REGISTERED ARCHITECT
A. STEFAN ABPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30

TOWNLINE

APRIL 2024 REZONING APPLICATION

2226 W 8th AVENUE & 2415-2421 YEW STREET
RENTAL & BELOW MARKET RENTAL HOUSING

FRANCL
ARCHITECTURE



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INTRODUCTION



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REZONING INTENT

NEIGHBORHOOD 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.

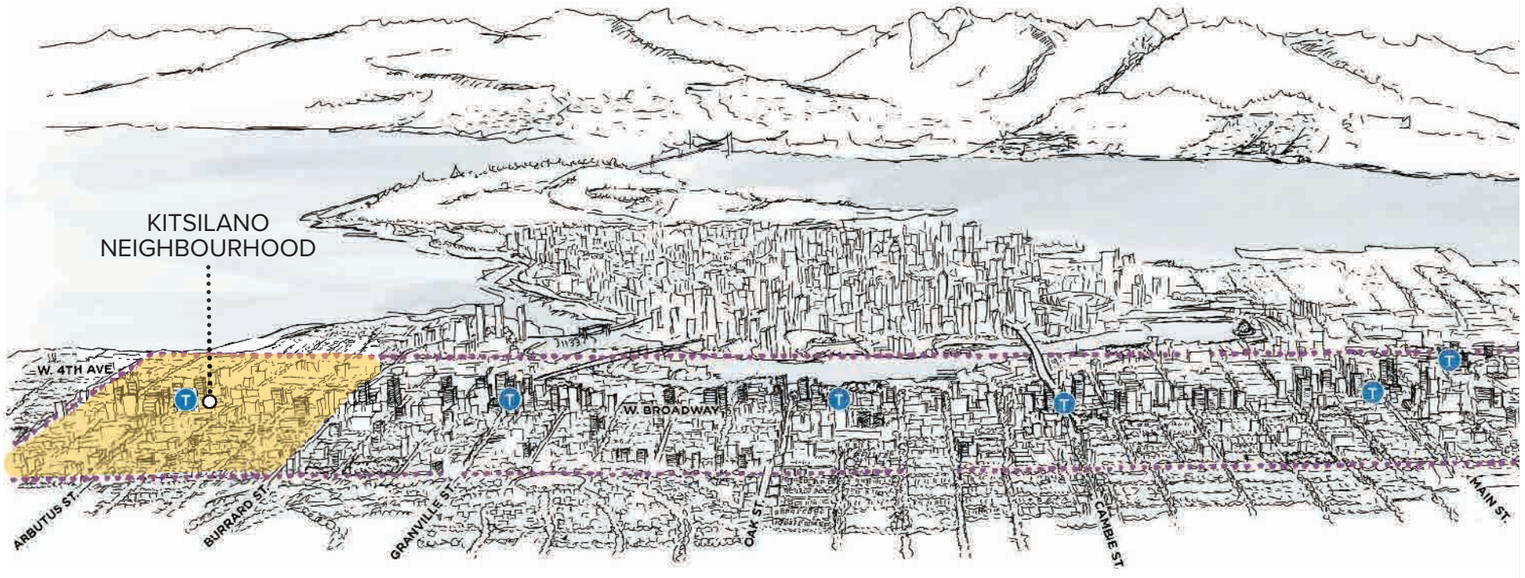


Figure 1.1 Context - Aerial View of Broadway Plan



Figure 1.2 Broadway plan context

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NEIGHBOURHOOD AREA CONTEXT

The Site is located along the Southern edge of West 8th Ave, and West face of Yew St, within the Residential Area identified in the Broadway Plan as Kitsilano North - Area A. (as shown in the zoning context).

Some of the notable features that serve the project include its close access to West Broadway Ave, the upcoming Arbutus Transit hub, existing and future green-ways, and other unique assets such as heritage-valued sites that represent a significant period in the neighborhood's early development.

A variety of structures from different decades and architectural styles define the neighborhood's double sided character: One that embraces the evolution of its community and one that recognizes its historical relevance for preservation into the future. Maintaining the balance between these is key.

The proximity to new transit projects, heritage architecture, greenery, amenities of all kinds and a visually interesting street-scape with mature trees, make this an ideal location for new families, students and workers.

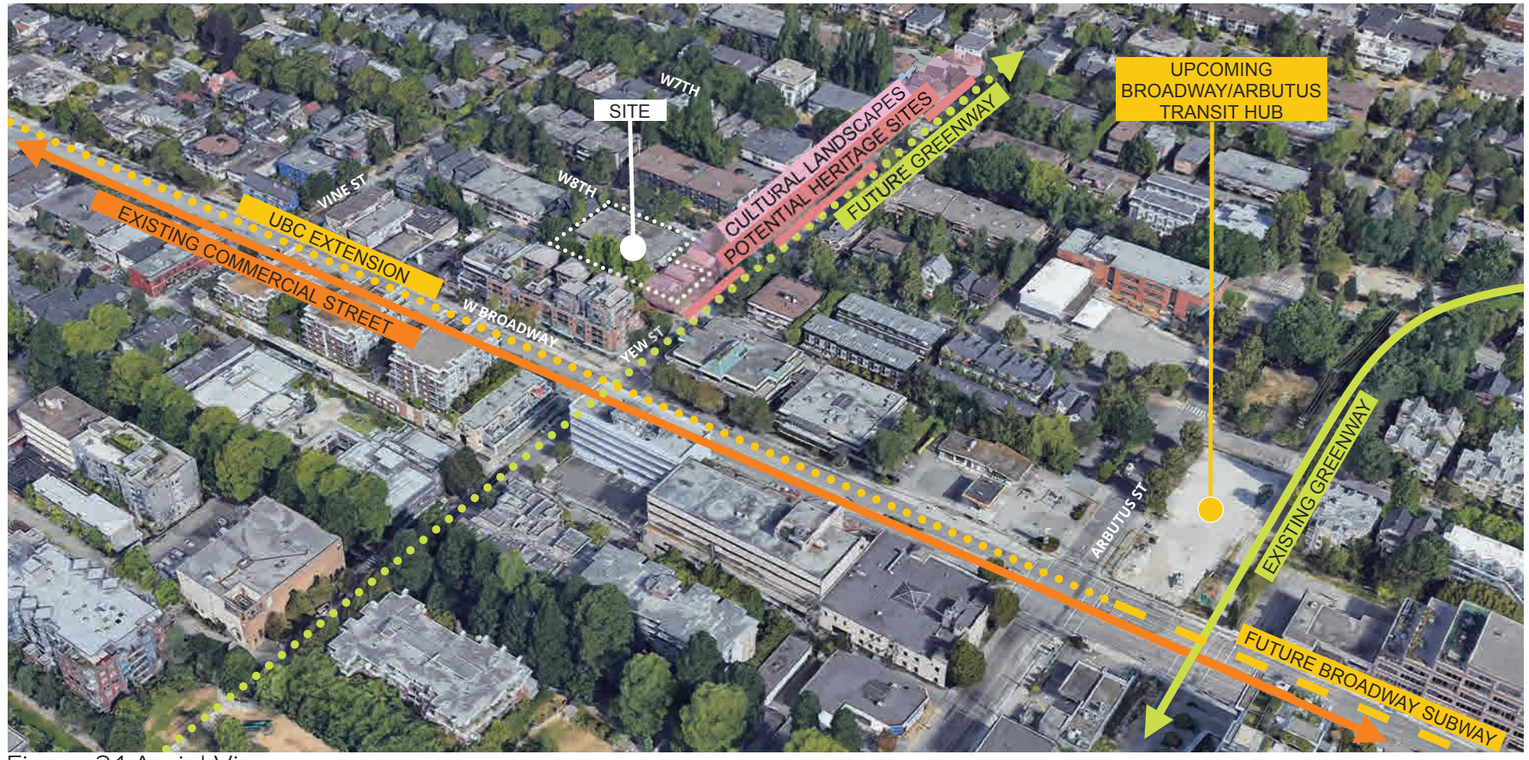


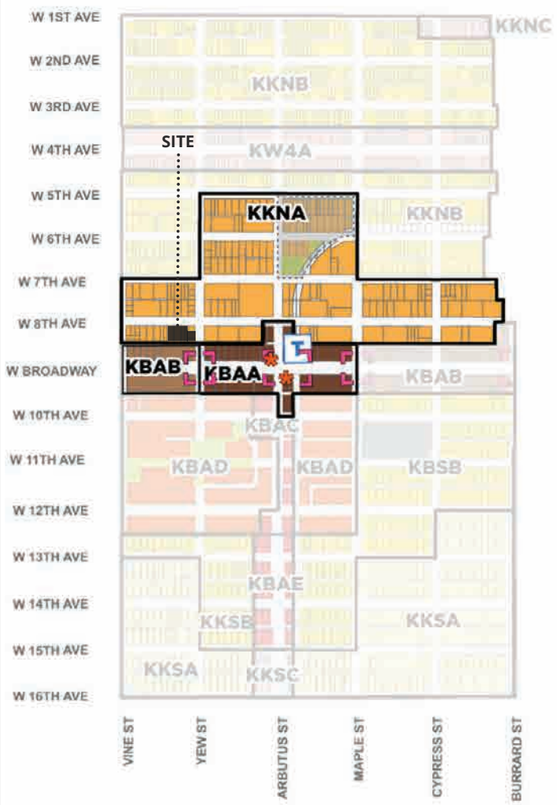
Figure 2.1 Aerial View



Figure 2.2 8th Ave looking South


Figure 2.3 Yew St. Looking West

ZONING SUMMARY



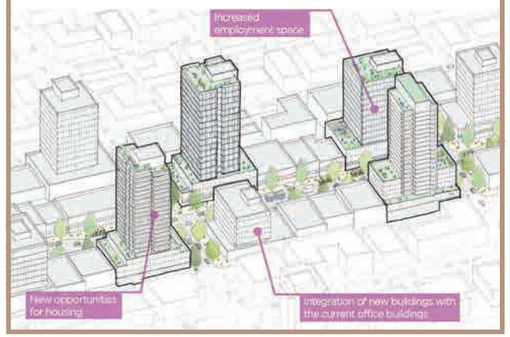
Kitsilano North - Area A (KKNA)
Residential Apartment Area

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



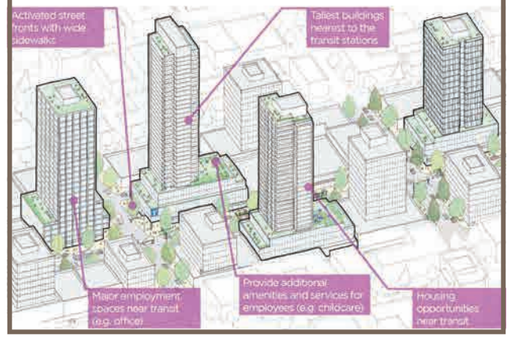
Broadway/Arbutus South - Area B (KBAB)
Broadway Shoulder Area

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	45.7 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.	• 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.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.	

Figure 3.1 Vancouver Zoning Bylaw

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.

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REZONING RATIONALE

HOUSING INTENT FOR 6.5 FSR + BONUS DENSITY OF 0.65 FOR HERITAGE RETENTION FOR A TOTAL OF 7.15 - PURPOSE BUILT RENTAL + BELOW MARKET HOUSING

The project proposes to provide a new residential complex through the renewal of an existing 3-storey wood residential apartment building from 1967 facing W 8th Ave, and the retention of two heritage valued houses from 1909 that form part of a cluster of historical homes along Yew Street built during the Edwardian era.

At 7.15 FSR (6.5 + 10% heritage bonus density), the proposal consists of a 23-storey tower + partial rooftop amenity space, consisting of 224 secured rental units of which 34 will be below market rental (20%), reinforcing the diversity of the residents. These 224 new rental units will replace the dated rental stock housing of a lesser number of units; thereby supporting greater population densities in the neighbourhood through increasing the rental stock within the site

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

The Broadway Plan allows for amenity roof space on top of the towers. The bulk of our outdoor and some of our indoor amenity takes advantage of the views and light afforded at this height. It is set back from the edges of the building to reduce visibility and allow wrap around exterior space.

We have also provided amenity programming at our ground floor level. We have programmed the heritage homes as amenity space, creating a meaningful point of interest for this project. We believe this provides a more inclusive use of the homes so more residents are able to enjoy their preserved facades, and newly finished interiors.

In a departure from the Broadway Plan the project requests a variance to remove the limit of 20 storeys in order to achieve the allowable 7.15 FSR including the bonus density from retaining the heritage homes within the setbacks as defined by the city.

Given its location within Kitsilano North - Area A, and adjacency with the Center Area identified as Broadway/ Arbutus South - Area B, the proposal incorporates the following above-grade setbacks in support of future mixed-use and residential development in proximity to the upcoming Broadway-Arbutus Transit hub; and in consideration of the Broadway Plan Policy 11.1.7

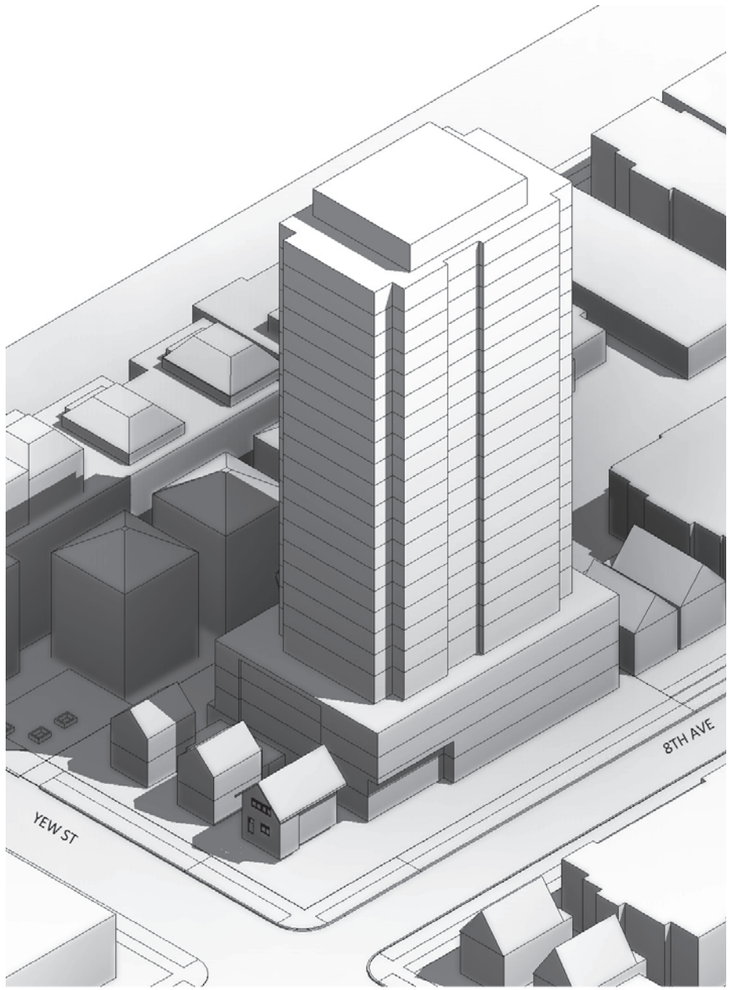


Figure 4.1 Isometric massing

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Setbacks to maintain a minimum separation between potential future towers within the block are as follows:

24.4m (80ft) Residential-Residential
18.3m (60ft) Residential-Commercial

The building form is largely derived by the setbacks as defined by the City.

- 3.7m no build above or below along all street frontages North and East in order to promote natural infiltration of soil and green edge strip along main roads.
- 3.0m at the rear of the building dedicated for laneway activation.
- 2.4m on the sides for spacial separation.
- A further minimum 2.4m from edge of podium to tower face. This allows for a more palatable relationship at the human scale experience from street level.
- Building separation between high rise elements greater than 6 storeys site the tower South face (12.2m) 40’ from the center of the laneway and likewise the West face of the tower from potential future tower locations on the same block.

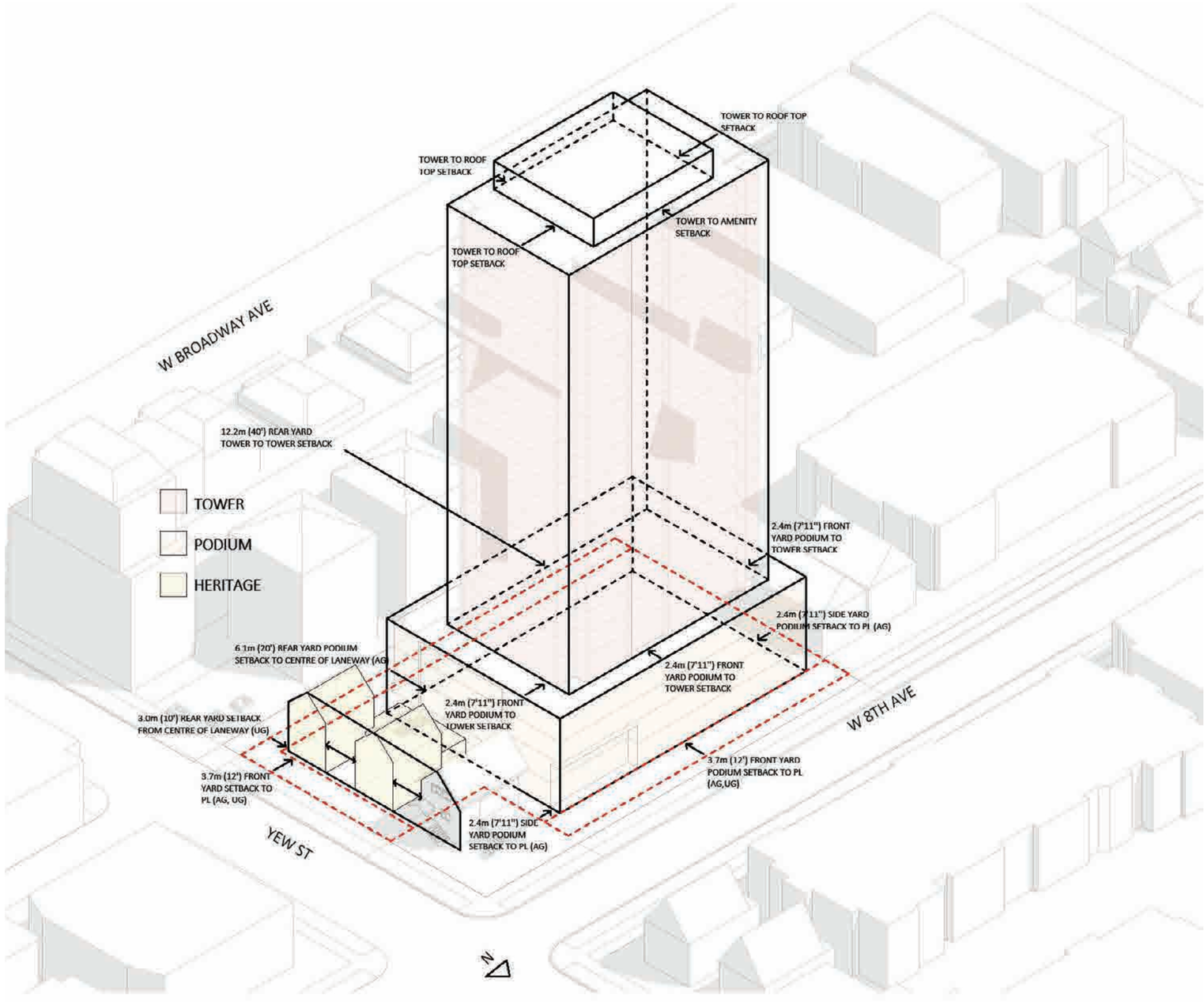


Figure 5.1 Setback isometric

DESIGN RATIONALE

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The existing apartment building is to be renewed into a new residential rental high-rise with services for residents at the ground level and the building's rooftop while the heritage homes are to be utilized as amenity spaces for the residents and will be relocated on site to enable the making of a service laneway to provide access vehicular access, garbage collection, and bike rooms.

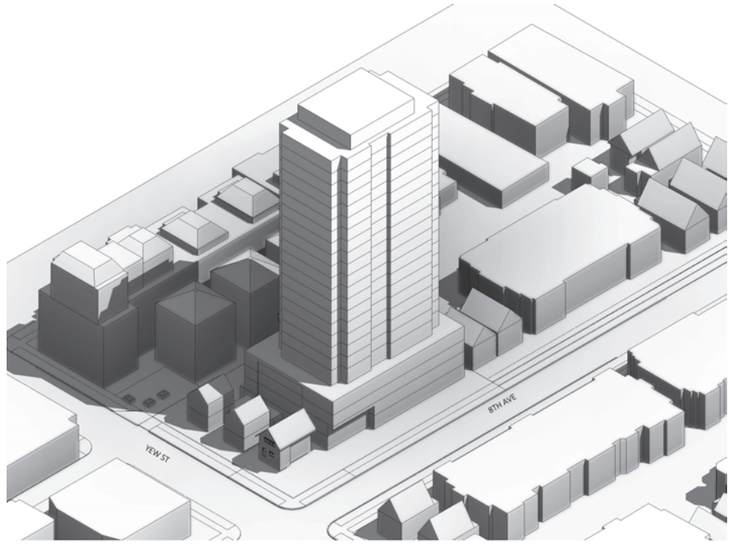


Figure 6.1 Simple massing form

BUILDING DESIGN

A proposal for this site is heavily limited by different site conditions, setbacks and other restrictions. Being a relatively small site; floor plate maximums, setbacks, maximum podium and overall number of storeys play a very important role defining the overall massing and design.

Based on the different constraints, the building starts from a basic 2-box shape (podium and tower portion) and from this, our proposed design takes shape.

The recessed high-rise massing on levels 5 and above is intended to minimize direct line of sight between proposed high-rise residences and future adjacencies. A more vertical expression is achieved by carving the corners of the high rise levels, making the tower portion a more slimmed box juxtaposed to the wider podium levels.

To further develop this intention, the podium is clad with a darker brick while the upper portion is clad with a lighter-tone metal panel. Making the building feel lighter as it grows taller.

RESIDENTIAL DESIGN

All residential units in the proposal meet or exceed the requirements and standards of all applicable guidelines.

All units have balconies (except for two units in Level 02 with Juliette balconies), follow recommended sizing providing residents private outdoor space with views and indoor space with shadowing. All units, including below-market rental include washer dryer, electric heat pumps and full four-appliance kitchens. Open plans will allow residents to accommodate furniture in different layouts. Window placement was planned so that natural daylight can fill the rooms while keeping privacy for the residents. Units are not deeper than 35' in any direction and storage spaces have been designed so that they are used only for storage purposes.

A large percentage of family units are proposed for this project (39.3%) which exceeds the Broadway Plan requirement of 35%. We have dispersed 2 and 3 bedroom homes throughout the building, with an emphasis on most of the larger 3 bedroom homes being located at level 4 and below, allowing for proximity to the children's play area on L1, as recommended by the High-Density Housing for Families with Children Guidelines.

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HERITAGE CONSERVATION

To honor the City of Vancouver's intent to celebrate and preserve the heritage features of the buildings that contribute to the distinctive character of Kitsilano, the two homes along Yew Street are proposed to be conserved and used as amenity space for the tenants of the project.

The two heritage homes will be moved around 10' North towards 8th Ave. and 2' East. This is done to allow access to the future lane but also to widen the separation from the podium portion of the tower and maintain the same distance between all three homes on Yew.

Figure 7.1 Massing with heritage building highlighted





Figure 7.2 1970s photo of heritage homes

UPGRADES

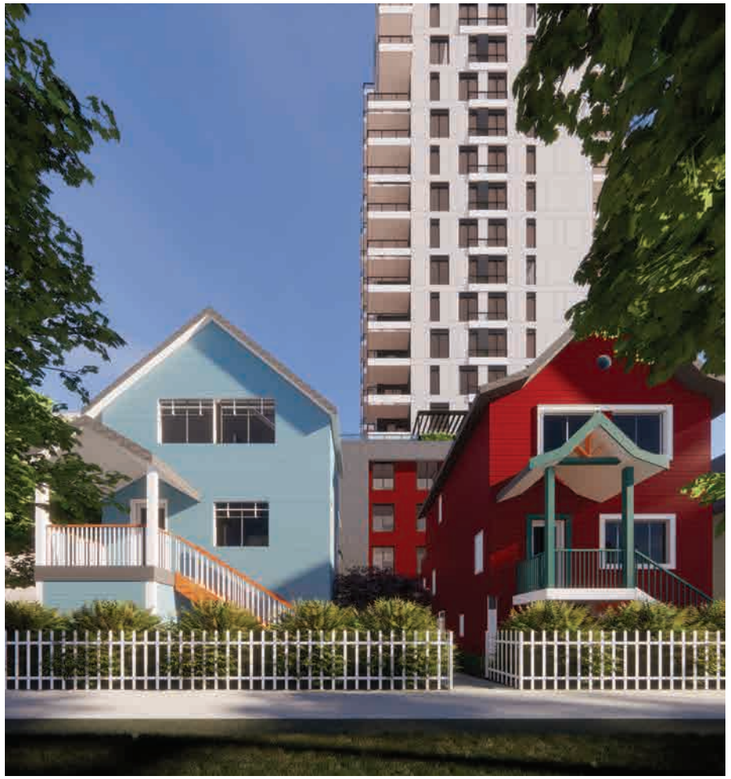
The homes will receive structural upgrades while restoring and maintaining the architectural elements that make them stand out and an important part of Kitsilano's character and history. The intervention is detailed in the Heritage Conservation Plan.

The architecture and design elements characteristic of the 1910s combined with a contemporary sleek looking tower will make this project a one of a kind and an example of a successful heritage intervention.

The Broadway plan allows an additional 10% density (FSR) for proposals that include heritage retention (HCP).



Figure 7.3 and 7.4 Current and proposed conditions



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SITE DESIGN

The heritage valued houses along Yew Street are proposed to be retained and relocated within the site to maintain Yew's historical character. The proposal seeks to create consistent spacing between all three heritage class buildings. Thus enabling the build-out of a city dedicated service laneway at the South end of the site.

The underground vehicle parking would be accessed from Yew Street via the proposed laneway as means to incentivize the use of non carbon intensive transportation options such as electric vehicles and bicycles, through the provision of EV charging station to off-street vehicle parking spaces, and off-street bicycle parking at grade and below grade for future residents.

Additional services in the underground parking accessed from the laneway include off-street bicycle lockers/rooms, Dog wash areas, Garbage rooms, communications closets, and Mechanical, Electrical equipment rooms. The lane activation is achieved by placing garden space and residential unit(s) for visual over-site of the laneway and direct access to bike rooms, allowing the lane to have a lively environment.

