

East 10th & Victoria

2611 Victoria Drive
Vancouver, BC
V5N 4L3

dys Architecture

206-1770 Burrard Street
Vancouver, BC
V6J 3G7

Vertex Developments

310-233 W 1st St,
North Vancouver, BC
V7M 1B3

Fastmark Development Corp.

300-397 West 7th Avenue
Vancouver, BC
V5Y 1M2

 **dys** architecture

 **VERTEX**
DEVELOPMENTS

 **Fastmark**

NO. | DATE | REVISION
2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS

REZONING SUBMISSION

Dec 20, 2024

Project Team



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Legal Description

Lot 49,50 AND 51, Plan VAP222, District Lot 264A
New Westminster Land District

Civic Address
Vancouver, BC V5N 4L3

2611 Victoria Drive

Zoning

RM- 4

Contents

1.0

Introduction

Zoning Intent	05
Development Stats	06-09
Benefits for the Community	10

2.0

Design Analysis

Context Analysis	12
The Site	13
Streetscape	14-15
Transforming Neighbourhood	16-17

3.0

Rezoning Rationale

Zoning Policies	19
Summary of Relaxations	20
Grandview-Woodland Community Plan	21- 23
Provincial Policy Manual	24
Broadway Plan	25
Housing Strategy	26
Comparison	27
View Cone Analysis	28- 30
Tower Separation Study	31

4.0

Design Rationale

Guiding Principles	33
Precedents	34
Concept & Massing	35
Project Description	36
Landscape Rationale	37-40

5.0

Design Module

Building Views	42-47
Material Board	48
Sustainability	49
Shadow Analysis	50

6.0

Architectural Drawings

A0.01 Project Statistics	N.T.S
A0.02 Parking Statistics	N.T.S
A0.03 Shadow Analysis	N.T.S
A0.04 View Cone Assessment	N.T.S
A0.05 View Cone Analysis	N.T.S
A0.06 Overall Rendered Views	N.T.S
A0.07 Closed-Up Rendered Views	N.T.S

A1.01 Survey Plan	1/16"=1'-0"
A1.02 Building Grade Elevations	1/16"=1'-0"
A1.03 Context Map & Tower Separation Diagram	1/32"=1'-0"
A1.04 Site Plan	1/16"=1'-0"
A1.05 Base Point Calculation	3/32"=1'-0"

A2.01 Parking Plan Lvl P4	3/32"=1'-0"
A2.02 Parking Plan Lvl P3	3/32"=1'-0"
A2.03 Parking Plan Lvl P2	3/32"=1'-0"
A2.04 Parking Plan Lvl P1	3/32"=1'-0"

A2.05 Floor Plan Level 1	3/32"=1'-0"
A2.06 Floor Plan Level 2	3/32"=1'-0"
A2.07 Floor Plan Level 3-13	3/32"=1'-0"
A2.08 Floor Plan Level 14-26	3/32"=1'-0"
A2.09 Floor Plan Amenity Level	3/32"=1'-0"
A2.10 Floor Plan Mech Level	3/32"=1'-0"
A2.11 Floor Plan Elev. Machine Room	3/32"=1'-0"
A2.12 Roof Plan	3/32"=1'-0"

A2.05f FSR Excl.Plan Level 1	1/16"=1'-0"
A2.06f FSR Excl.Plan Level 2	1/16"=1'-0"
A2.07f FSR Excl.Plan Level 3-13	1/16"=1'-0"
A2.08f FSR Excl.Plan Level 14-26	1/16"=1'-0"
A2.09f FSR Excl.Plan Amenity Level	1/16"=1'-0"
A2.10f FSR Excl.Plan Mech. Level	1/16"=1'-0"
A2.11f FSR Excl.Plan Elev. Machine Room	1/16"=1'-0"

A3.01 Building Elevation N+S	1/16"=1'-0"
A3.02 Building Elevation E+W	1/16"=1'-0"

A4.01 Building Section A+B	1/16"=1'-0"
A4.02 Building Section C+D	1/16"=1'-0"

7.0

Landscape Drawings

L0.0 Cover Sheet	1:100
L0.1 Tree Management Plan	1:100
L0.2 Landscape Design Principles	1:100

L1.0 Overall Landscape Concept	1:100
L1.1 Landscape Concept - Level 1	1:100
L1.2 Landscape Concept - Level 3	1:100
L1.3 Landscape Concept - Roof	1:100

L2.0 Plant Material Palette	1:100
L3.0 Landscape Materials	1:100



Introduction

1

1.1 Rezoning Intent

Project Overview:

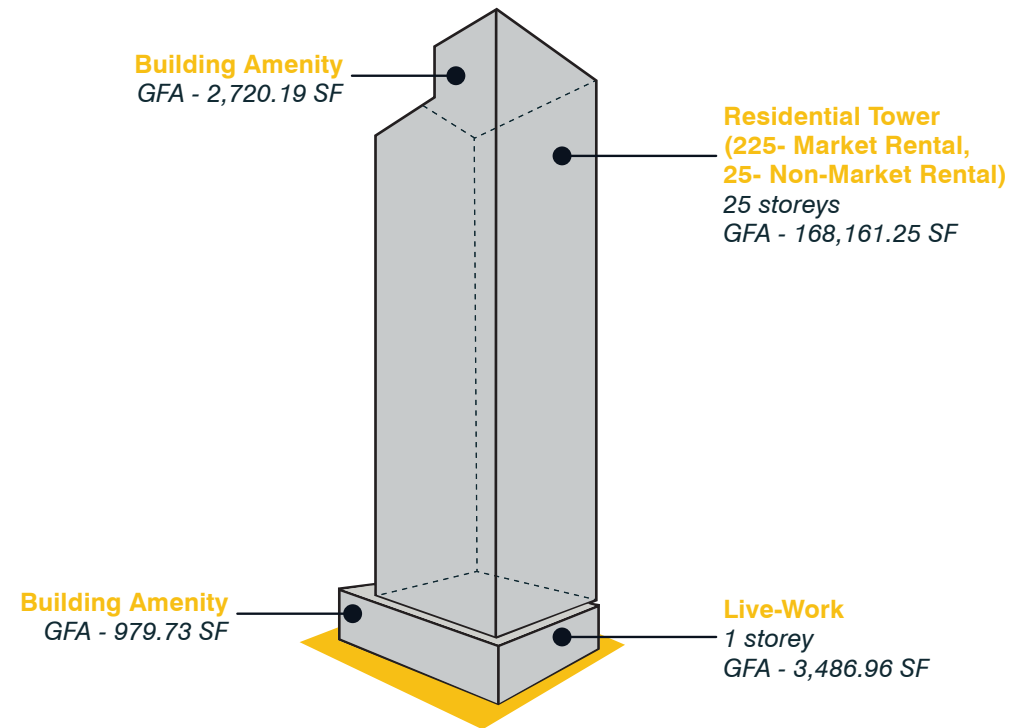
The site is located within the RM-4 zoning district of the Grandview-Woodland Community Plan, within the Commercial-Broadway Station Precinct. The proposal seeks to rezone the site from RM-4 to CD-1 to facilitate the development of a 26-storey mixed-use building, featuring 100% secured rental housing and ground-level live-work spaces. This development aligns with the Grandview-Woodland Community Plan, which emphasizes vibrant mixed-use communities, rental housing, active public realms, and community amenities.

Key Features of the Proposal:

- **Building Type:** A 26-storey rental apartment building with live-work spaces along East 10th Avenue and Victoria Drive, creating an active, pedestrian-friendly frontage.
- **Rental Housing:** All secured rental units, with 35% designated as family units, addressing the need for housing.
- **Live-work Spaces:** At grade live-work units along the street frontages will enhance the neighbourhood's vibrancy and public realm.
- **Community Amenities:** Ground-level family-oriented amenity space and a rooftop space for entertainment and wellness, fostering a strong sense of community.
- **Parking and Services:** Multiple levels of below-grade parking with loading and services at grade along the lane, minimizing impact on the streetscape.

Proposed Development Statistics:

- **Floor Space Ratio (F.S.R.):** The proposed FSR exceeds the allowable density, but the project provides much-needed rental housing in a transit-oriented area, aligning with the urban context of the Commercial-Broadway Precinct.
- **Setbacks and Heights:** Building height and setbacks will adhere to the Grandview-Woodland Community Plan guidelines, ensuring appropriate transitions and optimizing site potential.



Secured Market Rental Residential FSR	9.52	Secured Market Rental Residential sq ft	145,176
Non-Market Rental Residential FSR	1.07	Non-Market Rental Residential sq ft	16,263
Live-Work FSR	0.23	Live-Work sq ft	3,487
Floor Space Ratio FSR	10.82	Floor Space Ratio sq ft	164,926
Site Area Sq ft	15,247	Residential Units	250
Site Coverage	58 %	Live-Work Units	4



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Rezoning Intent

1.2 Development Stats

PROJECT NAME:	10TH VICTORIA
PROJECT ADDRESS:	2611 Victoria Drive, Vancouver, BC

DESCRIPTION OF PROJECT:
Proposal for a high-rise non-market and market rental residential tower, with live-work podium, and 4 levels of underground parkade.

BUILDING CODE:
Vancouver Building By-Law 2019

LEGAL DESCRIPTION:
Lots 49, 50 and 51, Block 162, Plan VAP222, District Lot 264A, New Westminster Land District

ZONING:	CURRENT	PROPOSED
	RM-4	CD-1

SETBACKS:	REQUIRED		PROVIDED	
	M	FT	M	FT
VICTORIA DRIVE (NON-RESIDENTIAL)	0.0	0.0	0.2	0.7
VICTORIA DRIVE (RESIDENTIAL)	2.1	6.9	3.3	10.7
EAST 10TH AVE. (NON-RESIDENTIAL)	0.0	0.0	0.2	0.7
EAST 10TH AVE. (RESIDENTIAL)	3.0	9.8	5.0	16.3
REAR YARD (LANE)	9.1	29.9	9.6	31.5
SIDE YARD (WEST PROPERTY LINE)	2.1	6.9	2.1	7.0
TOWER SEPARATION	From any other building above 18m			
	24.3	80	24.4	80.0

* from new property line after dedication
* from new property line after dedication

SITE AREA:	SM	SF
2611 VICTORIA DRIVE	1,416.5	15,247
2611 VICTORIA DRIVE (DEDICATIONS ALONG EAST P.L.):	- 79.6	- 857
SITE AREA:	1,416.5	15,247

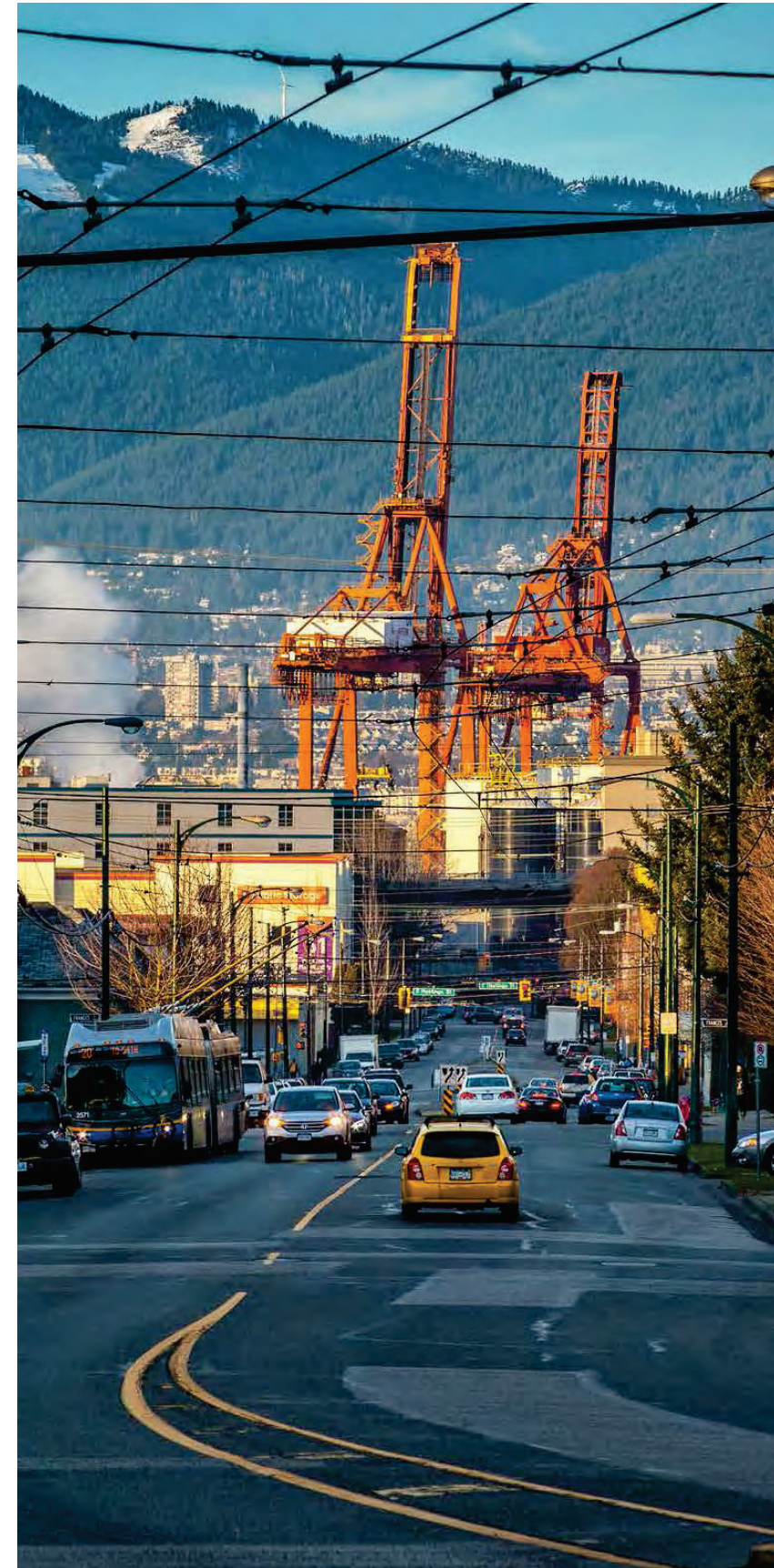
* does not incl. dedication

DENSITY (FLOOR SPACE RATIO CALCULATION)	MAX. F.S.R.	PERMITTED		PROPOSED		
		SM	SF	F.S.R.	SM	SF
SECURED MARKET RENTAL				9.52	13,487.3	145,176
NON-MARKET RENTAL				1.07	1,510.9	16,263
RESIDENTIAL		-	-	10.59	14,998.2	161,439
LIVE-WORK				0.23	323.9	3,487
PROVINCIAL SKYTRAIN TOA	5.50	7,790.5	83,856			
TOTAL FLOOR AREA	5.50	7,790.5	83,856	10.82	15,322.1	164,926

SITE AREA	SM	SF
NET SITE AREA	1,416.5	15,247
BUILDING (FOOTPRINT) AREA	815.86	8,781.90
SITE COVERAGE (65% MAX. ALLOWABLE)		58%

MAX BUILDING HEIGHT PER BROADWAY PLAN	PERMITTED	PROPOSED
PROVINCIAL TRANSIT-ORIENTED AREAS - SKYTRAIN TOA 200M	20 STOREYS	26 STOREYS
BUILDING HEIGHT		80.29 M 292.95 FT
ADDITIONAL BUILDING HEIGHT (TOP OF ROOFTOP SPACES AND APPURTENANCES)		9.55 M 31.33 FT
TOTAL HEIGHT		89.84 M 294.75 FT
VIEW CONE - Trout Lake View Cone 27.1 (Views to the Lions and Capliano Mountain)		

MAXIMUM TOWER FLOORPLATE	SM	SF
MAX. ABOVE 19.8M (65 FT)	602.9	6,489.6



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Development Stats

UNIT SUMMARY	TOTAL	PERCENTAGE
MARKET RENTAL	225	90%
NON-MARKET RENTAL	25	10%
TOTAL	250	100%

UNIT MIX	UNITS	PERCENTAGE	AVG SIZE	* gross area:
STUDIO	63	25%	323.4 - 325.7 SF	
1 BEDROOM	99	40%	429.7 - 501.8 SF	
2 BEDROOMS	63	25%	725.9 SF	
3 BEDROOMS	25	10%	881.7 SF	
TOTAL	250	100%		

MARKET RENTAL	UNITS	PERCENTAGE	AVG SIZE	* gross area:
STUDIO	57	25%	323.4 - 325.7 SF	
1 BEDROOM	89	40%	429.7 - 501.8 SF	
2 BEDROOMS	57	25%	725.9 SF	
3 BEDROOMS	22	10%	881.7 SF	
TOTAL	225	100%		

NON MARKET RENTAL	UNITS	PERCENTAGE	AVG SIZE	* gross area:
STUDIO	6	24%	323.4 - 325.7 SF	
1 BEDROOM	10	40%	429.7 - 501.8 SF	
2 BEDROOMS	6	24%	725.9 SF	
3 BEDROOMS	3	12%	881.7 SF	
TOTAL	25	100%		

NON MARKET RENTAL	UNITS	F.S.R.
Level 2	10	6,337.0
Level 3	10	6,337.0
Level 4	5	3,588.9
TOTAL	25	16,263

10% OF NET RESIDENTIAL AREA (F.S.R.)	16,144
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LEVELS	MARKET AND NON-MARKET RENTAL RESIDENTIAL						TOTALS
	UNIT TYPES						
	STUDIO	1 BEDROOM	1+DEN	2 BEDROOMS	2+DEN	3 BEDROOMS	
	Min. 35% family units						
Level 1	0	0	0	0	0	0	0
Level 2	2	5	0	2	0	1	10
Level 3	2	5	0	2	0	1	10
Level 4	2	5	0	2	0	1	10
Level 5	2	5	0	2	0	1	10
Level 6	2	5	0	2	0	1	10
Level 7	2	5	0	2	0	1	10
Level 8	2	5	0	2	0	1	10
Level 9	2	5	0	2	0	1	10
Level 10	2	5	0	2	0	1	10
Level 11	2	5	0	2	0	1	10
Level 12	2	5	0	2	0	1	10
Level 13	2	5	0	2	0	1	10
Level 14	3	3	0	3	0	1	10
Level 15	3	3	0	3	0	1	10
Level 16	3	3	0	3	0	1	10
Level 17	3	3	0	3	0	1	10
Level 18	3	3	0	3	0	1	10
Level 19	3	3	0	3	0	1	10
Level 20	3	3	0	3	0	1	10
Level 21	3	3	0	3	0	1	10
Level 22	3	3	0	3	0	1	10
Level 23	3	3	0	3	0	1	10
Level 24	3	3	0	3	0	1	10
Level 25	3	3	0	3	0	1	10
Level 26	3	3	0	3	0	1	10
TOTAL	63	99	0	63	0	25	250
PERCENTAGE BY TYPE	25%	40%	0%	25%	0%	10%	100%
	35%						

LEVEL	MARKET AND NON-MARKET RENTAL RESIDENTIAL													
	NON-RESI	RESIDENTIAL AREA				EXCLUDABLE AREAS					OTHER			
	LIVE-WORK	UNIT AREA	CIRCULATION + SERVICES	AMENITY	GFA	EXTERIOR WALL	IN-SUITE STORAGE	SERVICES	AMENITY	TOTAL EXCLUSIONS	F.S.R.	# OF UNITS	BALCONIES	
M	A	B	C	D (M+A+B+C)	E	F	G	H	I (E+F+G+H)	J (D-I)		L (L/J)		
			Min. 15 sf per unit per Housing Guideline	To exterior face of cladding	Max. 179 mm (7") over 203 (8") mm	Max. 3.7 sm or 40 sf per unit	Mech rooms and overrun on roof					Max. 12% permitted floor area (NIC)		
Level 1	3,486.96	-	3,420.58	979.73	7,887.27	-	-	894.67	979.73	1,874.40	6,012.87	-	-	
Level 2		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	380.30	
Level 3		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 4		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 5		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 6		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 7		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 8		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 9		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 10		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 11		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 12		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 13		5,393.14	1,096.44	-	6,489.58	-	152.60	-	-	152.60	6,336.98	10	709.10	
Level 14		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 15		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 16		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 17		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 18		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 19		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 20		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 21		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 22		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 23		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 24		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 25		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level 26		5,393.14	1,096.44	-	6,489.58	-	115.00	-	-	115.00	6,374.58	10	644.80	
Level Amenity		-	-	2,720.19	2,720.19	-	-	2,720.19	2,720.19	-	-	-	316.00	
Level Mech		-	1,475.08	-	1,475.08	-	-	1,475.08	1,475.08	-	-	-	-	
Level Machine Rm		-	1,026.09	-	1,026.09	-	-	1,026.09	1,026.09	-	-	-	-	
TOTAL	3,486.96	134,828.50	33,332.75		3,699.92	175,348.13		3,326.20	3,395.84	3,699.92	10,421.96	164,926.17	250	16,878.80
						3,750.00	sf per CoV guideline							10%



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Development Stats

PARKING BYLAW REQUIREMENTS		
RESIDENTIAL		
SECURED MARKET RENTAL HOUSING	4.3.2	No residential parking requirement for dwelling unit located in transit-oriented area per Parking By-law 6059
NON-MARKET HOUSING	4.3.2	No residential parking requirement for dwelling unit located in transit-oriented area per Parking By-law 6059
COMMERCIAL		
RETAIL, OFFICE AND SERVICE (AREA A)	4.5.1	A minimum of one space for each 100 sm (1,076 ft.) of gross floor area up to 300 sm (3,229 ft.) of gross floor area, and one additional space for each additional 70 sm (752 ft.) of gross floor area, and a maximum of one space for each 46.5 sm (501 ft.) of gross floor area
ACCESSIBLE		
VAN STALLS	4.8.4	The first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.
DWELLING	4.8.4A	At least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit
NON-DWELLING	4.8.4B	At least one accessible parking space for each building that contains at least 500 m ² of gross floor area and an additional 0.4 parking space for each 1000 m ² of gross floor area
ACCESSIBLE STALL COUNT	4.1.14	Each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.
VISITOR		
	4.1.15	A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum, except that if the provision of the minimum number of required visitor parking spaces causes the development to exceed the maximum parking permitted, the number of visitor parking spaces shall be reduced by the number required to meet the maximum.

LOADING		
DWELLING - CLASS A	5.2.1	No requirement for less than 50 dwelling units. At least one space for 50 to 299 dwelling units.
DWELLING - CLASS B		No requirement for less than 100 dwelling units. At least one space for 100 to 299 dwelling units.
RETAIL - CLASS A	5.2.6	No requirement.
RETAIL - CLASS B		A minimum of one space for the first 2 325 sm of gross floor area plus one space for any portion of the next 2 325 sm
RETAIL - CLASS C		At least one space for 1 900 sm to 5 000 sm of gross floor area and at least two spaces for more than 5 000 sm.
CLASS A PASSENGER SPACES		
DWELLING		A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units.

ELECTRIC VEHICLE CHARGING		
		An energized outlet capable of providing Level 2 charging or higher:
DWELLING	4.14.1	Must be installed in each parking space, excluding visitor parking spaces.
NON-DWELLING	4.14.2	Min. 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, or two parking spaces, whichever is greater.
ACCESSIBLE	4.14.4B(ii)	Min. 45% of all accessible parking spaces provided, or one accessible parking space, whichever is greater.

PARKING SUMMARY										
	REGULAR STALLS		SMALL CAR	ACCESSIBLE		ACCESSIBLE VAN (MIN. 1 + 1 IN 10 FOR HC STALLS)		VISITOR		
	REQUIRED	PROPOSED		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
MARKET RENTAL										
NON-MARKET RENTAL	33	75	40	2	9	9	1	1	13	13
LIVE-WORK	4	4	4	0						
TOTAL	37	79	44	2	9	9	1	1	13	13

* Live-work accessible parking shared with residential

STALLS PROVIDED PER LEVEL					
	GF	P1	P2	P3	TOTAL
REGULAR STALLS	4	9	22	22	57
SMALL CAR	0	0	0	2	2
ACCESSIBLE	0	2	4	3	9
ACCESSIBLE VAN	1	0	0	0	1
CLASS A LOADING	1	0	0	0	1
CLASS B LOADING	1	0	0	0	1
CLASS A PASSENGER	1	0	0	0	1
TOTAL	8	11	26	27	72

OTHER						
	CLASS A LOADING		CLASS B LOADING		CLASS A PASSENGER	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MARKET RENTAL						
NON-MARKET RENTAL	1	1	1	1	1	1
LIVE-WORK						
TOTAL	1	1	1	1	1	1

*Live-work loading shared with residential



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Development Stats

BICYCLE SPACE REGULATIONS		
MULTIPLE DWELLING - CLASS A	6.2.1.2	A minimum of 1.5 spaces for every dwelling unit under 65 m2.
		A minimum of 2.5 spaces for every dwelling unit over 65 m2 and under 105 m2.
		A minimum of 3 spaces for every dwelling unit over 105 m2.
MULTIPLE DWELLING - CLASS B		A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.
RETAIL & SERVICES - CLASS A	6.2.5	A minimum of one space for each 340 square metres of gross floor area.
RETAIL & SERVICES - CLASS B		A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.
CLASS A OVERSIZED SPACES	6.3.9	A minimum of 5% of the spaces must be oversized spaces of 2.4 metres in length and 0.9 metres in width.
BICYCLE LOCKERS	6.3.13.A	At least 10% of the Class A bicycle spaces must be bicycle lockers.

END OF TRIP FACILITIES		
GENERAL	6.5	Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 1.4 times the minimum number of required Class A spaces shall be provided, and shall be a minimum of 45 centimetres in depth, 30 centimetres in width and 90 centimetres in height with respect to no more than 50% of the lockers and 180 cm in height with respect to at least 50% of the lockers.
		Where Class A bicycle spaces are required for a non-dwelling use, water closets, wash basins, showers and grooming stations shall be provided in accordance with sections 6.5.4 and 6.5.5. Close to employee bike stalls. Plus grooming station per 6.5.5.

BICYCLE STORAGE SUMMARY									
(OVERSIZE BICYCLE STALLS + LOCKERS NIC FOR STUDY)	REQUIRED		PROPOSED		HORIZONTAL	VERTICAL	STACKED	OVERSIZED	TOTALS
	CLASS A	CLASS B	CLASS A	CLASS B		MAX. 30%	TOTAL MAX. 60%	MIN. 10%	
RENTAL RESIDENTIAL	523	12	546	10	184	100	206	56	556
LIVE-WORK	4		4	8	3	0	0	1	12
TOTAL	527	12	550	18	187	100	206	57	568
						MAX. 159		MIN. 53	
						VERTICAL + STACKED MAX. 317			

UNIT SIZE SUMMARY FOR BIKE PARKING (CLASS A)*							
	LIVE-WORK	RENTAL RESIDENTIAL					
		STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	2 BED + DEN	3 BEDROOM
1.5 PER UNIT UNDER 65 SM (700 SF)		95	149	0	95		
2.5 PER UNIT 65 SM (700 SF) - 105 SM (1130 SF)						0	63
1.0 PER 340 SM (3,660 SF)	1						
SUBTOTAL	1				402		
TDM PLAN B 30% ADDITIONAL	3						121
TOTAL	4				523		

* Net unit area measured from the inner walls and exclude any in-suite storage floor area exclusions in compliance with Section 11.3.1 - Dwelling Unit Size of the CoV Zoning and Development By-law



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Development Stats

1.3 Benefits for the Community



HOUSING

The proposal supports the growth and revitalization of the area while meeting the housing needs of the city, particularly for lower- and middle-income residents, in alignment with Vancouver's commitment to sustainability, affordability, and livability.



LOCAL RETAIL AND JOBS

The ground-level live-work spaces will create a vibrant environment, supporting locally engaged and connected businesses and providing job opportunities in the area. The spaces will help to transition the area from the active commercial environment anticipated around the Commercial-Broadway Station and the lower density residential and commercial environment to the east and south of the project.



COMMUNITY

The project fosters a sense of community through shared, family-oriented amenities on the ground level and a rooftop for entertainment and wellness, enhancing social interaction among residents.



WELL - BEING

The inclusion of wellness-focused amenities, such as the rooftop, promotes physical and mental well-being for residents, supporting an active and healthy lifestyle.



TRANSPORTATION

Situated within the Commercial-Broadway Station Precinct, the development offers convenient access to numerous rapid transit options, improving connectivity and reducing reliance on personal vehicles. The streetside bike amenity is designed to encourage high commuter adoption with convenient access to a major bike route for residents and guests.



PLACEMAKING

The integration of at-grade live-work spaces, active street frontages, and communal areas enhances the neighbourhood's vibrancy, creating an inviting and engaging public space that contributes to the area's identity and appeal.



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Benefits for the Community

**Design
Analysis**

2

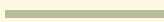
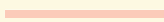



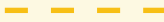



2.1 Context Analysis

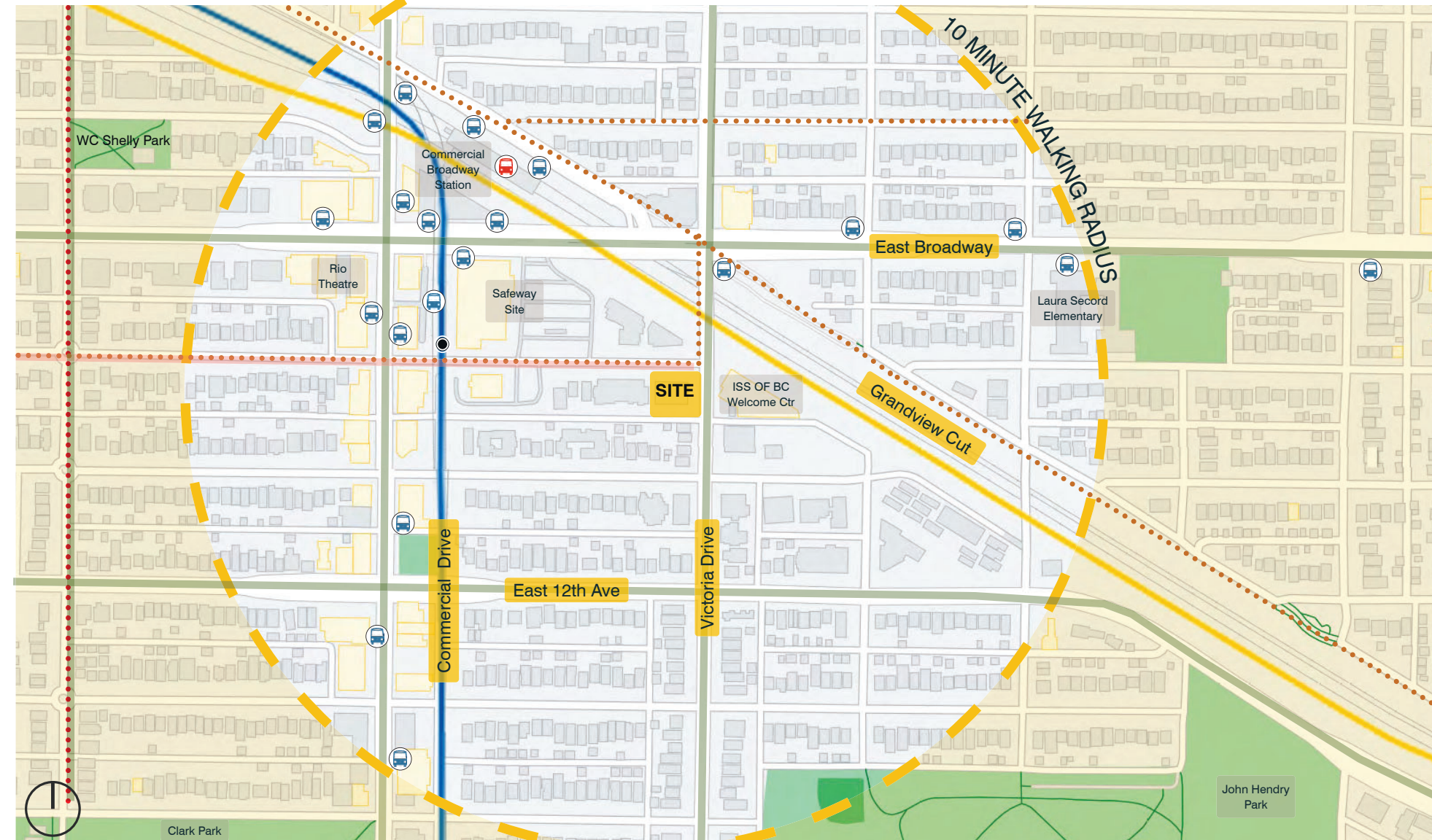


Property view and Daylight access

Transportation and Neighbourhood Context

Legend

-  Arterial Road
-  10th Avenue Cycling Corridor
-  Cycling Route
-  Skytrain Station
-  Bus Stops
-  10 Min Walking Radius
-  South station entrance on E 10th Ave
-  Millennium Line
-  Expo Line



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Context Analysis

2.2 The Site

Description

The development site consists of three legal lots and is currently occupied by a two and a half storey residential building. It has two street frontages: one to the north, along East 10th Avenue, and another to the east, along Victoria Drive, with a rear lane along the south property line.

The site measures approximately 125 feet by 122 feet, with a gross area of 15,247 square feet (1,416.5 square meters). In collaboration with the City of Vancouver, the proposal includes a road-widening dedication of 2.1 meters along Victoria Drive to enhance the public realm. The site is also in close proximity to the Commercial-Broadway SkyTrain Station that services both the Expo and Millennium lines, in addition to the rapid 99 bus to UBC.

The site is classified under the RM-4 Residential zoning district by the City of Vancouver and is located within the Grandview-Woodland Community Plan area.



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

The Site

2.3 Streetscape

Located just a 5-minute walk from the Commercial-Broadway SkyTrain station, the area surrounding the site is transitional from low- and mid-rise residential buildings to high-rise mixed-use developments. The immediate context includes a mix of market and non-market four-storey residential apartments, with a six-storey civic building and a single-storey church located across the street to the east.



Victoria Drive Looking West at Lane



East 10th Looking South East



Victoria Drive looking West at E10th Ave

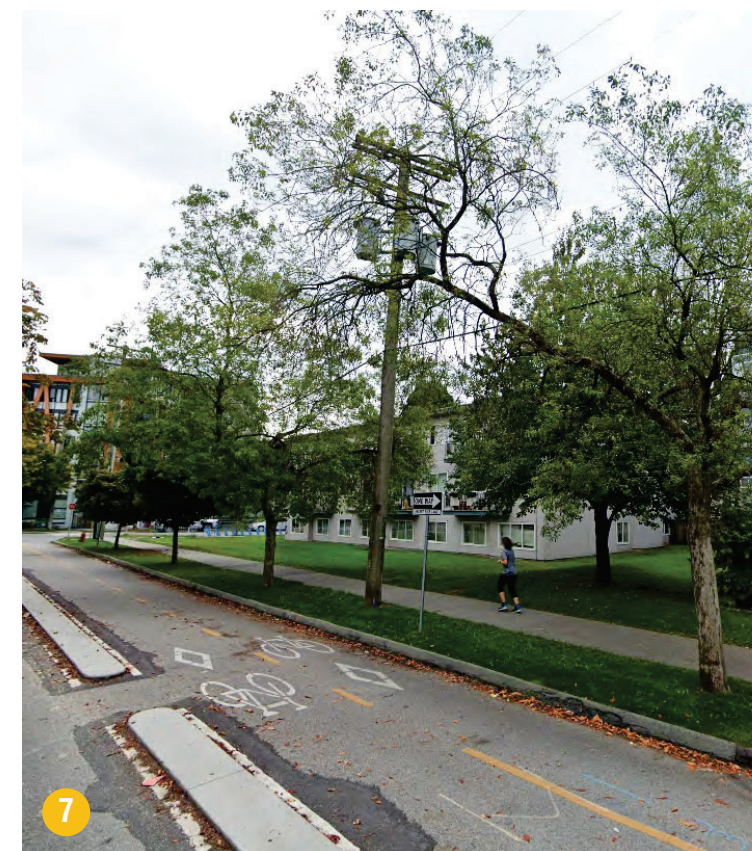


RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Streetscape



Context Images

1. Looking North along Victoria dr.
2. Looking South along Victoria dr.
3. Corner of E 10th ave. and Victoria dr.
4. Corner of back lane and Victoria dr.
5. Site elevation along back lane
6. Site elevation along E 10th ave.
7. Looking East along 10th ave.



