

NICOLA WEALTH REAL ESTATE  
**5696 ALBERTA ST.**



**ARCHITECTURAL REZONING DRAWING LIST**

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PR44	FAR OVERLAY LEVEL MECHANICAL



No.	DESCRIPTION	DATE
1	Issued for Rezoning text amendment	2023-08-14

5696 ALBERTA ST.



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PROJECT NO: <b>119568</b>	SHEET NUMBER: <b>AR0.00</b>	ISSUE: <b>1</b>
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**ISSUED FOR REZONING TEXT AMENDMENT**

2023-08-14 10:28:46 AM

**CURRENT (10 STOREY OPTION)**

**FSR SUMMARY**

PRINCIPAL USE	LEVELS	Residential GFA	Total Gross Floor Area	AMENITY	STORAGE	EXCLUSIONS (SQ. FT.)	MECHANICAL	SUB TOTAL	FSR (SQ. F. / GFA - 40%)	OPENING BALCONY	Unit Mix
MECHANICAL	Mech	2,172.00	2,172.00					2,172.00	0.00		
AMENITY	Amenity	1,506.70	1,506.70	1772.58				3,079.28	0.00		
1	1	61.93	61.93					61.93	0.00		
2	2	61.93	61.93					61.93	0.00		
3	3	61.93	61.93					61.93	0.00		
4	4	61.93	61.93					61.93	0.00		
5	5	61.93	61.93					61.93	0.00		
6	6	61.93	61.93					61.93	0.00		
7	7	61.93	61.93					61.93	0.00		
8	8	61.93	61.93					61.93	0.00		
9	9	61.93	61.93					61.93	0.00		
10	10	61.93	61.93					61.93	0.00		
TOTAL (SQ. F.)		78,947.1	71,547.87	2772.58		1,045.32	954.6	4,746.87	68,803.05	6,966.52	

GFA - GROSS AREA calculated on net area plus storage.  
 Difference 3,368  
 Difference 1,368  
 Difference 1,999  
 Difference 1,368

**SITE AREA: 12.78MW**  
**PERMITTED FSR: 5.43**

**PLANNING COMMENT INDICATES GROSS UNIT AREA FOR ALL UNITS IN PROJECT**  
 100% Building Unit Area and Gross Floor Area are based on a net area of 12.78 MW and Development Below which 100% Area (This is defined as a building area including all areas enclosed in a building envelope including storage area).  
 Note: 100% Building Unit Area and Gross Floor Area are based on a net area of 12.78 MW and Development Below which 100% Area (This is defined as a building area including all areas enclosed in a building envelope including storage area).

UNIT NO.	LEVEL	AREA (SQ. FT.)	TYPE	STATUS
101	10	61.93	Residential	Approved
102	10	61.93	Residential	Approved
103	10	61.93	Residential	Approved
104	10	61.93	Residential	Approved
105	10	61.93	Residential	Approved
106	10	61.93	Residential	Approved
107	10	61.93	Residential	Approved
108	10	61.93	Residential	Approved
109	10	61.93	Residential	Approved
110	10	61.93	Residential	Approved
111	10	61.93	Residential	Approved
112	10	61.93	Residential	Approved
113	10	61.93	Residential	Approved
114	10	61.93	Residential	Approved
115	10	61.93	Residential	Approved
116	10	61.93	Residential	Approved
117	10	61.93	Residential	Approved
118	10	61.93	Residential	Approved
119	10	61.93	Residential	Approved
120	10	61.93	Residential	Approved
121	10	61.93	Residential	Approved
122	10	61.93	Residential	Approved
123	10	61.93	Residential	Approved
124	10	61.93	Residential	Approved
125	10	61.93	Residential	Approved
126	10	61.93	Residential	Approved
127	10	61.93	Residential	Approved
128	10	61.93	Residential	Approved
129	10	61.93	Residential	Approved
130	10	61.93	Residential	Approved
131	10	61.93	Residential	Approved
132	10	61.93	Residential	Approved
133	10	61.93	Residential	Approved
134	10	61.93	Residential	Approved
135	10	61.93	Residential	Approved
136	10	61.93	Residential	Approved
137	10	61.93	Residential	Approved
138	10	61.93	Residential	Approved
139	10	61.93	Residential	Approved
140	10	61.93	Residential	Approved
141	10	61.93	Residential	Approved
142	10	61.93	Residential	Approved
143	10	61.93	Residential	Approved
144	10	61.93	Residential	Approved
145	10	61.93	Residential	Approved
146	10	61.93	Residential	Approved
147	10	61.93	Residential	Approved
148	10	61.93	Residential	Approved
149	10	61.93	Residential	Approved
150	10	61.93	Residential	Approved
151	10	61.93	Residential	Approved
152	10	61.93	Residential	Approved
153	10	61.93	Residential	Approved
154	10	61.93	Residential	Approved
155	10	61.93	Residential	Approved
156	10	61.93	Residential	Approved
157	10	61.93	Residential	Approved
158	10	61.93	Residential	Approved
159	10	61.93	Residential	Approved
160	10	61.93	Residential	Approved
161	10	61.93	Residential	Approved
162	10	61.93	Residential	Approved
163	10	61.93	Residential	Approved
164	10	61.93	Residential	Approved
165	10	61.93	Residential	Approved
166	10	61.93	Residential	Approved
167	10	61.93	Residential	Approved
168	10	61.93	Residential	Approved
169	10	61.93	Residential	Approved
170	10	61.93	Residential	Approved
171	10	61.93	Residential	Approved
172	10	61.93	Residential	Approved
173	10	61.93	Residential	Approved
174	10	61.93	Residential	Approved
175	10	61.93	Residential	Approved
176	10	61.93	Residential	Approved
177	10	61.93	Residential	Approved
178	10	61.93	Residential	Approved
179	10	61.93	Residential	Approved
180	10	61.93	Residential	Approved
181	10	61.93	Residential	Approved
182	10	61.93	Residential	Approved
183	10	61.93	Residential	Approved
184	10	61.93	Residential	Approved
185	10	61.93	Residential	Approved
186	10	61.93	Residential	Approved
187	10	61.93	Residential	Approved
188	10	61.93	Residential	Approved
189	10	61.93	Residential	Approved
190	10	61.93	Residential	Approved
191	10	61.93	Residential	Approved
192	10	61.93	Residential	Approved
193	10	61.93	Residential	Approved
194	10	61.93	Residential	Approved
195	10	61.93	Residential	Approved
196	10	61.93	Residential	Approved
197	10	61.93	Residential	Approved
198	10	61.93	Residential	Approved
199	10	61.93	Residential	Approved
200	10	61.93	Residential	Approved

**CLASS B Loading on Level 01 to be shared with Class A passenger space as**

Level	Area (SQ. FT.)	Type	Status
10	61.93	Residential	Approved
01	1,506.70	Amenity	Approved
02	1,506.70	Storage	Approved
03	1,506.70	Storage	Approved
04	1,506.70	Storage	Approved
05	1,506.70	Storage	Approved
06	1,506.70	Storage	Approved
07	1,506.70	Storage	Approved
08	1,506.70	Storage	Approved
09	1,506.70	Storage	Approved
10	61.93	Residential	Approved
11	61.93	Residential	Approved
12	61.93	Residential	Approved
13	61.93	Residential	Approved
14	61.93	Residential	Approved
15	61.93	Residential	Approved
16	61.93	Residential	Approved
17	61.93	Residential	Approved
18	61.93	Residential	Approved
19	61.93	Residential	Approved
20	61.93	Residential	Approved

**REQUIRED STORAGE BREAK DOWN**

Level	# of Units	Residential	Commercial	Total
10	20	2	0	20
9	20	2	0	20
8	20	2	0	20
7	20	2	0	20
6	20	2	0	20
5	20	2	0	20
4	20	2	0	20
3	20	2	0	20
2	20	2	0	20
1	20	2	0	20
Total	200	40	0	200

**REQUIRED: STORAGE BREAK DOWN**

Level	# of Units	Residential	Commercial	Total
10	20	2	0	20
9	20	2	0	20
8	20	2	0	20
7	20	2	0	20
6	20	2	0	20
5	20	2	0	20
4	20	2	0	20
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2	20	2	0	20
1	20	2	0	20
Total	200	40	0	200

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6	20	2	0	20
5	20	2	0	20
4	20	2	0	20
3	20	2	0	20
2	20	2	0	20
1	20	2	0	20
Total	200	40	0	200

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7	20	2	0	20
6	20	2	0	20
5	20	2	0	20
4	20	2	0	20
3	20	2	0	20
2	20	2	0	20
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Total	200	40	0	200

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3	20	2	0	20
2	20	2	0	20
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Total	200	40	0	200

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Level	# of Units	Residential	Commercial	Total
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4	20	2	0	20
3	20	2	0	20
2	20	2	0	20
1	20	2	0	20
Total	200	40	0	200

**REQUIRED: STORAGE BREAK DOWN**

Level	# of Units	Residential	Commercial	Total
10	20	2	0	20
9	20			

## POLICY CONTEXT

### 1.1 Policy Overview

#### Regional Affordable Housing Strategy (2016)

The Regional Affordable Housing Strategy provides direction to locate rental housing supply near Transit's Frequent Transit Network (FTN). The proposed development site would be located directly on the FTN on 4<sup>th</sup> Avenue making it well suited for the higher densities proposed under this and other applicable policies.

The Regional Affordable Housing Strategy further supports a diversity of housing supply, including a range of unit sizes, built forms, and tenures. Additional relevant objectives in the strategy include:

- Expand the supply of rental housing, including new purpose-built market rental housing.
- Facilitate new rental housing supply that is affordable for very low and low income households.
- Plan for transit station areas, stop areas and corridors to include rental housing affordable for a range of income levels.

#### Housing Vancouver Strategy (2017)

The Housing Vancouver Strategy (HVS) seeks to increase the supply of market and below-market rental and social housing along key transit corridors. This is intended to improve access to jobs, schools, and community amenities for renters earning low and moderate incomes. The HVS supports prioritizing secured rents and social housing near current and future transit hubs, corridors, and amenity-rich areas. The HVS also supports increasing the variety of housing options within neighbourhoods. The proposal includes a mixed market rental housing and retail, which will complement proposed and existing market rental housing in the immediate area. This will provide new housing options while contributing to a socially mixed community.

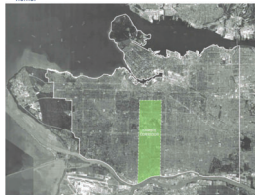
### 1.2 Overview of Guidelines and Policy - Neighbourhood Policy

#### Cambie Corridor Plan (Phase 3 2018)

The overall intent is to create a sustainable, livable city of neighbourhoods connected to convenient and viable transportation alternatives. Phase 3 of the plan addressed areas off of arterials and the new Municipal 'own Centre'.

The following principles provide overall direction for the future of the Cambie corridor:

- Provide land use that optimizes the investment in transit**
  - The sites are located near Cambie and 41st provides housing located near both skytrain and major bus routes
- Provide a complete community**
  - Generous amenity spaces have been planned to foster community within the building.
- Create a walkable and cycleable corridor of neighbourhoods seamlessly linked to public transit**
  - The project follows the Cambie Corridor Public Realm plan for street and site improvements.
- Focus intensity and community activity at stations and other areas with strategic opportunities for sustainability, renewable energy, and public amenity**
  - The project is proposing a single tower on site, recessed from setback lines at grade which would provide additional opportunities for landscaped amenity spaces.
- Provide a range of housing choices and affordability**
  - The project meets the city requirements for family units (2 or more bedrooms) and provides a range of unit types.
- Balance city-wide and regional goals with the community and its context**
  - The project takes into consideration a broad range of city-wide policy
- Ensure job space and diversity**
  - The project includes a lounge at grade as part of its lobby as well as a flex room at and level that can be used by residents with work from home.



City of Vancouver - Cambie Corridor Location

### 1.4 Overview of Guidelines and Policy - City of Vancouver Policy

#### Green Buildings Policy for Rezonings (2010)

In order to decrease the energy demands and carbon footprint of Vancouver's building stock the city has implemented and updated a policy that requires all Rezoning Applications to meet either:

a. Near Zero Emissions Buildings (Passive House or Living Building Challenge) OR

b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.

To be confirmed by City of Vancouver

#### Greenest City 2020 Action Plan Part Two

The three overarching goals of the action plan include zero carbon, zero waste and healthy communities. This means reducing the ecological footprint of Vancouver residents by 33% as well as reducing greenhouse gas emissions by 80% below 2007 levels by 2050 of which buildings are the largest contributor. The city has been tracking results in order to update policy and measuring progress.



To be confirmed by City of Vancouver

#### Renewable City Strategy (2015)

The Renewable City Strategy establishes two targets for all of Vancouver:

- Derive 100% energy used in Vancouver from renewable sources before 2050
- Reduce Greenhouse Gas emissions by at least 80% below 2007 levels before 2050

The strategies to achieve these goals by 2050 include reducing demand, increasing the use of renewable energy and improving the supply of renewable energy sources. The goals of the Renewable City Strategy guide the goals set in the Green Buildings Policy for Rezonings. The Renewable City Strategy also calls for the expansion of existing Neighbourhood Renewable Energy Systems and the development of new renewable energy systems.

To be confirmed by City of Vancouver

#### Healthy City Strategy (2015)

This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.

The project aims to create a "complete community" with a variety of housing types located near public transit and a variety of amenity and green spaces.

#### Transportation 2040 (2012)

Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.

Bike storage facilities will be provided as per Vancouver Parking Bylaw requirements. The property is also located in close proximity to public transit, less than 150 meters from the Cambie-41 Avenue SkyTrain Station and major bus routes.

#### Secured Market Rental Housing

Policy applies to projects where 100% of the residential development is secured market rental. The rents and unit sizes must meet city regulated maximums. Projects that meet the qualifications are eligible for a development Cost Levy (DCL) waiver.

The project meets the unit size and rent requirements and will be pursuing a DCL waiver.

#### Community Amenity Contributions - Through Rezonings

Community Amenity Contributions (CAC) policies apply to private rezoning applications. Community amenities may be provided through rezonings to help address growth cells, area deficiencies, and/or other community needs and impacts.

Rezonings in specified areas will be required to provide a specific amount of affordable housing (social housing or below market rental) to achieve the maximum height and floor space specified in the plan.

Our proforma indicates that a rental project with 90% market rental and 10% below market (20% below CMHC) rates is required to support the resulting project costs.

### Oakridge Municipal Town Centre

The site is located within Oakridge Town Centre which will have the highest concentration of urban uses and density along the Cambie Corridor with mid to high rise buildings.

#### Vision for the Area

The Oakridge MTC will be a vibrant hub in the Corridor that meets community, city-wide and regional needs and will provide a significant increase in affordable housing opportunities. The Oakridge MTC will:

- Enable more diverse housing types to meet the housing and affordability needs of Vancouver's diverse population
- The project contains a range of unit types
- Provide job space allowing people the opportunity to live and work within their neighbourhood and access daily services and needs

• The project is located near multiple routes of public transit and will have a lounge as part of the on-site amenities that can be used by residents who work from home.

• Provide a built form that reflects the regional importance of this location and takes advantage of proximity to other amenities and services.

• The building form follows the guidelines from the Cambie Corridor Plan.



### Public Art Policy

The Public Art Policy applies to rezoning developments of 100,000 sq. ft. or greater. The public art budgets calculated by multiplying all areas contributing to the FSR calculation by the public art rate of \$1.81 / sq. ft.

The project proposes less than 100,000 sq. ft. of area in total, therefore the public art policy does not apply.

### Urban Forest Strategy (2014)

The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully permitted and maintained during construction. An arborist report will be required for any of the existing trees on site.

Some of existing street trees will be maintained.

An Arborist report will be provided.

### Cambie Corridor Public Realm Plan (2018)

The Cambie Corridor Public Realm Plan contains objectives and targets to guide the design of public and semi-public spaces including plazas, open spaces, pedestrian connections, streets and lanes - and inform the sense of place by establishing a coordinated character along the entire corridor.

Landscaping and paving will follow the guidelines set out in the Cambie Corridor Public Realm Plan

### Family Room: Housing Mix Policy for Rezoning Projects (2016)

The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family units of 2 or more bedrooms for 20% of the total units.

The project meets/exceeds the 35% requirement for family units with 2 or more bedrooms

### High-Density Housing for Families with Children Guidelines (1992)

As Vancouver's population continues to grow an increasing number of families are living in multi-unit developments. Higher density development requires that adequate access is provided to services and designed with children needs in mind. This includes sling housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.

