REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

TOWNLINE

FEBRUARY 2025 REZONING APPLICATION

2226 W 8th AVENUE & 2407-2421 YEW STREET
RENTAL & BELOW MARKET RENTAL HOUSING

FRANCL
ARCHITECTURE



PROJECT TEAM



OWNER - DEVELOPER
EIGHTH AND YEW LP.
1212 - 450 SW Marine Drive
Vancouver, BC V5X 0C3
Shauna Moore
E: shauna.moore@townline.com
T: 604-327-8760 ext. 854
Jack Dixon
E: jack.dixon@townline.com
T: 604-327-8760

ARCHITECT
FRANCL ARCHITECTURE INC.
970 Homer Street,
Vancouver, BC, V6B 2W7
Stefan Aepli
E: saepli@franclarchitecture.com
T: 604-688-3252

CIVIL
MPT ENGINEERING CO. LTD
320 - 11120 Horseshoe Way,
Richmond, BC, V7A 5H7
Jeff Crawford
E: jeff@mpt.bc.ca
T: 604-270-9331
C: 604-312-4267

ELECTRICAL
NEMETZ (S/A) & ASSOCIATES LTD.
2009 West 4th Avenue,
Vancouver, BC V6J 1N3
Steve Nemetz
E: steven@nemetz.com
T: 604-736-9805
C: 604-808-2534

MECHANICAL AND ENERGY MODELLING
THE AME CONSULTING GROUP LTD.
200 - 638 Smithe Street,
Vancouver, BC, V6B 1E3
Reza Mousakhani
E: rezamousakhani@amegroup.ca
T: 604-684-5995 Ext. 157

TRAFFIC
BUNT & ASSOCIATES
1550 - 1050 West Pender Street,
Vancouver, BC V6E 3S7
Daniel Fung
dfung@bunteng.com
604-685-6427 Ext. 227
Roxana Sorkhi
rsorkhi@bunteng.com
604-685-6427 Ext. 255

LANDSCAPE ARCHITECT
FRANCL ARCHITECTURE
970 Homer Street,
Vancouver, BC, V6B 2W7
Jose Gonzalez
E: jgonzalez@franclarchitecture.com
T: 604-688-3252

HERITAGE
DONALD LUXTON AND ASSOCIATES INC.
1030-470 Granville Street
Vancouver, BC V6C 1V5
Paola Aggarwal
E: paola@donaldluxton.com
T: 604-688-1216

CODE
GHL CONSULTANTS LTD
700 W Pender Street suite 800,
Vancouver, BC, V6C 1G8
Khash Vorell
E: kv@ghl.ca
T: 604-689-4449

STRUCTURAL
KOR STRUCTURAL.
510 - 501 Burrard Street,
Vancouver, BC, V6C 3A8
John Markulin
E: jmarkulin@korstructural.com
T: 604-685-9533

CONTENTS

INTRODUCTION 04
REZONING INTENT
NEIGHBOURHOOD AREA CONTEXT
ZONING SUMMARY
REZONING RATIONALE
DESIGN RATIONALE

PROJECT CONTEXT 17
CONTEXT MAP
SITE CONTEXT PHOTOS
STREETSCAPES
POLICY CONTEXT

PROJECT STATISTICS 23

DESIGN DRAWINGS 30
TOPOGRAPHIC SURVEY
SITE SURVEY PLAN
BUILDING GRADES
SITE PLAN
FLOOR PLANS
LANDSCAPE PLANS
SECTIONS
ELEVATIONS
SHADOW STUDIES
RENDERINGS

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

INTRODUCTION



2025-02-14

REZONING INTENT

NEIGHBORHOOD CONTEXT

Located within the Broadway Plan Area at the Kitsilano North neighbourhood, the proposed project aligns with the Broadway Plan's vision to enable the buildout of neighbourhood-integrated development. One that supports anticipated population growth and anticipated demand for varied housing choices in proximity to existing and future sustainable transportation services.

Kitsilano offers a wide array of amenities and as the Broadway Plan takes shape, it will evolve as one of the most livable areas of the city. Made up by a variety of retail, parks, educational institutions, and a multiplicity of neighbourhood commodities that support an eclectic/ engaging/livable/vibrant urban environment.

We embrace the plan's vision and support the sustainable urban lifestyle that will strengthen with its implementation.

Vancouver's housing crisis is well known by locals and supporting market rental and below-market rental projects in Vancouver's west side is one of the key components to achieve a thriving diverse community for everyone. This project will help incentivize Kitsilano's transition into a complete, inclusive and affordable transit-oriented neighbourhood.



Figure 1.1 Context - Aerial View of Broadway Plan



Figure 1.2 Broadway plan context

REGISTERED ARCHITECT
STEFAN ARPPU
BRITISH COLUMBIA
2025-02-14

NEIGHBOURHOOD AREA CONTEXT

The Site is located along the Southern edge of West 8th Ave, and West face of Yew St, within the Residential Area identified in the Broadway Plan as Kitsilano North - Area A. (as shown in the zoning context).

Some of the notable features that serve the project include its close access to West Broadway Ave, the upcoming Arbutus Transit hub, existing and future green-ways, and other unique assets such as heritage-valued sites that represent a significant period in the neighborhood's early development.

A variety of structures from different decades and architectural styles define the neighborhood's double sided character: One that embraces the evolution of its community and one that recognizes its historical relevance for preservation into the future. Maintaining the balance between these is key.

The proximity to new transit projects, heritage architecture, greenery, amenities of all kinds and a visually interesting street-scape with mature trees, make this an ideal location for new families, students and workers.



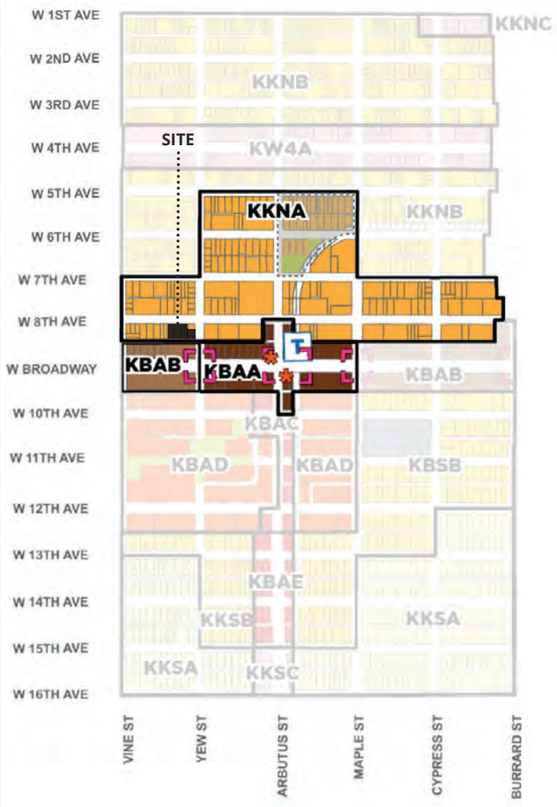
Figure 2.1 Aerial View



Figure 2.2 8th Ave looking South


Figure 2.3 Yew St. Looking West

ZONING SUMMARY



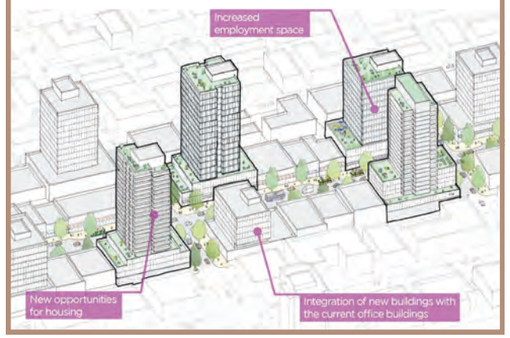
Kitsilano North - Area A (KKNA)
Residential Apartment Area

Intent
Support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



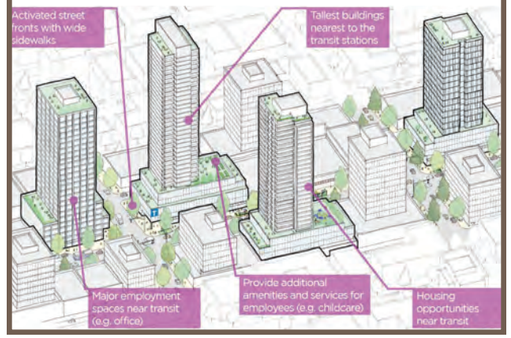
Broadway/Arbutus South - Area B (KBAB)
Broadway Shoulder Area

Intent
Introduce new opportunities for housing (particularly market and below-market rental) and job space, with active retail/service uses along Broadway.



Broadway/Arbutus South - Area A (KBAA)
Broadway Station Area

Intent
Strengthen as a mixed-use station area with new housing, job space and amenities.



Policy Area	Kitsilano North - Area A	
Uses	Residential, retail/service	
Option/Tenure	Secured market rental housing or social housing	
	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). • For existing social housing sites, 100% of the residential floor area must be social housing. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies where a tower cannot be achieved due to lot conditions or policy 8.1.2. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). • For existing social housing sites, 100% of the residential floor area must be social housing.
	• "Existing purpose-built rental or social housing" refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan.	

Figure 3.1 Vancouver Zoning Bylaw

ADDITIONAL POLICY 8.1.2

There will be a maximum of two towers per block (street to street, including any laneways) in the Kitsilano North sub-area. For blocks located in both Kitsilano North and another sub-area, only towers in Kitsilano North shall be counted toward the maximum. However, for the southern block faces along 8th Avenue, only one tower will be allowed on the Kitsilano North Area A block face.

REZONING RATIONALE

HOUSING INTENT FOR 6.5 FSR + BONUS DENSITY OF 0.65 FOR HERITAGE RETENTION FOR A TOTAL OF 7.15 - PURPOSE BUILT RENTAL + BELOW MARKET HOUSING

The project proposes to provide a new residential complex through the renewal of an existing 3-storey wood residential apartment building from 1967 facing W 8th Ave, and the retention of two heritage valued houses from 1909 that form part of a cluster of historical homes along Yew Street built during the Edwardian era.

At 7.15 FSR (6.5 + 10% heritage bonus density), the proposal consists of a 25-storey tower + partial rooftop amenity space, consisting of 251 secured rental units of which 45 will be below market rental (20%), reinforcing the diversity of the residents. These 251 new rental units will replace the dated rental stock housing of a lesser number of units; thereby supporting greater population densities in the neighbourhood through increasing the rental stock within the site.

The surplus provision of rental housing in this site carries the potential to contribute to neighboring business resilience and an increased utilization of sustainable transportation services available at close proximity to the site.

The Broadway Plan allows for amenity roof space on top of the towers. The bulk of our outdoor and some of our indoor amenity takes advantage of the views and light afforded at this height. It is set back from the edges of the building to reduce visibility from the street.

We have also provided amenity programming at our ground floor level. We have programmed the heritage homes as amenity space and bike storage at the ground floor, creating a meaningful point of interest for this project. We believe this provides a more inclusive use of the homes so more residents are able to enjoy their preserved facades, and newly finished interiors. The two upper floors of each home will be programmed as residential rental units.

In a departure from the Broadway Plan the project requests a variance to remove the limit of 20 storeys in order to achieve the allowable 7.15 FSR including the bonus density from retaining the heritage homes within the setbacks as defined by the city.

Given its location within Kitsilano North - Area A, and adjacency with the Center Area identified as Broadway/ Arbutus South - Area B, the proposal incorporates the following above-grade setbacks in support of future mixed-use and residential development in proximity to the upcoming Broadway-Arbutus Transit hub; and in consideration of the Broadway Plan Policy 11.1.7

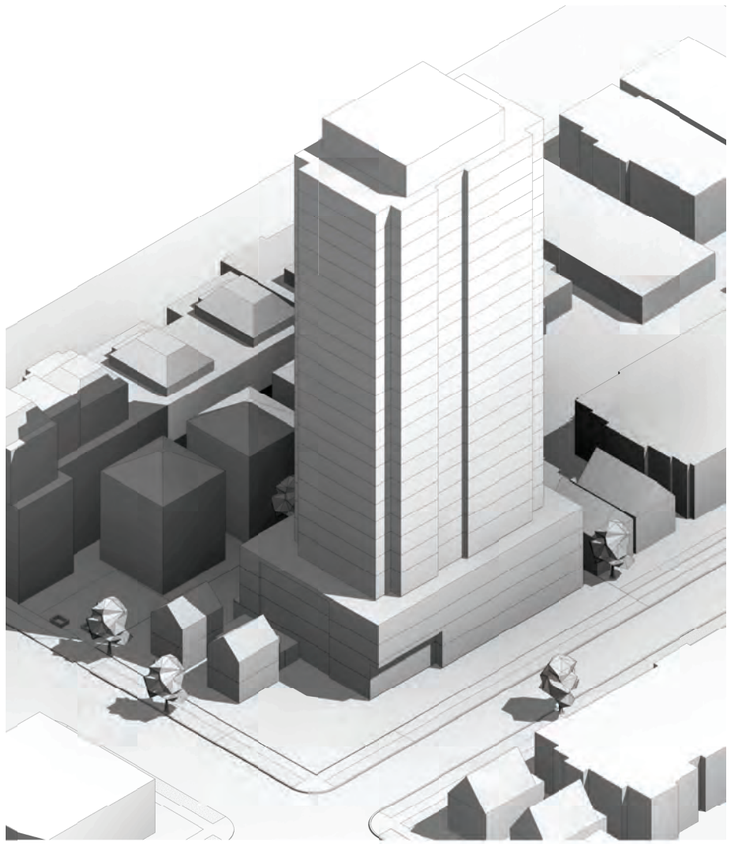


Figure 4.1 Isometric massing

Setbacks to maintain a minimum separation between potential future towers within the block are as follows:

24.4m (80ft) Residential-Residential

18.3m (60ft) Residential-Commercial

The building form is largely derived by the setbacks as defined by the City.

- 3.7m no build above or below along all street frontages North and East in order to promote natural infiltration of soil and green edge strip along main roads.
- 3.0m at the rear of the building dedicated for laneway activation.
- 2.4m on the sides for spacial separation (an additional 0.3m setback has been implemented on the west side of the property to allow for the retention of shared trees along the property line).
- A further minimum 2.4m from edge of podium to tower face. This allows for a more palatable relationship at the human scale experience from street level.
-The building achieves the minimum separation between the high rise portion of potential neighbouring towers with 40’ from the centre of the laneway and over 40’ on the West side for a potential tower on the same block.

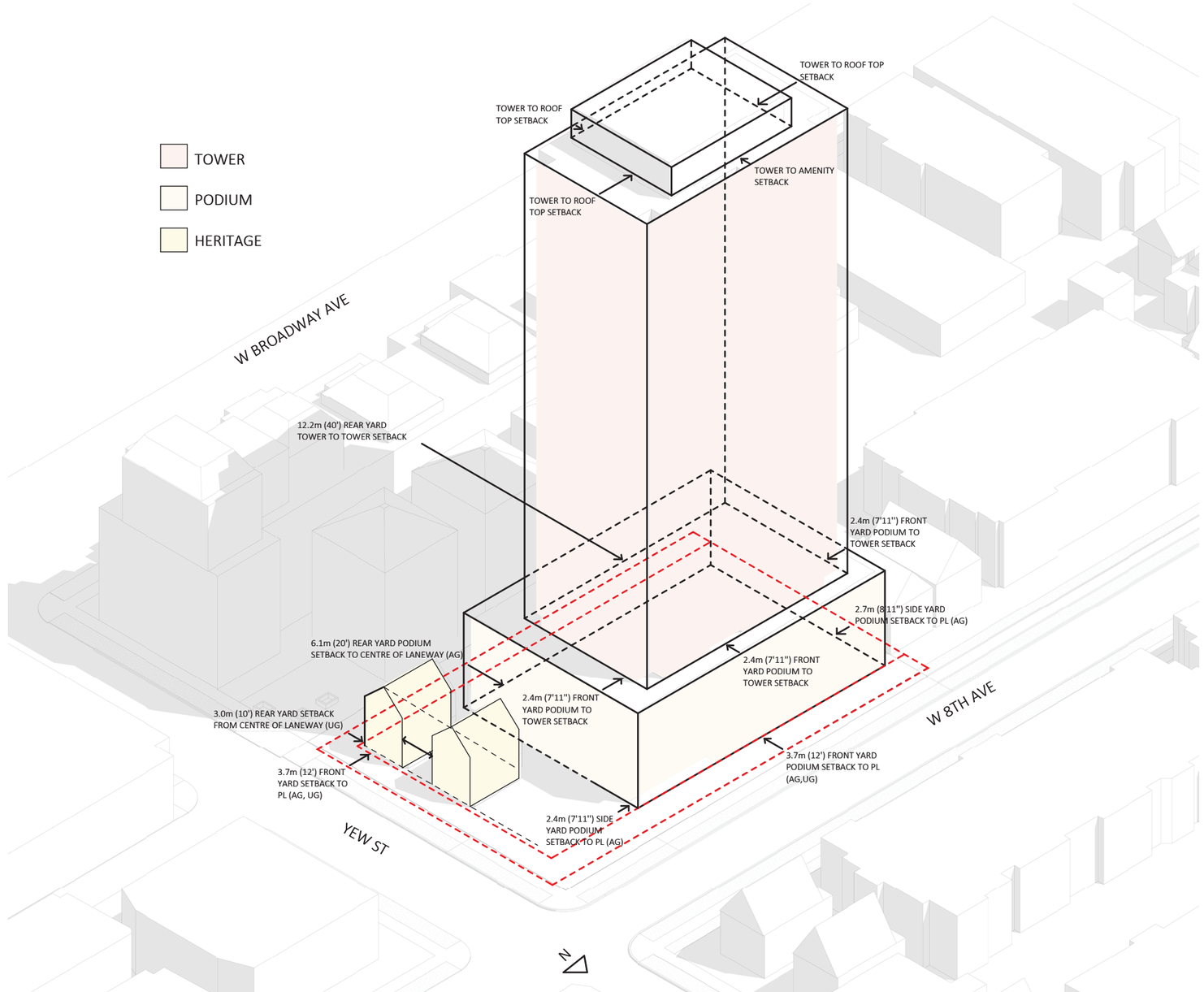


Figure 5.1 Setback isometric

DESIGN RATIONALE

The existing apartment building is to be renewed into a new residential rental high-rise with services for residents at the ground level and the building's rooftop while the heritage homes are to be utilized as indoor amenity, bike storage and residential rental units. The heritage buildings will be relocated on site to enable provision of a service laneway for vehicular access to the parkade and garbage collection.

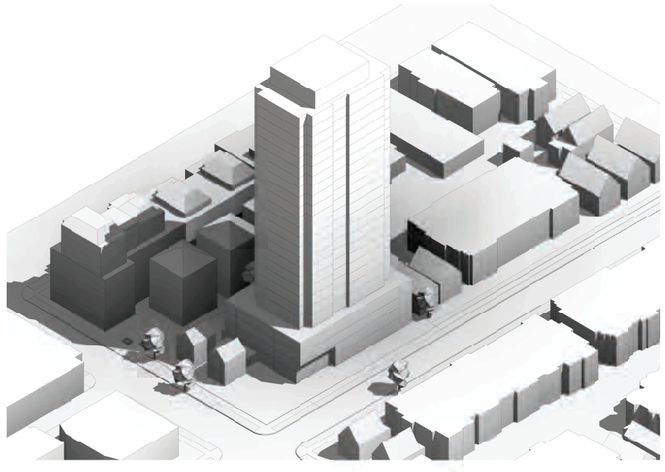


Figure 6.1 Simple massing form

BUILDING DESIGN

A proposal for this site is heavily limited by different site conditions, setbacks and other restrictions. Being a relatively small site; floor plate maximums, setbacks, maximum podium and overall number of storeys play a very important role defining the overall massing and design.

Based on the different constraints, the building starts from a basic 2-box shape (podium and tower portion) and from this, our proposed design takes shape.

The recessed high-rise massing on levels 5 and above is intended to minimize direct line of sight between proposed high-rise residences and future adjacencies. A more vertical expression is achieved by carving the corners of the high rise levels, making the tower portion a more slimmed box juxtaposed to the wider podium levels.

To further develop this intention, the podium is clad with a darker brick while the upper portion is clad with a lighter-tone metal panel. Making the building feel lighter as it grows taller.

RESIDENTIAL DESIGN

All residential units in the proposal meet or exceed the requirements and standards of all applicable guidelines.

All units have balconies and follow recommended sizing providing residents private outdoor space with views and indoor space with shadowing. All units, including below-market rental include washer dryer, electric heat pumps and full four-appliance kitchens. Open plans will allow residents to accommodate furniture in different layouts. Window placement was planned so that natural daylight can fill the rooms while keeping privacy for the residents. Units are not deeper than 35' in any direction and storage spaces have been designed so that they are used only for storage purposes.

A large percentage of family units are proposed for this project (36%) which exceeds the Broadway Plan requirement of 35%. We have dispersed 2 and 3 bedroom homes throughout the building, with an emphasis on most of the larger 3 bedroom homes being located at level 4 and below, allowing for proximity to the children's play area on L1, as recommended by the High-Density Housing for Families with Children Guidelines.

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

HERITAGE CONSERVATION

To honor the City of Vancouver's intent to celebrate and preserve the heritage features of the buildings that contribute to the distinctive character of Kitsilano, the two homes along Yew Street are proposed to be conserved and used as amenity space, bike storage, and residential rental units.

The homes located at 2407 Yew and 2415 Yew will be moved South towards Broadway and 2' East. 2421 Yew will be demolished. This is done to allow access to the future lane but also to widen the separation from the podium portion and create a generous outdoor amenity.

Figure 7.1 Massing with heritage building highlighted

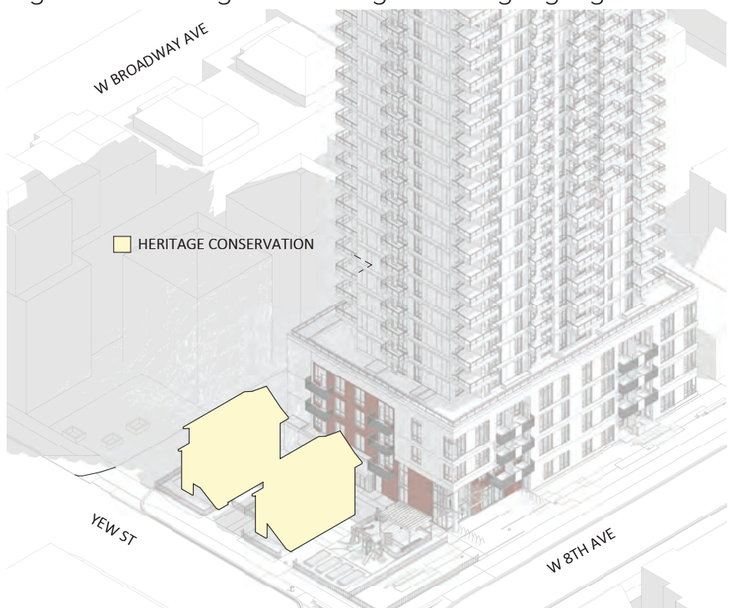




Figure 7.2 1970s photo of heritage homes

UPGRADES

The homes will receive structural upgrades while restoring and maintaining the architectural elements that make them stand out as an important part of Kitsilano's character and history. The intervention is detailed in the Heritage Conservation Plan.

The architecture and design elements of 2407 and 2415 Yew Street, characteristic of the 1910s combined with a contemporary sleek looking tower will make this project a one of a kind and an example of a successful heritage intervention.

The Broadway plan allows an additional 10% density (FSR) for proposals that include heritage retention (HCP).



Figure 7.3 and 7.4 Current and proposed conditions



REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

SITE DESIGN

The two heritage homes with the highest heritage value on Yew Street are proposed to be retained and relocated within the site to maintain Yew Street's historical character. The proposal seeks to create private patios between the heritage class buildings for the residents of the 4 units. The homes are being relocated on the site to accomodate the build-out of a city dedicated service laneway at the South end of the site.

The underground parking would be accessed from Yew Street via the proposed laneway. Non carbon intensive transportation will be incentivized through the provision of EV infrastructure for off-street vehicle parking spaces, and off-street bicycle parking at grade and below grade for residents.

Additional services in the underground parking accessed from the laneway include off-street bicycle lockers/rooms, dog wash, garbage rooms, communications closets, and mechanical, electrical equipment rooms. The lane activation is achieved by placing garden space and residential unit(s) for visual over-site of the laneway and direct access to bike rooms, allowing the lane to have a lively environment.

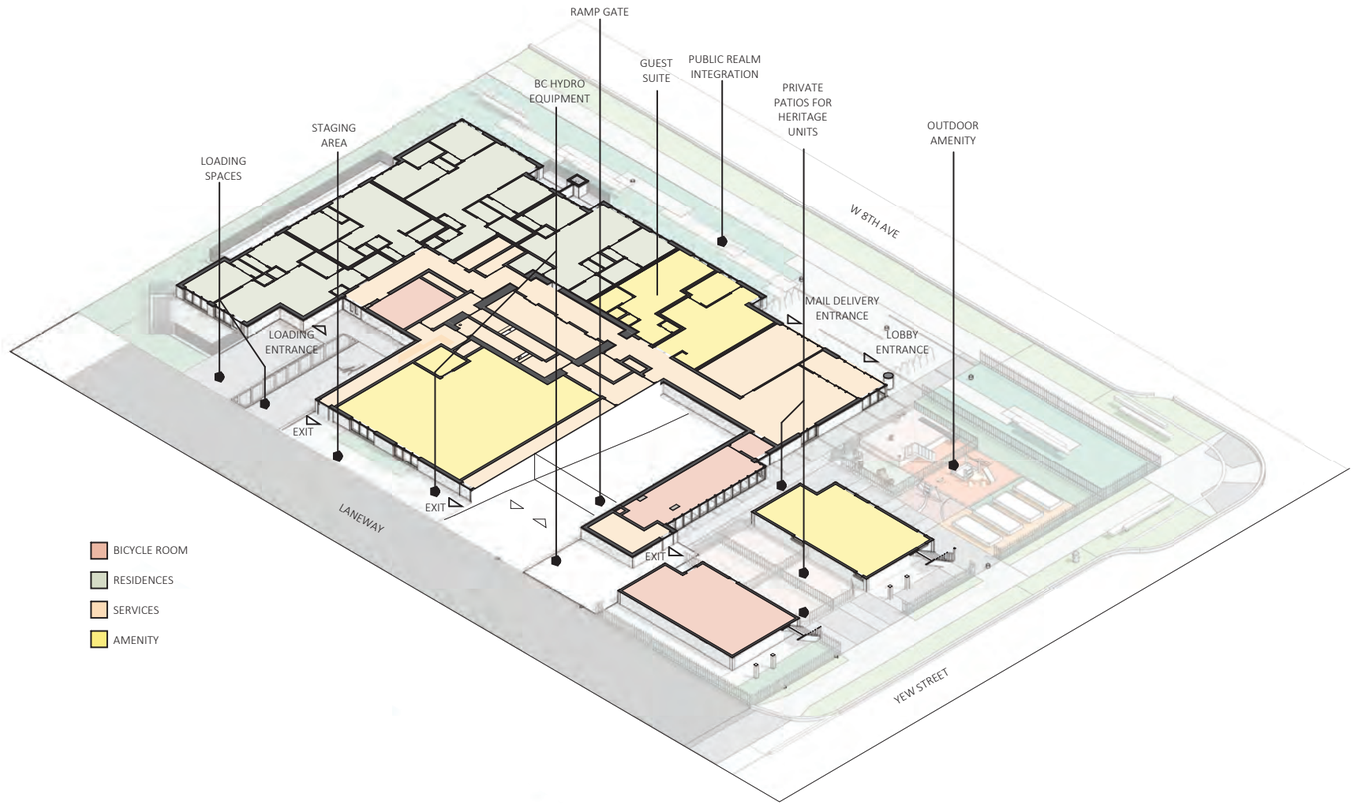


Figure 8.1 Ground floor space isometric

REGISTERED ARCHITECT
STEFAN ABRU
2025-02-14

LANDSCAPE

The landscape design draws inspiration from the architectural composition of the facade of the building. The design echoes the rhythm and cadence of the architectural components, translating the layered approach through an articulated sequence of open spaces, materials and atmospheres. The project's main residential entrance is highlighted with decorative pavement patterns featuring linear elements that mirror the façade of the building. Interfacing with the main entrance, a semi-public street garden provides a degree of privacy and refuge from the adjacent street sidewalk while serving as a vital storm-water management feature that responds to the city's directive to promote groundwater infiltration. Highlighting the project's commitment to preserving and celebrating its heritage component, a landscaped outdoor amenity betwen the building entrance and the heritage builings serves as a focal point for social interaction. This outdoor space not only celebrates and values the significance of the heritage houses but also fosters community engagement by opening up to the public street space, inviting passersby and residents to explore and activate the street frontage. Contemporary design elements thoughtfully incorporated into the landscaping along Yew Street enhance the social hub street presence, striking a balance between heritage preservation and modern aesthetics. Additionally, these design features create opportunities for outdoor play and social interaction, further enriching the vibrancy of the courtyard as a gathering place for residents and visitors alike. Buffer landscaping along the west side of the site provides additional privacy and screening for the neighbouring property, enhancing the private patios of the ground floor units. In addition, private patios at the podium rooftop feature perimeter planters offering the selected units access to garden space, enriching apartment living with landscape opportunities. The upper-level amenity area offers a playful and social atmosphere, featuring a varied range of social gathering opportunities including an outdoor kitchen, an al-fresco lounge and an outdoor games area, as well as intimate nooks and lookout opportunities. The wrap-around outdoor space provides panoramic vistas of the city, mountains, and the Burrard Inlet, offering residents an opportunity to retreat from the surrounding busy urban context. In conclusion, the landscape design not only complements the architectural vision of the project but also enhances the quality of life for residents. By integrating nature components with the built environment, the proposed design creates inviting spaces for social interaction, relaxation, and connection with the surrounding community and nature.