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Streetscape

2.4 Transforming Neighbourhood



- Future Neighbourhood Developments**
- 1780 E Broadway (Proposed), elevation along E 10th Ave.
 - 2061 E Broadway (Under Construction)
 - 1780 E Broadway (Proposed), view from E Broadway
 - 1837 E 11th Ave. (Under Construction), view from Victoria dr.
 - 1649 E Broadway (Built)



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Transforming Neighbourhood

The proposal helps create the "stepping down" principle, as seen in the buildings of this urban context, highlighting transitions in height.



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Transforming Neighbourhood

**Rezoning
Rationale**

3

3.1 Rezoning Policies



Built form

Designed to meet the Intent of Grandview Woodland Community Plan requirements of Tower form, Siting, and Setbacks.

In the overall scheme, innovative solutions have been proposed to create a design with optimal form, view cone analysis, building height and shadow studies, floor plate sizes and dimensions, and enclosed balconies.

- Grandview Woodlands Community Plan (2017)
- RM-4 District Schedule (2021)
- CD District Schedule (2010)
- High-Density Housing For Families (1992, 2020)
- Rental Incentive Guidelines (2012, 2019)
- Implementation of Transit-Oriented Areas (Bill 47)



Sustainability

Aligned with Vancouver's goal to be the greenest city in the world and is designed to meet the city's Green Building Policy for Rezonings.

The following policies and guidelines have shaped our sustainability proposal.

- Green Buildings Policy for Rezonings (2010, 2022)
- Housing Vancouver Strategy (2017)
- Greenest City 2020 Action Plan
- Rain City Strategy (2019)
- Transportation 2040



Technical

Designed in coordination with a number of COV technical requirements.

The following policies and guidelines have informed our Technical design proposal.

- Parking By-Law
- Provincial Policy Manual: Transit Oriented Areas (2024)
- Transportation Demand Management for Developments (2024)
- Garbage and Recycling Storage Amenity Design Supplement (2022)
- Bulk Storage and In-suite Storage- Multiple Family Residential Developments (2022)



Privacy & Views

Sculpted to help protect privacy and views, as well as minimize impacts to the surrounding neighbourhood.

In this densely populated urban area, designated for future growth, the transit-oriented development seeks to preserve the harmony essential for livability.



Community

Designed to support public benefits.

The project is expected to deliver significant public benefits, including much needed rental housing in Vancouver.

- Community Amenity Contributions Policy for Rezonings
- Policies and Procedures for Rezoned Developments (2024)

Other Policies:

- Broadway Plan
- 10th Avenue Corridor project
- Embodied Carbon Guidelines
- Low Carbon Energy System Policy
- Transportation Assessment & Management Study (TAMS)
- Transportation Demand Management (TDM)
- Regional Growth Strategy: Metro Vancouver 2040- Shaping Our Future (2010)
- Housing and Homelessness Strategies (2011)



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Rezoning Policies

3.2 Summary of Relaxations

1

VIEW CONE 27.1 RELAXATION (Being reviewed in 2025 for possible amendment by the city.)

The massing does not compromise the view from the primary focal point, stretching from the twin peaks of the Lions to Capilano Mountain.

- Incorporation of low-profile material such as glass railing and matte anodized aluminum panels to minimize visual impact from the public view origin;
- Balcony articulation and vertical reveal that break down the scale of the mass.

2

HEIGHT VARIANCE

Requesting a height variance from the existing zoning allowance will enable us to provide more rental housing, promote mixed-use development, support local businesses, and enhance public spaces, all of which will contribute to a more vibrant and sustainable community.

OUTRIGHT : 20 storeys

PROPOSED: 26 storeys

3

DENSITY VARIANCE

This site is well-situated for increased height and density, located less than 200 meters from the nearest Commercial-Broadway SkyTrain entrance, which serves both the Millennium and Expo lines. Relaxing zoning regulations will provide much-needed market and non-market rental housing, helping to address Vancouver's affordability challenges. This approach will improve public transportation access, support vibrant, mixed-use neighborhoods, and align with the City's sustainable growth goals, contributing to the city's rental housing supply in a transit-oriented area.

OUTRIGHT : 5.5 FSR

PROPOSED: 10.82 FSR

4

BALCONY PROJECTIONS

To enhance livability across all dwellings, balcony projection on the South (rear yard fronting lane) only, we request a variance from the minimum projection from the setback line. Increasing balcony size will improve functionality and provide valuable outdoor space for relaxation, gardening, and socializing. Larger balconies can promote outdoor activities, foster community interactions, and enhance overall well-being, contributing to a more sustainable urban lifestyle.

OUTRIGHT : 1'-6" from setback line

PROPOSED: 2'-8" from setback line

5

NON-MARKET RENTAL

To ensure the developer is able to advance the project to the Development and Building stages, we request a variance to 10% non-market rental housing. Ensuring the project is financially viable will allow the project to advance and result in an expedited creation of more housing options and alleviate market pressure at a time when viability has been most challenged.



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Summary of Relaxations

3.3

Grandview-Woodland Community Plan (GWCP)

6.7.1. Station Mixed-Use and Employment

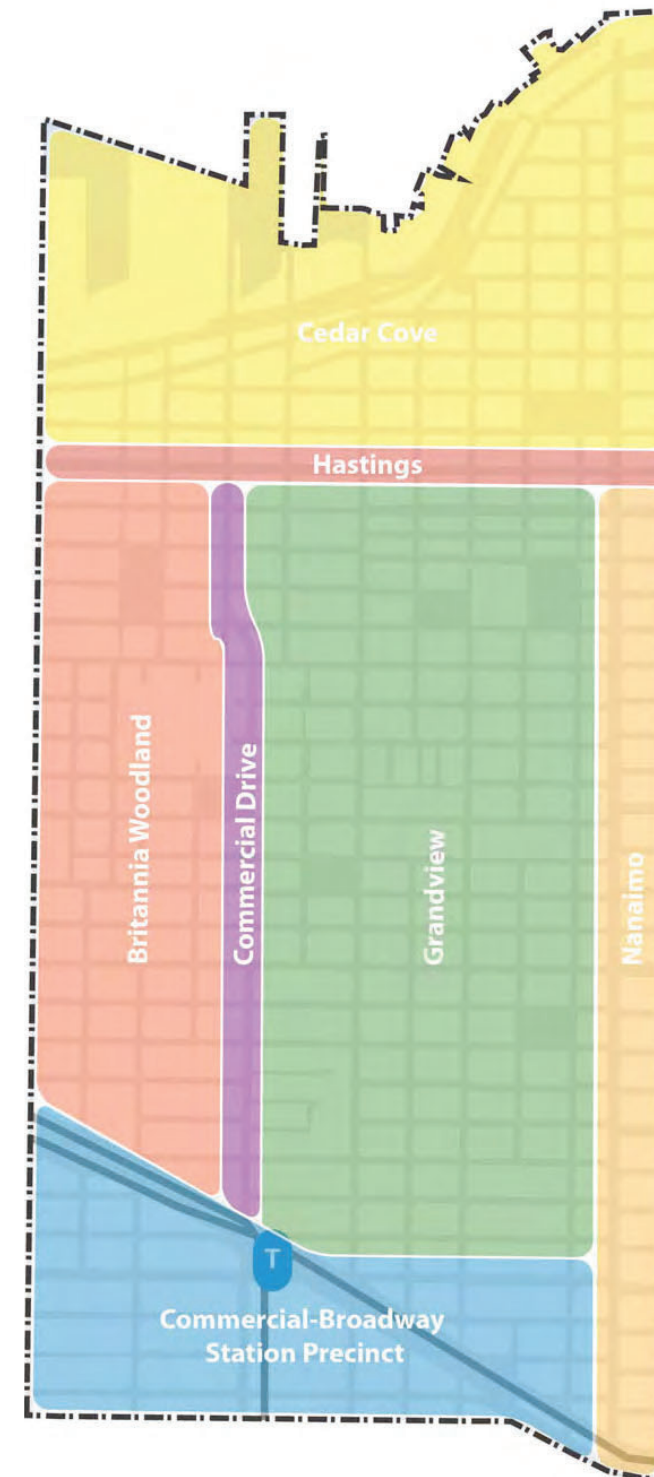
- Consider applications for mixed-use development, except where otherwise noted. A mix of commercial uses, which may include small-scale retail, service and community serving uses, is required on the first floor. Residential uses, including secured market rental or social housing, are permitted on upper floors, except where otherwise noted.
- The portion of any building above 18.3 m (60 ft.) in height should not exceed a typical floor plate of 603.9 sqm (6,500 sf, and should be spaced at least 24.3 m (80 ft.) from any other building above 18.3 m (60 ft.) in height.
- Provide public realm improvements that could include increased sidewalk width, street trees, and amenities such as bike racks, patios, feature lighting, public art and publicly accessible restrooms.

For sites currently zoned CD-1 (note: current office usage; however subject to Rental Housing ODP policy):

- Height: up to 10 storeys
- Density: up to 4.0 FSR

For sites with a minimum frontage of 36.5 m (120 ft.) either/or:

- For mixed tenure (50% secured rental / 50% strata): up to 10 storeys, up to 4.0 FSR.
- For mixed tenure (20% non-market housing / 80% strata): up to 10 storeys; up to 4.0 FSR.
- Office uses are permitted on the second floor. Residential and/or commercial uses are permitted on upper floors.



Grandview-Woodland Sub Areas



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

GWCP

3.3 GWCP Principles

- **Principle 1:** Support the goals of Reconciliation in partnership with the Aboriginal community
- **Principle 2:** Achieve a green, environmentally sustainable, urban pattern
- **Principle 3:** Support a range of affordable housing options to meet the diverse needs of the community
- **Principle 4:** Foster a robust, resilient economy
- **Principle 5:** Enhance culture, heritage and creativity
- **Principle 6:** Support a range of sustainable transportation options, including those that already exist
- **Principle 7:** Protect and enhance civic places, public parks and green linkages
- **Principle 8:** Foster a resilient, sustainable, safe and healthy community



Grandview-Woodland Plan, Community Values



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

GWCP Principles

3.3 GWCP Land Use Map



Legend

- Park
- School / Institutional
- Light Industrial
- Office (10 Storeys)
- Office (6 Storeys)
- Apartment (10+ Storeys)
- Apartment (10 Storeys)
- Apartment (6 Storeys)
- Apartment (4 Storeys)
- Courtyard rowhouse/ traditional rowhouse (3.5 Storeys)
- Duplex
- At-grade commercial



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

GWCP Land Use Map

3.4 Provincial Policy Manual: Transit-Oriented Areas

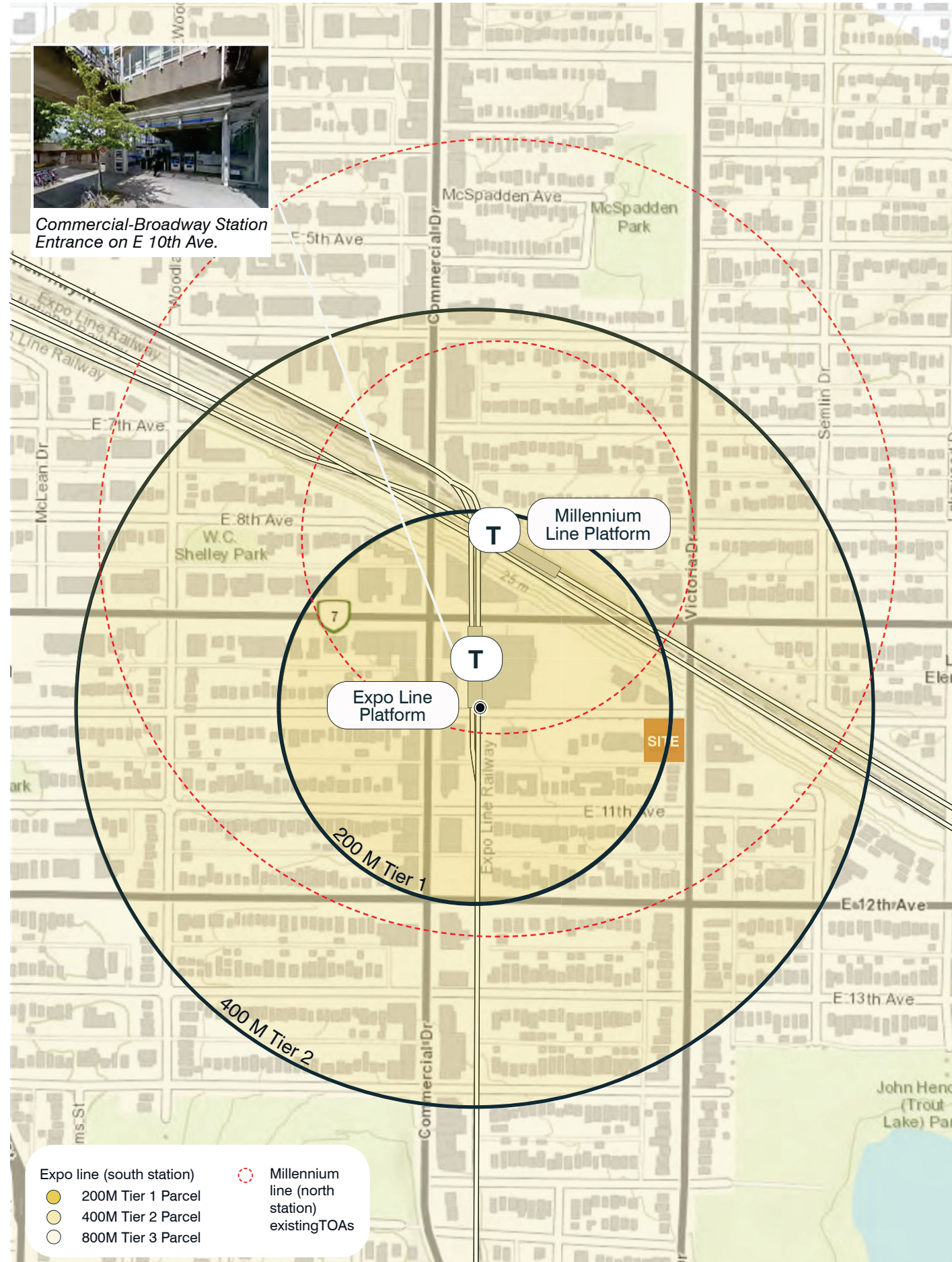
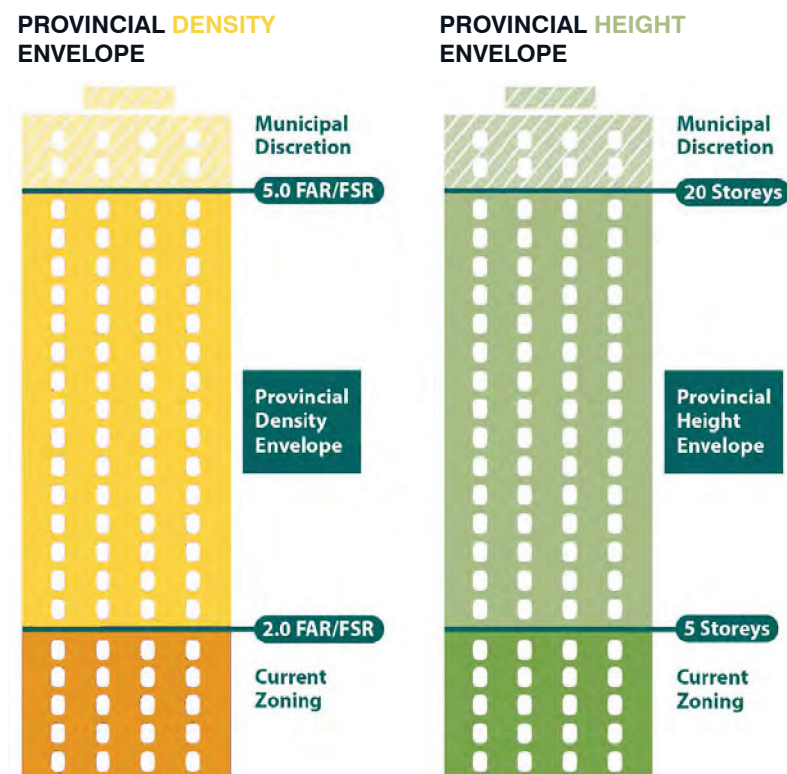
Transit-Oriented Area (TOA) is defined as an area within a prescribed distance from a transit station. TOAs are intended to be areas of mixed-use, complete communities around SkyTrain transit stations and bus exchanges.

Densification around transit hubs is a key ingredient to achieving livable, walkable, complete communities around transit. Within TOAs, local governments must comply with newly established density requirements.

Each rapid transit TOA is comprised of three land tiers, to which the following minimum allowable densities apply for Commercial-Broadway Station:

- Tier 1 (0 – 200 m): 5.5 FSR, 20 Storeys
- Tier 2 (200 – 400 m): Tier 1 density
- Tier 3 (400 – 800 m): 3.0 FSR, 8 Storeys

Within TOAs, local governments cannot require off-street parking spaces that are related to residential uses. Instead, developers are expected to provide parking spaces based on market demand.



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Provincial Policy Manual

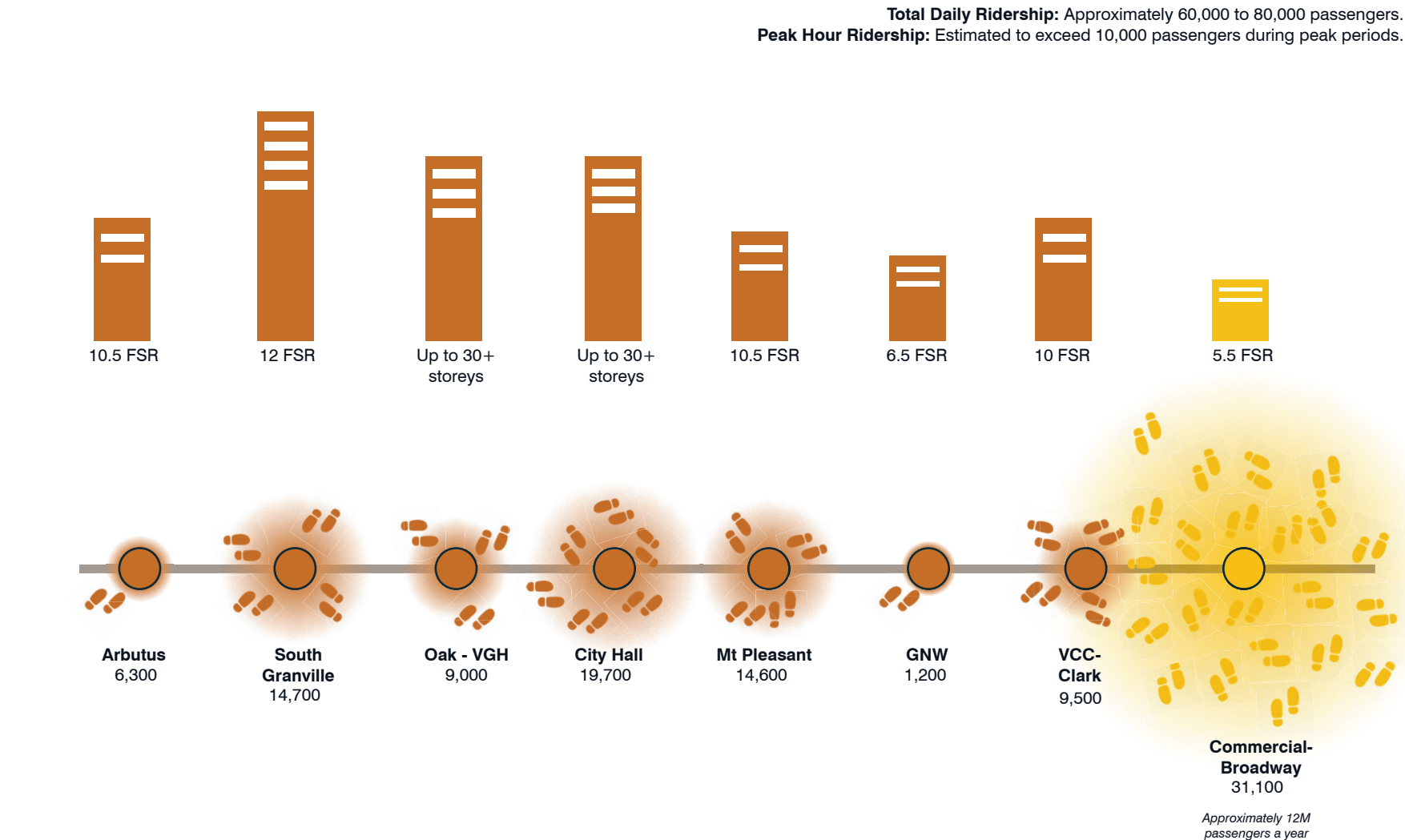
3.5 Broadway Plan

The Broadway Extension will offer Expo and Millennium Line passengers from East Vancouver and surrounding suburbs an alternative route to downtown by transferring at Commercial-Broadway Station to the Canada Line at Broadway-City Hall. This is vital, as the Expo Line segment between downtown and Commercial-Broadway is the busiest in the SkyTrain system, and service interruptions are a concern. Moreover, the future connectivity between the East and West of the city will be greatly enhanced with the extension of the Millennium Line to Arbutus. However, despite its critical role as a major transit hub, the development potential of Commercial-Broadway Station remains relatively limited compared to other stations.

The implementation of the Broadway Plan presents a paradox regarding the development of the site. A key objective of the Broadway Plan is to unlock the development potential of sites near new subway stations, particularly in response to the growing demand for rental housing.

The Commercial-Broadway Station is a critical node within the city's public transit infrastructure. Not only is this transit interchange one of the busiest in Vancouver, but it is also among the busiest in Western Canada. When comparing the development strategy for sites within the Broadway Plan to the provisions of the Grandview-Woodland Community Plan (GWCP) and the residential density proposed in the current rezoning submission, it is clear that increasing residential density at this site is both justified and logical.

The proposal suggests increasing the Floor Space Ratio (FSR) from 5.5 to 10.82. While this density exceeds what was originally envisioned for the site in the TOA, it remains within reasonable parameters when compared to neighboring sites in the Broadway Plan corridor.



Forecast for ridership in 2045 at the stations along the SkyTrain Millennium Line Broadway Extension (Broadway Subway) route, including the permitted densities and heights for stations as outlined in the Broadway Plan.



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Broadway Plan

3.6 Housing Strategy

Our proposal outlines a strategic array of housing solutions designed to address Vancouver's rental housing crisis, which is defined by escalating prices, historically low vacancy rates, and a constrained housing supply.

Providing a diverse range of housing options within the Grandview-Woodland Community Plan (GWCP) is essential to fostering a healthy, vibrant, and inclusive community. It contributes to the creation of a more equitable city by ensuring that individuals and families of all income levels have access to rental housing.

Our proposal aligns with the principles of the GWCP by offering 100% secured rental housing, with 10% of these units designated as below-market rentals to ensure the project viability is maintained. This approach helps meet the growing demand for rental housing while supporting the city's broader goal of increasing housing and accessibility in high-demand areas like Grandview-Woodland Community Plan.

● Secured Rental Housing



100% of all residential units will be secured rental housing

● Non- Market Housing



A minimum of 10% of the secured rental housing FSR area will be provided as Below-Market Rental Housing.

● True Affordability



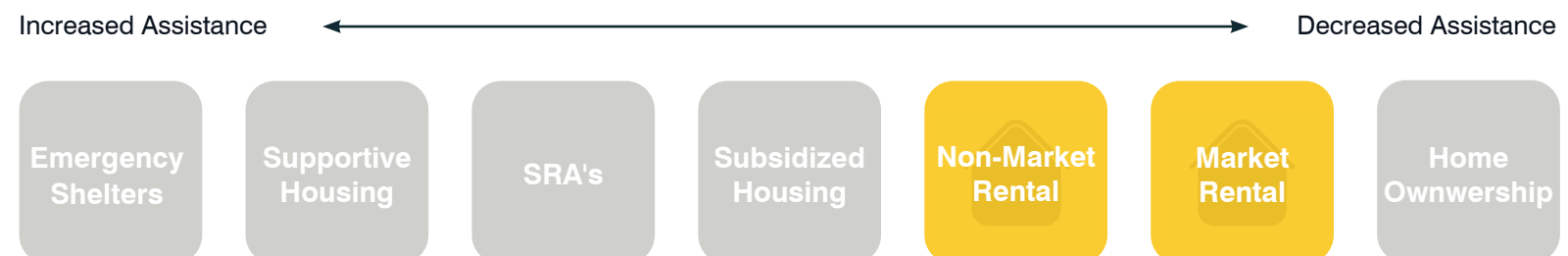
10% of residential floor area designated as below-market (20% of CMHC average rents per the guidelines)

● 35% Family Units



A minimum of 35% of all units for the overall site will be two bedrooms or larger units suitable for families with children and in compliance with the requirements of the High Density Housing for Families with Children Guidelines.

Housing Continuum



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Housing Strategy

REZONING

1780 E Broadway
(Commercial-Broadway St.)



APPROVED REZONING

1477 W Broadway
(South Granville St.)



COMMUNITY PLANS

Grandview
Woodland Plan

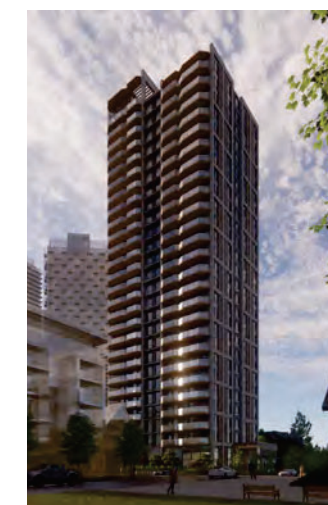


Broadway Plan



PROPOSED REZONING

10th Avenue and
Victoria Drive



Height (Storeys)	44, 38, 37 storeys	39 storeys	Up to 10 storeys CD-1	Up to 30 storeys	26 storeys
Density	8.3 FSR	12.3 FSR	Up to 4.0 FSR East 10th Avenue from the laneway east of Commercial Drive to Victoria Drive.	Up to 10.5 FSR 100% Secured Rental	10.82 FSR 100% Secured Rental
Market Rental Units	940 Units (90%)	182 Units (80%)	TBD	TBD	225 Units (90%)
Non-Market R. Units	104 Units (10%)	44 Units (20%)			25 Units (10%)
Live-work Units					4 Units
Avg. Daily Station Boardings	31,100 <i>**projected in 2045 at Commercial -Broadway St.</i>	14,700 <i>**projected in 2045 Granville St.</i>	15,000 <i>*current 2023 at Commercial-Broadway St.</i>	14,600 <i>**projected in 2045 Mount Pleasant St.</i>	31,100 <i>**projected in 2045 at Commercial -Broadway St.</i>
Floor Plate and Tower Separation	644 sqm 22.7 m	600 sqm 24.3 m	Tower floor plate of 603.8 sqm (6500 sf) and should be spaced at least 24.3 m (80 ft) from any other building above 18.3m (60 ft) in height. GWP Section 6.7.1	Tower floor plate of 603.8 sqm (6500 sf) and should be spaced at least 24.3 m (80 ft) from any other building above 18.3m (60 ft) in height.	Following GWCP Section 6.7.1



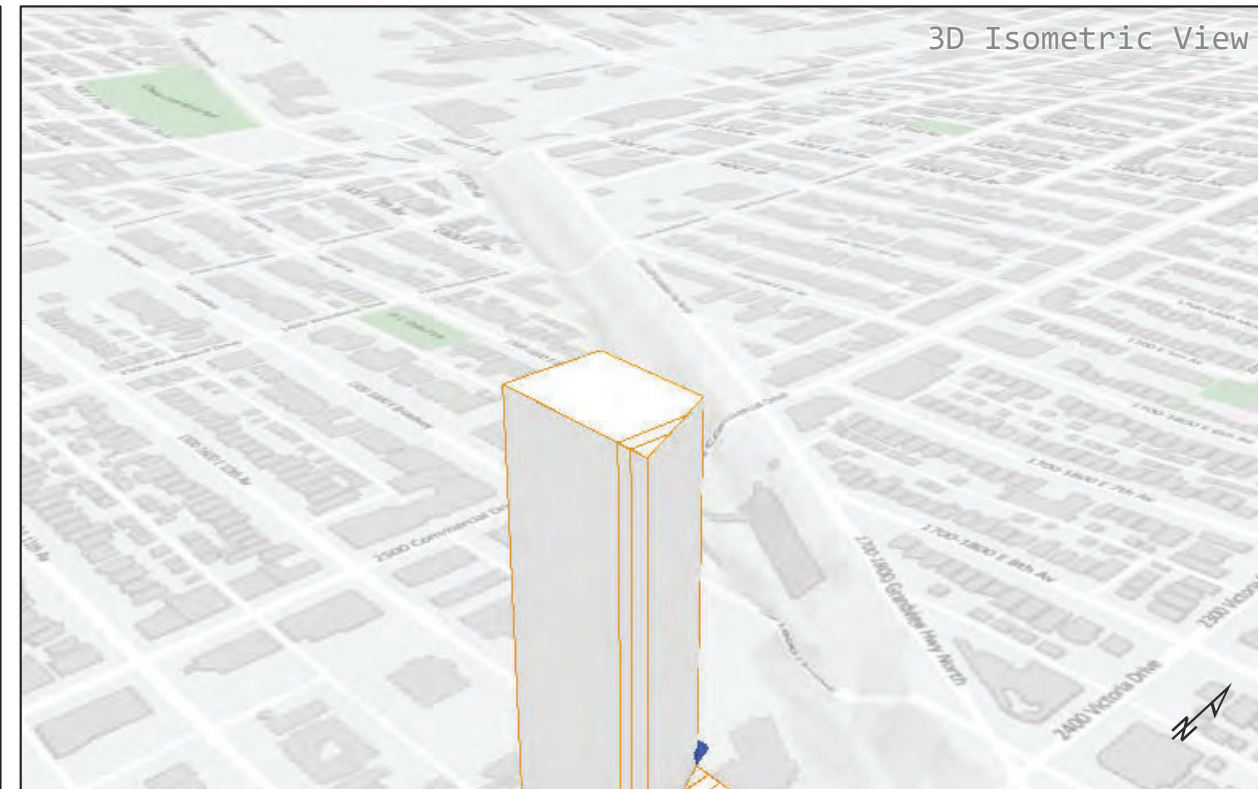
RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

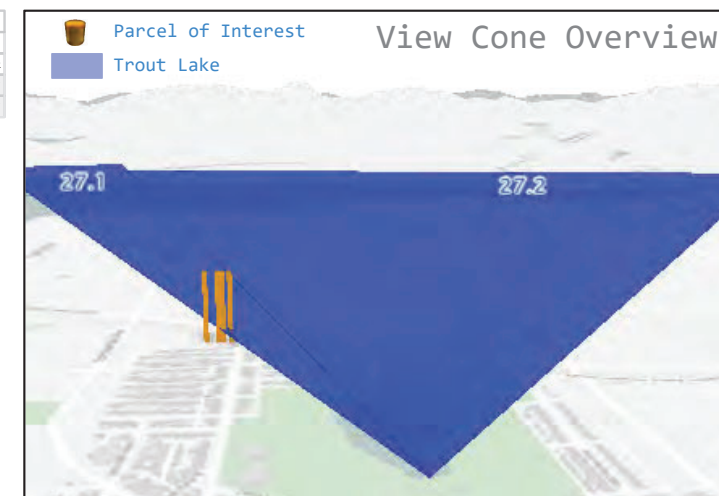
REZONING SUBMISSION

Housing Strategy

3.7 View Cone Analysis



Label	Geodetic Height (m)	Height from grade (m)	View Lat	Long
A	68.98	31.87	27.1 49.261253	-123.06665
B	67.12	29.99	27.1 49.260918	-123.066422
C	66.7	30.24	27.1 49.260918	-123.066055
D	68.29	31.08	27.1 49.26125	-123.066055



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

View Cone Analysis

CITY OF VANCOUVER | Planning, Urban Design and Sustainability

BASIC VIEW CONE BUILDING HEIGHT LIMITS 2611 Victoria Drive

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs:
11005783
11005149
11005151
11005150

View cones limiting the site:
27 - Trout Lake

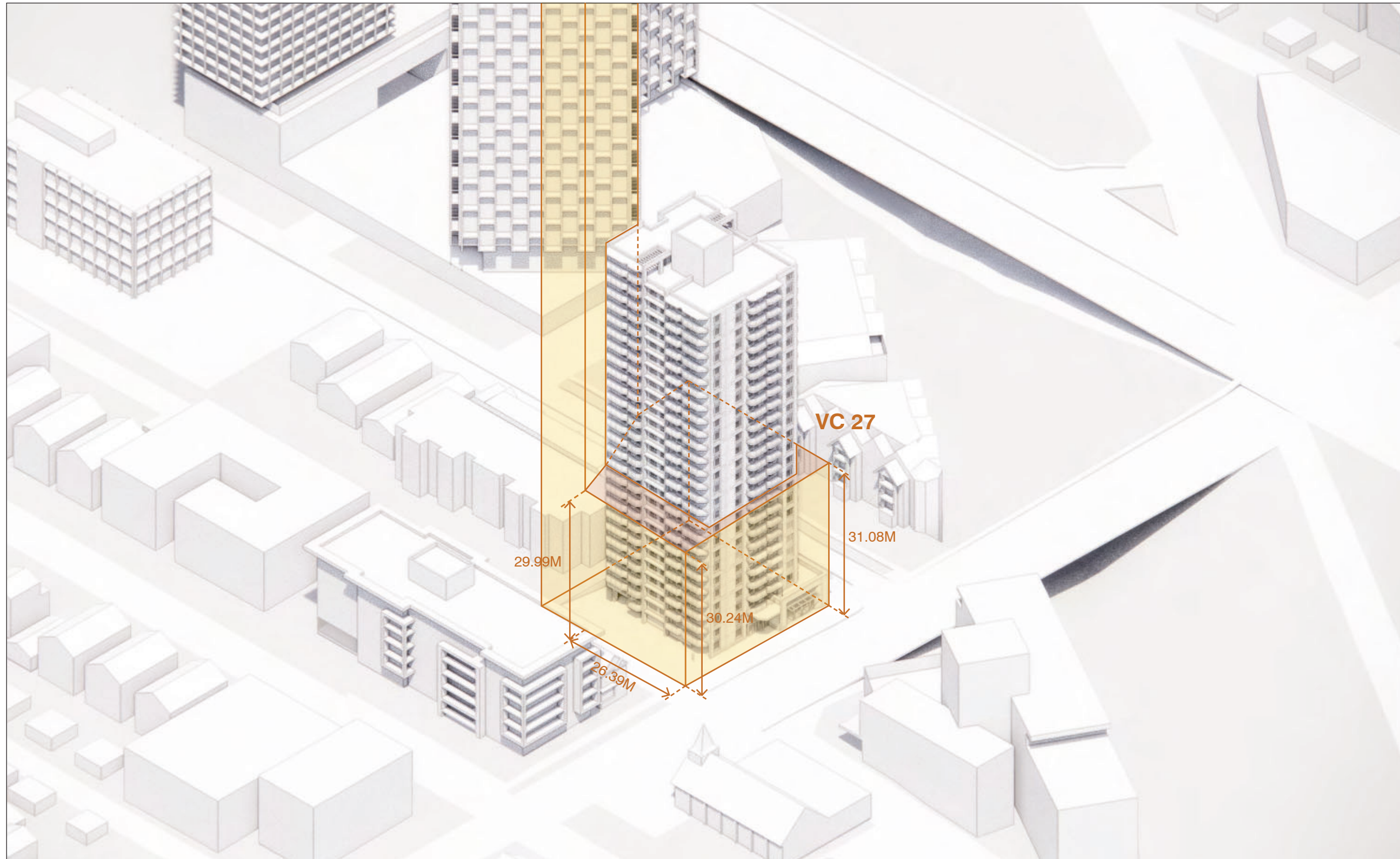
Requested by: Xing Liao

Prepared by: GAR02

Date: Tuesday, October 22, 2024

Page No: 1 of 1

3.7 View Cone Analysis



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

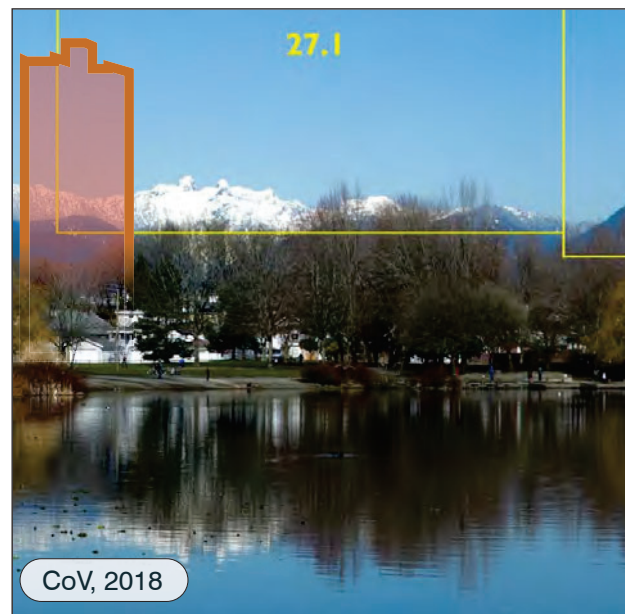
REZONING SUBMISSION

View Cone Analysis

3.7 View Cone Analysis

27.1 Trout Lake west

the 'Two Sisters' or the 'Lions' to Capilano Mountain



27.2 Trout Lake east

Beauty Peak to The Forefinger mountain



Future Context at Commercial Broadway Station

The building's stepping profile adds to a distinguishable 'dome' shaped skyline centered around the renewed Safeway site