The project is well situated in close proximity to Oakridge mall, where a new daycare amenity has been proposed. The site is also within a 10 min walking distance of elementary schools and a 10 min walk to a secondary school.

The project will be designed following the High-Density Housing for Families with Children Guidelines.

<p>1100 Metcalfe St Suite 1405, Vancouver, BC V6E 4A8</p>							
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<table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Issued for Rezoning Test Amendment</td> <td>2025/09/21</td> </tr> </tbody> </table>	NO.	DESCRIPTION	DATE	1	Issued for Rezoning Test Amendment	2025/09/21	
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<p><b>CONSULTANTS</b></p>							
<p><b>SEAL</b></p>							
<p><b>PRIME CONSULTANT</b></p> <p>1285 West Pender Street - Suite 100 Vancouver, BC, V6E 4B1 Canada Tel: 604 685 3707 www.arcadis.com</p>							
<p><b>PROJECT</b> 5696 ALBERTA ST.</p>							
<p><b>PROJECT NO.</b> 119568</p>							
<p><b>DRAWN BY:</b> Author</p>	<p><b>CHECKED BY:</b> Checker</p>						
<p><b>PROJECT MGR:</b> Designer</p>	<p><b>APPROVED BY:</b> Approver</p>						
<p><b>SHEET TITLE</b> POLICY CONTEXT</p>							
<p><b>SHEET NUMBER</b> AR0.01A</p>	<p><b>ISSUE</b> 1</p>						

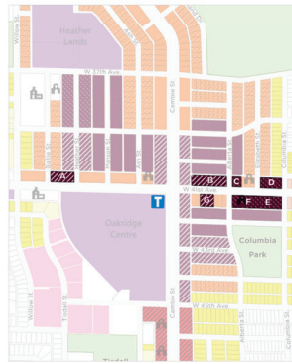
## ZONING CONTEXT

### Basic Site Information

**Client Address:** 5696 Alberta Street  
**Legal Address:** Lot A Block 849 District Lot 526 Group 1 New Westminster  
**District Plan:** EP90654  
**Current Zoning:** CD-1 (SR3)  
**Current Use:** Residential

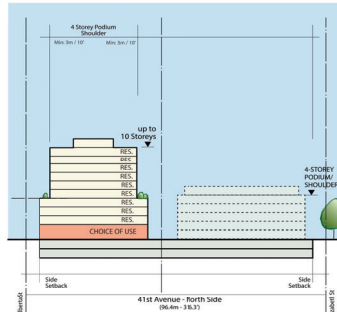
### The Site

This 12,708 sq ft site is located North East corner of W 41st Avenue and Alberta Street, bounded by W 41st Avenue to the South, Alberta Street to the West and a City lane to North and neighbouring property to the East. The site is rectangular in shape, with a frontage of 108 ft along W 41st Avenue and 120 ft along Alberta Street. Existing development on the site includes 2 single-family residential buildings. The site is currently zoned RS-1, which allows for single/two family residential uses, a maximum floor space ratio (FSR) of 0.02 FSR.

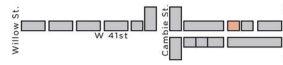


- Commercial at grade (6-storey podium with tower element)
- Choice-of-use at grade (6-storey podium with tower element)

Area C: Alberta to Elizabeth Street (north)



Representative Section: North side of Cambie Street between Alberta and Elizabeth Street



### ZONING ANALYSIS

#### Transit-Oriented Area Reasoning Policy

The Province of British Columbia (BC) made amendments to the Local Government Act (LGA) and Vancouver Charter (VC) through Bill 47: Housing Statutes (Transit-Oriented Areas Amendment Act, 2022) to establish transit-supportive densities adjacent to transit stations. Transit oriented areas (TOAs) have been designated within City of Vancouver boundaries through provincial regulations (Order in Council), and Council collectively designated those TOAs through the Transit-Oriented Areas Designation By-law.

Based on the policy height and density considerations, projects that are 200-400m (1/2 to 2) from a transit stop (Skytrain station) to have a minimum allowable height of 12 storeys, with density up to 4.0 FSR.

Directly behind 5696 Alberta, it is envisioned to allow residential up to 20 storeys, making additional heights well provide a better upper of heights from Cambie area 41st and as you go north on Alberta.

### ZONING ANALYSIS

#### (Cambie Corridor Plan)

#### Uses: Mixed-use

#### Density: Varies with building performance\*

Height: Up to 6 storeys with consideration for additional height increasing up to 22 storeys at Cambie Street.

#### Consideration for height and density

For these areas, additional height and density (to maximums described in the following sections) will be considered for the delivery of active commercial at grade, and where buildings are 100% secured rental or a combination of local housing and strata. Any lift in land value will be realized through bettering improved affordability.

#### Base Density

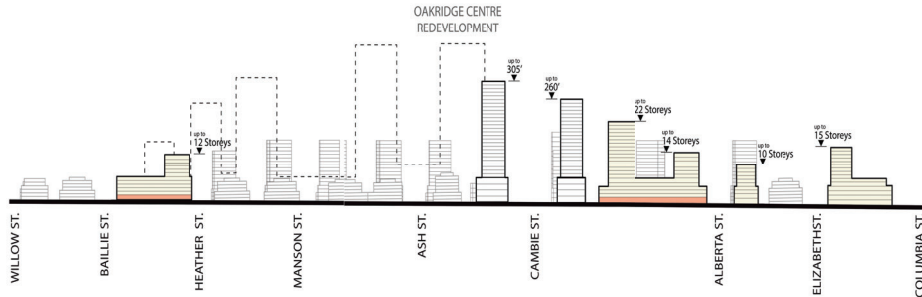
Willow to Columbia Street: 2.5 FSR and up to 6 storeys additional height and density will be performance-based.

#### Consistent policy and guidance for all areas includes:

- Required at-grade active commercial for sites west of Alberta Street
- Choice-of-use at grade for sites east of Alberta Street
- A 6 storey (18.2 m/60 ft) residential podium with active commercial at-grade
- Above 4 storeys, upper floors will be stepped back from 41st Avenue to be compatible with the existing streetscape
- Residential tower floor plate to be an average of 603.3 sq. m (6,500 sq. ft) and any single storey up to a maximum of 809 sq. m (8,600 sq. ft) to allow for building terracing
- Podium-level residential outdoor space is required
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

Refer to the Built Form Guidelines (Chapter 5) for more information.

\*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5



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**PROJECT**  
 5696 ALBERTA ST.

PROJECT NO: 119568	CHECKED BY:
DRAWN BY: Author	APPROVED BY: Approver
PROJECT MGR: Designer	

**SHEET TITLE**  
 ZONING CONTEXT

SHEET NUMBER AR0.01B	ISSUE 1
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**UPDATED DESIGN RATIONALE**



The project was initially planned as a 10-storey rental residential tower with 1/2 level of amenity at roof-top as per the Cambie Corridor Plan. In response to the Transit Oriented Development legislative framework brought forward in 2024, the project is seeking to add an additional 3 levels of rental housing, making it a 13-storey rental residential tower with 1/2 level of amenity at roof top. The general program, roof top amenity and street interface will remain unchanged, but the revised application will now bring an additional 30 rental units to the neighbourhood with a below market component.

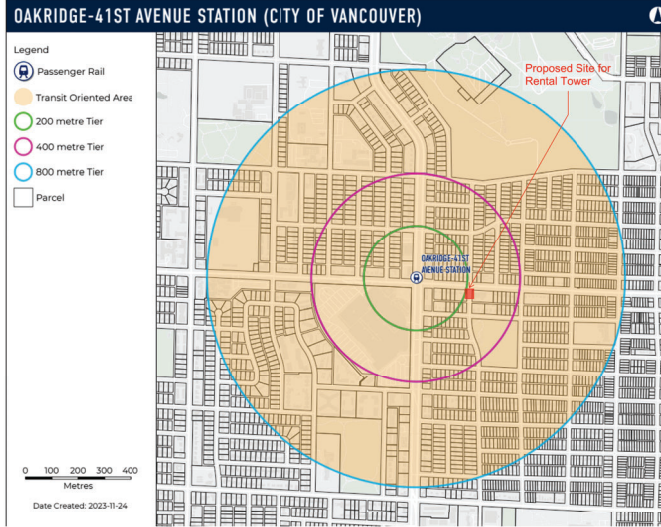
By elevating the building's height by three additional stories, the project now offers more rental units in an area close to the transit station. Bill 47 anticipates projects that are 200-400m from a rapid transit stop to have a minimum allowable height of 12 storeys, so this additional height will keep it at the scale of future buildings that surround it, while increasing much needed housing. Enhanced Details for Transit Oriented Development Area (TOD Area) at Oakridge - 41st Avenue Station:

The site is strategically located within the designated Transit Oriented Development Area (TOD Area) of Oakridge - 41st Avenue Station, falling within the 400-meter tier. The TOD legislative framework, which includes the establishment of a minimum allowable density level and aligns with provincial policy directives, eliminates the necessity for minimum off-street residential parking requirements. This allows for parking volumes to be dictated by the organic demand and usage patterns within the market.

Given its close proximity to the Sky Train station, the proposed off-street residential parking for the rental development has been significantly reduced, reflecting the expectation that a considerable number of residents will likely forgo private car ownership. Although restrictive parking requirements have been lifted, accessible parking provisions remain fully intact, ensuring compliance with accessibility standards without any alterations.

**PREVIOUS DESIGN RATIONALE**

This 12,708 sq ft site, is located at the Northeast corner of W 41st Avenue and Alberta Street. W41st Avenue to the South & Alberta Street to the West will incorporate new public realm including provision of separated bike lane terminating at this block. To the North the project fronts a city lane, and to the East a 6-storey residential building with church at base has been constructed. Access to parking is through neighbour's parkade where a cut out panel has been provided in anticipation of this use.



Architecturally the tower is designed to be an elegant rectangular form with a simple material palette of dark and light tone materials. Vertically the tower has a strong demarcation above the fourth floor in both form and color. Light toned brick, white aluminum window frames and light spandrel glass provide a robust and durable finish to these levels and emphasize the massing suggested by Cambie corridor plan, while darker aluminum and spandrel create a strong contrast. Massing has been setback from Lane to provide further separation to future towers north of this site, while also providing opportunity for larger terraces facing north shore views to these units. White horizontal Banding at Level 2, 5 & Roof enhance the expression of these datums; while vertical white metal panel zones on the north side lighten the composition and reduce the mass of the tower form.

The floor plate responds to the trapezoidal nature of the site, with small steps in the façade; while larger steps are provided on east and west elevation to provide inset balconies to help limit bulk and to avoid encroachment on east setback. The remainder of balconies cantilever reducing thermal exposure of slabs. Overall, the ratio of glass to solid is reduced to below 50%.

Ground level landscape provides rich public realm with stepped planters featuring low planting and feature trees; while at entrance lobby a bench is provided along with bike parking for visitors. At the common roof deck, planters, outdoor play space, social areas and garden plots are provided. Indoor a gym and social room are provided along with accessible washroom.

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DESIGN RATIONALE		
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View looking North from W41st Ave



View looking North East from W41st Ave



View looking South West from Alberta Street



View looking East from Alberta Street



View looking North West from W41st Ave



View looking West from the lane

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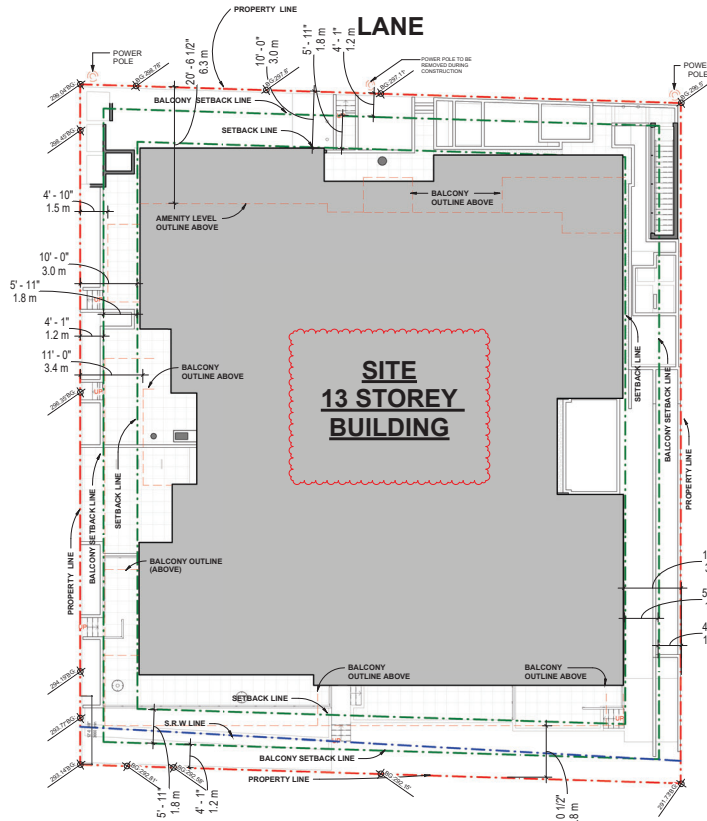
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CONTEXT PHOTOS

SHEET NUMBER <b>AR0.03</b>	ISSUE
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ALBERTA STREET



WEST 41ST AVENUE

1 SITE SETBACK DIAGRAM - REZ  
SCALE: 1/8" = 1'-0"

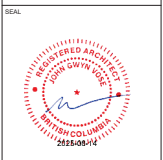
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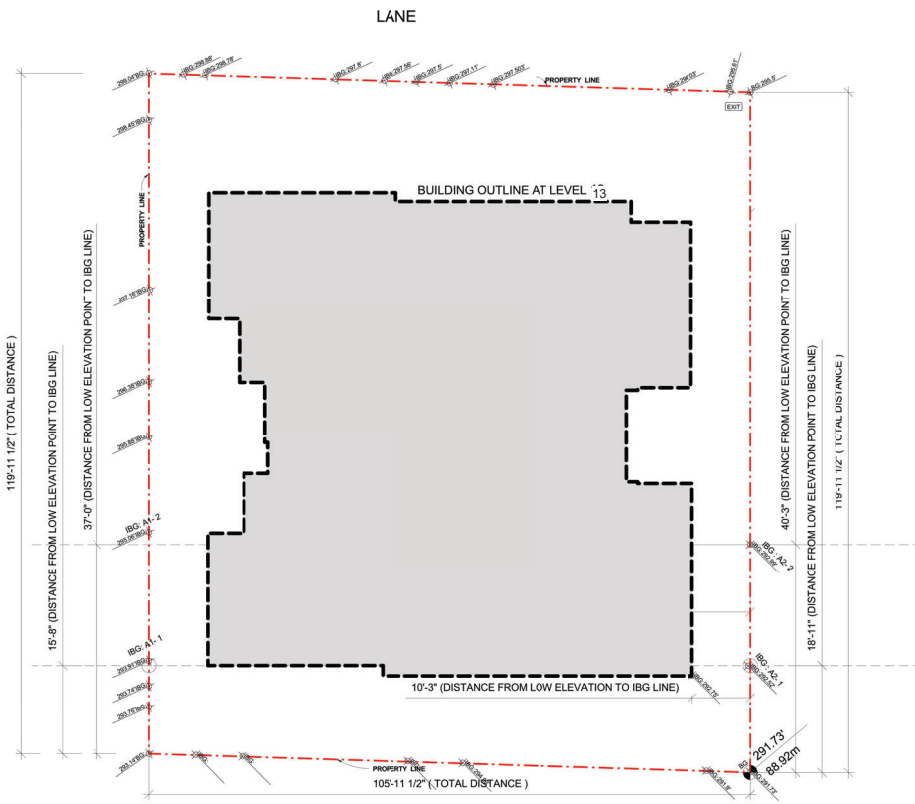
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ALBERTA STREET

LANE

BUILDING OUTLINE AT LEVEL 13

41ST AVENUE

1 BASE POINT CALCULATION - REZ  
SCALE: 1/8" = 1'-0"



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DRAWN BY: Author	CHECKED BY: Checker						
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<p>SHEET TITLE</p> <p>BASE POINT CALCULATION</p>							
<p>SHEET NUMBER</p> <p>AR0.05</p>	<p>ISSUE</p>						

2018.04.14 09:33:30 AM

**REFERENCE PLAN OF LOTS 10 AND 11,  
BOTH OF BLOCK 849, DISTRICT LOT 526,  
GROUP 1, NEW WESTMINSTER DISTRICT,  
PLAN 7240**

PURSUANT TO SECTION 100(1)(b), LAND TITLE ACT  
BCGS:92G.025

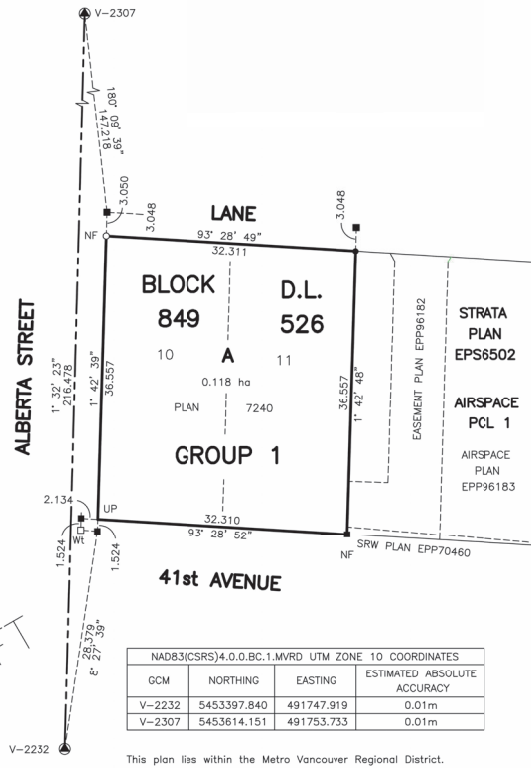


All distances are in metres and decimals thereof unless otherwise indicated. The intended plot size of this plan is 432mm in width by 280mm in height (sheet size B) when plotted at a scale of 1:400.

