

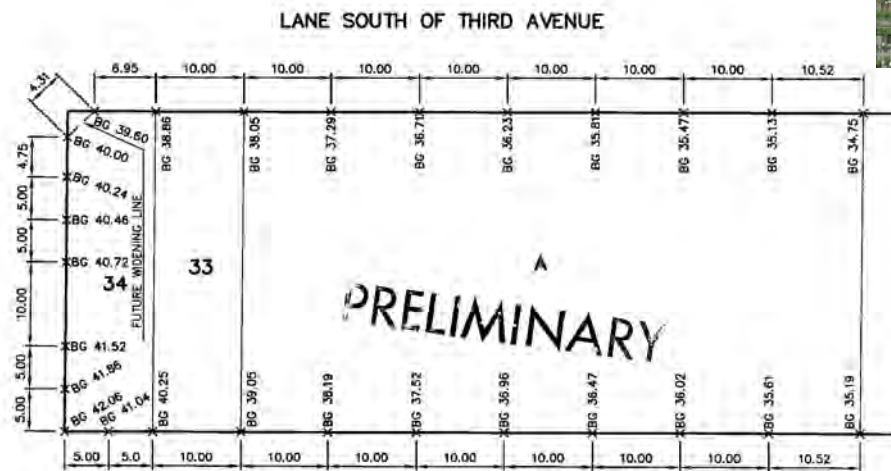
PROJECT STATISTICS

Project No.	10267		
Date:	SEP 09/13		
Issue:	2		
Subm.:	RZ DE		
PROJECT SUMMARY:	REZONING / DE		
PROJECT OWNER:	Beulah Garden Home Society		
PROJECT CONTACT:	Doug Purdy, CPA Development Consultants, 100-283 E 11th Ave., Vancouver, BC, V5T 2C4, T. 604.875.0554		
PROJECT ARCHITECT:	Duane Siegrist, Integra Architecture Inc., 416 W Pender St., Vancouver, BC, V6B 1T5, T.604.688.4220		
LEGAL DESCRIPTION:	LOTS A, 33 AND 34 ALL OF BLOCK 91 SECTION 29, THSL., PLAN 3672		UPDATE !!!
CIVIC ADDRESS:	3323 / 3327 / 3335-3367 East 4th Avenue, Vancouver, BC		
PROJECT DESCRIPTION:	Senior Housing - 54 UNITS		
ZONE:	CD-1 (Note: all requirements are based on RM-4 district and CD-1 (9))		
EXISTING ZONING:	RT-2		
PROPOSED ZONING:	CD-1		
SITE AREA:	Gross Site Area		36,777.05 sq.ft. 3,416.70 m2
FLOOR SPACE RATIO (FSR):	Max. FSR (RM-4) 1.45 (subject to Planning approval) 53,326.72 sq.ft. 4,954.22 m2		
PROPOSED FSR:	1.45 53,318.41 sq.ft. 4,953.40 m2		
SITE COVERAGE:	Max. Lot Coverage (RM-4) (not indicated) 0 sq.ft. 0.00 m2		
PROPOSED Lot Coverage:	45.6% 16,776 sq.ft. 1,558.50 m2		

REQUIREMENTS	PERMITTED	PROPOSED
ZONING	RT-2	CD-1
TOTAL FSR	1.45 (subject to Planning approval) 4,954.2 m2	1.45 4,953.40 m2
SITE COVERAGE	N/A (RM-4)	46% 1,558.5 m2
HEIGHT	10.70 m (RM-4)	12.90 m (T.O. ROOF) 13.94 m (T.O. ELEVATOR)
FRONT YARD	7.30 m (COV) 6.10 m (RM-4)	7.30 m
EXTERIOR SIDE YARD - WEST	6.00 m (20% of site width - max. 6.0m)	6.00 m
INTERIOR SIDE YARD - EAST	2.10 m (plus 135° envelope)	2.10 m
REAR YARD - LANE	10.70 m (centre of lane) 7.65 m (excluding lane)	10.70 m (centre of lane) 7.65 m (excluding lane)
PARKING SPACES	RM-4 Senior Housing (as per 4.2.1.8) 1 spaces / 6 units = 9 RM-4 (as per 4.2.1.13) 0.6 spaces/unit + 1 space/200m2 = 57	50 spaces
MAX. SMALL CARS	13 spaces (max. 25%)	0 spaces
BICYCLE SPACES:	1.25 Class A spaces/unit = 67.5 6 Class B spaces (> than 20 units)	20 bike spaces 14 Class A spaces 6 Class B spaces
LOADING SPACES:	N/A	N/A
BALCONIES:	Percent Area (8% of permitted FSR) 8.00% 396.34 m2 Enclosed Balconies 50.00% 198.17 m2	6.33% 313.72 m2 0.00% 0 m2

