

RENTAL TOWNHOUSE REZONING: 2715 WEST 12TH AVE

**Musson
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Partnership**

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FORM

LOCATION PLAN



PROJECT STATISTICS

CIVIC ADDRESS:	2715 W. 12TH AVENUE VANCOUVER, BC		
LEGAL DESCRIPTION:	LOT B BLOCK 81 PLAN VAP6057 DISTRICT LOT 540 NEW WESTMINSTER LOT A BLOCK 81 PLAN 6057 DISTRICT LOT 540 NEW WESTMINSTER		
ZONING:	EXISTING	PROPOSED	RS-7 CD-1
REZONING WITH CITY PARCEL:	(Affordable housing choices rezoning policy)		
SITE AREA:	9,387.9 SF	872.2 sqM	
SITE COVERAGE:	4,091.8 SF	380.1 sqM	43.6%
PROPOSED USE:	STACKED TOWNHOUSE		
SETBACKS:	FRONT	11'0"	3.4m
	SIDE	12'0"	3.7m
	REAR	3'0"	0.91m

UNIT BREAKDOWN:

UNIT TYPE	UNIT MIX	AVG FSR	UNIT	BEDROOMS	GFA	STORAGE	FSR	UNIT	BEDROOMS	GFA	STORAGE	FSR
	[SF]	[SF]			[SF]	[SF]	[SF]			[SF]	[SF]	[SF]
1 BR	3	508.0	1	2	609.6	31.0	578.6	9	2	841.7	0.0	841.7
2BR	5	784.2	2	1	601.3	22.0	579.3	10	2	775.8	40.0	684.8
3 BR	6	968.9	3	1	500.9	24.0	476.9	11	3	924.6	28.0	845.6
TOTAL	14		4	2	849.6	34.0	815.6	12	3	917.7	32.0	885.7
			5	1	467.8	0.0	467.8	13	3	1,085.7	39.3	1,011.6
			6	3	1,042.0	29.0	1,013.0	14	2	1,031.9	35.0	969.6
			7	3	1,087.9	0.0	1,087.9			0.0		0.0
			8	2	1,040.3	40.0	1,000.3					

78% family units

All units have private outdoor space per RM-7 guidelines.

BUILDING HEIGHT:	37'6"	11.43 M	4 Stories
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FLOOR AREA:

	GFA	EXCLUSIONS	FSR	
	[SF]	[sqM]	[SF]	[sqM]
GROUND	4,091.8	380.1	426.6	39.6
LEVEL 1	4,034.0	374.8	615.4	57.2
LEVEL 2	3,579.8	332.6	214.6	19.9
LEVEL 3	3,072.4	285.4	223.2	20.7
TOTALS	14,778.0	1,372.9	1,479.8	137.5

EXCLUSION:
Up to 40 SF storage per unit
All exterior decks

FSR: 1.42

PARKING REQUIREMENTS

PARKING REQUIREMENT TYPE	BYLAW MINIMUM RATE	BYLAW SUPPLY REQUIREMENT	PROVIDED
Residential Parking	1 space for each 125 sq M of GFA	11 parking spaces (with shared vehicle substitution allowed)	2 shared vehicle parking spaces
Visitor Parking	7.5% of total number of dwelling units	1 parking space	1 accessible parking space
Bicycle Parking	1.25 spaces for every dwelling unit	19 Class A bicycle space	19 Class A bicycle spaces

Bylaw requires 10 parking spaces, but section 3.2.2 allows for shared vehicles for secured market rental housing to be substituted at a 1:5 ratio to a maximum of 4 shared parking spaces for every 100 dwelling units.

ISSUED FOR REVISED REZONING 15 AUG 2018

ISSUED FOR REZONING 3 AUG 2017

Revisions YYYY-MM-DD

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DRAWING LIST

NUMBER	DRAWING TITLE	SCALE
GENERAL		
A000	COVER PAGE	
A010	RATIONALE & CONTEXT PHOTOS	
A011	CONTEXT PLAN	1/32" = 1'
A012	SITE PLAN	1/8" = 1'
A013	SHADOW STUDIES	
	SURVEY	AS NOTED
PLANS		
A100	GROUND FLOOR PLAN	3/16" = 1'
A101	LEVEL 1 FLOOR PLAN	3/16" = 1'
A102	LEVEL 2 FLOOR PLAN	3/16" = 1'
A103	LEVEL 3 FLOOR PLAN	3/16" = 1'
A104	ROOF PLAN	3/16" = 1'
ELEVATIONS		
A200	SOUTH & EAST ELEVATIONS	1/8" = 1'
A201	NORTH & WEST ELEVATIONS	1/8" = 1'
A210	STREETSCAPES	1/16" = 1'
SECTIONS		
A300	BUILDING SECTIONS A-A & B-B	1/8" = 1'
	LANDSCAPE PLAN	AS NOTED

Seal

2715 W. 12th Ave
Rental Townhouse
Rezoning

2715 W. 12th Ave

Vancouver

Project

COVER PAGE

Drawing

Scale

Project 216044

Sheet **A000**