The landscape design finds inspiration in the building itself,









Figure 9.1 and 9.2 Landscape inspiration and precedents

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

AMENITIES

The proposed design exceeds the minimum indoor and outdoor recommended requirements for building amenity space. This is complemented by private outdoor space on a unit by unit basis.

The ground floor of the heritage buildings is converted to amenity space and bike storage, allowing all residents to access and experience the character of heritage construction in a novel and useful way. The upper two storeys retain the residential use of the buildings.

In addition to this, the podium portion hosts the guest suite, which residents will be able to book for visitors. The fitness room, which consists of over 1,300 SF of space dedicated to gym equipment and other fitness activities is also located in the ground floor.

The rooftop amenity level is comprised of indoor space that connects seamlessly to the outdoor amenity spaces, allowing residents to gather for social events or work and study. The rooftop outdoor space will receive plenty of sunlight and magnificent views all year, providing an ideal space for social gatherings, outdoor and indoor cooking, studying, working, relaxing, sunbathing and more.

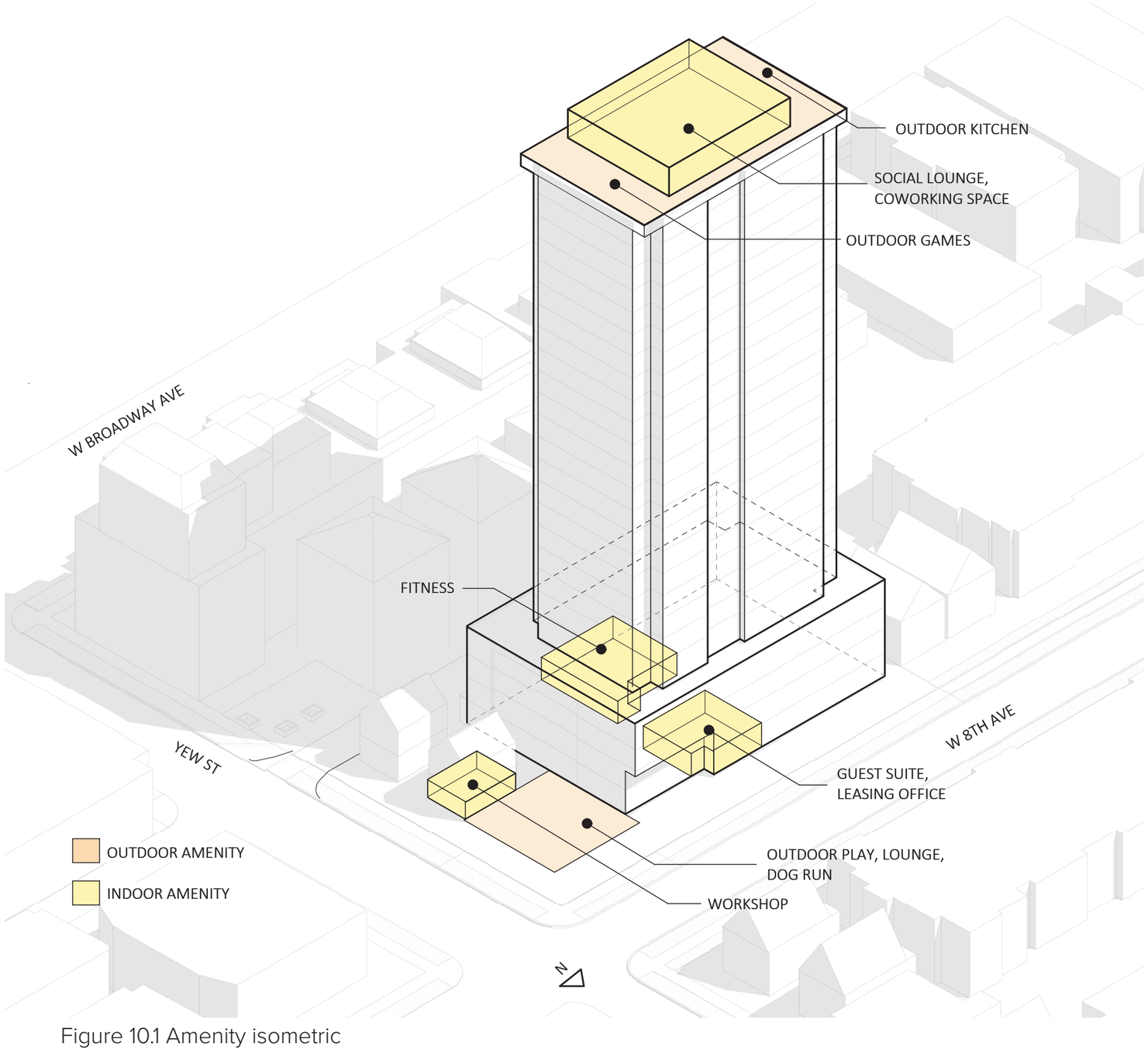


Figure 10.1 Amenity isometric

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

BUILT FORM

PODIUM

The general podium massing formed by the first 4 levels above ground responds to site setbacks including 2.4 m (8 ft) on the sides, 3.7 m (12 ft) on the front, and 3m (10 ft) from the northern edge of a dedicated laneway on the rear-side of site.

The double volume lobby faces West 8th avenue. The remaining ground floor space is comprised of bike storage, amenity space, residential units and corridors, leading to the exterior laneway at the south of the property. The first fully residential floors on level 2 to 4 are treated with balconies and shading screens that provide daylight access to residential units. The heritage homes are easily accessible from the lobby allowing residents to access the parkade and amenities. Retention of the existing street trees and new landscape plants will improve and maintain the street character.

TOWER

Floors 5 to 25 contain residential units articulated on the perimeter of the tower with increased daylight exposure and are accessed from accessible corridors. There are indoor amenity spaces at L1, within the heritage home and on the tower rooftop.

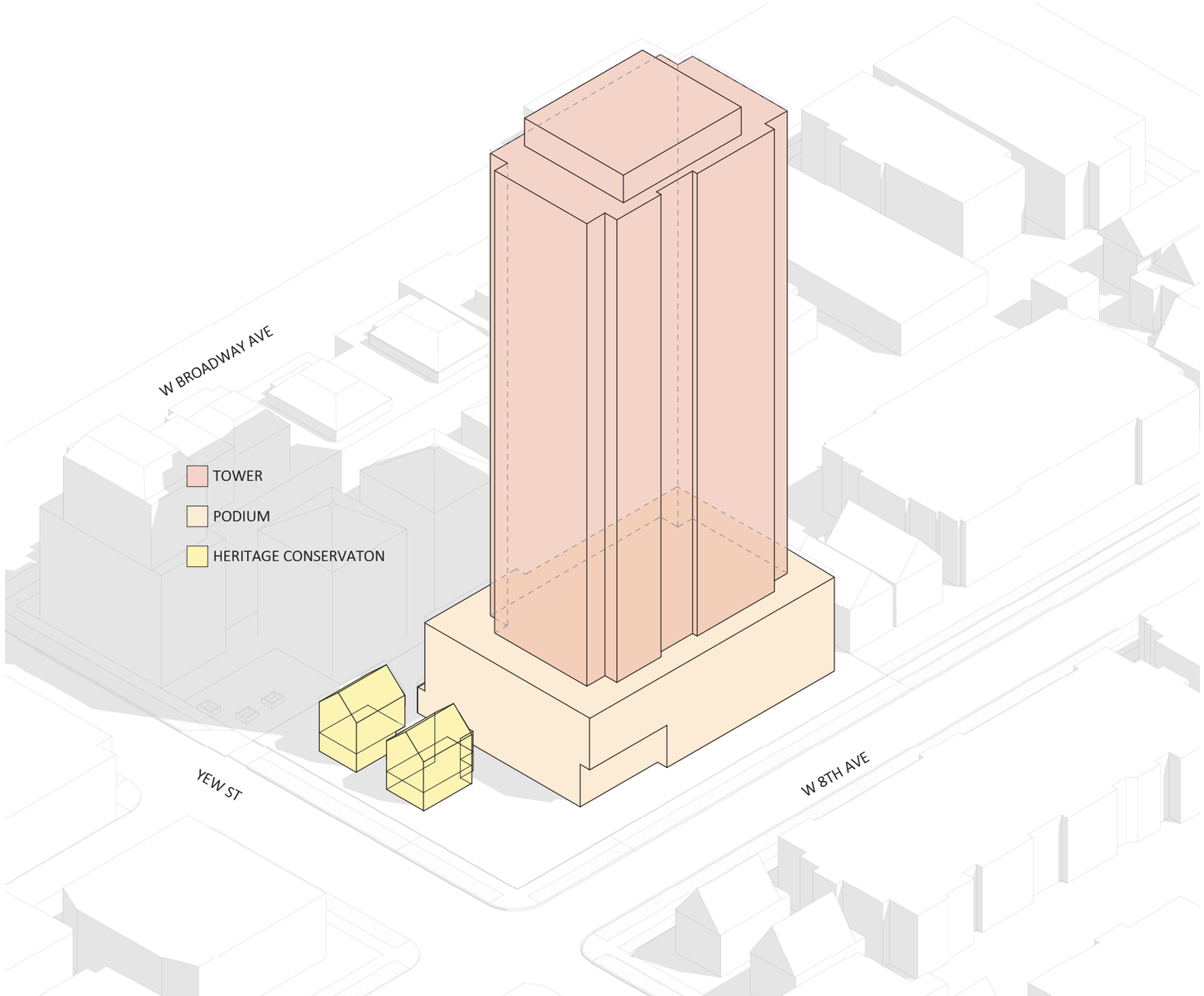


Figure 11.1 Amenity and FSR distribution isometric

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

SUSTAINABILITY

The project is designed to comply with all environmental regulations, policy guidelines and energy performance requirements applicable to a high rise rezoning application and City of Vancouver guidelines for rental buildings. As mandated by the Green Building Policy for Rezoning, the design achieves GHG emissions under 4.0 KgCO2/m2/yr. The project is on track to stay within TEDI and embodied carbon limits. See energy modeling report for details. Some of the sustainable design measures included in the project are:

- Rooftop amenity level greenery complementing the landscaped areas in the main floor to mitigate the heat island effect. The total of green areas (planters and landscaped) is over 500 SM (5,381 SF).
- Heating and hot water will be provided with 100% electric power.
- Tree retention was a design priority - we have notched the parkade in the southwest corner to accomodate the retention of mature trees.
- We were able to reduce the number of parkade levels compared to the initial rezoning submission, as our data shows that our tenants use transit, walk or cycle as a means of transportation and have a lower reliance on cars. As a result of reducing the levels of parking, we will be using less concrete and reducing our embodied emissions to the same degree.
-We are committed to retaining the two heritage homes along Yew Street, not only to maintain the history of these homes from the Edwardian Era, but also in the name of preservation of materials and environmental responsibility.
- Space for over 446 bikes with available E-bike charging.
- EV charging provision for all parking spaces.

	TEDI ($kWh/m^2/yr$)	TEUI ($kWh/m^2/yr$)	GHG Emissions ($kgCO_2e/m^2/yr$)
Energy Performance Targets	30	120	6
Results	28.8	111.6	1.2

Figure 12.1 and 12.2 Estimated energy consumption

The 2226 8th Avenue project is a 24-storey residential building situated in Vancouver, BC. The main objective of this energy modeling report is to assess the building's compliance with the City of Vancouver's Green Building Policy for Rezoning, which sets specific targets for energy performance and greenhouse gas (GHG) emissions. The following are the targets for the CoV Green Building Policy for Rezoning:

- Thermal Energy Demand Intensity (TEDI) of 30 $kWh/m^2/yr$.
- Total Energy Use Intensity (TEUI) of 120 $kWh/m^2/yr$.
- Greenhouse Gas Intensity (GHGI) of 6 $kgCO2e/m^2/yr$.

A rendering of the energy model is shown below.

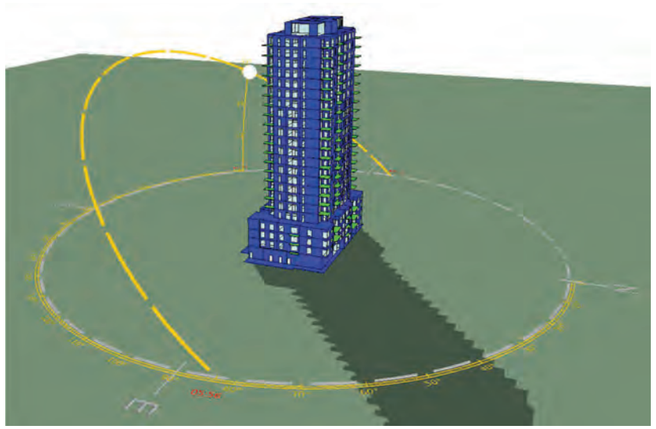
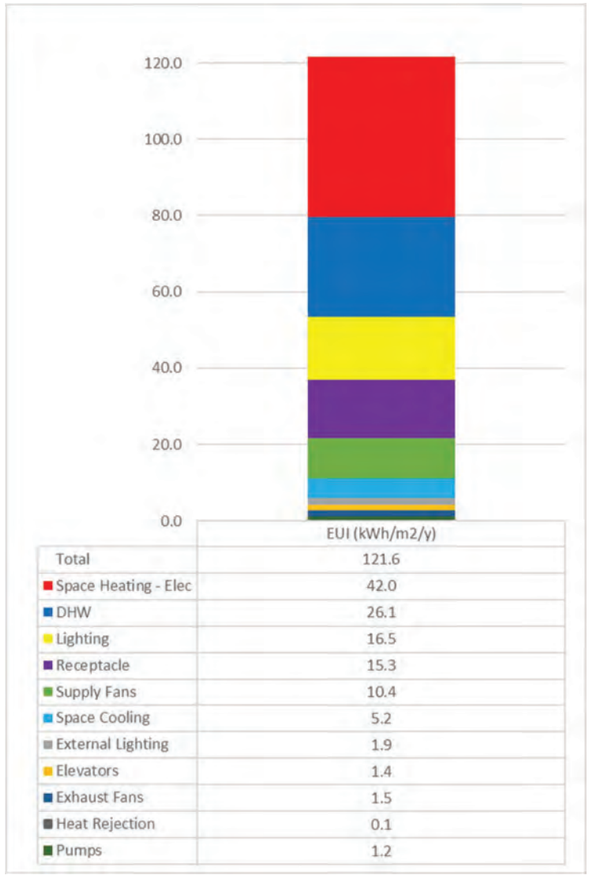


Figure 1: Energy Model Geometry



	EUI (kWh/m2/y)
Total	121.6
Space Heating - Elec	42.0
DHW	26.1
Lighting	16.5
Receptacle	15.3
Supply Fans	10.4
Space Cooling	5.2
External Lighting	1.9
Elevators	1.4
Exhaust Fans	1.5
Heat Rejection	0.1
Pumps	1.2

Figure 2: Energy Breakdown of Proposed Design

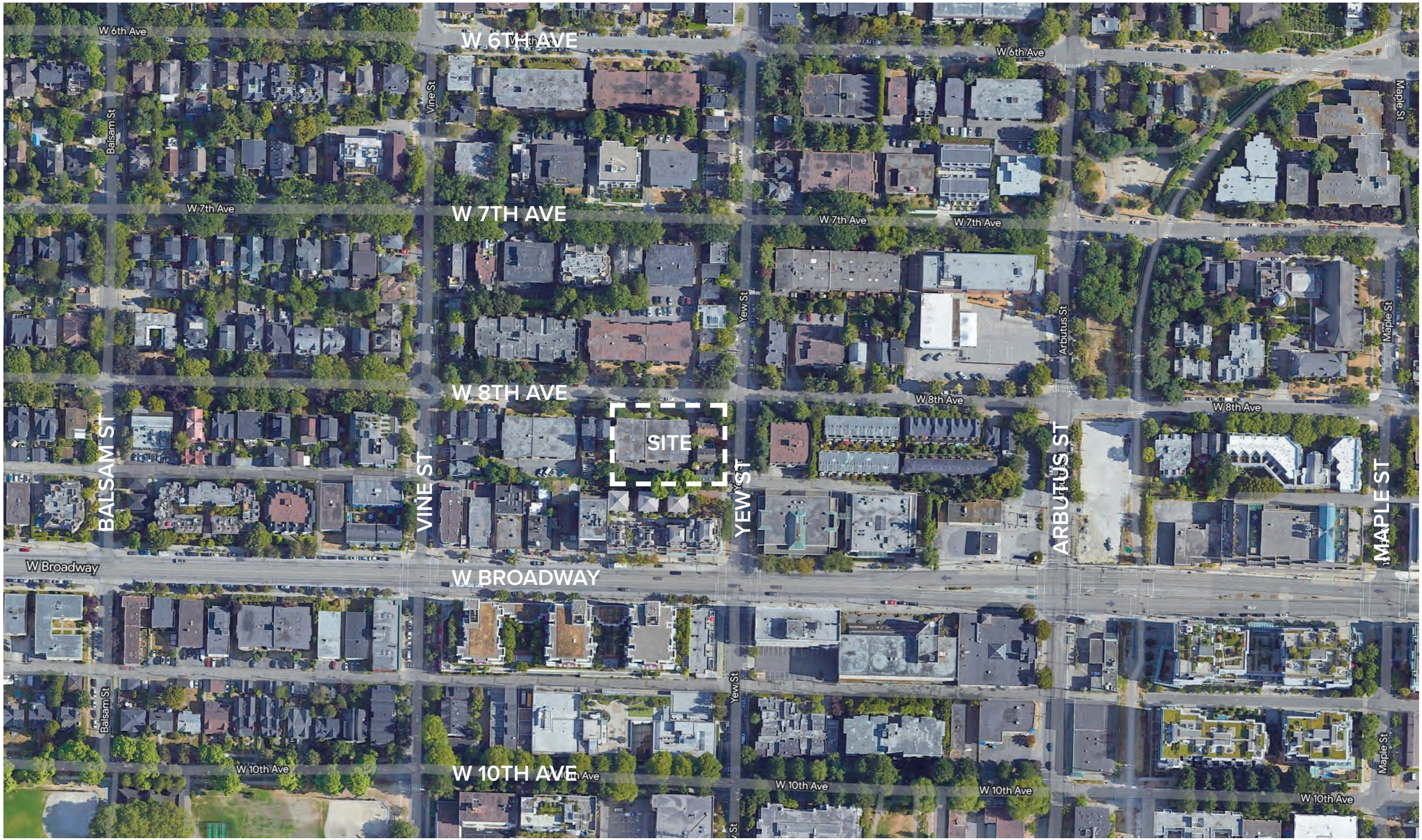
Energy model, TEDI calculations and Energy Breakdown.

As per the CoV embodied carbon modeling guidelines, we are on target to achieve VBBL 2023 requirements of no greater than twice the baseline. Refer to the Embodied Carbon Design Report.

PROJECT CONTEXT



CONTEXT MAP


W 6th Ave
W 6TH AVE
W 6th Ave
Balsam St
Vine St
Maple St
W 7th Ave
W 7TH AVE
W 7th Ave
W 7th Ave
Yew St
Arbutus St
Maple St
W 8TH AVE
W 8th Ave
W 8th Ave
SITE
BALSAM ST
VINE ST
YEW ST
ARBUTUS ST
MAPLE ST
W Broadway
W BROADWAY
Balsam St
Yew St
Maple St
W 10th Ave
W 10TH AVE
W 10th Ave
W 10th Ave
W 10th Ave

SITE CONTEXT PHOTOS



















STREETSCAPES

YEW ST FACING WEST





W 8TH AVE FACING SOUTH





POLICY CONTEXT

SUMMARY OF ADDITIONAL APPLICABLE POLICIES AND GUIDELINES

GREENEST CITY ACTION PLAN

Approved in 2011, the plan recommends key actions including: planning for mixed-use areas so that goods and services are within a safe and enjoyable 10 minute walk from where people live; planning for new development that supports existing and new transit infrastructure; and encouraging new household choices in existing walkable neighborhoods to reduce household and transportation costs.

GREENEST CITY 2020 ACTION PLAN PART TWO: 2015-2020

This policy builds on part one of the Greenest City Action Plan, encouraging the City to “Use land-use and zoning policies to develop complete compact communities and complete streets that encourage active transportation and transit.”

GREEN BUILDING POLICY FOR REZONINGS

Mandatory for all Rezoning applications the requirements are for either: Near zero Emissions building designed to meet Passive House requirements or Low Emissions Green buildings designed to meet at minimum LEED Gold building design and construction. The historical existing components can be exempted from or all of the requirements of this policy at the discretion of the Director of Planning.

TRANSPORTATION 2040

Approved in 2012, this is a long-term strategic vision for the City that will help guide transportation and land use decisions and public investment for the years ahead. The plan encourages the “5Ds of the Built Environment”, which include:

• Density – higher levels of residential and employment density support more local amenities within walking and cycling distance, and justify high levels of transit service;

• Diversity – a diverse mix of land uses and housing types makes it easier to live, work, shop, and play without having to travel far.

The policy also encourages prioritizing and encouraging a dense and diverse mix of services, amenities, jobs, and housing types in areas served by frequent, high-capacity transit.

PUBLIC ART POLICY

The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of $21.31 per sq. m ($1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

OTHER POLICIES AND GUIDELINES IN CONSIDERATION:

- Bulk storage an in-suite storage - multiple family residential developments.
- Amenity Areas - Excluded from FSR
- View protection guidelines
- Housing design and technical guidelines
- Rental housing stock RHS Official development plan
- Transportation Demand Management for Developments (TDM)
- Neighborhood Energy Connectivity standards
- Community Amenity Contributions through rezonings.
- Public Art Policies and Procedures for rezoning developments.
- High Density housing for families with Children Guidelines.
- Tenant Relocation and protection policy
- RM-4 and Broadway Plan
- Rainwater management bulletin
- Parking, loading and bicycle design supplements and regulations

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

Compliance with the Plan	Applications should demonstrate overall compliance with the Broadway Plan and all other relevant City policies and regulations.



Applicable Policy and Guidelines

- *Broadway Plan (2022)*
- *Vancouver Plan (2022)*
- *Housing Needs Report (2022)*
- *Heritage Policies (2020)*
- *Rental Housing Stock Official Development Plan (2021)*
- *Tenant Relocation and Protection Policy (2015, amended 2023)*
- *High-Density Housing for Families with Children Guidelines (1992, last amended 2022)*

- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Green Buildings Policy for Rezonings (2010, last amended 2022)*
- *Community Amenity Contributions – Through Rezonings (1999, last amended 2022)*
- *Development Cost Levies Information Bulletin (2018, last amended 2022)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2022)*
- *Vancouver Utilities Development Cost Levy By-law No. 12183 (2018, last amended 2022)*
- *Urban Forest Strategy (2018)*

PROJECT STATISTICS





WEST 8TH & YEW

SITE INFORMATION					
Civic Address:	2226 W 8th Ave, Vancouver, BC, V6K 2A7				
Legal Description:	LOT 7, BLOCK 323 DISTRICT LOT 526, GROUP 1 NWD PLAN 590 LOT 8, BLOCK 323 DISTRICT LOT 526, GROUP 1 NWD PLAN 590 THE EAST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590 THE WEST 1/2 OF LOT 9 BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 590				
Property ID:	015-193-411	015-193-438	015-193-446	015-193-454	
		m²	*ft²*	*ha*	*ac*
Gross Site Area +/-		1,741.9	18,749.7	0.17	0.43

Civic Address:	2407 Yew St, Vancouver, BC V6K 3H3			
Legal Description:	LOT A BLOCK 323 DISTRICT LOT 526			
Property ID:	011-429-658			
	m²	*ft²*	*ha*	*ac*
Gross Site Area +/-	209.0	2,249.7	0.02	0.05

Civic Address:	2415 Yew St, Vancouver, BC, V6K 3H3			
Legal Description:	LOT B BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234			
Property ID:	009-224-904			
	m²	*ft²*	*ha*	*ac*
Gross Site Area +/-	209.0	2,249.7	0.02	0.05

Civic Address:	2421 Yew St, Vancouver, BC, V6K3H3			
Legal Description:	LOT C BLOCK 323 DISTRICT LOT 526 GROUP 1 NWD PLAN 2234			
Property ID:	006-119-590			
	m²	*ft²*	*ha*	*ac*
Gross Site Area +/-	162.6	1,750.2	0.02	0.04

	m²	*ft²*	*ha*	*ac*
Total Gross Site Area +/-	2,322.5	24,999.2	0.23	0.57

ZONING DATA			
	Existing	**Broadway Plan (KKNA)**	**Proposed**
Zoning classification	RM-4	CD-1	CD-1
FSR Permissible	N/A	**6.5**	**7.15**
Building Height (Storeys)	N/A	20 Storeys	25 + 1 Amenity + Roof
Total Building Height			87.6m (287' - 6")
Total Building Height of residential floors (excl rooftop amenity and mechanical)			79.9m (262' - 1 1/2")

SETBACKS			
Type	**Broadway Plan**	**Proposed**	
		m	*ft*
Front Yard Setbacks	11.4.7	3.7	12'
(AG) Side Yard Setbacks - West	11.1.7	2.4(Podium)	8' (Podium)
(AG) Side Yard Setbacks - East	11.4.9	2.4(Podium)	8' (Podium)
(AG) Rear Yard Setbacks	11.1.7, 11.4.10	24.4(Tower)	80' (Tower)
(AG) Rear Yard Setbacks	11.1.7, 11.4.10	3.0 (Podium)	10' (Podium)



RESIDENTIAL & VISITOR OFF-STREET UNDERGROUND PARKING SPACE COUNT				
Proposed Residential Parking Plan				
Parking Levels	Standard	Small	Accessible	Total by Level
P1 Mezannine				-
P1	13	4	2	**19**
P2	26	10	5	**41**
P3	28	12	3	**43**
TOTAL	**67**	**26**	**10**	**103**
	93			

OFF STREET LOADING SPACES PROPOSED						
Type	**Bylaw Estimate**	**Total Proposed**	**Level**	Length	Width	Height
Class A Loading	1	**1**	**LEVEL P1**	5.5m	2.7m	2.3m
Class B Loading	1	**1**	LEVEL 01	10.2m	3.4m	3.8m (3.5m)
1st Class A Passenger Loading	1	**1**	LEVEL 01	5.5m	4.0m	2.3m
2nd Class A Passenger Loading	1	**1**	**LEVEL P1**	5.5m	2.9m	2.3m

OFF STREET BICYCLE SPACE REQUIREMENTS (Based on 224 Unit Types, Guest suites excluded)			
Residential Bicycle Space Requirements Calculation			Qty
Parking Bylaw Sec 006	Class A	1.5/ Unit where Unit<65 sqm	273
	Class A	2.5/ Unit where 65< Unit<105 sqm	173
	Class A	3.0/unit where 105 sqm<Unit	
TOTAL Class A			**446**
	Class B	2/20 units + 1/ 20 units thereafter	13.6
TOTAL Class B			**14**

BICYCLE SPACE REQUIREMENTS				
Classification	**Class A Required**		**Class B Required**	
Bike Spaces Multiple Dwelling	1.5 /du <65 m²	273.0	2*20du+1 ea 20du	14
	2.5/du 65>105 m²	173.0		
TOTAL REQUIRED	**446**		**14**	

**Code Reference: 6.2.1.2 - City of Vancouver Parking By-law Section 06*

**Guest suite excluded from count*

BICYCLE SPACE CLASS A - REQUIRED/PROVIDED			
Type	**% Required**	**Required Qty**	**Provided Qty**
Class A - Horizontal (Standard) 1800 x 600 mm	-	-	39
Class A - Horizontal (Tapered) 1800 x 600 mm	-	-	0
Class A - Locker (Standard or Tapered) 1800 x 600 mm	10% min	45	164
Class A - Oversize 2400 x 900 mm	5% min	22	25
Class A - Vertical 1000 x 600 mm	30% max	134	58
Class A - Stacked 1800 x 600 mm (X2)	30% max	134	80
TOTAL		**446**	**446**



