

**SITE STATISTICS**

**CIVIC ADDRESS**  
600 BLOCK WEST 41ST AVE  
VANCOUVER, BRITISH COLUMBIA

**LEGAL DESCRIPTION**

LOTS 1, 2, 3, 4 & 5 BLOCK 872, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 8313  
PID 008-636-923 (LOT 1)  
010-166-033 (LOT 2)  
010-166-050 (LOT 3)  
010-166-068 (LOT 4)  
010-166-076 (LOT 5)

**SITE AREA** 35,640 SF (3,311 SQ M)  
**BUILDING AREA** 22,505.35 SF (2,090.50 SQ M)  
**SITE COVERAGE** 62% (GROUND LEVEL AREA/SITE AREA)

**FSR** 3.2  
PER CD-1

**EXISTING ZONING** RS-1  
**PROPOSED ZONING** CD-1

**PROPOSED USE** RESIDENTIAL  
PER CD-1

**PROPOSED HEIGHT** 6 STOREYS (58'-4" - 69'-4" FROM GRADE)  
MAX 6 STOREYS

**SETBACKS**  
FRONT (41 ST AVE) 4.57 M (15'-0")  
SIDE YARD (HEATHER) 4.57 M (15'-0")  
SIDE YARD (MANSON) 4.57 M (15'-0")  
REAR (LANE) 3.05-3.66 M (10'-0"-12'-0")

**PARKING STATISTICS**

**REQUIRED**  
RESIDENTIAL MINIMUM OF 0.5 SPACE FOR UNIT THAT HAS LESS THAN 50 SM OF GROSS FLOOR AREA. FOR UNIT THAT HAS 50 SM OR MORE OF GROSS FLOOR AREA, MINIMUM OF 0.6 SPACE FOR EVERY UNIT PLUS 1 SPACE FOR EACH 200 SM OF GROSS FLOOR AREA  
VISITOR 0.1 STALL / UNIT

**PROVIDED**  
(BELOW GRADE)  
RESIDENTIAL 123 STALLS  
VISITOR 10 STALLS + 2 H/C STALLS  
(\*\* PLEASE NOTE THAT ONE H/C STALL PROVIDED COUNT AS 2 SPACES PER PARKING BY-LAW 4.1.14)  
**TOTAL PARKING - 135 STALLS**

**BICYCLE**  
MIN 1.25 SPACES PER UNIT PER PARKING BYLAW REQ'D (134 X 1.25 = 168 STALLS REQUIRED)  
**TOTAL BICYCLE STALLS PROVIDED - 168 STALLS**

**UNIT STATISTICS**

UNIT TYPE	TOTAL NO. OF UNIT	%	UNIT AREA	GROUND LEVEL	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6
TOWNHOUSE	11	8.2 %	1205 - 1270 SQ FT	11	-	-	-	-	-
MICRO	11	8.2 %	393 - 568 SQ FT	3	5	3	-	-	-
MICRO FLAT	30	22.4 %	463 - 619 SQ FT	6	6	18	-	-	-
FLEX - 1 BEDROOM	28	20.9 %	619 - 789 SQ FT	9	9	7	3	-	-
FLEX - 2 BEDROOMS	9	6.7 %	705 - 945 SQ FT	2	2	4	1	-	-
CONDO - 1 BEDROOM	17	12.7 %	646 - 813 SQ FT	-	-	7	9	1	-
CONDO - 2 BEDROOMS	19	14.2 %	889 - 1085 SQ FT	-	-	-	7	8	4
CONDO - 3 BEDROOMS	9	6.7 %	1086 - 1428 SQ FT	-	-	-	2	1	6

