

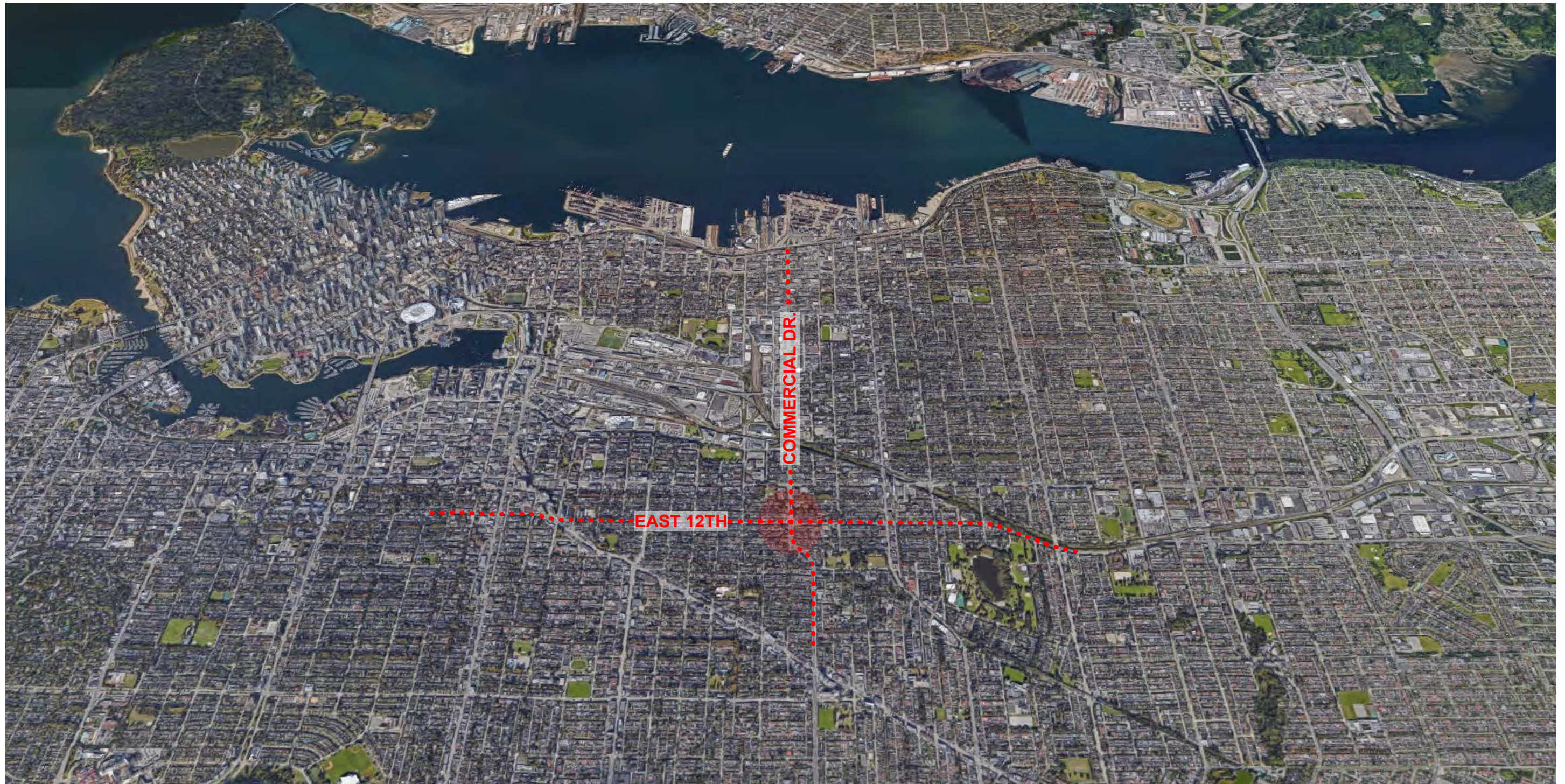
# MULTI-FAMILY RESIDENTIAL DEVELOPMENT

1650 EAST 12TH AVE. - VANCOUVER - BC



1650 EAST 12TH AVENUE

# SITE LOCATION



1650 EAST 12TH AVENUE

# SITE CONTEXT



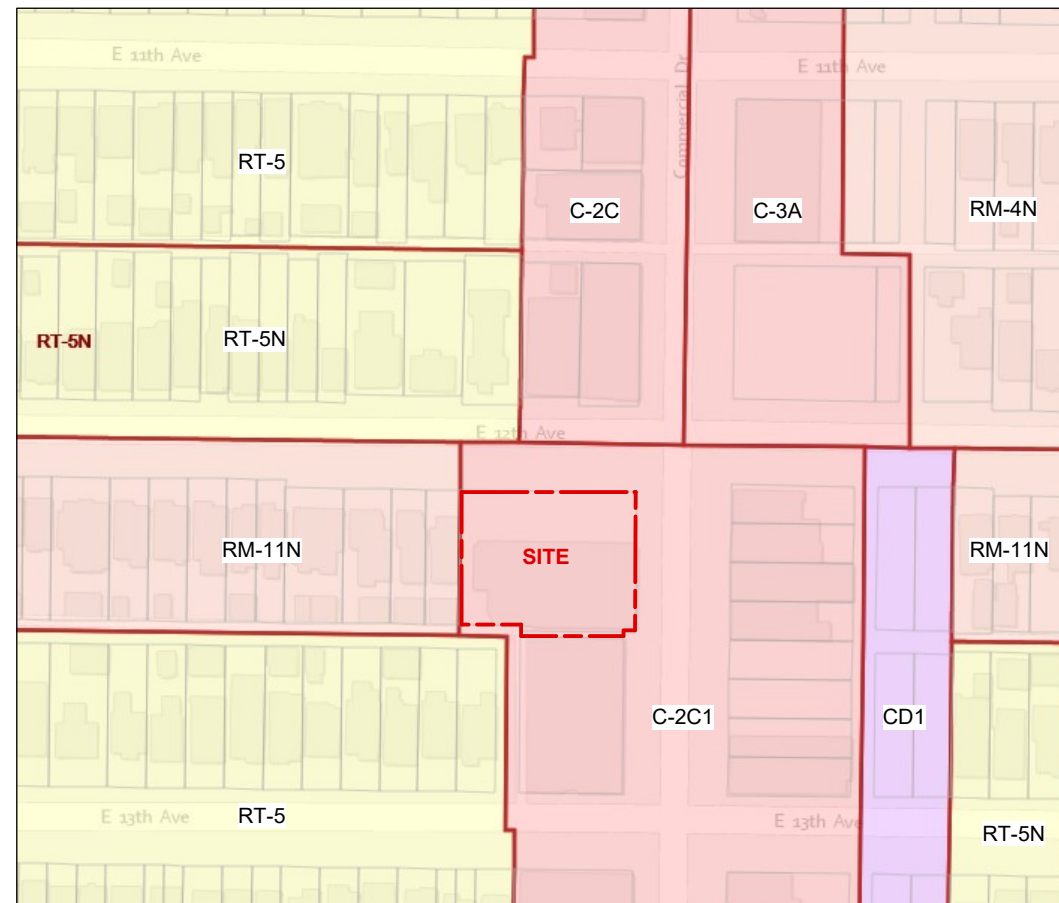
AERIAL VIEW OF PROPOSED BUILDING



SITE CONTEXT

## SITE

The site is located on the corner of Commercial Drive and 12th Avenue in the Grandview-Woodland neighbourhood. It is directly serviced by bus and Skytrain transit and bike routes with strong connections to shops, services, and parks.



ZONING MAP



1 - INTERSECTION ON 12TH AVE. & COMM. DR.



2 - COMMERCIAL DRIVE LOOKING NORTH



3 - 12TH AVE.



4 - EAST 12TH AVE LOOKING WEST

1650 EAST 12TH AVENUE

# VIEW CONE

## COMMERCIAL DRIVE VIEW

The street end view of Commercial Dr at 15th Ave is of the Northshore mountains, beginning with Beauty Peak and including Crown, Grouse, and Mount Fromme.

This view frames the historic drive and the view narrows as you travel north down through the commercial district.

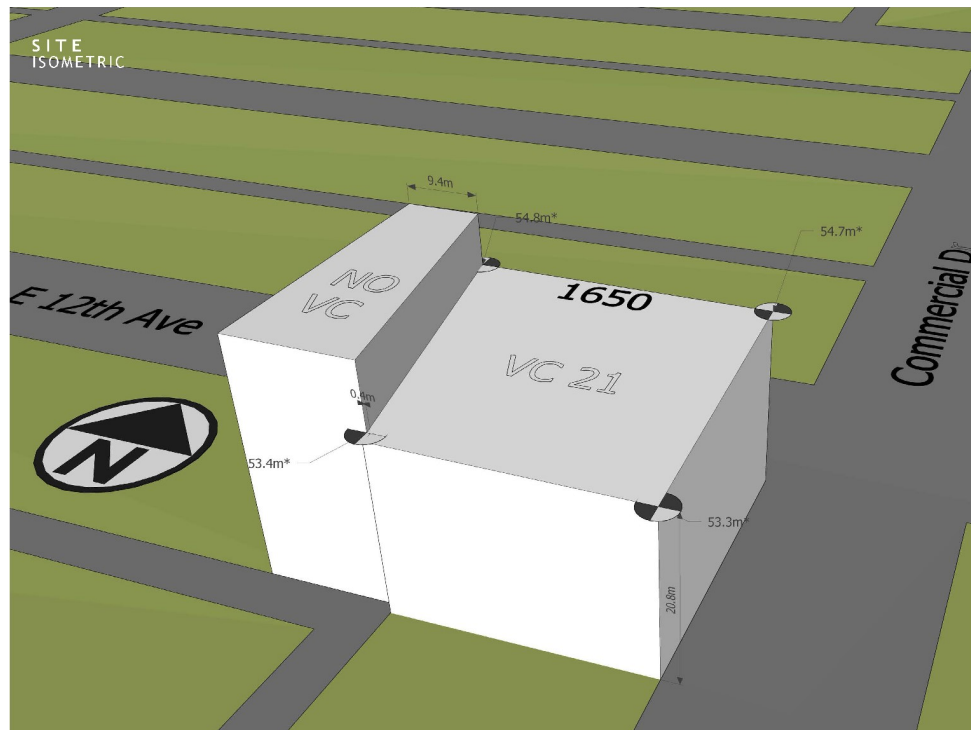


VIEW CONE 21 - 2018

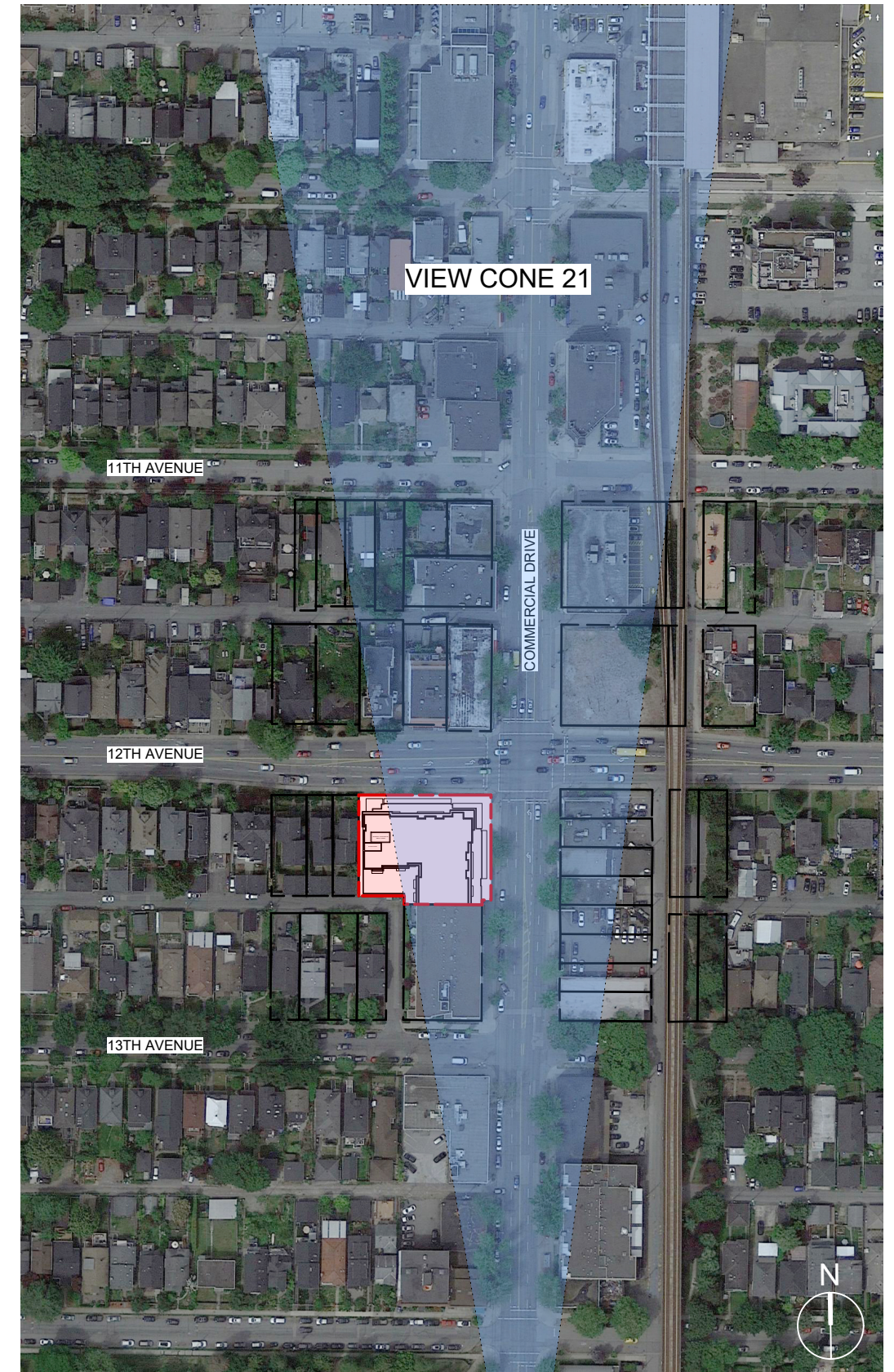


## 1650 EAST 12TH AVENUE

As the site is located in a height restricted area limited by "Protecting Vancouver Views" guidelines, and in order to avoid encroaching into the view cone area, we have placed the elevator and mechanical equipments on the west side of property where there is no restriction in effect from view cone.



CITY OF VANCOUVER - VIEW CONE 21 SITE SPECIFIC INFORMATION



VIEW CONE 21 - AFFECTED AREA INCLUDING SITE

# PROJECT STATISTICS

## ZONING INFORMATION SUMMARY

<b>Property Address:</b>	<b>1650 East 12th Avenue, Vancouver, BC</b>	
Gross Site Area:	1703.50 m <sup>2</sup>	(18336.3 sq.ft.)
Dedication:	117.98 m <sup>2</sup>	(1270.0 sq.ft.)
Net Site Area:	1585.52 m <sup>2</sup>	(17066.3 sq.ft.)
Current Zoning:	C-2C1	
Proposed Zoning:	CD-1	
<b>Density (Allowed*):</b>	<b>3.00 FSR</b>	
<b>Density (Proposed):</b>	<b>3.00 FSR</b>	
* Greandview-Woodland Community plan - Commercial Broadway Station Precinct		
<b>Height:</b>	6-Storey - 74'4" (22.66 m) - Limited by ViewCone 21	
<b>Setbacks</b>		
Front Yard (12th Ave.):	18' (5.5m) Sidewalk	
Front Yard (Com. Dr.):	0.00 After 10' (3.05m) Dedication	
Rear Yard (Lane):	0.00	
Side Yard (Interior Lot):	5' (1.5m)	
Floor Area:	5116.13 m <sup>2</sup>	(55069.6 sq.ft.)
<b>Commercial Area:</b>	765.18 m <sup>2</sup>	(8236.3 sq.ft.)
<b>Residential Area:</b>	4350.95 m <sup>2</sup>	(46833.3 sq.ft.)

## UNIT MIX

3-Bedroom:	8	12.3%
2-Bedroom:	15	23.1%
1-Bedroom:	27	41.5%
Studio:	15	23.1%
<b>Total:</b>	<b>65 Units</b>	
<b>Family Units Total:</b>	<b>23 Units (35.4%)</b>	

## VEHICLE PARKING

	REQUIRED	REDUCTION*	PROPOSED
<b>Commercial Parking</b>			
GFA: 779.2 M <sup>2</sup>			
1 Stall per 100 m <sup>2</sup> up to 300 m <sup>2</sup> + 1 Stall per each additional 70 m <sup>2</sup>	<b>10</b>	<b>17% (=8)</b>	<b>23</b>
<b>Residential Parking (Based on RM-3)</b>			
Units less than 50 m2: (19 Units)			
0.5 Stall per unit:	10		
Units over 50 m <sup>2</sup> : (46 Units)			
0.6 Stall per unit + 1 per 200 m2 GFA	43		
<b>Total Residential:</b>	<b>53</b>	<b>10% (=48)</b>	<b>48</b>
<b>Visitor Parking:</b>	<b>3</b>	<b>N/A</b>	<b>3</b>
<b>Total Parking:</b>	<b>66</b>		<b>74</b>

\* Parking Reductions as per TDM report provided by CTS traffic consultants, submitted with Rezoning Package to the City of Vancouver on June 1st 2020.

## LOADING

	REQUIRED	PROPOSED
<b>Commercial Loading</b>	<b>2 Class B</b>	<b>2 Class B</b>
<b>Residential Loading</b>	<b>N/A</b>	<b>N/A</b>
<b>Res. Passenger Loading</b>	<b>1 Class A</b>	<b>1 Class A</b>

## BIKE STORAGE

	REQUIRED	PROPOSED
<b>Residential Class A</b>	<b>117</b>	<b>117</b>
<b>Residential Class B</b>	<b>4</b>	<b>4</b>
<b>Commercial Class A</b>	<b>3</b>	<b>3</b>

# STREETSCAPE ELEVATIONS



STREETSCAPE ELEVATION AT COMMERCIAL DRIVE



STREETSCAPE ELEVATION AT 12TH AVENUE



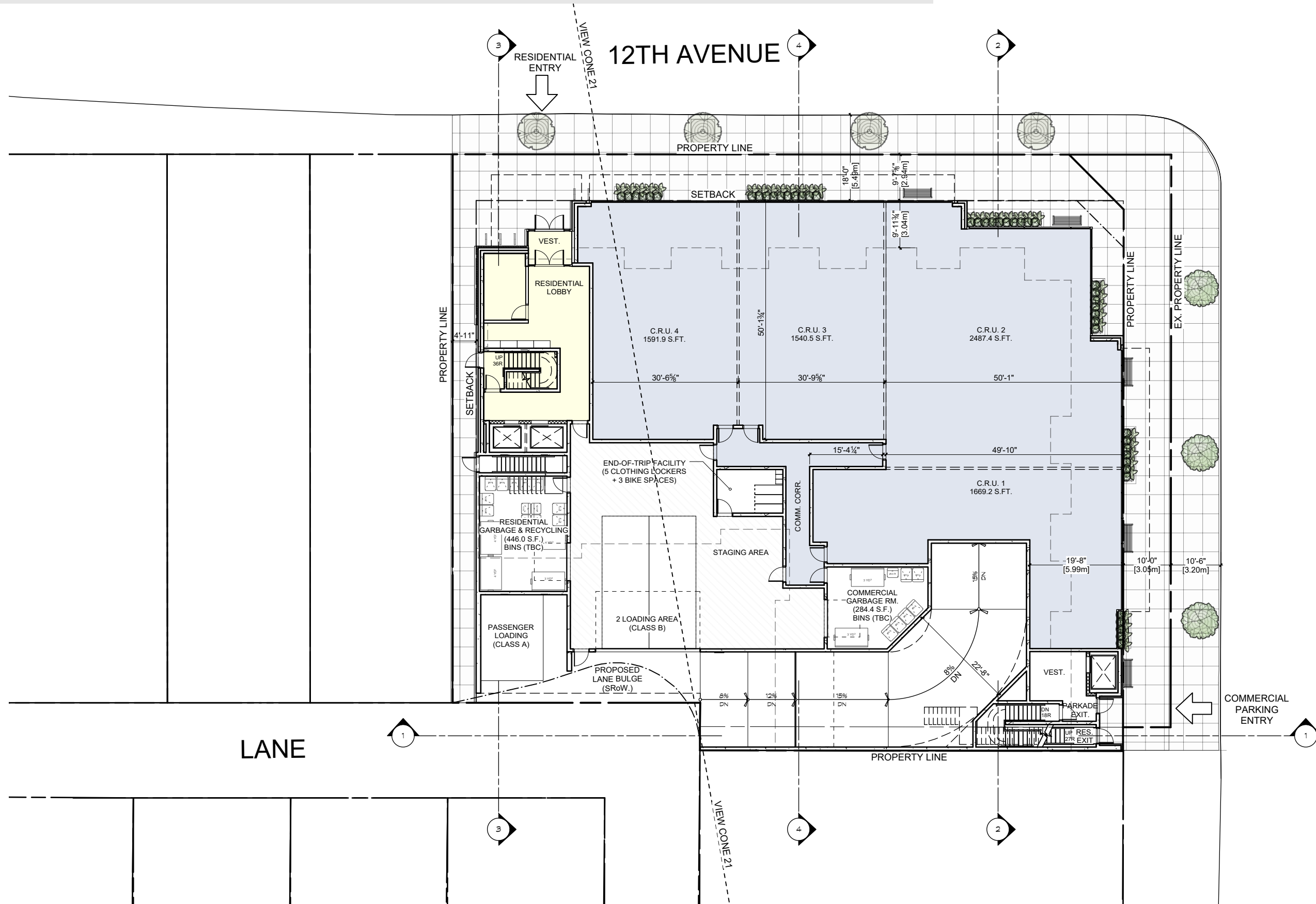
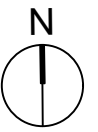
PHOTOMONTAGE ALONG COMMERCIAL DRIVE