OFF STREET PARKING SPACE REQUIRED / PROVIDED						
Code Reference	**Classification**	**Factor**	**Unit**	**Total Qty.**	**Parking Spaces Required**	**Parking SpacesProvided**
4.3.2*	Residential Use Req. Parking	0.0	per unit	251	0	79
4.3.3*	**Visitor Parking*	0.05	per unit	251	13	14
4.8.4(a)*	**Accessible Residential*	0.034	per unit	251	10	10
TOTAL					**23**	**103**

**City of Vancouver Parking By-law Section 04*

MARKET AND BELOW MARKET DISTRIBUTION		
LEVEL (GROSS)	BELOW MARKET	MARKET RENTAL
	ft²	*ft²*
LEVEL 01	3062	0
LEVEL 02	7797	1211
LEVEL 03	4985	4814
LEVEL 04	4468	4176
LEVEL 05		5435
LEVEL 06	4557	882
LEVEL 07	3652	1783
LEVEL 08		5435
LEVEL 09		5435
LEVEL 10		5435
LEVEL 11		5435
LEVEL 12		5435
LEVEL 13		5435
LEVEL 14		5435
LEVEL 15		5435
LEVEL 16		5435
LEVEL 17		5435
LEVEL 18		5435
LEVEL 19		5479
LEVEL 20		5479
LEVEL 21		5479
LEVEL 22		5479
LEVEL 23		5479
LEVEL 24		5479
LEVEL 25		5479
TOTAL	28521	116439
TOTAL RES. COMBINED	144960	100%
MR PROPOSED	116439	80%
BMR PROPOSED	28521	20%

AMENITY AREAS [Outdoor: Level 1, Level 26] [Indoor: Level 1, Level 26]						
Type	**Area Per Unit**		**Total Recommended**		**Total Proposed**	
	m2	*ft2*	*m2*	*ft2*	*m2*	*ft2*
Outdoor	2.0	22	502	5403	511.5	5506
Indoor	1.2	13	301	3240	476.6	5130

UNIT TYPES SUMMARY (no guest suites included)					
UNIT TYPE	QTY. PER FLOOR	UNIT NUMBER	NET AREA (CoV)		In-suite Storage (*)
LEVEL 01	4		*m2*	*ft2*	
1BED	1	102	46.8	504	*
2BED	1	101	59.6	642	*
2BED	1	104	63.4	682	*
3BED	1	103	85.1	916	*
LEVEL 02	13		*m2*	*ft2*	
1BED	1	201	39.3	423	*
1BED	1	210	45.4	489	
1BED	1	203	47.3	509	*
1BED	1	208	49.8	536	*
1BED	1	211	50.9	548	*
1BED (In Heritage Building)	1	212	43.8	471	
1BED (In Heritage Building)	1	213	42.6	459	
2BED	1	205	63.4	682	*
2BED	1	202	64.7	696	*
2BED	1	206	68	732	*
3BED	1	204	84.8	913	*
3BED	1	209	91.1	981	*
STUDIO	1	207	42.9	462	*
LEVEL 03 - LEVEL 04	13		*m2*	*ft2*	
1BED	1	X10	45.4	489	
1BED	1	X01	46.8	504	*
1BED	1	X03	47.3	509	*
1BED	1	X08	49.8	536	*
1BED	1	X11	52.4	564	*
1BED (In Heritage Building)	1	313	54	581	
2BED (In Heritage Building)	1	312	56.5	608	
2BED	1	X05	63.4	682	*
2BED	1	X06	68.5	737	*
3BED	1	X07	86.1	927	*
3BED	1	X02	86.4	930	*
3BED	1	X04	84.8	913	*
3BED	1	X09	91.1	981	*
LEVEL 05 - LEVEL 11	10		*m2*	*ft2*	
1BED	1	XX10	39.3	423	
1BED	1	XX08	42.4	456	
1BED	1	XX02	43.1	464	
1BED	1	XX05	48.8	525	
2BED	1	XX07	54.7	589	
2BED	1	XX09	62.5	673	
3BED	1	XX04	73.1	787	
STUDIO	1	XX03	31.1	335	
STUDIO	1	XX06	30.8	332	
STUDIO	1	XX01	31.4	338	
LEVEL 12 - LEVEL 18	11		*m2*	*ft2*	
1BED	1	XX02	43.1	464	
1BED	1	XX09	42.4	456	
1BED	1	XX11	39.3	423	
2BED	1	XX04	52.5	565	
2BED	1	XX08	54.7	589	
2BED	1	XX10	62.5	673	
STUDIO	1	XX01	31.4	338	
STUDIO	1	XX03	31.1	335	
STUDIO	1	XX05	29.7	320	
STUDIO	1	XX06	29.8	321	
STUDIO	1	XX07	30.8	332	
LEVEL 19 - LEVEL 25	9		*m2*	*ft2*	
1BED	1	XX05	37.8	407	*
1BED	1	XX07	42.4	456	
1BED	1	XX09	39.3	423	
2BED	1	XX02	66.9	720	
2BED	1	XX03	61.8	665	
2BED	1	XX08	62.5	673	
3 BED	1	XX06	77.3	832	
STUDIO	1	XX01	31.4	338	
STUDIO	1	XX04	29.7	320	

CoV UNIT NET AREAS ARE CALCULATED TO EXCLUDE IN-SUITE STORAGE SPACE, AND MEASURED FROM THE INTERIOR FACE TO UNIT OF DEMISING WALLS, EXTERIOR WALLS AND CORE/CORRIDOR WALLS. (PAINT TO PAINT)

RESIDENTIAL UNIT MIX INCLUDING HERITAGE BUILDINGS (no guest suite included)					
UNIT AREAS TO EXCLUDE GFA-EXCLUDED STORAGE SPACE					
Type	**STUDIO**	**1 BED**	**2 BED**	**3 BED**	
Target			Target 35%		**Total Qty**
AMENITY					0
LEVEL 25	2	3	3	1	9
LEVEL 24	2	3	3	1	9
LEVEL 23	2	3	3	1	9
LEVEL 22	2	3	3	1	9
LEVEL 21	2	3	3	1	9
LEVEL 20	2	3	3	1	9
LEVEL 19	2	3	3	1	9
LEVEL 18	5	3	3	0	11
LEVEL 17	5	3	3	0	11
LEVEL 16	5	3	3	0	11
LEVEL 15	5	3	3	0	11
LEVEL 14	5	3	3	0	11
LEVEL 13	5	3	3	0	11
LEVEL 12	5	3	3	0	11
LEVEL 11	3	4	2	1	10
LEVEL 10	3	4	2	1	10
LEVEL 9	3	4	2	1	10
LEVEL 8	3	4	2	1	10
LEVEL 7 (BMR and MR)	3	4	2	1	10
LEVEL 6 (BMR and MR)	3	4	2	1	10
LEVEL 5 (MR)	3	4	2	1	10
LEVEL 4 (BMR and MR)	0	5	2	4	11
LEVEL 3 (BMR and MR))	0	6	3	4	13
LEVEL 2 (BMR and MR)	1	7	3	2	13
LEVEL 1 (BMR)	0	1	2	1	4
TOTAL (by unit type)	71	89	66	25	**251**
TOTAL %	28.3%	35.5%	**26%**	**10%**	100%
			36%		
TOTAL (Market)	65	66	55	20	**206**
			27%	**10%**	
			36.4%		
TOTAL (Below M.)	6	23	11	5	**45**
			24%	**11%**	
			36%		

REGISTERED ARCHITECT
STEFAN ABRU
2025-02-14



FSR SUMMARY								
Storeys	Net Floor Area		New Build Exclusions		Heritage Exclusion		GFA		FSR
	ft^2	m^2	ft^2	m^2	ft^2	m^2	ft^2	m^2	
ROOF/OVERRUN	115	10.7	955	88.7			1,070	99.4	
AMENITY	707	65.7	2,688	249.7			3,395	315.4	
LEVEL 25	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 24	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 23	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 22	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 21	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 20	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 19	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 18	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 17	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 16	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 15	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 14	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 13	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 12	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 11	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 10	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 9	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 8	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 7 (BMR and MR)	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 6 (BMR and MR)	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 5	6,606	613.7	-	0.0			6,606	613.7	
LEVEL 4 (BMR and MR)	10,262	953.4	605	56.2			10,867	1009.6	
LEVEL 3 (BMR and MR)	11,416	1060.6	604	56.1			12,020	1116.7	
LEVEL 2 (BMR and MR)	10,717	995.6	625	58.1			11,342	1053.7	
LEVEL 1 (BMR)	6,689	621.4	4,273	397.0			10,962	1018.4	
TOTAL	178,628	16595.1	9750	905.8	0.0	0.0	188,378	17500.9	7.15



FSR SUMMARY BY AREA TYPE

	BMR RESIDENTIAL m2	MR RESIDENTIAL m2	CIRC AND SERV m2	NET FLOOR m2	EXC STORAGE m2	EXC AMENITY m2	EXC SERVICES m2	FSR EXCLUSION m2	GFA m2
ROOF/OVERRUN			10.7	10.7			88.7	88.7	99.4
AMENITY			65.7	65.7		249.7		249.7	315.4
LEVEL 25		509.0	104.7	613.7				0.0	613.7
LEVEL 24		509.0	104.7	613.7				0.0	613.7
LEVEL 23		509.0	104.7	613.7				0.0	613.7
LEVEL 22		509.0	104.7	613.7				0.0	613.7
LEVEL 21		509.0	104.7	613.7				0.0	613.7
LEVEL 20		509.0	104.7	613.7				0.0	613.7
LEVEL 19		509.0	104.7	613.7				0.0	613.7
LEVEL 18		504.9	108.8	613.7				0.0	613.7
LEVEL 17		504.9	108.8	613.7				0.0	613.7
LEVEL 16		504.9	108.8	613.7				0.0	613.7
LEVEL 15		504.9	108.8	613.7				0.0	613.7
LEVEL 14		504.9	108.8	613.7				0.0	613.7
LEVEL 13		504.9	108.8	613.7				0.0	613.7
LEVEL 12		504.9	108.8	613.7				0.0	613.7
LEVEL 11		504.9	108.8	613.7				0.0	613.7
LEVEL 10		504.9	108.8	613.7				0.0	613.7
LEVEL 9		504.9	108.8	613.7				0.0	613.7
LEVEL 8		504.9	108.8	613.7				0.0	613.7
LEVEL 7 (BMR & MR)	339.3	165.6	108.8	613.7				0.0	613.7
LEVEL 6 (BMR & MR)	423.4	81.9	108.4	613.7				0.0	613.7
LEVEL 5 (MR)		504.9	108.8	613.7				0.0	613.7
LEVEL 4 (BMR & MR)	415.1	388.0	150.3	953.4	56.2			56.2	1009.6
LEVEL 3 (BMR & MR) INC. HERITAGE	463.1	447.3	150.2	1060.6	56.1			56.1	1116.7
LEVEL 2 (BMR & MR) INC. HERITAGE	724.4	112.4	158.8	995.6	58.1			58.1	1053.7
LEVEL 1 (BMR)	284.5		336.9	621.4	15.6	265.7	115.7	397.0	1018.4
TOTAL	2649.8	10817.0	3128.3	16595.1	186.0	515.4	204.4	905.8	17500.9
FSR	**1.14**	**4.66**	**1.35**	**7.15**					

DRAWINGS



2025-02-14

TOPOGRAPHIC SITE SURVEY

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

SURVEY PLAN OF LOTS 7 TO 9 PLAN 590, AND LOTS A, B AND C PLAN 2234, ALL OF BLOCK 323 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT

V-24-19610-2-TPG-1

VANCOUVER, BC
ZONING: RM-4

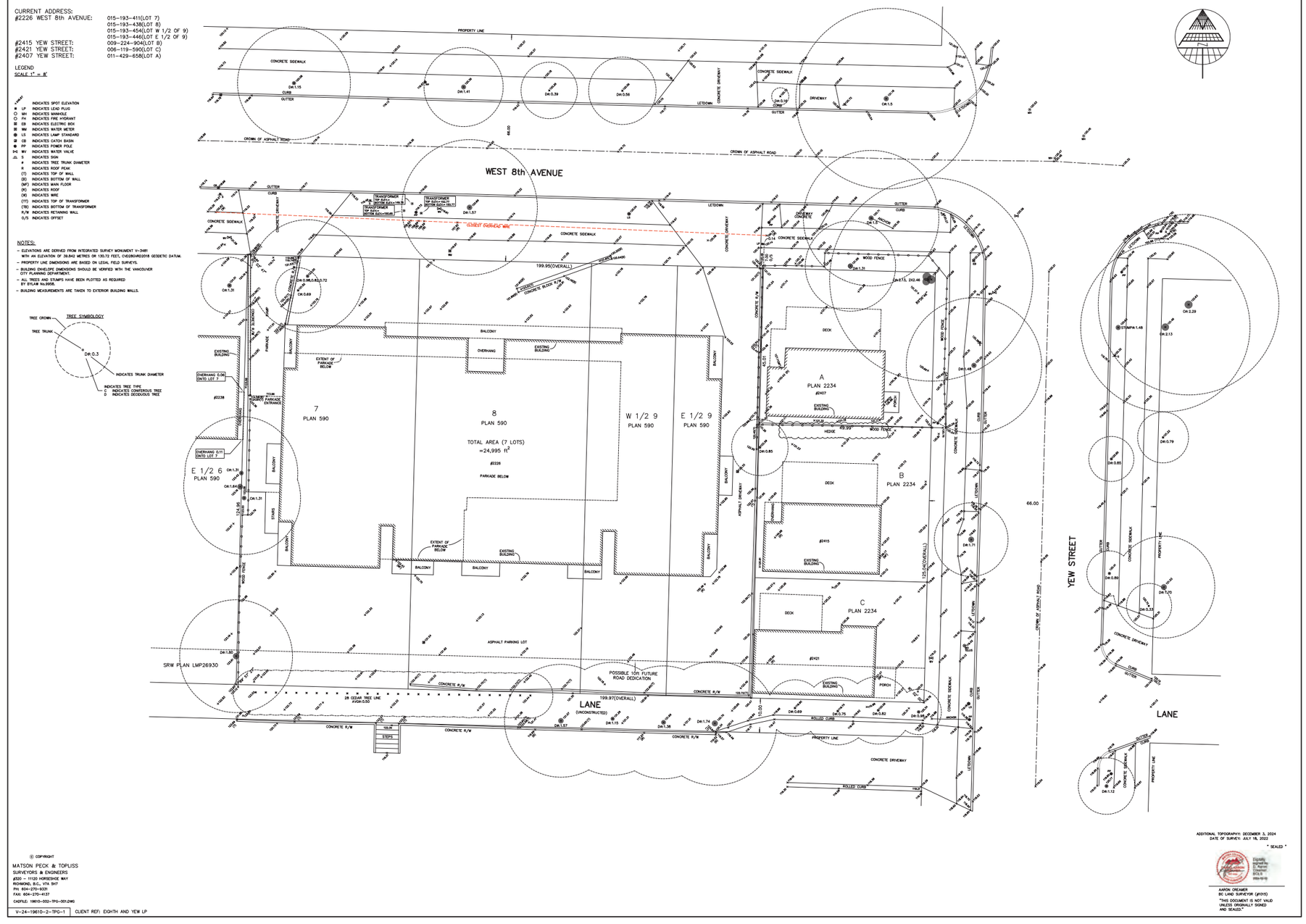
CURRENT ADDRESS:
#2226 WEST 8th AVENUE: 015-193-411(LOT 7)
015-193-438(LOT 8)
015-193-454(LOT W 1/2 OF 9)
015-193-446(LOT E 1/2 OF 9)
#2415 YEW STREET: 009-224-904(LOT B)
#2421 YEW STREET: 006-119-590(LOT C)
#2407 YEW STREET: 011-429-658(LOT A)

LEGEND
SCALE 1" = 8'

- INDICATES SPOT ELEVATION
- LP INDICATES LEAD PLUG
- MH INDICATES MANHOLE
- FH INDICATES FIRE HYDRANT
- EB INDICATES ELECTRIC BOX
- WM INDICATES WATER METER
- LS INDICATES LAMP STANDARD
- CB INDICATES CATCH BASIN
- PP INDICATES POWER POLE
- WV INDICATES WATER VALVE
- S INDICATES SIGN
- x INDICATES TREE TRUNK DIAMETER
- R INDICATES ROOF PEAK
- (T) INDICATES TOP OF WALL
- (B) INDICATES BOTTOM OF WALL
- (MF) INDICATES MAIN FLOOR
- (R) INDICATES ROOF
- (W) INDICATES WIRE
- (TT) INDICATES TOP OF TRANSFORMER
- (TB) INDICATES BOTTOM OF TRANSFORMER
- R/W INDICATES RETAINING WALL
- O/S INDICATES OFFSET

NOTES:
- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-3481 WITH AN ELEVATION OF 39.842 METRES OR 130.72 FEET, CVD28GVRD2018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LEGAL FIELD SURVEYS.
- BUILDING ENVELOPE DIMENSIONS SHOULD BE VERIFIED WITH THE VANCOUVER CITY PLANNING DEPARTMENT.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9958.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

TREE SYMBOLOGY
TREE CROWN
TREE TRUNK
DIA: 0.3
INDICATES TRUNK DIAMETER
INDICATES TREE TYPE
C INDICATES CONIFEROUS TREE
D INDICATES DECIDUOUS TREE



ADDITIONAL TOPOGRAPHY: DECEMBER 3, 2024
DATE OF SURVEY: JULY 18, 2022

" SEALED "

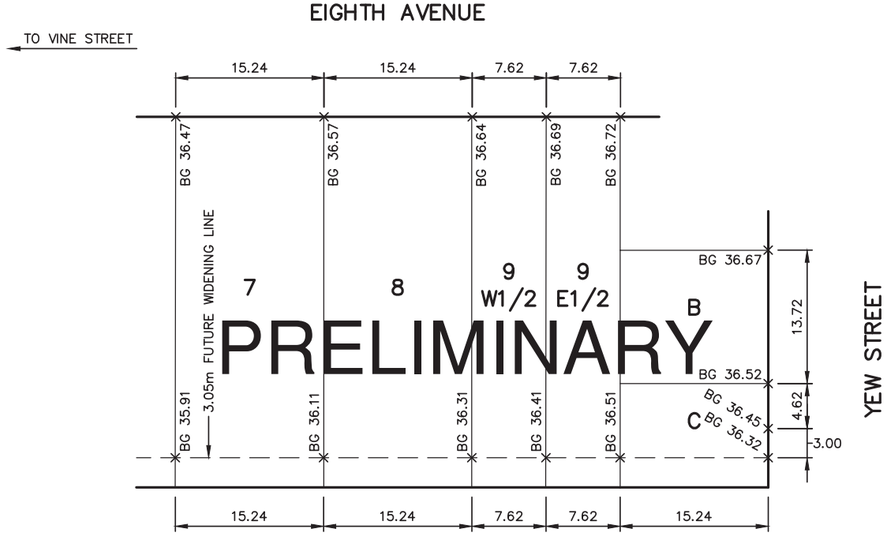
AARON CREAMER
BC LAND SURVEYOR (#015)
"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH. 604-270-9331
FAX: 604-270-4137
CADFILE: 19610-002-TPG-001.DWG

V-24-19610-2-TPG-1 | CLIENT REF: EIGHTH AND YEW LP

BUILDING GRADES

REGISTERED ARCHITECT
STEFAN ABRAHAM
BRITISH COLUMBIA
2025-02-14



BENCH MARK: ELEVATION: 33.700 DESCRIPTION: SURVEY MONUMENT MARKED 135 AT THE NORTH EAST CORNER OF BROADWAY AND VINE STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

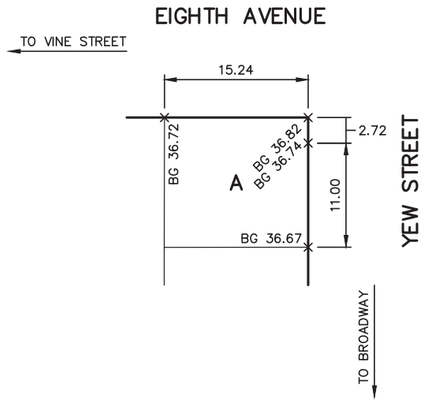
ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS
FOR LOTS 7, 8, 9 E & W 1/2,
PLAN VAP590, AND LOTS B & C,
PLAN VAP2234, BLK. 323, D.L. 526.

DATE: 2023-08-18	DESIGN: M.P.
DWG: B.F.G.	CHK: J.D.H.
REF: FILE 2023-00099.	
SCALE: 1:400	
DWG. NO. BG-2023-00099	
SHEET 1 OF 1	REVISION



BENCH MARK ELEVATION: 33.700 DESCRIPTION: SURVEY MONUMENT MARKED 135 AT THE NORTH EAST CORNER OF BROADWAY AND VINE STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

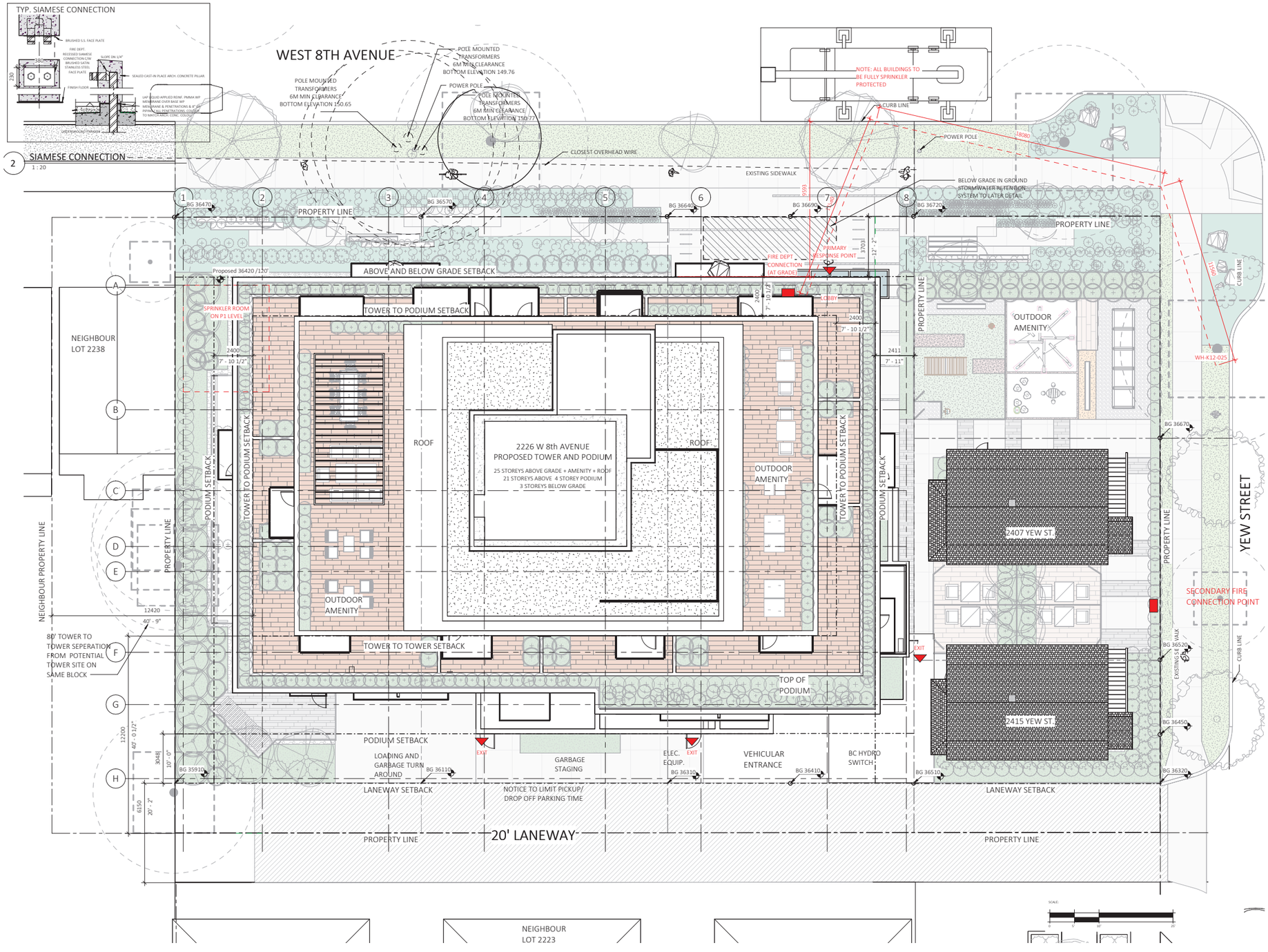
CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS
FOR LOT A, BLK. 323,
D.L. 526, PLAN VAP2234.

SCALE: 1:400		DESIGN: J.D.H.	DWG: M.L.
DATE: 2025-01-03		CHK: G.C.	REV:
REF: FILE 2023-00099.		BG-2024-00182	

SITE PLAN

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

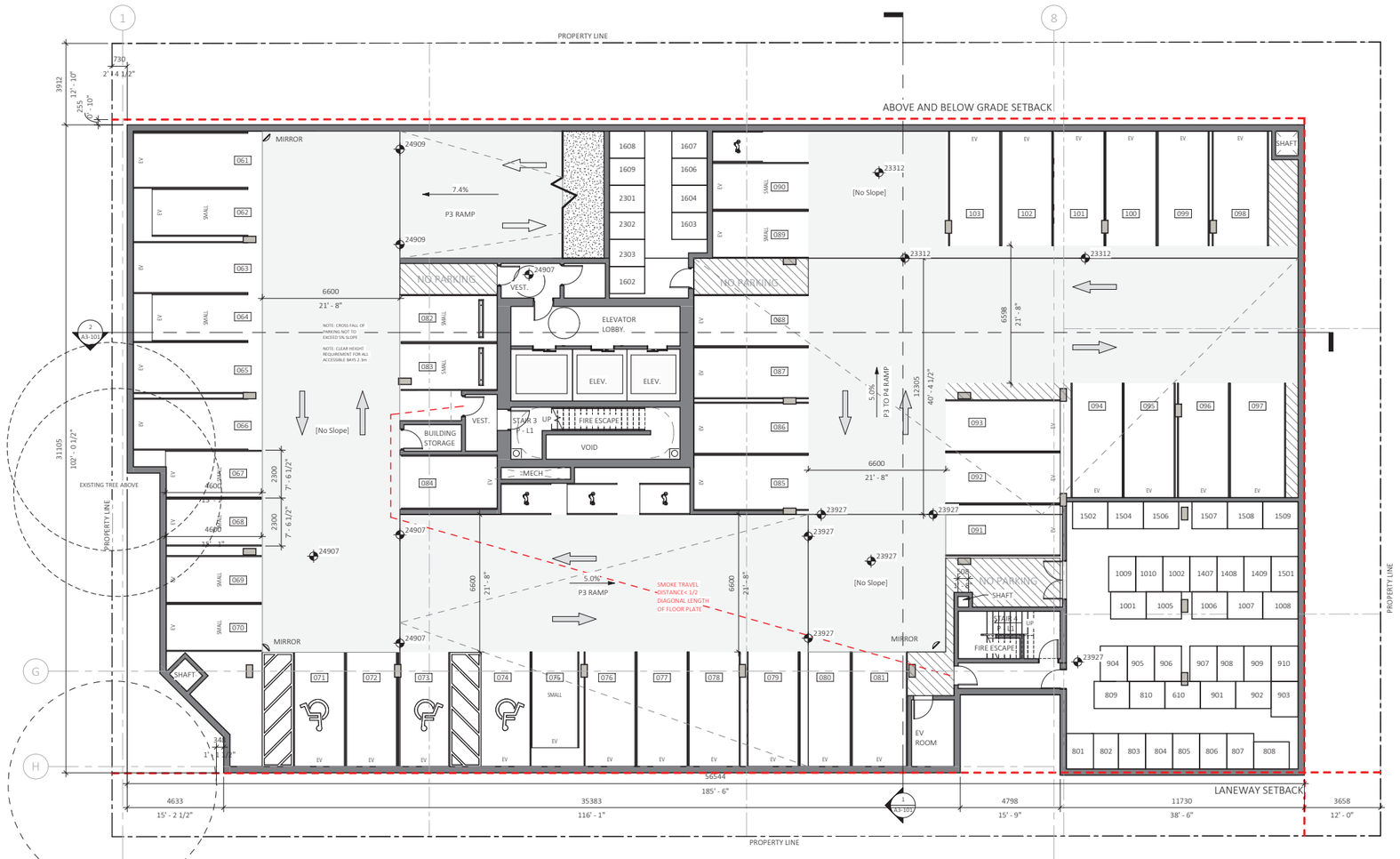


FLOOR PLAN - LEVEL P3



i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law ";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces ";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law ";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555 ";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P3			
Level	Type	Type Comments	Stall Type Count
LEVEL P3 -	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	2
LEVEL P3 -	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P3 -	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	4
LEVEL P3 -	Small Stall - 2300 x 4600 mm	SMALL	11
LEVEL P3 -	Small Stall w/ abutment -2600 x 4600 mm	SMALL	1
LEVEL P3 -	Standard Stall - 2500 x 5500 mm	STANDARD	23
LEVEL P3 -	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	5
LEVEL P3 -: 47			47



NOTE:
THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW

A MINIMUM OF ONE ELECTRICAL RECEPTICAL SHALL BE PROVIDED FOR EACH TWO CLASS A BIKE SPACES

THE DESIGN OF BICYCLE SPACES (INCLUDING BIKE ROOMS, COMPOUNDS LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW

MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH THE NOISE BY-LAW NO 6555

FOR ACCESSIBLE PARKING STALLS, VERTICAL SIGNAGE IS TO BE MOUNTED AT AN ACCESSIBLE HEIGHT AND ISA SYMBOL IS TO BE PAINTED ON SURFACE.

