PROJECT TEAM

OWNER

CONCERT PROPERTIES LTD.
JONATHAN SILCOCK
9TH FLOOR, 1190 HORNBY STREET
VANCOUVER, BC
V6Z 2K5
T: 604-602-3810
E: jsilcock@concertproperties.com

ARCHITECT

RAFII ARCHITECTS INC.
FOAD RAFII
SUITE ONE 1600 HOWE STREET
VANCOUVER, BC
V6Z 2L9
T: 604-688-3655
E: foad@rafiiarchitects.com

CONSULTING ARCHITECT

RICHARD HENRY ARCHITECT INC.
RICHARD HENRY
28 - 1020 MAINLAND STREET
VANCOUVER, BC
V6B 2T5
T: 604-683-7559
E: rhenryarchitect@telus.net

DESIGN ARCHITECT

ZGF ARCHITECTS
JUAN CRUZ MARTINEZ
355 BURRARD STREET, SUITE 350
VANCOUVER, BC
V6C 2G8
T: 604-558-8416
E: juan.CruzMartinez@zgf.com

CODE CONSULTANT

THORSON McAULEY C.P.
BARRY THORSON
769 ROSLYN BLVD.
NORTH VANCOUVER, BC
V7G 1P4
T: 604-929-8520
E: barry@brthorson.ca

LANDSCAPE ARCHITECT

DURANTE KREUK LTD.
PETER KREUK
102 - 1637 WEST 5th AVENUE
VANCOUVER, BC
V6J 1N5
T: 604-684-4611
E: peter@dkl.bc.ca

INTERIOR DESIGNER

BBA DESIGN CONSULTANTS INC.
JENNIFER BROWN
3353 WEST 4TH AVENUE
VANCOUVER, BC
V6R 1N6
T: 604-688-4434
E: jennifer@bba-design.com

STRUCTURAL ENGINEER

READ JONES CHRISTOFFERSEN LTD.
GILBERT RAYNARD
300-1285 WEST BROADWAY
VANCOUVER, BC
V6H 3X8
T: 604-738-0048
E: GRaynard@rjc.ca

ELECTRICAL ENGINEER

NEMETZ (S/A) & ASSOCIATES
STEVE NEMETZ
2009 WEST 4TH AVENUE
VANCOUVER, BC
V6J 1N3
T: 604-736-6562
E: steven@nemetz.com

MECHANICAL ENGINEER

NORMAN DISNEY & YOUNG
GEORGE STEEVES
608-1166 ALBERNI STREET
VANCOUVER, BC
V6E 323
T: 604-734-9338
E: gsteeves@ndy.com

BUILDING ENVELOPE CONSULTANT

MORRISON HERSHFIELD
SOPHIE MERCIER
310-4321 STILL CREEK DRIVE
BURNABY, BC
V5C 6S7
T: 604-454-0402
E: smercier@morrisonhershfield.com

SUSTAINABILITY CONSULTANT

RECOLLECTIVE
CHRIS KENDALL
210-128 WEST HASTINGS STREET
VANCOUVER, BC
V6B 1G8
T: 604-669-4940
E: chris@recollective.ca

CIVIL ENGINEER

APLIN & MARTIN CONSULTANTS
TODD STEWART
300-1285 WEST BROADWAY
VANCOUVER, BC
V3W 3E9
T: 604-597-9058
E: Tstewart@aplinmartin.com

LAND SURVEYOR

MATSON PECK & TOPLISS
DAVID HARRIS
320-11120 HORSESHOE WAY
RICHMOND, BC
V7A 5H7
T: 604-270-9331
E: djharris@mpt.bc.ca

ACOUSTICAL ENGINEER

BROWN STRACHAN ASSOCIATES
ANDREW FAWCETT
2 - 1290 HOMER STREET
VANCOUVER, BC
V6B 2Y5
T: 604-689-0514
E: bsa@brownstrachan.com

GEOTECHNICAL ENGINEER

GEOPACIFIC CONSULTANTS LTD.
MATT KOKAN
215-1200 WEST 73rd AVE
VANCOUVER, BC
V6P 6G5
T: 604-439-0922
E: kokan@geopacific.ca

PROJECT DATA

LEGAL DESCRIPTION

LOT 353 FALSE CREEK GROUP 1 NEW WESTMINSTER
DISTRICT PLAN EPP46205

PID: 029-631-769

MUNICIPAL ADDRESS:

1551 QUEBEC STREET, VANCOUVER, B.C.

ZONING:

CD-1 612

SITE AREA:

OVERALL SITE AREA:	279,253 SF	
BUILDING 5 SITE AREA:	52,403 SF	
PROPOSED SITE BOUNDARY:	32,765 SF	
PROPOSED PARK DEDICATION:	19,638 SF	(0.18 HECTARES)

NET FLOOR SPACE:

MAXIMUM PERMITTED:	182,222.00 SF
PROPOSED:	176,525.98 SF

SITE COVERAGE

BEFORE PARK DEDICATION	16,131 / 52,403	= 30.8%
AFTER PARK DEDICATION	16,131 / 32,896	= 49.0%

BUILDING HEIGHT

SEA LEVEL RISE BASE PLANE EL. 15.09' (4.6m) TO TOP OF PENTHOUSE ROOF SLAB

PERMITTED:	175'-0" (53.34m)
PROPOSED:	172'-8" (52.63m)

SETBACKS

PARK (WEST)	
PERMITTED	2.5m (8'-2 3/4")
PROPOSED	2.5m (8'-2 3/4")
PARK (NORTH)	
PERMITTED	2.5m (8'-2 3/4")
PROPOSED	2.5m (8'-2 3/4")
QUEBEC STREET (EAST)	
PERMITTED	3.0m (~9'-8")
PROPOSED	3.0m (~9'-8")
SWITCHMEN STREET (SOUTH)	
PERMITTED	2.0m (6'-6 3/4")
PROPOSED	2.0m (6'-6 3/4")

LOADING

CLASS A:	N/A
CLASS B:	N/A
CLASS C:	N/A

AREA SUMMARY

LEVELS	RESIDENTIAL GROSS UNITS *	COMMON	GROSS RES.	EXCLUSION STORAGE	NET FSR	AREAS NOT INCLUDED IN FSR AMENITY	ROOF DECK	BALCONY		GROSS INTERIOR **	GROSS BUILDABLE ***
LEVEL 1	5,882.34 SF	4,934.20 SF	10,816.54 SF	95.00 SF	10,721.54 SF	1,763.27 SF	0.00 SF	0.00 SF		12,579.81 SF	12,579.81 SF
LEVEL 2	5,957.74 SF	1,318.57 SF	7,276.31 SF	36.00 SF	7,240.31 SF	4,059.69 SF	94.83 SF	280.00 SF	3.9 %	11,336.00 SF	11,710.83 SF
LEVEL 3	6,371.84 SF	1,217.60 SF	7,589.44 SF	155.00 SF	7,434.44 SF	4,361.04 SF	3,071.14 SF	612.10 SF	8.2 %	11,950.48 SF	15,633.72 SF
LEVEL 4	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 5	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 6	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 7	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 8	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 9	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 10	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 11	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 12	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 13	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 SF	0.00 SF	1,224.47 SF	10.4%	11,990.50 SF	13,214.97 SF
LEVEL 14	9,801.62 SF	1,085.84 SF	10,887.46 SF	158.00 SF	10,729.46 SF	0.00 SF	1,767.00 SF	829.15 SF	7.7%	10,887.46 SF	13,483.61 SF
LEVEL 15	9,301.69 SF	1,073.18 SF	10,374.87 SF	158.00 SF	10,216.87 SF	0.00 SF	732.52 SF	609.63 SF	6.0%	10,374.87 SF	11,717.02 SF
LEVEL 16	6,152.57 SF	477.00 SF	6,629.57 SF	40.00 SF	6,589.57 SF	0.00 SF	3,146.14 SF	0.00 SF		6,629.57 SF	9,775.71 SF
LEVEL 17	5,406.07 SF	477.00 SF	5,883.07 SF	40.00 SF	5,843.07 SF	0.00 SF	746.17 SF	0.00 SF		5,883.07 SF	6,629.24 SF
LEVEL 18 (MECH)	0.00 SF	535.72 SF	535.72 SF	0.00 SF	535.72 SF	0.00 SF	0.00 SF	0.00 SF		535.72 SF	535.72 SF
	156,798.97 SF	23,099.01 SF	179,897.98 SF	3,372.00 SF	176,525.98 SF	10,184.00 SF	9,557.80 SF	14,575.58 SF	8.3%	190,081.98 SF	214,215.36 SF
				MAX PERMITTED FSR:	182,222.00 SF		MAX PERMITTED BALCONY - 12.0%				
				REMAINING FSR:	5,696.02 SF						

GENERAL NOTES:
- GROSS RESIDENTIAL AREA = UNITS + COMMON
- NET FSR = GROSS RESIDENTIAL AREA - STORAGE
- COVERED EXTERIOR AREAS ON LEVEL 3, 14, AND 15 ARE INCLUDED IN FSR, COVERED EXTERIOR AREAS ADJACENT TO AMENITY SPACE ARE CONSIDERED AMENITY

* - UNIT AREA INCLUDES STORAGE ROOM AREAS.
** - GROSS INTERIOR AREA = GROSS RESIDENTIAL + AMENITY
*** - GROSS BUILDABLE = GROSS RESIDENTIAL + AMENITY + ROOF DECK + BALCONY

PARKING SUMMARY

PARKING REQUIREMENTS AS PER VANCOUVER ZONING BYLAW - SECTION 4 - 4.5A.1

MINIMUM (THE LESSER OF):	
1 SPACE PER 1,507 sf (140m2) OF TOTAL RESIDENTIAL GROSS FLOOR AREA	179,898 SF / 1,507 = 120 SPACES
OR	OR
1 SPACE PER UNIT	91 SPACES
MAXIMUM:	
+0.50 SPACE FOR EACH UNIT AREA LESS THAN 538 SF (50m2)	0.50 x 0 UNITS = 0 SPACES
+0.65 SPACE FOR EACH UNIT AREA BETWEEN 538 - 2034 SF (50m2 - 189m2)	0.65 x 72 UNITS = 47 SPACES
+1 SPACE PER 1,507 SF (140m2) OF RESIDENTIAL GROSS FLOOR AREA (OF SUITES BETWEEN 538 - 2034 SF) = 156,799 SF - 52,311 SF(UNITS OVER 2034 sf) =	104,488 SF / 1,507 = 70 SPACES
+2.00 SPACE FOR EACH UNIT AREA OVER 2034 SF (189m2)	2.00 x 19 UNITS = 38 SPACES
TOTAL MAXIMUM:	155 SPACES
VISITOR PARKING:	
MINIMUM - 0.075 SPACE FOR EVERY UNIT	0.075 x 91 = 7 SPACES
MAXIMUM - 0.15 SPACE FOR EVERY UNIT	0.15 x 91 = 14 SPACES
TOTAL MINIMUM REQUIRED PARKING (RESIDENTIAL + VISITOR):	91 + 7 = 98 SPACES
HC PARKING (1 + 0.034 FOR EVERY UNIT):	1 + (0.034 x 91) = 5 SPACES
SMALL CAR MAXIMUM (25% OF TOTAL PARKING PROVIDED)	0.25 x 155 = 39 SPACES
E.V. FITTED MINIMUM (20% OF TOTAL PARKING PROVIDED)	0.20 x 155 = 31 SPACES
E.V. REQUIRED MINIMUM (3% OF TOTAL PARKING PROVIDED)	0.03 x 155 = 5 SPACES

PARKING PROVIDED

TYPE	COUNT
EV FITTED STALL	55
EV STALL	6
HC STALL	5
REGULAR STALL	71
SMALL CAR STALL	18
	155

BICYCLE STORAGE

CLASS A:	REQUIRED/PERMISSIBLE	PROVIDED
MINIMUM 1.25 SPACES FOR EVERY UNIT	114 SPACES	114 SPACES
HORIZONTAL SPACES MIN. 50% REQUIRED	57 SPACES	0 SPACES
VERTICAL SPACES MAX. 30% PERMISSIBLE	35 SPACES	0 SPACES
BIKE LOCKERS: MIN. 20% REQUIRED	23 SPACES	114 SPACES
CLASS B:		
MINIMUM 6 SPACES	6 SPACES	6 SPACES

UNIT SUMMARY

OVERALL UNIT COUNT (TYPE/LEVEL)

LEVELS	1B+D	TH	2BED	2B+D	3 BED	3B+D	PH	TOTAL
LEVEL 1	1 *	4	1	0	0	0	0	6
LEVEL 2	0	0	0	0	0	1	0	1
LEVEL 3	0	0	0	4	0	0	0	4
LEVEL 4	0	0	2	5	0	0	0	7
LEVEL 5	0	0	2	5	0	0	0	7
LEVEL 6	0	0	2	5	0	0	0	7
LEVEL 7	0	0	2	5	0	0	0	7
LEVEL 8	0	0	2	5	0	0	0	7
LEVEL 9	0	0	2	5	0	0	0	7
LEVEL 10	0	0	2	5	0	0	0	7
LEVEL 11	0	0	2	5	0	0	0	7
LEVEL 12	0	0	2	5	0	0	0	7
LEVEL 13	0	0	2	5	0	0	0	7
LEVEL 14	0	0	0	0	2	1	1	4
LEVEL 15	0	0	0	0	2	1	1	4
LEVEL 16	0	0	0	0	0	0	1	1
LEVEL 17	0	0	0	0	0	0	1	1
	1	4	21	54	4	3	4	91

* - MANAGERS SUITE

DETAILED UNIT MIX

NAME	UNIT TYPE	GROSS AREA *	LEVEL	COUNT
UNIT-101	2B	1,422 SF	LEVEL 1	1
UNIT-201	3B+D	2,325 SF	LEVEL 2	1
UNIT-A	2B+D	1,462 SF	LEVEL 4-13	10
UNIT-A1	2B+D	1,397 SF	LEVEL 3	1
UNIT-B	2B+D	1,464 SF	LEVEL 3-13	11
UNIT-C	2B+D	1,473 SF	LEVEL 3-13	11
UNIT-D	2B+D	2,038 SF	LEVEL 3-13	11
UNIT-D1	3B+D	2,965 SF	LEVEL 14-15	2
UNIT-E	2B	1,170 SF	LEVEL 4-13	10
UNIT-E1	3B	1,332 SF	LEVEL 14-15	2
UNIT-F	2B	1,245 SF	LEVEL 4-13	10
UNIT-F1	3B	1,409 SF	LEVEL 14-15	2
UNIT-G	2B+D	1,941 SF	LEVEL 4-13	10
TH-1	TH	1,325 SF	LEVEL 1-2	1
TH-2	TH	1,383 SF	LEVEL 1-2	1
TH-3	TH	1,569 SF	LEVEL 1-2	1
TH-4	TH	3,061 SF	LEVEL 1-2	1
PH 1401	PH	3,855 SF	LEVEL 14	1
PH 1501	PH	3,163 SF	LEVEL 15	1
PH 1601	PH	6,153 SF	LEVEL 16	1
PH 1701	PH	5,406 SF	LEVEL 17	1
MANAGER	1B+D	754 SF	LEVEL 1	1
				91

* - GROSS UNIT AREA INCLUDES STORAGE ROOMS

Copyright Reserved
This plan and design are, and at all times remain the exclusive property of the architect/designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2018-04-25	ISSUED FOR D.P.	FR

ZGF
RAFII ARCHITECTS INC.
TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA
Members of Architectural Institute of B.C.

Client: CONCERT™

Project: 1551 QUEBEC STREET
THE CREEK BUILDING 5

Drawing Title: PROJECT DATA

Date: APRIL 2018
Project No.: 11-04-05
Scale:
Drawn By: FMA
File Name: D:\PROJECTS\11-04-05\11-04-05 BUILDING 5 CENTRAL (mark).vwt
Drawing No.: A0-1

25/04/2018 2:05:16 PM D:\PROJECTS\11-04-05\11-04-05 BUILDING 5 CENTRAL (mark).vwt