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ISSUED FOR: DATE

REZONING RE-SUBMISSION JUN 16, 2016

REZONING JUL 29, 2015

**HENRIQUEZ PARTNERS ARCHITECTS**  
598 W Georgia Street  
Vancouver BC, Canada V6B 2A3  
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**5050-5080 JOYCE STREET**

CONSULTANT

**PROJECT DATA  
CONTEXT PLAN**

DATE 13 JUN 2016 DRAWN KW

SCALE CHECKED

JOB NO 1316

**PROJECT DATA**

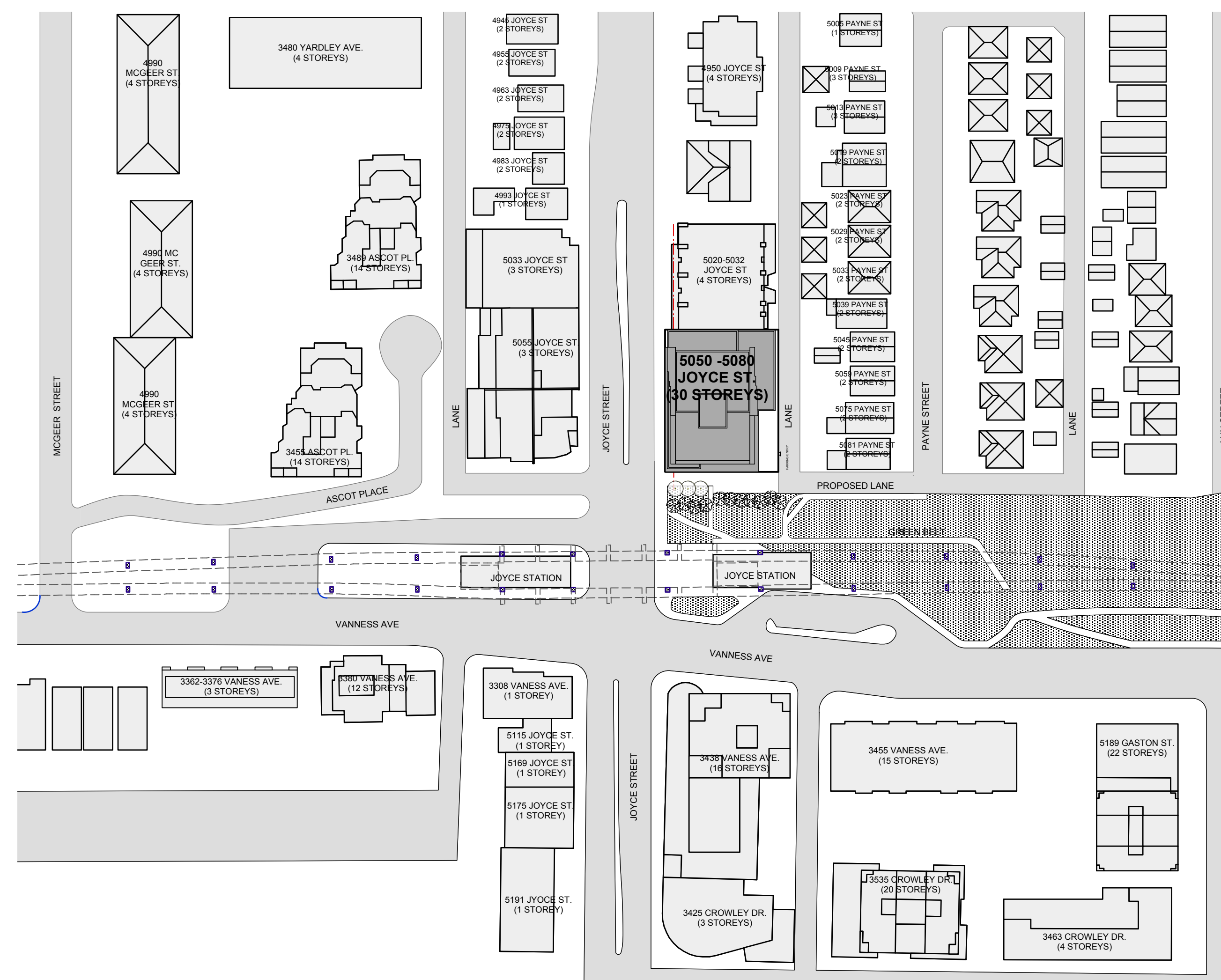
<b>STREET ADDRESS</b>		5050 - 5080 JOYCE STREET, VANCOUVER, BC	
<b>LEGAL DESCRIPTION</b>		Lots 5 and 6 except portions in Explanatory Plans 8341 and LMP19566, Lot 7 except part in Explanatory Plan 8340 and LMP18090, All of BK 16, DL 36 and 51, Plan 1650, and Lot 8 except: firstly, part in Explanatory Plan 7093, secondly, part in Explanatory Plan LMP18086, BK 16, DL 51, Plan 1650.	
<b>ZONING</b>	<b>CURRENT</b>	<b>PROPOSED</b>	
	C-2C	CD-1	
<b>ZONING REQUIREMENTS</b>		<b>CURRENT</b>	<b>PROPOSED</b>
<b>SITE AREA</b>	N/A	1,285 sm	
<b>BUILDING HEIGHT</b>	10.7m	88.39m (30 STOREYS)	
<b>FRONT YARD SETBACK (JOYCE STREET)</b>	0.6m	0.6m	
<b>REAR YARD SETBACK (LANE)</b>	0.0m & 7.6m (RES)	0.8m & 8.0m	
<b>SIDE YARD SETBACK (NORTH)</b>	1.5m (RM)	0.0m	
<b>SIDE YARD SETBACK (LANE)</b>	0.9m	0.9m	
<b>TOTAL FLOOR SPACE RATIO</b>		14.48	
<b>TOTAL FSR AREA</b>		18,617.3 sm	
<b>AMENITY SPACE</b>		402.3 sm	
<b>BALCONY</b>		15.44%	2,935.1 sm
<b>SITE COVERAGE</b>	N/A	N/A	