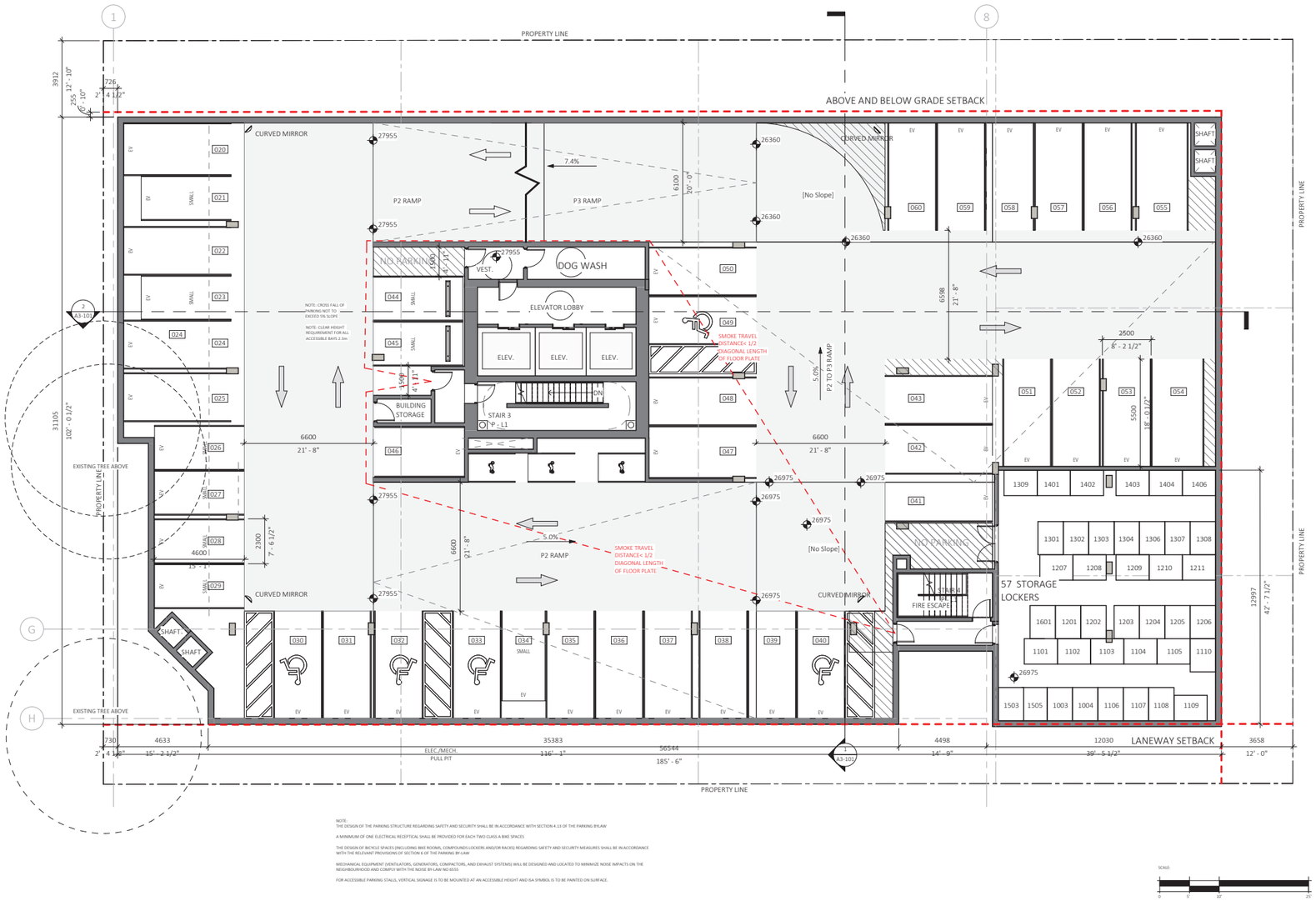
SCALE:
0 5' 10' 20'

FLOOR PLAN - LEVEL P2



i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law ";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces ";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law ";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555 ";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P2			
Level	Type	Type Comments	Stall Type Count
LEVEL P2 -	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	4
LEVEL P2 -	Accessible Stall - Side by Side - 2500 x 5500 mm - No Stripes	ACCESSIBLE	1
LEVEL P2 -	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	3
LEVEL P2 -	Small Stall - 2300 x 4600 mm	SMALL	9
LEVEL P2 -	Small Stall w/ abutment -2600 x 4600 mm	SMALL	1
LEVEL P2 -	Standard Stall - 2500 x 5500 mm	STANDARD	22
LEVEL P2 -	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	4
LEVEL P2 -: 44			44



NOTE:
THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW

A MINIMUM OF ONE ELECTRICAL RECEPTICAL SHALL BE PROVIDED FOR EACH TWO CLASS A BIKE SPACES

THE DESIGN OF BICYCLE SPACES (INCLUDING BIKE ROOMS, COMPOUNDS LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW

MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH THE NOISE BY-LAW NO 6555

FOR ACCESSIBLE PARKING STALLS, VERTICAL SIGNAGE IS TO BE MOUNTED AT AN ACCESSIBLE HEIGHT AND ISA SYMBOL IS TO BE PAINTED ON SURFACE.

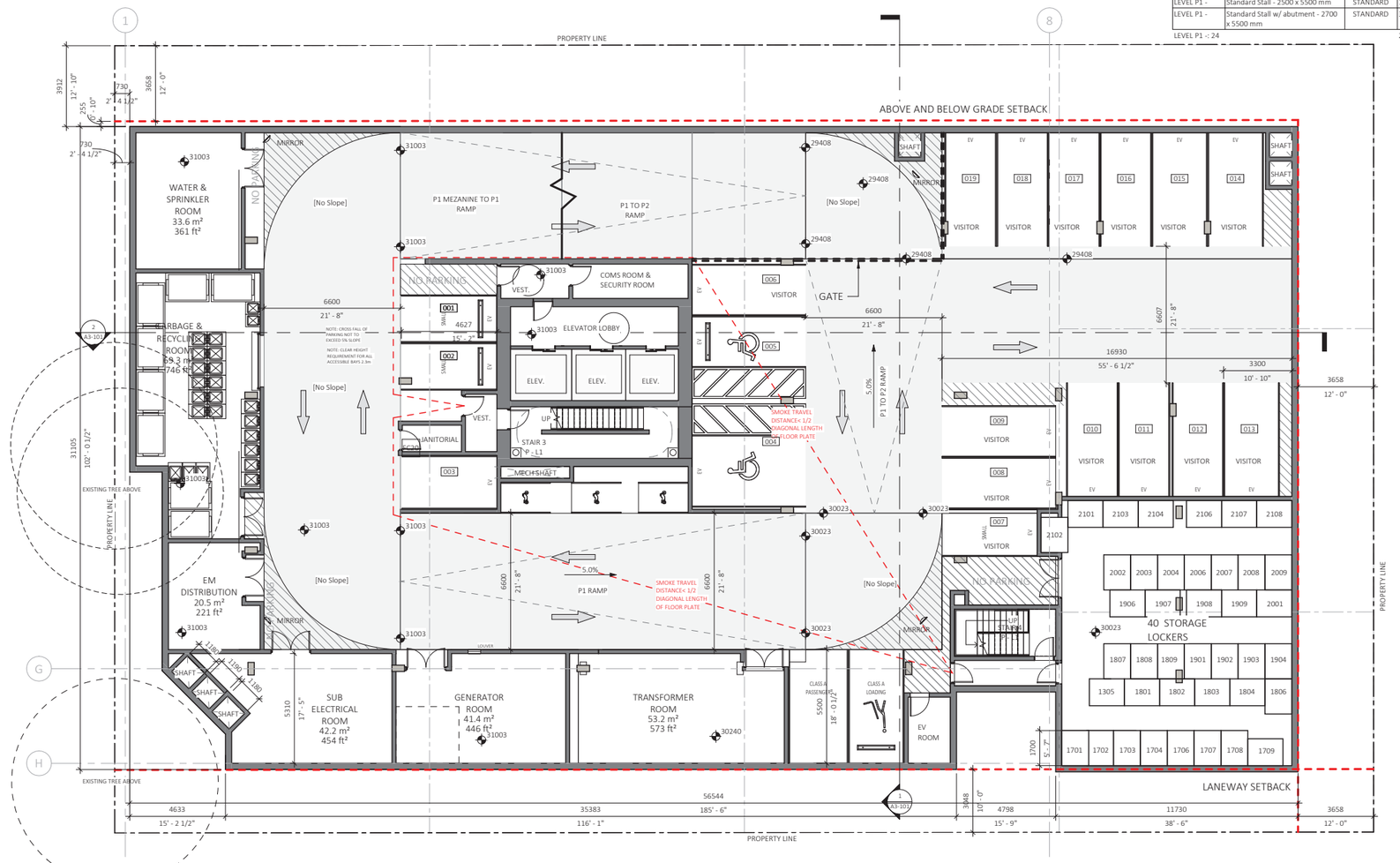
SCALE:
0 5' 10' 25'

FLOOR PLAN - LEVEL P1



i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law ";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces ";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law ";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555 ";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

VEHICLE PARKING SCHEDULE - LEVEL P1			
Level	Type	Type Comments	Stall Type Count
LEVEL P1 -	Accessible Stall - Side by Side - 2500 x 5500 mm	ACCESSIBLE	1
LEVEL P1 -	Accessible Van - Side by Side - 3500 x 5500 mm	ACCESSIBLE	1
LEVEL P1 -	Class A Loading - 2700 x 5500 mm	CLASS A LOADING	1
LEVEL P1 -	Class A Passenger - 2900 x 5500 mm - Additional Spaces	CLASS A PASSENGER	1
LEVEL P1 -	Motorcycle Stall - 1500 x 2400 mm	MOTORCYCLE	3
LEVEL P1 -	Small Stall - 2300 x 4600 mm	SMALL	3
LEVEL P1 -	Small Stall w/ abutment -2600 x 4600 mm	SMALL	1
LEVEL P1 -	Standard Stall - 2500 x 5500 mm	STANDARD	10
LEVEL P1 -	Standard Stall w/ abutment - 2700 x 5500 mm	STANDARD	3
LEVEL P1 -: 24			24



NOTE:
THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW

A MINIMUM OF ONE ELECTRICAL RECEPTICAL SHALL BE PROVIDED FOR EACH TWO CLASS A BIKE SPACES

THE DESIGN OF BICYCLE SPACES (INCLUDING BIKE ROOMS, COMPOUNDS LOCKERS AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW

MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMAZE NOISE IMPACTS ON THE NEIGHBOURHOOD AND COMPLY WITH THE NOISE BY-LAW NO 6555

FOR ACCESSIBLE PARKING STALLS, VERTICAL SIGNAGE IS TO BE MOUNTED AT AN ACCESSIBLE HEIGHT AND ISA SYMBOL IS TO BE PAINTED ON SURFACE.

SCALE:

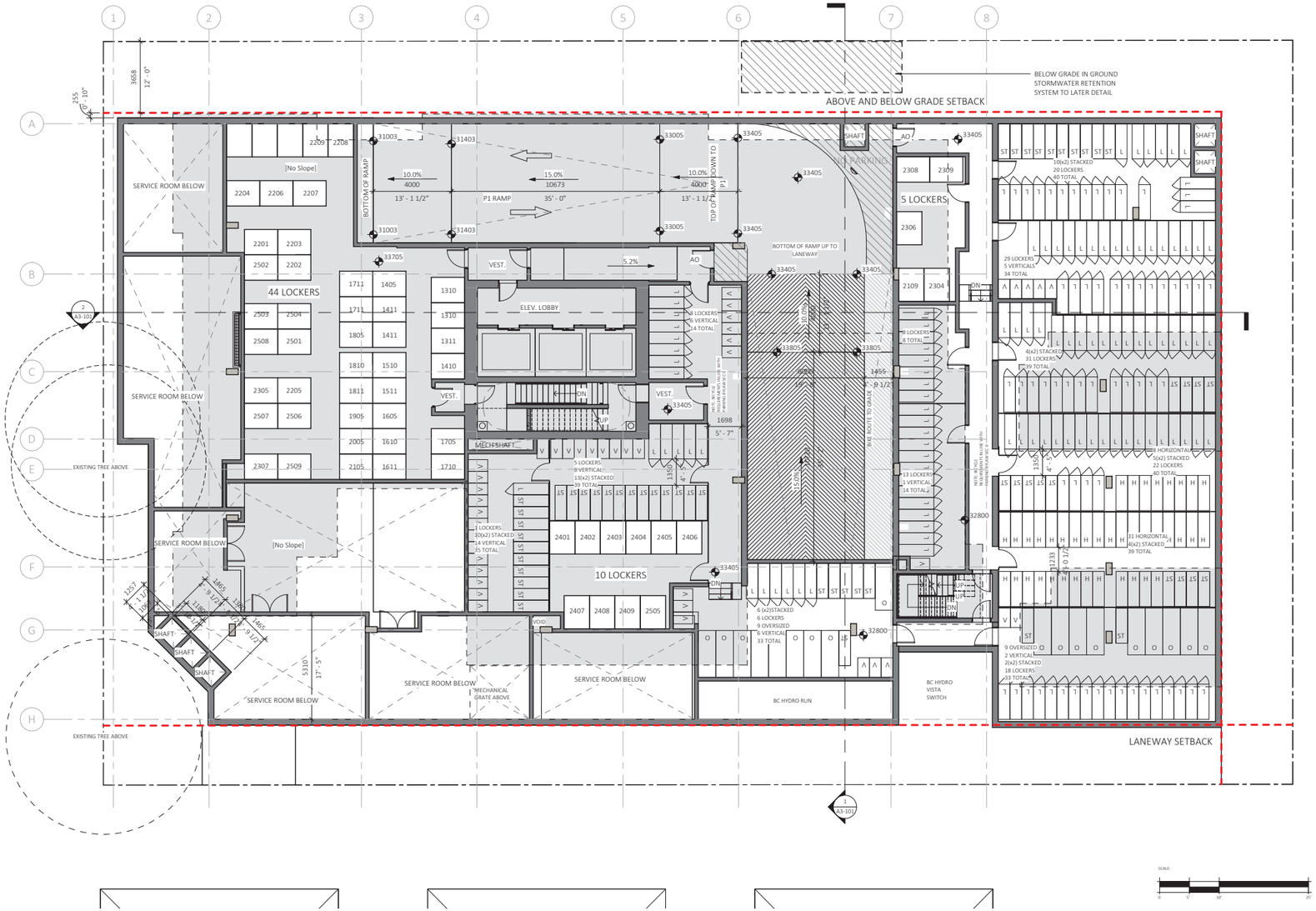
FLOOR PLAN - LEVEL P1 - MEZZANINE

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

i. "The design of the parking structure regarding safety and security shall be in accordance with Section 4.13 of the Parking By-law ";
ii. "A minimum of one electrical receptacle shall be provided for each two Class A bicycle spaces ";
iii. "The design of bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law ";
iv. "Mechanical equipment (ventilators, generators, compactors, and exhaust systems) will be designed and located to minimize noise impacts on the neighbourhood and comply with Noise By-law No. 6555 ";
v. For accessible parking stalls, vertical signage is to be mounted at an accessible height and ISA symbol is to be painted on surface.

BICYCLE SPACE CLASS A - REQUIRED/PROVIDED:

Type	% Required	Required Qty	Provided Qty
Class A - Horizontal (Standard) 1800 x 600 mm			59
Class A - Horizontal (Tapered) 1800 x 600 mm			0
Class A - Locker (Standard or Tapered) 1800 x 800 mm	10% min	45	154
Class A - Oversize 2400 x 900 mm	5% min	22	25
Class A - Vertical 1000 x 600 mm	30% max	146	56
Class A - Stacked 1800 x 600 mm (x2)	10% min	134	82
TOTAL		446	446

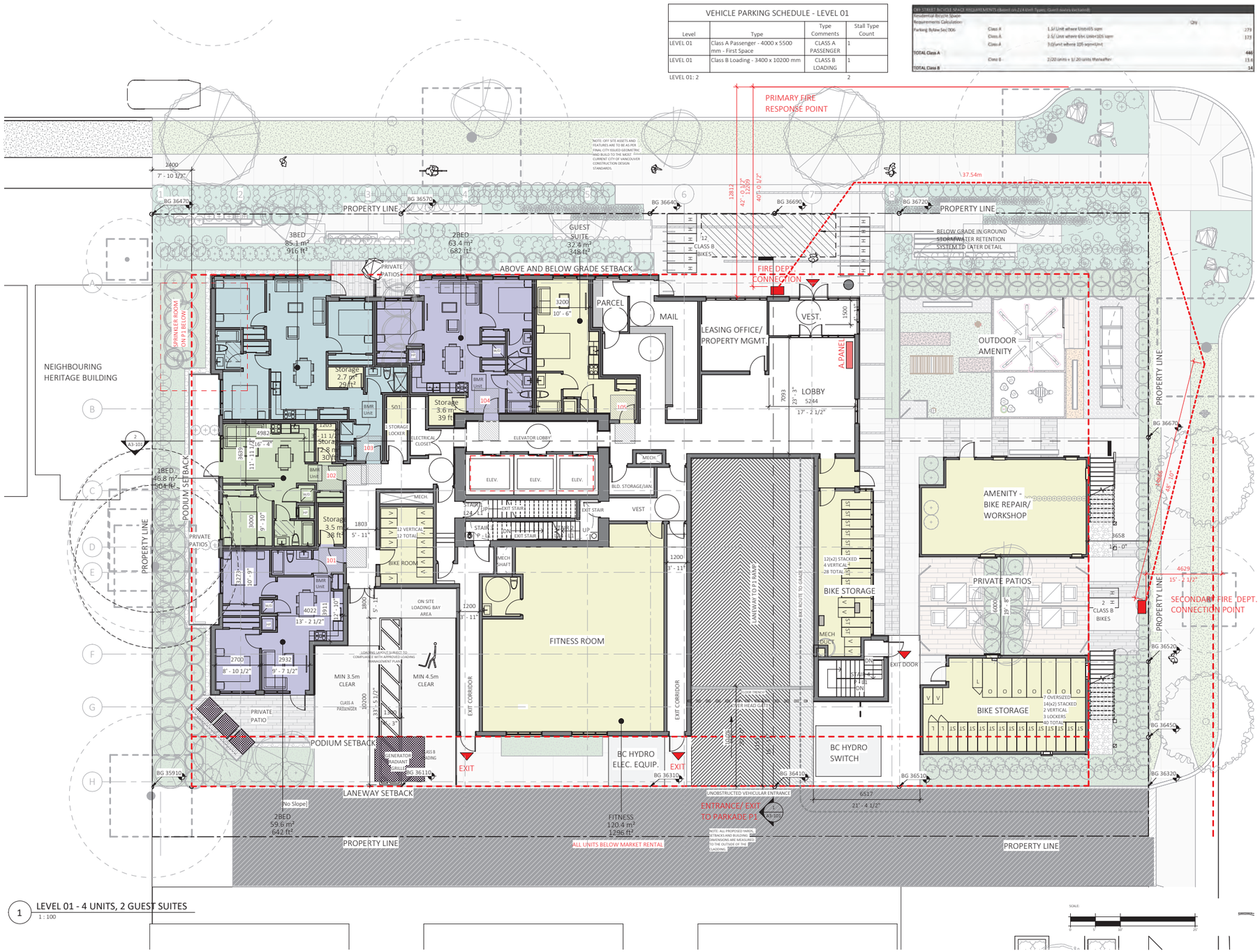


FLOOR PLAN - LEVEL 01

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

VEHICLE PARKING SCHEDULE - LEVEL 01			
Level	Type	Type Comments	Stall Type Count
LEVEL 01	Class A Passenger - 4000 x 5500 mm - First Space	CLASS A PASSENGER	1
LEVEL 01	Class B Loading - 3400 x 10200 mm	CLASS B LOADING	1
LEVEL 01: 2			2

CITY STREET BICYCLE SPACE REQUIREMENTS (based on 224 Unit Types, Guest suites included)			
Residential Bicycle Space Requirements Calculation:			Qty
Parking Bylaw Sec 006	Class A	1.5/ Unit where Unit<65 sqm	279
	Class A	1.5/ Unit where 65< Unit<105 sqm	173
	Class A	3.0/unit where 105 sqm<Unit	
TOTAL Class A			446
	Class B	2/20 units + 1/ 20 units thereafter	13.4
TOTAL Class B			14

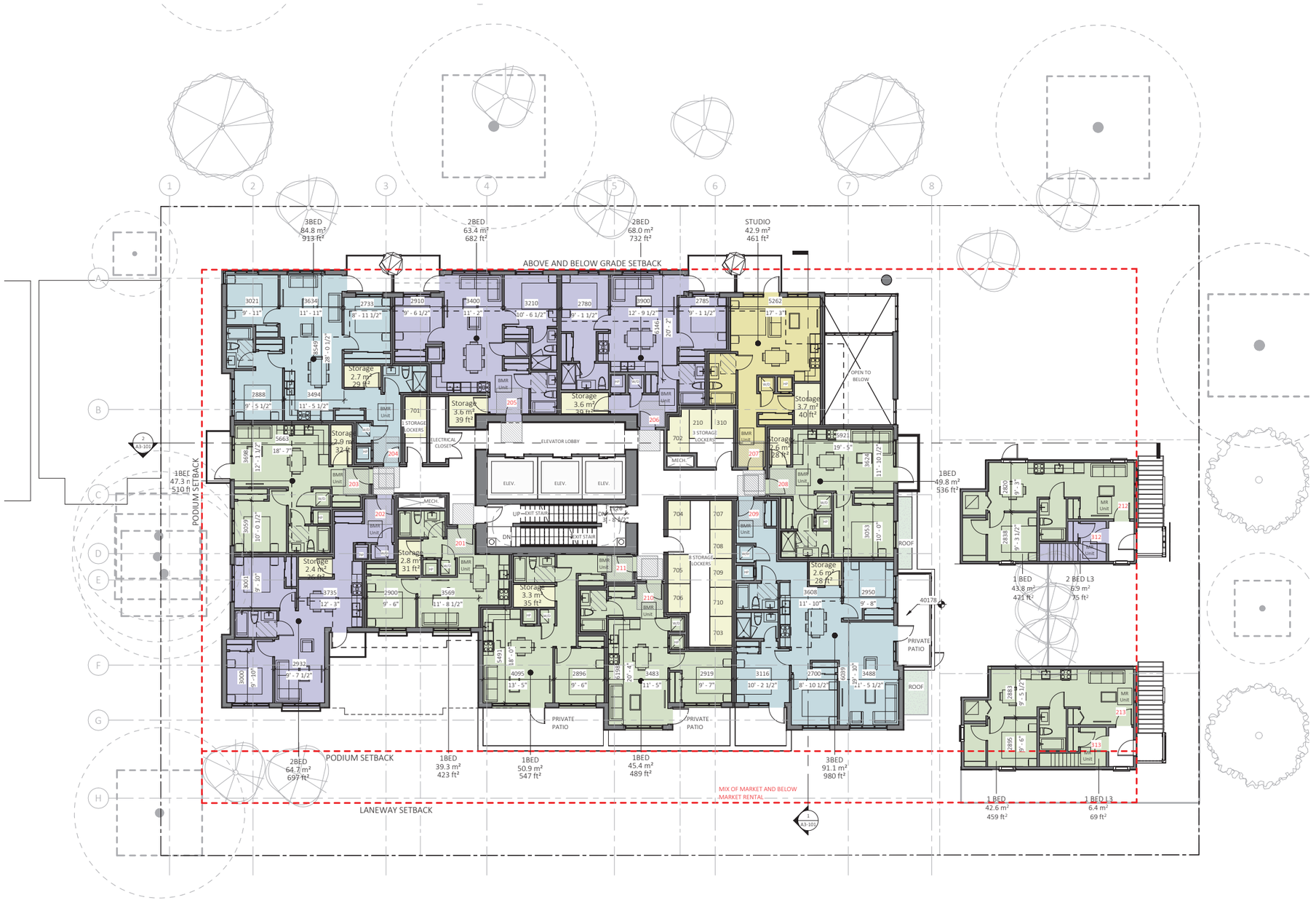


1 LEVEL 01 - 4 UNITS, 2 GUEST SUITES
1 : 100

FLOOR PLAN - LEVEL 02

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA

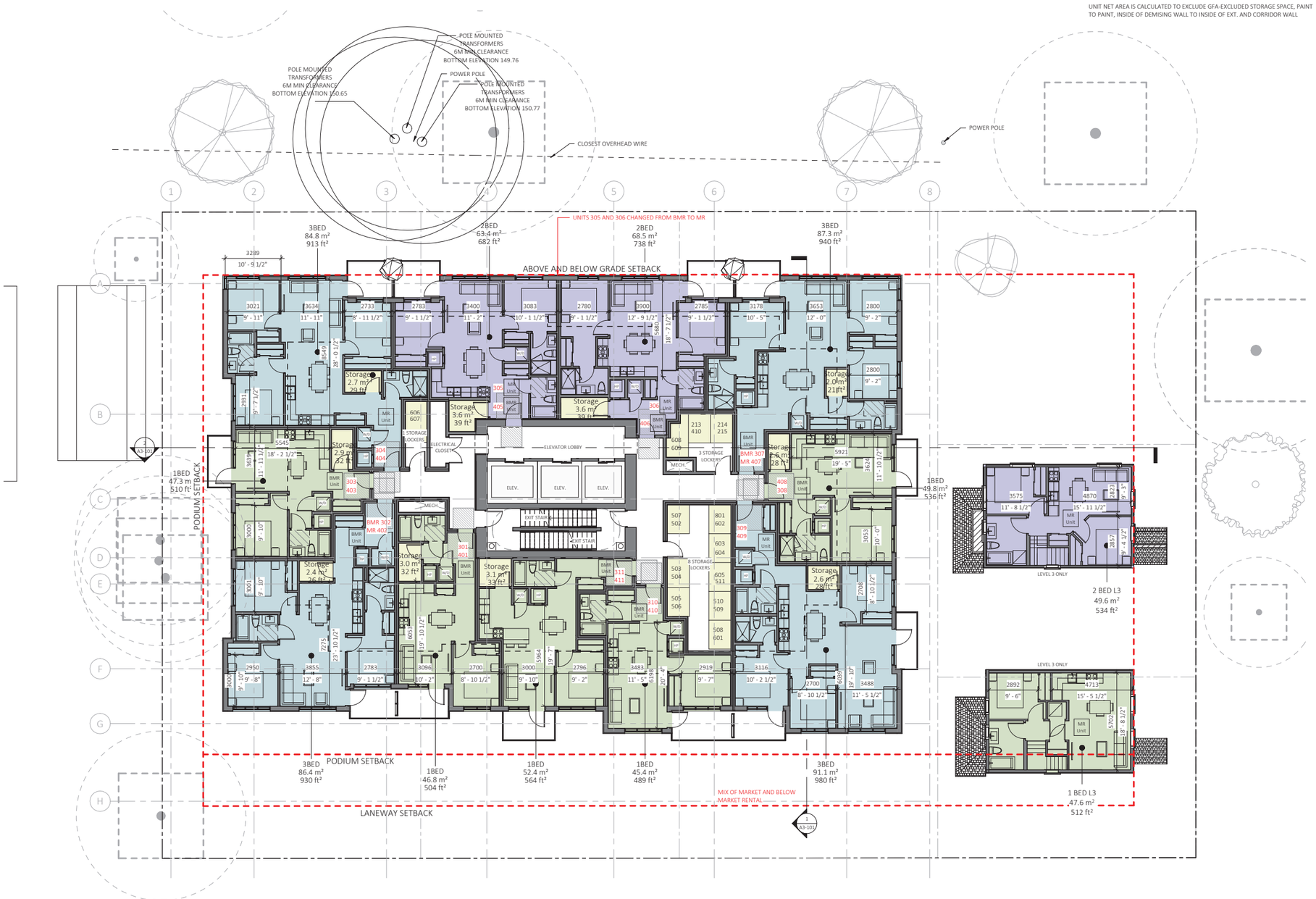
2025-02-14



2 LEVEL 02 - 11 UNITS
1 : 100

FLOOR PLAN - LEVEL 03 & 04

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14



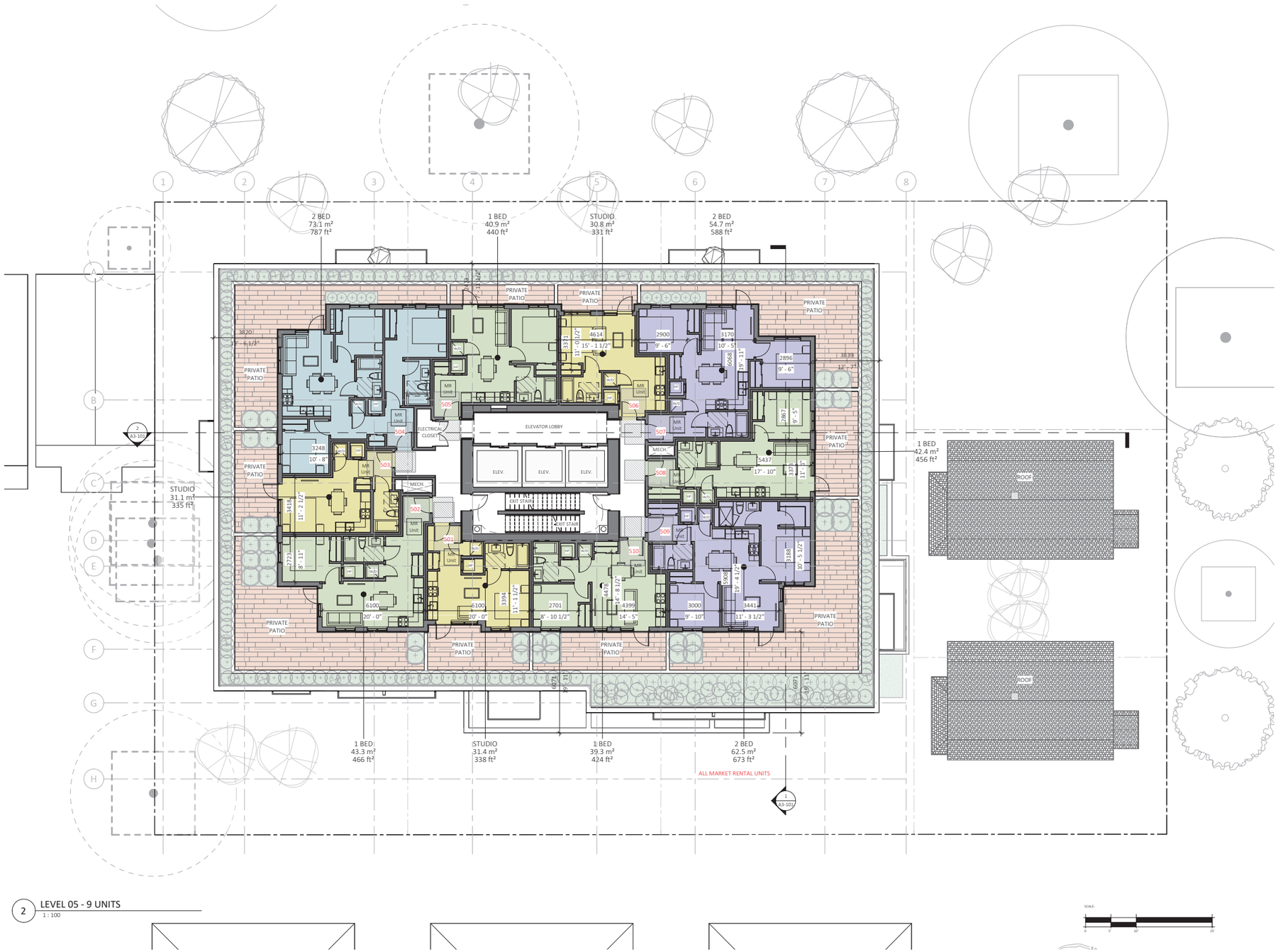
1 PODIUM LEVELS 03-04 - 11 UNITS
1 : 100

SCALE:

FLOOR PLAN - LEVEL 05

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA

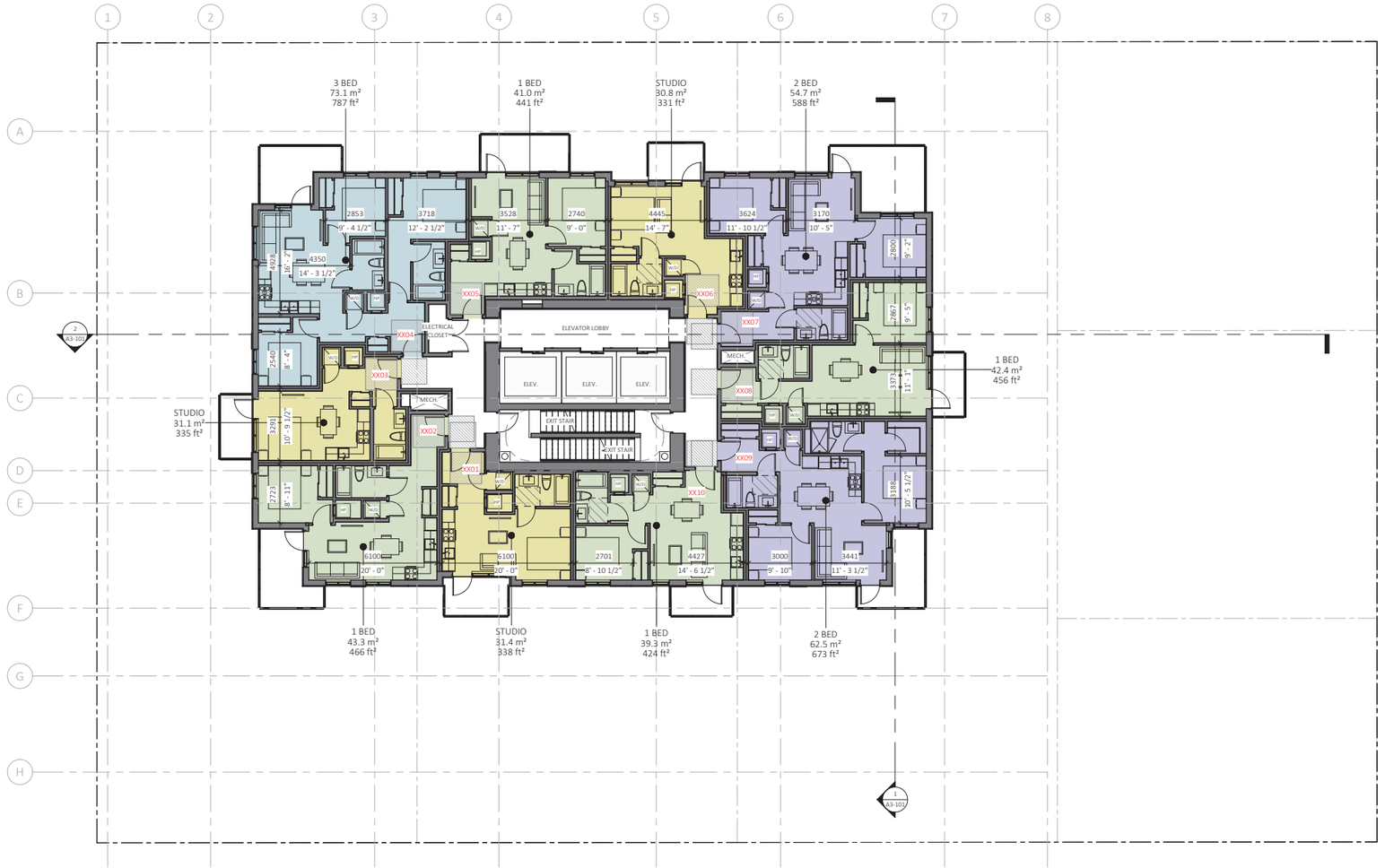
2025-02-14



2 LEVEL 05 - 9 UNITS
1 : 100

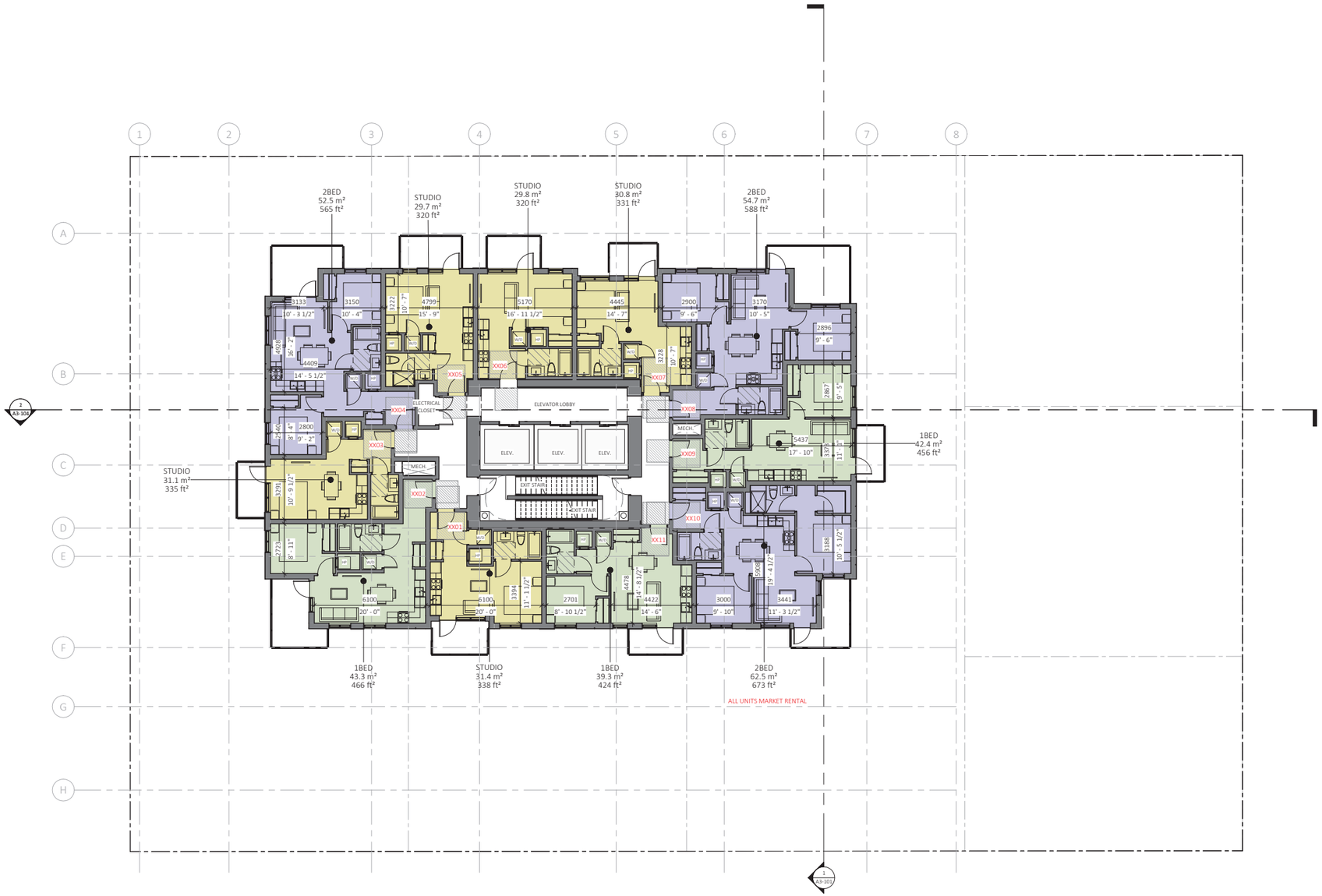
SCALE
0 1 2 5 10

FLOOR PLAN - LEVEL 06 - LEVEL 11



1 LEVEL 5-11 - 10 UNITS
1 : 100

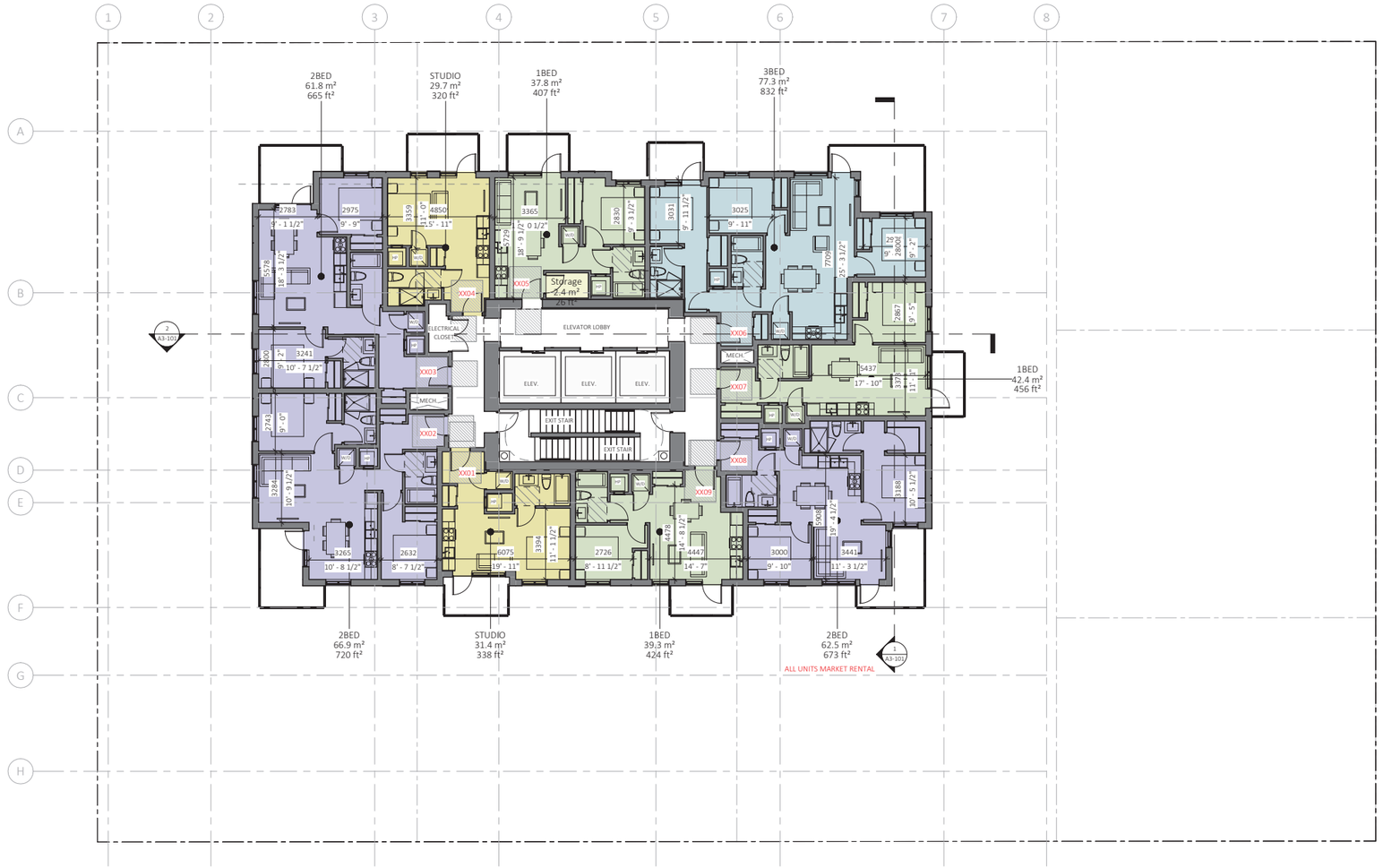
FLOOR PLAN - LEVEL 12 - LEVEL 18



1 LEVEL 12-18 - 11 UNITS
1 : 100

SCALE:

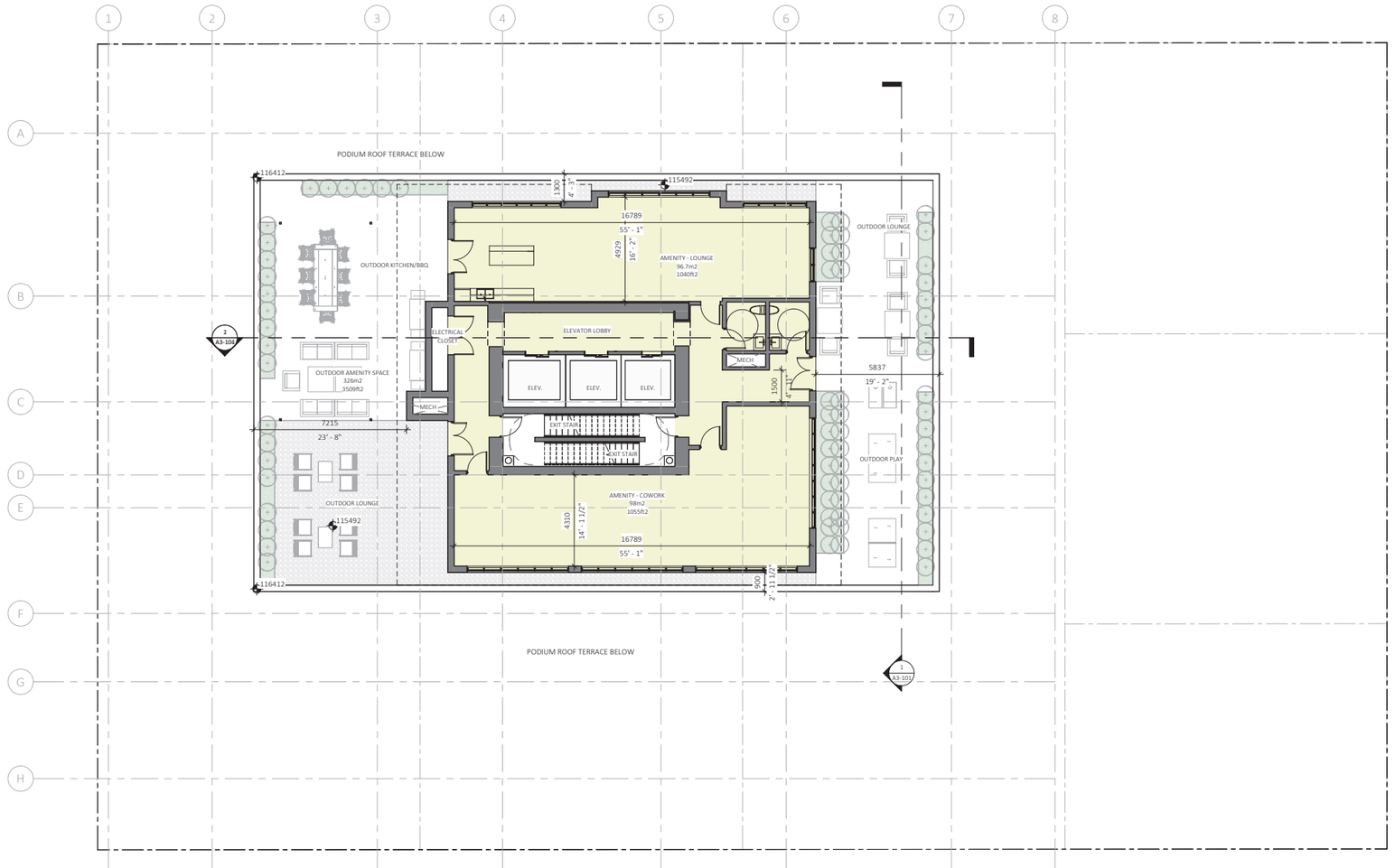
FLOOR PLAN - LEVEL 19 - LEVEL 25



1 LEVEL 19-25 - 9 UNITS
1 : 100

SCALE:

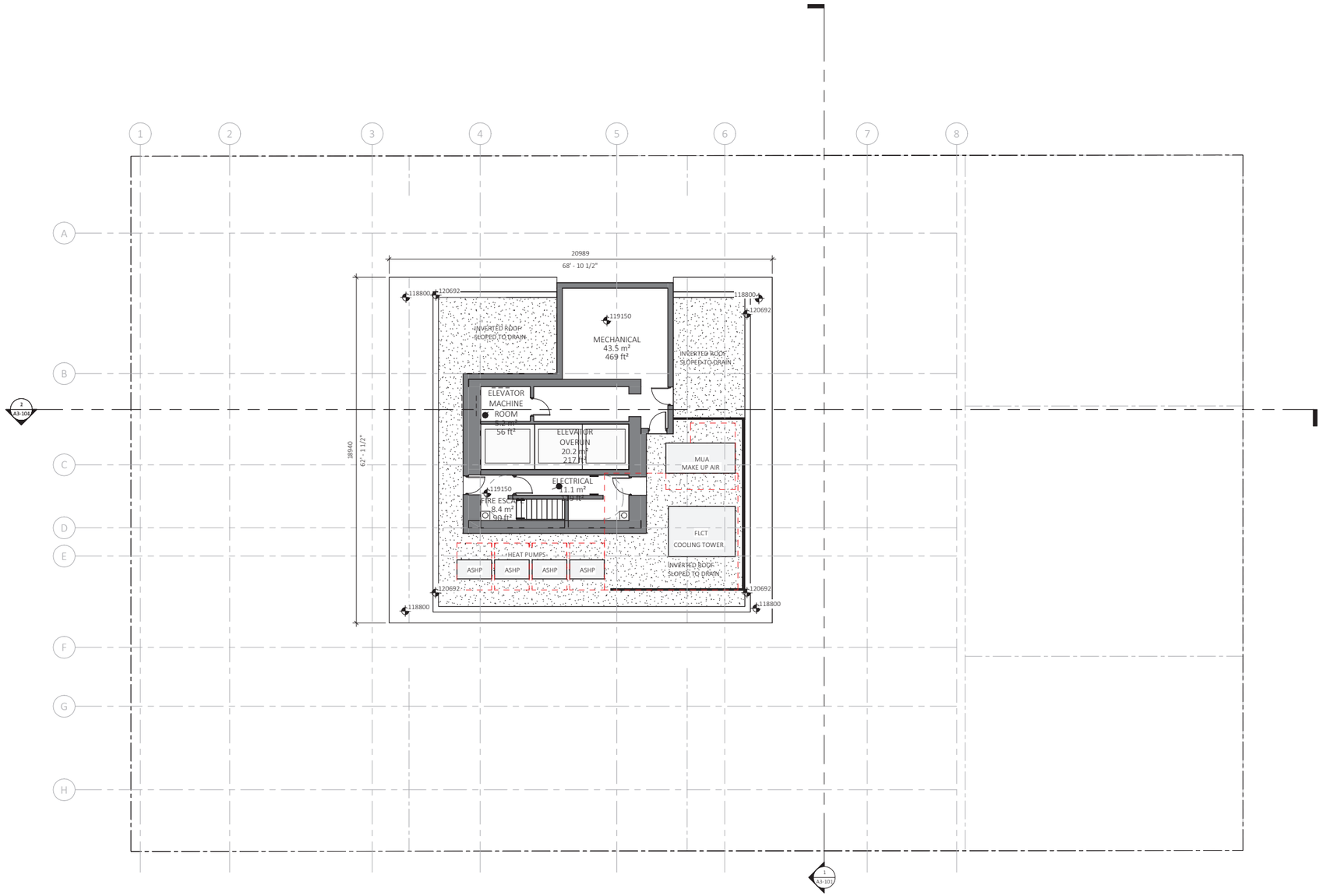
FLOOR PLAN - AMENITY LEVEL



1 AMENITY LEVEL
1 : 100

2025-02-14

FLOOR PLAN - MECHANICAL OVERRUN AND ROOF



1 ROOF PLAN - ELEV. OVERRUN MECH.
1 : 100

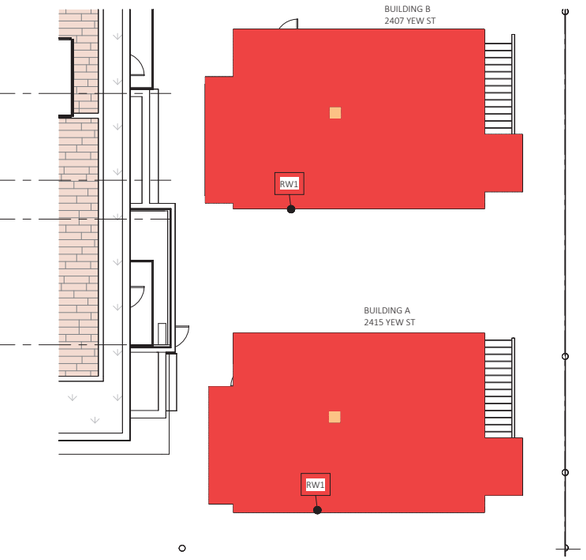
HERITAGE RETENTION DRAWINGS

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

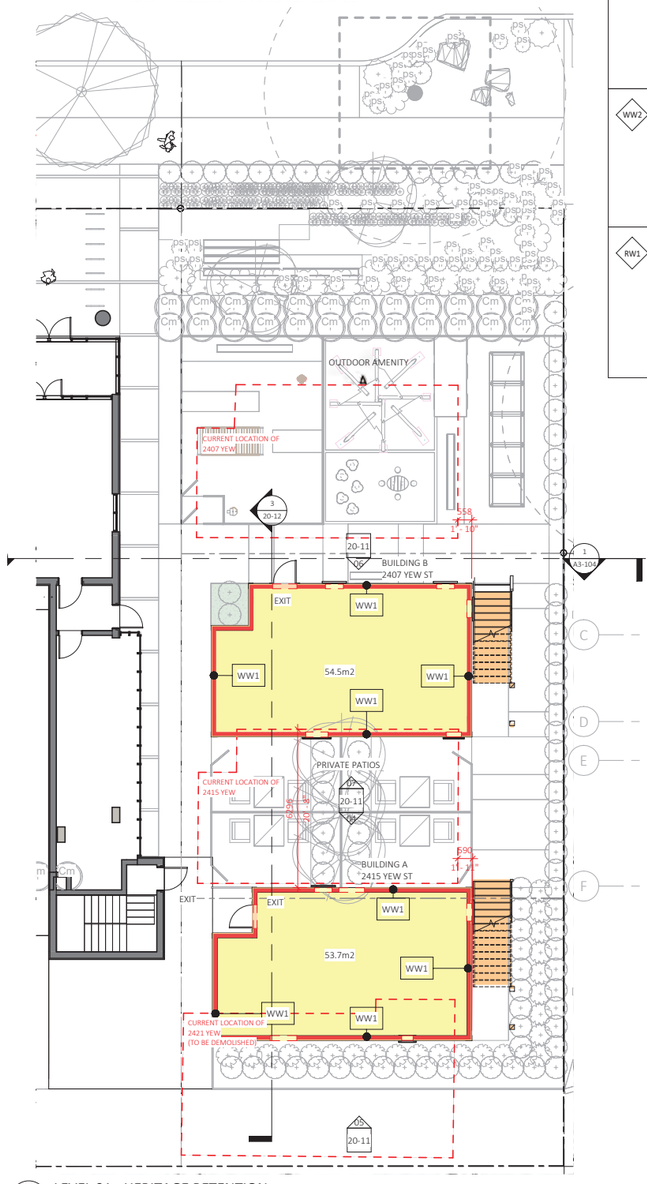
LEGEND :

- EXISTING BUILDING ELEMENTS TO BE RETAINED
- ORIGINAL BUILDING ELEMENTS TO BE RECONSTRUCTED
- PROPOSED NEW BUILDING ELEMENTS
- EXISTING ELEMENTS TO BE DEMOLISHED

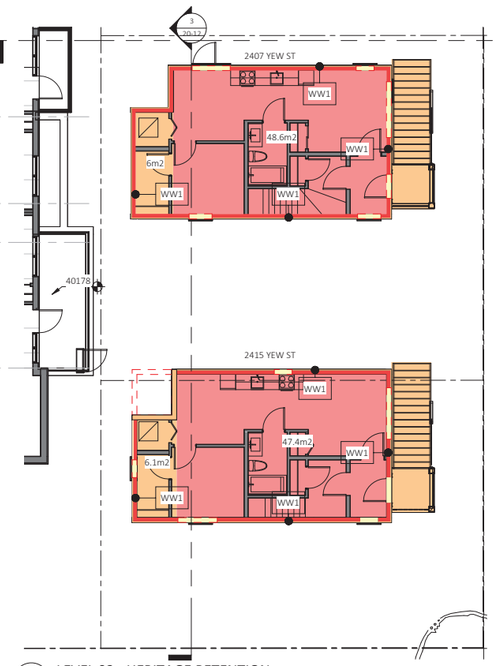
WC2	INTERIOR / EXTERIOR	CONCRETE RETAINING WALL • EXISTING SIDING OF CEDAR WOOD TO REMAIN IN SITU (REPAIR & REPLACE DAMAGE PARTS) • 1/2" PRESSURE TREATED PLYWOOD STRAPPING @ 16" O.C. • 1/2" PLYWOOD SHEATHING • 5.5" EXISTING 2X4 WOOD FRAMINGS TO REMAIN MATCH EXISTING INSULATION IF ANY • SA WATERPROOF MEMBRANE CIP CONCRETE SEE STRUCTURAL DRAWINGS • 5/8" HAT TRACK • 1/2" GYPSUM WALL BOARD NOTES: 2X4" IS SEATING ON LEDGER ANGLE FOR CONTINUOUS INSULATION LAYER
WW1	INTERIOR / EXTERIOR	EXTERIOR WALL(LVL-2) - CEDAR LAP • EXISTING CEDAR WOOD LAP SIDING TO REMAIN IN SITU BUILDING A REPAIR AND REPLACE DAMAGED AREAS AS NEEDED BUILDING B RESTORE IN KIND • 1/2" PLYWOOD SHEATHING • EXISTING 2X4 WOOD FRAMINGS TO REMAIN WITH ADDITIONAL 2X6 WOOD FRAME (SEE STRUCTURAL DWGS.) MATCH EXISTING INSULATION IF ANY • 3 5/8" STEEL STUD FRAMING @16" SPACING O.C. • 1/2" GYPSUM WALL BOARD
WW2	INTERIOR / EXTERIOR	EXTERIOR WALL (LVL-3) - CEDAR SHINGLE EXISTING CEDAR WOOD SHINGLE SIDING TO REMAIN IN SITU BUILDING A REPAIR AND REPLACE DAMAGED AREAS AS NEEDED BUILDING B RESTORE IN KIND • 5/8" PLYWOOD SHEATHING • EXISTING 2X4 WOOD FRAMINGS TO REMAIN WITH ADDITIONAL 2X6 WOOD FRAME SUPPORT (SEE STRUCTURAL DWGS.) MATCH EXISTING INSULATION IF ANY • 3 5/8" STEEL STUD FRAMING @16" SPACING O.C. • 1/2" GYPSUM WALL BOARD
RW1	EXTERIOR / INTERIOR	ROOF ASSEMBLY • NEW SEAL STRIP ASPHALT SHINGLES • NON-PERFORATED ASPHALT SATURATED FELT • 5/8" PLYWOOD SHEATHING • 25MM (1") ASSUMED SOLID WOOD PLANKING TO BE EVALUATED ON SITE BY STRUTURAL ENGINEER & HERITAGE CONSULTANT AND RETAINED WHERE POSSIBLE • ASSUMED 2X4" WOOD RAFTERS RETAINED WHERE DEEMED APPROPRIATE BY STRUCTURAL ENGINEER W VENTILATED CAVITY/ R40 MINERAL WOOL INSULATION BETWEEN RAFTERS. NEW SISTERING RAFTERS PER STRUCTURAL DOCUMENTATION. • 13MM (1/2") RESILIENT CHANNEL • 13MM (1/2") TYPE X GYPSUM WALLBOARD



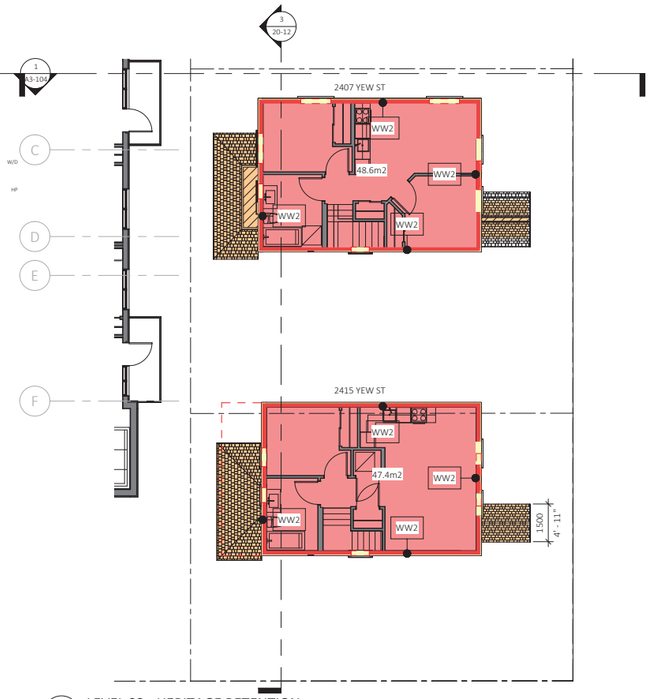
4 HERITAGE - ROOF PLAN - HERITAGE RETENTION
1 : 100



001 LEVEL 01 - HERITAGE RETENTION
1 : 100



002 LEVEL 02 - HERITAGE RETENTION
1 : 100

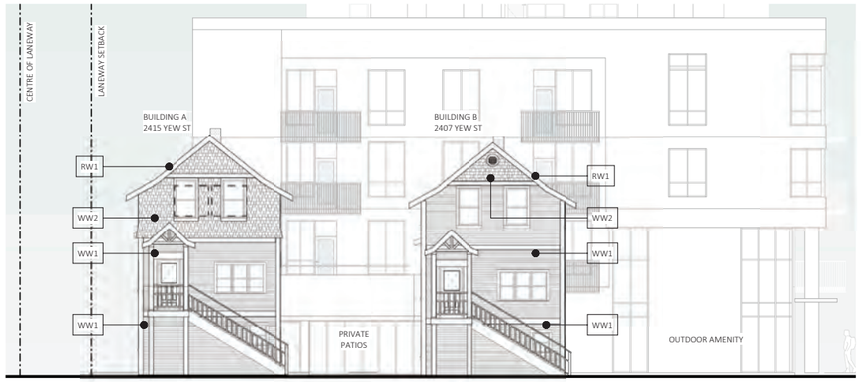


003 LEVEL 03 - HERITAGE RETENTION
1 : 100

HERITAGE RETENTION DRAWINGS



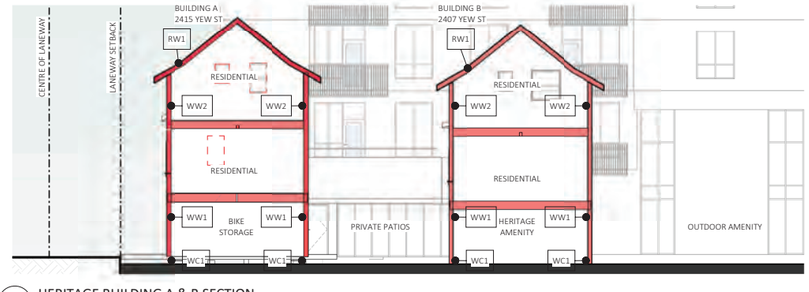
1. All conservation work shall adhere to the principles of preservation and restoration, prioritizing the retention and restoration of original materials and features wherever feasible.
2. Non-original siding materials, including vinyl and other non-wood cladding, shall be removed carefully to avoid damage to potential underlying historic elements. The original composition and condition of the exterior wall assemblies must be confirmed and documented comprehensively prior to any interventions.
3. Structural reinforcements required to stabilize the exterior wood-frame walls shall be implemented from the interior of the building, ensuring the restored wood siding remains unaffected. Retain all structurally sound historic framing elements wherever possible.
4. Utilize Alternate Compliance Methods in accordance with the Vancouver Building Bylaw (VBBL) to address fire and spatial separation requirements. This may include the installation of sprinklers to achieve compliance while minimizing intrusive alterations to the historic building.
5. All surviving wood trim elements shall be preserved and repaired. Replacement trim must be visually and physically compatible with the original in size, scale, material, style, and color. Use surviving prototypes to replicate profiles for any extensively deteriorated or missing trim elements.
6. Stair and balustrade configurations shall be reworked to accommodate the building 's relocation within the property boundaries. The original height of the balustrade (24") shall be retained and restored as needed. Alternate compliance methods may be employed to achieve the required 42" height.
7. All original window openings that remain intact shall be preserved in their current locations. Ensure that these openings are documented for their dimensions, configuration, and detailing prior to any intervention.
8. Window openings that have been infilled or altered over time shall be restored to their original locations and sizes, where evidence such as archival photographs or physical remnants provides adequate guidance.
9. Replace non-original windows with historically accurate wood sash windows (double-hung or multi-pane). Vinyl, aluminum, or other non-wood materials are not permitted.
10. Replace non-original or irreparable doors with historically accurate wood doors matching original size, profile, and detailing.
11. Prime and repaint windows and doors in historically appropriate colours. Heritage colour schedule to be prepared by the Heritage Consultant.
12. Preserve the gabled roof configuration, stabilizing the structure during relocation as determined by a structural engineer. Repair and replace framing elements where necessary.
13. Rehabilitate the roofing system using grey or black 3-tab asphalt shingles, and retain original bargeboards, fascia boards, and exposed rafter tails where possible.
14. Ensure modern interventions like gutters and ventilation systems are unobtrusive and visually compatible; finish drainage elements per heritage colour guidelines.
15. Restore the chimney to its original configuration above the roofline and stabilize structurally as required.



1 HERITAGE BUILDING A & B EAST ELEVATION
1 : 100



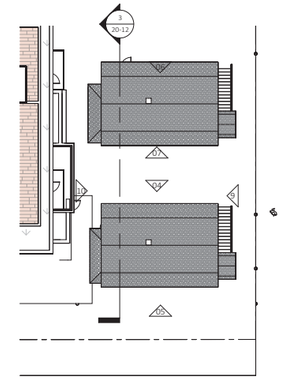
2 HERITAGE BUILDING A & B_WEST ELEVATION
1 : 100



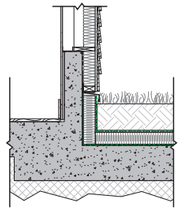
3 HERITAGE BUILDING A & B SECTION
1 : 100

LEGEND :

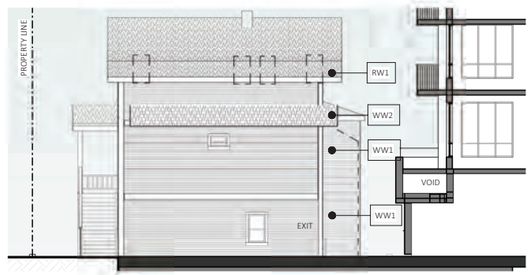
- EXISTING BUILDING ELEMENTS TO BE RETAINED
- ORIGINAL BUILDING ELEMENTS TO BE RECONSTRUCTED
- PROPOSED NEW BUILDING ELEMENTS
- EXISTING ELEMENTS TO BE DEMOLISHED



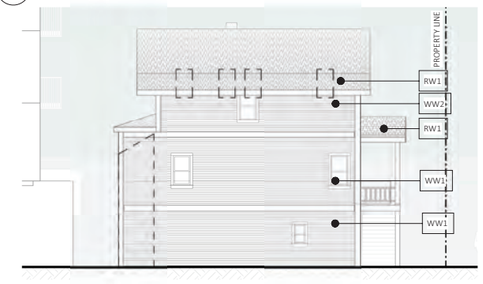
8 KEY PLAN - HERITAGE RETENTION
1 : 200



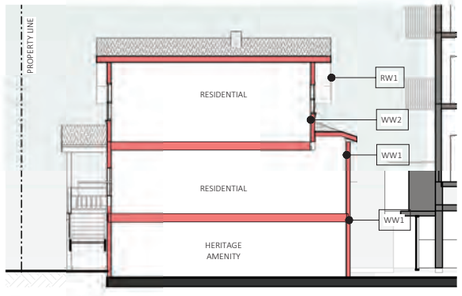
9 WALL TO FOUNDATION DETAIL
1 : 20



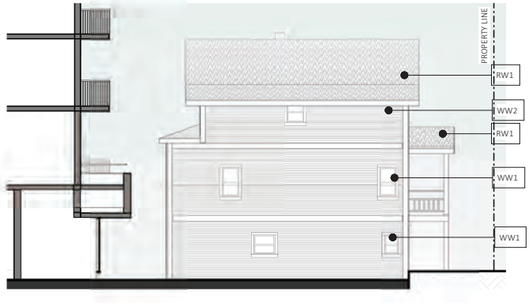
4 HERITAGE BUILDING A_NORTH ELEVATION
1 : 100



5 HERITAGE BUILDING A_SOUTH ELEVATION
1 : 100

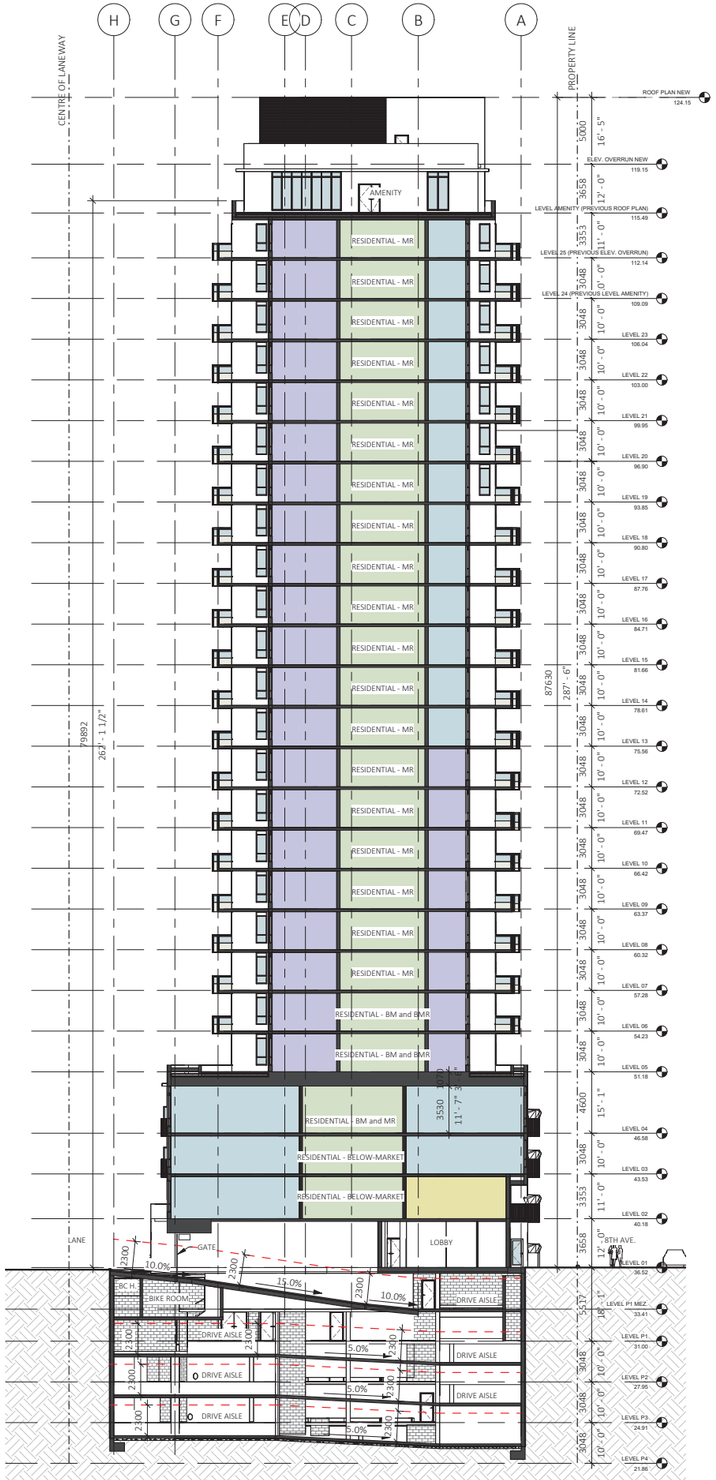


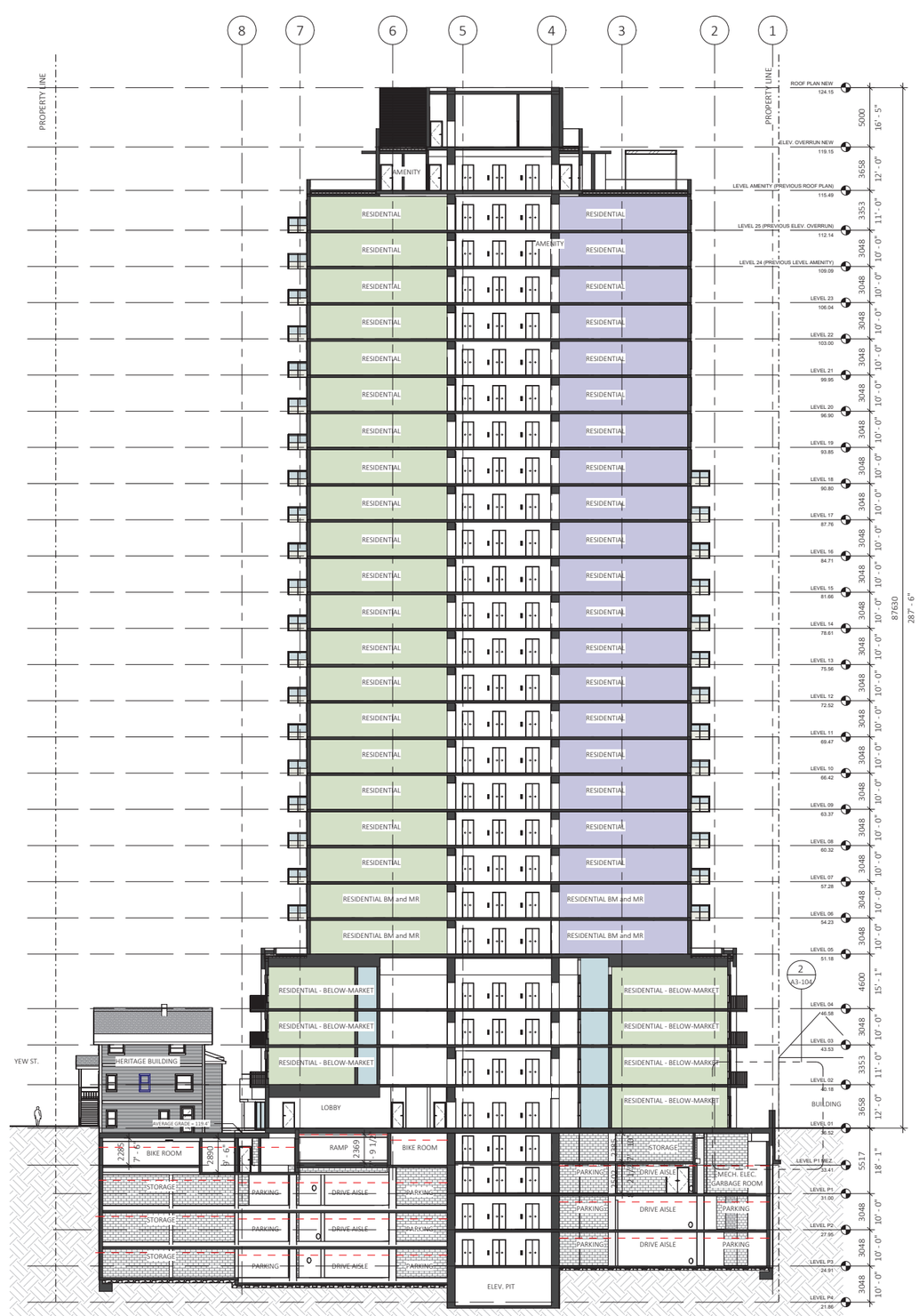
6 HERITAGE BUILDING B_NORTH ELEVATION
1 : 100



