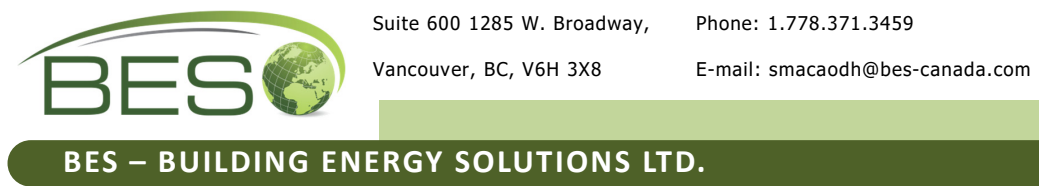


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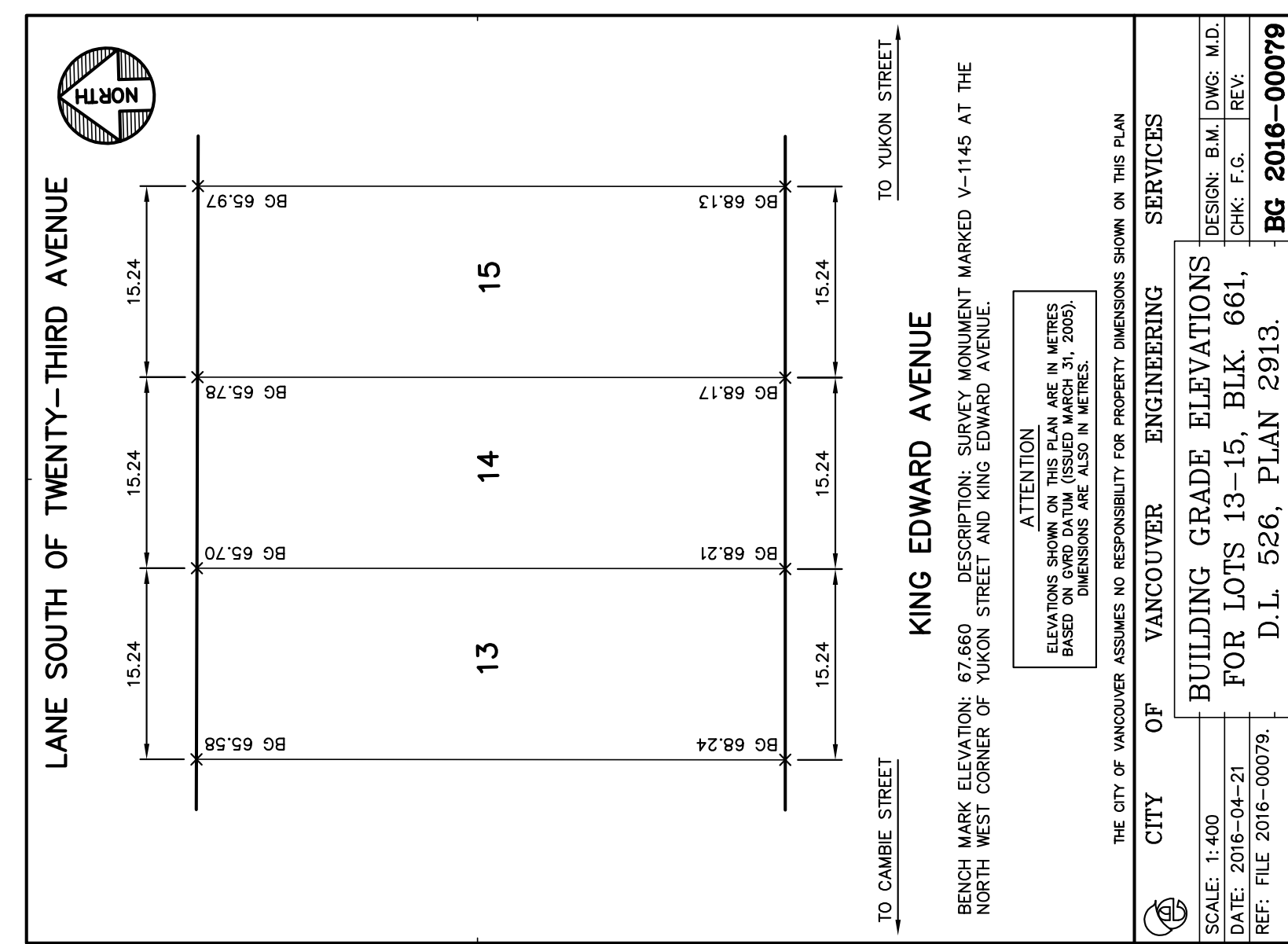
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- LEED AP Homes
- The project team involved in the design of the proposed development has all required skill sets and LEED credentials such as LEED AP BD+C and LEED AP Homes.

