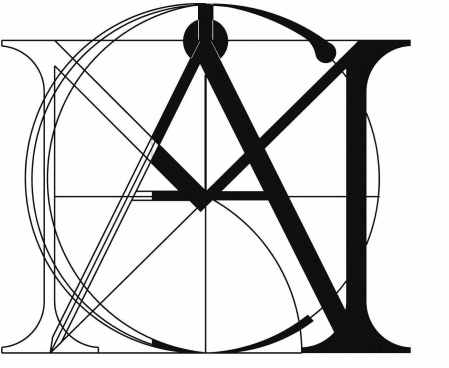


30 UNIT SECURED MARKET RENTAL APARTMENT WITH DAYCARE 6212, 6218 ASH STREET, VANCOUVER, BC



MATTHEW CHENG ARCHITECT INC.

Unit 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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PROJECT CONTEXT VIEW

PROJECT DATA				
CIVIC ADDRESS	6212, 6218 ASH STREET, VANCOUVER, BC			
LEGAL DESCRIPTION	LOT 28 OF LOT B, BLOCK 1008, DISTRICT LOT 526, NEW WESTMINSTER DISTRICT, PLAN 10803			
TOTAL GROSS LOT AREA	9111 sf, 846.43 sm			
ZONING	CURRENT ZONING RM-8A	PROPOSED ZONING CD-1		
40 UNIT SECURED MARKET RENTAL APARTMENT WITH DAYCAR ON ONE LEVEL PARKING				
FSR	4		3.32	
FSR	9111x4.0=36,444 sf (846.44x4.0=3,385.76 m2)		2,809.48 m2	
SETBACK	REQUIERD		PROVIDED	
Front yard	3.7m (12.14')	4.3m (13.98')		
REAR	7.6m (24.93')	6.1m (20.01')		
SIDE (NORTH)	2.4 m (7.87')	2.4 m (7.87')		
SIDE (SOUTH)	2.4 m (7.87')	2.4 m (7.87')		
BUILDING HEIGHT	19.8m (64.96 ft)	22.78m (74.75 ft)		
FLOOR AREA	INCLUDE FSR	EXCLUDE FSR	TOTAL SF	TOTAL SM
LEVEL 1	3962	452	4414	410.0738
MEZZANINE	1525	0	1525	141.6771
LEVEL 2	4841	240	5081	472.0401
LEVEL 3	4841	240	5081	472.0401
LEVEL 4	4841	240	5081	472.0401
LEVEL 5	4841	240	5081	472.0401
LEVEL 6	4841	240	5081	472.0401
ROOF TOP ACCESS	549	0	549	51.00375
TOTAL	30241	1652	31893	2962.955
PARKING CALCULATION	VISITOR : MIN. 0.075 TO 0.15 = 2.25 TO 4.5 = 2 TO 5 STALLS, 3 STALLS PROVIDED ACCESSIBLE : FOR 7 UNITS 1 SPACE AND FOR EACH ADDITIONAL UNIT 0.034 = 1423X0.034 = 1.78 = 2 STALLS, 2 STALLS PROVIDED			
LOADING	N/A			
BICYCLE(6.2.1.2)	20 UNIT UNDER 65M2 (1.5 SPACES PER UNIT) 10 UNIT OVER 65M2 (2.5 SPACES PER UNIT)		CLASS A 1.5x20=30 2.5x10 =25	CLASS B 2+1=3 2 SPACES FOR FIRST 20 UNITS + 1 SPACE FOR ADDITIONAL 10 UNITS
TOTAL			55 Spaces Required	55 Spaces

Site Coverage and Impermeability 70%

CLASS A BICYCLE SPACE CALCULATION - RESIDENTIAL

	PARKING BY-LAW	REQUIREMENT	PROVIDED
CLASS A BICYCLE PARKING	6.2.1.2	1.5 SPACES FOR EACH DWELLING UNIT UNDER 65 SQ.M.	UNITS UNDER 65 SQ.M.: 20x1.5=30
		2.5 SPACES FOR EACH DWELLING UNIT OVER 65 SQ.M. AND UNDER 105 SQ.M.	UNITS OVER 65 SQ.M. BUT LESS THAN 105 SQ.M.: 10X2.5=25
		3.0 SPACES FOR EACH DWELLING UNIT OVER 105 SQ.M.	
TOTAL REQUIRED CLASS A PARKING : 55 PARKING SPACES			
TOTAL PROVIDED: 55			
CLASS B BICYCLE PARKING	6.2.1.2	TWO (2) SPACES FOR ANY DEVELOPMENT WITH AT LEAST 20 DWELLING UNITS WITH AN ADDITIONAL 1 SPACE FOR EACH 20 ADDITIONAL DWELLING UNITS	2+1 Provided 2 bike rack access fromstreet 3

OTHERS:

BICYCLE SPACE SIZE	6.3.9.a	HORIZONTAL PARKING SPACE = 0.6 M X 1.8 M	PROVIDED 5 LOCKER+32 IN ROOMS 37
	6.3.9.b	VERTICAL BICYCLE PARKING SPACE = 0.6 X 1.0 M	PROVIDED 15 IN ROOMS 15
SPACE ACCESS	6.3.10	MIN. ACCESS AISLE : 1.2 M (4'-0")	PROVIDED FOR LARGE BIKE CORRIDOR
ROOM SIZE	6.3.5	MAX. 40 BICYCLES PER ROOM	PROVIDED ROOM 1=35 ROOM 2=8 ROOM 3 = 4 ROOM 4 = 8
OVERSIZED BICYCLE	6.3.9	5% MIN. OF SPACES SHALL BE OVERSIZED SPACES OF 0.9 M X 2.4 M	COMPUTATION: 55 SPACES X 5% = 2.75 SPACE TOTAL PROVIDED: 3 OVERSIZED BICYCLE PARKING SPACES
VERTICAL/STACKED SPACES	6.3.13	VERTICAL BICYCLE PARKING IS PERMITTED FOR UP TO 30% OF THE MINIMUM REQUIREMENT	PROVIDED 15/55= %27.3
10% locker		55* 10%= 5.5 Horizontal locker min. required=6	PROVIDED 6

CAR PARKING CALCULATION - RESIDENTIAL

	PARKING BY-LAW REF.	REQUIRED	PROVIDED
REQUIREMENT PER RESIDENTIAL UNIT	4.1.1	NOT REQUIRED	NOT REQUIRED
ACCESSIBLE PARKING	4.1.4	AT LEAST ONE ACCESSIBLE PARKING FOR EACH BUILDING THAT CONTAINS AT LEAST SEVEN RESIDENTIAL UNITS AND AN ADDITIONAL 0.034 SPACE FOR EACH ADDITIONAL DWELLING UNIT	1 PARKING SPACE REQUIRED FOR THE FIRST SEVEN = 1 SPACE 23 X0.034 = 0.78 SPACE TOTAL REQUIRED: 1.78 PARKING SPACE 2 ACCESSIBLE PARKING SPACE PROVIDED
VISITOR PARKING	4.1.3	A MIN. OF LESSER OF: 5% OF PROVIDED SPACES, OR 0.05 SPACES PER UNIT, AND A MAXIMUM OF 0.1 SPACES PER UNIT	COMPUTATION: 0.05 SPACE X 30 DWELLING UNITS = 1.5 SPACE 2 VISITOR PARKING SPACE PROVIDED
PASSENGER LOADING	7.2.1	1 SPACE FOR RESIDENTIAL USES CONTAINING 50 OR MORE UNITS, PLUS ONE (1) ADDITIONAL SPACE FOR EACH 150 UNITS OVER 125 UNITS	N/A
LOADING	5.2.1	(CLASS A FOR > 50 UNITS)	NOT REQUIRED
DAYCARE PARKING	1.6. a) 1.6. b)	1 PER 8 FULL TIME CHILDREN - 37 / 8 = 4.625 3 FOR STAFF	2 STALLS 3 STALLS

PARKING REQUIREMENT SUMMARY

	NOT REQUIRED	NOT PROVIDED
RESIDENTIAL UNIT		
ACCESSIBLE PARKING	1.78 ACCESSIBLE PARKING SPACES REQUIRED	2 HANDICAP PARKING SPACES PROVIDED
VISITOR PARKING	1.5 VISITOR PARKING SPACES REQUIRED	2 VISITOR PARKING SPACES PROVIDED
DAYCARE PARKING	7.625 PARKING SPACES REQUIRED	5 PARKING SPACES PROVIDED
TOTAL	11.145 PARKING SPACES REQUIRED	9 PARKING SPACES PROVIDED

PROJECT DIRECTORY:

OWNER:

**AUJLA Inderjit
SUKHVINDER KAUR HAYER**

6218 ASH STREET, VANCOUVER, BC
V5Z3G9
6043011114

ARCHITECT:

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T:604 327 1535

LANDSCAPE:

PMG LANDSCAPE ARCHITECTS

SUIT C100 4185 STILL CREEK DRIVE,
BURNABY, BC
T:6042940022

ARBORIST:

KLIMO & ASSOCIATES

CONTACT: FRANCIS KLIMO
P: (604)358-5562
E: KLIMOFRANCIS@GMAIL.COM



3D VIEW FROM ASH STREET

3	26-03-17	RE-ISSUED FOR CD-1 REZONING
2	25-11-19	RE-ISSUED FOR CD-1 REZONING
1	25-05-22	ISSUED FOR CD-1 REZONING
REV:	YY-MM-DD	DESCRIPTION

Consultants:

Project Title
6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title
COVER

Drawn: FN

Checked: MC

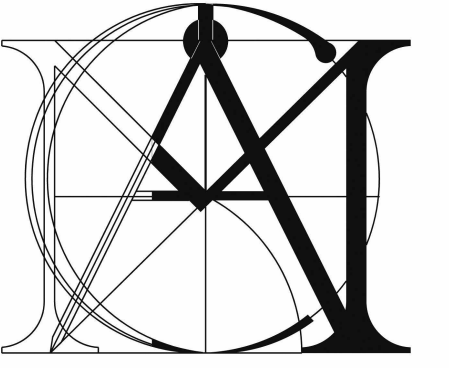
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A001



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**6212, 6218 ASH
STREET,
VANCOUVER
BC**

Sheet Title

3D VIEWS

Drawn: FN

Checked: MC

Scale:

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2025/05/26

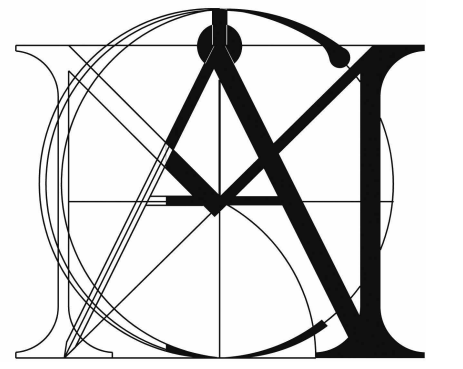
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NORTH WEST VIEW



