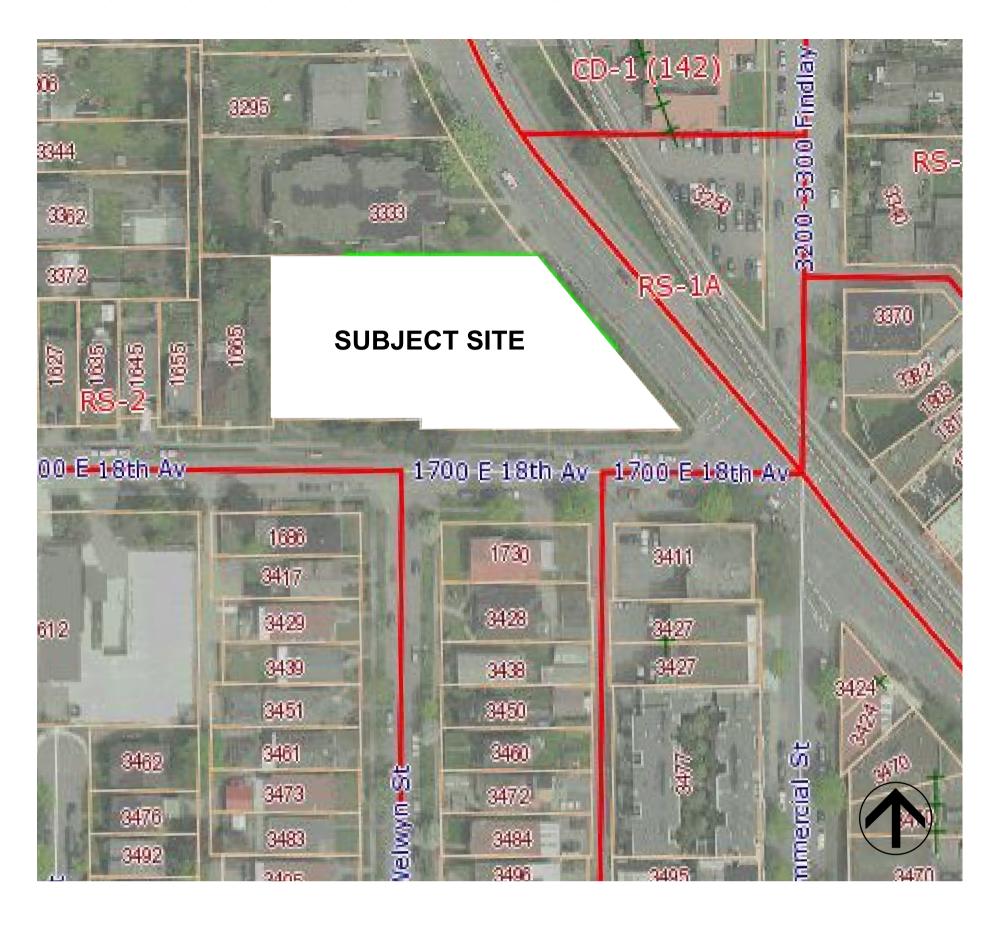
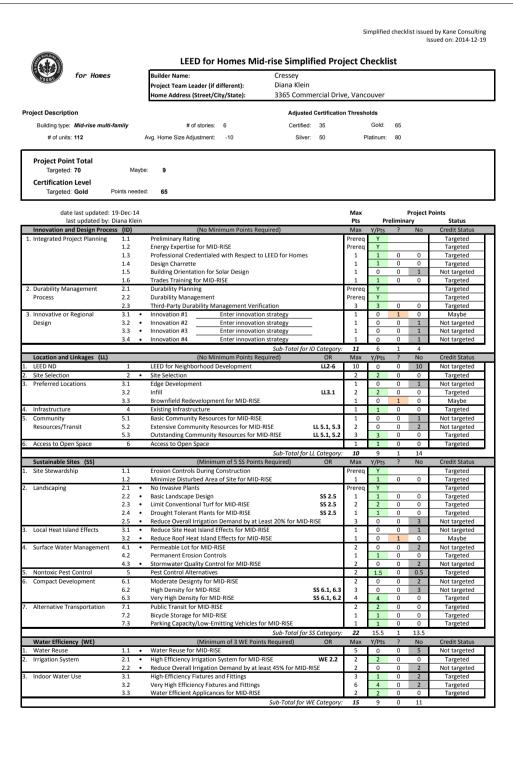
Residential development at 3365, Commercial drive, 1695,1707,1733,1775, 18th Avenue, Vancouver B.C.





