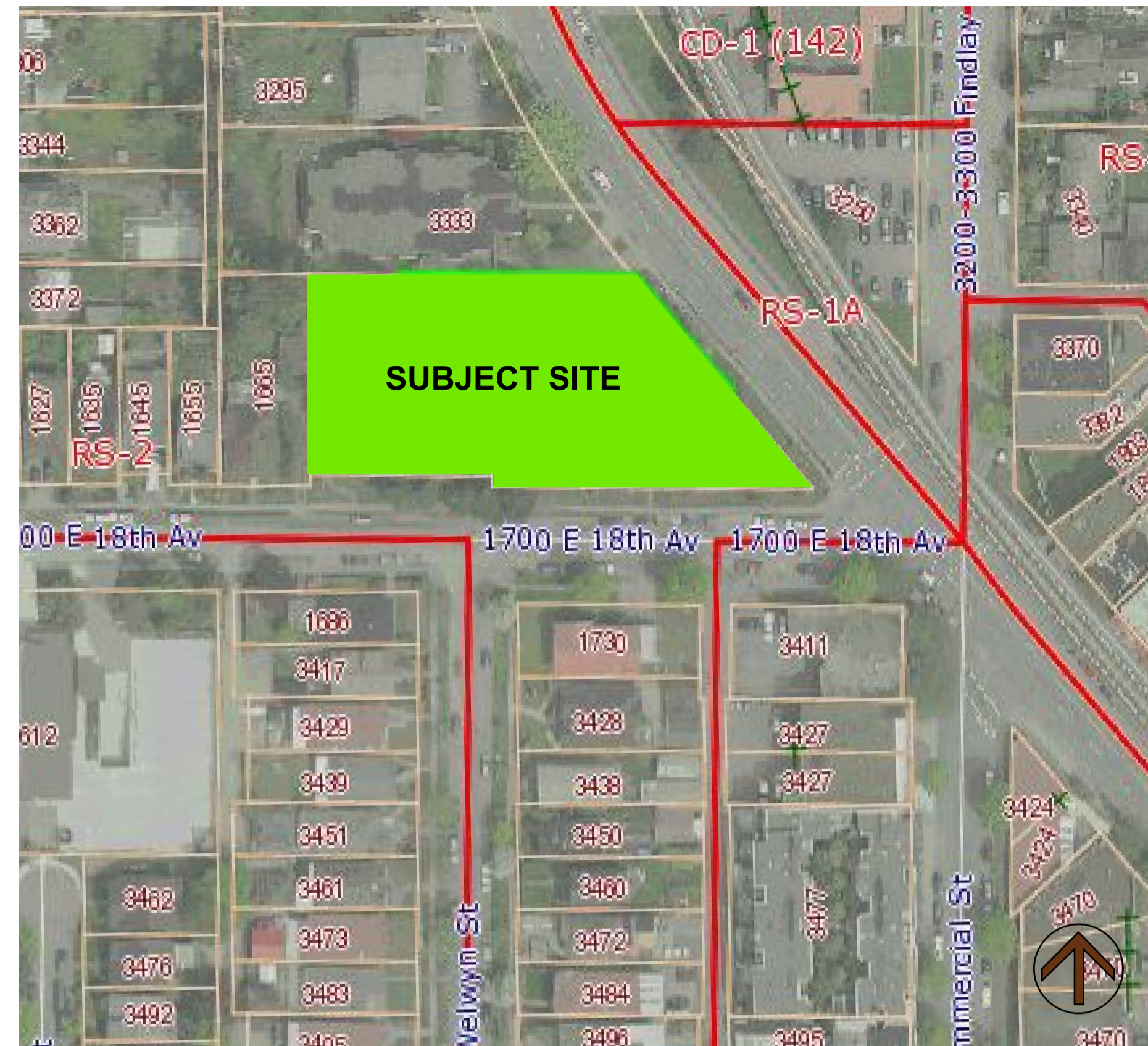


Residential development at 3365, Commercial drive, 1695,1707,1733,1775, 18th Avenue, Vancouver B.C.



