



1749-1765 E 33rd Ave
Vancouver

March 13 – April 02, 2023

INTRACORP 
Building the Extraordinary

1749-1765 E 33rd Ave



PROJECT TEAM

Intracorp Homes	Developer
RWA Group Architecture Ltd.	Architect
Connect Landscape Architecture	Landscape
Ste. Marie Art + Design	Interior Design
Straiton Engineering Ltd.	Mechanical
Thomas Leung Structural Engineering	Structural
Opal Engineering	Electrical
Aplin Martin Consultants	Civil
Geopacific Consultants Ltd.	Geotechnical
BC Building Science Ltd.	Sustainability



Project Statistics

- 5 Storey & 3.5 Storey Residential Apartment
- 37 Car Stalls
- 170 Bicycle Stalls
- 2.20 FSR
- Green Buildings Policy for Rezonings Energy Targets

Unit Counts

- 37 Studios 29.4%
 - 32 One Bedrooms 27.5%
 - 40 Two Bedrooms 36.7%
- = 109 Secured Rental Units



URBAN CONTEXT



A - Jones Park



B - Kensington Park



C - New Pedestrian Priority

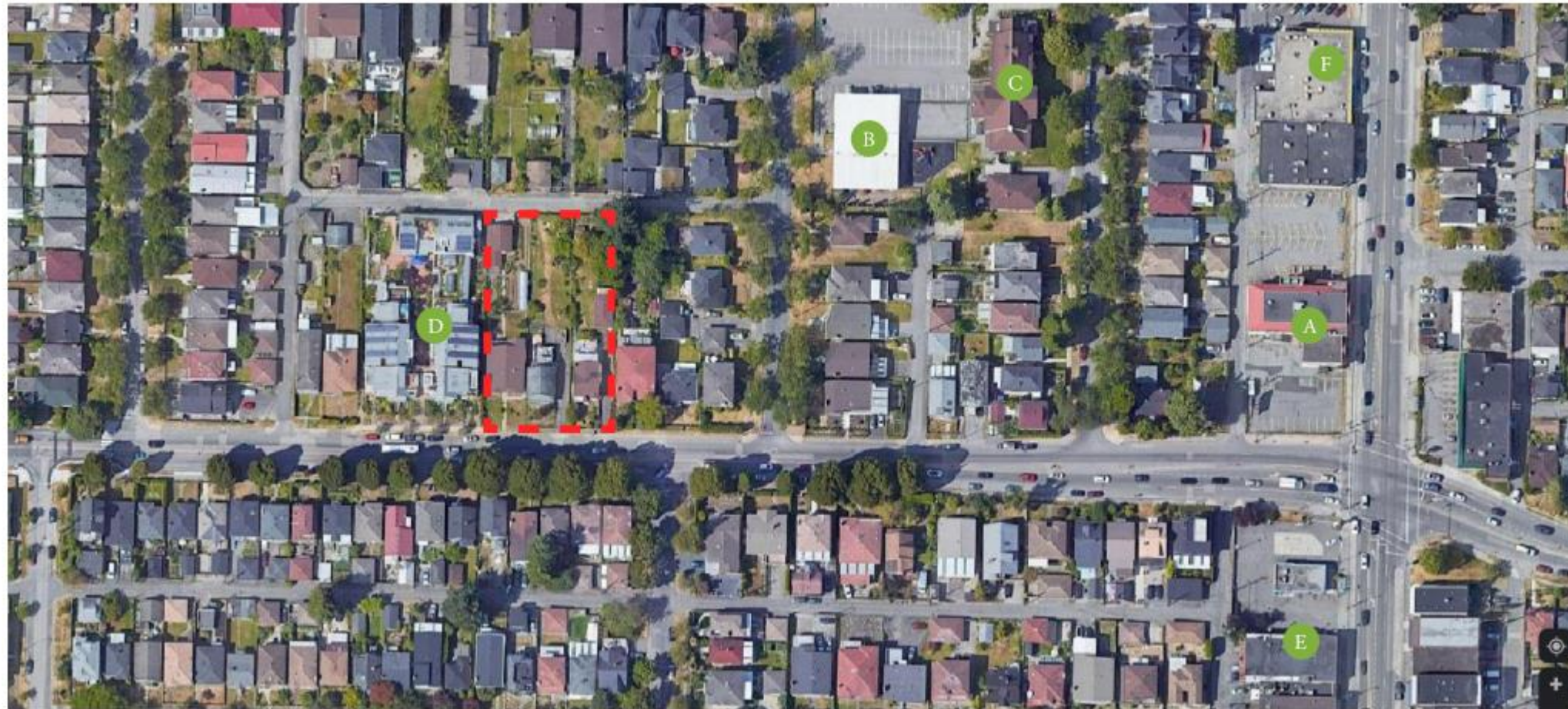


LEGEND

- ⋯ Existing cycling Route
- - - Potential cycling/walking route
- Pedestrian priority
- New Pedestrian/Priority
- Commercial Area
- Vancouver Alpen Club Redevelopment
- Park
- Community Centre



