



469-483 E10th Avenue

REZONING BOOKLET

CITY OF VANCOUVER
APRIL 2024

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1.0 INTRODUCTION



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#300 - 397 West 7th Avenue
Vancouver BC V5Y 1M2
(604) 781-2449
www.fastmark.ca



April 1, 2024

City of Vancouver
Planning, Urban Design & Sustainability
West Annex, 515 West 10th Avenue
Vancouver, BC V5Y 1V4

Attention: Desiree Drewitt – Senior Planner

To Whom It May Concern,

Re: Rezoning Application Submission 469-483 East 10th Avenue, Vancouver

Fastmark is pleased to formally submit a Rezoning Application to the City of Vancouver for the properties located at 469-483 East 10th Avenue. This application proposes to replace 3 single family homes with a new 17-storey rental tower development comprising of 139 secured market and below-market rental units. The proposal supports the approved Broadway Plan’s vision to introduce opportunities for diverse rental housing forms with below-market units in areas closer to rapid transit. The proposed development has been designed to meet and deliver on the policies noted in Section 10.25 Mount Pleasant RT Areas – Area B (MRTB). With the site’s convenient proximity to major bus and rapid transit lines, the proposed project would meaningfully benefit the surround area by providing much needed rental housing. The 469-483 East 10th development aims to build off the momentum from our existing application one block away located at 523-549 East 10th Avenue and further establishes our commitment to the neighbourhood. Thank you for your consideration of our application, we look forward to working with City staff on this proposal.

Yours truly,

Hans C. Fast
President
Fastmark





ARCHITECT



GBL Architects is a Vancouver based architectural firm, recognized as leaders in residential, commercial and mixed use design, as well as complex multi-phased master planned developments. Established in 1982 with now over 70 dedicated design-driven staff, GBL has built its reputation on high quality design through providing full range of architectural and interior design services to the private and public sectors

LANDSCAPE ARCHITECTS



Durante Kreuk is an award winning landscape architecture firm with over 30 years of experience both private and public realms of design and development. DK uses broad perspectives and diverse thinking as their keys to creating a wide range of sustainable, people-focused urban places. Furthermore, DJ approaches a style of collaboration that nurtures the freedom to explore and push boundaries for all.

PROJECT TEAM

ARCHITECTS:

GBL ARCHITECTS
300-224 West 8th Ave
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ENVELOPE:

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611 Bent Court
New Westminster, BC V3M 1V3

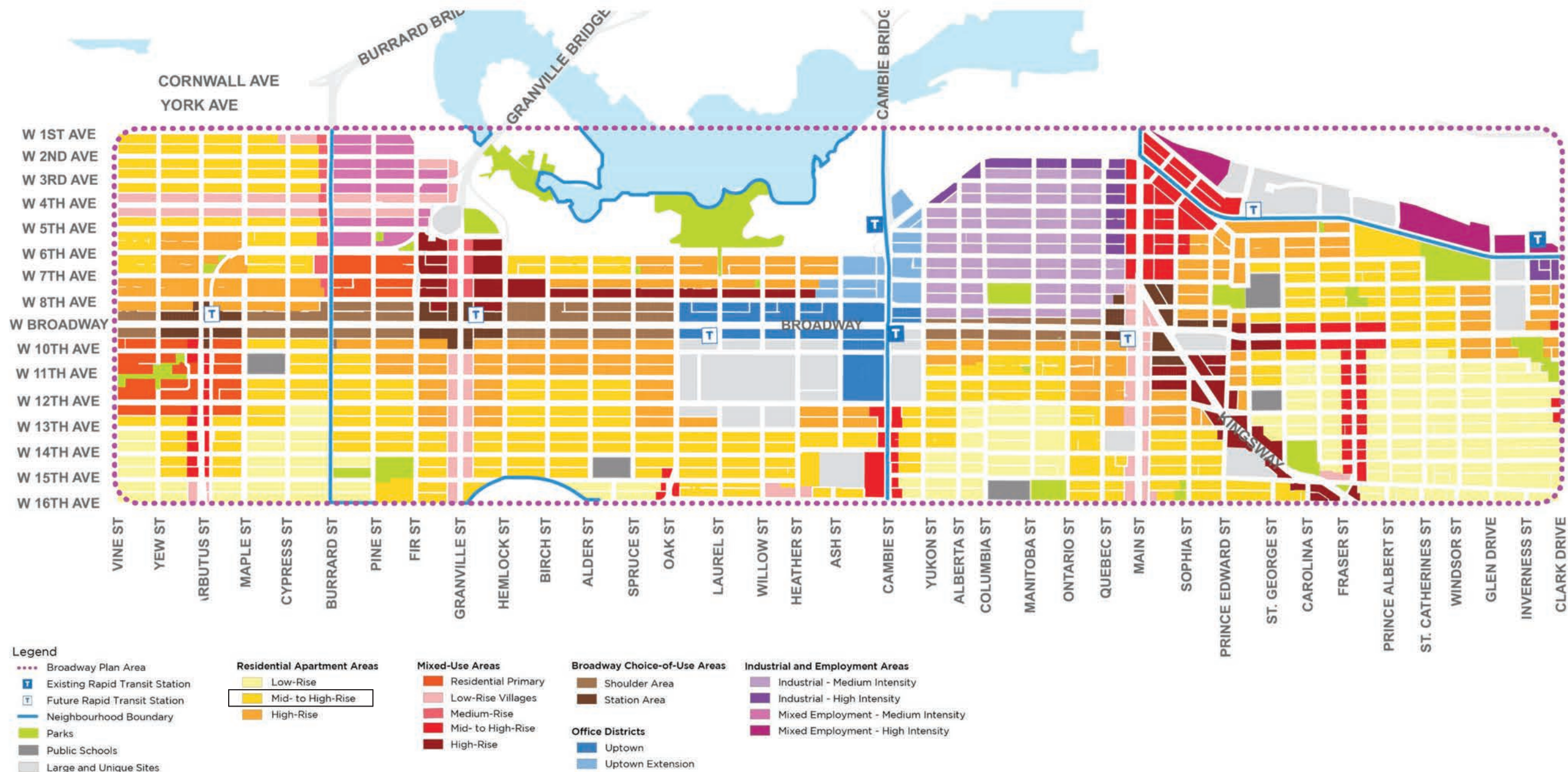
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The Broadway Plan aims to recognize the living culture and history of the Musqueam, Squamish and Tsleil-Waututh Nations. In March 2019, the City of Vancouver launched a planning process to create a comprehensive area plan for Broadway between Clark Drive to Vine Street and 1st Avenue to 16th Avenue. The 30 year plan is focused on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway line in the neighbourhoods of Mount Pleasant, Fairview, and Kitsilano. The Broadway Plan was approved by City Council in June 2022. The Broadway Plan seeks to create a balance between providing new rental supply, providing options for retention and renewal, and minimizing displacement impacts by ensuring renters can remain in their neighbourhoods at affordable rents.

The Broadway Plan provides a guideline to guide growth, positive change, and public benefits in the Broadway neighborhood over 30 years. The plan is a great opportunity to integrate additional housing, jobs, shops, services, and amenities close to fast transit to create inclusive and affordable transit oriented neighborhoods.

REZONING INTENT

The property is located on E10th Ave, between Guelph St and St. George St, consisting of 3 legal lots currently improved with 3 single family homes. The proposed resolved legal boundaries encompass a site area of 17,378 ft2.

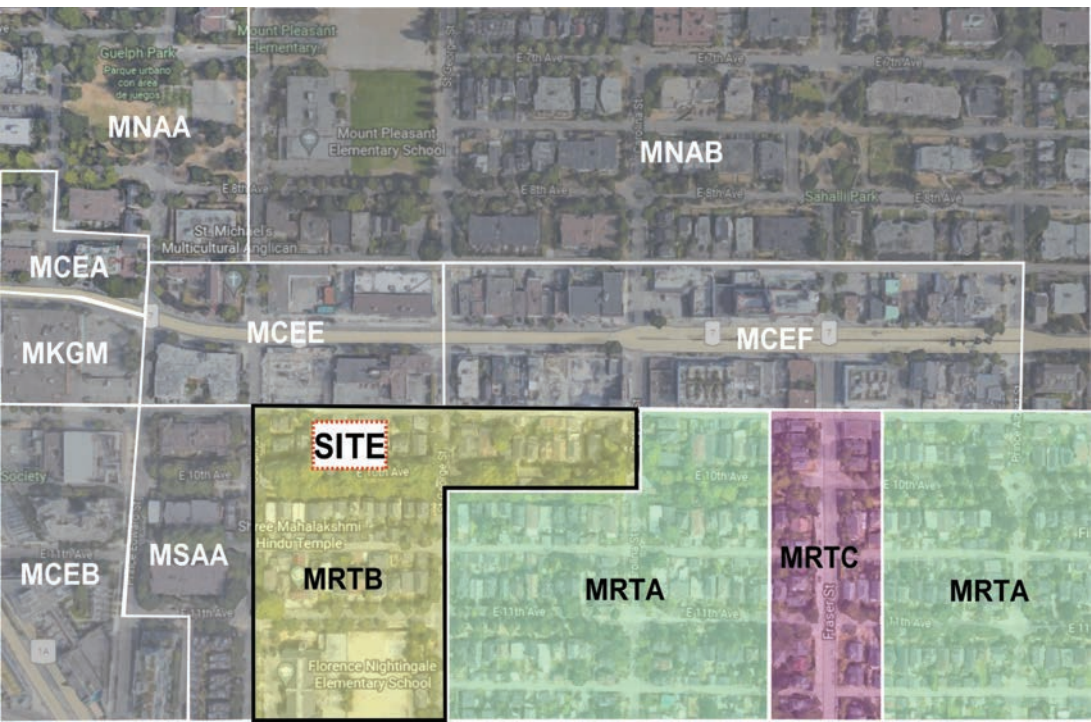
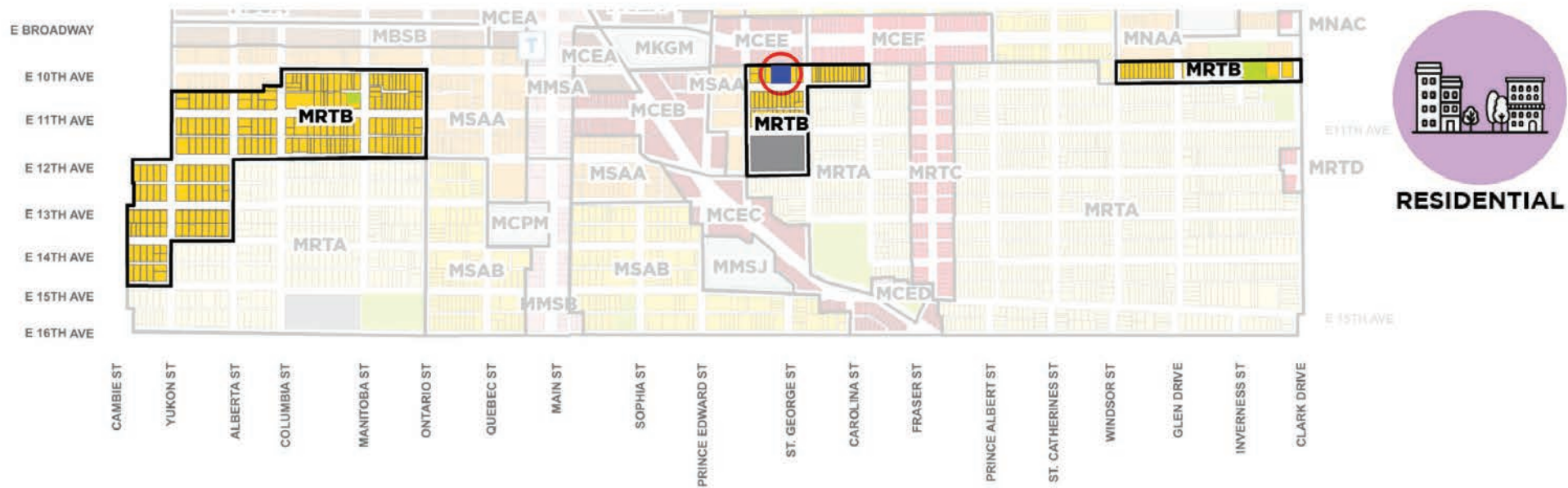
The intent is to develop the RT-5 site into a 17-Storey building containing 138 residential units, 110 of which are market rental and 28 of which are secured below-market rental (20% of the net residential floor area).

30 residential parking stalls and 2 visitor parking stalls are accommodated within 2 below-grade parking levels. 415 Class A parking stalls are provided on P1 and 8 covered Class B visitor bicycle stalls are provided at grade.

On-site amenities include a gym, co-work space and social lounge, outdoor fitness areas, urban agriculture planters, outdoor play area, rooftop deck, dog run, dog wash, outdoor yoga space, outdoor cardio stations, outdoor ping pong table, bocce ball, catenary lights, green walls and a large scale mural opportunity for local artists

The proposal supports the approved Broadway Plan’s vision to introduce opportunities for diverse rental housing forms with below-market units in areas closer to rapid transit. The proposed development has been designed to meet and deliver on the policies noted in Section 10.25 Mount Pleasant RT Areas – Area B (MRTB).

Mount Pleasant RT Areas - Plan B - Broadway Plan **MRTB**



MRTB Areas - Site Location - Broadway Plan

Mount Pleasant RT Areas are to enhance walkability, primarily residential areas with more diverse housing options by providing opportunities for new rental housing, including off-arterial locations, while fostering a mix of buildings types as the areas grow and evolve.

- Primarily Residential areas
- Encourage local-serving shops and services integrated with new apartment buildings (Child Care)
- Improve the walking, rolling, and cycling environment on Fraser Street.
- Introduce opportunities for diverse rental housing forms with below-market units in areas closer to rapid transit.



The site is located within the MRTB Area of the Broadway Plan which allows for secured rental housing and retail/service. 20% of the net residential floor area must be at below-market rents.

The Broadway Plan was approved by Council on June 22. The plan is in effect as of September 1, 2022.

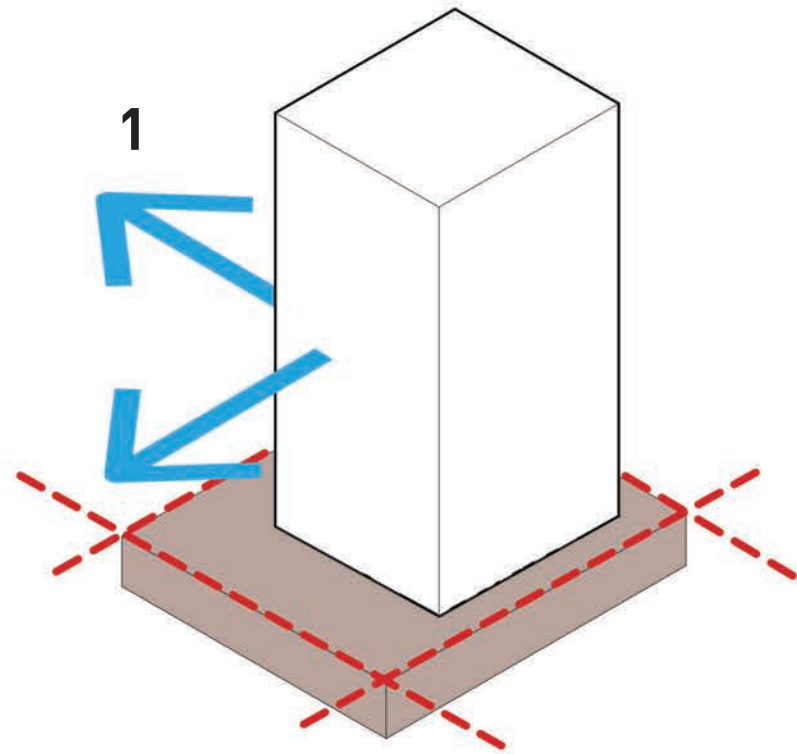
The property is a mid-block site with 141' frontage, allowing for 5.5 FSR and an 18 storey tower.

Policy Area	Mount Pleasant RT Areas - Area B		MRTB
Uses	Residential, retail/service		
Option/Tenure	Secured rental housing		
Max Height	18 storeys	3-6 storeys	
Max Density	5.5 FSR	1.0-2.7 FSR	
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	
Notes	- Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details). - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	- Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2. - See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. - Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)	

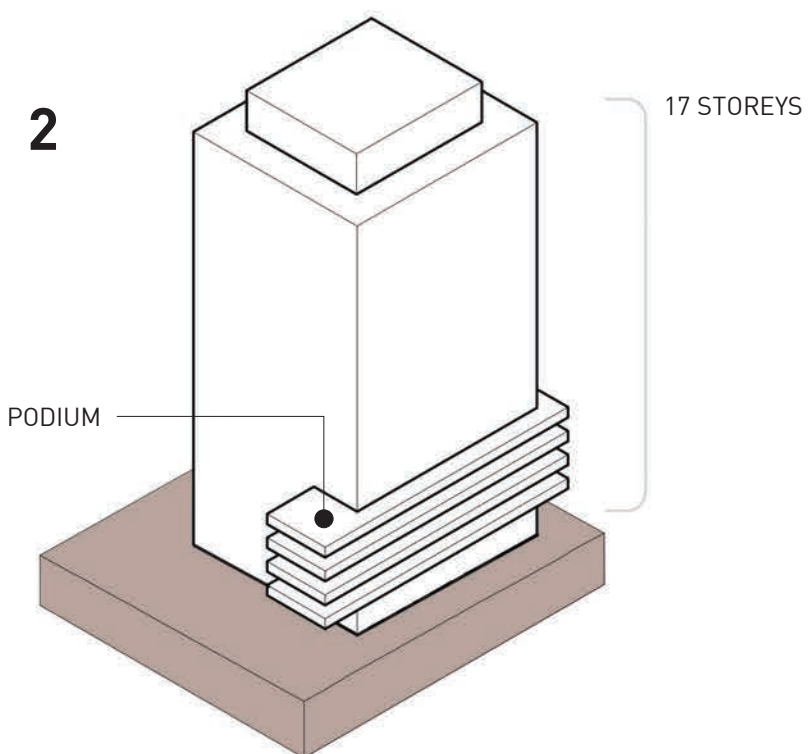
Additional Policies (from the Broadway Plan)

-There will be a maximum of two towers per block (street to street, including any laneways). However, for the northern block faces along 11th Avenue between St. George and Carolina Street, number of towers per block shall be counted in conjunction with the remainder of the block located in Mount Pleasant South Apartment Area A. For the northern block faces along 10th Avenue between Guelph Street and Carolina Street, only one tower will be allowed on the Mount Pleasant RT Area B block face. Between Cambie and Yukon streets, towers located outside of the Mount Pleasant RT Area B boundaries will not be included in counting the number of towers per block.

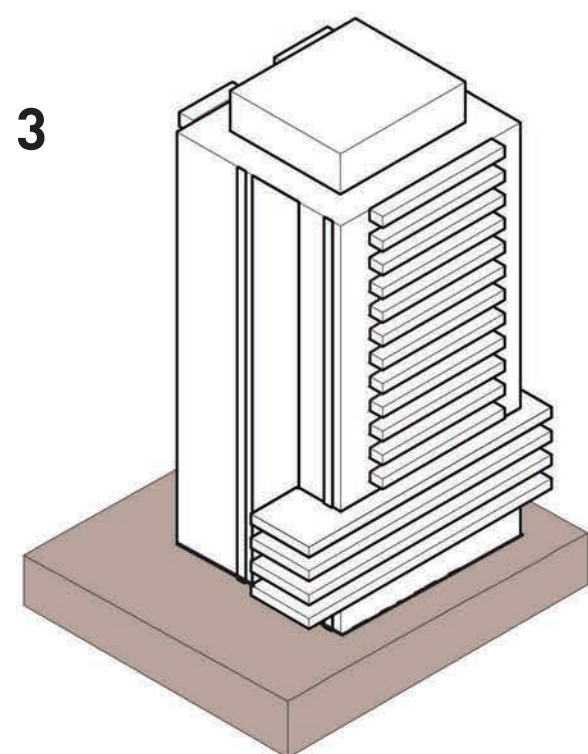
	Allowed	Proposed
Policy Area	Mount Pleasant RT Areas - Area B	
Uses	Residential, retail/service	Residential
Option/Tenure	Secured Rental housing	Secured Rental housing
Max.Height	18 storey	17 storey
Max. Density	5.5 FSR	5.5 FSR
Towers per Block	One Tower per Block	A tower is proposed with a 4 story podium
Min. Frontage	45.7m (150ft.)	43.0m (141ft.)



