

MOTION

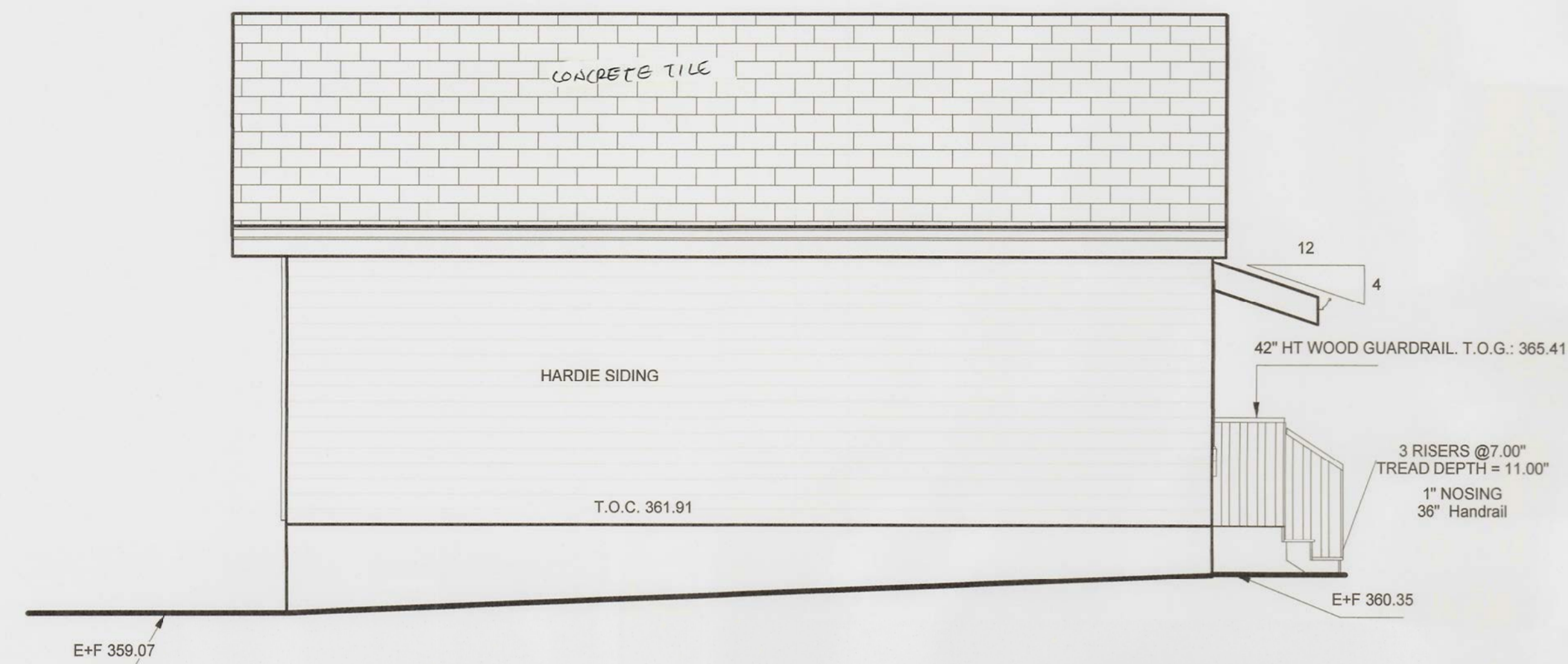
1. **Approval of Form of Development – 5035 Boundary Road**

THAT the form of development for this portion of the site known as 5035 Boundary Road (formerly known as 5003 -5399 Boundary Road) be approved generally as illustrated in the Development Application Number DB-2019-05250 prepared by MBD Maple Building Design Inc., and stamped “Received, Community Services Group, Development Services”, on December 4, 2019, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

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Additional Background Information:

No link is available for this rezoning application.

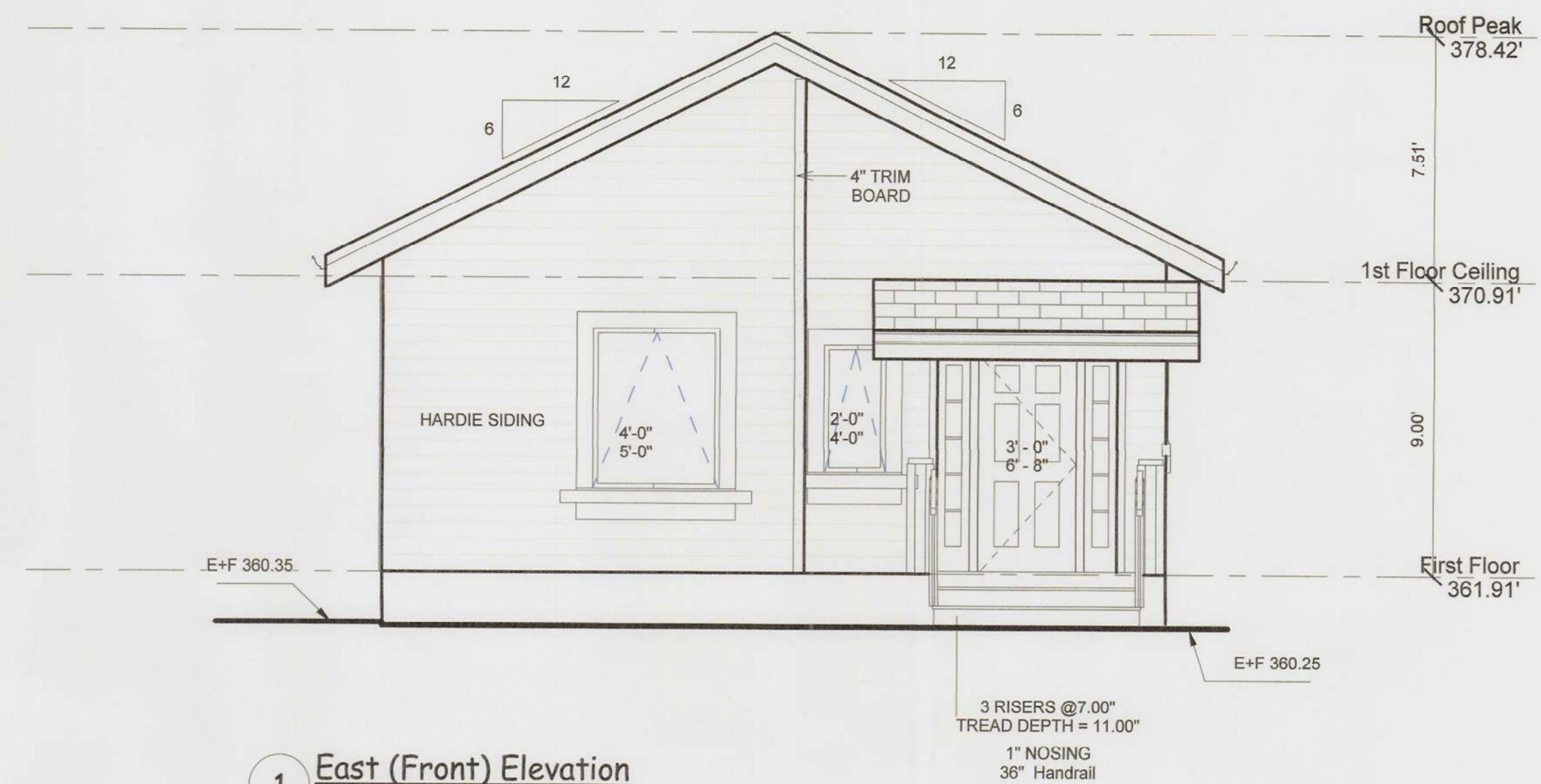


2 South (Left) Elevation
1/4" = 1'-0"

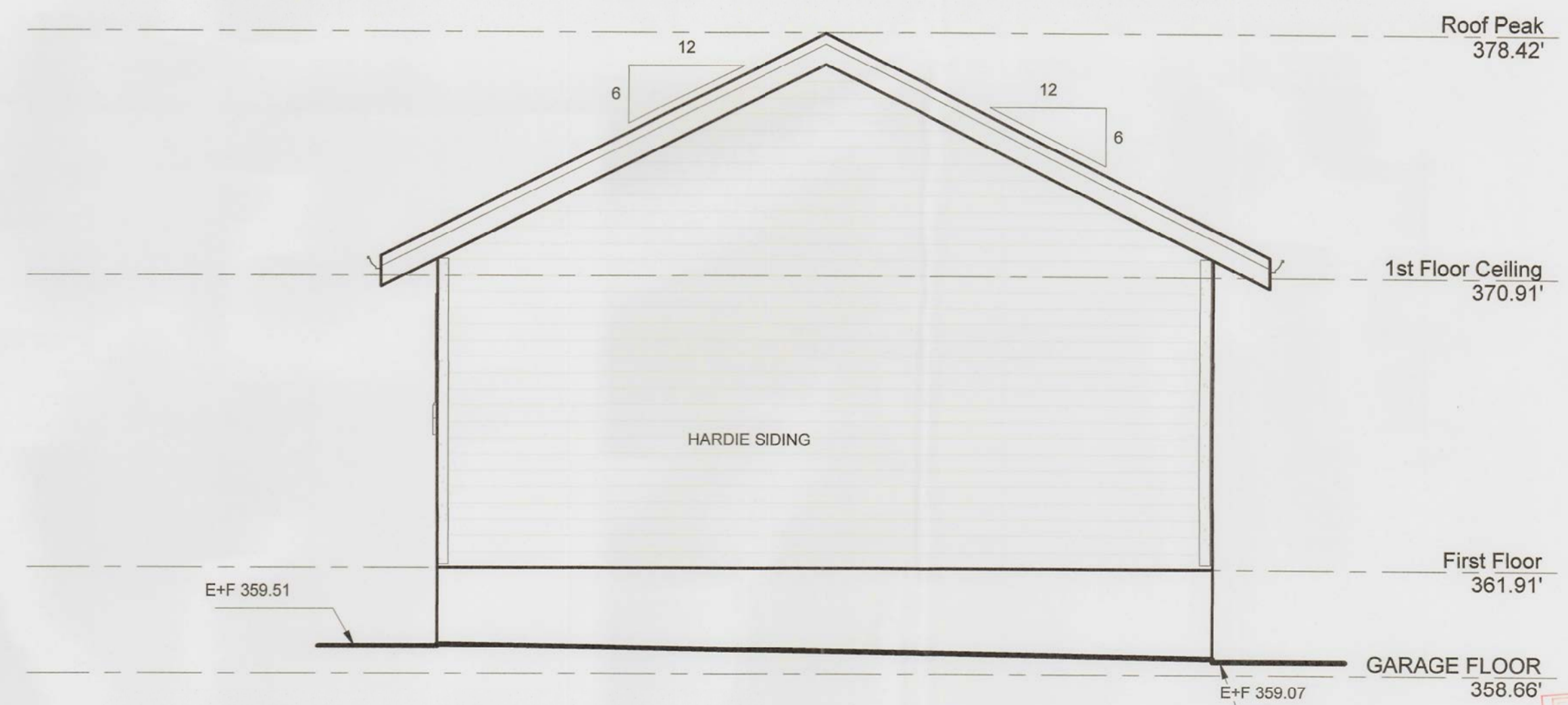


3 North (Right) Elevation
1/4" = 1'-0"

LIMITING DISTANCE = 4'6.5"
 EXPOSED WALL AREA = 320 SF
 ALLOWABLE UNPROTECTED AREA = 320 SF X 8% X 2 (SPRINKLERED) = 50 SF
 PROPOSED UNPROTECTED AREA = 40



1 East (Front) Elevation
1/4" = 1'-0"



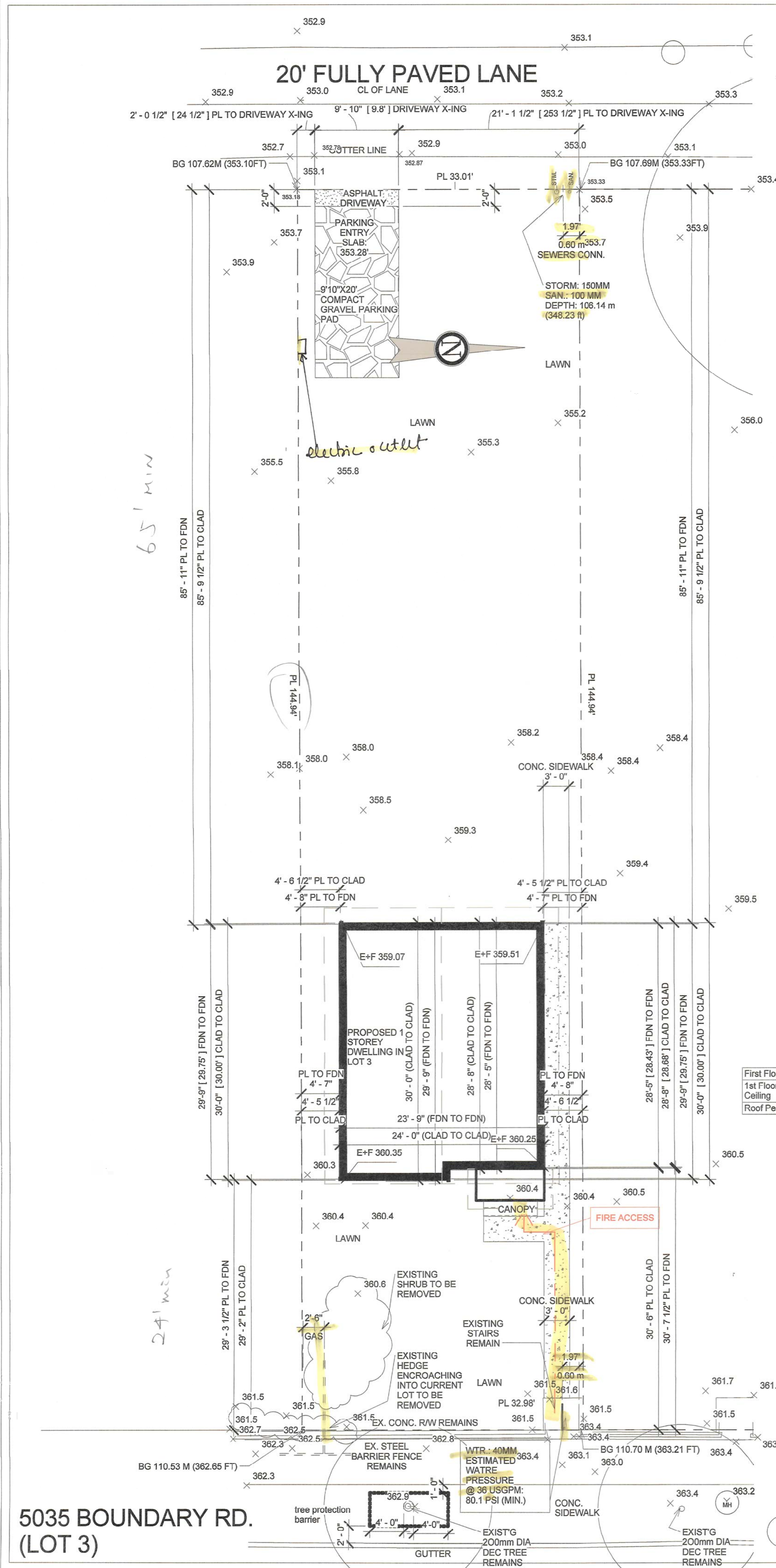
4 West (Rear) Elevation
1/4" = 1'-0"



 MBD Maple Building Design Inc. 6608 Main Street, Vancouver, BC V5X 3H2 Canada Tel.: 604-323-2572 Fax: 604-324-2572 e-mail: info@mbdbc.com www.mbdbc.com www.maplebuildingdesign.com	Elevations	
	Builder / Owner: RAI DEVELOPMENT 604-771-7477	Date 3 DEC., 2019 Drawn by GL DRAWING NO. 3 of 6
	Site Address: 5035 (LOT 3) Boundary Rd., Vancouver, BC Scale 1/4" = 1'-0"	

3/4

5035 Boundary
DB-2019-05250



ZONING: CD-1
LOTS 3 SOUTH 1/2 OF BLOCK 110
DISTRICT LOTS 36 AND 51 GROUP
1 NWD PLAN 3715

Allowable Areas			Proposed FSR	Proposed Lot Coverage	Imperviousness
Lot Area	Allowable FSR	Allowable Imperviousness			
4782 SF	2,869 SF	2391 SF	705 SF	705 SF	983 SF

Proposed Lot Coverage Calculations		Proposed FSR Calculations		Imperviousness Calculations	
Name	Total Areas	Name	Proposed Areas	Name	Proposed Areas
FIRST FLOOR	705 SF	FIRST FLOOR	705 SF	CANOPY	30 SF
Grand total: 1	705 SF	Grand total	705 SF	FIRST FLOOR	705 SF
				SIDEWALK	217 SF
				STAIRS 1	12 SF
				DRIVEWAY	20 SF
				Grand total	983 SF

First Floor	361.91'
1st Floor Ceiling	370.91'
Roof Peak	378.42'

Tree Plan / Landscape Plan Approval
These proposals as indicated on Tree Plan / Landscape Plan have been reviewed and approved in accordance with the Protection of Trees By-law and applicable landscape requirements / guidelines.

Tree Protection Barriers
 Arborist Report Arborist Supervision
 Tree Removal Permit
 Removed Trees 0
 Replacement Trees 0
 Retained Trees 2 CITY
 LDS ... PB for EB Date 2019 DEC
 Applicant: [Signature]

PUBLIC SEWER AND WATER CONNECTION INFORMATION				
SEWER INFORMATION FOR 5035 BOUNDARY RD., VANCOUVER (LOT 3, MAIN HOUSE)				
THE SITE PLAN SHOWS THE LOCATION, SIZE AND WEIGHT ELEVATIONS OF THE PUBLIC STORM AND SANITARY SEWER CONNECTIONS. PUMPING REQUIREMENTS ARE RESTRICTED AS FOLLOWS: (CLASS 1)				
1) PUMP ALL SANITARY FIXTURES INCLUDING FLOOR DRAINAGE WITH RIM ELEVATIONS BELOW 102.00 m (336.29 ft) TO SANITARY AND				
2) IF THE LOWEST FLOOR CLAY OR THE LOWEST OUTSIDE STORM DRAIN IS BELOW THE SANITARY FIXTURE RESTRICTION ELEVATION NOTED IN "1" ABOVE, THEN:				
1) PUMP ALL STORM FIXTURES BELOW THE RESTRICTED ELEVATION, OR				
2) CONNECT ALL ROOF DRAIN AND STORM FIXTURES WITH RIM ELEVATIONS ABOVE THE RESTRICTED ELEVATIONS THROUGH ONE SUMP AND CONNECT THE SEWAGE DRAINAGE SYSTEM (RAIN TILES) AND ALL STORMWATER FIXTURES WITH RIM ELEVATIONS BELOW THE RESTRICTED ELEVATIONS TO A SECOND SUMP; USE SCHEMATIC DRAWINGS FOR CLASS 2 FIXTURES RESTRICTIONS				
WATER INFORMATION				
THE SITE PLAN SHOWS THE LOCATION AND SIZE OF THE PUBLIC WATER CONNECTION. THE ESTIMATED WATER PRESSURE IS 80.1 PSI FOR THIS SITE AREA.				
WINTER STATIC: psi	STATIC: 80.1 psi	RESIDUAL: psi		
NOTES				
The City of Vancouver does not guarantee the accuracy of the information provided on this Plan. Customers may present the City with evidence of the location and depth shown on this Plan.				
The Owner is responsible for building and connecting to the public sewer and water connections installed by the City regardless of their actual location and depth.				
The Owner is responsible for ensuring that the design of the private plumbing system is adequate for the storm & sanitary sewer discharges and for domestic & hot water flows.				
All fixtures shall connect to the sewer or water system in a public connection without the following: "Public Sewer & Water Connection Permit". All fixtures related to the sewer and water information on this site plan must have Engineering review and acceptance prior to installing the same. Any requests for changes after a City review has been issued at the site may require additional drawings and additional costs.				
FIXTURE RESTRICTION PUMPING REQUIREMENTS				
Fixture Type (eg. shower, toilet, sink, patio drain, storm drain, etc) (A)	Rim Elevation (ft)	Fixture Restriction Elevation (See "Sewer Information") (B)	Pumping Requirement* (IF B is less than A, then "Yes" otherwise "No") (C)	
Floor Drain*	361.91 ft	362.215 ft	Yes	
TOILET	362.16 ft	362.215 ft	Yes	
Storm Fixtures (to be based on elevation outside the building)	DRAIN TILE	362.41 ft	Yes	

Notes:
 1. The rim elevation is the elevation which a fixture will start to overflow into the floor ground (e.g. rim of shower pan, top of bathtub, rim of toilet bowl, top of sink, top edge of floor drain, etc).
 2. Building floor drains must connect to the sanitary system.
 3. Fixtures shall connect to the sewer or water system in a public connection without the following: "Public Sewer & Water Connection Permit".
 4. Fixtures shall connect to the sewer or water system in a public connection without the following: "Public Sewer & Water Connection Permit".

5035 BOUNDARY RD.
(LOT 3)

1 Site Plan
1/8" = 1'-0"

 MBD Maple Building Design Inc. 6608 Main Street, Vancouver, BC V5X 3H2 Canada Tel: 604-323-2572 Fax: 604-324-2572 e-mail: info@mbdbc.com www.mbdbc.com www.maplebuildingdesign.com	Site Plan Builder / Owner: RAI DEVELOPMENT Date: 3 DEC., 2019 Drawn by: GL DRAWING NO.: 1 of 6 Site Address: 5035 (LOT 3) Boundary Rd., Vancouver, BC Scale: 1/8" = 1'-0"
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1/4