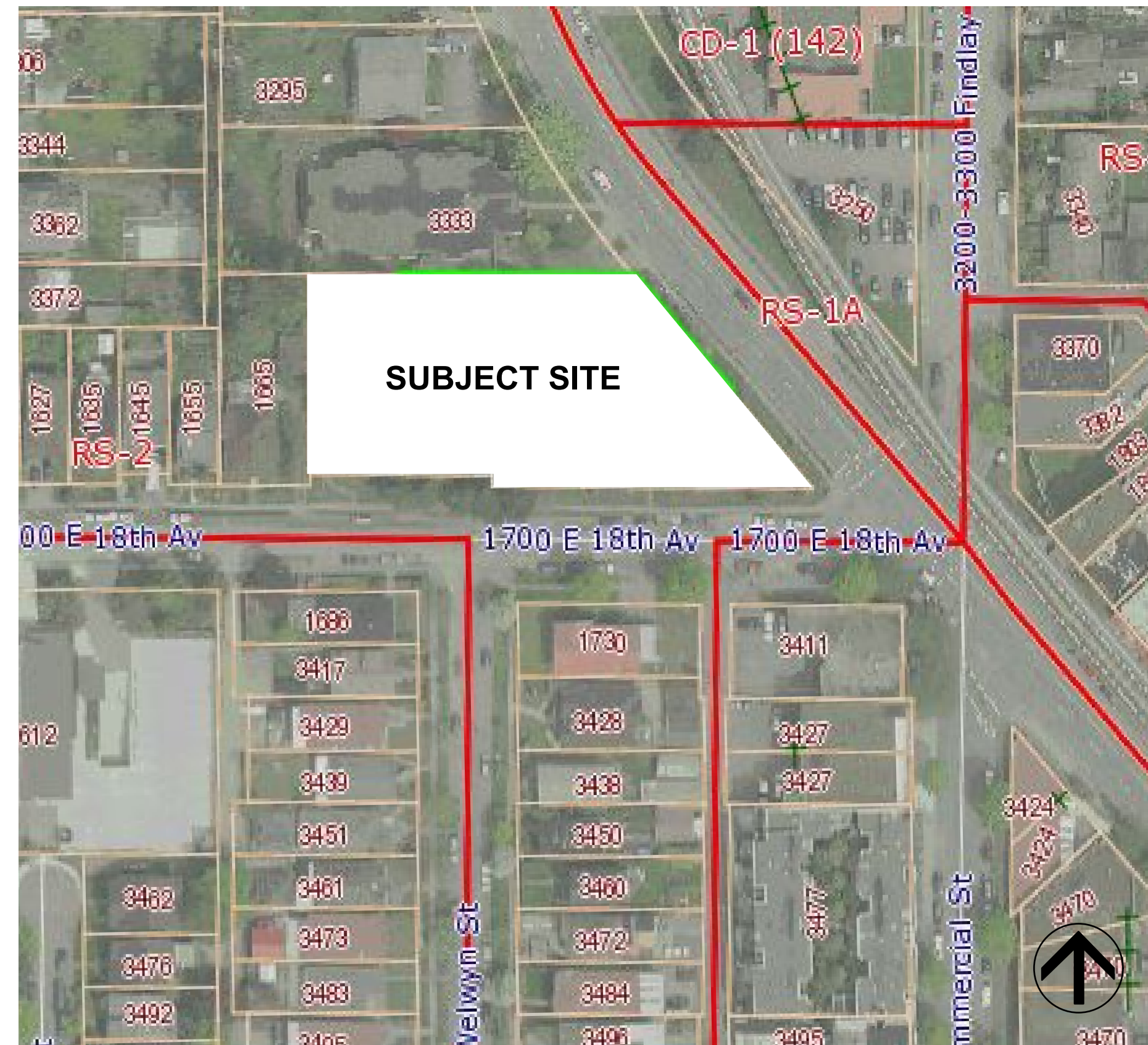


Residential development at 3365, Commercial drive, 1695,1707,1733,1775, 18th Avenue, Vancouver B.C.



STATISTICS: Rental Lot (IRP)

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

LEGAL DESCRIPTION: 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 LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

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

TOTAL SITE AREA: 3,261.8 SQ.M. (35,110.0 SQ.FT.)
SUB AREA #1- IRP: 2,683.5 SQ.M. (28,885.0 SQ.FT.)