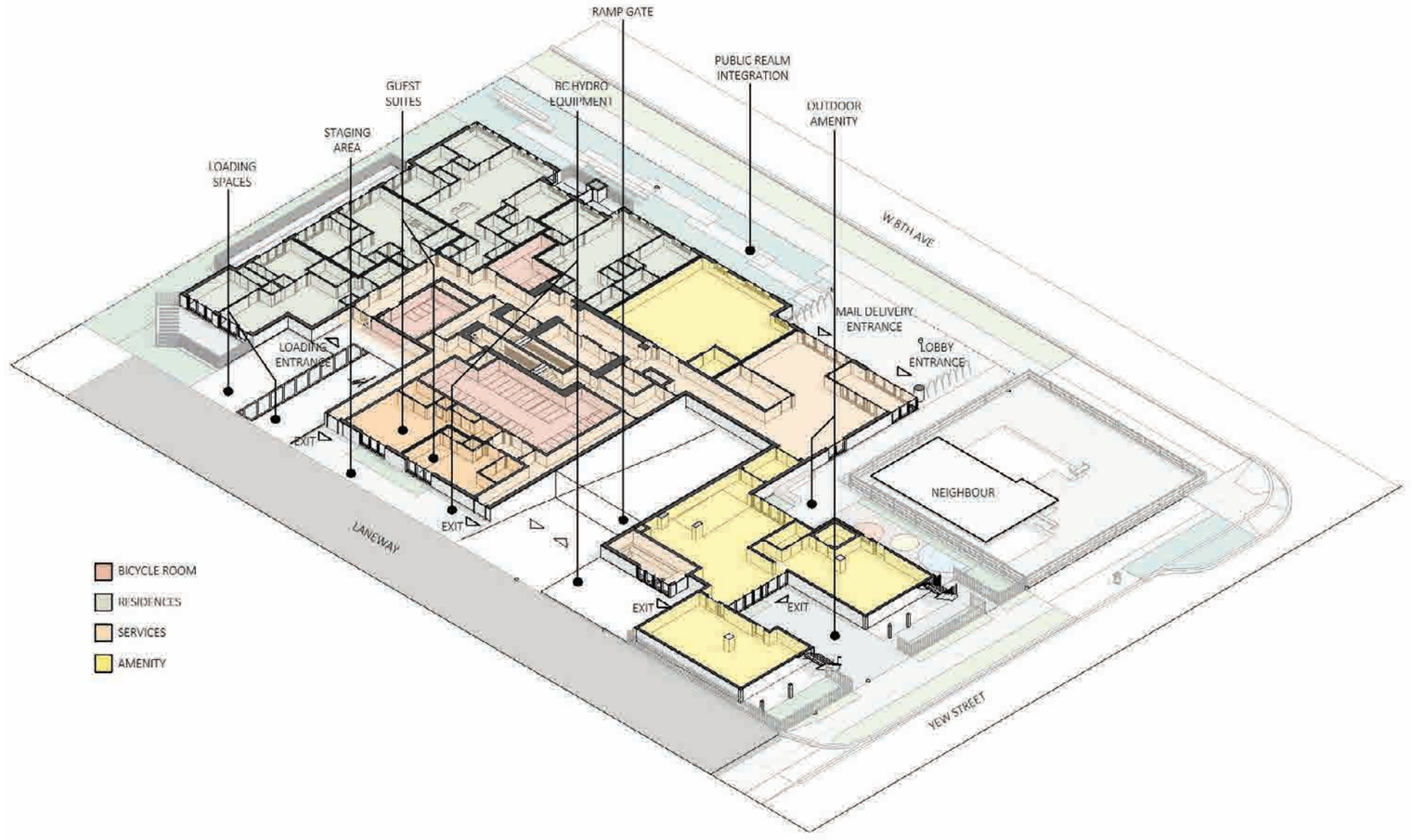


Figure 8.1 Ground floor space isometric

The southern heritage home, which overlooks the laneway is programmed as amenity space, which will also contribute to the activation of the laneway.

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LANDSCAPE

The landscape design draws inspiration from the architectural composition of the facade of the building. The design echoes the rhythm and cadence of the architectural components, translating the layered approach through an articulated sequence of open spaces, materials and atmospheres. The project's main residential entrance is highlighted with decorative pavement patterns featuring linear elements that mirror the façade of the building. Interfacing with the main entrance, a semi-public street garden provides a degree of privacy and refuge from the adjacent street sidewalk while serving as a vital storm-water management feature that responds to the city's directive to promote groundwater infiltration. Highlighting the project's commitment to preserving and celebrating its heritage component, a modest courtyard nestled between the two heritage buildings serves as a focal point for social interaction. This semi-private space not only celebrates and puts in value the significance of the heritage houses but also fosters community engagement by opening up to the public street space, inviting passersby and residents to explore and activate the street frontage. Contemporary design elements thoughtfully incorporated into the landscaping along Yew Street enhance the social hub street presence, striking a balance between heritage preservation and modern aesthetics. Additionally, these design features create opportunities for outdoor play and social interaction, further enriching the vibrancy of the courtyard as a gathering place for residents and visitors alike. Buffer landscaping along the west side of the site provides additional privacy and screening for the neighbouring property, enhancing the private patios of the individual ground units. In addition, private patios at the podium rooftop feature perimeter planters offering the selected units access to garden space, enriching apartment living with landscape opportunities. The upper-level amenity area offers a playful and social atmosphere, featuring a varied range of social gathering opportunities including an outdoor kitchen and al-fresco lounge, urban agriculture and gardening beds and an outdoor games area, as well as intimate nooks and lookout opportunities. The wrap-around outdoor space provides panoramic vistas of the city, mountains, and the Burrard Inlet, offering residents an opportunity to retreat from the surrounding busy urban context. In conclusion, the landscape design not only complements the architectural vision of the project but also enhances the quality of life for residents. By integrating nature components with the built environment, the proposed design creates inviting spaces for social interaction, relaxation, and connection with the surrounding community.



The landscape design finds inspiration in the building itself,





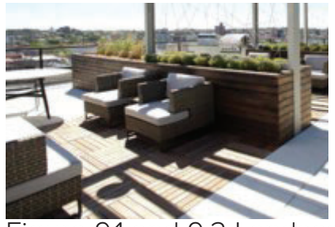




Figure 9.1 and 9.2 Landscape inspiration and precedents

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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.

The heritage buildings being converted into amenity space allows for the retention of the heritage facades whilst reusing the buildings in a novel and useful way bringing whimsy to the project and allowing all users of the building to experience and be exposed to the heritage buildings.

The rooftop amenity level is comprised of indoor space that connects seamlessly to the outdoor amenity spaces. The rooftop outdoor space will receive sunlight, air and magnificent views all year, providing an ideal space for social gatherings, outdoor and indoor cooking, studying, exercising, sunbathing and more.

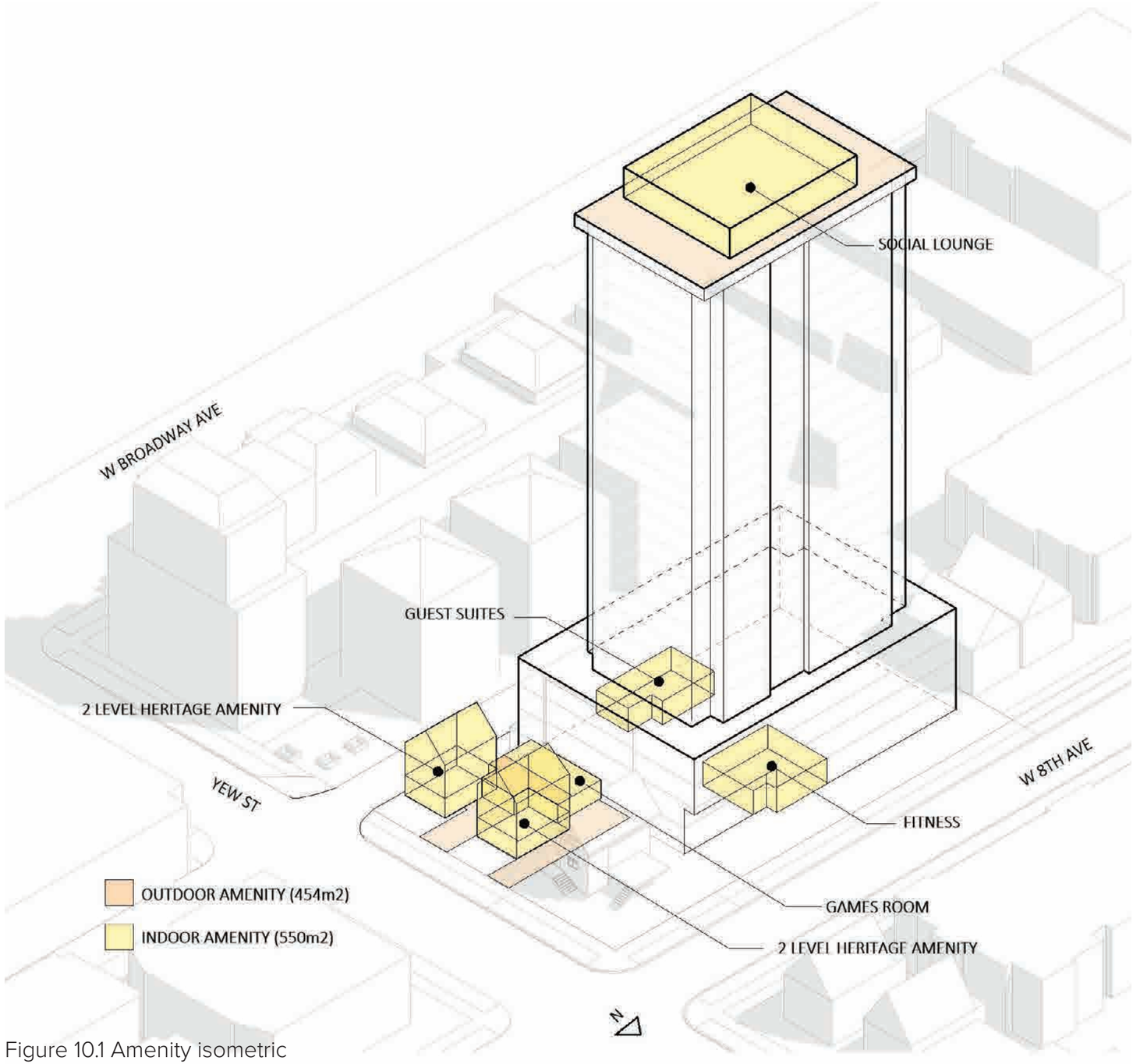


Figure 10.1 Amenity isometric

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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 sides, 3.7 m (12 ft) on the front, and 3m (10 ft) from the northern edge of a dedicated laneway on the rear-side of site.

The ground floor lobby is designed to be double volume facing West 8th avenue, bike storage, residential units, as well as corridors leading to the exterior laneway at the south of the property. The first fully residential floors on level 2 to 4 are treated with balconies and shading screens that provide daylight access to residential units. The heritage homes are connected to the lobby for everyday use from the tenants of the building. Retention of the existing street trees and new landscape plants will improve and maintain the street character.

TOWER

Floors 5 to 23, contain residential units, articulated on the perimeter of the tower with increased daylight exposure, and are accessed from accessible corridors extending from the circulation core. There are indoor amenity spaces at L1 and L2 in the heritage homes and on the tower rooftop.

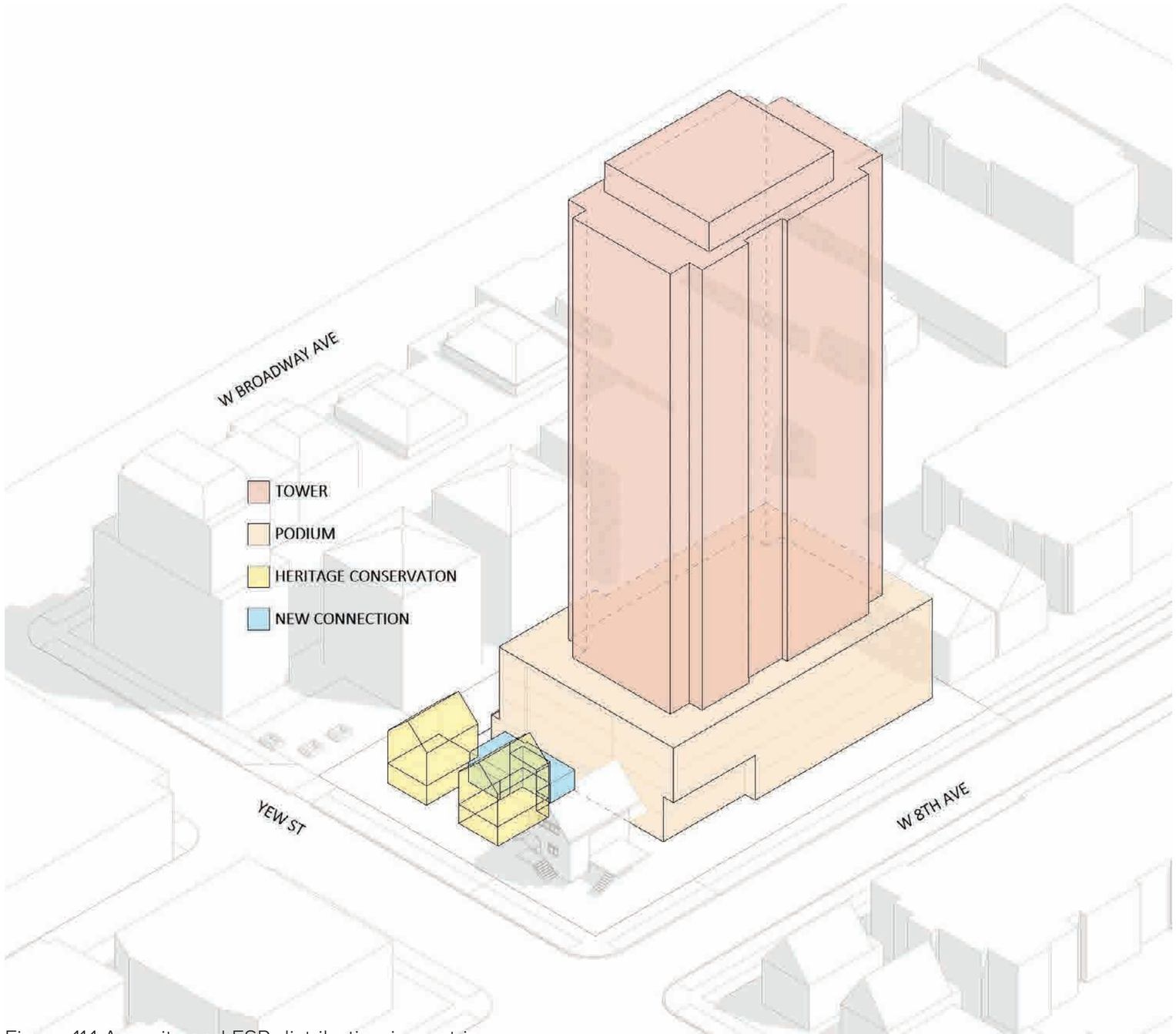


Figure 11.1 Amenity and FSR distribution isometric

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The project is designed to comply with all environmental regulations, policy guidelines and energy performance requirements applicable to a high rise rezoning application and City of Vancouver guidelines for rental buildings. As mandated by the Green Building Policy for Rezoning, the design achieves GHG emissions under 4.0 KgCO2/m2/yr. The project is on track to stay within TEDI and embodied carbon limits. See energy modeling report for details. Some of the sustainable design measures included in the project are:

- Rooftop amenity level greenery complementing the landscaped areas in the main floor to mitigate the heat island effect. The total of green areas (planters and landscaped) is over 500 SM (5,381 SF).
- Heating and hot water will be provided with 100% electric power.
- Tree retention was a design priority - we have notched the parkade in the southwest corner to accomodate the retention of a mature tree.
- We were able to reduce the number of parkade levels compared to the initial rezoning submission, as our data shows that our tenants use transit, walk or cycle as a means of transportation and have a lower reliance on cars. As a result of reducing the levels of parking, we will be using less concrete and reducing our embodied emissions to the same degree.
-We are committed to retaining the two heritage homes along Yew Street, not only to maintain the history of these homes from the Edwardian Era, but also in the name of preservation of materials and environmental responsibility.
- Space for over 383 bikes with available E-bike charging.
- EV charging provision for all parking spaces.

	TEDI ($kWh/m^2/yr$)	TEUI ($kWh/m^2/yr$)	GHG Emissions ($kgCO_2e/m^2/yr$)
Energy Performance Targets	30	120	6
Results	28.8	111.6	1.2

Figure 12.1 and 12.2 Estimated energy consumption

The 2226 8th Avenue project is a 24-storey residential building situated in Vancouver, BC. The main objective of this energy modeling report is to assess the building's compliance with the City of Vancouver's Green Building Policy for Rezoning, which sets specific targets for energy performance and greenhouse gas (GHG) emissions. The following are the targets for the CoV Green Building Policy for Rezoning:

- Thermal Energy Demand Intensity (TEDI) of 30 $kWh/m^2/yr$.
- Total Energy Use Intensity (TEUI) of 120 $kWh/m^2/yr$.
- Greenhouse Gas Intensity (GHGI) of 6 $kgCO2e/m^2/yr$.

A rendering of the energy model is shown below.

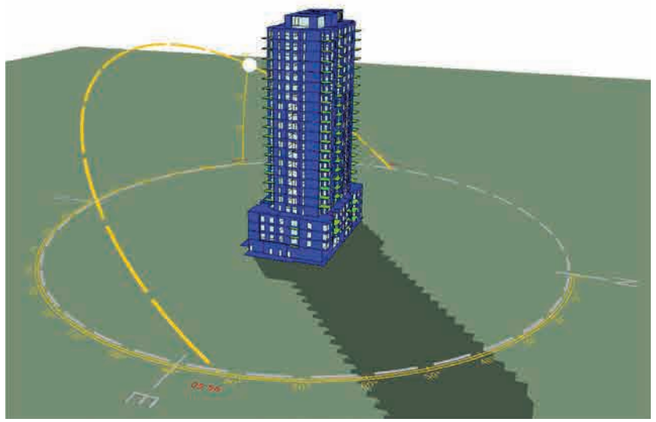
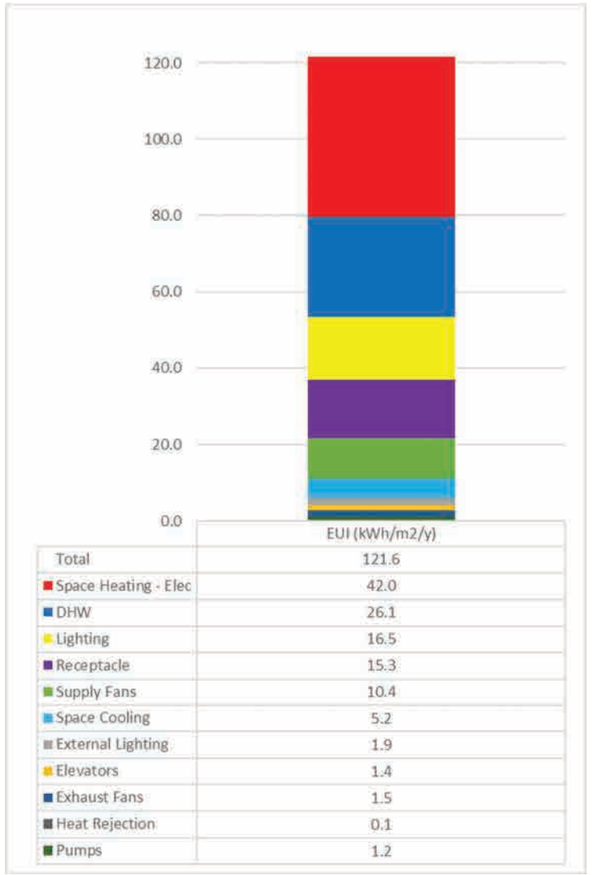


Figure 1: Energy Model Geometry



	EUI (kWh/m2/y)
Total	121.6
Space Heating - Elec	42.0
DHW	26.1
Lighting	16.5
Receptacle	15.3
Supply Fans	10.4
Space Cooling	5.2
External Lighting	1.9
Elevators	1.4
Exhaust Fans	1.5
Heat Rejection	0.1
Pumps	1.2

Figure 2: Energy Breakdown of Proposed Design

Energy model, TEDI calculations and Energy Breakdown.

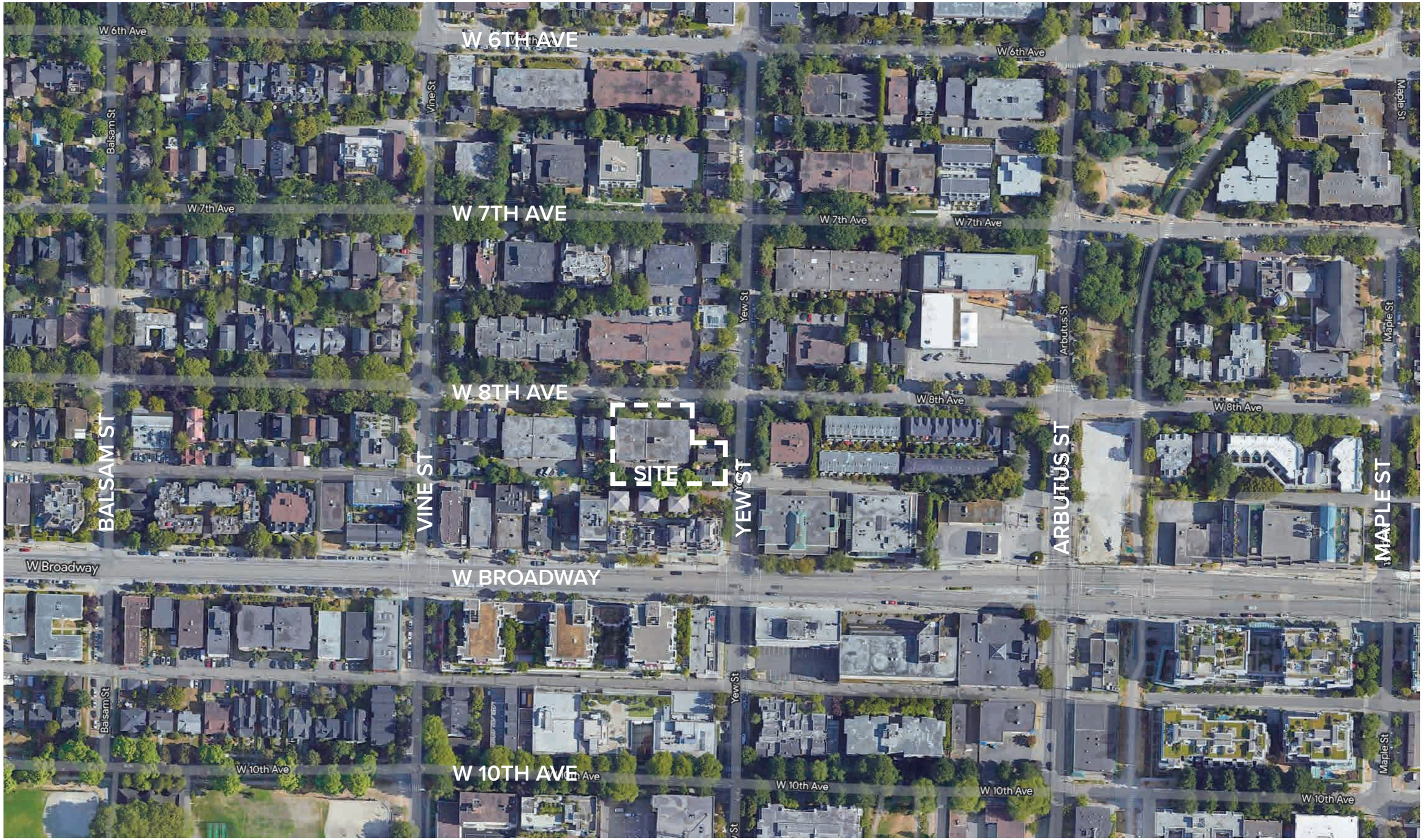
As per the CoV embodied carbon modeling guidelines, we are on target to achieve VBBL 2023 requirements of no greater than twice the baseline. Refer to the Embodied Carbon Design Report.