PHOTOMONTAGE ALONG 12TH AVENUE

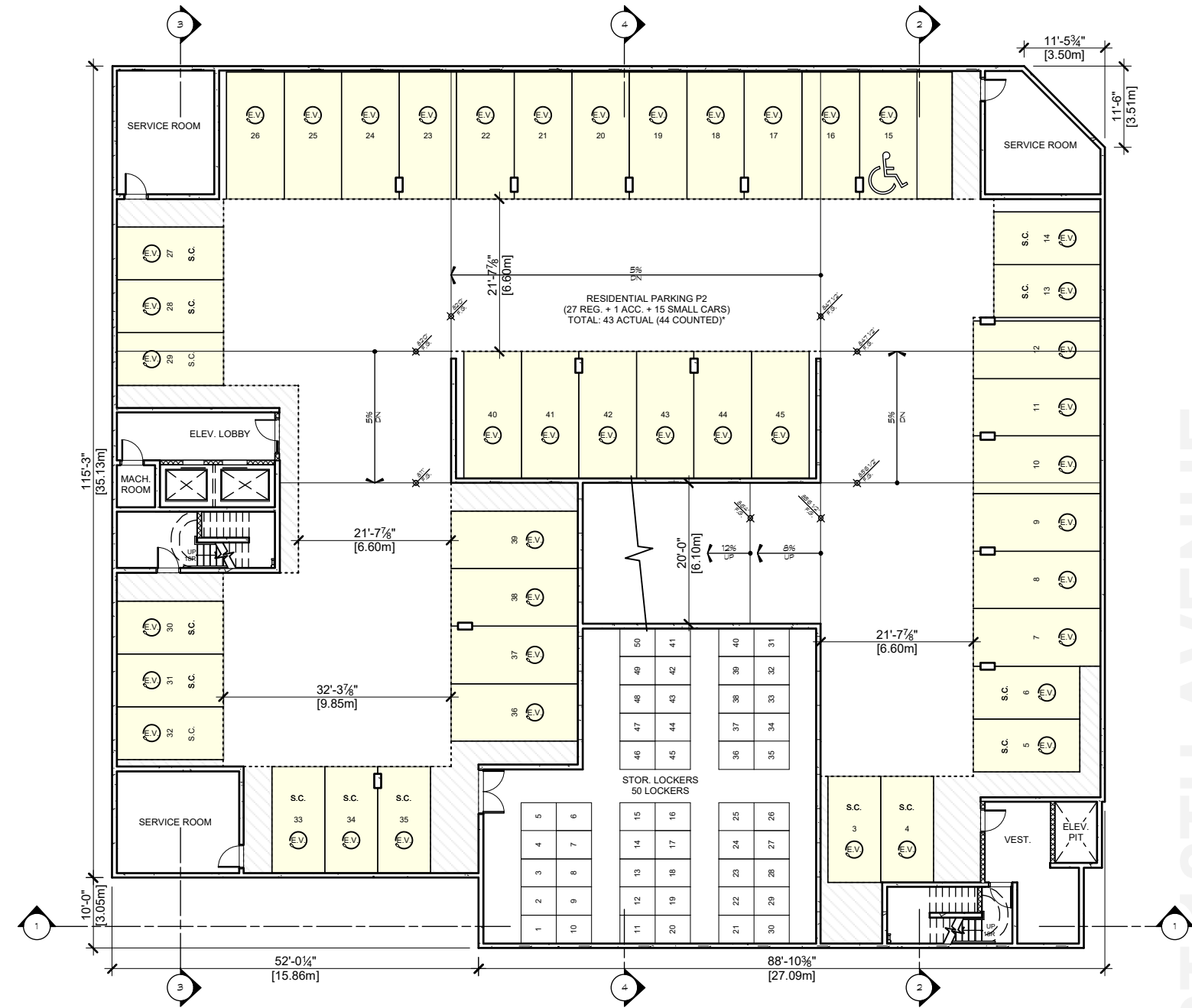
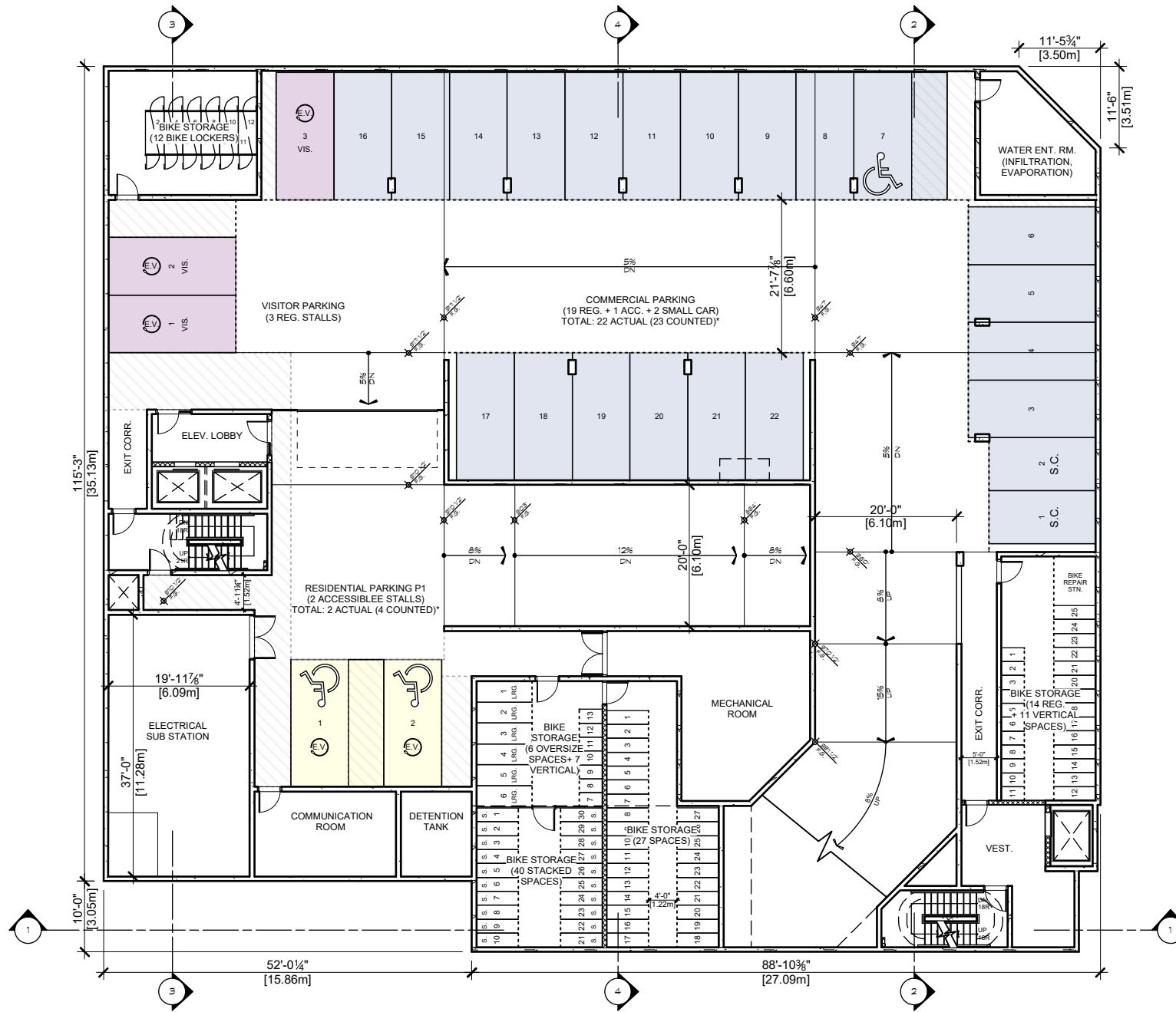
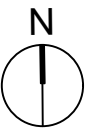
1650 EAST 12TH AVENUE

# SITE PLAN



1650 EAST 12TH AVENUE

# PARKING PLANS



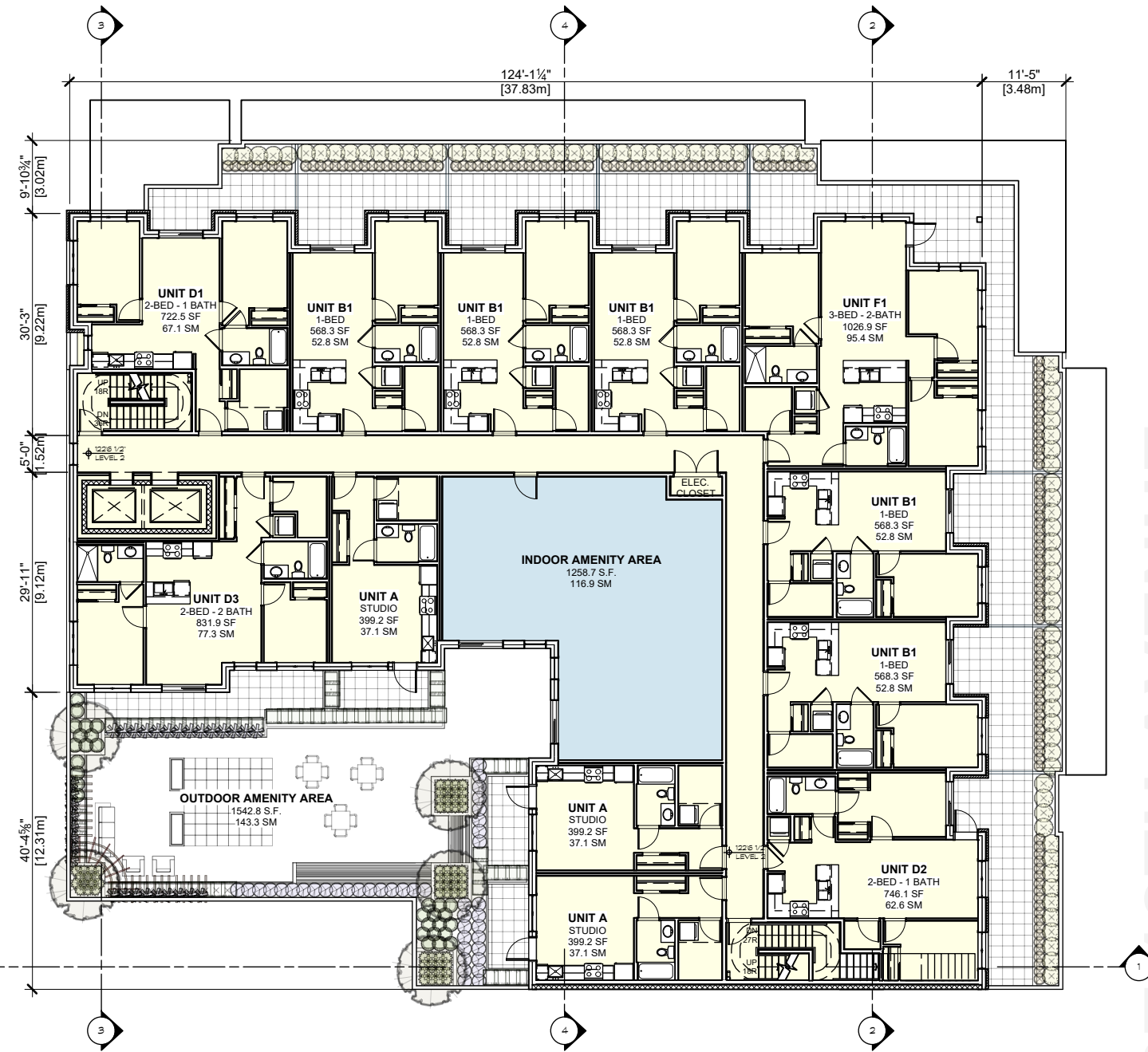
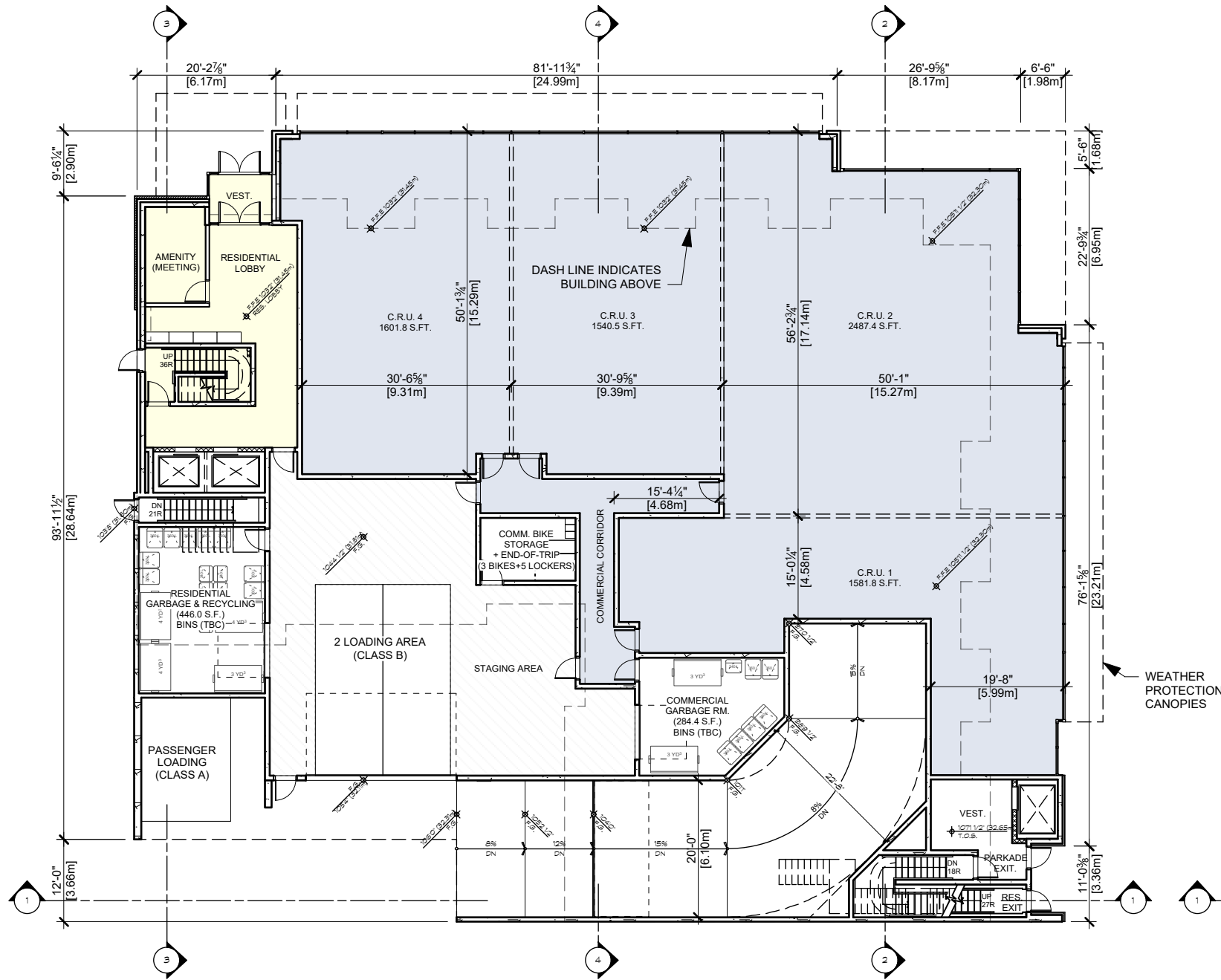
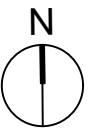
**PARKING P1**

**PARKING P2**

- COMMERCIAL PARKING
- VISITOR PARKING
- RESIDENT PARKING



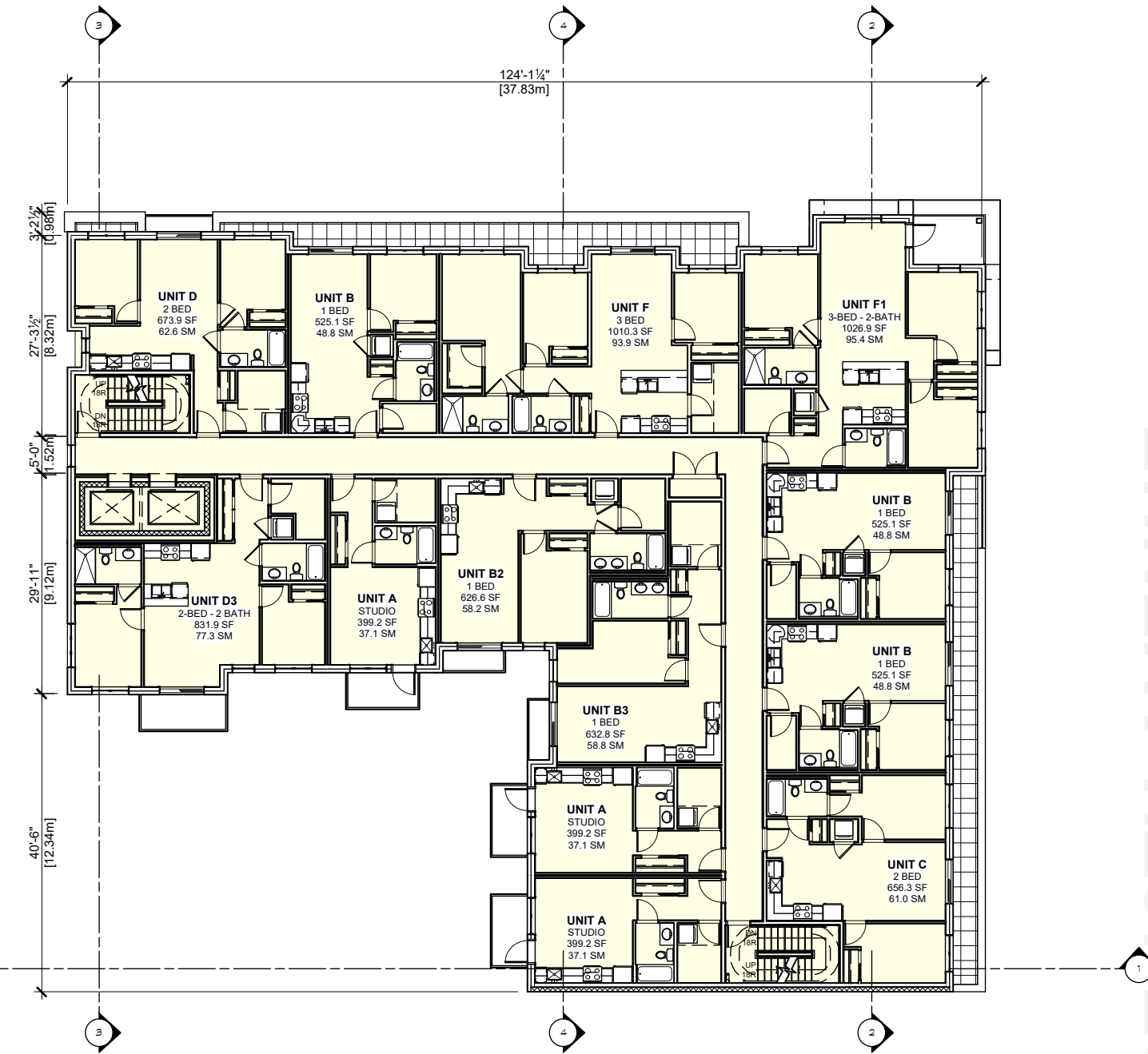
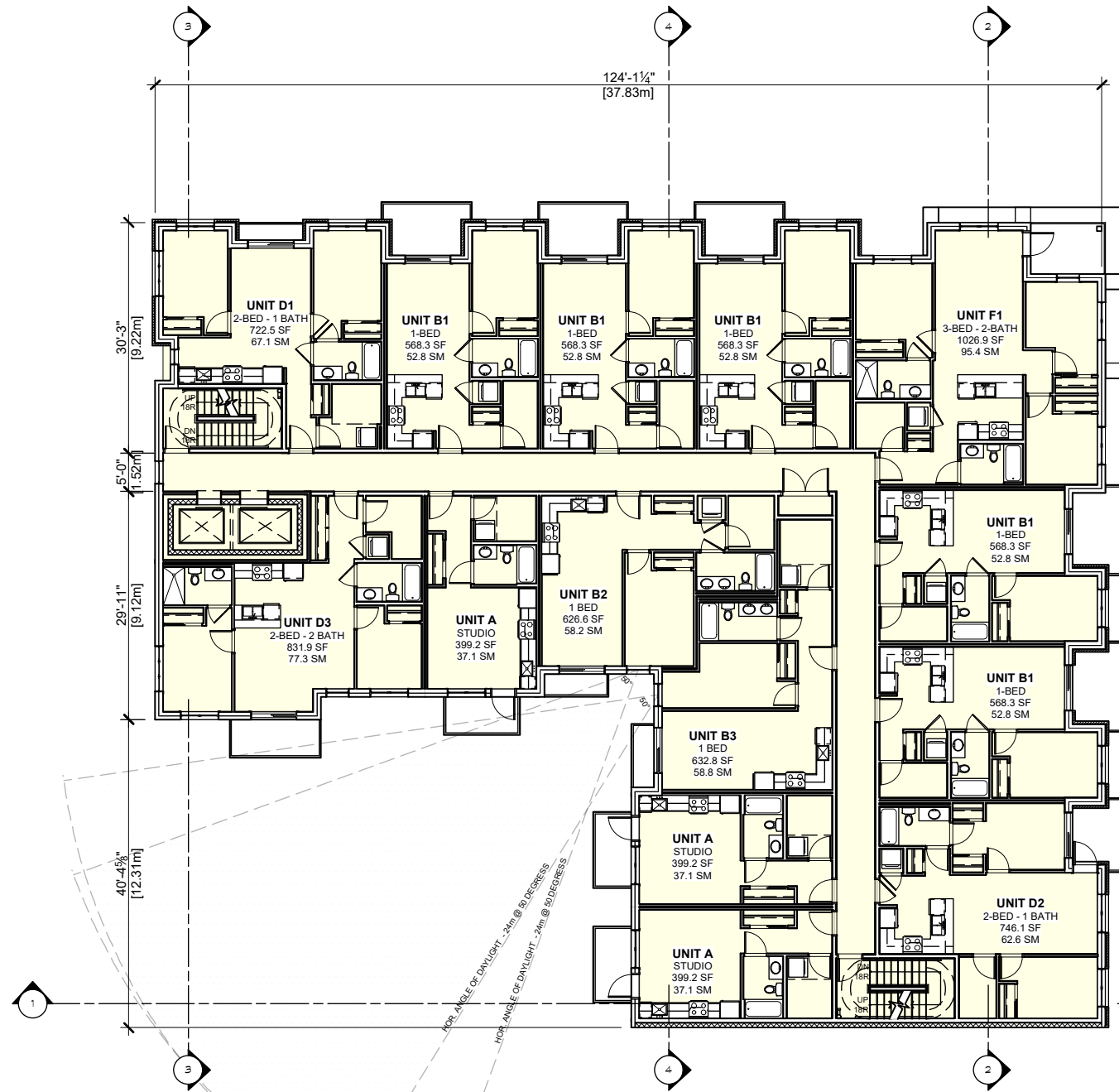
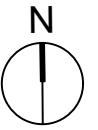
# FLOOR PLANS



**LEVEL 1**

**LEVEL 2**

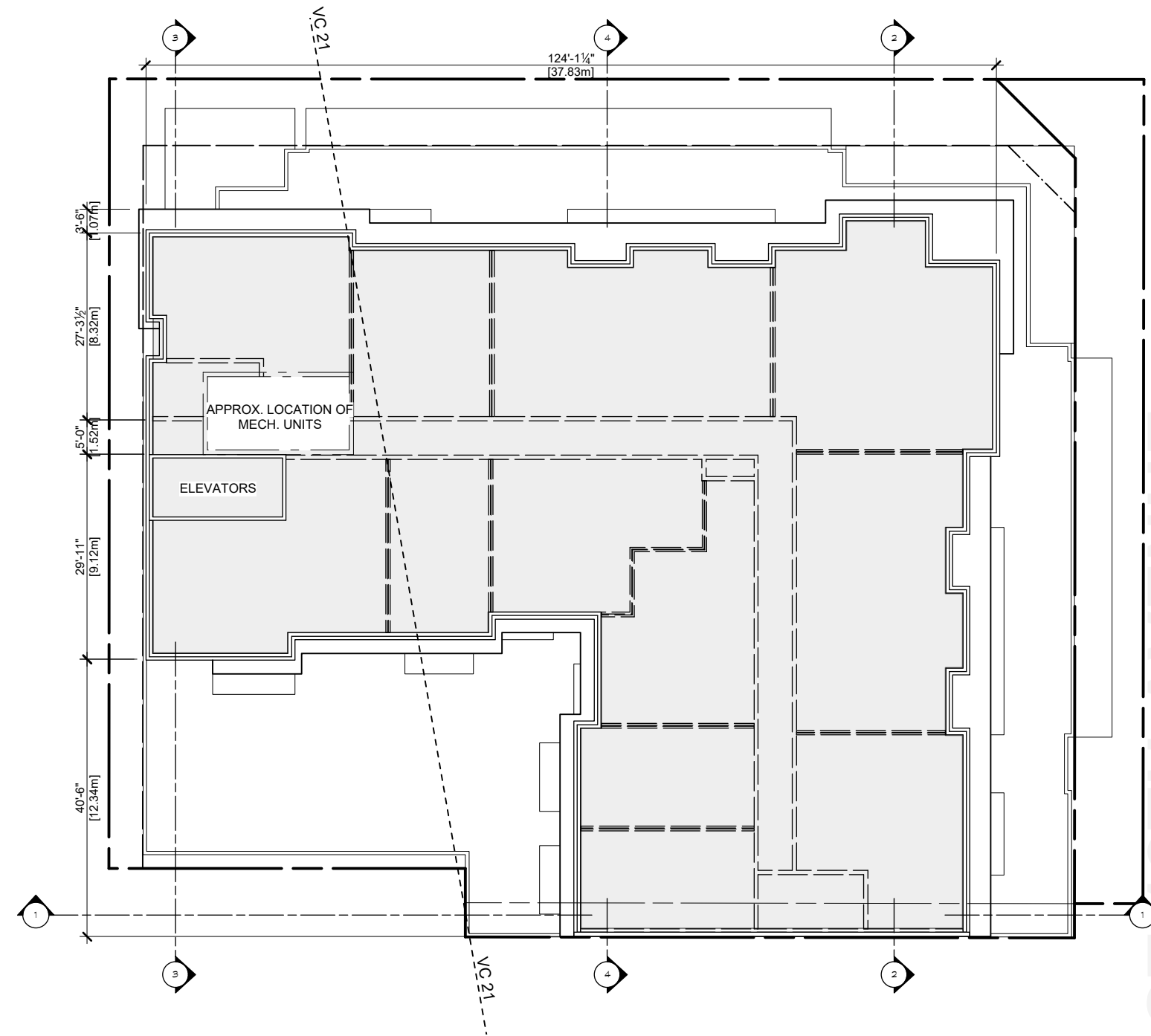
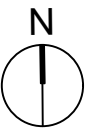
# FLOOR PLANS



**LEVEL 3 & 4**

**LEVEL 5**

# FLOOR PLANS



**LEVEL 6**

**ROOF PLAN**

1650 EAST 12TH AVENUE

# ELEVATIONS



**EAST ELEVATION (COMMERCIAL DRIVE)**



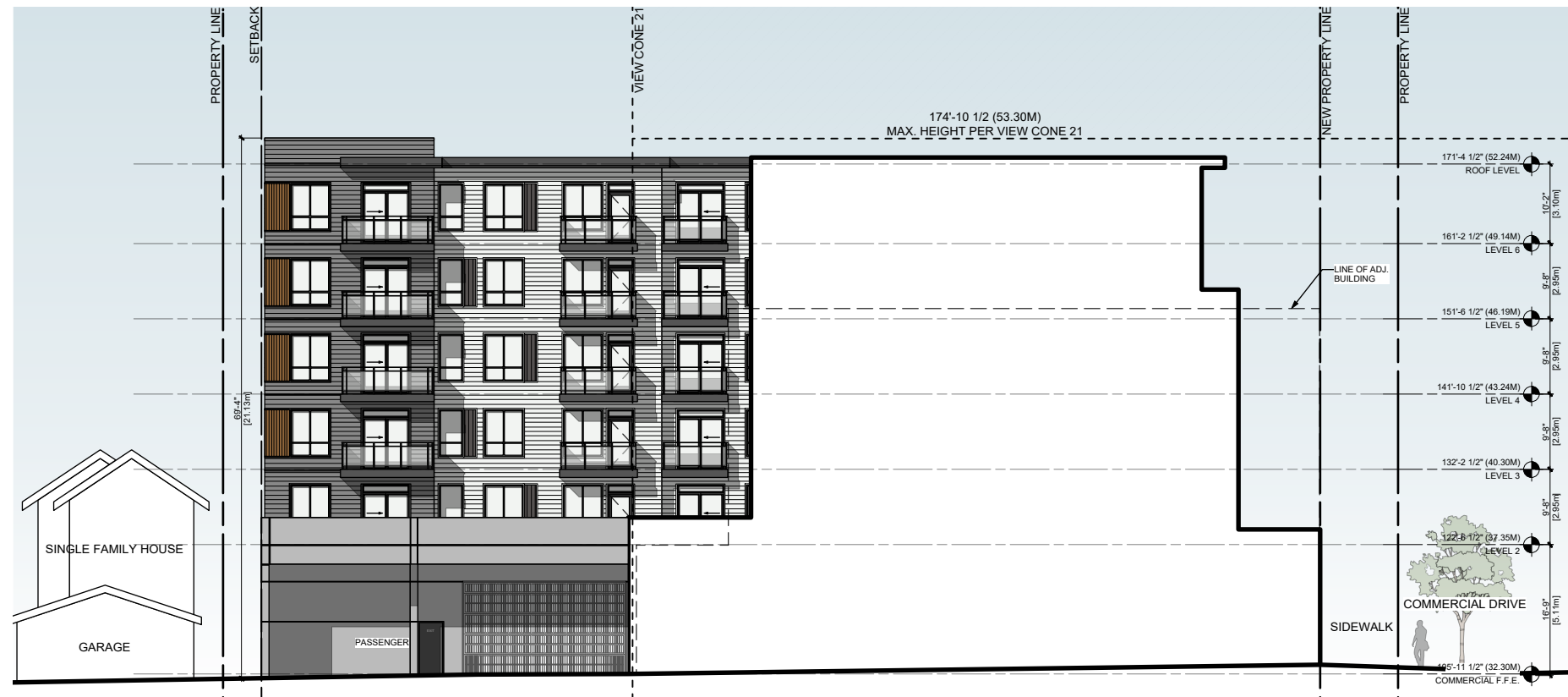
**NORTH ELEVATION (12TH AVENUE)**

1650 EAST 12TH AVENUE

# ELEVATIONS



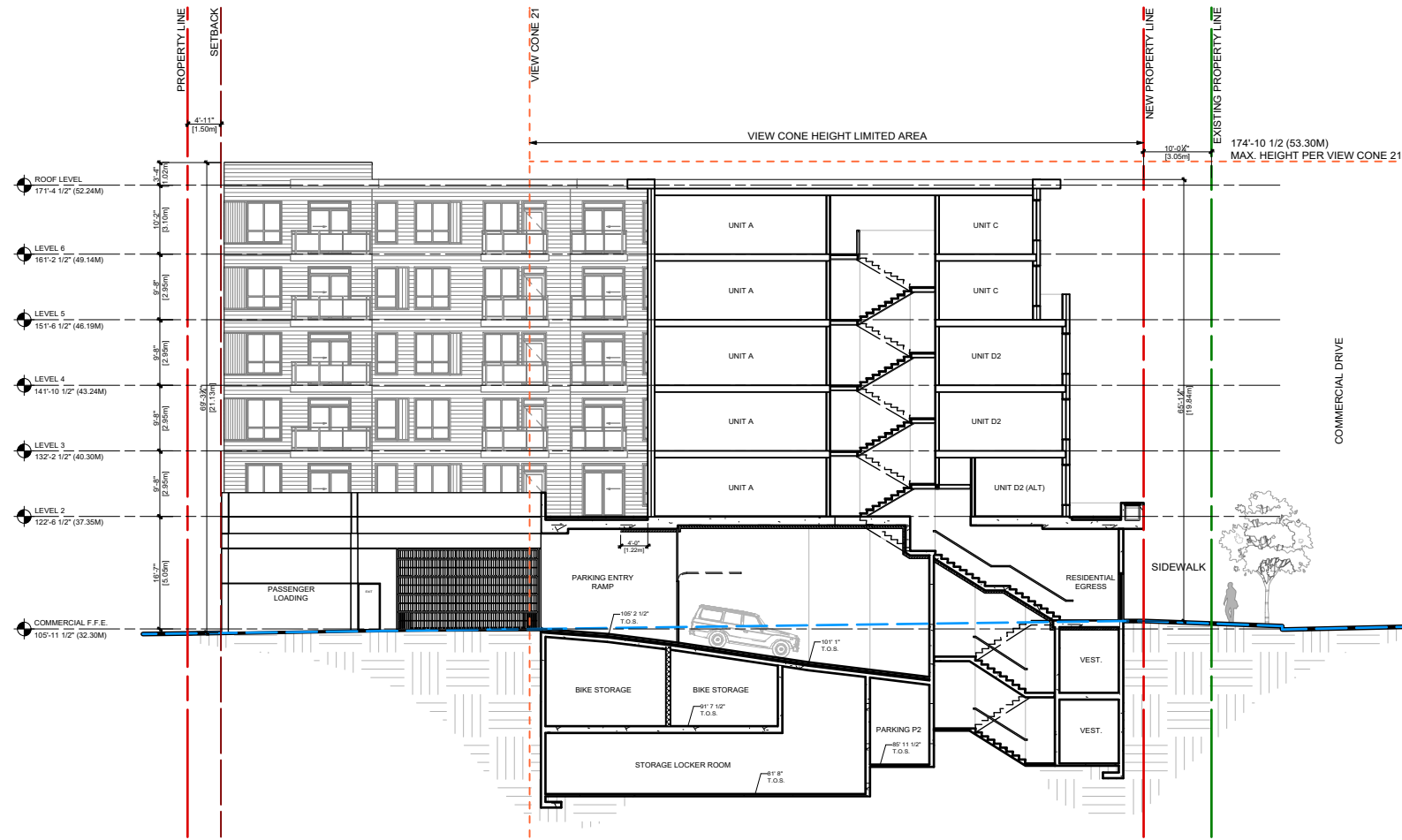
**WEST ELEVATION**



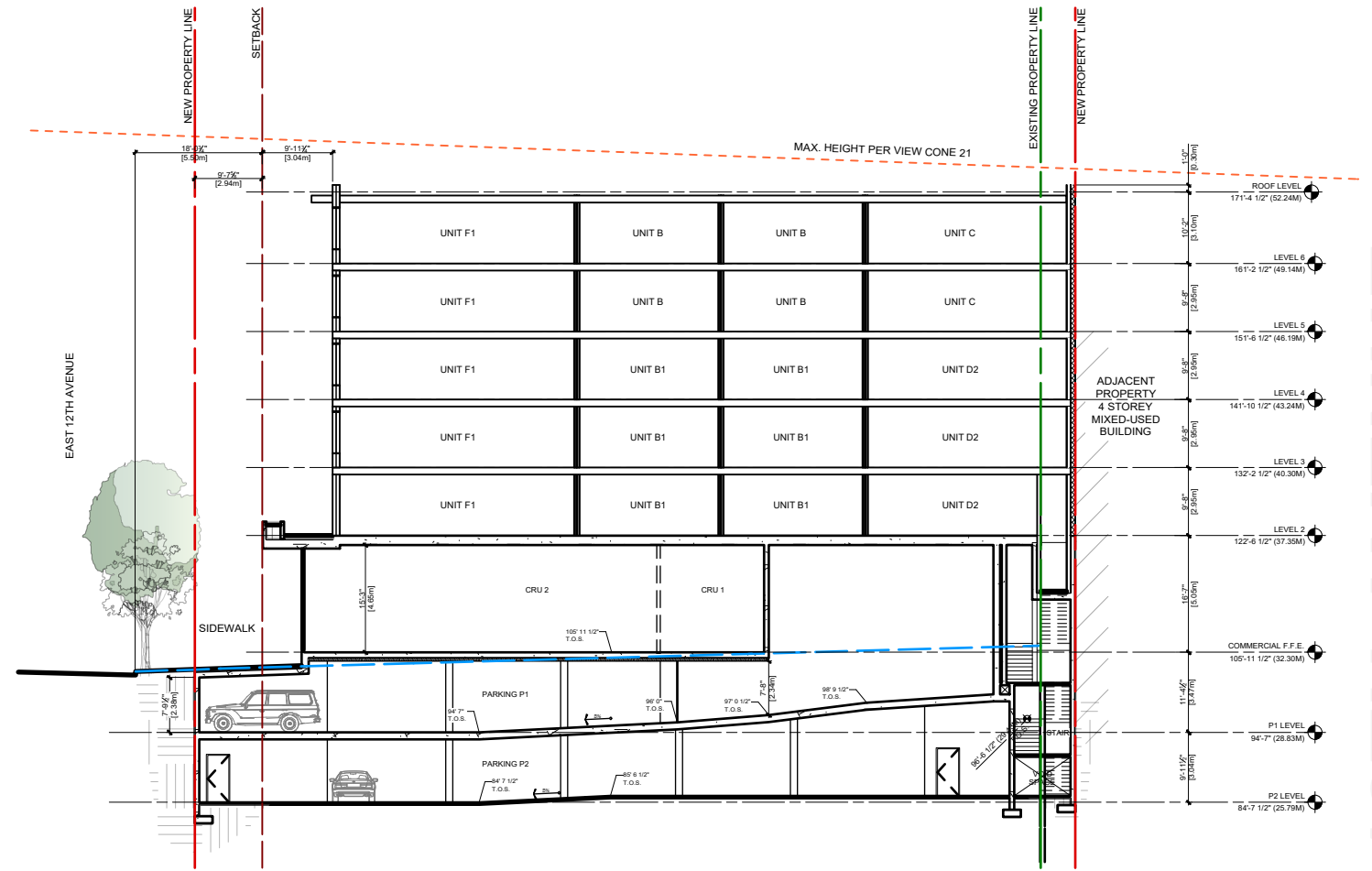
