

# RESIDENTIAL DEVELOPMENT

5455 BALSAM STREET, VANCOUVER, BC

## REZONING APPLICATION

22 OCTOBER 2021

PAGE	TITLE	SCALE
<b>GENERAL</b>		
A0.0	COVER	N/A
A0.1	STATISTICS	N/A
A0.2	NEIGHBOURHOOD MAP	N/A
A0.3	CONTEXT MAP	N/A
A0.4	CONTEXT PHOTOS	N/A
A0.5	SITE PHOTOS	N/A
A0.6	RENDERING	N/A
A0.6.1	RENDERING	N/A
A0.7	AERIAL VIEWS	N/A
A0.8	SHADOW DIAGRAM	N/A
A0.8.1	SHADOW DIAGRAM	N/A
<b>PLANS</b>		
A1.0	SITE PLAN	1/16"=1'-0"
A2.0	P1 PARKING PLAN	3/32"=1'-0"
A2.1	P2 PARKING PLAN	3/32"=1'-0"
A2.2	P3 PARKING PLAN	3/32"=1'-0"
A3.0	1st FLOOR PLAN	3/32"=1'-0"
A3.1	2nd FLOOR PLAN	3/32"=1'-0"
A3.2	3rd / 4th FLOOR PLAN	3/32"=1'-0"
A3.3	5th FLOOR PLAN	3/32"=1'-0"
A3.4	6th TO 14th FLOOR PLAN	3/32"=1'-0"
A3.5	15th FLOOR PLAN	3/32"=1'-0"
A3.6	ROOF PLAN	3/32"=1'-0"
<b>ELEVATIONS</b>		
A4.0	SOUTH ELEVATION	1/16"=1'-0"
A4.1	EAST ELEVATION	1/16"=1'-0"
A4.2	NORTH ELEVATION	1/16"=1'-0"
A4.3	WEST ELEVATION	1/16"=1'-0"
<b>SECTIONS</b>		
A5.0	SECTION 1	1/16"=1'-0"
A5.1	SECTION A	1/16"=1'-0"
<b>TOTAL</b>		<b>28</b>

**LARCO INVESTMENTS LTD.**

17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6



**RH Architects Inc.**

Unit 10, 120 Powell Street, Vancouver, BC Canada V6A 1G1  
t 604.669.6002 f 604.669.1091 www.rharchitects.ca

# 5455 BALSAM RESIDENTIAL DEVELOPMENT

**MUNICIPAL ADDRESS:** 5455 Balsam Street  
**LEGAL DESCRIPTION:** Amended Lot 3, Lot 12, South 50 feet of Lot 4 of Lot 12 and Lot 5, 6, 7, 8, 9 of Lot 12, All on Block 17, DL 526, NWD, Plan 3946

## PROPOSAL DESCRIPTION AND REZONING INTENT

The site is located at the NW corner of Balsam Street and West 39th Avenue, and it is bordered by lanes on the western and northern sides. The site slopes down towards the east and south, with a difference in level from the lowest (SW) and highest (NE) corners of 23.72'. The area is predominantly residential, with 3 level townhouses to the west, a 10- storey tower to the south, two 3- and one 6-storey apartment buildings to the east, and one 3-storey senior residence building and one church to the north.

The overall site is 57,599 sf, with a length of 458.8' and a depth of 125.66'. Current zoning is RM-3

Currently there is a 14-storey rental apartment building with 88 units at the south portion of the lot. On the site are outdoor amenity areas to the south (swimming pool) and north. At the northeast corner of the site the outdoor area is approximate 12' below street level. Also at the northern end of the site is an area with mature trees, although it is not accessible and it is not part of the amenity. Parking is underground and accessed from the west lane.

The proposed rezoning is for a 15 storey building, under the Secured Market Rental Housing Policy, with 100% secured rental housing, 130 ft (39.6 m) high, 3.63 FSR and 145 units. The site area for the new building is 25,281 sf.

There are 14 levels of secured market rental residential above 3 levels of underground parking. The 15th floor is partial and occupied by Amenity, service space, outdoor amenity and green roof. The building is looking for height relaxation based on Section 10.18 of the Zoning Bylaw, with provision of 50% of the roof area as extensive planting.

The building massing and setbacks are based on the RM-3 district schedule, with additional setback at north in order to retain the healthy trees. Underground parking, bikes and loading bays are accessed from the west side lane, using the location of the existing parking ramp. The underground parking will serve the existing building as well.

Proposal aims to achieve a mix of 35% family-orientated units, an indoor amenity at 5th floor connected with an outdoor amenity on the podium, and a larger indoor and outdoor amenity space on the top floor to be used by all building's residents.

The development will seek a parking relaxations in accordance with TDM schedule, responding to the City of Vancouver's objectives and policies for secured rental housing and sustainability.

## CONTEXT PLAN



## APPLICABLE POLICIES

- Secured Market Rental Housing Policy (commonly known as Rental 100) (2012, last amended 2018)
- Secured Rental Policy, Incentive for New Rental Housing (2012, last amended 2019)
- Housing Vancouver Strategy (2017)
- Arbutus Ridge / Kerrisdale / Sahughnessy Vision Area (2005)
- High-density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2019)
- RM-3 District Schedule
- Development Cost Levy By-law (2008, last amended 2018)
- Development Cost Levies Information Bulletin (2018)
- Community Amenity Contributions Through Rezoning (last amended 2021)
- Tenant Relocation and Protection Policy (2019)
- Parking Bylaw, 6059



VIEW FROM BALSAM STREET

## DESIGN RATIONALE

### ARCHITECTURE:

Under Rental 100: Secured Market Rental Housing Policy, a rezoning is being proposed so as to provide additional secured rental housing units on the site. The building typology is podium + tower. The podium corresponds in size with the adjacent buildings at east, west and north. The ground floor units have patios and access from street or lane, thus relating to the townhouses across the west lane. The location of the tower centered on the current open area ensures that the shadow impact is minimized towards the northern buildings and their open space.

In order to apply a smaller footprint for the new building, the project is seeking an additional height of 10' from the base zoning. The building design was carefully crafted to fit within the current RM-3 zoning parameters: compliant setbacks, a high quality of the open space and daylight through a compact building form, retention of the mature trees on site, location on site to reduce shadows on the neighbouring properties while providing privacy at the same time. All current relevant City policies and guidelines were reviewed and applied.

The building proposes 145 rental units; 35% are family size units, and the remainder are a variety of studio and one bedroom unit types. 10% of the units will be design as accessible as per current VBBL standards.

Parking will be provided underground for both buildings, using the entry at one of the existing ramp location. However, the ramp has to be redone to comply to current standards for width and height.

The project will retain all significant, healthy trees on the north and east sides. This area will be enhanced with trails, benches and natural play opportunities for children. At the ground level between the buildings there will be a large outdoor amenity space with programming for all age groups. This area is connected to an indoor amenity room. Together with the existing amenity space at the south side (at W 39th Avenue), the two buildings will enjoy large, comfortable and various types of outdoor activities, which will provide a soft perimeter to the site and will enhance the neighbours' and pedestrians' experience of the space on all sides.

A second indoor and outdoor amenity space is provided on the 5th floor over the podium. Above the podium there are residential levels in form of a compact tower, and on top there is one partial storey for indoor amenity, connected to an outdoor amenity area, available for use by all the building's residents.

Sustainability Design Strategy and Integrated Rainwater Management + Green Infrastructure have been detailed in separate reports.

### LANDSCAPE

The landscape strategy utilizes the "Tower in the Park" typology, with many trees proposed throughout the site. Large existing trees on the north portion of the site, along with a walking trail and a children's nature-play pocket-park and many proposed trees provide the tenants with a natural park asset. The retained existing, mature trees help keep the character of the site and continue to add benefit to the neighbourhood and habitat.

The courtyard in between the existing and new buildings provides a gathering / dining space with seating, a turf field for play and a small refuge with a trellis.

The level 5 outdoor amenity provides a dining and entertaining space with barbeques, while being surrounded by a planted perimeter with trees. On the rooftop, residents are provided with urban agriculture opportunities and seating, along with a portion of the rooftop dedicated to a green roof.

## PROJECT DIRECTORY

		CONTACT	PHONE	E-MAIL
<b>OWNER</b>	<b>LARCO INVESTMENTS LTD.</b> 17th Fl - 900 W Georgia Street Vancouver, BC V6C 2W6	<b>ART PHILLIPS</b> <b>WENDY LeBRETON</b>	604-925-8275	<a href="mailto:aphillips@larco.ca">aphillips@larco.ca</a> <a href="mailto:wlebreton@larco.ca">wlebreton@larco.ca</a>
<b>ARCHITECT</b>	<b>ROSITCH HEMPHILL ARCHITECTS</b> #10 - 120 Powell Street Vancouver, BC V6A 1G1	<b>BRYCE ROSITCH</b> <b>ANCA HURST</b>	604-669-6002	<a href="mailto:bryce@rharchitects.ca">bryce@rharchitects.ca</a> <a href="mailto:anca@rharchitects.ca">anca@rharchitects.ca</a>
<b>LANDSCAPE ARCHITECT</b>	<b>DURANTE KREUK LTD.</b> #102 - 1637 W 5th Avenue Vancouver, BC V6J 1N5	<b>PETER KREUK</b> <b>JESSICA MacDANIEL</b>	604-684-4611	<a href="mailto:peter@dkl.bc.ca">peter@dkl.bc.ca</a> <a href="mailto:jessica@dkl.bc.ca">jessica@dkl.bc.ca</a>
<b>SURVEYOR</b>	<b>BENNETT LAND SURVEYING LTD.</b> #210 - 275 Fell Avenue North Vancouver, BC V7P 3R5	<b>TYSON COTNAM</b>	604-980-4868	<a href="mailto:tyson@bennettsurveys.com">tyson@bennettsurveys.com</a>
<b>SUSTAINABILITY</b>	<b>INTEGRAL GROUP</b> #180 - 200 Granville Street Vancouver, BC V6C 1S4	<b>KEVIN WELSH</b> <b>KEVIN LEUNG</b>	604-687-1800/2012	<a href="mailto:kweish@integralgroup.com">kweish@integralgroup.com</a> <a href="mailto:kleung@integralgroup.com">kleung@integralgroup.com</a>
<b>TRAFFIC CONSULTANT</b>	<b>BUNT &amp; ASSOCIATES ENGINEERING LTD.</b> #1550 - 1050 W Pender Street Vancouver, BC V6E 3S7	<b>FEDERICO PUSCAR</b>	604-685-6427/241	<a href="mailto:fpuscar@bunteng.com">fpuscar@bunteng.com</a>
<b>CIVIL ENGINEER</b>	<b>BINNIE &amp; ASSOCIATES LTD.</b> #300 - 4940 Canada Way Burnaby, BC V5G 4K6	<b>SCOTT DIXON</b>	778-945-6132	<a href="mailto:sdixon@binnie.com">sdixon@binnie.com</a>
<b>ARBORIST</b>	<b>DIAMOND HEAD</b> 3559 Commercial Street Vancouver, BC V5N 4E8	<b>MIKE HARRIS</b>	604-733-4886	<a href="mailto:mikeharris@diamondheadconsulting.com">mikeharris@diamondheadconsulting.com</a>
<b>GEOTECHNICAL</b>	<b>GEOPACIFIC</b> 1779 W 75th Avenue Vancouver, BC V6P 6P2	<b>JAMES CARSON</b>	604-439-0922	<a href="mailto:jcarson@geopacific.ca">jcarson@geopacific.ca</a>
<b>STRUCTURAL</b>	<b>RCJ Ltd.</b> #300 - 1285 West Broadway Vancouver, BC V6H 3X8	<b>PAT ELISCHER</b>	778-728-0480	<a href="mailto:pelischer@ric.ca">pelischer@ric.ca</a>
<b>MECHANICAL</b>	<b>YONEDA</b> #720 - 1140 West Pender Street Vancouver, BC V6E 1G1	<b>ALEXIS LAM</b>	604-684-3412	<a href="mailto:alexis@yoneda.ca">alexis@yoneda.ca</a>
<b>ELECTRICAL</b>	<b>NEMETZ &amp; ASSOCIATES Ltd.</b> 2009 West 4th Avenue Vancouver, BC V6J 1N3	<b>STEVE NEMETZ</b>	604-736-6562	<a href="mailto:steven@nemetz.com">steven@nemetz.com</a>



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Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

[www.rharchitects.ca](http://www.rharchitects.ca)

ISSUED: DATE:  
CLIENT REVIEW: 3 APRIL 2020  
REZONING APPLICATION: 22 OCT. 2021

ISSUED FOR  
**REZONING**  
22 OCTOBER 2021

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:  
**LARCO INVESTMENTS LTD.**

