



**THIRD.SPACE™**

**X**

**324 WEST 10TH AVENUE**

**REZONING SUBMISSION**

**NOVEMBER 26TH 2024**

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# Making An Impact.

# LETTER OF INTENT

November 26th, 2024

Helen Chan, Rezoning Planner  
Planning, Urban Design, and Sustainability  
West Annex, 515 West 10th Ave  
Vancouver, BC V5Y 1V4

RE: Rezoning Application for 324 W. 10th Avenue

Dear Helen,

Third Space is pleased to submit this application to rezone 324 W. 10th Avenue from RM-4 to CD-1 (Comprehensive Development). In line with the Broadway Area Plan policies, we are proposing to replace the aging existing building, with a 19-storey tower consisting of 181 secured rental homes (inclusive of ~36 below market homes or 20% of residential floor area), extensive residential amenity spaces and at-grade commercial facing 10th Avenue; collectively these components, combined with our commitment to reducing carbon emissions (both operational and embodied) exemplify our commitment to a triple bottom line development model, providing social and environmental benefits to the community.

The site itself is located immediately adjacent the 10th Avenue bikeway, and just steps from the Broadway-City Hall SkyTrain station, soon to be integrated with the Broadway Line, making it one of the most well-connected transit locations within the city. The area is home to a vast and comprehensive array of retail amenities; with everything from large grocery stores to restaurants, entertainment and even hardware stores. By enhancing connectivity for a growing population, the Plan's emphasis on transit-oriented development will be realized, encouraging sustainable transportation choices and reducing reliance on personal vehicles.

In addition to this connectivity to the larger community, this proposal seeks to expand upon the immediate neighbourhood's vibrancy by providing active uses along both 10th Avenue and the

laneway; incorporating local-serving retail spaces along 10th Avenue and residential amenity in the form of urban agriculture and play space along the south facing lane frontage. These active frontages will be further enhanced by a thoughtfully designed, low-rise residential component in the podium levels, contributing to a more pedestrian-friendly, activated public realm along West 10th Avenue.

The building's design will extend beyond the physical, not only addressing the Broadway Plan's guiding principles of vibrant urban design, but also aid its goal of climate resilience. Sustainable features, including all-electric low carbon energy systems, active cooling, stormwater management and reduction of embodied carbon will ensure that the development exceeds the objectives of the Green Building Policy for Rezoning. Environmentally, its low-carbon design, green building practices, and transit-oriented location will significantly reduce its ecological footprint.

The 19 levels of secured rental residential homes build upon these environmental objectives, marrying them with the other components of Third Space's triple bottom line model through thoughtful study of tower floorplate size to maximize the number of total homes (and thereby the relative proportion of below market homes) while simultaneously reducing carbon emissions and project costs compared to smaller floorplate towers with the same floor space ratio. This results in the provision of 181 homes, inclusive of ~36 below market homes spread across a diverse mix of unit types that includes

35% family-sized units. Socially, the building fosters inclusivity and community well-being through amenity spaces that are thoughtfully allocated, leveraging south facing ground-oriented locations for play space and gardening, while rooftop amenities ensure all residents have access to views and connection to the environmental features that distinguish Vancouver from other cities.

We are excited to submit an application that fulfills the key guiding principles of the Broadway Plan; expanding housing options to support a diverse and growing population, while also improving sustainability and urban vibrancy. By delivering 181 secured rental homes, vibrant retail, and extensive amenities, this proposal for 324 W. 10th Ave is a thoughtful response to Vancouver's housing crisis, climate goals, and urban livability objectives; objectives that are shared by Third Space and are embodied in our commitment to ensure a thriving Vancouver. We are excited to collaborate with the City of Vancouver and local stakeholders to bring this vision to life.

Sincerely,



Nathan Shuttleworth  
Director of Development

# Making An Impact.

## EXECUTIVE SUMMARY & PROJECT PRINCIPLES

### EXECUTIVE SUMMARY

The rezoning application for 324 West 10th Avenue represents a bold step forward in addressing urban challenges outlined in Vancouver's Broadway Plan. Led by Third Space Properties, this project embraces a triple bottom line approach, prioritizing people, planet, and profit. To realize this vision, Third Space has partnered with MCM and a consultant team to design a building that aligns with policy goals while respecting the unique character of Mount Pleasant.

This rezoning proposal for 324 West 10th Avenue introduces 181 new rental homes near Uptown Vancouver's most significant future transit intersection. Situated at 10th Avenue and Alberta Street, the site offers unparalleled car-free access via the Canada Line and Broadway Subway lines. The proposal blends residential and retail space into a vibrant, established neighborhood. The project has a focus on family-friendly housing, offering a diverse mix of one, two, and three-bedroom units. Street-level retail spaces fronting West 10th Avenue are thoughtfully designed to enhance the streetscape, foster community engagement, and contribute to the area's dynamic atmosphere.

The project exceeds the Green Buildings Policy for Rezoning, integrating advanced sustainable design and construction. By addressing Vancouver's housing crisis, 20% of the residential floor area will be dedicated to below-market rental units, contributing to equitable housing options. The proposal also enhances public spaces with active streetscapes and improved pedestrian connectivity, aligning with the Broadway Plan's vision for sustainable urban development.

The building's design features a shorter tower with larger, efficient floorplates, optimizing the number of rental homes while harmonizing with the neighborhood's context. The massing strategy reflects an innovative approach to urban density, maximizing livability within the allowable zoning framework.

### PROJECT PRINCIPLES

The site is the largest contiguous property in its block, measuring 150'x122'. Surrounded by a mix of newer strata buildings, older low-rise apartments, and heritage homes, the proposal is designed to integrate seamlessly into its urban context. The topography slopes down toward the north, with the site's front approximately 4 meters lower than the rear lane grades. The design leverages this natural slope, ensuring smooth transitions and compatibility with adjacent properties.

#### Policy Alignment and Proposed Design

Under the Broadway Plan's Mount Pleasant South Apartment Area (MSAA) designation, the site allows for two towers per block up to 20 storeys and a 6.5 FSR. The proposed rental residential tower includes:

- 19 storey Rental building
- 20% below-market rental units.
- Neighbourhood serving retail space fronting on to W. 10th Avenue.
- Ground-oriented units along W. 10th Avenue
- Setbacks at the rear to accommodate service uses and lane fronting open amenity space.
- Special attention to the building's rear design, ensuring compatibility with neighboring infill housing and single-family homes across the lane.

# About Third Space.



# Our Vision.

A THRIVING VANCOUVER

We are...

# THIRD.SPACE™

A triple bottom line real estate investment, development and management company founded with a long-term vision to **help Vancouver thrive.**



324 W 10TH AVENUE

REZONING APPLICATION



# What Drives Us.

## OUR PURPOSE

Vancouver is where we do business—it's our **home**.

Vancouver is one of the most beautiful cities on the **planet**.

Vancouver is faced with a housing and **climate crisis**.



**Vancouver has given so much to us, and now it's our time to give back.**

—David Wesik, President

3.

324 W 10TH AVENUE  
REZONING APPLICATION

# What Makes Us Different.

## OUR TRIPLE BOTTOM LINE APPROACH

We don't have one bottom line, we have three. We measure success in three areas, which we call pillars, and they are equally important to us.

While we have a few objectives within each pillar, there are **three big goals** that drive us...



Vancouver is facing a housing crisis. The biggest way we can support **people** in our community is by improving affordability, and we will do that by using profits from our market projects to **help build and manage below market homes.**

**Build below market homes.**



Vancouver cannot thrive without a healthy **planet.** Buildings produce over 50% of all greenhouse gases in Vancouver. We have committed to becoming a **net zero company by 2050.**

**Race to net zero.**



By building a diverse portfolio of well located, quality properties, we can create value and generate sustainable **profit.** This allows us to achieve our people and planet objectives – **profit with purpose.**

**Grow our IPP portfolio.**

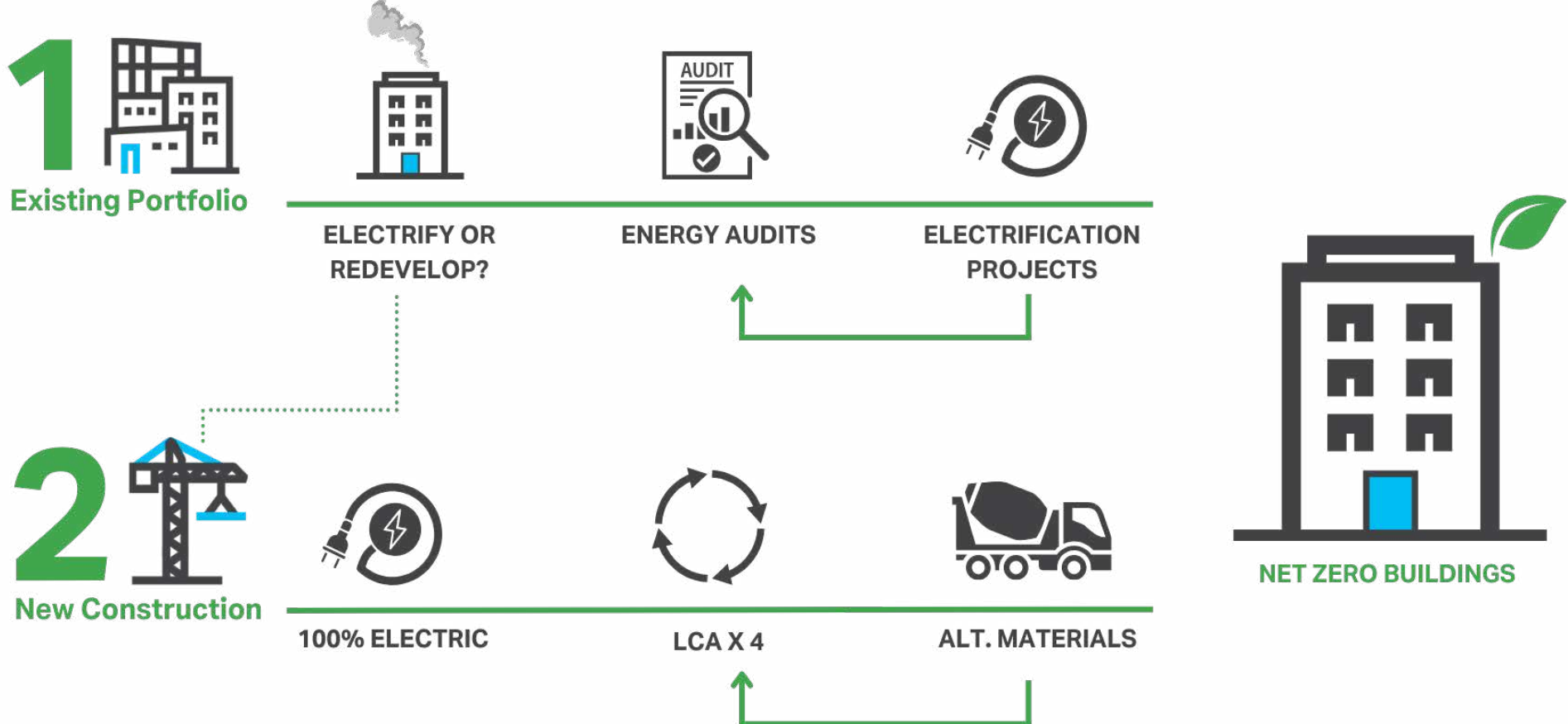
# A Plan For Action.

## CLIMATE CRISIS

We have committed to being a **net zero company by 2050 (or sooner)**.

Whether through selecting the materials in our buildings, equipment we install, partners we work with or actions we take ourselves, we will pursue all available options to reach our net zero goal. Waste and water reduction targets will complement our carbon initiatives, as buildings are responsible for the majority of waste and water consumption in our region.

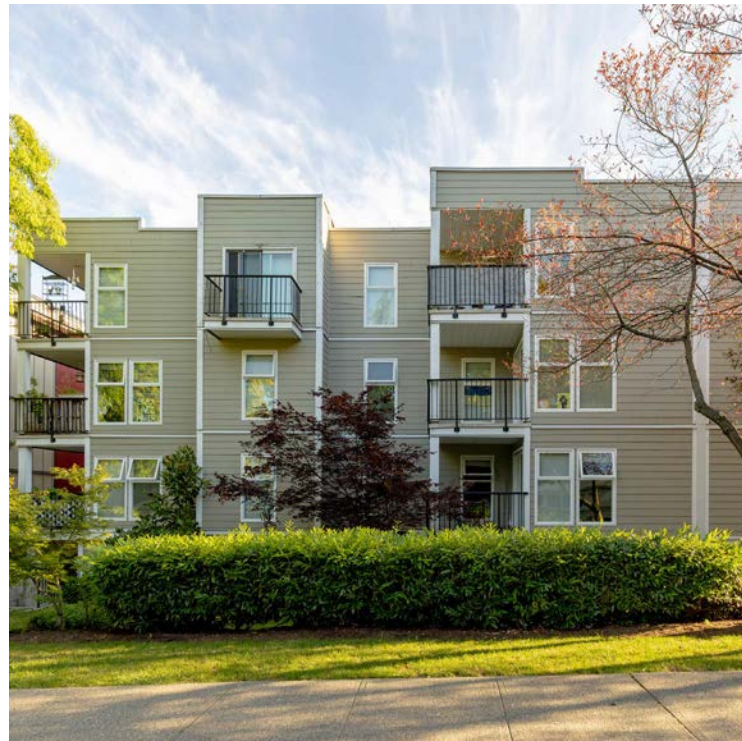
The evolution of this commitment is the upcoming release of our **Net Zero Transition Plan**, a framework to achieve our net zero targets.



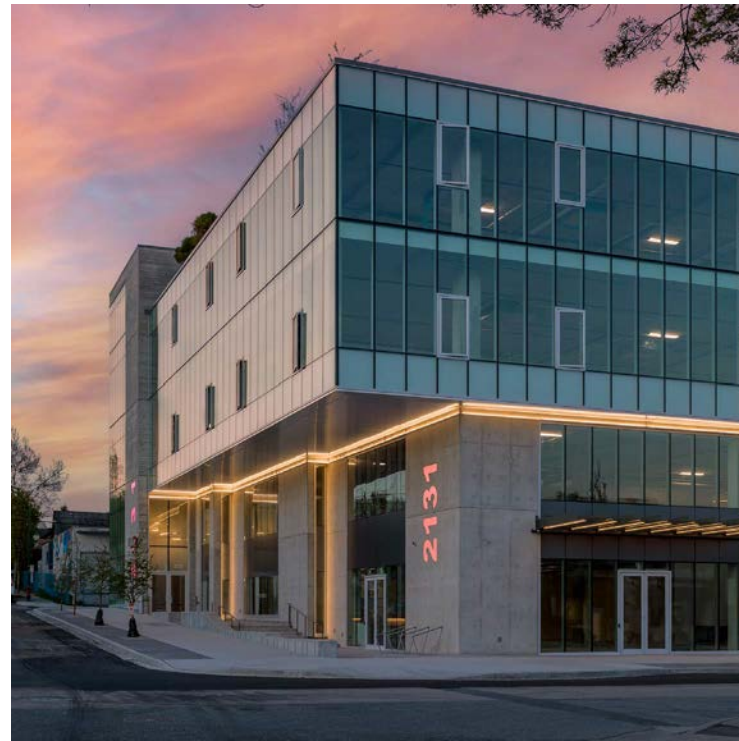
**3.**™  
324 W 10TH AVENUE  
REZONING APPLICATION

# What We Do.

## SPACES TO LIVE AND WORK



Multifamily.



Office/Urban Industrial.



Industrial.



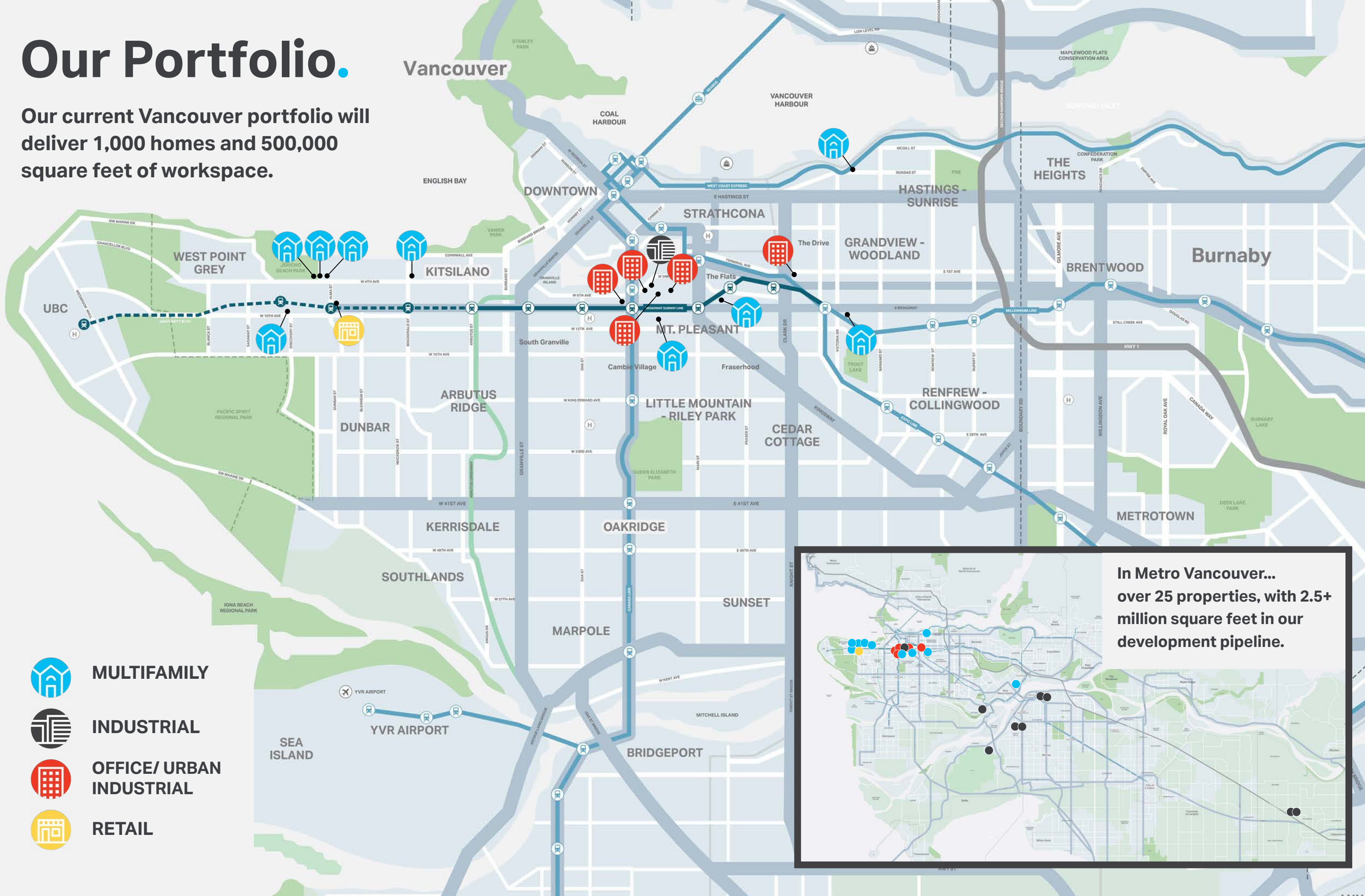
Retail.



324 W 10TH AVENUE  
REZONING APPLICATION

# Our Portfolio.

Our current Vancouver portfolio will deliver 1,000 homes and 500,000 square feet of workspace.



MULTIFAMILY



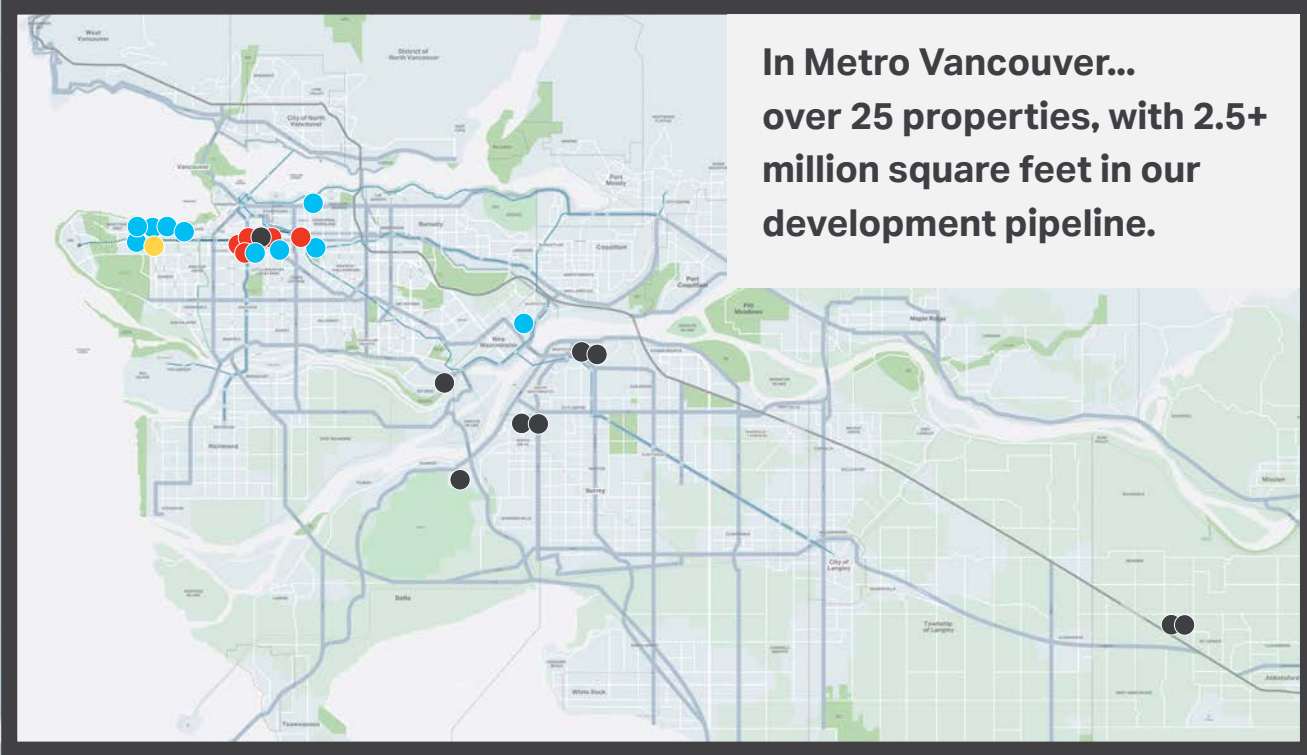
INDUSTRIAL



OFFICE/ URBAN INDUSTRIAL



RETAIL



In Metro Vancouver...  
over 25 properties, with 2.5+ million square feet in our development pipeline.

# We Build to Last.

A LONG-TERM APPROACH TO REAL ESTATE

## Our Approach.

We don't just envision what a property will look like after it's developed. As building owners and operators, we think about how our properties will serve our customers and how they will interact with the community for the long-term. Every aspect of our building design considers the diverse needs of the people who will live, work, and gather within the space.

As owners, we are deeply invested in the long-term success of our properties and the experience of those who call them home. Our in-house team of property managers and operators is essential to our success, ensuring that our values and approach translate into a positive experience in our customers' day-to-day lives. Getting to know our customers and understanding their needs is the best way we can provide an outstanding experience.



324 W 10TH AVENUE

REZONING APPLICATION



# Project ABC's.



324 W 10TH AVENUE  
REZONING APPLICATION

# Making An Impact.

## POLICIES + GUIDELINES

The site at 324 W. 10th Avenue is centrally located within the Broadway Plan area, specifically in the Mount Pleasant South Apartment Area. Policy supports the development of tower forms up to 20 storeys on sites with a minimum frontage of 150 feet. The site benefits from exceptional transit connectivity, situated approximately 300 meters from the intersection of two major rapid transit lines: the Canada Line and the Broadway Subway.

The proposed density of 6.80 FSR is consistent with the maximums permitted under the Broadway Plan. The Mount Pleasant South Apartment Area A allows up to 6.5 FSR, with an additional 0.3 FSR available for sites that incorporate retail uses at the base.

This policy framework encourages rezoning projects that enhance the Mount Pleasant South Apartment Area as a walkable, predominantly residential neighborhood offering diverse housing options. It promotes strategic opportunities for new housing, the retention and renewal of older rental housing, and the integration of small-scale retail and service uses. The proposed rezoning aligns with these objectives, further contributing to the community by incorporating public realm enhancements through an innovative design approach to the laneway frontage.

Broadway Plan Policy	Compliance
<p>Policies MPSAA</p> <ul style="list-style-type: none"> <li>- Height: Up to 20 storeys</li> <li>- Site Frontage: 45.7m (150ft)</li> <li>- Density: up to 6.8 FSR (bonus 0.3 FSR w/Retail)</li> <li>- Secured market rental housing w/neighbourhood serving retail</li> <li>- Min. 20% residential floor area as below-market rents</li> </ul>	<ul style="list-style-type: none"> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> <li>✓</li> </ul>

## Making An Impact.

# POLICIES + GUIDELINES

The proposal includes a 19 storey rental residential tower with a community-serving CRU space located on the ground floor. A total of 181 rental units are proposed including studio, one, two and three bedroom units which comply with policy requirements for a minimum 35% family housing on site.

In addition to the Broadway Plan, the project is informed by the following Policies and Guidelines:

- **Green Buildings Policy for Rezoning**  
(2010, last amended 2022)

Initial Energy modelling has confirmed that the project is on track to exceed the TEDI, TEUI, and GHGI targets of the Green Buildings Policy for Rezoning.

- **High Density Housing for Families with Children Guidelines**  
(1992, last amended 2020)

The project includes a large number of family units, as well as communal indoor and outdoor amenity space

- **Development Cost Levy By-law**  
(2008, last amended 2018)

The project will contribute Development Cost Levies in accordance with the DCL Bylaw

- **Community Amenity Contributions - Through Rezoning**  
(1999, last amended 2018)





The project will provide Community Amenity Contributions in accordance with the CAC Policy

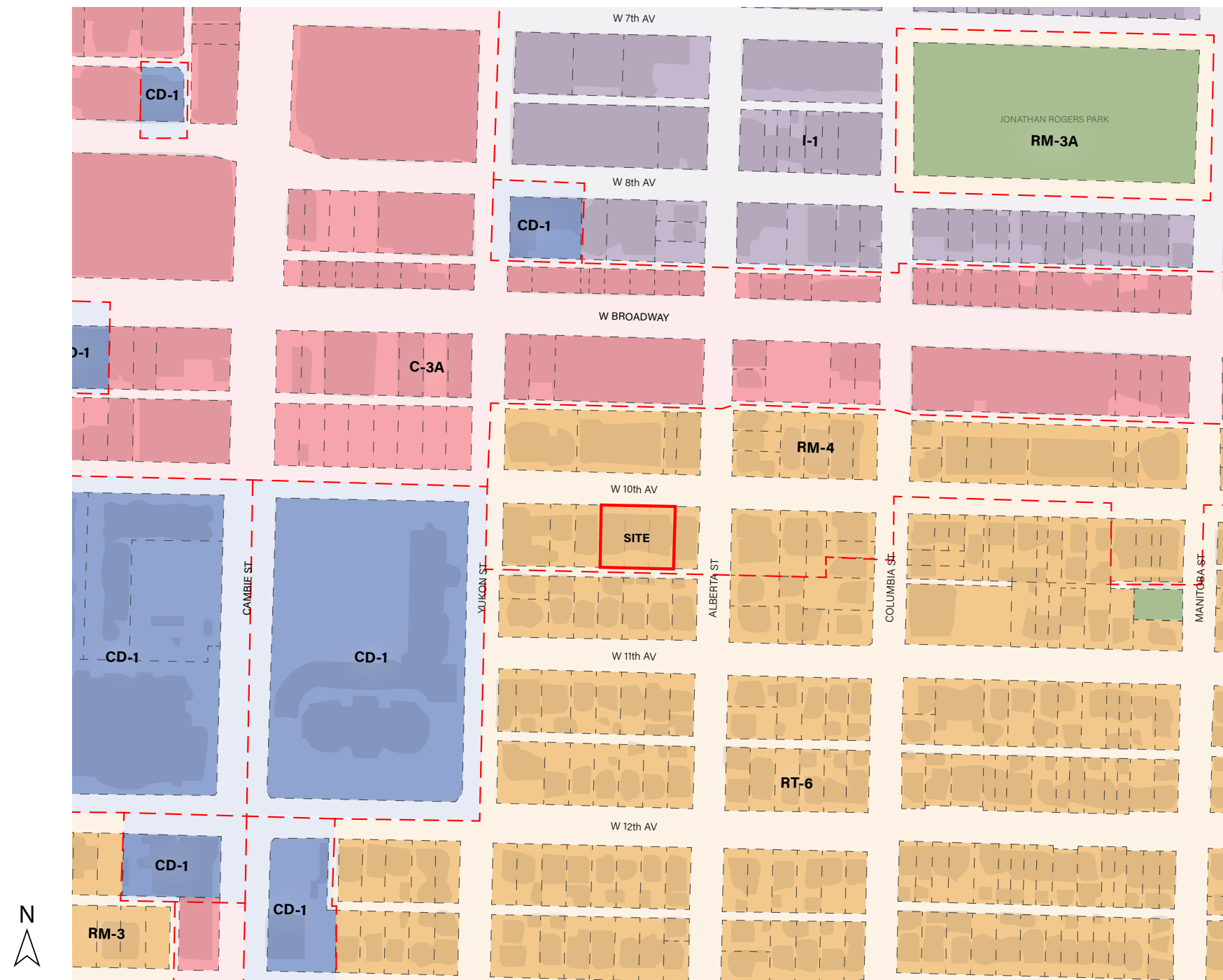


# Neighbourhood Knowledge.

## ZONING

### LEGEND

-  COMPREHENSIVE DEVELOPMENT
-  INDUSTRIAL
-  RESIDENTIAL
-  COMMERCIAL
-  PARK / OPEN SPACE
-  SITE



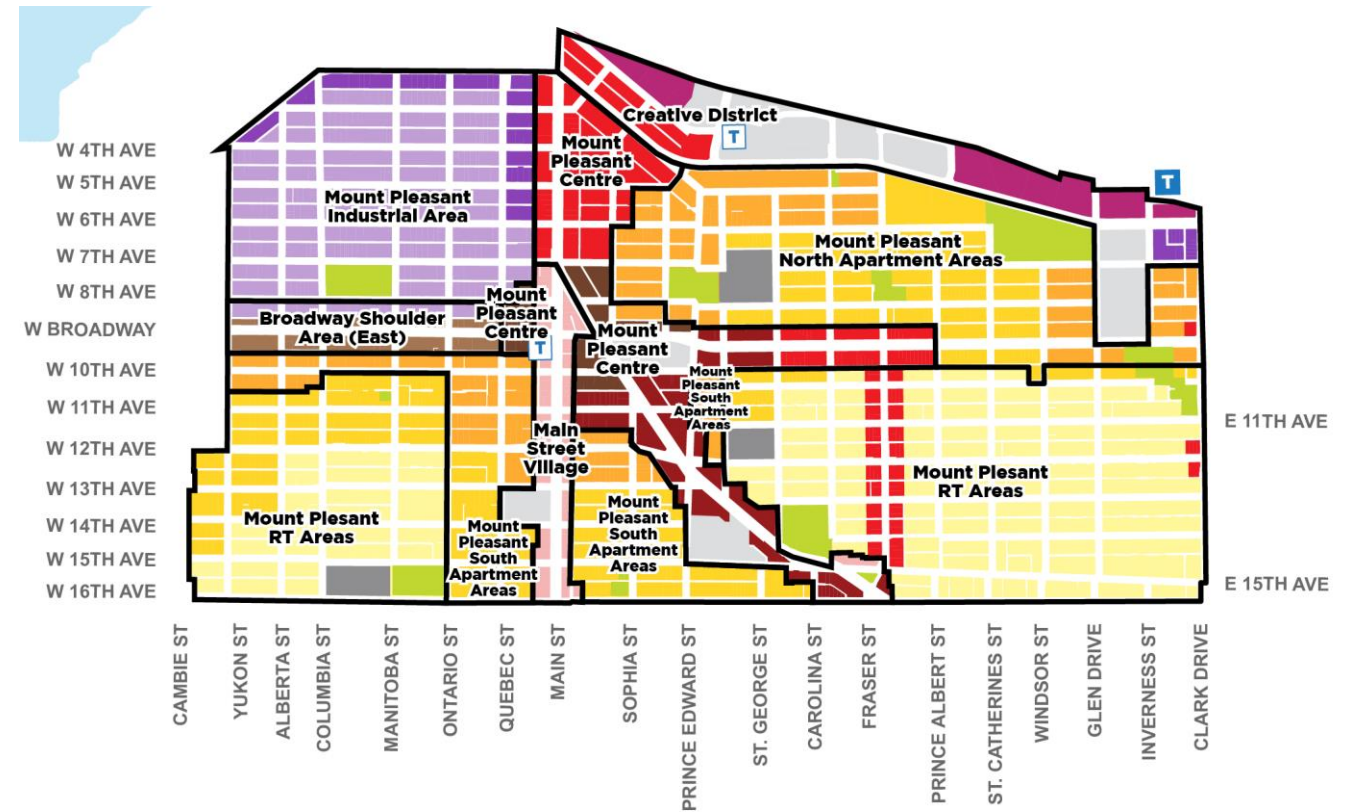
324 W 10TH AVENUE  
REZONING APPLICATION

# Neighbourhood Knowledge.

## APPLICABLE POLICIES, BYLAWS & GUIDELINES

Mount Pleasant is an eclectic and diverse neighbourhood that has a mix of industrial lands, cherished local shops and services, a strong arts and culture presence, and existing rental housing stock. The Broadway Plan policies for Mount Pleasant seek to retain and strengthen these unique places while integrating new housing and job space. Some of the key directions for Mount Pleasant include:

- » Retaining what is most cherished by the community, such as the Main Street Village, the green and leafy residential streets, and heritage buildings.
- » Creating opportunities for new housing, job space and amenities near Mount Pleasant Station.
- » Strengthening the Mount Pleasant Industrial Area as a vibrant creative and cultural production hub by enhancing its light industrial function and supporting the innovation economy.
- » Supporting the retention of existing live music venues and cultural facilities (e.g. Anza Club, Biltmore Cabaret, Fox Theatre, and Western Front).
- » Supporting the long-term renewal of aging rental apartments, ensuring affordability is preserved and existing tenants are protected, particularly in the eastern portion of the neighbourhood.
- » Creating a more complete and connected neighbourhood, transforming Fraser Street into a retail high street and adding new local-serving shops and services in residential areas.
- » In the False Creek Flats, enhancing the Creative District as a 24-hour community with a strong focus on education, innovation, arts and culture



# Neighbourhood Knowledge.

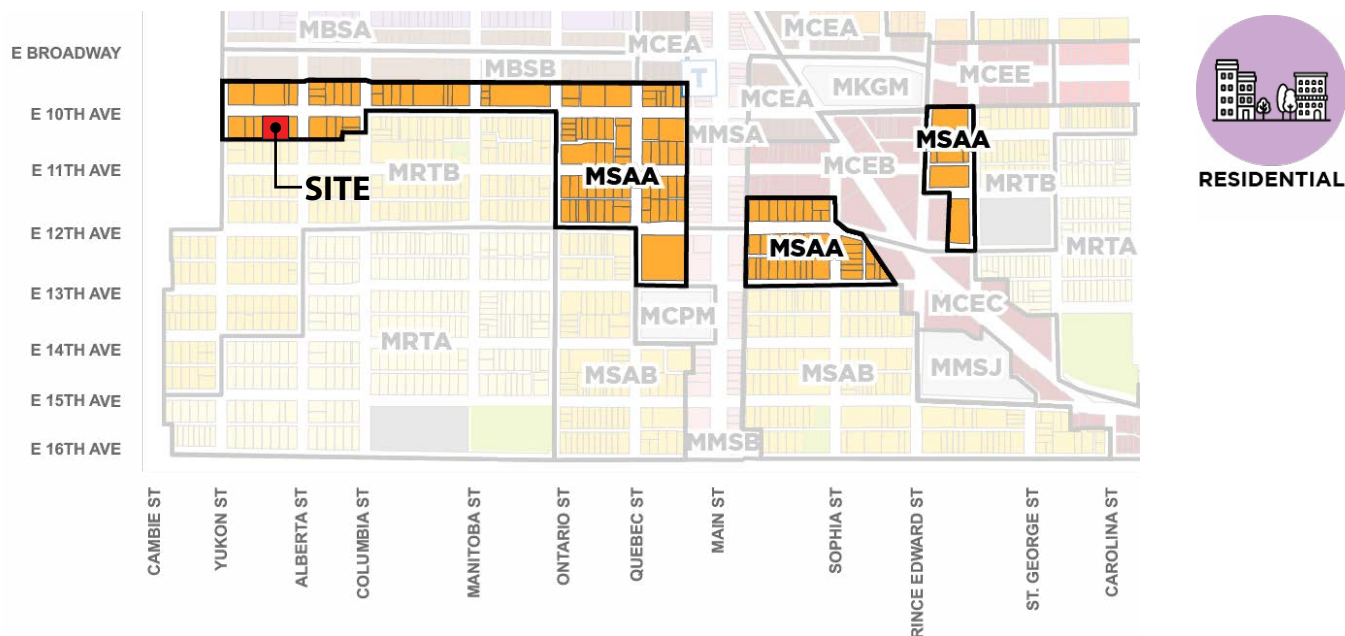
## APPLICABLE POLICIES, BYLAWS & GUIDELINES

### MOUNT PLEASANT SOUTH APARTMENT AREAS - AREA A

Policy Area	Mount Pleasant South Apartment Areas - Area A		MSAA	
<b>Uses</b>	Residential, retail/service		Strata ownership housing on sites without existing purpose-built rental or social housing	
<b>Option/Tenure</b>	Secured market rental housing or social housing on sites with existing purpose-built rental or social housing		Strata ownership housing on sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
<b>Max Height</b>	20 storeys	3-6 storeys	20 storeys	3-6 storeys
<b>Max Density</b>	6.5 FSR	1.0-2.7 FSR	6.0 FSR	1.0-2.7 FSR
<b>Min Frontage</b>	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
<b>Notes</b>	<ul style="list-style-type: none"> <li>A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> <li>See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.</li> </ul>		<ul style="list-style-type: none"> <li>Applies where a tower cannot be achieved due to lot conditions or policy 10.22.2.</li> <li>Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).</li> <li>For existing social housing sites, 100% of the residential floor area must be social housing.</li> </ul>	

### Additional Policies

- 11.22.2 There will be a maximum of two towers per block (street to street, including any laneways) in Mount Pleasant South Apartment Area A. For blocks located in both Mount Pleasant South Apartment Area A and another policy area, only towers in Mount Pleasant South Apartment Area A shall be counted toward the maximum. However, for the southern block faces along 10th Avenue between Yukon Street and Columbia Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Mount Pleasant RT Area B. For the northern block faces along 10th Avenue between Yukon Street and Main Street, the northern block face along 10th Avenue between Prince Edward Street and Guelph Street, as well as the northern block face along 12th Avenue between Main Street and Sophia Street, only one tower will be allowed on the Mount Pleasant South Apartment Area A block face.
- 11.22.3 Minor increases in height and density will be considered for delivery of ground-level local-serving retail/service uses or childcare.
- 11.22.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.
- 11.22.5 Support choice-of-use for residential or non-residential uses at grade on East 12th Avenue between Watson Street and Sophia Street.



## Neighbourhood Knowledge.

# APPLICABLE POLICIES, BYLAWS & GUIDELINES

### Intent

Mid to high-rise buildings will provide increased housing opportunities within quiet residential neighbourhoods. Building and site design should ensure new development is sensitive to context, responds to the pattern and character of the existing neighbourhood, and minimizes shadowing and overlook impacts on adjacent homes and open space.



### Building Height

- 11.4.1 Mid to high-rise residential apartment typologies will be considered between 12 - 20 storeys. Specific allowable building heights by policy area can be found in Chapters 8 -10.
- 11.4.2 A consistent 4-storeys podium should be provided in residential areas to create a consistent street wall that is compatible with existing neighbourhood character and preserves solar access across the street. Where it can be demonstrated that a relocation of density to the podium will improve solar access to nearby key public spaces (parks, public school yards, and village shopping streets/plazas) podium heights up to 6 storeys in height may be considered.
- 11.4.3 Additional height will be considered for floor-to-floor height increase with ground level commercial uses.
- 11.4.4

### Site Requirements

- 11.4.5 Minimum frontage: 45.7 m (150 ft.). (See Chapter 7 for cases where lesser site frontage may be considered at the discretion of the Director of Planning.)
- 11.4.6 Minimum lot depth: 33.5 m (110 ft.): rear laneway required.

### Setbacks

Setbacks for mid to high-rise residential buildings should balance the liveability of new homes (usable outdoor spaces, daylight and ventilation) with those of the broader community (minimizing overlook and shadowing).

### Podium

- 11.4.7 Side yard setbacks for podium should be a minimum of 2.4m (8 ft.).
- 11.4.8 Rear yard setback should allow for usable ground floor outdoor space, support the liveability of residential units, and consider solar access and overlook for adjacent properties.
- 11.4.9 Front yard setbacks should be a minimum of 3.7m (12 ft.). Where possible, larger front yard setbacks that better align with adjacent buildings and provide more usable outdoor space for ground floor units are desirable.
- 11.4.10 Underground parking structure should be set back from the front property line to ensure adequate soil depth for healthy trees.

### Tower Floor Plates

- 11.4.11 For lot depths of 36.6m (120 ft.) or greater, maximum tower floor plates of 604 m<sup>2</sup> (6,500 ft.<sup>2</sup>) are recommended.
- 11.4.12 For lot depths less than 36.6 m (120 ft.), tower floor plates less than 604 m<sup>2</sup> (6,500 ft.<sup>2</sup>) will be recommended to ensure adequate setbacks and solar access.

### Tower Separation

- 11.4.13 A residential tower will be considered as any part of a building higher than 4 storeys with the exception of developments where a 6 storey podium is permitted as per policy 11.4.3.

### Architecture

The architecture of mid- to high-rise residential buildings should provide attractive near views and reflect the primarily residential character of their surrounding.

- 11.4.18 Building form, massing, and design should reduce the apparent scale of the building, provide human-scale design at ground level, and mitigate both overlook and shadowing.
- 11.4.19 Buildings should promote socialization among residents and include sufficient co-located indoor and outdoor amenity spaces.
- 11.4.20 Where local serving commercial uses are included, a minimum 4.5 m (15 ft.) floor-to-floor height for ground floor commercial use is desired.
- 11.4.21 Where local serving commercial uses are included, care and attention should be taken in the design to limit potential noise impacts on adjacent homes.

# Neighbourhood Knowledge.

## APPLICABLE POLICIES, BYLAWS & GUIDELINES

### Outdoor Space

To enhance the liveability of mid- and high-rise apartment buildings, outdoor space should be prioritized and allow for a range of activities for all ages including eating, socializing, outdoor play, gardening, and enjoyment of nature. Providing housing for families in mid- to high-rise buildings is enhanced by the inclusion of private outdoor space and thoughtful communal play spaces.

- 11.4.14 Where possible, ground floor units should open onto usable outdoor space.
- 11.4.15 Where ground floor units are accessed primarily from an interior corridor, outdoor spaces should be designed as 'backyards' with improved privacy screening and more generous dimensions.
- 11.4.16 Shared outdoor amenity space should be provided at the ground floor, podium and/or rooftop.
- 11.4.17 A portion of the shared outdoor amenity space should be designed to support children's play with a focus on flexible features, innovative play spaces, and exploratory structures.



Children's play space



Communal gardening space



Outdoor amenity space

### Interface with the Public Realm - Local Serving Commercial

Where local serving commercial uses are provided within residential neighbourhoods, buildings should complement the character and qualities of the surrounding neighbourhood and reinforce a fine-grain fabric, with active storefronts, transparent windows, and a focus on visual interest and storefront placemaking.

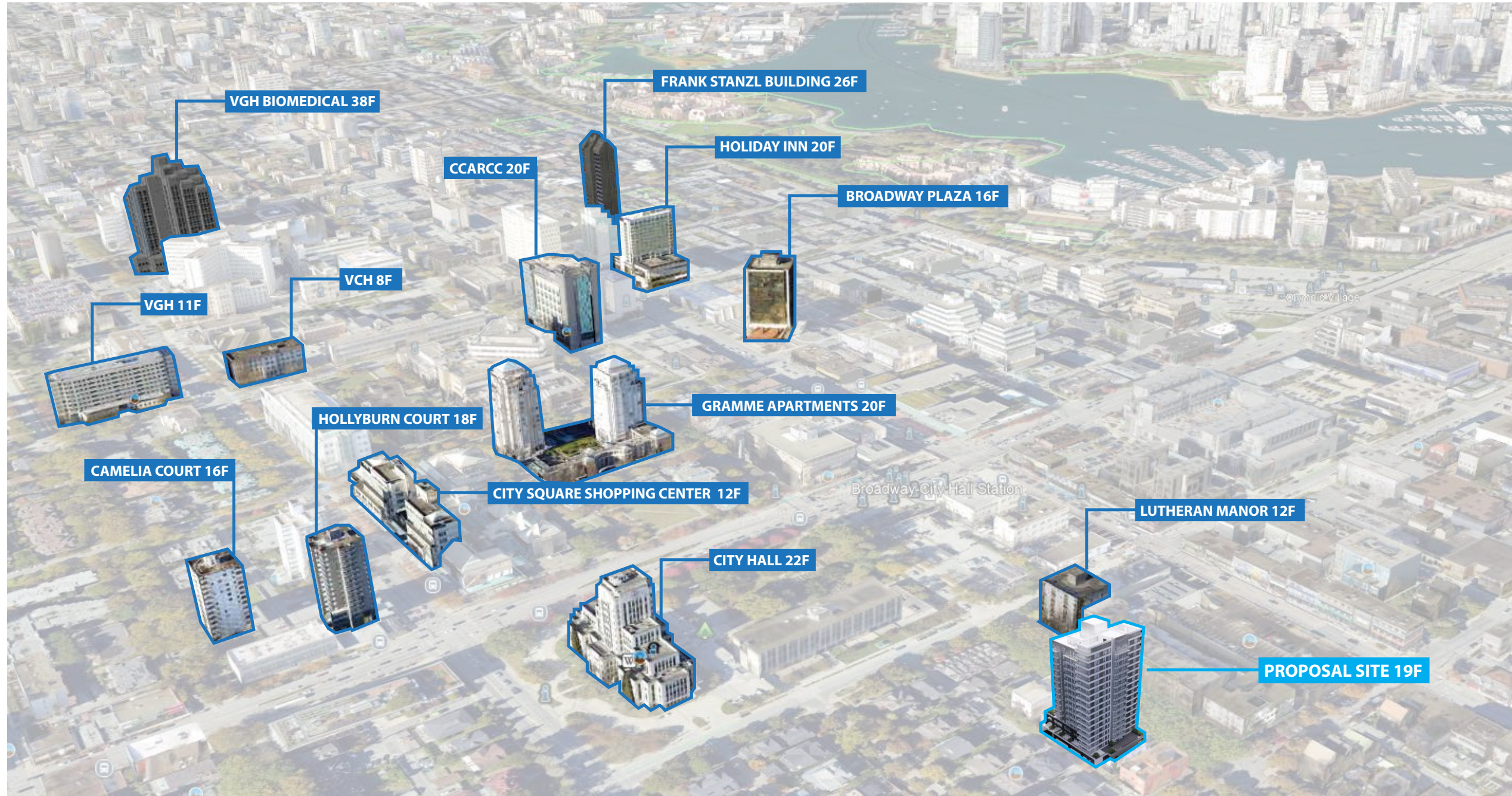
- 11.4.22 Provide small storefronts with a maximum frontage of 9.1 m (30 ft.) - 15.3 m (50 ft.), except for grocery retail, to support small businesses and active storefronts.
- 11.4.23 Local serving commercial uses should be clearly delineated with architectural features that emphasize a scale appropriate for the neighbourhood.
- 11.4.24 Restaurant/café patio space at street level is encouraged.
- 11.4.25 Privately owned public space at street level is encouraged.



Commercial interface

# Curb Appeal.

## CONTEXT ANALYSIS: EXISTING BUILDING HEIGHT



# Neighbourhood Knowledge.

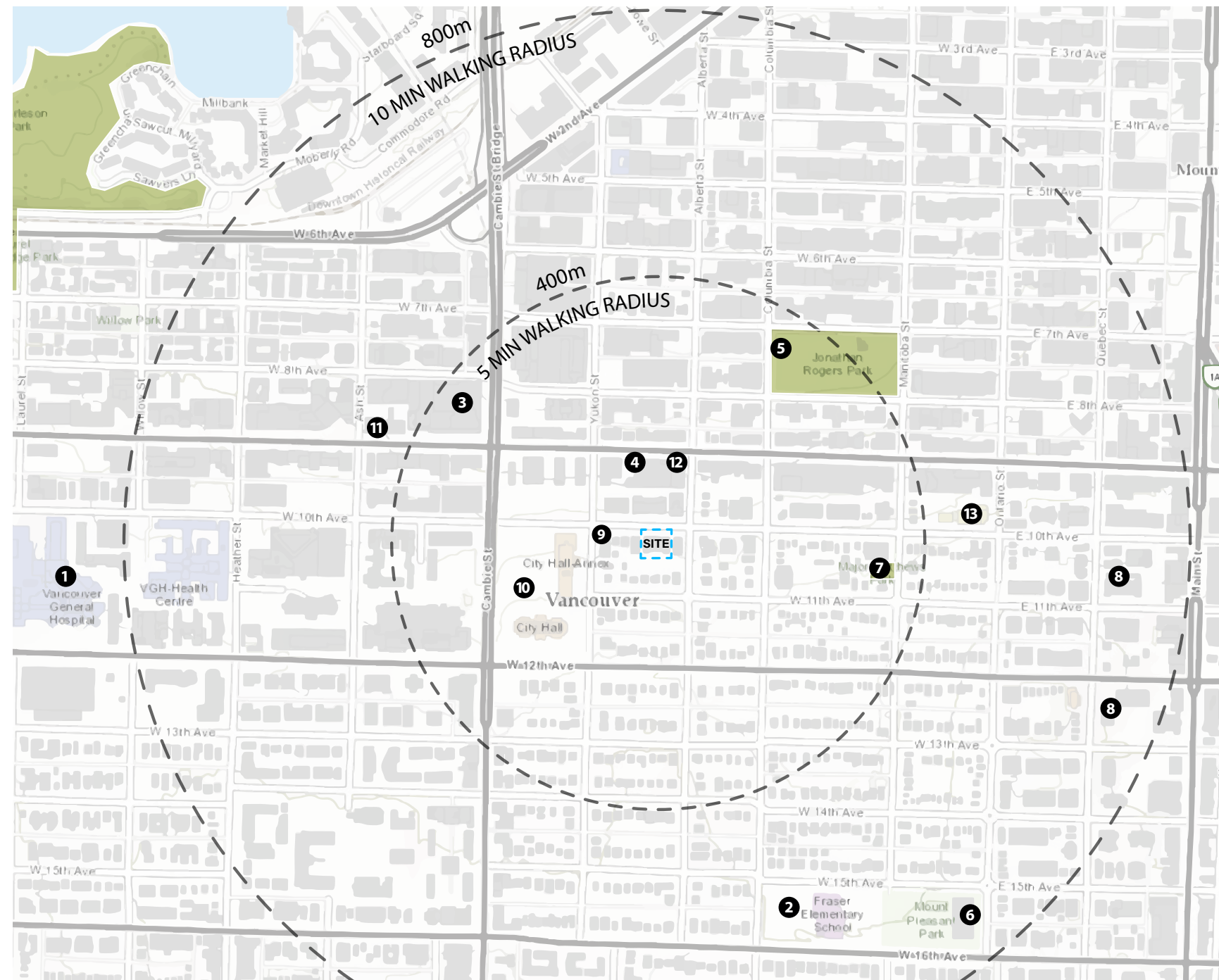
## NEIGHBOURHOOD CONTEXT

### 324 WEST 10<sup>th</sup> AVENUE

324 W 10th is located near the intersection of 10th Avenue and Alberta Street. This block is surrounded by public amenities, just a 5-minute walk from Jonathan Rogers Park, or a 10-minute walk from Mount Pleasant Park. Broadway Street is less than 4 minutes away from the site, offering easy access to transportation by bus or SkyTrain and lined with grocery, restaurants and other daily commercial needs. The neighborhood is also just a short distance from hospitals, daycares and schools.