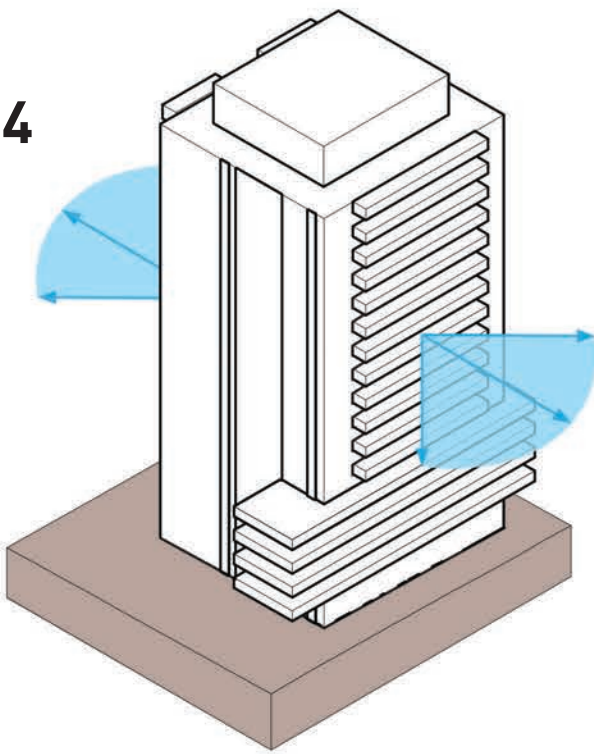
1
PLACEMENT ALLOWS FOR FUTURE TOWER DEVELOPMENT



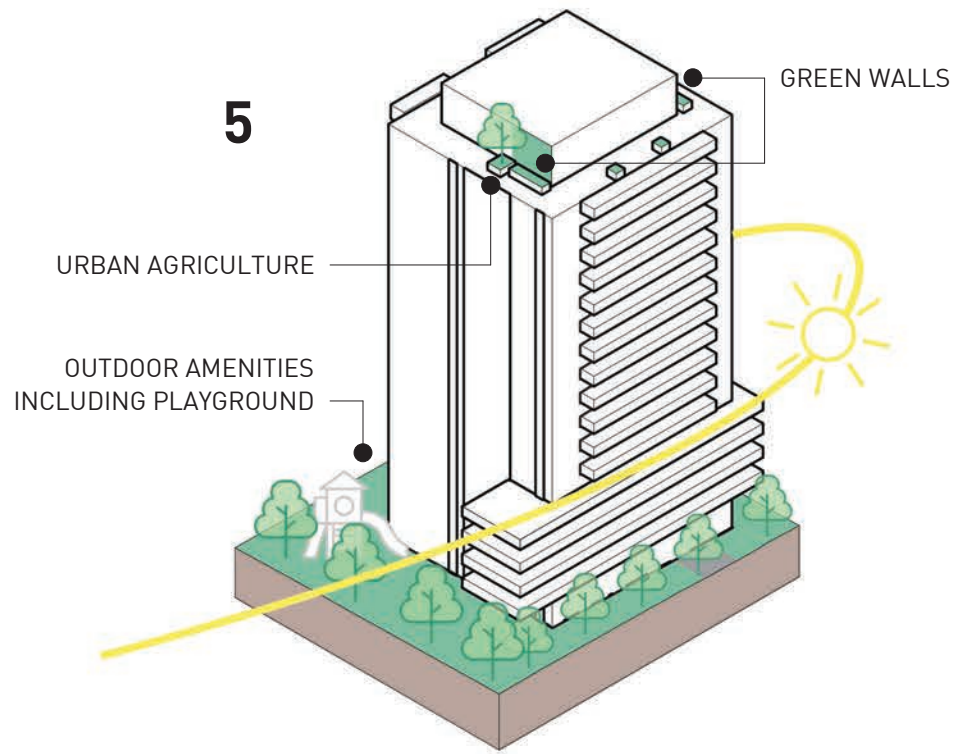
2
PODIUM ARTICULATION TRANSITIONS TO ADJACENT URBAN CONTEXT



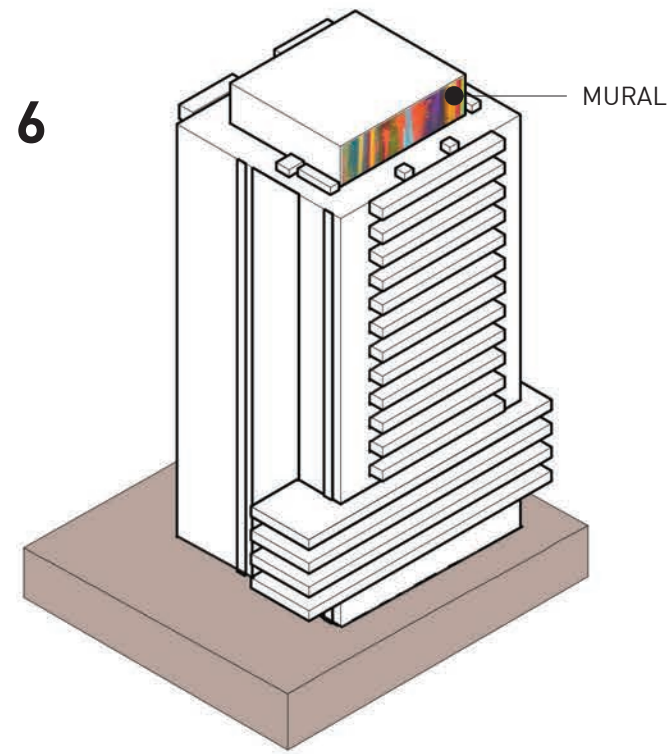
3
VISUAL CONTRAST IN FENESTRATION AND BALCONY TREATMENTS



4
UNITS ORIENTED TO MAXIMIZE VIEWS AND SUNLIGHT



5
ATTENTIVE LANDSCAPING AND INTEGRATED STORMWATER MANAGEMENT
AMENITIES RECEIVE MAXIMUM SOLAR EXPOSURE



6
PROMINENT MURAL OPPORTUNITY FOR LOCAL ARTIST

SUSTAINABILITY MEASURES

HIGH-PERFORMANCE BUILDING DESIGN

- Using a measured approach of building envelope, mechanical and electrical efficiency to deliver a low energy consuming GHG emitting building.
- Proposed performance with on-site LCES:
 - 98.2 kWh/m2/year - total energy use intensity
 - 38.7 kWh/m2/year - thermal energy demand intensity
 - 2 kg co2e/m2/yr - greenhouse gas intensity

EMISSIONS CONSCIOUS DESIGN

- Using modeling to establish the amount of embodied carbon and energy associated with its construction and identifying ways to reduce the building's impact through construction

RESILIENT CONSTRUCTION

- Considering extreme heat events, power outages, extreme precipitation and resulting local flooding events, poor air quality, as well as earthquakes
- Packaged Terminal Air Source Heat Pumps offering both heating and cooling to maintain comfortable indoor conditions and address the issues of higher future average temperatures and longer more frequent heatwaves and droughts
- High performance envelope design and durable building construction
- Strategic window placement minimizing overheating and heat-loss and enhancing occupant comfort
- All electric building
- Low carbon system
- Heat recovery ventilation for suite ventilation
- High efficiency LED
- Electrified cooking in suites

RAINWATER MANAGEMENT

- Transforming the site to a more biodiverse green environment and helping to reduce the flow of peak stormwater volumes to sensitive habitats through vegetation
- Alignment with the City of Vancouver's rainwater policy

GREEN MOBILITY

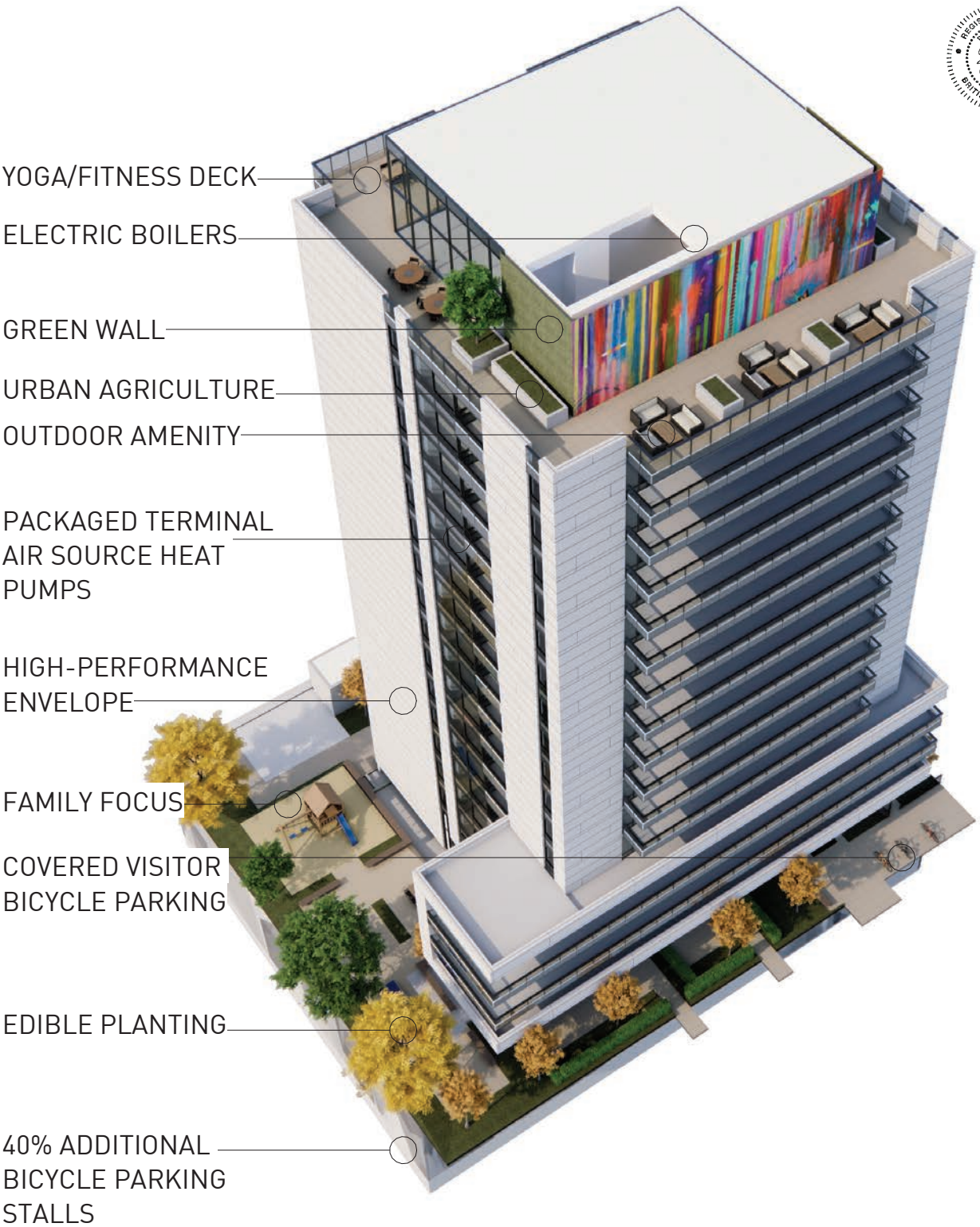
- Providing residents with the best opportunity to live car-free
- Additional 40% of bicycle parking provided
- Located on the E10th bike route
- Walking distance to many shops, restaurants, services, office etc.
- Access to frequent transit networks along the Broadway corridor

LANDSCAPE

- Preference for native and adaptive plants
- High efficiency irrigation
- Bird-friendly fruit bearing trees
- Edible planting
- Outdoor amenity spaces provide a balance of shaded, covered, and sunlit areas to promote year-round use during various weather conditions
- Providing universal access to diversity of social/gathering spaces for all ages and abilities
- Green walls and urban agriculture prominently featured on the rooftop amenity

AMENITIES

- Variety of generous indoor and outdoor amenities shared between all residents
- Family-friendly amenities, including play structure, barbeque, edible planting
- Pet-friendly amenities including dog-run and dog-wash
- Mural opportunity for local artists at the penthouse level



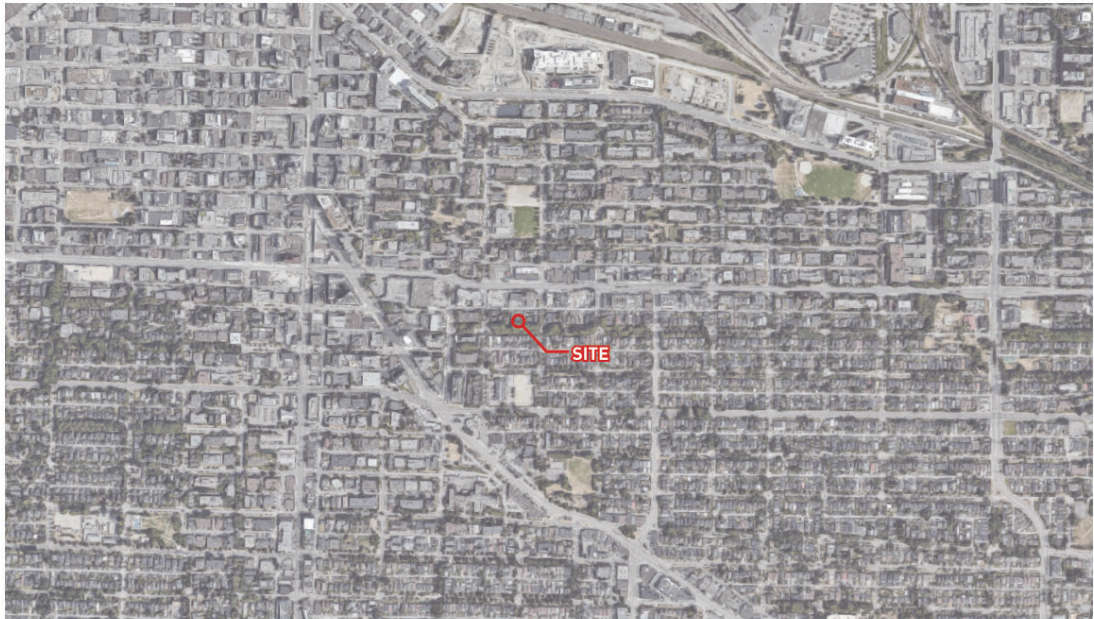
GBLARCHITECTS

469-483 E 10TH AVE

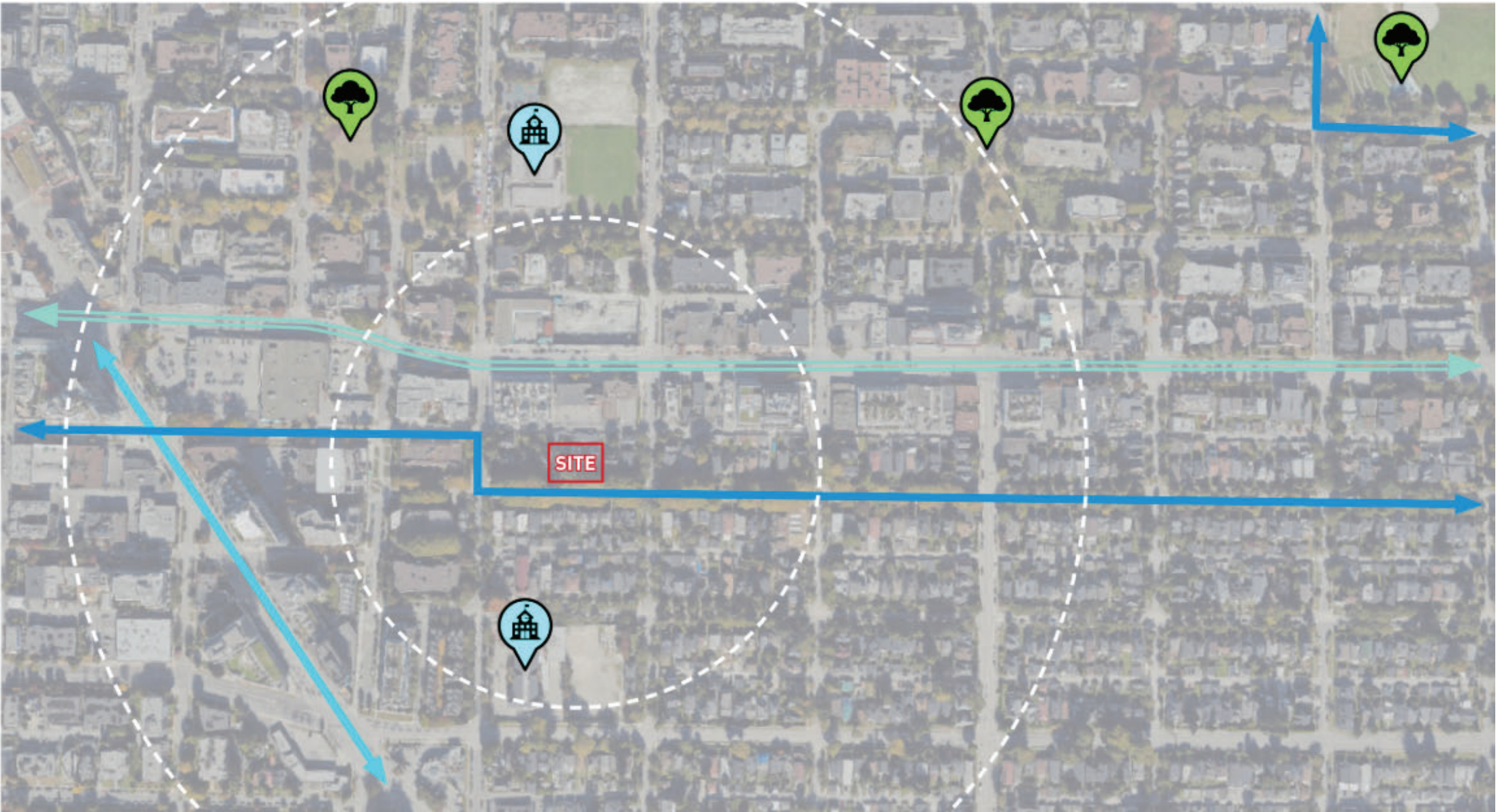


2.0 SITE ANALYSIS

CONTEXT MAP

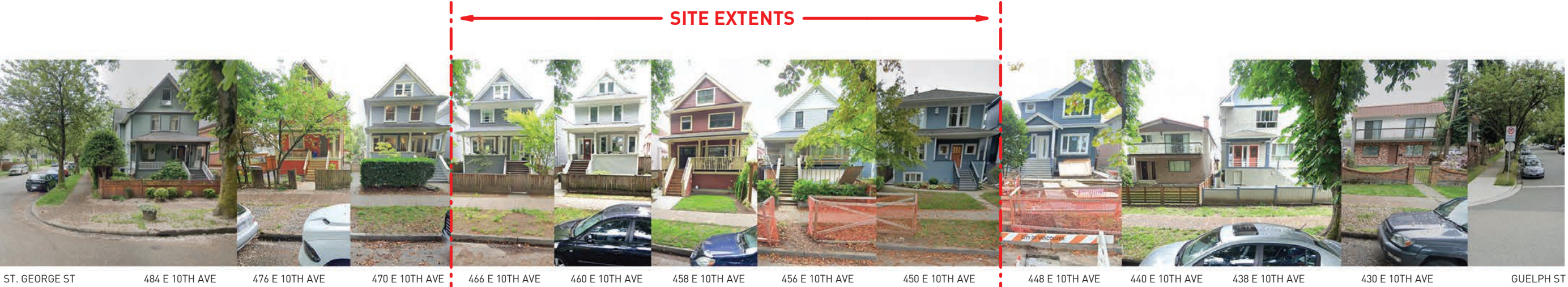


-  SCHOOL
-  PARK
-  BIKE ROUTE
-  MAJOR BUS ROUTE
-  FUTURE SUBWAY LINE





PARTIAL 400 EAST 10th AVENUE ELEVATION - NORTH SIDE OF STREET



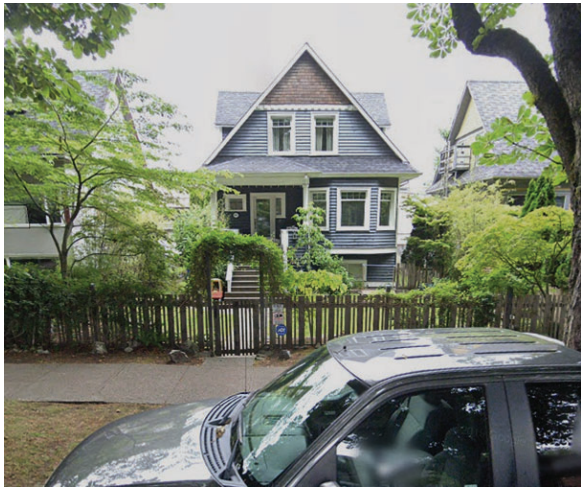
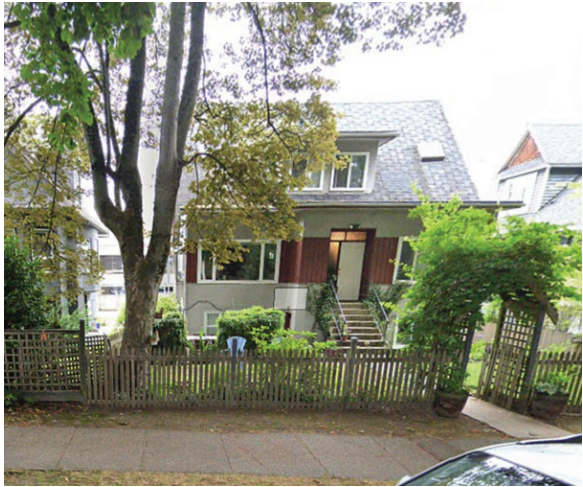
PARTIAL 400 EAST 10th AVENUE ELEVATION - SOUTH SIDE OF STREET





GBLARCHITECTS

469-483 E 10TH AVE

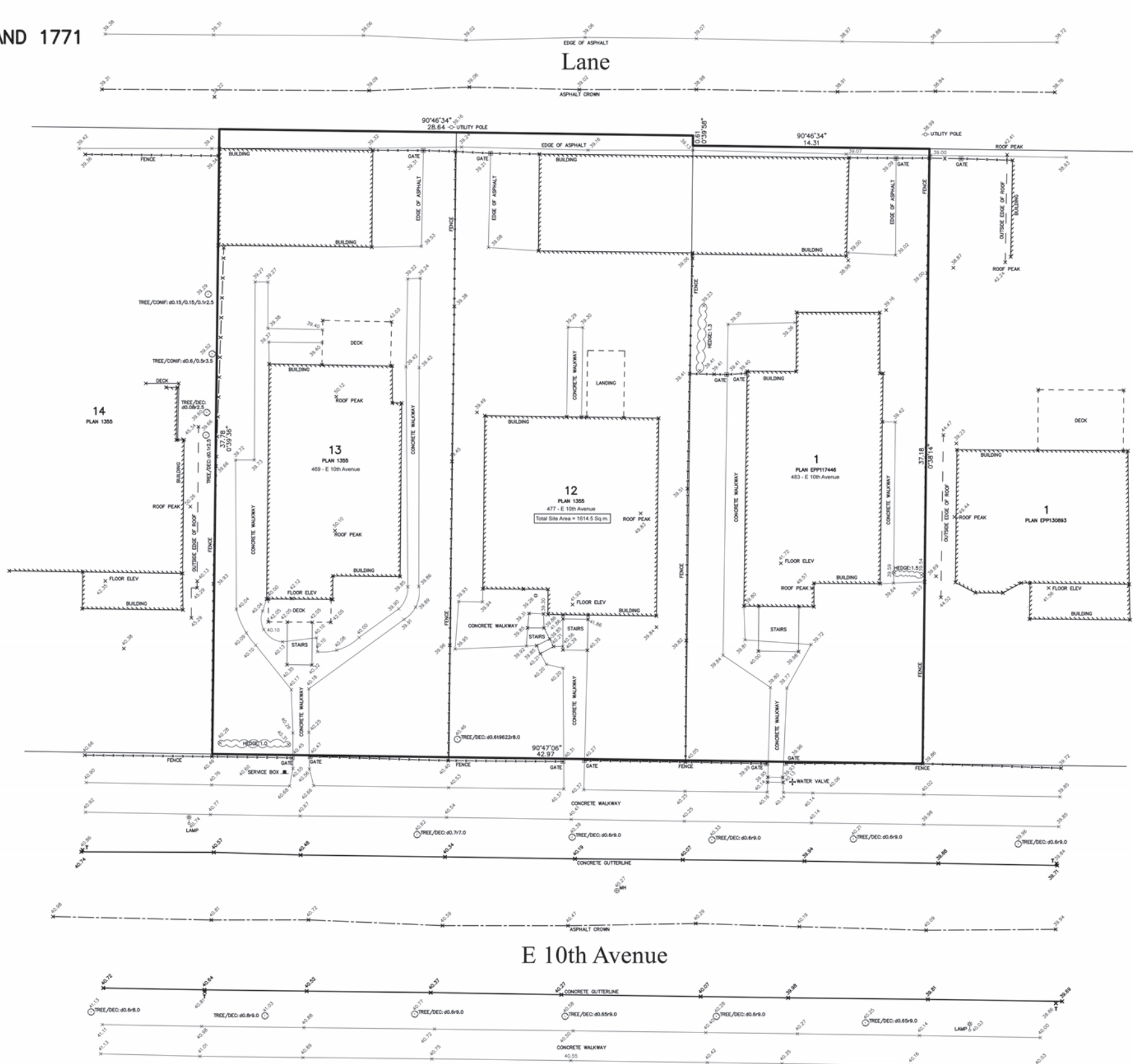




TOPOGRAPHIC SITE PLAN OF
LOTS 12 AND 13 PLANS 1355 AND 1771
& LOT 1 PLAN NWD EPP117446
ALL OF BLOCK 124
DISTRICT LOT 264A GROUP 1

Scale 1 : 125
0 2.5 5 7.5
ALL DISTANCES ARE IN METRES
CURRENT CIVIC ADDRESS:
469 - E 10th Avenue, PID: 011-895-071
477 - E 10th Avenue, PID: 006-215-095
483 - E 10th Avenue, PID: 032-075-081
VANCOUVER, BC

- Legend**
- B Bottom of Feature
 - Building Line
 - Catch Basin
 - Drain
 - Electrical Box/Service Box
 - Fence Line
 - GL Gutterline Elevation
 - LD Gutterline Letdown
 - Gas Valve
 - Guy Wire
 - Hedge Line
 - Hydrant
 - Inspection Chamber
 - Lamp
 - Lawn Basin
 - Manhole
 - Monitoring Well
 - Sanitary Manhole
 - Sign
 - Spot Elevation
 - Storm Manhole
 - Sump
 - Top of Feature
 - Trees
 - TREE/DEC: 0.50 r3.5m
 - UTILITY POLE
 - Water Metre
 - Water Valve



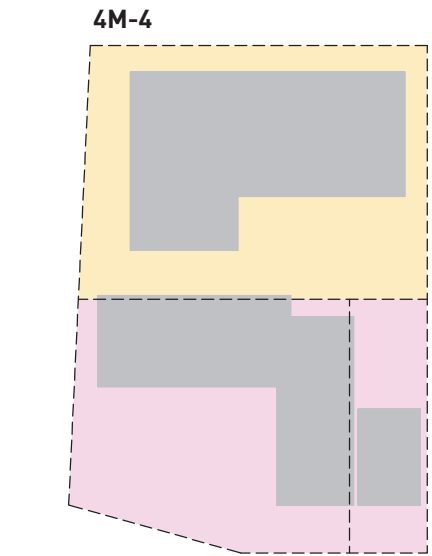
ELEVATION DERIVATION
ELEVATIONS DERIVED FROM CITY OF VANCOUVER MONUMENT V-1746 ELEV. = 39.445m CVD28GVRD (2018)
DRAWING NOTES
- TREE DIMENSIONS AND SPECIES SHOULD BE CONFIRMED BY A CERTIFIED ARBORIST. - FEATURES SHOWN ARE VISIBLE AT GROUND LEVEL. NO SURVEY OR RESEARCH HAS BEEN CONDUCTED FOR BURIED SERVICES. - BUILDING LOCATIONS ARE SHOWN TO THE EXTERIOR FACE OF THE EXTERIOR WALL.
PROPERTY BOUNDARIES
- PROPERTY BOUNDARIES SHOWN ARE DERIVED FROM FIELD SURVEY. - OFFSETS TO PROPERTY BOUNDARIES ARE NOT TO BE USED FOR BOUNDARY DETERMINATION - CHARGES WITHOUT ACCOMPANYING PLANS HAVE NOT BEEN SHOWN. REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL CHARGES. - NON DIMENSIONED PROPERTY BOUNDARIES HAVE NOT BEEN SURVEYED IN FIELD. THEY ARE ONLY APPROXIMATE.