NORTH EAST VIEW



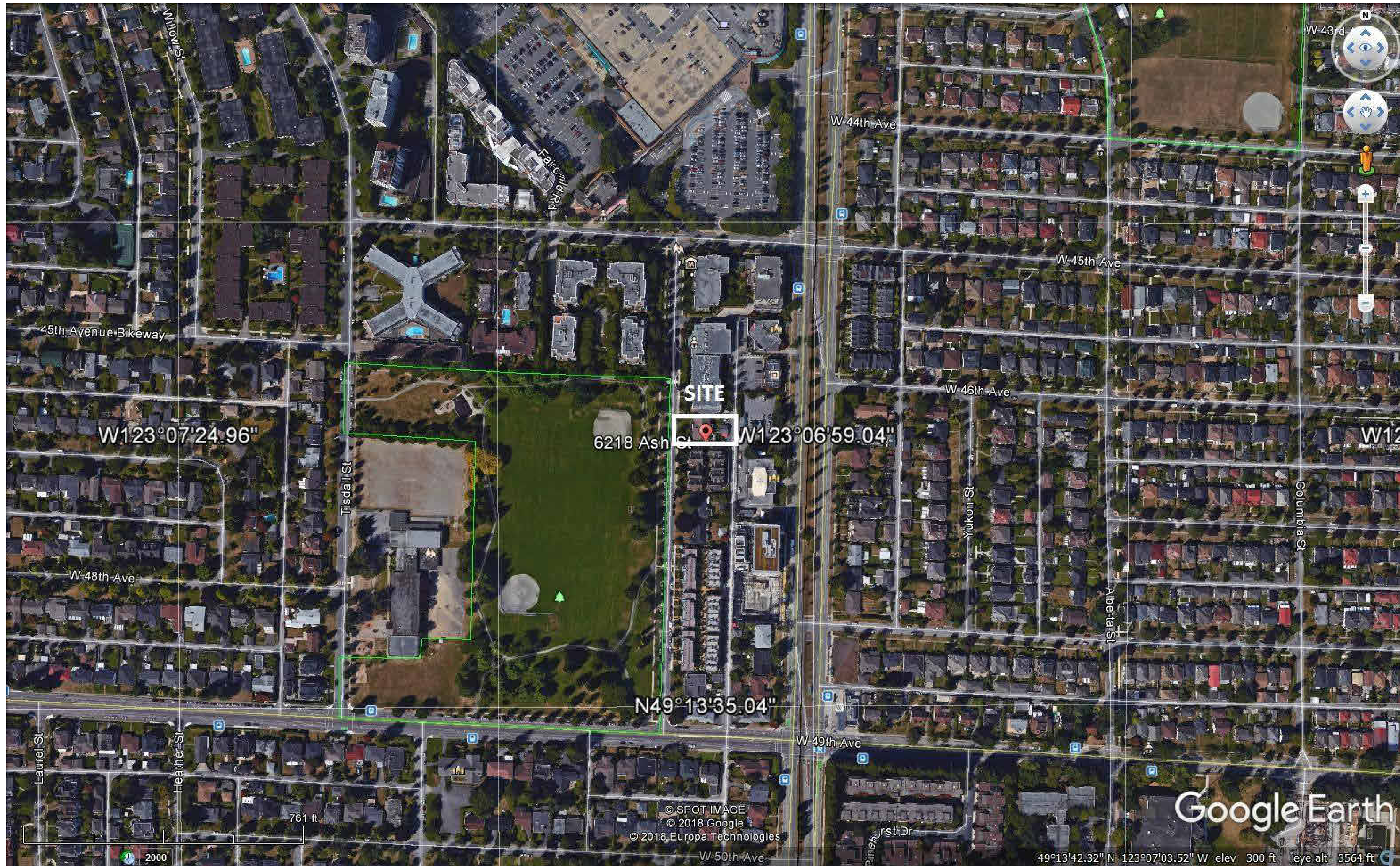
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REV.	YY-MM-DD	DESCRIPTION

Consultants:



Project Title
**6212, 6218 ASH STREET,
VANCOUVER
BC**

Sheet Title
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Checked: MC

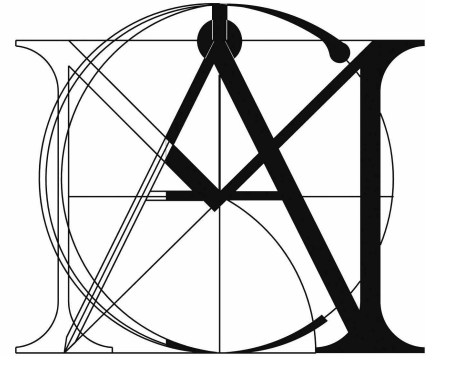
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Project Number:

Revision Date: Dwg. No.:

Print Date: 2025/05/26 **A003**

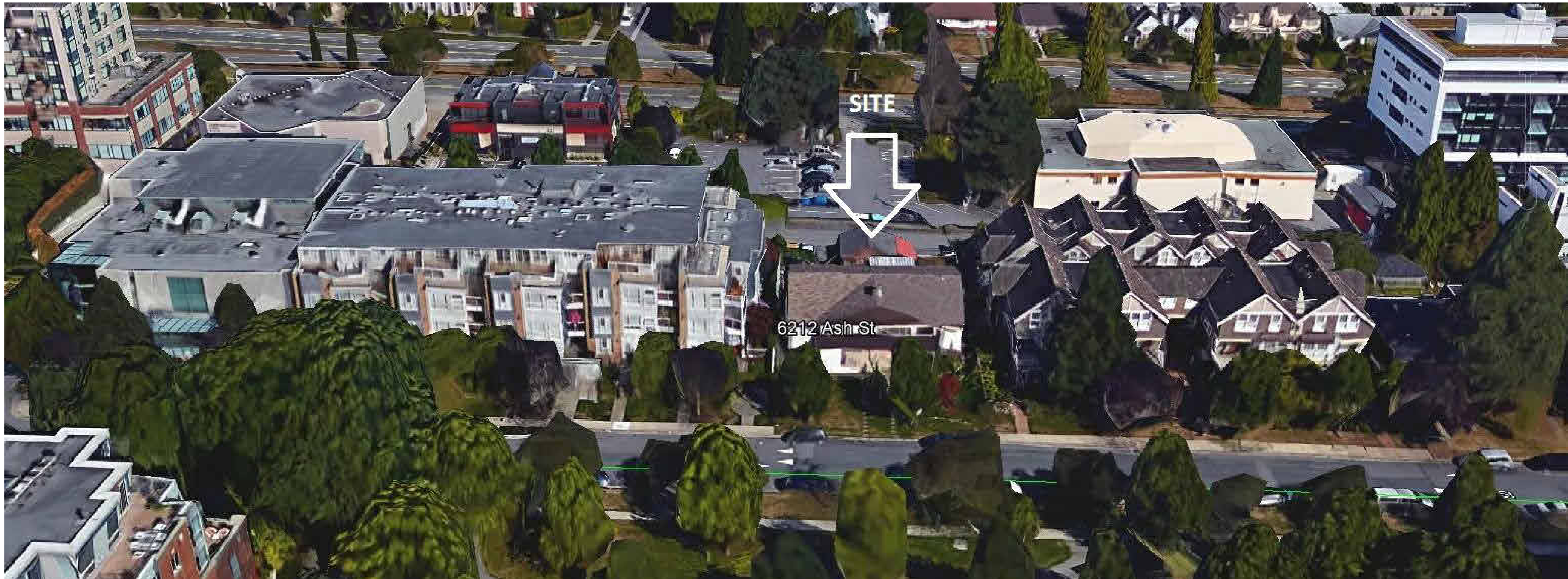
CONTEXT PLAN



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REV.	YY-MM-DD	DESCRIPTION

Consultants:

Project Title

**6212, 6218 ASH
STREET,
VANCOUVER
BC**

Sheet Title

STREET SCAPE

Drawn: HR

Checked: MC

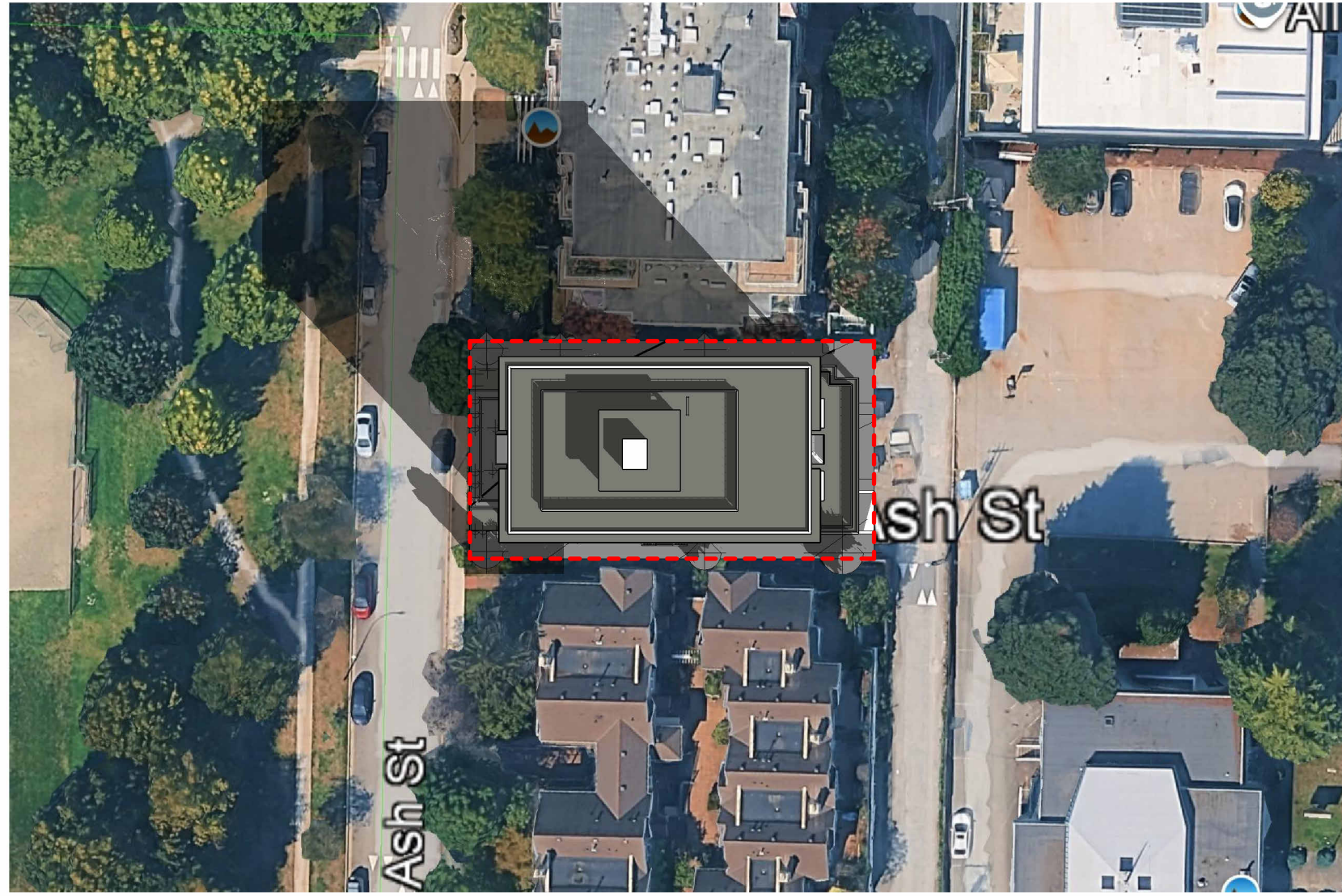
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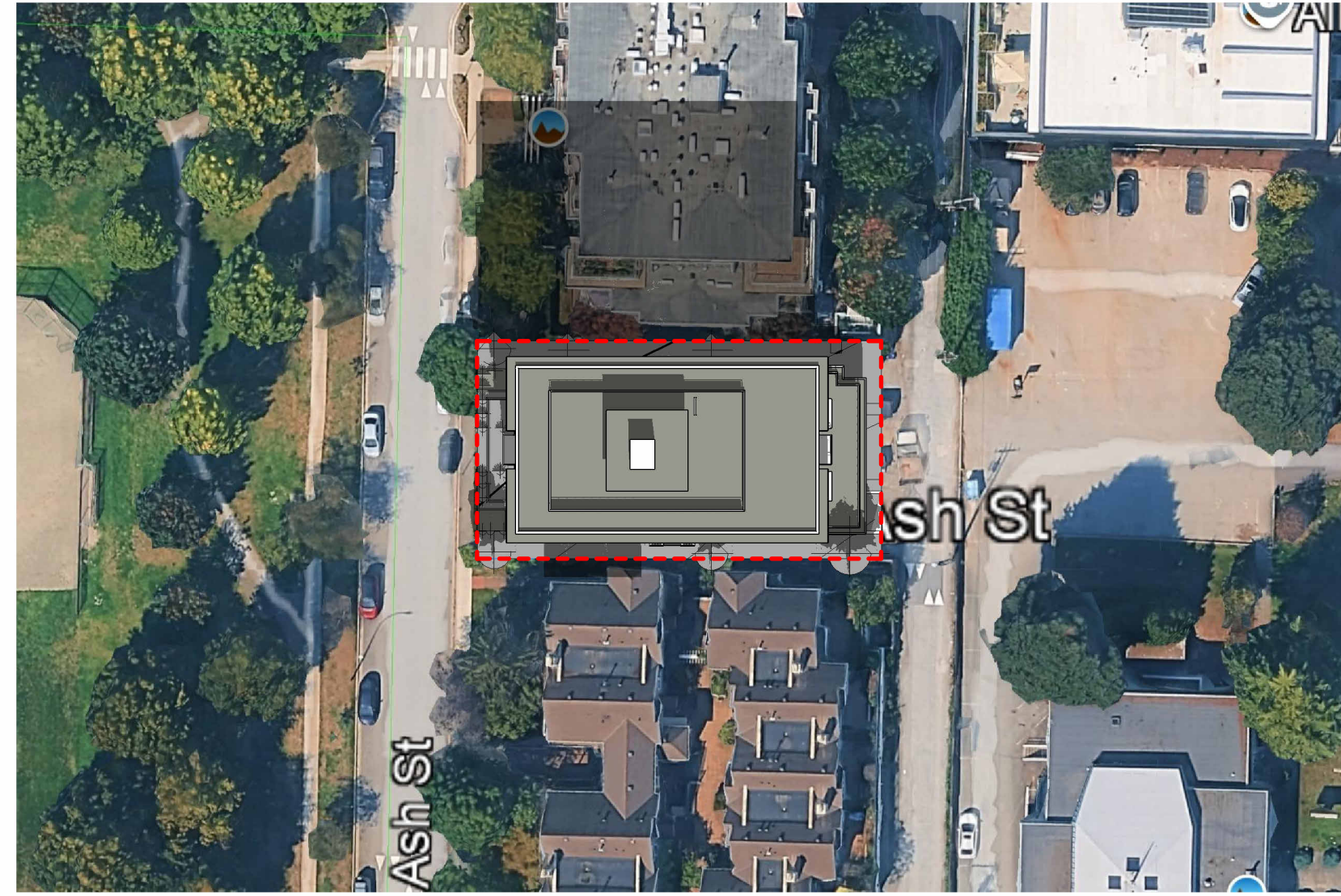
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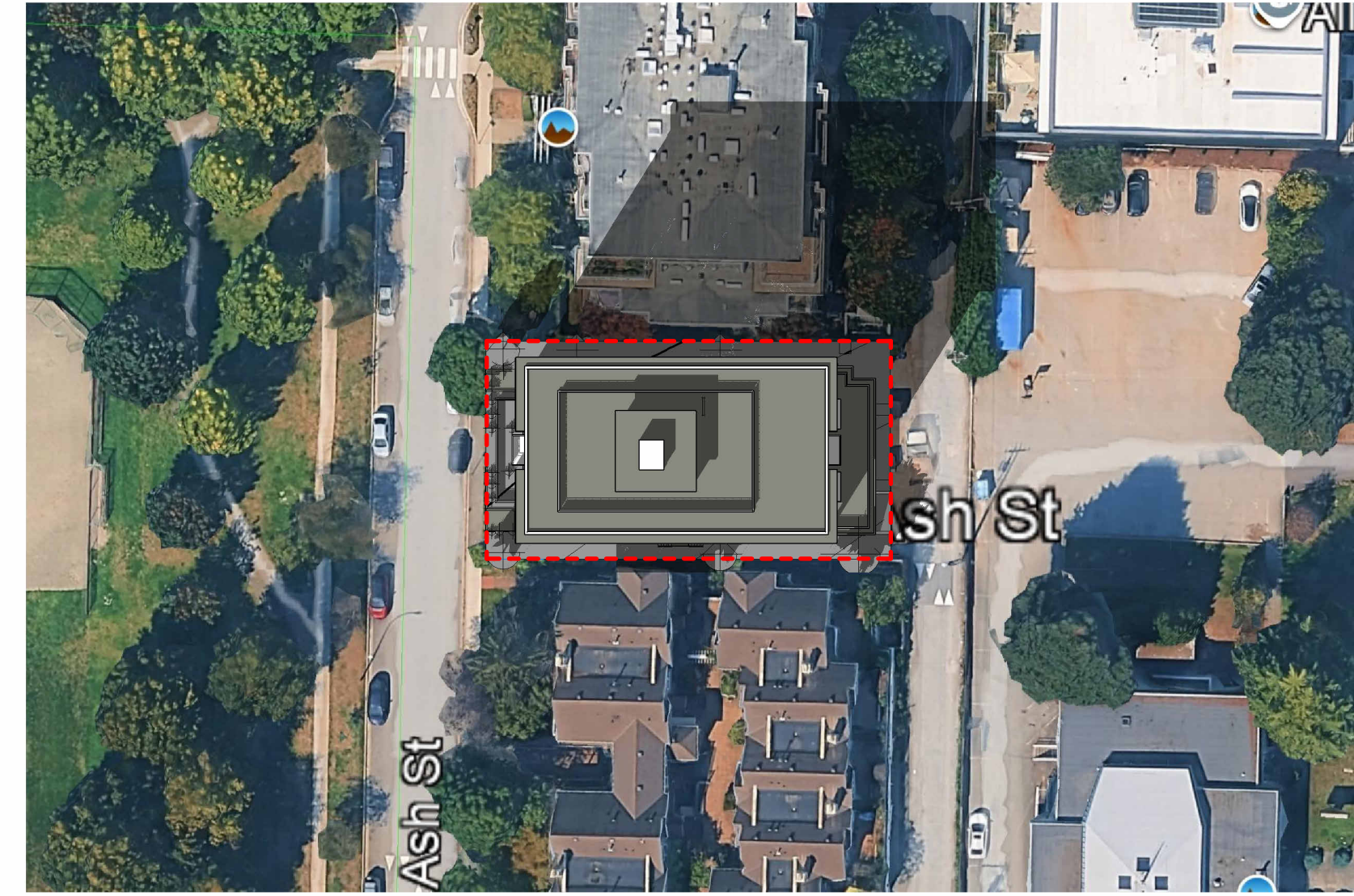
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① March 21, 10 am



