



# RESUBMISSION FOR REZONING APPLICATION JANUARY 21, 2022

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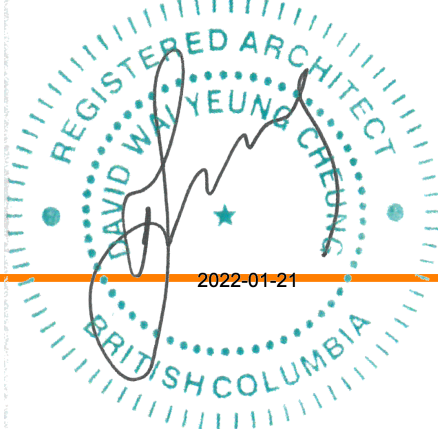
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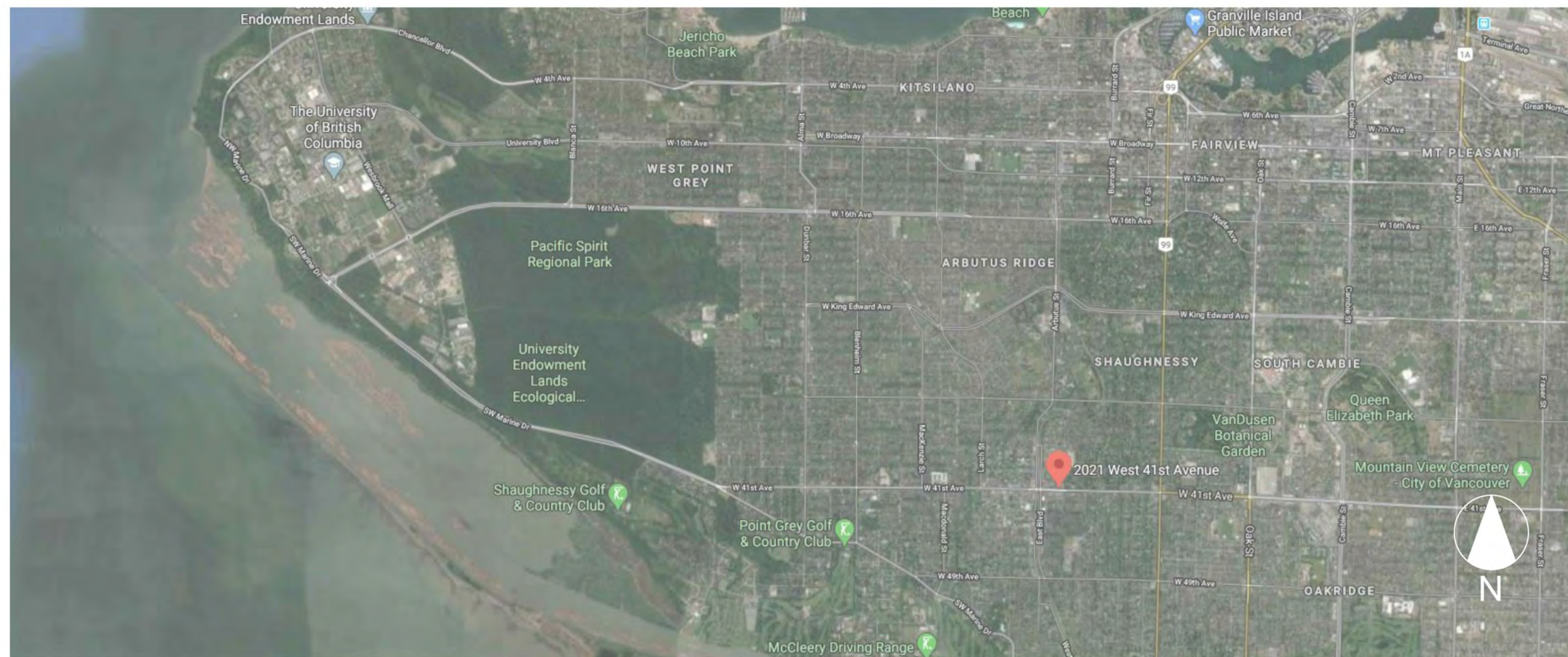
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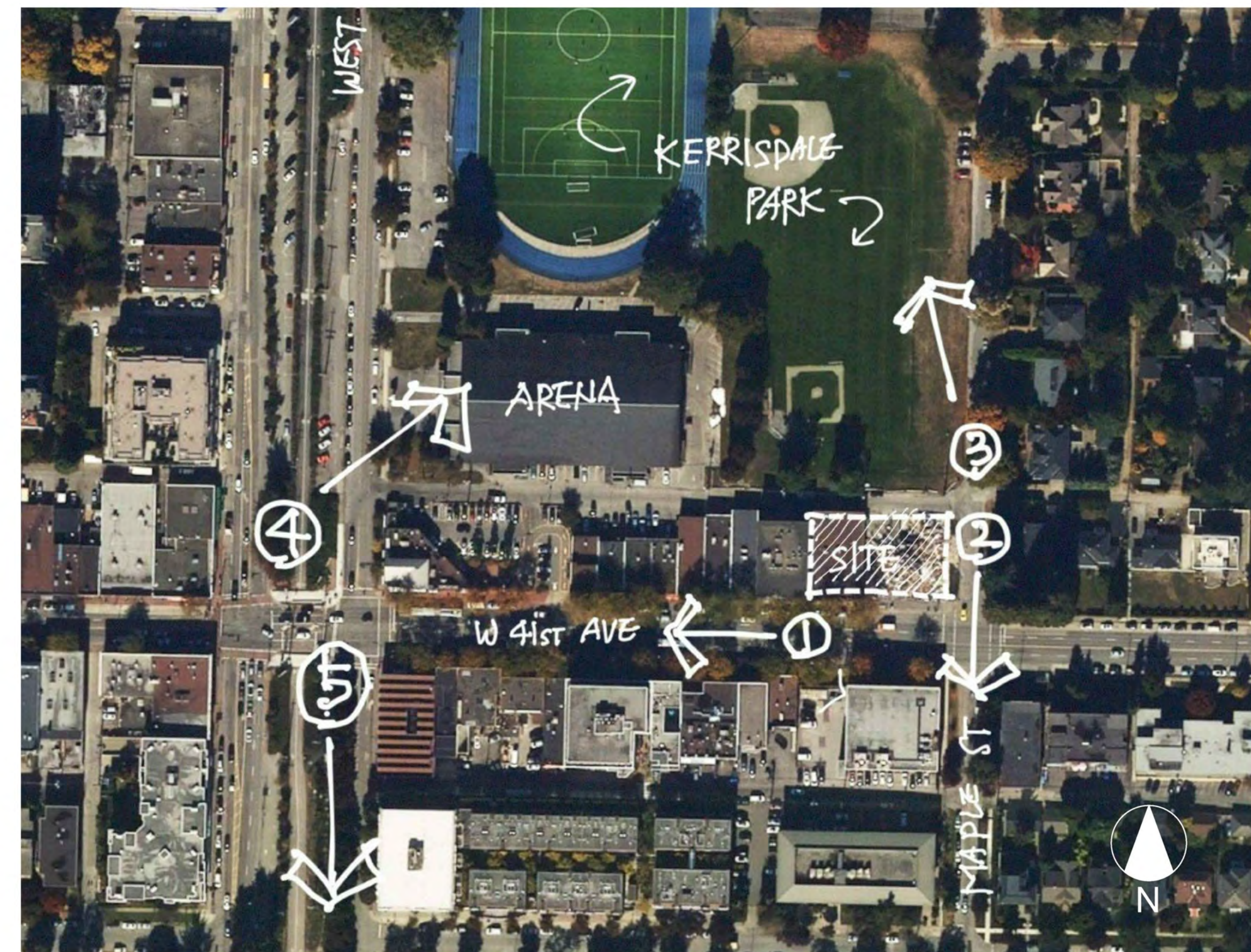
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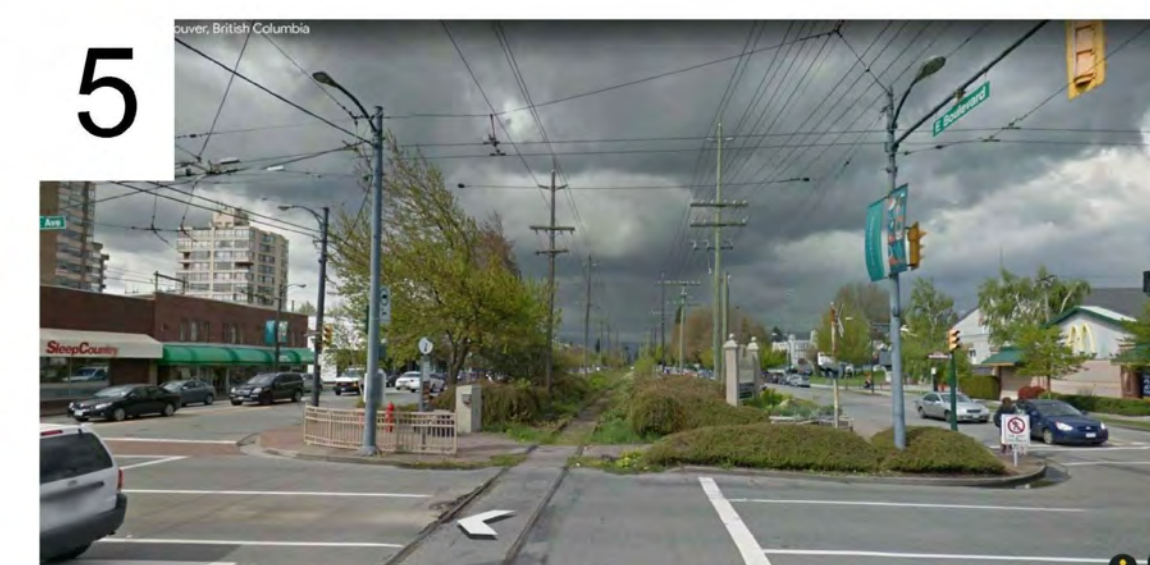
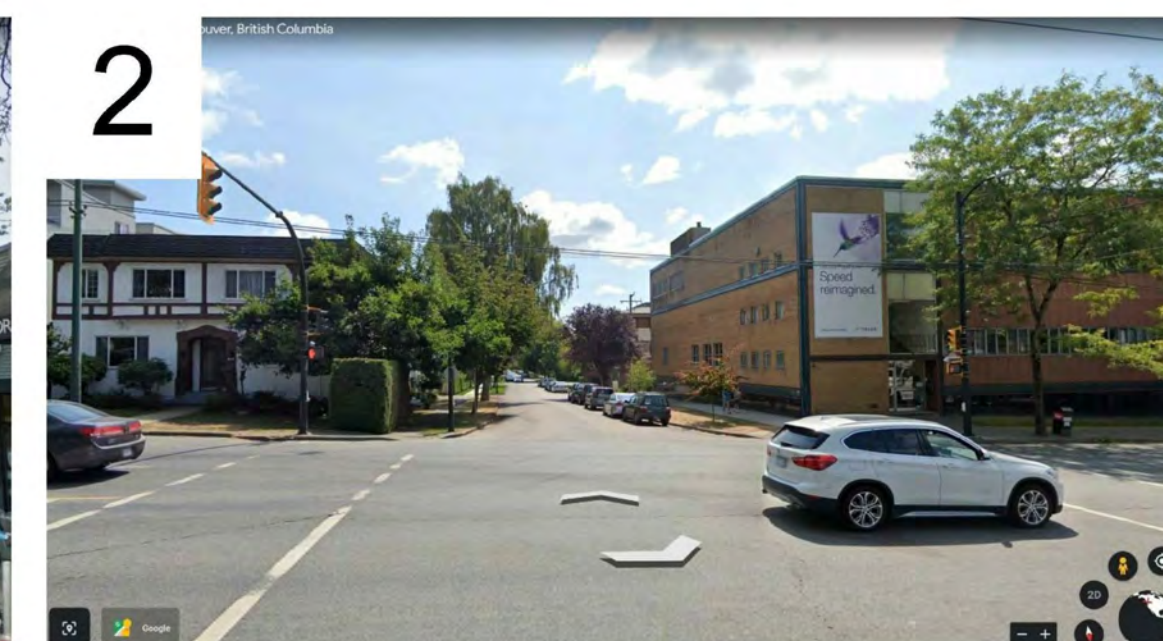
VICINITY PLAN, NTS



CONTEXT MAP, NTS



BIRDS EYE VIEW OF KERRISDALE AREA, NTS



## Project Overview

### Rezoning Intent:

The purpose of this rezoning is to provide a 6 storey mixed-use building on an existing C-2 site. The aim is to alleviate Vancouver's housing demands while providing a community-centric building that serves the population of Kerrisdale.

### Context Overview:

The site of the proposed development is located at the East end block of an existing C-2 zoned site at the Northwest corner of the intersection between West 41<sup>st</sup> Avenue and Maple street.

To the North of the site across a city lane is the Kerrisdale Park along with amenities such as the Kerrisdale Cyclone Taylor Arena, the Kerrisdale Figure Stating Club, and the Kerrisdale Park Running Track. On the other side of the Kerrisdale Park is the Point Grey Secondary School. At the end of the block to the East is the Arbutus Greenway along with numerous commercial units on the West 41<sup>st</sup> Avenue.

The 15,310ft<sup>2</sup> site has a significant slope from East to West along W. 41<sup>st</sup> Avenue of approximately 8ft

### Development Proposal:

The development proposal features are:

- A six storey mixed-use building with 34 residential units, 1 daycare centre, and 4 commercial rental units.
- The residential units consist of a mix-of rental with corresponding units that follow the DCL wavier. The policies that we are following include Rental 100, Rental Incentives, Family Room, High Density, Arbutus Ridge, Kerrisdale & Shaughnessy Community Vision. Allowing availability and preventing exclusiveness in the rental units.
- 10 ft residential floor to floor height.
- Common amenity area as well as storage and open balconies provided for the residential tenants.
- Mix of unit type sizes providing one bedroom (50%), two bedroom (30%), and three bedrooms (20%)
- Separate entries for commercial, residential & daycare.
- Commercial Rental Units at ground level fronting W. 41<sup>st</sup> Avenue with on-grade loading and garbage facing north side city lane.
- Ground level commercial units with slab breaks to accommodate the significant slope across site from East to West.
- High ground floor to floor with commercial units with minimum of 15' height.
- The top four storeys are stepped back at North side to reduce massing and overshadowing at the Kerrisdale Park. The top three storeys are set backed at the East side to ensure light availability on Maple Street.
- Two levels of underground parking providing commercial, daycare, co-tutoring, residential and visitor car parking stalls and bike parking
- Garbage and recycling located at the ground floor with access from the rear lane to the north.
- Low emission green building with green building initiatives to achieve minimum of LEED Gold certification.

### Community-Centric:

The proposal seeks to revitalize a site that is currently half empty and half occupied by a one storey commercial building. By proposing a mixed-use building, the development utilizes the site efficiently in a way that introduces more culture and opportunity into the community of Kerrisdale. The flagship daycare at the second floor will establish an additional attraction for Kerrisdale complementing Point Grey Secondary School just north of the site. The proposal will also increase Kerrisdale's supply of rental housing welcoming families of various sizes. We hope that the building will become a local icon of the community, a building that the community can be proud of and agrees with.

### Design Rationale:

We are proposing a six storey building at the current C-2 zone in support of the City of Vancouver's desire for higher densities in selected locations under the "Secured Rental Policy".

We saw this development as an opportunity to connect with the community of Kerrisdale, the unique site location allows for a Gateway Building that marks the entry to Kerrisdale, which led to an more unconventional building design compared to other buildings in the area. The mixed-use nature of the building aims to answer the ever-increasing demand for housing in the City of Vancouver especially in a desired area. The need for daycare and/or pre-school facilities in the Kerrisdale area also contributes to the mixed-use nature of the building, attracting young families to move into the neighborhood and have children who will become native Kerrisdale residents.

The distinctive building design seeks to create iconic, dynamic, and vibrant architecture. Establishing a strong presence at the heart of Kerrisdale with the goal of setting a new center/icon for the area. The undulating horizontal white bands are abstracted from Vancouver's natural scenery, specifically the mountain line towards the north of the building. Resulting in a building form that is logically based on the vernacular elements of Vancouver, but stands out in itself through materiality.

The form of the building with its stepped balconies on the north side provides occupants with a theatre-inspired setting to visually link with the distant natural horizon of mountains. Children playing on the second and third floor patios and tenants on the residential floor balconies can connect themselves with greenery in the park to the north, but also the far-off mountains. This connection to nature can hugely improve the mental states of their wellbeing.

Starting from second floor, the North side of the building steps in to prevent any overshadowing on to Kerrisdale Park and to break up the façade to avoid a monolithic mass. The top three floors are set backed at the East side to prevent overshadowing on to Maple street and the single family housing to the East. Refer to conceptual aerial images below.

The amount of glazing, especially at the second and third floors, seeks to provide children with spaces that are well day-lit and exposed to outdoor elements to promote enhanced mental and physical wellbeing. With sustainability in mind, the glazing of the building will be triple glazed to ensure energy efficiency.


Strong focus and consideration of a sustainable building is because we understand that earth resources are finite, and that we must transition to better building practices and responsible use of materials. We have engaged RDH and Kane Consulting to assist with sustainable design strategies to achieve a low emissions green building and registration with Canada Green Building Council for a LEED Gold designation.

A mix of wood frame and concrete is used for the building. Wood frame is used wherever is possible in consideration for sustainability and concrete is used so design elements such as ceiling heights are not to be compromised.


Residential entry is off Maple street and Daycare drop off is off rear lane to ensure that public, semi-private, and private spaces are separated. Rear lane drop off for the daycare is also to alleviate potential back-ups onto W.41<sup>st</sup> Avenue and Maple Street. To prevent loitering and congregation that could lead to potential criminal activities ground level areas would be introduced with bright lights, security cameras, concierge, sound systems, etc.



# DESIGN STRATEGIES PROPOSED FOR LEED GOLD CERTIFICATION



**K41 Mixed Use Development**  
 LEED v4 CS Progress Report  
 Last update: February 2021



65 10 20 15 Total Project Score & Rating				GOLD				Possible Points 110			
1 1 0 0				7 1 4 2				Materials and Resources 14			
15 5 0 0				3 3 0 0				Storage and Collection of Recyclables 6			
2 2 0 0				1 1 1 1				Construction and Demolition Waste Management Planning 2			
3 1 0 0				3 1 1 1				Building Life-Cycle Impact Reduction 2			
4 2 0 0				2 1 1 1				Environmental Product Declarations 2			
4 2 0 0				2 1 1 1				Sourcing of Raw Materials 2			
1 1 0 0				5 3 2 2				Material Ingredients 2			
1 1 0 0				1 1 1 1				Construction and Demolition Waste Management 2			
6 2 0 0				5 3 2 2				Indoor Environmental Quality 10			
1 1 0 0				3 3 0 0				Minimum Indoor Air Quality Performance 2			
1 1 0 0				1 1 1 1				Environmental Tobacco Smoke Control 3			
1 1 0 0				1 1 1 1				Enhanced Indoor Air Quality Strategies 1			
1 1 0 0				1 1 3 3				Low-Emitting Materials 3			
1 1 0 0				1 1 1 1				Construction Indoor Air Quality Management Plan 1			
1 1 0 0				1 1 1 1				Daylight 3			
6 2 0 0				5 1 1 1				Quality Views 1			
1 1 0 0				5 1 1 1				Innovation 6			
1 1 0 0				1 1 1 1				Innovation - Exemplary Perf. Low-emitting materials 1			
1 1 0 0				1 1 1 1				Innovation - Exemplary Perf. Environmental Product Declarations 1			
1 1 0 0				1 1 1 1				LEED O+M Starter: Site Mgmt./ Ongoing Purchasing/ Waste Policy 1			
1 1 0 0				1 1 1 1				LEED O+M Starter: Green Cleaning and Integrated Pest Management 1			
1 1 0 0				1 1 1 1				Innovation - LEED Pilot Credit - TBD 1			
1 1 0 0				1 1 1 1				LEED Accredited Professional 1			
19 2 7 5				2 1 1 1				Regional Priority 4			
1 1 0 0				1 1 1 1				Regional priority - Indoor Water Use Reduction (4 points) 1			
1 1 0 0				1 1 1 1				Regional priority - Optimize Energy Performance (10 points) 1			
1 1 0 0				1 1 1 1				Regional priority - Building Life Cycle Impact Reduction (3 points) 1			
1 1 0 0				1 1 1 1				Regional priority 4 1			
19 2 7 5				3 3 0 0				Fundamental Commissioning and Verification 6			
1 1 0 0				3 3 0 0				Minimum Energy Performance 18			
1 1 0 0				3 3 0 0				Building-Level Energy Metering 1			
1 1 0 0				3 3 0 0				Fundamental Refrigerant Management 2			
1 1 0 0				3 3 0 0				Enhanced Commissioning 3			
1 1 0 0				3 3 0 0				Optimize Energy Performance 18			
1 1 0 0				3 3 0 0				Advanced Energy Metering 1			
1 1 0 0				3 3 0 0				Demand Response 2			
1 1 0 0				3 3 0 0				Renewable Energy Production 3			
1 1 0 0				3 3 0 0				Enhanced Refrigerant Management 1			
1 1 0 0				3 3 0 0				Green Power and Carbon Offsets 2			



### Strategies Organized by LEED Credit Category

- Location and Transportation**
  - Close proximity to public transit stops with frequent bus service.
  - Very walkable community with access to a variety of amenities (WALKSCORE of 88).
  - Provision of electric vehicle charging infrastructure for at least 10% of parking stalls.
  - Bike friendly development includes secured bicycle storage and end of trip facility and close connection to the Arbutus Greenway.
- Sustainable Sites**
  - Vegetated roof surfaces and outdoor amenity spaces utilize native/adaptive vegetation which contribute to minimizing urban heat island effect and help to reduce rainwater runoff.
  - Highly reflective materials will be utilized to further reduce the urban heat island effect.
  - Exterior light pollution will be reduced using full cut-off fixtures.
- Water Efficiency**
  - Provision of high efficiency irrigation system, moisture sensors and drought tolerant native and non-invasive introduced species.
  - Low Flow or Dual Flush water closets.
  - Low Flow Shower (7.6 L/min).
  - Low Flow kitchen faucet (5.7 L/min).
  - Low Flow lavatory faucet (1.9 L/min).
- Energy and Atmosphere**
  - All motors will be high efficiency type.
  - All parking ventilation fans will be variable speed type to minimize energy consumption.
  - Domestic booster pumps will be on variable speed control to reduce energy consumption.
  - All refrigerants will be free from CFCs, HCFCs or halons.
  - High performance triple glazed, low conductivity framing, low-e coating and argon gas filled windows.
  - Air source heat pump for the provision of hot water.
  - Energy recovery ventilation.
  - High Efficiency variable refrigerant flow heating and cooling system.
  - All appliances supplied in residential units will be Energy Star labeled.
  - Energy efficient LED lighting.

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- Materials and Resources**
  - Storage and collection of paper, cardboard, glass, plastic and metals and organics.
  - Management of construction waste with a minimum diversion goal of 75%.
  - Building Materials evaluated through a whole building life cycle assessment, with preference given to materials with low embodied carbon and overall minimized environmental impact.
- Indoor Environmental Quality**
  - Outdoor air delivered directly to all regularly occupied spaces.
  - An indoor air quality management plan will be implemented throughout construction.
  - Interior design to use low-emitting adhesives, sealants, paints and coatings.
  - Low-emitting flooring, insulation, and ceiling tiles will be specified.
  - Indoor air quality testing performed prior to occupancy.
  - Daylighting and views will be maximized for all residential units.

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**Active Strategies:**

- Air source heat pumps for provision of hot water
- High efficiency energy recovery ventilation
- All motors will be high efficiency type
- All parking ventilation fans will be variable speed type to minimize energy consumption
- High efficiency variable refrigerant flow heating and cooling system
- All appliances supplied in residential units will be Energy Star labeled
- Energy efficient LED lighting

**Passive Strategies:**

- Well insulation roof (R30 effective)
- High performance triple glazing, low e coating and argon filled insulated glazing units
- Patio doors from all suites
- Building materials evaluated through a whole building life-cycle assessment
- Preference given to materials with low embodied carbon and minimized environmental impact



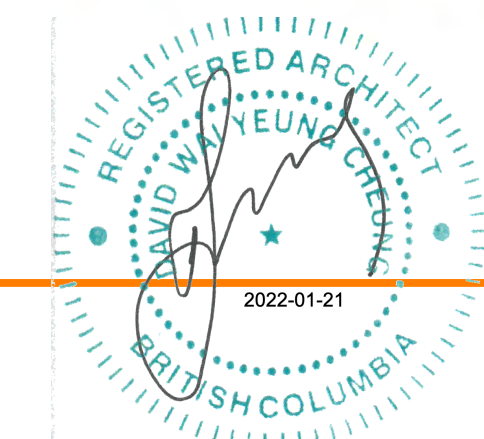
**Key Low Emissions Rezoning Performance Statistics:**

- Total energy use intensity (TEUI): 106.3 kWh/m<sup>2</sup>/year
- Thermal energy demand intensity (TEDI): 22.5 kWh/m<sup>2</sup>/year
- GHG emissions intensity (GHGI): 1.2 kgCO<sub>2</sub> e/m<sup>2</sup>/year
- Embodied carbon: 464 kgCO<sub>2</sub> e/m<sup>2</sup>



Very walkable community with close access to variety of amenities  
Walkscore 88  
Bike friendly with easy connection to Arbutus Greenway

Public Transit stop with frequent bus service



# DESIGN STRATEGIES AND ENERGY MODELLING CONSIDERED FOR LOW EMISSIONS GREEN BUILDING

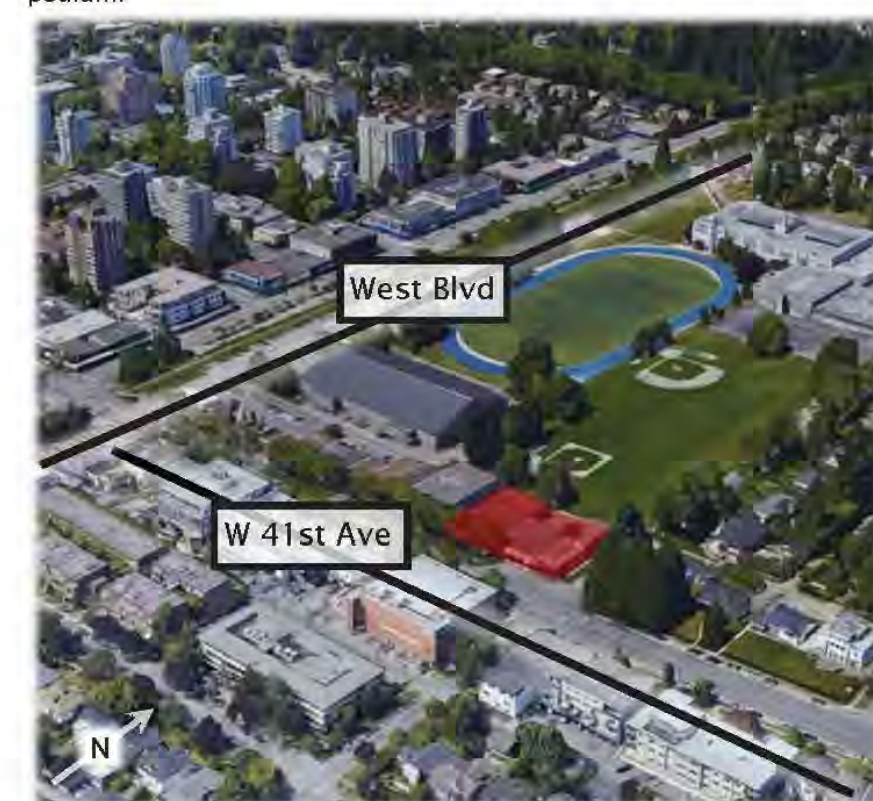
## INTRODUCTION

The intent of this document is to prescribe preliminary enclosure assemblies based on information from applicable building codes, RDH best practices, and communication with the design team.

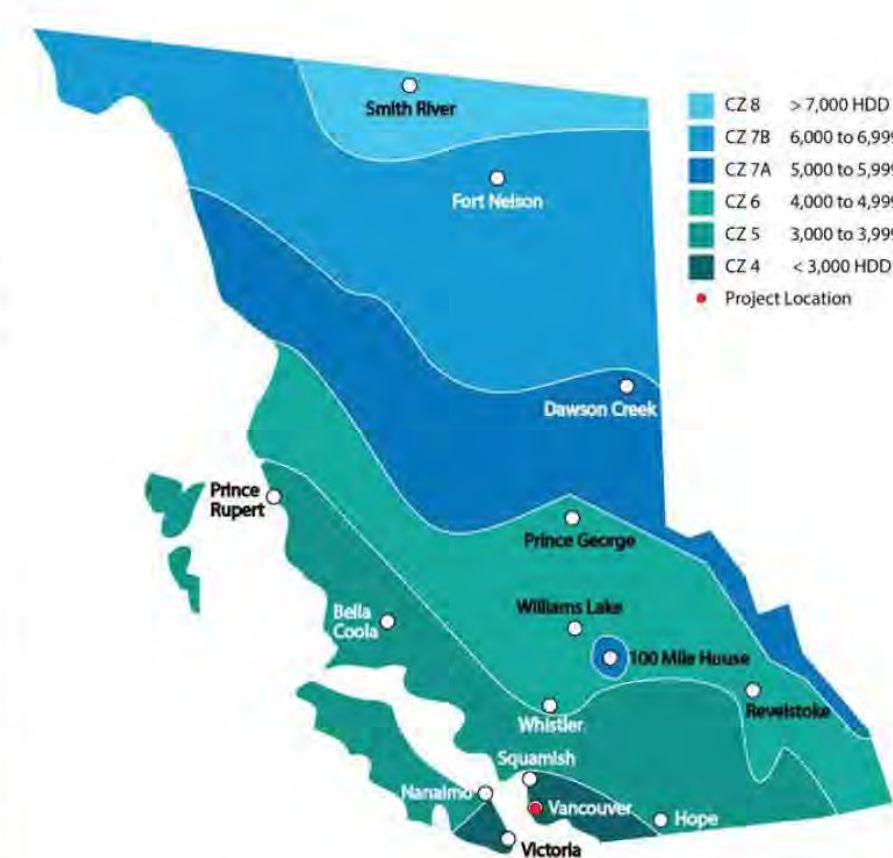
### PROJECT OVERVIEW

RDH understands that the project consists of a six storey mixed use residential building with two levels of below grade parking. Commercial space will be located at-grade, with a daycare center on the second and third floors. The project is located within the Kerrisdale neighbourhood of Vancouver, BC near West 41st Avenue and West Boulevard. The site is highlighted in red below.

The construction type is being explored but will likely involve a hybrid structure including wood frame and mass timber over a concrete podium.



PROJECT LOCATION



BCBC CLIMATE ZONES

### CLIMATE ZONE

Vancouver's climate is characterized by moderate temperatures and a high frequency of rain and wind-driven rain with little snow accumulation. Precipitation events tend to be of low intensity but long duration which can substantially reduce the ability of enclosure assemblies to dry and contributes to premature deterioration. As shown on the BCBC Climate Zone map above, Vancouver is located in Climate Zone 4 with <3000 Heating Degree Days (HDD).

### ENVIRONMENTAL LOADS

Determining environmental loads is critical to ensure the proposed building is designed to perform properly and meet performance targets within the climate it resides in. Below is a table of environmental loads for Vancouver based on the BCBC.

Environmental Loads for Vancouver (Granville & 41 ave) (Division B, Appendix C of BCBC [2018])	Value (varies)
2.5% January Design Temperature	-6 °C
1% January Design Temperature	-8 °C
2.5% July Design Dry-Bulb Temperature	28 °C
2.5% July Design Wet-Bulb Temperature	20 °C
Heating Degree Days	2925
15 Minute Rainfall	10 mm
One Day Rainfall (1/50)	107 mm
Annual Rain	1325 mm
Moisture Index	1.44
Annual Total Precipitation	1400 mm
Driving Rain & Wind Pressure (1/5)	160 Pa
Ground Snow Load (1/50)	1.9 kPa
Associate Rain Load (1/50)	0.3 kPa
Hourly Wind Pressure (1/10)	0.35 kPa
Hourly Wind Pressure (1/50)	0.45 kPa

### CODES & STANDARDS

A variety of codes and standards are applicable to this project, but key documents for consideration include:  
 → British Columbia Building Code (2018)  
 → North American Fenestration Standard (2011)  
 → Vancouver Building By-law (2019)  
 → C2 Zoning Districts Amendments for the Secured Rental Policy, pending City Council approval. Otherwise we understand K41 will be required to comply with the performance requirements of the Green Buildings Policy for Rezoning.

K41 | Vancouver, BC

Building Enclosure Schematic Design Assembly Matrix Page 2

## BUILDING ENCLOSURE ASSEMBLIES & SYSTEMS

Building enclosure assemblies and systems are identified and described in the following section. These systems are intended to establish typical basis of design for the building enclosure, and do not identify every assembly, potential option, or unique situation at this stage. It is intended that these provide a starting point for the building enclosure design moving forward.

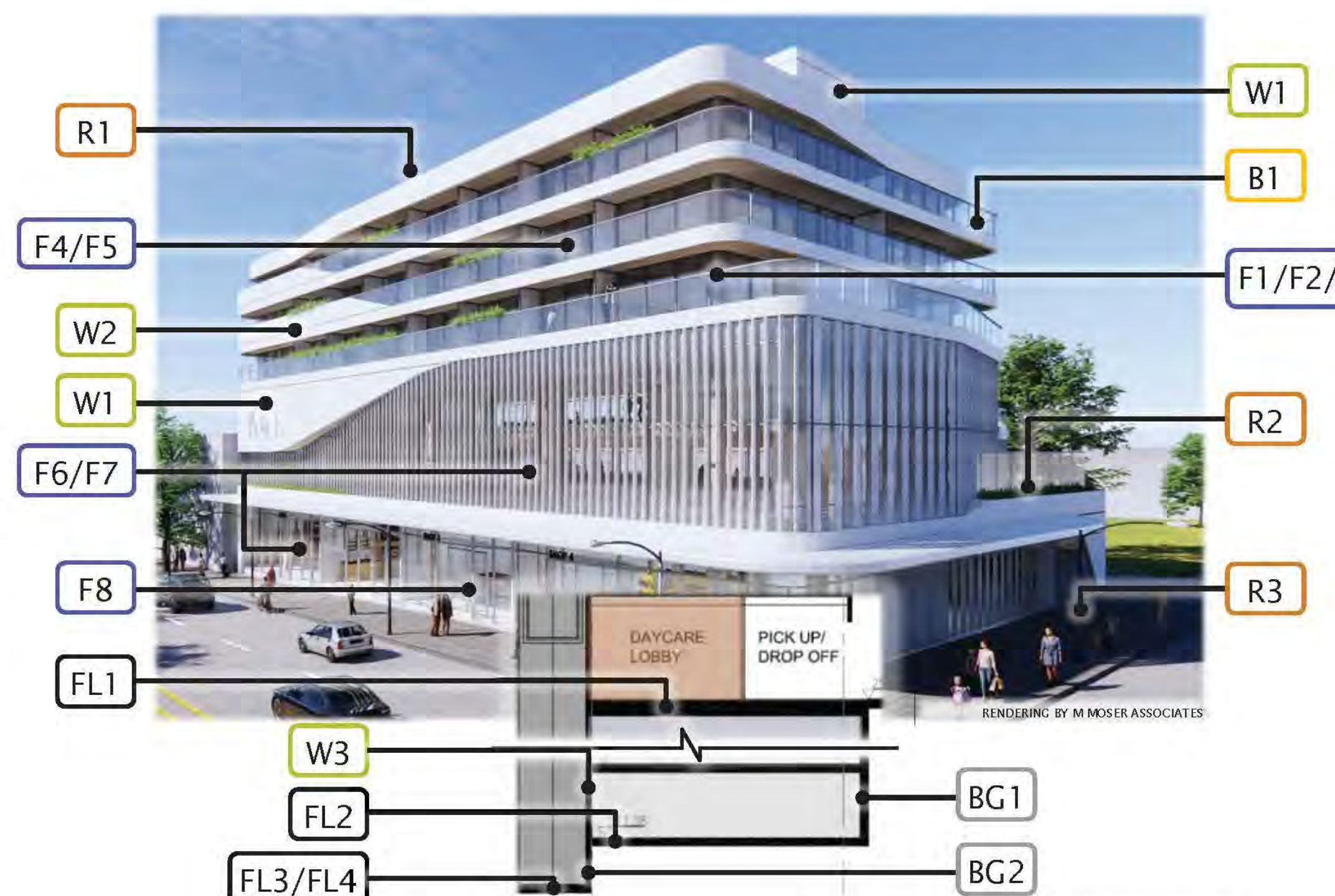
This section is organized in the following order:

- Walls - W1/a/b, W2/a/b, W3
- Below-Grade Walls - BG1, BG2, BG3\*
- Roofs - R1, R2, R3
- Balconies - B1
- Floors - FL1, FL2, FL3, FL4\*
- Fenestration - F1a/b, F2a/b, F3a/b, F4a/b, F5a/b, F6, F7, F8, F9\*

\*Assemblies not visible on rendering

### VENTILATION

Avoid exhausting interior air into wood framed soffit space. We recommend extending all exhaust duct vents to vertical walls or through the glazing system spandrels. Where locating exhaust vents on the underside of a soffit is unavoidable, position at the exterior edge of the soffit.



K41 | Vancouver, BC

Building Enclosure Schematic Design Assembly Matrix Page 3

**RDH BUILDING SCIENCE**  
 OCTOBER 30, 2020

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 OCTOBER 30, 2020

### Building enclosure (all performance values in IP units):

- Typical exterior walls are to be wood framed (mass timber or conventional framing) with 6" of exterior mineral wool insulation (R-25 effective)
- Typical exterior roofs and decks are to be inverted assemblies on a mass timber structure, with a minimum of 6" of exterior XPS rigid insulation (R-30 effective)
- Typical exposed floors over the parkade are concrete, with either 5" of spray applied monoglass insulation, or 6" of mineral wool insulation (R-20 to R-25 effective)
- Typical exterior windows are a combination of window wall and curtain wall, both with high-performance triple glazing, low-conductivity framing, 2- low-e coatings, and argon gas fill (U-0.19 to U-0.25 for vision areas)

### Energy & Sustainability

- The proposed design exceeds the requirements of the City of Vancouver Green Buildings Policy for Rezoning Path B – Low Emission Green Buildings, as modified by the City of Vancouver Low Carbon Energy Systems Policy for Type 3 User-Owned On-Site LCES, as well as the City of Vancouver Secured Rental Policy Green Buildings requirements.
- The proposed design achieves the following energy and GHG emission performance metrics:
  - Total energy demand intensity, TEUI, of 106.3 kWh/m<sup>2</sup>/year
  - Thermal energy demand intensity, TED1, of 22.5 kWh/m<sup>2</sup>/year
  - GHG emissions intensity, GHGI, of 1.2 kgCO<sub>2</sub>e/m<sup>2</sup>/year
  - Embodied carbon of 464 kgCO<sub>2</sub>e/m<sup>2</sup>

## AN INTEGRATED DESIGN TEAM APPROACH TO ACHIEVE SUSTAINABILITY

#### Integrative Process Worksheet

Identify and document the items found under the following sections:

- Energy-Related Systems
- Water-Related Systems

Identify and document the items found under the following sections:

- Energy-Related Systems
- Site Selection

For an additional point, complete Water-Related Systems.