DATE OF FIELD SURVEY: MARCH 7, 2024
TREES ADDED: MARCH 21, 2024
CURTIS VAN HOVE B.C.L.S.
H.Y. Associates Land Surveying Ltd.
British Columbia Land Surveyors
#200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
Tel. 604-583-1616
File: 246355.DWG
Dwg: 246355_TO.DWG

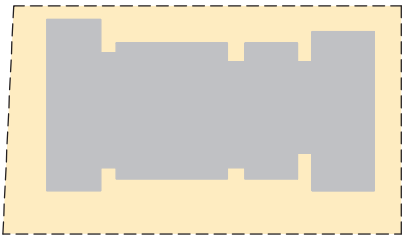
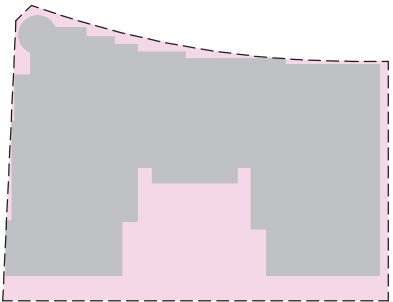


LEGEND

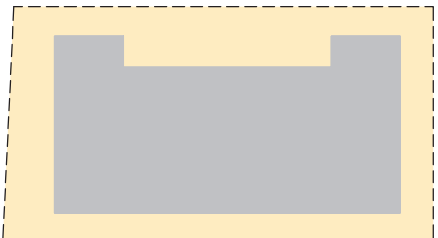
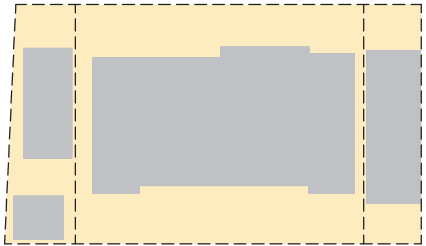
-  RM-4 - RESIDENTIAL
-  C-2C - COMMERCIAL
-  RT-5 - RESIDENTIAL



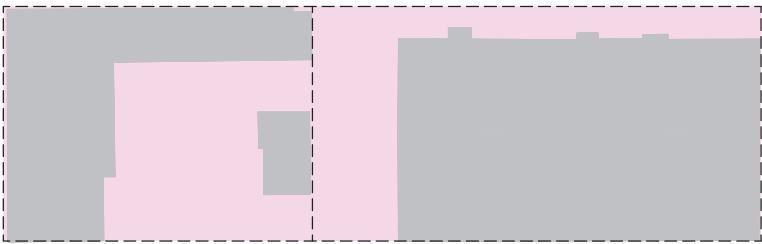
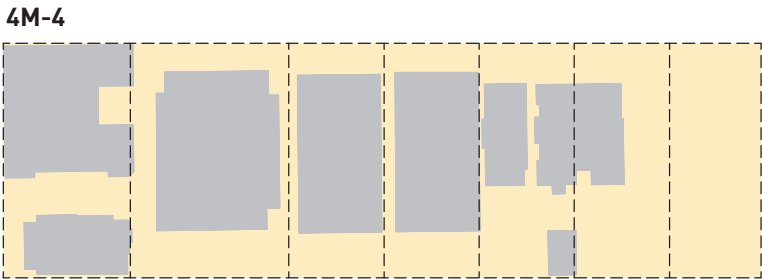
C-2C



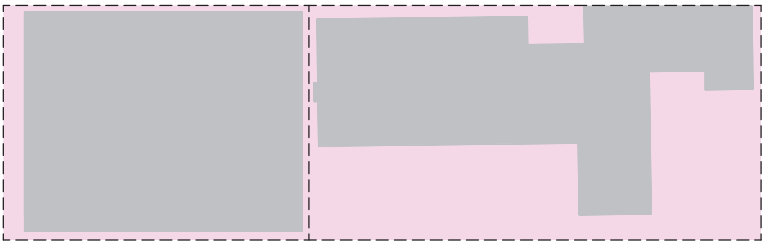
4M-4



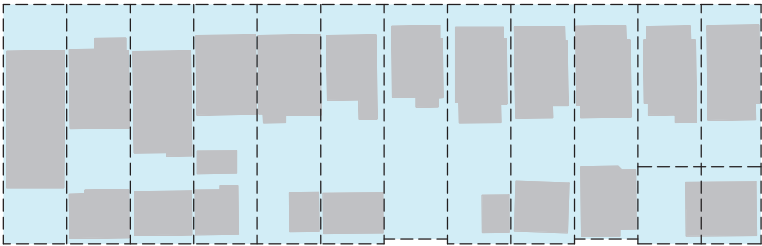
4M-4



C-2C



4T-5



4T-5

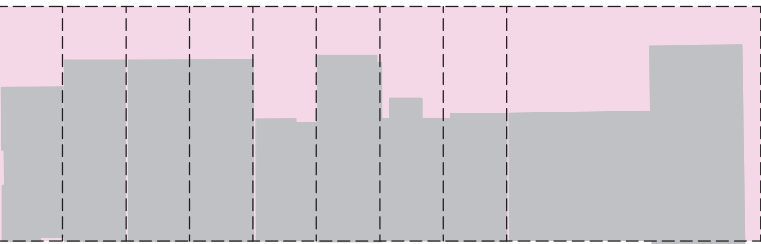
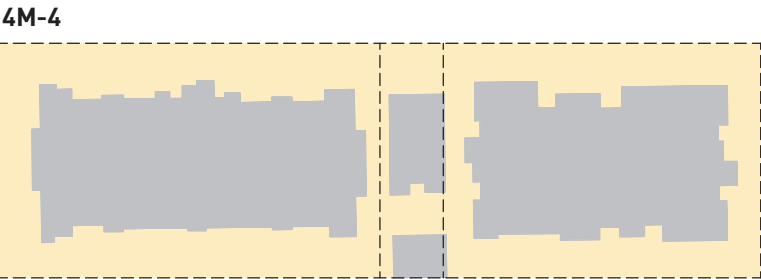
BROADWAY

SITE
(RT-5)

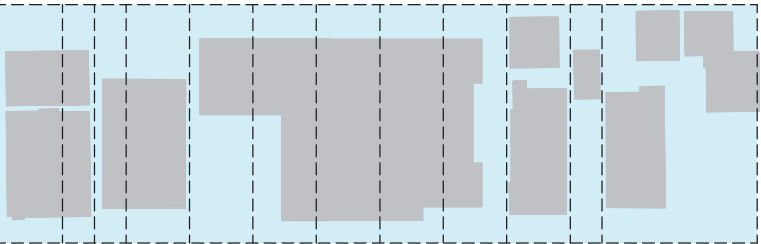
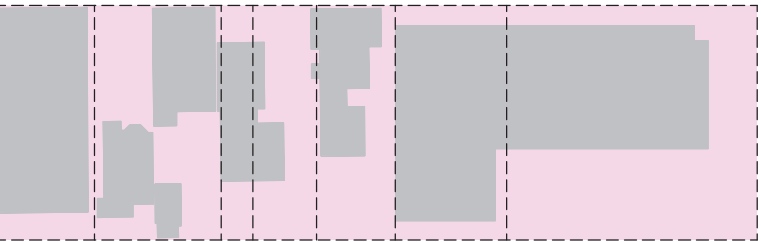
E 10TH AVENUE

GUELPH ST

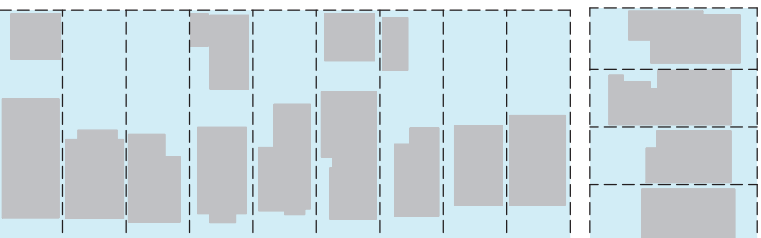
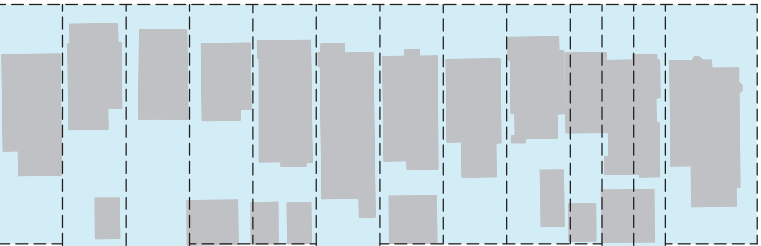
ST. GEORGE ST



C-2C



4T-5



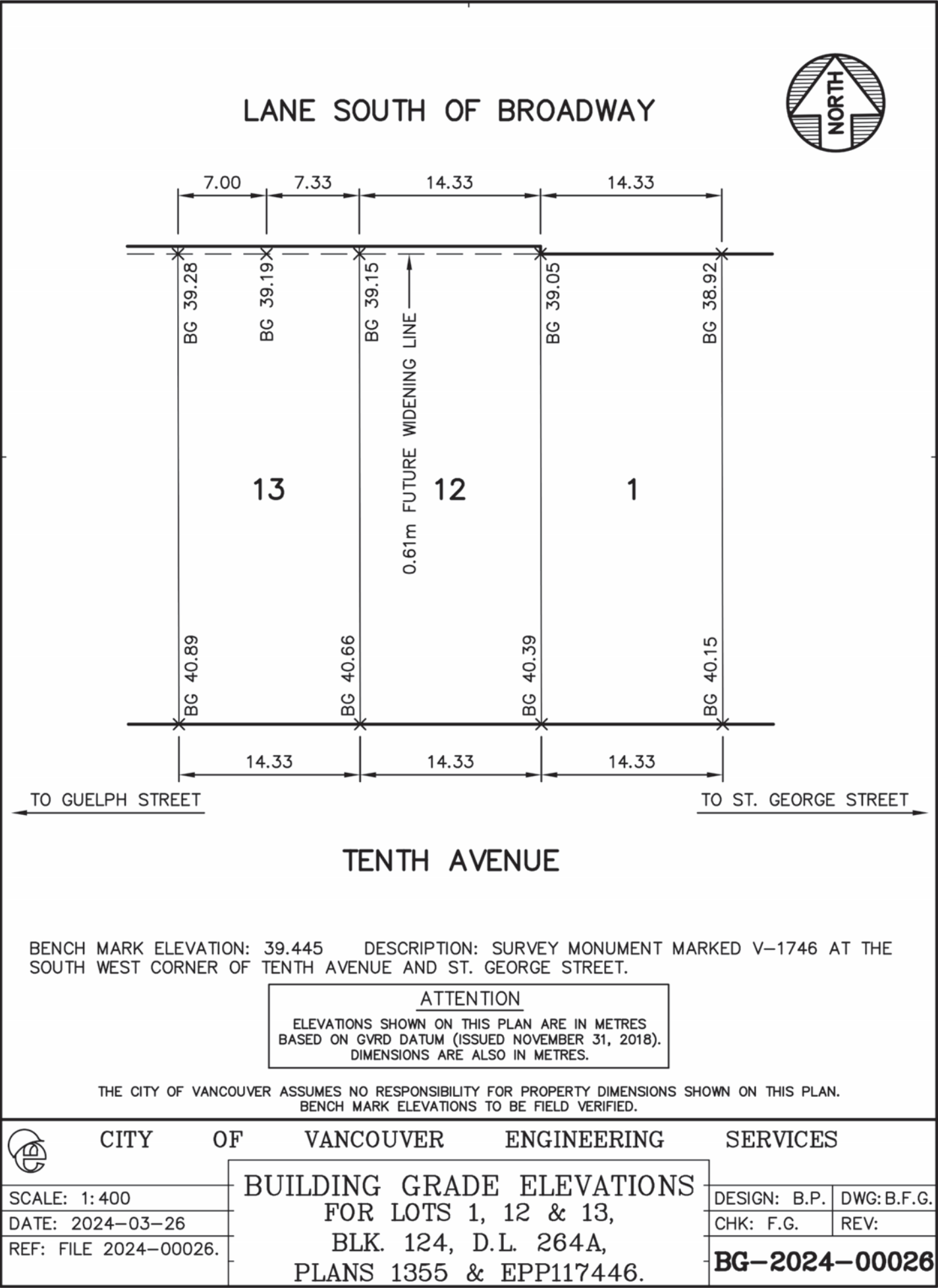
4T-5



GBLARCHITECTS

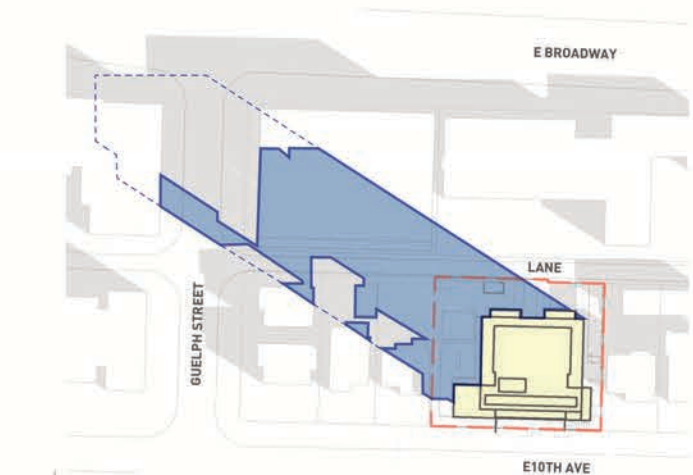
469-483 E 10TH AVE

THE SITE AT 469-483 EAST 10TH AVENUE, ARE NOT AFFECTED
BY ANY OF VANCOUVER'S PROTECTED VIEWS

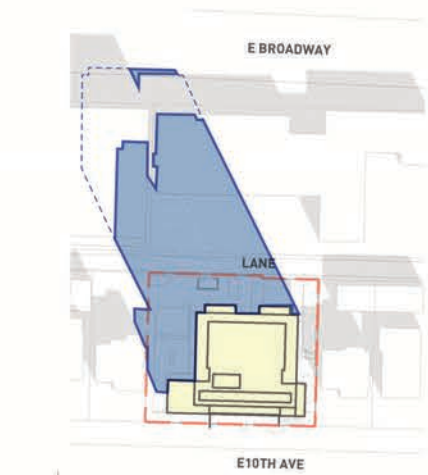


SHADOW STUDIES

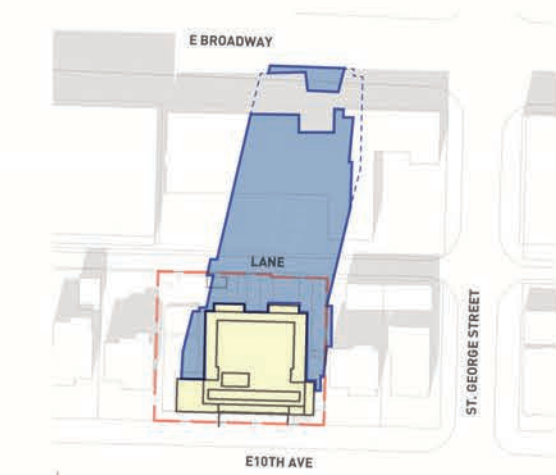
- NOTE:
- SHADOW STUDIES ACCOUNT FOR DAYLIGHT SAVINGS
 - SHADOW DIAGRAMS TAKEN AT PST (UTC: -7)
 - VANMAP CONTOURS USED TO MODEL TOPOGRAPHY



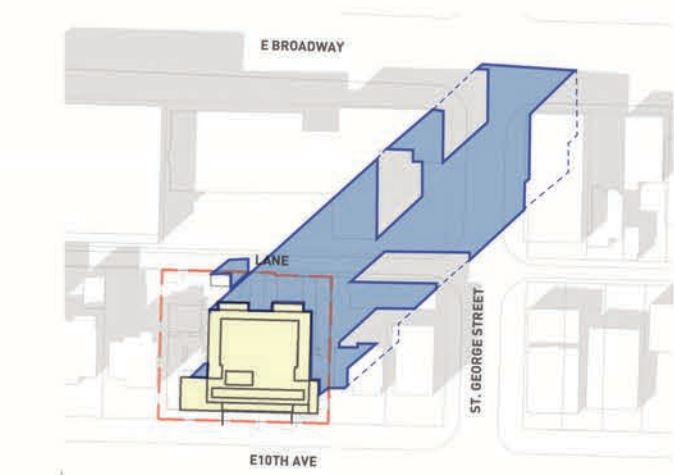
1 Shadow Study - Mar 21 - 10am PST (UTC -7)
1" = 160'-0"



2 Shadow Study - Mar 21 - 12pm PST (UTC -7)
1" = 160'-0"



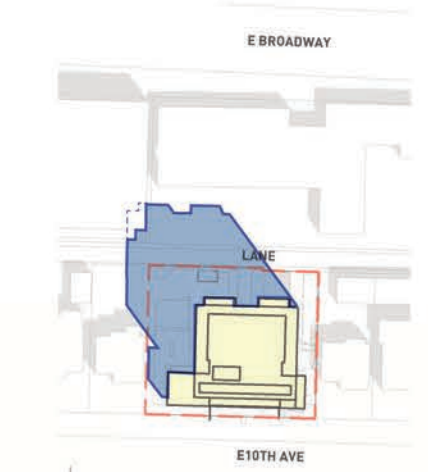
3 Shadow Study - Mar 21 - 2pm PST (UTC -7)
1" = 160'-0"



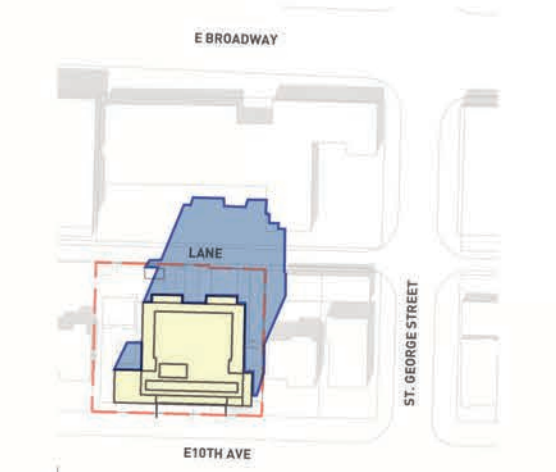
4 Shadow Study - Mar 21 - 4pm PST (UTC -7)
1" = 160'-0"



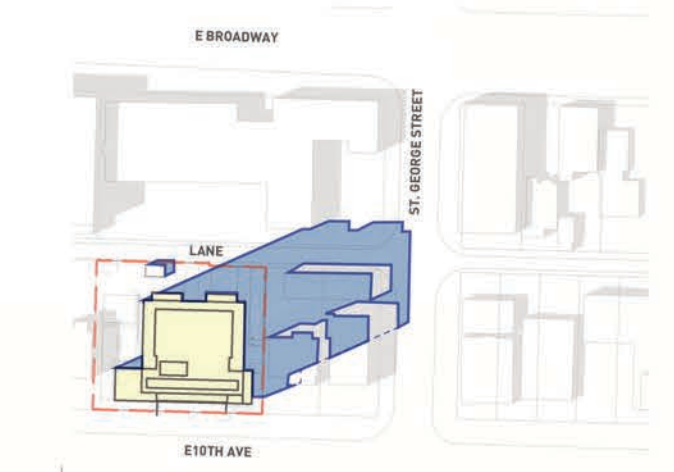
5 Shadow Study - Jun 21 - 10am PST (UTC -7)
1" = 160'-0"



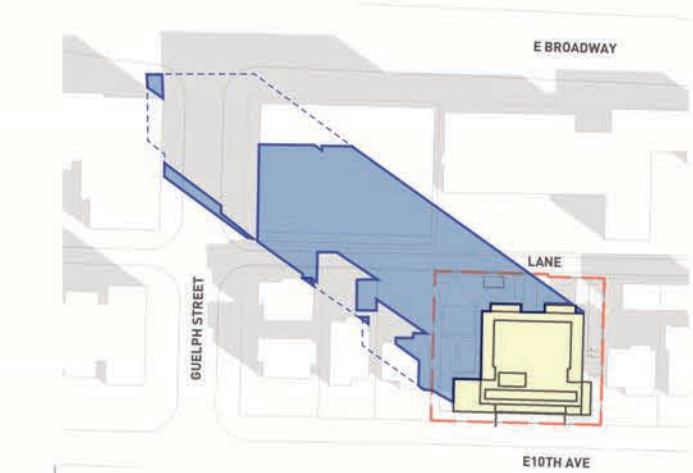
6 Shadow Study - Jun 21 - 12pm PST (UTC -7)
1" = 160'-0"



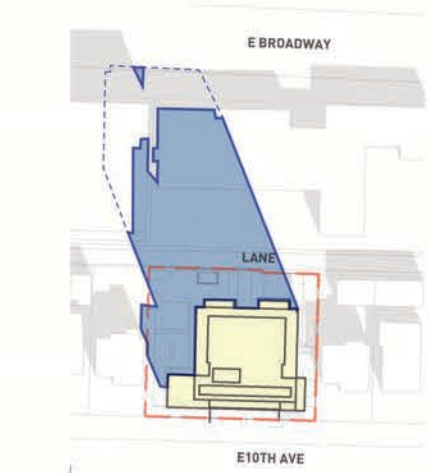
7 Shadow Study - Jun 21 - 2pm PST (UTC -7)
1" = 160'-0"



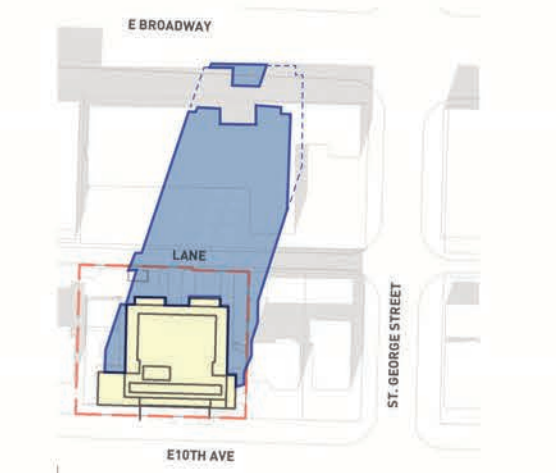
8 Shadow Study - Jun 21 - 4pm PST (UTC -7)
1" = 160'-0"



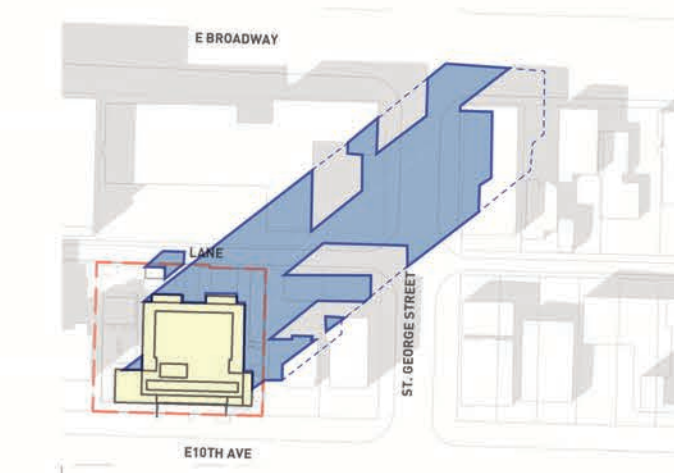
9 Shadow Study - Sept 22 - 10am PST (UTC -7)
1" = 160'-0"



10 Shadow Study - Sept 22 - 12pm PST (UTC -7)
1" = 160'-0"



11 Shadow Study - Sept 22 - 2pm PST (UTC -7)
1" = 160'-0"



12 Shadow Study - Sept 22 - 4pm PST (UTC -7)
1" = 160'-0"





3.0 PROJECT DATA

PROPOSED USES, SITE AREA, SETBACKS, HEIGHT & EXCLUSIONS, PARKING SUMMARY



OVERVIEW

LEGAL ADDRESS:		
CIVIC ADDRESS:	469-491 E10th Ave Vancouver, BC	
ZONING:	RT5 (existing) TO BROADWAY PLAN MRTB	
SITE AREA:	17,378 SF	
PROPOSED USES:	Residential (rental)	
SETBACKS:	Permitted:	Proposed:
FRONT YARD:	3.7m / 12'	12'
EAST SIDE YARD:	2.4m / 8'	8'
WEST SIDE YARD:	2.4m / 8'	17'-11'
REAR YARD:	-	
BUILDING HEIGHT:	18 Storeys	17 Storeys 51.66m (Building Height) (56.19m Top of mechanical parapet)
TOWER FLOORPLATE FSR AREA	6,500 SF 95,580 SF	6,500 SF 95,580 SF
FSR:	5.5	5.5
VIEW CONES:	There is no protected view cone over the subject site	

PARKING

TYPE	BYLAW REQUIREMENT		
	VISITOR	RESIDENT	TOTAL
RESIDENTIAL	2	0	2
ADDITIONAL REQUIREMENTS:			
ACCESSIBLE STALLS			
1 (UP TO 7 UNITS) + 0.034 x UNITS = 6 (OF WHICH 1 IS VAN ACCESSIBLE STALL)			
SMALL CAR ALLOWANCE			
Max 25% of required parking spaces: 8			
PROVIDED:			
H/C STALL		5	
H/C STALL VAN ACCESSIBLE		1	
REGULAR CAR STALL		17	
SMALL CAR STALL		7	
		30	
VISITOR			
VISITOR - REGULAR		2	
		2	
TOTAL		32	

LOADING
CLASS A - 1 SPACE
CLASS B - 1 SPACE / 100-299 DWELLING UNITS

PROVIDED: 1 CLASS A +1 CLASS B

PASSENGER SPACES
CLASS A - 1 SPACE / 50-125 DWELLING UNITS + 1/ EVERY ADD'L 150 DWELLING UNITS

CLASS A: FIRST STALL = 4m x 5.5m x 2.3m (HEIGHT) ADD'L STALL W=2.9m

PROVIDED 2

BICYCLES

RESIDENTIAL CLASS A:
MIN 1.5 SPACES / UNIT < 65m² (699 SF) = 134
MIN 2.5 SPACES / UNIT >65m² (699 SF) = 123
MIN 3 SPACES / UNIT > 105 m² (1,130 SF) = 0

TOTAL: 257

TDM PLAN B REQUIREMENTS CLASS A
40% INCREASE =103
MIN. 5% ADD'L OVERSIZED (AFTER 40%) =13+13
MIN 10% ADD'L LOCKERS (AFTER 40%)=36+36
MAX 60% VERTICAL+STACKED =216
VERTICAL (MAX 30%) =108

TOTAL: 414

TDM PLAN B CLASS B
100% OF CLASS B BIKE PARKING TO BE WEATHER PROTECTED

ADDITIONAL REQUIREMENTS CLASS A:
MAX 40 / ROOM (EXCLUDING BIKE LOCKERS)

MIN. 5% OVERSIZED 2.4mx0.9m = 13
VERTICAL (MAX 30%) = 77
MAX 60% VERTICAL+STACKED = 154
MIN 10% LOCKERS = 26

RESIDENTIAL CLASS B:
MIN. 2 SPACES FOR 20 DWELLING UNITS, PLUS 1 ADD'L FOR EVERY ADD'L 20 DWELLING UNITS

8 STALLS PROVIDED

BICYCLES STALLS PROVIDED	
TYPE	COUNT
BICYCLE - HORIZONTAL	90
BICYCLE - LOCKER	72
BICYCLE - OVERSIZED	36
BICYCLE - STACKED	192
BICYCLE - VERTICAL	24
TOTAL	414



GROSS AREA

GROSS AREA	
AREA TYPE	AREA
AMENITY	1,980.01 SF
BALCONY	15,527.79 SF
CIRCULATION	16,070.03 SF
ENVELOPE EX	600.48 SF
MECHANICAL	1,557.11 SF
RESIDENTIAL	79,509.97 SF
SERVICE EXCLUSION	1,510.35 SF
UNIT STORAGE	4,188.62 SF
TOTAL	120,944.36 SF

L1	
AMENITY	729.13 SF
CIRCULATION	2,458.78 SF
ENVELOPE EX	2.04 SF
MECHANICAL	35.68 SF
RESIDENTIAL	1,671.69 SF
SERVICE EXCLUSION	1,510.35 SF
UNIT STORAGE	79.44 SF
	6,487.11 SF

L2 -4 (PODIUM)	
L2	
BALCONY	1,598.82 SF
CIRCULATION	854.73 SF
ENVELOPE EX	28.64 SF
MECHANICAL	35.68 SF
RESIDENTIAL	5,410.06 SF
UNIT STORAGE	275.88 SF
	8,203.81 SF

L5-16 (TYP. TOWER)	
L8	
BALCONY	806.19 SF
CIRCULATION	854.73 SF
ENVELOPE EX	42.71 SF
MECHANICAL	35.68 SF
RESIDENTIAL	5,134.01 SF
UNIT STORAGE	273.46 SF
	7,146.78 SF

L17 (AMENITY)	
L17	
AMENITY	1,250.88 SF
CIRCULATION	790.32 SF
MECHANICAL	986.30 SF
	3,027.49 SF

FSR

FSR AREA - BY TYPE		
AREA TYPE	AREA	FSR
CIRCULATION	16,070.03 SF	0.92
RESIDENTIAL	79,509.97 SF	4.57
TOTAL	95,580.00 SF	5.50

FSR AREA - BY LEVEL		
LEVEL	AREA	FSR
L1	4,130.47 SF	0.24
L2	6,264.79 SF	0.36
L3	6,264.79 SF	0.36
L4	6,264.79 SF	0.36
L5	5,988.74 SF	0.34
L6	5,988.74 SF	0.34
L7	5,988.74 SF	0.34
L8	5,988.74 SF	0.34
L9	5,988.74 SF	0.34
L10	5,988.74 SF	0.34
L11	5,988.74 SF	0.34
L12	5,988.74 SF	0.34
L13	5,988.74 SF	0.34
L14	5,988.74 SF	0.34
L15	5,988.74 SF	0.34
L16	5,988.74 SF	0.34
L17	790.32 SF	0.05
	95,580.00 SF	5.50

FSR AREA - EXCLUSIONS	
AREA TYPE	AREA
AMENITY	1,980.01 SF
BALCONY	15,527.79 SF
ENVELOPE EX	600.48 SF
MECHANICAL	1,557.11 SF
SERVICE EXCLUSION	1,510.35 SF
UNIT STORAGE	4,188.62 SF
TOTAL	25,364.36 SF

RESIDENTIAL FSR AREA		
AREA TYPE	AREA	%
BELOW MARKET	16,125.18 SF	20.3%
MARKET	63,384.79 SF	79.7%
TOTAL	79,509.97 SF	

NOTE: UNIT STORAGE NOT INCLUDED IN NET RESIDENTIAL AREA

GROSS/RENTABLE AREA



BELOW MARKET

MARKET

BELOW MARKET	L1	0 BED	454 SF
BELOW MARKET	L1	0 BED	470 SF
L1: 2			924 SF
BELOW MARKET	L2	0 BED	454 SF
BELOW MARKET	L2	0 BED	457 SF
BELOW MARKET	L2	0 BED	470 SF
BELOW MARKET	L2	1 BED	533 SF
BELOW MARKET	L2	1 BED	533 SF
BELOW MARKET	L2	2 BED	804 SF
BELOW MARKET	L2	2 BED	804 SF
BELOW MARKET	L2	2 BED	818 SF
BELOW MARKET	L2	3 BED	933 SF
L2: 9			5,806 SF
BELOW MARKET	L3	0 BED	454 SF
BELOW MARKET	L3	0 BED	457 SF
BELOW MARKET	L3	0 BED	470 SF
BELOW MARKET	L3	1 BED	533 SF
BELOW MARKET	L3	1 BED	533 SF
BELOW MARKET	L3	2 BED	804 SF
BELOW MARKET	L3	2 BED	804 SF
BELOW MARKET	L3	3 BED	933 SF
L3: 8			4,988 SF
BELOW MARKET	L4	0 BED	454 SF
BELOW MARKET	L4	0 BED	457 SF
BELOW MARKET	L4	1 BED	533 SF
BELOW MARKET	L4	1 BED	533 SF
BELOW MARKET	L4	2 BED	804 SF
BELOW MARKET	L4	2 BED	804 SF
BELOW MARKET	L4	3 BED	933 SF
L4: 7			4,517 SF
BELOW MARKET	L5	1 BED	533 SF
BELOW MARKET	L5	1 BED	533 SF
L5: 2			1,065 SF

MARKET	L1	2 BED	818 SF
L1: 1			818 SF
MARKET	L3	2 BED	818 SF
L3: 1			818 SF
MARKET	L4	0 BED	470 SF
MARKET	L4	2 BED	818 SF
L4: 2			1,288 SF
MARKET	L5	0 BED	454 SF
MARKET	L5	0 BED	457 SF
MARKET	L5	1 BED	520 SF
MARKET	L5	2 BED	804 SF
MARKET	L5	2 BED	804 SF
MARKET	L5	3 BED	933 SF
L5: 7			4,443 SF
MARKET	L6	0 BED	454 SF
MARKET	L6	0 BED	457 SF
MARKET	L6	0 BED	470 SF
MARKET	L6	1 BED	520 SF
MARKET	L6	1 BED	533 SF
MARKET	L6	1 BED	533 SF
MARKET	L6	2 BED	804 SF
MARKET	L6	2 BED	804 SF
MARKET	L6	3 BED	933 SF
L6: 9			5,508 SF
MARKET	L7	0 BED	454 SF
MARKET	L7	0 BED	457 SF
MARKET	L7	0 BED	470 SF
MARKET	L7	1 BED	520 SF
MARKET	L7	1 BED	533 SF
MARKET	L7	1 BED	533 SF

MARKET	L7	2 BED	804 SF
MARKET	L7	2 BED	804 SF
MARKET	L7	3 BED	933 SF
L7: 9			5,508 SF
MARKET	L8	0 BED	454 SF
MARKET	L8	0 BED	457 SF
MARKET	L8	0 BED	470 SF
MARKET	L8	1 BED	520 SF
MARKET	L8	1 BED	533 SF
MARKET	L8	1 BED	533 SF
MARKET	L8	2 BED	804 SF
MARKET	L8	2 BED	804 SF
MARKET	L8	3 BED	933 SF
L8: 9			5,508 SF
MARKET	L9	0 BED	454 SF
MARKET	L9	0 BED	457 SF
MARKET	L9	0 BED	470 SF
MARKET	L9	1 BED	520 SF
MARKET	L9	1 BED	533 SF
MARKET	L9	1 BED	533 SF
MARKET	L9	2 BED	804 SF
MARKET	L9	2 BED	804 SF
MARKET	L9	3 BED	933 SF
L9: 9			5,508 SF
MARKET	L10	0 BED	454 SF
MARKET	L10	0 BED	457 SF
MARKET	L10	0 BED	470 SF
MARKET	L10	1 BED	520 SF
MARKET	L10	1 BED	533 SF
MARKET	L10	1 BED	533 SF
MARKET	L10	2 BED	804 SF
MARKET	L10	2 BED	804 SF
MARKET	L10	3 BED	933 SF
L10: 9			5,508 SF

MARKET	L11	0 BED	454 SF
MARKET	L11	0 BED	457 SF
MARKET	L11	0 BED	470 SF
MARKET	L11	1 BED	520 SF
MARKET	L11	1 BED	533 SF
MARKET	L11	1 BED	533 SF
MARKET	L11	2 BED	804 SF
MARKET	L11	2 BED	804 SF
MARKET	L11	3 BED	933 SF
L11: 9			5,508 SF
MARKET	L12	0 BED	454 SF
MARKET	L12	0 BED	457 SF
MARKET	L12	0 BED	470 SF
MARKET	L12	1 BED	520 SF
MARKET	L12	1 BED	533 SF
MARKET	L12	1 BED	533 SF
MARKET	L12	2 BED	804 SF
MARKET	L12	2 BED	804 SF
MARKET	L12	3 BED	933 SF
L12: 9			5,508 SF
MARKET	L13	0 BED	454 SF
MARKET	L13	0 BED	457 SF
MARKET	L13	0 BED	470 SF
MARKET	L13	1 BED	520 SF
MARKET	L13	1 BED	533 SF
MARKET	L13	1 BED	533 SF
MARKET	L13	2 BED	804 SF
MARKET	L13	2 BED	804 SF
MARKET	L13	3 BED	933 SF
L13: 9			5,508 SF
MARKET	L14	0 BED	454 SF
MARKET	L14	0 BED	457 SF
MARKET	L14	0 BED	470 SF

MARKET	L14	1 BED	520 SF
MARKET	L14	1 BED	533 SF
MARKET	L14	1 BED	533 SF
MARKET	L14	2 BED	804 SF
MARKET	L14	2 BED	804 SF
MARKET	L14	3 BED	933 SF
L14: 9			5,508 SF
MARKET	L15	0 BED	454 SF
MARKET	L15	0 BED	457 SF
MARKET	L15	0 BED	470 SF
MARKET	L15	1 BED	520 SF
MARKET	L15	1 BED	533 SF
MARKET	L15	1 BED	533 SF
MARKET	L15	2 BED	804 SF
MARKET	L15	2 BED	804 SF
MARKET	L15	3 BED	933 SF
L15: 9			5,508 SF
MARKET	L16	0 BED	454 SF
MARKET	L16	0 BED	457 SF
MARKET	L16	0 BED	470 SF
MARKET	L16	1 BED	520 SF
MARKET	L16	1 BED	533 SF
MARKET	L16	1 BED	533 SF
MARKET	L16	2 BED	804 SF
MARKET	L16	2 BED	804 SF
MARKET	L16	3 BED	933 SF
L16: 9			5,508 SF
Grand total: 138			85,255 SF

GBLARCHITECTS

469-483 E 10TH AVE



UNIT BREAKDOWN

RESIDENTIAL UNIT COUNT	
RENTAL TYPE	COUNT
RESIDENTIAL	138
TOTAL: 138	

UNIT MIX	
UNIT TYPE	COUNT
RESIDENTIAL	
0BR - STUDIO	47
1BR	42
2BR	34
3BR	15
RESIDENTIAL: 138	

34%
30%
25%
11%

UNIT SIZES GROSS/RENTABLE

UNIT SIZES - BELOW-MARKET (GROSS)		
NAME	COUNT	AREA
0BR (BM)	10	454 SF ... 470 SF
1BR UNIT (BM)	8	533 SF ... 533 SF
2BR UNIT (BM)	7	804 SF ... 818 SF
3BR UNIT (BM)	3	933 SF
Grand total: 28		

UNIT SIZES - MARKET (GROSS)		
UNIT TYPE	COUNT	AREA
0BR (M)	37	454 SF ... 470 SF
1BR UNIT (M)	34	520 SF ... 533 SF
2BR UNIT (M)	27	804 SF ... 818 SF
3BR UNIT (M)	12	933 SF
Grand total: 110		

UNIT SIZES NET

UNIT SIZES - BELOW MARKET (NET)		
UNIT TYPE	COUNT	NET AREA
0BR (BM)	10	383 SF ... 400 SF
1BR UNIT (BM)	8	447 SF ... 451 SF
2BR UNIT (BM)	7	679 SF ... 700 SF
3BR UNIT (BM)	3	828 SF ... 847 SF
Grand total: 28		

UNIT SIZES - MARKET (NET)		
UNIT TYPE	COUNT	NET AREA
0BR (M)	37	382 SF ... 400 SF
1BR UNIT (M)	34	425 SF ... 448 SF
2BR UNIT (M)	27	677 SF ... 722 SF
3BR UNIT (M)	12	812 SF ... 816 SF
Grand total: 110		



4.0 FORM OF DEVELOPMENT

CONTEXT PLAN

SCALE: 1" = 100'-0"



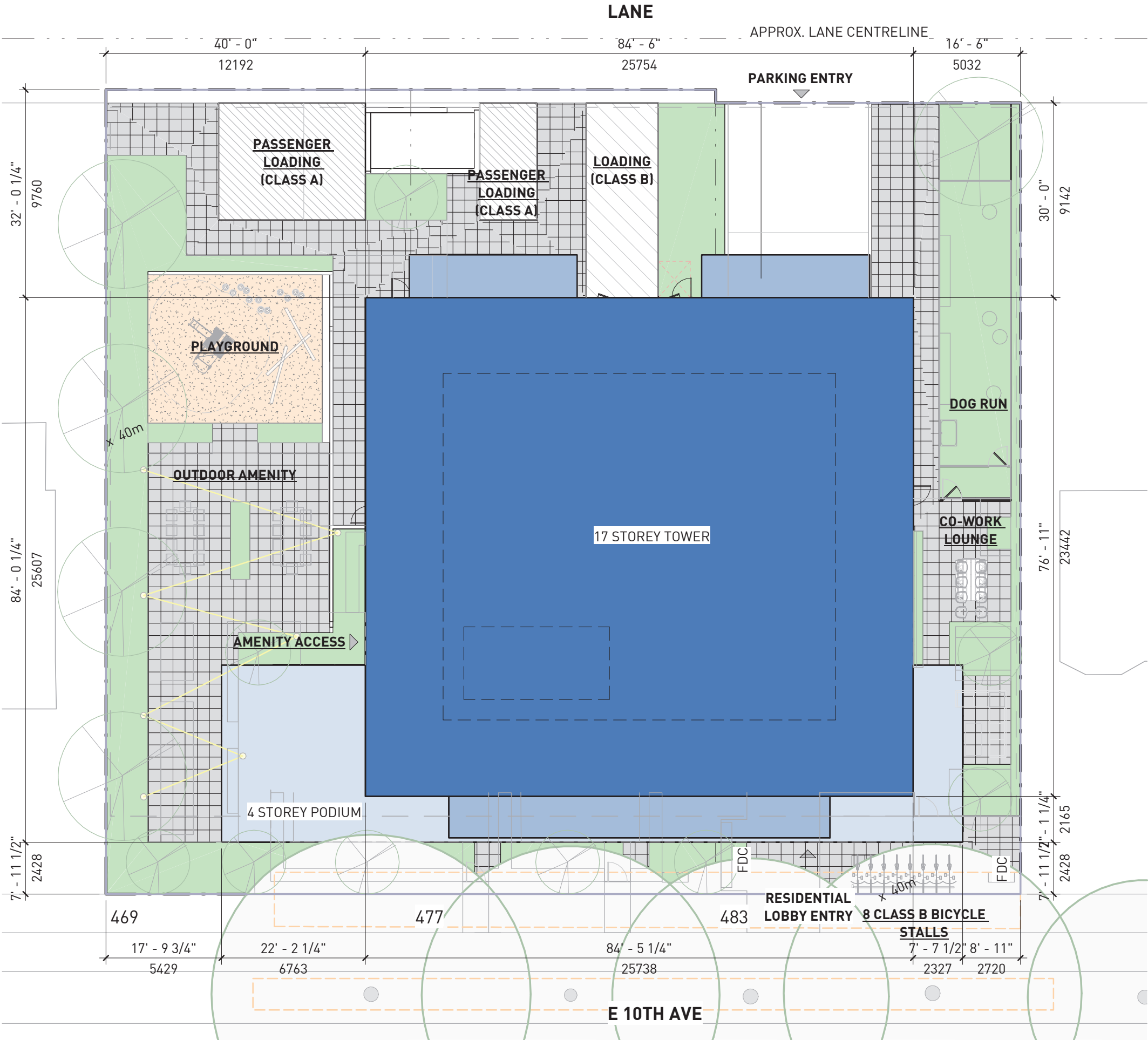
GBLARCHITECTS

469-483 E 10TH AVE



SITE PLAN

SCALE: 1/16" = 1'-0"



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469-483 E 10TH AVE

SCALE: 1/16" = 1'-0"

