



4906-4958 MAIN STREET- REZONING SUBMISSION May 19th, 2022

CIVIC ADDRESS: 4906-4958 Main Street
 LEGAL ADDRESS: Lots 1, 2, 3, 4 and 5, All except parts in Plan 4481,
 All of Block 5 District Lot 637 Group 1 New Westminster District Plan 1192
 EXISTING ZONING: RT-2
 PROPOSED ZONING: CD-1
 PROPOSED USE: Commercial & Multi-Family Residential (100% Secured Market Rental)

DRAWING LIST

ARCHITECTURAL

A 0.00 COVER & DRAWING LIST
 A 0.01 INTRODUCTION
 A 0.02 CONTEXT PHOTOS
 A 0.03 DESIGN RATIONALE
 A 0.04 PROJECT DATA
 A 0.05 TOPO SURVEY
 A 0.06 BUILDING GRADES
 A 0.07 SITE PLAN
 A 0.08 SUSTAINABILITY STRATEGY

A 1.00 STREETSAPES
 A 1.01 SHADOW DIAGRAMS
 A 1.02 SHADOW DIAGRAMS

A 2.00 PARKING P2 FLOOR PLAN
 A 2.01 PARKING P1 FLOOR PLAN
 A 2.02 GROUND FLOOR PLAN
 A 2.03 2ND FLOOR PLAN
 A 2.04 3RD AND 4TH FLOOR PLAN
 A 2.05 5TH FLOOR PLAN
 A 2.06 6TH FLOOR PLAN
 A 2.07 ROOF PLAN
 A 2.08 ROOF PLAN_OVERALL

A 3.00 WEST ELEVATION (MAIN STREET)
 A 3.01 EAST ELEVATION (LANE)
 A 3.02 SOUTH ELEVATION
 A 3.03 NORTH ELEVATION (E.33RD AVENUE)

A 4.00 BUILDING SECTION

A 5.00 PERSPECTIVES

LANDSCAPE

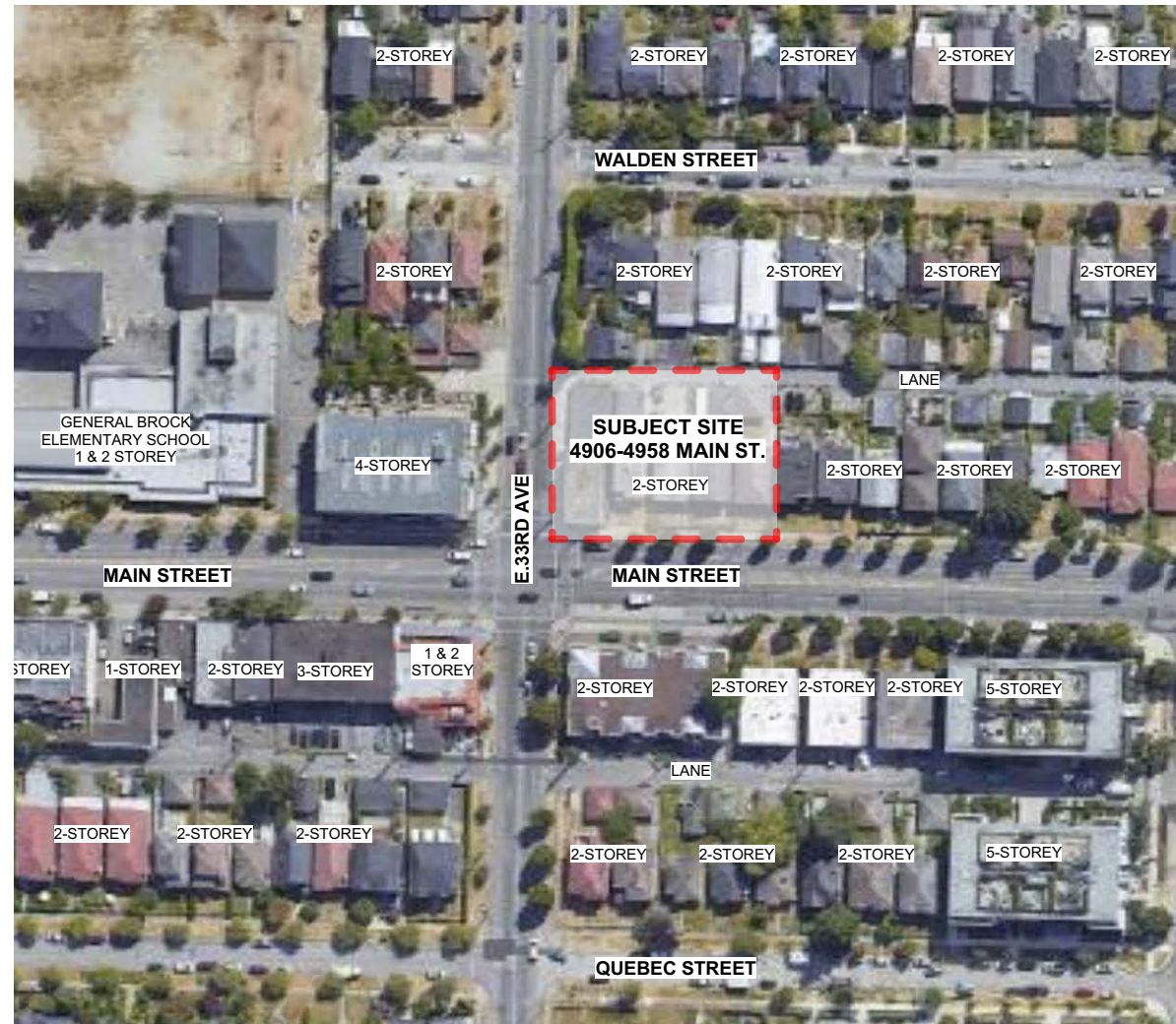
L1.01 GROUND LEVEL - LANDSCAPE PLAN
 L1.02 LEVEL TWO AMENITY DECK - LANDSCAPE PLAN

FSR OVERLAYS

FSR (1) GROUND FLOOR FSR OVERLAY
 FSR (2) 2ND FLOOR FSR OVERLAY
 FSR (3) 3RD & 4TH FLOOR FSR OVERLAY
 FSR (4) 5TH FLOOR FSR OVERLAY
 FSR (5) 6TH FLOOR FSR OVERLAY
 FSR (6) ROOF FSR OVERLAY

PROJECT TEAM

OWNER VORDEN DEVELOPMENT CORP.
 ARCHITECT W.T. LEUNG ARCHITECTS, INC.
 LANDSCAPE BEARMARK DESIGN AND LANDSCAPE LTD.
 GEOTECHNICAL GEOPACIFIC GEOTECHNICAL ENGINEERS
 SURVEY J.C. TAM AND ASSOCIATES
 SUSTAINABILITY RECOLLECTIVE CONSULTING INC.
 ARBORIST DAVEY RESOURCE GROUP
 QUANTITY SURVEYOR BTY GROUP
 CIVIL BINNIE - CIVIL ENGINEERING CONSULTANTS

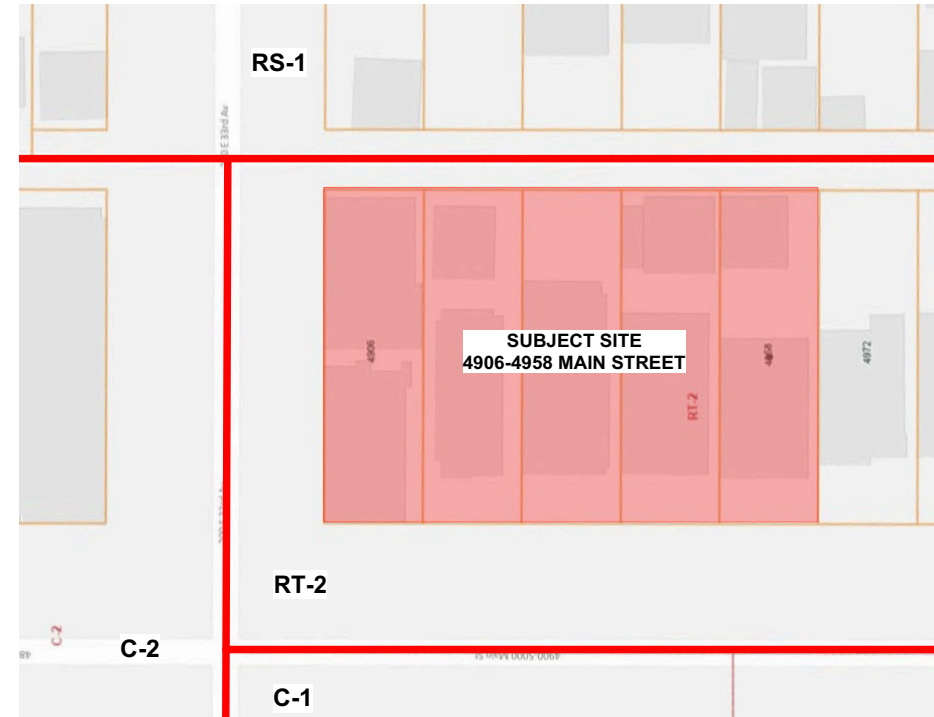


CONTEXT

Overview

The subject site is located at the southeast corner of Main Street and East 33rd Avenue within the Riley Park-Little Mountain neighbourhood. The site is currently zoned RT-2.

The site's context is a mix of commercial and multi-family residential buildings along the Main Street corridor, with heights ranging from 2- to 5-storeys. South and east of the site are predominantly 1- to 2-storey single-family dwellings. General Brock Elementary School is half a block north across E33rd Avenue; Riley Park, Queen Elizabeth Park and Hillcrest Community Centre are two blocks west across Main Street. The site is at the southern gateway to the South Main / Mount Pleasant commercial district.



EXISTING ZONING MAP

Rezoning Intent

The proposal is to rezone the site from RT-1 to CD-1 to permit the development of a 6-storey mixed commercial / residential market rental building. This rezoning is being made under the Affordable Housing Choices Interim Rezoning Policy, which allows consideration of buildings up to six storeys for sites fronting an arterial on Translink's Frequent Transit Network. The site is also within 500m of a C-2 zone (ie. a local shopping district) and is easily accessible to public transit.

The development includes ground level commercial spaces along the Main Street and E33rd Avenue frontages along with 72 market rental housing units on five storeys above. Two levels of underground parking providing 75 parking spaces (30 Commercial / 45 Residential) are proposed. No parking reduction is proposed. The total floor area proposed is 5,390 m² [58,023 ft²] for a Floor Space Ratio of 3.14.

Of the 72 units proposed, 36% are family-sized units. The unit breakdown is: (22) Studios, (24) 1-bedroom, (14) 2-bedrooms, and (12) 3-bedrooms. This exceeds the target set in the City's Housing Mix Policy for Rezonings.

A 2.44m (8 ft.) setback is provided along Main Street. Along E33rd Avenue, a 2.13m (7 ft.) dedication is provided. These provide the necessary 5.5m (18 ft.) statutory right-of-ways from back of existing curb for road widening and sidewalk & boulevard improvements. Access to off-street parking, loading, garbage & recycling collection, and utilities will be from the rear lane. A 1.0m (3'-3") landscaped setback is provided along the rear lane as well as the eastern portions of the south property line.

The development will be designed and constructed to comply with the Low Emissions Green Buildings requirements of the Green Buildings Policy for Rezoning. Sustainable strategies include a balanced window-wall ratio, high performance building envelope, low-flow plumbing fixtures, direct ventilation to all occupant spaces, low-emitting indoor materials, and an integrated rainwater management plan among others. Sustainable performance of the building will be confirmed via energy modeling and a Zero Emissions Building Plan. Embodied emissions and refrigerant emissions for the building will be calculated and reported. Airtightness testing and enhanced commissioning of mechanical & electrical systems will be conducted during construction.