#### Energy-Related Systems

Describe the baseline assumptions for each component.

Site Conditions	This building is located in an urban environment in central Vancouver, BC. As such there are limited opportunities for landscaping, and subsequent site conditions are likely to change over time as the area densifies. The site currently has only low-rise neighbours so windows will be unshaded at the upper floors.
Massing and Orientation	The development plans to maximize density given the urban location. The conceptual massing is near optimal for the site, with a simple box geometry with minimal protrusions to optimize energy performance. Considerations to optimize orientation are limited since the concept design maximizes density. The concept design has an overall 25% window to wall ratio. Roof access is planned over roof decks and balconies on all floors.
Basic Envelope Attributes	The building enclosure concept is to use curtain wall system with glazed and spandrel areas in order to maximize glazing while meeting the energy performance requirements. Considerations such as window-to-wall ratio, window U-values and U-values, and window shading can be considered.
Lighting Levels	Lighting is assumed to be 20% below the values specified in ASHRAE Standard 90.1-2016. Any lighting reductions at the tenant spaces (including office and retail areas) would need to be incorporated into lease agreements.

#### Thermal Comfort

Thermal Comfort Changes	(1) Increase cooling set point. The impact of raising the cooling temperature set point to 26 C (from 25C) was assessed. (2) Lower heating set point. The impact of lowering the heating temperature set point to 21 C (from 22 C) with set back to 17 C (from 19 C) was assessed.
Plug and Process Load Needs	(1) 25% reduction in office plug loads via EnergyStar office equipment. Assuming only EnergyStar office equipment is used, a plug load reduction of 25% below NECB loads was investigated. (2) 25% reduction in daycare plug loads via EnergyStar office equipment. Assuming only EnergyStar office equipment is used, a plug load reduction of 25% below NECB loads was investigated.
Programmatic and Operational Parameters	(1) Programmatic variables. The impact of a high energy tenant was assessed, assuming an office tenant with 24/7 operations and additional equipment load. (2) Operation & Maintenance impacts. The impact of a lack of maintenance on the low carbon energy system was investigated, assuming lower heating and cooling efficiency.

#### Thermal Comfort

Thermal Comfort Ranges	Thermal comfort ranges will be managed by ensuring the large glazing areas have high performance glazing products, and by minimizing thermal bridging, both of which can result in thermal comfort issues if not managed. The energy and demand impact of adjusting thermal comfort ranges was shown to be significant, with over 4% energy savings and 6% peak demand reduction achievable.
Plug and Process Load Needs	While plug and process loads are generally distributed throughout the building, large loads such as server rooms will be located in the core of the building to optimize service connections (electrical, cooling, etc.). Furthermore, switching to EnergyStar rated office equipment in the office and daycare spaces was shown to have a nominal impact on energy consumption and peak demand.
Programmatic and Operational Parameters	There is limited capacity to impact programmatic and operational parameters on the occupants of the retail spaces are currently unknown. However, it was of interest to show the thermal impact by simulating a high energy use office tenant (e.g. 24/7 operation) with high plug and process load needs. Another key factor for this project is the impact of a lack of maintenance on the central heat pump plant, this was simulated to show the importance of maintenance and optimization over the equipment life.

#### Thermal Comfort

Thermal Comfort Ranges	Provide a brief explanation of how the research and analysis uncovered through discovery influenced the project design and/or resulted in system downsizing. If applicable, give reasons for not addressing topics.
Site Conditions	Reducing exterior site lighting was shown to deliver nominal energy savings. Shading from adjacent building landscaping was shown to reduce building energy consumption by 1% and peak demand by 1%. These reductions are not significant enough to impact system downsizing.
Massing and Orientation	Adjustments to the window to wall ratio were explored in detail but were not incorporated into the project design as maximizing the glazing ratio was a core aspect of the architectural goal, and the energy requirements of the project were attainable through other load reduction strategies which did not involve reduction in glazing area. The PV generation is not required to meet the energy performance requirements due to cost/consistency in the future.
Basic Envelope Attributes	The building envelope attribute considered to have the largest savings and easiest implementation is improving the building air tightness, which may be incorporated into the design during construction. However, the energy requirements of the project were attainable through other load reduction strategies which did not involve reduction in glazing area. The PV generation is not required to meet the energy performance requirements due to cost/consistency in the future.
Lighting Levels	The reduction to lighting levels to 20% below ASHRAE Standard 90.1-2016 target levels was incorporated into the project design for all spaces except residential spaces.
Thermal Comfort Ranges	As both the retail and residential tenants are not known at this time, the temperature set points were maintained at the values required for code compliance for design and sizing purposes. Controls will enable the temperatures to be adjusted by the occupants during their lease terms, and the information from this modeling can be used to inform building operations to optimize energy performance.

#### Thermal Comfort

Plug and Process Load Needs	The plug and process load needs for the building are highly dependent on the tenants, who are not yet known for the residential and retail spaces. However, typical load reduction opportunities were identified to inform future interior design including: EnergyStar office equipment and the impact in the office and daycare spaces. The modeling showed a nominal overall energy savings of 1% through both of these measures, in addition to minimal peak load reductions.
Programmatic and Operational Parameters	As retail and residential tenants are not known at this time, it is not possible to incorporate programmatic measures into the project design. However, by considering the impact of high energy use of the office space, the design can ensure that it is capable of maintaining labor development quality and functionality in this scenario. The modeling showed the potential increase in energy and peak demand that may occur if equipment is not maintained. With respect to operational parameters, the plant and distribution equipment should be designed such that they are easily accessible by operators able to perform routine maintenance.

**PROJECT STATISTICS**  
2001 TO 2021 WEST 41<sup>ST</sup> AVE REZONING FROM C2 TO CD-01

REGULATIONS	C2 (ALLOWED)	CD-01 (PROVIDED)
	CURRENT DISTRICT ZONE	REZONING
USES		
OUTRIGHT APPROVED	GENERAL OFFICE RETAIL SCHOOL	GENERAL OFFICE RETAIL CHILD DAY CARE CO-TUTORING/OFFICE MULTIPLE DWELLING
CONDITIONAL	MULTIPLE DWELLING CHILD DAY CARE	
SITE AREA	N/A	15,312.5 sq ft. (1,422.58 sq m)
HEIGHT		
MEASURED HORIZONTALLY 6.1m	4.6m HIGH	AS NOTED
MEASURED ADDITIONALLY 4.6m	10.7m HIGH	AS NOTED
HIGHEST ELEVATION	13.8m	25m (TOP OF MECH... 21.6m (TOP OF PARAPET)
FRONT YARD		
MINIMUM	0.6m	0.6m
@10.7	2.4m	2.4m
SIDE YARD		
MINIMUM	N/A	
FOR CORNER LOTS	0.6m	0.6m
REAR YARD		
NON DWELLING	0.6m	0.6m
DWELLING	6.1m	AS NOTED
FLOOR SPACE RATIO (FSR)		
TYPICAL	0.75	
MIXED USE	2.5	3.42
EXCLUSIONS FROM FSR		
OPEN RESIDENTIAL BALCONIES	NOT OVER 8% OF FLOOR AREA	
PATIOS / ROOF GARDENS		
AMENITY AREAS, CHILD DAY CARE, RECREATION, MEETING ROOMS FOR RESIDENTIAL USE	10% OF TOTAL PERMITTED FLOOR AREA	
RESIDENTIAL STORAGE SPACE	UNDER 3.7 sq m	
SITE COVERAGE	N/A	N/A
HORIZONTAL ANGLE OF DAYLIGHT		
EACH HABITABLE ROOM	EXT WINDOW REQUIRED	EXT WINDOW REQUIRED
WINDOW LOCATION	NO OBSTRUCTION 24m	NO OBSTRUCTION 24m
MEASUREMENT	C.L. WINDOW	C.L. WINDOW
OBSTRUCTIONS INCLUDE	ANY PART OF THE SAME BUILDING	
HABITABLE ROOM IS NOT	BATHROOM	BATHROOM
	KITCHEN LESS THAN 10% OF FLOOR AREA, OR 9.3 sq m	KITCHEN LESS THAN 10% OF FLOOR AREA, OR 9.3 sq m
OFFSTREET PARKING		
COMMERCIAL (642 sq m) 1 PER 100 sq m UP TO 300 sq m THEN 1 FOR EACH 50 sq m	10	9
DAYCARE 8 STAFF, 1 FOR EVERY 3...	4	12
RESIDENTIAL, MIN 1 SP / 125 sq m	15	18
VISITOR, MIN. 0.05 SP / UNIT TO MAX. + 0.1 ADDITIONAL SPACES / 34 UNITS	3	2
ACCESSIBLE, MIN. 2 SPACES	2	4
TOTAL REQUIRED	45	45 REQUIRED (61 PROVIDED)
OFFSTREET BICYCLE SPACE		
CLASS A (SEPARATE BICYCLE ROOM)	65	71 REQUIRED (72 PROVIDED)
CLASS B (BIKE RACK)	3	9 REQUIRED (10 PROVIDED)
OFFSTREET LOADING		
CLASS B STALL 8.5m LONG, 3.0m WIDE, 3.8m HIGH	2	2

SITE AREA		15,312.50 SF
	FSR	AREA
FSR AND AREA TARGET	3.42	52,434.52 SF

AREA AND FSR							
LEVEL	GROSS AREA		EXCLUSIONS			FSR AREA	
	COMMERCIAL	RESIDENTIAL	AMENITY	STORAGE	MECHANICAL		DAYCARE
ROOF	527.46 SF	335.82 SF	-	-	49.07 SF	52.75 SF	761.46 SF
L6	-	8,190.00 SF	-	54.25 SF	49.07 SF	-	8,086.68 SF
L5	-	8,190.00 SF	-	54.25 SF	49.07 SF	-	8,086.68 SF
L4	-	8,190.00 SF	-	54.25 SF	49.07 SF	-	8,086.68 SF
L3	-	4,465.40 SF	426.15 SF	49.50 SF	49.07 SF	-	3,940.68 SF
L2 + L2 MEZZANINE	13,053.07 SF	-	-	-	-	1,305.31 SF	11,747.76 SF
L1 + L1 MEZZANINE	13,302.91 SF	328.84 SF	-	-	1,752.07 SF	155.10 SF	11,724.58 SF
TOTAL	26,883.44 SF	29,700.06	426.15 SF	212.25 SF	1,997.42 SF	1,513.16 SF	52,434.52 SF
FSR	1.76	1.94					3.42

RESIDENTIAL UNIT MIX				
LEVEL	UNIT			TOTAL
	1 BEDROOM	2 BEDROOM	3 BEDROOM	
ROOF	-	-	-	-
L6	5	3	2	10
L5	5	3	2	10
L4	5	3	2	10
L3	2	2	-	4
L2	-	-	-	-
L1	-	-	-	-
TOTAL	17	11	6	34
FSR	50%	32.35%	17.64%	100%

**PARKING REQUIREMENTS**

RESIDENTIAL PARKING REQUIREMENTS	REQUIRED	PROVIDED		
SECURED MARKET RENTAL HOUSING - SECTION 4.5.B1 - MIN. 1 SPACE PER 1,345 sq ft	22	30		
- MAX. # OF SPACES EQUAL TO TOTAL MIN. # OF SPACES + 0.5 PER UNIT.	33			
ACCESSIBLE - SECTION 4.8.4.A - MIN. 1 SPACE FOR FIRST 7 UNITS - + 0.034 SPACES FOR EACH ADDITIONAL UNIT	1	1		
VISITOR - SECTION 4.1.16 -MIN. 0.05 SPACES PER UNIT -MAX. 0.1 SPACES PER UNIT	2	3		
	3			
TOTAL	26	35		
RESIDENTIAL PARKING PROVIDED	REGULAR	SMALL	HC	TOTAL
B1	0	0	0	0
B2	27	6	2	35
TOTAL	27	6	2	35

COMMERCIAL PARKING REQUIREMENTS	REQUIRED	PROVIDED		
DAYCARE (2ND FL + 2ND FL MEZZ) - SECTION 4.2.3.5 - MIN. 1 SPACE PER EVERY 3 EMPLOYEE PER CHILD-CARE DESIGN GUIDELINE - 1 SPACE PER 8 FULL-TIME STUDENT - + 2 SPACES FOR STAFF	3	3		
RETAIL (1ST FL) - SECTION 4.2.5.1 - MIN. 1 SPACE PER 1,076 sq ft TO 3,230 sq ft - + 1 SPACE PER EACH ADDITIONAL 538 sq ft	1	1		
	8	11		
ACCESSIBLE - SECTION 4.8.4.B - MIN. 1 SPACE FOR 5,382 sq ft - + 0.4 SPACES PER 10,764 sq ft	1	1		
	1	1		
TOTAL	23	26		
COMMERCIAL PARKING PROVIDED	REGULAR	SMALL	HC	TOTAL
B1	24	0	2	26
B2	0	0	0	0
TOTAL	24	0	2	26
TOTAL PARKING PROVIDED				61

**BICYCLE SPACE REQUIREMENTS**

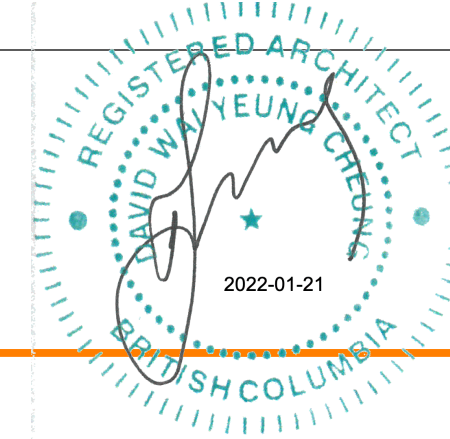
RESIDENTIAL BICYCLE SPACE REQUIREMENTS	REQUIRED	PROVIDED		
MULTIPLE DWELLING - SECTION 6.2.1.2				
CLASS A - MIN. 1.5 SPACES PER UNIT UNDER 700 sq ft - + 2.5 SPACES PER UNIT OVER 700 sq ft - 1,300 sq ft	30	30		
	35	36		
SUBTOTAL	65	66		
CLASS B -MIN. 2 SPACES FOR FIRST 20 UNITS - + 1 SPACE FOR EACH ADDITIONAL 20 UNITS	2	2		
	0	0		
TOTAL	67	68		
RESIDENTIAL BICYCLE SPACE PROVIDED	CLASS A HORIZONTAL	CLASS A VERTICAL	CLASS B	TOTAL
G	0	0	2	2
B1	46	11	0	57
B2	7	2	0	9
TOTAL	53	13	2	68

COMMERCIAL BICYCLE SPACE REQUIREMENTS	REQUIRED	PROVIDED		
RETAIL & SERVICE (1ST FL & 1ST FL MEZZ) - SECTION 6.2.5.1 CLASS A - MIN. 1 SPACE PER 3,660 sq ft	4	4		
CLASS B - MIN. 6 SPACES PER 10,760 sq ft	7	8		
DAYCARE (2ND FL & 2ND FL MEZZ) - SECTION 6.2.2.5 CLASS A & CLASS B - MIN. REQUIRED	0	0		
TOTAL	11	12		
COMMERCIAL BICYCLE SPACE PROVIDED	CLASS A HORIZONTAL	CLASS A VERTICAL	CLASS B	TOTAL
B1	0	0	8	8
B2	4	0	0	4
TOTAL	4	0	8	12

RESIDENTIAL BICYCLE SPACES RATIO	REQUIRED	PROVIDED
HORIZONTAL CLASS A	MIN. 14	42
VERTICAL CLASS A	MAX. 19	13
VERTICAL AND STACKED	MAX. 38	0
LOCKER	MIN. 7	7
OVERSIZED	MIN. 4	4
HORIZONTAL CLASS B	MIN. 2	2
TOTAL	65	68
PARKING BYLAW REQUIREMENTS		
RESIDENTIAL:	BY-LAW SECTION 6.2.1.2: CLASS A: MINIMUM 1.5 SPACES PER UNIT UNDER 65SM, A MINIMUM 2.5 SPACES PER UNIT OVER 65SM AND UNDER 105SM, A MINIMUM 3 SPACES PER UNIT OVER 105 SM; CLASS B: MINIMUM 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 UNITS, AND ONE ADDITIONAL FOR EVERY 20 UNITS	
SCHOOL:	BY-LAW SECTION 6.2.3.3: CLASS A: MINIMUM 1 SPACE FOR EVERY 17 EMPLOYEES; CLASS B: MINIMUM 1 CLASS B SPACE FOR EVERY 20 STUDENTS	
CHILD-CARE:	BY-LAW SECTION 6.2.2.5: CLASS A & B: NO BICYCLE SPACE REQUIREMENTS;	
COMMUNITY CENTRE:	BY-LAW SECTION 6.2.3.1: CLASS A: MINIMUM 1 SPACE FOR EACH 500 SQ.M OF FLOOR AREA USED FOR ASSEMBLY PURPOSES; CLASS B: MINIMUM 6 SPACES FOR ANY PORTION OF EACH 1,500SM OF FLOOR AREA USED FOR ASSEMBLY PURPOSES	
VERTICAL SPACES:	BY-LAW SECTION 6.3.13: MAXIMUM OF 30% OF CLASS A SPACES	
STACKED SPACES:	BY-LAW SECTION 6.3.13: MAXIMUM OF 60% OF CLASS A SPACES MAY BE VERTICAL AND STACKED IN TOTAL	
LOCKERS:	BY-LAW SECTION 6.3.13A: MINIMUM OF 10% OF CLASS A SPACES	
OVERSIZED SPACES:	BY-LAW SECTION 6.3.13: MINIMUM OF 5% OF CLASS A SPACES MUST BE OVERSIZED	
TOTAL CLASS A BICYCLE SPACE PROVIDED		72
TOTAL CLASS B BICYCLE SPACE PROVIDED		10

**LOADING SPACE REQUIREMENTS**

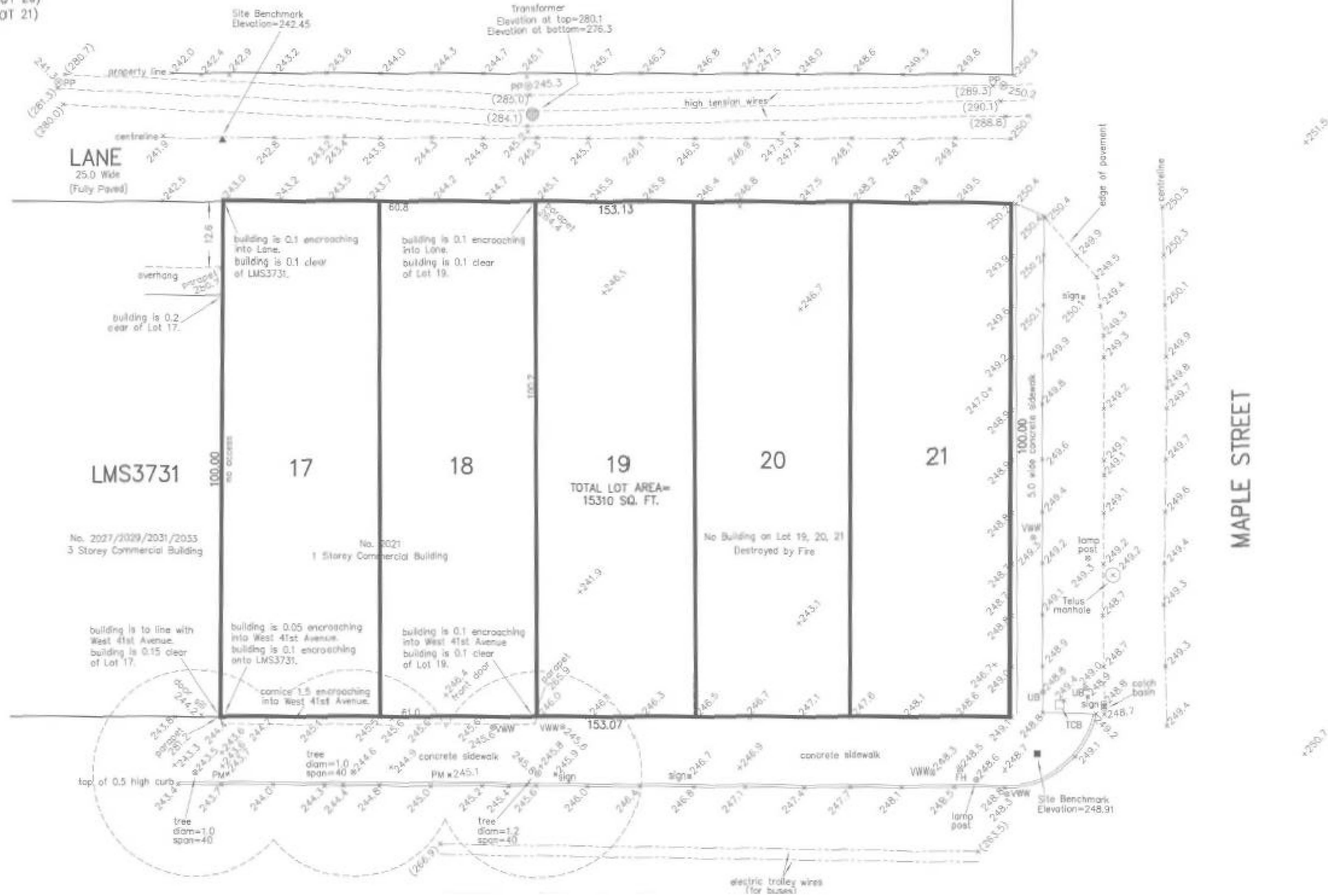
RESIDENTIAL LOADING SPACE REQUIREMENTS	REQUIRED	PROVIDED	
DWELLING USE - SECTION 5.2.1			
CLASS A - NOT REQUIRED	0	0	
CLASS B - NOT REQUIRED FOR LESS THAN 100 UNITS	0	0	
CLASS C - NOT REQUIRED	0	0	
TOTAL	0	0	
COMMERCIAL LOADING SPACE REQUIREMENTS	REQUIRED	PROVIDED	
RETAIL (1ST FL) - SECTION 5.2.5			
CLASS A - NOT REQUIRED	0	0	
CLASS B - MIN. 1 SPACE FOR FIRST 5,005 sq ft	1	2	
CLASS C - NOT REQUIRED FOR LESS THAN 21,528 sq ft	0	0	
DAYCARE & SERVICE (2ND FL & 3RD FL) - SECTION 5.2.3			
CLASS A - NOT REQUIRED	0	0	
CLASS B - MIN. 1 SPACE PER 30,140 sq ft	0	0	
CLASS C - NOT REQUIRED FOR LESS THAN 21,528 sq ft	0	0	
TOTAL	1	2	
SIZE OF LOADING SPACES			
- CLASS A -	17' - 0 3/4" LONG	x 8' - 10 1/2" WIDE	x 7' - 6 1/2" HIGH
- CLASS B -	27' - 1 1/2" LONG	x 9' - 10" WIDE	x 12' - 5 1/2" HIGH
- CLASS C -	55' - 9 1/2" LONG	x 11' - 6" WIDE	x 14' - 1 1/2" HIGH
TOTAL LOADING SPACE PROVIDED			2



CIVIC ADDRESS:  
2001-2021 WEST 41ST AVENUE  
VANCOUVER, BC

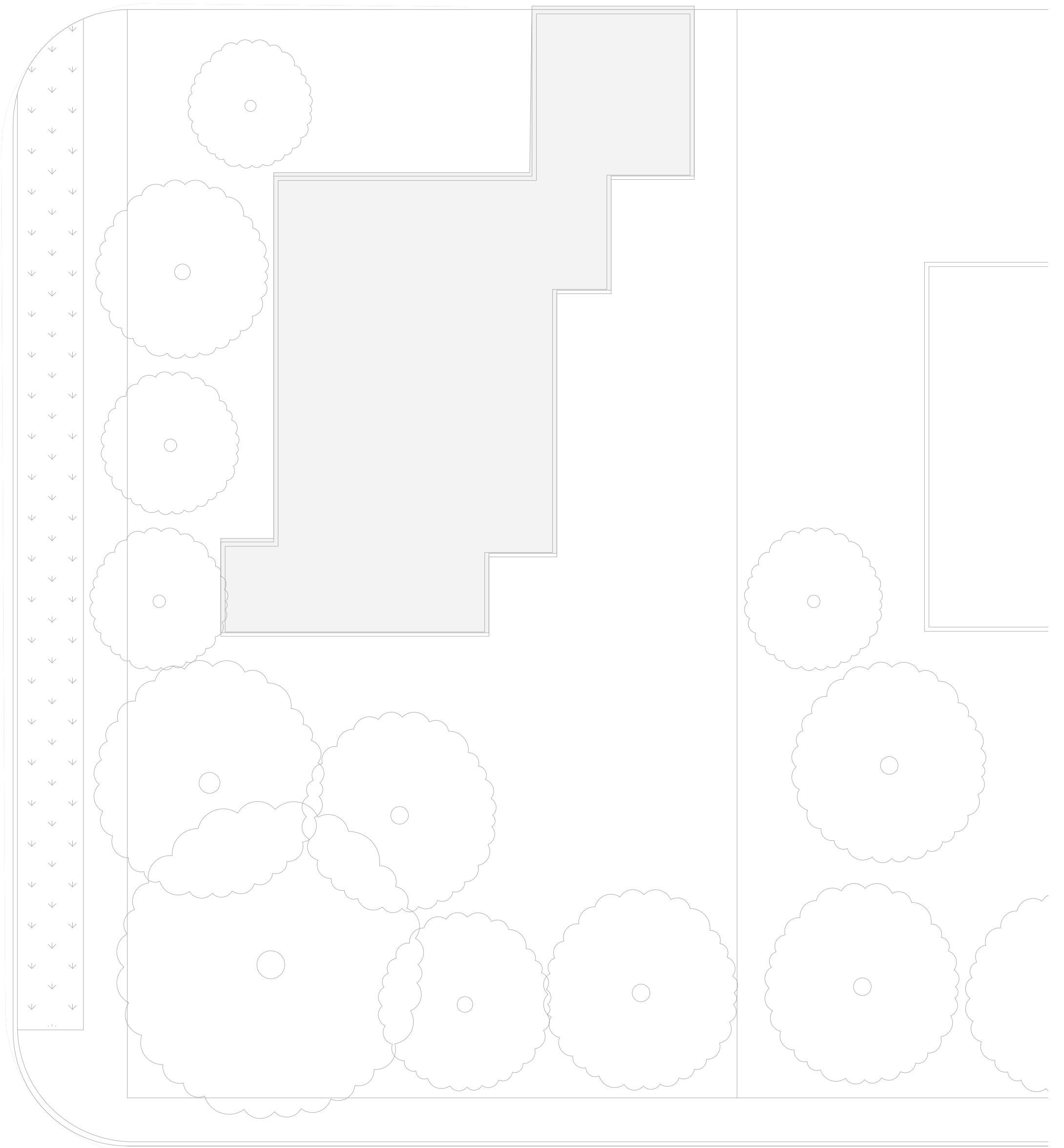
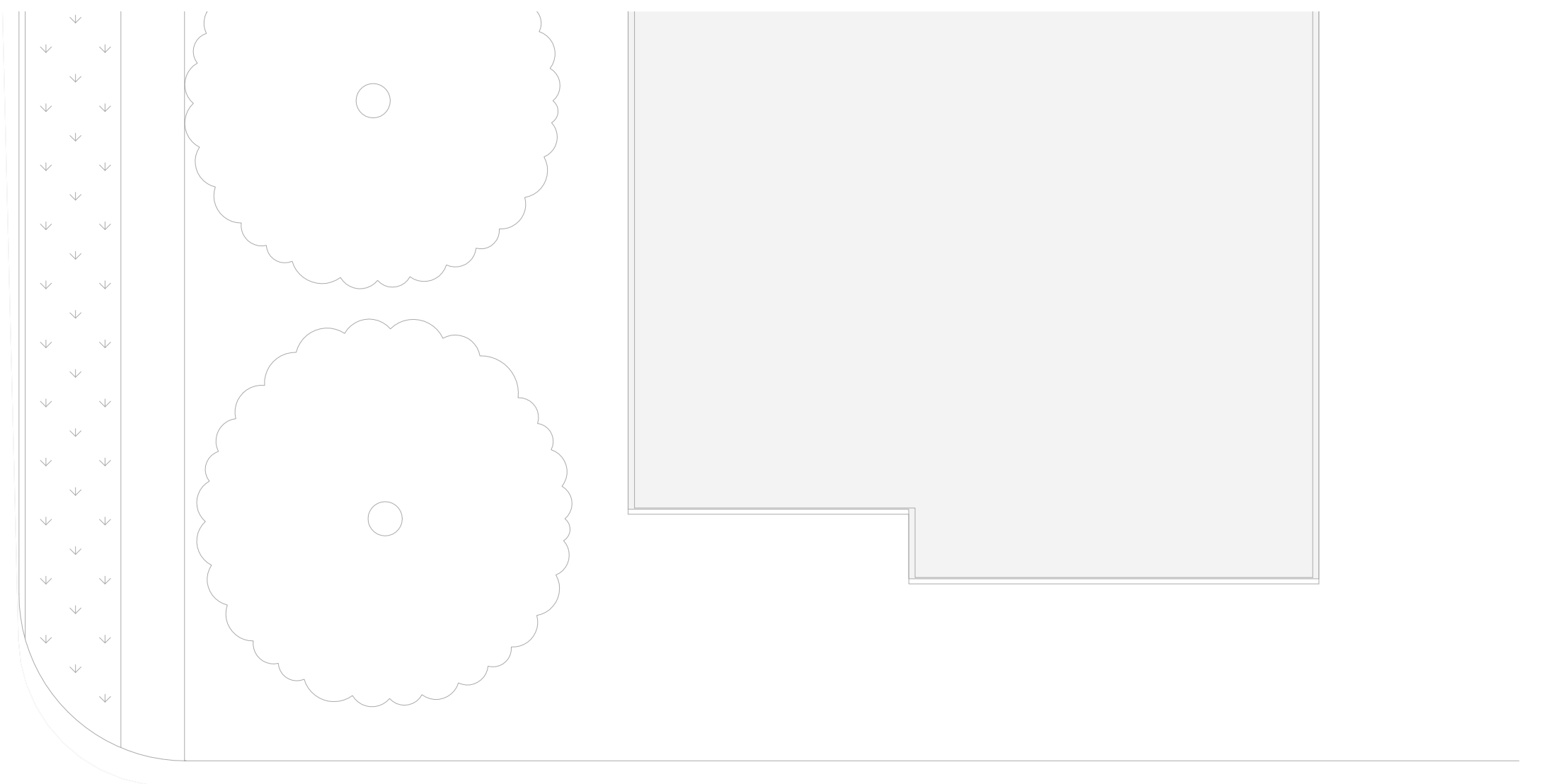
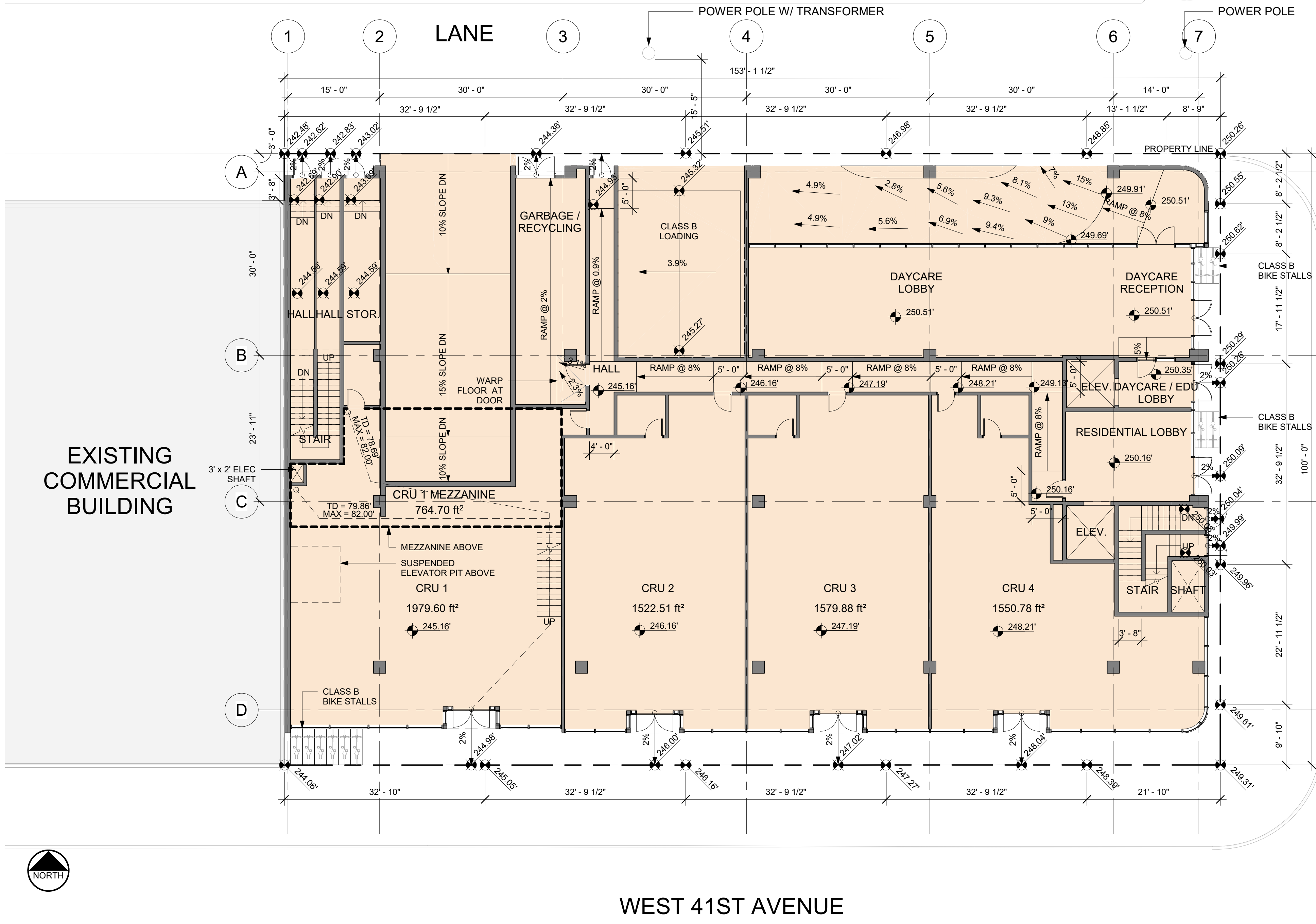
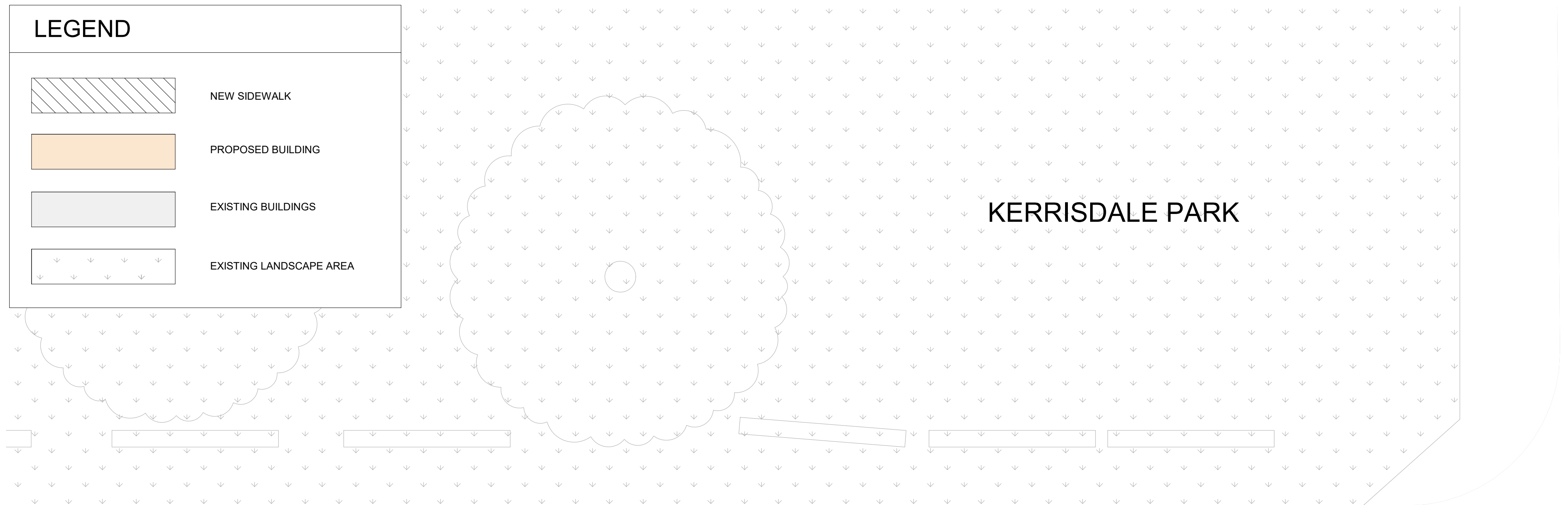
ZONE: C-2

P.I.D.: 004-894-936 (LOT 17)  
004-900-561 (LOT 18)  
008-810-141 (LOT 19)  
006-280-391 (LOT 20)  
010-812-954 (LOT 21)