**TOTAL 134**

**BUILDING FSR STATISTICS**

	GROUND LEVEL		LEVEL 2		LEVEL 3		LEVEL 4		LEVEL 5		LEVEL 6		TOTAL	
	SQ FT	(SQ M)	SQ FT	(SQ M)	SQ FT	(SQ M)	SQ FT	(SQ M)	SQ FT	(SQ M)	SQ FT	(SQ M)	SQ FT	(SQ M)
NET BUILDING AREA	21322.70	(1980.94)	21865.00	(2031.32)	20713.80	(1924.37)	17237.00	(1601.37)	15686.65	(1457.34)	13704.05	(1273.15)		
ENVELOPE EXCLUSION	377.50	(35.07)	380.35	(35.34)	367.00	(34.10)	372.85	(34.64)	367.94	(34.18)	297.20	(27.61)		
STORAGE EXCLUSION	390.00	(36.23)	440.00	(40.88)	475.00	(44.13)	740.00	(68.75)	640.00	(59.46)	240.00	(22.30)		
GROSS BUILDING AREA	22090.20	(2052.25)	22685.35	(2107.54)	21555.80	(2002.60)	18349.85	(1704.76)	16694.59	(1550.98)	14241.25	(1323.06)	<b>115617.04</b>	<b>(10741.17)</b>
TOTAL EXCLUSION AREA	767.50	(71.30)	820.35	(76.21)	842.00	(78.22)	1112.85	(103.39)	1007.94	(93.64)	537.20	(49.91)	<b>5087.84</b>	<b>(472.68)</b>
BALCONY	-	-	1416.03	(131.55)	616.45	(57.27)	326.11	(30.30)	600.45	(55.78)	-	-	<b>2959.04</b>	<b>274.90</b>
(AREA NOT INCLUDED)														
ROOF DECK	-	-	-	-	1141.66	(106.06)	2954.37	(274.47)	1877.94	(174.47)	3440.40	(319.62)	<b>9414.37</b>	<b>874.62</b>
(AREA NOT INCLUDED)														

\*\* NOTE: ENVELOPE EXCLUSION = ADDITIONAL WALL THICKNESS (BEYOND 6") AS PER BY-LAW ADMIN BULLETIN  
\*\* NOTE: PATIO AREAS PER LANDSCAPE

**ISSUE FOR REZONING - DEC 15, 2011**

**DRAWING LIST**

- A0.0 COVER
- A0.1 STATISTICS
- A0.2 PHOTO MONTAGE (CONTEXT)
- A0.3 PHOTO MONTAGE (CONTEXT)
- A0.4 STREETSCAPE CONTEXT PHOTOS
- A0.5 STREETSCAPE PHOTOS
- A0.6 CONTEXT ANALYSIS
- A0.7 AERIAL
- A0.8 BIRD'S EYES
- A0.9 CONTEXT PLAN
- A1.0 SITE PLAN
- A1.1 GROUND LEVEL PLAN
- A1.2 PARKING 2 PLAN
- A1.3 PARKING 1 PLAN
- A2.0 LEVEL 1 PLAN
- A2.1 LEVEL 2 PLAN
- A2.2 LEVEL 3 PLAN
- A2.3 LEVEL 4 PLAN
- A2.4 LEVEL 5 PLAN
- A2.5 LEVEL 6 PLAN
- A2.6 ROOF PLAN
- A3.0 SECTIONS
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A3.3 ELEVATIONS
- A3.4 ELEVATIONS
- A4.1 AXONOMETRIC
- A4.2 SHADOW STUDIES
- A4.3 SHADOW STUDIES
- A5.0 PHOTO MONTAGE - PRECEDENCE
- O2.0 GROUND LEVEL AREA OVERLAY
- O2.1 LEVEL 2 AREA OVERLAY
- O2.2 LEVEL 3 AREA OVERLAY
- O2.3 LEVEL 4 AREA OVERLAY
- O2.4 LEVEL 5 AREA OVERLAY
- O2.5 LEVEL 6 AREA OVERLAY

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**LEED for Homes Mid-rise Pilot Simplified Project Checklist**

Builder Name:	Kellog Developments
Project Team Leader (if different):	Kim Barnsley, Formwerks
Home Address (Street/City/State):	600 Block West 41st Street, Vancouver, BC

Project Description: Building type: Mid-rise multi-family # of units: 134 # of stories: 6 Avg. Home Size Adjustment: -7 Adjusted Certification Thresholds: Certified: 38.0 Gold: 68.0 Silver: 53.0 Platinum: 83.0