17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6

PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

DRAWING TITLE:  
**COVER**  
**CONTEXT / POLICIES**

DATABASE: 2013-A0.0.dwg  
SCALE: 1/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO. **A0.0**

DP No: -  
BP No: -



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V6A 1G1

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DRAWING TITLE:  
STATISTICS

DATABASE: 2013-A0.0.dwg  
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PROJECT NO. 2013



DP No: -  
BP No: -

## EXISTING BUILDING

Lot Area (overall)	57559.00 SF	5347.40 sq.m
Floor Area (all areas in square feet, u.n.o.)		
Total Area	108139	10046
FSR		1.88
No. Units		88

Parking	Residential	Vistors	Total
	1 car/125 sq.m	0.05 car/unit	
Required exist. bldg	80	4	84
Accessible req'd (included in total)	4		
Provided			
small	15	1	16
accessible	4	0	4
standard	57	3	60
accessible counted twice	4		4
Total:	80	4	84

Loading	Class A	Class B	Passenger A
Existing	0	0	0
Provided	0	0	0
Bicycle			
Class A			
Existing	0	0	0
Provided	34	0	34.00

## REZONING SUMMARY

CURRENT ZONING	PROPOSED ZONING
RM-3	CD-1
ALLOWABLE FSR	PROPOSED FSR
UP TO 1.45	3.63
ALLOWABLE HEIGHT	PROPOSED HEIGHT
120'	130'
36.58 m	39.62 m
SETBACKS	
REQUIRED	PROPOSED
FRONT	FRONT
20' / 6m	20' / 6m
REAR	REAR
25' / 7.6m	25' / 7.6m
SIDE	SIDE (N)
7' / 2.1m	76' / 23m

## PROPOSED NEW BUILDING

Lot Area	25281.00 SF		2348.68 sq.m			
Floor Area (all areas in square feet, u.n.o.)	Residential Floor Plate	Amenity	Storage	Net Area (FSR)	Circulation & Service	Rentable Area (including storage)
1st floor	9850	945	2512	5390	2678	6227
2nd floor	8755	76	166	8513	1906	6773
3rd floor	8760		170	8590	1188	7572
4th floor	8760		170	8590	1188	7572
5th floor	6000	363	0	5637	958	4679
6th floor	6000		0	6000	958	5042
7th floor	6000		0	6000	958	5042
8th floor	6000		0	6000	958	5042
9th floor	6000		0	6000	958	5042
10th floor	6000		0	6000	958	5042
11th floor	6000		0	6000	958	5042
12th floor	6000		0	6000	958	5042
13th floor	6000		0	6000	958	5042
14th floor	6000		0	6000	958	5042
15th floor	1740	566	0	1174	1174	0
Total Area	97865	1950	3018	91894	17714	78201
FSR				3.63		Efficiency
No. Units				145		0.80

Parking	Residential	25% reduction w/ 15 pts TDM	Residential after reduction	Vistors	Total
	1 car/125 sq.m	23%		0.05 car/unit	
Required new bldg	68	17	51	7	58
Accessible req'd (included in total)	6				6
Provided					
small	10			2	12
accessible	6			1	7
standard	29			4	33
accessible counted twice	6				6
Total:	51	0		7	58

Loading	Class A - no requirement	Class B loading: 1 / 100 to 299 units	Class A Passenger: 1 for 50 to 125 units
Required	0	1	1
Provided	0	1	1
Bicycle			
Class A: 1.5 unit < 85 sq.m + 2.5 unit < 105 sq.m		Class B: 2+ 1/20 units	
Class A	225		
Lockers (10%)	22		
Oversized (5%)	11		
Vertical (max. 30%)	67		
Class B		8	233
Provided			Total
Class A	270		278
Lockers	27		
Oversized	12		
Horizontal	182		
Vertical	49		
Class B		8	8

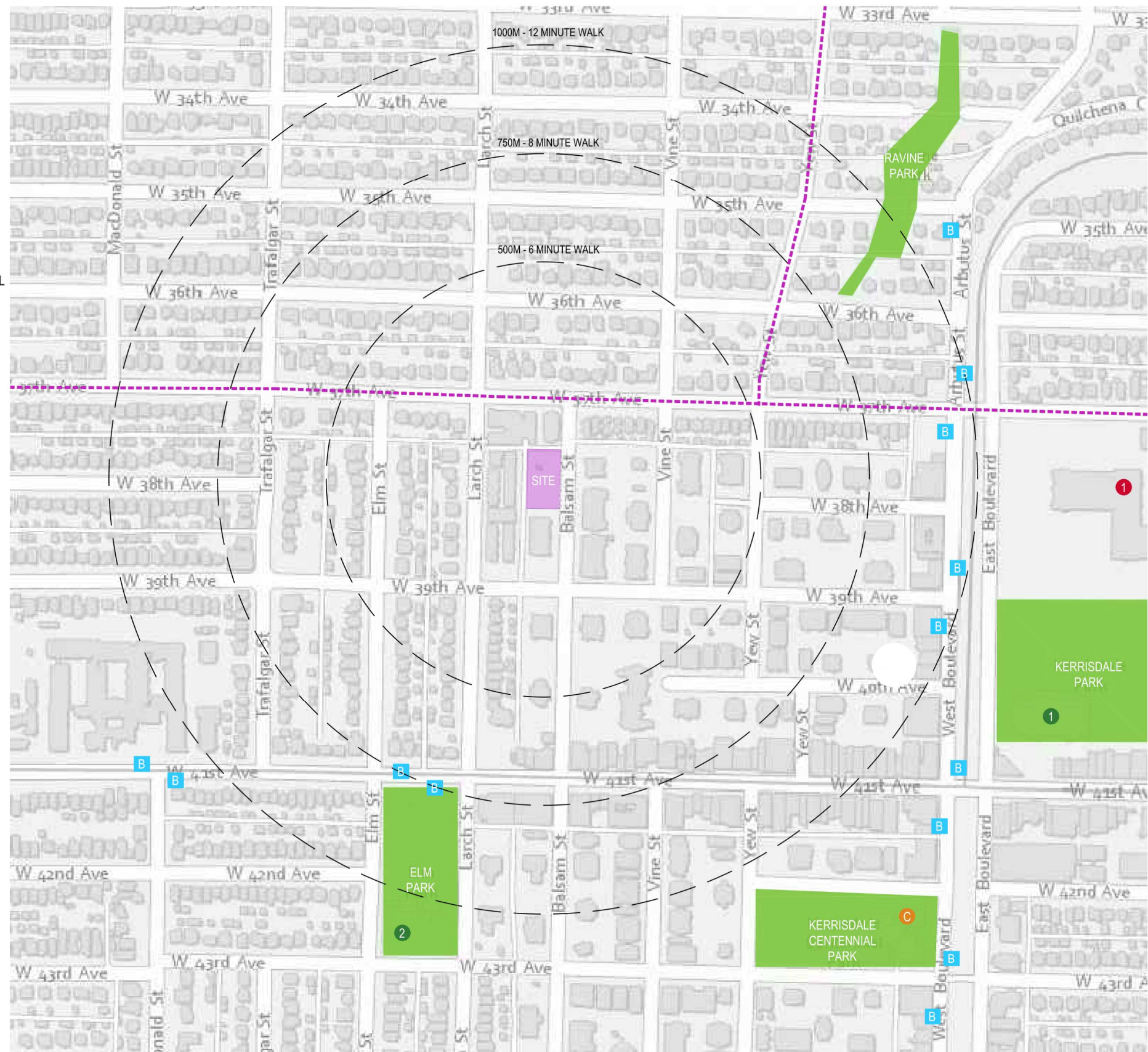
## NEW BUILDING UNITS SYNOPSIS

Unit Type	No. Bed.	Area	Storage (in suite)	Net Area	Int. Area (studio)	Number of Units														Unit Types			Total No.	Accessible Units	Units Area (including st)	%				
						1st Fl.	2nd Fl.	3rd Fl.	4th Fl.	5th Fl.	6th Fl.	7th Fl.	8th Fl.	9th Fl.	10th Fl.	11th Fl.	12th Fl.	13th Fl.	14th Fl.	Studio	1 Bed.	2 Bed.								
ST-A	Studio	363	0	363	320			2	2	2		3	4	4	4	4	4	4	4	4	4	4	4	45		45		16335	31.0%	
ST-B	Studio	366	0	366	322			1	2	2														5		5		1830	3.4%	
ST-C	Studio	366	0	366	322			1	1	1														3		3		1098	2.1%	
ST-D	Studio	372	0	372	329				1	1														2		2		744	1.4%	
ST-E	Studio	490	0	490	443				1	1														2	2	2	2	980	1.4%	
1-A	1bed	436	0	436							1	1	1	1	1	1	1	1	1	1	1	1	10		10		4360	6.9%		
1-B	1bed	442	0	442								1	1	1	1	1	1	1	1	1	1	1	10		10		4420	6.9%		
1-C	1bed	560	0	560						1	1												2		2	2	1120	1.4%		
1-D	1bed	546	0	546				2	2	2	2												8		8		4368	5.5%		
1-E	1bed	590	0	590					1														1	1	1	1	590	0.7%		
1-F	1bed	478	0	478					1														1		1		478	0.7%		
1-G	1bed	699	0	699					1														1		1		699	0.7%		
1-H	1bed	625	0	625					1														1		1		625	0.7%		
1-J	1bed	603	0	603					1														1		1		603	0.7%		
2-A	2bed	675	0	675						1	1	1	2	2	2	2	2	2	2	2	2	2	23		23		15525	15.9%		
2-A1	2bed	680	0	680							1	1	1	2	2	2	2	2	2	2	2	2	23		23		15640	15.9%		
2-B	2bed	855	0	855						1	2	2	2	2	2	2	2	2	2	2	2	2	7		7		5985	4.8%		
Total		75400	0	75400				6	12	14	14	14	9	10	10	10	10	10	10	10	10	10	57	35	53	145	75	75400	100.0%	
%																							39.3%	24.1%	36.6%				10.3%	

Units	Studio	1 bed	2 bed	Total
1st floor	0	5	1	6
2nd floor	4	4	4	12
3rd floor	7	3	4	14
4th floor	7	3	4	14
5th floor	3	2	4	9
6th floor	4	2	4	10
7th floor	4	2	4	10
8th floor	4	2	4	10
9th floor	4	2	4	10
10th floor	4	2	4	10
11th floor	4	2	4	10
12th floor	4	2	4	10
13th floor	4	2	4	10
14th floor	4	2	4	10
TOTAL	57	35	53	145
%	39.3%	24.1%	36.6%	

Open Balconies Area:	
1st floor	0
2nd floor	644
3rd floor	1331
4th floor	1331
5th floor	547
6th floor	873
7th floor	873
8th floor	873
9th floor	873
10th floor	873
11th floor	873
12th floor	873
13th floor	873
14th Floor	873
Total Open Balconies Area:	11710
% of net area	11.97%

- # RECREATION
    1. ARENA
    2. LAWN BOWLING CLUB
- LEGEND**
- PROJECT SITE
  - PARKS
  - BIKE LANE
  - B BUS STOP
  - # SCHOOLS / EDUCATION
    1. POINT GREY SECONDARY SCHOOL
  - C KERRISDALE COMMUNITY CENTRE
  - # RECREATION
    1. ARENA
    2. LAWN BOWLING CLUB



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DRAWING TITLE:  
**NEIGHBOURHOOD MAP**

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CHECKED:	BR

PROJECT NO. **2013**

DWG. NO.  
**A0.2**

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VANCOUVER, B.C.