PROJECT CONTEXT



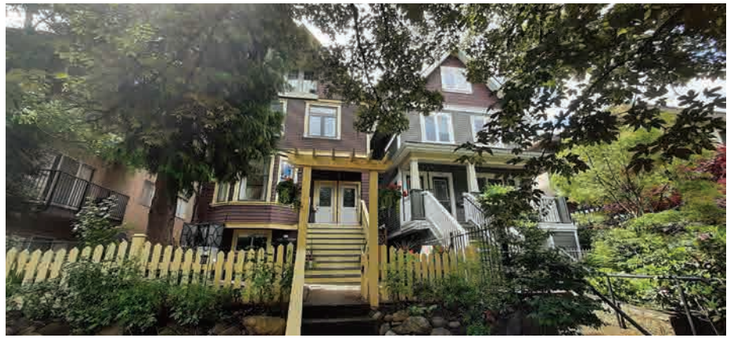
2024-04-30

CONTEXT MAP


W 6th Ave
W 6TH AVE
Balsam St
Vine St
W 7th Ave
W 7TH AVE
Yew St
Arbutus St
Maple St
W 8TH AVE
SITE
BALSAM ST
VINE ST
YEW ST
ARBUTUS ST
MAPLE ST
W Broadway
W BROADWAY
W 10th Ave
W 10TH AVE

SITE CONTEXT PHOTOS

REGISTERED ARCHITECT
A. STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30













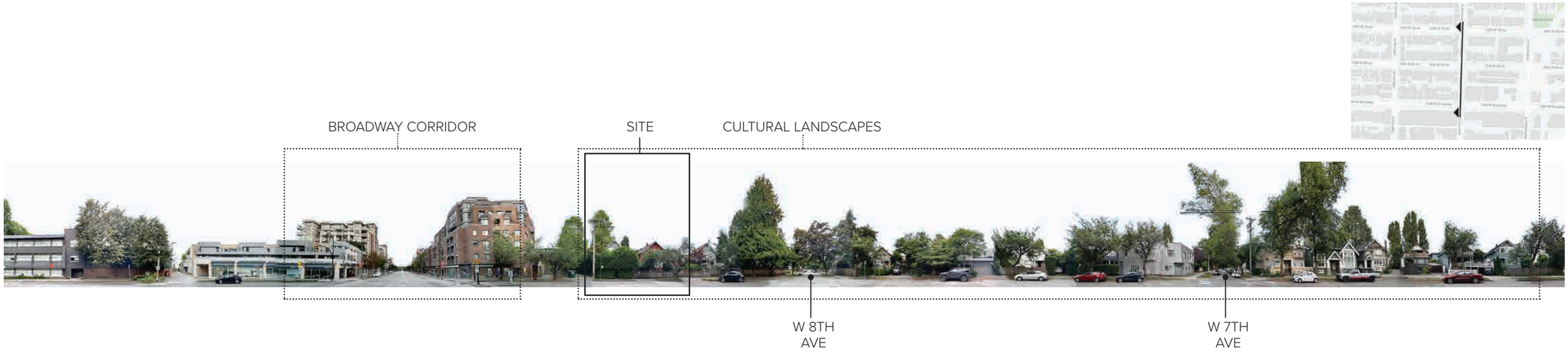




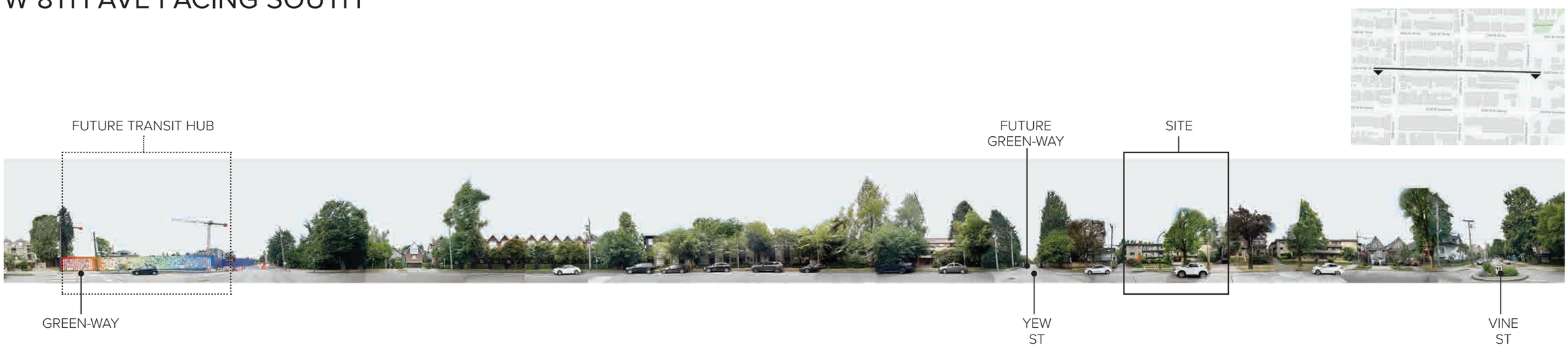


STREETSCAPES

YEW ST FACING WEST



W 8TH AVE FACING SOUTH



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 neighborhoods 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 an 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)
- Neighborhood 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

REGISTERED ARCHITECT
A. STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30

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



2024-04-30

Applicable Policy and Guidelines

- *Broadway Plan (2022)*
- *Vancouver Plan (2022)*
- *Housing Needs Report (2022)*
- *Heritage Policies (2020)*
- *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 2022)*
- *Community Amenity Contributions – Through Rezonings (1999, last amended 2022)*
- *Development Cost Levies Information Bulletin (2018, last amended 2022)*
- *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)*

PROJECT STATISTICS



2024-04-30



22215 WEST 8TH & YEW

SITE INFORMATION					
Civic Address:	2226 W 8th Ave, Vancouver, BC, V6K 2A7				
Legal Description:	LOT 7, BLOCK 323 DISTRICT LOT 526, GROUP 1 NWD PLAN 590 LOT 8, BLOCK 323 DISTRICT LOT 526, GROUP 1 NWD PLAN 590 THE EAST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 THE WEST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590				
Property ID:	015-193-411	015-193-438	015-193-446	015-193-454	
		m²	*ft²*	*ha*	*ac*
Gross Site Area +/-		1,741.9	18,749.7	0.17	0.43

Civic Address:	2415 Yew St, Vancouver, BC, V6K 3H3			
Legal Description:	LOT B BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234			
Property ID:	009-224-904			
	m²	*ft²*	*ha*	*ac*
Gross Site Area +/-	209.0	2,249.7	0.02	0.05

Civic Address:	2421 Yew St, Vancouver, BC, V6K3H3			
Legal Description:	LOT C BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234			
Property ID:	006-119-590			
	m²	*ft²*	*ha*	*ac*
Gross Site Area +/-	162.6	1,750.2	0.02	0.04

	m²	*ft²*	*ha*	*ac*
Total Gross Site Area +/-	2,113.5	22,749.5	0.21	0.52

ZONING DATA			
	Existing	Broadway Plan (KKNA)	Proposed
Zoning classification	RM-4	CD-1	CD-1
FSR Permissible	N/A	6.5	7.15
Building Height (Storeys)	N/A	20 Storeys	23 + 1 Amenity + Roof
Total Building Height			81.5m (267' 6")
Total Building Height of residential floors (excl rooftop amenity and mechanical)			72.9m (239')

SETBACKS			
Type	Broadway Plan	Proposed	
		m	*ft*
Front Yard Setbacks	11.4.7	3.7	12'
(AG) Side Yard Setbacks - West	11.1.7	2.4(Podium)	8' (Podium)
(AG) Side Yard Setbacks - East	11.4.9	2.4(Podium)	8' (Podium)
(AG) Rear Yard Setbacks	11.1.7, 11.4.10	24.4(Tower)	80' (Tower)
(AG) Rear Yard Setbacks	11.1.7, 11.4.10	3.0 (Podium)	10' (Podium)

RESIDENTIAL & VISITOR OFF-STREET UNDERGROUND PARKING SPACE COUNT				
Proposed Residential Parking Plan (east/west 4' setback at foundations)				
Parking Levels	Standard	Small	Accessible	Total by Level
P1 Mezannine				-
P1	7	5	2	14
P2	25	9	3	37
P3	24	12	3	39
TOTAL	56	26	8	90
	82			



2024-04-30

OFF STREET BICYCLE SPACE REQUIREMENTS (Based on 224 Unit Types, Guest suites excluded)			
Residential Bicycle Space Requirements Calculation			Qty
Parking Bylaw Sec 006	Class A	1.5/ Unit where Unit<65 sqm	266
	Class A	2.5/ Unit where 65< Unit<105 sqm	118
	Class A	3.0/unit where 105 sqm<Unit	
TOTAL Class A			383
	Class B	2/20 units + 1/ 20 units thereafter	12.2
TOTAL Class B			12

Residential Use Bike Space Requirements based on Unit Types (No guest suites included)						
Type	Dimensions		% Required	Req Qty	Provided Qty	
	Min width	Min length			Level 1	P1 - Mezzanine
Class A - Horizontal (Standard) 1800 x 600 mm	0.6 m	1.8 m	N/A	Remaining	33	53
Class A - Locker (Standard or Tapered) 1800 x 600 mm (200mm)	0.6 m, 0.2m	1.8 m	10% min	38		92
Class A - Oversize 2400 x 900 mm	0.9 m	2.4 m	5% min	19		21
Class A - Vertical 1000 x 600 mm	0.6 m	1.0 m	30% max	230	12	172
Class A - Stacked 1800 x 600 mm (and vertical)	0.6 m	1.8 m (1.0 m)	60% max			
TOTAL CLASS A				383	383	
Class B (On ground Level)				12.2	12	
TOTAL CLASS B				12.2	12	

BULK STORAGE AND IN-SUITE STORAGE SUMMARY						
Level	Qty	Required Dimensions			Req Area	Req Vol
		Min width	Min Length	Min Height	Max. Area	Min Volume
		m	m	m	m2	m3
Tower L13-L23	11	1.2	1.2	2.1	3.7	5.7
Tower L5-L12	0					
Podium L3-L4	46					
Podium L2	22					
Ground Level	6					
Below Grade P1-P3	171	1.2	1.2	2.1	10	5.7
Total Provided	256					

AMENITY AREAS [Outdoor: Level 1, Level 24] [Indoor: Level 1, Level 2, Level 24]						
Type	Area Per Unit		Total Recommended		Total Proposed	
	m2	*ft2*	*m2*	*ft2*	*m2*	*ft2*
Outdoor	2.0	22	448	4822	454.0	4887
Indoor	1.2	13	269	2893	550.0	5920



2024-04-30

FSR ANALYSIS								
Storeys	Net Floor Area		New Build Exclusions		Heritage Exclusion		GFA		FSR
	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	
ROOF/OVERRUN	115	10.7	955	88.7			1,070	99.4	
AMENITY	1,202	111.7	1,788	166.1			2,990	277.8	
LEVEL 23	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 22	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 21	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 20	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 19	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 18	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 17	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 16	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 15	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 14	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 13	6,546	608.1	31	2.9			6,577	611.0	
LEVEL 12	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 11	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 10	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 9	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 8	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 7	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 6	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 5	6,577	611.0	-	0.0			6,577	611.0	
LEVEL 4 (BMR & MR)	10,269	954.0	596	55.4			10,865	1009.4	
LEVEL 3 (BMR)	10,269	954.0	596	55.4	0.0		10,865	1009.4	
LEVEL 2 (BMR)	9,810	911.4	598	55.6	1,230.3	114.3	11,639	1081.3	
LEVEL 1 (BMR)	6,385	593.2	3,581	332.7	1,230.3	114.3	11,197	1040.2	
TOTAL	162,665	15112.1	8458	785.8	2460.6	228.6	173,584	16126.5	7.150

Area Schedule Balcony and Patio Above Grade for Residential				
Levels	Patio/ Balcony	Area	Level Multiplier	Total Area
Level 2	<varies>	75.3 m²	1	75.3 m²
Level 3	BALCONY	61.4 m²	1	61.4 m²
Level 5	PATIOS	259.2 m²	1	259.2 m²
Level 6 - 12	BALCONY	75.8 m²	7	530.8 m²
Level 13 - 23	BALCONY	70.6 m²	11	776.7 m²
Level 24	PATIO	330.7 m²	1	330.7 m²
		873.0 m²		2034.0 m²



2024-04-30

RESIDENTIAL UNIT MIX (no guest suites included)					
UNIT AREAS TO EXCLUDE GFA-EXCLUDED STORAGE SPACE					
Type	STUDIO	1 BED	2 BED	3 BED	
Target			Target 35%		Total Qty
AMENITY					0
LEVEL 23	2	3	3	1	9
LEVEL 22	2	3	3	1	9
LEVEL 21	2	3	3	1	9
LEVEL 20	2	3	3	1	9
LEVEL 19	2	3	3	1	9
LEVEL 18	2	3	3	1	9
LEVEL 17	2	3	3	1	9
LEVEL 16	2	3	3	1	9
LEVEL 15	2	3	3	1	9
LEVEL 14	2	3	3	1	9
LEVEL 13	2	3	3	1	9
LEVEL 12	5	3	3	0	11
LEVEL 11	5	3	3	0	11
LEVEL 10	5	3	3	0	11
LEVEL 9	5	3	3	0	11
LEVEL 8	5	3	3	0	11
LEVEL 7	5	3	3	0	11
LEVEL 6	5	3	3	0	11
LEVEL 5	5	3	3	0	11
LEVEL 4 (BMR 8 Units & MR 3 Units)	0	5	2	4	11
LEVEL 3 (BMR)	0	5	2	4	11
LEVEL 2 (BMR)	1	5	3	2	11
LEVEL 1 (BMR)	0	1	2	1	4
TOTAL (by unit type)	63	73	66	22	224
TOTAL %	28.1%	32.6%	29.5%	9.8%	100%
			39.3%		
TOTAL (Market Units)	62	59	58	11	190
TOTAL (Non Market Units)	1	14	8	11	34

UNIT TYPES SUMMARY (no guest suites included)					
UNIT TYPE	QTY.	UNIT NUMBER	NET AREA (CoV)		Storage (*)
LEVEL 01	4		*m2*	*ft2*	
1BED	1	102	47.1	507	*
2BED	1	101	59.6	642	*
2BED	1	104	64	689	
3BED	1	103	86.9	935	*
LEVEL 02	11		*m2*	*ft2*	
1BED	1	201	39.3	423	*
1BED	1	210	45.4	489	
1BED	1	203	47.7	513	*
1BED	1	208	49.8	536	*
1BED	1	211	50.9	548	*
2BED	1	205	64	689	
2BED	1	202	64.7	696	*
2BED	1	206	70.6	760	*
3BED	1	204	86.6	932	*
3BED	1	209	91.1	981	*
STUDIO	1	207	42.9	462	*
LEVEL 03 - LEVEL 04	22		*m2*	*ft2*	
1BED	2	X10	45.4	489	
1BED	2	X01	46.8	504	*
1BED	2	X03	47.7	513	*
1BED	2	X08	49.8	536	*
1BED	2	X11	52.4	564	*
2BED	2	X05	64	689	
2BED	2	X06	70.6	760	*
3BED	2	X07	86.1	927	*
3BED	2	X02	86.4	930	*
3BED	2	X04	86.6	932	*
3BED	2	X09	91.1	981	*
LEVEL 05 - LEVEL 12	88		*m2*	*ft2*	
1BED	8	XX11	39.3	423	
1BED	8	XX09	42.4	456	
1BED	8	XX02	43.1	464	
2BED	8	XX08	54.7	589	
2BED	8	XX04	55.5	597	
2BED	8	XX10	62.5	673	
STUDIO	8	XX05	29.5	318	
STUDIO	8	XX03	30.2	325	
STUDIO	8	XX06	30.4	327	
STUDIO	8	XX07	31.1	335	
STUDIO	8	XX01	31.4	338	
LEVEL 13 - LEVEL 23	99		*m2*	*ft2*	
1BED	11	XX05	38.8	418	*
1BED	11	XX09	39.3	423	
1BED	11	XX07	42.4	456	
2BED	11	XX08	62.5	673	
2BED	11	XX03	66.8	719	
2BED	11	XX02	67.9	731	
3BED	11	XX06	77.1	830	
STUDIO	11	XX04	30.2	325	
STUDIO	11	XX01	31.4	338	

CoV UNIT NET AREAS ARE CALCULATED TO EXCLUDE IN-SUITE STORAGE SPACE, AND MEASURED FROM THE INTERIOR FACE TO UNIT OF DEMISING WALLS, EXTERIOR WALLS AND CORE/CORRIDOR WALLS. (PAINT TO PAINT)

BELOW MARKET/MARKET RENTAL AREA SUMMARY (no guest suites included)			
	TOTAL UNITS sqft	118248	100%
BELOW MARKET RENTAL AREA	TOTAL BMR sqft	23711	20.05
MARKET RENTAL AREA	TOTAL MR sqft	94536	79.95

BELOW MARKET RENTAL AREA	MARKET RENTAL AREA
507	
642	
689	
935	
423	
489	
513	
536	
548	
689	
696	
760	
932	
981	
462	
977	
1008	
513	513
536	536
1128	
689	689
1520	
1854	
1860	
1864	
1961	
	3384
	3651
	3711
	4710
	4779
	5382
	2540
	2601
	2618
	2678
	2704
	4594
	4653
	5020
	7400
	7909
	8040
	9129
	3576
	3718

LEVEL 1 - LEVEL 4 BELOW MARKET UNITS
UNITS 403, 405 & 408 TO BE MARKET UNITS
LEVEL 5 - LEVEL 23 MARKET UNITS

DRAWINGS



2024-04-30

TOPOGRAPHIC SITE SURVEY

2024-04-30

V-22-19610-TPG

SURVEY PLAN OF LOTS 7 TO 9 PLAN 590, AND LOTS B AND C PLAN 2234, ALL OF BLOCK 323 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT

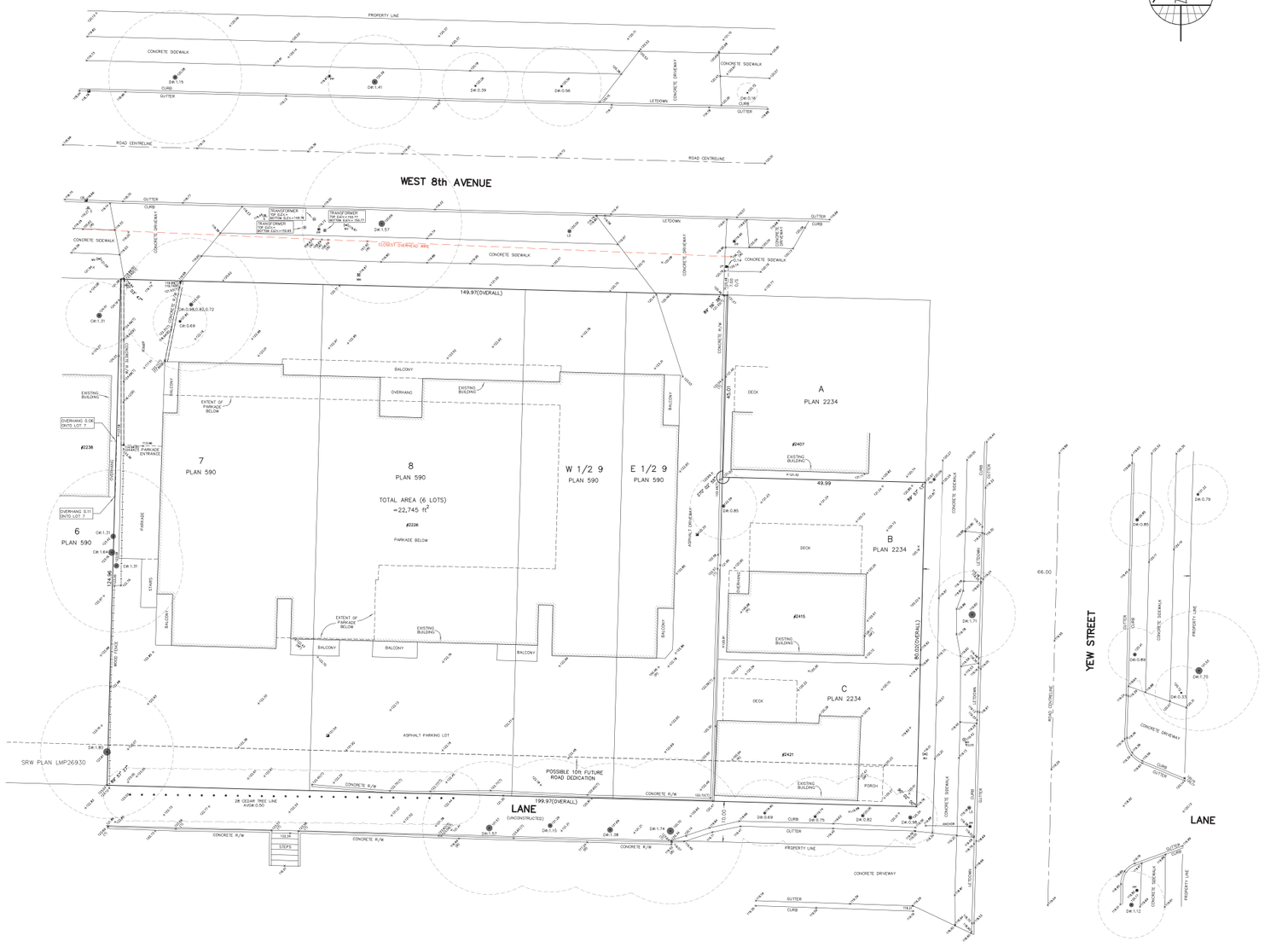
VANCOUVER, BC
ZONING: RM-4

CURRENT ADDRESS:
#2226 WEST 8th AVENUE: 015-193-411(LOT 7)
015-193-438(LOT 8)
015-193-454(LOT W 1/2 OF 9)
015-193-446(LOT E 1/2 OF 9)
#2415 YEW STREET: 009-224-904(LOT B)
#2421 YEW STREET: 006-119-590(LOT C)

LEGEND
SCALE 1" = 8'
ALL DISTANCES ARE IN FEET

- INDICATES SPOT ELEVATION
- LP INDICATES LEAD PLUG
- MH INDICATES MANHOLE
- WM INDICATES WATER METER
- LS INDICATES LAMP STANDARD
- CB INDICATES CATCH BASIN
- PP INDICATES POWER POLE
- WV INDICATES WATER VALVE
- S INDICATES SIGN
- # INDICATES TREE TRUNK DIAMETER
- C INDICATES CONIFEROUS TREE
- D INDICATES DECIDUOUS TREE
- (T) INDICATES TOP OF WALL
- (B) INDICATES BOTTOM OF WALL
- (MF) INDICATES MAIN FLOOR
- (R) INDICATES ROOF
- (W) INDICATES WIRE
- R/W INDICATES RETAINING WALL
- O/S INDICATES OFFSET

NOTES:
- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT 'V-348' WITH AN ELEVATION OF 39.842 METRES OR 130.72 FEET, CVD28GVRD2018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LEGAL FIELD SURVEYS.
- BUILDING ENVELOPE DIMENSIONS SHOULD BE VERIFIED WITH THE VANCOUVER CITY PLANNING DEPARTMENT.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 19610-002-TPG-000.DWG

V-22-19610-TPG | CLIENT REF: KBK No. 194 VENTURES LTD.

DATE OF SURVEY: JULY 18, 2022

" SEALED "
Digitally signed by D. Aaron Creamer #28027 Date: 2022.07.27 17:17:02 -07'00'

AARON CREAMER
BC LAND SURVEYOR (#695)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

SITE SURVEY PLAN

2024-04-30

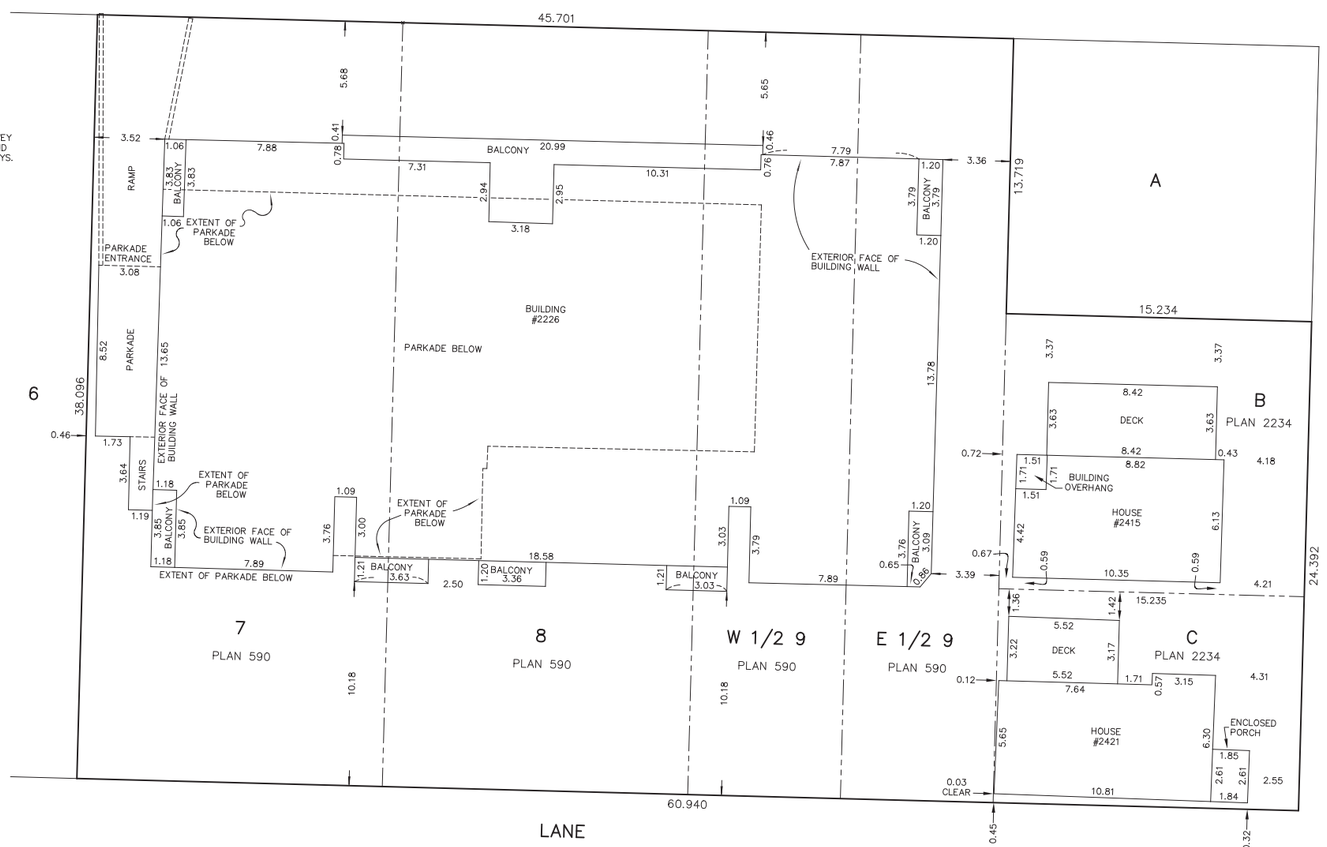
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDINGS ON:

LOT 7 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 PARCEL IDENTIFIER (PID): 015–193–411
LOT 8 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 PARCEL IDENTIFIER (PID): 015–193–438
THE WEST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 PARCEL IDENTIFIER (PID): 015–193–454
THE EAST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 PARCEL IDENTIFIER (PID): 015–193–446
LOT B BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234 PARCEL IDENTIFIER (PID): 009–224–904
LOT C BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234 PARCEL IDENTIFIER (PID): 006–119–590

CURRENT ADDRESSES:
2226 WEST 8th AVENUE
2415 YEW STREET
2421 YEW STREET
VANCOUVER, B.C.

SCALE 1:150
DISTANCES ARE IN METRES.

NOTE: PROPERTY DIMENSIONS ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY OF BC PLAN RECORDS AND ARE SUBJECT TO LEGAL FIELD SURVEYS.



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FAX: 604.270.4137

CADFILE: 19610–1–CERT–0.DWG

V–22–19610–1–CERT

CLIENT REF: KBK No. 194 VENTURES LTD.

NOTE:
THIS PLAN IS INTENDED ONLY TO SHOW THE POSITION OF CERTAIN IMPROVEMENTS WITHIN THE SUBJECT PARCEL. NO OTHER INFORMATION IS IMPLIED. IN PARTICULAR THIS IS NOT TO BE USED FOR THE LOCATION OF PROPERTY LINES OR FOR BUILDING MODIFICATIONS. WE ACCEPT NO RESPONSIBILITY FOR ANY UNAUTHORIZED USE.

THIS CERTIFICATE IS VALID ONLY UNDER THE ORIGINAL TERMS AND CONDITIONS OF OUR CONTRACT WITH THE PARTY FOR WHICH IT WAS PREPARED, AND AS SUCH ONLY ON THE DATE CERTIFIED HEREON. SUBSEQUENT ADDITIONS AND MODIFICATIONS TO TITLE, PROPERTY LINES, OR IMPROVEMENTS AND THE PASSAGE OF TIME WILL CAUSE IT TO BE INVALID AND OUT OF DATE.