STATISTICS: Rental Lot (SUB-AREA 01)

CIVIC ADDRESS: 3365 Commercial drive, City of Vancouver, B.C.

LEGAL DESCRIPTION: TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD) BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

CURRENT ZONING: RS-2
PROPOSED ZONING: CD-1

TOTAL SITE AREA:	3,261.8	SQ.M.	(35,110.0 SQ.FT.)
SUB AREA #1- IRP:	2,683.5	SQ.M.	(28,885.0 SQ.FT.)

BUILDING COVERAGE
ALLOWED: N/A
PROPOSED:

BUILDING HEIGHT
ALLOWED:
PROPOSED: 18.34M (60.17 Ft.) to top of Tower element (6 storeys)

FRONT YARD SETBACK (18th Ave.)
PROPOSED: 0.9 METERS

FRONT YARD SETBACK (Com. Dr.)
PROPOSED: 2.13 METERS

REAR YARD SETBACK (N)
PROPOSED: 0.2 METERS

SIDE YARD SETBACK (W)
PROPOSED: 2.01 METERS

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL):	1,338.1	SQ.M.	(14,403.0 SQ.FT.) +	1710.0 SQ.FT. STOR.+ AM)
2ND FLOOR (RESIDENTIAL):	1,416.1	SQ.M.	(15,243.0 SQ.FT.) +	932.0 SQ.FT. STORAGE)
3RD FLOOR (RESIDENTIAL):	1,424.5	SQ.M.	(15,333.0 SQ.FT.) +	842.0 SQ.FT. STORAGE)
4TH FLOOR (RESIDENTIAL):	1,101.0	SQ.M.	(11,851.0 SQ.FT.) +	874.0 SQ.FT. STORAGE)
5TH FLOOR (RESIDENTIAL):	824.9	SQ.M.	(8,879.0 SQ.FT.) +	541.0 SQ.FT. STORAGE)
6TH FLOOR (RESIDENTIAL):	734.6	SQ.M.	(7,907.0 SQ.FT.) +	439.0 SQ.FT. STORAGE)
TOTAL FLOOR AREA:	6839.1	SQ.M.	73616.0 SQ.FT.)	5338.0 SQ.FT. STORAGE)

FLOOR SPACE RATIO - FSR: 2.55

COMBINED FLOOR AREA: 7393.7 SQ.M. 79586.0 SQ.FT.) - 5437.0 SQ.FT. STORAGE)

COMBINED - FSR: 2.27

APARTMENT UNIT BREAKDOWN:

39 STUDIO UNITS	417 SQ.FT.	35 %
32 ONE BEDROOM UNITS	561 SQ.FT.	29 %
26 TWO BEDROOM UNITS	748 SQ.FT.	23 %
14 THREE BEDROOM UNITS	951 SQ.FT.	13 %
111 UNITS TOTAL	100 %	

STATISTICS: Fee Simple Lot (SUB-AREA 02)

CIVIC ADDRESS: 3365 Commercial drive, City of Vancouver, B.C.

LEGAL DESCRIPTION: TOPOGRAPHIC PLAN OF LOTS 1, 2, AND 3 (EXCEPT THE SOUTH 7 FEET NOW ROAD) BLOCK A, PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753 PLAN 1795; AND LOTS 4 AND 5, BLOCKS A AND B, PLAN 8865; ALL OF DISTRICT LOT 753

CURRENT ZONING: RS-2
PROPOSED ZONING: CD-1

TOTAL SITE AREA:	3,261.8	SQ.M.	(35,110.0 SQ.FT.)
SUB AREA #2- FEE SIMPLE:	578.3	SQ.M.	(6,225.0 SQ.FT.)