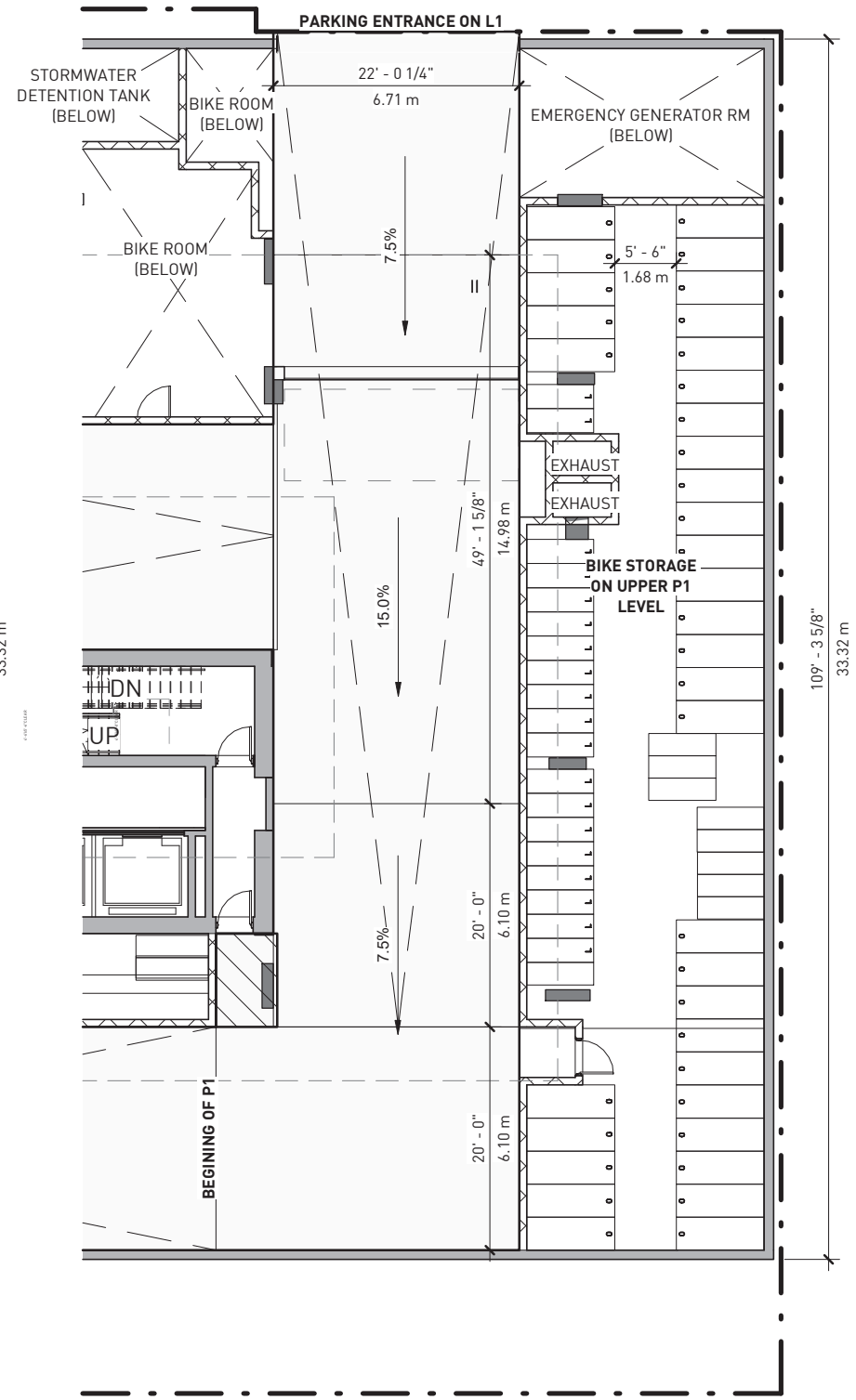
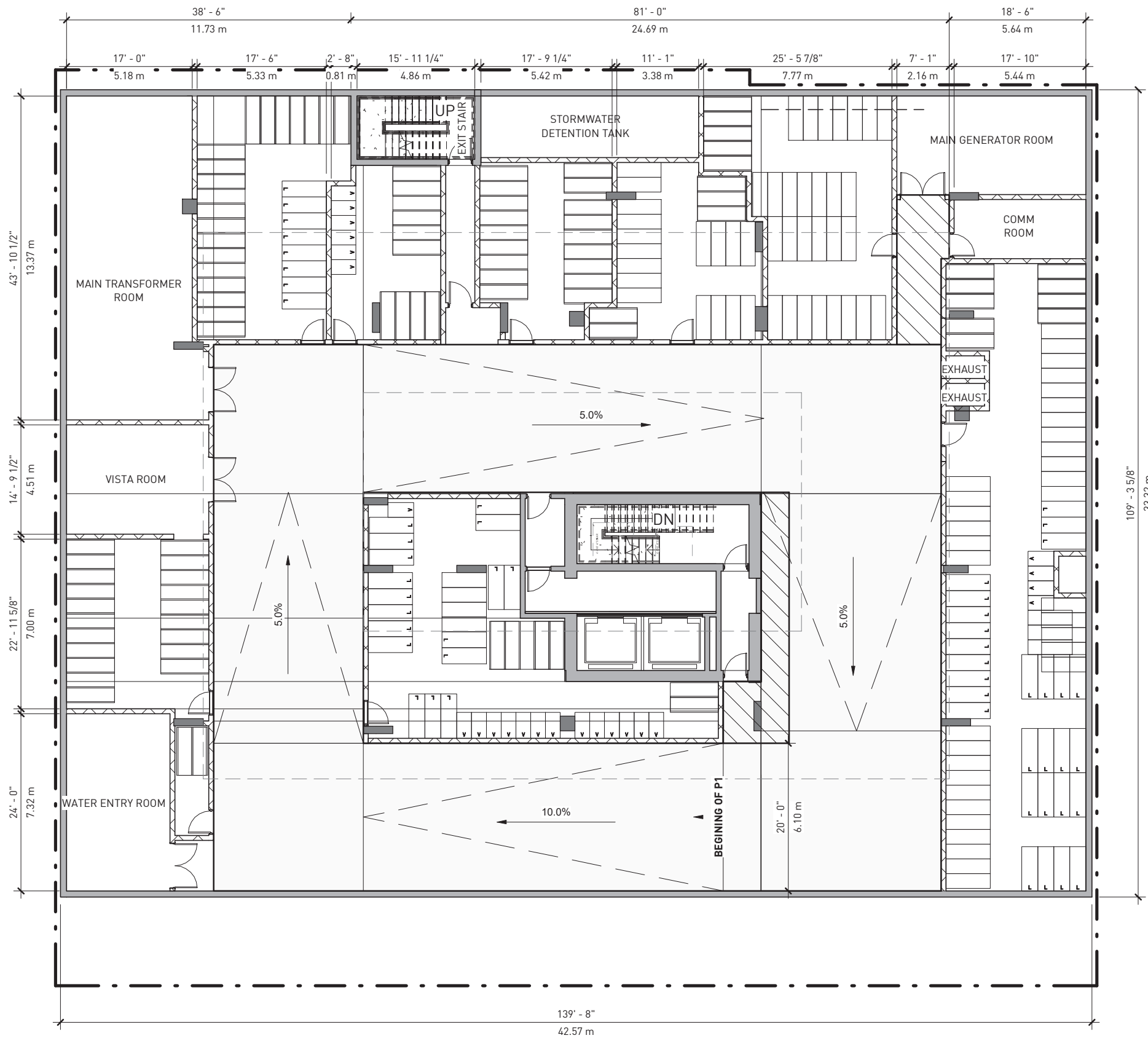


469-483 E 10TH AVE



FLOOR PLAN - P1

SCALE: 1/16" = 1'-0"



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469-483 E 10TH AVE

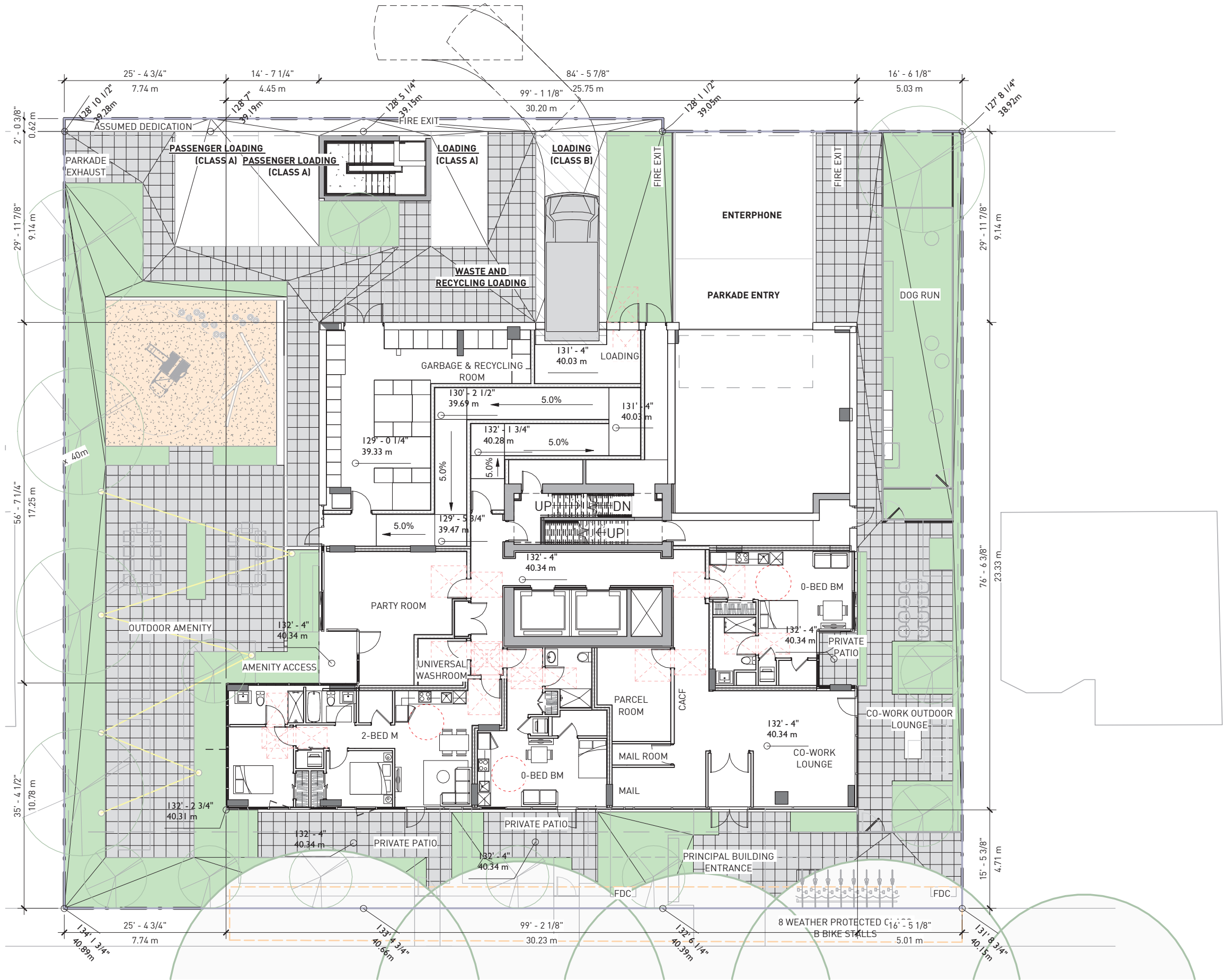
FLOOR PLAN - L1

SCALE: 1/16" = 1'-0"



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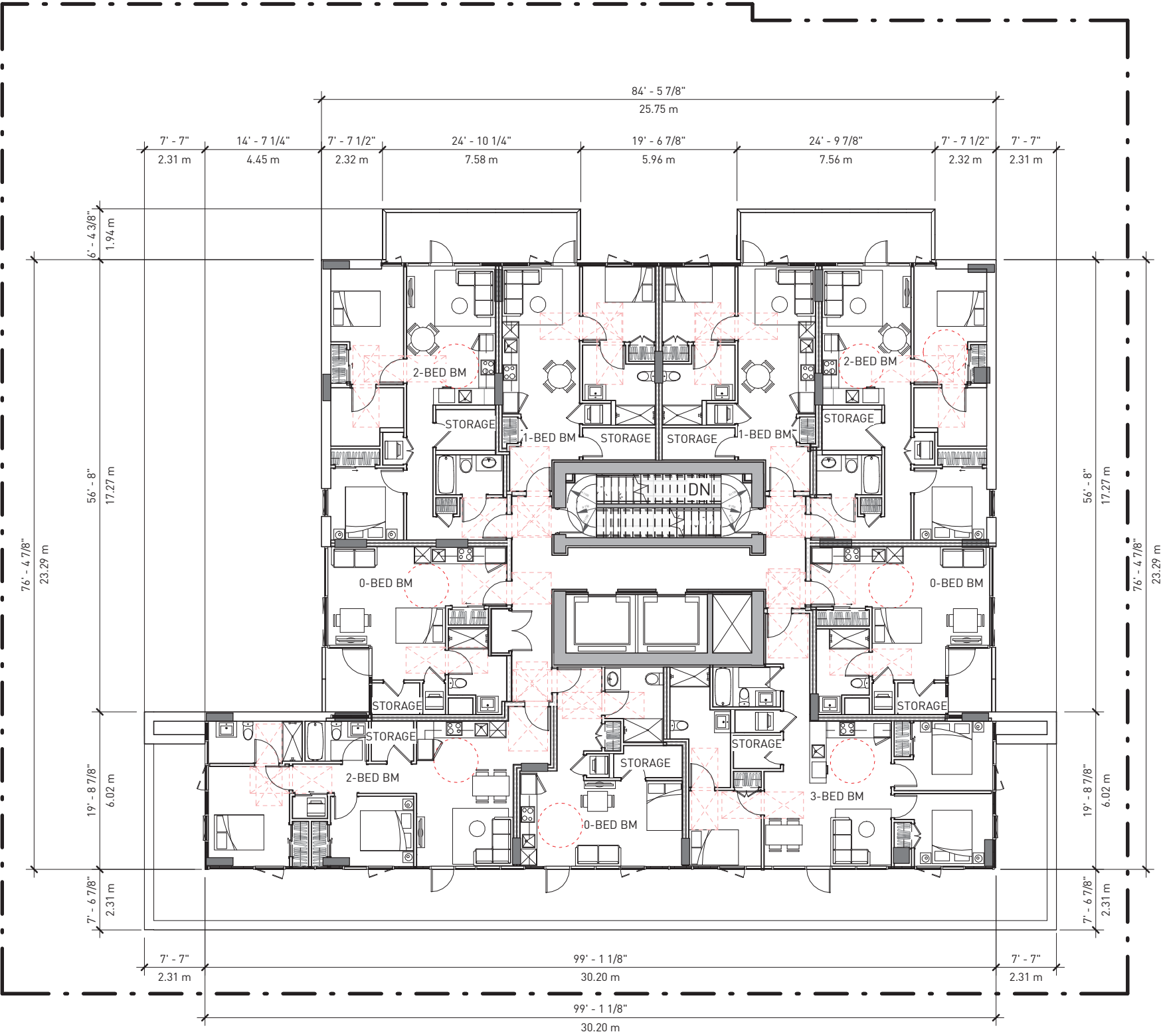
FLOOR PLAN - L2

SCALE: 1/16" = 1'-0"



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FLOOR PLAN - L3

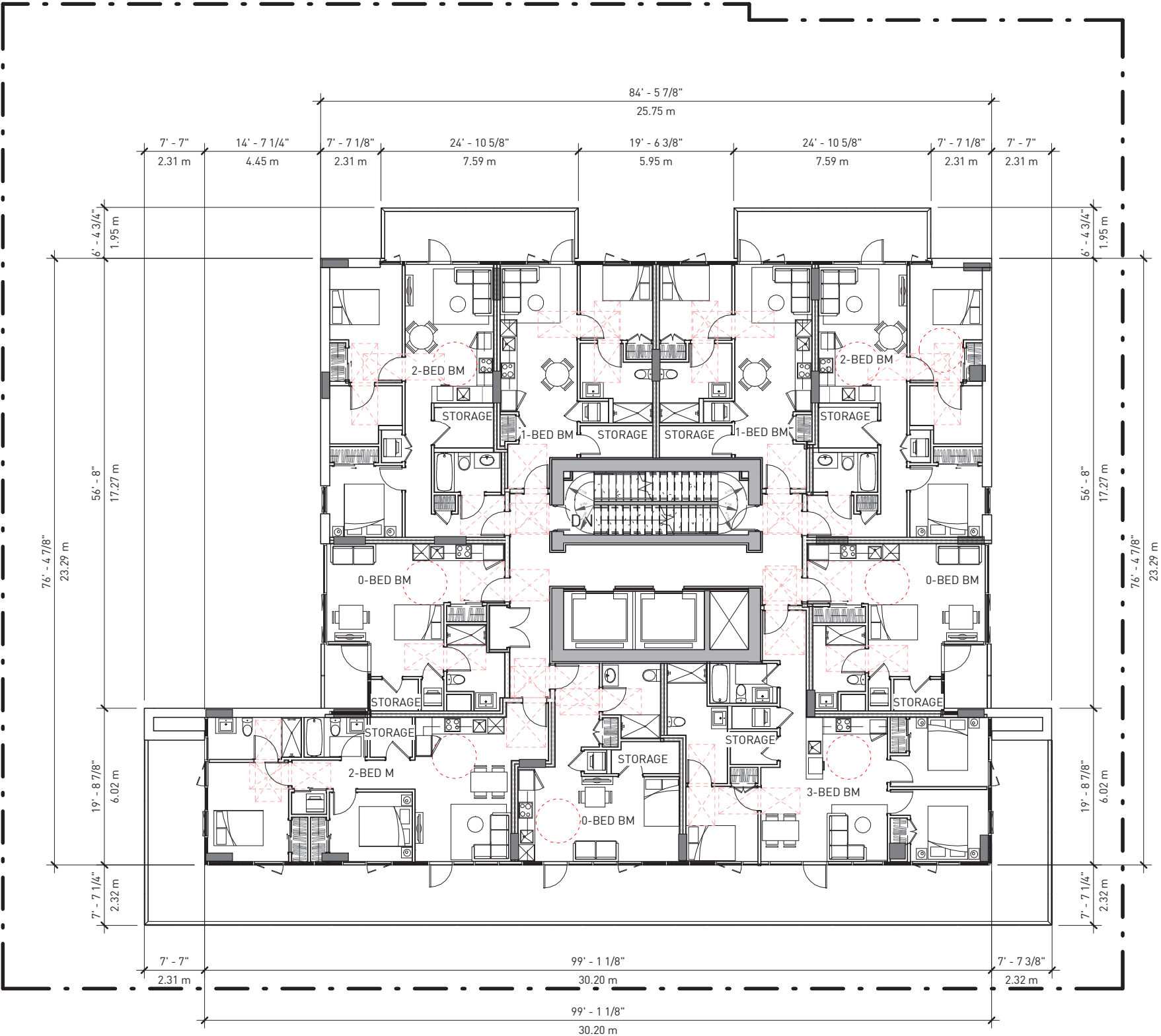
SCALE: 1/16" = 1'-0"

4.07



GBLARCHITECTS

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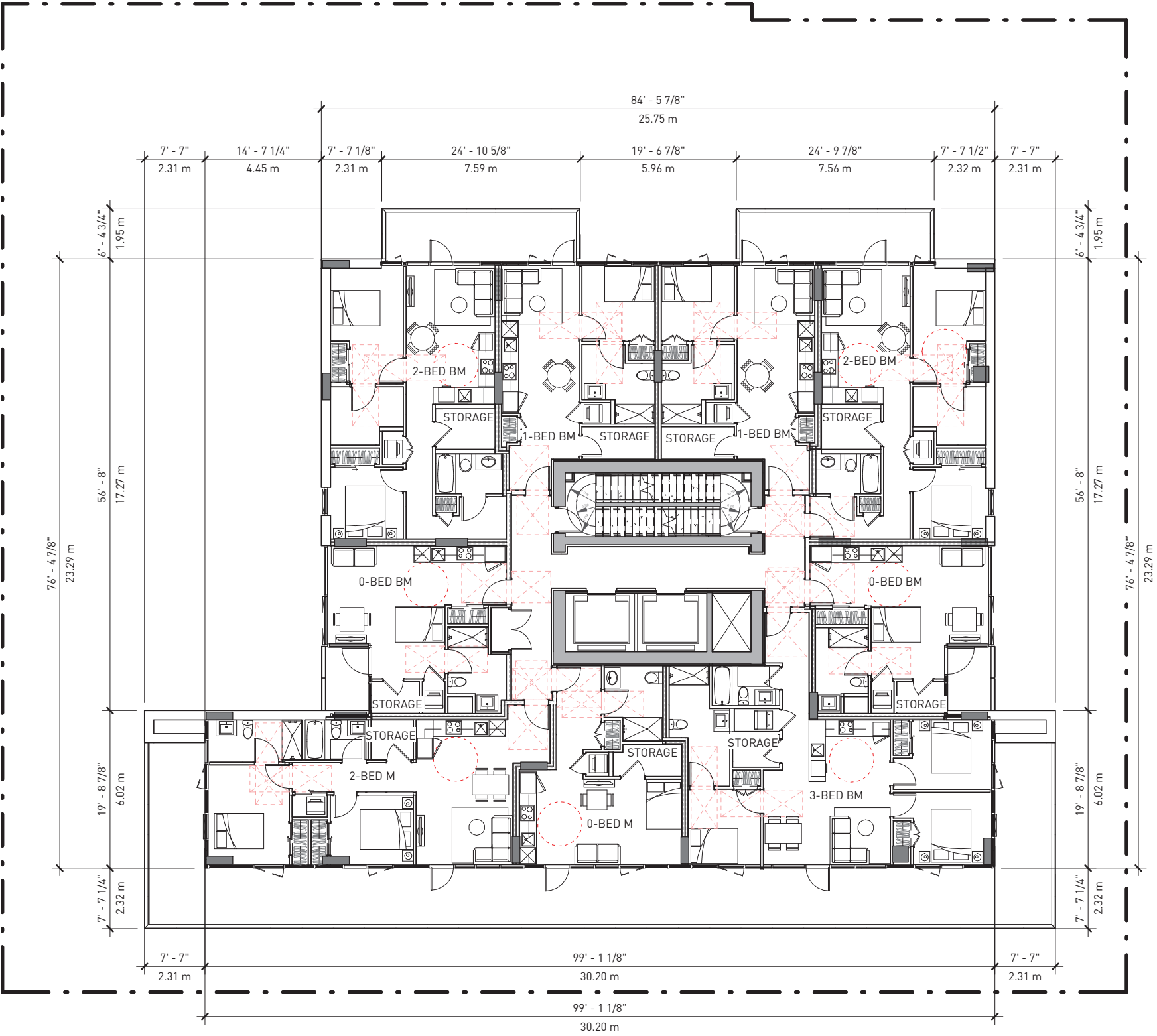
FLOOR PLAN - L4

SCALE: 1/16" = 1'-0"



GBLARCHITECTS

469-483 E 10TH AVE



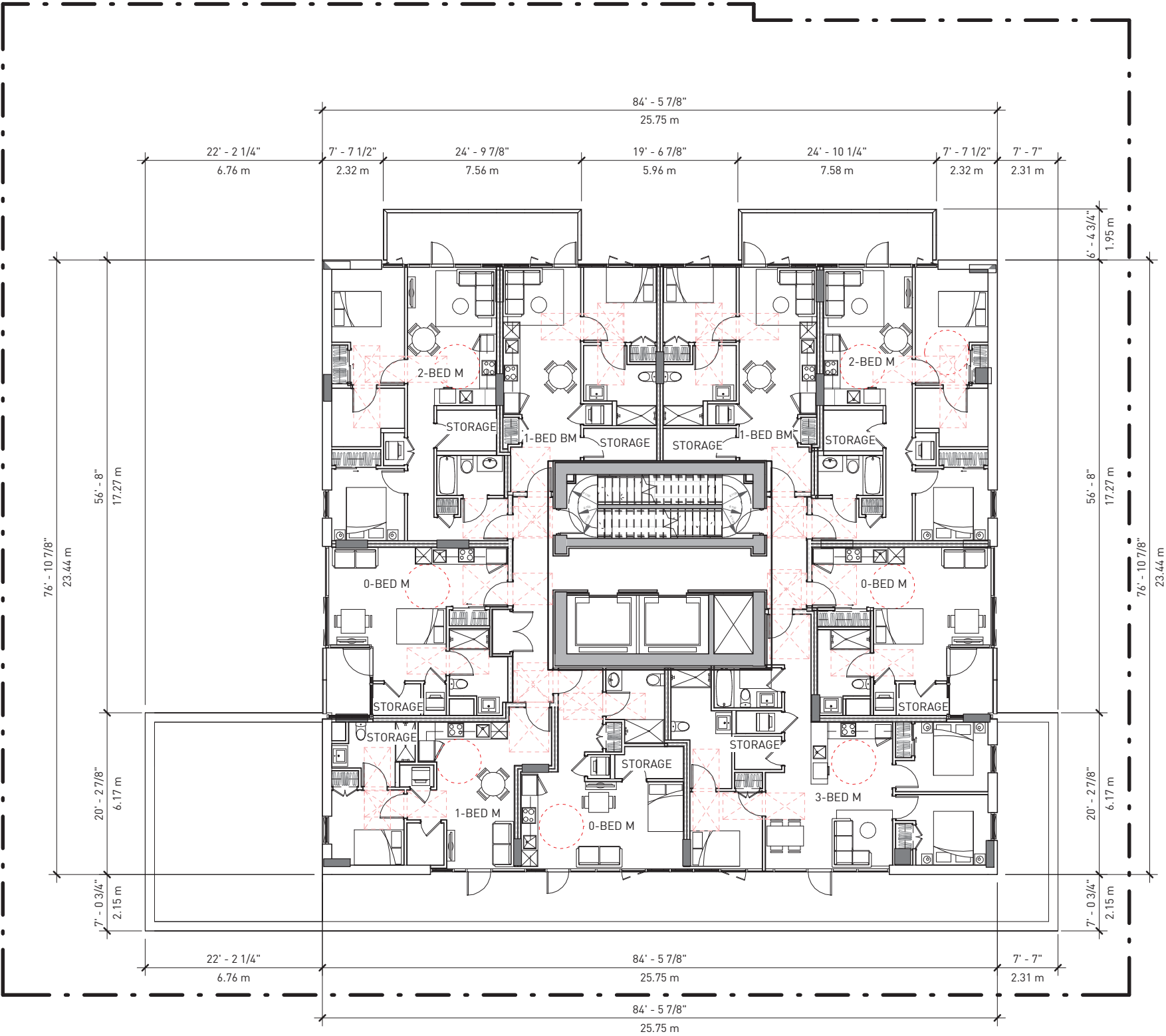
FLOOR PLAN - L5

SCALE: 1/16" = 1'-0"



