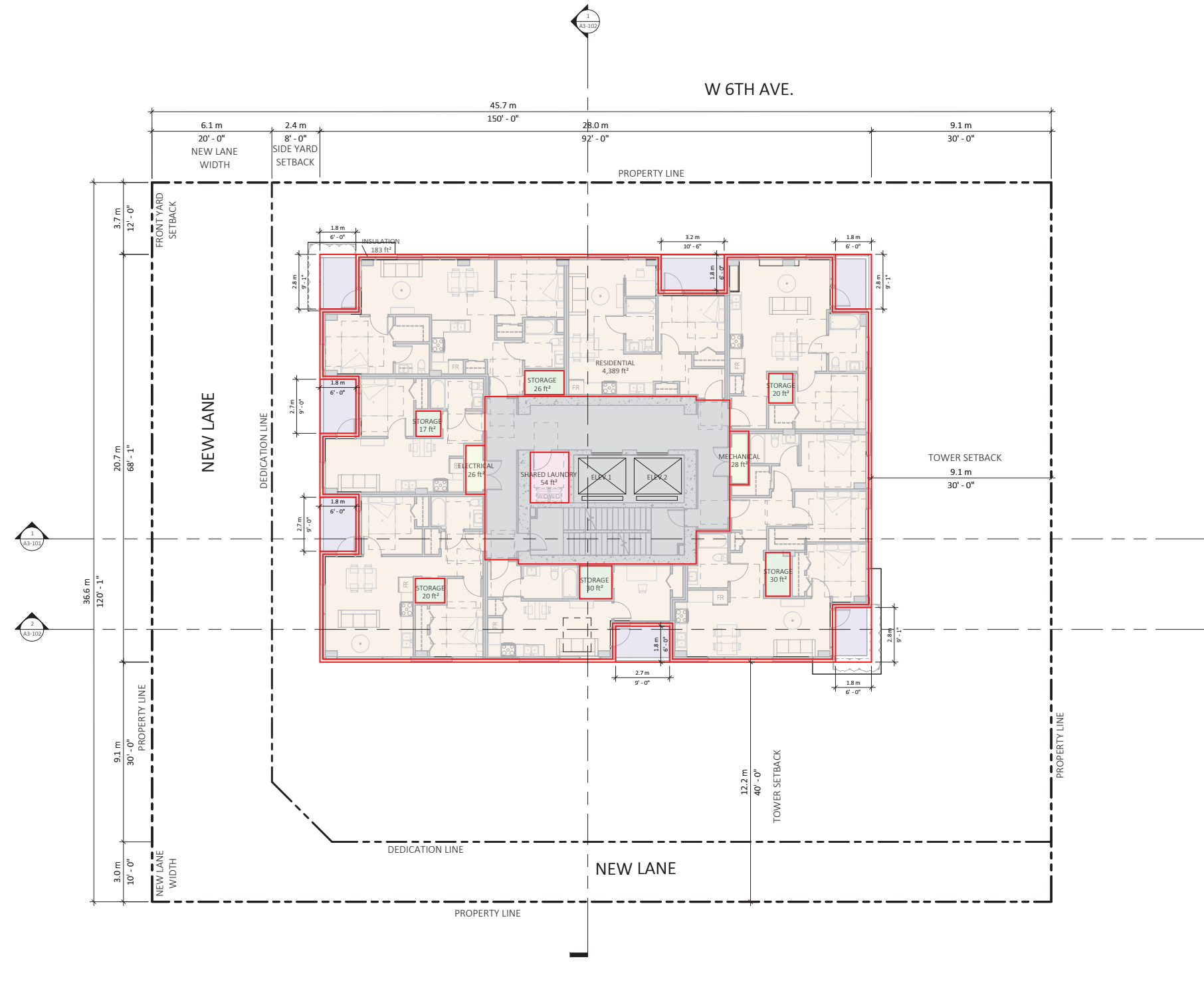
Legend:

- BALCONY
- CIRCULATION
- EXCLUSION
- INSULATION
- RENTAL
- SERVICE
- STORAGE

FSR SCHEDULE - LV 06 TO 07										
RETAIL	RESIDENTIAL	CIRCULATION	Services	FSR	Childcare	Excluded Storages	FSR Excluded (Insulation, Service shaft)	Excluded Amenity	Excluded Balcony	GROSS AREA
0 ft ²	4329 ft ²	1081 ft ²	54 ft ²	5464 ft ²	0 ft ²	113 ft ²	242 ft ²	0 ft ²	388 ft ²	5819 ft ²
0 ft ²	4329 ft ²	1081 ft ²	54 ft ²	5464 ft ²	0 ft ²	113 ft ²	242 ft ²	0 ft ²	388 ft ²	5819 ft ²