Integrated Survey Area No.31, City of Vancouver, NAD83(CSRS) 4.0.0.BC.1.MVRD. Grid bearings are derived from observations between geodetic control monuments V-2232 and V-2307 and are referred to the central meridian of UTM zone 10. The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments V-2232 and V-2307. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995899 which has been derived from geodetic control monument V-2232.

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B.C. Land Surveyor  
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Burnaby, B.C. V5B 1R4  
(phone) 604.294.8881  
(fax) 604.294.0625  
wong\_associates@shawbiz.ca  
220465 FB963 P151  
FB913 P26-29  
R-5685 TGA-570A TG-2525A  
Drawn by: TB SZ-6292

DRAFT



NAD83(CSRS)4.0.0.BC.1.MVRD UTM ZONE 10 COORDINATES			
GCM	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY
V-2232	5453397.840	491747.919	0.01m
V-2307	5453614.151	491753.733	0.01m

This plan lies within the Metro Vancouver Regional District.

PLAN EPP\_ \_ \_

- LEGEND**
- lead plug found
  - lead plug placed
  - standard iron post found
  - standard iron post placed
  - ⊙ control monument found
  - ha hectares
  - NF nothing found
  - Wt witness
  - UP unsuitable to post

This plan shows one or more witness posts which are not set on the true corner(s).

Dated: \_  
CRP: \_  
The field survey represented by this plan was completed on the \_ day of September, 2022. Stever E. Wong, BCLS 942.

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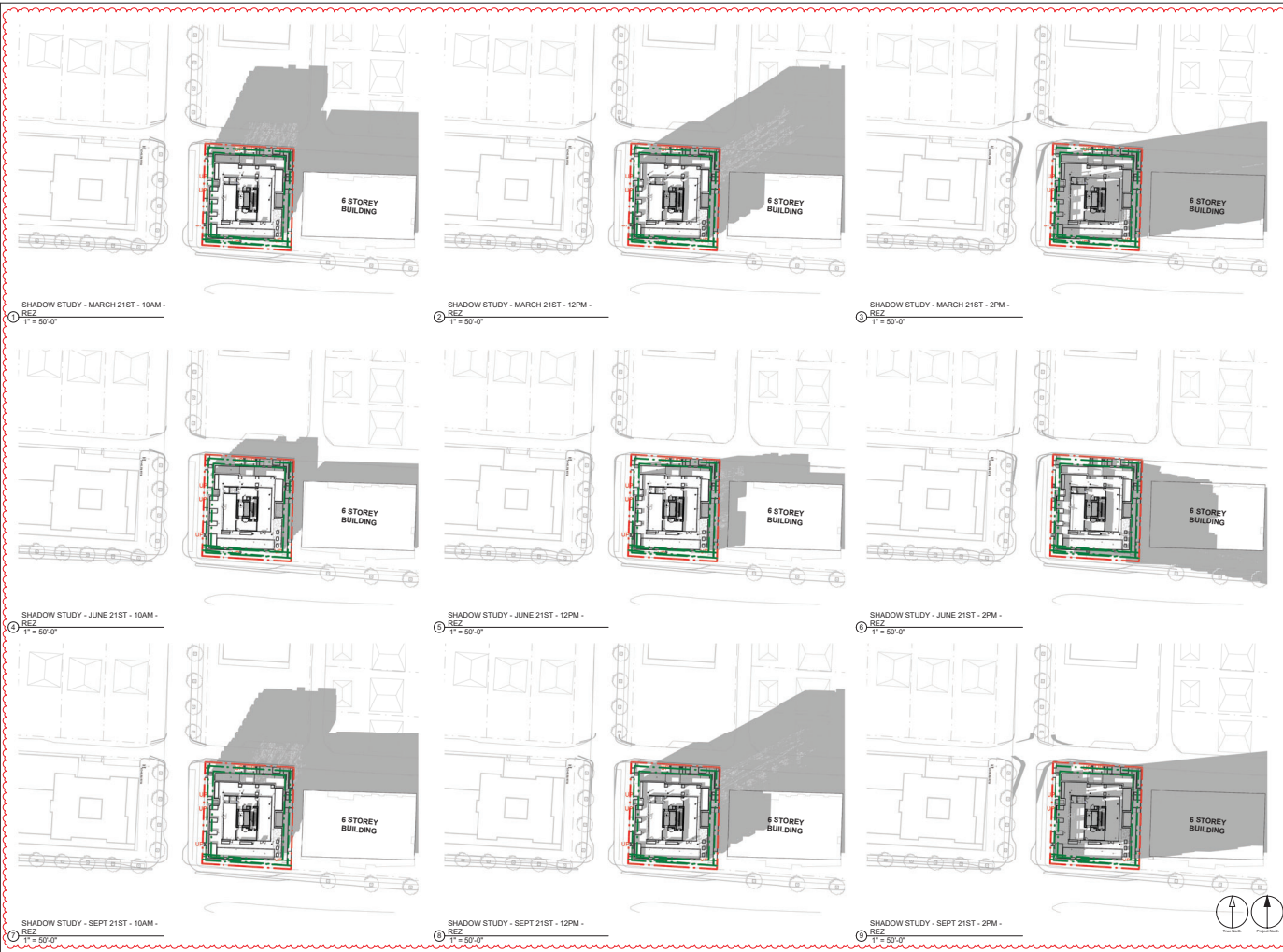
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**SHEET TITLE**  
SHADOW STUDIES

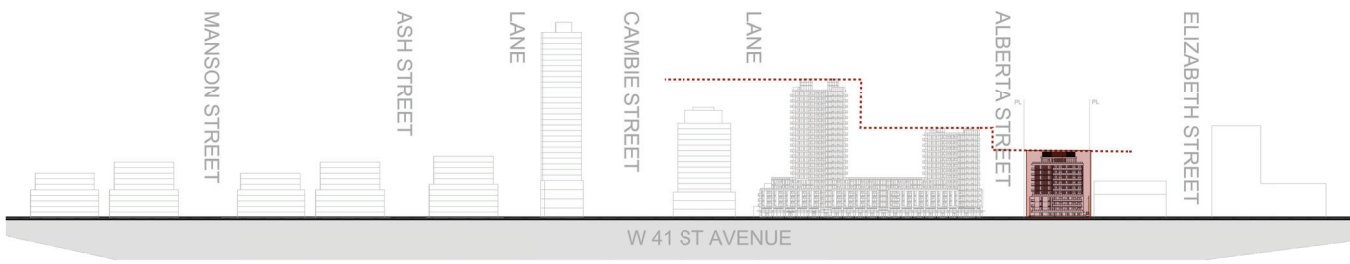
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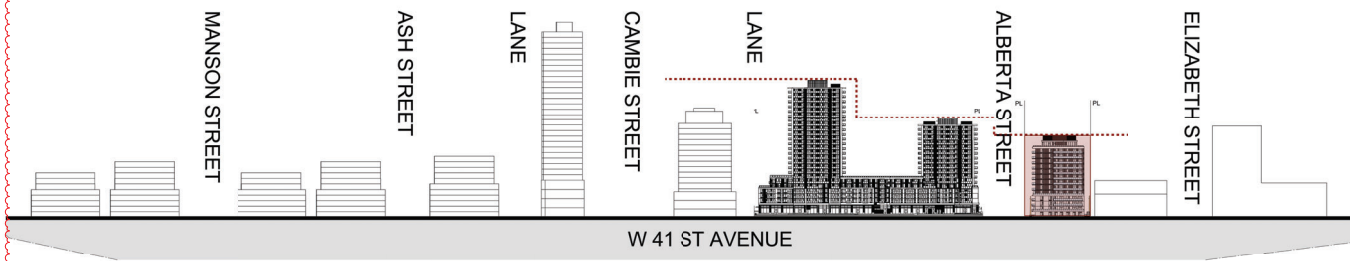
### CURRENT 10 STOREY OPTION



1 WEST 41ST STREETSCAPE  
SCALE: 1" = 80'-0"

### PROPOSED 13 STOREY OPTION

By elevating the building's height by three additional stories, the project now offers more verticality, aligning it more closely with the surrounding neighborhood developments which typically reach heights of around 20 storeys. This adjustment not only enhances the overall capacity of the building but also ensures a more seamless integration with the aesthetics and scale of the neighboring structures, including the gradual terracing down from Cambie street.



2 WEST 41ST STREETSCAPE  
SCALE: 1" = 80'-0"



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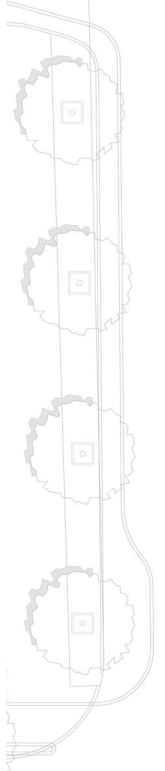
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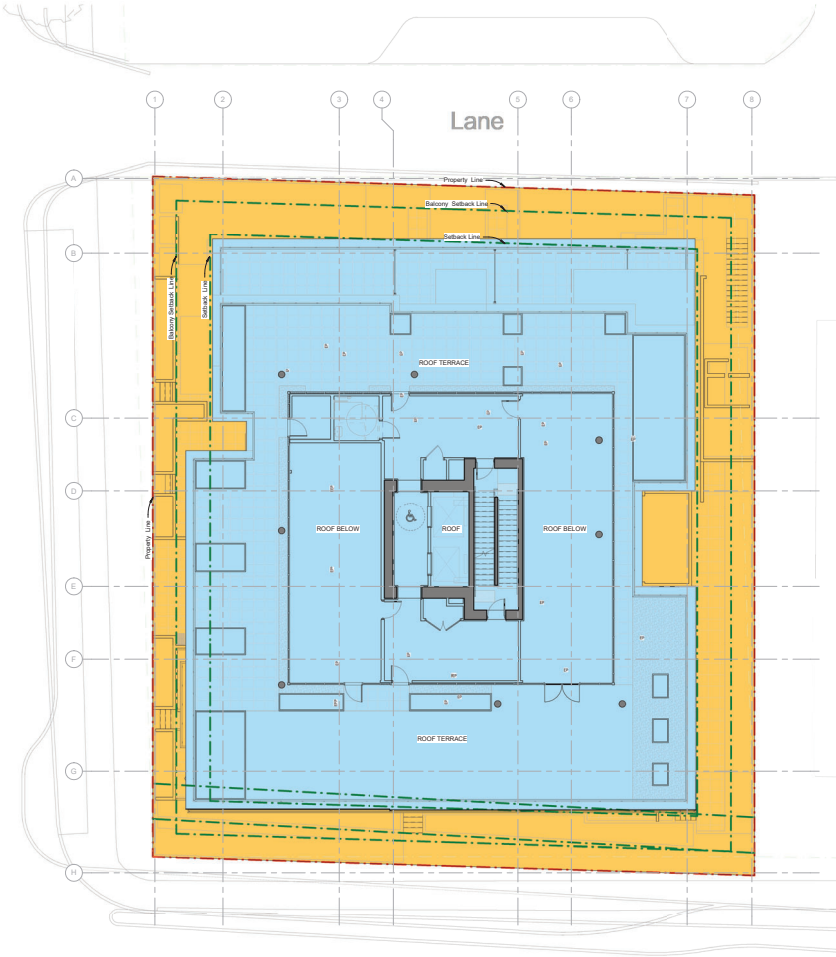
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# A



Alberta Street



1 SITE COVERAGE DIAGRAM - REZ  
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SITE COVERAGE DIAGRAM

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VIEW FROM CORNER OF 41st & ALBERTA



VIEW FROM ALBERTA NEAR LANE



VIEW FROM 41st



VIEW FROM LANE

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**ARO.11**

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**1**





VIEW FROM CORNER OF 41st & ALBERTA



VIEW FROM ALBERTA NEAR LANE



VIEW FROM 41st



VIEW FROM LANE

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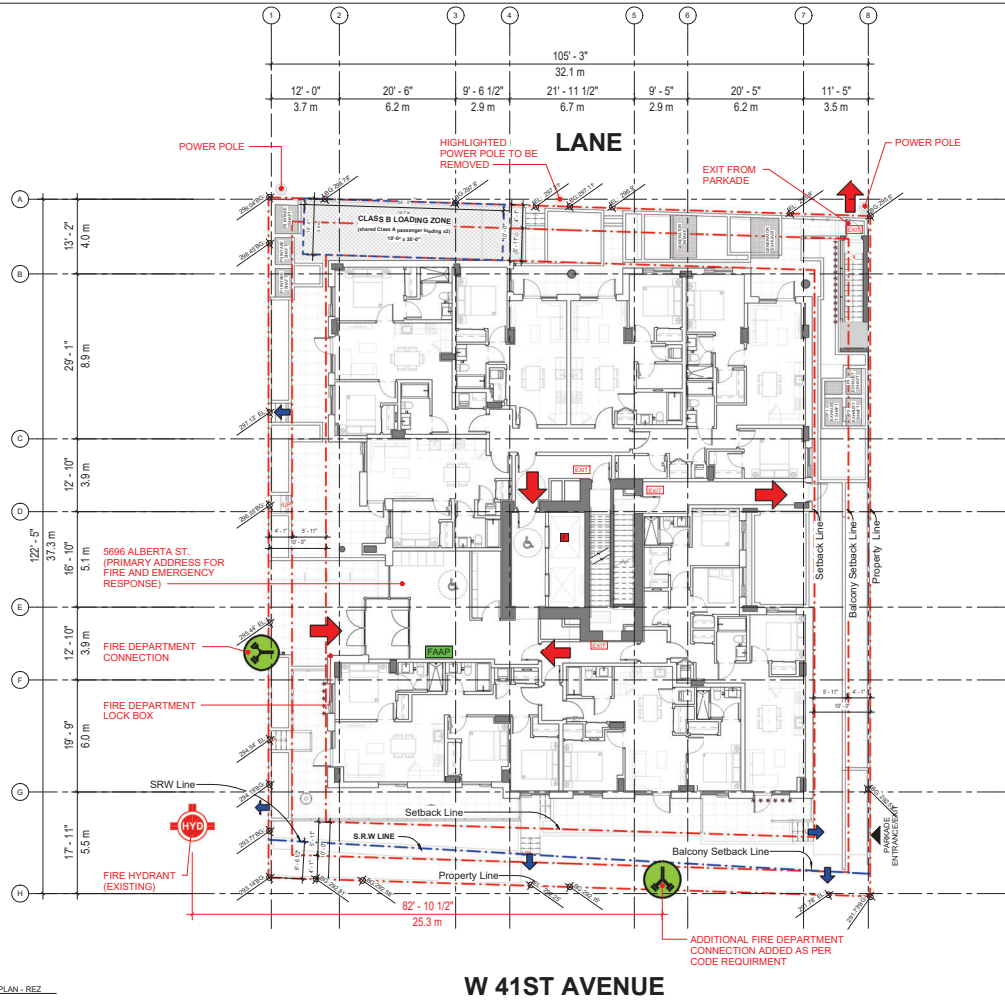
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**ALBERTA STREET**  
(FIRE DEPARTMENT ACCESS ROUTE)