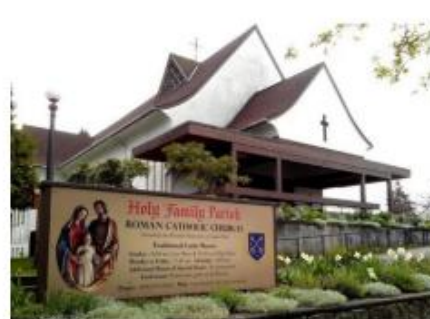
SITE CONTEXT



A- Vancouver Alpen Club



B- Montessori School



C - Holy Family Parish



D - Co-housing Community



E - Pharmacy



F - Grocery Store



REZONING RATIONALE

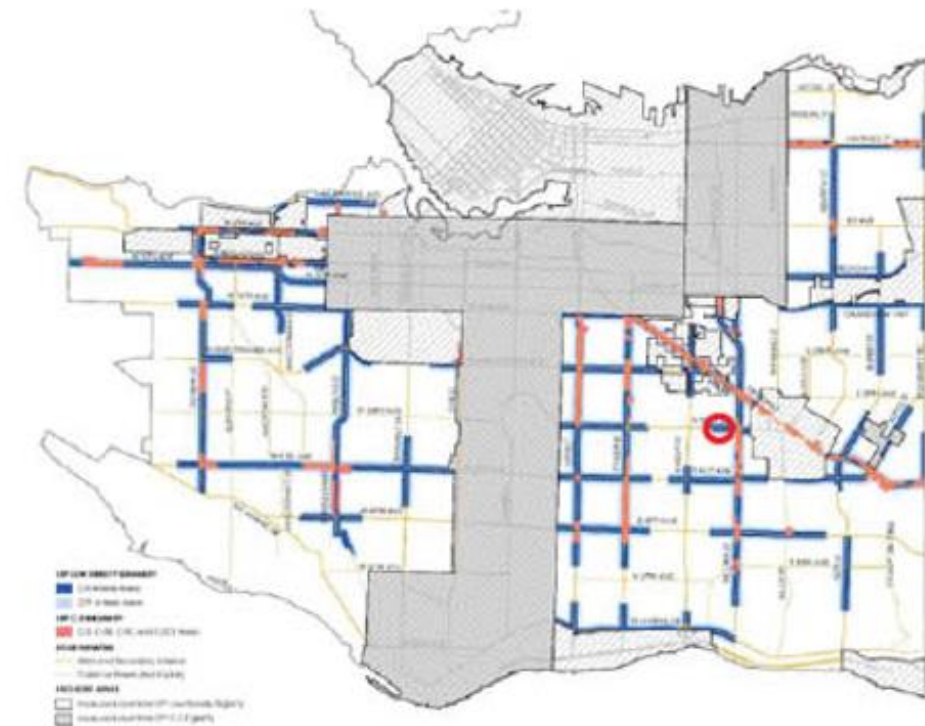
SECURED RENTAL POLICY FOR LOW DENSITY TRANSITION AREAS

- This proposal is for a Comprehensive Development zone. Consideration under the Secured Rental Policy for Low Density Transition Areas, under the guiding RR-2B zoning bylaw.
- Eligibility Requirements for Irregular Sites – Rezoning to a Site Specific CD-1 (Appendix F – 2.4.2).
- Unique parcel depth dimensions require rezoning to a Comprehensive Development Zone, while utilizing the design principles for height, density, and building typology of RR-2B zone.

RR-2B Lot Standards

- Site Area (min.) 6,600sf
- Site Frontage (min.) 66ft
- Site Frontage (max.) N/A
- Site Depth 100ft
- Shallow Site 110ft
- FSR: Mid-Block Site 2.2 FSR

Map 1. Rental Housing Opportunities Near Local Shopping Areas and Transit



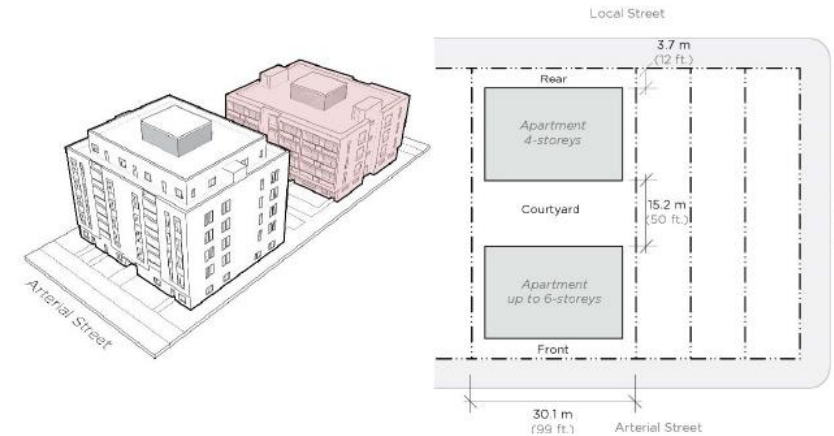
REZONING RATIONALE

SECURED RENTAL POLICY FOR LOW DENSITY TRANSITION AREAS

Development Scenarios – Secured Rental Policy, Appendix E (I) (iii)

- On sites with a depth with a depth greater than or equal to 135ft, a second building may be permitted with a courtyard configuration.
- A central courtyard adequately sized to enable light and ventilation to units on either side should be provided between the buildings.
- For courtyard configurations, a minimum rear yard of 12ft setback should be provided.

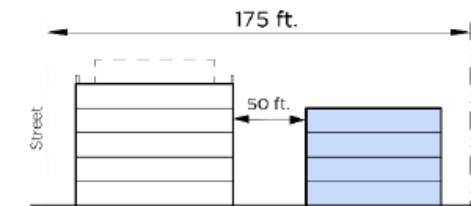
Source: Development Scenarios – Secured Rental Policy, Appendix E (I) (iii)



Development Scenarios – Secured Rental Policy, Appendix E (c)

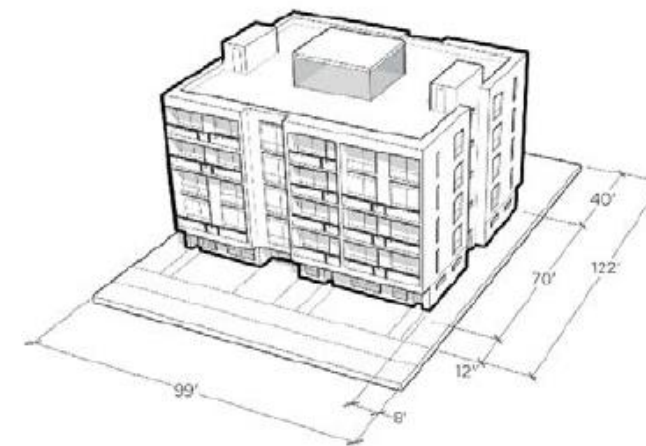
- Greater than or equal to 53.5m (175ft) Street (double fronting)

Source: Development Scenarios – Secured Rental Policy, Appendix E (c)



Building Standards

- Front Yard (min.) 3.7m, 12sf
- Side Yard (min.) 2.4m, 8ft
- Rear Yard (min.) 7.6m, 25ft
- Height (max.) 16.8m, 55ft
- Storeys 5
- Building Depth (max.) 22.8m, 75ft
- Building Width (max.) 45.7m



