450 GORE AVE

VANCOUVER, B.C.

ISSUED FOR REVIEW - REZONING PACKAGE

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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:	21.26m (69'-9")
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	4.50
CITY POLICY	RENTAL 100 POLICY
DWELLING UNIT TYPES	STUDIO, 1 BED RM, 2 BED RM
BALCONIES	FLR 2-6 NORTH FACING JULIETTE BALCONIES

SITE:	REQUIRED (RT-3):	PROPOSED (CD):
BUILDING HEIGHT:	2.5 STOREYS OR 10.7m	21.26m (69'-9")
SETBACKS:		
FRONT YARD	NOT TO EXCEED 3.7m (12.1')	1.82m (6 feet on Gore Ave)
REAR YARD	MINIMUM 17m	0.0m
SIDE YARD	1.5m	0.0m
FSR	0.60 (UP TO 0.95)	4.63
SITE COVERAGE:	45%	95%
PARKING		
LOADING SPACES		1 CLASS B
CAR SPACES:		
COMMERCIAL 3412sf @ 1 space per 1561sf (145 m2) = 3 spaces as per Downtown Parking Standard	3 (For combined uses)	3
RESIDENTIAL total net area 39 467 sf		
39 467 sf @ 1 space per 1507sf (140 m2) = 26 spaces + 7.5% no. units for visitors (7.5% of 61 = 5 spaces) as per Downtown Parking Standard	31	32 (2 H/C, 3 CAR SHARES, 13 CAR SPACES)
BICYCLES	77	77
CLASS A BICYCLE SPACES 1.25 spaces per unit x 61 units = 77 spaces		
CLASS B BICYCLE SPACES Min 6 spaces for development with min 20 units as per Off street Bicycle Space Regulations 6.2.1.2	6	6

COMMERCIAL RENTABLE AREAS ON GROUND FLOOR	
GROUND FLOOR (CRU 1)	2826 SF
GROUND FLOOR (CRU 2)	586 SF
	3412 SF

RESIDENTIAL RENTABLE AREAS BY FLOOR

Level 2 Area Schedule (Rentable)	
UNIT 201	385 SF
UNIT 202	277 SF
UNIT 203	285 SF
UNIT 204	740 SF
UNIT 205	399 SF
UNIT 206	406 SF
UNIT 207	386 SF
UNIT 208	365 SF
UNIT 209	344 SF
UNIT 210	701 SF
UNIT 211	736 SF
	5025 SF

Level 3 Area Schedule (Rentable)	
UNIT 301	385 SF
UNIT 302	277 SF
UNIT 303	285 SF
UNIT 304	740 SF
UNIT 305	399 SF
UNIT 306	406 SF
UNIT 307	386 SF
UNIT 308	365 SF
UNIT 309	344 SF
UNIT 310	701 SF
UNIT 311	736 SF
	5025 SF

Level 4 Area Schedule (Rentable)	
UNIT 401	336 SF
UNIT 402	277 SF
UNIT 403	285 SF
UNIT 404	740 SF
UNIT 405	399 SF
UNIT 406	406 SF
UNIT 407	386 SF
UNIT 408	365 SF
UNIT 409	344 SF
UNIT 410	698 SF
UNIT 411	784 SF
UNIT 412	372 SF
UNIT 413	372 SF
	5765 SF

Level 5 Area Schedule (Rentable)	
UNIT 501	336 SF
UNIT 502	277 SF
UNIT 503	285 SF
UNIT 504	740 SF
UNIT 505	399 SF
UNIT 506	406 SF
UNIT 507	386 SF
UNIT 508	365 SF
UNIT 509	344 SF
UNIT 510	698 SF
UNIT 511	784 SF
UNIT 512	372 SF
UNIT 513	372 SF
	5766 SF

Level 6 Area Schedule (Rentable)	
UNIT 601	336 SF
UNIT 602	277 SF
UNIT 603	285 SF
UNIT 604	740 SF
UNIT 605	399 SF
UNIT 606	406 SF
UNIT 607	386 SF
UNIT 608	365 SF
UNIT 609	344 SF
UNIT 610	698 SF
UNIT 611	784 SF
UNIT 612	372 SF
UNIT 613	372 SF
	5766 SF

UNIT COUNT

STUDIO:	46
TWO BEDROOMS:	15
TOTAL:	61

TOTAL AREAS
TOTAL RESIDENTIAL RENTABLE AREA
27347 SF
TOTAL COMMERCIAL RENTABLE AREA
3412 SF

(NET RESIDENTIAL FSR AREA AFTER EXCLUSIONS = 39 467 sf)

TOTAL GROSS FLOOR AREA		
Level	Area	Function
P1 Level	9419 SF	Residential
Level 1	3412 SF	Commercial
Level 1	5020 SF	Residential
Level 2	8320 SF	Residential
Level 3	8320 SF	Residential
Level 4	8029 SF	Residential
Level 5	8029 SF	Residential
Level 6	8029 SF	Residential
Roof	938 SF	Residential
	59516 SF	

PROJECT TEAM

Developer/Owner
GMC Projects Inc.
1 Alexander St
Vancouver, BC V6A 1B2
Email: jmilne@gmcprojects.com
Contact: Jordan Milne
Tel: (604) 717-4477

Architectural
Gair Williamson Architects Inc.
219-209 Carrall Street
Vancouver, BC V6B 2J2
Email: david@gwarchitects.ca
Contact: David Long
Tel: (604) 648-2626 Fax: (604) 684-2656

Construction Manager
Name
Address
Email:
Contact:
Tel:

Structural Engineering
Read Jones Christoffersen Ltd.
Suite 220 - 645 Tyee Road
Victoria, BC V9A 6X5
Email: lplett@rjc.ca
Contact: Leon Plett
Tel: (250) 386-7794 Fax: (250) 381-7900

Mechanical
Rocky Point Engineering Ltd.
302 - 2425 Quebec Street
Vancouver, BC V5T 4L6
Email: richard.corra@rpeng.ca,
Sigi.sieuchand@rpeng.ca
Contact: Richard Corra, Sigi Sieuchand
Tel: (604) 888-7779 Fax: (604) 559-8807

Electrical
Smith + Andersen Falcon Engineering
338 – 6450 Roberts Street
Burnaby, BC V5G 4E1
Email: Kevin.pearson@smithandandersen.com
Contact: Kevin Pearson
Tel: (604) 294-8414 Fax: (604) 294-6405

Building Envelope
address
Email:
Contact:
Tel:

Code Consultant
Gage Babcock & Associates Ltd.
1195 West Broadway
Vancouver, BC V6H 3X5
Email: b_campbell@gbcan.com
Contact: Bruce Campbell
Tel: (604) 732-3751 Fax: (604) 732-1277

Landscape Designers
Hapa Collaborative
403 - 375 West 5th Ave
Vancouver, BC V5Y 1J6
Email: jfry@hapacobo.com
Contact: Joseph Fry
Tel: (604) 909-4150

Geotechnical
Email:
Contact:
Tel:

Surveyors
McElhanney Associates Land Surveying Ltd.
100- 780 Beatty Street
Vancouver, BC V6B 2M1
Email: rebolone@mcelhanney.com
Contact: Rafael A. Rebolone
Tel: (604) 683-8521 Fax: (604) 683-4350

Sustainability Consultant
Jordan Fisher & Associates
Email: jfisher@jfassociates.ca
Contact: Jordan Fisher
Tel: (778) 783-0315 Fax: (250) 590-0188

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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.

SUBMISSION:	DATE:
REVISION 1	15/01/14
ISSUED FOR REVIEW	**14/11/28**
REZONING SUBMISSION	**14/04/03**

REVISION:	DATE:

GAIR**WILLIAMSON**ARCHITECTS
219 - 209 CARRALL STREET VANCOUVER BC V6B 2J2 CANADA
T 604 648 2626 F 604 684 2656 W www.gwarchitects.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: **TM** REVIEWED: **DL**

ISSUE:
REZONING SUBMISSION

SCALE:
1" = 200'-0"

PROJECT NO. REVISION:

DRAWING NO.:
A0.01