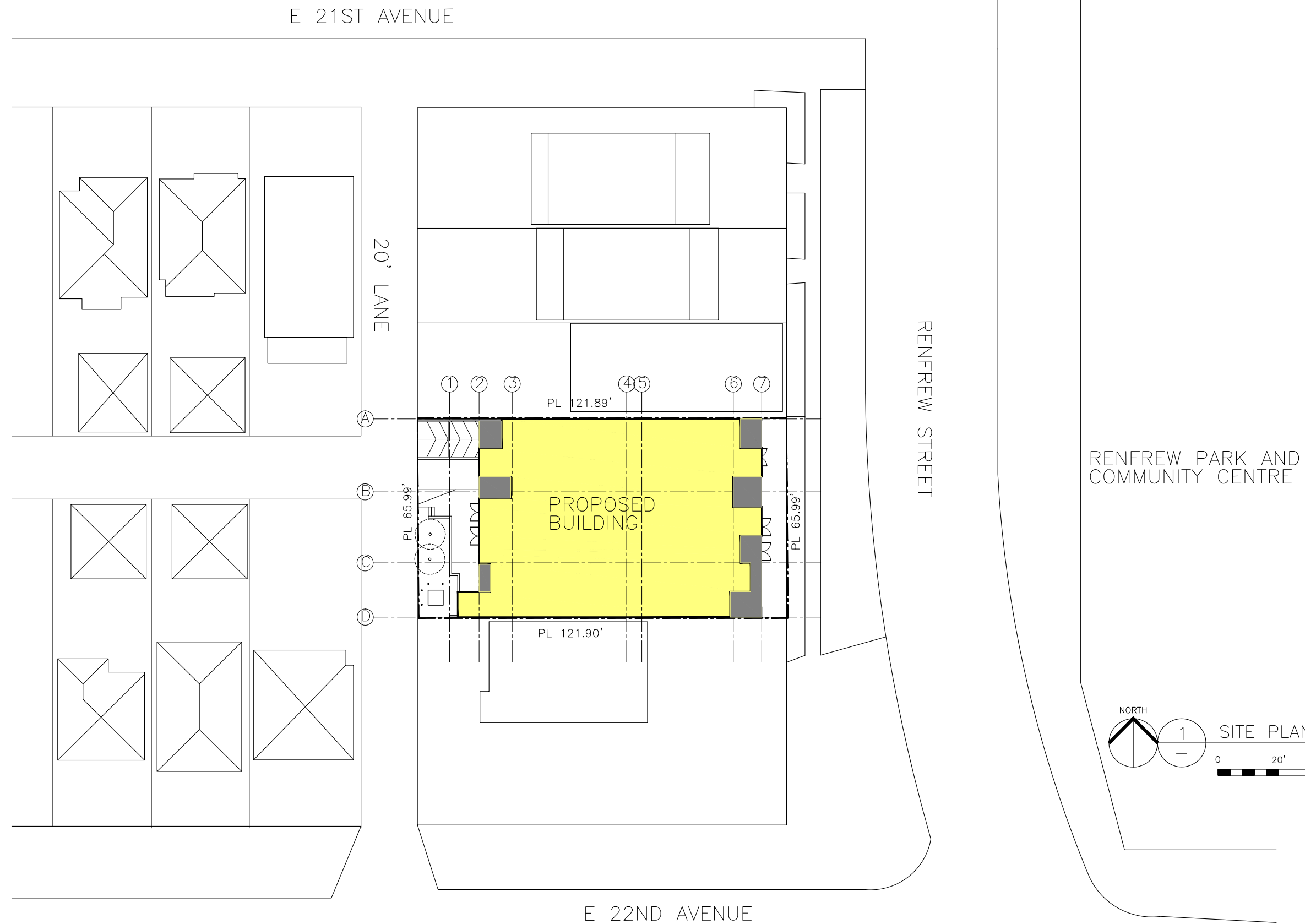




**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**

1. CONTEXT DESCRIPTION

The site is at 3747 – 3761 Renfrew Street, and the site area is approximately 8,044 SF. There are single family houses at the site. The neighborhood consists of mixed commercial and residential uses in this area. The site fronts onto Renfrew Street at the east. Across Renfrew Street is the Renfrew Park and Community Centre. There is a 1–storey car repair shop at the south neighbour property, and there is a 2–storey office building at the north neighbour property. Further north are 2–storey commercial / residential buildings. There are single family houses across the back lane at the west property line.

2 DESCRIPTION OF PROPOSAL

The proposal is to build a mixed used building with 18–secured market rental units and 2 retail units. The building will be 4 storey + roof amenity. The 1/F will have 2 retail units facing Renfrew Street. The 2/F to 4/F will be residential use only. The roof will be for amenity and open play area. All the dwelling units are to be secured market rental purpose. There will be 1 story basement parking providing a total of 15 parking spaces. A class B loading is proposed along the back lane. The height and massing of the building will generally follow the setback requirements as in RR–3A zoning. The total FSR will be 2.5 with a total FSR area of 20,110 SF

3. ARCHITECTURAL PLAN, POLICY AND GUIDELINE

The current zoning is C1. The site is within the Renfrew – Collingwood planning area, and it is governed by the Renfrew–Collingwood policy. The proposal is to rezone to a CD zoning with a 2.5 FSR with all dwelling units for secured market rental purpose. The dwellings will be designed in accordance to the city rental incentive guidelines. All residential units will be registered under the Housing Agreement to secure the Tenure for a term of 60 years or life to the building. Under the City Secured Market Rental Housing Policy, proposed development of 4 storey plus roof amenity may be considered.

The building will comply with the low emission green building path for residential building as set out by the City of Vancouver.