#### LEGEND

- 1 VANCOUVER GENERAL HOSPITAL
- 2 FRASER ELEMENTARY SCHOOL
- 3 WHOLE FOODS
- 4 NO FRILLS GROCERY
- 5 JONATHAN ROGERS PARK
- 6 MOUNT PLEASANT PARK
- 7 MAJOR MATTHEWS PARK
- 8 ST. PATRICK SCHOOL
- 9 DADS COOKIES PLAQUE
- 10 VANCOUVER CITY HALL
- 11 CACTUS CLUB
- 12 LOBLAW PHARMACY
- 13 DAY CARE CENTER
- [ ] SITE
- PUBLIC OPEN SPACE
- - - WALKING DISTANCE CIRCLE BY METERS/MIN



# Neighbourhood Knowledge.










## NEIGHBOURHOOD CONTEXT

### TRANSIT & ACTIVE TRANSPORTATION

324 West 10th Avenue proposes 181 new rental homes in close proximity to Uptown Vancouver's most significant future transit intersection where the Canada Line and Broadway Subway will intersect. The site offers unparalleled car-free access via the Canada Line and Broadway Subway lines.

Major east / west and north / south Bicycle paths cross the site nearby on both Yukon and W. 10th.

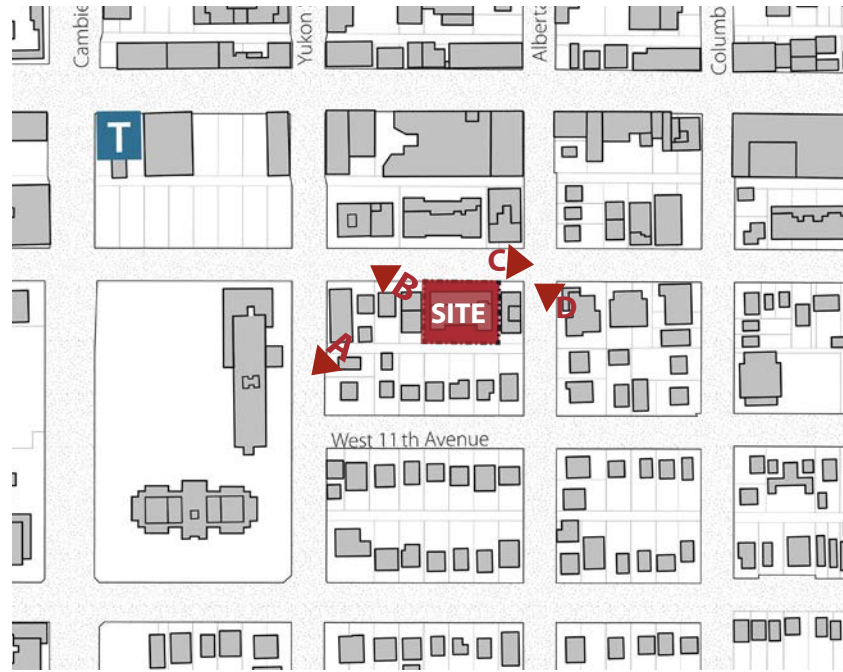
#### LEGEND

-  COMMERCIAL-BROADWAY SKYTRAIN STATION
-  WALKING DISTANCE CIRCLE BY METER/MIN
-  BIKE ROUTE
-  B LINE
-  CANADA LINE
-  FUTURE BROADWAY SUBWAY
-  BUS ROUTES
-  BUS STOPS
-  SITE



# Neighbourhood Knowledge.

## CONTEXT PHOTOS



**A.** View of Vancouver City Hall on Yukon



**B.** View of west down W10th



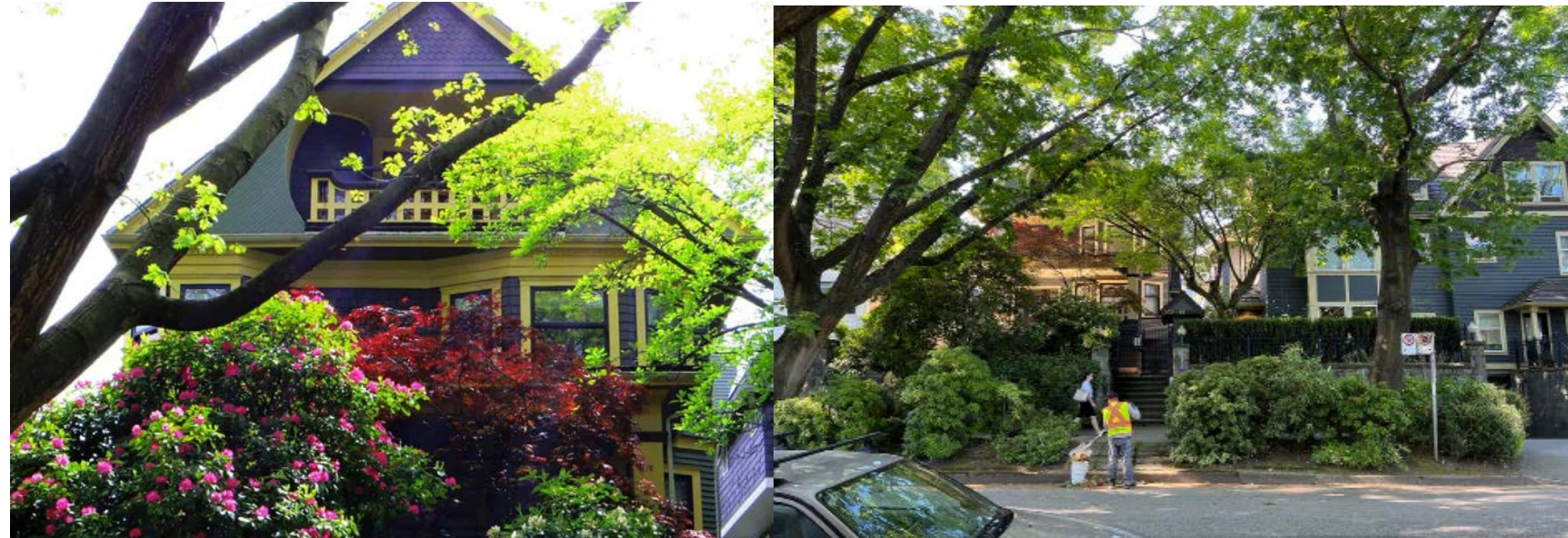
**C.** View east down W10th



**D.** View of north-west corner of W10th & Alberta St.

# Neighbourhood Knowledge.

## CONTEXT PHOTOS



**A.** To the west of the subject site is Heritage Listed Grauer House at 366 W 10th Ave. This house was designed and built in 1909 by J.C Turnball and is listed on the Vancouver Heritage Register as an 'A' listed building.



**B.** The two adjacent lots to the west of the subject site could be consolidated into a single 100' development site appropriate for a six storey residential building. To the east is a single 50' corner lot which would accommodate a likely maximum four storey residential building.



# Neighbourhood Knowledge.

## CONTEXT PHOTOS



A.



B.



C.



D.

There are numerous heritage listed and character buildings on West 11th ave which will limit potential development on the remainder of the block.

# Neighbourhood Knowledge.

## CONTEXT PHOTOS



A.



B.



C.



D.

The existing context surrounding the subject site includes a wide variety of multi-family residential building types.

# Neighbourhood Knowledge.

## SITE PHOTOS



A. View of north-west corner of the site



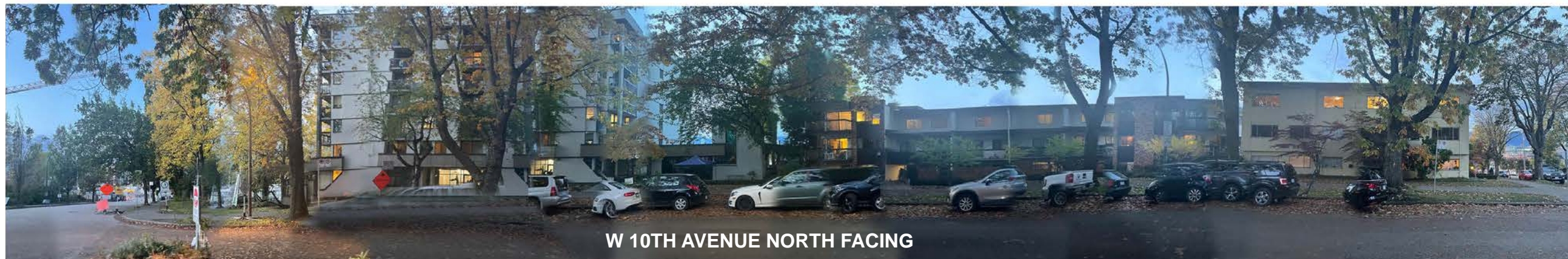
B. View of site from the lane

# Neighbourhood Knowledge.

## EXISTING STREETScape



W 10TH AVENUE SOUTH FACING



W 10TH AVENUE NORTH FACING

# Neighbourhood Knowledge.

## EXISTING STREETSCAPE



## Neighbourhood Knowledge.

# NEIGHBOURHOOD

Mount Pleasant, located between Cambie Street on the west, Clark Drive on the east, Great Northern Way to the north, and 16th Avenue to the south, is a vibrant neighborhood that features a wide range of uses from legacy industrial buildings to leafy residential streets with heritage homes. Spanning parts of both Vancouver's east and west sides, the area is home to a mix of businesses, families, and artists, all drawn to its urban energy and strong sense of community.

The apartment landscape in Mount Pleasant reflects the neighborhood's dynamic character, ranging from historic low-rise buildings to modern, architecturally innovative developments. Many heritage-style apartments provide a glimpse into the area's rich past, while newer high-rises and mid-rises cater to those seeking contemporary design and amenities. There is a recent wave of urban renewal in the form of mixed-use industrial, job space and residential development all drawn to the area's eclectic character.

The central artery of the neighborhood, Main Street, is known for its eclectic mix of independent shops, cafes, restaurants, and craft breweries. Apartment dwellers enjoy the convenience of being steps away from artisan bakeries, vibrant public art, and community-focused events like the Vancouver Mural Festival. With the construction of the subway line, Broadway is poised to follow in Main Street's footsteps and mature as a culturally great street.

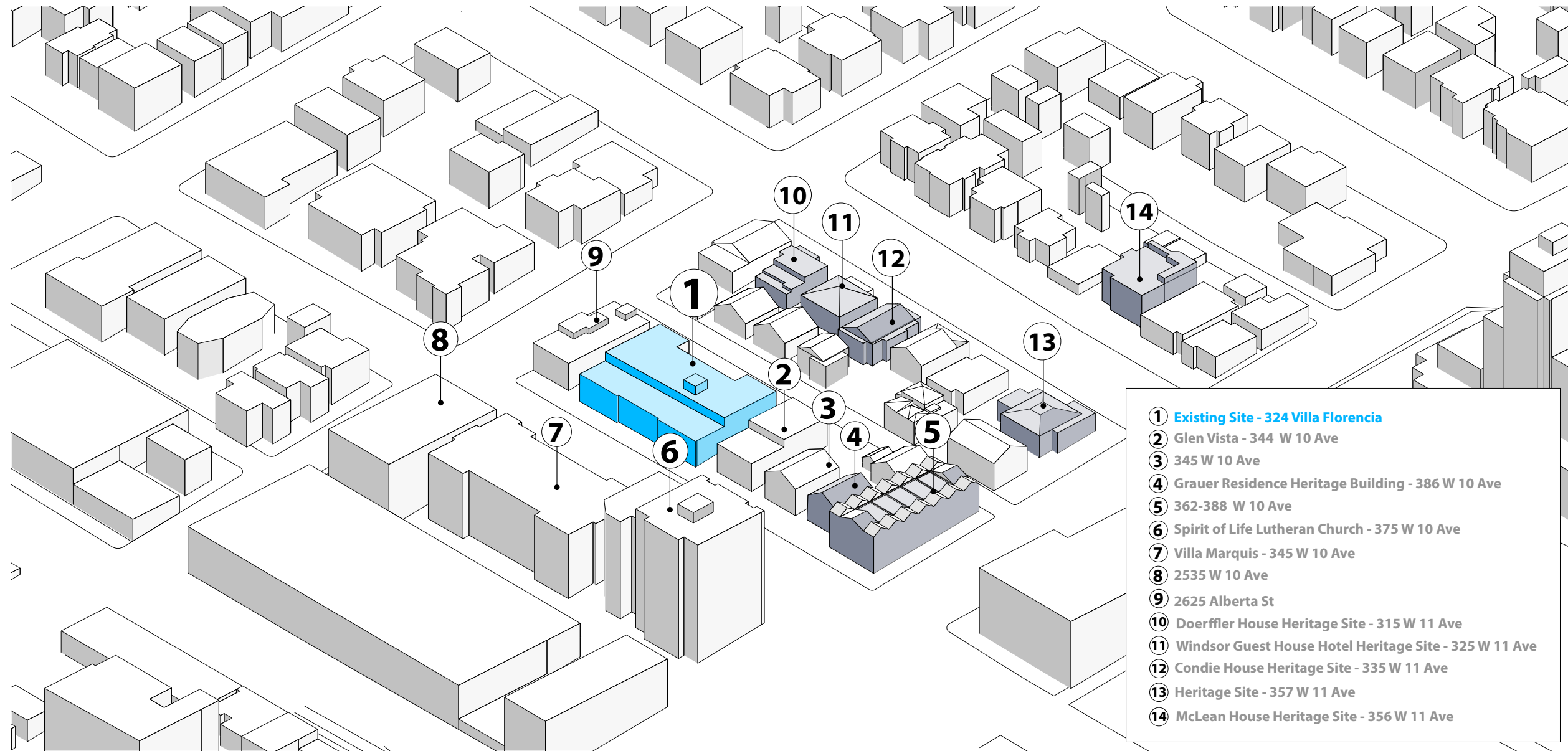
Mount Pleasant has a number of public open spaces including Jonathon Roger's, Guelph, and Mt. Pleasant Parks all within the neighbourhood.

Transportation is another draw for Mount Pleasant's apartment dwellers, with excellent rapid transportation, bus routes and bike-friendly infrastructure making it easy to navigate the city without a car.



# Curb Appeal.

## SITE AND EXISITING CONTEXT

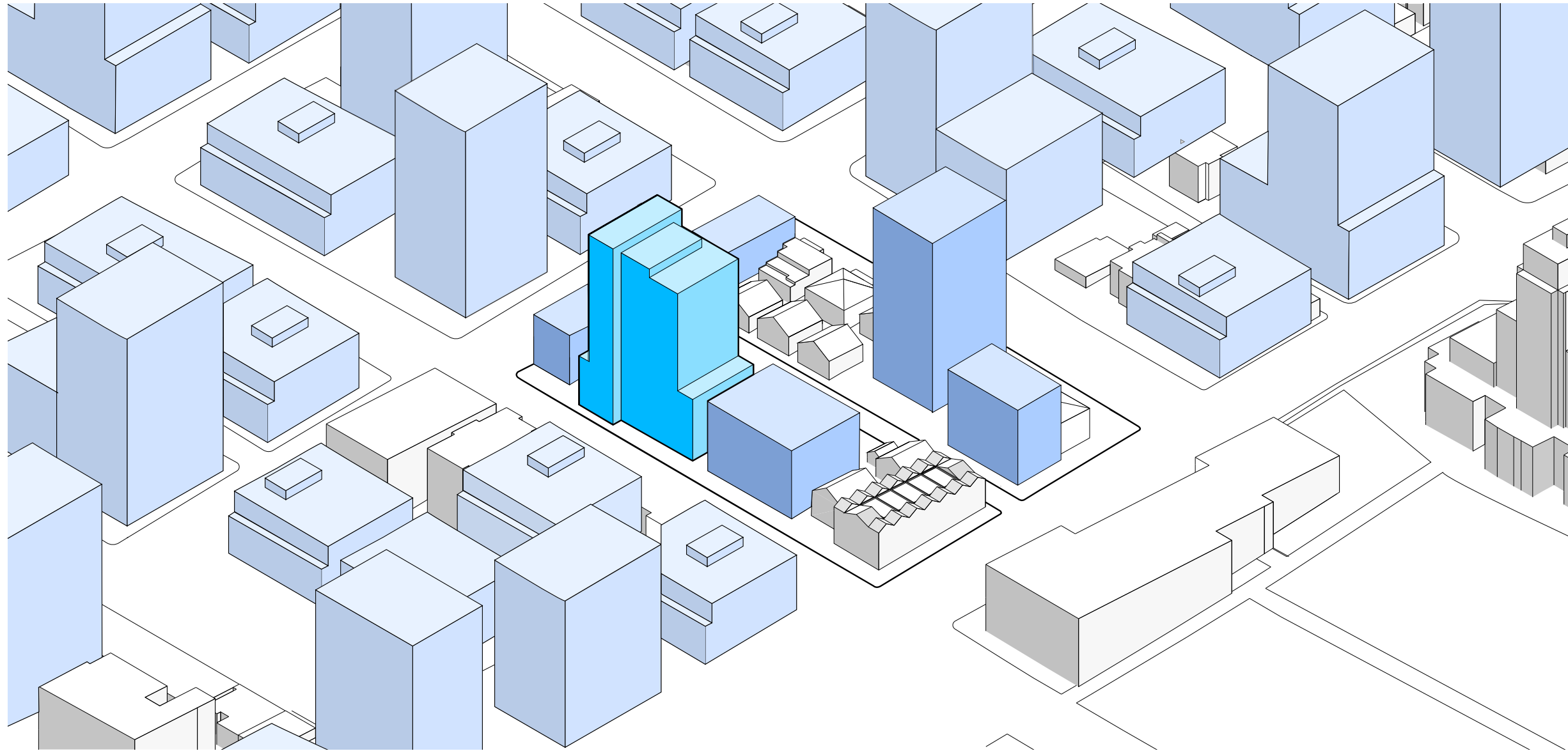


### EXISTING

The site is situated on a residential block featuring a mix of apartment buildings, heritage homes, and recent strata developments. This block serves as a transitional zone from Broadway to the north, where the adjacent block consists solely of multifamily buildings. Its central location near City Hall and Cambie Street contributes to the high concentration of heritage homes in the area.

# Curb Appeal.

## BROADWAY PLAN DEVELOPMENT



### BROADWAY PLAN FORM OF DEVELOPMENT

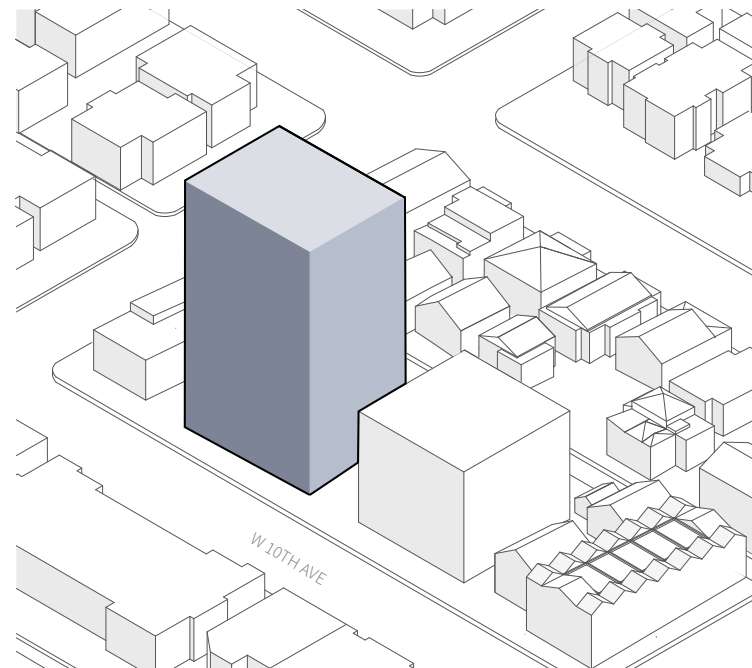
The Broadway Plan provides a policy framework for future densification of the existing areas with multifamily buildings ranging from 4 - 6 storey mid-rise and tower forms limited to a maximum of two towers per block. While the eventual build out of specific blocks and areas is unknown this diagram illustrates the potential build out of the area over time.



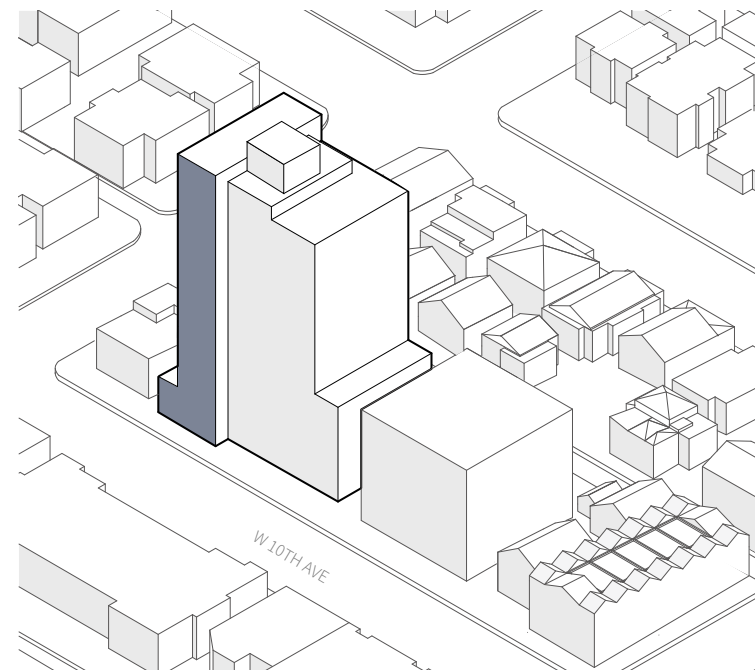
324 W 10TH AVENUE  
REZONING APPLICATION

# Curb Appeal.

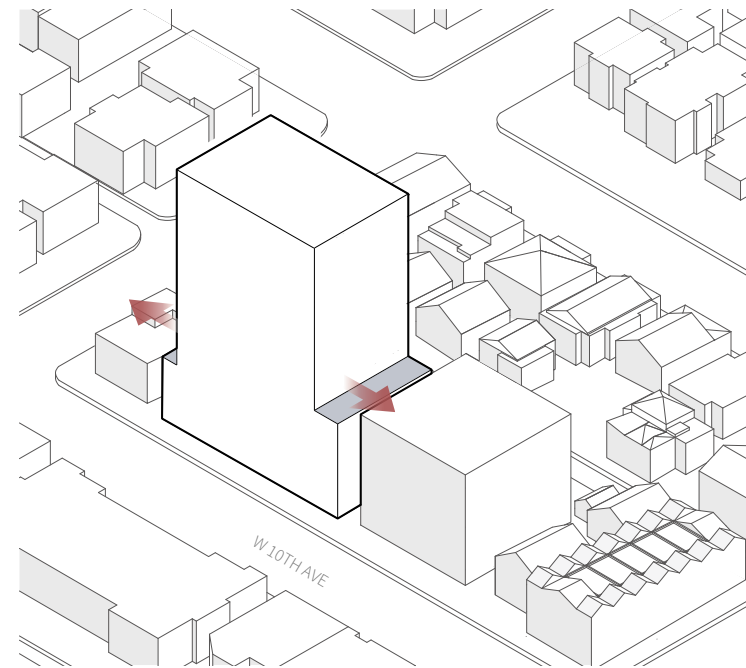
## DESIGN RATIONALE



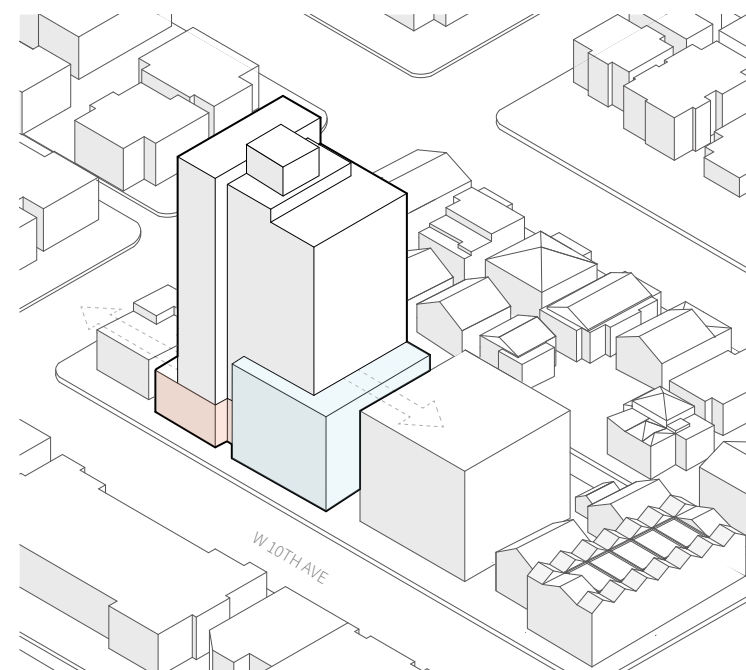
**1.** The unique context found on the existing block informs tower siting and form. The 19 storey tower massing follows Broadway Plan Policy direction.



**3.** The Tower is sculpted to break down massing and emphasize slender vertical expression on the eastern corners. The resulting architecture is that of multiple distinct building elements.



**2.** The tower form is centered on site to allow setbacks to adjacent sites. Podium heights of 2 and 4 stories respond to both existing neighbourhood context and character while anticipating future 4 & 6 storey developments adjacent.



**4.** Distinct podium massing identifies uses (Neighbourhood retail) and relates to the existing streetscape. The tower form recedes other than the vertical corner element.

# Curb Appeal.

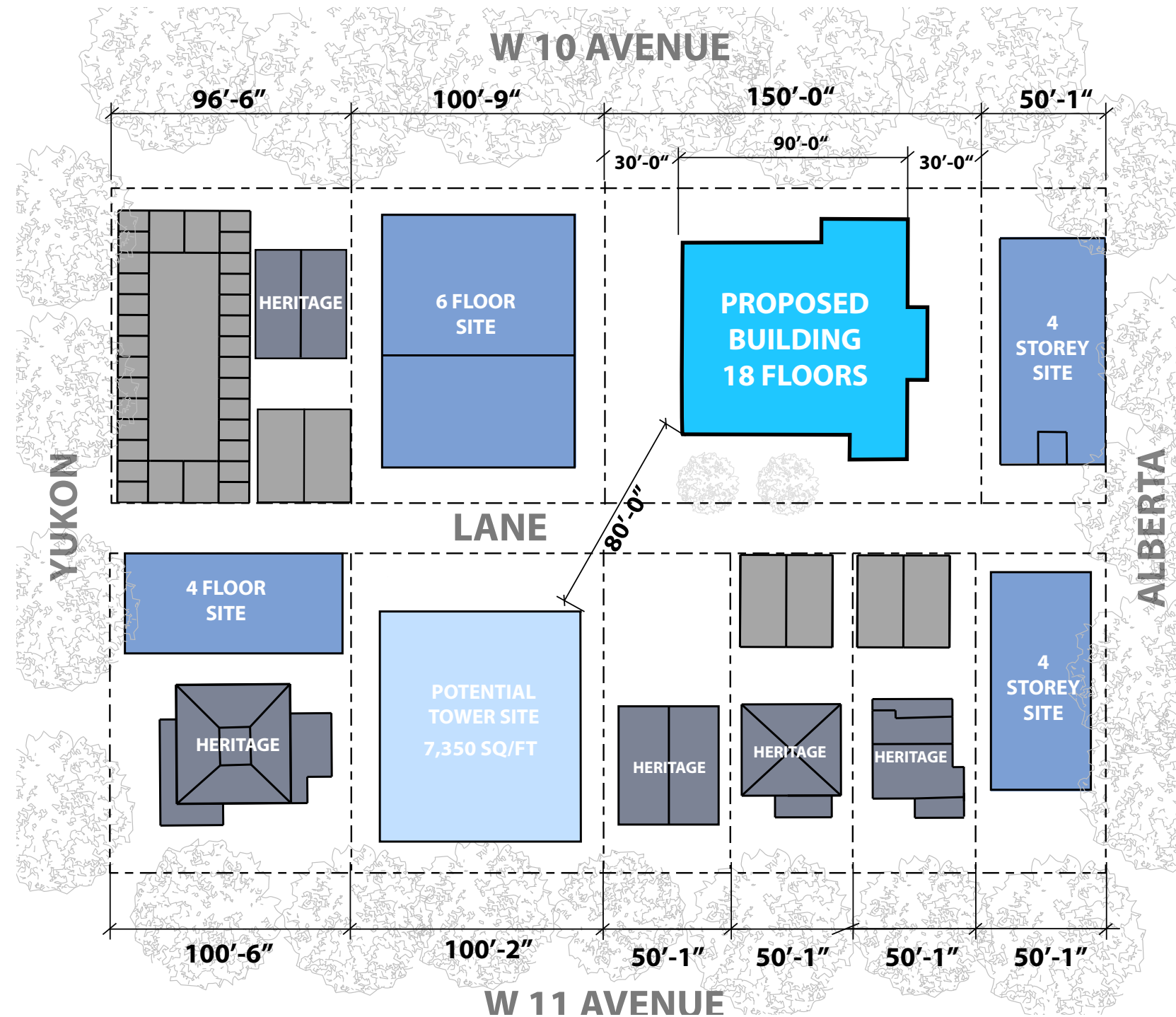
## BLOCK PLAN - FUTURE DEVELOPMENT

### HERITAGE AND FUTURE DEVELOPMENT

The block surrounding the subject site contains numerous heritage-registered buildings on both 10th and 11th Avenue. This condition restricts potential development to 4 potential sites based on the Broadway Plan's guidelines for minimum frontage (150 feet) and tower separation.

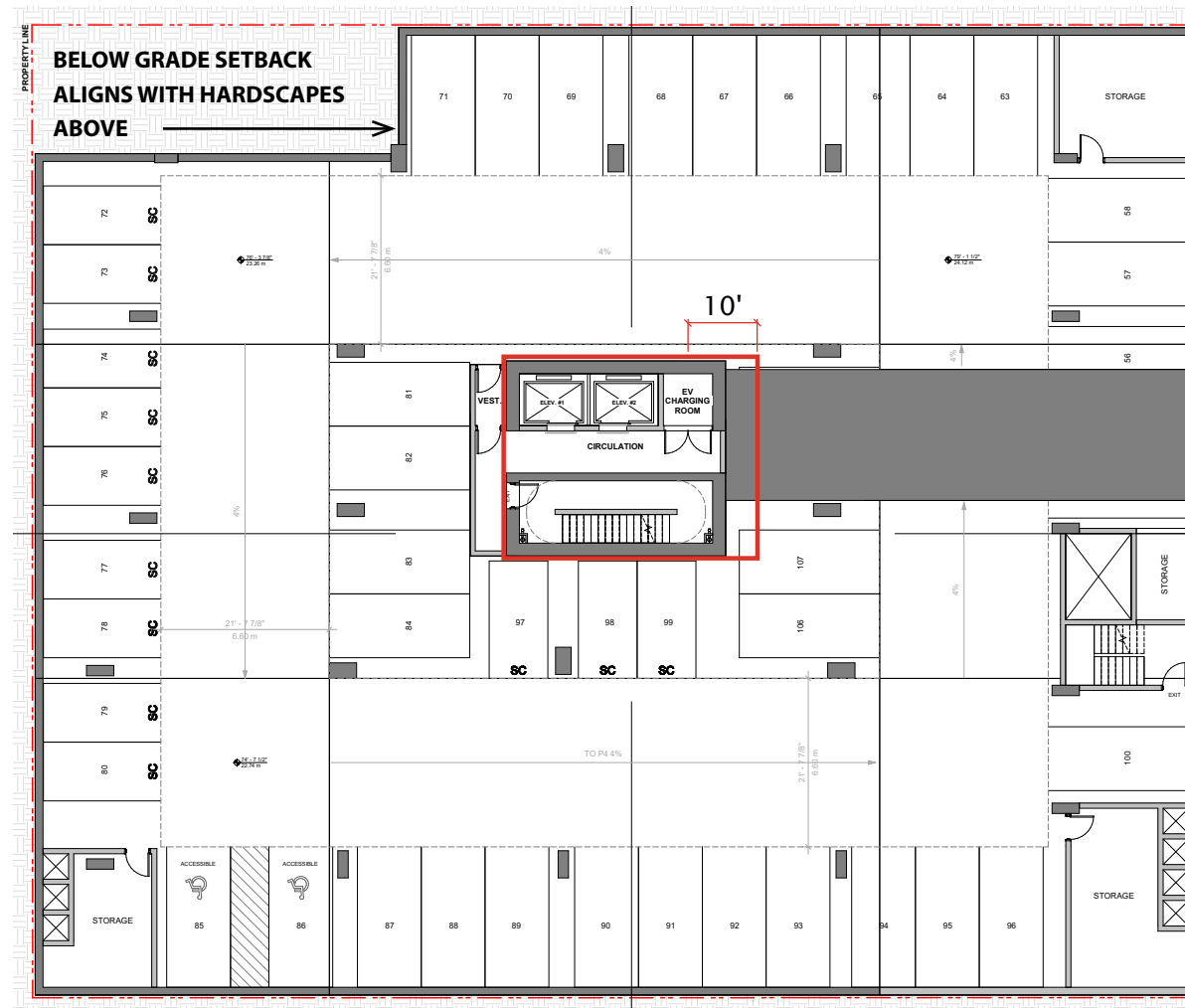
As shown in the diagram, only one additional tower development site exists on the block, assuming heritage buildings remain preserved. Due to adjacent heritage buildings, the frontage of the site is functionally 100', limiting the practical tower floor plate size, however, a larger floor plate is shown to demonstrate maximized density/future homes while still maintaining 80' separation.

The limited number of variables in future development of its context provides an opportunity for the proposed tower's form and scale, to take on a more bespoke and efficient floorplate size.



# Curb Appeal.

## BLOCK PLAN - TOWER LOCATION



Per staff commentary in the rezoning enquiry letter of response, a 40' western side yard was studied but was ultimately not included in this proposal as it reduces the eastern side yard, negatively impacting residential unit separation in future development scenario to the east, while still not creating a viable tower floorplate to the west. Siting the tower centrally in the site allows for equal setbacks to future development on both sides while maintaining 80' tower separation to a potentially more viable tower location in the southwestern side of the block.

Siting the tower to maintain 40' separation above grade would also eliminate 3-4 stalls per level, or 9-12 stalls over the entire parkade to meet desired parking ratios. This would increase the overall size of the parkade by approximately **3,000sf** - an increase of 110m<sup>3</sup> of concrete or 44 metric tons of CO<sub>2</sub>e, **the equivalent of 10.5 gas cars driven for one year, or over 2,000 propane tanks.**

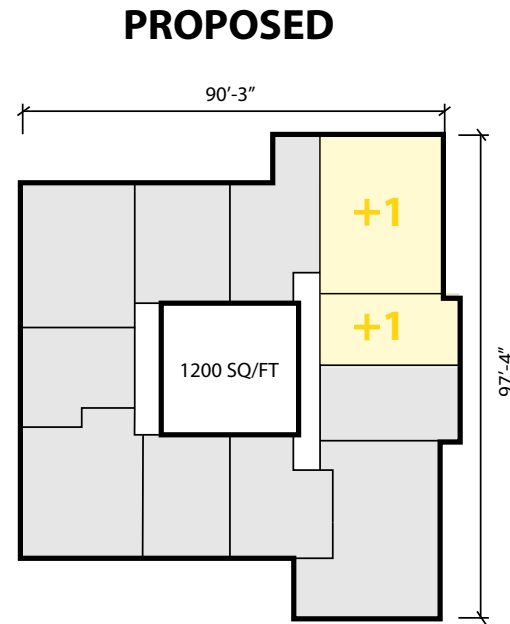
# Curb Appeal.

## TOWER PLATE SIZE ANALYSIS - POLICY VS PROPOSED

The Broadway Area Plan policy currently proposes tower floor plates to 6,500, with noted staff discretion of 10% or approximately 7,200sf. This floor plate size was calculated primarily to ensure 80' tower separation was achievable across the Broadway plan area.

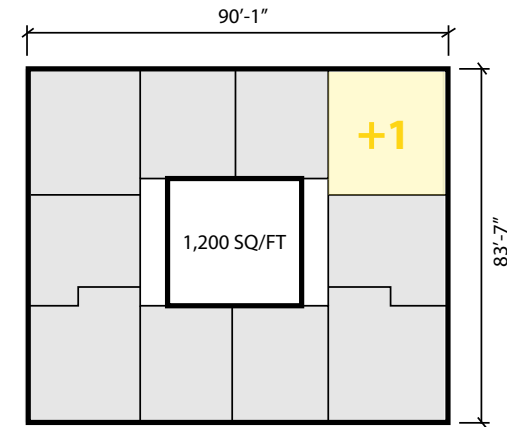
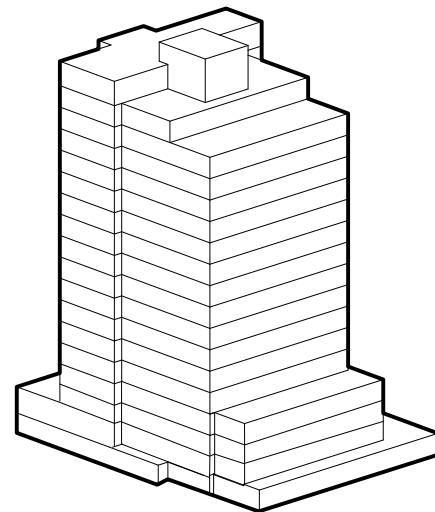
Throughout the plan area however, there are many instances, such as this one, where larger floor plates can be accommodated; as demonstrated below and in the following pages, these larger floor plates have complementing benefits to both the provision of housing (# of units and cost to build them) and reduced embodied carbon emission through the reduction of both concrete structure and envelope.

In the face of unprecedented construction costs, increased development charges, as well as high interest rates, the increased efficiency (both in number of homes and construction cost) of the larger tower floor plate proposed in this application plays a crucial part in the feasible delivery of secured market and below market rental homes. The floor plate as proposed will accommodate increased seismic requirements sufficient while maintaining livable unit sizes.



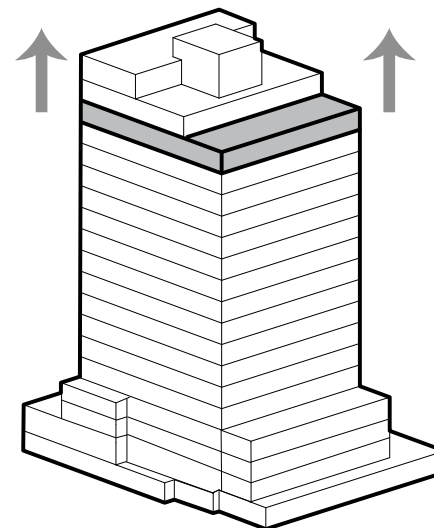
**7620 sqFT GFA**

**18 STOREYS (RESIDENTIAL)**  
**11 UNITS PER FLOOR**  
**181 HOMES (~36 BMR)**

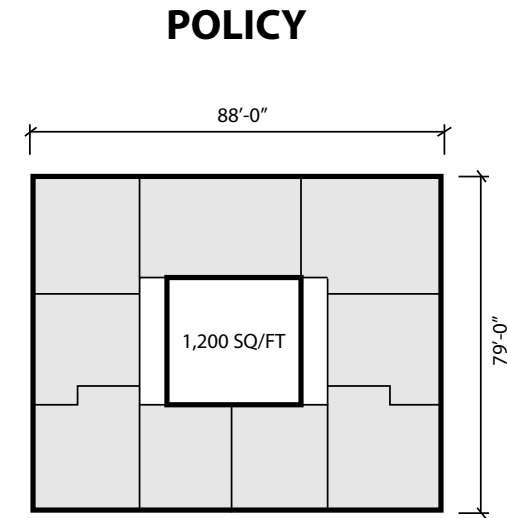


**7,200 sqFT GFA**

**19 STOREYS (RESIDENTIAL)**  
**10 UNITS PER FLOOR**  
**177 HOMES (~35 BMR)**

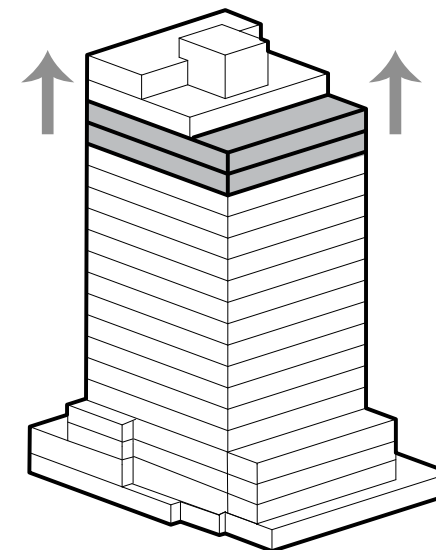


**+ \$150,000 CONSTRUCTION COST**  
**~ 26,000 kgCO<sub>2</sub>e MORE EMITTED**  
**(EQUAL TO 11,076 LITRES OF GASOLINE)**



**6,500 sqFT GFA**

**20 STOREYS (RESIDENTIAL)**  
**9 UNITS PER FLOOR**  
**173 HOMES (~34 BMR)**



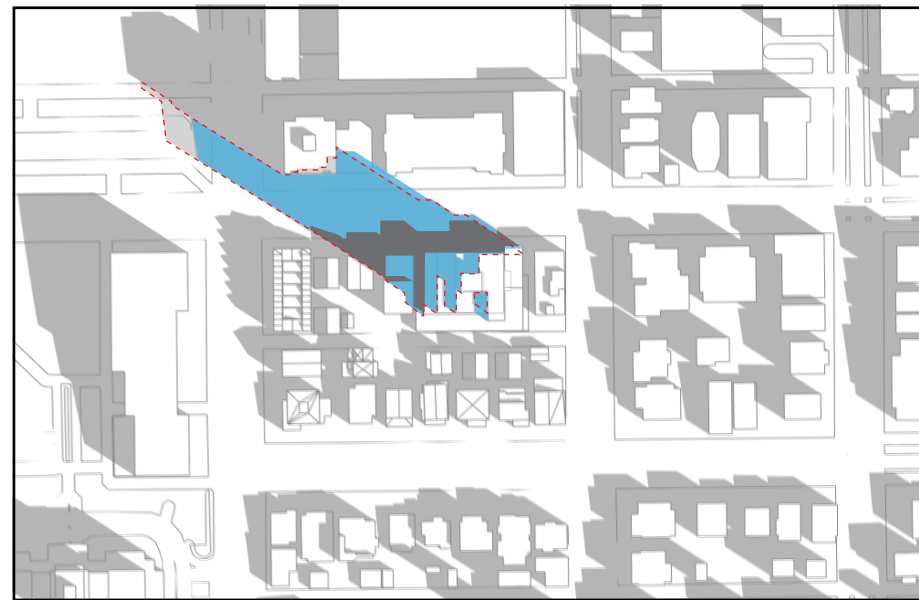
**+ \$400,000 CONSTRUCTION COST**  
**~ 63,000 kgCO<sub>2</sub>e MORE EMITTED**  
**(EQUAL TO 26,834 LITRES OF GASOLINE)**

# FLOOR PLATE SIZE ANALYSIS

## SHADOW STUDY SPRING AND FALL EQUINOX

### URBAN DESIGN ANALYSIS

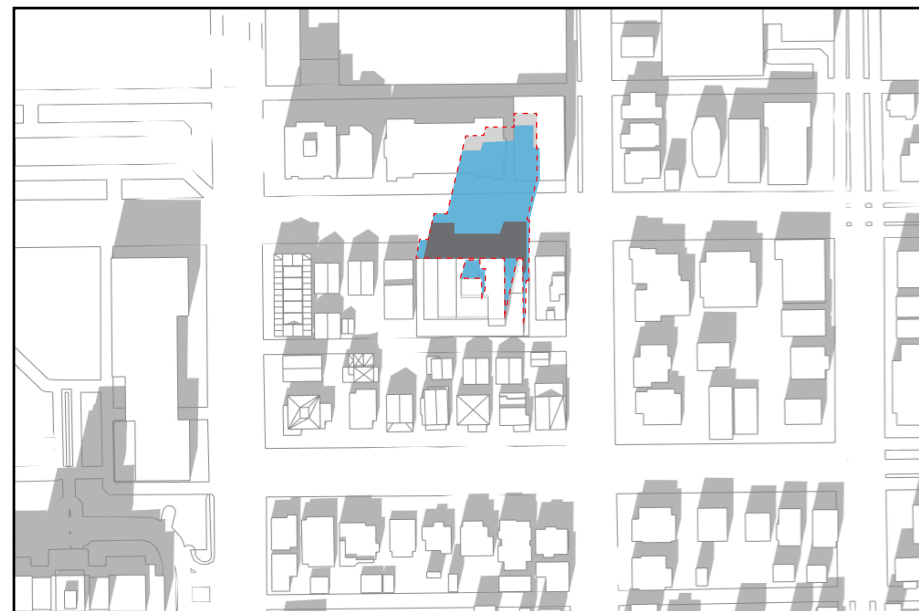
A modest increase in the size of the floorplates results in a tower that is **2 storeys lower and produces 8 more rental homes**. The shadow impacts are notable with the taller building increasing the shadow footprint on the adjacent context to the north. The lighter blue colour in the diagrams show the additional shadow created by a taller building.



MARCH/SEPT 20 | 10 am






MARCH/SEPT 20 | 12 pm



MARCH/SEPT 20 | 2 pm



MARCH/SEPT 20 | 4 pm

- N
-  6,500 sqFT Floorplates 20 Floors
-  7,600 sqFT Floorplates 19 Floors
-  Existing Shadow

## Curb Appeal.

# FLOOR PLATE SIZE ANALYSIS- VIEW ANALYSIS

This view study analysis assesses the urban design impact and visual difference between 6,500 and 7,600 sqft floorplates. A small increase in the size of the floorplates results in a tower that is more efficient by being 2 storeys lower and producing 8 more rental homes in the place of unusable circulation space for stairs, elevators, and corridors required on additional floors. Impacts are notable with the taller building increasing the shadow footprint on the adjacent context to the north. The lighter blue colour in the previous diagrams show the additional shadow created by a taller building.



18 STOREYS (Residential)  
7,500 sqFT FLOORPLATES

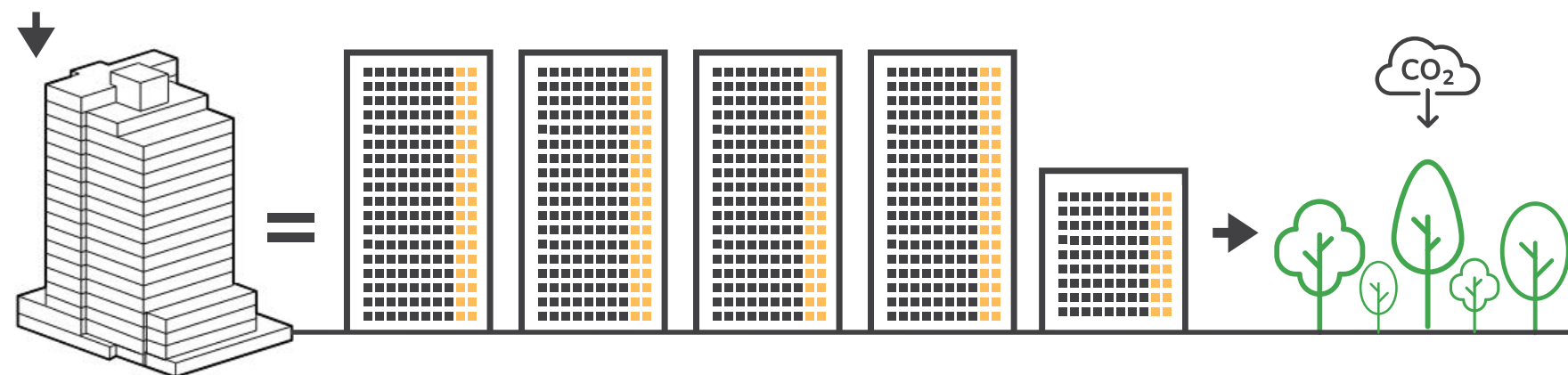
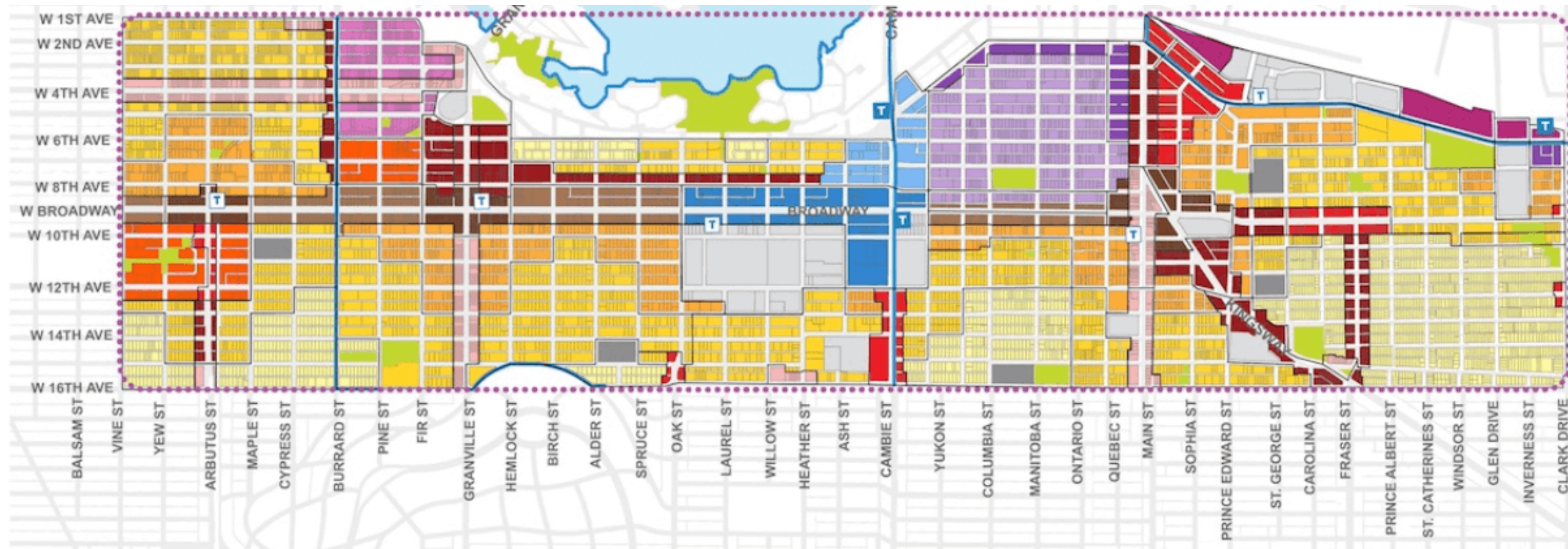


20 STOREYS (Residential)  
6,500 sqFT FLOORPLATES

# Curb Appeal.

## FLOOR PLATE SIZE ANALYSIS - PLAN WIDE BENEFITS

While exact towers across the Broadway Area Plan is not easily calculated, larger tower plates could enable the provision of numerous more homes (20% of which would be below market), all while reducing overall GHG emissions; helping Vancouver achieve both it's housing and greenest city targets.