LEED v4 Checklist

Category	Requirement	Points	Notes	
1. Project Description	1.1 Integrate Process	2	Integrative Process	
	1.2 Location and Transportation	14	Location and Transportation	
	1.3 Sustainable Sites	3	Sustainable Sites	
	1.4 Water Efficiency	10	Water Efficiency	
	1.5 Energy and Atmosphere	18	Energy and Atmosphere	
	1.6 Materials and Resources	6	Materials and Resources	
	1.7 Indoor Environmental Quality	9	Indoor Environmental Quality	
	1.8 Innovation	3	Innovation	
	Total		65	

BUILDING GRADE ELEVATIONS



To: Dale Staples - Integra Architecture
 From: Fraser Newton
 Subject: Sustainable Design Strategy - 431-455 West King Edward Avenue
 Date: October 19, 2018
 CC: Sean Mac Aodh - BES (Managing Director); Steven Arnold - BES (Director of Operations); Ronil Rabari - BES (Energy Specialist); Andriana Beauchemin - EcoAmmo (LEED for Homes Provider)

1. Project Description
 The proposed development's sustainability goals are to provide high value development that meets or exceeds the City of Vancouver's sustainability requirements. The strategies being explored will be collaboratively developed through an integrated design process, designing for LEED Gold certification and building simulations for energy analysis.

The proposed development located at 431-455 West King Edward Avenue is comprised of thirty-eight (38) apartment units and six (6) townhouses. The proposed development is currently tracking 65 points on the LEED v4 for building design and construction: Homes and Multifamily Lowrise. Throughout design development, the possible credits will be evaluated for suitability and environment benefit. The final selection of targeted credits may be different than those presented here.

2. LEED v4 for Building Design and Construction: Homes and Multifamily Lowrise
 The project meets the LEED v4 Gold certification requirement achieving total 65 points. Please refer to the official checklist at the end of this document. The EcoAmmo Group will oversee the certification process as LEED for Homes Provider.

Credit	Points
Integrative Process	2
Location and Transportation	14
Sustainable Sites	3
Water Efficiency	10
Energy and Atmosphere	18
Materials and Resources	6
Indoor Environmental Quality	9
Innovation	3
Total	65

PROJECT: Multi-Family Residential Rental
 ISSUE: Development Permit Application (RZ-2016-00012)
 PROJECT OWNER: 1022003 BC Ltd., c/o BTY Group, 2288 Manitoba St., Vancouver, BC, V5Y 4B5, 604.734.6419, Nicolas Burrows
 PROJECT ARCHITECT: Integra Architecture Inc., 2330-200 Granville St., Vancouver, V6C 1S4, 604.688.4220, Dale Staples Architect ABCC
 CIVIC ADDRESS: 431, 443, 455 West King Edward Ave, Vancouver BC
 LEGAL DESCRIPTION: Lot A, Block 661, District Lot 526, Group 1, New Westminster District, Plan EPP85353. (LNLS Metro Vancouver Land Surveyors, dated Oct 26, 2018)
 CAMBIE CORRIDOR GUIDELINES: Phase 2: Core Area (Arterial Focus)
 NEIGHBOURHOOD: Cambie Village 4.1.5 King Edward - Heather to Columbia Street