**W 41ST AVENUE**

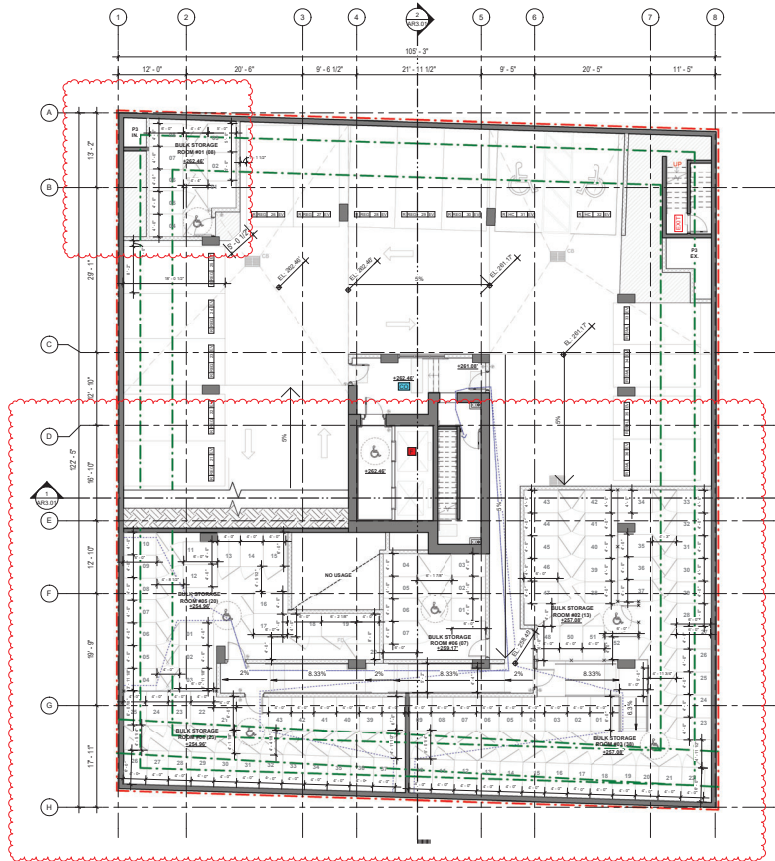
OVERALL SITE PLAN - REZ  
1/8" = 1'-0"



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<p>ISSUE</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NO.	DESCRIPTION	DATE			
NO.	DESCRIPTION	DATE						
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<p>SHEET TITLE</p> <p>OVERALL SITEPLAN</p>								
<p>SHEET NUMBER</p> <p>AR1.00</p>		<p>ISSUE</p>						

2023-04-14 09:54:07 AM

C:\Users\Shawn.D.Wong\AppData\Local\Temp\AutoCAD\2023\119568\AR1.00.dwg



1 PARKING PLAN P3 - REZ  
1/8" = 1'-0"

BICYCLES		
LEVEL	TYPE	COUNT
LEVEL P2		
LEVEL P2	Horizontal Bike Stall	46
LEVEL P2	Vertical Bike Stall	7

LEVEL P1		
LEVEL P1	Bike Locker HC	12
LEVEL P1	Bike Rack	14
LEVEL P1	Horizontal Bike Locker	25
LEVEL P1	Horizontal Bike Stall	33
LEVEL P1	Vertical Bike Stall	45

TOTAL: 182  
 NOTE: STAGED BICYCLE RACKS COUNT IS X5 (14 X 5 = 70)  
 TOTAL BIKES 242

PARKING		
LEVEL	STALL TYPE	COUNT

LEVEL P3		
LEVEL P3	Accessible Stall	2
LEVEL P3	Regular Stall	8
LEVEL P3	Small Stall	4

LEVEL P2		
LEVEL P2	Accessible Stall	2
LEVEL P2	Handicap	1
LEVEL P2	Regular Stall	13
LEVEL P2	Small Stall	6

LEVEL P1		
LEVEL P1	Class A Loading	1
TOTAL:		37

BULK STORAGE	
LEVEL	COUNT

LEVEL P3	109
TOTAL:	109



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PROJECT NO.  
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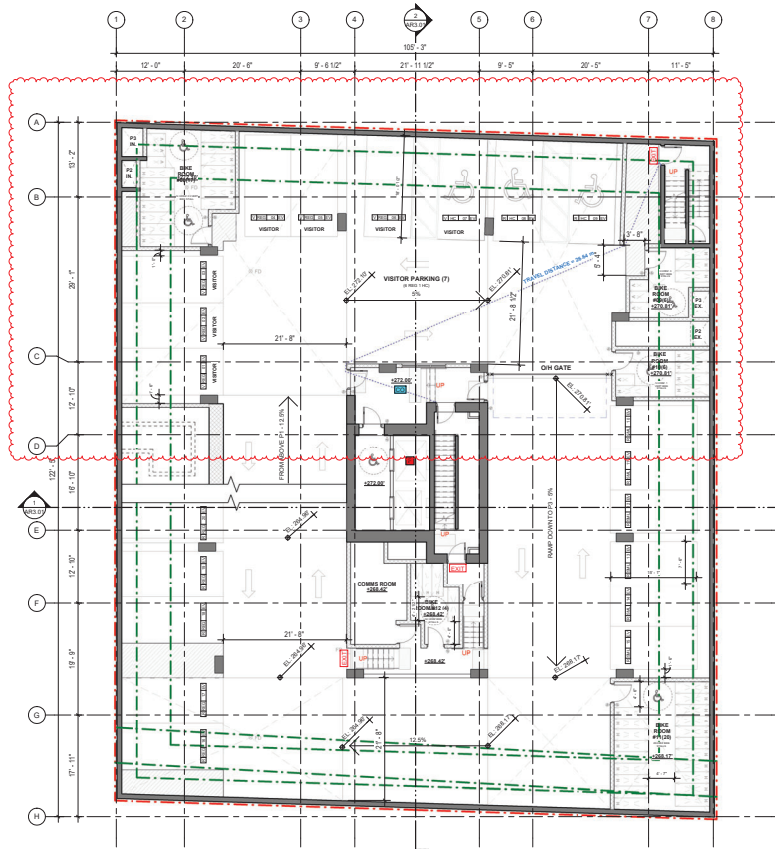
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SHEET TITLE  
 OVERALL LEVEL P3

SHEET NUMBER  
 AR1.01

ISSUE  
 1





① PARKING PLAN P2 - REZ  
1/8" = 1'-0"

BICYCLES		
LEVEL	TYPE	COUNT
LEVEL P2		
LEVEL P2	Horizontal Bike Stall	46
LEVEL P2	Vertical Bike Stall	7

LEVEL P1		
LEVEL P1	Bike Locker HC	12
LEVEL P1	Bike Rack	14
LEVEL P1	Horizontal Bike Locker	25
LEVEL P1	Horizontal Bike Stall	33
LEVEL P1	Vertical Bike Stall	45
TOTAL:		182

NOTE: STAGED BICYCLE RACKS COUNT IS X5 (4 X 5 = 20)  
TOTAL BIKES 242

PARKING		
LEVEL	STALL TYPE	COUNT
LEVEL P3		
LEVEL P3	Accessible Stall	2
LEVEL P3	Regular Stall	8
LEVEL P3	Small Stall	4

LEVEL P2		
LEVEL P2	Accessible Stall	2
LEVEL P2	Handicap	1
LEVEL P2	Regular Stall	13
LEVEL P2	Small Stall	6

LEVEL P1		
LEVEL P1	Class A Loading	1
TOTAL:		37

BULK STORAGE	
LEVEL	COUNT
LEVEL P3	109
TOTAL: 109	



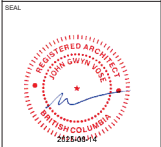
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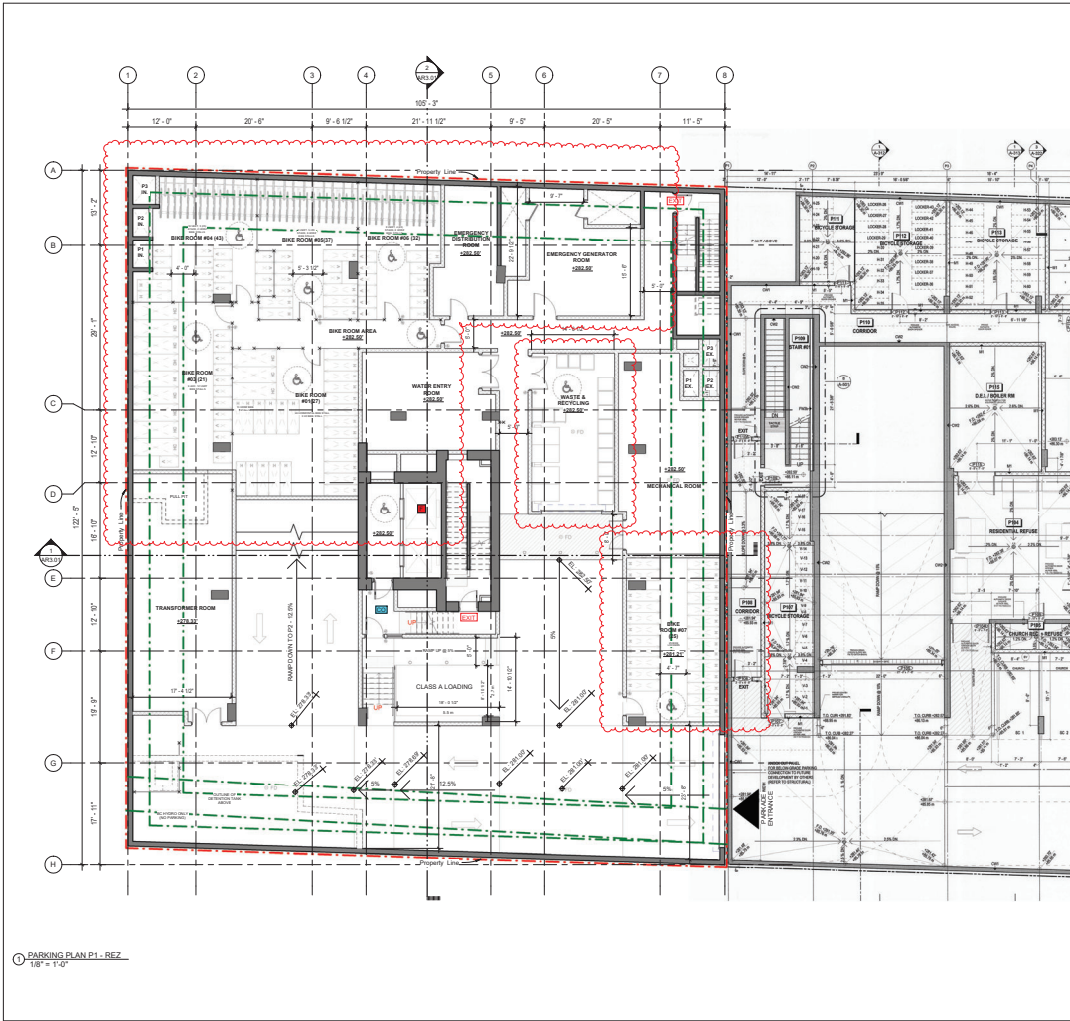
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SHEET TITLE  
OVERALL LEVEL P2

SHEET NUMBER  
AR1.02  
ISSUE  
1





BICYCLES		
LEVEL	TYPE	COUNT
LEVEL P2	Horizontal Bike Stall	46
LEVEL P2	Vertical Bike Stall	7
LEVEL P1	Bike Locker HC	12
LEVEL P1	Bike Rack	14
LEVEL P1	Horizontal Bike Locker	25
LEVEL P1	Vertical Bike Stall	45
<b>TOTAL: 182</b>		

NOTE: STACKED BICYCLE RACKS COUNT IS X3 (14 X 3 = 42)  
TOTAL BIKES: 228

PARKING		
LEVEL	STALL TYPE	COUNT
LEVEL P3	Accessible Stall	2
LEVEL P3	Regular Stall	8
LEVEL P3	Small Stall	4
LEVEL P2	Accessible Stall	2
LEVEL P2	Handicap	1
LEVEL P2	Regular Stall	13
LEVEL P2	Small Stall	6
LEVEL P1	Class A Loading	1
<b>TOTAL: 37</b>		

BULK STORAGE	
LEVEL	COUNT
LEVEL P3	109
<b>TOTAL: 109</b>	

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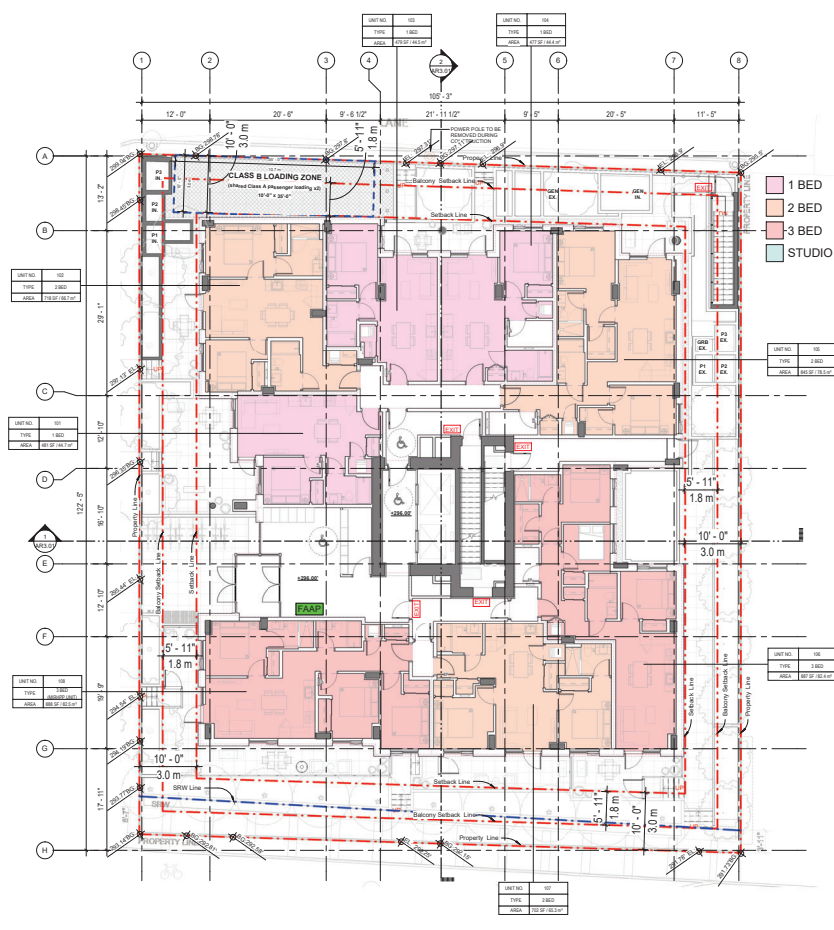
SHEET TITLE  
OVERALL LEVEL P1

SHEET NUMBER  
AR1.03

ISSUE  
1

PARKING PLAN P1 - SE2  
1/8" = 1'-0"





LEVEL 01 FLOOR PLAN - REZ  
1/8" = 1'-0"