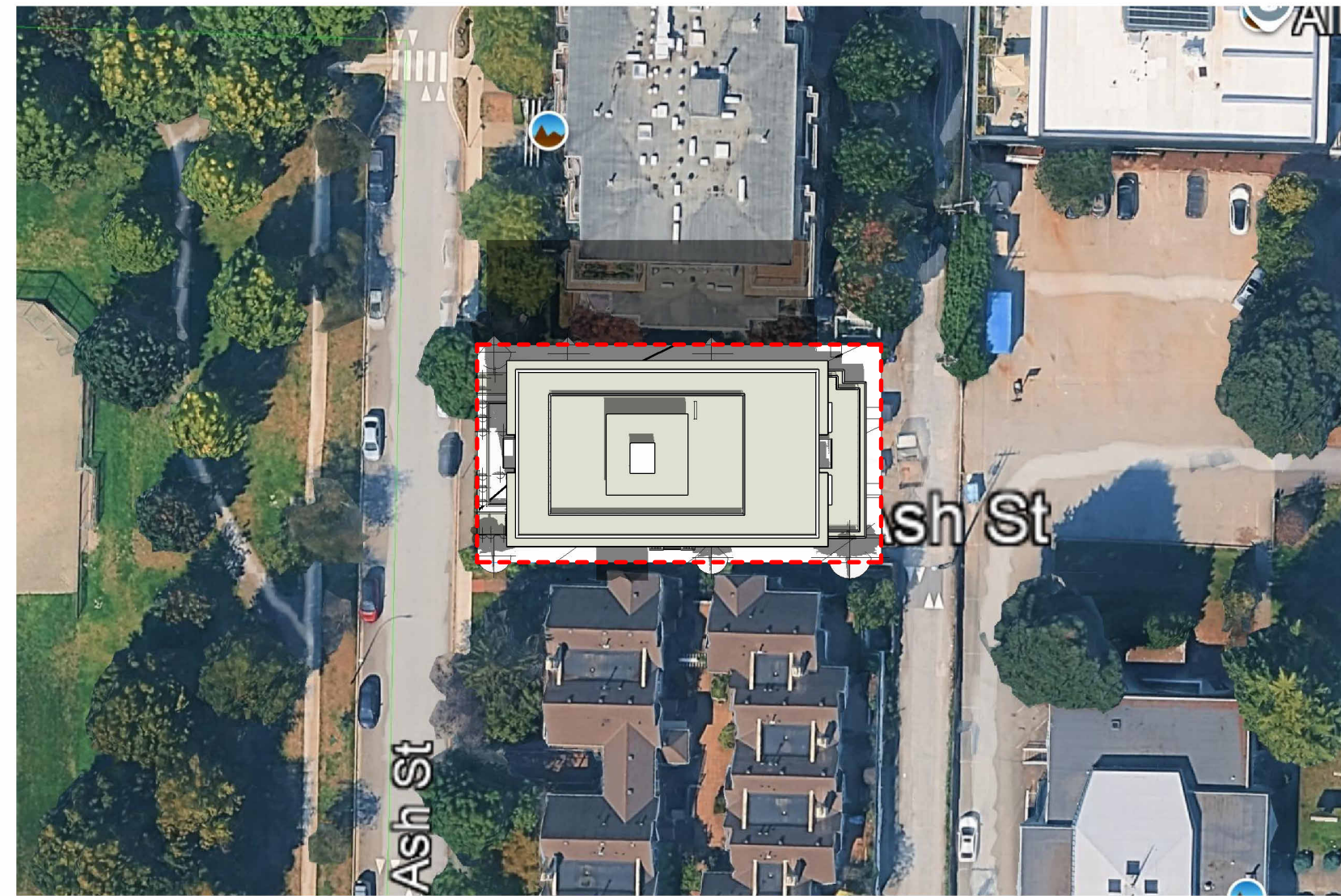
② March 21, 12 pm



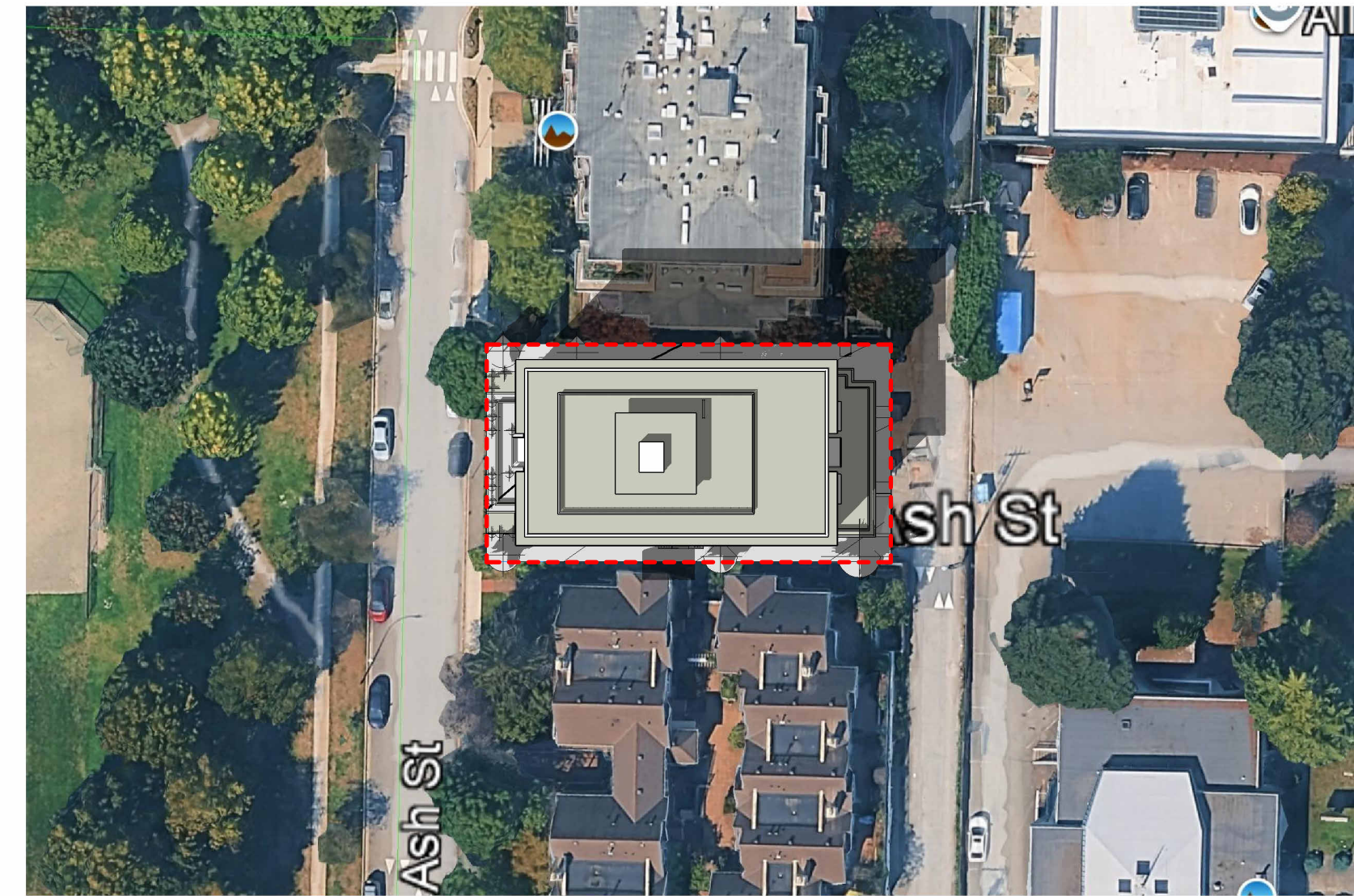
③ March 21, 2 pm



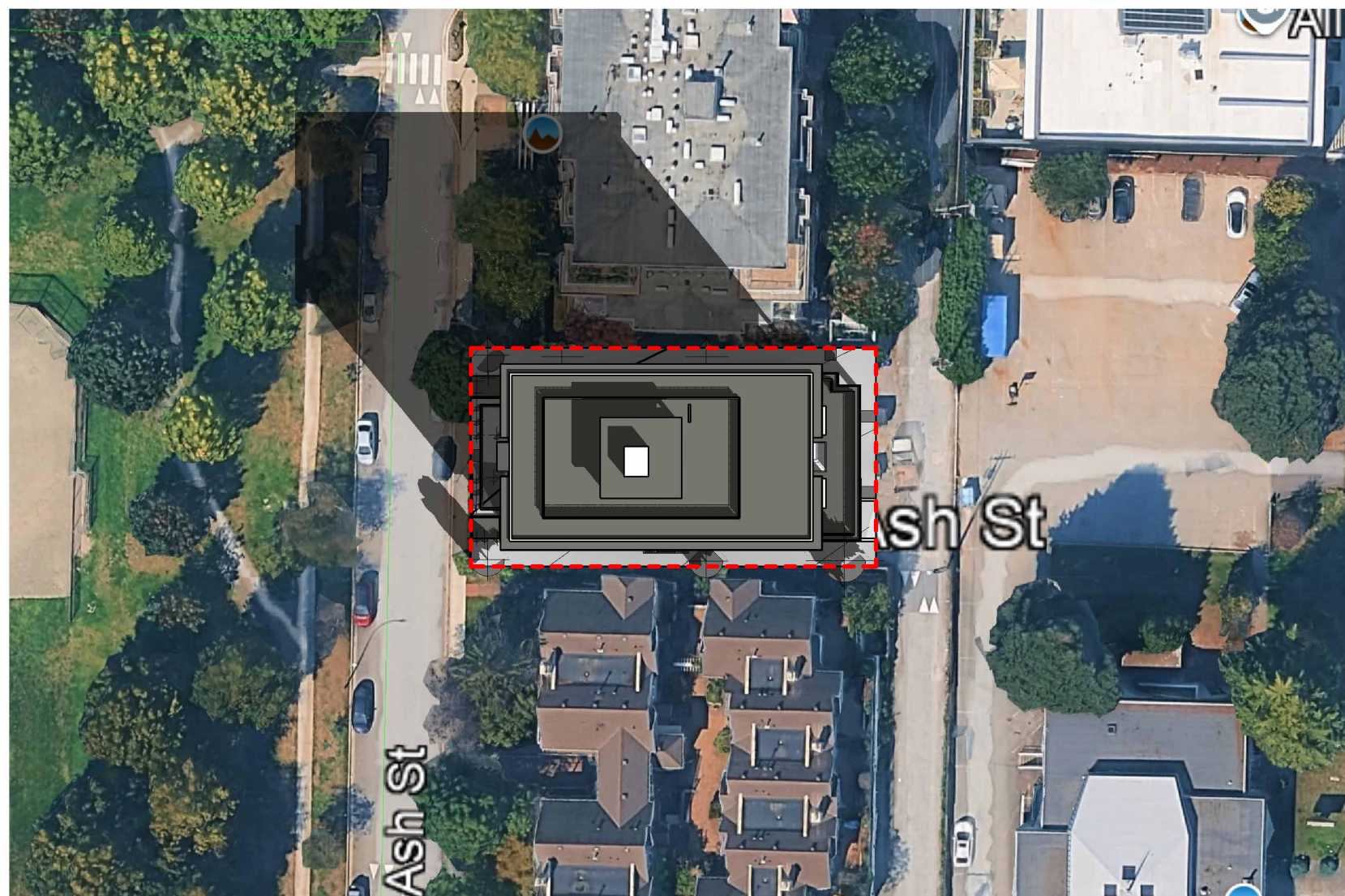
④ July 21, 10 am



⑤ July 21, 12 pm



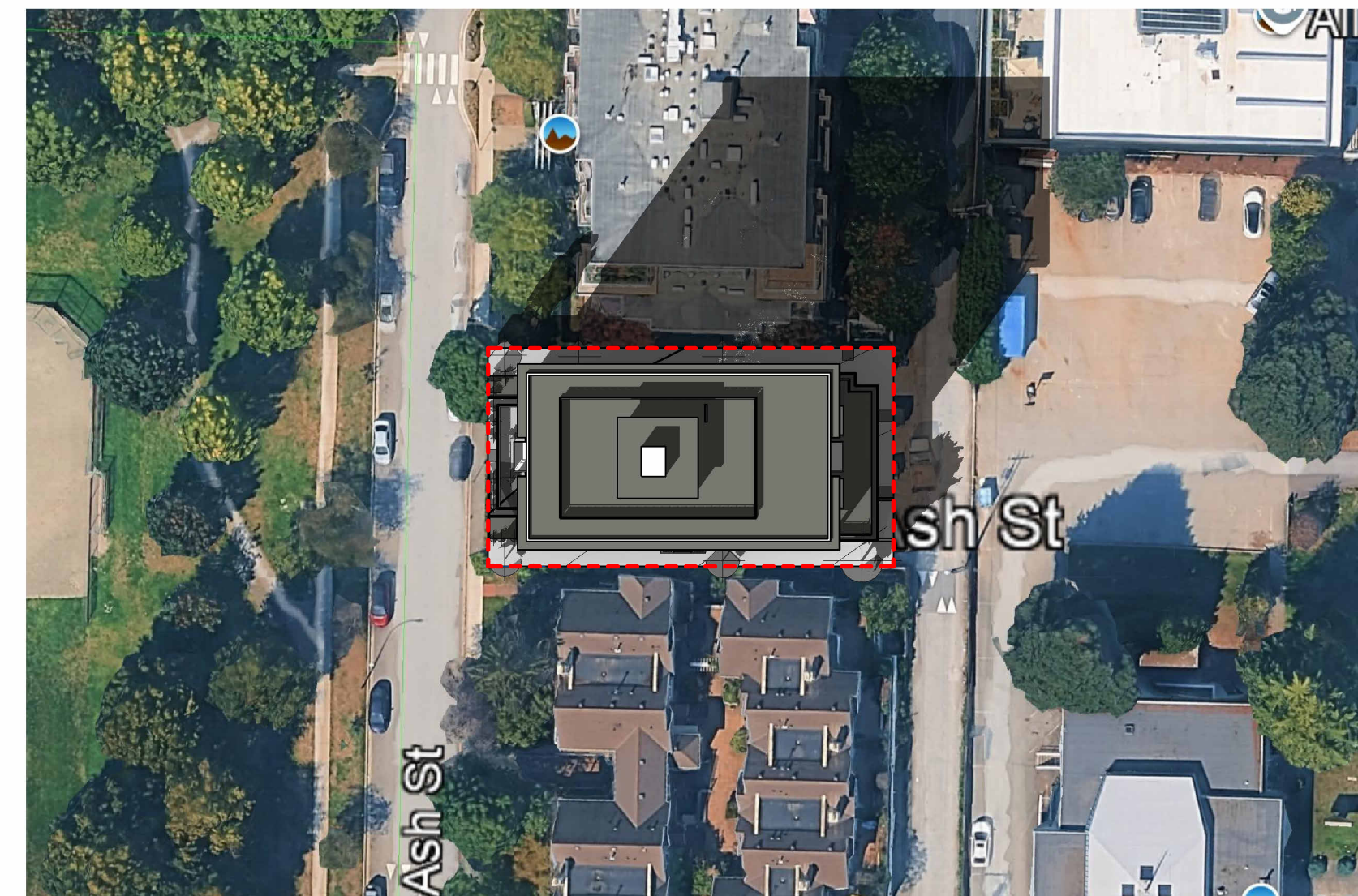
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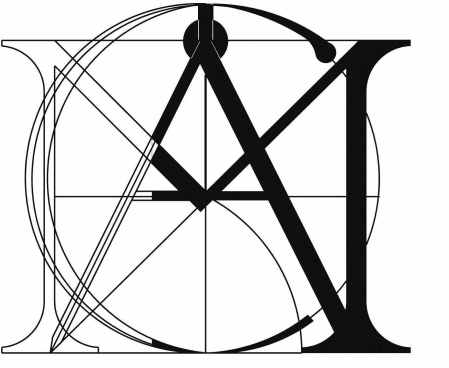
⑦ Sep 21, 10 am



⑧ Sep 21, 12pm



⑨ Sep 21, 2 pm



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Consultants:

