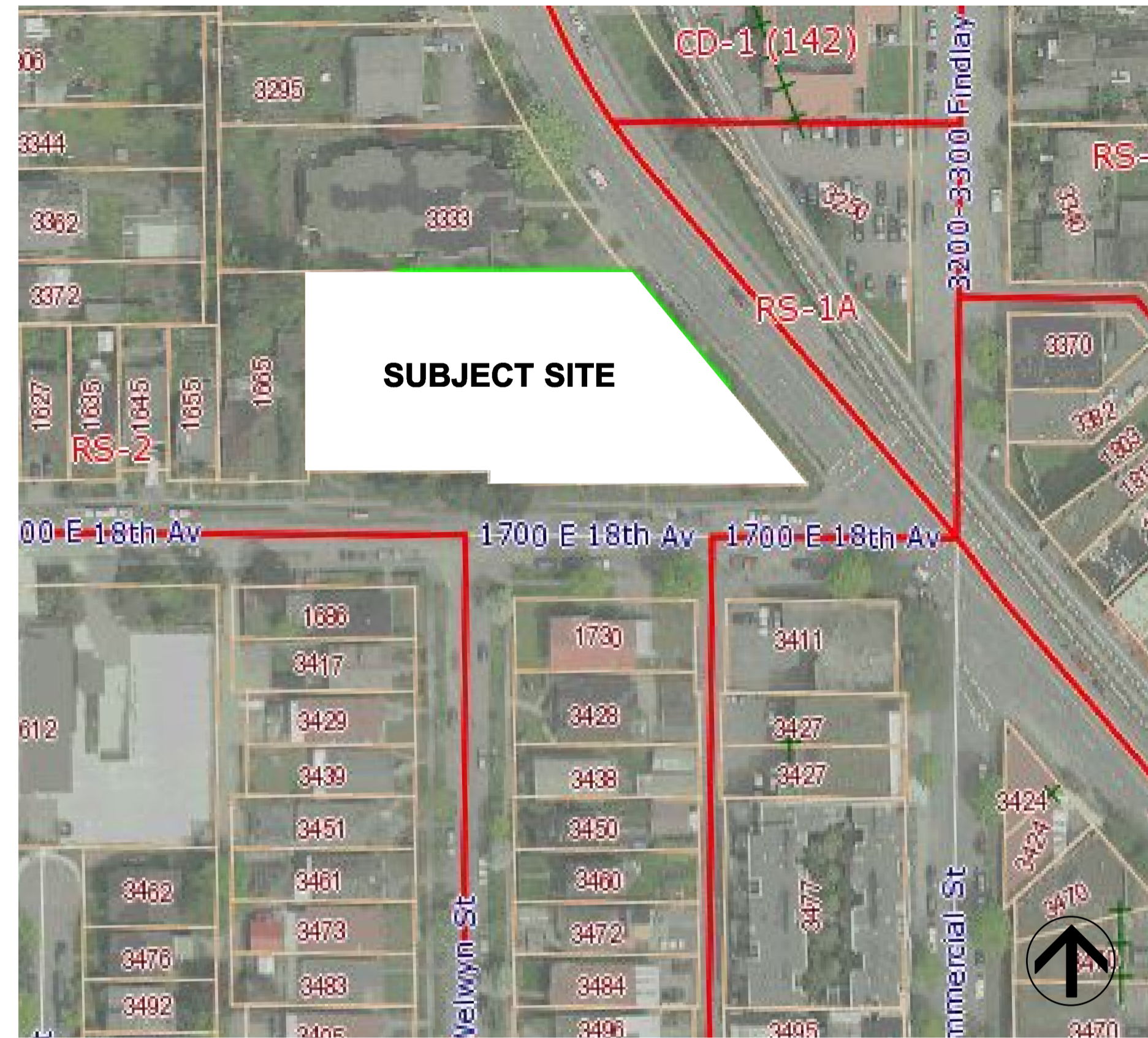


Residential development at 3365, Commercial drive, 1695,1707,1733,1775, 18th Avenue, Vancouver B.C.



STATISTICS: Rental 100

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: 3,133.6 SQ.M. (33,730.1 SQ.FT.)
 SUB AREA #2- RENTAL 100: 2,593.6 SQ.M. (27,917.0 SQ.FT.)