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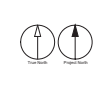
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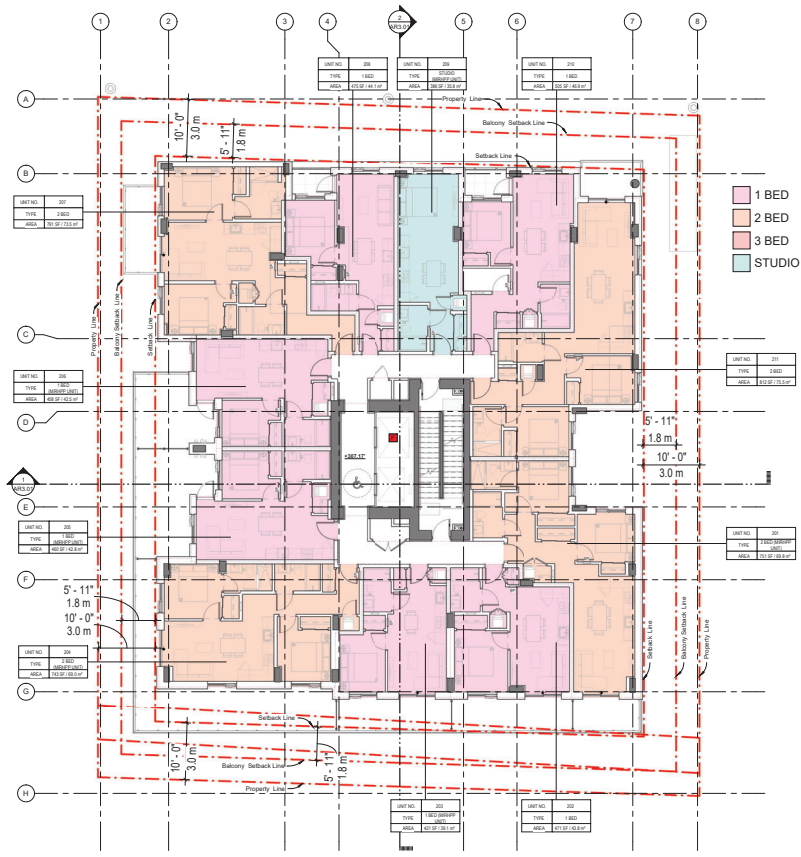
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**SHEET TITLE**  
 OVERALL LEVEL 01

<b>SHEET NUMBER</b> AR1.04	<b>ISSUE</b>
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2020-08-14 09:44:33 AM



LEVEL 02 FLOOR PLAN - REZ  
1/8" = 1'-0"



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SHEET TITLE  
**OVERALL LEVEL 02**

SHEET NUMBER  
**AR1.05**

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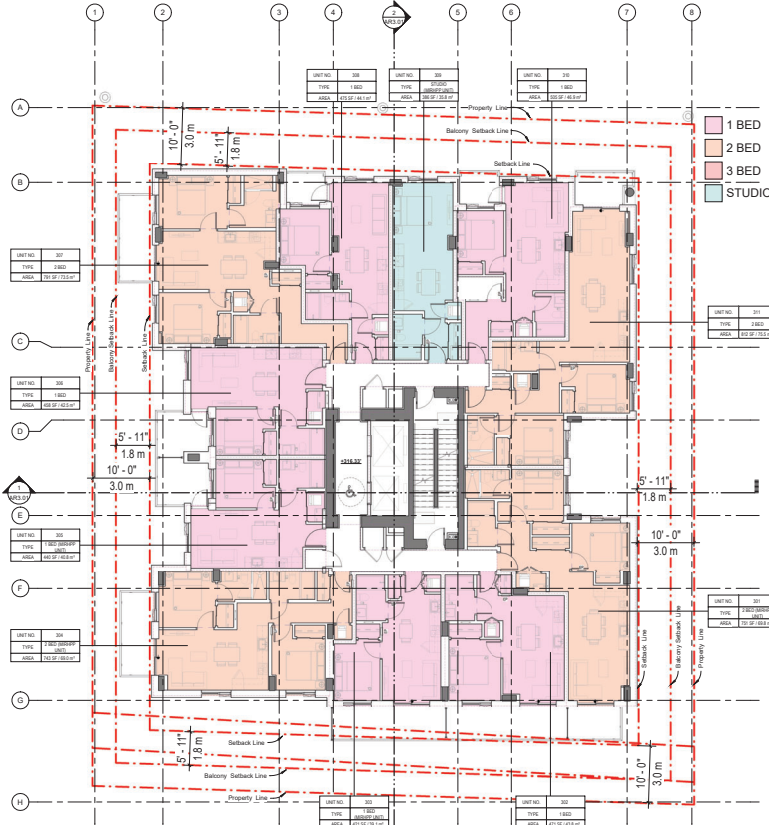
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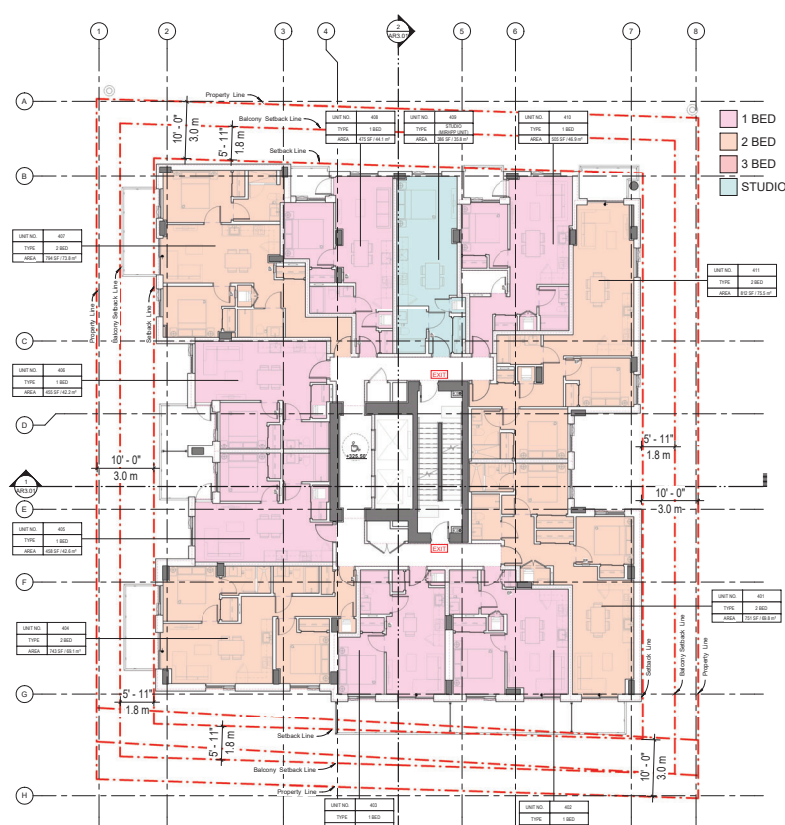
**SHEET NUMBER**  
AR1.06

**ISSUE**



LEVEL 03 FLOOR PLAN - REZ  
1/8" = 1'-0"





LEVEL 04 FLOOR PLAN - R2Z  
1/8" = 1'-0"

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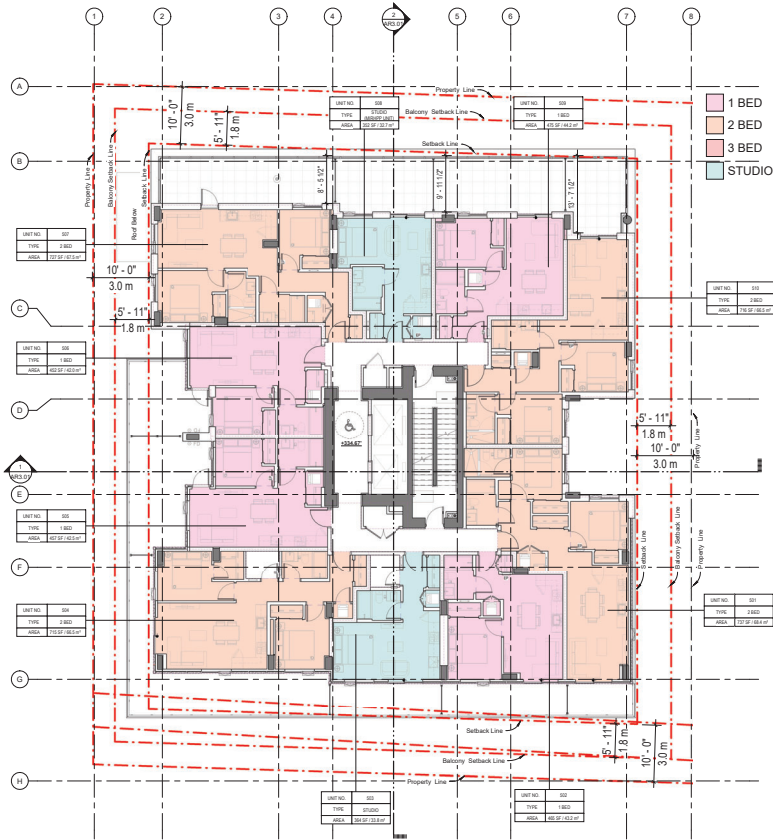
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**SHEET TITLE**  
 OVERALL LEVEL 04

<b>SHEET NUMBER</b> AR1.07	<b>ISSUE</b>
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2023-06-14 09:44:53 AM



LEVEL 05 FLOOR PLAN - REZ  
1/8" = 1'-0"

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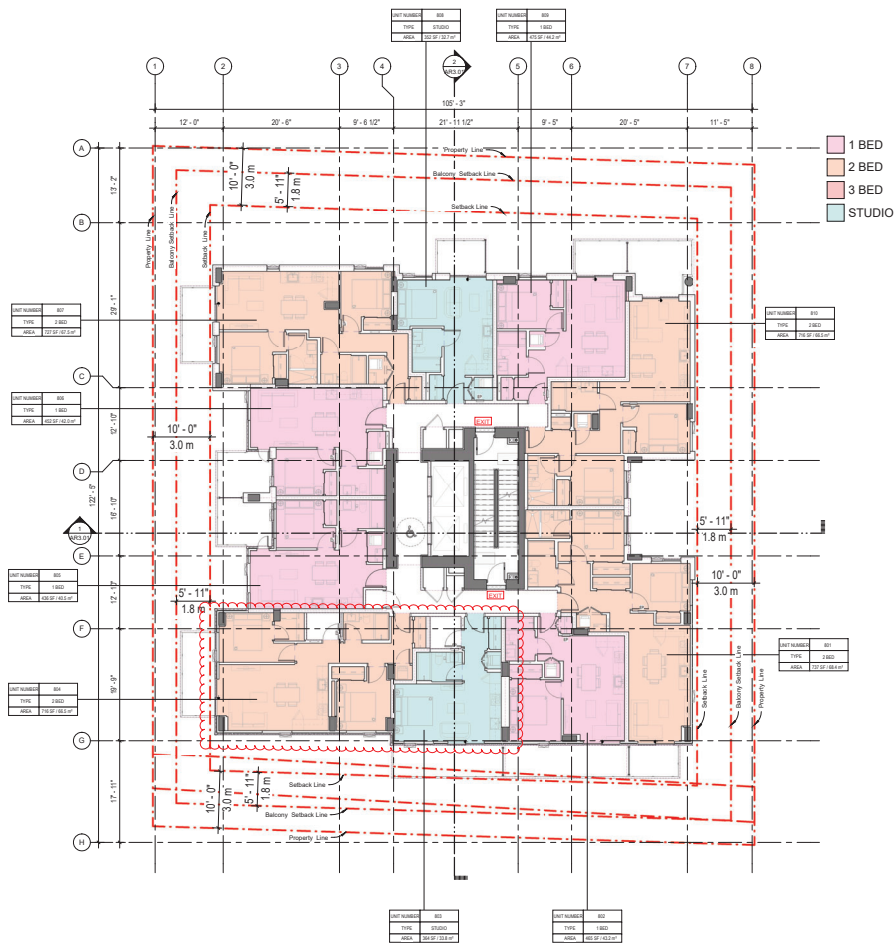
SHEET TITLE  
OVERALL LEVEL 05

SHEET NUMBER  
AR1.08

ISSUE







1 LEVEL 08 FLOOR PLAN - REZ  
SCALE: 1/8" = 1'-0"

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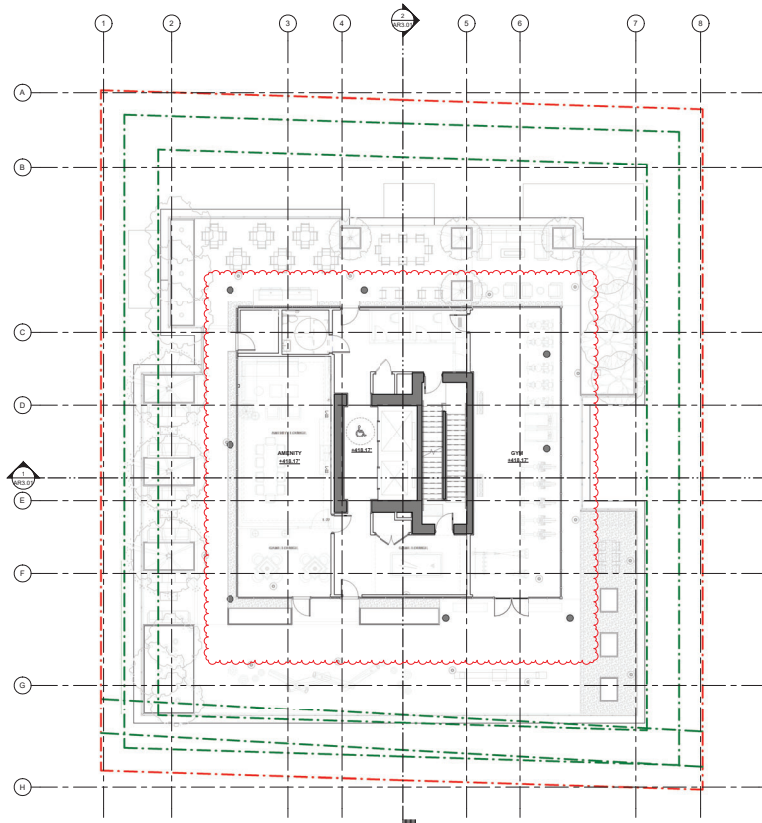
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SHEET TITLE: OVERALL LEVEL 08

SHEET NUMBER: AR1.10  
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1 AMENITY LEVEL  
SCALE: 1/8" = 1'-0"



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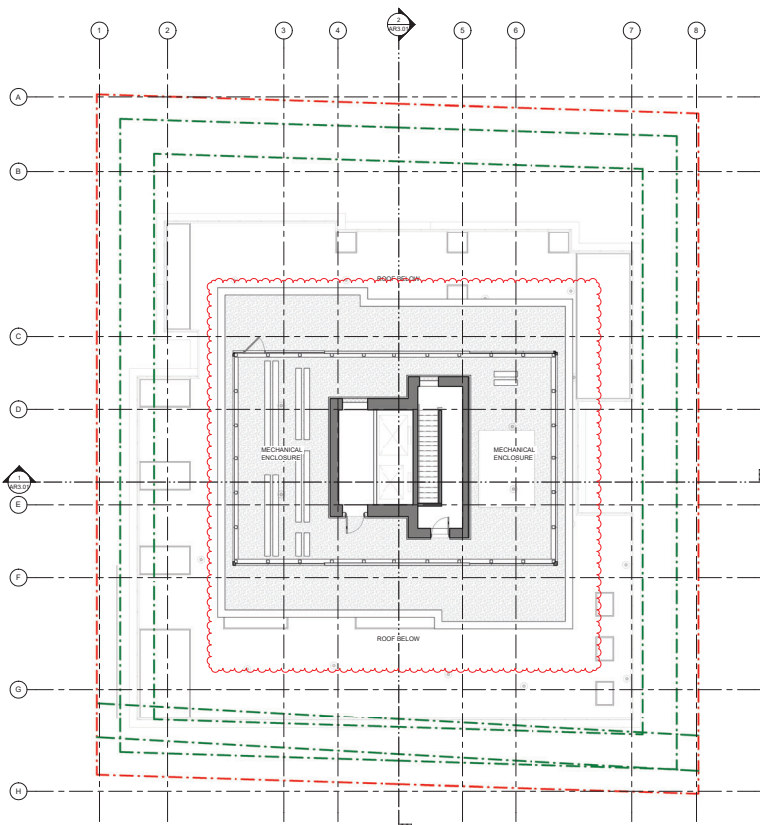
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**SHEET TITLE**  
 OVERALL AMENITY LEVEL

SHEET NUMBER <b>AR1.11</b>	ISSUE <b>1</b>
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1 MECHANICAL  
SCALE: 1/8" = 1'-0"