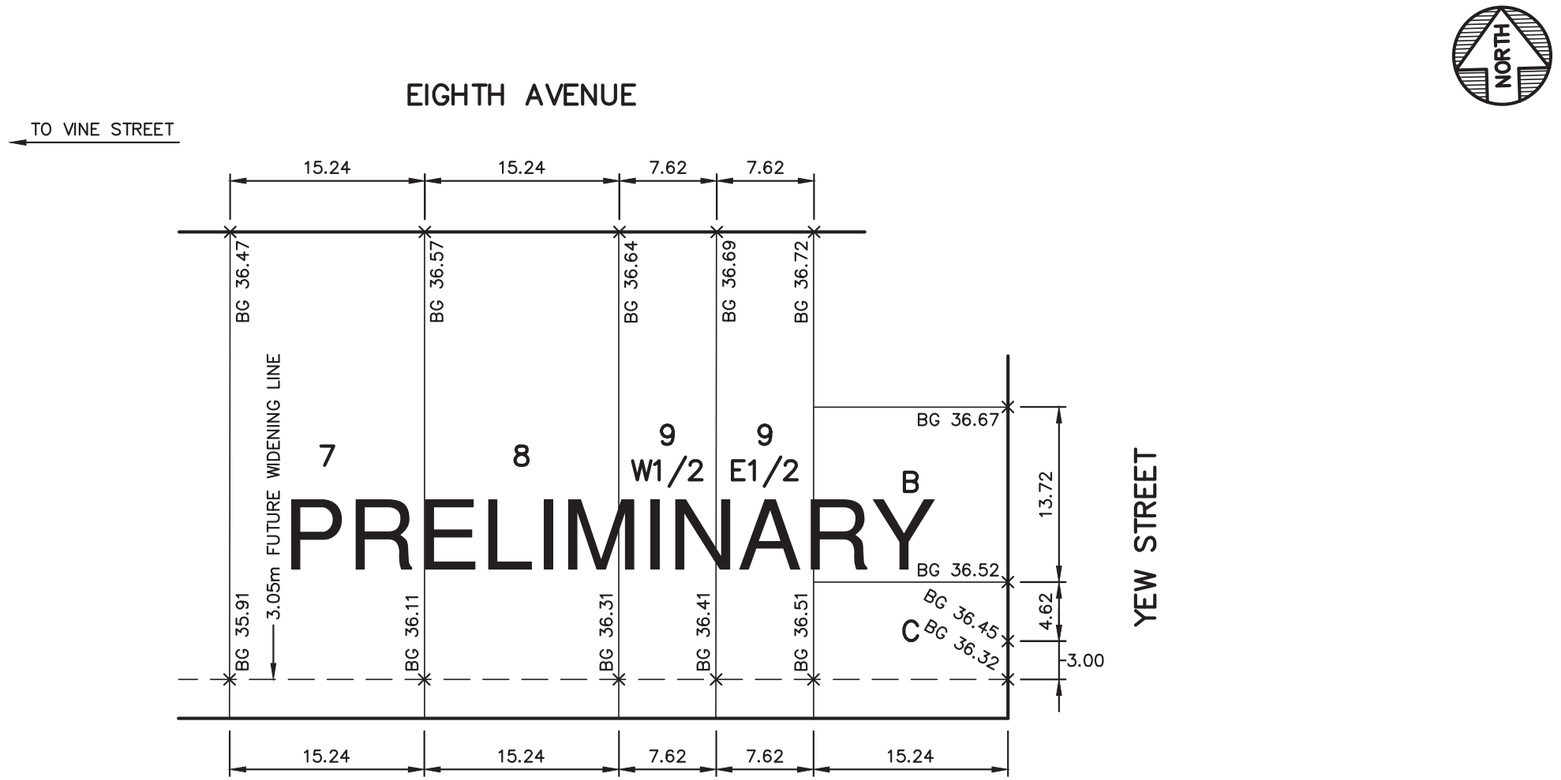
DATES OF SURVEY:
20th DAY OF AUGUST, 2008
29th DAY OF MARCH, 2022

Digitally signed by William Wong WAHEDF
Date: 2022.04.06 16:08:20 -07'00'

B.C. LAND SURVEYOR
WILLIAM P. WONG (#697)

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

REGISTERED ARCHITECT
A. STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30



BENCH MARK: ELEVATION: 33.700 DESCRIPTION: SURVEY MONUMENT MARKED 135 AT THE NORTH EAST CORNER OF BROADWAY AND VINE 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

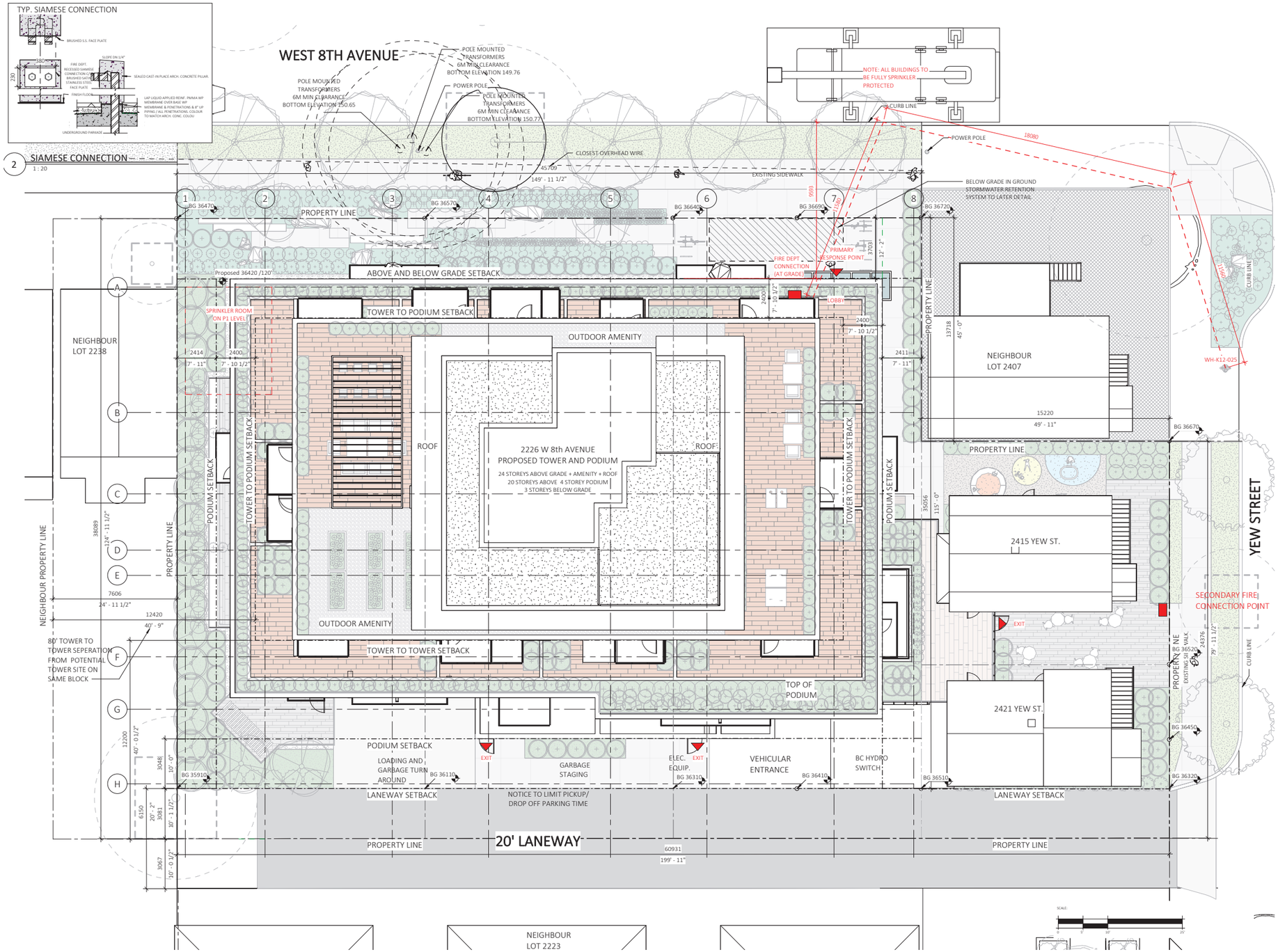
BUILDING GRADE ELEVATIONS
FOR LOTS 7, 8, 9 E & W 1/2,
PLAN VAP590, AND LOTS B & C,
PLAN VAP2234, BLK. 323, D.L. 526.

DATE: 2023-08-18	DESIGN: M.P.
DWG: B.F.G.	CHK: J.D.H.
REF: FILE 2023-00099.	

SCALE: 1:400
DWG. NO. **BG-2023-00099**
SHEET 1 OF 1
REVISION:

SITE PLAN

REGISTERED ARCHITECT
STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30

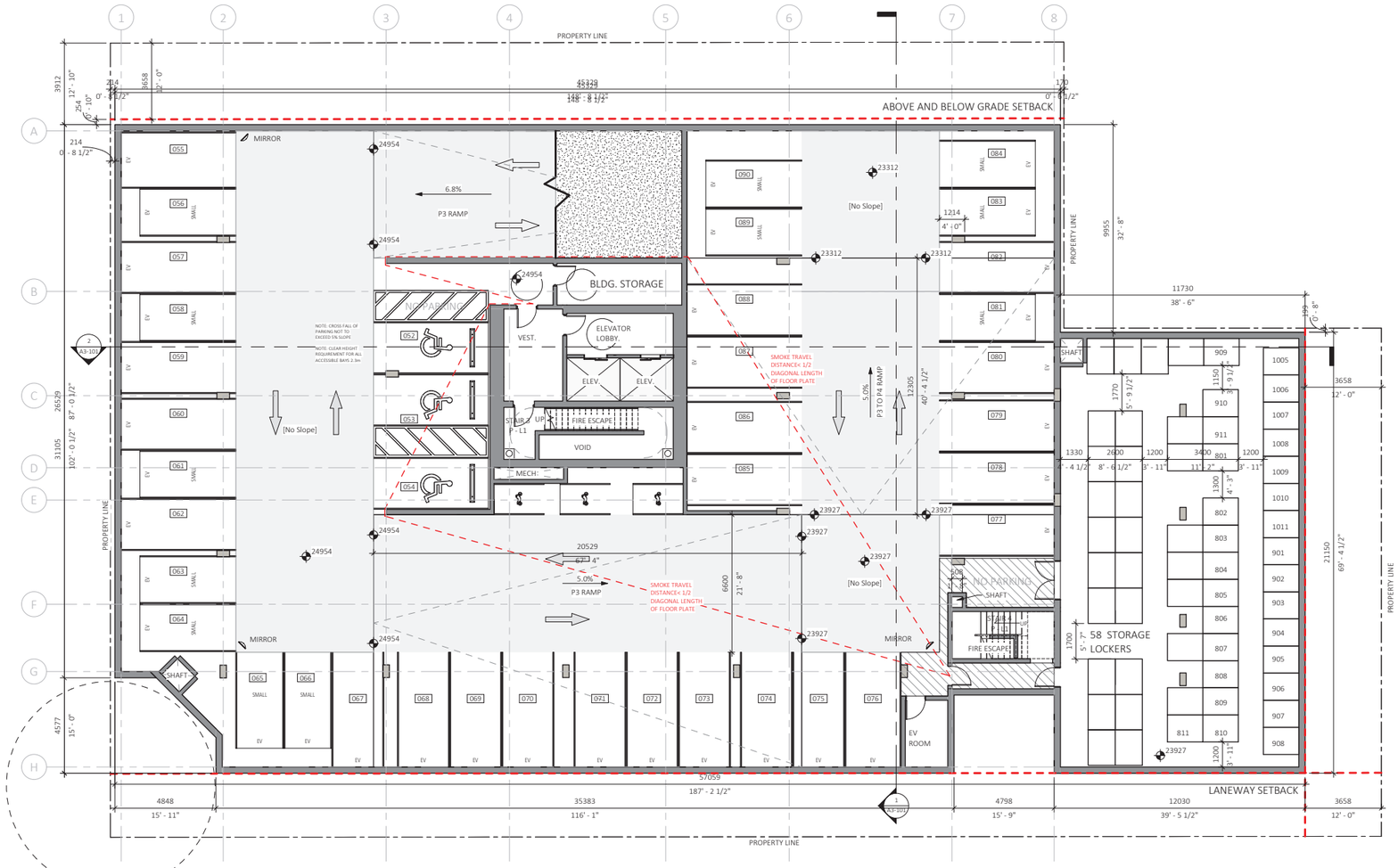


FLOOR PLAN - LEVEL P3



i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P3			
Level	Type	Type Comments	Stall Type 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	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	3
LEVEL P3	Small Stall - 2300 x 4600 mm	SMALL	12
LEVEL P3	Standard Stall - 2500 x 5500 mm	STANDARD	22
LEVEL P3	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	2
LEVEL P3: 42			42



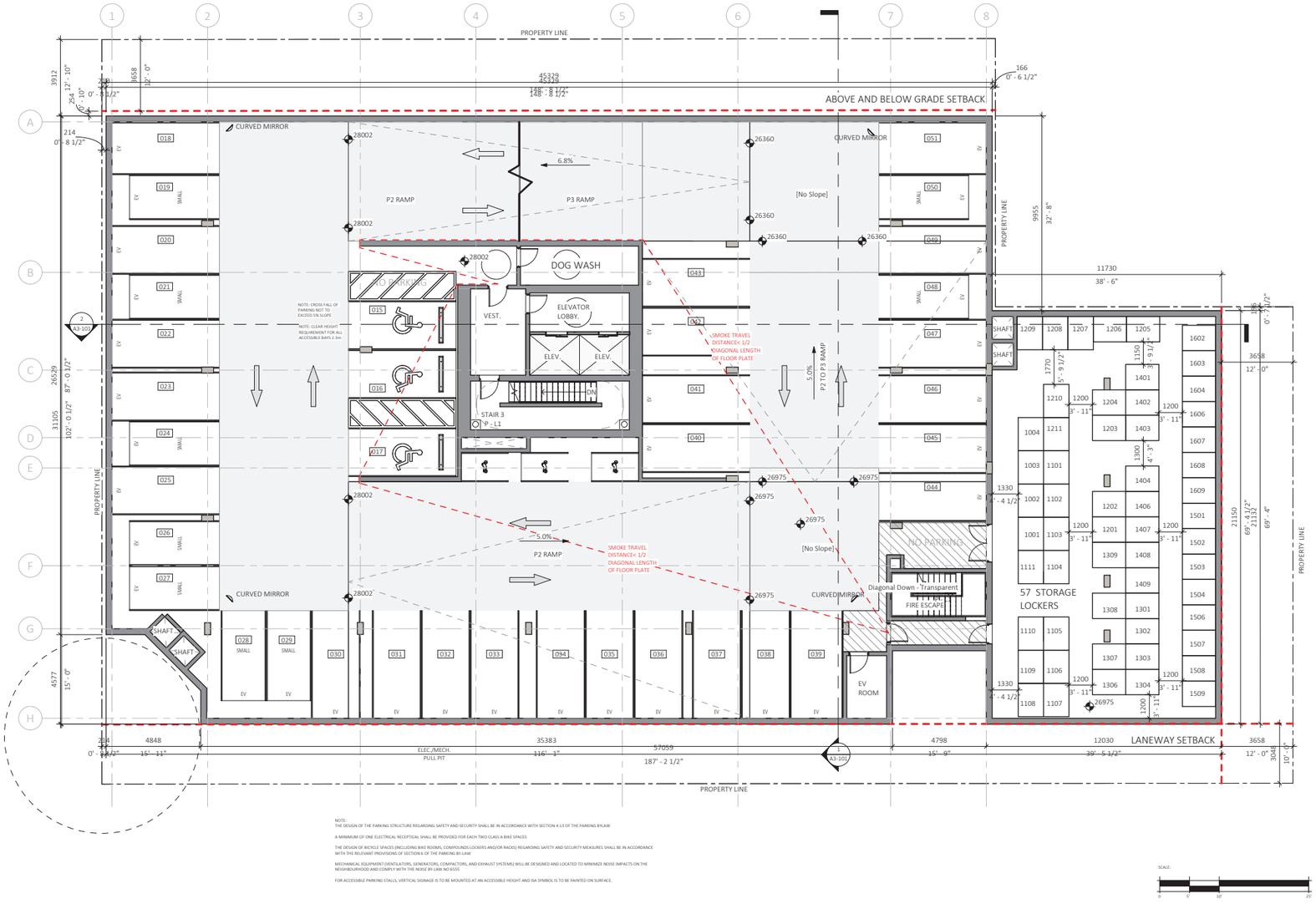
FLOOR PLAN - LEVEL P2



2024-04-30

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P2			
Level	Type	Type Comments	Stall Type Count
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	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	3
LEVEL P2	Small Stall - 2300 x 4600 mm	SMALL	9
LEVEL P2	Standard Stall - 2500 x 5500 mm	STANDARD	22
LEVEL P2	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	3
LEVEL P2: 40			40



NOTE:
THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW

A MINIMUM OF ONE ELECTRICAL RECEPTICAL SHALL BE PROVIDED FOR EACH TWO CLASS A BIKE SPACES

THE DESIGN OF BICYCLE SPACES (INCLUDING BIKE ROOMS, COMPOUNDS LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW

MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH THE NOISE BY-LAW NO 6555

FOR ACCESSIBLE PARKING STALLS, VERTICAL SIGNAGE IS TO BE MOUNTED AT AN ACCESSIBLE HEIGHT AND ISA SYMBOL IS TO BE PAINTED ON SURFACE.

SCALE:

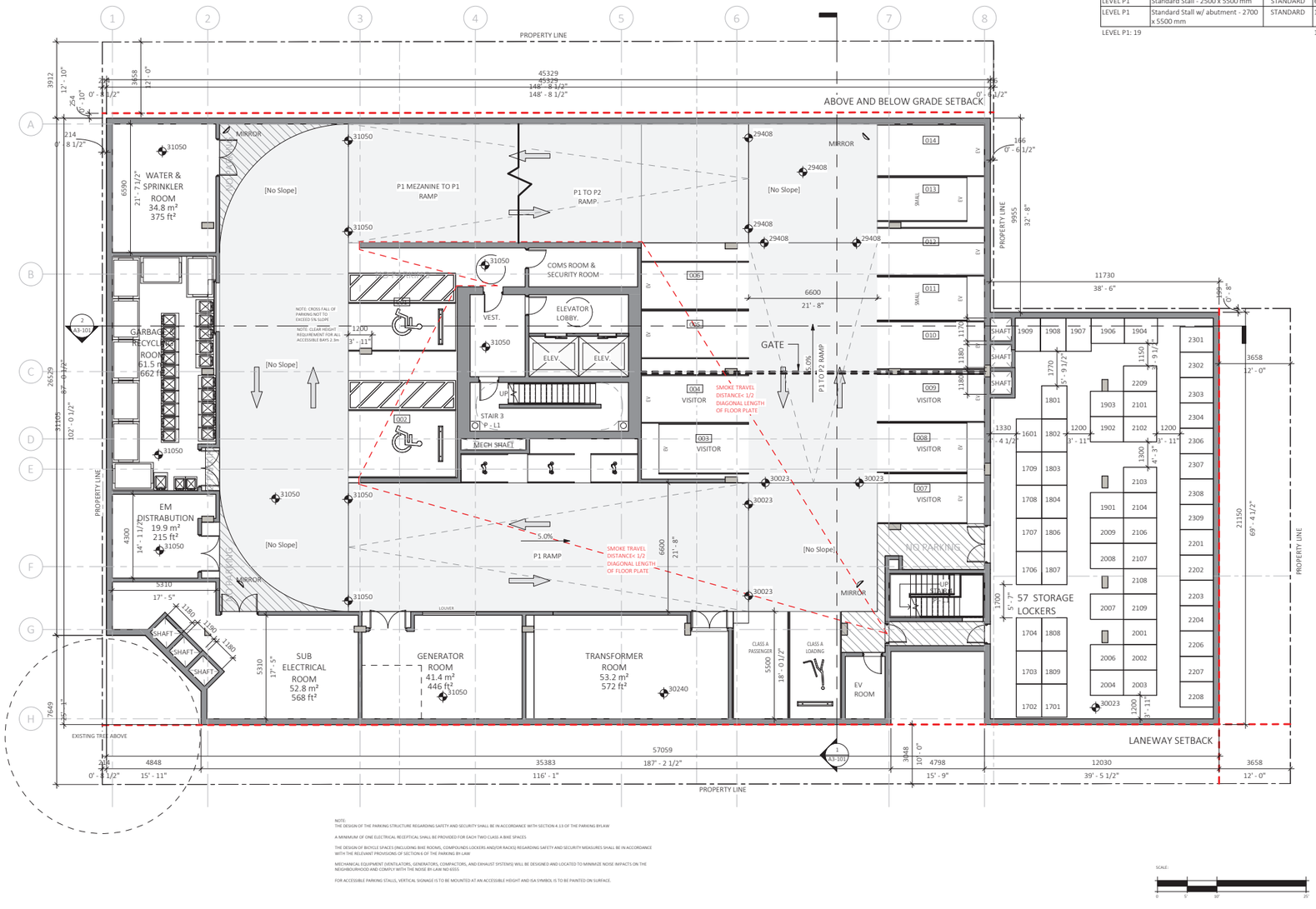
FLOOR PLAN - LEVEL P1



2024-04-30

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P1			
Level	Type	Type Comments	Stall Type Count
LEVEL P1	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	1
LEVEL P1	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P1	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P1	Class A Passenger - 2900 x 5500 mm - Additional Spaces	CLASS A PASSENGER	1
LEVEL P1	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	3
LEVEL P1	Small Stall - 2300 x 4600 mm	SMALL	2
LEVEL P1	Small Stall w/ abutment -2600 x 4600 mm	SMALL	3
LEVEL P1	Standard Stall - 2500 x 5500 mm	STANDARD	6
LEVEL P1	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	1
LEVEL P1: 19			19



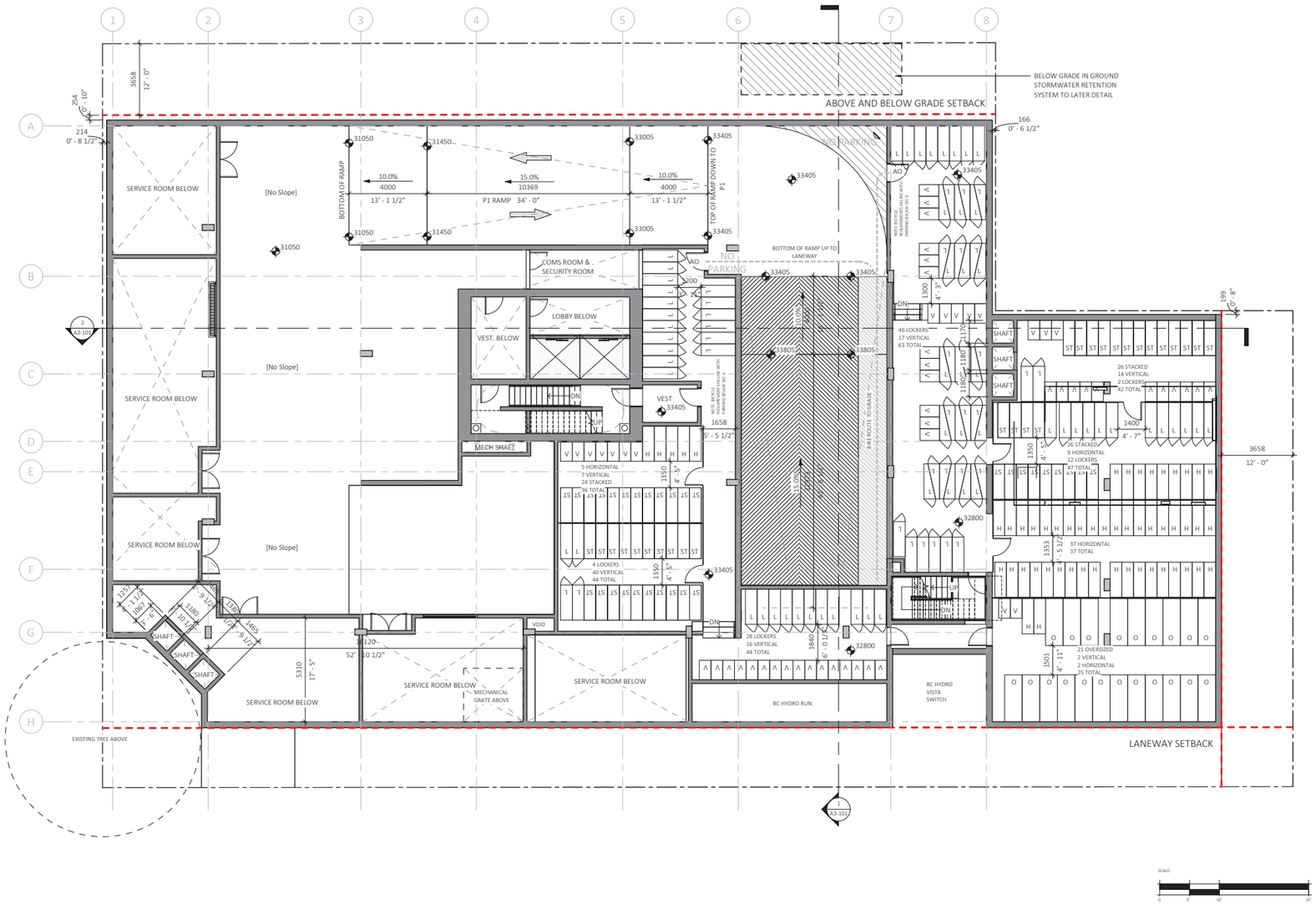
FLOOR PLAN - LEVEL P1 - MEZZANINE



2024-04-30

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

BIKE PARKING SCHEDULE - LEVEL P1 MEZZANINE			
Level	Type	Type Comments	Bike Spaces Provided
LEVEL P1 MEZ.	Class A - Horizontal 1800 x 600 mm	H	53
LEVEL P1 MEZ.	Class A - Horizontal Stacked 1800 x 600 mm	ST	116
LEVEL P1 MEZ.	Class A - Locker (Standard) 1800 x 600 mm	L	60
LEVEL P1 MEZ.	Class A - Locker (Tapered) 1800 x 600 mm	L	32
LEVEL P1 MEZ.	Class A - Oversize 2400 x 900 mm	O	21
LEVEL P1 MEZ.	Class A - Vertical 1000 x 600 mm	V	56
LEVEL P1 MEZ.: 280			338

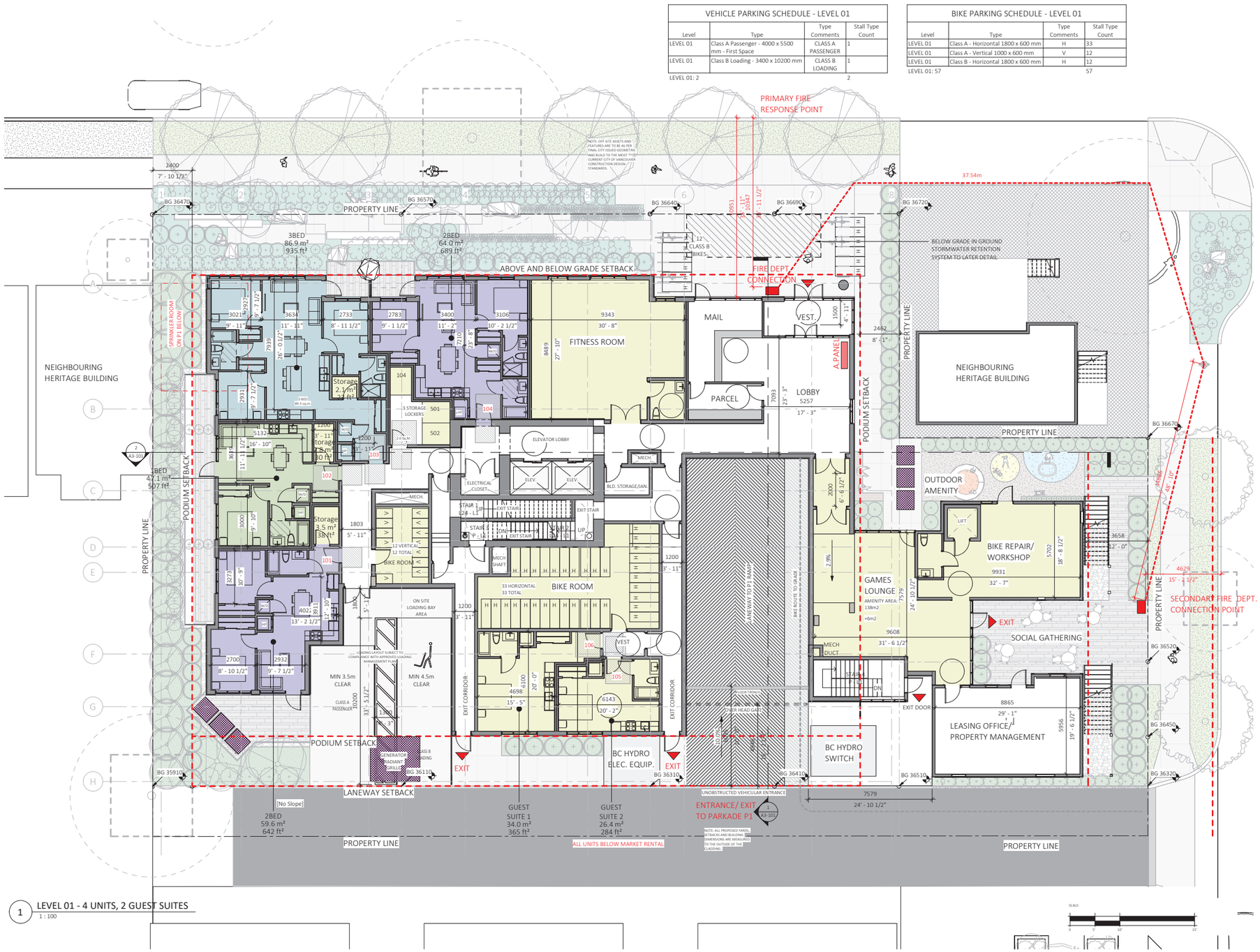


FLOOR PLAN - LEVEL 01

2024-04-30

VEHICLE PARKING SCHEDULE - LEVEL 01			
Level	Type	Type Comments	Stall Type Count
LEVEL 01	Class A Passenger - 4000 x 5500 mm - First Space	CLASS A PASSENGER	1
LEVEL 01	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	1
LEVEL 01: 2			2

BIKE PARKING SCHEDULE - LEVEL 01			
Level	Type	Type Comments	Stall Type Count
LEVEL 01	Class A - Horizontal 1800 x 600 mm	H	33
LEVEL 01	Class A - Vertical 1000 x 600 mm	V	12
LEVEL 01	Class B - Horizontal 1800 x 600 mm	H	12
LEVEL 01: 57			57



1 LEVEL 01 - 4 UNITS, 2 GUEST SUITES
1 : 100

FLOOR PLAN - LEVEL 02

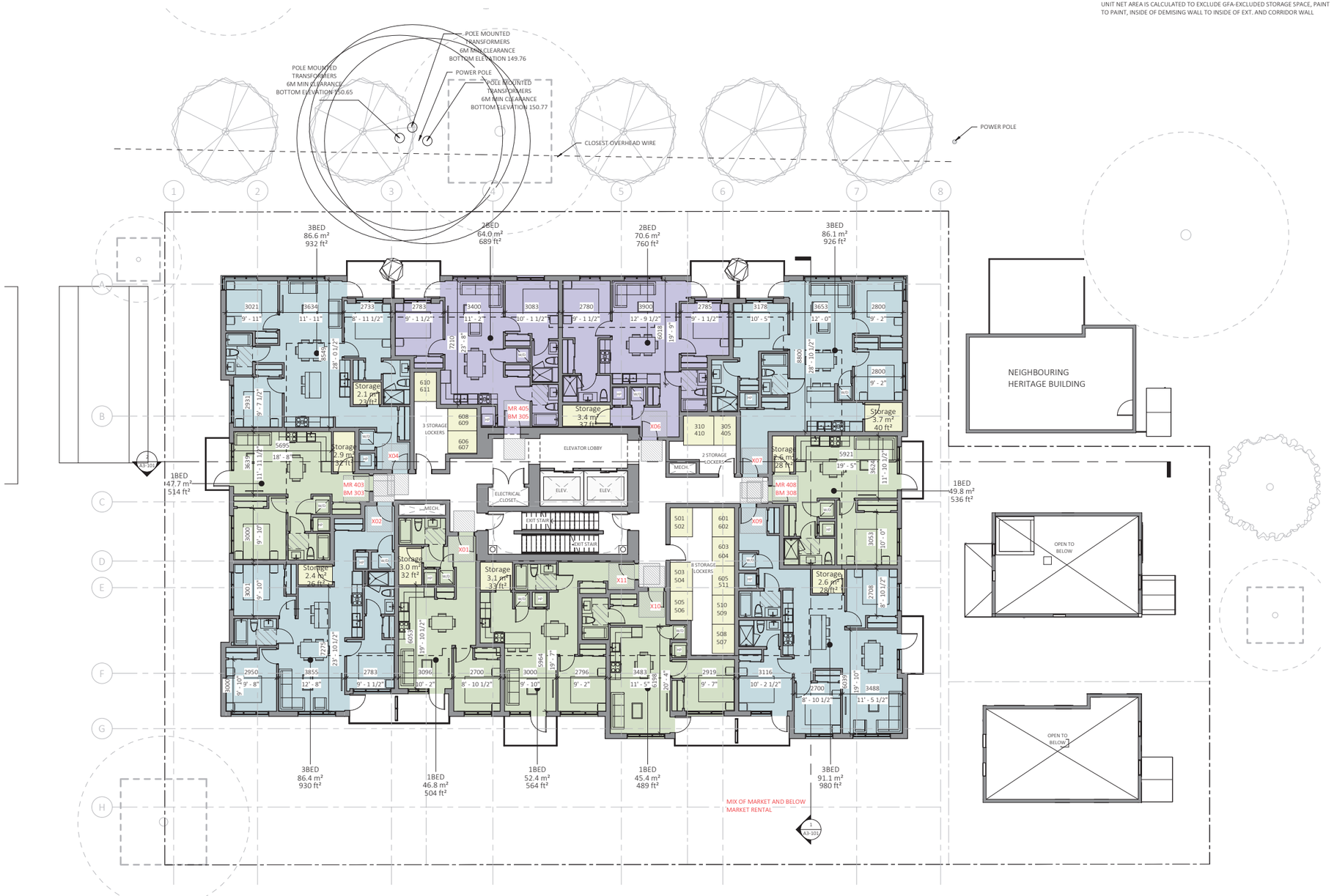


2 LEVEL 02 - 11 UNITS
1 : 100

SCALE: 0 5' 10' 20'

REGISTERED ARCHITECT
STEFAN ARPLI
BRITISH COLUMBIA
2024-04-30

FLOOR PLAN - LEVEL 03 & 04



1 PODIUM LEVELS 03-04 - 11 UNITS
1 : 100

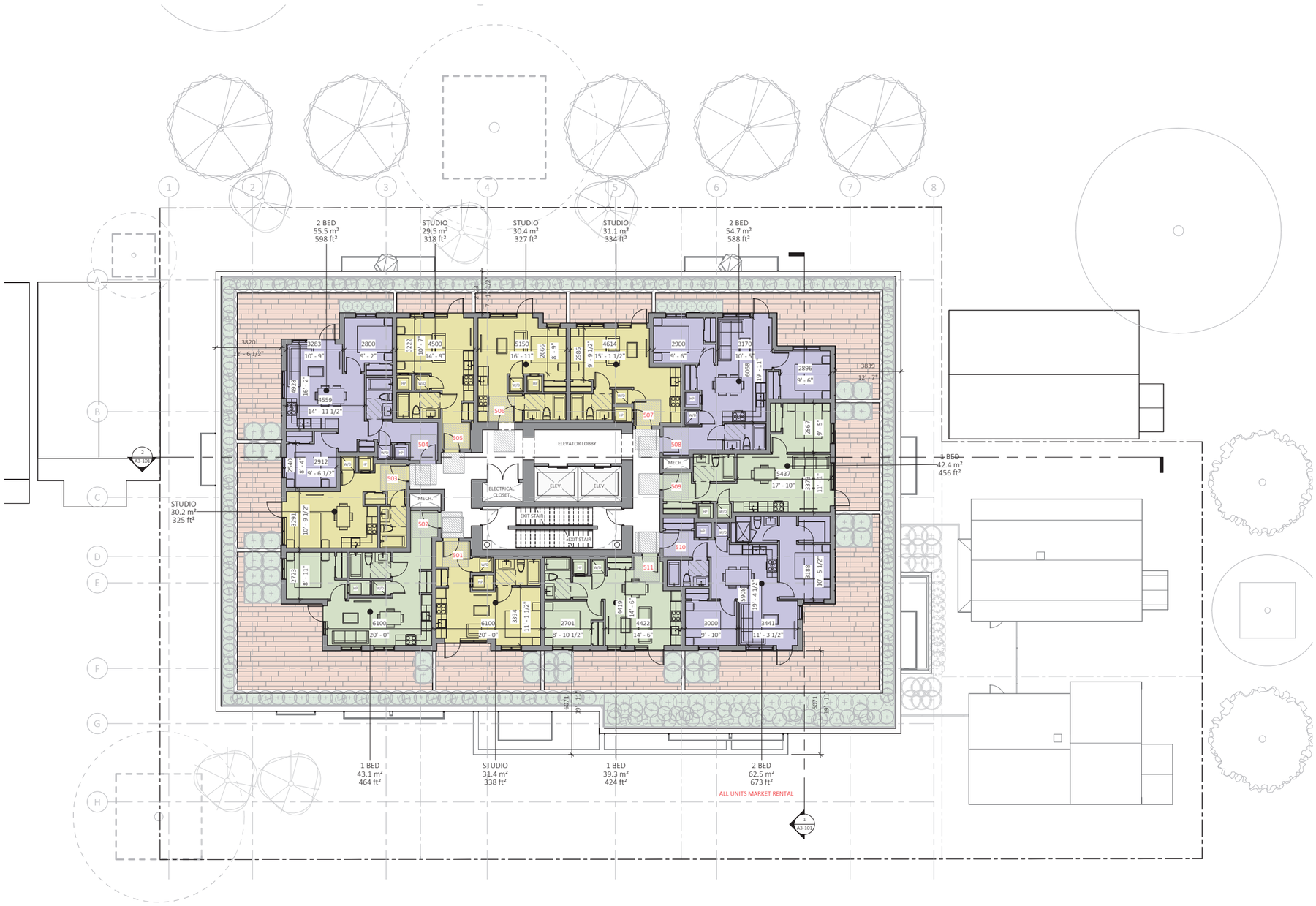
SCALE: 0 5' 10' 20'

REGISTERED ARCHITECT STEFAN ARPLI BRITISH COLUMBIA
2024-04-30

FLOOR PLAN - LEVEL 05

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PROVINCE OF BRITISH COLUMBIA

2024-04-30



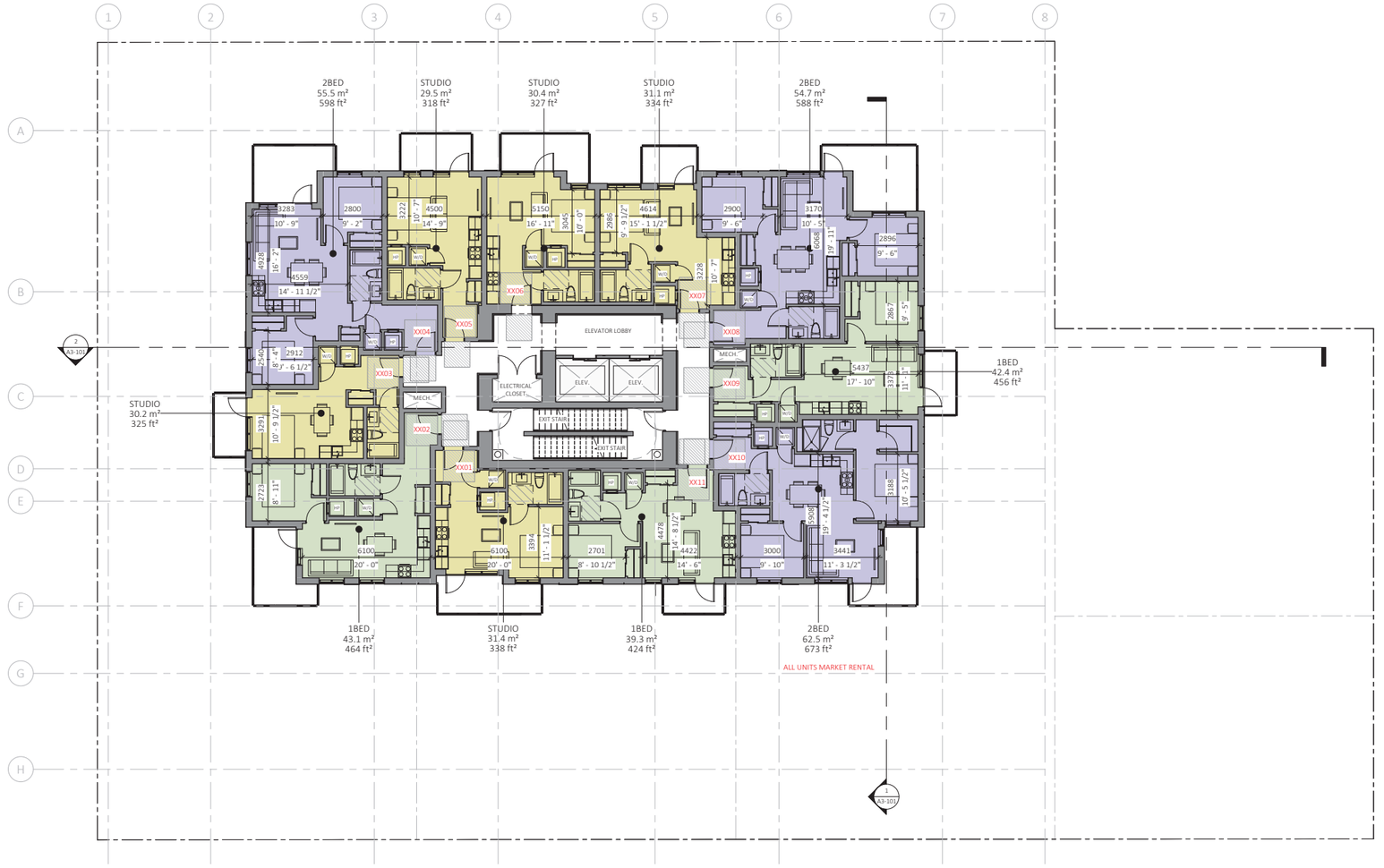
2 LEVEL 05 - 9 UNITS
1 : 100

SCALE
0 5' 10' 20'

FLOOR PLAN - LEVEL 06 - LEVEL 12

REGISTERED ARCHITECT
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BRITISH COLUMBIA

2024-04-30



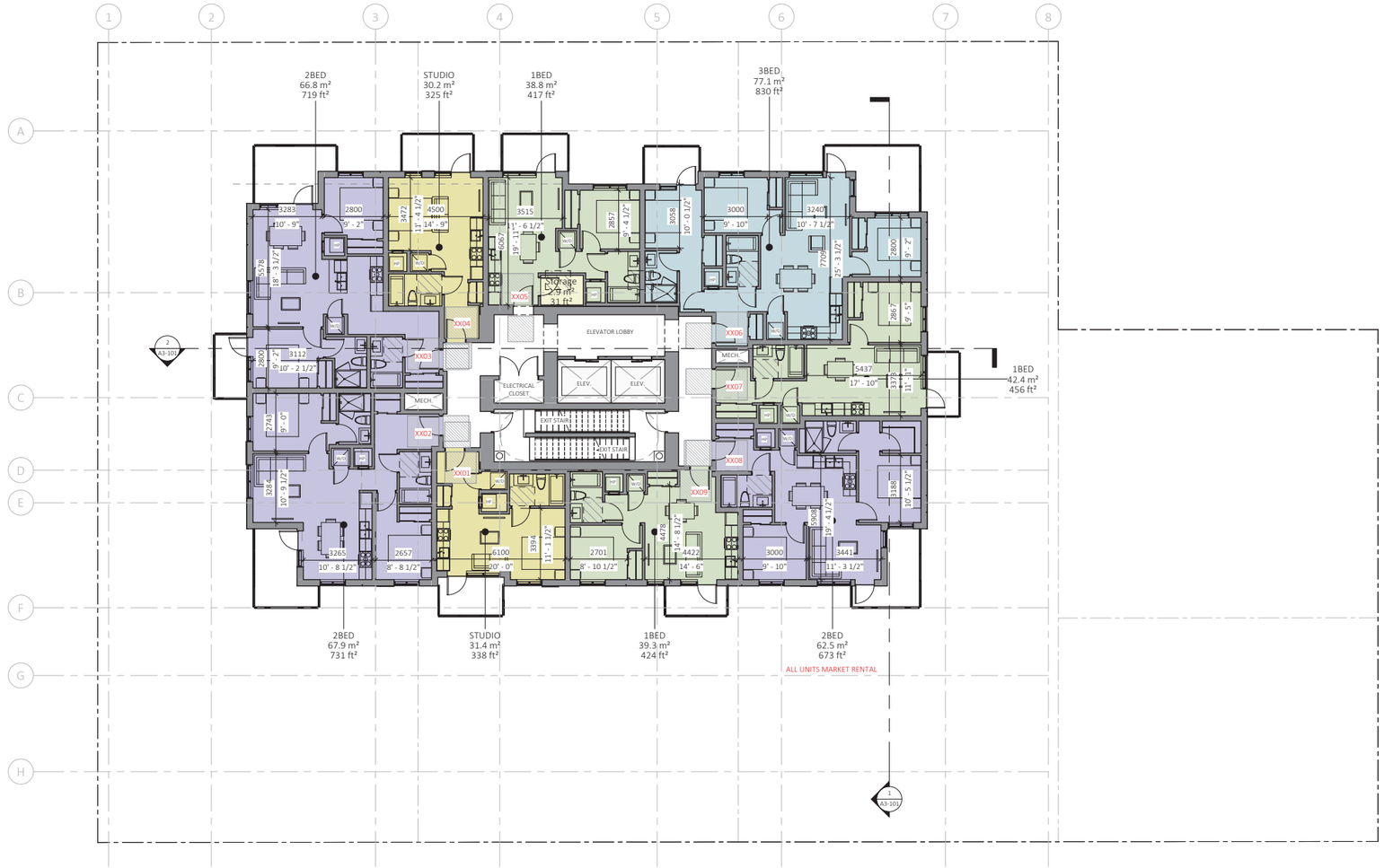
2 LEVEL 06-12 - 11 UNITS
1 : 100

SCALE
0 5 10' 20'

FLOOR PLAN - LEVEL 13 - LEVEL 23

REGISTERED ARCHITECT
K. STEFAN ABPLI
BRITISH COLUMBIA

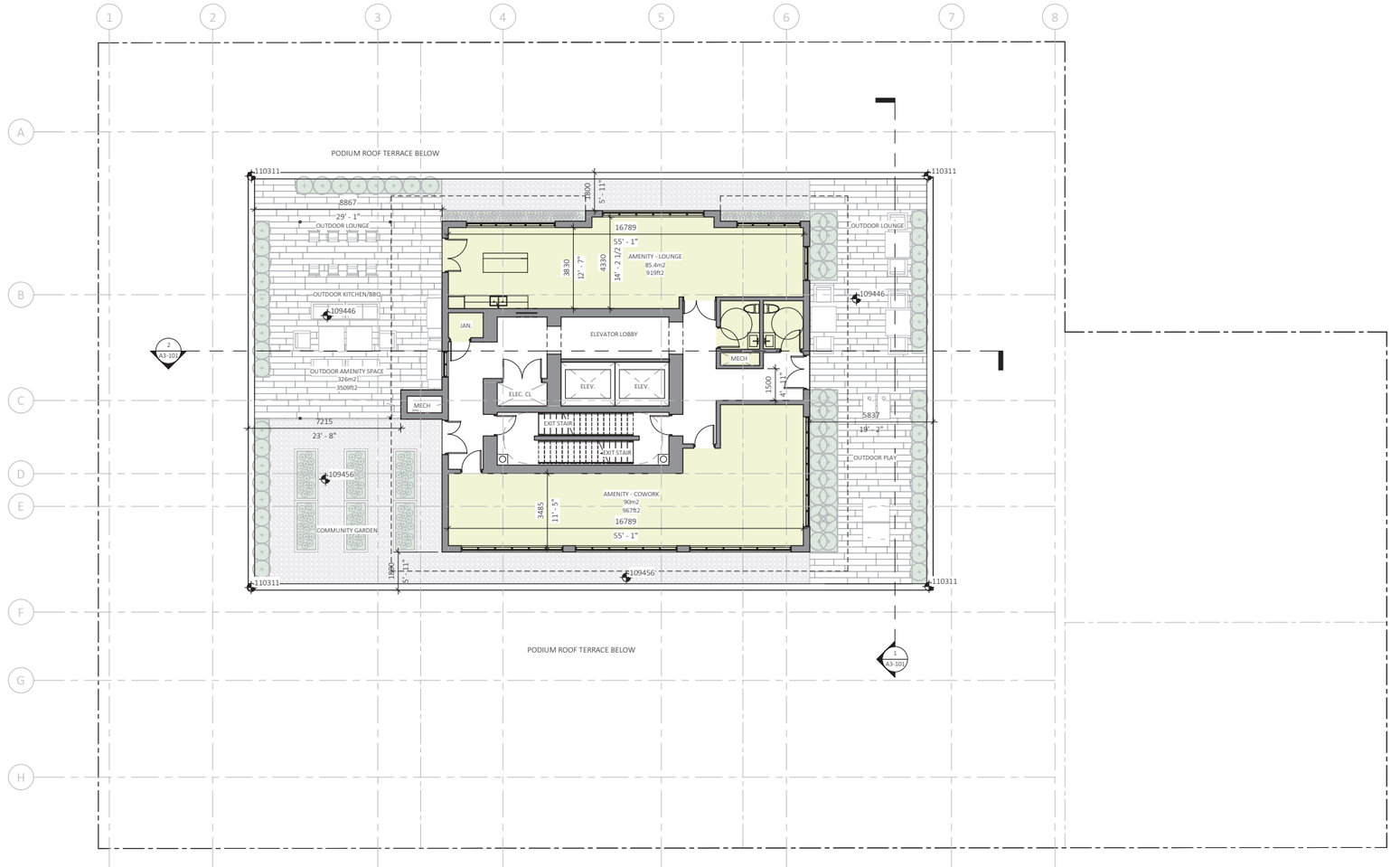
2024-04-30



1 LEVEL 12-23 - 9 UNITS
1 : 100

SCALE
0 5' 10' 20'

FLOOR PLAN - AMENITY LEVEL



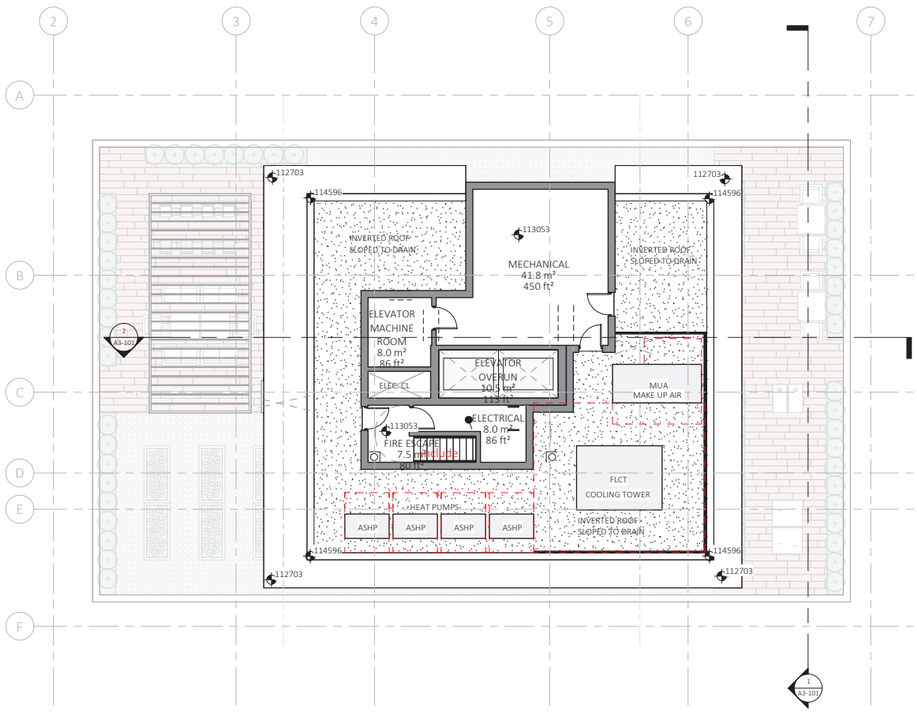
1 LEVEL AMENITY
1 : 100

SCALE:
0 5 10' 25'

