



PROPOSED 23-STOREY TOWER

6333, 6339, 6369 Yukon Street
Vancouver, BC

REZONING SUBMISSION

JANUARY 2025

REVISION NO.1

JUNE 2025

CLIENT:

CIELLE YUKON LIMITED PARTNERSHIP

BY ITS GENERAL PARTNER, CIELLE YUKON GP LTD

ARCHITECT:

SOHEIL KHOSRAVI KERMANI ARCHITECTURE INC.



2025-06-18

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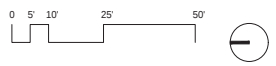
		Required		Provided		
Bicycle Parking	Class A	Unit Size <45m ² 45-105m ² >105m ²	Required/ Unit 1.5 2.5 3	Units 264 12 0	396 30 0	
	Total			426	426	
		Vertical	Overized	Locker min 10% max 30%	Horizontal	
		max 30% 198 405	min 5% 23 36	max 30% 184 444	19 45	
	Class B		2/ <30 units 1/ >30 units	20 256	2 12,60	
Total				15	15	
VGA tier 1 - Parking	Visitor parking		Required	Provided	Small car	Small car percentage Max 20%
	0.050units		12.8	15	4	24.67%
	Accessible parking					
	1 for first 7 units 0.055 x (Units-7)		1 0.146			
	Total		10.146	10		
	Van Accessible					
	1 for first 1VC 0.14(VC-1)		1 0	1	1	
	Total		1			
	Passenger parking					
	1 for first 50-125 1 for additional 150		1 1			
	Total		2	2		
Loading	Class A	At least one space for 10 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.			1	1
	Class B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 100 dwelling units.			1	1

Below Market Unit Mix					Below Market Unit Area				
Levels	Studio	1B4	2B4	3B4	Total	Metric	Percent		
1	2	1	2	2	11	393.1	16.1%	6,384	
2	3	4	3	2	12	672.5	16.1%	7,230	
3	4	0	0	0	14	708.0	16.1%	7,626	
4	4	1	1	0	6	407.9	16.1%	4,389	
5					2	133.7	16.1%	1,454	
6					2		16.1%	1,654	
7					-		16.1%	16.1%	
8					-		16.1%	16.1%	
9					-		16.1%	16.1%	
10					-		16.1%	16.1%	
11					-		16.1%	16.1%	
12					-		16.1%	16.1%	
13					-		16.1%	16.1%	
14					-		16.1%	16.1%	
15					-		16.1%	16.1%	
16					-		16.1%	16.1%	
17					-		16.1%	16.1%	
18					-		16.1%	16.1%	
19					-		16.1%	16.1%	
20					-		16.1%	16.1%	
Sub total					10	12			
Total BMR	13	15	22		50	Total BMR Area	2,636.6	26,937	
Total Units	45	112	98		255	Total Unit area	13453	144007	
BMR %	29%	13%	22%		19%	BMR %	20.6%		

211.78	3,354	1,026	11,040	1,384	14,895	14,935	160,757
294.41	3,189						
350.23	3,854						
964.43	10,381						