If 100 towers across the entire Broadway Plan were built at 7,600 SF tower plates instead of 6,500 SF (18 storeys high versus 20 storeys) with the same FSR...

**800 more homes**  
**160 more BMR homes**  
 (equivalent to 4.5 more towers)

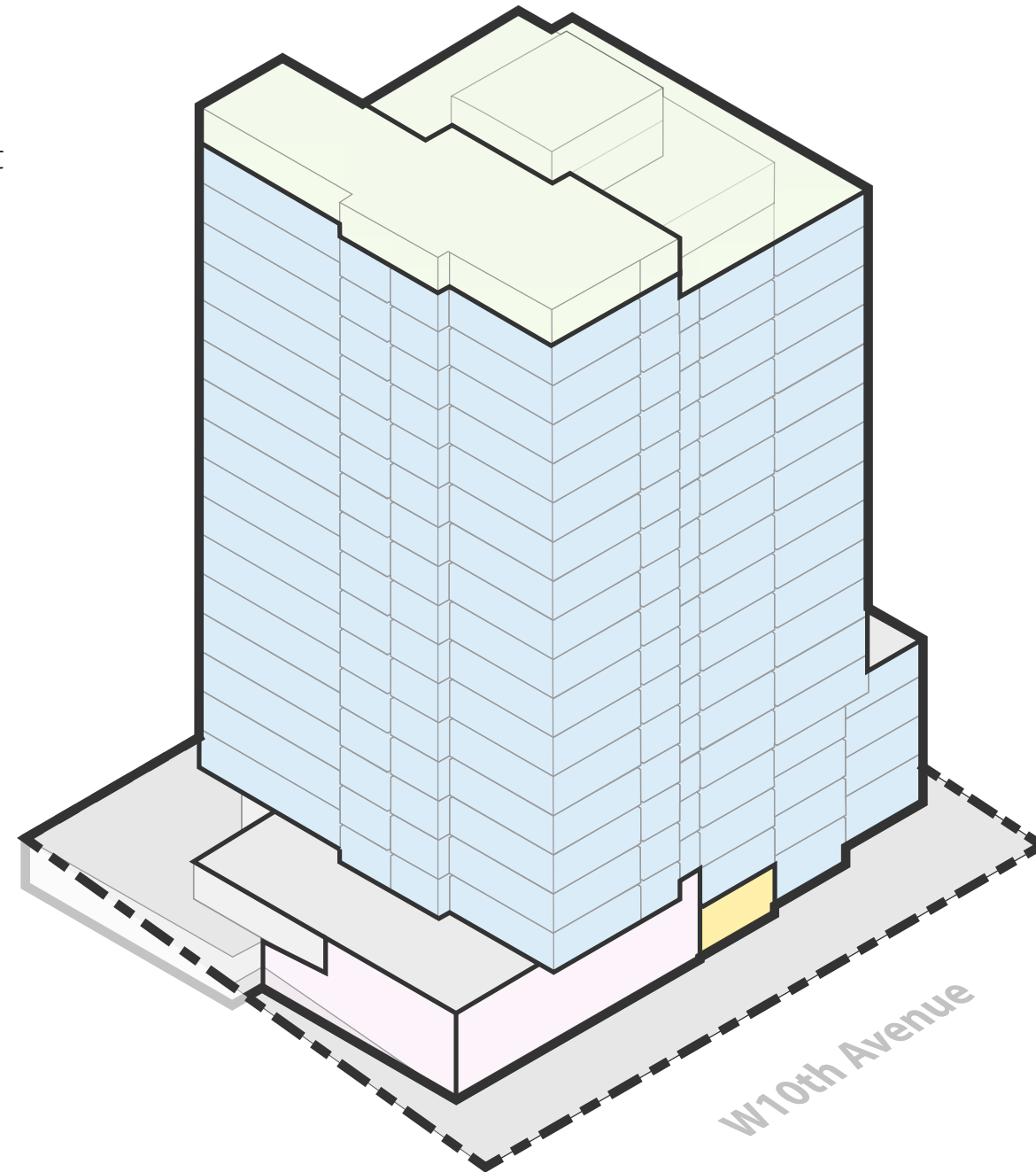
**6,300,000kg CO2e reduction**  
 =  
**104,000 tree seedlings**  
 grown for 10 years

# Curb Appeal.

## BUILDING PROGRAM

### LEGEND:

- Lobby + Circulation 23,500 sq/ft
- Market Rental 84,400 sq/ft & Below Market Rental 21,100 sq/ft
- C.R.U. 2,840 sq/ft
- Indoor and Outdoor Amenity 2,530 sq/ft



# Renderings



Overall perspective view from North East corner



Overall perspective view from North



Podium view of public (cafe) and private (residential) entrances on 10th Avenue.



Overall perspective view of tower from south at 11th Avenue



View of Cafe and street facade from Curb on 10th Avenue.

Making an Impact.

# SUSTAINABILITY MEASURES

A

CARBON FILTERS IN CORRIDORS & AMENITY SPACES

LOW EMISSIONS ENERGY SYSTEM

LANDSCAPE BIODIVERSITY

THERMALLY IMPROVED WINDOW WALL

WINDOW-TO-WALL-RATIO LESS THAN 50%

LOW-E COATING ON GLAZING

DIRECT SUITE VENTILATION BY HRV/ERV

BUILDING MASSING ALLOWS FOR IMPROVED  
AIR & LIGHT ACCESS TO REIDENTIAL SUITES

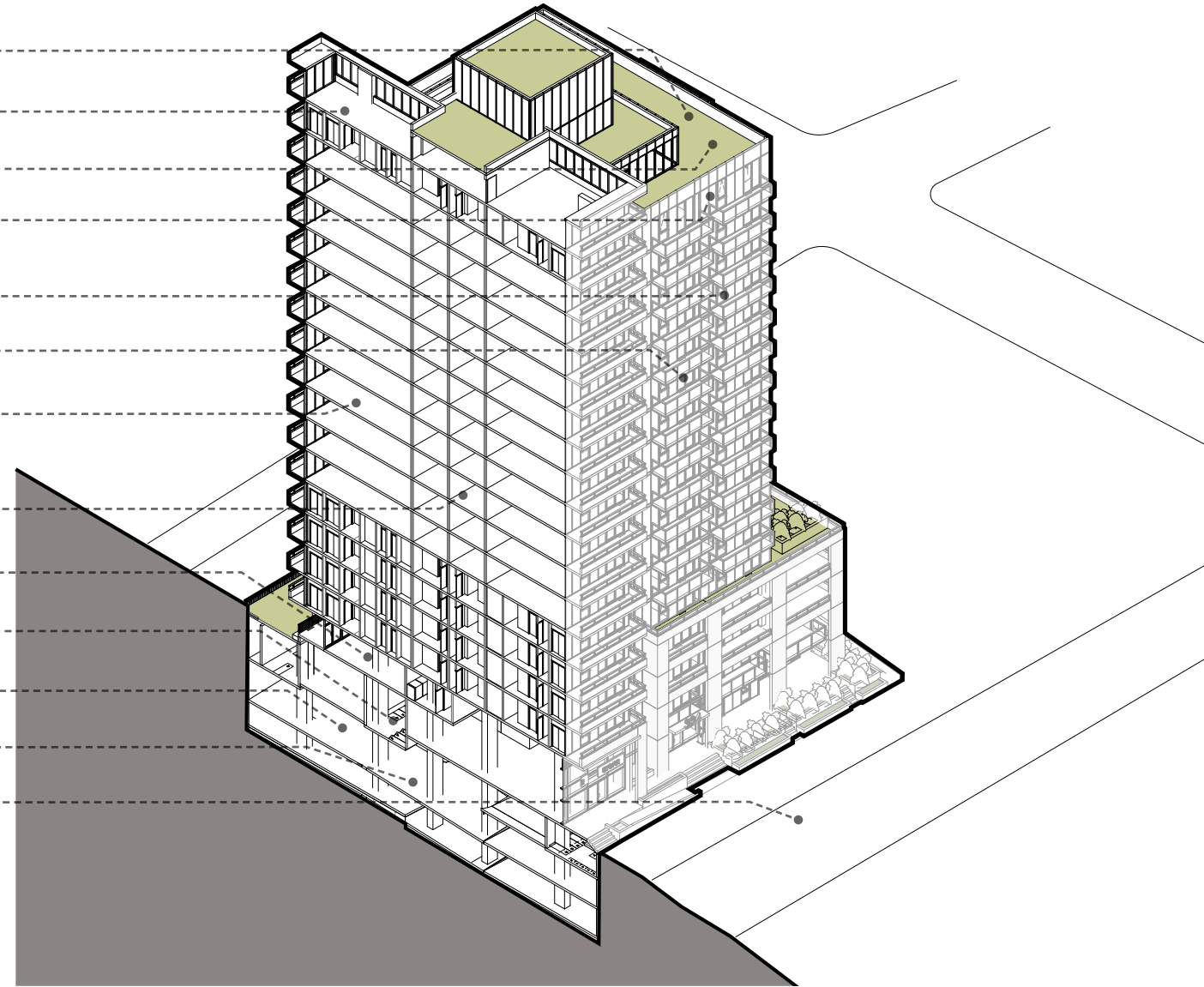
BOTTLE FILLING STATIONS IN GYM & AMENITY SPACES

ENHANCED BICYCLING INFRASTRUCTURE

GENERATOR POWER BACKUP

MERV13 AIR FILTERS IN ERV/HRV'S

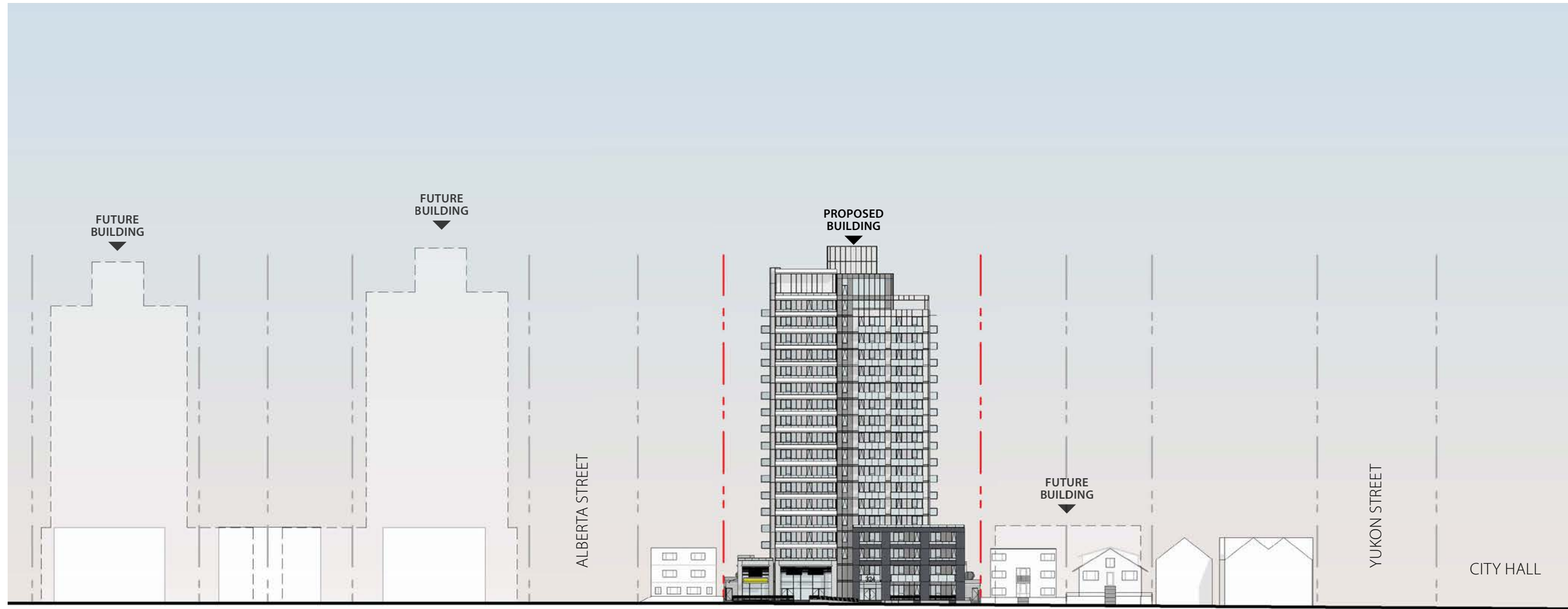
10TH AVENUE BIKEWAY



324 W 10TH AVENUE  
REZONING APPLICATION

# Curb Appeal.

## PROPOSED STREETScape



WEST 10<sup>th</sup> STREET

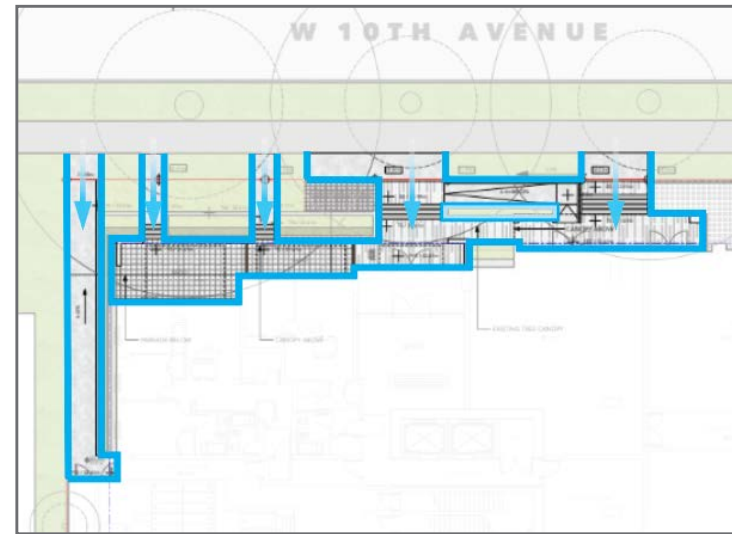
# Curb Appeal.

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)



### Territorial Surveillance

The use of physical attributes such as elevated patios with railings, limits access and designates an area to its program and customers, defining the line between owned and public spaces. This is also seen naturally through the cafe signage and the surrounding landscaping planters.



### Natural Access Control

The use of pathways and corridors creates controlled spaces and entrances/exits, to help focus on the entry and accessible points of the building. This creates a sense of natural access that improves the circulation to and from the building front and helps indicate where one can and cannot go, comfortably.



### Natural Surveillance

Low rise balconies and large windows for cafes, storefronts and commercial spaces create an opportunity for transparency between the public (street) and shops/lobby (private). This allows for a form of natural surveillance to limit the likelihood of a crime occurring due to visibility.



### Maintenance and Management

Maintenance of the storefronts, cafe front and lobby entrance, as well as upkeep of the walkways, planters and external spaces, will achieve a sense of territory for legitimate users of that space, and show that the owner cares for and will defend the property against crime.

# Curb Appeal.

## LANDSCAPE RATIONALE

### Neighborhood Integration

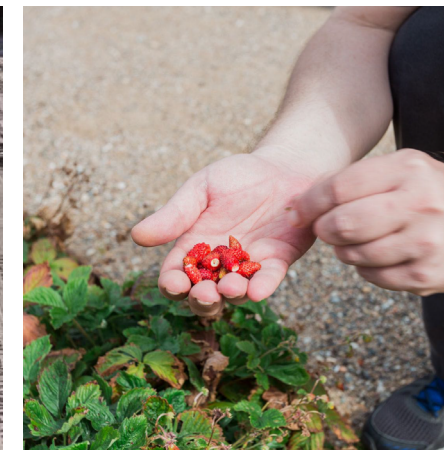
The landscape design aims to integrate the project harmoniously into the neighborhood. The ground-level streetscape is thoughtfully designed to create a cohesive and inviting connection with the community. The frontage outdoor commercial area enhances vibrancy, offering an active and dynamic space that serves both residents and visitors. This lively setting fosters engagement and enriches the overall experience of the site.

### Sustainable & Durable

The materials are simple and modern, aligning with the building's architectural style. Sustainability and energy efficiency are prioritized in the material selection, incorporating high-albedo paving and durable, low-maintenance products.

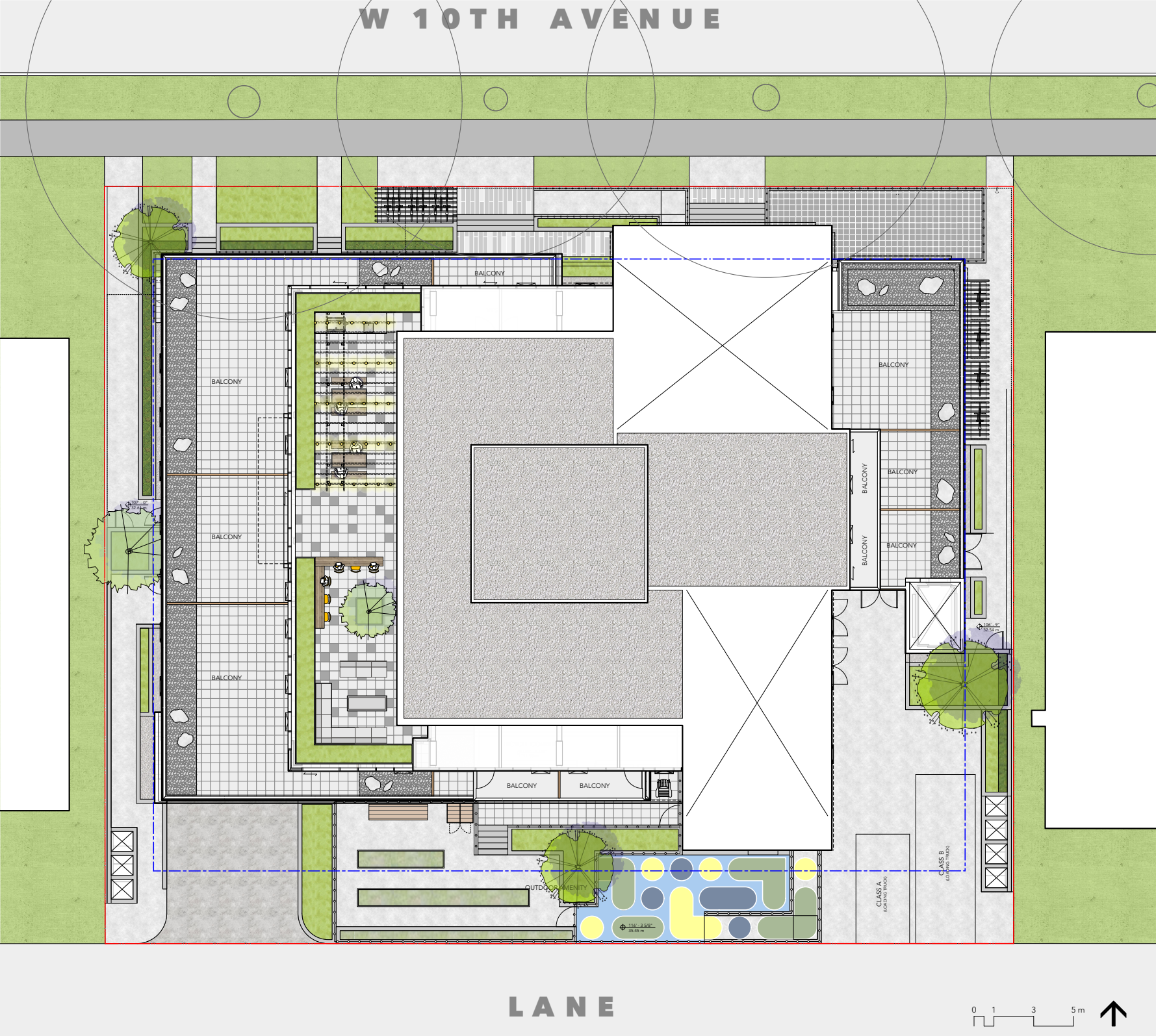
### Versatility of Amenity Spaces

The landscape areas are designed to be adaptable for residents' various uses and to accommodate changes over time. On Level 2, an outdoor rubberized surface is adorned with playful patterns, designed to engage children. Urban agriculture takes advantage of the south-facing exposure, providing a thriving garden space that offers both beauty and practicality for the residents. The rooftop amenity area is designed with a variety of seating options and flexible furnishings, allowing for diverse social and recreational uses. This space encourages interaction and leisure, offering residents a comfortable, dynamic outdoor environment.



# LANDSCAPE

## CONCEPT PLAN



# LANDSCAPE

## MATERIALITY AND COMPONENTS



Concrete Slabs



Boulders



River Rock



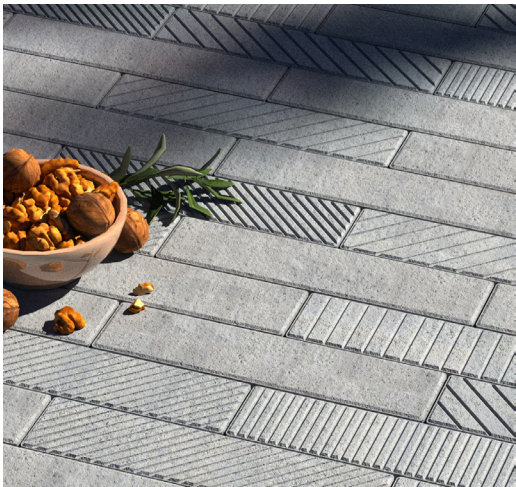
Picnic Table and Bench



Bike Rack



Outdoor Workout and Play Area



Concrete Pavers



Free Standing Planter



Bar Table and Stools



Barbeque



Concrete Pathway



Outdoor Lounging Couch and Table



**SHEET LIST**

**STATS**

0.01 STATS

**FLOOR PLANS**

1.01 CONTEXT MAP  
1.02 SITE PLAN  
1.03 PARKING PLAN - LEVEL P4  
1.04 PARKING PLAN - LEVEL P3  
1.05 PARKING PLAN - LEVEL P2  
1.06 PARKING PLAN - LEVEL P1  
1.07 FLOOR PLAN - GROUND LEVEL  
1.08 FLOOR PLAN - LEVEL 2  
1.09 FLOOR PLAN - LEVEL 3  
1.10 FLOOR PLAN - LEVEL 4  
1.11 FLOOR PLAN - LEVEL 5  
1.12 FLOOR PLAN - LEVELS 6 - 17 (TYPICAL)  
1.13 FLOOR PLAN - LEVEL 18  
1.14 FLOOR PLAN - LEVEL 19 (AMENITY & MECH. PH)  
1.15 FLOOR PLAN - LEVEL 20 (ELEV. MACHINE ROOM)  
1.16 FLOOR PLAN - LEVEL 21 (TOP OF ELEV. MACHINE ROOM)

**ELEVATIONS**

2.01 NORTH ELEVATION  
2.02 EAST ELEVATION  
2.03 SOUTH ELEVATION  
2.04 WEST ELEVATION

**CROSS-SECTIONS**

3.01 SECTION A  
3.02 SECTION B

**SHADOW STUDIES**

4.01 SHADOW STUDIES (SPRING EQUINOX)  
4.02 SHADOW STUDIES (FALL EQUINOX)

**RENDERS**

5.01 RENDER  
5.02 RENDER  
5.03 RENDER  
5.04 RENDER

**AREA PLANS**

6.01 AREA PLAN - GROUND LEVEL  
6.02 AREA PLAN - LEVEL 2  
6.03 AREA PLAN - LEVEL 3  
6.04 AREA PLAN - LEVEL 4  
6.05 AREA PLAN - LEVELS 5  
6.06 AREA PLAN - LEVELS 6 - 17  
6.07 AREA PLAN - LEVEL 18  
6.08 AREA PLAN - LEVEL 19  
6.09 AREA PLAN - LEVEL 20

# ARCHITECTURAL

## PROJECT DIRECTORY

<p><b>CLIENT</b></p> <p><b>THIRD.SPACE</b></p> <p><b>Third Space</b> 177 W 7th Avenue #200 Vancouver, BC - V5Y 1L8 Tel: (604) 495-0604</p>	<p><b>ARCHITECT</b></p> <p><b>Musson Cattell Mackey Partnership Architects Designers Planners</b> Oceanic Plaza 1066 West Hastings Street Suite 1900 Vancouver, BC - V6E 3X1 Tel: (604) 687-2990</p>	<p><b>MECHANICAL</b></p> <p><b>Smith + Andersen</b> 6400 Roberts St #300, Burnaby, BC - V5G 4C9 Tel: (604) 294-8414</p>	<p><b>LANDSCAPE</b></p> <p><b>Judy Stoyko</b> 2686 East 6th Avenue Vancouver BC - V5M 1R3 Tel: (778) 838-6310</p>	<p><b>GEO TECHICAL</b></p> <p><b>GeoPacific Consultants Ltd.</b> 1779 W 75th Avenue Vancouver, BC - V6P 3T1 Tel: (604) 439-0922</p>	<p><b>ENERGY &amp; SUSTAINABILITY</b></p> <p><b>BC Building Science</b> 611 Bent Ct New Westminster, BC - V3M 1V3 Tel: (604) 520-6456</p>	<p><b>ARBORIST</b></p> <p><b>Froggers Creek Tree Consultants</b> Located in Greater Vancouver Tel: (604) 721-6002</p>	<p><b>ENVIROMENTAL</b></p> <p><b>Thurber Engineering</b> 900-1281 W Georgia St W Vancouver, BC - V6E 3J7 Tel: (604) 684-4384</p>
<p><b>STRUCTURAL</b></p> <p><b>Glotman Simpson</b> 1661 W 5th Avenue Vancouver, BC - V6J 1N5 Tel: (604) 734-8822</p>	<p><b>ELECTRICAL</b></p> <p><b>Nemetz (S/A) &amp; Associates</b> 2009 W 4th Avenue Vancouver, BC - V6J 1N3 Tel: (604) 736-6562</p>	<p><b>SURVEYOR</b></p> <p><b>Underhill Geomatics Ltd</b> 8337 Eastlake Dr Unit 301 Burnaby, BC - V5A 3G7 Tel: (604) 732-3384</p>	<p><b>CODE &amp; C.P.</b></p> <p><b>GHL Consultants Ltd.</b> 700 W Pender Street Vancouver, BC - V6C 1G8 Tel: (604) 689-4449</p>	<p><b>ACOUSTIC</b></p> <p><b>Brown Strachan Associates</b> 1020 Mainland St #130 Vancouver, BC - V6B 2T5 Tel: (604) 689-0514</p>	<p><b>CIVIL</b></p> <p><b>InterCAD</b> 1111 W 8th Ave Vancouver, BC - V6H 1C5 Tel: (604) 739-7707</p>		

Seal

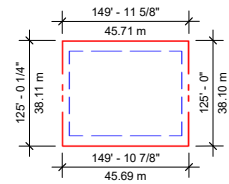
324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
Project

# 324 W 10th AVE

# 223007

PROPOSED USES, SITE AREA, SETBACK, HEIGHT, PARKING SUMMARY, LOADING

LEGAL ADDRESS: LOT 5 BLOCK K PLAN VAP1530 DISTRICT LOT 526 NEW WESTMINSTER LOT 5 TO 7 BLK K DL 526 PLN VAP1530, LOT 6, BLOCK K, PLAN VAP1530, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTR
CIVIC ADDRESS: 324 W 10TH AVE, VANCOUVER - BC | V5Y 1S3
SITE AREA: 1,741.35 m² (18,743.7 sq. ft.)
ZONING: RM-4
PROPOSED USED: RESIDENTIAL & COMMERCIAL
SETBACK: PODIUM: NORTH (W 10TH AVE.): 13' - 0" (3.96m) TOWER: NORTH (W 10TH AVE.): 12' - 0" (3.66m)
BUILDING HEIGHT: TOP OF PARAPET ELEVATOR / STAIR OVERRUN: 206' - 8" (62.99m)
NUMBER OF STORIES: 19
FSR: PERMITTED: 6.8 (11,841.18 m² / 127,457.16 sq. ft.) PROPOSED: 6.8 (11,841 m² / 127,457 sq. ft.)



FSR AREA BY USE:

Table with 3 columns: RETAIL, RESIDENTIAL, TOTAL FSR. Rows show area in sq. ft. and sq. m.

UNIT BREAKDOWN:

Table showing unit mix by level from Level 1 to Level 20, including Studio, 1 BR, 2 BR, 3 BR, and Total units per floor.

GRAND TOTAL UNIT MIX table showing amounts and percentages for Studio, 1 Bed, 2 Bed, 3 Bed, and Total units.

FAMILY UNITS table showing amounts and percentages for 2 Bed and 3 Bed units.

AVERAGE UNIT SIZE table showing unit type, amount, unit area, stor. area, total unit area, and average size.

GFA AND FSR AREAS:

Large table titled 'GROSS AND FSR AREAS (TOTAL AREA)' with columns for Level, Retail, Res. Units, Common, and various storage and amenity areas.

PARKING SUMMARY:

REQUIRED:

Table titled 'BASELINE CALCULATIONS' for parking, showing Land Use, Breakdown, Quantity, Variable, Reference, Requirement Rate, Requirement, and Rounded values.

PROPOSED:

Table titled 'TOTAL VEHICULAR PARKING' showing Visitor and Residential parking spaces by level.

BYCICLE PARKING SUMMARY:

REQUIRED CLASS A

Table titled 'BASELINE CALCULATIONS' for bicycle parking, showing Land Use, Breakdown, Quantity, Variable, Reference, Requirement Rate, Requirement, Rounded, and TDM Plan B values.

PROPOSED CLASS A (RESIDENTIAL)

Table titled 'TOTAL BICYCLE SPACES (RESIDENTIAL)' showing counts for various bicycle types.

PROPOSED CLASS A (COMMERCIAL)

Table titled 'TOTAL BICYCLE SPACES (COMMERCIAL)' showing counts for various bicycle types.

REQUIRED CLASS B

Table titled 'BASELINE CALCULATIONS' for Class B bicycle parking, showing Land Use, Breakdown, Quantity, Variable, Reference, Requirement Rate, Requirement, and Rounded values.

PROPOSED CLASS B

Table titled 'TOTAL BICYCLE SPACES (CLAS...)' showing counts for various bicycle types.

REQUIRED CLASS A END OF TRIP FACILITIES

Table showing required end of trip facilities for Commercial use: Lockers, Water Closets, Wash Basin, Shower.

PROPOSED CLASS A END OF TRIP FACILITIES

Table showing proposed end of trip facilities: Lockers, Water Closets, Wash Basin, Shower.

PASSENGER SPACES:

REQUIRED:

Table titled 'PASSENGER SPACES' showing required passenger spaces for Class A, B, and C.

PROPOSED:

Table titled 'TOTAL PASSENGER SPACES' showing proposed passenger spaces for Class A, B, and C.

LOADING:

REQUIRED:

Table titled 'LOADING' showing required loading spaces for Class A, B, and C.

PROPOSED:

Table titled 'TOTAL LOADING SPACES' showing proposed loading spaces for Class A, B, and C.

Revisions YYYY-MM-DD

Seal 324 W 10th AVE

324 WEST 10TH AVE VANCOUVER, BC V5Y 1S3

STATS

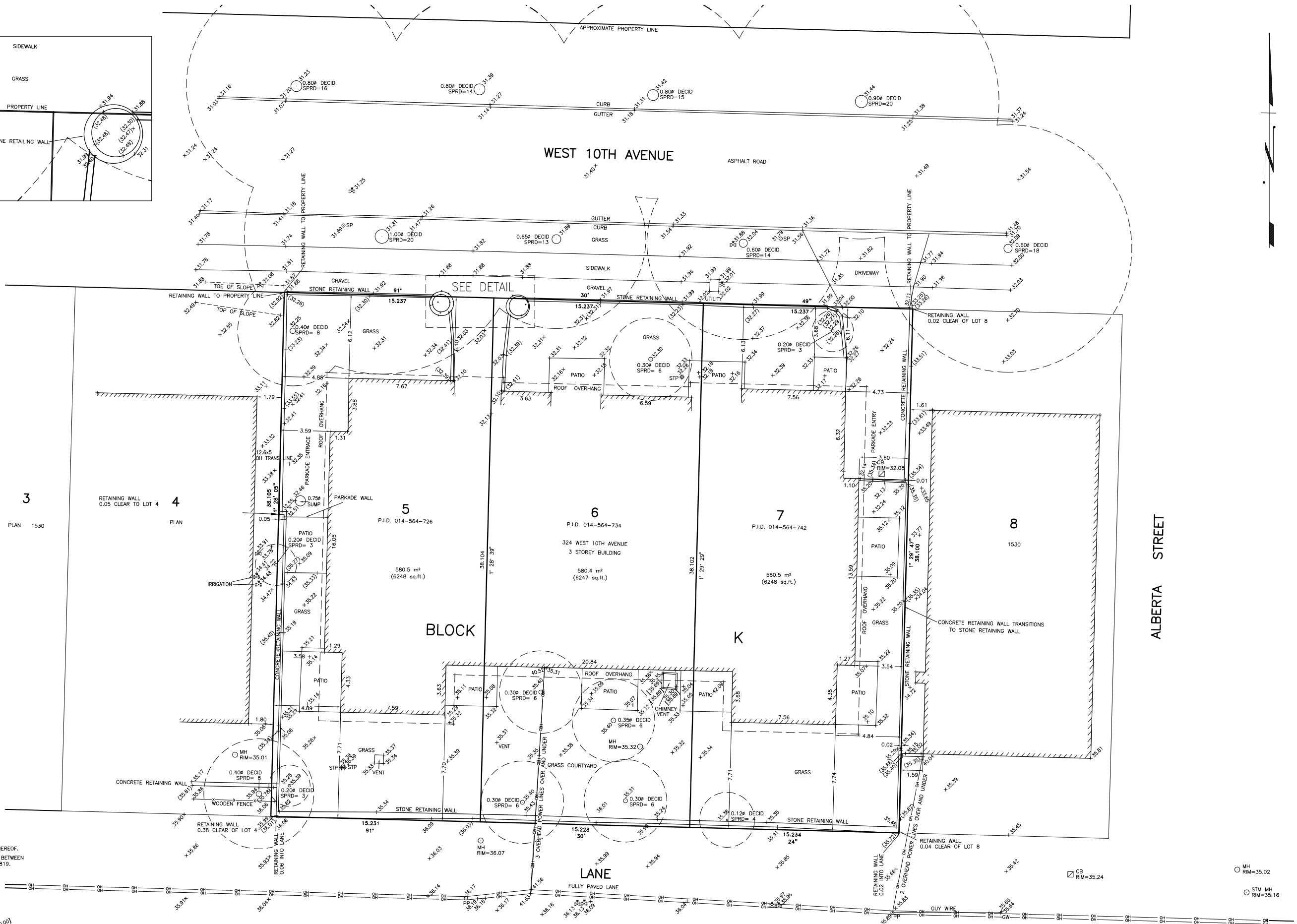
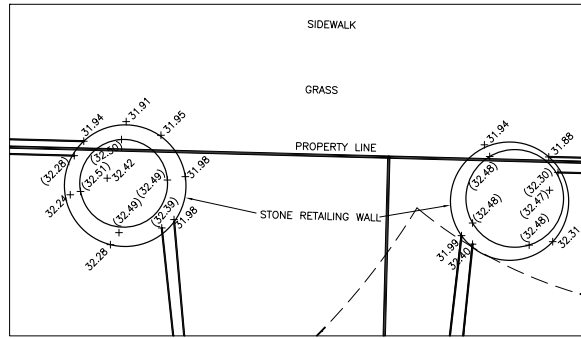
Drawing

Scale As indicated

Project 223007

Sheet 0.01

DETAIL  
SCALE 1:50



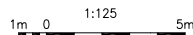
- LEGEND :
- PP - POWER POLE
  - + GW - GUY WIRE
  - CB - CATCH BASIN
  - MH - MANHOLE
  - ⊕ - WATER VALVE
  - ⊕ - GAS VALVE
  - SP - SIGN POST
  - MH - MANHOLE
  - ⊕ STP - STANDPIPE
  - DECID - DECIDUOUS
  - - - - - PROPERTY LINE
  - x - - - - - FENCE LINE
  - - - - - OVERHEAD WIRE

NOTES:  
ALL DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS V-2194 AND V-3819.

ELEVATIONS ARE IN METRES, TO GEODETIC DATUM  
(CVD28GVRD2018) REFERRED TO MONUMENT  
V-2194 LOCATED AT INTERSECTION OF  
WEST 11th AVENUE AND COLUMBIA STREET.  
ELEVATION = 39.369m.

ELEVATIONS SHOWN THUS : +40.00  
TOP OF WALL ELEVATIONS SHOWN THUS : + (40.00)  
TOP OF FEATURES ELEVATIONS SHOWN THUS : + (40.00)

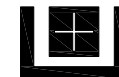
PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE  
SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS.



No.	DD/MM/YY	REVISION	BY

**UNDERHILL GEOMATICS LTD.**

ENGINEERS & SURVEYORS  
301, 8337 EASTLAKE DRIVE  
BURNABY, B.C. V5A 4W2  
TEL. (604) 732-3384 FAX (604) 732-4709



DRAWN BY  
JY/JL

JOB NO.  
V22034

SCALE  
1:125

DATE  
MAR. 23, 22

TITLE  
TOPOGRAPHIC SURVEY OF LOTS 5, 6 AND 7,  
BLOCK K, DL 526, GP. 1, N.W.D., PLAN 1530

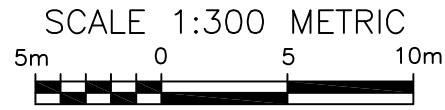
CLIENT  
**THIRD SPACE PROPERTIES INC.**

DRAWING NO.  
**L-515A**

REV.  
0

SHEET 1 OF 1

**BRITISH COLUMBIA LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE:  
 LOTS 5, 6 AND 7, BLOCK K, DISTRICT LOT 526, GROUP 1,  
 NEW WESTMINSTER DISTRICT, PLAN 1530**



**LEGEND:**

———— DENOTES PROPERTY LINE

**NOTES:**

ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.

THIS PLAN SHALL NOT BE USED TO DEFINE PROPERTY BOUNDARIES. WE DO NOT EXCEPT ANY RESPONSIBILITY FOR UNAUTHORIZED USE.

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS.

THIS PARCEL MAY HAVE LEGAL CHARGES AND/OR ENCUMBRANCES THAT ARE NOT IDENTIFIED. CHECK THE CURRENT STATE OF THE REGISTERED TITLE IN THE LAND TITLE OFFICE.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY CORNERS.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

1	13/04/22	JL	CONCRETE PARKING STRUCTURE ADDED
REV.	DD/MM/YY	BY	DESCRIPTION

**UNDERHILL & UNDERHILL**  
 PROFESSIONAL LAND SURVEYORS  
 301, 8337 EASTLAKE DRIVE  
 BURNABY, B.C. V5A 4W2  
 TEL. (604) 732-3384

**CERTIFICATE**

SUBJECT TO THE LIMITATIONS PRINTED HEREON:- WE HEREBY CERTIFY THAT THE ABOVE SKETCH SHOWS THE FIELD MEASURED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND THAT THE BUILDING NOW ERECTED THEREON LIES WHOLLY WITHIN THE BOUNDARIES THEREOF, EXCEPT WHERE NOTED.

THIS CERTIFICATE MAY BE AFFECTED BY THE FOLLOWING NON-FINANCIAL REGISTERED DOCUMENTS:

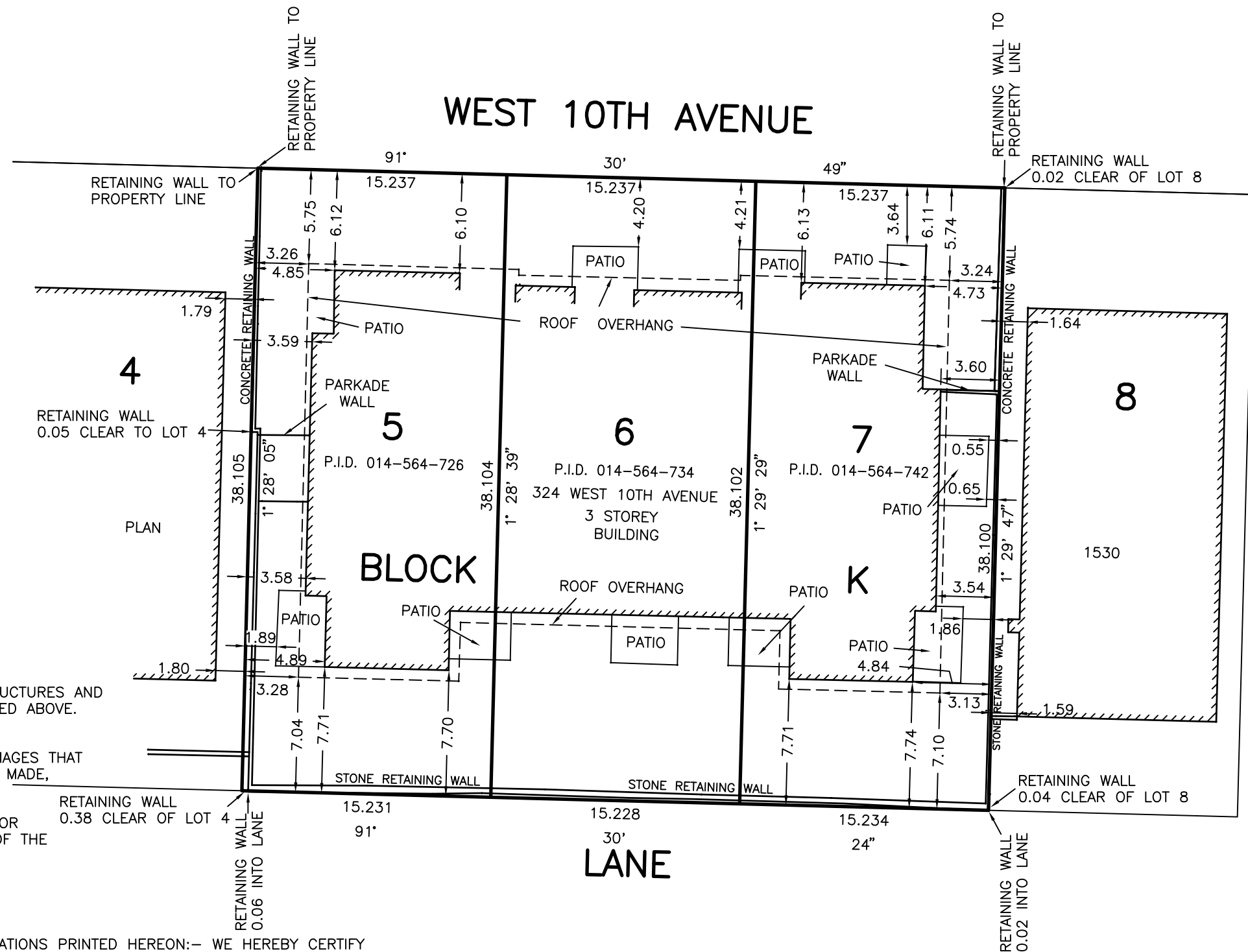
DOCUMENT# DESCRIPTION  
 464303M EASEMENT AND INDEMNITY AGREEMENT

THIS PLAN WAS PREPARED FOR BUILDING LOCATION PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

© Underhill & Underhill

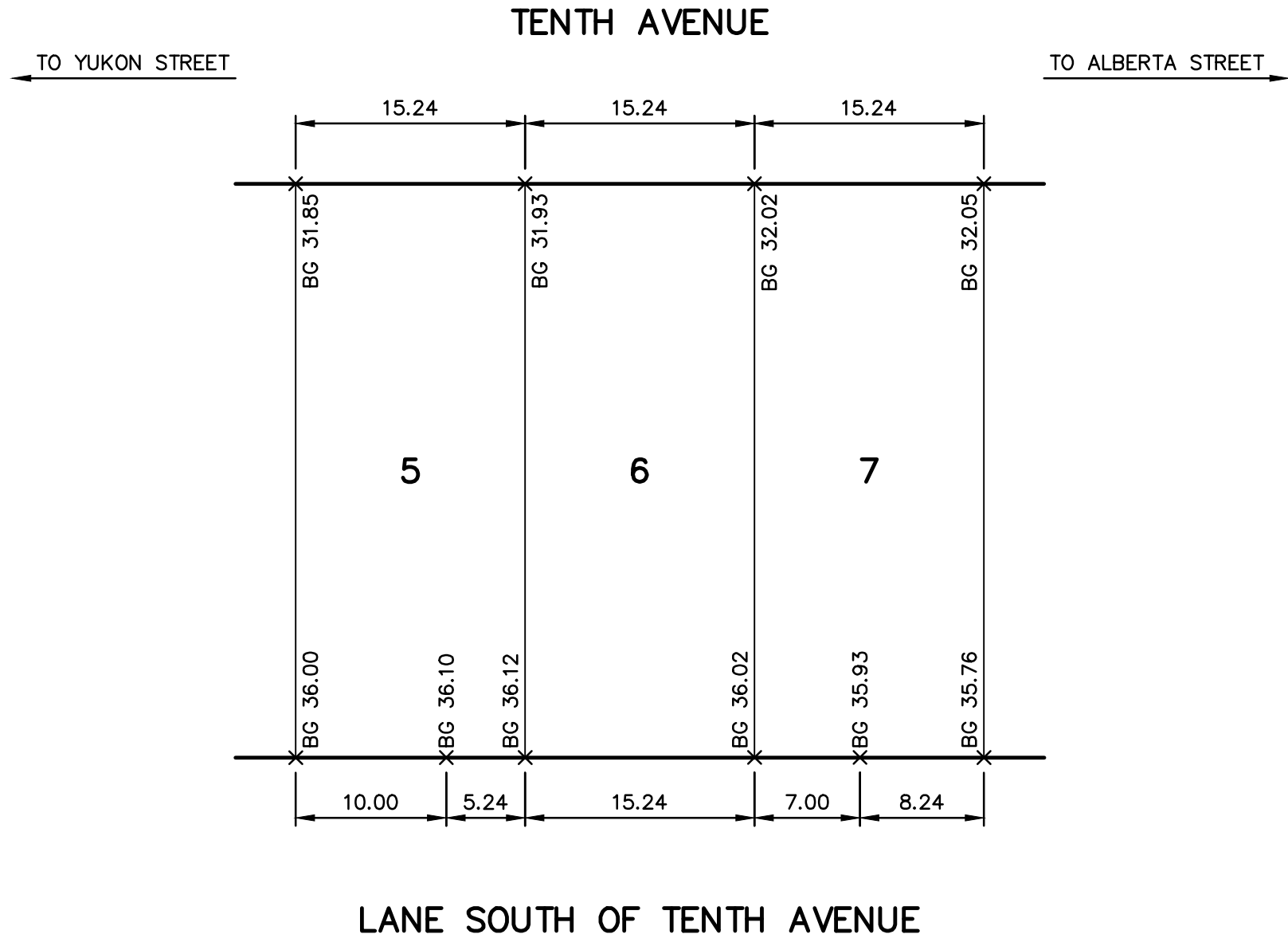
CERTIFIED CORRECT :

APRIL 13, 2022 B.C.L.S.