Project Title

**6212, 6218 ASH
STREET,
VANCOUVER
BC**

Sheet Title

**SHADOW
STUDY**

Drawn: FN

Checked: MC

Scale:

Project Number:

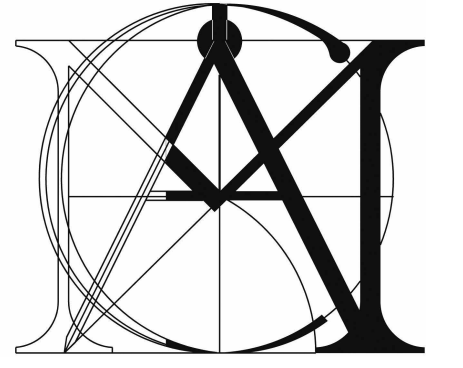
Revision Date:

Dwg. No.:

Print Date:
2025/05/26

A005

SHADOW STUDY



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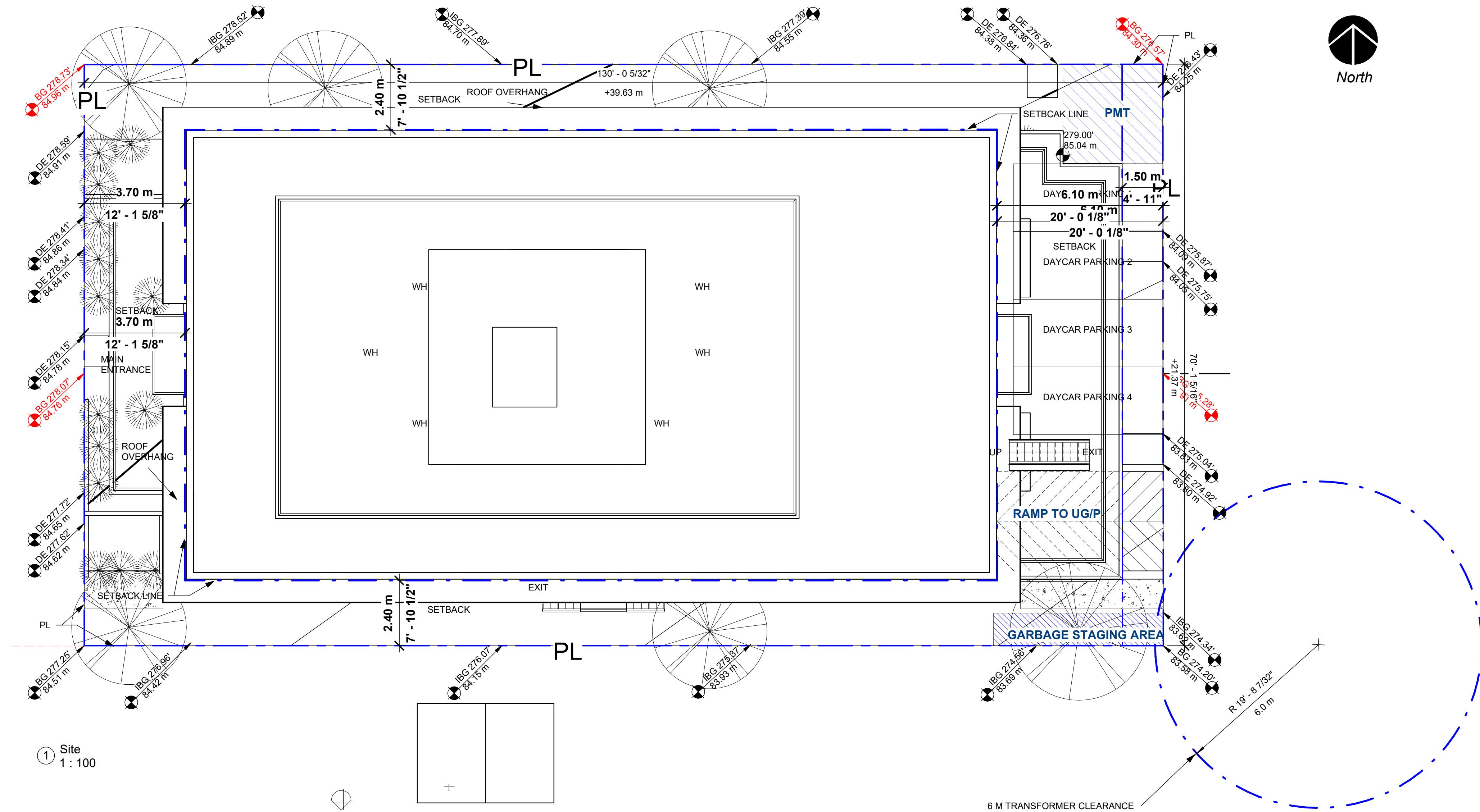
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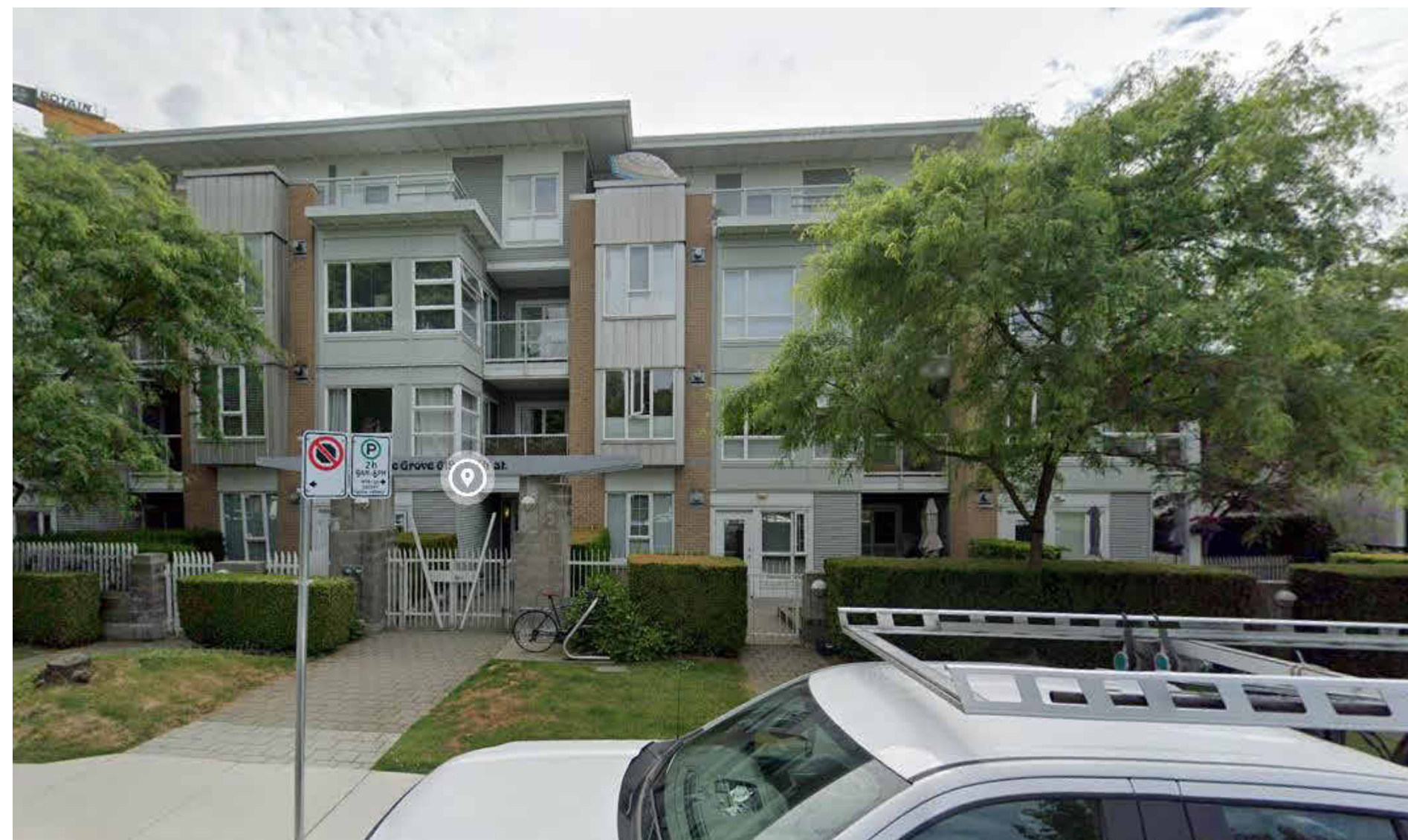
Consultants:

ASH STREET

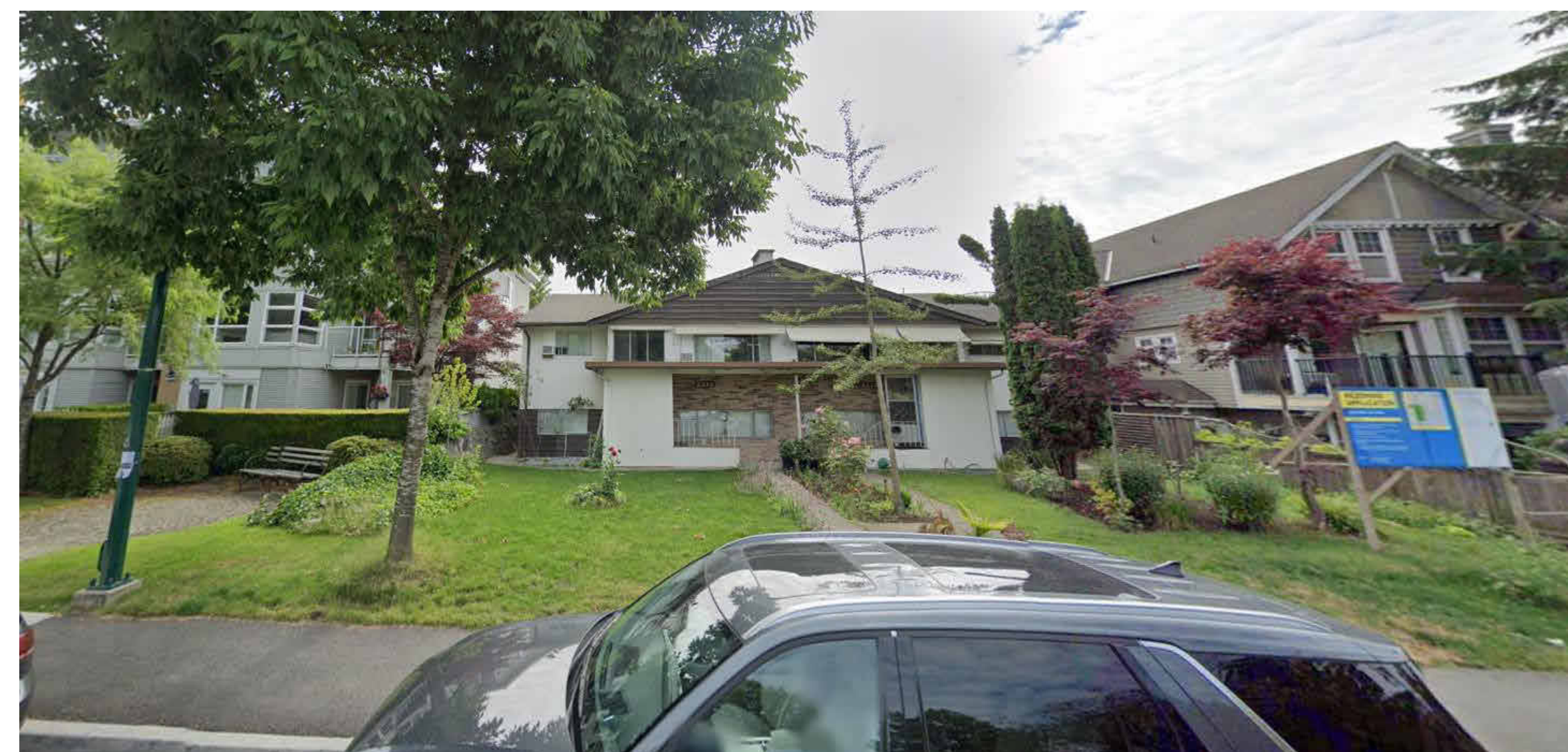


Site 1: 100

SITE PLAN



6198 ASH ST.



6218 ASH ST.



6262 ASH ST.

Project Title
6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title
SITE PLAN

Drawn: FN

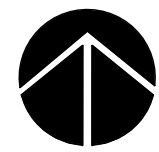
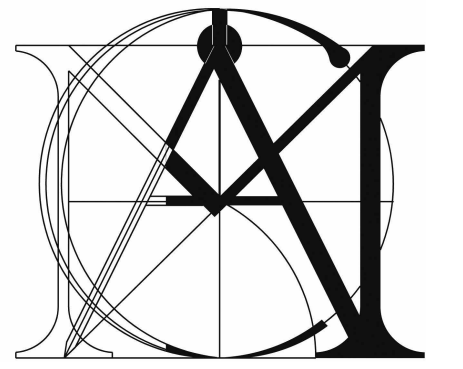
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Project Number:

Revision Date: Dwg. No.:

Print Date: 2025/05/26 **A101**

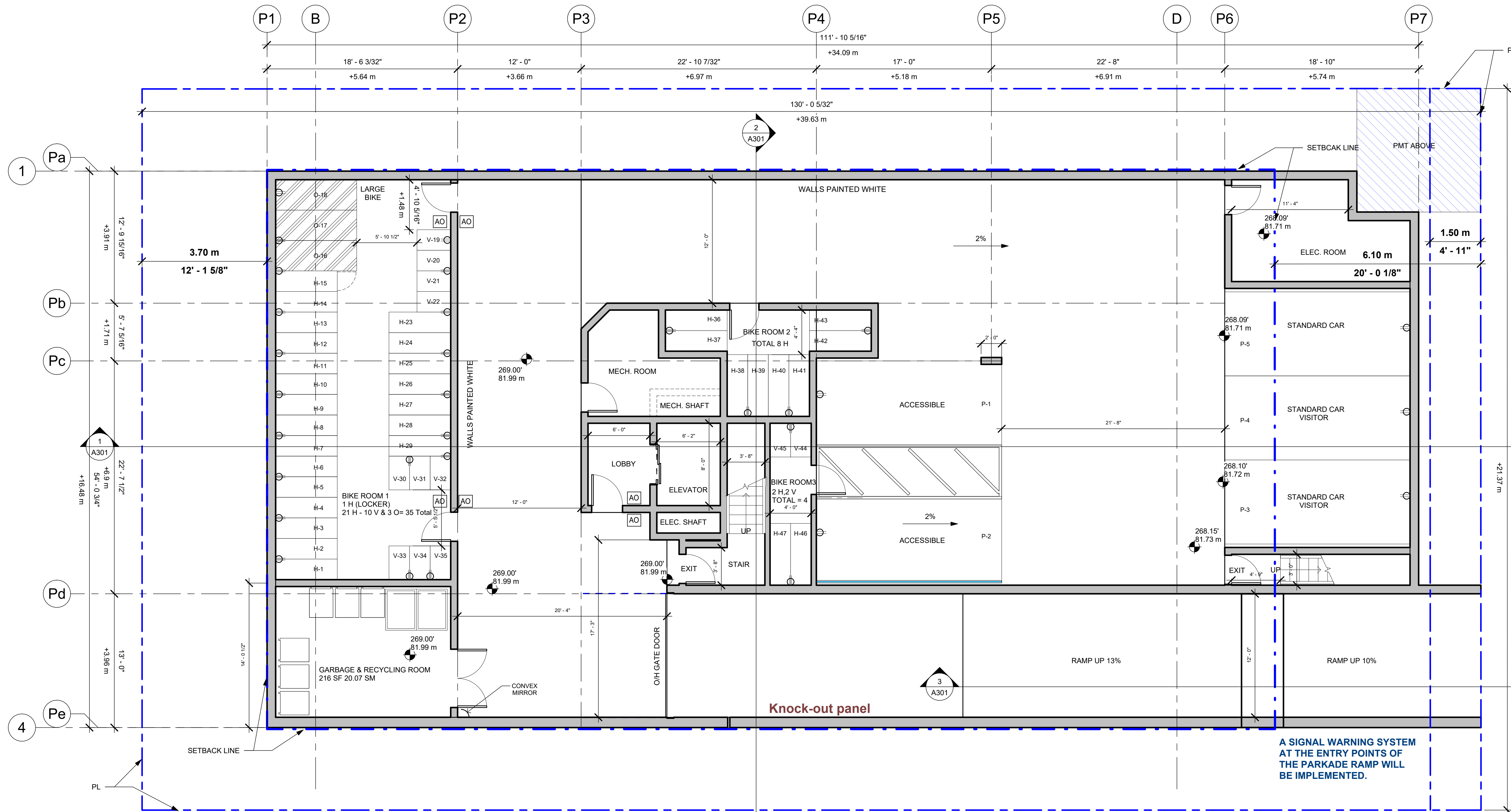


North

MATTHEW CHENG ARCHITECT INC.

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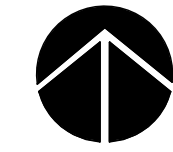
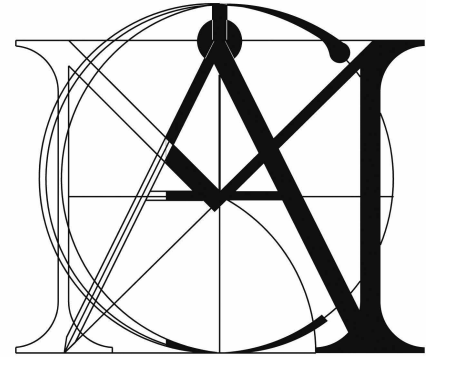
Consultants:

Project Title
6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title
UNDERGROUND PARKING LEVEL

UNDERGROUND PARKING LEVEL

Drawn:	FN
Checked:	MC
Scale:	3/16" = 1'-0"
Project Number:	
Revision Date:	Dwg. No.:
Print Date:	A102



North

MATTHEW CHENG ARCHITECT INC.