	Energy and Atmosphere (EA	.)		(Minimum of 0 EA Points Required)	OR	Max	Y/Pts	?	No	Y/Pts
1.	Optimize Energy	1.1		Minimum Energy Performance for MID-RISE		Prereq	Υ			Targeted
	Performance	1.2		Testing and Verification for MID-RISE Optimize Energy Performance for MID-RISE		Prereq 34	9	0	25	Targeted
7.	Water Heating	7.1	•	Efficient Hot Water Distribution		2	0	0	25	Targeted Not targeted
		7.2		Pipe Insulation		1	0	0	1	Not targeted
11.	. Residential Refrigerant	11.1		Refrigerant Charge Test		Prereq	Υ			Targeted
	Management	11.2		Appropriate HVAC Refrigerants		1	1	0	0	Targeted
-	Materials and Resources (M	D)		Sub-Total for (Minimum of 2 MR Points Required)	EA Category: OR	<b>38</b> Max	10 Y/Pts	0	28 No	Credit Status
1.	Material-Efficient Framing	1.1		Framing Order Waste Factor Limit	OK	Prereq	Y	r	INO	Targeted
		1.2		Detailed Framing Documents	MR 1.5	1	0	0	1	Not targeted
		1.3		Detailed Cut List and Lumber Order	MR 1.5	1	0	0	1	Not targeted
		1.4		Framing Efficiencies Off-site Fabrication	MR 1.5	3	0	0	0	Targeted Not targeted
2.	Environmentally Preferable	2.1	•	FSC Certified Tropical Wood		Prerea	Y	U	4	Targeted
	Products	2.2	•	Environmentally Preferable Products		8	5	0	3	Targeted
3.	Waste Management	3.1		Construction Waste Management Planning		Prereq	Υ			Targeted
_		3.2		Construction Waste Reduction	MD C	3	2.5	0	0.5	Targeted
	Indoor Environmental Quality	(FO)		Sub-Total for (Minimum of 6 EQ Points Required)	MR Category: OR	16 Max	9.5 Y/Pts	2	9.5 No	Credit Status
2.	Combustion Venting	2		Basic Combustion Venting Measures	ON	Prereq	Y		IVO	Targeted
3.	Moisture Control	3		Moisture Load Control		1	0	0	1	Not targeted
4.	Outdoor Air Ventilation	4.1	•	Basic Outdoor Air Ventilation for MID-RISE		Prereq	Y	_	,	Targeted
		4.2 4.3		Enhanced Outdoor Air Ventilation for MID-RISE Third-Party Performance Testing for MID-RISE		2	2	0	0	Targeted Targeted
5.	Local Exhaust	5.1	•	Basic Local Exhaust		Prereq	Y	0	0	Targeted
		5.2		Enhanced Local Exhaust		1	1	0	0	Targeted
		5.3		Third-Party Performance Testing		1	1	0	0	Targeted
6.	Distribution of Space Heating and Cooling	6.1 6.2	•	Room-by-Room Load Calculations Return Air Flow / Room by Room Controls		Prereq 1	Y 1	0	0	Targeted Targeted
	neating and Cooling	6.3		Third-Party Performance Test / Multiple Zones		2	2	0	0	Targeted
7.	Air Filtering	7.1		Good Filters		Prereq	Υ		_	Targeted
		7.2		Better Filters	EQ 7.3	1	0	0	1	Not targeted
0	Contaminant Control	7.3 8.1	_	Best Filters		2	0	0	0	Not targeted
8.	Contaminant Control	8.1	•	Indoor Contaminant Control during Construction Indoor Contaminant Control for MID-RISE		2	0	1	1	Targeted Maybe
		8.3		Preoccupancy Flush		1	1	0	0	Targeted
9.	Radon Protection	9.1	•	Radon-Resistant Construction in High-Risk Areas		Prereq	Υ			Targeted
10	. Garage Pollutant Protection	9.2	•	Radon-Resistant Construction in Moderate-Risk-Areas No HVAC in Garage for MID-RISE		1 Prereq	0 Y	0	1	Not targeted Targeted
10.	. Garage Politicant Protection	10.1		Minimize Pollutants from Garage for MID-RISE	EQ10.3	2	0	2	0	Maybe
		10.3		Detached Garage or No Garage for MID-RISE		3	0	0	3	Not targeted
	. ETS Control	11		Environmental Tobacco Smoke Reduction for MID-RISE		1				Not targeted
12.	Compartmentalization of Units	12.1 12.2		Compartmentalization for Units Enhanced Compartmentalization of Units		Prereq 1	Y 0	1	0	Targeted Maybe
	Offics	12.2			EQ Category:		10	4	9	Waybe
	Awareness and Education (A	E)		(Minimum of 0 AE Points Required)	OR	Max	Y/Pts	?	No	Credit Status
1.	Education of the	1.1	•	Basic Operations Training		Prereq	Υ			Targeted
	Homeowner or Tenant	1.2	•	Enhanced Training Public Awareness		1	0	0	1	Not targeted Maybe
2.	Education of Building							1	0	Maybe
	Manager	2	•	Education of Building Manager		1	1	0	0	Targeted
				Sub-Total for	AE Category:	3	1	1	1	0
	,	Notes:	•	means accountability form needs to be signed						