ALBERTA STREET

**L-515 R1**

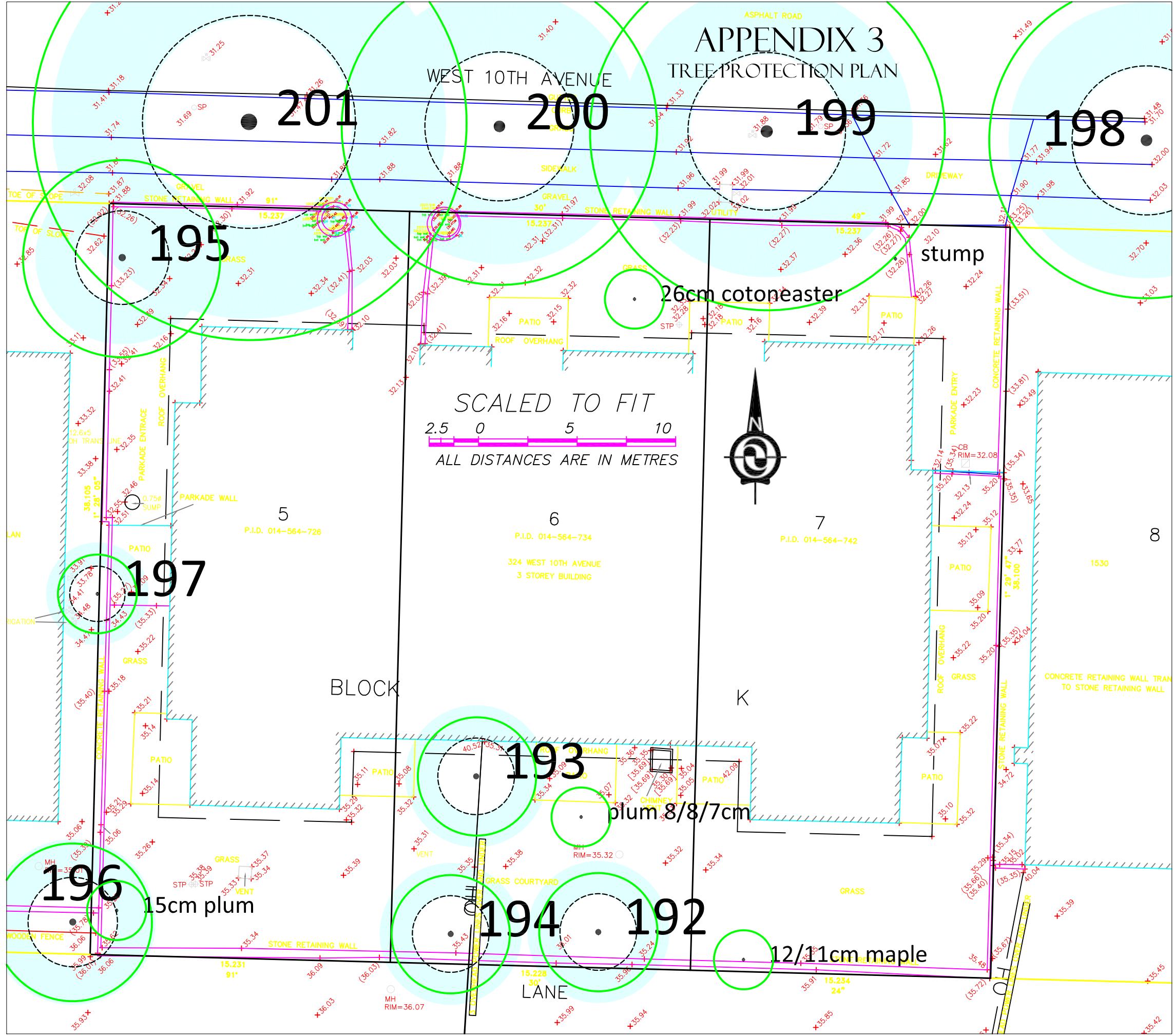


BENCH MARK: ELEVATION: 39.369    DESCRIPTION: SURVEY MONUMENT MARKED V-2194 AT THE SOUTH WEST CORNER OF ELEVENTH AVENUE AND COLUMBIA STREET.  
 THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.  
 BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

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

NO.	DATE	REVISION	BY	CHK	<b>CITY OF VANCOUVER ENGINEERING SERVICES</b>
					<b>BUILDING GRADE ELEVATIONS FOR LOTS 5 TO 7, BLK. K, D.L. 526, PLAN VAP1530.</b>
					DATE: 2024-07-17    DESIGN: J.D.H. DWG: B.F.G.            CHK: B.P. REF: FILE 2024-00080.
					SCALE: 1:400 DWG. NO. <b>BG-2024-00080</b> SHEET 1 / OF 1    REVISION:

APPENDIX 3  
TREE PROTECTION PLAN

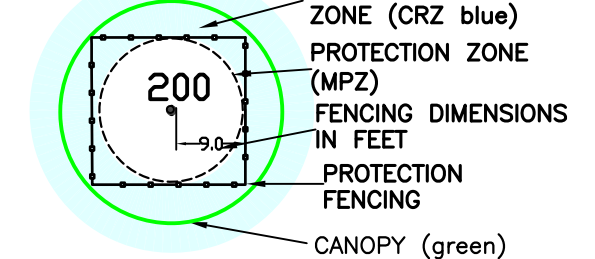


**TREE INVENTORY**

#	Type	DBH	MPZ
192	Purple Plum	30cm	1.8m
193	Cherry	30cm	1.8m
194	Purple Plum	16/14cm	1.8m
195	Cherry	37cm	2.2m
196	Elm	35cm	2.1m
197	Boxwood	7/6/6cm	1.3m
198	Red Oak	58cm	3.5m
199	Red Oak	61cm	3.7m
200	Red Oak	59cm	3.5m
201	Red Oak	83cm	5.0m

DBH-diameter, MPZ- protection zone

TREE PROPOSED FOR RETENTION



Undersized tree



NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

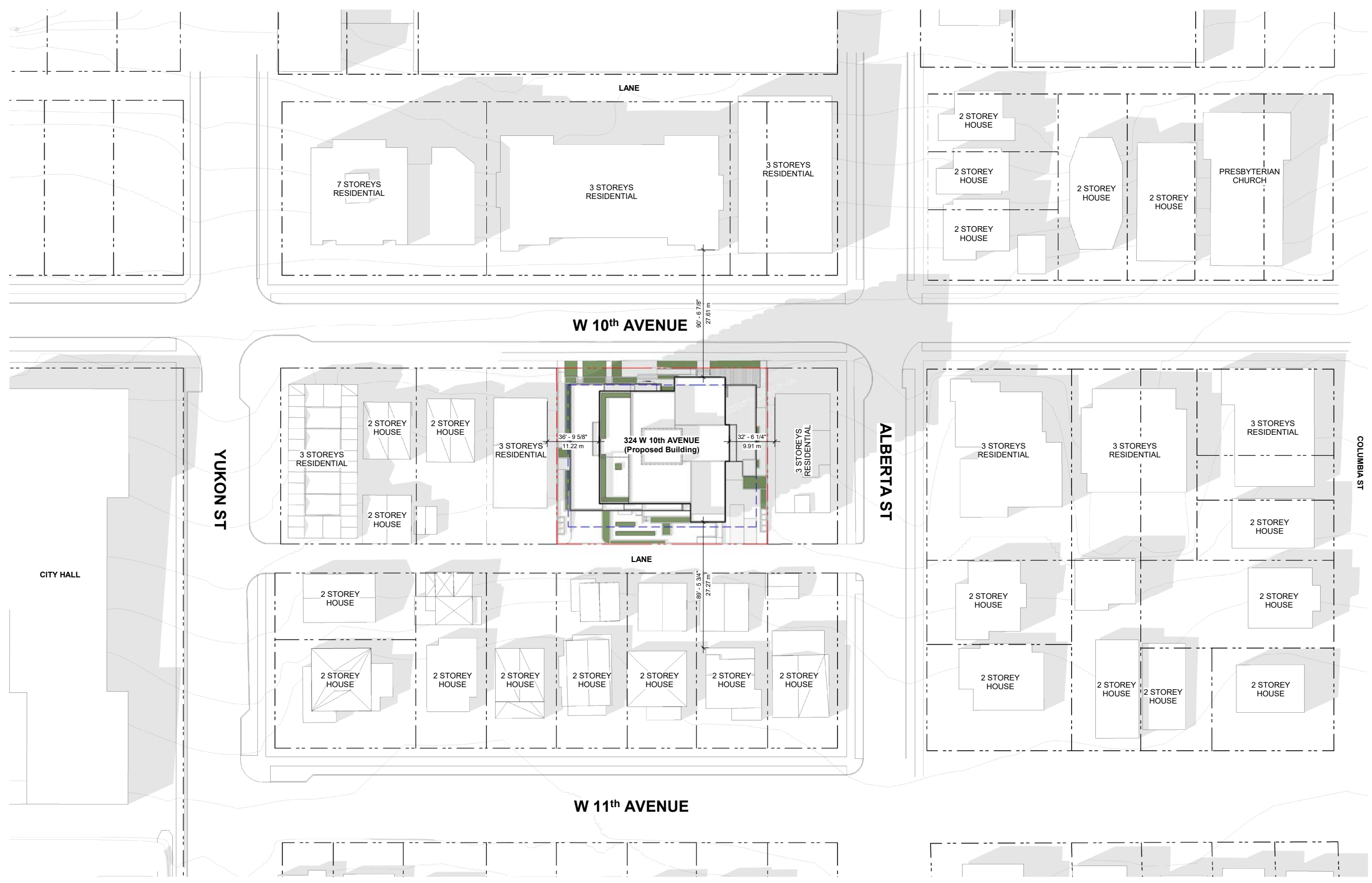
Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

324 West 10th Ave Vancouver BC

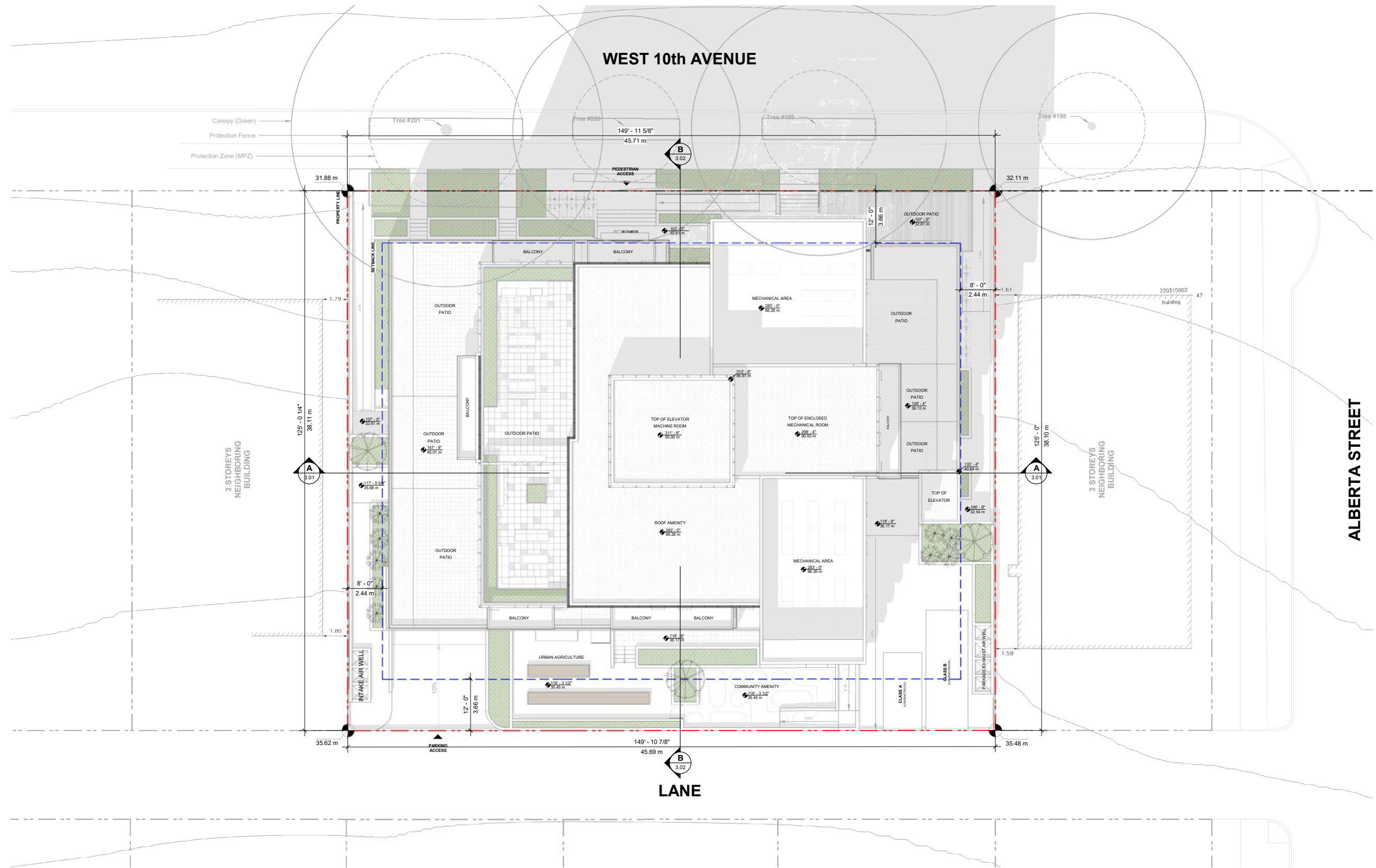
**TREE PROTECTION DRAWING**  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

May, 2022



1 CONTEXT PLAN  
SCALE: 1/32" = 1'-0"

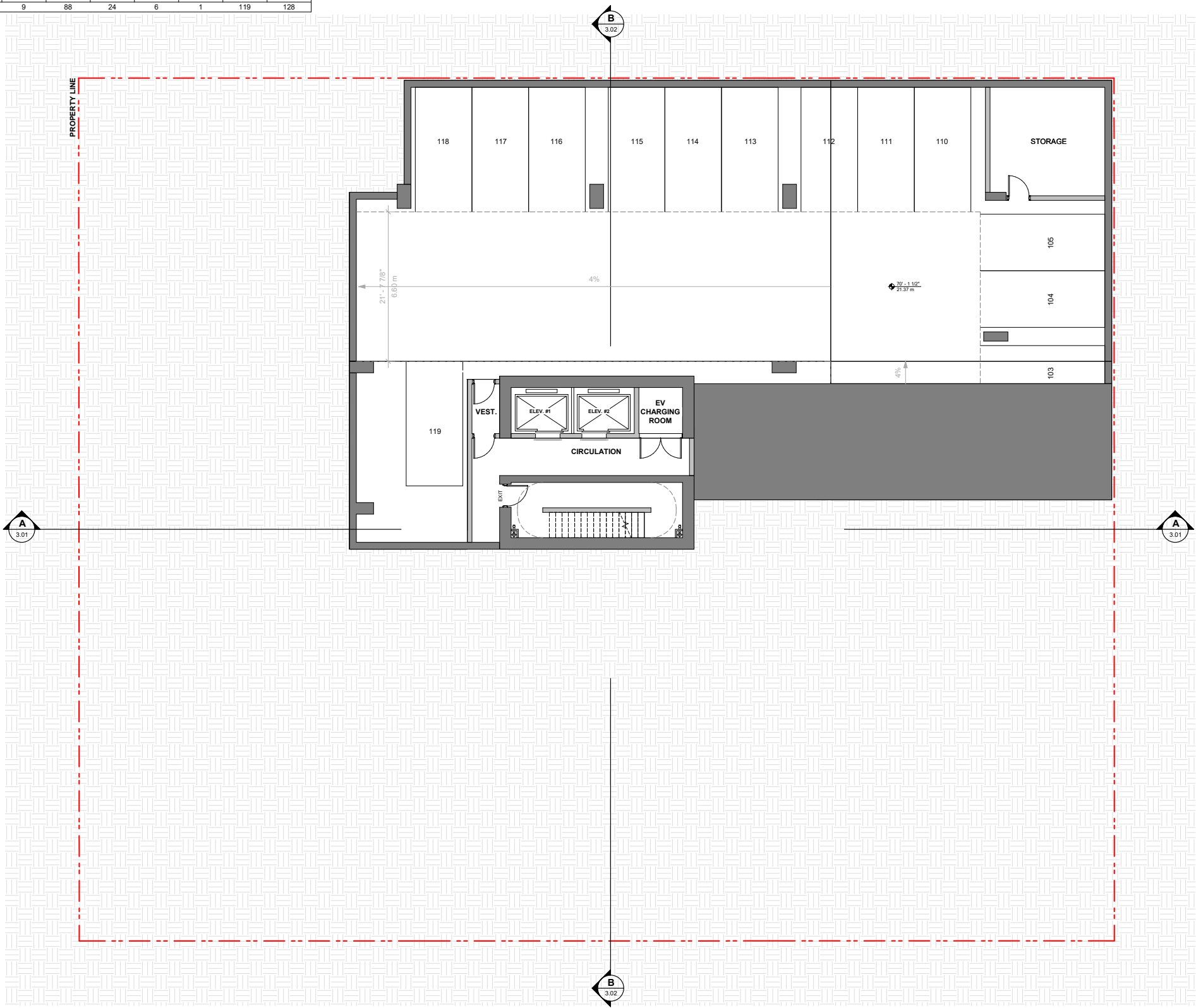
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TOTAL VEHICULAR PARKING											
Level	VISITOR PARKING SPACES				Total	RESIDENTIAL PARKING SPACES				Total	Total
	Regular	Small	Accessible	Van Accessible		Regular	Small	Accessible	Van Accessible		
LEVEL P1	3	5	0	1	9	14	0	2	0	16	25
LEVEL P2	0	0	0	0	0	28	12	2	1	43	43
LEVEL P3	0	0	0	0	0	34	12	2	0	48	48
LEVEL P4	0	0	0	0	0	12	0	0	0	12	12
<b>TOTAL</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>9</b>	<b>88</b>	<b>24</b>	<b>6</b>	<b>1</b>	<b>119</b>	<b>128</b>

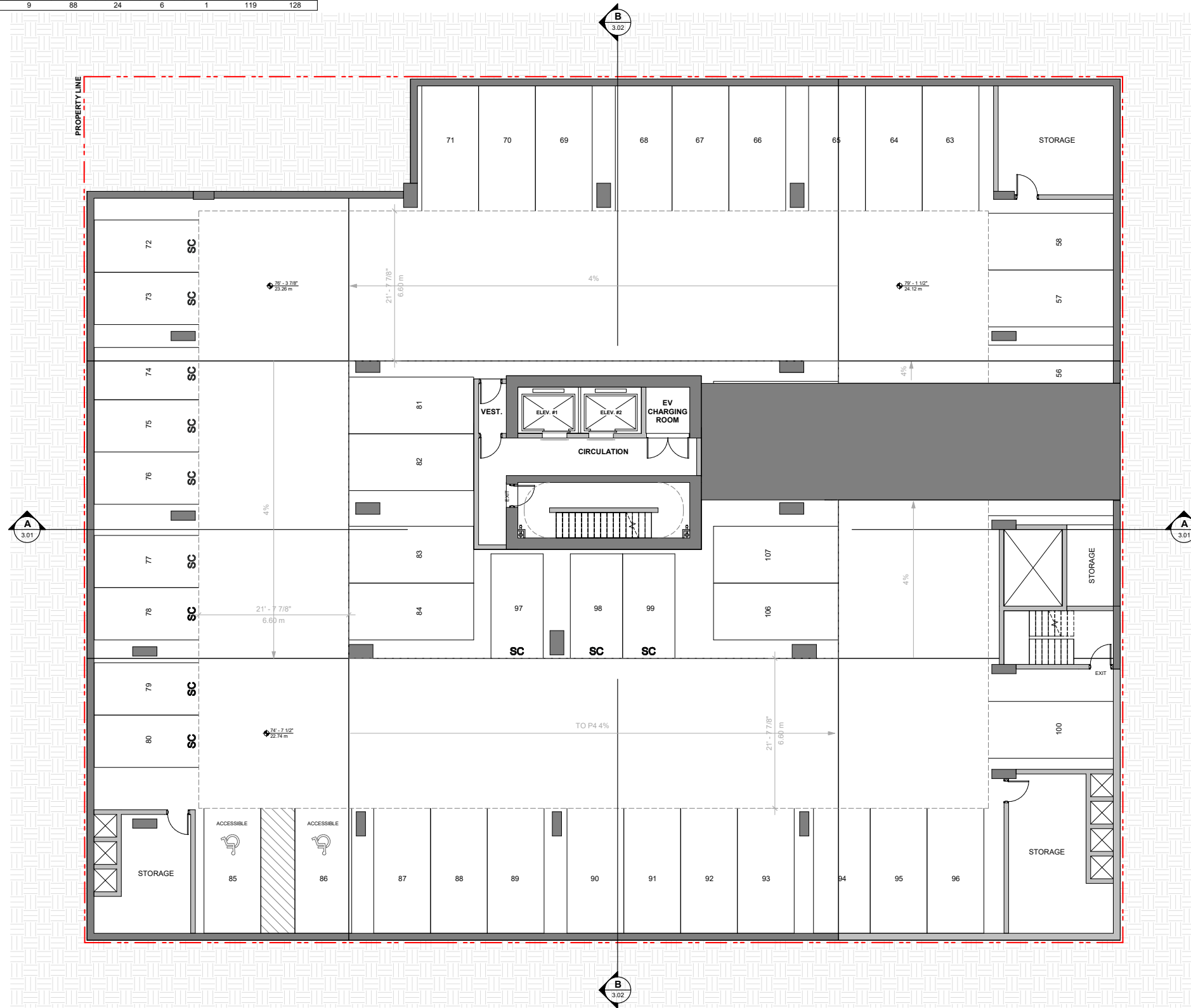


**1** PARKING PLAN - LEVEL P4  
SCALE: 1/8" = 1'-0"

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TOTAL VEHICULAR PARKING											
Level	VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL P1	3	5	0	1	9	14	0	2	0	16	25
LEVEL P2	0	0	0	0	0	28	12	2	1	43	43
LEVEL P3	0	0	0	0	0	34	12	2	0	48	48
LEVEL P4	0	0	0	0	0	12	0	0	0	12	12
TOTAL	3	5	0	1	9	88	24	6	1	119	128



1 PARKING PLAN - LEVEL P3

SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007

PARKING PLAN -  
LEVEL P3

Drawing

Scale 1/8" = 1'-0"

Project 223007

Sheet 1.04



TOTAL VEHICULAR PARKING											
Level	VISITOR PARKING SPACES					RESIDENTIAL PARKING SPACES					Total
	Regular	Small	Accessible	Van Accessible	Total	Regular	Small	Accessible	Van Accessible	Total	
LEVEL P1	3	5	0	1	9	14	0	2	0	16	25
LEVEL P2	0	0	0	0	0	28	12	2	1	43	43
LEVEL P3	0	0	0	0	0	34	12	2	0	48	48
LEVEL P4	0	0	0	0	0	12	0	0	0	12	12
TOTAL	3	5	0	1	9	88	24	6	1	119	128



1 PARKING PLAN - LEVEL P2  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
PARKING PLAN -  
LEVEL P2

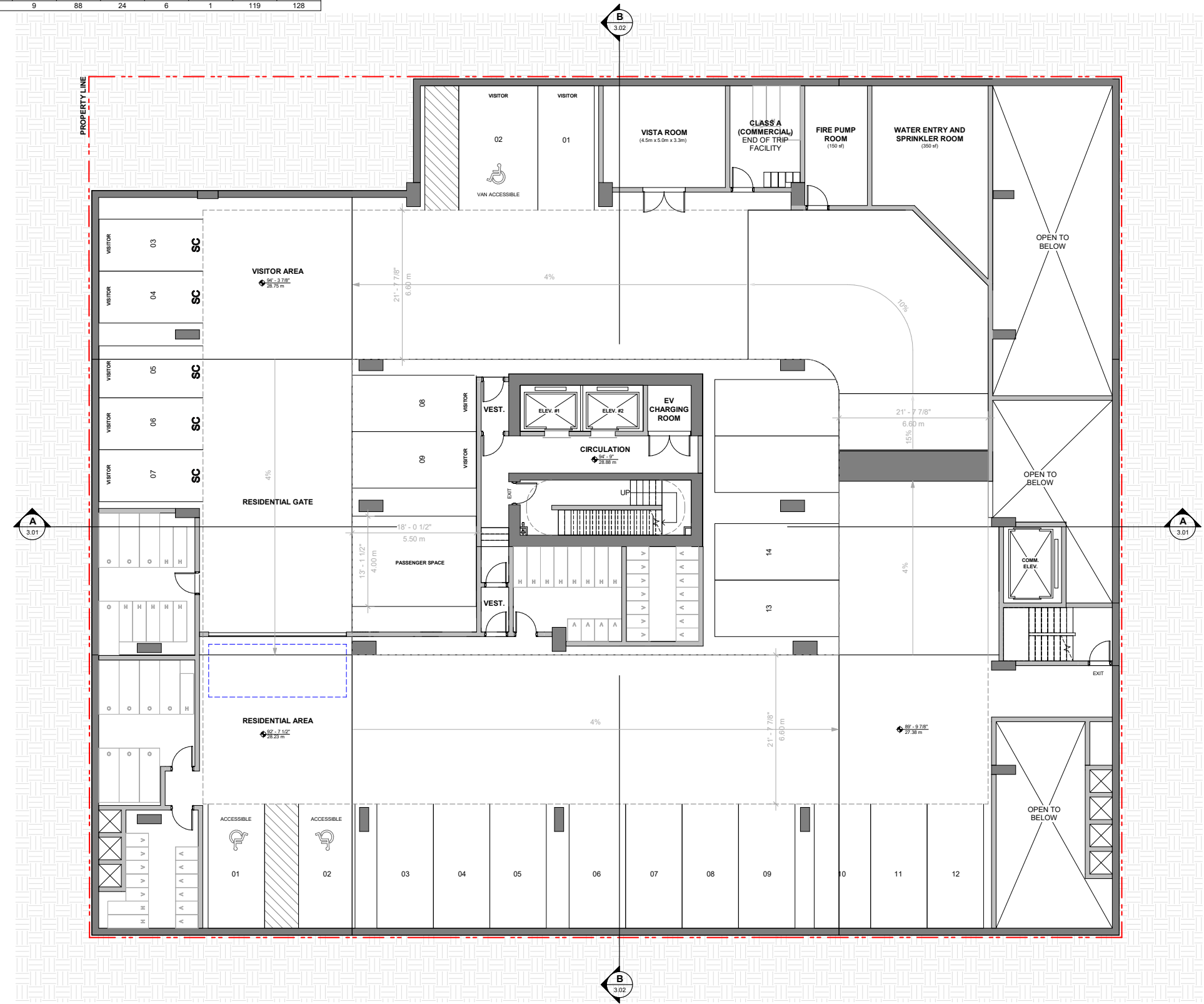
Drawing  
Scale 1/8" = 1'-0"

Project 223007

Sheet 1.05



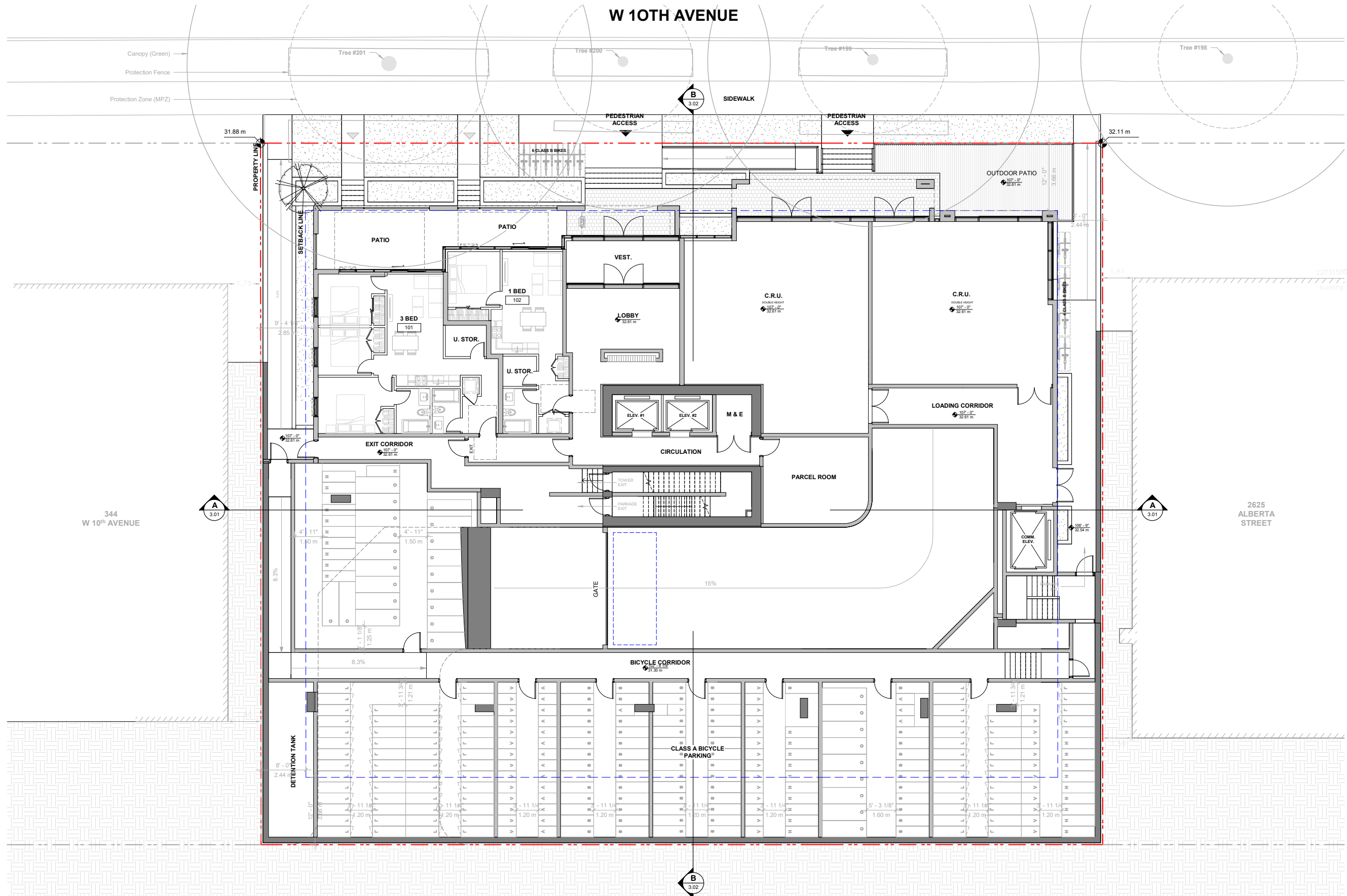
TOTAL VEHICULAR PARKING										
Level	VISITOR PARKING SPACES				Total	RESIDENTIAL PARKING SPACES				Total
	Regular	Small	Accessible	Van Accessible		Regular	Small	Accessible	Van Accessible	
LEVEL P1	3	5	0	1	9	14	0	2	0	16
LEVEL P2	0	0	0	0	0	28	12	2	1	43
LEVEL P3	0	0	0	0	0	34	12	2	0	48
LEVEL P4	0	0	0	0	0	12	0	0	0	12
TOTAL	3	5	0	1	9	88	24	6	1	119



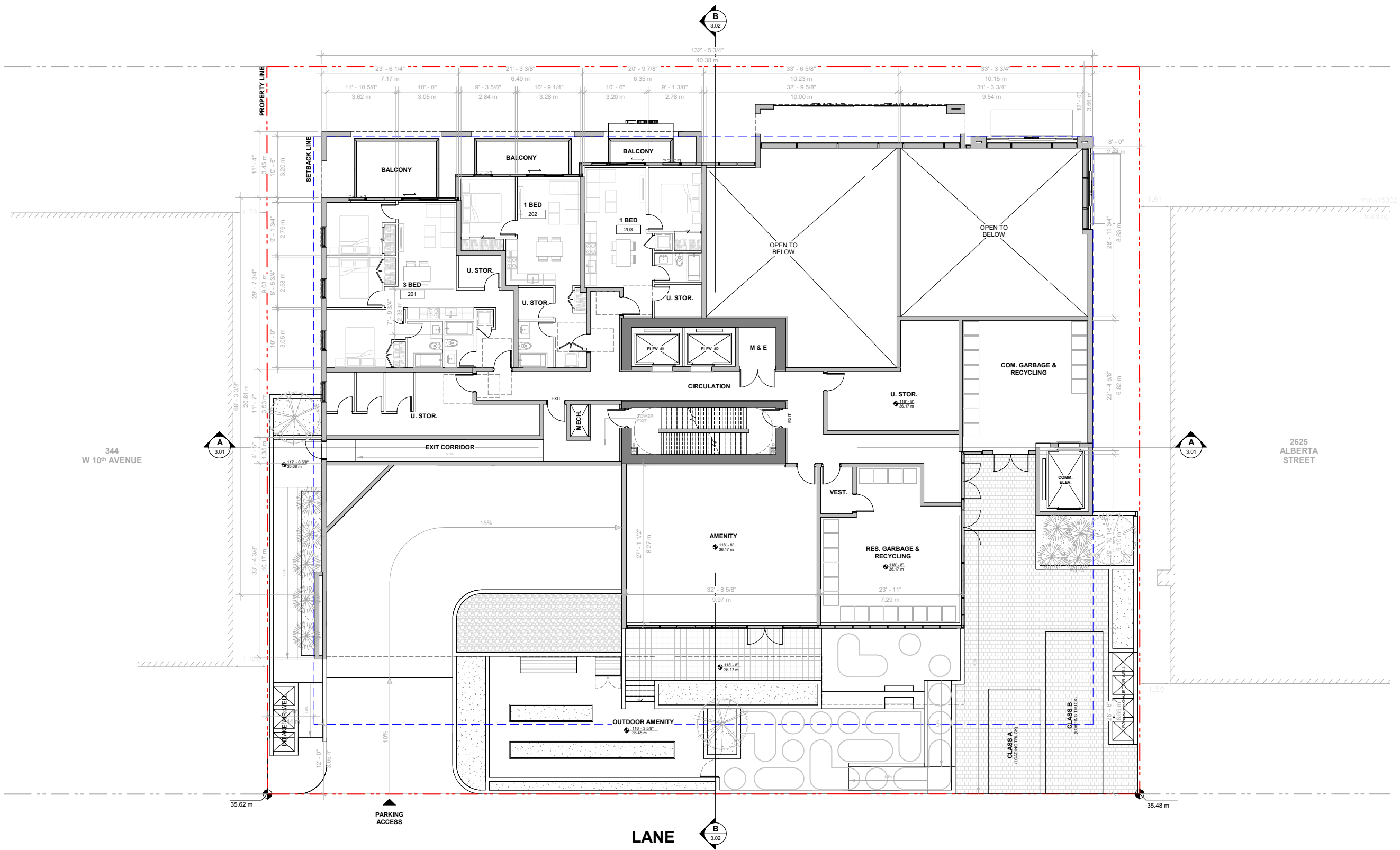
**1** PARKING PLAN - LEVEL P1  
SCALE: 1/8" = 1'-0"



W 10TH AVENUE

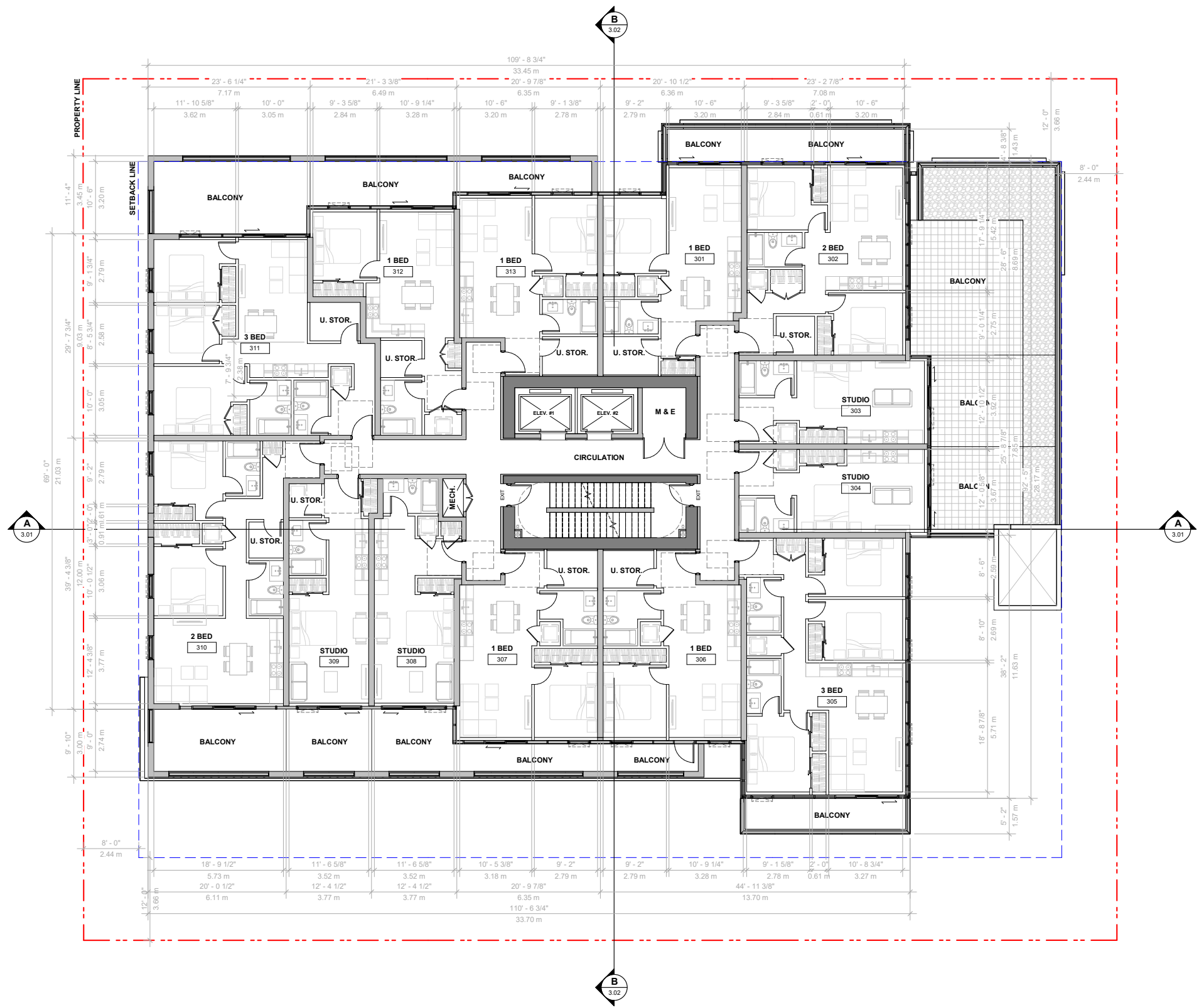


1 FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"



**1 FLOOR PLAN - LEVEL 2**  
SCALE: 1/8" = 1'-0"

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**1 FLOOR PLAN - LEVEL 3**  
SCALE: 1/8" = 1'-0"

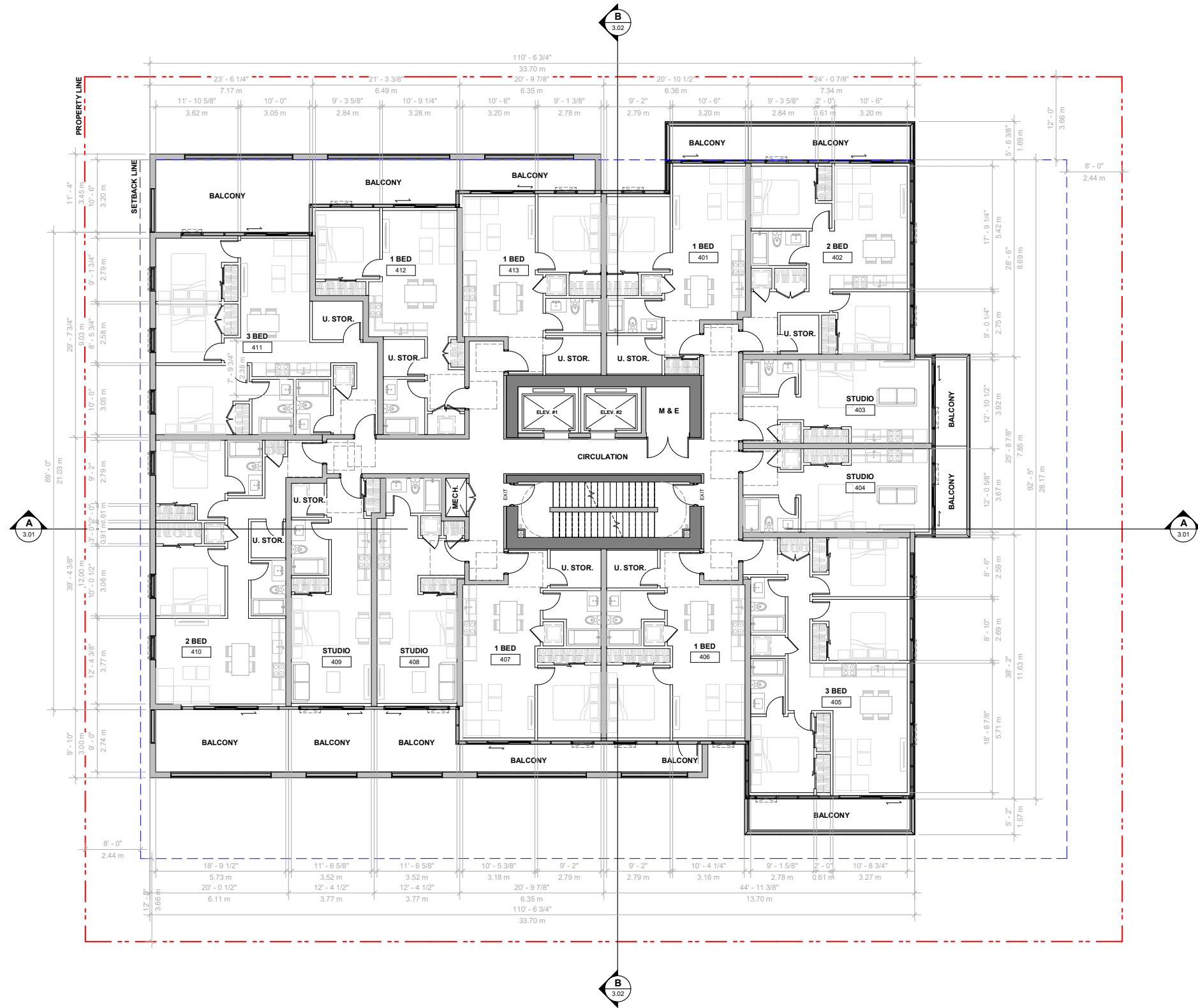
Seal  
**324 W 10th AVE**

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
**FLOOR PLAN - LEVEL 3**

Drawing  
Scale 1/8" = 1'-0"

Project 223007

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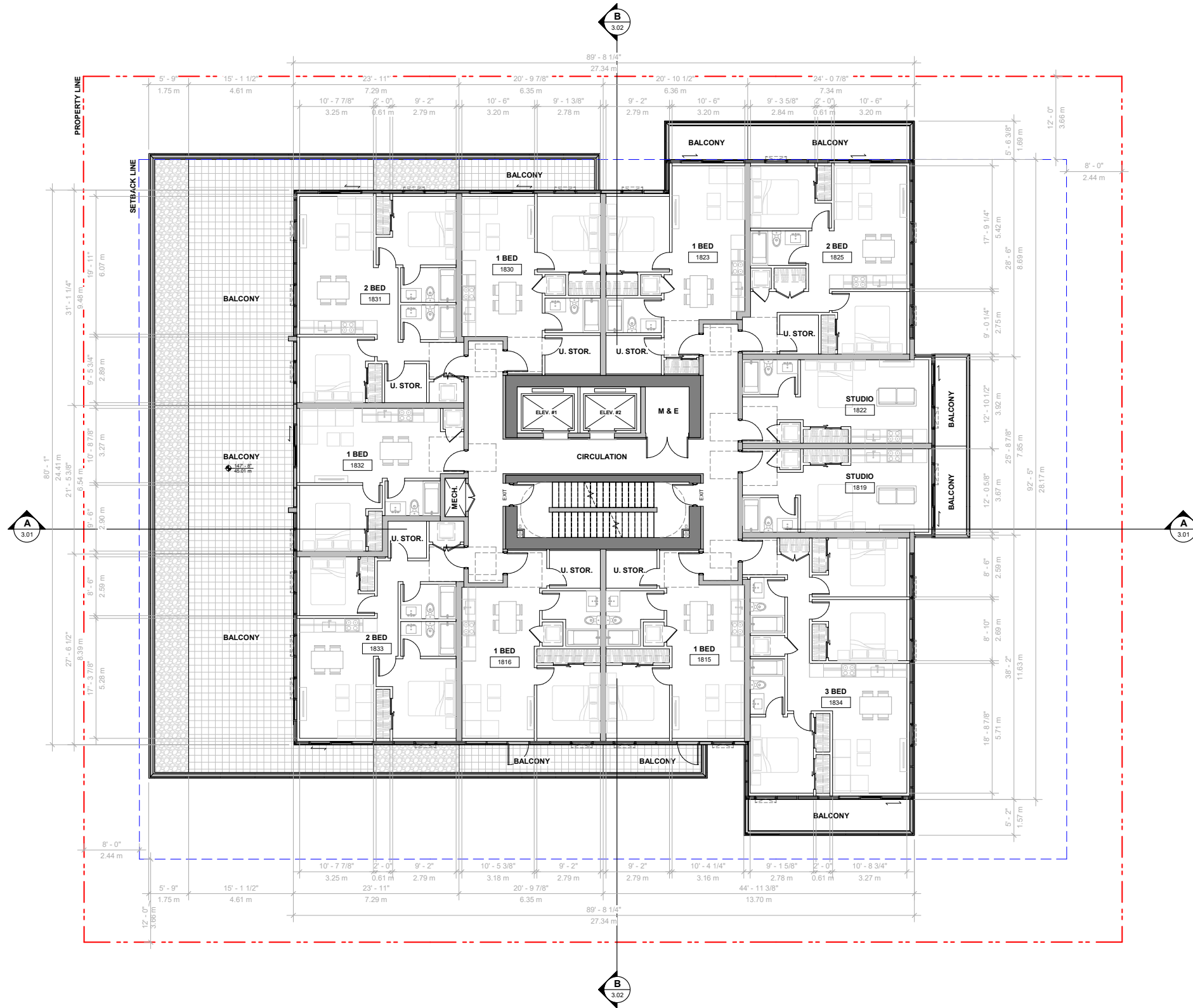
1 FLOOR PLAN - LEVEL 4  
SCALE: 1/8" = 1'-0"

324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
FLOOR PLAN - LEVEL  
4

Scale 1/8" = 1'-0"  
Project 223007  
Sheet 1.10

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1 FLOOR PLAN - LEVEL 5  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

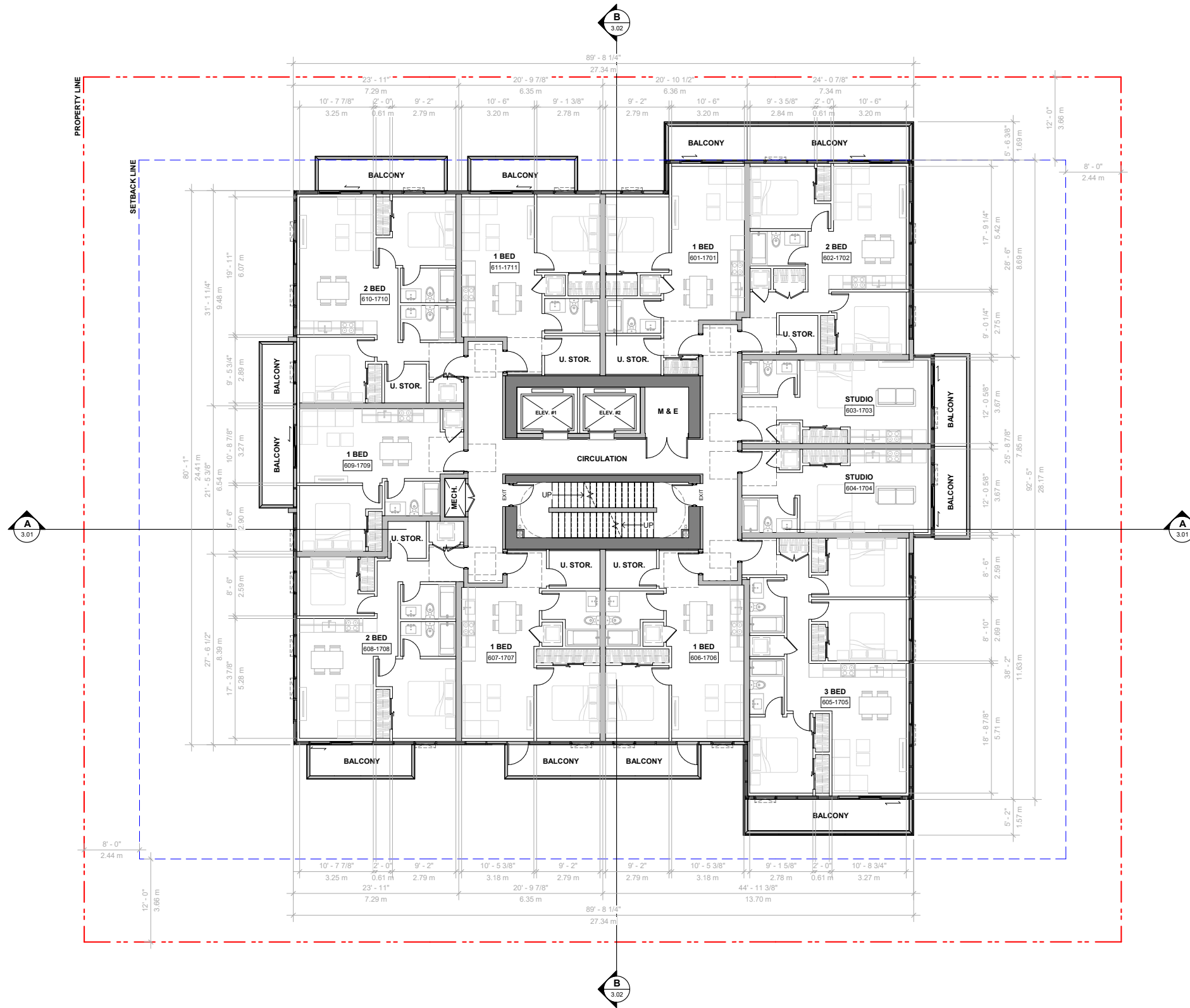
324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
FLOOR PLAN - LEVEL  
5

Drawing

Scale 1/8" = 1'-0"

