# 5 W 2

## 5 WEST 2ND AVENUE

Point Grey Developments

DEVELOPMENT CONSULTANTS

# PROJECT OVERVIEW

We are pleased to present you with our Application for Rezoning for 5 West 2nd Avenue, in the Central Shipyard Neighbourhood of South East False Creek. This work represents a vision of both purpose and form rooted in the delivery of 100% Secured Market Rental Housing within a neighbourhood that is in need of a diversity of housing tenure and greater affordability. The work also includes a youthful and expressive Architecture that draws upon the rich history of industrial and warehouse buildings of the area.

The intent of the proposal is to provide 122 units of 100% Secured Market Rental on a site that does not require residential displacement. The project proposes that 20% of these units are delivered with income-tied rental rates for households with moderate incomes, as defined by the new Below-Market Rental Housing Policy for Rezonings. The project will abide by the 2019 West Area Development Cost Levy maximum average rents under the Rental Incentive Guidelines. This proposal seeks a Development Cost Levy waiver.

The project proposes 36% Family Units, with a diversity and variety of amenity spaces offering a multiplicity of use, within a landmark Architecture, one that is sensitive to daylight and view, responsive to its neighbours, and draws from its historical past to create a building of unique character.

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# 1.0 PROJECT TEAM OVERVIEW



Point Grey Developments

Point Grey Developments is a local holdings and real estate development company that operates throughout the Lower Mainland. Since 2002, they have built a reputation as one of Vancouver's premier high-end home builders on the West Side.

More recently, they have looked to the City's past for inspiration and solutions to build the homes of the region's next generation, and embarked on the great feat of restoring single-family heritage homes in Metro Vancouver as multi-family rentals.

Now, undertaking one of its largest projects to date here at 5 West 2nd Avenue, Point Grey Developments is excited to continue its reputation for quality housing in developing Vancovuer's newest purpose-built rentals.



JTA Development Consultants

JTA Development Consultants is a Vancouver-based full-service real estate development management firm. We form project concepts into new development by bringing teams together seamlessly.  We work on an Owner's behalf to lead projects through finance, city process, construction and post-occupancy.

Our role often includes involvement in complex zoning, project management, project analysis, and community relations for development of purpose-built rental housing, market residential, mixed-use buildings, offices, heritage retention, non-profits and industrial operators.



MA+HG Architects

The underlining theme of the work at MA+HG Architects is the creation of innovative architecture that is concise and practical, yet poetic and personal to the user. By challenging everyday suppositions about architecture and encouraging an artfulness that speaks to it surroundings, we are able to create novel works that are honest and playful, yet rooted in reality.

The studio focuses on design solutions that explore alternative ways of home ownership and dwelling. This practice is rooted in the belief that we can craft solutions that speak to today's issues of affordability and sustainability. We believe in the importance of beauty and the usefulness of creativity.

Established as Marianne Amodio Architecture Studio in 2009. The work of the firm was highly published and the practice was awarded the Arthur Erickson Award from Emerging Architect from Western Living Magazine, followed by the AIBC Award for Emerging Firm.

In 2018, Harley Grusko joined the practice and the firm was renamed MA+HG Architects.

# 1.0 PROJECT TEAM

**OWNER**
Sandhu Property Management
Sanjiv Sandhu & Ranjiv Sandhu
sanjiv@pointgreydev.com
ranjiv@starlimousine.com
328 Industrial Ave
Vancouver BC V6A 2P3

**DEVELOPMENT CONSULTANT**
JTA Development Consultants
James Todd, President
james@jtadevco.com
202 - 111 West Broadway
Vancouver, BC V5Y 1P4
604-831-3790

**ARCHITECT**
Marianne Amodio and Harley Grusko Architects Inc
Harley Grusko, Architect Aibc, LEED AP
harley@mahg.ca
201-877 East Hastings Street
Vancouver BC V6A 3Y1
778-379-9276

**STRUCTURAL ENGINEER**
Glotman Simpson Consulting Engineers
Geoff Poh, P. ENG, Associate
gpoh@glotmansimpson.com
1661 West 5th Avenue
Vancouver BC V6J 1N5
604-484-2294

**QUANTITY SURVEYOR**
BTY Group
Eldon Lau
eldonlau@bty.com
2288 Manitoba St
Vancouver BC V5Y 4B5
604-734-6407

**LANDSCAPE ARCHITECT**
Durante Kreuk LTD.
Judy Bennett
judy@dkl.bc.ca
102-1637 West 5th Ave
Vancouver BC V6J 1N5
604-684-4611

**BUILDING ENVELOPE AND ENERGY COMPLIANCE ENGINEER**
LDR Engineering Group
Sean Liaw, P. ENG, Principal
sean@ldrgroup.ca
213-4288 Lozells Avenue
Burnaby, BC V5A 0C7
604-240-7067

**GEOTECHNICAL ENGINEER**
Geopacific Consultants
Allana Gerke
gerke@geopacific.ca
1779 West 75th Ave
Vancouver BC V6P 6P2
604-439-0922

**SUSTAINABILITY CONSULTANT**
Integral Group
Kevin Welsh
kwelsh@integralgroup.com
Suite 180 - 200 Granville St
Vancouver BC V6C1S4
604-687-1800

**CIVIL ENGINEER**
Binnie and Associates ltd
Spencer Smythies
ssmythies@binnie.com
300 - 4940 Canada Way
Burnaby BC V5G 4K6
778-945-6140

**TRAFFIC CONSULTANT**
Bunt and Associates LTD
Simon Button
sbutton@bunteng.com
Suite 1550 - 1050 West Pender St,
Vancouver BC V6E 3S7
604-685-6427

**SURVEYOR**
360 Land Surveying
#20 - 1880 Triumph Street
Vancouver BC V5L 1K3
604-816-4292

# 2.0 CONTEXT

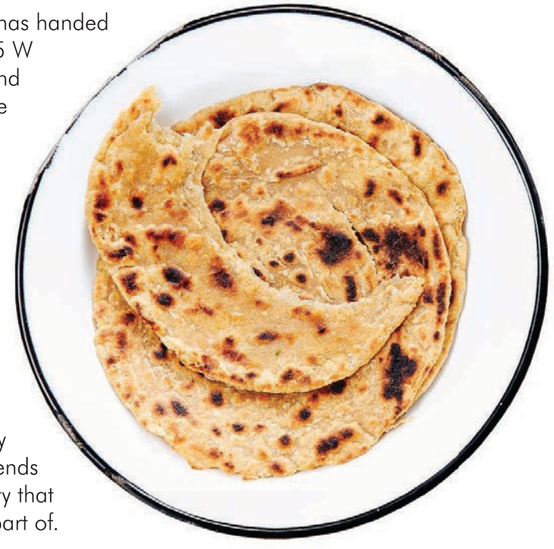



# 2.1 SITE & FAMILY STORY

## "TO EAT ROTIS FOR A LIFETIME"

Mohinder Sandhu immigrated from the United Kingdom to Canada on July 10th, 1964, where, shortly after his arrival in 1967, Mohinder had an opportunity to purchase 5 W 2nd Avenue at great personal sacrifice. He took this chance to buy the property, as he fondly tells his sons today with a Punjabi saying roughly translated, "to eat roti's for a lifetime". Meaning, the property would provide for his family well into the future. Then as now, the site is home to a modest 2-storey concrete block building constructed in 1941, that promises to be the signature holding in the family's property portfolio.

Mohinder's early years in Canada were modest. First, taking a position as a welder in Terrace, B.C., before relocating to Vancouver, working various jobs until becoming a welder for Jackson Scaffolding. To make the property payments for 5 W 2nd, Mohinder endured regular back-to-back double shifts. First, starting his day at seven in the morning with a full 8-hour shift at the Burrard Dry Docks in North Vancouver, then driving to a Kenmore truck manufacturer close to Lougheed Highway and Boundary Road for another 8-hour shift. With little time to go home and rest, he'd start again early the next day for another 16-hour day. A familiar immigrant story.



Today in his 90's, Mohinder has handed management and vision for 5 W 2nd to his two sons, Sanjiv and Ranjiv Sandhu. Looking to the future, the Sandhu family want to continue their legacy and create a building that gives back.In their mixed-use 100% secured rental housing application on this site, a strong portion of its units will be for folks with moderate incomes. With this development of market rental and income-tied rental units, this will be one of many proposed ways the family intends to give back to the community that they've become an integral part of.

The intent of the building purchased those many decades ago comes full circle.

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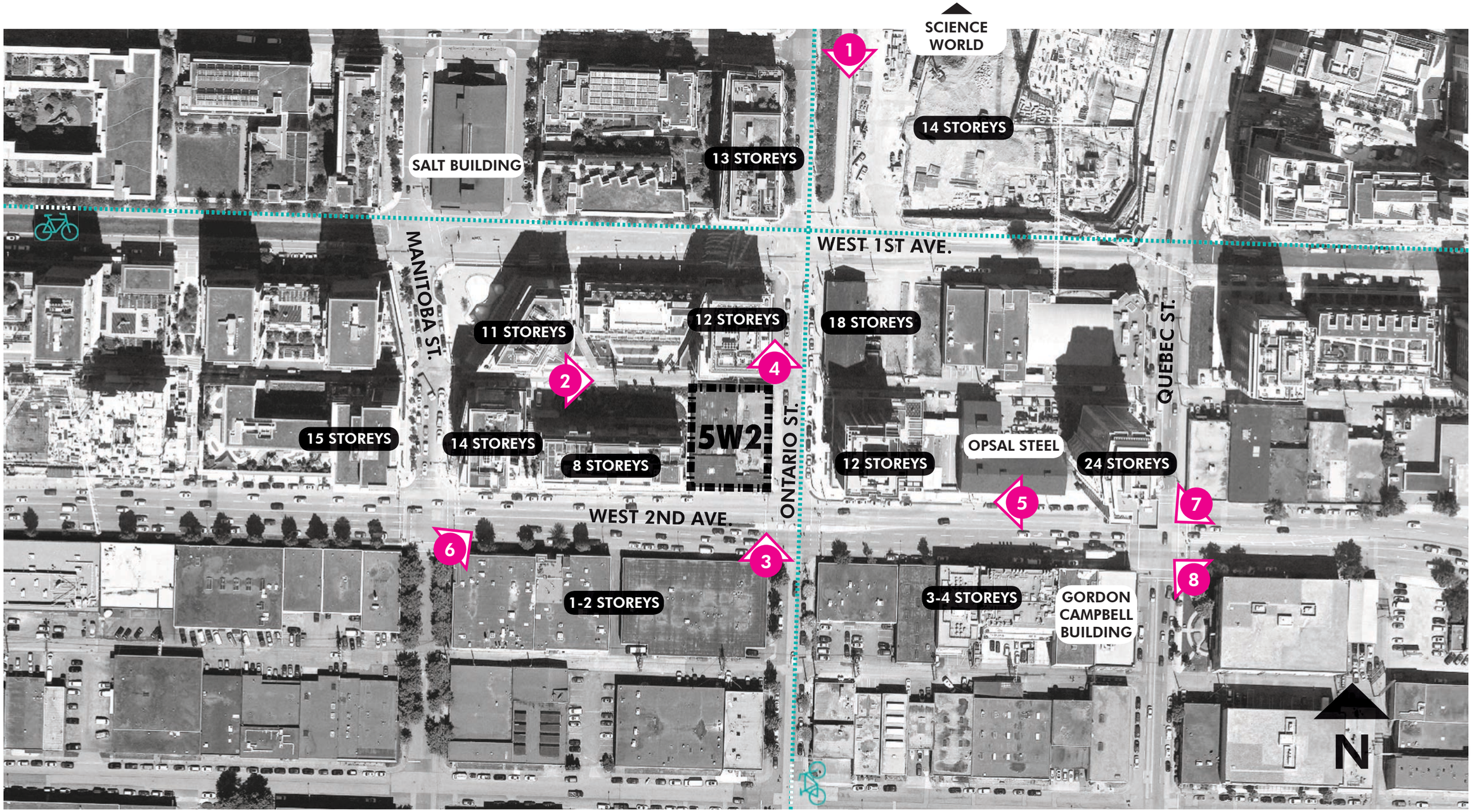
# 2.2 AREA PROFILE

The site is uniquely located at a gateway corner to the South East False Creek neighbourhood, well connected to a number of modes of public transit. It is located two blocks west of Main Street, a significant north south public transit corridor;  several blocks to the water bus station at False Creek; and is directly adjacent to the Ontario Street Bikeway, and in close proximity to the 1st Avenue Bikeway. The proposal may seek a parking relaxation in accordance to the Secured Market Rental Housing Policy, and the Transportation Demand Management Bulletin, responding to the City of Vancouver's objectives and policies for secured rental housing, transit- orientated development, and sustainability.

City of Vancouver's Broadway Plan Area Profile found that:

- **Within the Rental Housing Stock (RHS) Official Development Plan (ODP), the majority of purpose-built rental were built before 1980;**
- **Outside the RHS ODP, the majority of rental housing stock was built before 1940;**
- **South False Creek (SFC) had the lowest rental vacancy rate at under 0.5%;**
- **SFC had the highest average rental rates ($1,941), and therefore the highest annual household income ($77,640) to afford rent*; and (*calculated by assuming 30% of annual income before tax is spent towards rent)**
- **2016 Statistics Canada cites an average household income of $111,060 in SFC and a median household income of $89,993.**

# 2.3 CONTEXT MAP




# Identifies Photo Found on Page 8

# Number of Storeys

Bikeway (Ontario St. & 1st Ave)

# 2.4 CONTEXT PHOTOS




1 Looking North on Ontario St. Greenway / Bikeway From Park




2 Looking East down the Lane towards 5W2




3 Looking North Towards Science World From Corner of Ontario St. and West 2nd Ave



4 Looking North From NE Corner of 5W2 Site




5 Looking West along Sidewalk in front of Opsal Steel Barn on West 2nd Ave




6 Skyline Along West 2nd Ave, Looking Northeast from Corner of Manitoba St & West 2nd.



7 Heritage & Industrial Buildings on South Side of West 2nd Ave, From Corner of Quebec St




8 Opsal Towner & Heritage Barn from Quebec & W2nd Ave.

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# 3.0 APPLICABLE POLICIES

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The project takes direction from the following City of Vancouver policies & guidelines:

1. **Secured Market Rental Housing Policy (2012)**
2. **Rental Incentive Guidelines (2012, Updated 2018)**
3. **Below-Market Rental Housing Policy for Rezonings (2019)**
4. Southeast False Creek Plan
5. Green Buildings Policy for Rezonings (2018)
6. Southeast False Creek Green Building Strategy (2008)
7. Family Room: Housing Mix Policy For Rezoning Projects (2016)
8. High-Density Housing For Families With Children Guidelines (1992)
9. M-2 District Schedule (Current Zoning)

**20% BELOW-MARKET RENTAL**

**100% SECURED RENTAL**

**This proposal will be adhering to the following rental housing policy items:**

- **100% of residential floor area is secured rental housing for 60 years or the life of the building;**
- **80% of residential floor area will adhere to the 2019 West Area DCL maximum average rents;**
- **20% of residential floor area will be income-tied rents for annual household incomes below 80,000 per year; and**
- **Targeted Rents for Below-Market Units:**

| | |
|---|---|
| **Studios** | **$950** |
| **1 Bedrooms** | **$1200** |
| **2 Bedrooms** | **$1600** |
| **3 Bedrooms** | **$2000** |

**This proposal seeks for 3 additional storeys and commensurate density for projects 12-storeys or more under existing plans.**

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9. M-2 District Schedule (Current Zoning)

- **Proposal exceeds min. 1.5m setback along 2nd Ave to increase pedestrian comfort and public realm on arterials.**
- **Proposal requests a height relaxation from 44.35m (145.5 ft) in the SEFC Plan, to approx. 55.2m (181.1 ft).**
- **Proposal achieves a substantial streetwall of 7 storeys along 2nd Ave. by setting back the massing at that level.**
- **Proposal maintains pedestrian views to the park and Science World from West 2nd Ave by increasing ground floor setback.**
- **To encourage unique east / west lane environments, the proposal has commercial frontage on the lane, and locates a substantial outdoor amenity at the second floor overlooking the lane.**

- **The Proposal will adhere to the 'Low Emissions Green Buildings' path for Rezonings. It will also adhere to any additional specific targets set out in the Southeast False Creek Green Building Strategy.**
- **The proposal will follow Performance Limit targets for buildings connected to a City recognized low-carbon energy system (SEFC NEU)**

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7. **Family Room: Housing Mix Policy For Rezoning Projects (2016)**
8. **High-Density Housing For Families With Children Guidelines (1992)**
9. M-2 District Schedule (Current Zoning)

- **The proposal exceeds the min. 35% family housing requirement set out in the Family Room Policy**
- **A range of outdoor common areas with good access to sunlight and adjacency to indoor amenity will be provided to accomodate various age ranges and activities.**
- **Private outdoor space will be bolstered by ample shared outdoor space.**
- **Bulk storage will be provided insuite where possible, or in storage rooms in the underground parkade.**
- **Less than 12 Dwelling Units share a common corridor on each floor.**
- **The proposed 122 Units will share 4 common outdoor spaces, meaning approximately 30 dwelling units share an outdoor space (High Density Housing for Families Guidelines references no more than 100 dwelling units sharing an outdoor common space).**

**36% FAMILY HOUSING**

# 4.0 DESIGN DIAGRAMS

# 4.1 INDUSTRIAL LEGACY

1.






2.



3.



7.



6.



5.



4.

From Southeast False Creek Public Realm Plan July 31, 2006:

*"Southeast False Creek has been an industrial area since the late 1800s. Uses in the area included sawmills, foundries, shipbuilding, salt distribution, warehousing and the City's public work yard (Cambie Yard)…The heritage value of the SEFC resides in its pre-settlement natural history, First Nations history and post settlement history as an industrial area…an important part of the heritage value of SEFC is found in the relics of industry and public works, including buildings, structures, machines, soils."*

1. 388 West 1st Street 2. Gordon Campbell Building, W 2nd Ave + Quebec 3. 366 W 2nd Street 4. 398 W 2nd Ave 5. Aerial Photo of False Creek 1970s 6. The Best Cleaners Building 7. Wylie Street 1955

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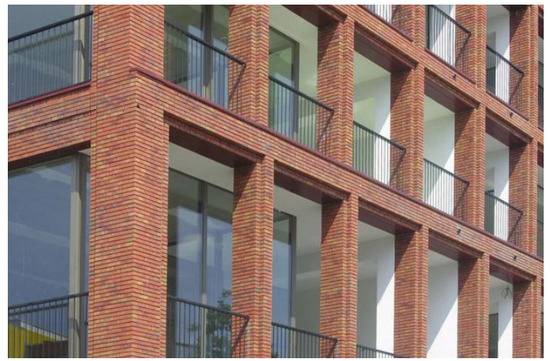
# 4.2 DESIGN CONCEPT

1.





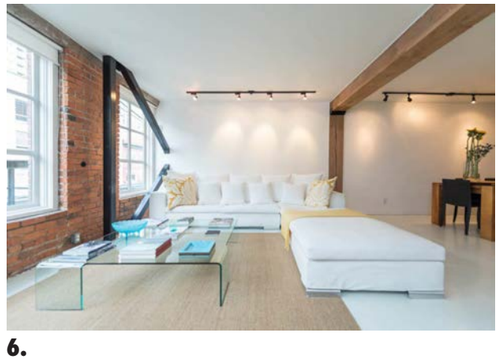
2.



3.



7.



6.



5.




4.

1. 388 West 1st Street 2. The Gardens of Gabriel, modern brick facade 3. HEIMAT AM HAFEN, modern brick balconies 4. Big City Auto 5.West Coast Shipbuilders Ltd. on the southeast shore of False Creek. 6. Hamilton Steet Loft 7. Quigley Mills Building, 2nd + Quebec

*"The building forms are to draw upon the industrial legacy of the area with a robust character that is to contribute to diversity as the central theme for neighbourhood character while allowing flexibility at the ground floor."*

-From SEFC ODP

The City of Vancouver has taken great and longstanding effort to retain individual historical buildings, in order to celebrate and enhance the rich heritage of South East False Creek. To build upon this effort, the building form draws upon the industrial legacy of the area, thus reflecting the heritage character of South East False Creek in the design of the built form.

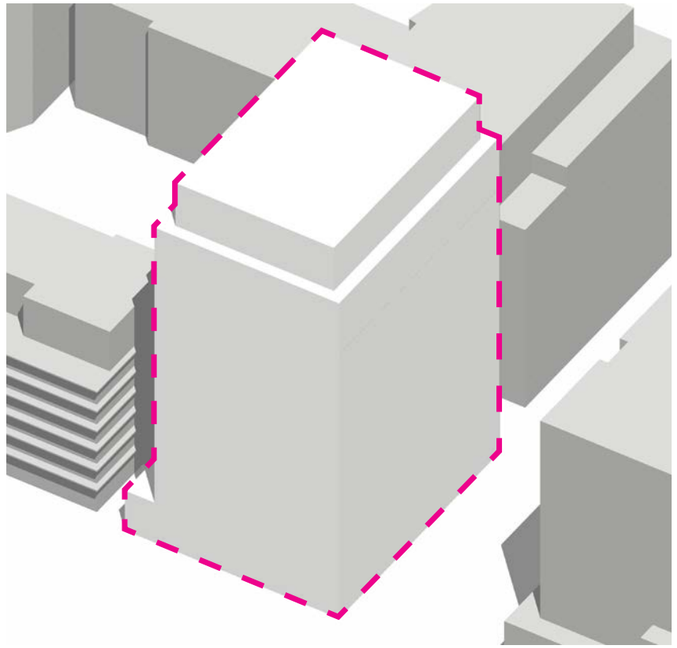
Additionally, the site is identified as part of the "Central Shipyard" Neighbourhood, at the south eastern edge where the transition to "Railyard" Neighbourhood occurs. The site can easily be recognized as a gateway marking the "Central Shipyard" neighbourhood, as well as the transition from one neighbourhood to the next. Thus, a landmark building is warranted.

The primary concept for the building design draws upon the industrial legacy of the area - conceptually the new 5W2 is a collection of industrial block buildings, modernized to form a collection of stacked brick residential massings. This robust character is conceived both in form and materiality - its harkens both to an industrial past, and celebrates a more robust future - a mixed and inclusive community built of lasting materials.

# 4.3 CONCEPT COLLAGE

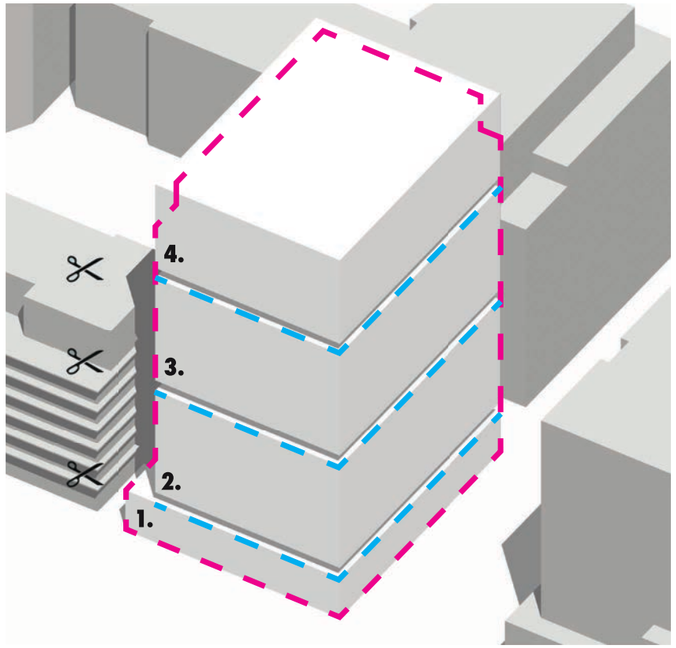


# 4.4 MASSING CONCEPT



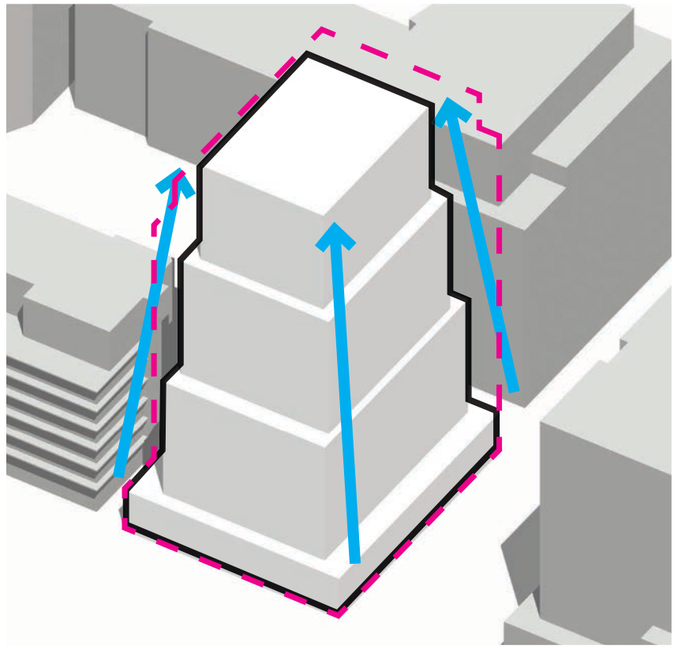
## STEP 1.

The maximum anticipated building envelope is massed on the site. No massing articulation in a 16 + 2 penthouse storey configuration.



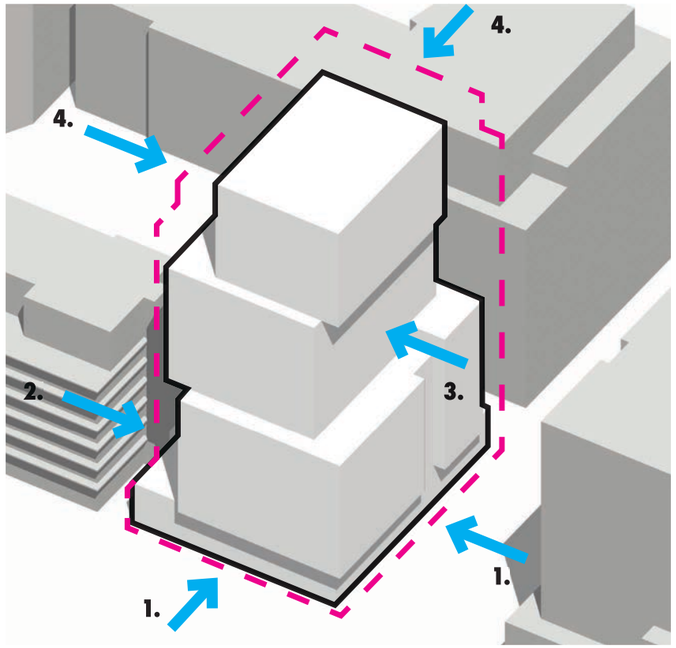

## STEP 2.

The massing is cut into 4 vertical sections to enable further articulation to address the surrounding vertical context. 1. A podium relates to the street. 2. The tower base forms a streetwall and matches the height of the neighboring building to the West. 3. The tower mid-block matches the building height to the East. 4. The tower upper-block incorporates the +2 into a +5 penthouse.



## STEP 3.

Each vertical mass is tapered to reduce the sense of mass at the higher floors of the building, while reducing shadowing.




## STEP 4.

Each mass is horizontally shifted and / or carved to respond to site conditions. 1. Podium is positioned to match adjacent buildings and form a continuous street wall. 2. The tower base is pushed to the East to maximize the side yard setback and create outdoor amenity space. 3. The tower mid-block is shifted to the west as it clears the height of the building to the West, creating a defined SEFC streetwall on the east. 4. The tower upper-block is pushed East and South to reduce shadowing towards the North-West.

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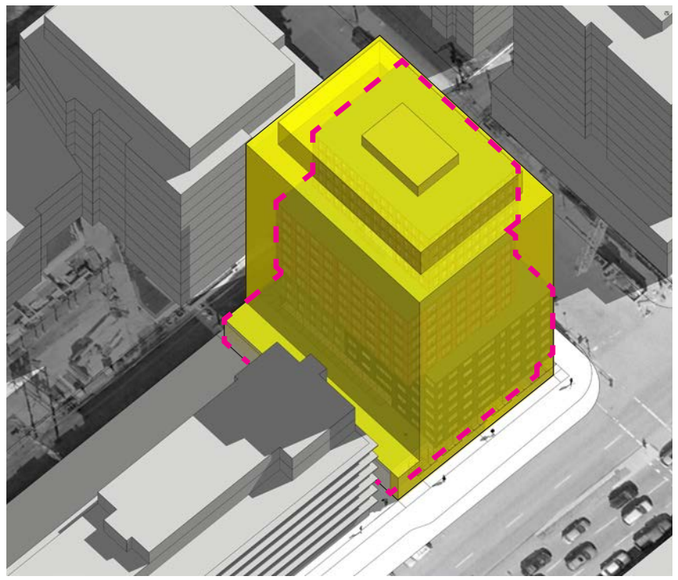
# 4.5 MASSING COMPARISON

## VIEW LOOKING NORTH ACROSS 2ND AVE

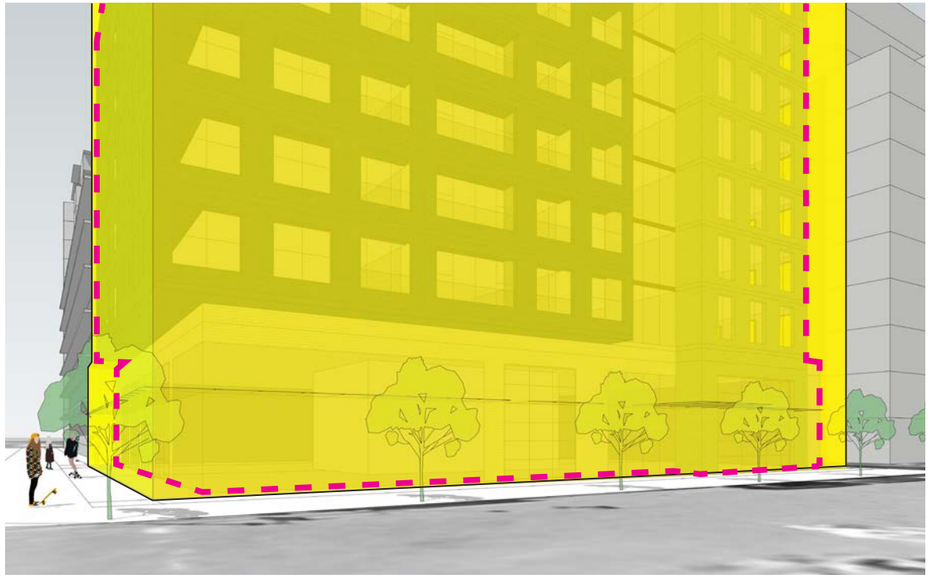


## AERIAL VIEW FROM SOUTHWEST



The proposed massing (pink outline) is overlayed upon a typical massing (yellow mass). As illustrated, the proposed massing is always 'within' the boundaries of the typical massing on all sides, and in some cases dramatically sculpted back. This series of diagrams helps to reinforce the massing strategies as outlined on 4.3 Massing Concept, to be successful in reducing the sense of mass in a less conventional manner. Particularly illustrating that the entirety of the upper 5 floors fits within the conventional +2 penthouse massing as described in the SEFC plan.

## VIEW LOOKING WEST ACROSS ONTARIO ST



## VIEW SOUTH DOWN ONTARIO ST



## LEGEND

Proposed Massing

Typical Massing

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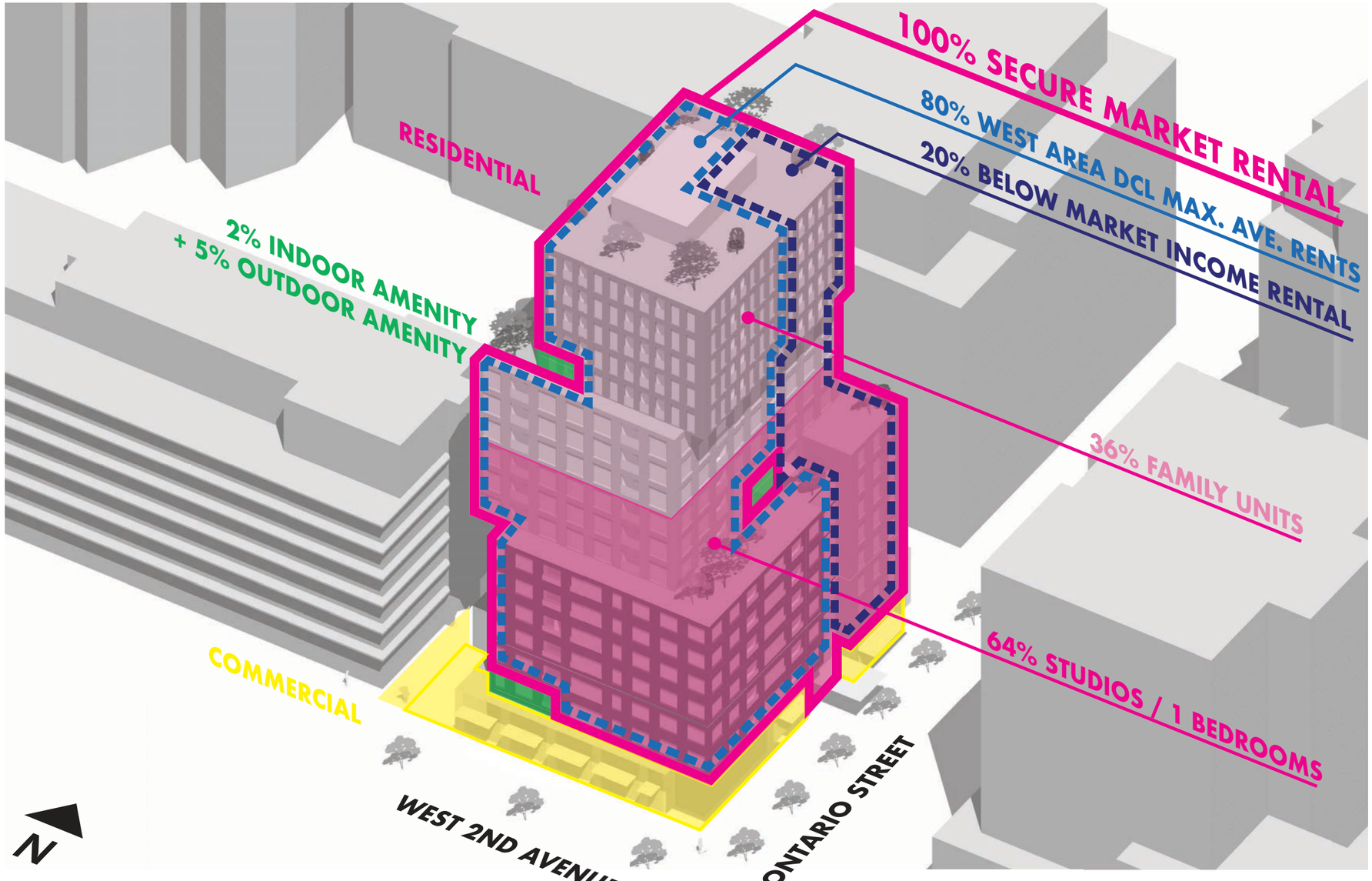
# 4.6 PROGRAM MIX




The project aims to provide a diverse mix of 100% secure market rental housing, with 36% family units. It draws from the recent approved Below-Market Rental Policy for Rezonings to provide 20% of units with Income-tied rents for households earning less than 80,000 annually.

The massing of the building as a series of stacked apartment blocks reflects the mixed community within, creating a unique landmark building that celebrates rental housing opportunities in our city.

**100% SECURED RENTAL**

*Note: This Graphic Representation shows proportional areas only. It does not show the physical location of 20% below-market income rentals vs. 80% DCL max rental units.