**SOUTH ELEVATION (LANE)**

1650 EAST 12TH AVENUE

# SECTIONS



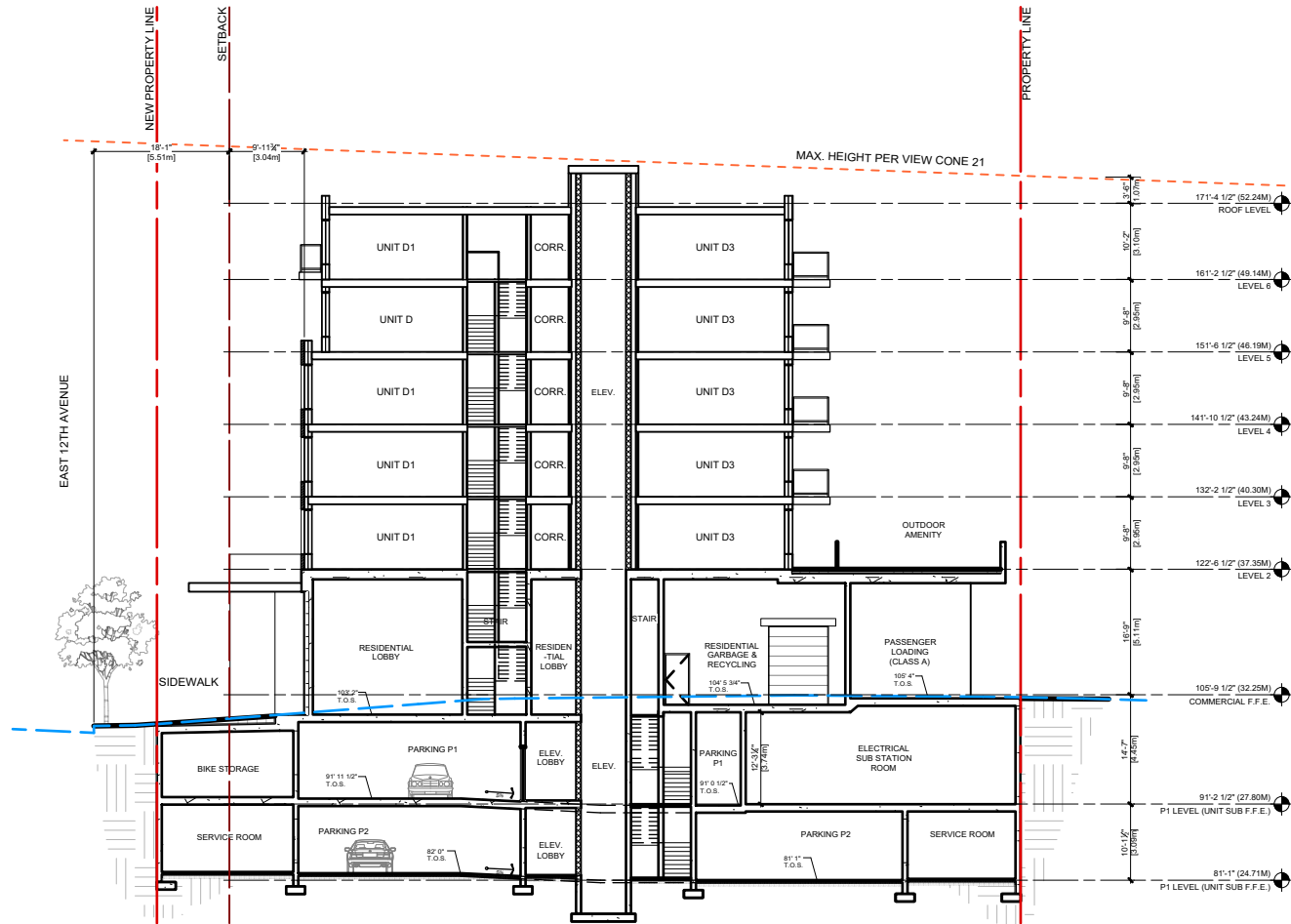
SECTION 1



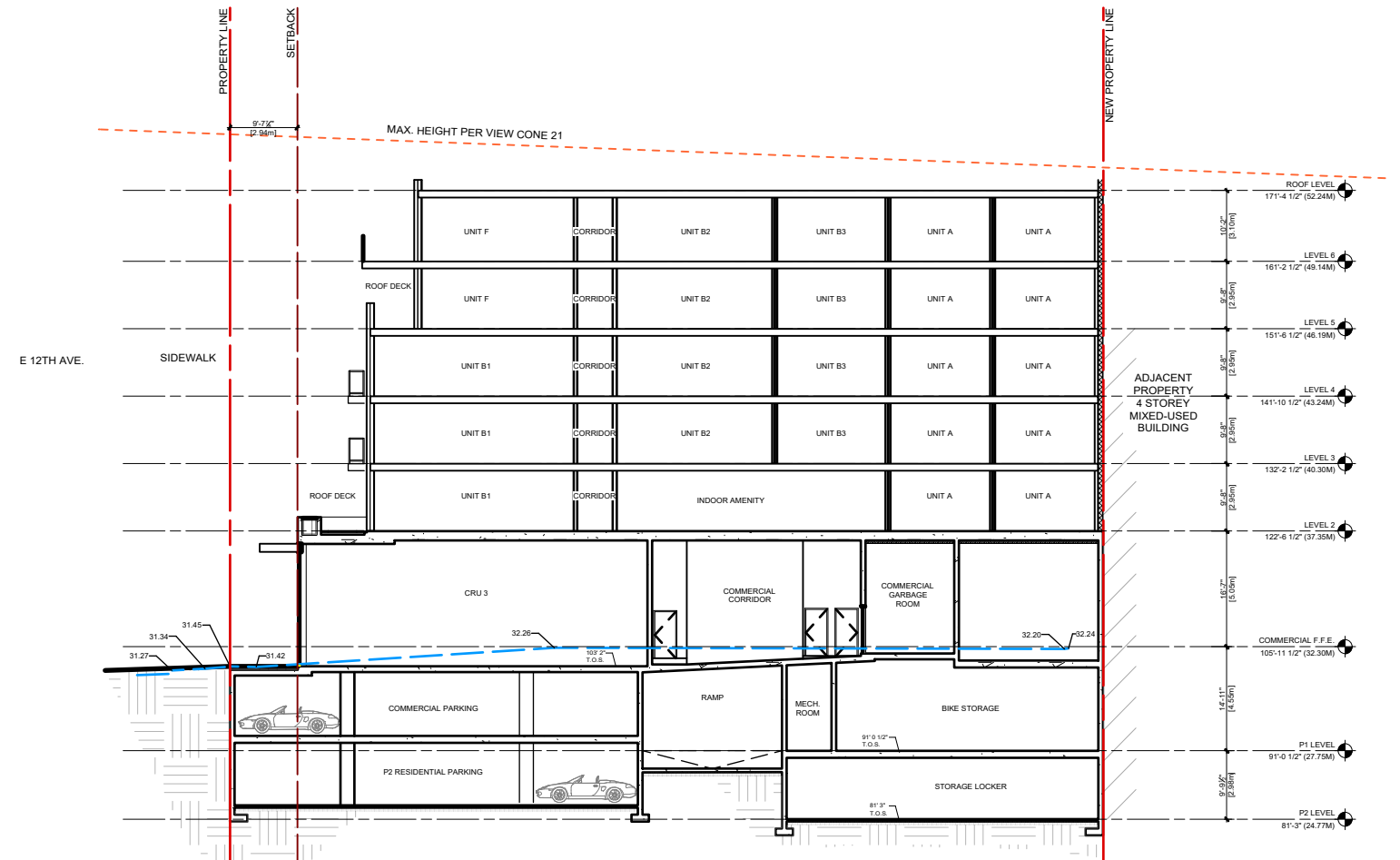
SECTION 2

1650 EAST 12TH AVENUE

# SECTIONS



SECTION 3



SECTION 4

1650 EAST 12TH AVENUE

# RENDERING



1650 EAST 12TH AVENUE

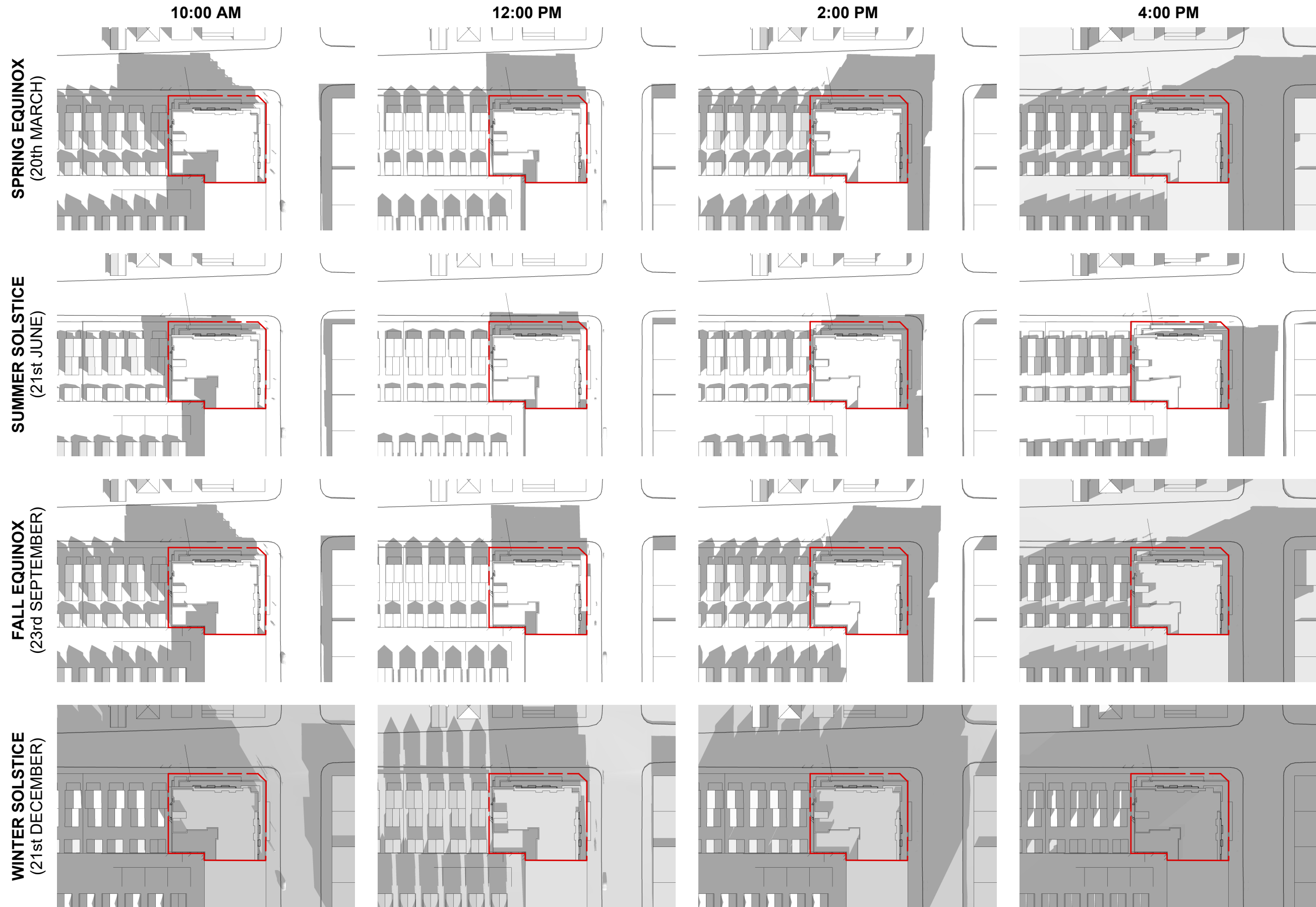
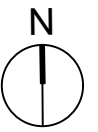


# RENDERING



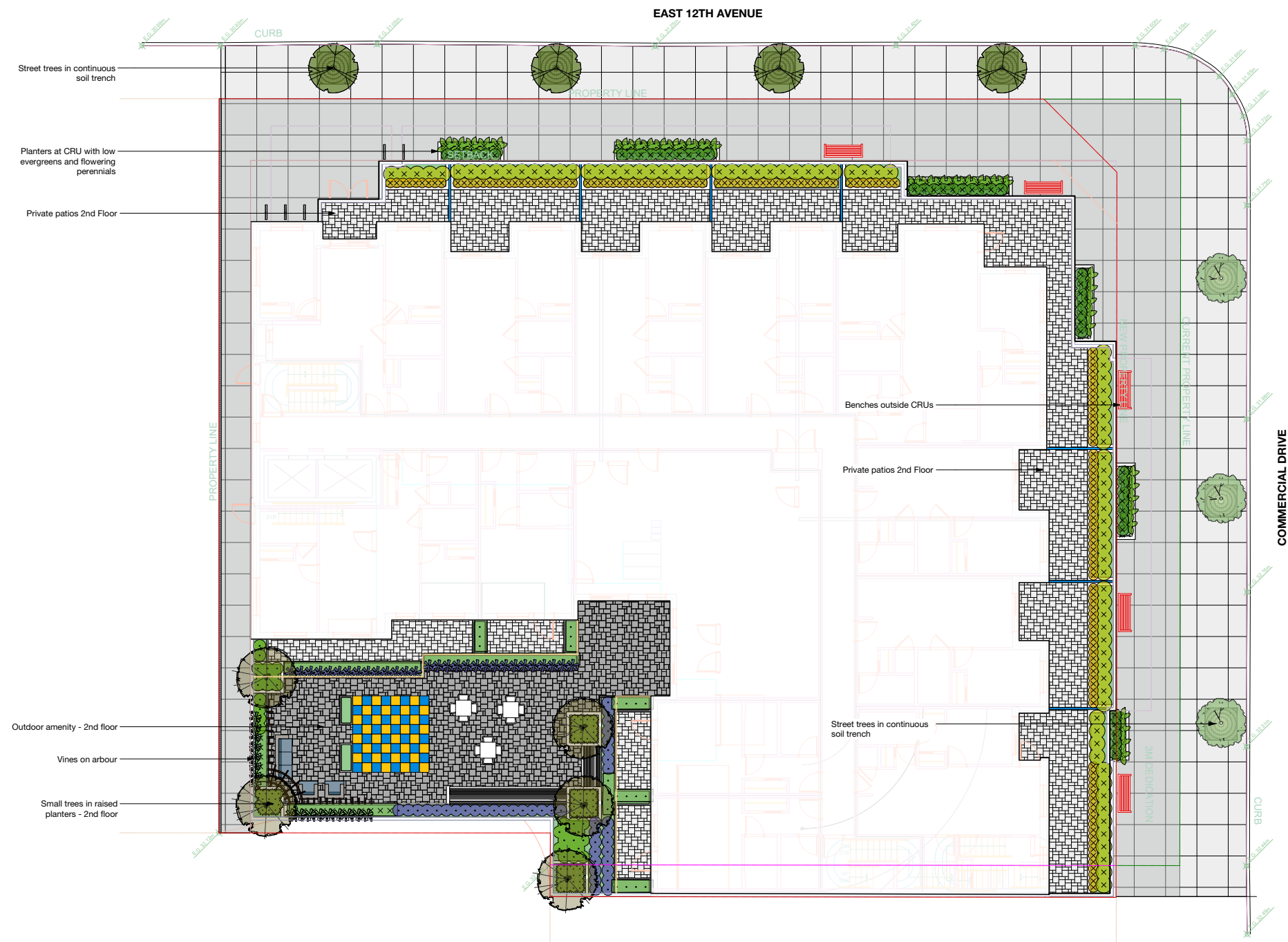
1650 EAST 12TH AVENUE

# SHADOW STUDY



1650 EAST 12TH AVENUE

# LANDSCAPE PLAN



**SITE PLAN & LEVEL 2**  
COMBINED

1650 EAST 12TH AVENUE

# LANDSCAPE PRECEDENTS

HARDSCAPE



Chess board activity



Bike racks



Concrete planters with seating



Metal pergola

PLANT MATERIAL



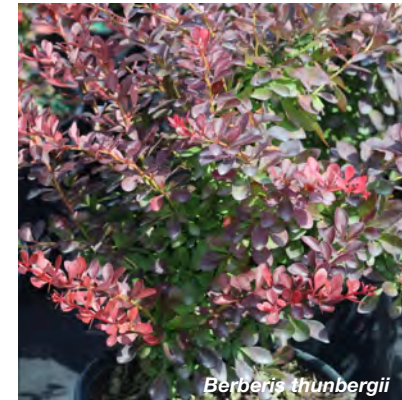
*Taxus media 'Hicksii'*



*Lavandula angustifolia 'Hidcote Blue'*



*Mahonia nervosa*



*Berberis thunbergii*



*Azalea japonica*



*Choisya ternata*



*Pennisetum alopecuroides 'Hameln'*



*Polystichum munitum*



*Daphne odora*

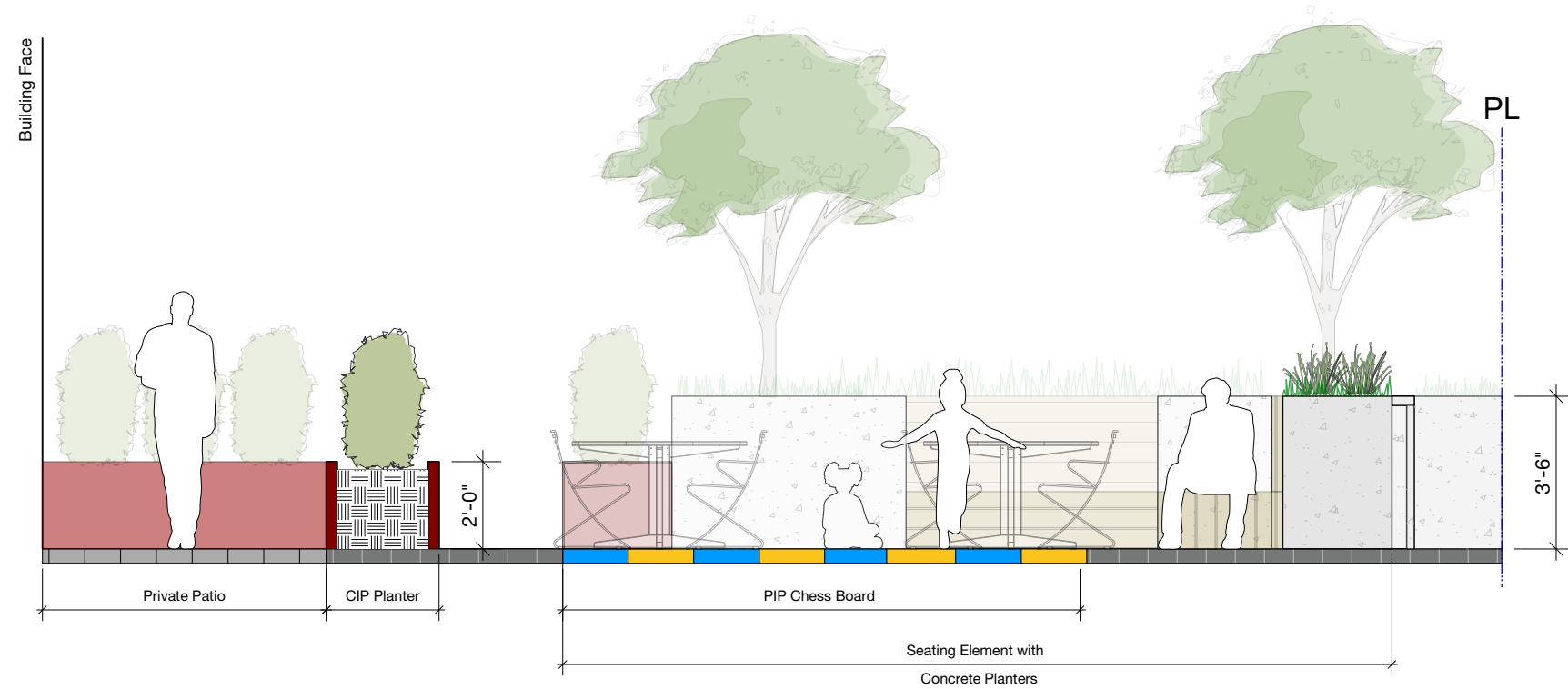


*Rudbeckia hirta*

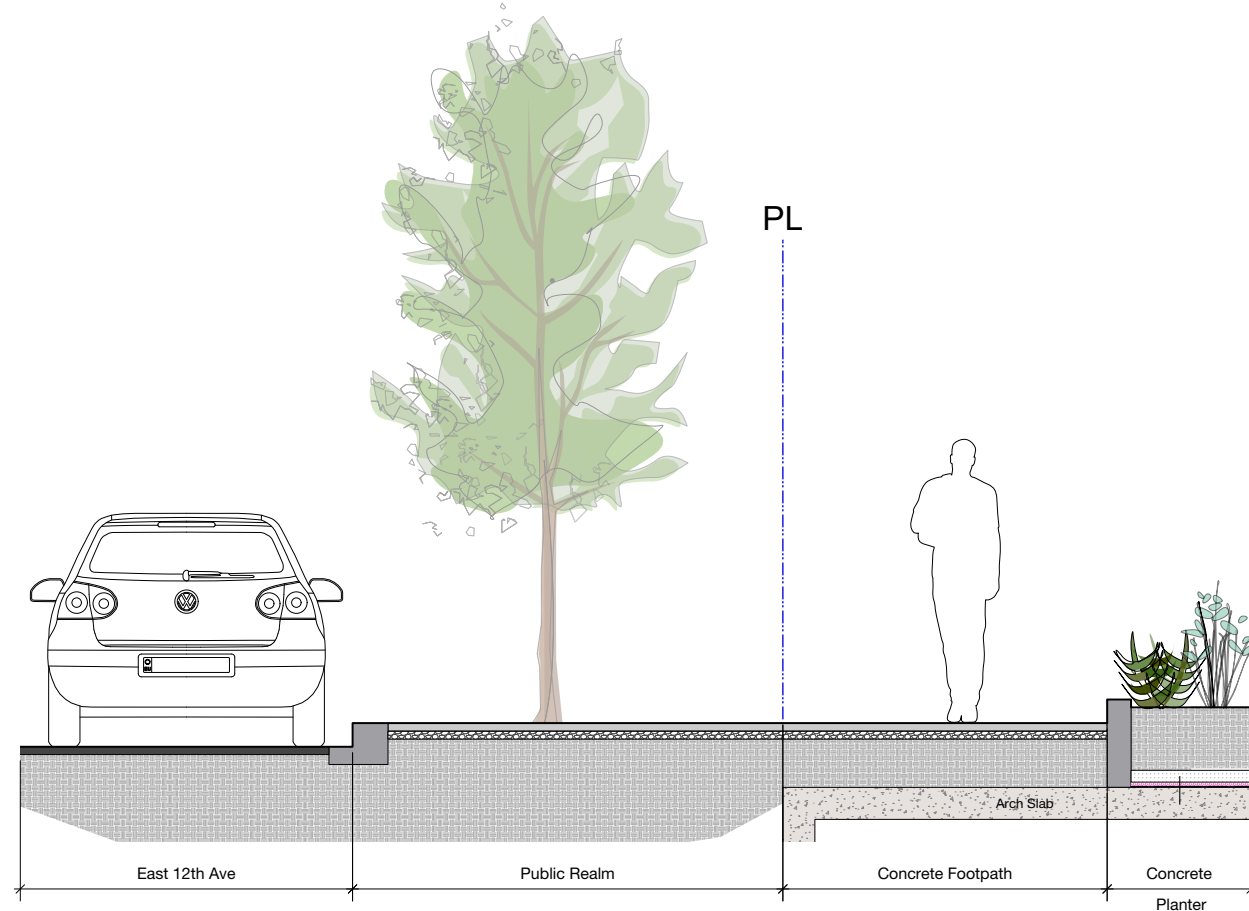
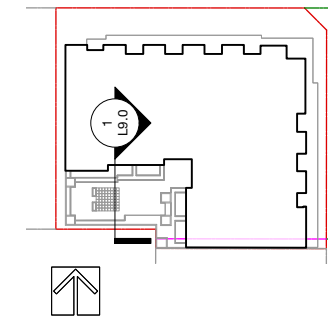
INSPIRATION



# LANDSCAPE FEATURES



**SECTION - AMENITY SPACE**



**SECTION - BUILDING FACE TO EAST 12TH AVENUE**