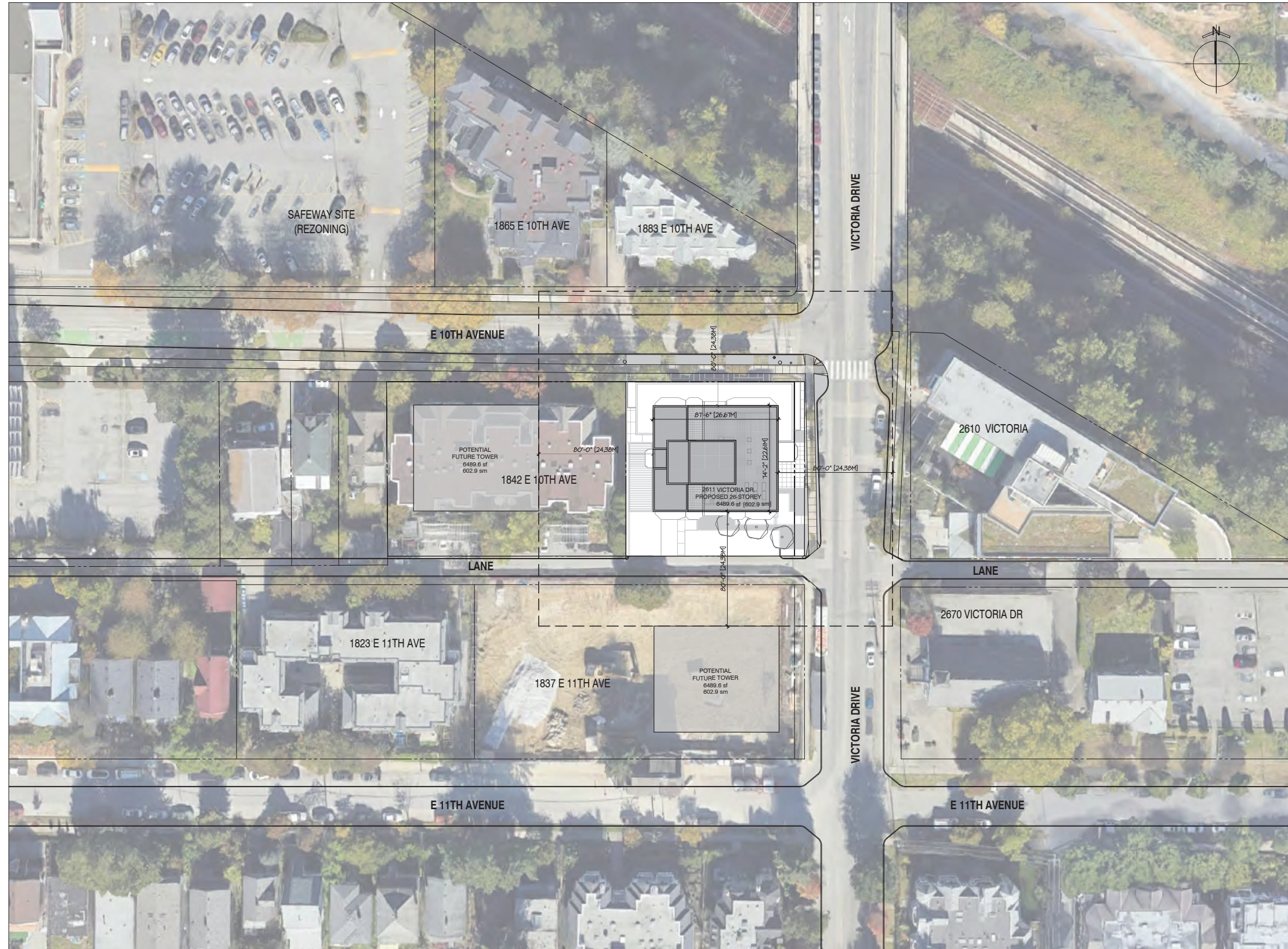
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

View Cone Analysis

3.8 Tower Separation Study



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

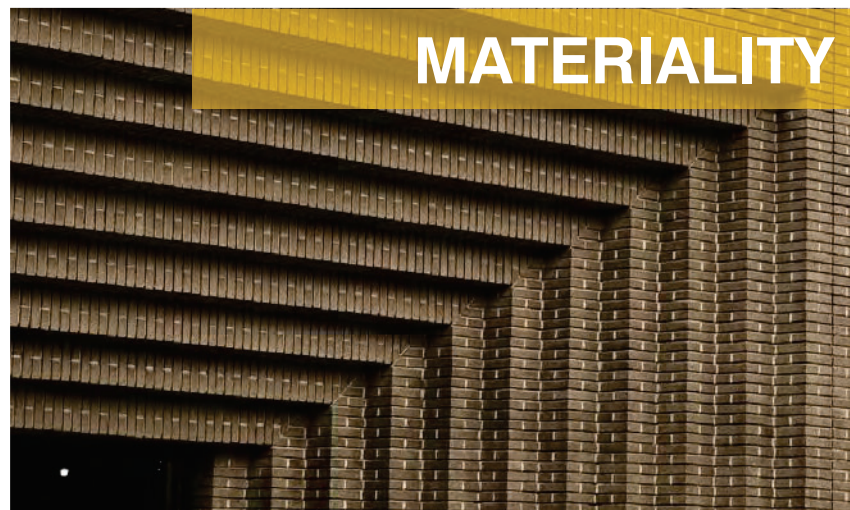
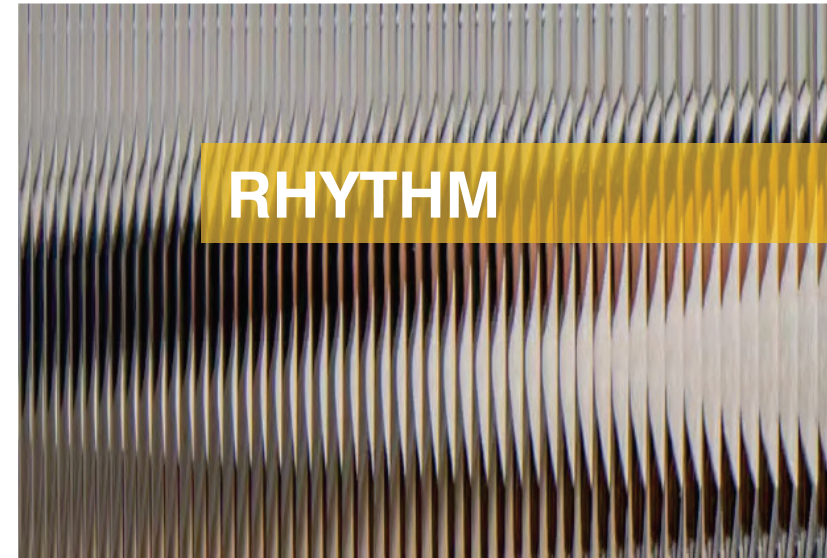
REZONING SUBMISSION

Tower Separation Study

**Design
Rationale**

4

4.1 Guiding Principles



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Guiding Principles

4.2 Precedents



Amacon Alaska, Brentwood



Turnmill Building, London



CMT Headquarters, Barcelona



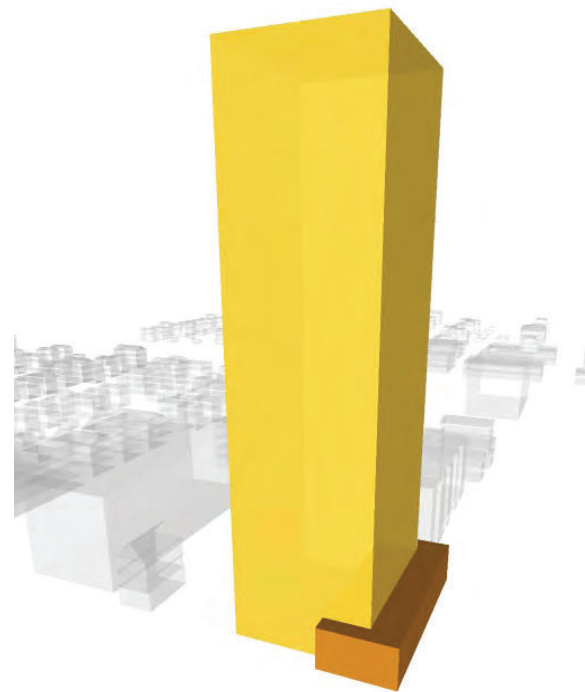
**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

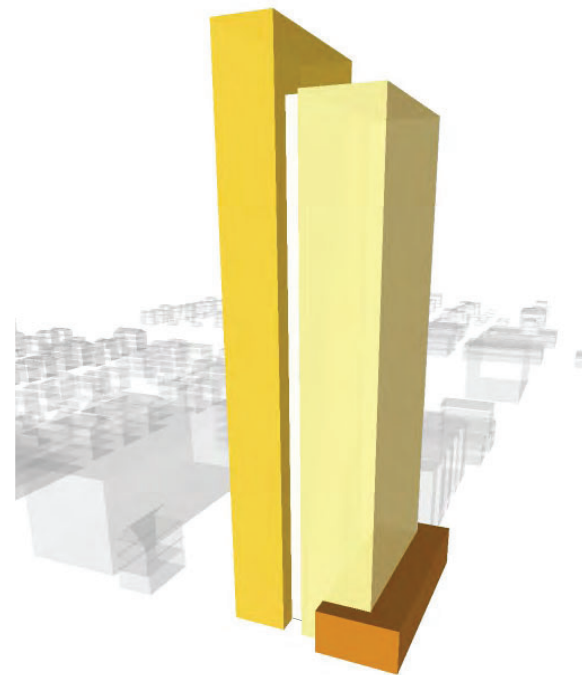
REZONING SUBMISSION

Precedents

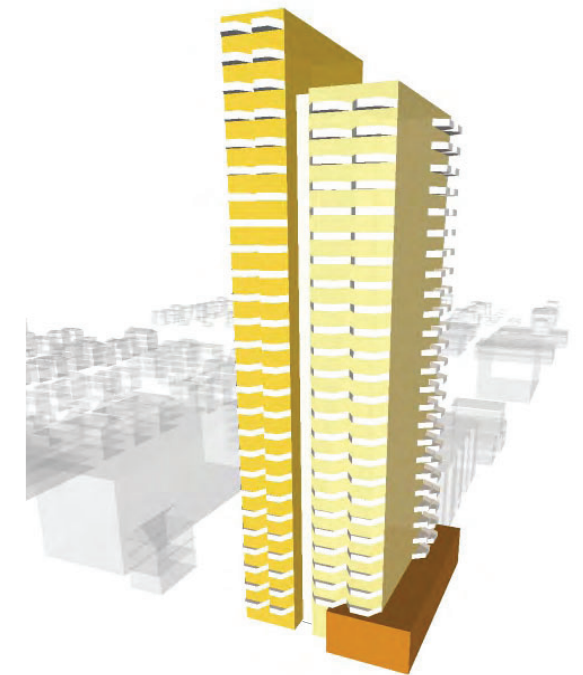
4.3 Concept & Massing



Creating the building massing based on functional spaces



Breaking the volume to enhance form and visual interest.



Articulating the balcony to enhance interest and transparency, creating a light, airy structure.

- Live-work units
- Residential units



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Concept & Massing

4.4

Project Description

The proposed project draws inspiration from the Grandview Woodland Community Plan, thoughtfully integrating the surrounding context and prioritizing the creation of a welcoming public space.

Situated on a prominent corner site with direct access to the Commercial-Broadway Station, the project presents an exceptional opportunity to establish a mixed-use destination. The design focuses on creating a distinctive architectural character that harmonizes with the stepping skyline, ensuring transparency and visual connection with the surrounding environment. Angled balconies offer the impression of a light, airy structure, while south-facing balconies provide self-shading, enhancing energy efficiency. Reveals on the façade create dynamic visual interest, breaking up the massing and adding depth.

Canopies, unique design elements, and human-scaled textures highlight the public ground plane, with materials chosen to blend with the natural surroundings. The design fosters inclusivity, promoting a vibrant, diverse community and spaces for social interaction.

The project activates live-work spaces, creating a hub of activity through thoughtful place-making. Ultimately, it aims to be a landmark that serves its residents and contributes to the broader community.

OUTDOOR RESIDENTIAL SPACE

- Balconies provide user residential outdoor space
- Canopies provide outdoor shade and rain shelter
- Roof decks provide community & family outdoor amenity space with spectacular views.

BUILDING ARTICULATION + FORM

- Repetition and angle play create a captivating harmony.
- Angled balconies give the impression of a light, airy structure.
- Play of color, texture, and materials to seamlessly blend with the surrounding.

PUBLIC REALM & ENTRIES

- Brick cladding defines live-work entries
- Permeability and street activation at the grade
- Frames, canopies, and subtractions define pedestrian conditions
- Landscape design helps make a unique public realm



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Project Description

4.5 Landscape Rationale

Landscape has the opportunity to tie a project to the site and to the neighbourhood. Attention to materials and detail style can elevate tight urban spaces and bring special attention with unique elements.

Two key design principles were used to help guide design decisions and make spaces special and interesting.

NEIGHBOURHOOD FIT

This project helps bring great homes and commercial spaces to a transit village centre. The neighbourhood also has a great character, which the landscape connects to through materials and details. Features at the ground level create both function to support the neighbourhood, but also expression through style.

EXCELLENT AMENITIES

Landscape spaces are designed to be flexible to the uses by residents, and open to change of use over time. The outdoor spaces of the building will host a diversity of activities to allow for play and rest. A very large roof amenity hosts an arrangement of spaces that will accommodate numerous groups or individuals at the same time.



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B ISSUED FOR REVIEW 2024-12-11

A ISSUED FOR CONCEPT REVIEW 2024-11-22

REVISIONS

MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

2611 Victoria Drive
Vancouver, BC

Scale: 1:100

Drawn: DS

Reviewed: DS

Project No. 24-020

Design Principles

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REVISIONS		

MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

2611 Victoria Drive
Vancouver, BC

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	24-020

Overall Concept Plan



EAST 10TH AVENUE

VICTORIA DRIVE

LANE

VAN ACCESSIBLE

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2611 Victoria Drive
Vancouver, BC

Scale: 1:100
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Project No. 24-020

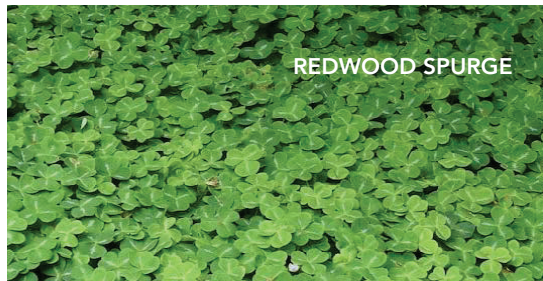
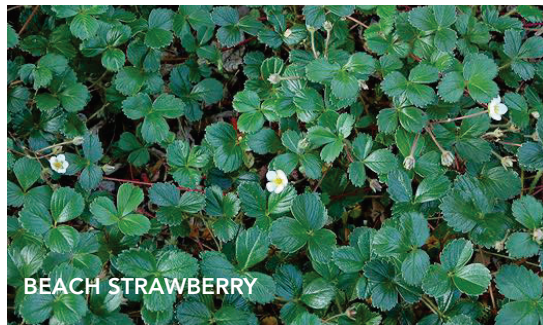
Planting Precedents
and Plant List

SEASONAL INTEREST AND COLOUR



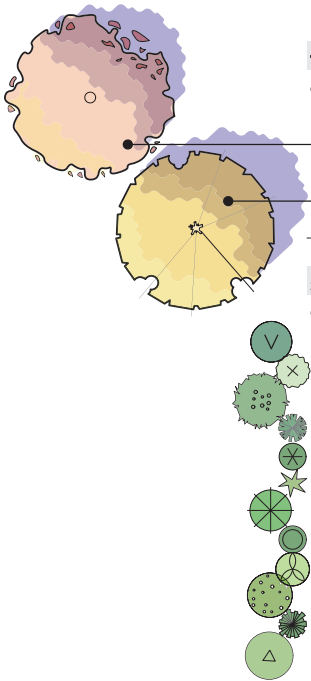
COLOUR THEMES

EVERGREEN TEXTURES AND FORM PLANTS



DURABLE GROUNDCOVERS

ONSITE PLANT LIST



TREES					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
1	<i>Cercis canadensis</i> 'Forest Pansey'	Forest Pansey Redbud	7cm cal., B&B	as shown	
2	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhar Tree	7cm cal., B&B	as shown	
3	TOTAL TREES				

SHRUBS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	<i>Ceanothus impressus</i> 'Victoria'	California Lilac	# 3 pot	1.0m o.c	
	<i>Cornus sericea</i> 'Kelseyii'	Kelsey Dwarf Dogwood	# 2 pot	1.0m o.c	
	<i>Forsythia</i> Northern Gold	Northern Gold Forsythia	# 5 pot	1.2m o.c	
	<i>Lonicera pileata</i>	Box-Leaved Honeysuckle	# 2 pot	600mm o.c	
	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	# 2 pot	600mm o.c	
	<i>Polystichum munitum</i>	Western Sword Fern	# 2 pot	600mm o.c	
	<i>Rosa woodsii</i>	Wood's Rose	# 3 pot	1.0m o.c	
	<i>Sarcococca hookeriana</i> 'Humilis'	Himalayan Sweet Box	# 2 pot	600mm o.c	
	<i>Spiraea bumulda</i> 'Goldflame'	Goldflame Spirea	# 3 pot	750mm o.c	
	<i>Symphoricarpos albus</i>	Snowberry	# 3 pot	1.0m o.c	
	<i>Taxus baccata</i> 'Repandens'	Creeping Yew	# 3 pot	600mm o.c	
	<i>Vaccinium corymbosum</i> 'Bluecrop'	Bluecrop Highbush Blueberry	# 5 pot	1.0m o.c	

GROUND COVERS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
50% Mix	<i>Arctostaphylos uva-ursi</i>	Bearberry	4"(10cm) pot	450mm o.c	
50% Mix	<i>Fragaria chiloensis</i>	Coastal Strawberry	4"(10cm) pot	450mm o.c	
	<i>Rubus calycinoides</i>	Emerald Carpet	4"(10cm) pot	450mm o.c	
	<i>Oxalis crassipes</i>	Wood Sorrel	4"(10cm) pot	450mm o.c	

SODDED LAWN	
AREA SQ.M.	DESCRIPTION
	Sodded Lawn

PERENNIALS AND HERBS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	<i>Armeria maritima</i>	Sea Thrift	4"(10cm) pot	450mm o.c	
	<i>Hemerocallis Stella de Oro</i>	Yellow Day Lily	4"(10cm) pot	450mm o.c	
	<i>Iris siberica</i>	Siberian Iris	4"(10cm) pot	450mm o.c	
	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Stonecrop	4"(10cm) pot	450mm o.c	

NOTES:

- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- All planting shall be in accordance with BC Landscape Standard, latest edition.
- All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
- All tree standards to be between 5' to 6'
- All compacted soil (e.g., from construction vehicles, foot traffic, construction activities, etc.) should be tilled to at least 6 inches. Protect soil from construction activities with plywood or other protection board.
- Climate Suitability for trees species is based on Metro Vancouver 'Urban Tree List for Metro Vancouver in a Changing Climate'.

DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS
 EVERGREEN PLANTS
 FOOD RESOURCE PLANTS
 NATIVE PLANTS
 HABITAT VALUE PLANTS

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MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
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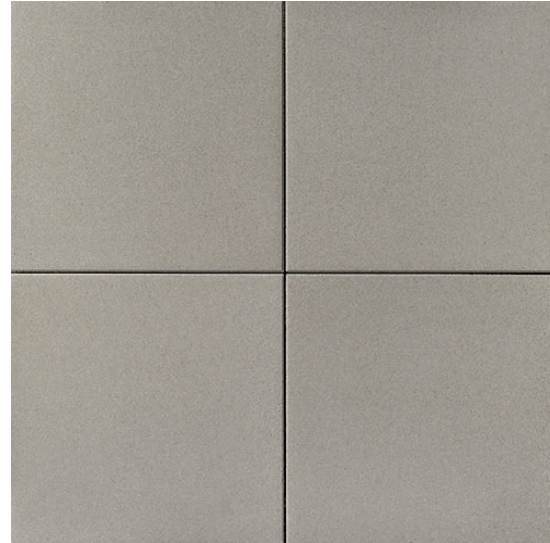
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Landscape Materials



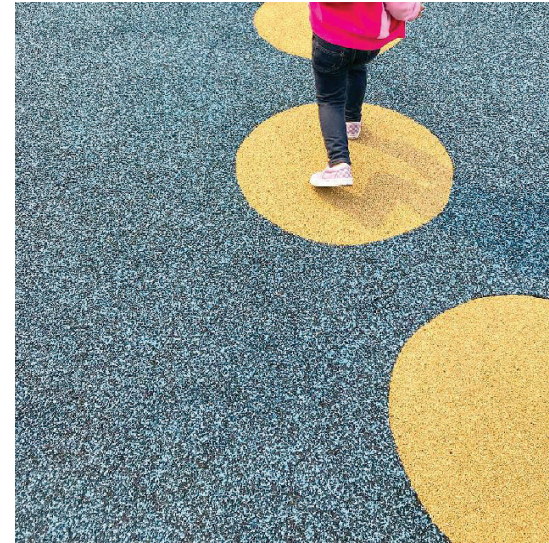
BROOM FINISHED CONCRETE



PATIO PAVERS - 18 X 18 MANHATTAN SLABS,
NATURAL GREY COLOUR, BY NEWSTONE GROUP



DURASAFE RUBBER TILES AT FITNESS AMENITY



POURED RUBBER PLAY SURFACE



METAL PLANTERS



URBAN AGRICULTURE PLOTS



ROOF AMENITY SEATING AND EATING



CHILDREN'S PLAY HUT BY EARTHSCAPE



SHADOW BEE BIKE RACK BY MADRAX



HUTCH BACKLESS BENCH BY WISHBONE SITE FURNISHINGS



PLATFORM BENCH



NATURAL WOOD KIDS SEATING

**Design
Module**

5

5.1 Building Views

Aerial View



View looking at Victoria Drive



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Building Views

5.1 Building Views

North- West elevation



View looking at E 10th Avenue and Victoria Drive



**RENTAL RESIDENTIAL AND
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2611 VICTORIA DRIVE
VANCOUVER, BC

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Building Views

5.1 Building Views

South- East elevation



View looking at Victoria Drive and E 11th Avenue



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

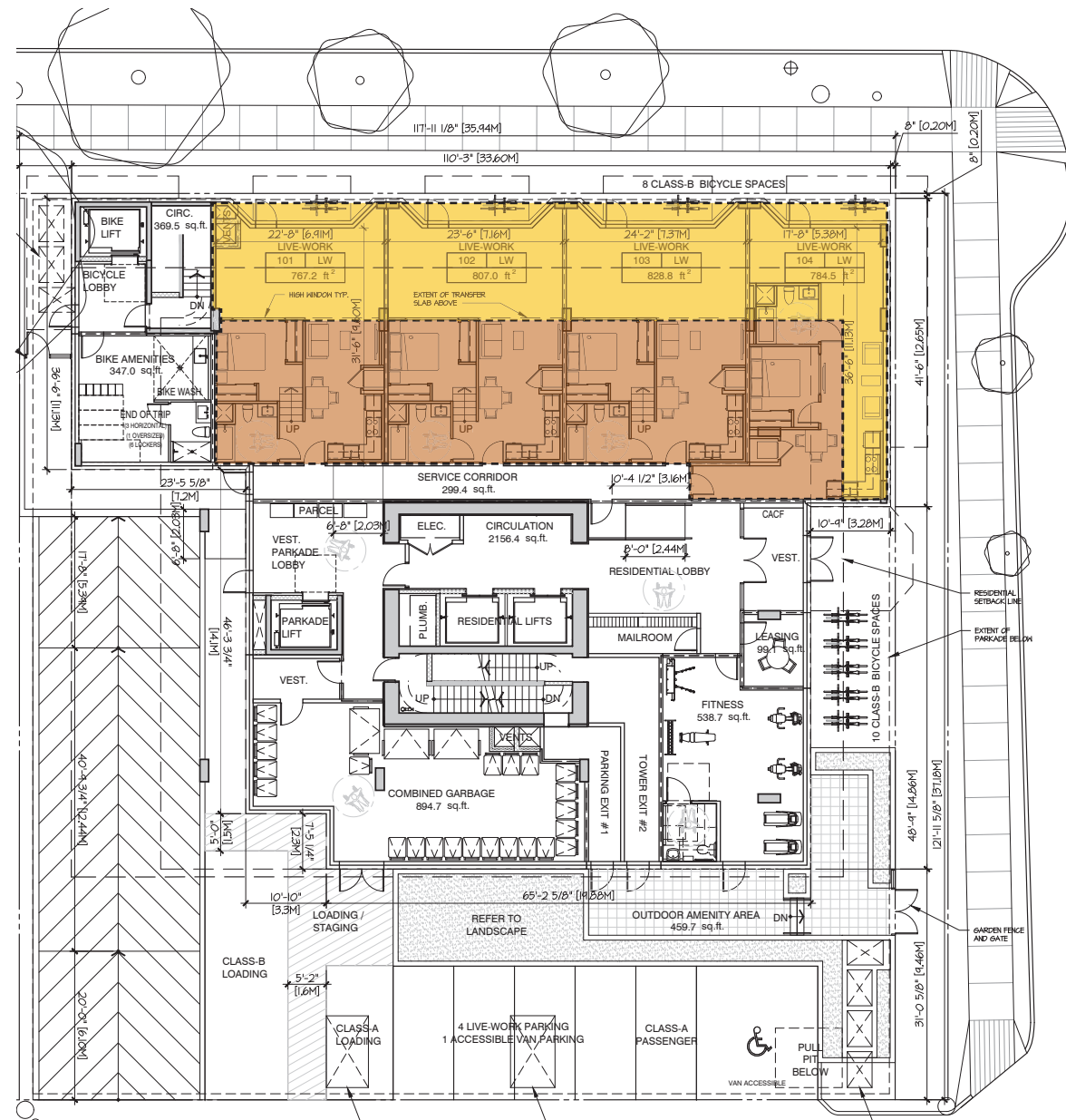
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Building Views

5.1 Building Views

Live-Work Units



Ground Floor Plan



Working area



Living area



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

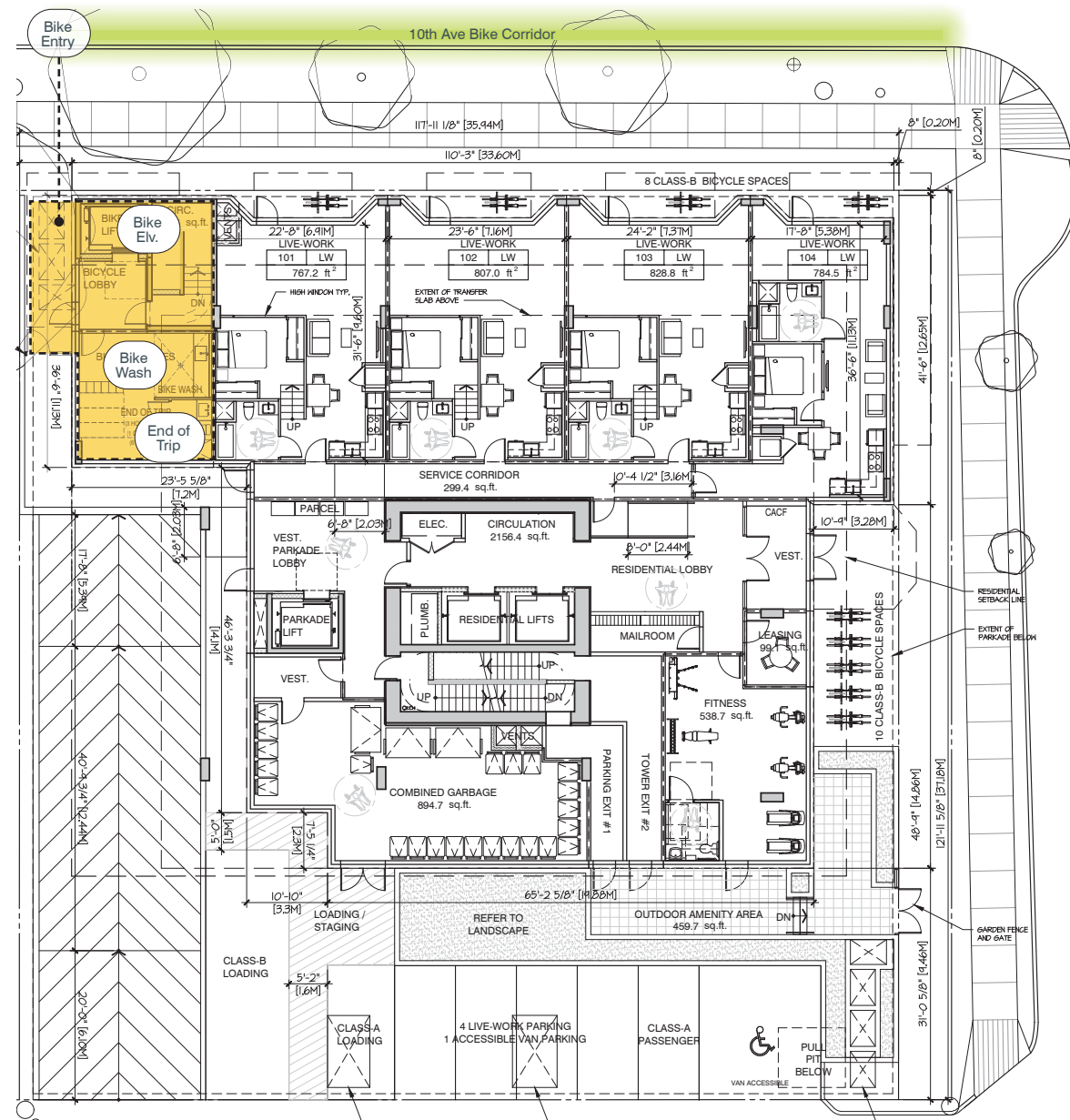
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REZONING SUBMISSION

Building Views

5.1 Building Views

Bike Entry and Elevator



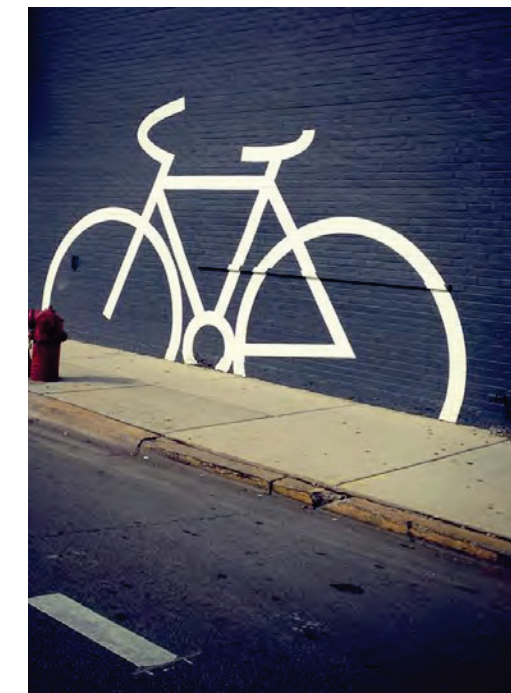
Ground Floor Plan



Bike Entry along E 10th Avenue (10th Ave Bike Corridor)



Bike Signage references



Window Display references



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Building Views

5.1 Building Views



A - Activation through Live-work units and bike entry along E 10th Avenue



C - Live-work integration along with the bikeway lane activating public front



B - Welcoming street edge



D - Separation of entries with play of different forms



**RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Building Views

5.2 Material Board



1 Metal Cladding
Color: beige



2 Elastomeric Paint
Color: imperial yellow



3 Clear Glass Railing
Color: transparent



4 Metal Cladding
Color: charcoal grey



5 Face Brick
Color: velour



6 Corrugated Metal
Color: tan



**RENTAL RESIDENTIAL AND
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2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Material Board

5.3 Sustainability



Simple building form with high-performance glazing and building envelope

Glazing Ratio of approx. 30% to balance energy consumption and user comfort

Self-shading balconies on North and South elevations

Metal Cladding on North and South elevations to enhance energy performance

Reduced potable water demand through drought-tolerant vegetation



RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE VANCOUVER, BC

REZONING SUBMISSION

Sustainability

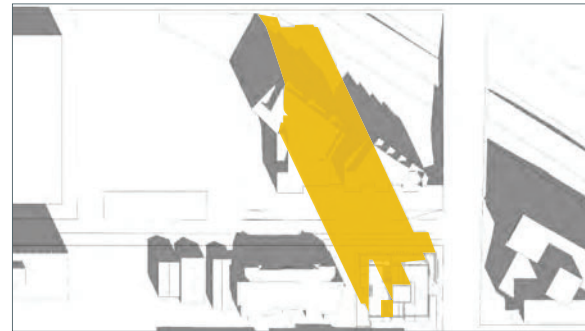
5.4 Shadow Analysis

March 21 Spring Equinox / June 21 Summer Solstice / September 21 Fall Equinox

PDT: UTC- 10:00 AM March 21 Equinox



PDT: UTC- 12:00 AM March 21 Equinox



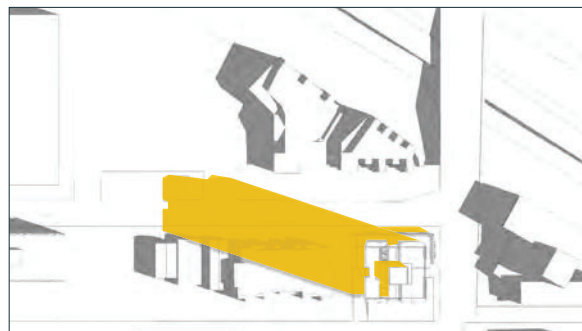
PDT: UTC- 14:00 AM March 21 Equinox



PDT: UTC- 16:00 AM March 21 Equinox



PDT: UTC- 10:00 AM June 21 Solstice



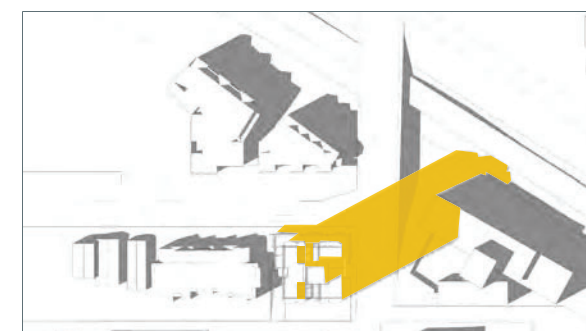
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PDT: UTC- 14:00 PM June 21 Solstice