PROJECT
**4906 - 4958
MAIN STREET**

INTRODUCTION

JOB NO.	19-06
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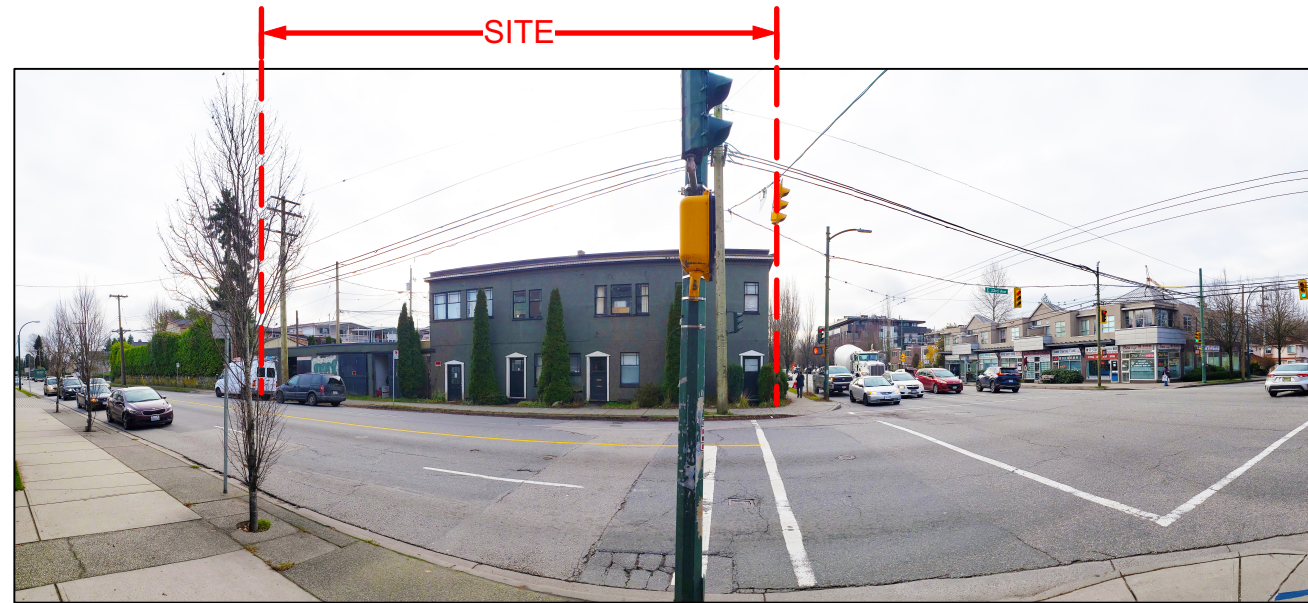
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DRAWING NO. :

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LANE LOOKING SOUTH/ WEST



E.33RD AVE LOOKING SOUTH



MAIN STREET LOOKING NORTH/ EAST

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PROJECT
**4906 - 4958
MAIN STREET**

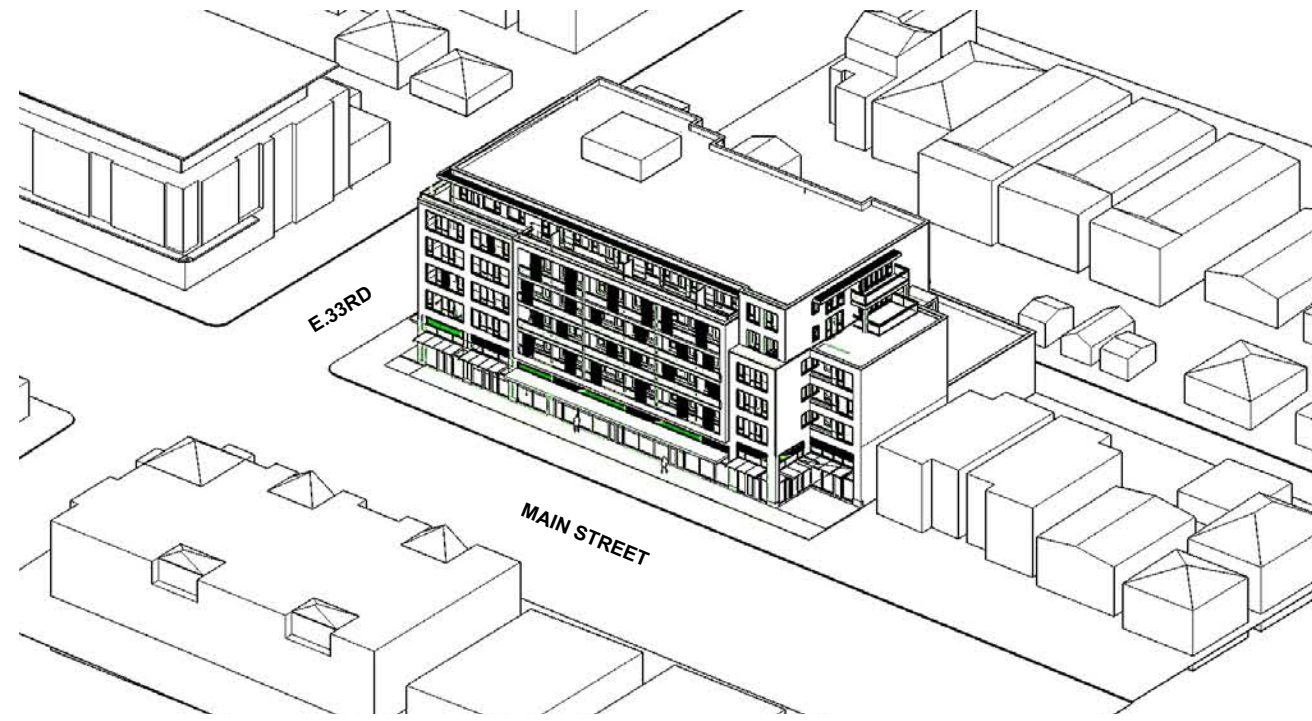
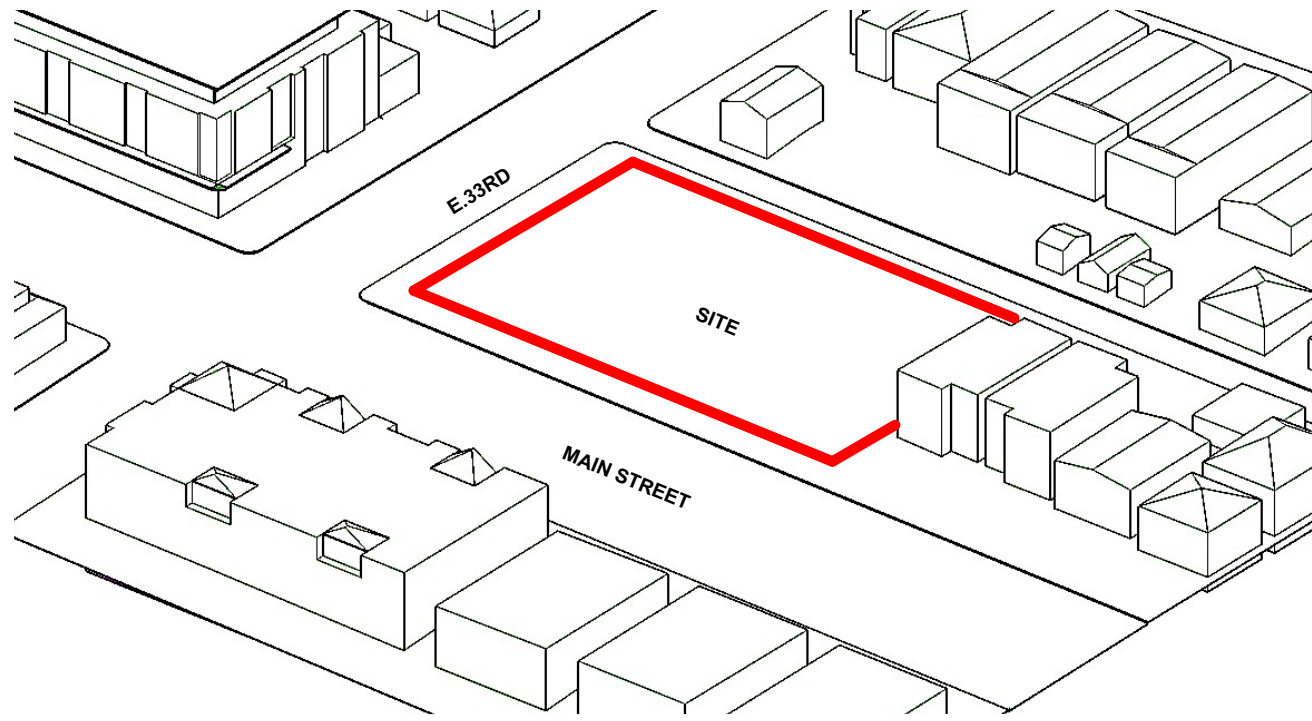
CONTEXT PHOTOS

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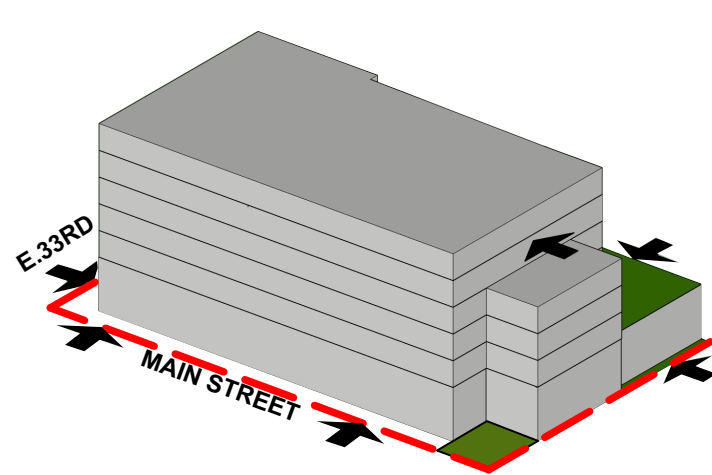
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Site & Context

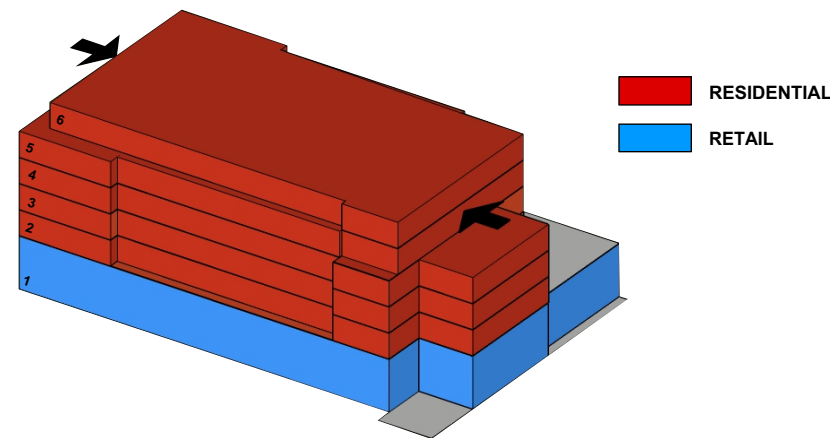
The subject site is located at the southeast corner of Main Street and East 33rd Avenue within the Riley Park-Little Mountain neighbourhood. The site's context is a mix of commercial and multi-family residential buildings along the Main Street corridor, with heights ranging from 2- to 5-storeys. South and east of the site are predominantly 1- to 2-storey single-family dwellings.

Proposed Building within Context



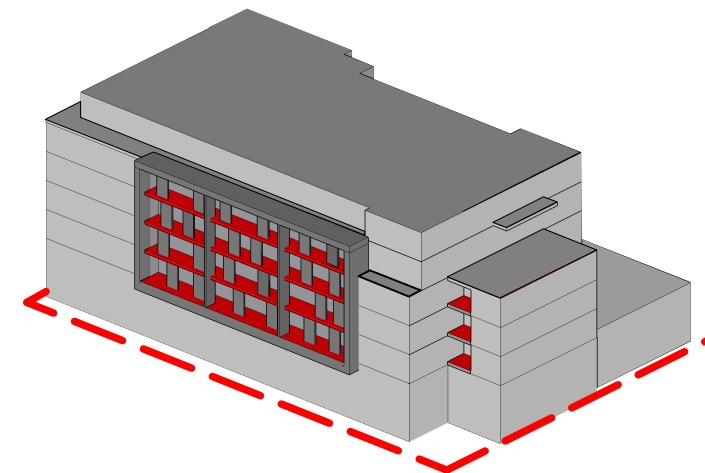
Massing & Setbacks

- A 6-storey building is proposed. Massing setbacks are provided:
- 8 ft. setback along Main Street for sidewalk & boulevard improvements;
 - 7 ft. dedication along E33rd for road widening;
 - 15 ft. setback along east property line (rear lane) per C-2 design guidelines;
 - 3 ft. landscaped setbacks along east property line and eastern end of the south property line;
 - At southwest corner: 24 ft. setback from Main Street & 20 ft. setback from south property line to align with and provide relief to adjacent building. A southwest facing corner plaza is created as public realm.
 - 20 ft. setback from south property line on 5th & 6th floors to create a transition of scale southwards.



Shaping & Programming

Top floor is setback to create a 5-storey street wall. Setting back the top floor minimizes shadowing of the northern sidewalk along E33rd at vernal and autumnal equinoxes. Massing at southwest corner is further shaped to ease the transition of scale towards the south.



Articulation

Open balconies are introduced to articulate the building volume and breakdown its apparent bulk. Balconies fronting Main Street are featured in a framed grid of contrasting colour to emphasize this primary façade. Movable wood screens are set within the framed grid to create play and interest along the Main Street corridor.

