

RE-ISSUED FOR REZONING - JUNE 1, 2012

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 19,079 SF (1,772.5 SQ M)
SITE COVERAGE 53% (GROUND LEVEL AREA/SITE AREA)

FSR 2.67
PER CD-1

EXISTING ZONING RS-1
PROPOSED ZONING CD-1

PROPOSED USE RESIDENTIAL
PER CD-1

PROPOSED HEIGHT 6 STOREYS (59'-5" - 68'-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) 4.57 M (15'-0")

PARKING STATISTICS

REQUIRED MARKET UNITS
1 SPACE FOR EVERY 0 OR 1 BEDROOM UNIT
2 SPACES FOR EVERY 2 OR MORE BEDROOM UNIT

RENTAL UNITS
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
0.1 STALL / UNIT

VISITOR PROVIDED (BELOW GRADE)
RESIDENTIAL 134 STALLS
VISITOR 7 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 - 145 STALLS
BICYCLE
MIN 1.25 SPACES PER UNIT PER PARKING BY-LAW REQ'D (106 X 1.25 = 133 STALLS REQUIRED)
TOTAL BICYCLE STALLS PROVIDED - 133 STALLS

BUILDING FSR STATISTICS

Table with columns for Ground Level, Level 2, Level 3, Level 4, Level 5, Level 6, and Total. Rows include Gross Building Area, Envelope Exclusion, Storage Exclusion, Net Building Area, Total Exclusion Area, Circulation Area, Gross Residential Area, Balcony, Roof Deck, and FSR.

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

DRAWING LIST

- A0.0 COVER
A0.1 STATISTICS
A0.2 PHOTO MONTAGE (CONTEXT)
A0.3 PHOTO MONTAGE (CONTEXT)
A0.4 STREETScape (CONTEXT)
A0.5 STREETScape
A0.6 CONTEXT ANALYSIS
A0.7 AERIAL
A0.8 BIRD'S EYE
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 SECTIONS
A3.2 SITE SECTIONS
A3.3 ELEVATIONS
A3.4 ELEVATIONS
A4.0 PERSPECTIVES
A4.1 PERSPECTIVES
A4.2 SHADOW STUDIES
A4.3 SHADOW STUDIES
A5.0 PHOTO MONTAGE - PRECEDENCE

- O2.0 GROUND LEVEL AREA OVERLAYS
O2.1 LEVEL 2 AREA OVERLAYS
O2.2 LEVEL 3 AREA OVERLAYS
O2.3 LEVEL 4 AREA OVERLAYS
O2.4 LEVEL 5 AREA OVERLAYS
O2.5 LEVEL 6 AREA OVERLAYS

CONTACT LIST

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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 stories: 6 Adjusted Certification Thresholds Certified: 36.0 Gold: 66.0
of units: 106 Avg. Home Size Adjustment: -9 Silver: 81.0 Platinum: 81.0

Table showing Project Point Total and Final Credit Category Total Points. Prelim: 73 + 7 maybe pts Final: 73 ID: 7 SS: 20 EA: 10 EQ: 11 Certification Level Prelim: Gold Final: Gold LL: 9 WE: 7 MR: 7.5 AE: 2

Main LEED checklist table with categories: Innovation and Design Process (ID), Location and Linkages (LL), Sustainable Sites (SS), Water Efficiency (WE), Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (EQ), and Awareness and Education (AE). Each category lists requirements and their scores.

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

Continuation of LEED checklist table with categories: Water Efficiency (WE), Energy and Atmosphere (EA), Materials and Resources (MR), Indoor Environmental Quality (EQ), and Awareness and Education (AE).

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REVISIONS
ISSUED FOR REZONING DEC 15, 2011
RE-ISSUED FOR REZONING JUNE 1, 2012

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PROJECT
600 BLOCK
WEST 41ST AVE
VANCOUVER, BC

DRAWING
STATISTICS
24X36 SCALE SHEET
DATE JUNE 2012
DRAWN BY AC
A0.01