BUILDING COVERAGE
 ALLOWED: N/A
 PROPOSED:

BUILDING HEIGHT
 ALLOWED:
 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):	1,376.0	SQ.M.	(14,811.4 SQ.FT.) +	582.1	SQ.FT. STOR.+ AM
2ND FLOOR (RESIDENTIAL):	1,493.3	SQ.M.	(16,073.6 SQ.FT.) +	0.0	SQ.FT. STORAGE
3RD FLOOR (RESIDENTIAL):	1,489.2	SQ.M.	(16,029.6 SQ.FT.) +	0.0	SQ.FT. STORAGE
4TH FLOOR (RESIDENTIAL):	1,212.0	SQ.M.	(13,046.3 SQ.FT.) +	0.0	SQ.FT. STORAGE
5TH FLOOR (RESIDENTIAL):	869.6	SQ.M.	(9,360.0 SQ.FT.) +	0.0	SQ.FT. STORAGE
6TH FLOOR (RESIDENTIAL):	824.1	SQ.M.	(8,870.7 SQ.FT.) +	0.0	SQ.FT. STORAGE
TOTAL FLOOR AREA:	7264.2	SQ.M.	78191.7 SQ.FT.) +	582.1	SQ.FT. STORAGE

FLOOR SPACE RATIO - FSR: 2.71

COMBINED FLOOR AREA: 7822.1 SQ.M. 84197.2 SQ.FT.) - 582.1 SQ.FT. STORAGE

COMBINED - FSR: 2.40

STATISTICS: Fee Simple (Heritage) Lot

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

LEGAL DESCRIPTION: 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 LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

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

TOTAL SITE AREA: 3,261.8 SQ.M. (35,110.0 SQ.FT.)
SUB AREA #2- FEE SIMPLE: 578.3 SQ.M. (6,225.0 SQ.FT.)

BUILDING COVERAGE
 ALLOWED: N/A
 PROPOSED:

BUILDING HEIGHT
 ALLOWED:
 PROPOSED: 9.41 METERS (30.87 Ft.) -top of Ridge of heritage house (3 storeys)

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):	204.4	SQ.M.	(2,200.5 SQ.FT.) +	0.0	SQ.FT. STOR.+ AM
2ND FLOOR (RESIDENTIAL):	199.1	SQ.M.	(2,143.0 SQ.FT.) +	0.0	SQ.FT. STORAGE
3RD FLOOR (RESIDENTIAL):	154.4	SQ.M.	(1,662.0 SQ.FT.) +	0.0	SQ.FT. STORAGE
TOTAL FLOOR AREA:	557.9	SQ.M.	6005.5 SQ.FT.) +	0.0	SQ.FT. STORAGE

FLOOR SPACE RATIO - FSR: 0.96

APARTMENT UNIT BREAKDOWN:

31 STUDIO UNITS	435 SQ.FT.	28 %
38 ONE BEDROOM UNITS	580 SQ.FT.	35 %
30 TWO BEDROOM UNITS	758 SQ.FT.	27 %
11 THREE BEDROOM UNITS	930 SQ.FT.	10 %
110 UNITS TOTAL	100 %	

APARTMENT UNIT BREAKDOWN:

HERITAGE HOUSE		UNIT AREA	TOTAL AREA
1	THREE BEDROOM UNIT	1421 SQ.FT.	2784 SQ.FT.
1	THREE BEDROOM UNIT	1363 SQ.FT.	
TOWN HOUSE			
2	THREE BEDROOM UNITS	1611 SQ.FT.	3222 SQ.FT.
4 UNITS TOTAL			6006 SQ.FT.

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 NA = -0.0 SPACES

CAR SHARE SUBSTITUTION: 2 CARS @ 1:5 RATIO = -8.0 SPACES

RESIDENT PARKING REQUIRED : 50.1 SPACES

REQUIRED DISABILITY PARKING: 1 + 0.034 SPACES X 104 UNITS PER 4.8.4 = (4.5 SPACES OF TOTAL)

RESIDENT VISITOR PARKING REQUIRED: 7.5% TOTAL UNITS PER TABLE 4.5B = 8.3 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 59.0 SPACES

MAXIMUM RESIDENT PARKING : (MIN.REQ.) + 0.5 (104 UNITS) = 105.1 SPACES

MAXIMUM VISITOR PARKING : 0.15 (104 UNITS) = 16.5 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 53.0 SPACES

ACCESSIBLE BELOW GRADE PARKING GARAGE: = 10.0 SPACES (5 PHYSICAL)

VISITOR BELOW GRADE PARKING GARAGE: = 8.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 71.0 SPACES

PROVIDED LOADING : PARKADE = 1 CLASS B SPACE

VEHICLE PARKING (WEST):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 6,005.55 SQ.FT.