## STATISTICS: Rental Lot (IRP)

CIVIC ADDRESS:	3365 Commercial drive, City of Vancouver, E

	TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD)
LEGAL DESCRIPTION:	BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRIC
	LOT 750 DLAN 4705, AND LOTO 4 AND 5 DLOCKO A AND D. DLAN 0005.

LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865;

ALL OF DISTRICT LOT 753 RS-2 **CURRENT ZONING:** 

**PROPOSED ZONING:** 

TOTAL SITE AREA: SQ.M. (35,110.0 SQ.FT.) SUB AREA #1- IRP: (28,885.0 SQ.FT.)

**BUILDING COVERAGE** 

N/A ALLOWED:

**BUILDING HEIGHT** 

ALLOWED:

PROPOSED:

PROPOSED:

18.34M (60.17 Ft.) to top of Tower element (6 storeys)

FRONT YARD SETBACK (18th Ave.)

PROPOSED: 0.9 METERS

FRONT YARD SETBACK (Com. Dr.)

PROPOSED: **2.13 METERS** 

REAR YARD SETBACK (N)

PROPOSED: 0.2 METERS

SIDE YARD SETBACK (W)

PROPOSED: **2.01 METERS** 

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL): (14,811.4 SQ.FT.) + 582.1 SQ.FT. STOR.+ AM) 2ND FLOOR (RESIDENTIAL): 1,493.3 (16,073.6 SQ.FT.) + 0.0 SQ.FT. STORAGE) 3RD FLOOR (RESIDENTIAL): 1,489.2 (16,029.6 SQ.FT.) + 0.0 SQ.FT. STORAGE) 4TH FLOOR (RESIDENTIAL): 1,212.0 (13,046.3 SQ.FT.) + 0.0 SQ.FT. STORAGE) (9,360.0 SQ.FT.) + 5TH FLOOR (RESIDENTIAL): 0.0 SQ.FT. STORAGE) 6TH FLOOR (RESIDENTIAL): 824.1 (8,870.7 SQ.FT.) + 0.0 SQ.FT. STORAGE)

**TOTAL FLOOR AREA:** 78191.7 SQ.FT.) · 582.1 SQ.FT. STORAGE) 7264.2

2.71 **FLOOR SPACE RATIO - FSR:** 

**COMBINED FLOOR AREA:** 7822.1 84197.2 SQ.FT.) · 582.1 SQ.FT. STORAGE)

**COMBINED - FSR:** 2.40

**APARTMENT UNIT BREAKDOWN:** AVG. AREA 31 STUDIO UNITS **38 ONE BEDROOM UNITS** 

> 11 THREE BEDROOM UNITS 930 SQ.FT. 110 UNITS TOTAL

# **VEHICLE PARKING (EAST):**

#### **REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL:**

GROSS RESIDENTIAL AREA:

78,191.67 SQ.FT. MIN. 1 SPACE/125 SQ.M. PER TABLE 4.5B = 58.1 SPACES 20% REDUCTION PER TABLE 4.5B = -0.0 SPACES 2 CARS @ 1:5 RATIO CAR SHARE SUBSTITUTION: = -8.0 SPACES RESIDENT PARKING REQUIRED 50.1 SPACES REQUIRED DISABILITY PARKING: (4.5 SPACES OF TOTAL) 1 + 0.034 SPACES X 104 UNITS PER 4.8.4 RESIDENT VISITOR PARKING REQUIRED: 7.5% TOTAL UNITS PER TABLE 4.5B 8.3 SPACES **TOTAL RESIDENT + VISITOR PARKING REQUIRED:** 59.0 SPACES = 105.1 SPACES MAXIMUM RESIDENT PARKING: (MIN.REQ.) + 0.5 (104 UNITS) MAXIMUM VISITOR PARKING: 0.15 (104 UNITS) = 16.5 SPACES

PROVIDED / RESIDENTIAL :

= 53.0 SPACES RESIDENTS BELOW GRADE PARKING GARAGE: = 10.0 SPACES (5 PHYSICAL) ACCESSIBLE BELOW GRADE PARKING GARAGE: = 8.0 SPACES **BELOW GRADE PARKING GARAGE:** 

**TOTAL RESIDENT + VISITOR PARKING PROVIDED:** 

PROVIDED LOADING: PARKADE = 1 CLASS B SPACE

# TOTAL SMALL CARS ALLOWED (25%) = < 17.0 BICYCLE PARKING (EAST):

RESIDENTIAL REQUIRED **PROVIDED** CLASS A AS PER 6.2.1.2 130 SPACES 1.25 SPACES x 104UNITS BIKE SPACE IN STORAGE LOCKER (HORIZ.) 24 SPACES HORIZONTAL SPACES IN BIKE ROOMS 82 SPACES STACK RACK SPACES IN BIKE ROOMS 0 SPACES (TOTAL HORIZONTAL SPACES) 106 SPACES VERTICAL SPACES IN BIKE ROOMS 32 SPACES

TOTAL: 130 SPACES 138 SPACES AS PER 6.3.21 (69 SPACES OF TOTAL) TOTAL W/ ELECTRICAL OUTLET (50%) 69 SPACES OF TOTAL CLASS B AS PER 6.2.1.2 6 SPACES PER DEVELOPMENT = 6.0 SPACES 6 SPACES

**STATISTICS: Fee Simple (Heritage) Lot** 

**CIVIC ADDRESS:** 3365 Commercial drive, City of Vancouver, B.C.

TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD) BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LEGAL DESCRIPTION:

LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865;

9.41 METERS (30.87 Ft.) -top of Ridge of heritage house (3 storeys)

ALL OF DISTRICT LOT 753

**CURRENT ZONING:** RS-2 CD-1 PROPOSED ZONING:

TOTAL SITE AREA: 3,261.8 SQ.M. (35,110.0 SQ.FT.) SUB AREA #2- FEE SIMPLE: (6,225.0 SQ.FT.)

