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# 4545 WEST 10TH AVENUE

NOVEMBER 2023  
**REZONING BOOKLET**

BentallGreenOak 

**4545 West 10th Avenue**

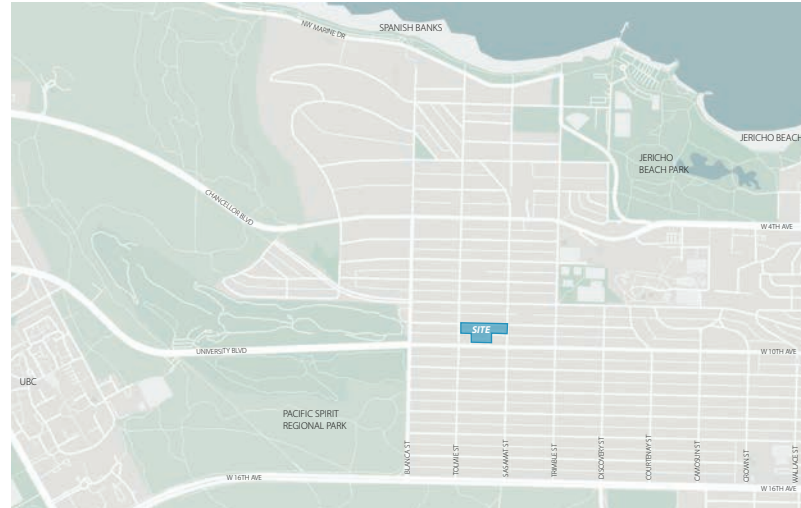
SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS

SUBMITTED TO: CITY OF VANCOUVER

SUBMITTED ON: NOVEMBER, 2023

INTRODUCTION

# REZONING INTENT AND RATIONALE



## REZONING RATIONALE

The rezoning application for the property at 4545 West 10th Avenue from a C-2 zone to a CD-1 zone is necessary and justifiable given the transformative nature of the proposed development, its consistency with the City of Vancouver's Moderate Income Rental Housing Pilot Project (MIRHPP), and the substantial benefits it will provide to the local community and the city's housing stock.

## CONFORMITY WITH CITY-WIDE STRATEGIC GOALS AND POLICIES

1. Housing Vancouver Strategy and MIRHPP: The proposal is in line with the objectives of the City's Housing Vancouver Strategy, specifically the goal to increase the supply of diverse and affordable housing options. As part of the MIRHPP, the proposed development includes 114 below-market rental units aimed at moderate-income households. This is a significant contribution to the Strategy's aim of creating affordable homes.

2. Sustainable Large Developments: The proposal fulfills the criteria for sustainable large developments outlined in the City's Rezoning

Policy for Sustainable Large Developments. The development will be highly efficient and sustainable, incorporating net zero carbon mechanical systems, LEED Gold design, electric vehicle charging stations, and other environmentally responsible features.

3. Support for Local Economy: By incorporating 40,751 sf of commercial-retail space, including a grocery store and other smaller retail units, the proposed development is likely to boost local commerce. This fits with city-wide strategies to encourage vibrant mixed-use communities and support local economies.

## SUITABILITY OF THE LOCATION

1. Transit-Oriented Development: The site's location along West 10th Avenue, a major transit route, is ideal for higher density, mixed-use development. The site's accessibility to public transportation supports the city's broader goal of encouraging transit-oriented development.

2. Proximity to Amenities: The site is in walking distance to amenities and services such as bus stops, green spaces, recreation centres, community centres, and schools, enhancing the convenience and quality of life for future residents.

3. Support for University Community: Given its proximity to the University of British Columbia, the development is poised to provide much-needed rental housing for university students, faculty, and staff, as well as for families and individuals associated with the university community.

## COMMUNITY BENEFITS

1. Affordable Housing: The development contributes significantly to the city's housing supply, offering a total of 569 secured-rental homes, 114 of which will be offered at affordable rates for moderate-income households.

2. Family Housing: The proposal emphasizes family housing, with 37% of the total units designed as 2-3 bedroom homes. This surpasses the City's standard requirement of delivering 35% of units as family housing, further diversifying Vancouver's rental housing supply.

3. Revitalization of Vacant Site: The new development will rejuvenate a currently vacant site previously occupied by a Safeway grocery store, creating an animated, human-scaled public plaza space and a publicly accessible pedestrian path that provides new opportunity for a mid block connection connectivity between West 10th and West 9th Avenues.

The rezoning of 4545 West 10th Avenue from C-2 to CD-1 is warranted given the proposal's alignment with the City of Vancouver's housing and sustainability strategies, the suitability of the location for higher density and mixed-use development, and the multitude of community benefits the project will deliver. This rezoning will help to alleviate the acute housing shortage in the city and contribute to the creation of a vibrant, inclusive, and sustainable community.

# DESIGN RATIONALE

## DESIGN RATIONALE

The proposed redevelopment at 4545 West 10th Avenue embodies the foundational principles of a thriving, inclusive, and sustainable urban ecosystem. It appreciates the vital interplay of diverse uses and builds upon the existing city fabric, while ensuring that the benefits of densification are equitably distributed.

## SITE CONTEXT AND DESIGN RESPONSE

Situated along the bustling West 10th Avenue and nestled amidst a variety of amenities, the site possesses an intrinsic potential to serve as a microcosm of a flourishing urban life. The proposed project acknowledges this potential and seeks to make a vital contribution to the community's vibrancy, diversity, and resilience.

For the previous several decades, the site was home to a grocery store and a large surface parking lot. The grocery store vacated in 2018 and the site has been vacant since that time. By replacing the previous grocery store with a new mixed-use, retail and residential development, the proposal reinforces the neighbourhood's identity as a place for living, shopping, and leisure. The proposed mixed-use development encourages diversity in urban design. It incorporates retail and residential uses, with the retail portion enhancing the quality of street life. With a mixture of market and affordable rental homes, the development creates a blend of socio-economic backgrounds in a single community, promoting social cohesion. The proposed development will also contribute to the continuity of the area by replacing the former Safeway grocery store, offering the neighbourhood the grocery amenity it has been missing since 2018.

The built form is designed with a sensitive transition from 19 and 17 storeys on West 10th Avenue to a mix of 2 to 6 storeys on West 9th Avenue. This nuanced approach not only respects the single-family residential character of West 9th Avenue but also aligns with the commercial vibrancy of West 10th Avenue, achieving a balance between densification and compatibility with the existing urban fabric. The increased density, particularly along the main transit route

of West 10th Avenue, leverages the site's proximity to amenities and transit connectivity, offering a sustainable living environment for residents.

## PUBLIC REALM AND COMMUNITY CONNECTION

A key design aspiration is the creation of high-quality public spaces that foster social interaction and community building. The 6000sf public plaza, lined with active retail, provides a comfortable outdoor room for neighbourhood gatherings, thereby promoting civic engagement and neighbourhood vitality.

Pedestrian permeability, another design priority, is achieved through the creation of two pedestrian paths (N/S and E/W). The paths provide a convenient, mid block connection from West 10th Avenue through to West 9th Avenue, and from the Plaza to Tolmie Street. This serves to break down the urban scale of the site into more manageable, human-scale blocks. These paths, along with the plaza, enliven the pedestrian experience and contributes to the overall walkability of the neighbourhood.

## HOUSING DIVERSITY AND AFFORDABILITY

A healthy, inclusive neighbourhood necessitates a diversity of housing options, affordable to a broad spectrum of incomes. The proposal embraces this principle by offering 455 market rental suites and 114 below-market rental suites, with 37% suitable for families. This mix of unit types and affordability levels aligns with the City's Moderate Income Rental Housing Pilot Project (MIRHPP), thus serving a critical gap in the local rental housing market.

## SUSTAINABILITY AND RESILIENCE

The project responds to the long-term vision of a sustainable and resilient neighbourhood. The development aligns with the City's Rezoning Policy for Sustainable Large Developments and proposes

multiple strategies including a highly efficient envelope, net-zero carbon mechanical systems, EV chargers, and on-site ride-share vehicles to ensure a minimized environmental footprint. In addition, this development leverages its proximity to major transit routes, ensuring excellent connectivity for residents while reducing car dependency. Additionally, the provision of ample bicycle parking encourages active transportation.

The redevelopment proposal for 4545 West 10th Avenue represents a thoughtful response to the site's context, the community's needs, and the broader goals of city-building. It recognizes the significance of a diverse, inclusive, and sustainable urban ecosystem and strives to enhance the social, economic, and environmental fabric of the neighbourhood.

Mark Whitehead

*Architect AIBC, Architect AAA, MRAIC, (Assoc) AIA*

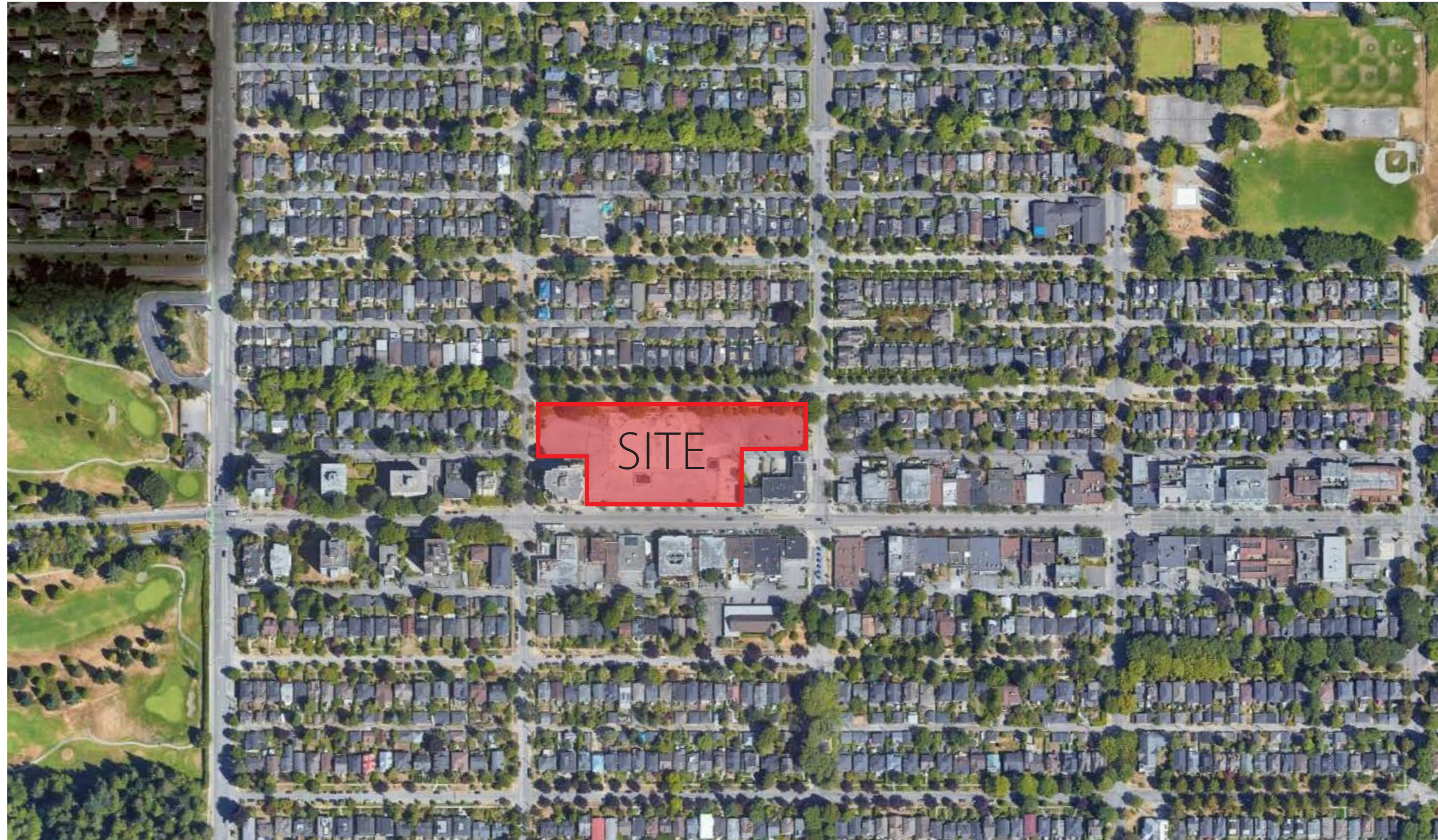
Mark Whitehead Architect Ltd., Partner

MUSSON CATTELL MACKEY PARTNERSHIP

SITE ANALYSIS

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# CONTEXT MAP



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4545 West  
10th Avenue

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Site Analysis

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# PUBLIC TRANSIT

## Transit

- #4, 44, 84 (East-West along West 4th Avenue)
- #14, N17, 99 B-Line (East-West along West 10th Avenue)
- #25,33 (East-West along West 16th Avenue)
- #4 (North-South along Blanca Street)
- #042 (NW Marine Drive)

## Bike Lanes

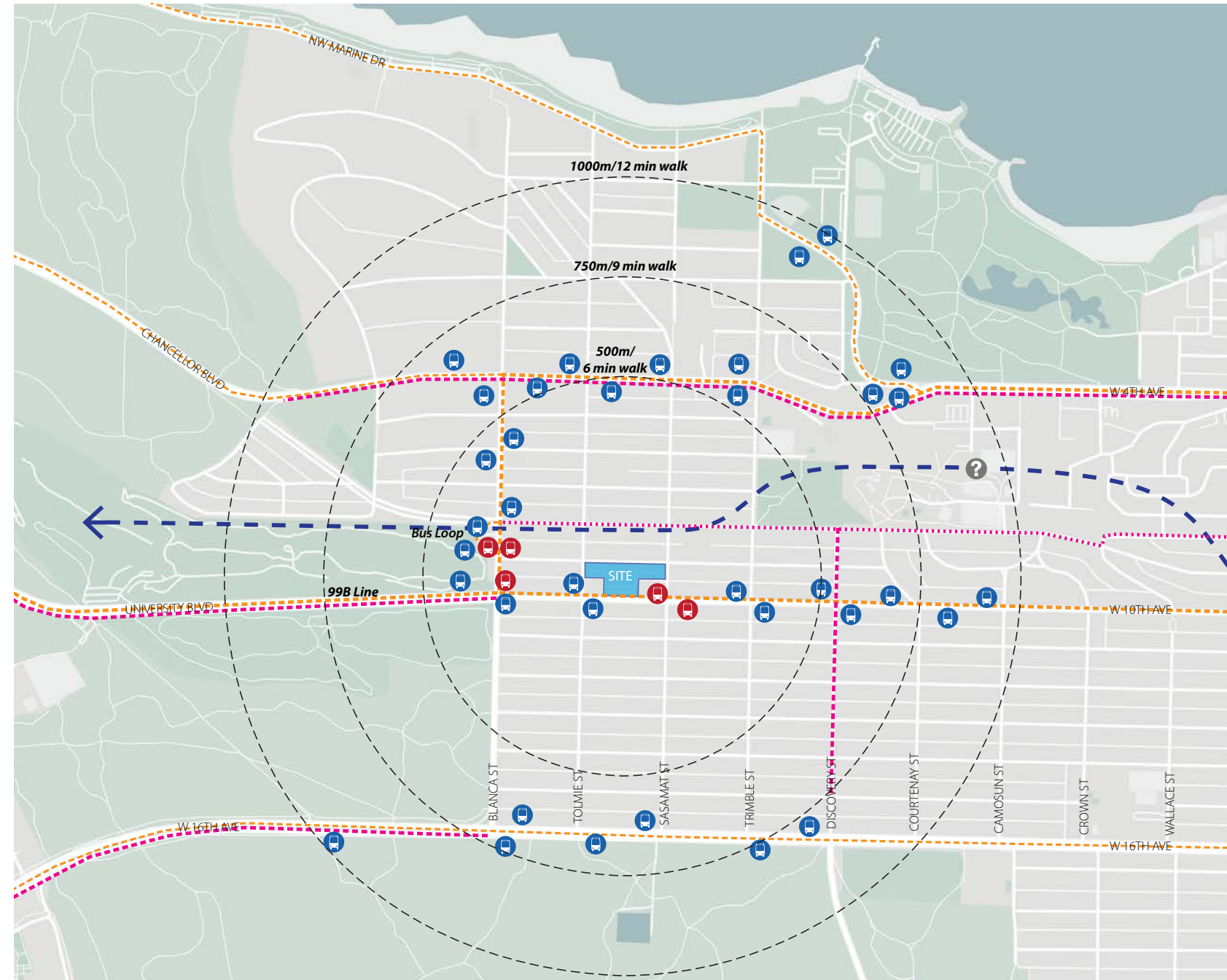
- West 4th Avenue
- Discovery Street
- University Boulevard

## Bicycle-Friendly Roads / Trails

- West 8th Avenue
- Pacific Spirit Regional Park Trails
- Jericho Beach Park Trails

## Skytrain

Vancouver city council on March 29th 2022 approved a new plan for the proposed SkyTrain extension to the UBC that could see a station built on the Jericho Lands.