GBLARCHITECTS

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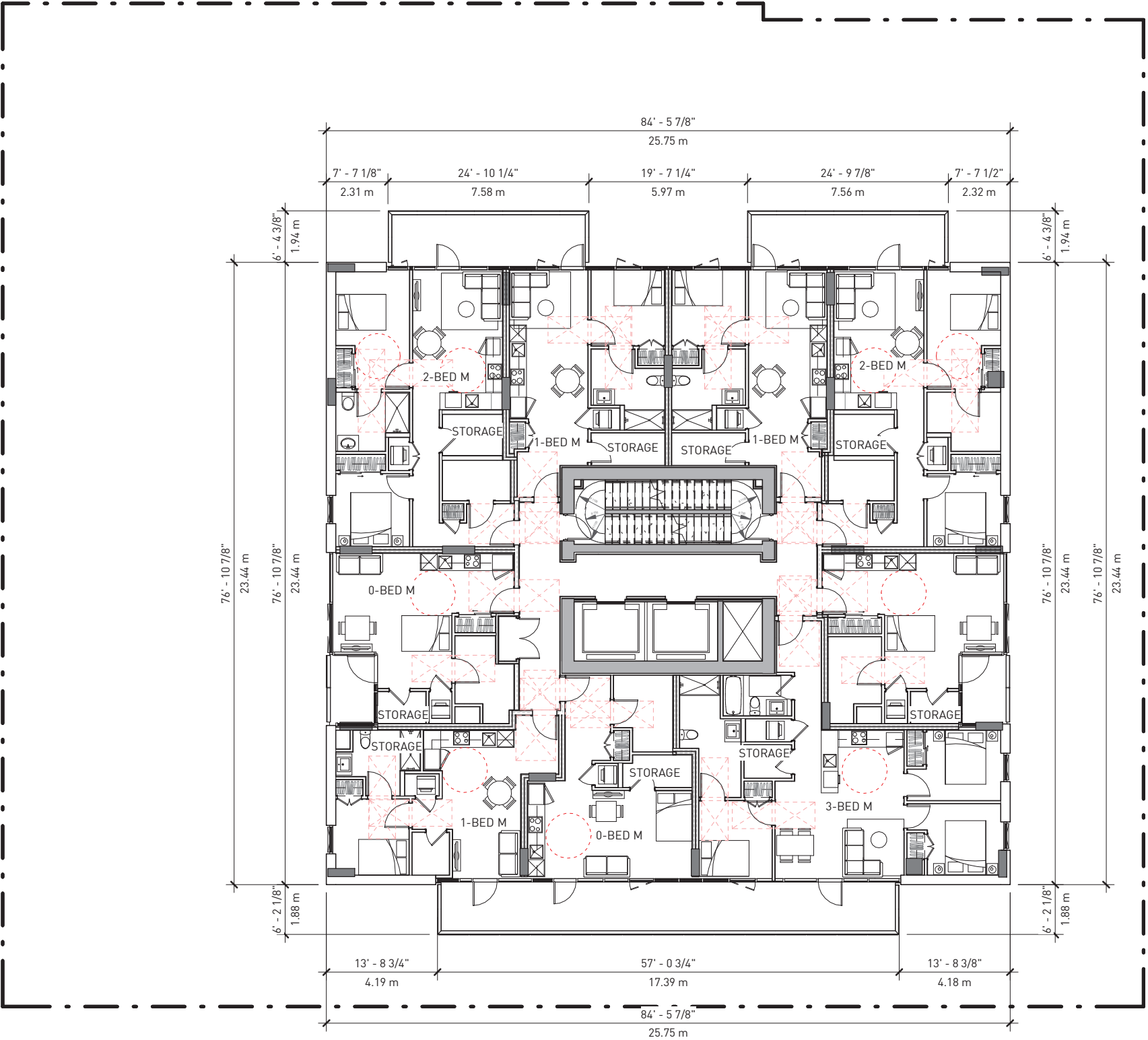
FLOOR PLAN - L6 - L16

SCALE: 1/16" = 1'-0"



GBLARCHITECTS

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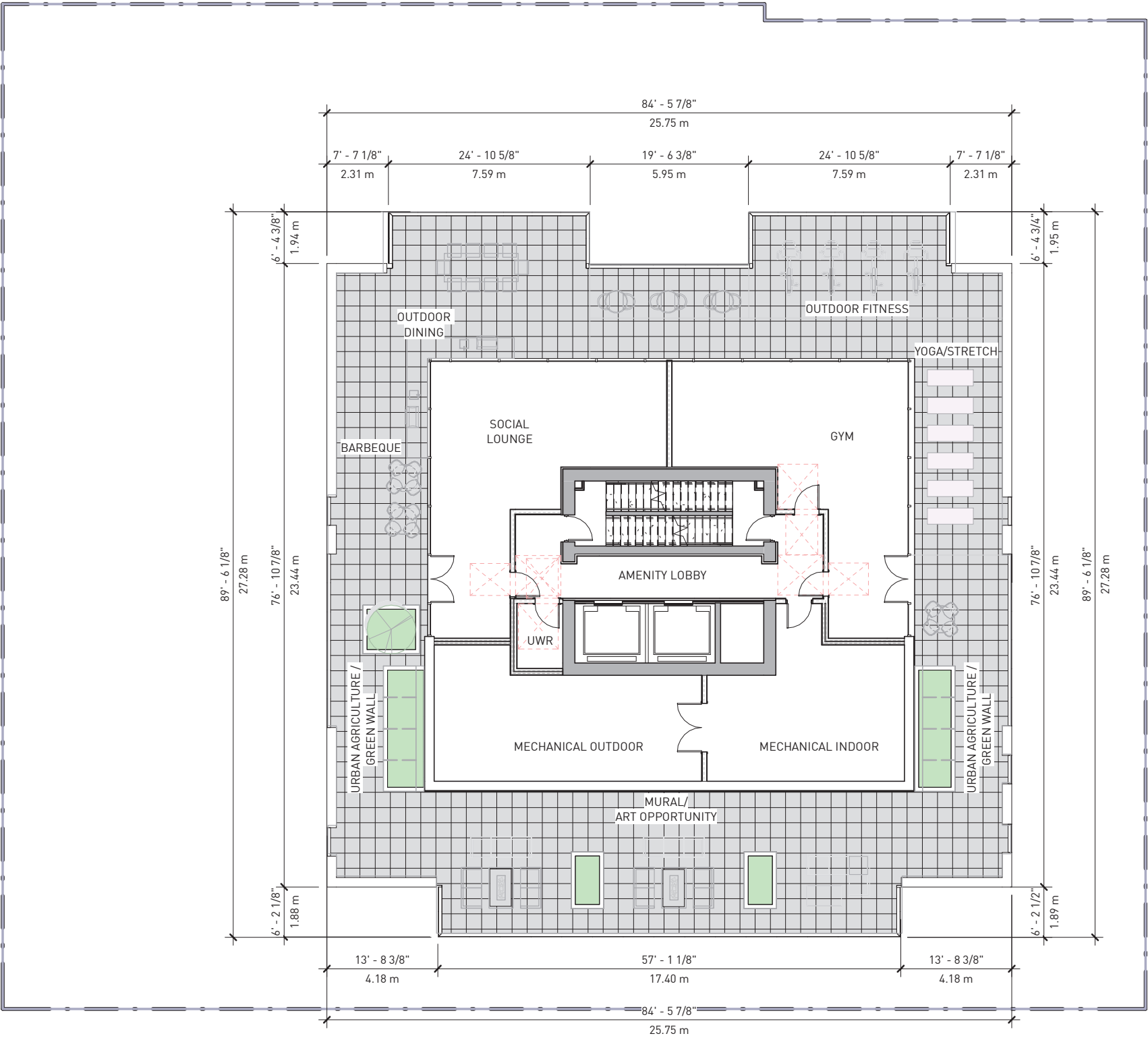
FLOOR PLAN - L17

SCALE: 1/16" = 1'-0"



GBLARCHITECTS

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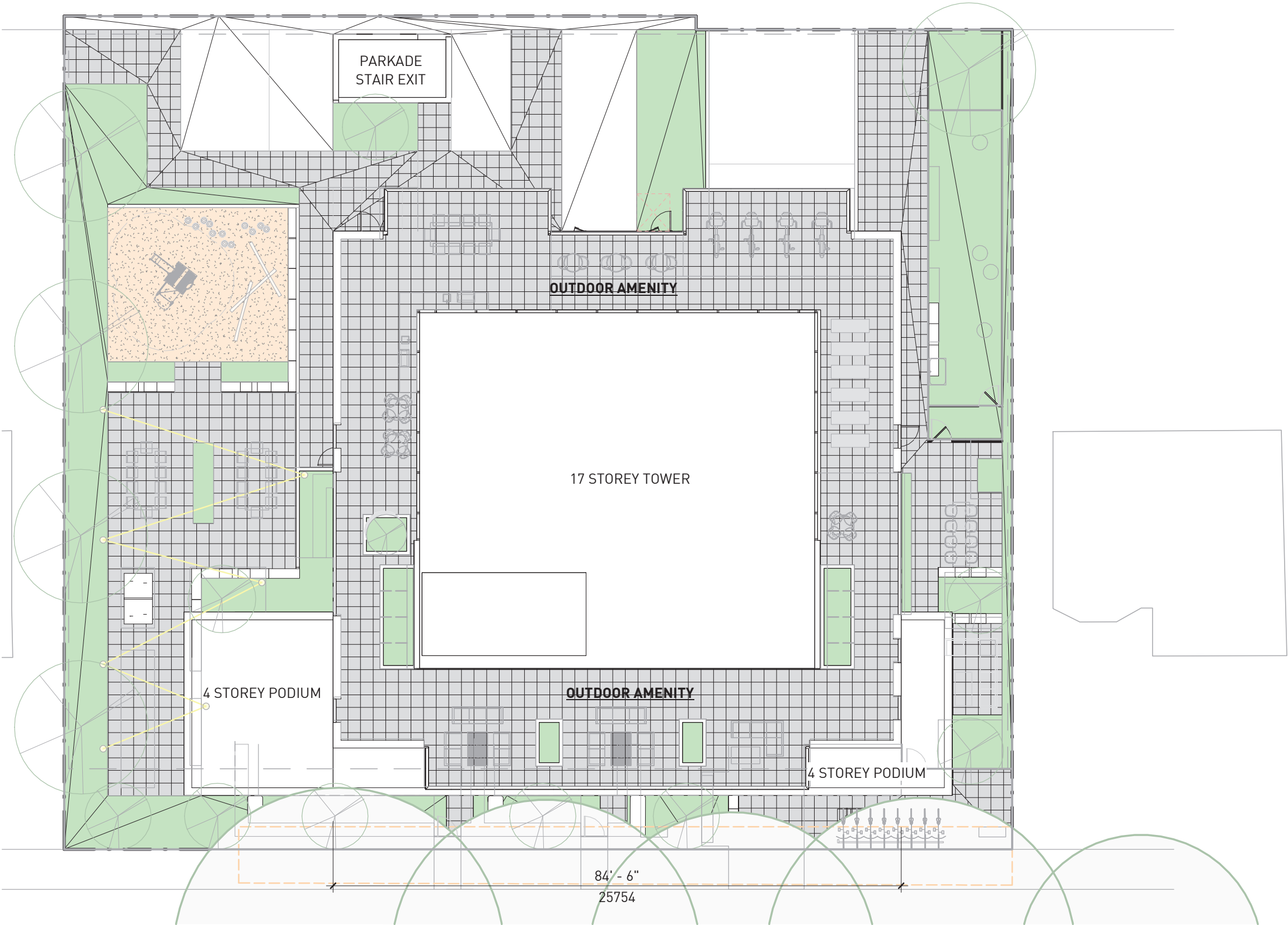
ROOF PLAN

SCALE: 1/16" = 1'-0"

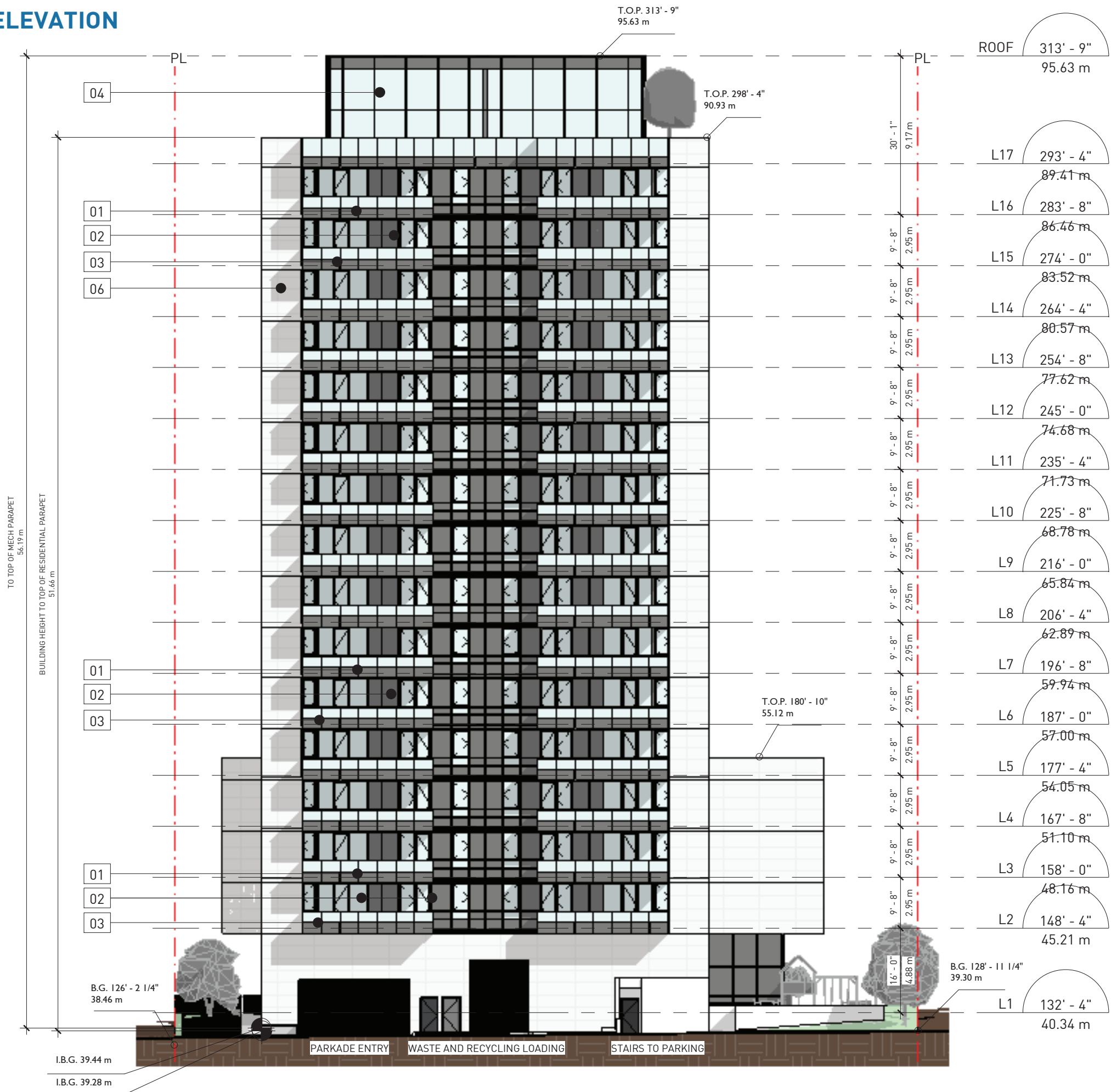


GBLARCHITECTS

469-483 E 10TH AVE



NORTH ELEVATION

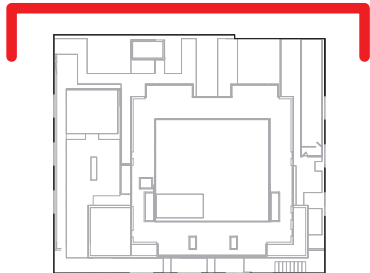


MATERIALS LEGEND		
#	DESCRIPTION	COLOUR
01	SPANDREL PANEL - GLAZED	CHARCOAL
02	WINDOW WALL	CLEAR GLASS, GRAY MULLIONS
03	GLASS GUARD	CLEAR GLASS, GRAY MULLIONS
04	SPANDREL PANEL - GLAZED	CHARCOAL
05	GREEN WALL	LANDSCAPING
06	FIBRE CEMENT PANEL	WHITE



GBLARCHITECTS

469-483 E 10TH AVE



FORM OF DEVELOPMENT

EAST ELEVATION

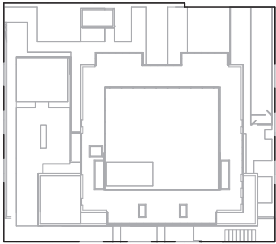


MATERIALS LEGEND		
#	DESCRIPTION	COLOUR
01	SPANDREL PANEL - GLAZED	CHARCOAL
02	WINDOW WALL	CLEAR GLASS, GRAY MULLIONS
03	GLASS GUARD	CLEAR GLASS, GRAY MULLIONS
04	SPANDREL PANEL - GLAZED	CHARCOAL
05	GREEN WALL	LANDSCAPING
06	FIBRE CEMENT PANEL	WHITE



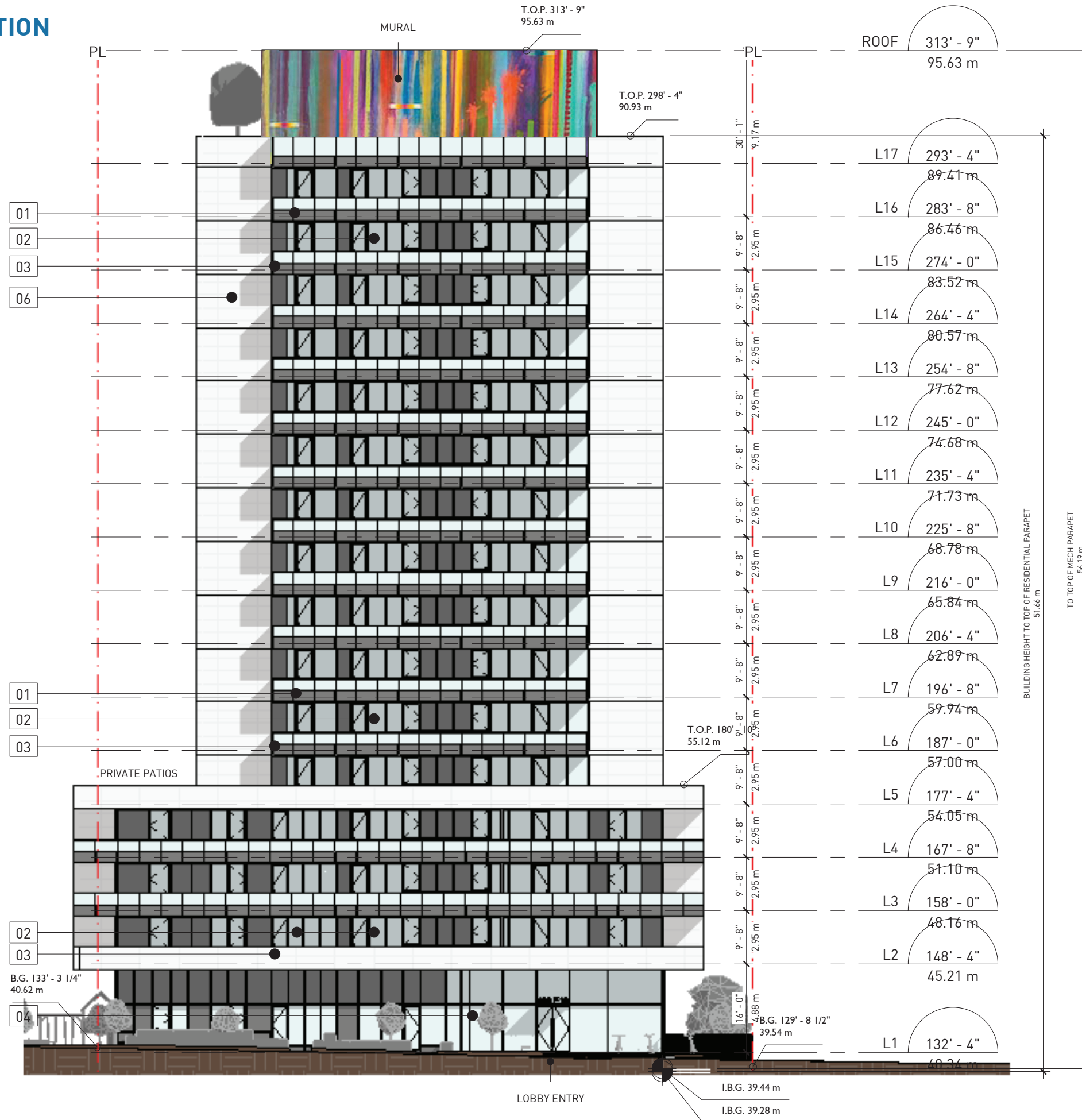
GBLARCHITECTS

469-483 E 10TH AVE



FORM OF DEVELOPMENT

SOUTH ELEVATION



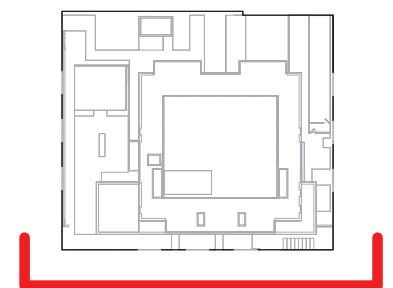
MATERIALS LEGEND		
#	DESCRIPTION	COLOUR
01	SPANDREL PANEL - GLAZED	CHARCOAL
02	WINDOW WALL	CLEAR GLASS, GRAY MULLIONS
03	GLASS GUARD	CLEAR GLASS, GRAY MULLIONS
04	SPANDREL PANEL - GLAZED	CHARCOAL
05	GREEN WALL	LANDSCAPING
06	FIBRE CEMENT PANEL	WHITE



5.03

GBLARCHITECTS

469-483 E 10TH AVE

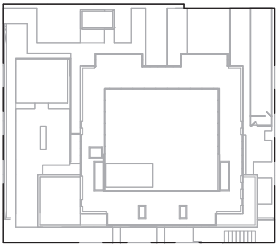


FORM OF DEVELOPMENT

WEST ELEVATION

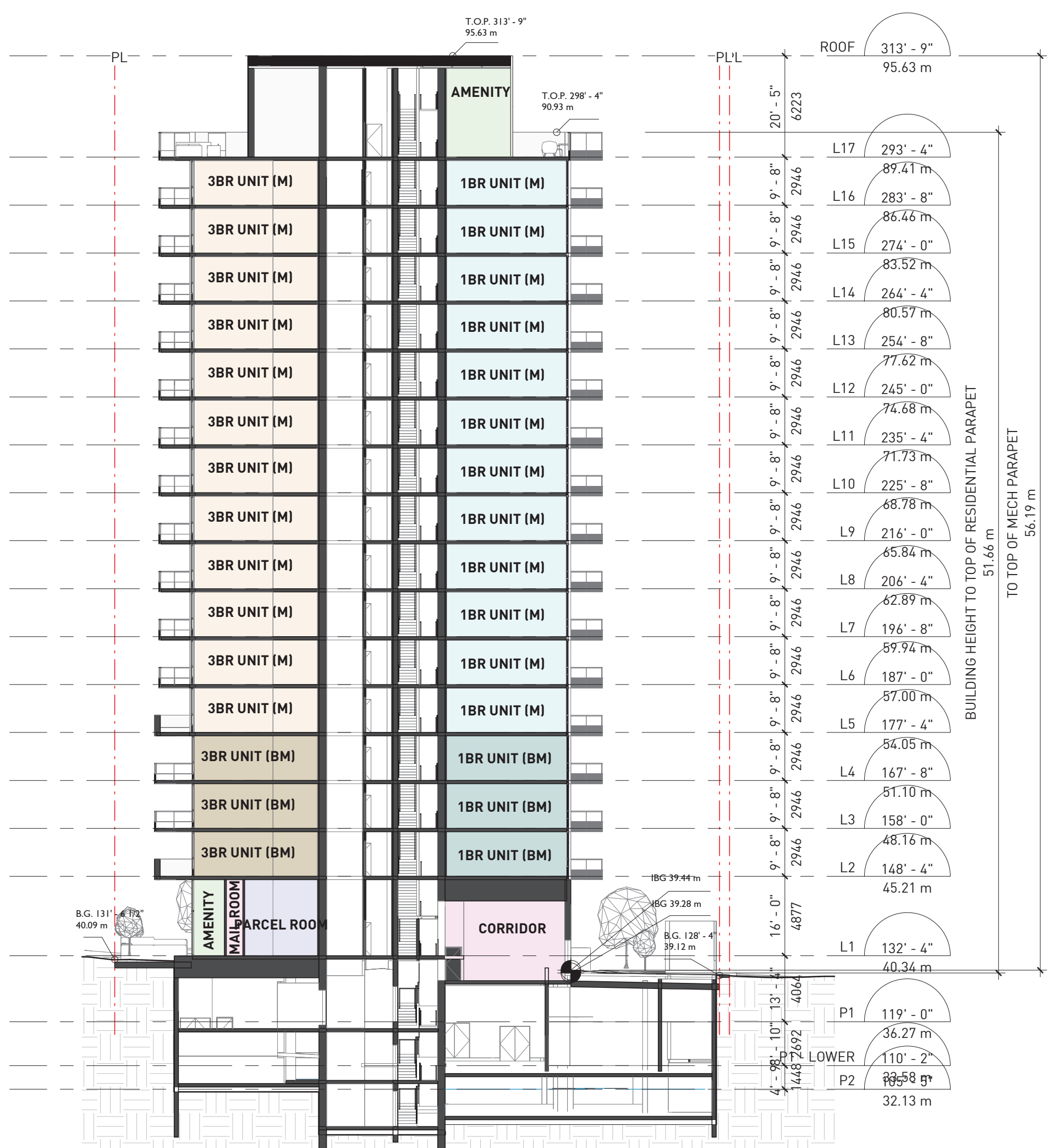


MATERIALS LEGEND		
#	DESCRIPTION	COLOUR
01	SPANDREL PANEL - GLAZED	CHARCOAL
02	WINDOW WALL	CLEAR GLASS, GRAY MULLIONS
03	GLASS GUARD	CLEAR GLASS, GRAY MULLIONS
04	SPANDREL PANEL - GLAZED	CHARCOAL
05	GREEN WALL	LANDSCAPING
06	FIBRE CEMENT PANEL	WHITE



FORM OF DEVELOPMENT

CROSS-SECTION A



Room Legend

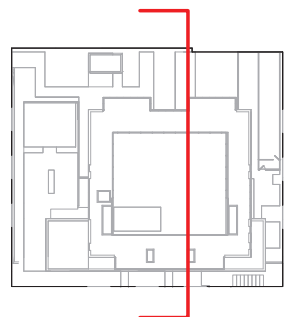
-  1BR UNIT (BM)
-  1BR UNIT (M)
-  3BR UNIT (BM)
-  3BR UNIT (M)
-  AMENITY
-  CORRIDOR
-  MAIL ROOM
-  PARCEL ROOM

5.05



GBLARCHITECTS

469-483 E 10TH AVE



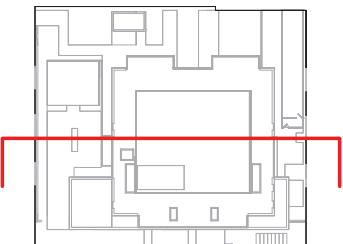
FORM OF DEVELOPMENT

CROSS-SECTION B



Room Legend

- AMENITY
- STUDIO UNIT (BM)
- STUDIO UNIT (M)



FSR PLAN - L1

SCALE: 1/16" = 1'-0"

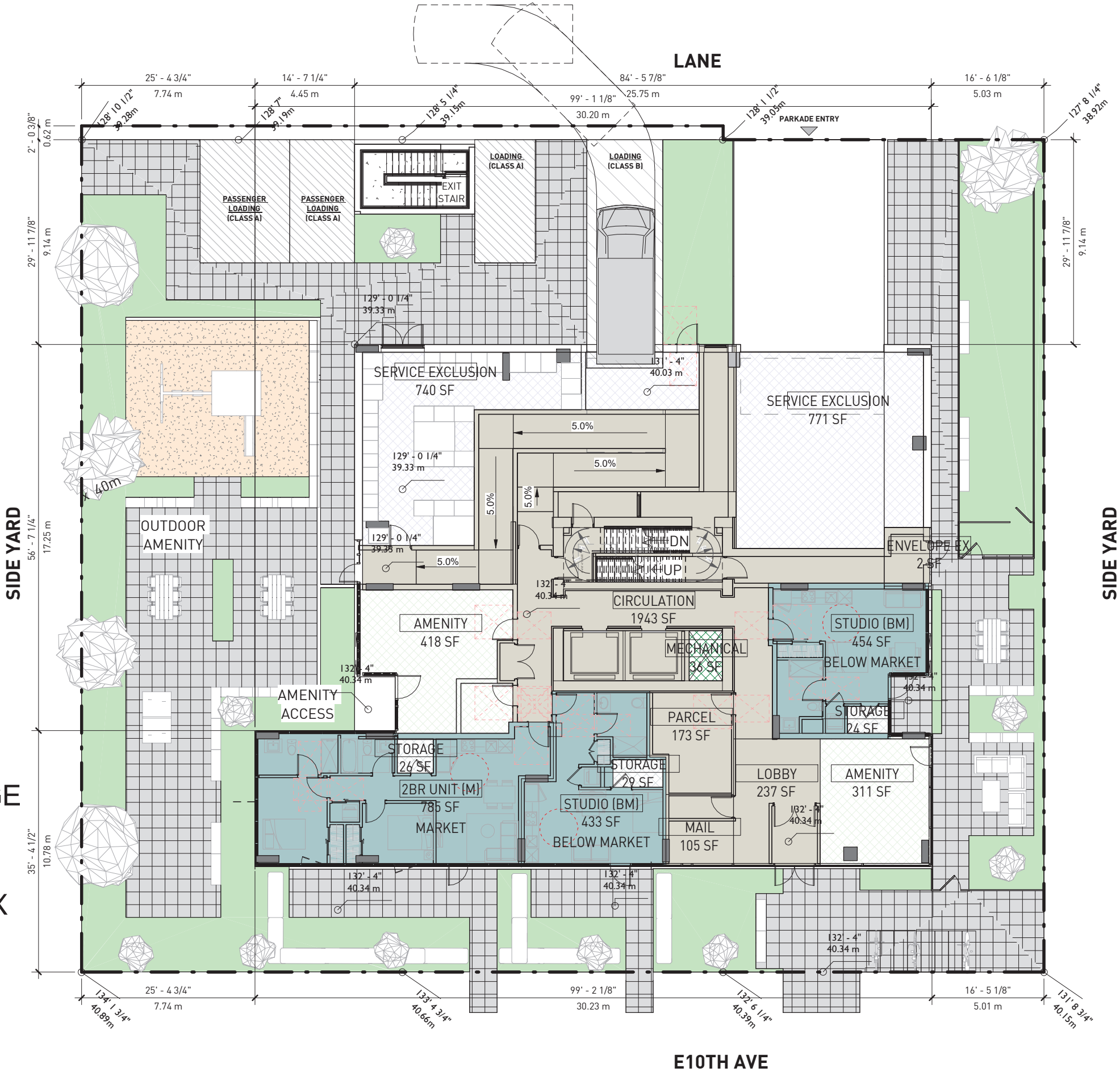


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX
- AMENITY
- SERVICE EXCLUSION



FSR PLAN - L2

SCALE: 1/16" = 1'-0"

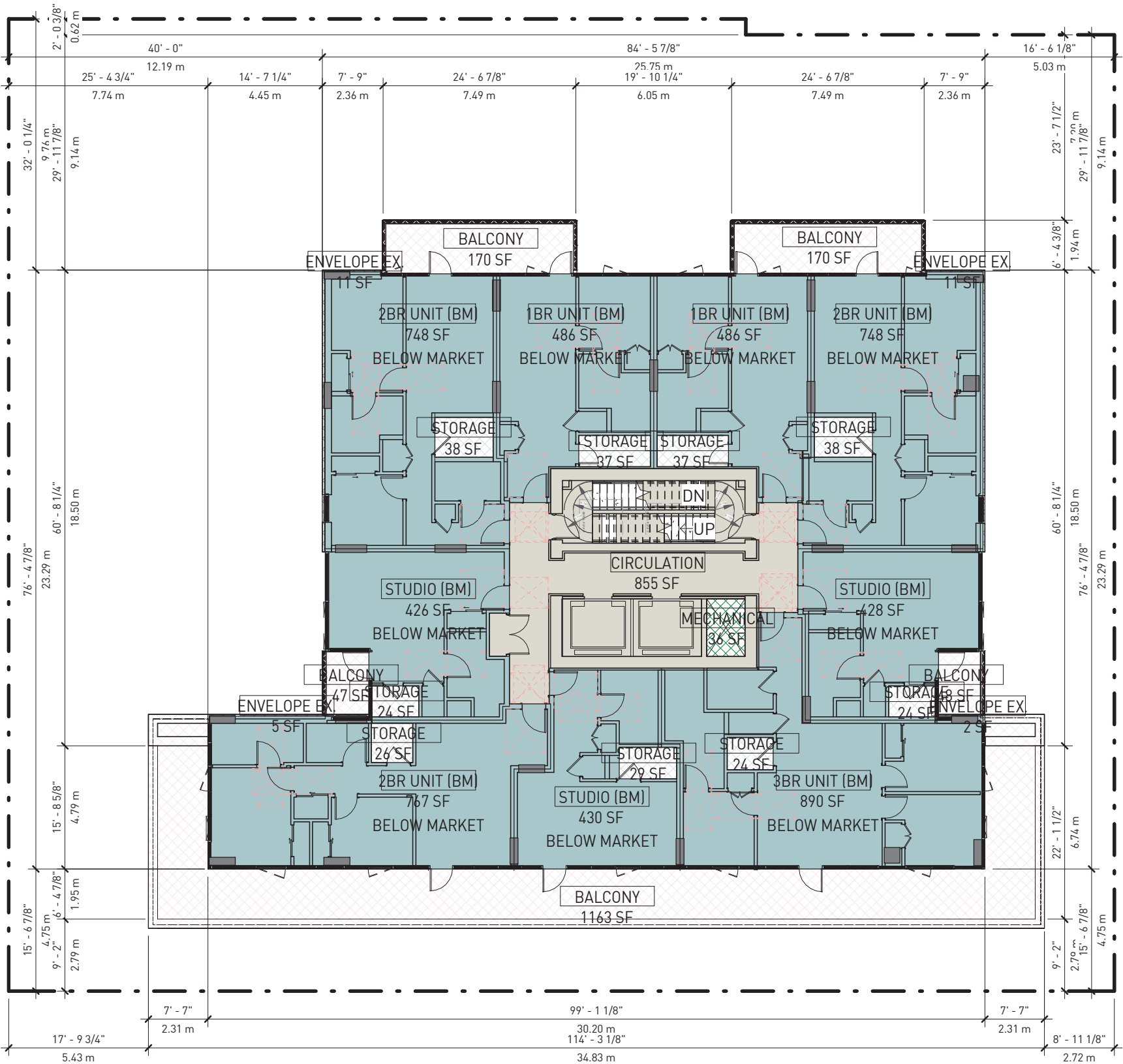


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- BALCONY
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX



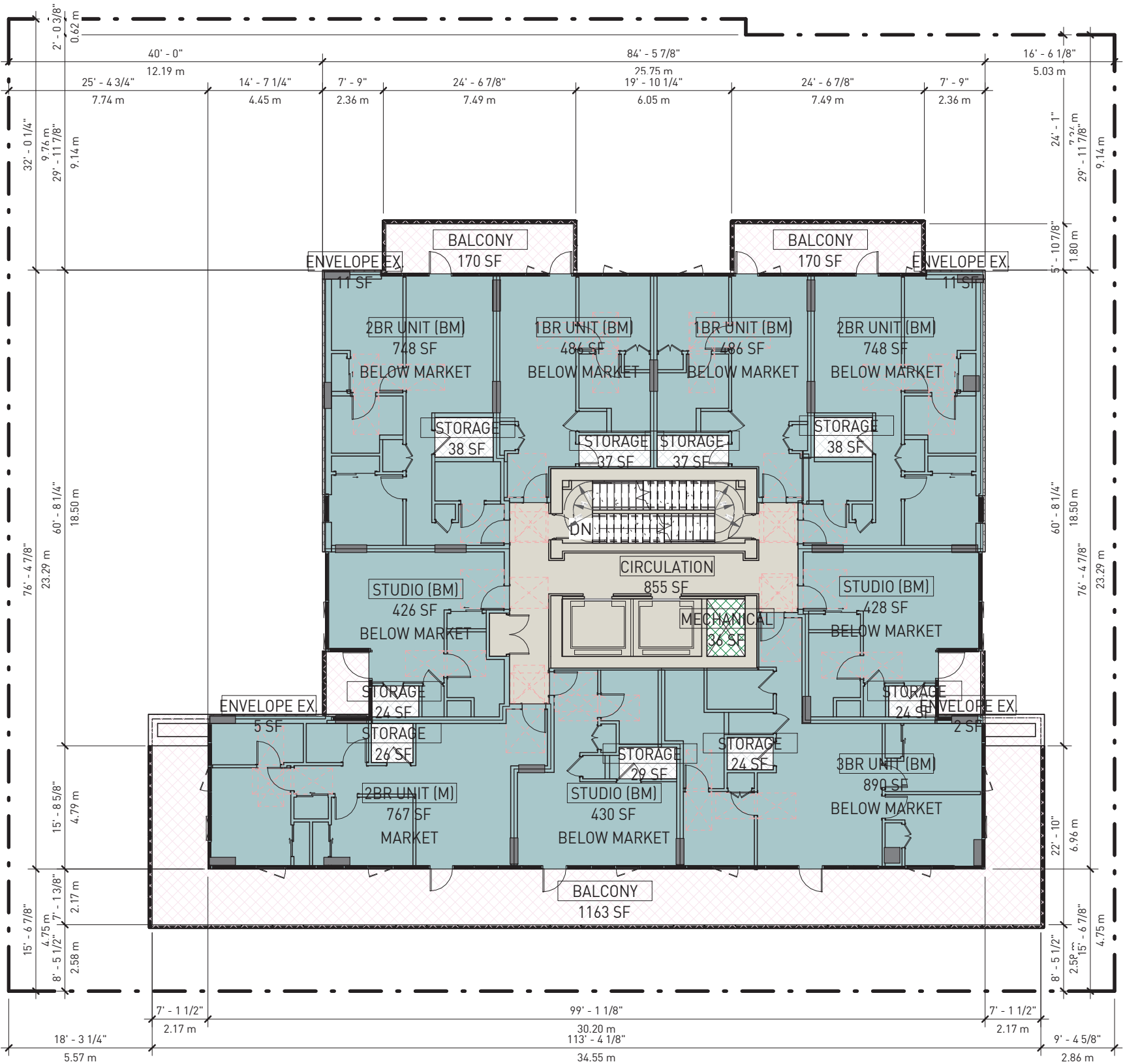


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- BALCONY
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX



FSR PLAN - L4

SCALE: 1/16" = 1'-0"

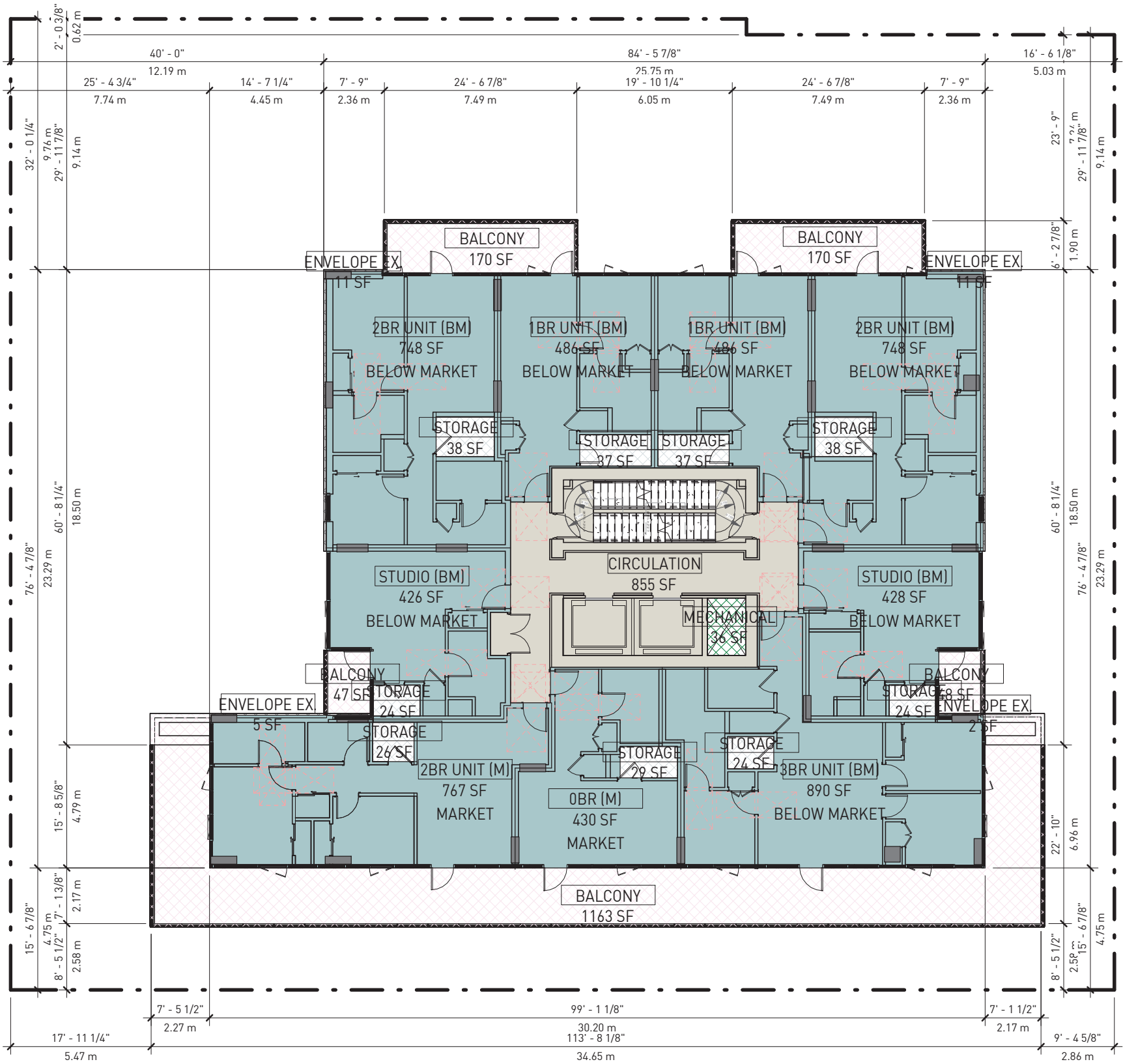


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- BALCONY
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX



FSR PLAN - L5

SCALE: 1/16" = 1'-0"

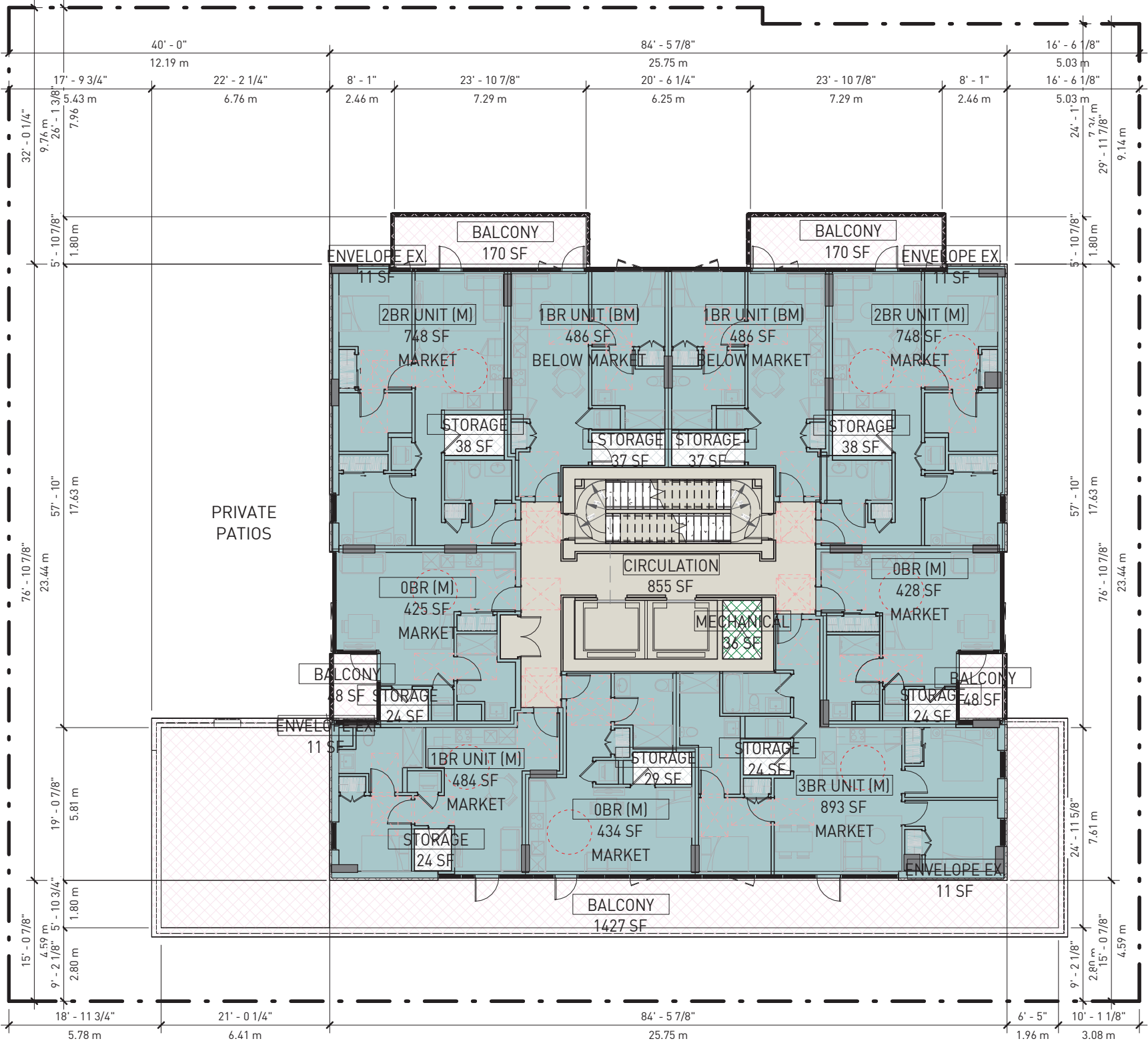


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- BALCONY
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX



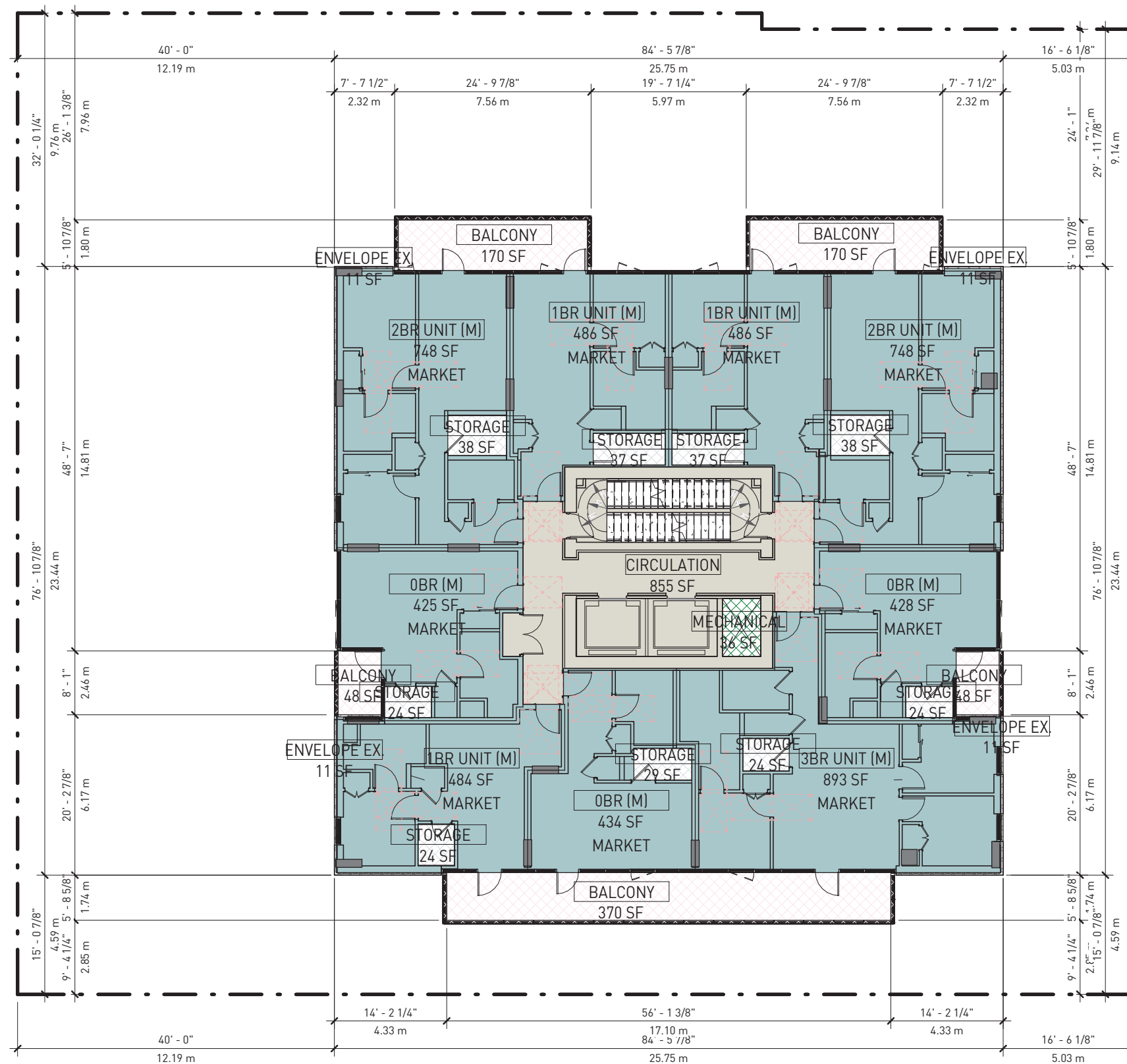
SCALE: 1/16" = 1'-0"

An analog clock face with a single black hand pointing straight up to the 12 o'clock position. The clock face is a simple circle with no numbers or tick marks.



469-483 E 10TH AVE

- CIRCULATION
- BALCONY
- RESIDENTIAL
- UNIT STORAGE
- MECHANICAL
- ENVELOPE EX



FORM OF DEVELOPMENT

FSR PLAN - L17

SCALE: 1/16" = 1'-0"

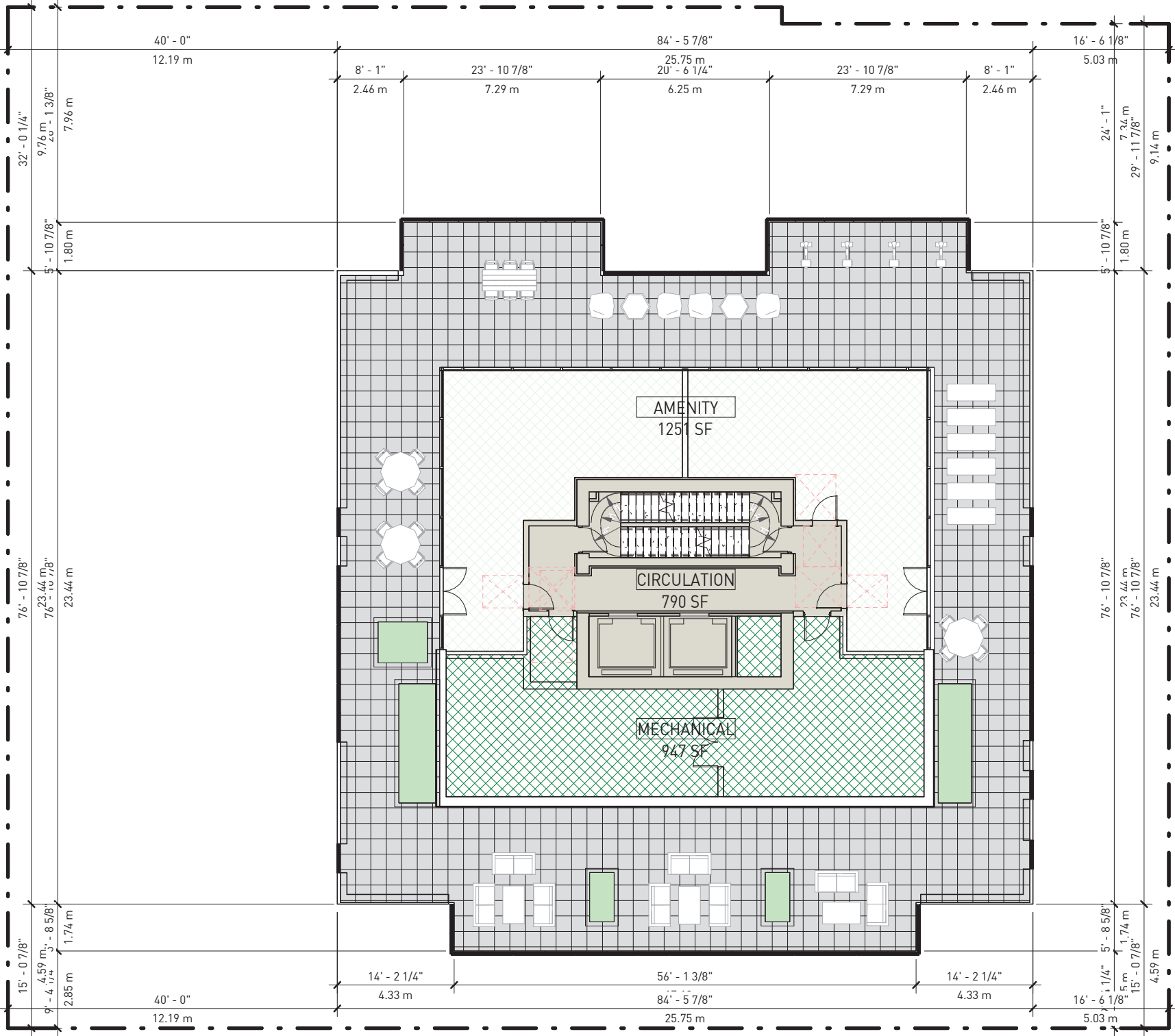


GBLARCHITECTS

469-483 E 10TH AVE

FSR AREAS

- CIRCULATION
- MECHANICAL
- AMENITY









GBLARCHITECTS

469-483 E 10TH AVE







GBLARCHITECTS

469-483 E 10TH AVE



PRECEDENTS



KID'S PLAY



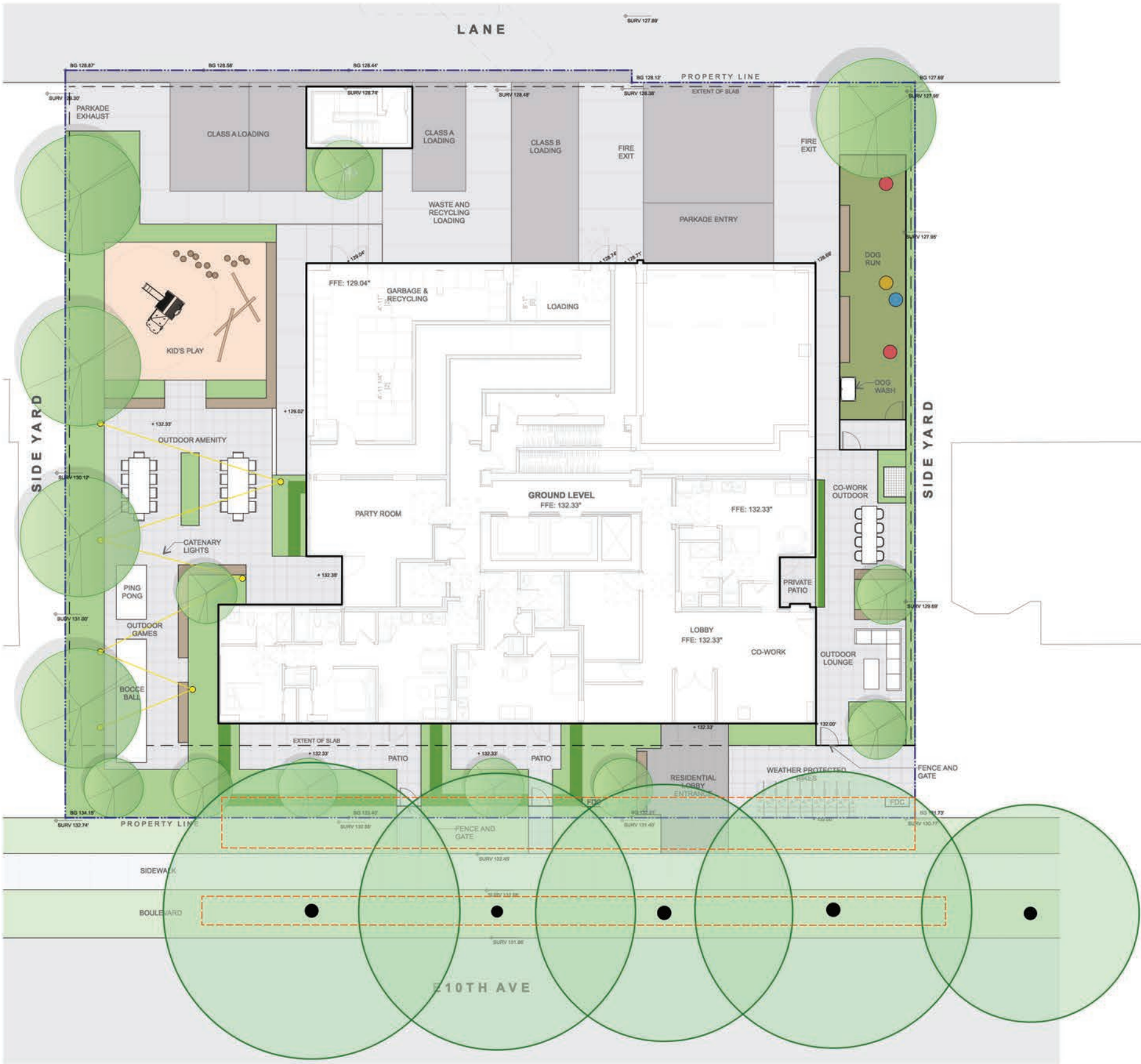
PACIFIC NORTHWEST INSPIRED PLANTING



LANDSCAPE FORMS 'GO' WORK TABLE



WOOD TOPPED BENCHES AND PLANTING



2	2024-04-05	ISSUED FOR REZONING	
1	2024-03-21	ISSUED FOR REVIEW	
no.:	date:	item:	by:
Revisions:			
Stamp:			

dk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
102 - 1637 West 5th Avenue Vancouver B.C. V6J 1N5
P 604.684.4611 | F 604.684.0577 | www.dk.ca
Client:

Project:
469-483 E 10TH AVE

469-483 E 10TH Ave,
Vancouver, B.C.

Drawn by:	SM
Checked by:	SV
Date:	07 MAR 2024
Scale:	1/8" = 1'-0"
Drawing Title:	

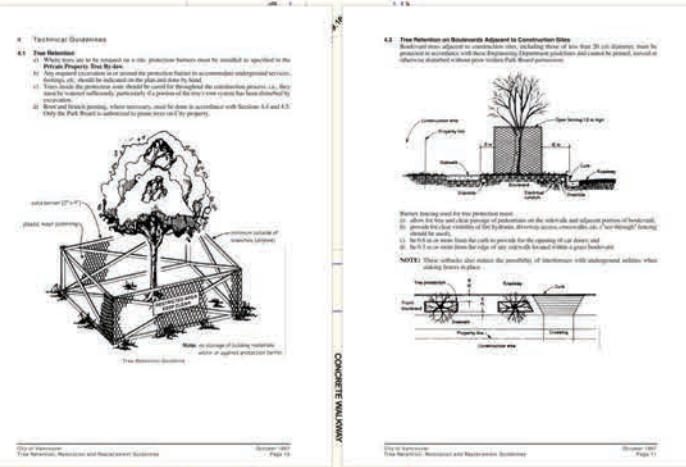
**GROUND LEVEL
LANDSCAPE PLAN**

Project No.:	24014
Sheet No.:	

Key	Description
	Extent of drip line of existing tree recommended for retention (location from survey by BCLS Land Surveyor)
	Extent of drip line of existing tree recommended for removal (location from survey by BCLS Land Surveyor)
	Proposed Design
	Extent of proposed Building
	Extent of proposed Underground Parkade
	Tree Number referred to in Existing Trees Inventory and Arboricultural Report for trees protected per By-Law with DBH 0.20m or larger (or for any trees on city property)
	Tree Number referred to in Existing Trees Inventory and Arboricultural Report for trees not protected per By-Law with DBH smaller than 0.20m (or dead trees)
	Location of protective barrier to enclose Tree Protection Area. All fencing shall be installed prior to start of any other work on site.
	Extent of Critical Root Zone outside of Tree Protection Area. Specific protection measures may apply (Refer to Plan, Report and Details for additional information).

CITY OF VANCOUVER ARBORICULTURAL NOTES

1. Install tree protection barriers to City of Vancouver requirements (see detail 10-1) and maintain throughout construction.
2. Tree Protection Barrier shall be kept in place until final inspection by the city. Any adjustment to the barrier/fencing or temporary relocation has to be approved by the consulting arborist. 48 hour notification required.
3. All work within the tree protection area shall be coordinated with and supervised by the consulting arborist.
4. All excavation within 1m of any Tree Protection Area shall be coordinated with and supervised by the consulting arborist. Proper root pruning of all roots 2cm and larger shall be done during excavation process or immediately after by a certified arborist. Exposed roots shall be covered or otherwise protected from drying out the same day of exposure.
5. EXTENT OF DAMAGE
Trees, their environment and their health and stability change with time. Our recommendations to protect and retain trees are based on observations made on the date noted, and on a visual assessment of the trees using normal visual assessment procedures. Durante Kreek Ltd. cannot guaranty that trees recommended for retention will remain whole or stable. Durante Kreek Ltd. assumes no responsibility for tree protection unless we have been contracted to provide services in that regard, and provide appropriate notice when work is or near the trees.
6. Tree protection measures and all work on trees in City of Vancouver road allowances shall be pre-approved by Vancouver Board of Parks and Recreation Street Tree Division. Pruning etc., if required, must be done by Street Trees Division unless they have directed otherwise.
7. All trees retained and protected on site shall be watered and otherwise maintained as outlined in on the existing trees management plan and written arborist report.
8. Timing of any Pruning as recommended during consulting arborist and/or tree mover. This will minimize the risk of pest problems associated with wounding and allow the tree(s) to take advantage of the full growing season to close and compartmentalize wounds. Refer to ANSI A300 Best Management Practices for further information.
9. Tree Service Professional carrying out pruning/tree work/mover put forward by consulting arborist must be certified or qualified by ISA.



- Hatched area falls within CRZ and outside of Tree Protection Barrier:
- All construction within this area shall be coordinated with consulting arborist.
- No excavation without consulting Arborist approval.
- Installation of new sidewalk shall be coordinated with City Arborist and Engineering.

— All construction within the tree protection barriers shall be coordinated with consulting arborist.

2	2024-04-05	ISSUED FOR REZONING
1	2024-03-19	COORDINATION

no.:	date:	item:	by:

Revisions:

Stamp:

dk
DURANTE KREUK LTD. LANDSCAPE ARCHITECTS
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Project:

469-483 E 10TH AVE

**469-483 E 10TH Ave,
Vancouver, B.C.**

Drawn by:	JC
Checked by:	FF
Date:	19 MAR 2024
Scale:	1:100
Drawing Title:	

EXISTING TREES MANAGEMENT PLAN

Project No.:
24014

Sheet No.:

T-1

PRECEDENTS



ROOFTOP FIRE TABLES



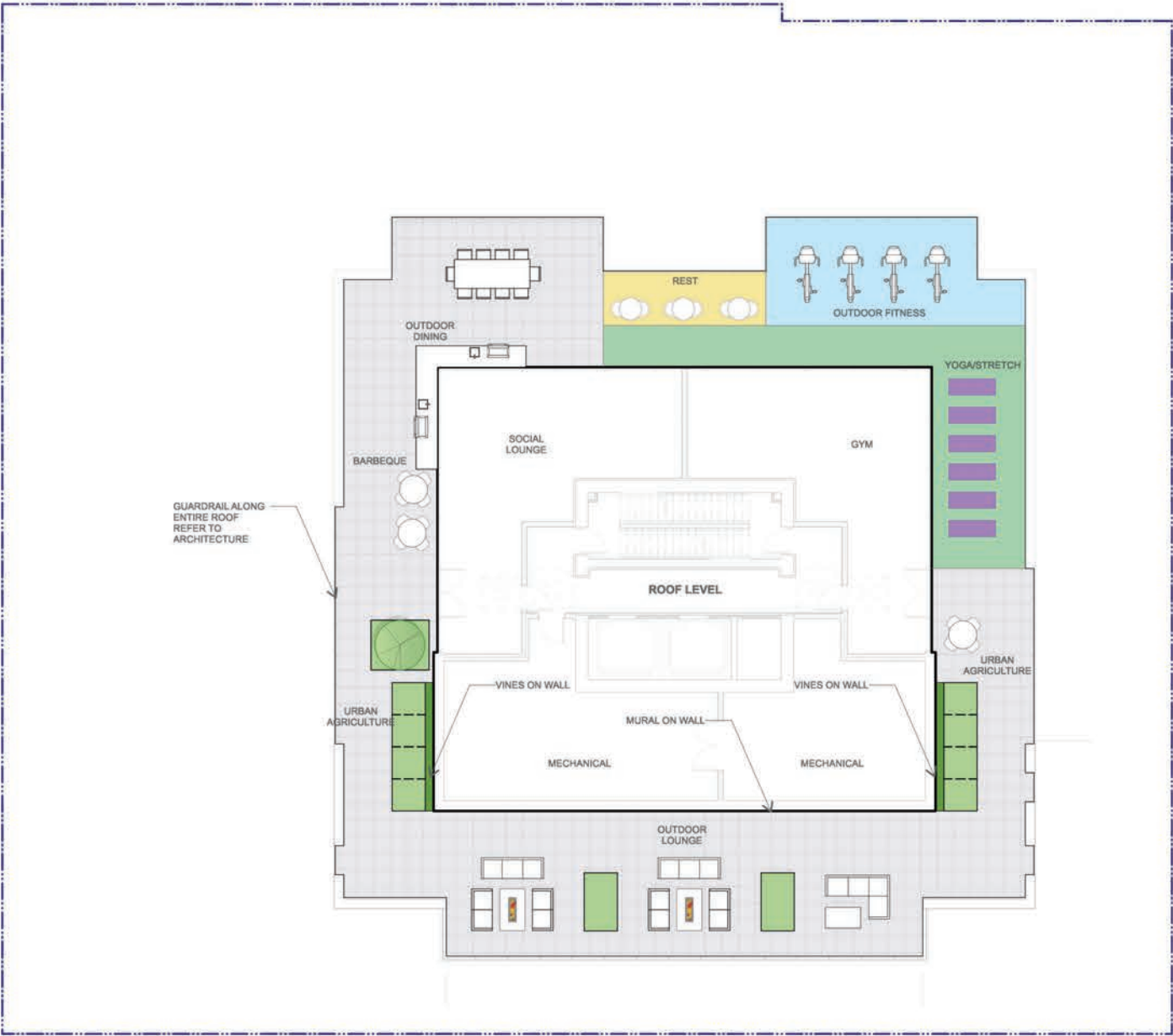
BARBEQUE SPACE



OUTDOOR FITNESS



URBAN AGRICULTURE



2	2024-04-05	ISSUED FOR REZONING	
1	2024-03-21	ISSUED FOR REVIEW	
no.:	date:	item:	by:
Revisions:			
Stamp:			

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469-483 E 10TH Ave,
Vancouver, B.C.

Drawn by:	SM
Checked by:	SV
Date:	07 MAR 2024
Scale:	1/8" = 1'-0"
Drawing Title:	

ROOF LANDSCAPE PLAN

Project No.:
24014
Sheet No.: