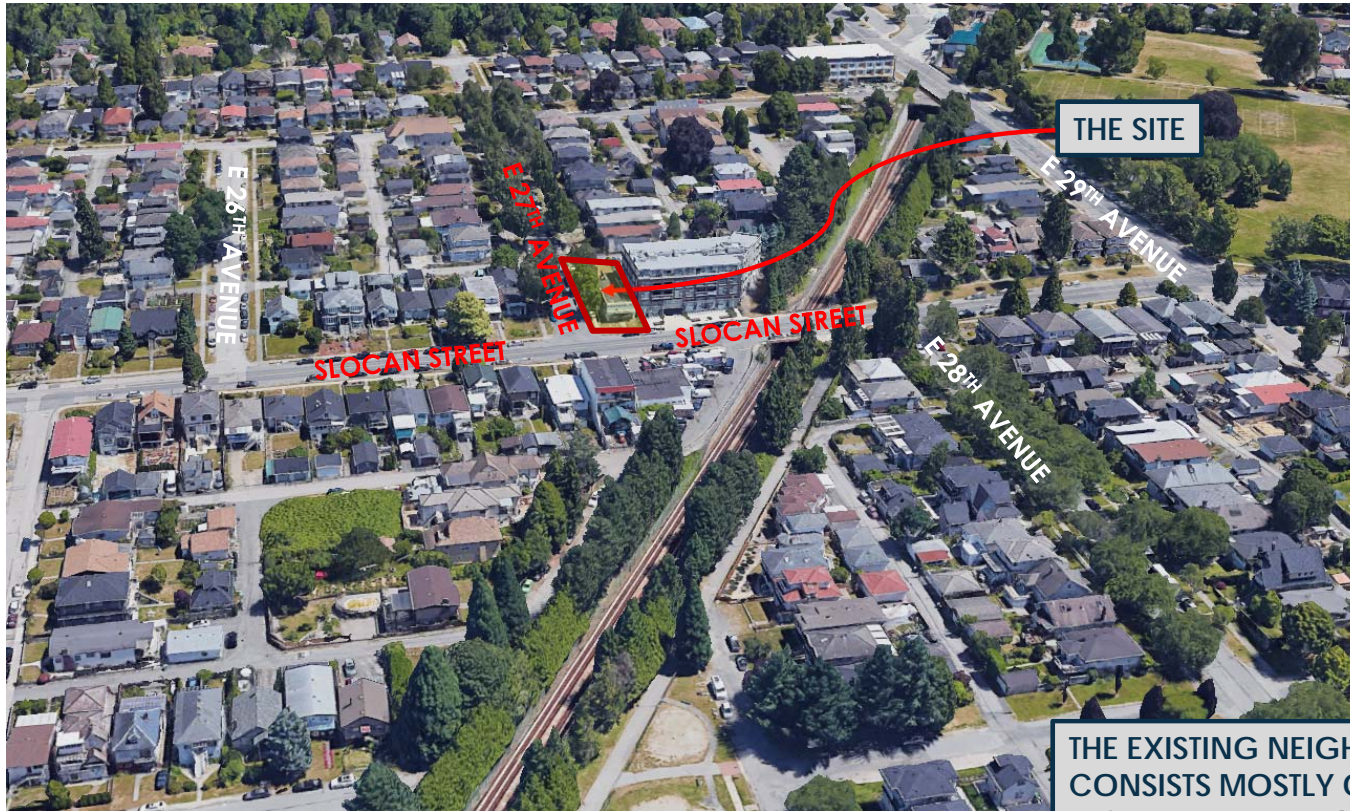




*PROPOSED 4-STOREY COMMERCIAL-RESIDENTIAL DEVELOPMENT
AT 4310 SLOCAN STREET*

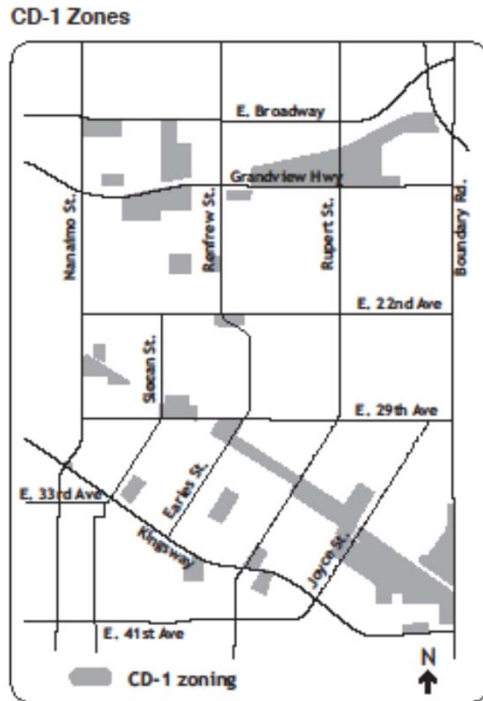
LOCATION:



THE EXISTING NEIGHBOURHOOD
CONSISTS MOSTLY OF SINGLE-FAMILY
RESIDENTIAL AND COMMERCIAL
BUILDINGS

CIVIC ADDRESS: 4310 SLOCAN STREET, VANCOUVER, BC

LOCATION:



Part of the Renfrew-Collingwood Community Vision

THE SITE
4310 SLOCAN STREET



5-minute walk to SkyTrain's 29th Ave. Station

Close to Slokan Park

29TH AVE. SKYTRAIN STATION

CIVIC ADDRESS: 4310 SLOCAN STREET, VANCOUVER, BC

REZONING INTENT

The applicant is proposing to redevelop the 3,372 ft² (30 ft x 112 ft) lot at 4310 Slocan Street to accommodate 8 units of 100% secured market rental housing. The lower floor (ground floor with mezzanine) will be a commercial (retail) unit, and upper floors will be residential, with a rooftop amenity level. This 4-storey project is seeking an FSR of 2.77. The site is currently occupied by a Wushu Center (martial arts center) owned and managed by the subject property owner.

- More rentals in the city

- More bike storage

- Indoor and outdoor amenities for residents

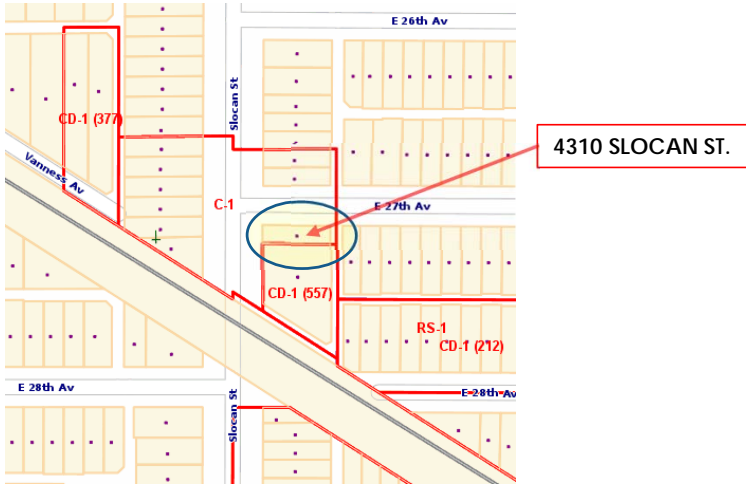


EXISTING ZONING : C-1
 PROPOSED ZONING : CD-1 ZONE (COMPREHENSIVE DEVELOPMENT ZONE)
 REFERENCE BUILDING FORM IS STANDARD C-2 DEVELOPMENT SIMILAR TO ITS NEIGHBOURS ON THE SOUTH OF PROPERTY

TOTAL SITE AREA : 3,372 ft² / 313.274 m²
 FLOOR SPACE RATIO : **2.77 (9,333.69 ft² / 867.13 m²)**
 BUILDING HEIGHT : 4 STOREYS

- 47.16 FEET / 14.38 METERS (EXCLUDING AMENITY LEVEL)
- 62.27 FEET / 18.98 METERS (INCLUDING AMENITY LEVEL, UP TO TOP OF ELEVATOR OVERRUN)

TOTAL NUMBER OF DWELLING UNITS : 8 UNITS	
STUDIO (398-429 ft ²)	- 2 UNITS (25%)
1-BEDROOM (460-581 ft ²)	- 3 UNITS (38%)
2-BEDROOM (585-643 ft ²)	- 2 UNITS (25%)
3-BEDROOM (746 ft ²)	- 1 UNIT (12%)

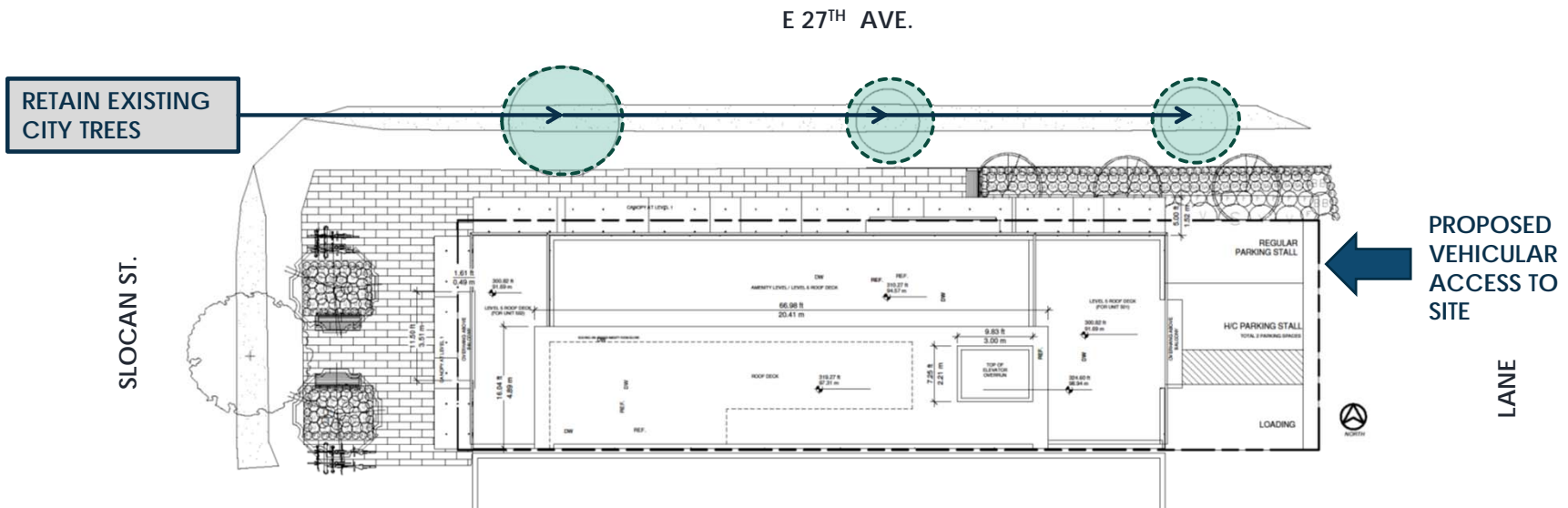


INDOOR AMENITY ROOMS : **509 SF**
 OUTDOOR AMENITY SPACE : **1,429 SF**

PARKING SPACE: **3 SPACES**
 1 HANDICAP PARKING SPACE (RESIDENTIAL)
 1 REGULAR PARKING SPACE (COMMERCIAL - RETAIL)

BICYCLE SPACES: **20 SPACES (RESIDENTIAL)**
2 SPACES (COMMERCIAL)