DRAWING TITLE:  
**CONTEXT MAP**

DATABASE: 2013-A0.2.dwg  
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PROJECT NO. 2013

DWG. NO.  
**A0.3**

DP No: -  
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2 STOREY SINGLE FAMILY HOUSES

2 STOREY CHURCH

2 STOREY ANNEX BUILDING

3 STOREY APARTMENT BUILDING

2 STOREY SINGLE FAMILY HOUSES

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

1-2 STOREY SINGLE FAMILY DWELLING

3 STOREY TOWNHOUSES

3 STOREY TOWNHOUSES

3 STOREY TOWNHOUSES

3 STOREY TOWNHOUSES

3 STOREY TOWNHOUSES

**PROJECT SITE**

14 STOREY APARTMENT BUILDING

6 STOREY APARTMENT BUILDING

3 STOREY APARTMENT BUILDING

3 STOREY APARTMENT BUILDING

10 STOREY APARTMENT BUILDING

10 STOREY APARTMENT BUILDING

4 STOREY APARTMENT BUILDING

W 39th AVENUE

BALSAM STREET

LANE





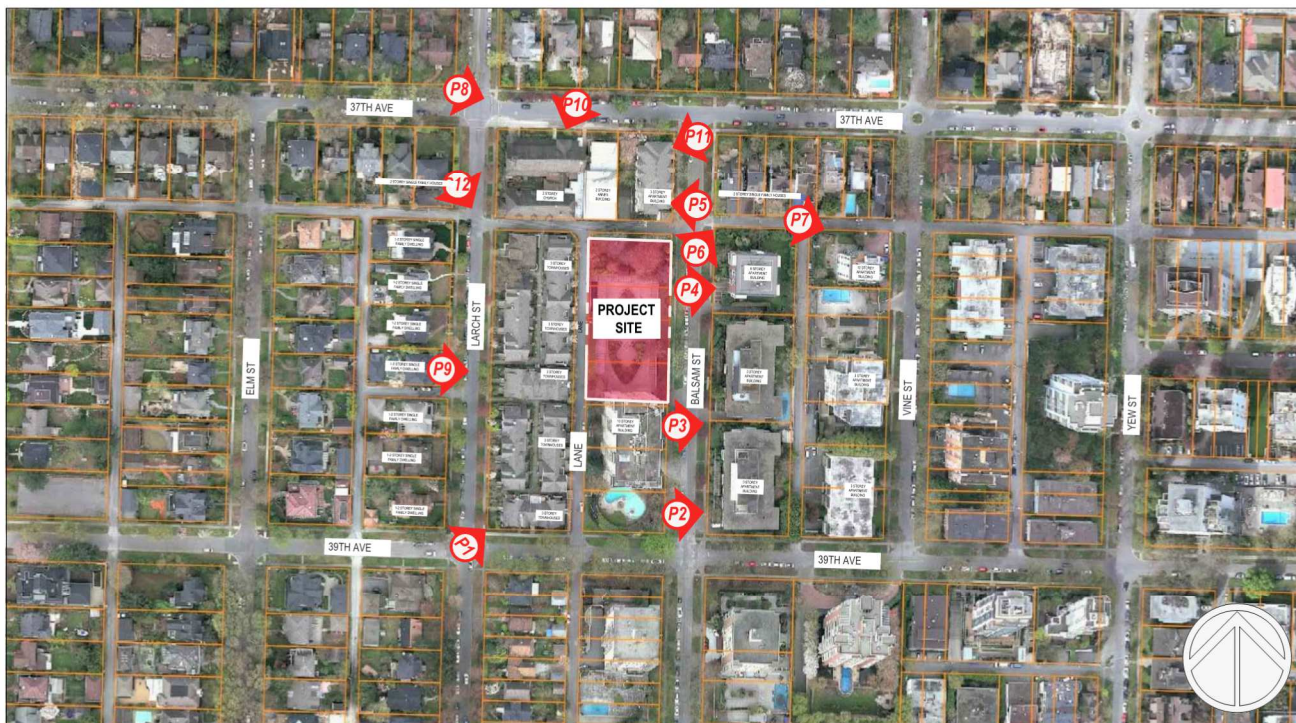
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CLIENT:  
**LARCO INVESTMENTS LTD.**

17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6

PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

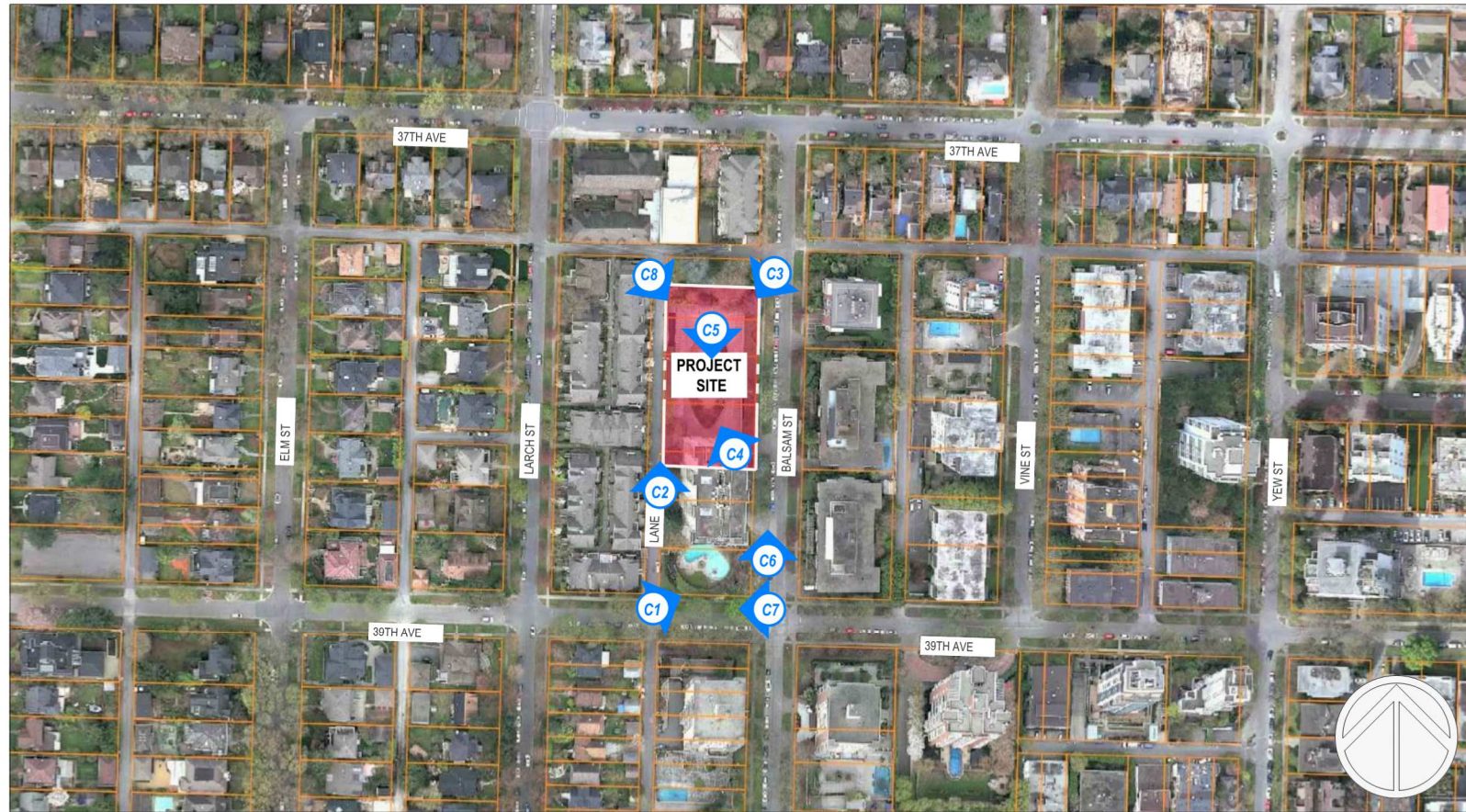
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NEIGHBOURING PROPERTIES**

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PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO.  
**2013**

DWG. NO.  
**A0.4**

DP No: -  
BP No: -



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DRAWING TITLE:  
**PROJECT SITE**

DATABASE: 2013-A0.4.dwg  
SCALE: N/A  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A0.5**

DP No: -  
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DRAWING TITLE:  
**RENDERINGS**

DATABASE : 2013-A0.6.dwg  
SCALE : N/A  
PLOTDATE : OCT. 2021  
DRAWN : AH  
CHECKED : BR

PROJECT NO.  
**2013**

DWG. NO.  
**A0.6**

DP No: -  
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**BALSAM STREET**





**MAIN ENTRY**



**ROOF TOP AMENITY**



**TOWNHOUSE EXPRESSION AT LANE**



**LEVEL 1 AND LEVEL 5 AMENITY**



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DRAWING TITLE:  
**RENDERINGS**

DATABASE: 2013-A0.6.dwg  
SCALE: N/A  
PLOTDATE: OCT. 2021  
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DRAWING TITLE:  
**AERIAL VIEWS**

DATABASE:	2013-A0.6.dwg
SCALE:	N/A
PLOTDATE:	OCT. 2021
DRAWN:	AH
CHECKED:	BR

PROJECT NO.  
**2013**

DWG. NO.	<b>A0.7</b>
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DP No: -  
BP No: -



AERIAL VIEW NE CORNER



AERIAL VIEW SE CORNER



AERIAL VIEW NW CORNER



AERIAL VIEW SW CORNER



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DRAWING TITLE:  
**SHADOW DIAGRAMS**

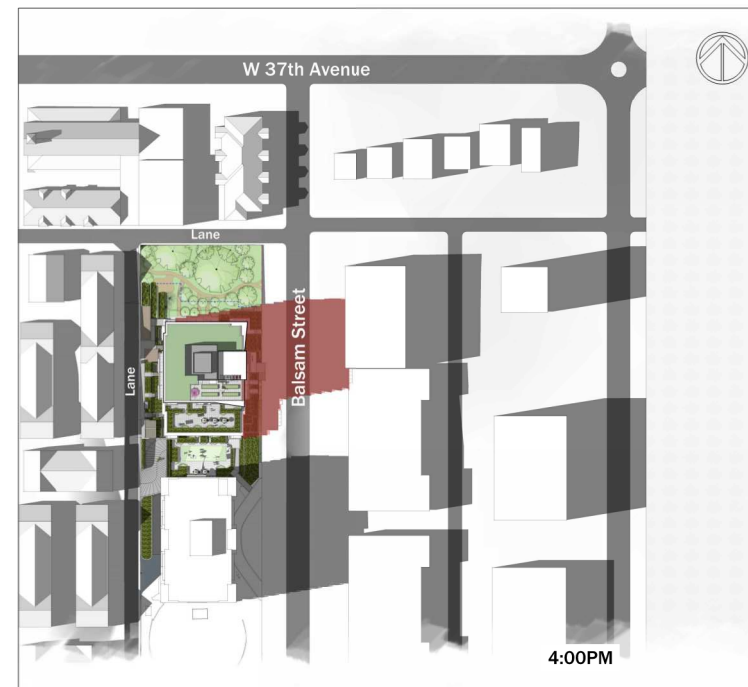
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SCALE : N/A  
PLOTDATE : OCT. 2021  
DRAWN : AH  
CHECKED : BR

PROJECT NO.  
**2013**

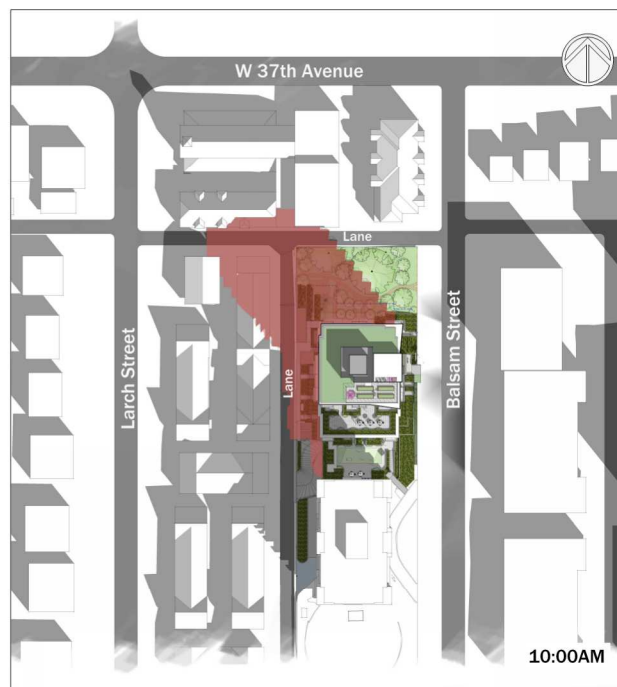
DWG. NO.  
**A0.8**

DP No: -  
BP No: -

**SUMMER SOLSTICE ( JUNE 21 )**



**FALL EQUINOX ( SEPTEMBER 21 )**





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PROJECT:  
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VANCOUVER, B.C.

DRAWING TITLE:  
**SHADOW DIAGRAMS**

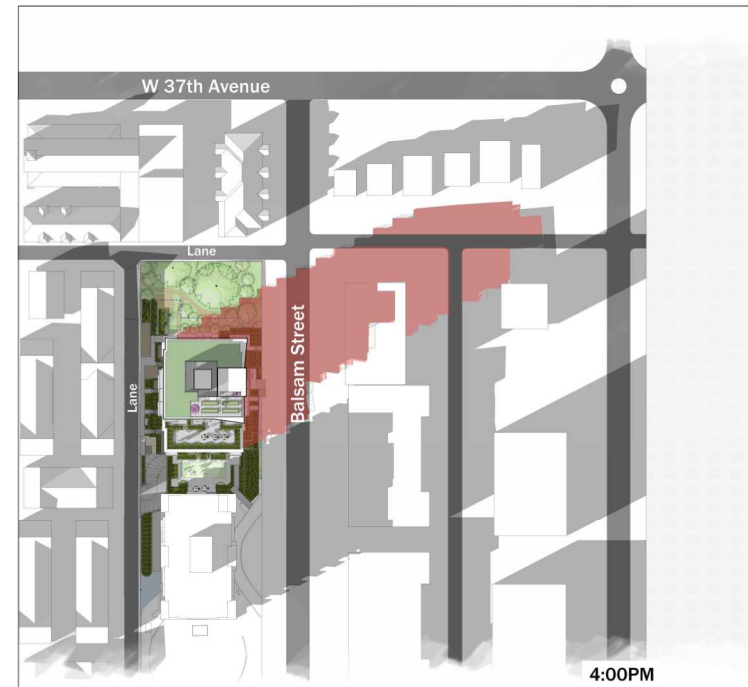
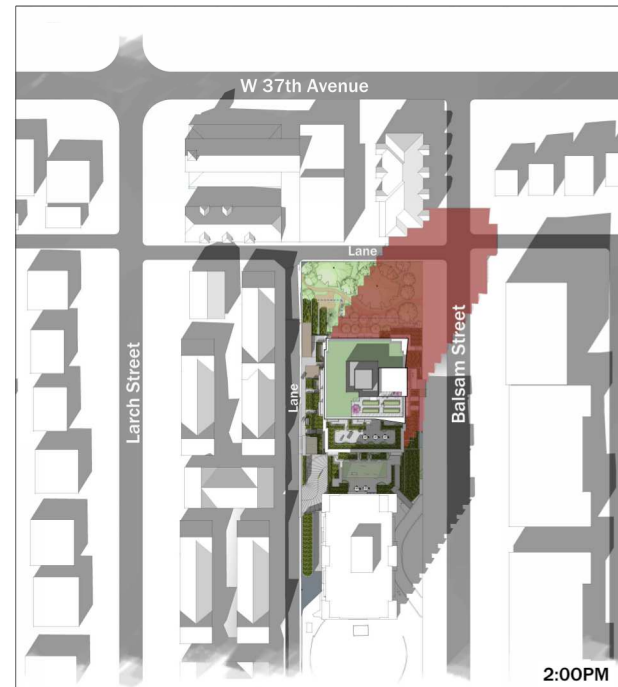
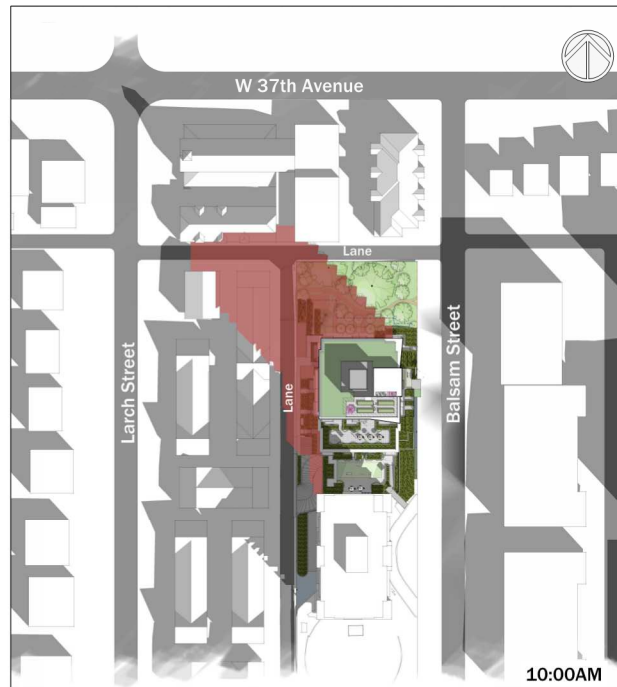
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SCALE :	N/A
PLOTDATE :	OCT. 2021
DRAWN :	AH
CHECKED :	BR

PROJECT NO.  
**2013**

DWG. NO.  
**A0.8.1**

DP No: -  
BP No: -

**SPRING EQUINOX ( MARCH 21 )**



**WINTER SOLSTICE ( DECEMBER 21 )**





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VANCOUVER, B.C.

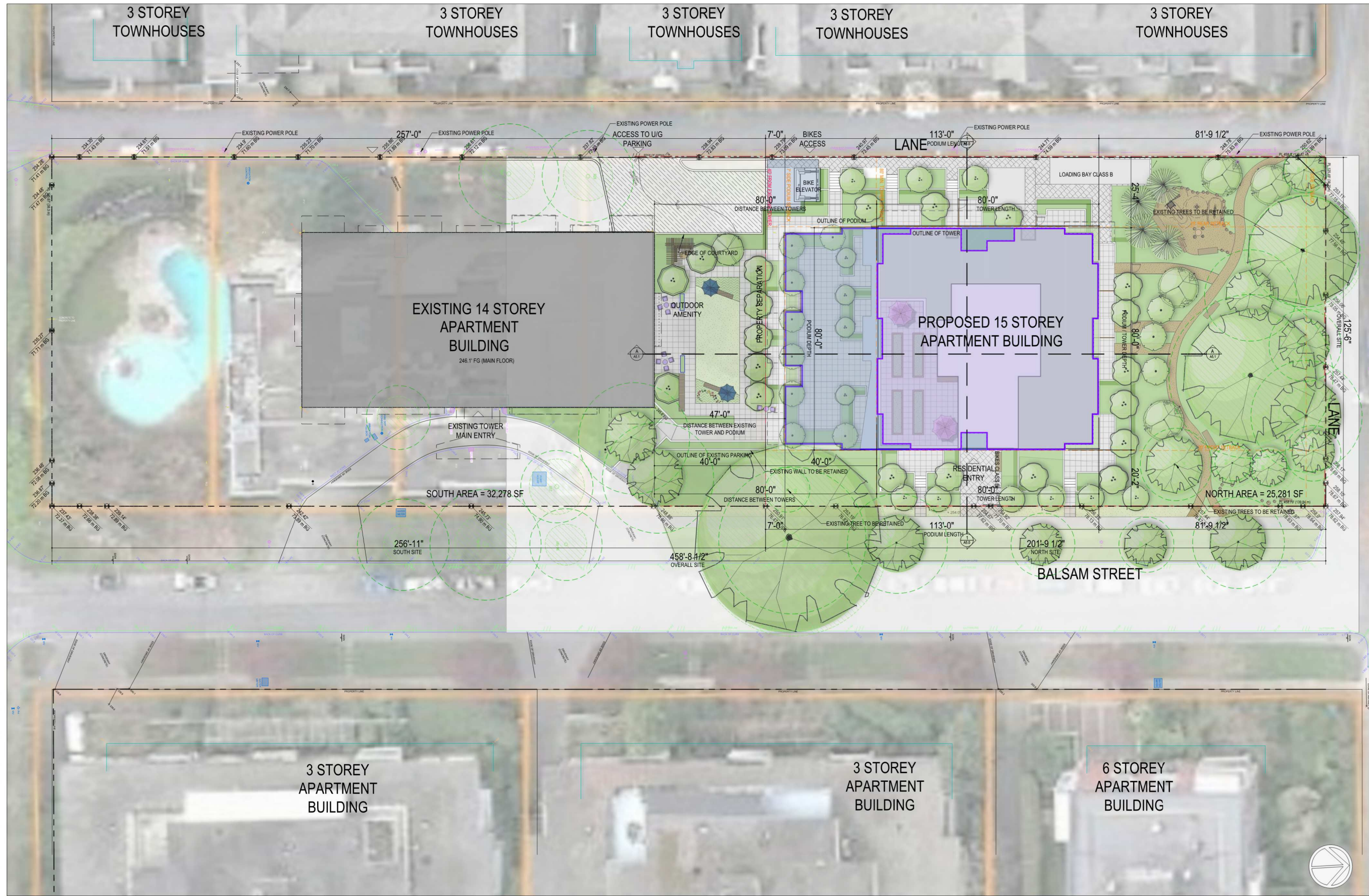
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**SITE PLAN**

DATABASE: 2013-A3.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A1.0**

DP No: -  
BP No: -





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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
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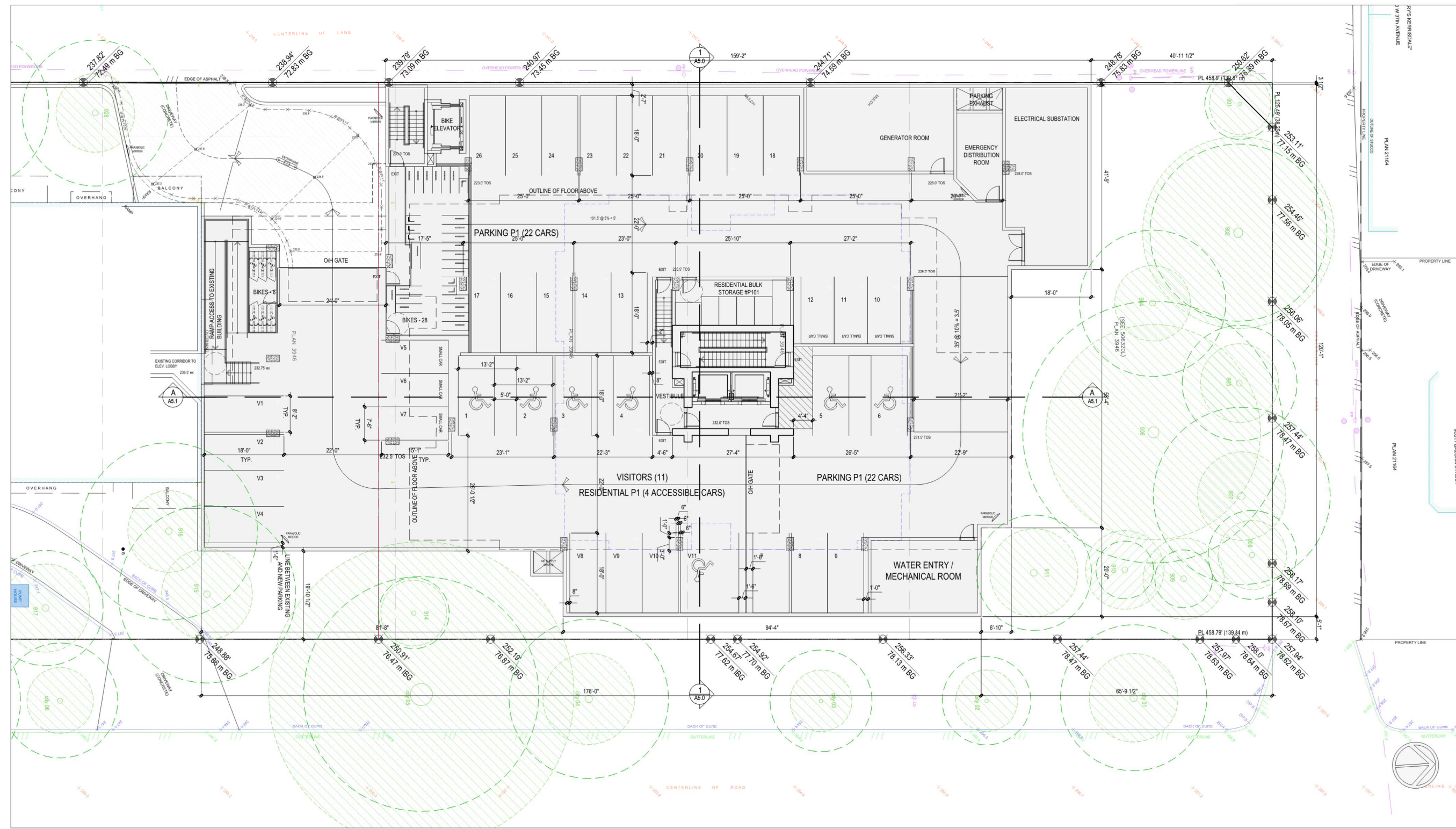
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DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A2.0**