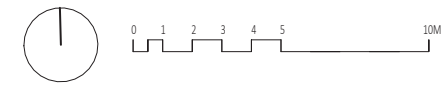
FSR OVERLAY_08 TO 23



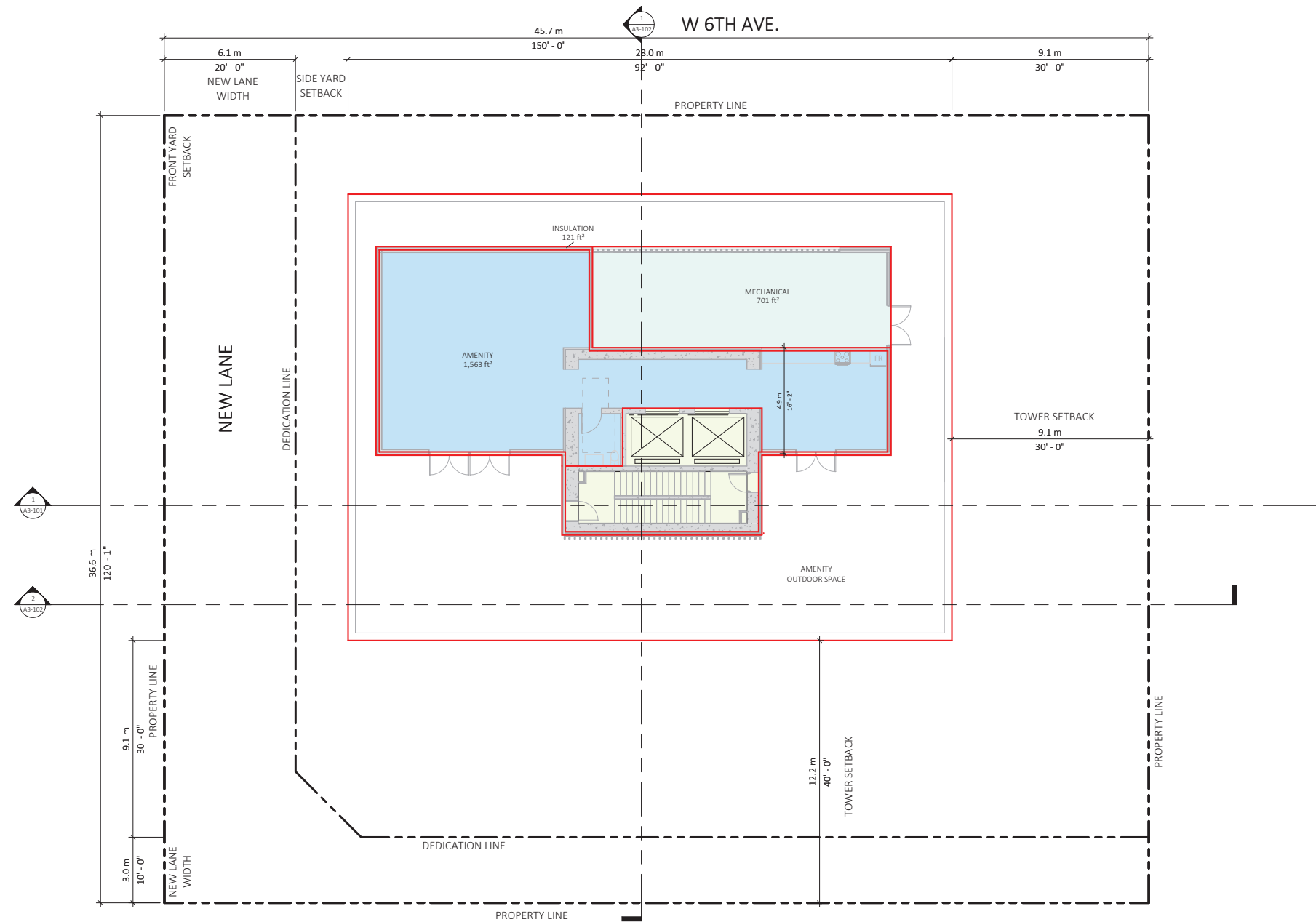
Legend:

- BALCONY
- CIRCULATION
- EXCLUSION
- INSULATION
- RENTAL
- SERVICE
- STORAGE

FSR SCHEDULE - LV 08 TO 23										
RETAIL	RESIDENTIAL	CIRCULATION	Services	FSR	Childcare	Excluded Storages	FSR Excluded(Insulation, Service shaft)	Excluded Amenity	Excluded Balcony	GROSS AREA
0 ft²	4389 ft²	1050 ft²	54 ft²	5493 ft²	0 ft²	142 ft²	237 ft²	0 ft²	389 ft²	5873 ft²
0 ft²	4389 ft²	1050 ft²	54 ft²	5493 ft²	0 ft²	142 ft²	237 ft²	0 ft²	389 ft²	5873 ft²



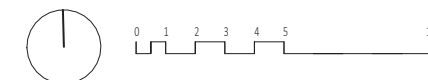
FSR OVERLAY_ROOF



Legend:

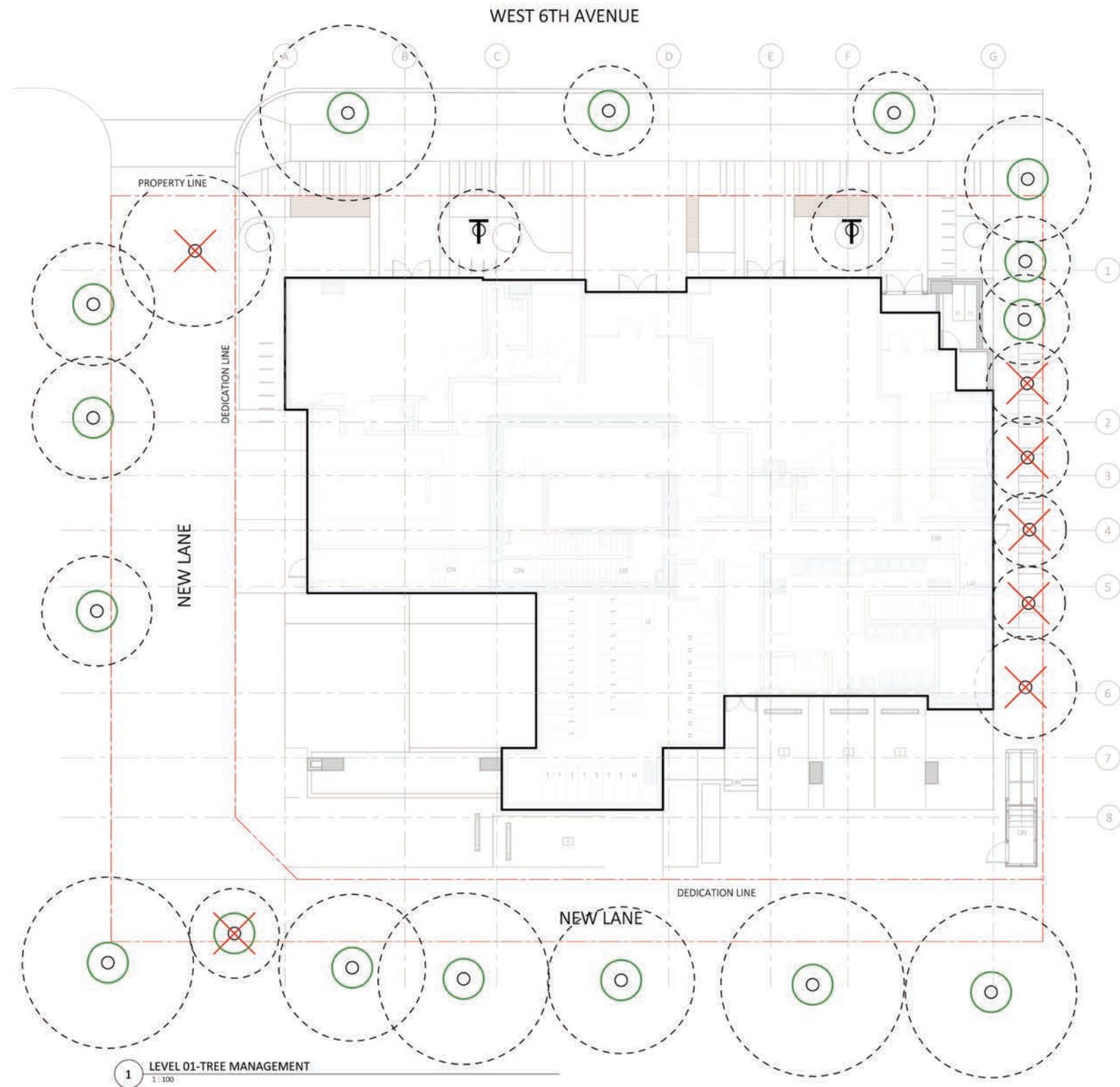
- AMENITY
- EXCLUSION
- INSULATION
- MECHANICAL

FSR SCHEDULE - ROOF										
RETAIL	CIRCULATION	MECHANICAL	FSR	Childcare	Excluded Storages	FSR Excluded (Insulation, Circulation)	Excluded Amenity	Balcony	GROSS AREA	
0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	1303 ft²	1563 ft²	0 ft²	2866 ft²	
0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	0 ft²	1303 ft²	1563 ft²	0 ft²	2866 ft²	