Project Point Total	Final: 68	Final Credit Category Total Points	EA: 7	EQ: 11
Prelim: 68 + 7 maybe pts	Final: 68	ID: 6	SS: 19	WE: 7
Certification Level	Final: Gold	LL: 9	MR: 7.5	AE: 2
Prelim: Gold	Final: Gold			

date last updated:		Max Pts	Project Points	
last updated by:			Preliminary	Final
<b>Innovation and Design Process (ID)</b> (No Minimum Points Required)				
1. Integrated Project Planning	11 Preliminary Rating	10	Y	Y
	12 Energy Expertise for MID-RISE	1	Y	Y
	13 Professional Credentialed with Respect to LEED for Homes	1	Y	Y
	14 Design Charrette	1	Y	Y
	15 Building Orientation for Solar Design	1	Y	Y
	16 Trades Training for MID-RISE	1	Y	Y
2. Durability Management Process	21 Durability Planning	3	Y	Y
	22 Durability Management	3	Y	Y
	23 Third-Party Durability Management Verification	3	Y	Y
3. Innovative or Regional Design	31 Innovation #1	1	Y	Y
	32 Innovation #2	1	Y	Y
	33 Innovation #3	1	Y	Y
	34 Innovation #4	1	Y	Y
Sub-Total for ID Category:		11	6	6
<b>Location and Linkages (LL)</b> (No Minimum Points Required)				
1. LEED ND	1 LEED for Neighborhood Development	10	Y	Y
2. Site Selection	2 Site Selection	2	Y	Y
3. Preferred Locations	31 Edge Development	1	Y	Y
	32 Infill	2	Y	Y
	33 Brownfield Redevelopment for MID-RISE	1	Y	Y
4. Infrastructure	4 Existing Infrastructure	1	Y	Y
5. Infrastructure/Transit	51 Basic Community Resources for MID-RISE	1	Y	Y
	52 Extensive Community Resources for MID-RISE	2	Y	Y
	53 Outstanding Community Resources for MID-RISE	3	Y	Y
6. Access to Open Space	6 Access to Open Space	1	Y	Y
Sub-Total for LL Category:		10	9	9
<b>Sustainable Sites (SS)</b> (Minimum of 5 SS Points Required)				
1. Site Stewardship	11 Erosion Controls During Construction	1	Y	Y
	12 Minimize Disturbed Area of Site for MID-RISE	1	Y	Y
2. Landscaping	21 No Invasive Plants	1	Y	Y
	22 Basic Landscape Design	2	Y	Y
	23 Limit Conventional Turf for MID-RISE	2	Y	Y
	24 Drought Tolerant Plants for MID-RISE	3	Y	Y
	25 Reduce Overall Irrigation Demand by at Least 20% for MID-RISE	3	Y	Y
3. Local Heat Island Effects	31 Reduce Site Heat Island Effects for MID-RISE	1	Y	Y
	32 Reduce Roof Heat Island Effects for MID-RISE	1	Y	Y
4. Surface Water Management	41 Permeable Lot for MID-RISE	2	Y	Y
	42 Permanent Erosion Controls	1	Y	Y
	43 Stormwater Quality Control for MID-RISE	2	Y	Y
5. Nontoxic Pest Control	5 Pest Control Alternatives	2	Y	Y
6. Compact Development	61 Moderate Density for MID-RISE	2	Y	Y
	62 High Density for MID-RISE	3	Y	Y
	63 Very High Density for MID-RISE	4	Y	Y
	71 Public Transit for MID-RISE	2	Y	Y
	72 Bicycle Storage for MID-RISE	1	Y	Y
	73 Parking Capacity/Low-Emitting Vehicles for MID-RISE	1	Y	Y
Sub-Total for SS Category:		22	19	19