BUILDING COVERAGE
 ALLOWED: N/A
 PROPOSED: N/A

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: 0.20 METERS

REAR YARD SETBACK
 PROPOSED: 3.05 METERS

SIDE YARD SETBACK
 PROPOSED: 3.05 METERS

PROPOSED FLOOR AREA BREAKDOWN:
 1ST FLOOR (RESIDENTIAL): 1,302.9 SQ.M. (14,024.3 SQ.FT.) + 892.5 SQ.FT. STOR.+ AM
 2ND FLOOR (RESIDENTIAL): 1,512.6 SQ.M. (16,281.6 SQ.FT.) + 276.1 SQ.FT. STORAGE
 3RD FLOOR (RESIDENTIAL): 1,511.1 SQ.M. (16,265.9 SQ.FT.) + 276.1 SQ.FT. STORAGE
 4TH FLOOR (RESIDENTIAL): 1,399.2 SQ.M. (15,060.8 SQ.FT.) + 314.9 SQ.FT. STORAGE
 5TH FLOOR (RESIDENTIAL): 856.6 SQ.M. (9,220.7 SQ.FT.) + 235.0 SQ.FT. STORAGE
 6TH FLOOR (RESIDENTIAL): 816.1 SQ.M. (8,784.1 SQ.FT.) + 194.9 SQ.FT. STORAGE
TOTAL FLOOR AREA: 7398.5 SQ.M. 79637.4 SQ.FT.) 2189.5 SQ.FT. STORAGE)

FLOOR SPACE RATIO - FSR: 2.85

COMBINED FLOOR AREA: 8001.6 SQ.M. 86128.7 SQ.FT.) 2309.3 SQ.FT. STORAGE)

COMBINED - FSR: 2.55

STATISTICS: Fee Simple

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: 3,133.6 SQ.M. (33,730.1 SQ.FT.)
 SUB AREA #1- FEE SIMPLE: 540.1 SQ.M. (5,813.1 SQ.FT.)

BUILDING COVERAGE
 ALLOWED: N/A
 PROPOSED: N/A

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
 PROPOSED: 3.84 METERS (Town house)

SIDE YARD SETBACK
 PROPOSED: 1.83 METERS (Heritage house)

SIDE YARD SETBACK
 PROPOSED: 2.74 METERS (Town house)

PROPOSED FLOOR AREA BREAKDOWN:
 1ST FLOOR (RESIDENTIAL): 207.6 SQ.M. (2,235.0 SQ.FT.) + 0.0 SQ.FT. STOR.+ AM
 2ND FLOOR (RESIDENTIAL): 217.0 SQ.M. (2,336.0 SQ.FT.) + 0.0 SQ.FT. STORAGE
 3RD FLOOR (RESIDENTIAL): 178.4 SQ.M. (1,920.3 SQ.FT.) + 119.8 SQ.FT. STORAGE
TOTAL FLOOR AREA: 603.1 SQ.M. 6491.3 SQ.FT.) 119.8 SQ.FT. STORAGE)

FLOOR SPACE RATIO - FSR: 1.12

APARTMENT UNIT BREAKDOWN:

UNIT TYPE	AVG. AREA	%
25 STUDIO UNITS	431 SQ.FT.	22 %
45 ONE BEDROOM UNITS	597 SQ.FT.	40 %
32 TWO BEDROOM UNITS	778 SQ.FT.	29 %
10 THREE BEDROOM UNITS	942 SQ.FT.	9 %
112 UNITS TOTAL	100 %	

APARTMENT UNIT BREAKDOWN:

UNIT TYPE	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		
3 THREE BEDROOM UNITS	1327 SQ.FT.	3981 SQ.FT.
5 UNITS TOTAL	1327 SQ.FT.	6765 SQ.FT.

VEHICLE PARKING (EAST):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 79,637.42 SQ.FT. MIN. 1 SPACE/125 SQ.M. PER TABLE 4.5B = 59.2 SPACES

20% REDUCTION PER TABLE 4.5B = -11.8 SPACES

CAR SHARE SUBSTITUTION: 4 CARS @ 1.5 RATIO = -16.0 SPACES

RESIDENT PARKING REQUIRED : 31.4 SPACES

REQUIRED DISABILITY PARKING: 1 + 0.034 SPACES X 112 UNITS PER 4.8.4 = (1.6 SPACES OF TOTAL)

RESIDENT VISITOR PARKING REQUIRED: 7.5% TOTAL UNITS PER TABLE 4.5B = 1.9 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 34.0 SPACES