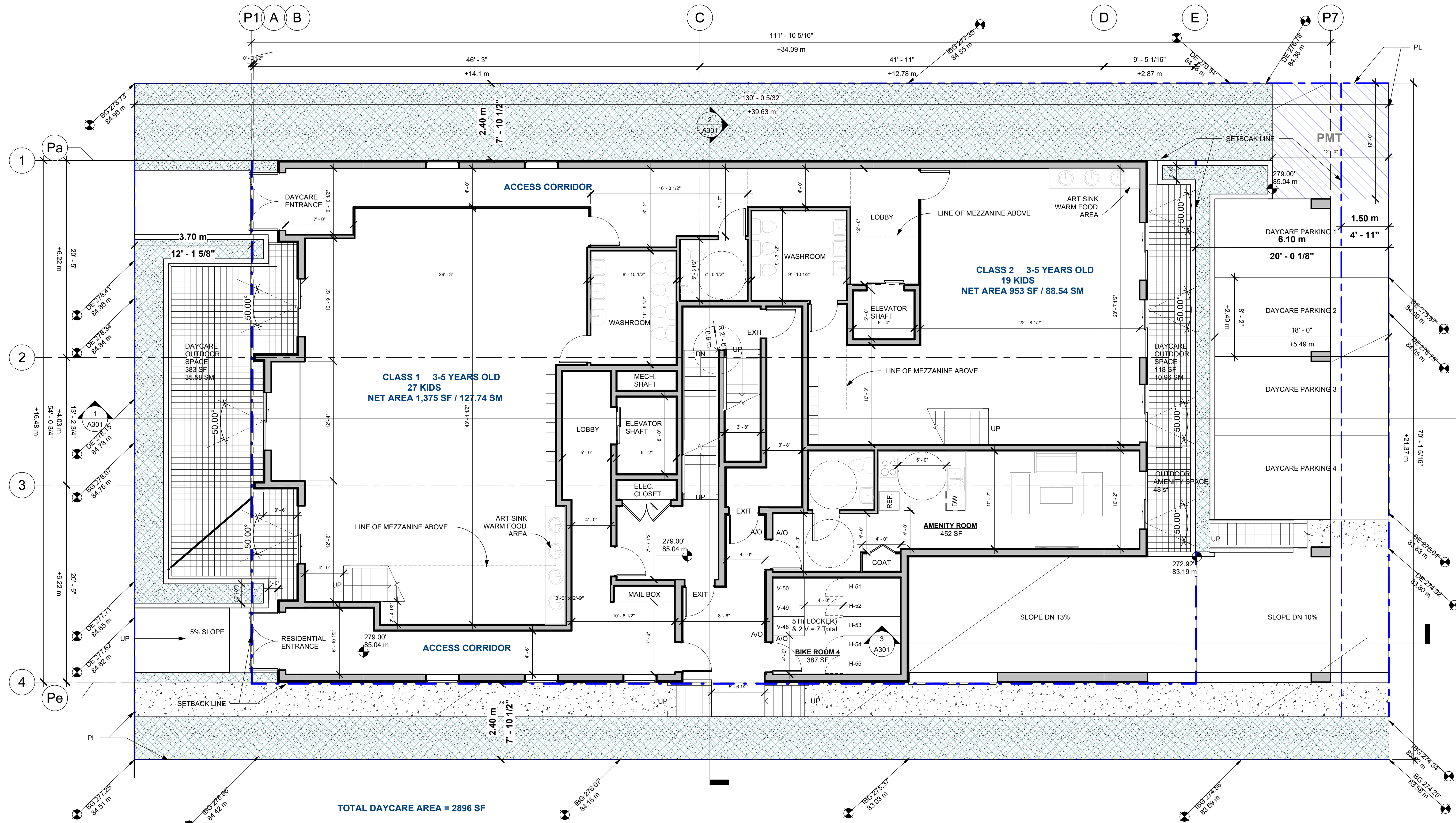
Unit 202 - 670 EVANS AVENUE
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REV: YY-MM-DD DESCRIPTION

Consultants:



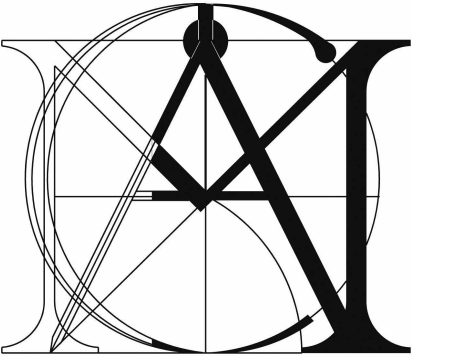
LEVEL 1

4,414 SF

Project Title
6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title
LEVEL 1

Drawn: FN
 Checked: MC
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 Project Number:
 Revision Date: Dwg. No.:
 Print Date: 2025/05/26 **A103**



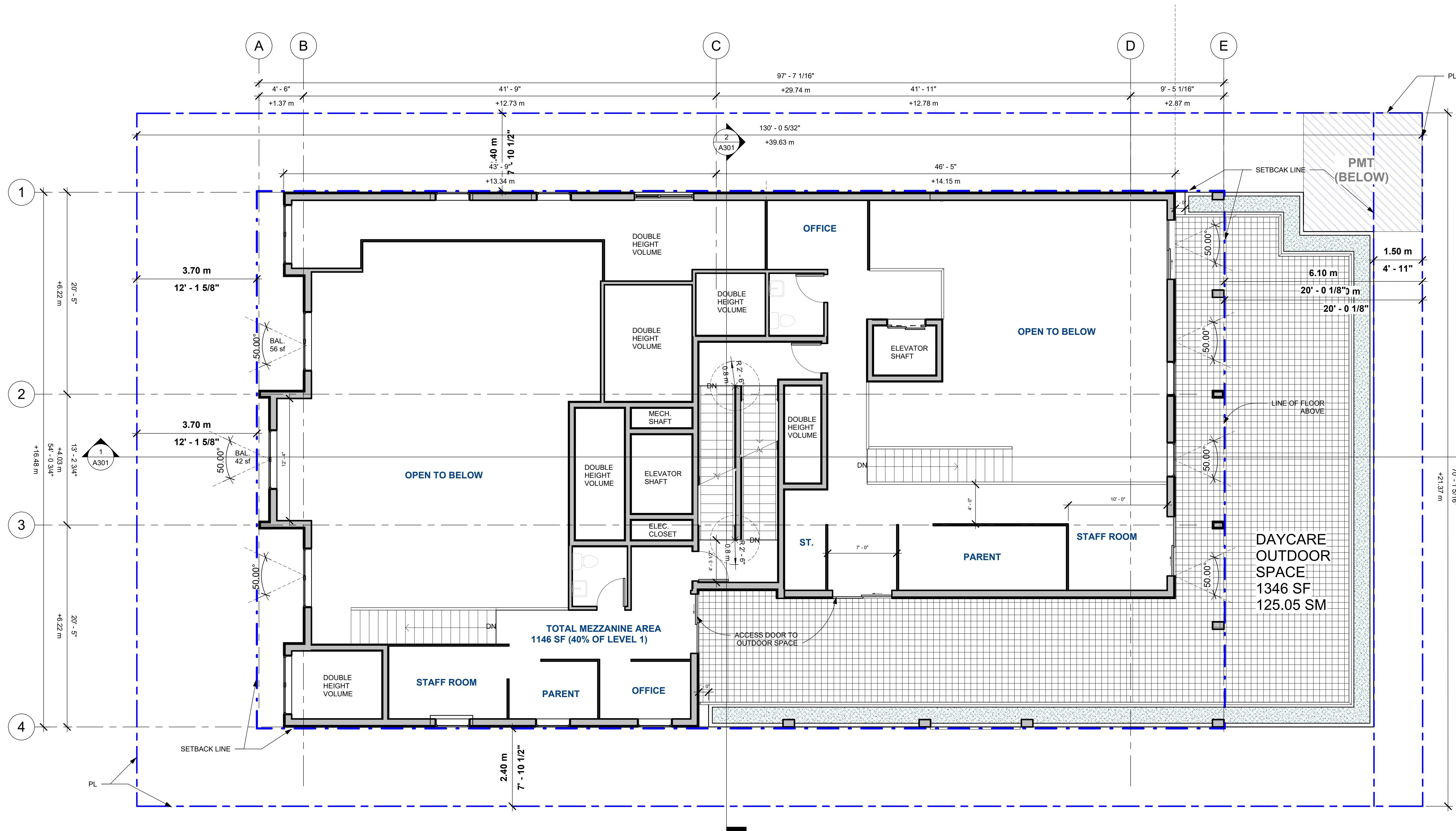
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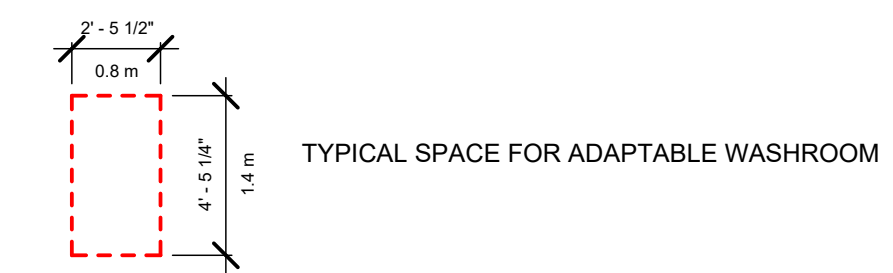
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REV.	YY-MM-DD	DESCRIPTION

Consultants:



MEZZANINE



Project Title
6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title
MEZZANINE

Drawn: FN

Checked: MC

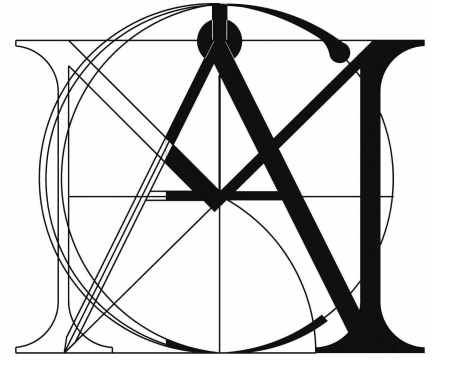
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Project Number:

Revision Date: Dwg. No.:

Print Date: 2025/05/26

A104



MATTHEW CHENG ARCHITECT INC.

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 Tel: (604) 731-3021 / Fax: (604) 731-3908
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3	26-03-17	RE-ISSUED FOR CD-1 REZONING
2	25-11-19	RE-ISSUED FOR CD-1 REZONING
1	25-05-22	ISSUED FOR CD-1 REZONING
REV.	YY-MM-DD	DESCRIPTION

Consultants:

Project Title

6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title

LEVEL 2 TO 6

Drawn: FN

Checked: MC

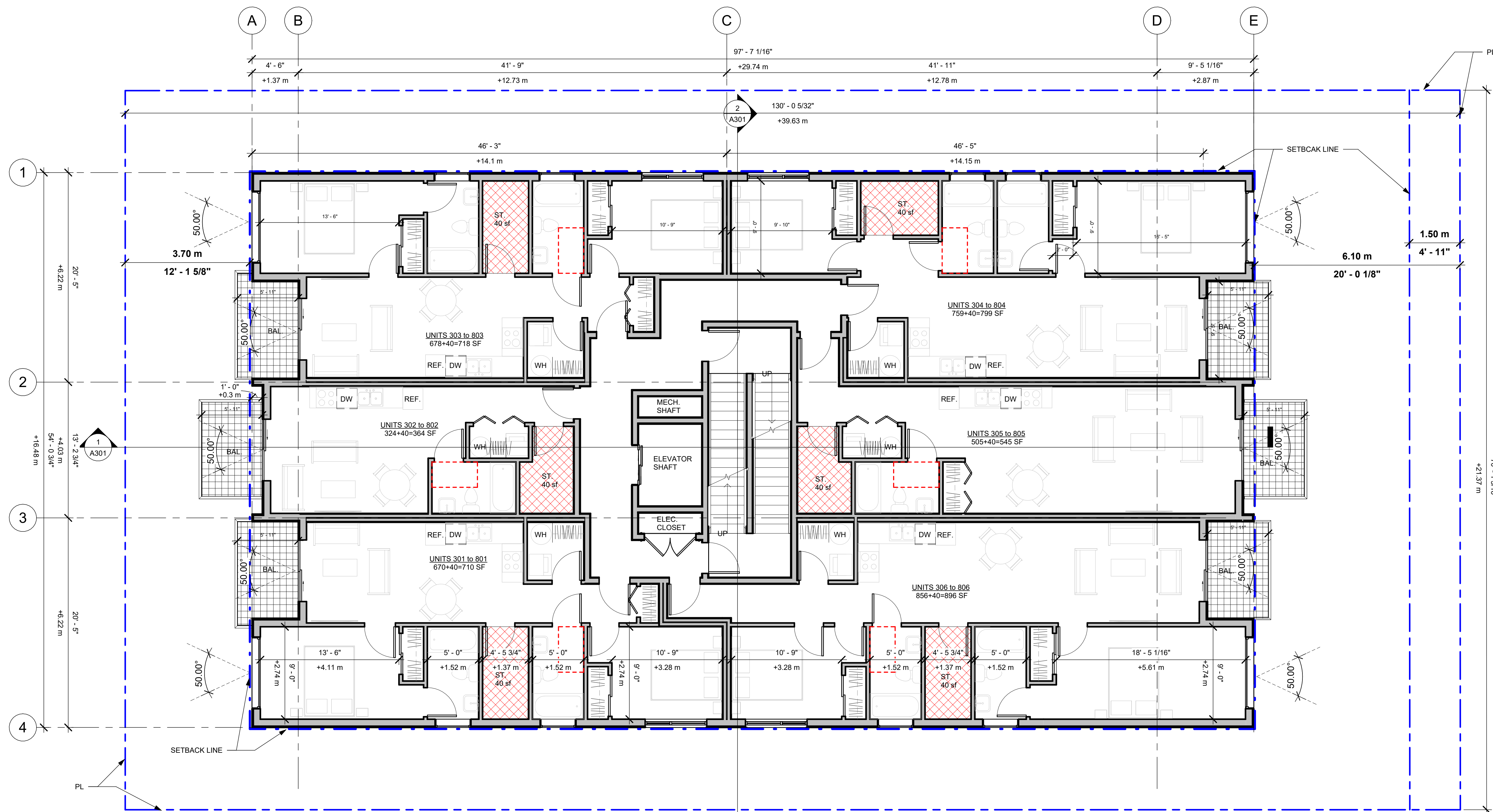
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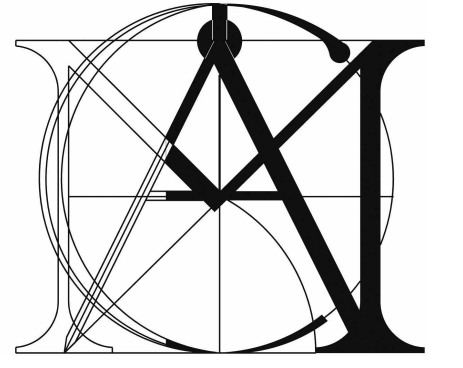
Revision Date: Dwg. No.:

Print Date: 2025/05/26

A105



LEVEL 2 TO 6
5,081 SF



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REV.	YY-MM-DD	DESCRIPTION

Consultants:

Project Title

**6212, 6218 ASH STREET,
 VANCOUVER BC**

Sheet Title

ROOF DECK PLAN

Drawn: FN

Checked: MC

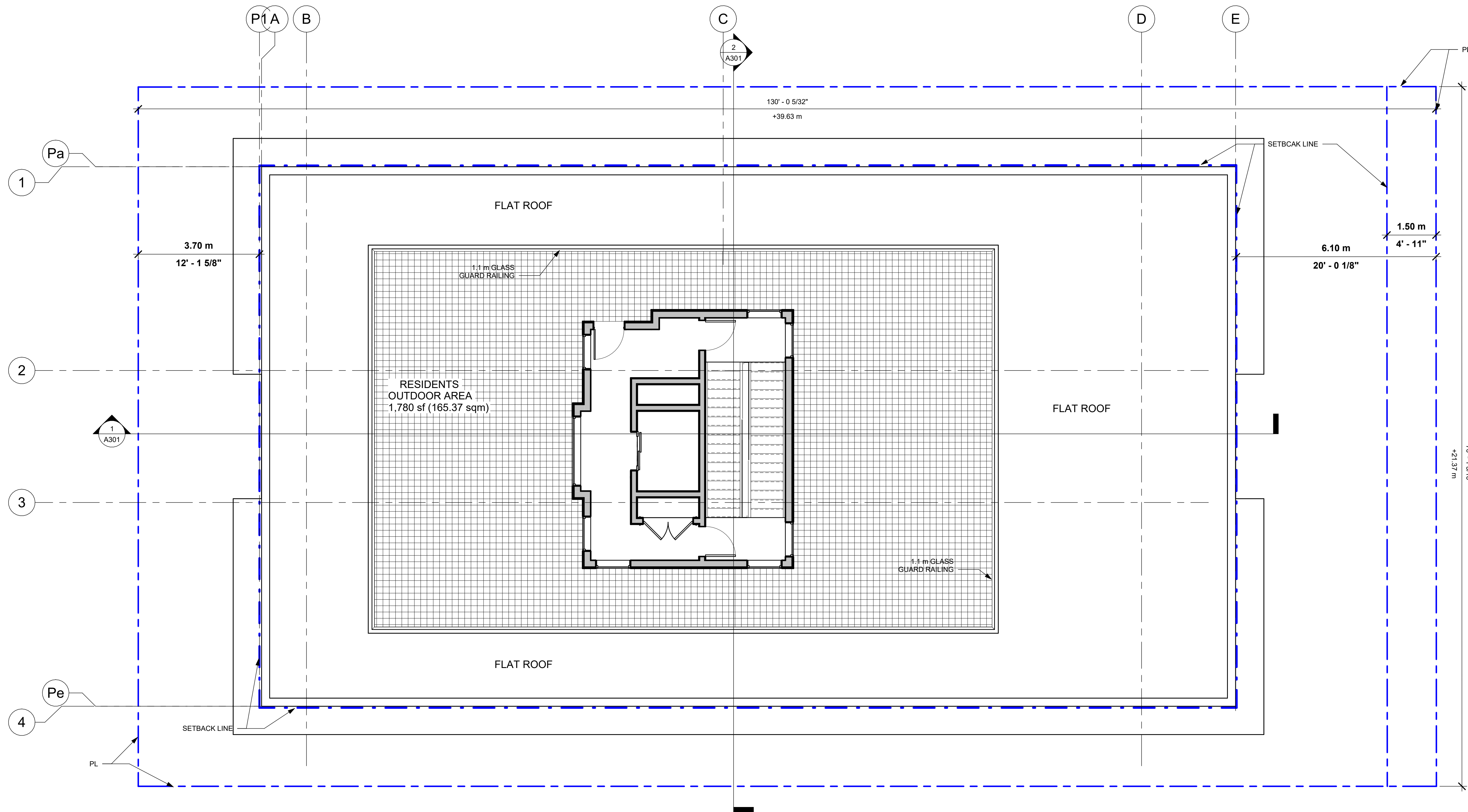
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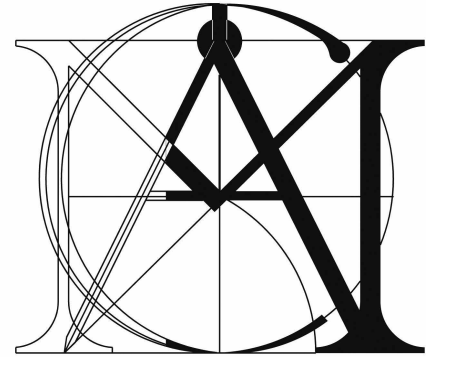
Revision Date: Dwg. No.:

Print Date:
 2025/05/26

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ROOF DECK PLAN



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REV.	YY-MM-DD	DESCRIPTION

Consultants:

Project Title

6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title

ROOF PLAN

Drawn: Author

Checked: Checker

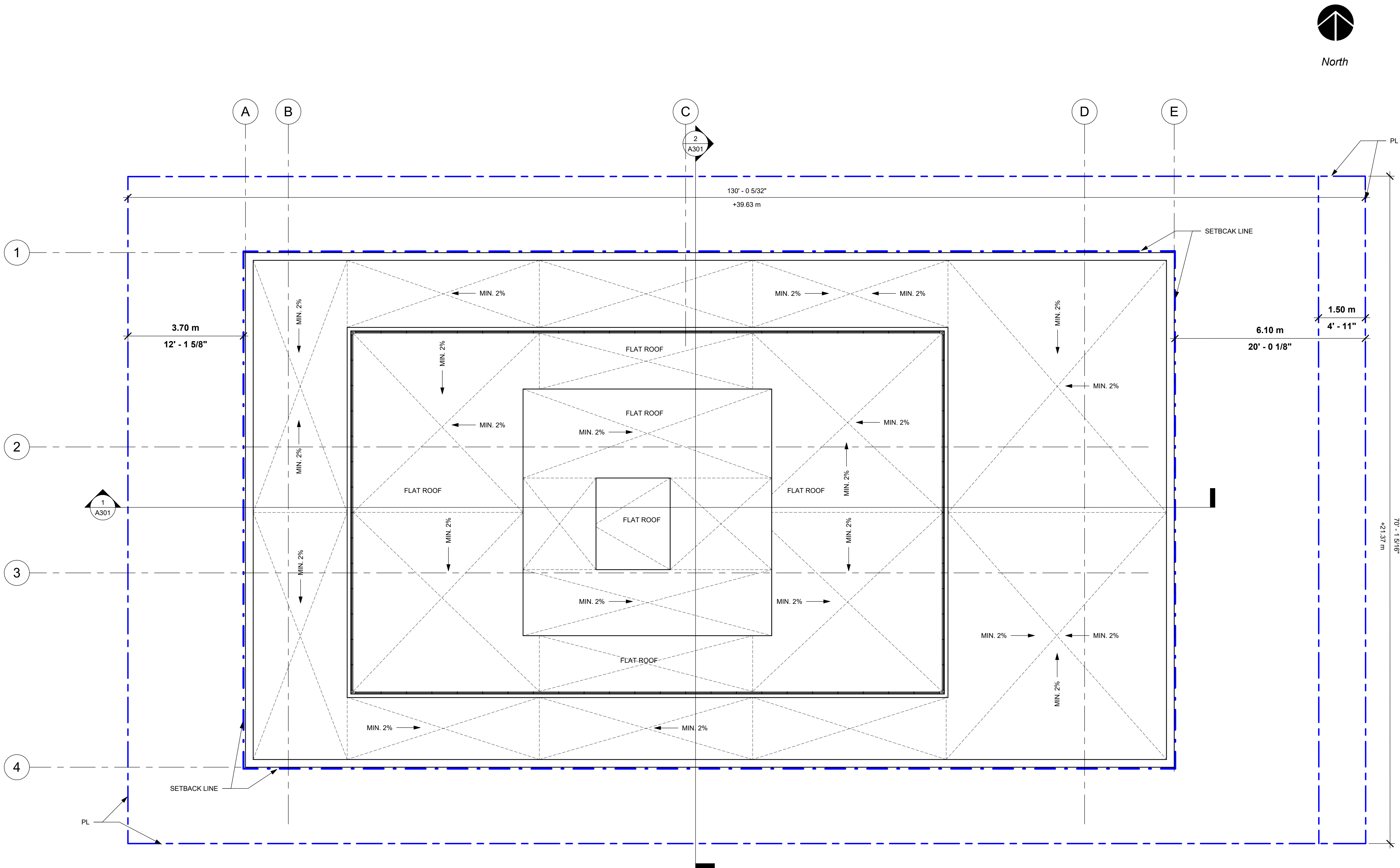
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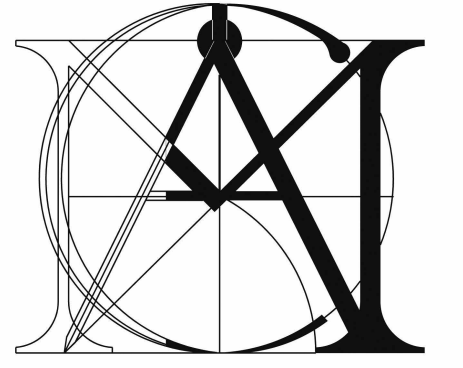
Revision Date: Dwg. No.:

Print Date:
2025/05/26

A107



ROOF PLAN



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1	25-05-22	ISSUED FOR CD-1 REZONING

Consultants:

Project Title

6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title

SOUTH AND WEST ELEVATIONS

Drawn: FN

Checked: MC

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

Project Number:

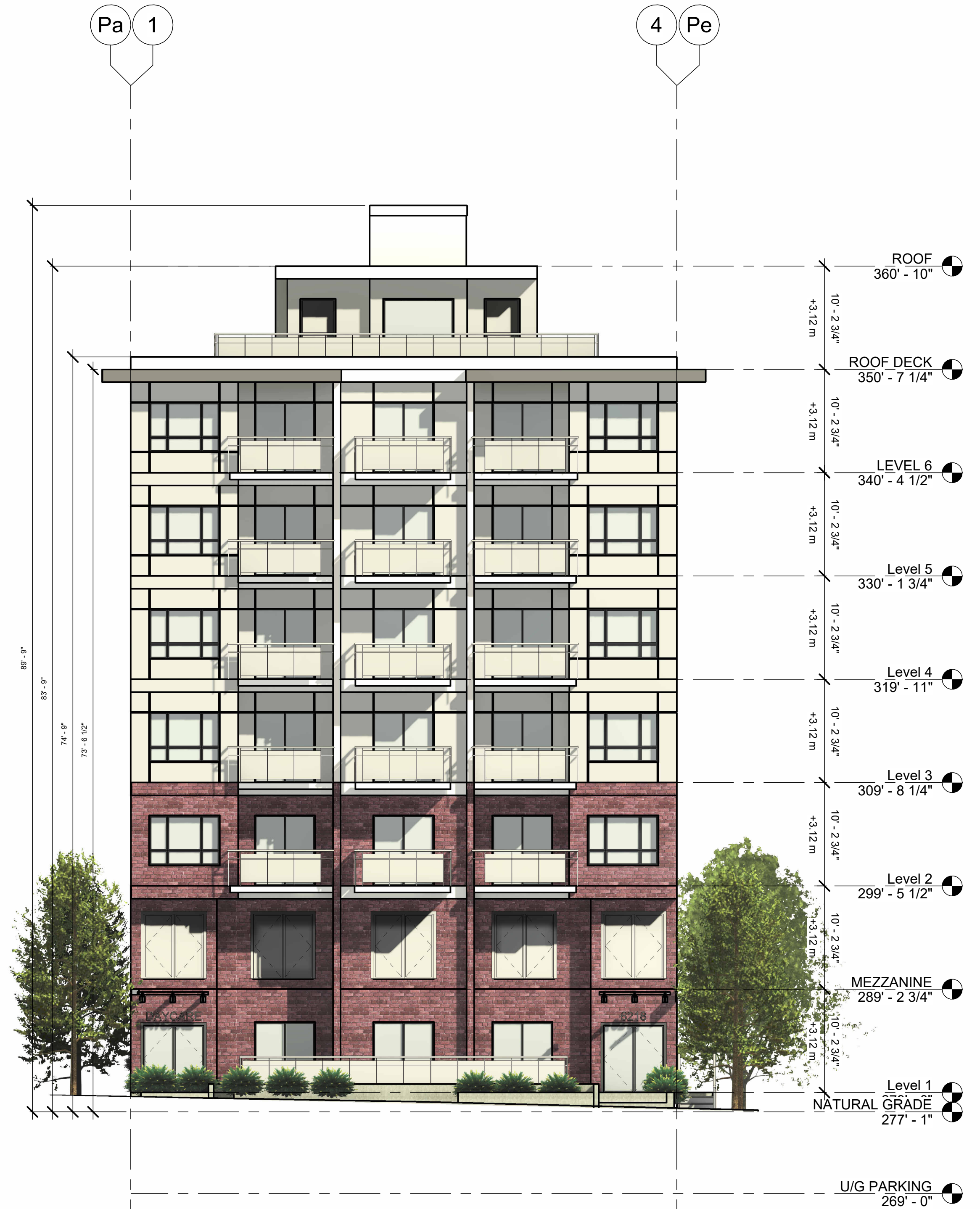
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Print Date:
2025/05/26

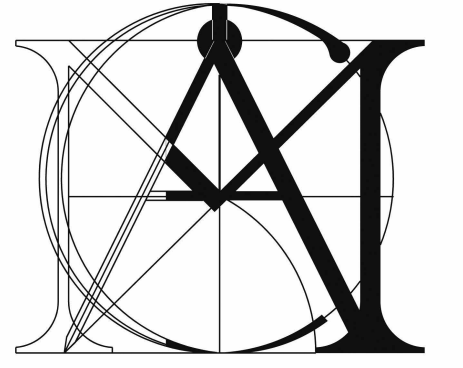
A201



South Elevation



West Elevation



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1	25-05-22	ISSUED FOR CD-1 REZONING

Consultants:

Project Title

**6212, 6218 ASH STREET,
 VANCOUVER BC**

Sheet Title

NORTH AND EAST ELEVATIONS

Drawn: FN

Checked: MC

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

Project Number:

Revision Date: Dwg. No.:

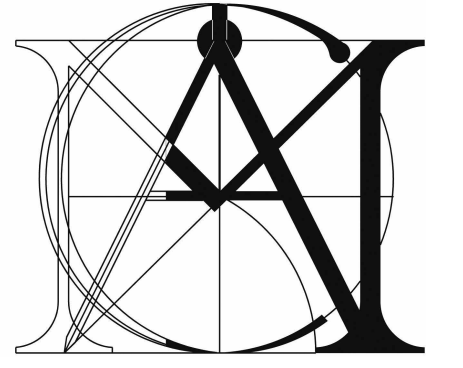
Print Date: 2025/05/26 **A202**



North Elevation



East Elevation



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Consultants:

Project Title

6212, 6218 ASH STREET, VANCOUVER BC

Sheet Title

SECTIONS

Drawn: FN

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Project Number:

Revision Date:

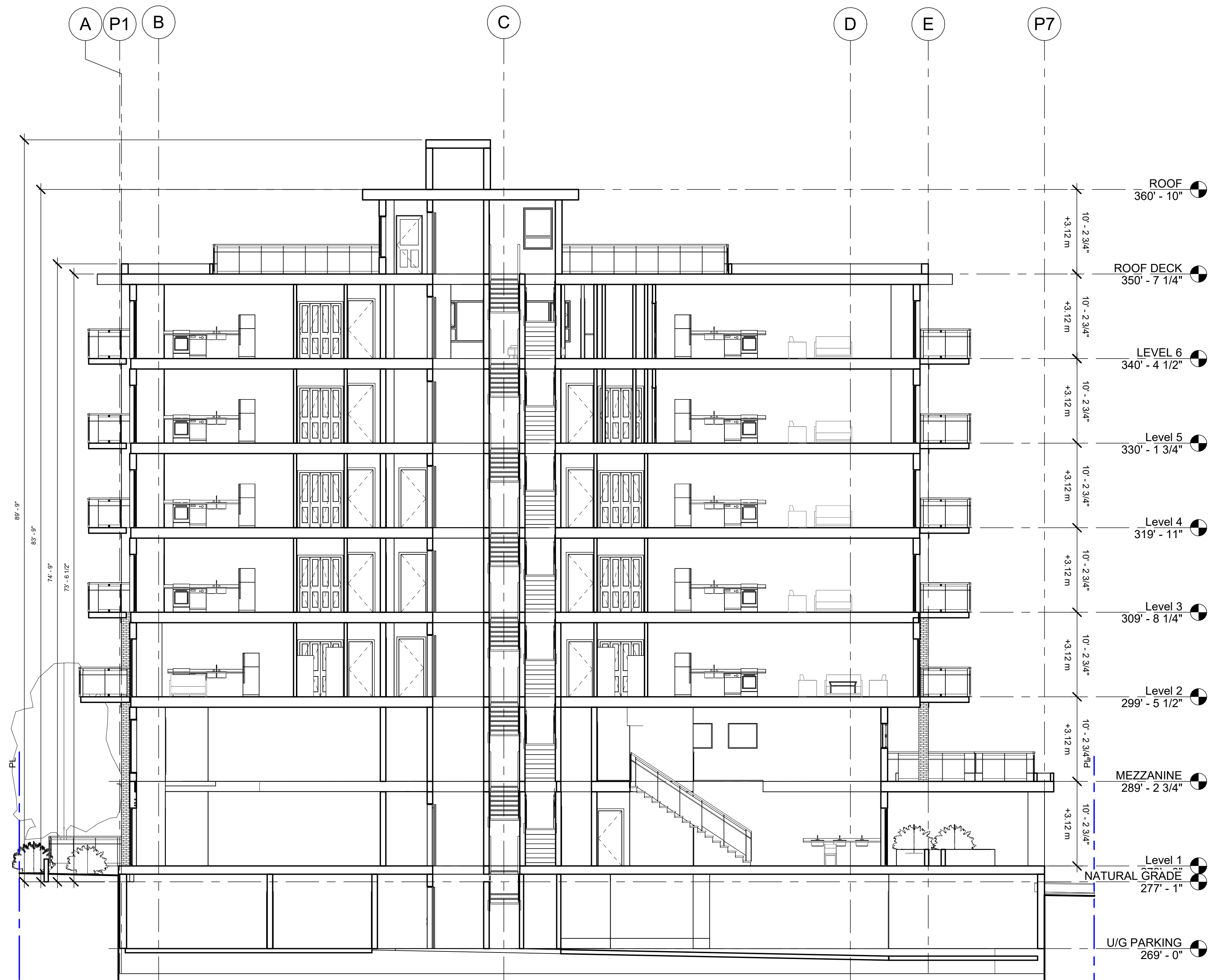
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Print Date:
2025/05/26

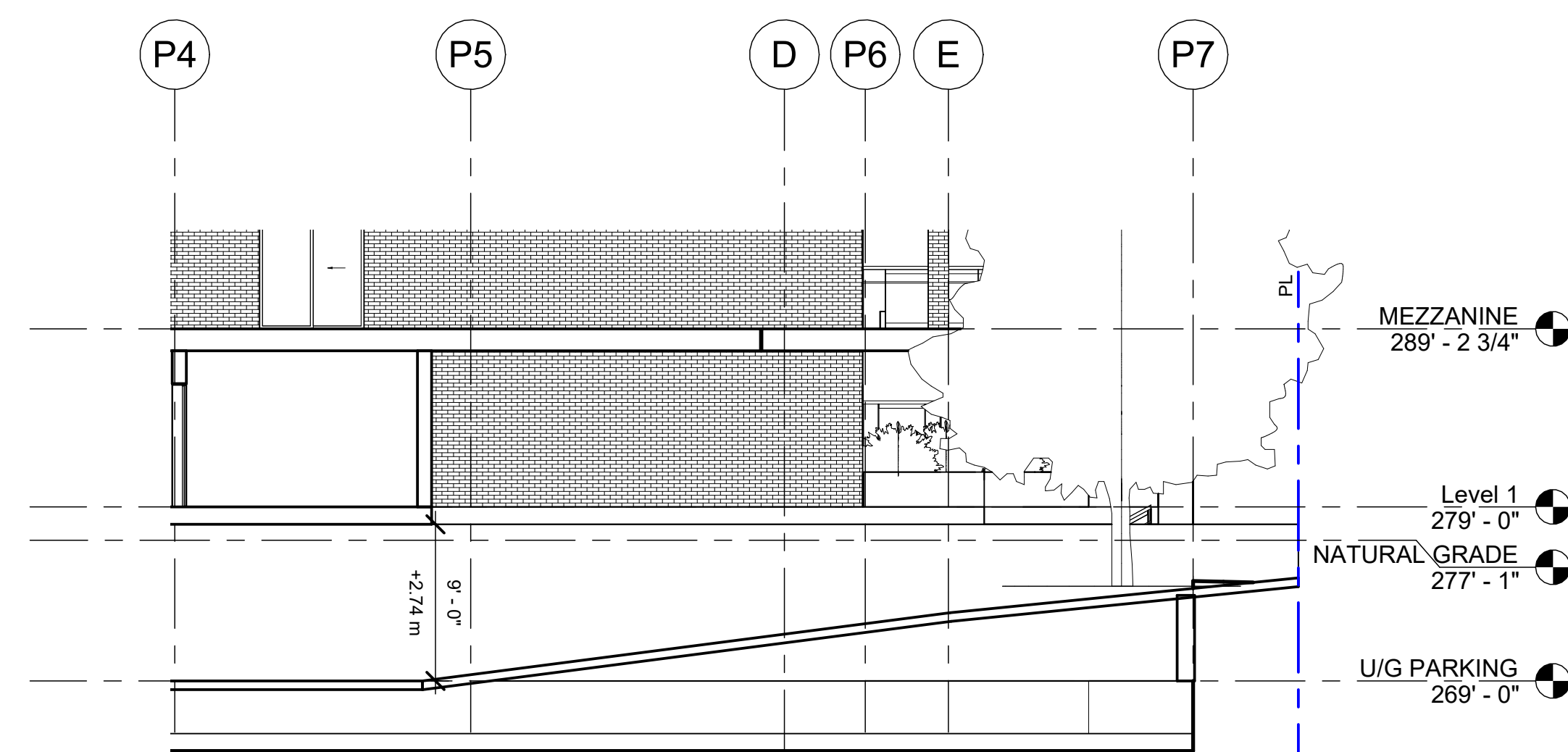
A301



SECTION (NORTH TO SOUTH)



SECTION (EAST TO WEST)



SECTION THROUGH RAMP