Project No. 18456
 Date: MAY 03/ 2019

GROSS SITE AREA - (FOR FSR)	0.214 hectare	23,088.6 sq.ft.	2,145.00 m2
KING ED ROAD DEDICATION 0.75M	0.008 hectare	369.1 sq.ft.	34.29 m2
NET SITE AREA - (NOT FOR FSR)	0.206 hectare	22,719.5 sq.ft.	2,110.71 m2
MAX FSR - (GROSS SITE AREA)	CD-1 DRAFT	2.01 FSR	46,408.1 sq.ft.
PROPOSED AREA FOR FSR (w/ exclusions)	2.00 FSR	46,072.2 sq.ft.	4,280.21 m2

TOTAL GROSS FLOOR AREA:	NO UNITS	APARTMENT GFA	TOWNHOUSES GFA	TOTAL GFA AREA
PARKING P1 (A-2.000)	0	369.44		369 sq.ft. 34.32 m2
COURTYARD LEVEL (A-2.050)	10	3,828.13	4,268.66	8,097 sq.ft. 752.21 m2
1ST FLOOR (A-2.100)	9	9,388.36	4,268.66	13,657 sq.ft. 1,268.77 m2
2ND FLOOR (A-2.200)	9	9,629.49	0.00	9,629 sq.ft. 894.60 m2
3RD FLOOR (A-2.300)	9	9,629.49	0.00	9,629 sq.ft. 894.60 m2
4TH FLOOR (A-2.400)	7	6,533.43	0.00	6,533 sq.ft. 606.97 m2
TOTAL PROPOSED GFA	44	39,378.34 sq.ft.	8,537.32 sq.ft.	47,916 sq.ft. 4,451.47 m2

GFA EXCLUSIONS:	AMENITY AREA	UNIT STORAGE EXCLUSION	EXCLUSION FOR WALL THICKNESS	TOTAL FSR EXCLUSIONS
		-726.84 sq.ft.	-637.45 sq.ft.	-1,364.29 sq.ft.
			1% of GFA Section 10.33.1	-49.81 sq.ft.
				-1,814.10 sq.ft. -171.26 m2

PROPOSED AREA FOR FSR (w/ exclusions)	2.00	46,072 sq.ft.	4,280.21 m2
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COMMON AREA (excluding amenity)	COMMON AREA
PARKING P1	369.4 sq.ft. 34.32 m2
COURTYARD LEVEL	161.9 sq.ft. 15.04 m2
1ST FLOOR	1,497.0 sq.ft. 139.07 m2
2ND FLOOR	965.5 sq.ft. 89.69 m2
3RD FLOOR	965.5 sq.ft. 89.69 m2
4TH FLOOR (excluding amenity)	998.2 sq.ft. 92.73 m2
TOTAL COMMON AREA (excluding amenity)	4,957.4 sq.ft. 487.16 m2

