

The subject site is located on West 49th Avenue in the Langara Neighbourhood. Its proximity to Langara College and the Langara-49th Skytrain station makes it an ideal location for a mixed-use development. The proposal seeks to rezone 131 – 163 West 49th Avenue from RS-1 to CD-1 to permit the development of a new four-storey mixed-use building with two levels of underground parking.

The site is very deep, and as a result, the proposed density is achieved by incorporating office space within two levels tucked into the first retail storey. The incorporation of office spaces makes this a truly mixed-use building and provides employment opportunities that will serve the Langara neighbourhood.

BUILDING HEIGHTS + USAGE

OF STOREYS

4-STOREY (PROPOSED)

RESIDENTIAL

MIXED-USE

INSTITUTIONAL

COMMUNITY



SITE ORGANIZATION PLAN

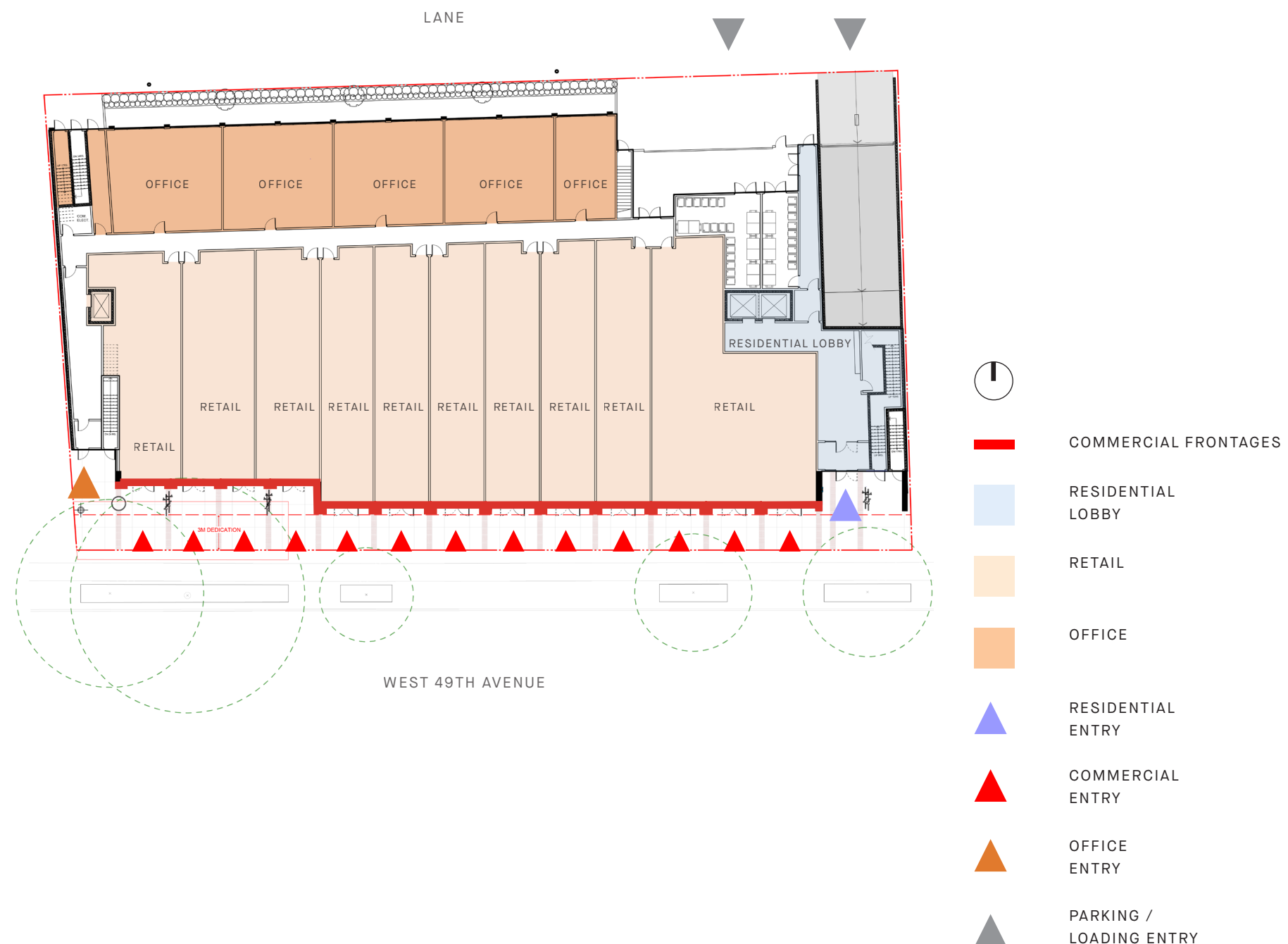
The proposed design is four storeys and is set back along West 49th Avenue in order to facilitate road widening and an enhanced pedestrian realm. Additional setbacks are provided at the southwest corner to ensure preservation of street trees, and at the southeast corner to provide space in front of the residential lobby. These corner setbacks help the building transition to the existing single-family homes.

Commercial space is proposed along the entire West 49th Ave frontage, with the western portion set back to accommodate the trees and provide variety along the streetscape. The southeastern residential entry lobby is emphasized by a prominent canopy. In addition to the generous exterior space in front.

Two levels of offices face the rear lane with access from the commercial lobby fronting West 49th Avenue. These offices look out onto a planted strip that creates greenery and privacy along the lane.

All parking and loading access have been provided from the rear lane. Covered, stair-free access is provided from the loading area for garbage, recycling, and loading to all commercial units and to the residential lobby. Three Class B Loading spaces are provided with access from the lane. An indoor amenity space is located in the center of the building on level 2, adjacent to a communal outdoor amenity space. The indoor amenity space provides an accessible washroom and kitchenette, so that the room could be used for birthday parties or other small gatherings.

Access to bike parking is provided from the lane via the parkade ramp, and all bikes are located on level P1.



SITE PHOTOS



1 | WEST 49TH AVE - SOUTHWEST CORNER OF SITE



2 | WEST 49TH AVE - SOUTHEAST CORNER OF SITE



3 | LANEWAY - NORTHEAST CORNER OF SITE



4 | LANEWAY - NORTHWEST CORNER OF SITE



5 | WEST 49TH AVE AND COLUMBIA STREET INTERSECTION



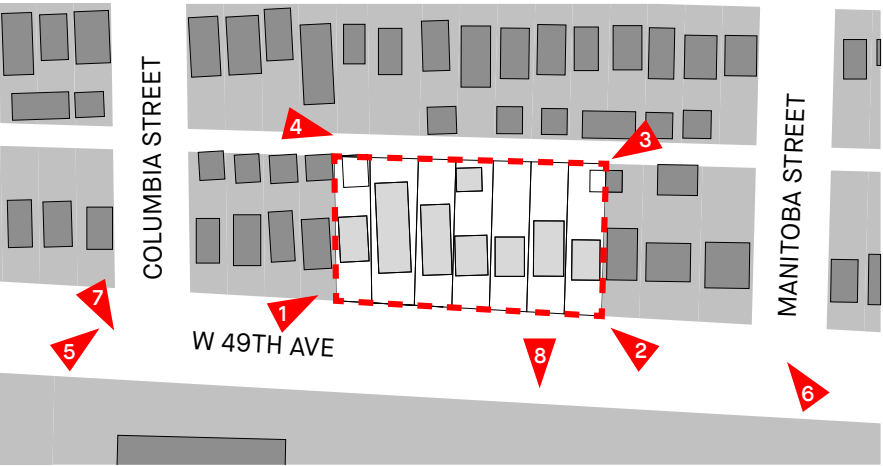
6 | WEST 49TH AVE AND MANITOBA STREET INTERSECTION



7 | WEST 49TH AVE TOWARDS YMCA

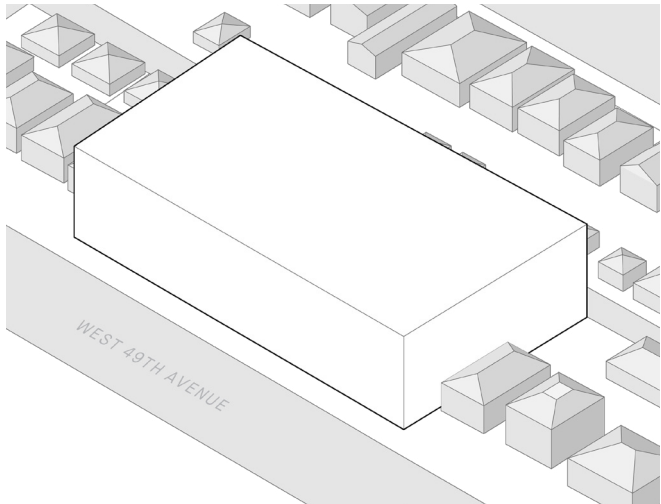


8 | WEST 49TH AVE TOWARDS SOUTH

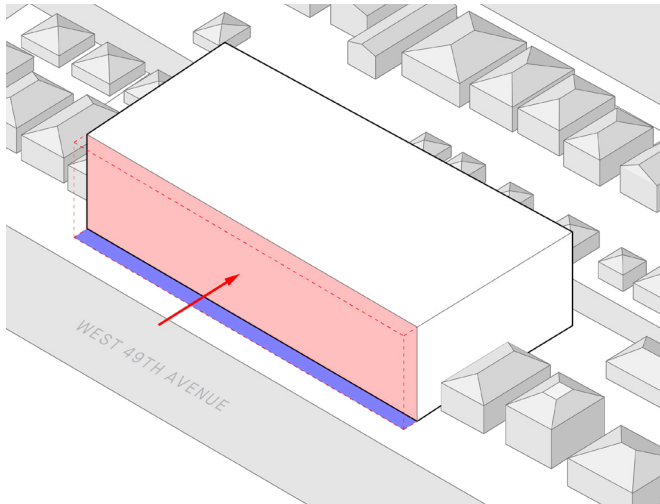


KEY PLAN ⓘ

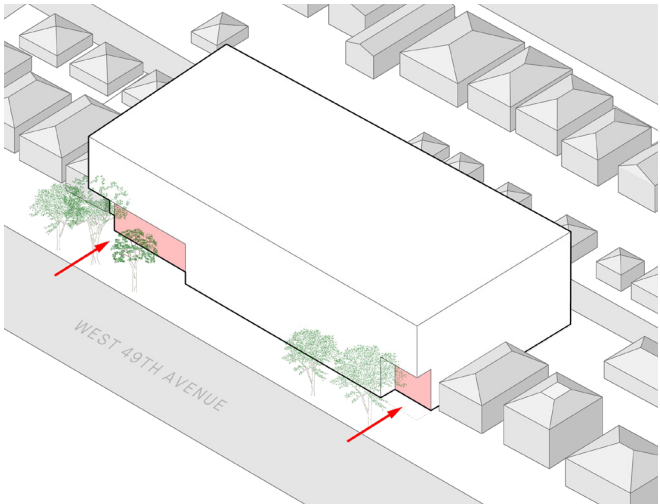
CONCEPT MASSING



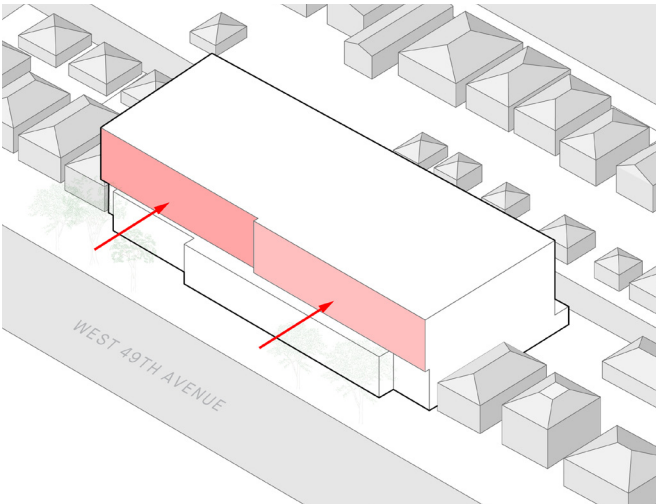
BASIC 4 STOREY VOLUME



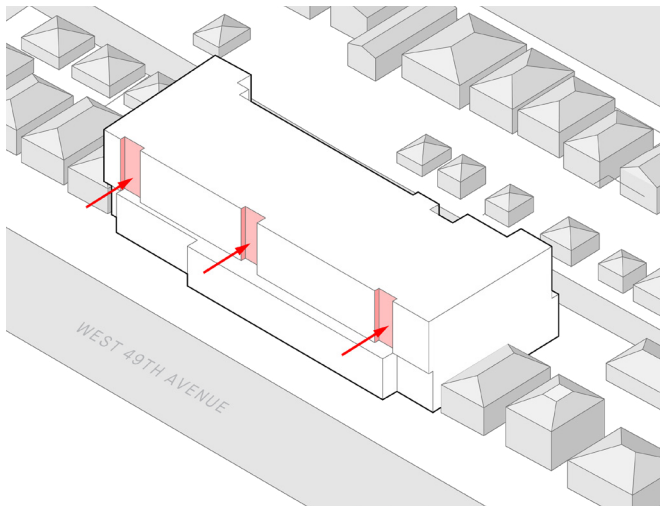
SETBACK TO ACCOMMODATE 3.0M DEDICATION FOR ROAD-WIDENING



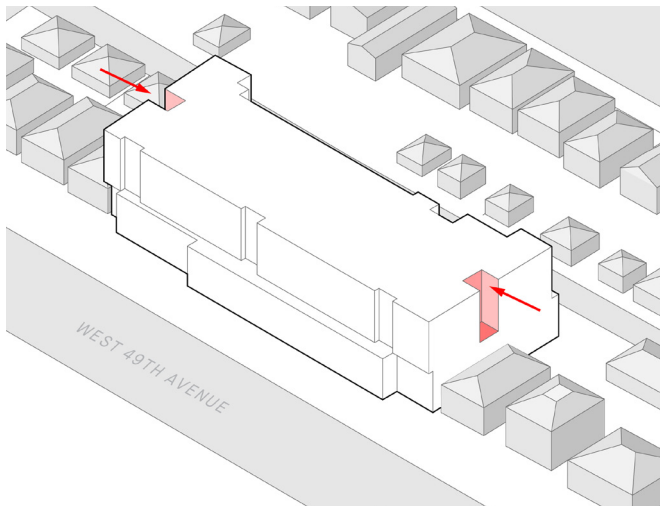
BUILDING PUSHED IN TO ACCOMODATE TREES AT SOUTHWEST AND SOUTHEAST RESIDENTIAL LOBBY



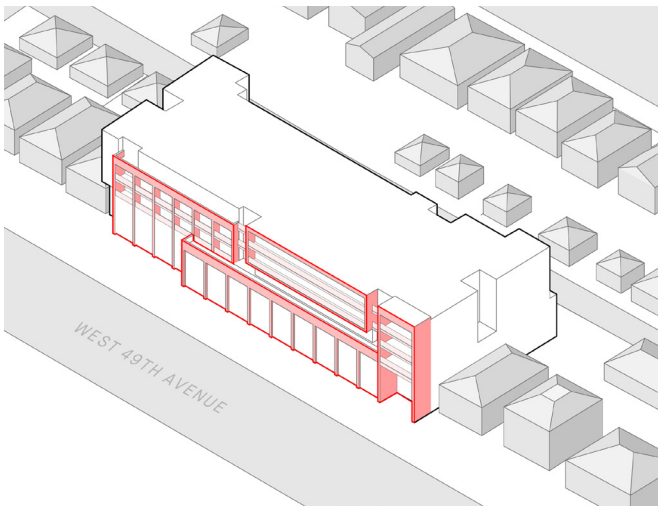
BUILDING PUSHED IN VARYING AMOUNTS ON UPPER LEVELS TO BREAK DOWN MASSING



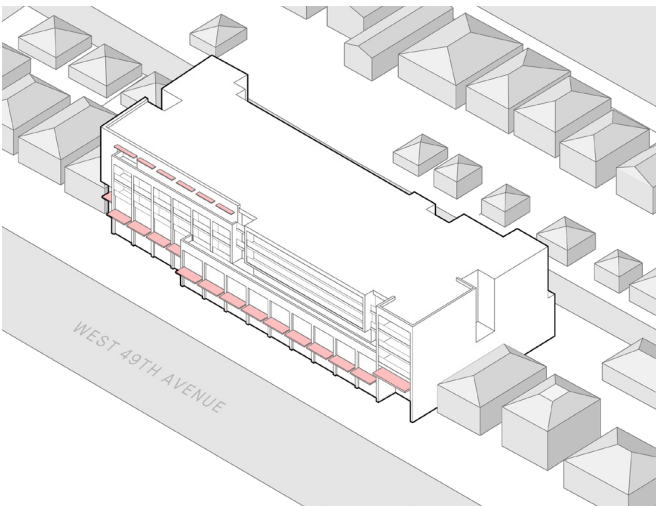
RECESSED BAYS TO DEFINE INDIVIDUAL VOLUMES



RECESSED AREAS PROVIDE NATURAL LIGHT TO EAST WEST UNIT SECONDARY BEDROOMS, AND CREATE RELIEF WITHIN THE LOT-LINE WALLS

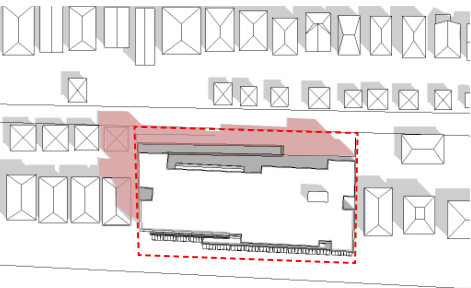


BALCONIES AND PIERS EMPHASIZE INDIVIDUAL MASSING ELEMENTS AND CREATE A RHYTHM ALONG THE STREETScape

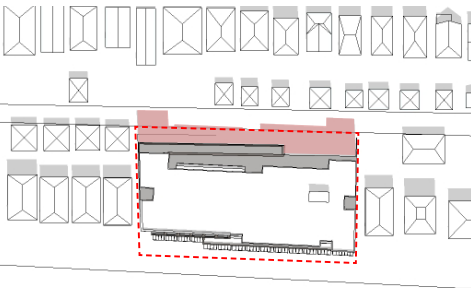
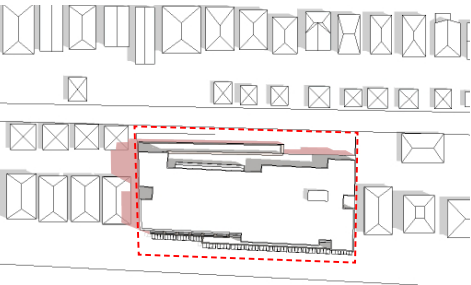


CANOPIES PROVIDED FOR CONTINUOUS WEATHER PROTECTION

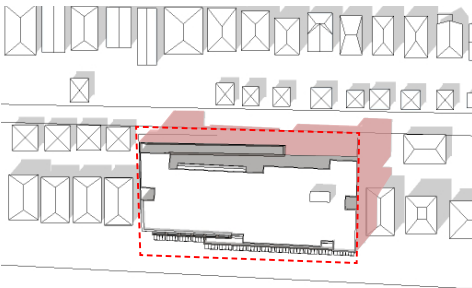
SHADOW STUDY



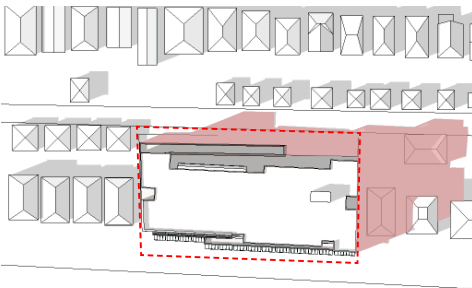
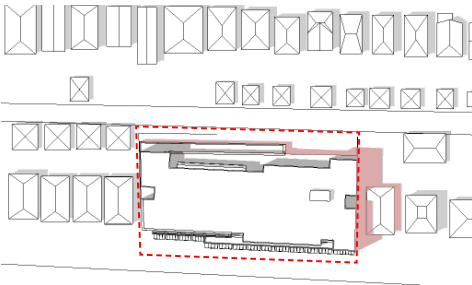
MARCH 21 | 10:00 AM



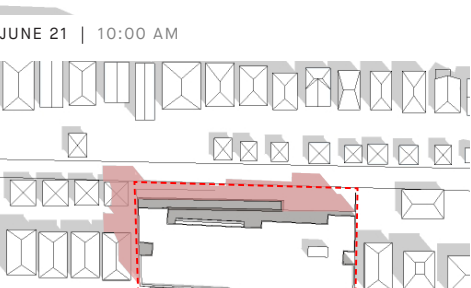
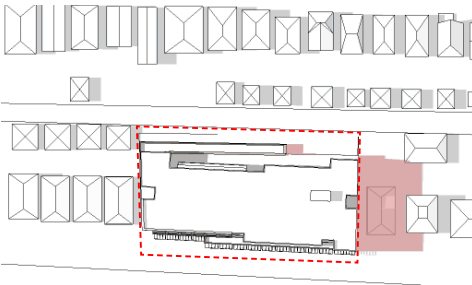
MARCH 21 | 12:00 PM



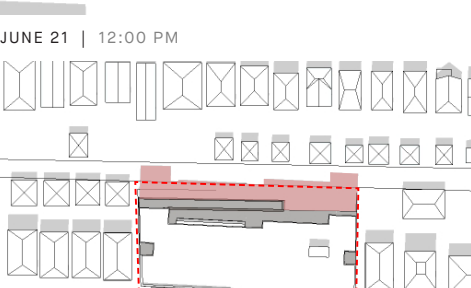
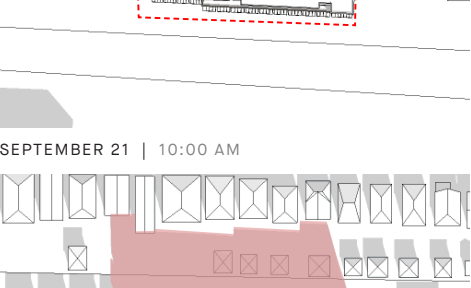
MARCH 21 | 2:00 PM



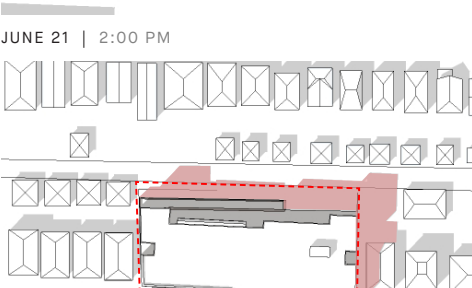
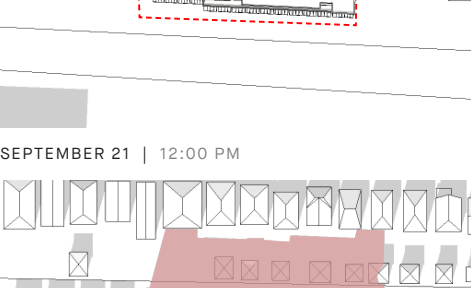
MARCH 21 | 4:00 PM



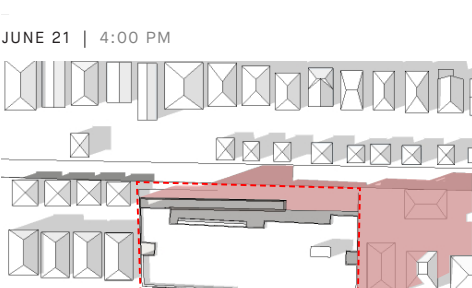
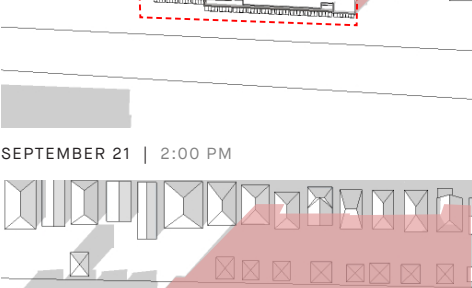
JUNE 21 | 10:00 AM



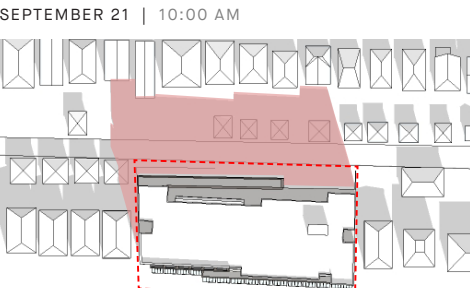
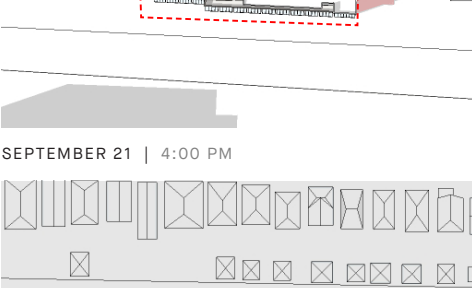
JUNE 21 | 12:00 PM



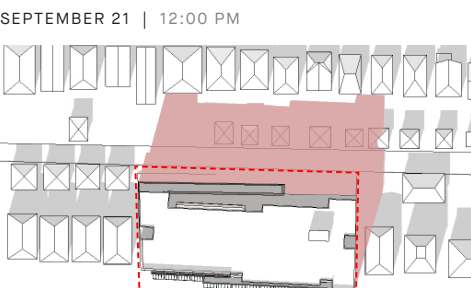
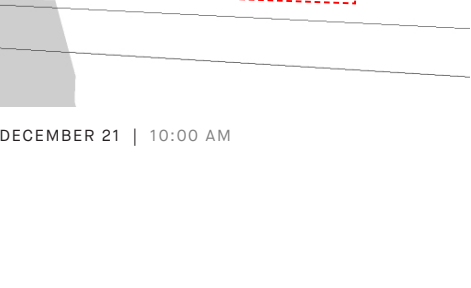
JUNE 21 | 2:00 PM



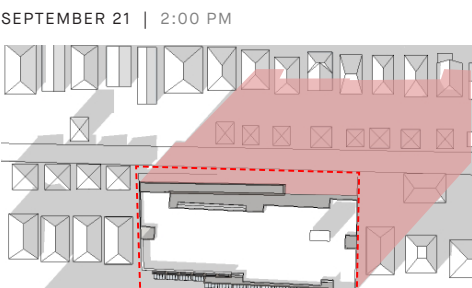
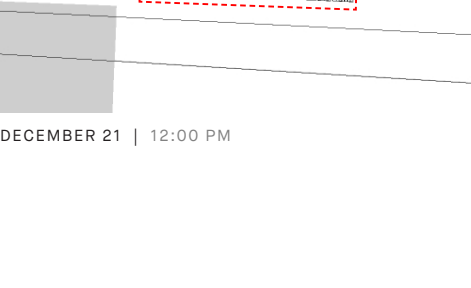
JUNE 21 | 4:00 PM



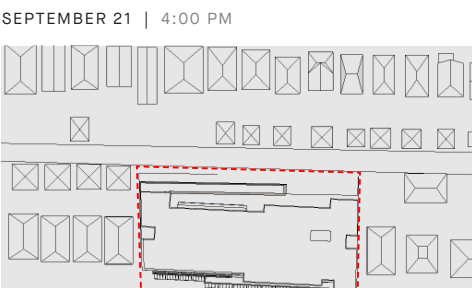
SEPTEMBER 21 | 10:00 AM



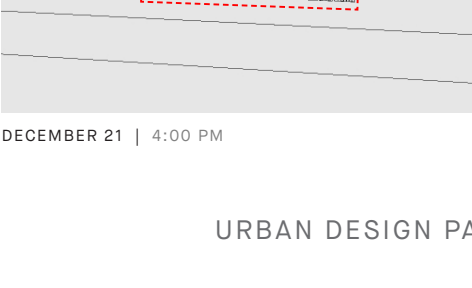
SEPTEMBER 21 | 12:00 PM



SEPTEMBER 21 | 2:00 PM



SEPTEMBER 21 | 4:00 PM



DECEMBER 21 | 10:00 AM

DECEMBER 21 | 12:00 PM

DECEMBER 21 | 2:00 PM

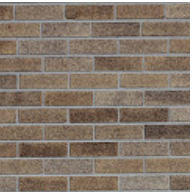
DECEMBER 21 | 4:00 PM



MATERIAL PALETTE

The proposed massing along West 49th Ave is comprised of four components. Along the west, a three story element is characterized by a series of piers that connect the ground level retail with the residential balconies above. Along the central portion of the frontage, over-height retail space is delineated by a simple volume with brick piers defining the glazed storefronts of individual shops. Above the central retail volume, a cantilevered balcony element gathers balconies on levels 3 and 4, and separates this volume from the retail base below. At the eastern edge of the site, the residential lobby is marked by a four-storey framed element that incorporates residential balconies above.

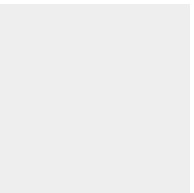
Brick cladding is proposed for the brick and pier elements, and metal panel cladding is proposed for secondary elements. By providing different massing components characterized by differing widths and heights, the building is broken down into distinct but related components, reducing the overall scale of the building and creating a more varied streetscape. Glass balconies provide reflection and a material contrast to the brick and metal cladding. A continuous steel and glass canopy provides weather protection along the frontage, and opportunities for retail signage to be prominently hung below the canopy edge.



WARM COLOURED BRICK WITH TEXTURAL VARIATIONS



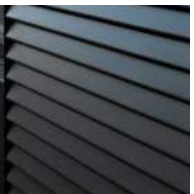
GUARDRAILS



METAL PANELS



WINDOWS
VINYL WINDOWS - CHARCOAL



LOUVERS
CHARCOAL HORIZONTAL METAL LOUVERS

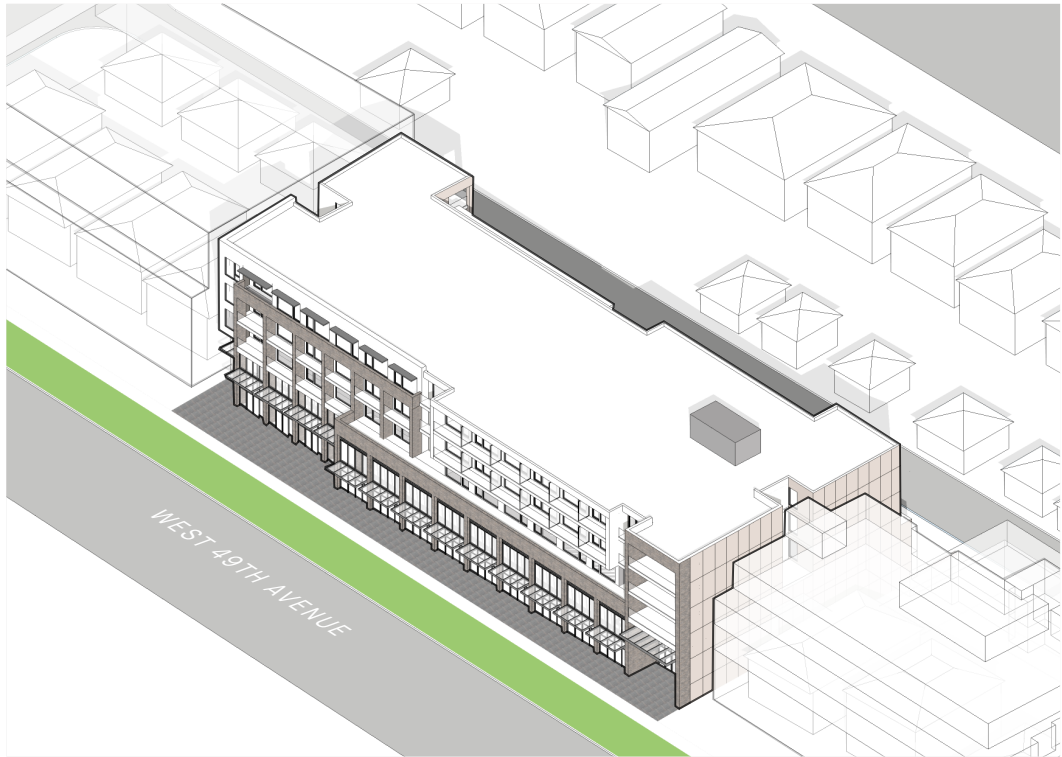


CANOPY
CHARCOAL METAL FRAME AND EDGE



STOREFRONT WINDOWS
CHARCOAL

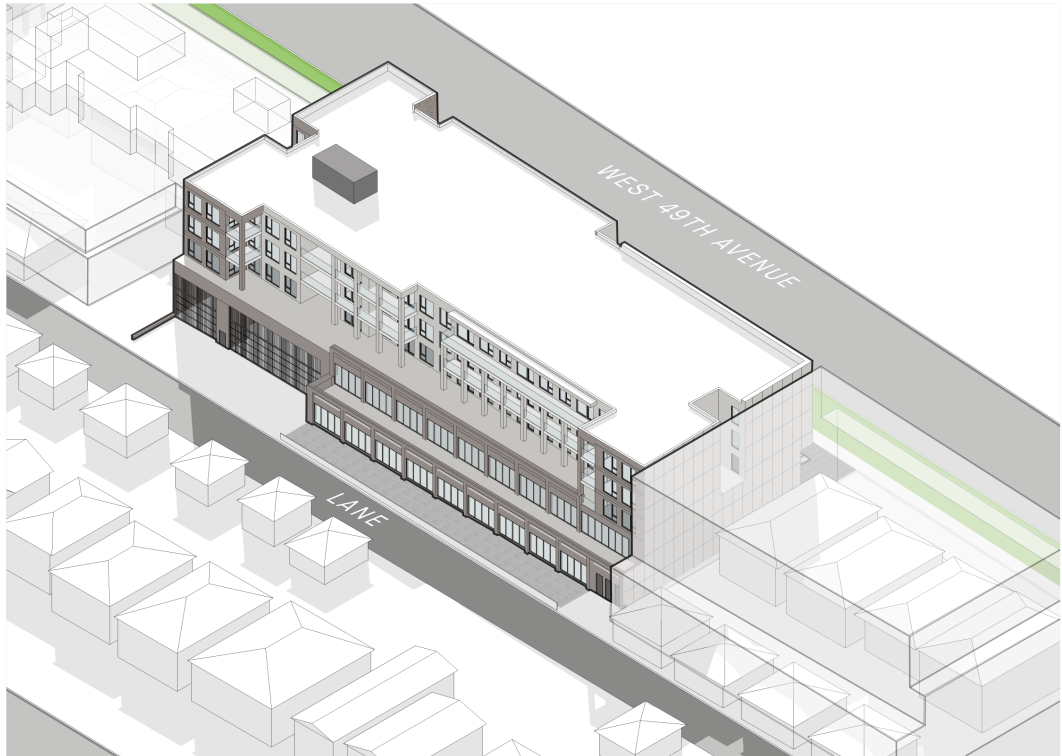
AERIAL PERSPECTIVES



SOUTHEAST



SOUTHWEST



NORTHWEST



NORTHEAST

RENDERING



PROPOSED BUILDING | WEST 49TH AVENUE

STATISTICS:

CIVIC ADDRESS:	131 - 163 WEST 49TH AVENUE, VANCOUVER, BC				
LEGAL DESCRIPTION:	LOTS 15-20 AND LOT A, BLOCK 1163 & 1000, DISTRICT LOT 526 NWD, PLAN 4757 & 21840				
ZONING:	REZONING - CD-1				
TOTAL SITE AREA:	2,867.8 SQ.M.	=	(30,869.0 SQ.FT.)	(0.709 ACRES)	
<u>BUILDING HEIGHT</u>	EXISTING ZONING / ALLOWABLE		PROPOSED		
			5 STOREYS	(58.82')	(17.93 M)
<u>SETBACKS</u>			PROVIDED		
WEST 49TH AVE			3.0 M		
WEST			0.0 M		
LANE			0.6 M		
EAST			0.0 M		
<u>FLOOR SPACE RATIO</u>	EXISTING ZONING / ALLOWABLE		PROPOSED		
4.7.1(a)	- FSR		77,172.0 SQ.FT.		
			<div>2.50 FSR</div>		
<u>PROPOSED FLOOR AREA :</u>		<u>NET AREA:</u>		<u>GROSS AREA:</u>	
1ST FLOOR COM.	1,223.9 SQ.M.	(13,174.0 SQ.FT.) +	31.0 SQ.FT. (WALL EXCLUSION)	13,205.0 SQ.FT.	
1ST FLOOR OFFICE	581.8 SQ.M.	(6,263.0 SQ.FT.) +	26.0 SQ.FT. (WALL EXCLUSION)	6,289.0 SQ.FT.	
1ST FLOOR RES.	148.6 SQ.M.	(1,599.0 SQ.FT.) +	7.0 SQ.FT. (WALL EXCLUSION)	1,606.0 SQ.FT.	
MEZZANINE FLOOR OFFICE	647.9 SQ.M.	(6,974.0 SQ.FT.) +	24.0 SQ.FT. (WALL EXCLUSION)	6,998.0 SQ.FT.	
MEZZANINE FLOOR RES.	68.9 SQ.M.	(742.0 SQ.FT.) +	0.0 SQ.FT. (WALL EXCLUSION)	742.0 SQ.FT.	
2ND FLOOR :	1,442.1 SQ.M.	(15,523.0 SQ.FT.) +	775.0 SQ.FT. (STORAGE)	17,331.0 SQ.FT.	
			50.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
			115.0 SQ.FT. (WALL EXCLUSION)		
			868.0 SQ.FT. (AMENITY)		
3RD FLOOR :	1,520.2 SQ.M.	(16,363.0 SQ.FT.) +	815.0 SQ.FT. (STORAGE)	17,346.0 SQ.FT.	
			118.0 SQ.FT. (WALL EXCLUSION)		
			50.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
4TH FLOOR :	1,518.6 SQ.M.	(16,346.0 SQ.FT.) +	815.0 SQ.FT. (STORAGE)	17,304.0 SQ.FT.	
			93.0 SQ.FT. (WALL EXCLUSION)		
			50.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)		
ROOF FLOOR :	17.5 SQ.M.	(188.0 SQ.FT.) +		238.0 SQ.FT.	
				50.0 SQ.FT. (RESTAURANT SHAFT EXCLUSION)	
TOTAL :	7,169.5 SQ.M.	(77,172.0 SQ.FT.) +	3,887.0 SQ.FT.	81,059.0 SQ.FT.	
6 UNITS WITHOUT STORAGE					
GFA:	7,530.6 SQ.M.	(81,059.0 SQ.FT.)	* INCLUDING 868 SF AMENITY		
LEASABLE RESIDENTIAL:	4,211.2 SQ.M.	(45,329.0 SQ.FT.)	84.09%		
LEASABLE COMMERCIAL:	2,117.8 SQ.M.	(22,796.0 SQ.FT.)	86.05%		

APARTMENT UNIT BREAKDOWN:		ACTUAL	AVERAGE:	
42 STUDIO UNITS	#DIV 0!	OF UNITS	433 SQ.FT.	
0 ONE BEDROOM UNITS	#DIV 0!	OF UNITS	0 SQ.FT.	
17 TWO BEDROOM UNITS	#DIV 0!	OF UNITS	766 SQ.FT.	
9 THREE BEDROOM UNITS	#DIV 0!	OF UNITS	908 SQ.FT.	
68 UNITS TOTAL			THE AVERAGE AREAS STATED ABOVE ARE CALCULATED BASED ON COV REQUIREMENTS AND DO NOT INCLUDE EXCLUDABLE INTERIOR STORAGE	

131-163 W 49TH AVE : FLOOR AREA SUMMARY

NAME	GROUND FLOOR	MEZZANINE	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF FLOOR	TOTAL
Commercial Area sq ft	13,205.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	13,205.0 sq ft
Office Area sq ft	6,289.0 sq ft	6998.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	13,287.0 sq ft
Residential Area	1,606.0 sq ft	742.0 sq ft	17,331.0 sq ft	17,346.0 sq ft	17,304.0 sq ft	238.0 sq ft	54,567.0 sq ft
Amenity area exclusion	0.0 sq ft	0.0 sq ft	868.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	868.0 sq ft
Storage area exclusion	0.0 sq ft	0.0 sq ft	775.0 sq ft	815.0 sq ft	815.0 sq ft	0.0 sq ft	2,405.0 sq ft
Shaft exclusion	0.0 sq ft	0.0 sq ft	50.0 sq ft	50.0 sq ft	50.0 sq ft	50.0 sq ft	200.0 sq ft
Wall Exclusion RES.	7.0 sq ft	0.0 sq ft	115.0 sq ft	118.0 sq ft	93.0 sq ft	0.0 sq ft	333.0 sq ft
Wall Exclusion COM.	57.0 sq ft	24.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	0.0 sq ft	81.0 sq ft
Net area	21,036.0 sq ft	7,716.0 sq ft	15,523.0 sq ft	16,363.0 sq ft	16,346.0 sq ft	188.0 sq ft	77,172.0 sq ft
Balcony area exclusion			179.0 sq ft	1,968.0 sq ft	1,936.0 sq ft	0.0 sq ft	4,083.0 sq ft

VEHICLE PARKING:

RESIDENTIAL, PARKING BYLAW 4.2.1.13

5069 SQ. M		68 UNITS	
RESIDENTIAL STALLS REQUIRED (MINIMUM)		5069 SQ.M	
0.5 SPACE PER UNIT <50 SQ.M. GFA	RESIDENTIAL SPACES	=	21 SPACES
0.6 SPACE PER UNIT >50 SQ.M. GFA		-	16 SPACES
1 SPACE FOR EACH 200 SQ.M. OF GFA		-	25 SPACES
	TOTAL RESIDENT PARKING :		62 SPACES
.05 SPACES PER UNIT	VISITOR SPACES	+	3 SPACES
	TOTAL RESIDENT + VISITOR PARKING :	=	65 SPACES (MINIMUM)
2461 SQ.M.			
OFFICE/RETAIL STALLS REQUIRED			
OFFICE/RETAIL AS PER 4.2.5.1:	3 SPACES FOR 1ST 300 :1 SPACE / 50 SM ADDITIONAL	=	46 SPACES
	TOTAL RETAIL REQUIRED :		46 SPACES

ACCESSIBLE STALLS REQUIRED			
RESIDENTIAL AS PER 4.8.4(a):	1 FOR FIRST 7 UNITS +	0.034 SPACES / EACH ADDITIONAL UNIT:	= 3 SPACES
COMMERCIAL AS PER 4.8.4(b):		1 + 0.4 SPACES/1000 SM:	= 2 SPACES
	TOTAL ACCESSIBLE REQUIRED :		5 SPACES
	TOTAL PARKING (MINIMUM):	=	111 SPACES

RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED:	=	21 SPACES OF TOTAL (MAXIMUM)
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL COMM. PROVIDED:	=	12 SPACES OF TOTAL (MAXIMUM)
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF PROVIDED SPACES	=	136 SPACES OF TOTAL (MINIMUM)

PASSENGER SPACES REQUIRED			
RESIDENTIAL AS PER 7.2.1:	1 FOR FIRST 50 - 125 UNITS		1 SPACE

PARKING PROVIDED			
RESIDENTIAL STALLS		84 SPACES	
VISITOR STALLS		3 SPACES	
COMMERCIAL STALLS		49 SPACES	
	TOTAL PARKING PROVIDED:	136 SPACES	
	RESIDENTIAL SMALL PARKING SPACES PROVIDED:	= 17 SPACES	20 % OF ALLOWED
	COMMERCIAL SMALL PARKING SPACES PROVIDED:	= 11 SPACES	22 % OF ALLOWED
	ELECTRIC VEHICLE SPACES PROVIDED:	= 136 SPACES	100 % OF SPACES
	RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	= 3 SPACES	
	COMMERICAL ACCESSIBLE SPACES PROVIDED:	= 2 SPACES	

PASSENGER SPACES PROVIDED			
		1 SPACE	

LOADING:

		REQUIRED	PROVIDED
DWELLING USE			
CLASS A AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES	0 SPACES
CLASS B AS PER 5.2.1:	NONE FOR LESS THAN 100 UNITS	= 0 SPACES	0 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	= 0 SPACES	0 SPACES
	TOTAL:	0 SPACES	0 SPACES
1231 SQ.M.			
COMMERCIAL (RETAIL)			
CLASS A AS PER 5.2.5:	NO REQUIREMENT	= 0 SPACES	0 SPACES
CLASS B AS PER 5.2.5:	1 SPACE FOR FIRST 465 SQ.M.	= 2 SPACES	3 SPACES
	+ 1 SPACE FOR PORTION OF NEXT 1,860 SQ.M.		
CLASS C AS PER 5.2.5:	1 SPACE FOR 2,000 - 5,000 SQ.M.	= 0 SPACES	0 SPACES
	TOTAL:	2 SPACES	3 SPACES

BICYCLE PARKING:

		REQUIRED	PROVIDED
RESIDENTIAL			
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF	= 63 SPACES	
	2.5 SPACES PER UNIT > 700 SF < 1130 SF	= 65 SPACES	
	3 SPACES PER UNIT > 1130 SF	= 0 SPACES	
		128 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	= 13 OF TOTAL	16 SPACES
	HORIZONTAL SPACES IN BIKE ROOMS	=	62 SPACES
	(TOTAL HORIZONTAL SPACES)	=	78 SPACES
CLASS A AS PER 6.3.13	STACKED SPACES (UP TO 60% OF TOTAL)	= 77	60 SPACES
	OVERSIZED SPACES (MIN 5%)	= 6	7 SPACES
	VERTICAL SPACES IN BIKE ROOMS (MAX 30%)	= 38 OF TOTAL	0 SPACES
	TOTAL:	=	145 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	= 73 OF TOTAL	73 SPACES OF TOTAL
CLASS B AS PER 6.2.1.2	2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20	= 5 SPACES	5 SPACES
			(BIKE RACKS AT GRADE)
RETAIL/OFFICE			
CLASS A AS PER 6.2.5.1:	1 SPACE PER 340 SQ.M.	= 4 SPACES	4 SPACES
CLASS A AS PER 6.2.4.1:	1 SPACE PER 170 SQ.M.	= 7 SPACES	7 SPACES
CLASS B AS PER 6.2.5.1:	6 SPACES PER DEVELOPMENT	= 6 SPACES	6 SPACES
			(BIKE RACKS AT GRADE)

END OF TRIP FACILITIES				
TABLE 6.5A PER 6.5.4	REQ'D # CLASS A	MIN. NUMBER OF FIXTURES	REQ'D	
OFFICE AND RETAIL AND SERVICES:	BICYCLE SPACES	WATER CLOSETS	WASH BASINS	SHOWERS
	0-10	0	0	0

NO --

DATE --

ISSUE --

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YAMAMOTO

ARCHITECTURE

-

202 - 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT --

MIXED - USE DEVELOPMENT

-

131 - 163 WEST 49TH AVENUE
VANCOUVER, BC

DRAWING TITLE --

STATISTICS

SCALE -- N.T.S.

DATE -- APR. 11, 2021

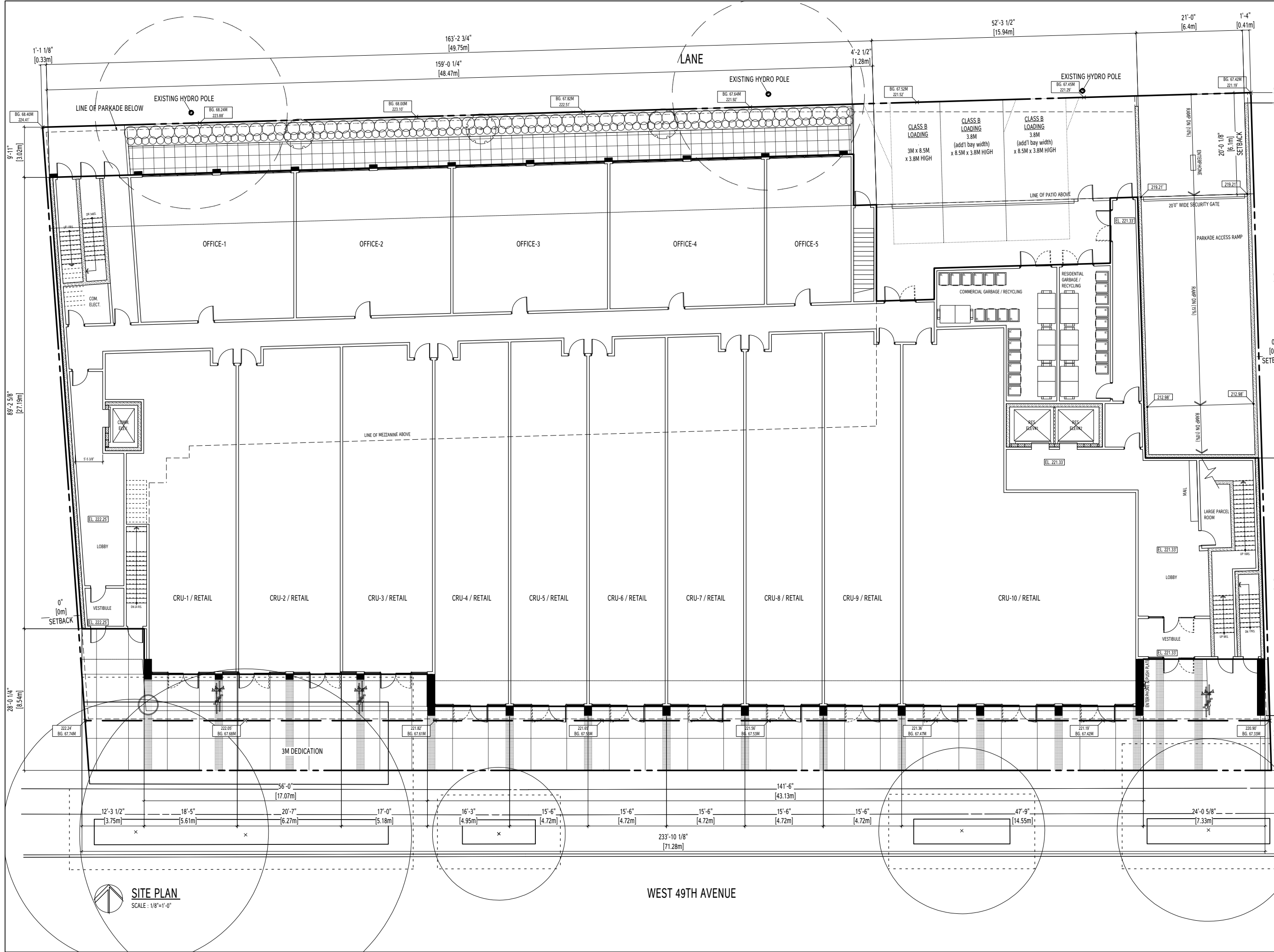
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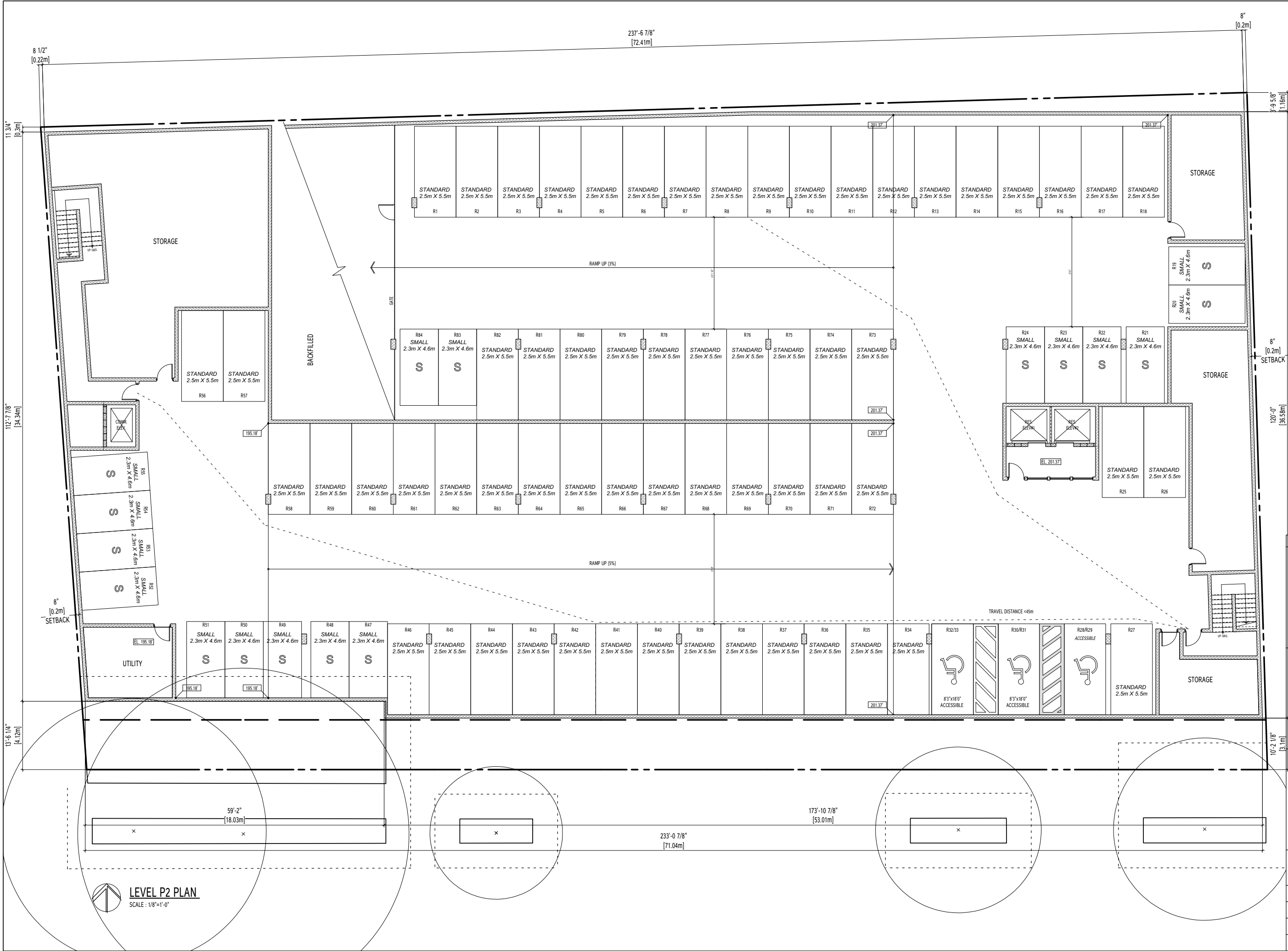
SHEET NO. --

A0.1

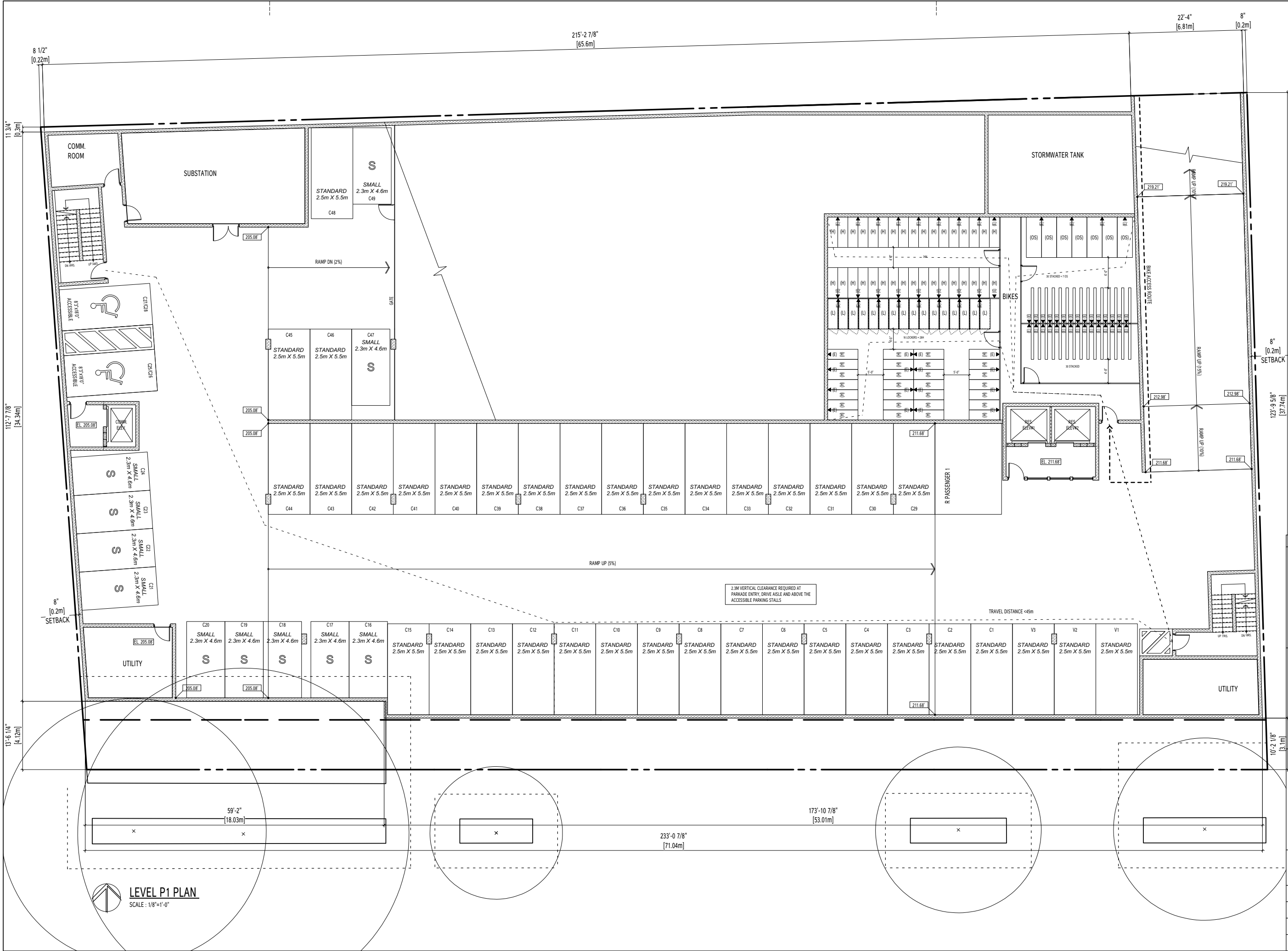
PROJ NO -- 2101



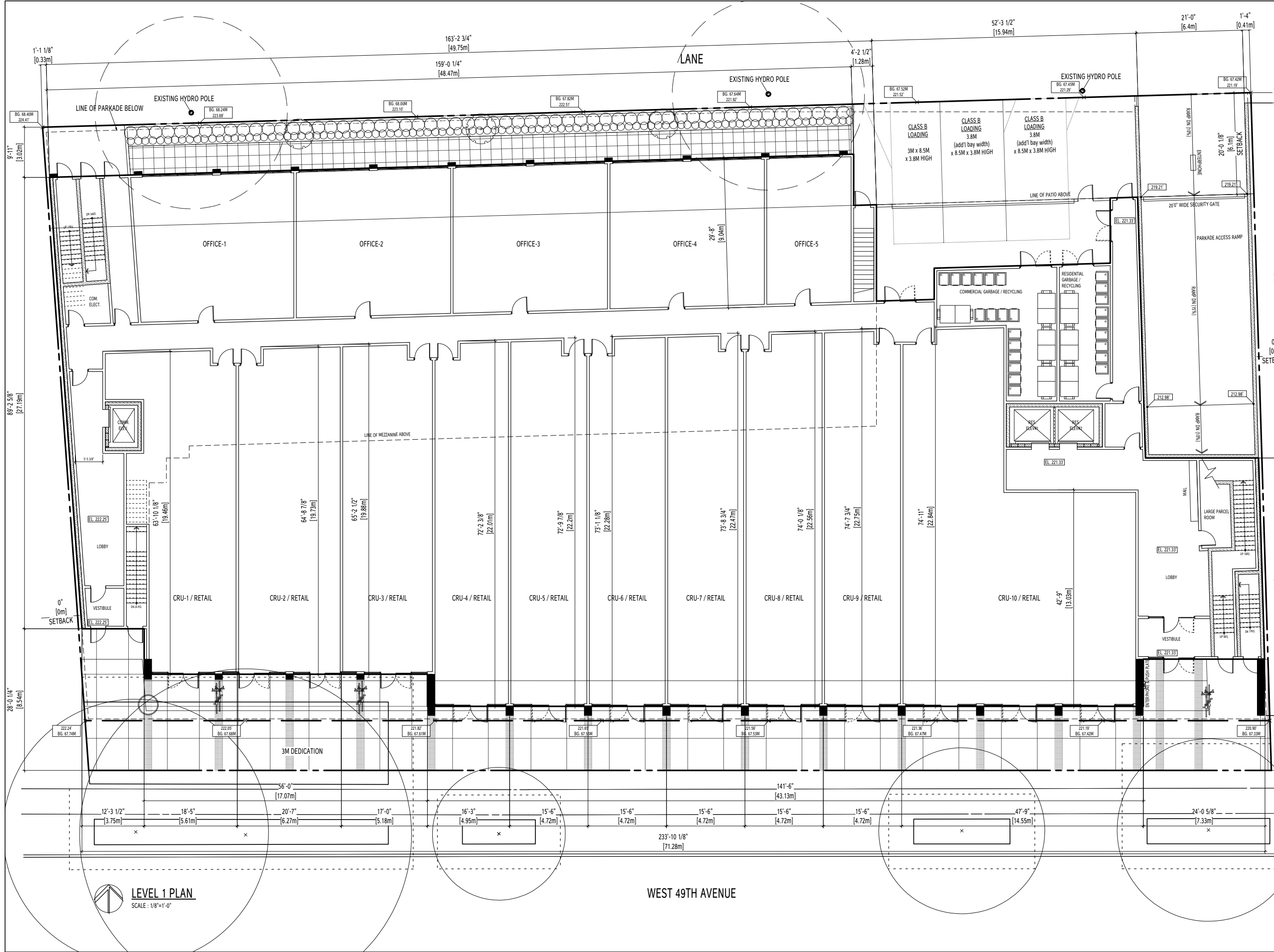
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PROJECT --		
MIXED - USE DEVELOPMENT		
131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- SITE PLAN		
SCALE --	SHEET NO. --	
DATE -- APR. 11, 2021	A1.0	
DRAWN -- TY		
CHECKED --	PROJ NO -- 2101	



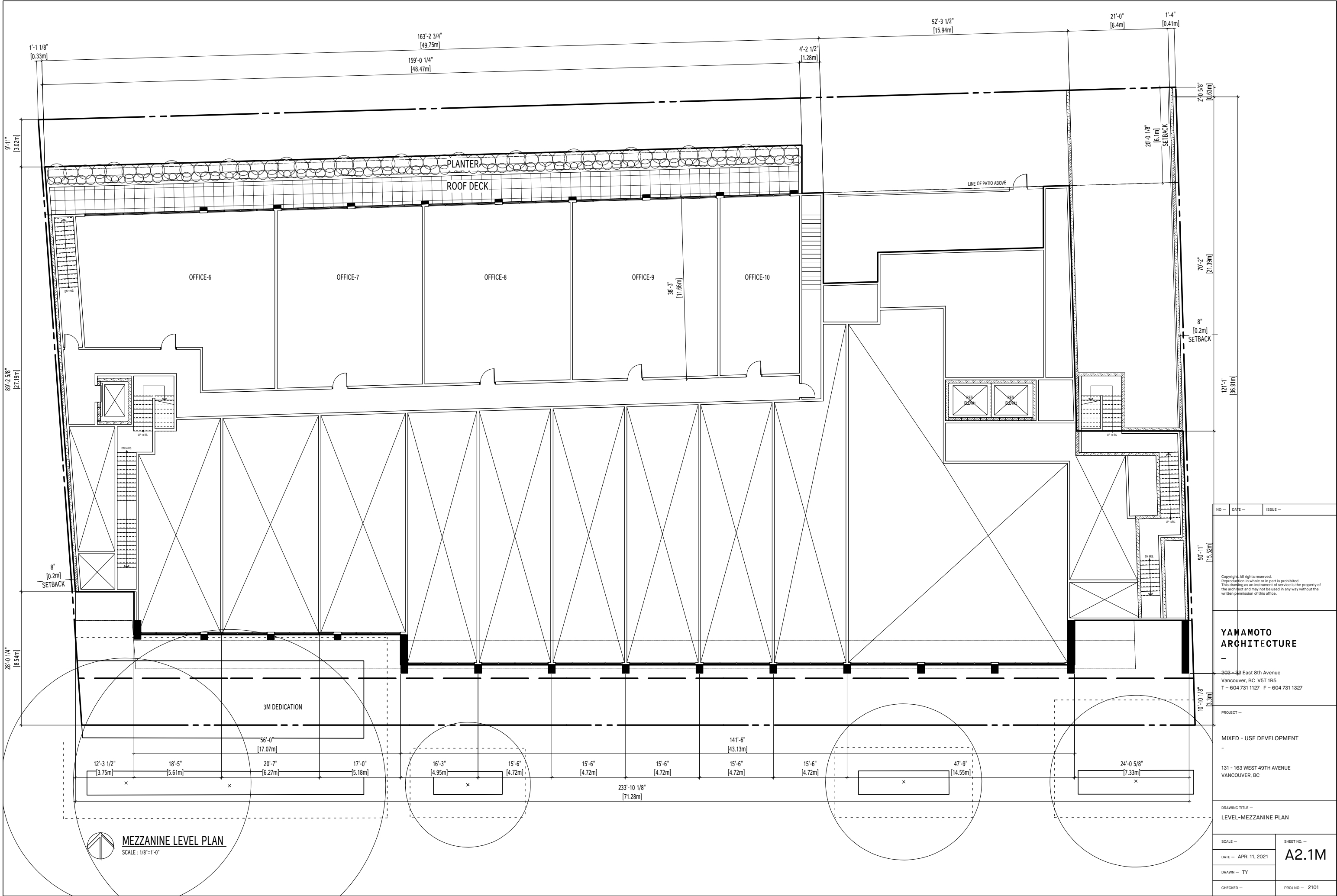
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PROJECT --		
MIXED - USE DEVELOPMENT		
131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- LEVEL PLAN-P2		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- APR. 11, 2021	A2.P2	
DRAWN -- TY/KM		
CHECKED --	PROJ NO -- 2101	



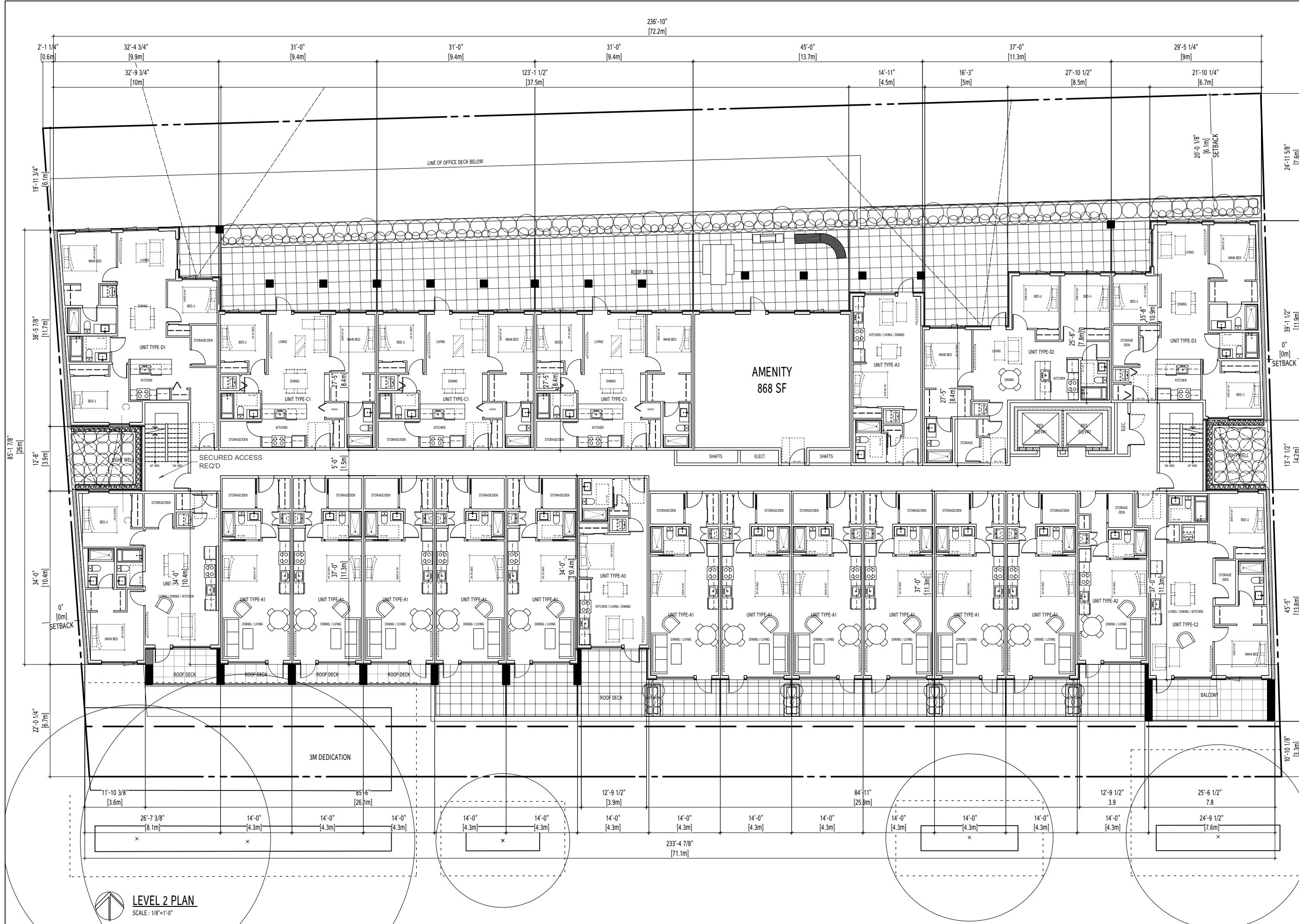
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PROJECT --		
MIXED - USE DEVELOPMENT		
131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- LEVEL PLAN-P1		
SCALE -- 1/8" = 1'-0"	SHEET NO. --	
DATE -- APR. 11, 2021	A2.P1	
DRAWN -- TY/KM		
CHECKED --	PROJ NO -- 2101	



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PROJECT --		
MIXED - USE DEVELOPMENT		
131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE --		
LEVEL-1 PLAN		
SCALE --	SHEET NO. --	
DATE -- APR. 11, 2021	A2.1	
DRAWN -- TY		
CHECKED --	PROJ NO -- 2101	



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PROJECT -- MIXED - USE DEVELOPMENT - 131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- LEVEL-MEZZANINE PLAN		
SCALE --		SHEET NO. --
DATE -- APR. 11, 2021		A2.1M
DRAWN -- TY		
CHECKED --		PROJ NO -- 2101



LEVEL-2 UNIT TYPES		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
A1	437 SF	11
A2	384 SF	1
A3	436 SF	2
TOTAL	6065 SF	14
2 BED UNITS		
C1	752 SF	3
C2	796 SF	1
C3	778 SF	1
Total	3829 SF	5
3 BED UNITS		
D1	966 SF	1
D2	866 SF	1
D3	893 SF	1
Total	2725 SF	3
Total	12619 SF	22
*UNIT CALCULATIONS = (UNIT SIZE) - (STORAGE)		
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		

NO -- DATE -- ISSUE --

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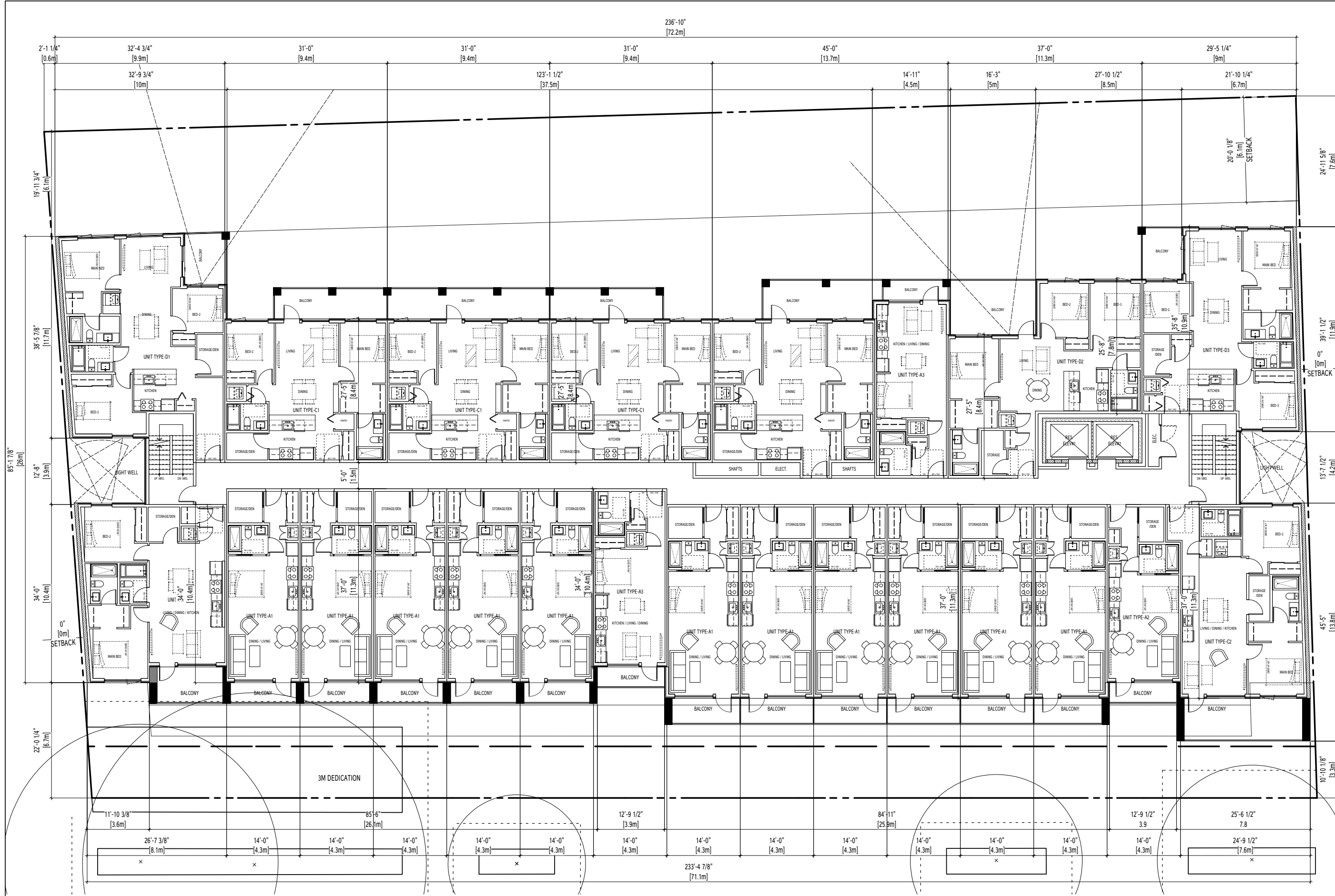
YAMAMOTO ARCHITECTURE
202-43 East 8th Avenue
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PROJECT --
MIXED - USE DEVELOPMENT
131 - 163 WEST 49TH AVENUE
VANCOUVER, BC

DRAWING TITLE --
LEVEL-2 PLAN

SCALE --
DATE -- APR. 11, 2021
DRAWN -- TY
CHECKED --

SHEET NO. --
A2.2
PROJ NO -- 2101



LEVEL-3 UNIT TYPES		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
A1	437 SF	11
A2	384 SF	1
A3	436 SF	2
TOTAL	6065 SF	14
2 BED UNITS		
C1	752 SF	3
C1a	767 SF	1
C2	796 SF	1
C3	778 SF	1
Total	4596 SF	6
3 BED UNITS		
D1	966 SF	1
D2	866 SF	1
D3	893 SF	1
Total	2725 SF	3
Total	13386 SF	23
*UNIT CALCULATIONS = (UNIT SIZE) - (STORAGE)		
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		

NO — DATE — ISSUE —

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PROJECT —

MIXED - USE DEVELOPMENT

131 - 163 WEST 49TH AVENUE
VANCOUVER, BC

DRAWING TITLE —

LEVEL-3 PLAN

SCALE —

DATE — APR. 11, 2021

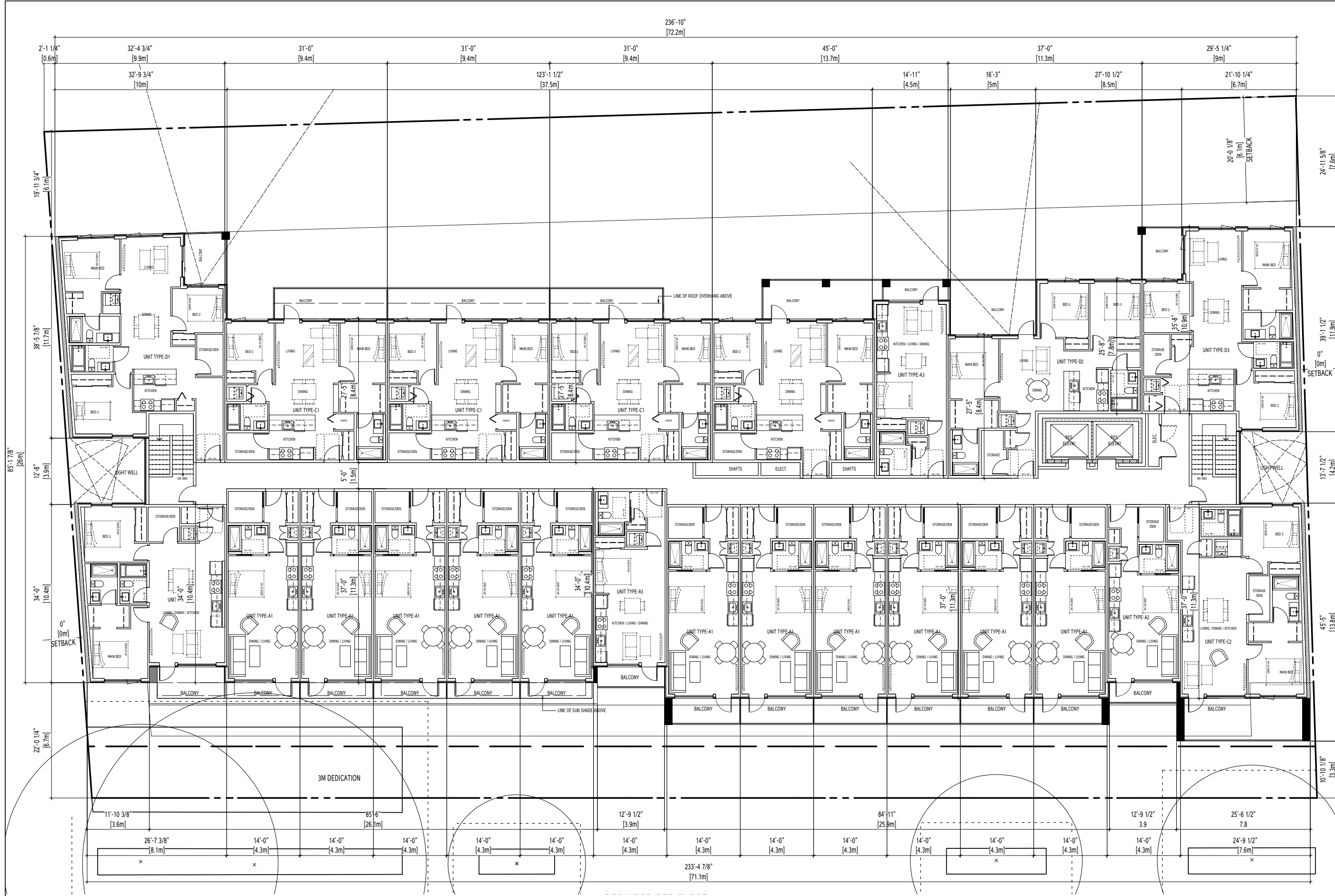
DRAWN — TY

CHECKED —

SHEET NO. —

A2.3

PROJ NO — 2101



LEVEL-4 UNIT TYPES		
TYPE	UNIT AREA (W/O STORAGE)	COUNT
STUDIO		
A1	437 SF	11
A2	384 SF	1
A3	436 SF	2
TOTAL	6065 SF	14
2 BED UNITS		
C1	752 SF	3
C1a	767 SF	1
C2	796 SF	1
C3	778 SF	1
Total	4596 SF	6
3 BED UNITS		
D1	966 SF	1
D2	866 SF	1
D3	893 SF	1
Total	2725 SF	3
Total	13386 SF	23
*UNIT CALCULATIONS = (UNIT SIZE) - (STORAGE)		
*UNIT AREAS ARE TAKEN FROM INSIDE OF WALLS		