DP No: -  
BP No: -





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PROJECT:  
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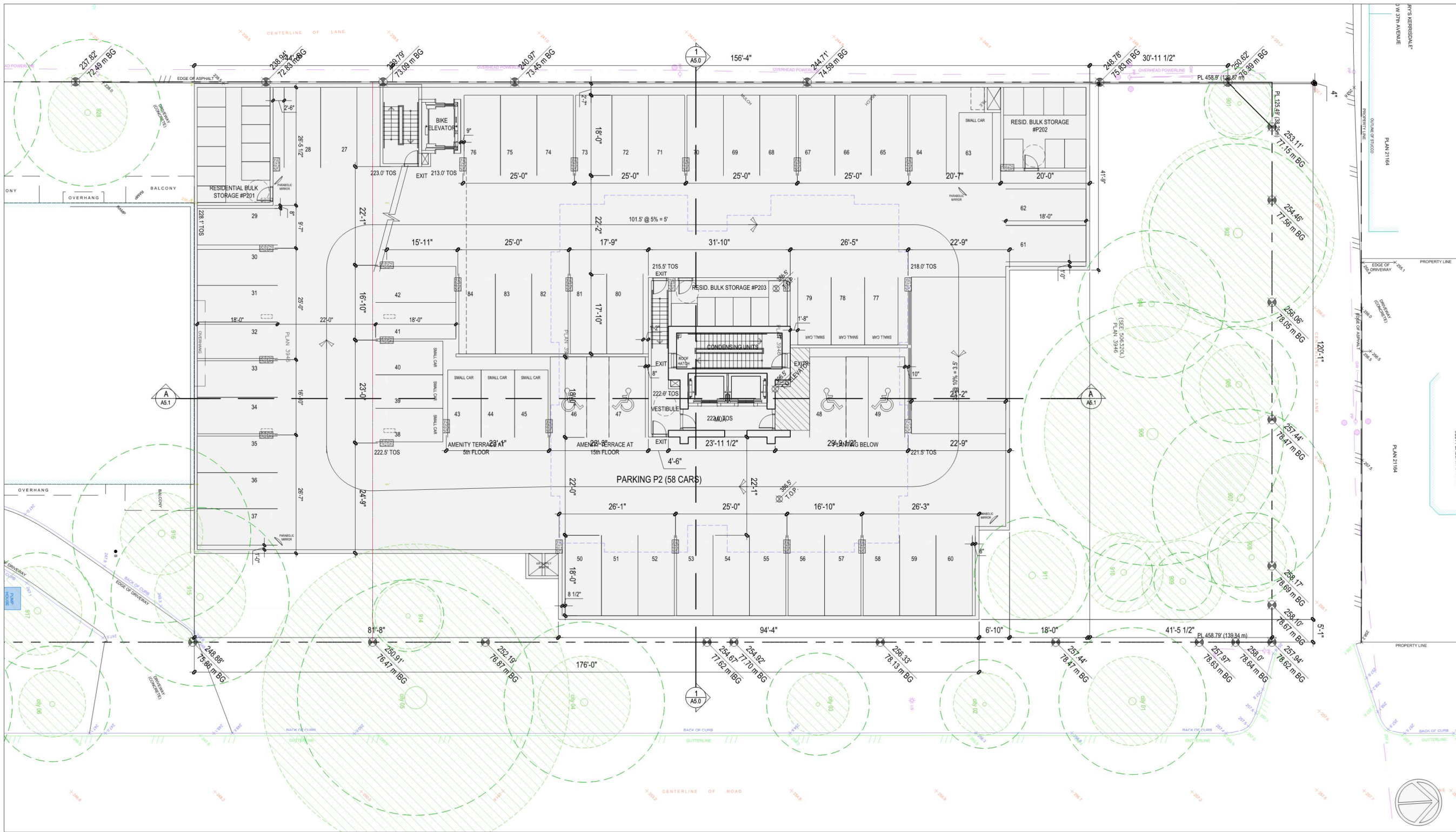
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DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. 2013

DWG. NO. **A2.1**

DP No: -  
BP No: -





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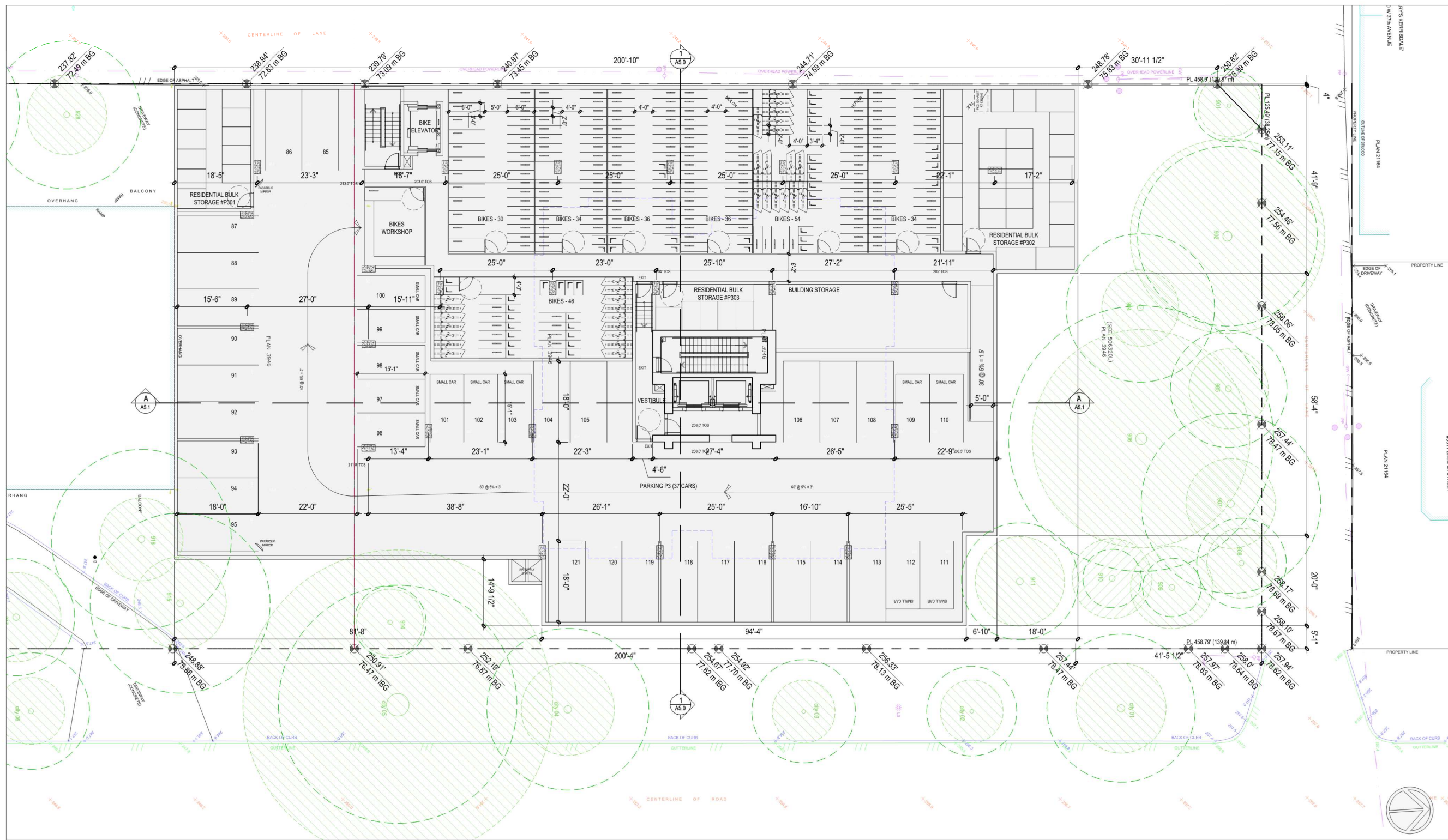
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DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO.  
**2013**

DWG. NO.  
**A2.2**

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BP No: -







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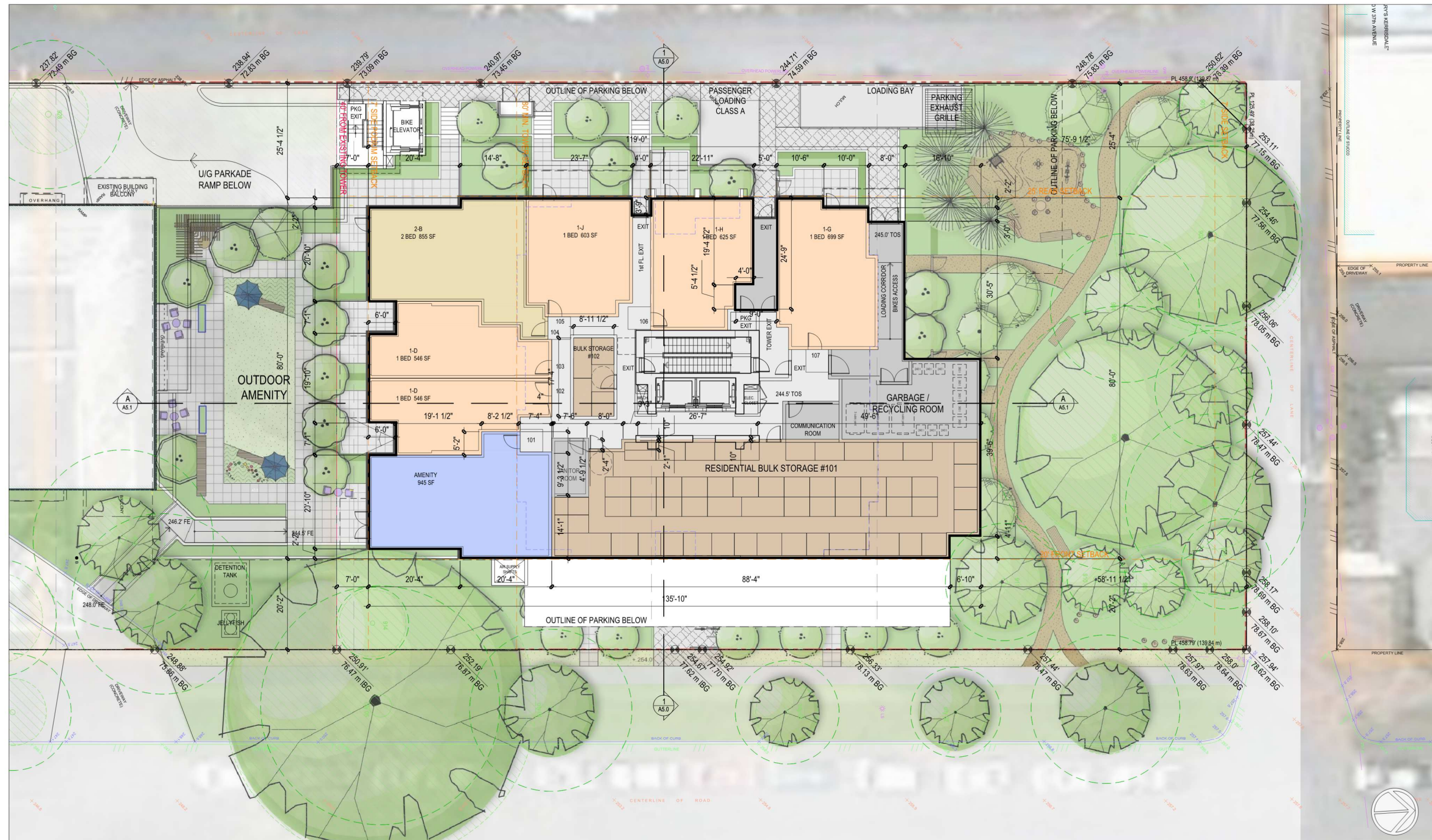
DRAWING TITLE:  
**1st (LOWER MAIN)  
FLOOR PLAN**

DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A3.0**

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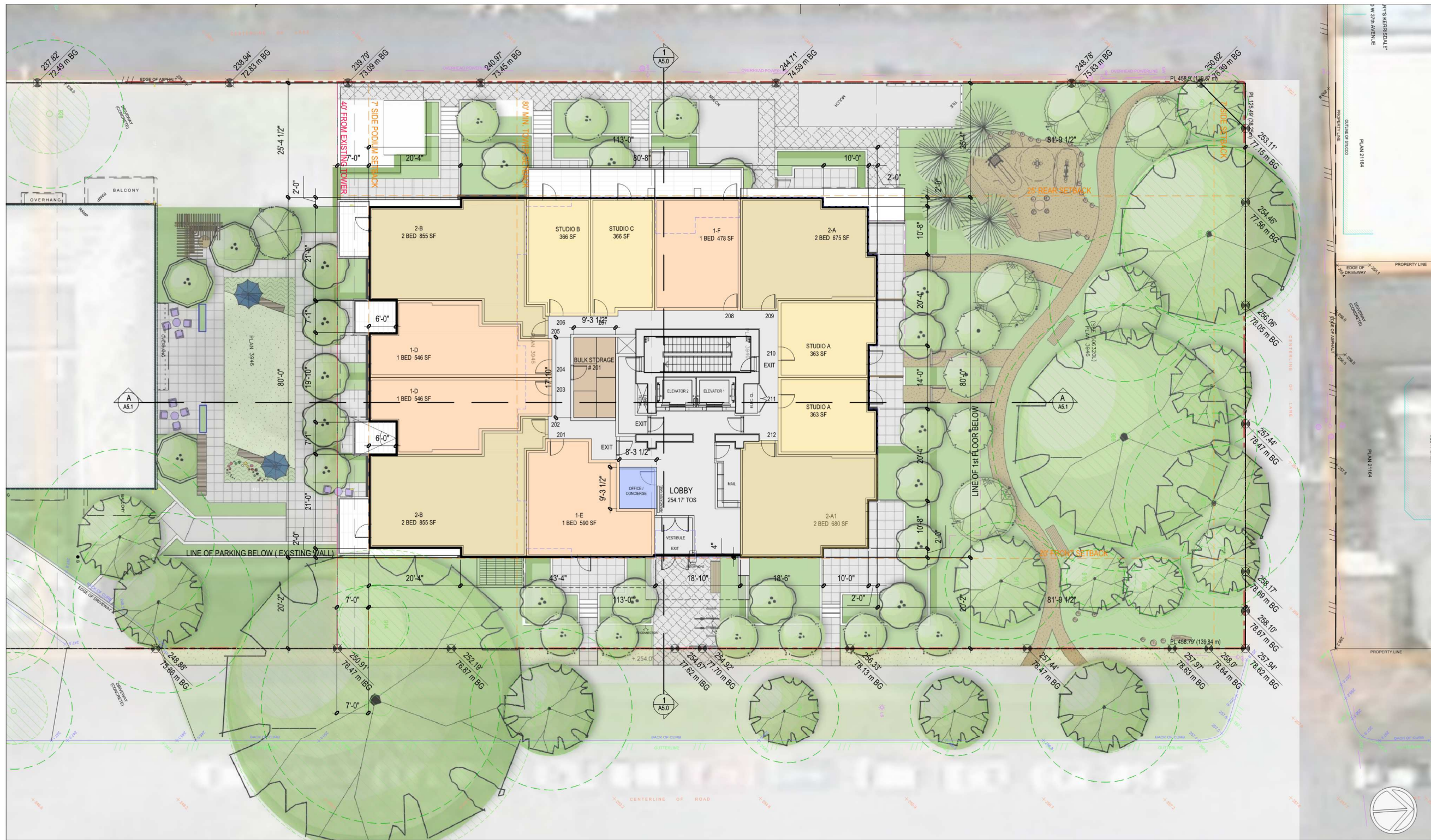
DRAWING TITLE:  
**2ND (MAIN)  
FLOOR PLAN**

DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
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PROJECT NO. **2013**

DWG. NO.  
**A3.1**

DP No: -  
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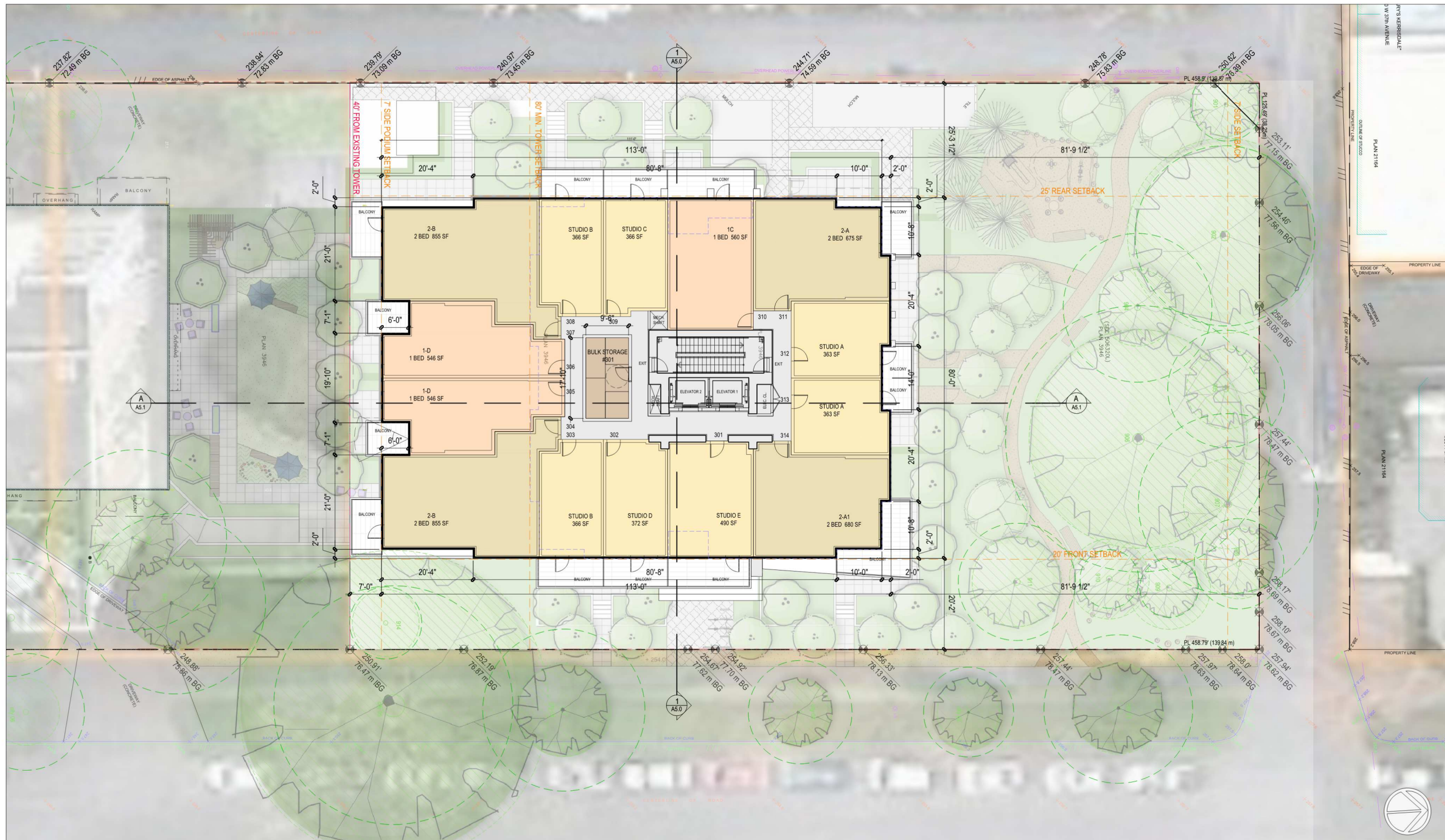
DRAWING TITLE:  
**3RD/4TH  
FLOOR PLAN**

DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO. **A3.2**

DP No: -  
BP No: -





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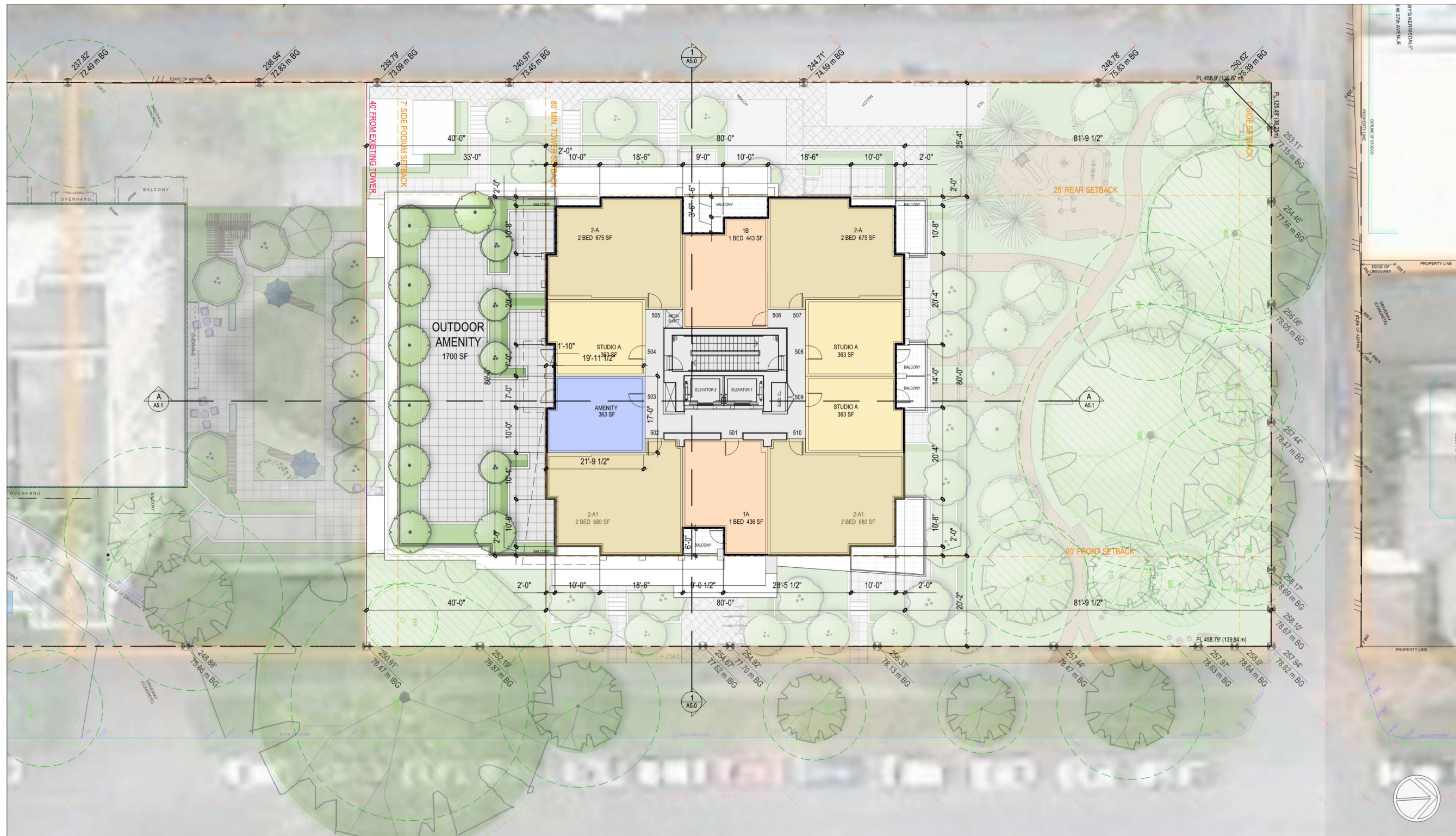
DRAWING TITLE:  
**5TH FLOOR PLAN**

DATABASE:	2013-A3.0.dwg
SCALE:	3/32"=1'-0"
PLOTDATE:	OCT. 2021
DRAWN:	AH
CHECKED:	BR

PROJECT NO. **2013**

DWG. NO.  
**A3.3**

DP No: -  
BP No: -





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Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

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ISSUED: DATE:  
CLIENT REVIEW 3 APRIL 2020  
REZONING APPLICATION 22 OCT. 2021

ISSUED FOR  
**REZONING**  
22 OCTOBER 2021

NO. REVISION: DATE:

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ARCHITECTURAL SEAL:

CLIENT:  
**LARCO INVESTMENTS LTD.**

17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6

PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

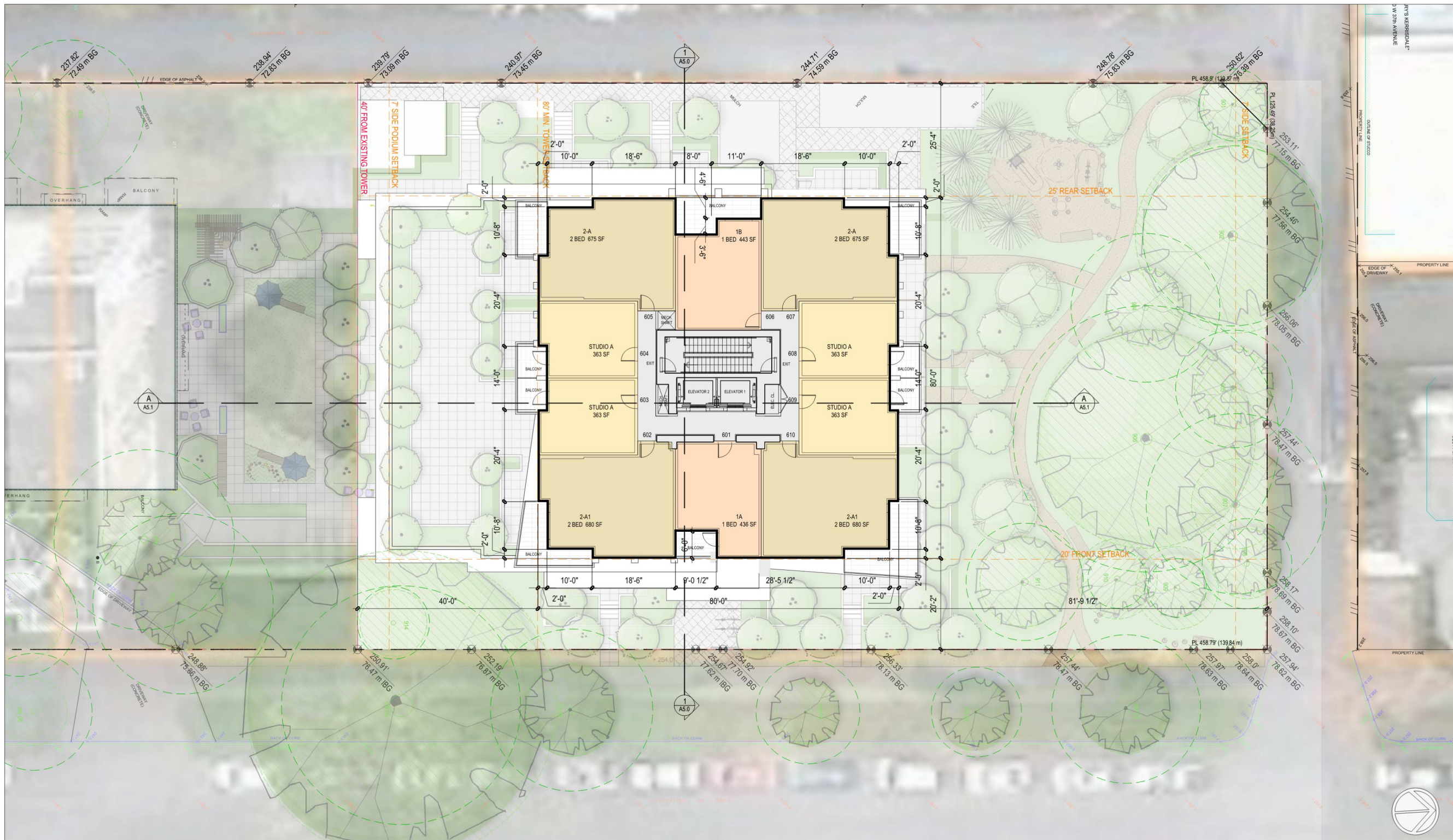
DRAWING TITLE:  
**6TH TO 14TH  
FLOOR PLAN**

DATABASE: 2013-A3.0.dwg  
SCALE: 3/32"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A3.4**

DP No: -  
BP No: -





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V6A 1G1

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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

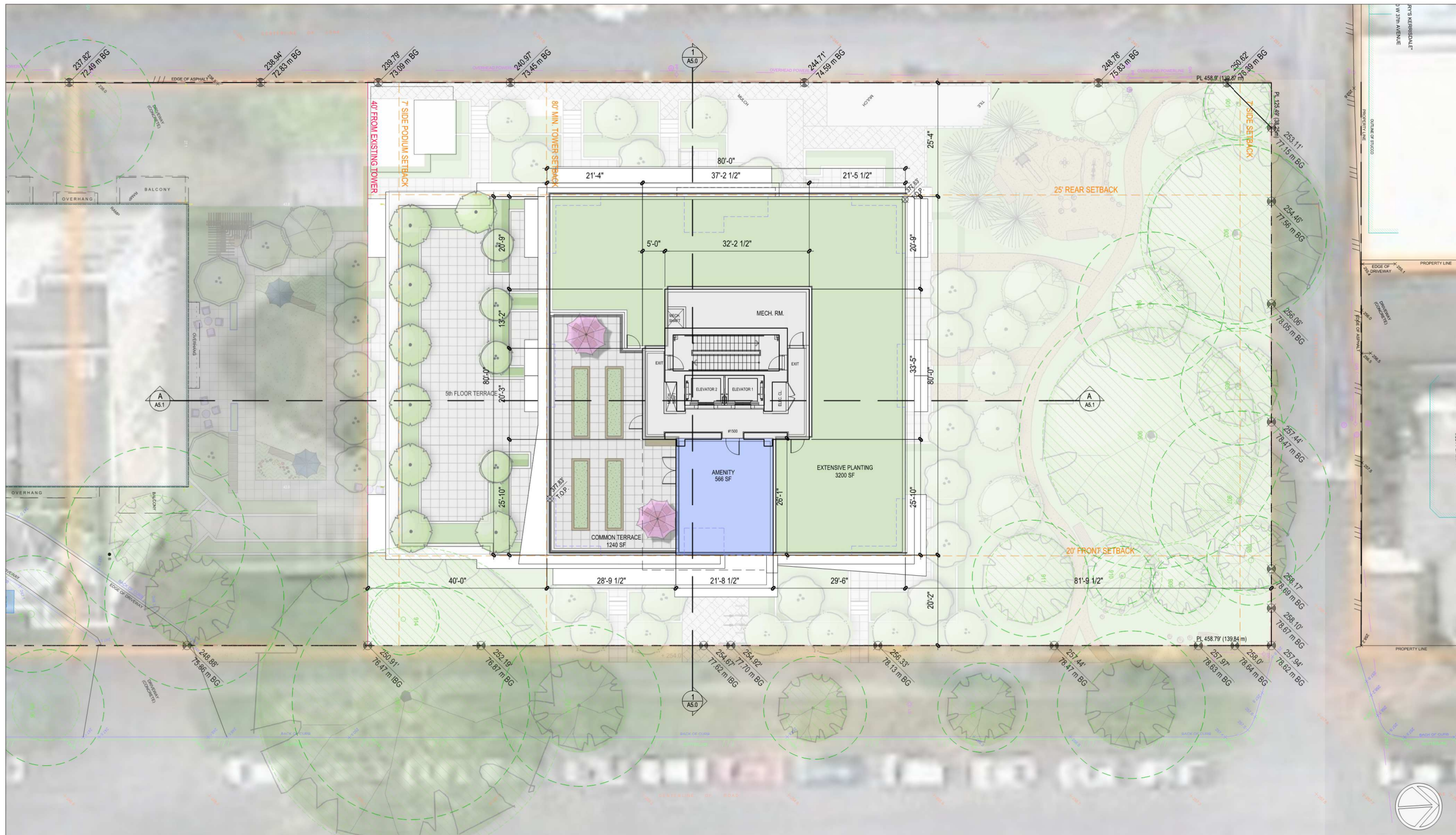
DRAWING TITLE:  
**15TH FLOOR PLAN/AMENITY**

DATABASE:	2013-A3.0.dwg
SCALE:	3/32"=1'-0"
PLOTDATE:	OCT. 2021
DRAWN:	AH
CHECKED:	BR

PROJECT NO. **2013**

DWG. NO. **A3.5**

DP No: -  
BP No: -





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Vancouver, BC Canada  
V6A 1G1

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f 604.669.1091

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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

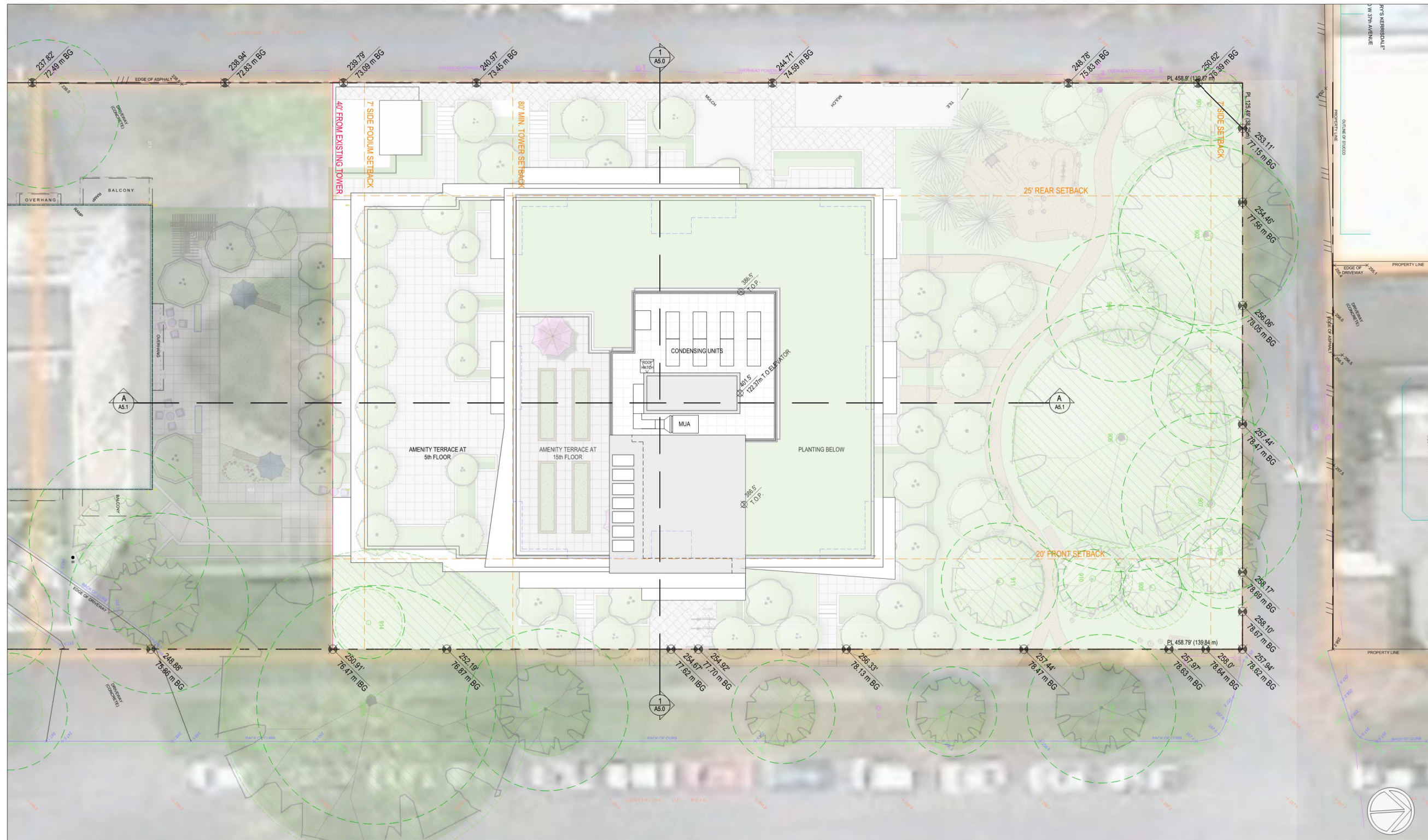
DRAWING TITLE:  
**ROOF PLAN**

DATABASE:	2013-A3.0.dwg
SCALE:	3/32"=1'-0"
PLOTDATE:	OCT. 2021
DRAWN:	AH
CHECKED:	BR

PROJECT NO.  
**2013**

DWG. NO.  
**A3.6**

DP No: -  
BP No: -





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Unit 10, 120 Powell Street,  
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V6A 1G1

t 604.669.6002  
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17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6

PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

DRAWING TITLE:  
**SOUTH ELEVATION**

DATABASE : 2013-A4.0.dwg  
SCALE : 1/16"=1'-0"  
PLOTDATE : OCT. 2021  
DRAWN : AH  
CHECKED : BR

PROJECT NO.  
**2013**

DWG. NO.  
**A4.0**

DP No: -  
BP No: -



LARCH STREET

LANE

BALSAM STREET

EXISTING 3 STOREY TOWNHOUSES

EXISTING 3 STOREY TOWNHOUSES

EXISTING 3 STOREY APARTMENT BUILDING

BASE SURFACE AT TOWER SETBACKS

130' HEIGHT FROM BASE SURFACE

25' REAR SETBACK

20' FRONT SETBACK

PROPERTY LINE

PROPERTY LINE

401.5'

TOP OF ELEVATOR - 122.37m

388.5'

TOP OF ROOF - 118.41m

366.5'

U/S CEILING - 117.8m

378.5'

LEVEL 15 - 114.75m

366.5'

LEVEL 14 - 111.7m

357.17'

LEVEL 13 - 108.86m

347.83'

LEVEL 12 - 106.02m

338.5'