7 HERITAGE BUILDING B_SOUTH ELEVATION
1 : 100

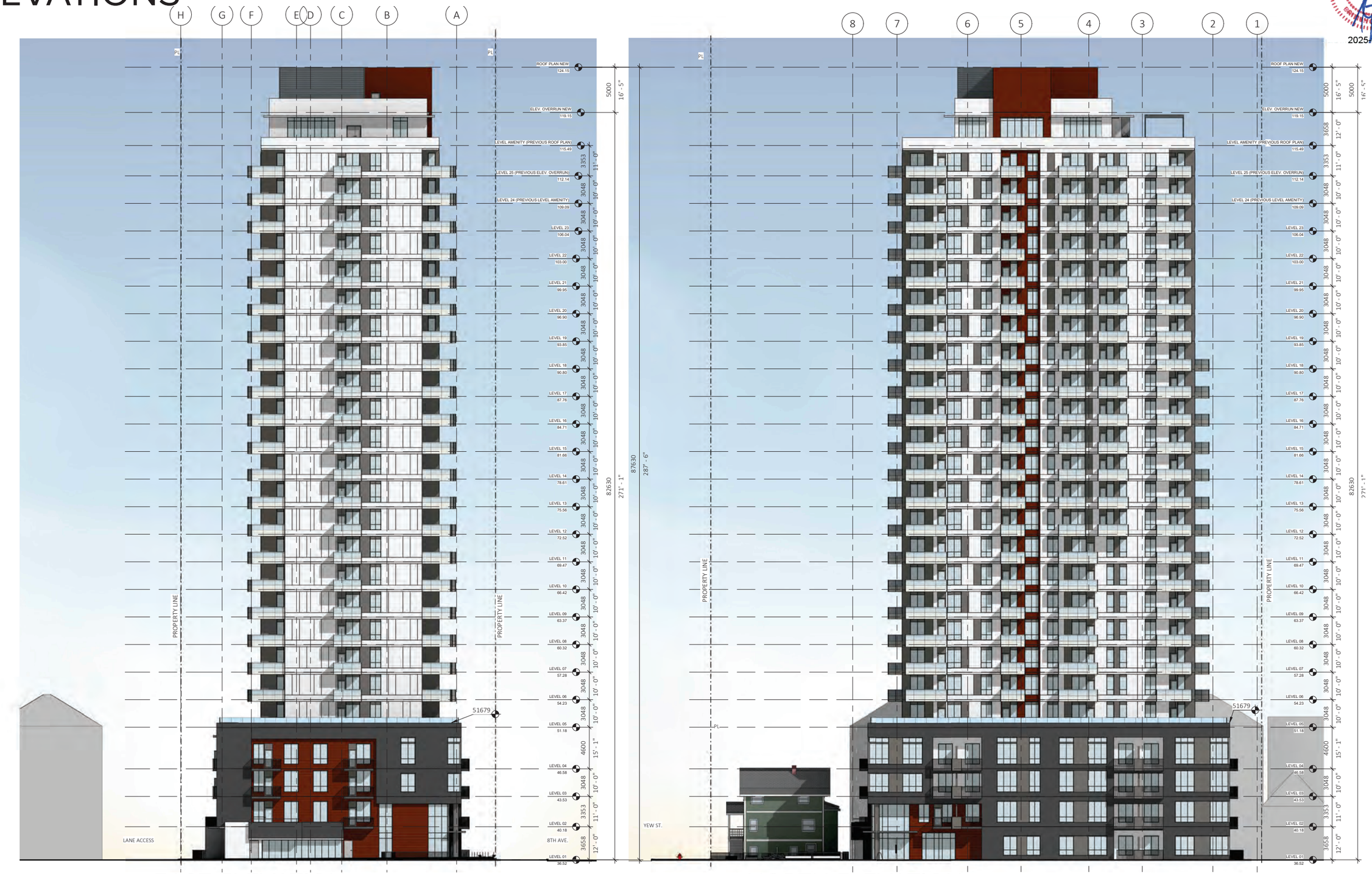
SECTIONS





2025-02-14

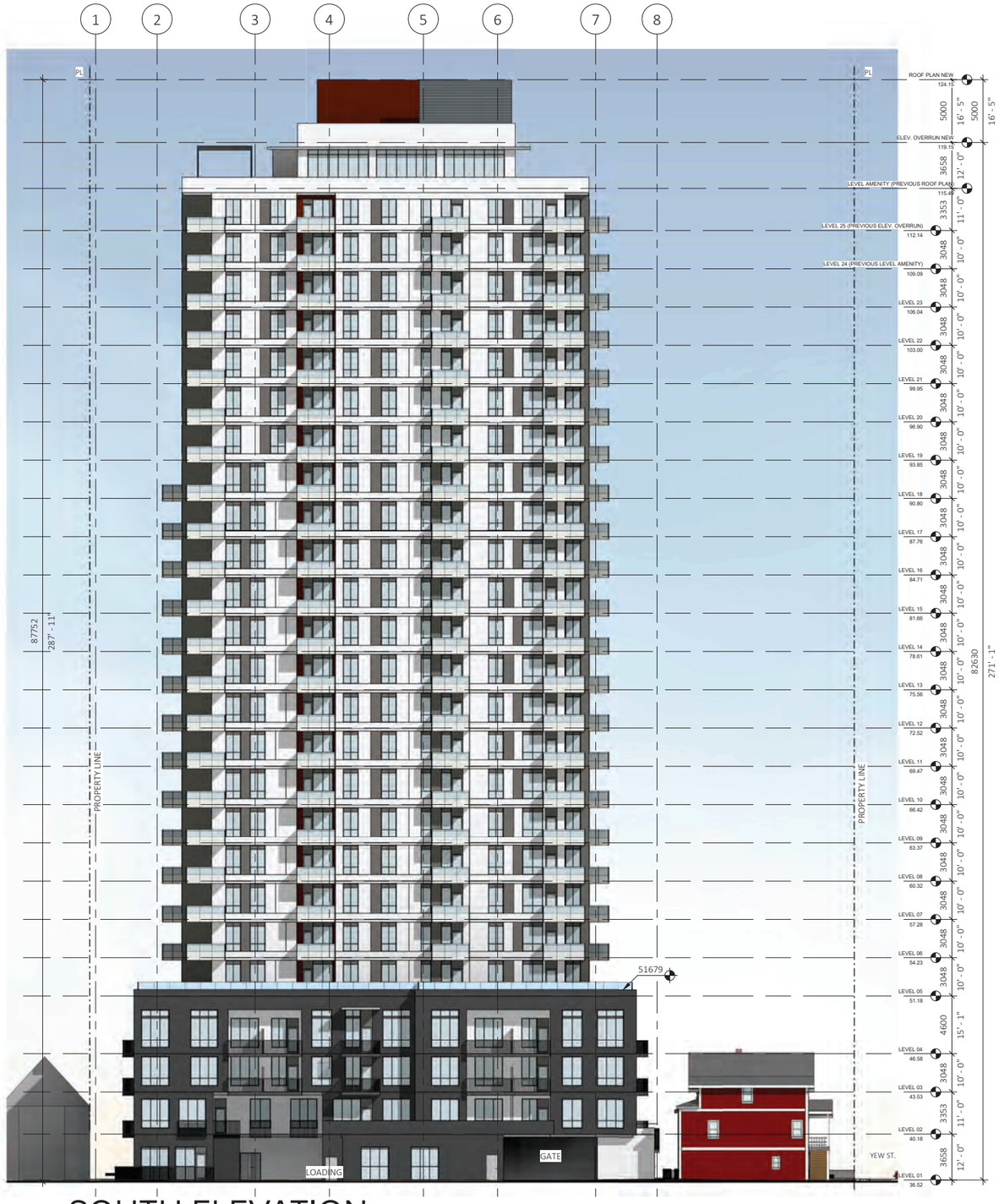
ELEVATIONS



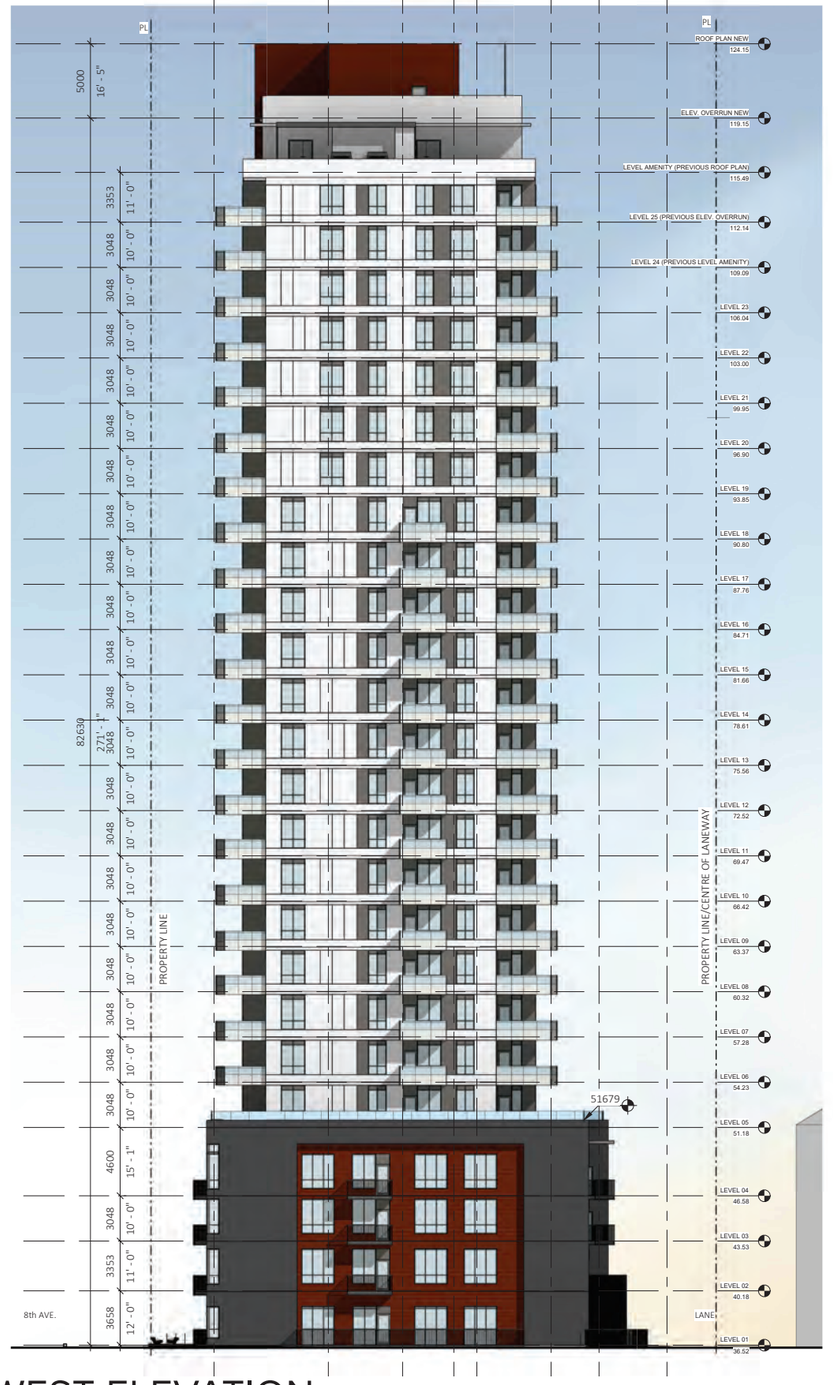
EAST ELEVATION

NORTH ELEVATION

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14



SOUTH ELEVATION



WEST ELEVATION

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14



WEST ELEVATION - HERITAGE HOMES

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

RENDERINGS



Rendering 1 - Corner of 8th Ave and Yew Street



Rendering 2 - View from Yew Street

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14



Rendering 3 - Heritage homes on Yew Street



Rendering 4 - Outdoor amenity next to heritage homes

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14



Rendering 5 - Tower entry



Rendering 6 - Aerial view of North facade

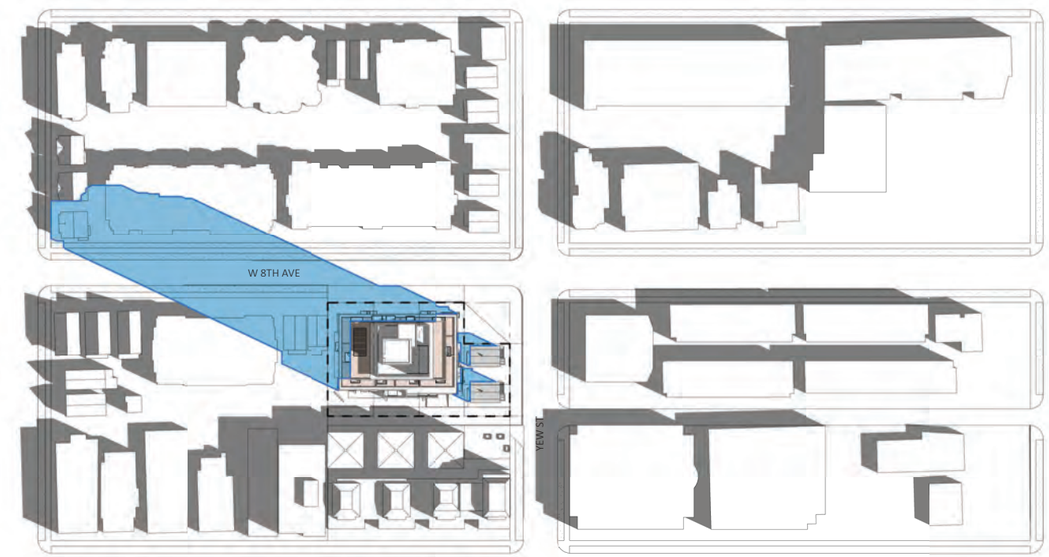




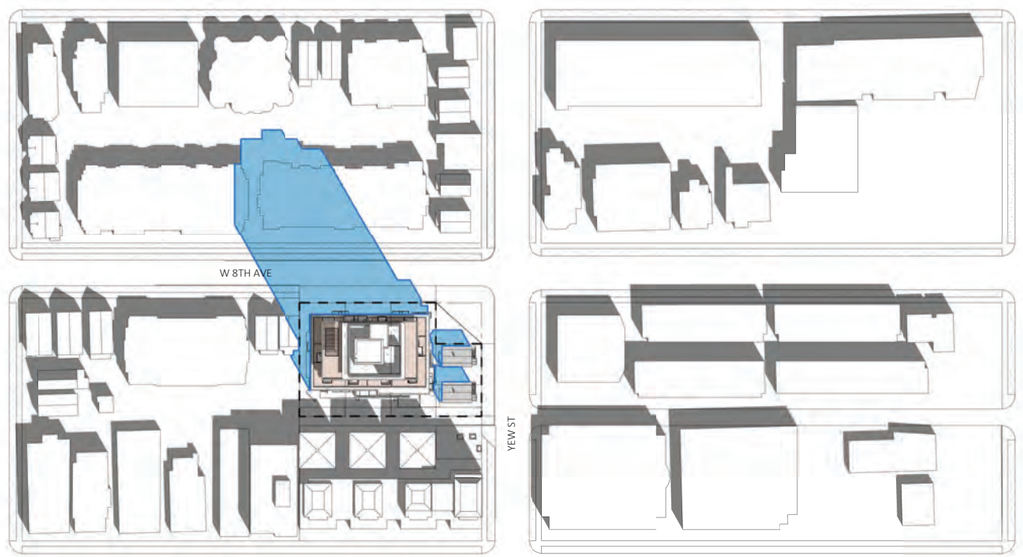


Rendering 7, 8 and 9 - Laneway views

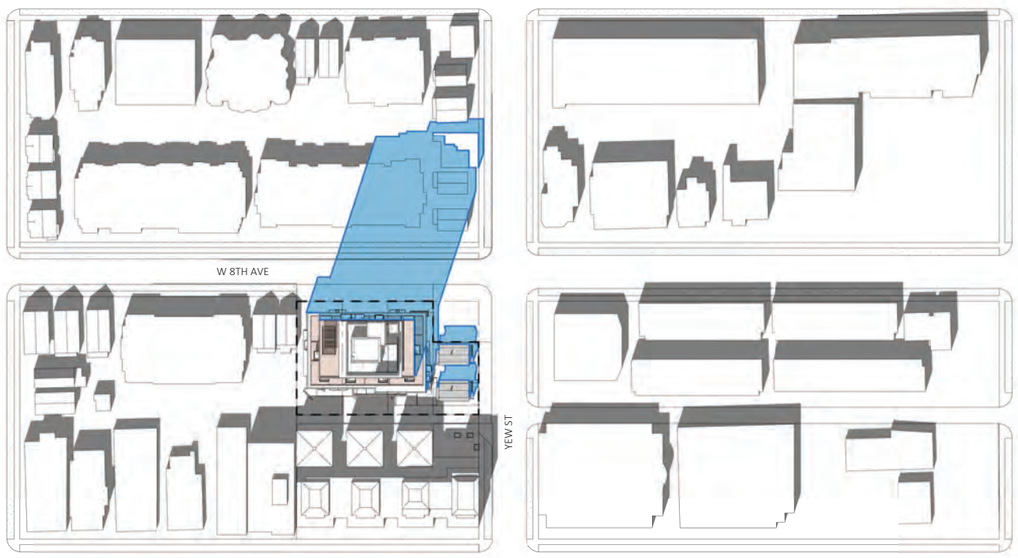
SHADOW STUDIES - MARCH 21



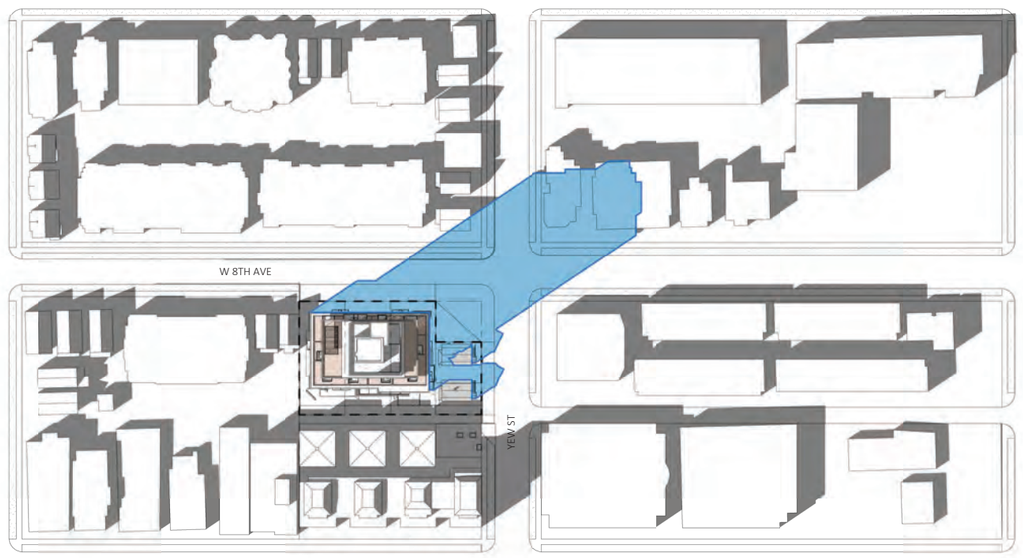
1 DD - March 21 10hrs
1 : 1000



2 DD - March 21 12hrs
1 : 1000

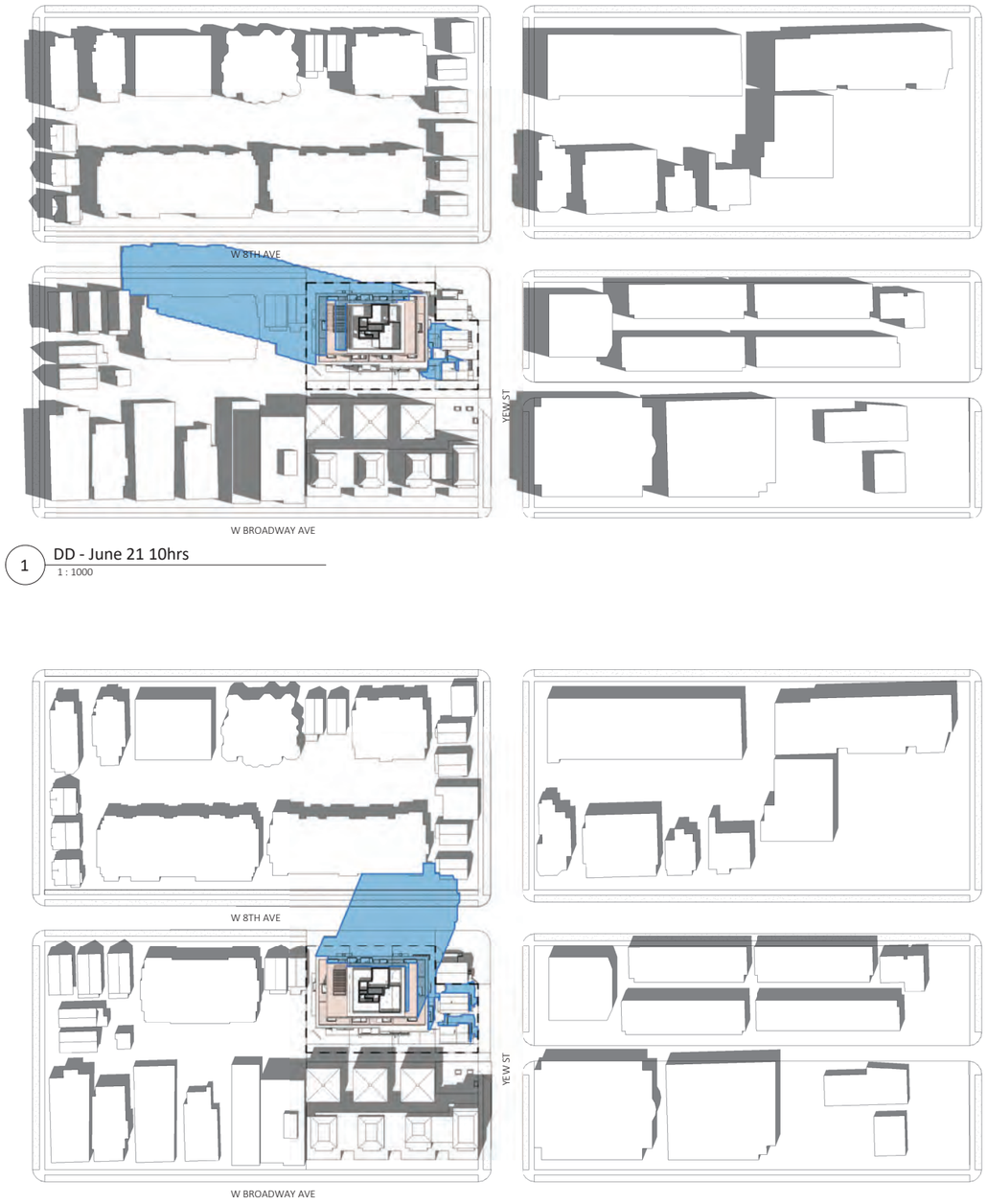


3 DD - March 21 14hrs
1 : 1000

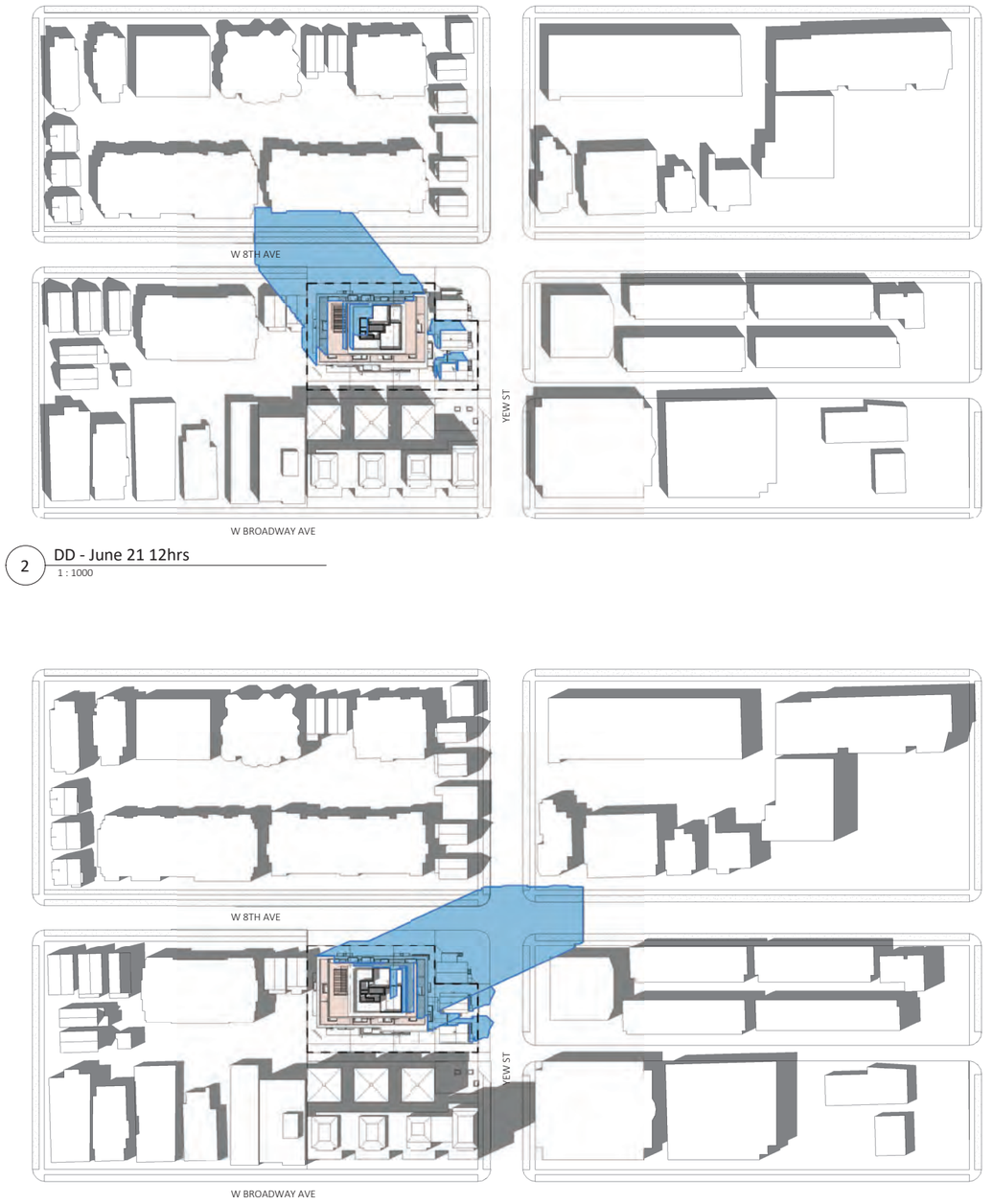


4 DD - March 21 16hrs
1 : 1000

SHADOW STUDIES - JUNE 21



1 DD - June 21 10hrs
1 : 1000

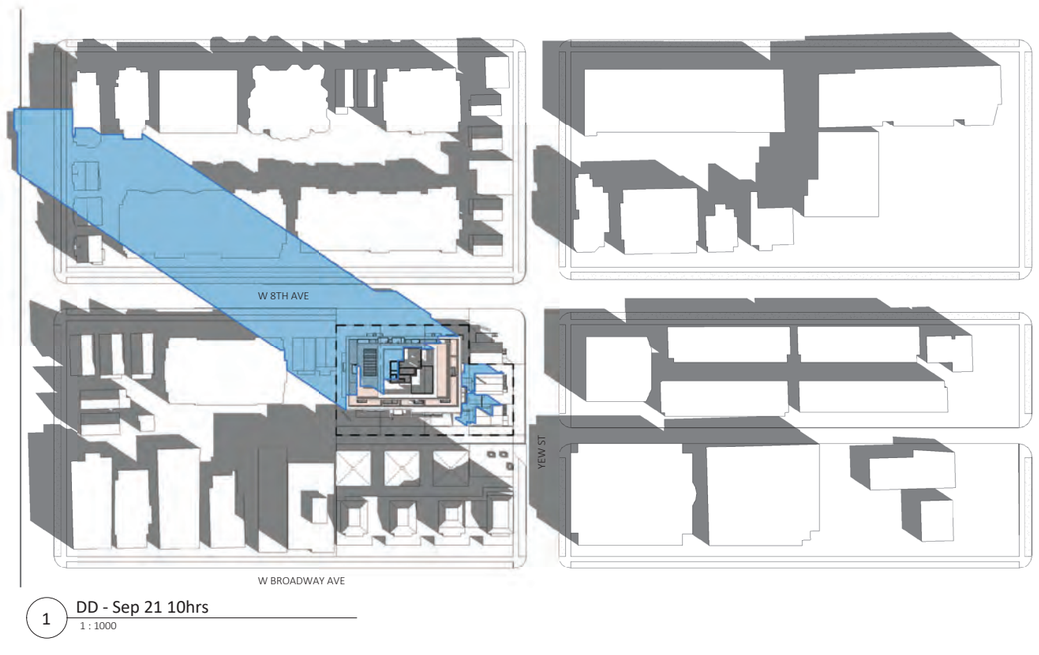


2 DD - June 21 12hrs
1 : 1000

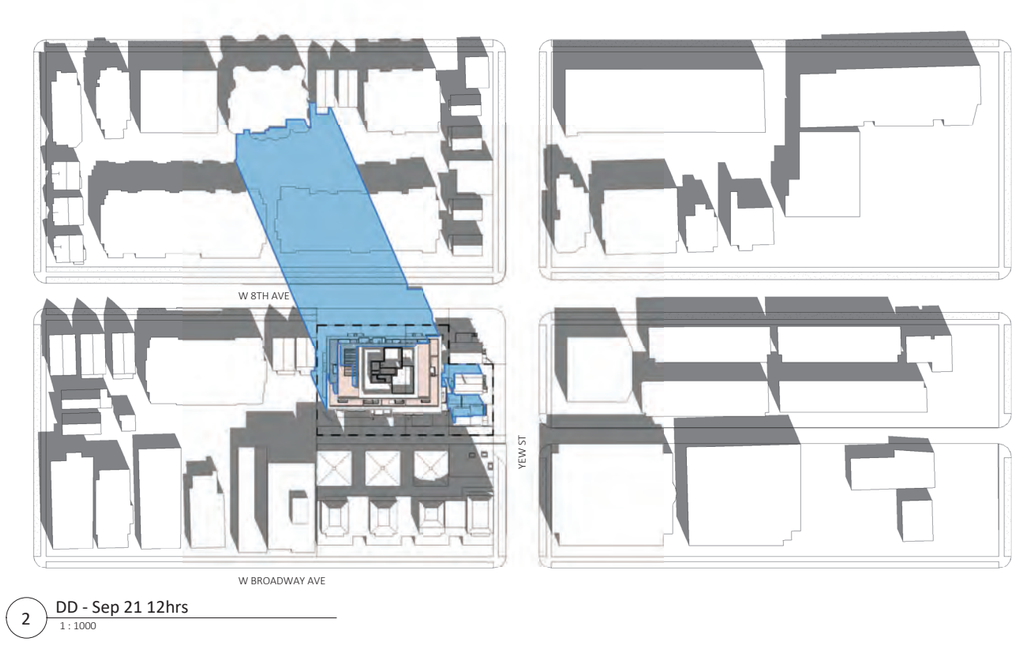
3 DD - June 21 14hrs
1 : 1000

4 DD - June 21 16hrs
1 : 1000

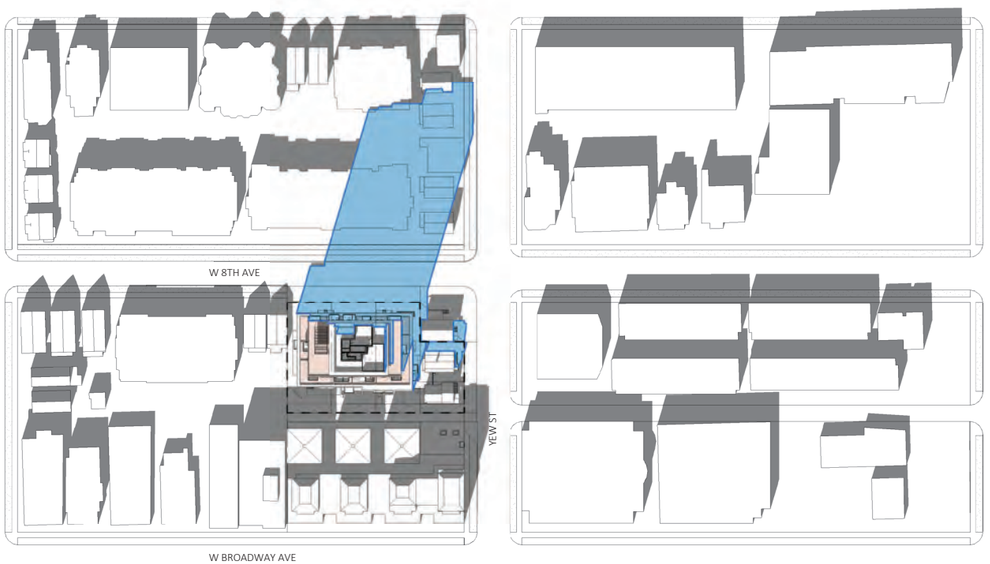
SHADOW STUDIES - SEPTEMBER 21



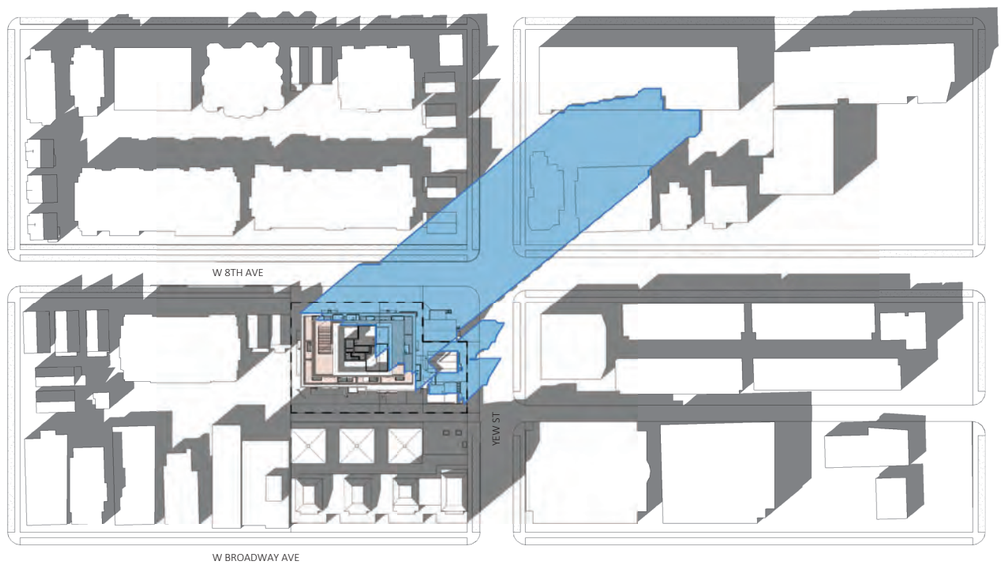
1 DD - Sep 21 10hrs
1 : 1000



2 DD - Sep 21 12hrs
1 : 1000



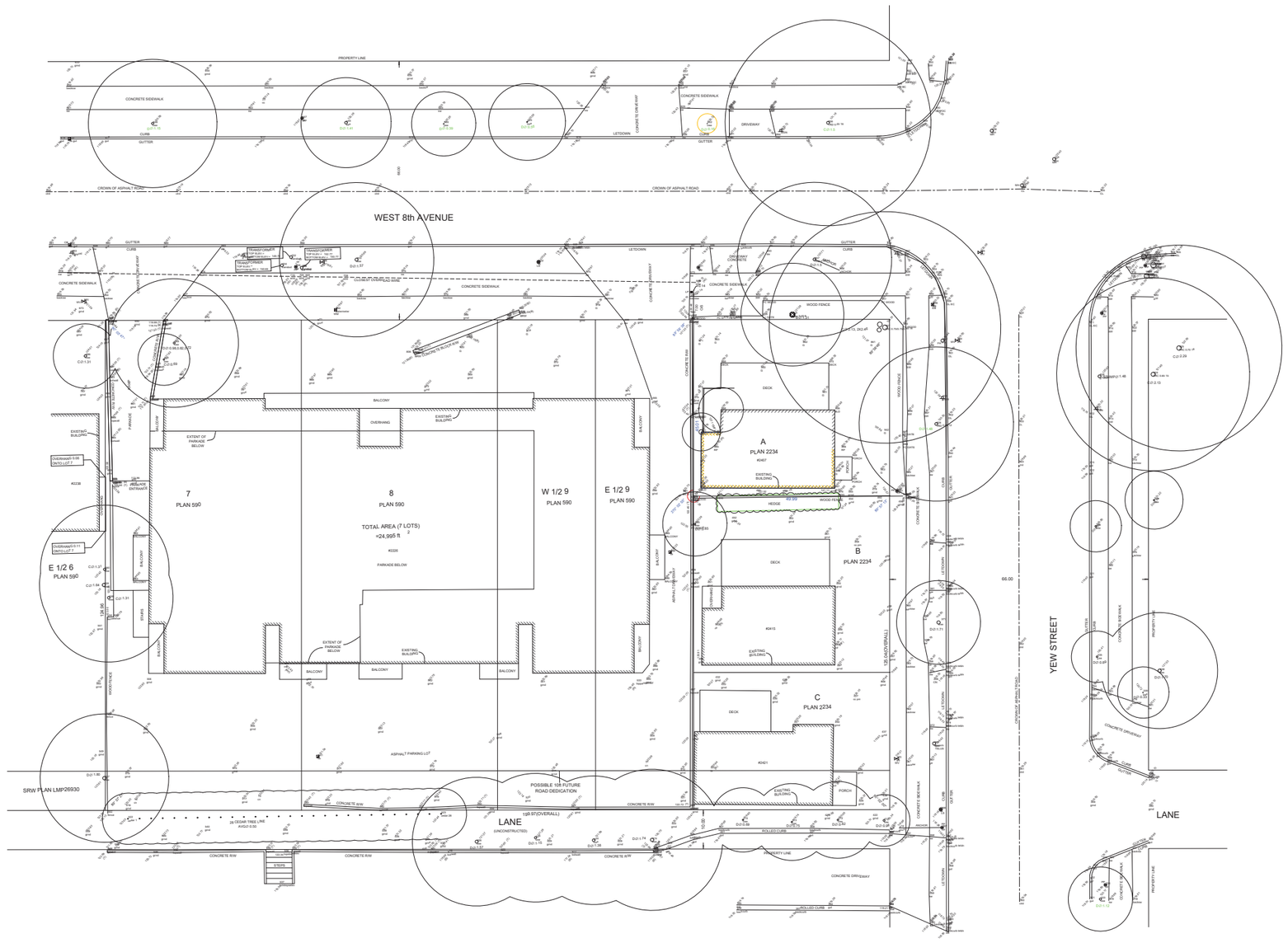
3 DD - Sep 21 14hrs
1 : 1000

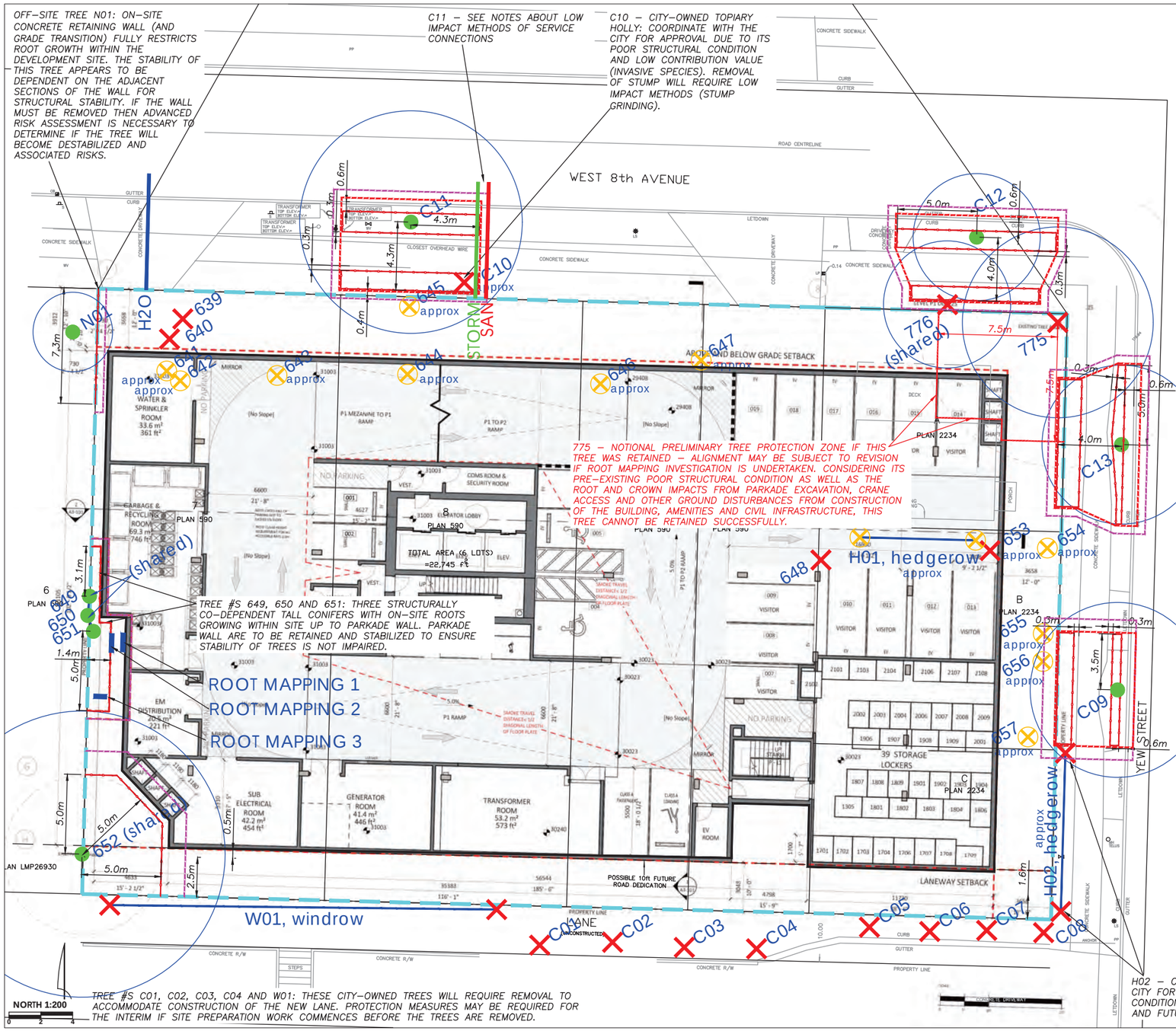


4 DD - Sep 21 16hrs
1 : 1000

REGISTERED ARCHITECT
STEFAN ABRU
BRITISH COLUMBIA
2025-02-14

LANDSCAPE DRAWINGS





NOTES: SERVICE AND UTILITY CONNECTIONS

- WE UNDERSTAND THAT THE CONNECTIONS FOR SERVICES AND UTILITIES ARE UNKNOWN AT THIS TIME.
- IF ANY UNDERGROUND SERVICE CONNECTIONS OR UTILITIES ARE PROPOSED IN PROXIMITY OF RETAINED TREES, THEN:

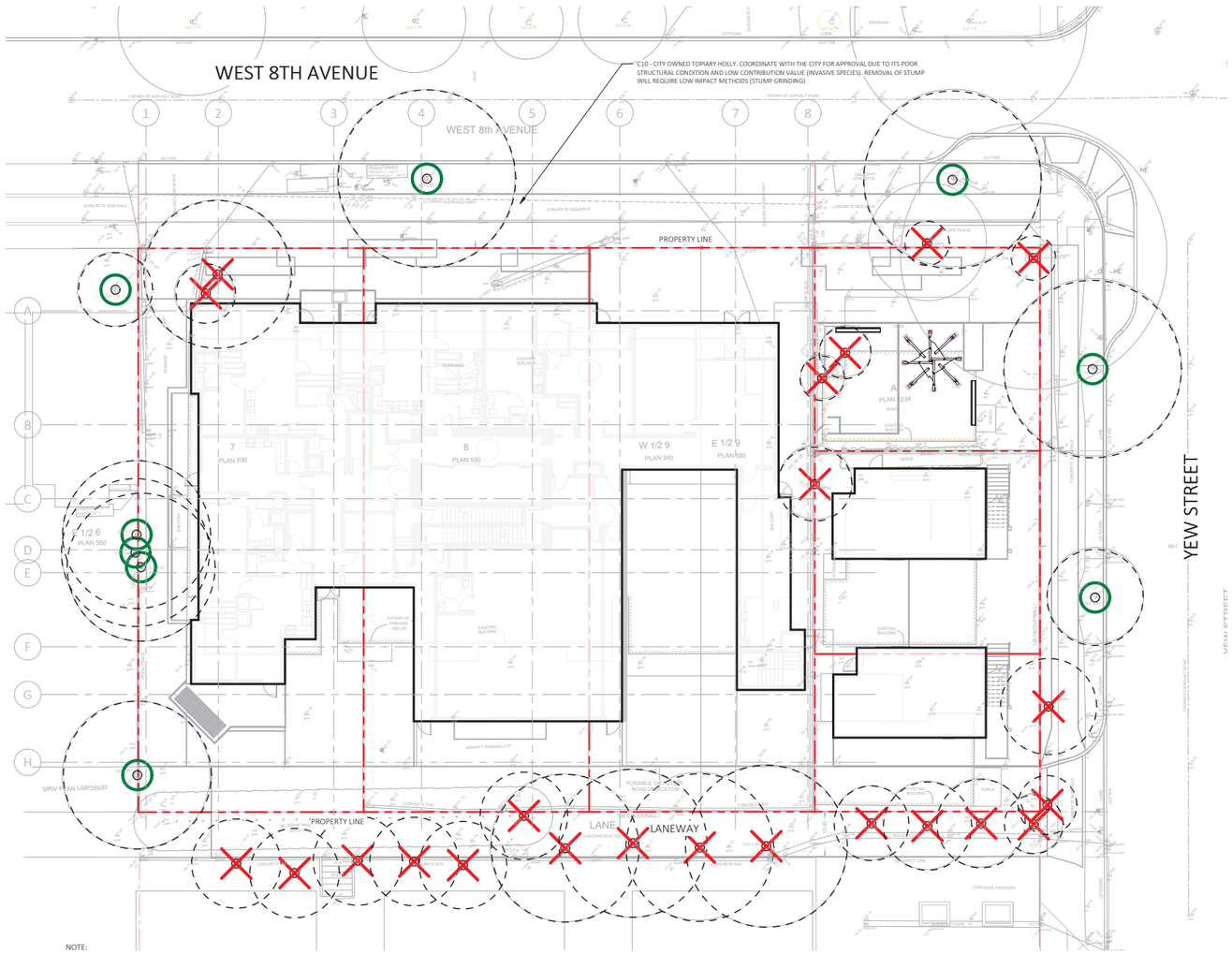
"TRENCHING FOR UTILITY CONNECTIONS TO BE COORDINATED WITH ENGINEERING DEPARTMENT TO ENSURE SAFE ROOT ZONES OF RETAINED TREES. TREE PROTECTION FOR STREET TREES TO BE PROVIDED AS PER ENGINEERING/PARK BOARD GUIDELINES."

- ALSO SEE "NOTES: STREET TREE PROTECTION" AND THE CITY "REQUIREMENTS WHILE WORKING WITHIN TREE PROTECTION ZONE" OF STREET TREES – THE BULLETIN IS COPIED HEREIN.

NOTES: STREET TREE PROTECTION

- STREET TREE PROTECTION MEASURES AND MANAGED ENCROACHMENTS ARE TO BE APPROVED IN ADVANCE BY THE CITY ARBORIST. IF STREET TREES ARE PROPOSED TO BE REMOVED, THEY WILL BE SUBJECT TO APPROVAL FROM THE CITY VIA REFERRAL TO THE CITY ARBORIST.
- THE TREE PROTECTION BARRIERS DO NOT REFLECT THE FULL EXTENT OF THE TREE PROTECTION ZONES
  STREET TREE PROTECTION BARRIERS CANNOT IMPEDE VEHICULAR AND PEDESTRIAN USES AND ARE TO BE ALIGNED; IN THE CASE OF SIDEWALK PLANTERS OR GRATES, AT EDGES OF THE PLANTER/HARDSCAPE INTERFACES. THE HARDSCAPES ADJACENT TO THE BARRIERS ARE TO REMAIN INTACT AS A COMPONENT OF THE TREE PROTECTION, OR IN THE CASE OF SOFT LANDSCAPE PLANTING STRIPS OR BOULEVARDS, AT SETBACKS AS DIMENSIONED HEREIN AND AT AN OFFSET 0.6M FROM BACK OF CURB AND 0.3M FROM SIDEWALK EDGE.
- ROOT PROTECTION ZONES EXTEND THROUGH THE SOFT LANDSCAPE ZONE AS WELL AS UP TO AND BELOW EXISTING HARDSCAPES ADJACENT TO STREET TREES (I.E. CURBS AND SIDEWALKS) AND ALL RESTRICTIONS AND LIMITATIONS FOR TREE PROTECTION ARE APPLICABLE IN THOSE ZONES. IF THE HARDSCAPE IS TO BE REMOVED AND REPLACED, THE METHODS AND MATERIALS FOR THOSE WORKS ARE SUBJECT TO LIMITATIONS ON METHODS AND MATERIALS, AND REQUIRES SUPERVISION FROM THE PROJECT ARBORIST. THESE PROTECTION SETBACKS MUST BE CLEARLY SHOWN ON ALL RELATED DESIGN DRAWINGS. THE DRAWINGS MUST BE PROVIDED TO THIS OFFICE FOR REVIEW OF TREE IMPACTS AND MITIGATION IN ADVANCE OF FINALIZING THOSE DESIGNS.
- TO MEET CITY REQUIREMENTS AND STANDARDS FOR STREET TREE PROTECTION, THE PROJECT IS RESPONSIBLE TO NOTIFY THIS OFFICE PRIOR TO ANY MOBILIZATIONS FOR ANY WORK (DEMOLITION, SITE PREPARATION OR CONSTRUCTION) ON THE SITE OR WITHIN THE PUBLIC REALM, AND TO ARRANGE FOR A PRE–CON MEETING FOR WORK PLAN AND CONSTRUCTION LOGISTICS APPROVAL (INCLUDING SITE HOARDING, SITE OFFICE, TEMPORARY PEDESTRIAN ACCESS, STORMWATER MANAGEMENT, ACCESS/EGRESS, CRANE SETUP AND OPERATION AND OTHER GENERAL CONSTRUCTION RELATED LOGISTICS)
- ALL CIVIL ROADWORKS OR INFRASTRUCTURE WORKS THAT ARE PLANNED WITHIN VICINITY OF STREET TREES WILL REQUIRE CONSIDERATION OF THE PROTECTION OF ROOTS AND CROWNS OF THE STREET TREES AND WILL REQUIRE ON–SITE SUPERVISION AND DIRECTION FROM THIS OFFICE PRIOR TO COMMENCING ANY OF THOSE WORKS.