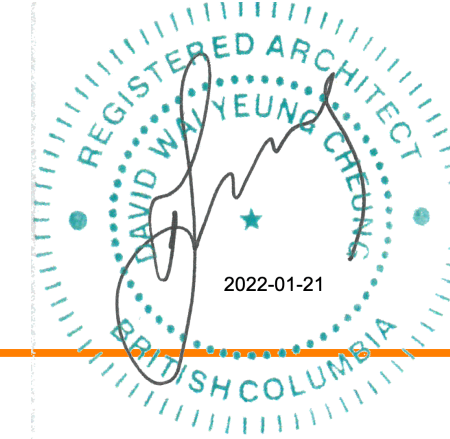
**LEGEND**

- NEW SIDEWALK
- PROPOSED BUILDING
- EXISTING BUILDINGS
- EXISTING LANDSCAPE AREA

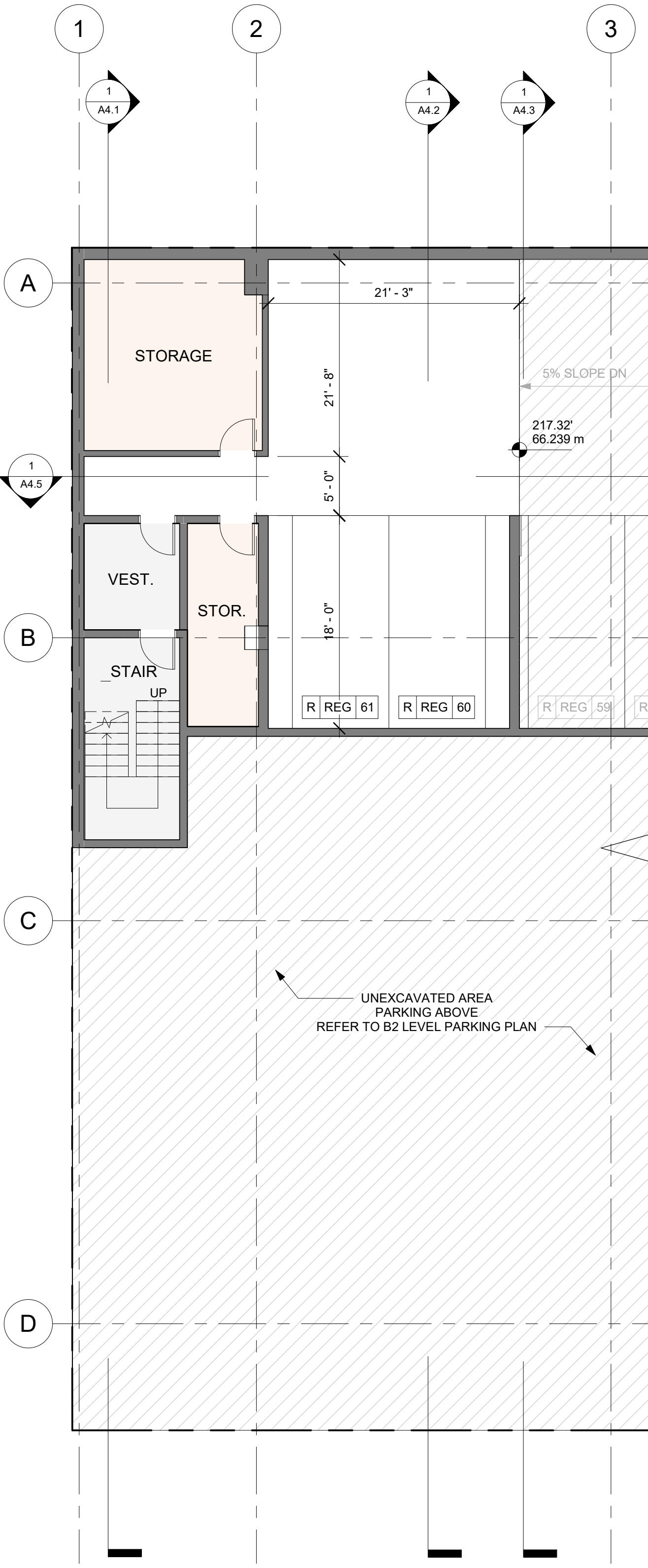


WEST 41ST AVENUE

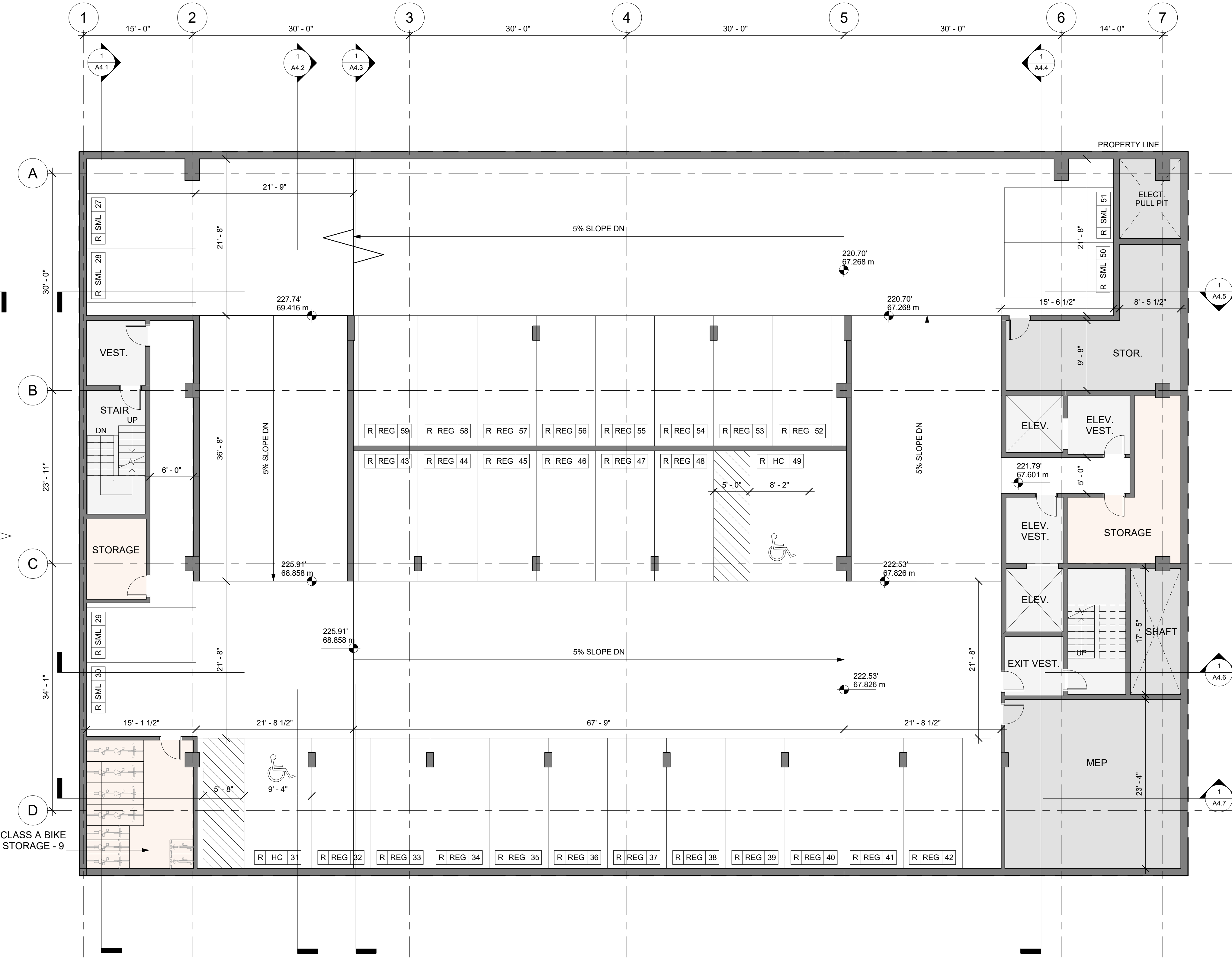
MAPLE STREET







1 B2 LEVEL PARKING PLAN  
1/8" = 1'-0"



2 B2 LEVEL PARKING PLAN  
1/8" = 1'-0"

### PARKING LEGEND

CITY PARKING: VANCOUVER, CANADA

**REGULAR STALL**  
8'-2" [2489] x 18'-0 1/2" [5489]

**SMALL STALL**  
7'-6" [2286] x 15'-1" [4597]

**ACCESSIBLE STALL**  
8'-2" [2489] x 18'-0 1/2" [5489]

**PARKING LABEL**  
REG 53: OCCUPANCY (R), STALL TYPE (REG), STALL NUMBER (53)

**STALL TYPE**  
REG: REGULAR  
SML: SMALL  
HC: ACCESSIBLE

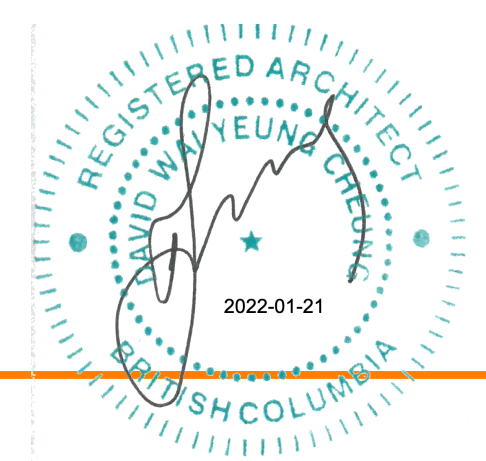
**OCCUPANCY LEGEND**  
D: DAYCARE  
M: MERCANTILE  
R: RESIDENTIAL

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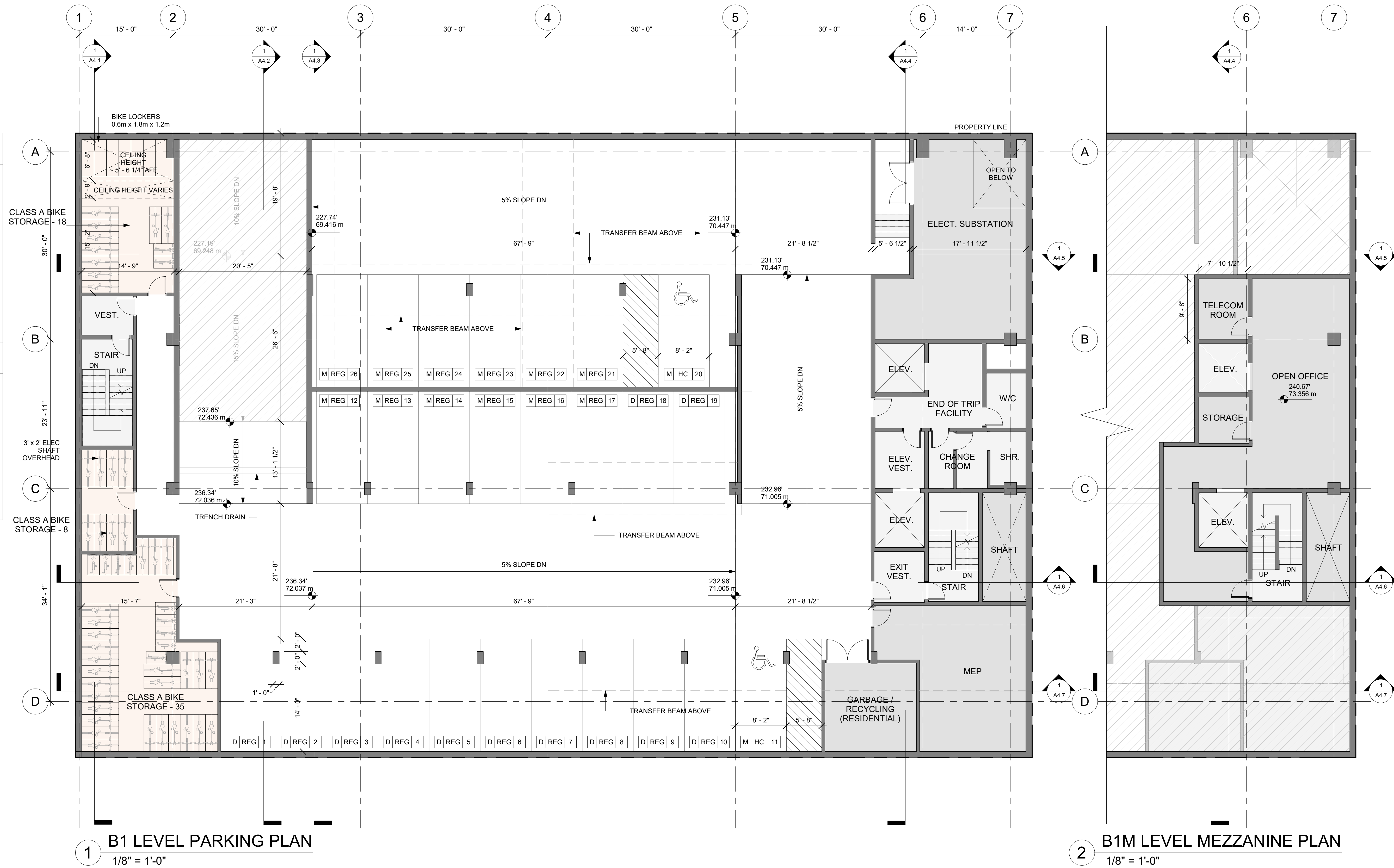
**B2 LEVEL** 15,310 SQ FT

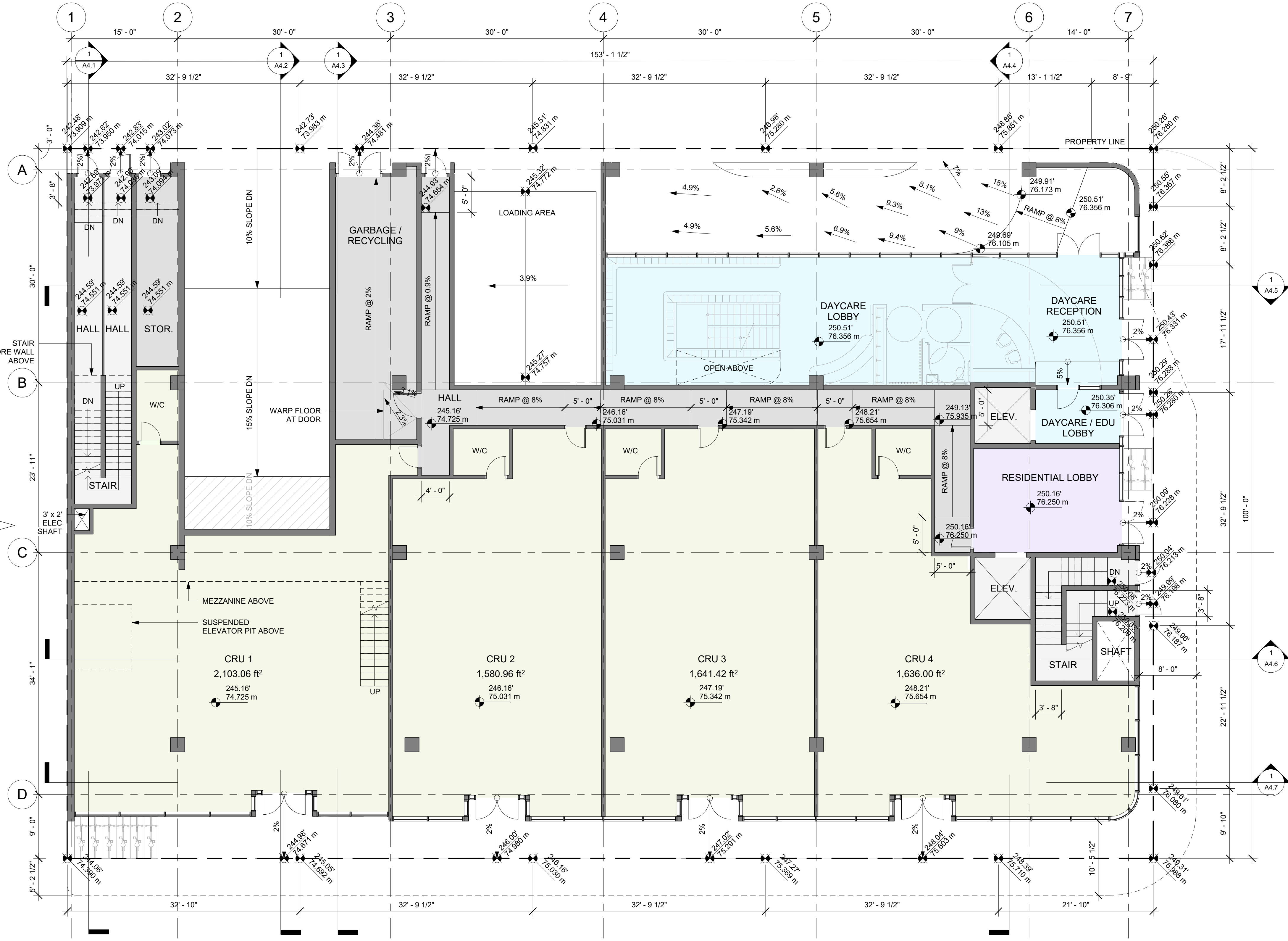
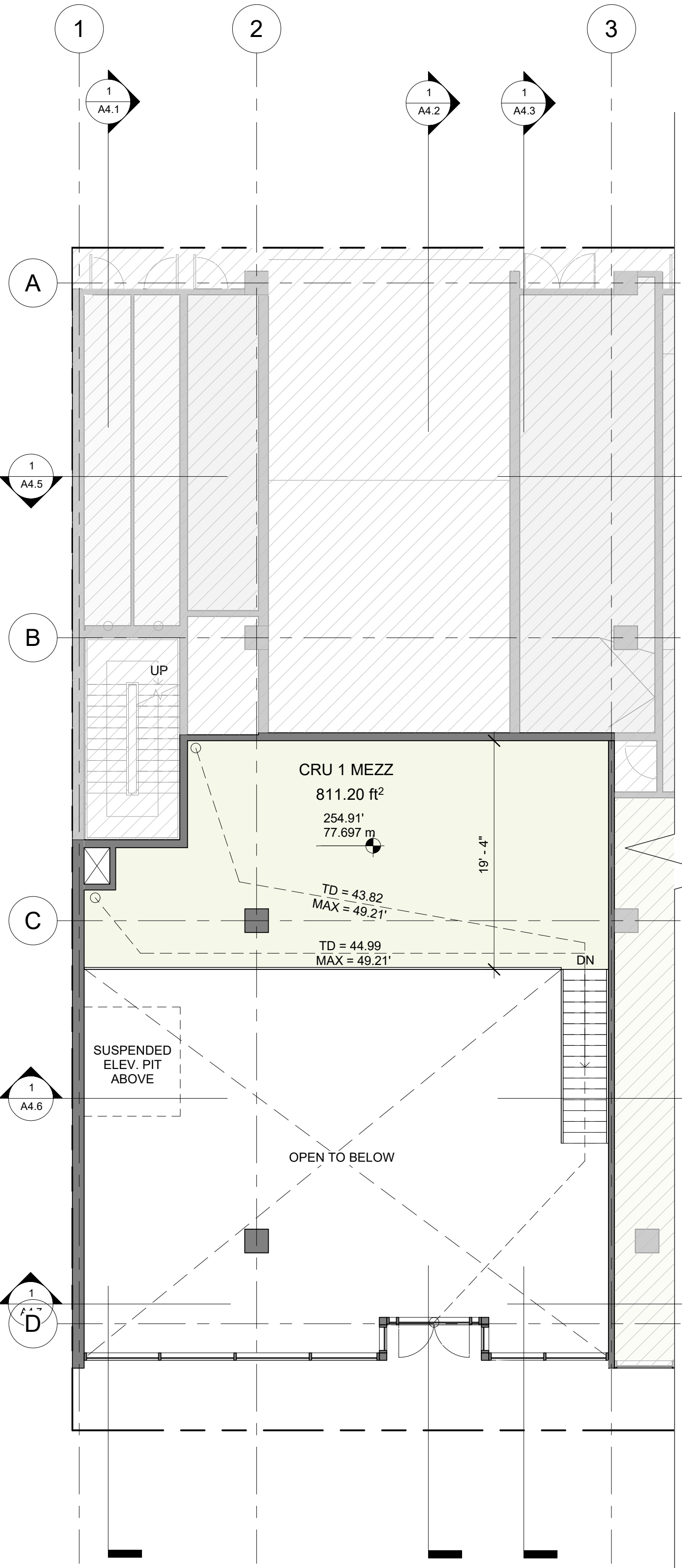
**B2 PARKING**

PARKING STALL TYPE	STALLS
REGULAR	27
SMALL CAR	6
ACCESSIBLE	2
<b>TOTAL PROPOSED B2 PARKING STALLS</b>	<b>35</b>
<b>TOTAL PROPOSED B2 BIKE STALLS</b>	<b>9</b>
<b>PROPOSED B2 STORAGE</b>	<b>5</b>



B1 LEVEL	
	15,310 SQ FT
B1 PARKING	
PARKING STALL TYPE	STALLS
REGULAR	24
SMALL CAR	0
ACCESSIBLE	2
TOTAL PROPOSED B1 PARKING STALLS	26
TOTAL PROPOSED B1 BIKE STALLS	61
	ROOMS
PROPOSED B1 STORAGE	0
B1 MEZZANINE LEVEL	
	5,248 SQ FT
B1 MEZZANINE AMENITIES	
ROOM TYPE	AREA
PROPOSED B1 MEZZANINE AMENITIES	1,540 SQ FT
PROPOSED B1 MEZZANINE OPEN OFFICE	593 SQ FT
PROPOSED B1 MEZZANINE STORAGE	1,665 SQ FT
	ROOMS
PROPOSED B1 MEZZANINE STORAGE	1

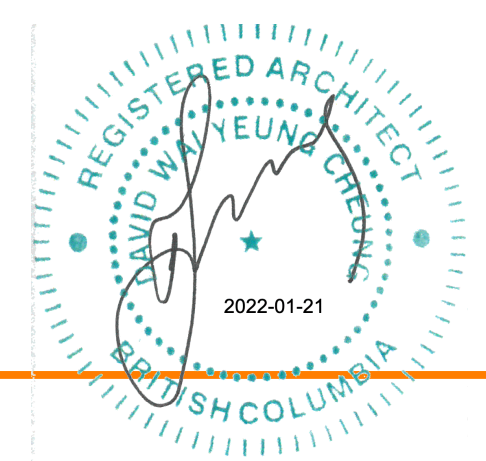


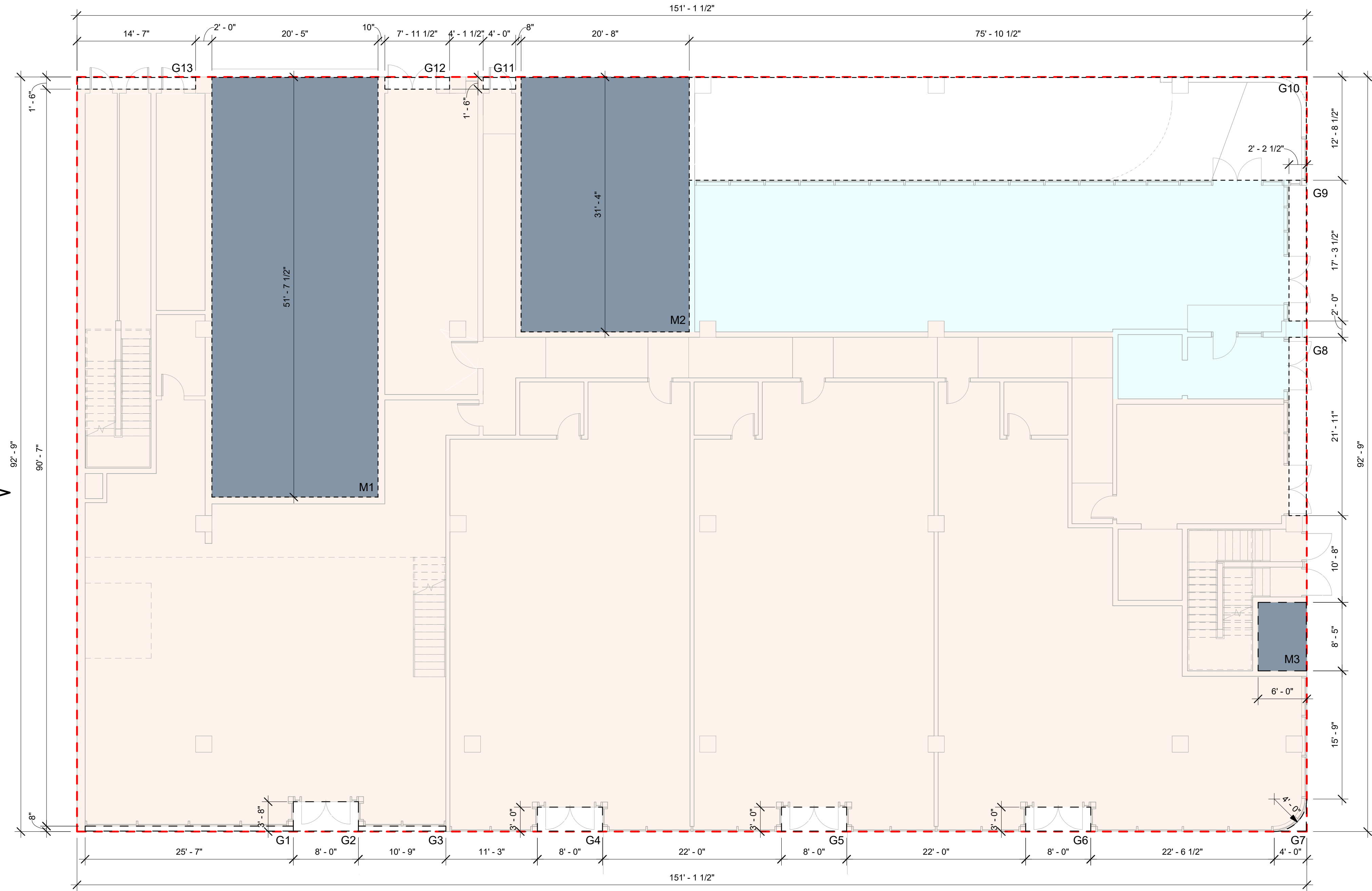
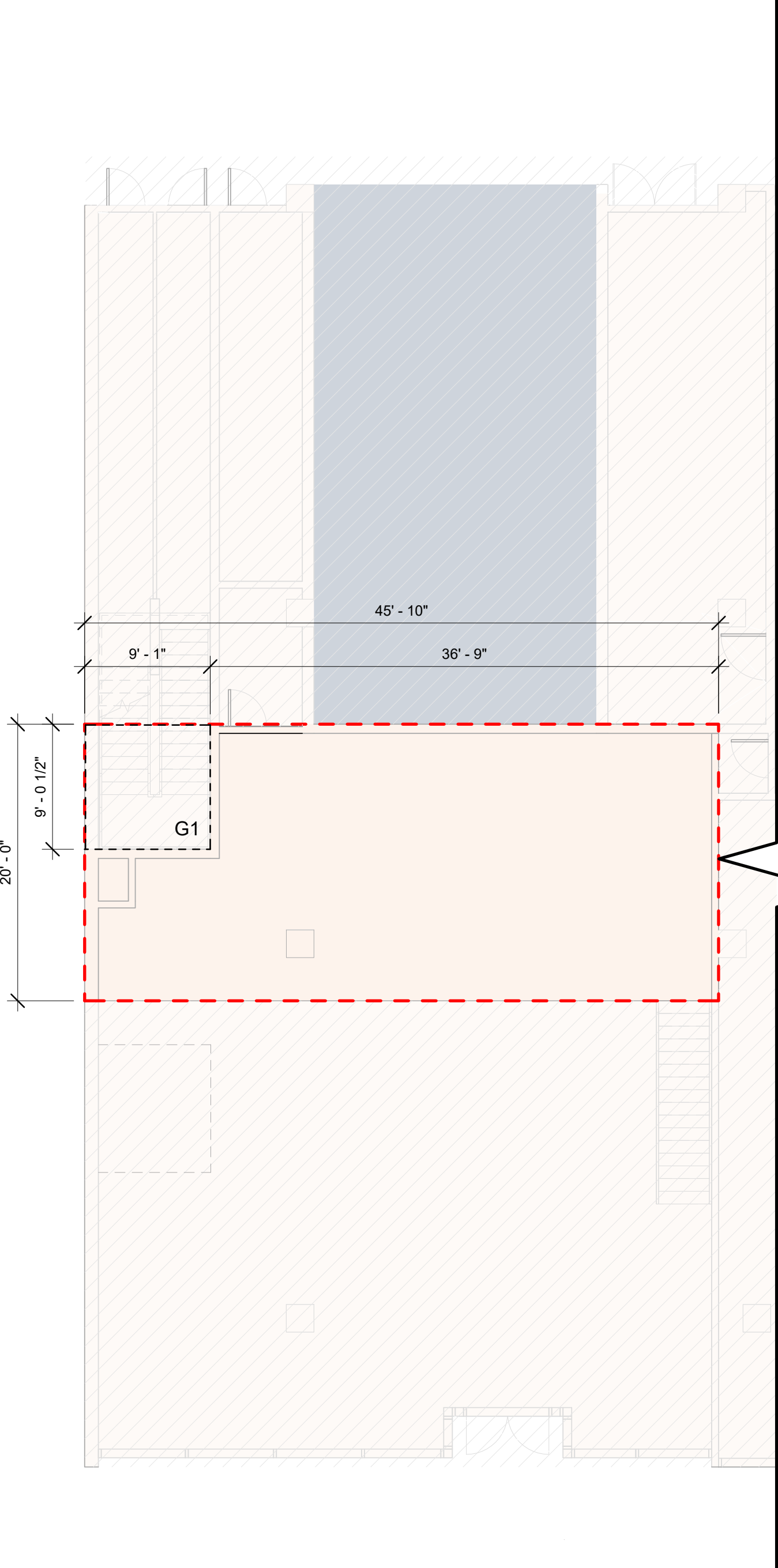


RETAIL AREA	
GROUND LEVEL	GFA
CRU 1	2,103.06 SQ FT
CRU 1 MEZZANINE	811.20 SQ FT
CRU 2	1,580.96 SQ FT
CRU 3	1,641.42 SQ FT
CRU 4	1,626.00 SQ FT
<b>TOTAL RETAIL</b>	<b>7,762.64 SQ FT</b>

COMMERCIAL AREA	
GROUND LEVEL	GFA
RETAIL + MEZ	7,762.64 SQ FT
DAYCARE	1,505.15 SQ FT
RESIDENTIAL	328.84 SQ FT
COMMON AREA	2,310.21 SQ FT
<b>TOTAL GFA</b>	<b>11,906.84 SQ FT</b>



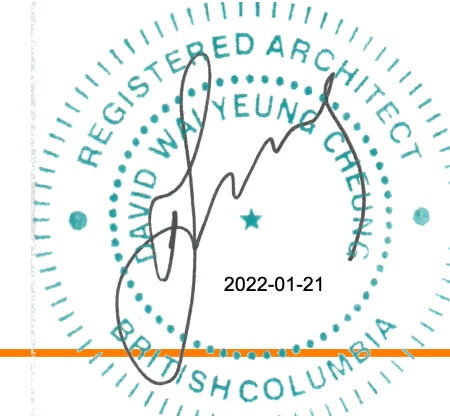


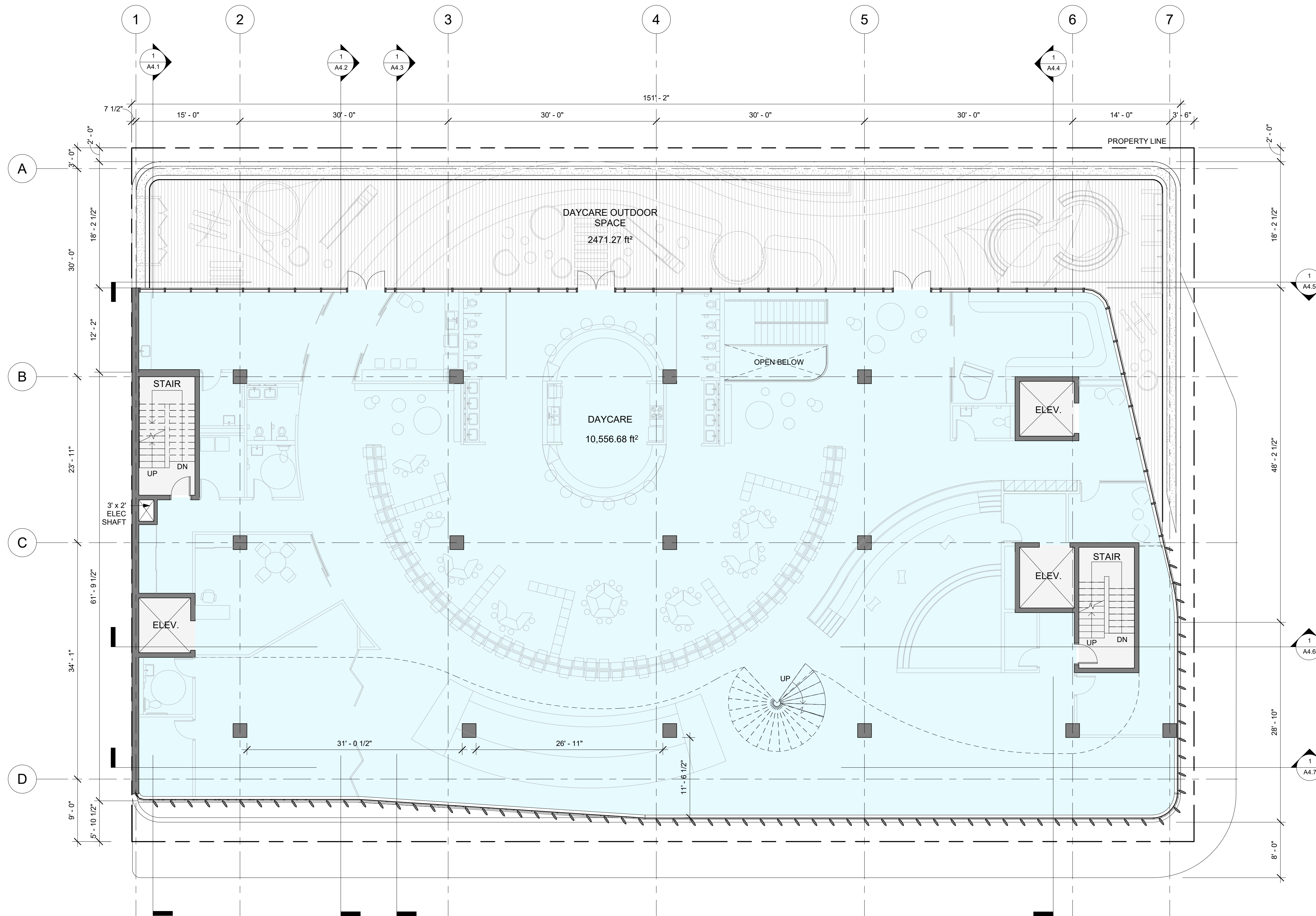
1 LEVEL 1 MEZZANINE PLAN FSR  
1/8" = 1'-0"

2 GROUND FLOOR PLAN FSR  
1/8" = 1'-0"

### FSR STATISTICS

LEVEL 1	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	151' - 1 1/2"	x	92' - 9"	=	14,016.84 sq. ft
<b>GEOMETRIC DEDUCTIONS</b>					
G1	25' - 7"	x	8"	=	17.06 sq. ft
G2	8' - 0"	x	3' - 8"	=	29.33 sq. ft
G3	10' - 9"	x	8"	=	7.17 sq. ft
G4	8' - 0"	x	3' - 0"	=	24.00 sq. ft
G5	8' - 0"	x	3' - 0"	=	24.00 sq. ft
G6	8' - 0"	x	3' - 0"	=	24.00 sq. ft
G7	4' - 0"	x	4' - 0" (w/ 4' - 0" R)	=	3.42 sq. ft
G8	21' - 11"	x	2' - 2 1/2"	=	48.40 sq. ft
G9	17' - 3 1/2"	x	2' - 2 1/2"	=	38.19 sq. ft
G10	12' - 8 1/2"	x	75' - 10 1/2"	=	964.24 sq. ft
G11	4' - 0"	x	1' - 6"	=	6.00 sq. ft
G12	7' - 11 1/2"	x	1' - 6"	=	11.94 sq. ft
G13	14' - 7"	x	1' - 6"	=	21.88 sq. ft
<b>LEVEL 1 GROSS FLOOR AREA</b>				=	<b>12,797.21 sq. ft</b>
<b>LEVEL 1 MEZZANINE</b>					
GROSS PERIMETER AREA	45' - 10"	x	20' - 0"	=	916.67 sq. ft
<b>GEOMETRIC DEDUCTIONS</b>					
G1	9' - 1"	x	9' - 0 1/2"	=	82.13 sq. ft
<b>LEVEL 1 MEZZANINE GROSS FLOOR AREA</b>				=	<b>834.54 sq. ft</b>
<b>LEVEL 1 + LEVEL 1 MEZZANINE GROSS FLOOR AREA</b>				=	<b>13,631.75 sq. ft</b>
<b>BYLAW DEDUCTIONS</b>					
<b>MECHANICAL / LOADING / PARKING DEDUCTIONS</b>					
M1	20' - 5"	x	51' - 7 1/2"	=	1054.01 sq. ft
M2	20' - 8"	x	31' - 4"	=	647.56 sq. ft
M3	8' - 5"	x	6' - 0"	=	50.50 sq. ft
10% DEDUCTION OF DAYCARE / CO-ED TUTOR					
	10%	x	1551 sq. ft	=	155.10 sq. ft
<b>BYLAWS DEDUCTIONS SUBTOTAL</b>				=	<b>1,907.17 sq. ft</b>
<b>TOTAL FSR AREA</b>				=	<b>11,724.58 sq. ft</b>
<b>LEGEND</b>					
	GROSS PERIMETER AREA				
	COMMERCIAL FSR AREA				
	DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)				
	RESIDENTIAL FSR AREA				
	AMENITY AREA EXCLUSION				
	MECHANICAL / LOADING / PARKING EXCLUSION				
	STORAGE EXCLUSION				

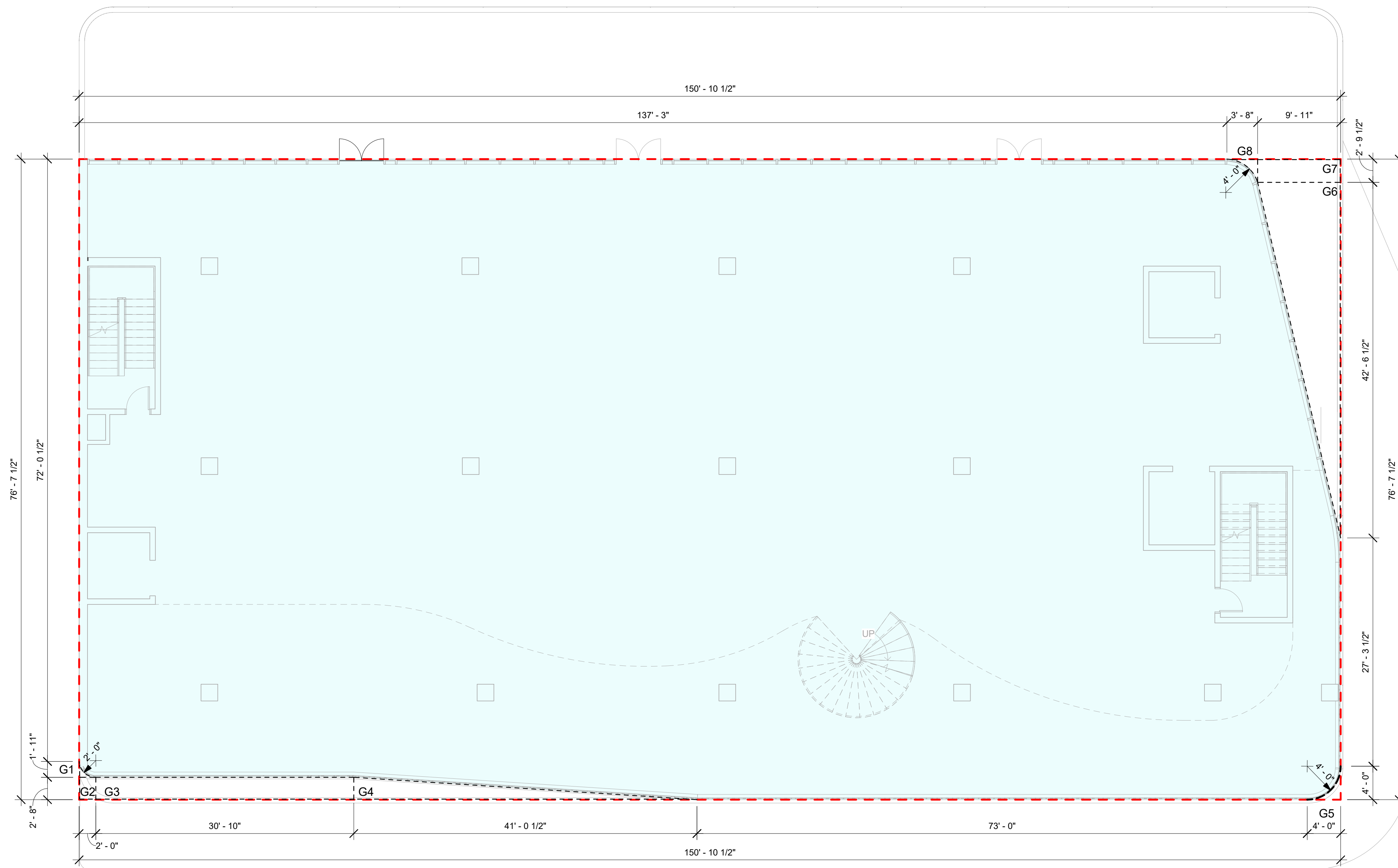




COMMERCIAL AREA	
LEVEL 2	GFA
RETAIL	-
DAYCARE	10,556.68 SQ FT
RESIDENTIAL	-
COMMON AREA	613.30 SQ FT
<b>TOTAL GFA</b>	<b>11,169.98 SQ FT</b>

1 LEVEL 2 - DAYCARE  
1/8" = 1'-0"

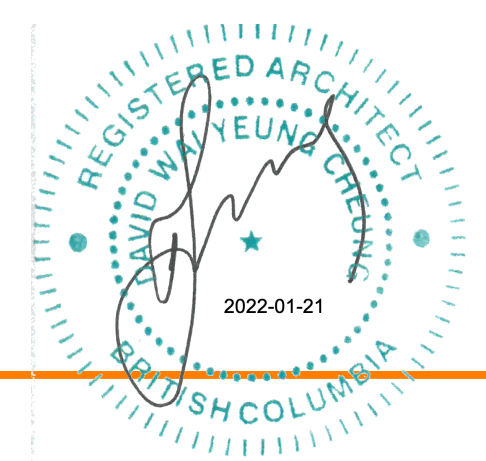


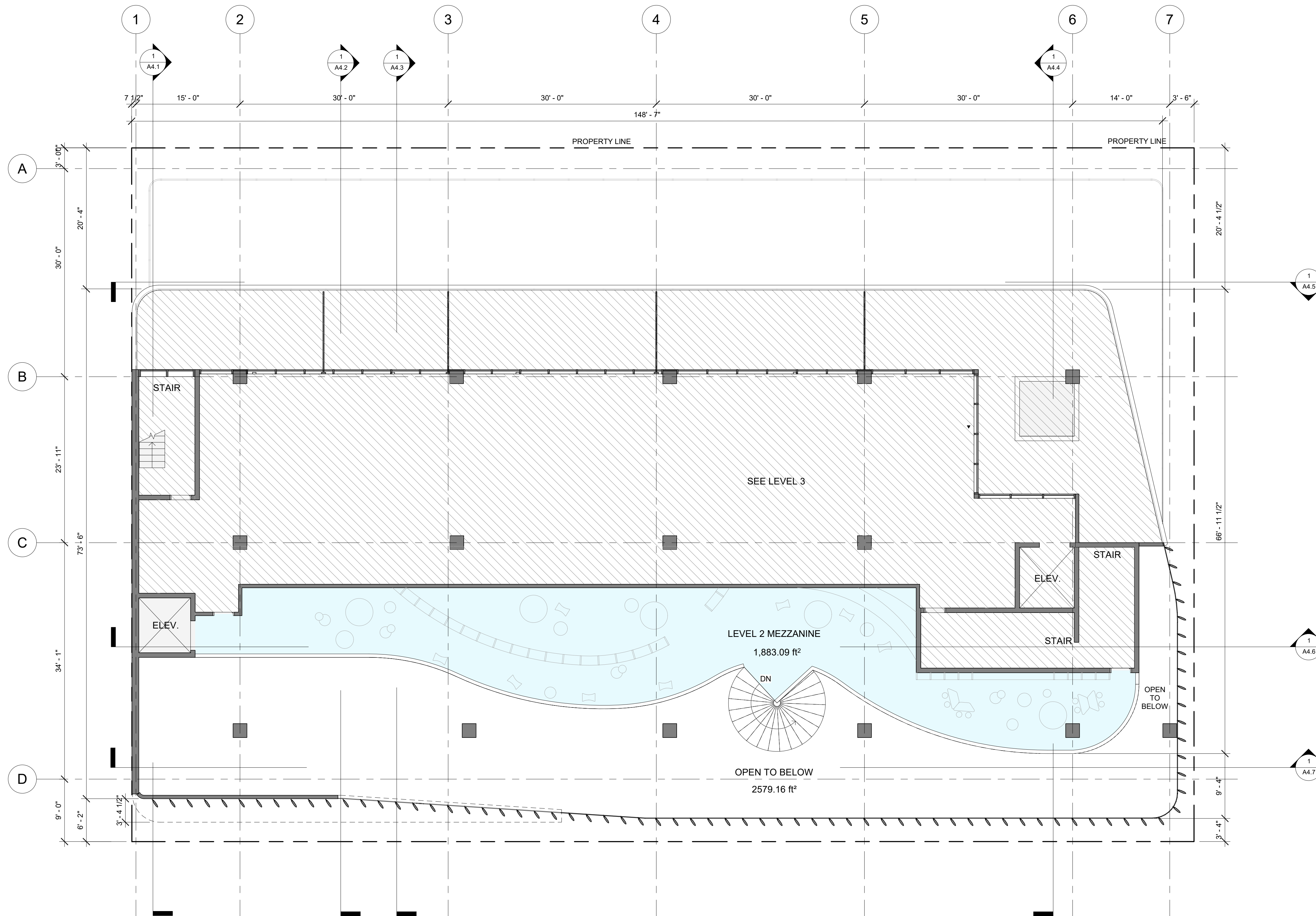


1 LEVEL 2 - DAYCARE FSR  
1/8" = 1'-0"

### FSR STATISTICS

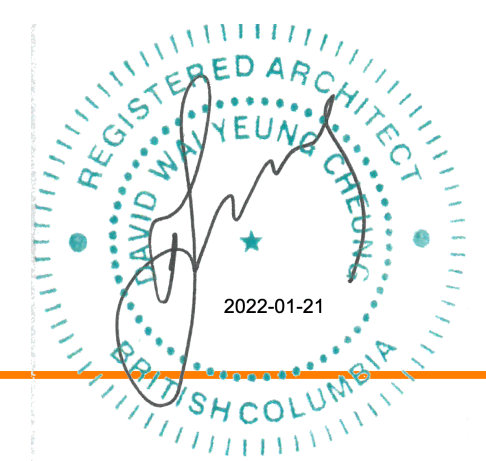
LEVEL 2	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	150' - 10 1/2"	x	76' - 7 1/2"	=	11,558.00 sq. ft
<b>GEOMETRIC DEDUCTIONS</b>					
G1	2' - 0"	x	1' - 11" (w/ 2' - 0" R)	=	0.86 sq. ft
G2	2' - 0"	x	2' - 8"	=	5.33 sq. ft
G3	30' - 10"	x	2' - 8"	=	82.22 sq. ft
G4	41' - 0 1/2"	x	2' - 8" (w/2)	=	54.72 sq. ft
G5	4' - 0"	x	4' - 0" (w/ 4' - 0" R)	=	3.44 sq. ft
G6	42' - 6 1/2"	x	9' - 11" (w/2)	=	210.94 sq. ft
G7	2' - 9 1/2"	x	9' - 11"	=	27.68 sq. ft
G8	2' - 9 1/2"	x	3' - 8" (w/ 4' - 0" R)	=	2.83 sq. ft
<b>LEVEL 2 GROSS FLOOR AREA</b>					<b>= 11,169.98 sq. ft</b>
<b>BYLAW DEDUCTIONS</b>					
10% DEDUCTION OF DAYCARE / CO-ED TUTOR					
10% x 11,169.98 sq. ft					= 1,117.00 sq. ft
<b>BYLAWS DEDUCTIONS SUBTOTAL</b>					<b>= 1,117.00 sq. ft</b>
<b>TOTAL FSR AREA</b>					<b>= 10,052.98 sq. ft</b>
<b>LEGEND</b>					
	GROSS PERIMETER AREA				
	COMMERCIAL FSR AREA				
	DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)				
	RESIDENTIAL FSR AREA				
	AMENITY AREA EXCLUSION				
	MECHANICAL / LOADING / PARKING EXCLUSION				
	STORAGE EXCLUSION				

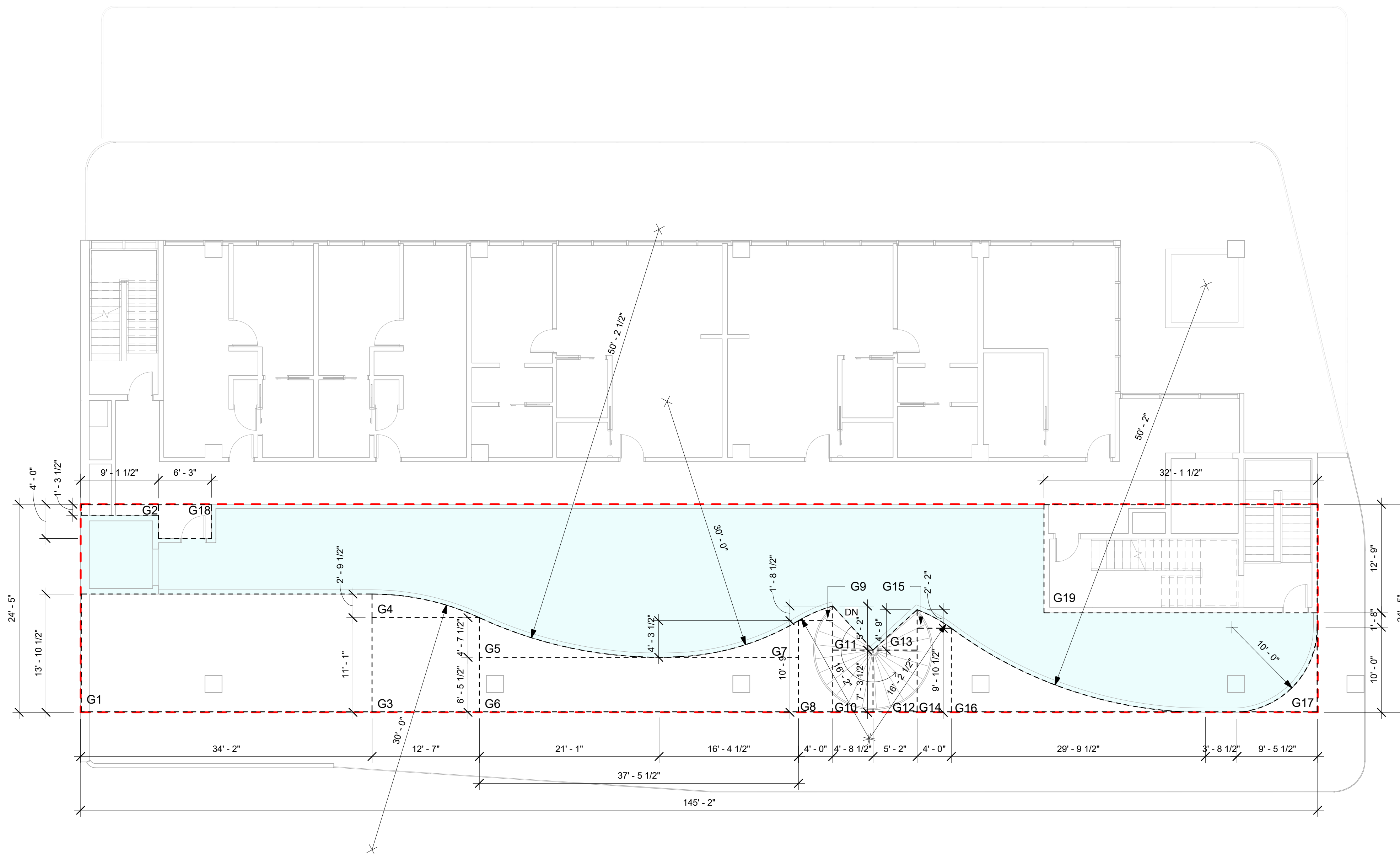




COMMERCIAL AREA	
LEVEL 3	GFA
RETAIL	-
DAYCARE	1,883.09 SQ FT
RESIDENTIAL	2,894.25 SQ FT
COMMON AREA	1,704.94 SQ FT
<b>TOTAL GFA</b>	<b>6,482.28 SQ FT</b>

1 LEVEL 2 - MEZZANINE  
1/8" = 1'-0"





### FSR STATISTICS

LEVEL 2 MEZZANINE	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	24' - 5"	x	145' - 2"	=	3,544.49 sq. ft
GEOMETRIC DEDUCTIONS					
G1	13' - 10 1/2"	x	34' - 2"	=	474.06 sq. ft
G2	9' - 1 1/2"	x	1' - 3 1/2"	=	11.79 sq. ft
G3	11' - 1"	x	12' - 7"	=	139.47 sq. ft
G4	12' - 7"	x	2' - 9 1/2"	=	35.13 sq. ft
G5	21' - 1" (w/ 30' - 0" R)	x	4' - 7 1/2"	=	31.98 sq. ft
G6	6' - 5 1/2"	x	37' - 5 1/2"	=	241.92 sq. ft
G7	4' - 3 1/2" (w/ 30' - 0" R)	x	16' - 4 1/2"	=	21.58 sq. ft
G8	4' - 0"	x	10' - 9"	=	43.00 sq. ft
G9	4' - 0" (w/ 16' - 2" R)	x	1' - 8 1/2"	=	3.89 sq. ft
G10	7' - 3 1/2"	x	4' - 8 1/2"	=	34.33 sq. ft
G11	5' - 2" (w/ 2)	x	4' - 8 1/2"	=	12.16 sq. ft
G12	5' - 2"	x	7' - 3 1/2"	=	37.67 sq. ft
G13	5' - 2" (w/ 2)	x	4' - 9"	=	12.27 sq. ft
G14	4' - 0"	x	9' - 10 1/2"	=	39.50 sq. ft
G15	4' - 0" (w/ 16' - 2" R)	x	2' - 2"	=	4.85 sq. ft
G16	9' - 10 1/2" (w/ 50' - 2" R)	x	29' - 9 1/2"	=	93.74 sq. ft
G17	9' - 5 1/2" (w/ 10' - 0" R)	x	10' - 0"	=	21.45 sq. ft
G18	6' - 3"	x	4' - 0"	=	25.00 sq. ft
G19	32' - 1 1/2"	x	12' - 9"	=	409.59 sq. ft

LEVEL 2 MEZZANINE GROSS FLOOR AREA = 1,883.09 sq. ft

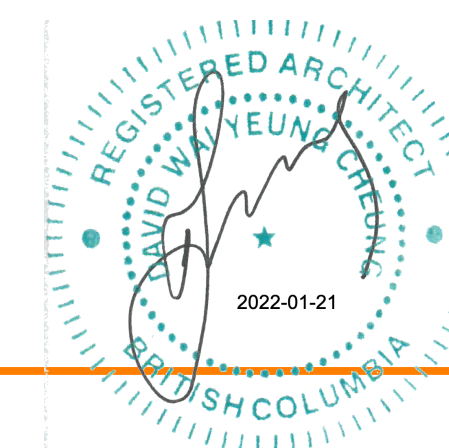
### BYLAW DEDUCTIONS

10% DEDUCTION OF DAYCARE / CO-ED TUTOR				
10%	x	1,883.09 sq. ft	=	188.31 sq. ft
BYLAWS DEDUCTIONS SUBTOTAL = 188.31 sq. ft				
<b>TOTAL FSR AREA = 1,694.78 sq. ft</b>				

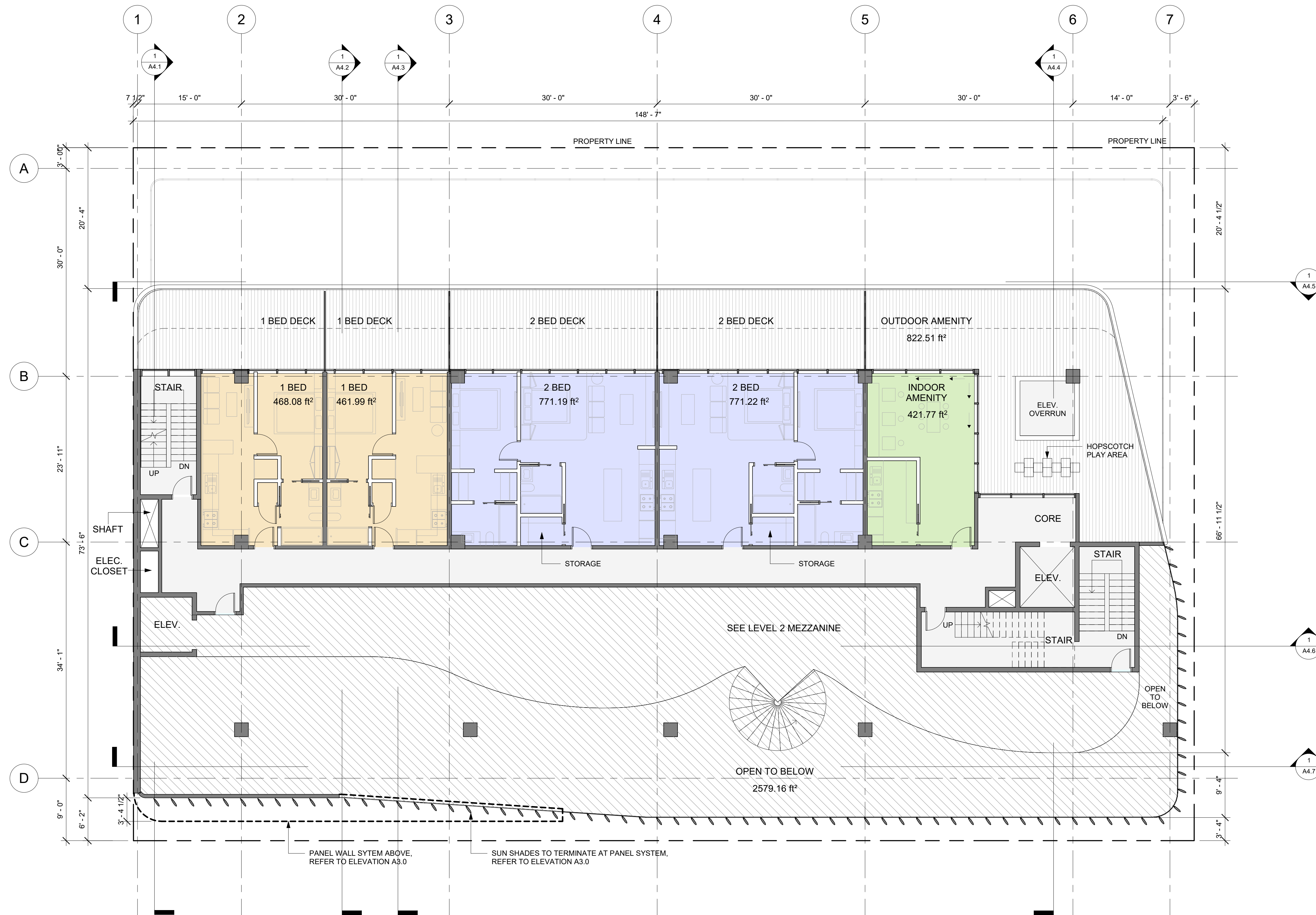
### LEGEND

	GROSS PERIMETER AREA
	COMMERCIAL FSR AREA
	DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
	RESIDENTIAL FSR AREA
	AMENITY AREA EXCLUSION
	MECHANICAL / LOADING / PARKING EXCLUSION
	STORAGE EXCLUSION

1 LEVEL 2 - MEZZANINE FSR  
1/8" = 1'-0"

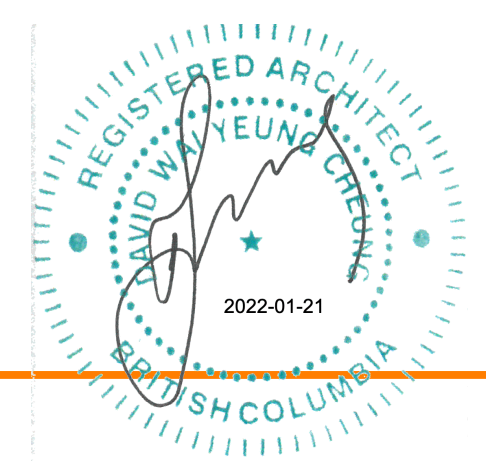


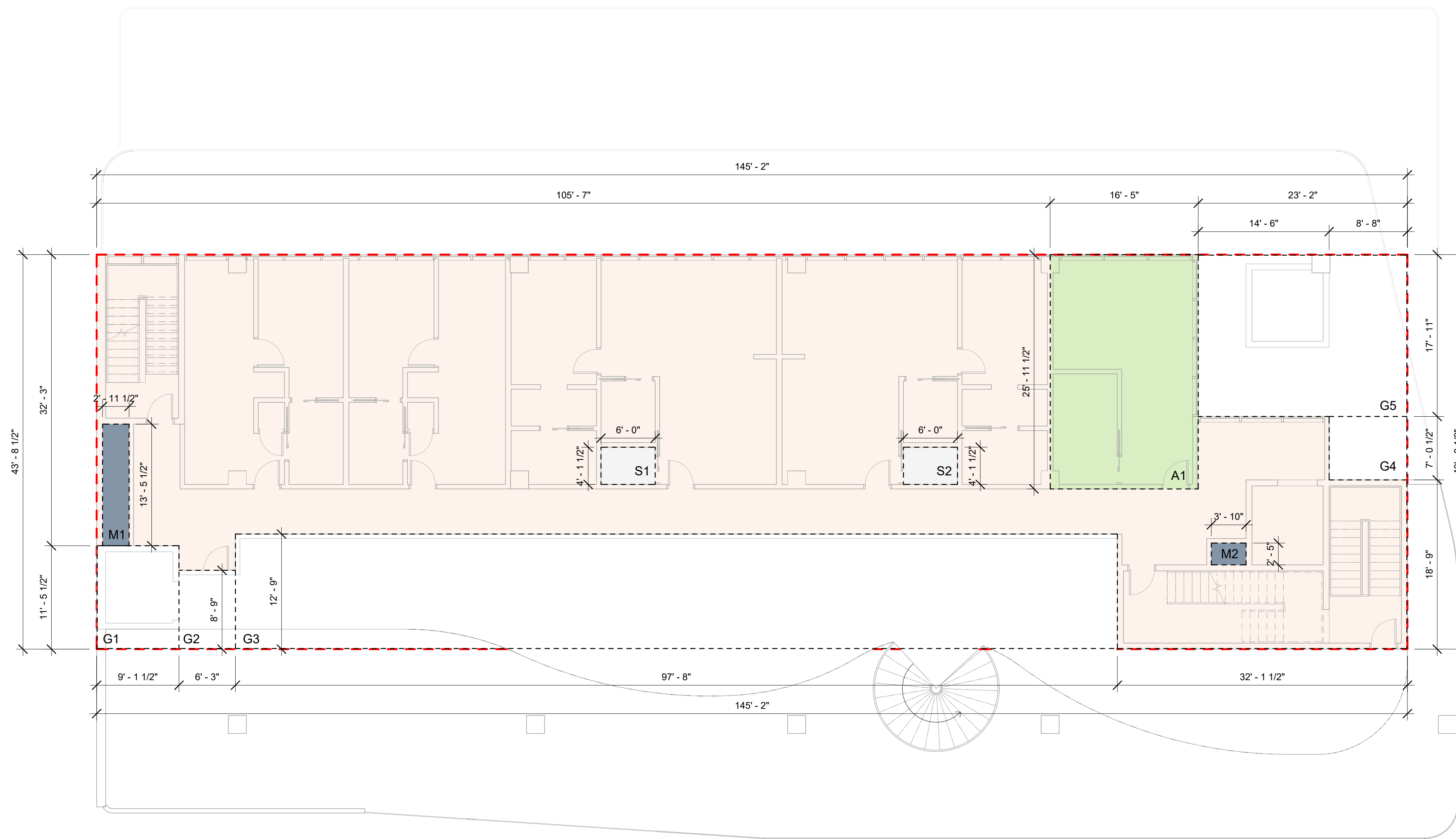




RESIDENTIAL AREA	
LEVEL 3	NO. OF UNITS
1 BED	2
2 BED	2
3 BED	0
INDOOR AMENITY	1
RESIDENTIAL AREA	2,472.48 SQ FT
INDOOR AMENITY AREA	421.77 SQ FT

1 LEVEL 3 - RESIDENTIAL  
1/8" = 1'-0"





1 LEVEL 3 - RESIDENTIAL FSR  
1/8" = 1'-0"

### FSR STATISTICS

LEVEL 3	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	145' - 2"	x	43' - 8 1/2"	=	6,345.00 sq. ft
<b>GEOMETRIC DEDUCTIONS</b>	<b>WIDTH (ft)</b>	<b>x</b>	<b>HEIGHT (ft)</b>	<b>=</b>	<b>AREA (sq ft)</b>
G1	11' - 5 1/2"	x	9' - 1 1/2"	=	104.56 sq. ft
G2	8' - 9"	x	6' - 3"	=	54.69 sq. ft
G3	12' - 9"	x	97' - 8"	=	1245.25 sq. ft
G4	7' - 0 1/2"	x	8' - 8"	=	61.03 sq. ft
G5	23' - 2"	x	17' - 11"	=	415.07 sq. ft

**LEVEL 3 GROSS FLOOR AREA** = **4,465.40 sq. ft**

#### BYLAW DEDUCTIONS

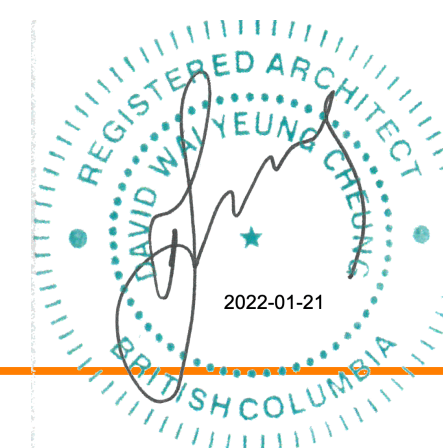
MECHANICAL / LOADING / PARKING DEDUCTIONS					
M1	2' - 11 1/2"	x	13' - 5 1/2"	=	39.81 sq. ft
M2	2' - 5"	x	3' - 10"	=	9.26 sq. ft

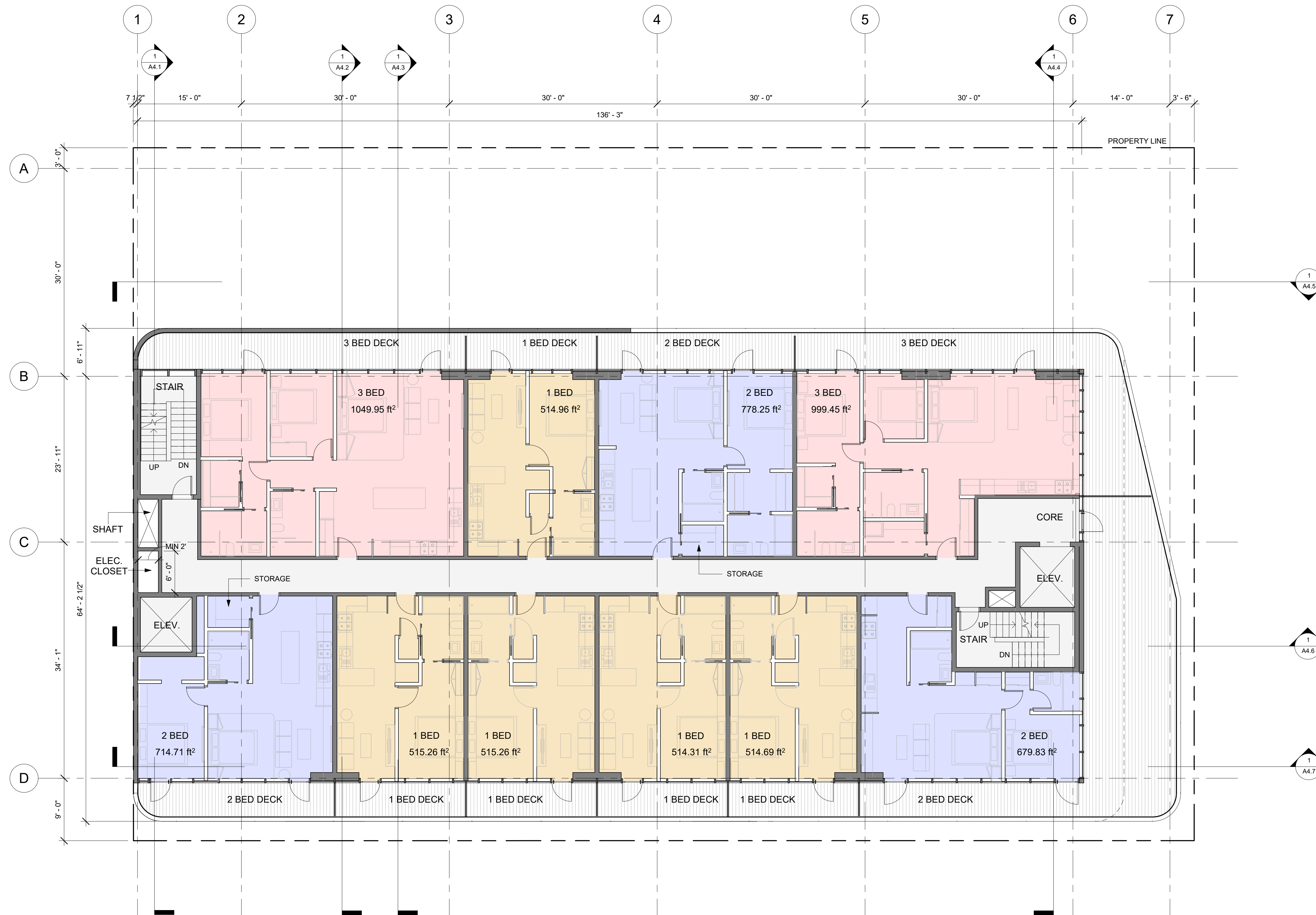
STORAGE DEDUCTIONS					
S1	4' - 1 1/2"	x	6' - 0"	=	24.75 sq. ft
S2	4' - 1 1/2"	x	6' - 0"	=	24.75 sq. ft

AMENITY AREA DEDUCTIONS					
A1	16' - 5"	x	25' - 11 1/2"	=	426.15 sq. ft

BYLAWS DEDUCTIONS SUBTOTAL = 524.72 sq. ft  
**TOTAL FSR AREA** = **5,619.38 sq. ft**

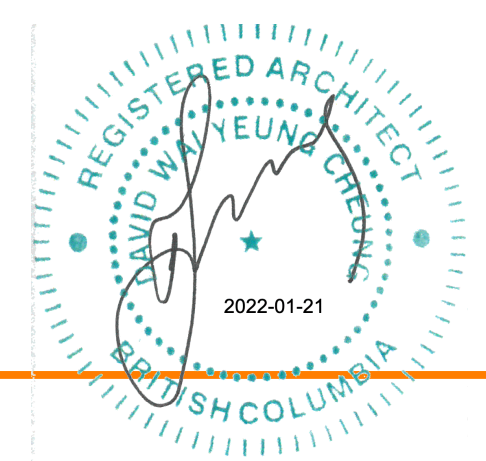
LEGEND	
	GROSS PERIMETER AREA
	COMMERCIAL FSR AREA
	DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
	RESIDENTIAL FSR AREA
	AMENITY AREA EXCLUSION
	MECHANICAL / LOADING / PARKING EXCLUSION
	STORAGE EXCLUSION





RESIDENTIAL AREA	
LEVEL 4	NO. OF UNITS
1 BED	5
2 BED	3
3 BED	2
INDOOR AMENITY	0
<hr/>	
RESIDENTIAL	6,796.67 SQ FT
COMMON AREA	1,393.33 SQ FT
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TOTAL GFA	8,190.00 SQ FT

1 LEVEL 4 - RESIDENTIAL  
1/8" = 1'-0"





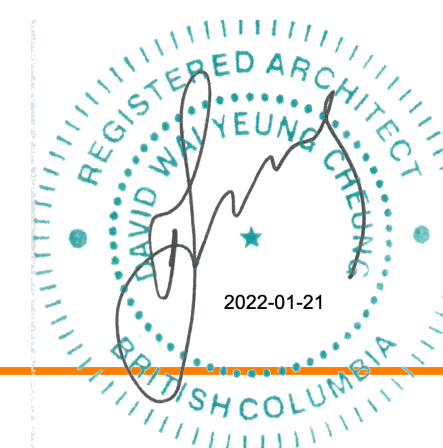
### FSR STATISTICS

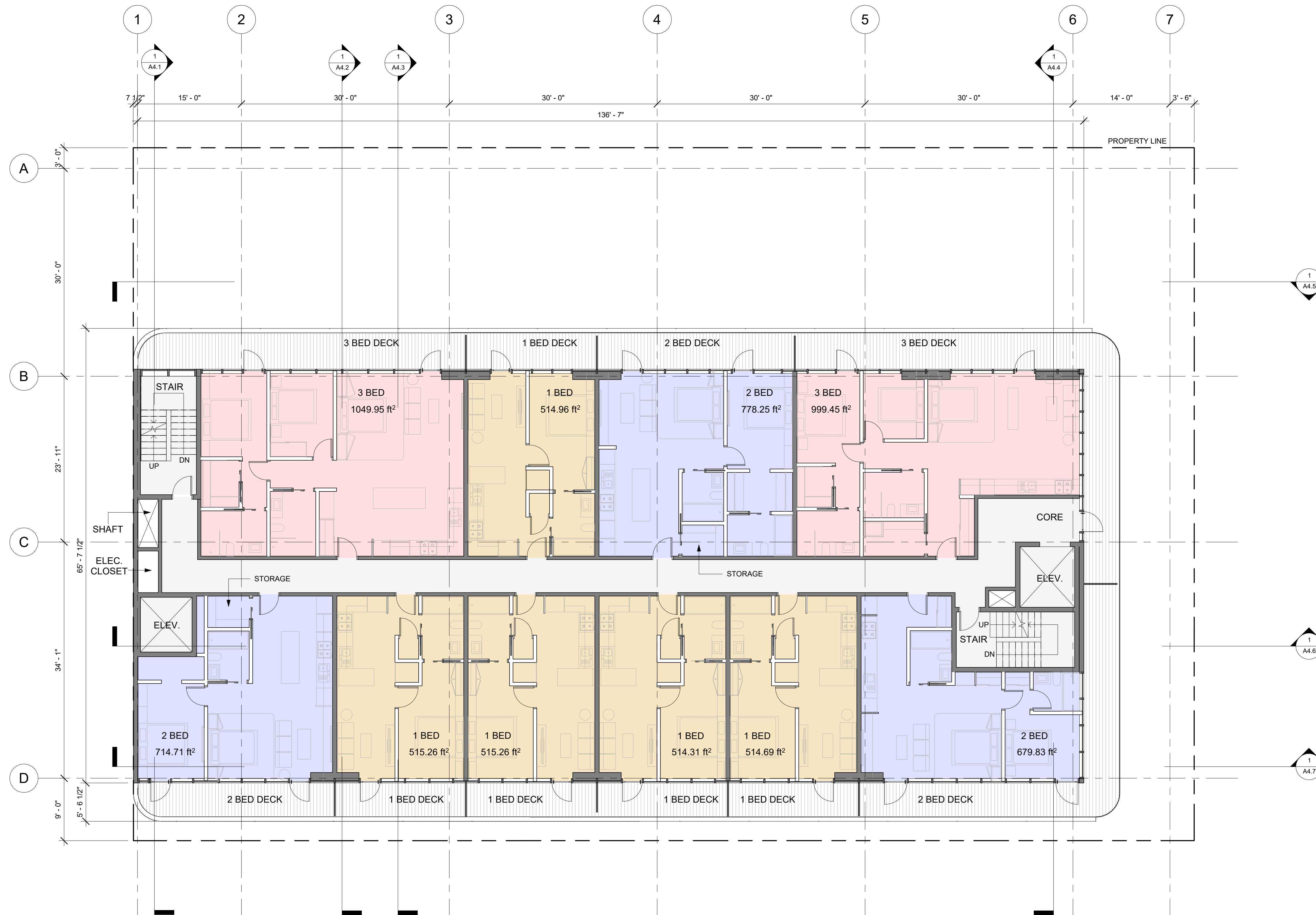
LEVEL 4	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	137' - 2"	x	59' - 8 1/2"	=	8,190.00 sq. ft
<b>LEVEL 4 GROSS FLOOR AREA</b>					<b>= 8,190.00 sq. ft</b>
<b>BYLAW DEDUCTIONS</b>					
<b>MECHANICAL / LOADING / PARKING DEDUCTIONS</b>					
M1	2' - 11 1/2"	x	13' - 5 1/2"	=	39.81 sq. ft
M2	2' - 5"	x	3' - 10"	=	9.26 sq. ft
<b>STORAGE DEDUCTIONS</b>					
S1	4' - 6 1/2"	x	6' - 0"	=	27.25 sq. ft
S2	4' - 6"	x	6' - 0"	=	27.00 sq. ft
<b>BYLAWS DEDUCTIONS SUBTOTAL</b>					<b>= 103.32 sq. ft</b>
<b>TOTAL FSR AREA</b>					<b>= 8,086.68 sq. ft</b>

### LEGEND

- GROSS PERIMETER AREA
- COMMERCIAL FSR AREA
- DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
- RESIDENTIAL FSR AREA
- AMENITY AREA EXCLUSION
- MECHANICAL / LOADING / PARKING EXCLUSION
- STORAGE EXCLUSION

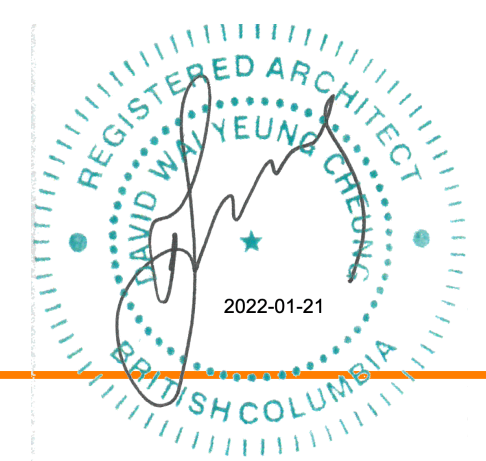
1 LEVEL 4 - RESIDENTIAL FSR  
1/8" = 1'-0"

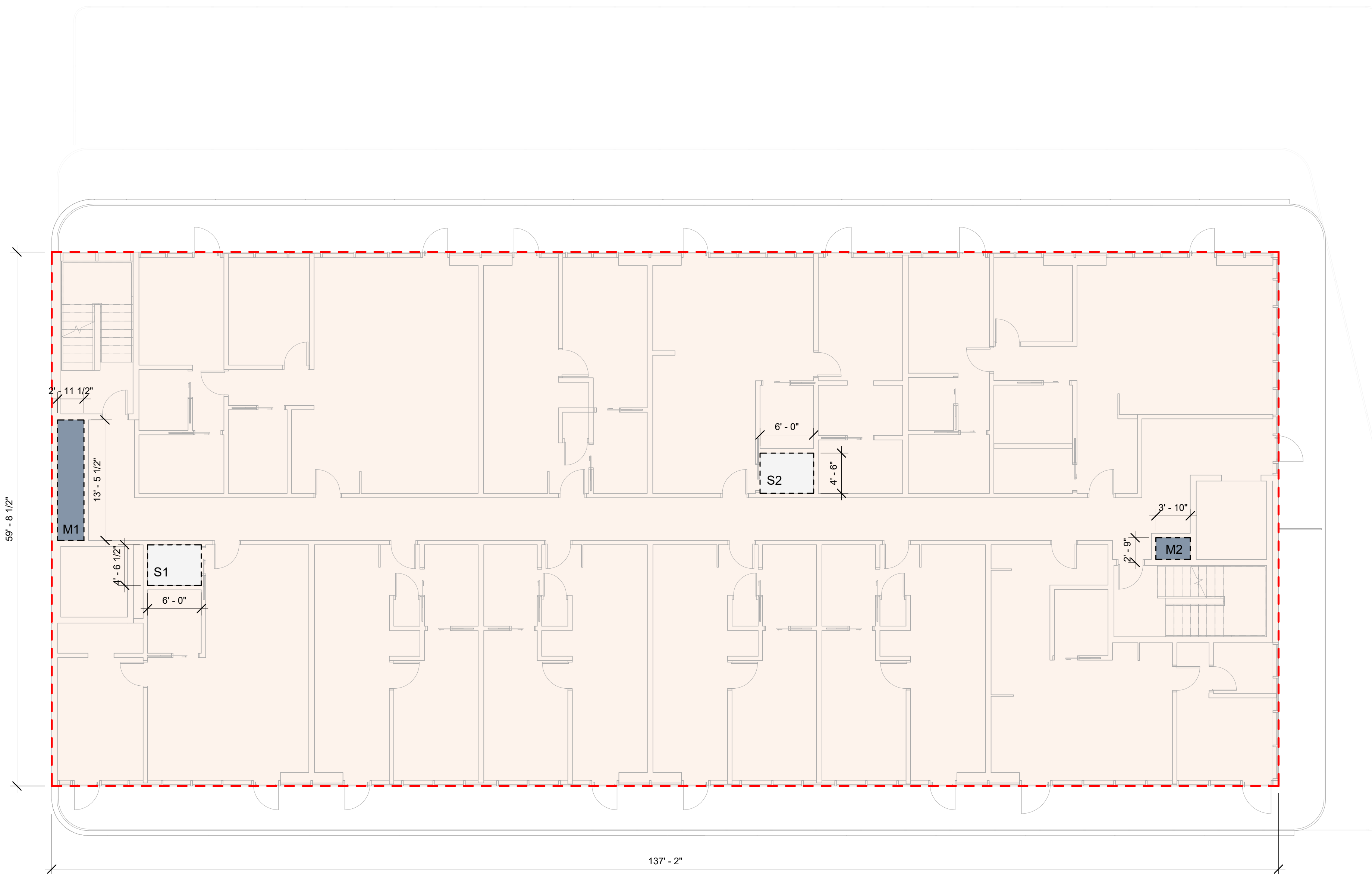




RESIDENTIAL AREA	
LEVEL 5	NO. OF UNITS
1 BED	5
2 BED	3
3 BED	2
INDOOR AMENITY	0
RESIDENTIAL	6,796.67 SQ FT
COMMON AREA	1,393.33 SQ FT
TOTAL GFA	8,190.00 SQ FT

1 LEVEL 5 - RESIDENTIAL  
1/8" = 1'-0"





### FSR STATISTICS

LEVEL 5	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	137' - 2"	x	59' - 8 1/2"	=	8,190.00 sq. ft

#### BYLAW DEDUCTIONS

MECHANICAL / LOADING / PARKING DEDUCTIONS					
M1	2' - 11 1/2"	x	13' - 5 1/2"	=	39.81 sq. ft
M2	2' - 5"	x	3' - 10"	=	9.26 sq. ft

#### STORAGE DEDUCTIONS

S1	4' - 6 1/2"	x	6' - 0"	=	27.25 sq. ft
S2	4' - 6"	x	6' - 0"	=	27.00 sq. ft

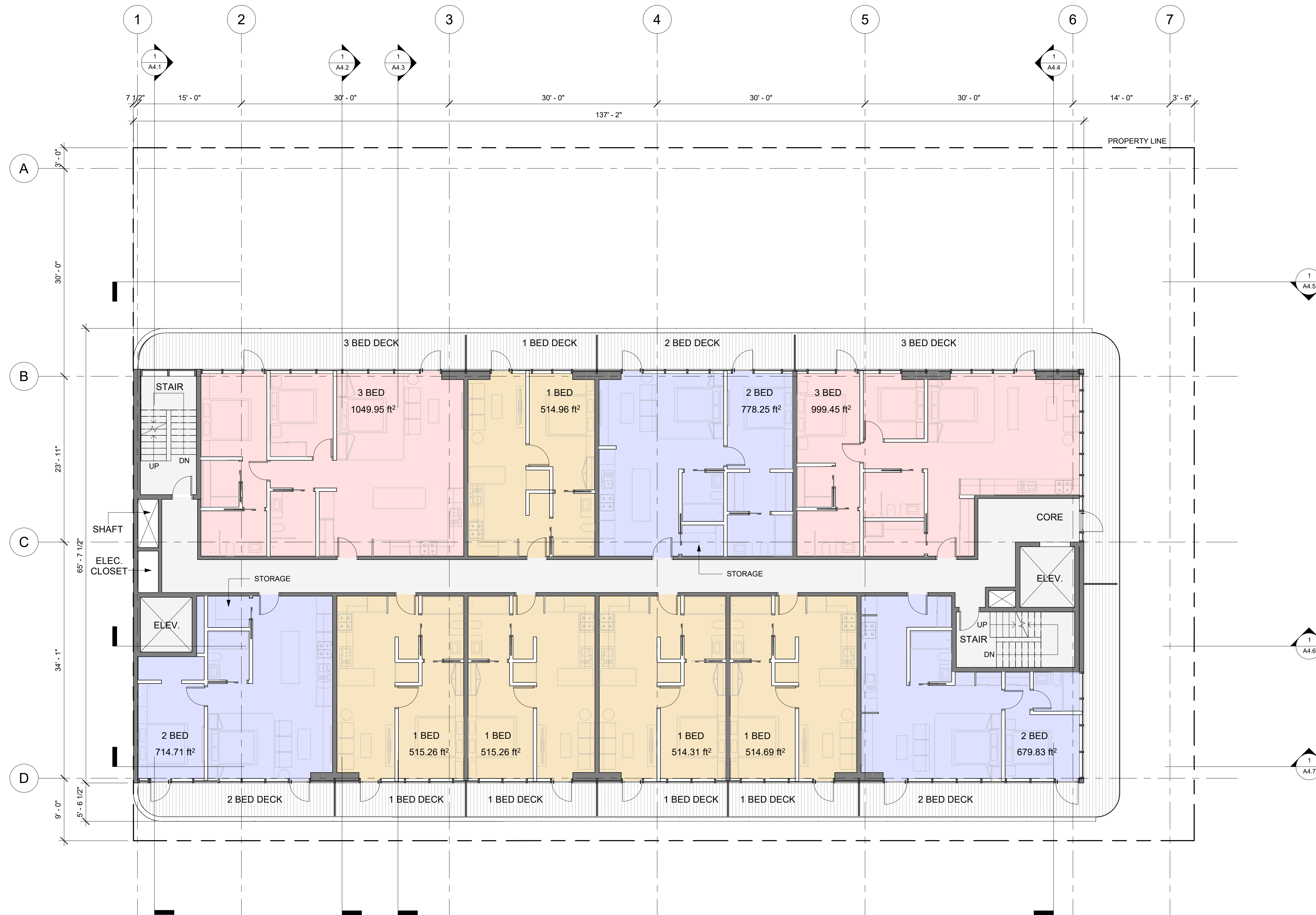
BYLAWS DEDUCTIONS SUBTOTAL	=	103.32 sq. ft
<b>TOTAL FSR AREA</b>	=	<b>8,086.68 sq. ft</b>

#### LEGEND

- GROSS PERIMETER AREA
- COMMERCIAL FSR AREA
- DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
- RESIDENTIAL FSR AREA
- AMENITY AREA EXCLUSION
- MECHANICAL / LOADING / PARKING EXCLUSION
- STORAGE EXCLUSION

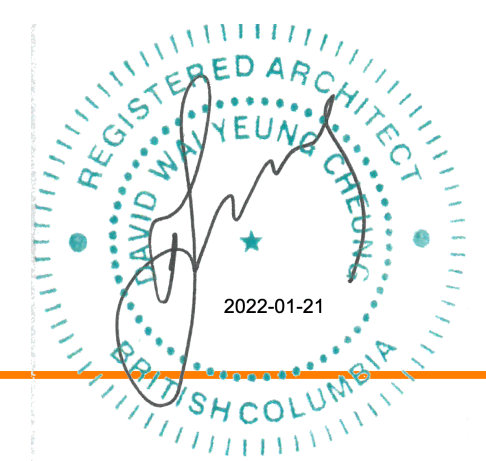
1 LEVEL 5 - RESIDENTIAL FSR  
1/8" = 1'-0"

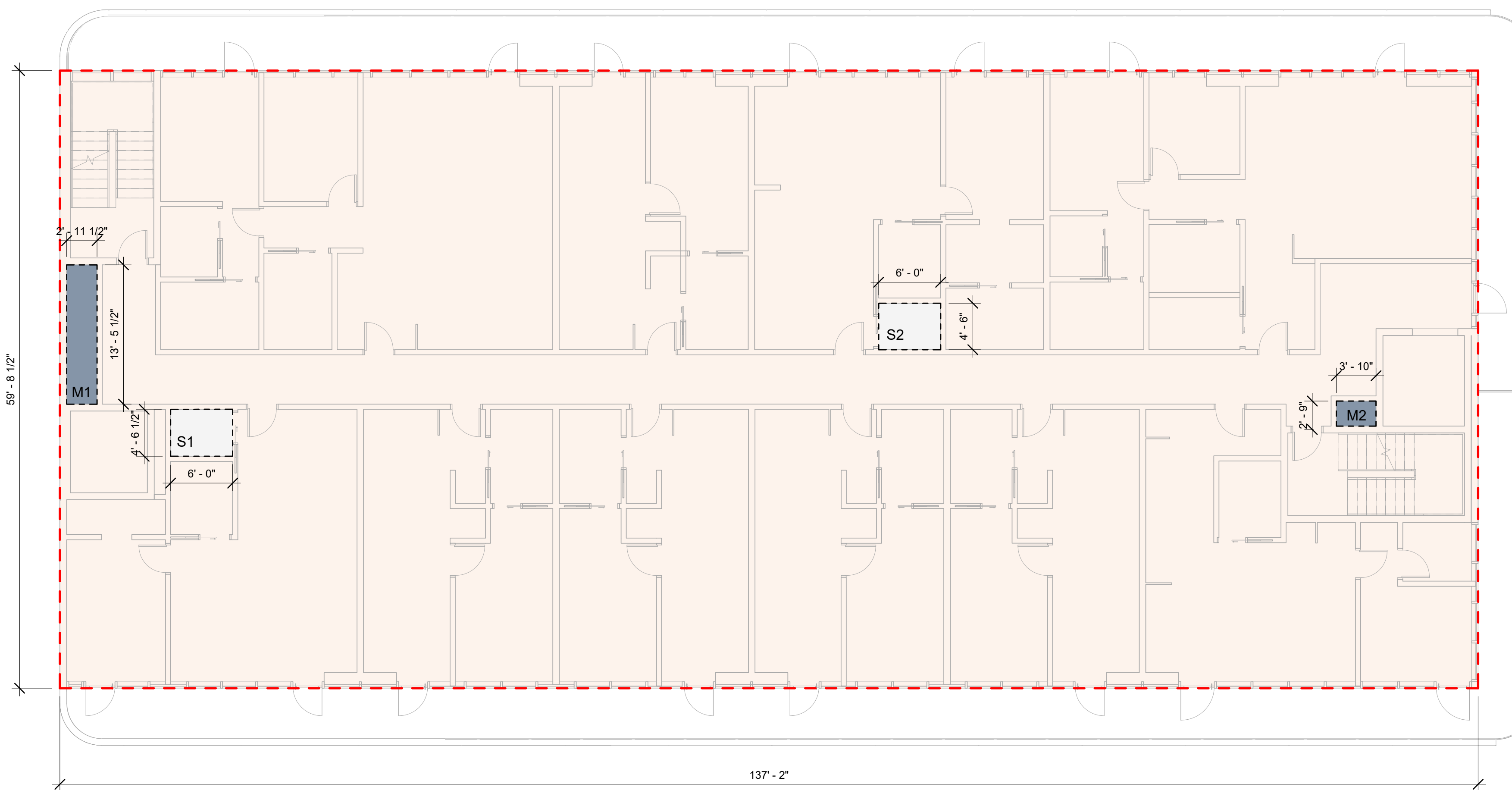




RESIDENTIAL AREA	
LEVEL 6	NO. OF UNITS
1 BED	5
2 BED	3
3 BED	2
INDOOR AMENITY	0
RESIDENTIAL	6,796.67 SQ FT
COMMON AREA	1,393.33 SQ FT
TOTAL GFA	8,190.00 SQ FT

1 LEVEL 6 - RESIDENTIAL  
1/8" = 1'-0"





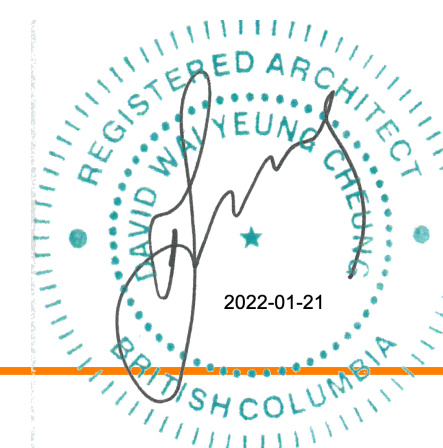
### FSR STATISTICS

LEVEL 6	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	137' - 2"	x	59' - 8 1/2"	=	8,190.00 sq. ft
<b>BYLAW DEDUCTIONS</b>					
<b>MECHANICAL / LOADING / PARKING DEDUCTIONS</b>					
M1	2' - 11 1/2"	x	13' - 5 1/2"	=	39.81 sq. ft
M2	2' - 5"	x	3' - 10"	=	9.26 sq. ft
<b>STORAGE DEDUCTIONS</b>					
S1	4' - 6 1/2"	x	6' - 0"	=	27.25 sq. ft
S2	4' - 6"	x	6' - 0"	=	27.00 sq. ft
<b>BYLAWS DEDUCTIONS SUBTOTAL</b>					<b>= 103.32 sq. ft</b>
<b>TOTAL FSR AREA</b>					<b>= 8,086.68 sq. ft</b>

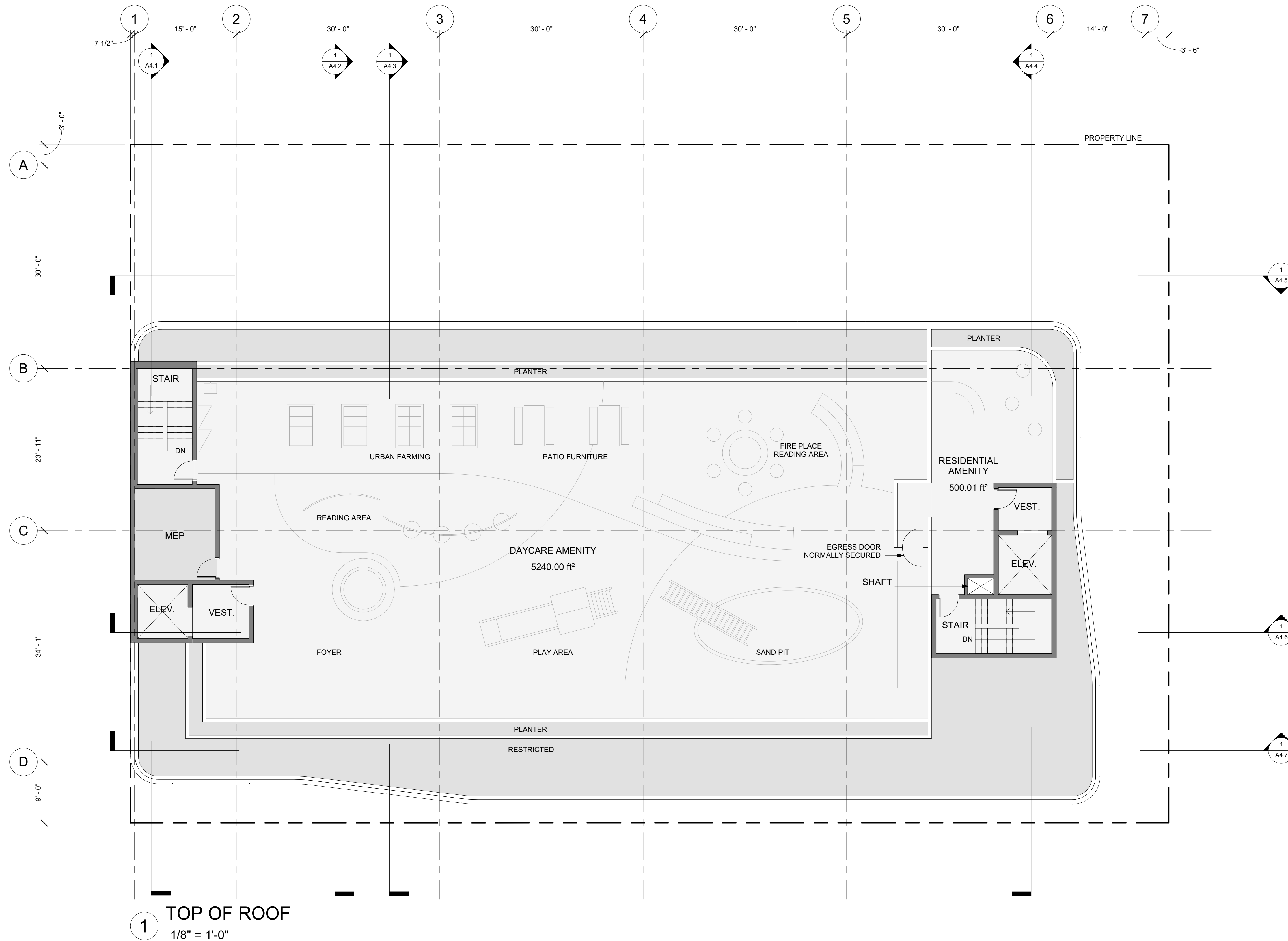
### LEGEND

- GROSS PERIMETER AREA
- COMMERCIAL FSR AREA
- DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
- RESIDENTIAL FSR AREA
- AMENITY AREA EXCLUSION
- MECHANICAL / LOADING / PARKING EXCLUSION
- STORAGE EXCLUSION

1 LEVEL 6 - RESIDENTIAL FSR  
1/8" = 1'-0"

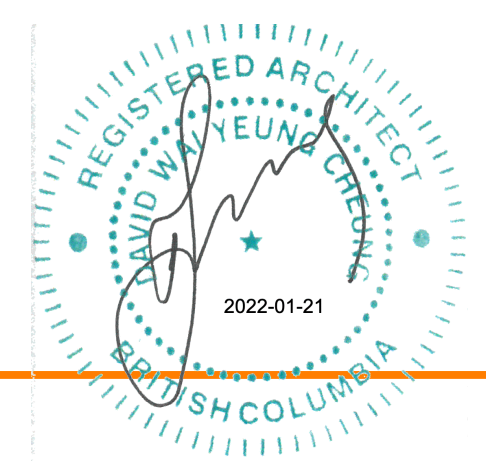


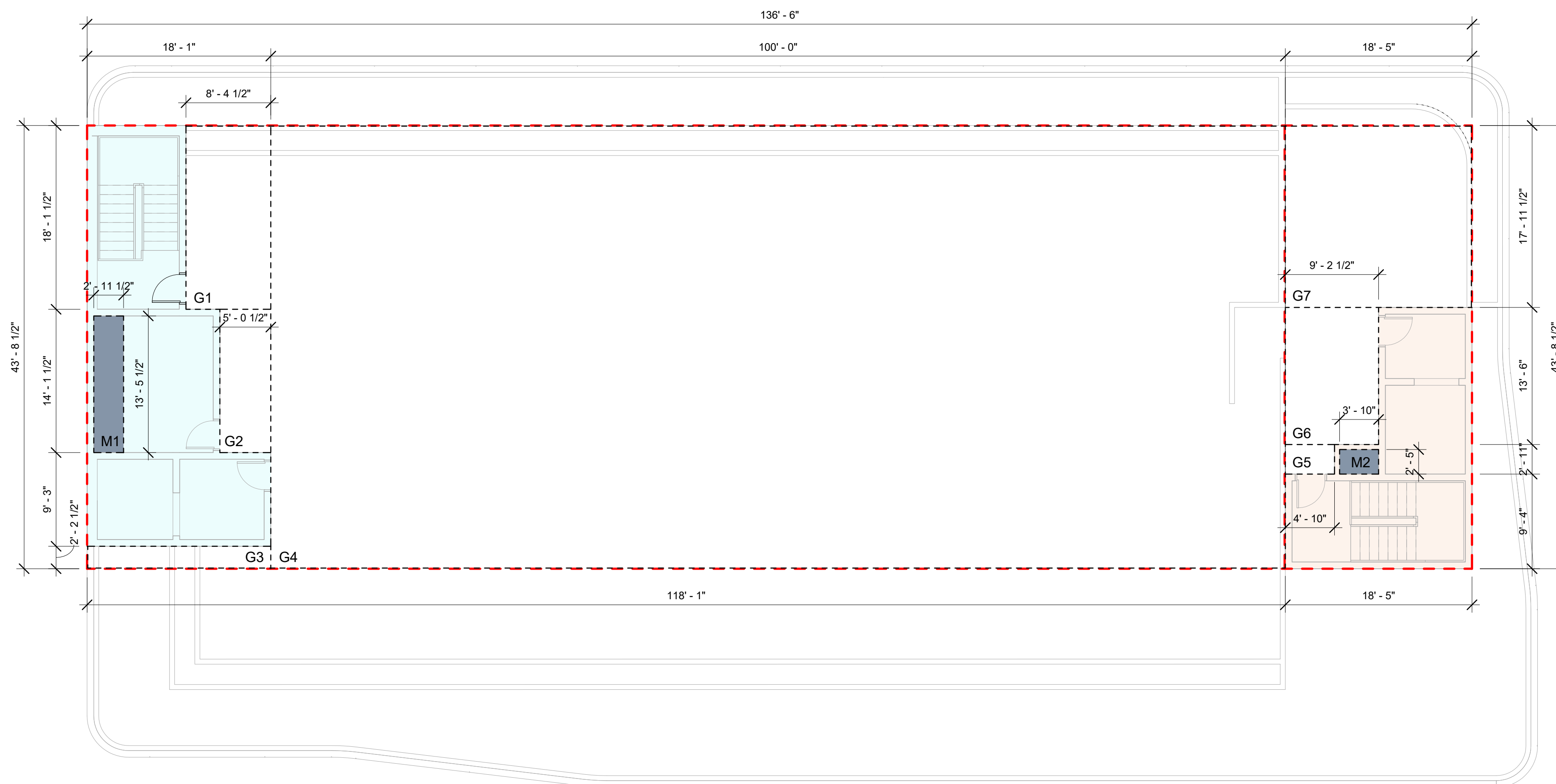




AREA	
ROOF LEVEL	
COMMON AREA	863.28 SQ FT
TOTAL GFA	863.28 SQ FT

1 TOP OF ROOF  
1/8" = 1'-0"





1 ROOFTOP PLAN FSR  
1/8" = 1'-0"

### FSR STATISTICS

ROOFTOP LEVEL	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
GROSS PERIMETER AREA	136' - 6"	x	43' - 8 1/2"	=	5,966.19 sq. ft
GROSS PERIMETER @ DAYCARE	118' - 1"	x	43' - 8 1/2"	=	5,161.23 sq. ft
GROSS PERIMETER @ RESIDENTIAL	18' - 5"	x	43' - 8 1/2"	=	804.96 sq. ft

ROOFTOP (DAYCARE)					
GEOMETRIC DEDUCTIONS	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
G1	8' - 4 1/2"	x	18' - 1 1/2"	=	151.80 sq. ft
G2	5' - 0 1/2"	x	14' - 1 1/2"	=	71.21 sq. ft
G3	18' - 1"	x	2' - 2 1/2"	=	39.93 sq. ft
G4	100' - 0"	x	43' - 8 1/2"	=	4370.83 sq. ft

ROOFTOP (DAYCARE) GROSS FLOOR AREA = 527.46 sq. ft

BYLAW DEDUCTIONS (DAYCARE)					
MECHANICAL DEDUCTIONS					
M1	2' - 11 1/2"	x	13' - 5 1/2"	=	39.81 sq. ft
10% DEDUCTION OF DAYCARE / CO-ED TUTOR					
	10%	x	527.46 sq. ft	=	52.75 sq. ft
BYLAWS DEDUCTIONS (DAYCARE) SUBTOTAL = 92.56 sq. ft					
<b>SUBTOTAL - ROOFTOP (DAYCARE) GROSS FLOOR AREA = 434.90 sq. ft</b>					

ROOFTOP (RESIDENTIAL)					
GEOMETRIC DEDUCTIONS	WIDTH (ft)	x	HEIGHT (ft)	=	AREA (sq ft)
G5	4' - 10"	x	2' - 11"	=	14.10 sq. ft
G6	13' - 6"	x	9' - 2 1/2"	=	124.31 sq. ft
G7	18' - 5"	x	17' - 11 1/2"	=	330.73 sq. ft

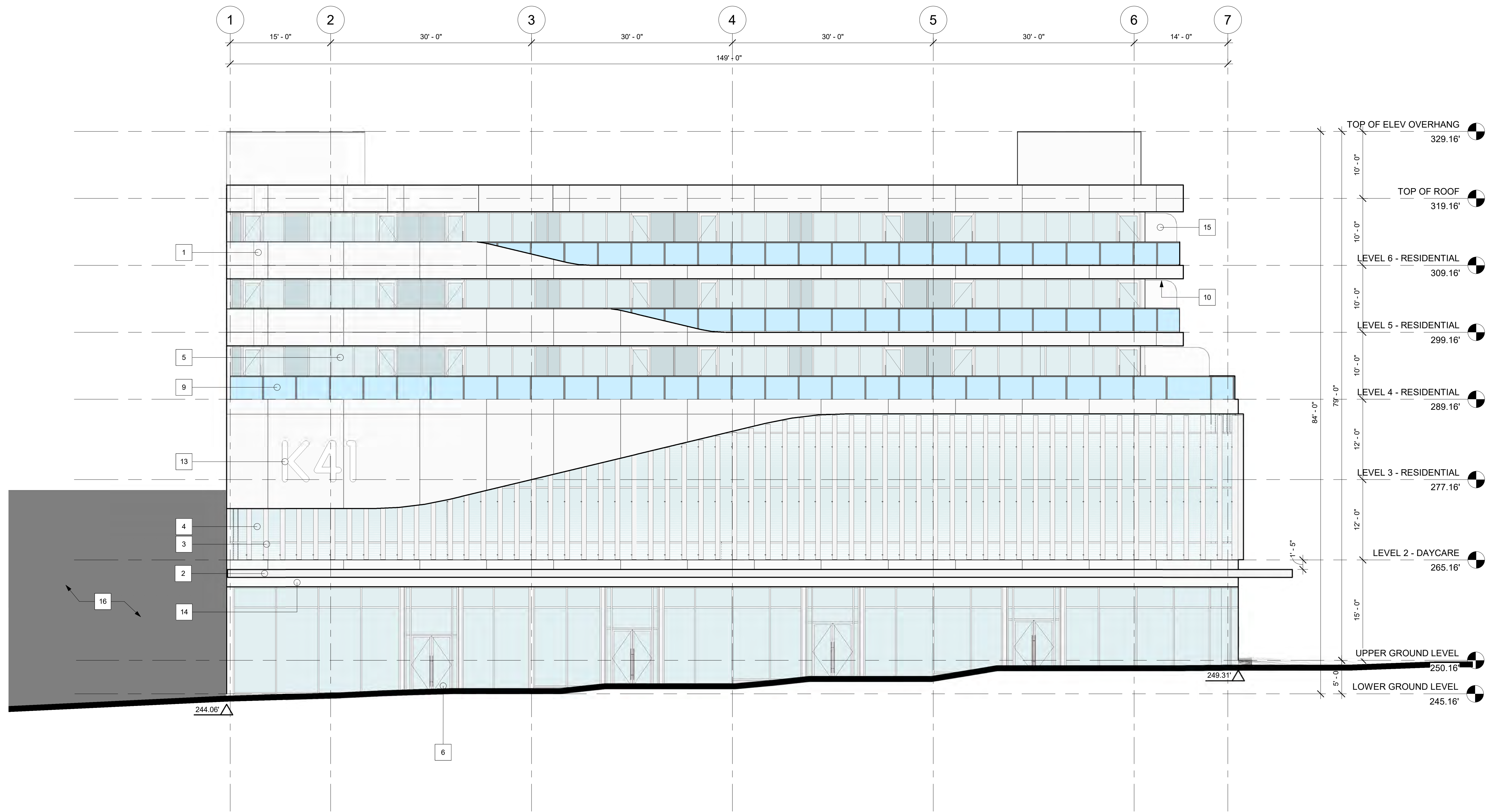
ROOFTOP (RESIDENTIAL) GROSS FLOOR AREA = 335.82 sq. ft

BYLAW DEDUCTIONS (RESIDENTIAL)					
MECHANICAL / LOADING / PARKING DEDUCTIONS					
M2	2' - 5"	x	3' - 10"	=	9.26 sq. ft
BYLAWS DEDUCTIONS (RESIDENTIAL) SUBTOTAL = 9.26 sq. ft					
<b>SUBTOTAL - ROOFTOP (RESIDENTIAL) GROSS FLOOR AREA = 326.56 sq. ft</b>					

**TOTAL FSR AREA = 761.46 sq. ft**

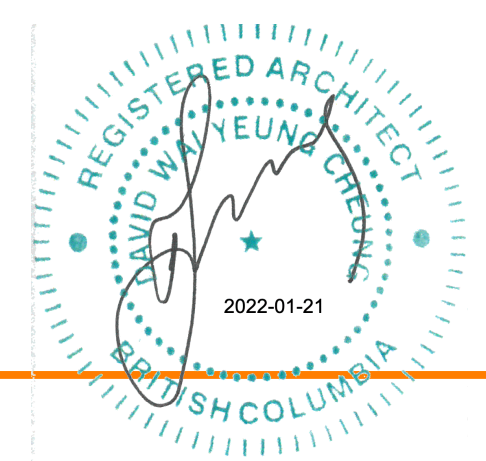
LEGEND	
	GROSS PERIMETER AREA
	COMMERCIAL FSR AREA
	DAYCARE / CO-ED TUTOR FSR AREA (MAX 10% EXCLUSION PER DISTRICT SCHEDULE)
	RESIDENTIAL FSR AREA
	AMENITY AREA EXCLUSION
	MECHANICAL / LOADING / PARKING EXCLUSION
	STORAGE EXCLUSION

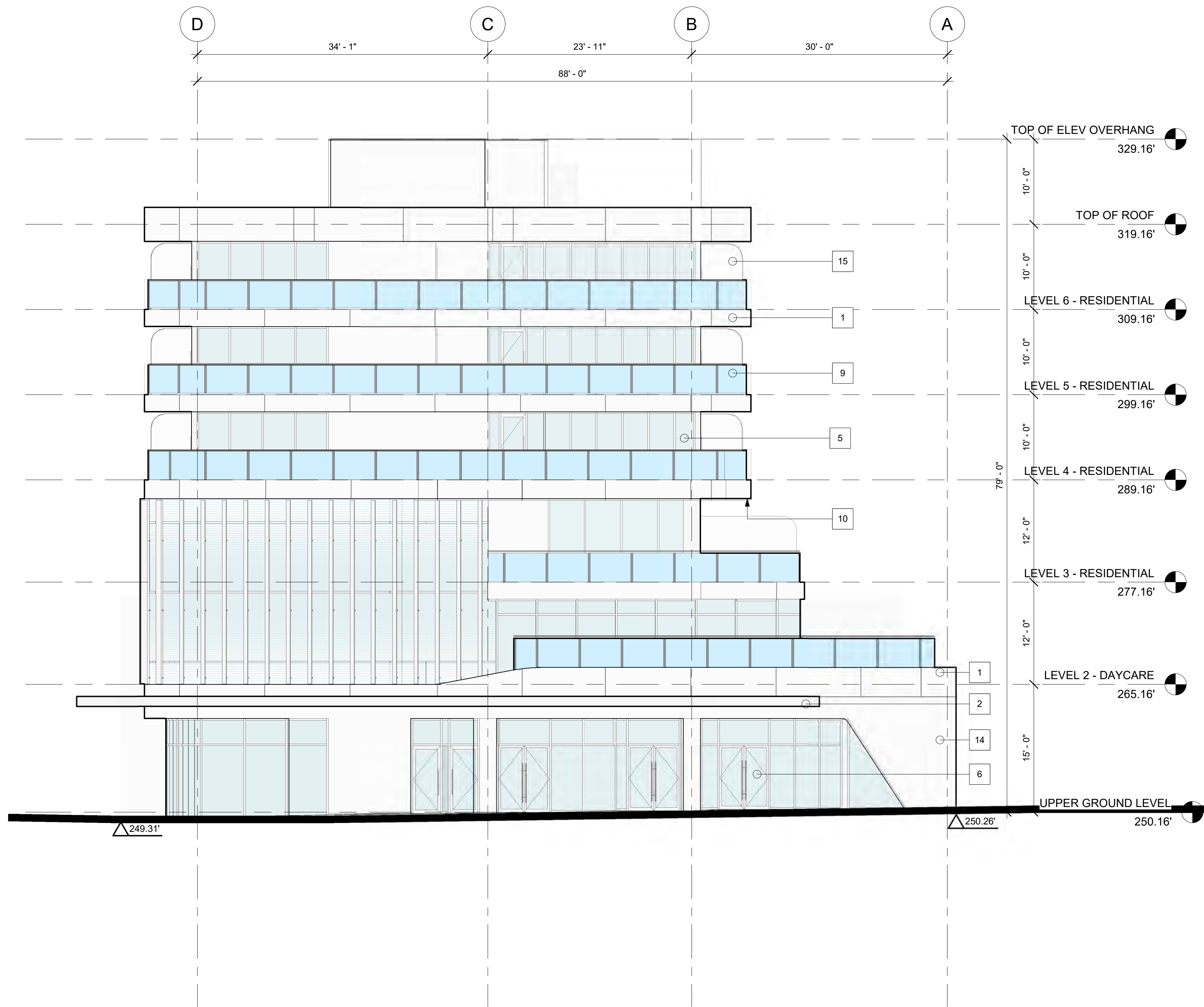




MATERIAL LEGEND	
1	INSULATED METAL PANEL, WHITE
2	METAL PANEL CANOPY, WHITE
3	VERTICAL SUNSHADE, KAWNEER VERSOLEIL, WHITE
4	TRIPLE GLAZED FRITTED GLASS CURTAIN WALL
5	TRIPLE GLAZED WINDOW WALL, FIXED
6	TRIPLE GLAZED WINDOW WALL, OPERABLE
7	SPANDREL GLASS WINDOW WALL, BACKPAINTED WHITE
8	TRIPLE GLAZED STOREFRONT DOOR
9	ALUMINUM GLASS GUARDRAIL, LIGHT GREY GUARD ON CLEAR GLASS
10	ALUMINUM / WOOD SOFFIT, TBD
11	METAL LOUVER, LIGHT GREY
12	STEEL DOOR, LIGHT GREY
13	K41 SIGNAGE, TBD
14	CAST IN PLACE CONCRETE, SMOOTH FINISH
15	PRIVACY SCREEN, TBD
16	EXISTING BUILDING

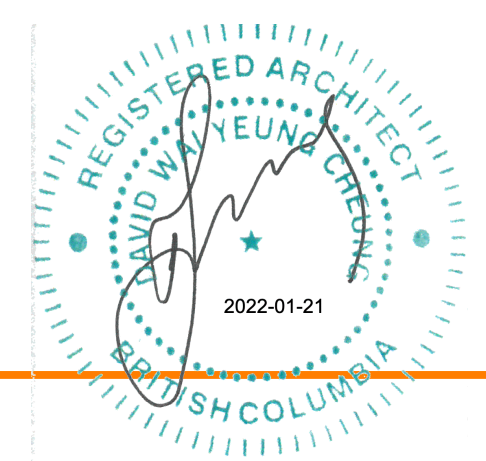
1 SOUTH ELEVATION  
1/8" = 1'-0"

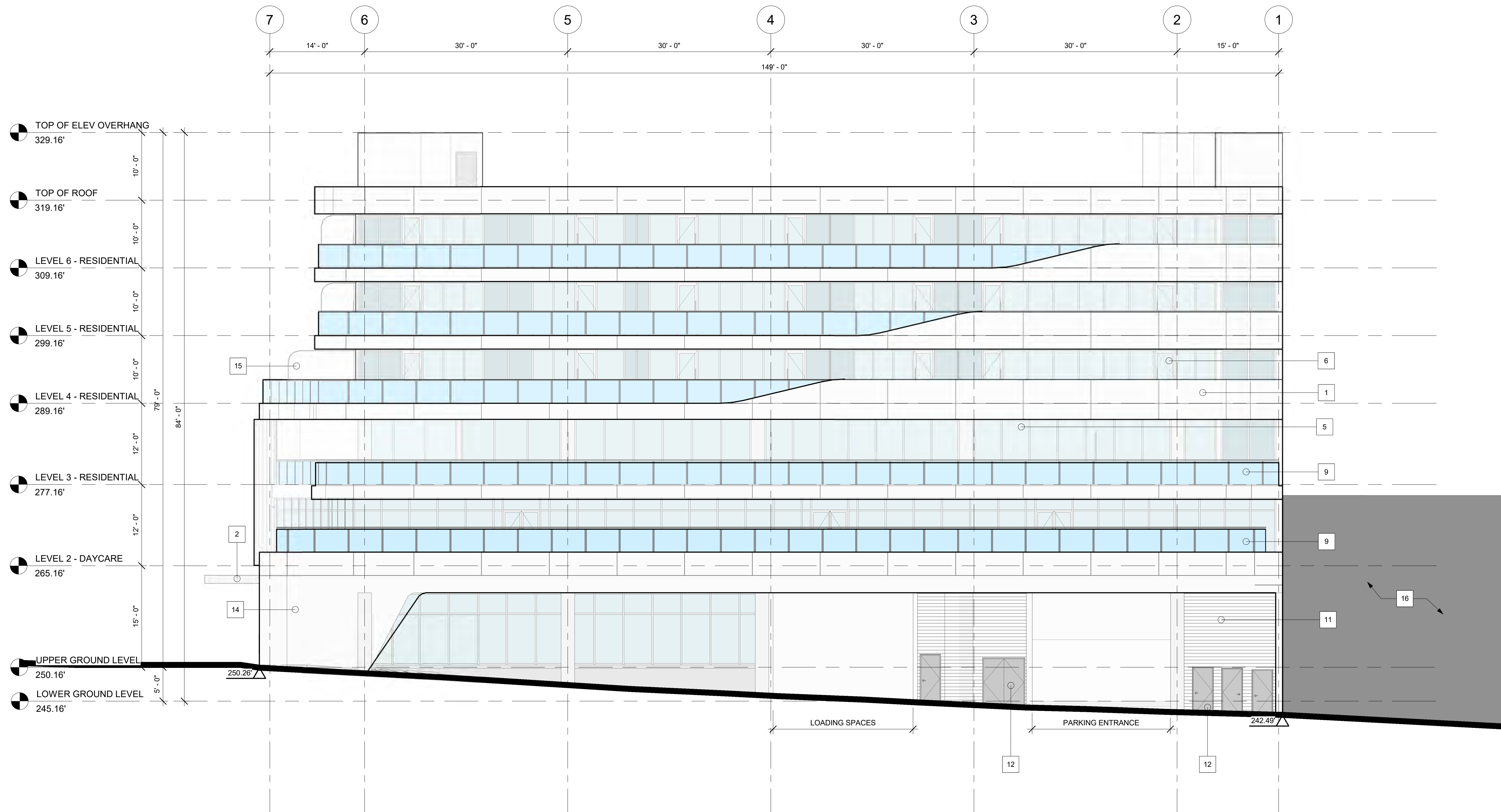




MATERIAL LEGEND	
1	INSULATED METAL PANEL, WHITE
2	METAL PANEL CANOPY, WHITE
3	VERTICAL SUNSHADE, KAWNEER VERSOLEIL, WHITE
4	TRIPLE GLAZED FRITTED GLASS CURTAIN WALL
5	TRIPLE GLAZED WINDOW WALL, FIXED
6	TRIPLE GLAZED WINDOW WALL, OPERABLE
7	SPANDREL GLASS WINDOW WALL, BACKPAINTED WHITE
8	TRIPLE GLAZED STOREFRONT DOOR
9	ALUMINUM GLASS GUARDRAIL, LIGHT GREY GUARD ON CLEAR GLASS
10	ALUMINUM / WOOD SOFFIT, TBD
11	METAL LOUVER, LIGHT GREY
12	STEEL DOOR, LIGHT GREY
13	K41 SIGNAGE, TBD
14	CAST IN PLACE CONCRETE, SMOOTH FINISH
15	PRIVACY SCREEN, TBD
16	EXISTING BUILDING

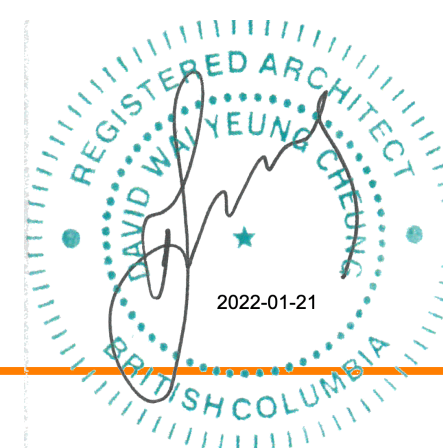
1 EAST ELEVATION  
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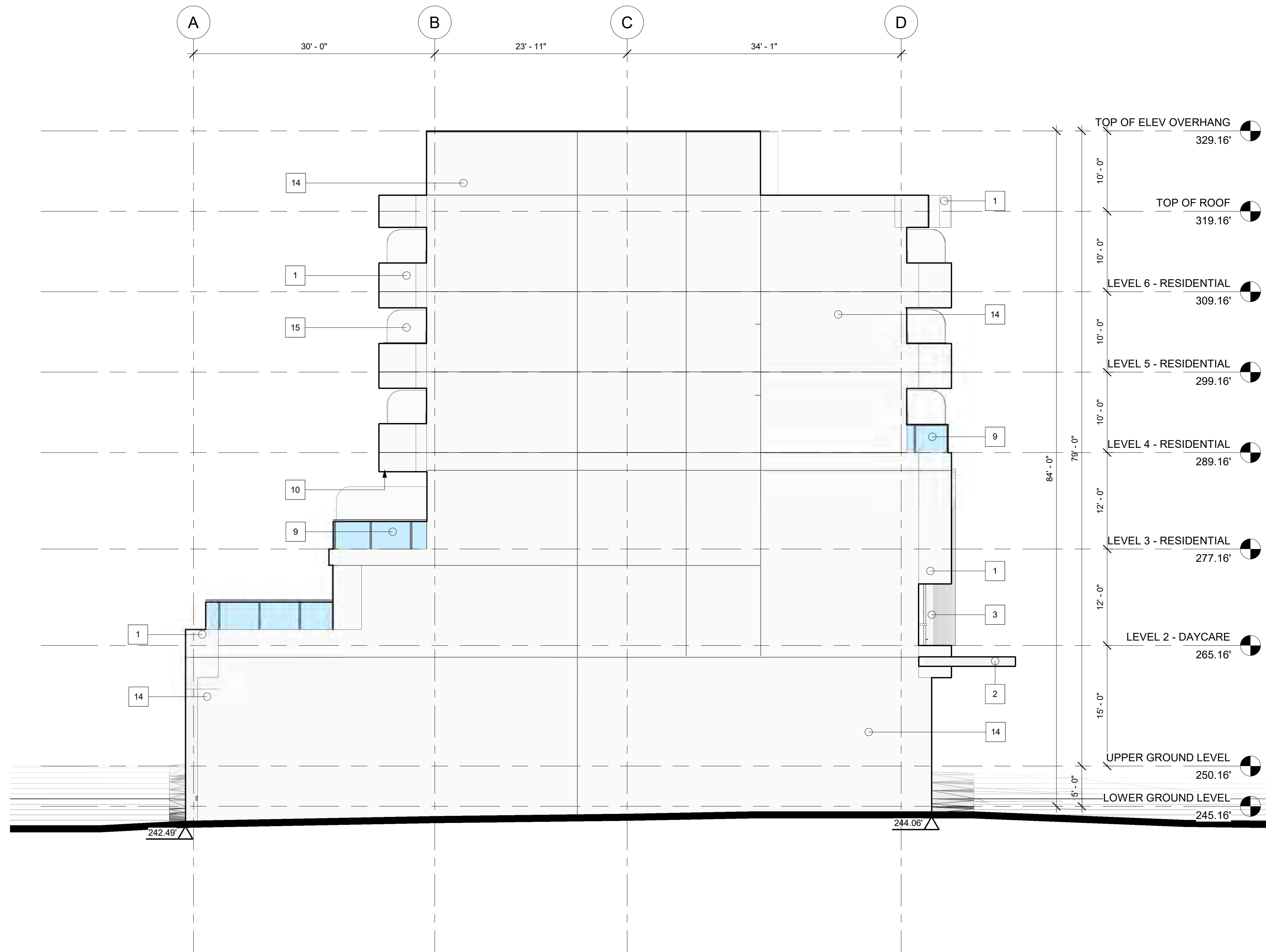




MATERIAL LEGEND	
1	INSULATED METAL PANEL, WHITE
2	METAL PANEL CANOPY, WHITE
3	VERTICAL SUNSHADE, KAWNEER VERSOLEIL, WHITE
4	TRIPLE GLAZED FRITTED GLASS CURTAIN WALL
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6	TRIPLE GLAZED WINDOW WALL, OPERABLE
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10	ALUMINUM / WOOD SOFFIT, TBD
11	METAL LOUVER, LIGHT GREY
12	STEEL DOOR, LIGHT GREY
13	K41 SIGNAGE, TBD
14	CAST IN PLACE CONCRETE, SMOOTH FINISH
15	PRIVACY SCREEN, TBD
16	EXISTING BUILDING

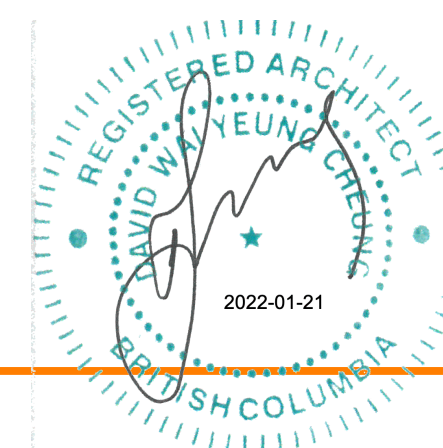
1 NORTH ELEVATION  
1/8" = 1'-0"





MATERIAL LEGEND	
1	INSULATED METAL PANEL, WHITE
2	METAL PANEL CANOPY, WHITE
3	VERTICAL SUNSHADE, KAWNEER VERSOLEIL, WHITE
4	TRIPLE GLAZED FRITTED GLASS CURTAIN WALL
5	TRIPLE GLAZED WINDOW WALL, FIXED
6	TRIPLE GLAZED WINDOW WALL, OPERABLE
7	SPANDREL GLASS WINDOW WALL, BACKPAINTED WHITE
8	TRIPLE GLAZED STOREFRONT DOOR
9	ALUMINUM GLASS GUARDRAIL, LIGHT GREY GUARD ON CLEAR GLASS
10	ALUMINUM / WOOD SOFFIT, TBD
11	METAL LOUVER, LIGHT GREY
12	STEEL DOOR, LIGHT GREY
13	K41 SIGNAGE, TBD
14	CAST IN PLACE CONCRETE, SMOOTH FINISH
15	PRIVACY SCREEN, TBD
16	EXISTING BUILDING

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





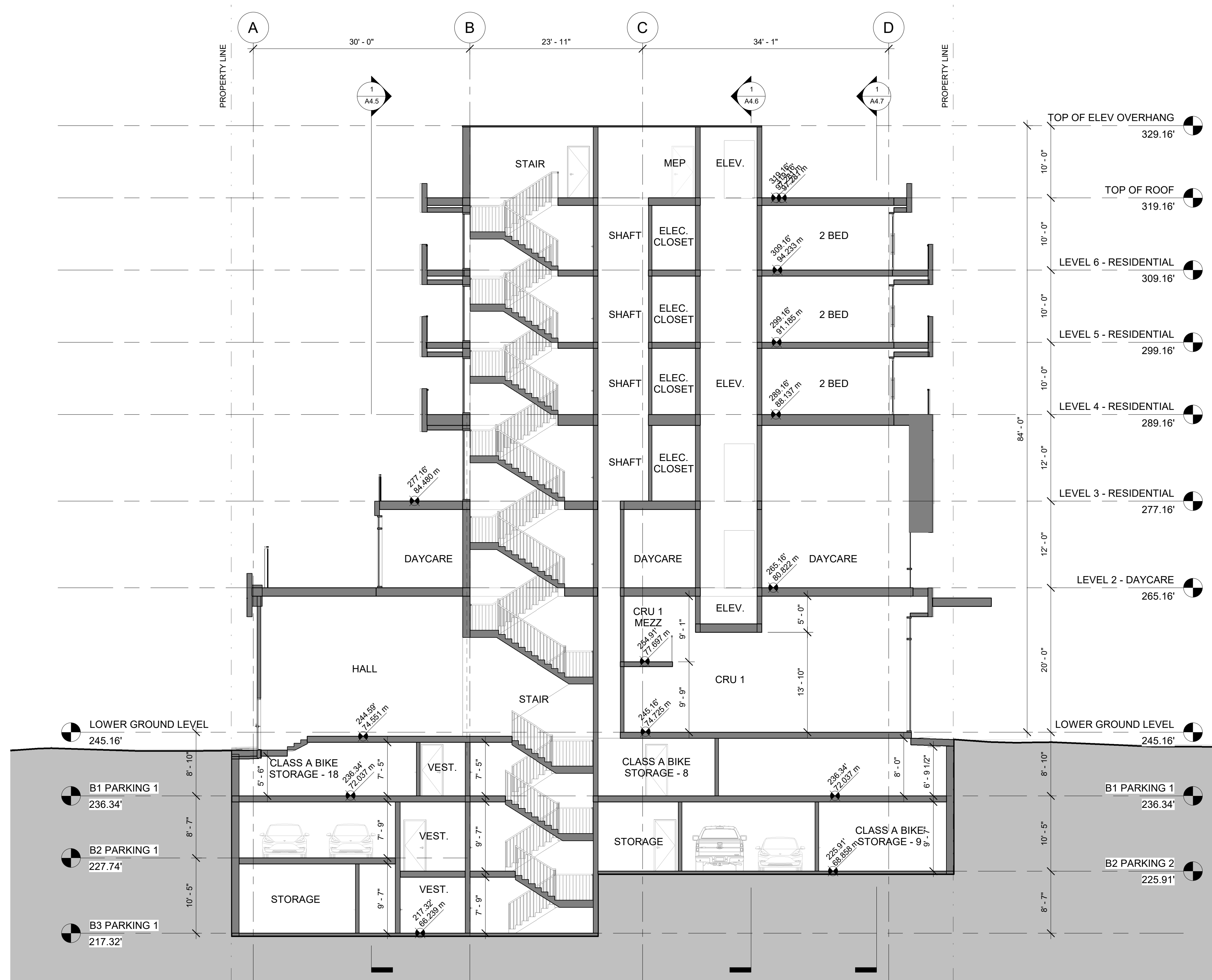
NORTH SIDE OF WEST 41ST AVE.



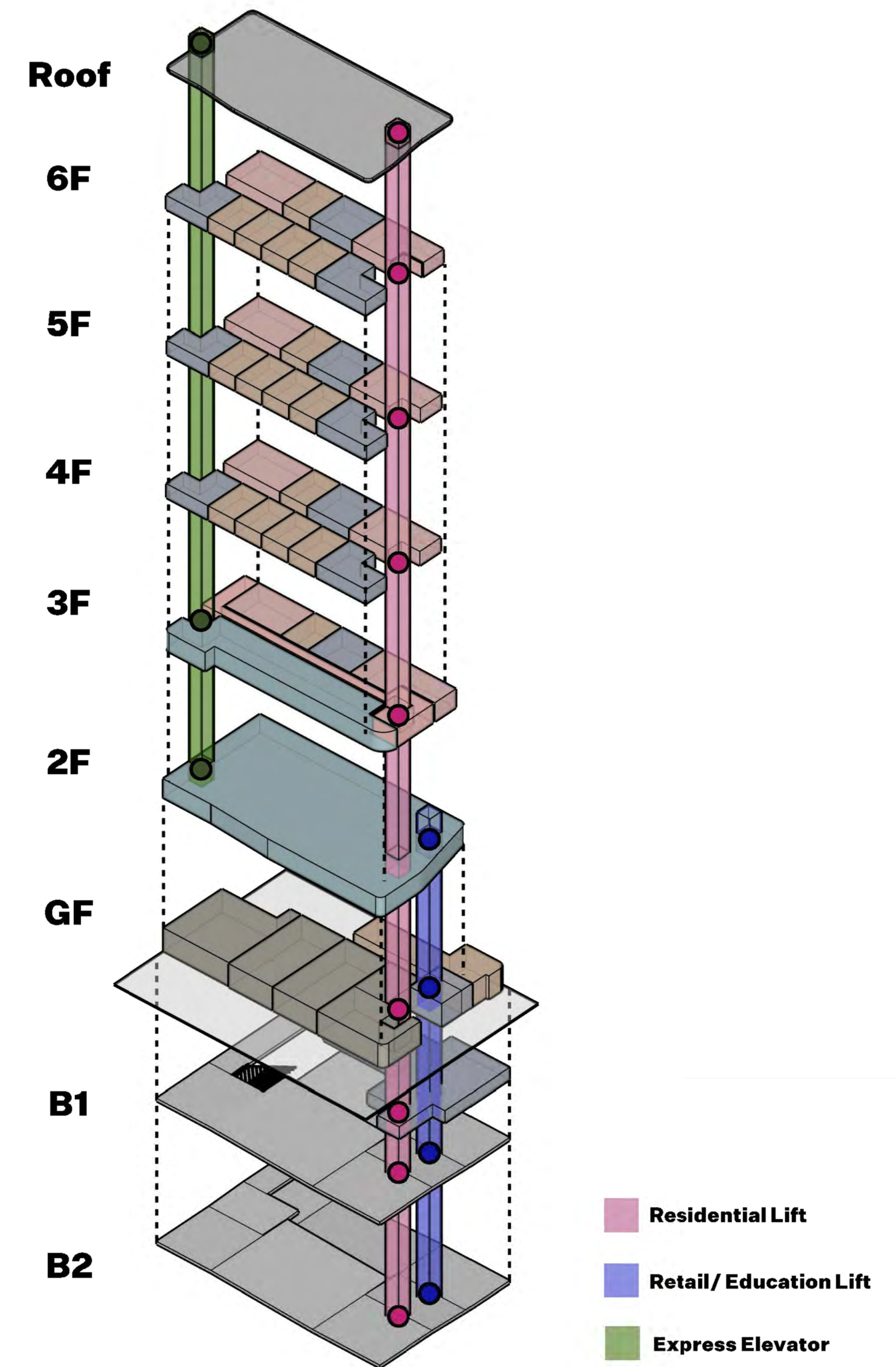
SOUTH SIDE OF WEST 41ST AVE.