Project 223007

Sheet 1.11



1 FLOOR PLAN - LEVELS 6 - 17 (TYPICAL)  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V6Y 1S3

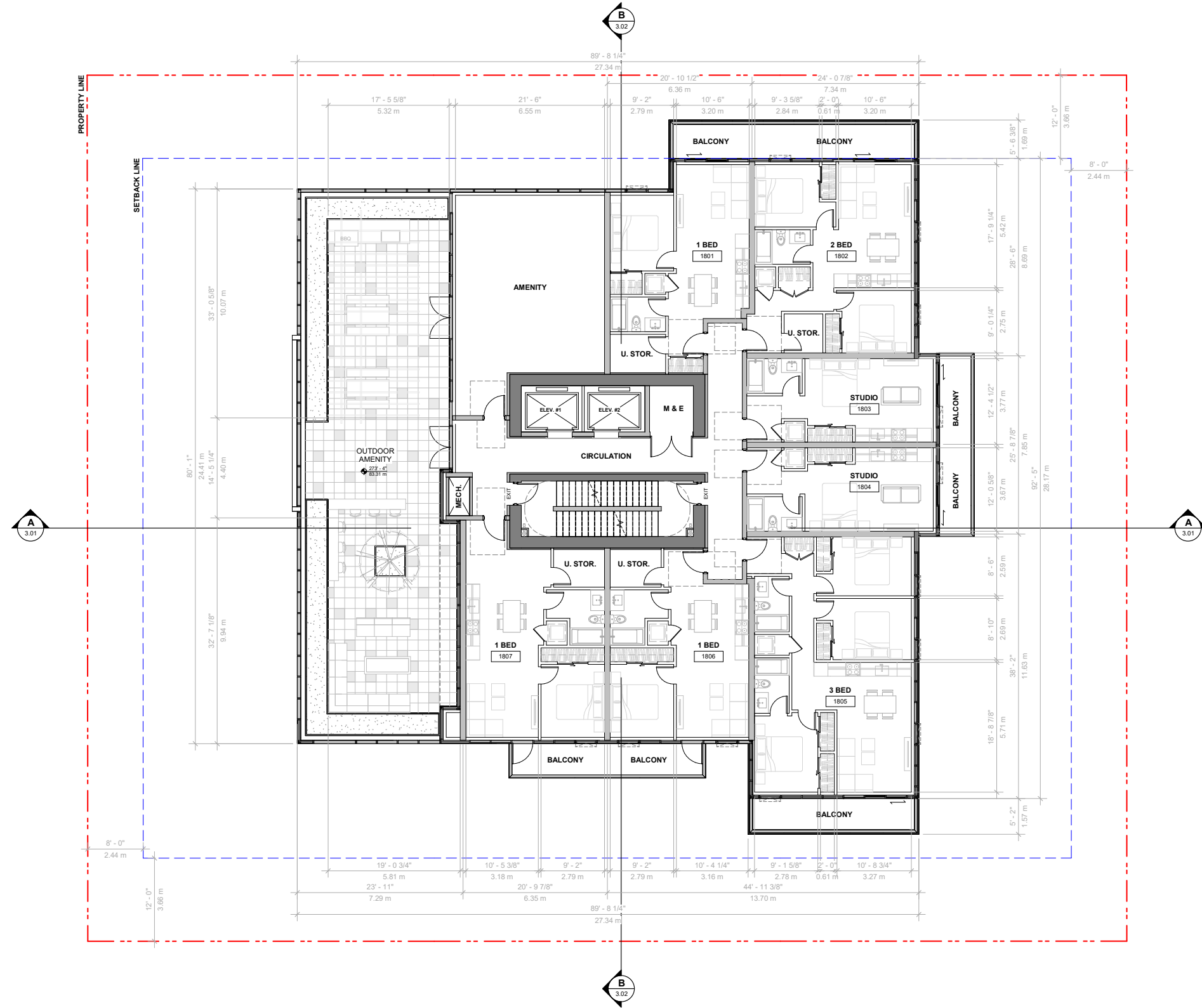
223007  
FLOOR PLAN -  
LEVELS 6 - 17  
(TYPICAL)

Drawing

Scale 1/8" = 1'-0"

Project 223007

Sheet 1.12

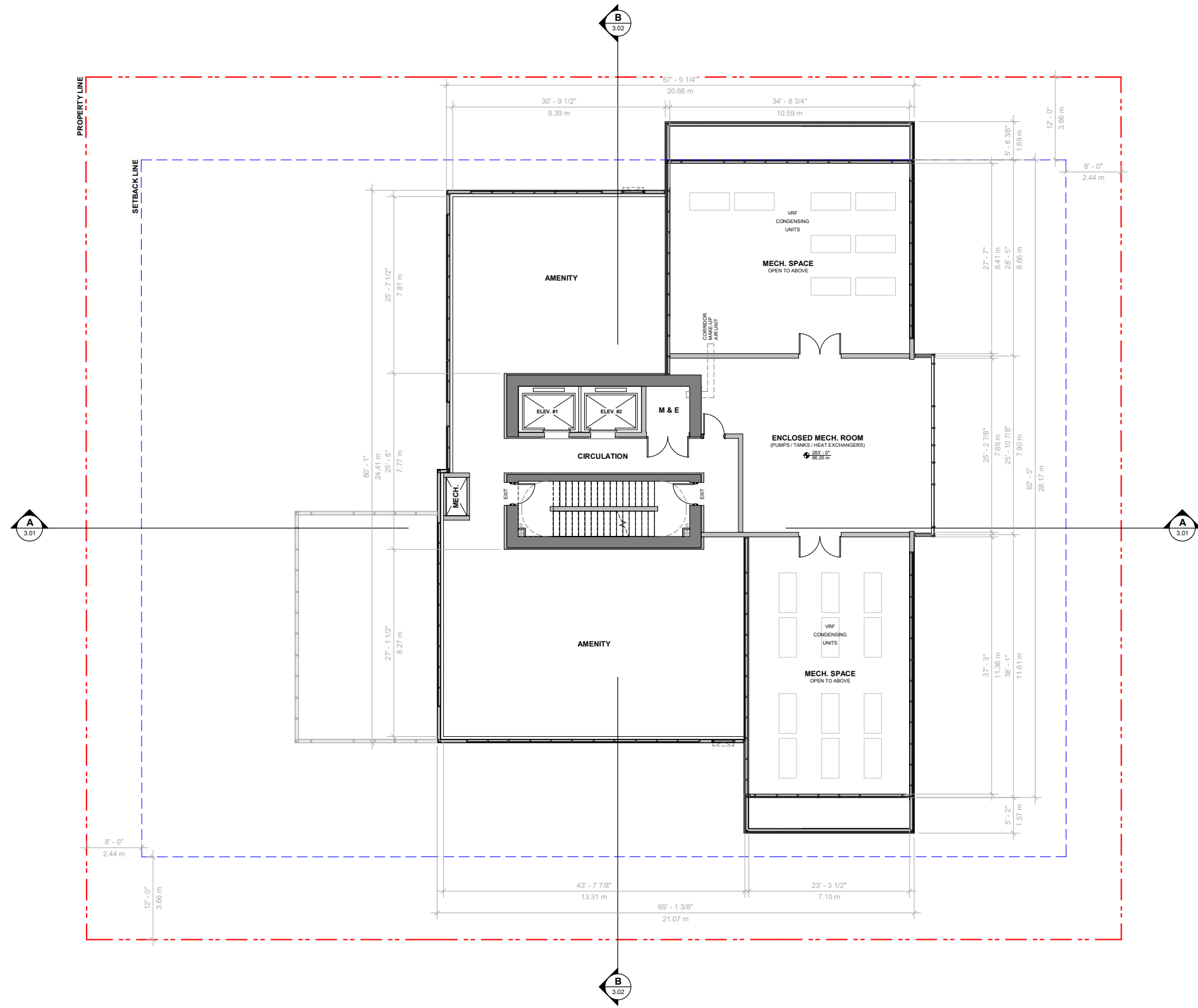


**1 FLOOR PLAN - LEVEL 18**  
SCALE: 1/8" = 1'-0"

Seal  
**324 W 10th AVE**

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
**FLOOR PLAN - LEVEL 18**

Drawing  
Scale 1/8" = 1'-0"  
Project 223007  
Sheet **1.13**



1 FLOOR PLAN - LEVEL 19 (AMENITY & MECH. PENTHOUSE)  
SCALE: 1/8" = 1'-0"

Seal

324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007

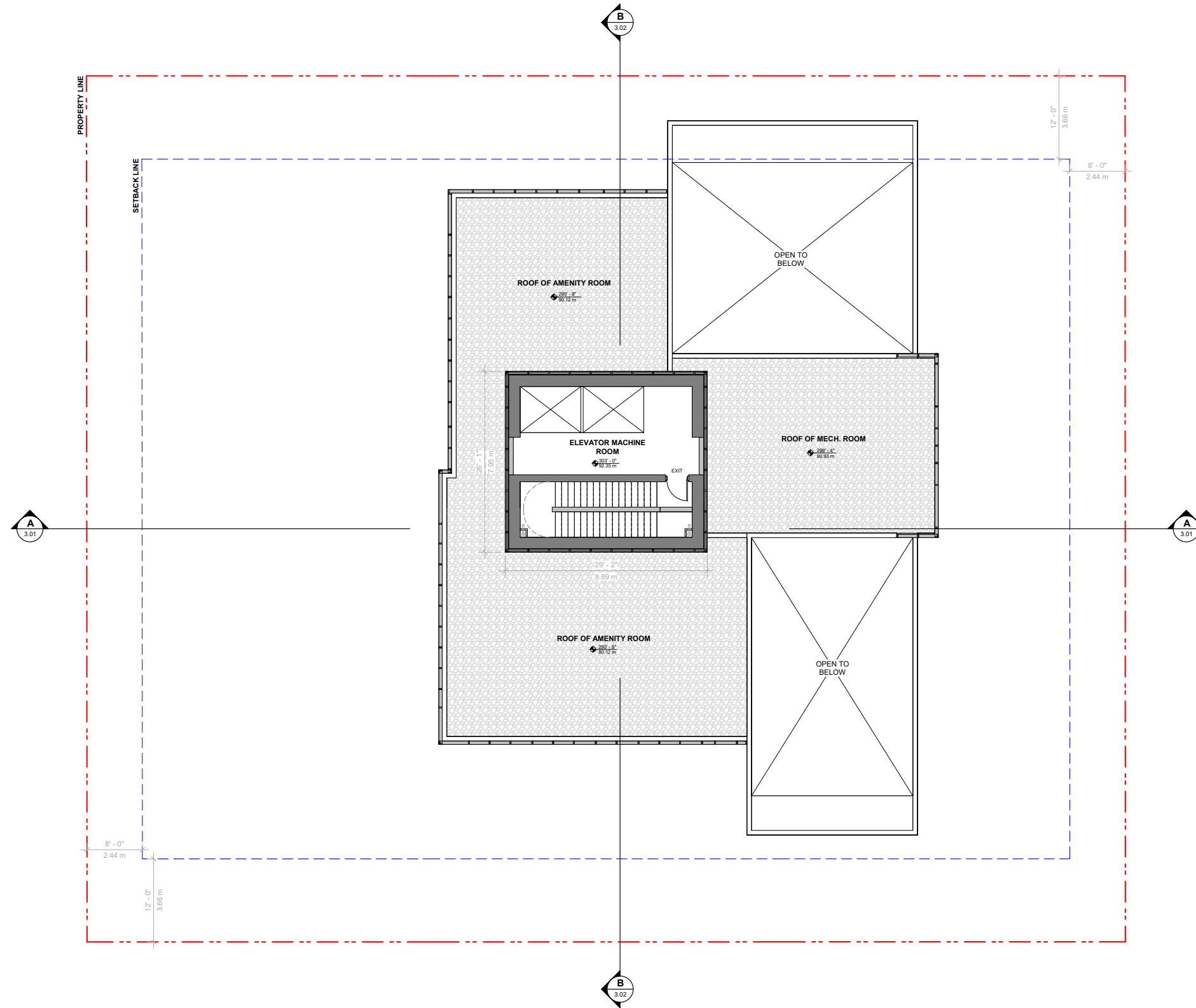
FLOOR PLAN - LEVEL  
19 (AMENITY & MECH.  
PH)

Drawing

Scale 1/8" = 1'-0"

Project 223007

Sheet **1.14**



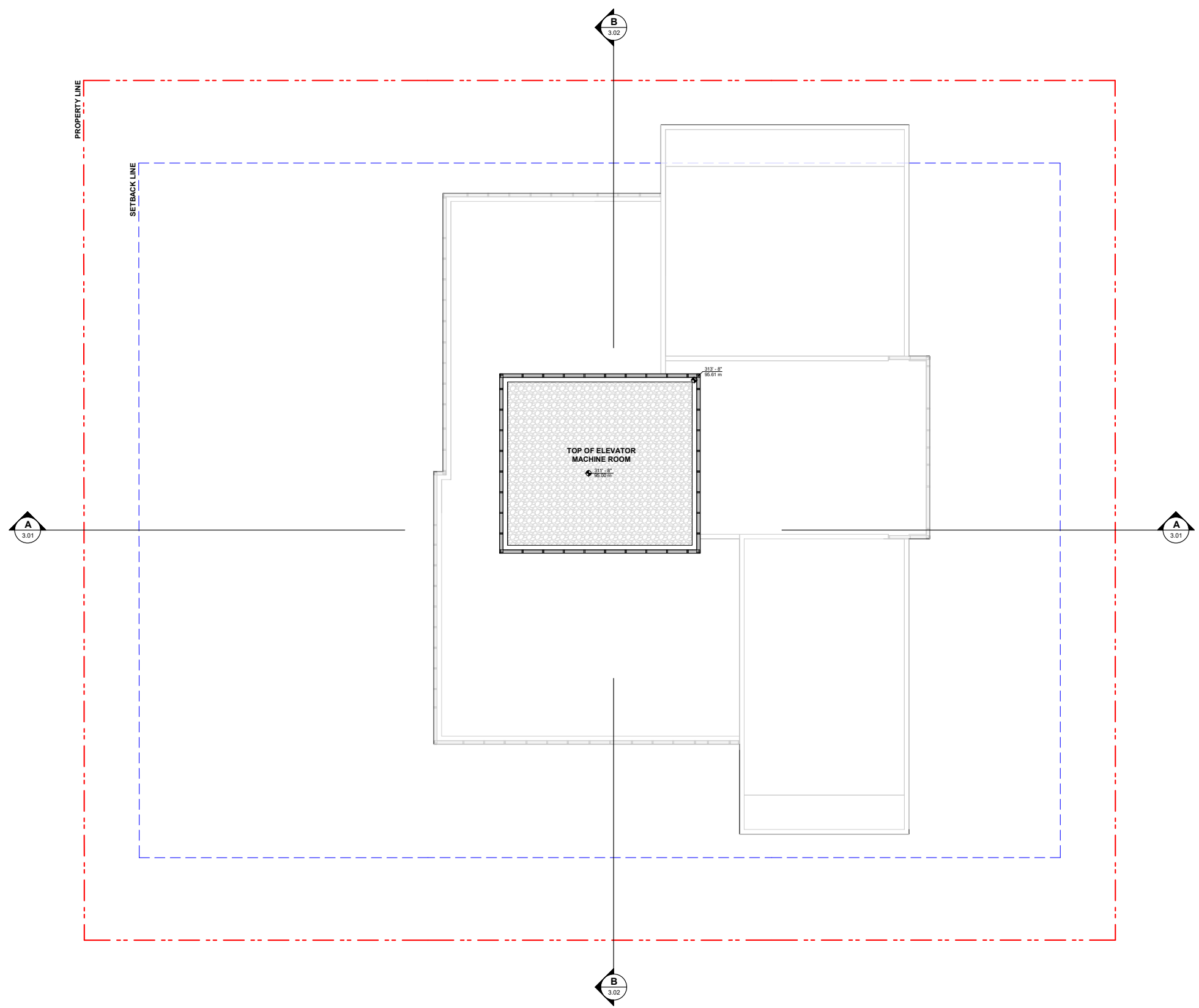
**1 FLOOR PLAN - LEVEL 20 (ELEVATOR MACHINE ROOM)**  
SCALE: 1/8" = 1'-0"

Seal  
**324 W 10th AVE**

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
FLOOR PLAN - LEVEL  
20 (ELEV. MACHINE  
ROOM)

Drawing  
Scale 1/8" = 1'-0"  
Project 223007

Sheet **1.15**

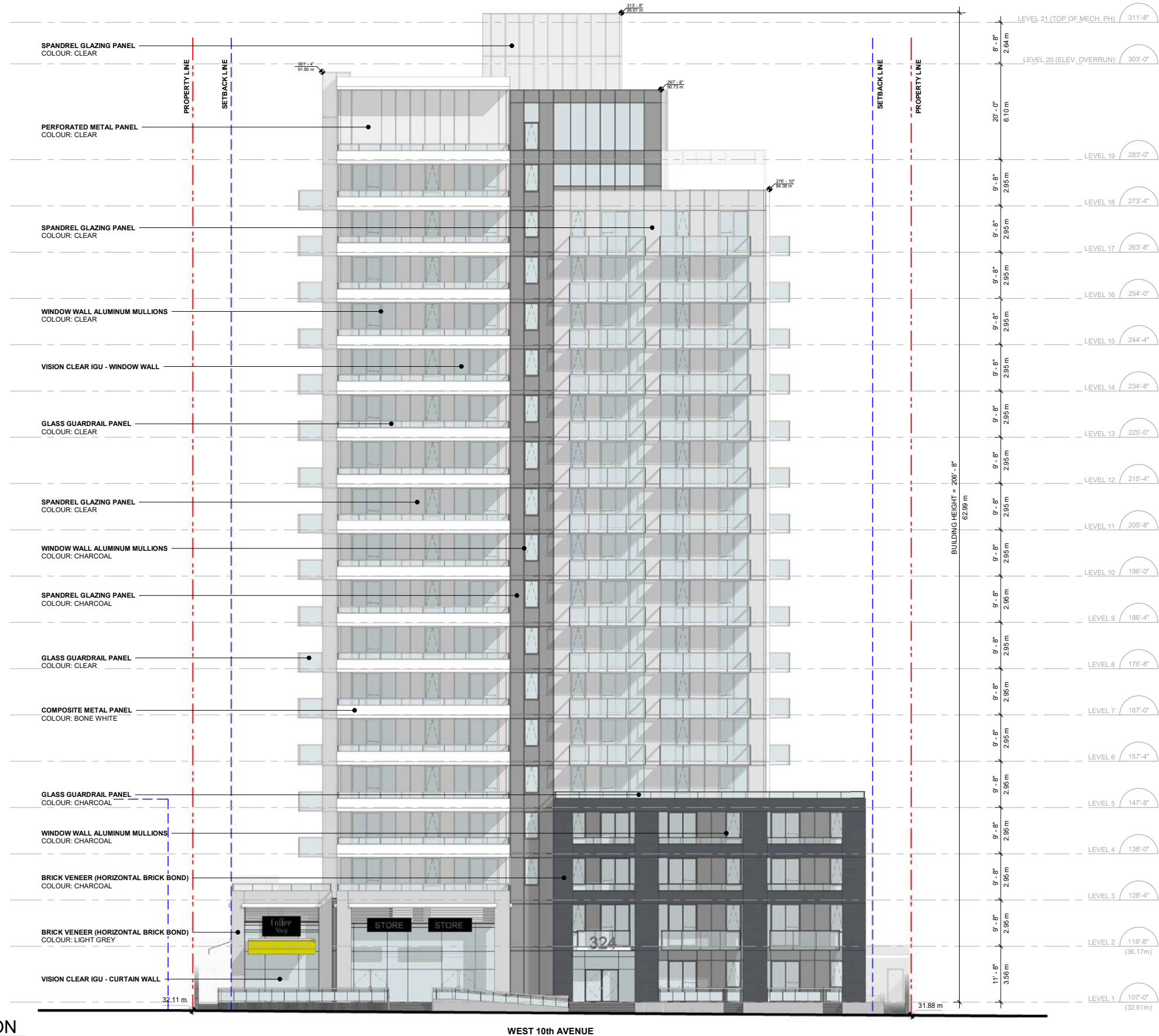


1 FLOOR PLAN - LEVEL 21 (TOP OF ELEVATOR MACHINE ROOM)  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
FLOOR PLAN - LEVEL  
21 (TOP OF ELEV.  
MACHINE ROOM)

Drawing  
Scale 1/8" = 1'-0"  
Project 223007  
Sheet **1.16**



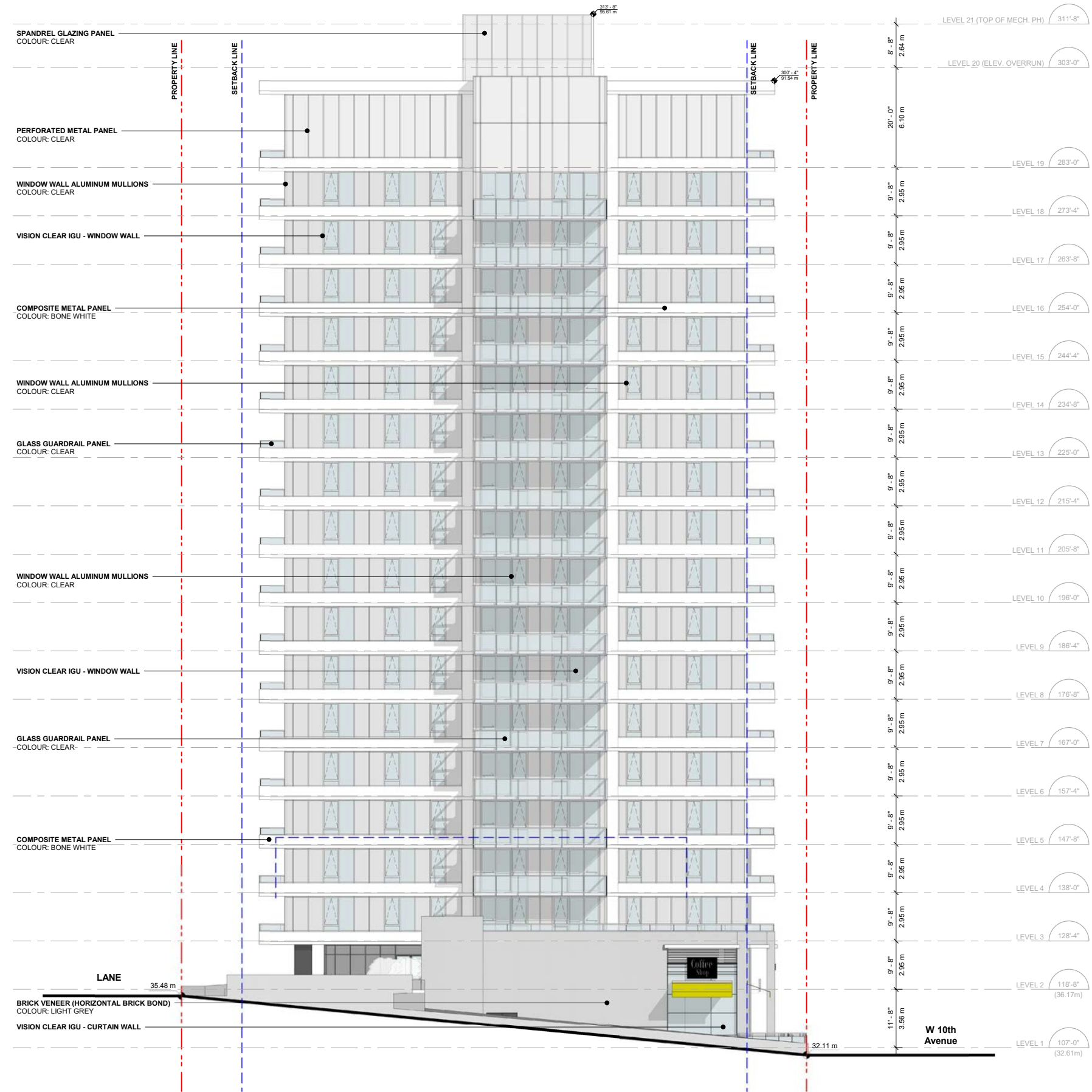
1 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

WEST 10th AVENUE

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
NORTH ELEVATION

Drawing  
Scale 3/32" = 1'-0"  
Project 223007  
Sheet 2.01



1 EAST ELEVATION  
SCALE: 3/32" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007

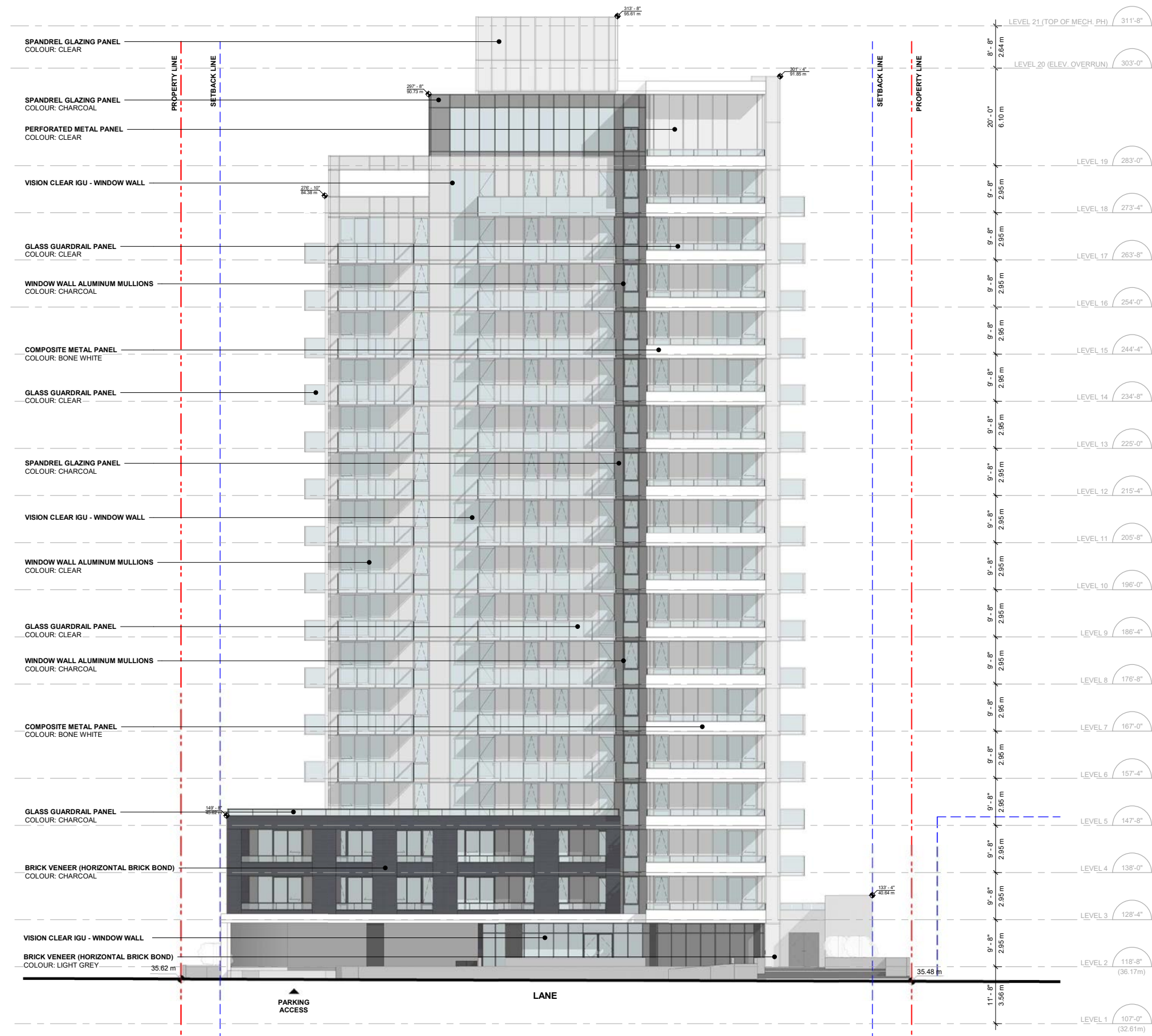
EAST ELEVATION

Drawing

Scale 3/32" = 1'-0"

Project 223007

Sheet 2.02

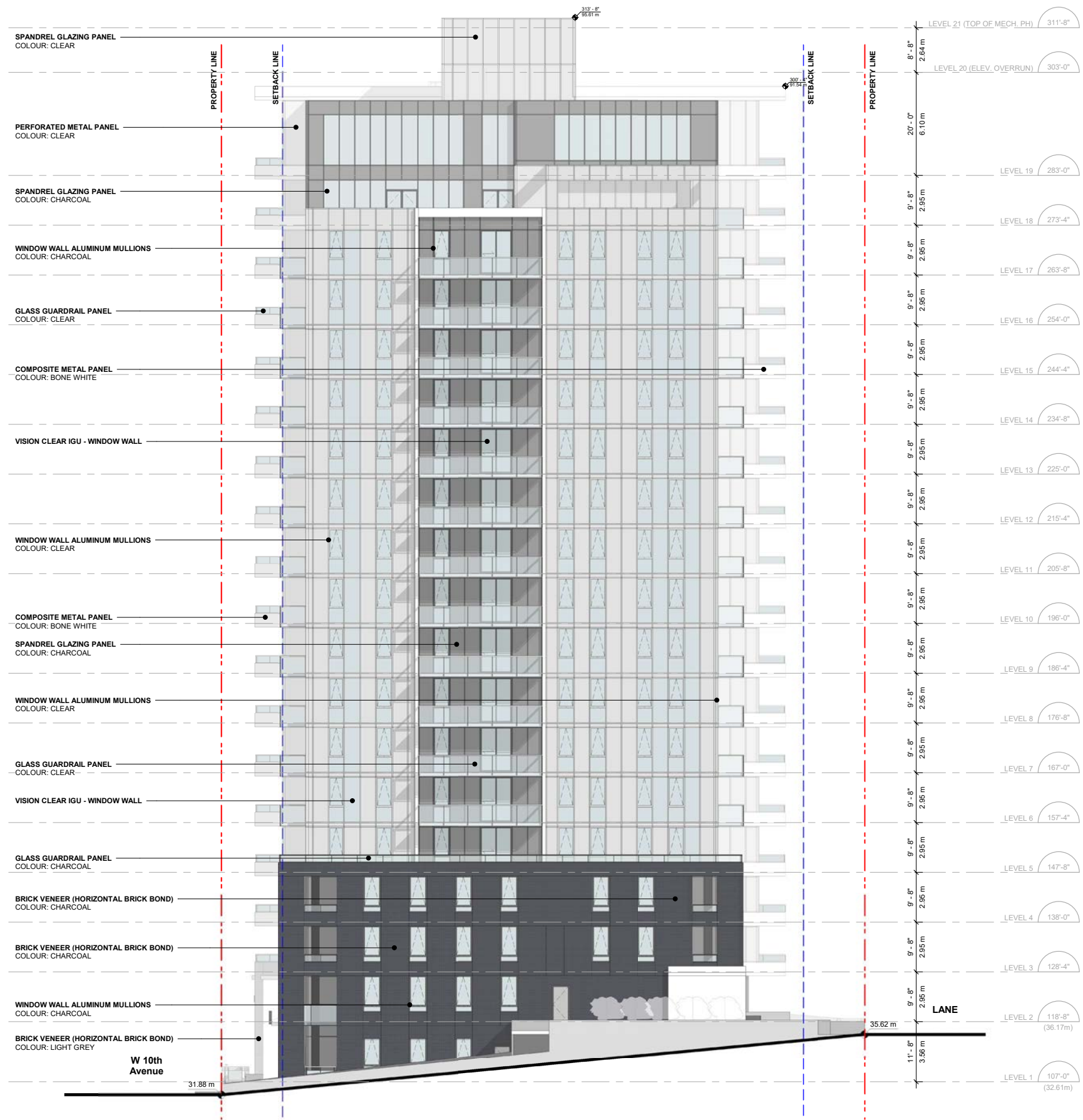


1 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
SOUTH ELEVATION

Drawing  
Scale 3/32" = 1'-0"  
Project 223007  
Sheet 2.03



1 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007

WEST ELEVATION

Drawing

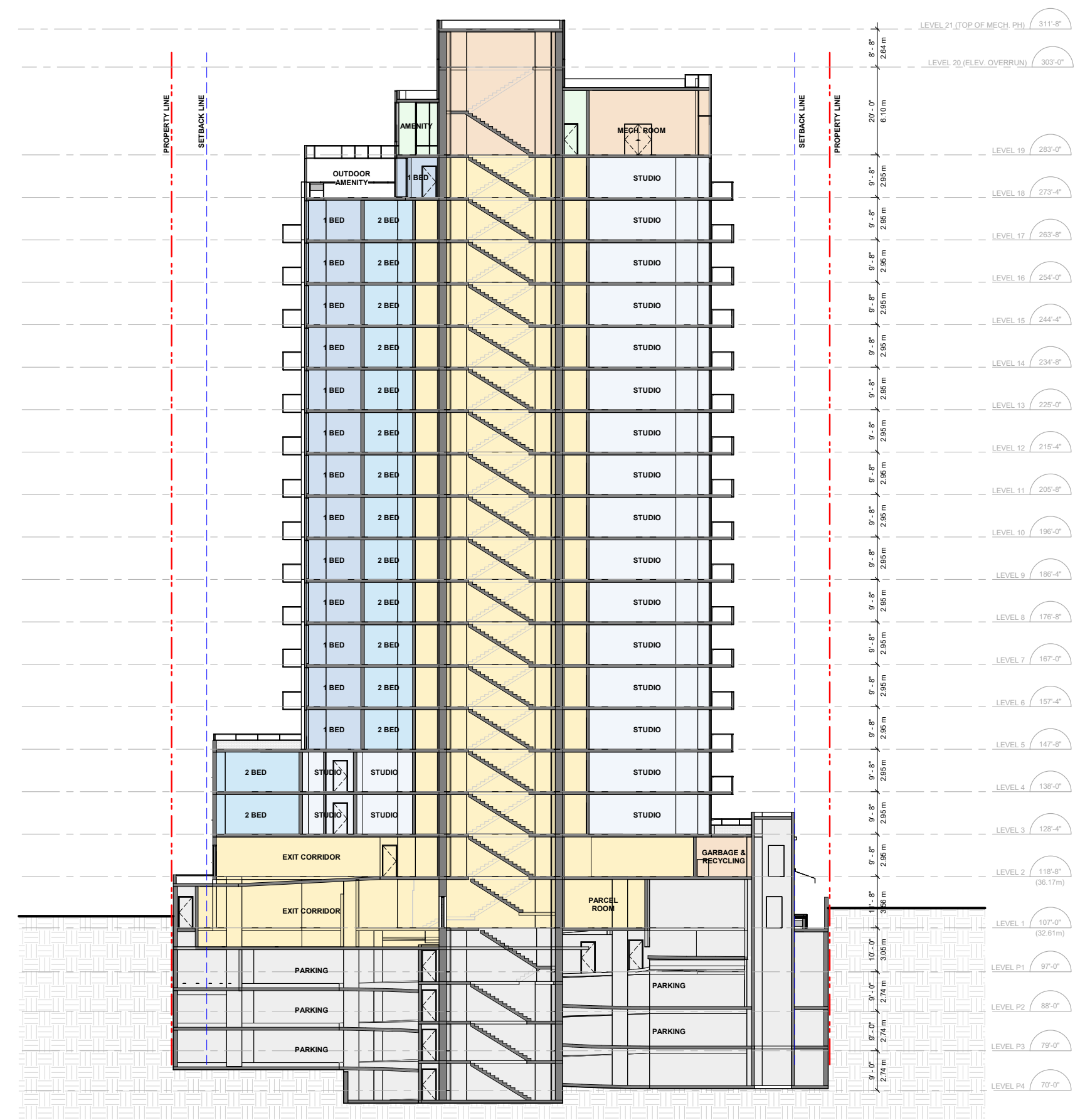
Scale 3/32" = 1'-0"

Project 223007

Sheet 2.04

LEGEND

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- CIRCULATION
- AMENITY
- UNIT STORAGE
- SERVICE / PARKING
- MECH. PENTHOUSE



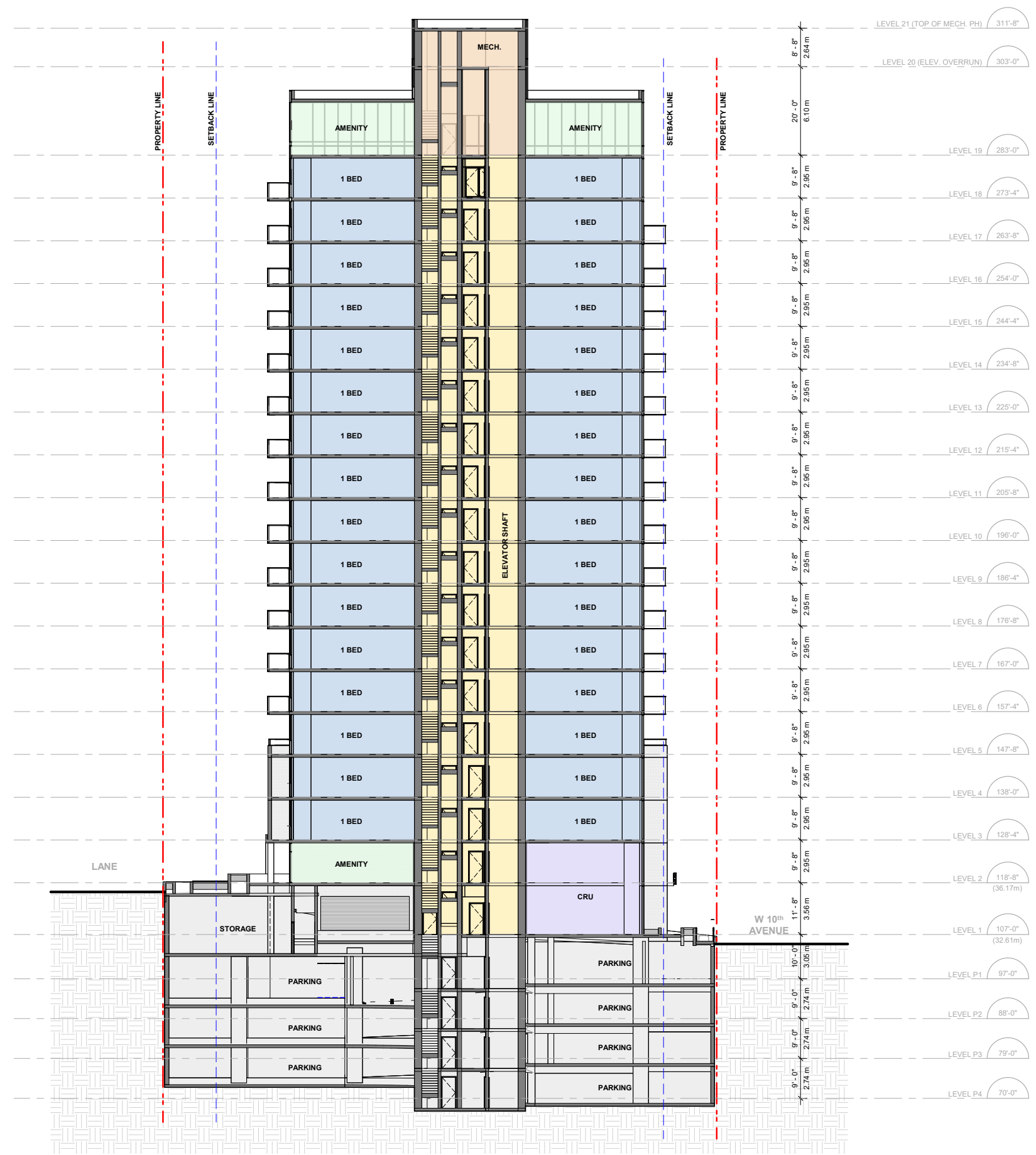
**A** Section A  
SCALE: 1 : 150

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
SECTION A

Drawing  
Scale 1 : 150  
Project 223007  
Sheet **3.01**

- LEGEND**
- STUDIO
  - 1 BEDROOM
  - 2 BEDROOM
  - 3 BEDROOM
  - CIRCULATION
  - AMENITY
  - UNIT STORAGE
  - SERVICE / PARKING
  - MECH. PENTHOUSE



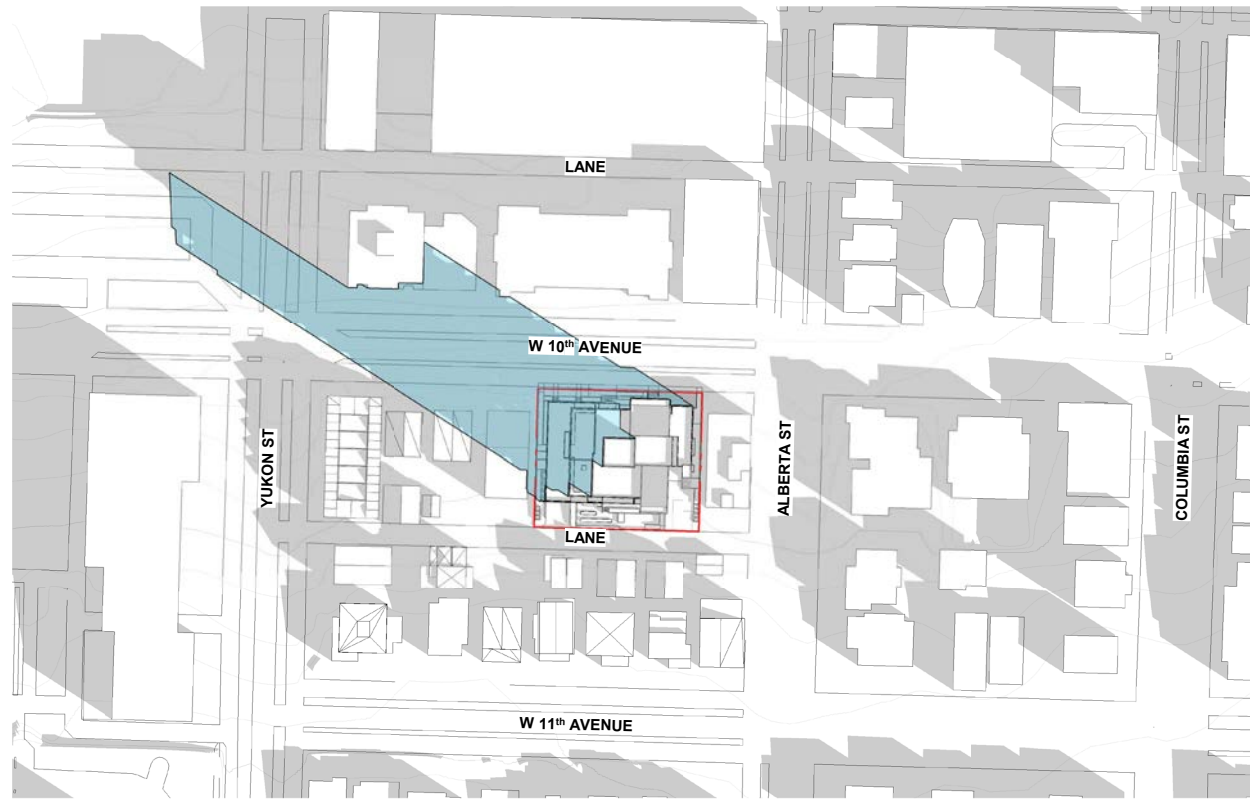
**B Section B**  
SCALE: 1:150

Seal  
324 W 10th AVE

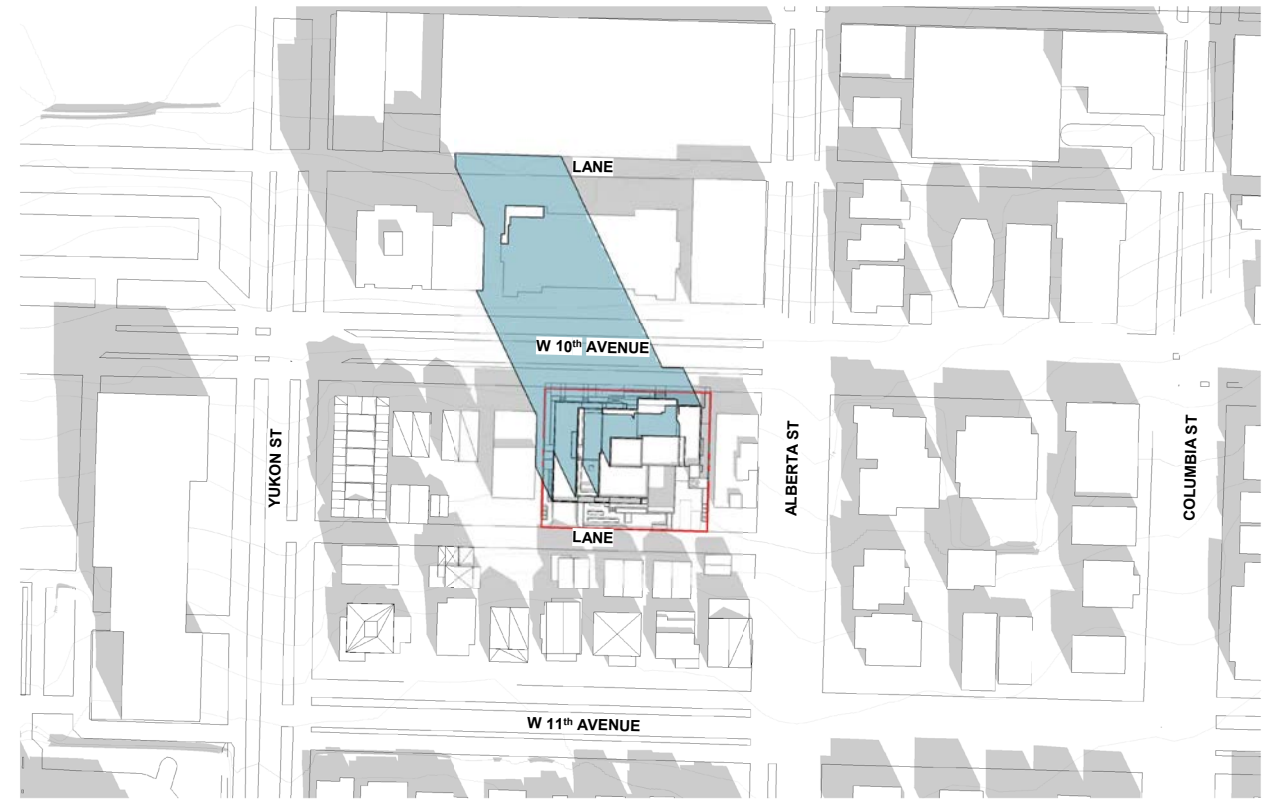
324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
SECTION B

Drawing  
Scale 1:150  
Project 223007

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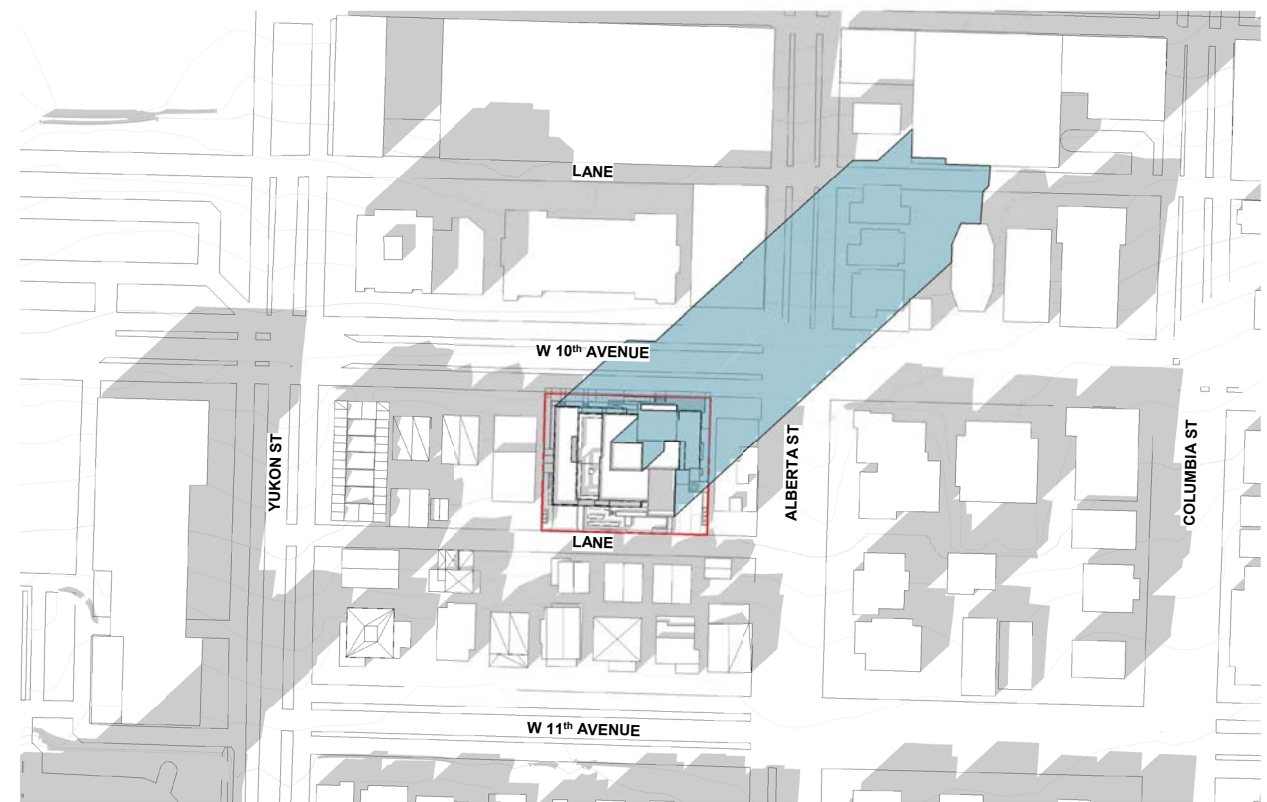
MARCH 19th (UTC -7) | 10:00am



MARCH 19th (UTC -7) | 12:00pm



MARCH 19th (UTC -7) | 2:00pm



MARCH 19th (UTC -7) | 4:00pm

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V6Y 1S3  
223007

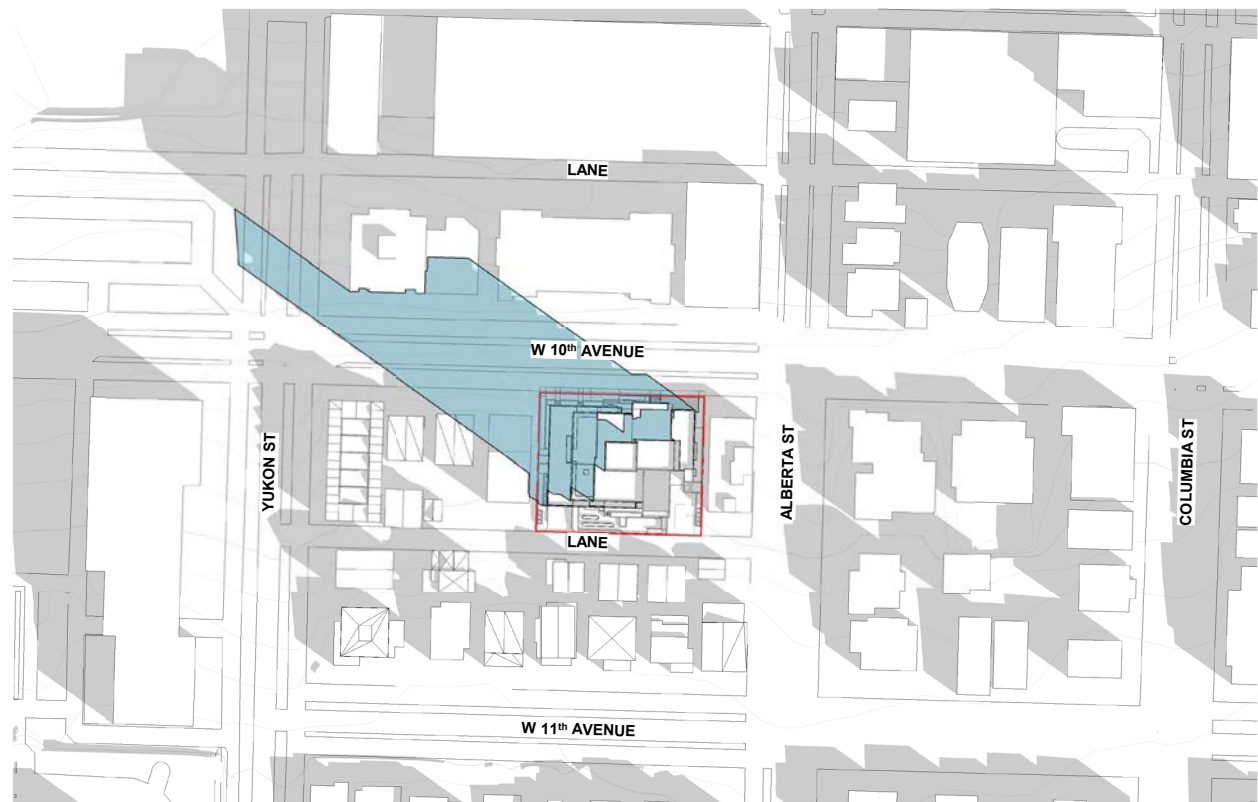
SHADOW STUDIES  
(SPRING EQUINOX)

Drawing

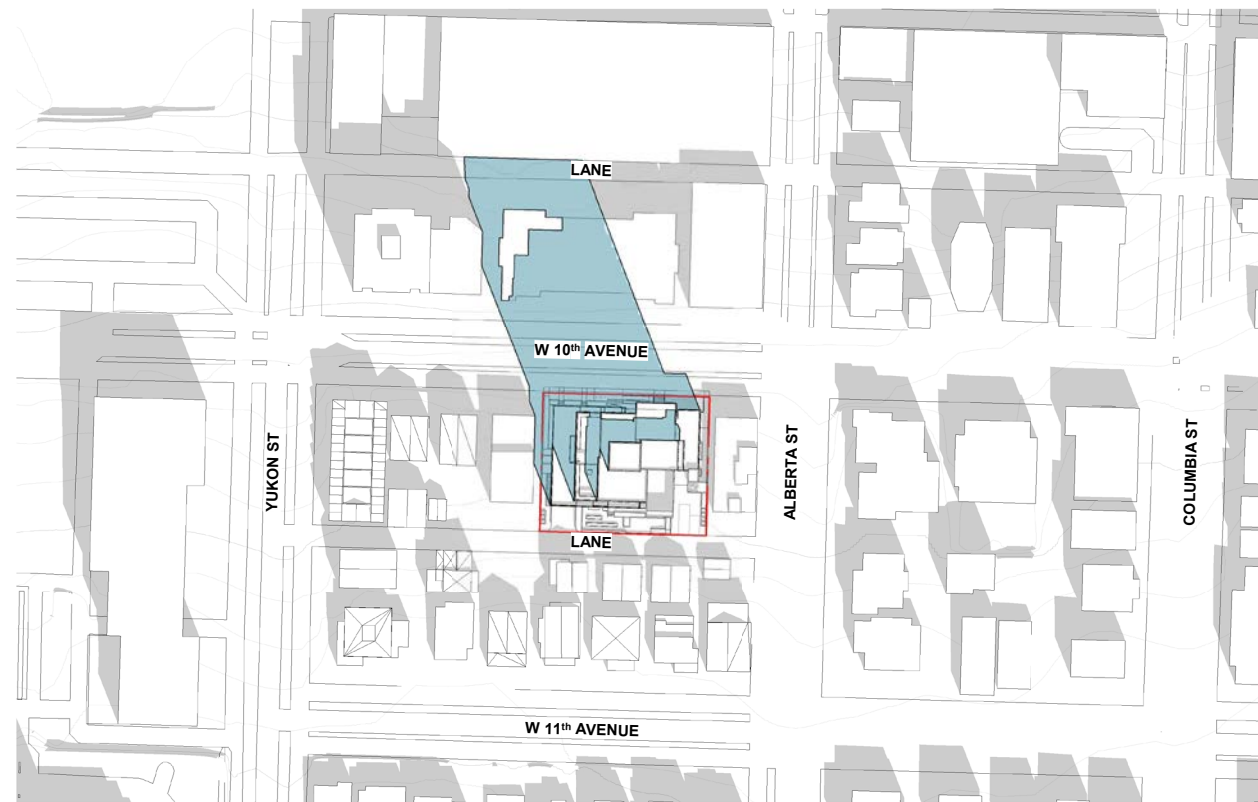
Scale 1" = 80'-0"

Project 223007

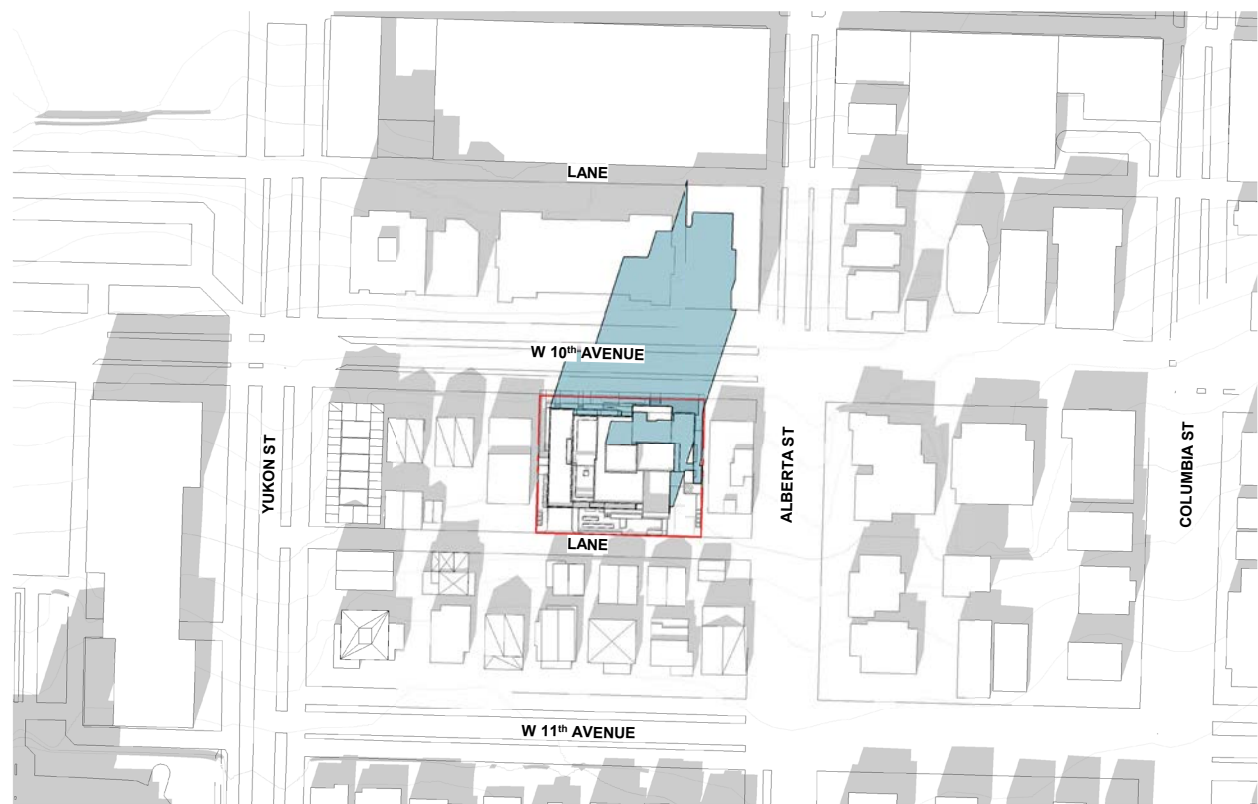
Sheet **4.01**



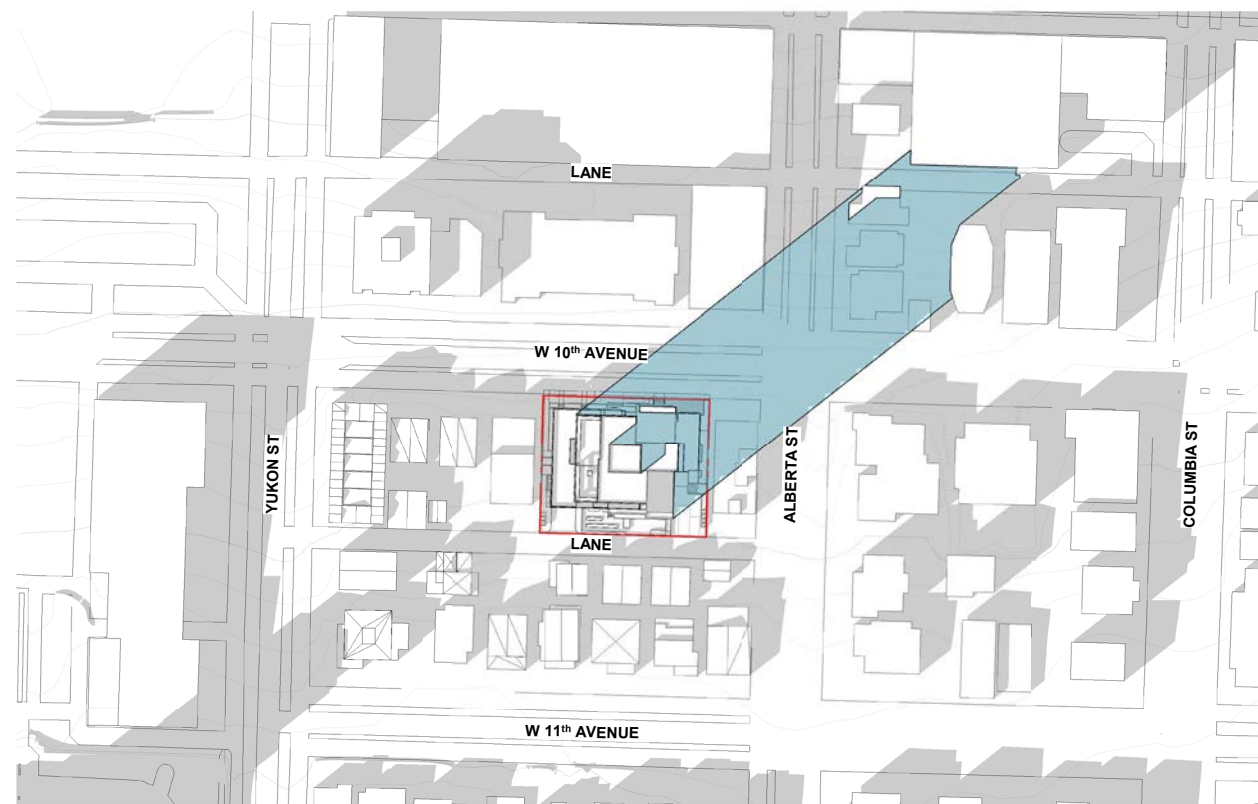
SEPTEMBER 22nd (UTC -7) | 10:00am



SEPTEMBER 22nd (UTC -7) | 12:00pm



SEPTEMBER 22nd (UTC -7) | 2:00pm



SEPTEMBER 22nd (UTC -7) | 4:00pm

Seal

324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007

SHADOW STUDIES  
(FALL EQUINOX)

Drawing

Scale 1" = 80'-0"

Project 223007

Sheet **4.02**



GROSS AND FSR AREAS (LEVEL 1)

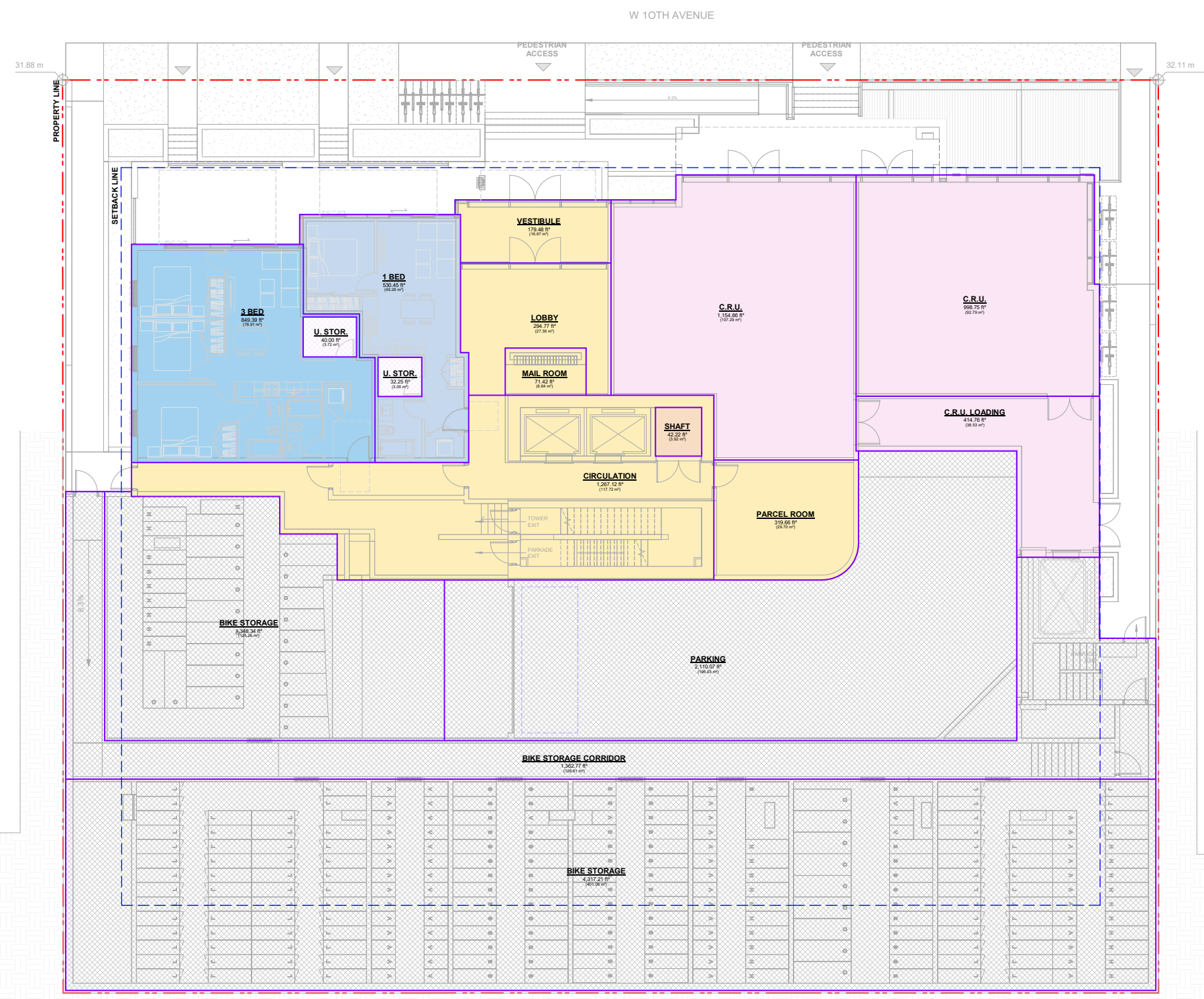
GROSS FLOOR AREA								FSR EXCLUSIONS								OUT. AREA EXCL. FROM FSR			
RETAIL	RES. UNITS		COMMON		INDOOR AMENITY	BIKE STORAGE	SERV. / PARK.	TOTAL GFA	U. STORAGE	BIKE STORAGE	SERV. / PARK.	INDOOR AMENITY	TOTAL EXCL.	FSR AFTER EXCL.	BALCONIES	OUTDOOR AMENITY			
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
2,568	239	1,452	135	2,175	202	0	0	15,334	1,425	72	7	9,138	849	0	0	0	0	0	

UNIT MIX (LEVEL 1)

STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
0	0	1	0	1	2

LEGEND:

- 1 BED
- 3 BED
- C.R.U.
- CIRCULATION
- LOBBY
- C.R.U. LOADING
- VESTIBULE
- MAIL ROOM
- PARCEL ROOM
- SHAFT
- U. STOR. (EXCL. FROM F.S.R.)
- BIKE STORAGE (EXCL. FROM F.S.R.)
- BIKE STORAGE CORRIDOR (EXCL. FROM F.S.R.)
- PARKING (EXCL. FROM FSR)



**1** AREA PLAN - GROUND LEVEL  
SCALE: 1/8" = 1'-0"

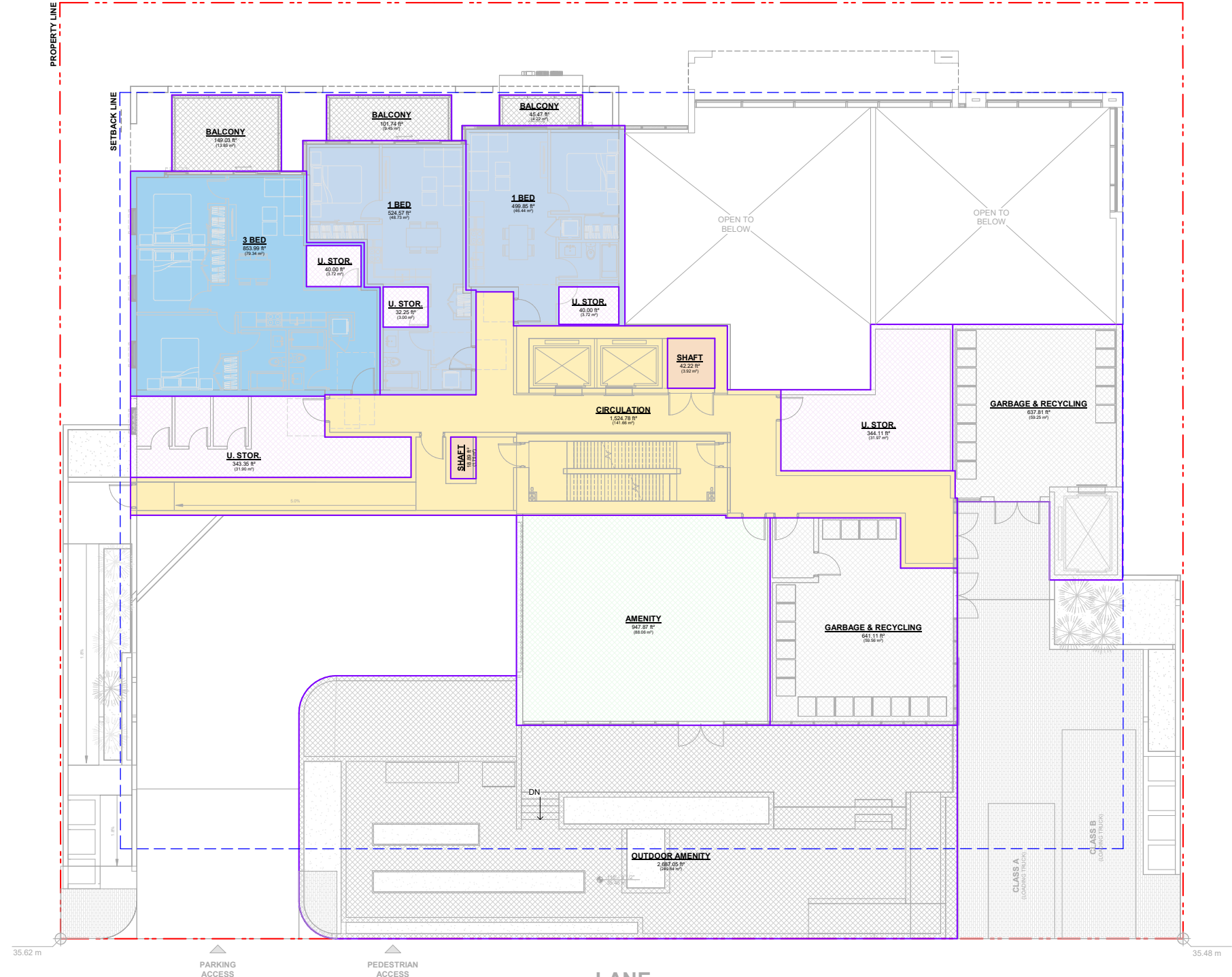


GROSS FLOOR AREA														FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR									
RETAIL	RES. UNITS		COMMON		INDOOR AMENITY		BIKE STORAGE		SERV. / PARK.		TOTAL GFA		U. STORAGE		BIKE STORAGE		SERV. / PARK.		INDOOR AMENITY		TOTAL EXCL.		FSR AFTER EXCL.		BALCONIES		OUTDOOR AMENITY		
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
0	0	2,678	249	1,586	147	948	88	0	0	1,279	119	6,491	603	800	74	0	0	1,279	119	948	88	3,027	281	3,464	322	296	28	2,687	250

UNIT MIX (LEVEL 2)					
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
0	0	2	0	1	3

LEGEND:

- 1 BED
- 3 BED
- CIRCULATION
- SHAFT
- U. STOR.
- BALCONY (EXCL. FROM F.S.R.)
- GARBAGE & RECYCLING (EXCL. FROM F.S.R.)
- OUTDOOR AMENITY (EXCL. FROM F.S.R.)
- AMENITY (EXCL. FROM F.S.R.)



1 AREA PLAN - LEVEL 2  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
AREA PLAN - LEVEL 2

Drawing  
Scale 1/8" = 1'-0"  
Project 223007  
Sheet 6.02

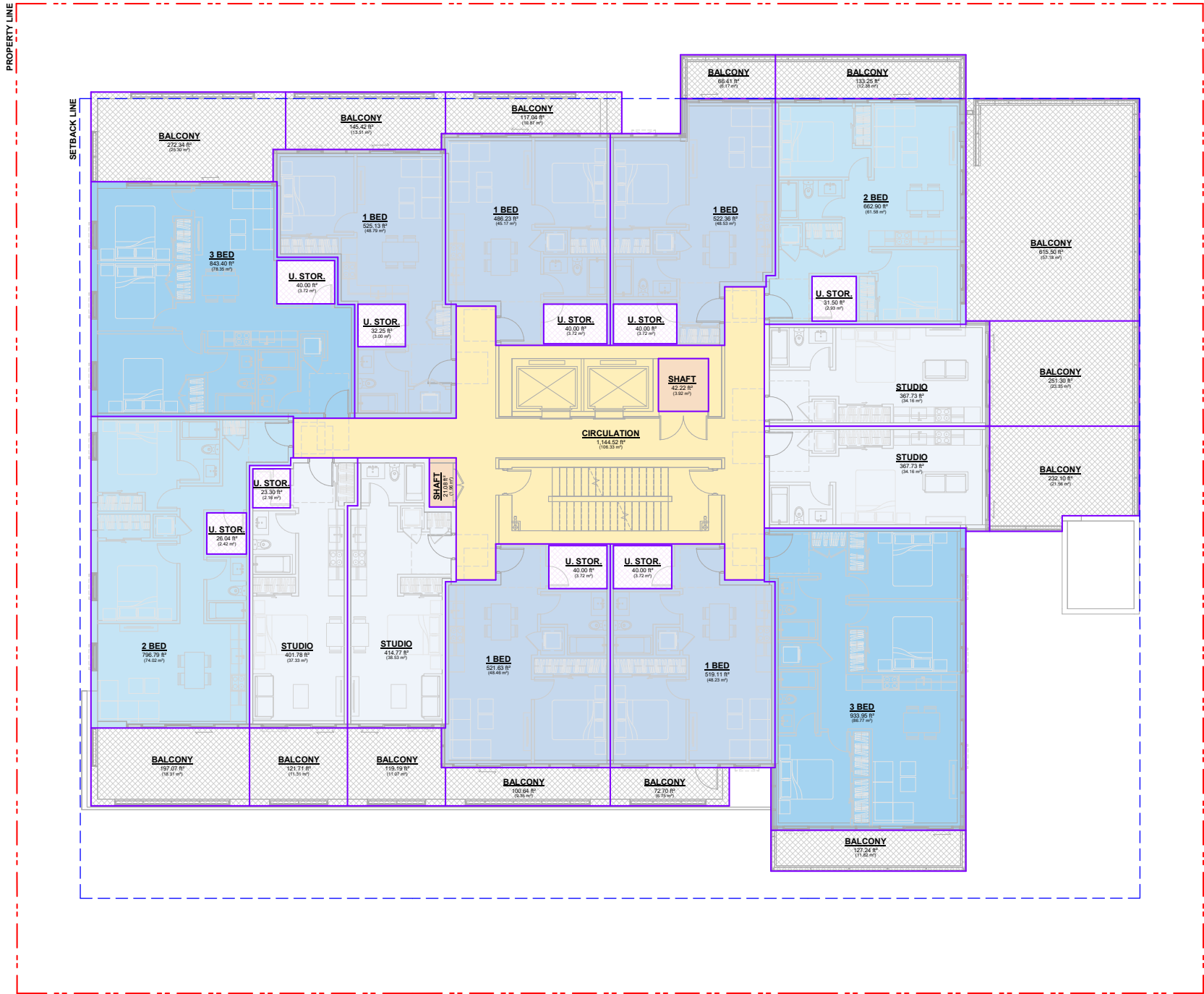


GROSS AND FSR AREAS (LEVEL 3)																			
GROSS FLOOR AREA						FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR							
RETAIL	RES. UNITS		COMMON	INDOOR AMENITY	BIKE STORAGE	SERV. / PARK.	TOTAL GFA	U. STORAGE	BIKE STORAGE	SERV. / PARK.	INDOOR AMENITY	TOTAL EXCL.	FSR AFTER EXCL.	BALCONIES	OUTDOOR AMENITY				
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>				
0	0	7,677	713	1,208	112	0	0	0	0	0	0	313	29	8,571	796	2,572	239	0	0

UNIT MIX (LEVEL 3)						
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL	
4	0	5	2	2	13	

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CIRCULATION
- SHAFT
- U. STOR.
- BALCONY (EXCL. FROM F.S.R.)
- (EXCL. FROM F.S.R.)



1 AREA PLAN - LEVEL 3  
SCALE: 1/8" = 1'-0"

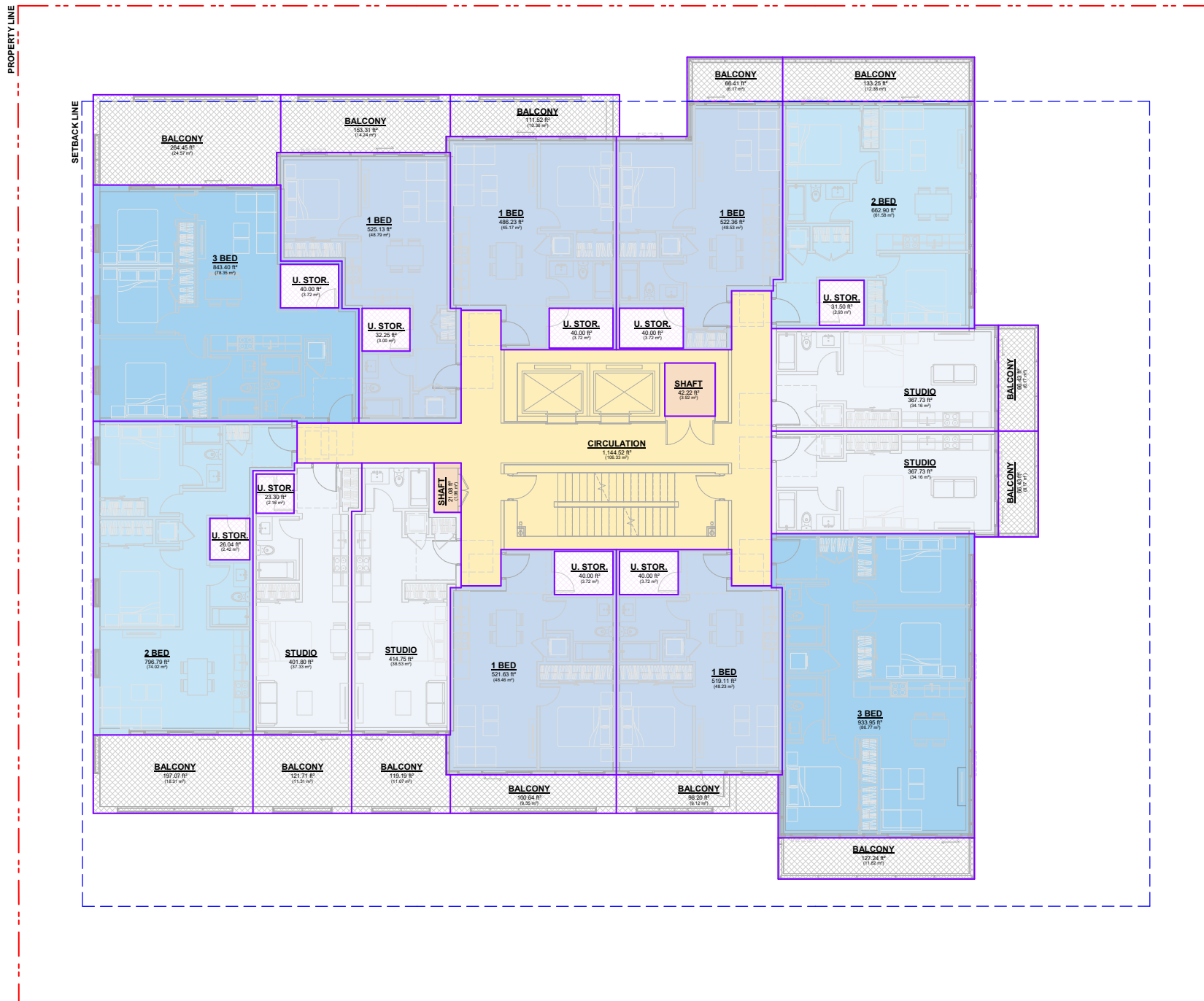


GROSS AND FSR AREAS (LEVEL 4)																															
GROSS FLOOR AREA										FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR															
RETAIL		RES. UNITS		COMMON		INDOOR AMENITY		BIKE STORAGE		SERV. / PARK.		TOTAL GFA		U. STORAGE		BIKE STORAGE		SERV. / PARK.		INDOOR AMENITY		TOTAL EXCL.		FSR AFTER EXCL.		BALCONIES		OUTDOOR AMENITY			
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		
0	0	7,677	713	1,208	112	0	0	0	0	0	0	8,884	825	313	29	0	0	0	0	0	0	0	0	313	29	8,571	796	1,626	151	0	0

UNIT MIX (LEVEL 4)					
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
4	0	5	2	2	13

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CIRCULATION
- SHAFT
- U. STOR.
- BALCONY (EXCL. FROM F.S.R.)  
(EXCL. FROM F.S.R.)



**1** AREA PLAN - LEVEL 4  
SCALE: 1/8" = 1'-0"

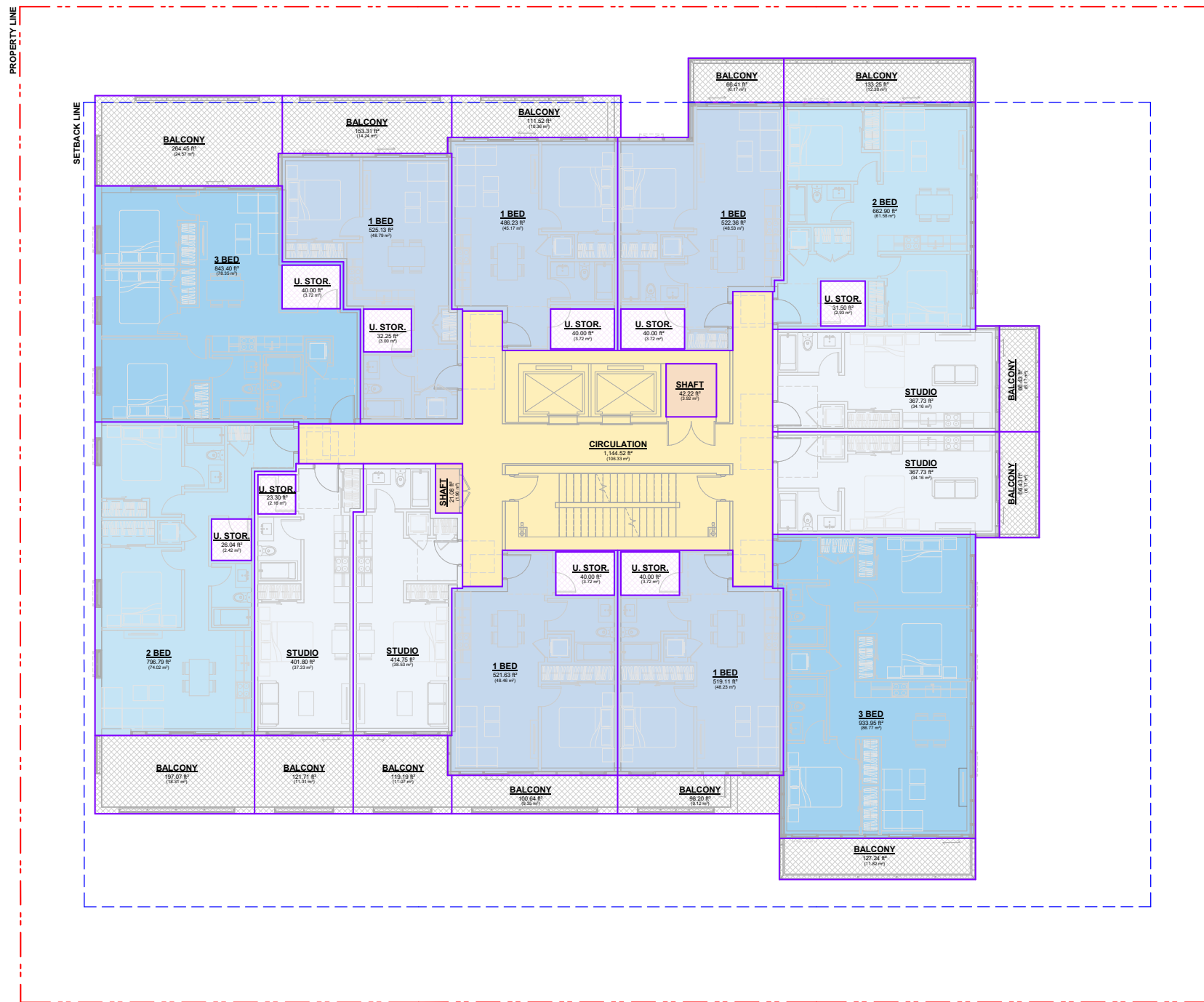


GROSS AND FSR AREAS (LEVEL 4)																					
GROSS FLOOR AREA						FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR									
RETAIL		RES. UNITS		COMMON	INDOOR AMENITY	BIKE STORAGE	SERV. / PARK.	TOTAL GFA	U. STORAGE	BIKE STORAGE	SERV. / PARK.	INDOOR AMENITY	TOTAL EXCL.	FSR AFTER EXCL.	BALCONIES	OUTDOOR AMENITY					
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>				
0	0	7,677	713	1,208	112	0	0	8,884	825	313	29	0	0	313	29	8,571	796	1,626	151	0	0

UNIT MIX (LEVEL 4)					
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
4	0	5	2	2	13

LEGEND:

- STUDIO
  - 1 BED
  - 2 BED
  - 3 BED
  - CIRCULATION
  - SHAFT
  - U. STOR.
  - BALCONY (EXCL. FROM F.S.R.)
- (EXCL. FROM F.S.R.)



**1** AREA PLAN - LEVEL 4  
SCALE: 1/8" = 1'-0"



GROSS AND FSR AREAS (LEVEL 6) (Typical)

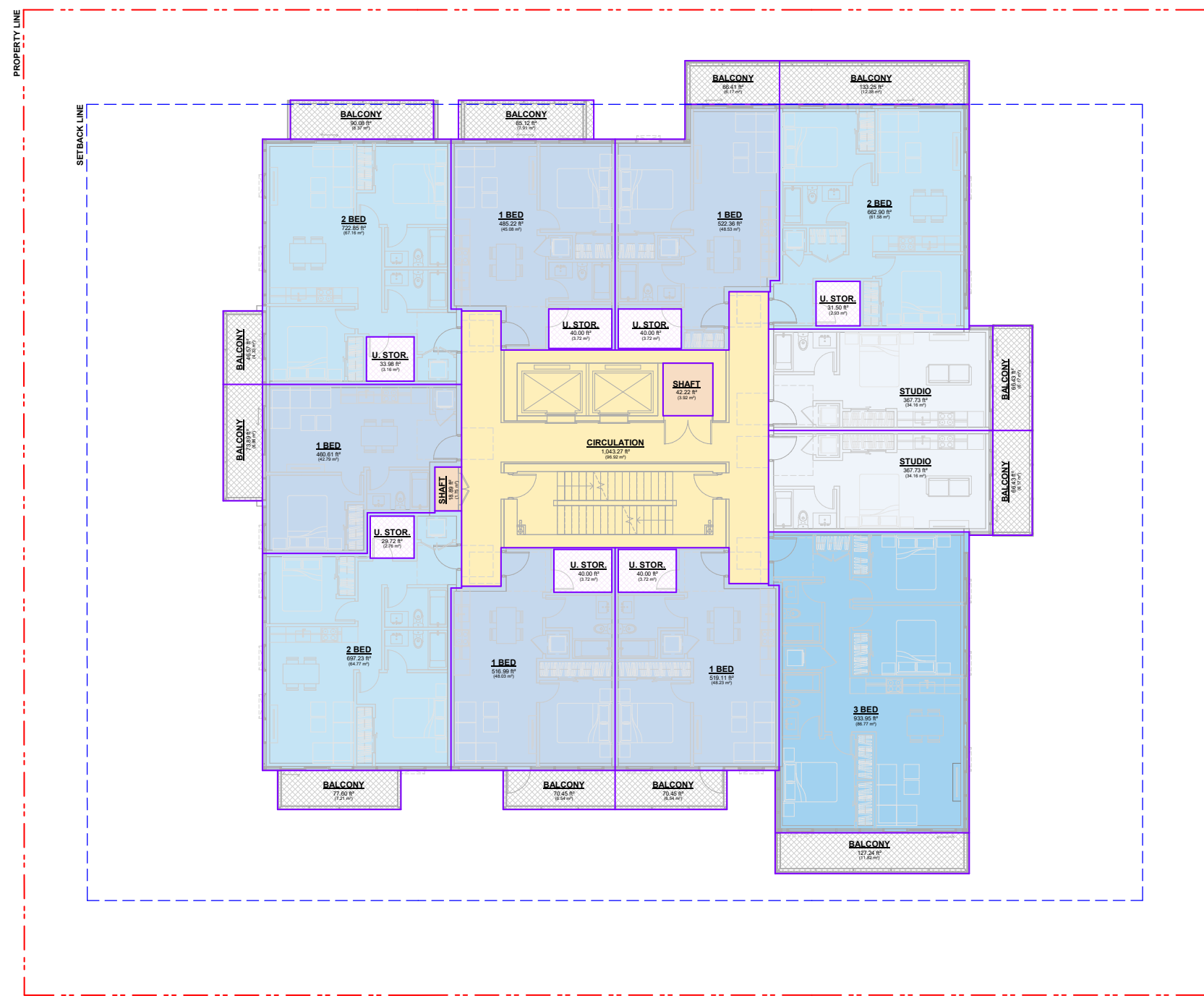
GROSS FLOOR AREA								FSR EXCLUSIONS								OUT. AREA EXCL. FROM FSR					
RETAIL	RES. UNITS		COMMON		INDOOR AMENITY	BIKE STORAGE	SERV. / PARK.	TOTAL GFA	U. STORAGE	BIKE STORAGE	SERV. / PARK.	INDOOR AMENITY	TOTAL EXCL.	FSR AFTER EXCL.	BALCONIES	OUTDOOR AMENITY					
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>				
0	0	6,512	605	1,104	103	0	0	7,616	708	255	24	0	0	255	24	7,361	684	974	90	0	0

UNIT MIX (LEVEL 6) (Typical)

STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
2	0	5	3	1	11

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CIRCULATION
- SHAFT
- U. STOR. (EXCL. FROM F.S.R.)
- BALCONY (EXCL. FROM F.S.R.)



**1** AREA PLAN - LEVELS 6 TO 17  
SCALE: 1/8" = 1'-0"

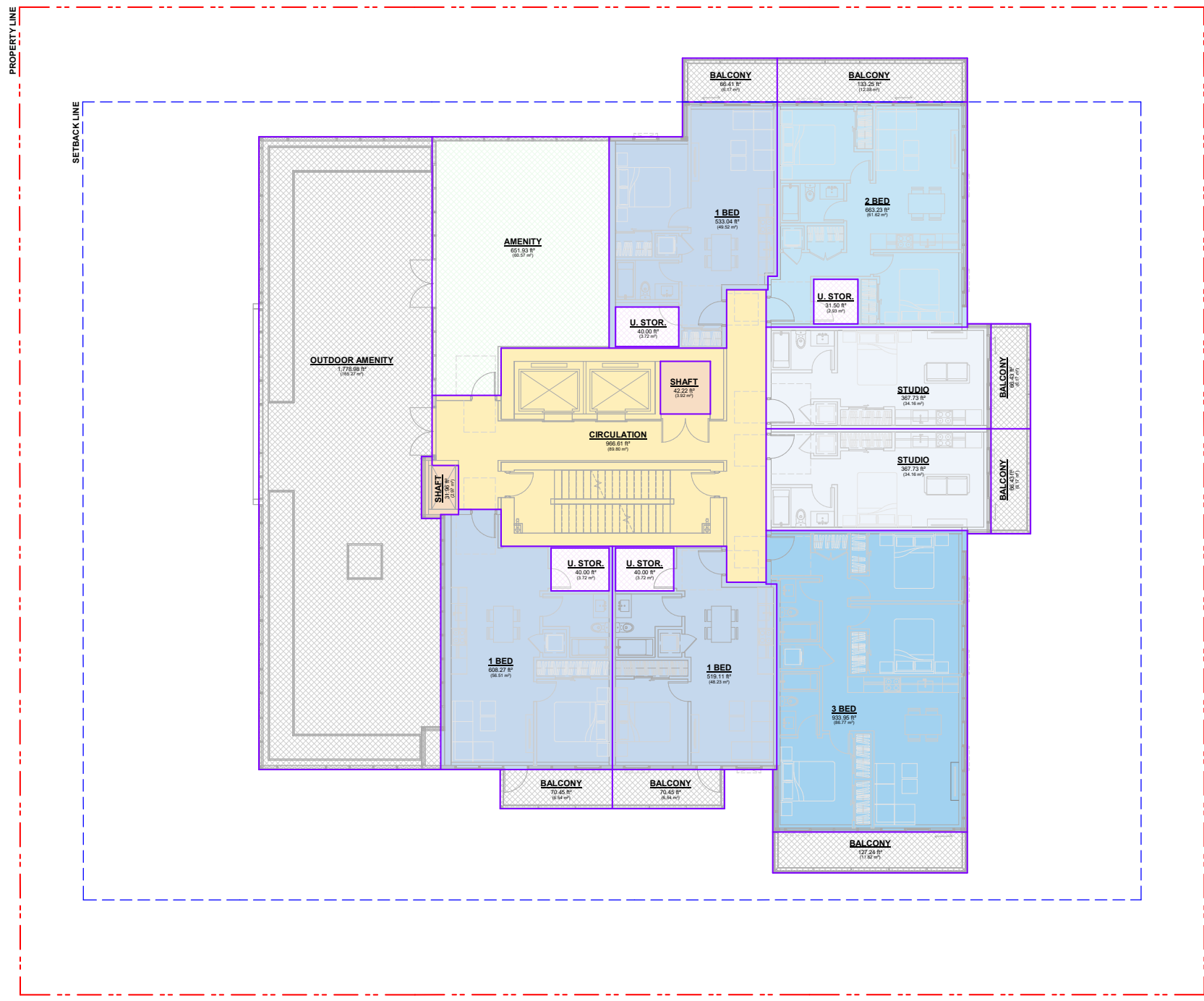


GROSS AND FSR AREAS (LEVEL 18)																													
GROSS FLOOR AREA												FSR EXCLUSIONS								OUT. AREA EXCL. FROM FSR									
RETAIL		RES. UNITS		COMMON		INDOOR AMENITY		BIKE STORAGE		SERV. / PARK.		TOTAL GFA	U. STORAGE		BIKE STORAGE		SERV. / PARK.		INDOOR AMENITY		TOTAL EXCL.	FSR AFTER EXCL.		BALCONIES		OUTDOOR AMENITY			
ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		
0	0	4,145	385	1,041	97	652	61	0	0	0	0	5,837	542	151	14	0	0	0	0	652	61	803	75	5,034	468	601	56	1,779	165

UNIT MIX (LEVEL 18)						
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL	
2	0	3	1	1	7	

LEGEND:

- STUDIO
- 1 BED
- 2 BED
- 3 BED
- CIRCULATION
- SHAFT
- U. STOR. (EXCL. FROM F.S.R.)
- BALCONY (EXCL. FROM F.S.R.)
- OUTDOOR AMENITY (EXCL. FROM F.S.R.)
- AMENITY (EXCL. FROM F.S.R.)





**1** AREA PLAN - LEVEL 18  
SCALE: 1/8" = 1'-0"

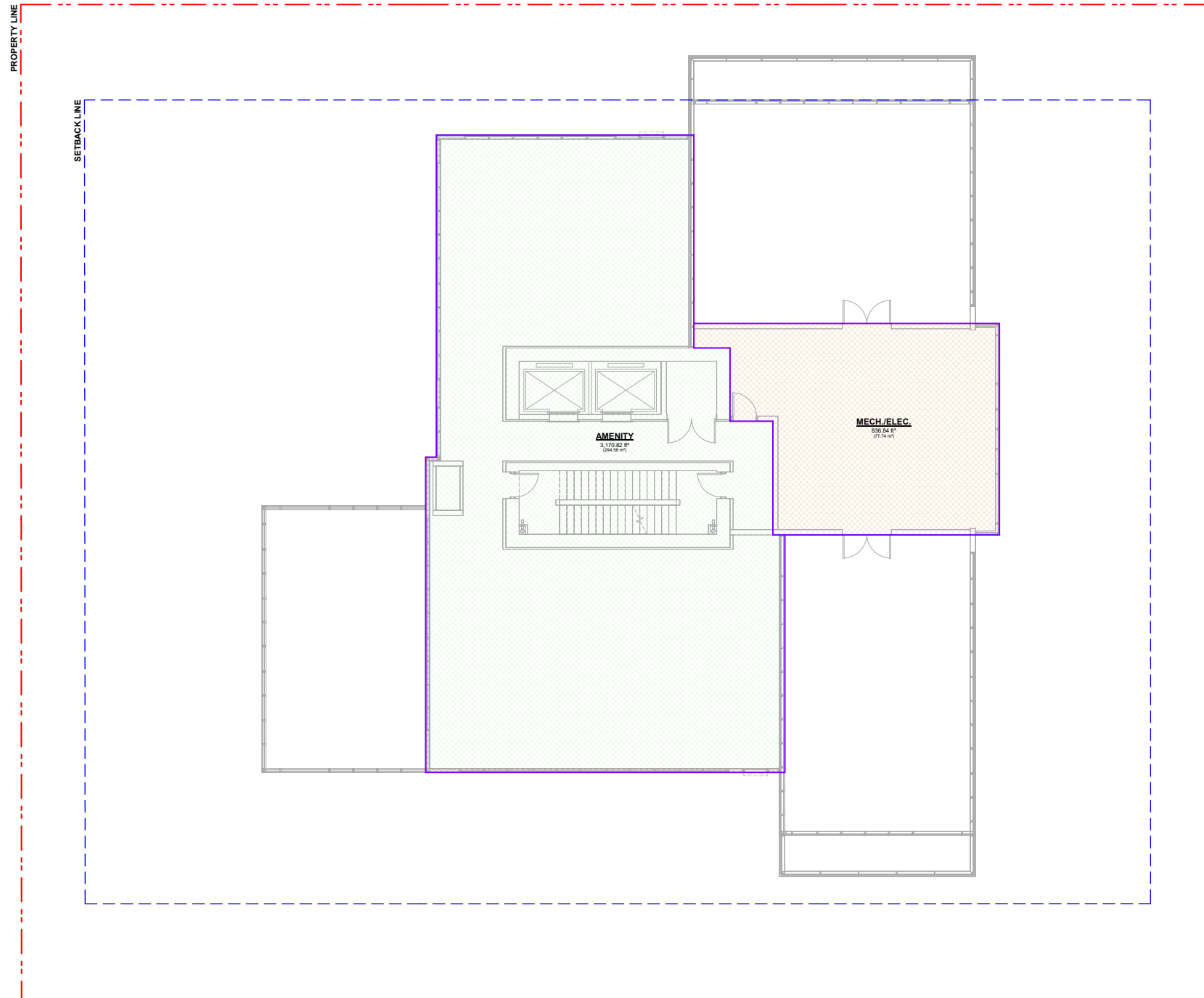


GROSS AND FSR AREAS (LEVEL 19)																															
GROSS FLOOR AREA												FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR													
RETAIL		RES. UNITS		COMMON		INDOOR AMENITY		BIKE STORAGE		SERV. / PARK.		TOTAL GFA		U. STORAGE		BIKE STORAGE		SERV. / PARK.		INDOOR AMENITY		TOTAL EXCL.		FSR AFTER EXCL.		BALCONIES		OUTDOOR AMENITY			
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>		
0	0	0	0	0	0	3,171	295	0	0	837	78	4,008	372	0	0	0	0	837	78	3,171	295	4,008	372	0	0	0	0	0	0	0	0

UNIT MIX (LEVEL 19)					
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL
0	0	0	0	0	0

LEGEND:

-  MECH/ELEC. (EXCL. FROM F.S.R.)
-  AMENITY (EXCL. FROM F.S.R.)