SITE LOCATION

SITE LOCATION

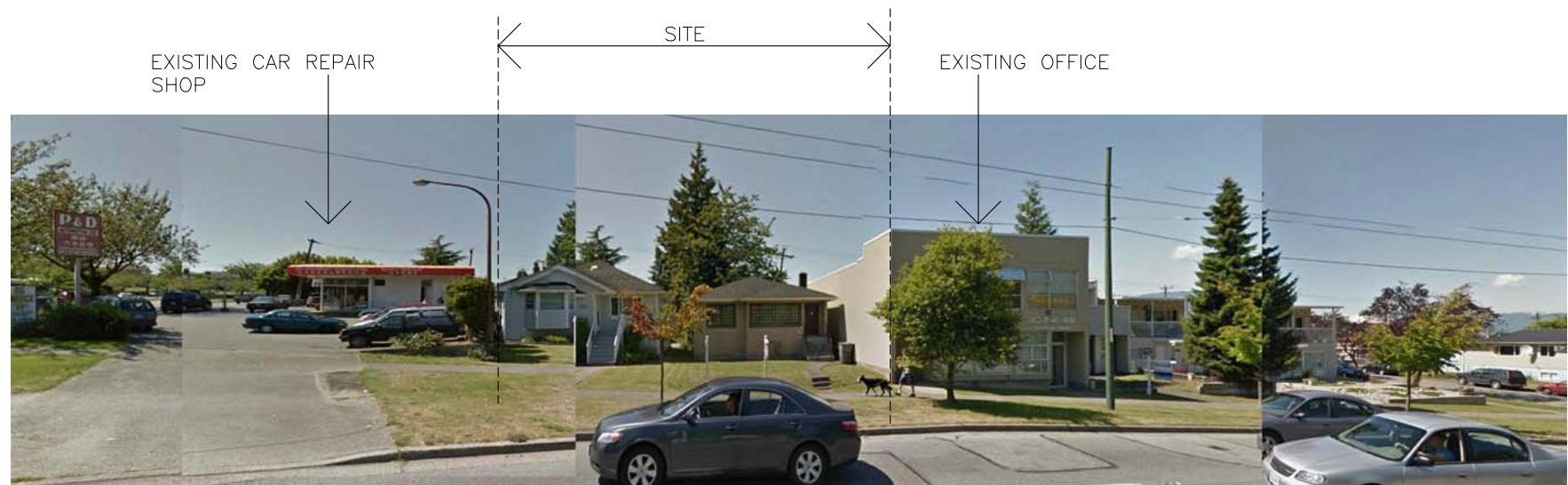


LOCATION MAP



AERIAL MAP

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



EXISTING CAR REPAIR SHOP

SITE

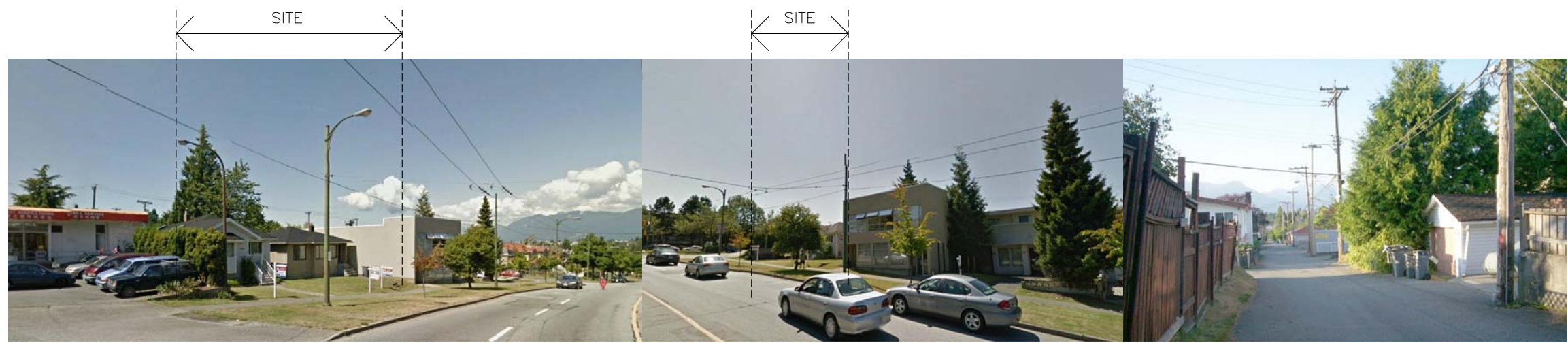
EXISTING OFFICE

VIEW FROM RENFREW STREET



SITE LOCATION

AERIAL VIEW



VIEW TOWARDS RENFREW STREET NORTH

VIEW TOWARDS RENFREW STREET SOUTH

VIEW TOWARDS SITE BACK LANE

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
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DEVELOPMENT DATA
 CIVIC ADDRESS: 3747 RENFREW STREET, VANCOUVER BC
 LEGAL DESCRIPTION: BLOCK H, SECTION 44, TOWN OF HASTINGS SUBURBAN LANDS PLAN EPP44380
 LOT AREA: 8,044SF
 ZONING USE: CD (RENTAL INCENTIVE PROGRAM BASED ON RR-3A ZONING)