WEST SIDE OF MAPLE STREET

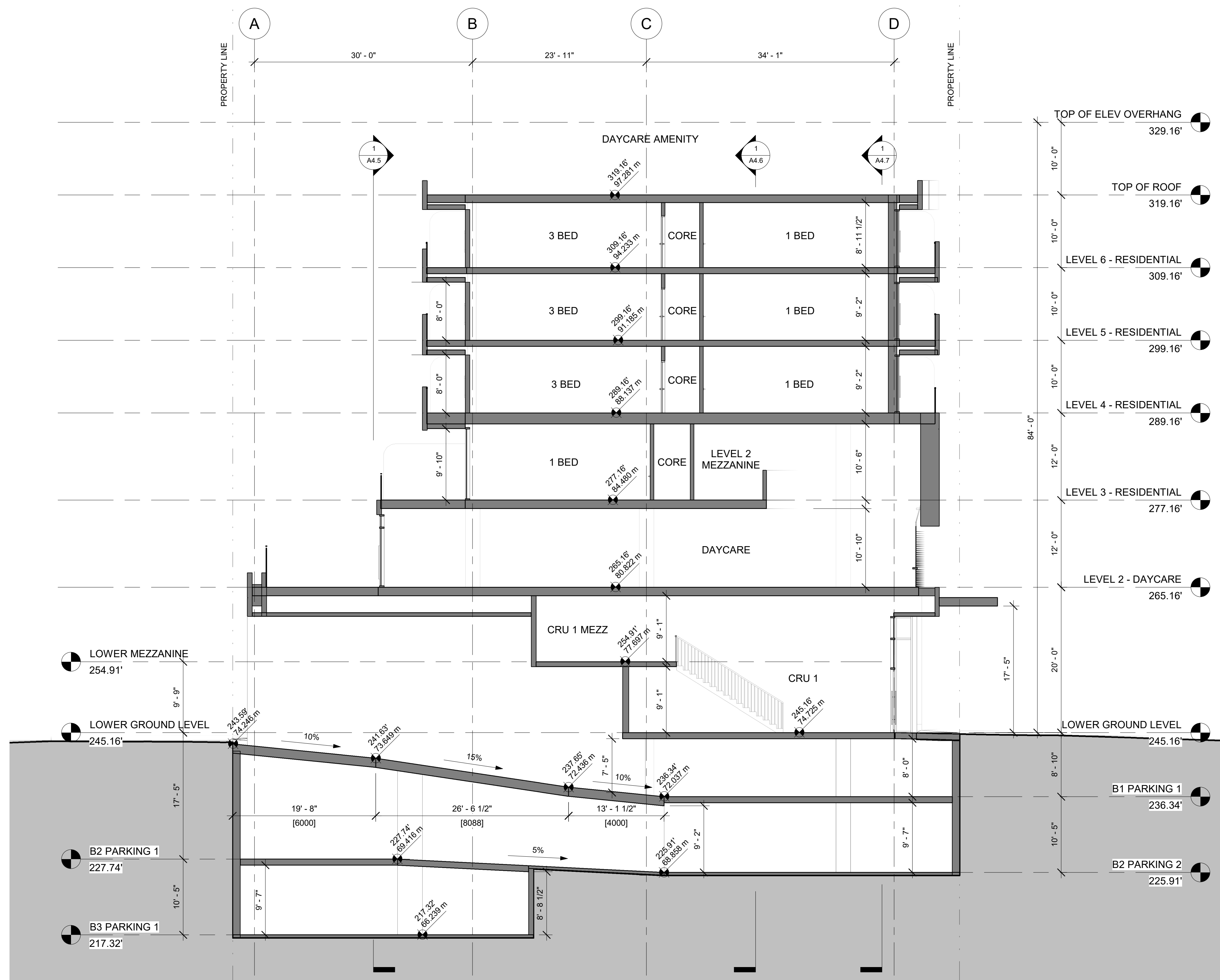


1 SECTION @ WEST STAIR  
1 : 100

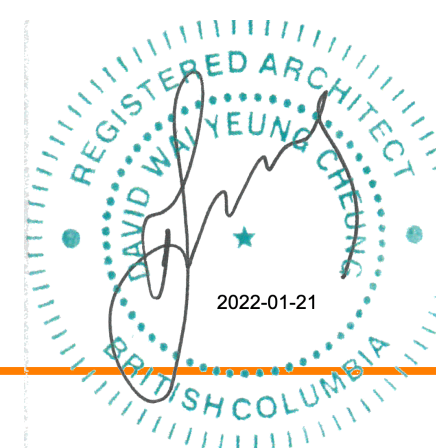


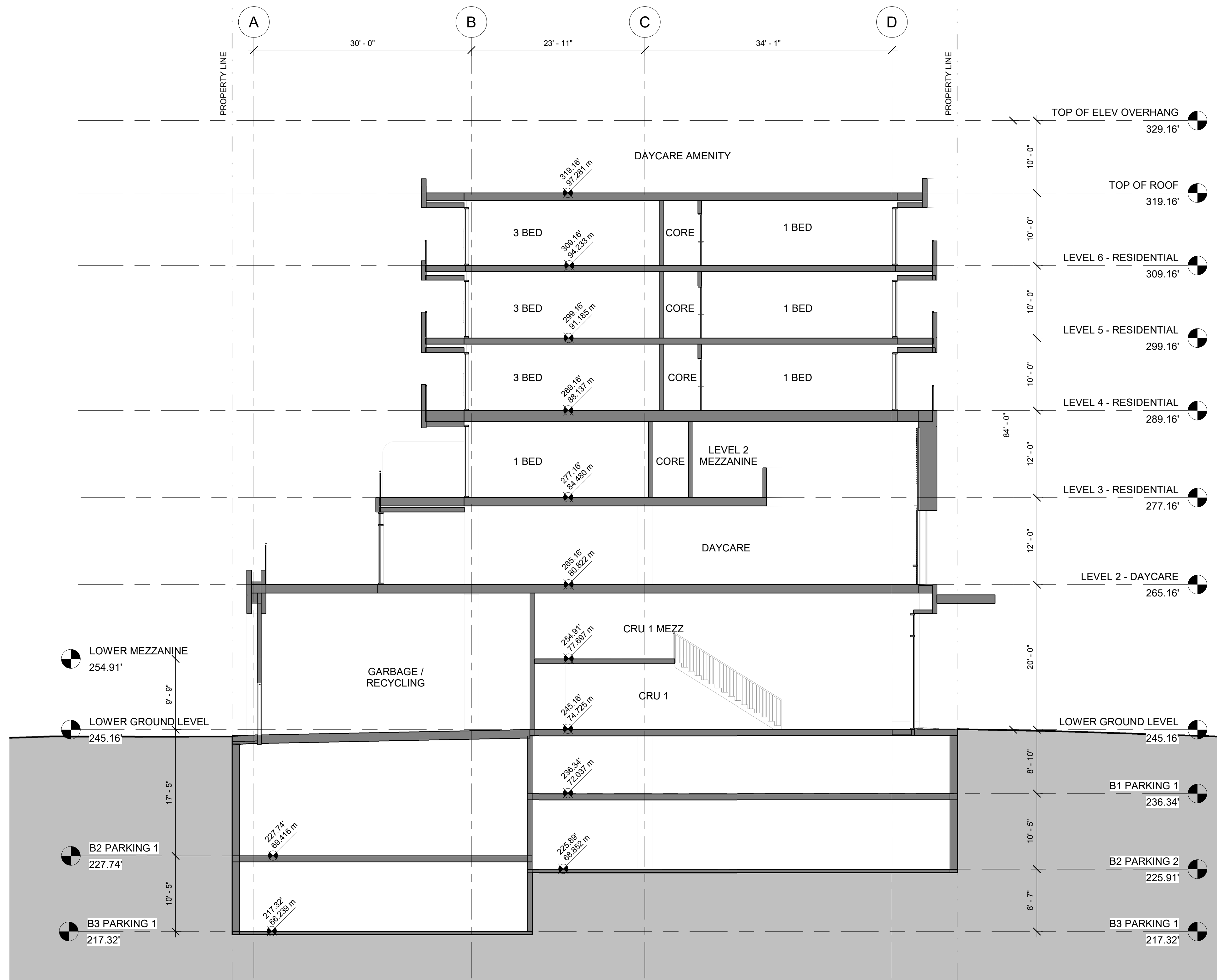
2 ELEVATOR CIRCULATIONS  
NTS





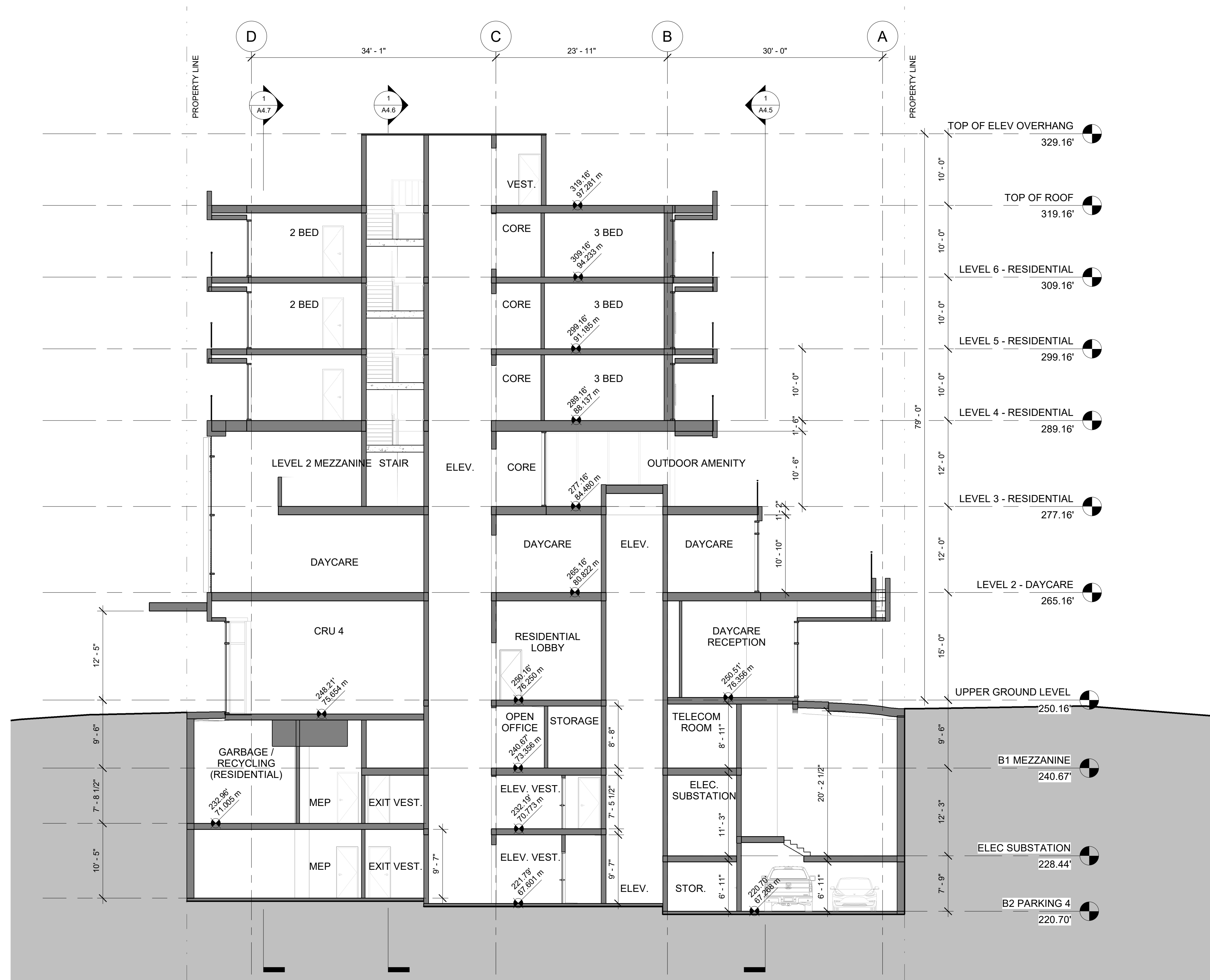
1 SECTION @ PARKING RAMP  
1 : 100





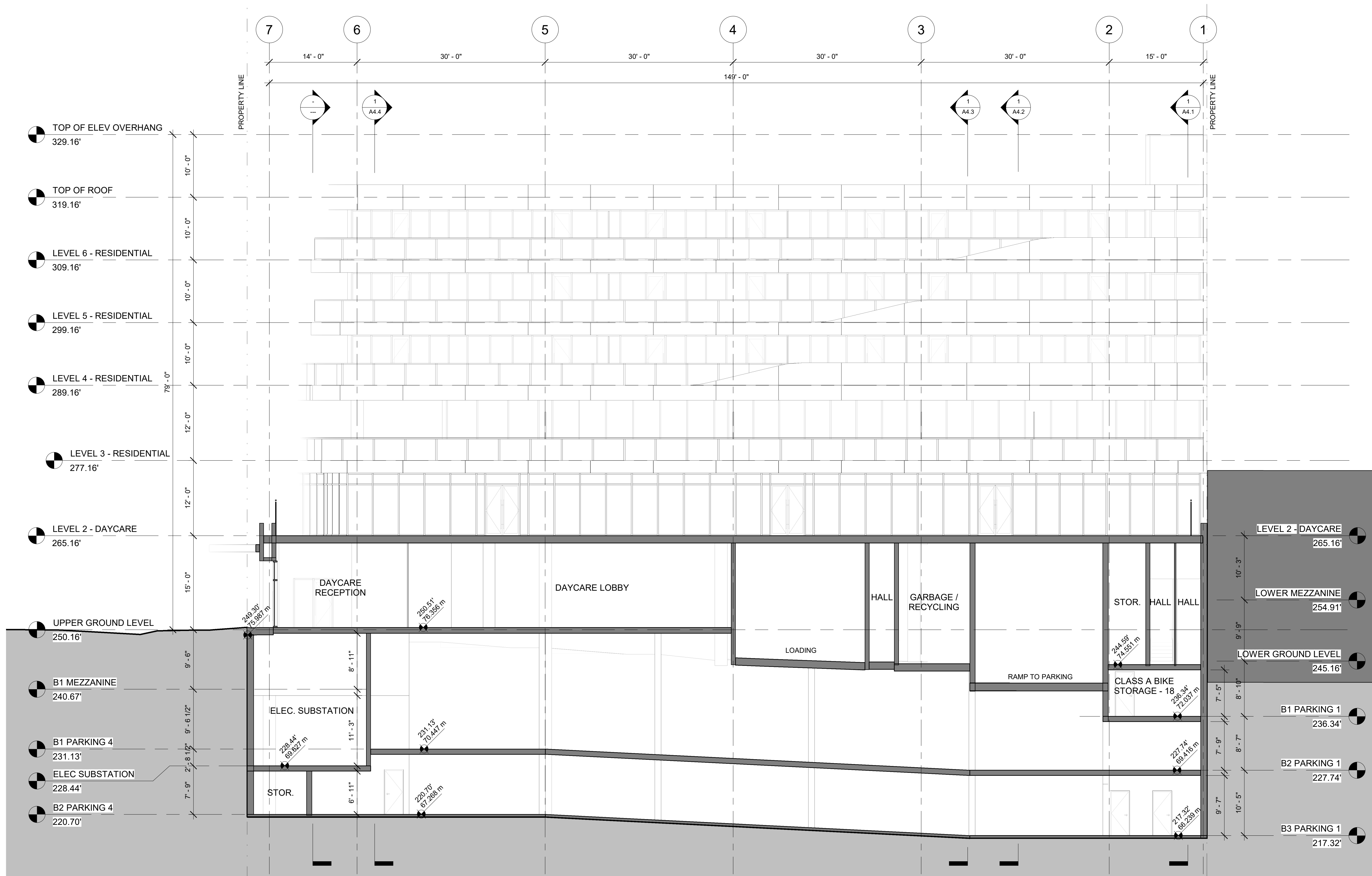
1 SECTION @ TRANSFER SLAB  
1 : 100



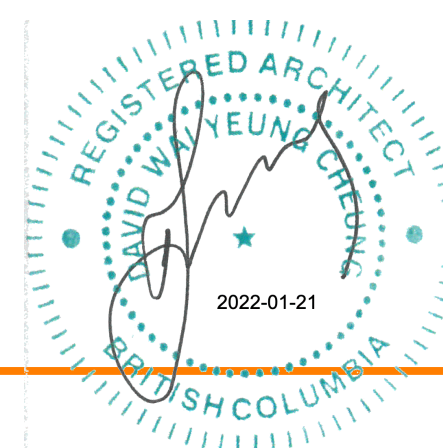


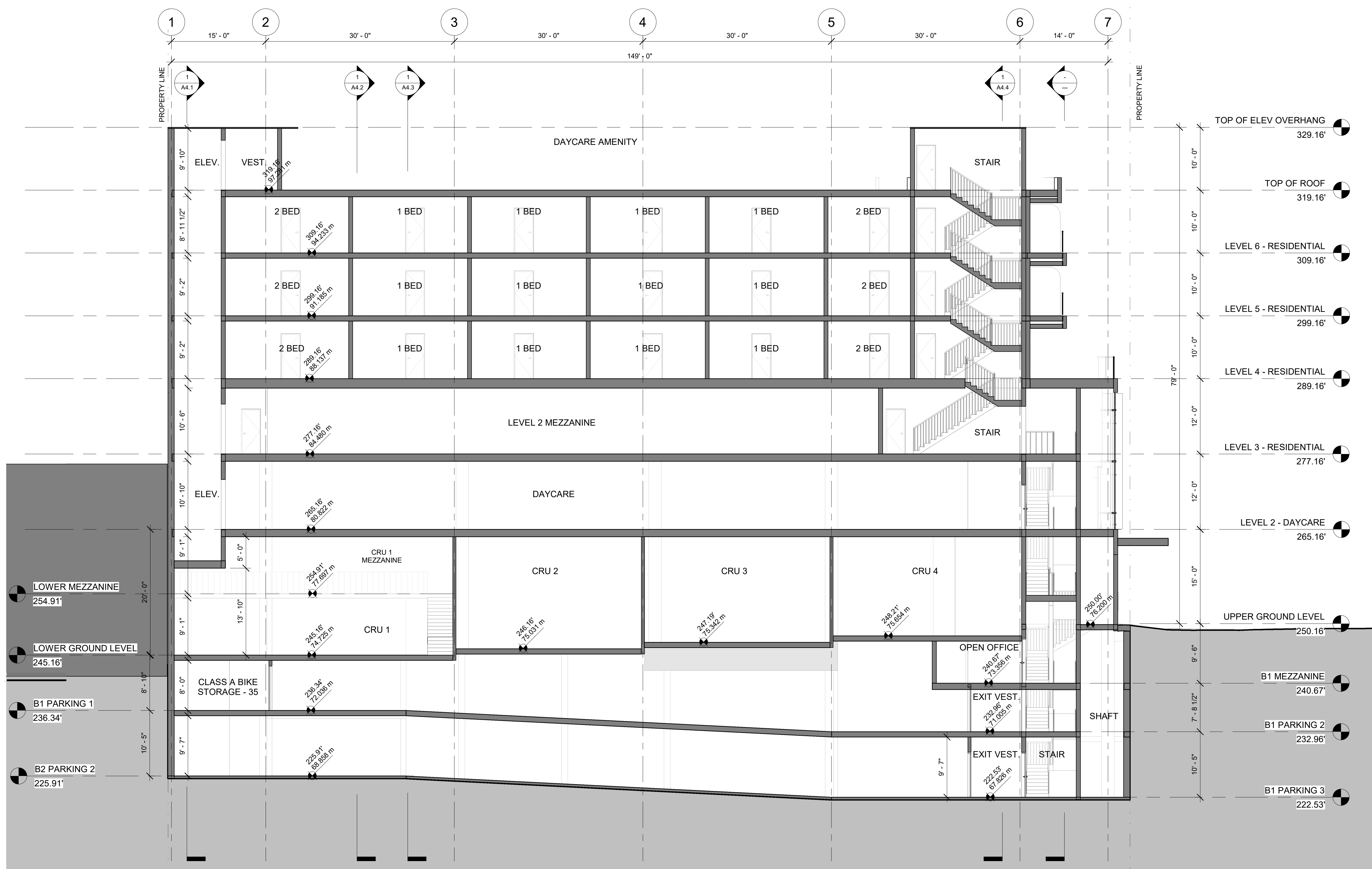
1 SECTION @ RESIDENTIAL LOBBY  
1 : 100



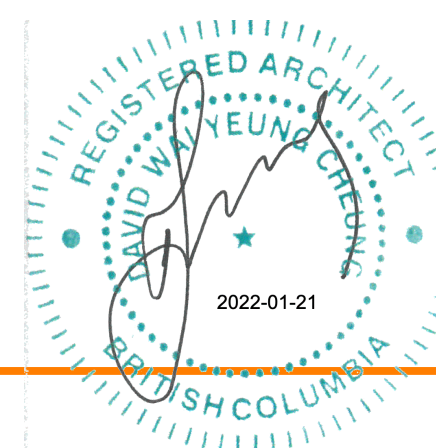


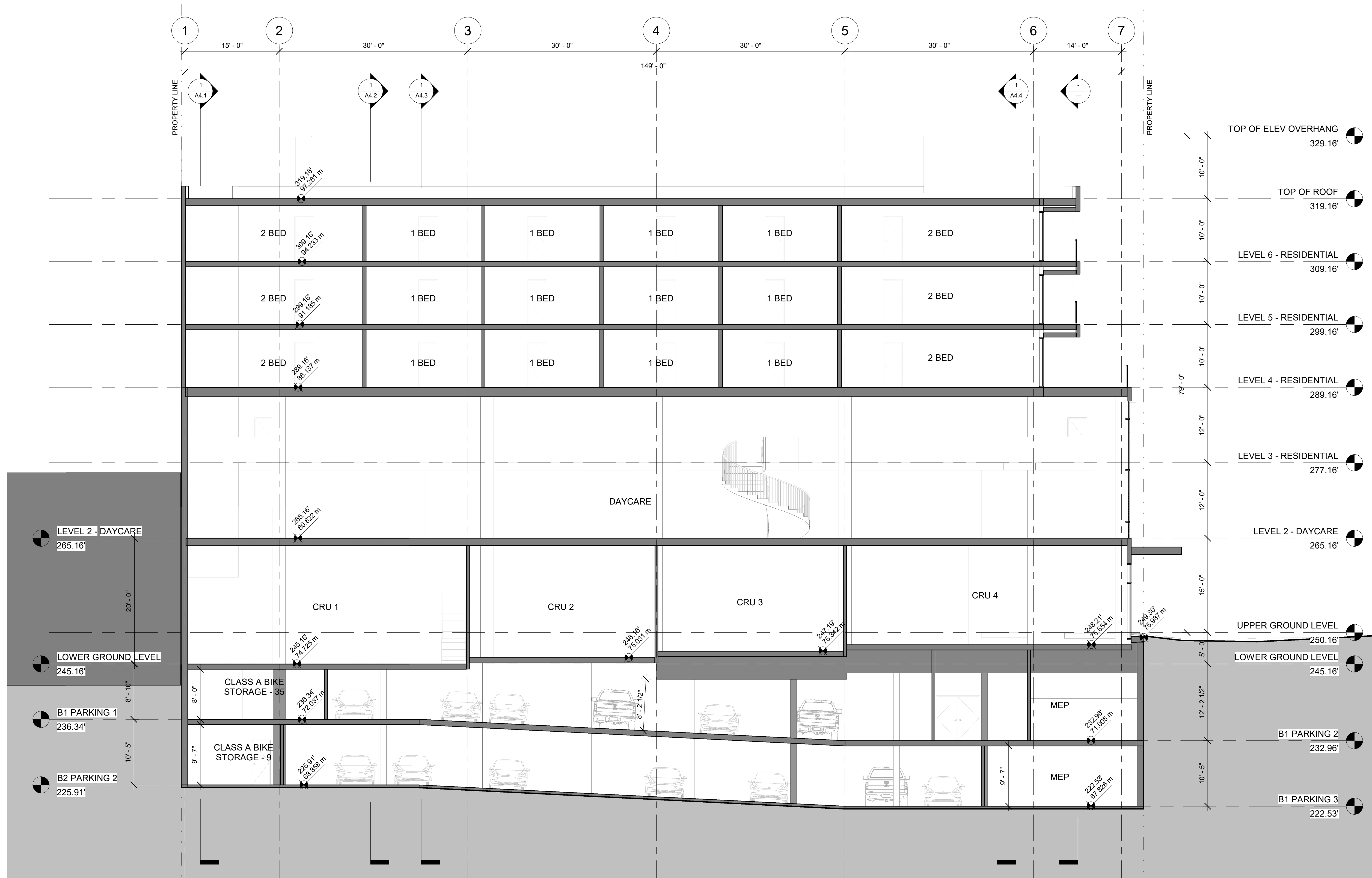
1 SECTION @ DAYCARE LOBBY  
1 : 100



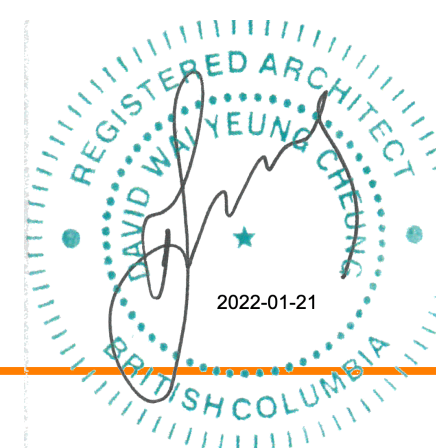


1 SECTION @ RETAIL  
1 : 100





1 SECTION @ TRANSFER BEAM  
1 : 100



# Shadow Study Massing Comparison

Original C-2 setback massing

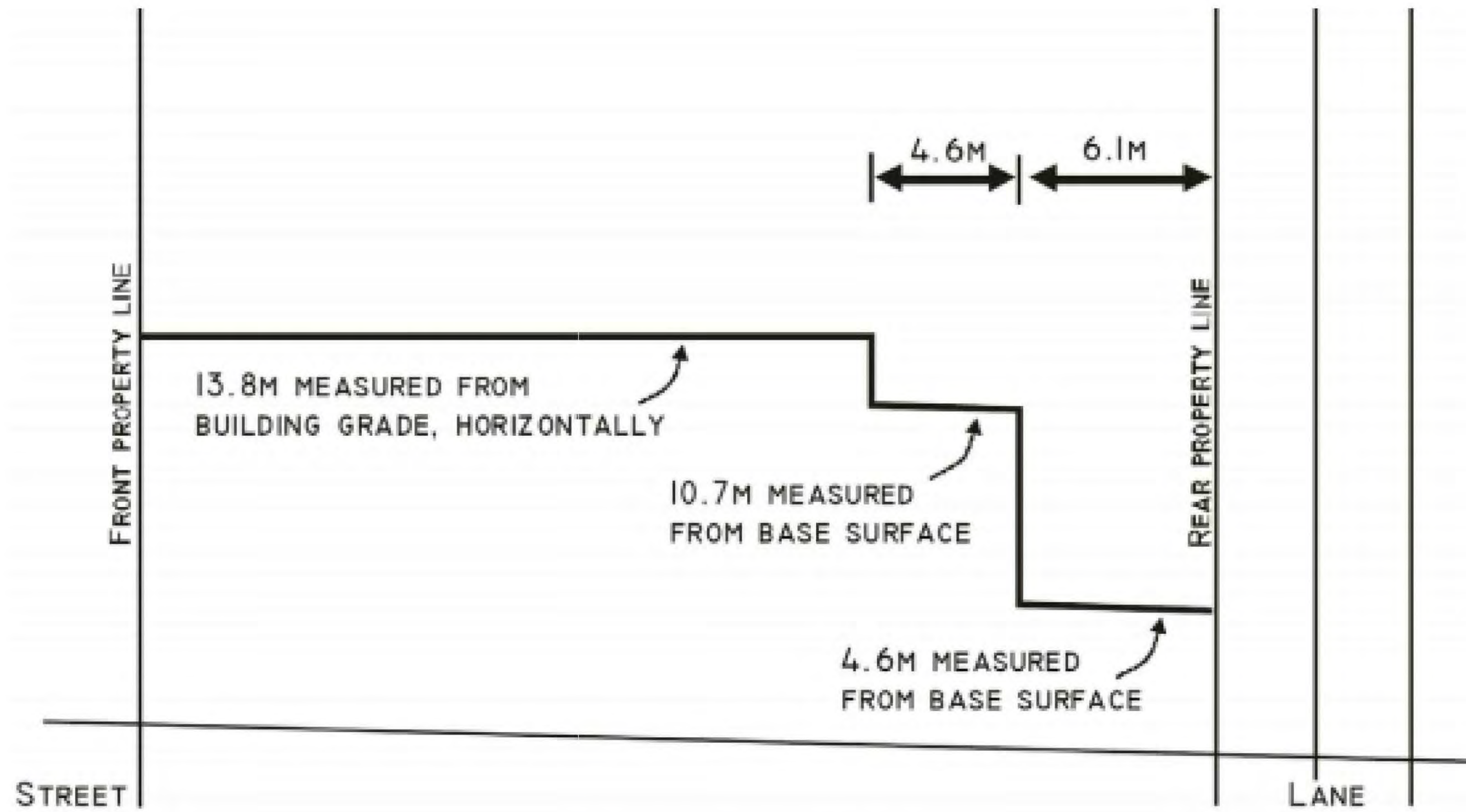
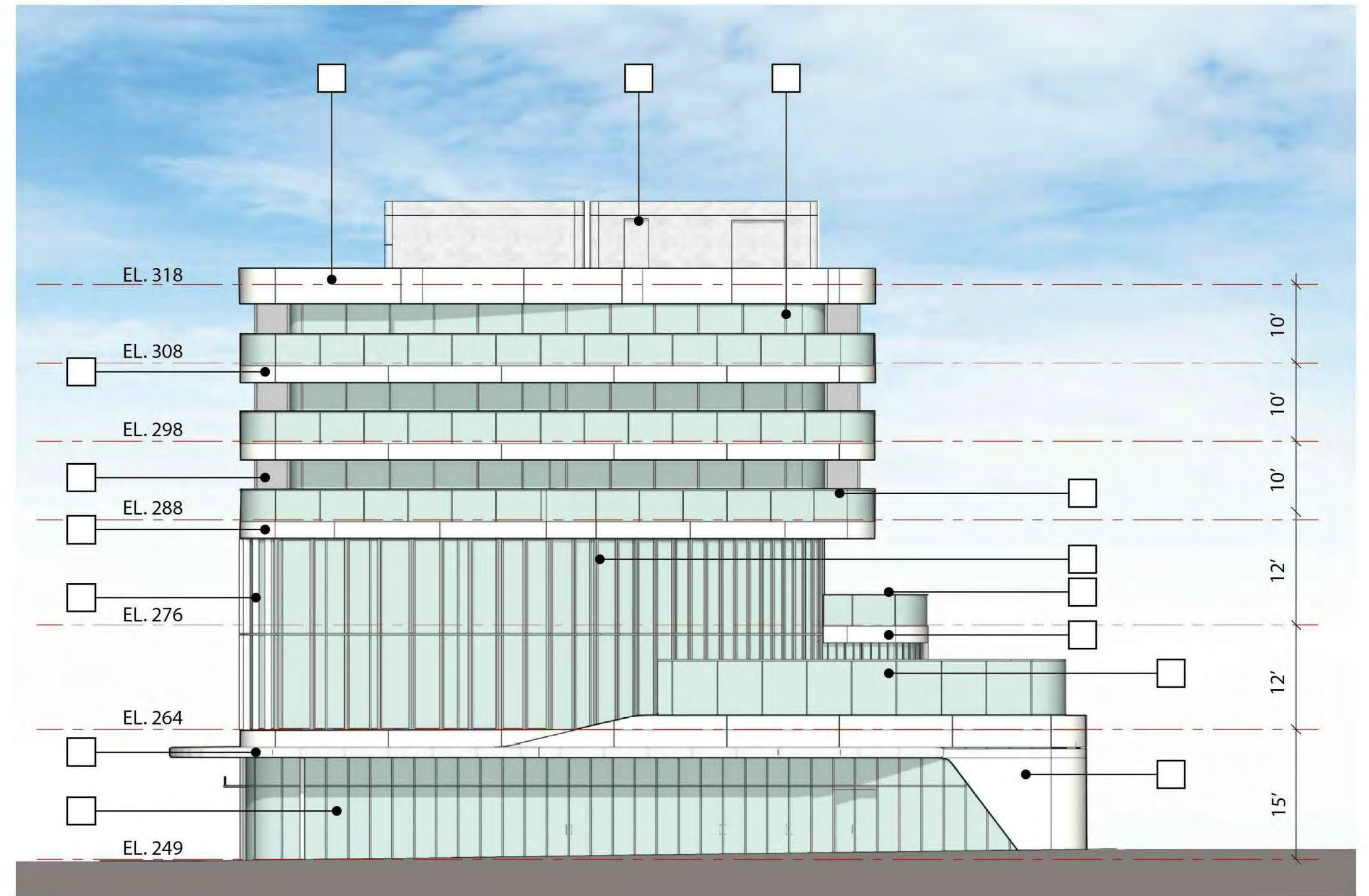


Figure 2. Height

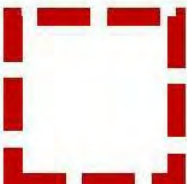


Rezoning Proposal



# Original C-2 Massing

Spring Equinox | March 21st



-  Proposed Site Location
-  Context Building Shadow
-  Base C-2 Building Shadow
- 

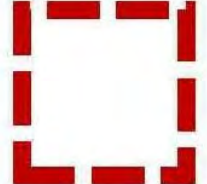






# Original C-2 Massing

Summer Solstice | June 21st



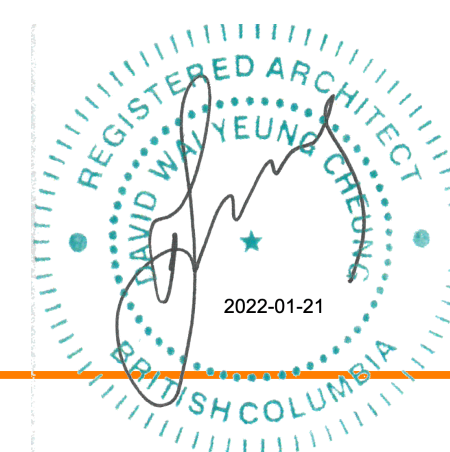
-  Proposed Site Location
-  Context Building Shadow
-  Base C-2 Building Shadow
- 

# Original C-2 Massing

Fall Equinox | September 21st

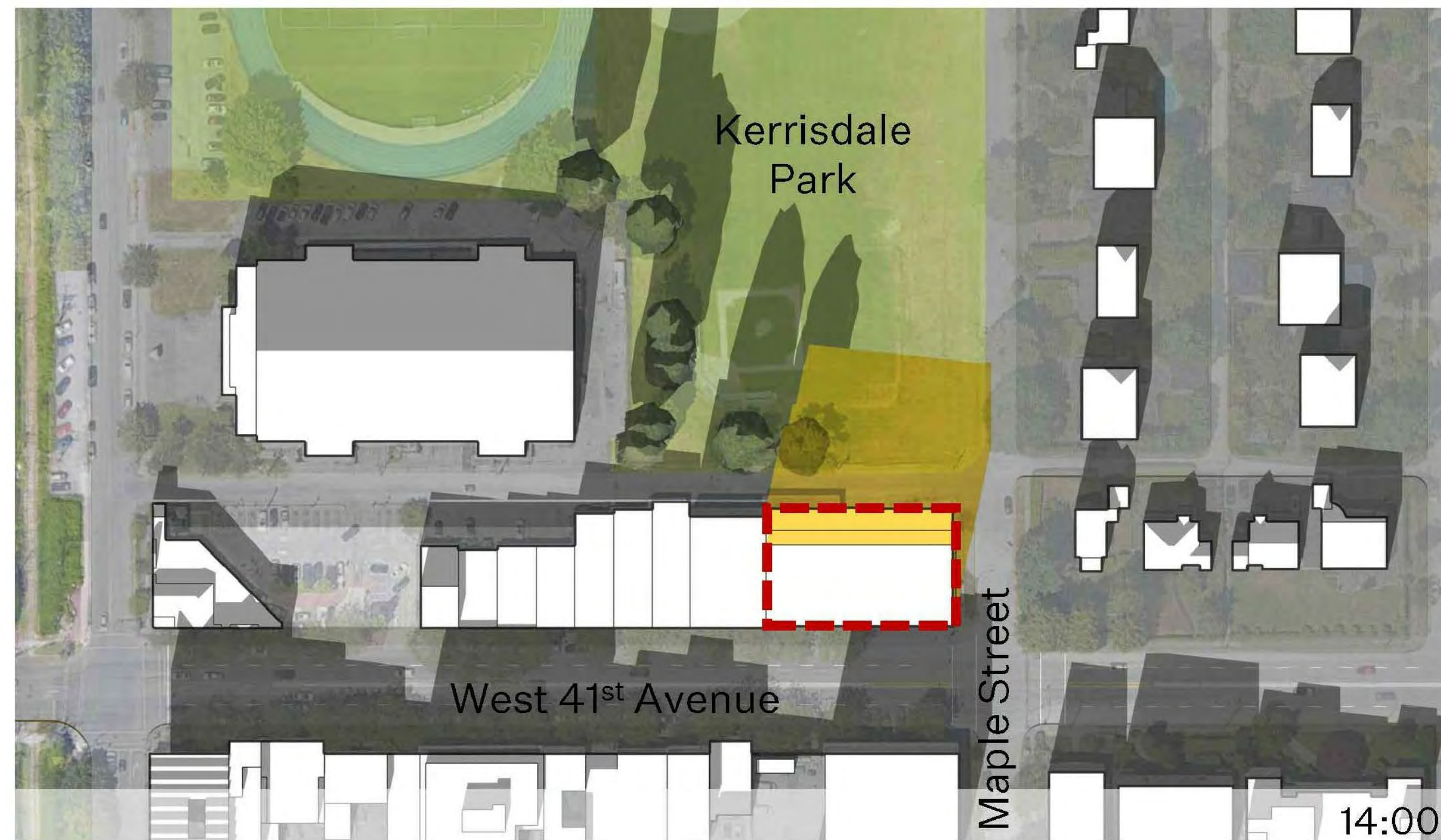


-  Proposed Site Location
-  Context Building Shadow
-  Base C-2 Building Shadow

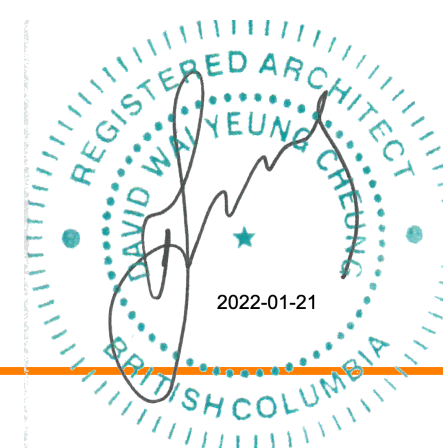


# Original C-2 Massing

Winter Solstice | December 21st




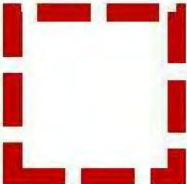



-  Proposed Site Location
-  Context Building Shadow
-  Base C-2 Building Shadow



# Rezoning Massing

Spring Equinox | March 21st



-  Base C-2 Shadow Line
-  Proposed Site Location
-  Context Building Shadow
-  Proposed Rezone Building Shadow
-  NORTH



# Rezoning Massing

Summer Solstice | June 21st




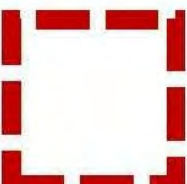



-  Base C-2 Shadow Line
-  Proposed Site Location
-  Context Building Shadow
-  Proposed Rezone Building Shadow
- 

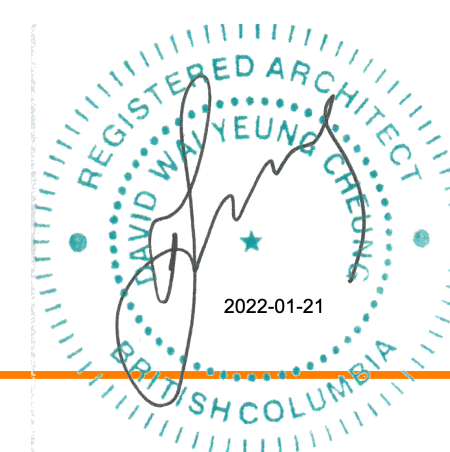


# Rezoning Massing

Fall Equinox | September 21st




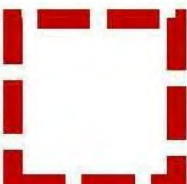



-  Base C-2 Shadow Line
-  Proposed Site Location
-  Context Building Shadow
-  Proposed Rezone Building Shadow
- 

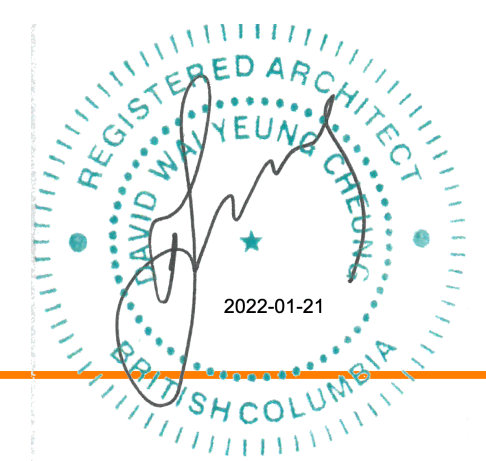


# Rezoning Massing

Winter Solstice | December 21st



-  Base C-2 Shadow Line
-  Proposed Site Location
-  Context Building Shadow
-  Proposed Rezone Building Shadow
-  NORTH





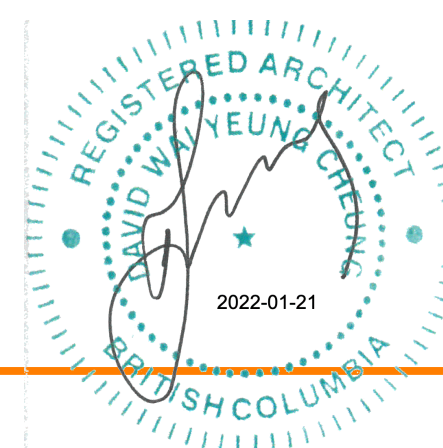
W 41ST AVE

MAPLE ST



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



SOUTH EAST CORNER **A10.0**

JANUARY 21, 2022





W 41ST AVE



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



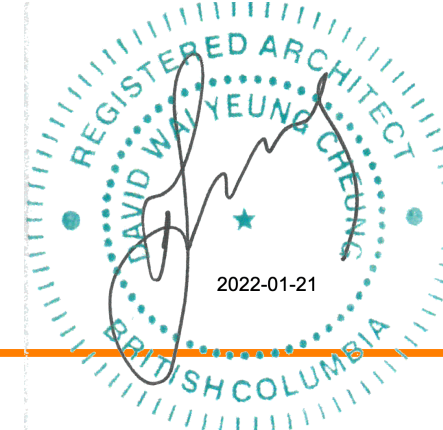
**SOUTH ELEVATION A10.1**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



**SOUTH ELEVATION @ NIGHT A10.2**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



SOUTH EAST CORNER **A10.3**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



**EAST ELEVATION A10.4**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



NORTH EAST CORNER **A10.5**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



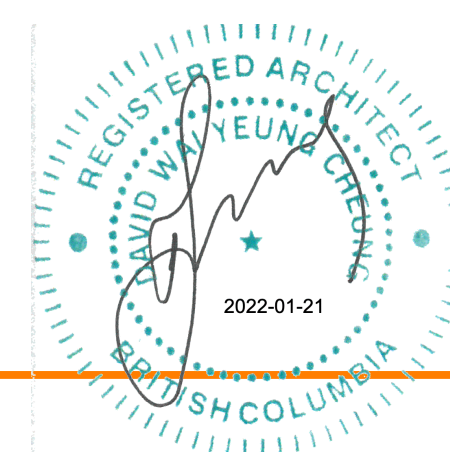
NORTH EAST CORNER @ AMENITY **A10.6**

JANUARY 21, 2022



**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



NORTH WEST CORNER **A10.7**

JANUARY 21, 2022



**MOSER ASSOCIATES** **K41 MIXED-USE DEVELOPMENT**

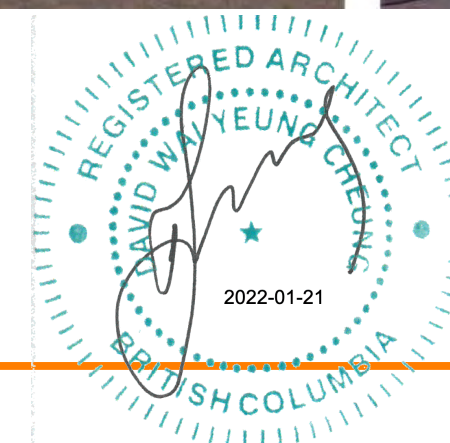
2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



SOUTH EAST CORNER **A10.8**

JANUARY 21, 2022

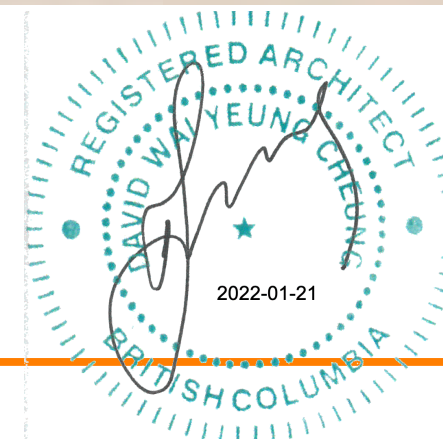






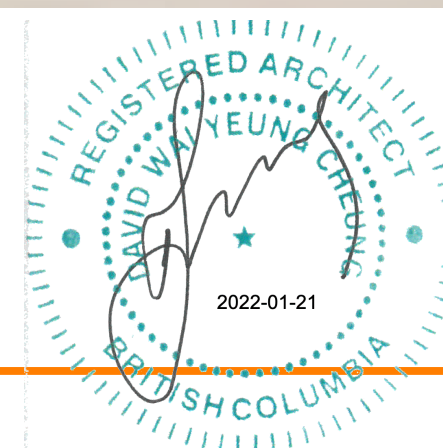
**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

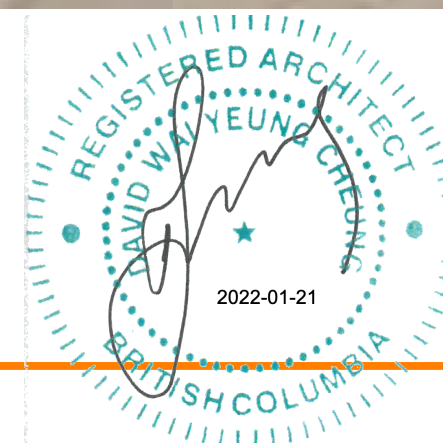
2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC

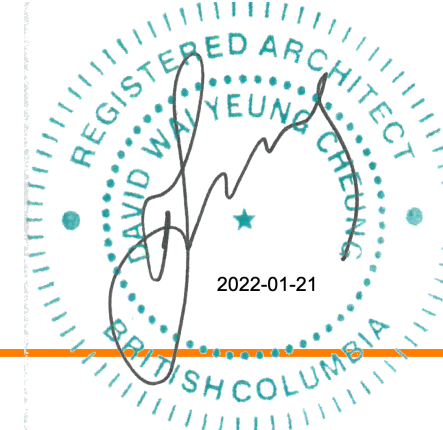


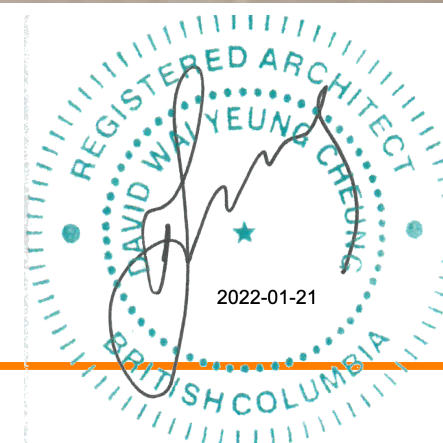
DAYCARE RENDERING **A10.10**

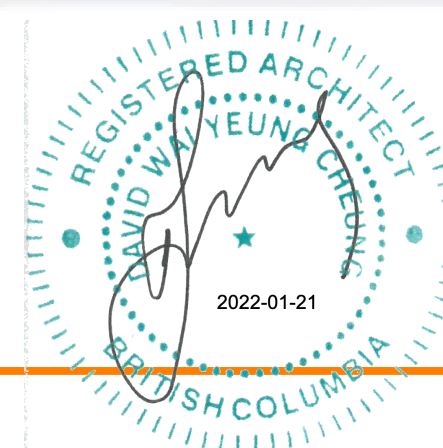
JANUARY 21, 2022

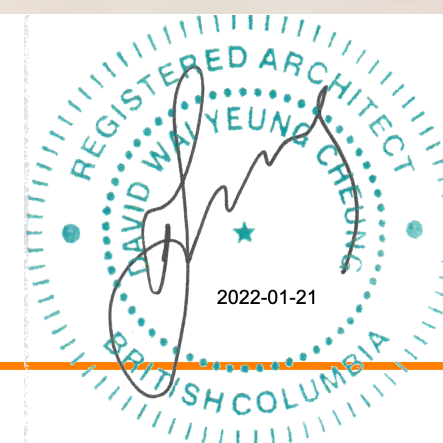










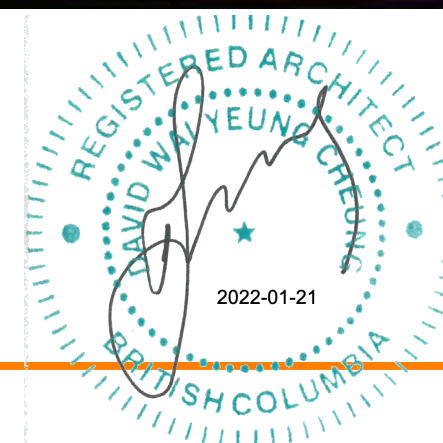






**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



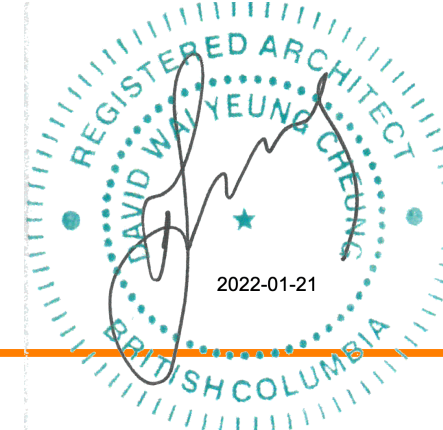
DAYCARE RENDERING **A10.17**

JANUARY 21, 2022



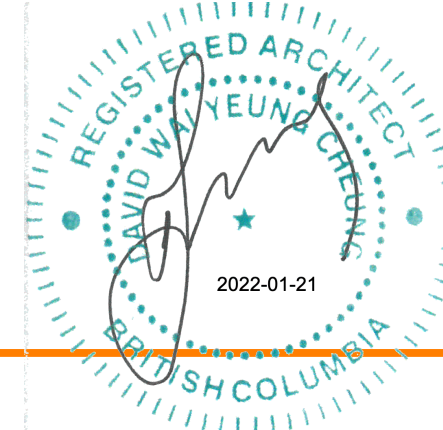
**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



**DAYCARE RENDERING A10.18**

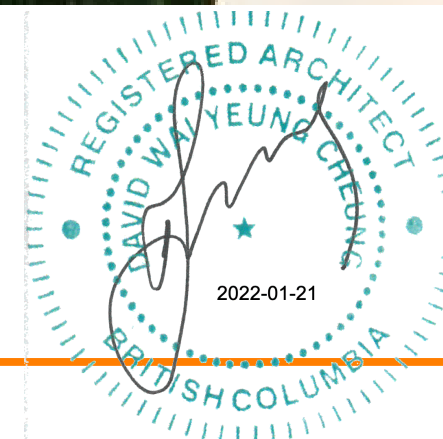
JANUARY 21, 2022





**MMOSER ASSOCIATES**  **K41 MIXED-USE DEVELOPMENT**

2001- 2021 WEST 41ST AVENUE, VANCOUVER, BC



DAYCARE RENDERING **A10.20**

JANUARY 21, 2022

# Material Board



Material 1  
Metal Composite Panels – White



Material 9  
Louvers



Material 10  
Wood textured soffit



Material 2  
Window Wall System



Material 3  
Glass - Triple Glazing



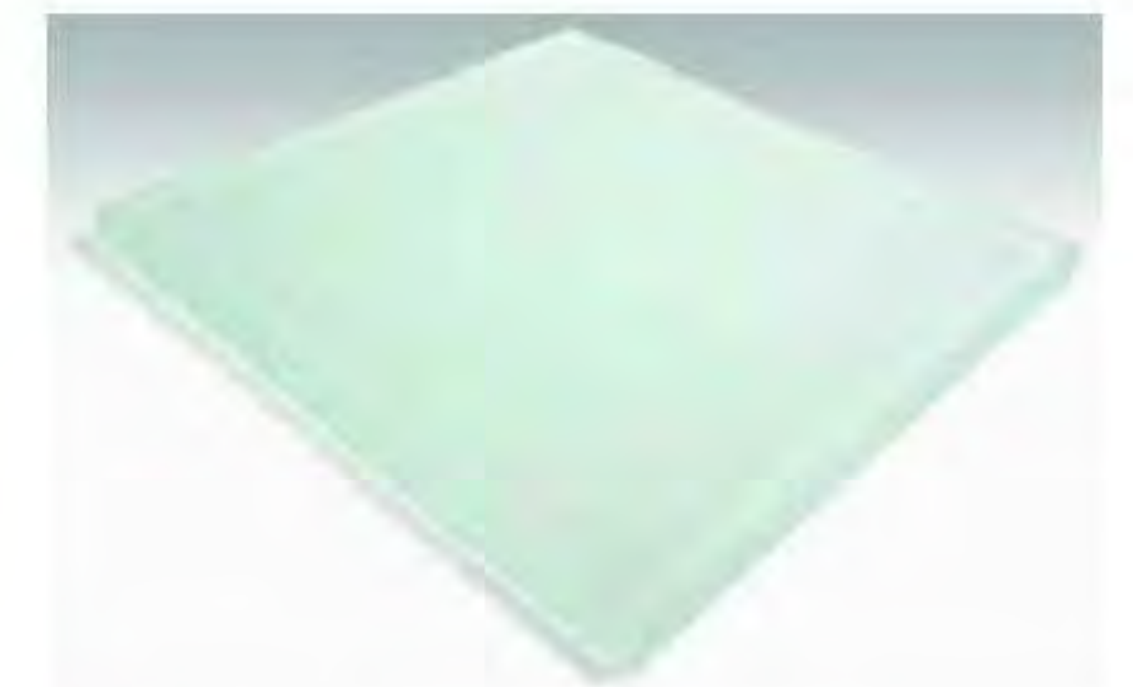
Material 4  
Aluminum Fins



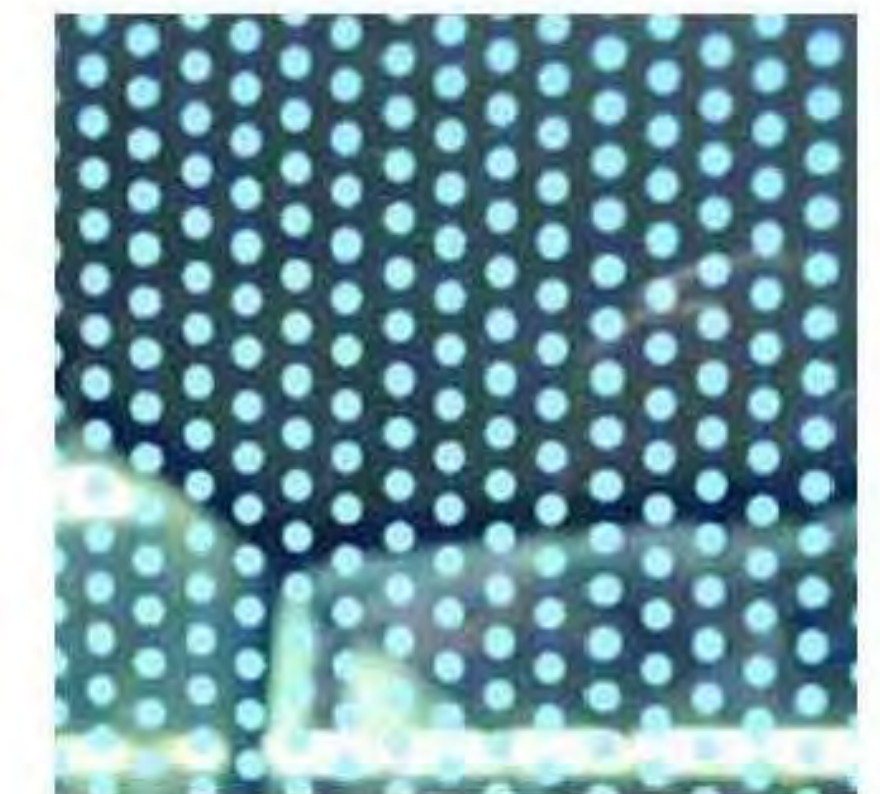
Material 5  
Glass – Guardrail Clear



Material 6  
Glass – Spandrel Backpainted



Material 7  
Glass – Partitions Frosted



Material 8  
Glass – Fritted Glass

# Material Board



Material 1  
Metal Composite Panels – White



Material 2  
Window Wall System



Material 3  
Glass - Triple Glazing



Material 4  
Aluminum Fins



Material 5  
Glass – Guard rail Clear



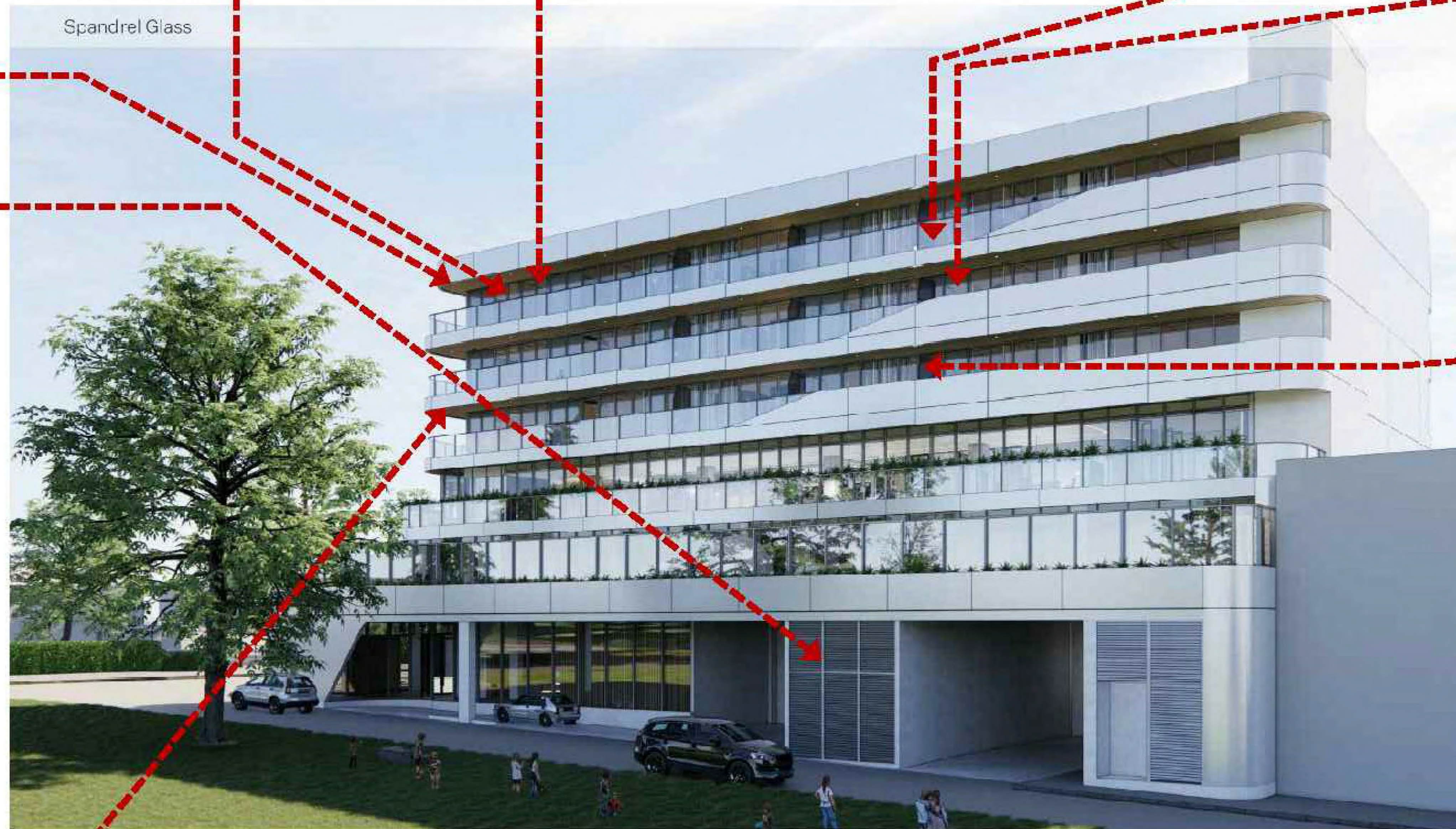
Material 6  
Glass – Spandrel Backpainted



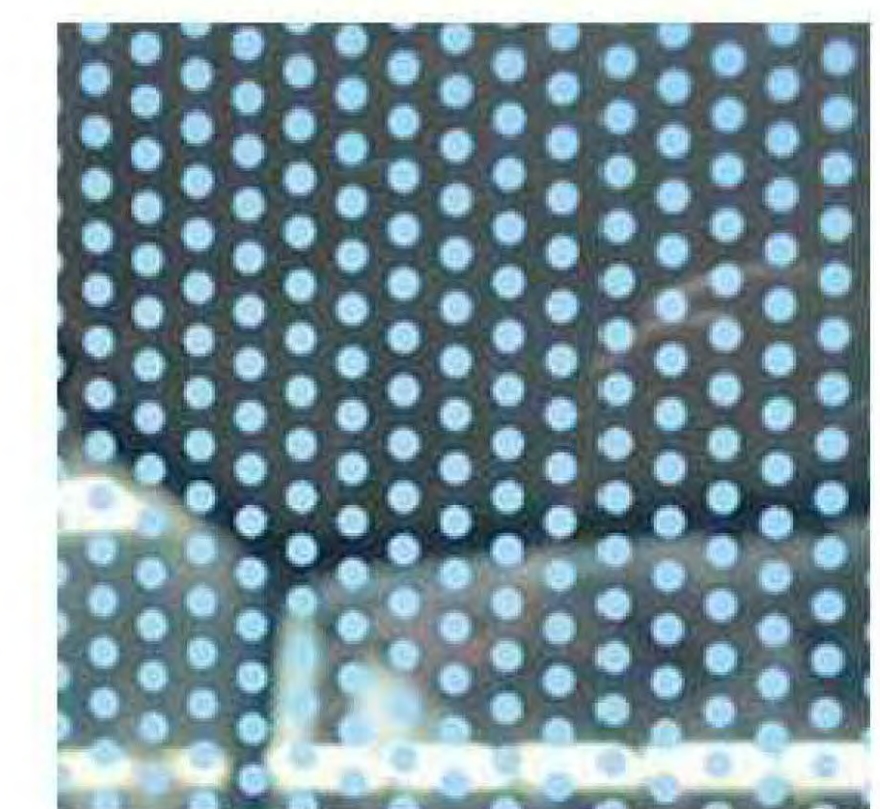
Material 9  
Louvers



Material 10  
Wood textured soffit



Material 7  
Glass – Partitions Frosted



Material 8  
Glass – Fritted Glass

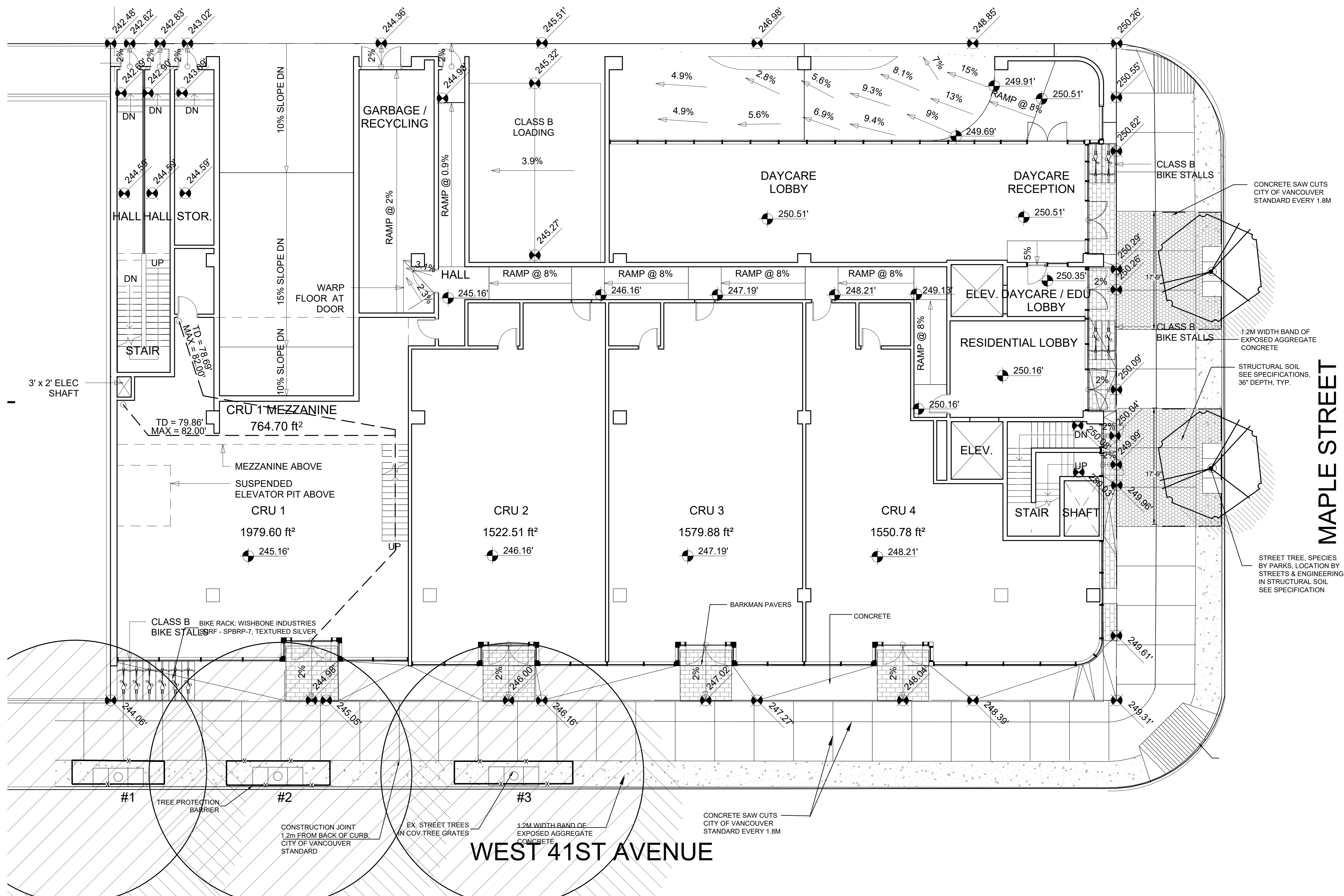


BIKE RACK: WISHBONE INDUSTRIES SURF - SPBRP-7, TEXTURED SILVER

GEOMETRIC CHANGES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING SERVICES.

TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. METHODS OF TREE PROTECTION FOR STREET TREES TO BE APPROVED BY PARK BOARD.

THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE FOR CONSTRUCTION APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING DEVELOPMENT SERVICES AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.18	NEW SITE PLAN, UPPER LEVELS ADDED	MM

CLIENT:

PROJECT:

**MIXED USE DEVELOPMENT**

**W 41ST & MAPLE VANCOUVER, B.C.**

DRAWING TITLE:  
**LANDSCAPE PLAN  
MAIN FLOOR**

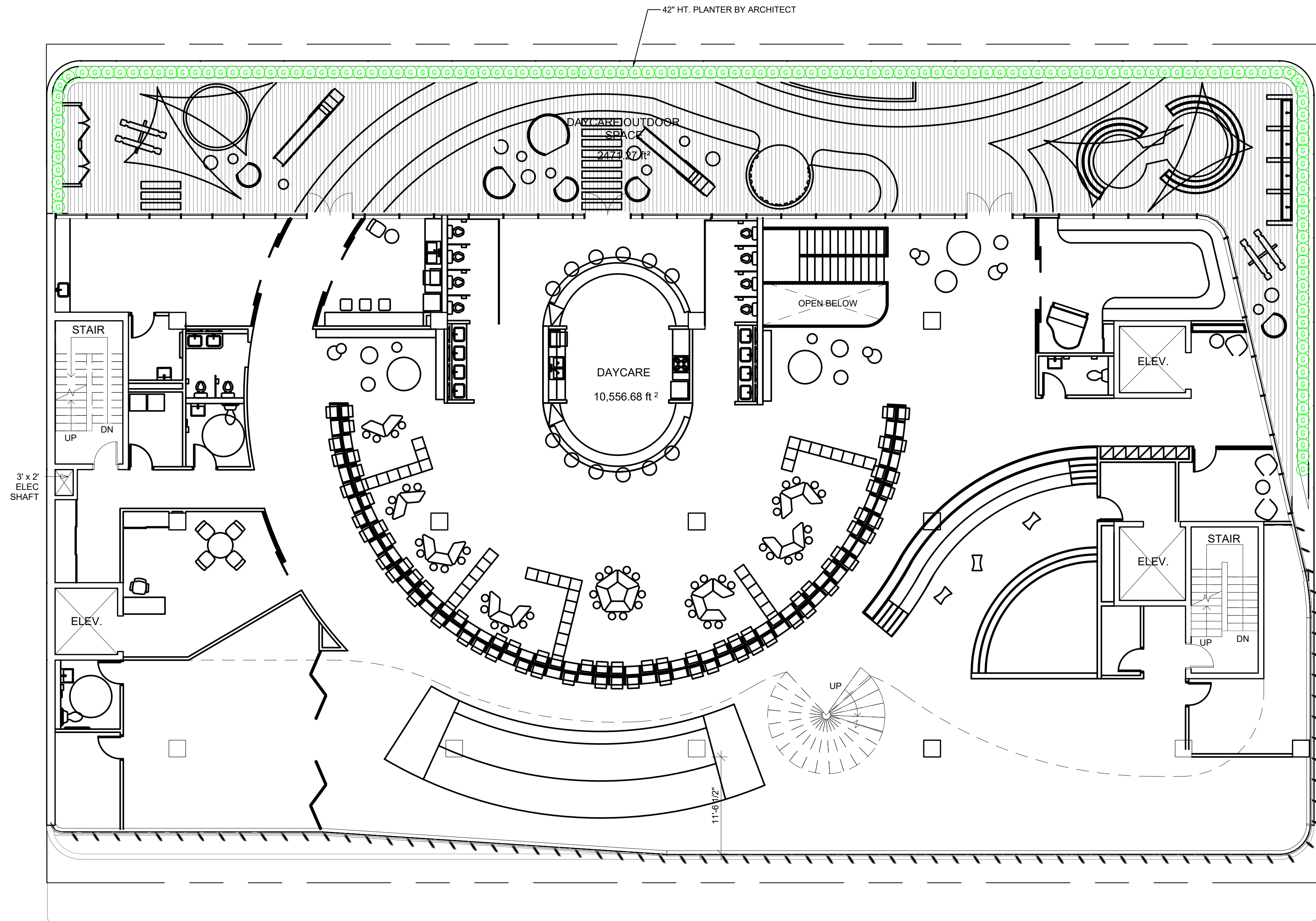
DATE:	21.FEB.18	DRAWING NUMBER:	L1
SCALE:	1/8" = 1'-0"		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		



SEAL:

PLANT SCHEDULE		SECOND LEVEL		PMG PROJECT NUMBER: 20-127
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
GRASS				
ⓐ	142	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT

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 ONLA 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



NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.18	NEW SITE PLAN, UPPER LEVELS ADDED	MM

CLIENT:

PROJECT:

**MIXED USE DEVELOPMENT**

**W 41ST & MAPLE  
VANCOUVER, B.C.**

DRAWING TITLE:

**LANDSCAPE PLAN  
2ND FLOOR**

DATE:	21.FEB.18	DRAWING NUMBER:	
SCALE:	1/8" = 1'-0"		
DRAWN:	MM		
DESIGN:	MM		
CHK'D:	MCY		

**L2**

**OF 5**

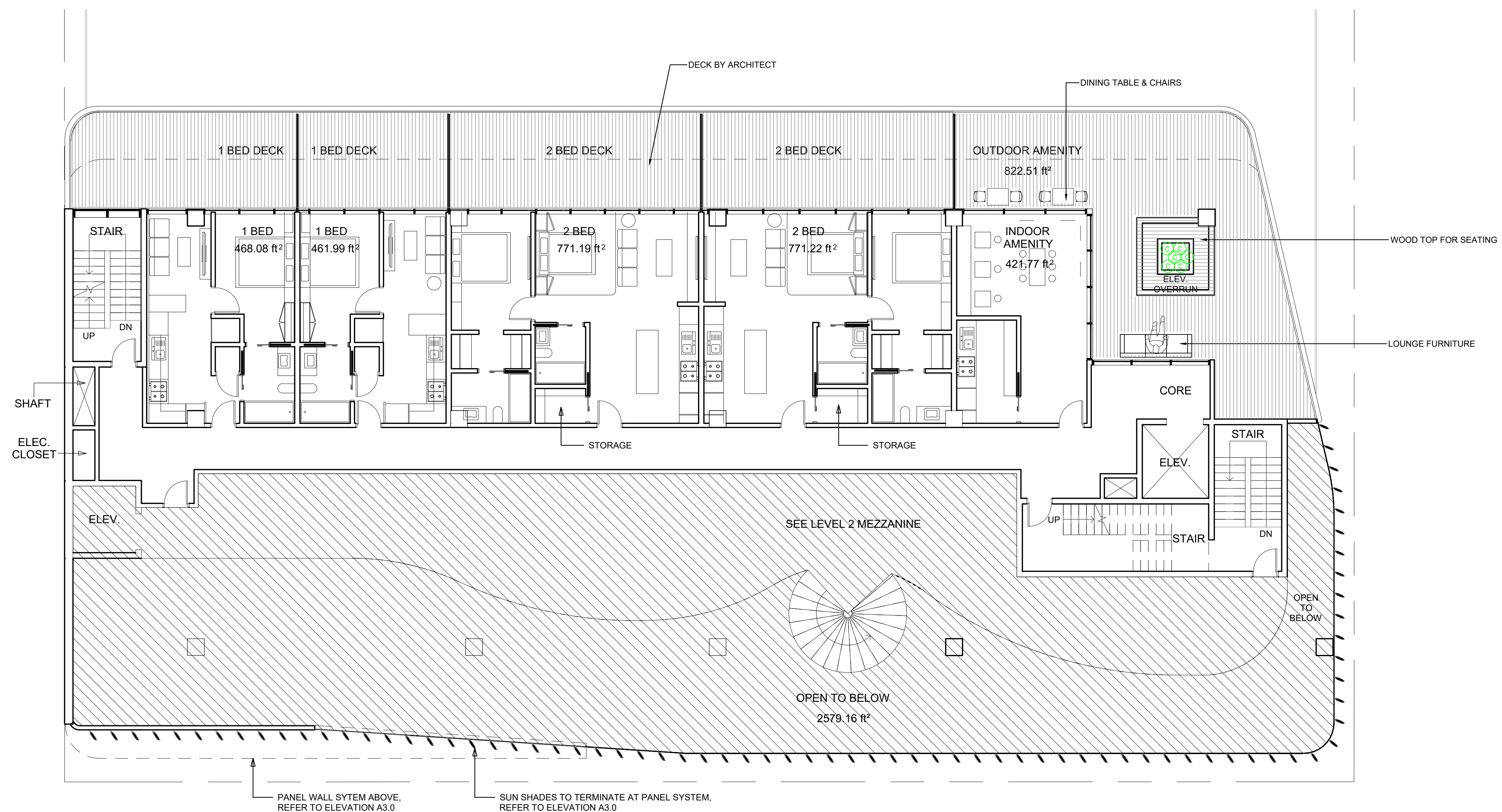




SEAL:

PLANT SCHEDULE			THIRD LEVEL	PMG PROJECT NUMBER: 20-127
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
(C)	6	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT

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



NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.18	NEW SITE PLAN, UPPER LEVELS ADDED	MM

CLIENT:

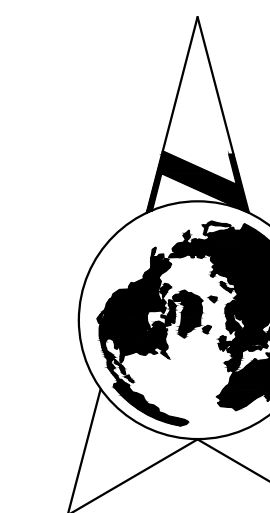
PROJECT:

**MIXED USE DEVELOPMENT**

**W 41ST & MAPLE  
VANCOUVER, B.C.**

DRAWING TITLE:  
**LANDSCAPE PLAN  
3RD FLOOR**

DATE: 21.FEB.18 DRAWING NUMBER:  
SCALE: 1/8" = 1'-0" **L3**  
DRAWN: MM  
DESIGN: MM  
CHK'D: MCY **OF 5**



SEAL:

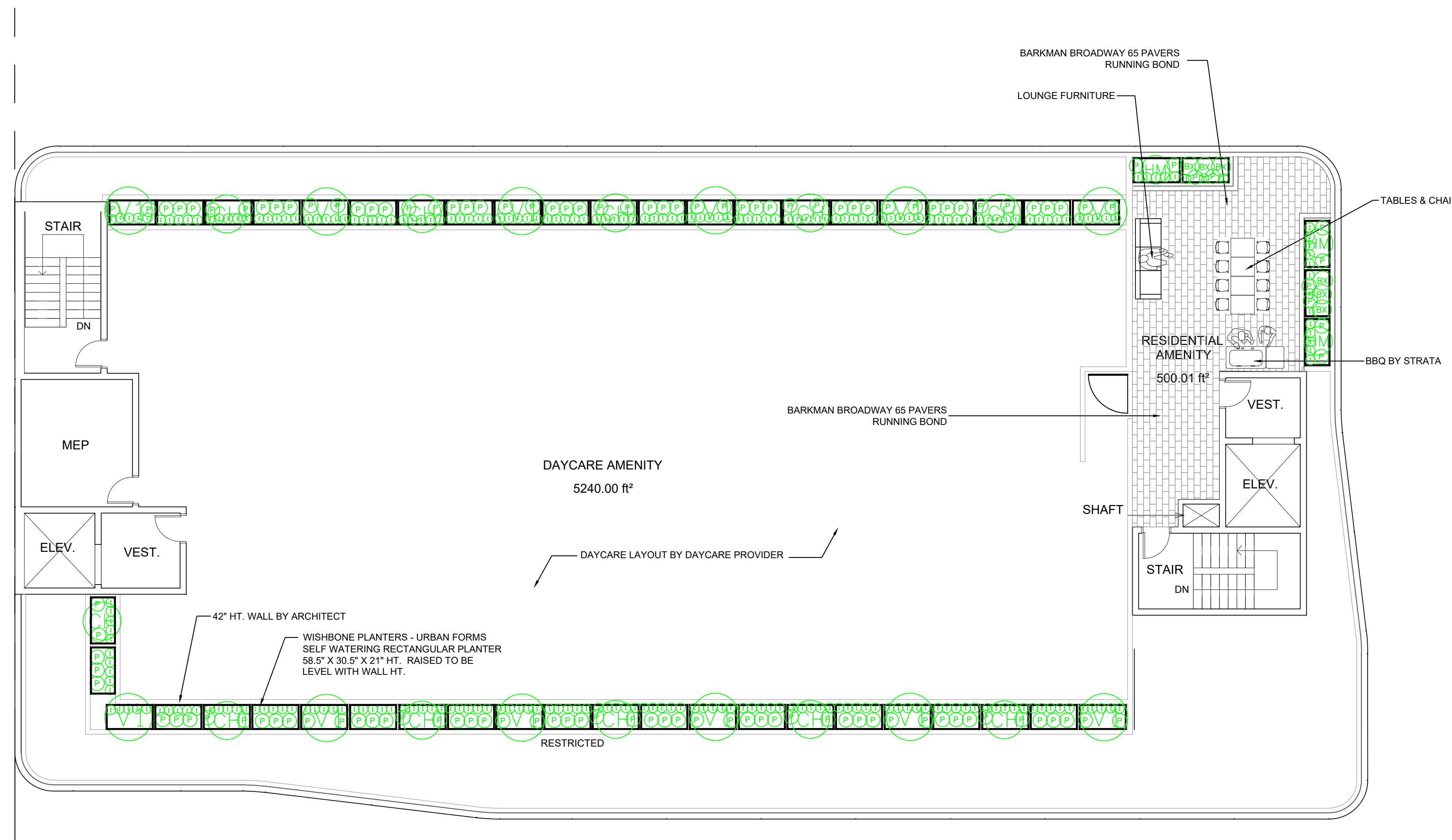
PLANT SCHEDULE		ROOF LEVEL	PMG PROJECT NUMBER: 20-127	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(B)	19	BUXUS MICROPHYLLA 'WINTER GEM'	LITTLE-LEAF BOX	#2 POT; 25CM
(C)	11	CHOISYA TERNATA SUNDANCE	MEXICAN MOCK ORANGE	#2 POT; 40CM
(H)	3	HYDRANGEA MACROPHYLLA 'PIA'	DWARF BIGLEAF HYDRANGEA; PINK	#2 POT; 30CM
(V)	11	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#2 POT; 40CM
GRASS				
(P)	119	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
PERENNIAL				
(I)	261	IBERIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFT	9CM POT

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

\* BIRD & BEE FRIENDLY PLANTS



WISHBONE PLANTERS - URBAN FORM SELF WATERING RECTANGULAR PLANTER



NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.18	NEW SITE PLAN, UPPER LEVELS ADDED	MM

CLIENT:

PROJECT:

MIXED USE DEVELOPMENT

W 41ST & MAPLE VANCOUVER, B.C.

DRAWING TITLE:

LANDSCAPE PLAN ROOF DECK

DATE: 21.FEB.18 DRAWING NUMBER:

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

DRAWN: MM

DESIGN: MM

CHK'D: MCY



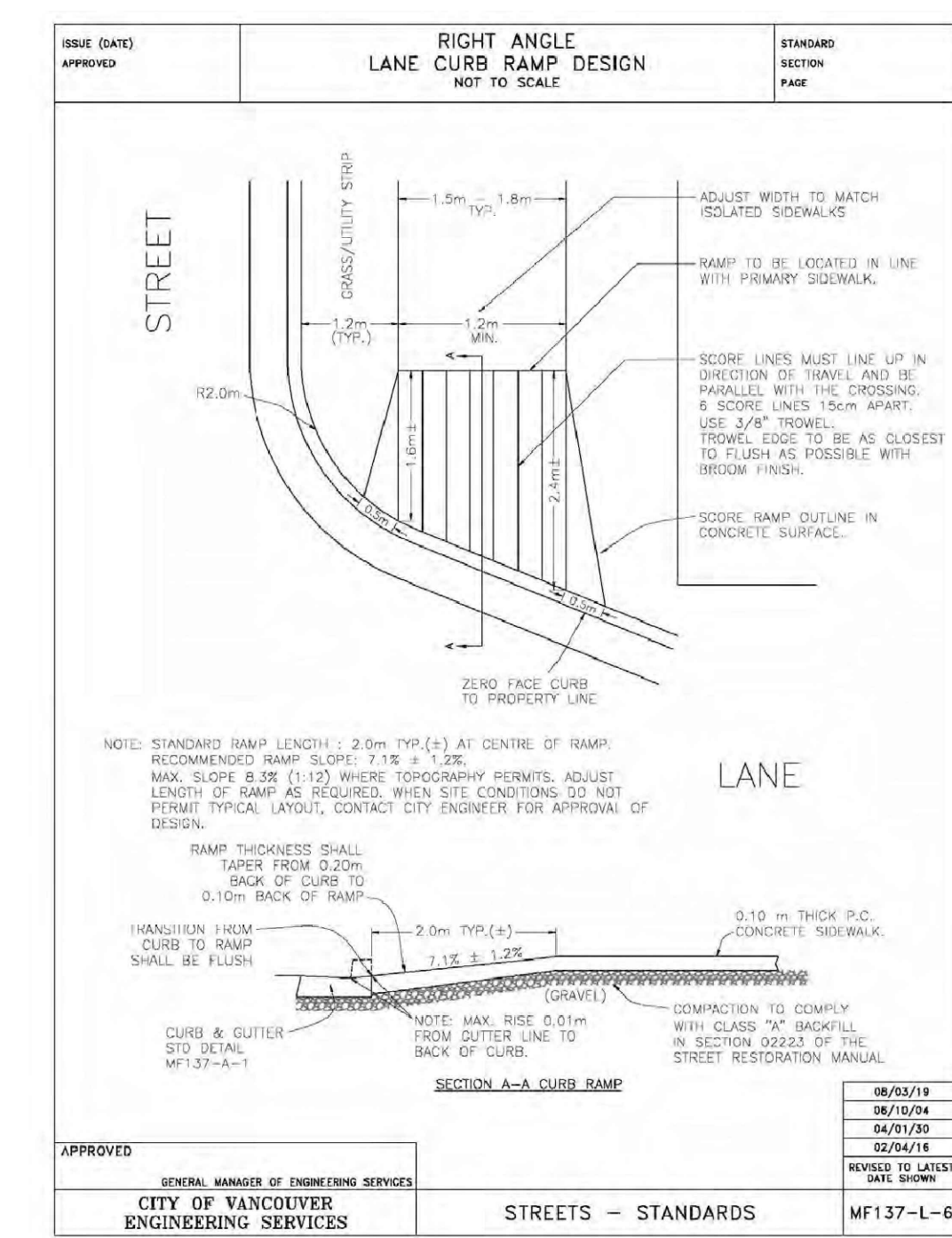
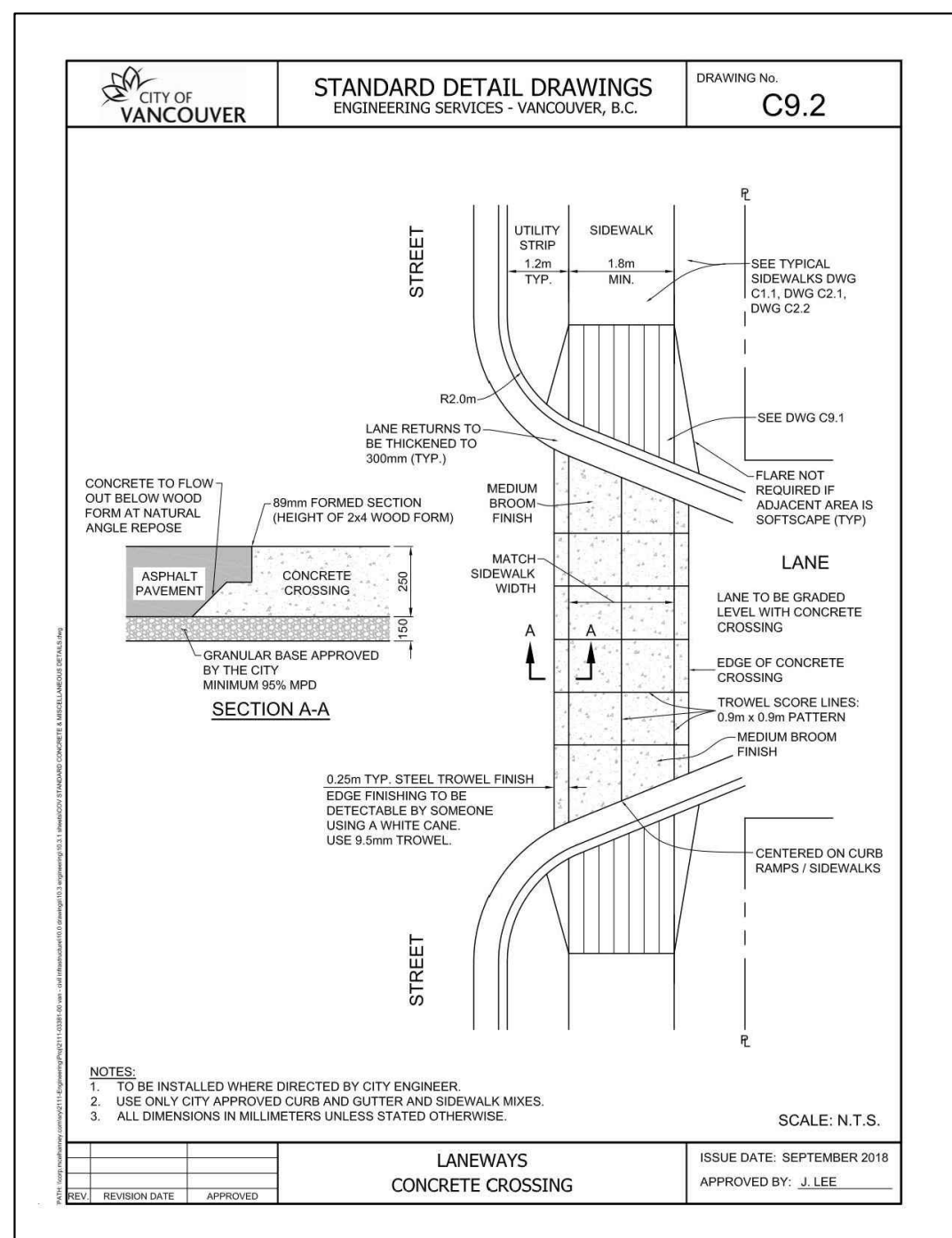
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PMG PROJECT NUMBER: 20-159

L4

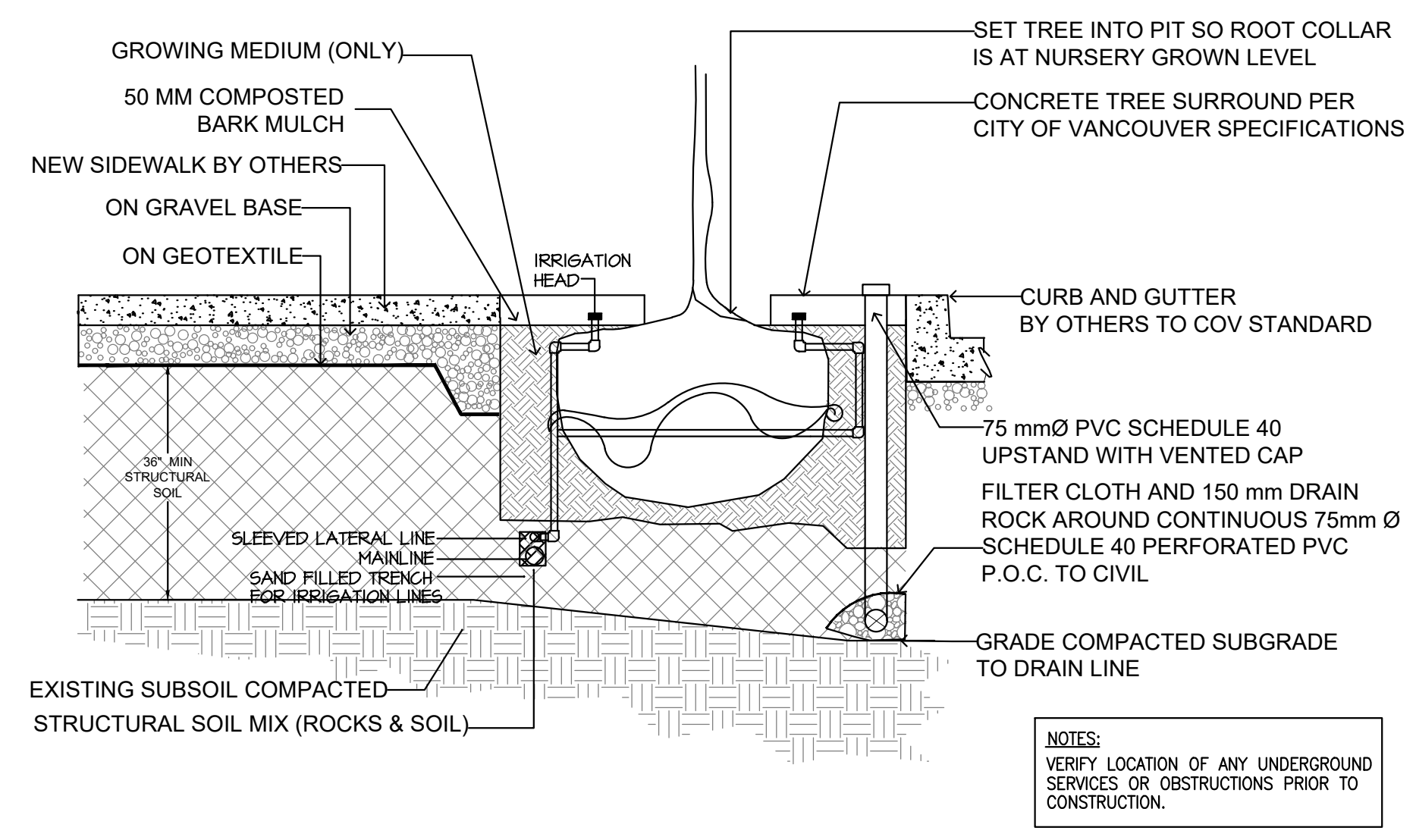
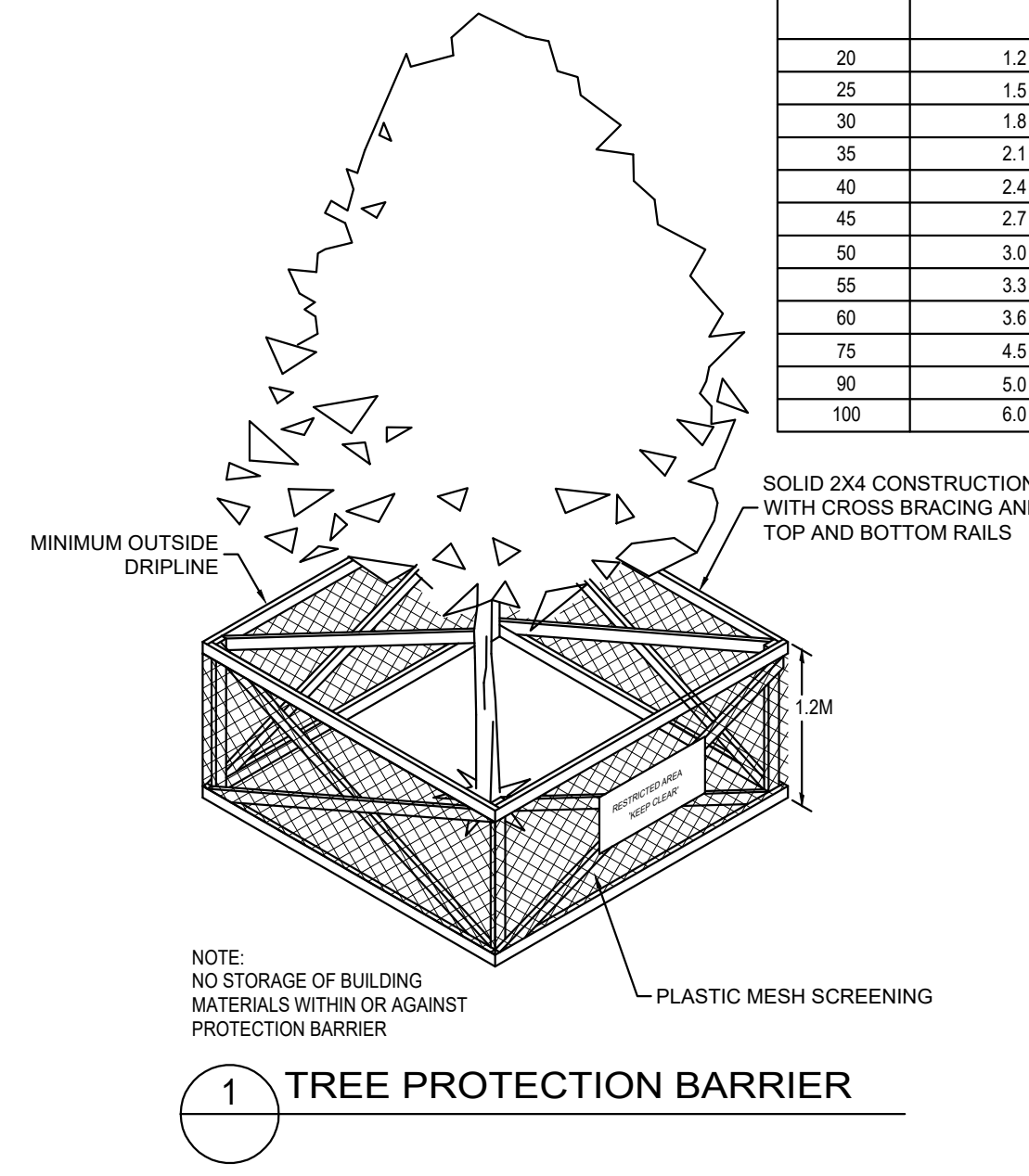
OF 5

SEAL:

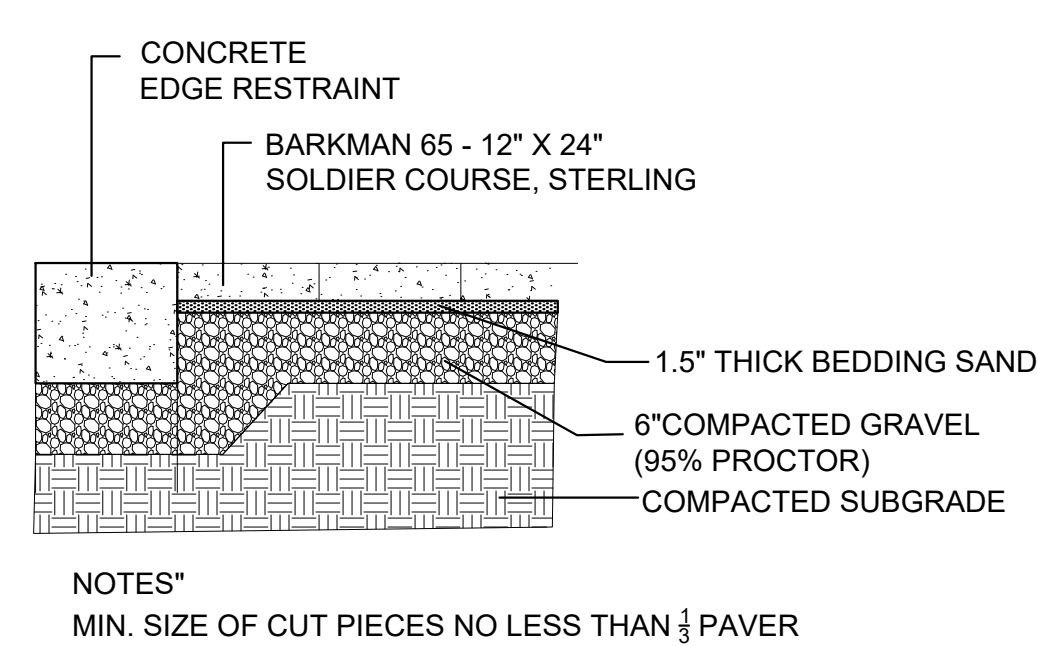


TREE BARRIER PROTECTION TABLE

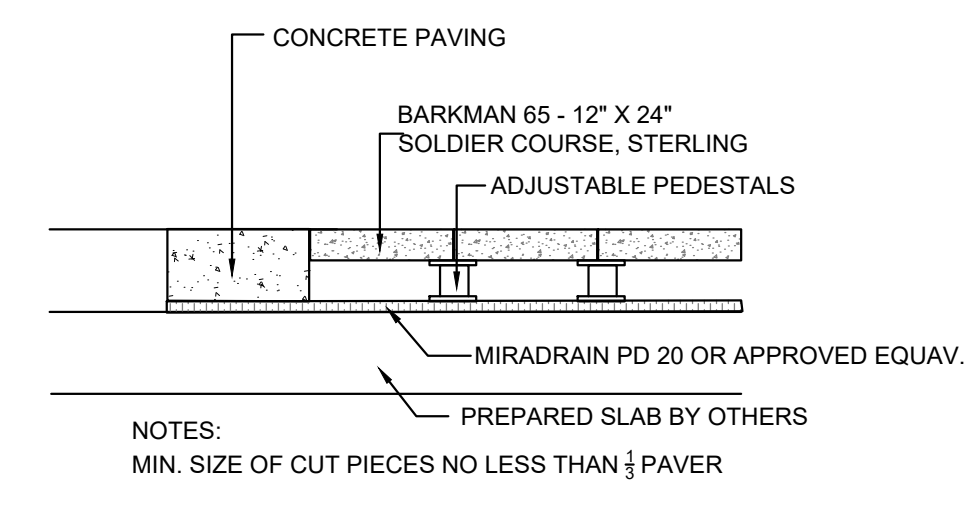
TRUNK DIAMETRE (CM)	DISTANCE FROM TRUNK (M)	TOTAL DIAMETER (M)
20	1.2	2.60
25	1.5	3.25
30	1.8	3.90
35	2.1	4.55
40	2.4	5.20
45	2.7	5.85
50	3.0	6.50
55	3.3	7.15
60	3.6	7.80
75	4.5	9.75
90	5.0	10.90
100	6.0	13.00



**2** STRUCTURAL SOIL BENEATH SIDEWALK  
Scale: 3/4"=1'-0"



**3** PAVERS ON GRADE  
SCALE: 3/4"=1'-0"



**4** PAVERS ON SLAB  
SCALE: 3/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
1	22.JAN.18	NEW SITE PLAN, UPPER LEVELS ADDED	MM

CLIENT:

PROJECT:

**MIXED USE DEVELOPMENT**

**W 41ST & MAPLE VANCOUVER, B.C.**

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE:	21.FEB.18	DRAWING NUMBER:	
SCALE:			
DRAWN:	MM		<b>L5</b>
DESIGN:	MM		
CHK'D:	MCY		<b>OF 5</b>

