

450 GORE AVE

VANCOUVER, B.C.

REZONING PACKAGE

Sheet List	
A0.01	COVER SHEET
A0.03	BUILDING GRADES, SURVEY PLAN, LEGAL DESCRIPTION
A0.04	CONTEXT PLAN, AERIAL PHOTOS, SITE PLAN
A0.05	PHOTOMONTAGE, SHADOW STUDIES
A2.01	PARKING LEVEL 1 PLAN
A2.02	GROUND LEVEL PLAN
A2.03	2ND LEVEL PLAN
A2.04	3RD LEVEL PLAN
A2.05	4TH LEVEL PLAN
A2.06	5TH LEVEL PLAN
A2.07	6TH LEVEL PLAN
A2.08	ROOF LEVEL
A3.00	DESIGN RATIONALE
A3.01	WEST ELEVATION
A3.02	NORTH ELEVATION
A3.03	SOUTH ELEVATION
A3.04	EAST ELEVATION
A4.01	LONGITUDINAL SECTION
A4.02	CROSS SECTION
A8.01	FSR OVERLAY - PARKING LEVEL 1
A8.02	FSR OVERLAY - GROUND LEVEL
A8.03	FSR OVERLAY - 2ND LEVEL
A8.04	FSR OVERLAY - 3RD LEVEL
A8.05	FSR OVERLAY - 4TH LEVEL
A8.06	FSR OVERLAY - 5TH LEVEL
A8.07	FSR OVERLAY - 6TH LEVEL
A8.08	FSR OVERLAY - ROOF

PROJECT INFORMATION:	
CIVIC ADDRESS:	450 GORE AVENUE, VANCOUVER, BC
LEGAL DESCRIPTION:	LOTS: 31, 32, 33 BLOCK: 71 DL 196 PLAN: 196
ZONING:	RT-3 REZONING TO CD1
PROPOSED OCCUPANCY:	GROUP C (DWELLING), E (RETAIL)
MAXIMUM HEIGHT:	20.80m (68'-3")
TOTAL GROSS SITE AREA:	884 sm (9526 sf)
SITE DIMENSIONS:	26.01m x 37.48m x 21.54m x 37.21m (85.3' x 123.0' x 70.7' x 122.0')
FSR	5.16

SITE:	REQUIRED (RT-3):	PROPOSED (CD):
BUILDING HEIGHT:	2.5 STOREYS OR 10.7m	21.06m (69'-1")
SETBACKS:		
FRONT YARD	NOT TO EXCEED 3.7m (12.1')	0.0m
REAR YARD	MINIMUM 17m	0.0m
SIDE YARD	1.5m	0.0m
FSR	0.60 (UP TO 0.95)	5.16
SITE COVERAGE:	45%	95%
PARKING		
LOADING SPACES		1 CLASS B
CAR SPACES		
COMMERCIAL	16	25 (5 CAR SHARES)
RESIDENTIAL	31	41 (1 H/C, 6 CAR SHARES, 9 CAR SPACES)
41911sf @ 1 space per 1345sf = 31 spaces - 20% due to transport proximity = 25 spaces + 7.5% no. units for visitors (7.5% of 81 + 6 spaces) as per Off street Parking Space Regulations 4.5.B1		
BICYCLES		
CLASS A BICYCLE SPACES	101	101
CLASS B BICYCLE SPACES	6	6
1.25 spaces per unit as per Off street Bicycle Space Regulations 6.2.1.2		