MAXIMUM RESIDENT PARKING : (MIN.REQ.) + 0.5 (112 UNITS) = 43.9 SPACES

MAXIMUM VISITOR PARKING : 0.15 (112 UNITS) = 3.8 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 45.0 SPACES

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

VISITOR BELOW GRADE PARKING GARAGE: = 9.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 64.0 SPACES

PROVIDED LOADING : PARKADE = 1 CLASS B SPACE

TOTAL SMALL CARS ALLOWED (25%) = < 16.0 = 15.0 SMALL CARS PROVIDED

BICYCLE PARKING (EAST):

RESIDENTIAL

CLASS A AS PER 6.2.1.2 1.25 SPACES x 112 UNITS = 31.25 SPACES

BIKE SPACE IN STORAGE LOCKER (HORIZ.) = 15 SPACES

HORIZONTAL SPACES IN BIKE ROOMS = 90 SPACES

STACK RACK SPACES IN BIKE ROOMS = 0 SPACES

(TOTAL HORIZONTAL SPACES) = 105 SPACES

VERTICAL SPACES IN BIKE ROOMS = 39 SPACES

TOTAL: = 31.25 SPACE 144 SPACES

AS PER 6.3.21 TOTAL W/ ELECTRICAL OUTLET (50%) = 72 SPACES (72 SPACES OF TOTAL)

OF TOTAL

CLASS B AS PER 6.2.1.2 6 SPACES PER DEVELOPMENT = 6.0 SPACES 6 SPACES

VEHICLE PARKING (WEST):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 6,491.29 SQ.FT.

RESIDENT PARKING REQUIRED : PER TABLE: 4.2.1.13 = 3.0 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

CLASS A AS PER 6.2.1.2 1.25 SPACES x 6 UNITS = 0 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: = 0 SPACES 10 SPACES

AS PER 6.3.21 TOTAL W/ ELECTRICAL OUTLET (50%) = 5 SPACES (5 SPACES OF TOTAL)

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 Name: 3365 Commercial Drive, Vancouver

Project Description: Advanced Certification, Townhouse

Section	Item	Points Available	Points Earned	Notes	
1. Energy and Atmosphere (EA)	1.1 Energy Rating	1.0	1.0	Targeted	
	1.2 Energy Rating for New Area	1.0	1.0	Targeted	
	1.3 Professional Credential with Request to LEED for Homes	1.0	1.0	Targeted	
	1.4 Design Charrette	1.0	1.0	Targeted	
	1.5 Building Orientation for Solar Design	1.0	1.0	Targeted	
	1.6 Trade Training for LEED-RS	1.0	1.0	Targeted	
	2. Water Management (WM)	2.1 Water Conservation	2.0	2.0	Targeted
		2.2 Water Conservation	2.0	2.0	Targeted
		2.3 Water Conservation	2.0	2.0	Targeted
		2.4 Water Conservation	2.0	2.0	Targeted
3. Materials and Resources (MR)	3.1 LEED for Homes	4.0	4.0	Targeted	
	3.2 LEED for Homes	4.0	4.0	Targeted	
	3.3 LEED for Homes	4.0	4.0	Targeted	
	3.4 LEED for Homes	4.0	4.0	Targeted	

Simplified Checklist issued by Green Consulting

Category	Item	Points Available	Points Earned	Notes	
1. Energy and Atmosphere (EA)	1.1 Energy Rating	1.0	1.0	Targeted	
	1.2 Energy Rating for New Area	1.0	1.0	Targeted	
	1.3 Professional Credential with Request to LEED for Homes	1.0	1.0	Targeted	
	1.4 Design Charrette	1.0	1.0	Targeted	
	1.5 Building Orientation for Solar Design	1.0	1.0	Targeted	
	1.6 Trade Training for LEED-RS	1.0	1.0	Targeted	
	2. Water Management (WM)	2.1 Water Conservation	2.0	2.0	Targeted
		2.2 Water Conservation	2.0	2.0	Targeted
		2.3 Water Conservation	2.0	2.0	Targeted
		2.4 Water Conservation	2.0	2.0	Targeted
3. Materials and Resources (MR)	3.1 LEED for Homes	4.0	4.0	Targeted	
	3.2 LEED for Homes	4.0	4.0	Targeted	
	3.3 LEED for Homes	4.0	4.0	Targeted	
	3.4 LEED for Homes	4.0	4.0	Targeted	

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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	15/03/11		A0.CO
DRAWN	PS		
CHECKED		PROJ. NO.	1304