PROJECT
**4906 - 4958
MAIN STREET**

DESIGN RATIONALE

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SITE INFORMATION

Civic Address	4906 - 4958 Main Street, Vancouver, BC
Legal Description	Lots 1, 2, 3, 4 and 5, All except parts in Plan 4481, All of Block 5 District Lot 637 Group 1 New Westminster District Plan 1192
Zoning	Existing: RT-2 Proposed: CD-1
Use	Existing: Residential (Multi-Family & Single-Family Detached) Proposed: Commercial & Multi-Family Residential (100% Secured Market Rental)
Lot Size	18,486.7 SF 1,717.5 SF
Density	Permitted: 3.5 FSR Proposed: 3.14 FSR (Net)
Building Height	Permitted: 6-Stories Proposed: 6-Stories @ 70.5 ft [21.5m] From Interpolated Base Surface

AREA SUMMARY

	Gross Area (SF)	Gross Area (SM)	Exclusions (SF)	Exclusion (SM)	Net Area (SF)	Net Area (SM)
Ground Floor - Commercial	8,934.90 SF	830.05 SM	1,039.00 SF	96.52 SM	7,895.90 SF	733.53 SM
Ground Floor - Residential	1,361.12 SF	126.45 SM	0.00 SF	0.00 SM	1,361.12 SF	126.45 SM
2nd Floor	11,020.05 SF	1,023.76 SM	1,143.70 SF	106.25 SM	9,876.35 SF	917.51 SM
3rd Floor	10,761.43 SF	999.74 SM	229.50 SF	21.32 SM	10,531.93 SF	978.42 SM
4th Floor	10,761.43 SF	999.74 SM	229.50 SF	21.32 SM	10,531.93 SF	978.42 SM
5th Floor	9,323.23 SF	866.13 SM	229.40 SF	21.31 SM	9,093.83 SF	844.82 SM
6th Floor	8,595.24 SF	798.50 SM	115.20 SF	10.70 SM	8,480.04 SF	787.80 SM
Roof	251.87 SF	23.40 SM	0.00 SF	0.00 SM	251.87 SF	23.40 SF
Total Building Area	61,009.27 SF	5,667.76 SM	2,986.30 SF	277.43 SM	58,022.97 SF	5,390.33 SM
Proposed FSR	3.30 Gross				3.14 Net	

RESIDENTIAL UNIT SUMMARY

Unit Type	STUDIO	1-BR	2-BR	3-BR	
Ground Floor	0	0	0	0	
2nd Floor	6	5	1	3	
3rd Floor	5	6	2	3	
4th Floor	5	6	2	3	
5th Floor	5	4	4	1	
6th Floor	1	3	5	2	
Total Units	22	24	14	12	72
	31%	33%	19%	17%	

PARKING ANALYSIS

VPBL Section 4

Commercial Parking Stalls Retail	as per VBBL Parking By-Law 4.2.5.1	required / allowed	proposed
1.0 Stall/100 sqm up to 300 sqm	5,850.90 sqft / 543.55 sqm	8 stalls	8 stalls
+1.0 Stall/50 sqm after 300 sqm			
Commercial Parking Stalls Restaurant	as per VBBL Parking By-Law 4.2.5.11		
1.0 Stall/50 sqm up to 100 sqm + 1.0 Stall/10 sqm after 100 sqm	3,083.60 sqft / 286.47 sqm	21 stalls	21 stalls

Commercial Parking Stalls Total		29 stalls	29 stalls
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Parking Stall Summary - Commercial		required / allowed	proposed
Regular Car Stalls			18 stalls
Small Car Stalls (max. 25%)		7 (max.)	10 stalls
H/C Stalls VPBL 4.8.4 (b) 1 stall/first 500sqm + 0.4 stall/each add. 1,000 sqm	830.05 sqm	1 (min.)	1 stalls
Total Number of Actual Parking Stalls			29 stalls
Bonus Parking Stalls for HC Stalls provided as per VPB 4.1.15			1 stalls
Total Number of Proposed Parking Stalls			30 stalls

Residential Parking Stalls	as per VBBL Parking By-Law 4.5 B	required / allowed	proposed
1.0 Stall/125 sqm, max = total min.+0.5/ Dwelling Unit	72.0 units	39 stalls	42 stalls
Residential Parking Stalls Total			42 stalls

Parking Stall Summary - Residential		required / allowed	proposed
Regular Car Stalls			27 stalls
Small Car Stalls (max. 25%)		11 (max.)	12 stalls
H/C Stalls VPBL 4.8.4 (a) 1 stall/first 7 units + 0.034 stall/each add. unit	72.0 units	3 (min.)	3 stalls
Total Number of Actual Parking Stalls			42 stalls
Bonus Parking Stalls for HC Stalls provided as per VPB 4.1.15			3 stalls
Total Number of Proposed Parking Stalls			45 stalls
Gross Onsite Parking			75 stalls

BICYCLE PARKING ANALYSIS

VPBL Section 6

Commercial Bicycle Stalls Class A		required / allowed	proposed
As per VPBL 6.2.5.1 1 space/340 sqm	8,934.90 sqft / 830.05 sqm	2 stalls	3 stalls

Commercial Bicycle Stalls Class B		required / allowed stalls	proposed stalls
As per VPBL 6.2.5.1 , min 6 spaces for a min of 1000 sqm	8,934.90 sqft / 830.05 sqm	6 stalls	6 stalls

Residential Bicycle Stalls Class A		required / allowed stalls	proposed stalls
As per VPBL 6.2.1.2 -1.5 spaces/ unit under 65 sqm	48.0 units	72 stalls	72 stalls
As per VPBL 6.2.1.2 2.5 -spaces/unit min 65 sqm	24.0 units	60 stalls	61 stalls
As per VPBL 6.3.9 min 5% oversized spaces		7 stalls	(7 stalls)
As per VPBL 6.3.13 max.30% vertical spaces		40 stalls max.	(39 stalls)
Total Residential Bicycle Stalls Class A		132 stalls	133 stalls

Residential Bicycle Stalls Class B		required / allowed stalls	proposed stalls
As per VPBL 6.2.1.2 , min 2 of 2 stalls for develop. with a min. of 20 units			
As per VPBL 6.2.1.2 , 1 additional class B for each additional 20 units	20.0 units	2 stalls	2 stalls
	52.0 units	3 stalls	4 stalls
Total Residential Bicycle Stalls Class B		5 stalls	5 stalls

LOADING SPACE ANALYSIS

VPBL SECTION 5 5.2.1

Class A & B Loading Space Commercial		required / allowed	proposed
Class A		no requirement	1 stall
Class B: As per VPBL 5.2.5 1 space/ 465sqm + 1 space/1860 sqm + 1 space/2325sqm		2 stalls	1 stall
Total Commercial Stalls Class A & B			2 stalls

Class B Loading Space Residential			
As per VPBL 5.2.1 No requirement for less than 100 dwelling units.	21.0 Units	0 stalls	0 stalls

ISSUE/REVISION

1 19/5/22 ISSUED FOR REZONING

PROJECT

**4906 - 4958
MAIN STREET**

PROJECT DATA

JOB NO. 19-06

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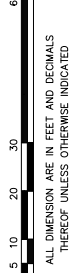
**TOPOGRAPHIC SURVEY OF LOTS 1, 2, 3, 4 AND 5, ALL EXCEPT PARTS IN PLAN 4481,
ALL OF BLOCK 5 DISTRICT LOT 637 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1192
AND SHOWING LOCATION OF ADJACENT DWELLINGS**

- REM.1: #4906 MAIN STREET,
VANCOUVER, B.C.
P.I.D. 014-902-494
- REM.2: #4924 MAIN STREET,
VANCOUVER, B.C.
P.I.D. 014-902-494
- REM.3: #4936 MAIN STREET,
VANCOUVER, B.C.
P.I.D. 014-902-494
- REM.4: #4940 MAIN STREET,
VANCOUVER, B.C.
P.I.D. 014-902-494
- REM.5: #4958 MAIN STREET,
VANCOUVER, B.C.
P.I.D. 014-902-494

ZONING: RT-2



SCALE: 1 INCH = 16 FEET



ALL DIMENSIONS ARE IN FEET AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



- LEGEND:**
- (C) denotes center
 - (D) denotes deciduous
 - denotes catch basin
 - denotes paved catch basin
 - denotes water meter
 - denotes manhole
 - denotes cleanout
 - denotes lamp standard
 - denotes fire hydrant
 - denotes sign
 - denotes man post
 - denotes main post
 - denotes headwall
 - denotes invert
 - denotes bottom of retaining wall
 - denotes existing wall
 - (R) denotes radial bearing

NOTE:
All elevations shown are based on
MARS (CSPS) Geodetic Datum
Bench Mark: Control Monument I-1837
Bench Mark Elevation = 258.96 feet
(78.830 metres)

NOTE:
All trees and stumps have been plotted as
required by Bylaw No. 7347

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
Professional Registration
Ridgeway, B.C. V6A 1K7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Web site: www.jctam.com
Job No. 7366
FP-375 146-52
Drawn By: WJ/CJ

DWG No. 7366-TOPO IMPERIAL

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For construction, use city survey monument only for elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
JUNE 19th, 2019.



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MAIN STREET**

TOPO SURVEY

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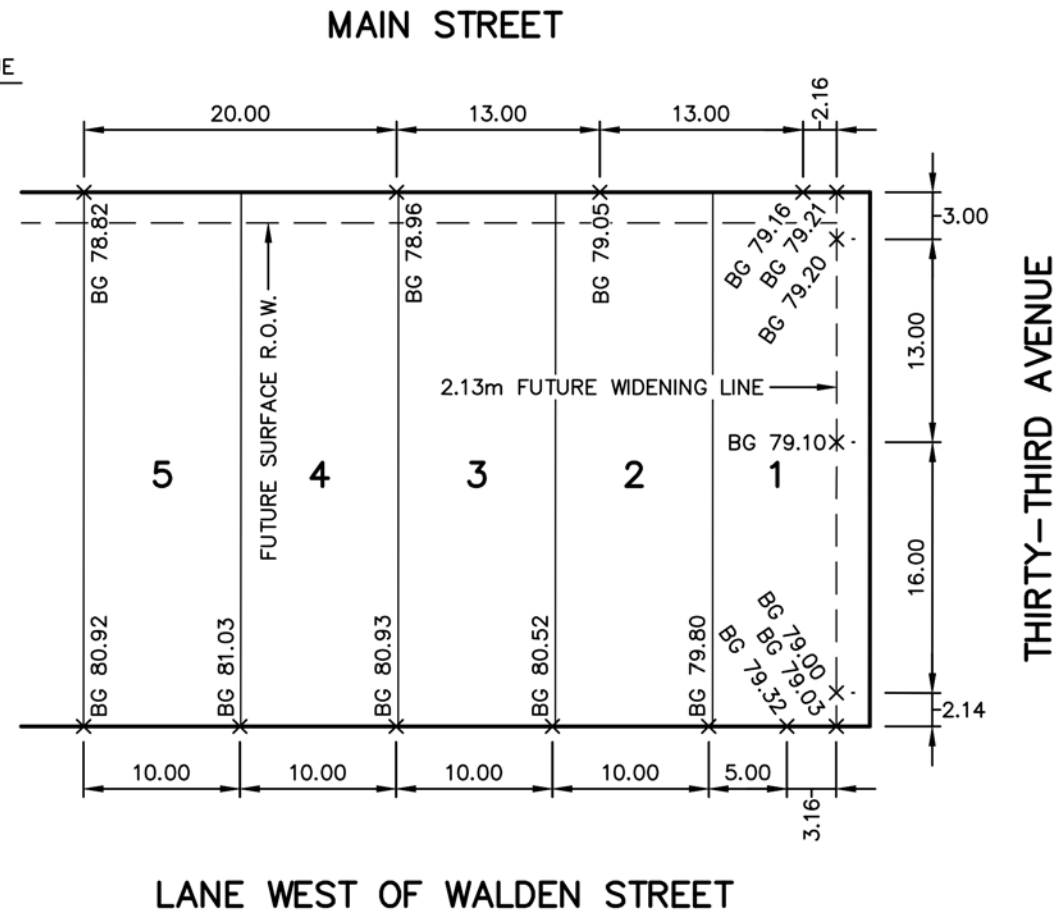
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Suite 300, 973 West Broadway,
Vancouver, British Columbia,
Canada, V5Z 1K3
Telephone 604 736-9711
Facsimile 604 736-7991



← TO THIRTY-SIXTH AVENUE



THIRTY-THIRD AVENUE

LANE WEST OF WALDEN STREET

BENCH MARK: ELEVATION: 78.930 DESCRIPTION: SURVEY MONUMENT MARKED V-1837 AT THE SOUTH WEST CORNER OF THIRTY-THIRD AVENUE AND MAIN STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK	CITY OF VANCOUVER ENGINEERING SERVICES		
					BUILDING GRADE ELEVATIONS FOR LOTS 1 TO 5, BLK. 5, D.L. 637, PLAN VAP1192.		
							SCALE: 1:400
							DWG. NO. BG-2021-00205
							SHEET 1 / OF 1 REVISION:

PROJECT
4906 - 4958
MAIN STREET

BUILDING GRADES

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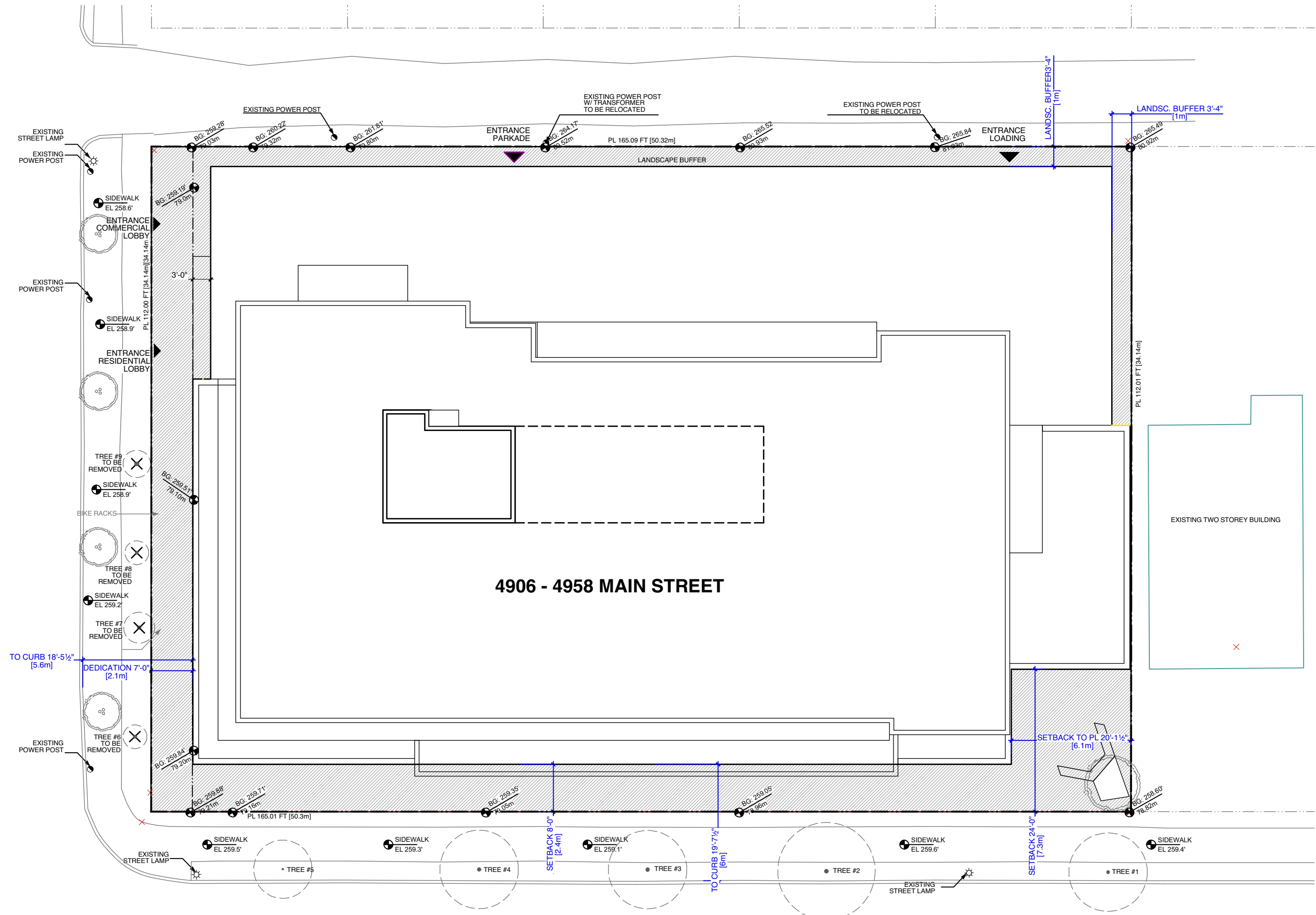
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MAIN STREET**

SITE PLAN

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SUSTAINABILITY STRATEGY



Sustainable Design Strategy
Rezoning Application

M33
4906 Main St, Vancouver, BC



Prepared For:
Main33 Project Holdings Inc.
4906 Main St, Vancouver, BC

Prepared By: **Allie Lapin, B.Sc., LEED AP BD+C**
Sustainability Advisor


Reviewed by: **Navid Hossaini, P.Eng, P.HD, LEED AP BD+C**
CEO

Recollective Consulting Inc.
2022-04-28

210 – 128 West Hastings Street
Vancouver BC Canada
V6B 1G8



604-669-4940
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@recollectiveca



Background
M33 will be designed and constructed to meet the **Low Emissions Green Buildings** requirements of the **City of Vancouver Green Buildings Policy for Rezoning**. Documentation for each of the sustainability criteria is provided as identified in the **Green Buildings Policy for Rezoning - Process and Requirements (Amended June 14, 2019)**.

B.1 – LEED:
The project is more than 50% residential; therefore, LEED Gold is **not** required for the project.

B.2 – Energy Performance Limits:
The proposed design employs the following energy conservation measures to meet the performance limits of the rezoning policy.

- High performance building envelope
- Energy recovery with 75% sensible & latent efficiency
- Low flow fixtures

The preliminary Zero Emissions Building Plan (ZEBP) Energy Checklist is provided in Appendix 1. This was completed by the project energy modeller and shows that the project meets the performance limits for energy use, heat loss, and greenhouse gas emissions, together with key inputs.


Performance	Building Type	TEDI (kwh/m ² /yr)	TEUI (kwh/m ² /yr)	GHGI (kCO ₂ e/m ² /yr)
Rezoning Requirement	Residential	15	100	5
	Retail	21	170	3
	Restaurant	35% below current VBBL		
Proposed Building	Residential	11.5	99.9	3.6
	Retail	17.5	149	1.9
	Restaurant	Will meet 35% below current VBBL; Yes, strategies TBD		
		Pass	Pass	Pass

Also, a preliminary energy model report including modeling parameters is provided in Appendix 2.

B.3 – Airtightness Testing
Whole-building airtightness for the building will be tested and reported, and the building will be designed and constructed to meet an air-leakage target of 2.0 L/s*m² @75 Pa. Airtightness of suites will be designed, tested and reported to comply with a target of 1.2 L/s*m² @50 Pa. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.4 – Enhanced Commissioning
Advanced commissioning of mechanical and electrical systems will be conducted to ensure the energy savings will remain with the project over time. An enhanced commissioning process for the building energy systems will

2



be completed in accordance with ASHRAE Guideline 0-2005 and 1.1-2007. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.5 – Energy System Sub-Metering
A separate master metering for each energy utility will be provided as well as sub-metering of all major energy end-uses and major space uses within the building. Also, an Energy Star Portfolio Manager account will be set up for the building. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.6.1 – Refrigerant Emissions
Refrigerants emission for the building will be calculated and reported. The HVAC&R system will be designed to minimize CO₂e emissions. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.6.2 – Embodied Emissions
Building PathFinder was used to calculate the preliminary embodied emissions for the project. The Life Cycle Assessment (LCA) boundary accounts for cradle-to-grave impacts. The LCA includes systems identified in the Green Building Policy for Rezoning – Process and Requirements. A building lifetime of 60 years is assumed. The following table shows the LCA inputs:


Location	4906 Main St, Vancouver, BC
Building Type	Residential, Commercial Podium
Building Life Expectancy	60 years
Drawings Referenced	2022-04-07 4906-4958 Main St_Concept Plans 2022-04-07 4906-4958 Main St_Elevations
Structural System	P2-L1:Concrete, L2-L6:Wood
Window-to-Wall Ratio	45%
Windows	Double/triple glazed with PVC/Aluminum frame

Based on an area-weighted calculation for each construction type (concrete vs wood), the average embodied carbon of the whole building ranges from **150 to 160 kgCO₂eq/m²**.

Appendix 3 includes the embodied emissions calculation report for the building.

B.7 – Verified Direct Ventilation
The ventilation system will be designed to provide fresh outdoor air directly to all occupiable spaces in the quantities defined by code. Heat Recovery Ventilators (HRVs) will be included in the HVAC design. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

3



B.8 – Low-Emitting Materials
The project will aim to maximize the quality of the indoor environment for building occupants by using low emitting interior materials by meeting the content requirements of Green Seal, Green Label, Green Label Plus, FloorScore and SCAQMD Rules. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.9 – Indoor Air Quality Testing
The project will employ air quality management strategies through construction. This will be coordinated through an Indoor Air Quality (IAQ) management plan and executed by the construction team. The plan will include IAQ testing for formaldehyde, particulates, ozone, total volatile organic compounds, and carbon monoxide prior to occupancy. Results will be reported to the City of Vancouver. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

B.10 – Integrated Rainwater Management and Green Infrastructure
Binnie prepared an Integrated Rainwater Management Plan for this site. The plan is prepared in accordance with the City Wide Integrated Rainwater Management Plan and Rainwater Bulletin criteria. Integrated Rainwater Management Plan (IRMP) is included in Appendix 4. The plan includes measures to address the rainwater management criteria including:

- Volume Reduction
- Water Release Rate
- Water Quality Treatment

B.11 – Resilient Drinking Water Access
A potable water fountain will be provided for the building. These water fountains will be easily accessible to all building occupants. The Owner has provided a commitment letter for the following sustainability requirements. The letter is included in Appendix 5.

Appendices

- Appendix 1 – ZEBP Energy Checklist
- Appendix 2 – Energy Model Inputs
- Appendix 3 – Preliminary Embodied Emissions Calculations
- Appendix 4 – IRMP
- Appendix 5 – Commitment Letter form the Owner

4

SUSTAINABILITY STRATEGY

This excerpt is taken from Recollective Consulting Inc's sustainable design submission package "M33- Sustainable Design Strategy.pdf".

Refer to the following documents for further details on meeting the City of Vancouver's Path B requirements for Low Emissions Green Buildings:

- M33 - Sustainable Design Strategy.pdf (full report)
- M33 - Recalibrating-Housing-Vancouver-targets-motion-data-tables-appendix-b.xlsx
- M33 - Appendix 1 - ZEBP Energy Checklist.xlsx
- M33 - Appendix 2 - EnergyModel Inputs.pdf
- M33 - Appendix 3 - Preliminary Embodied Emissions Calculations.pdf
- M33 - Appendix 4 - IRMP.pdf (Geopacific)
- M33 - Appendix 5 - Commitment Letter from the Owner

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Facsimile 604 736-7991

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PROJECT

**4906 - 4958
MAIN STREET**

**SUSTAINABILITY
STRATEGY**

JOB NO. **19-06**

DRAWN **IS**

DATE **MAY 19th, 2022**

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CHECKED **WTL**

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WEST / MAIN ST. STREETScape - PROPOSED