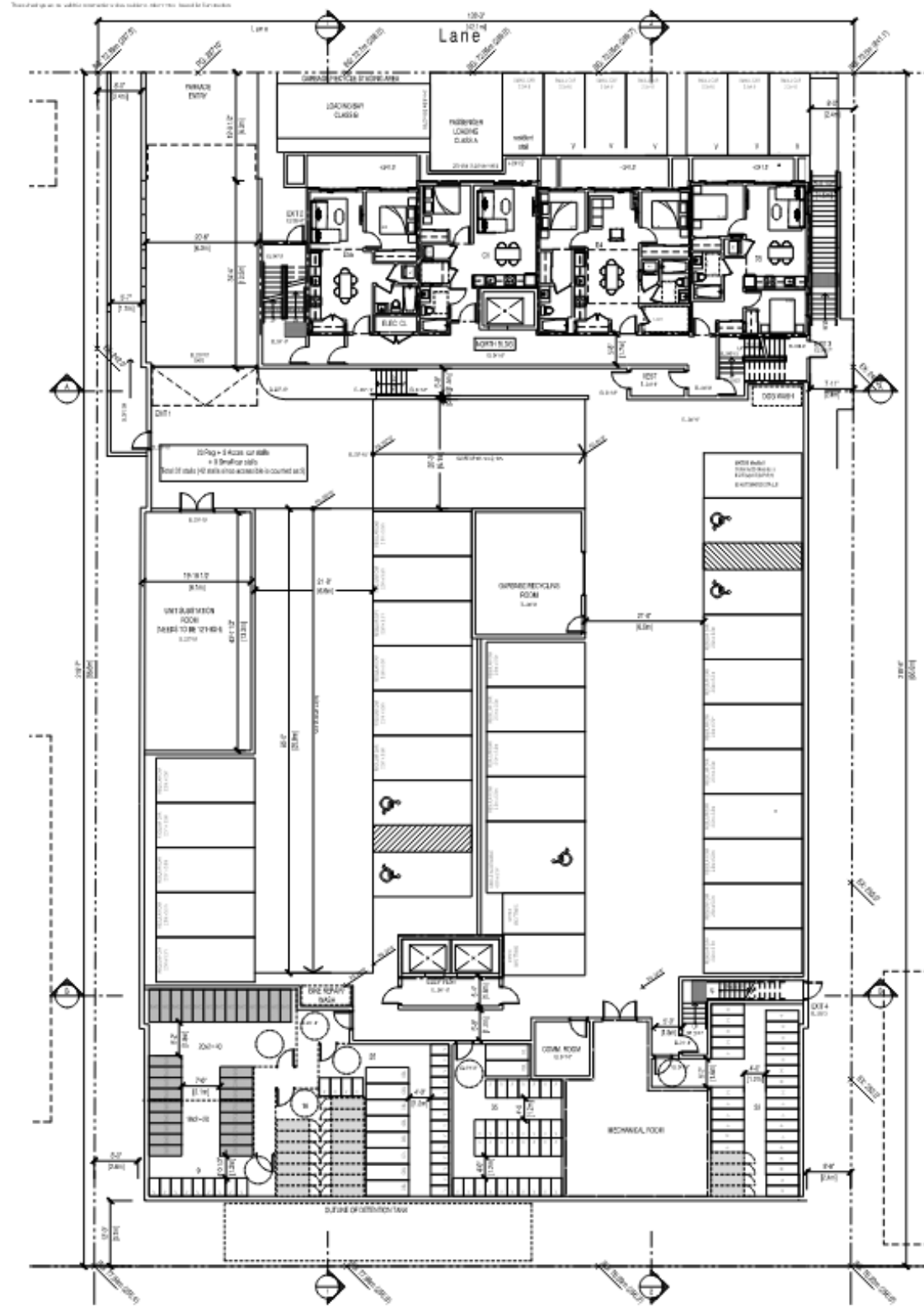
SITE PLAN



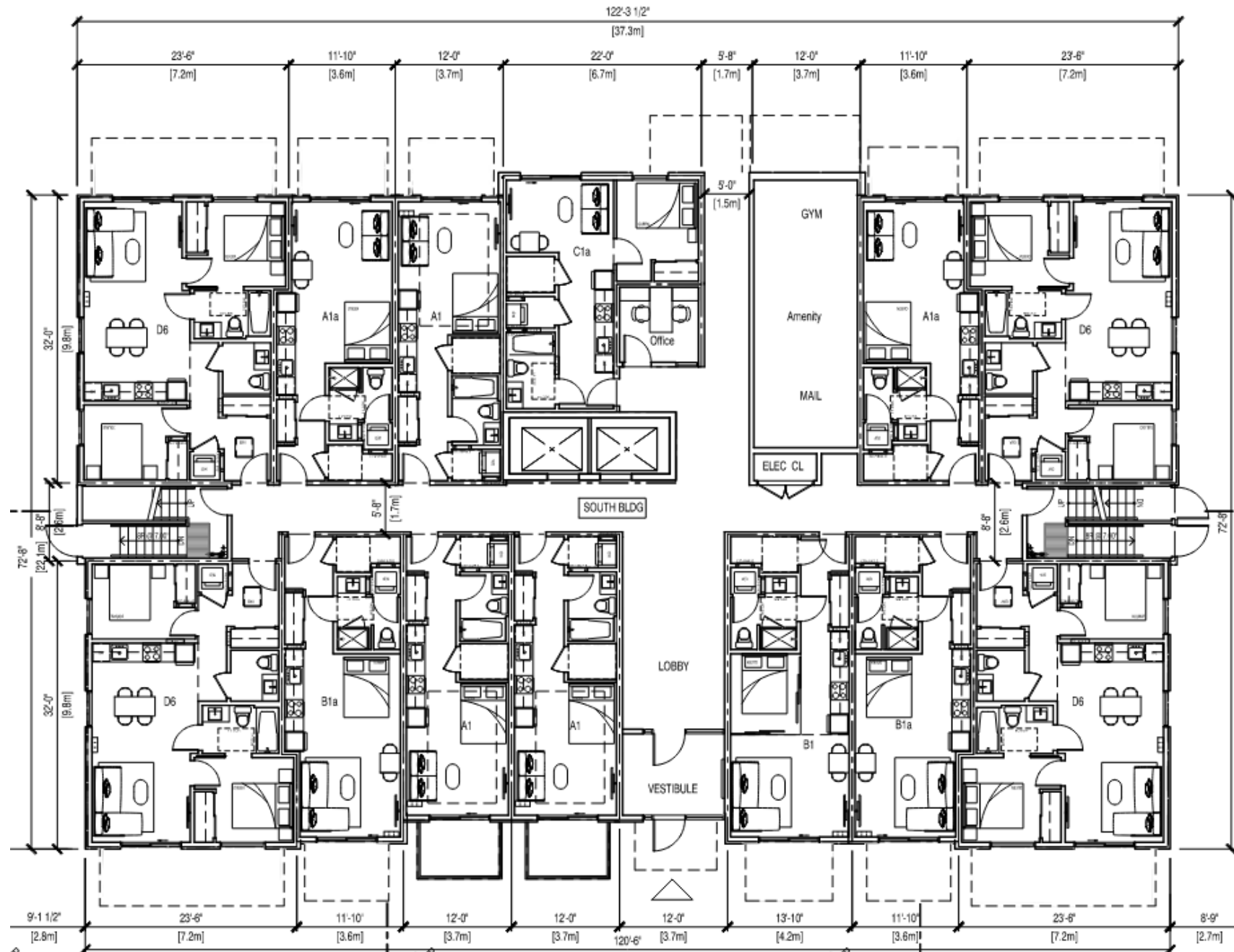
EAST 33rd AVENUE