<b>PARKING &amp; LOADING</b>							
<b>PARKING SUMMARY</b>				<b>REQUIRED (MIN)</b>		<b>PROVIDED</b>	
COMMERCIAL	(Per COV Parking By-law 4.2.5.1)			8		8	
RESIDENTIAL	(0.5 Space per Unit)			216		128	
	(Car share 3)			-		3	
	(Small Cars)			-		(included above) 11	
<b>TOTAL PARKING STALLS</b>				<b>224</b>		<b>139</b>	
<b>ACCESSIBLE PARKING (included in parking count above)</b>							
COMMERCIAL	(Per COV Building By-law A-3.8.3.4)			1		1	
RESIDENTIAL	(Per COV Building By-law A-3.8.3.4)			8		8	
<b>LOADING</b>		<b>REQUIRED CLASS A</b>	<b>PROPOSED CLASS A</b>	<b>REQUIRED CLASS B</b>	<b>PROPOSED CLASS B</b>	<b>REQUIRED CLASS C</b>	<b>PROPOSED CLASS C</b>
COMMERCIAL	(Per COV Parking By-law 6.2.5)	0	0	2	1	0	0
RESIDENTIAL	(Per COV Parking By-law 6.2.1)	0	2	1	1	0	0
<b>TOTAL</b>		<b>0</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>0</b>

<b>BICYCLE</b>					
<b>BICYCLE COUNT CLASS A</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
COMMERCIAL	(Per COV Parking By-law 6.2.5)	2		2	
RESIDENTIAL	(Per COV Parking By-law 6.2.1.2)	320		320	
<b>TOTAL</b>		<b>322</b>		<b>322</b>	
<b>BICYCLE COUNT CLASS B</b>		<b>REQUIRED</b>		<b>PROVIDED</b>	
COMMERCIAL	(As Per COV Parking By-law 6.2.5)	6		6	
RESIDENTIAL	(As Per COV Parking By-law 6.2.1.2)	6		6	
<b>TOTAL</b>		<b>12</b>		<b>12</b>	

<b>UNIT MIX SUMMARY</b>		
<b>UNIT TYPE</b>	<b>SIZE RANGE</b>	<b>NO. OF UNITS</b>
STUDIO/1 BED	463 - 518 SF	30 12%
1 BEDROOM	505 - 605 SF	110 43%
2 BEDROOM	678 - 950 SF	90 35%
3 BEDROOM	914 SF	26 10%
<b>TOTAL UNITS</b>		<b>256</b>

**CONTEXT PLAN**



**DRAWING LIST**

A0.00 COVER SHEET			
A0.01 PROJECT DATA & CONTEXT PLAN			
A0.02 SITE PLAN	NTS	A1.10 LEVEL 4 PLAN	1:100
A1.01 LEVEL P6 PARKING PLAN	1:100	A1.11 LEVELS 5 - 29 PLAN	1:100
A1.02 LEVEL P5 PARKING PLAN	1:100	A1.12 LEVEL 30 PLAN	1:100
A1.03 LEVEL P4 PARKING PLAN	1:100	A1.13 ROOF PLAN	1:100
A1.04 LEVEL P3 PARKING PLAN	1:100	A2.01 SECTION A	1:160
A1.05 LEVEL P2 PARKING PLAN	1:100	A2.02 SECTION B	1:160
A1.06 LEVEL P1 PARKING PLAN	1:100	A3.01 WEST & SOUTH ELEVATIONS	1:100
A1.07 LEVEL 1 PLAN	1:100	A3.02 EAST & NORTH ELEVATIONS	1:100
A1.08 LEVEL 2 PLAN	1:100	A3.03 WEST & SOUTH PODIUM ELEVATIONS	1:100
A1.09 LEVEL 3 PLAN	1:100	A3.04 EAST & NORTH PODIUM ELEVATIONS	1:100