COMMERCIAL RENTABLE AREAS ON GROUND FLOOR	
GROUND FLOOR (CRU 1)	3567 SF
GROUND FLOOR (CRU 2)	619 SF
	4187 SF

RESIDENTIAL RENTABLE AREAS BY FLOOR			
Level 2 Area Schedule (Rentable)		Level 3 Area Schedule (Rentable)	
UNIT 201	440 SF	UNIT 301	440 SF
UNIT 202	368 SF	UNIT 302	368 SF
UNIT 203	368 SF	UNIT 303	368 SF
UNIT 204	368 SF	UNIT 304	368 SF
UNIT 205	368 SF	UNIT 305	368 SF
UNIT 206	490 SF	UNIT 306	490 SF
UNIT 207	419 SF	UNIT 307	419 SF
UNIT 208	421 SF	UNIT 308	421 SF
UNIT 209	404 SF	UNIT 309	404 SF
UNIT 210	388 SF	UNIT 310	388 SF
UNIT 211	371 SF	UNIT 311	371 SF
UNIT 212	355 SF	UNIT 312	355 SF
UNIT 213	367 SF	UNIT 313	367 SF
UNIT 214	445 SF	UNIT 314	445 SF
UNIT 215	428 SF	UNIT 315	428 SF
	6000 SF		6000 SF

Level 4 Area Schedule (Rentable)		Level 5 Area Schedule (Rentable)	
UNIT 401	440 SF	UNIT 501	431 SF
UNIT 402	368 SF	UNIT 502	361 SF
UNIT 403	368 SF	UNIT 503	361 SF
UNIT 404	368 SF	UNIT 504	361 SF
UNIT 405	368 SF	UNIT 505	361 SF
UNIT 406	490 SF	UNIT 506	481 SF
UNIT 407	419 SF	UNIT 507	419 SF
UNIT 408	421 SF	UNIT 508	421 SF
UNIT 409	404 SF	UNIT 509	404 SF
UNIT 410	388 SF	UNIT 510	388 SF
UNIT 411	371 SF	UNIT 511	371 SF
UNIT 412	355 SF	UNIT 512	355 SF
UNIT 413	367 SF	UNIT 513	367 SF
UNIT 414	445 SF	UNIT 514	445 SF
UNIT 415	370 SF	UNIT 515	370 SF
UNIT 416	388 SF	UNIT 516	388 SF
UNIT 417	391 SF	UNIT 517	391 SF
	6722 SF		6676 SF

Level 6 Area Schedule (Rentable)	
UNIT 601	431 SF
UNIT 602	361 SF
UNIT 603	361 SF
UNIT 604	361 SF
UNIT 605	361 SF
UNIT 606	481 SF
UNIT 607	419 SF
UNIT 608	421 SF
UNIT 609	404 SF
UNIT 610	388 SF
UNIT 611	371 SF
UNIT 612	355 SF
UNIT 613	367 SF
UNIT 614	445 SF
UNIT 615	370 SF
UNIT 616	388 SF
UNIT 617	391 SF
	6676 SF

TOTAL AREAS	
TOTAL RESIDENTIAL RENTABLE AREA	32074 SF
TOTAL COMMERCIAL RENTABLE AREA	4187 SF

TOTAL GROSS FLOOR AREA		
Level	Area	Function
P1 Level	9419 SF	Residential
Level 1	4187 SF	Commercial
Level 1	4867 SF	Residential
Level 2	9421 SF	Residential
Level 3	9421 SF	Residential
Level 4	9421 SF	Residential
Level 5	9344 SF	Residential
Level 6	9344 SF	Residential
Roof	636 SF	Residential
	66059 SF	

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REVISIONS:

NOTES:
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. All Dimensions to be confirmed on site. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code Authority.

REZONING SUBMISSION	04/03/14
SUBMISSION:	DATE:
REVISION:	DATE:

GAIRWILLIAMSONARCHITECTS
219 - 209 CARRALL STREET VANCOUVER BC V6B 2J2 CANADA
T: 604 682 2626 F: 604 684 2656 W: www.gairwilliamsonarchitects.ca



GMC PROJECTS INC.
ONE ALEXANDER ST VANCOUVER BC V6A 1B2 CANADA
T: 604 717 4477 F: 604 717 4478 www.gmcprojects.com

PROJECT:
450 GORE

DRAWING TITLE:
COVER SHEET

DRAWN: JD **REVIEWED:** DL

ISSUE:
REZONING SUBMISSION

SCALE:
1" = 200'-0"

PROJECT NO.: **REVISION:**

DRAWING NO.:

A0.01