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 = 3.0 SMALL CARS PROVIDED

BICYCLE PARKING (WEST):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 6 UNITS = 5 SPACES	10 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) = 0 SPACES	0 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS = 0 SPACES	0 SPACES
	STACK RACK SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES) = 10 SPACES	10 SPACES
	VERTICAL SPACES IN BIKE ROOMS = 0 SPACES	0 SPACES
TOTAL PROVIDED:	5 SPACES	10 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%) = 5 SPACES	(5 SPACES OF TOTAL)
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT = 6.0 SPACES	6 SPACES

TOTAL SMALL CARS ALLOWED (25%) = < 17.0

BICYCLE PARKING (EAST):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 104 UNITS = 130 SPACES	24 SPACES
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) = 82 SPACES	82 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS = 0 SPACES	0 SPACES
	STACK RACK SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES) = 106 SPACES	106 SPACES
	VERTICAL SPACES IN BIKE ROOMS = 32 SPACES	32 SPACES
TOTAL:	130 SPACES	138 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%) = 69 SPACES	(69 SPACES OF TOTAL)
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT = 6.0 SPACES	6 SPACES

LEED for Homes Mid-rise Simplified Project Checklist

Project Description: Mid-rise multi-family, 3365 Commercial Drive, Vancouver

Section	Item	Points Available	Points Earned	Notes	
1. Integrated Project Planning	1.1	1.0	1.0	Completed	
	1.2	1.0	1.0	Completed	
	1.3	1.0	1.0	Completed	
	1.4	1.0	1.0	Completed	
	1.5	1.0	1.0	Completed	
	2. Quality Management	2.1	1.0	1.0	Completed
		2.2	1.0	1.0	Completed
		2.3	1.0	1.0	Completed
	3. Innovative Design	3.1	1.0	1.0	Completed
		3.2	1.0	1.0	Completed
		3.3	1.0	1.0	Completed
	4. Construction & Commissioning	4.1	1.0	1.0	Completed
		4.2	1.0	1.0	Completed
		4.3	1.0	1.0	Completed
		4.4	1.0	1.0	Completed
4.5		1.0	1.0	Completed	
5. Water Efficiency		5.1	1.0	1.0	Completed
		5.2	1.0	1.0	Completed
		5.3	1.0	1.0	Completed
		5.4	1.0	1.0	Completed
		5.5	1.0	1.0	Completed

Green Building Checklist

Item	Requirement	Compliance	Notes
1.1	Minimum Energy Performance for MDO-RS2	Met	
1.2	Energy Performance for MDO-RS2	Met	
1.3	Water Efficiency Performance for MDO-RS2	Met	
1.4	Indoor Air Quality Performance for MDO-RS2	Met	
1.5	Material & Resource Management for MDO-RS2	Met	
1.6	Construction Waste Management for MDO-RS2	Met	
1.7	Construction Water Management for MDO-RS2	Met	
1.8	Construction Air Quality Management for MDO-RS2	Met	
1.9	Construction Noise Management for MDO-RS2	Met	
1.10	Construction Safety Management for MDO-RS2	Met	
1.11	Construction Security Management for MDO-RS2	Met	
1.12	Construction Health Management for MDO-RS2	Met	
1.13	Construction Environmental Management for MDO-RS2	Met	
1.14	Construction Social Management for MDO-RS2	Met	
1.15	Construction Cultural Management for MDO-RS2	Met	

NO.	DATE	ISSUE
C	15-11-27	Re-issued for RE zoning
B	15/06/26	Revised drawings and RE zoning
A	15/03/12	Issued for rezoning

PROJECT
Residential development at 3365, Commercial Drive, City of Vancouver, B.C.

Yamamoto Architecture Inc.

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

DRAWING TITLE
Cover page

SCALE	1/8" = 1'	SHEET NO.	
DATE	15/12/02	A0.CO/R1	
DRAWN	PS		
CHECKED		PROJ. NO.	1304