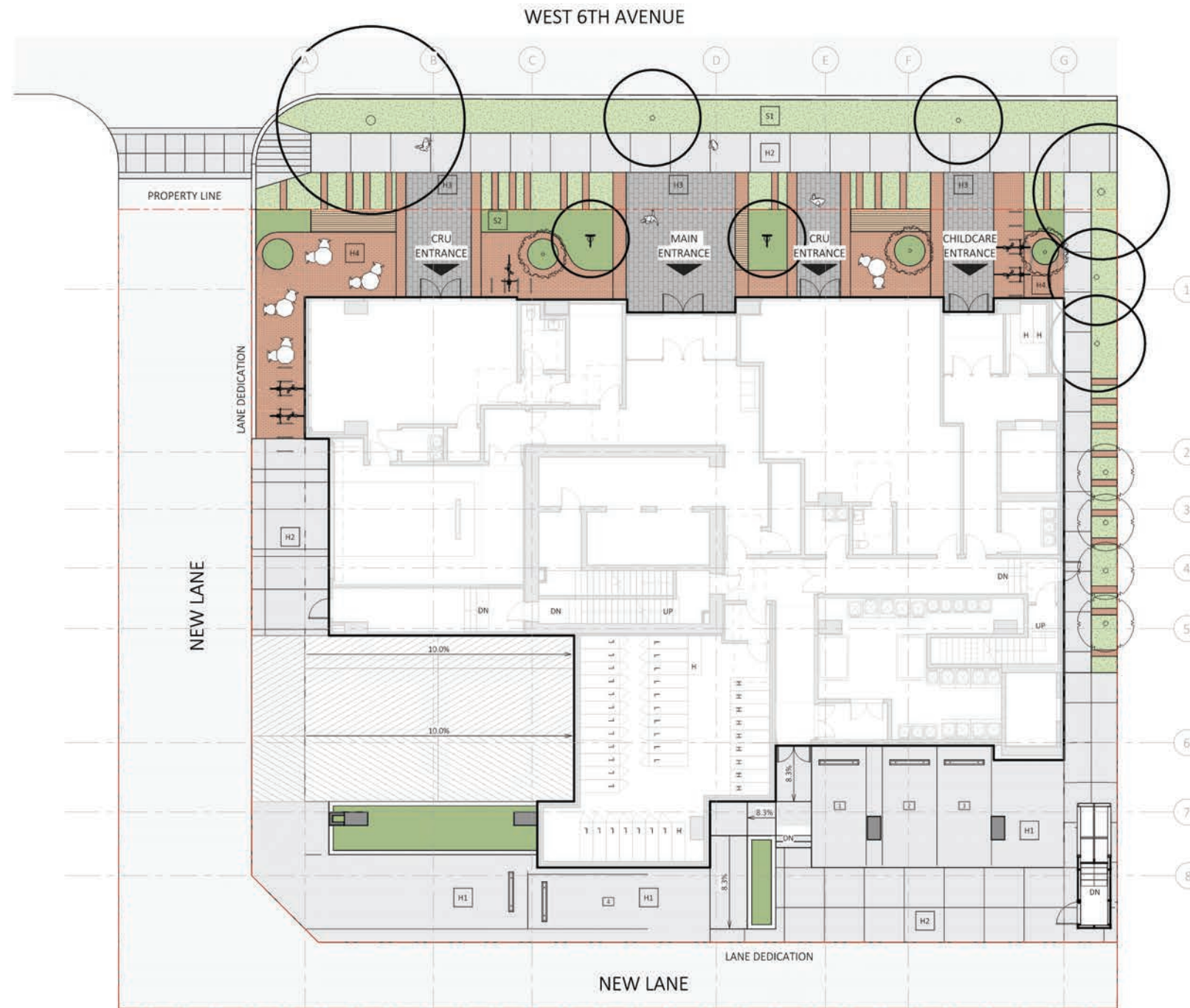
LANDSCAPE

TREE MANAGEMENT



TREE MANAGEMENT LEGEND	
	EXISTING TREE
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE TRANSPLANTED




LANDSCAPE PLAN - LEVEL 01



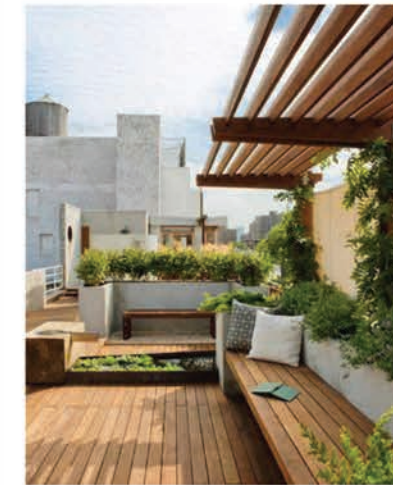
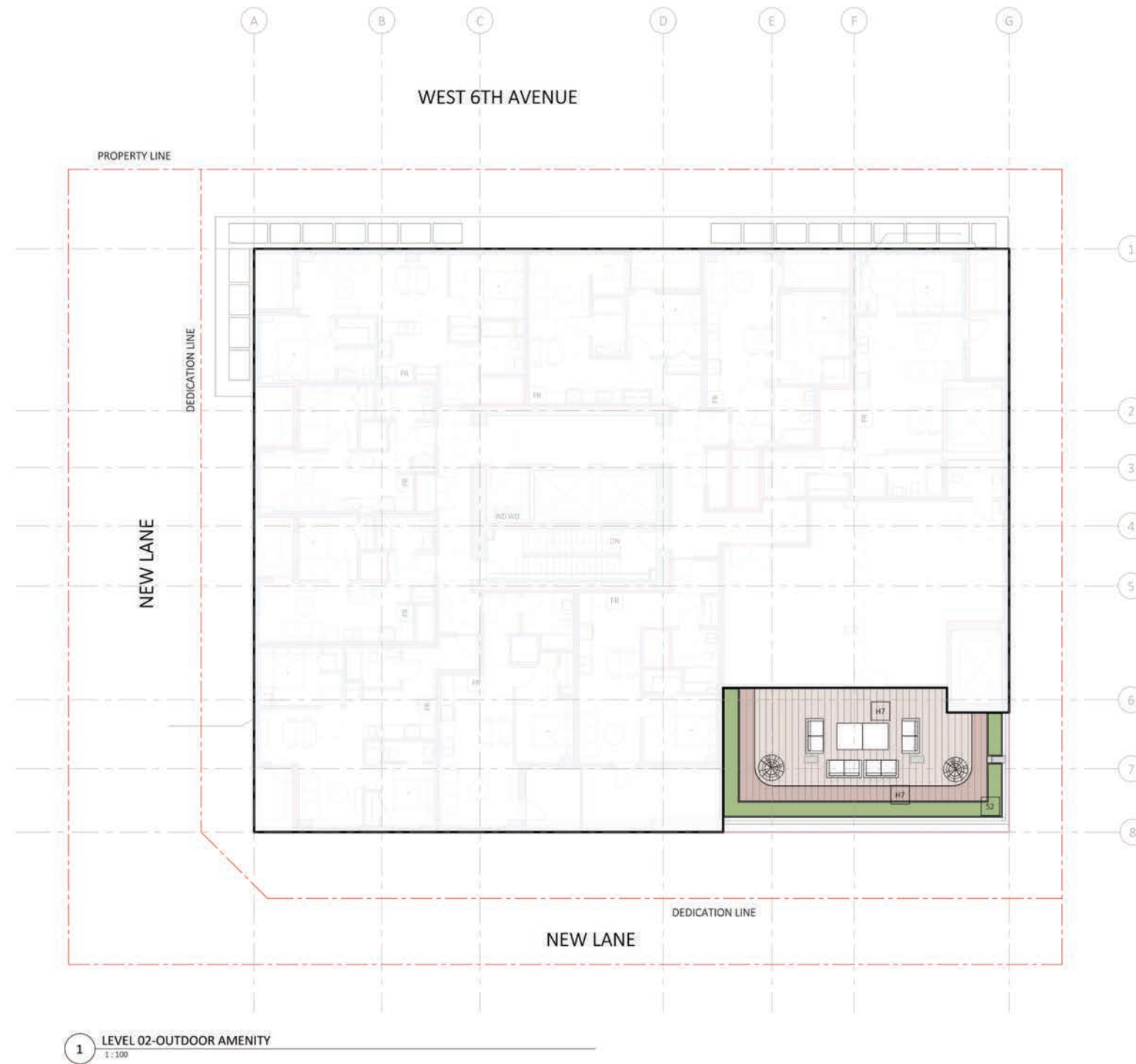
1 LEVEL 01-SITE PLAN
1:100

HARDSCAPE	
H1	CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR Colour: Natural Finish: Medium Broom - Sawcut Joint
H2	CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN Colour: Natural Finish: Medium Broom - Sawcut Joint
H3	DECORATIVE PAVEMENT - TYPE I Colour: Light Grey Finish: Brick
H4	DECORATIVE PAVEMENT - TYPE II Colour: Red Finish: Reclaimed Brick

SOFTSCAPE	
S1	TURFGRASS - SEED OR SOD 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities
S2	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities

PLANTING	
P1	PROPOSED NEW TREES 
P2	EXISTING TREE TO BE RETAINED 
P3	SHRUBS, GRASSES AND GROUND COVER 

LANDSCAPE PLAN - LEVEL 02

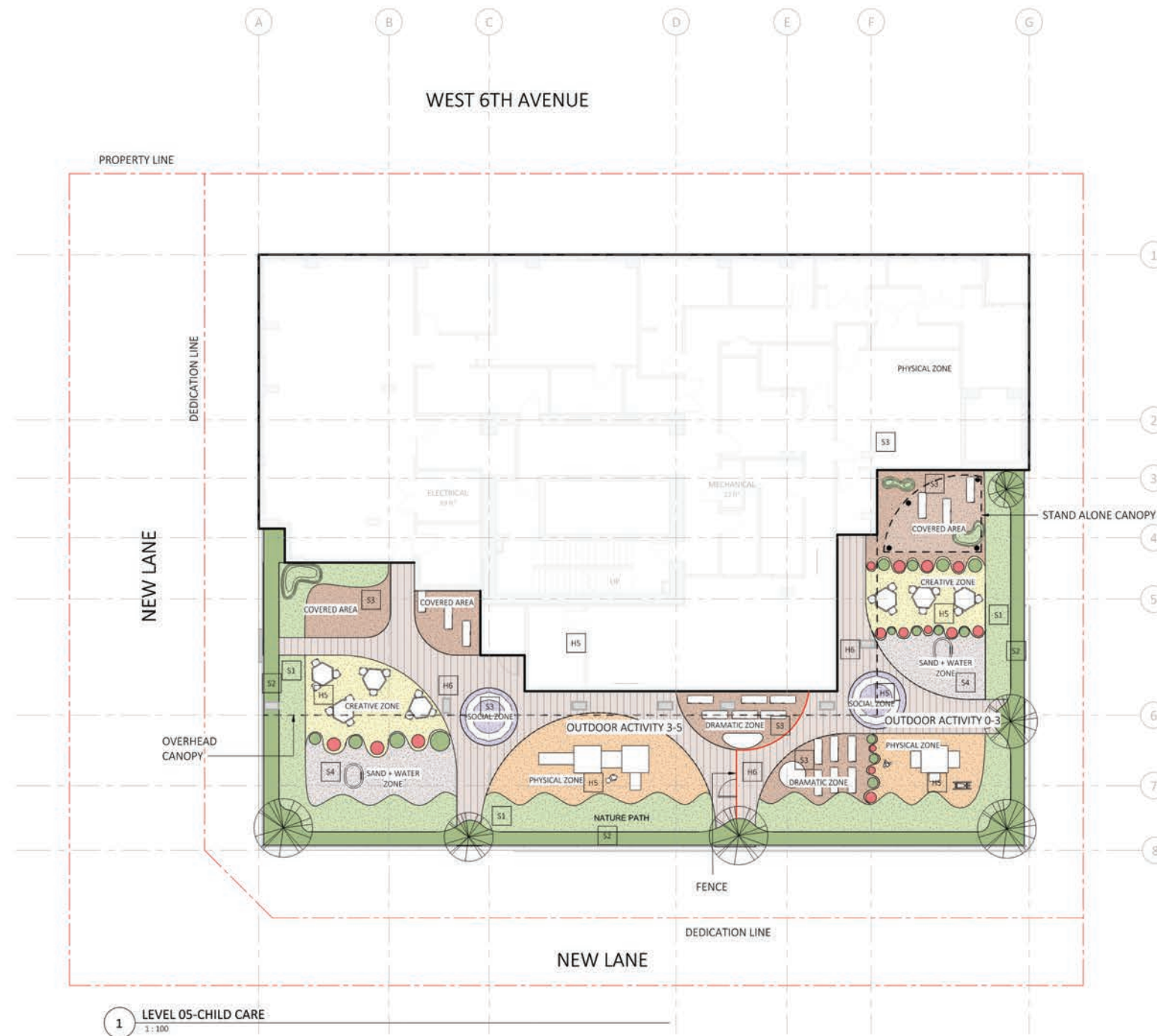


HARDSCAPE	
H7	HYDRAPRESSED PAVERS TYPE 1 Colour: TBD Finish: TBD

SOFTSCAPE	
S2	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities

PLANTING	
P1	PROPOSED NEW TREES
P2	EXISTING TREE TO BE RETAINED
P3	SHRUBS, GRASSES AND GROUND COVER

LANDSCAPE PLAN - CHILDCARE OUTDOOR



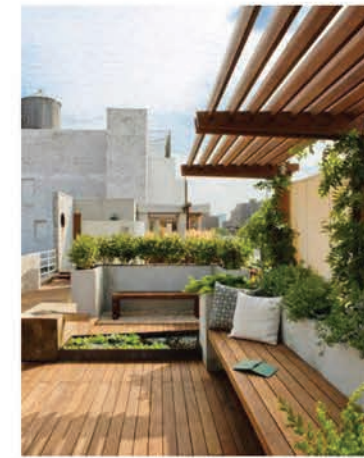
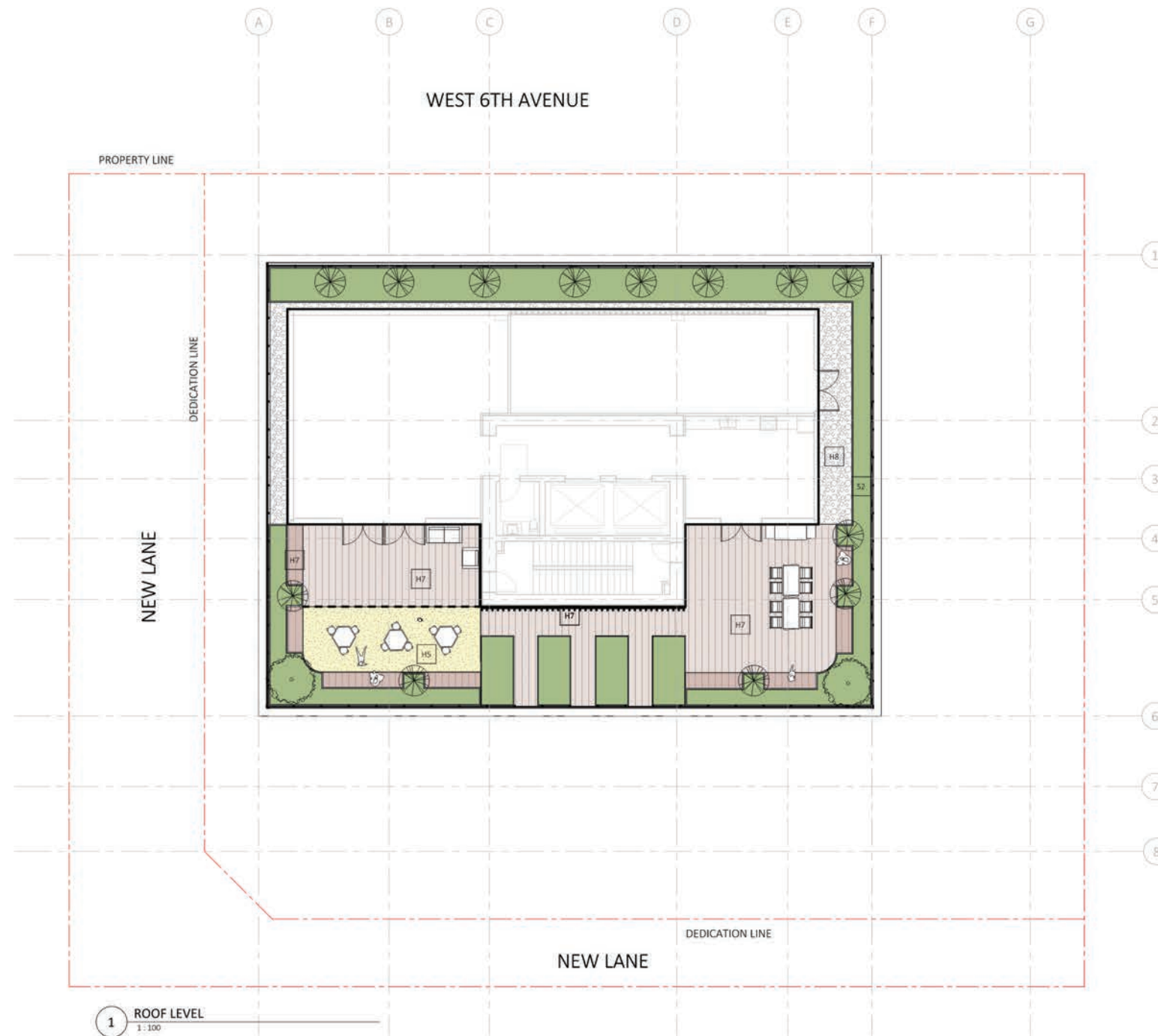
HARDSCAPE	
H5	RUBBERIZED SURFACE Colour: TBD Finish: TBD
H6	WOOD DECKING Colour: TBD Finish: TBD

SOFTSCAPE	
S1	TURFGRASS - SEED OR SOD 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities
S2	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities
S3	Fiber (Wood Chip) Surfacing 300mm depth
S4	Play Sand 450mm depth

PLANTING	
P1	PROPOSED NEW TREES
P2	EXISTING TREE TO BE RETAINED
P3	SHRUBS, GRASSES AND GROUNDCOVER

FURNISHINGS	
F1	PLAY STRUCTURE 1 Model: TBD Manufacturer: TBD
F2	PLAY STRUCTURE 2 Model: TBD Manufacturer: TBD
F3	PLAY STRUCTURE 3 Model: TBD Manufacturer: TBD
F4	PLAY STRUCTURE 4 Model: TBD Manufacturer: TBD

LANDSCAPE PLAN - ROOF



HARDSCAPE

H5	RUBBERIZED SURFACE Colour: TBD Finish: TBD	
H7	HYDRAPRESSED PAVERS Colour: TBD Finish: TBD	
H8	GRAVEL / DRIP STRIP Material: 1" - 3" Round rock Colour: TBD	

SOFTSCAPE

S2	PLANTING BED 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
----	--	--

PLANTING

P1	PROPOSED NEW TREES:	
P2	EXISTING TREE TO BE RETAINED	
P3	SHRUBS, GRASSES AND GROUND COVER	

REPRESENTATIVE PLANT PALETTE

REPRESENTATIVE PLANT PALETTE

TREES



Ginkgo Biloba
Maidenhair Tree



Quercus Palustris
Pin Oak



Cupressus sempervirens L.
Italian cypress, Mediterranean



Acer Campestre
Hedge maple

HEDGE



Skimmia japonica 'Rubella'
Rubella Japanese Skimmia



Buxus microphylla var. japonica 'Green Beauty'
Japanese Boxwood



Euonymus Japonicus Paloma Blanca
Paloma Blanca Euonymus



Spirea Japonica 'Goldflame'
Spirea Japonica



Lonicera pileata
Box-leaved Honeysuckle



Salix purpurea 'Nana'
Dwarf Arctic Willow

SHRUBS



Cornus sericea 'Kelseyii'
Kelseyii Dogwood



Spiraea bumaldii 'Anthony Waterer'
Anthony Waterer Spiraea



Kalmia latifolia
Mountain Laurel



Rhododendron 'Blue Diamond'
Blue Diamond Rhododendron

PERENNIALS, GROUNDCOVER AND GRASSES



Polystichum munitum
Western Sword Fern



Imperata cylindrical 'Red Baron'
Red Baron Japanese Blood Grass



Lavendula angustifolia
True Lavender

LANDSCAPE PLAN - RENDERING



MAIN ENTRANCE



NORTHWEST RETAIL



CHILDCARE ENTRANCE



CHILDCARE



CHILDCARE



ROOFTOP AMENITY

PUBLIC ART

Given the history of the building and Charlotte Wall's connection to the local community, we are also proposing to the City of Vancouver that Charlotte create a public art piece for the proposed redevelopment project. Charlotte has lived and created art in the Vancouver community for many years. She has produced numerous public art installations that aim to develop strong social, environmental and geographical ties to the locale in which they are situated. (For more information and images please visit Charlotte Wall Works website: [Works | Charlotte Wall Works](#)).

Public Art Portfolio

Charlotte Wall

Summary of works

- Typha*, Richmond, BC. 2023
- Let's Roll*, Richmond, BC. 2019
- Air*, North Vancouver, BC. 2018
- Eyes on the Street*, Vancouver, BC. 2017
- Orbit*, Richmond, BC. 2014
- Ribbon*, Surrey, BC. 2014
- High Forest*, Vancouver, BC. 2010
- The Mark of the Question*, Vancouver, BC. ... 2002



For more information and images please visit <https://www.charlottewall.com/works>

Typha

**Three ~27' high stainless steel sculptures,
2023**

- With co-artist Puya Khalili
- Commissioned by City of Richmond
- Located near Olympic Oval in Richmond, BC.



This iconic sculpture references the “Typha” or “bullrush” which has ancient origins in Richmond, existing in marshes long before the presence of human inhabitants. It’s immensity calls to question the role of flora and fauna in our perceptions of place.



Let's Roll

Three stainless steel sculptures, 8', 10' and 12' in diameter, 2019

- With co-artist Marie Khouri
- Located Richmond, BC.

Placed in a Richmond residential development, these three orange-red sculptures with mirrored stainless steel edges welcome the urge to explore, climb, celebrate and play.



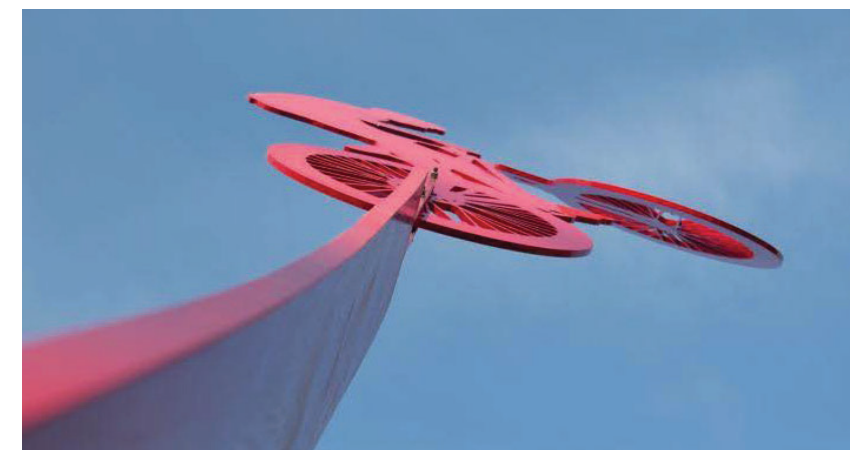
Air

18' high steel sculpture, 2018

- With co-artist Marie Khouri
- Located in Northwoods Village, North Vancouver, BC.



Heading north on the Trans-Canada Highway, just after crossing the Ironworkers Memorial Bridge, is an area with some of the best mountain biking in the world. Northwoods Village serves as the gateway to this two-wheeled mecca, positioned between the Burrard Inlet and the North Shore mountains. *Air* embodies the dynamic path of a mountain biker, while referencing the local topography which transitions from flat shorelines to mountainous verticals.





Eyes on the Street

Two stainless steel sculptures, 18' and 12' in height, 2017

- With co-artist Marie Khouri
- Located in Olympic Village, Vancouver, BC.

Set in the courtyard of a residential complex in one of Vancouver's newest neighbourhoods, two grand organic forms are placed in a reflecting pool. The mirrored steel sculptures reflect and are visible from all adjacent buildings and corridors.



Orbit

~14.5' aluminum sculpture, 2014.

- With co-artist Ruth Beer
- Commissioned by Concord Pacific
- Located in Richmond, BC

Orbit stands tall along a pedestrian pathway in a residential development in Richmond. This large place marker offers space for tranquility and thoughtfulness. It's abstract forms and space-age hues were designed as an ode to us from visitors of another world.

Ribbon

13 x 11 x 28.5' steel sculpture, 2014

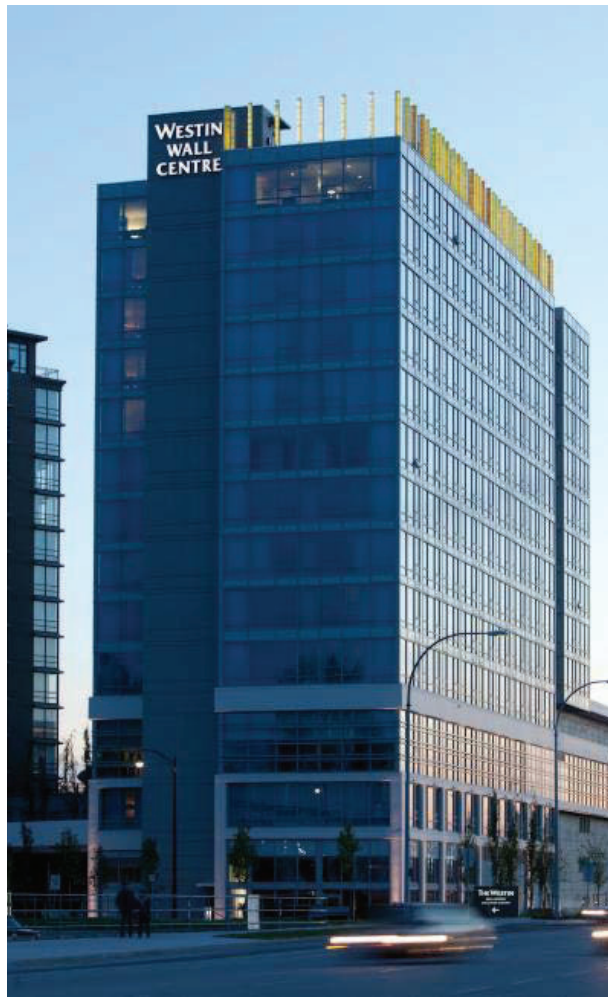
- With co-artist Ruth Beer
- Commissioned and located by the South Surrey Community Centre

Installed in a public courtyard as a colourful beacon, the iconic sculpture is a metaphor for physical movement and creative endeavours; some of the wonderful values fostered by community centres.



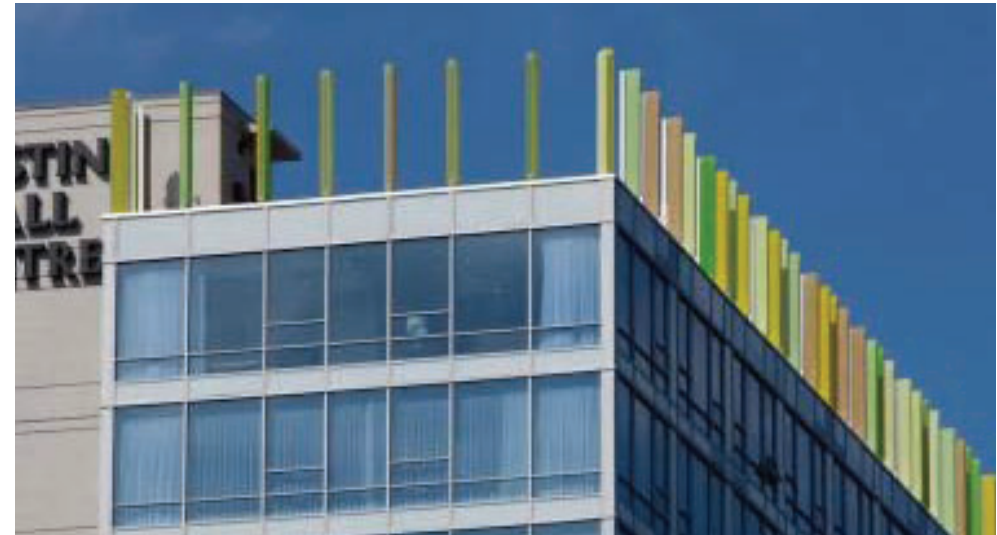
High Forest

8" x 12' coloured glass panels and stanchions fixed atop Westin Hotel, 2010



- Commissioned by Westin Hotel
- Located in Richmond, BC.

High Forest is a simple, symbolic and highly visible installation in one of the major arteries connecting to the Vancouver International Airport along the Arthur Lang Bridge. Inspired by the grandeur of BC's forests and trees, the 12' high glass panels are coloured in various shades of green.

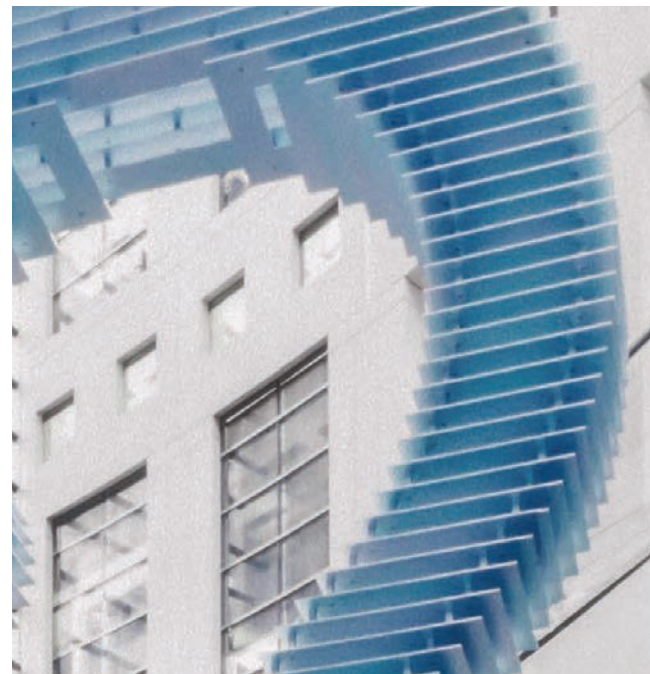




The Mark of the Question

2.5 x 12.5 x 21' aluminum and sod sculpture, 2002

- Displayed in 2002 at Vancouver Public Library's Central Branch, Vancouver, BC.



Temporarily installed at VPL's Moat Gallery, *The Mark of the Question* was created as a commentary on the core of human consciousness and of how we come to know what we know.