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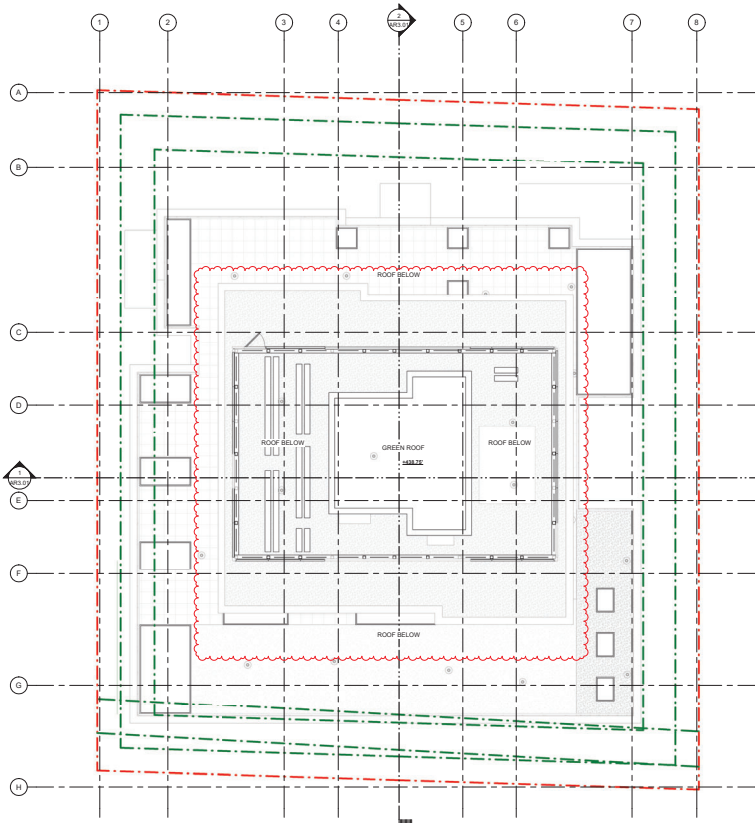
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**SHEET NUMBER**  
 AR1.12

**ISSUE**  
 1

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



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**SHEET TITLE**  
 OVERALL ROOF LEVEL

SHEET NUMBER <b>AR1.13</b>	ISSUE <b>1</b>
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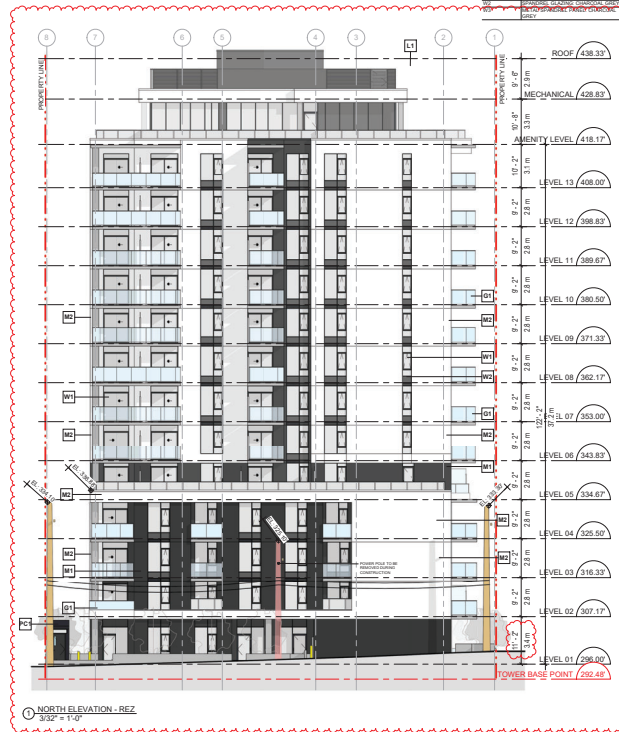
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**CURRENT (10 STOREY OPTION)**



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

**PROPOSED (13 STOREY OPTION)**



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

MATERIAL LEGEND	
REFERENCE	MATERIAL
BR	BRICK
CC	CONCRETE
CM	CONCRETE MASONRY
CP	CORROSION PROTECTED STEEL
CS	CLADDING
GL	GLASS
GR	GRASS
GT	GRAVEL
HA	HARDWARE
HT	HEAVY TRUCK
LI	LIQUID APPLIED MEMBRANE
MT	METAL
PC	PAINT
PL	PLYWOOD
PT	PRECAST CONCRETE
RO	ROOFING
ST	STEEL
TR	TERRAZZO
WC	WOOD CLADDING
WM	WOOD MASONRY
WT	WOOD TRIM
WV	WOOD VENEER
WY	WOOD YACHT
WZ	WOOD ZEBRA
W1	WOOD WINDOW
W2	WOOD WINDOW
G1	GLASS WINDOW
G2	GLASS WINDOW

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**REGISTERED ARCHITECT**  
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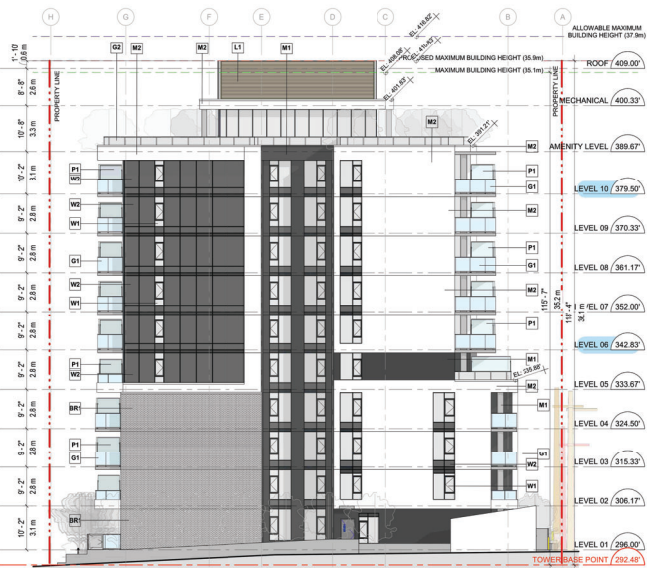
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OVERALL NORTH ELEVATION

**SHEET NUMBER**  
AR2.01

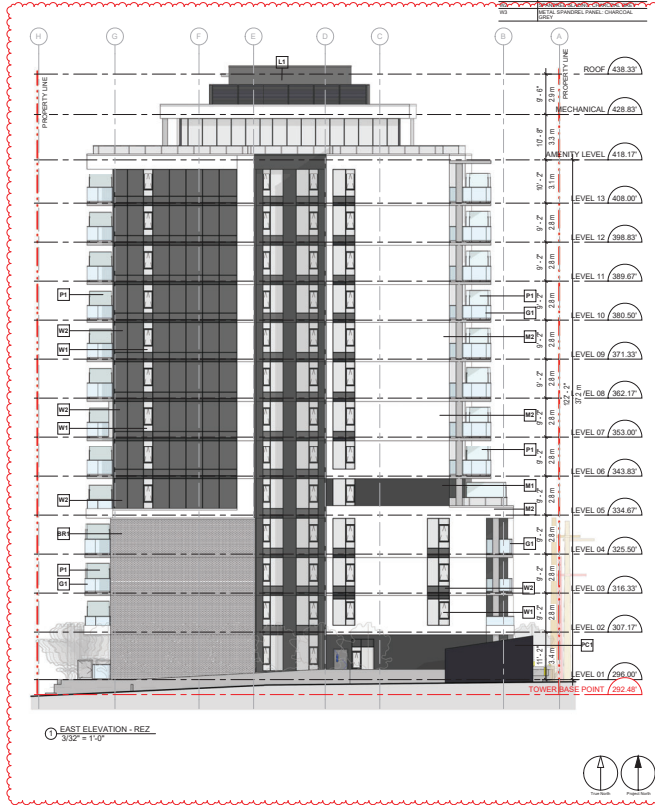
**ISSUE**  
1

**CURRENT (10 STOREY OPTION)**

**PROPOSED (13 STOREY OPTION)**



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



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

MATERIAL LEGEND	
REFERENCE	MATERIAL
001	CONCRETE
002	GLAZING
003	CLADDING
004	MECHANICAL
005	ROOFING
006	LANDSCAPE
007	PAVING
008	MECHANICAL
009	MECHANICAL
010	MECHANICAL
011	MECHANICAL
012	MECHANICAL
013	MECHANICAL
014	MECHANICAL
015	MECHANICAL
016	MECHANICAL
017	MECHANICAL
018	MECHANICAL
019	MECHANICAL
020	MECHANICAL

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NO.	DESCRIPTION	DATE
1	Issued for Reviewing and Amendment	2025/04/11

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REGISTERED ARCHITECT  
PROFESSIONAL SOCIETY OF ARCHITECTS OF ALBERTA  
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**PROJECT**  
5696 ALBERTA ST.

**PROJECT NO.**  
119568

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**SHEET TITLE**  
OVERALL EAST ELEVATION

**SHEET NUMBER**  
AR2.02

**ISSUE**  
1





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PROJECT NO. 119568

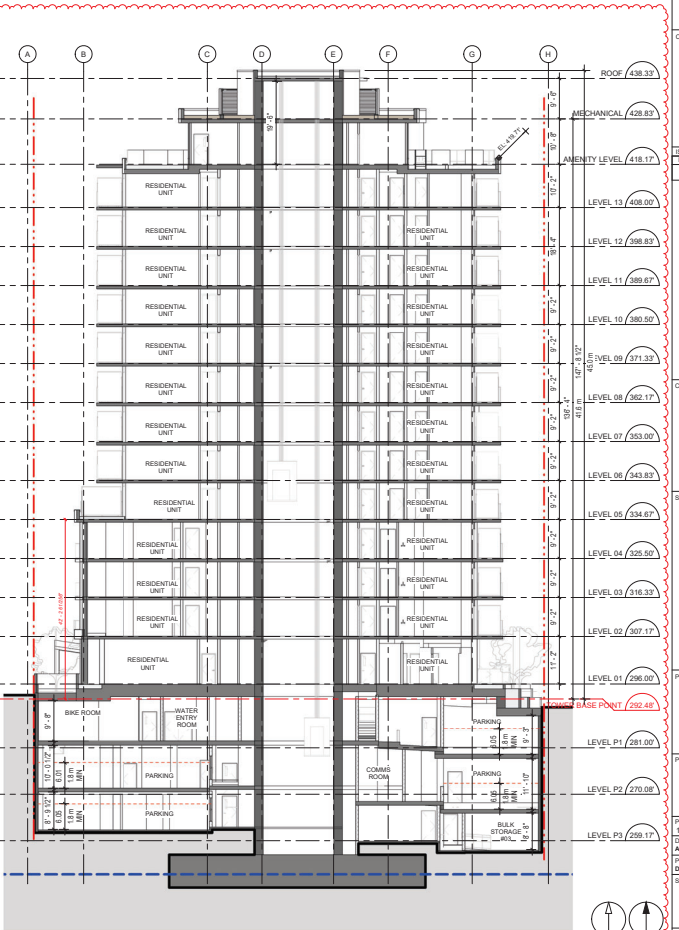
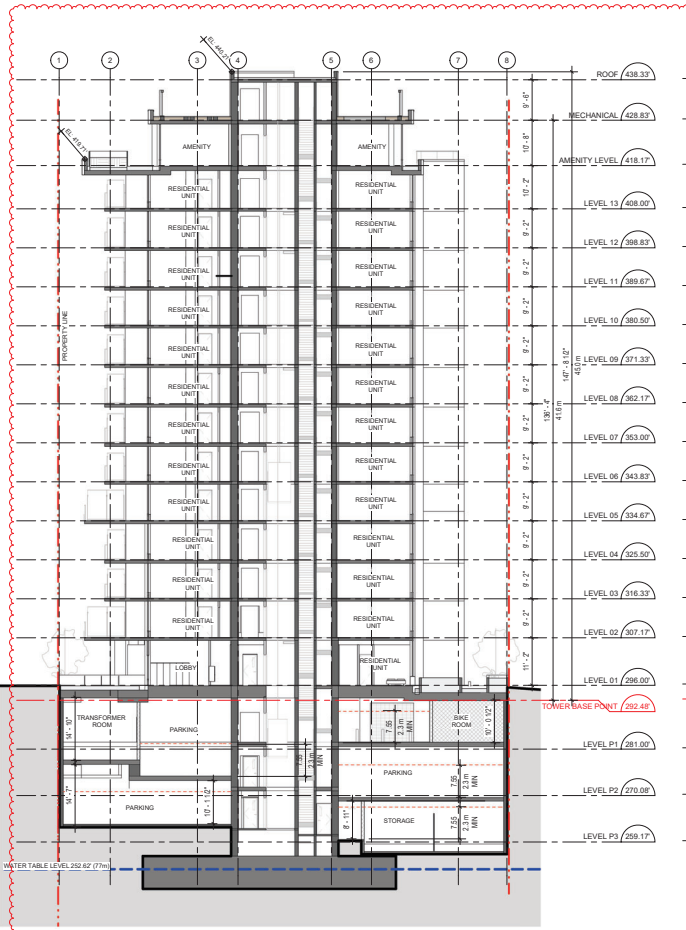
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SHEET TITLE

SECTION A-A & B-B

SHEET NUMBER  
**AR3.01**

ISSUE  
**1**



① LONGITUDINALE SECTION - REZ  
3500-1-1-00

② TRANSVERSALE SECTION - REZ  
3500-1-1-00

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**FAR CALCULATIONS - LEVEL 01**

LEVEL 01 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

**FAR CALCULATIONS - LEVEL 02**

LEVEL 02 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

**FAR CALCULATIONS - LEVEL 03**

LEVEL 03 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

**FAR CALCULATIONS - LEVEL 04**

LEVEL 04 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

**FAR CALCULATIONS - LEVEL 05**

LEVEL 05 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

**FAR CALCULATIONS - LEVEL 06,07,09-13**

LEVEL 06,07,09-13 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	6,562.70	567.38	5,995.32
	STORAGE	412.20	412.20	0.00
	LANDSCAPE	412.20	412.20	0.00
<b>TOTAL GFA</b>		7,387.10	1,391.78	5,995.32
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

LEVEL	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)	OPEN BALCONY
LEVEL 06	6,562.70	567.38	5,995.32	240.00
LEVEL 07	6,562.70	567.38	5,995.32	240.00
LEVEL 09	6,562.70	567.38	5,995.32	240.00
LEVEL 10	6,562.70	567.38	5,995.32	240.00
LEVEL 11	6,562.70	567.38	5,995.32	240.00
LEVEL 12	6,562.70	567.38	5,995.32	240.00
LEVEL 13	6,562.70	567.38	5,995.32	240.00
<b>TOTAL</b>	<b>42,338.40</b>	<b>3,608.52</b>	<b>38,729.88</b>	<b>2,880.00</b>

**FAR CALCULATIONS - LEVEL 08**

LEVEL 08 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	RESIDENTIAL	2,112.11	187.38	1,924.73
	STORAGE	138.20	138.20	0.00
	LANDSCAPE	138.20	138.20	0.00
<b>TOTAL GFA</b>		3,388.51	463.78	2,924.73
<b>OPEN BALCONY</b>				

OPEN BALCONY AREA (SQ.FT)	
B1	20.00
B2	20.00
B3	20.00
B4	20.00
B5	20.00
B6	20.00
B7	20.00
B8	20.00
B9	20.00
B10	20.00
B11	20.00
B12	20.00
<b>TOTAL</b>	<b>240.00</b>

**FAR CALCULATIONS - AMENITY LEVEL**

LEVEL 14 SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	AMENITY	2,314.00	1,314.00	1,000.00
<b>TOTAL GFA</b>		2,314.00	1,314.00	1,000.00
<b>OPEN BALCONY</b>				

**FAR CALCULATIONS - MECHANICAL LEVEL**

MECH LEVEL SUMMARY	TYPE	GROSS AREA (SQ.FT)	EXCLUSION	FAR AREA (SQ.FT) (Net Area Exclusions)
	MECHANICAL	841.00	841.00	0.00
<b>TOTAL GFA</b>		841.00	841.00	0.00
<b>OPEN BALCONY</b>				

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PROJECT  
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PROJECT NO.  
119568

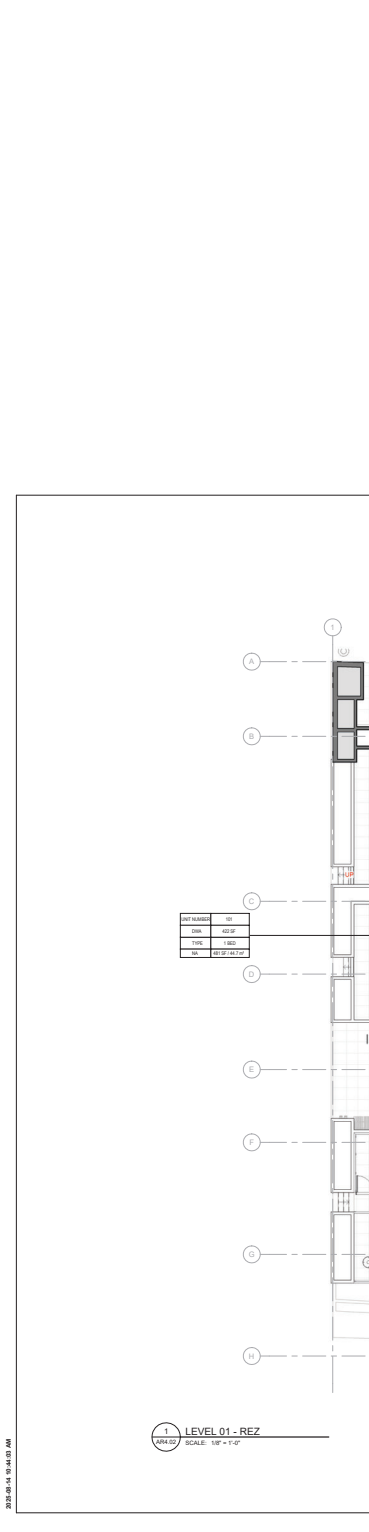
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SHEET TITLE  
FAR SUMMARY

SHEET NUMBER  
AR4.01

ISSUE  
1

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REV NUMBER	10
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TYPE	2.000
BY	10/27/18/17

REV NUMBER	10
DATE	04/27/20
TYPE	1.000
BY	03/27/18/17

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TYPE	1.000
BY	03/27/18/17

- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Level 01) (Re zoning)	
Usage Type	Area
RAINSCREEN EXCLUSION	130.43 SF
RESIDENTIAL	7098.21 SF
STORAGE	67.32 SF
Grand total	7325.96 SF

1 LEVEL 01 - REZ  
SCALE: 1/8" = 1'-0"



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SHEET TITLE  
FAR OVERLAY LEVEL 01

SHEET NUMBER AR4.02	ISSUE
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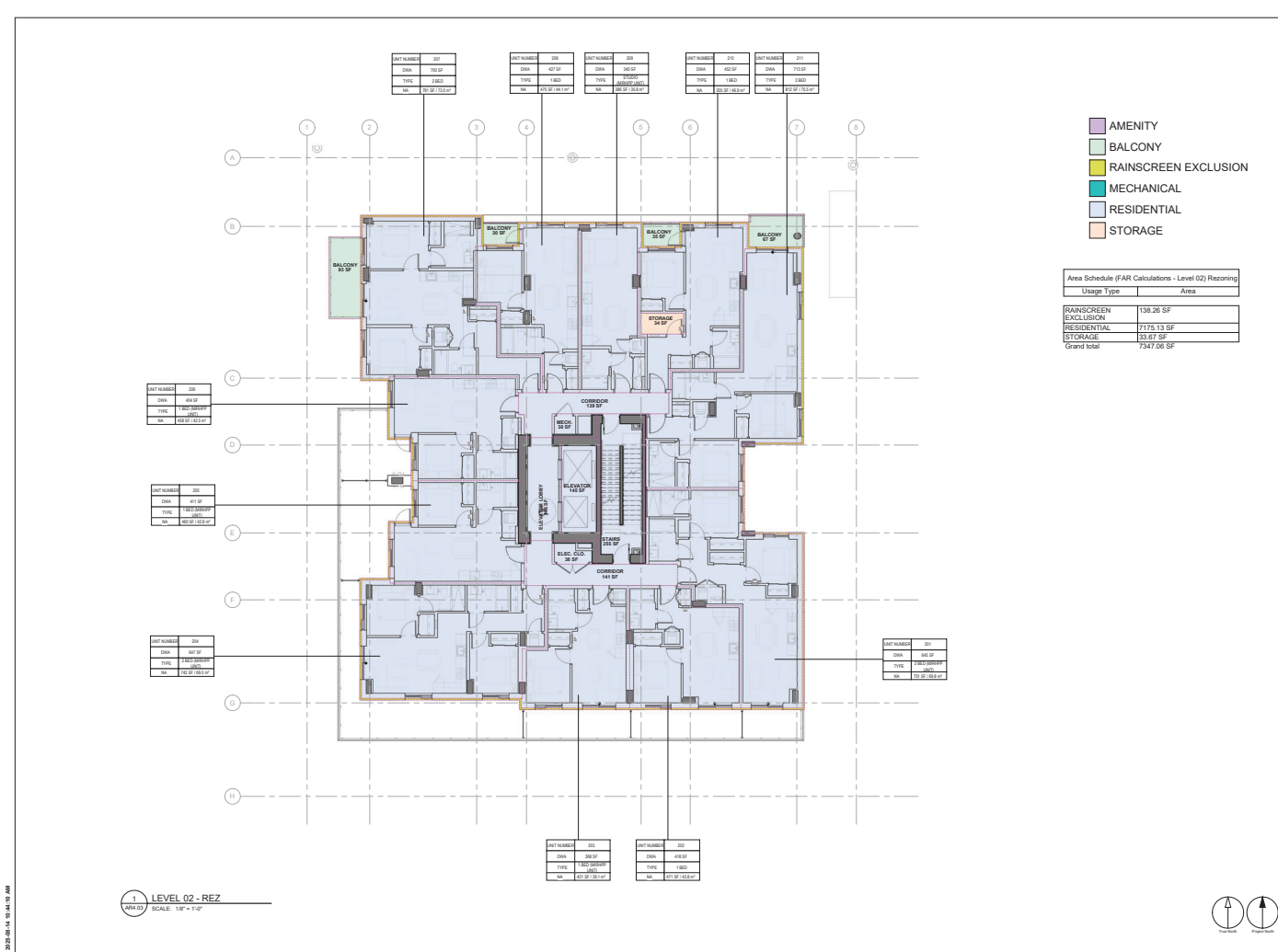
NET NUMBER	207
DWA	152 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	208
DWA	427 SF
TYPE	1.800
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NET NUMBER	209
DWA	340 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	210
DWA	422 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	211
DWA	712 SF
TYPE	1.800
NA	00 SF / 0.00 SF



- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Level 02) Reasoning	
Usage Type	Area
RAINSCREEN EXCLUSION	138.26 SF
RESIDENTIAL	7175.13 SF
STORAGE	33.67 SF
Grand total	7347.06 SF

NET NUMBER	206
DWA	498 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	205
DWA	491 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	204
DWA	607 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	201
DWA	561 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	203
DWA	388 SF
TYPE	1.800
NA	00 SF / 0.00 SF

NET NUMBER	202
DWA	418 SF
TYPE	1.800
NA	00 SF / 0.00 SF

1 LEVEL 02 - REZ  
SCALE: 1/8" = 1'-0"



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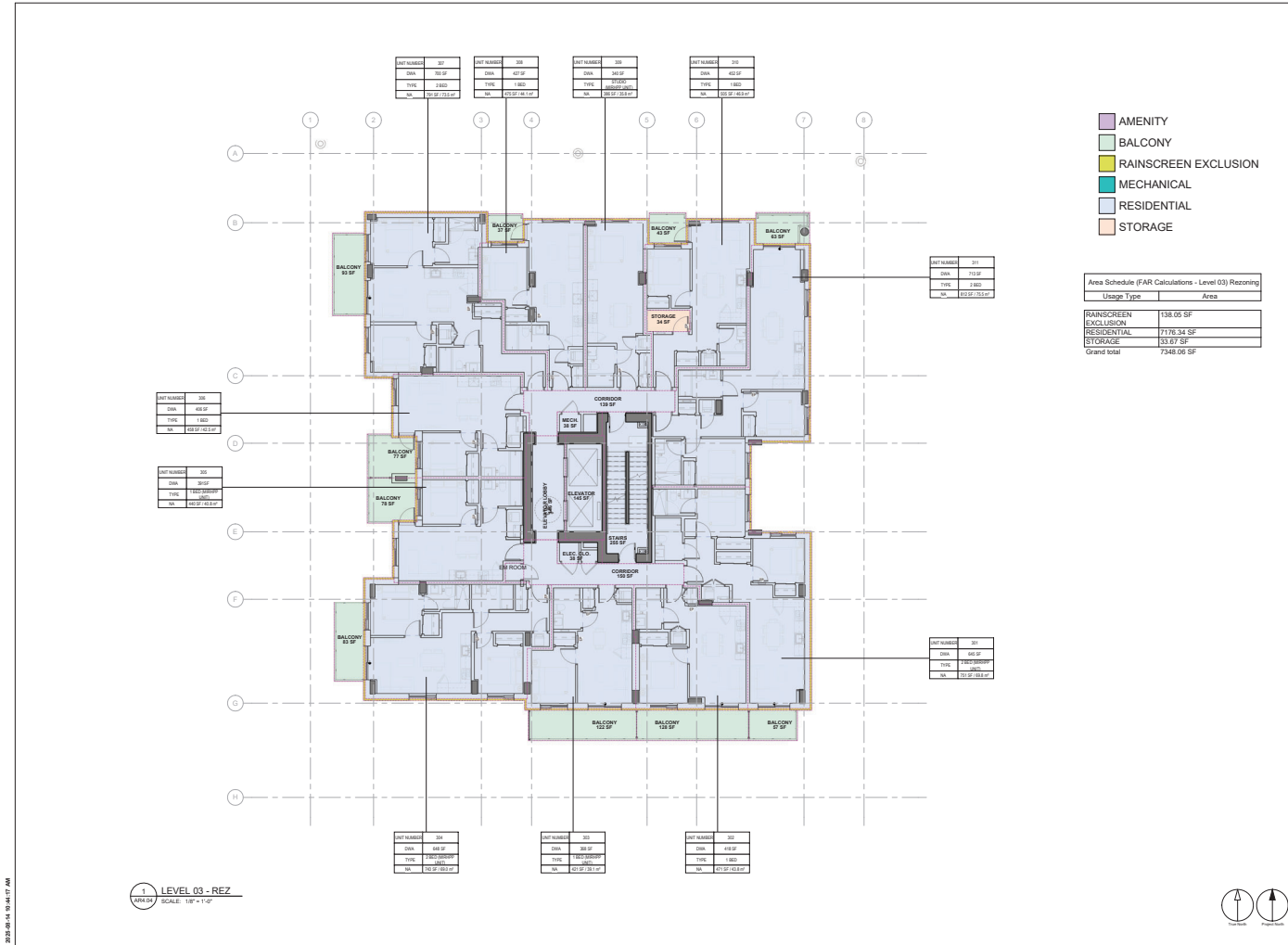
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SHEET TITLE  
FAR OVERLAY LEVEL 02

SHEET NUMBER AR4.03	ISSUE
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1 LEVEL 03 - REZ  
SCALE: 1/8" = 1'-0"

- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Level 03) Rezoning

Usage Type	Area
RAINSCREEN EXCLUSION	138.05 SF
RESIDENTIAL	7176.34 SF
STORAGE	123.67 SF
<b>Grand total</b>	<b>7348.06 SF</b>

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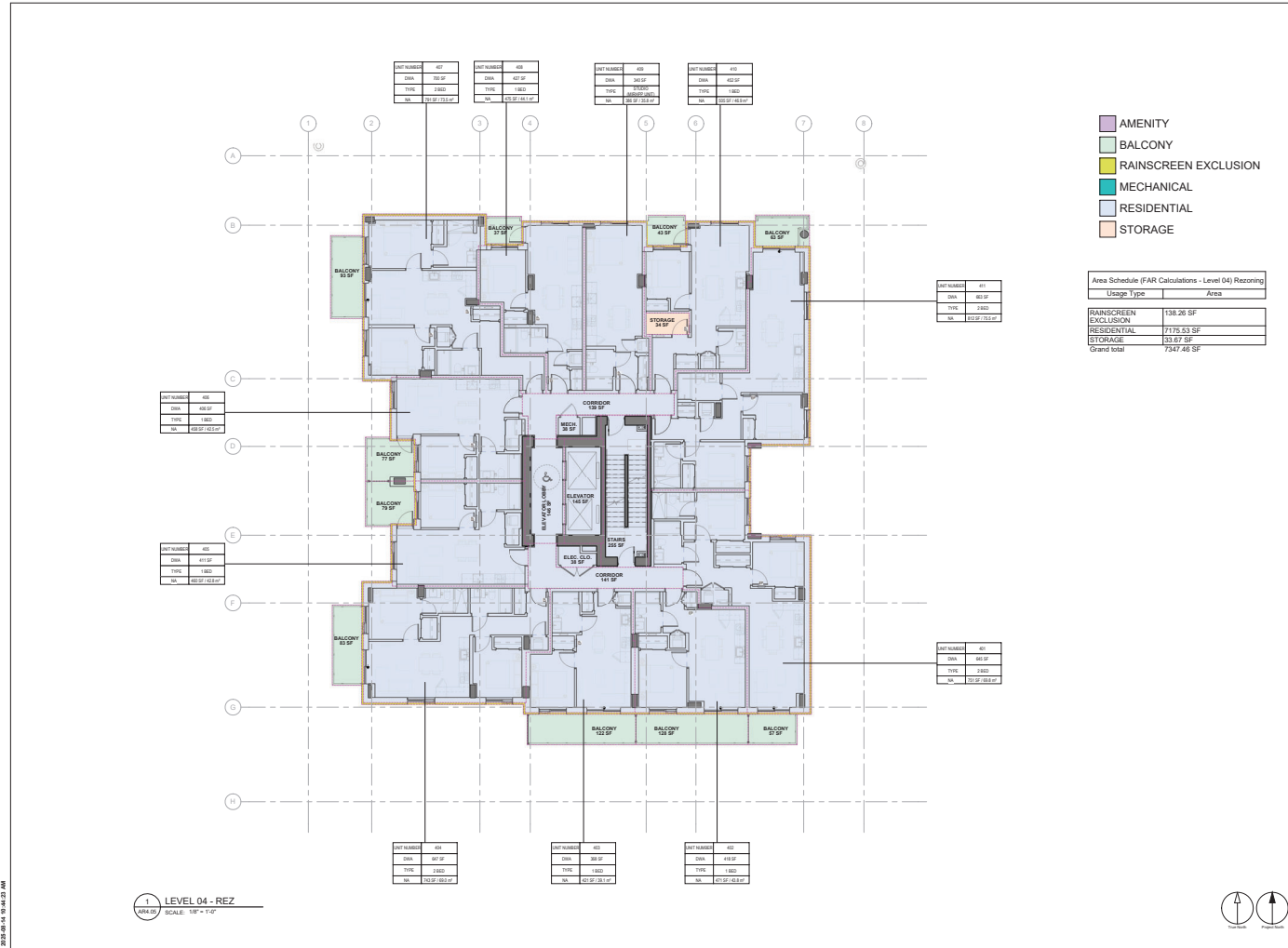
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SHEET TITLE  
FAR OVERLAY LEVEL 03

SHEET NUMBER <b>AR4.04</b>	ISSUE
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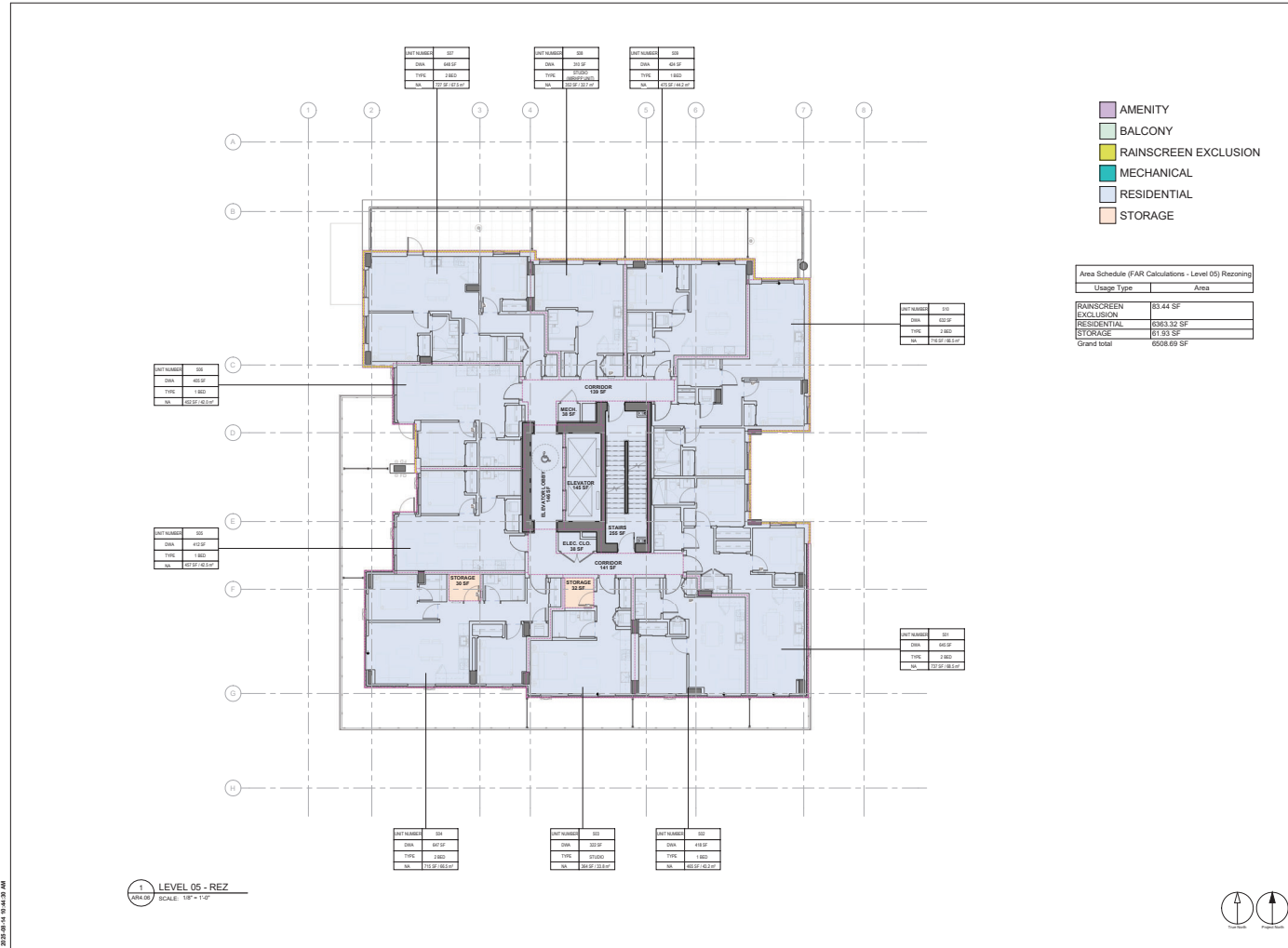
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**SHEET NUMBER**  
AR4.05

**ISSUE**

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**SHEET TITLE**  
 FAR OVERLAY LEVEL 05

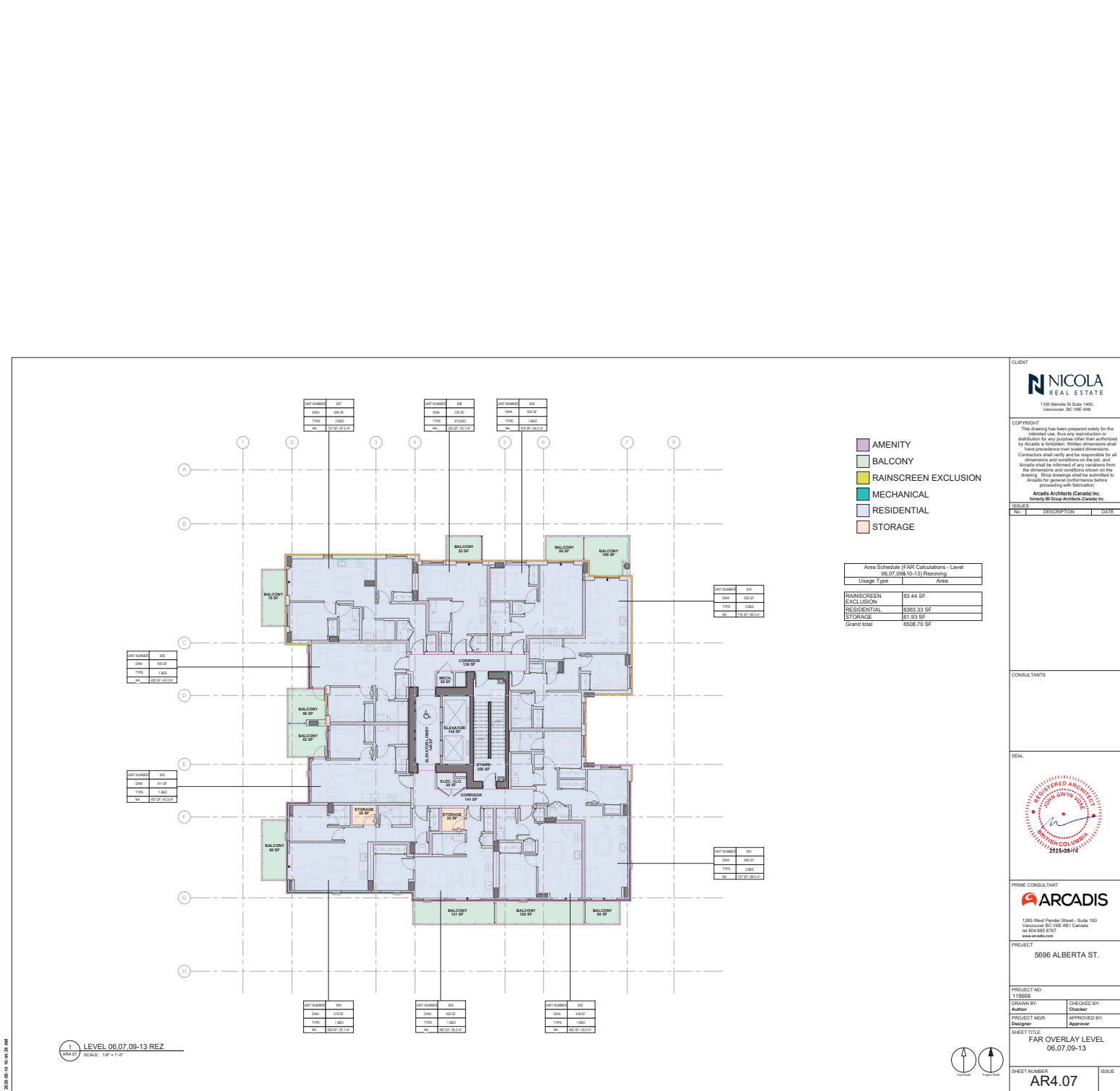
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**1 LEVEL 05 - REZ**  
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- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Level 06,07,09-13) Rezoning	
Usage Type	Area
RAINSCREEN EXCLUSION	53.44 SF
RESIDENTIAL	6363.33 SF
STORAGE	61.93 SF
<b>Grand total</b>	<b>6508.70 SF</b>

UNIT NUMBER	GR
206	149.57
208	149.57
210	149.57
212	149.57
214	149.57
216	149.57
218	149.57
220	149.57
222	149.57
224	149.57
226	149.57
228	149.57
230	149.57
232	149.57
234	149.57
236	149.57
238	149.57
240	149.57
242	149.57
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254	149.57
256	149.57
258	149.57
260	149.57
262	149.57
264	149.57
266	149.57
268	149.57
270	149.57
272	149.57
274	149.57
276	149.57
278	149.57
280	149.57
282	149.57
284	149.57
286	149.57
288	149.57
290	149.57
292	149.57
294	149.57
296	149.57
298	149.57
300	149.57

1 LEVEL 06,07,09-13 REZ  
SCALE: 1/8" = 1'-0"



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**PROJECT**  
 5696 ALBERTA ST.

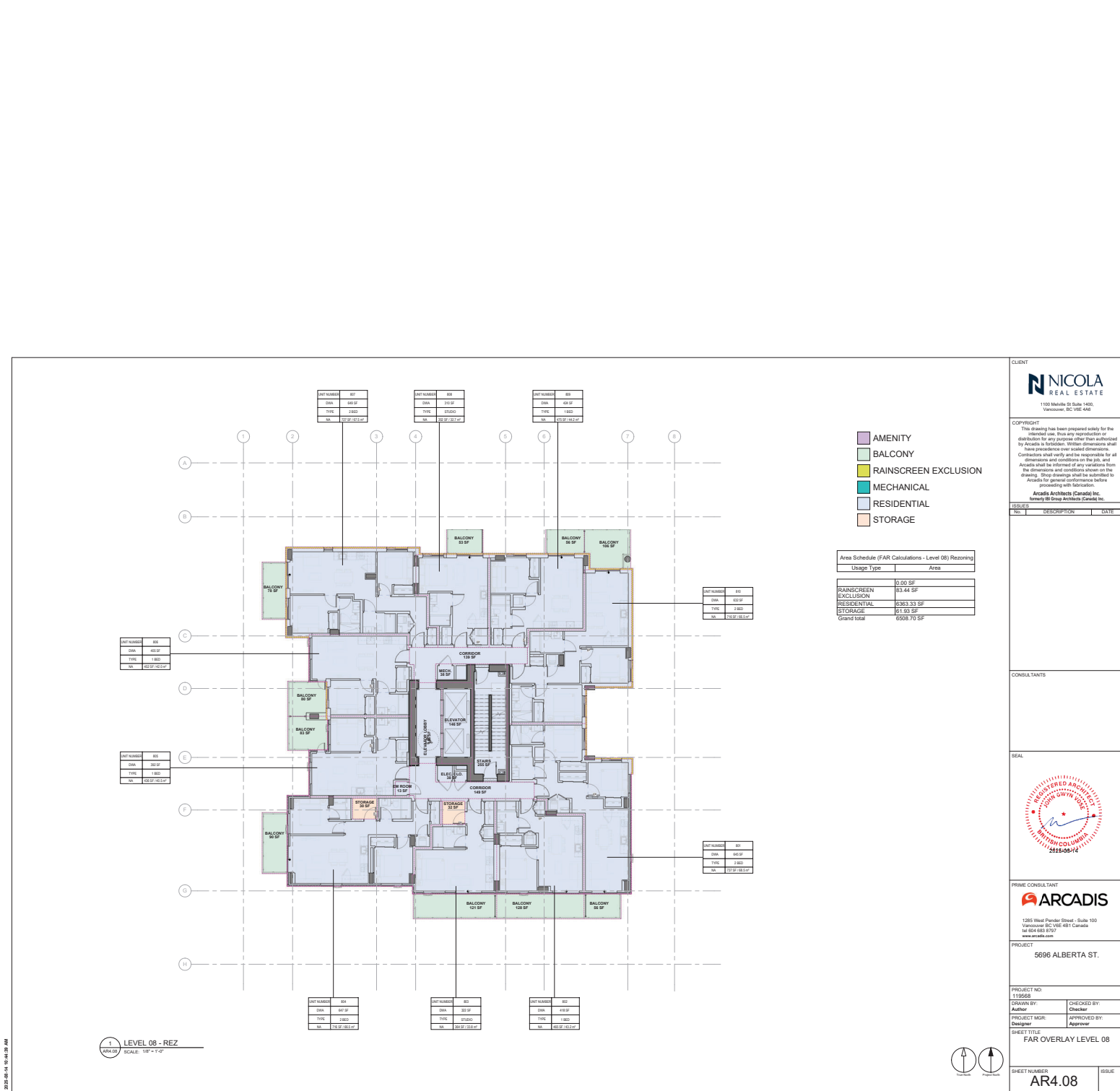
PROJECT NO.	119568
DRAWN BY:	Author
CHECKED BY:	Checker
PROJECT MGR:	Author
APPROVED BY:	Approver

**SHEET TITLE**  
 FAR OVERLAY LEVEL  
 06,07,09-13

SHEET NUMBER	AR4.07	ISSUE

2023.06.14 09:44:39 AM

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UNIT NUMBER	87
AREA	445 SF
TYP	RES
NO.	121 SF, 324 SF

UNIT NUMBER	88
AREA	219 SF
TYP	RES
NO.	202 SF, 17 SF

UNIT NUMBER	89
AREA	49 SF
TYP	RES
NO.	121 SF, 162 SF

UNIT NUMBER	85
AREA	483 SF
TYP	RES
NO.	483 SF, 483 SF

UNIT NUMBER	86
AREA	382 SF
TYP	RES
NO.	121 SF, 261 SF

UNIT NUMBER	84
AREA	629 SF
TYP	RES
NO.	121 SF, 162 SF

UNIT NUMBER	84
AREA	649 SF
TYP	RES
NO.	121 SF, 162 SF

UNIT NUMBER	86
AREA	382 SF
TYP	RES
NO.	121 SF, 261 SF

UNIT NUMBER	85
AREA	382 SF
TYP	RES
NO.	121 SF, 261 SF

UNIT NUMBER	82
AREA	319 SF
TYP	RES
NO.	202 SF, 117 SF

- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Level 08) Rezoning	
Usage Type	Area
AMENITY	0.00 SF
BALCONY	83.44 SF
MECHANICAL	6363.33 SF
RESIDENTIAL	61.50 SF
STORAGE	6268.70 SF
<b>Grand Total</b>	<b>6268.70 SF</b>

**LEVEL 08 - REZ**  
SCALE: 1/8" = 1'-0"



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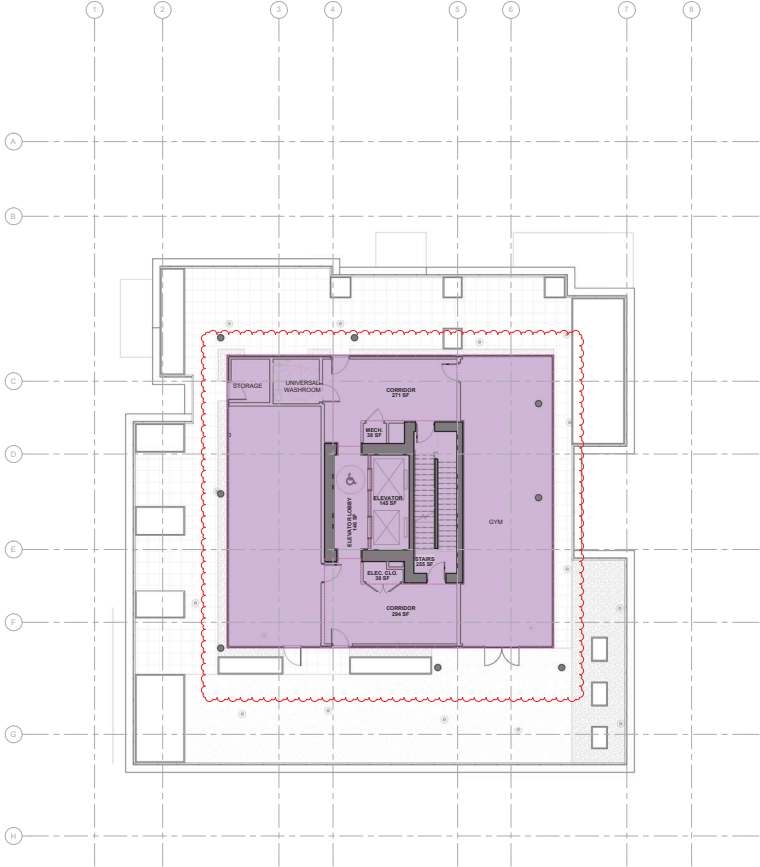
**PROJECT**  
5696 ALBERTA ST.

PROJECT NO:	119568
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**SHEET TITLE**  
FAR OVERLAY LEVEL 08

SHEET NUMBER	AR4.08	ISSUE
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- AMENITY
- BALCONY
- RAINSCREEN EXCLUSION
- MECHANICAL
- RESIDENTIAL
- STORAGE

Area Schedule (FAR Calculations - Amenity Level)	
Usage Type	Area
AMENITY	2952.63 SF
RAINSCREEN EXCLUSION	21.44 SF
<b>Grand total</b>	<b>2974.08 SF</b>

1 LEVEL AMENITY - REZ  
 REV.03 SCALE: 1/8" = 1'-0"



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ISSUE	No.	DESCRIPTION	DATE
1	Issued for Recording and Amendment		2025/04/11

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PROJECT  
 5696 ALBERTA ST.

PROJECT NO:  
 119568

DRAWN BY: Author  
 CHECKED BY: Designer  
 PROJECT MGR: Designer  
 APPROVED BY: Approver

SHEET TITLE  
 FAR OVERLAY LEVEL AMENITY

SHEET NUMBER  
 AR4.09

ISSUE  
 1

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