

# Canadian Cancer Society Cancer Prevention and Survivorship Centre

**ISSUED FOR DEVELOPMENT PERMIT SUBMISSION**

**August 3, 2018**



## PROJECT STATISTICS

<b>LEGAL DESCRIPTION</b>	Parcel A Block 360 District Lot 526 Group 1 New Westminster District Plan LMP50772	
<b>CIVIC ADDRESS</b>	#565-575 W. 10th Ave, Vancouver	
<b>ZONING</b>	C3-A Commercial Zone	
<b>SITE AREA</b>	2323.5 m <sup>2</sup>	
<b>PROPOSED USE</b>	Hotel (Lodge Rooms - 64 Beds) Office	
<b>SETBACKS</b>	<u>Permitted</u>	<u>Proposed</u>
Front Yard	0.0 m	1.0 m (proposed addition)
Rear Yard	3.1 m (to C/L of lane)	9.7 m (to C/L of lane)
Side Yard (East)	0.0 m	0.0 m
Side Yard (West)	0.0 m	1.5 m (existing building) 2.1 m (proposed addition)

## BUILDING HEIGHT

Height Permitted: 9.2m  
Base Surface (established from existing grades): 30.61  
Existing Height of 4 Storey (+ Basement) Offices: 16.00 m  
Existing Height of 2 Storey (+ Basement) Lodges: 9.06 m  
Proposed Height of Addition: 13.21 m

## FSR STATEMENT

Outright Allowable FSR (Floor Space Ratio): 1.00 (2 323 m<sup>2</sup>)  
Conditional Allowable FSR: to max of 3.00 (6 969 m<sup>2</sup>)

Existing FSR: 1.87 (4 341.8 m<sup>2</sup>) *Relaxed per Previous DE*

Proposed Floor Area: 6 809.2 m<sup>2</sup>

**FSR Exclusions:**  
Residential Balconies: 66.4 m<sup>2</sup>  
Residential Storage: 95.6 m<sup>2</sup>  
Amenity Space: 400.9 m<sup>2</sup>  
Amenity Exterior: 47.7 m<sup>2</sup>  
Atrium: 173.3 m<sup>2</sup>  
Parking, Bicycle & Mechanical: 1 138.7 m<sup>2</sup>

Proposed FSR: 2.10 (4 886.6 m<sup>2</sup>)

## PARKING, LOADING & BICYCLE

(Refer to R.F. Binnie & Associates Traffic Report)

**VEHICLE**  
Parking By-Law Requirement: 73 Parking Stalls  
Existing Parking Stalls: 45 Parking Stalls

**Proposed Parking Stalls :** 45 Parking Stalls total  
36 interior (to remain per existing)  
7 exterior stalls (reconfigured)

**BICYCLE**  
Class A - Horizontal 17  
Class A - Vertical 13  
Class A Total Bicycle Spaces 30  
Class B - Rack Spaces 7

**LOADING**  
Class A 1  
Class B 2  
Total Loading spaces 3

## DRAWING LIST

A0.00	Cover
A1.00	Context Plan & Elevations
A1.01	Site Plan
A1.02	Shadow Studies
A1.03	Shadow Studies
A2.00	Level P Plan
A2.01	Level 1 Plan
A2.02	Level 2 Plan
A2.03	Level 3 Plan
A2.04	Level 4 Plan
A2.05	Roof Plan
A3.00	Long Sections
A3.01	Cross Sections
A3.02	Cross Sections
A4.00	Exterior Elevations
A4.01	Exterior Elevations
A4.02	Exterior Elevations
A4.03	Exterior Elevations
A4.10	Exterior Elevation Axo Details
D1.01	Demo Site Plan
D2.00	Level P Plan - Demo
D2.01	Level 1 Plan - Demo
D2.02	Level 2 Plan - Demo
D2.03	Level 3 Plan - Demo
D2.04	Level 4 Plan - Demo
D4.00	Exterior Elevations Demo
D4.01	Exterior Elevations Demo

<b>Owner</b> Canadian Cancer Society 565 West 10th Avenue Vancouver, BC V5Z 4J4 Andrea Seale Executive Director BC Yukon 604 219 1020 Andrea.Seale@bc.cancer.ca	<b>Project Manager</b> Colliers International 200 Granville Street, 19th Floor Vancouver BC V6C 2R6 Justen Hardcourt, Vice President 604 692 1494 justen.harcourt@colliers.com	<b>Architect</b> SHAPE Architecture Inc. 534 West Pender Street Vancouver, BC V6B 1V3 Alec Smith, Architect, AIBC, Principal 604 687 4457 a.smith@shapearchitecture.ca  Secondary Contact: Dea Knight 604 687 4457 d.knight@shapearchitecture.ca	<b>Structural</b> Read Jones Christoffersen Ltd. 300 - 1285 West Broadway Vancouver, BC V6H 3X8 CC Yao, PhD, P.Eng., Struct.Eng. 604 738 0048 CYao@rjc.ca  Secondary Contact: Pat Elischer, B.ASc, MBA, P.Eng., PE (CA, OR, WA), LEED® AP 778 728-0480 PElischer@rjc.ca	<b>Mechanical</b> AME Group 1100 - 808 W Hastings St. Vancouver, BC V6J 1N3 Marie-France Venneri P.Eng., LEED AP marievenneri@amegroup.ca 604-366-6220	<b>Electrical</b> Nemetz & Associates Ltd. 2009 West 4th Avenue Vancouver, BC V6J 1N3 Steve Nemetz, P.Eng 604-736-6562 steven@nemetz.com  Secondary Contact: Karl Nylund 604-736-6562 karl@nemetz.com	<b>Building Code + CP</b> Jensen Hughes 1195 W Broadway, Suite 228 Vancouver, BC V6H 3X5 Bruce Campbell 604 260-6800 bcampbell2@jensenhughes.com  Secondary Contact: Lawrence Dobbs 604 259 6479 ldobbs@jensenhughes.com	<b>Landscape</b> Johnathan Losee Ltd. 102 - 1661 W 2nd Avenue Vancouver, B.C. V6J1H3 Johnathan Losee 604-669-1003 jon@jonathanlosee.com	<b>Building Envelope</b> Entuitive 1510-1075 West Georgia Street Vancouver, BC V6E 3C9 Mike Lembke B.Arch.Sc., Eng.L., LEED® AP Principal 604 418-2298 mike.lembke@entuitive.com	<b>Traffic Consultant</b> R.F. Binnie & Associates Ltd. 300-4940 Canada Way Burnaby, BC V5G 4M5 Amy Choh P.Eng., PMP Senior Project Manager 778 945-6138 AChoh@binnie.com
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