	BASED ON RR-3A	PROPOSED																																																		
(A) FLOOR AREA:		FLOOR AREA:																																																		
PERMITTED MAX FSR:	20,110 SF (2.5)	TOTAL FSR AREA: 20,110 SF (2.5) TOTAL 18 RESIDENTIAL UNITS (ALL SECURED MARKET RENTAL) TOTAL 2 RETAIL UNITS																																																		
(B) NUMBER OF UNIT:	ALL DWELLING UNITS TO BE SECURED RENTAL	<table border="1"> <thead> <tr> <th>SITE AREA</th> <th>8044 SQ. FT.</th> <th></th> <th></th> <th></th> </tr> <tr> <th>LEVEL</th> <th>NUMBER OF UNIT</th> <th>FSR AREA PER FLOOR</th> <th>SUBTOTAL</th> <th>FSR</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>RETAIL</td> <td>2968 SQ. FT.</td> <td>2968 SQ. FT.</td> <td>0.37</td> </tr> <tr> <td>1</td> <td>EXIT STAIR</td> <td>242 SQ. FT.</td> <td>242 SQ. FT.</td> <td>0.03</td> </tr> <tr> <td>1</td> <td>LOBBY</td> <td>898 SQ. FT.</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>6</td> <td>5195 SQ. FT.</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>6</td> <td>5195 SQ. FT.</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>6</td> <td>5195 SQ. FT.</td> <td>16483 SQ. FT.</td> <td>2.05</td> </tr> <tr> <td>5</td> <td>LOBBY & STAIR</td> <td>417 SQ. FT.</td> <td>417 SQ. FT.</td> <td>0.05</td> </tr> <tr> <td>TOTAL</td> <td>18</td> <td></td> <td>20110 SQ. FT.</td> <td>2.50</td> </tr> </tbody> </table>	SITE AREA	8044 SQ. FT.				LEVEL	NUMBER OF UNIT	FSR AREA PER FLOOR	SUBTOTAL	FSR	1	RETAIL	2968 SQ. FT.	2968 SQ. FT.	0.37	1	EXIT STAIR	242 SQ. FT.	242 SQ. FT.	0.03	1	LOBBY	898 SQ. FT.			2	6	5195 SQ. FT.			3	6	5195 SQ. FT.			4	6	5195 SQ. FT.	16483 SQ. FT.	2.05	5	LOBBY & STAIR	417 SQ. FT.	417 SQ. FT.	0.05	TOTAL	18		20110 SQ. FT.	2.50
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TOTAL	18		20110 SQ. FT.	2.50																																																
(C) BUILDING COVERAGE:	NO REQUIREMENT	BUILDING COVERAGE: 5986 SQ. FT. / 8,044 SF = 74.4%																																																		
(D) BUILDING HEIGHT:	4 STOREY EXCLUDING ROOF AMENITY MAX HEIGHT 50'-2" (15.3M) EXCLUDING ROOF AMENITY	BUILDING HEIGHT: 4 STOREY WITH ROOF AMENITY 49'-11" (15.22M) (EXCLUDING ROOF AMENITY) 61'-11" (18.88M) (INCLUDING ELEVATOR OVERRUN)																																																		
(E) SETBACK:	FRONT YARD - 8'-2" (2.5M) SIDE YARD - NO REQUIREMENT TO C-ZONE REAR YARD - RESIDENTIAL 20'-0" (6.1M) COMMERCIAL 5'-0" (1.5M)	SETBACK: FRONT YARD - 8'-2" (2.5M) SETBACK ON RENFREW STREET SIDE YARD SETBACK - NO SETBACK ALONG SIDE PROPERTY (ADJORNING C1) REAR YARD SETBACK - 20'-2" (6.16M) AT 2/F-4/F RESIDENTIAL - 12-10" (3.92M) AT 1/F COMMERCIAL																																																		
(F) PARKING REQUIREMENT:		PARKING PROVIDED:																																																		
(a) RESIDENTIAL:		NUMBER OF PARKING STALL :																																																		
17 DWELLINGS (RENTAL) :	MIN REQUIRED 1 PER 1345SF (125SM)= 16486 SF RESIDENTIAL AREA 1 PER 1345 SF = 12 CARS	10 REQUIRED REGULAR PARKING STALLS (66%) 1 DISABLED PARKING STALL (7%) 4 REQUIRED SMALL PARKING STALL (27%) <hr/> TOTAL 15 STALLS																																																		
(b) RETAIL:	RETAIL 2968 SF: 1 PER 1076SF (100SM) = 3 CARS																																																			
(G) BICYCLE SPACE REQUIREMENT:		BICYCLE SPACE PROVIDED:																																																		
RESIDENTIAL - CLASS A 1.5 CLASS A PER UNIT < 65SM 6X1.5= 9 2.5 CLASS A PER UNIT 65SM-105SM 12X2.5=30 - CLASS B NOT REQUIRED		12 STACK BICYCLE STORAGE 11 VERTICAL BICYCLE 17 HORIZONTAL BICYCLE TOTAL 40 CLASS A BICYCLE																																																		
RETAIL - CLASS A 1 PER 340 SM 2891SF / 3660SF (340SM)= 1 - CLASS B NOT REQUIRED																																																				
(H) LOADING REQUIREMENT:		LOADING PROVIDED:																																																		
RESIDENTIAL : NOT REQUIRED		1 CLASS B LOADING PROVIDED																																																		
RETAIL 2833 SF - FIRST 5000 SF (465SM) : 1 CLASS B																																																				
(I) DWELLING MIX: 35% TWO OR MORE BEDROOMS		DWELLING MIX: 12 TWO-BEDROOM DWELLING UNIT (SIZE: 817-892 SF) (67%) 6 ONE-BEDROOM DWELLING UNIT (SIZE: 654-692 SF) (23%) TOTAL: 18 DWELLING UNITS																																																		

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
 FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



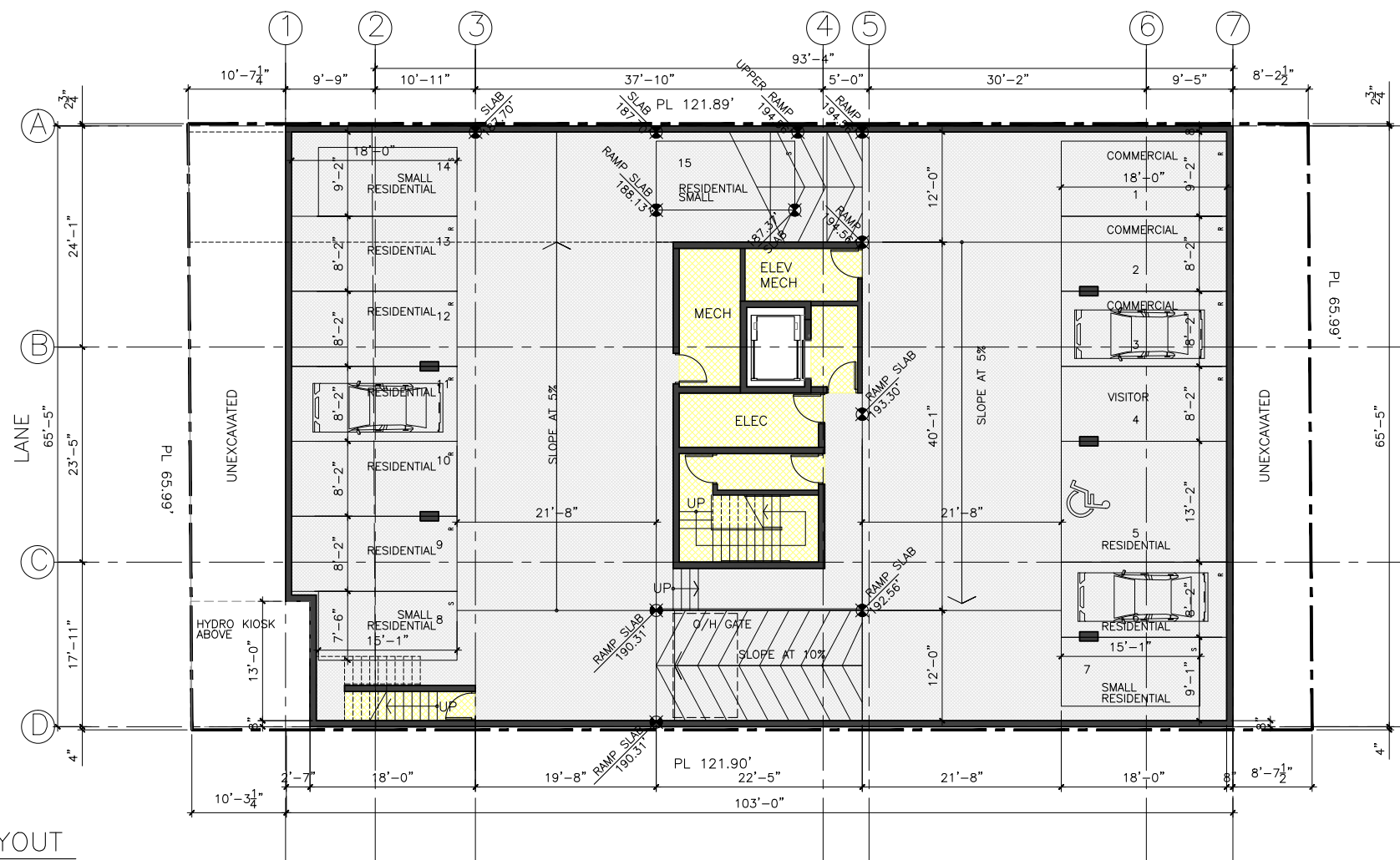
RENFREW STREET VIEW



BACK LANE VIEW

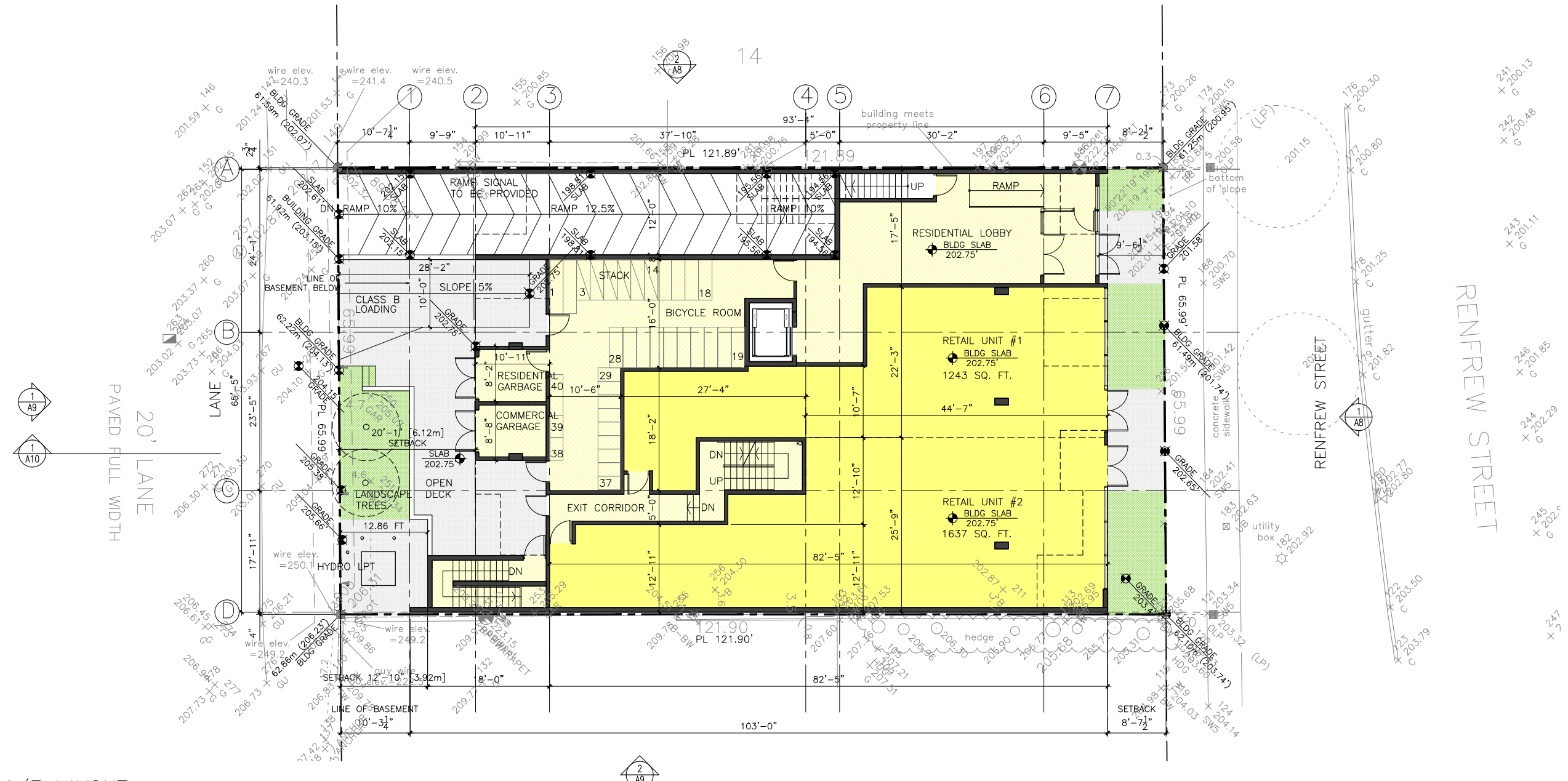
**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**

NORTH
 1
 A4
 PARKADE P1 LAYOUT
 0 10' 20'



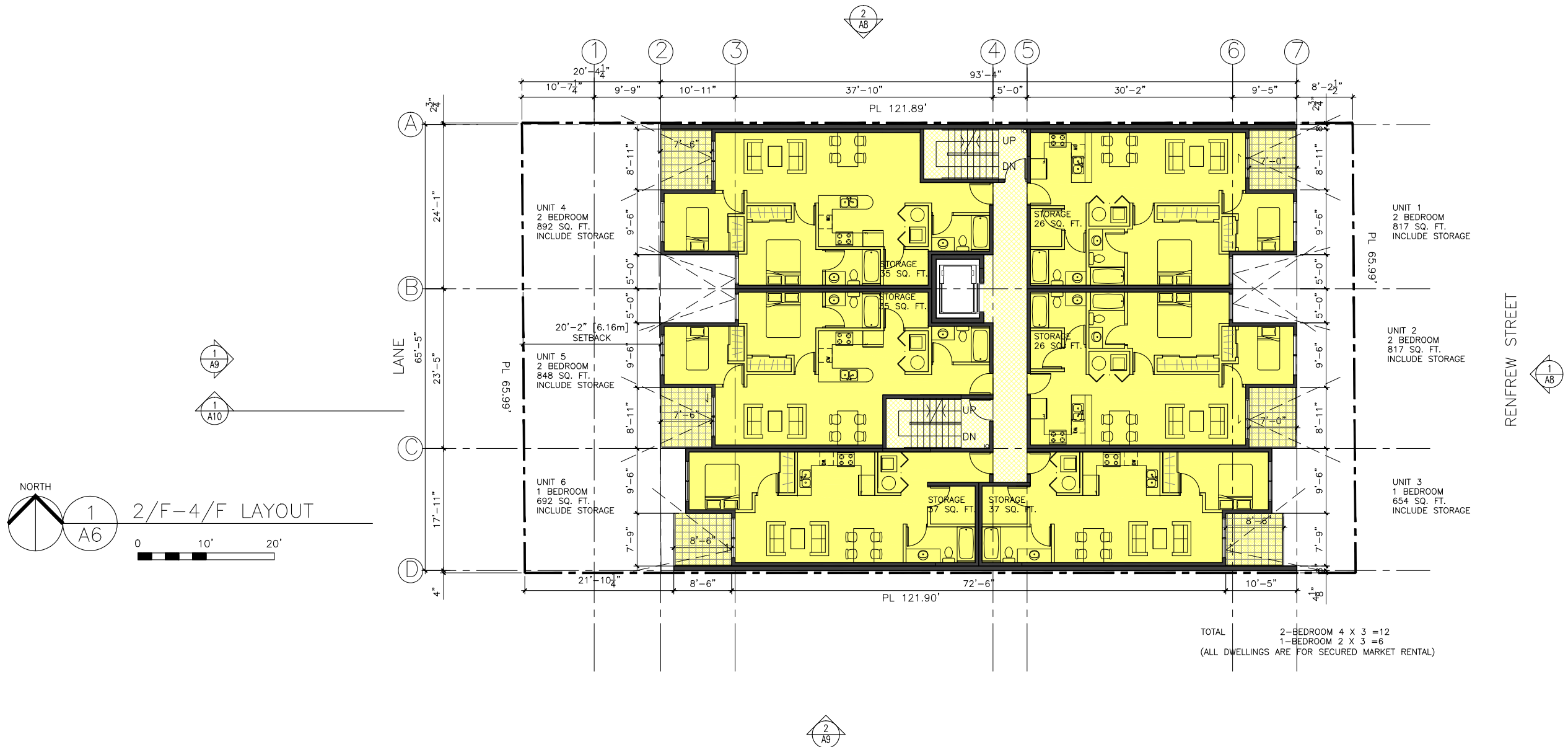
RENFREW STREET

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
 FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



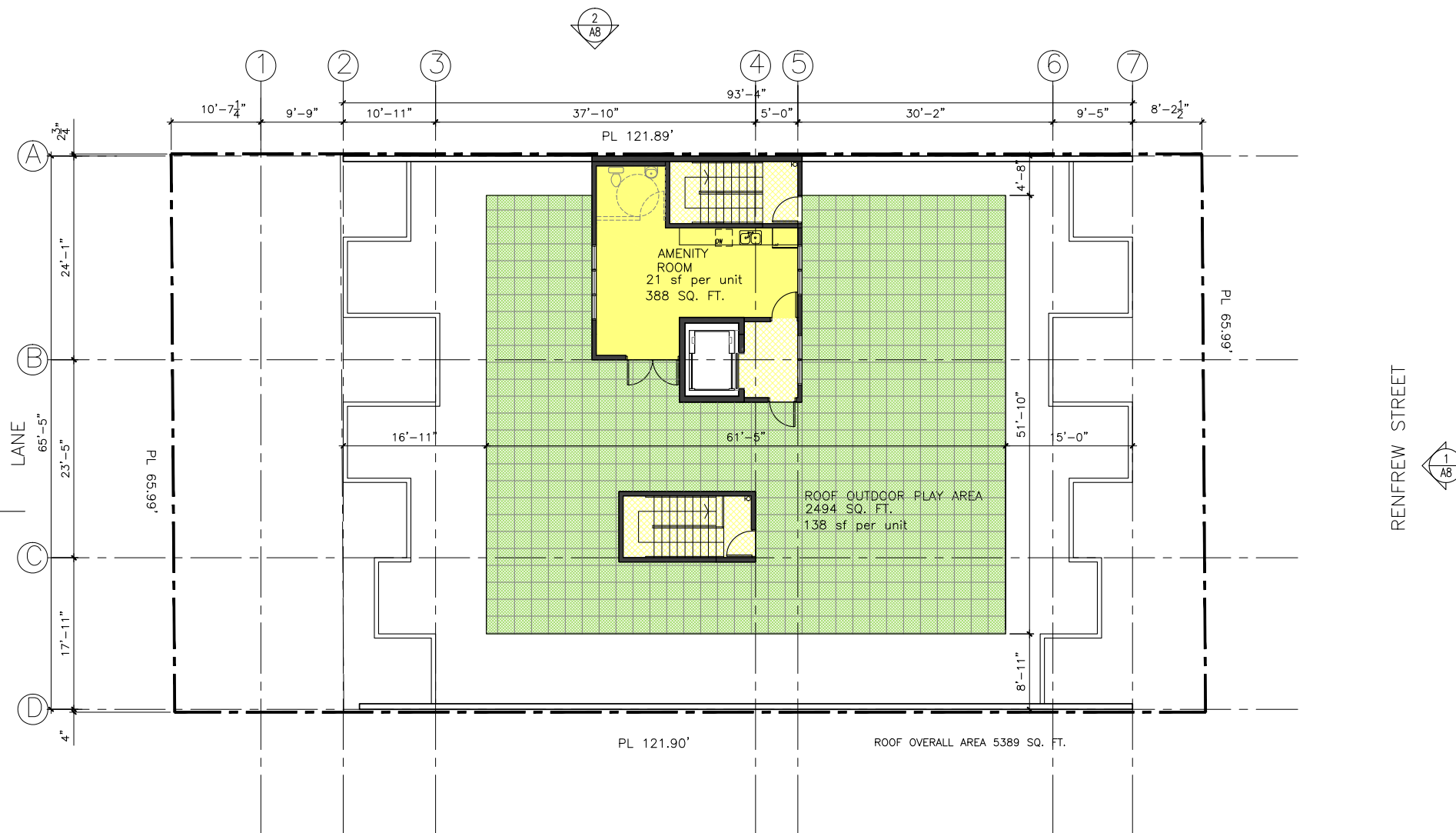
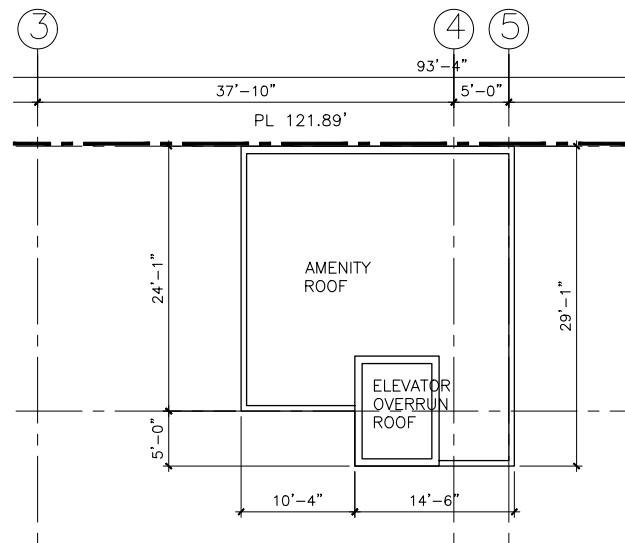
NORTH
 1
 A5
 1/F LAYOUT
 0 10' 20'

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
 FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**

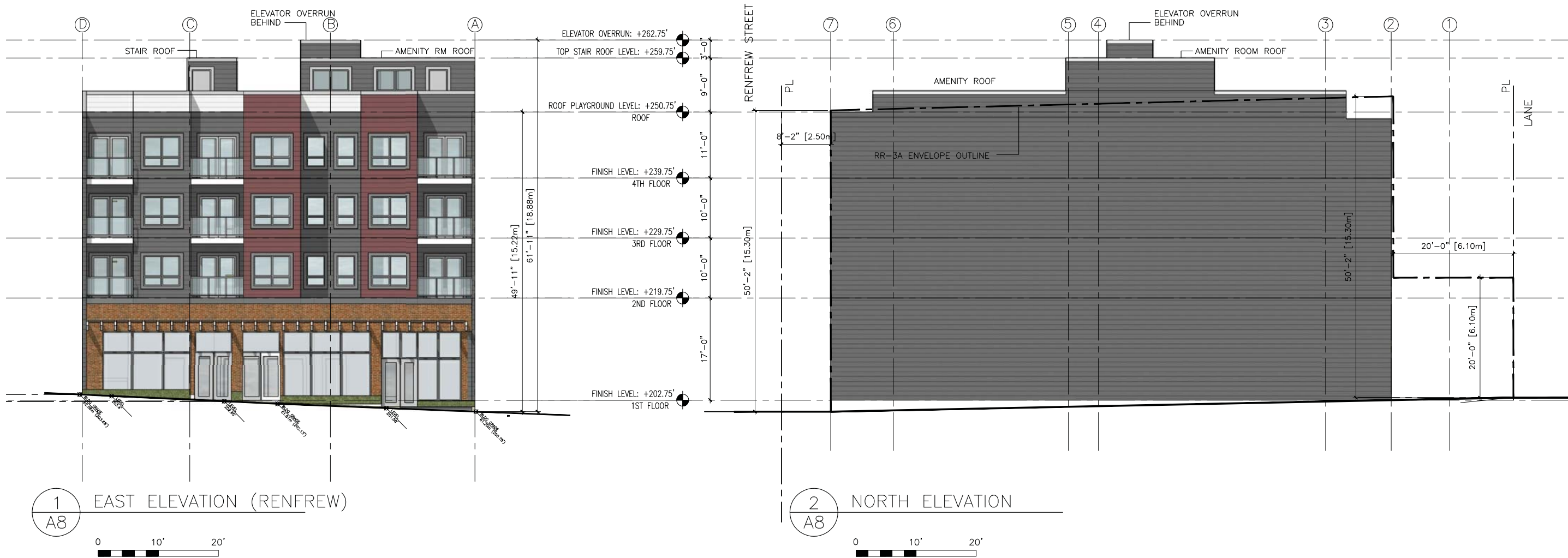
NORTH
 2
 A7
 UPPER ROOF LAYOUT
 0 10' 20'



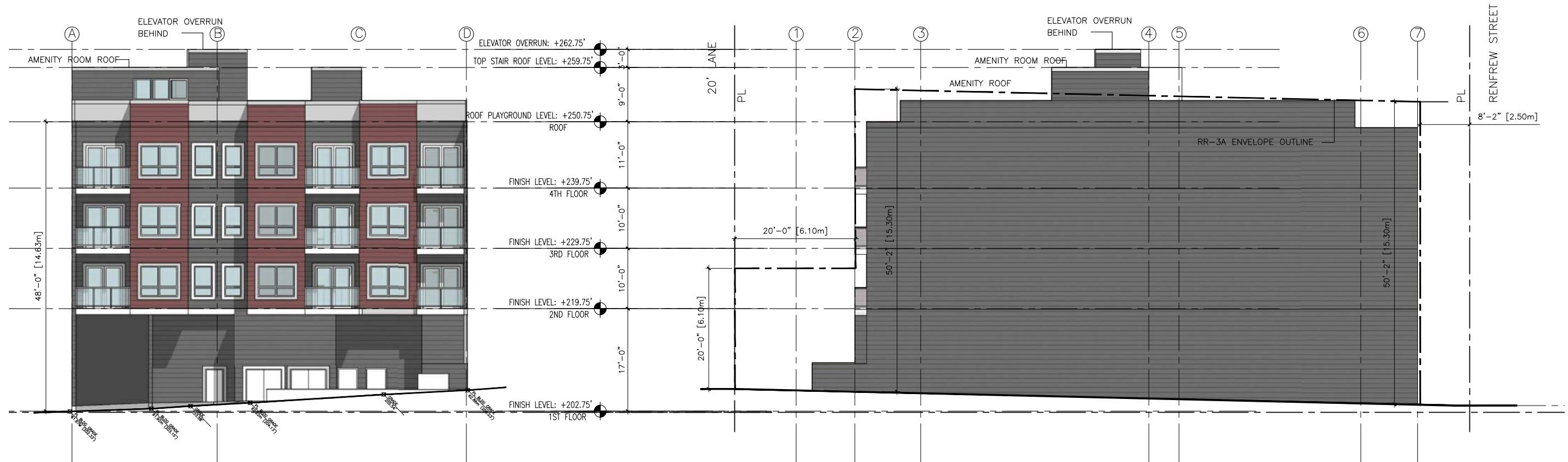
NORTH
 1
 A7
 ROOF LAYOUT
 0 10' 20'

RENFREW STREET

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
 FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