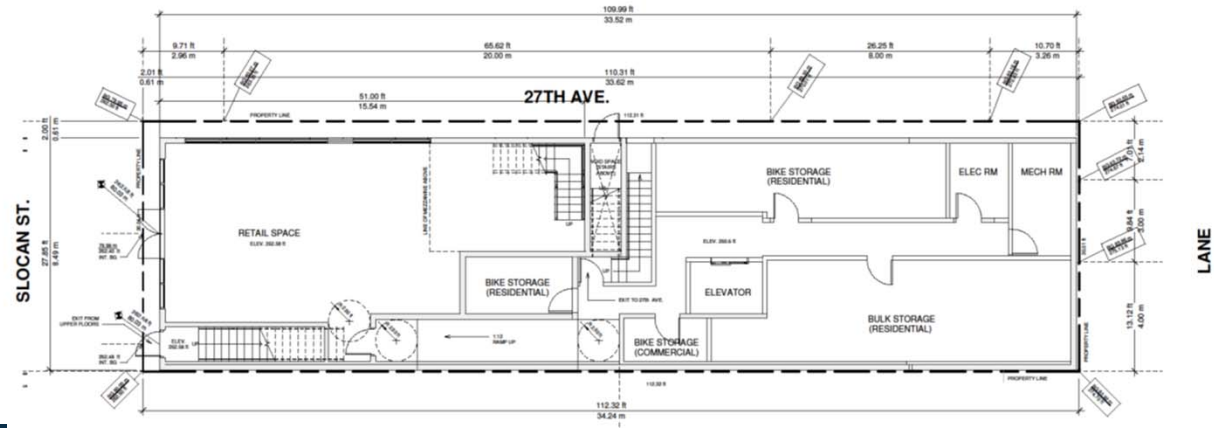
PROPOSED DEVELOPMENT DATA SUMMARY



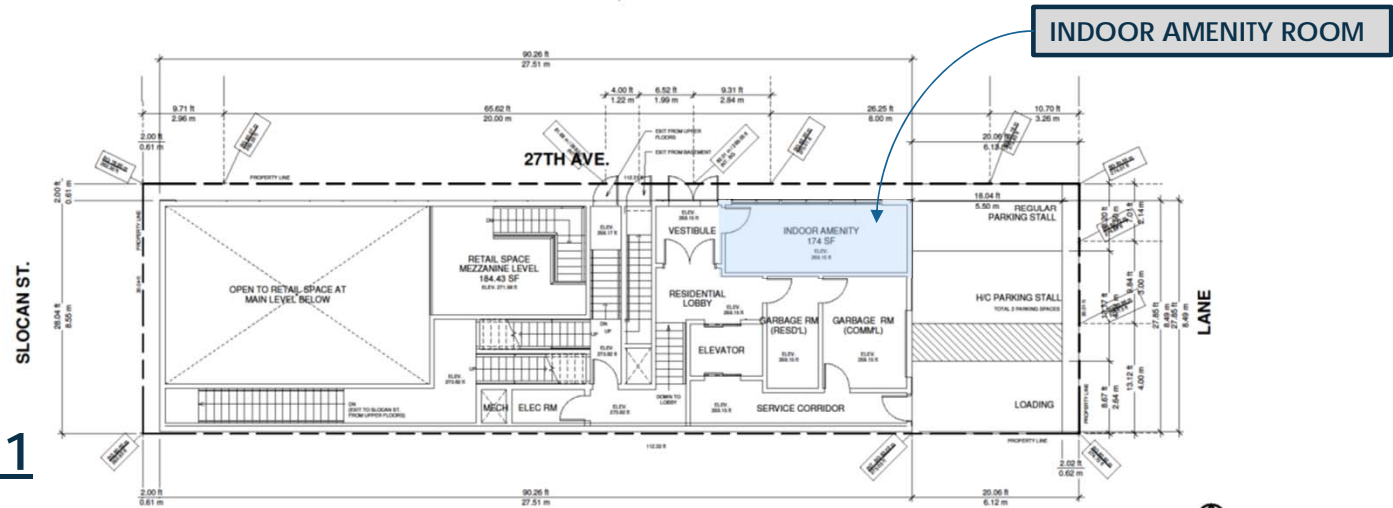
SITE PLAN

FLOOR PLAN

BASEMENT + LEVEL 1



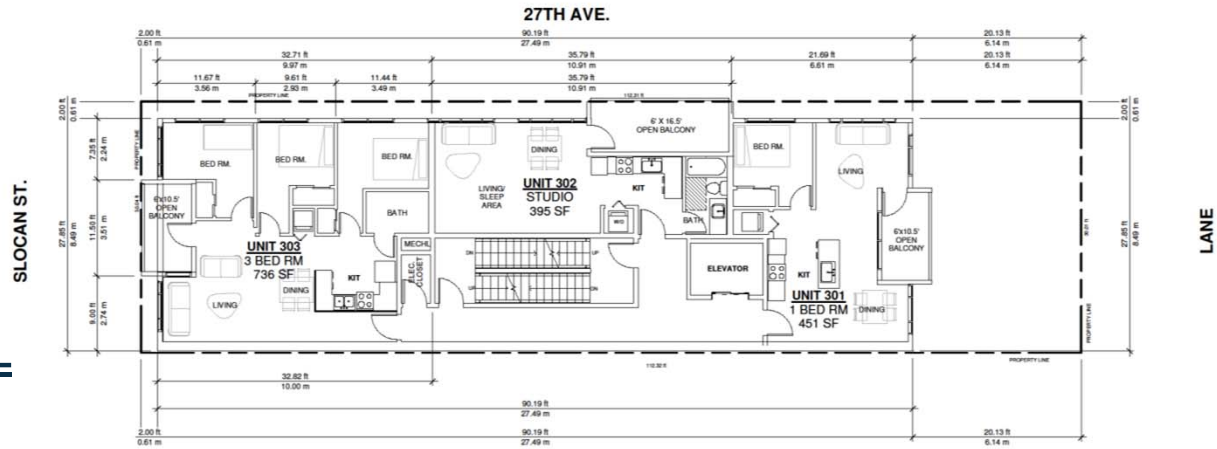
MEZZANINE + LEVEL 1



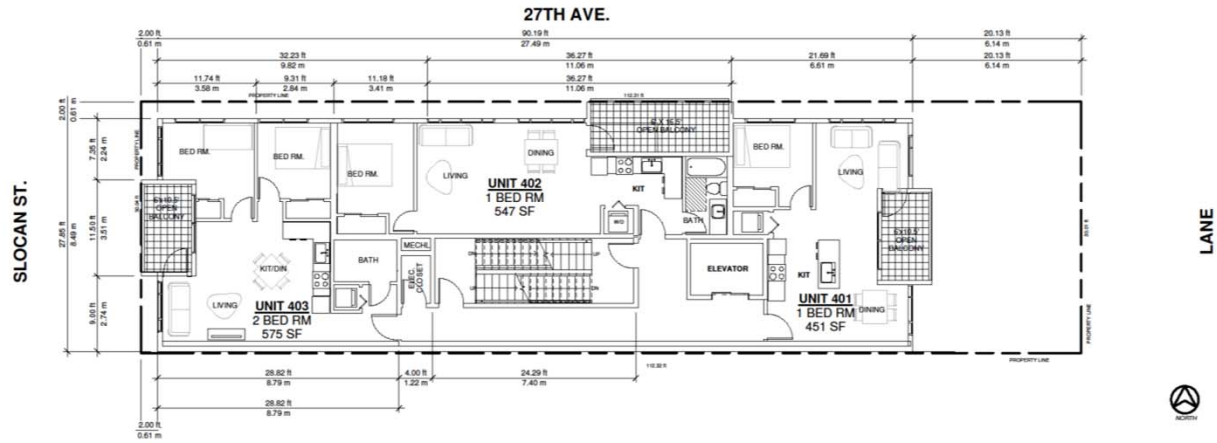
FLOOR PLAN



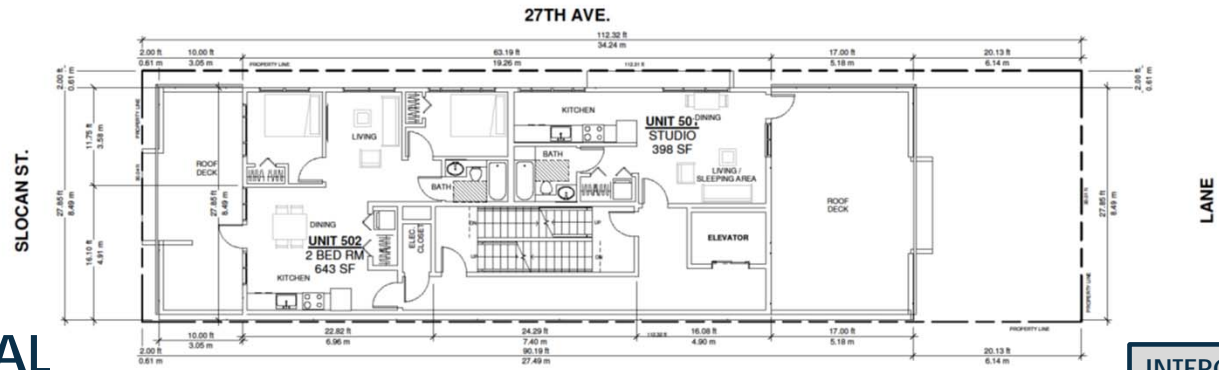
LEVEL 2 - RESIDENTIAL



LEVEL 3 - RESIDENTIAL

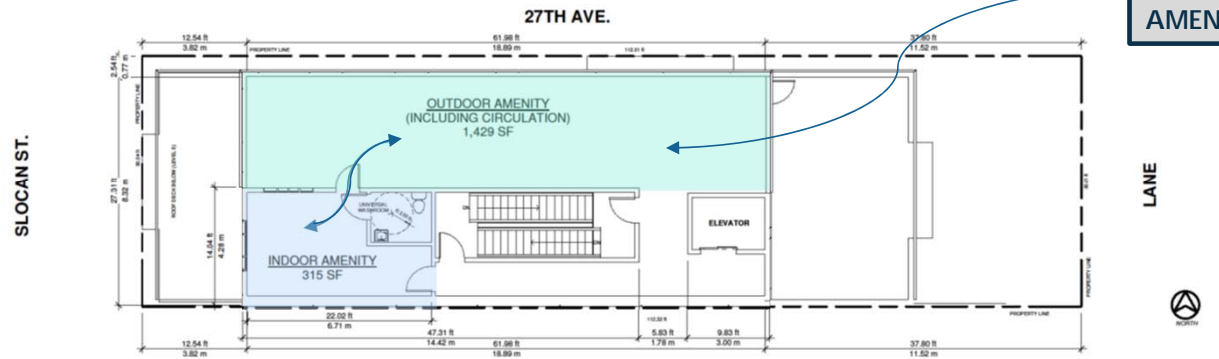


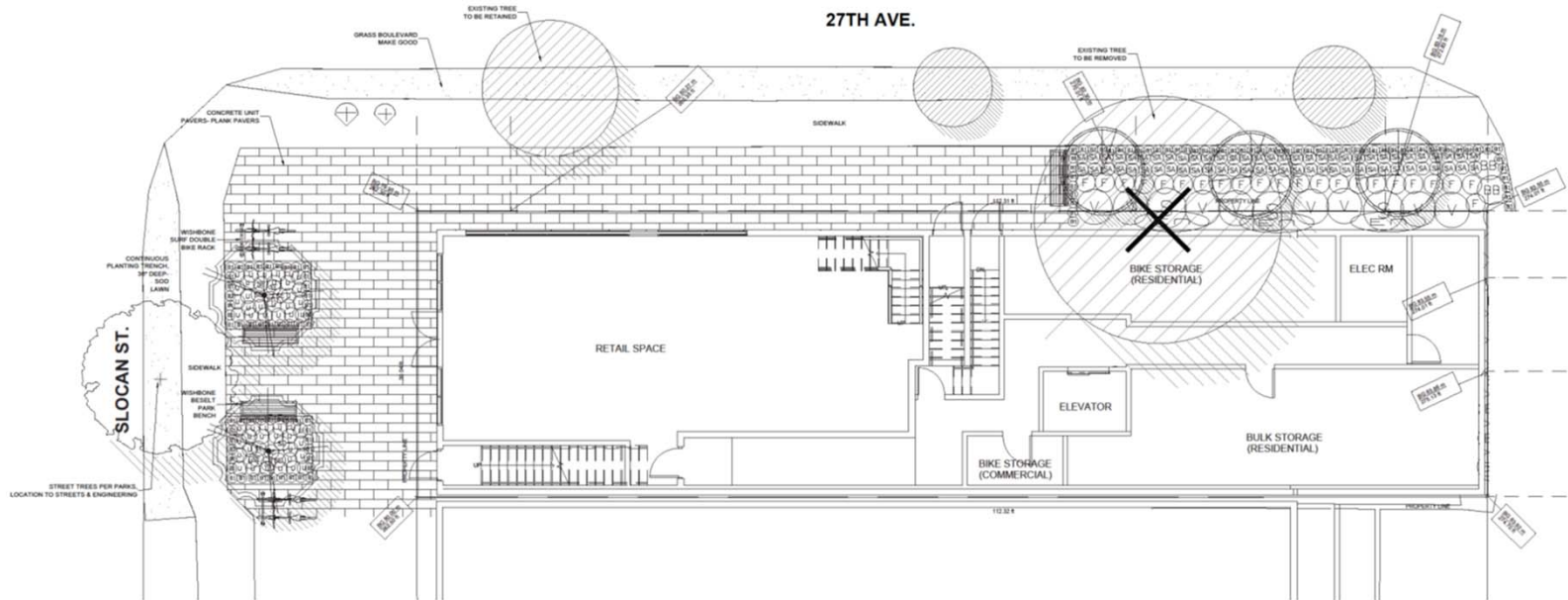
LEVEL 4 – RESIDENTIAL (STEPPED BACK)



INTERCONNECTED
INDOOR AND OUTDOOR
AMENITY SPACES

LEVEL 5 - AMENITY (STEPPED BACK)





NOTE: SEE ARCHITECT REPORT FOR TREE AND HEDGE DETAIL.

LANDSCAPE PLAN

PLANT SCHEDULE				PMB PROJECT NUMBER: 26-872	
GROUND FLOOR ONLY					
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTED SIZE	REMARKS
TREE					
3	(circle with 3)	ACER RUBRUM 'KARPOCK'	KARPOCK RED MAPLE	5CM CAL, 1.2M STD, BAB	
2	(circle with 2)	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	BRIGHT BRILLIANCE DOGWOOD	5CM CAL, 1.2M STD, BAB	
1	(circle with 1)	STREET TREE: SPECIES BY CIVIC PARKS		5CM CAL, 1.2M STD, BAB	
SHRUB					
116	(circle with 116)	BEURYS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT, 25CM	
12	(circle with 12)	RUBUS S. DWARF VARIETY	DWARF BLUEBERRY	#3 POT	
84	(circle with 84)	SARCOCOCCA HOODIANA VAR. HUMILIS	HIMALAYAN SHEET BOX	#2 POT, 25CM	
3	(circle with 3)	SORBARIA SORBIFOLIA 'SEM'	FALSE SPIRAEA	#2 POT, 60CM	
8	(circle with 8)	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#3 POT, 60CM	
PERENNIAL					
22	(circle with 22)	FUCHSIA 'DAVID'	FUCHSIA	15CM POT	
11	(circle with 11)	SEDUM TELEPHUM 'HERBSTPRELUD'	AUTUMN JOY STONECROP	15 CM POT	
3	(circle with 3)	EUKOYMIUS JAPONICA 'EMERALD 'N' GOLD'	EUKOYMIUS, GOLD VARIEGATED	#2 POT, 60CM	

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CRA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWLAND AND PRAYER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



ACER RUBRUM 'KARPOCK'



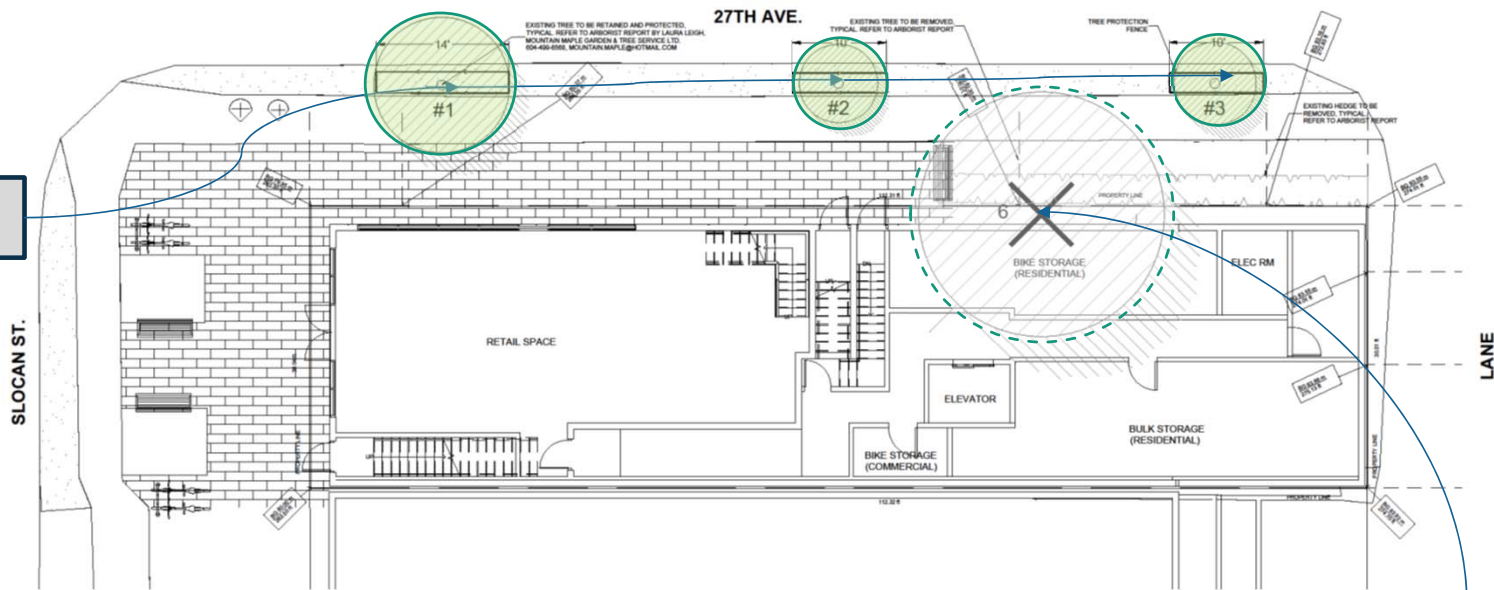
WISHBONE BEZZLY PARK BENCH



WISHBONE SPACE SURF BIKE RACK

LANDSCAPE PLAN

EXISTING TREES TO BE RETAINED



EXISTING TREE TO BE REMOVED

TREE MANAGEMENT PLAN



TREE PROTECTION BARRIER

REGULATED TREES ADJACENT TO SITES MUST BE PROTECTED (INCLUDING THOSE OF LESS THAN 30CM DIAMETER).
NOTE: REGULATED TREES MUST NOT BE PRUNED WITHOUT PRIOR APPROVAL OF THE PAVED BOARD.

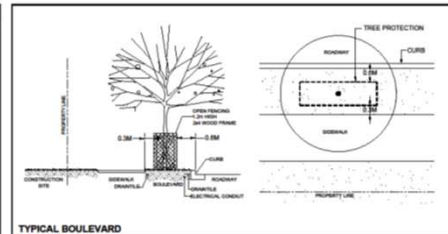
BARRIER FENCING USED FOR TREE PROTECTION MUST:

1. ALLOW FOR TREE AND CLEAN PASSAGE OF PEDESTRIANS ON THE SIDEWALK AND ADJACENT PORTION OF THE BULEVARD.
2. BE 1.5M HIGH WITH TOP OF THE CURB AND ADJACENT SIDEWALK ACCESS UNIMPAIRED. (SEE TYPICAL DRAWING SHOWN ON S-10)
3. BE 1.5M OR MORE FROM THE CURB TO PROVIDE FOR THE OPENING OF CAR DOORS AND
4. BE 1.5M OR MORE FROM THE CURB OF ANY SIDEWALK LOCATED WITHIN THE SPACE BULEVARD.

NOTES: TREE PROTECTION ALSO REDUCES THE POSSIBILITY OF INTERFERENCE WITH UNDERGROUND UTILITIES WHEN STAKES ARE PLACED IN PLACE.

FOR CALCULATING FENCE DISTANCE DISTANCE, SEE TABLE BELOW:

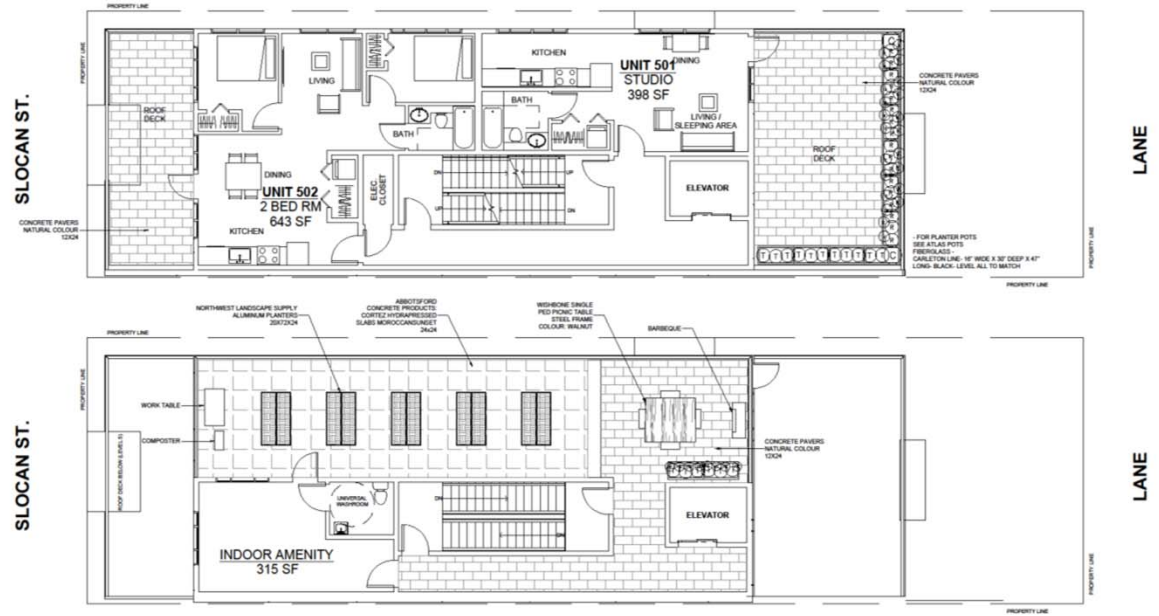
TREE DIAMETER	MINIMUM FENCE DISTANCE
25 CM	1.2 METRES
30 CM	1.5
35 CM	1.8
40 CM	2.1
45 CM	2.4
50 CM	2.7
55 CM	3.0
60 CM	3.3
65 CM	3.6
70 CM	3.9



LANDSCAPE PLAN

LEVEL 4 LANDSCAPE PLAN (RESIDENTIAL)

LEVEL 5 LANDSCAPE PLAN (AMENITY LEVEL)



KEY	SYM	SYMBOLIC NAME	COMMON NAME	PLANT SIZE / REMARKS
17		BENBERG THUNBERGIA X TROPICOPURPUREA 'BASTELLE'	SWAMP PURPLE LEAF BARBERY	42 POT, 30CM
2		CHAMAECYPARIS ORTUSGA 'NANA GRACILO'	SWAMP HEDGE CYPRESS	42 POT, 40CM
8		CALAMAGROSTIS ACUTIFLORA KARL FORSTER	FEATHER REED GRASS	#1 POT
8		HEUCHERA 'LIME ROCKY'	CORAL BELLS	15CM POT
17		RUBUS-STRAWBERRY	ROSEMARY	15CM POT
13		RUBUS-STRAWBERRY	STRAWBERRY	9 CM POT

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LANDSCAPE PLAN

**NEIGHBOURHOOD CONSIDERATION:
FUTHER SETBACK ON LEVEL 5 AND 6
TO REDUCE BUILDING MASS AND
PROVIDE SIMILAR VISUAL SCALE TO
NEIGHBOURING APARTMENT
BUILDINGS**



**FRONT ELEVATION
(WEST, FACING SLOCAN STREET)**

**REAR ELEVATION
(EAST, FACING LANE)**

BUILDING ELEVATIONS

BUILDING SETBACK

FURTHER SETBACK TO REDUCE BUILDING MASS



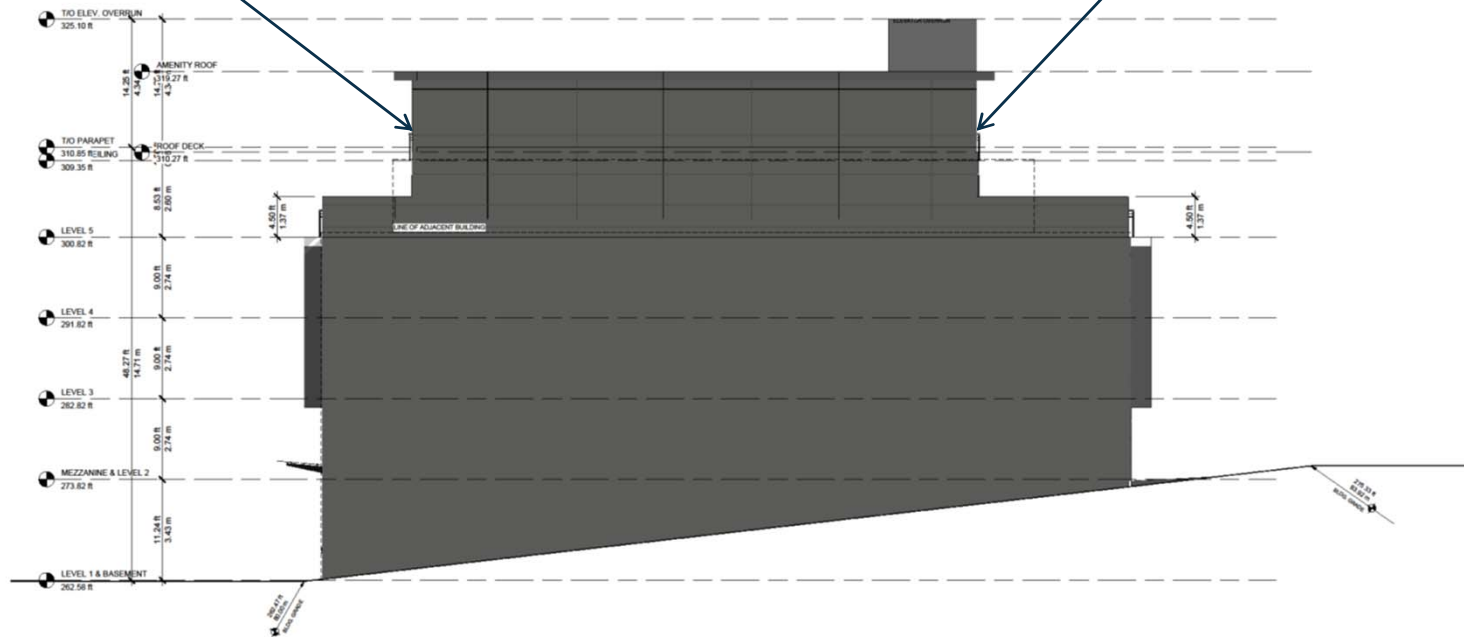
NEIGHBOURHOOD CONSIDERATION:
 FUTHER SETBACK ON LEVEL 5 AND 6
 TO REDUCE BUILDING MASS AND
 PROVIDE SIMILAR VISUAL SCALE TO
 NEIGHBOURING APARTMENT
 BUILDINGS

SIDE ELEVATION
(NORTH, FACING E 27TH AVE.)

BUILDING ELEVATION

FURTHER SETBACK TO
REDUCE BUILDING
MASS

BUILDING SETBACK



SIDE ELEVATION (NEIGHBOUR AT SOUTH)

BUILDING ELEVATION

VIEW FROM CORNER OF SLOCAN ST. & E 27th AVE.



3D VIEW

SOUTH EAST VIEW FROM SLOCAN ST.



3D VIEW

FRONT VIEW ALONG SLOCAN ST.



3D VIEW



NORTH EAST VIEW FROM LANE

3D VIEW



AERIAL VIEW - NORTH WEST
OF SLOCAN ST.

3D VIEW



NORTH WEST VIEW OF SLOCAN ST.

3D VIEW