### Legend

- Project Site
- Bus Stop
- B-Line Bus Stop
- Bus Route
- Bike Lanes
- Bicycle-Friendly Roads
- Future Skytrain Line
- Potential Skytrain Station



# AMENITIES AND GREEN SPACE

## Parks

1. Trimble Park
2. Pacific Spirit Regional Park
3. Westmount Park
4. Locarno Park
5. Jericho Beach Park
6. Camosun Park

## Schools + Libraries

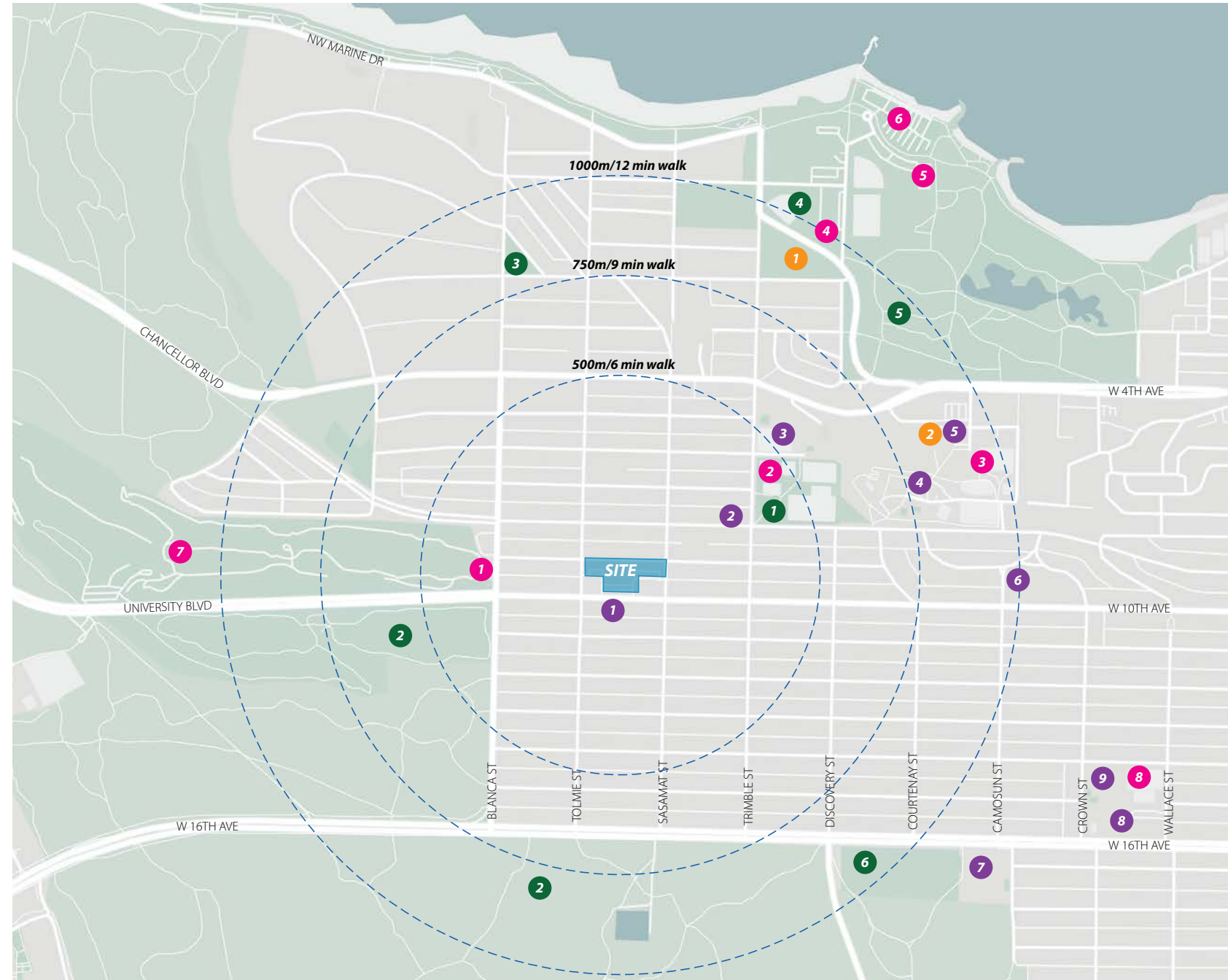
1. Vancouver Public Library, West Point Grey Branch
2. Monarch Montessori
3. Queen Mary Elementary School
4. West Point Grey Academy
5. Pacific Spirit School
6. Our Lady of Perpetual Help Catholic School
7. Queen Elizabeth Elementary
8. Lord Byng Secondary
9. Jules Quesnel Elementray

## Community Centres

1. West Point Grey Community Centre
2. Jericho Hill Centre

## Arts + Recreation

1. BC Golf Museum
2. West Point Grey Lawn Bowling Club
3. Jericho Hill Pool + Gymnasium
4. Jericho Arts Centre
5. Jericho Beach Public Tennis Courts
6. Jericho Sailing Centre / Ecomarine Paddlesport Centres
7. University Golf Club
8. Lord Byng Pool & Fitness Centre



### Legend



Project Site



Parks



Schools/Libraries



Community  
Centres



Arts /Recreation

# SITE HISTORY

This project is located at 4545 West 10th Avenue, where the former Safeway grocery store was open for decades.

In 2018, Safeway closed it's doors and the site has been vacant since.



SITE PHOTOS



STREETSCAPE ALONG WEST 10TH AVENUE, OPPOSITE PROJECT SITE

4545 West  
10th Avenue

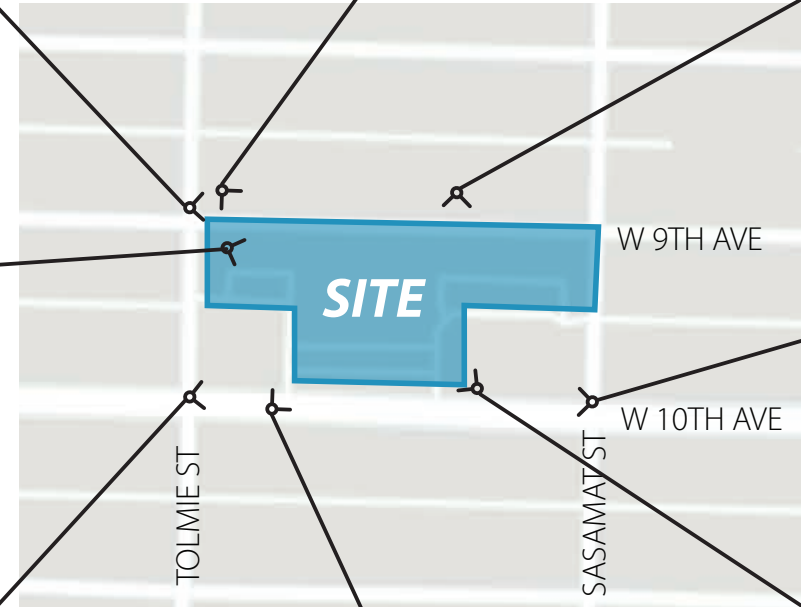
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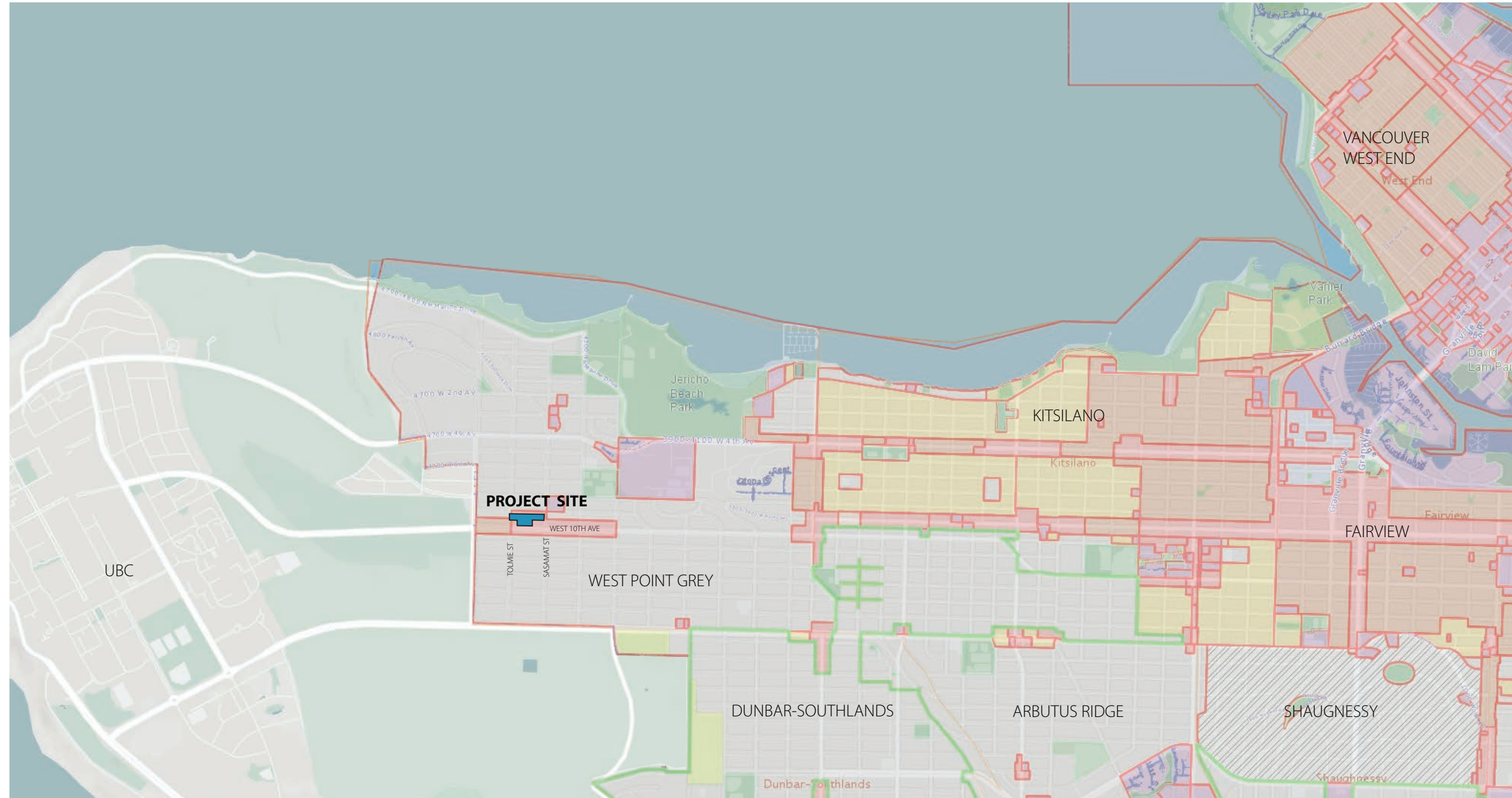


STREETSCAPE ALONG WEST 10TH AVENUE, SHOWING PROJECT SITE

Site Analysis



# REZONING CONTEXT



### Zoning



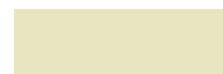
Comprehensive  
Development



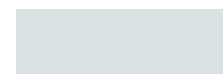
Commercial



Multiple Family  
Dwelling



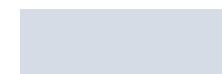
Two Family  
Dwelling



One Family  
Dwelling



Industrial



Light Industrial



Other

# POLICY CONTEXT

## MIRHPP POLICY

The proposed development at 4545 West 10th Avenue, Vancouver, BC responds quite favorably to the City of Vancouver’s Moderate Income Rental Housing Pilot Program (MIRHPP) guidelines. Here are several key points to illustrate how this project aligns with the goals and objectives of the MIRHPP:

### Affordable Rental Housing:

With 114 units (20% of the total residential floor area) to be offered at Moderate-Income Rental Rates for households earning between \$38,000 and \$80,000 annually, the project clearly aligns with the MIRHPP’s affordability requirements. These moderate-income homes will provide much-needed affordable housing to the city’s renters, fulfilling a critical aspect of the MIRHPP.

### Secured-Rental Housing:

The project aims to provide 569 new high-quality secured-rental homes, contributing to the city’s goal to increase the rental housing supply, which is a critical part of the MIRHPP.

### Family-Oriented Homes:

With 37% of the units planned as 2+ bedroom homes, the project even exceeds the City’s standard requirement of delivering 35% of units as family housing. This focus on family-oriented housing further aligns the development with MIRHPP’s goals to provide housing for a diverse range of Vancouver residents.

### Location and Accessibility:

Located on a major transit route and walking distance to amenities and services, this development will allow moderate-income households to have easy access to essential services, recreational facilities, and employment centers such as the University of British Columbia.

### Economic Benefits and Neighborhood Revitalization:

The project plans to offer neighborhood retail, including a large grocery store, that will animate and revitalize West 10th Avenue, thus improving the overall livability of the area for all residents.

### Sustainable Development:

By following the City of Vancouver’s rezoning Policy for Sustainable Large Developments and incorporating elements like a highly efficient building envelope, net-zero carbon mechanical systems, LEED Gold certification, garden plots, extensive green roof areas, roof top bee keeping and electric vehicle chargers, this development aligns with MIRHPP’s goals to encourage sustainable building practices in new housing developments.

4545 West 10th Avenue embraces the objectives of the MIRHPP by providing an ample supply of secured, affordable, and sustainably built rental units for a diverse range of residents, while also promoting community benefits and economic revitalization.

## Policy

Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy

Approved by Council November 28, 2017  
Amended July 21, 2021

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# SUSTAINABILITY

## SUSTAINABLE LARGE DEVELOPMENTS

The proposed development at 4545 West 10th Avenue, Vancouver, BC, has been diligently designed to thoroughly address the City of Vancouver's Sustainable Large Developments Policy. Below is an overview of the specific measures that we are undertaking to fulfill this policy's commitments:

### Sustainable Site Design:

The site design focuses on enhancing the natural environment. We aim to increase tree canopy and vegetative cover to enhance local biodiversity and provide shade. The plan also incorporates at-grade continuous soils and a tree retention and replacement strategy, which will aid in improving air quality and reducing urban heat island effect.

### Sustainable Food Systems:

The development supports local food production through provisions for community gardens and an edible landscape. Additionally, the inclusion of apiculture contributes to pollinator health, a crucial aspect of any local food system.

### Green Mobility:

We're reducing our carbon footprint by including EV charging stations for both residential and commercial use. We are also promoting active transportation by providing support for present and future cycle and pedestrian networks.

### Potable Water Management:

To reduce potable water consumption, the team will apply a combination of indoor and outdoor potable water management practices. Indoors, the team will make use of a selection of water efficient plumbing fixtures including water-sense certifications. Outdoors, the project will employ high efficiency irrigation strategies and moisture sensing controllers to ensure plants get water only when they need it.

### Rainwater Management:

An integrated rainwater management plan has been devised to

handle stormwater effectively and to reduce the burden on city drainage systems.

### Affordable Housing:

The development includes a dedicated segment of below-market rental housing, ensuring that the housing mix contributes to social diversity and supports Vancouver's affordability objectives.

### Resilience:

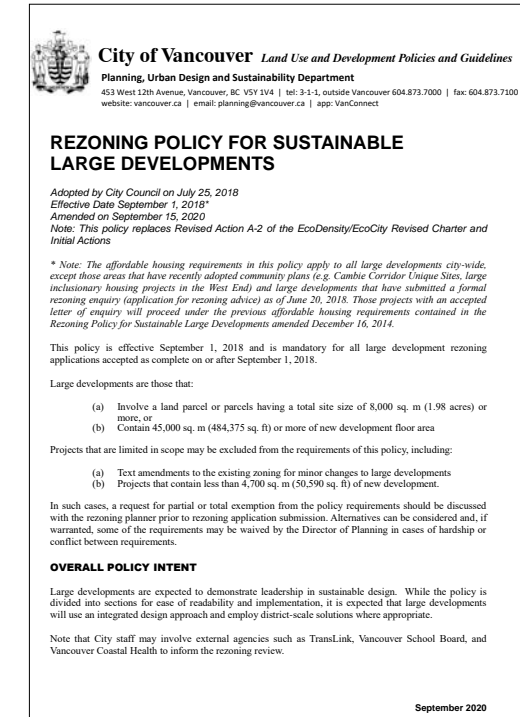
The project team has participated in a climate resilience workshop following the City of Vancouver's latest climate planning worksheet. The project's focus was on adaptability and sustainability in the face of potential future climate changes.

### Green Building Rezoning:

We comply with the requirements set out in the applicable May 2022 Green Building Rezoning Policy. The development incorporates rainwater infrastructure, maintains strict energy consumption and emissions performance limits, and sets out requirements for the embodied emissions as well.

The proposed development will be LEED Gold, and employ a thermally efficient envelope, and a net-zero carbon mechanical system. The highly efficient mechanical system will have an enhanced commissioning process. These measures are in line with the City's transition toward more sustainable building practices.

This holistic approach ensures that our project at 4545 W 10th Ave contributes positively to Vancouver's environmental, social, and economic sustainability. Our strategies touch on key aspects of sustainable urban living, including green transportation, sustainable water use, biodiversity enhancement, waste reduction, and affordable housing. We are excited to contribute to Vancouver's goals of becoming a greener, more resilient, and more inclusive city.



DESIGN ANALYSIS



# STREET TREE STUDY

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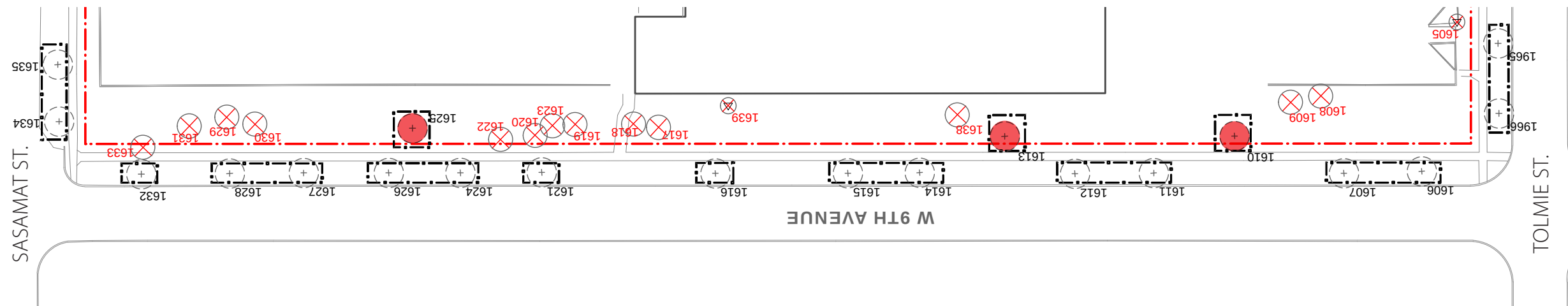
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**Existing Trees** | Along the south side of 9th Ave.