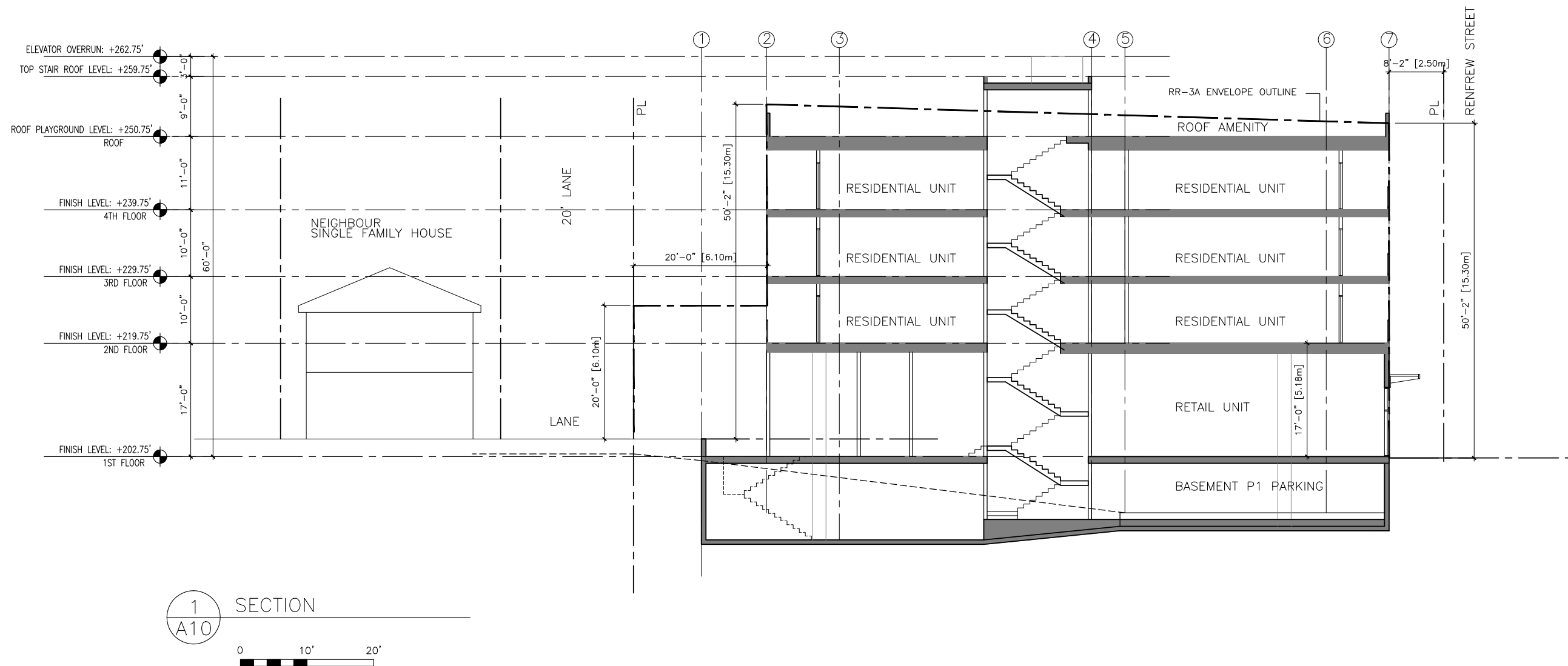
**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
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1 WEST ELEVATION (LANE)
A9
0 10' 20'

2 SOUTH ELEVATION
A9
0 10' 20'

**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
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**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**

SHADOW STUDY
MARCH 21-10:00AM



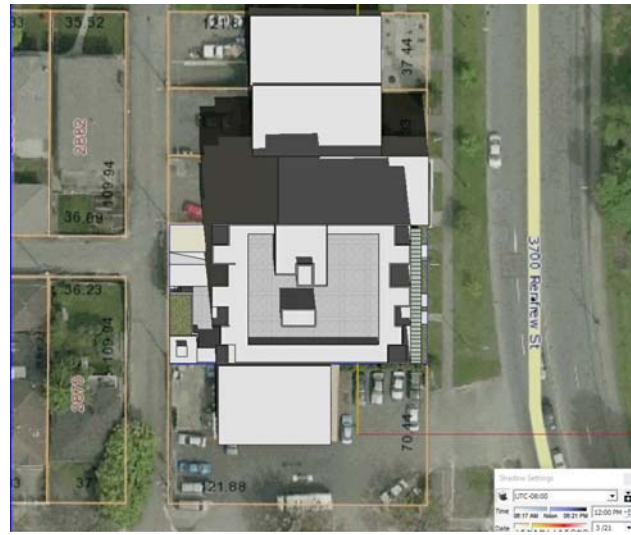
SHADOW STUDY
JUNE 21-10:00AM



SHADOW STUDY
SEPTEMBER 21-10:00AM



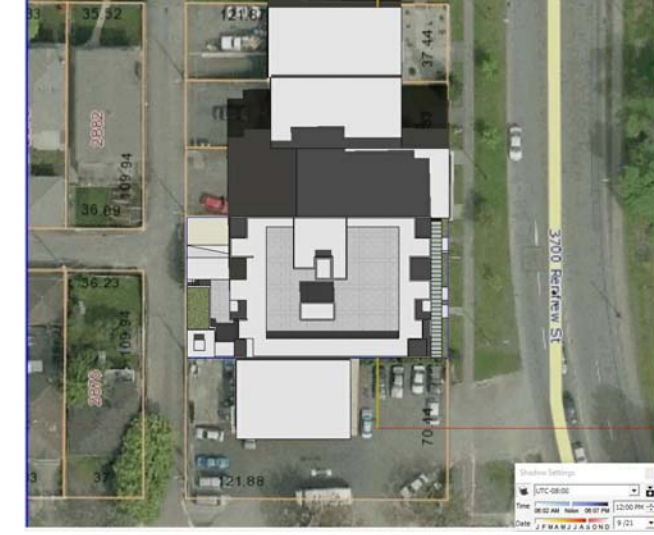
SHADOW STUDY
MARCH 21-12:00PM



SHADOW STUDY
JUNE 21-12:00PM



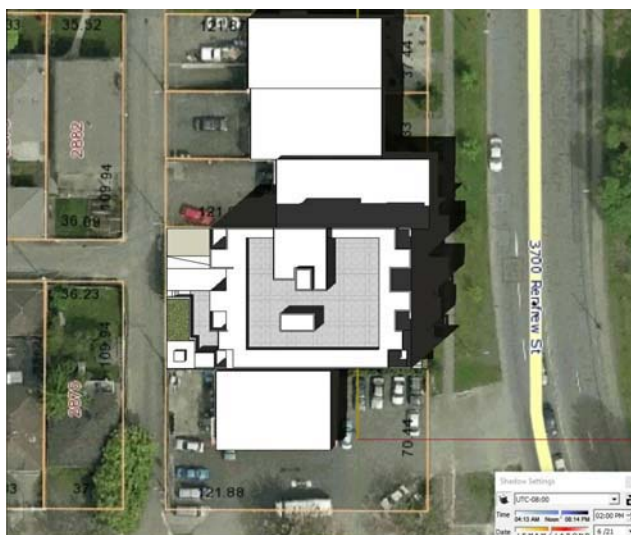
SHADOW STUDY
SEPTEMBER 21-12:00PM



SHADOW STUDY
MARCH 21-2:00PM



SHADOW STUDY
JUNE 21-2:00PM



SHADOW STUDY
SEPTEMBER 21-2:00PM



**PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER
FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022**



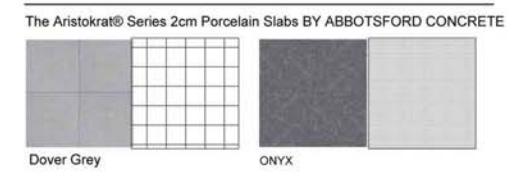
FURNITURE LEGEND



FENCE LEGEND



HARDSCAPE LEGEND



SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	22 JUN 01	NEW SITE PLAN	DD

CLIENT: SIAN ENTERPRISES LTD.
 WITH: ERIC LAW ARCHITECT

WITH: MATTHEW CHENG ARCHITECT INC.
 PROJECT:
RENTAL HOUSING AND COMMERCIAL DEVELOPMENT
3747 RENFREW STREET VANCOUVER

DRAWING TITLE:
LANDSCAPE PLAN

DATE: January 24, 2022 DRAWING NUMBER:
 SCALE: 3/32"=1'-0"
 DRAWN: DD
 DESIGN: DD
 CHK'D: PCM
L1
 OF 3

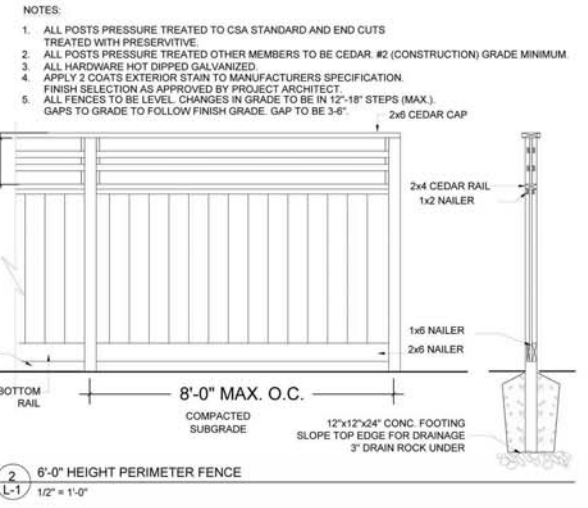
21244-2.ZIP PMG PROJECT NUMBER: 21-244

PLANT SCHEDULE

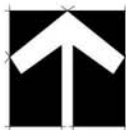
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(T)	2	ACER PALMATUM	JAPANESE MAPLE	5CM CAL; 1M STD; B&B
(T)	2	PICEA OMORIKA	SERBIAN SPRUCE	2.5M HT; B&B
SHRUB				
(S)	2	*AMELANCHIER ALNIFOLIA	COASTAL SERVICEBERRY	#2 POT; 40CM
(S)	1	*PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT; 50CM
(S)	16	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT; 40CM
(S)	2	ROSA 'SCARLET MEIDILAND'	SCARLET MEIDILAND ROSE	#2 POT; 40CM
(S)	2	SPIRAEA X BUMALDA 'CRISPA'	CRISPA SPIRAEA	#2 POT; 40CM
(S)	7	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
GRASS				
(G)	56	CAREX OSHIMENSIS EVERGOLD	SEDGE	#1 POT
(G)	8	MISCANTHUS SINENSIS 'LITTLE KITTEN'	COMPACT MAIDEN GRASS	#1 POT
PERENNIAL				
(P)	46	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS; YELLOW	15CM POT
(P)	84	*MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT; 25CM

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.

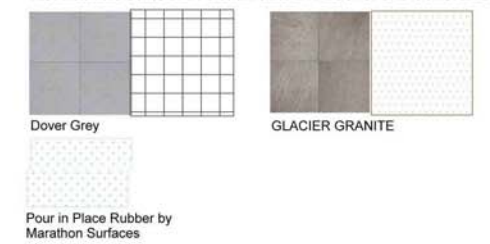
NOTES:
 * bird friendly plant
 All soft landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standards, latest edition.



PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022



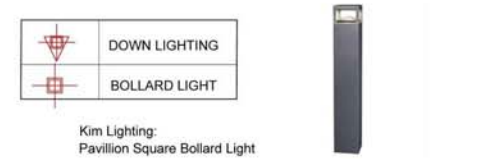
PAVERS :
The Aristokrat® Series 2cm Porcelain Slabs BY ABBOTSFORD CONCRETE



FURNITURE



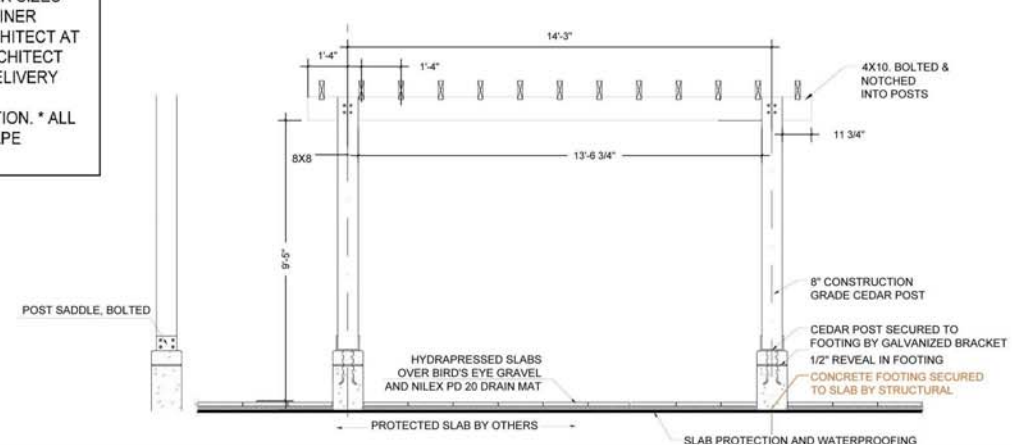
LIGHTING LEGEND



PLANT SCHEDULE		PMG PROJECT NUMBER: 21-244		
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
(T)	4	Acer palmatum 'Twombly's Red Sentinel'	COLUMNAR RED JAPANESE MAPLE	2.5M HT; B&B
SHRUB				
(B)	8	BUXUS SEMPERVIRENS GREEN VELVET	BOXWOOD	#3 POT; 40CM
(T)	15	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	1.0M B&B
GRASS				
(K)	12	CALAMAGROSTIS X A. 'KARL FOERSTER'	KARL FOERSTER FEATHEREED GRASS	#2 POT, HEAVY
(CA)	16	CAREX OSHIMENSIS EVERGOLD	SEDGE	#1 POT
(L)	36	STRAWBERRY	STRAWBERRY PLANTS	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. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES:
All soft landscape areas to be irrigated with automatic installation to I.I.A.B.C. Standards, latest edition.



NOTE:
1. ALL MEMBERS TO BE CEDAR #2 (CONSTRUCTION) GRADE MINIMUM.
2. ALL HARDWARE HOT DIPPED GALVANIZED.
3. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.



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.
1	22.JAN.01	NEW SITE PLAN	DD

CLIENT: SIAN ENTERPRISES LTD.
WITH: ERIC LAW ARCHITECT

WITH: MATTHEW CHENG ARCHITECT INC.
PROJECT:
RENTAL HOUSING AND COMMERCIAL DEVELOPMENT

3747 RENFREW STREET VANCOUVER

DRAWING TITLE:
LANDSCAPE PLAN ROOFTOP

DATE: January 24, 2022 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 21-244

L2
OF 3

PROPOSED REZONING AT 3747-3761 RENFREW STREET, VANCOUVER FOR VIRTUAL OPEN HOUSE: NOVEMBER 7, 2022 - NOVEMBER 27, 2022