**1** AREA PLAN - LEVEL 19  
SCALE: 1/8" = 1'-0"

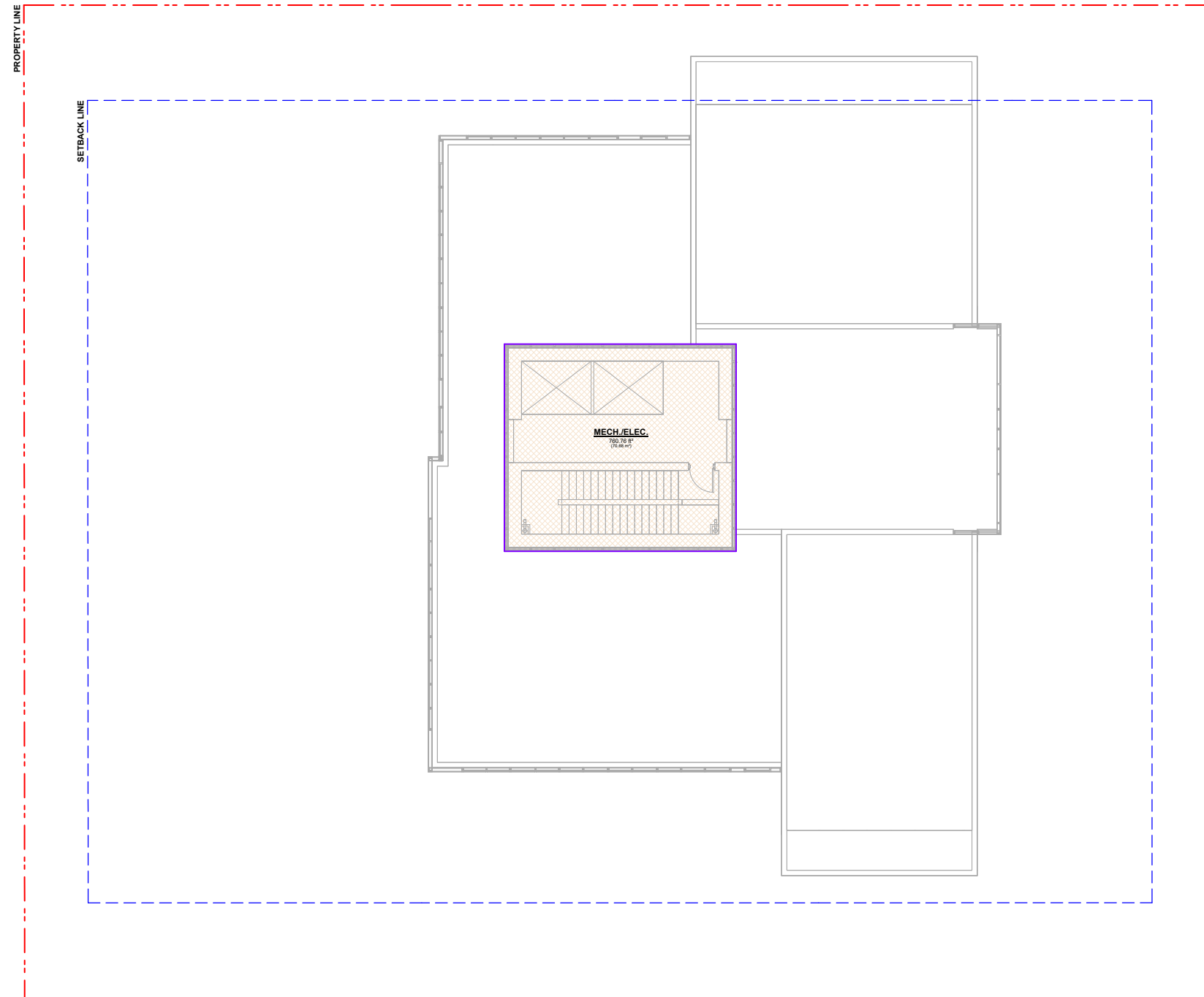


GROSS AND FSR AREAS (LEVEL 20)																										
GROSS FLOOR AREA								FSR EXCLUSIONS						OUT. AREA EXCL. FROM FSR												
RETAIL	RES. UNITS		COMMON		INDOOR AMENITY		BIKE STORAGE	SERV. / PARK.		TOTAL GFA		U. STORAGE		BIKE STORAGE		SERV. / PARK.		INDOOR AMENITY		TOTAL EXCL.	FSR AFTER EXCL.		BALCONIES		OUTDOOR AMENITY	
ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	
0	0	0	0	0	0	0	0	761	71	761	71	0	0	0	0	761	71	0	0	761	71	0	0	0	0	0

UNIT MIX (LEVEL 20)						
STUDIO	JR. 1 BED	1 BR	2 BR	3 BR	TOTAL	
0	0	0	0	0	0	0

LEGEND:

MECH/ELEC. (EXCL. FROM F.S.R.)



1 LEVEL 20 (ELEV. OVERRUN)  
SCALE: 1/8" = 1'-0"

Seal  
324 W 10th AVE

324 WEST 10TH AVE  
VANCOUVER, BC V5Y 1S3  
223007  
AREA PLAN - LEVEL  
20

Drawing  
Scale 1/8" = 1'-0"  
Project 223007  
Sheet 6.09

# 324 W 10th AVE

## MULTIFAMILY RESIDENCE

324 WEST 10TH AVENUE, VANCOUVER, BC

### LANDSCAPE SET - ISSUED FOR REZONING NOVEMBER 20<sup>TH</sup>, 2024

#### DRAWING LIST

- L0.0 COVER SHEET
- L0.1 LANDSCAPE VISION
- L0.2 TREE MANAGEMENT PLAN
- L0.3 PERMEABILITY PLAN
- L0.4 SOIL DEPTH PLAN - L1 & L2
- L0.5 SOIL DEPTH PLAN - L18
- L1.0 CONCEPT PLAN - OVERALL
- L1.1 CONCEPT PLAN - L1
- L1.2 CONCEPT PLAN - L2
- L1.3 CONCEPT PLAN - L3
- L1.5 CONCEPT PLAN - L5
- L1.6 CONCEPT PLAN - L18
- L1.7 MATERIAL PALETTE
- L1.8 MATERIAL PALETTE
- L2.0 PLANTING CONCEPT
- L3.0 IRRIGATION PLAN - L1
- L3.1 IRRIGATION PLAN - L2
- L3.2 IRRIGATION PLAN - L18
- L4.0 SECTIONS
- L4.1 SECTIONS
- L5.0 DETAILS - HARDSCAPE
- L5.0 DETAILS - SOFTSCAPE

#### GENERAL NOTES

- ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE 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.
- 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.
- 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 LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE CITY OF VANCOUVER ARBORIST.
- ALL LANDSCAPING AND LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS, LATEST EDITION.
- GUARDRAILS AND PRIVACY SCREENS INCLUDED ON LANDSCAPE PLANS ARE INDICATIVE OF POTENTIAL EXTENT ONLY AND NOT INTENDED TO REPRESENT A LANDSCAPE PLAN REQUIREMENT; REFER TO ARCHITECTURAL PLANS IN ALL CASES.
- ONSITE LANDSCAPE IRRIGATION TO BE HIGH EFFICIENCY DRIP SYSTEM IN ALL AREAS, EXCLUDING LAWNS.

Judy Stoyko

Landscape Architecture

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

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REVISIONS	DATE
1 ISSUED FOR REZONING	24-11-20

#### 324 W10th Avenue Multifamily Residence

324 West 10th Avenue  
Vancouver, BC

Scale:	NTS
Drawn:	MW
Reviewed:	JS
Project No.	24-009

COVER SHEET

L0.0

# TREE MANAGEMENT PLAN

Judy Stoyko  
Landscape Architecture

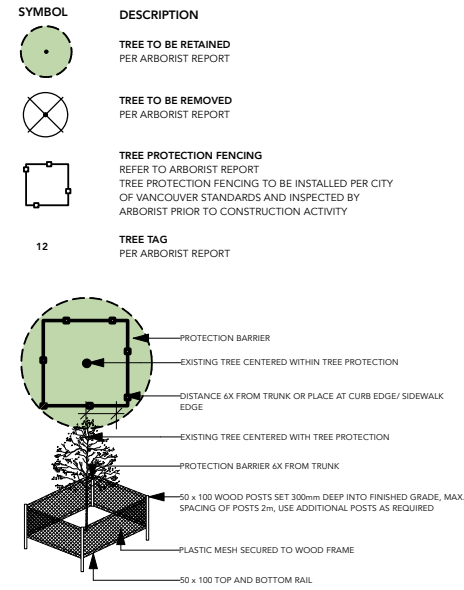
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## TREE PROTECTION LEGEND



## 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

1. DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.

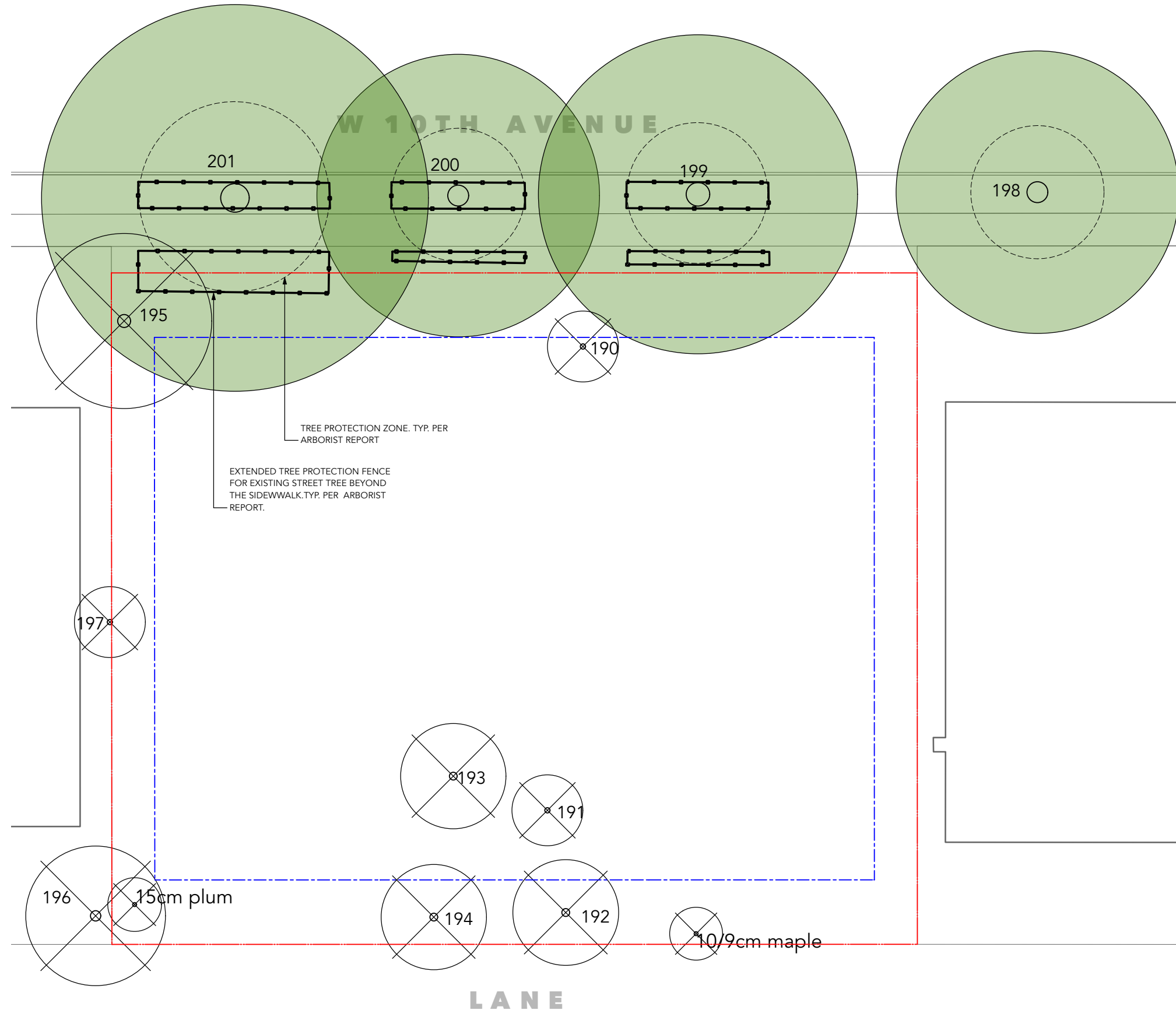
2. INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.

3. CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.

4. LANDSCAPE ARCHITECT TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.

5. 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.

6. ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.



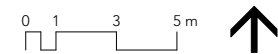
1	ISSUED FOR REZONING	24-11-20
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Multifamily Residence**

324 West 10th Avenue  
Vancouver, BC

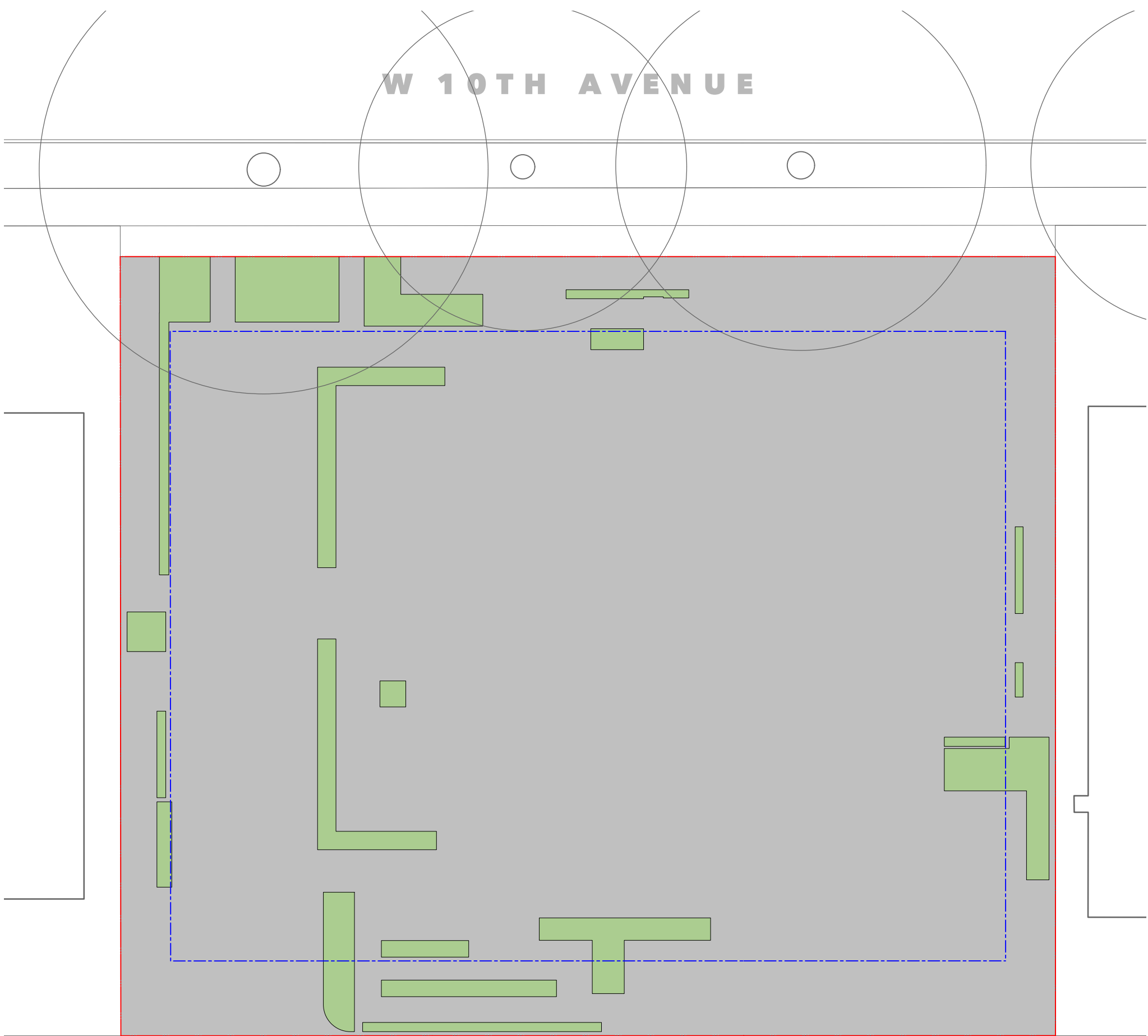
Scale:	1:120
Drawn:	MW
Reviewed:	JS
Project No.	24-009

TREE MANAGEMENT  
PLAN



# PERMEABILITY PLAN

DESCRIPTION	SYMBOL
PROPOSED PLANTED AREAS (INCL. GREEN ROOF & PLANTERS) 144 SQ.M. (1550 SQ.FT.)	
PAVED AREAS 1597 SQ.M. (17190 SQ.FT.)	
TOTAL PERMEABLE AREA, 8.27% COVERAGE	
TOTAL NON-PERMEABLE AREA, 91.73% COVERAGE	



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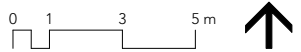

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## 324 W10th Avenue Multifamily Residence

324 West 10th Avenue  
Vancouver, BC

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### PERMEABILITY PLAN



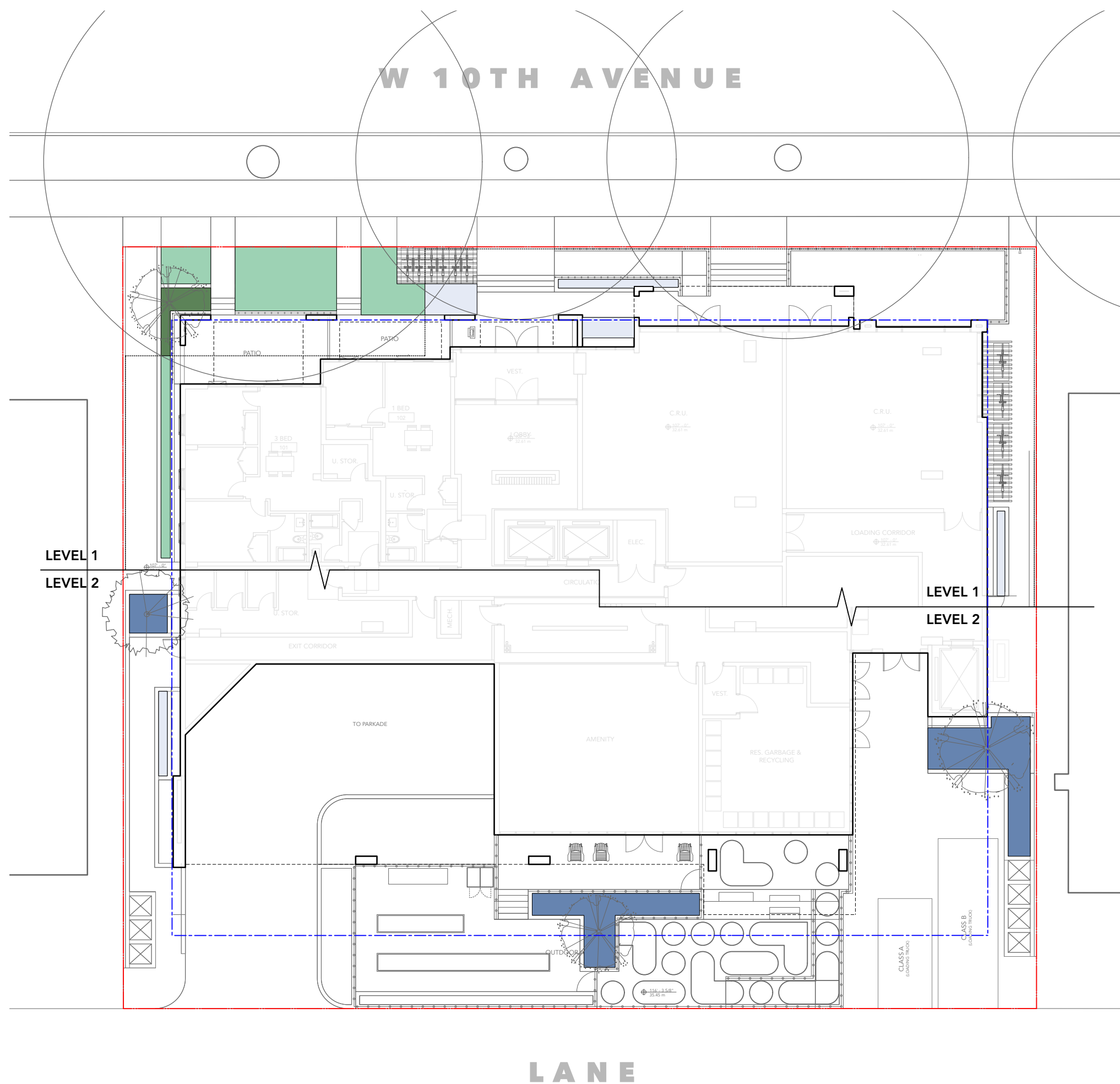
LANE

# SOIL DEPTH LEVEL 1 & 2

## SOIL DEPTH LEGEND

DESCRIPTION	SYMBOL
TREE AND SHRUB PLANTING ON GRADE 900MM MIN DEPTH	
SHRUB PLANTING ON GRADE 450MM MIN DEPTH	
TREE AND SHRUB PLANTING ON STRUCTURE OR IN PLANTER 900MM MIN DEPTH PLANTER	
SHRUB PLANTING ON STRUCTURE 450MM MIN DEPTH PLANTER	

NOTES:  
1 - ALL SOIL DEPTHS TO MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD



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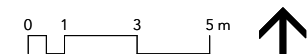
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REVISIONS YY-MM-DD

## 324 W10th Avenue Multifamily Residence

324 West 10th Avenue  
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## SOIL DEPTH PLAN - L1 & L2



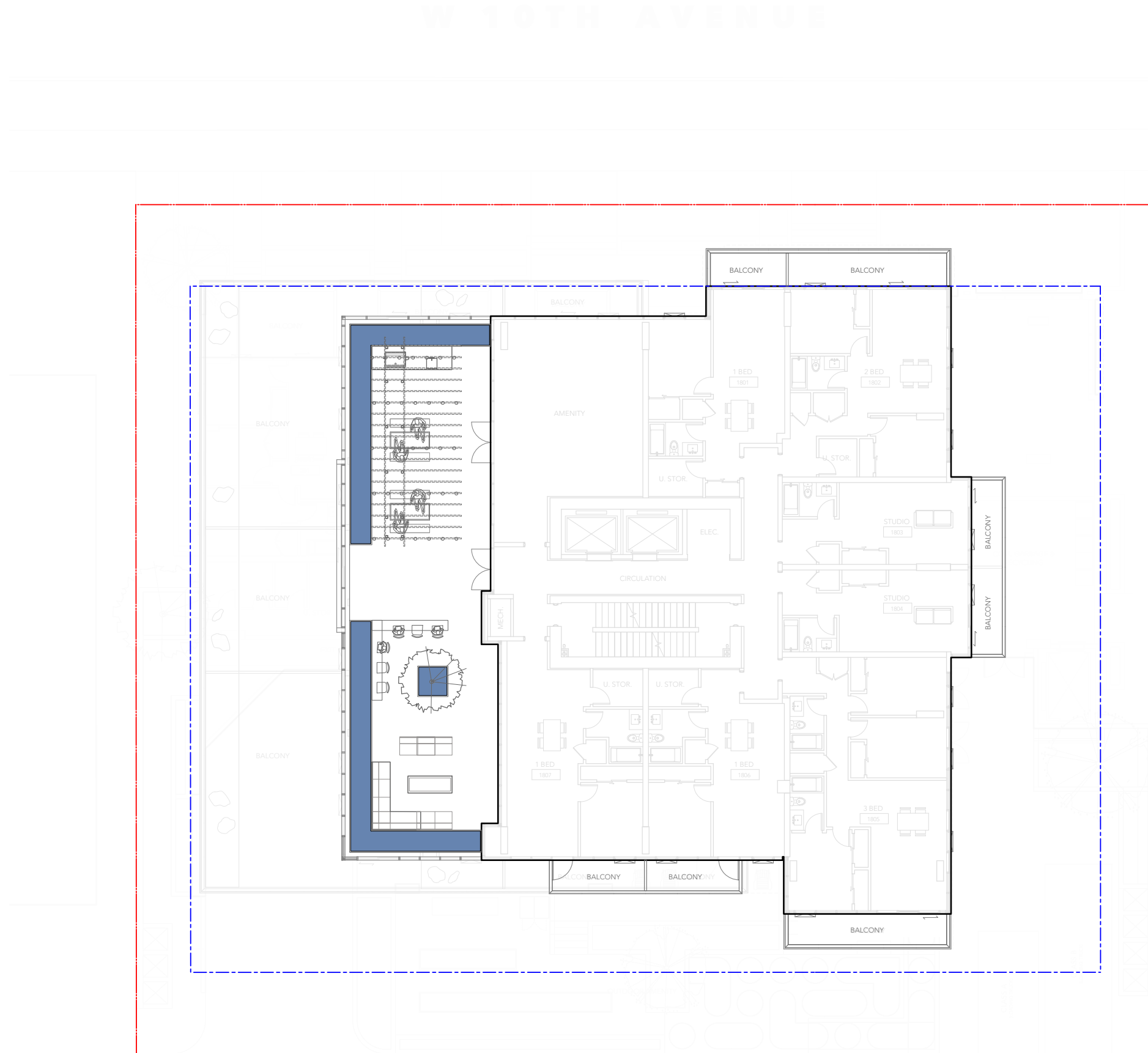
# SOIL DEPTH

## LEVEL 18

### SOIL DEPTH LEGEND

DESCRIPTION	SYMBOL
TREE AND SHRUB PLANTING ON GRADE 900MM MIN DEPTH	
SHRUB PLANTING ON GRADE 450MM MIN DEPTH	
TREE AND SHRUB PLANTING ON STRUCTURE OR IN PLANTER 900MM MIN DEPTH PLANTER	
SHRUB PLANTING ON STRUCTURE 450MM MIN DEPTH PLANTER	

NOTES:  
1 - ALL SOIL DEPTHS TO MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD



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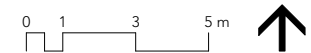
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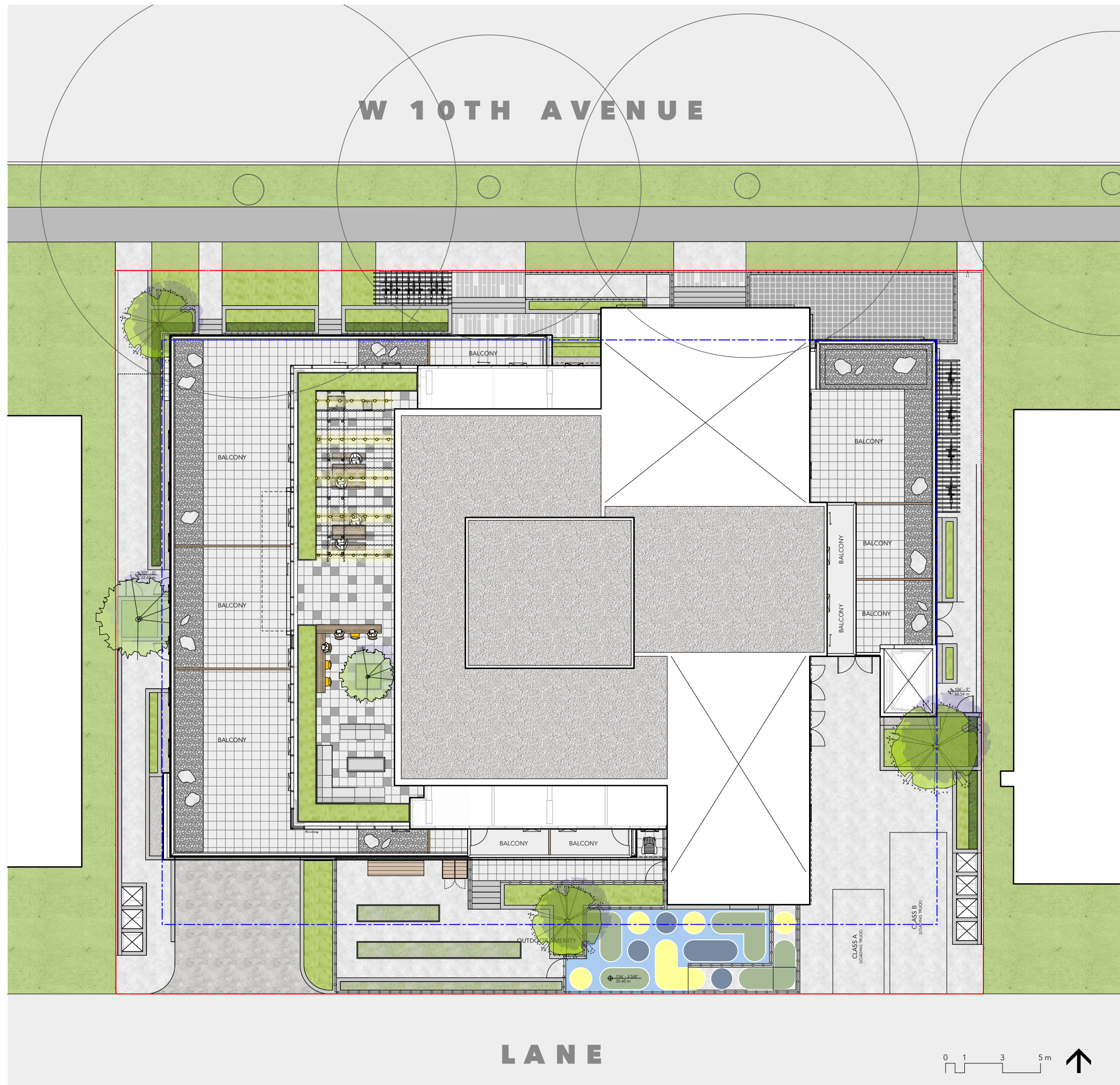
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### SOIL DEPTH PLAN - L18



# CONCEPT PLAN OVERALL



**Judy Stoyko**  
Landscape Architecture

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

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**324 W10th Avenue**  
**Multifamily Residence**

324 West 10th Avenue  
Vancouver, BC

Scale: 1:100  
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Reviewed: JS  
Project No. 24-009

CONCEPT PLAN -  
OVERALL

**LANE**













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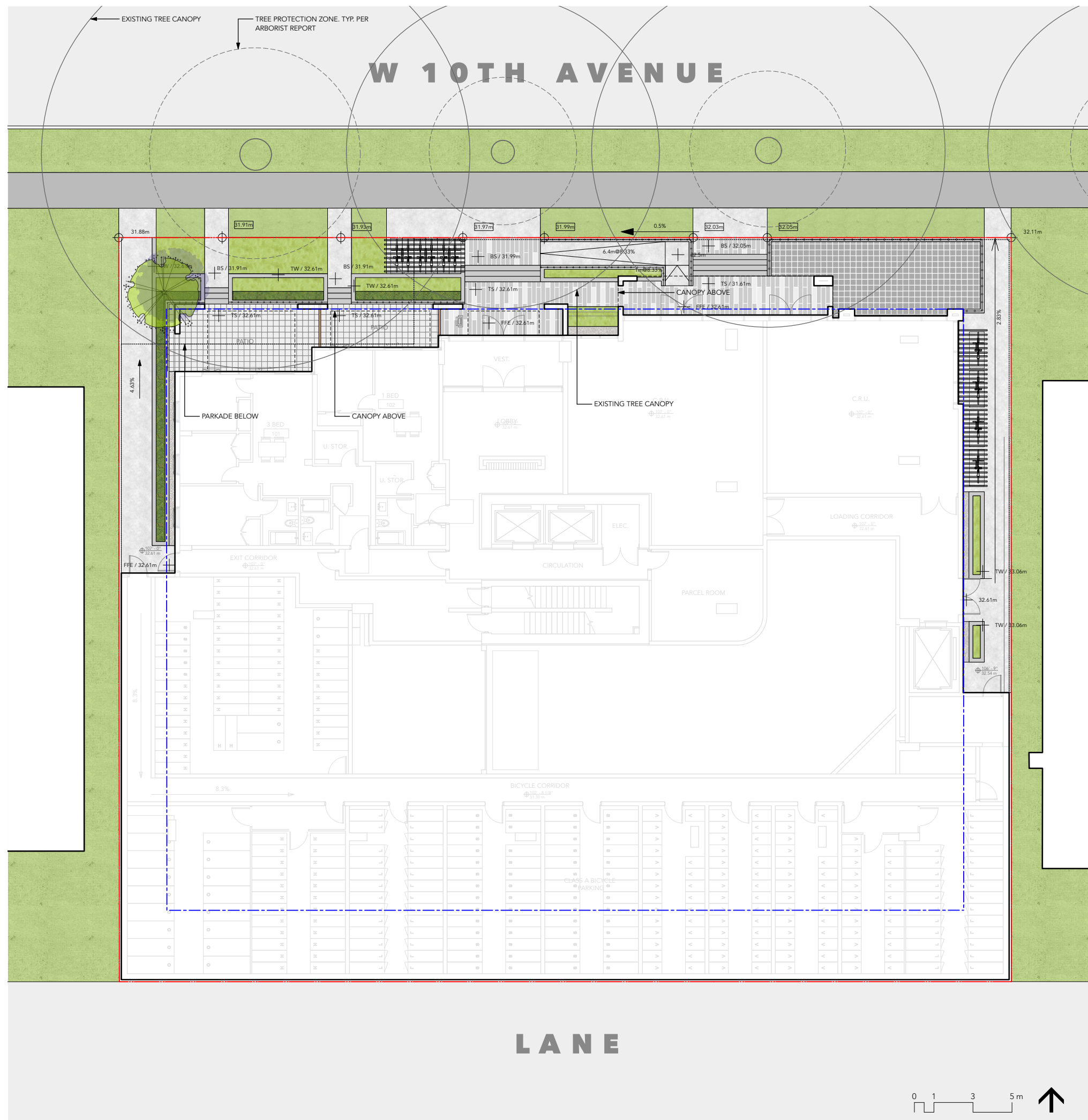
**L1.0**

# CONCEPT PLAN

## LEVEL 1

### LAYOUT & MATERIALS LEGEND

-  CIP CONCRETE PAVING / CIP CONCRETE W/ PAINT
-  SLAB PAVER (PATIO PAVER)
-  UNIT PAVER
-  RUBBER SURFACE
-  GRAVEL SURFACE
-  RETAINING WALL (CONCRETE, 6" WIDE)
-  PLANTING AREA
-  HEDGE
-  LAWN (PER CITY STANDARD)
-  OUTDOOR BIKE RACKS (TOTAL SPACE: 10)
-  BIKE SHELTER
-  PRIVACY SCREEN (BY ARCHITECTURAL)



**Judy Stoyko**  
Landscape Architecture  
2686 6TH AVENUE EAST  
VANCOUVER BC V5M 1R3  
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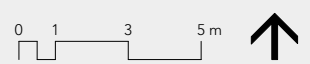
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CONCEPT PLAN - L1














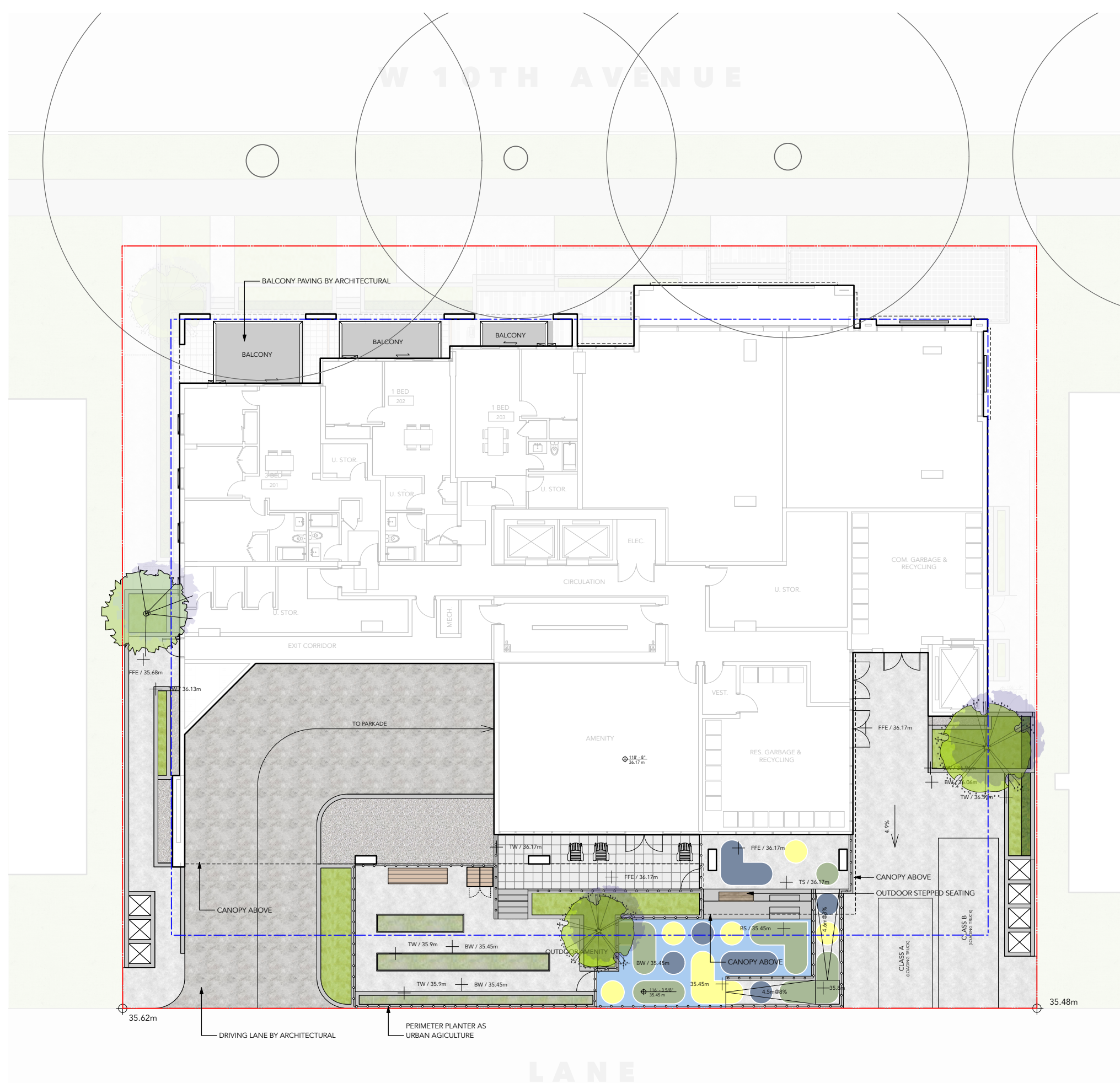
L1.1

# CONCEPT PLAN

## LEVEL 2

### LAYOUT & MATERIALS LEGEND

-  SLAB PAVER (PATIO PAVER)
-  UNIT PAVER
-  RUBBER SURFACE
-  GRAVEL SURFACE
-  RETAINING WALL (CONCRETE, 6" WIDE)
-  PLANTING AREA
-  HEDGE
-  URBAN AGRICULTURE PLANTER (METAL)
-  POTTING TABLE & STORAGE
-  LOUNGE CHAIR (BY OWNER)
-  FENCE / GUARDRAIL (BY ARCHITECTURAL)



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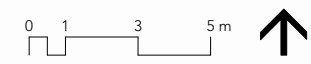
1	ISSUED FOR REZONING	24-11-21
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### CONCEPT PLAN - L2

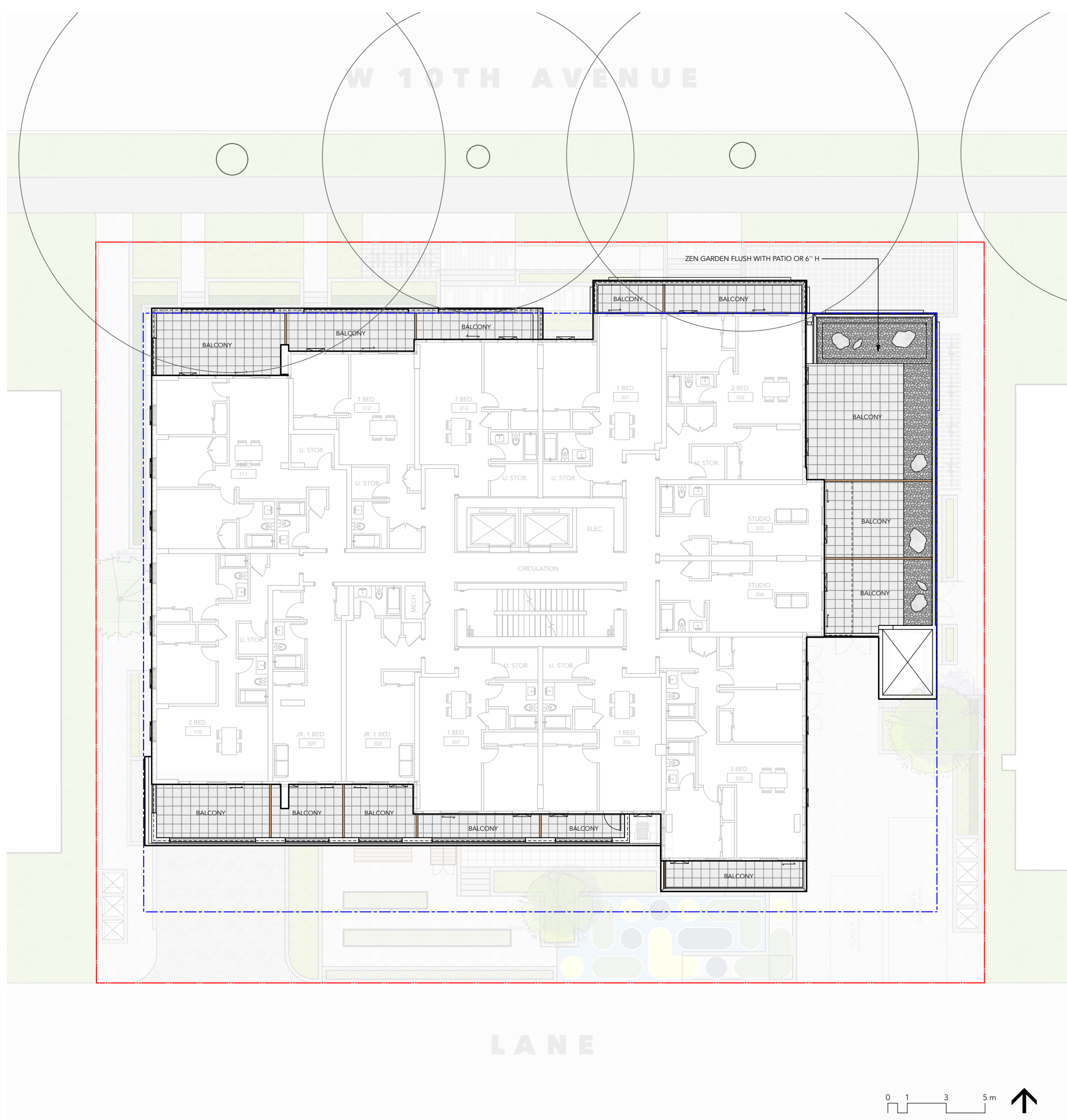


# CONCEPT PLAN

## LEVEL 3

### LAYOUT & MATERIALS LEGEND

-  UNIT PAVER
-  GRAVEL SURFACE
-  BOULDERS
-  PRIVACY SCREEN (BY ARCHITECTURAL)



**Judy Stoyko**  
Landscape Architecture

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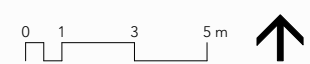
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CONCEPT PLAN - L3







L1.3

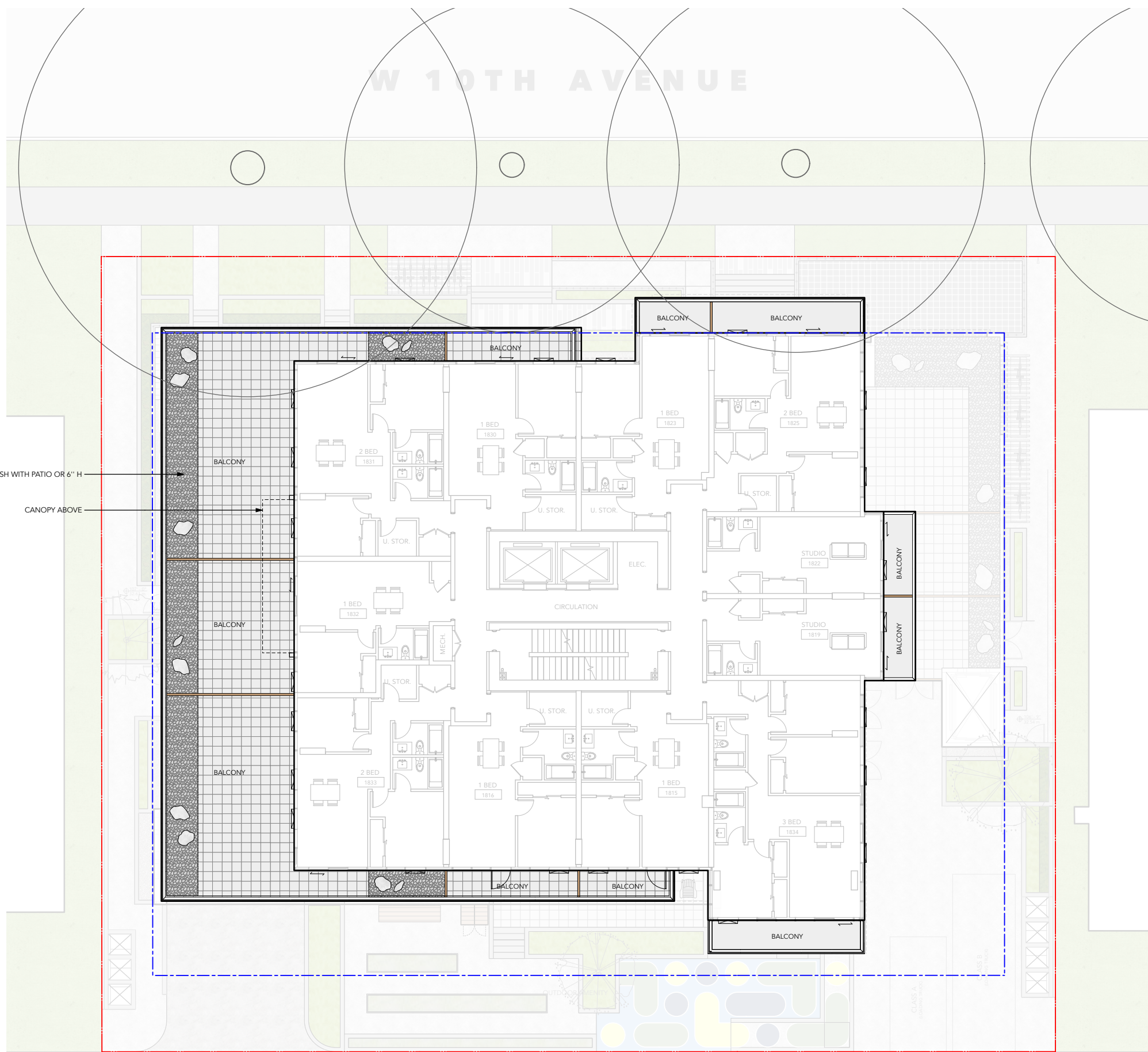
# CONCEPT PLAN

## LEVEL 5

### LAYOUT & MATERIALS LEGEND

-  UNIT PAVER
-  GRAVEL SURFACE
-  BOULDERS
-  PRIVACY SCREEN  
(BY ARCHITECTURAL)

ZEN GARDEN FLUSH WITH PATIO OR 6" H  
CANOPY ABOVE



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### CONCEPT PLAN - L5









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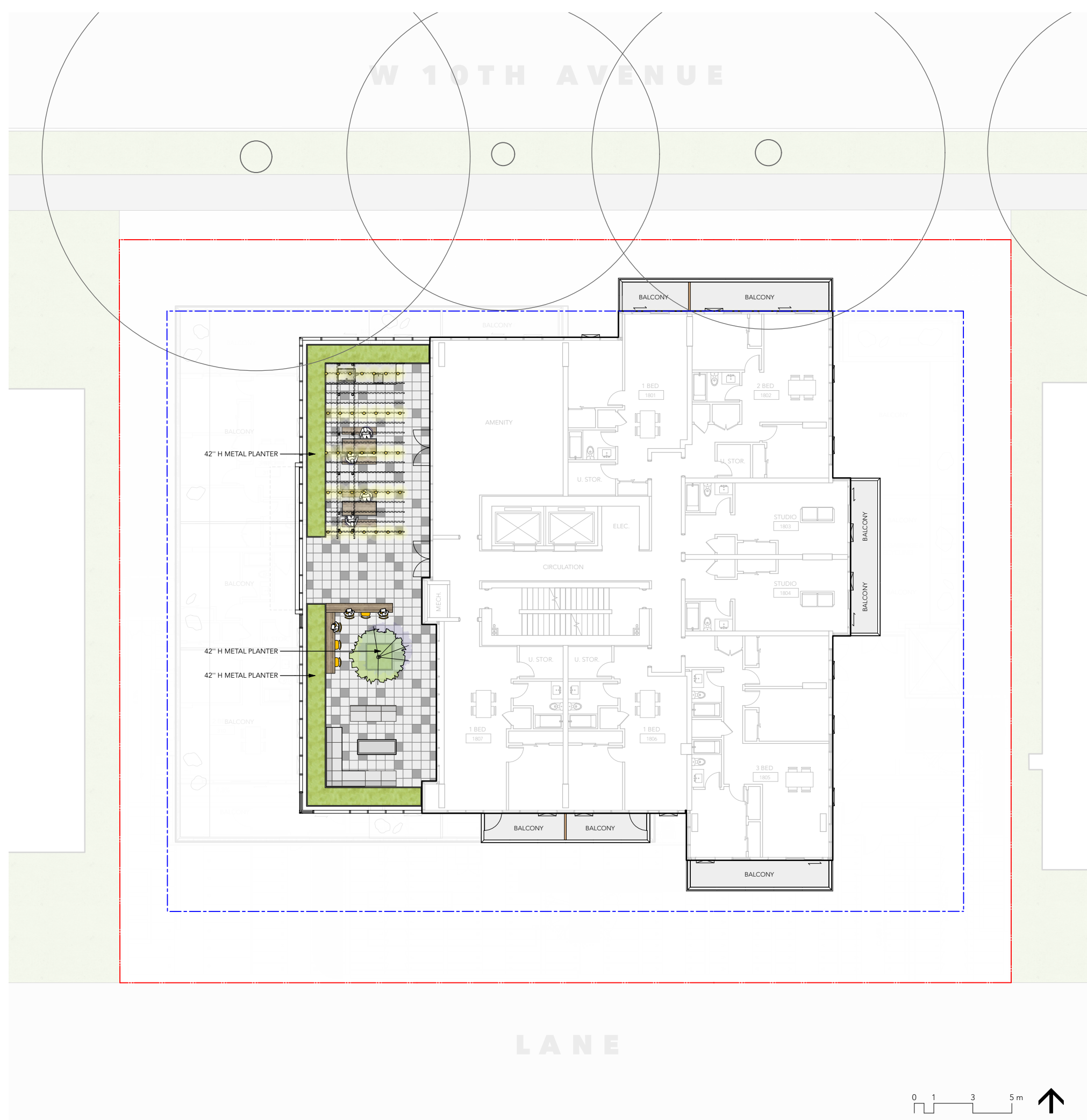


# CONCEPT PLAN

## LEVEL 18

### LAYOUT & MATERIALS LEGEND

-  SLAB PAVER (PATIO PAVER)
-  PLANTING AREA
-  BAR TABLE & STOOLS
-  PICNIC TABLE
-  TRELLIS W/ STRING LIGHT
-  LOUNGING SET (BY OWNER)
-  BBQ COUNTER W/ SINK
-  PRIVACY SCREEN (BY ARCHITECTURAL)



**Judy Stoyko**  
Landscape Architecture

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CONCEPT PLAN - L18



L1.6

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PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	
<b>TREES</b>			
Acer circinatum "Pacific Fire"	Pacific Fire Vine Maple	6cm cal.	
Picea omorika	Serbian spruce	2-3M HT.	
Styrax japonicus	Japanese Snowbell	5cm cal.	

<b>SHRUBS</b>			
<b>SUN/PART SHADE</b>			
Hydrangea 'Limelight'	Limelight Hydrangea	#3 Pot	
Pinus mugo var. pumilio	Mugo pine	0.6-0.9M HT.	
Spirea bumalda 'Gold Flame'	Goldflame Spirea	#2 Pot	
Taxus x media 'Hicksii'	Hick's Yew	1.25M HT.	

<b>PART SHADE/SHADE</b>			
Gaultheria shallon	Salal	#2 Pot	
Kalmia latifolia 'Elf'	Elf Mountain laurel	#2 Pot	
Rhododendron 'Hotei'	Hotei Rhododendron	#3 Pot	
Sarcococca hookeriana var. humilis	Dwarf Sweet box	#2 Pot	
Vaccinium ovatum	Evergreen Huckleberry	#3 Pot	

<b>PERENNIALS AND GRASSES</b>			
<b>SUN/PART SHADE</b>			
Allium cernuum	Nodding Onion	#1 Pot	
Achillea millefolium var. occidentalis	Yarrow	#1 Pot	
Echinacea purpurea	Coneflower	#1 Pot	
Lavendula angustifolia 'Hidecote'	Hidecote Lavender	#1 Pot	
Santolina chamaecyparissus	Lavender Cotton	#1 Pot	

<b>PART SHADE/SHADE</b>			
Dicentra formosa	Pacific Bleeding Heart	#1 Pot	
Blechnum spicant	Deer Fern	#1 Pot	
Polystichum munitum	Western Sword Fern	#1 Pot	
Maianthemum stellatum	Starry False Solomons Seal	#1 Pot	

<b>GROUNDCOVERS</b>			
<b>SUN/PART SHADE</b>			
Arctostaphylos uva-ursi	Kinnikinnick	10cm Pot	
Fragaria chiloensis	Beach Strawberry	10cm Pot	
Erica carnea 'Springwood White'	Winter Heath	10cm Pot	
Erica carnea 'King George'	Winter Heath	10cm Pot	

<b>SHADE/SHADE</b>			
Pachysandra terminalis	Japanese Spurge	10cm Pot	
Vancouveria hexandra	Inside-out flower	10cm Pot	

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

- PLANTING NOTES**
1. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS ON THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
  2. ALL PLANTING SHALL MEET OR EXCEED THE REQUIREMENTS AS OUTLINED IN THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. IN CASE OF DISCREPANCY BETWEEN PLANT NUMBERS THIS LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
  3. ALL PLANTING PLANS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE DETAILS AND SPECIFICATIONS.
  4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
  5. FINAL LANDSCAPE BERM / BED LAYOUTS, AS WELL AS ACTUAL TREE AND SHRUB LOCATIONS AND SPACING, TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  6. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF VANCOUVER PRIOR TO COMMENCEMENT OF WORK.
  7. CONTRACTOR RESPONSIBLE FOR MAINTENANCE INCLUDING IRRIGATION OF ALL PLANTED AREAS FOR 1 FULL YEAR AFTER SUBSTANTIAL COMPLETION.
  8. TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.

1 ISSUED FOR REZONING	24-11-20
REVISIONS	YY-MM-DD

**324 W10th Avenue  
Multifamily Residence**

324 West 10th Avenue  
Vancouver, BC



Scale:	NTS
Drawn:	MW
Reviewed:	JS
Project No.	24-009

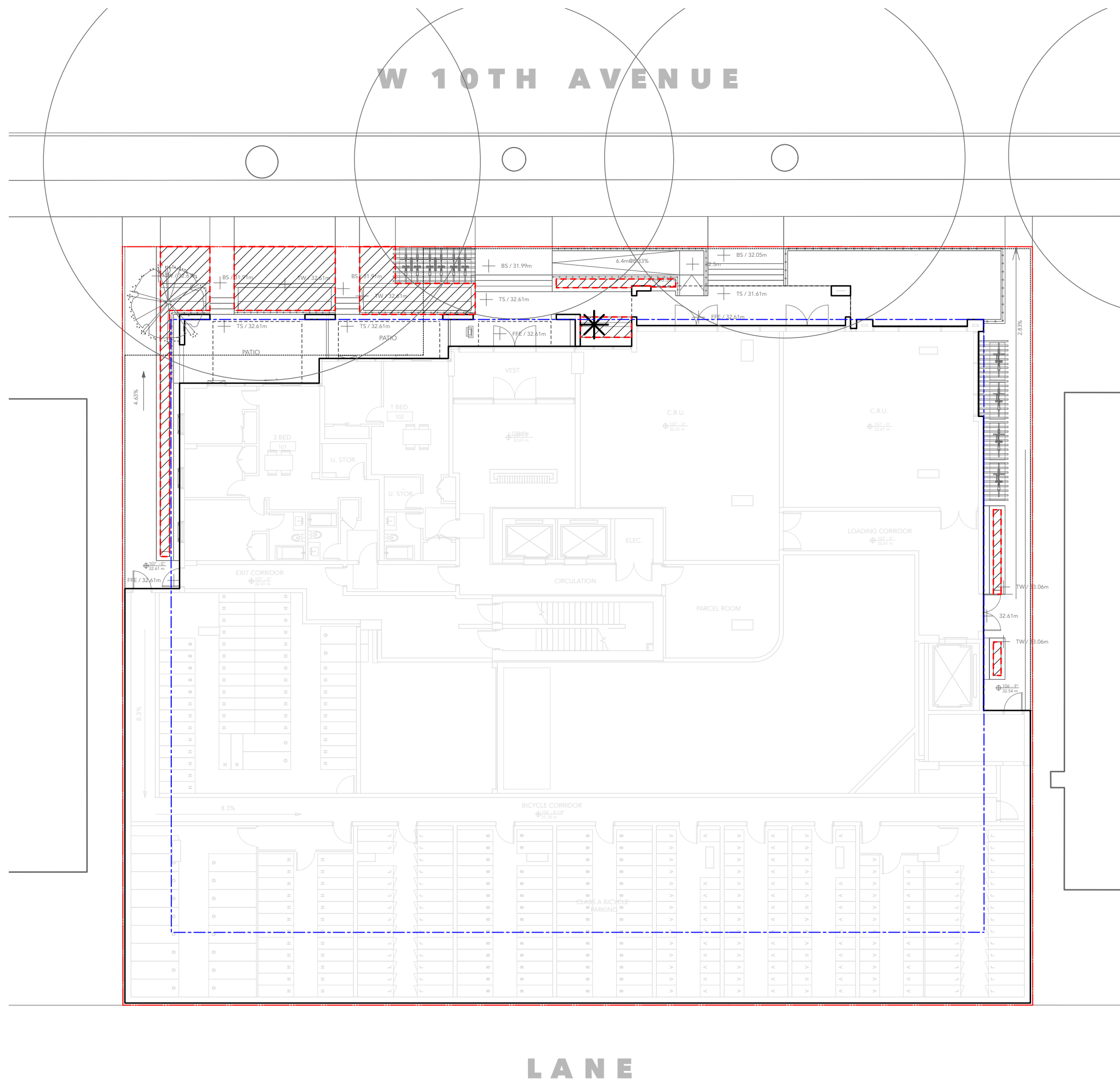
PLANTING CONCEPT

# IRRIGATION PLAN

## LEVEL 1

### IRRIGATION LEGEND

DESCRIPTION	SYMBOL
<b>AREA TO BE IRRIGATED</b>	
<b>MAIN CONNECTION</b> REFER TO MECHANICAL 40USGPM @ 60 PSI, DOUBLE CHECK VALVE ASSEMBLY & QUICK COUPLER	
<b>TIME CLOCK</b> REFER TO MECHANICAL & ELECTRICAL 2" W/ BACK FLOW PREVENTER, BLOW TEE, PRESSURE REDUCING VALVE, DRAIN	
<b>NOTES</b> DRIP IRRIGATION TO BE USED FOR ALL AREAS TYPICALLY	
ALL IRRIGATION TO BE HIGH-EFFICIENCY IRRIGATION COMPONENTS AND OVERALL SYSTEM TO MINIMIZE WATER USE	



**Judy Stoyko**  
Landscape Architecture

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

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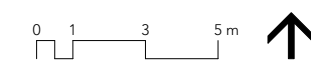
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### 324 W10th Avenue Multifamily Residence

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Scale: 1:100  
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### IRRIGATION PLAN - L1



L3.0

# IRRIGATION PLAN

## LEVEL 2

### IRRIGATION LEGEND

#### DESCRIPTION

#### SYMBOL

#### AREA TO BE IRRIGATED



#### MAIN CONNECTION

REFER TO MECHANICAL  
40USGPM @ 60 PSI, DOUBLE CHECK VALVE  
ASSEMBLY & QUICK COUPLER



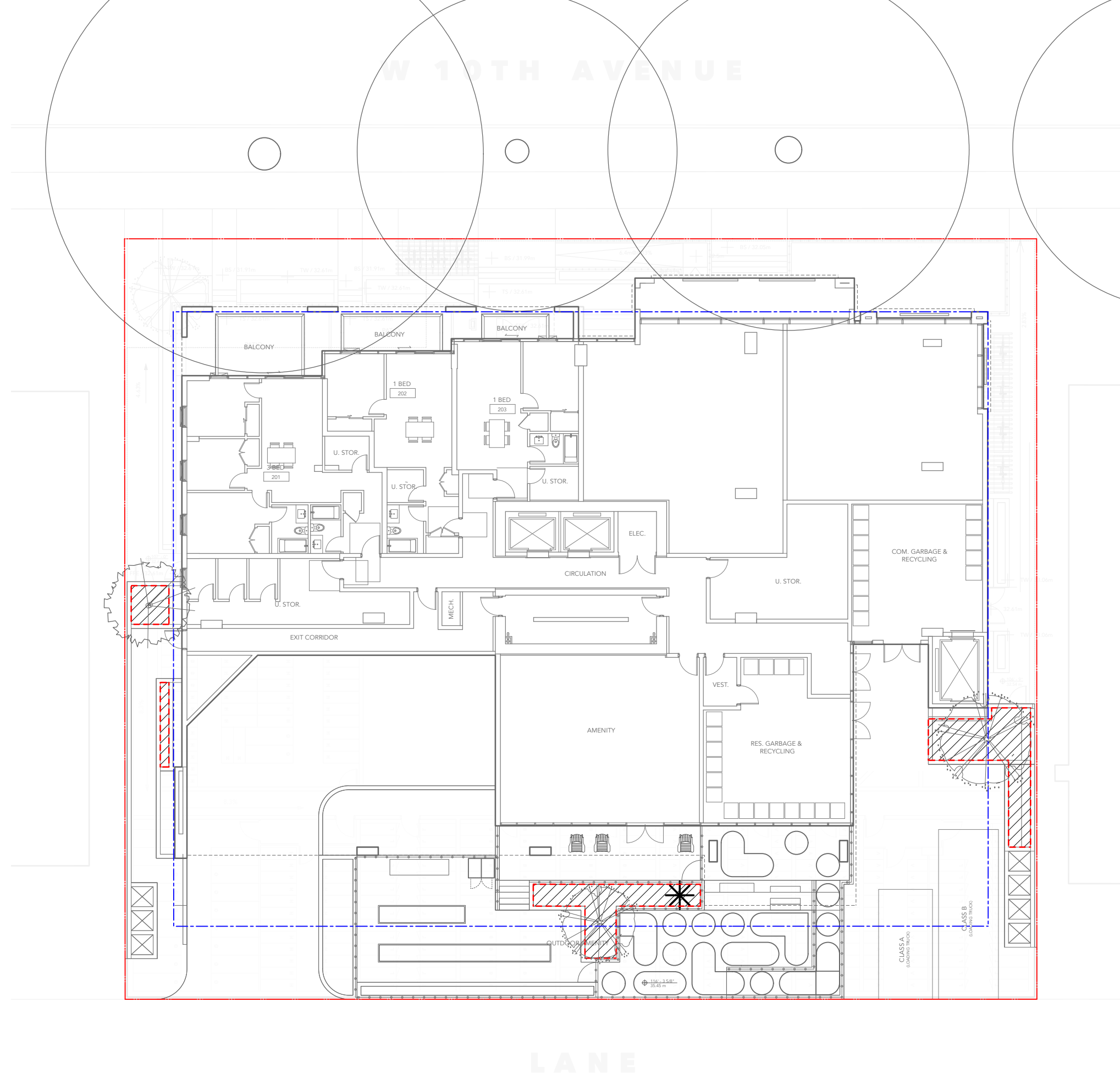
#### TIME CLOCK

REFER TO MECHANICAL & ELECTRICAL  
2" W/ BACK FLOW PREVENTER, BLOW TEE,  
PRESSURE REDUCING VALVE, DRAIN

#### NOTES

DRIP IRRIGATION TO BE USED FOR ALL  
AREAS TYPICALLY

ALL IRRIGATION TO BE HIGH-EFFICIENCY  
IRRIGATION COMPONENTS AND OVERALL  
SYSTEM TO MINIMIZE WATER USE



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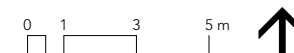
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### IRRIGATION PLAN - L2

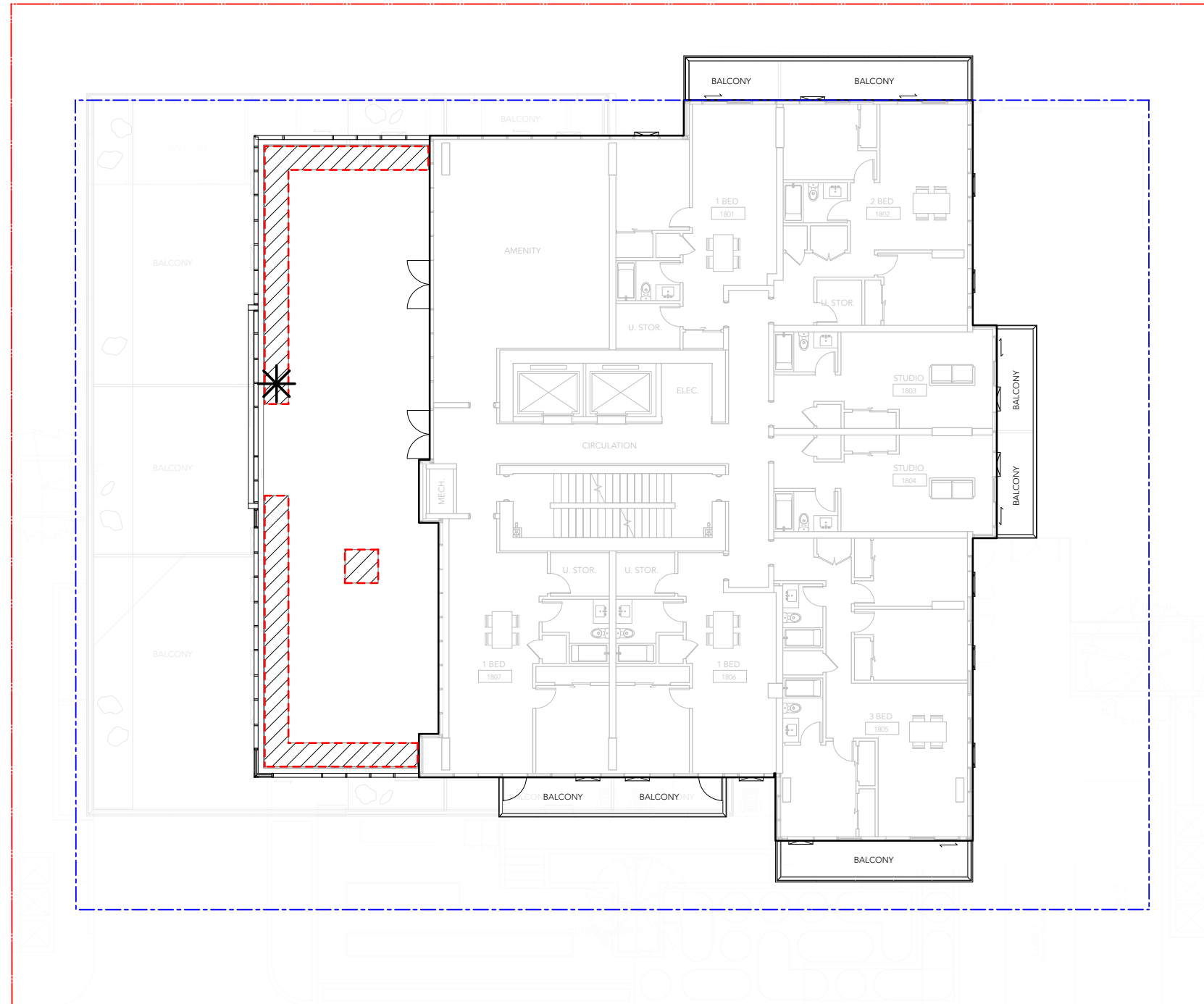


# IRRIGATION PLAN

## LEVEL 18

### IRRIGATION LEGEND

DESCRIPTION	SYMBOL
<b>AREA TO BE IRRIGATED</b>	
<b>MAIN CONNECTION</b> REFER TO MECHANICAL 40USGPM @ 60 PSI, DOUBLE CHECK VALVE ASSEMBLY & QUICK COUPLER	
<b>TIME CLOCK</b> REFER TO MECHANICAL & ELECTRICAL 2" W/ BACK FLOW PREVENTER, BLOW TEE, PRESSURE REDUCING VALVE, DRAIN	
<b>NOTES</b> DRIP IRRIGATION TO BE USED FOR ALL AREAS TYPICALLY	
ALL IRRIGATION TO BE HIGH-EFFICIENCY IRRIGATION COMPONENTS AND OVERALL SYSTEM TO MINIMIZE WATER USE	



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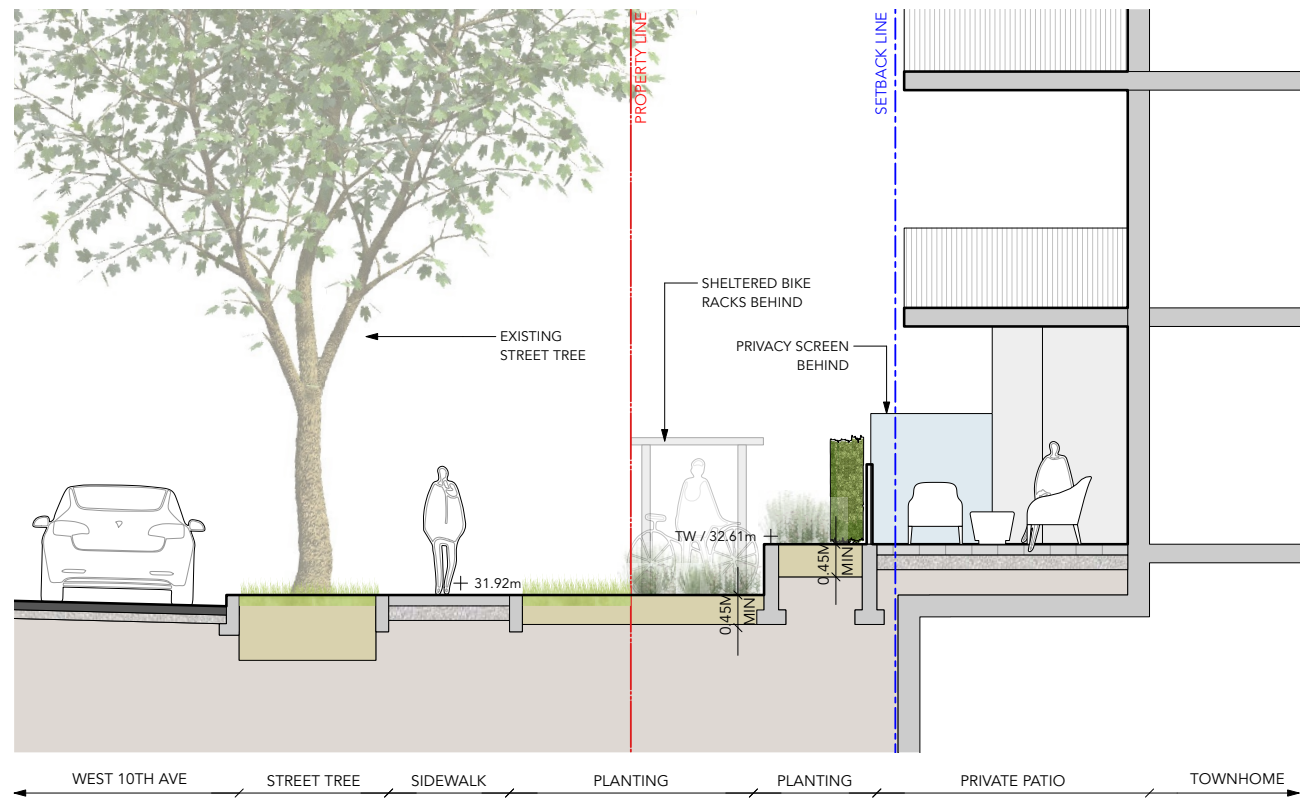
### IRRIGATION PLAN - L18



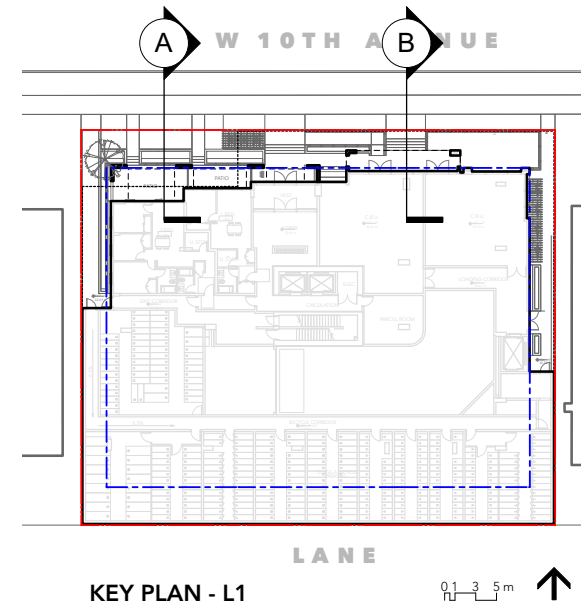
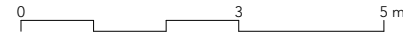
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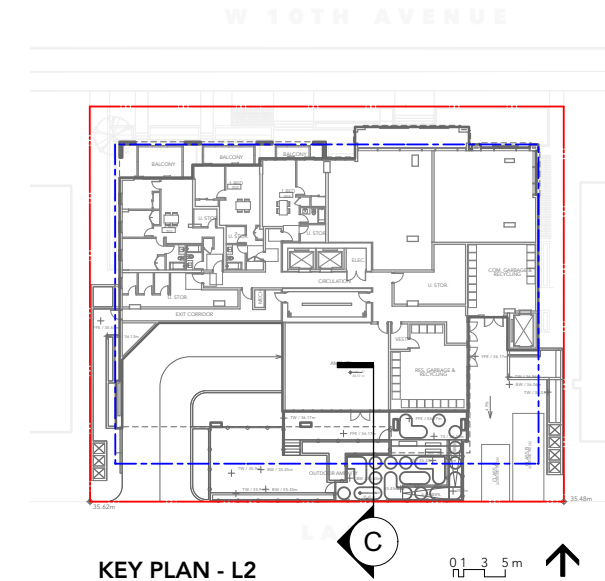
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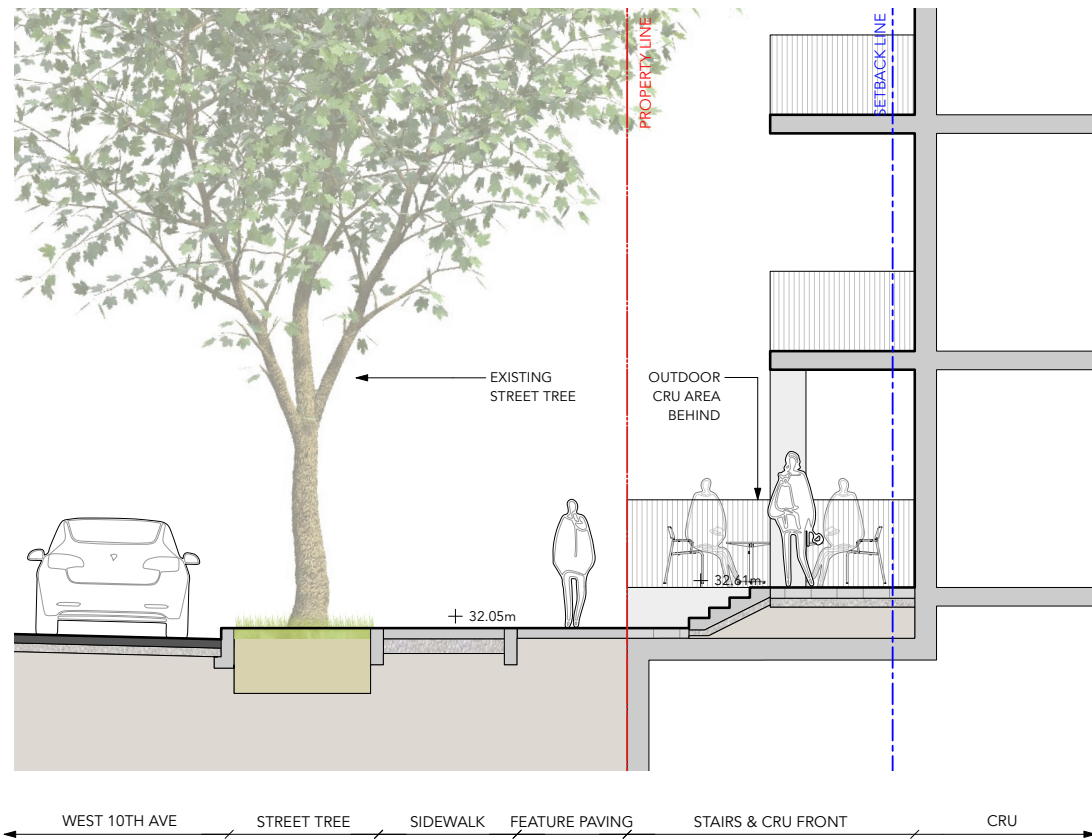
1 SECTION A - TOWNHOME FRONT  
Scale: 1:50



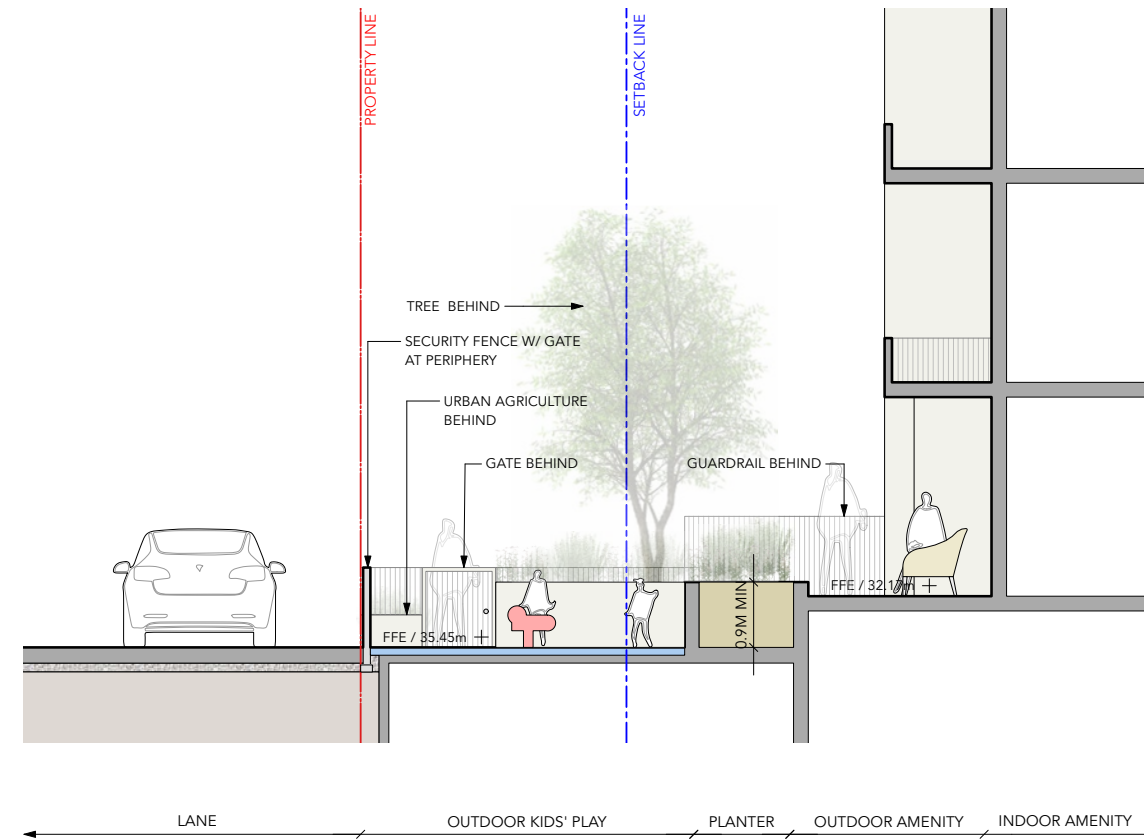
KEY PLAN - L1



KEY PLAN - L2



2 SECTION B - CRU  
Scale: 1:50



3 SECTION C - OUTDOOR PLAY AREA  
Scale: 1:50



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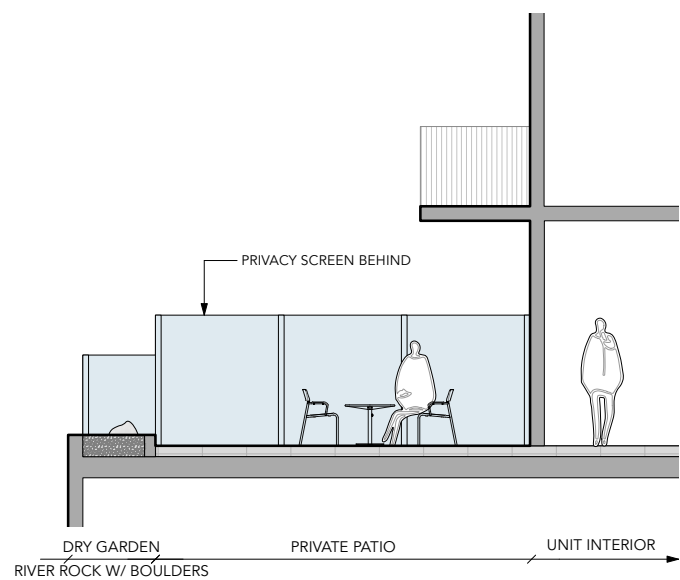
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SECTIONS

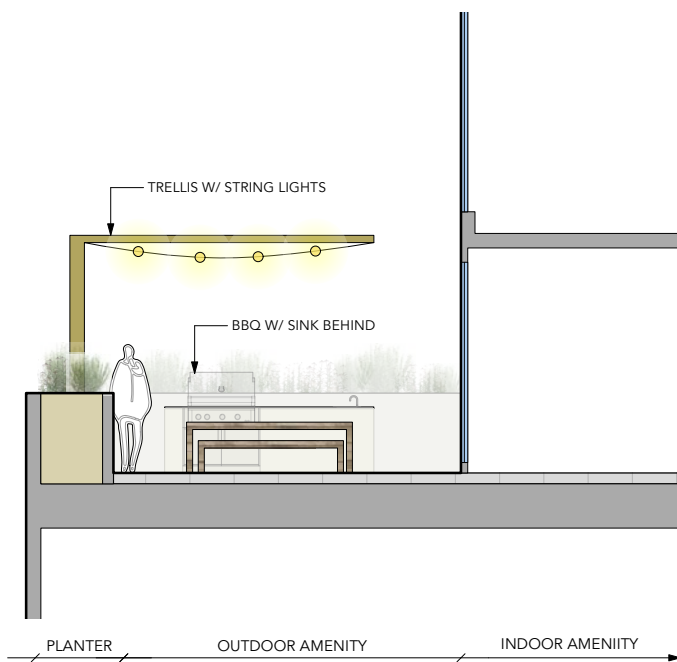
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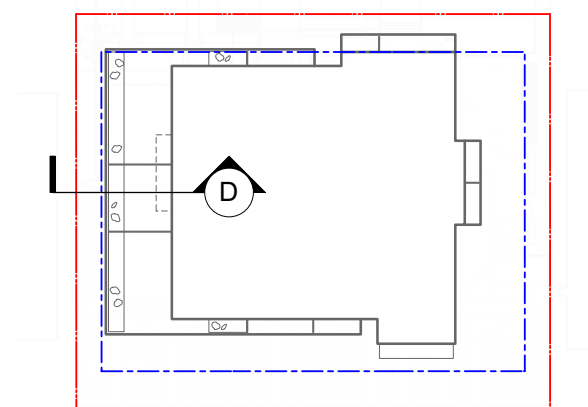
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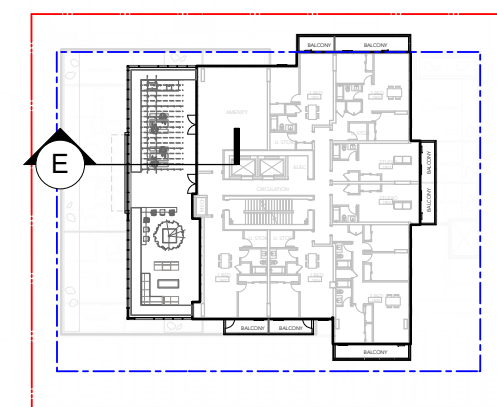
1 SECTION D - L5 PATIO  
Scale: 1:50  
0 3 m



2 SECTION E - ROOFTOP AMENITY  
Scale: 1:50  
0 3 m



KEY PLAN - L5  
0 3 5 m ↑



KEY PLAN - L18  
0 3 5 m ↑

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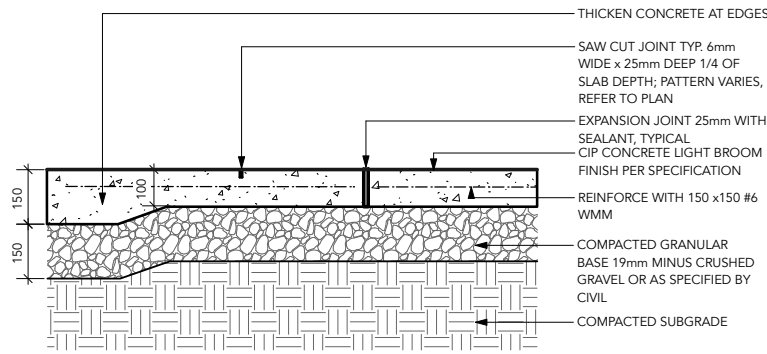
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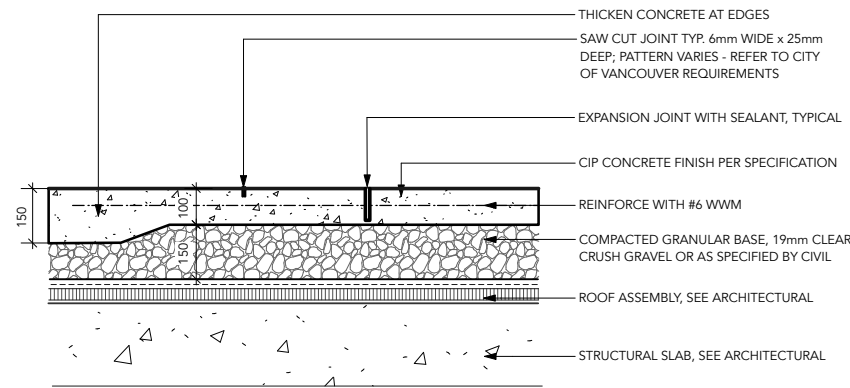
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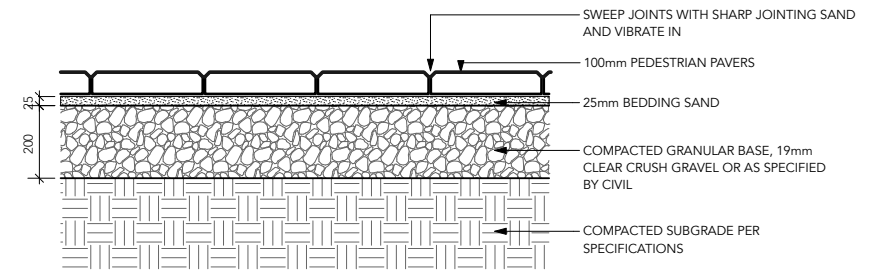
- NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**1 CIP CONCRETE ON GRADE**  
Scale: 1:10



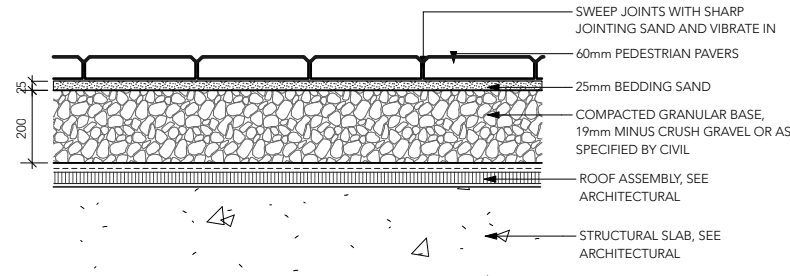
- NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

**2 CIP CONCRETE ON SLAB**  
Scale: 1:10



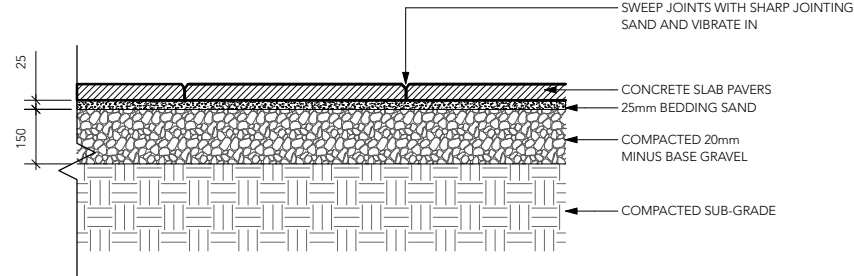
- NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

**3 UNIT PAVER ON GRADE**  
Scale: 1:10

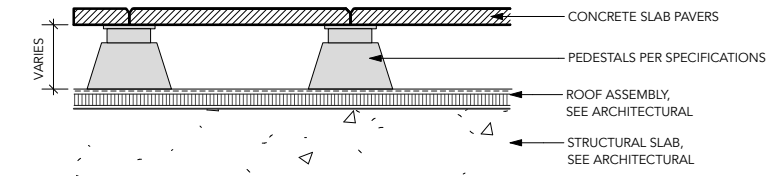


- NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

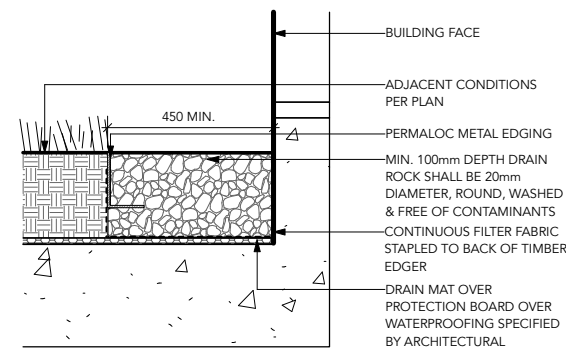
**4 UNIT PAVERS ON SLAB**  
Scale: 1:10



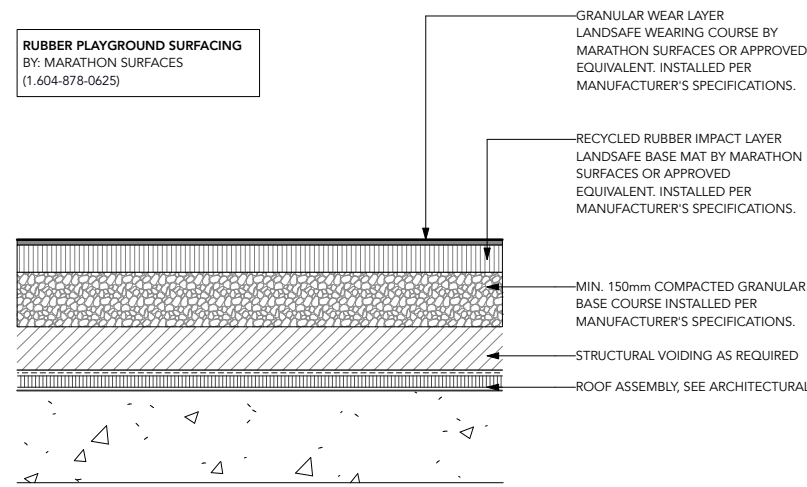
**5 SLAB PAVER(PATIO PAVER) ON GRADE**  
Scale: 1:10



**6 SLAB PAVER(PATIO PAVER) ON SLAB**  
Scale: 1:10



**7 GRAVEL DRAIN STRIP ON SLAB**  
Scale: 1:10



- NOTES:  
1. FALL SURFACING TO CONFORM TO REQUIRED CSA SAFETY STANDARDS.  
2. THICKNESS OF SURFACING LAYERS TO BE DETERMINED BY CRITICAL FALL HEIGHT.

**8 RUBBERIZED PLAY FALL SURFACING**  
Scale: 1:10

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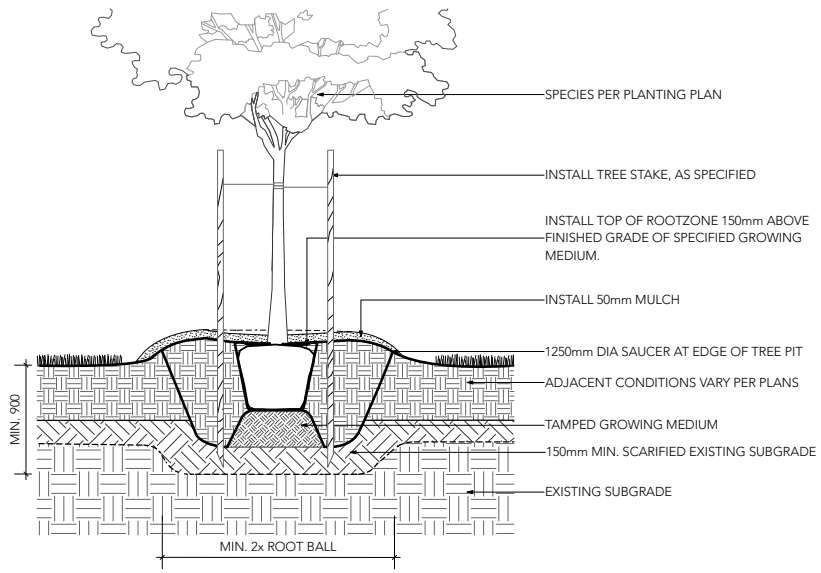
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DETAILS -  
HARDSCAPE

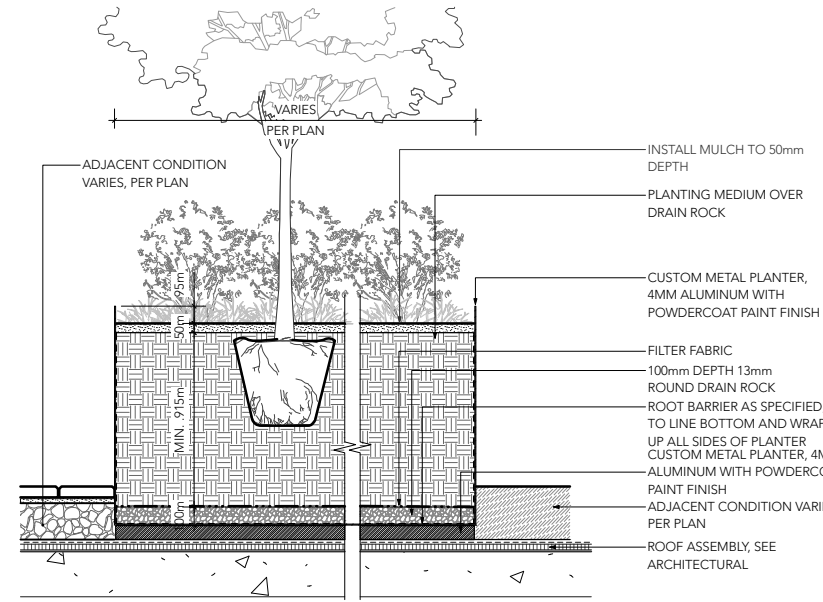
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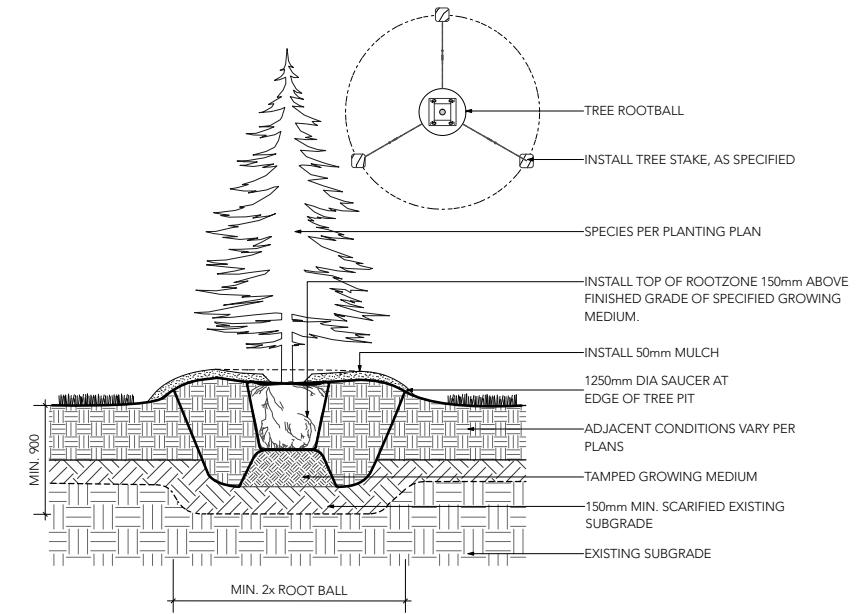
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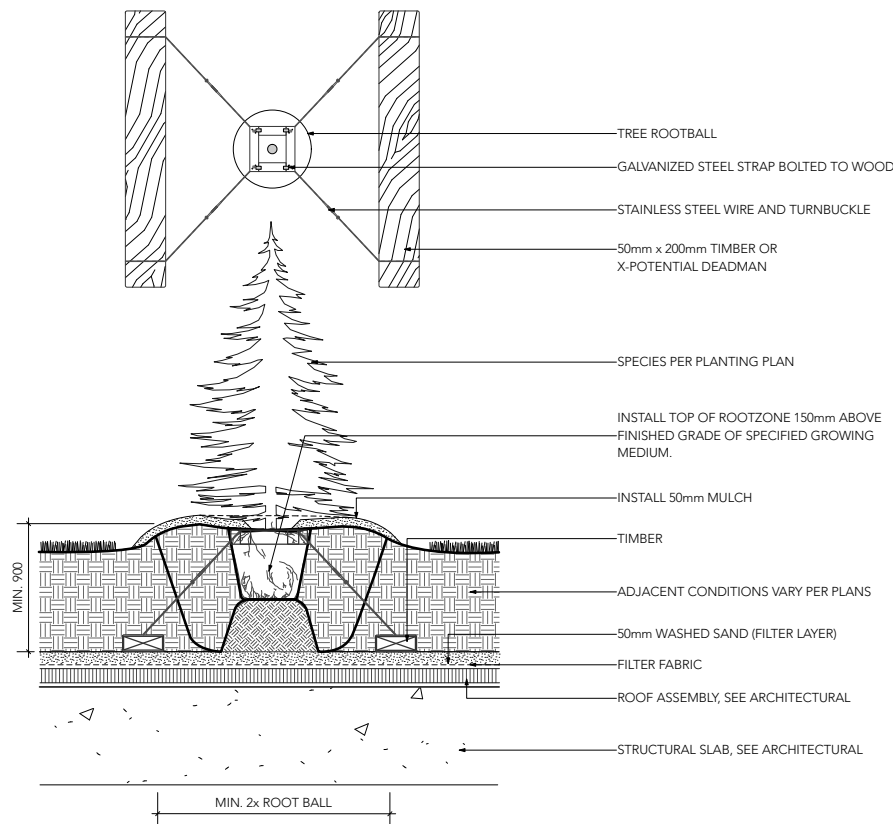
1 **DECIDUOUS TREE PLANTING ON GRADE**  
Scale: 1:20



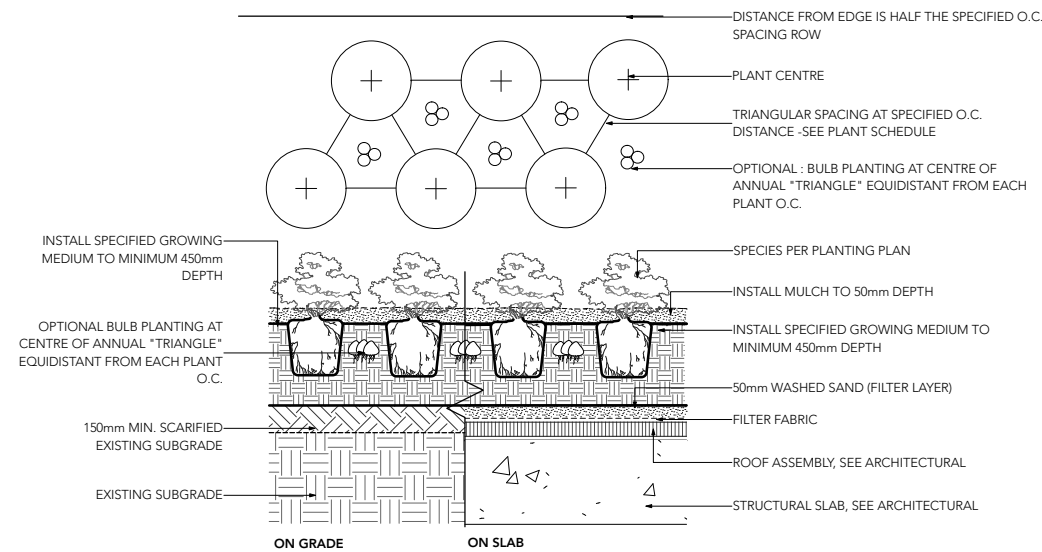
2 **DECIDUOUS TREE PLANTING ON SLAB**  
Scale: 1:20



3 **CONIFEROUS TREE PLANTING ON SLAB**  
Scale: 1:20



4 **CONIFEROUS TREE PLANTING ON SLAB**  
Scale: 1:20



5 **PLANTING ON GRADE/SLAB**  
Scale: 1:20

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DETAILS - SOFTSCAPE