NORTH / E.33RD AVE STREETScape - PROPOSED

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MAIN STREET**

STREETSCAPES

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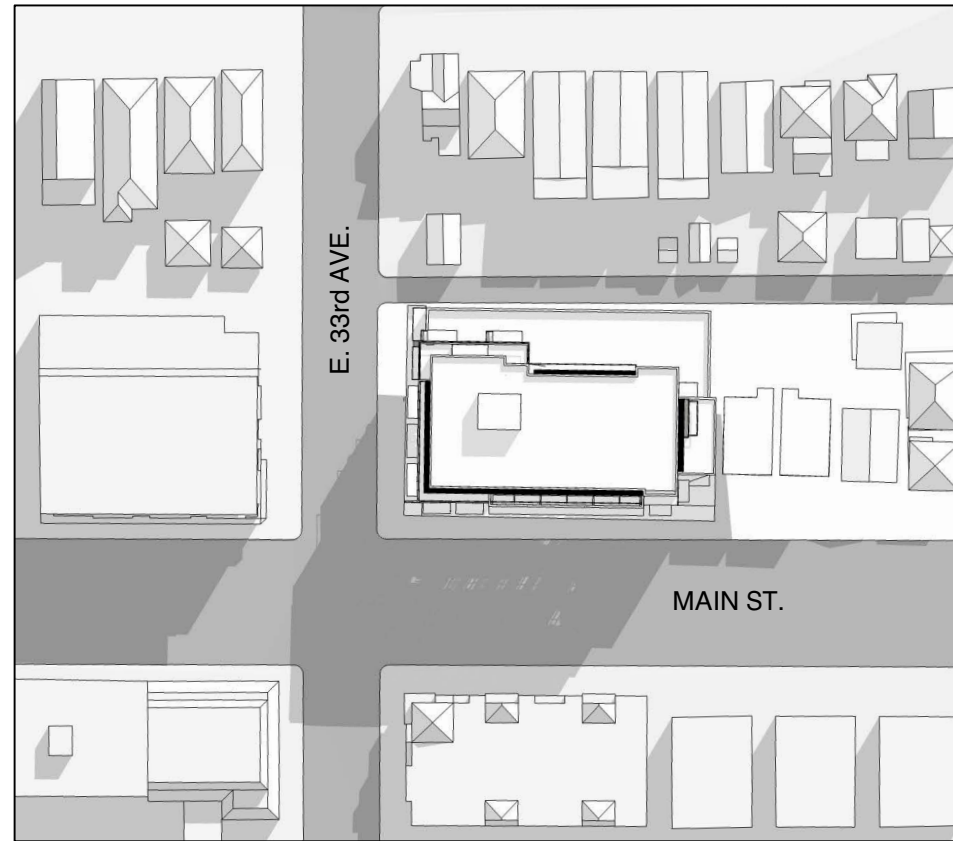
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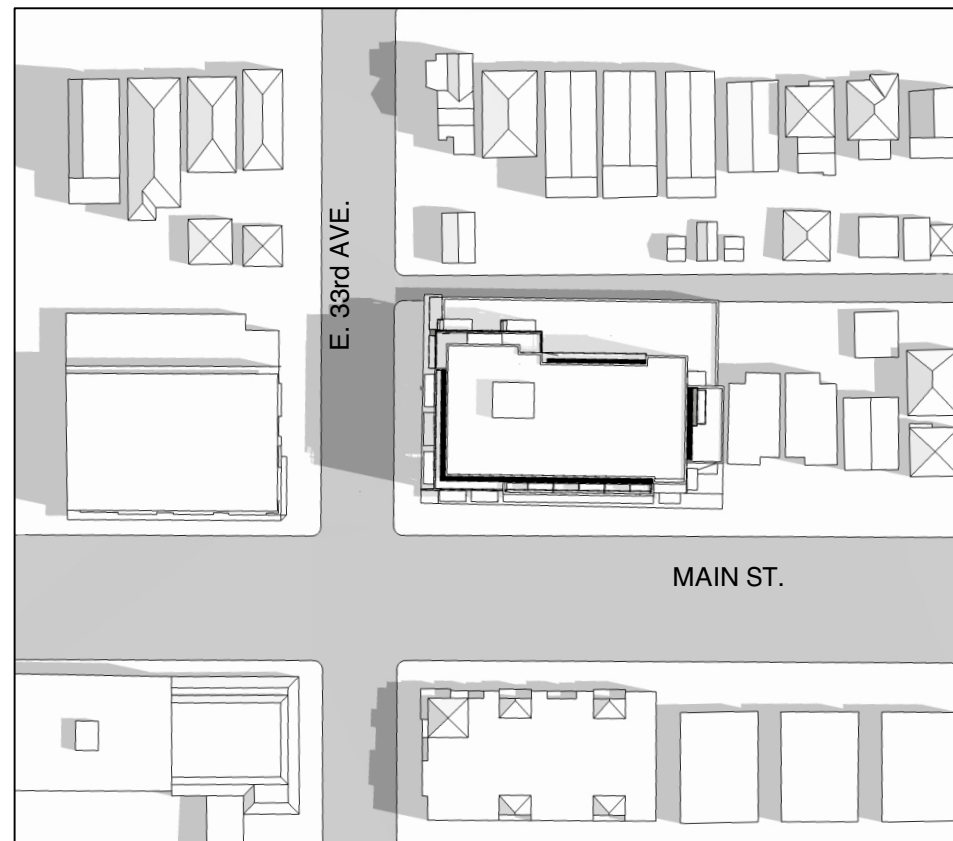
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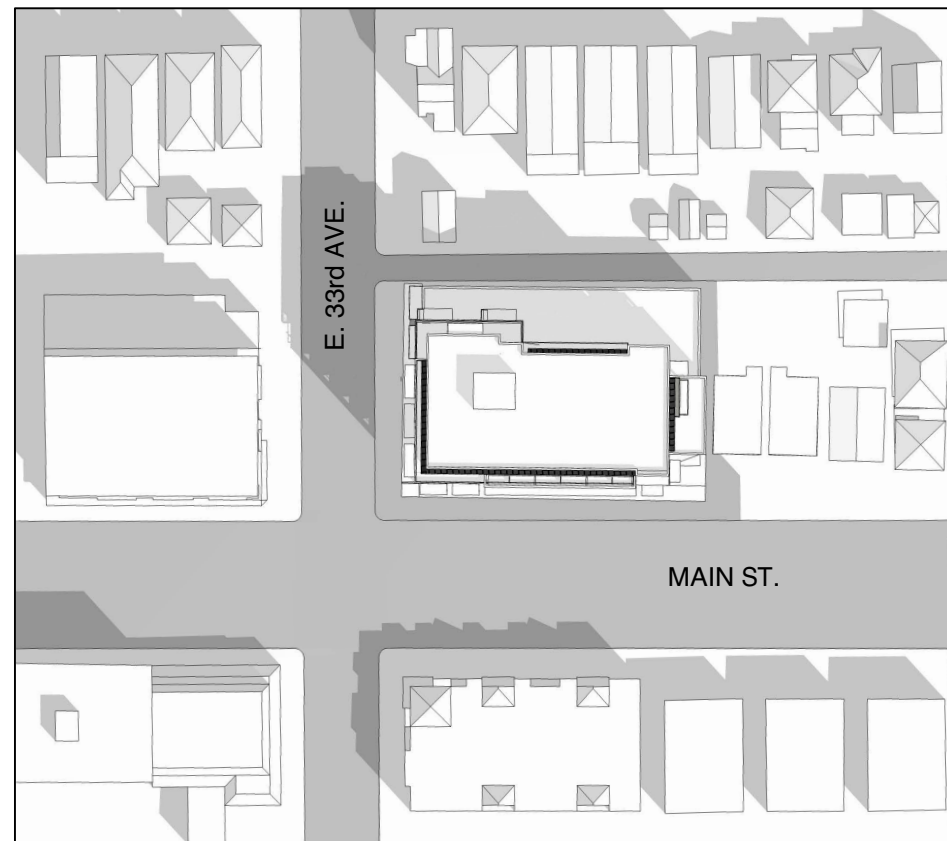
MARCH 21 - 10 AM



MARCH 21 - 12 PM



MARCH 21 - 2 PM



MARCH 21 - 4 PM

PROJECT
**4906 - 4958
MAIN STREET**

SHADOW DIAGRAMS

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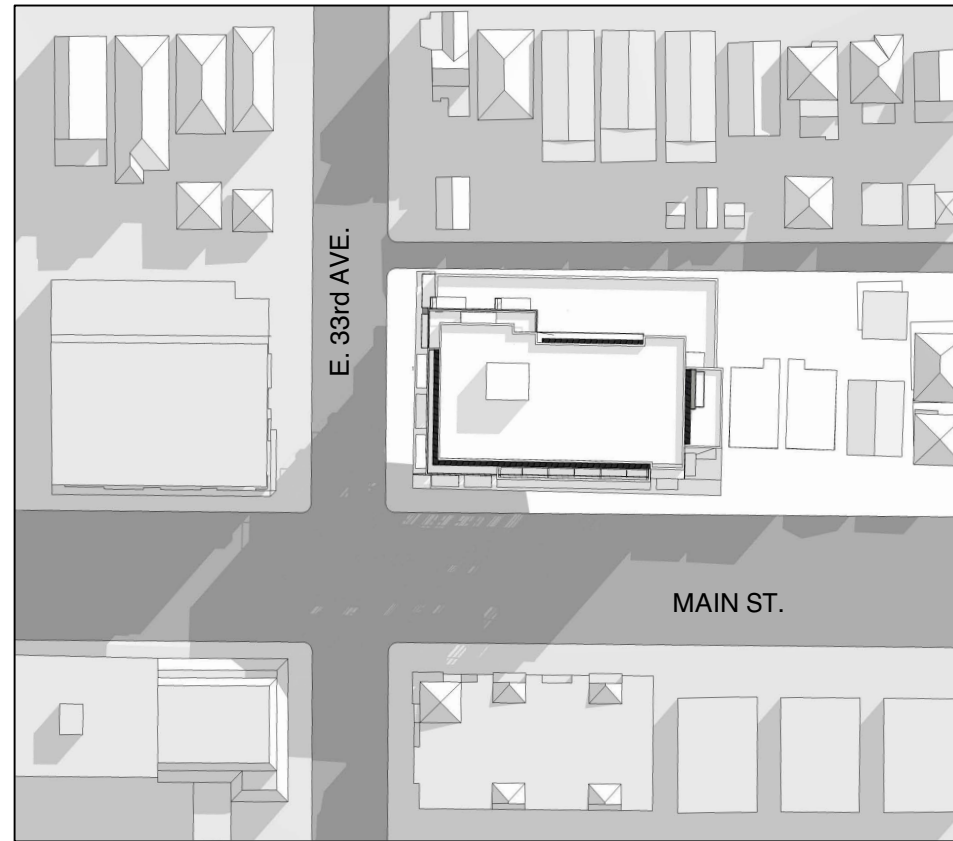
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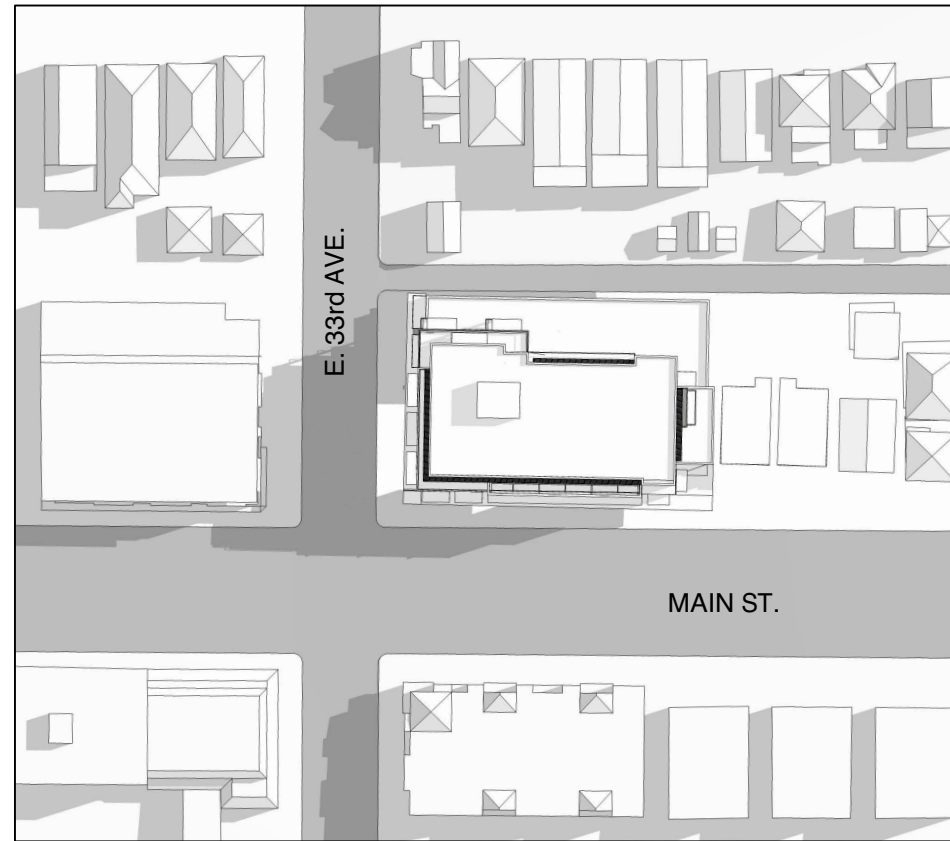


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SEPTEMBER - 10 AM



SEPTEMBER 21 - 12 PM



SEPTEMBER 21 - 2 PM



SEPTMEBER 21 - 4 PM

PROJECT
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MAIN STREET**

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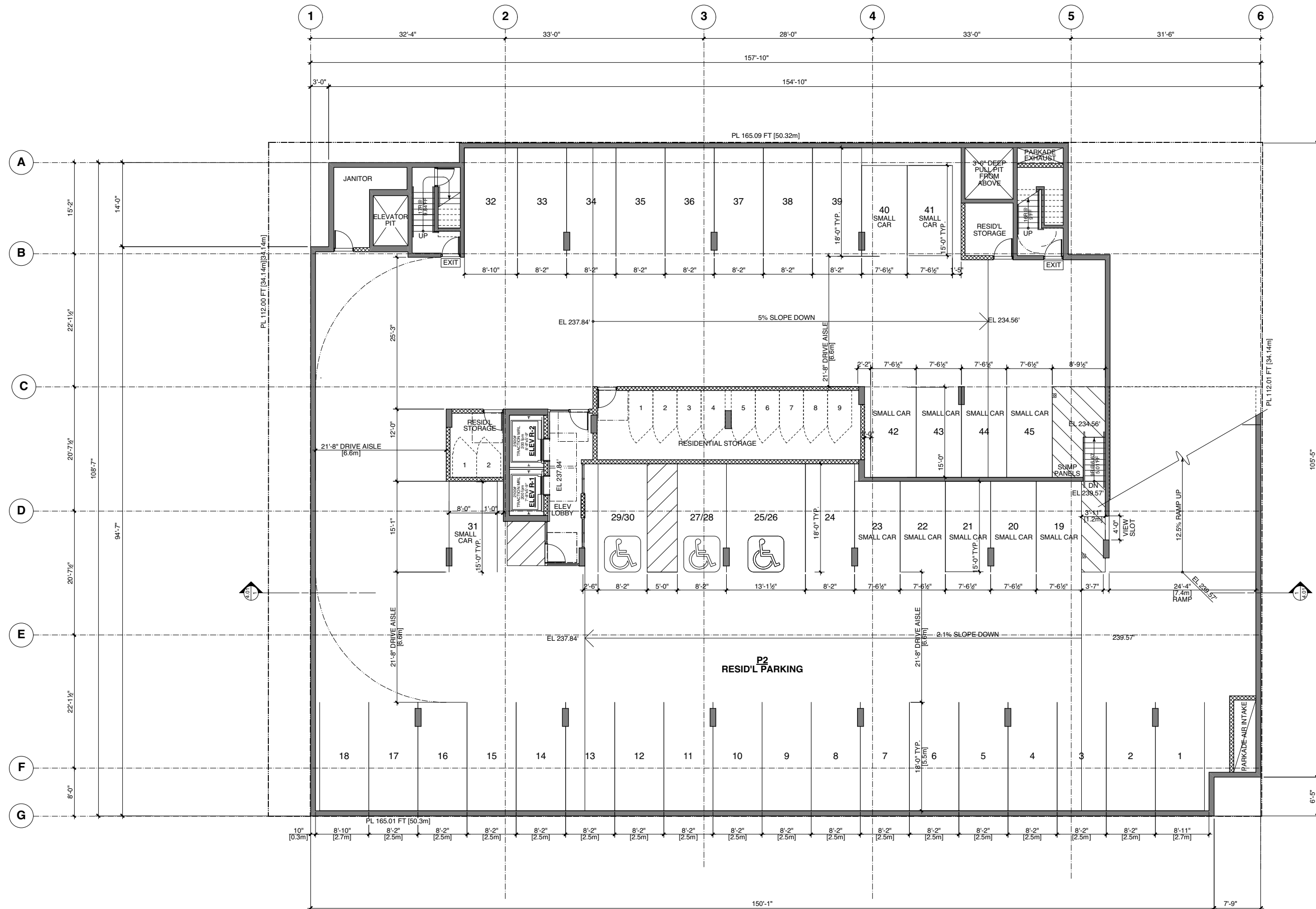
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PROJECT
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MAIN STREET**

**PARKING P2
FLOOR PLAN**

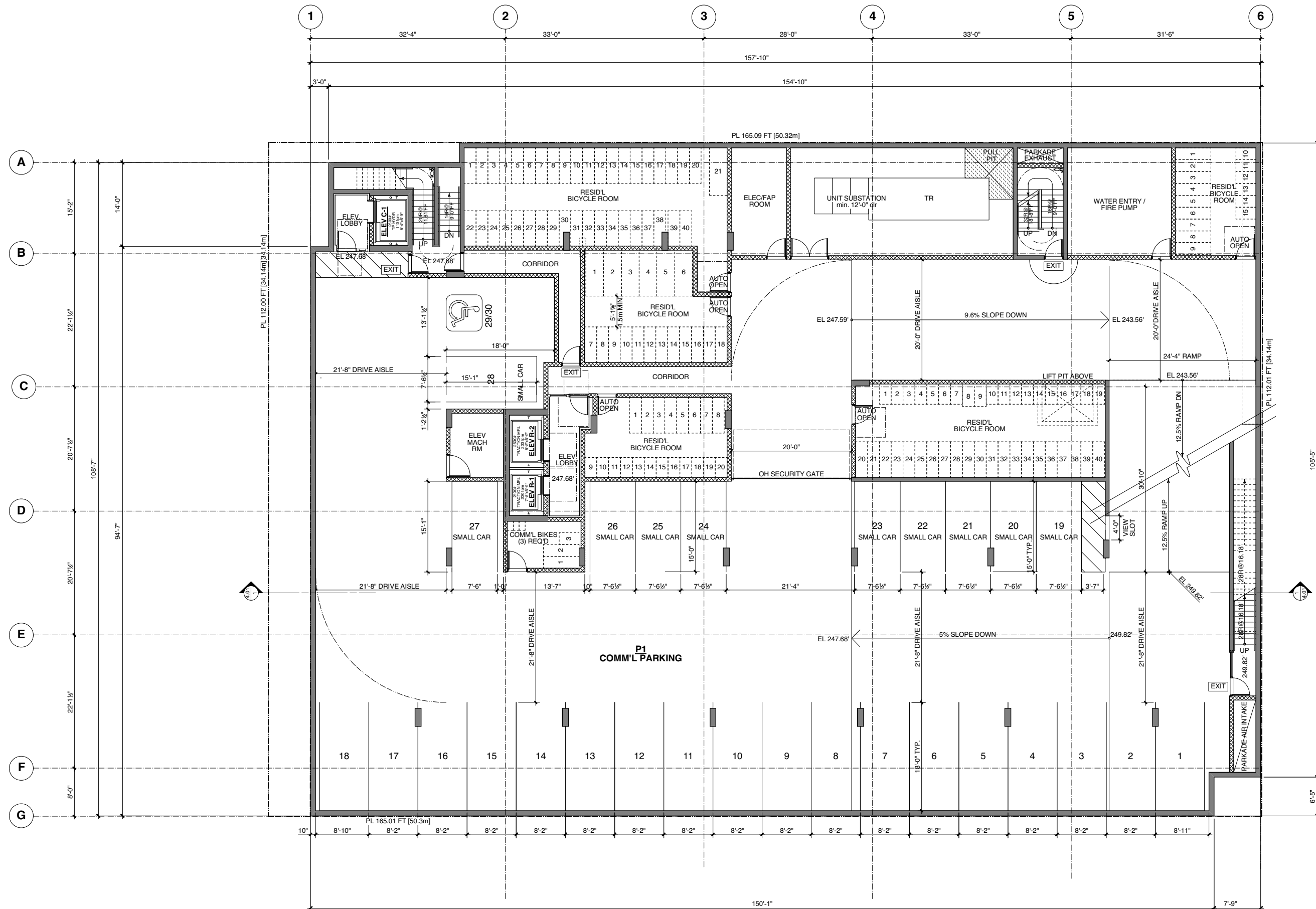
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PROJECT
**4906 - 4958
MAIN STREET**

**PARKING P1
FLOOR PLAN**

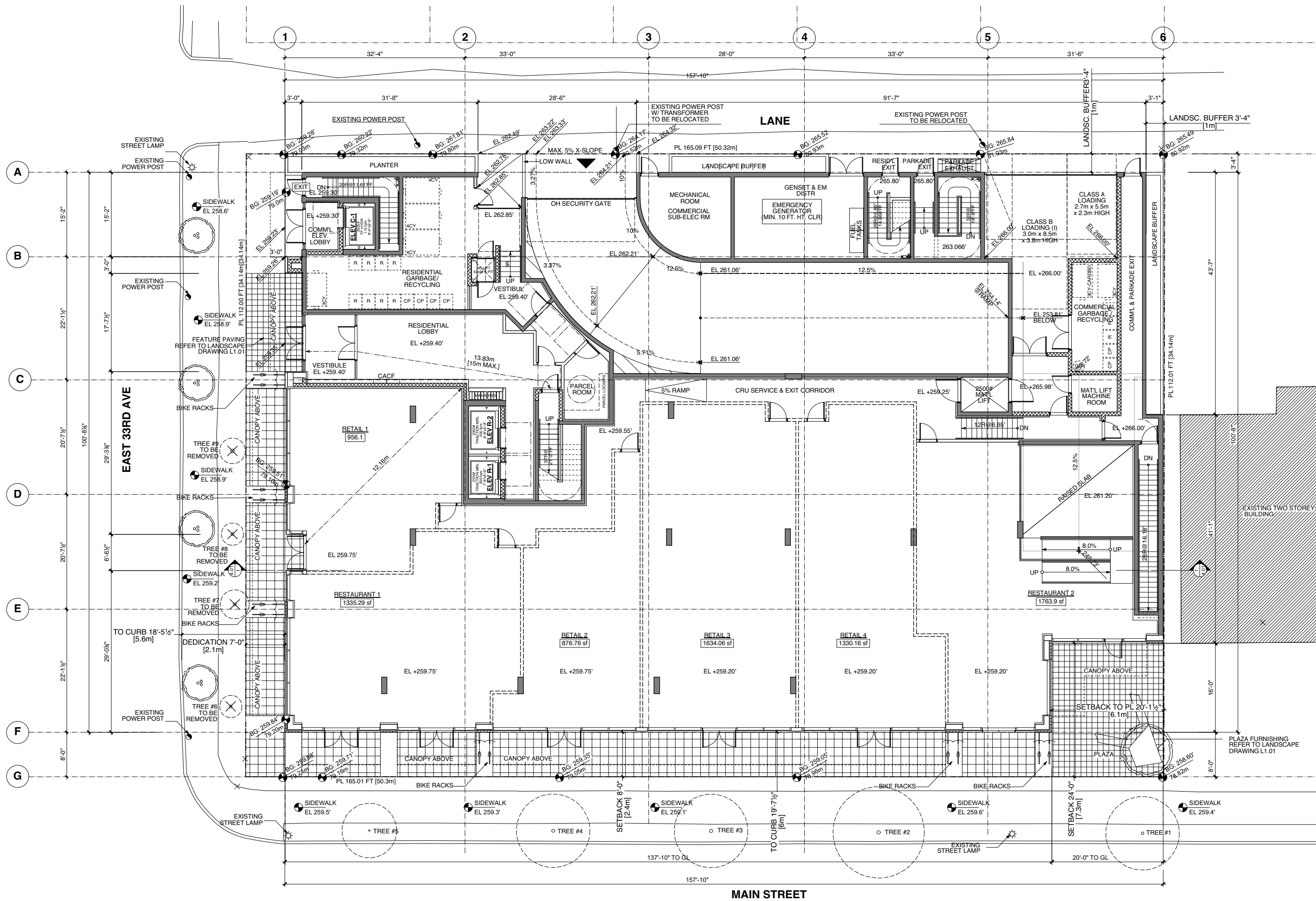
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MAIN STREET**

**GROUND FLOOR
PLAN**

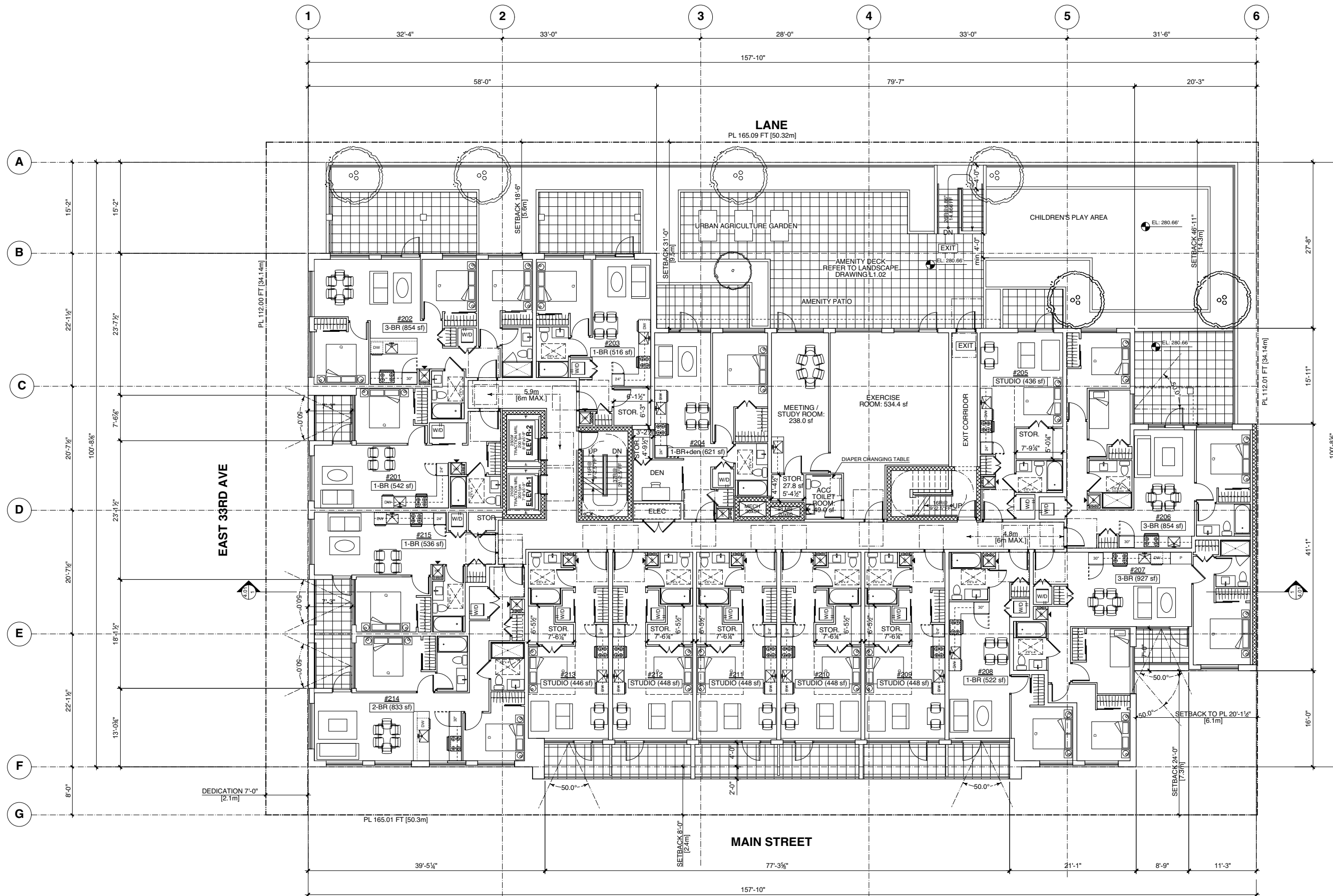
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**2ND FLOOR
PLAN**

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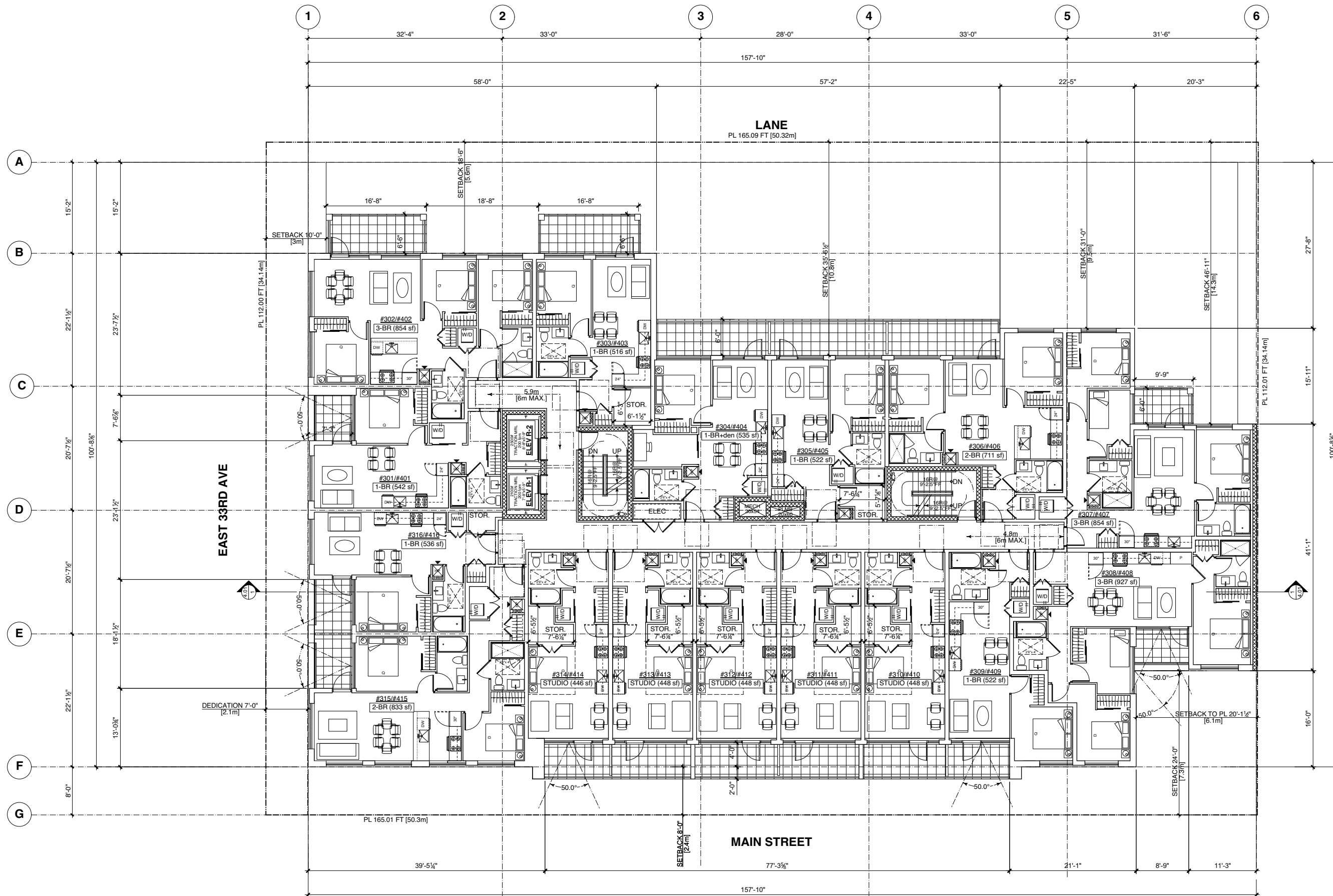
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**3RD & 4TH
FLOOR PLAN**

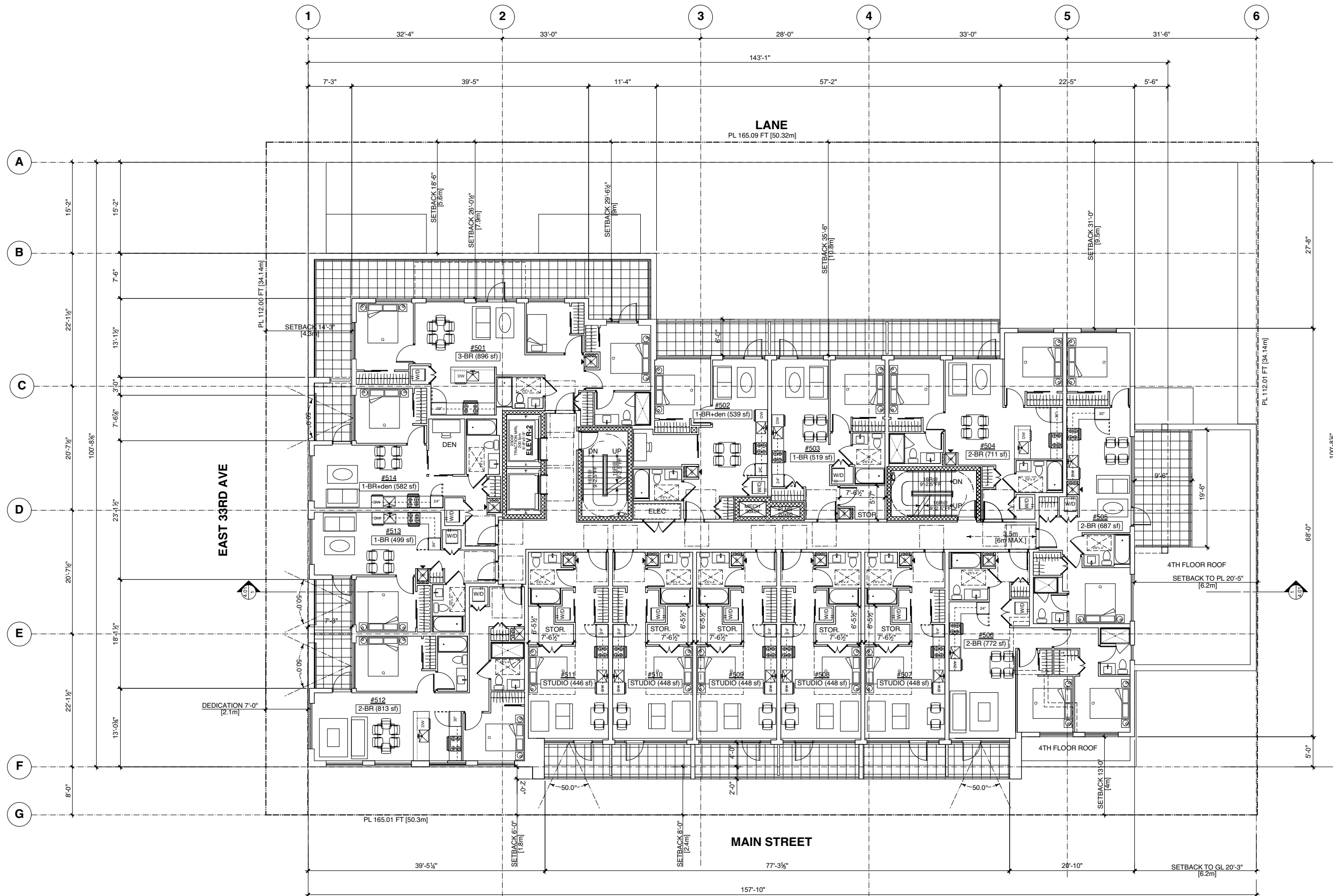
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**5TH FLOOR
PLAN**

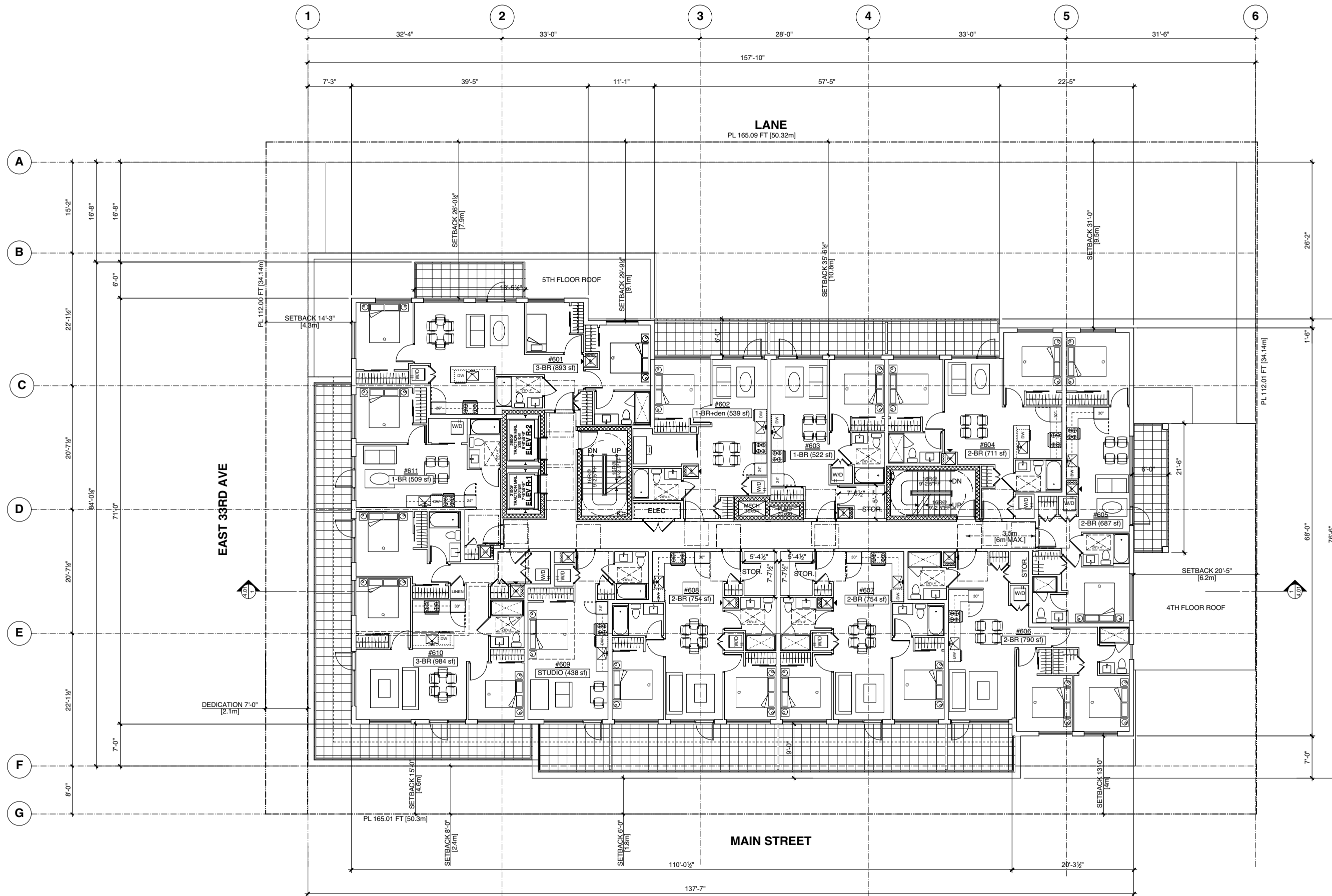
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**6TH FLOOR
PLAN**

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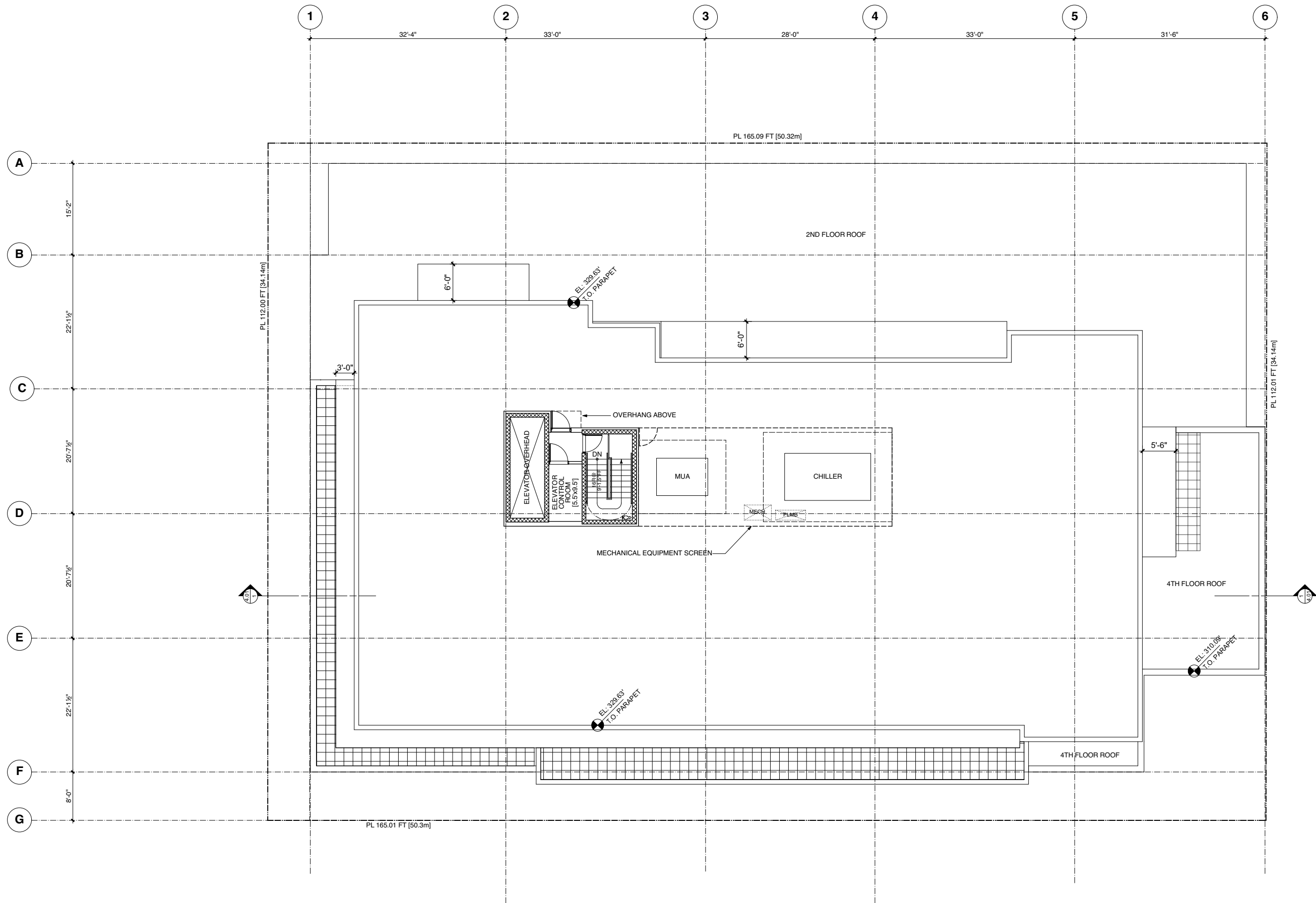
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ROOF PLAN

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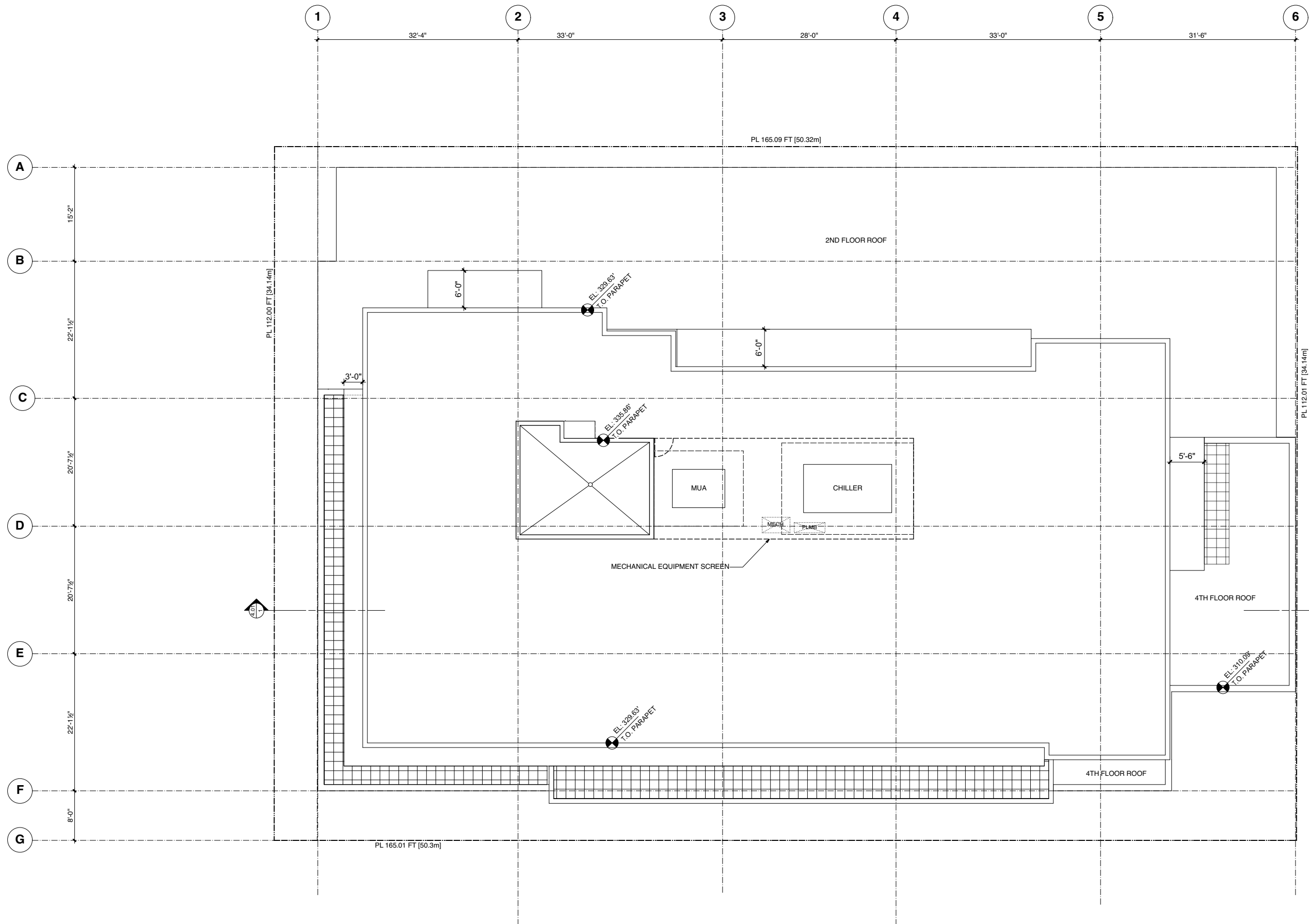
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ROOF PLAN_OVERALL

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MAIN STREET**

**WEST ELEVATION
MAIN STREET**

WEST / MAIN STREET ELEVATION

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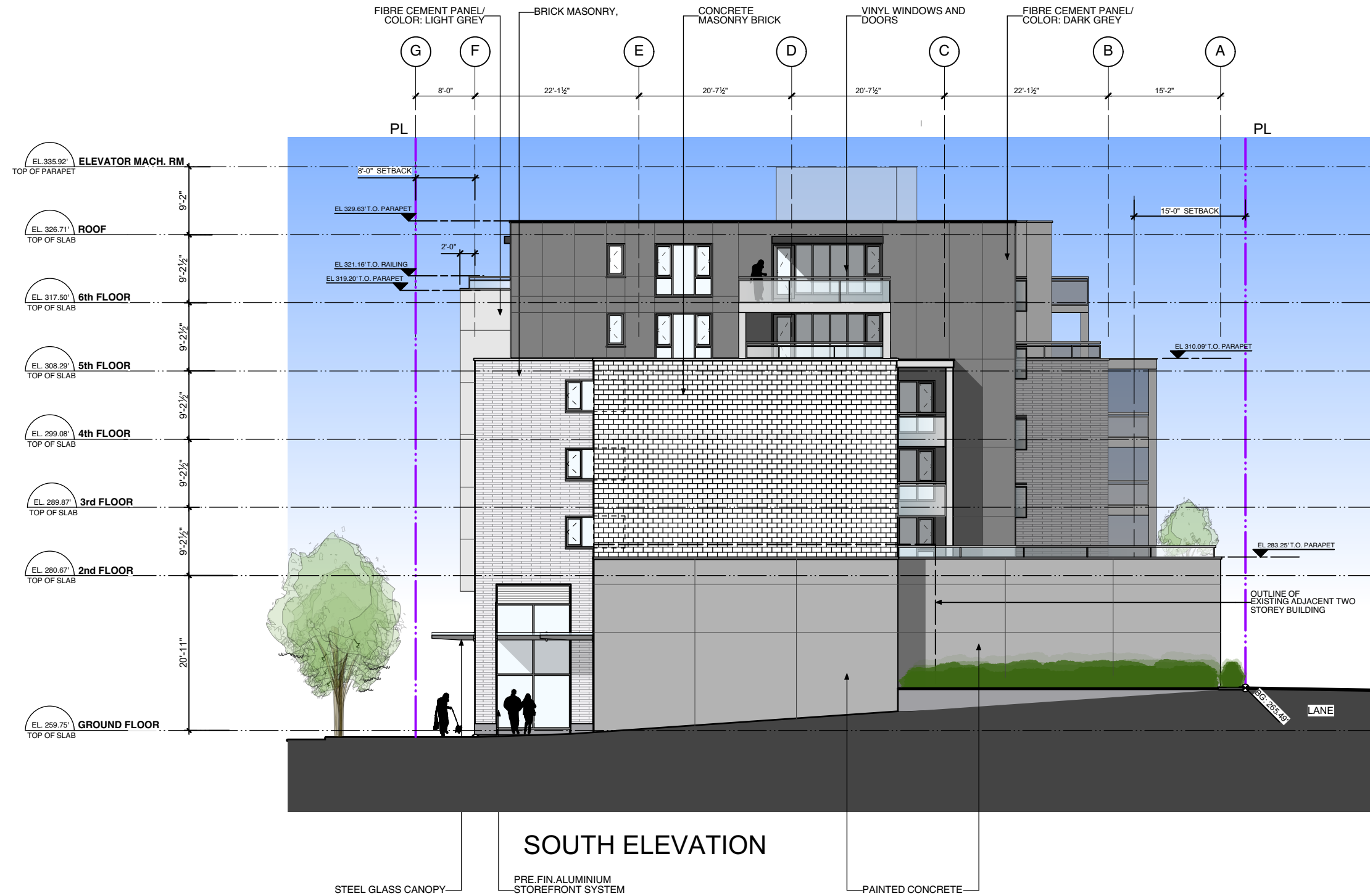
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EAST ELEVATION



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SOUTH ELEVATION

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NORTH ELEVATION

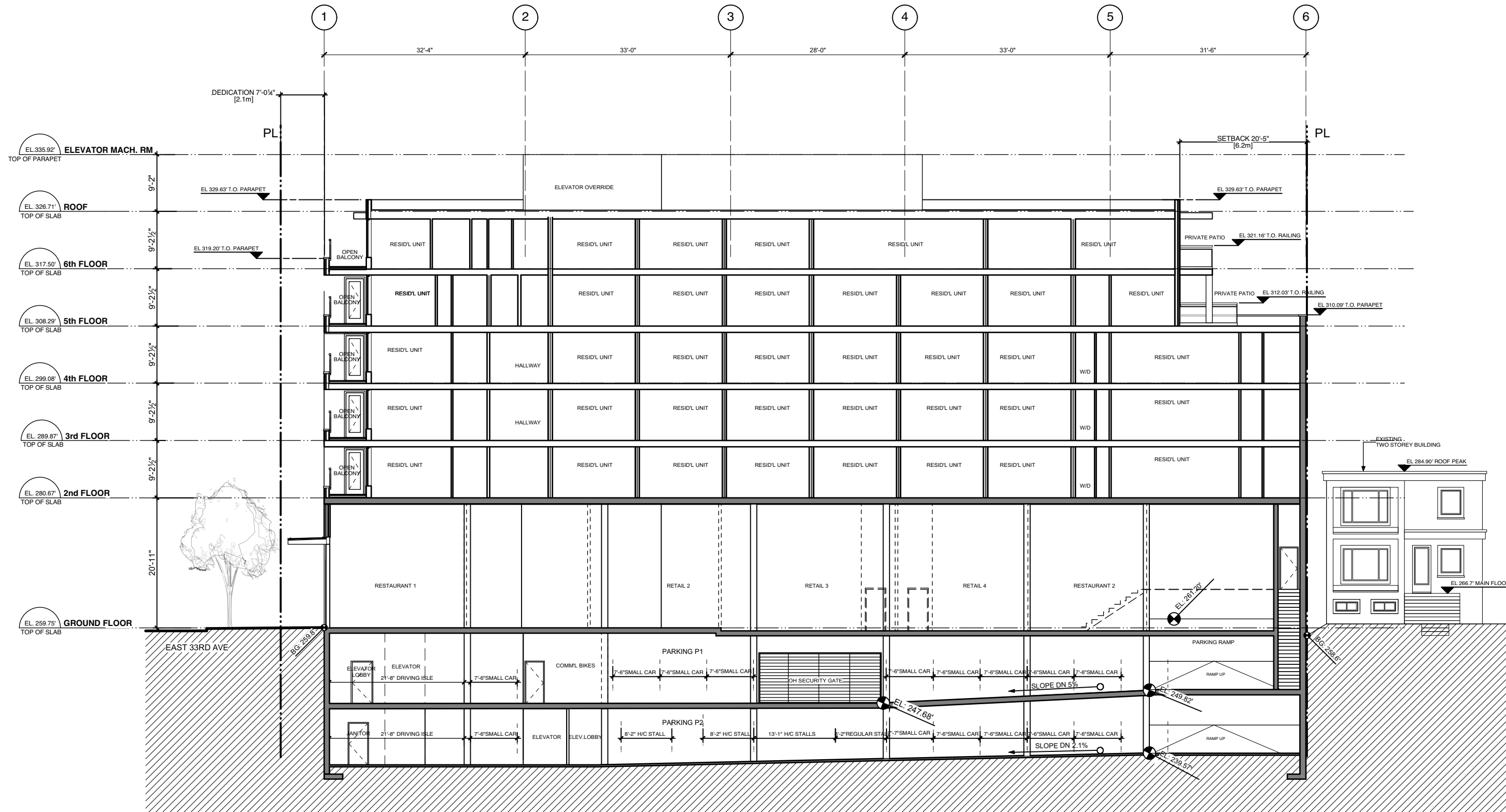
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BUILDING SECTION



SECTION 1



NORTH ELEVATION (E.33RD AVE)



WEST ELEVATION (MAIN STREET)



EAST ELEVATION (LANE)



SOUTH/ WEST ELEVATION



PLAZA AT SOUTHWEST CORNER