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5	ISSUED FOR DE		2017/01/27
4	ISSUED FOR REZONING		2017/01/27
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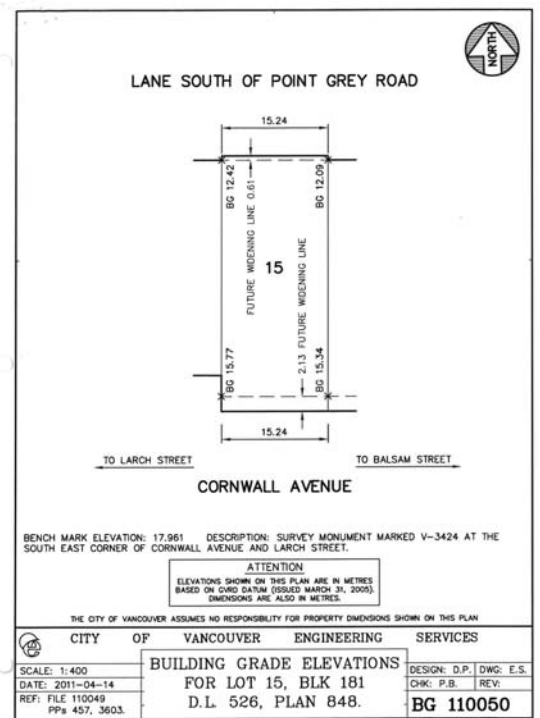
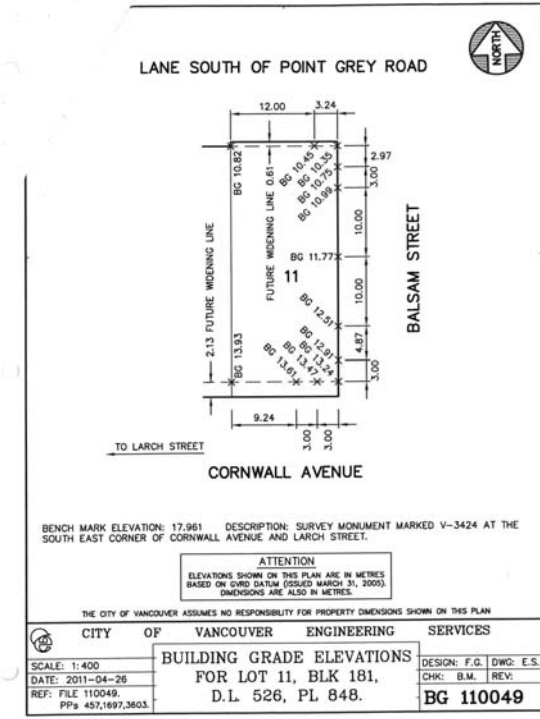
PROJECT:
POINT GREY PRIVATE HOSPITAL EXPANSION
2405-2423 Cornwall Ave, Vancouver, BC

PROJECT NO.: 100787
DRAWN BY:
CHECKED BY: PL
SCALE: 1/8" = 1'-0"
DATE: 08/03/16

SHEET TITLE:
PROJECT DATA AND BUILDING GRADE

SHEET NUMBER: A0.01 **ISSUE:**

BUILDING GRADE



PROJECT PARKING CALCULATION SUMMARY:

PARKING REQUIRED BY USE: 156 BEDS / 0.189 =	29 PARKING SPACES
PARKING SPACES PROVIDED: 2 DISABLED PARKING SPACES (COUNTED AS TWO SPACES EACH) 17 STANDARD CAR PARKING SPACES AND 9 SMALL CAR PARKING SPACES	30 PARKING SPACES
LOADING SPACES REQUIRED BY USE:	2 CLASS B
NO CLASS A REQUIRED	
LOADING SPACES PROVIDED:	2 CLASS B
OFF STREET REQUIRED PASSENGER SPACES:	2 CLASS B - AS GRATER THAN 120 BEDS
NO CLASS A REQUIRED	
OFF STREET PROVIDED PASSENGER SPACES:	2 CLASS B AT FRONT ENTRY AT CORNWALL AVENUE.
BICYCLE SPACES REQUIRED BY USE:	2 CLASS A UP TO 199 BEDS.
NO CLASS B REQUIREMENTS	
BICYCLE SPACES PROVIDED:	15 CLASS A BIKE ROOM AT UNDERGROUND PARKING LEVEL

UNIT BREAKDOWN

EXISTING BUILDING:	26 BEDS
NEW BUILDINGS	80 BEDS
TOTAL	156 BEDS
SINGLE ROOM OCCUPANCY:	94 ROOMS
DOUBLE ROOM OCCUPANCY:	31 ROOMS
TOTAL ROOMS:	125 ROOMS

PROJECT FSR CALCULATION SUMMARY:

SITE AREA:			
GROSS AREA SITE 15 (PLAN 848):	5,997.53 sq. ft.		
GROSS AREA SITE B (PLAN 11799):	17,690.63 sq. ft.		
GROSS AREA SITE 11 (PLAN 848):	6,000.65 sq. ft.		
TOTAL GROSS SITE AREA:	29,688.81 sq. ft.	2,758.2 m²	
AREAS TO BE DEDICATED:			
SITE 15 NORTH:	100.1 sq. ft.	9.3 m²	
SITE 11 NORTH:	100.1 sq. ft.	9.3 m²	
SITES 15, B, 11:	1,750.2 sq. ft.	162.6 m²	
TOTAL AREA TO BE DEDICATED	1,950.4 sq. ft.	181.2 m²	
SITE AREA AFTER REDUCTION:	27,738.6 sq. ft.	2,577.0 m²	

NOTE:
TOTAL GROSS SITE AREA (BEFORE DEDICATION AREA REDUCTION) TO BE USED FOR FSR CALCULATION PER CD - 1 ZONING BYLAW

PROJECT FLOOR SPACE:

• PARKING 2 LEVEL FLOOR SPACE:	0.00 sq. ft.	0.00 m²
• PARKING 1 SUB-BASEMENT LEVEL FLOOR SPACE:	4,866.88 sq. ft.	452.15 m²
• BASEMENT LEVEL FLOOR SPACE:	13,903.03 sq. ft.	1,291.63 m²
• MAIN LEVEL FLOOR SPACE:	17,479.98 sq. ft.	1,623.94 m²
• SECOND LEVEL FLOOR SPACE:	17,696.56 sq. ft.	1,644.06 m²
• THIRD LEVEL FLOOR SPACE:	17,193.38 sq. ft.	1,597.32 m²
TOTAL PROP. PROJECT FLOOR SPACE:	71,139.83 sq. ft.	6,609.11 m²
TOTAL PROJECT FSR:	2.40 FSR	

SITE DATA:

POINT GREY PRIVATE HOSPITAL IS PLANNING TO EXPAND ITS FACILITIES TO THE ADJOINING PROPERTIES THAT IT OWNS TO THE WEST AND EAST. THE EXISTING 2 APARTMENTS HAVE A TOTAL OF 17 RENTAL UNITS THAT WILL BE DEMOLISHED.

LEGAL- EXISTING POINT GREY PRIVATE HOSPITAL
LOT B, BLOCK 181, DISTRICT LOT 526, PLAN 11799
CIVIL ADDRESS: 2423 CORNWALL AVENUE, VANCOUVER
ZONING: RM-4
LOT SIZE: 17,690.63 sq. ft.

LEGAL- APARTMENT BUILDING WITH 8 RENTAL UNITS
LOT 15, BLOCK 181, DISTRICT LOT 526, PLAN 848
CIVIL ADDRESS: 2445 CORNWALL AVENUE, VANCOUVER
ZONING: RM-4
LOT SIZE: 5,997.53 sq. ft.

LEGAL- APARTMENT BUILDING WITH 9 RENTAL UNITS
LOT 11, BLOCK 181, DISTRICT LOT 526, PLAN 848
CIVIL ADDRESS: 2405 CORNWALL AVENUE, VANCOUVER
ZONING: RM-4
LOT SIZE: 6,000.65 sq. ft.

PROJECT DESCRIPTION:

THE EXISTING COMMUNITY CARE - CLASS B 3 STOREY BUILDING PLUS BASEMENT TO EXPAND TO THE EAST WING WITH A 3 STOREY PLUS BASEMENT AND PARKING GARAGE. THE WEST WING IS TO HAVE 3 FLOORS PLUS BASEMENT AND SUB BASEMENT. THE PROPOSED EXPANSION WOULD PROVIDE A TOTAL OF 80 NEW BEDS FOR A TOTAL OF 156 BEDS.

EXISTING ZONING: RM-4
COMMUNITY CARE - CLASS B - APPROVED AS CONDITIONAL USE FOR RM-4

CONDITIONAL FSR IN RM-4:	1.45 FSR
EXISTING POINT GREY PRIVATE HOSPITAL:	1.29 FSR
PROPOSED POINT GREY PRIVATE HOSPITAL EXPANSION:	2.40 FSR

CONDITIONAL HEIGHT AT RM-4: 35.1 ft. (10.7 m)
EXISTING HEIGHT AT RM-4: 35.1 ft. (10.7 m)
PROPOSED EXPANSION HEIGHT: 42.32 ft. (12.9 m)

CONDITIONAL FRONT YARD SETBACK IN RM-4: 20 ft (6.1 m)
EXISTING FRONT YARD SETBACK:
BEFORE DEDICATION LINE: 24.9 ft (7.58 m)
AFTER DEDICATION LINE: 17.9 ft (5.50 m)

PROPOSED FRONT YARD SETBACK AT EAST WING
BEFORE DEDICATION LINE: 16.6 ft (5.06 m)
AFTER DEDICATION LINE: 9.6 ft (2.93 m)

PROPOSED FRONT YARD SETBACK AT WEST WING
BEFORE DEDICATION LINE: 19.7 ft (6.00 m)
AFTER DEDICATION LINE: 12.7 ft (3.87 m)

CONDITIONAL REAR YARD SETBACK IN RM-4 WHERE THE REAR OF THE SITE ABUTS A LANE: (BEFORE DEDICATION)
35.1 ft (10.7 m) - 9 ft (2.74 m) = 26.1 ft (7.95 m)
PER 4.6.4: 26.1 ft (7.95 m) - 9.84 ft (3.0 m) = 16.26 ft (4.95 m)
PROPOSED REAR YARD SETBACK 8.65 ft AT EAST WING ONLY:
16.26 ft (4.95 m) - 8.65 ft (2.63 m) = 7.61 ft (2.32 m)
REAR YARD SETBACK VARIANCE REQUESTED:
7.61 ft (2.32 m)

REAR YARD SETBACK AFTER DEDICATION LINE: 5.61 ft (1.71 m)

CONDITIONAL EAST YARD SETBACK, CORNER SIDE IN RM-4:
EXISTING SIDE YARD SETBACK IN RM-4 (AT 2405 CORNWALL): 4.8 ft (1.46 m)

PROPOSED EAST YARD SETBACK:
CORNER SITE SIDE YARD SETBACK VARIANCE REQUESTED:
9.0 ft (2.74 m) - 6.69 ft (2.04 m) = 2.31 ft (0.70 m)

CONDITIONAL WEST YARD SETBACK, CORNER SIDE IN RM-4:
EXISTING SIDE YARD SETBACK IN RM-4 (AT 2445 CORNWALL): 6.89 ft (2.1 m)
6.00 ft (1.83 m)

PROPOSED WEST YARD SETBACK: 6.00 ft (1.83 m)