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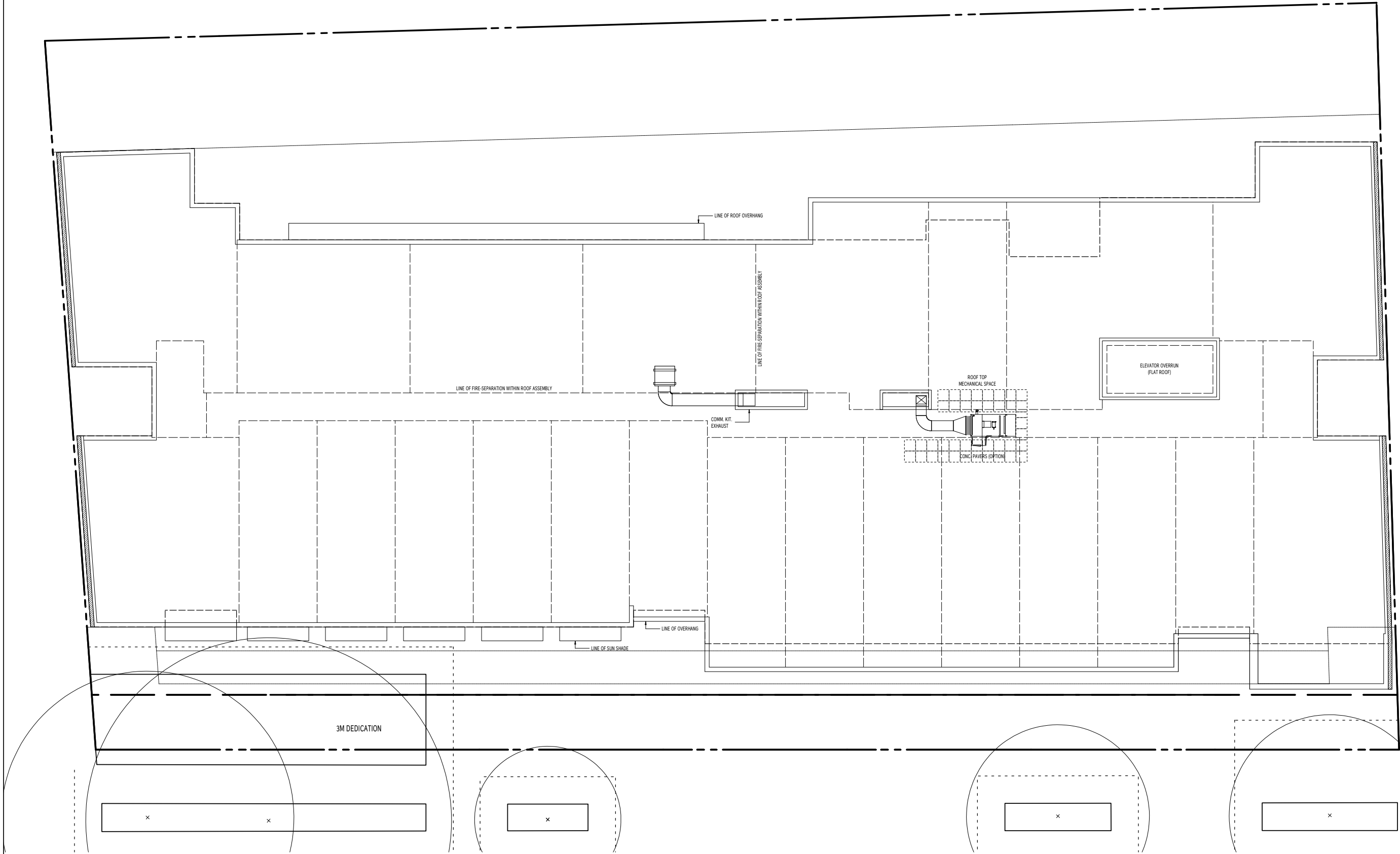
PROJECT --

MIXED - USE DEVELOPMENT

131 - 163 WEST 49TH AVENUE
VANCOUVER, BC

DRAWING TITLE --
LEVEL-4 PLAN

SCALE --	SHEET NO. --
DATE -- APR. 11, 2021	A2.4
DRAWN -- TY	
CHECKED --	PROJ NO -- 2101



ROOF PLAN
SCALE : 1/8"=1'-0"

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PROJECT — MIXED - USE DEVELOPMENT — 131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE — ROOF PLAN		
SCALE —	A2.5	
DATE — APR. 11, 2021		
DRAWN — TY		
CHECKED —		
PROJ NO — 2101		

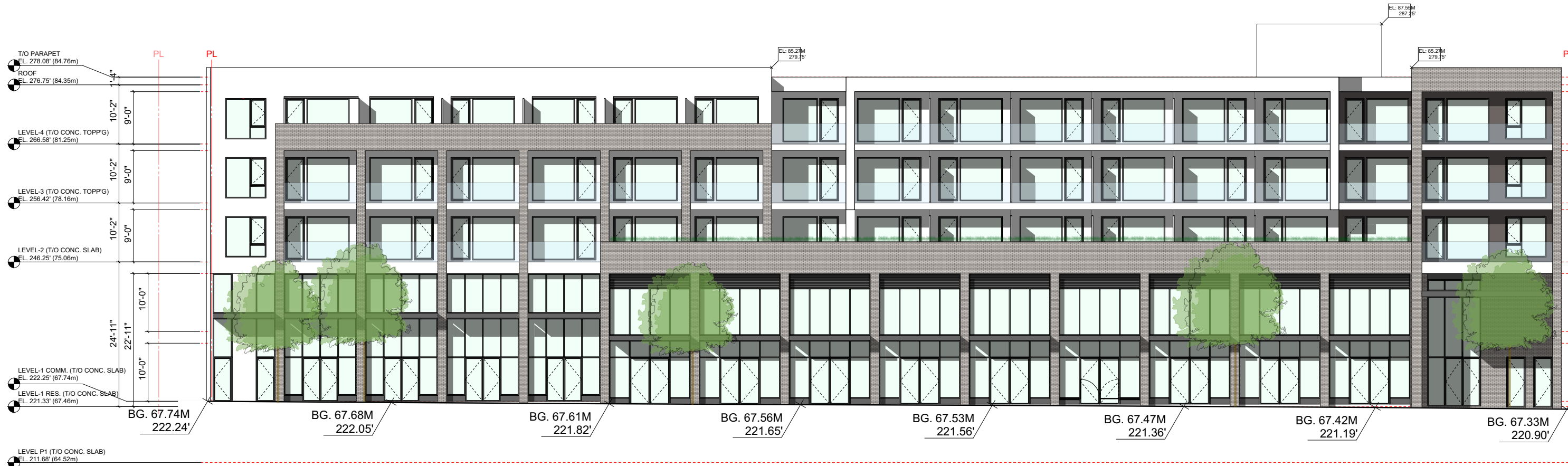


STREETSCAPE - WEST 49TH AVE
SCALE : N.T.S.

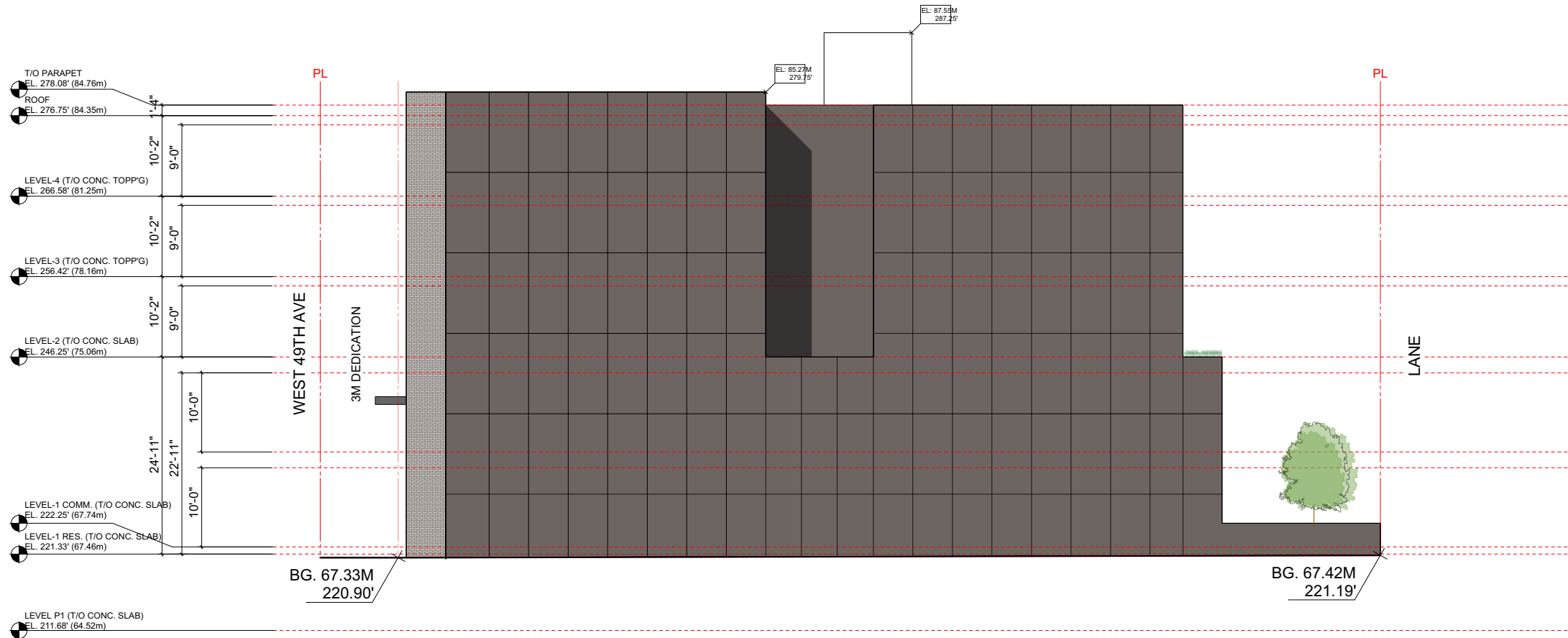


STREETSCAPE - LANE
SCALE : N.T.S.

NO —		DATE —	ISSUE —
VE 6488 COLUMBIA ST.			
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PROJECT — MIXED - USE DEVELOPMENT — 131 - 163 WEST 49TH AVENUE VANCOUVER, BC			
DRAWING TITLE — STREETSCAPE			
SCALE — N.T.S.		SHEET NO. — A3.0	
DATE — APR. 29, 2021			
DRAWN — KM			
CHECKED —		PROJ NO — 2101	



SOUTH ELEVATION - WEST 49TH AVE
SCALE : 1/8"=1'-0"

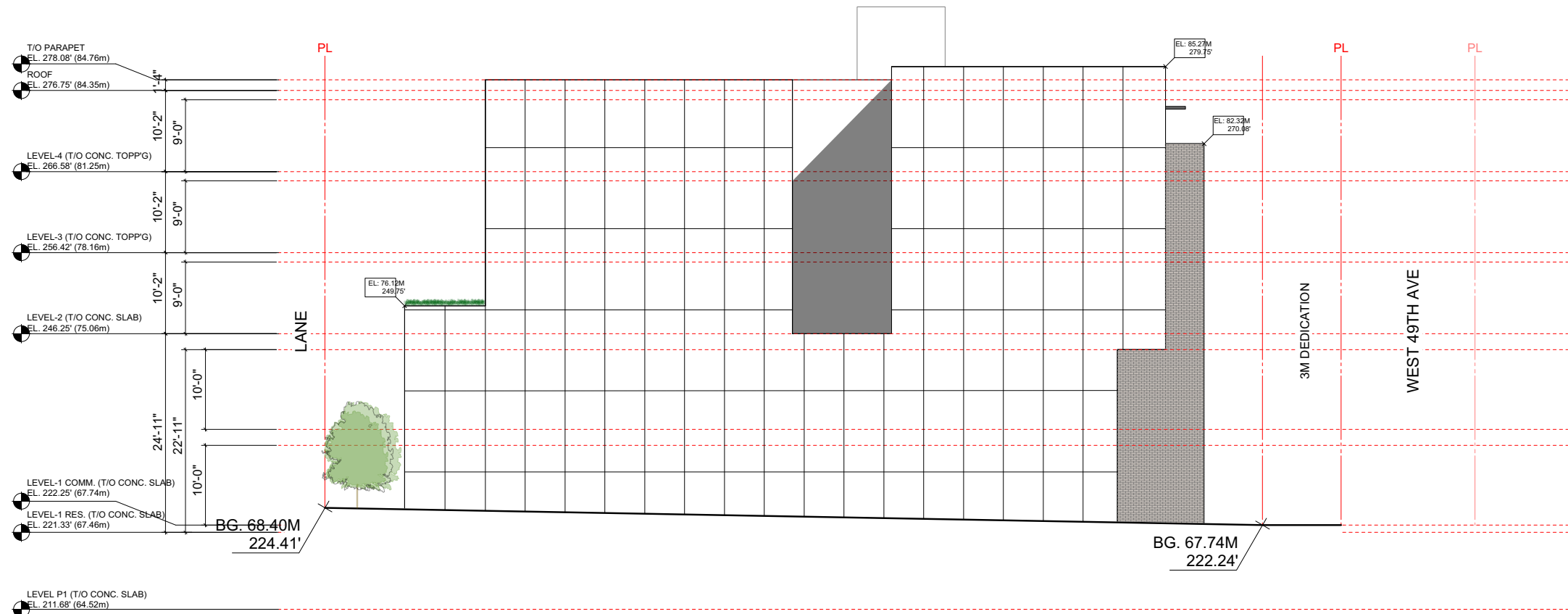


EAST ELEVATION
SCALE : 1/8"=1'-0"

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PROJECT -- MIXED - USE DEVELOPMENT - 131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- ELEVATION		
SCALE --	SHEET NO. -- A3.1	
DATE -- APR. 29, 2021		
DRAWN --		
CHECKED --	PROJ NO -- 2101	

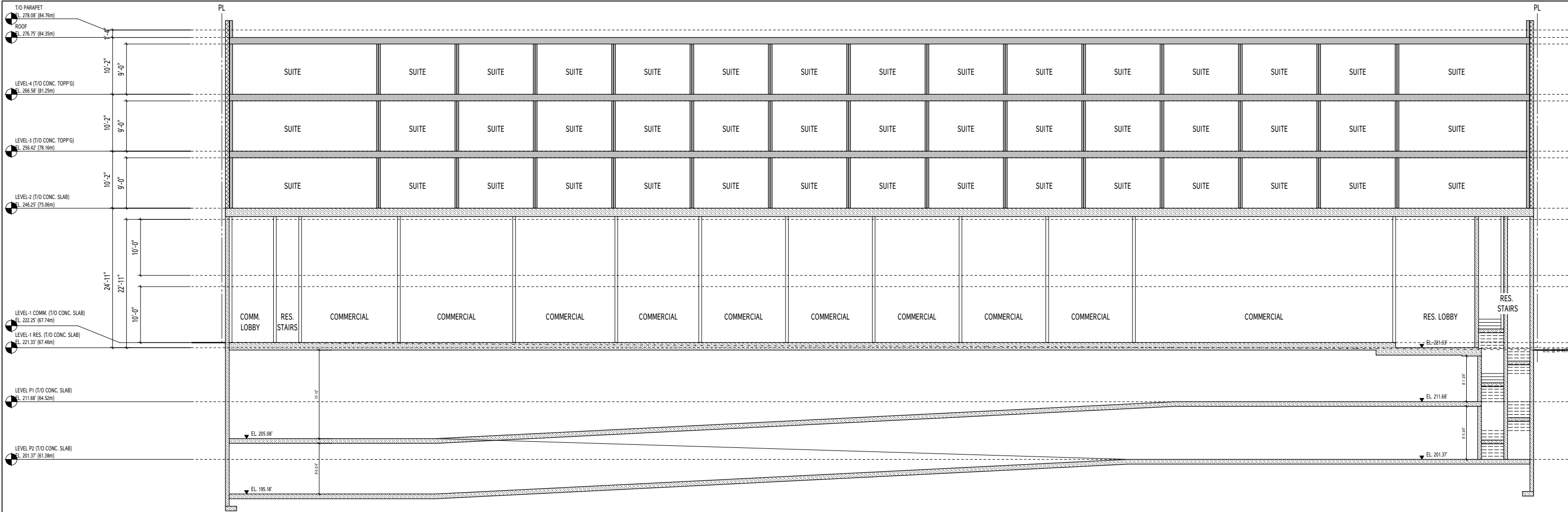


NORTH ELEVATION - LANE
SCALE : 1/8"=1'-0"

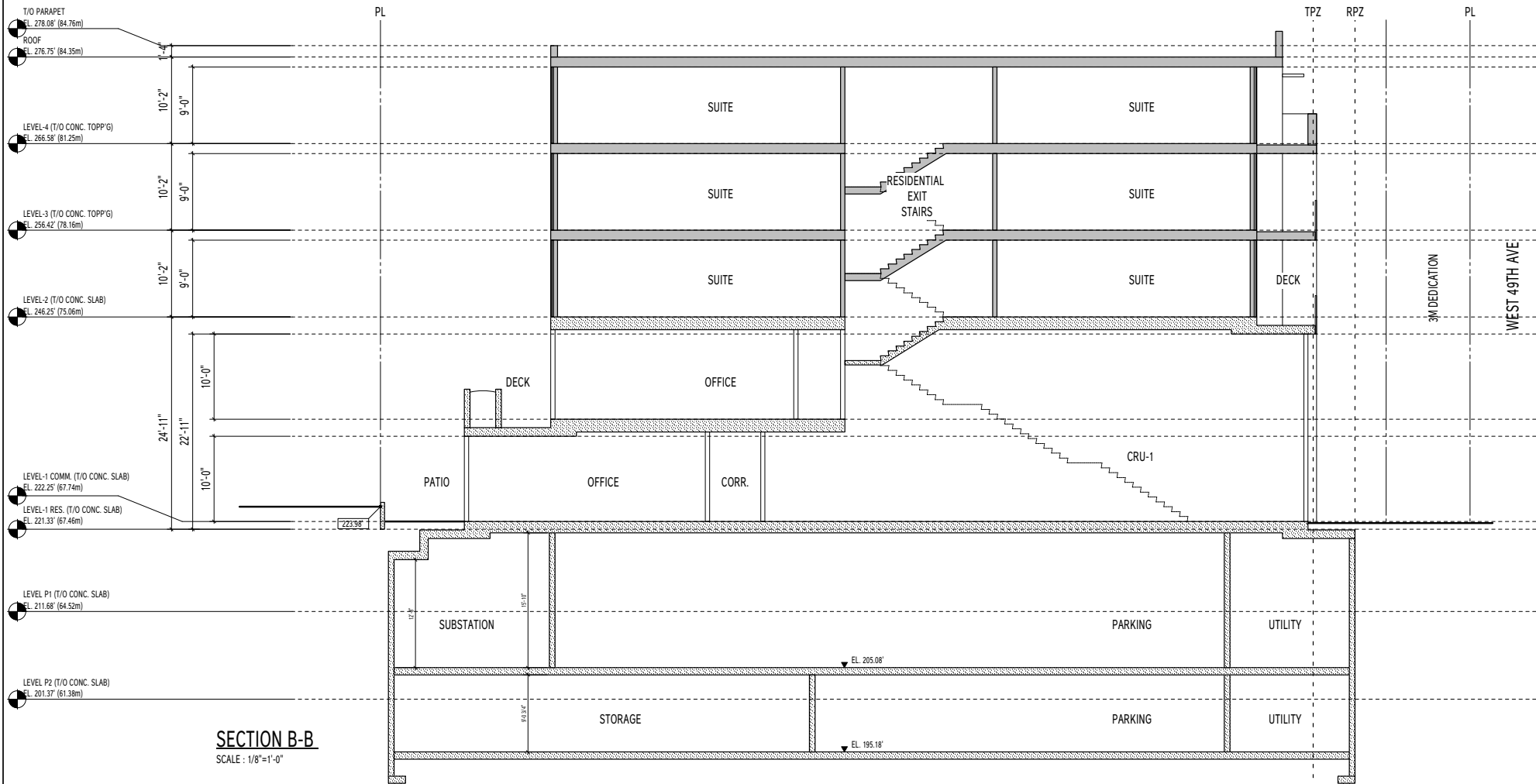


WEST ELEVATION
SCALE : 1/8"=1'-0"

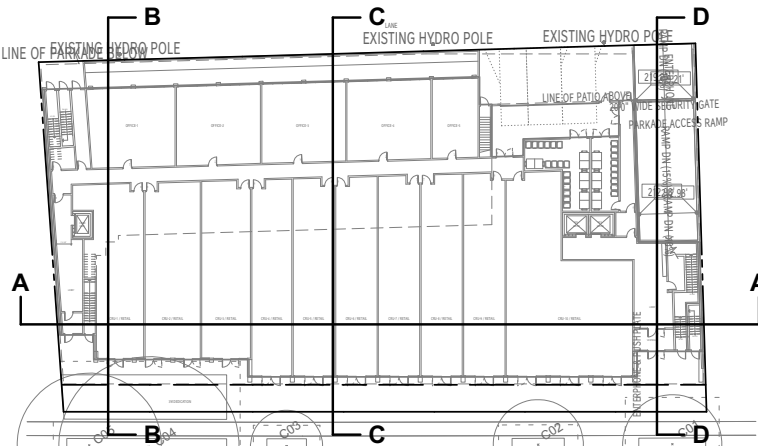
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PROJECT -- MIXED - USE DEVELOPMENT - 131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- ELEVATION		
SCALE --	SHEET NO. --	
DATE -- APR. 29, 2021	A3.2	
DRAWN --		
CHECKED --	PROJ NO -- 2101	



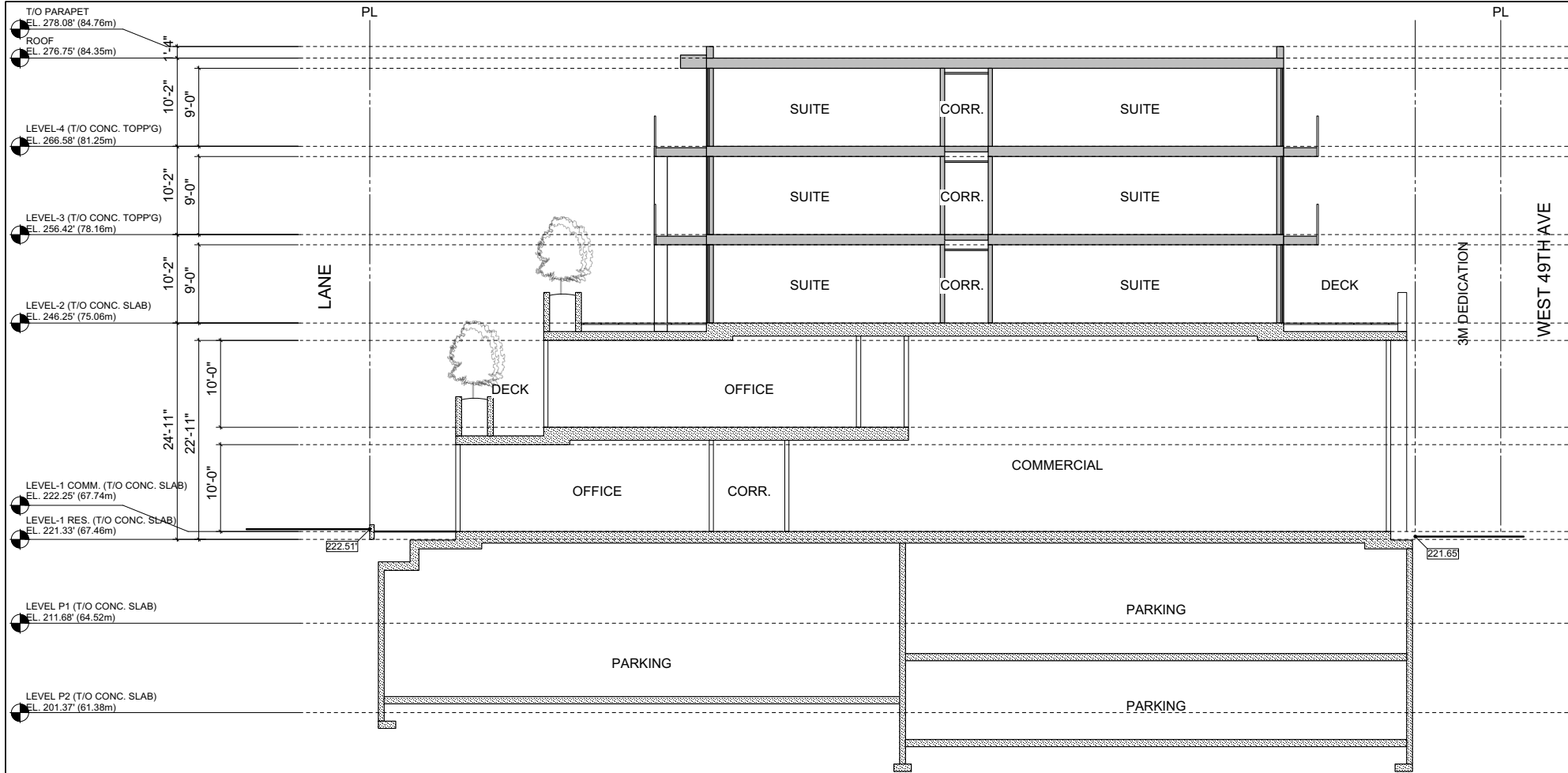
SECTION A-A
SCALE : 1/8"=1'-0"



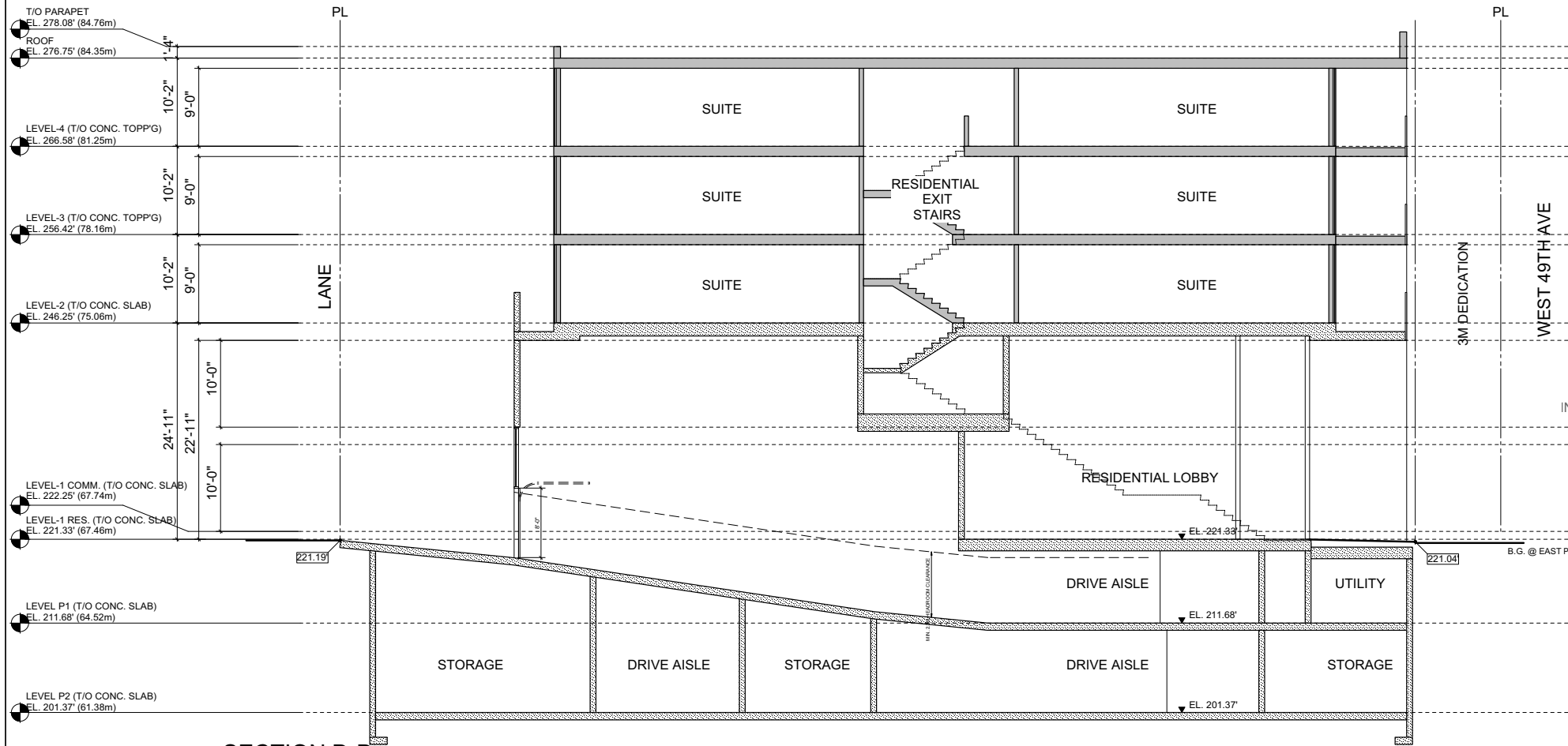
SECTION B-B
SCALE : 1/8"=1'-0"



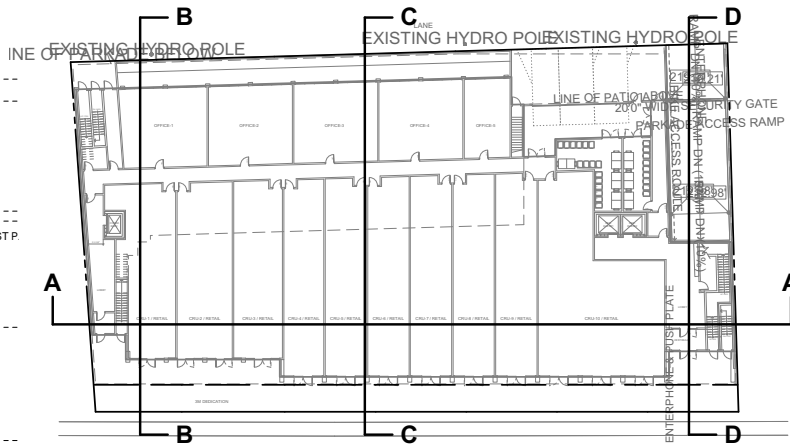
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PROJECT --		
MIXED - USE DEVELOPMENT		
131 - 163 WEST 49TH AVENUE VANCOUVER, BC		
DRAWING TITLE -- SECTION		
SCALE --	SHEET NO. -- A4.1	
DATE -- APR. 29, 2021		
DRAWN --		
CHECKED --	PROJ NO -- 2101	



SECTION C-C
SCALE : 1/8"=1'-0"



SECTION D-D
SCALE : 1/8"=1'-0"



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<p>YAMAMOTO ARCHITECTURE</p> <p>-</p> <p>202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327</p>		
<p>PROJECT --</p> <p>MIXED - USE DEVELOPMENT</p> <p>-</p> <p>131 - 163 WEST 49TH AVENUE VANCOUVER, BC</p>		
<p>DRAWING TITLE --</p> <p>SECTION</p>		
SCALE --	SHEET NO. --	
DATE -- APR. 29, 2021	A4.2	
DRAWN --		
CHECKED --	PROJ NO -- 2101	



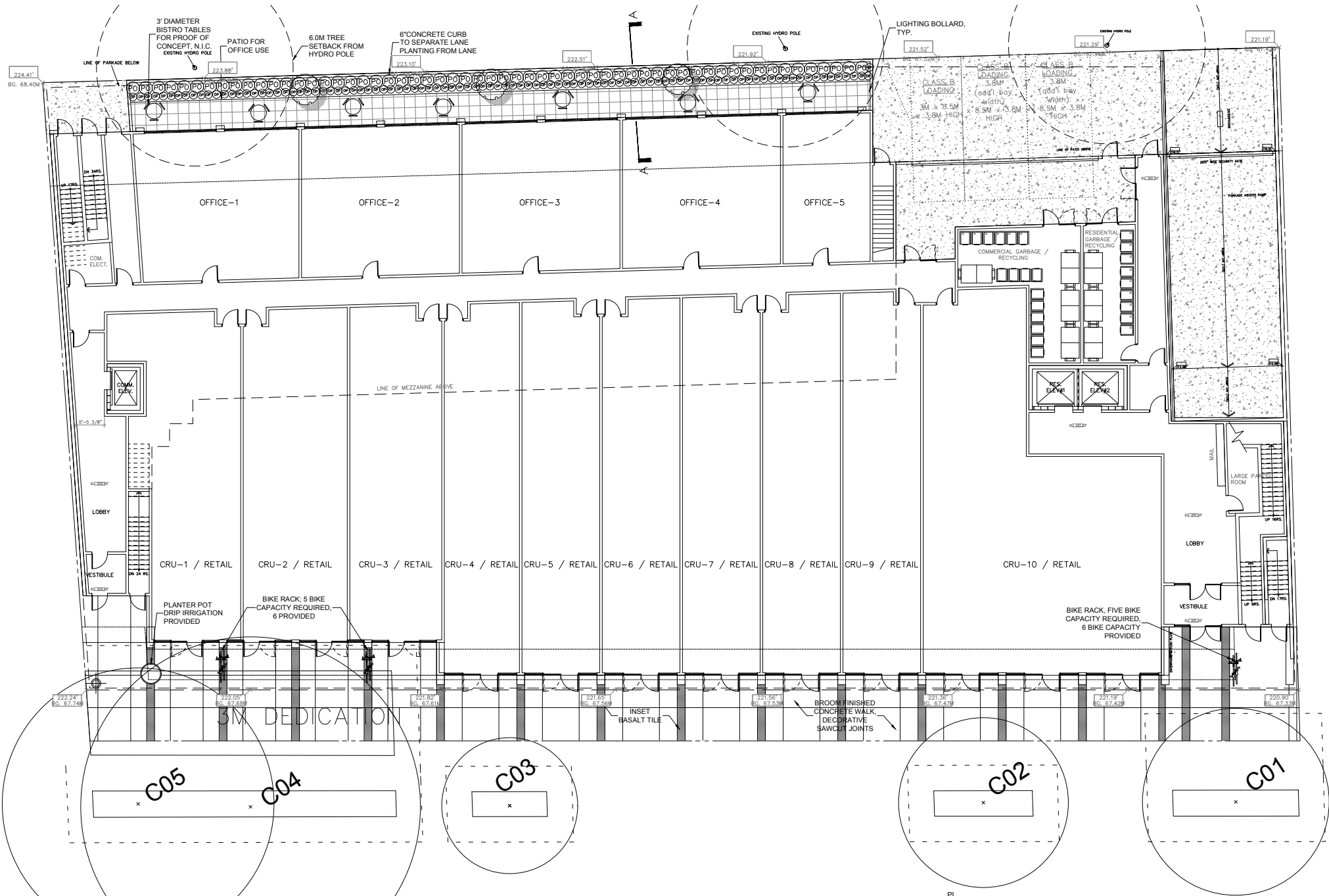
MAGLIN SC 1600 SERIES BENCH: IPE SLATS AND SILVER 14 GLOSS POWDERCOAT, OR APPROVED EQUIVALENT.



MAGLIN SC 1600 SERIES BIKE RACK: SILVER 14 GLOSS POWDERCOAT, OR APPROVED EQUIVALENT.

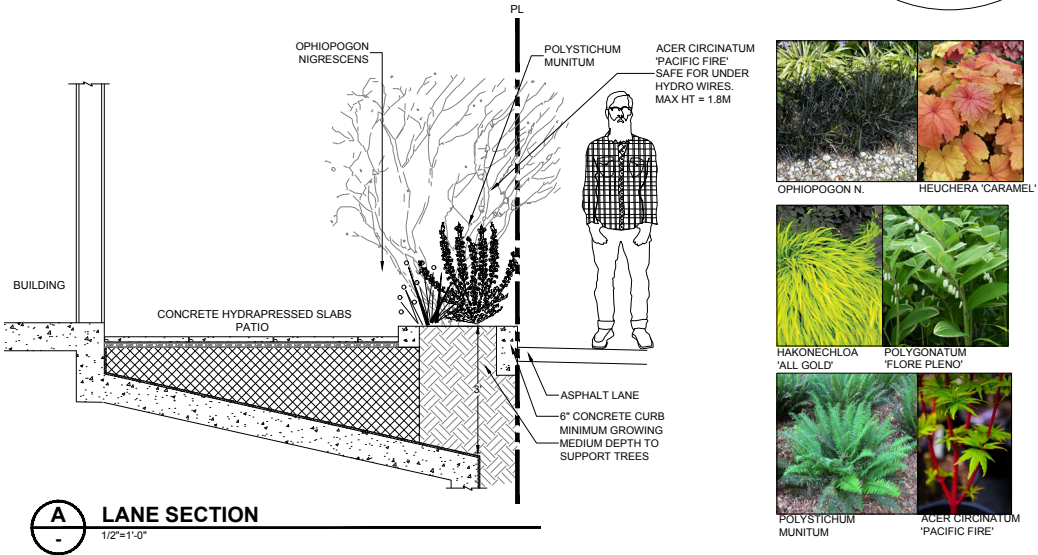


KUZCO LIGHTING COMO LIGHTING BOLLARD EB48328, OR APPROVED EQUIVALENT.



PLANT SCHEDULE - GROUND FLOOR				PMG PROJECT NUMBER: 21-089
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	3	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
GRASS	99	OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	#1 POT
GC	58	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 20CM

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 CNLA 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 LOWER MAINLAND AND FRASER 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.



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LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
3	21.JUL.14	ADD PATIOS TO END UNITS	CLG
2	21.JUL.09	UPDATE PER NEW SITE PLAN	CLG
1	21.JUN.28	UPDATE PER COMMENTS	CLG

CLIENT:

PROJECT:
**MIXED-USE BUILDING
OFFICE SCHEME**

**131-163 WEST 49TH AVENUE
VANCOUVER**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 21.JUN.18
SCALE: 3/32" = 1'-0"
DRAWN: CLG
DESIGN: CLG
CHK'D: PC

DRAWING NUMBER:
L1
OF 4

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

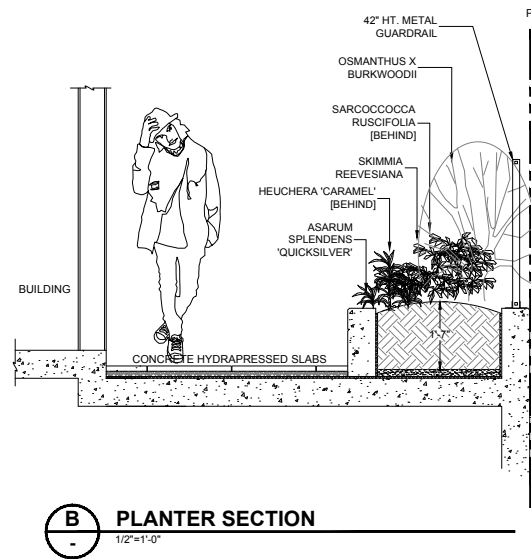
L2

F 4



PLANT SCHEDULE - MEZZANINE				PMG PROJECT NUMBER: 21-089
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(S)	13	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
(S)	38	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
(S)	13	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
PERENNIAL				
(P)	13	HEUCHERA MACRANTHA 'CARAMEL'	CORAL BELLS; LIGHT ORANGE RED	15CM POT
GC				
(AS)	26	ASARUM SPLENDENS 'QUICKSILVER'	VARIEGATED SHOWY WILD GINGER	#1 POT; 20CM

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 ONLY A STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE MEETING. * 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 PLANT 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.





CLIENT:

**131-163 WEST 49TH AVENUE
VANCOUVER**

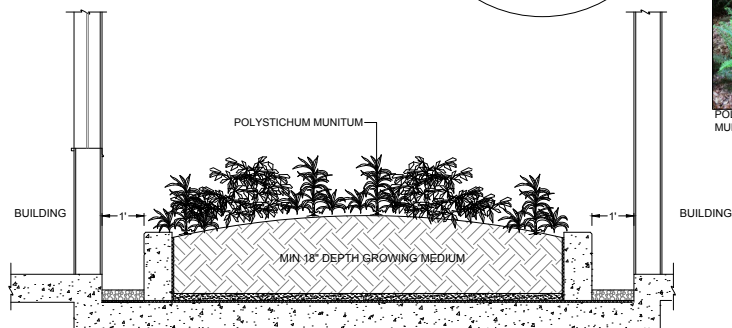
LANDSCAPE PLAN

SCALE: $3/32" = 1'-0"$

DESIGN: CLG

L3

OF 4



C PLANTED LIGHT WELL SECTION
1/2"=1'-0"

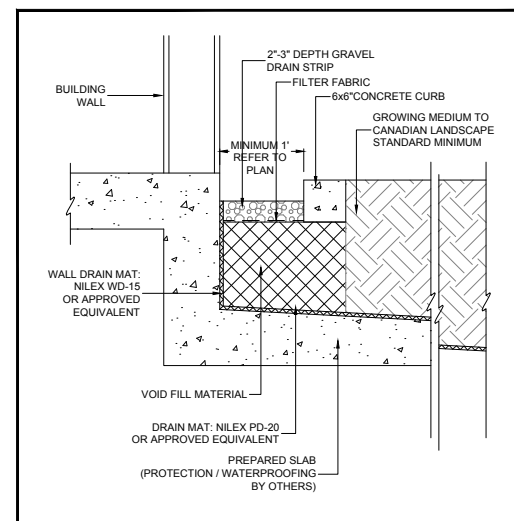
PLANT SCHEDULE - MEZZANINE				PMG PROJECT NUMBER: 21-089
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(S)	13	OSMANTHUS X BURKWOODII	BURKWOOD OSMANTHUS	#3 POT; 50CM
(S)	38	SARCOCOCCA HOOKERANA 'RUSCIFOLIA'	FRAGRANT SWEETBOX	#2 POT; 30CM
(S)	13	SKIMMIA REEVESIANA	DWARF SKIMMIA	#3 POT; 40CM
PERENNIAL				
(P)	13	HEUCHERA MACRANTHA 'CARAMEL'	CORAL BELLS; LIGHT ORANGE RED	15CM POT
GC				
(AS)	26	ASARUM SPLENDENS 'QUICKSILVER'	VARIEGATED SHOWY WILD GINGER	#1 POT; 20CM

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 ONLY A STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER SIZES AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT THE MEETING. * 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 PLANT 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.

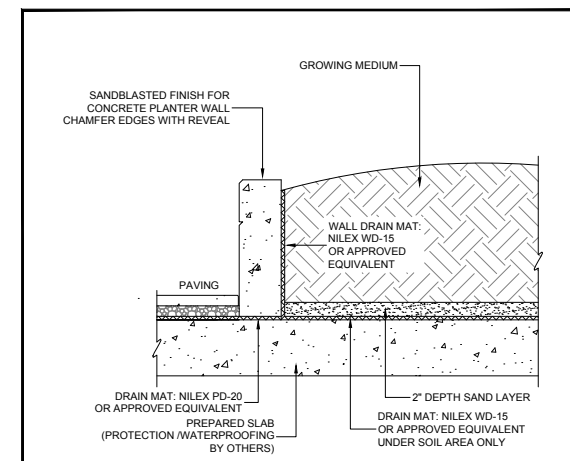
p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 : f: 604 294-0022

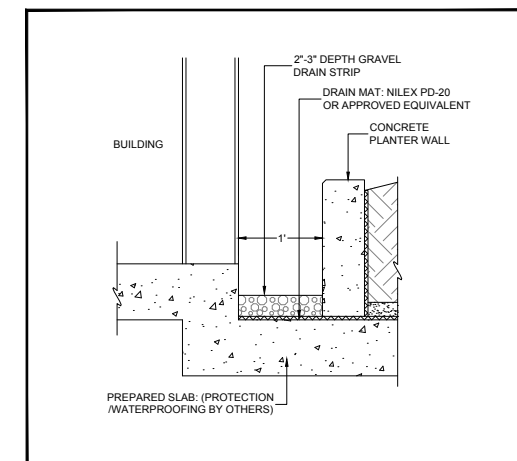
1



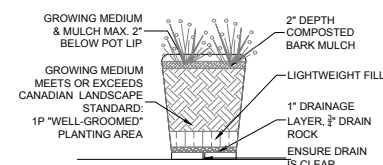
1 DRAIN STRIP AT BUILDING AT SLAB DROP
1"=1'-0"



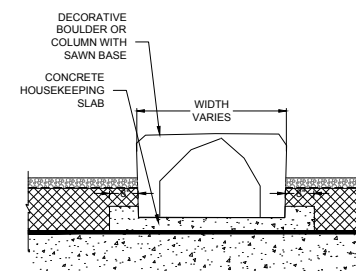
2 PLANTER WALL ON SLAB
1"=1'-0"



3 DRAIN ROCK STRIP AT BUILDING ON SLAB
1"=1'-0"



4 PLANTING IN POTS



5 BOULDERS & COLUMNS ON SLAB
1/2"=1'-0"

CLIENT:

MIXED-USE BUILDING OFFICE SCHEME

131-163 WEST 49TH AVENUE
VANCOUVER

LANDSCAPE DETAILS

L4

OF 4