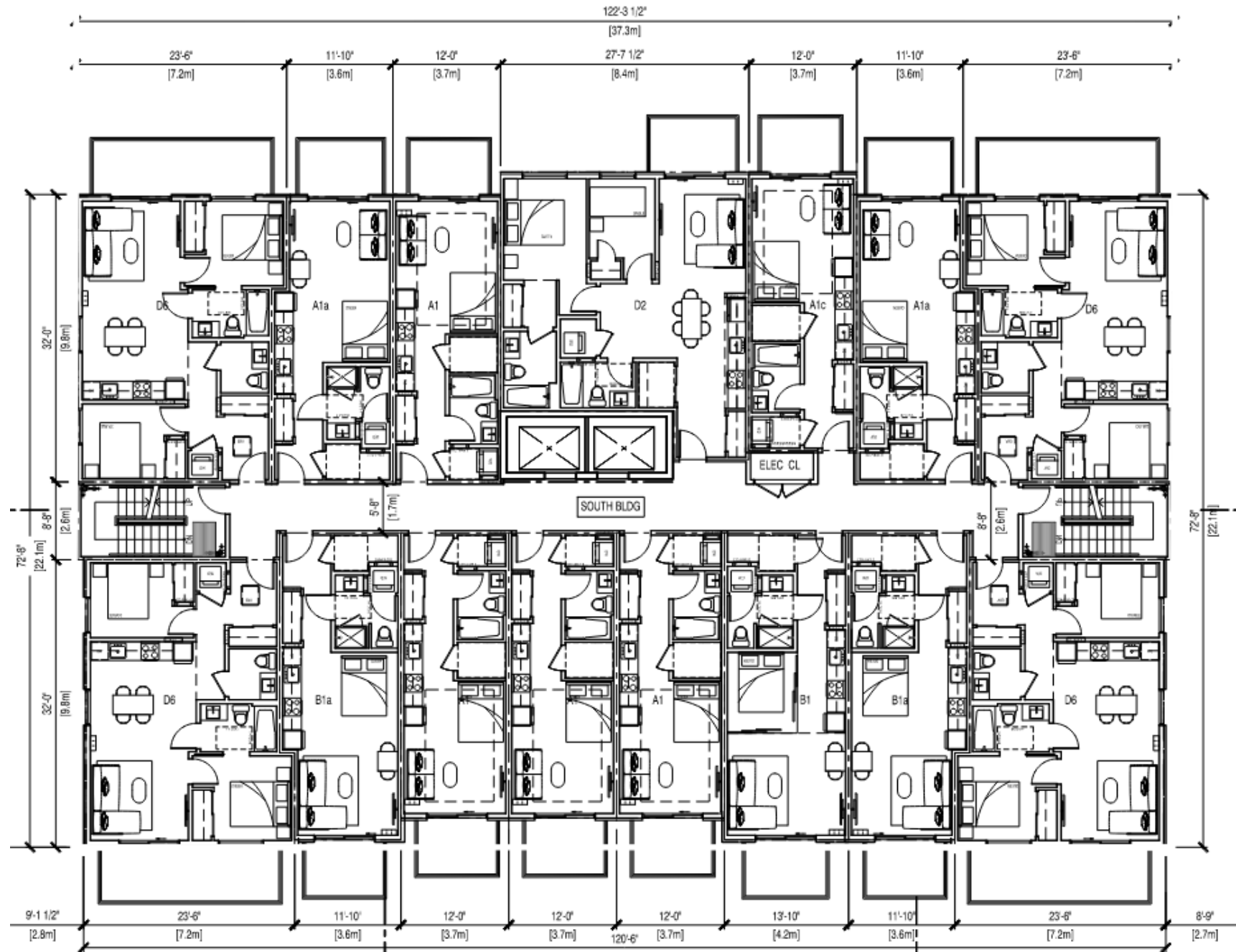
P1 PLAN



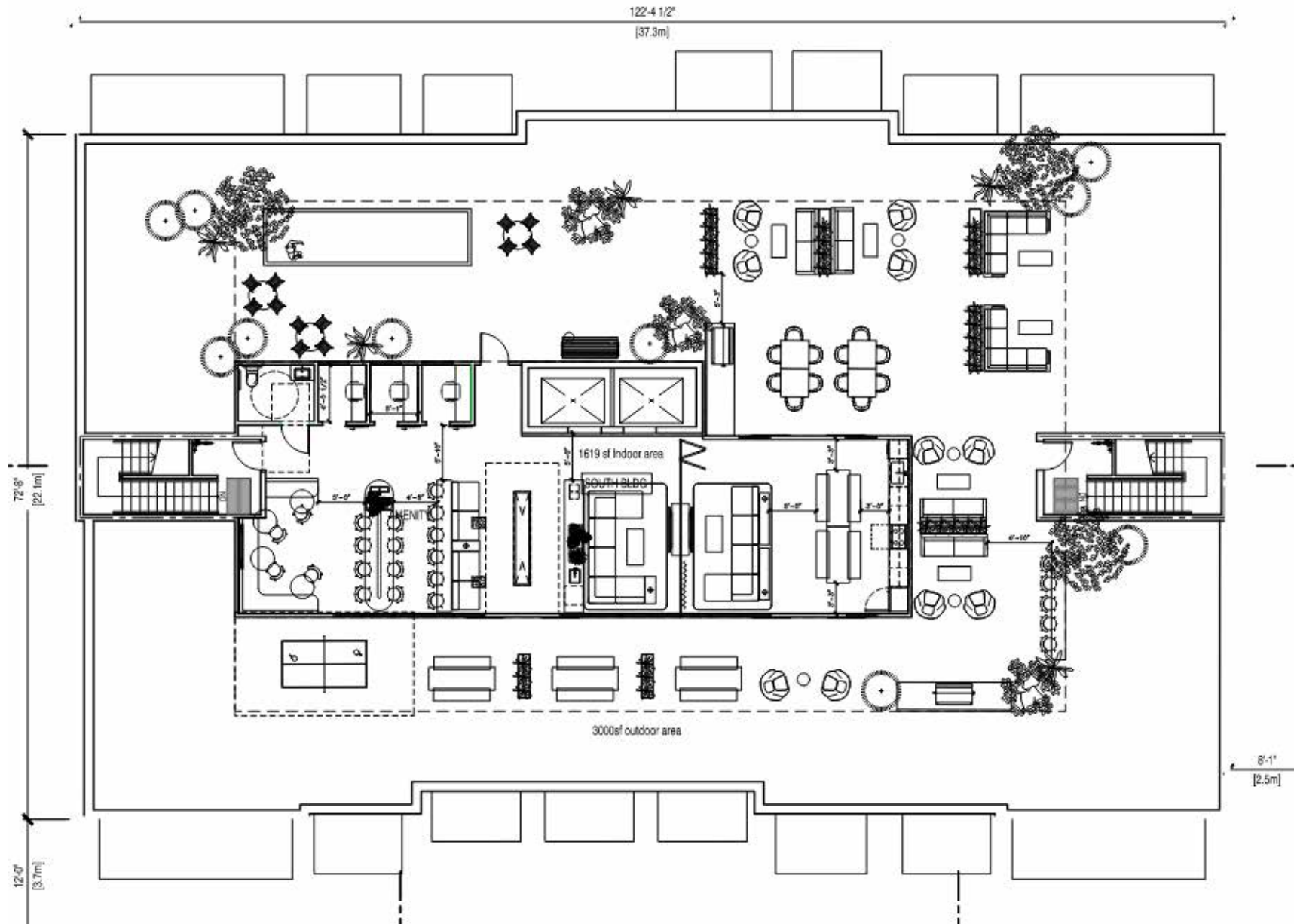
L1 PLAN (SOUTH)



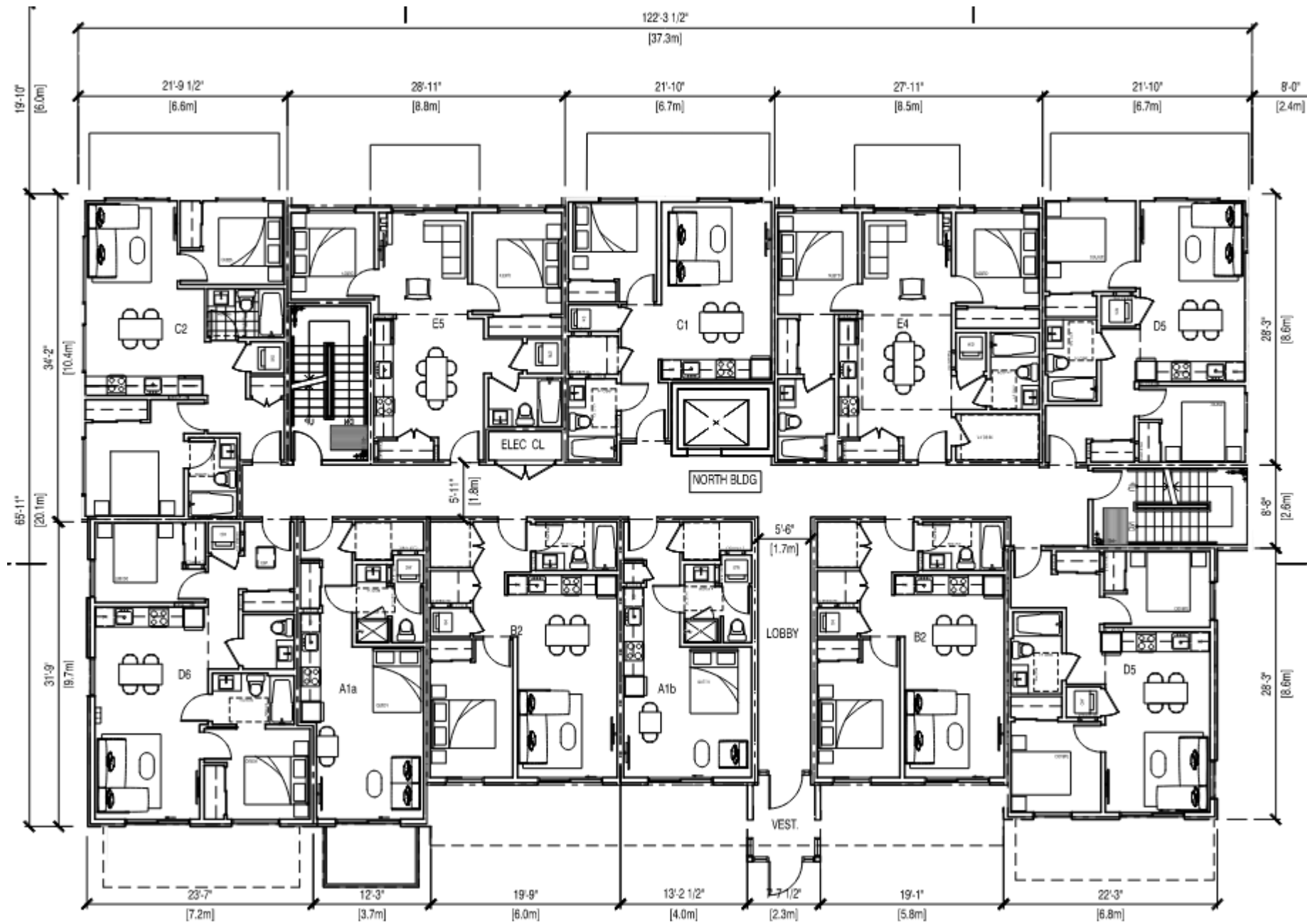
L2-L5 PLAN (SOUTH)



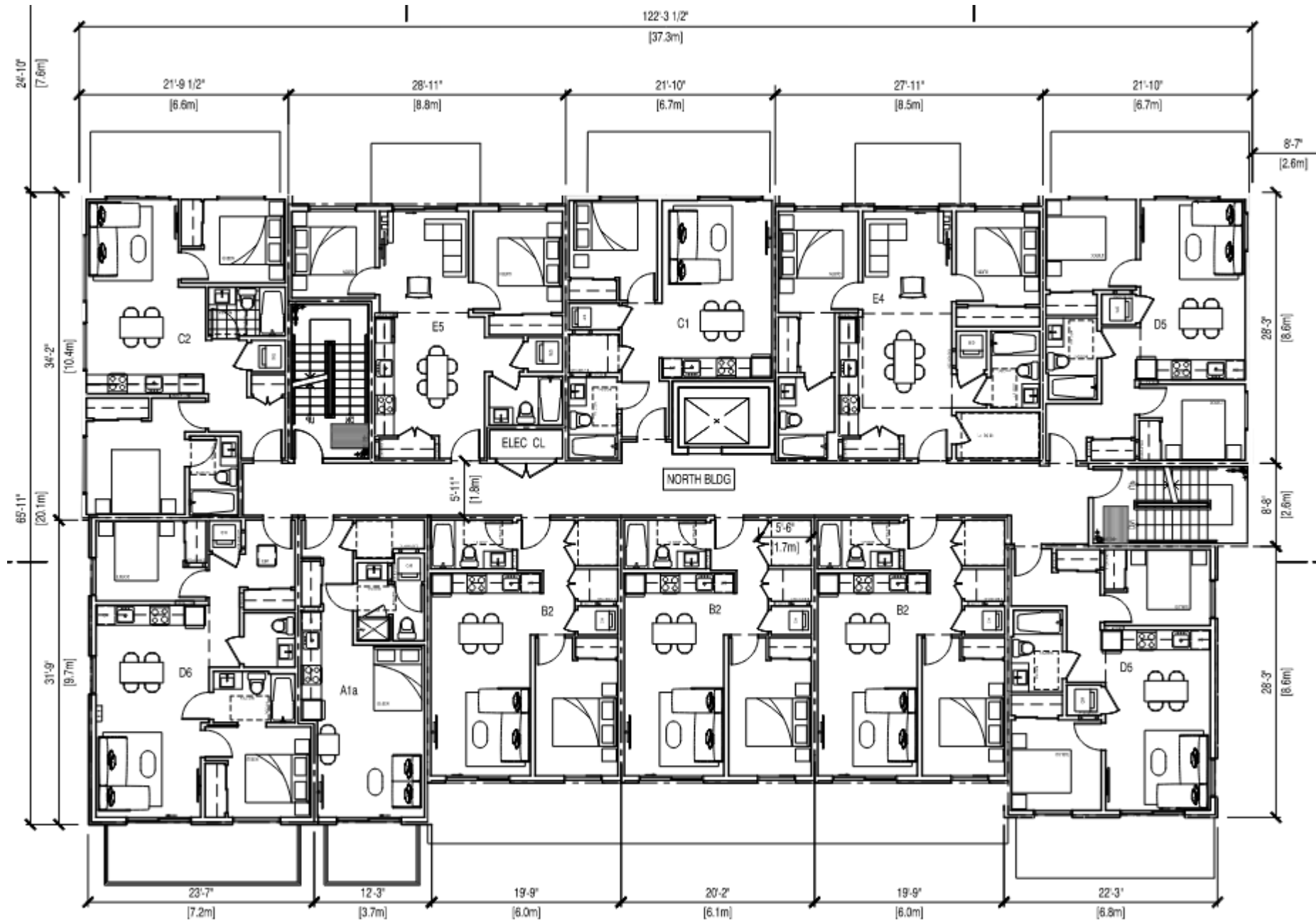
ROOF PLAN (SOUTH)



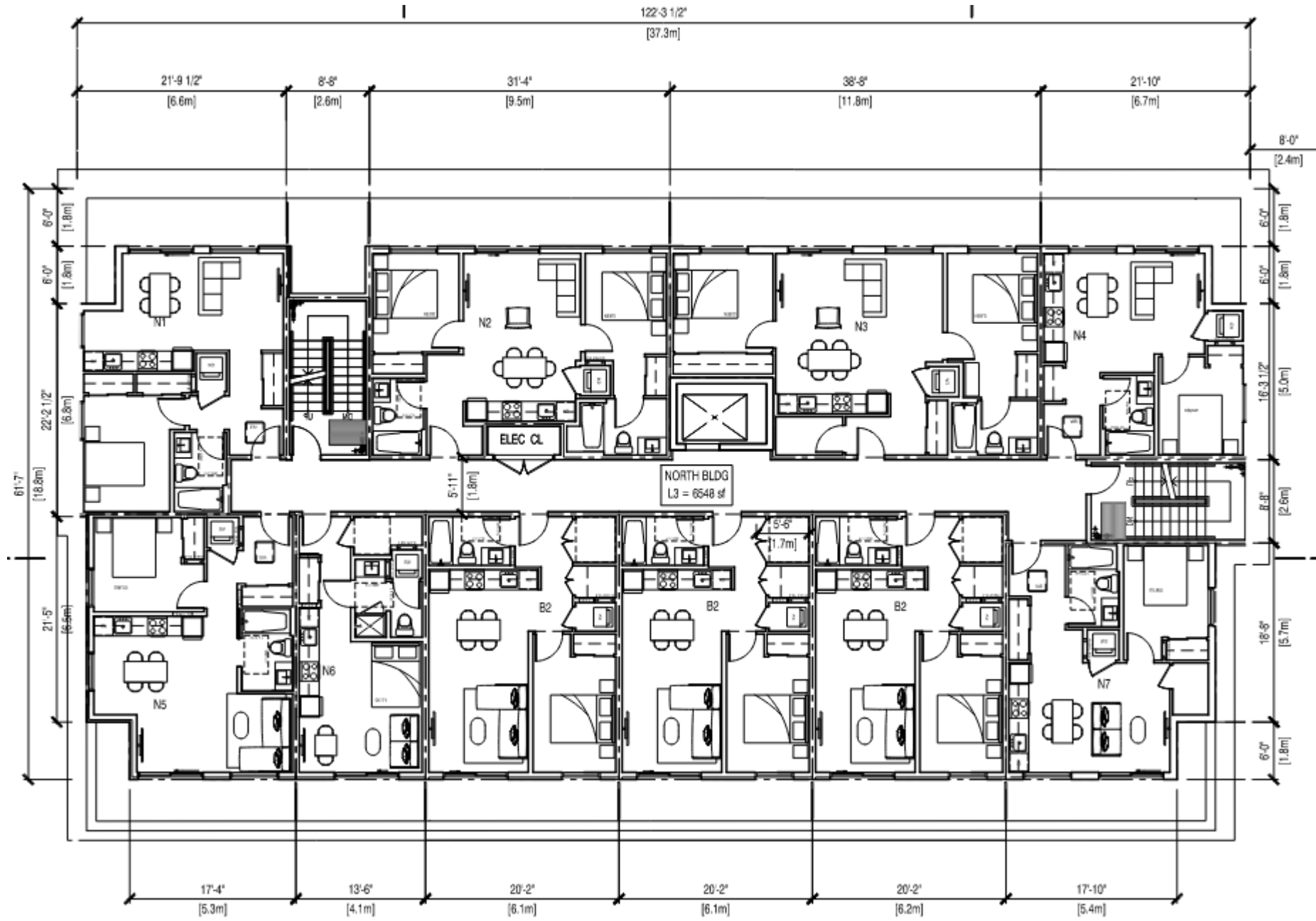
L1 PLAN (NORTH)



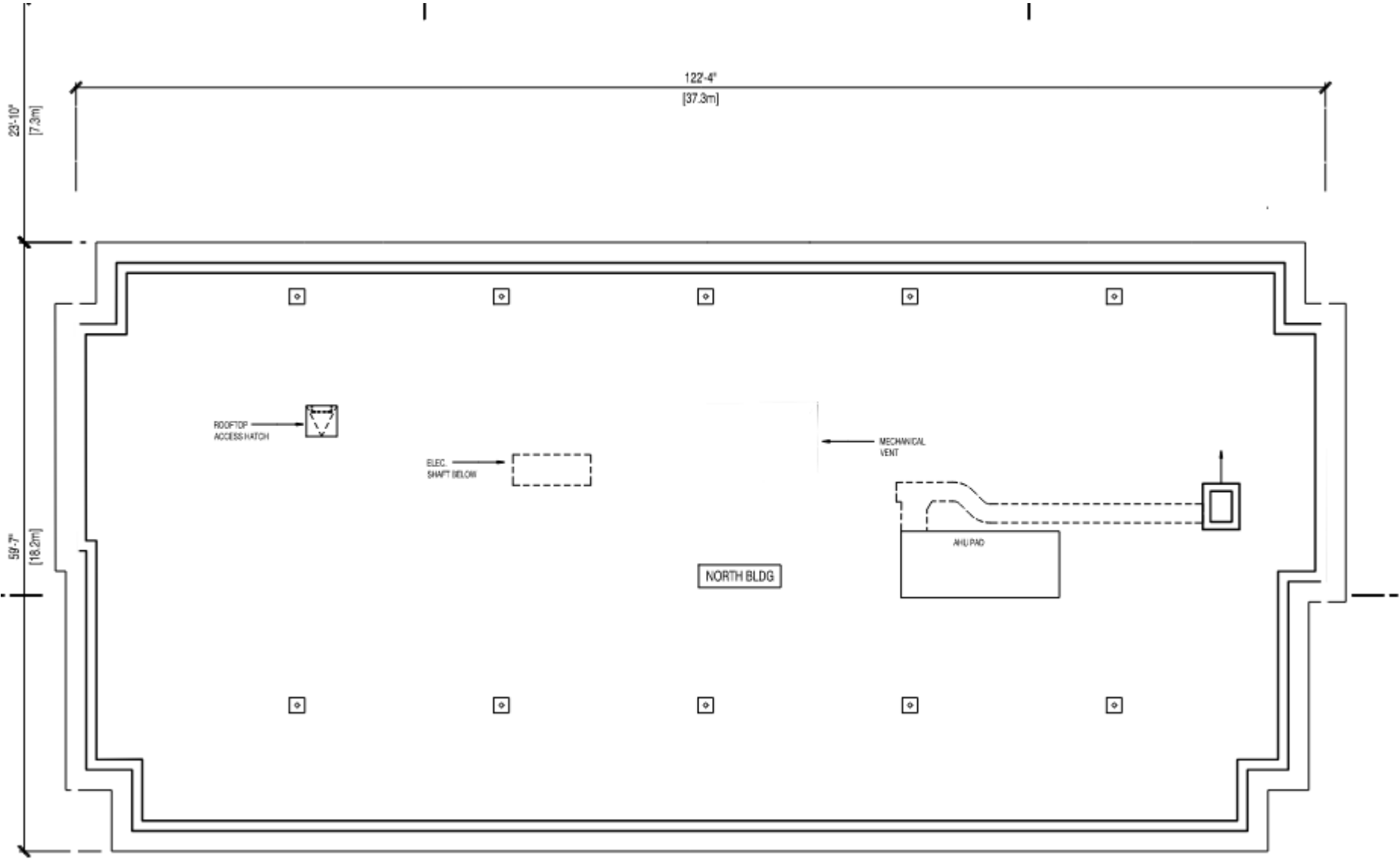
L2 PLAN (NORTH)



L3 PLAN (NORTH)



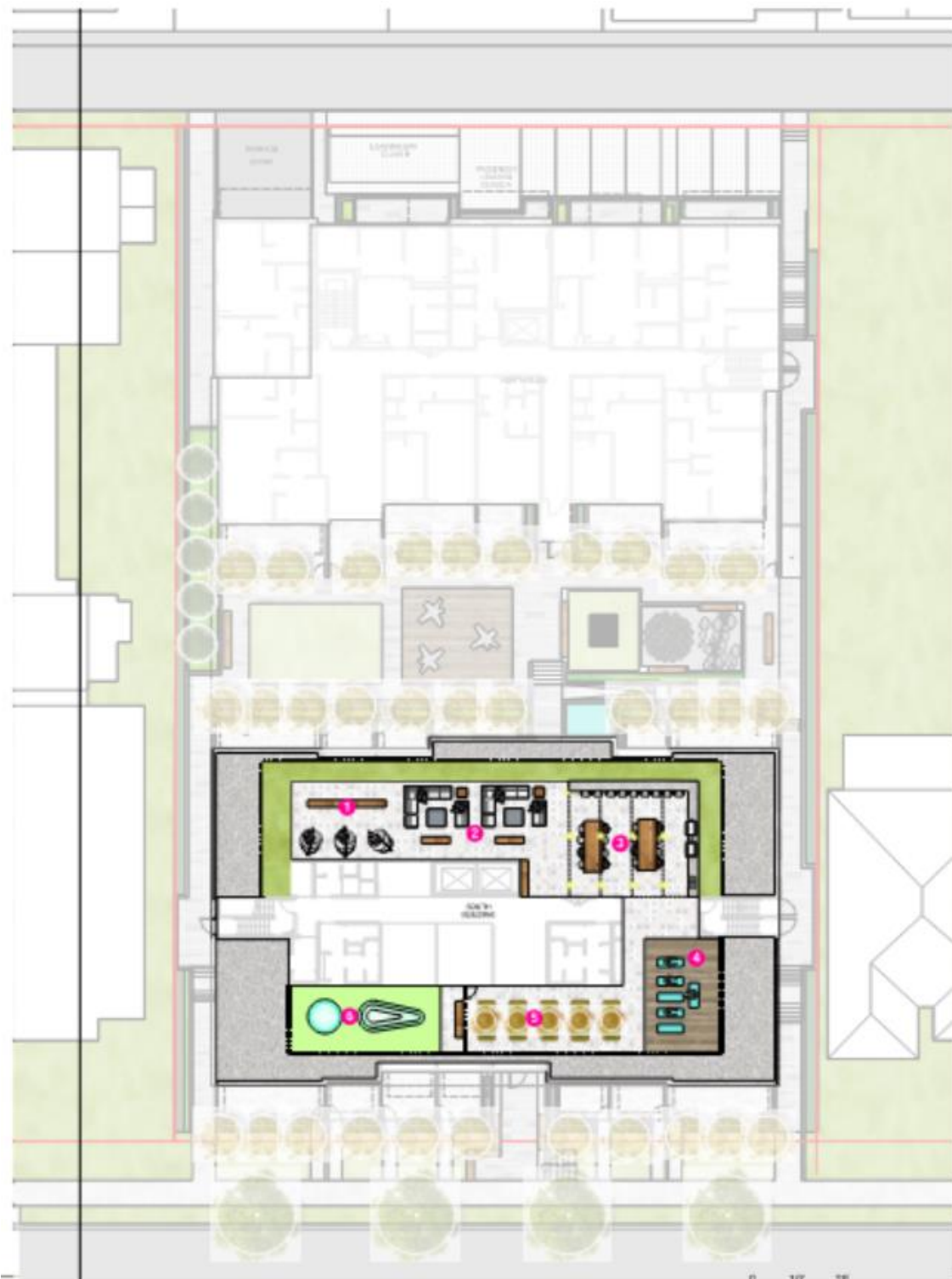
ROOF PLAN (NORTH)



LANDSCAPE PLAN - L1



LANDSCAPE PLAN – ROOF (SOUTH)



ELEVATIONS - (SOUTH BUILDING)



1 Elevation S - South BLDG
SCALE: 1/8" = 1'-0"



2 Elevation N - South BLDG
SCALE: 1/8" = 1'-0"



ELEVATIONS – (NORTH BUILDING)



1 Elevation S - North BLDG
SCALE: 3/8" = 1'-0"



2 Elevation N - North BLDG
SCALE: 3/8" = 1'-0"



ELEVATIONS – (NORTH BUILDING)



RENDERINGS



1 View from 33rd Avenue



2 View from 33rd Avenue



3 View from Lane



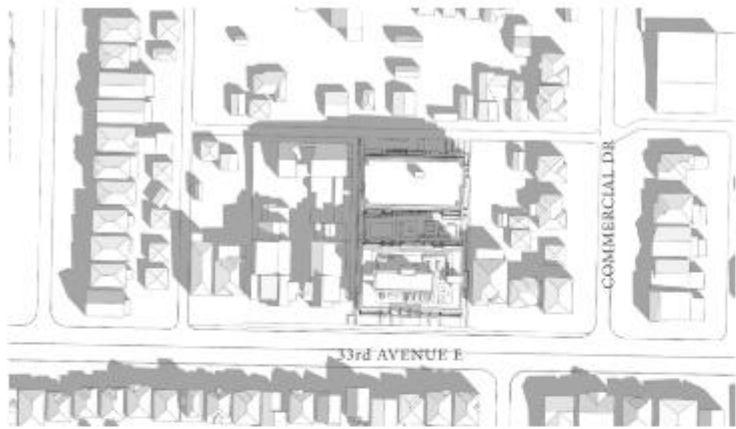
4 33rd Avenue Entry View



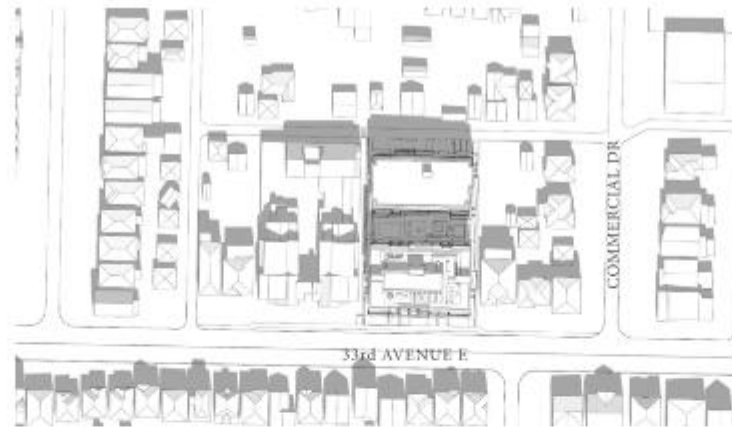
RENDERINGS



SHADOW STUDY



March 21 - 10 am



March 21 - 12 pm



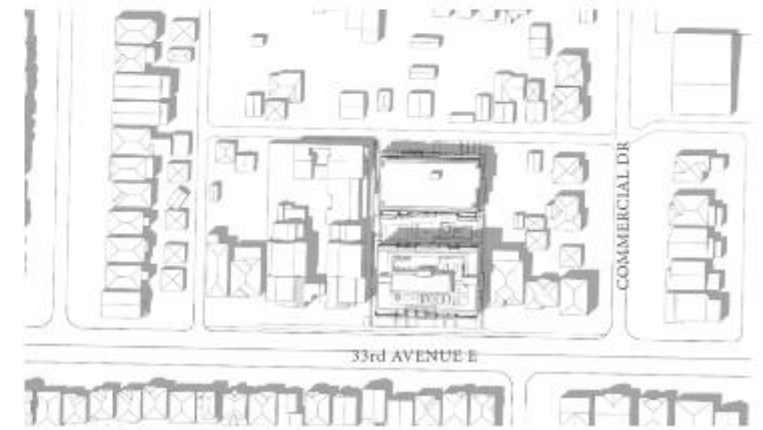
March 21 - 2 pm



June 21 - 10 am



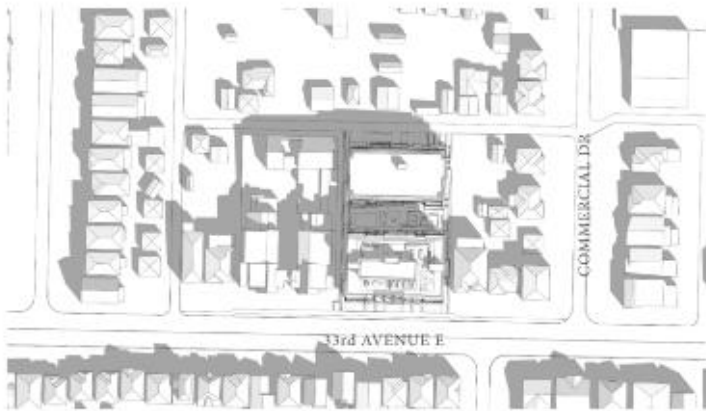
June 21 - 12 pm



June 21 - 2 pm



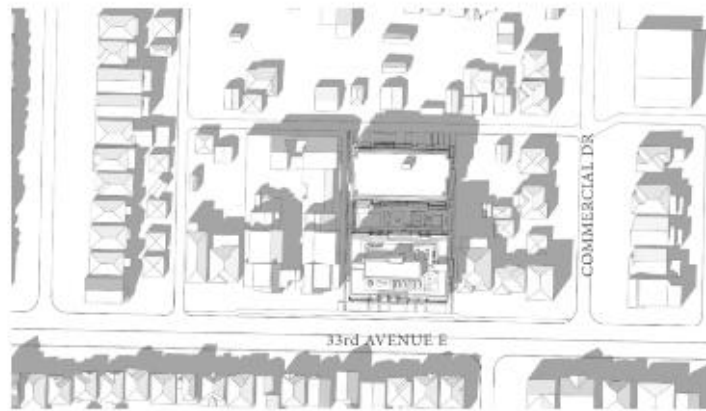
SHADOW STUDY



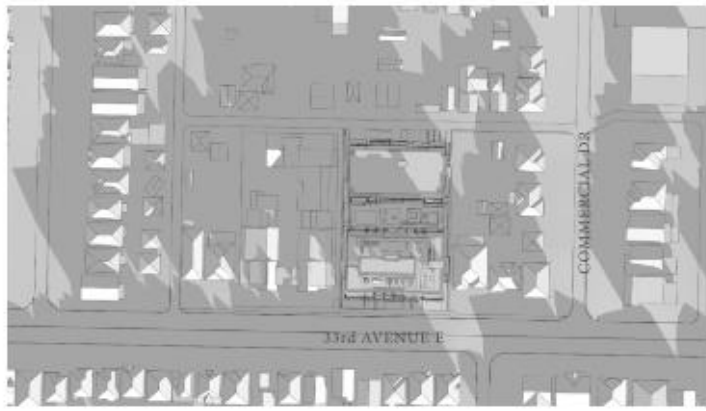
September 21 - 10 am



September 21 - 12 pm



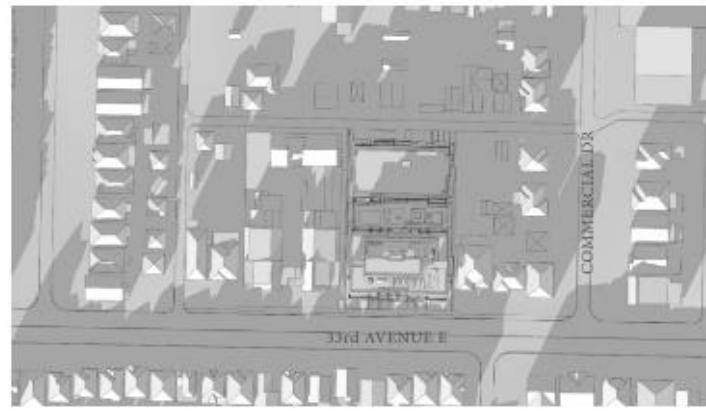
September 21 - 2 pm



December 21 - 10 am



December 21 - 12 pm



December 21 - 2 pm





Thank you.