**BUILDING COVERAGE** 

ALLOWED: N/A

PROPOSED:

**BUILDING HEIGHT** ALLOWED:

PROPOSED:

FRONT YARD SETBACK (18th Ave.)

PROPOSED: 2.74 METERS (Heritage house)

REAR YARD SETBACK (N)

PROPOSED: 1.83 METERS (INFILL HOUSING)

SIDE YARD SETBACK (W)

PROPOSED: 1.83 METERS (Heritage house)

SIDE YARD SETBACK

PROPOSED: 2.74 METERS (INFILL HOUSING)

PROPOSED FLOOR AREA BREAKDOWN

1ST FLOOR (RESIDENTIAL): 0.0 SQ.FT. STOR.+ AM) (2,200.5 SQ.FT.) + 0.0 SQ.FT. STORAGE) 2ND FLOOR (RESIDENTIAL): (2,143.0 SQ.FT.) + 3RD FLOOR (RESIDENTIAL): (1,662.0 SQ.FT.) + 0.0 SQ.FT. STORAGE)

**TOTAL FLOOR AREA:** 6005.5 SQ.FT.) + 0.0 SQ.FT. STORAGE)

**FLOOR SPACE RATIO - FSR:** 0.96

APARTMENT UNIT BREAKDOWN: UNIT AREA TOTAL AREA

HERITAGE HOUSE 1 THREE BEDROOM UNIT 1421 SQ.FT. 2784 SQ.FT 1 THREE BEDROOM UNIT 1363 SQ.FT. TOWN HOUSE

3222 SQ.FT. 2 THREE BEDROOM UNITS 1611 SQ.FT.

THE AREA OF EXISTING HERITAGE HOUSE IS 2156 SQ.FT.

### **VEHICLE PARKING (WEST):**

**REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL:** 

6,005.55 SQ.FT.

GROSS RESIDENTIAL AREA:

RESIDENT PARKING REQUIRED PER TABLE: 4.2.1.13 5.2 SPACES TOTAL RESIDENT + VISITOR PARKING REQUIRED : 6.0 SPACES

PROVIDED / RESIDENTIAL:

RESIDENTS **BELOW GRADE PARKING GARAGE:** 10.0 SPACES **TOTAL RESIDENT + VISITOR PARKING PROVIDED:** 10.0 SPACES

TOTAL SMALL CARS =

CLASS B AS PER 6.2.1.2

3.0 SMALL CARS PROVIDED

**PROVIDED** 

REQUIRED

### BICYCLE PARKING (WEST): **RESIDENTIAL**

CLASS A AS PER 6.2.1.2	1.25 SPACES x 6 UNITS	=	5 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.)	=		10 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	=		0 SPACES
	STACK RACK SPACES IN BIKE ROOMS	=		0 SPACES
	(TOTAL HORIZONTAL SPACES)	=		10 SPACES
	VERTICAL SPACES IN BIKE ROOMS	=		0 SPACES
TOTAL PROVIDED:		=	5 SPACES	10 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%)	=	5 SPACES	(5 SPACES OF

OF TOTAL) Yamamoto OF TOTAL 6 SPACES PER DEVELOPMENT 6.0 SPACES 6 SPACES

Architecture Inc.

**Residential development** 

at 3365, Commercial Drive

City of Vancouver, B.C.

C 15-11-27

NO. DATE

**PROJECT** 

15/03/12

Re-Issued for REzoning

Issued for rezoning

ISSUE

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2386 oak street, vancouver, b.c. V6H 4J1 tel: 604-731-1127 fax: 604-731-1327 **DRAWING TITLE** 

Cover page

1/8" =1'

A0.CO/R1 DATE 15/12/02 DRAWN PROJ. NO. 1304

71.0 SPACES

15.0 SMALL CARS PROVIDED

SCALE