LEVEL 11 - 103.17m

329.17'

LEVEL 10 - 100.33m

319.83'

LEVEL 9 - 97.48m

310.5'

LEVEL 8 - 94.64m

301.17'

LEVEL 7 - 91.8m

291.83'

LEVEL 6 - 88.8m

282.5'

LEVEL 5 - 86.1m

272.83'

LEVEL 4 - 83.15m

263.5'

LEVEL 3 - 80.31m

246.5'

BASE SURFACE - 75.13m

244.5'

LEVEL 2 - 77.47m

244.5'

LEVEL 1 - 74.52m





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V6A 1G1

t 604.669.6002  
f 604.669.1091

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22 OCTOBER 2021

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CLIENT:  
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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

DRAWING TITLE:  
**EAST ELEVATION**

DATABASE: 2013-A4.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO.  
**2013**

DWG. NO.  
**A4.1**

DP No: -  
BP No: -



EXISTING 13 STOREY  
APARTMENT BUILDING

246.0' ENTRY

COMMON COURTYARD

130' HEIGHT FROM BASE SURFACE

MAIN ENTRY

LANE

BASE SURFACE - 75.13m

NEW PROPERTY LINE

PODIUM SETBACK

TOWER SETBACK

PROPERTY LINE

401.5'  
TOP OF ELEVATOR - 122.37m  
388.5'  
TOP OF ROOF - 118.41m  
386.5'  
US CEILING - 117.8m  
376.5'  
LEVEL 15 - 114.75m  
366.5'  
LEVEL 14 - 111.7m  
357.17'  
LEVEL 13 - 108.86m  
347.83'  
LEVEL 12 - 106.02m  
338.5'  
LEVEL 11 - 103.17m  
329.17'  
LEVEL 10 - 100.33m  
319.83'  
LEVEL 9 - 97.48m  
310.5'  
LEVEL 8 - 94.64m  
301.17'  
LEVEL 7 - 91.8m  
291.33'  
LEVEL 6 - 88.96m  
282.5'  
LEVEL 5 - 86.1m  
272.83'  
LEVEL 4 - 83.15m  
263.5'  
LEVEL 3 - 80.31m  
254.17'  
LEVEL 2 - 77.47m  
244.5'  
BASE SURFACE - 75.13m  
LEVEL 1 - 74.52m



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Unit 10, 120 Powell Street,  
Vancouver, BC Canada  
V6A 1G1

t 604.669.6002  
f 604.669.1091

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REZONING APPLICATION	22 OCT. 2021

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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

DRAWING TITLE:  
**NORTH ELEVATION**

DATABASE: 2013-A4.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO.  
**A4.2**

DP No: -  
BP No: -





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V6A 1G1

t 604.669.6002  
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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
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DRAWING TITLE:  
**WEST ELEVATION**

DATABASE : 2013-A4.0.dwg  
SCALE : 1/16"=1'-0"  
PLOTDATE : OCT. 2021  
DRAWN : AH  
CHECKED : BR

PROJECT NO.  
**2013**

DWG. NO.  
**A4.3**

DP No: -  
BP No: -





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CLIENT REVIEW	3 APRIL 2020
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17th FLOOR - 900 GEORGIA STREET  
VANCOUVER, B.C. V6C 2W6

PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

DRAWING TITLE:  
**BUILDING SECTION 1**

DATABASE: 2013-A5.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO. **A5.0**

DP No: -  
BP No: -





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V6A 1G1

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f 604.669.1091

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CLIENT REVIEW	3 APRIL 2020
REZONING APPLICATION	22 OCT. 2021

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<b>REZONING</b>
22 OCTOBER 2021

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PROJECT:  
**5455 BALSAM STREET**  
BALSAM STREET & W 39th AVE  
VANCOUVER, B.C.

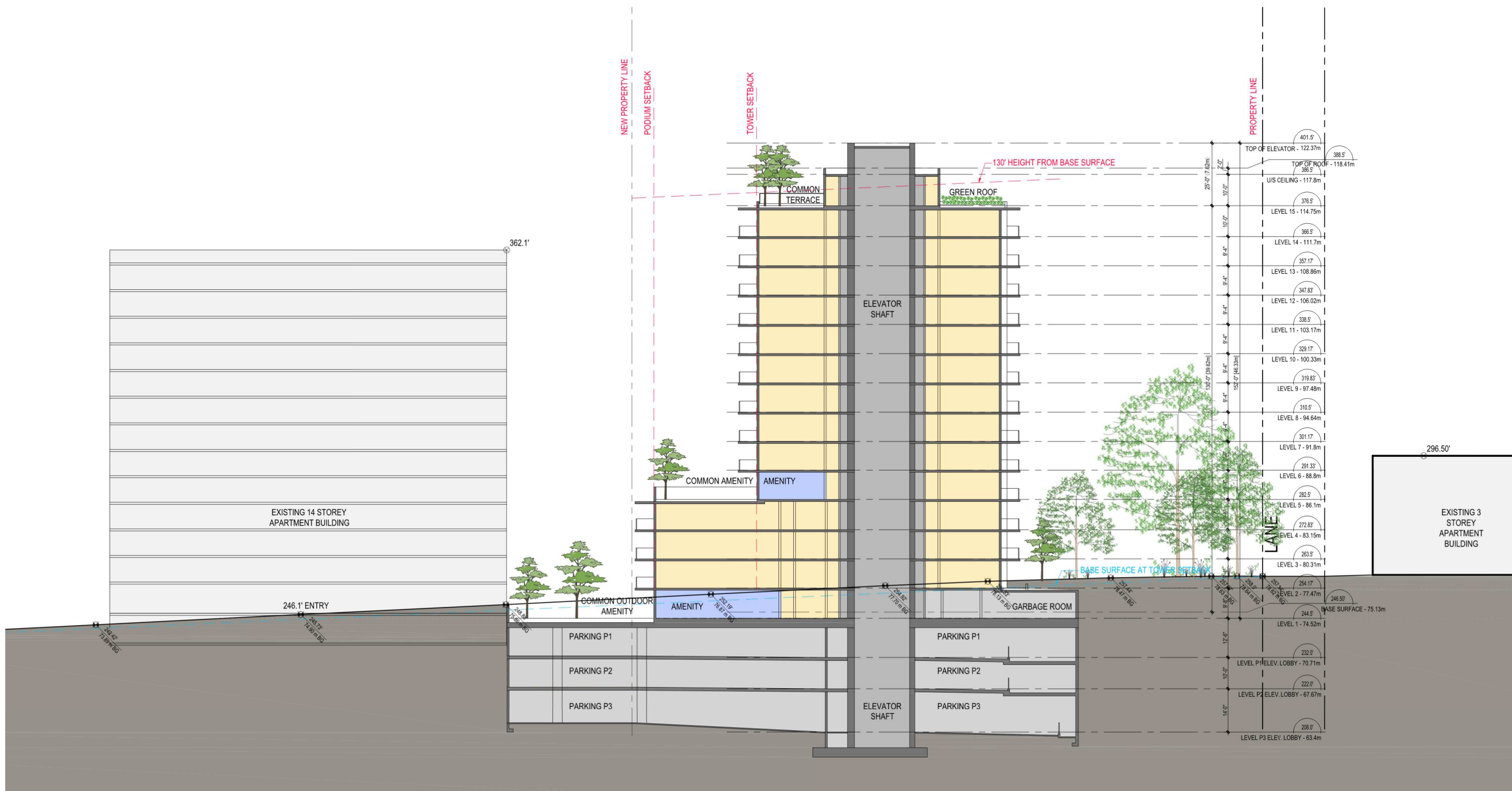
DRAWING TITLE:  
**BUILDING SECTION A**

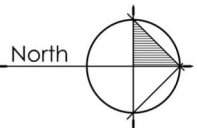
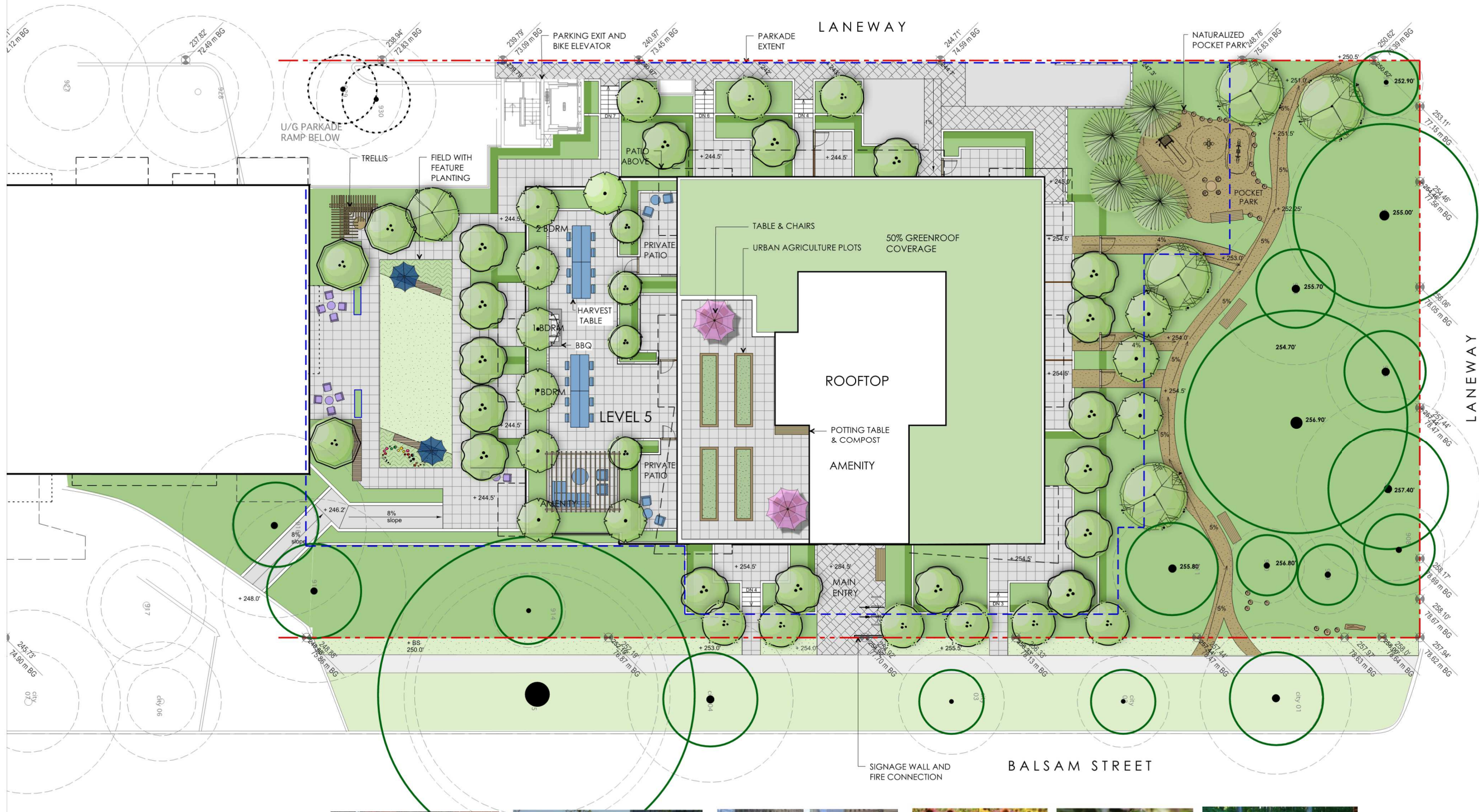
DATABASE: 2013-A5.0.dwg  
SCALE: 1/16"=1'-0"  
PLOTDATE: OCT. 2021  
DRAWN: AH  
CHECKED: BR

PROJECT NO. **2013**

DWG. NO. **A5.1**

DP No: -  
BP No: -





3	2021-10-22	REZONING
2	2021-07-30	REVIEW
1	2021-04-23	CONCEPT
no.:	date:	item:


 Durante Kreuk Ltd.  
 102 - 1637 West 5th Avenue  
 Vancouver BC V6J 1N5  
 t: 604 684 4611  
 f: 604 684 0577  
 www.dkl.bc.ca

Project:  
**5455 Balsam & 39th Ave,  
 Vancouver, BC**



- Harvest Table  
- Trellis

- Amenity Area  
- Layered planting

- Urban Agriculture  
- Green Roof

- Planting

- Mulch Path  
- Natural Play

Drawn by: JM  
 Checked by: PK  
 Date: Jan 27 2021  
 Scale: 3/32" = 1'-0"  
 Drawing Title:

**Landscape Plan**

Project No.:  
**20019**  
 Sheet No.: