

4967 4987 5017 Main Street

REZONING APPLICATION

August 14, 2024

INTRODUCTION

REZONING INTENT

TO: COV REZONING PLANNING TEAM

We are pleased to present you with our Applica. on for Rezoning for 4967 4987 5017 Main Street, on behalf of our client.

This application aims at rezoning the three lots, 4967, 4987, & 5017 Main Street that is currently under RM-3A to CD-1 Zone.

The three properties have existing 24 rental units that are to be 1:1 replacement.

The remainder of the dwelling units will be stratified.

Following Little Mountain Adjacent Area Rezoning Policy, we are proposing a 5-storey multi-residential building

with the following key features:

- 55 dwelling units, with 24 units designated as secured rental housing
- Proposed 2.323 FSR (38,420 sf)
- 2- level basement parking
- Indoor amenity (588 sf)

We look forward to Staff and public feedback on this proposal and thank you for your time.

Mai hew Cheng, Architect AIBC

Principal, Matthew Cheng Architect, Inc

DESIGN RATIONALE:

ARCHITECTURE

The set of rezoning policies for Little Mountain Adjacent Area were applied as the baseline of architectural design formation.

The building mass is a simple rectangular 5-storey building facing Main Street.

The long rectangular mass of the building is broken into several segments of white and bold horizontal and vertical built-up walls.

Inner walls area provided with fiber-cement horizontal plank for texture and contrast.

The level 5 East and West walls were stepped back to provide transition following the adjacent 5-storey building on the South.

The simple rectangular mass' heaviness is punctured with large windows allowing more natural lighting and provide openness, thus reducing perceived heaviness of the building volume.

Residents will have good outside views that respects privacy of neighboring properties and adjacent dwelling units.

Each unit is provided with reasonable patio or balcony sizes meeting the by-law requirements.

The contemporary rectilinear façade uses earth colors of grays and white with yellow as accent.

Colors are carefully selected to integrate and compliment the surrounding built context. Good mix of neutral colors define the architectural element of the building.

The use of color contrast reinforces the segmentation of the exterior walls, where in white and lighter gray tends to float more, while the dark gray exterior walls tend to recede, creating an illusion of several massing.

Fiber-cement horizontal plank sidings with Coppertone or ochre yellow are used to provide accent and to add warmth to the gray & white color combination.

The interior layout is efficiently designed with a double-loaded corridor that runs North and South serves as the main circulation. Each floor level is served by an elevator for accessibility.

All floor levels have relatively similar floor plans with a good mix of 1-, 2-, & 3-bedroom units except for the stepping back provided on the 5th floor. These relatively typical floor plans are both practical and structurally sound for a 5-storey wood-frame building. The 5th floor has the larger dwelling units and are provided with wide roof decks to cater or various family activities.

The Amenity room and patio is located on level 2 just above the driveway ramp to basement. This ensures minimal noise disturbance to users are there are no direct dwelling unit below it.

VEHICULAR AND PEDESTRIAN ACCESS

Primary entrance and lobby to building is centrally located facing Main Street.

Access to the 2-level basement parking will be at Southwest corner of the lot via the laneway.

Accessibility is carefully considered by providing the exterior and interior building some sloped floors of maximum 5% and elevator access to different floor levels.

Entrance lobby located at sidewalk grade to minimize the use of steps and providing internal ramps to access the main floor.

Accessible parking spaces are situated near elevator on underground parking for easy access.

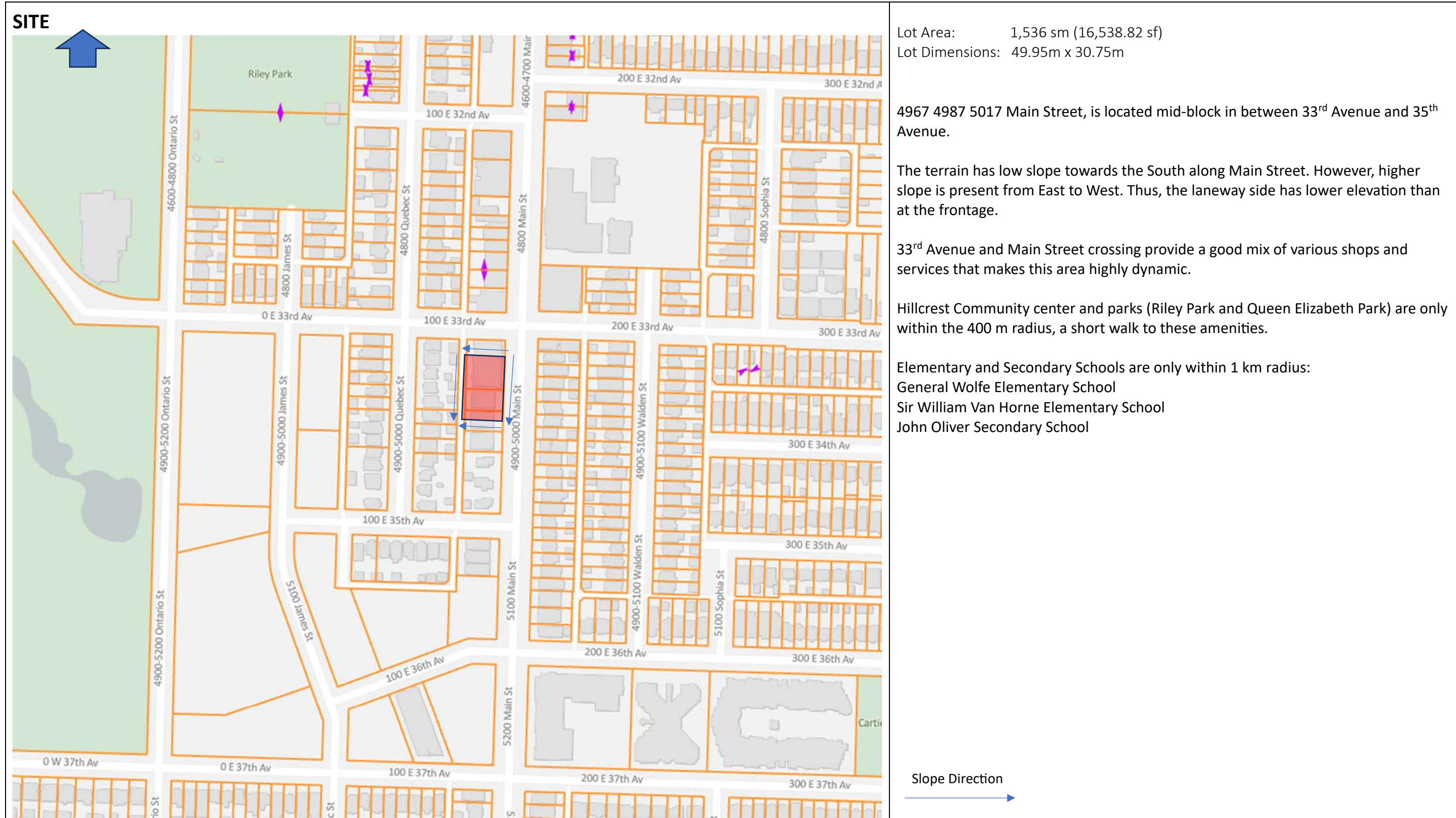
LANDSCAPE DESIGN CONCEPT

The surrounding landscaping will complement the building with its strategic use of plants and trees to improve the area. This also serves as natural screening for privacy and sun shading purposes where appropriate.

Units facing the streets are provided with stepped planters and fence for privacy and security, gated patio space framed with metal guardrails.

Shade trees and green spaces are also introduced to provide comfort and minimize the impact of island heat effect.

PROJECT CONTEXT



Lot Area: 1,536 sm (16,538.82 sf)
 Lot Dimensions: 49.95m x 30.75m

4967 4987 5017 Main Street, is located mid-block in between 33rd Avenue and 35th Avenue.

The terrain has low slope towards the South along Main Street. However, higher slope is present from East to West. Thus, the laneway side has lower elevation than at the frontage.

33rd Avenue and Main Street crossing provide a good mix of various shops and services that makes this area highly dynamic.

Hillcrest Community center and parks (Riley Park and Queen Elizabeth Park) are only within the 400 m radius, a short walk to these amenities.

Elementary and Secondary Schools are only within 1 km radius:
 General Wolfe Elementary School
 Sir William Van Horne Elementary School
 John Oliver Secondary School

Slope Direction

PHOTOS



PHOTOS ALONG MAIN STREET



PHOTOS ALONG THE LANEWAY

There are currently 24 dwelling units spread to three existing rental apartments.

BC Hydro poles and other service utilities will be connected from the laneway.

Driveway ramp to the basement parking levels will be accessed from the lane.

REZONING RATIONALE

The subject site is relatively narrow to be able to accommodate a 24' inner courtyard. Thus is keeping of efficient building design, we are not providing inner courtyard or alphabet shade building plan.

Wide roof decks are provided on the 5th floor but for the penthouse units use only.

A wide balcony adjacent to the indoor amenity hall is provided for the enjoyment of the users.

The area is relatively close the community center and various park would easily provide alternative outdoor spaces to the occupants.

ZONING CONTEXT

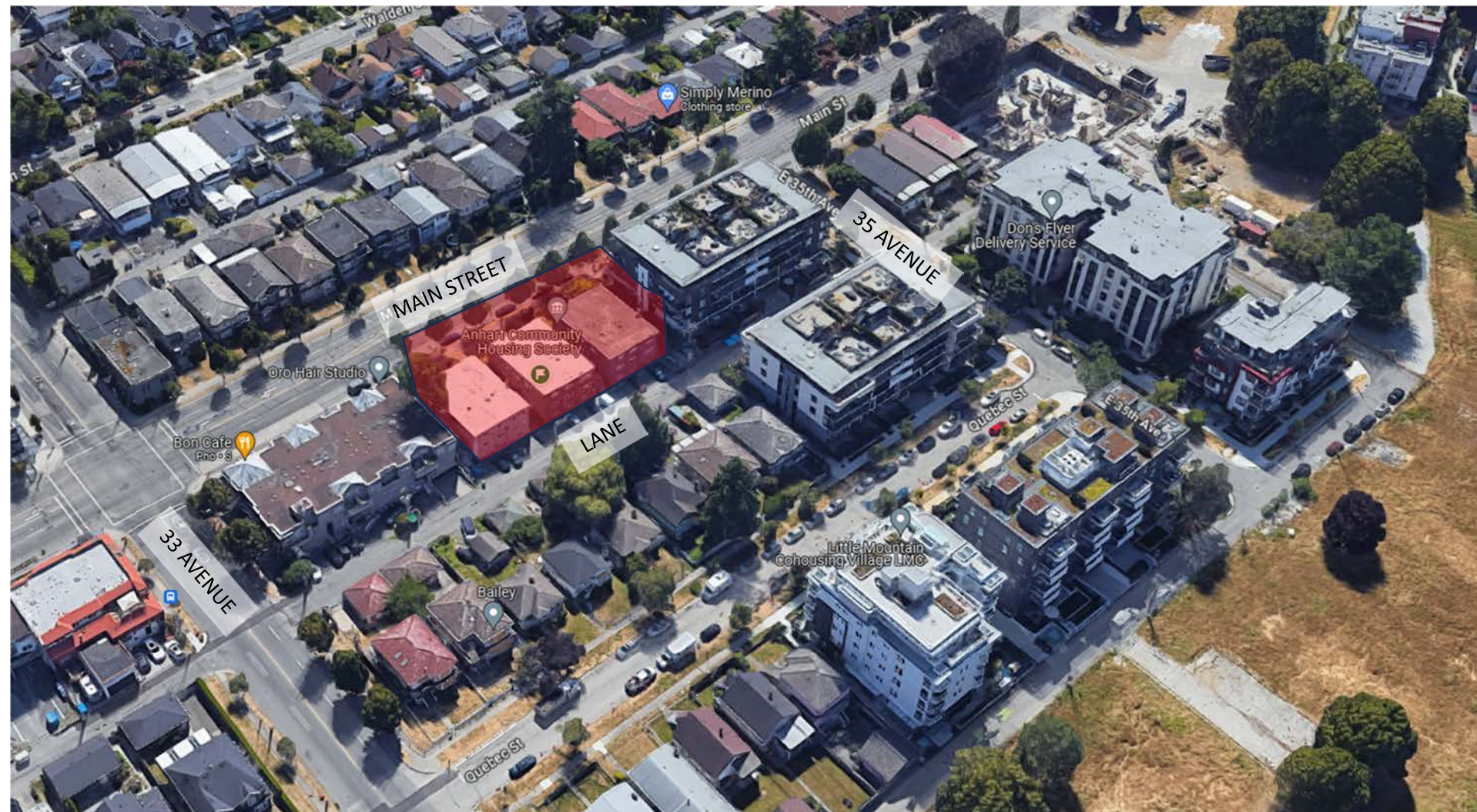


Photo above shows the adjacent existing multi-residential buildings of Little Mountain Site.

Providing a 5-Storey apartment with stepped back top floor provide a better transition from existing lower buildings located near 33 Avenue and Main Street crossing.

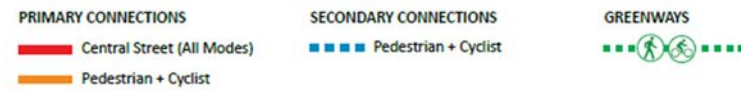


The proposed site falls within sub-area 2 the Little Mountain Adjacent Area .

Rezoning applications will be considered for low to mid-rise apartments from 4 to 6 stories in Sub-Areas 1 and 2 of the Adjacent Area provided they meet the following principles and policies.



Key Connections through Adjacent Area and the Little Mountain site



POLICY CONTEXT

Following the Little Mountain Adjacent Area rezoning policy summary for this project.

| | |
|--------------------|---|
| Uses: | The proposed use will be residential only. Dwelling unit mix includes 1, 2, 3, bedrooms. 24 units are to be market rental apartments and 31 units are to be stratified. |
| Floor Space Ratio: | Base FSR is 2.3 2.323 FSR is provided which includes the 1% bonus from increased thermal insulation. |
| Height: | Maximum allowed is 6 stories (approx. 65'). 5-storeys provided. 2-level basement provided. |
| Frontage: | Long frontages are avoided by breaking the building mass facing Main Street with the utilization of white built-up walls along the axis. The use of contrasting color further delineates the upper floors as dark color recedes from the rest of the lower floor to help facilitate the segmentation of the main façade. |



The ground floor units are provided with direct access to the adjacent ground and patio.

| | |
|--|--|
| Setbacks: | Front yard is setback at 3.00 m (Required) Rear yard is setback at 6.20 m (Proposed) Side yard is setback at 3.0 m (Required) Top floor is stepped back on 4 sides, effectively reducing the perceived building mass. |
| Housing Policy: | The existing rental units are to be replaced one-for-one in the new building. The proposed unit-mix distribution allowed for 38.18 % 2- & 3-Bedroom Units that exceeds the minimum requirement of 35% creating a more family-oriented units. |
| Transportation & Circulation Policies: | The site is on sloping site with the laneway being much lower than the front yard. To address a more ground oriented units at the laneway side, stepped landscaping will be used to allow for more landscaping without becoming too bulky in appearance. Main Street provides public transportation options to users. The 2-level basement parking is provided to meet parking and the bicycle storage requirements. Access to basement parking is through the laneway, while primary building entrance is along Main Street |

SUSTAINABILITY MEASURES

The development will be built with high standards of sustainable guidelines.

- The project proximity to bus transit and electrical charging stations for both vehicles and bicycles will further promote less car community.
- Stormwater management plan will be developed to control stormwater runoff.
- Provision of an underground storm detention tank is proposed on the Southwest corner of the development.
- The main flat roofs are to be provided with high albedo roofing materials and the addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer.
- Water saving plumbing fixtures and water efficient landscape planters will be carefully chosen.

PROJECT STATISTICS/DATA

STATISTICS:

CURRENT ZONING: RM-3A

REZONING: LITTLE MOUNTAIN ADJACENT AREA REZONING POLICY

BUILDING USES : MULTI-RESIDENTIAL WITH MIX OF STRATA UNITS AND MARKET RENTAL UNITS

BUILDING HEIGHT: 5-STOREY BUILDING WITH 2-LEVEL BASEMENT PARKING

PROPOSED SETBACKS:

| | |
|-------------|--------|
| FRONT YARD: | 3.00 M |
| REAR YARD: | 6.20 M |
| SIDE YARD: | 3.00 M |

FSR CALCULATION:

| | | |
|---------------------------------|-----------|-----------------------------|
| LOT AREA: (A) | | 16,538.82 sf |
| PROPOSED GROSS FLOOR AREA: (B) | | 41,588.00 sf |
| DEDUCTIONS (FAR EXCLUSION): (C) | | 3,168.00 sf |
| FAR INCLUSION AREA: (B-C) | | 38,420.00 sf ^(D) |
| FSR ALLOWED: (E) | 2.323 FSR | 38,420.00 sf |
| FSR PROVIDED: (D/A) | 2.323 FSR | 38,420.00 sf |

FSR COMPUTATIONS

| | GROSS AREA (sf) | FSR EXCLUDED AREA - AMENITY SPACE (sf) | FAR INCLUDED AREA (sf) |
|-----------------|------------------|---|--------------------------------|
| PARKING LEVEL 1 | | | |
| PARKING LEVEL 2 | | | |
| LEVEL 1 | 8,795 sf | STORAGE = 440sf TOTAL = 440 sf | 8,377 sf |
| LEVEL 2 | 9,231 sf | STORAGE = 480 sf AMENITY = 588 sf TOTAL = 1,068 sf | 8,173 sf |
| LEVEL 3 | 9,302 sf | STORAGE = 520 sf TOTAL = 520 sf | 8,850 sf |
| LEVEL 4 | 8,334 sf | STORAGE = 480 TOTAL = 480 sf | 7,909 sf |
| LEVEL 5 | 5,801 sf | STORAGE = 280 TOTAL = 280 sf | 5,531 sf |
| | | Thermal insulation exclusion, 1% of allowed FSR (38,039 SF X 1% = 380 sf) | |
| TOTAL | 41,588 sf | 3,168 sf | 38,420 sf (3,569.33 sm) |

1 TO 1 SECURED MARKET RENTAL REPLACEMENT = 24 UNITS

THERMAL EXCLUSIONS- OUTRIGHT FOR INSULATION OVER 7".
1% OF ALLOWED FSR:

FSR ALLOWED 38,039.29 SF X 1% = 380.39 SF

FSR ALLOWED + THERMAL INSULATION BONUS:
38,039.29 SF + 380.39 SF = 38,420 SF
38,420 SF / 16,538.82 SF = 2.323 FSR ALLOWED (E)

UNIT SIZES:

- 1 BEDROOM - 441 SF – 539 SF
- 1 BEDROOM + DEN - 567 SF – 574 SF
- 2 BEDROOM - 592 SF – 770 SF
- 2 BEDROOM + DEN - 777 SF
- THREE BEDROOM - 873 SF – 917 SF

RESIDENTIAL PARKING CALCULATIONS:

| PARKING REQUIREMENTS | CALCULATION OF REQUIRED SPACES | PROPOSED |
|---|--|--|
| <p>PARKING BY-LAW REFERENCE USED 4.1.1: No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City, except for the following: (a) visitor parking spaces, in accordance with section 4.1.3; and (b) accessible parking spaces, in accordance with section 4.1.4.</p> | N/A | 31 SPACES PROVIDED |
| <p>REQUIRED AND PERMITTED PARKING FOR SECURED MARKET RENTAL HOUSING (4.2.6) 1 space for each 125 m2 of gross floor area, plus 0.5 spaces per dwelling unit</p> | 24 SECURED MARKET RENTAL GROSS FLOOR AREA FOR THE SECURED MARKET RENTAL : 1,150.14 SM $1,150.14 \text{ SM} / (1 \text{ UNIT}/125 \text{ SM}) = 9.20 \text{ SPACES (9 SPACES)}$ $24 \times 0.5 \text{ SPACES} = 12 \text{ PARKING SPACES (21 SPACES REQUIRED)}$ | 21 SPACES PROVIDED (2 of which are assigned as accessible parking) |
| <p>REQUIRED VISITOR PARKING SPACES 4.1.3 (a) for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit; and</p> | $55 \text{ DWELLING UNITS} \times 0.05 = 2.75 \text{ SPACES MIN.}$ $55 \text{ DWELLING UNITS} \times 0.10 = 5.50 \text{ SPACES MAX.}$ TOTAL = 8.25 SPACES (3 SPACES REQUIRED) | 3 VISITOR PARKING SPACES PROVIDED (1 is assigned as Van Accessible Parking) TOTAL = 3 PROVIDED |
| <p>REQUIRED ACCESSIBLE PARKING SPACES 4.1.4 (a) for multiple dwelling or live-work use in buildings that contain at least seven dwelling units, a minimum of 1.0 spaces plus an additional 0.034 spaces for each additional dwelling unit; and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.</p> | $\text{FIRST 7 DWELLING UNITS} = 1 \text{ ACC. PARKING SPACE}$ $\text{REMAINING UNITS: } 48 \times 0.034 = 1.63 \text{ UNIT}$ $1 + 1.63 \text{ UNIT} = 2.63 \text{ (3 UNITS REQUIRED TO ACCESSIBLE)}$ (Not counted towards over-all required parking) (1 unit set as van accessible) | 3 ACCESSIBLE PARKING SPACES PROVIDED - 1 space set as Van Accessible - Not counted towards over-all required parking |
| TOTAL SPACES REQUIRED: | TOTAL : 24 SPACES REQUIRED | 55 TOTAL SPACES PROVIDED |

SMALL PARKING SPACES (SC):
 25% ALLOWED
 $55 \text{ PARKING SPACES UNITS} \times 25\% = 13.75 \text{ SPACES (14 SPACES ALLOWED)}$
(12 SPACES PROVIDED AS SMALL CAR PARKING)

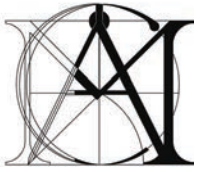
RESIDENTIAL BICYCLE SPACE CALCULATIONS:

| PARKING REQUIREMENTS | CALCULATION OF REQUIRED SPACES | PROPOSED |
|--|--|---|
| <p>CLASS A BICYCLE PARKING 6.2.1.2 1.5 SPACES FOR EACH DWELLING UNIT UNDER 65 SM 2.5 SPACES FOR EACH DWELLING UNIT OVER 65 SM 3.0 SPACES FOR EACH DWELLING UNIT WITH OVER 105 SM</p> | <p>UNDER 65 SM: 37 DWELLING UNITS X 1.5 SPACE = 55.5 SPACES</p> <p>OVER 65 SM, BUT LESS THAN 105 SM: 18 DWELLING UNITS X 2.5 SPACE = 45 SPACES</p> <p>TOTAL BICYCLE STO. = 100.5 (101 BICYCLE SPACES)</p> | <p>101 BICYCLE SPACES PROVIDED: - 66 HORIZONTAL - 5 OVERSIZED - 30 VERTICAL</p> |
| <p>CLASS B BICYCLE PARKING 6.2.1.2 TWO (2) SPACES FOR ANY DEVELOPMENT WITH AT LEAST 20 DWELLING UNITS WITH ADDITIONAL 1 SPACE FOR EACH 20 ADDITIONAL DWELLING UNITS</p> | <p>FIRST 20 DWELLING UNITS = 2 SPACES REMAINING 35 DWELLING UNITS = 1.75 SPACES</p> <p>TOTAL REQUIRED CLASS B = 3.75 SPACES</p> | <p>4 CLASS B BICYCLE PARKING SPACES PROVIDED</p> |
| <p>OVERSIZED BICYCLE 6.3.9 5% MIN. OF SPACES SHALL BE OVERSIZED BICYCLE SPACES OF 0.9M X 2.4M</p> | <p>101 BICYCLE SPACES X 5% = 5.05 SPACES</p> | <p>5 OVERSIZED BICYCLE SPACES PROVIDED (INCLUDED IN THE OVERALL COUNT)</p> |
| <p>VERTICAL/STACKED 6.3.13 Vertical bicycle space racks shall support the bicycle without the bicycle being suspended on the wheels. No more than 30% of the required Class A bicycle spaces may be vertical,</p> | <p>101 BICYCLE SPACES X 30% = 30.3 (30 SPACES MAX.)</p> | <p>30 VERTICAL SPACES</p> |
| <p>MINIMUM NUMBER OF BICYCLE LOCKERS (6.3.13A) At least 10% of the Class A bicycle spaces must be bicycle lockers.</p> | <p>101 BICYCLE SPACES X 10% = 10.1 (10 SPACES MIN.)</p> | <p>10 BICYCLE LOCKERS PROVIDED</p> |
| <p>ELECTRICAL OUTLETS (6.3.21) Each two Class A bicycle spaces must have an electrical outlet.</p> | | <p>TO BE PROVIDED</p> |
| <p>BICYCLE MAINTENANCE FACILITIES (6.3.22) If 100 or more Class A bicycle parking spaces are required, then a bicycle maintenance facility shall be provided.</p> | | <p>TO BE PROVIDED</p> |

5017, 4967 4987 MAIN STREET, VANCOUVER, BC

PROPOSED 5-STOREY MULTI-RESIDENTIAL BUILDING

REZONING APPLICATION



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
Tel: (604) 731-3012 / Email: matthew@mcai.ca

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Revision:

| DRAWING LIST | |
|--------------|--|
| Sheet Number | Sheet Name |
| A001 | COVERPAGE |
| A002 | PROJECT STATISTICS/DATA |
| A003 | CONTEXT MAP |
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| A005 | SITE INFORMATION |
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| A101 | PARKING LEVEL 1 |
| A102 | PARKING LEVEL 2 |
| A103 | LEVEL 1 & 2 FLOOR PLANS & AREA OVERLAYS |
| A104 | LEVEL 3-4 FLOOR PLAN & AREA OVERLAYS |
| A105 | LEVEL 5 FLOOR PLAN, AREA OVERLAY & ROOF PLAN |
| A106 | Unnamed |
| A200 | NORTH AND EAST ELEVATIONS |
| A201 | SOUTH AND WEST ELEVATION |
| A300 | SECTIONS |
| A301 | SECTIONS |
| A400 | PERSPECTIVES |



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

COVERPAGE

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Scale:

Project Number: Project Number

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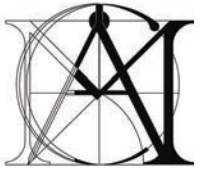
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A001



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST. VANCOUVER

Sheet Title

PROJECT STATISTICS/DATA

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Project Number: Project Number

Print Code:

Revision Date: 24-08-14

Print Date: 8/14/2024 12:50:08 PM

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A002

AREA CALCULATIONS table with columns: LEVEL, UNTI NAME, UNIT NUMBER, COUNT, AREA (SF)

Main area calculation table for levels 1-3, including unit counts and areas for various unit types and common areas.

1 TO 1 SECURED MARKET RENTAL REPLACEMENT = 24 UNITS

THERMAL EXCLUSIONS- OUTRIGHT FOR INSULATION OVER 7". 1% OF ALLOWED FSR:

FSR ALLOWED 38,039.29 SF X 1% = 380.39 SF

FSR ALLOWED + THERMAL INSULATION BONUS: 38,039.29 SF + 380.39 SF = 38,419.68 SF

38,419.68 SF / 16,538.82 SF = 2.323 FSR ALLOWED (E)

AREA CALCULATIONS table with columns: LEVEL, UNTI NAME, UNIT NUMBER, COUNT, AREA (SF)

Main area calculation table for levels 4-5, including unit counts and areas for various unit types and common areas.

STATISTICS:

CURRENT ZONING: RM-3A
REZONING: LITTLE MOUNTAIN ADJACENT AREA REZONING POLICY
BUILDING USES: MULTI-RESIDENTIAL WITH MIX OF STRATA UNITS AND MARKET RENTAL UNITS
BUILDING HEIGHT: 5-STOUREY BUILDING WITH 2-LEVEL BASEMENT PARKING
PROPOSED SETBACKS: FRONT YARD: 3.00 M, REAR YARD: 6.20 M, SIDE YARD: 3.00 M

TOTAL FLOOR AREAS EXCLUDING COMMON AREAS

Table with 4 columns: STRATA, RENTAL, COMMON AREAS, TOTAL. Rows for levels 1-5 and a total row.

FSR COMPUTATIONS

FSR COMPUTATIONS table with columns: GROSS AREA (sf), FSR EXCLUDED AREA - AMENITY SPACE (sf), FAR INCLUDED AREA (sf). Rows for levels 1-5 and a total row.

RESIDENTIAL PARKING CALCULATIONS:

Table with 3 columns: PARKING REQUIREMENTS, CALCULATION OF REQUIRED SPACES, PROPOSED. Rows for required and permitted parking, visitor parking, accessible parking, and total spaces.

SMALL PARKING SPACES (SC): 25% ALLOWED 55 PARKING SPACES UNITS X 25% = 13.75 SPACES (14 SPACES ALLOWED) (12 SPACES PROVIDED AS SMALL CAR PARKING)

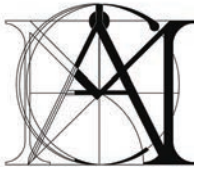
RESIDENTIAL BICYCLE SPACE CALCULATIONS:

Table with 3 columns: PARKING REQUIREMENTS, CALCULATION OF REQUIRED SPACES, PROPOSED. Rows for Class A bicycle parking, Class B bicycle parking, oversized bicycle, vertical/stacked, minimum number of bicycle lockers, electrical outlets, and bicycle maintenance facilities.

FSR CALCULATION table with columns: LOT AREA: (A), PROPOSED GROSS FLOOR AREA: (B), DEDUCTIONS (FAR EXCLUSION): (C), FAR INCLUSION AREA: (B-C), FSR ALLOWED: (E), FSR PROVIDED: (D/A).

RESIDENTIAL UNIT MIX

Table with 7 columns: UNIT MIX %, 1 BR, 1 BR + D, 2 BR, 2 BR + D, 3 BR, TOTAL UNITS. Rows for levels 1-5 and a total row.



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| 1 | 24-08-14 | REZONING | | |
| REV | YY-MM-DD | DESCRIPTION | DRW | CHK |

Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

CONTEXT MAP

Drawn: RNO

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Scale: 1 : 200

Project Number: Project Number

Print Code:

Revision Date: 24-08-14

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A003

SITE IS WALKING DISTANCE TO VARIOUS PARKS AND COMMUNITY CENTERS INCLUDING: QUEEN ELIZABETH PARK, RILEY PARK, HILLCREST PARK AND COMMUNITY CENTER

MAIN STREET PROVIDE FTN BUS ROUTES. BUS STOP IS ONLY A SHORT WALK NEAR E 33RD AND MAIN STREET CROSSING NORTH OF PROPERTY.

NEARBY MULTI-RESIDENTIAL BUILDINGS WITHIN THE LITTLE MOUNTAIN DISTRICT



① CONTEXT ELEVATION (MAIN STREET)
1 : 200



LANEWAY VIEW



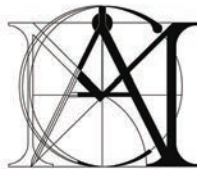
LANEWAY VIEW



FACING MAIN STREET



FACING MAIN STREET



**MATTHEW CHENG
ARCHITECT INC.**

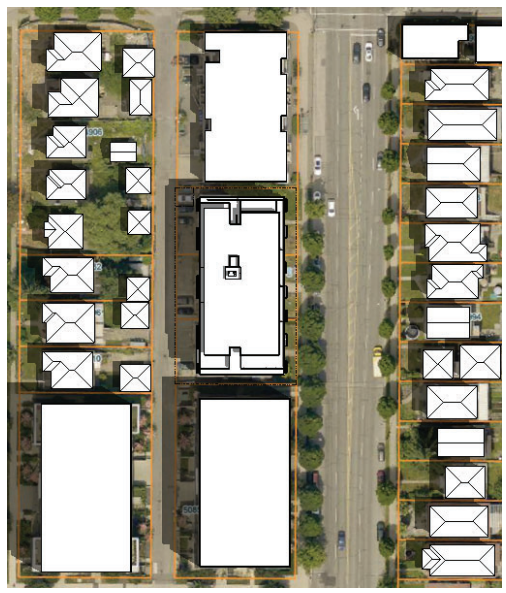
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Revision:



① SPRING EQUINOX 10AM
12" = 1'-0"



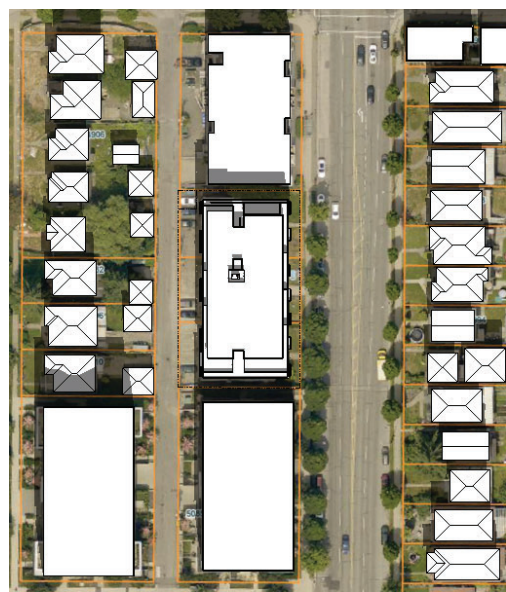
④ SUMMER SOLSTICE 10AM
12" = 1'-0"



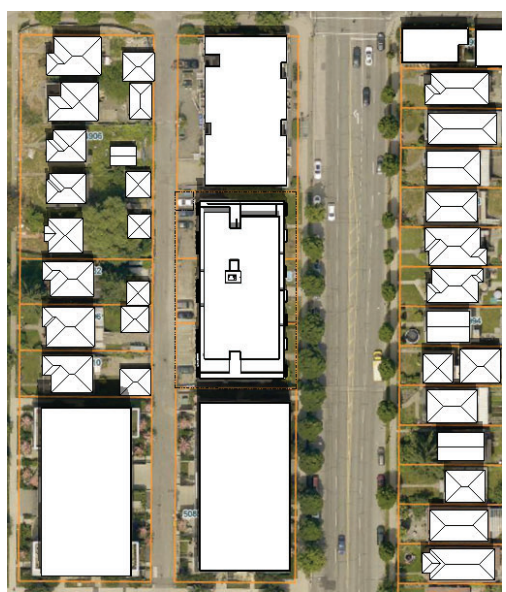
⑦ FALL EQUINOX 10AM
12" = 1'-0"



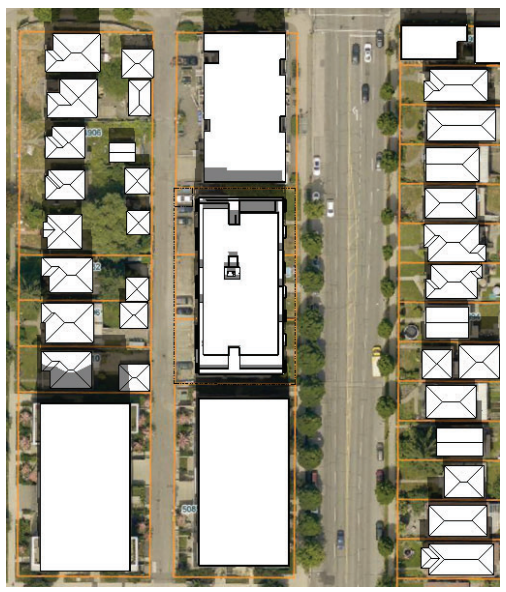
⑩ WINTER SOLTICE 10AM
12" = 1'-0"



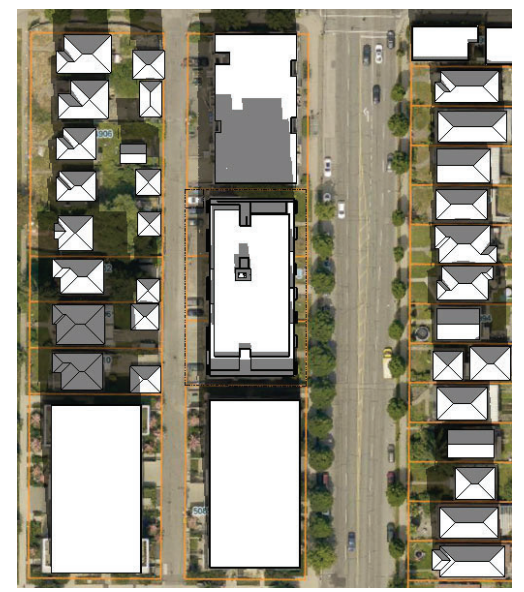
② SPRING EQUINOX 12NN
12" = 1'-0"



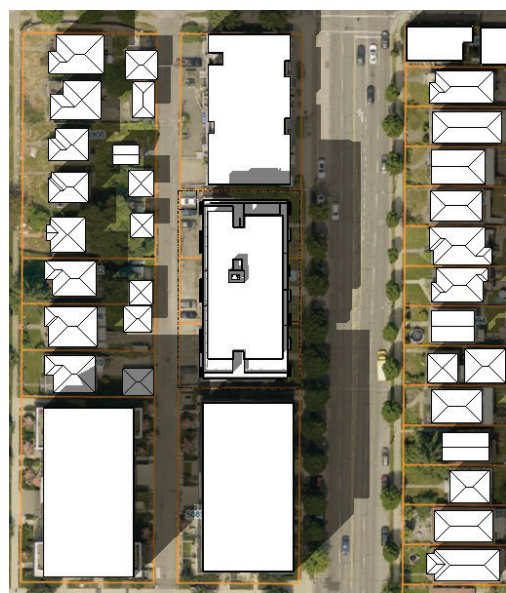
⑤ SUMMER SOLSTICE 12NN
12" = 1'-0"



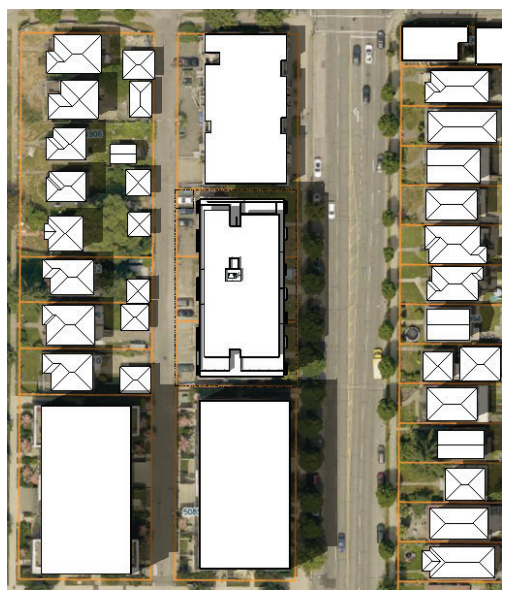
⑧ FALL EQUINOX 12NN
12" = 1'-0"



⑪ WINTER SOLTICE 12NN
12" = 1'-0"



③ SPRING EQUINOX 3PM
12" = 1'-0"



⑥ SUMMER SOLSTICE 3PM
12" = 1'-0"



⑨ FALL EQUINOX 3PM
12" = 1'-0"



⑫ WINTER SOLTICE 3PM
12" = 1'-0"

| | | | |
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| 1 | 24-08-14 | REZONING | |
| REV | YY-MM-DD | DESCRIPTION | DRWN/CHK |

Architect's Sign and Seal

Project Title

**5-STOREY
MULTI-RESIDENTIAL
BUILDING**

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

SHADOW STUDIES

Drawn: RNO

Checked: MC

Scale: 12" = 1'-0"

Project Number: Project Number

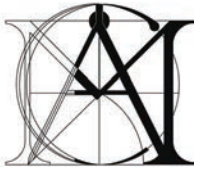
Print Code:

Revision Date:
24-08-14

Print Date:
8/14/2024 12:52:40 PM

Dwg. No.:

A004



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

SITE INFORMATION

Drawn: RNO

Checked: MC

Scale: 3/32" = 1'-0"

Project Number: Project Number

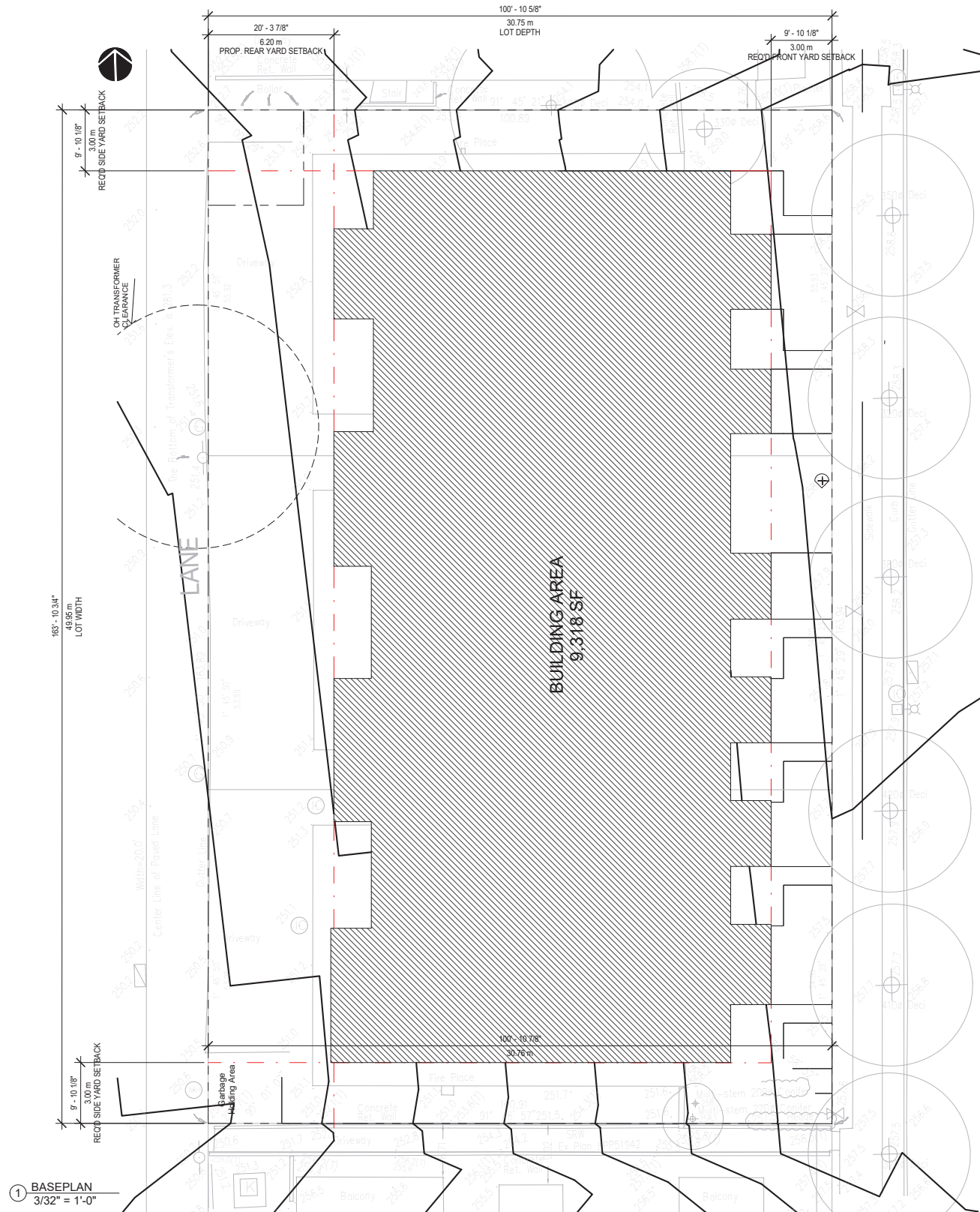
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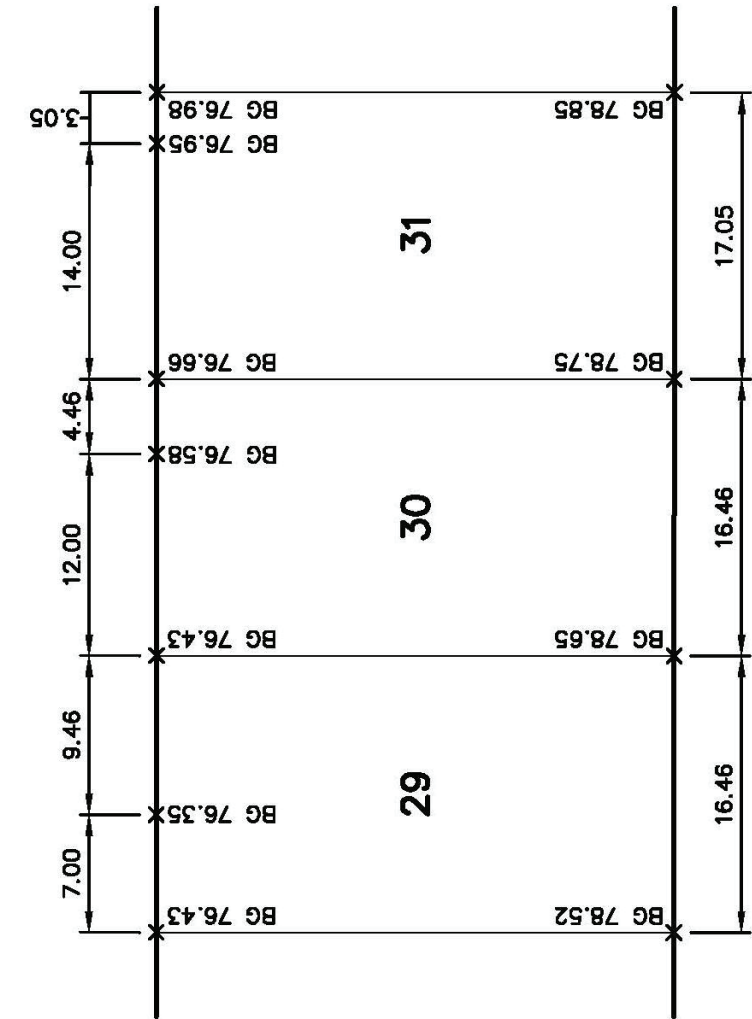
Dwg. No.:

A005



1 BASEPLAN
3/32" = 1'-0"

LANE WEST OF MAIN STREET

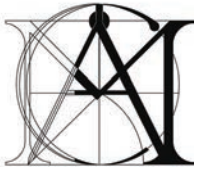


CITY BUILDING GRADE

TO THIRTY-THIRD AVENUE

TO THIRTY-FIFTH AVENUE

MAIN STREET



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Architect's Sign and Seal



① FACING LANEWAY



② FACING MAIN STREET

Project Title

**5-STORY
MULTI-RESIDENTIAL
BUILDING**

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

MASSING

Drawn: RNO

Checked: MC

Scale:

Project Number: Project Number

Print Code:

Revision Date:

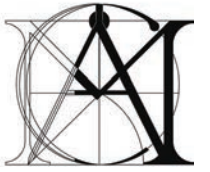
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Print Date:

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Dwg. No.:

A007

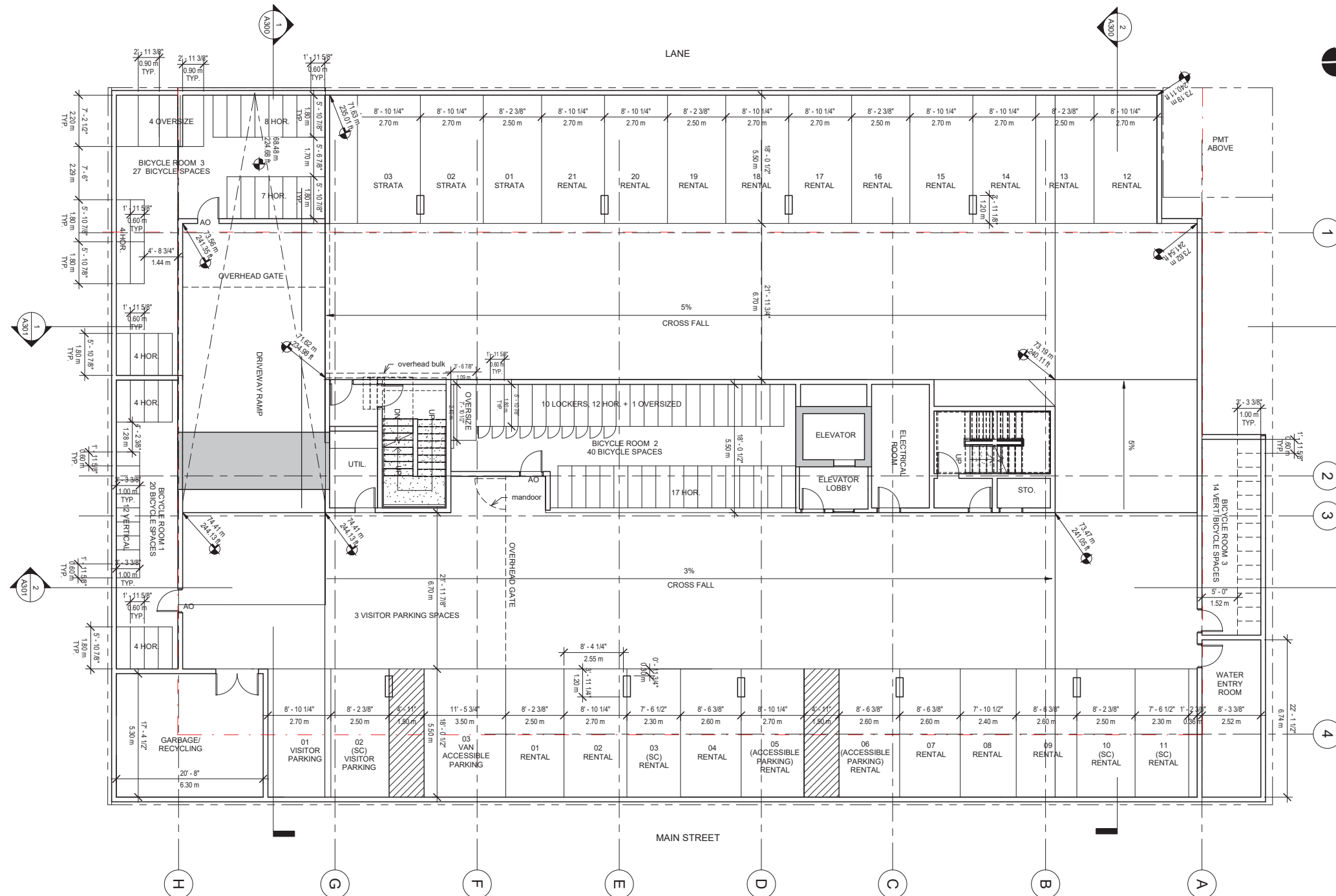


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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

PARKING LEVEL 1

Drawn: RNO

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: Project Number

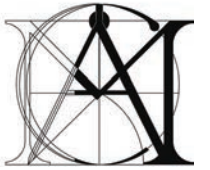
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Revision Date: 24-08-14

Print Date: 8/14/2024 12:53:59 PM

Dwg. No.:

A101

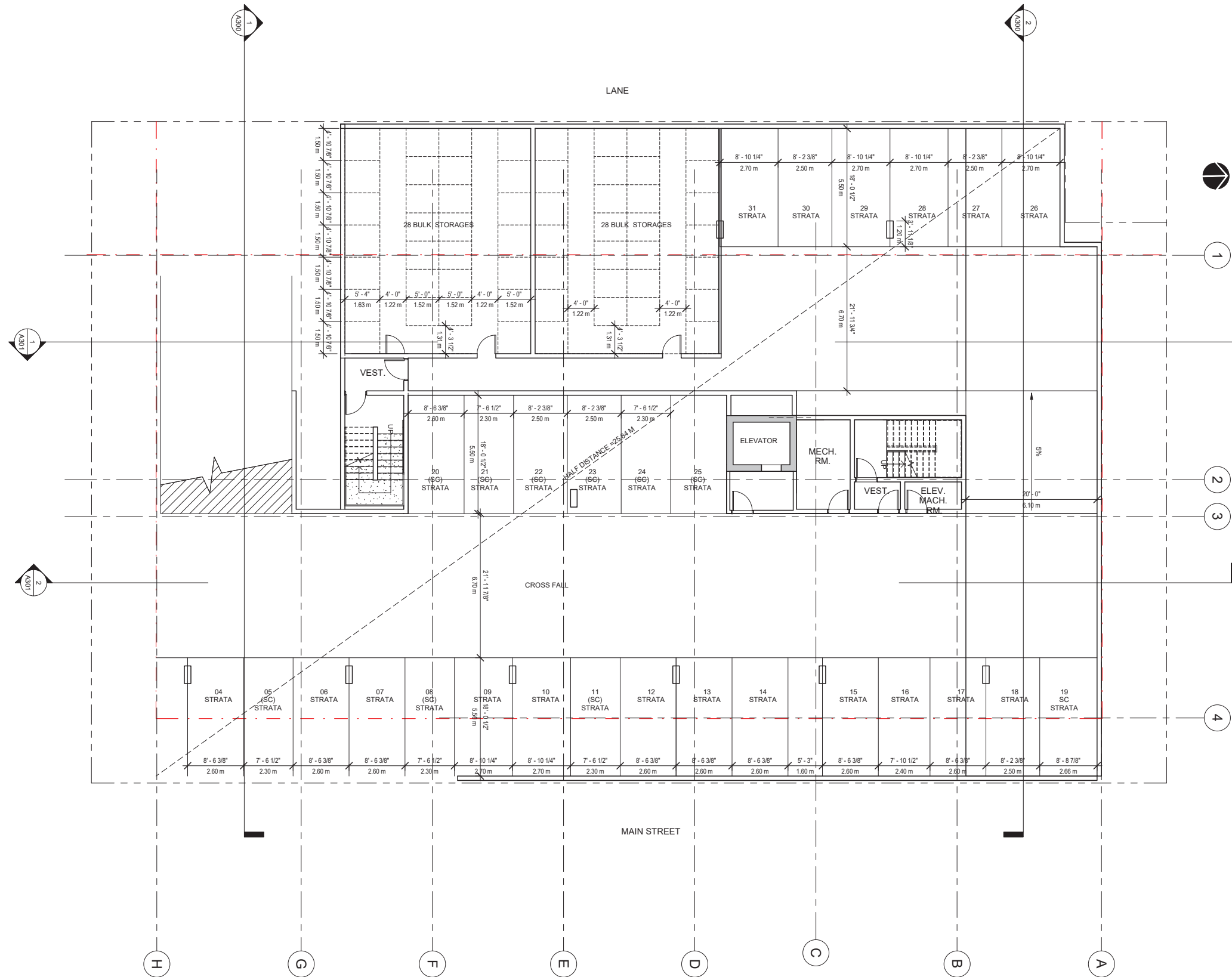


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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

PARKING LEVEL 2

Drawn: RNO

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: Project Number

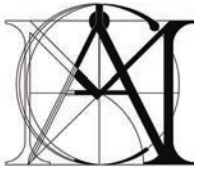
Print Code:

Revision Date: 24-08-14

Print Date: 8/14/2024 12:54:05 PM

Dwg. No.:

A102



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

LEVEL 3-4 FLOOR PLAN & AREA OVERLAYS

Drawn: Author

Checked: Checker

Scale: 1/8" = 1'-0"

Project Number: Project Number

Print Code:

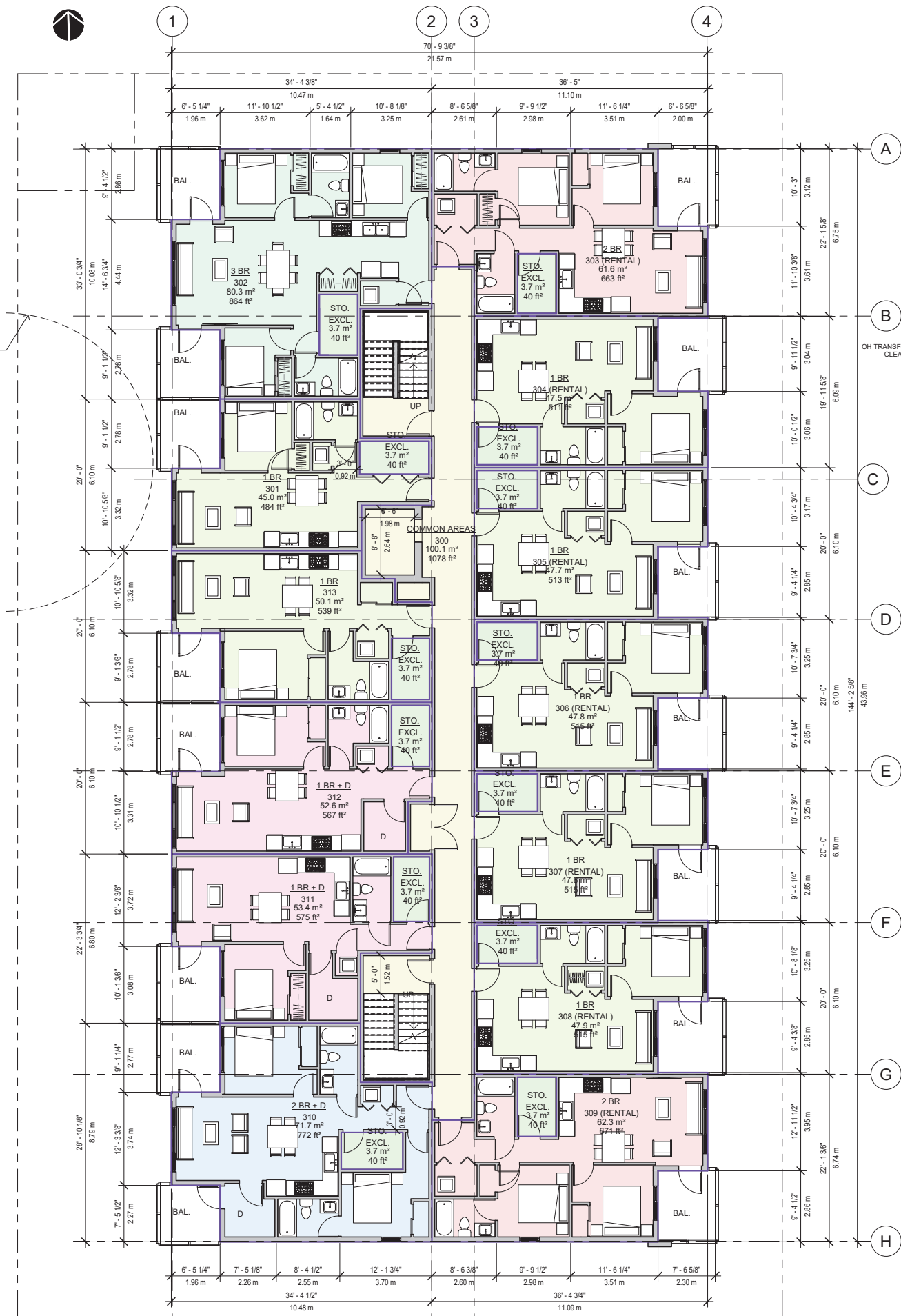
Revision Date:

24-08-14

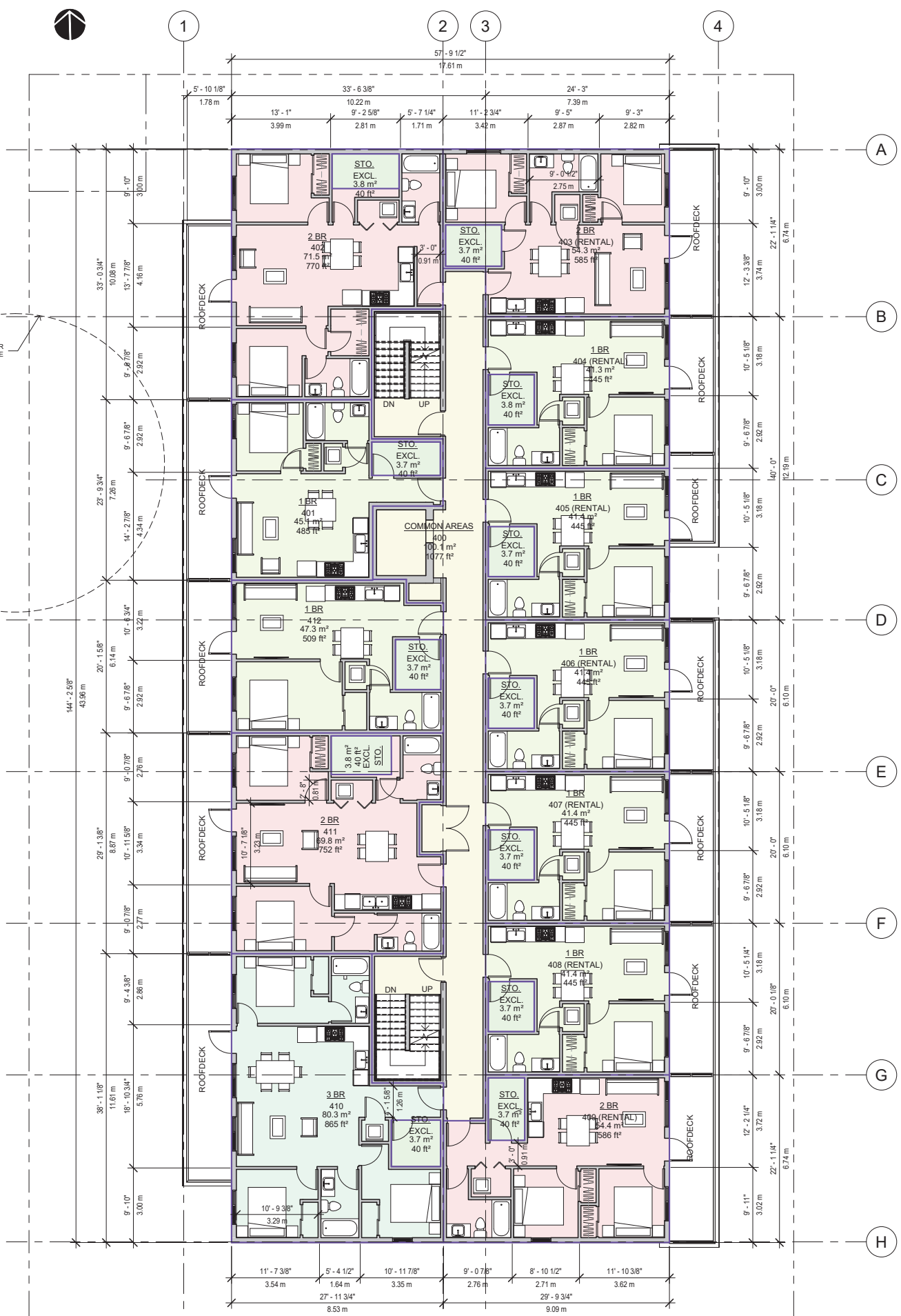
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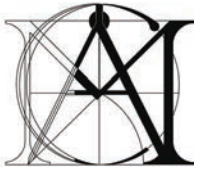
Dwg. No.: A104



1 LEVEL 3 AREA OVERLAY
1/8" = 1'-0"



3 LEVEL 4 AREA OVERLAY
1/8" = 1'-0"



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

NORTH AND EAST ELEVATIONS

Drawn: RNO

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: Project Number

Print Code:

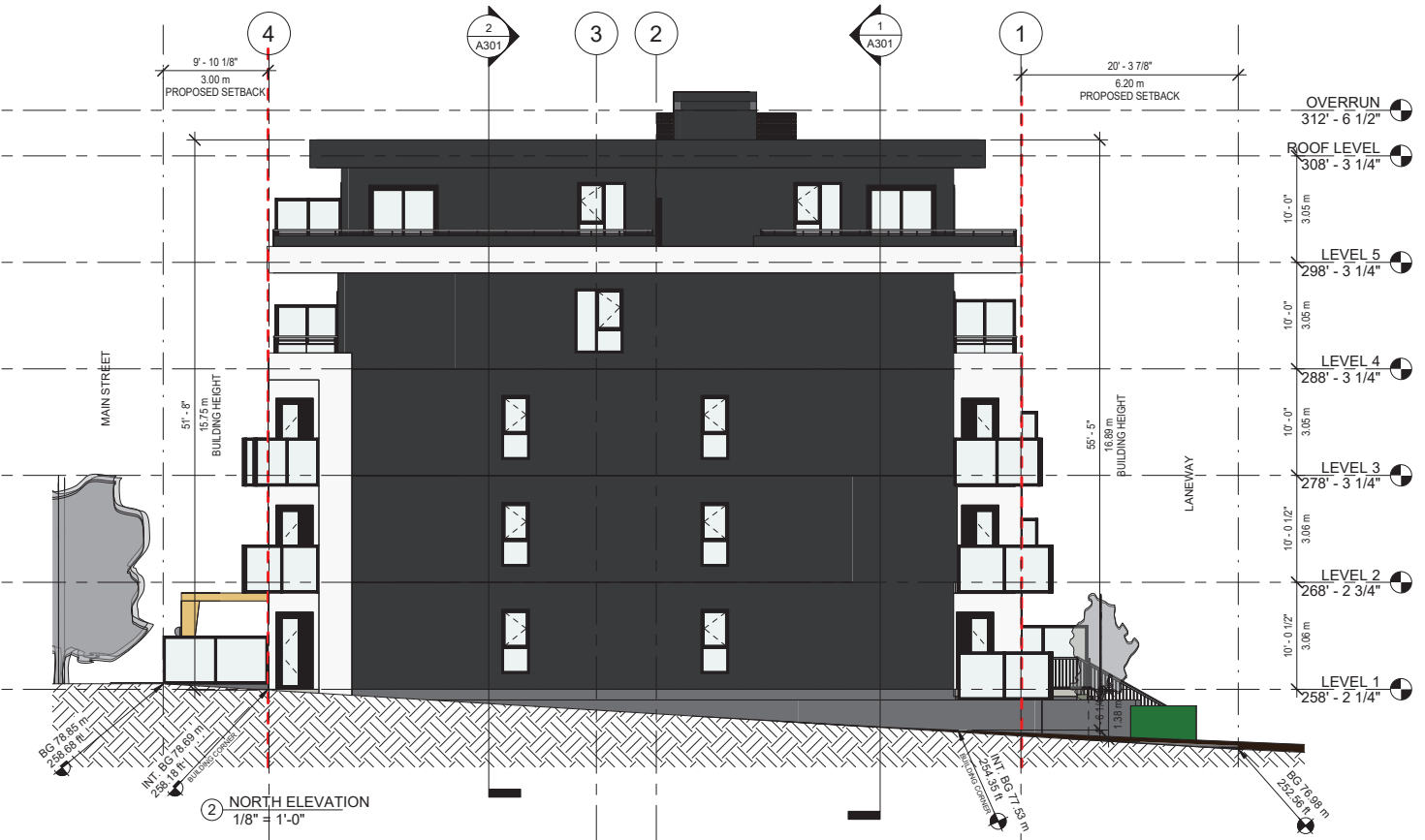
Revision Date:
24-08-14

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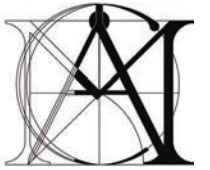
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Dwg. No.:

A200



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|--|------------------------------------|--|--------------------------------|--|--|--|---|--|--|
| | DARK GRAY COLOR FIBRE-CEMENT BOARD | | WHITE COLOR FIBRE-CEMENT BOARD | | FIBRE-CEMENT BOARD WITH HC-7 BY BENJAMINIE MOORE OR EQUIVALENT LIGHT PASTEL YELLOW | | FIBRE-CEMENT HORIZONTAL PLANK WITH 2161-10 COPPERTONE BY BENJAMINIE MOORE OR EQUIVALENT OCHRE COLOR | | LIGHT GRAY COLOR FIBRE-CEMENT HORIZONTAL PLANK |
|--|------------------------------------|--|--------------------------------|--|--|--|---|--|--|



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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

SOUTH AND WEST ELEVATION

Drawn: RNO

Checked: MC

Scale: As indicated

Project Number: Project Number

Print Code:

Revision Date:
24-08-14

Print Date:

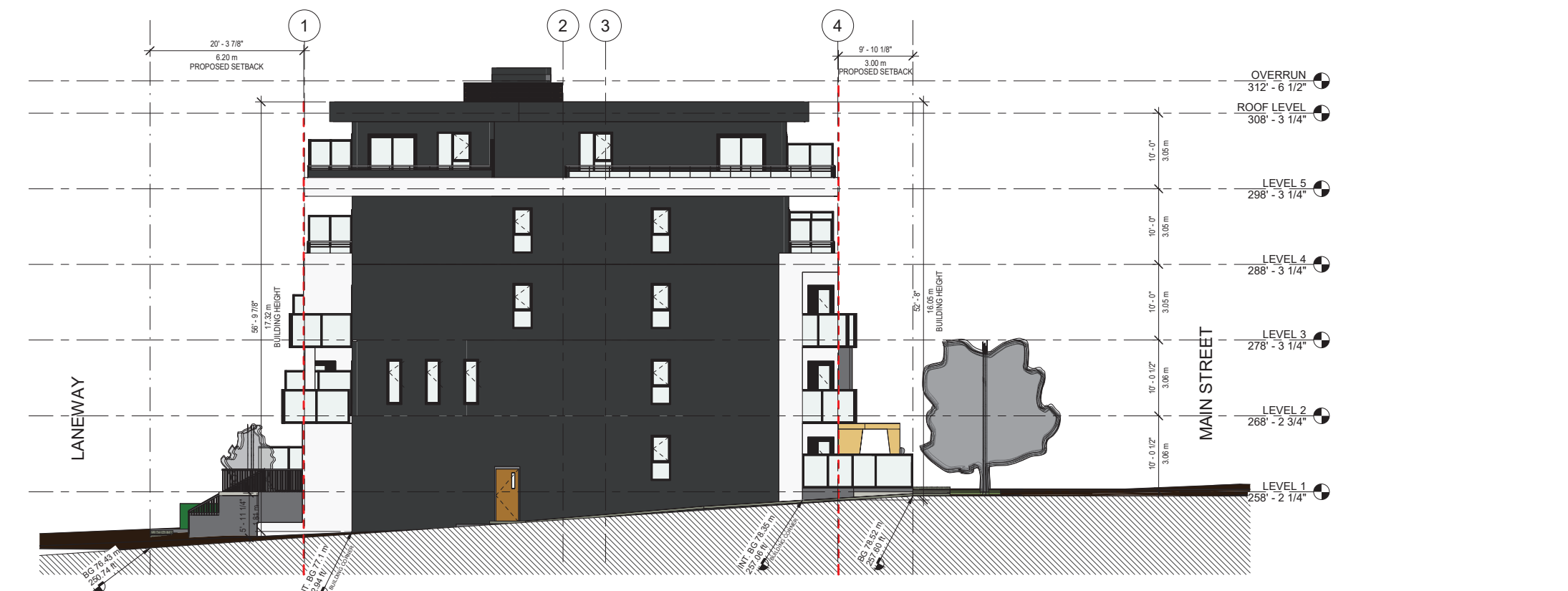
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Dwg. No.:

A201

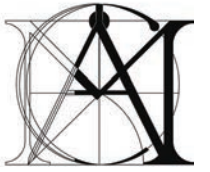


② WEST ELEVATION
1/8" = 1'-0"



① SOUTH ELEVATION
1 : 100

| | | | | | | | | | |
|--|-------------------------------|--|------------------------------|--|---|--|--|--|--|
| | CHARCOAL GRAY HARDIE PANEL | | ARCTIC WHITE HARDIE PANEL | | HARDIE PANEL PAINTED WITH HC-7 BY BENJAMIN MOORE OR EQUIVALENT | | HARDIE PLANK PAINTED WITH 2161-10 COPPERTONE BY BENJAMIN MOORE OR EQUIVALENT | | HARDIE PANEL PAINTED WITH 2137-60 OWL GRAY BY BENJAMIN MOORE OR EQUIVALENT |
|--|-------------------------------|--|------------------------------|--|---|--|--|--|--|



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Architect's Sign and Seal

Project Title

**5-STOREY
MULTI-RESIDENTIAL
BUILDING**

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

SECTIONS

Drawn: RNO

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: Project Number

Print Code:

Revision Date:
24-08-14

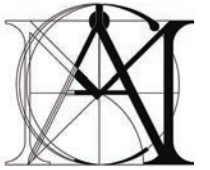
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Dwg. No.:

A300





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| 1 | 24-08-14 | REZONING | |
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Architect's Sign and Seal

Project Title

5-STOREY MULTI-RESIDENTIAL BUILDING

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

SECTIONS

Drawn: RNO

Checked: MC

Scale: 1/8" = 1'-0"

Project Number: Project Number

Print Code:

Revision Date: 24-08-14

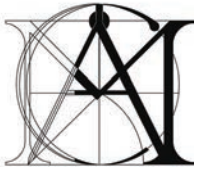
Print Date: 8/14/2024 12:56:27 PM

Dwg. No.:

A301



SECTION 4
1/8" = 1'-0"



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Architect's Sign and Seal



Project Title

**5-STORY
MULTI-RESIDENTIAL
BUILDING**

4967, 4987, 5017 MAIN ST.
VANCOUVER

Sheet Title

PERSPECTIVES

Drawn: Author

Checked: Checker

Scale:

Project Number: Project Number

Print Code:

Revision Date:
24-08-14

Print Date:
8/14/2024 12:57:03 PM

Dwg. No.:

A400