BUILDING COVERAGE
ALLOWED: N/A
PROPOSED:

BUILDING HEIGHT
ALLOWED:
PROPOSED: 9.41 METERS (30.87 Ft.) -top of Ridge of heritage house (3 storeys)

FRONT YARD SETBACK (18th Ave.)
PROPOSED: 2.74 METERS (Heritage house)

REAR YARD SETBACK (N)
PROPOSED: 1.83 METERS (INFILL HOUSING)

SIDE YARD SETBACK (W)
PROPOSED: 1.83 METERS (Heritage house)

SIDE YARD SETBACK
PROPOSED: 2.74 METERS (INFILL HOUSING)

PROPOSED FLOOR AREA BREAKDOWN:

1ST FLOOR (RESIDENTIAL):	184.3	SQ.M.	(1,984.0 SQ.FT.) +	33.0 SQ.FT. STOR.+ AM)
2ND FLOOR (RESIDENTIAL):	185.2	SQ.M.	(1,993.0 SQ.FT.) +	33.0 SQ.FT. STORAGE)
3RD FLOOR (RESIDENTIAL):	185.2	SQ.M.	(1,993.0 SQ.FT.) +	33.0 SQ.FT. STORAGE)
TOTAL FLOOR AREA:	554.6	SQ.M.	5970.0 SQ.FT.)	99.0 SQ.FT. STORAGE)

FLOOR SPACE RATIO - FSR: 0.96

APARTMENT UNIT BREAKDOWN:

HERITAGE HOUSE	UNIT AREA	TOTAL AREA
1 THREE BEDROOM UNIT	1421 SQ.FT.	
1 THREE BEDROOM UNIT	1363 SQ.FT.	2784 SQ.FT.
TOWN HOUSE		
2 THREE BEDROOM UNITS	1593 SQ.FT.	3186 SQ.FT.
4 UNITS TOTAL		5970 SQ.FT.

THE AREA OF EXISTING HERITAGE HOUSE IS 2156 SQ.FT.

VEHICLE PARKING (SUB-AREA 01):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 78,910.00 SQ.FT. MIN. 1 SPACE/125 SQ.M. PER TABLE 4.5B = 58.6 SPACES

20% REDUCTION PER TABLE 4.5B NA = -0.0 SPACES

CAR SHARE SUBSTITUTION: 2 CARS @ 1:5 RATIO = -8.0 SPACES

RESIDENT PARKING REQUIRED : 50.6 SPACES

REQUIRED DISABILITY PARKING: 1 + 0.034 SPACES X 104 UNITS PER 4.8.4 = (4.6 SPACES OF TOTAL)

RESIDENT VISITOR PARKING REQUIRED: 7.5% TOTAL UNITS PER TABLE 4.5B = 8.4 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 60.0 SPACES

MAXIMUM RESIDENT PARKING : (MIN.REQ.) + 0.5 (104 UNITS) = 106.1 SPACES

MAXIMUM VISITOR PARKING : 0.15 (104 UNITS) = 16.7 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 47.0 SPACES

ACCESSIBLE BELOW GRADE PARKING GARAGE: = 12.0 SPACES (6 PHYSICAL)

VISITOR BELOW GRADE PARKING GARAGE: = 8.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 67.0 SPACES

PROVIDED LOADING : PARKADE = 2 CLASS B SPACE

TOTAL SMALL CARS ALLOWED (25%) = < 17.0 = 14.0 SMALL CARS PROVIDED

BICYCLE PARKING (SUB-AREA 01):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 112 UNITS = 140 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) = 28 SPACES	
	HORIZONTAL SPACES IN BIKE ROOMS = 79 SPACES	
	STACK RACK SPACES IN BIKE ROOMS = 0 SPACES	
	(TOTAL HORIZONTAL SPACES) = 107 SPACES	
	VERTICAL SPACES IN BIKE ROOMS = 32 SPACES	
TOTAL:	140 SPACES	139 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%) = 69.5 SPACES	(70 SPACES OF TOTAL)
	OF TOTAL	
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT = 6.0 SPACES	6 SPACES

VEHICLE PARKING (SUB-AREA 02):

REQUIRED / SECURED MARKET RENTAL HOUSING - RESIDENTIAL :

GROSS RESIDENTIAL AREA : 5,970.00 SQ.FT.