GROSS FLOOR AREA (GFA):								
Gross Area	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Roof deck*	Total (sqft)	Total (m2)
Gross Unit Area	0.00	9,012.50	13,708.03	14,551.90	9,307.08	0.00	46,579.51	4,327.34
Amenity	0.00	992.00	259.63	155.69	265.20	0.00	1,672.52	155.38
Bicycle lockers/ electric scooter locker	0.00	1,351.45	0.00	0.00	0.00	0.00	1,351.45	125.55
Common Area	476.42	2,791.84	2,025.98	2,068.12	1,526.81	0.00	8,889.17	825.82
Total Building Gross Area	476.42	14,147.79	15,993.64	16,775.71	11,099.09	0.00	58,492.65	5,434.10
Areas Beneath Cantilevered	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total GFA	476.42	14,147.79	15,993.64	16,775.71	11,099.09	0.00	58,492.65	5,434.10

FSR CALCULATION:								
FSR Exclusions	Basement	1st Floor	2nd Floor	3rd Floor	4th Floor	Roof deck*	Total (sqft)	Total (m2)
Amenity	0.00	992.00	259.63	155.69	265.20	0.00	1,672.52	155.38
Bicycle lockers/ electric scooter lockers	0.00	1,351.45	0.00	0.00	0.00	0.00	1,351.45	125.55
Unit Storage (max. 40 sqft/ unit)	0.00	438.15	637.11	677.06	397.95	0.00	2,150.27	199.77
Total FSR Exclusions	0.00	2,781.60	896.74	832.75	663.15	0.00	5,174.24	480.70
Total Area for FSR	476.42	11,366.19	15,096.90	15,942.96	10,435.94	0.00	53,318.41	4,953.40



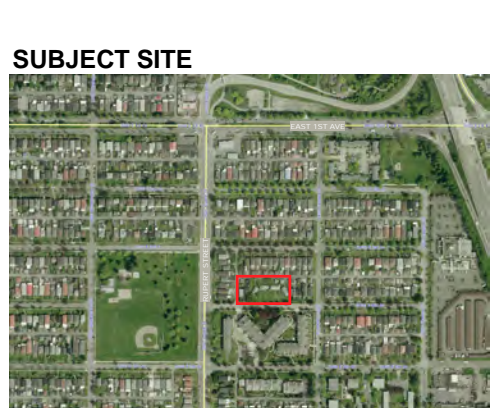
UNIT SUMMARY:	NO. Units	AVERAGE UNIT AREA			TOTAL UNIT AREA		
		Gross Unit	Excl. Strg	Net Unit	Total Net	Total Gross	Total Storage
A1 -1 BDRM	1	618.29	39.88	578.41	578.41	39.88	57.44
A2 -1 BDRM	7	645.91	39.88	606.03	4,242.20	4,521.39	420.05
A3 -1 BDRM	4	618.22	39.88	578.33	2,313.33	2,472.86	159.54
A4 -1 BDRM	1	682.38	39.75	642.63	642.63	39.75	63.39
B1 -1 BDRM	1	605.53	39.79	565.74	565.74	39.79	56.26
C1 -2 BDRM	5	916.37	39.80	876.56	4,382.82	4,581.83	199.01
C1A -2 BDRM	1	975.87	39.81	936.06	936.06	39.81	90.66
C2 -2 BDRM	16	953.28	39.80	913.48	14,615.64	15,252.47	636.83
C3 -2 BDRM	8	929.19	39.80	889.39	7,115.08	7,433.50	318.42
C4 -2 BDRM	1	926.54	39.91	886.63	886.63	39.91	86.08
C5 -2 BDRM	1	897.78	39.74	858.04	858.04	39.74	83.41
D1 -2 BDRM	2	898.44	39.80	858.64	1,717.29	1,796.88	79.59
D2 -2 BDRM	1	897.19	39.80	857.39	857.39	39.80	83.35
E1 -2 BDRM	1	985.60	39.80	945.80	945.80	39.80	91.56
E2 -2 BDRM	1	1,059.16	39.80	1,019.36	1,019.36	39.80	98.40
E3 -2 BDRM	1	975.80	39.80	936.00	936.00	39.80	90.65
F1 -2 BDRM	1	932.08	39.81	892.27	892.27	39.81	86.59
F2 -2 BDRM	1	964.36	39.81	924.55	924.55	39.81	89.59
Total Unit Area:	54				44,429.24	46,579.51	2,150.27