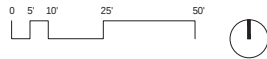
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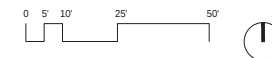
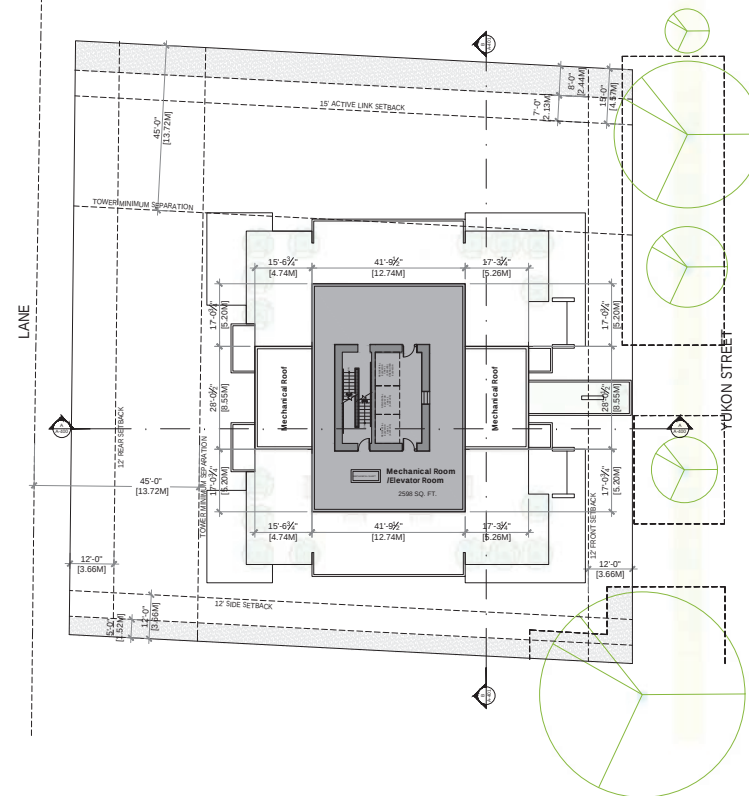
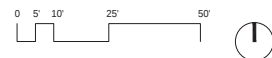
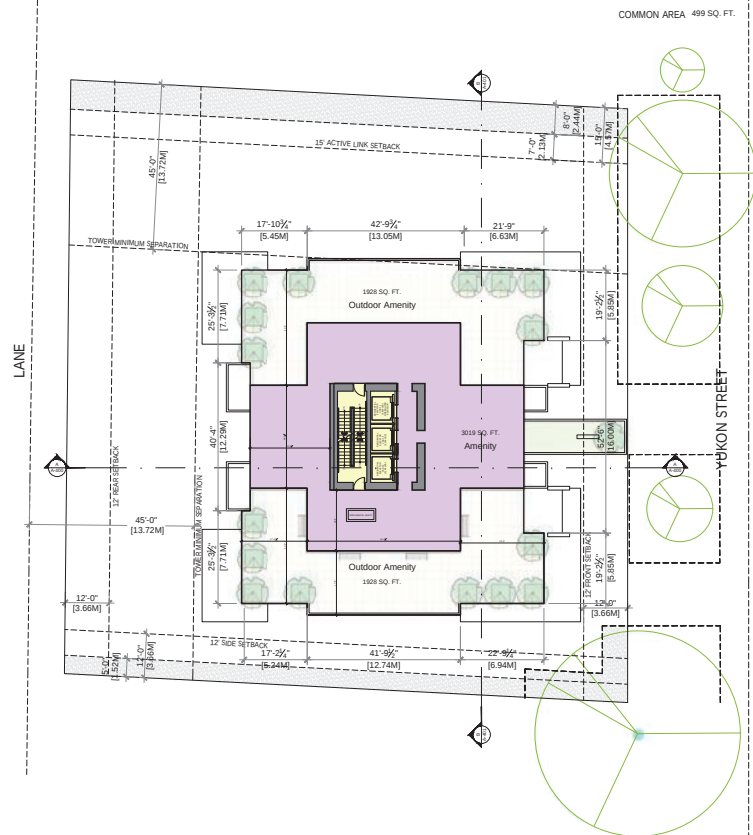
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SCALE

$$1/16'' = 1'-0''$$

DRAWING

FLOOR PLANS

END OF

The architectural site plan illustrates the layout of a 270-foot residential building. The building is oriented vertically, with its base at the bottom and its top at the 270-foot mark. The plan includes the following details:

- Building Footprint:** The building is shown with a central core and two wings. The wings are labeled "RESIDENTIAL" and "LOBBY". The core is labeled "MECHANICAL".
- Setbacks and Lot Lines:** The plan shows the building's setbacks from the surrounding streets and lot lines. Key setbacks include:
 - 45'-0" [13.72M] from the Lane Center Line.
 - 12'-0" [3.66M] from the Lot Line.
 - 107'-3 3/4" [32.73M] from the Yukon Street Center Line.
 - 12'-0" [3.66M] from the Lot Line.
- Surrounding Streets and Features:**
 - Yukon Street:** The street runs horizontally across the middle of the plan, with a center line labeled "YUKON STREET CENTER LINE".
 - Potential Future 12-Storey Building:** A dashed outline indicates the location of a potential future building to the right of the main building.
 - Parking:** A "BIKE PARKING" area is located at the base of the building, and a "PARKING" area is located to the right of the building.
- Dimensions and Levels:**
 - The total height of the building is 270'-0" [82.30M].
 - The building has 24 levels, labeled from "LEVEL 1" at the bottom to "LEVEL 24" at the top.
 - The building is divided into sections: "LOBBY" at the base, "RESIDENTIAL" for the middle sections, and "MECHANICAL" at the top.

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NAME _____

CHANGING

FIGURE 10

A-600

SOUTHWEST VIEW FROM 48TH ST.

A-602



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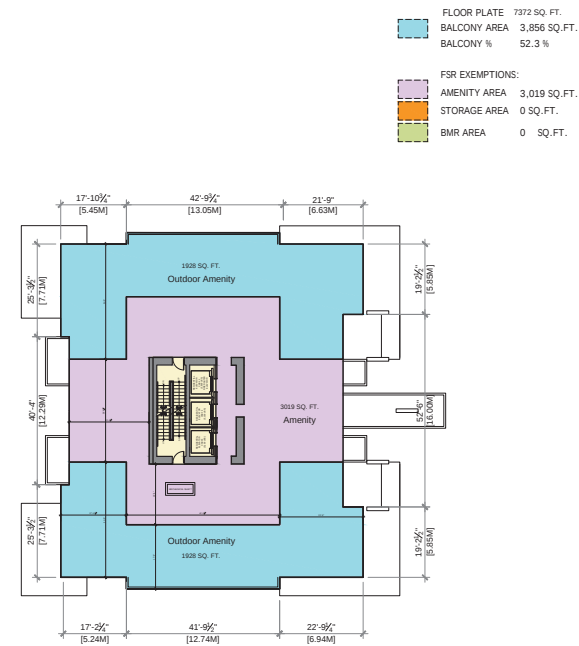
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FSR OVERLAYS

DMS 19-

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