

**DEVELOPMENT STATISTICS**

<b>CIVIC ADDRESS</b>	6 WEST 17th AVENUE VANCOUVE, BC
<b>LEGAL DESCRIPTION</b>	LOTS 12 AND 13, BLOCK 524, DISTRICT LOT 526, PLAN 2354, BLOCK 61, DISTRICT LOT 264A, NWD, PLAN 10971
<b>SITE</b>	
DIMENSIONS	41.90m X 26.67m / 26.15m (137.47' X 87.5' / 85.79')
AREA	1,106.70 sq.m. (11,912.42 sq.ft.)
<b>PROPOSED USE</b>	100% MARKET RESIDENTIAL: 2,010.74 sq.m. (21,643.43 sq.ft.)
<b>TOTAL FLOOR AREA</b>	2,010.74 sq.m. (21,643.43 sq.ft.)
<b>FLOOR SPACE RATIO</b>	1.82
<b>PROPOSED FSR EXCLUSIONS</b>	BICYCLE STORAGE: 34.24 sq.m. (368.52 sq.ft.)
	OFF STREET PARKING: 497.64 sq.m. (5,356.56 sq.ft.)
<b>PROPOSED HEIGHT</b>	
DIMENSION	10.64m (34.92')
STOREYS	2.5
<b>SETBACKS</b>	
FRONT	0.30m (0.98')
REAR	0.11m (0.36')
EAST SIDE	0.21m (0.69')
WEST SIDE	2.46m / 0.00m / 5.43m (8.07' / 0.00' / 17.81')
<b>PARKING</b>	6 REGULAR STALLS + 7 REGULAR TANDEM STALLS (14)
<b>LOADING</b>	0
<b>BICYCLE</b>	18 CLASS A SPACES

**INTENT LETTER**

THE SUBJECT PROPERTY IS A CORNER PARCEL COMPRISED OF TWO EXISTING LOTS AT THE SOUTHWEST CORNER OF WEST 17th AVENUE AND ONTARIO STREET IN THE RILEY PARK NEIGHBOURHOOD. THE RECTANGULAR SITE HAS A FRONTAGE OF 26.7m TO WEST 17th AVENUE, 41.9m TO ONTARIO STREET, AND 26.2m TO AN EAST/WEST LANE.

THE SUBJECT PROPERTY CONTAINS TURNER'S DAIRY, WHICH IS A PURPOSE BUILT DAIRY BUILDING, ORIGINALLY CONSTRUCTED IN 1913 AND SUBSEQUENTLY ADDED TO IN 1914 AND 1923. TURNER'S DAIRY IS SIGNIFICANT AS INDICATIVE OF VANCOUVER'S EARLY DEVELOPMENT, THE EARLY LOCAL DAIRY INDUSTRY AND VERNACULAR INDUSTRIAL BUILDINGS.

THE HEMANI FAMILY PURCHASED TURNER'S DAIRY IN 1978 AS A FACILITY FOR THEIR LEATHER GOODS MANUFACTURING BUSINESS. CURRENTLY, HASSAN AND AMIR HEMANI WHO WORKED IN THE DAIRY AS CHILDREN ASSEMBLING LEATHER HANDBAGS FOR THE FAMILY BUSINESS, HAVE A VISION TO SEE THE HISTORIC BUILDING REHABILITATED AND ACTIVELY USED AGAIN, AS A LEGACY TO THE SITE AND THEIR FAMILY'S HISTORY ON IT.

THE PURPOSE OF THE PROPOSED REZONING IS TO FACILITATE THE RETENTION AND REHABILITATION OF THE HISTORIC TURNER'S DAIRY BUILDING THROUGH CHANGE OF USE AND REDEVELOPMENT TO 13 FAMILY-ORIENTED, MARKET RESIDENTIAL UNITS.

**REZONING RATIONALE STATEMENT**

TURNER'S DAIRY IS CURRENTLY NON-CONFORMING TO THE RS-7 ZONING BYLAWS. RETENTION OF THE EXISTING HISTORIC BUILDING FORM WILL REQUIRE A NUMBER OF VARIANCES FROM THE RS-7 DISTRICT SCHEDULE.

VARIANCES WILL BE REQUIRED FOR:

- 4.3.1.(b) NUMBER OF STOREYS (NOT HEIGHT)
- 4.4. FRONT YARD
- 4.5. SIDE YARDS
- 4.6. REAR YARD
- 4.7. FLOOR SPACE RATIO
- 4.8. SITE COVERAGE AND IMPERMEABILITY
- 4.16. BUILDING DEPTH
- 4.17. EXTERNAL DESIGN
- 4.18. DWELLING UNIT DENSITY

**DESIGN RATIONALE**

THE RATIONALE FOR THE PROPOSED FORM OF DEVELOPMENT IS A SYNERGY BETWEEN RETAINING THE HISTORIC TURNER'S DAIRY BUILDING IN A MEANINGFUL WAY, AND CREATING HEALTHY URBAN LIVING ENVIRONMENTS.

MASSING DECISIONS ARE MADE BASED ON THE EXISTING HISTORIC BUILDING, AND THE ENVIRONMENTAL AND SOCIAL IMPORTANCE OF COURTYARD SPACES IN RELATION TO DWELLING UNITS. ONE COMMUNAL COURTYARD AND ONE BREEZEWAY ARE CREATED BY OPENING UP SECTIONS OF THE EXISTING BUILDING THAT WERE LATER, SUBORDINATE ADDITIONS TO THE ORIGINAL BUILDING, SENSIBLY LOCATED AND SIZED TO FUNCTION AS EFFECTIVE EXTERIOR SPACE FOR ADJACENT UNITS. FOUR PRIVATE COURTYARDS ARE CREATED ADJACENT TO EACH OF THE FOUR LONG-SPAN HANGING TRUSSES IN THE ORIGINAL BARN. THE EFFECT OF ALL SIX COURTYARDS IS TO HIGHLIGHT THE MASSING ARCHITECTURAL ELEMENTS OF THE ORIGINAL TURNER'S DAIRY, WHILE FACILITATING DOUBLE EXPOSURE AND SOCIAL SPACE FOR DWELLING UNITS.


ADDITIONS TO THE ORIGINAL TURNER'S DAIRY BUILDING ARE BASED ON PRINCIPLES OF MAKING CONTEMPORARY INTERVENTIONS RELATE TO HISTORIC FORMS AND MATERIALS, BUT READ HONESTLY AS NEW AND DISTINCT FROM THE ORIGINAL.

**PROPOSED SUSTAINABILITY MEASURES**

THE SUSTAINABILITY MEASURES PROPOSED FOR THE REDEVELOPMENT OF THE SUBJECT PROPERTY INVOLVE ENGAGING EXISTING ASPECTS OF THE PROPERTY AND EXISTING BUILDING.

SUSTAINABILITY MEASURES INCLUDE:

- RE-USE OF BOTH THE EXISTING TURNER'S DAIRY BUILDING AND SELECT BUILDING MATERIALS.
- DWELLINGS DESIGNED WITH MULTIPLE EXPOSURES ENABLING PASSIVE THERMAL CONTROL THROUGH CROSS VENTILATION, AND NATURAL DAYLIGHTING.
- DENSITY OF DWELLINGS ON SITE.
- LOCATION OF DWELLINGS IN CLOSE PROXIMITY TO MAIN STREET AND ONTARIO BIKE ROUTE.

PROJECT <b>TURNER DAIRY</b> 6 W 17th Avenue Vancouver, BC	NO. DATE REVISION	SCALE DATE SHEET NO. NTS MAY 16, 2017 <b>A0.1</b> DRAWN CHECKED DH IR	DRAWING TITLE DEVELOPMENT STATISTICS INTENT LETTER REZONING RATIONALE STATEMENT DESIGN RATIONALE PROPOSED SUSTAINABILITY MEASURES	 529 Carrall Street Vancouver, BC V6B 2J8 www.asirarch.net 604 688 5611
	1 151210 Civil/Planning Review			
	2 140130 Design Development			
	3 140206 Design Development - HRA Route			
	4 150200 Design Development - HRA Update			
	5 150402 Rezoning Enquiry			
6 170419 Rezoning Application				
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