UNIT MIX:	
1 BDRM	14 25.9%
2 BDRM	40 74.1%
Total	54

REQUIRED PARKING SPACES:		(RM-4 senior housing) (as per 4.2.1.8)	
H/C spaces Required (inclusive)	per	40-74 stalls	1 space/ 6 dwelling units
Visitor (4.5.A.1)			2 spaces + 1 (over 50)
Parking Required (special housing)			0.2 space/ 1 dwelling
Total spaces required			20 spaces

(RM-4 Multiple Dwelling)(as per 4.2.1.13)	
H/C spaces Required (inclusive)	40-74 stalls
Visitor (inclusive)	
Total spaces required	57 spaces

PARKING PROPOSED:	
Large Stalls provided	54 units @ 0.93 spaces/ 1 dwelling = 50.0 spaces
Visitor (inclusive)	0.2 spaces/ 1 dwelling = 10.8 spaces
H/C spaces provided (inclusive)	3.0 spaces
Total spaces proposed	50.0 spaces



DRAWING INDEX - DOCUMENTATION			
ARCHITECTURAL			
→ A-0.00	COVER PAGE	DATA,	NTS
→ A-0.10	DESIGN RATIONALE		NTS
→ A-0.11	CONCEPT	IMAGES	NTS
→ A-0.12	CONCEPT	DIAGRAMS	NTS
→ A-0.20	SITE CONTEXT	PLAN, PHOTOGRAPHS	NTS
→ A-0.21	SITE CONTEXT	PHOTOGRAPHS	NTS
→ A-0.30	PERSPECTIVE		NTS
→ A-0.31	PERSPECTIVE		NTS
→ A-1.00	OVERALL SITE PLAN		1"=20'
→ A-1.10	SITE PLAN		1/16"
→ A-2.00	PARKING LEVEL		1"=10'
→ A-2.10	1ST FLOOR		1"=10'
→ A-2.20	2ND FLOOR		1"=10'
→ A-2.30	3RD FLOOR		1"=10'
→ A-2.40	3RD FLOOR		1"=10'
→ A-2.50	ROOF PLAN		1"=10'
→ A-3.10	TYPICAL UNIT PLANS	1 BDRM TYP	1/4"
→ A-3.20	TYPICAL UNIT PLANS	2 BDRM	1/4"
→ A-3.30	TYPICAL UNIT PLANS	2 BDRM	1/4"
→ A-3.40	TYPICAL UNIT PLANS	2 BDRM	1/4"
→ A-4.00	SECTIONS	A-A, 2-2	1"=10'
→ A-4.10	SECTIONS	1-1, 4-4	1"=10'
→ A-4.20	SECTIONS	5-5, 6-6, 7-7	1"=10'
→ A-5.00	ELEVATIONS	SOUTH, EAST	1"=10'
→ A-5.10	ELEVATIONS	NORTH, WEST	1"=10'
→ A-5.50	STREETSCAPE ELEVATIONS	SOUTH, EAST	1/16"
→ A-6.00	COLOUR MATERIALS	LEGEND FINISHES	NTS
→ A-6.10	COLOUR ELEVATION	EAST 4TH AVE	NTS
→ A-6.20	MASSING		NTS
→ A-8.10	DAYLIGHT ANGLE		1/16"
→ A-8.20	DAYLIGHT ANGLE		1/16"
→ A-8.30	HEIGHT DIAGRAM		1:200
→ A-8.40	SHADOW STUDY		NTS
→ A-9.10	TRACE AREA OVERLAY	1ST FLOOR	1:100
→ A-9.20	TRACE AREA OVERLAY	2ND FLOOR	1:100
→ A-9.30	TRACE AREA OVERLAY	3RD FLOOR	1:100
→ A-9.40	TRACE AREA OVERLAY	4TH FLOOR	1:100
Total			37
LANDSCAPE			
			13
CIVIL			
			2
SURVEY			
		TOPOGRAPHICAL SURVEY DRAWINGS	2



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(ARCHITECT SEAL)

(CLIENT)
BEULAH GARDEN HOMES SOCIETY

(PROJECT)
SENIOR HOUSING NORTH OF FOURTH
 3323/ 3327/ 3335-3367 E 4TH AVE
 VANCOUVER, BC

(TITLE)
COVER PAGE

(PROJECT)
 10267

(SCALE)

(DATE)
 SEP 09/ 2013

(ISSUE)
 2 - RZ / DE APPLICATION

(DRAWING)
A-00

SENIOR HOUSING BEULAH GARDEN HOMES SOCIETY
3323/ 3327/ 3335-3367 EAST 4TH AVENUE | VANCOUVER BC | REZONING - DP APPLICATION