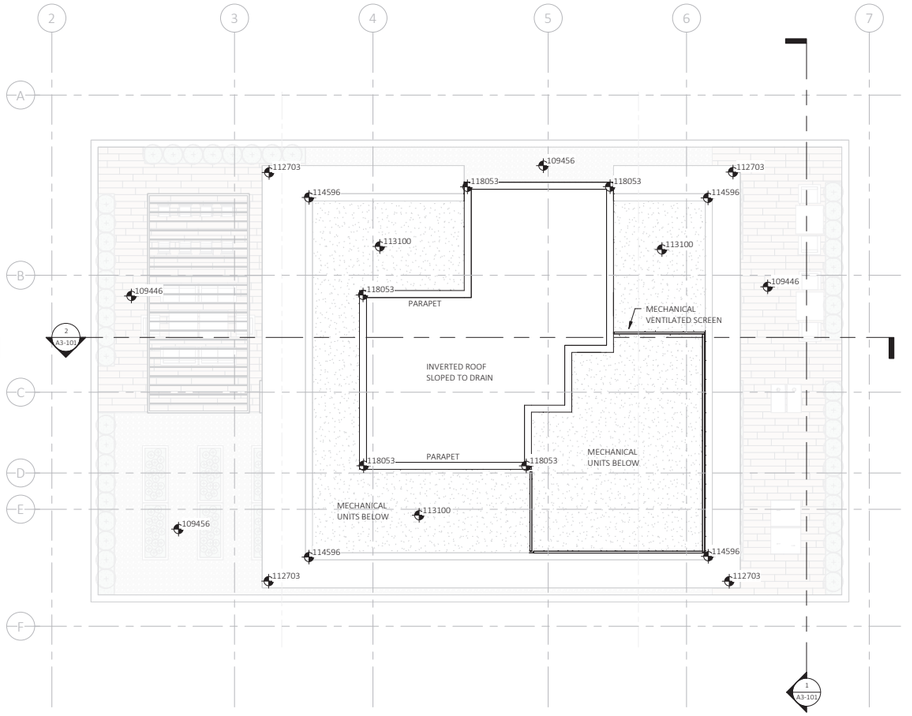
FLOOR PLAN - MECHANICAL OVERRUN AND ROOF

REGISTERED ARCHITECT
A. STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA

2024-04-30

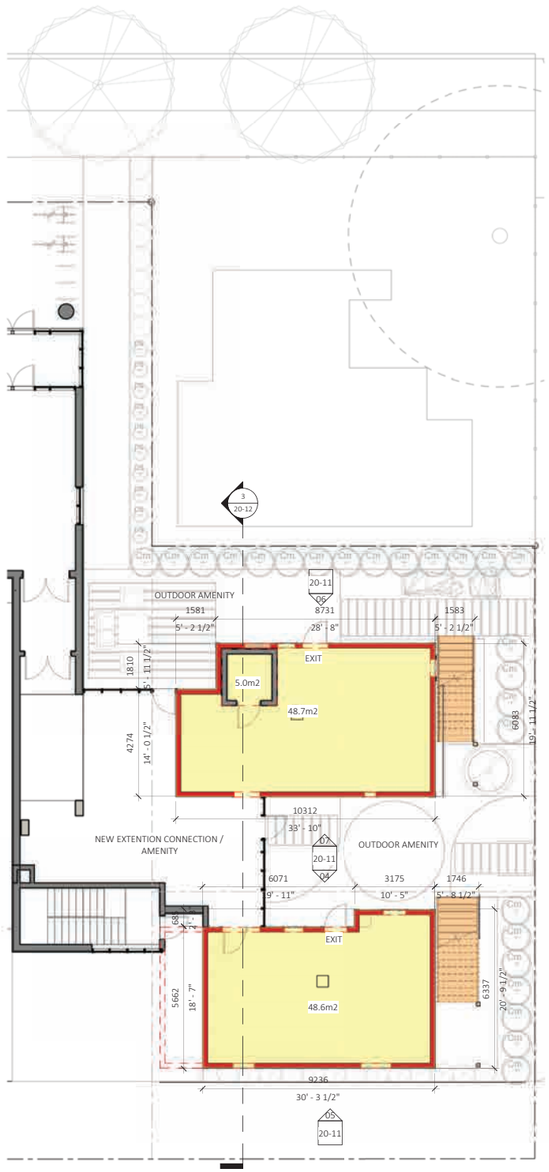


1 ELEVATOR OVERRUN AND MECHANICAL FLOOR.
1 : 100



2 ROOF PLAN
1 : 100

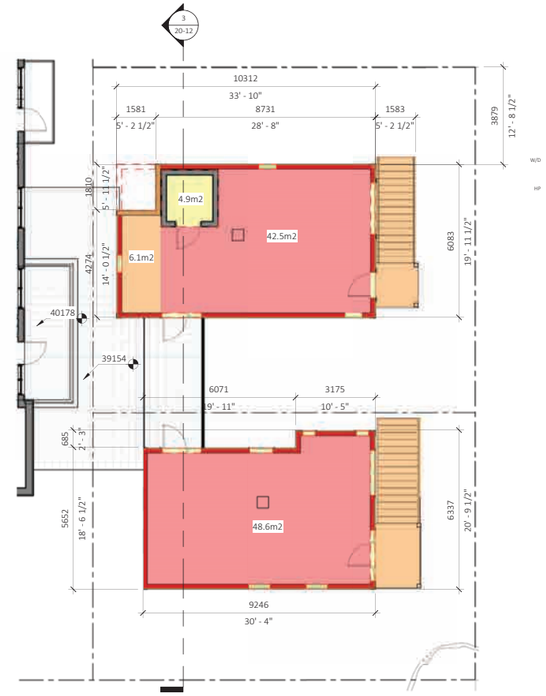
HERITAGE RETENTION DRAWINGS



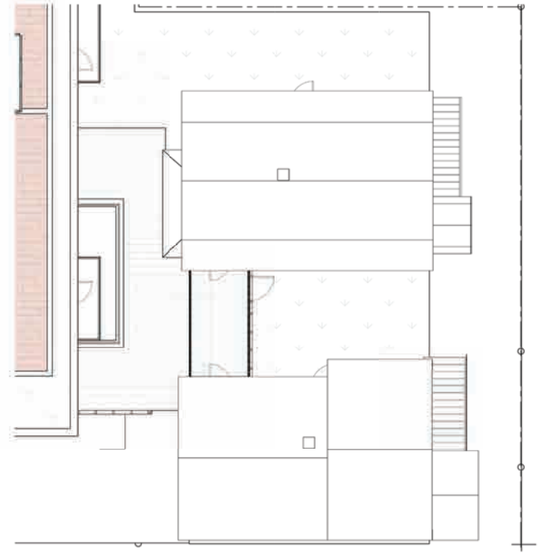
001 LEVEL 01 - HERITAGE RETENTION
1 : 100

LEGEND :

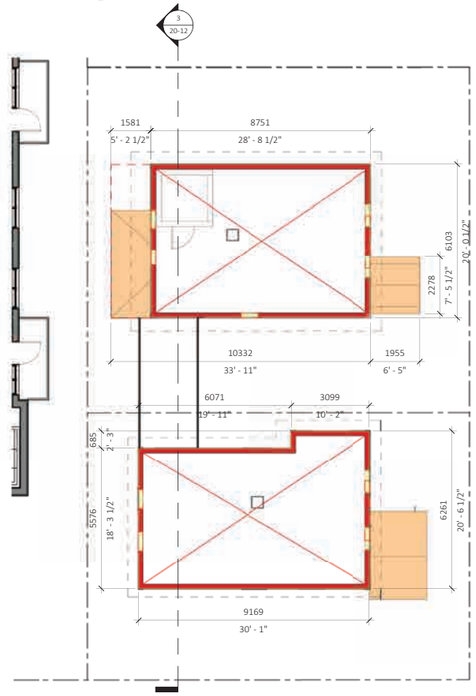
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- ORIGINAL BUILDING ELEMENTS TO BE RECONSTRUCTED
- PROPOSED NEW BUILDING ELEMENTS
- EXISTING ELEMENTS TO BE DEMOLISHED



002 LEVEL 02 - HERITAGE RETENTION
1 : 100

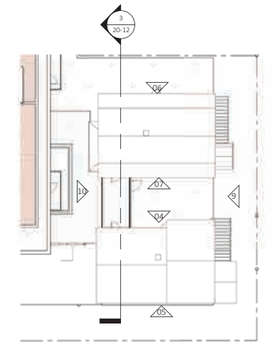


4 ROOF PLAN - HERITAGE RETENTION
1 : 100



003 LEVEL 03 - HERITAGE RETENTION
1 : 100

HERITAGE RETENTION DRAWINGS



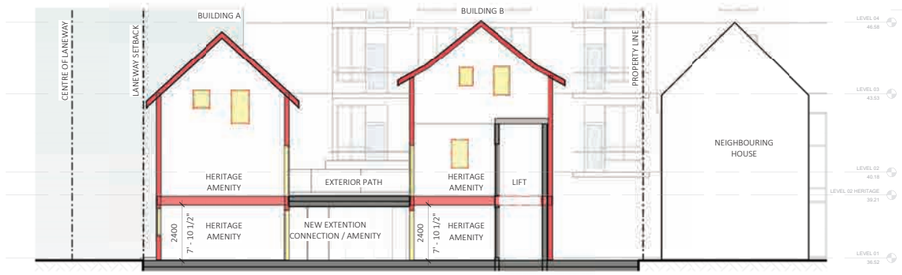
8 KEY PLAN - HERITAGE RETENTION
1 : 200



1 HERITAGE BUILDING A & B EAST ELEVATION
1 : 100



2 HERITAGE BUILDING A & B_WEST ELEVATION
1 : 100



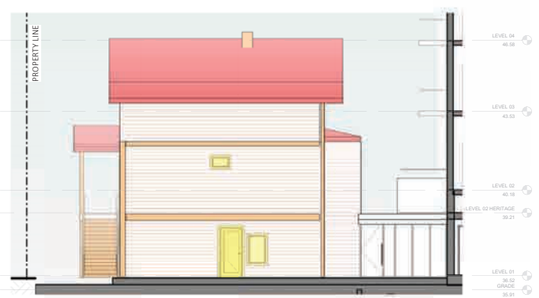
3 HERITAGE BUILDING A & B SECTION
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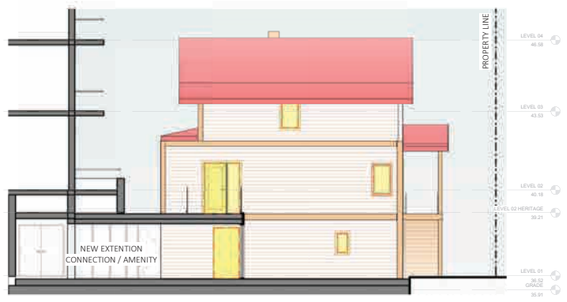
4 HERITAGE BUILDING A_NORTH ELEVATION
1 : 100



5 HERITAGE BUILDING A_SOUTH ELEVATION
1 : 100



6 HERITAGE BUILDING B_NORTH ELEVATION
1 : 100



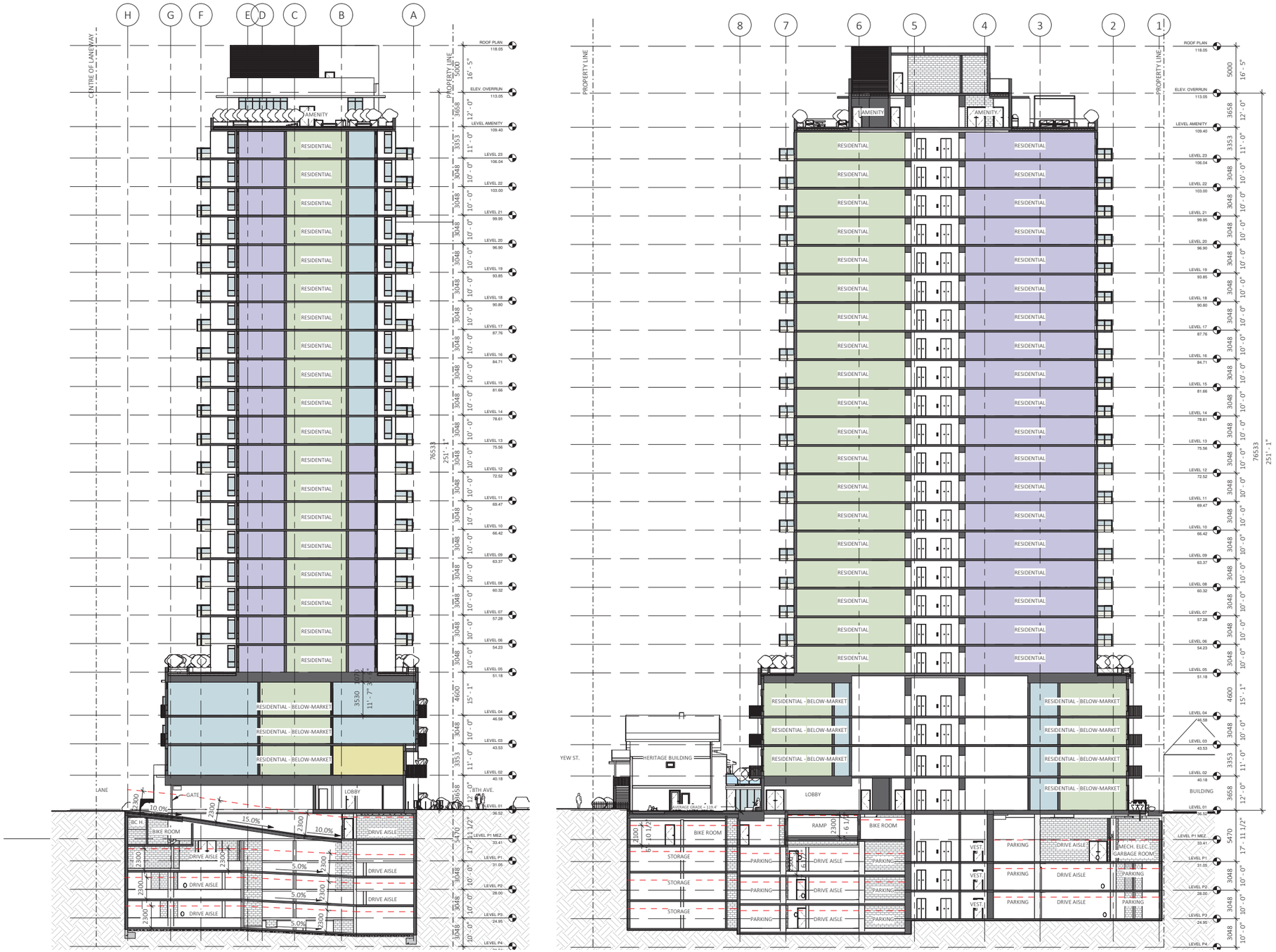
HERITAGE BUILDING B_SOUTH ELEVATION

LEGEND :

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- ORIGINAL BUILDING ELEMENTS TO BE RECONSTRUCTED
- PROPOSED NEW BUILDING ELEMENTS
- EXISTING ELEMENTS TO BE DEMOLISHED

REGISTERED ARCHITECT
STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30

SECTIONS

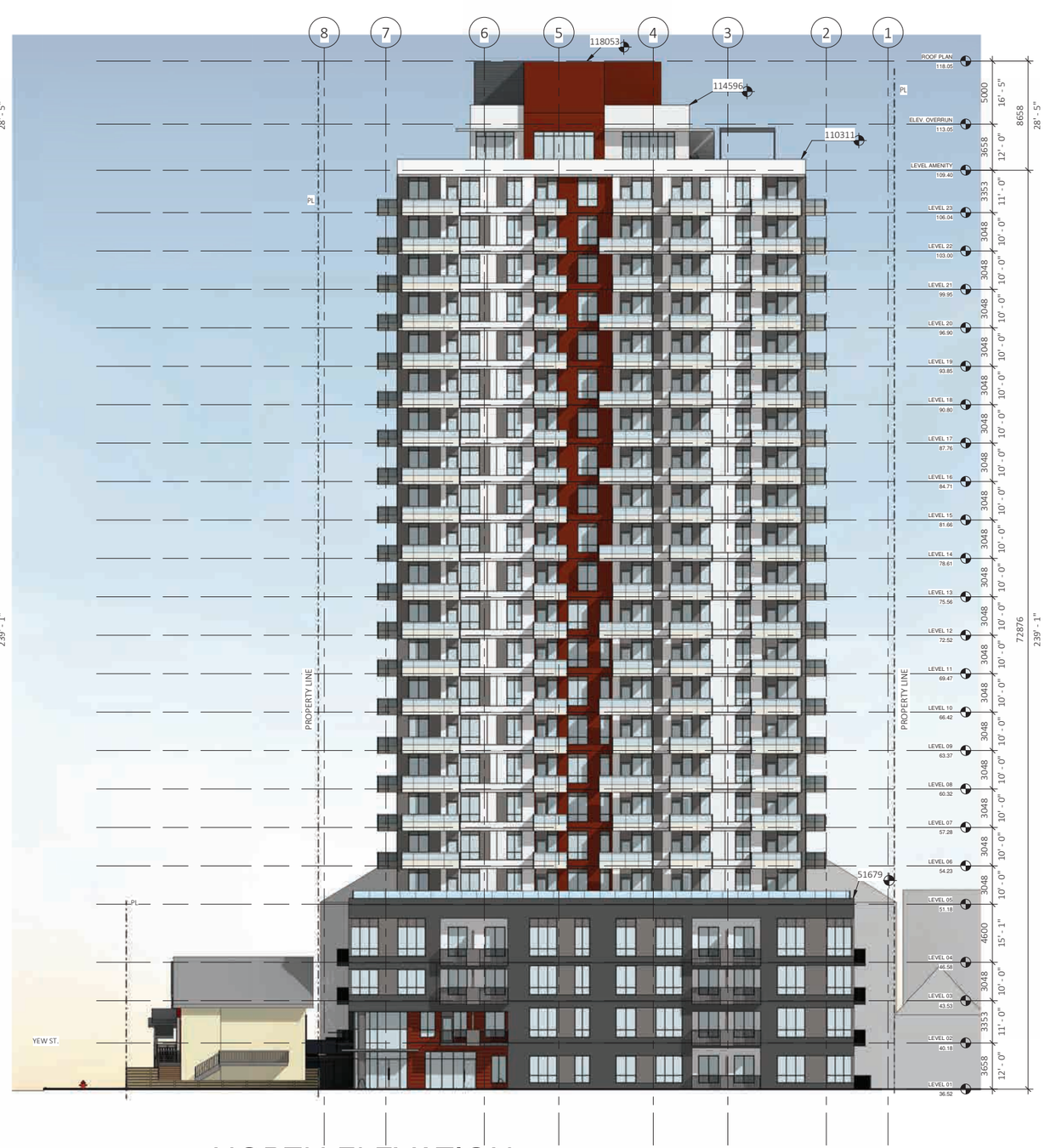


REGISTERED ARCHITECT
STEFAN ARPLI
BRITISH COLUMBIA
2024-04-30

ELEVATIONS

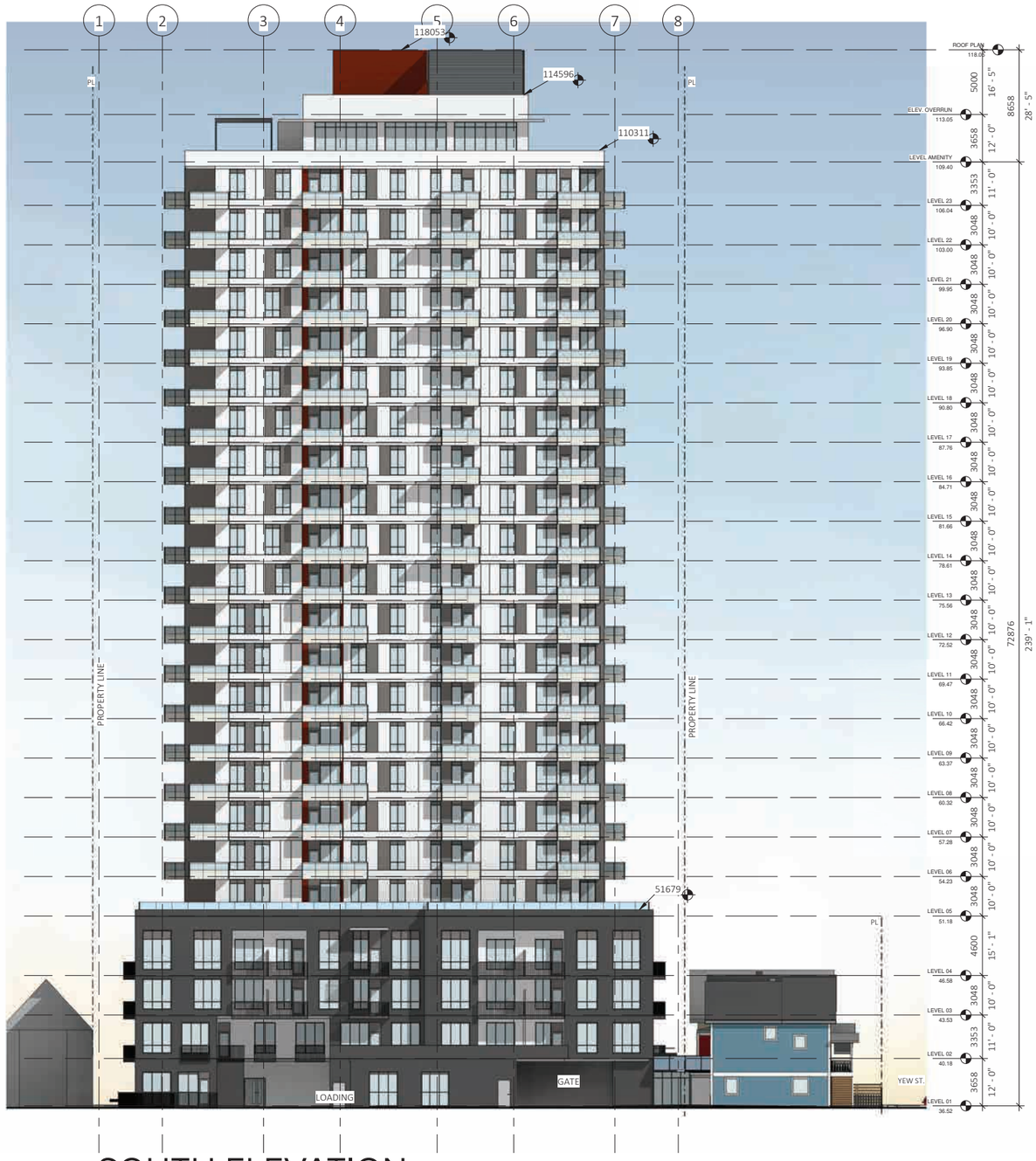


EAST ELEVATION

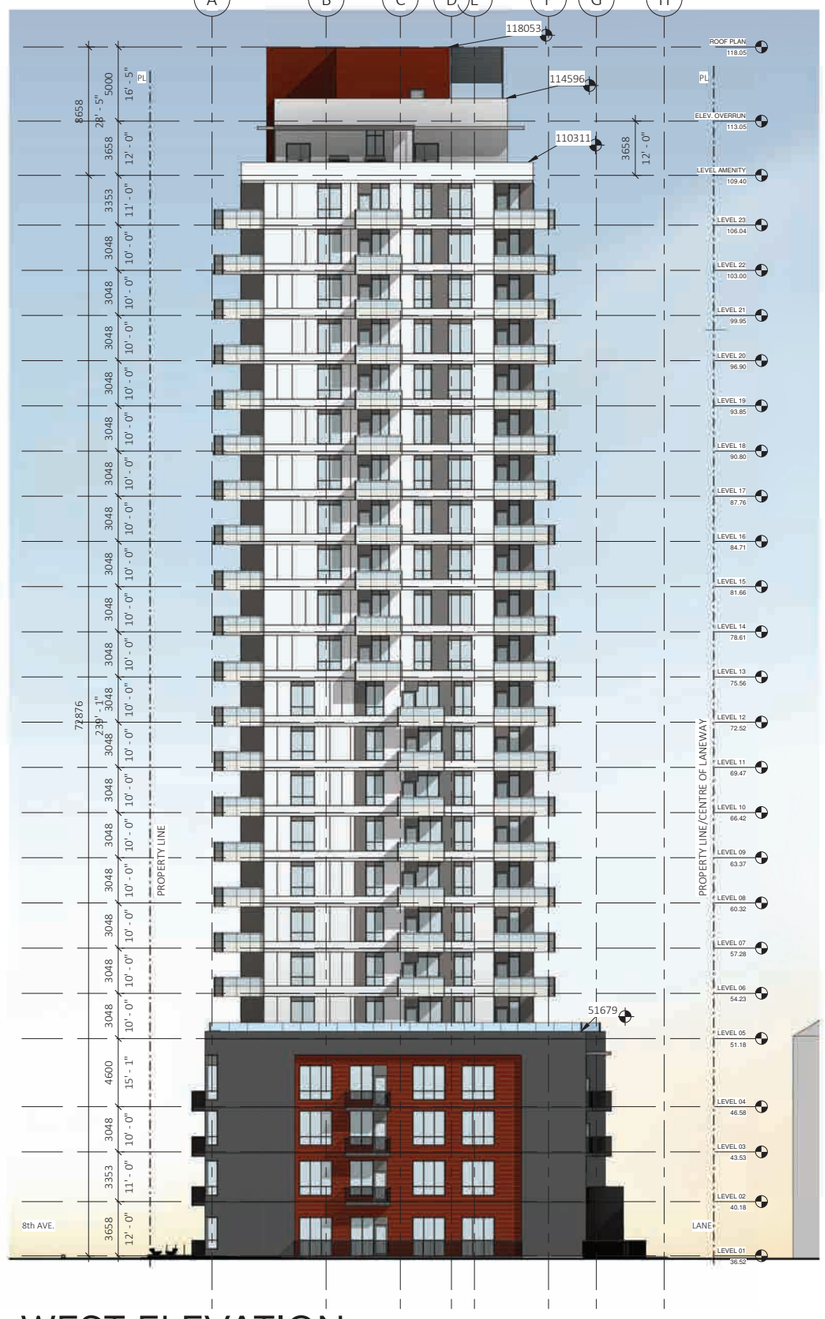


NORTH ELEVATION

REGISTERED ARCHITECT
STEFAN ARPLI
BRITISH COLUMBIA
2024-04-30



SOUTH ELEVATION



WEST ELEVATION

REGISTERED ARCHITECT
STEFAN ARPLI
BRITISH COLUMBIA
2024-04-30

REGISTERED ARCHITECT
STEFAN ABPLI
BRITISH COLUMBIA
2024-04-30



WEST ELEVATION - HERITAGE HOMES

RENDERINGS

REGISTERED ARCHITECT
STEFAN ABPLI
BRITISH COLUMBIA
2024-04-30



Rendering 1 - Corner of 8th Ave and Yew Street



Rendering 2 - View from Yew Street

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A. STEFAN ABPLI
PROFESSIONAL
2024-04-30



Rendering 3 - Heritage homes on Yew Street



Rendering 4 - Landscaped area between heritage homes

REGISTERED ARCHITECT
STEFAN ABPLI
BRITISH COLUMBIA
2024-04-30

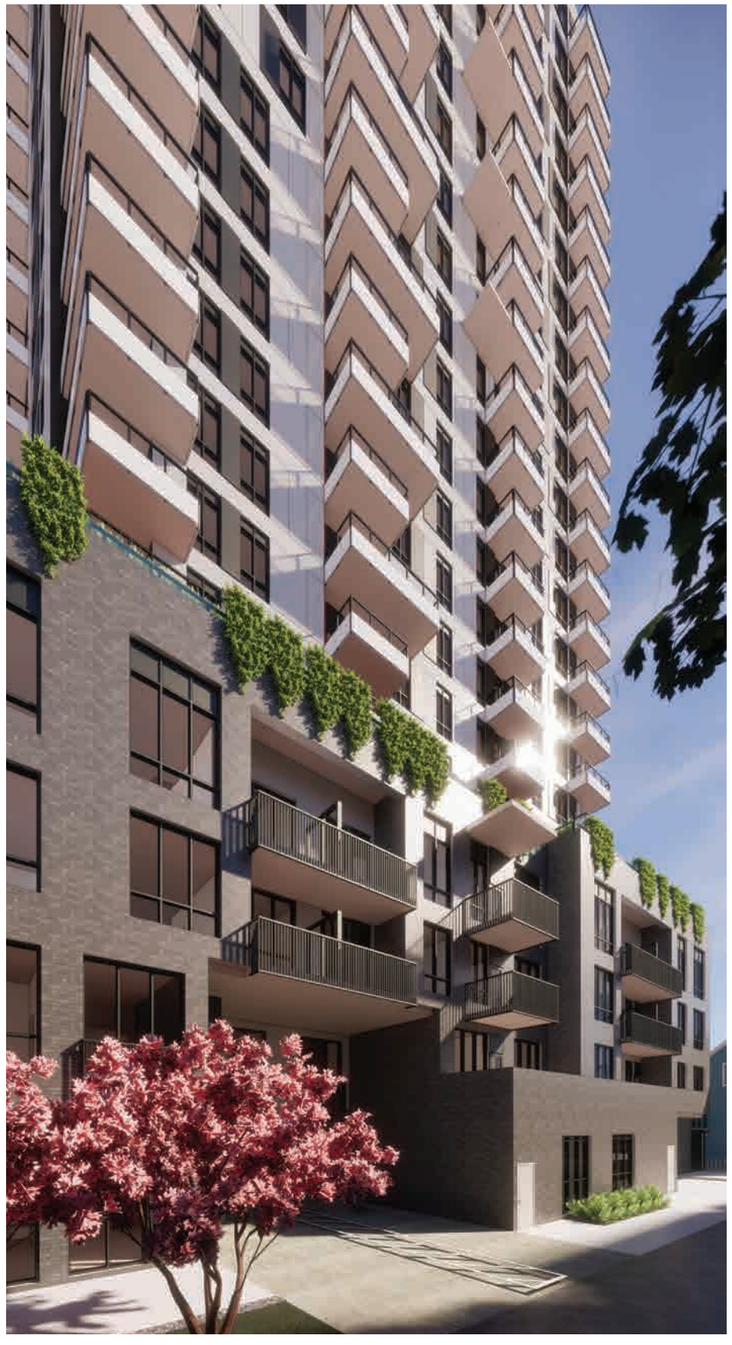


Rendering 5 - Tower entry



Rendering 6 - Aerial view of North facade

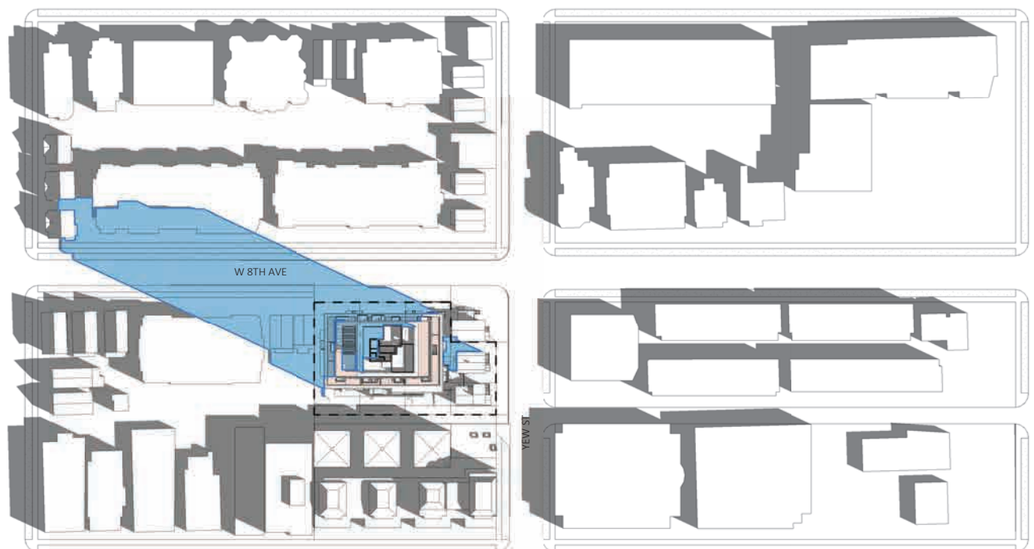




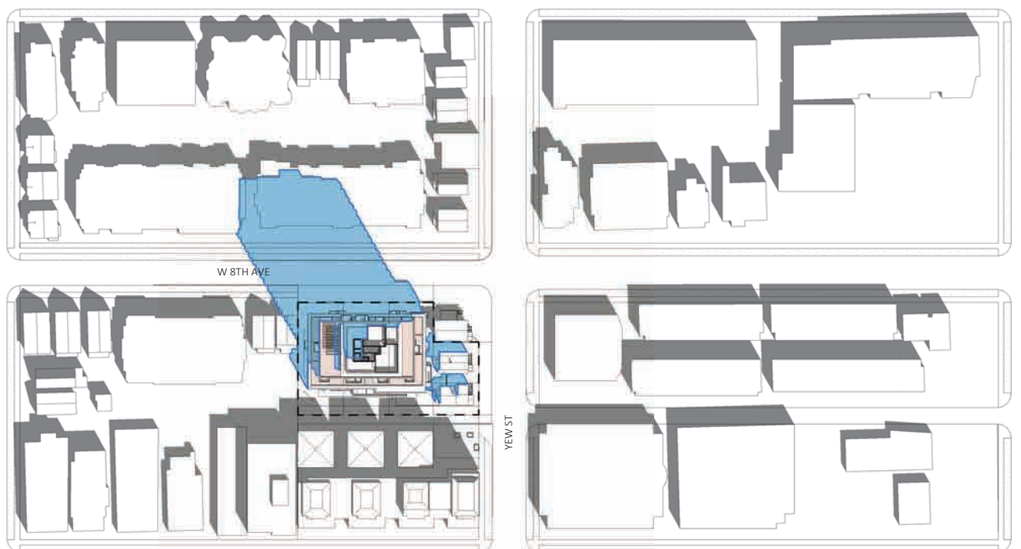


Rendering 7, 8 and 9 - Laneway views

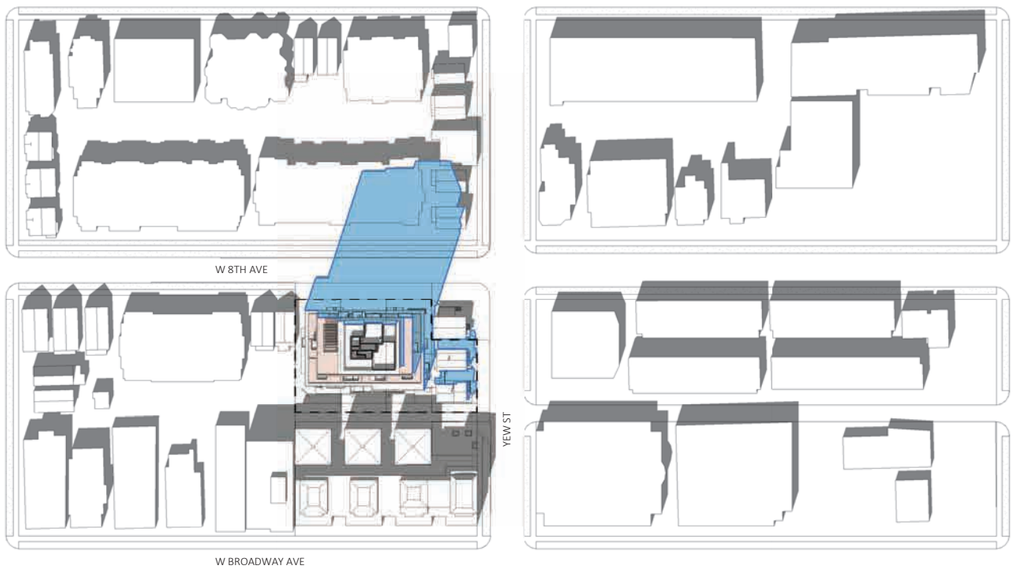
SHADOW STUDIES - MARCH 21



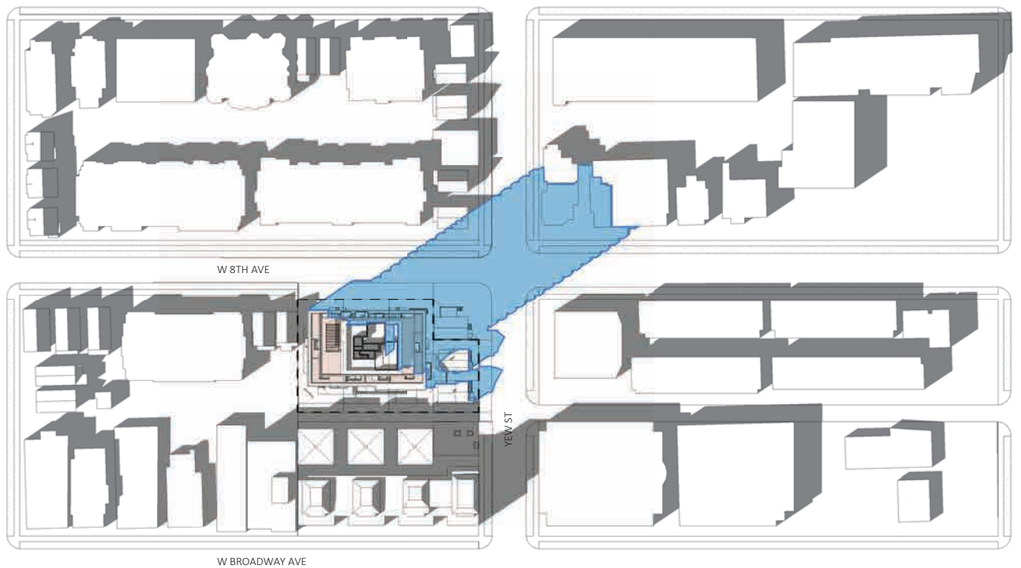
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1 : 1000



2 DD - March 21 12hrs
1 : 1000



3 DD - March 21 14hrs
1 : 1000



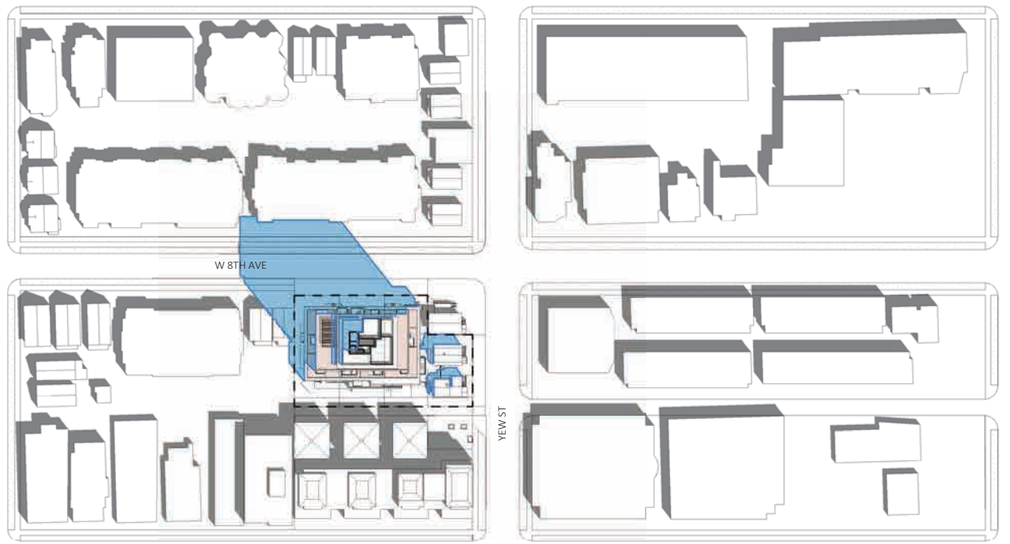
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SHADOW STUDIES - JUNE 21

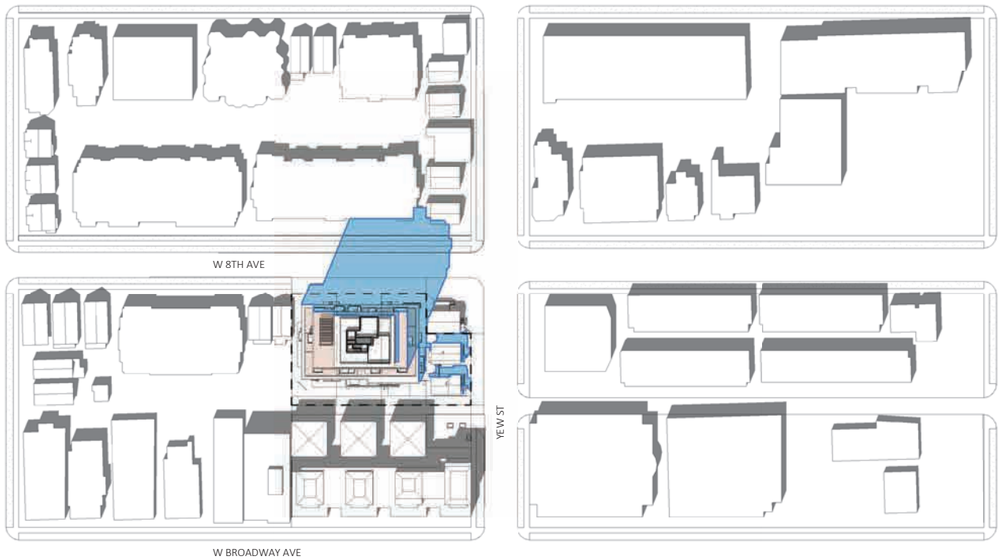
REGISTERED ARCHITECT
STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30



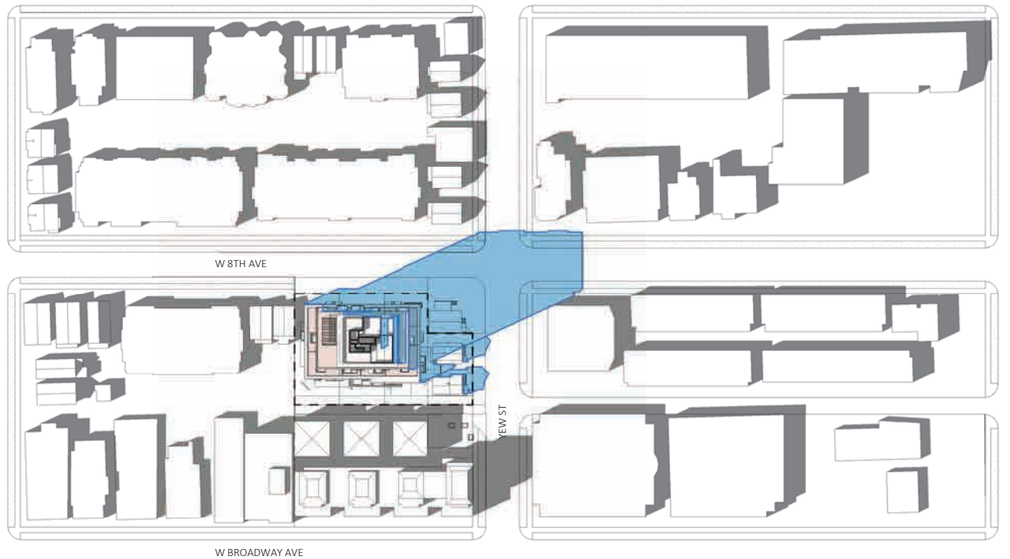
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2 DD - June 21 12hrs
1 : 1000

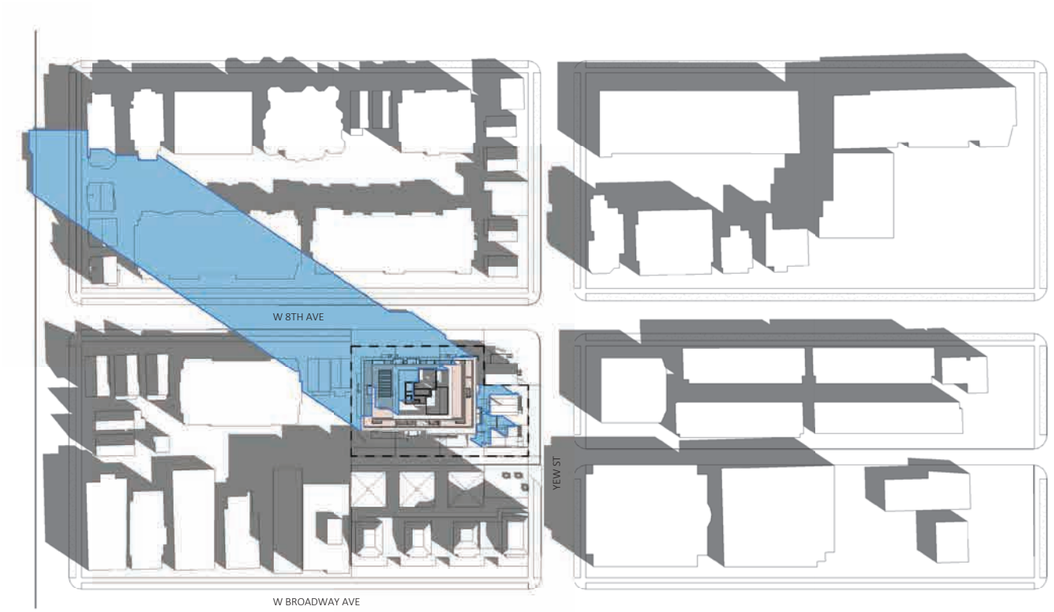


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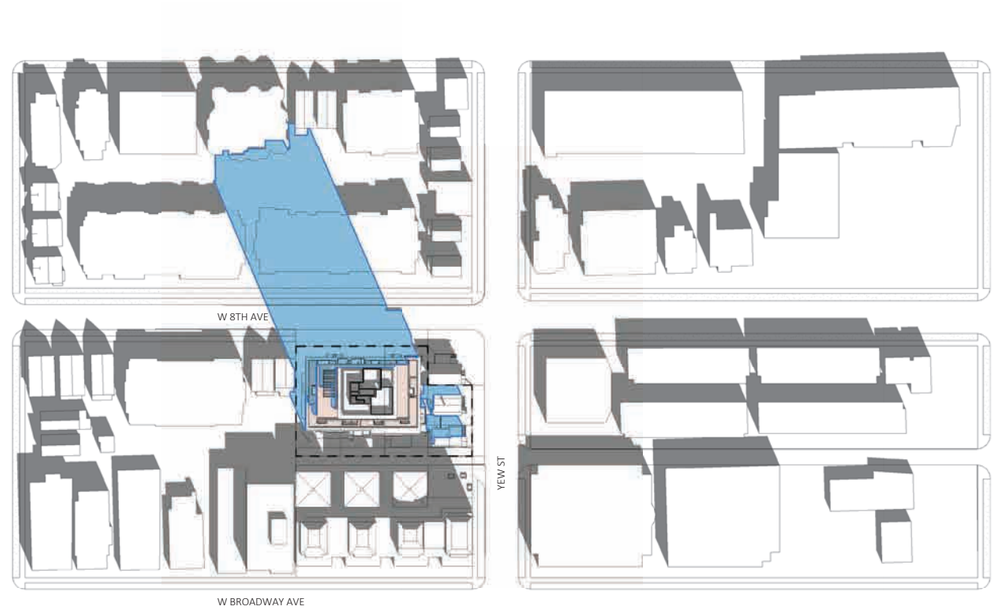


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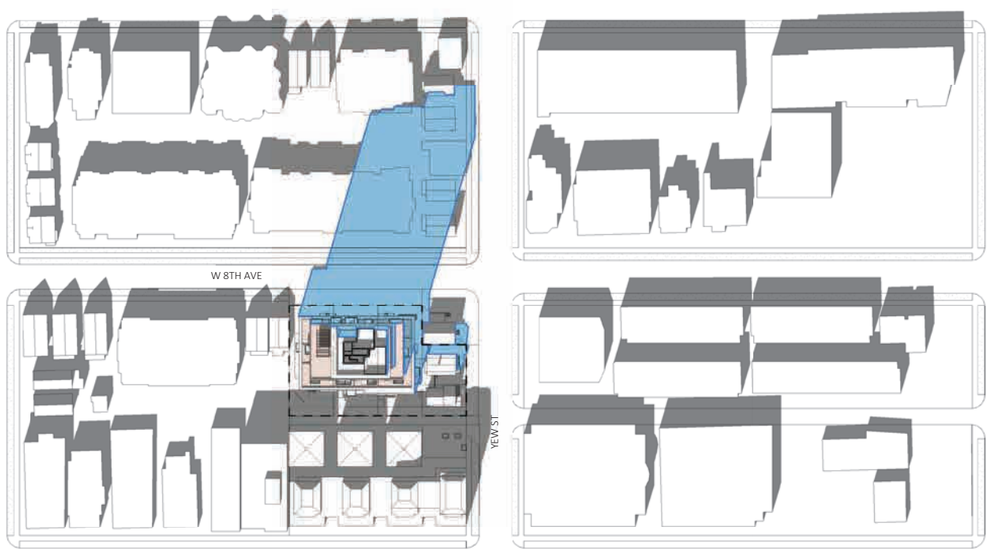
SHADOW STUDIES - SEPTEMBER 21



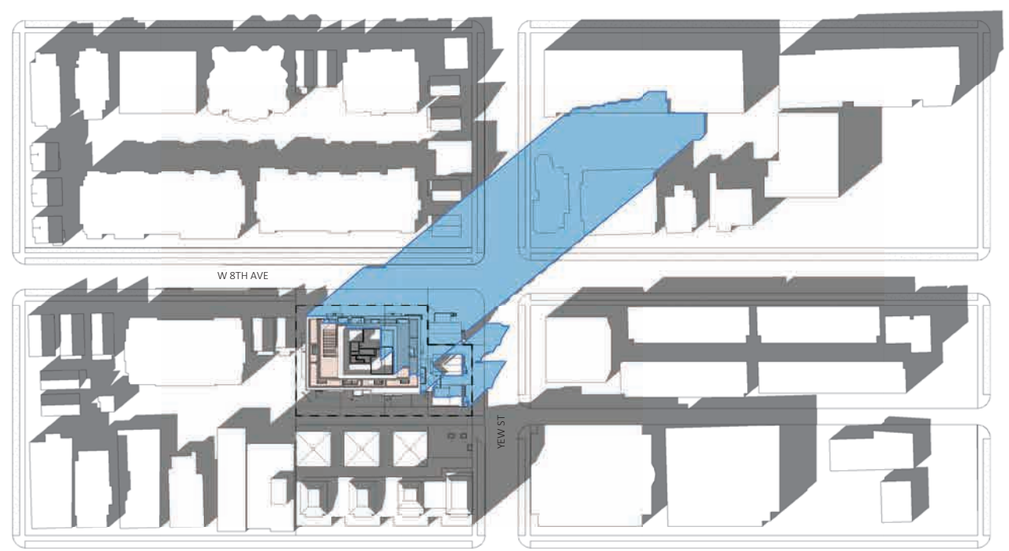
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2 DD - Sep 21 12hrs
1 : 1000



3 DD - Sep 21 14hrs
1 : 1000

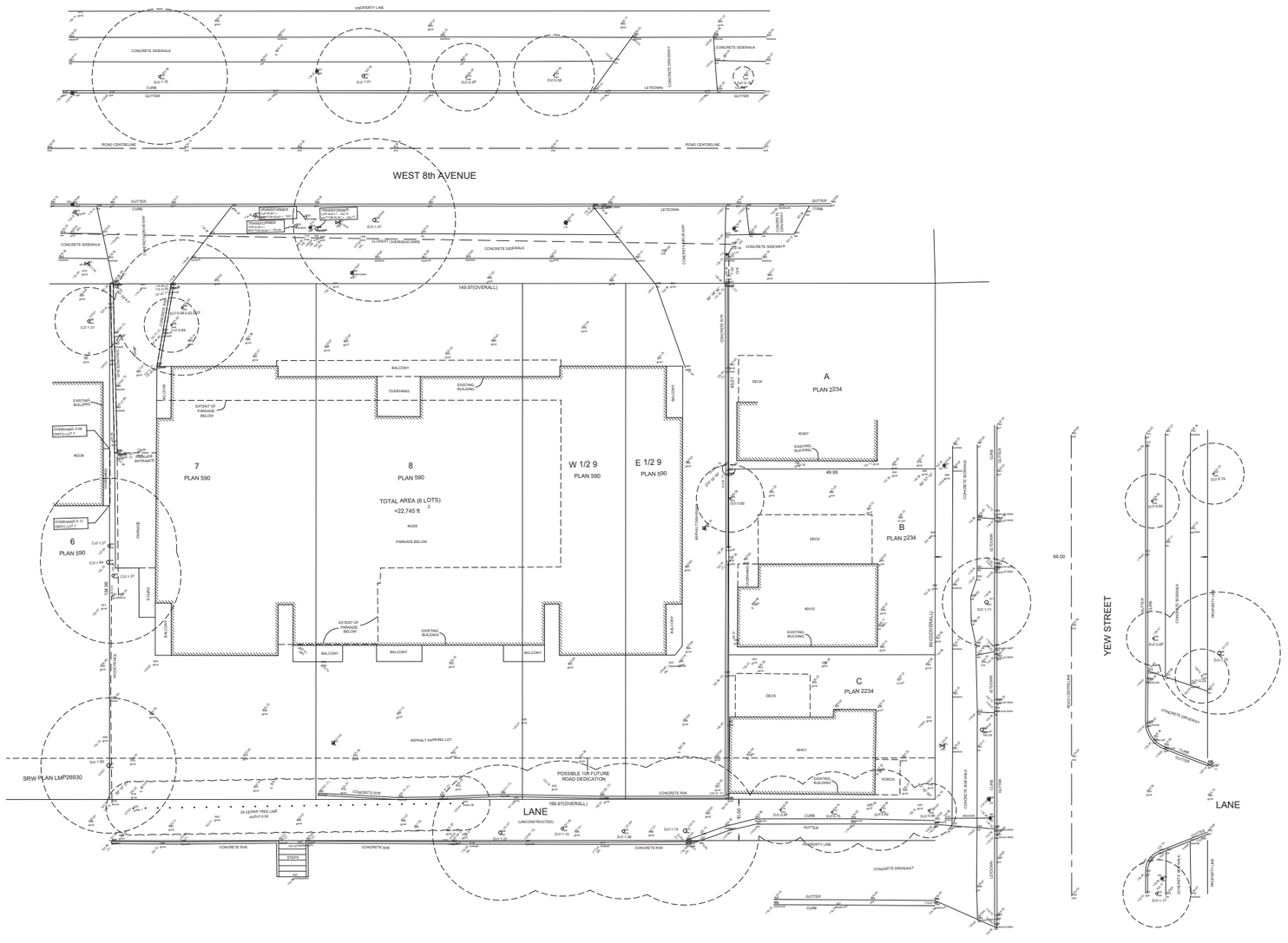


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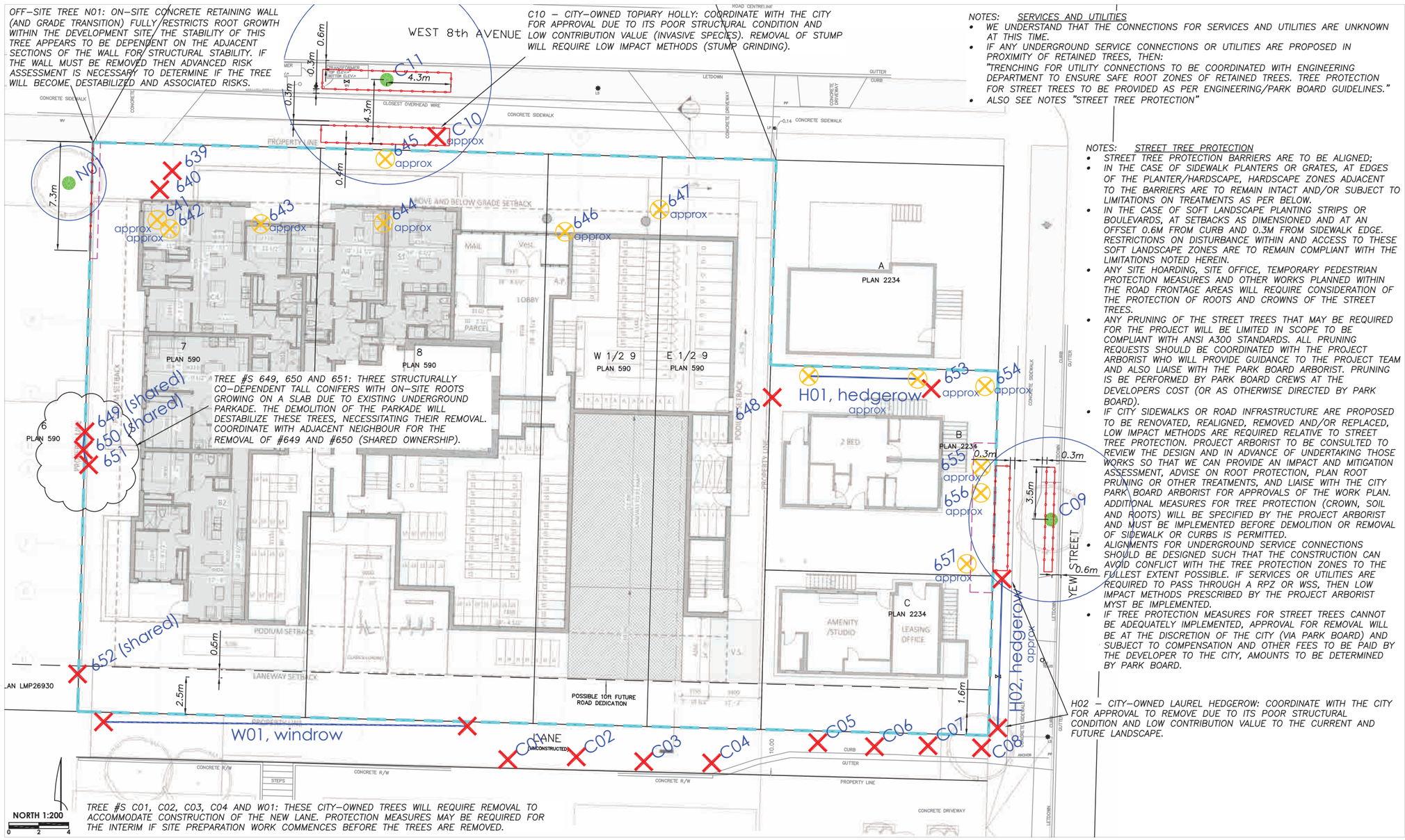
LANDSCAPE DRAWINGS

REGISTERED ARCHITECT
A. STEFAN ARPLI
PROVINCE OF BRITISH COLUMBIA

2024-04-30



1 LA-Survey Plan
1 : 150



NOTES: SERVICES AND UTILITIES

- WE UNDERSTAND THAT THE CONNECTIONS FOR SERVICES AND UTILITIES ARE UNKNOWN AT THIS TIME.
- IF ANY UNDERGROUND SERVICE CONNECTIONS OR UTILITIES ARE PROPOSED IN PROXIMITY OF RETAINED TREES, THEN: "TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. TREE PROTECTION FOR STREET TREES TO BE PROVIDED AS PER ENGINEERING/PARK BOARD GUIDELINES."
- ALSO SEE NOTES "STREET TREE PROTECTION"

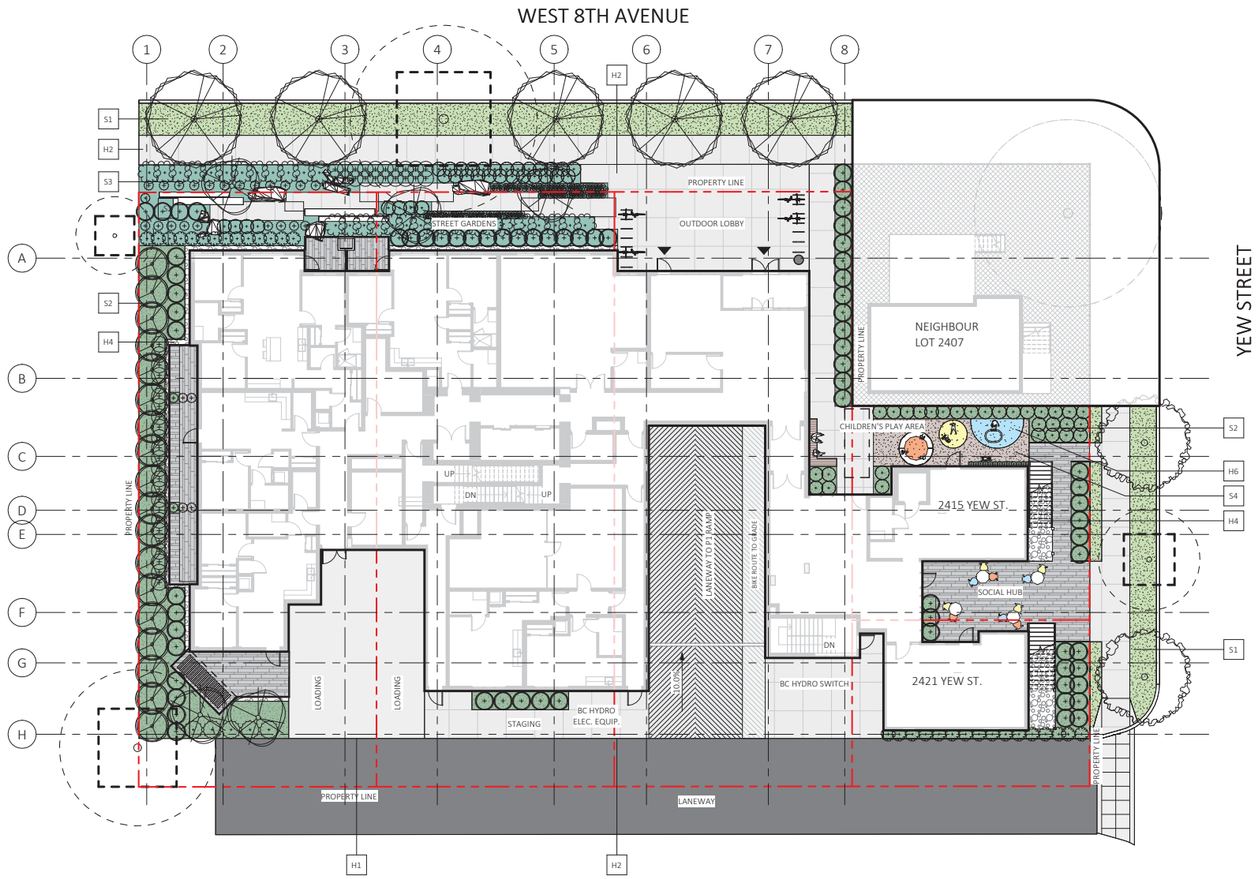
NOTES: STREET TREE PROTECTION

- STREET TREE PROTECTION BARRIERS ARE TO BE ALIGNED;
- IN THE CASE OF SIDEWALK PLANTERS OR GRATES, AT EDGES OF THE PLANTER/HARDSCAPE, HARDSCAPE ZONES ADJACENT TO THE BARRIERS ARE TO REMAIN INTACT AND/OR SUBJECT TO LIMITATIONS ON TREATMENTS AS PER BELOW.
- IN THE CASE OF SOFT LANDSCAPE PLANTING STRIPS OR BOULEVARDS, AT SETBACKS AS DIMENSIONED AND AT AN OFFSET 0.6M FROM CURB AND 0.3M FROM SIDEWALK EDGE. RESTRICTIONS ON DISTURBANCE WITHIN AND ACCESS TO THESE SOFT LANDSCAPE ZONES ARE TO REMAIN COMPLIANT WITH THE LIMITATIONS NOTED HEREIN.
- ANY SITE HOARDING, SITE OFFICE, TEMPORARY PEDESTRIAN PROTECTION MEASURES AND OTHER WORKS PLANNED WITHIN THE ROAD FRONTAGE AREAS WILL REQUIRE CONSIDERATION OF THE PROTECTION OF ROOTS AND CROWNS OF THE STREET TREES.
- ANY PRUNING OF THE STREET TREES THAT MAY BE REQUIRED FOR THE PROJECT WILL BE LIMITED IN SCOPE TO BE COMPLIANT WITH ANSI A300 STANDARDS. ALL PRUNING REQUESTS SHOULD BE COORDINATED WITH THE PROJECT ARBORIST WHO WILL PROVIDE GUIDANCE TO THE PROJECT TEAM AND ALSO LIAISE WITH THE PARK BOARD ARBORIST. PRUNING IS BE PERFORMED BY PARK BOARD CREWS AT THE DEVELOPERS COST (OR AS OTHERWISE DIRECTED BY PARK BOARD).
- IF CITY SIDEWALKS OR ROAD INFRASTRUCTURE ARE PROPOSED TO BE RENOVATED, REALIGNED, REMOVED AND/OR REPLACED, LOW IMPACT METHODS ARE REQUIRED RELATIVE TO STREET TREE PROTECTION. PROJECT ARBORIST TO BE CONSULTED TO REVIEW THE DESIGN AND IN ADVANCE OF UNDERTAKING THOSE WORKS SO THAT WE CAN PROVIDE AN IMPACT AND MITIGATION ASSESSMENT, ADVISE ON ROOT PROTECTION, PLAN ROOT PRUNING OR OTHER TREATMENTS, AND LIAISE WITH THE CITY PARK BOARD ARBORIST FOR APPROVALS OF THE WORK PLAN. ADDITIONAL MEASURES FOR TREE PROTECTION (CROWN, SOIL AND ROOTS) WILL BE SPECIFIED BY THE PROJECT ARBORIST AND MUST BE IMPLEMENTED BEFORE DEMOLITION OR REMOVAL OF SIDEWALK OR CURBS IS PERMITTED.
- ALIGNMENTS FOR UNDERGROUND SERVICE CONNECTIONS SHOULD BE DESIGNED SUCH THAT THE CONSTRUCTION CAN AVOID CONFLICT WITH THE TREE PROTECTION ZONES TO THE FULLEST EXTENT POSSIBLE. IF SERVICES OR UTILITIES ARE REQUIRED TO PASS THROUGH A RPZ OR WSS, THEN LOW IMPACT METHODS PRESCRIBED BY THE PROJECT ARBORIST MYST BE IMPLEMENTED.
- IF TREE PROTECTION MEASURES FOR STREET TREES CANNOT BE ADEQUATELY IMPLEMENTED, APPROVAL FOR REMOVAL WILL BE AT THE DISCRETION OF THE CITY (VIA PARK BOARD) AND SUBJECT TO COMPENSATION AND OTHER FEES TO BE PAID BY THE DEVELOPER TO THE CITY, AMOUNTS TO BE DETERMINED BY PARK BOARD.

H02 – CITY–OWNED LAUREL HEDGEROW: COORDINATE WITH THE CITY FOR APPROVAL TO REMOVE DUE TO ITS POOR STRUCTURAL CONDITION AND LOW CONTRIBUTION VALUE TO THE CURRENT AND FUTURE LANDSCAPE.

TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE

PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT



2 DD - LANDSCAPE PLAN - LEVEL 1
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** 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	**RAIN GARDEN** 450-600 mm MIN. GROWING MEDIUM	
S4	**BARK MULCH** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	

PLANTING

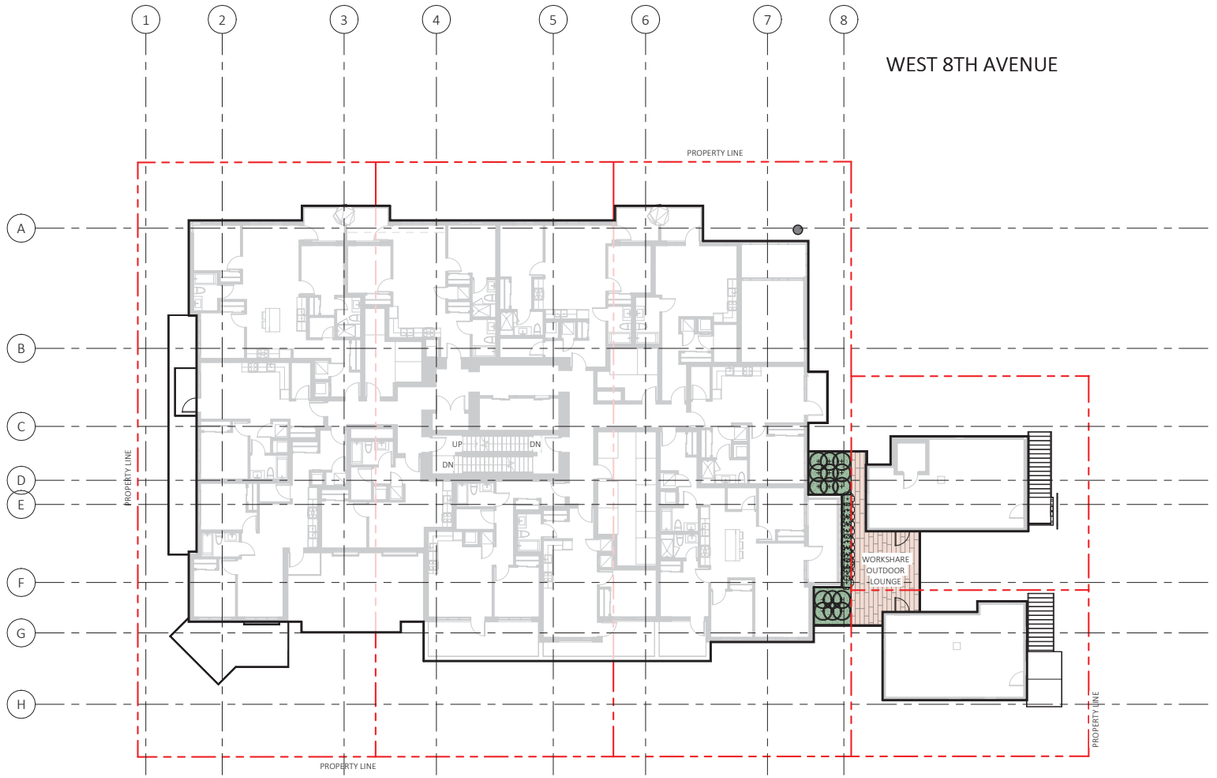
PROPOSED NEW TREE

PROPOSED NEW TREE

PROPOSED NEW TREE

SHRUBS, GRASSES AND GROUNDCOVER

2024-04-30



1 LEVEL 02
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

SOFTSCAPE

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SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	

PLANTING

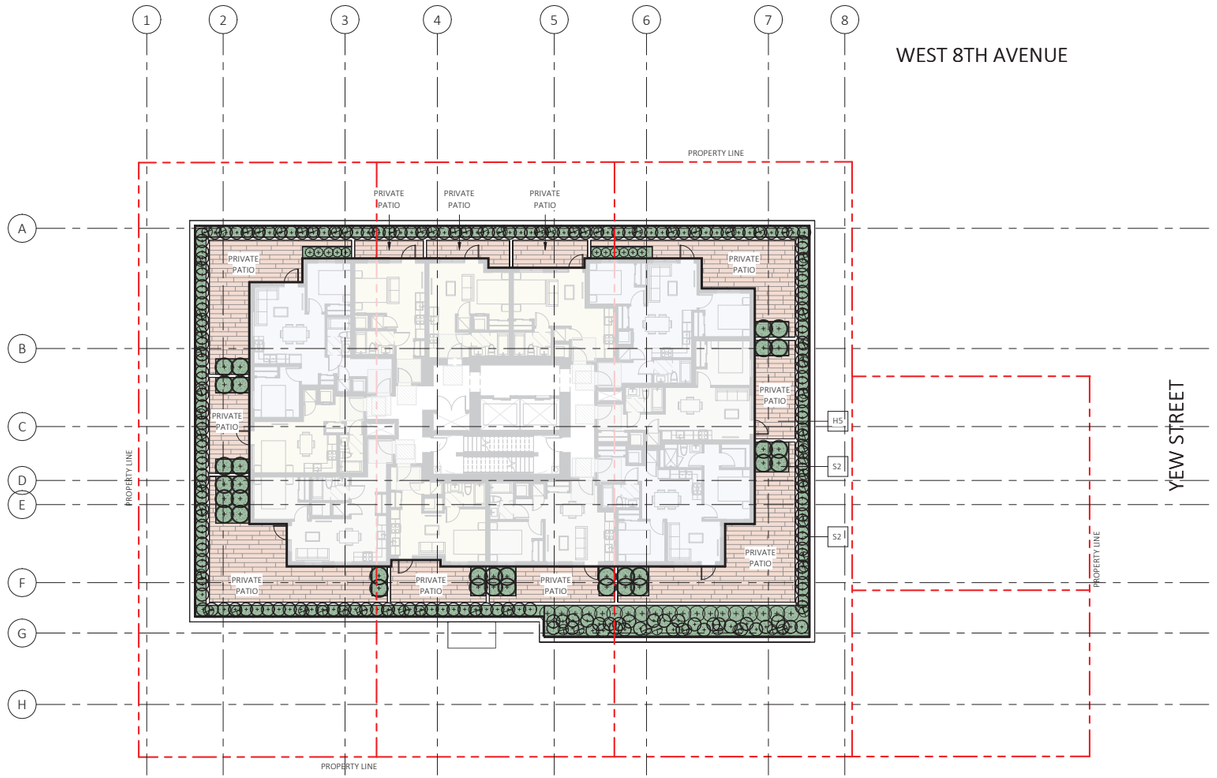

PROPOSED NEW TREE


PROPOSED NEW TREE


PROPOSED NEW TREE


SHRUBS, GRASSES
AND GROUNDCOVER

REGISTERED ARCHITECT
STEFAN ABPLI
BRITISH COLUMBIA
2024-04-30



1 DD - LANDSCAPE PLAN - LEVEL 5
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

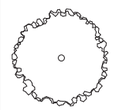
SOFTSCAPE

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	
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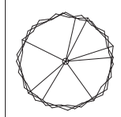
SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	

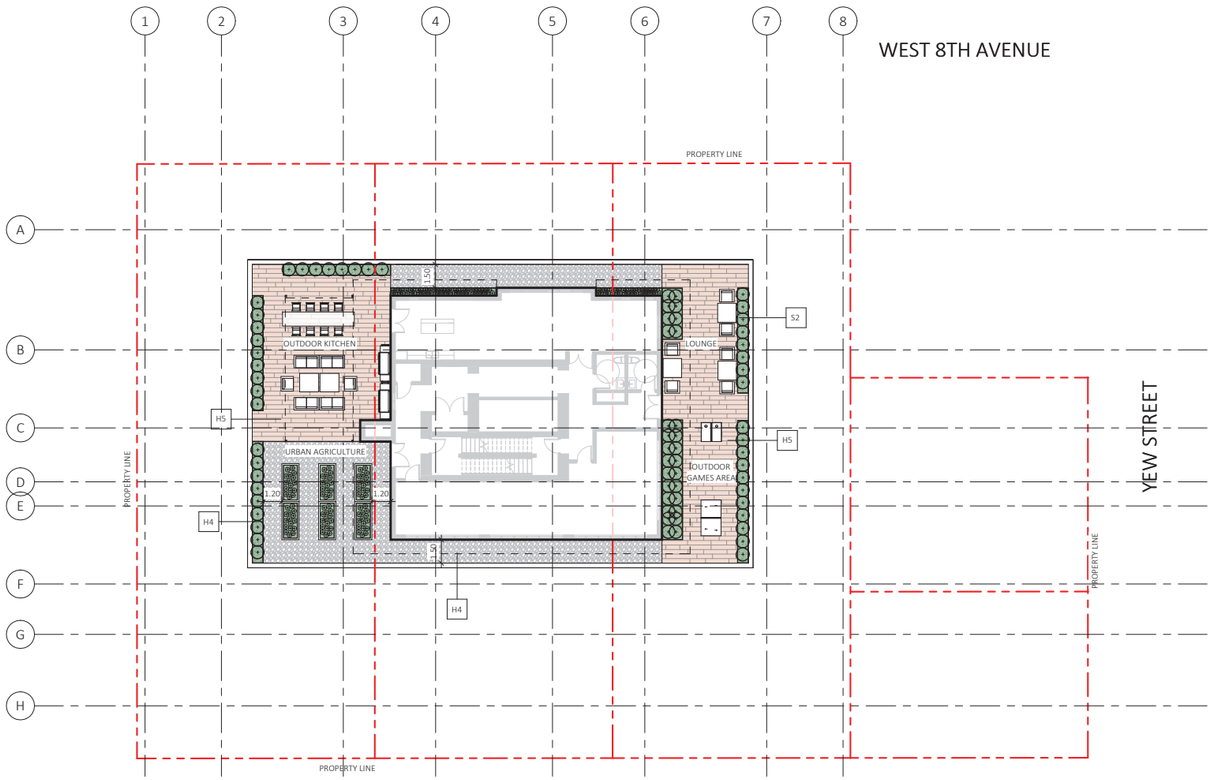
PLANTING


PROPOSED NEW TREE


PROPOSED NEW TREE


PROPOSED NEW TREE


SHRUBS, GRASSES AND GROUNDCOVER



1 DD - LANDSCAPE PLAN - ROOFTOP
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
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H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

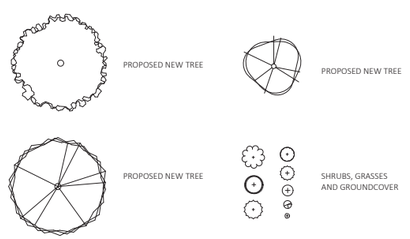
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SITE FURNISHINGS

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F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	

PLANTING



REGISTERED ARCHITECT
STEFAN ABPLI
PROVINCE OF BRITISH COLUMBIA
2024-04-30

REGISTERED ARCHITECT
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PROVINCE OF BRITISH COLUMBIA
2024-04-30



Outdoor Lobby



Rain Garden



Outdoor Children's Play Area



Social Hub



Lounge & Outdoor Games Area



Outdoor Kitchen & Urban Agriculture

2024-04-30

REPRESENTATIVE PLANT PALETTE

TREES

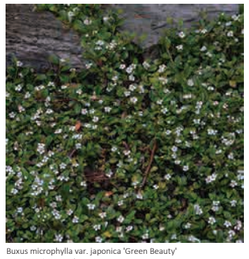


Prunus Serrulata 'Shirotae'
Mount Fuji Cherry



Quercus Palustris
Pin Oak

SHRUBS



Buxus microphylla var. japonica 'Green Beauty'
Japanese Boxwood



Blechnum spicant
Deer fern



Jasminum nudiflorum
Winter Jasmine



Polystichum munitum
Western Sword Fern



Vaccinium angustifolium
Low blueberry



Vaccinium ovatum
Evergreen huckleberry



Lavendula augustifolia
True Lavender

GRASSES



Carex flacca
Blue Sedge



Juncus effusus
Common Rush



Panicum spp.
Panic Grass

Planting Schedule					
Plant Code	Count	Scientific Name	Common Name	Plant Size	Comments
Tree					
PS	5	Prunus Serrulata	Mount Fuji Cherry	7cm cal.	
QP	5	Qercus Palustris	Pin Oak	7cm cal.	
Shrub					
Cm	119	Cotoneaster dammeri 'Lowfast'	Low Cotoneaster		
Df	17	Blechnum spicant	Deer fern		
Jn	72	Jasminum nudiflorum	Winter Jasmine	#3 POT	
Pm	63	Polystichum munitum	Western Sword Fern		
Va	63	Vaccinium angustifolium	Low blueberry		
Vo	42	Vaccinium ovatum	Evergreen huckleberry		
Grass					
cf	414	Carex flacca	Blue Sedge		
je	36	Juncus effusus	Common Rush		
ps	49	Panicum spp.	Panic Grass		
Cm	279				

Grand total: 1164



2024-04-30

ON BEHALF OF

EIGHTH AND YEW LP

AND

FRANCL ARCHITECTURE INC

THANK YOU