- ANY PRUNING OF THE STREET TREES THAT MAY BE REQUIRED FOR THE PROJECT WILL BE LIMITED IN SCOPE TO BE COMPLIANT WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES AND ANSI A300 STANDARDS. ALL PRUNING REQUESTS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST WHO WILL PROVIDE GUIDANCE TO THE PROJECT TEAM AND ALSO LIAISE WITH THE CITY ARBORIST FOR ADVANCE APPROVAL. PRUNING IS BE PERFORMED BY A CITY APPROVED TREE SERVICE CONTRACTOR AT THE DEVELOPERS COST – WITH ADVANCE NOTIFICATION TO CITY AND UNDER THE ON–SITE DIRECTION OF THE PROJECT ARBORIST.
- CIVIL ROADWORKS, UTILITY WORKS AND SIDEWALK CONSTRUCTION REQUIRE LOW IMPACT METHODS OF SITE PREPARATION, TRENCHING AND CONSTRUCTION AS PRESCRIBED OR DIRECTED BY THE PROJECT ARBORIST THAT MUST BE IMPLEMENTED BY THE CONTRACTOR.

H02 – CITY–OWNED LAUREL HEDGEROW: COORDINATE WITH THE CITY FOR APPROVAL TO REMOVE DUE TO ITS POOR STRUCTURAL CONDITION AND LOW CONTRIBUTION VALUE TO THE CURRENT AND FUTURE LANDSCAPE.

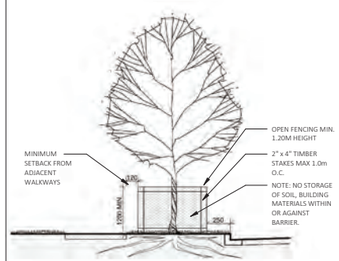


1 TREE MANAGEMENT PLAN
1 : 150

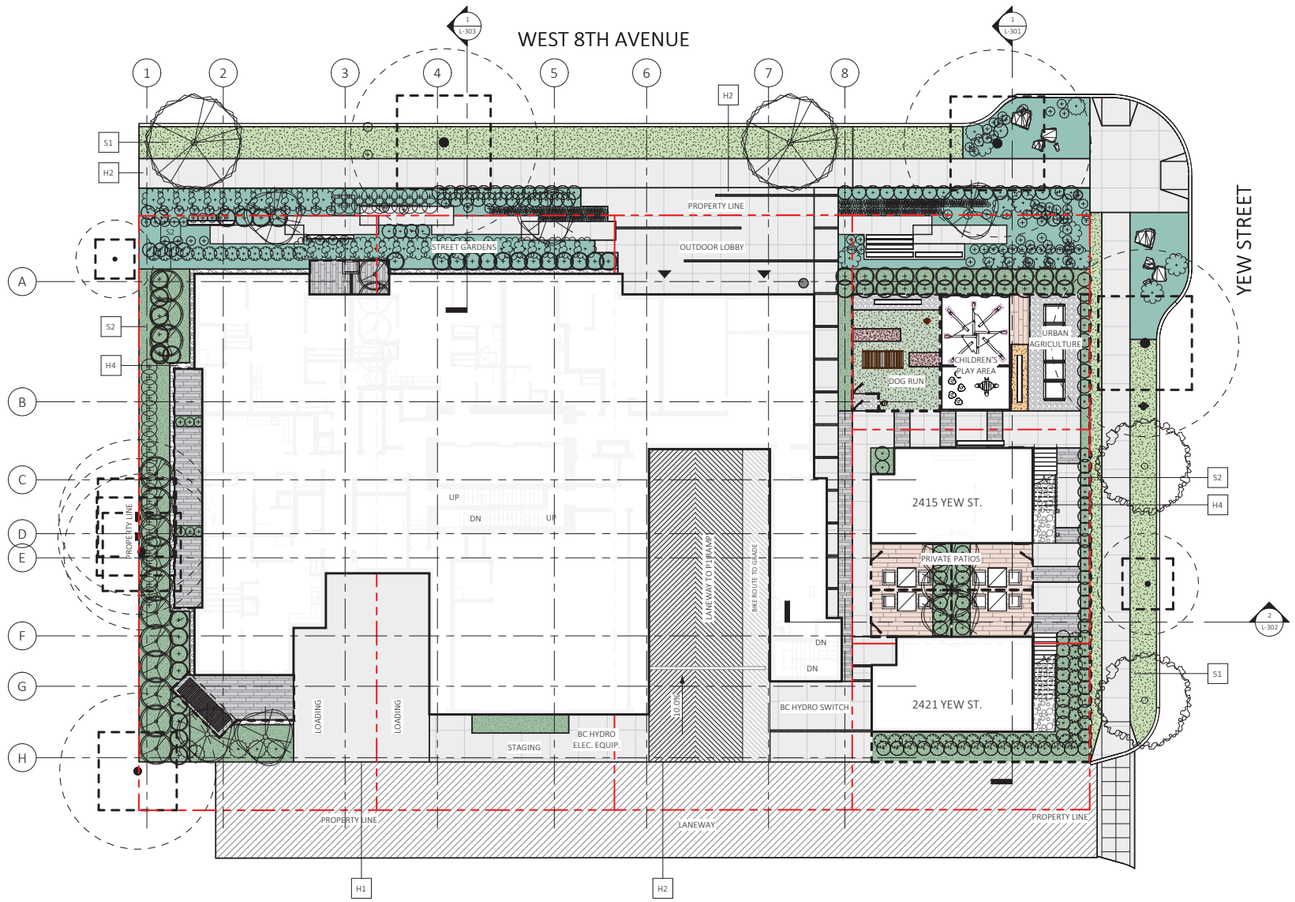
LEGEND

TREE TO BE PROTECTED

TREE TO BE REMOVED



NOTES:
1. TREE PROTECTION BARRIERS MUST BE AT LEAST 1.20M IN HEIGHT AND CONSTRUCTED OF EITHER, SNOW FENCING SECURELY FASTENED TO 2x4 TIMBER STAKES OR METAL STAKES, SPACED NO FURTHER THAN 1.00M APART.
2. INSTALL AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED, AS SHOWN ON PLANS AND/OR ARBORIST REPORT, AND SHALL COMPLETELY ENCIRCLE TREE(S).
3. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ON SITE.
4. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE VPB ARBORIST.
5. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED UNLESS APPROVED BY THE VPB ARBORIST.
6. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE VPB ARBORIST AND WITH PRIOR APPROVAL.
7. WHERE SOME EXCAVATE OR FILL HAS TO BE TEMPORARILY LOCATED NEAR A TREE PROTECTION BARRIER, PLYWOOD MUST BE USED TO ENSURE NO MATERIAL ENTERS THE TREE PROTECTION ZONE.
8. FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS.



1 LANDSCAPE PLAN - LEVEL 1
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

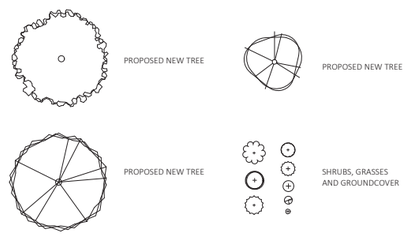
SOFTSCAPE

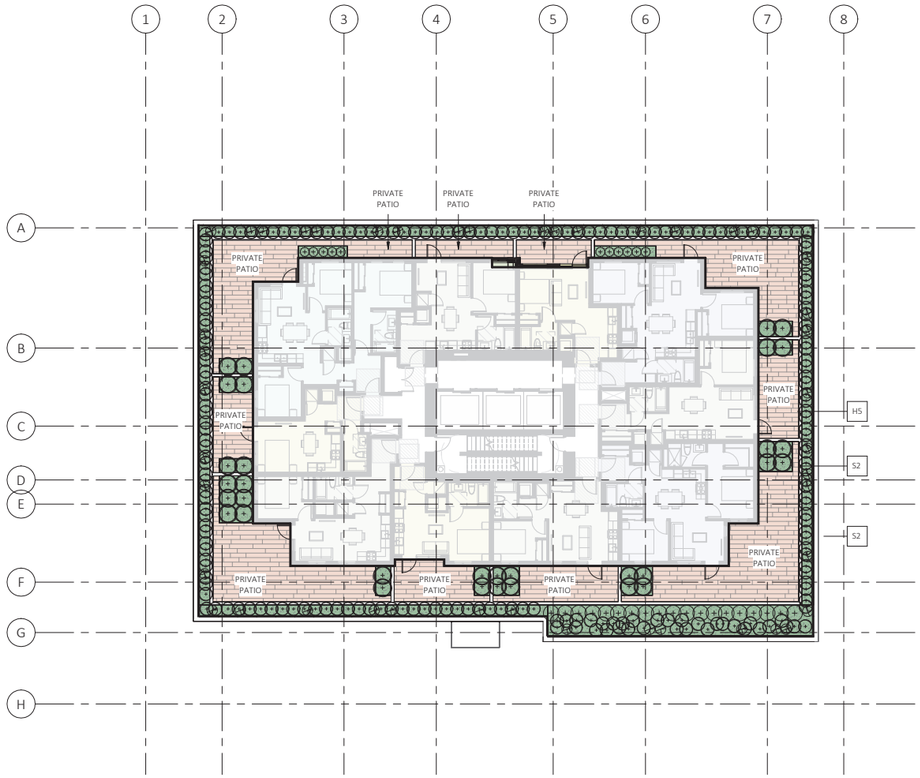
S1	**TURFGRASS - SEED OR SOD** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S2	**PLANTING BED** 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S3	**RAIN GARDEN** 450-600 mm MIN. GROWING MEDIUM	
S4	**BARK MULCH** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	
F5	**3' HIGH FENCE** Model: TBD Manufacturer: TBD	

PLANTING





1 LANDSCAPE PLAN - LEVEL 5
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

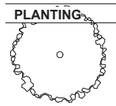
SOFTSCAPE

S1	**TURFGRASS - SEED OR SOD** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S2	**PLANTING BED** 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S3	**RAIN GARDEN** 450-600 mm MIN. GROWING MEDIUM	
S4	**BARK MULCH** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	
F5	**3' HIGH FENCE** Model: TBD Manufacturer: TBD	

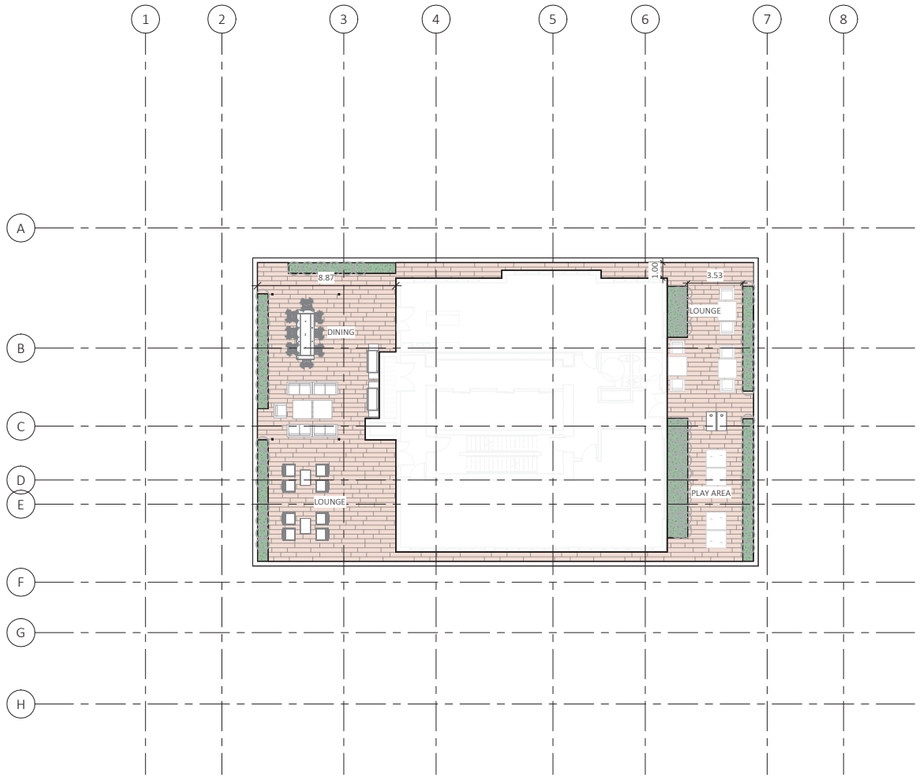
PLANTING


PROPOSED NEW TREE


PROPOSED NEW TREE


PROPOSED NEW TREE


SHRUBS, GRASSES AND GROUNDCOVER



1 LEVEL AMENITY
1 : 150

HARDSCAPE

H1	**CAST-IN-PLACE CONCRETE PAVEMENT - VEHICULAR** Colour: Natural Finish: Medium Broom - Tooled Joint	
H2	**CAST-IN-PLACE CONCRETE PAVEMENT - PEDESTRIAN** Colour: Natural Finish: Medium Broom - Tooled Joint	
H3	**DECORATIVE PAVEMENT TYPE 1** Colour: TBD Finish: TBD	
H4	**GRAVEL / DRIP STRIP** Material: 1" Round rock Colour:	
H5	**DECORATIVE PAVEMENT TYPE 2** Colour: TBD Finish: TBD	
H6	**RUBBERIZED SURFACE** Colour: TBD Finish: TBD	

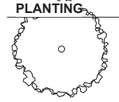
SOFTSCAPE

S1	**TURFGRASS - SEED OR SOD** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S2	**PLANTING BED** 450 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	
S3	**RAIN GARDEN** 450-600 mm MIN. GROWING MEDIUM	
S4	**BARK MULCH** 150 mm MIN. Growing Medium Depth Refer to Planting Plan for species and quantities	

SITE FURNISHINGS

F1	**BENCH** Model: TBD Manufacturer: TBD	
F2	**BOULDER** Model: TBD Manufacturer: TBD	
F3	**OUTDOOR FURNISHINGS** Model: TBD Manufacturer: TBD	
F4	**CHILDREN'S PLAY STRUCTURE** Model: TBD Manufacturer: TBD	
F5	**3' HIGH FENCE** Model: TBD Manufacturer: TBD	

PLANTING


PROPOSED NEW TREE


PROPOSED NEW TREE


PROPOSED NEW TREE


SHRUBS, GRASSES
AND GROUNDCOVER



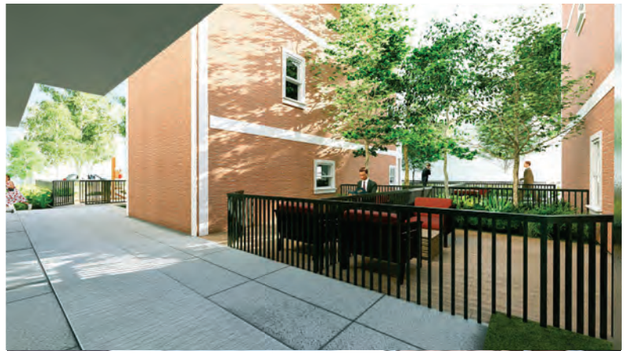
PRIVATE PATIOS



URBAN AGRICULTURE



COURTYARD



PRIVATE PATIOS



ROOFTOP AMENITY



STREET GARDEN

REPRESENTATIVE PLANT PALETTE

TREES

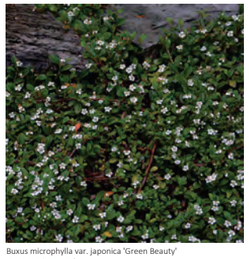


Prunus Serrulata 'Shirotae'
Mount Fuji Cherry



Quercus Palustris
Pin Oak

SHRUBS



Buxus microphylla var. japonica 'Green Beauty'
Japanese Boxwood



Blechnum spicant
Deer fern



Jasminum nudiflorum
Winter Jasmine



Polystichum munitum
Western Sword Fern



Vaccinium angustifolium
Low blueberry



Vaccinium ovatum
Evergreen huckleberry



Lavendula augustifolia
True Lavender

GRASSES



Carex flacca
Blue Sedge



Juncus effusus
Common Rush



Panicum spp.
Panic Grass

ON BEHALF OF

EIGHTH AND YEW LP

AND

FRANCL ARCHITECTURE INC

THANK YOU