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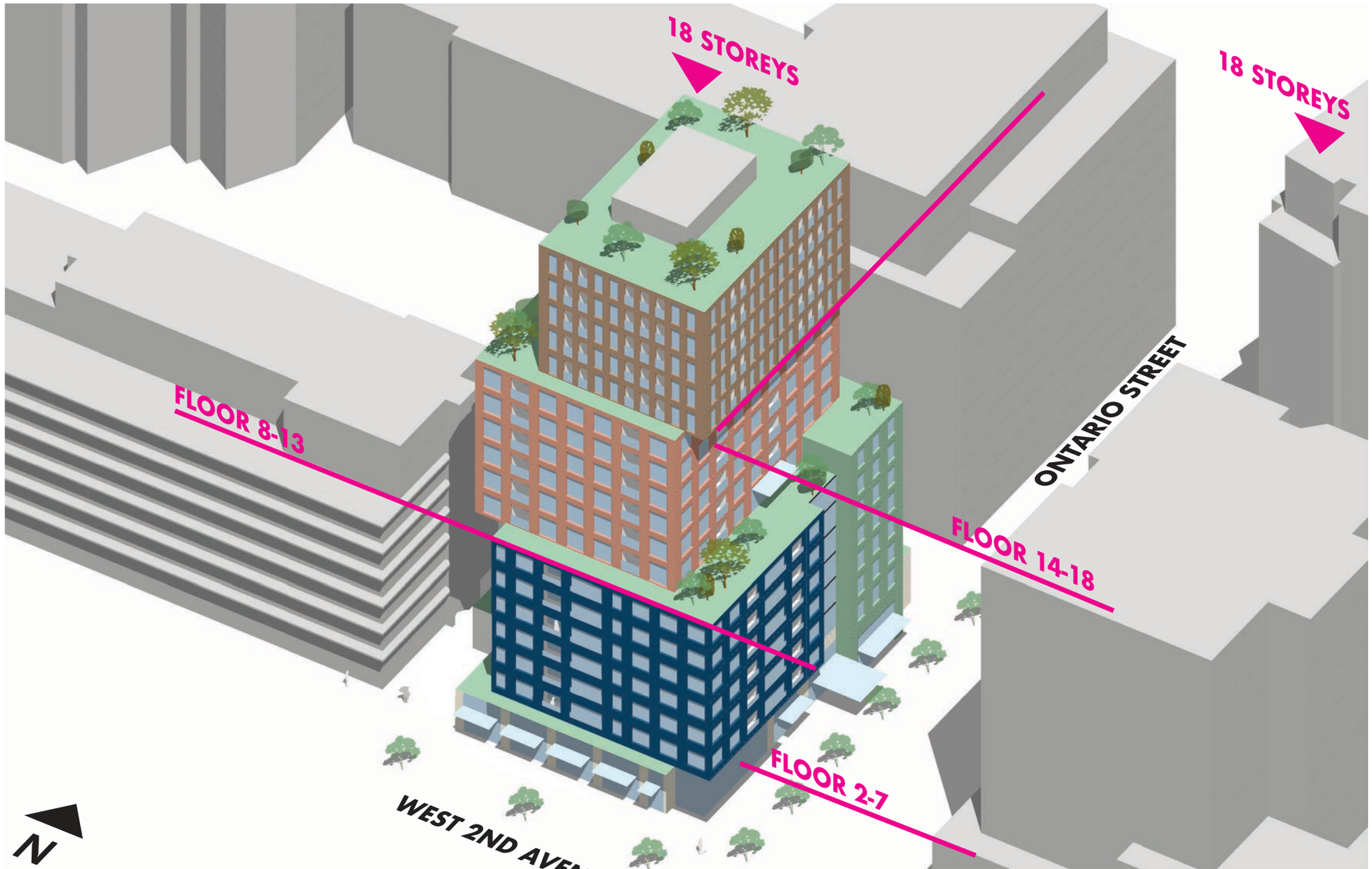
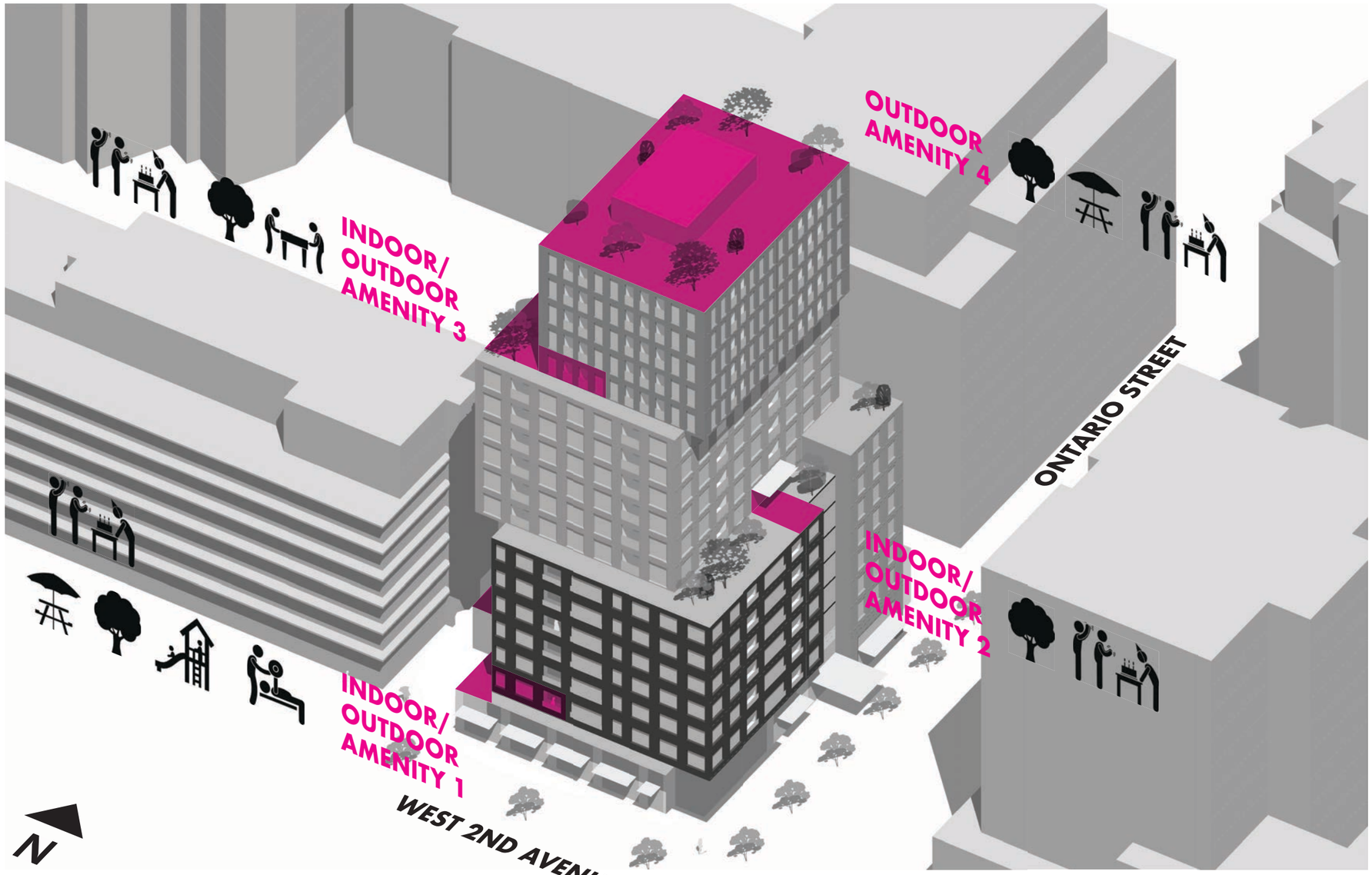
# 4.7 HEIGHT




The varying heights of the tower massing have been set to relate to the surrounding context in a unique yet clear way. Each volume relates to height datums of the adjacent buildings. The tower low-block reinforces the existing streetwall along West 2nd Avenue and steps back at the 8th floor. The tower mid-block is set to be compatible with the building to the North and the building to the East, reaching 13 stories before being set back to form the tower upper-block. The tower upper-block, being further reduced in scale, has a floorplate similar to adjacent penthouse floors. While rising to 18 stories, the building's overall height may be described as 13 +5.

# 4.8 AMENITY STRATEGY




The vertical separation and shifting of massing results in multi-roof terraces that are to be used for a combination of shared outdoor amenity space and private patios, each with unique view and daylight opportunities. By providing a multitude of amenity spaces vertically throughout the building, no resident is more than 3 stories from an outdoor amenity space, accessible by elevator or stair.

This strategy enables each vertical block to have a unique indoor and outdoor amenity space, providing a variety of opportunities to establish community within each block. Neighbours share a lounge or kitchen, and an adjacent 'back yard', where the community can gather outside their individual suites.

Refer to page 32, 33 and 35 for proposed Level 2, 8 and 14 amenity room layout respectively.

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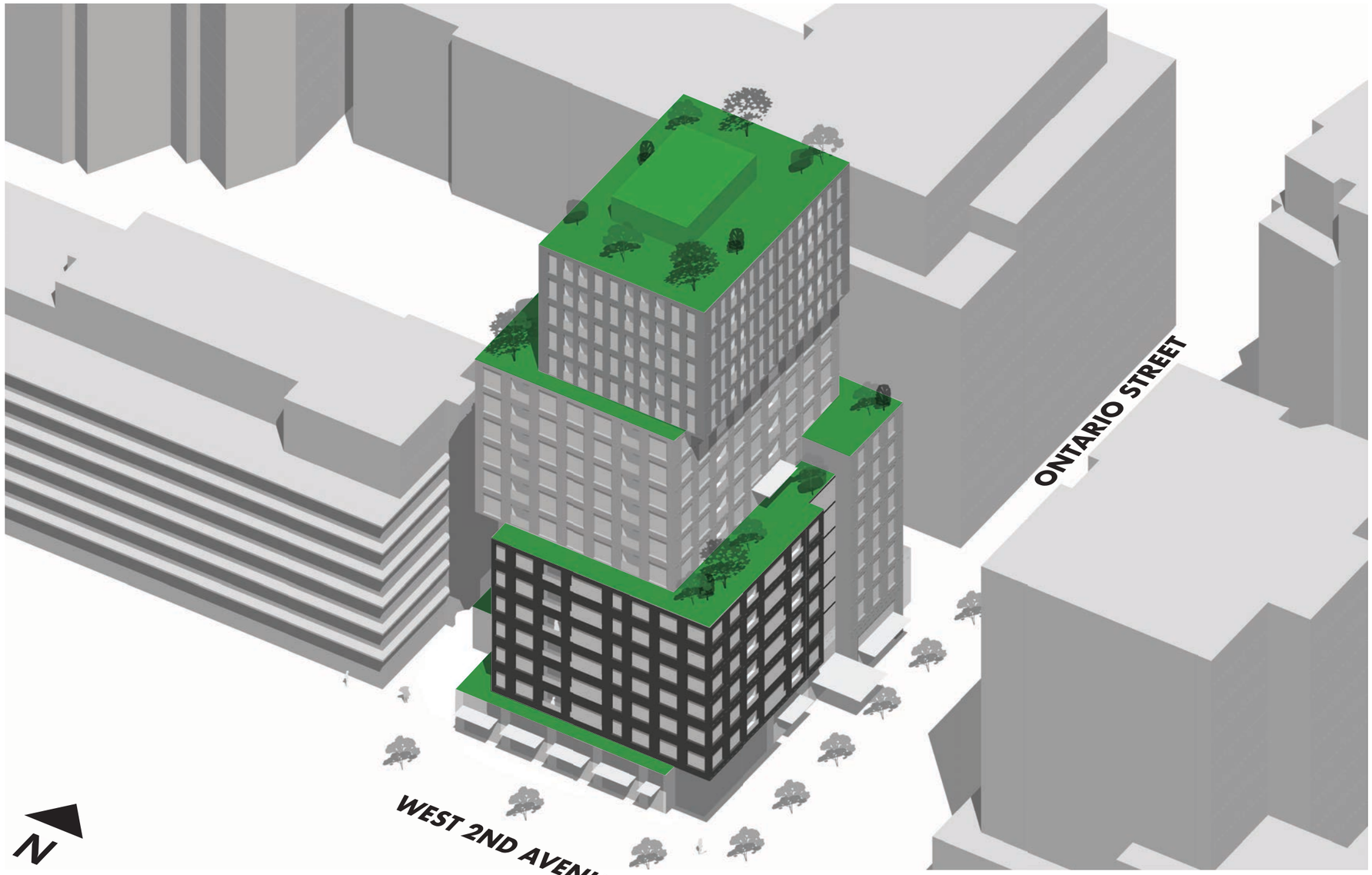
# 4.9 LANDSCAPE STRATEGY

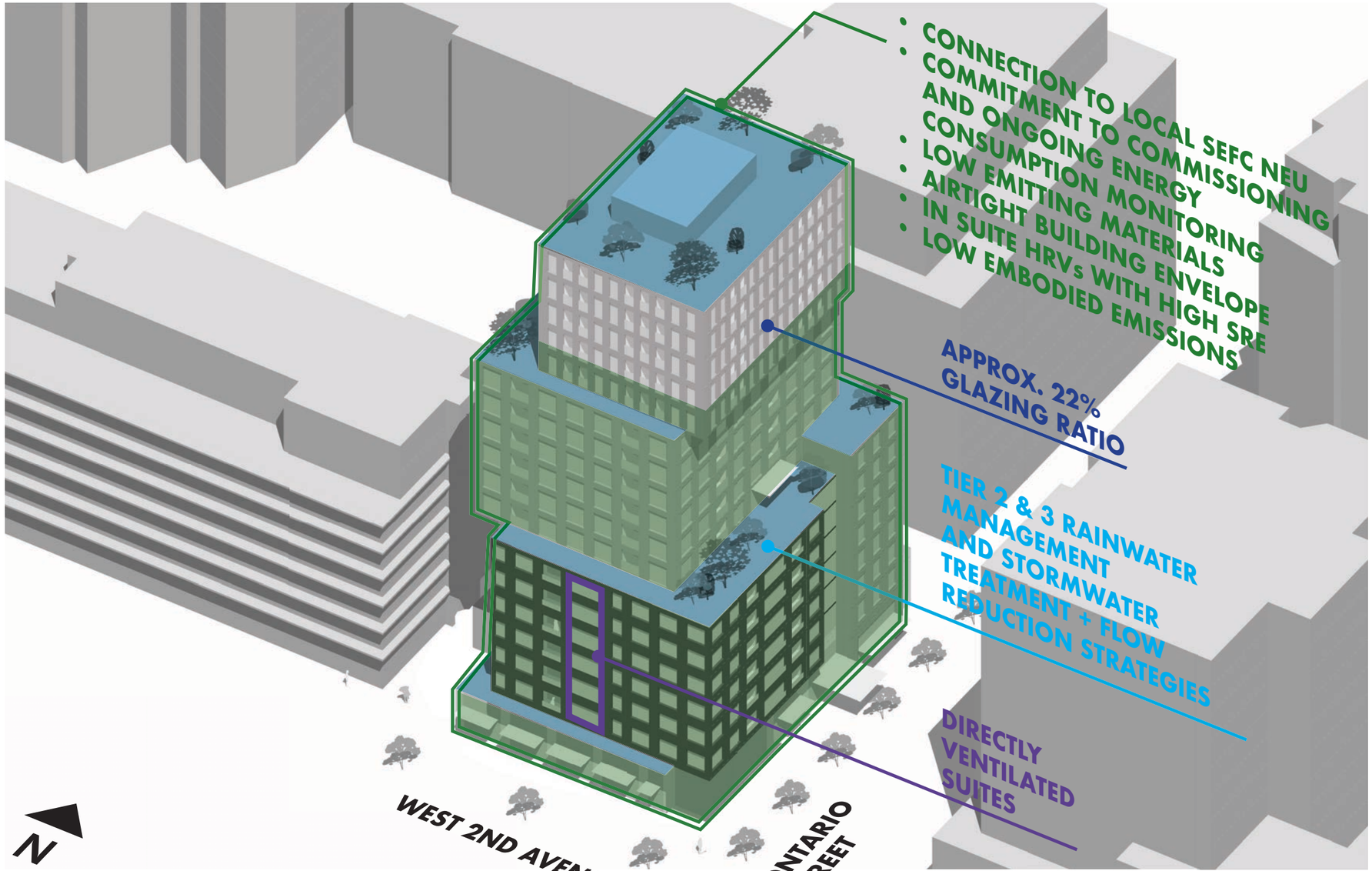



Each roof terrace creates opportunites for a variety of uses, including lounging, relaxing, meditating, congretating and partying, and will therefore require a careful balance of softscaping and hardscaping.

The current landscape stategy treats each terrace as a 'backyard' to each unique building block. Each terrace will include green roof areas, roof planters and mature trees. The hardscape areas will include paved areas for picnic tables, BBQs and children's play equipment.

A large deck on the uppermost roof will be shared by all residents, a place with views in all directions and ample sunlight throughout the day. Refer to landscape plans on 6.0 Landscape Drawings.

# 4.10 SUSTAINABILITY STRATEGY

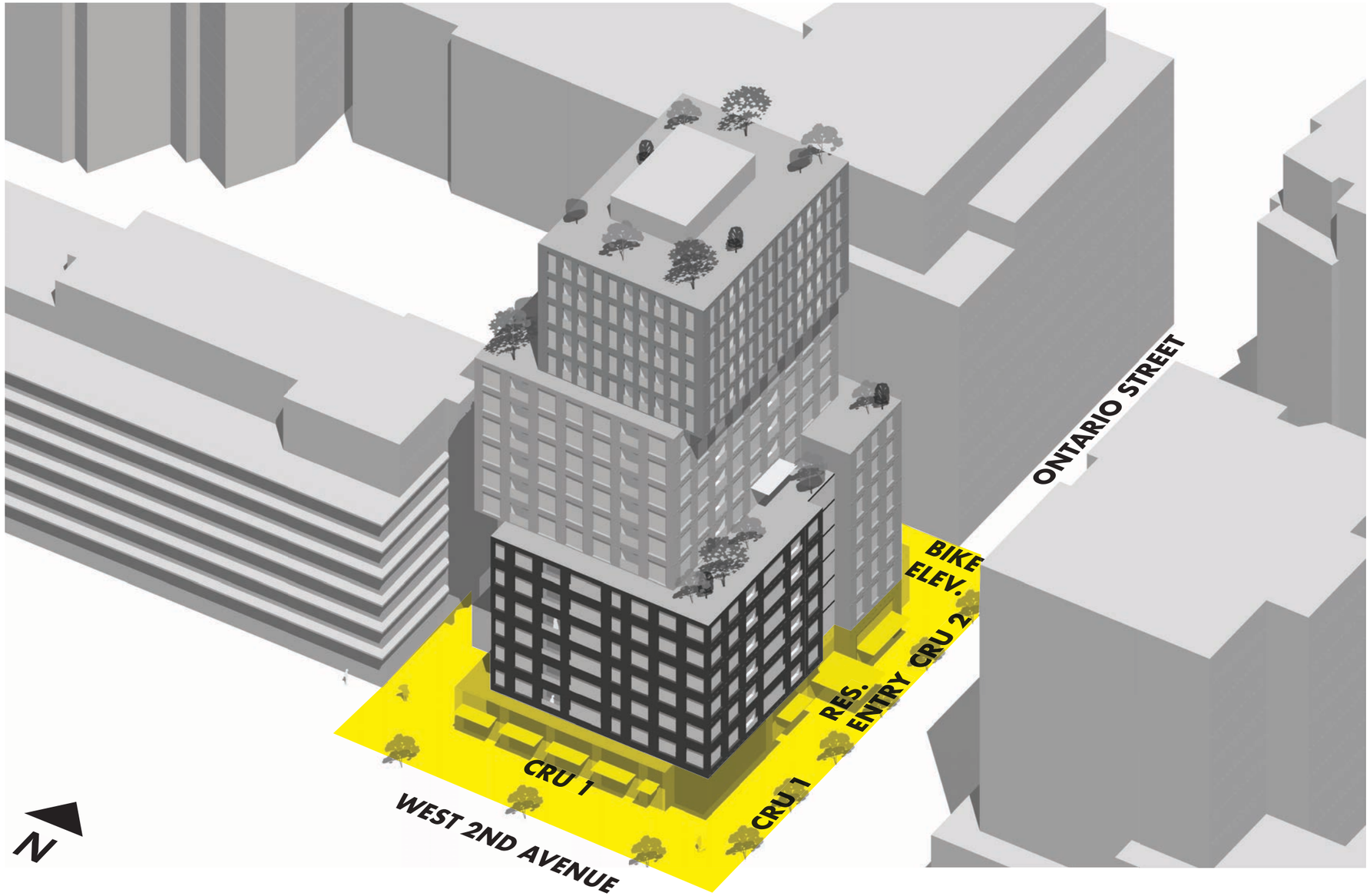



*Note: This Graphic Representation shows proportional areas only. It does not show the physical location of glazing.

The proposal is on target to meet the requirements as dictated by the Green Buildings Policy for Rezonings 2016, option B. Low Emissions Green Building, effective May 1, 2018. This includes the following strategies and measures to achieve performance limits for energy use, heat loss, and greenhouse gas emissions, including;

- Design, build, and test to meet an airtightness target of 2.0 L/s/m$^2$ @ 75 Pa.
- Design and build a direct ventilation system.
- Design and build with low-emitting materials.
- Design and build a resilient potable water access point
- Low window to wall ratio (22%).
- Connection to South-East False Creek NEU for both heating and domestic hot water.
- Combination of Tier 2 and 3 rainwater management through rooftop greenscapes as well as stormwater treatment and flow reduction strategies.
- High performance building design connected to a low carbon energy system resulting in long term energy and carbon reductions.

# 4.11 PUBLIC REALM




The podium mass is aligned with the adjacent properties to ensure a comfortable and continuous streetwall is maintained. Generous glazed canopies provide continuous weather protection on West 2nd Ave. and Ontario Street. Two primary commercial spaces are provided: one large CRU fronting both W 2nd Ave and Ontario Street, and another fronting Ontario Street and the Lane. Glazed garage doors pay homage to its history while also allowing for generous street openings. The residential entry will be provided on the quieter street, flanked by the commercial units on Ontario St. A dedicated bicycle elevator is provided at the lane side off Ontario Street for direct access into the underground bike parking, ensuring safe separation from vehicular traffic.

Large sidewalks and setbacks will contribute to a welcoming public realm that includes new street trees, sitting areas and public bicycle parking.

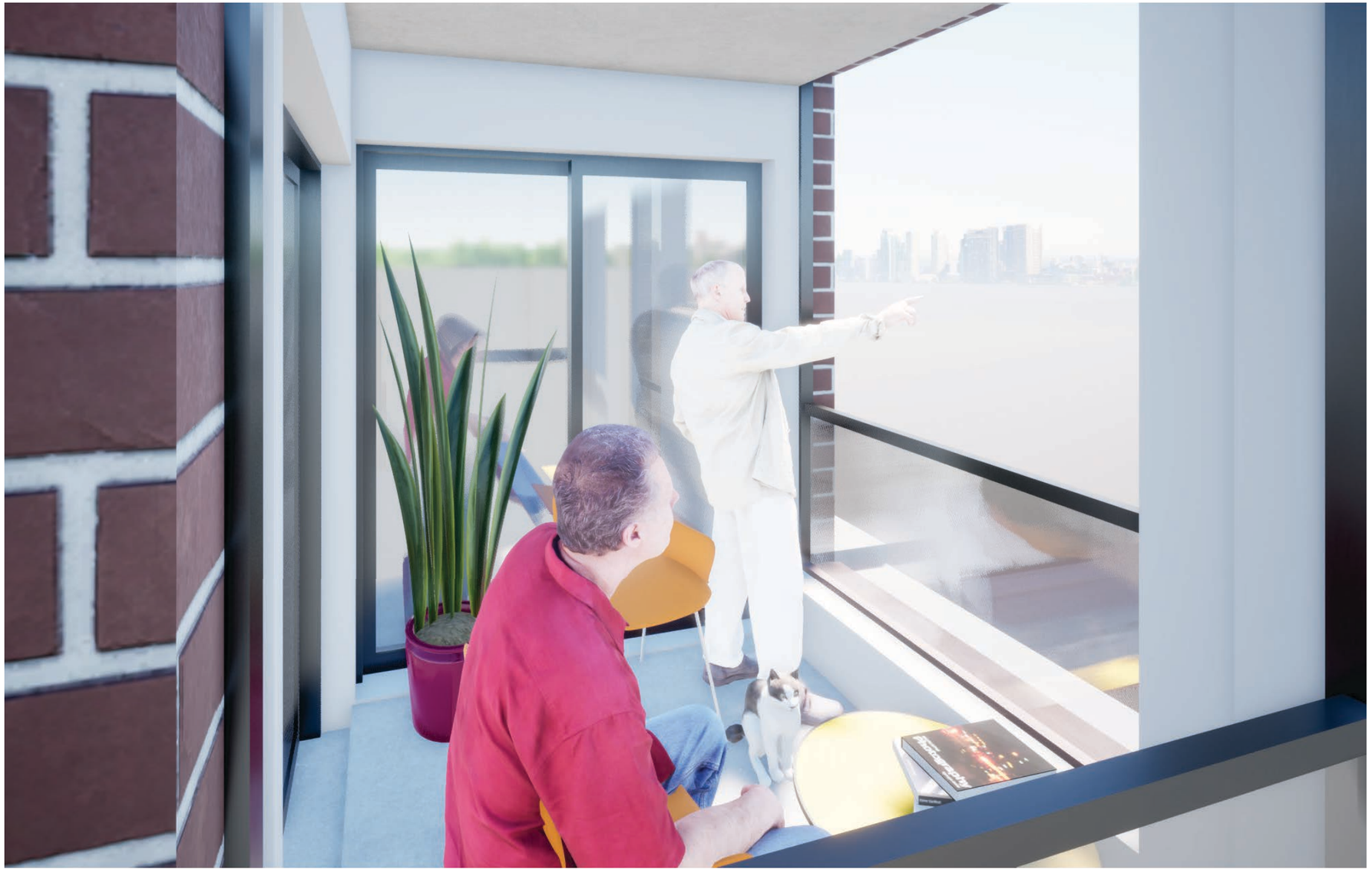
# 4.12 PUBLIC POCKET



COV COMMENT:
*"Ensure the north-south walkway on the east side of the adjacent property remains a highly functional and safe space..."*

DESIGN RESPONSE:
The SW corner of the building is setback from the street creating a new public pocket. This further strengthens the adjacent north-south walkway and enhances the public realm with the addition of an enhanced green wall, glazed canopy for weather protection, and generous storefront glazing for transparency and safety.

# 4.13 BALCONY STRATEGY

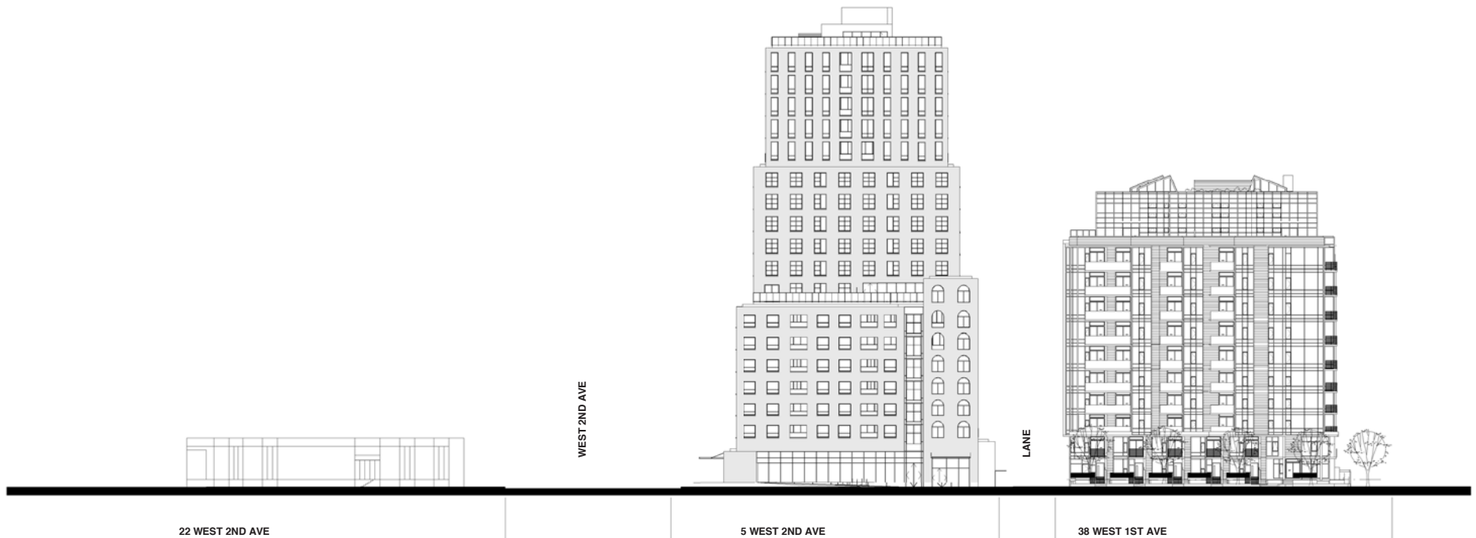


COV COMMENT:
"In accordance with the Family Room: Housing Mix Policy for Rezoning Projects, a private open space for each unit which is a minimum of 1.8m deep by 2.7m wide is encouraged"

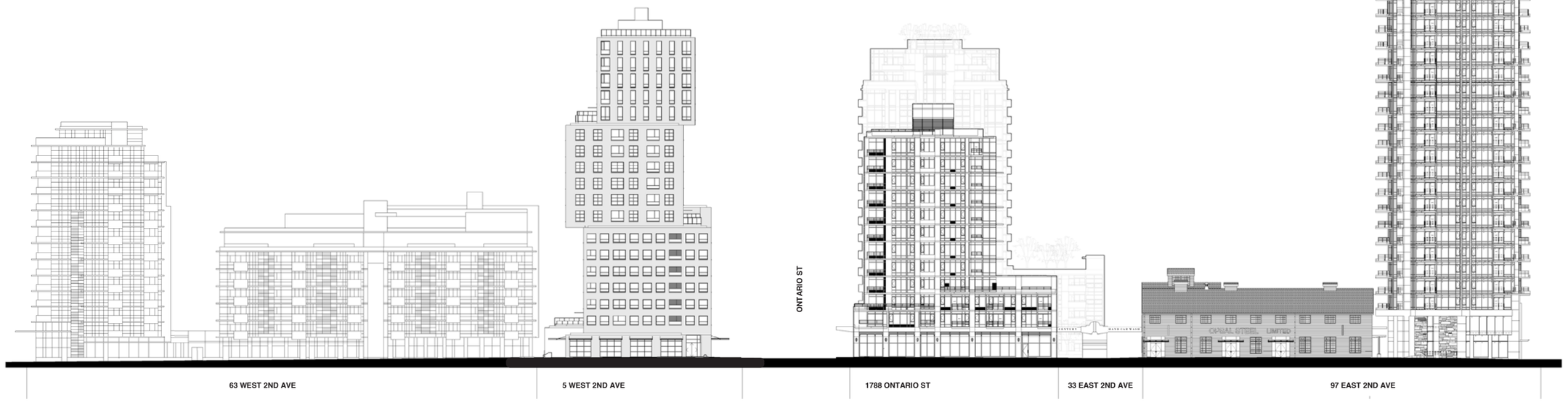
DESIGN RESPONSE:
This project proposes a minimum of one balcony for all one, two and three bedroom dwellings. Each balcony scaled to balance functionability and access to daylight while maintaining harmonious and consistent with the rhythm of openings at each facade.

This design allows for good wind and rain protection ensuring a comfortable outdoor area even on the rainiest of days, while also providing a sense of privacy and security for the resident.

# 5.5 PROPOSED STREETSCAPE




## ONTARIO ST



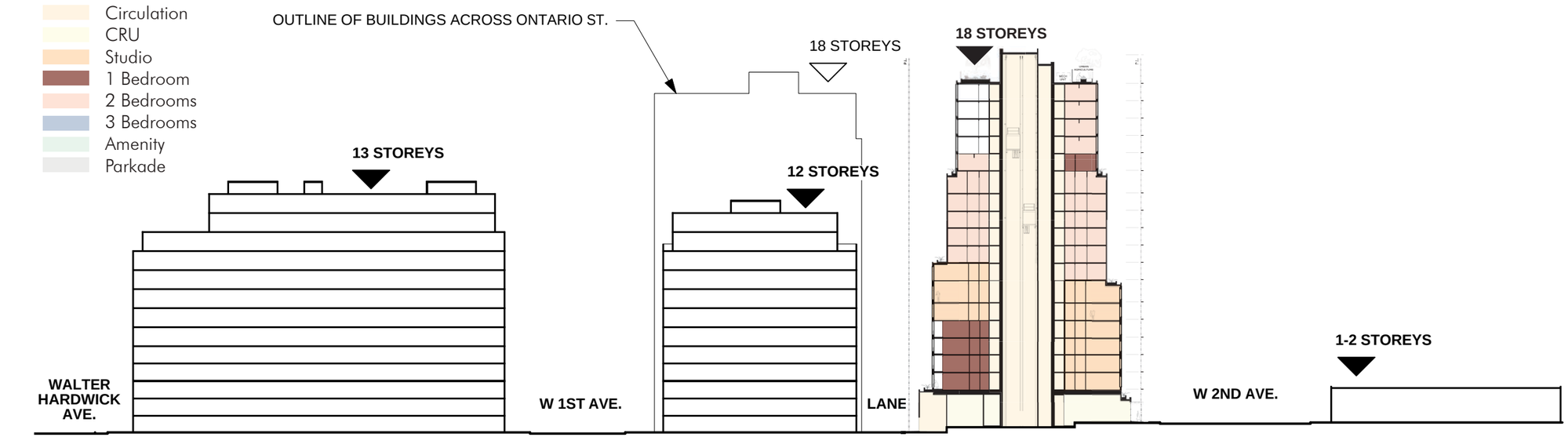

## 2ND AVENUE

# 5.6 PROPOSED SITE SECTIONS

**COLOR LEGEND**

- Circulation
- CRU
- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- Amenity
- Parkade

## SECTION NORTH - SOUTH

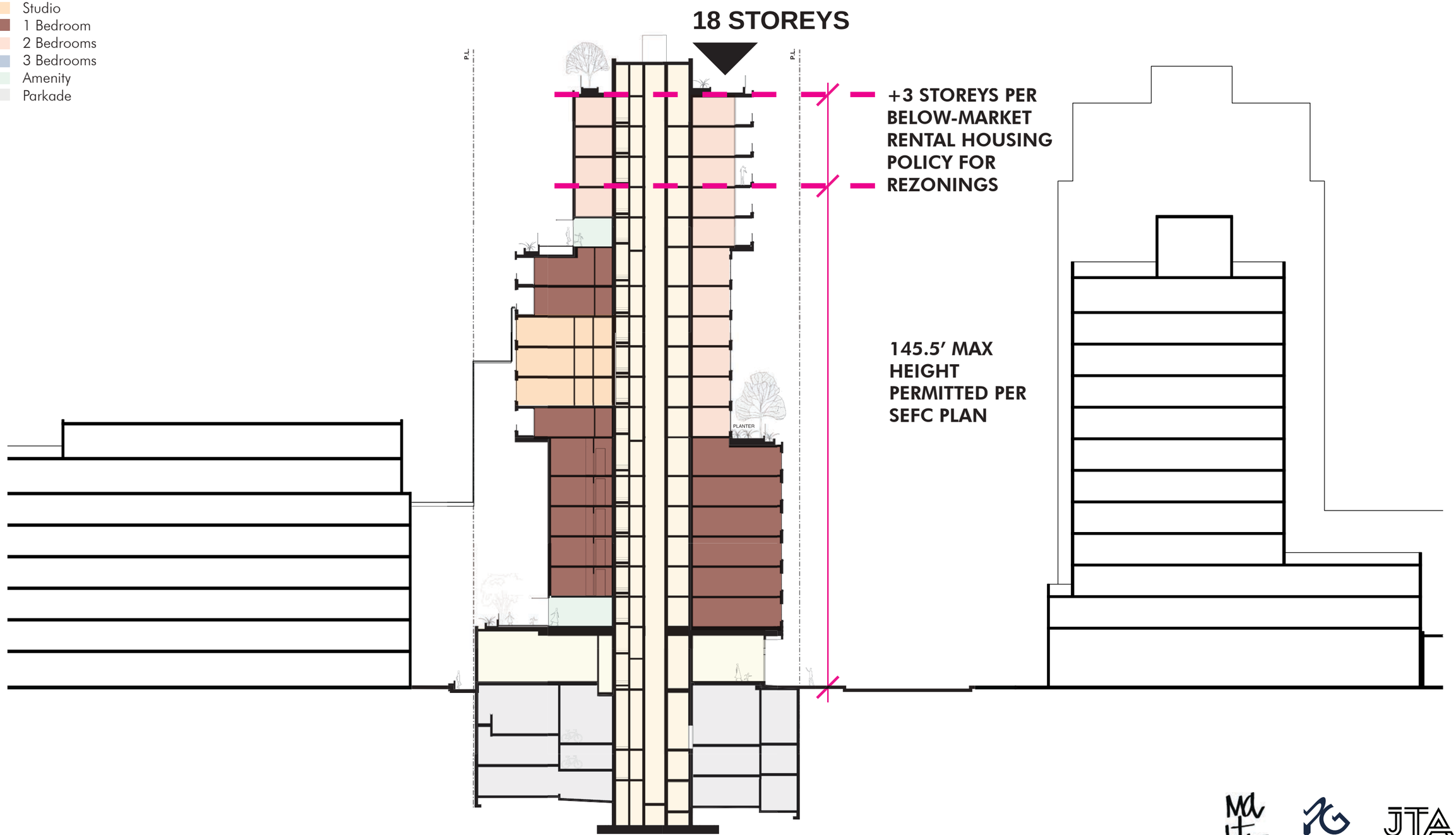



## SECTION EAST-WEST

# 5.7 PROPOSED BUILDING SECTION

**COLOR LEGEND**

- Circulation
- CRU
- Studio
- 1 Bedroom
- 2 Bedrooms
- 3 Bedrooms
- Amenity
- Parkade




SECTION EAST-WEST

# 5.0 ARCHITECTURAL DRAWINGS

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# 5W2- 5 West 2nd Avenue

**ISSUE FOR REZONING | NOV 30 2020**



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## PROJECT TEAM

**OWNER**
SANDHU PROPERTY MANAGEMENT
SANJIV SANDHU & RANJIV SANDHU
SANJIV@POINTGREYDEV.COM
RANJIV@STARLIMOUSINE.COM
328 INDUSTRIAL AVE
VANCOUVER BC V6A 2P3

**DEVELOPMENT CONSULTANT**
JTA DEVELOPMENT CONSULTANTS
JAMES TODD,PRESIDENT
JAMES@JTADEVCO.COM
202 - 111 WEST BROADWAY
VANCOUVER, BC V5Y 1P4
604-831-3790

**ARCHITECT**
MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC
HARLEY GRUSKO, ARCHITECT AIBC, LEED AP
HARLEY@MAHG.CA
201-877 EAST HASTINGS STREET
VANCOUVER BC V6A 3Y1
778-379-9276

**QUANTITY SURVEYOR**
BTY GROUP
ELDON LAU
ELDONLAU@BTY.COM
2288 MANITOBA ST
VANCOUVER BC V5Y 4B5
604-734-6407

**SUSTAINABILITY CONSULTANT**
INTEGRAL GROUP
KEVIN WELSH
KWELSH@INTEGRALGROUP.COM
SUITE 180 - 200 GRANVILLE ST
VANCOUVER BC V6C1S4
604-687-1800

**TRAFFIC CONSULTANT**
BUNT AND ASSOCIATES LTD
SIMON BUTTON
SBUTTON@BUNTENG.COM
SUITE 1550 - 1050 WEST PENDER ST,
VANCOUVER BC V6E 3S7
604-685-6427

**BUILDING ENVELOPE AND ENERGY COMPLIANCE ENGINEER**
LDR ENGINEERING GROUP
SEAN LIAW, P. ENG, PRINCIPAL
SEAN@LDRGROUP.CA
213-4288 LOZELLS AVENUE
BURNABY, BC V5A 0C7
604-240-7067

**CIVIL ENGINEER**
BINNIE AND ASSOCIATES LTD
SPENCER SMYTHIES
SSMYTHIES@BINNIE.COM
300 - 4940 CANADA WAY
BURNABY BC V5G 4K6
778-945-6140

**STRUCTURAL ENGINEER**
GLOTMAN SIMPSON CONSULTING ENGINEERS
GEOFF POH, P. ENG, ASSOCIATE
GPOH@GLOTMANSIMPSON.COM
1661 WEST 5TH AVENUE
VANCOUVER BC V6J 1N5
604-484-2294
604-630-3483 (DIRECT)

**LANDSCAPE ARCHITECT**
DURANTE KREUK LTD.
JUDY BENNETT
JUDY@DKL.BC.CA
102-1637 WEST 5TH AVE
VANCOUVER BC V6J 1N5
604-684-4611

**GEOTECHNICAL ENGINEER**
GEOPACIFIC CONSULTANTS
ALLANA GERKE
GERKE@GEOPACIFIC.CA
1779 WEST 75TH AVE
VANCOUVER BC V6P 6P2
604-439-0922

**SURVEYOR**
360 LAND SURVEYING
#20 - 1880 TRIUMPH STREET
VANCOUVER BC V5L 1K3
604-816-4292

## DRAWING LIST


| | |
|---|---|
| A 0.01 | COVER SHEET |
| A 0.02 | PROJECT DATA |
| A 0.05 | SURVEY PLAN |
| A 0.06 | CONTEXT PLAN & PHOTOGRAPHS |
| A 0.07 | STREETSCAPE ELEVATIONS |
| A 0.08 | SHADOW STUDIES |
| A 1.00 | SITE PLAN |
| A 1.01 | LEVEL P3 FLOOR PLAN |
| A 1.02 | LEVEL P2 FLOOR PLAN |
| A 1.03 | LEVEL P1 FLOOR PLAN |
| A 1.10 | LEVEL 1 + 1.5 FLOOR PLANS |
| A 1.11 | LEVEL 2 FLOOR PLAN |
| A 1.12 | LEVEL 3 TO LEVEL 5 FLOOR PLAN |
| A 1.13 | LEVEL 6 TO LEVEL 7 FLOOR PLAN |
| A 1.14 | LEVEL 8 FLOOR PLAN |
| A 1.15 | LEVEL 9 TO LEVEL 11 FLOOR PLAN |
| A 1.16 | LEVEL 12 TO LEVEL 13 FLOOR PLAN |
| A 1.17 | LEVEL 14 FLOOR PLAN |
| A 1.18 | LEVEL 15 FLOOR PLAN |
| A 1.19 | LEVEL 16 FLOOR PLAN |
| A 1.20 | LEVEL 17 FLOOR PLAN |
| A 1.21 | LEVEL 18 FLOOR PLAN |
| A 1.22 | ROOF PLAN |
| A 1.30 | FSR OVERLAY - LEVEL 1 + 1.5 |
| A 1.31 | FSR OVERLAY - LEVEL 2 |
| A 1.32 | FSR OVERLAY - LEVEL 3 TO LEVEL 5 |
| A 1.33 | FSR OVERLAY - LEVEL 6 TO LEVEL 7 |
| A 1.34 | FSR OVERLAY - LEVEL 8 |
| A 1.35 | FSR OVERLAY - LEVEL 9 TO LEVEL 11 |
| A 1.36 | FSR OVERLAY - LEVEL 12 TO LEVEL 13 |
| A 1.37 | FSR OVERLAY - LEVEL 14 |
| A 1.38 | FSR OVERLAY - LEVEL 15 |
| A 1.39 | FSR OVERLAY - LEVEL 16 |
| A 1.40 | FSR OVERLAY - LEVEL 17 |
| A 1.41 | FSR OVERLAY - LEVEL 18 |
| A 1.42 | FSR OVERLAY - ROOF LEVEL |
| A 2.00 | SOUTH ELEVATION |
| A 2.01 | EAST ELEVATION |
| A 2.02 | NORTH ELEVATION |
| A 2.03 | WEST ELEVATION |
| A 3.00 | SECTION NORTH - SOUTH |
| A 3.01 | SECTION EAST - WEST |
| A 5.00 | DETAIL PARAPET AND SOFFIT |
| L 1.1 | LEVEL 1 LANDSCAPE PLAN |
| L 1.2 | LEVEL 2 LANDSCAPE PLAN |
| L 1.3 | LEVEL 8 & 9 LANDSCAPE PLAN |
| L 1.4 | LEVEL 14 AND ROOF LANDSCAPE PLAN |

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# 5 West 2nd Avenue

## ZONING DATA

| | | |
|---|---|---|
| CIVIC ADDRESS: | 5 WEST 2ND AVE, VANCOUVER BC, V5Y 1B1 | |
| LEGAL DESCRIPTION: | LOTS 9 & 10 BLOCK 9, DISTRICT LOT 200A GROUP 1, NEW WESTMINSTER DISTRICT PLAN 197 | |
| | PERMITTED | PROPOSED |
| ZONING | M-2 | CD-1 |

## DEVELOPMENT DATA

| | | |
|---|---|---|
| SITE DIMENSIONS: | 37.2M x 30.2M x 37.2 M x 30.2 M / 122.2' x 99.0' X 122.2' X 99.0' | |
| TOTAL SITE AREA: | 1123.8 M² / 12,096 SF | |
| SITE COVERAGE | N/A | 61% (738.3 m² / 7,947 SF) |
| TOTAL GFA AREA | N/A | 9,981 m² / 107,438 SF |
| TOTAL FSR AREA | 5,618.8 m2 / 60,480 SF | 8,824 m² / 94,985 SF |
| FSR | 5.00 | 7.85 |
| BUILDING HEIGHT | (FROM SEFC OCP)<br>38.1M/125' + 6.25M/20.51' * +<br>9.38M/30.77' ** =<br><br>53.73M / 176.28'<br>(18 STOREY) | [MEASURED FROM AVERAGE<br>FINISHED GRADE (5.27M/17.30')<br>TO ROOF (60.46M/198.38')]<br><br>55.17M / 181.08'<br>(18 STOREY) |

SETBACKS

| | | |
|---|---|---|
| FRONT YARD (2ND AVE): | 1.5M / 5' (STREET DEDICATION) | 1.5M / 5' |
| SIDE YARD (ONTARIO ST): | 1.5M / 5' (S.R.W) | 1.5M / 5' |
| INTERIOR SIDE YARD: | 0 | 0.1M/ 4" |
| REAR YARD (LANE): | 1.5M / 5' (S.R.W) | 1.5M / 5' |

* CONTINGENT UPON MEETING THE *SOUTHEAST FALSE CREEK DESIGN GUIDELINES FOR PENTHOUSE STOREYS*
** CONTINGENT UPON MEETING THE *BELOW-MARKET RENTAL HOUSING POLICY FOR REZONINGS*

## PROPOSED TDM RELAXATION*

| DESCRIPTION | PROPOSED % REDUCTION | REQUIRED POINTS |
|---|---|---|
| PROPOSED % REDUCTION | | |
| RESIDENTIAL (122 UNITS): | | |
| RENTAL WITH LEVEL B TRANSIT ACCESSIBILITY OUTRIGHT | 10% | 0 POINTS |
| ADDITIONAL 23% REDUCTION *[24 POINTS = (40%)]* | 23% | 14 POINTS |
| TOTAL RESIDENTIAL REDUCTION | 33% | 14 POINTS |
| COMMERCIAL (454 M2): | | |
| RETAIL WITH LEVEL B TRANSIT ACCESSIBILITY OUTRIGHT | 5% | 0 POINTS |
| ADDITIONAL 20% REDUCTION [12 POINTS = 20%] | 20% | 12 POINTS |
| TOTAL COMMERCIAL REDUCTION | 20% (MAX ALLOWABLE) | 12 POINTS |

## PROPOSED TDM ITEMS*

| DESCRIPTION | ELIGIBLE POINTS |
|---|---|
| PROPOSED TDM ITEMS | |
| 3 CAR SHARE VEHICLES AND SPACES | 10 POINTS |
| IMPROVED ACCESS TO CLASS A BICYCLE PARKING | 2 POINTS |
| PROVIDE BICYCLE MAINTENANCE FACILITIES AND WORKSPACE | 2 POINTS |
| TOTAL PROPOSED POINTS | 14 POINTS |
| 1 CAR SHARE VEHICLE AND SPACE | 10 POINTS |
| IMPROVED ACCESS TO CLASS A BICYCLE PARKING | 2 POINTS |
| TOTAL PROPOSED POINTS | 10 POINTS |

** REFER TO TRANSPORTATION DEMAND MANAGEMENT PLAN REPORT*

## REQUIRED PARKING SPACES

| DESCRIPTION | CALCULATION | REQUIRED | REQUIRED AFTER TDM RELAXATION |
|---|---|---|---|
| CAR PARKING SPACE | | | |
| RESIDENTIAL:<br>*4.5A.1 (MULTIPLE DWELLING EXCEPT FOR SOCIAL HOUSING HILS UNITS AND SHELTER RATE UNITS): A MINIMUM OF ONE SPACE PER 140 M2 OF GROSS FLOOR AREA* | | | |
| RESIDENTIAL GFA : | APPROX. 8,920 M2 (96,011 SF) / 140 M2 | 64 | 43 |
| RESIDENTIAL VISITOR: | 0.05 PER UNIT X 122 | 6 | 6 |
| | | 70 | 49 |
| COMMERCIAL:<br>*4.5A2 (NON-RESIDENTIAL):*<br>*1 SPACE / 145 M² OF GROSS FLOOR AREA* | | | |
| COMMERCIAL GFA: | APPROX. 544 M2 (5,873 SF) / 145 M2 | 4 | 3 |
| TOTAL REQUIRED | | 74 | 52 |
| BICYCLE SPACE | | | |
| RESIDENTIAL (CLASS A): | | | |
| 1.5 / UNIT < 65 M2 | 1.5 X 78 UNITS | 117 | |
| 2.5 / UNIT > 65 M2 < 105 M2 | 2.5 X 44 UNITS | 110 | |
| | | 227 | |
| COMMERCIAL (CLASS A): | | | |
| 1.0 SPACE / 340 M2 | 544 M2 | 2 | |
| TOTAL REQUIRED | | 229 | |
| RESIDENTIAL (CLASS B):<br>2.0 / 20 UNITS +<br>1.0/ADDITIONAL 20 UNITS: | 2 (20 UNITS) + 102 UNITS / 20 | 7 | |
| COMMERCIAL (CLASS B):<br>6 SPACES FOR MIN. 1000 M2 | 544 M2 < 1000 | 0 | |
| TOTAL REQUIRED: | | 7 | |
| LOADING SPACE | | | |
| RESIDENTIAL (CLASS B):<br>MIN. 1 SPACE FOR<br>100 TO 299 DWELLING UNITS | 122 UNITS | 1 | |
| COMMERCIAL (CLASS B):<br>1 SPACE FOR FIRST 465 M2<br>1 SPACE FOR PORTION OF NEXT 1860 M2 | 544 M2 < 465 M2 < 2325 M2 | 2 | |
| TOTAL REQUIRED: | | 3 | |
| PASSENGER SPACE | | | |
| RESIDENTIAL (CLASS A):<br>1.0 FOR 50 TO 125 UNITS<br>+ 1.0 / ADDITIONAL 150 UNITS | 122 UNITS | 1 | |
| COMMERCIAL (CLASS A):<br>1.0 FOR EACH 4000 M2 GFA | 544 M2 | 1 | |
| TOTAL REQUIRED: | | 2 | |

## PROPOSED PARKING SPACES

| DESCRIPTION | PROPOSED |
|---|---|
| CAR PARKING SPACE | |
| RESIDENTIAL: | |
| ADA PARKING SPACES | 4 (= 8) |
| CAR SHARE PARKING SPACES | 3 |
| SMALL PARKING SPACES | 16 |
| STANDARD PARKING SPACES | 23 |
| | 50 |
| COMMERCIAL: | |
| ADA PARKING SPACES | 1 (= 2) |
| STANDARD PARKING SPACES | 1 |
| | 3 |
| TOTAL PROPOSED | 53 |
| BICYCLE SPACE | |
| RESIDENTIAL (CLASS A): | |
| BIKE LOCKER | 33 *( 10 %)* |
| HORIZONTAL BIKE SPACES | 41 *( 18 %)* |
| HORIZONTAL STACKED BIKE SPACES | 82 *( 36 %)* |
| OVERSIZE BIKE SPACES | 11 *( 5 %)* |
| VERTICAL BIKE SPACES | 72 *( 31 %)* |
| | 239 *(100 %)* |
| COMMERCIAL (CLASS A): | |
| HORIZONTAL BIKE SPACES | 3 |
| TOTAL PROPOSED | 232 |
| RESIDENTIAL (CLASS B): | |
| CLASS B BIKE SPACES | 8 |
| COMMERCIAL (CLASS B): | |
| - | 0 |
| TOTAL PROPOSED | 7 |
| LOADING SPACE | |
| RESIDENTIAL (CLASS B): | |
| CLASS B LOADING SPACES | 1 |
| COMMERCIAL (CLASS B): | |
| CLASS A LOADING SPACES | 2 * |
| TOTAL PROPOSED | 3 * |

* TWO CLASS A LOADING SPACES ARE BEING PROVIDED IN LIEU OF ONE CLASS B LOADING SPACE REQUIREMENT

| PASSENGER SPACE | |
|---|---|
| RESIDENTIAL: | |
| CLASS A PASSENGER SPACES | 1 |
| COMMERCIAL: | |
| CLASS A PASSENGER SPACES | 1 |
| TOTAL PROPOSED | 2 |

## FSR STATEMENT

| LEVEL | COMMERCIAL | RESIDENTIAL | CIRCULATION | AMENITY | INSUITE STORAGE | SERVICE | BALCONY | TOTAL |
|---|---|---|---|---|---|---|---|---|
| LEVEL 1 | 5,056 SF | 684 SF | 1,479 SF | | | 886 SF | | 8,106 SF |
| LEVEL 1.5 | 817 SF | | | | | | | 817 SF |
| LEVEL 2 | | 4,043 SF | 897 SF | 1,536 SF | 273 SF | 38 SF | 337 SF | 7,125 SF |
| LEVEL 3 | | 5,406 SF | 897 SF | | 243 SF | 38 SF | 540 SF | 7,125 SF |
| LEVEL 4 | | 5,406 SF | 897 SF | | 243 SF | 38 SF | 540 SF | 7,125 SF |
| LEVEL 5 | | 5,406 SF | 897 SF | | 243 SF | 38 SF | 540 SF | 7,125 SF |
| LEVEL 6 | | 5,406 SF | 897 SF | | 206 SF | 38 SF | 577 SF | 7,125 SF |
| LEVEL 7 | | 5,406 SF | 897 SF | 349 SF | 206 SF | 38 SF | 577 SF | 7,125 SF |
| LEVEL 8 | | 4,550 SF | 898 SF | | 251 SF | 38 SF | 293 SF | 6,378 SF |
| LEVEL 9 | | 4,168 SF | 962 SF | | 206 SF | 38 SF | 235 SF | 5,610 SF |
| LEVEL 10 | | 4,168 SF | 962 SF | | 206 SF | 38 SF | 235 SF | 5,610 SF |
| LEVEL 11 | | 4,168 SF | 962 SF | | 206 SF | 38 SF | 235 SF | 5,610 SF |
| LEVEL 12 | | 4,169 SF | 899 SF | | 204 SF | 38 SF | 300 SF | 5,610 SF |
| LEVEL 13 | | 4,169 SF | 899 SF | 247 SF | 204 SF | 38 SF | 300 SF | 5,610 SF |
| LEVEL 14 | | 2,722 SF | 899 SF | | 126 SF | 38 SF | 90 SF | 4,122 SF |
| LEVEL 15 | | 2,864 SF | 898 SF | | 131 SF | 38 SF | 195 SF | 4,125 SF |
| LEVEL 16 | | 2,950 SF | 898 SF | | 96 SF | 38 SF | 143 SF | 4,125 SF |
| LEVEL 17 | | 2,864 SF | 898 SF | | 131 SF | 38 SF | 195 SF | 4,125 SF |
| LEVEL 18 | | 2,950 SF | 898 SF | | 96 SF | 38 SF | 143 SF | 4,125 SF |
| ROOF | | | 679 SF | | | 38 SF | | 717 SF |
| | 5,873 SF | 71,502 SF | 17,611 SF | 2,132 SF | 3,270 SF | 1,575 SF | 5,476 SF | 107,438 SF |
| | | | | | (EXCLUSION) | | | (TOTAL GFA) |

FSR CALCULATION

(TOTAL GFA - TOTAL EXCLUSION) / SITE AREA (12,096 SF):

(107,438 SF - 12,453 SF ) / 12,096 SF = 7.85

FSR 7.85

## UNIT BREAKDOWN SUMMARY

| TYPE | COUNT | TOTAL NET AREA | AVERAGE NET AREA |
|---|---|---|---|
| STUDIO | 21 | 8,219 SF | 391 SF |
| 1 BED | 57 | 27,815 SF | 488 SF |
| 2 BED | 36 | 26,802 SF | 745 SF |
| 3 BED | 8 | 7,981 SF | 998 SF |

TOTAL UNITS: 122

(FAMILY UNITS: 36%)

## REQUIRED BULK STORAGE

| DESCRIPTION | REQUIRED (UNIT) | PROPOSED (UNIT) |
|---|---|---|
| RESIDENTIAL:<br>*MIN 5.7 M³ (200 FT³) BULK STORAGE UNIT REQUIRED FOR EACH DWELLING UNIT* | | |
| *122 DWELLING UNITS* | 122 | 130 |
| STORAGE BREAKDOWN | | |
| INSUITE STORAGE | | 102 |
| BULK STORAGE @ P3 | | 28 |
| TOTAL PROPOSED | | 130 |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**
1 10.09.2021 REVISION 01

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**PROJECT DATA**

**PROJECT NO.**
2019-02
**SCALE**

**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 0.02**

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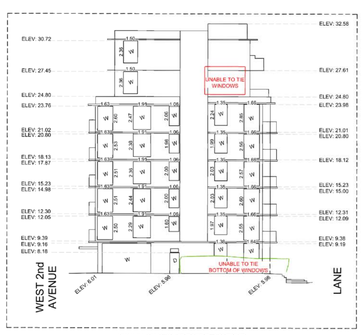
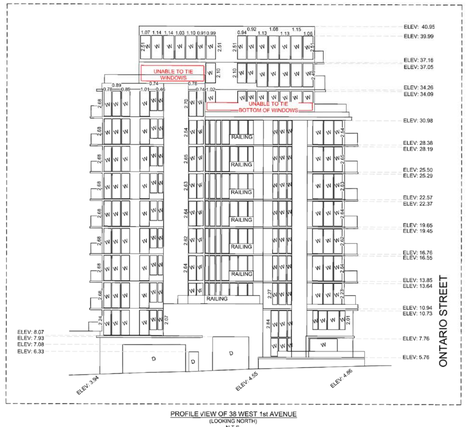


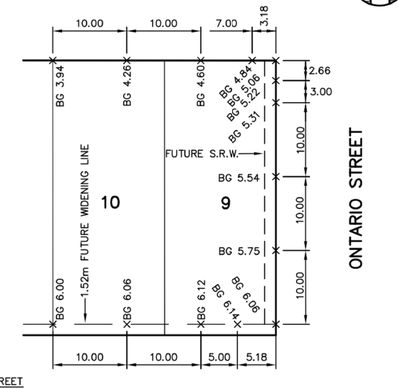

PROFILE VIEW OF 63 EAST 2nd AVENUE
(LOOKING WEST)
N.T.S.




PROFILE VIEW OF 38 WEST 1st AVENUE
(LOOKING NORTH)
N.T.S.




LANE SOUTH OF FIRST AVENUE




TO MANITOBA STREET

SECOND AVENUE

NOTE: THIS AREA IS MAY BE SUBJECT TO THE CITY OF VANCOUVER FLOODPROOFING POLICIES.

BENCH MARK ELEVATION: 5.824 DESCRIPTION: SURVEY MONUMENT MARKED V–1732 AT THE NORTH WEST CORNER OF SECOND AVENUE AND ONTARIO STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

| CITY OF VANCOUVER ENGINEERING SERVICES | | |
|---|---|---|
| SCALE: 1:400 | BUILDING GRADE ELEVATIONS FOR LOTS 9 & 10, BLK. 9, D.L. 200A, PLAN VAP197 | DESIGN: B.M. DWG: J.M. |
| DATE: 2020–02–20 | | CHK: F.G. REV: |
| REF: FILE 2020–00008 | | BG–2020–00008 |




LEGEND

| | |
|---|---|
| | SPOT ELEVATION |
| CB | CATCH BASIN |
| MH | MANHOLE |
| EIC | ELECTRICAL INSPECTION CHAMBER |
| PP | POWER POLE<br>GUY–WIRE ANCHOR |
| | WATER METER |
| LS | LAMP STANDARD |
| | SIGN POST |
| | TRAFFIC LIGHT |
| SQ.M. | SQUARE METER |

TABLE OF AREAS

| DESCRIPTION | AREA (SQ.M.) |
|---|---|
| LOT 9 | 484.5 |
| LOT 10 | 539.9 |
| AREA TO BE DEDICATED (ROAD) | 46.0 |
| AREA TO BE DEDICATED (SURFACE R.O.W.) | 54.4 |
| TOTAL SITE AREA | 1123.8 |

**SURVEY PLAN OF LOTS 9 AND 10**
**BLOCK 9, DISTRICT LOT 200A**
**GROUP 1, NEW WESTMINSTER DISTRICT**
**PLAN 197**

ALL DISTANCES ARE IN METRES

1 : 200 0 4 8 12 16

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:200

BCGS: 92G025
PID: 015-531-341 (LOT 9)
PID: 015-531-350 (LOT 10)
CIVIC ADDRESS: 5 WEST 2nd AVENUE, VANCOUVER, BC
ZONING: M-2

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

**DATUM:**
ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT V-1732 (PUSL, ELEV. = 5.824 M).

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

**NOTES:**
ALL TREES HAVE BEEN PLOTTED AS REQUIRED BY BYLAW NO. 3575.

LOT 9 IS ENCUMBERED BY THE FOLLOWING:
EASEMENT AND INDEMNITY AGREEMENT
REGISTRATION: 260274M, CITY OF VANCOUVER

EASEMENT
REGISTRATION: CA3132874

LOT 10 IS ENCUMBERED BY THE FOLLOWING:
EASEMENT
REGISTRATION: BB1240004

EASEMENT
REGISTRATION: CA3132876

**DISCLAIMER:**
BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.


360 LAND SURVEYING
#22 - 1880 TRIUMPH STREET
VANCOUVER, BC V5L 1K3
604-818-4292
INFO@360SURVEYS.CA
1332 EAGLE CLIFF RD
BOWEN ISLAND, BC V0N 1G1


| DATE: | BY: |
|---|---|
| 02/25/2020 | EP |
| | |
| | |
| REVISION: 0 | |

THIS PLAN WAS PREPARED FOR DEVELOPMENT PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

360 LAND SURVEYING AND EVGENY PETUSHKOV, BCLS ACCEPT NO RESPONSIBILITY AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL, AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.


THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

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**CERTIFIED CORRECT**
ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY, UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, BCLS
FEBRUARY 14th, 2020

| FB: 092 (44-45) | FIELD CREW: ISUP | DRAFTER: IO |
|---|---|---|

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30.11.2020 ISSUE FOR REZONING

**REVISIONS**


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MARIANNE AMODDO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1


**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**SURVEY PLAN**

**PROJECT NO.**
2019-02
**SCALE**

**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 0.05**

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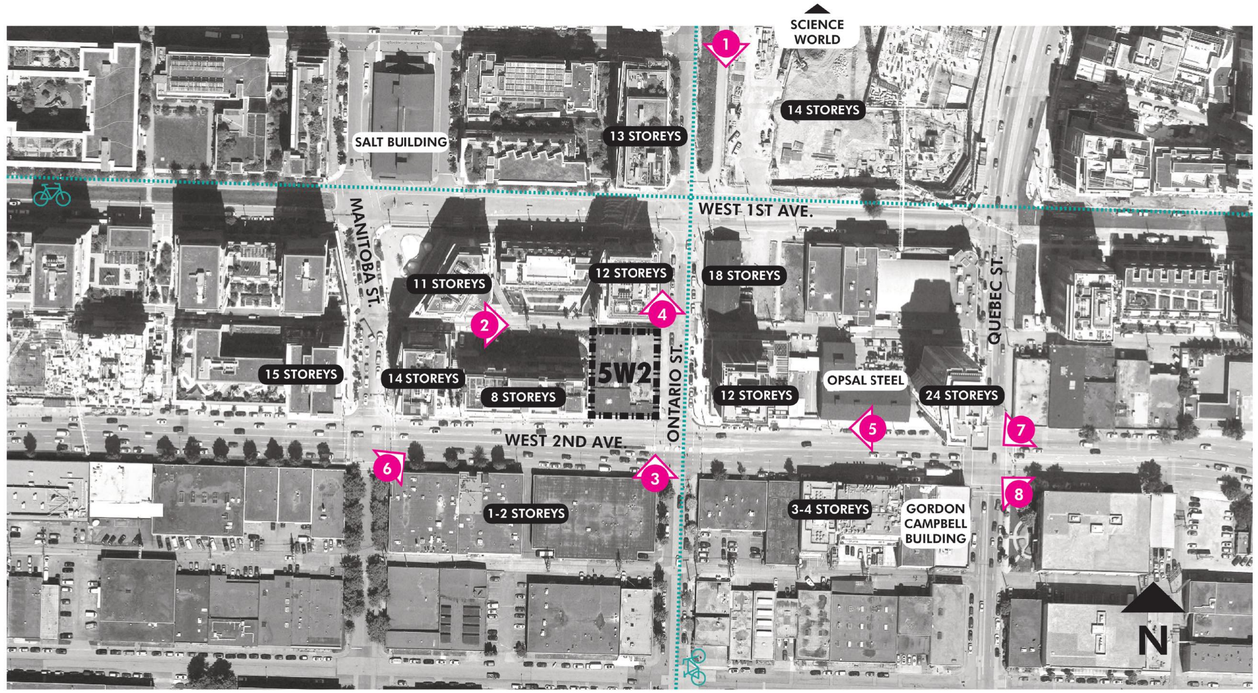


# Identifies Photo Below

# Number of Storeys

Bikeway (Ontario St. & 1st Ave)

1 **CONTEXT MAP**
N.T.S.




1 Looking North on Ontario St. Greenway / Bikeway From Park




2 Looking East down the Lane towards 5W2




3 Looking North Towards Science World From Corner of Ontario St. and West 2nd Ave



4 Looking North From NE Corner of 5W2 Site




5 Looking West along Sidewalk in front of Opsal Steel Barn on West 2nd Ave




6 Skyline Along West 2nd Ave, Looking Northeast from Corner of Manitoba St & West 2nd.



7 Heritage & Industrial Buildings on South Side of West 2nd Ave, From Corner of Quebec St




8 Opsal Towner & Heritage Bar from Quebec & W2nd Ave.

2 **CONTEXT PHOTOGRAPHS**
N.T.S.

**ISSUES**
30.11.2020 ISSUE FOR REZONING

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**CONTEXT PLAN & PHOTOGRAPHS**

**PROJECT NO.**
2019-02
**SCALE**
1 : 230
**DRAWN BY**
VL, LN
**CHECKED BY**
HG
**SEAL**

**DRAWING**
**A 0.06**

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**63 WEST 2ND AVE**

- 14 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE
- 8 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE

- BLUE, RED AND WHITE METAL PANEL IN HORIZONTAL RANDOMIZED PATTERN
- ALUMINIUM CURTAIN WALL WITH CONCRETE OVERHANGS
- ALUMINIUM AND FROSTED GLASS RAILINGS

**5 WEST 2ND AVE**

- 18 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE

- BRICK CLADDING
- ALUMINUM CURTAIN WALL

**1788 ONTARIO ST**

- 12 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE

- PAINTED CONCRETE
- WINDOW WALL
- SPANDREL GLASS
- STOREFRONT GLAZNING
- GLASS CANOPY
- STONE CLADDING

**33 EAST 2ND AVE**

- ONE STOREY CAR WASH FACILITY

**97 EAST 2ND AVE**

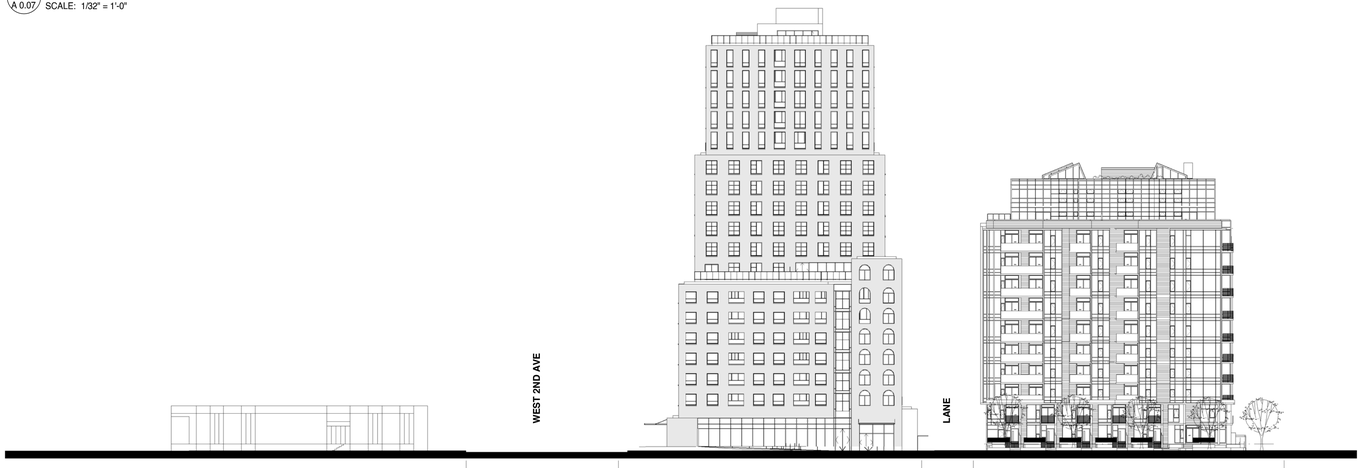
- TWO STOREY BREWHALL (HERITAGE)

- RED HORIZONTAL WOOD SIDING

- 24 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE

- PAINTED CONCRETE
- WINDOW WALL
- SPANDREL GLASS
- STOREFRONT GLAZNING
- GLASS CANOPY
- STONE CLADDING

1 A 0.07 **SOUTH STREETSCAPE**
SCALE: 1/32" = 1'-0"




**22 WEST 2ND AVE**

- ONE STOREY OFFICE BUILDING

- GRAY PAINTED BRICK CLADDING
- ALUMINUM STOREFRONT GLAZING

**5 WEST 2ND AVE**

- 18 STOREY MIXED USE WITH COMMERCIAL AT GRADE AND RESIDENTIAL ABOVE

- BRICK CLADDING
- ALUMINUM CURTAIN WALL

**38 WEST 1ST AVE**

- 12 STOREY RESIDENTIAL ABOVE WITH TOWNHOUSE AT GRADE

- ALUMINUM STOREFRONT GLAZING
- PAINTED CONCRETE
- GLAZED CANOPY
- TEXTURED CONCRETE
- METAL PANEL
- VERTICAL GLASS SUNSCREEN
- SOLAR PANEL
- TIMBER COLUMN

2 A 0.07 **EAST STREETSCAPE**
SCALE: 1/32" = 1'-0"

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30.11.2020 ISSUE FOR REZONING

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# STREETSCAPE ELEVATIONS

**PROJECT NO.**
2019-02
**SCALE**
1/32" = 1'-0"
**DRAWN BY**
DL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 0.07**

2020-11-30 2:19:37 PM

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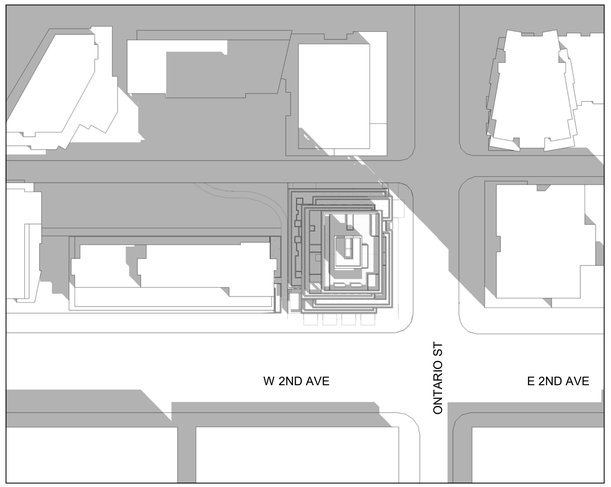
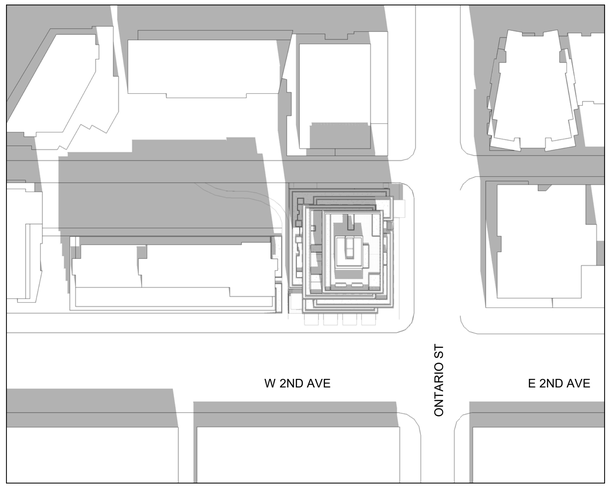
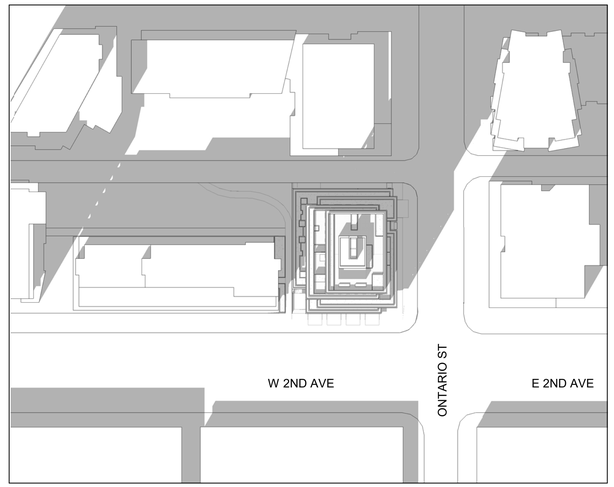
**10:00 AM** | **12:00 PM** | **2:00 PM**

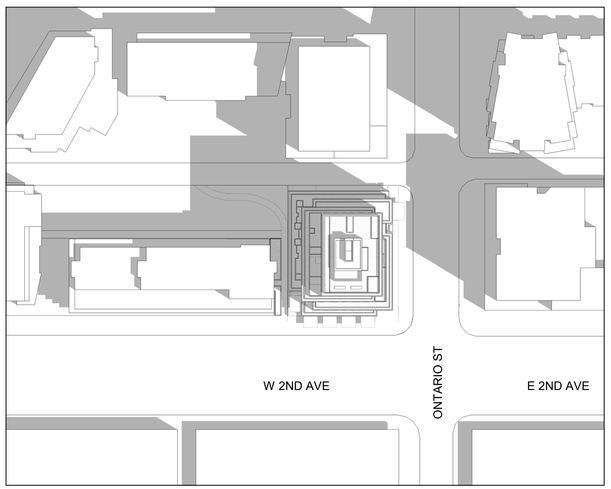
**MARCH 21ST, SPRING EQUINOX**

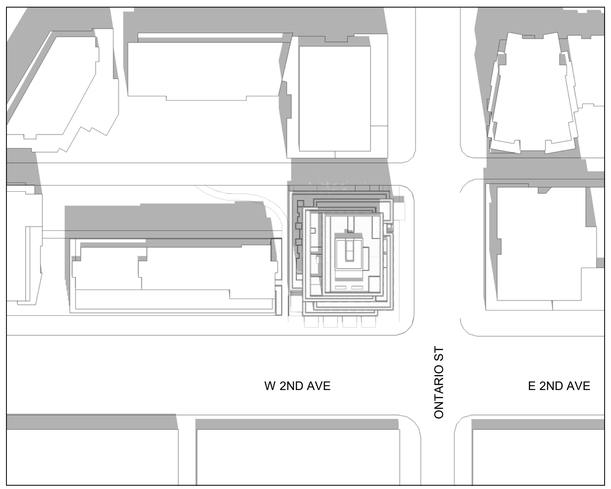


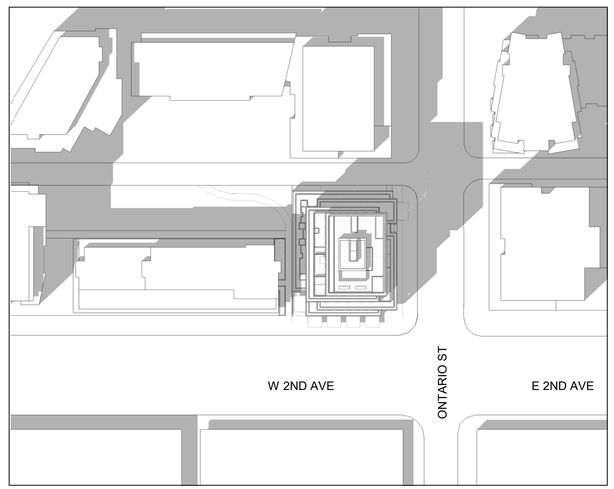



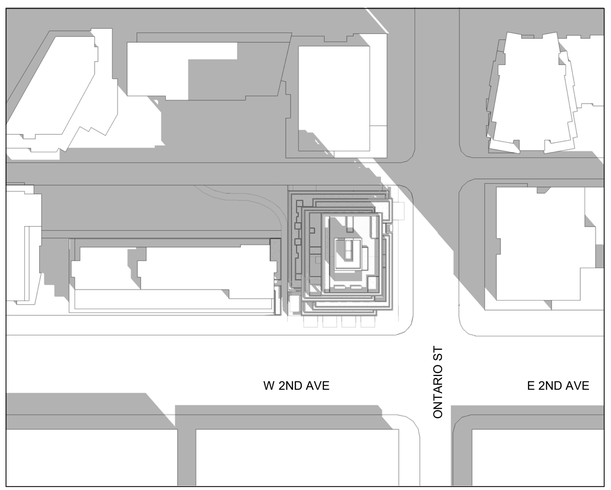

**JUNE 21ST, SUMMER SOLSTICE**

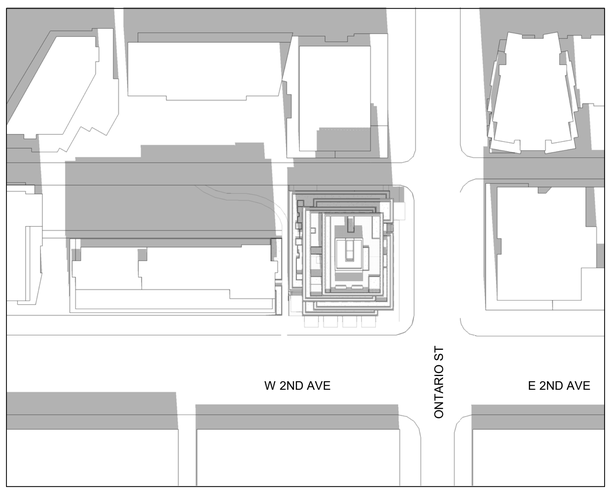


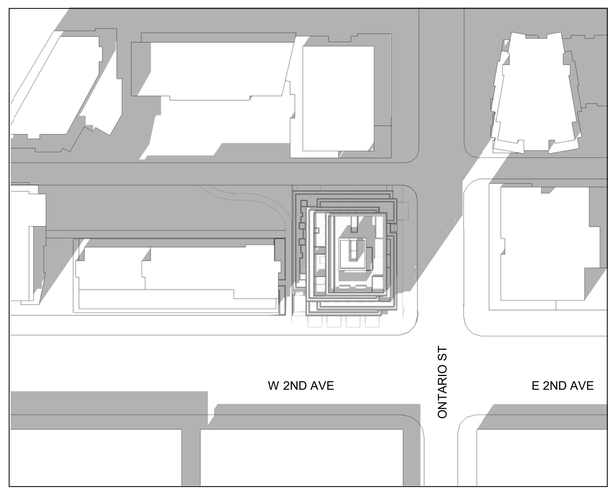




**SEPT 21ST, FALL EQUINOX**

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## SHADOW STUDIES

**PROJECT NO.**
2019-02
**SCALE**
1/64" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 0.08**

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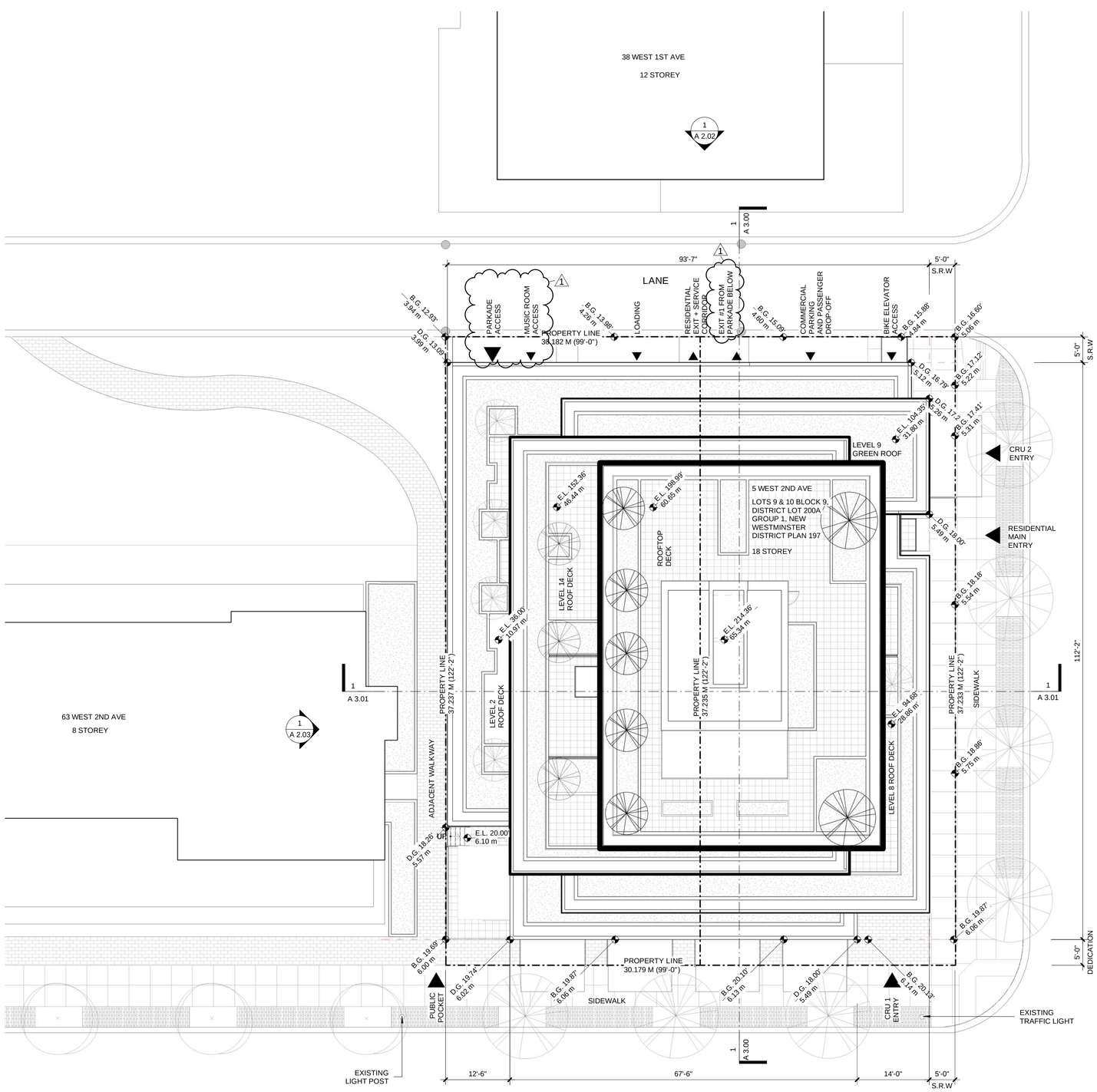
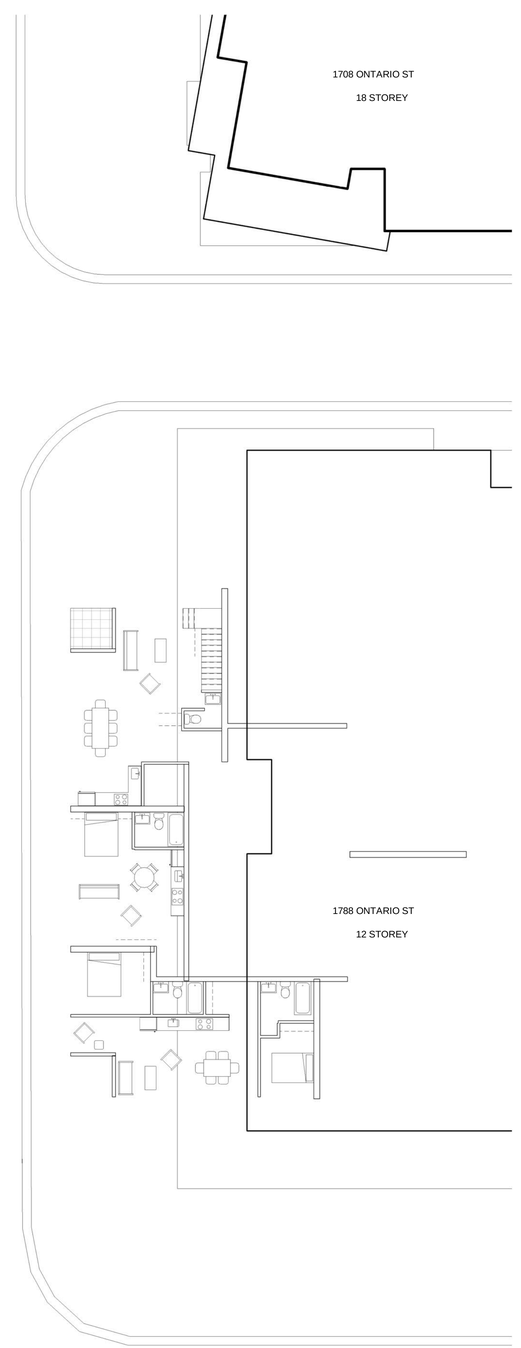



WEST 2ND AVENUE




EAST 2ND AVENUE

SITE PLAN LEGEND

- EXISTING STREET TREE (REFER TO LANDSCAPE)
- PROPOSED TREE / PLANTING (REFER TO LANDSCAPE)
- EXISTING POWER POLE
- EXISTING LIGHT/TRAFFIC LIGHT POST

**ISSUES**

30.11.2020 ISSUE FOR REZONING

**REVISIONS**

1 10.09.2021 REVISION 01

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

**SITE PLAN**

**PROJECT NO.**
2019-02
**SCALE**
As indicated
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.00**

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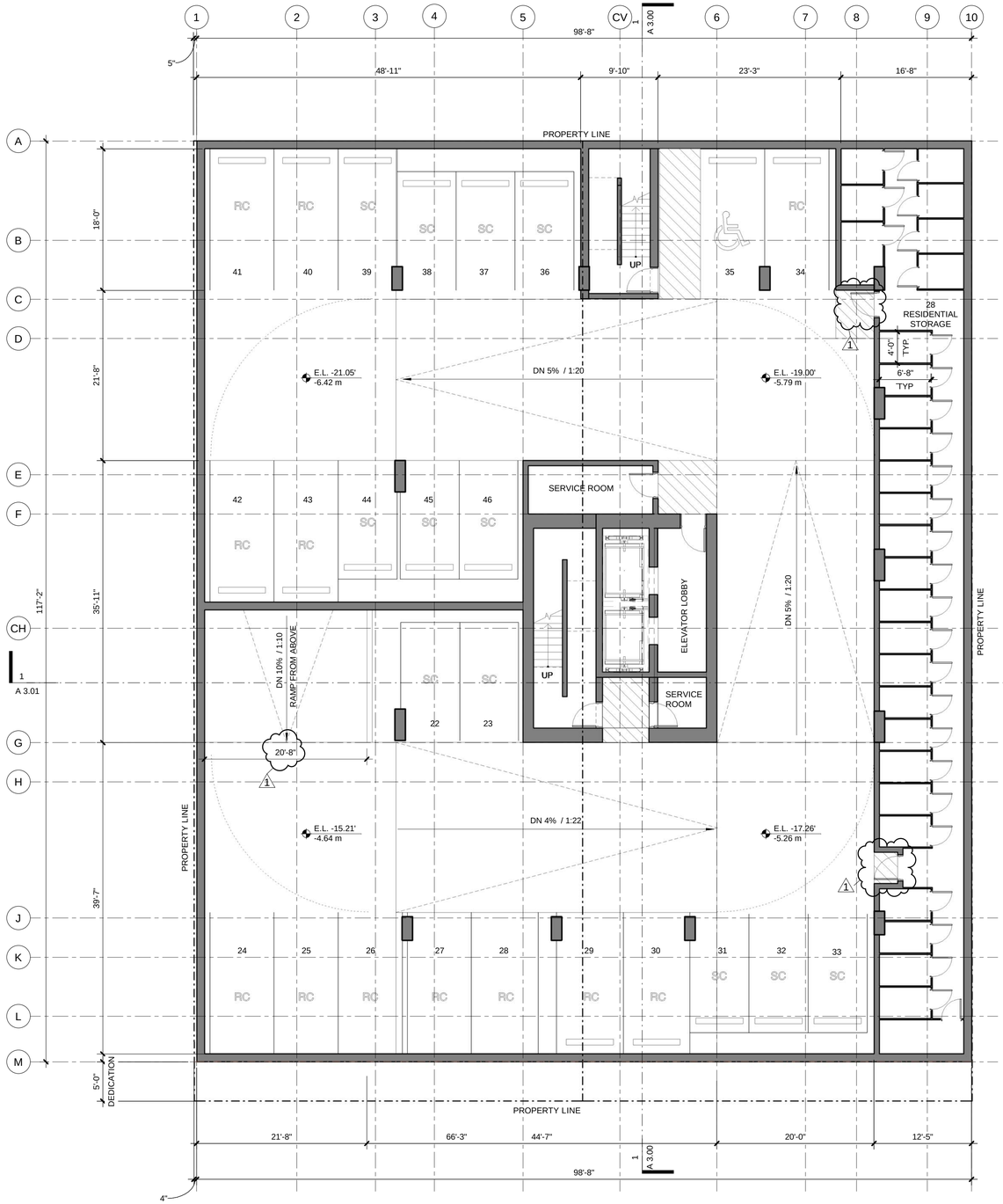
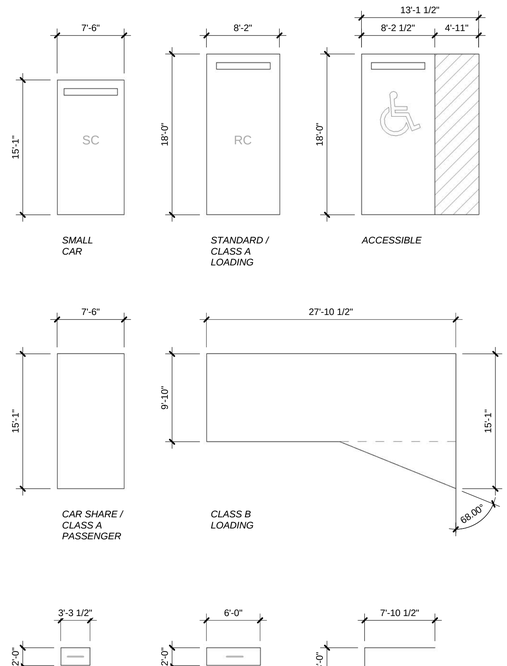



PARKING LEGEND




**ISSUES**

30.11.2020 ISSUE FOR REZONING

**REVISIONS**

1 10.09.2021 REVISION 01

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# LEVEL P3 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.01**

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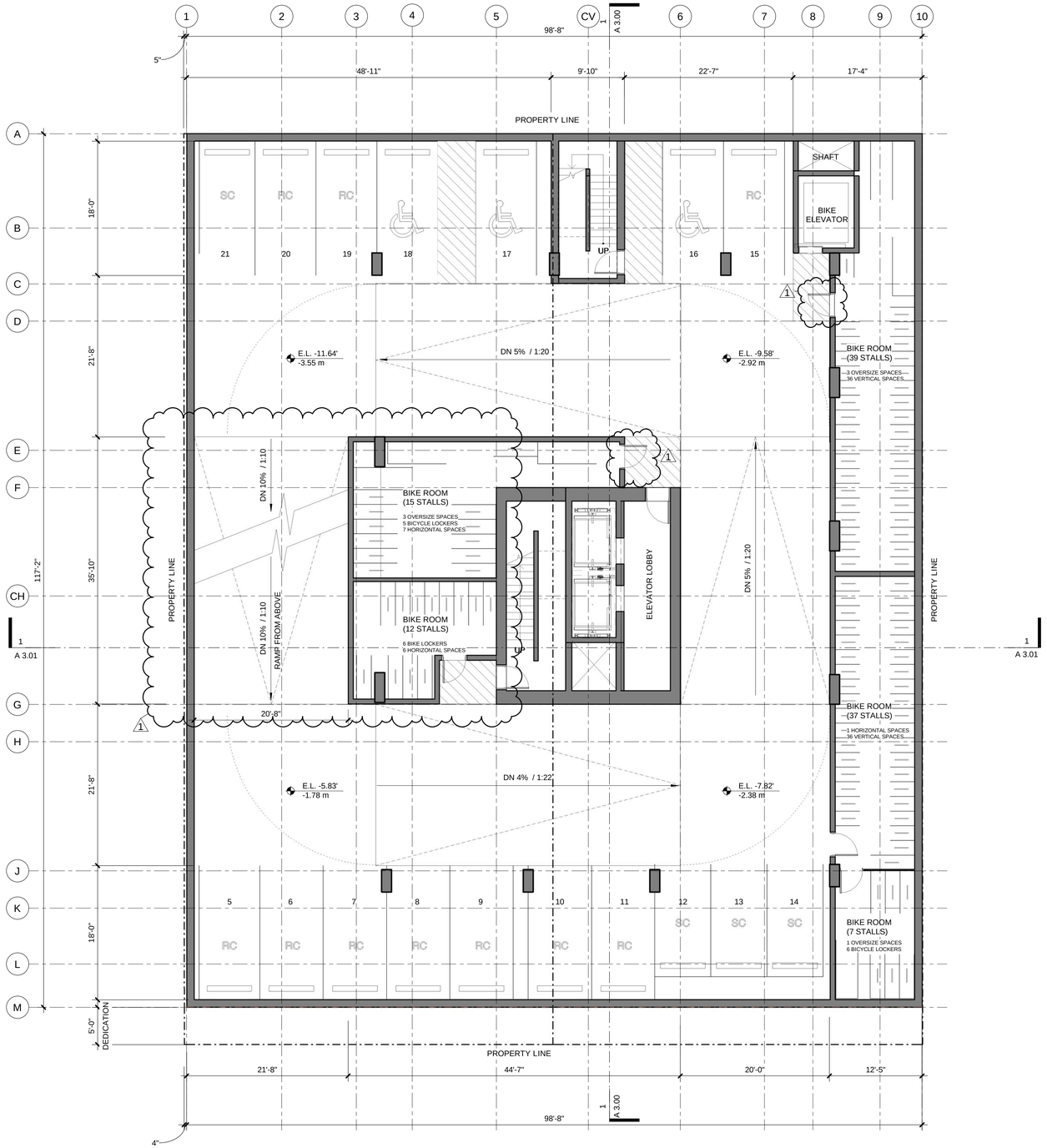
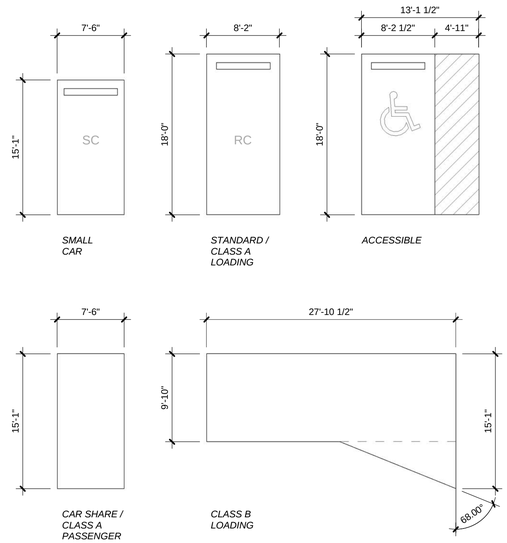



PARKING LEGEND




**ISSUES**

30.11.2020 ISSUE FOR REZONING

**REVISIONS**

1 10.09.2021 REVISION 01

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# LEVEL P2 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.02**

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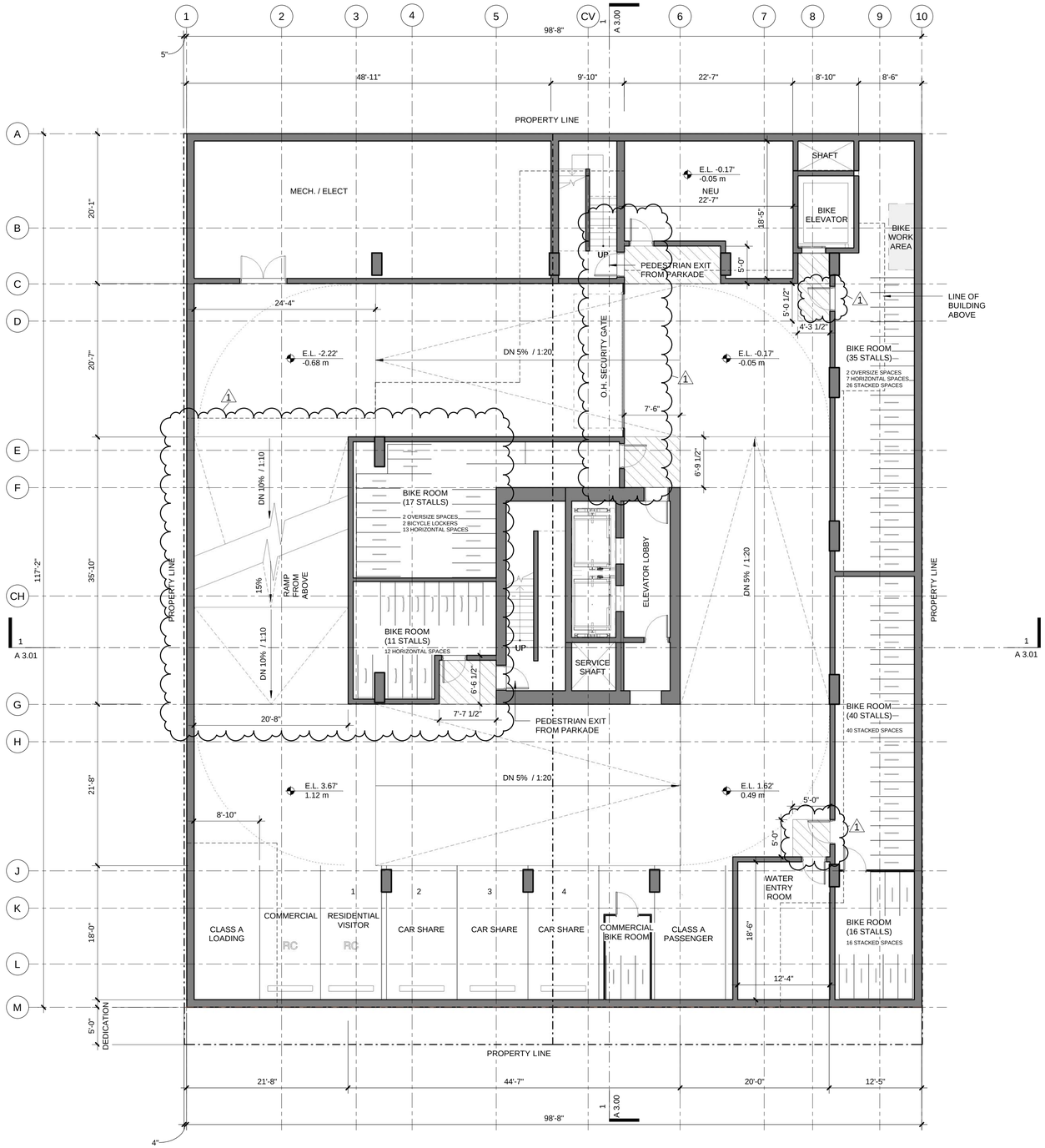


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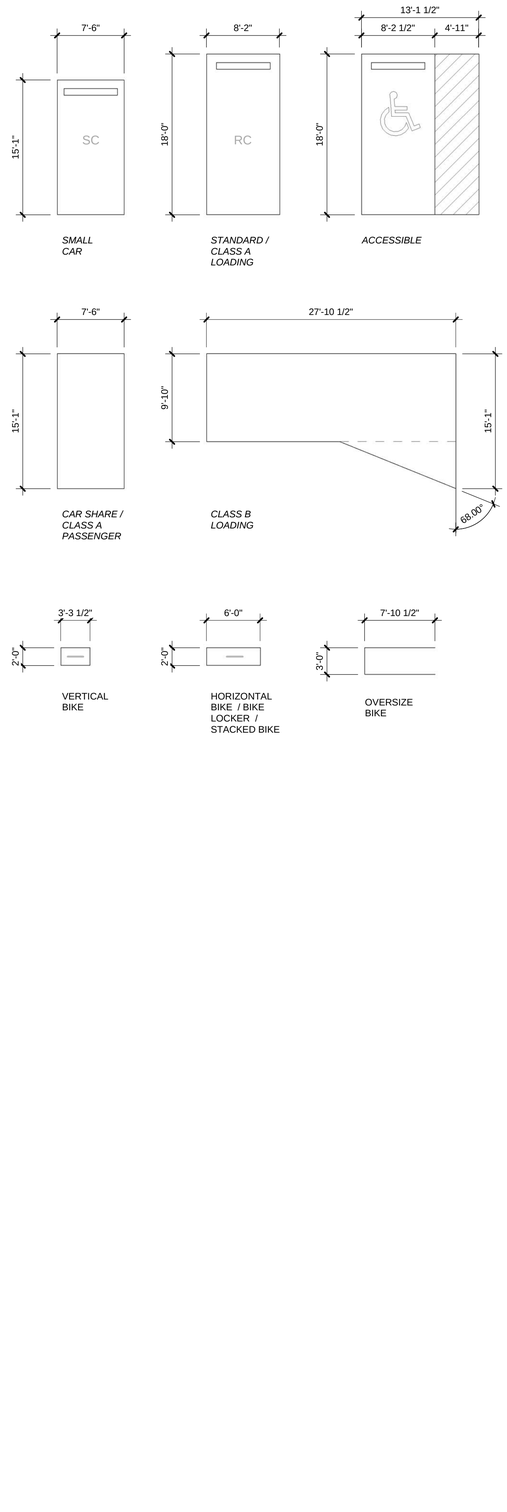


**ISSUES**

30.11.2020 ISSUE FOR REZONING

**REVISIONS**

1 10.09.2021 REVISION 01

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# LEVEL P1 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.03**

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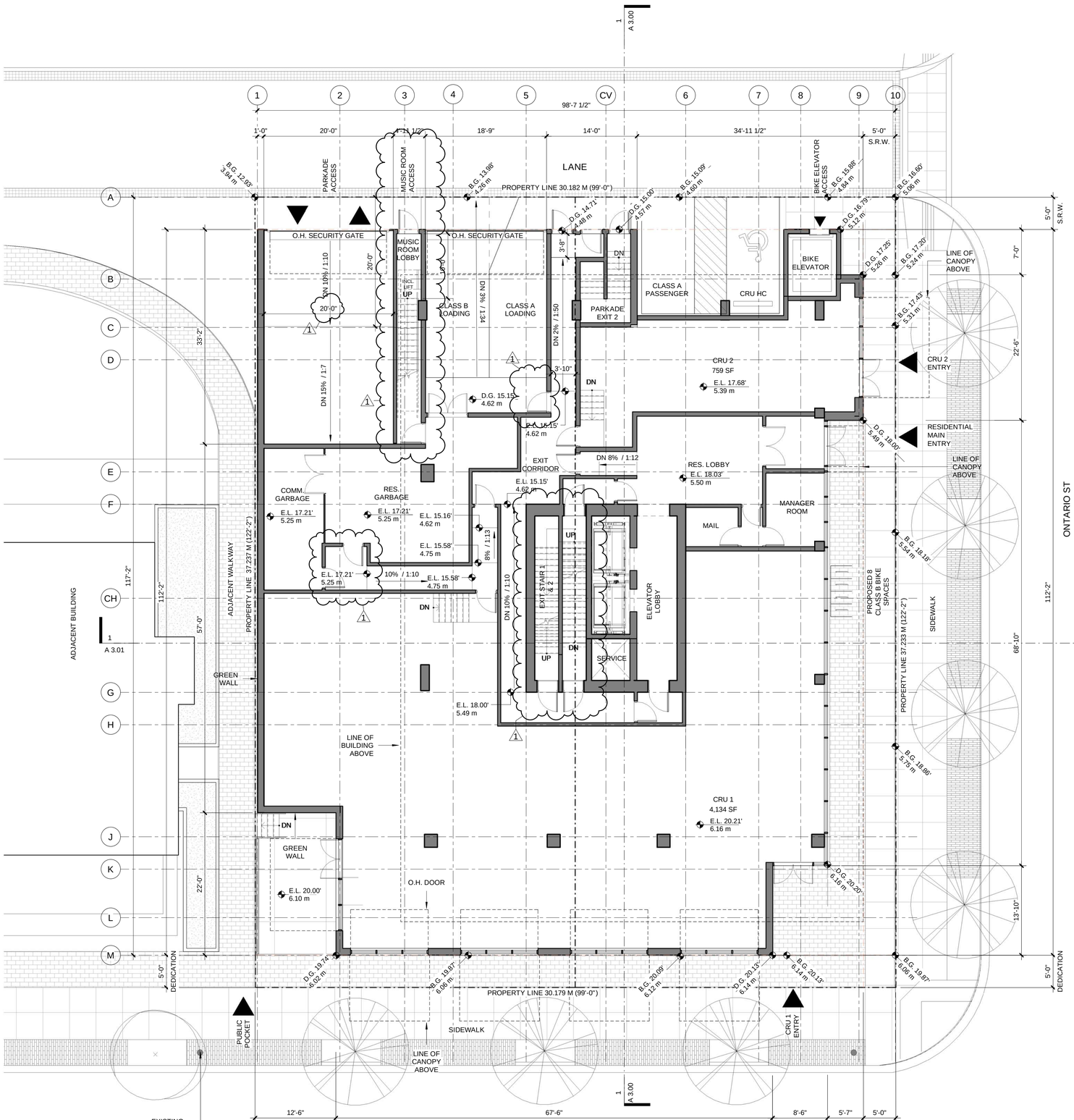
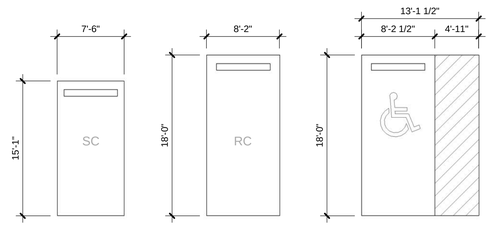



WEST 2ND AVENUE

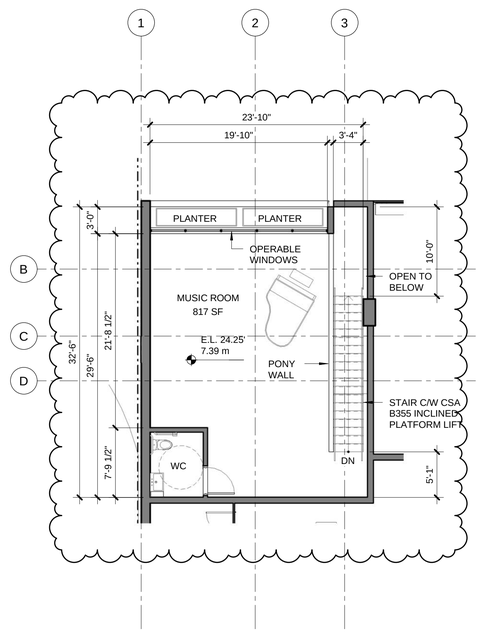
1 RZ_LEVEL 1 FLOOR PLAN
A 1.10 SCALE: 1/8" = 1'-0"

PARKING LEGEND




SITE PLAN LEGEND

- EXISTING STREET TREE (REFER TO LANDSCAPE)
- PROPOSED TREE / PLANTING (REFER TO LANDSCAPE)
- EXISTING POWER POLE
- EXISTING LIGHT/TRAFFIC LIGHT POST




2 RZ LEVEL 1.5 FLOOR PLAN
A 1.10 SCALE: 1/8" = 1'-0"

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**
1 10.09.2021 REVISION 01

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**LEVEL 1 + 1.5 FLOOR PLANS**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.10**

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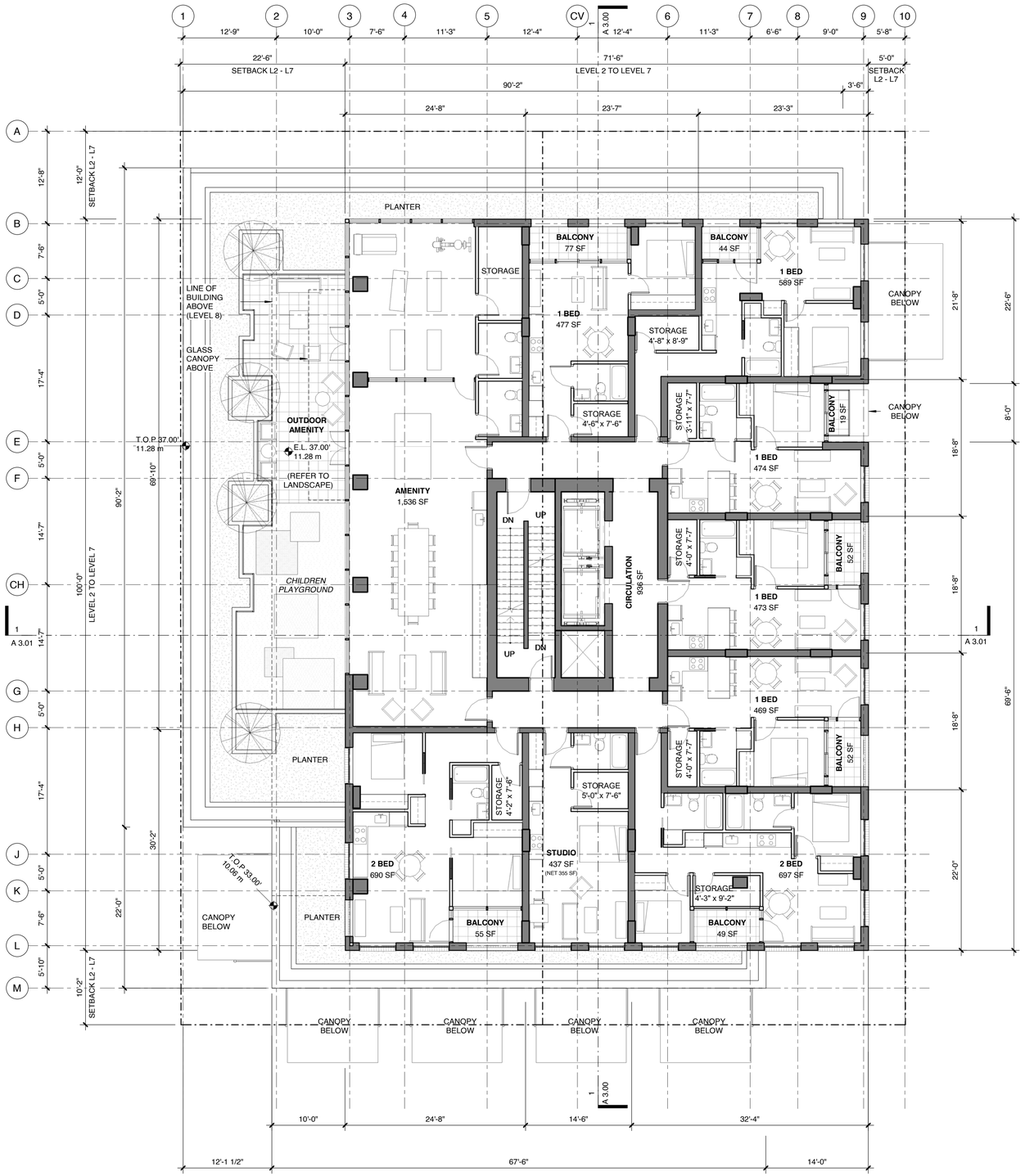


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**LEVEL 2 FLOOR PLAN**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.11**

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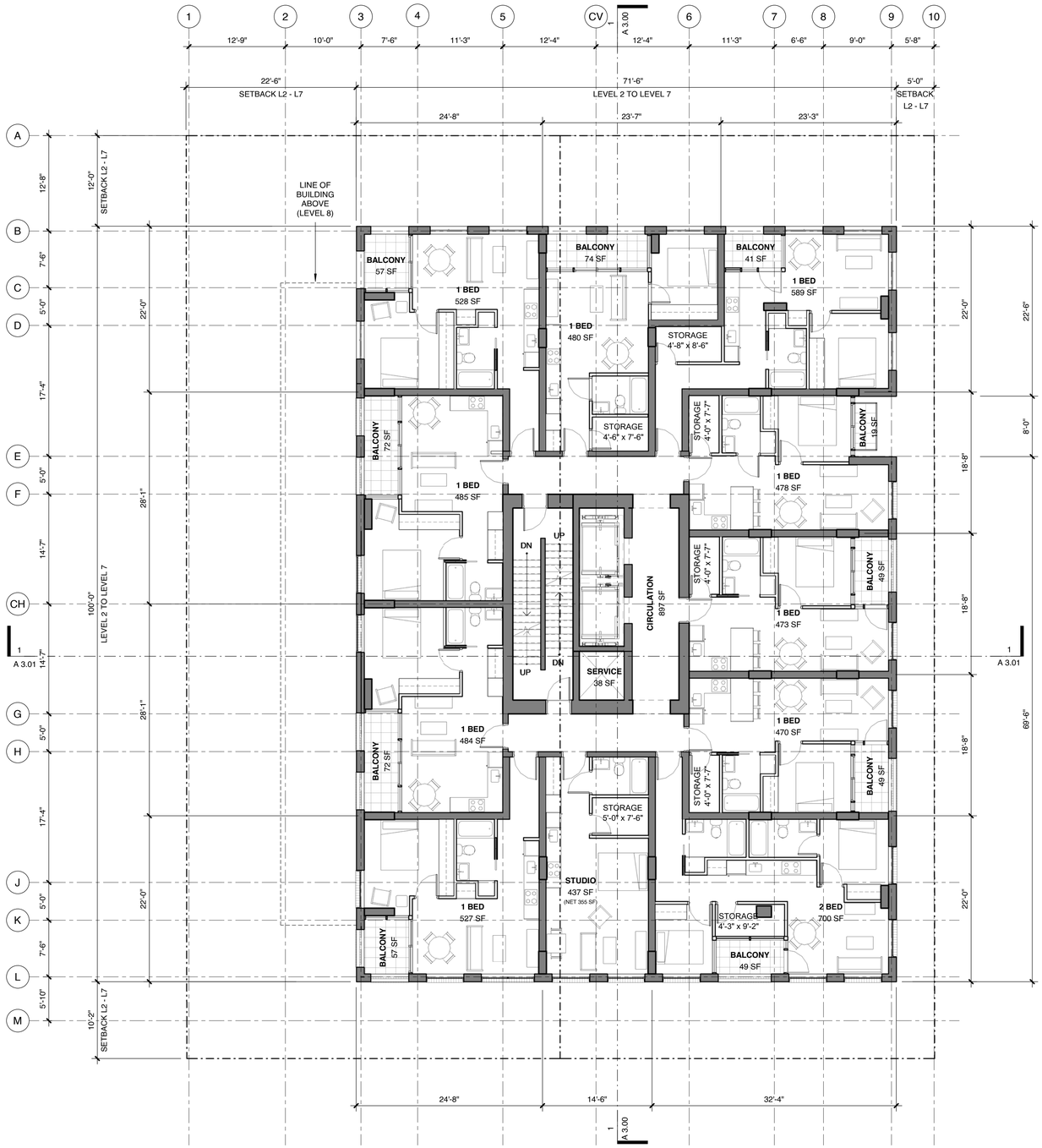


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**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 3 TO LEVEL 5 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.12**

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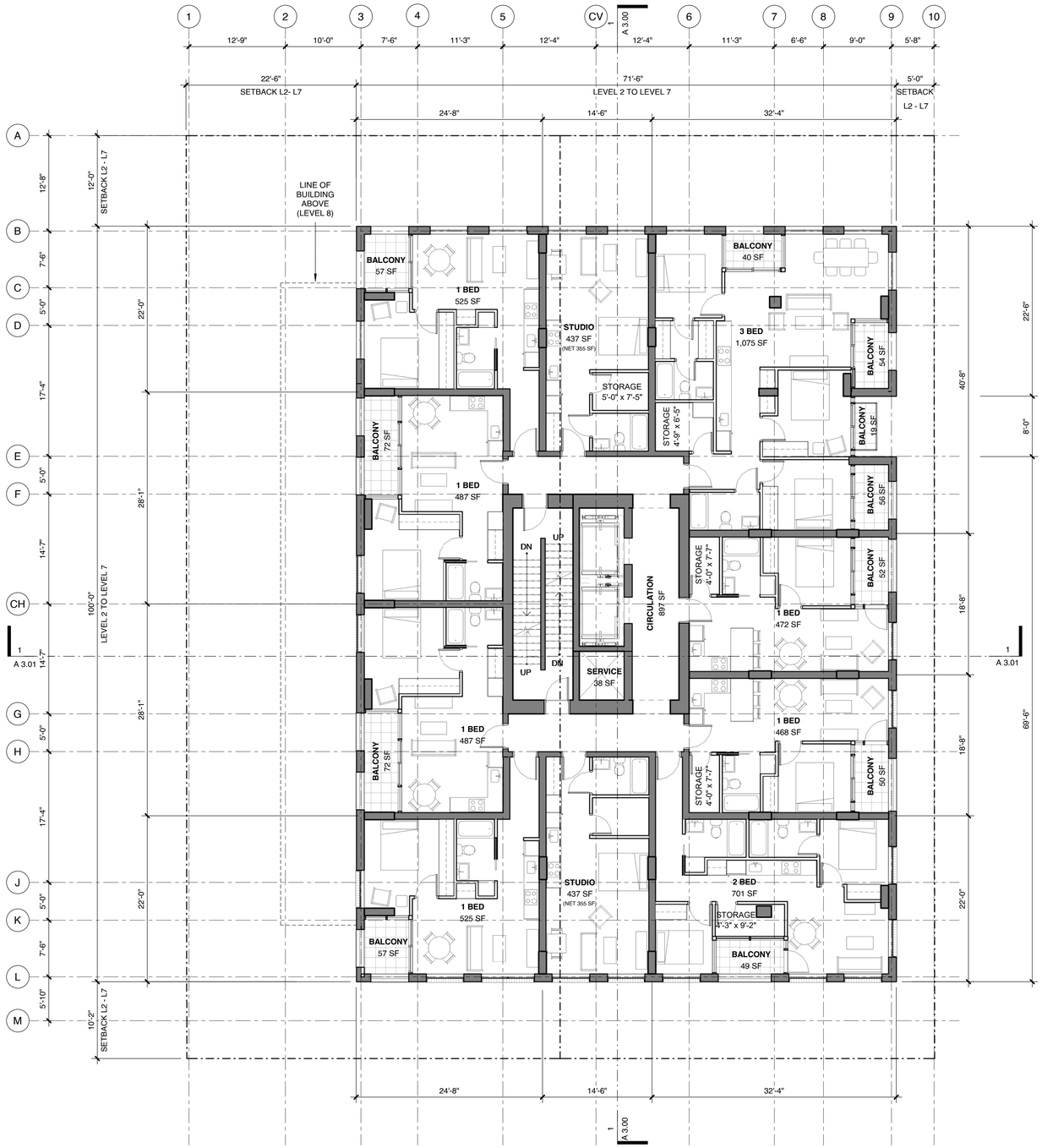


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 6 TO LEVEL 7 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.13**

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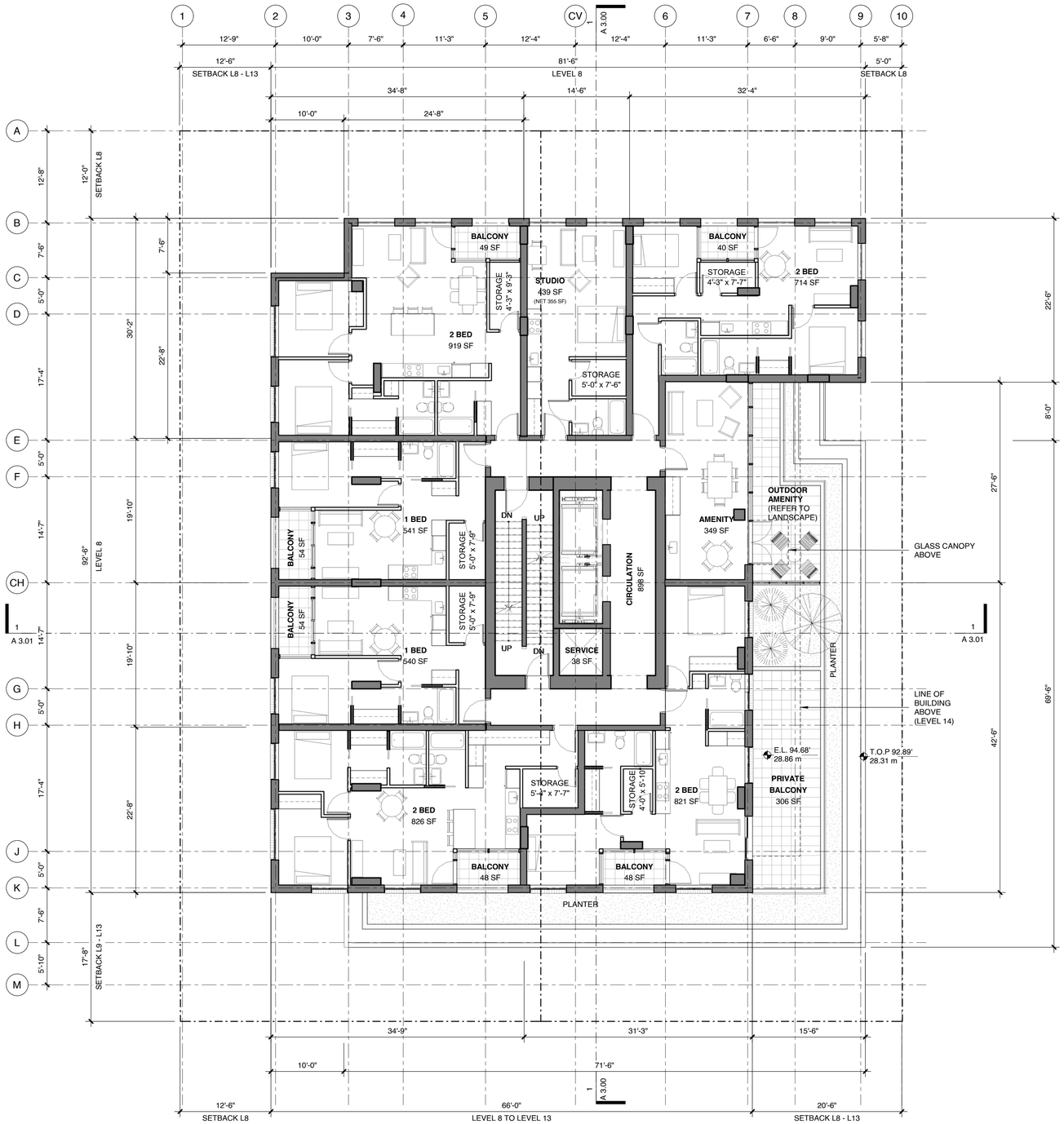


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VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 8 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.14**

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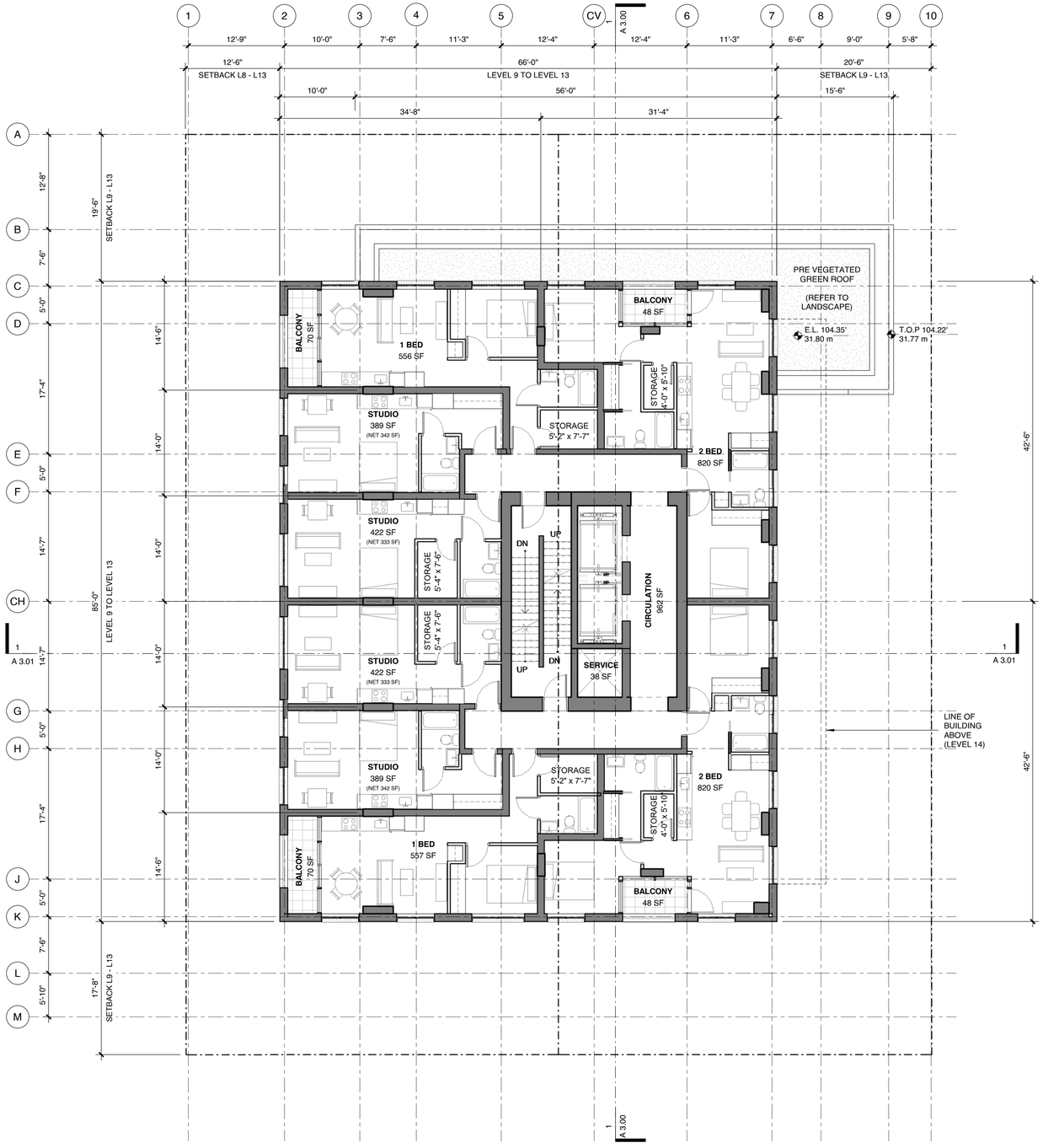


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**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# LEVEL 9 TO LEVEL 11 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.15**

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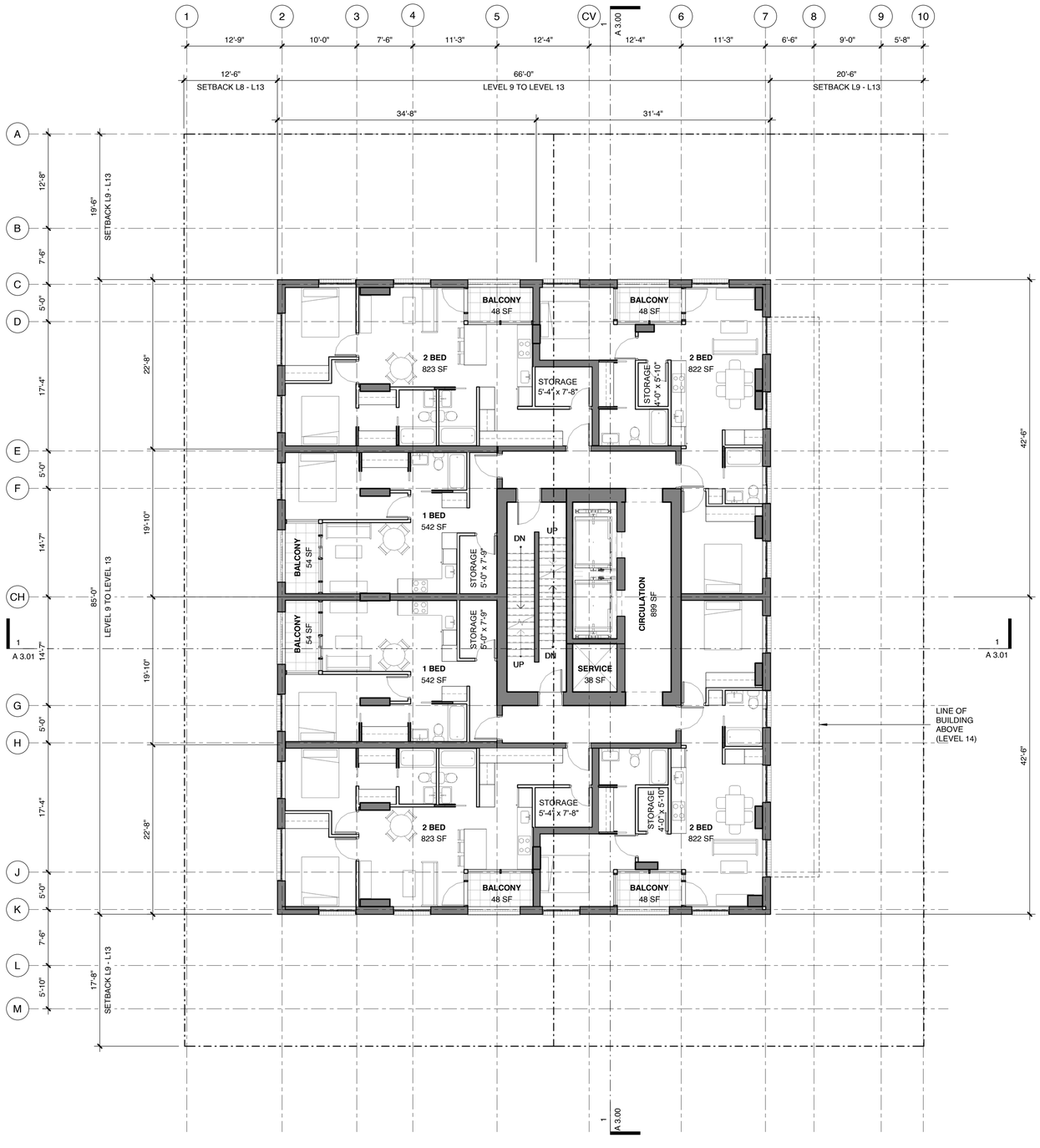


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VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 12 TO LEVEL 13 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.16**

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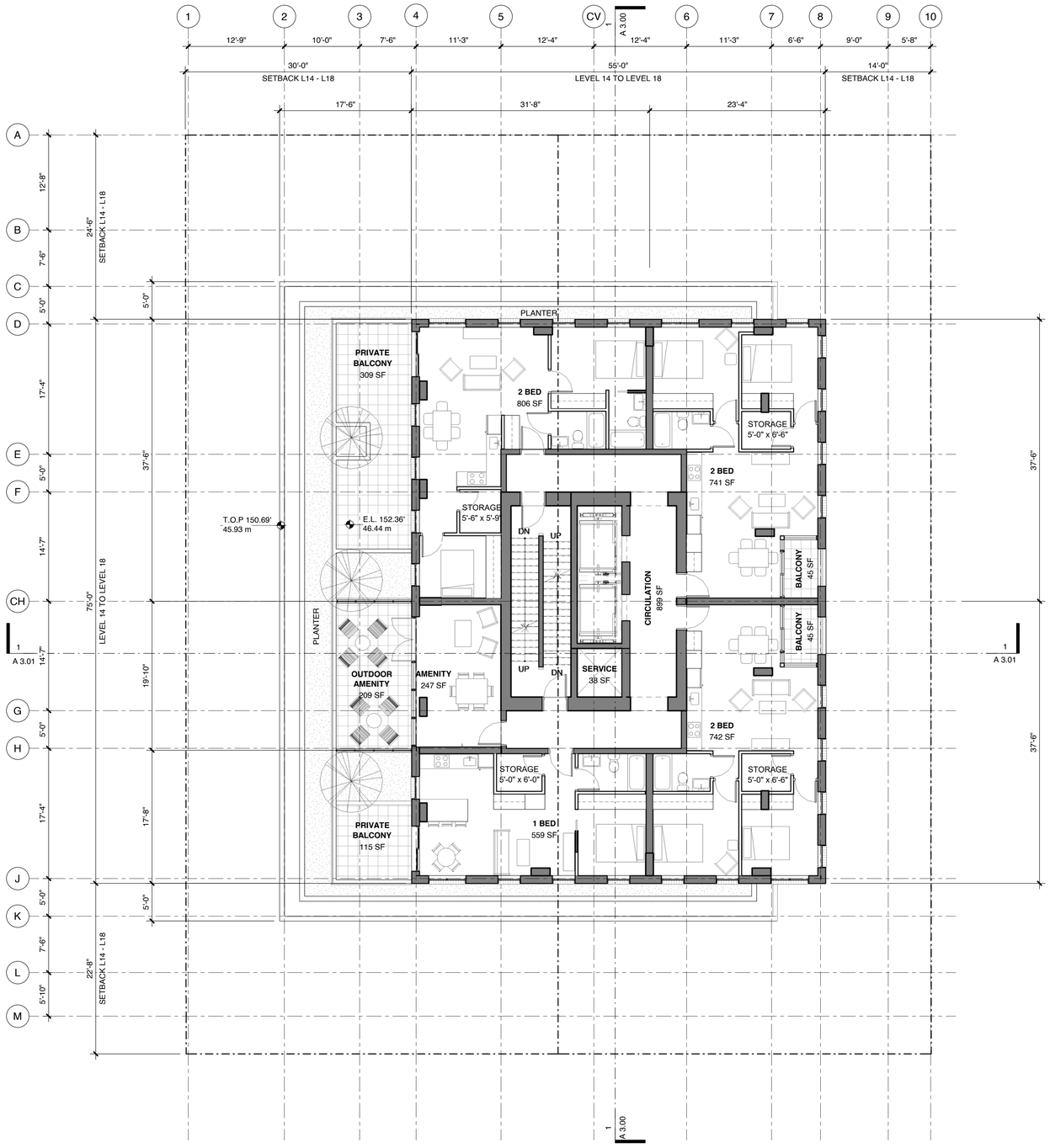


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 14 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.17**

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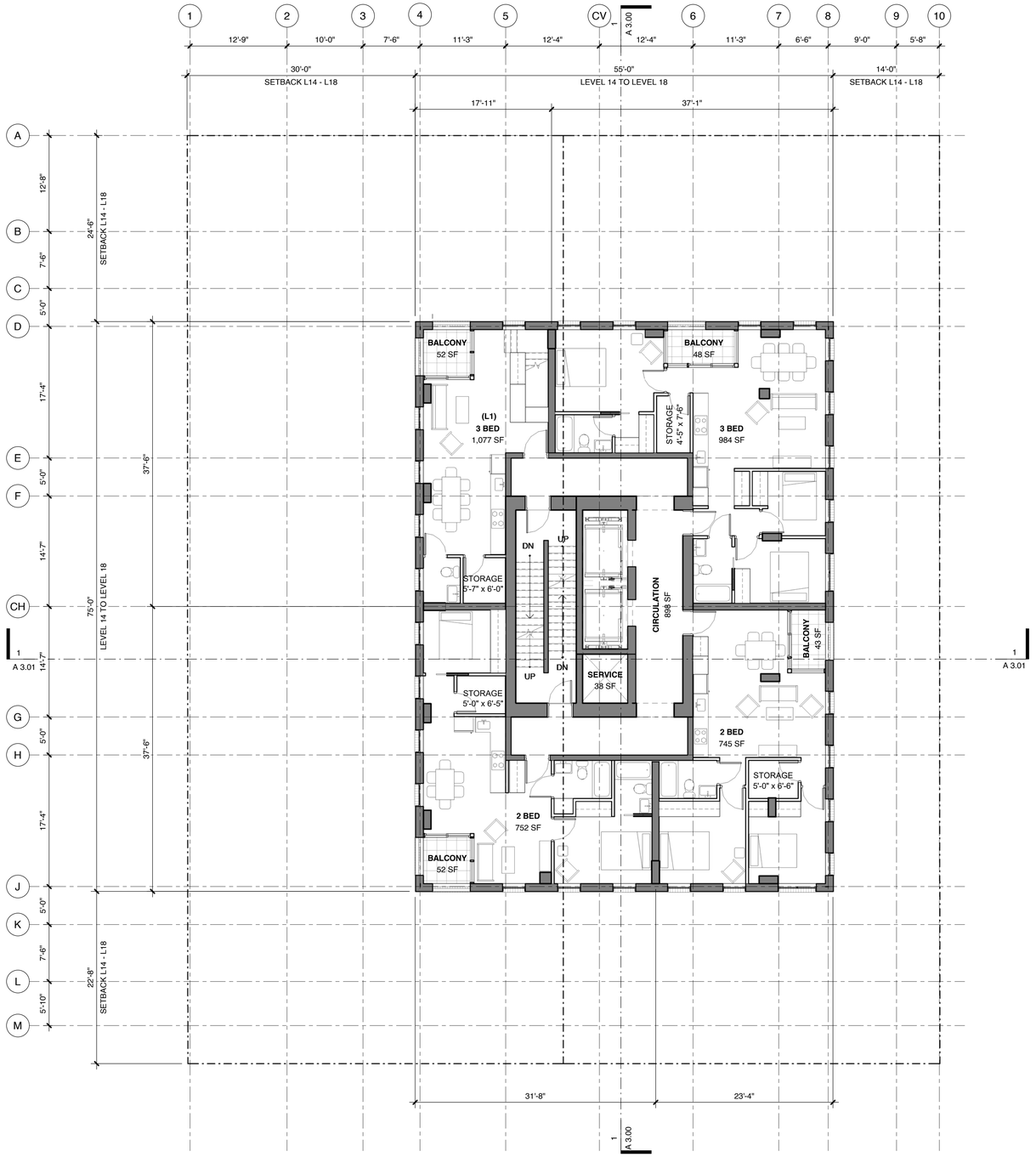


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# LEVEL 15 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.18**

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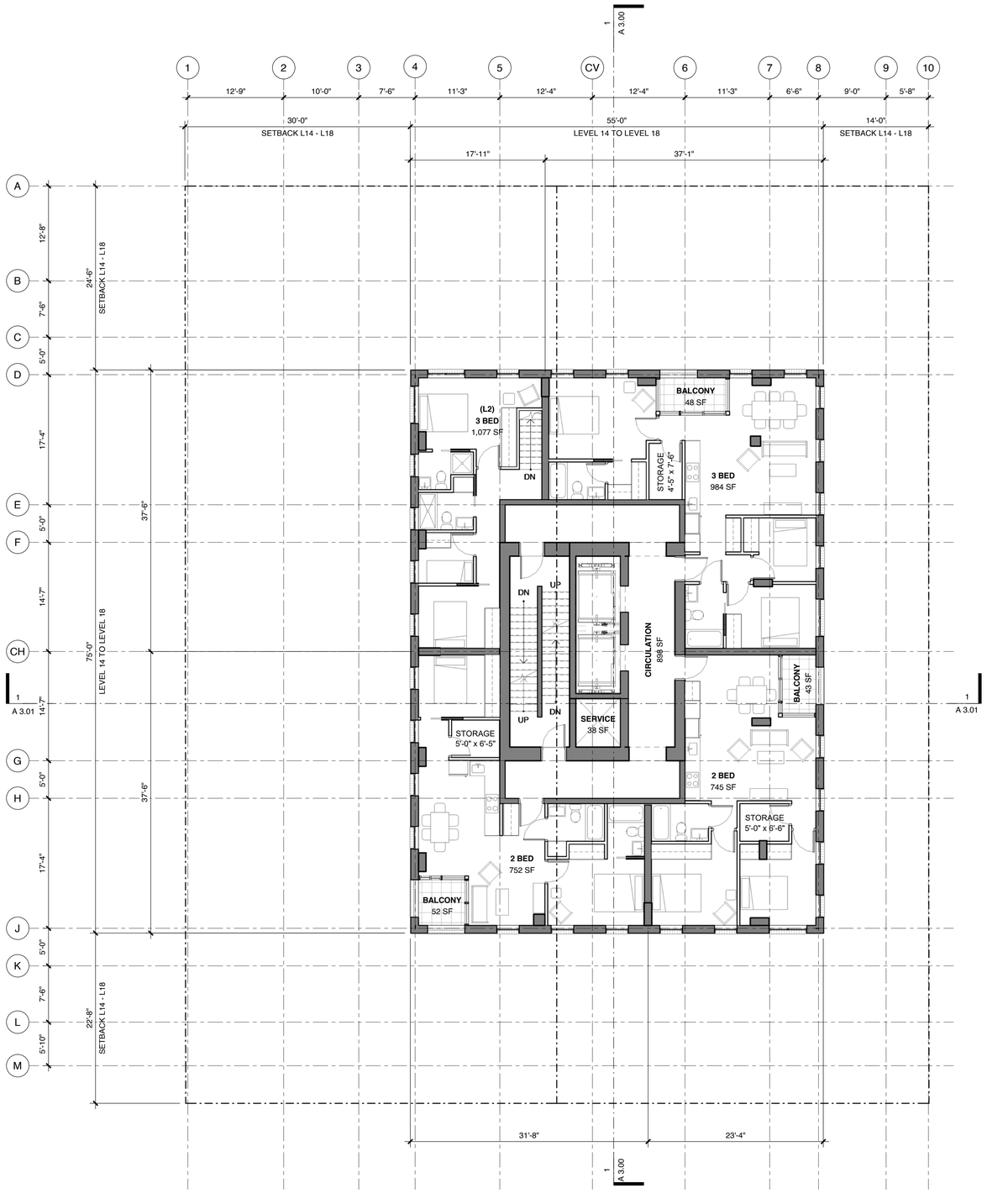


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# LEVEL 16 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.19**

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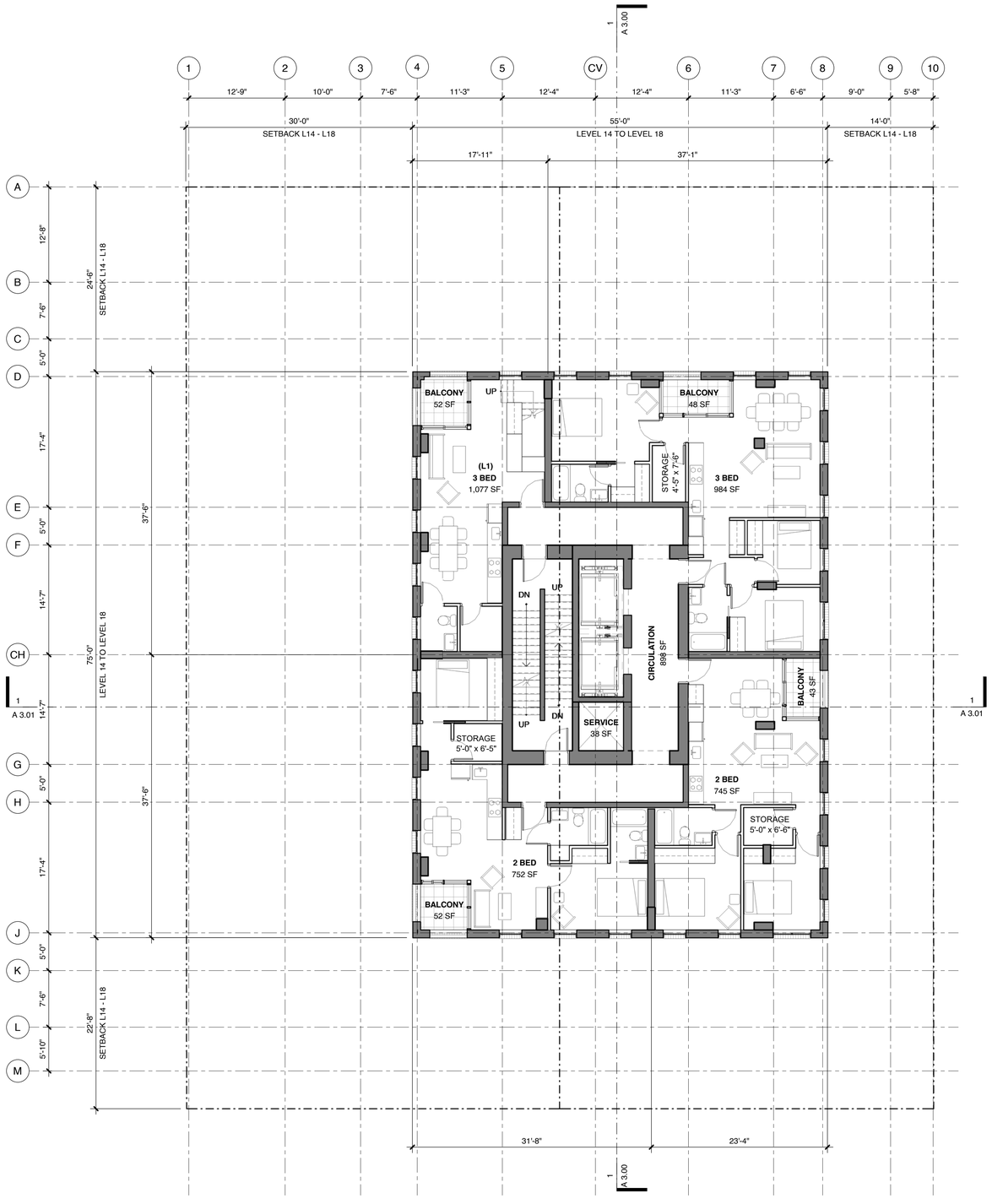


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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 17 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.20**

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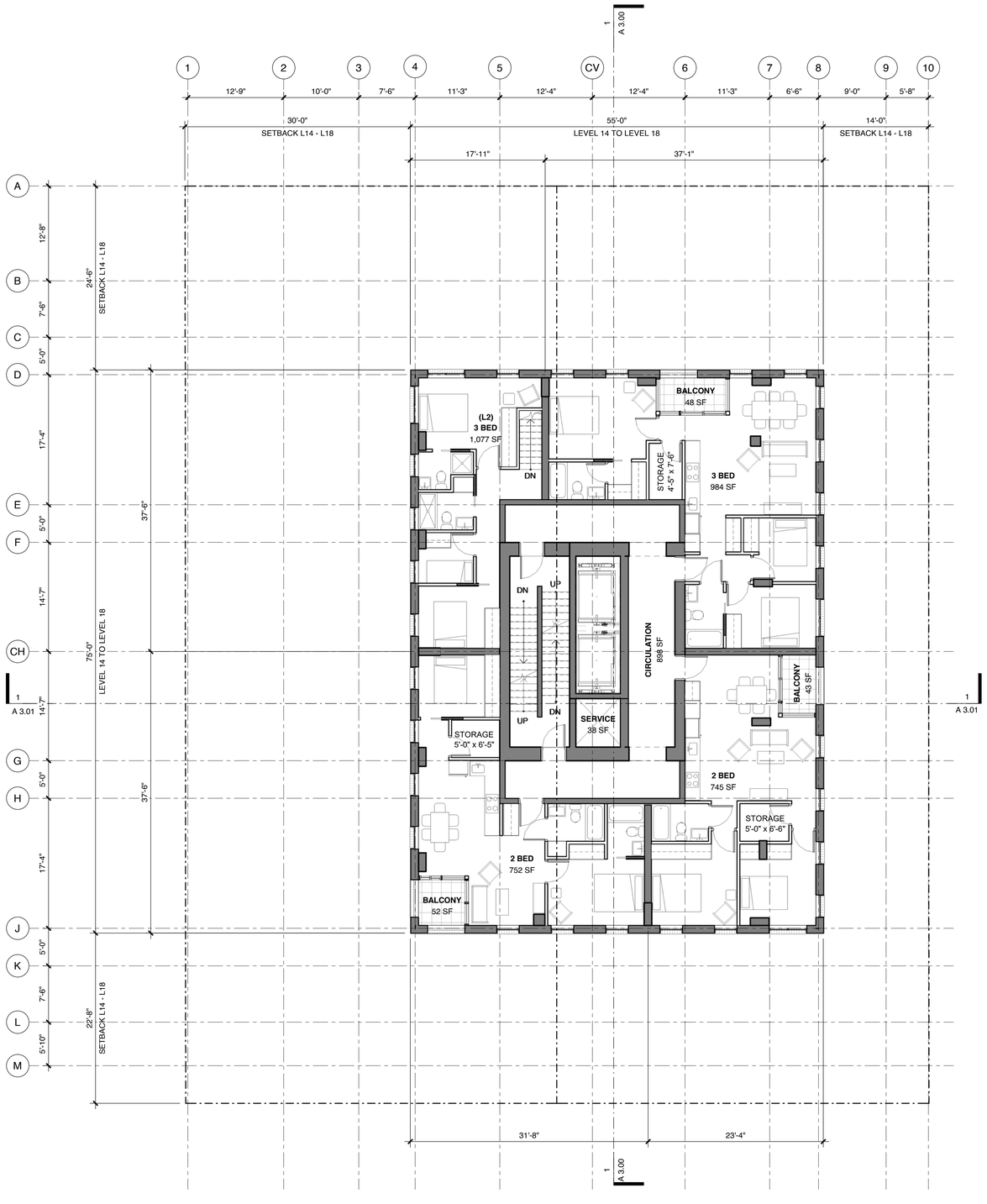


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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## LEVEL 18 FLOOR PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.21**

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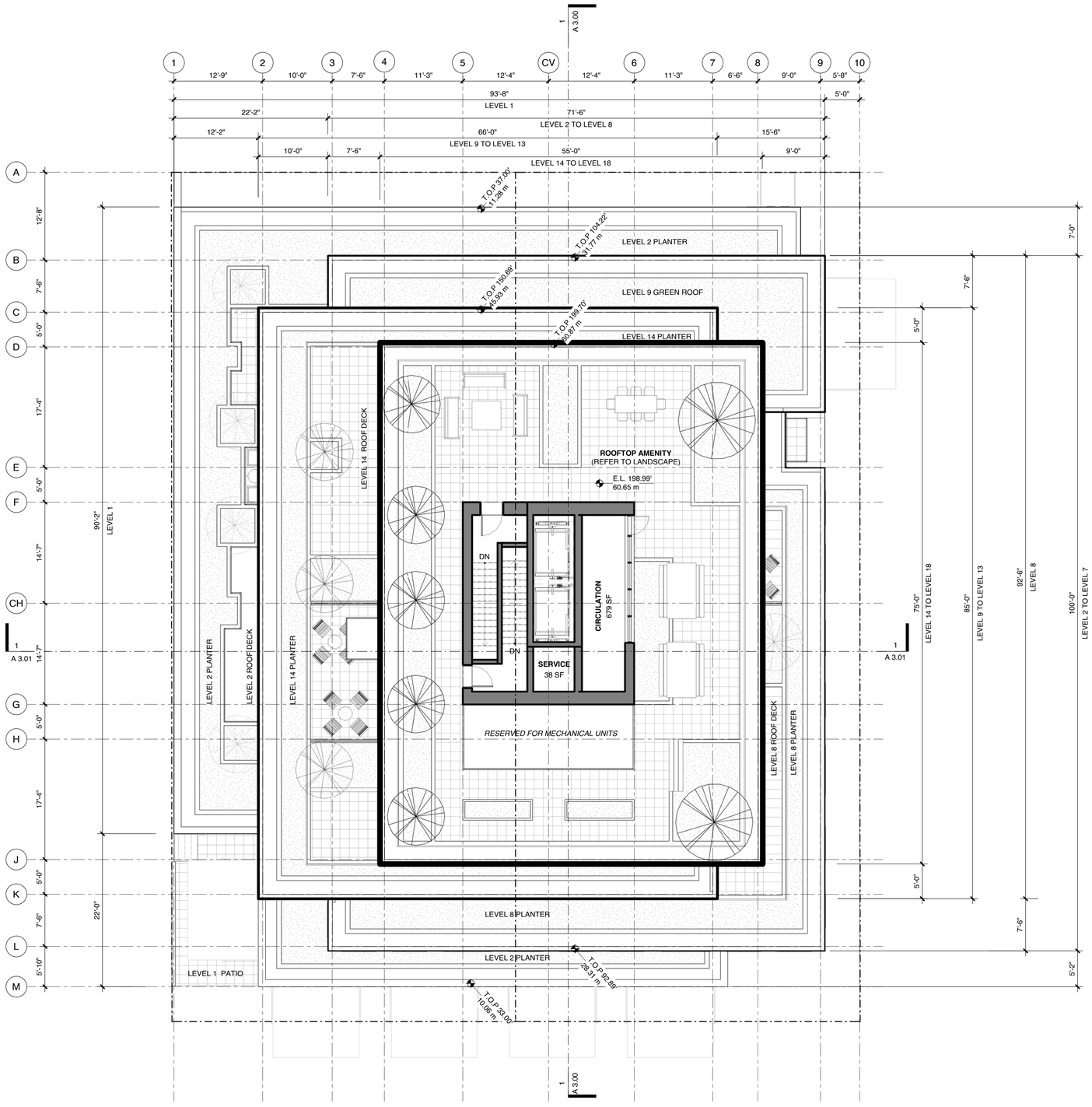


**ISSUES**

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# ROOF PLAN

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**

**A 1.22**

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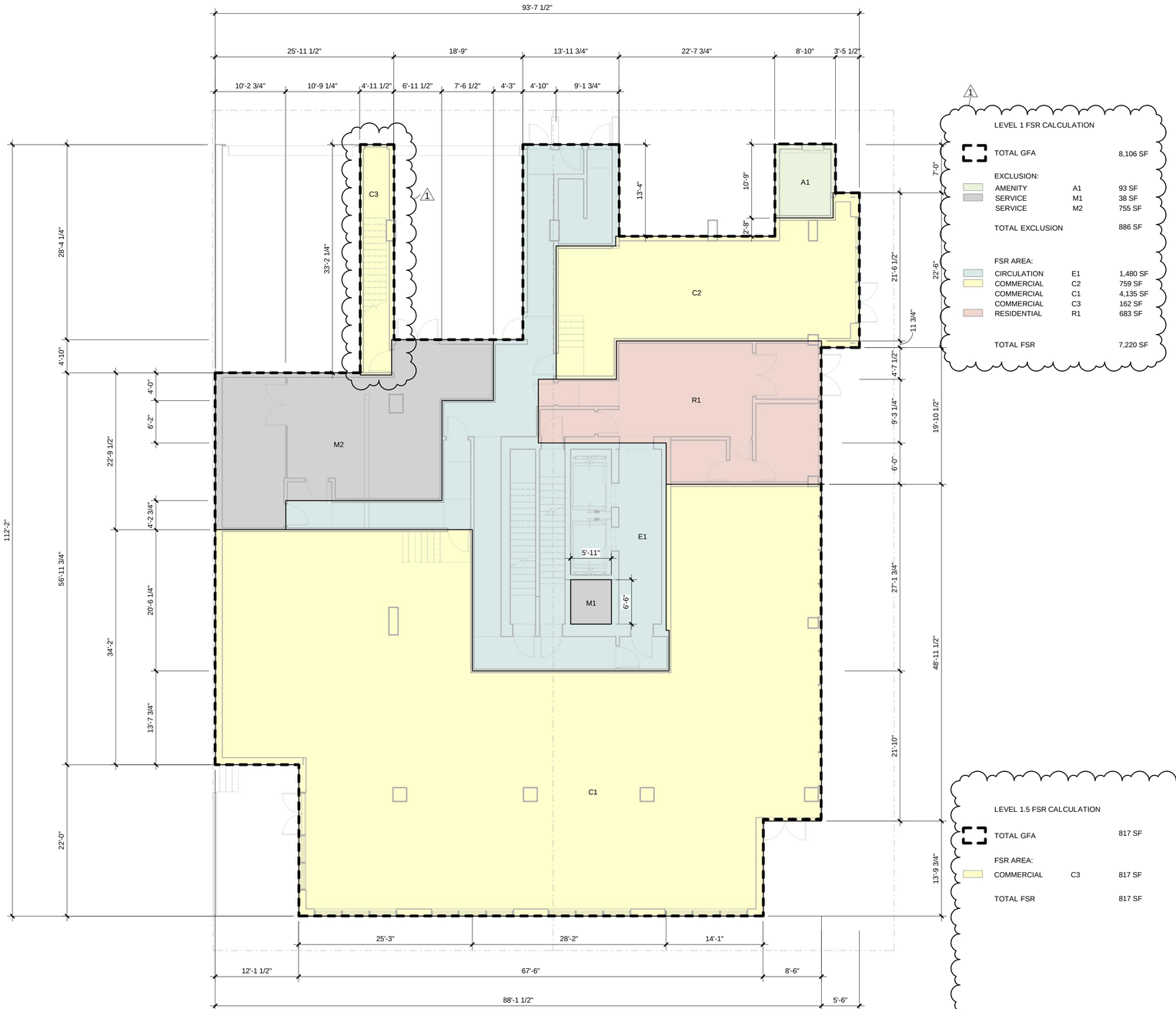



1

LEVEL 1 FSR CALCULATION

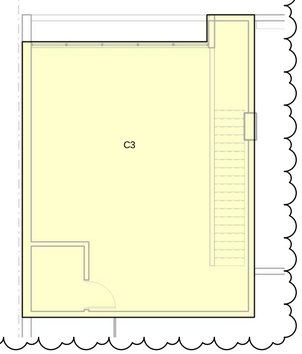
| | | | |
|---|---|---|---|
| TOTAL GFA | | | 8,106 SF |
| EXCLUSION: | | | |
| AMENITY | A1 | 93 SF | |
| SERVICE | M1 | 38 SF | |
| SERVICE | M2 | 755 SF | |
| TOTAL EXCLUSION | | | 886 SF |
| FSR AREA: | | | |
| CIRCULATION | E1 | 1,480 SF | |
| COMMERCIAL | C2 | 759 SF | |
| COMMERCIAL | C1 | 4,135 SF | |
| COMMERCIAL | C3 | 162 SF | |
| RESIDENTIAL | R1 | 683 SF | |
| TOTAL FSR | | | 7,220 SF |

2 LEVEL 1
A 1.30 SCALE: 1/8" = 1'-0"

1

LEVEL 1.5 FSR CALCULATION

| | | | |
|---|---|---|---|
| TOTAL GFA | | | 817 SF |
| FSR AREA: | | | |
| COMMERCIAL | C3 | 817 SF | |
| TOTAL FSR | | | 817 SF |




1 LEVEL 1.5
A 1.30 SCALE: 1/8" = 1'-0"

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**
1 10.09.2021 REVISION 01

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVELS 1 + 1.5**

1

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.30**

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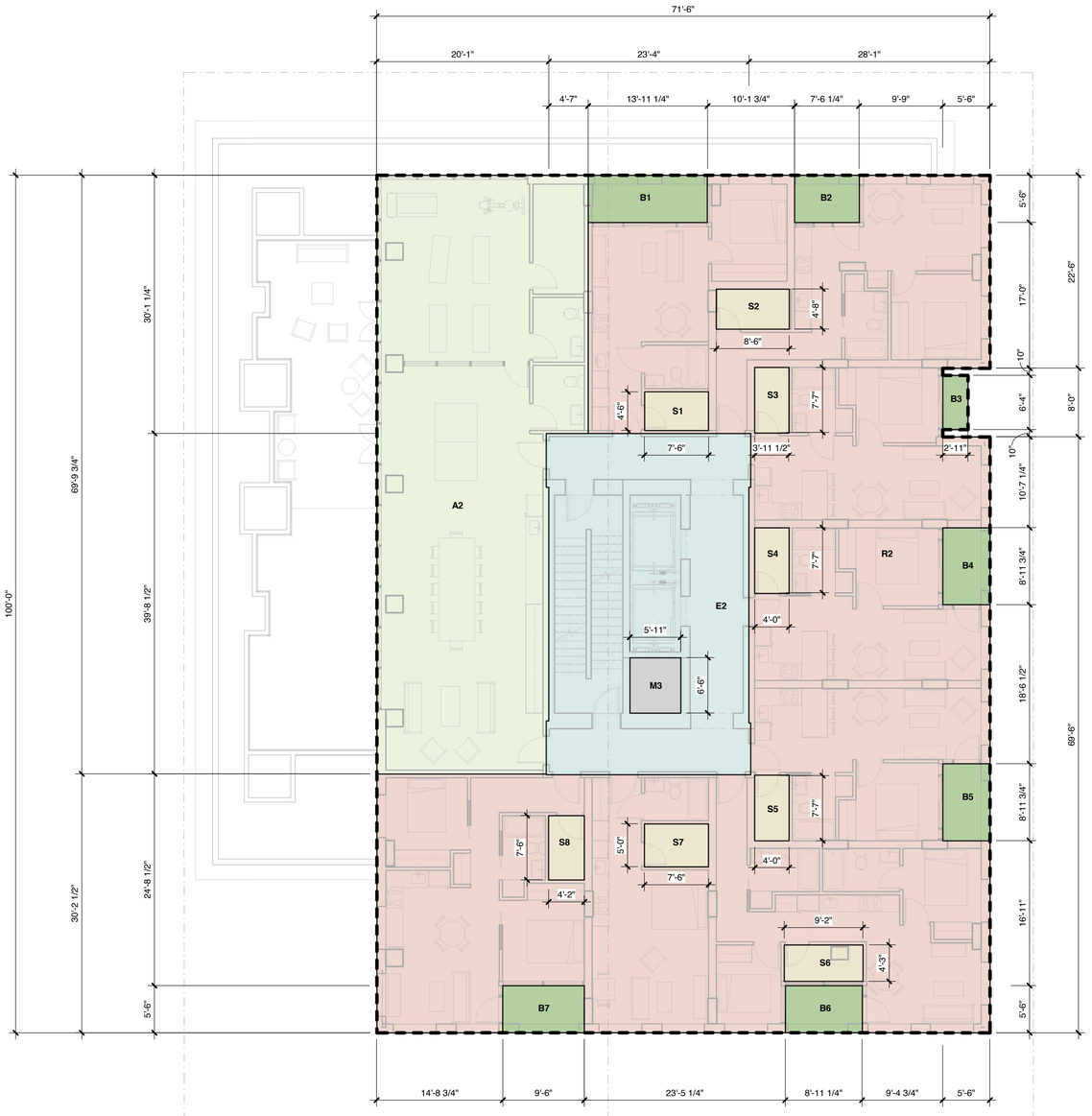


**LEVEL 2 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **7,125 SF** |
| | EXCLUSION: | | |
| | AMENITY | A2 | 1,536 SF |
| | BALCONY | B1 | 77 SF |
| | BALCONY | B2 | 41 SF |
| | BALCONY | B3 | 19 SF |
| | BALCONY | B4 | 49 SF |
| | BALCONY | B5 | 49 SF |
| | BALCONY | B6 | 49 SF |
| | BALCONY | B7 | 52 SF |
| | INSUITE STORAGE | S1 | 34 SF |
| | INSUITE STORAGE | S2 | 40 SF |
| | INSUITE STORAGE | S3 | 31 SF |
| | INSUITE STORAGE | S4 | 31 SF |
| | INSUITE STORAGE | S5 | 31 SF |
| | INSUITE STORAGE | S6 | 39 SF |
| | INSUITE STORAGE | S7 | 38 SF |
| | INSUITE STORAGE | S8 | 31 SF |
| | SERVICE | M3 | 38 SF |
| | **TOTAL EXCLUSION** | | **2,184 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E2 | 897 SF |
| | RESIDENTIAL | R2 | 4,043 SF |
| | **TOTAL FSR** | | **4,940 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
## FSR OVERLAY - LEVEL 2

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.31**

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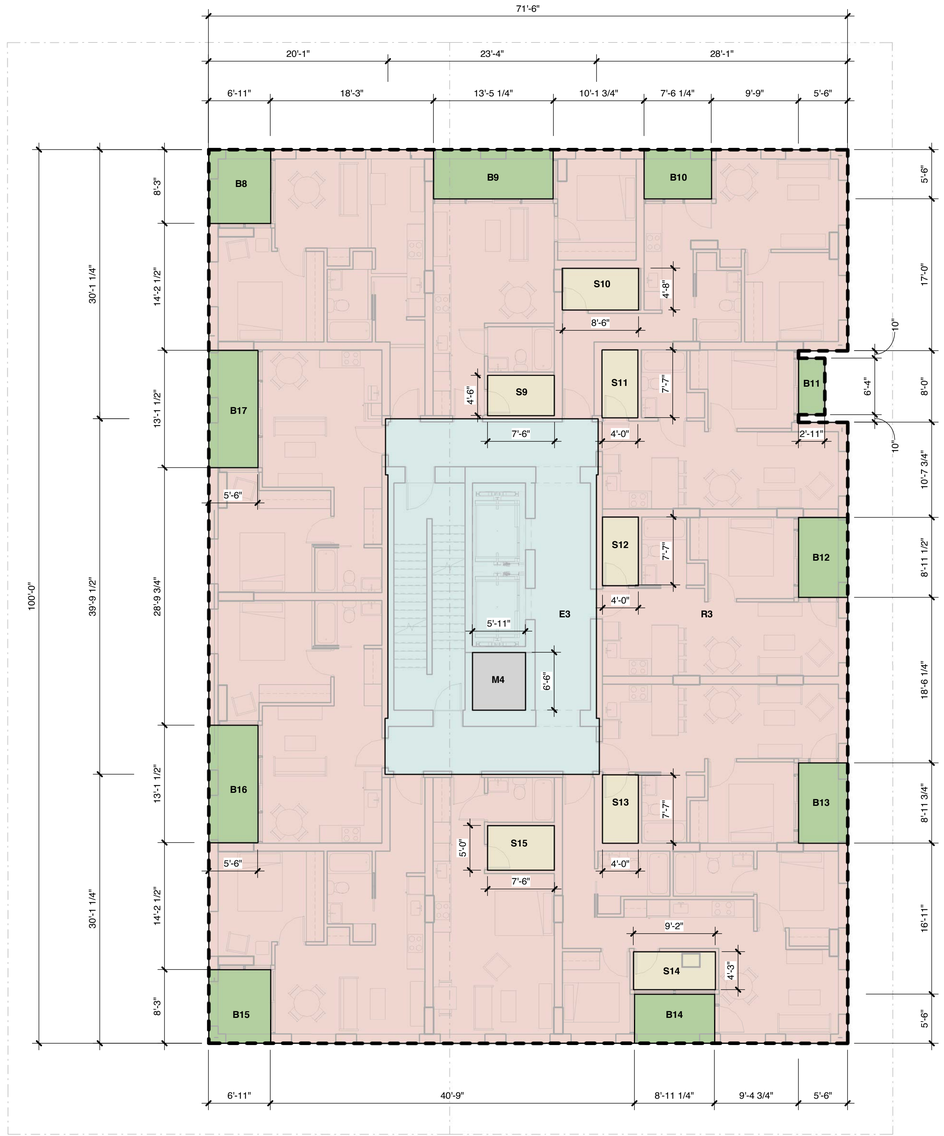


**LEVEL 3 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **7,125 SF** |
| EXCLUSION: | | | |
| BALCONY | B8 | 57 SF | |
| BALCONY | B9 | 74 SF | |
| BALCONY | B10 | 41 SF | |
| BALCONY | B11 | 19 SF | |
| BALCONY | B12 | 49 SF | |
| BALCONY | B13 | 49 SF | |
| BALCONY | B14 | 49 SF | |
| BALCONY | B15 | 57 SF | |
| BALCONY | B16 | 72 SF | |
| BALCONY | B17 | 72 SF | |
| INSUITE STORAGE | S9 | 34 SF | |
| INSUITE STORAGE | S10 | 40 SF | |
| INSUITE STORAGE | S11 | 30 SF | |
| INSUITE STORAGE | S12 | 31 SF | |
| INSUITE STORAGE | S13 | 31 SF | |
| INSUITE STORAGE | S14 | 39 SF | |
| INSUITE STORAGE | S15 | 38 SF | |
| SERVICE | M4 | 38 SF | |
| **TOTAL EXCLUSION** | | | **820 SF** |
| FSR AREA: | | | |
| CIRCULATION | E3 | 897 SF | |
| RESIDENTIAL | R3 | 5,407 SF | |
| **TOTAL FSR** | | | **6,304 SF** |

**LEVEL 4 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **7,125 SF** |
| EXCLUSION: | | | |
| BALCONY | B8 | 57 SF | |
| BALCONY | B9 | 74 SF | |
| BALCONY | B10 | 41 SF | |
| BALCONY | B11 | 19 SF | |
| BALCONY | B12 | 49 SF | |
| BALCONY | B13 | 49 SF | |
| BALCONY | B14 | 49 SF | |
| BALCONY | B15 | 57 SF | |
| BALCONY | B16 | 72 SF | |
| BALCONY | B17 | 72 SF | |
| INSUITE STORAGE | S9 | 34 SF | |
| INSUITE STORAGE | S10 | 40 SF | |
| INSUITE STORAGE | S11 | 30 SF | |
| INSUITE STORAGE | S12 | 31 SF | |
| INSUITE STORAGE | S13 | 31 SF | |
| INSUITE STORAGE | S14 | 39 SF | |
| INSUITE STORAGE | S15 | 38 SF | |
| SERVICE | M4 | 38 SF | |
| **TOTAL EXCLUSION** | | | **820 SF** |
| FSR AREA: | | | |
| CIRCULATION | E3 | 897 SF | |
| RESIDENTIAL | R3 | 5,407 SF | |
| **TOTAL FSR** | | | **6,304 SF** |

**LEVEL 5 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **7,125 SF** |
| EXCLUSION: | | | |
| BALCONY | B8 | 57 SF | |
| BALCONY | B9 | 74 SF | |
| BALCONY | B10 | 41 SF | |
| BALCONY | B11 | 19 SF | |
| BALCONY | B12 | 49 SF | |
| BALCONY | B13 | 49 SF | |
| BALCONY | B14 | 49 SF | |
| BALCONY | B15 | 57 SF | |
| BALCONY | B16 | 72 SF | |
| BALCONY | B17 | 72 SF | |
| INSUITE STORAGE | S9 | 34 SF | |
| INSUITE STORAGE | S10 | 40 SF | |
| INSUITE STORAGE | S11 | 30 SF | |
| INSUITE STORAGE | S12 | 31 SF | |
| INSUITE STORAGE | S13 | 31 SF | |
| INSUITE STORAGE | S14 | 39 SF | |
| INSUITE STORAGE | S15 | 38 SF | |
| SERVICE | M4 | 38 SF | |
| **TOTAL EXCLUSION** | | | **820 SF** |
| FSR AREA: | | | |
| CIRCULATION | E3 | 897 SF | |
| RESIDENTIAL | R3 | 5,407 SF | |
| **TOTAL FSR** | | | **6,304 SF** |

**ISSUES**

30.11.2020 ISSUE FOR REZONING

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# FSR OVERLAY - LEVEL 3 TO LEVEL 5

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**

**A 1.32**

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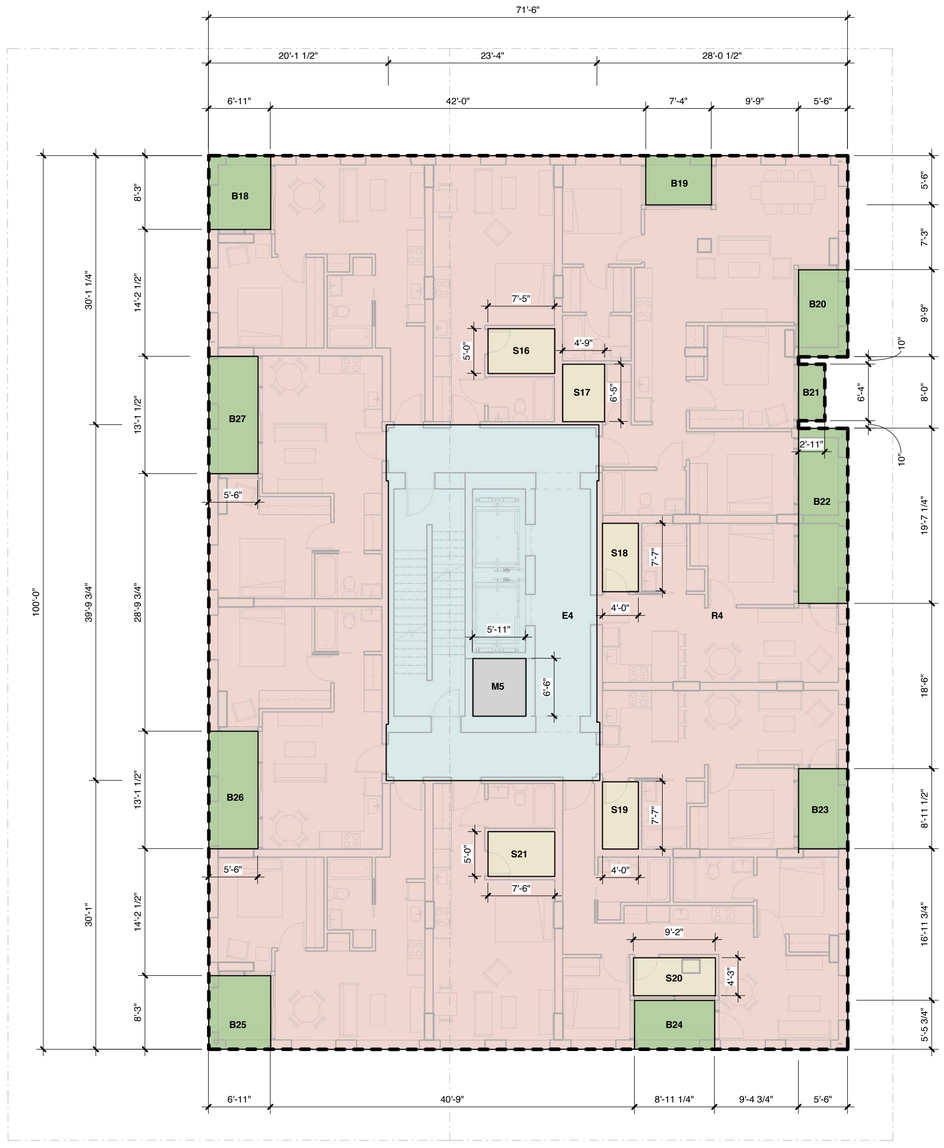


**LEVEL 6 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **7,125 SF** |
| EXCLUSION: | | | |
| BALCONY | B18 | 57 SF | |
| BALCONY | B19 | 40 SF | |
| BALCONY | B20 | 54 SF | |
| BALCONY | B21 | 19 SF | |
| BALCONY | B22 | 108 SF | |
| BALCONY | B23 | 49 SF | |
| BALCONY | B24 | 49 SF | |
| BALCONY | B25 | 57 SF | |
| BALCONY | B26 | 72 SF | |
| BALCONY | B27 | 72 SF | |
| INSUITE STORAGE | S16 | 38 SF | |
| INSUITE STORAGE | S17 | 30 SF | |
| INSUITE STORAGE | S18 | 31 SF | |
| INSUITE STORAGE | S19 | 30 SF | |
| INSUITE STORAGE | S20 | 39 SF | |
| INSUITE STORAGE | S21 | 38 SF | |
| SERVICE | M5 | 38 SF | |
| **TOTAL EXCLUSION** | | | **820 SF** |
| FSR AREA: | | | |
| CIRCULATION | E4 | 897 SF | |
| RESIDENTIAL | R4 | 5,407 SF | |
| **TOTAL FSR** | | | **6,303 SF** |

**LEVEL 7 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **7,125 SF** |
| EXCLUSION: | | | |
| BALCONY | B18 | 57 SF | |
| BALCONY | B19 | 40 SF | |
| BALCONY | B20 | 54 SF | |
| BALCONY | B21 | 19 SF | |
| BALCONY | B22 | 108 SF | |
| BALCONY | B23 | 49 SF | |
| BALCONY | B24 | 49 SF | |
| BALCONY | B25 | 57 SF | |
| BALCONY | B26 | 72 SF | |
| BALCONY | B27 | 72 SF | |
| INSUITE STORAGE | S16 | 38 SF | |
| INSUITE STORAGE | S17 | 30 SF | |
| INSUITE STORAGE | S18 | 31 SF | |
| INSUITE STORAGE | S19 | 30 SF | |
| INSUITE STORAGE | S20 | 39 SF | |
| INSUITE STORAGE | S21 | 38 SF | |
| SERVICE | M5 | 38 SF | |
| **TOTAL EXCLUSION** | | | **820 SF** |
| FSR AREA: | | | |
| CIRCULATION | E4 | 897 SF | |
| RESIDENTIAL | R4 | 5,407 SF | |
| **TOTAL FSR** | | | **6,303 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# FSR OVERLAY - LEVEL 6 TO LEVEL 7

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.33**

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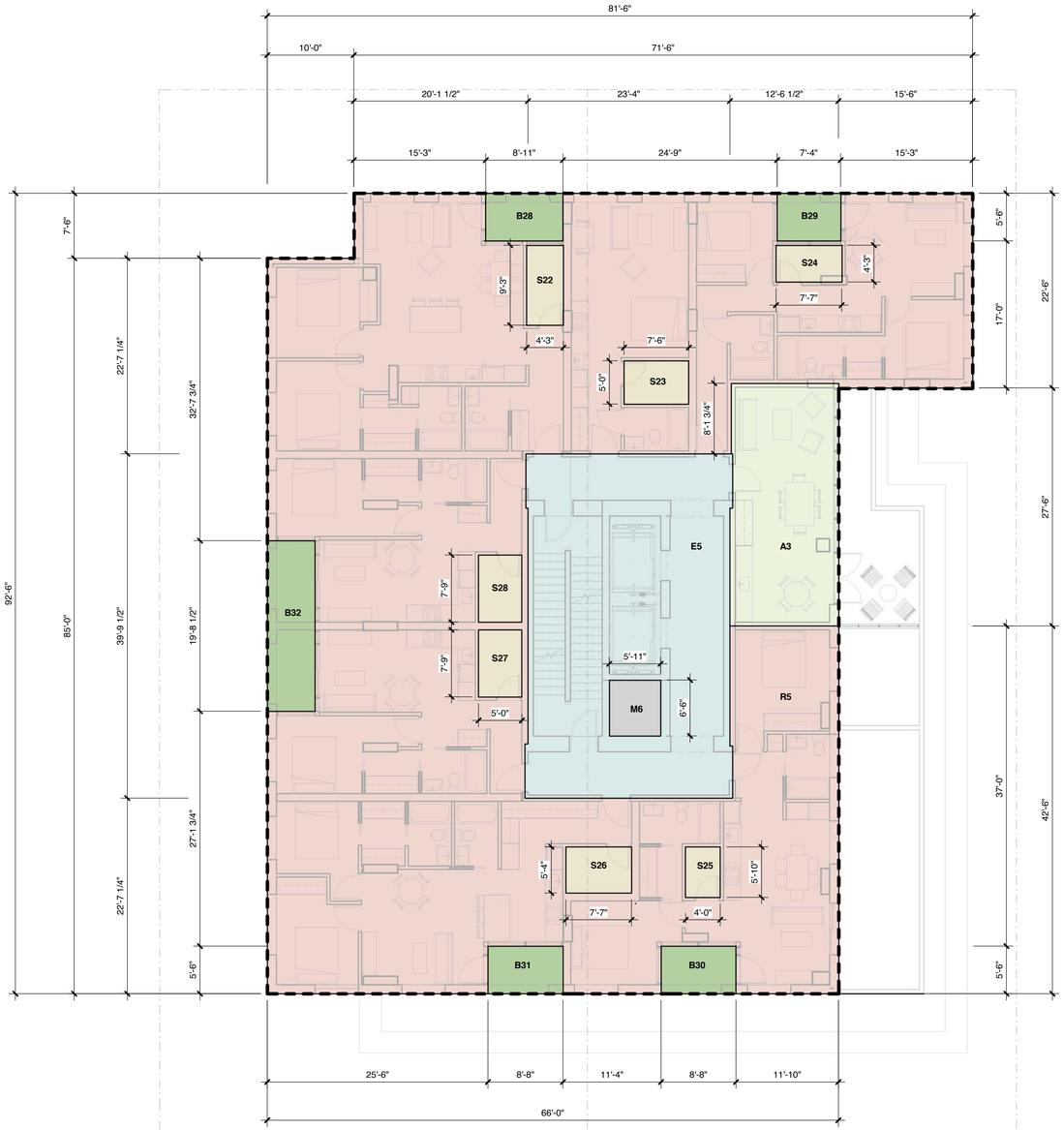


**LEVEL 8 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **6,378 SF** |
| | EXCLUSION: | | |
| | AMENITY | A3 | 348 SF |
| | BALCONY | B28 | 49 SF |
| | BALCONY | B29 | 40 SF |
| | BALCONY | B30 | 48 SF |
| | BALCONY | B31 | 48 SF |
| | BALCONY | B32 | 108 SF |
| | INSUITE STORAGE | S22 | 39 SF |
| | INSUITE STORAGE | S23 | 38 SF |
| | INSUITE STORAGE | S24 | 32 SF |
| | INSUITE STORAGE | S25 | 23 SF |
| | INSUITE STORAGE | S26 | 40 SF |
| | INSUITE STORAGE | S27 | 39 SF |
| | INSUITE STORAGE | S28 | 39 SF |
| | SERVICE | M6 | 38 SF |
| | **TOTAL EXCLUSION** | | **930 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E5 | 898 SF |
| | RESIDENTIAL | R5 | 4,551 SF |
| | **TOTAL FSR** | | **5,448 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# FSR OVERLAY - LEVEL 8

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.34**

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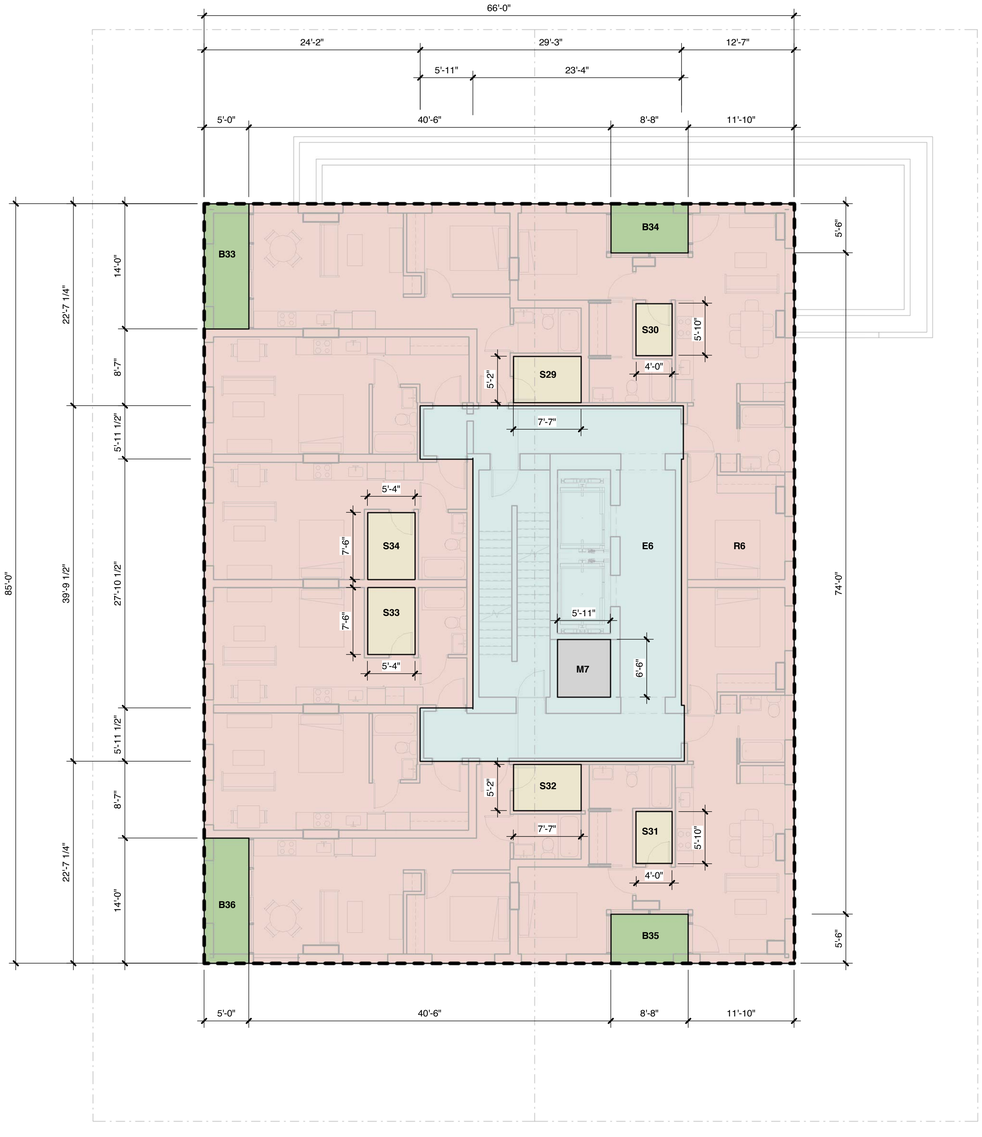


**LEVEL 9 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **5,610 SF** |
| EXCLUSION: | | | |
| BALCONY | B33 | 70 SF | |
| BALCONY | B34 | 48 SF | |
| BALCONY | B35 | 48 SF | |
| BALCONY | B36 | 70 SF | |
| INSUITE STORAGE | S29 | 39 SF | |
| INSUITE STORAGE | S30 | 23 SF | |
| INSUITE STORAGE | S31 | 23 SF | |
| INSUITE STORAGE | S32 | 39 SF | |
| INSUITE STORAGE | S33 | 40 SF | |
| INSUITE STORAGE | S34 | 40 SF | |
| SERVICE | M7 | 38 SF | |
| **TOTAL EXCLUSION** | | | **479 SF** |
| FSR AREA: | | | |
| CIRCULATION | E6 | 964 SF | |
| RESIDENTIAL | R6 | 4,167 SF | |
| **TOTAL FSR** | | | **5,130 SF** |

**LEVEL 10 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **5,610 SF** |
| EXCLUSION: | | | |
| BALCONY | B33 | 70 SF | |
| BALCONY | B34 | 48 SF | |
| BALCONY | B35 | 48 SF | |
| BALCONY | B36 | 70 SF | |
| INSUITE STORAGE | S29 | 39 SF | |
| INSUITE STORAGE | S30 | 23 SF | |
| INSUITE STORAGE | S31 | 23 SF | |
| INSUITE STORAGE | S32 | 39 SF | |
| INSUITE STORAGE | S33 | 40 SF | |
| INSUITE STORAGE | S34 | 40 SF | |
| SERVICE | M7 | 38 SF | |
| **TOTAL EXCLUSION** | | | **479 SF** |
| FSR AREA: | | | |
| CIRCULATION | E6 | 964 SF | |
| RESIDENTIAL | R6 | 4,167 SF | |
| **TOTAL FSR** | | | **5,130 SF** |

**LEVEL 11 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **5,610 SF** |
| EXCLUSION: | | | |
| BALCONY | B33 | 70 SF | |
| BALCONY | B34 | 48 SF | |
| BALCONY | B35 | 48 SF | |
| BALCONY | B36 | 70 SF | |
| INSUITE STORAGE | S29 | 39 SF | |
| INSUITE STORAGE | S30 | 23 SF | |
| INSUITE STORAGE | S31 | 23 SF | |
| INSUITE STORAGE | S32 | 39 SF | |
| INSUITE STORAGE | S33 | 40 SF | |
| INSUITE STORAGE | S34 | 40 SF | |
| SERVICE | M7 | 38 SF | |
| **TOTAL EXCLUSION** | | | **479 SF** |
| FSR AREA: | | | |
| CIRCULATION | E6 | 964 SF | |
| RESIDENTIAL | R6 | 4,167 SF | |
| **TOTAL FSR** | | | **5,130 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# FSR OVERLAY - LEVEL 9 TO LEVEL 11

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.35**

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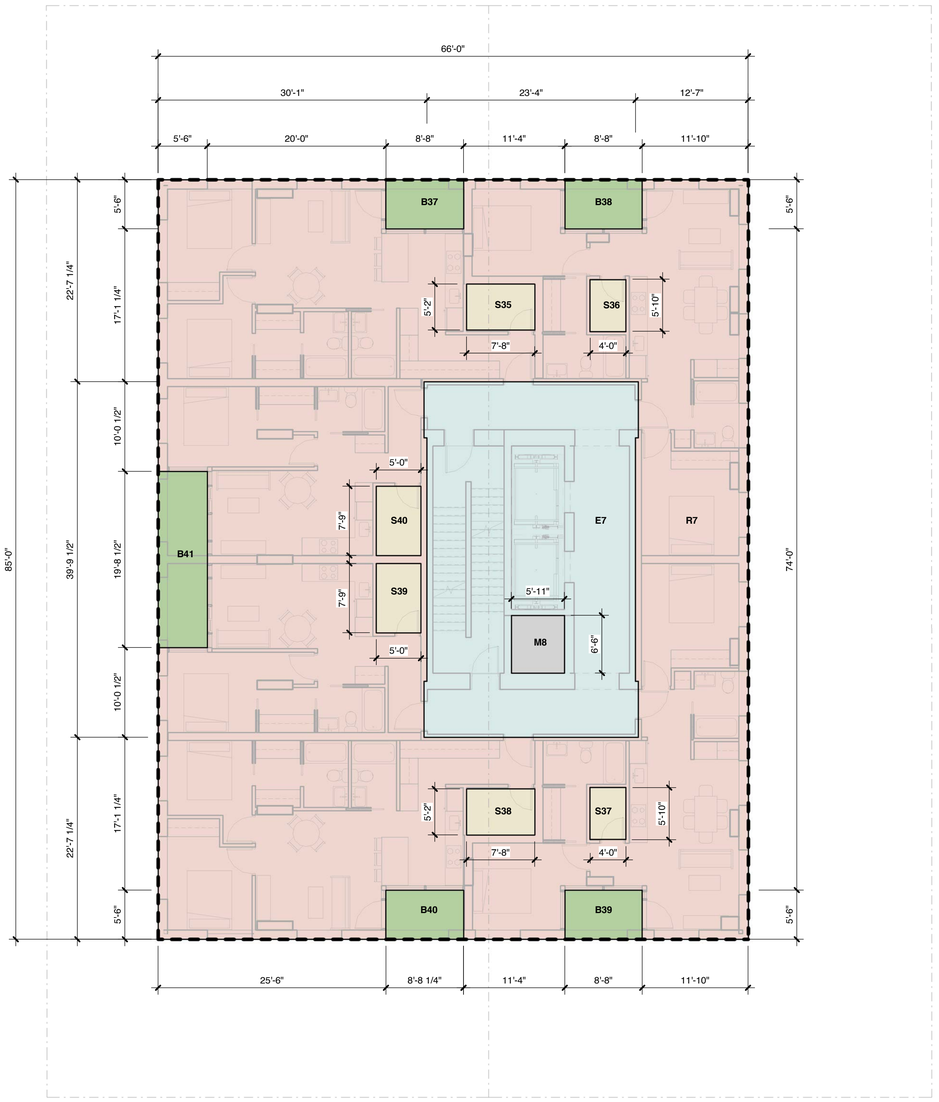


**LEVEL 12 FSR CALCULATION**

| | | | |
|---|---|---|---|
| **TOTAL GFA** | | | **5,610 SF** |
| EXCLUSION: | | | |
| BALCONY | B37 | 48 SF | |
| BALCONY | B38 | 48 SF | |
| BALCONY | B39 | 48 SF | |
| BALCONY | B40 | 48 SF | |
| BALCONY | B41 | 108 SF | |
| INSUITE STORAGE | S35 | 39 SF | |
| INSUITE STORAGE | S36 | 23 SF | |
| INSUITE STORAGE | S37 | 23 SF | |
| INSUITE STORAGE | S38 | 39 SF | |
| INSUITE STORAGE | S39 | 39 SF | |
| INSUITE STORAGE | S40 | 39 SF | |
| SERVICE | M8 | 38 SF | |
| **TOTAL EXCLUSION** | | | **540 SF** |
| FSR AREA: | | | |
| CIRCULATION | E7 | 899 SF | |
| RESIDENTIAL | R7 | 4,171 SF | |
| **TOTAL FSR** | | | **5,068 SF** |

**LEVEL 13 FSR CALCULATION**

| | | |
|---|---|---|
| **TOTAL GFA** | | **5,610 SF** |
| EXCLUSION: | | |
| BALCONY | B37 | 48 SF |
| BALCONY | B38 | 48 SF |
| BALCONY | B39 | 48 SF |
| BALCONY | B40 | 48 SF |
| BALCONY | B41 | 108 SF |
| INSUITE STORAGE | S35 | 39 SF |
| INSUITE STORAGE | S36 | 23 SF |
| INSUITE STORAGE | S37 | 23 SF |
| INSUITE STORAGE | S38 | 39 SF |
| INSUITE STORAGE | S39 | 39 SF |
| INSUITE STORAGE | S40 | 39 SF |
| SERVICE | M8 | 38 SF |
| **TOTAL EXCLUSION** | | **540 SF** |
| FSR AREA: | | |
| CIRCULATION | E7 | 899 SF |
| RESIDENTIAL | R7 | 4,171 SF |
| **TOTAL FSR** | | **5,068 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# FSR OVERLAY - LEVEL 12 TO LEVEL 13

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 1.36**

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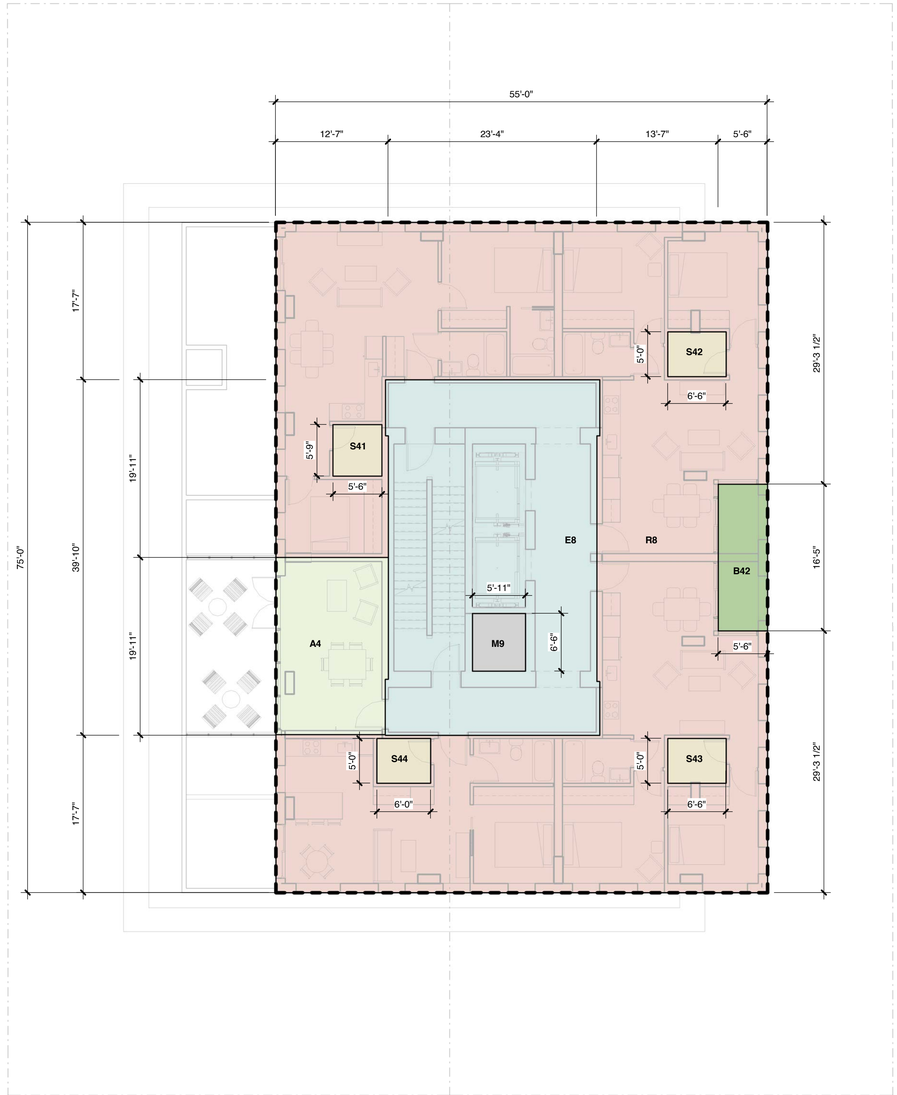


**LEVEL 14 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **4,122 SF** |
| | EXCLUSION: | | |
| | AMENITY | A4 | 248 SF |
| | BALCONY | B42 | 90 SF |
| | INSUITE STORAGE | S41 | 32 SF |
| | INSUITE STORAGE | S42 | 33 SF |
| | INSUITE STORAGE | S43 | 33 SF |
| | INSUITE STORAGE | S44 | 30 SF |
| | SERVICE | M9 | 38 SF |
| | **TOTAL EXCLUSION** | | **503 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E8 | 899 SF |
| | RESIDENTIAL | R8 | 2,723 SF |
| | **TOTAL FSR** | | **3,620 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVEL 14**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.37**

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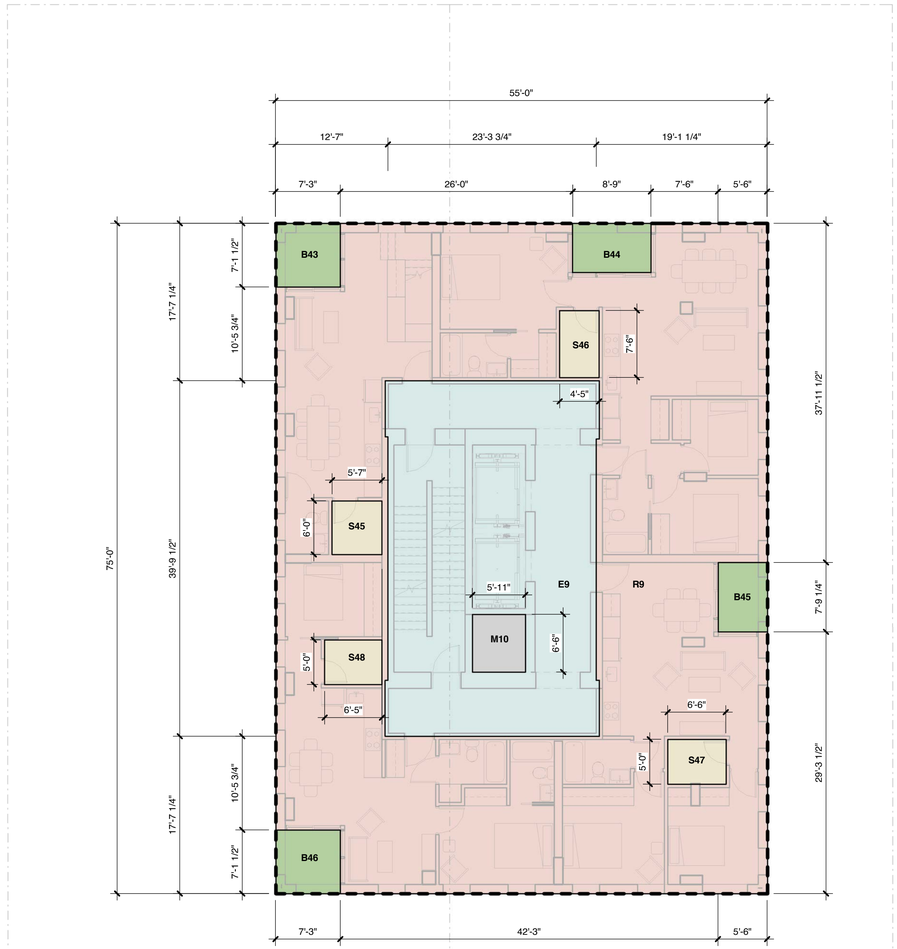


**LEVEL 15 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **4,125 SF** |
| | EXCLUSION: | | |
| | BALCONY | B43 | 52 SF |
| | BALCONY | B44 | 48 SF |
| | BALCONY | B45 | 43 SF |
| | BALCONY | B46 | 52 SF |
| | INSUITE STORAGE | S45 | 34 SF |
| | INSUITE STORAGE | S46 | 33 SF |
| | INSUITE STORAGE | S47 | 33 SF |
| | INSUITE STORAGE | S48 | 32 SF |
| | SERVICE | M10 | 38 SF |
| | **TOTAL EXCLUSION** | | **364 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E9 | 898 SF |
| | RESIDENTIAL | R9 | 2,864 SF |
| | **TOTAL FSR** | | **3,761 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVEL 15**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.38**

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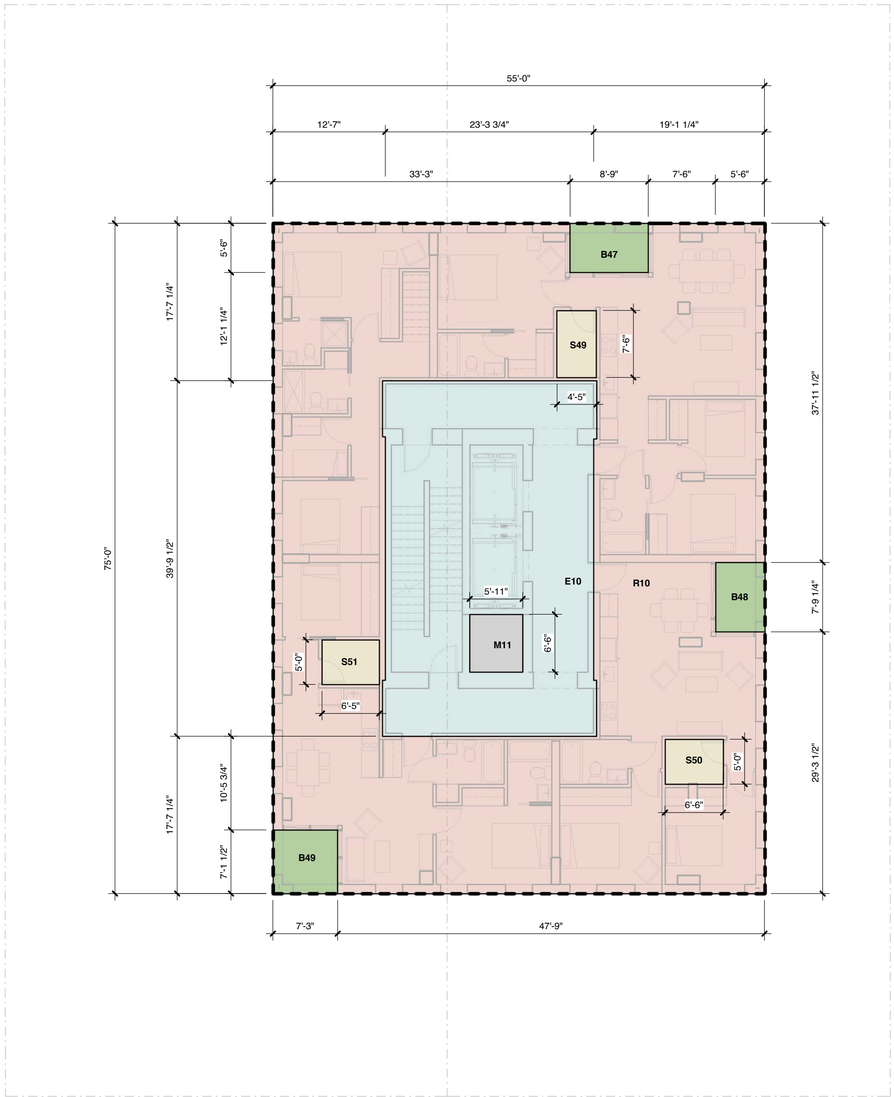


**LEVEL 16 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **4,125 SF** |
| | EXCLUSION: | | |
| | BALCONY | B47 | 48 SF |
| | BALCONY | B48 | 43 SF |
| | BALCONY | B49 | 52 SF |
| | INSUITE STORAGE | S49 | 33 SF |
| | INSUITE STORAGE | S50 | 33 SF |
| | INSUITE STORAGE | S51 | 32 SF |
| | SERVICE | M11 | 38 SF |
| | **TOTAL EXCLUSION** | | **279 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E10 | 898 SF |
| | RESIDENTIAL | R10 | 2,949 SF |
| | **TOTAL FSR** | | **3,847 SF** |

**ISSUES**
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201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVEL 16**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.39**

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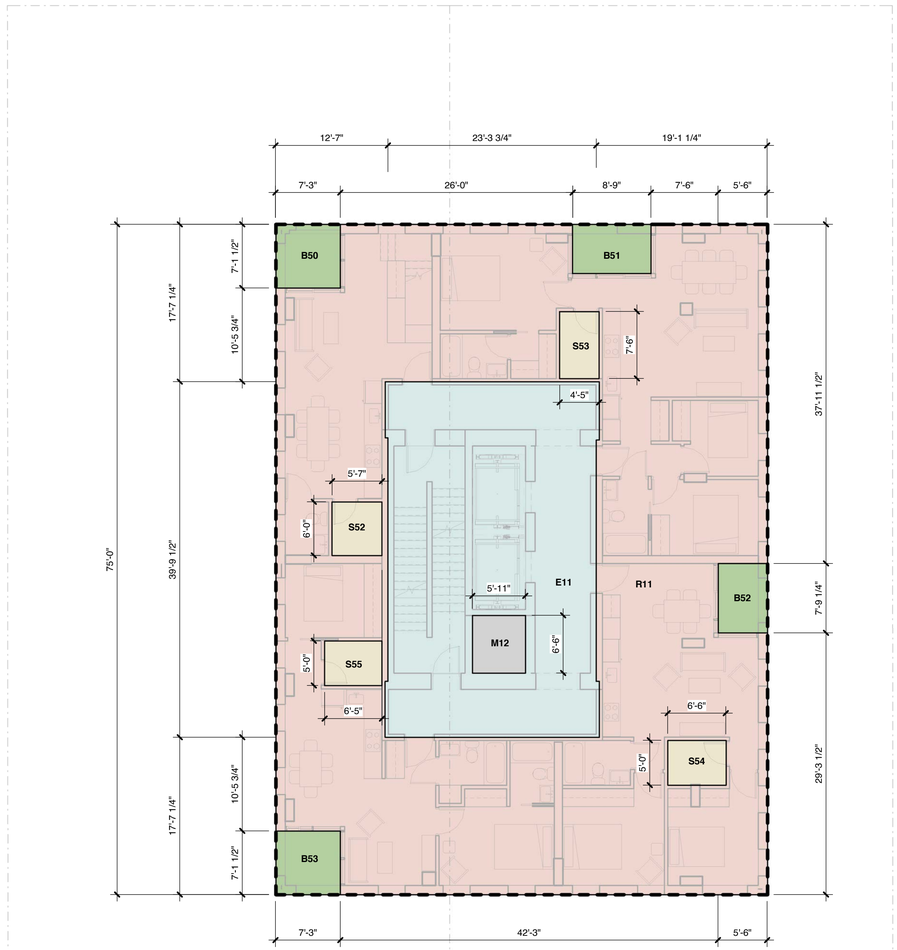


**LEVEL 17 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **4,125 SF** |
| | EXCLUSION: | | |
| | BALCONY | B50 | 52 SF |
| | BALCONY | B51 | 48 SF |
| | BALCONY | B52 | 43 SF |
| | BALCONY | B53 | 52 SF |
| | INSUITE STORAGE | S52 | 34 SF |
| | INSUITE STORAGE | S53 | 33 SF |
| | INSUITE STORAGE | S54 | 33 SF |
| | INSUITE STORAGE | S55 | 32 SF |
| | SERVICE | M12 | 38 SF |
| | **TOTAL EXCLUSION** | | **364 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E11 | 898 SF |
| | RESIDENTIAL | R11 | 2,864 SF |
| | **TOTAL FSR** | | **3,761 SF** |

**ISSUES**
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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVEL 17**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.40**

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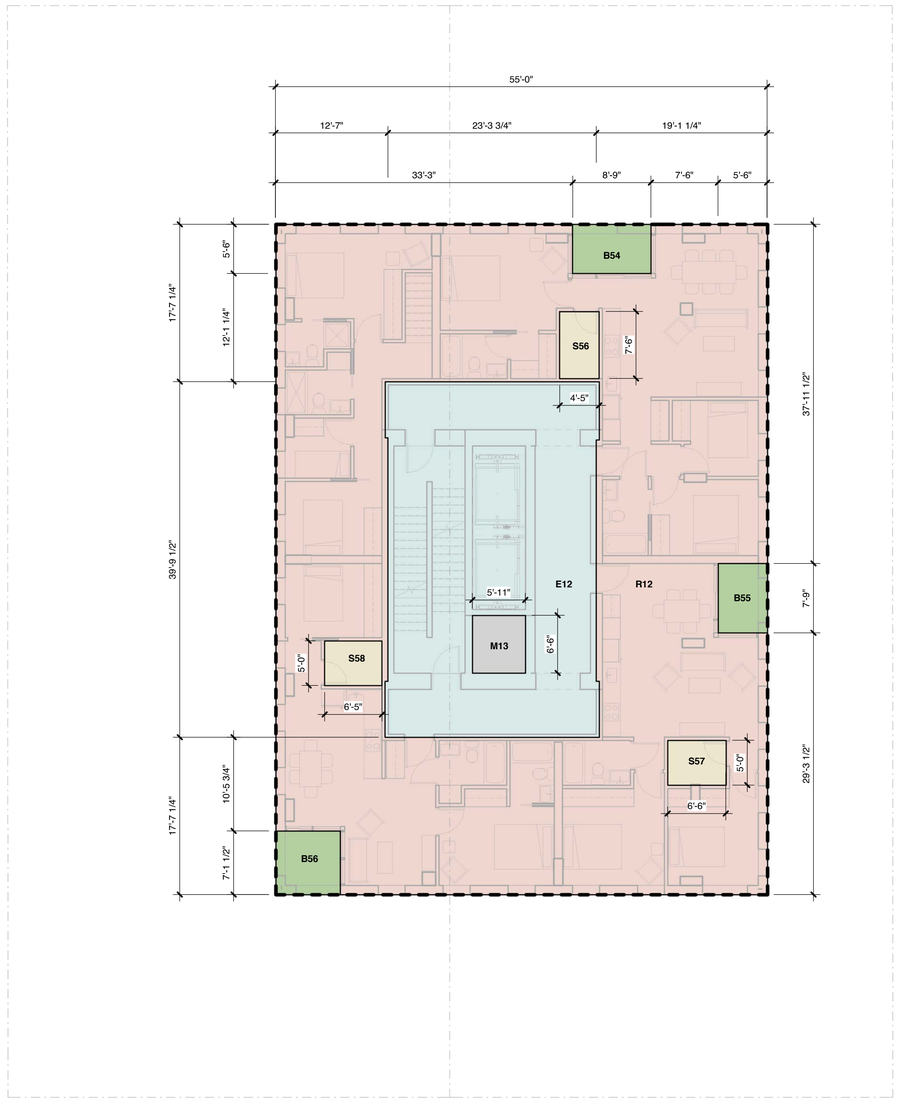


**LEVEL 18 FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **4,125 SF** |
| | EXCLUSION: | | |
| | BALCONY | B54 | 48 SF |
| | BALCONY | B55 | 43 SF |
| | BALCONY | B56 | 52 SF |
| | INSUITE STORAGE | S56 | 33 SF |
| | INSUITE STORAGE | S57 | 33 SF |
| | INSUITE STORAGE | S58 | 32 SF |
| | SERVICE | M13 | 38 SF |
| | **TOTAL EXCLUSION** | | **279 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E12 | 898 SF |
| | RESIDENTIAL | R12 | 2,949 SF |
| | **TOTAL FSR** | | **3,847 SF** |

**ISSUES**
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201-877 EAST HASTINGS STREET,
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**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - LEVEL 18**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.41**

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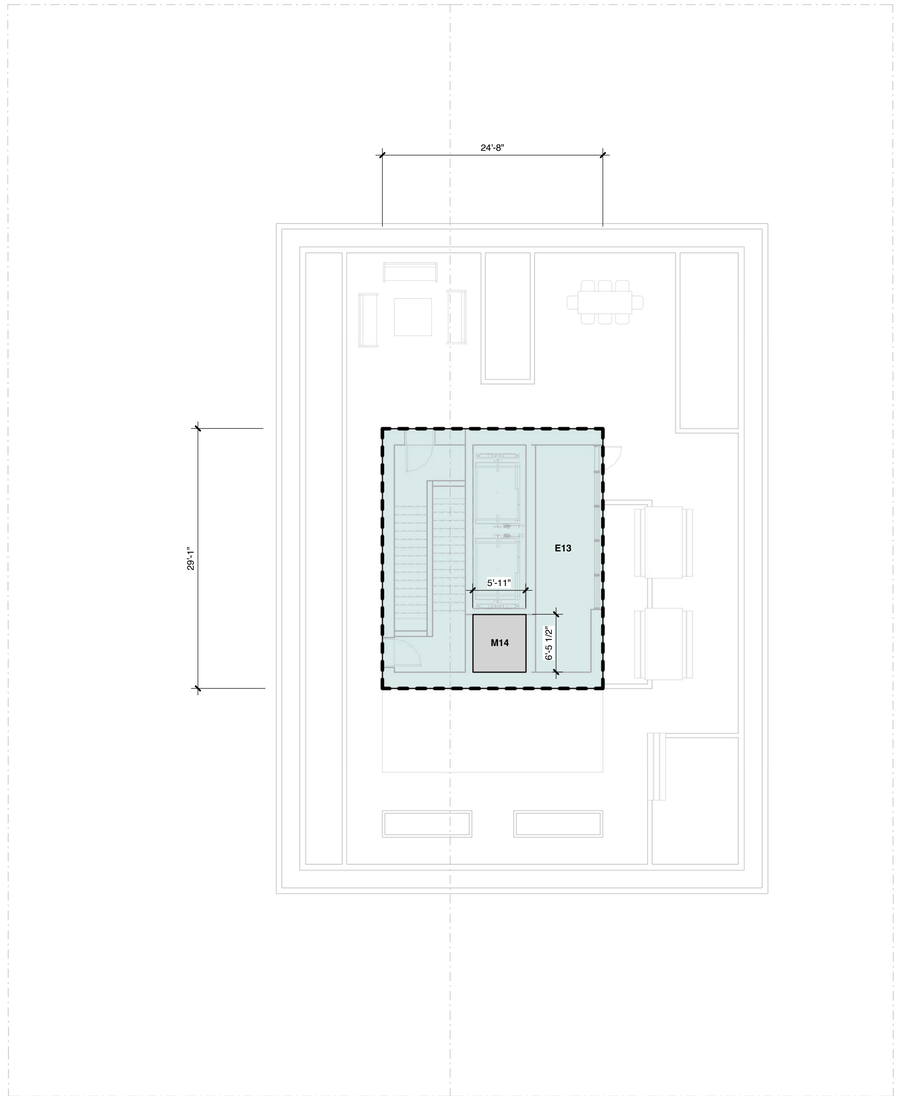


**ROOF LEVEL FSR CALCULATION**

| | | | |
|---|---|---|---|
| | **TOTAL GFA** | | **717 SF** |
| | EXCLUSION: | | |
| | SERVICE | M14 | 38 SF |
| | **TOTAL EXCLUSION** | | **38 SF** |
| | FSR AREA: | | |
| | CIRCULATION | E13 | 679 SF |
| | **TOTAL FSR** | | **679 SF** |

**ISSUES**
30.11.2020 ISSUE FOR REZONING

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**FSR OVERLAY - ROOF LEVEL**

**PROJECT NO.**
2019-02
**SCALE**
1/8" = 1'-0"
**DRAWN BY**
VL
**CHECKED BY**
LN, HG
**SEAL**

N

**DRAWING**
**A 1.42**

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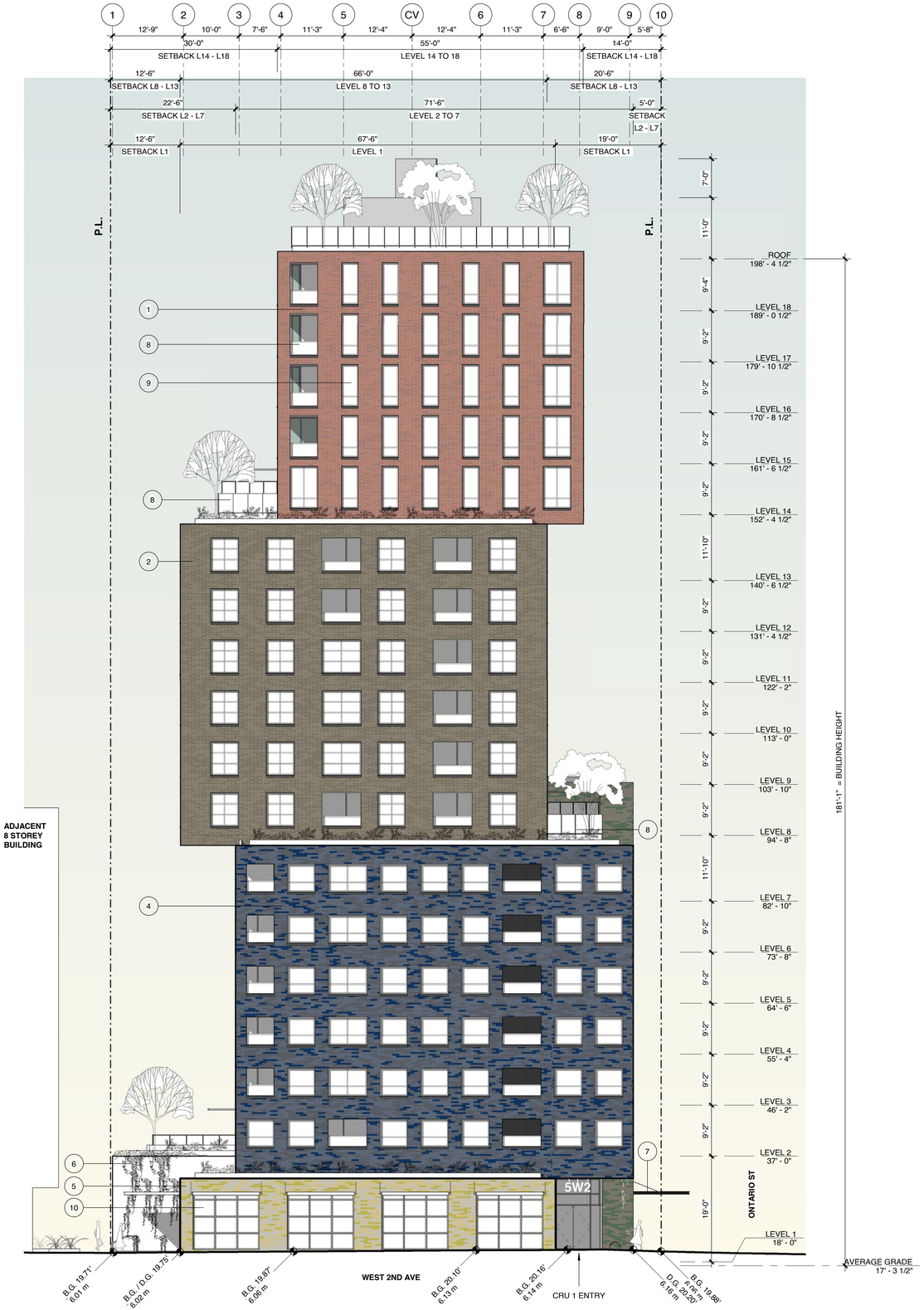


2 **SOUTH ELEVATION**
A 2.00 SCALE: 3/32" = 1'-0"

**ELEVATION KEYNOTE LEGEND**

1 BRICK, RED
2 BRICK, BROWN
4 BRICK, BLUE
5 BRICK, YELLOW
6 PAINTED CONCRETE
7 STEEL CANOPY
8 GLASS GUARDRAIL
9 WINDOW IN ALUMINIUM FRAMES
10 GLAZED CURTAIN WALL, ALUMINUM

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**SOUTH ELEVATION**

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL, AR
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 2.00**

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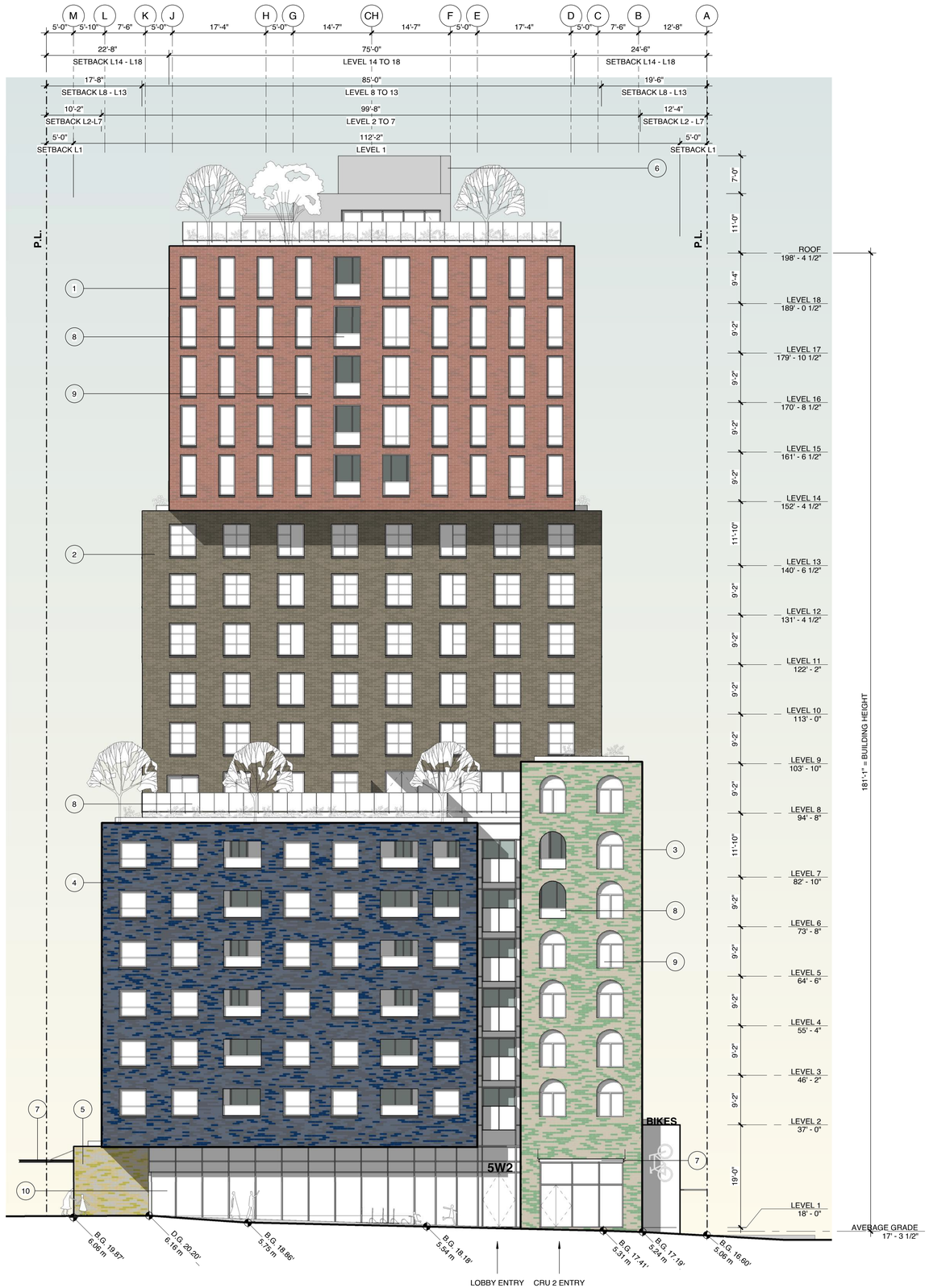


2 A 2.01 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"

**ELEVATION KEYNOTE LEGEND**

1 BRICK, RED
2 BRICK, BROWN
3 BRICK, GREEN
4 BRICK, BLUE
5 BRICK, YELLOW
6 PAINTED CONCRETE
7 STEEL CANOPY
8 GLASS GUARDRAIL
9 WINDOW IN ALUMINIUM FRAMES
10 GLAZED CURTAIN WALL, ALUMINUM

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**EAST ELEVATION**

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL, AR
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 2.01**

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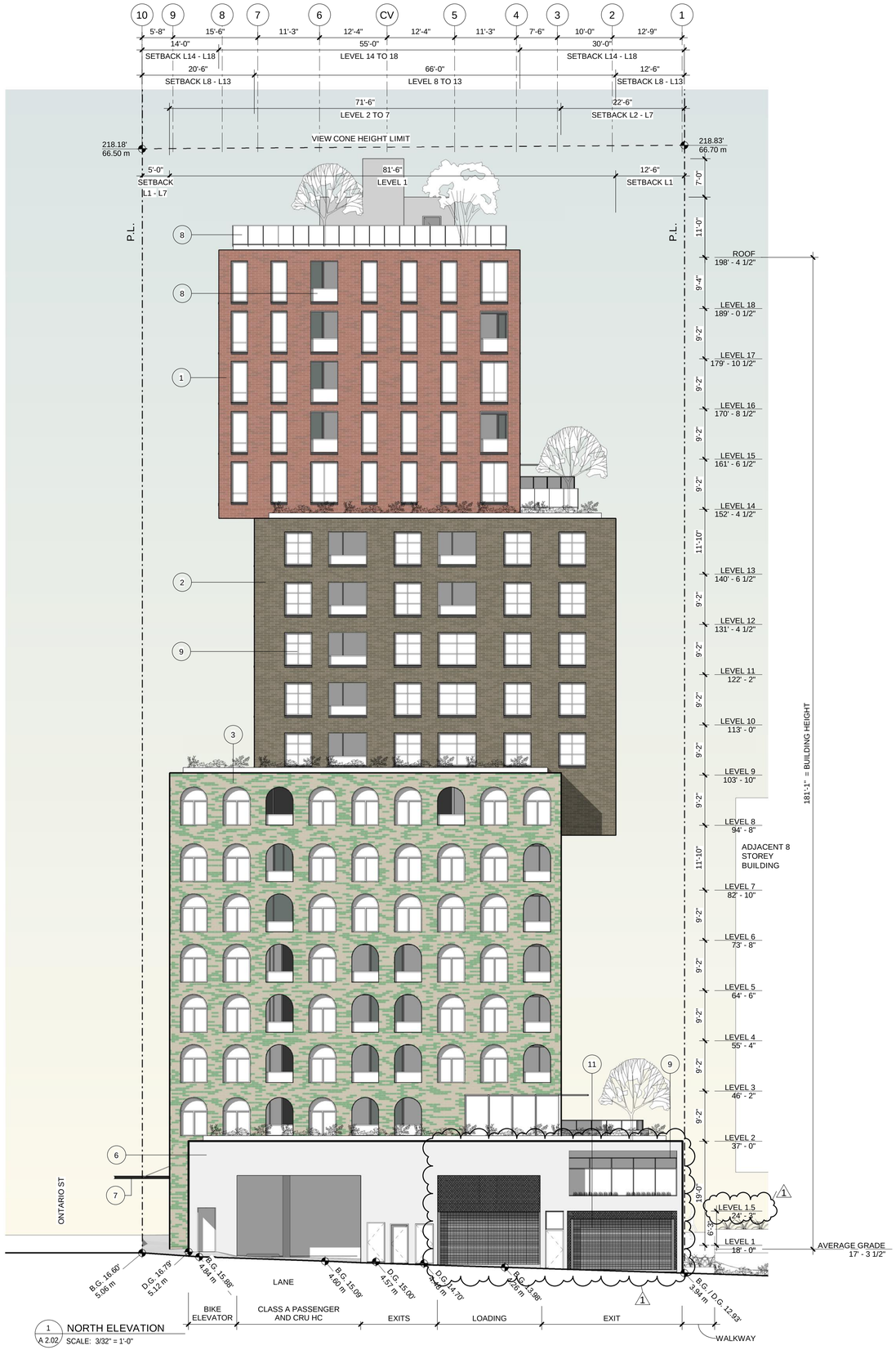


1 / A 2.02 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTE LEGEND

1 BRICK, RED
2 BRICK, BROWN
3 BRICK, GREEN
6 PAINTED CONCRETE
7 STEEL CANOPY
8 GLASS GUARDRAIL
9 WINDOW IN ALUMINIUM FRAMES
11 LOUVRE METAL GATE

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**
1 10.09.2021 REVISION 01

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC., CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# NORTH ELEVATION

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL, AR
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 2.02**

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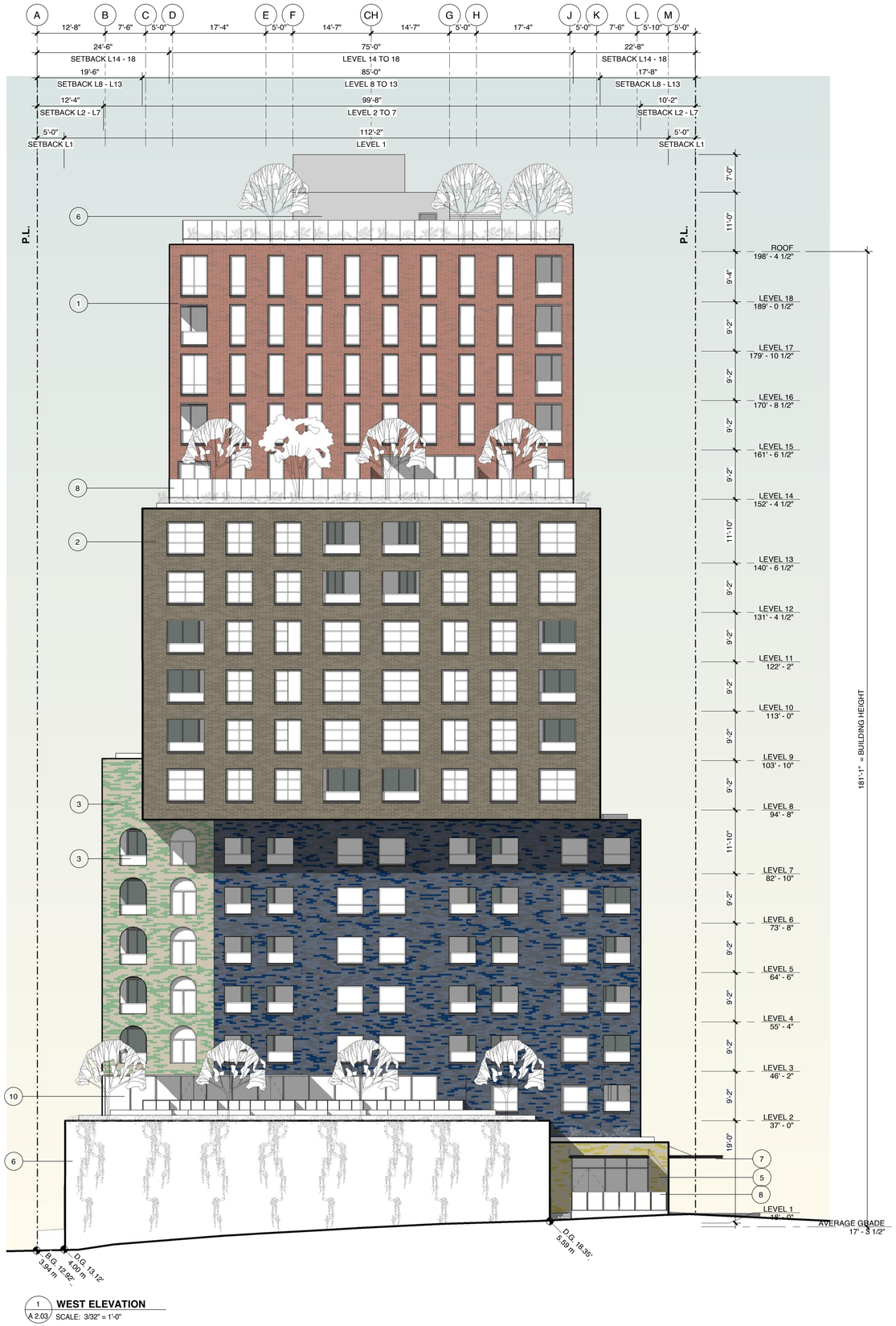


1 A 2.03 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"

**ELEVATION KEYNOTE LEGEND**

1 BRICK, RED
2 BRICK, BROWN
3 BRICK, GREEN
5 BRICK, YELLOW
6 PAINTED CONCRETE
7 STEEL CANOPY
8 GLASS GUARDRAIL
10 GLAZED CURTAIN WALL, ALUMINUM

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
**WEST ELEVATION**

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL, AR
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 2.03**

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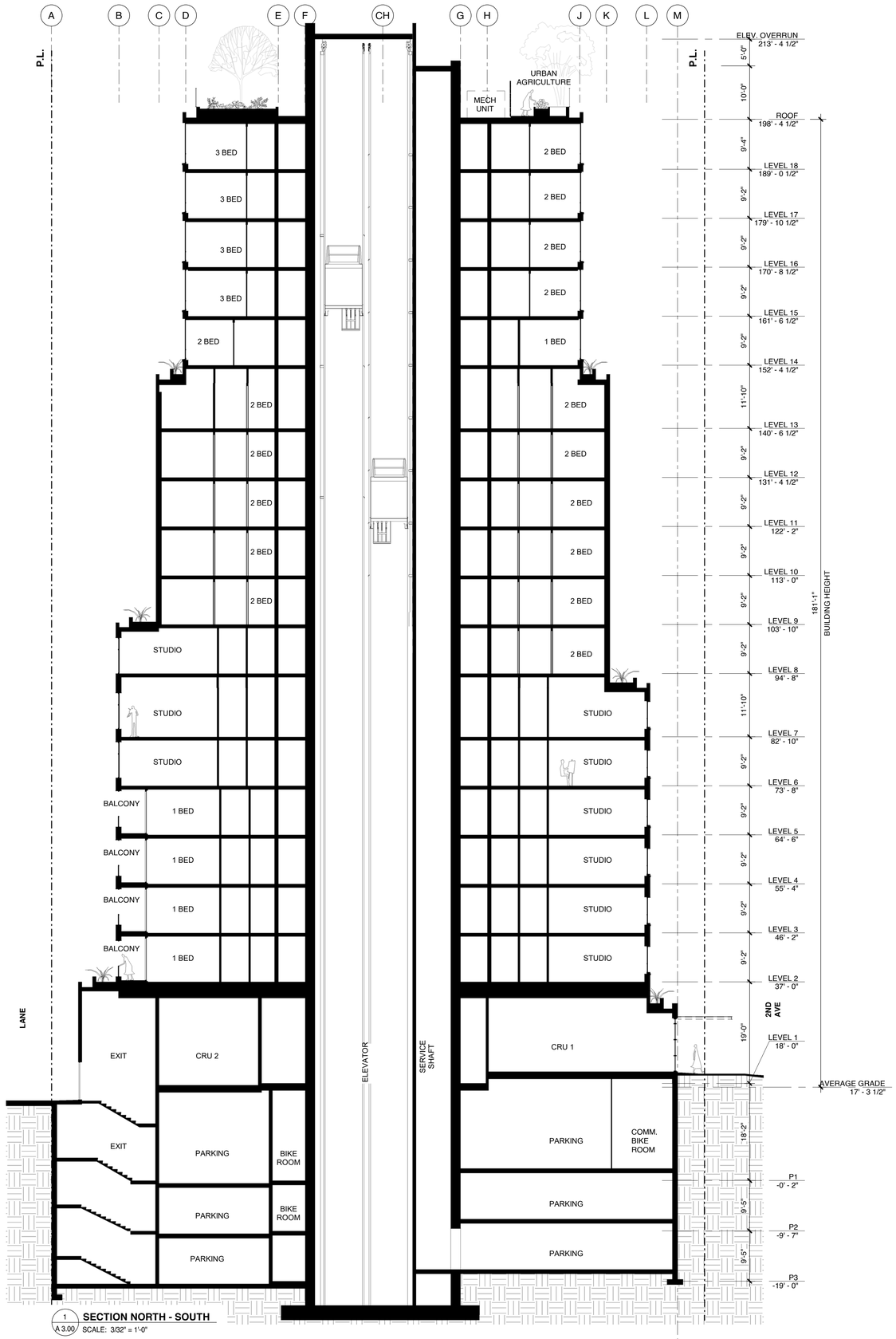
2020-11-30 2:34:35 PM




1 A 3.00 **SECTION NORTH - SOUTH**
SCALE: 3/32" = 1'-0"

**ISSUES**
30.11.2020 ISSUE FOR REZONING

**REVISIONS**

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MARIANNE AMODIO AND HARLEY GRUSKO ARCHITECTS INC.
201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**
# SECTION NORTH - SOUTH

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**
**A 3.00**

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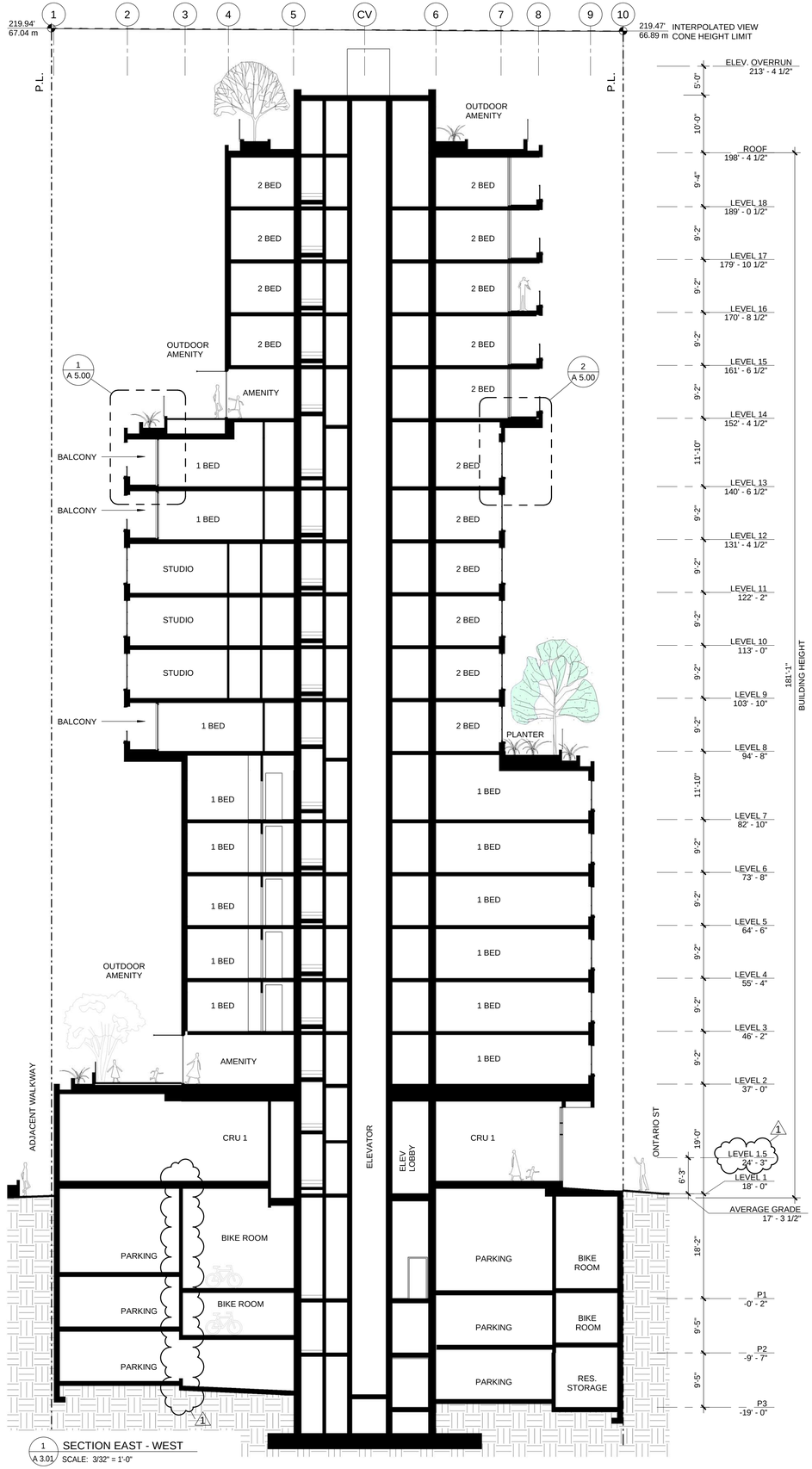
2021-09-16 11:56:48 AM




1 SECTION EAST - WEST
A 3.01 SCALE: 3/32" = 1'-0"

**ISSUES**

30.11.2020 ISSUE FOR REZONING

**REVISIONS**

1 10.09.2021 REVISION 01

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201-877 EAST HASTINGS STREET,
VANCOUVER, BC, CANADA, V6A 3Y1

**5W2**

5 West 2nd Avenue

**DRAWING TITLE**

# SECTION EAST - WEST

**PROJECT NO.**
2019-02
**SCALE**
3/32" = 1'-0"
**DRAWN BY**
VL, DL
**CHECKED BY**
LN, HG
**SEAL**

**DRAWING**

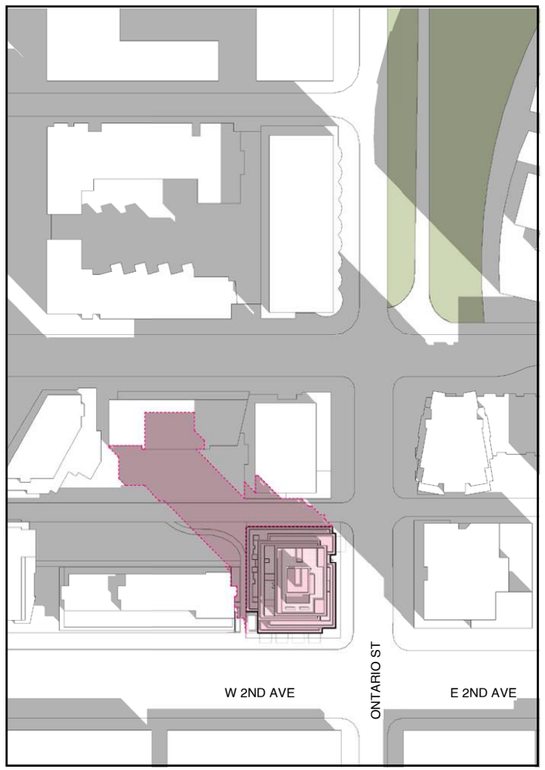
**A 3.01**

C:\Users\MAHG7PC\Documents\5W2_R20_Central_360_calebF66NF.rvt

# 5.8 SHADOW STUDIES

**MARCH 21ST**
**SPRING EQUINOX**

**10 AM**

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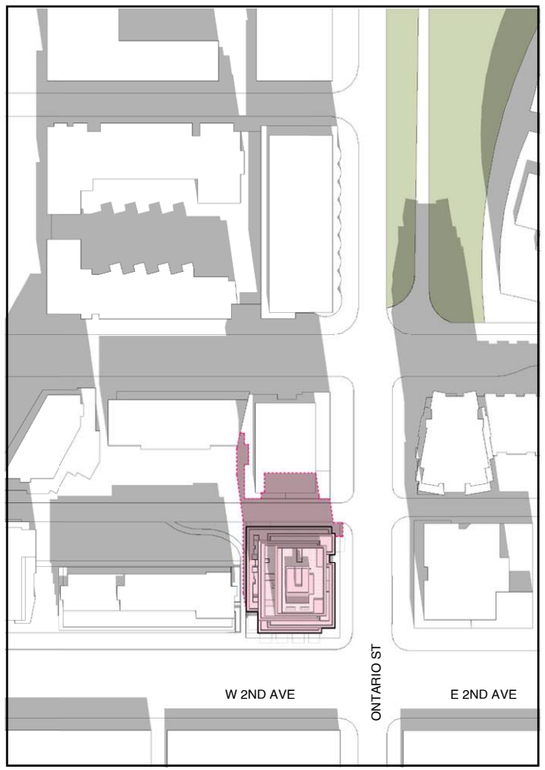


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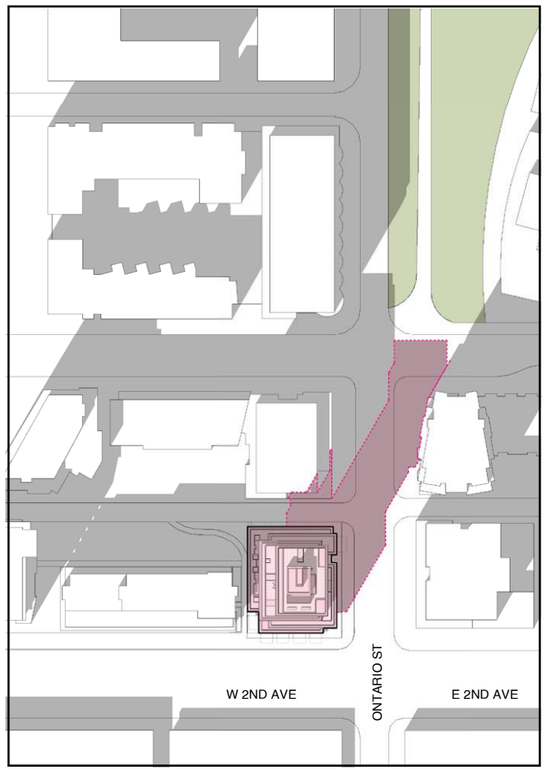



**4 PM**



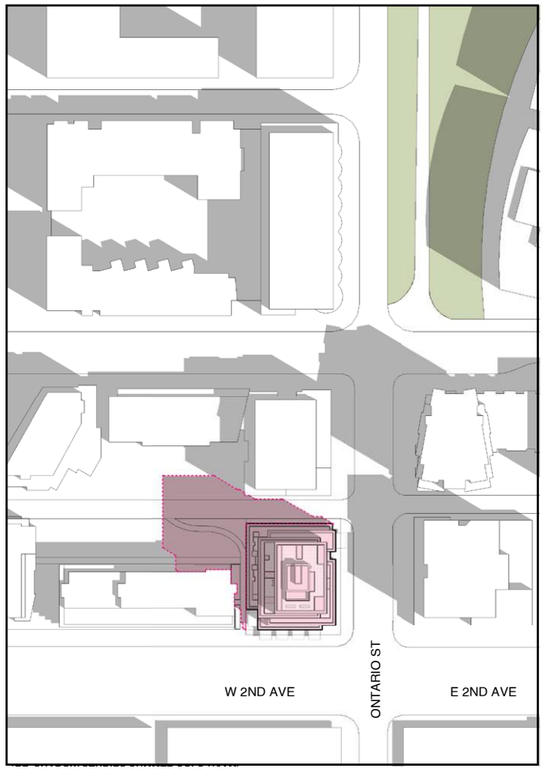

New Shadow

N

# 5.8 SHADOW STUDIES

**JUNE 21ST**
**SUMMER SOLSTICE**

**10 AM**

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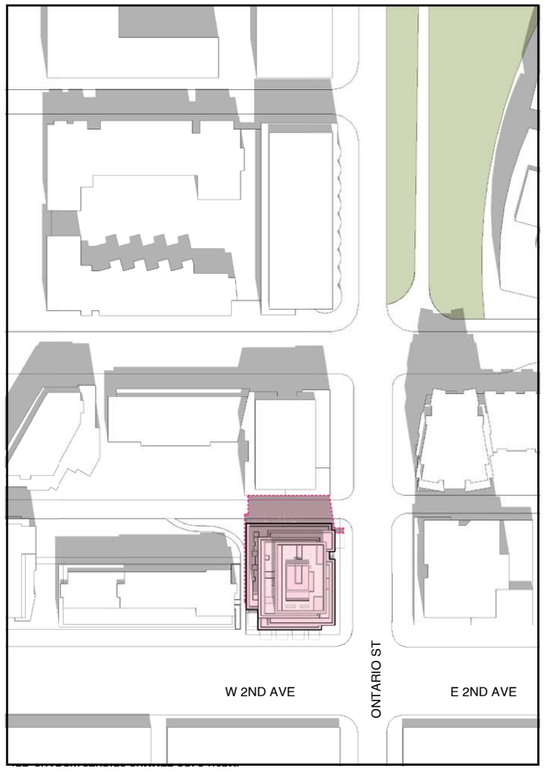


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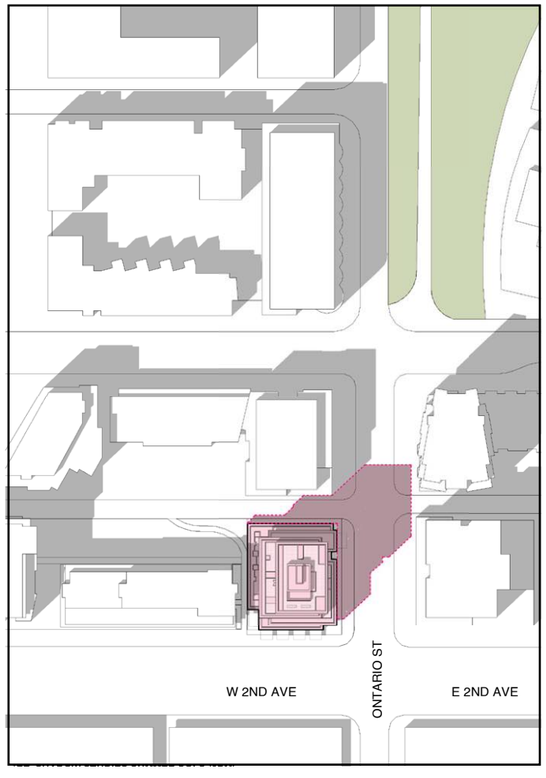



**4 PM**




New Shadow

N

# 5.8 SHADOW STUDIES

**SEPTEMBER 21ST**
**FALL EQUINOX**

**10 AM**



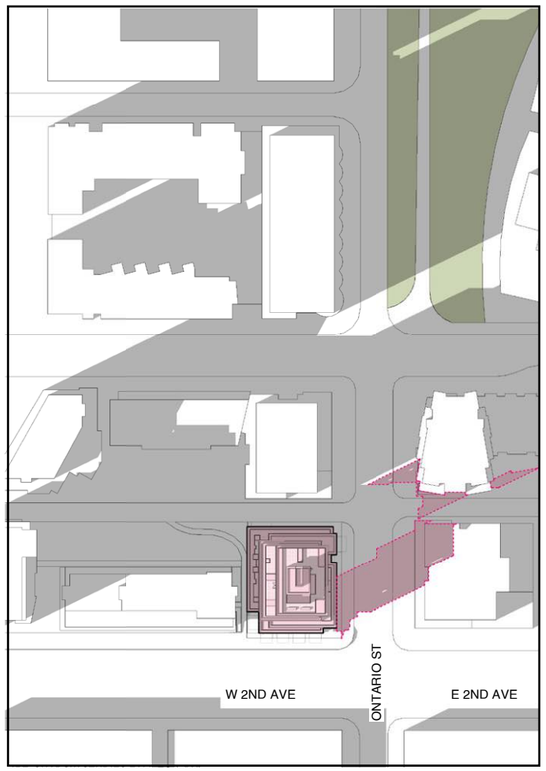

**12 PM**




**2 PM**




**4 PM**




New Shadow

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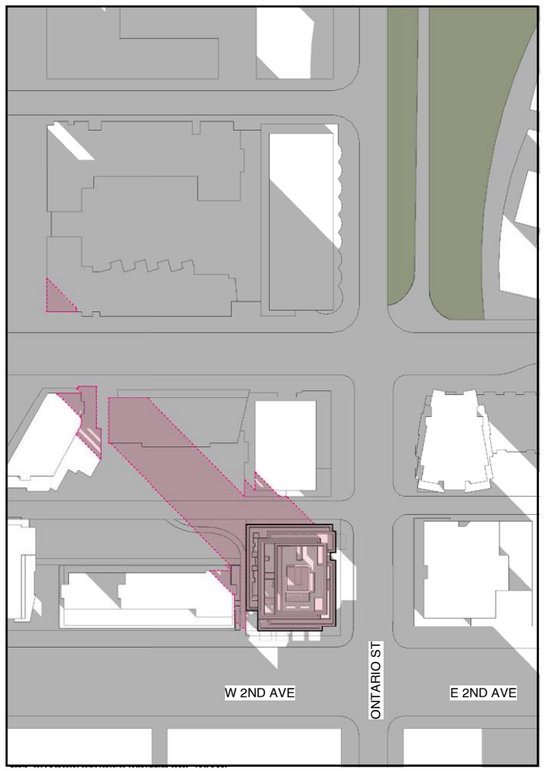
# 5.8 SHADOW STUDIES

**DECEMBER 21ST**
**WINTER SOLSTICE**

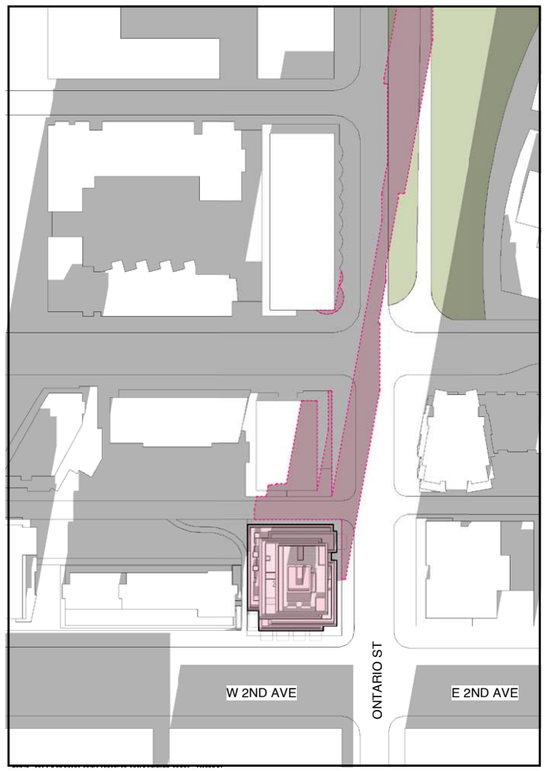
10 AM




12 PM




2 PM




4 PM *NOTE SUNSET IS AT 4:16PM




New Shadow

N




Looking South from Corner
of W 1st Ave & Ontario Street

Looking Northeast from Across
West 2nd Ave




Looking Northwest from Across
West 2nd Ave