**FSR CALCULATION SUMMARY- RESIDENTIAL**

SITE AREA: 1285.3 sq.m		EXCLUSIONS		OPEN BALCONY		UNIT COUNT							
FLOOR	GROSS AREA	AMENITY	RESIDENTIAL STORAGE	WALL THICKNESS	FSR AREA	FSR	AREA IN SQ.M	%	STUDIO	1 BED	2 BED	3 BED	TOTAL
LEVEL 1	0.0	0	0.0	0	0.0	0.0	0	0	0	0	0	0	0
LEVEL 2	0.0	0	0.0	0	0.0	0.0	2	3	6	0	0	0	11
LEVEL 3	0.0	0	0.0	0	0.0	0.0	2	3	6	0	0	0	11
LEVEL 4	0.0	0	0.0	0	0.0	0.0	1	4	3	1	1	1	9
LEVEL 5	0.0	0	0.0	0	0.0	0.0	1	4	3	1	1	1	9
LEVEL 6	0.0	0	0.0	0	0.0	106.7	1	4	3	1	1	1	9
LEVEL 7	0.0	0	0.0	0	0.0	100.0	1	4	3	1	1	1	9
LEVEL 8	0.0	0	0.0	0	0.0	99.5	1	4	3	1	1	1	9
LEVEL 9	0.0	0	0.0	0	0.0	99.9	1	4	3	1	1	1	9
LEVEL 10	0.0	0	0.0	0	0.0	103.3	1	4	3	1	1	1	9
LEVEL 11	0.0	0	0.0	0	0.0	113.6	1	4	3	1	1	1	9
LEVEL 12	0.0	0	0.0	0	0.0	111.8	1	4	3	1	1	1	9
LEVEL 13	0.0	0	0.0	0	0.0	115.2	1	4	3	1	1	1	9
LEVEL 14	0.0	0	0.0	0	0.0	116.0	1	4	3	1	1	1	9
LEVEL 15	0.0	0	0.0	0	0.0	106.4	1	4	3	1	1	1	9
LEVEL 16	0.0	0	0.0	0	0.0	106.4	1	4	3	1	1	1	9
LEVEL 17	0.0	0	0.0	0	0.0	100.0	1	4	3	1	1	1	9
LEVEL 18	0.0	0	0.0	0	0.0	94.0	1	4	3	1	1	1	9
LEVEL 19	0.0	0	0.0	0	0.0	90.4	1	4	3	1	1	1	9
LEVEL 20	0.0	0	0.0	0	0.0	171.6	1	4	3	1	1	1	9
LEVEL 21	0.0	0	0.0	0	0.0	85.8	1	4	3	1	1	1	9
LEVEL 22	0.0	0	0.0	0	0.0	94.9	1	4	3	1	1	1	9
LEVEL 23	0.0	0	0.0	0	0.0	89.0	1	4	3	1	1	1	9
LEVEL 24	0.0	0	0.0	0	0.0	95.3	1	4	3	1	1	1	9
LEVEL 25	0.0	0	0.0	0	0.0	99.2	1	4	3	1	1	1	9
LEVEL 26	0.0	0	0.0	0	0.0	102.9	1	4	3	1	1	1	9
LEVEL 27	0.0	0	0.0	0	0.0	106.5	1	4	3	1	1	1	9
LEVEL 28	0.0	0	0.0	0	0.0	106.5	1	4	3	1	1	1	9
LEVEL 29	0.0	0	0.0	0	0.0	111.1	1	4	3	1	1	1	9
LEVEL 30	0.0	0.0	0.0	0	0.0	0.0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0</b>	<b>0.0</b>	<b>0.00</b>	<b>2525.8</b>	<b>#DIV 0!</b>	<b>30</b>	<b>110</b>	<b>90</b>	<b>26</b>	<b>256</b>

**FSR CALCULATION SUMMARY- COMMERCIAL**

SITE AREA: 1285.3 sq.m		EXCLUSIONS	
FLOOR	GROSS AREA	AMENITY	RESIDENTIAL STORAGE
LEVEL 1	0.0	0	0

**FSR SUMMARY- OVERALL**

RESIDENTIAL	0.00
COMMERCIAL	0.00
<b>TOTAL FSR</b>	<b>0.00</b>