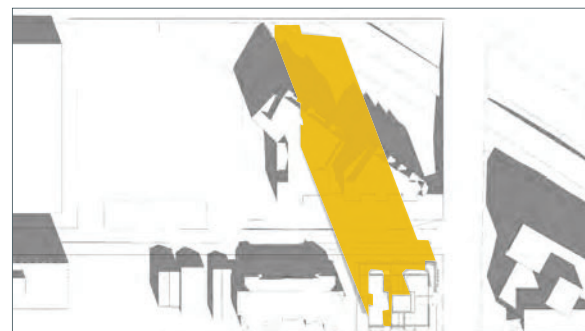
PDT: UTC- 16:00 PM June 21 Solstice



PDT: UTC- 10:00 AM September 21 Equinox



PDT: UTC- 12:00 PM September 21 Equinox



PDT: UTC- 14:00 PM September 21 Equinox



PDT: UTC- 16:00 PM September 21 Equinox



RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

REZONING SUBMISSION

Shadow Analysis

**Architectural
Drawings**

6

PROJECT TEAM

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LEGAL INFORMATION

LEGAL ADDRESS
 LOTS 49, 50 AND 51, BLOCK 162, PLAN
 VAP222, DISTRICT LOT 264A, NEW
 WESTMINSTER LAND DISTRICT

CIVIC ADDRESS
 2611 VICTORIA DRIVE,
 VANCOUVER, BC V6J 3G7

TABLE OF CONTENTS

A0.01	PROJECT STATISTICS	N.T.S
A0.02	PARKING STATISTICS	N.T.S
A0.03	SHADOW ANALYSIS	N.T.S
A0.04	VIEW CONE ASSESSMENT	N.T.S
A0.05	VIEW CONE ANALYSIS OVERALL	N.T.S
A0.06	RENDERED VIEWS CLOSED-UP	N.T.S
A0.07	RENDERED VIEWS	N.T.S
A1.01	SURVEY PLAN	1/16"=1'-0"
A1.02	BUILDING GRADE ELEVATIONS	1/16"=1'-0"
A1.03	CONTEXT AND TOWER SEPARATION	1/32"=1'-0"
A1.04	SITE PLAN	1/16"=1'-0"
A1.05	BASE POINT CALCULATION	3/32"=1'-0"
A2.01	PARKING PLAN LVL P4	3/32"=1'-0"
A2.02	PARKING PLAN LVL P3	3/32"=1'-0"
A2.03	PARKING PLAN LVL P2	3/32"=1'-0"
A2.04	PARKING PLAN LVL P1	3/32"=1'-0"
A2.05	FLOOR PLAN LEVEL 1	3/32"=1'-0"
A2.06	FLOOR PLAN LEVEL 2	3/32"=1'-0"
A2.07	FLOOR PLAN LEVEL 3 - 13	3/32"=1'-0"
A2.08	FLOOR PLAN LEVEL 14 - 26	3/32"=1'-0"
A2.09	FLOOR PLAN AMENITY LEVEL	3/32"=1'-0"
A2.10	FLOOR PLAN MECHANICAL LEVEL	3/32"=1'-0"
A2.11	FLOOR PLAN ELEV. MACHINE ROOM	3/32"=1'-0"
A2.12	ROOF PLAN	3/32"=1'-0"
A2.05f	FSR EXCLUSION PLAN LEVEL 1	3/32"=1'-0"
A2.06f	FSR EXCLUSION PLAN LEVEL 2	3/32"=1'-0"
A2.07f	FSR EXCLUSION PLAN LEVEL 3 - 13	3/32"=1'-0"
A2.08f	FSR EXCLUSION PLAN LEVEL 14 - 26	3/32"=1'-0"
A2.09f	FSR EXCLUSION PLAN AMENITY LEVEL	3/32"=1'-0"
A2.10f	FSR EXCLUSION PLAN MECHANICAL LEVEL	3/32"=1'-0"
A2.11f	FSR EXCLUSION PLAN ELEV. MACHINE ROOM	3/32"=1'-0"
A3.01	BUILDING ELEVATION N+S	1/16"=1'-0"
A3.02	BUILDING ELEVATION E+W	1/16"=1'-0"
A4.01	BUILDING SECTION A+B	1/16"=1'-0"
A4.02	BUILDING SECTION C+D	1/16"=1'-0"



LOOKING SOUTH ON VICTORIA DRIVE

CLIENT



NO.	DATE	ISSUE
1	[2024-09-06]	CONCEPT KICKOFF
2	[2024-12-20]	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	[2025-01-27]	RE-ISSUE FOR CITY COMMENTS



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
 VANCOUVER, BC

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PROJECT A221526
 DRAWN XL CHECKED NC

SCALE NTS
 DATE 2024-03-12



A0.00

CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

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PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

PROJECT STATISTICS PARKING SUMMARY

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PROJECT A221526
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SCALE NTS
DATE 2024-03-12



A0.02

PARKING BYLAW REQUIREMENTS		
RESIDENTIAL		
SECURED MARKET RENTAL HOUSING	4.3.2	No residential parking requirement for dwelling unit located in transit-oriented area per Parking By-law 6059
NON-MARKET HOUSING	4.3.2	No residential parking requirement for dwelling unit located in transit-oriented area per Parking By-law 6059
COMMERCIAL		
RETAIL, OFFICE AND SERVICE (AREA A)	4.5.1	A minimum of one space for each 100 sm (1,076 ft.) of gross floor area up to 300 sm (3,229 ft.) of gross floor area, and one additional space for each additional 70 sm (752 ft.) of gross floor area, and a maximum of one space for each 46.5 sm (501 ft.) of gross floor area
ACCESSIBLE		
VAN STALLS	4.8.4	The first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.
DWELLING	4.8.4A	At least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 space for each additional dwelling unit
NON-DWELLING	4.8.4B	At least one accessible parking space for each building that contains at least 500 m ² of gross floor area and an additional 0.4 parking space for each 1000 m ² of gross floor area
ACCESSIBLE STALL COUNT	4.1.14	Each accessible parking space provided to satisfy the minimum required number of such spaces will count as two parking spaces for the purpose of satisfying the minimum required number of parking spaces. Use of this section will not affect any maximum parking permitted calculations.
VISITOR		
	4.1.15	A minimum of an additional 0.05 parking spaces for every dwelling unit and a maximum of an additional 0.1 spaces for every dwelling unit must be provided and reserved for the use of visitors and shall be included in the calculation of any applicable maximum, except that if the provision of the minimum number of required visitor parking spaces causes the development to exceed the maximum parking permitted, the number of visitor parking spaces shall be reduced by the number required to meet the maximum.

LOADING		
DWELLING - CLASS A	5.2.1	No requirement for less than 50 dwelling units. At least one space for 50 to 299 dwelling units.
DWELLING - CLASS B		No requirement for less than 100 dwelling units. At least one space for 100 to 299 dwelling units.
RETAIL - CLASS A	5.2.6	No requirement.
RETAIL - CLASS B		A minimum of one space for the first 2 325 sm of gross floor area plus one space for any portion of the next 2 325 sm
RETAIL - CLASS C		At least one space for 1 900 sm to 5 000 sm of gross floor area and at least two spaces for more than 5 000 sm.
CLASS A PASSENGER SPACES		
DWELLING		A minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units.

ELECTRIC VEHICLE CHARGING		
		An energized outlet capable of providing Level 2 charging or higher.
DWELLING	4.14.1	Must be installed in each parking space, excluding visitor parking spaces.
NON-DWELLING	4.14.2	Min. 45% of the parking spaces provided, of which at least 5% of the total number of parking spaces provided, or two parking spaces, whichever is greater.
ACCESSIBLE	4.14.4(i)	Min. 45% of all accessible parking spaces provided, or one accessible parking space, whichever is greater.

PARKING SUMMARY										
	REQUIRED	PROPOSED	REGULAR STALLS	SMALL CAR	ACCESSIBLE		ACCESSIBLE VAN (MIN. 1 + 1 IN 10 FOR HC STALLS)		VISITOR	
					REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MARKET RENTAL				Max. 25%	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
NON-MARKET RENTAL	33	75	40	2	9	9	1	1	13	13
LIVE-WORK	4	4	4	0						
TOTAL	37	79	44	2	9	9	1	1	13	13

* Live-work accessible parking shared with residential

STALLS PROVIDED PER LEVEL					
	GF	P1	P2	P3	TOTAL
REGULAR STALLS	4	0	22	22	57
SMALL CAR	0	0	0	2	2
ACCESSIBLE	0	2	4	3	9
ACCESSIBLE VAN	1	0	0	0	1
CLASS A LOADING	1	0	0	0	1
CLASS B LOADING	1	0	0	0	1
CLASS A PASSENGER	1	0	0	0	1
TOTAL	8	11	26	27	72

OTHER						
	CLASS A LOADING		CLASS B LOADING		CLASS A PASSENGER	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
MARKET RENTAL						
NON-MARKET RENTAL	1	1	1	1	1	1
LIVE-WORK						
TOTAL	1	1	1	1	1	1

*Live-work loading shared with residential

BICYCLE SPACE REGULATIONS		
MULTIPLE DWELLING - CLASS A	6.2.1.2	A minimum of 1.5 spaces for every dwelling unit under 65 m ² . A minimum of 2.5 spaces for every dwelling unit over 65 m ² and under 105 m ² . A minimum of 3 spaces for every dwelling unit over 105 m ² .
MULTIPLE DWELLING - CLASS B		A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.
RETAIL & SERVICES - CLASS A	6.2.5	A minimum of one space for each 340 square metres of gross floor area.
RETAIL & SERVICES - CLASS B		A minimum of 6 spaces for any development containing a minimum of 1,000 square metres of gross floor area.
CLASS A OVERSIZED SPACES	6.3.9	A minimum of 5% of the spaces must be oversized spaces of 2.4 metres in length and 0.9 metres in width.
BICYCLE LOCKERS	6.3.13.A	At least 10% of the Class A bicycle spaces must be bicycle lockers.

END OF TRIP FACILITIES		
GENERAL	6.5	Where Class A bicycle spaces are required for a non-dwelling use, a minimum number of clothing lockers equal to 1.4 times the minimum number of required Class A spaces shall be provided, and shall be a minimum of 45 centimetres in depth, 30 centimetres in width and 90 centimetres in height with respect to no more than 50% of the lockers and 180 cm in height with respect to at least 50% of the lockers. Where Class A bicycle spaces are required for a non-dwelling use, water closets, wash basins, showers and grooming stations shall be provided in accordance with sections 6.5.4 and 6.5.5. Close to employee bike stalls. Plus grooming station per 6.5.5.

BICYCLE STORAGE SUMMARY (OVERSIZE BICYCLE STALLS + LOCKERS NIC FOR STUDY)									
	REQUIRED		PROPOSED		HORIZONTAL	VERTICAL	STACKED	OVERSIZED	TOTALS
	CLASS A	CLASS B	CLASS A	CLASS B		MAX. 30%	TOTAL MAX. 60%	MIN. 10%	
RENTAL RESIDENTIAL	523	12	546	10	184	100	206	56	556
LIVE-WORK	4		4	8	3	0	0	1	12
TOTAL	527	12	550	18	187	100	206	57	568
						MAX. 150		MIN. 53	
						VERTICAL + STACKED MAX. 317			

UNIT SIZE SUMMARY FOR BIKE PARKING (CLASS A)*							
	LIVE-WORK	RENTAL RESIDENTIAL					
		STUDIO	1 BEDROOM	1 BED + DEN	2 BEDROOM	2 BED + DEN	3 BEDROOM
1.5 PER UNIT UNDER 65 SM (700 SF)		95	149	0		95	
2.5 PER UNIT 65 SM (700 SF) - 105 SM (1130 SF)						0	63
1.0 PER 340 SM (3,600 SF)	1						
SUBTOTAL	1						402
TDM PLAN B 30% ADDITIONAL	3						121
TOTAL	4						523

* Net unit area measured from the inner walls and exclude any in-suite storage floor area exclusions in compliance with Section 11.3.1 - Dwelling Unit Size of the CoV Zoning and Development By-law

CLIENT

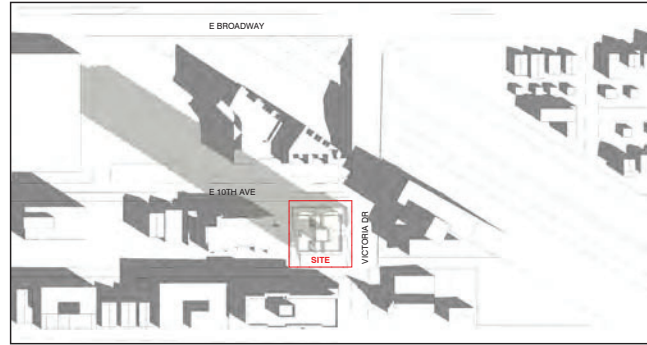


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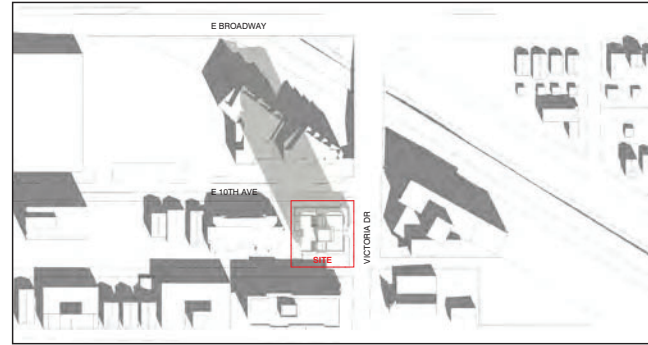
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- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

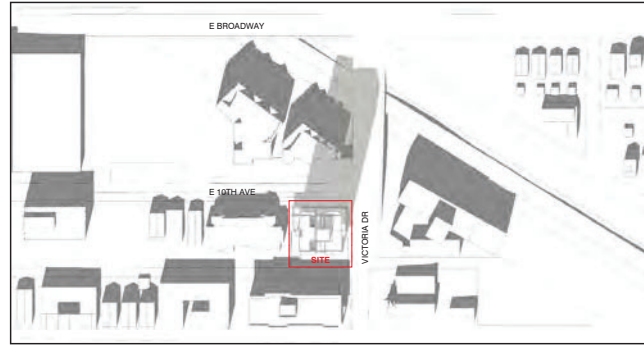
- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



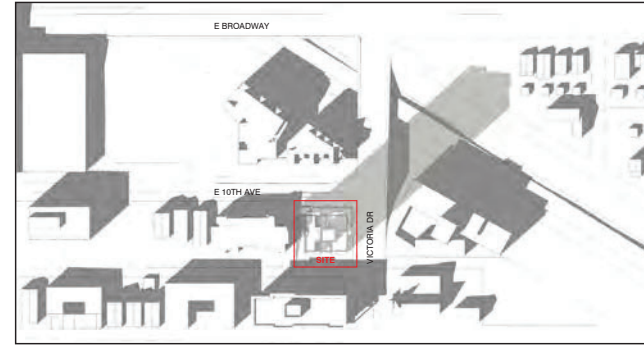
SPRING EQUINOX
MAR 21 10 AM



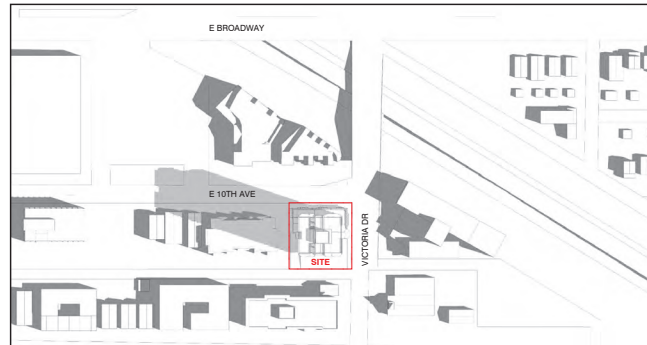
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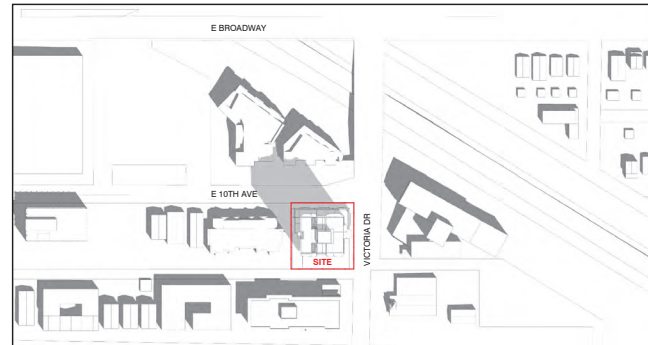
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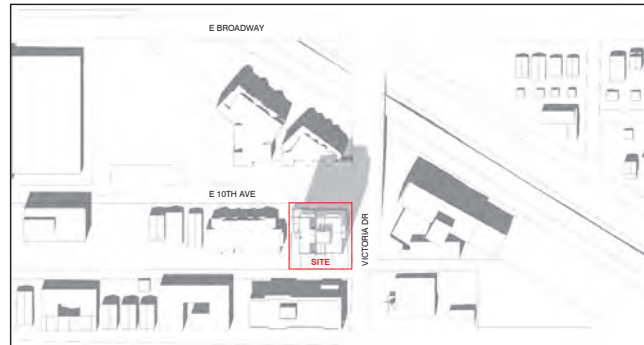
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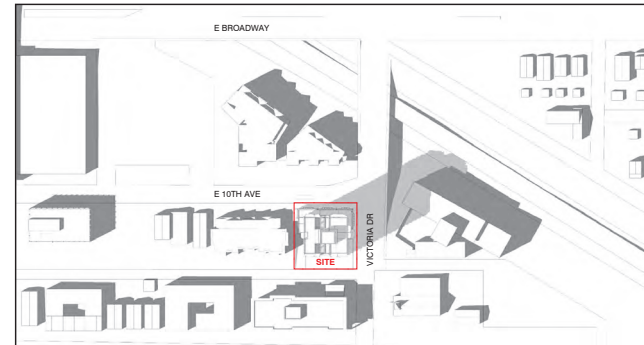
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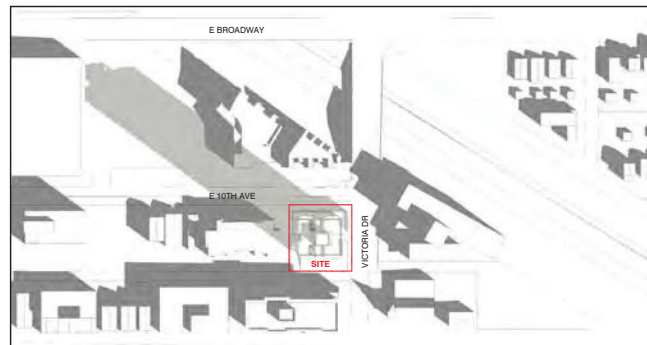
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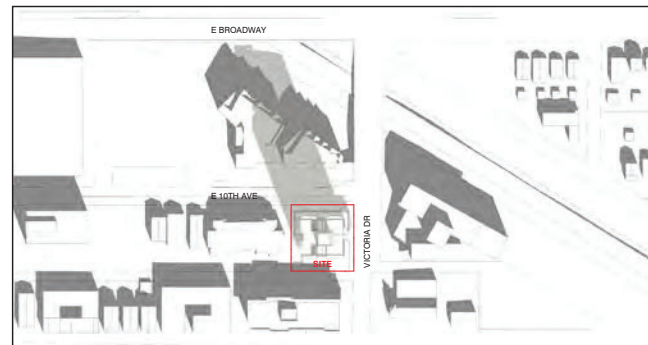
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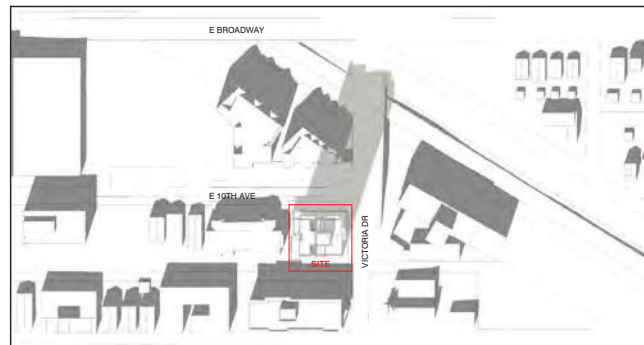
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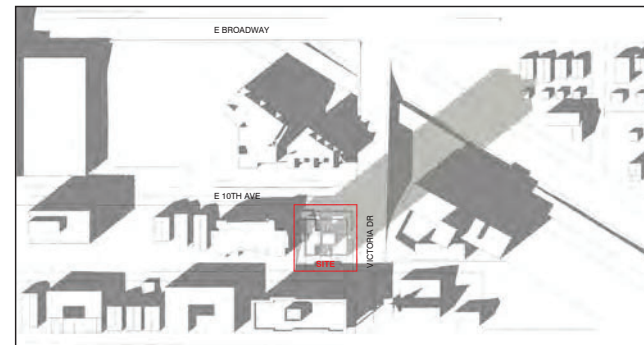
FALL EQUINOX
SEP 21 10 AM



12 PM



2 PM



4 PM



PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**
2611 VICTORIA DRIVE & 1842 EAST 10TH AVE.
VANCOUVER, BC

SHADOW STUDIES

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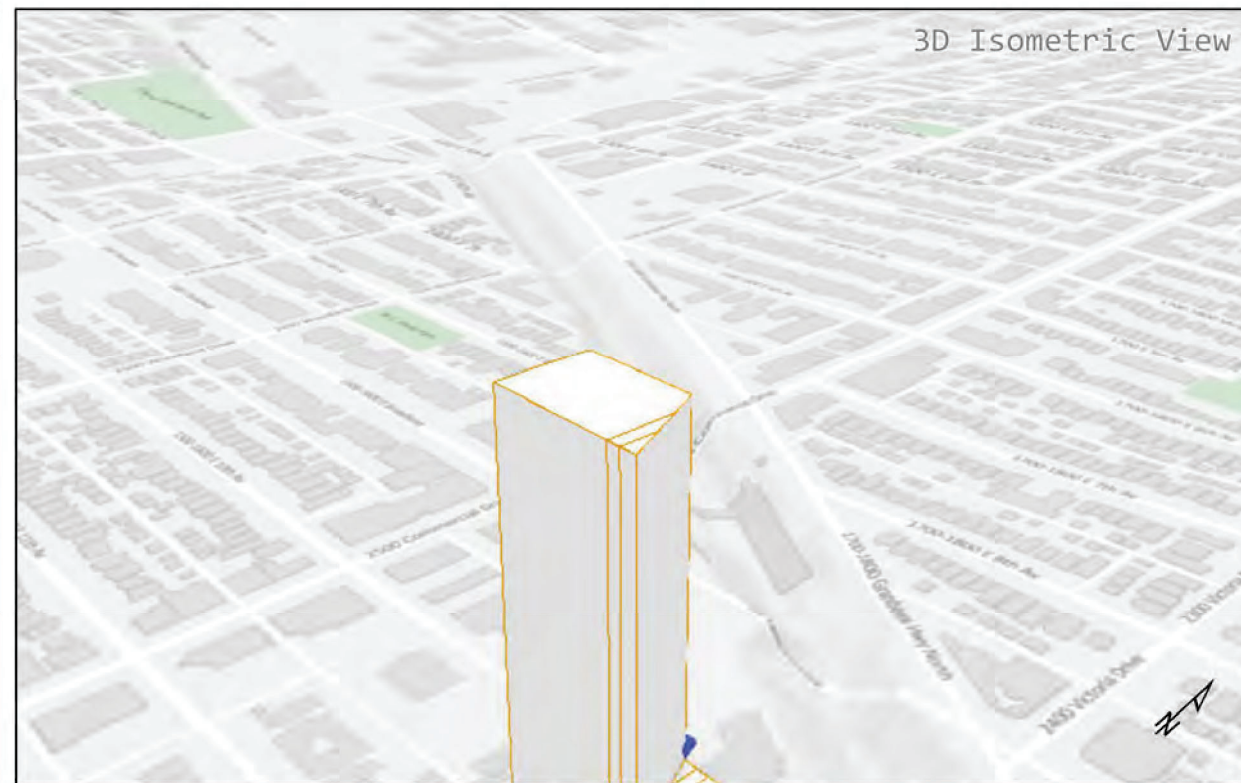
SCALE NTS
DATE 2024-03-12



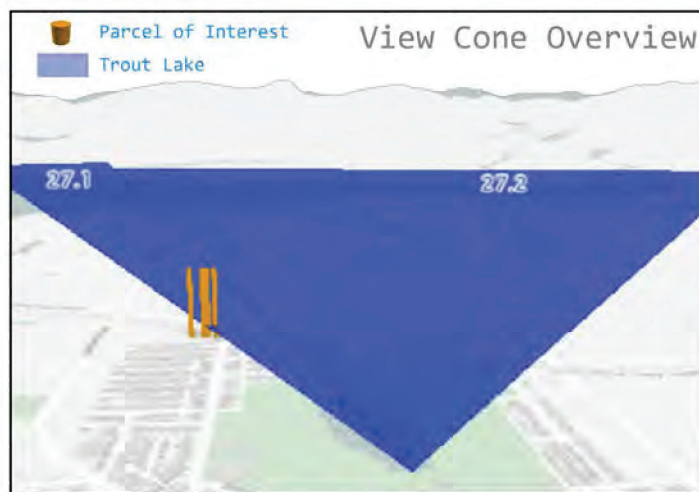
A0.03



* Shadow Analysis based on Pacific Daylight Time (PDT: UTC: -7:00)



label	Geodetic Height (m)	Height from grade (m)	View Lat	Long
A	68.98	31.87	27.1 49.261253	-123.06665
B	67.12	29.99	27.1 49.260918	-123.066422
C	66.7	30.24	27.1 49.260918	-123.066055
D	68.29	31.08	27.1 49.26125	-123.066055



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE & 1842 EAST 10TH AVE. VANCOUVER, BC

VIEW CONE ASSESSMENT



BASIC VIEW CONE BUILDING HEIGHT LIMITS
2611 Victoria Drive, 1842 E 10th Ave

The attached View Cone Illustration indicates the approximate height of the most restrictive View Cone(s) above your site. Only the geodetic heights listed above should be considered definitive. *As building grades can change, the heights from grade listed above are estimated. All parts of the development must be located below this height, including mechanical and other rooftop appurtenances. The heights noted on the attached illustration supersede any previous advice supplied for this site.

Site IDs:
 11005783
 11005149
 11005151
 11005150

View cones limiting the site:
 27 - Trout Lake

Requested by: **Xing Liao**

Prepared by: **GAR02**

Date: **Tuesday, October 22, 2024**

Page No: **1 of 1**

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NO.	DATE	ISSUE
1	[2024-09-06]	CONCEPT KICKOFF
2	[2024-12-20]	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	[2025-01-27]	RE-ISSUE FOR CITY COMMENTS



PROJECT

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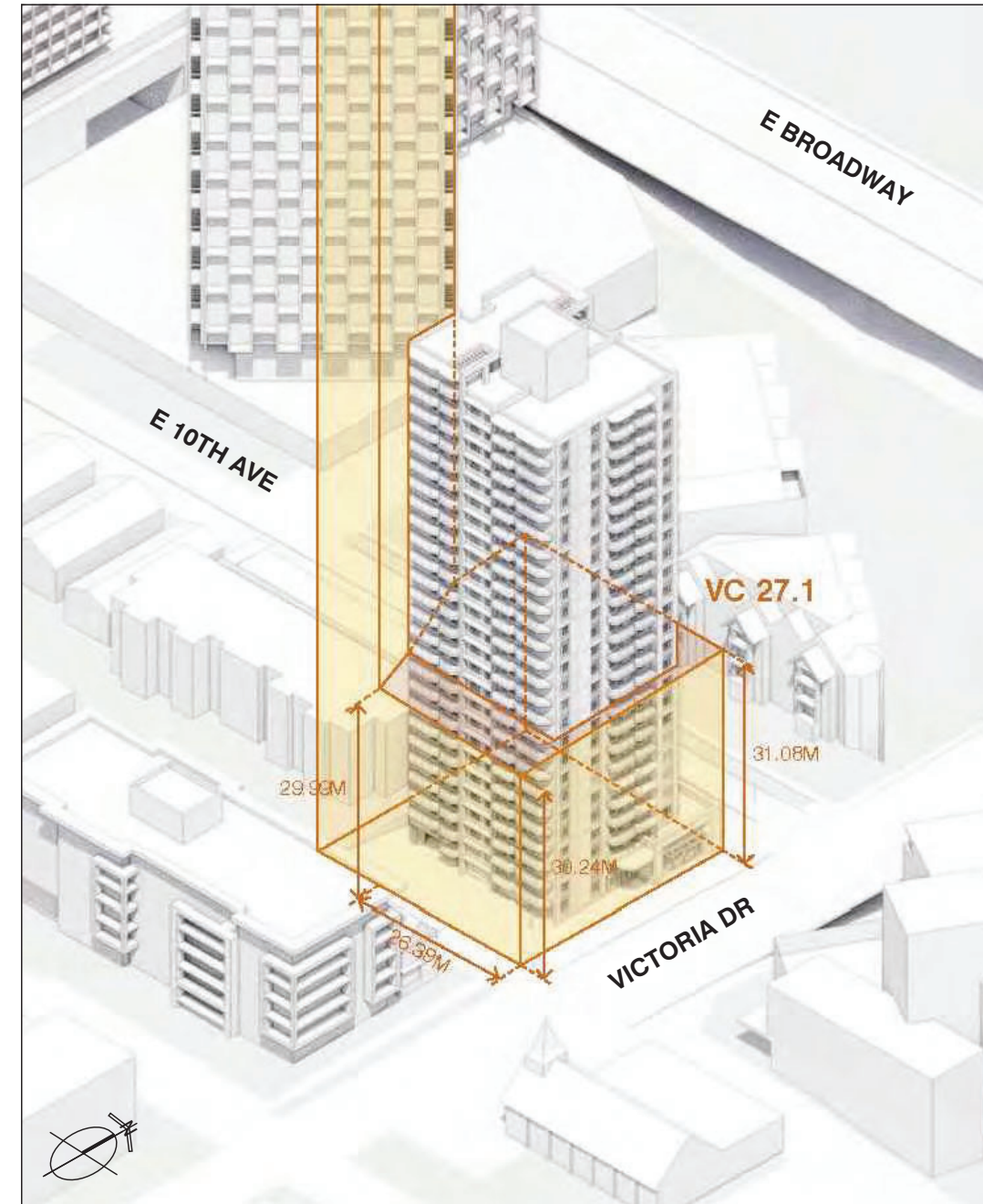
VIEW CONE ANALYSIS

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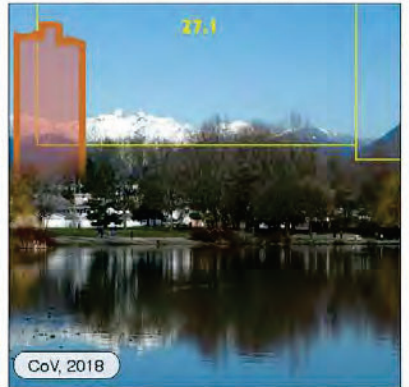
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A0.05



27.1 Trout Lake west
 the 'Two Sisters' or the 'Lions' to Capilano Mountain



27.2 Trout Lake east
 Beauty Peak to The Forefinger mountain



Future Context at Commercial Broadway Station

The building's stepping profile adds to a distinguishable 'dome' shaped skyline centered around the renewed Safeway site



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AERIAL VIEW LOOKING NORTHWEST



AERIAL VIEW LOOKING SOUTHEAST



LOOKING SOUTH ON VICTORIA DRIVE



LOOKING NORTH ON VICTORIA DRIVE



PROJECT

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**RENDERINGS
OVERALL VIEWS**

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A0.06

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STREET CORNER AT VICTORIA DRIVE AND EAST 10TH AVENUE



RESIDENTIAL ENTRY ON VICTORIA DRIVE



STREETSCAPE ALONG 10TH AVENUE BIKE CORRIDOR



LIVE-WORK UNITS ALONG EAST 10TH AVENUE



PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE & 1842 EAST 10TH AVE.
 VANCOUVER, BC

**RENDERINGS
 DETAIL VIEWS**

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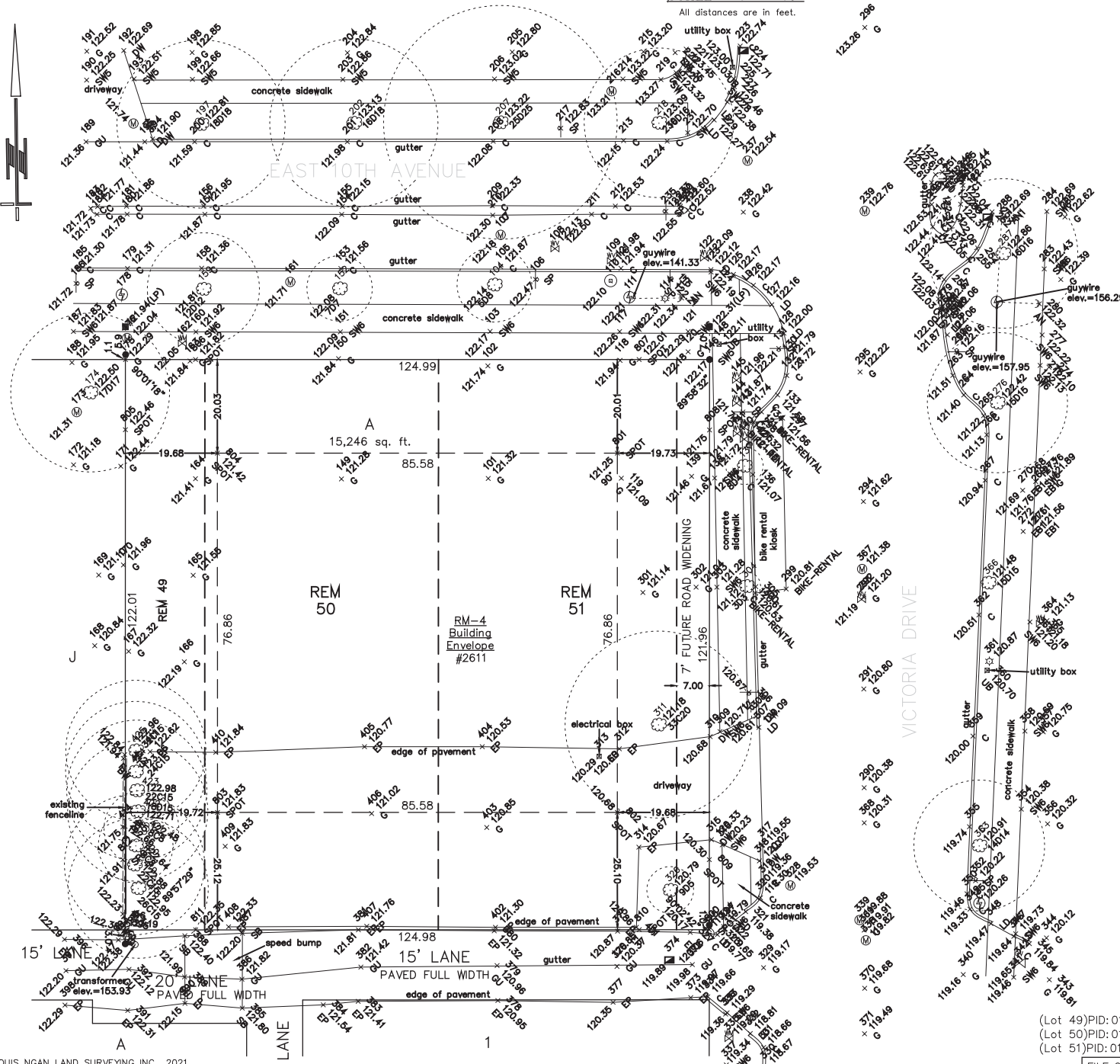


A0.07

C SIZE

SURVEY PLAN OF PROPOSED LOT A, CURRENTLY LOT 49, EXCEPT THE SOUTH 5 FEET, NOW LANE, AND THE WEST 33 FEET; LOTS 50 AND 51, BOTH EXCEPT THE SOUTH 5 FEET, NOW LANE; ALL OF LOTS A AND B, BLOCK 162, DISTRICT LOT 264A NEW WESTMINSTER DISTRICT, PLANS 222 AND 1771

SCALE 1" = 16'
All distances are in feet.



NOTES:

Property is subjected to Easement and Indemnity Agreement 376515M.

- Lot dimensions are derived from field survey.
- Elevations are based on the CVD286/VD2018 Datum and are derived from control monument V-3657 situated at the intersection of Commercial Drive and East 12th Avenue. Elevation = 103.65 feet.
- For elevation control, use control monument or lead plugs in concrete sidewalk only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- denotes standard iron post (IP).
• denotes lead plug (LP).
⊕ denotes hydro pole.
⊙ denotes lamp standard.
tw denotes top of wall.
bw denotes bottom of wall.
⊕ denotes catch basin
⊕ denotes manhole
⊕ denotes gas valve
⊕ denotes water valve
⊕ denotes water meter
⊕ denotes hydrant
⊕ denotes sign post
⊕ denotes anchor
⊕ denotes tree.
8C10 L drip line radius (feet)
C=coniferous
D=deciduous
∅ diameter (inches)

CIVIC ADDRESS

2611 VICTORIA DRIVE
VANCOUVER, B.C.

ZONING: RM-4

CERTIFIED CORRECT.
DATED THIS 28TH DAY OF JULY, 2021

BRIAN NGAN B.C.L.S.



(Lot 49)PID: 015-496-490
(Lot 50)PID: 015-496-619
(Lot 51)PID: 015-496-635
FILE: 20375_02TP

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

PROJECT

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RENTAL RESIDENTIAL AND
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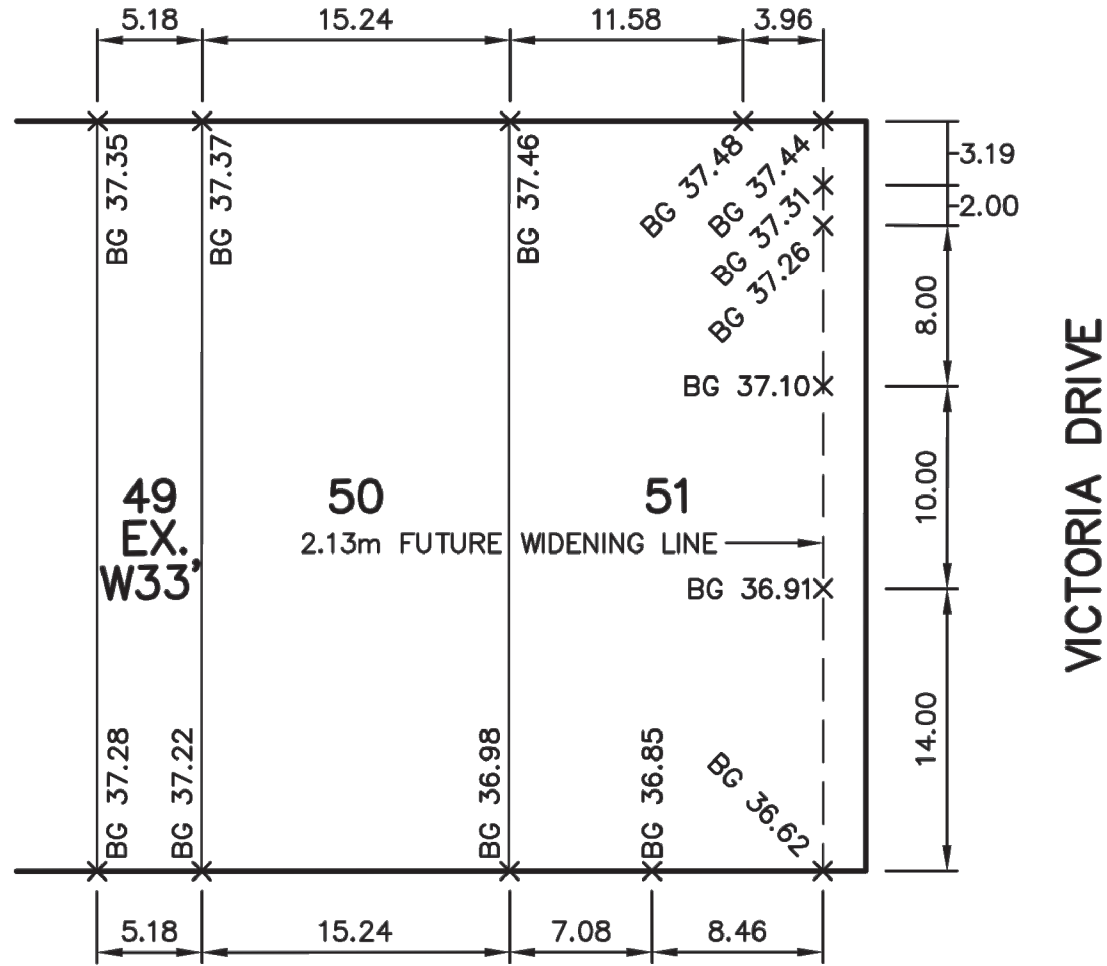
2611 VICTORIA DRIVE
VANCOUVER, BC

SURVEY PLAN

TENTH AVENUE



← TO COMMERCIAL DRIVE



LANE SOUTH OF TENTH AVENUE

BENCH MARK ELEVATION: 39.355 DESCRIPTION: SURVEY MONUMENT MARKED V-4152 AT THE NORTH EAST CORNER OF VICTORIA DRIVE AND BROADWAY.

ATTENTION
 ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
 BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018).
 DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN.
 BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

PROJECT
**MARKET AND NON-MARKET
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 2611 VICTORIA DRIVE
 VANCOUVER, BC

BUILDING GRADE

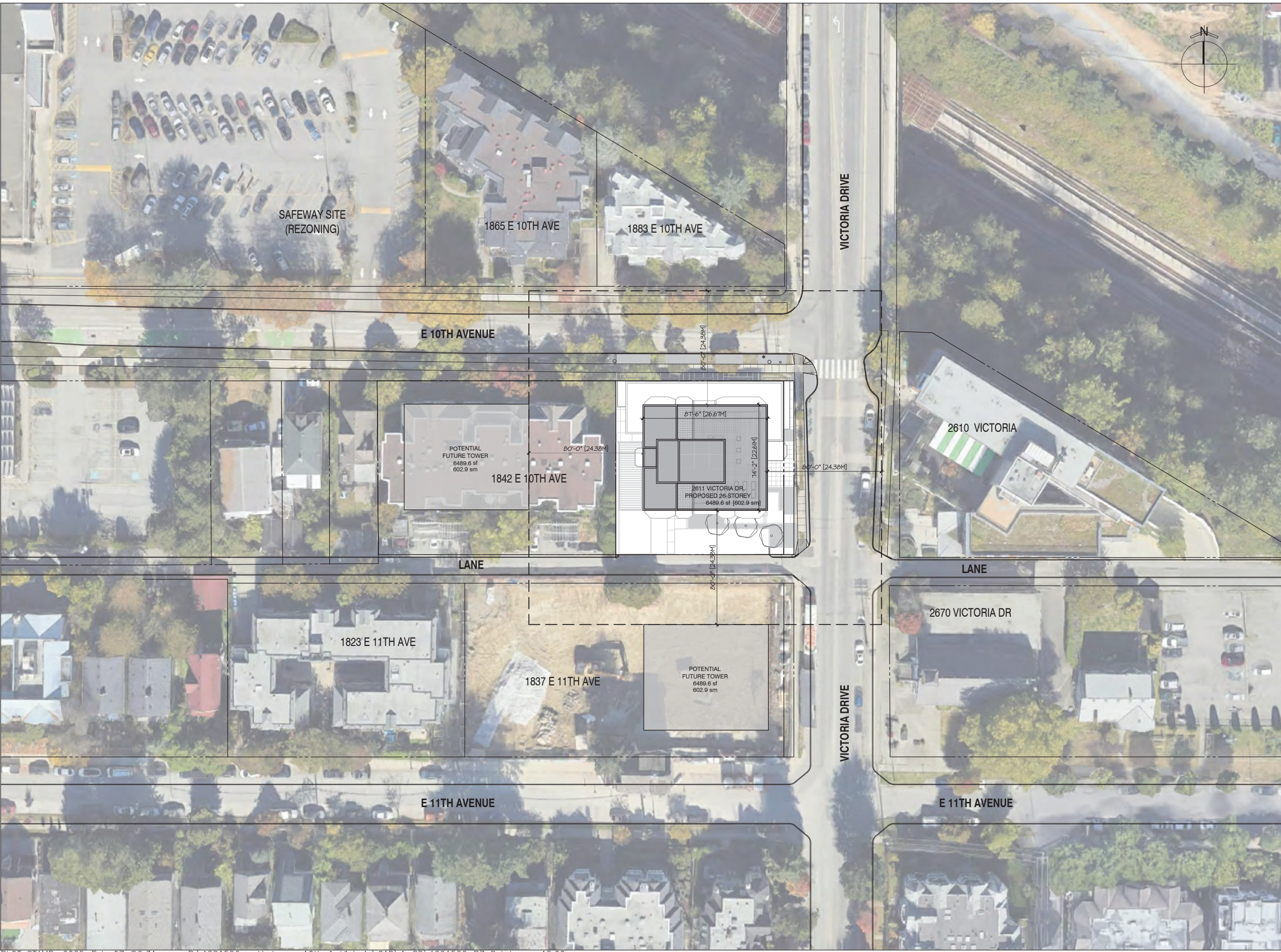
	CITY OF VANCOUVER ENGINEERING SERVICES						
SCALE: 1: 400	BUILDING GRADE ELEVATIONS						
DATE: 2025-01-10	FOR LOTS 49 EX W33', 50 & 51,						
REF: FILE 2024-00180.	BLK. 162, D.L. 264A, PLAN VAP222						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DESIGN: F.G.</td> <td style="width: 50%;">DWG: A.S.</td> </tr> <tr> <td>CHK: M.P.</td> <td>REV:</td> </tr> <tr> <td colspan="2" style="text-align: center;">BG-2024-00180</td> </tr> </table>	DESIGN: F.G.	DWG: A.S.	CHK: M.P.	REV:	BG-2024-00180	
DESIGN: F.G.	DWG: A.S.						
CHK: M.P.	REV:						
BG-2024-00180							

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PROJECT
MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT
 2611 VICTORIA DRIVE
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CONTEXT MAP AND TOWER SEPERATION DIAGRAM

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SCALE 1/32" = 1'-0"
DATE 2024-03-12



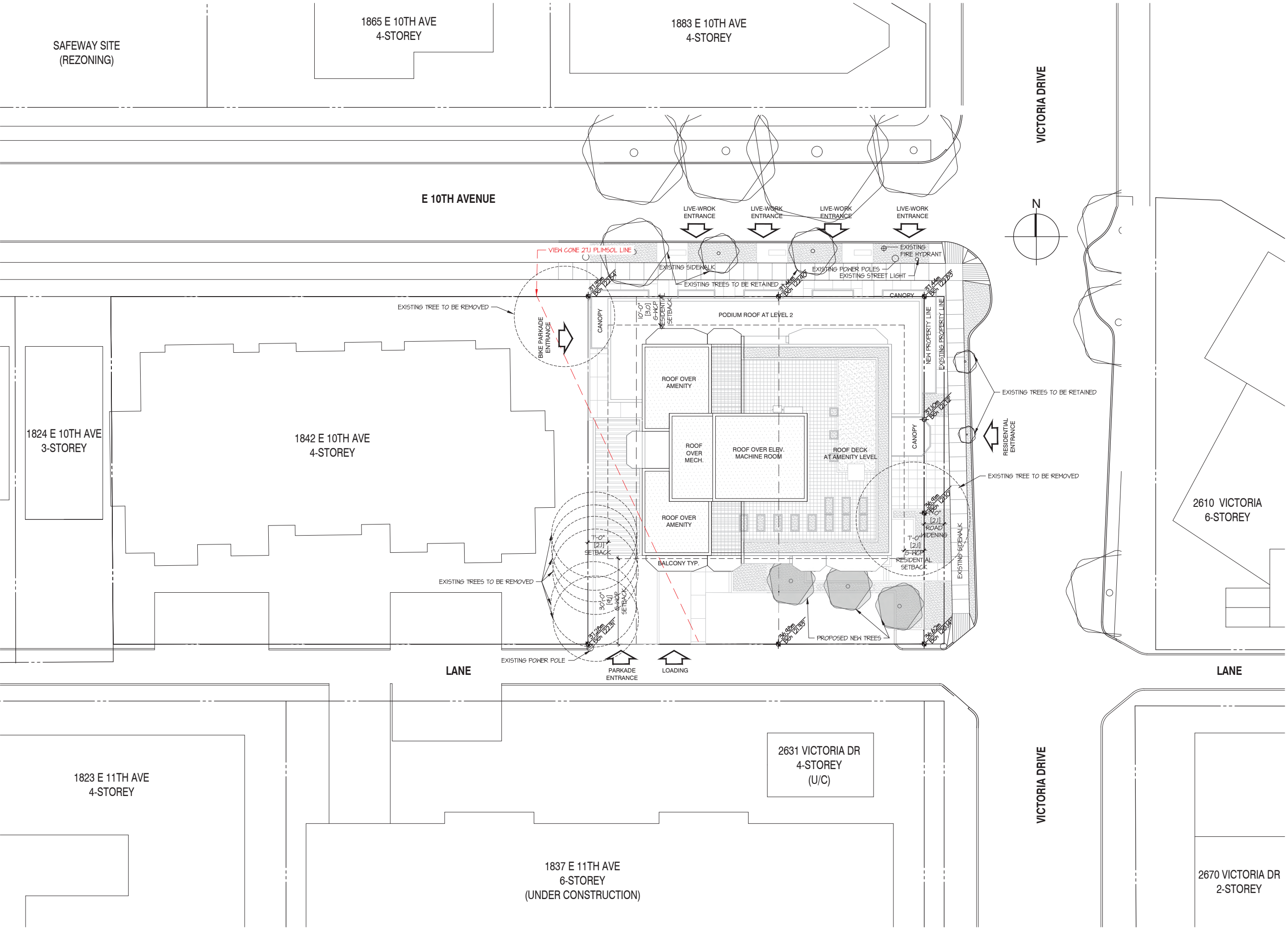
A1.03

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 2611 VICTORIA DRIVE
 VANCOUVER, BC

SITE PLAN

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SCALE 1/16" = 1'-0"
 DATE 2024-03-12

1

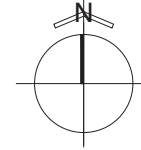
A1.04

CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
2	2024-12-20	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



FORMULA FOR PROVIDING IBG POINT A1

$$IBG (POINT A1) = (37.44 - 37.35) / 35.96 \times 12.54 + 37.35 = 37.38 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A2

$$IBG (POINT A2) = (37.28 - 36.62) / 35.96 \times 12.54 + 36.62 = 36.85 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT A3

$$IBG (POINT A3) = (37.38 - 36.85) / 37.18 \times 19.97 + 36.85 = 37.13 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT B1

$$IBG (POINT B1) = (37.35 - 37.28) / 37.18 \times 19.17 + 37.28 = 37.32 \text{ M}$$

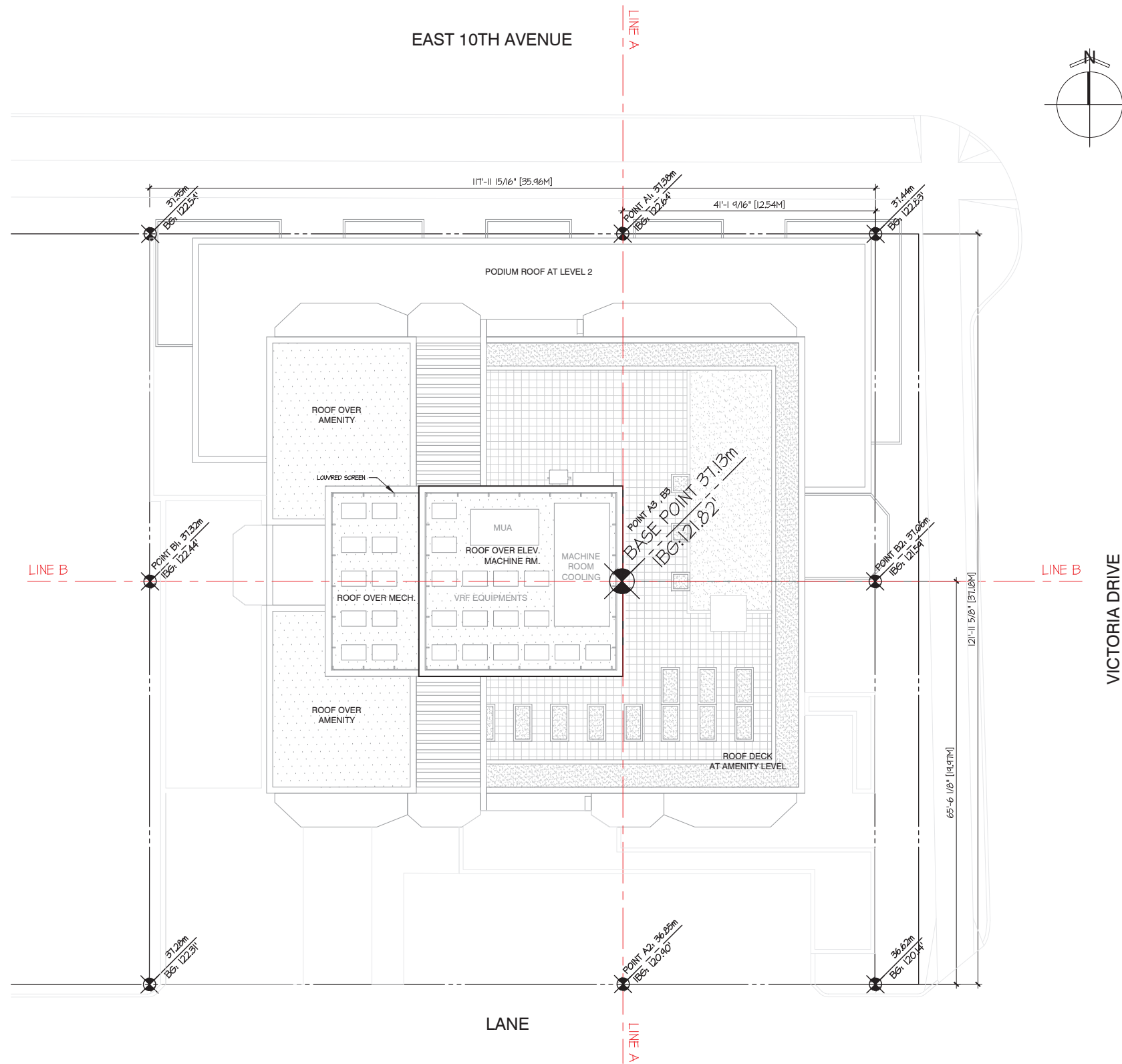
FORMULA FOR PROVIDING IBG POINT A2

$$IBG (POINT B2) = (37.44 - 36.62) / 37.18 \times 19.17 + 36.62 = 37.06 \text{ M}$$

FORMULA FOR PROVIDING IBG POINT B3

$$IBG (POINT B3) = (37.32 - 37.06) / 35.96 \times 12.54 + 37.06 = 37.15 \text{ M}$$

**POINT A3 IS THE LOWER POINT
 BUILDING GRADE = 37.13 M**



PROJECT
**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**BASE POINT
 CALCULATION**

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PROJECT A221526
DRAWN XL **CHECKED** NC
SCALE 3/32" = 1'-0"
DATE 2024-03-12



A1.05

CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**PARKING PLAN
 LEVEL P4**

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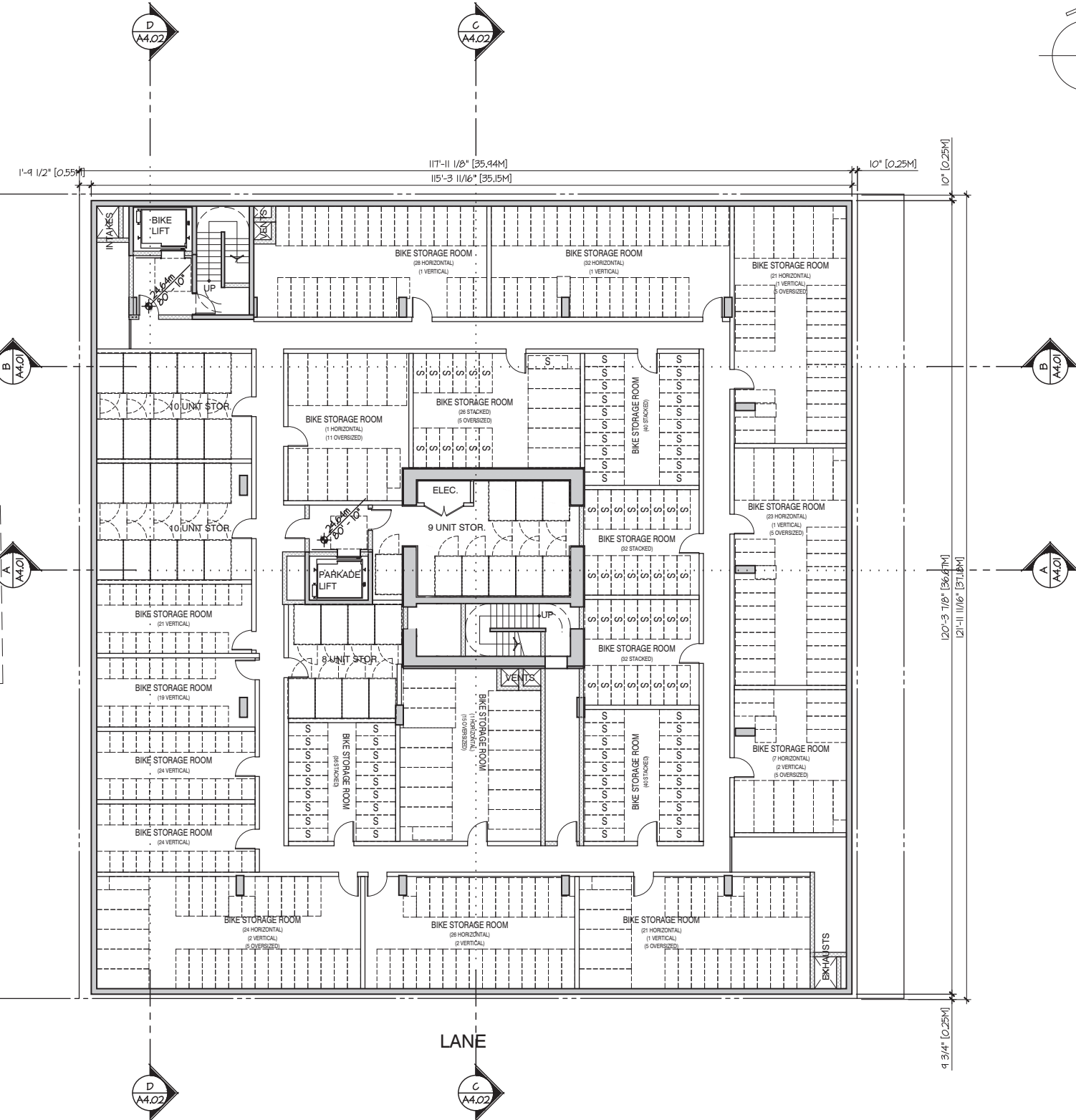
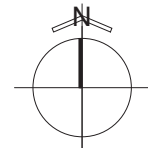
PROJECT A221526
 DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
 DATE 2024-03-12



A2.01

EAST 10TH AVENUE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE

CLIENT



NO. | DATE | ISSUE

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NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

PARKING PLAN LEVEL P3

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PROJECT A221526

DRAWN XL CHECKED NC

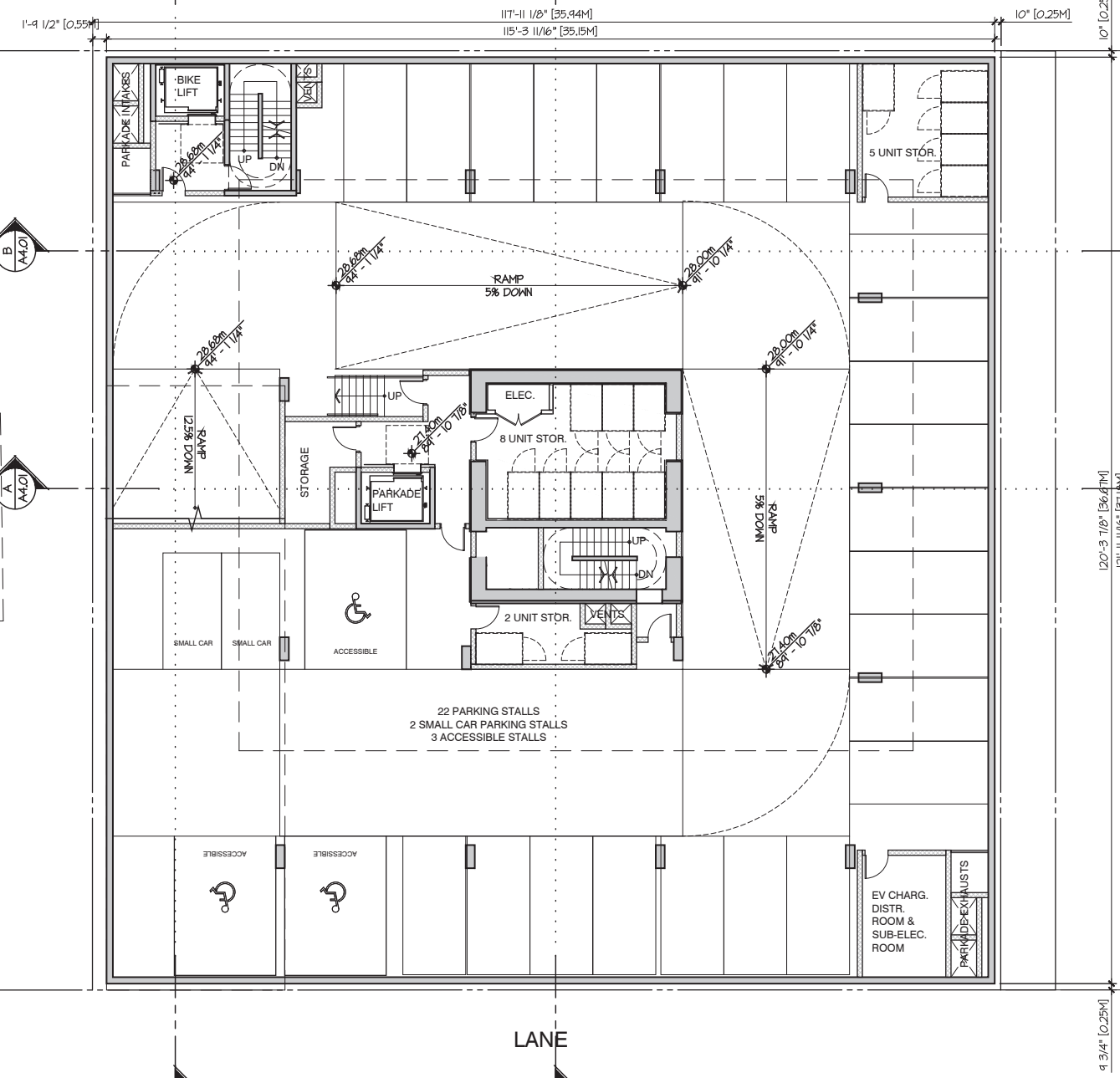
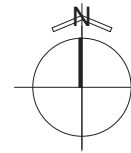
SCALE 3/32" = 1'-0"

DATE 2024-03-12



A2.02

EAST 10TH AVENUE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE

CLIENT



NO. | DATE | ISSUE

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- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

**PARKING PLAN
LEVEL P2**

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PROJECT A221526

DRAWN XL CHECKED NC

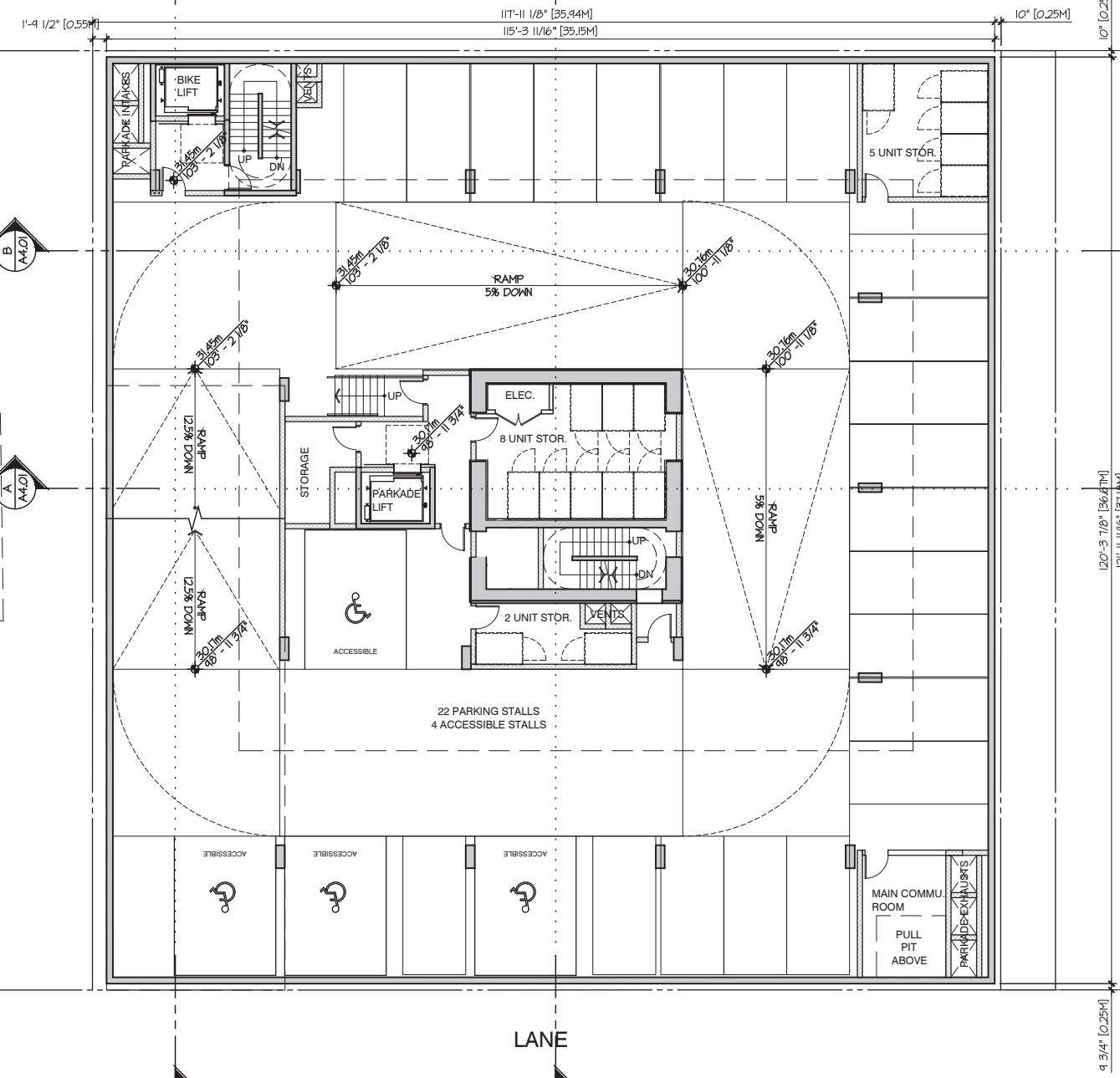
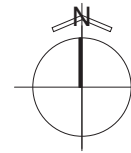
SCALE 3/32" = 1'-0"

DATE 2024-03-12

1

A2.03

EAST 10TH AVENUE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE

CLIENT



NO. | DATE | ISSUE

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- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

PARKING PLAN LEVEL P1

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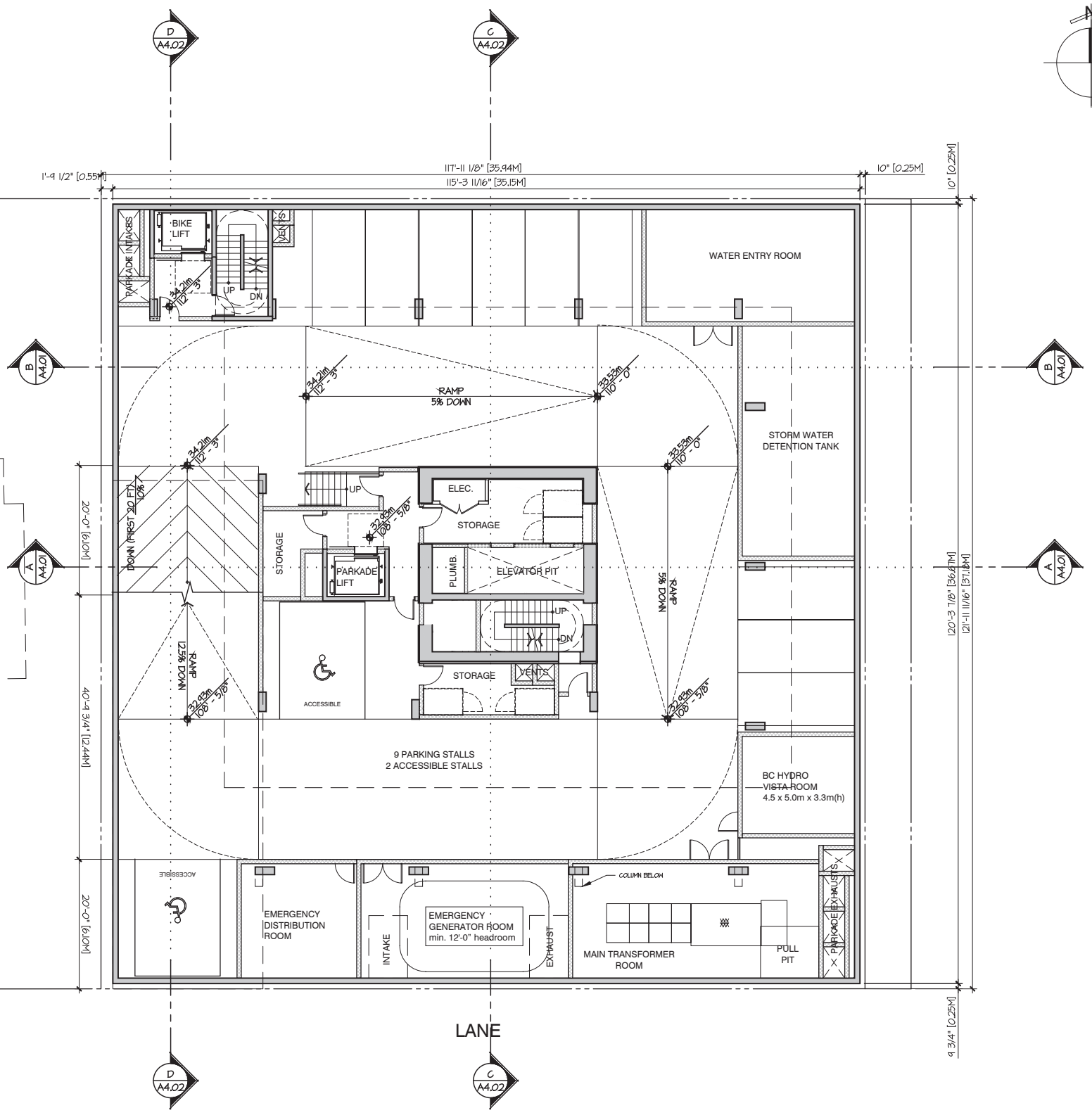
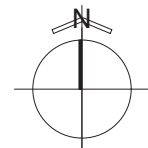
PROJECT A221526
DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
DATE 2024-03-12



A2.04

EAST 10TH AVENUE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE

CLIENT



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NO.	DATE	REVISION
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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 GROUND FLOOR**

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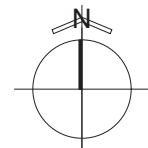
PROJECT A221526
 DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
 DATE 2024-03-12

1

A2.05

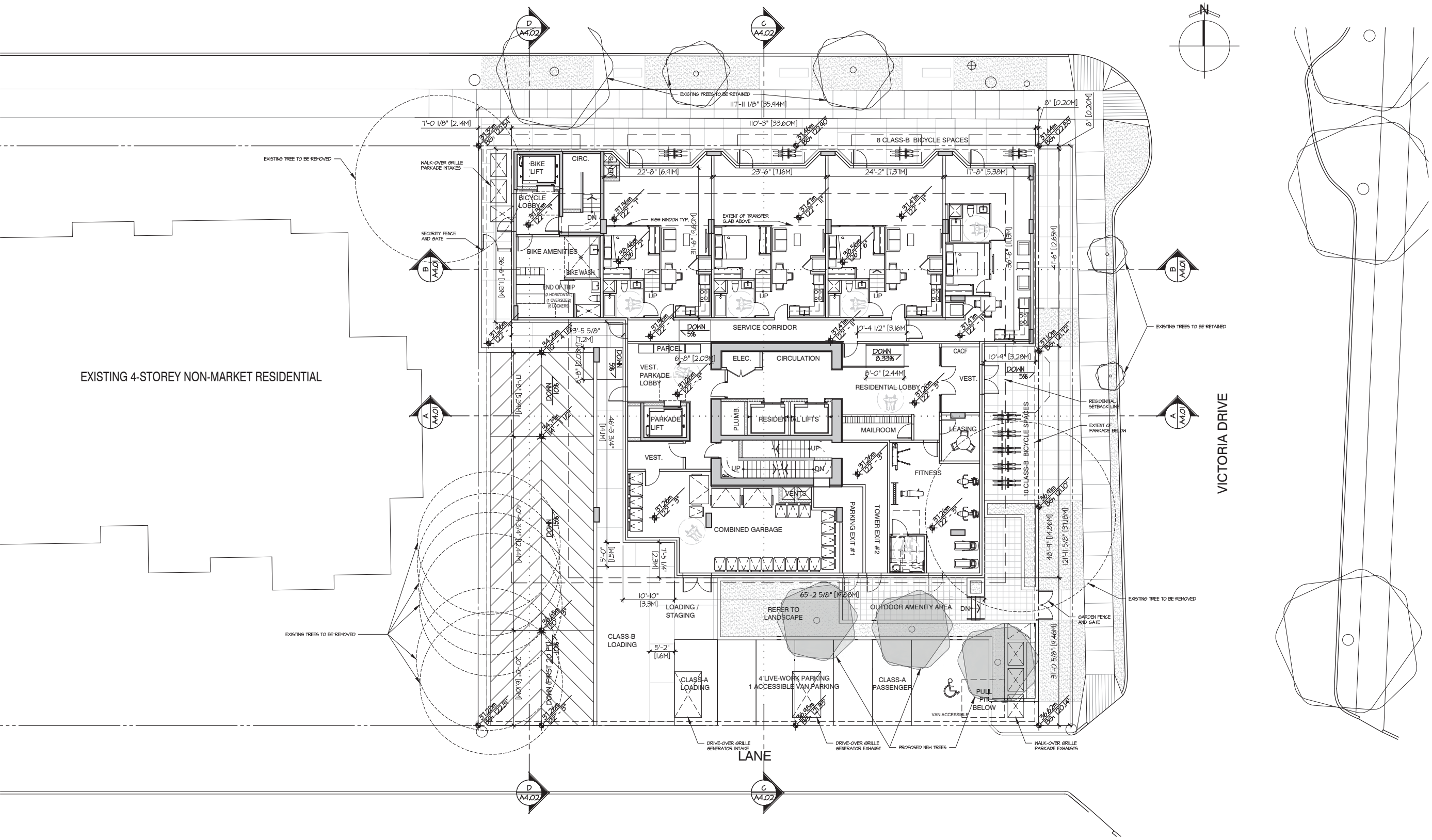
EAST 10TH AVENUE



EXISTING 4-STORY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE



CLIENT



NO. | DATE | ISSUE
 1 | 2024-09-06 | CONCEPT KICKOFF
 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION
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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 LEVEL 2**

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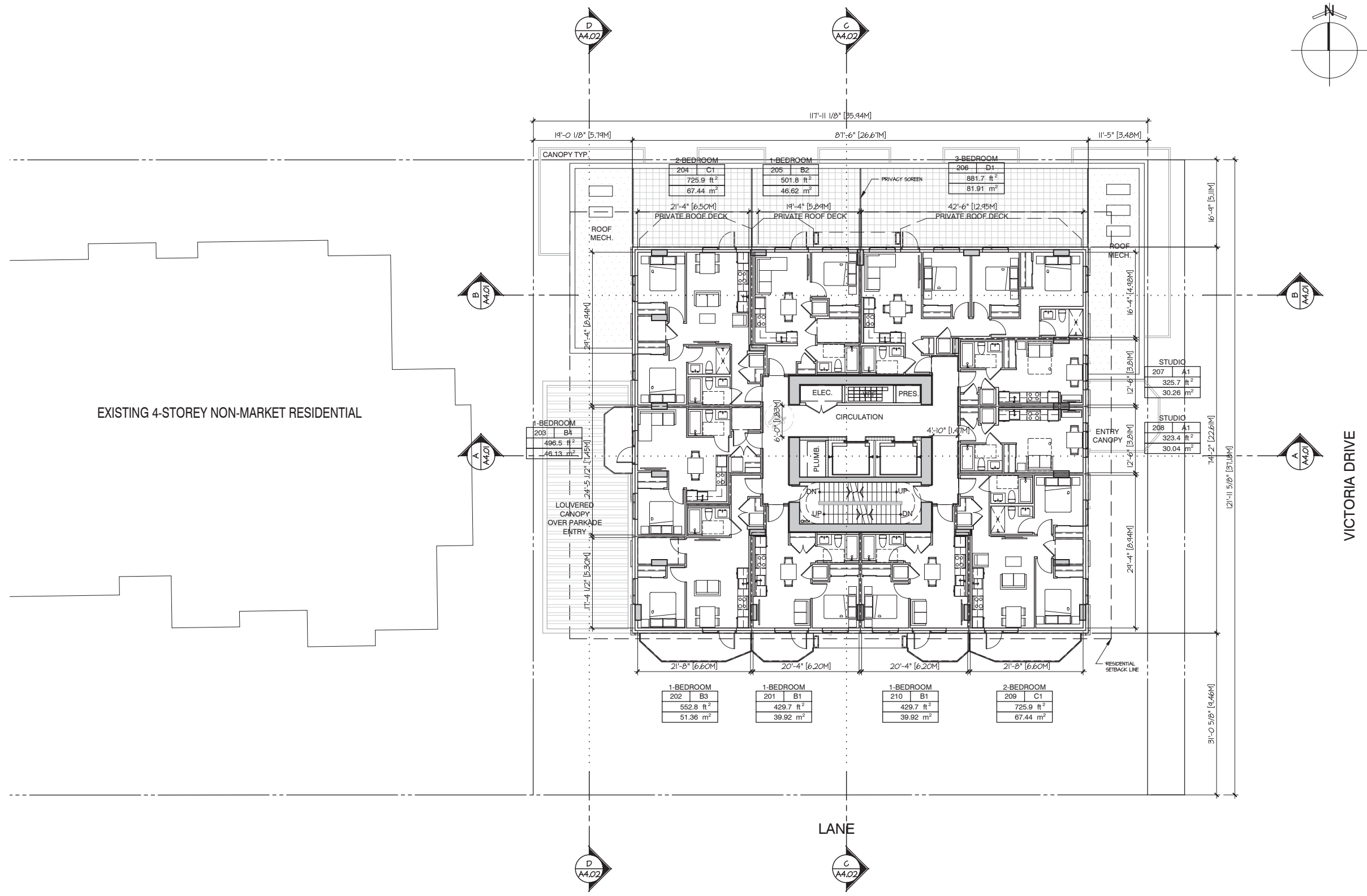
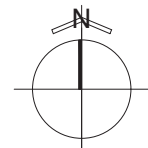
PROJECT A221526
 DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
 DATE 2024-03-12

1

A2.06

EAST 10TH AVENUE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

VICTORIA DRIVE

LANE

CLIENT



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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 LEVEL 3 - 13**

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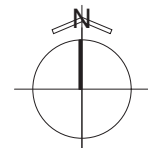
PROJECT A221526
 DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
 DATE 2024-03-12

1

A2.07

EAST 10TH AVENUE

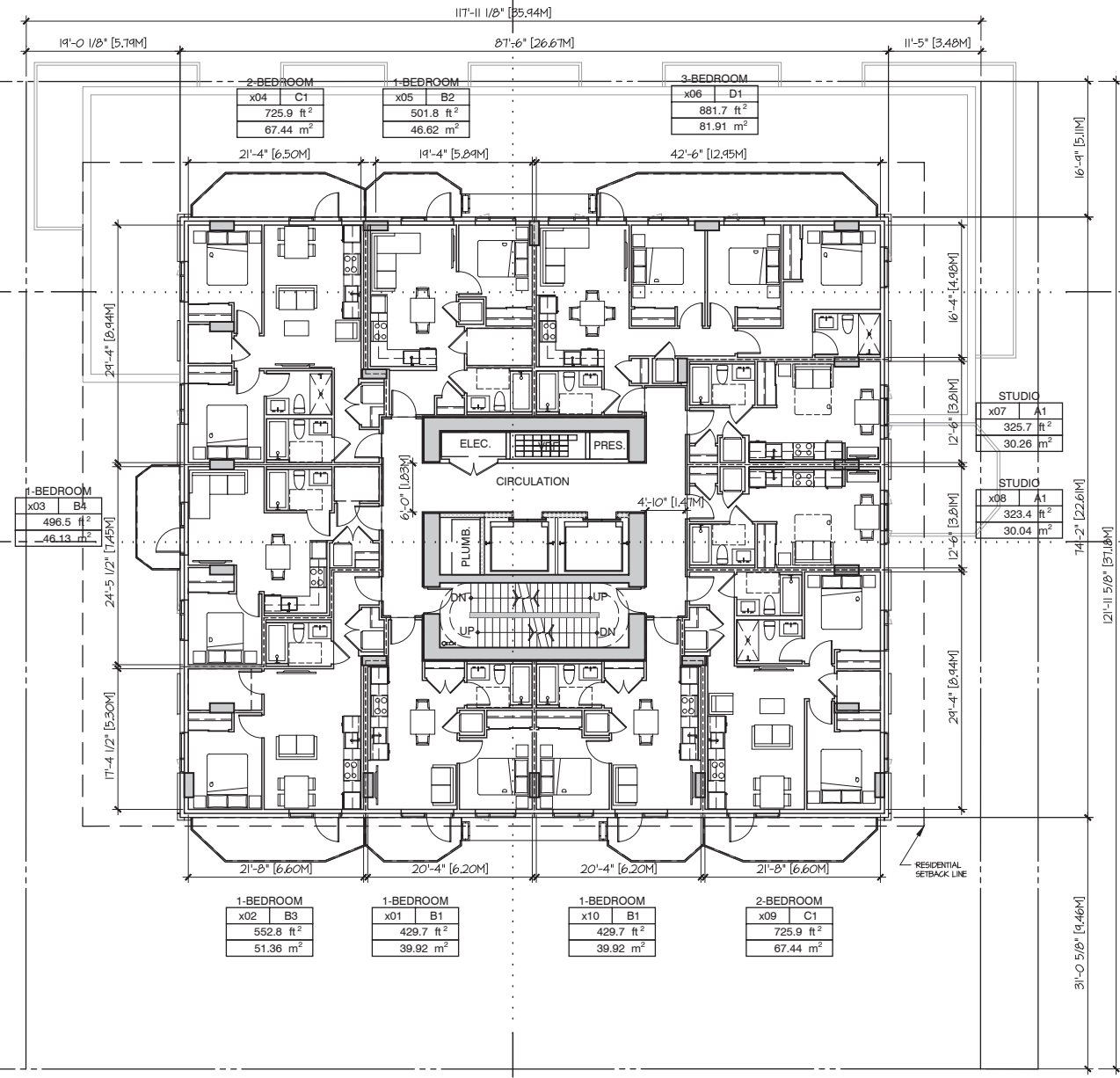


LANE



VICTORIA DRIVE

EXISTING 4-STORY NON-MARKET RESIDENTIAL



1-BEDROOM x02 B3 552.8 ft ² 51.36 m ²	1-BEDROOM x01 B1 429.7 ft ² 39.92 m ²	1-BEDROOM x10 B1 429.7 ft ² 39.92 m ²	2-BEDROOM x09 C1 725.9 ft ² 67.44 m ²
--	--	--	--

2-BEDROOM x04 C1 725.9 ft ² 67.44 m ²	1-BEDROOM x05 B2 501.8 ft ² 46.62 m ²	3-BEDROOM x06 D1 881.7 ft ² 81.91 m ²
--	--	--

STUDIO x07 A1 325.7 ft ² 30.26 m ²

STUDIO x08 A1 323.4 ft ² 30.04 m ²

CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

**FLOOR PLAN
LEVEL 14 - 26**

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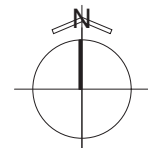
PROJECT A221526
DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
DATE 2024-03-12

1

A2.08

EAST 10TH AVENUE

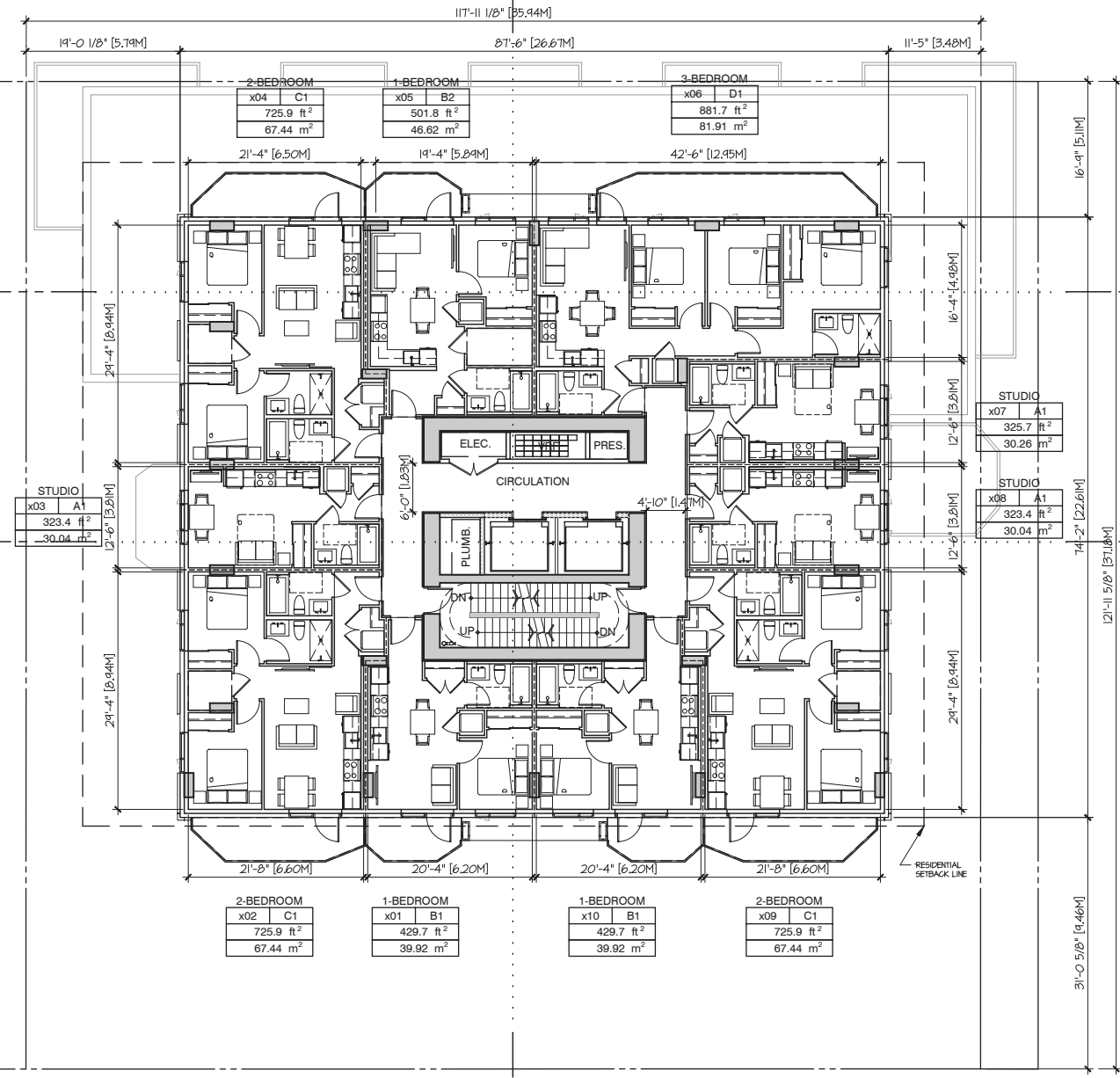


LANE



VICTORIA DRIVE

EXISTING 4-STOREY NON-MARKET RESIDENTIAL



2-BEDROOM x02 C1 725.9 ft ² 67.44 m ²	1-BEDROOM x01 B1 429.7 ft ² 39.92 m ²	1-BEDROOM x10 B1 429.7 ft ² 39.92 m ²	2-BEDROOM x09 C1 725.9 ft ² 67.44 m ²
--	--	--	--

2-BEDROOM x04 C1 725.9 ft ² 67.44 m ²	1-BEDROOM x05 B2 501.8 ft ² 46.62 m ²	3-BEDROOM x06 D1 881.7 ft ² 81.91 m ²
--	--	--

STUDIO x07 A1 325.7 ft ² 30.26 m ²

STUDIO x08 A1 323.4 ft ² 30.04 m ²

CLIENT



NO. | DATE | ISSUE

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PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

FLOOR PLAN AMENITY LEVEL

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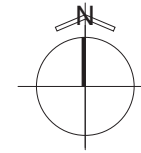
PROJECT A221526
DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
DATE 2024-03-12

1

A2.09

EAST 10TH AVENUE

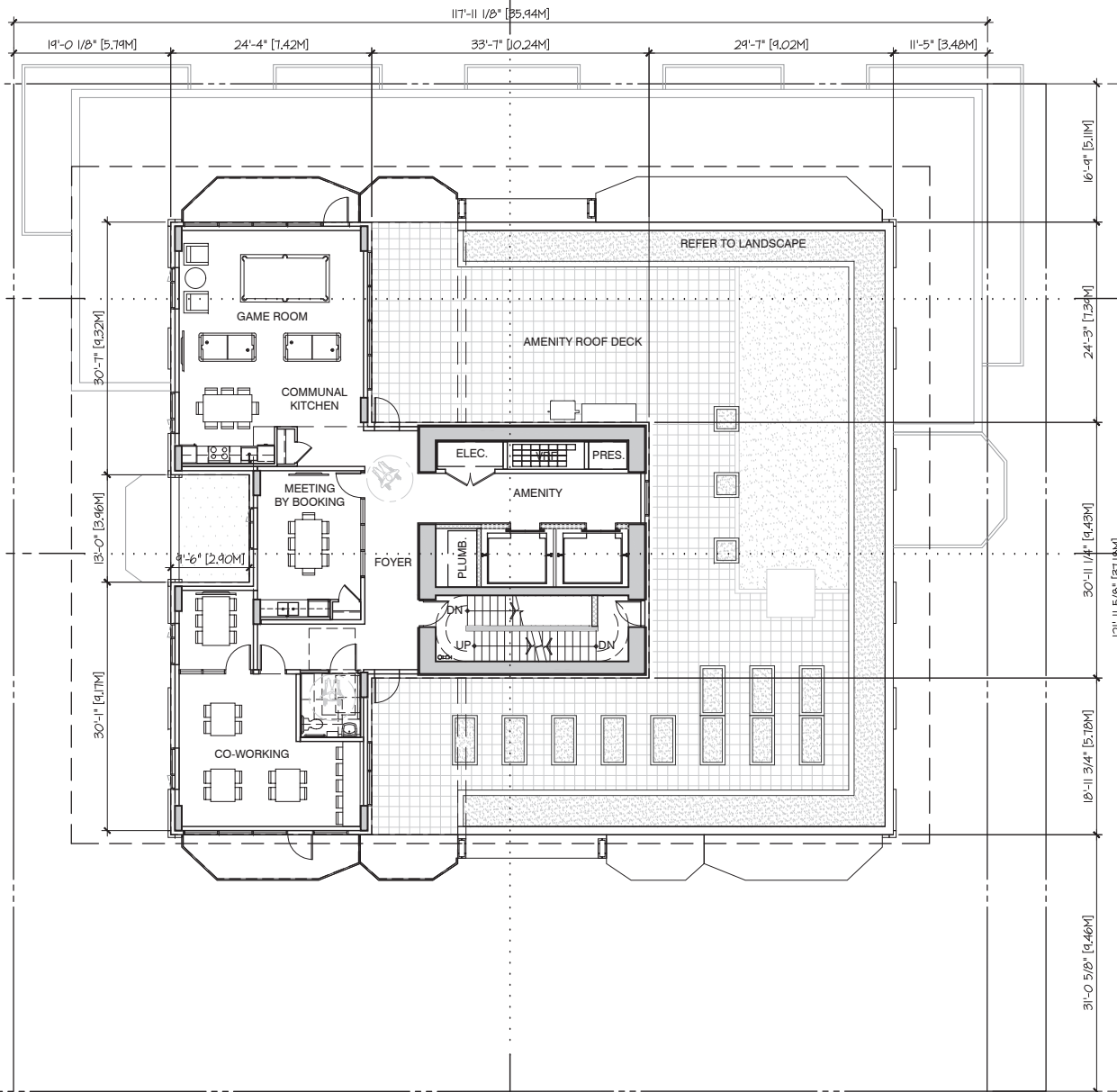


LANE



VICTORIA DRIVE

EXISTING 4-STOUREY NON-MARKET RESIDENTIAL



CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

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PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

**FLOOR PLAN
MECH LEVEL**

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PROJECT A221526

DRAWN XL CHECKED NC

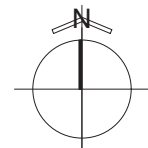
SCALE 3/32" = 1'-0"

DATE 2024-03-12



A2.10

EAST 10TH AVENUE

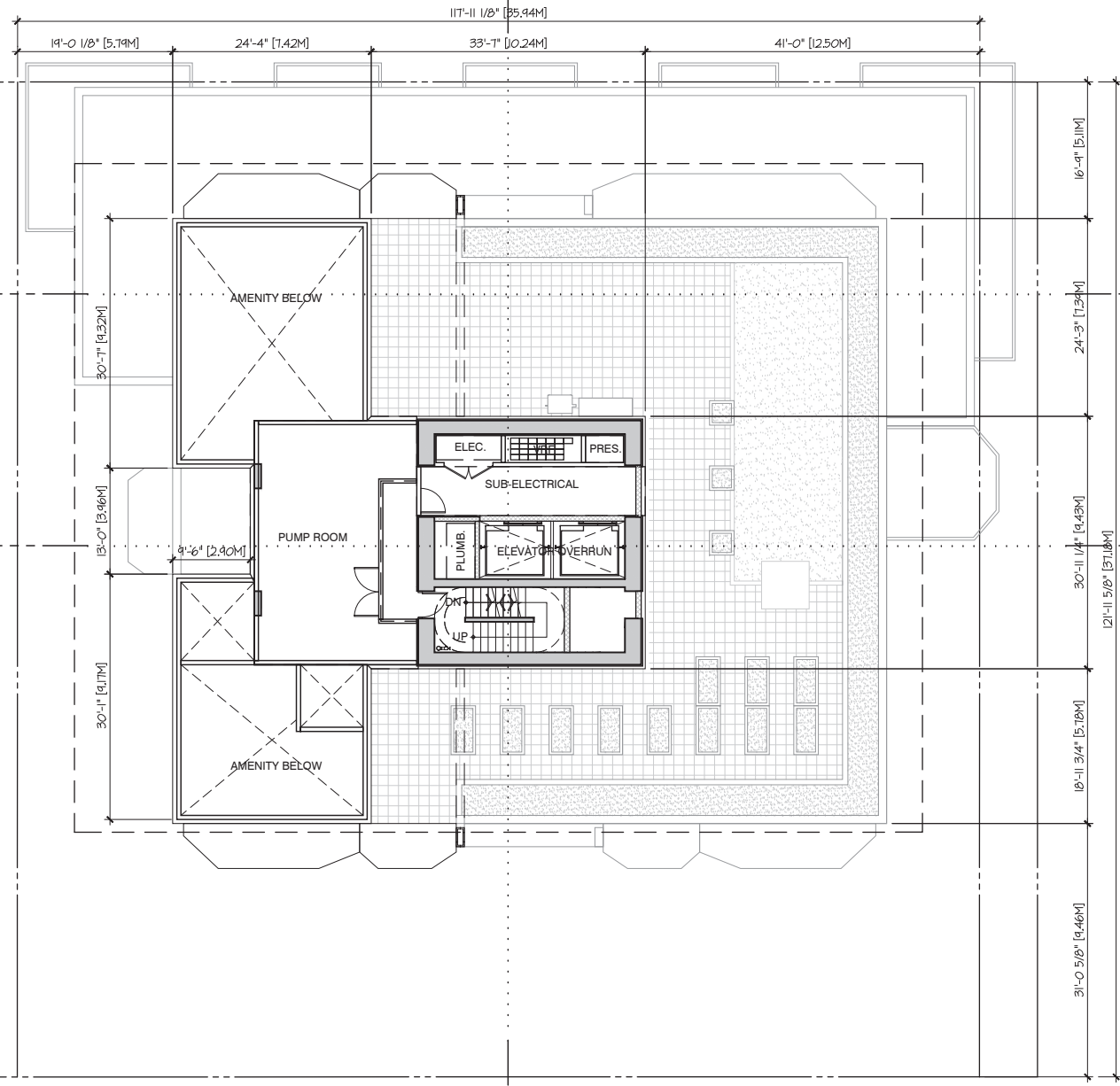


LANE



VICTORIA DRIVE

EXISTING 4-STOREY NON-MARKET RESIDENTIAL



11'-11 1/8" [35.94M]
19'-0 1/8" [5.74M] 24'-4" [7.42M] 33'-1" [10.24M] 41'-0" [12.50M]

16'-4" [5.11M]
24'-5" [7.34M]
30'-11 1/4" [9.43M]
12'-11 5/8" [3.718M]
19'-11 3/4" [5.78M]
31'-0 5/8" [9.46M]
30'-1" [9.17M]
13'-0" [3.96M]
8'-6" [2.60M]
30'-1" [9.17M]

CLIENT



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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 MACHINE ROOM**

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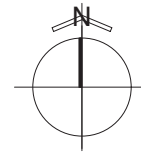
PROJECT A221526
 DRAWN XL CHECKED NC

SCALE 3/32" = 1'-0"
 DATE 2024-03-12



A2.11

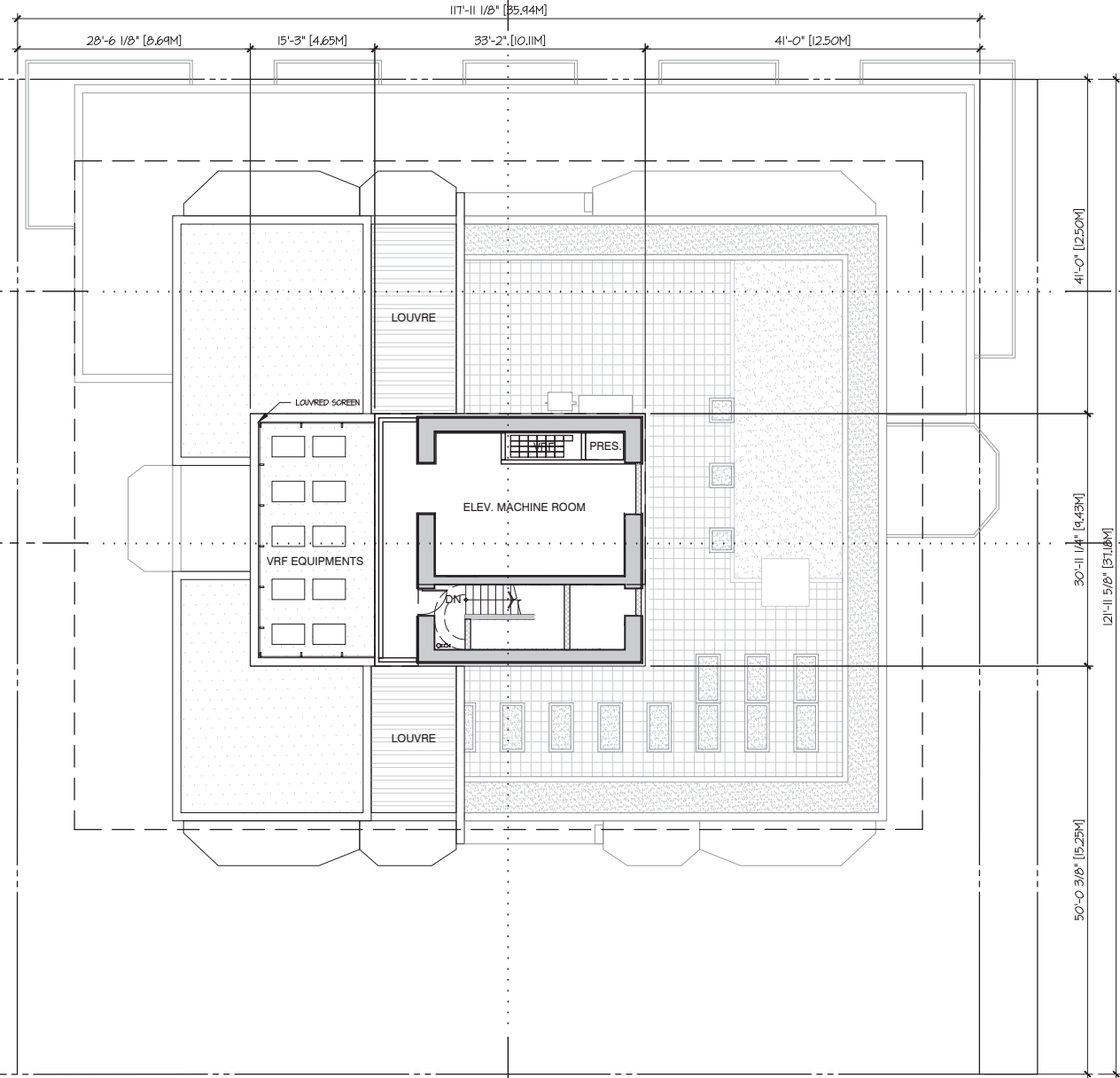
EAST 10TH AVENUE



LANE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL



CLIENT



NO. | DATE | ISSUE

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- 2 | 2024-12-20 | REZONING SUBMISSION

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PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**

2611 VICTORIA DRIVE
VANCOUVER, BC

ROOF PLAN

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PROJECT A221526

DRAWN XL CHECKED NC

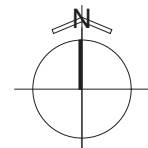
SCALE 3/32" = 1'-0"

DATE 2024-03-12



A2.12

EAST 10TH AVENUE



117'-11 1/8" [35.94M]

43'-9 1/8" [13.34M]

33'-2" [10.11M]

41'-0" [12.50M]

110 PARAPET 44.20M
145'-0"

PODIUM ROOF AT LEVEL 2

ROOF OVER AMENITY

ROOF DECK AT AMENITY LEVEL

LOUVERED SCREEN

110 PARAPET 126.97M
416'-7"

MUA

MACHINE ROOM COOLING

ROOF OVER MECH.

VRF EQUIPMENTS

41'-0" [12.50M]

30'-11 1/4" [9.43M]

121'-11 5/8" [37.18M]

50'-0 3/8" [15.25M]

110 PARAPET 124.26M
408'-0"

110 PARAPET 119.47M
388'-0"

VICTORIA DRIVE

LANE



EXISTING 4-STOREY NON-MARKET RESIDENTIAL

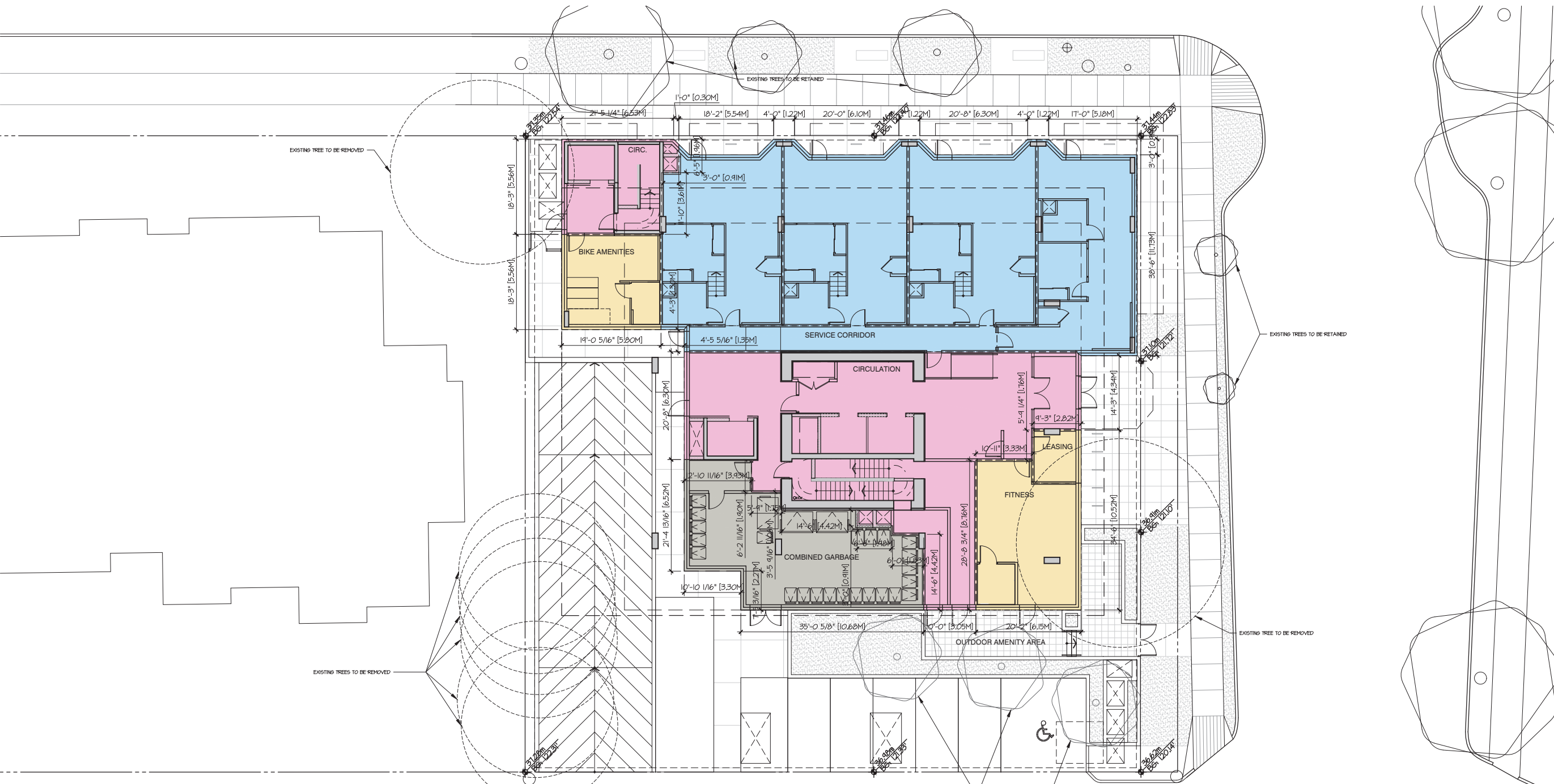


CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
2	2024-12-20	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



FSR AREA USE LEGEND		FSR AREA CALCULATION - LEVEL 1	
 RESIDENTIAL	 STORAGE	GROSS FLOOR AREA	7,887.27 SF / 732.75 SM
 LIVE-WORK	 AMENITY		-0.00 SF / -0.00 SM
 CIRCULATION	 SERVICE		-979.73 SF / -91.02 SM
		TOTAL EXCLUSIONS	-894.67 SF / -83.12 SM
		FSR AREA	-1,874.40 SF / -174.14 SM
	 BALCONY		6,012.87 SF / 558.62 SM
			0.00 SF / -0.00 SM

GROSS FLOOR AREA
 7887.3 sq. ft.
 732.8 sm



PROJECT
MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT
 2611 VICTORIA DRIVE
 VANCOUVER, BC

FLOOR PLAN GROUND FLOOR F.S.R OVERLAY

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12

A2.05f

CLIENT

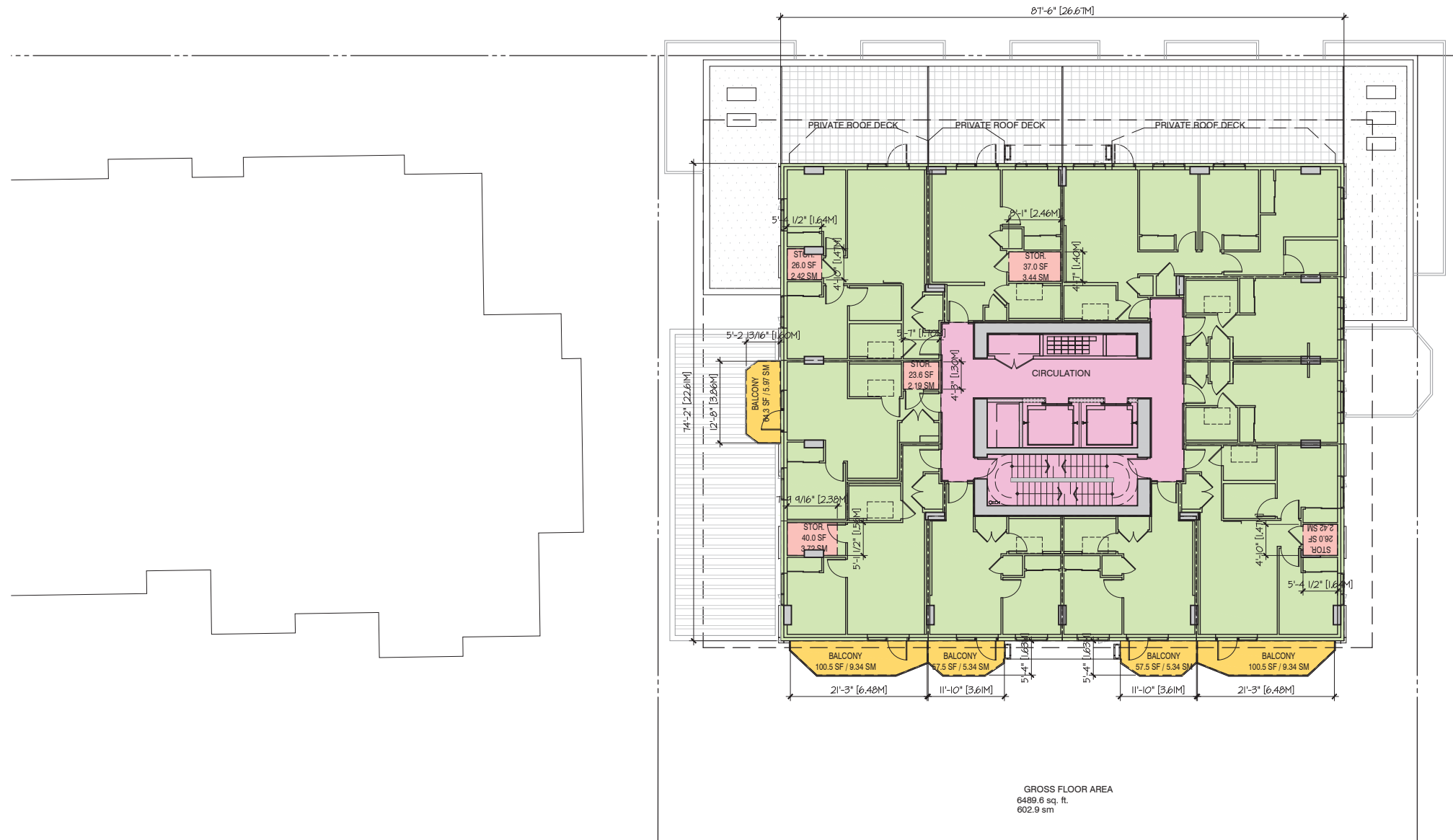


NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



**FSR AREA
USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - LEVEL 2

GROSS FLOOR AREA	6,489.58 SF / 602.90 SM
 STORAGE	-152.60 SF / -14.18 SM
 AMENITY	-0.00 SF / -0.00 SM
 SERVICE	-0.00 SF / -0.00 SM
TOTAL EXCLUSIONS	-152.60 SF / -14.18 SM
FSR AREA	6,336.98 SF / 588.72 SM
 BALCONY	380.30 SF / 35.33 SM



PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
LEVEL 2
F.S.R. OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12



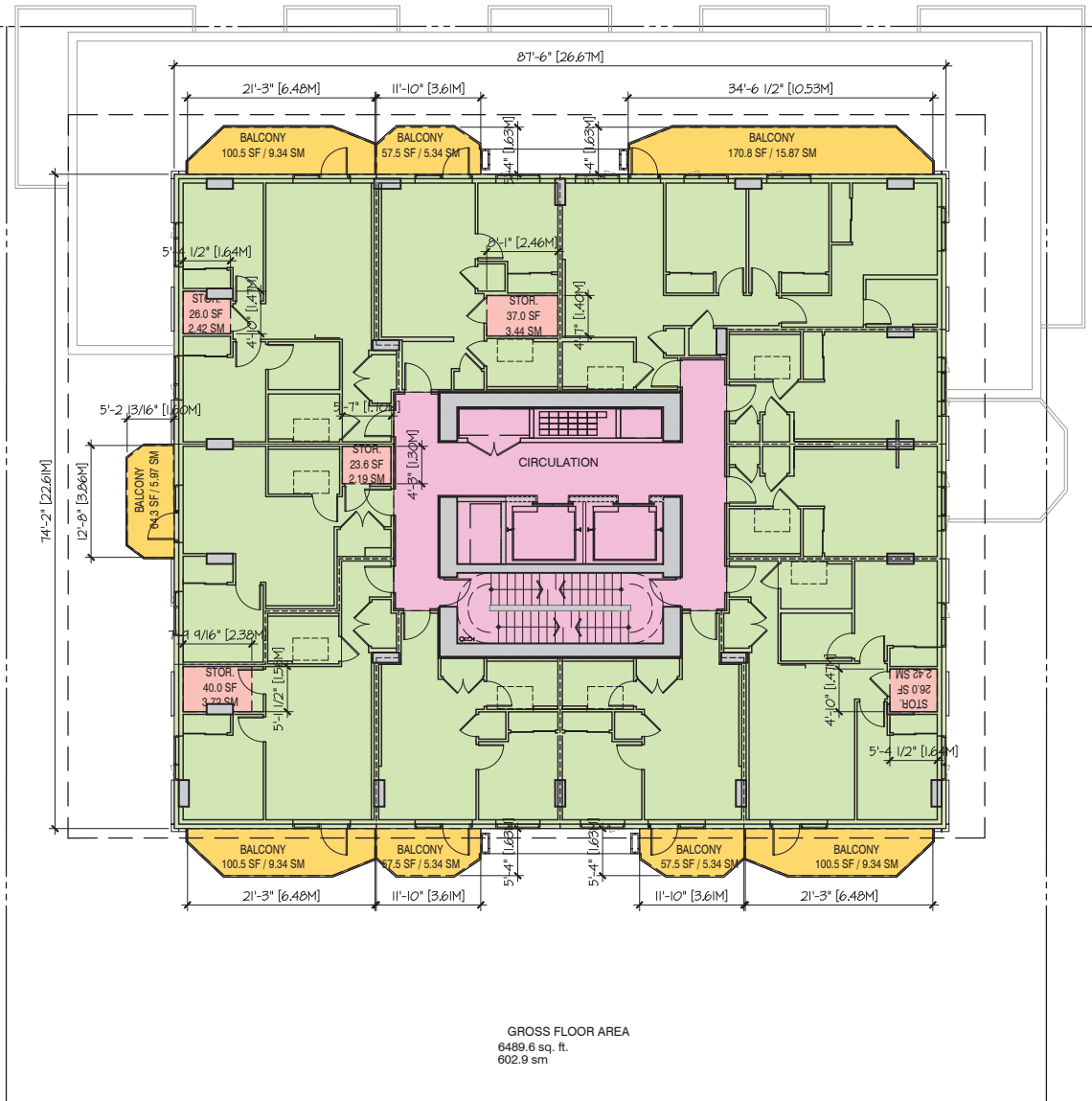
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CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
2	2024-12-20	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



**FSR AREA
USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - LEVEL 3 - 13

GROSS FLOOR AREA	6,489.58 SF / 602.90 SM
STORAGE	-152.60 SF / -14.18 SM
AMENITY	-0.00 SF / -0.00 SM
SERVICE	-0.00 SF / -0.00 SM
TOTAL EXCLUSIONS	-152.60 SF / -14.18 SM
FSR AREA	6,336.98 SF / 588.72 SM
BALCONY	709.10 SF / 65.88 SM



PROJECT

**MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
LEVEL 3 - 13
F.S.R OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12

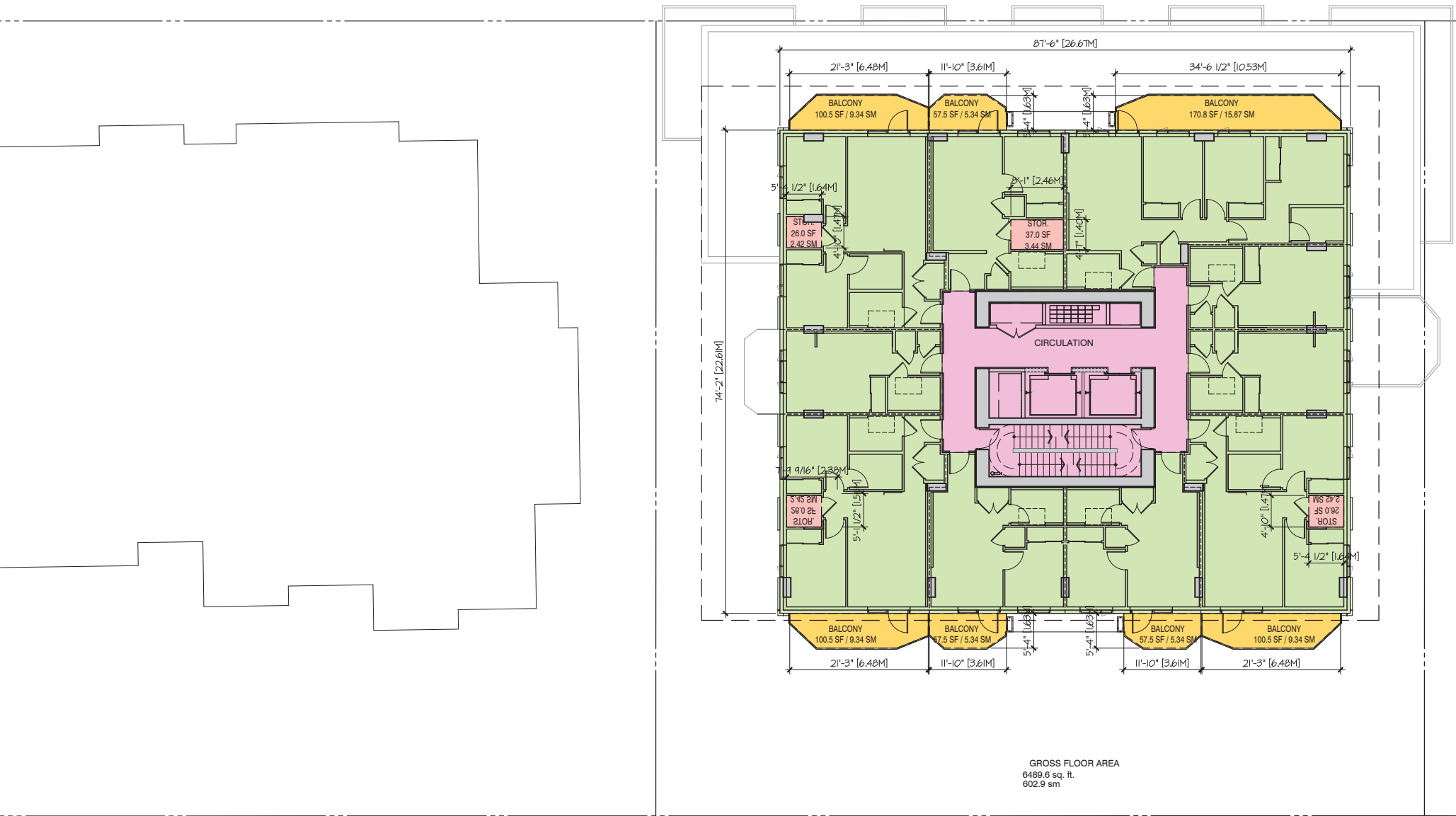
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CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
2	2024-12-20	REZONING SUBMISSION

NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



**FSR AREA
 USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - LEVEL 14 - 26

GROSS FLOOR AREA	6,489.58 SF / 602.90 SM
STORAGE	-115.00 SF / -10.68 SM
AMENITY	-0.00 SF / -0.00 SM
SERVICE	-0.00 SF / -0.00 SM
TOTAL EXCLUSIONS	-115.00 SF / -10.68 SM
FSR AREA	6,374.58 SF / 592.22 SM
BALCONY	644.80 SF / 59.90 SM

PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 LEVEL 14 - 26
 F.S.R OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12



A2.08f



CLIENT



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1	2024-09-06	CONCEPT KICKOFF
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NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

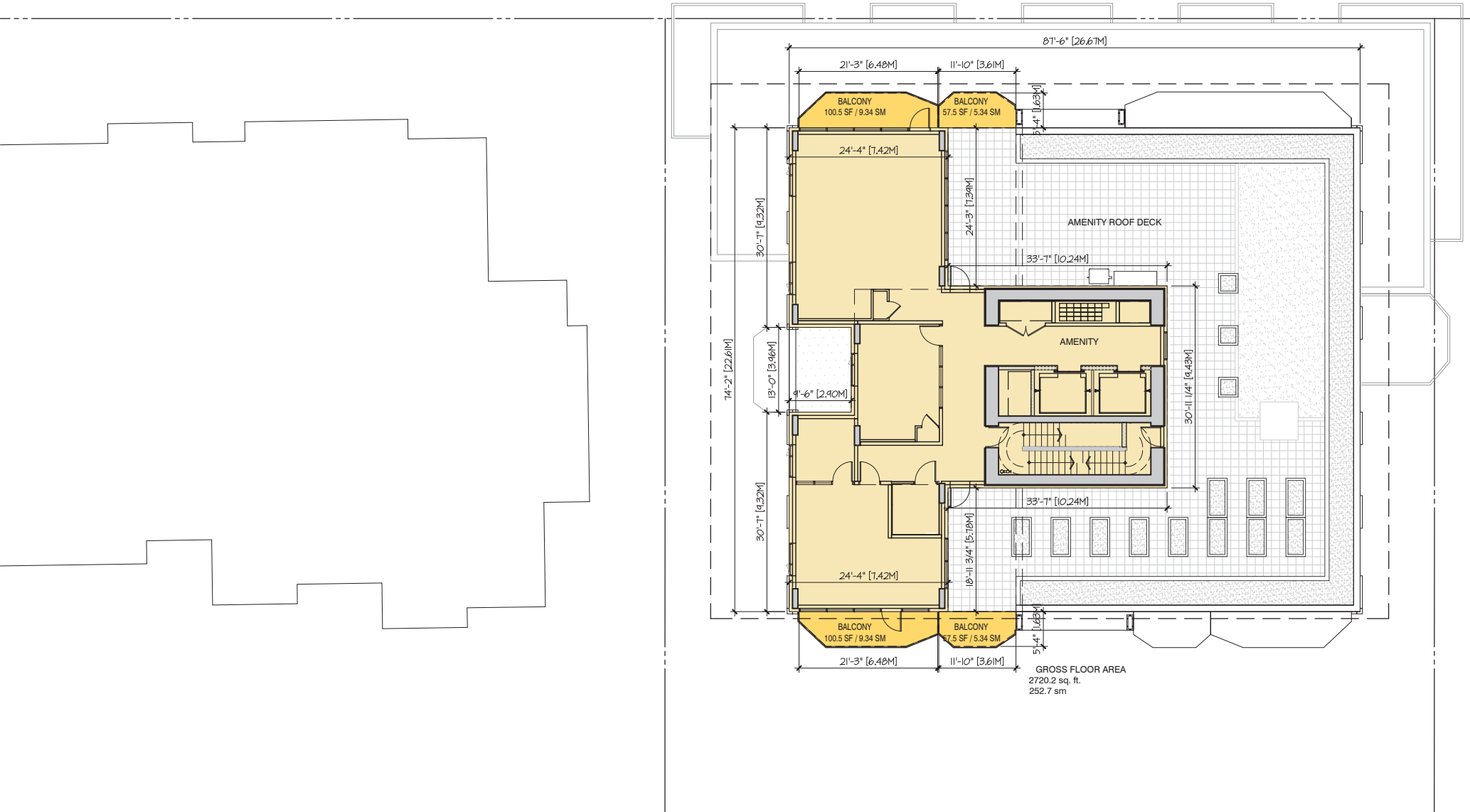
**FLOOR PLAN
 AMENITY LEVEL
 F.S.R OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12

A2.09f



**FSR AREA
 USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - AMENITY LEVEL

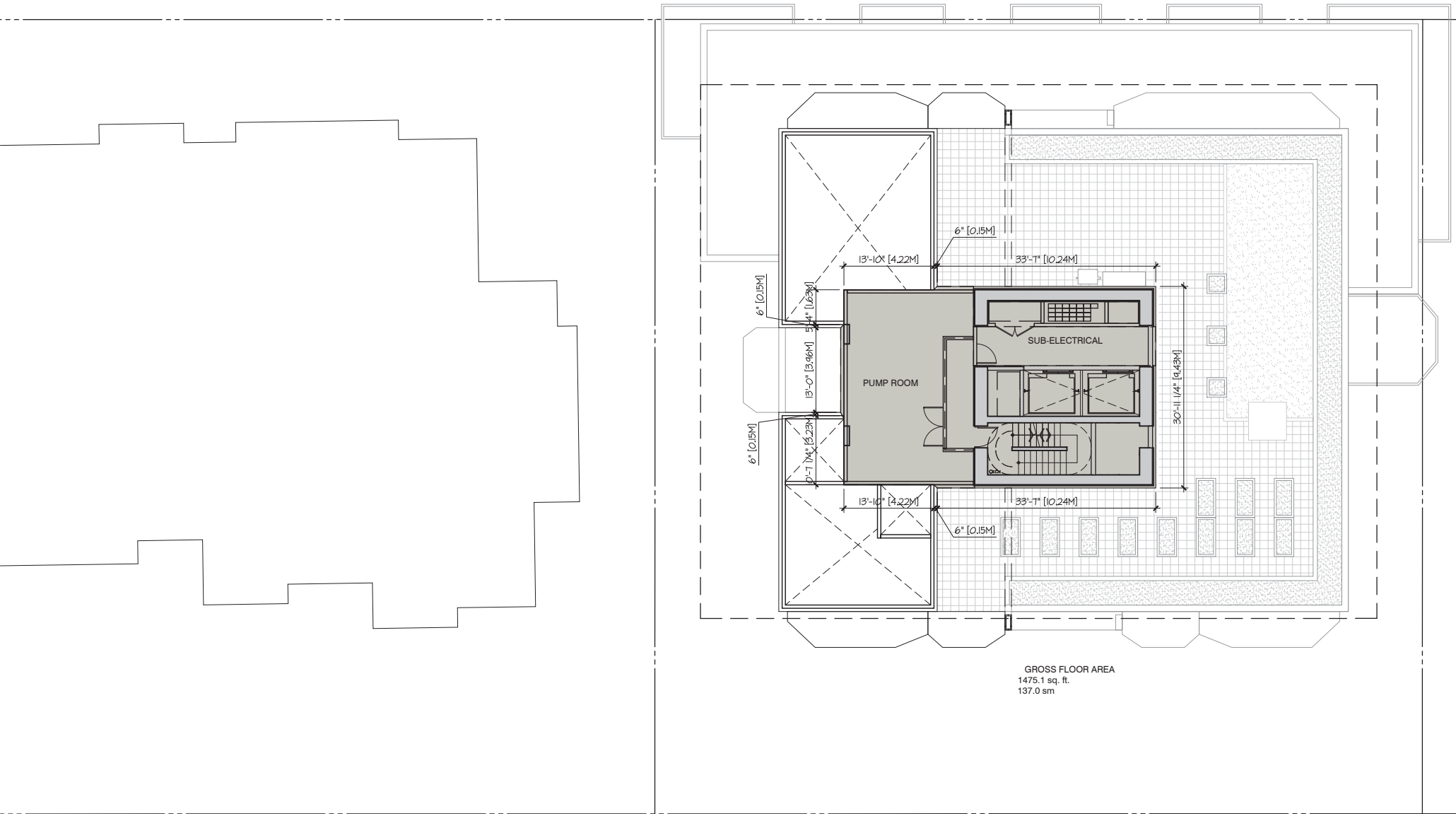
GROSS FLOOR AREA	2,720.19 SF / 252.71 SM
STORAGE	-0.00 SF / -0.00 SM
AMENITY	-2,720.19 SF / -252.71 SM
SERVICE	-0.00 SF / -0.00 SM
TOTAL EXCLUSIONS	-2,720.19 SF / -252.71 SM
FSR AREA	0.00 SF / 0.00 SFM
BALCONY	316.00 SF / 29.36 SM

CLIENT



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1	2024-09-06	CONCEPT KICKOFF
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NO.	DATE	REVISION
2.1	2025-01-27	RE-ISSUE FOR CITY COMMENTS



**FSR AREA
 USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - MECH LEVEL

GROSS FLOOR AREA	1,475.08 SF / 137.04 SM
STORAGE	-0.00 SF / -0.00 SM
AMENITY	-0.00 SF / -0.00 SM
SERVICE	-1,475.08 SF / -137.04 SM
TOTAL EXCLUSIONS	-1,475.08 SF / -137.04 SM
FSR AREA	0.00 SF / 0.00 SM
BALCONY	0.00 SF / 0.00 SM



PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 MECH LEVEL
 F.S.R OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12

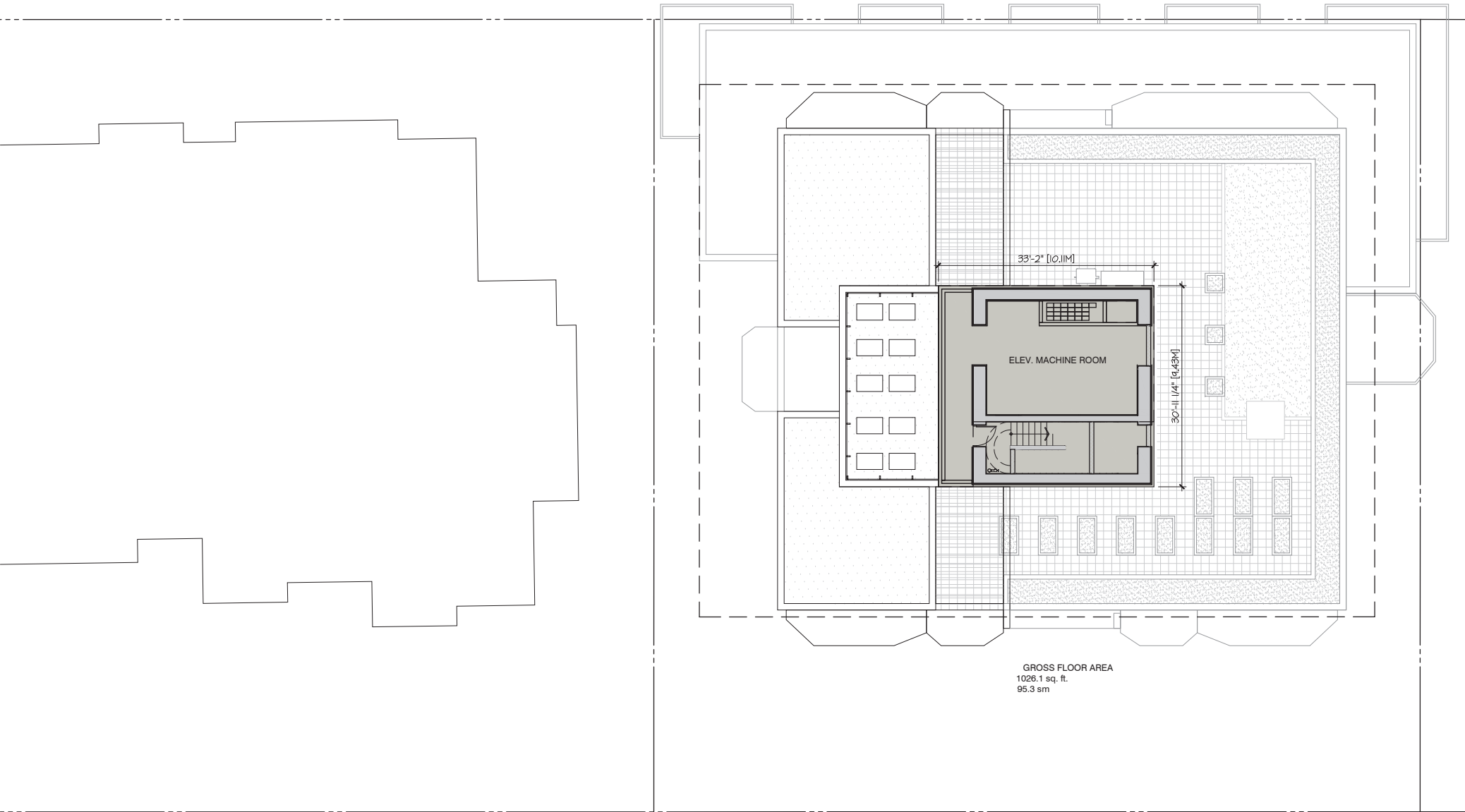
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CLIENT



NO.	DATE	ISSUE
1	2024-09-06	CONCEPT KICKOFF
2	2024-12-20	REZONING SUBMISSION

NO.	DATE	REVISION
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PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

**FLOOR PLAN
 MACHINE ROOM
 F.S.R OVERLAY**

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PROJECT A221526
 DRAWN XL CHECKED NC
 SCALE 3/32" = 1'-0"
 DATE 2024-03-12



A2.11f

**FSR AREA
 USE LEGEND**

- RESIDENTIAL
- LIVE-WORK
- CIRCULATION

FSR AREA CALCULATION - MECH LEVEL

GROSS FLOOR AREA	1026.09 SF /	95.33 SM
 STORAGE	-0.00 SF /	-0.00 SM
 AMENITY	-0.00 SF /	-0.00 SM
 SERVICE	-1026.09 SF /	-95.33 SM
TOTAL EXCLUSIONS	-1026.09 SF /	-95.33 SM
FSR AREA	0.00 SF /	0.00 SM
 BALCONY	0.00 SF /	0.00 SM

CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

EXTERIOR ELEVATIONS

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PROJECT A221526

DRAWN XL CHECKED NC

SCALE 1/16" = 1'-0"

DATE 2024-03-12

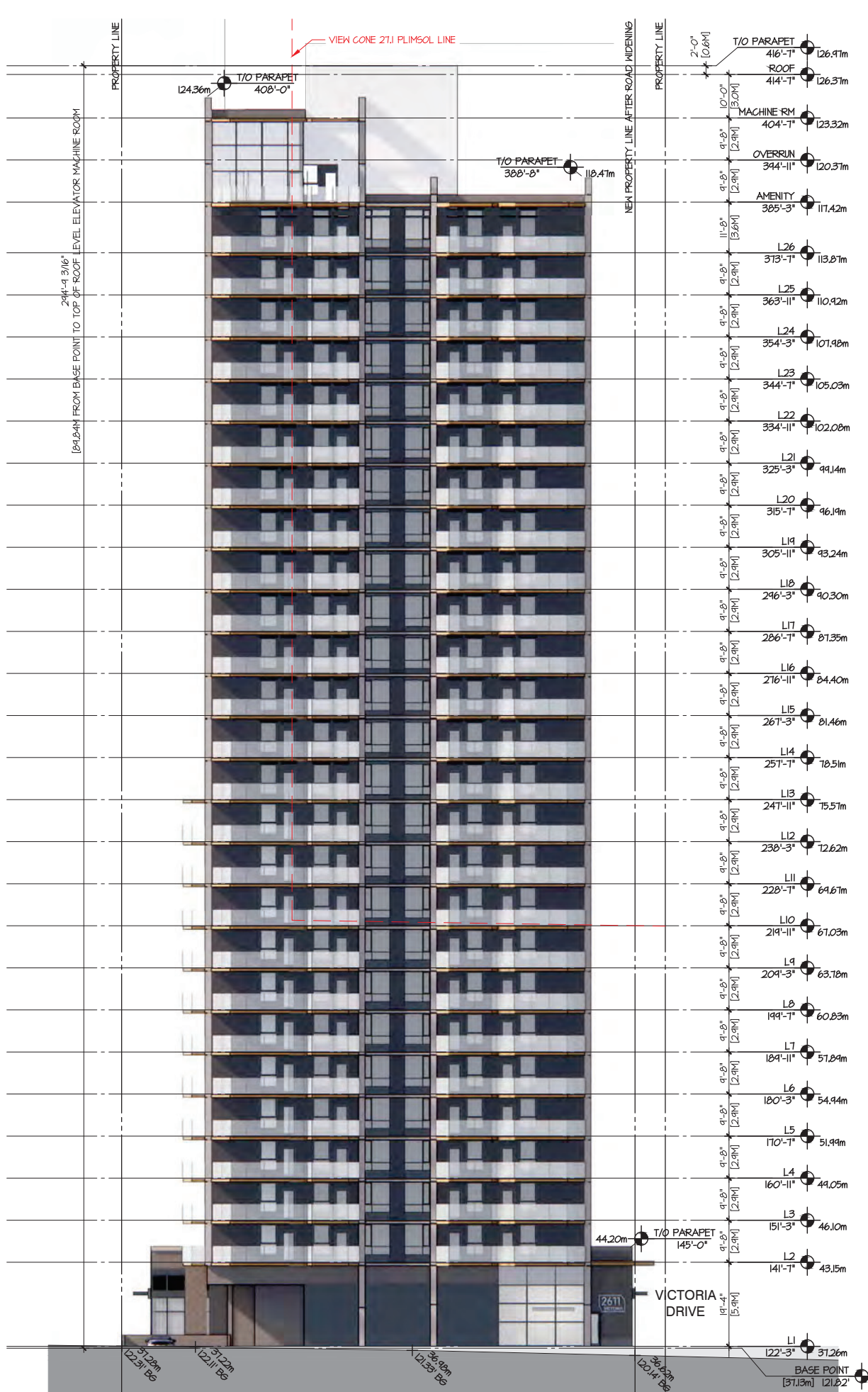


A3.01



1 NORTH ELEVATION

1/16" = 1'-0"



2 SOUTH ELEVATION

1/16" = 1'-0"

CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

**MARKET AND NON-MARKET
 RENTAL RESIDENTIAL AND
 LIVE-WORK DEVELOPMENT**
 2611 VICTORIA DRIVE
 VANCOUVER, BC

EXTERIOR ELEVATIONS

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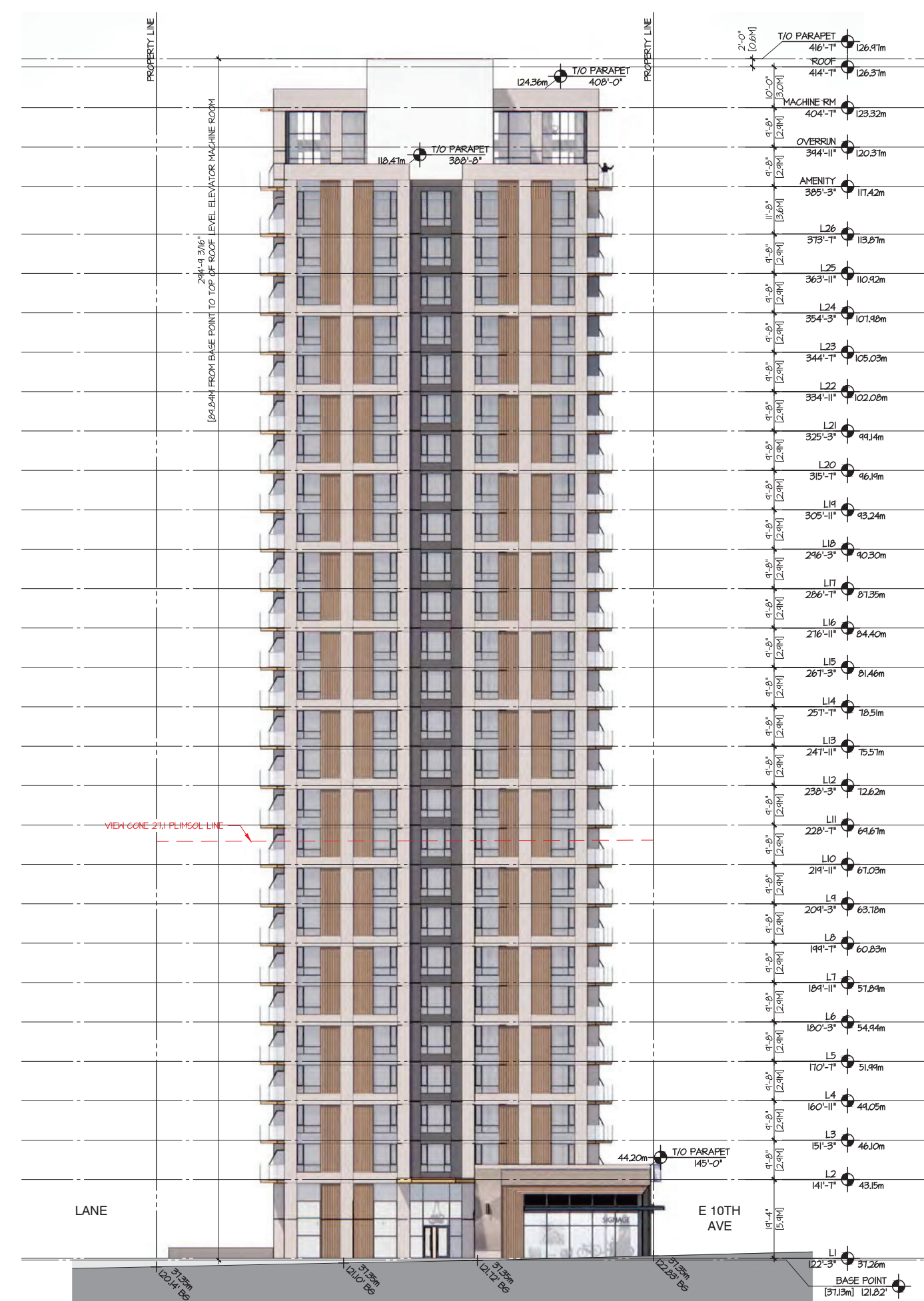
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PROJECT A221526
 DRAWN XL CHECKED NC

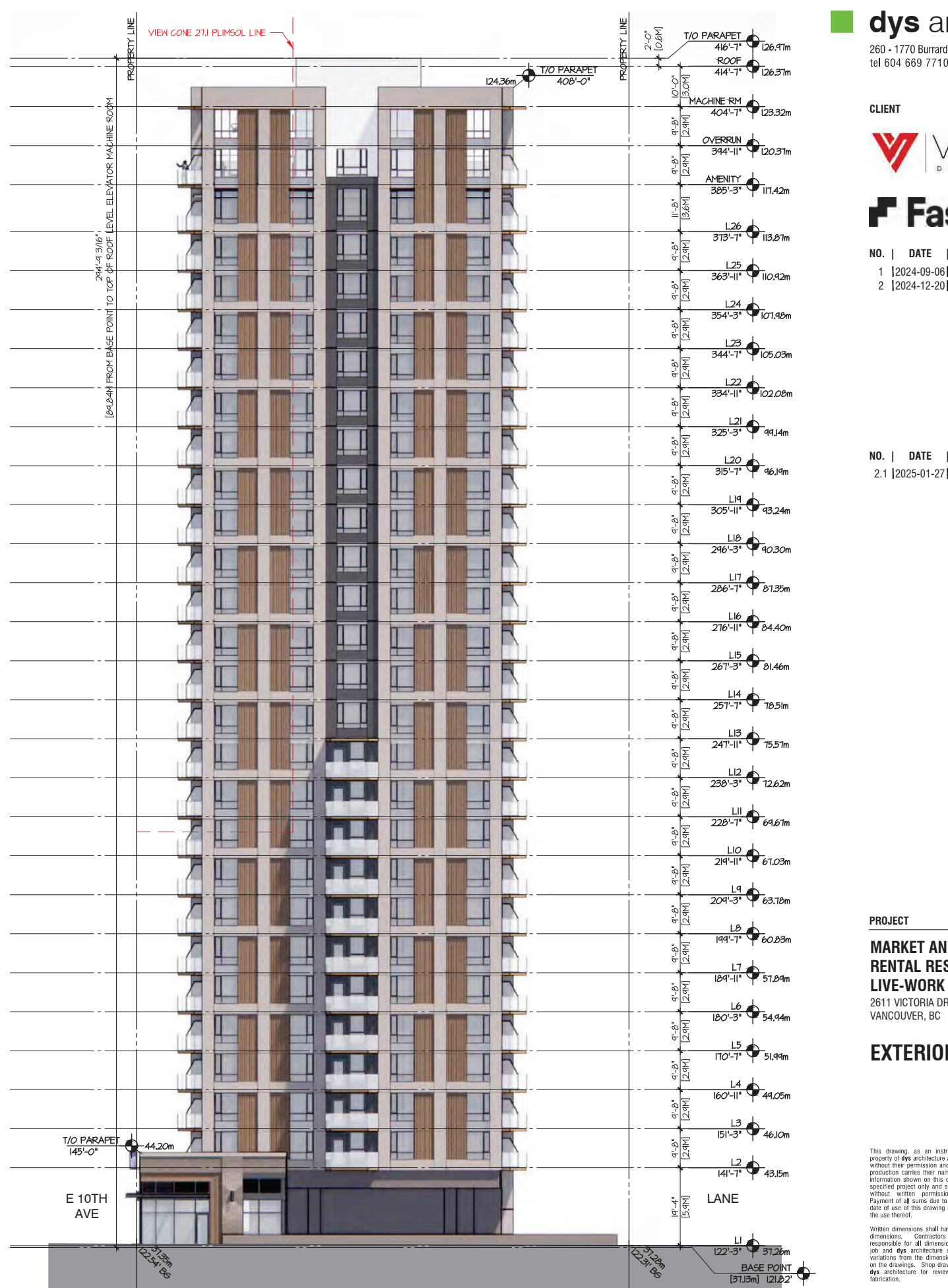
SCALE 1/16" = 1'-0"
 DATE 2024-03-12



A3.02



1 EAST ELEVATION
 1/16" = 1'-0"



2 WEST ELEVATION
 1/16" = 1'-0"

CLIENT



NO. | DATE | ISSUE

- 1 | 2024-09-06 | CONCEPT KICKOFF
- 2 | 2024-12-20 | REZONING SUBMISSION

NO. | DATE | REVISION

- 2.1 | 2025-01-27 | RE-ISSUE FOR CITY COMMENTS



PROJECT

MARKET AND NON-MARKET RENTAL RESIDENTIAL AND LIVE-WORK DEVELOPMENT

2611 VICTORIA DRIVE
VANCOUVER, BC

BUILDING SECTION

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PROJECT A221526

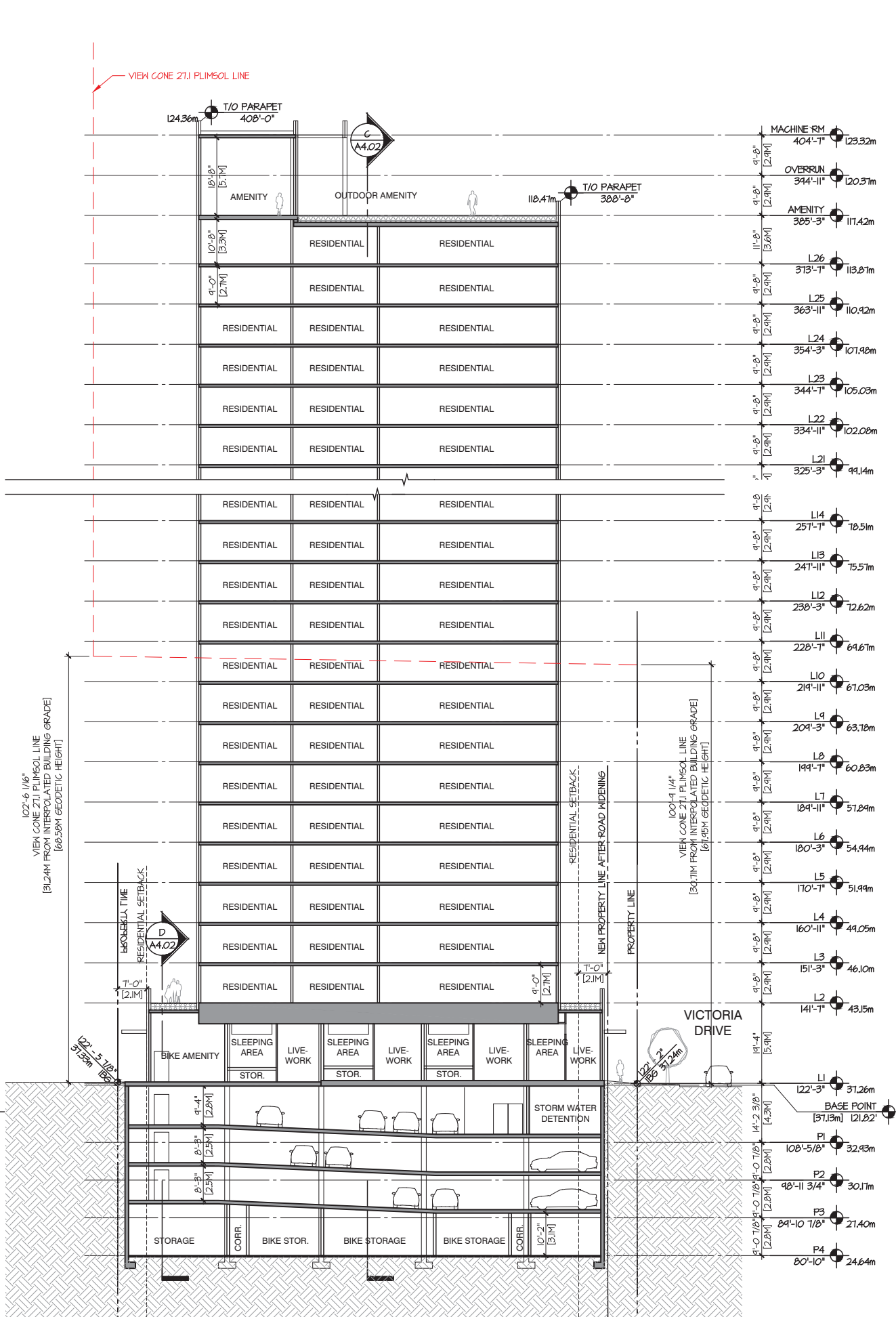
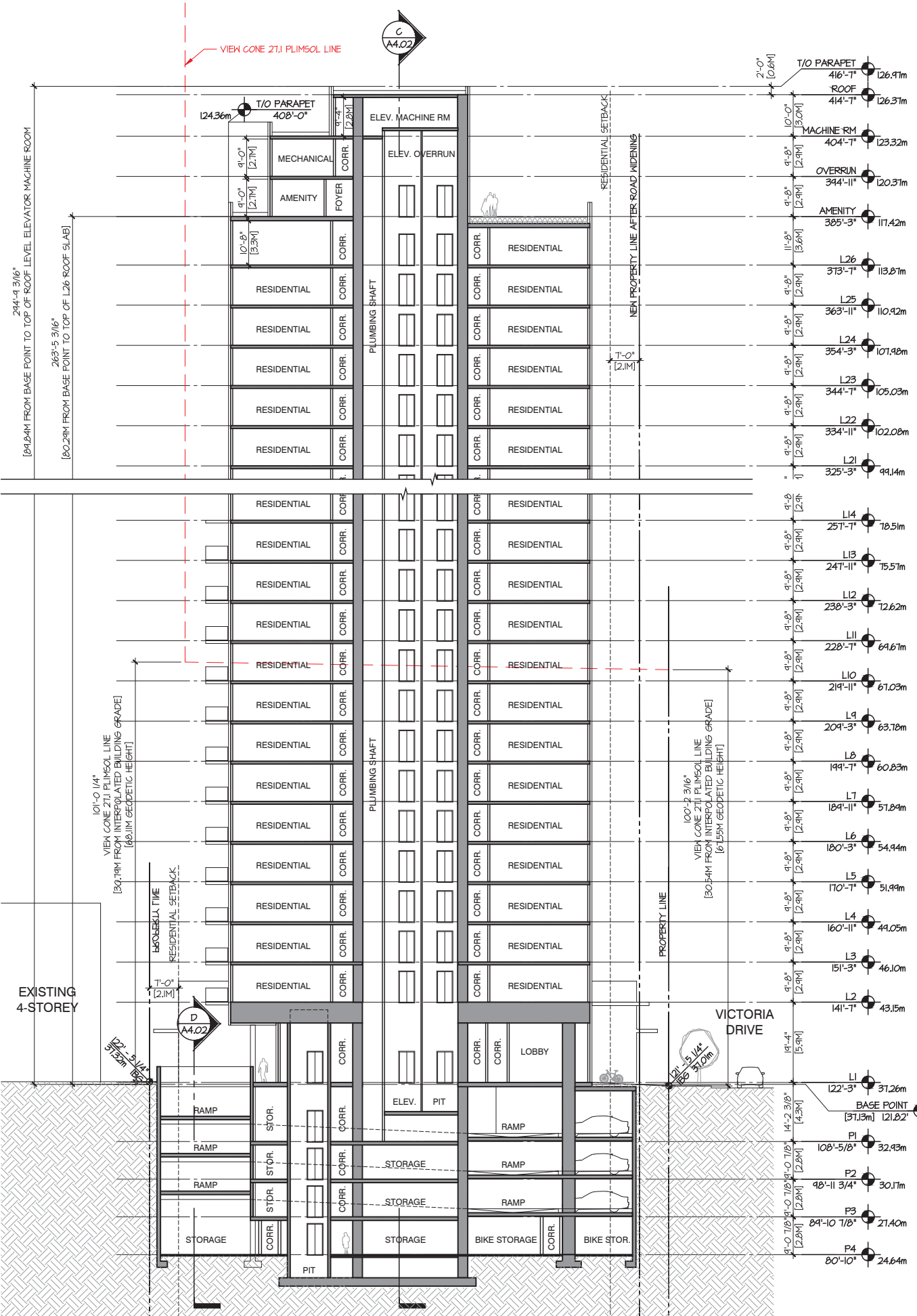
DRAWN XL CHECKED NC

SCALE 1/16" = 1'-0"

DATE 2024-03-12



A4.01



1 SECTION A-A

2 SECTION B-B

Landscape Drawings

7

Market and Non-Market Rental Residential and Commercial Development

2611 Victoria Drive
Vancouver, BC

ISSUED FOR REZONING SUBMISSION
DECEMBER 20, 2024

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	LANDSCAPE DESIGN PRINCIPLES
L1.0	OVERALL LANDSCAPE CONCEPT
L1.1	LANDSCAPE CONCEPT - LEVEL 1
L1.2	LANDSCAPE CONCEPT - LEVEL 3
L1.3	LANDSCAPE CONCEPT - ROOF
L2.0	PLANT MATERIAL PALETTE
L3.0	LANDSCAPE MATERIALS

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, TREE SPECIES TO THE SATISFACTION OF THE CITY OF VANCOUVER.

ALL PUBLIC REALM DETAILS TO THE CITY OF VANCOUVER STANDARDS.

THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT AND MAJOR PROJECTS AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE CLIENT FOR THIS PROJECT, AND SHOULD NOT BE USED OTHERWISE WITHOUT PERMISSION.

DO NOT SCALE OFF OF THESE DRAWINGS. NO RESPONSIBILITY CAN BE TAKEN WITH ANY ERRORS BY MEASURING OFF OF THESE DRAWINGS.

NOT FOR CONSTRUCTION



C	ISSUED FOR REZONING SUBMISSION	2024-12-20
B	ISSUED FOR REVIEW	2024-12-12
A	ISSUED FOR CONCEPT REVIEW	2024-11-22

REVISIONS

MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

2611 Victoria Drive
Vancouver, BC

Scale:	1:100
Drawn:	DS
Reviewed:	DS
Project No.	24-020

Cover Page

L-0.0

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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NOT FOR CONSTRUCTION



C ISSUED FOR REZONING SUBMISSION 2024-12-20
B ISSUED FOR REVIEW 2024-12-11
A ISSUED FOR CONCEPT REVIEW 2024-11-22
REVISIONS

MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

2611 Victoria Drive
Vancouver, BC

Scale: 1:100

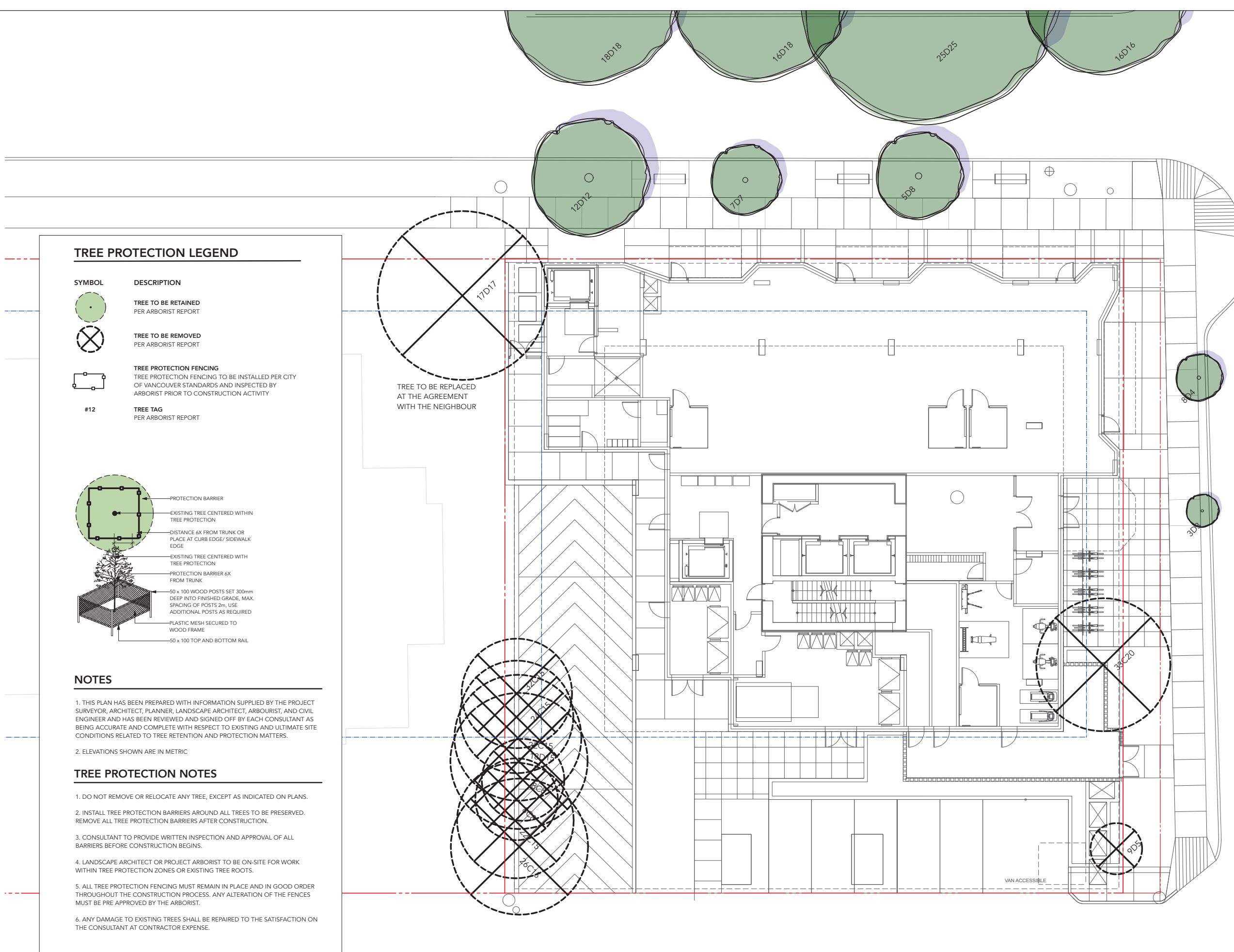
Drawn: DS

Reviewed: DS

Project No. 24-020

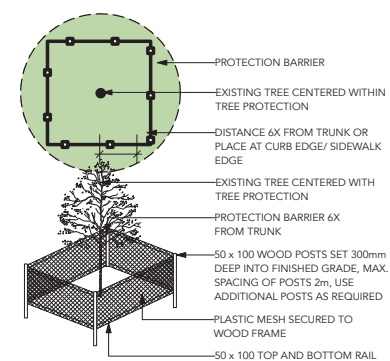
Tree Management

L-0.1



TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
#12	TREE TAG PER ARBORIST REPORT



NOTES

1. THIS PLAN HAS BEEN PREPARED WITH INFORMATION SUPPLIED BY THE PROJECT SURVEYOR, ARCHITECT, PLANNER, LANDSCAPE ARCHITECT, ARBOURIST, AND CIVIL ENGINEER AND HAS BEEN REVIEWED AND SIGNED OFF BY EACH CONSULTANT AS BEING ACCURATE AND COMPLETE WITH RESPECT TO EXISTING AND ULTIMATE SITE CONDITIONS RELATED TO TREE RETENTION AND PROTECTION MATTERS.

2. ELEVATIONS SHOWN ARE IN METRIC

TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
- CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- LANDSCAPE ARCHITECT OR PROJECT ARBORIST TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
- ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
- ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



LANDSCAPE DESIGN RATIONAL

Landscape has the opportunity to tie a project to the site and to the neighbourhood. Attention to materials and detail style can elevate tight urban spaces and bring special attention with unique elements.

Two key design principles were used to help guide design decisions and make spaces special and interesting.

NEIGHBOURHOOD FIT

This project helps bring great homes and commercial spaces to a transit village centre. The neighbourhood also has a great character, which the landscape connects to through materials and details. Features at the ground level create both function to support the neighbourhood, but also expression through style.

EXCELLENT AMENITIES

Landscape spaces are designed to be flexible to the uses by residents, and open to change of use over time. The outdoor spaces of the building will host a diversity of activities to allow for play and rest. A very large roof amenity hosts an arrangement of spaces that will accommodate numerous groups or individuals at the same time.



David Stoyko
Landscape Architect

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NOT FOR CONSTRUCTION



C ISSUED FOR REZONING SUBMISSION 2024-12-20

B ISSUED FOR REVIEW 2024-12-11

A ISSUED FOR CONCEPT REVIEW 2024-11-22

REVISIONS

MARKET AND NON-MARKET
RENTAL RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

2611 Victoria Drive
Vancouver, BC

Scale: 1:100

Drawn: DS

Reviewed: DS

Project No. 24-020

Design Principles

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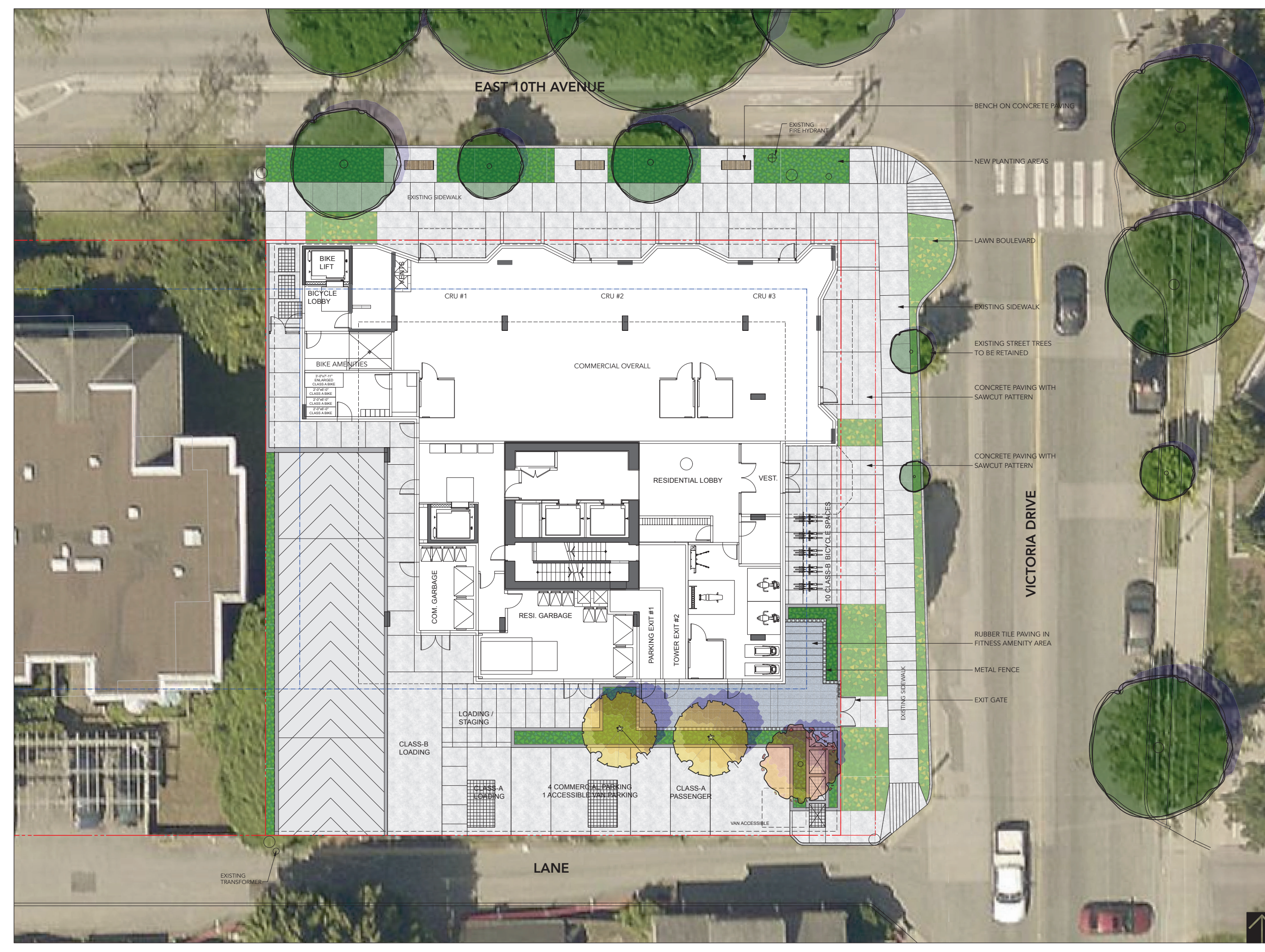
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REVISIONS		

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Level 1 Concept Plan



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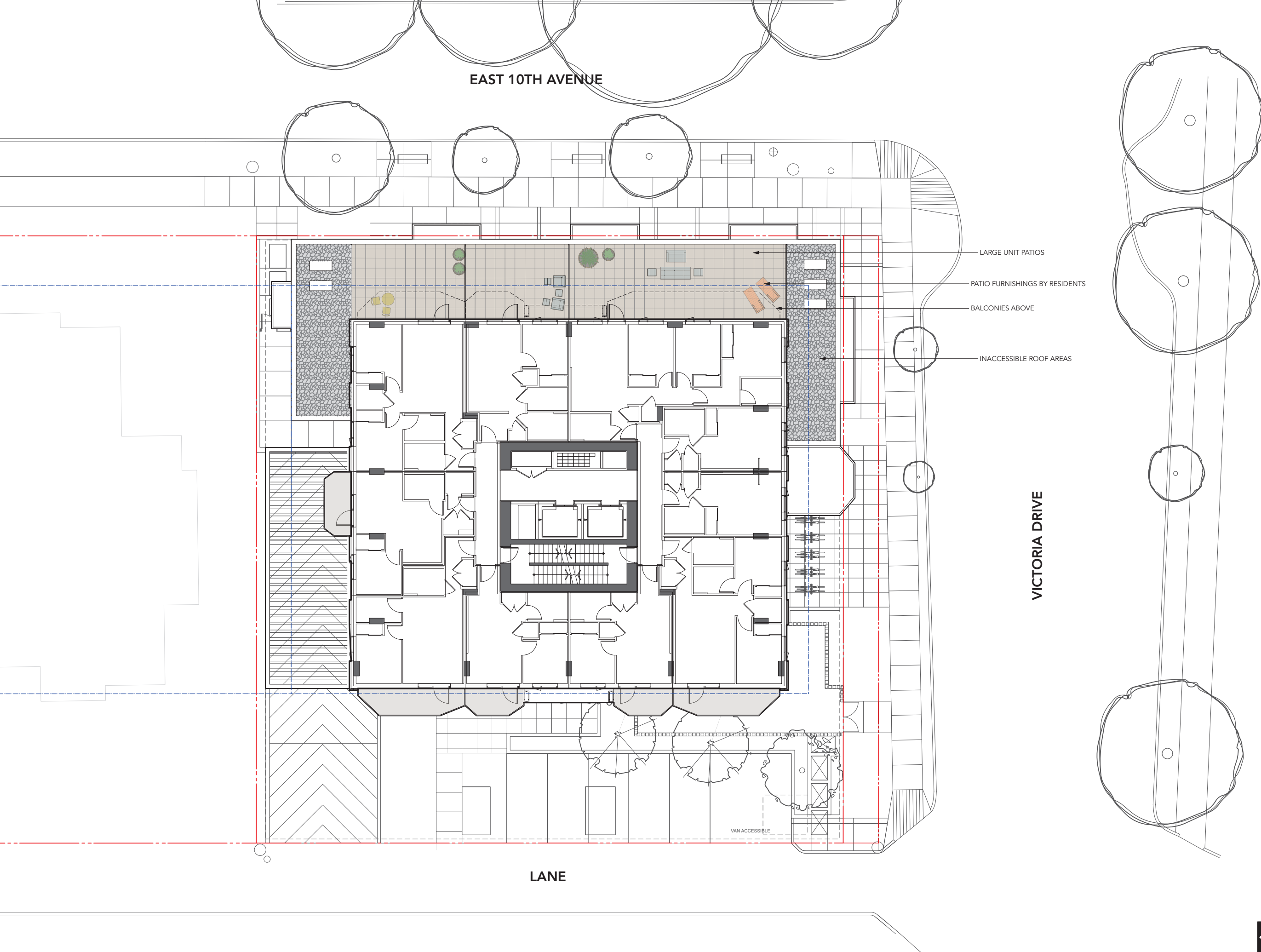
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Level 3 Concept Plan



EAST 10TH AVENUE

LARGE UNIT PATIOS

PATIO FURNISHINGS BY RESIDENTS

BALCONIES ABOVE

INACCESSIBLE ROOF AREAS

VICTORIA DRIVE

LANE

VAN ACCESSIBLE



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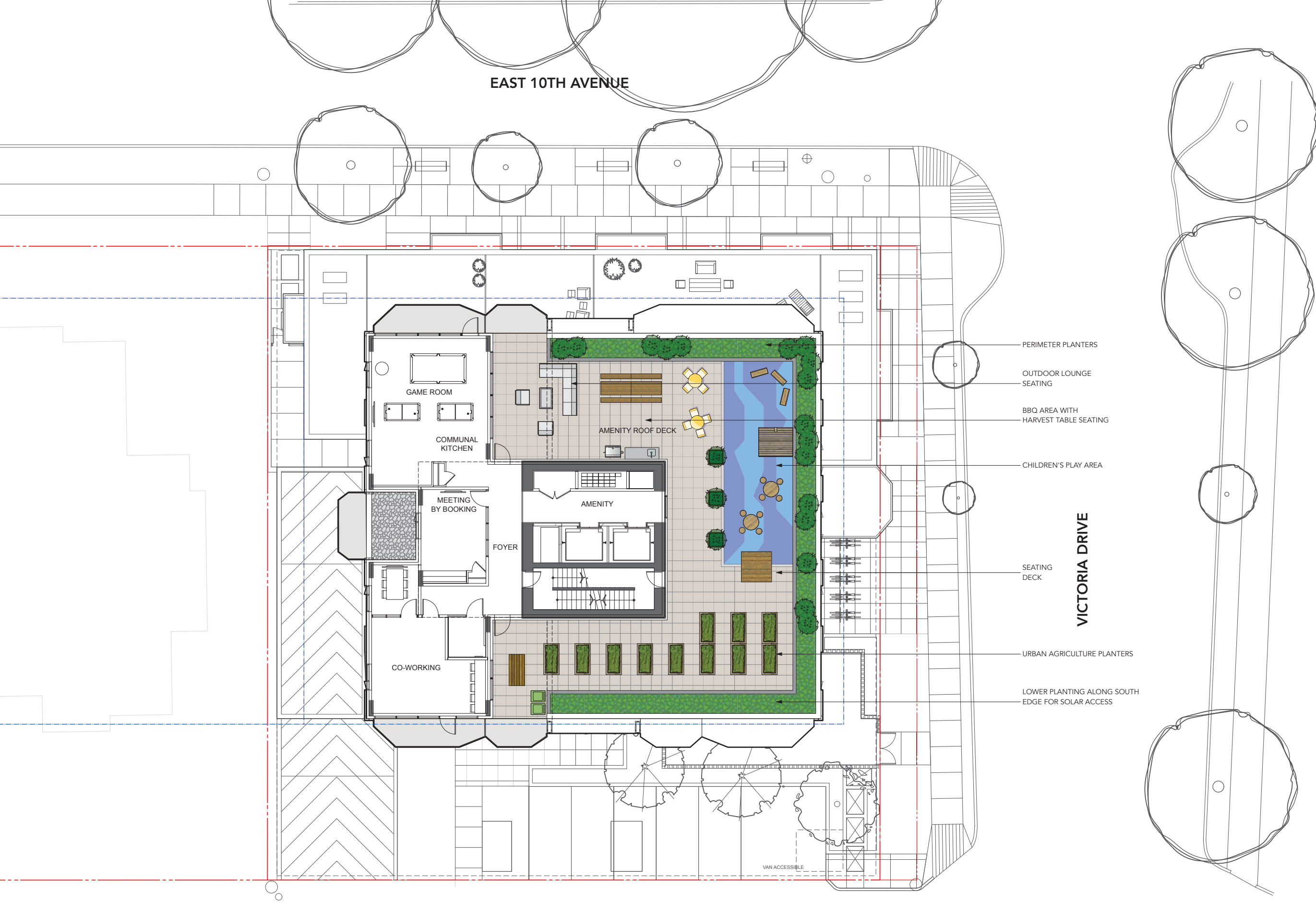
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Roof Level Concept Plan



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REVISIONS

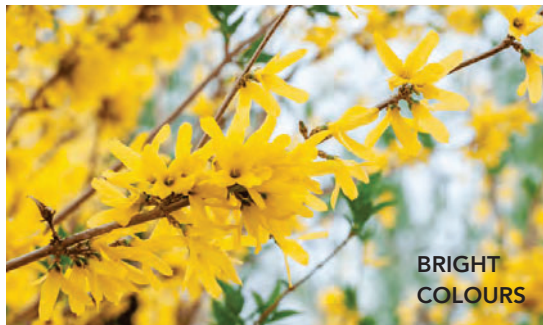
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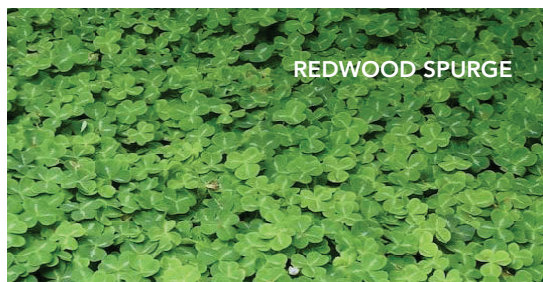
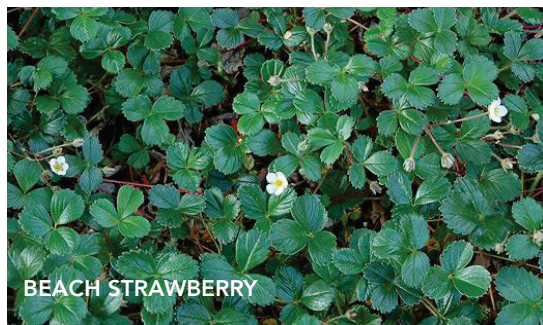
Planting Precedents
and Plant List

SEASONAL INTEREST AND COLOUR



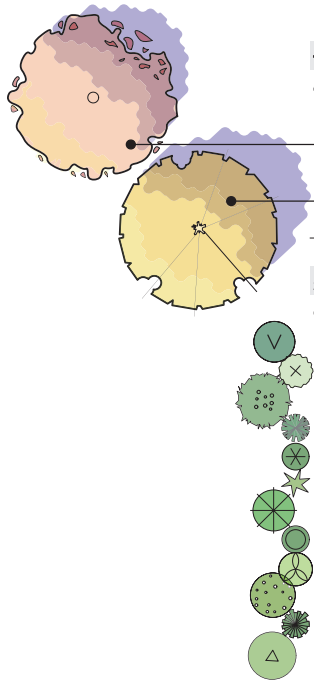
COLOUR THEMES

EVERGREEN TEXTURES AND FORM PLANTS



DURABLE GROUNDCOVERS

ONSITE PLANT LIST



TREES					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
1	<i>Cercis canadensis</i> 'Forest Pansey'	Forest Pansey Redbud	7cm cal., B&B	as shown	
2	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Maidenhar Tree	7cm cal., B&B	as shown	
3	TOTAL TREES				

SHRUBS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	<i>Ceanothus impressus</i> 'Victoria'	California Lilac	# 3 pot	1.0m o.c	
	<i>Cornus sericea</i> 'Kelseyii'	Kelsey Dwarf Dogwood	# 2 pot	1.0m o.c	
	<i>Forsythia Northern Gold</i>	Northern Gold Forsythia	# 5 pot	1.2m o.c	
	<i>Lonicera pileata</i>	Box-Leaved Honeysuckle	# 2 pot	600mm o.c	
	<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	# 2 pot	600mm o.c	
	<i>Polystichum munitum</i>	Western Sword Fern	# 2 pot	600mm o.c	
	<i>Rosa woodsii</i>	Wood's Rose	# 3 pot	1.0m o.c	
	<i>Sarcococca hookeriana</i> 'Humilis'	Himalayan Sweet Box	# 2 pot	600mm o.c	
	<i>Spiraea bumulda</i> 'Goldflame'	Goldflame Spirea	# 3 pot	750mm o.c	
	<i>Symphoricarpos albus</i>	Snowberry	# 3 pot	1.0m o.c	
	<i>Taxus baccata</i> 'Repandens'	Creeping Yew	# 3 pot	600mm o.c	
	<i>Vaccinium corymbosum</i> 'Bluecrop'	Bluecrop Highbush Blueberry	# 5 pot	1.0m o.c	

GROUND COVERS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
50% Mix	<i>Arctostaphylos uva-ursi</i>	Bearberry	4"(10cm) pot	450mm o.c	
50% Mix	<i>Fragaria chiloensis</i>	Coastal Strawberry	4"(10cm) pot	450mm o.c	
	<i>Rubus calycinoides</i>	Emerald Carpet	4"(10cm) pot	450mm o.c	
	<i>Oxalis crassipes</i>	Wood Sorrel	4"(10cm) pot	450mm o.c	

SODDED LAWN	
AREA SQ.M.	DESCRIPTION
	Sodded Lawn

PERENNIALS AND HERBS					
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
	<i>Armeria maritima</i>	Sea Thrift	4"(10cm) pot	450mm o.c	
	<i>Hemerocallis Stella de Oro</i>	Yellow Day Lily	4"(10cm) pot	450mm o.c	
	<i>Iris siberica</i>	Siberian Iris	4"(10cm) pot	450mm o.c	
	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Stonecrop	4"(10cm) pot	450mm o.c	

NOTES:

- In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- All planting shall be in accordance with BC Landscape Standard, latest edition.
- All planting beds to be mulched with 2" (50mm) of Answer Garden Products 'Humus builder' or approved equal.
- All tree standards to be between 5' to 6'
- All compacted soil (e.g., from construction vehicles, foot traffic, construction activities, etc.) should be tilled to at least 6 inches. Protect soil from construction activities with plywood or other protection board.
- Climate Suitability for trees species is based on Metro Vancouver 'Urban Tree List for Metro Vancouver in a Changing Climate'.

DROUGHT TOLERANT PLANTS
 POLLINATOR FRIENDLY PLANTS
 SEASONAL INTEREST PLANTS
 EVERGREEN PLANTS
 FOOD RESOURCE PLANTS
 NATIVE PLANTS
 HABITAT VALUE PLANTS