**LEED for Homes Mid-rise Pilot Simplified Project Checklist (continued)**

date last updated:		Max Pts	Project Points	
last updated by:			Preliminary	Final
<b>Water Efficiency (WE)</b> (Minimum of 3 WE Points Required)				
1. Water Reuse	1 Water Reuse for MID-RISE	5	Y	Y
2. Irrigation System	21 High Efficiency Irrigation System for MID-RISE	2	Y	Y
	22 Reduce Overall Irrigation Demand by at Least 45% for MID-RISE	2	Y	Y
3. Indoor Water Use	31 High-Efficiency Fixtures and Fittings	3	Y	Y
	32 Very High Efficiency Fixtures and Fittings	6	Y	Y
	33 Water Efficient Appliances for MID-RISE	2	Y	Y
Sub-Total for WE Category:		15	7	7
<b>Energy and Atmosphere (EA)</b> (Minimum of 0 EA Points Required)				
1. Optimize Energy Performance	11 Minimum Energy Performance for MID-RISE	1	Y	Y
	12 Testing and Verification for MID-RISE	34	Y	Y
	13 Optimize Energy Performance for MID-RISE	2	Y	Y
7. Water Heating	71 Efficient Hot Water Distribution	2	Y	Y
	72 Pipe Insulation	1	Y	Y
11. Residential Refrigerant Management	11.1 Refrigerant Charge Test	1	Y	Y
	11.2 Appropriate HVAC Refrigerants	1	Y	Y
Sub-Total for EA Category:		38	7	7
<b>Materials and Resources (MR)</b> (Minimum of 2 MR Points Required)				
1. Material-Efficient Framing	11 Framing Order Waste Factor Limit	1	Y	Y
	12 Detailed Framing Documents	1	Y	Y
	13 Detailed Cut List and Lumber Order	3	Y	Y
	14 Framing Efficiencies	4	Y	Y
	15 Off-site Fabrication	4	Y	Y
2. Environmentally Preferable Products	21 FSC Certified Tropical Wood	8	Y	Y
	22 Environmentally Preferable Products	5	Y	Y
3. Waste Management	31 Construction Waste Management Planning	3	Y	Y
	32 Construction Waste Reduction	3	Y	Y
Sub-Total for MR Category:		16	7.5	7.5
<b>Indoor Environmental Quality (EQ)</b> (Minimum of 6 EQ Points Required)				
2. Combustion Venting	2 Basic Combustion Venting Measures	1	Y	Y
3. Moisture Control	3 Moisture Load Control	1	Y	Y
4. Outdoor Air Ventilation	41 Basic Outdoor Air Ventilation for MID-RISE	1	Y	Y
	42 Enhanced Outdoor Air Ventilation for MID-RISE	2	Y	Y
	43 Third-Party Performance Testing for MID-RISE	1	Y	Y
5. Local Exhaust	51 Basic Local Exhaust	1	Y	Y
	52 Enhanced Local Exhaust	1	Y	Y
	53 Third-Party Performance Testing	1	Y	Y
6. Distribution of Space Heating and Cooling	61 Room-by-Room Load Calculations	1	Y	Y
	62 Return Air Flow / Room by Room Controls	2	Y	Y
	63 Third-Party Performance Test / Multiple Zones	2	Y	Y
7. Air Filtering	71 Good Filters	1	Y	Y
	72 Better Filters	1	Y	Y
	73 Best Filters	2	Y	Y
8. Contaminant Control	81 Indoor Contaminant Control during Construction	2	Y	Y
	82 Indoor Contaminant Control for MID-RISE	2	Y	Y
	83 Preoccupancy Flush	1	Y	Y
9. Radon Protection	91 Radon-Resistant Construction in High-Risk Areas	1	Y	Y
	92 Radon-Resistant Construction in Moderate-Risk Areas	1	Y	Y
10. Garage Pollutant Protection	10.1 No HVAC in Garage for MID-RISE	2	Y	Y
	10.2 Minimize Pollutants from Garage for MID-RISE	2	Y	Y
	10.3 Detached Garage or No Garage for MID-RISE	3	Y	Y
11. ETS Control	11 Environmental Tobacco Smoke Reduction for MID-RISE	1	Y	Y
12. Compartmentalization of Units	12.1 Compartmentalization of Units	1	Y	Y
	12.2 Enhanced Compartmentalization of Units	1	Y	Y
Sub-Total for EQ Category:		21	10.5	10.5
<b>Awareness and Education (AE)</b> (Minimum of 0 AE Points Required)				
1. Education of the Homeowner or Tenant	11 Basic Operations Training	1	Y	Y
	12 Enhanced Training	1	Y	Y
	13 Public Awareness	1	Y	Y
2. Education of Building Manager	2 Education of Building Manager	1	Y	Y
Sub-Total for AE Category:		3	2	2

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REVISIONS  
ISSUED FOR REZONING DEC. 15, 2011

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PROJECT  
**600 BLOCK**  
WEST 41ST AVE  
VANCOUVER, BC

DRAWING  
**STATISTICS**  
24X36 SCALE SHEET  
DATE JUNE 2011  
DRAWN BY  
**A0.1**