RESIDENT PARKING REQUIRED : PER TABLE: 4.2.1.13 = 5.2 SPACES

TOTAL RESIDENT + VISITOR PARKING REQUIRED : 6.0 SPACES

PROVIDED / RESIDENTIAL :

RESIDENTS BELOW GRADE PARKING GARAGE: = 10.0 SPACES

TOTAL RESIDENT + VISITOR PARKING PROVIDED : 10.0 SPACES

TOTAL SMALL CARS = 3.0 SMALL CARS PROVIDED

BICYCLE PARKING (SUB-AREA 02):

RESIDENTIAL	REQUIRED	PROVIDED
CLASS A AS PER 6.2.1.2	1.25 SPACES x 6 UNITS = 5 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) = 10 SPACES	
	HORIZONTAL SPACES IN BIKE ROOMS = 0 SPACES	
	STACK RACK SPACES IN BIKE ROOMS = 0 SPACES	
	(TOTAL HORIZONTAL SPACES) = 10 SPACES	
	VERTICAL SPACES IN BIKE ROOMS = 0 SPACES	
TOTAL PROVIDED:	5 SPACES	10 SPACES
AS PER 6.3.21	TOTAL W/ ELECTRICAL OUTLET (50%) = 5 SPACES	(5 SPACES OF TOTAL)
	OF TOTAL	
CLASS B AS PER 6.2.1.2	6 SPACES PER DEVELOPMENT = 6.0 SPACES	6 SPACES

LEED for Homes Mid-rise Simplified Project Checklist

Project Name: Century Development Group
Project Team Leader (P): National Council
Project Address (Street/City/State): 3365 Commercial Drive, Vancouver

Building Type: Mid-rise multi-family
of Units: 111
Certification Level: Platinum

LEED for Homes Mid-rise Simplified Project Checklist

Section	Requirement	Min	Max	Project Points	Notes	
Integrated Project Planning (IPP)	1.1 Professional Rating	1	1	1	Targeted	
	1.2 Energy Commission for MRD-RS	1	1	1	Targeted	
	1.3 Professional Consultation with Respect to LEED for Homes	1	1	1	Targeted	
	1.4 Design Charrette	1	1	1	Targeted	
	1.5 Building Orientation for Solar Design	1	1	1	Targeted	
	Sustainability Management (SM)	2.1 Sustainability Management Plan	1	1	1	Targeted
		2.2 Sustainability Management Plan	1	1	1	Targeted
		2.3 Sustainability Management Plan	1	1	1	Targeted
		2.4 Sustainability Management Plan	1	1	1	Targeted
		2.5 Sustainability Management Plan	1	1	1	Targeted
		2.6 Sustainability Management Plan	1	1	1	Targeted
	Location and Linkages (LL)	3.1 LEED for Neighborhood Development	1	1	1	Targeted
		3.2 Site Access	1	1	1	Targeted
		3.3 Pedestrian Connections	1	1	1	Targeted
		3.4 Pedestrian Connections	1	1	1	Targeted
3.5 Pedestrian Connections		1	1	1	Targeted	
3.6 Pedestrian Connections		1	1	1	Targeted	
3.7 Pedestrian Connections		1	1	1	Targeted	
3.8 Pedestrian Connections		1	1	1	Targeted	
3.9 Pedestrian Connections		1	1	1	Targeted	
3.10 Pedestrian Connections		1	1	1	Targeted	
Sustainable Sites (SS)	4.1 Water Conservation	1	1	1	Targeted	
	4.2 Water Conservation	1	1	1	Targeted	
	4.3 Water Conservation	1	1	1	Targeted	
	4.4 Water Conservation	1	1	1	Targeted	
	4.5 Water Conservation	1	1	1	Targeted	
	4.6 Water Conservation	1	1	1	Targeted	
	4.7 Water Conservation	1	1	1	Targeted	
	4.8 Water Conservation	1	1	1	Targeted	
	4.9 Water Conservation	1	1	1	Targeted	
	4.10 Water Conservation	1	1	1	Targeted	

NO - DATE - ISSUE -

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PROJECT -
Residential Development
-
3365 Commercial Drive
Vancouver, BC

DRAWING TITLE -
Cover page

SCALE - 1/18" = 1'-0" SHEET NO. -
DATE - Nov., 2016 A0.CO/R1
DRAWN - PS
CHECKED - PROJ NO - 1304