UNIT TYPE	NUMBER	AREA / UNIT Avg (sq.ft.)	AREA / UNIT Avg (m2)	UNIT STORAGE (s.f.)	UNIT STORAGE (m2)	TOTAL UNIT AREA (sq.ft.)	TOTAL UNIT AREA (m2)	TOTAL UNIT STORAGE (m2)
A01 - 2 bdrm	9	973.57	90.45	39.93	3.71	8,762.12	814.02	33.39
A02 - 2 bdrm	3	881.67	81.91	25.00	2.32	2,645.02	245.73	6.97
A03 - 1 bdrm	1	548.25	50.93	25.37	2.36	548.25	50.93	2.36
A04 - 2 bdrm	1	773.46	71.86			773.46	71.86	
A05 - 2 bdrm	1	821.26	76.30			821.26	76.30	
A06 - 3 bdrm	3	1,061.93	98.66			3,185.80	295.97	
A07 - 2 bdrm	1	685.63	63.70			685.63	63.70	
A08 - 2 bdrm	3	794.99	73.86	20.50	1.90	2,384.96	221.57	5.71
A09 - 2 bdrm	2	663.14	61.61			1,326.28	123.21	
A10 - 3 bdrm	2	901.93	83.79			1,803.85	167.58	
A11 - 5 bdrm	2	1,368.83	127.17			2,737.65	254.33	
A12 - 2 bdrm	2	778.03	72.28			1,556.06	144.56	
A13 - 2 bdrm	1	727.46	67.58			727.46	67.58	
A14 - 1 bdrm	1	533.88	49.60			533.88	49.60	
A15 - 1 bdrm	1	573.47	53.28			573.47	53.28	
A16 - 1 bdrm + d	1	706.23	65.61			706.23	65.61	
A17 - 2 bdrm	2	898.80	83.50	27.99	2.60	1,797.59	167.00	5.20
A18 - 2 bdrm	1	905.03	84.08	28.43	2.64	905.03	84.08	2.64
A19 - 2 bdrm	1	867.11	80.56	31.80	2.95	867.11	80.56	2.95
TH1 - 4 bdrm	6	1,419.45	131.87			8,458.34	791.22	
TOTAL UNIT AREA	44					41,799.5	3,888.68	59.22

HOUSING MIX POLICY FOR REZ.	MIN	PROPOSED FAMILY UNITS
MIN 35% FAMILY UNITS => 2BEDR	15 units 35%	40 units 91%

UNIT MIX	PROPOSED	PERCENTAGE
1 BEDROOM	4 units	9%
2 BEDROOM	27 units	61%
3 BEDROOM	5 units	11%
4 / 5 BEDROOM	8 units	18%
TOTAL	44 units	100.00%

WASTE	CONTAINER TYPE	A	B	C	D	E
GLASS	240 L	44	2.1	92.4	240	0.385
GARBAGE	3 YARD BIN	44	53	2332	2,294	1.02
MIXED PAPER (NEWSPRINT + CARDBOARD)	360L	44	42.9	1887.6	360	5.24
MIXED CONTAINERS	360 L	44	18.5	814	360	2.26
ORGANICS	240 L	44	14	616	240	2.57

CARDBOARD	3 YARD BIN	44	27.5 <th>1210 <th>2294 <th>0.5</th> </th></th>	1210 <th>2294 <th>0.5</th> </th>	2294 <th>0.5</th>	0.5
MIXED PAPER NO CARDBOARD	360 L	44	15	660	360	1.8

AREA REQUIRED: OPTION WITH NO CARDBORD CONTAINER	TYPE	NUMBER	FOOTPRINT M2	MANOEUVRE FACTOR	STORAGE AREA TOTAL (M2)	SF
GARBAGE	3 YARD3 BIN	1	1.98	2.25	4.5	
MIXED PAPER + CARDBOARD	360L	7	0.63	2.25	9.9	
BINS	240 L	4	0.42	2.25	3.8	
TOTAL					12	

OPTION WITH SEPARATE CARDBORD CONTAINER	TYPE	NUMBER	FOOTPRINT M2	MANOEUVRE FACTOR	STORAGE AREA TOTAL (M2)	SF
GARBAGE	3 YARD3 BIN	1	1.98	2.25	4.5	
CARDBOARD	3 YARD3 BIN	1	1.98	2.25	4.5	
BINS	360 L	4	0.63	2.25	5.7	
BINS	240 L	4	0.42	2.25	3.8	
TOTAL		10			18.36	197.6



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(PROJECT TEAM)

(CLIENT)

1022003 BC Ltd.

(PROJECT)

MULTI-FAMILY RENTAL RZ-2016-00012

431,443,455 W KING EDWARD AVE VANCOUVER, BC

(TITLE)

PROJECT STATISTICS

18456

(PROJECT)

[SCALE]

MAY 03, 2019

(DATE)

8 - DP APPLICATION

(ISSUE)

(DRAWING)

A-0.001