**After Removing Trees** | On site unprotected trees removed.



**Arborist Plan** | Identifying protected trees.

Concept

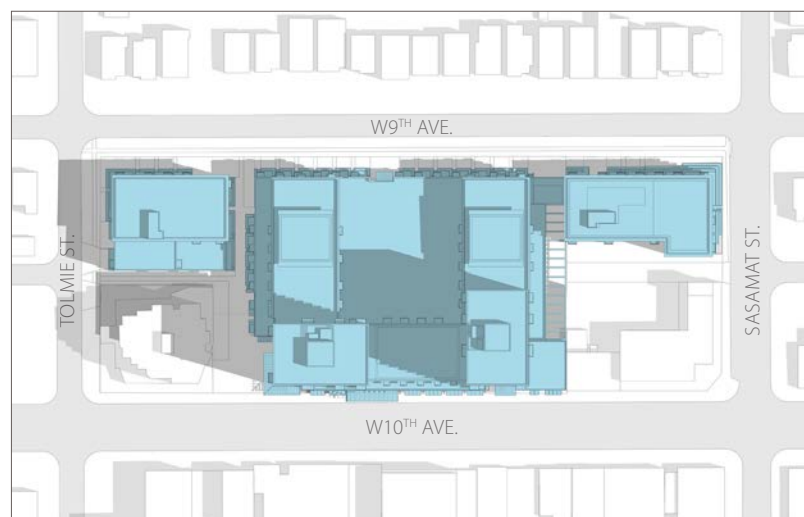
# SHADOW STUDY

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## Summer Solstice (June 21<sup>st</sup>)



10:00 AM

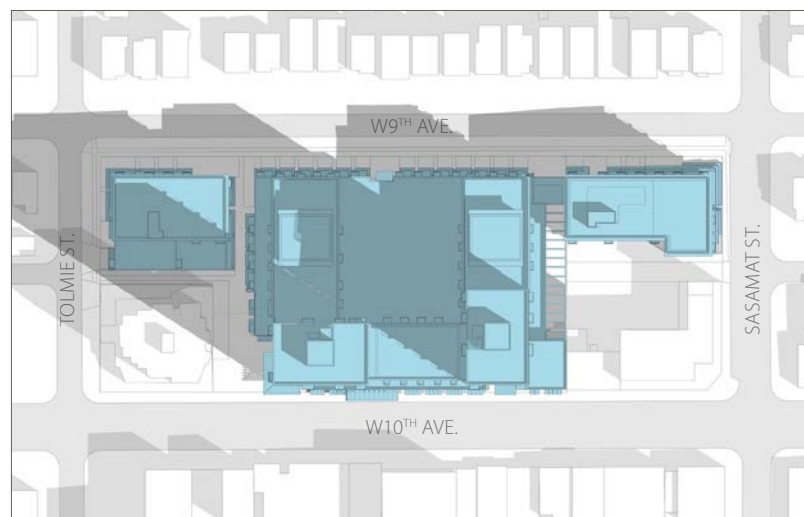


12:00 PM

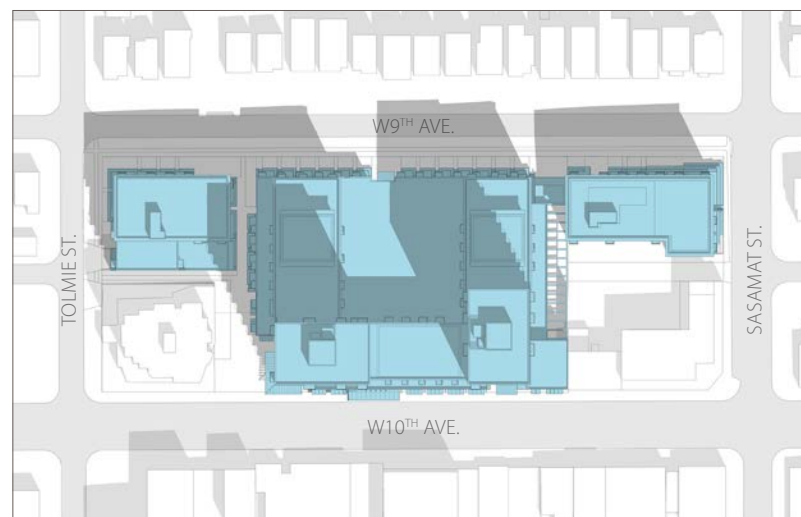


2:00 PM

## Equinox (March 20<sup>th</sup>)



10:00 AM



12:00 PM



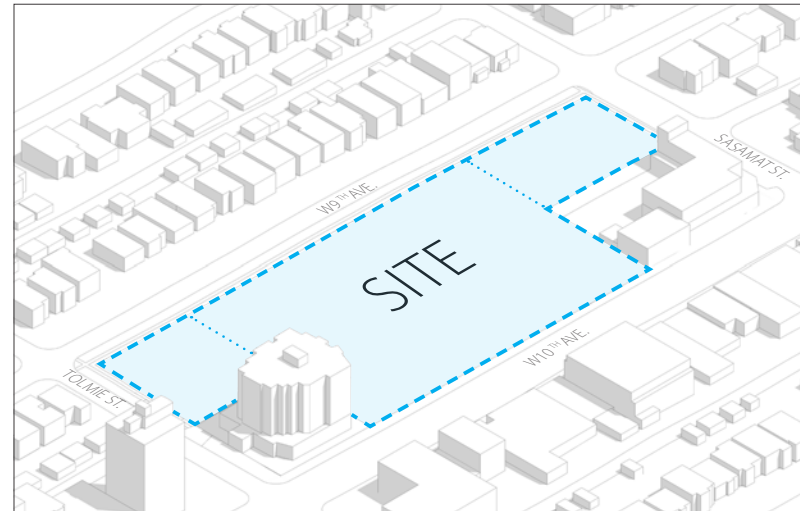
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# WEST 10TH AVE. MASSING

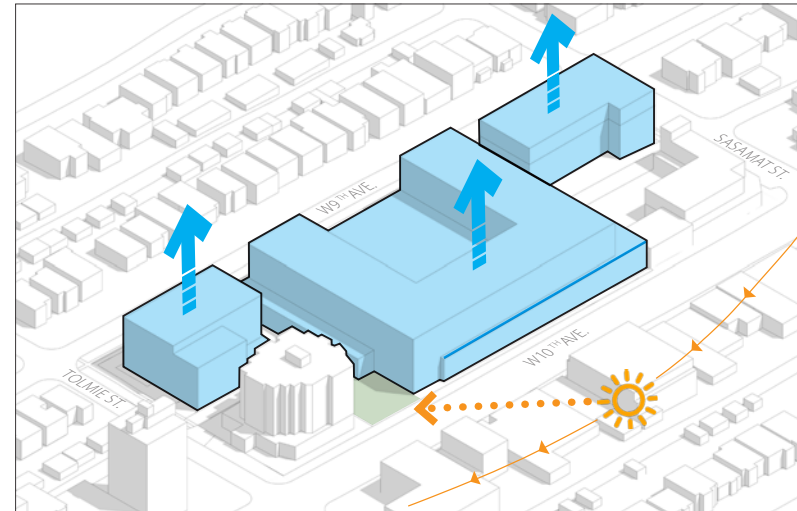
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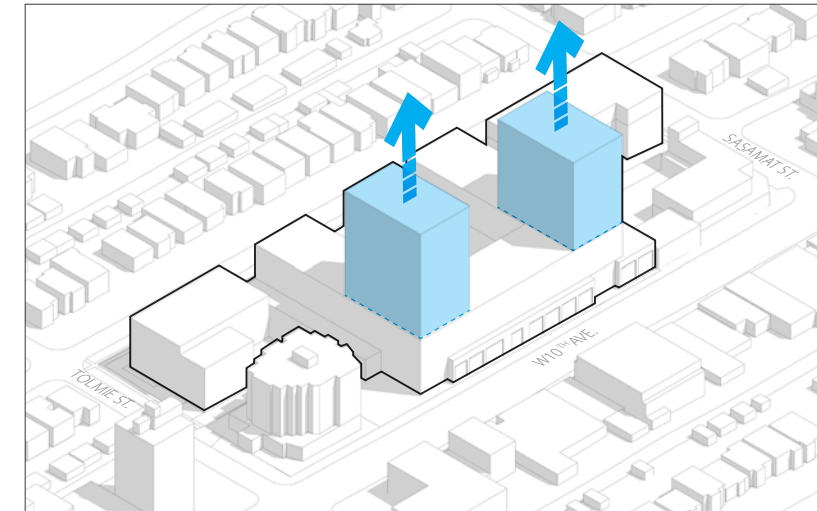
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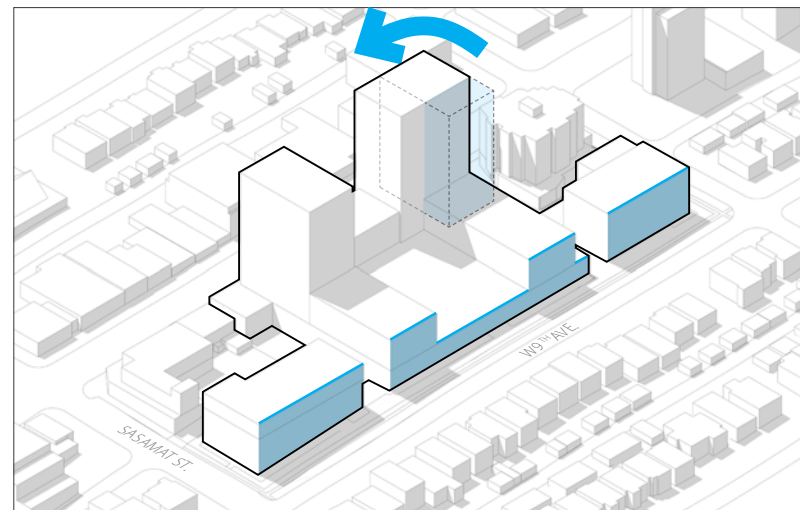
**Site:** The development will consist of 3 buildings, two smaller buildings relating to W 9th Ave and a larger mass in the centre of the block facing W 10th Ave. The central mass will contain a Grocery store, helping to activate the West 10th Avenue street frontage.



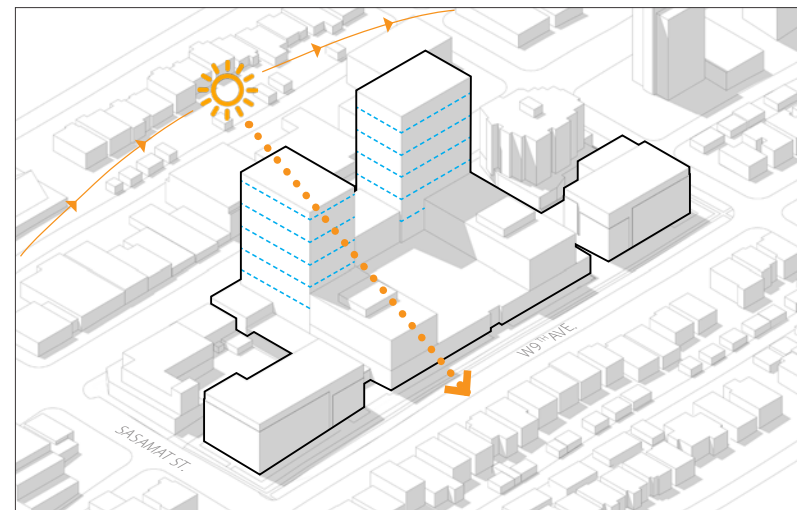
**Podium:** The two buildings on W 9th Ave and the podium of the central building will be six storeys. The podium facing W 10th Ave will step back above 30ft relating to the surrounding context. The podium and mews will frame a large south facing public plaza.



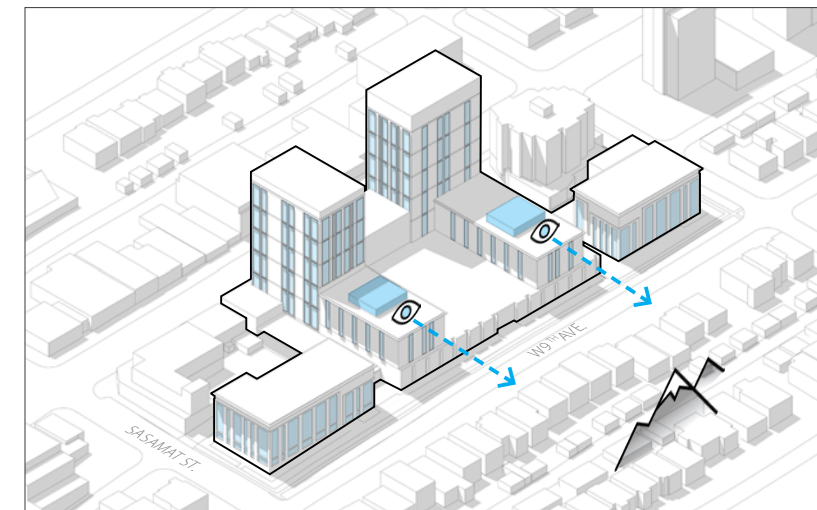
**Building Extrusion:** Two tower forms extrude from the podium positioned to the south, keeping the height and density on W 10th Ave. The podium creates a transition in height from the towers to the single-family homes on W 9th Ave.



**Building Rotation:** Rotating the west tower strengthens the street wall along W10th Ave. and reduces the impact on the neighboring property, on W 10th Ave. and Tolmie St. The street profile along W 9th Ave varies in height and mass to break up the length of the development.



**Tower Massing:** The tower location means the site will contain the majority of shadowing they create and allows the sun to still penetrate the homes on W 9th Ave. Architecturally the tower floors will be grouped in threes, creating horizontal elements to visually reduce their height.



**Views:** Amenity pavilions will be located on the legs of the podium, with views orientated towards the north shore mountains.

Concept

# CONCEPT SKETCH - WEST 10TH AVE.

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Concept

Concept Proposal - View looking down West 10th Ave.

# CONCEPT SKETCH - WEST 9TH AVE. STREET SCAPE

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Concept

Concept Proposal - View looking down West 9th Ave. Townhomes

# CONCEPT SKETCH - WEST 10TH AVE. PLAZA

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Shop Plaza on West 10th Ave.

# PROPOSAL STATISTICS

## CIVIC ADDRESS

4545 West 10th Avenue  
Vancouver, BC

## LEGAL ADDRESS

Lot B Block 150 Plan VAP13082 District Lot  
540 NWD of Lots 3 & 4.  
PID: 008735972

## CURRENT ZONING

C-2

## PROPOSED ZONING

CD-1

## SITE AREA

128,805 SF (11,966 M<sup>2</sup>)

## PROPOSED DENSITY

494,321 SF (45,924 M<sup>2</sup>)

## PROPOSED FSR

3.84 FSR

## PROPOSED BUILDING HEIGHT

BUILDING 1 & 3: 6 STOREYS

BUILDING 2: 6 STOREYS PODIUM, TOWER  
17 & 19 STOREYS

### UNIT COUNT

Level	Building 1				Building 2				Building 3			
	ST	1 BED	2 BED	3 BED	ST	1 BED	2 BED	3 BED	ST	1 BED	2 BED	3 BED
1		3	2	3		17				5	2	
2		6	3	2		26	4	2	2	7	4	1
3		6	3	2	3	28	9	5	2	7	4	1
4		6	3	2	4	30	9	5	2	7	4	1
5		6	3	2	5	30	9	5	2	7	4	1
6	1	3	3	1	5	30	9	5	2	7	4	1
7					1	8	7					
8						8	8					
9						8	8					
10						8	8					
11						8	8					
12						8	8					
13						8	8					
14						8	8					
15						8	8					
16						8	8					
17						8	8					
18						4	4					
19						4	4					
Sub Total	1	30	17	12	18	257	135	22	10	40	22	5
Building Total		60				432				77		
Total						569						

### CAR PARKING STALLS COUNT

Uses	Parking Bylaw	Required	Provided
Residential	4.5B1 - 1 stall per 125m <sup>2</sup> of GFA	360	285
Visitor	4.1.16 - 0.05 stall for every unit	28	28
Car Share	-	-	14
Passenger	-	-	7
Retail	4.2.5.1 - 1 stall per 100m <sup>2</sup> GFA upto 300m <sup>2</sup> , 1 stall per 50m <sup>2</sup> >	6	110
Grocery	4.2.5.3 - 1 stall per 100m <sup>2</sup> GFA upto 300m <sup>2</sup> , 1 stall per 20m <sup>2</sup> upto 2300m <sup>2</sup> , 1 stall per 30m <sup>2</sup> >	141	
Total Stall		535	444

Uses	Accessible Bylaw	Required	Provided
Residential	4.8.4a - 1 stall for 7 units, 0.034 spaces per additional unit	20	20
Retail	4.8.4b - 1 stall for first 500m <sup>2</sup> , 0.4 stall for every additional 1000m <sup>2</sup>	2	2
Grocery			
Total Stall		22	22

### BICYCLE STALLS COUNT

Uses	Bylaw	Required	Provided
		Class A	Class A
Residential	1.5 @ unit < 699sf 2.5 @ unit 699sf - 1130sf 3 @ unit > 1130sf	615	
		388	1,093
		12	
Retail	1 for every 3660sf	11	14
Total Stall		1,026	1,107

Uses	Bylaw	Required	Provided
		Class B	Class B
Residential	2 for first 20 units 1 for additional 20 units	2	2
Retail	Min 6 for > 10764sf	27	27
Total Stall		35	35

### Total Site

Unit Type	Ave. Unit Size	Total	%
Studio	458.8	29	5%
1 Bed	573.5	327	57%
2 Bed	832.0	174	31%
3 Bed	1080.5	39	7%
		569	

### MIRHPP Units 114 Units Required

Unit Type	Required	Total	%
Studio	28	28	25%
1 Bed	46	46	40%
2 & 3 Bed	40	40	35%
	114	114	

### Market Rental

Unit Type	Total	%
Studio	1	0%
1 Bed	281	62%
2 & 3 Bed	173	38%
	455	

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Concept

# PROPOSAL STATISTICS

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## BUILDING 1

Level	Gross Floor Area		FSR Residential Exclusions			FSR Summary			Outdoor Area (excluded from FSR)		
	Commercial	Residential	Resi. Storage	Service <sup>(1)</sup>	Amenity	GFA	Exclusions	FSR Area	Balcony	Roof Deck <sup>(2)</sup>	Amenity
1 - GF		9,655	183	1,495		9,655	1,678	7,977		1,354	
2		10,015	768			10,015	768	9,247	356	360	
3		10,015	768			10,015	768	9,247	484		
4		10,015	768			10,015	768	9,247	484		
5		10,015	768			10,015	768	9,247	484		
6		7,820	200			7,820	200	7,620	400	422	1,402
Roof		230				230	0	230			
<b>B1 Sub-Total</b>	<b>0</b>	<b>57,765</b>	<b>3,455</b>	<b>1,495</b>	<b>0</b>	<b>57,765</b>	<b>4,950</b>	<b>52,815</b>	<b>2,208</b>	<b>2,136</b>	<b>1,402</b>

## BUILDING 2

Level	Gross Floor Area		FSR Exclusions			FSR Summary			Outdoor Area (excluded from FSR)		
	Commercial	Residential	Resi. Storage	Service <sup>(1)</sup>	Amenity	GFA	Exclusions	FSR Area	Balcony	Roof Deck <sup>(2)</sup>	Amenity
1 - GF	40,751	21,805	640	1,516		62,556	2,156	60,400		1,861	
2		27,270	960			27,270	960	26,310	1,141	1,299	
3		37,860	1,272		2,500	37,860	3,772	34,088	578	6,180	16,860
4		36,935	1,959			36,935	1,959	34,976	2,053		
5		37,860	2,479			37,860	2,479	35,381	2,053		
6		37,860	2,479			37,860	2,479	35,381	2,053		
7		18,600	193		5,600	18,600	5,793	12,807	460	1,548	6,498
8		13,000	230			13,000	230	12,770	920		
9		13,000	230			13,000	230	12,770	920		
10		13,000	230			13,000	230	12,770	920		
11		13,000	230			13,000	230	12,770	920		
12		13,000	230			13,000	230	12,770	920		
13		13,000	230			13,000	230	12,770	920		
14		13,000	230			13,000	230	12,770	920		
15		13,000	230			13,000	230	12,770	920		
16		13,000	230			13,000	230	12,770	920		
17		13,000	230			13,000	230	12,770	920		
18		6,500	115			6,500	115	6,385	460		
19		6,500	115			6,500	115	6,385	460		
Roof		1,650				1,650	0	1,650			
<b>B2 Sub-Total</b>	<b>40,751</b>	<b>362,840</b>	<b>12,512</b>	<b>1,516</b>	<b>8,100</b>	<b>403,591</b>	<b>22,128</b>	<b>381,463</b>	<b>18,458</b>	<b>10,888</b>	<b>23,358</b>

## BUILDING 3

Level	Gross Floor Area		FSR Exclusions			FSR Summary			Outdoor Area (excluded from FSR)		
	Commercial	Residential	Resi. Storage	Service <sup>(1)</sup>	Amenity	GFA	Exclusions	FSR Area	Balcony	Roof Deck <sup>(2)</sup>	Amenity
1 - GF		11,468	233	2,715	677	11,468	3,625	7,843		995	
2		10,845	689			10,845	689	10,156	528		
3		10,845	429			10,845	429	10,416	528		
4		10,845	429			10,845	429	10,416	528		
5		10,845	429			10,845	429	10,416	528		
6		10,845	429			10,845	429	10,416	528		
Roof		380				380	0	380			
<b>B3 Sub-Total</b>	<b>0</b>	<b>66,073</b>				<b>66,073</b>	<b>6,030</b>	<b>60,043</b>	<b>2,640</b>	<b>995</b>	<b>0</b>

<b>TOTAL (SQ.FT.)</b>	<b>40,751</b>	<b>486,678</b>	<b>15,967</b>	<b>3,011</b>	<b>8,100</b>	<b>527,429</b>	<b>33,108</b>	<b>494,321</b>	<b>23,306</b>	<b>14,019</b>	<b>24,760</b>
<b>(MP)</b>	<b>3,786</b>	<b>45,214</b>	<b>1,483</b>	<b>280</b>	<b>753</b>	<b>49,000</b>	<b>3,076</b>	<b>45,924</b>	<b>2,165</b>	<b>1,302</b>	<b>2,300</b>

**FSR: 3.84**

<sup>(1)</sup> SERVICE INCLUDES MECH. AND ELEC ROOMS AT GRADE, WASTE AND RECYCLING, BICYCLE STORAGE AND END OF TRIP FACILITY  
<sup>(2)</sup> THE OVERALL ROOF DECK AREA INCLUDES PRIVATE PATIOS AT GRADE

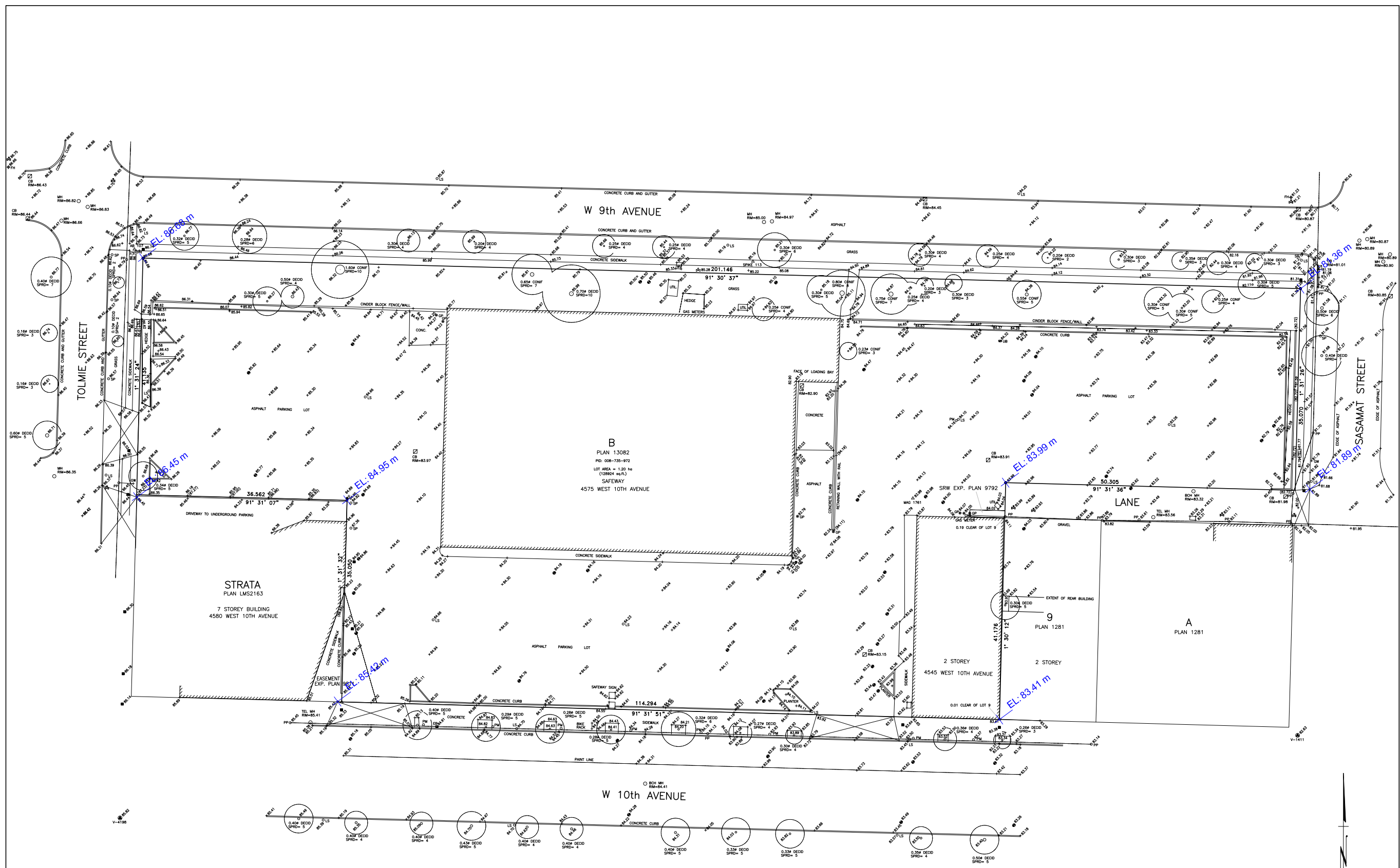
Concept

## PARKING

Level	Gross Floor Area		FSR Exclusions			FSR Summary		
	Commercial	Residential	Resi. Storage	Service <sup>(1)</sup>	Amenity	GFA	Exclusions	FSR Area
P2		92,920				92,920	92,920	0
P1		108,508				108,508	108,508	0
<b>P1-2 Sub-Total</b>		<b>201,428</b>				<b>201,428</b>	<b>201,428</b>	<b>0</b>



ARCHITECTURAL DRAWINGS



- LEGEND :**
- - CONTROL MONUMENT
  - - LEAD PLUG
  - - IRON POST
  - △ - TRAVERSE STATION
  - - LAMP STANDARD
  - - POWER POLE
  - + - GUY WIRE
  - - UTILITY BOX
  - - ELECTRICAL BOX
  - - CATCH BASIN
  - - MANNHOLE
  - ◆ - FIRE HYDRANT
  - ◆ - WATER VALVE
  - ◆ - GAS VALVE
  - - SIGN POST
  - - PARKING METER
  - - GUARD POST
  - - MONITORING WELL
  - CONF. - CONIFEROUS
  - DECD. - DECIDUOUS
  - - PRIORITY LINE
  - - FENCE LINE
  - - OVERHEAD UTILITY

**NOTES:**

ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS V-2997 AND V1411.

ELEVATIONS ARE IN METERS, TO GEODETIC DATUM (GOND MARCH 15, 2005 READJUSTMENT) REFERRED TO CITY OF WINNIPEG MONUMENT #1411 LOCATED AT NW CORNER OF THE INTERSECTION OF W 10TH AVE. & SASAMAT ST. ELEVATION = 82.63 m.

ELEVATIONS SHOWN THIS : ± 85.00

TOP OF WALL ELEVATIONS SHOWN THIS : ± (85.00)

PROPERTY LINES ARE BASED ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO CHANGE. A LEGAL SURVEY WILL BE REQUIRED TO FINALIZE PROPERTY LINE DIMENSIONS.

THIS PARCEL MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:

DOCUMENT #	DESCRIPTION
20040474	DESCRIPTION
292094	EASEMENT AND INDEMNITY AGREEMENT
142494	EASEMENT AND INDEMNITY AGREEMENT
473374	RIGHT OF WAY
423204	EASEMENT
4733304	LEASE
452974	EASEMENT AND INDEMNITY AGREEMENT
681914	LEASE
686674	LEASE
68674	LEASE
68792	LEASE
62817	EASEMENT
BL39610	LEASE
BR7352	LEASE
BR73590	LEASE

CERTIFIED CORRECT :

NOVEMBER 24, 2017

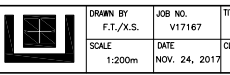
NO.	DATE	REVISION
1	28/01/19	TREE #164 SIZE UPDATED
2	05/06/17	

**UNDERHILL GEOMATICS LTD.**

ENGINEERS & SURVEYORS

2104-1435 BRIDGEMAN AVENUE  
 WINNIPEG, S.C. S4A 3H4  
 TEL: (204) 732-2300  
 FAX: (204) 732-2300

FILE No. V17167-TOP-01-14-81-499



DRAWN BY	JOB NO.	TITLE	DRAWING NO.	REV.
F.T./X.S.	V17167	TOPOGRAPHIC SURVEY OF LOT B OF LOTS 3 AND 4, BLOCK 150, DISTRICT LOT 540, PLAN 13082	H-3409	1
SCALE	DATE	CIENT	SHEET 1 OF 1	
1:200m	NOV. 24, 2017	BENTALL KENNEDY		

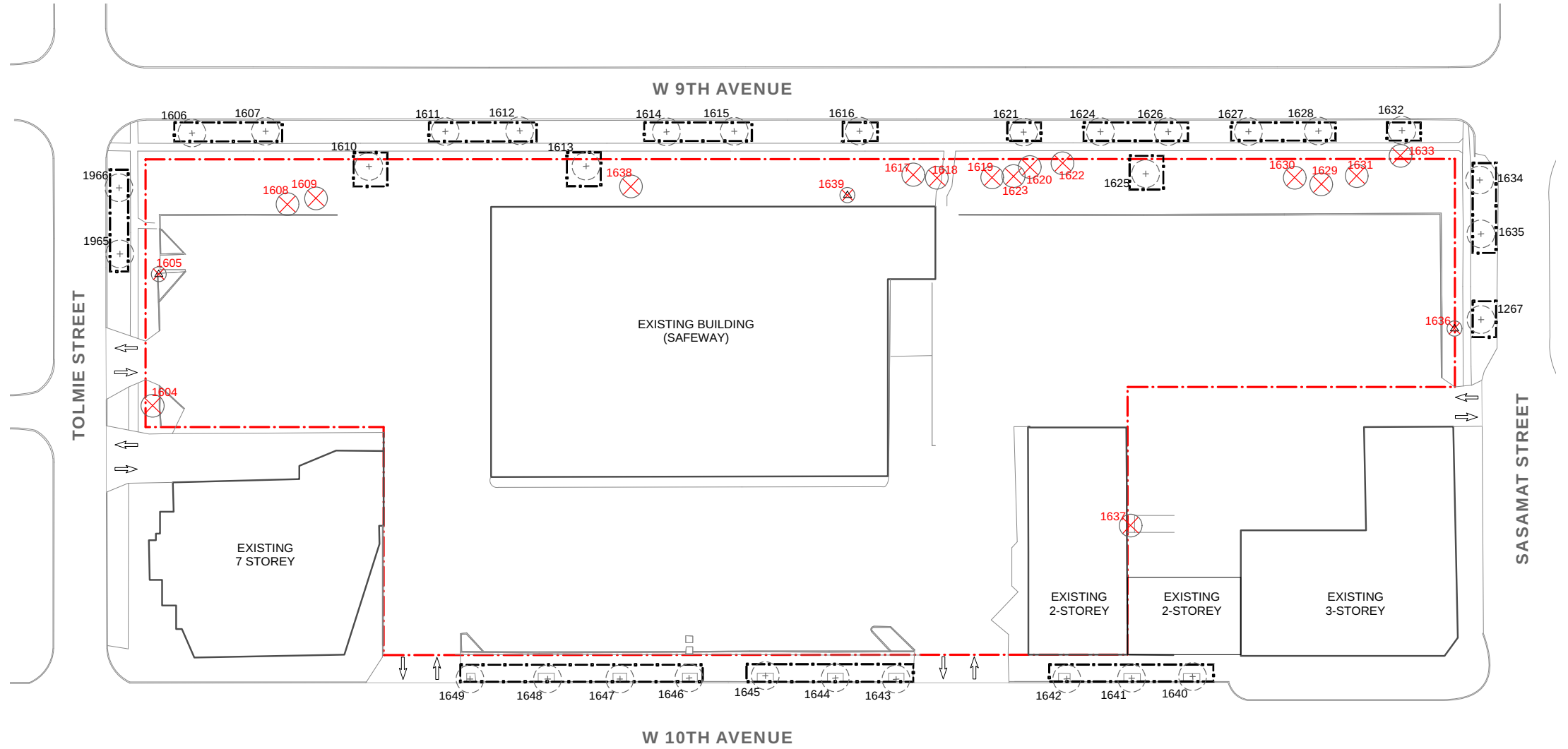
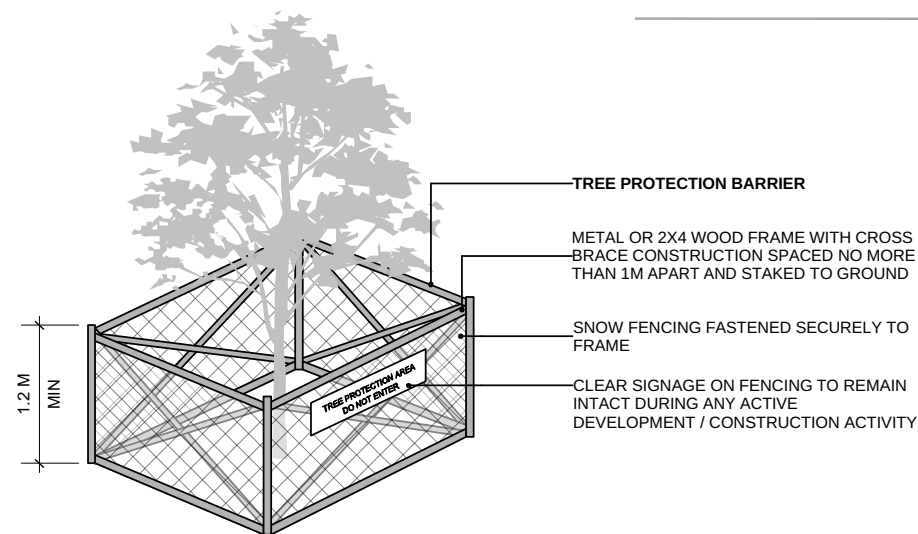
**LEGEND**

- - - PROPERTY LINE
- TREE PROTECTION BARRIER
- + 1574 EXISTING TREE TO REMAIN (PER ARBORIST REPORT)
- X 1574 EXISTING TREE TO BE REMOVED (PER ARBORIST REPORT)
- X 1574 EXISTING HEDGE TO BE REMOVED (PER ARBORIST REPORT)

**TREE PROTECTION NOTES**

1. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE (PERMEABLE AREA UNDER THE LEAF STRUCTURE) OR AT THE MINIMUM TREE PROTECTION ZONE DISTANCE PROVIDED IN THE ARBORIST REPORT, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. TREE PROTECTION FENCING IS TO BE CLEARLY SIGNED "TREE PROTECTION ZONE - DO NOT ENTER" AND REMAIN INTACT DURING ANY ACTIVE DEVELOPMENT/CONSTRUCTION ACTIVITY.
4. INFORM PROJECT ARBORIST WHEN ALL TREE PROTECTION BARRIERS HAVE BEEN INSTALLED AND PRIOR TO CONSTRUCTION. ARBORIST TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
6. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

**TREE PROTECTION DETAIL**



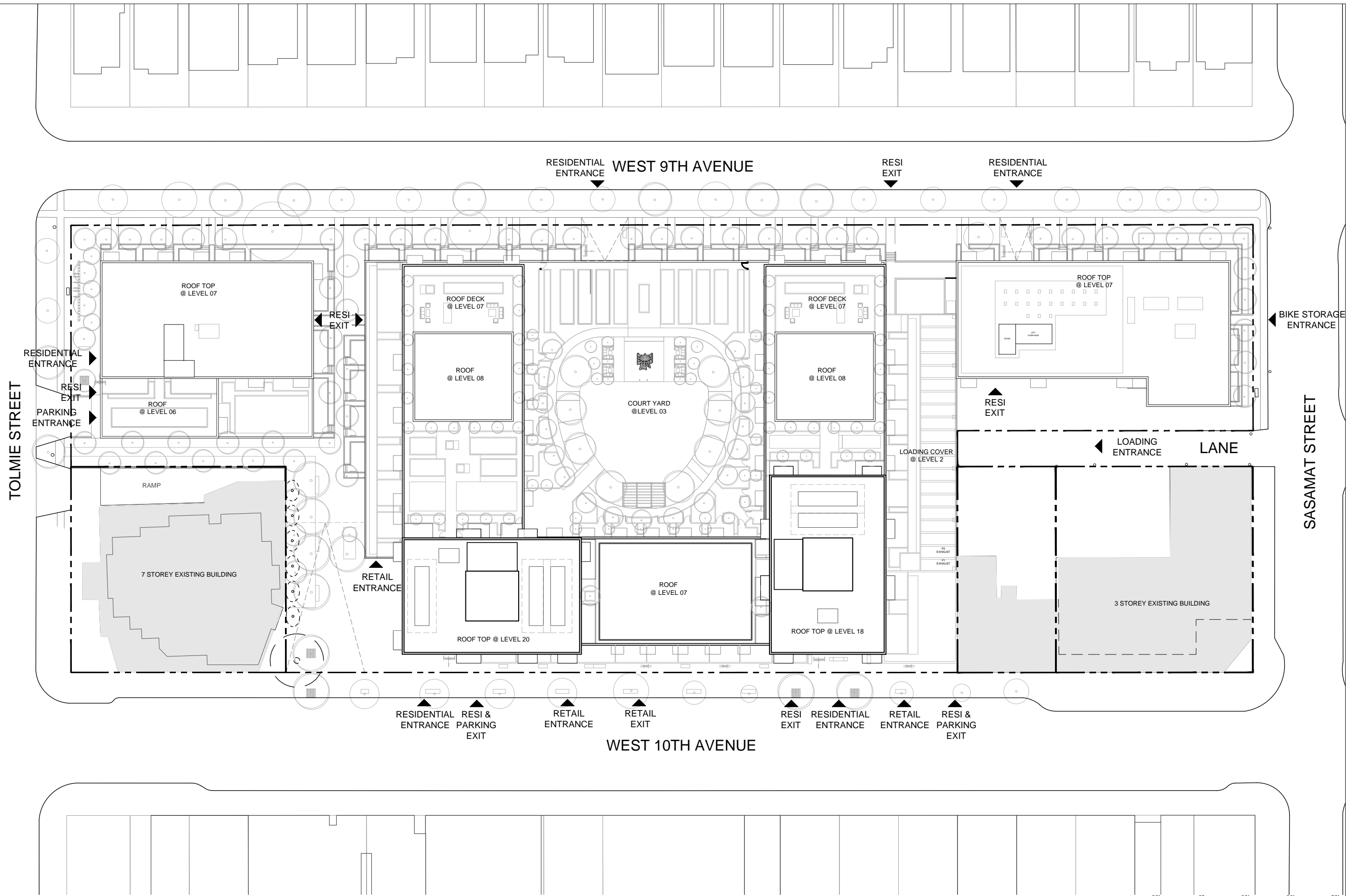
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4545 W 10th ave.  
VANCOUVER, BRITISH COLUMBIA

Date: 19-02-28  
Project No: 06-652  
Revision: Issued For Information

TREE PROTECTION PLAN **L1.0**



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'01 ISSUED FOR RZ 2023/08/18

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Seal

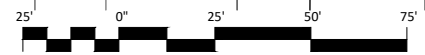
4545 WEST 10TH AVENUE

VANCOUVER, BC  
Project

SITE PLAN

Drawing  
Scale 1" = 50'  
Project 221033

Sheet A 104





02 RE-ISSUED FOR RZ 2023/10/11  
01 ISSUED FOR RZ 2023/08/18

Revisions YYYY-MM-DD

Seal

4545 WEST 10TH AVENUE

Vancouver, BC

Project

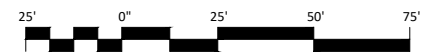
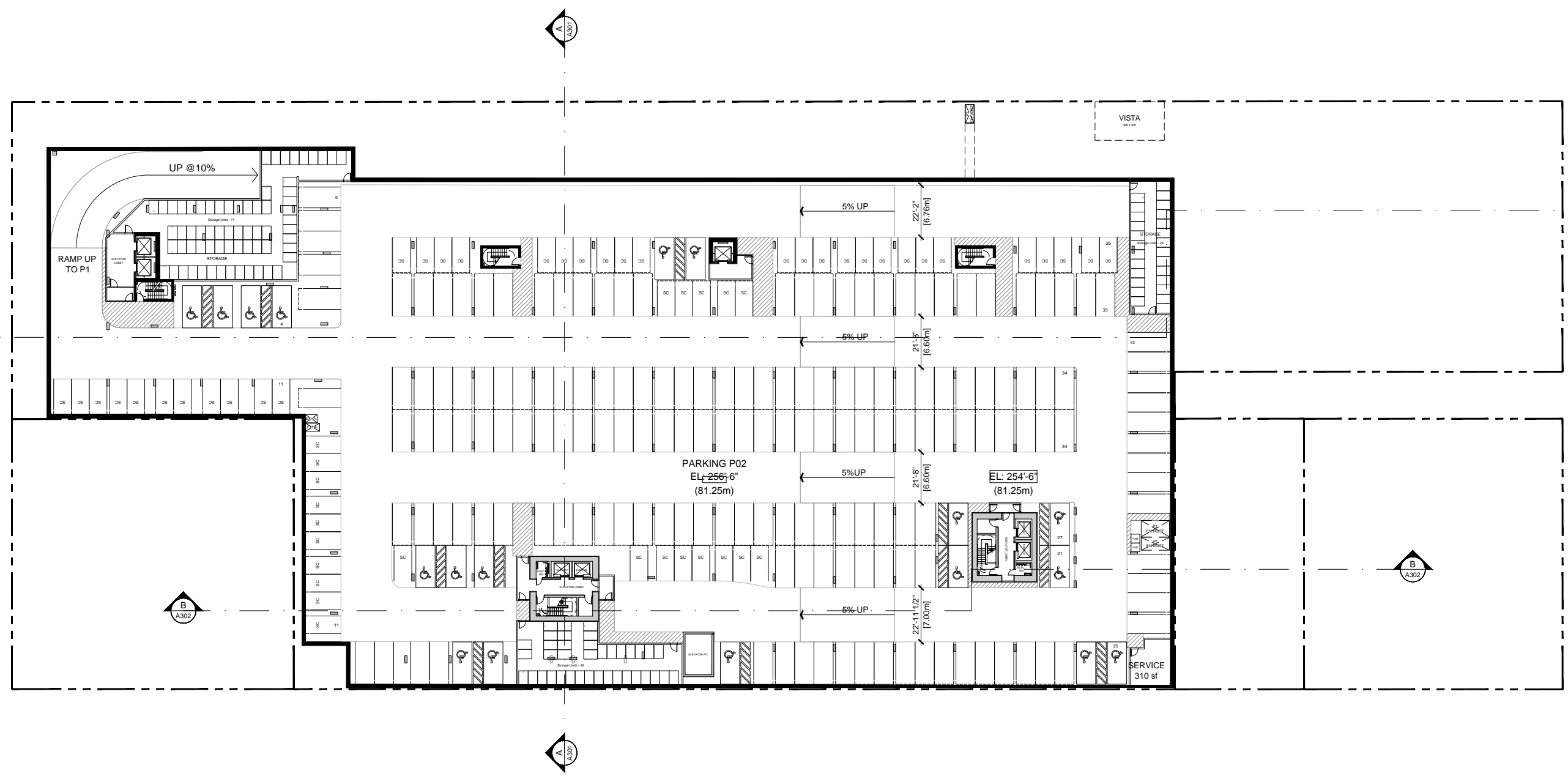
PARKING P2 PLAN

Drawing

Scale 1" = 50'

Project 221033

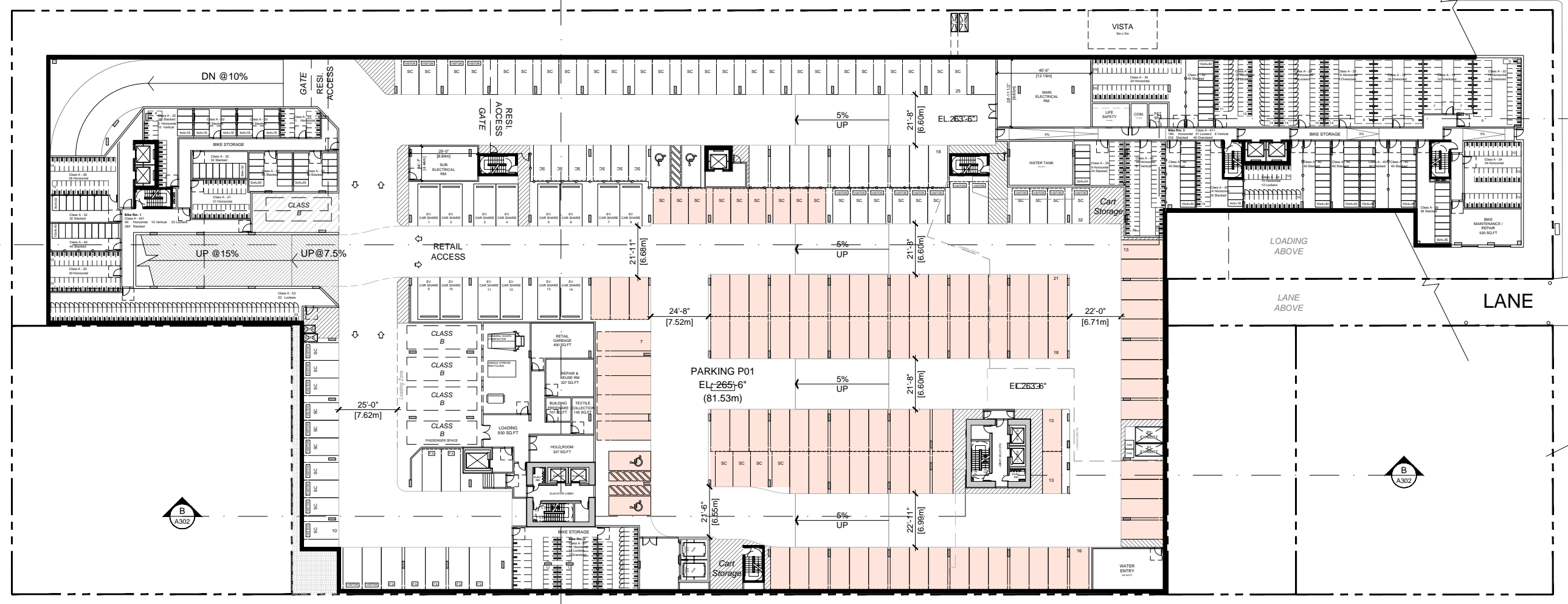
Sheet A 201





WEST 9TH AV

SASAMAT STREET



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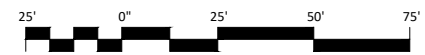
Seal  
4545 WEST 10TH AVENUE

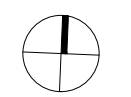
Vancouver, BC  
Project

**PARKING P1 PLAN**

Drawing  
Scale 1" = 50'  
Project 221033

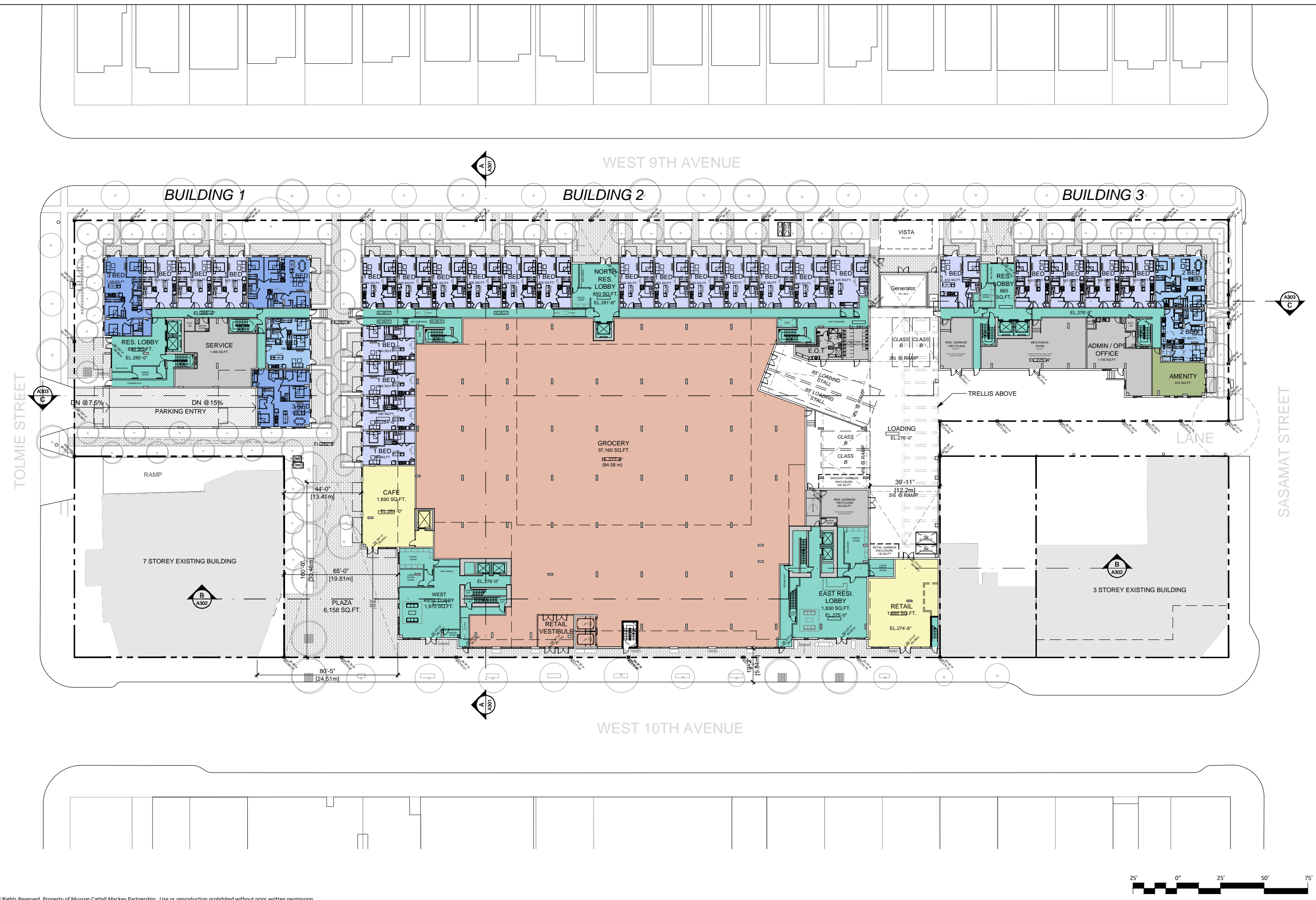
Sheet **A 202**





LEGEND	
[Yellow Box]	RETAIL
[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Light Blue Box]	1 BEDROOM
[Light Blue Box]	2 BEDROOM
[Light Blue Box]	3 BEDROOM
[Red Star]	MIRPPP UNIT

'02 RE-ISSUED FOR RZ 2023/10/11  
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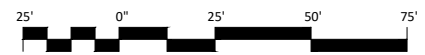
Seal  
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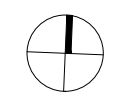
VANCOUVER, BC  
 Project

**LEVEL 01  
GROUND FLOOR  
PLAN**

Drawing  
 Scale 1" = 50'  
 Project 221033

Sheet **A 203**





LEGEND	
[Yellow Box]	RETAIL
[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

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Seal

4545 WEST  
10TH AVENUE

VANCOUVER, BC

Project

LEVEL 02 PLAN

Drawing

Scale 1" = 50'

Project 221033

Sheet A 204





LEGEND

- RETAIL
- GROCERY
- SERVICE
- AMENITY
- RESIDENTIAL
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- MIRHPP UNIT

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01 ISSUED FOR RZ 2023/08/18

Revisions YYYY-MM-DD

Seal

4545 WEST  
10TH AVENUE  
VANCOUVER, BC

Project

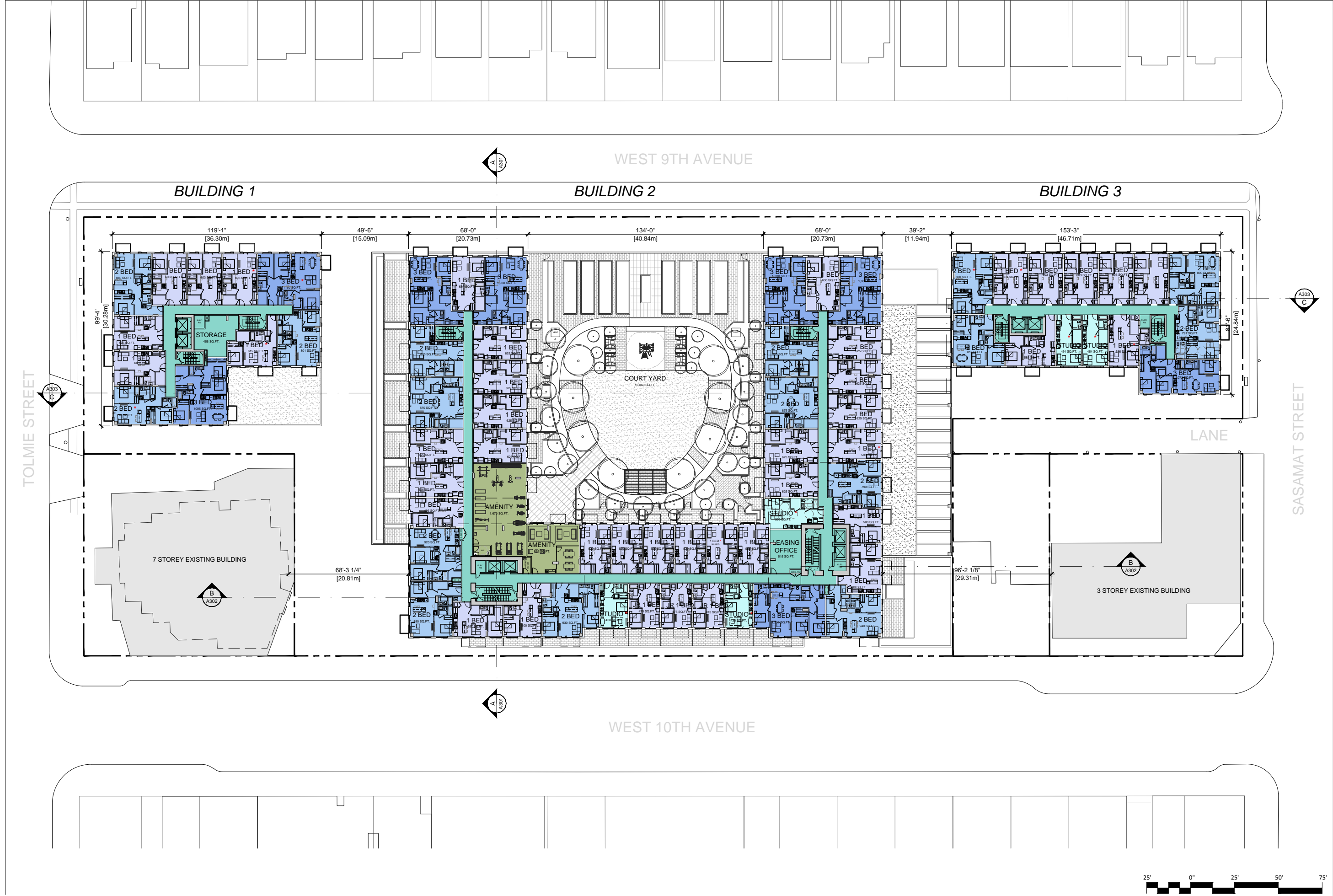
LEVEL 03 PLAN

Drawing

Scale 1" = 50'

Project 221033

Sheet A 205





LEGEND	
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[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

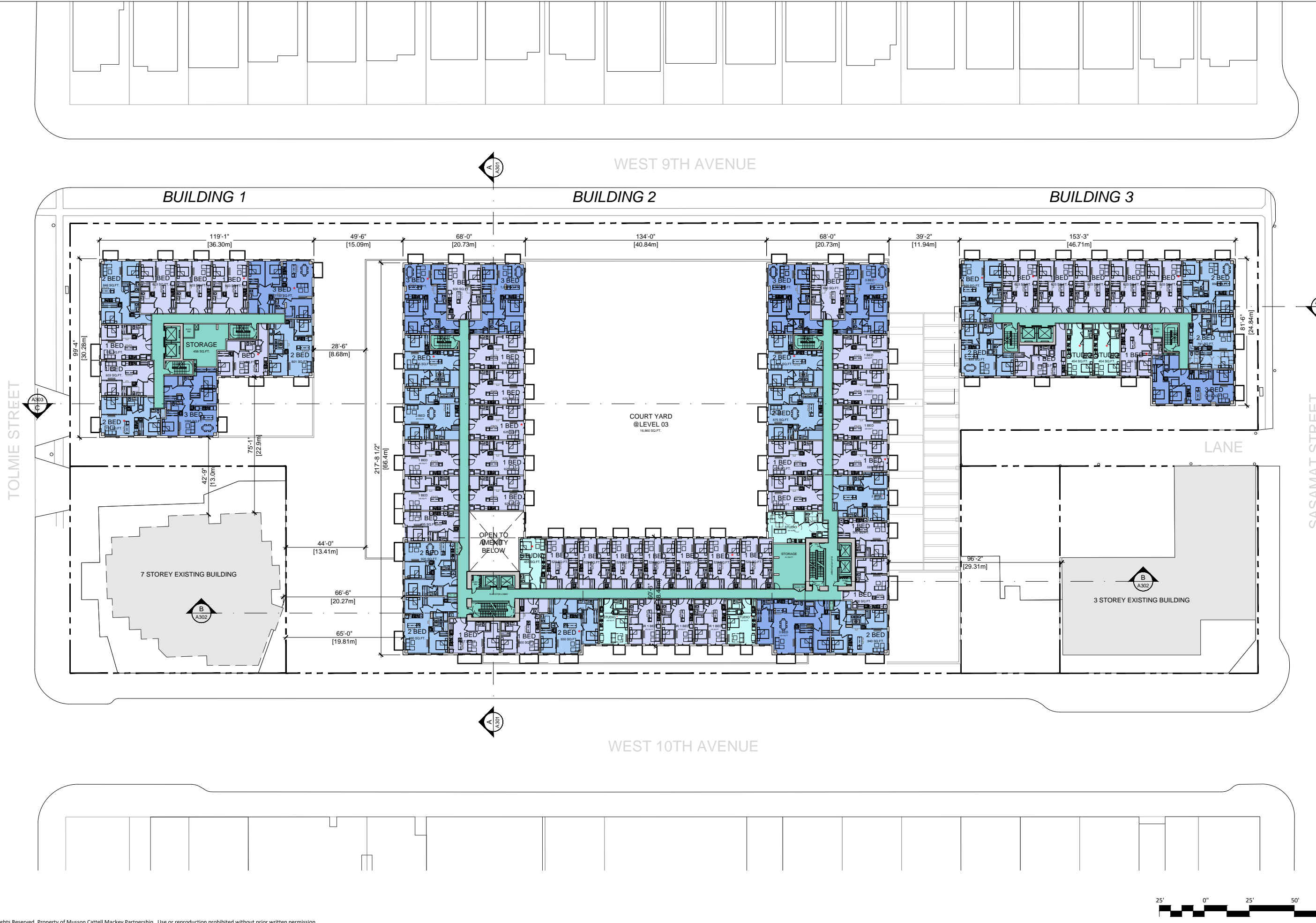
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Seal  
4545 WEST  
10TH AVENUE  
VANCOUVER, BC

Project  
LEVEL 04 PLAN

Drawing  
Scale 1" = 50'  
Project 221033  
Sheet A 206





LEGEND	
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[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

02 RE-ISSUED FOR R2 2023/10/11

01 ISSUED FOR R2 2023/08/18

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Seal

4545 WEST  
10TH AVENUE

VANCOUVER, BC

Project

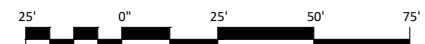
LEVEL 05 PLAN

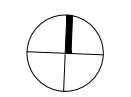
Drawing

Scale 1" = 50'

Project 221033

Sheet A 207





LEGEND	
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[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

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Seal

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10TH AVENUE  
VANCOUVER, BC**

Project

**LEVEL 05 PLAN**

Drawing

Scale 1" = 50'

Project 221033

Sheet **A 208**





LEGEND	
[Yellow Box]	RETAIL
[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Light Blue Box]	1 BEDROOM
[Medium Blue Box]	2 BEDROOM
[Dark Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

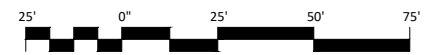
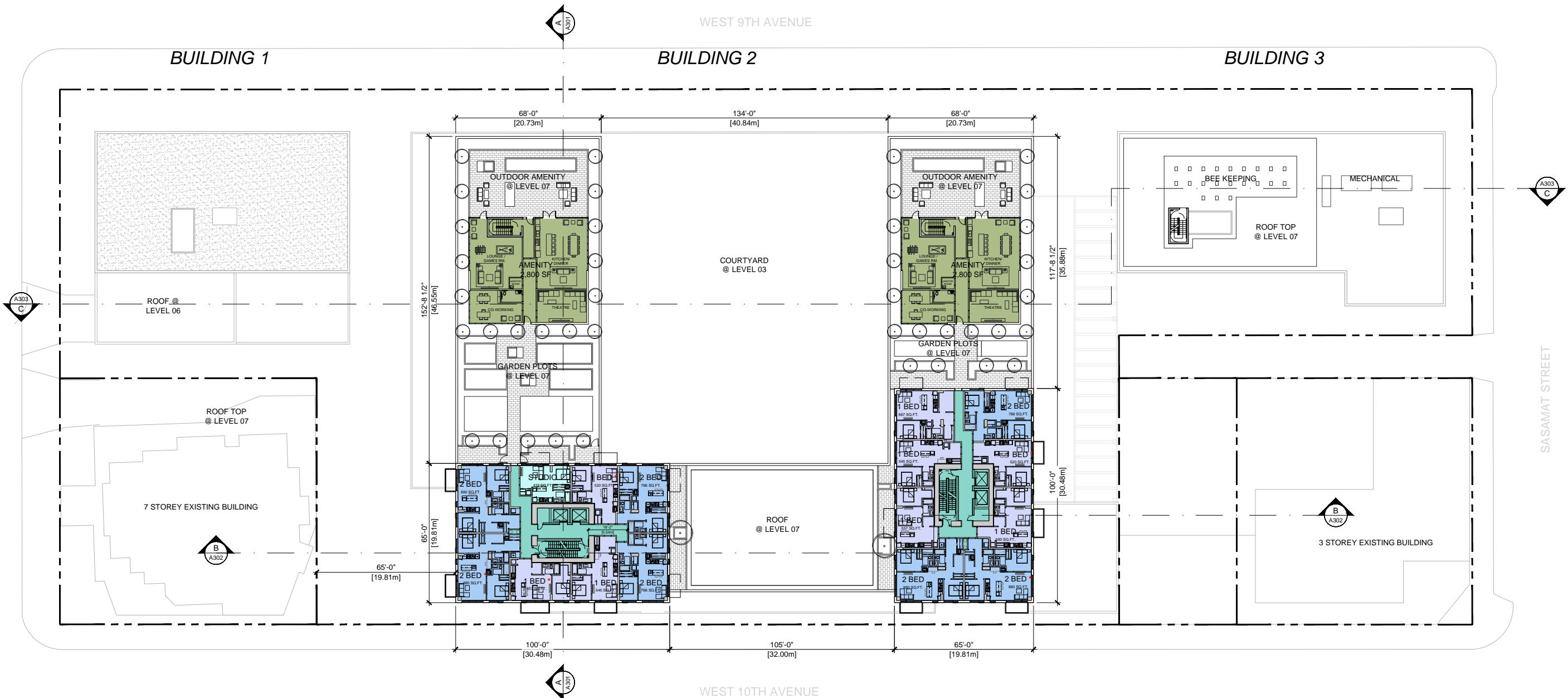
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01 ISSUED FOR RZ 2023/08/18

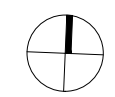
Revisions YYYY-MM-DD

Seal  
4545 WEST  
10TH AVENUE  
VANCOUVER, BC

Project  
LEVEL 07 PLAN

Drawing  
Scale 1" = 50'  
Project 221033  
Sheet A 209





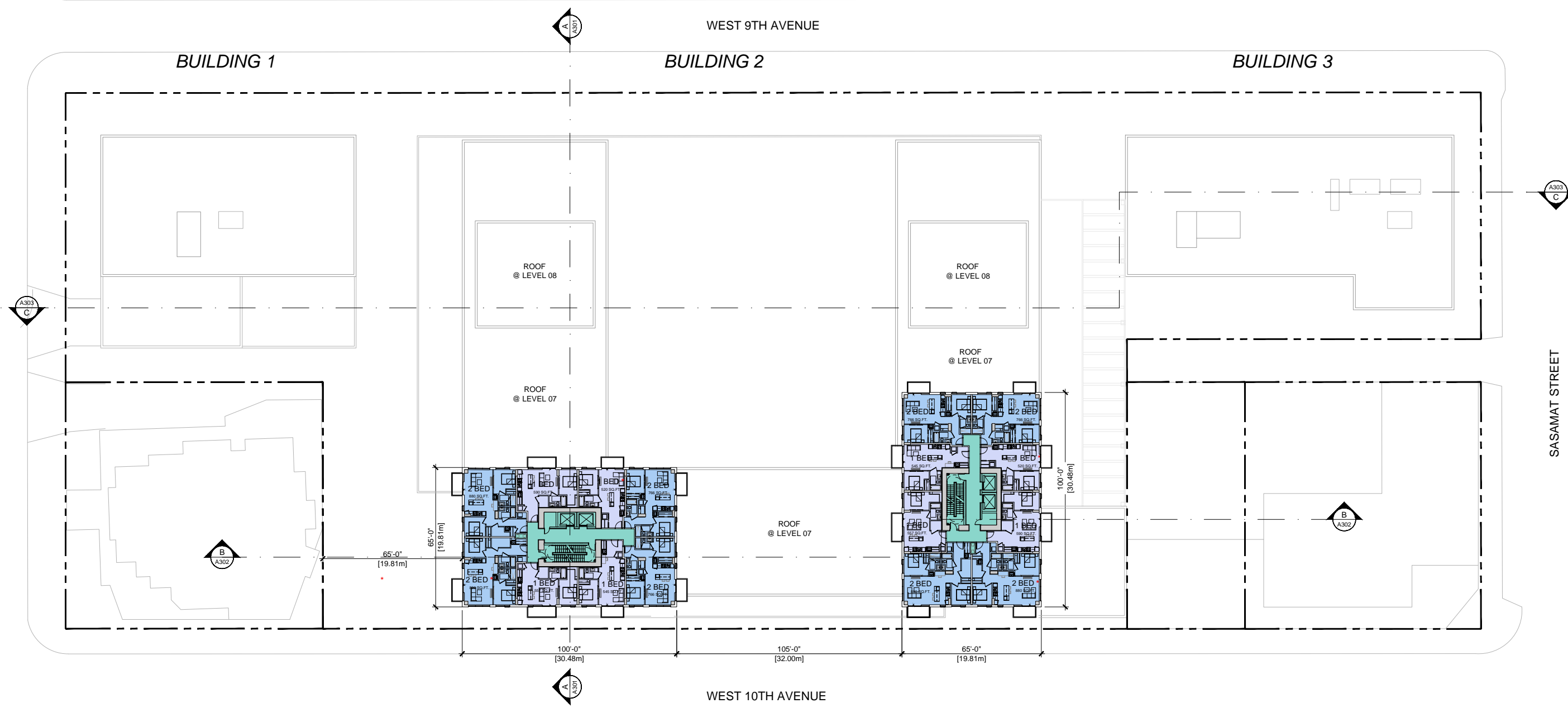
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[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

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Revisions	YYYY-MM-DD	

Seal  
**4545 WEST  
10TH AVENUE**  
**VANCOUVER, BC**

Project  
**LEVELS 08-17  
PLAN**

Drawing  
 Scale 1" = 50'  
 Project 221033  
 Sheet **A 210**





LEGEND	
[Yellow Box]	RETAIL
[Orange Box]	GROCERY
[Grey Box]	SERVICE
[Green Box]	AMENITY
[Light Blue Box]	RESIDENTIAL
[Light Blue Box]	STUDIO
[Medium Blue Box]	1 BEDROOM
[Dark Blue Box]	2 BEDROOM
[Darkest Blue Box]	3 BEDROOM
[Red Star]	MIRHPP UNIT

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01 ISSUED FOR RZ 2023/08/18

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Seal

**4545 WEST  
10TH AVENUE  
VANCOUVER, BC**

Project

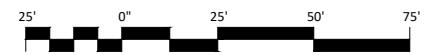
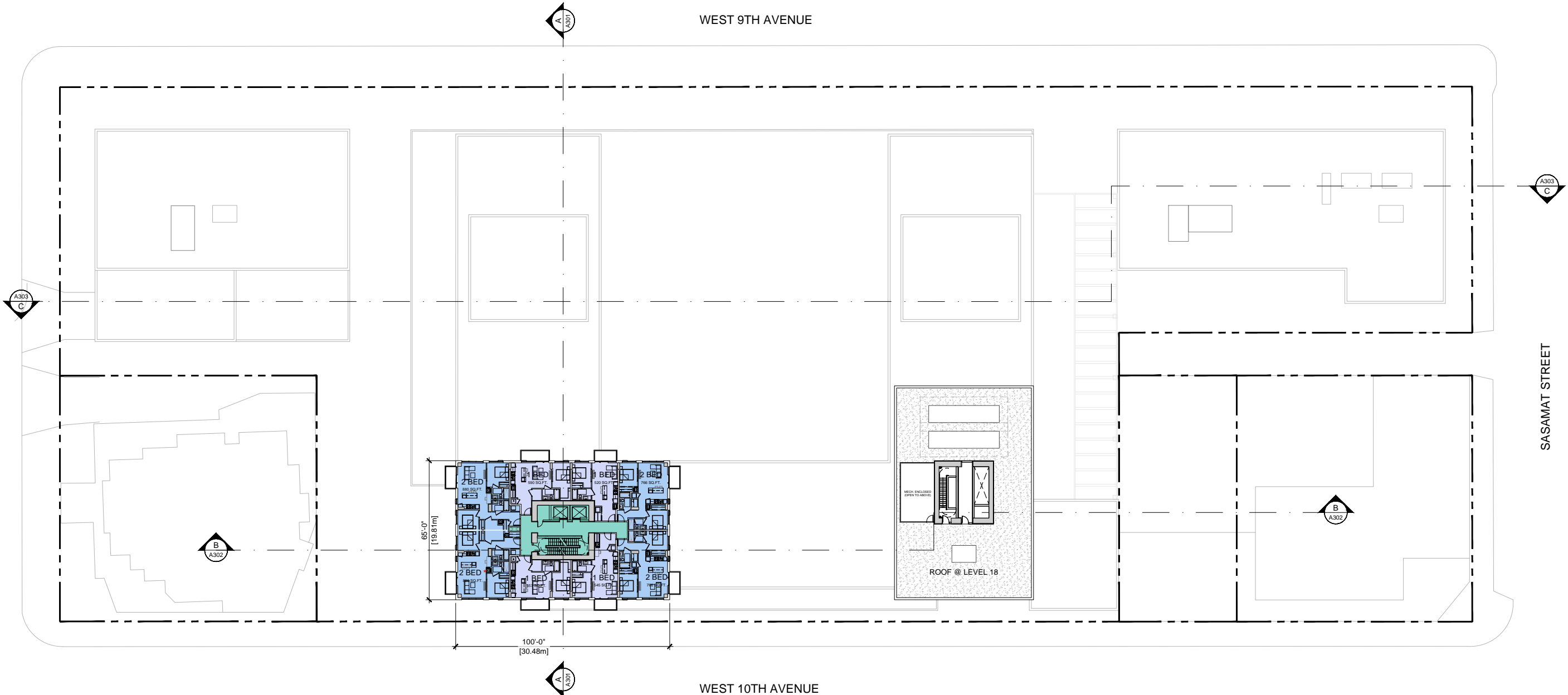
**LEVELS 18-19  
PLAN**

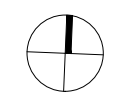
Drawing

Scale 1" = 50'

Project 221033

Sheet **A 211**





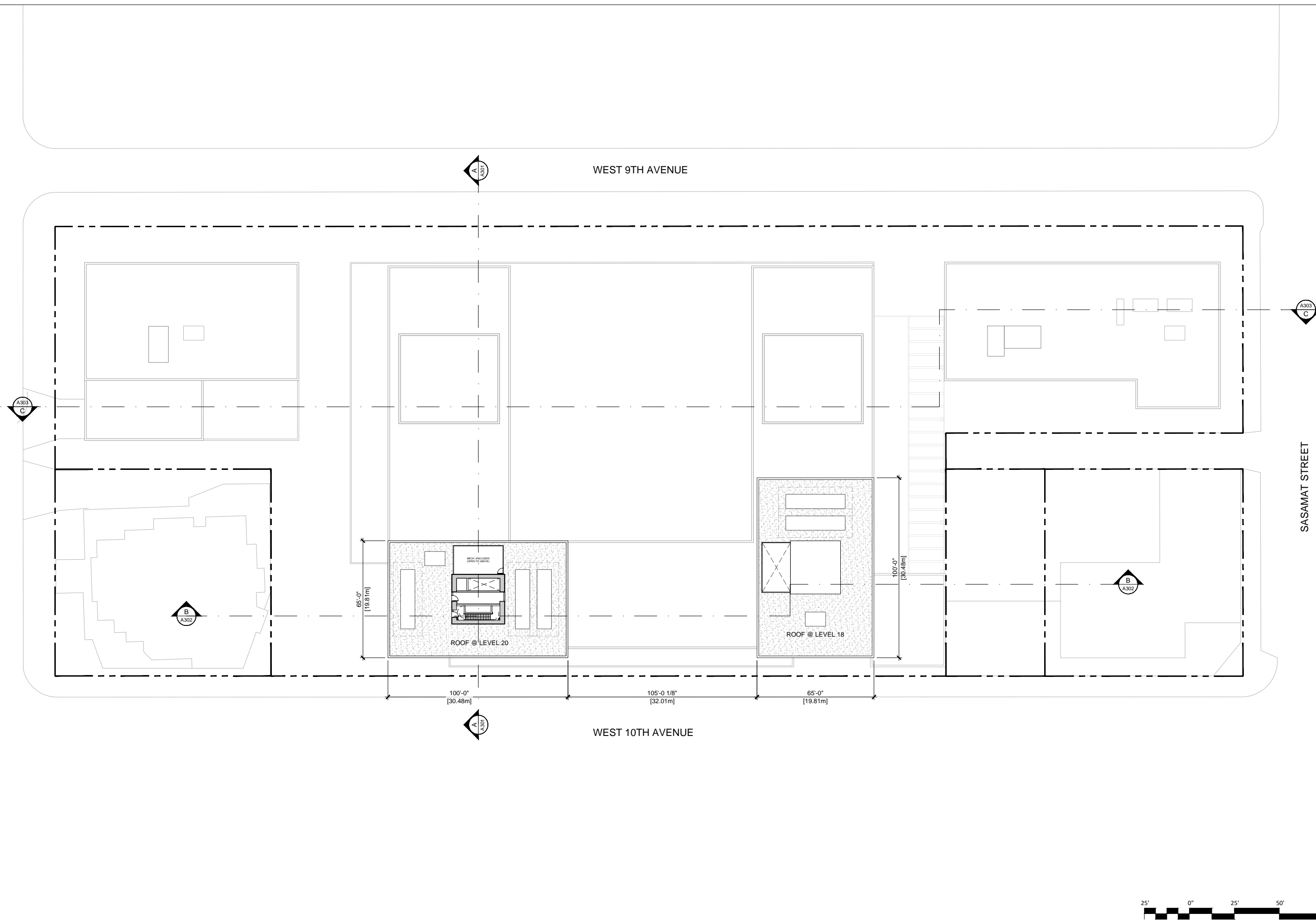
02	RE-ISSUED FOR RZ 2023/10/11
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Revisions	YYYY-MM-DD

Seal

**4545 WEST  
10TH AVENUE**  
VANCOUVER, BC

Project  
**ROOF LEVEL**

Drawing  
Scale 1" = 50'  
Project 221033  
Sheet **A 212**

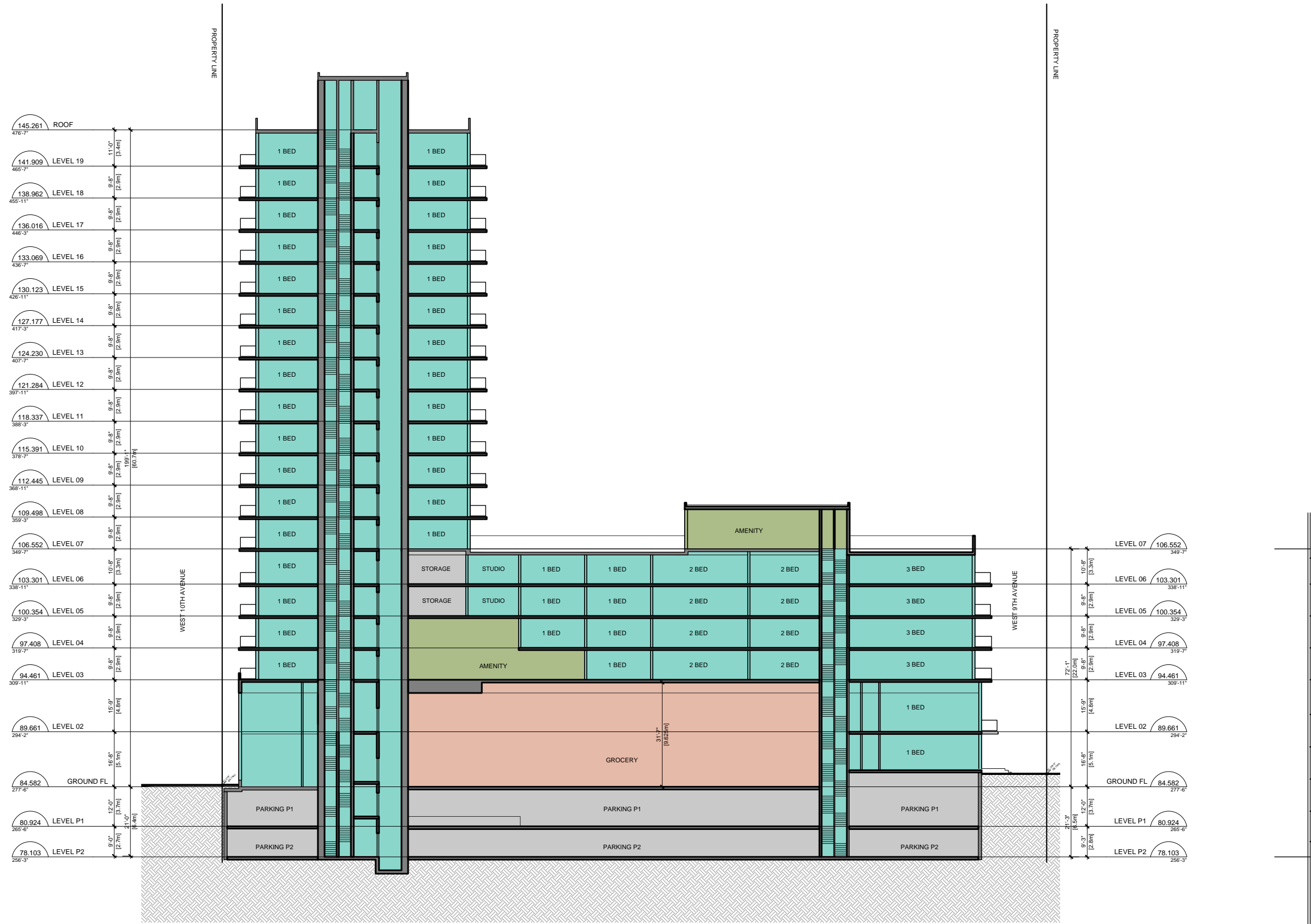




LEGEND	
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[Orange Box]	GROCERY
[Grey Box]	SERVICE / PARKING
[Green Box]	AMENITY
[Teal Box]	RESIDENTIAL

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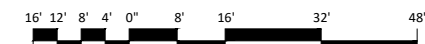
Seal  
**4545 WEST 10TH AVENUE**

VANCOUVER, BC  
Project

**SECTION A-A**

Drawing  
Scale 1/32" = 1'-0"  
Project 221033

Sheet **A 401**



LEGEND	
[Yellow Box]	RETAIL
[Orange Box]	GROCERY
[Grey Box]	SERVICE / PARKING
[Green Box]	AMENITY
[Teal Box]	RESIDENTIAL

02 RE-ISSUED FOR RZ 2023/10/11  
01 ISSUED FOR RZ 2023/08/18

Revisions	YYYY-MM-DD

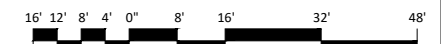
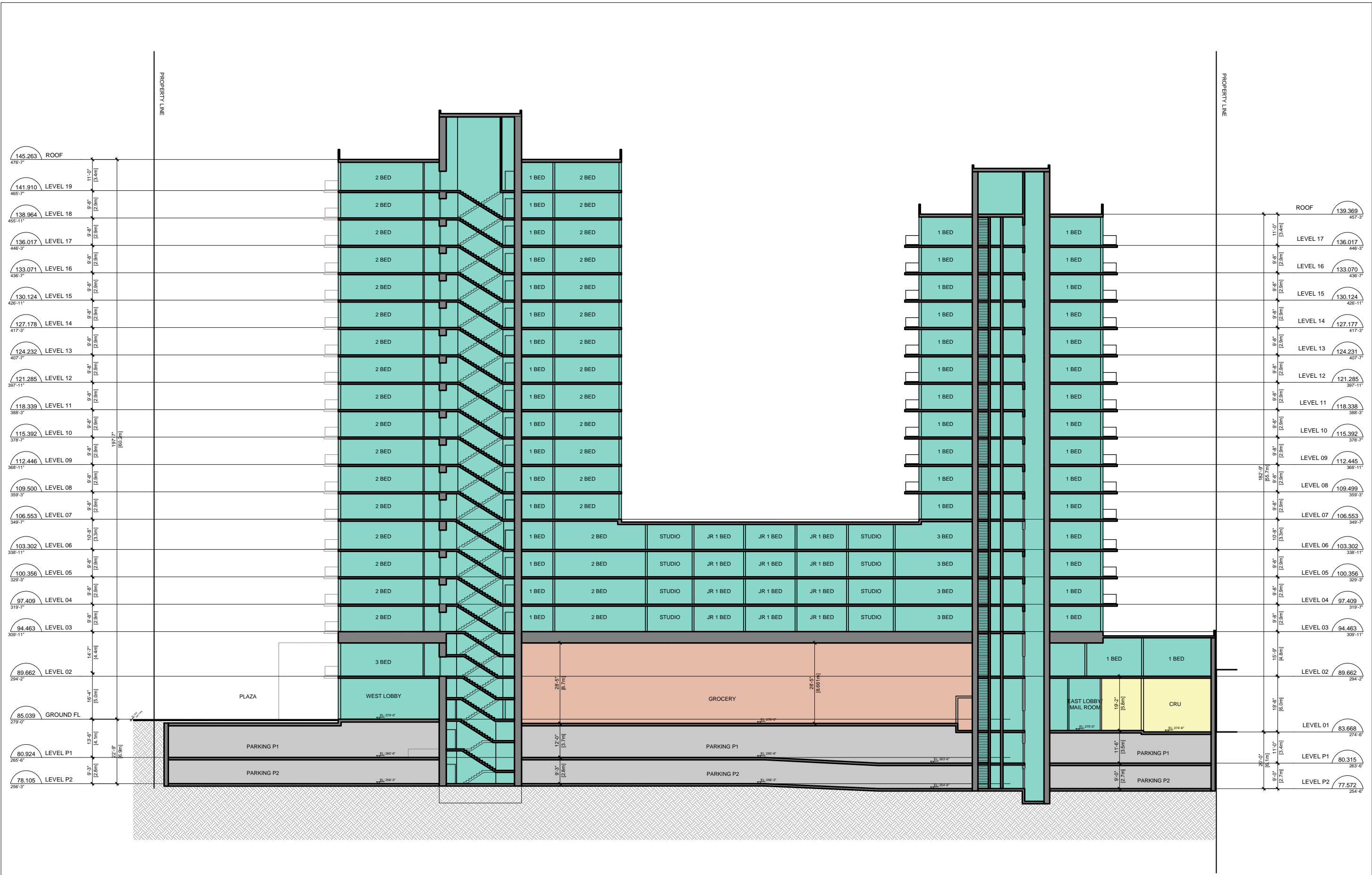
Seal  
**4545 WEST 10TH AVENUE**

VANCOUVER, BC  
Project

**SECTION B-B**

Drawing  
Scale 1/32" = 1'-0"  
Project 221033

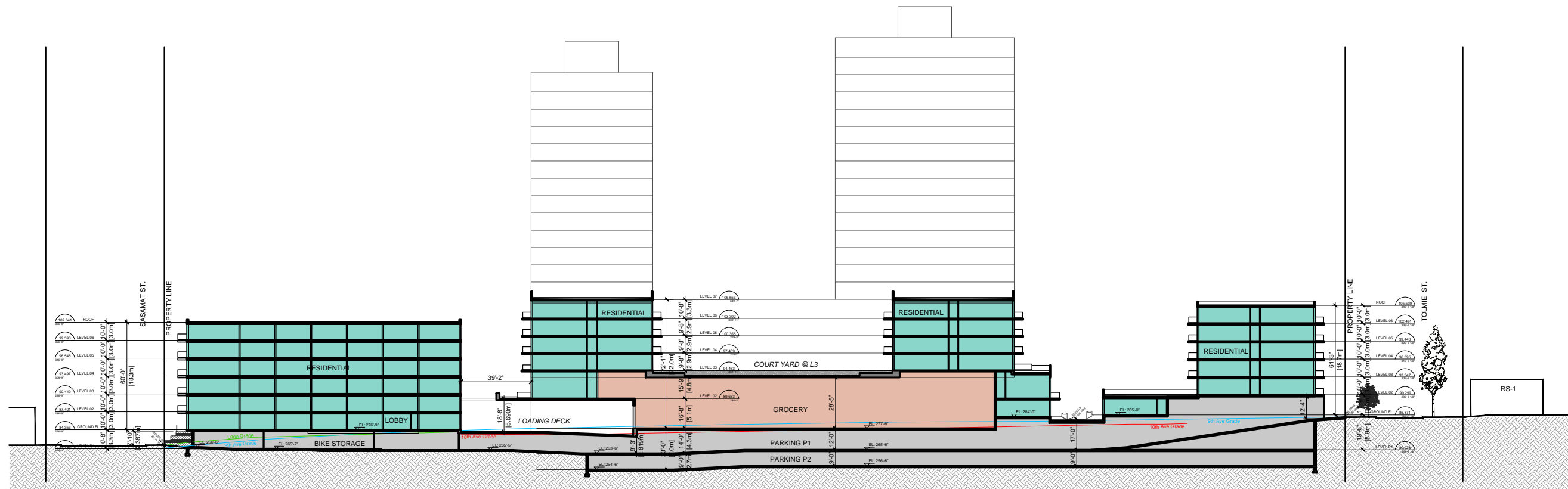
Sheet **A 402**



LEGEND	
	RETAIL
	GROCERY
	SERVICE / PARKING
	AMENITY
	RESIDENTIAL

02 RE-ISSUED FOR RZ 2023/10/11  
01 ISSUED FOR RZ 2023/08/18

Revisions YYY-MM-DD



Seal

**4545 WEST 10TH AVENUE**

VANCOUVER, BC  
Project

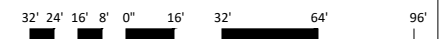
**SECTION C**

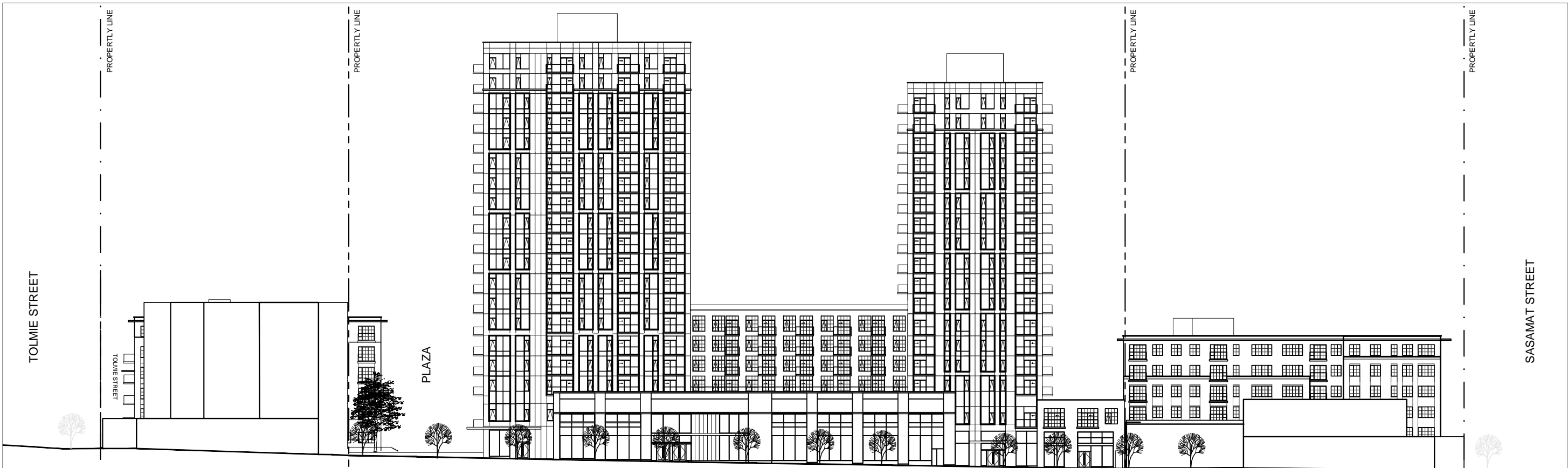
Drawing

Scale 1/64" = 1'-0"

Project 221033

Sheet **A 403**



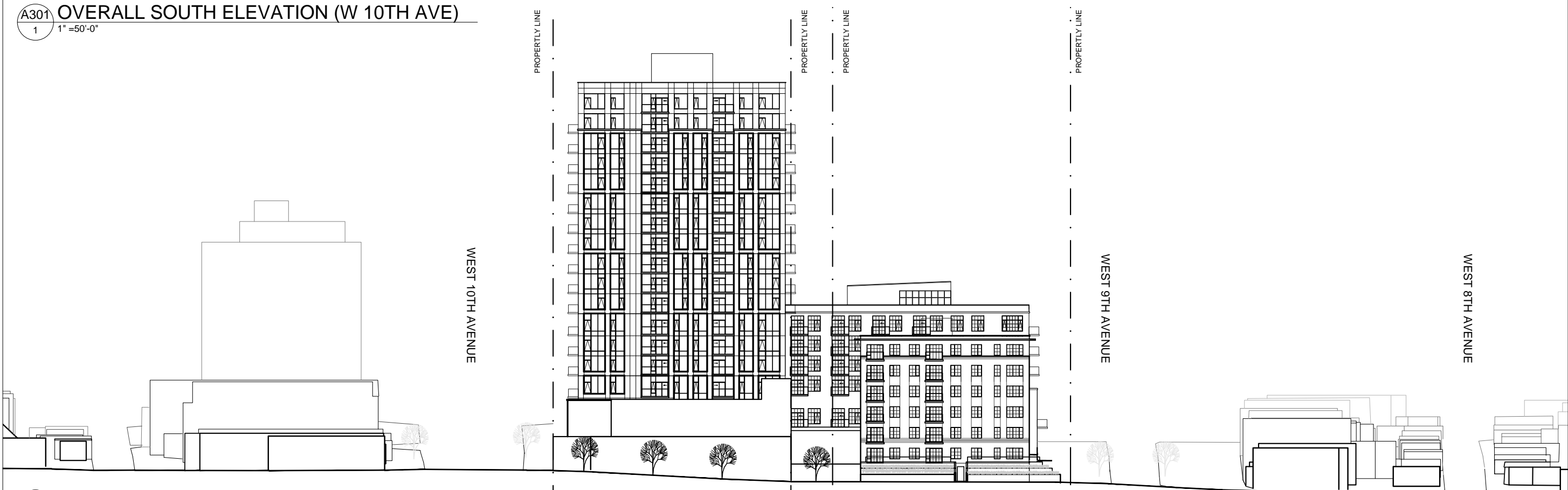


BUILDING 1 behind

BUILDING 2

BUILDING 3 behind

**A301**  
1  
OVERALL SOUTH ELEVATION (W 10TH AVE)  
1" = 50'-0"



BUILDING 2 behind

BUILDING 3

**A301**  
2  
OVERALL EAST ELEVATION (SASAMAT ST)  
1" = 50'-0"

02 RE-ISSUED FOR RZ 2023/10/11  
01 ISSUED FOR RZ 2023/08/18

Revisions YYYY-MM-DD

Seal  
**4545 WEST 10TH AVENUE**

VANCOUVER, BC  
Project

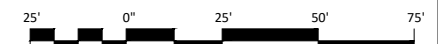
**OVERALL ELEVATIONS**

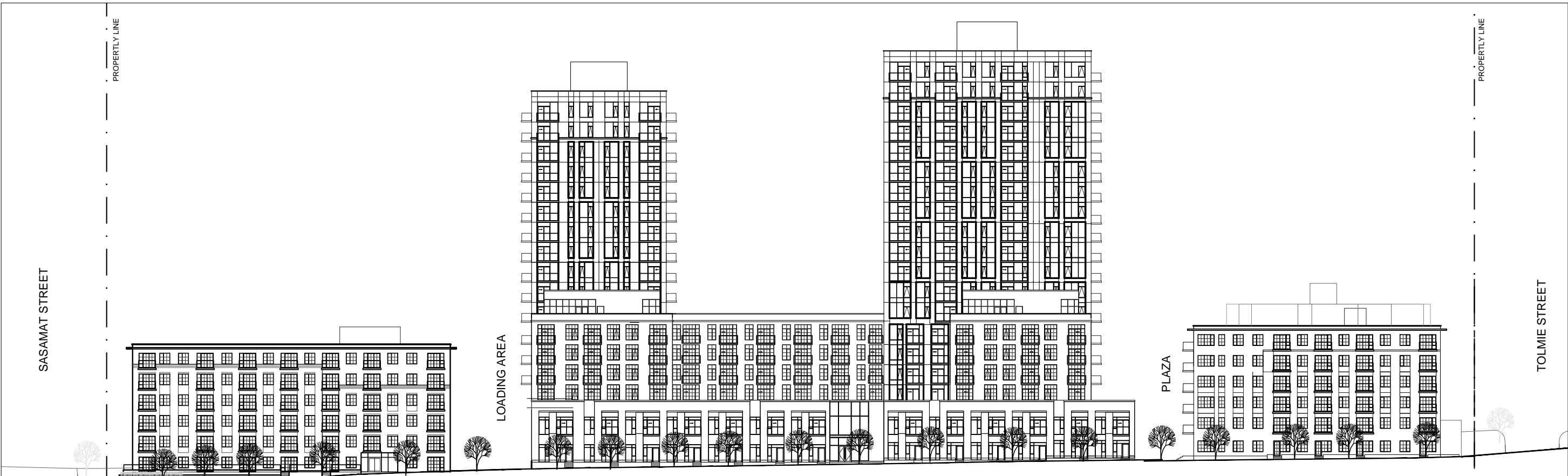
Drawing

Scale 1" = 50'

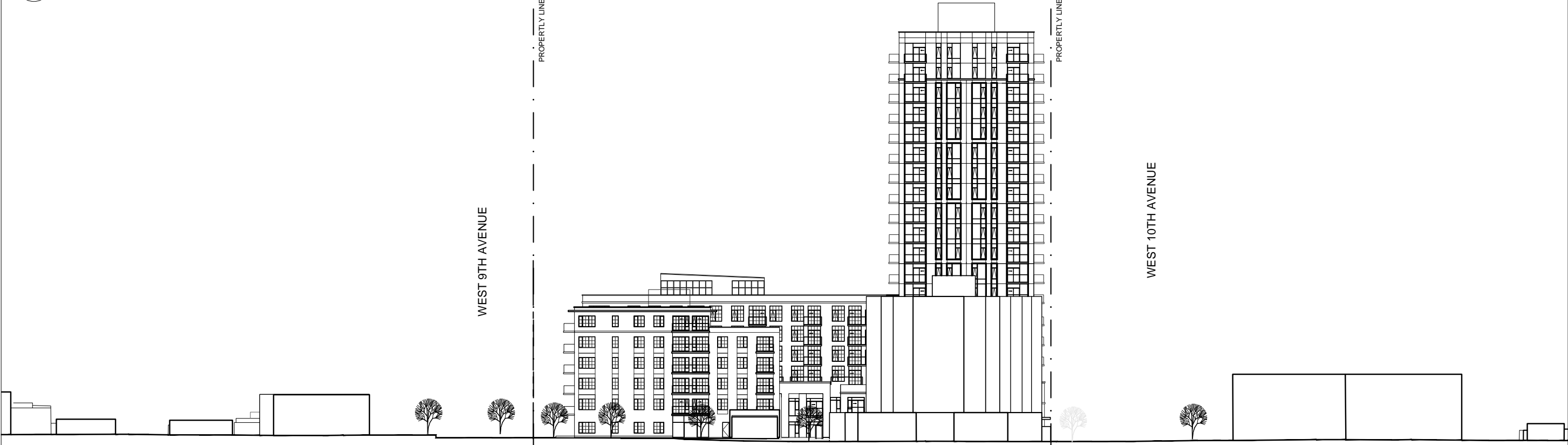
Project 221033

Sheet **A 301**





**A302 OVERALL NORTH ELEVATION (W 9TH AVE)**  
1 1" = 50'-0"



**A302 OVERALL WEST ELEVATION (TOLMIE ST)**  
2 1" = 50'-0"

02 RE-ISSUED FOR RZ 2023/10/11  
01 ISSUED FOR RZ 2023/08/18

Revisions	YYYY-MM-DD

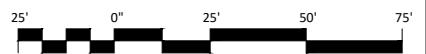
Seal  
**4545 WEST 10TH AVENUE**

VANCOUVER, BC  
Project

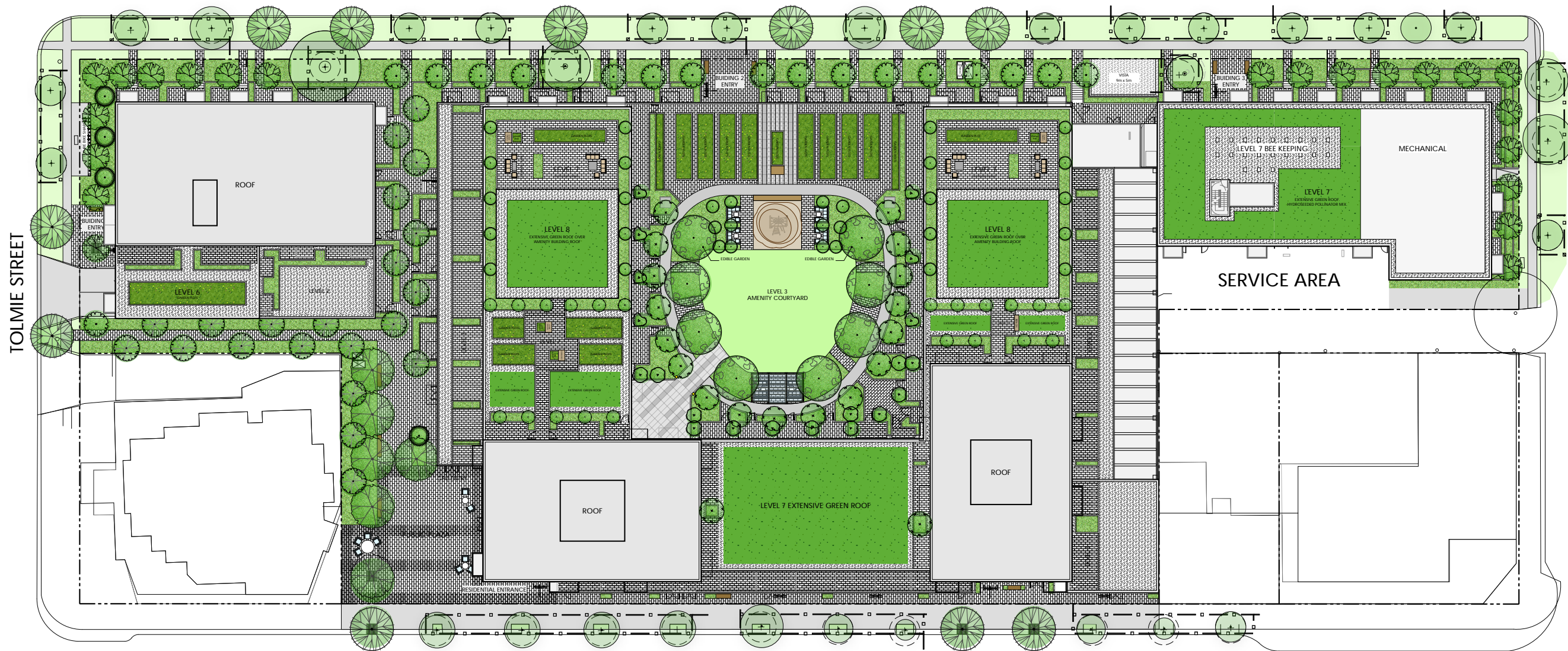
**OVERALL ELEVATIONS**

Drawing  
Scale 1" = 50'  
Project 221033

Sheet **A 302**

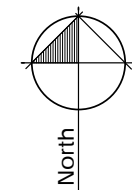


WEST 9TH AVENUE



SASAMAT STREET

WEST 10TH AVENUE



2	Aug 18-2023	Rezoning
1	May 20-2023	Open House
no.:	date:	Item:
Revisions:		

**dk** Durante Kreuk Ltd.  
 102 - 1637 West 6th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dk.bc.ca

Project:  
**4545 WEST 10TH AVENUE  
 VANCOUVER, BC**

**DESIGN RATIONALE**

The landscape design aims to create interesting outdoor spaces and programming for the West Point Grey community, residents, and various user groups to enjoy and benefit from. Amenities available to the public are a supermarket, a cafe, a public corner plaza, future bike share stalls, bike racks, seating opportunities, etc. Semi-public amenities available to the residents include, garden plots, edible gardens, children play areas, outdoor living spaces, a trellis with vines, an open lawn area for flex use, outdoor seating areas, etc. A mix of evergreen and deciduous trees and shrubs will create a softer ambiance and seasonal interest throughout the project.

The proposed landscape planting incorporates canopy/habitat stratification with tree and shrub planting. The design retains 31 existing trees onsite and offsite. In total 185 new trees are proposed. Of this number, 174 trees are proposed within the property and 11 are to be planted in the city boulevards. Trees are selected from the "Urban Tree List for Metro Vancouver in a Changing Climate". The plant palette aims to maximize ecosystem services by utilizing native and adaptive plants, plants that attract birds and insects, and edible species. This includes a combination of evergreen and deciduous shrubs, perennials, and intensive/extensive green roof systems.

**DRAWING LIST**

DRAWING NAME	DRAWING SCALE
L-1.01 OVERALL LANDSCAPE PLAN	1" = 24' 0" (1:288)
L-1.02 GROUND LEVEL LANDSCAPE PLAN	1" = 24' 0" (1:288)
L-1.03 LEVEL 2 AND 3 LANDSCAPE PLAN	1" = 24' 0" (1:288)
L-1.04 LEVEL 6, 7 AND 8 LANDSCAPE PLAN	1" = 24' 0" (1:288)
L-1.05 SOIL DEPTH PLAN	1" = 24' 0" (1:288)
L-1.06 VEGETATIVE COVER AND TREE CANOPY PLAN	1" = 24' 0" (1:288)
L-2.01 LANDSCAPE SECTIONS	1" = 4' 0" (1:96)

**MATERIALS LEGEND**

- OFF-SITE, CIP CONCRETE PAVING.  
Colour: Natural. Finish: Light Broom. (to City Standards).
- BROADWAY UNIT PAVER BY UNILOCK.  
Colour: Charcoal and Natural. Size: 12" X 6" X 4"
- MANHATTAN VIBROPRESSED SLABS BY NEW STONE GROUP.  
Colour: Natural. Size: 12" x 24" x 2".
- GRAVEL.
- SHRUB PLANTING.
- SOD LAWN. Non-netted sand based turf.
- EXTENSIVE GREEN ROOF SYSTEM.
- GARDEN PLOTS.
- POURED IN PLACE RUBBER SAFETY SURFACE.
- PROPERTY LINE.
- PLANTER WALLS/CURBS.
- LANDSCAPE GATES.
- PRE FABRICATED PLAY EQUIPMENT. Refer to cutsheets.
- EXISTING TREE AND TREE PROTECTION FENCE. Refer to arborist report.

**REFERENCE IMAGES**



Drawn by:	RSS
Checked by:	PK
Date:	August 2023
Scale:	1" = 24' 0"
Drawing Title:	<b>OVERALL LANDSCAPE PLAN</b>

Project No.:  
**22009**  
 Sheet No.:

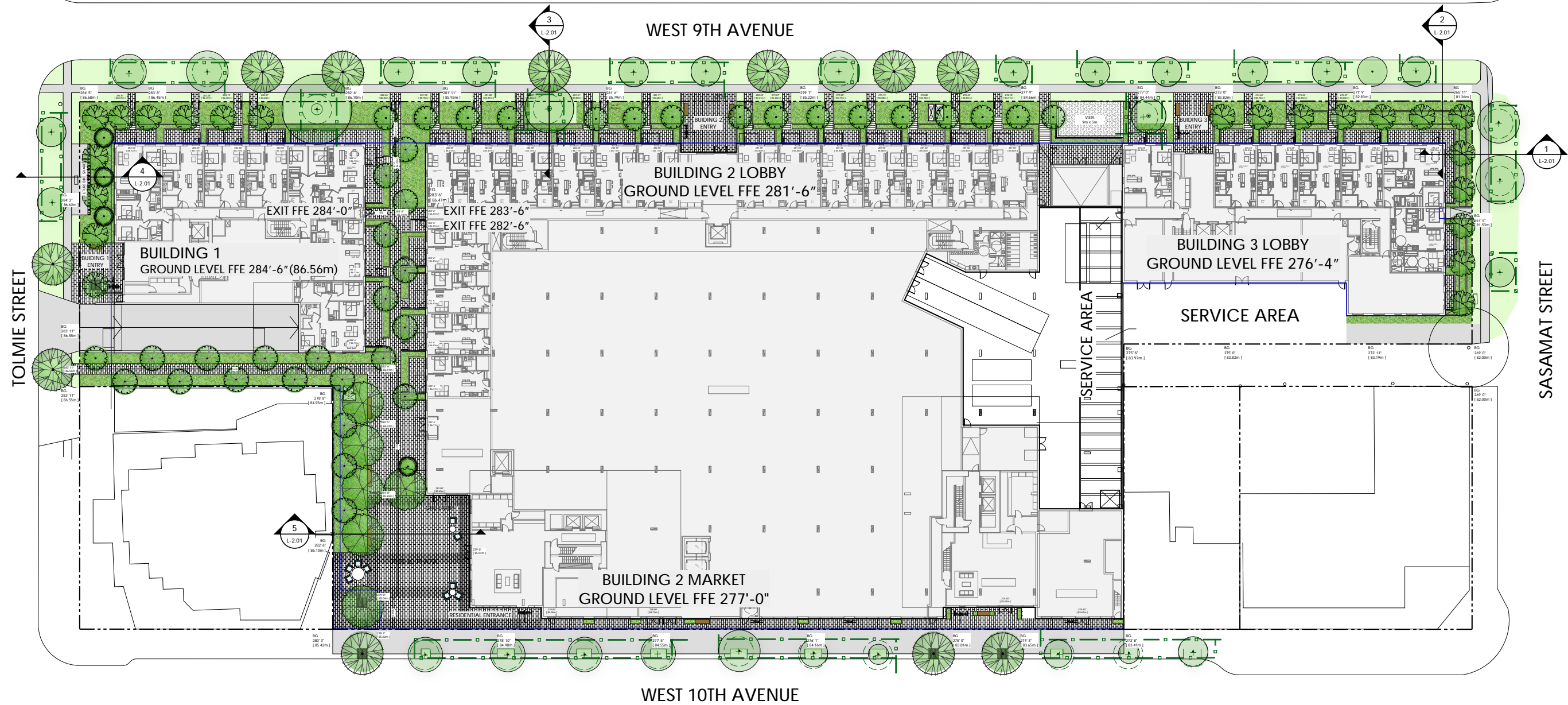


# LANDSCAPE - GROUND FLOOR

4545 West  
10th Avenue

Rezoning  
Booklet

November  
2023

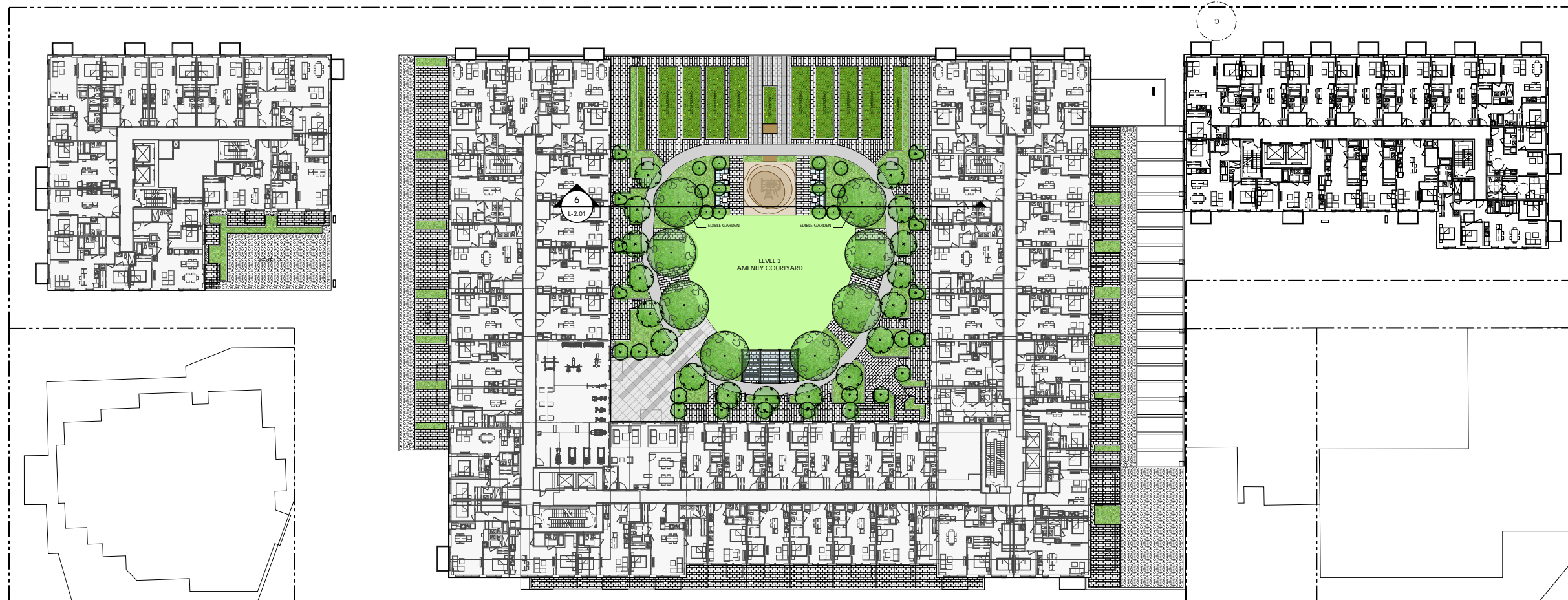


# LANDSCAPE - LEVEL 3

4545 West  
10th Avenue

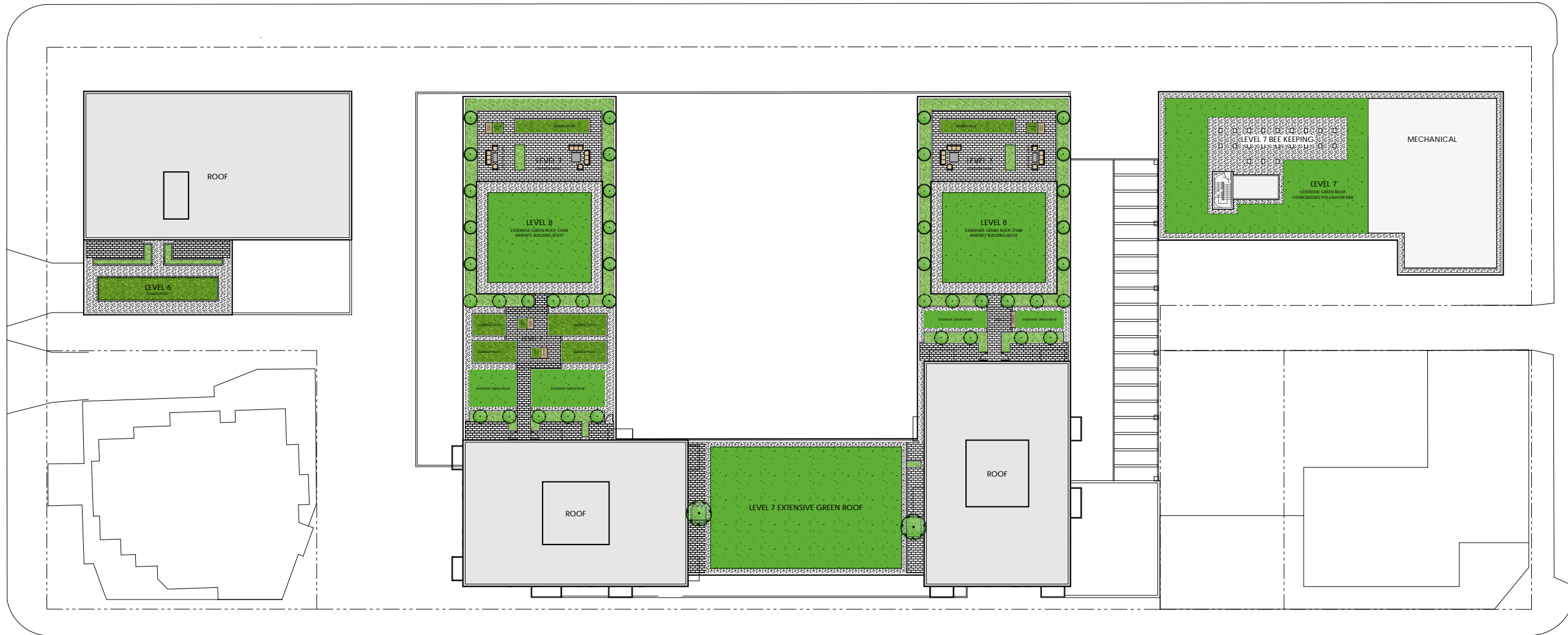
Rezoning  
Booklet

November  
2023





# LANDSCAPE - LEVEL 7



# RENDER - WEST 10TH AVE. AERIAL

4545 West  
10th Avenue

Rezoning  
Booklet

November  
2023



Perspective from above W10th Avenue & Tolmie Street

RENDER - WEST 9TH AVE. AERIAL



4545 West  
10th Avenue

Rezoning  
Booklet

November  
2023

Perspective from above W9th Avenue & Tolmie Street

RENDER - WEST 10TH AVE.

4545 West  
10th Avenue

Rezoning  
Booklet

November  
2023



RENDER - WEST 9TH AVE.



4545 West  
10th Avenue

Rezoning  
Booklet

November  
2023

Perspective from W9th Avenue & Sasamat Street

**4545 West 10th Avenue**

SUBMITTED BY: MUSSON CATTELL MACKEY ARCHITECTS DESIGNERS PLANNERS  
SUBMITTED TO: CITY OF VANCOUVER  
SUBMITTED ON: NOVEMBER, 2023



Musson  
Cattell  
Mackey  
Partnership

**Musson Cattell Mackey Partnership  
Architects Designers Planners**

<http://mcmparchitects.com>