625-691 W33RD AVE

REZONING APPLICATION | 23 MAY 2024

MATCHPOINT gbl

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View looking west along West 33rd Avenue

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OVERVIEW

GBL Architects are proposing to rezone the site located at 625-691 West 33rd Avenue, from RS-1 to CD-1. This project is located in the Queen Elizabeth neighbourhood in the Cambie Corridor Plan, and is envisioned to be a mixed-use building following the C-2 zoning and guidelines. The project extends an entire block with Heather St to the west and a lane to the east. The building faces the major artery of West 33rd Avenue to the south, and lane to the north.

The project site is located kitty-corner to the large Heather Lands master-planned neighbourhood. The future size and scale of the Heather Lands buildings are a major contributor to the overall massing of this proposal.

We believe this proposal will be an important contribution to the evolution of the Cambie corridor and the City of Vancouver as it provides much-needed housing for the neighbourhood. Not only is the quantity of housing relevant, but the wide range of housing types allow for a multitude of residents to live in one building. The large amount of commercial facing West 33rd Avenue will provide much-needed neighbourhood-serving retail to the area.

2.65 FSR

7 Storeys

54 Apartments

10 CRUs

18 Studio Lofts

10 3-Level Townhouses



1 | CONTEXT

CAMBIE CORRIDOR PLAN

The project is located within the Cambie corridor, and specifically in the Queen Elizabeth neighbourhood. The project complies with the strategic directions as outlined in the Cambie Corridor Plan.





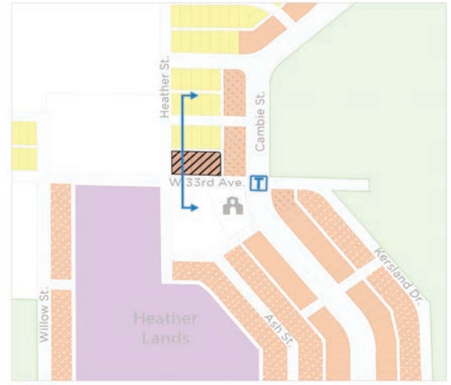


Uses: Mixed-use
Density: Up to 2.0 FSR
Height: Up to 4 storeys

- A mix of commercial uses, which may include retail, service, or community-serving uses, is required at grade
- C-2 zoning and guideline provisions will generally guide the form of development for this site
- Full block assembly is encouraged
- Smaller assemblies will be considered with the provision of:
  - shared parking access for future developments
  - zero-lot line adjacent to future development
- Careful consideration should be given to the eastern lane to create a positive interface with adjacent residential area
- Grade changes should be carefully considered for loading purposes
- Development proposals will include required public realm features (i.e., street trees, wide setbacks and flexible space in front of retail). See *Cambie Corridor Public Realm Plan*.

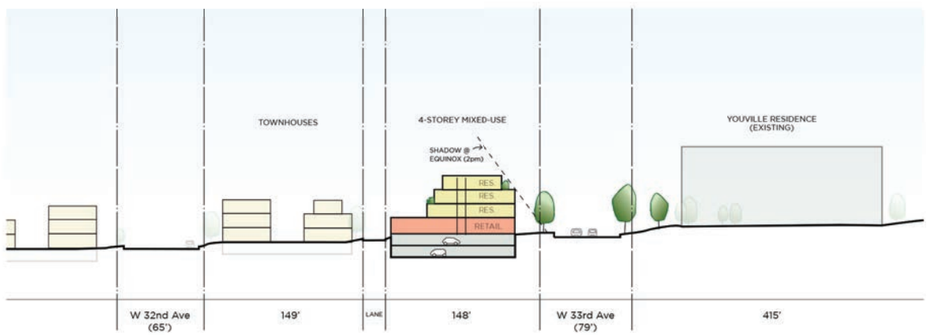
Refer to the Built Form Guidelines (Chapter 5) for more information.

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5



Mixed-use (up to 4 storeys)





Representative Section: 33rd Avenue between Cambie and Heather Street

Housing Mix Policy for Rezoning Projects - 2016

Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units, including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units. The proposal exceeds this requirement with 57.3% family units proposed.

C2 Guidelines - 2023

The Cambie Corridor Plan refers to C-2 Zoning guidelines to guide the form of development of the site. The project massing has been developed following these guidelines.

Green Buildings Policy for Rezoning - 2017

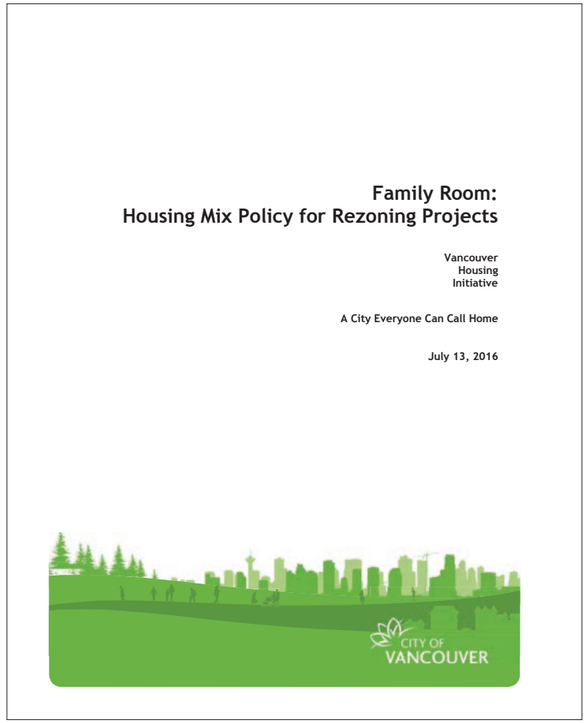
A Sustainable Design Strategy confirming that the design is on target to meet the requirements of the policy is required as part of the rezoning application. The following documents are submitted as part of this rezoning application:

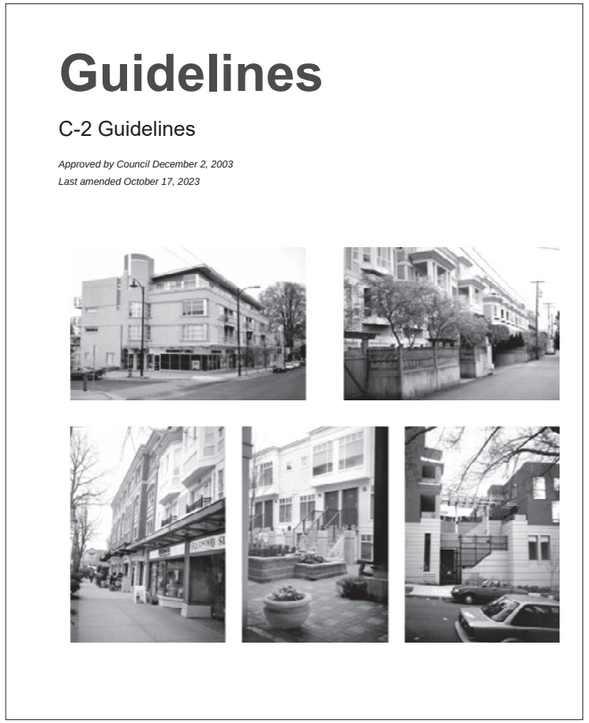
-Brief summary of strategies and measures
-Preliminary embodied emissions calculations
-The site IRMP
-Commitment by the owner to meet this requirements

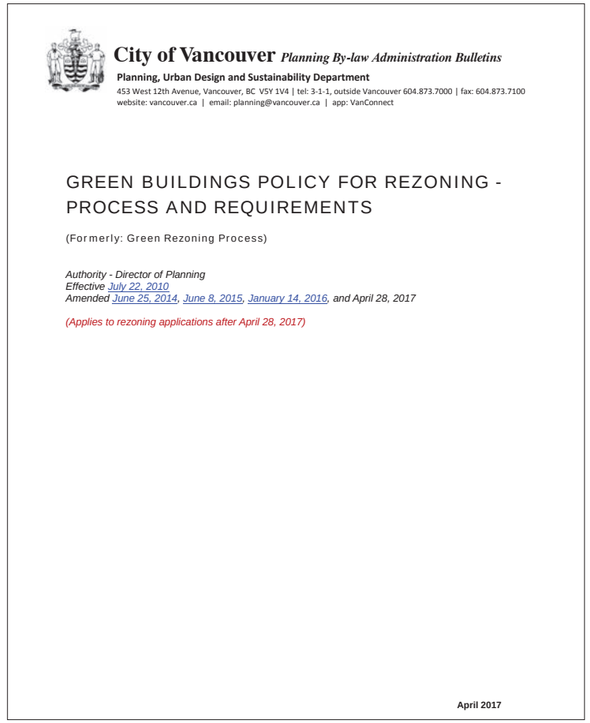
High-Density Housing for Families with Children Guidelines - 1992

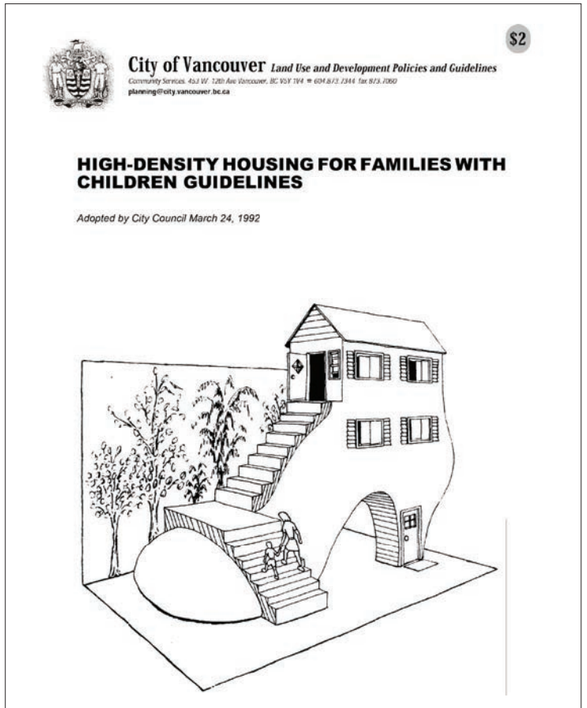
The intent of the guidelines is to address the key issues of site, building and unit design which relate to residential livability for families with children.

The proposal follows these guidelines, with more than 50% of the units sized for families (2br, 3br and 4br). Amenity spaces meet the intent of this guideline by providing ample indoor and outdoor space for residential use. There are various large open spaces with different levels of privacy and sociability.









T KING EDWARD
CANADA LINE STATION

KING EDWARD

MAIN ST

H

SITE

W33RD AVE

OAK STREET

ENLARGED PLAN EXTENTS

CAMBIE STREET

W41ST AVE

T OAKRIDGE/41ST AVE
CANADA LINE STATION

OAK STREET
HEATHER ST
CAMBIE ST
W33 AVE
W37 AVE
KING EDWARD CANADA LINE STATION
890M TO
800M
10 MIN WALK
400M
5 MIN WALK
OAKRIDGE/41ST AVE STATION
920M TO

MAP LEGEND

PARKS
1 Queen Elizabeth Park
2 Van Dusen Botanical Garden
3 Oak Meadows Park
4 Douglas Park
5 Hillcrest Park & Sports Centre

SCHOOLS
6 Ecole Rose-des-Vents/Jules-Verne
7 Eric Hamber Secondary School

HEALTHCARE BUILDINGS
8 Women's Hospital
9 BC Children's Hospital

RELIGIOUS BUILDINGS
10 Oakridge Seventh-Day Adventist Church
11 Holy Name of Jesus Parish
12 Roman Catholic Archdiocese of Vancouver

MASTERPLANNED DEVELOPMENTS
13 Heather Lands
14 Oakridge Transit Centre

1.3 SITE ADJACENCIES

NORTH LANE

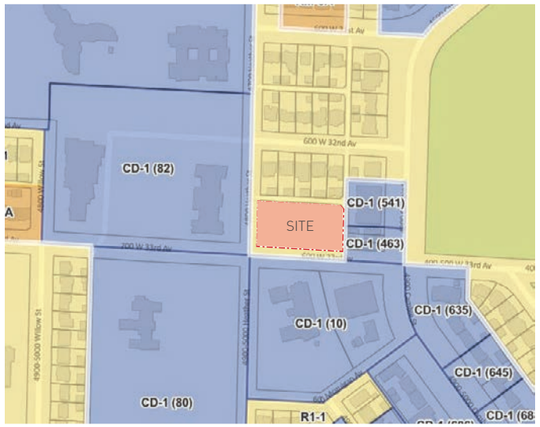
View Looking East along North Lane

2 | SITE

The site is located at 625-691 West 33rd Avenue and is currently zoned as R1-1. It is comprised of five (5) single family lots that will be consolidated to form one single project site of 3,869 m2 (41,646 SF).

The neighborhood is made up of an eclectic mix of uses with a church, senior care facilities, community facilities and low and mid-rise residential located close by. The site falls under the Cambie Corridor Phase 3 Plan (Section 4.2.5).

To the southwest, the masterplanned rezoned MST Heather Lands project envisions multiple high-rise towers and mid-rise buildings on the 21 acre site located between West 33rd Ave and West 37th Ave.



This site is one of the last single-family home parcels facing West 33rd Avenue in this vicinity (Between Cambie Street and Willow Street).

1.4 CONTEXT PLAN



SURVEY PLAN OF LOTS 10 TO 14
ALL OF BLOCK 819, DISTRICT LOT 526
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7221

1 : 200 (0 2 4 8 12 16)

BCGS: 92G025
ZONING: RS-1

ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. OFFSETS TO PROPERTY LINES ARE RADIAL OR PERPENDICULAR TO BOUNDARIES UNLESS SHOWN OTHERWISE.

ELEVATIONS SHOWN ON THE PLAN ARE GEODETIC AND DERIVED FROM GEODETIC CONTROL MONUMENT V-1309 (PUBL. ELEV. = 88.413 m).

THIS PLAN WAS PREPARED FOR BUILDING/DEVELOPMENT PERMIT APPLICATION AND ARCHITECTURAL DESIGN PURPOSES AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES. THIS DRAWING IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

360 LAND SURVEYING AND E. PETUSHKOV, BCLS ACCEPT NO RESPONSIBILITY AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES INCLUDING, BUT NOT LIMITED TO, DIRECT, INDIRECT, SPECIAL AND CONSEQUENTIAL DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN BEYOND ITS INTENDED USE.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT (CITY OF VANCOUVER).

NOTES:

ALL TREES HAVE BEEN PLOTTED AS REQUIRED BY BYLAW NO. 3575.

THE SUBJECT PARCELS ARE ENCUMBERED BY THE FOLLOWING:

RESTRICTIVE COVENANT	REGISTRATION: R22088	LOT 10
RESTRICTIVE COVENANT	REGISTRATION: G84849	LOT 11
RESTRICTIVE COVENANT	REGISTRATION: G84850	LOT 12
RESTRICTIVE COVENANT	REGISTRATION: G84852	LOT 14

DISCLAIMER:

BUILDING SETBACKS ARE MEASURED TO THE OUTERMOST VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED

THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

TREE SPECIES AND DIMENSIONS SHOULD BE VERIFIED BY A QUALIFIED ARBORIST PRIOR TO DESIGN AND PERMIT APPLICATION.

TABLE OF AREAS

LOT	ADDRESS	P.I.D.	AREA (SQ.M.)
10	625	006-901-221	769.2
11	657	010-758-925	772.8
12	661	010-758-470	771.6
13	675	010-758-500	770.5
14	691	010-758-542	784.7
TOTAL SITE AREA			3868.8



LEGEND

- IRON POST FOUND
- LEAD PLUG FOUND
- SPOT ELEVATION
- CB CATCH BASIN
- MH MANHOLE
- SIGN POST
- PP POWER POLE
- GUY WIRE ANCHOR
- LS LAMP STANDARD
- FH FIRE HYDRANT
- SQ.M. SQUARE METER
- TREE (CROWN Ø - TO SCALE)
- HEDGE

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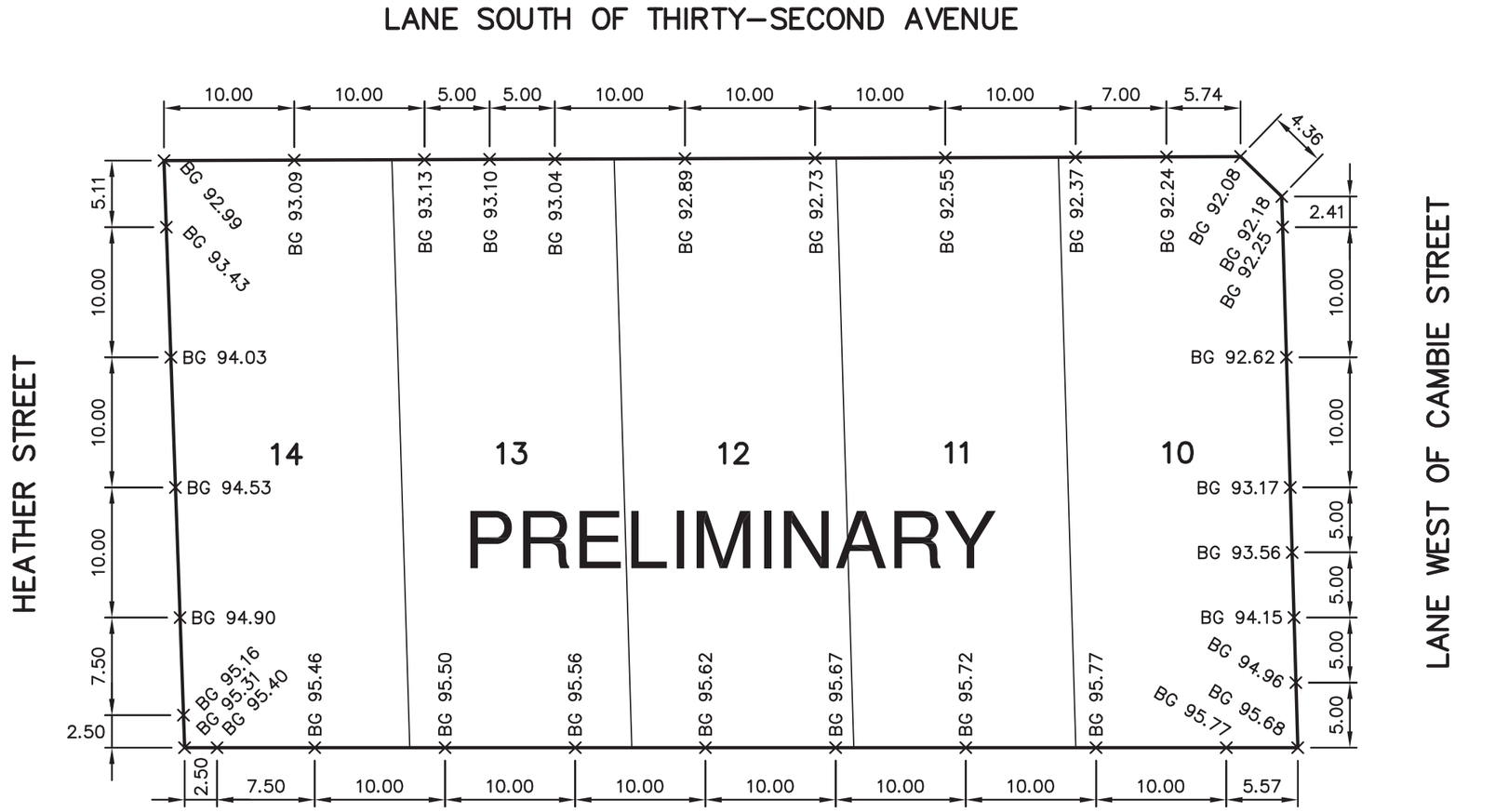
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WWW.360SURVEYS.CA

JOB: 2019037
FILE: 2019037.DWG

CERTIFIED CORRECT
ACCORDING TO LAND TITLE & SURVEY AUTHORITY RECORDS AND FIELD SURVEY. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED.

EVGENY PETUSHKOV, BCLS
JUNE 25th, 2019

2.1 SITE SURVEY



NOTE: THIS AREA IS MAY BE SUBJECT TO THE CITY OF VANCOUVER FLOODPROOFING POLICIES.

BENCH MARK: ELEVATION: 94.93 DESCRIPTION: SURVEY MONUMENT MARKED V–2241 AT THE NORTH WEST CORNER OF HEATHER STREET AND THIRTY–THIRD AVENUE.
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 MARCH 31, 2005). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS FOR LOTS 10 TO 14, BLK. 819, D.L. 526, PLAN VAP7221.

DATE: 2019–03–29 | DESIGN: B.M.
DWG: G.C. | CHK: F.G.
REF: FILE 2019–00049.

SCALE: 1:400
DWG. NO. **BG 2019–00049**
SHEET / OF | REVISION:

SITE PHOTOS



WEST 3 3RD AVE
(FACING NORTH)



BACK LANE
(FACING SOUTH)



HEATHER STREET
(FACING WEST)



HEATHER STREET
(FACING WEST)





1 Street view - West 33rd Ave - looking East



2 Street view - West 33rd Ave - looking West



3 Street view - Heather St- looking East



4 Street view - Lane looking West



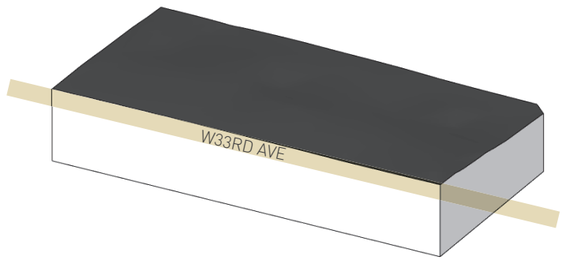
5 Street view - Heather St- looking East



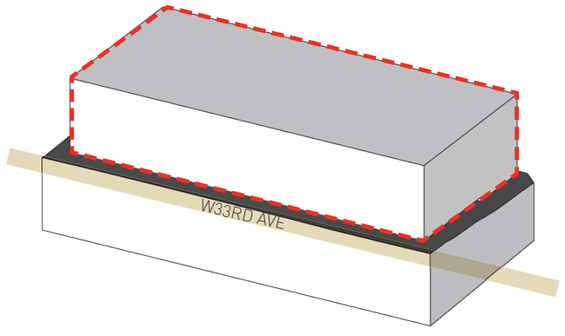
6 Street view - Lane looking West

View Looking West at W33rd and Heather Street

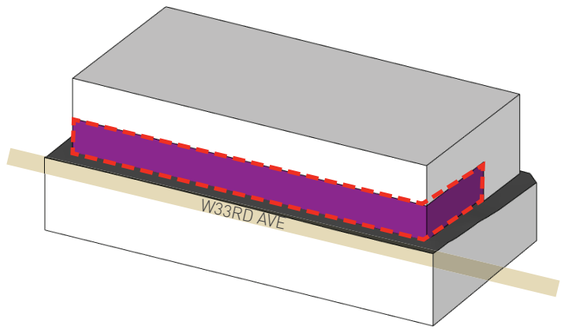
WEST 33RD AVENUE FACING



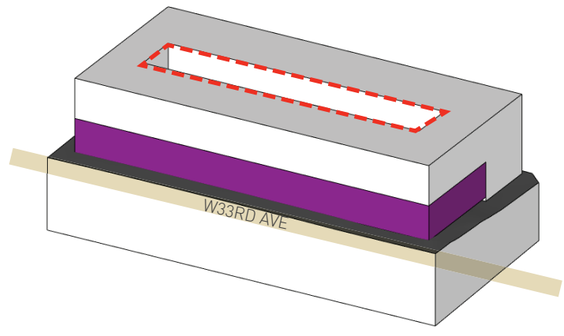
1 | Site
The site is steeply sloped - West 33rd Ave is ~10' higher than the Lane.



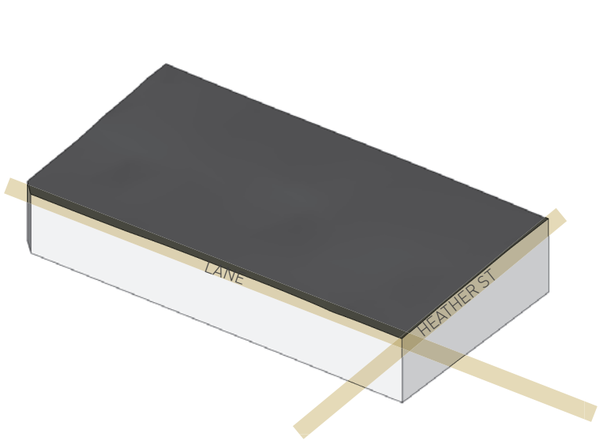
2 | Basic Massing
Following the required 3.7M setbacks, a 6-storey volume is extruded up to determine the overall massing volume.

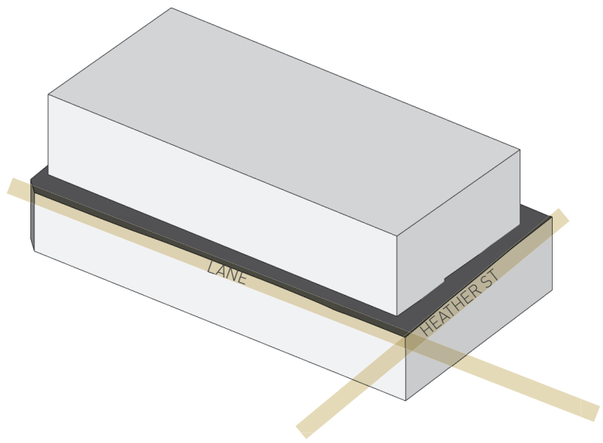


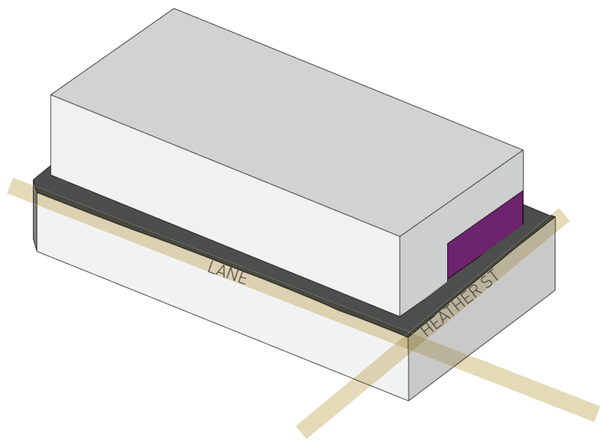
3 | W33rd Facing Retail
Retail is located along W33rd Ave following the Cambie Corridor Phase 3 mixed-use program requirement.

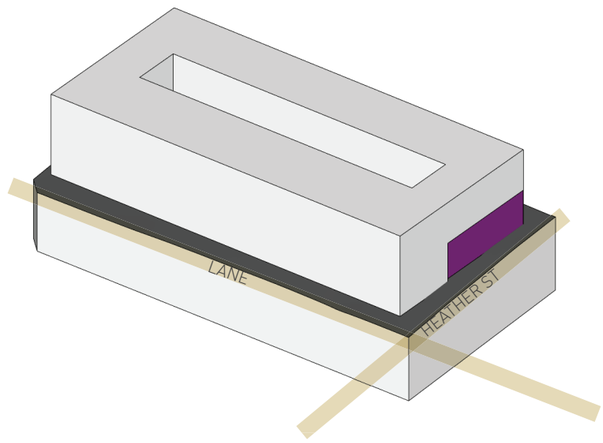


4 | Raised Courtyard
The centre of the residential portion is carved away to create a courtyard and appropriate depth units.



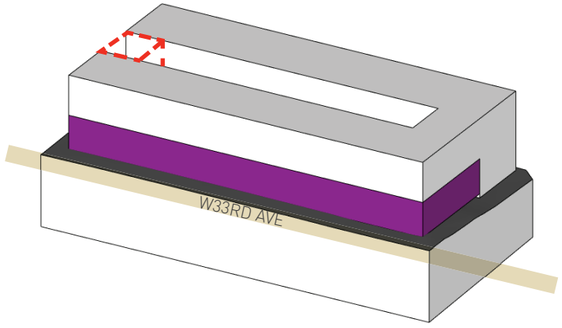




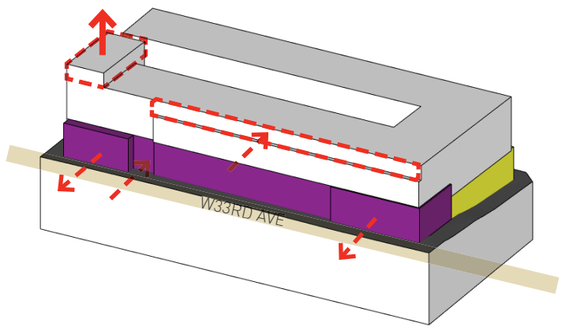


REAR LANE FACING

WEST 33RD AVENUE FACING



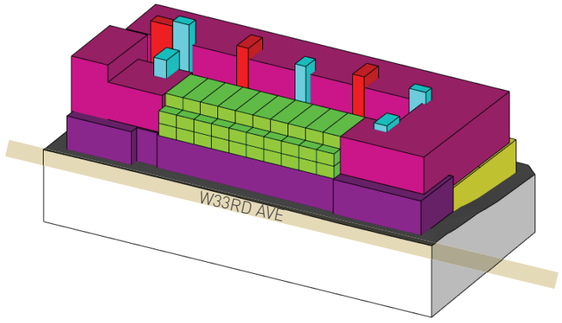
5 | Opening
The fully-enclosed residential massing is broken at the western side to allow more light into the courtyard. The opening articulates the massing along heather st. helping to emphasize the lobby.



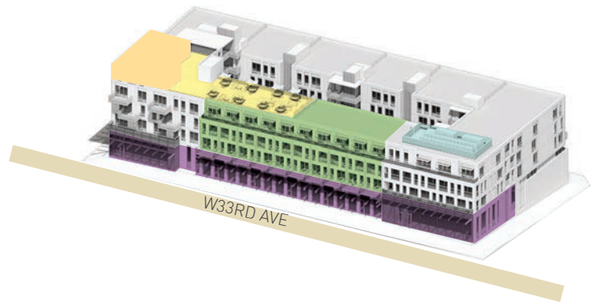
6 | Articulation
the long retail frontage is broken into different parts that vary in expression and alignment to increase overall articulation at grade. A sixth level is added to the southwest corner to allow for an indoor amenity with direct access to the outdoor rooftop area.

The massing break along Heather st. is setback to further enphasize the importance of the lobby. The back-of-house (parking entry/loading/service) is located at the north-east corner of the site.

The lane-level loft units are paired up and rhythmically recessed to vary the lane-facing elevation.

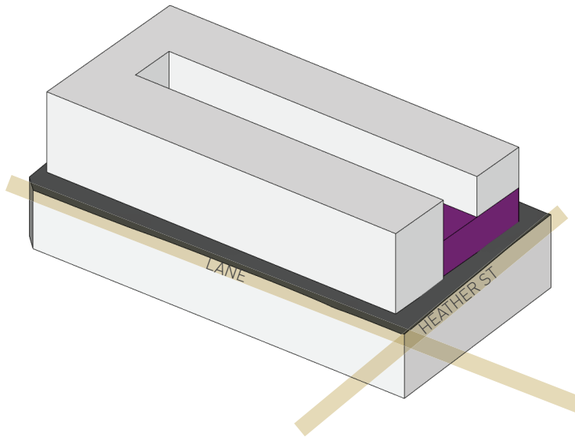


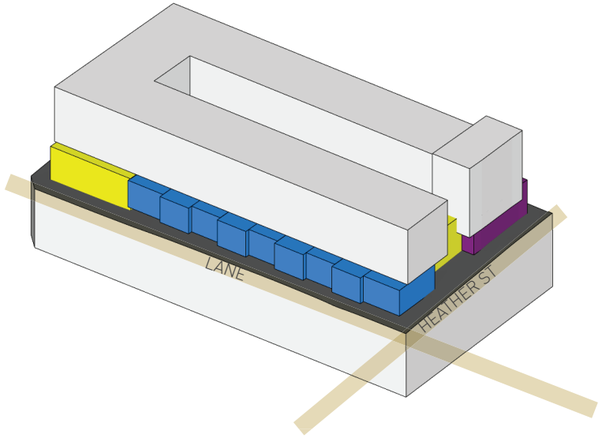
7 | Program
The program of the project is varied with different types of residential homes distributed throughout the entire building - three (3) level courtyard-facing townhouses, loft-style studios facing the lane, and various sized apartment-style homes (1br to 4br) wrapped throughout the building.

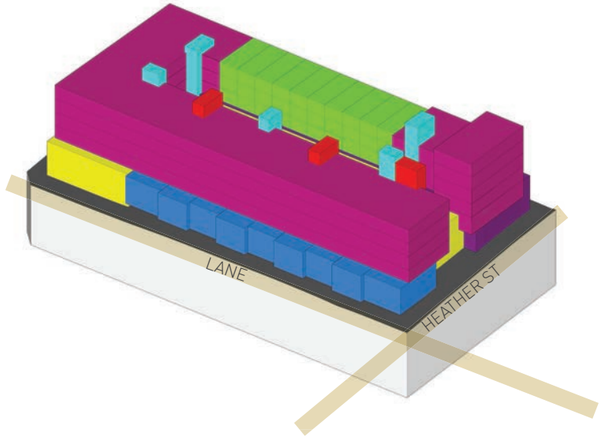


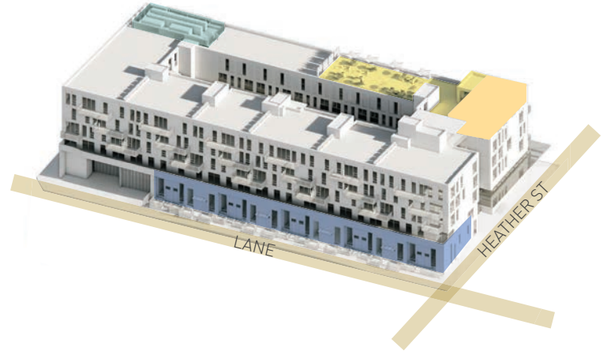
8 | Materiality
Three interlocking materials will be utilized to help articulate and differentiate the project further

- Commercial: Curtainwall and Brick
- Outward facing Residential: ACM Panels
- Inward (Courtyard) facing Residential: ACM and Brick



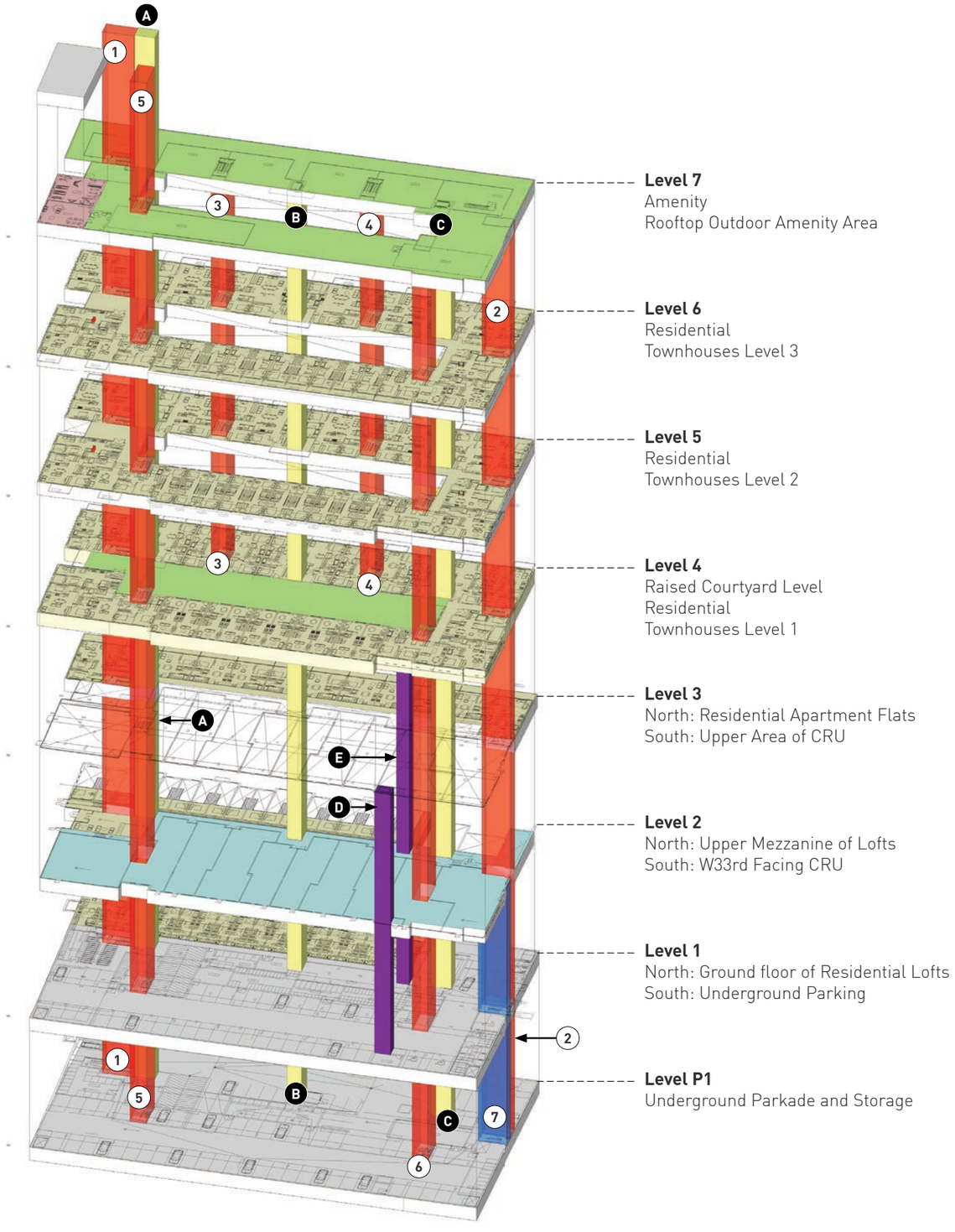






REAR LANE FACING

Commercial
Residential Apartment
Residential Townhouse
Residential Lofts
Circulation / Elevator
Circulation / Stair
Service / Storage / Loby



Level 7
Amenity
Rooftop Outdoor Amenity Area

Level 6
Residential
Townhouses Level 3

Level 5
Residential
Townhouses Level 2

Level 4
Raised Courtyard Level
Residential
Townhouses Level 1

Level 3
North: Residential Apartment Flats
South: Upper Area of CRU

Level 2
North: Upper Mezzanine of Lofts
South: W33rd Facing CRU

Level 1
North: Ground floor of Residential Lofts
South: Underground Parking

Level P1
Underground Parkade and Storage

Diagram Showing Location and Extent of Vertical Circulation

Elevators and Stairs

One of the defining features of this proposal is the way that residents circulate through the building. There are three different residential elevators which are dispersed evenly across the building. The intention of locating the elevators in this manner is to group different units to each elevator, creating a lower demand for each elevator and **to build a sense of neighbourliness for each group of units** which are dedicated to each elevator.

Residential access to unit:

Via car through the parkade:
The parking stalls will be arranged to ensure the shortest walk from the residential stall to their elevator.

Pedestrian access through the Heather Street Lobby:
The main west-facing Heather Street lobby will allow all residents to access Elevator A. This elevator will bring residents up from grade to the Raised Courtyard level. From the Raised Courtyard, there are pathways to the townhouse front doors and two other elevators and access stairs leading to different units throughout the building.

Visitor/Commercial Access:

Elevator D is located within the commercial parking pool at Level 1. From this elevator, visitors and commercial guests will be transported to grade along West 33rd Avenue - where they can access the multitude of CRU's along this street. As well, there are two secure commercial parking stair exits (Stair 4 and 6) which lead to grade to either the east lane or Heather Street.

Level	Stair Core							Elevator Core				
	Residential						Commercial	Residential			Commercial	
	1	2	3	4	5	6	7	A	B	C	D	E
	Residential - to Amenity	Residential	Courtyard Stairs	Courtyard Stairs	Residential - to Amenity	Residential	Commercial / Public / Visitor Exit Stair	Residential Lobby	Residential	Residential	Commercial / Public / Visitor	Commercial Service
P1	x	x			x	x	x	x	x	x		
1	o	o			o	o	x	x	o	o	x	x
2	o	o			o	o		x	x	x	x	x
3	x	x			x	x		x	x	x		
4	x	x	x	x	x	x		x	x	x		
5	x	x	x	x	x	x		x	x	x		
6	x	x	x	x	x	x		x	x	x		
7	x				x			x				

Notes:
x - serves the floor area
o - passes through but does not serve/access the floor

Courtyard View Looking West

Residential Lobby on Heather Street

Birdseye View Looking Northeast at Corner of W33rd Ave and Heather St

Birdseye View Looking Southwest at Corner of West Lane and North Lane

Birdseye View Looking Northwest at Corner of W33rd Ave and West Lane

Birdseye View Looking Southeast at Corner of Heather St and North Lane



Corner of West 33rd Ave and East Lane



Corner of West 33rd Ave and Heather Street



Corner of Heather Street and North Lane



Along North Lane

PROJECT STATISTICS

FSR SUMMARY (FLOOR BY FLOOR)

	Residential GFA [sf]	Residential OTB Exclusion [sf]	Residential net GBA [sf]	Commercial GFA [sf]	Commercial OTB Exclusion [sf]	Commercial net GBA [sf]	Net Floor Area [sf]	Storage Exclusion [sf]	Amenity [sf]	Bicycle Storage/ Service room [sf]	Residential FSR [sf]	Commercial FSR [sf]	Total FSR [sf]
1	7,735	0	7,735	556	0	556	8,291	0	0	457	7,735	99	7,834
2	9,324	3,548	5,776	19,364	465	18,899	24,675	0	0	108	5,668	18,899	24,567
3	10,333	843	9,490	18,761	17,273	1,488	10,978	0	0	0	9,490	1,488	10,978
4	21,733	0	21,733	0	0	0	21,733	280	0	0	21,453	0	21,453
5	23,182	0	23,182	0	0	0	23,182	210	0	0	22,972	0	22,972
6	22,267	0	22,267	0	0	0	22,267	170	0	0	22,097	0	22,097
7	3,126	0	3,126	0	0	0	3,126	0	2,468	0	658	0	658
Total	**97,700**	**4,391**	**93,309**	**38,681**	**17,738**	**20,943**	**114,252**	**660**	**2,468**	**565**	**90,073**	**20,486**	**110,559**

UNIT AREA SUMMARY

Unit	Type	In suite Storage?	Count	L1	L2	L3	Unit Total [sf]	Total Area [sf]
Loft A1	STUDIO		9	324	147		471	4,239
Loft A1A	STUDIO		8	356	147		503	4,024
Loft A1b	STUDIO		1	535	197		732	732
B1	1 BR		10				564	5,640
B2	1 BR	Y	1				764	764
B3	1BR	Y	3				632	1,896
B4	1BR+D	Y	3				756	2,268
C1	2 BR		1				926	926
C2	2 BR		4				850	3,400
C3	2 BR	Y	2				913	1,826
C4	2 BR		2				858	1,716
C5	2 BR		1				830	830
C6	2 BR	Y	1				939	939
C7	2 BR		3				922	2,766
C8	2 BR	Y	3				1,032	3,096
C8a	2 BR	Y	3				1,001	3,003
C9	2 BR		3				1,001	3,003
C10	2 BR		1				896	896
D1	3 BR	Y	1				1,713	1,713
D1a	3 BR		1				1,713	1,713
D2	3 BR		1				1,040	1,040
D3	3 BR	Y	2				1,771	3,542
TH	3 BR		10	487	487	409	1,383	13,830
E1	4 BR		4				1,696	6,784
E2	4 BR		2				1,638	3,276
E3	4 BR		2				1,595	3,190
		19	**82**					**77,052**

AREA SUMMARY - LEVEL

L1	L2	L3	L4	L5	L6	L7/Roof	
2,916	1,323						
2,848	1,176						
535	197						
		5,640					
			764				
			632	632	632		
			756	756	756		
			926				
			3,400				
			1,826				
			1,716				
			830				
			939				
			922	922	922		
			1,032	1,032	1,032		
			1,001	1,001	1,001		
			1,001	1,001	1,001		
		896					
				1,713			
					1,713		
		1,040					
				1,771	1,771		
			4,870	4,870	4,090		
				3,392	3,392		
				1,638	1,638		
				1,595	**1,595**		
6,299	**2,696**	**7,576**	**20,615**	**20,323**	**19,543**	**0**	**77,052**

Total

PROGRAMMATIC AREA STATS

	GFA [sf]	Sellable [sf]	Efficiency	FSR Area [sf]	FSR
Residential	93,309	77,052	82.6%	90,073	2.16
Commercial	20,943	16,585	79.2%	20,486	0.49
Total	**114,252**	**93,637**	**82.0%**	**110,559**	**2.65**

UNIT COUNT / MIX /AVG SIZE

	Count [unit]	Mix [%]	Avg Size [sf]
Studio	18	22.0%	499.7
1BR	17	20.7%	621.6
2BR	24	29.3%	933.4
3BR	15	18.3%	533.9
4BR	8	9.8%	1,656.3
Total	82	100.0%	939.7

Non-Family Units	35	42.7%	558.9
Family Units	47	57.3%	1271.4

COMMERCIAL UNIT SIZE

CRU	Area [sf]
1	2,188
2	1,518
3	1,459
4	1,774
5	1,219
6	1,357
7	1,692
8	1,387
9	1,751
10	2,240
Total	**16,585**

PARKING REQUIREMENTS

							Parking Reduction (w/i 400m of FTN)	
	Unit	Extent	Rate	Formula	Required	CoV Bylaw	Reduction %	Space Req'd
Residential (GFA <50SM)	DU	17	0.5 per DU	0.5 * DU	9	4.2.1.13	20%	7
Residential (GFA 50SM GFA <180 SM)		65	0.6 per DU	0.6 * DU	39		20%	31
Residential GFA	0	82	1 per 200SM GFA	1 * (GFA/200)	32		20%	26
Residential Visitor	DU	82	0.05 per DU	0.05 * DU	4	4.1.15	0%	4
Accessible Residential		82	1 + 0.034/additional DU	1 + 0.034 * (DU-7)	4	4	0%	4
Total Residential and Visitor Space Required					84	-	-	**68**

							Parking Reduction (w/i 400m of FTN)	
	Unit	Extent	Rate	Formula	Required	CoV Bylaw	Reduction %	Space Req'd
Commercial	GFA (SM)	1,946	1/100SM up to 300 SM +1/50SM	3+(GFA-300)/50	36	4.2.5.1	20%	29
Accessible Commercial	GFA (SM)	1,946	1 (up to 500SM) + 0.4/1000SM	1+0.04 * (GFA-500)/1000	2	4.8.4(b)	0	2
Total Commercial Spaces Required					36			**29**

Grand Total					120			**97**

PARKING PROVIDED

	Residential						
Provided	Regular	Small	Total Stalls	Visitor	Accessible	Accessible Equivalent	Total Residential
P1	67	10	77		4	8	
L1	3	3	6	4		0	
Total	70	13	83	4	4	8	**95**
Ratio	84%	16%	100%				+17 over required

	Commercial			
Provided	Regular	Accessible	Equivalent	Total Equivalent
P1				
L1	25	2	4	
Total	25	2	4	**29**

PARKING CALCULATIONS/UNIT

UNIT TYPE	Count	SF	M2	SUM	0.5 stall/ unit	0.6 stall/ unit	1stall/ 200m2
Loft A1	9	471	43.8	393.8	4.5		
Loft A1A	8	503	46.7	373.8	4.0		
Loft A1b	1	732	68.0	68.0		0.6	0.3
B1	10	564	52.4	524.0		6.0	2.6
B2	1	764	71.0	71.0		0.6	0.4
B3	3	632	58.7	176.1		1.8	0.9
B4	3	756	70.2	210.7		1.8	1.1
C1	1	926	86.0	86.0		0.6	0.4
C2	4	850	79.0	315.9		2.4	1.6
C3	2	913	84.8	169.6		1.2	0.8
C4	2	858	79.7	159.4		1.2	0.8
C5	1	830	77.1	77.1		0.6	0.4
C6	1	939	87.2	87.2		0.6	0.4
C7	3	922	85.7	257.0		1.8	1.3
C8	3	1,032	95.9	287.6		1.8	1.4
C8a	3	1,001	93.0	279.0		1.8	1.4
C9	3	1,001	93.0	279.0		1.8	1.4
C10	1	896	83.2	83.2		0.6	0.4
D1	1	1,713	159.1	159.1		0.6	0.8
D1a	1	1,713	159.1	159.1		0.6	0.8
D2	1	1,040	96.6	96.6		0.6	0.5
D3	2	1,771	164.5	329.1		1.2	1.6
TH	10	1,383	128.5	1284.8		6.0	6.4
E1	4	1,696	157.6	630.3		2.4	3.2
E2	2	1,638	152.2	304.4		1.2	1.5
E3	2	1,595	148.2	296.4		1.2	1.5
Total	**82**			**6,094**	**8.5**	**39.0**	**32.0**

BYCICLE SPACES REQUIREMENTS

	Unit	Extent	Rate		Space Req'd		CoV Bylaw
			CLASS A	CLASS B	CLASS A	CLASS B	
Residential (GFA <65SM)	DU	30	1.5	2 UP TO 20 DU's+1 PER ADDITIONAL 20 DU's	45	5	6.2.1.2
Residential (GFA 65SM < GFA <105 SM)		30	2.5		75		
Residential (GFA >105 SM)		22	3		66		
Total Residential spaces required					**186**	**5**	
Commercial	m2	1946	1 PER 340m2	6 PER ADDITIONAL 1000m2	**6**	**6**	6.2.5.1
Total spaces required					**192**	**11**	

BICYCLE SPACES PROVIDED

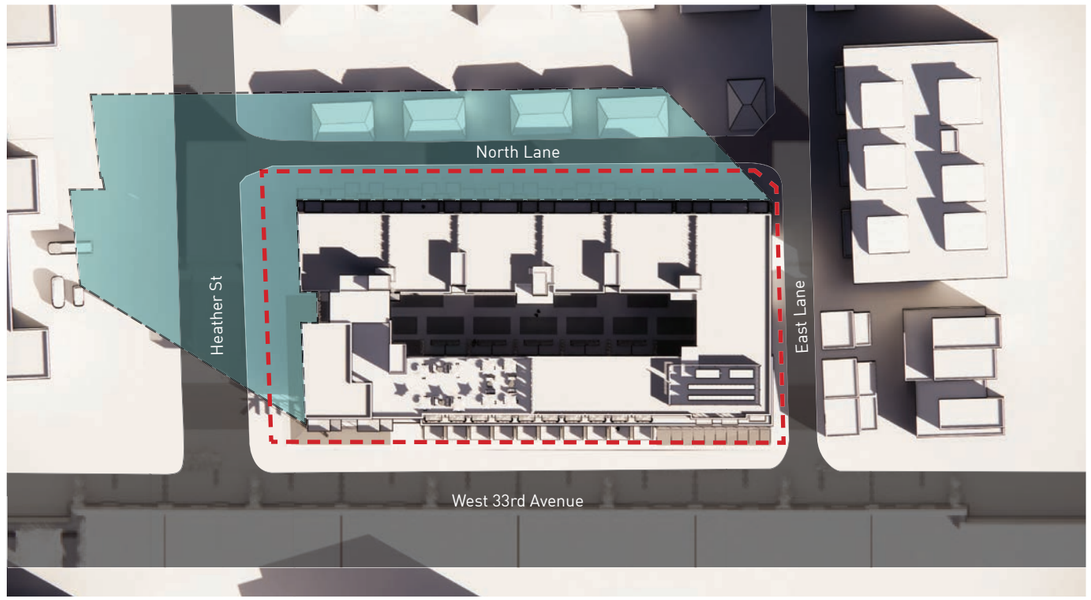
CLASS A						CLASS B	
RESIDENTIAL					COMMERCIAL	RESIDENTIAL COMMERCIAL	
HOR	VER	LOCK	O/S	TOTAL			
26	32	24	9	91	6	6	6
32	11			43			
32	7			39			
36				36			
126	**50**	**24**	**9**	**209**	**6**	**6**	**6**
60%	24%	11%	4%	**215**		**12**	

STORAGE LOCKERS

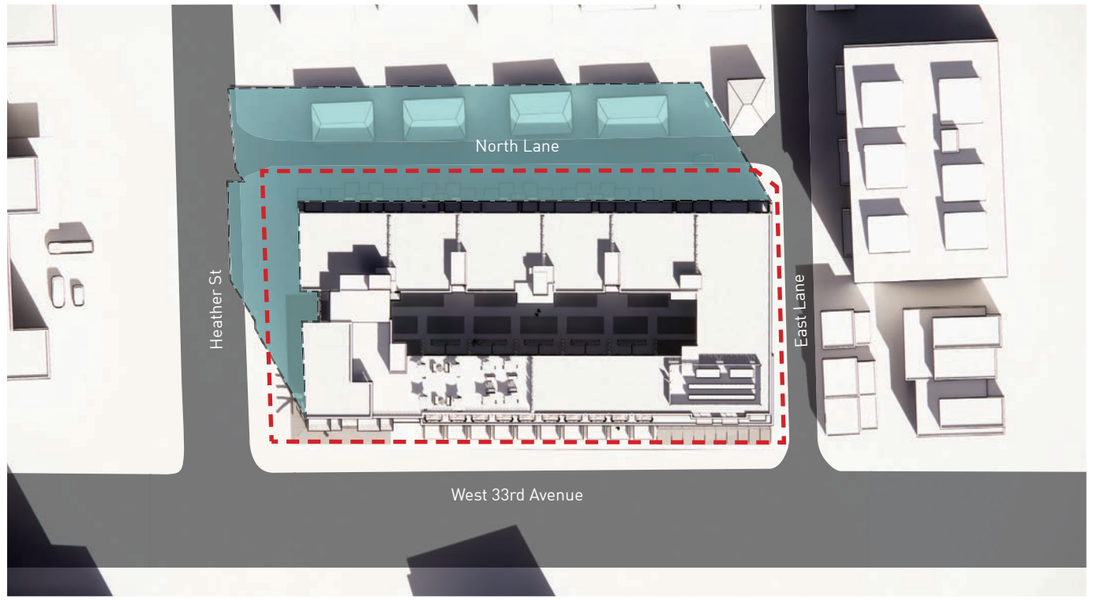
REQUIRED	PROVIDED	+/-
63	89	26

STORAGE UNITS	COUNT
ROOM 1 (P1)	7
ROOM 2 (P1)	20
ROOM 3 (P1)	8
ROOM 4 (P1)	11
ROOM 5 (P1)	9
ROOM 6 (P1)	4
ROOM 7 (P1)	2
ROOM 8 (P1)	10
ROOM 9 (L1)	18
TOTAL	**89**

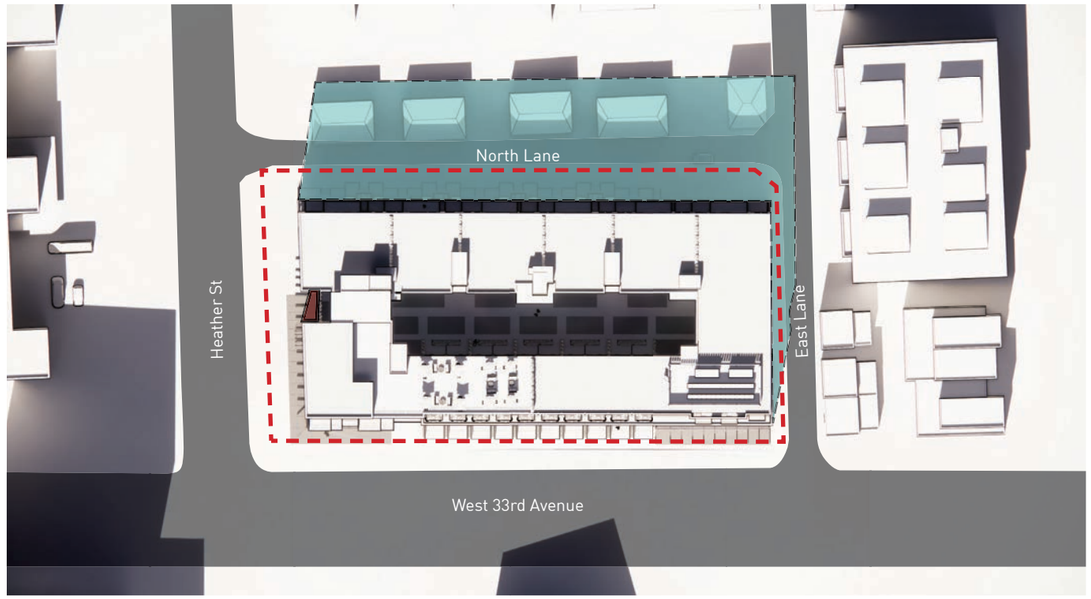
DST MARCH/SEPTEMBER 21 | SPRING/AUTUMNAL EQUINOX



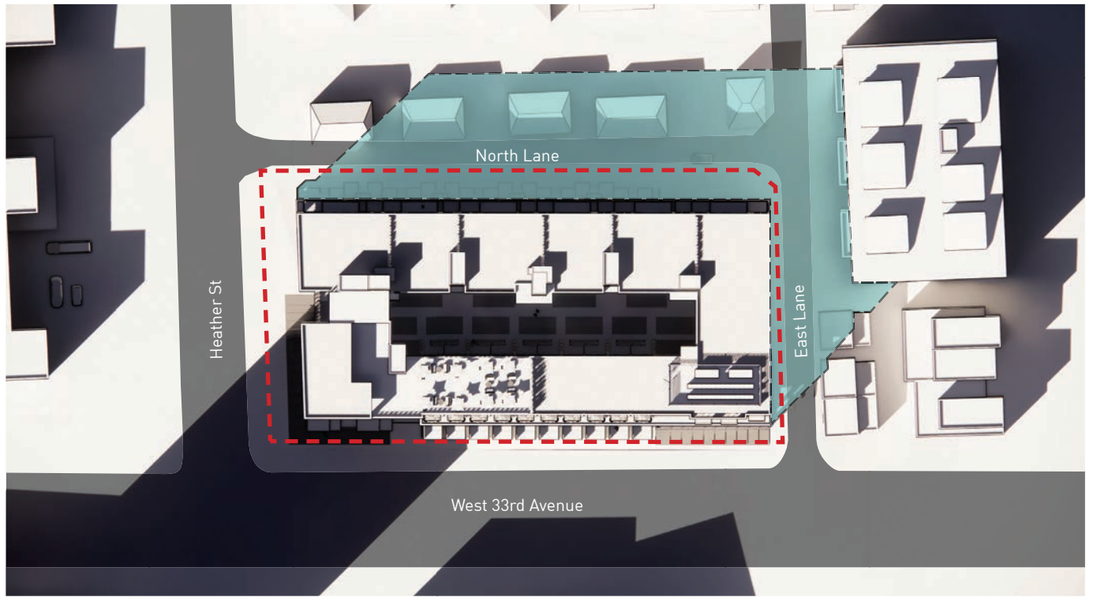
EQUINOX 10AM



EQUINOX 12PM

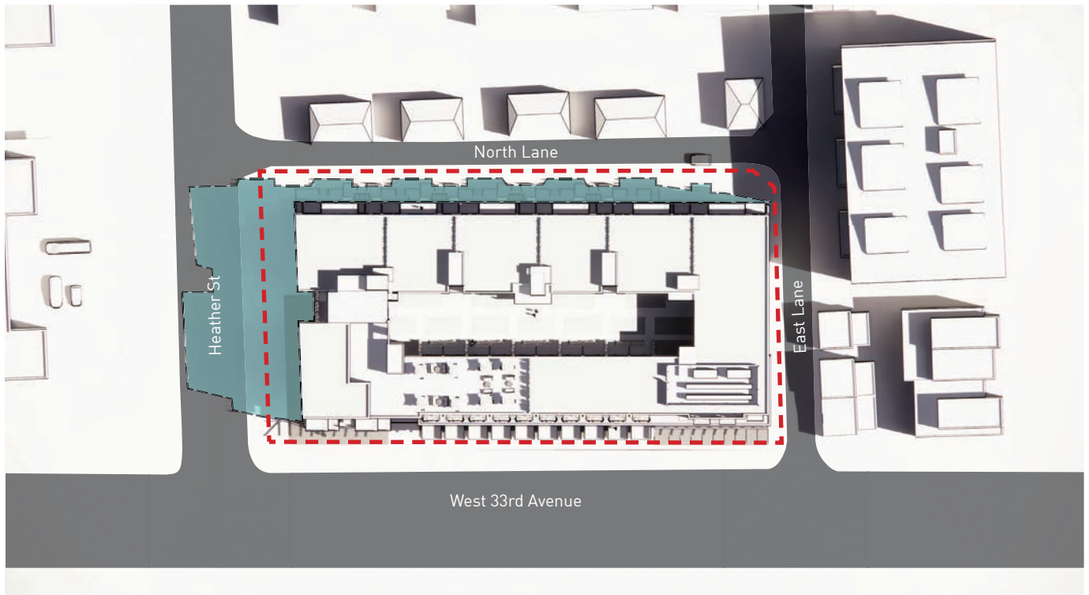


EQUINOX 2PM

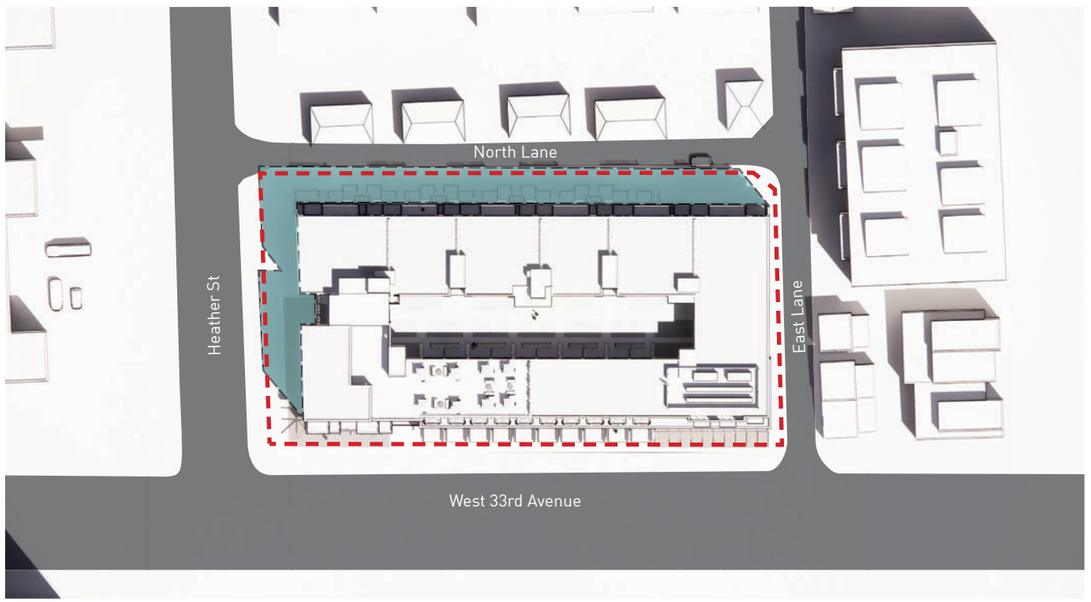


EQUINOX 4PM

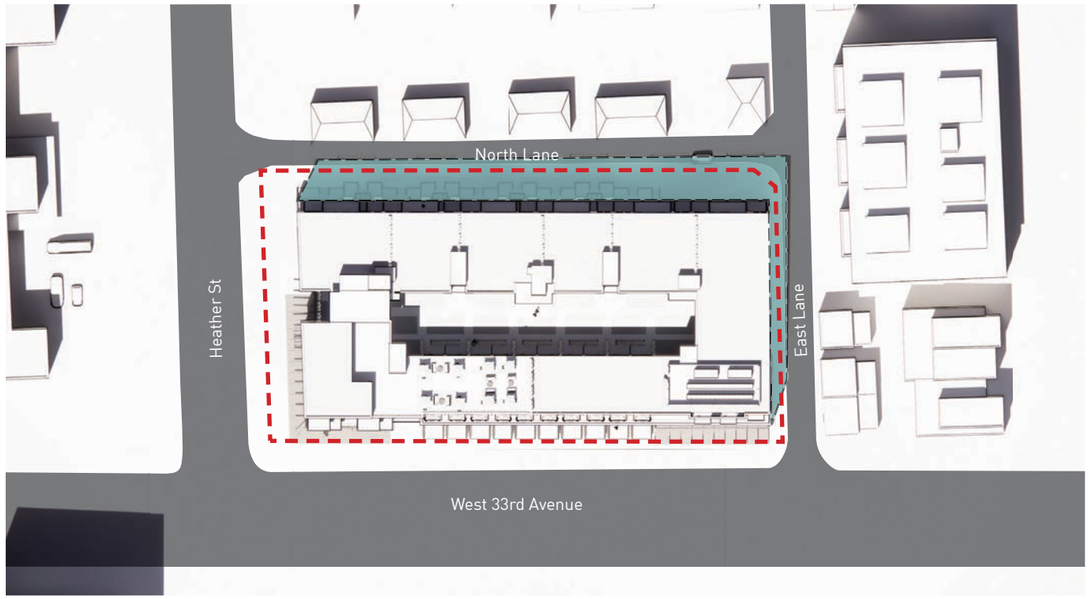
DST JUNE 21 | SUMMER SOLSTICE



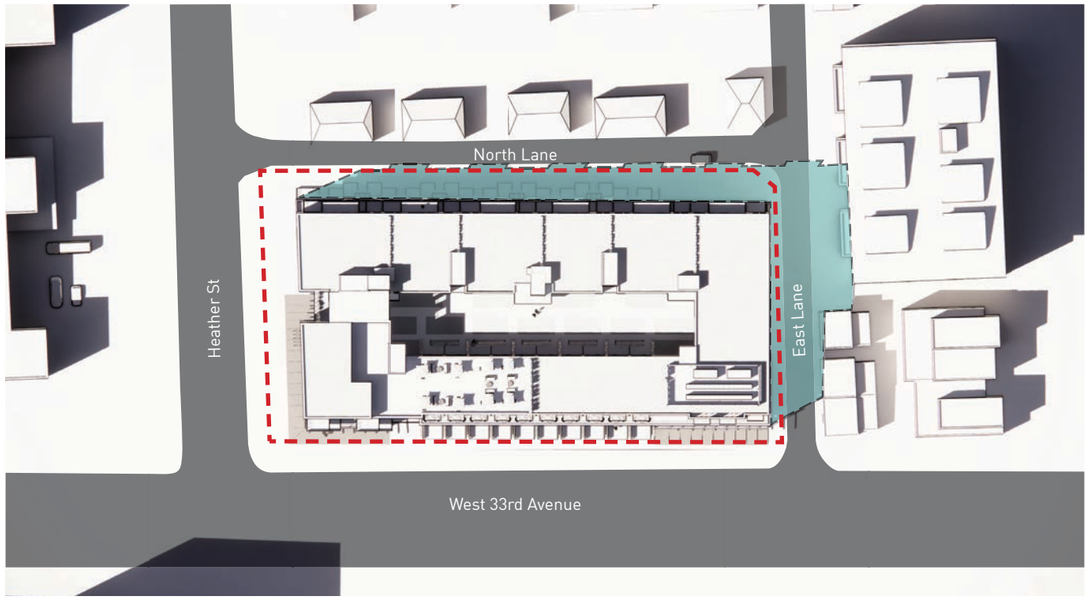
SUMMER SOLSTICE 10AM



SUMMER SOLSTICE 12PM



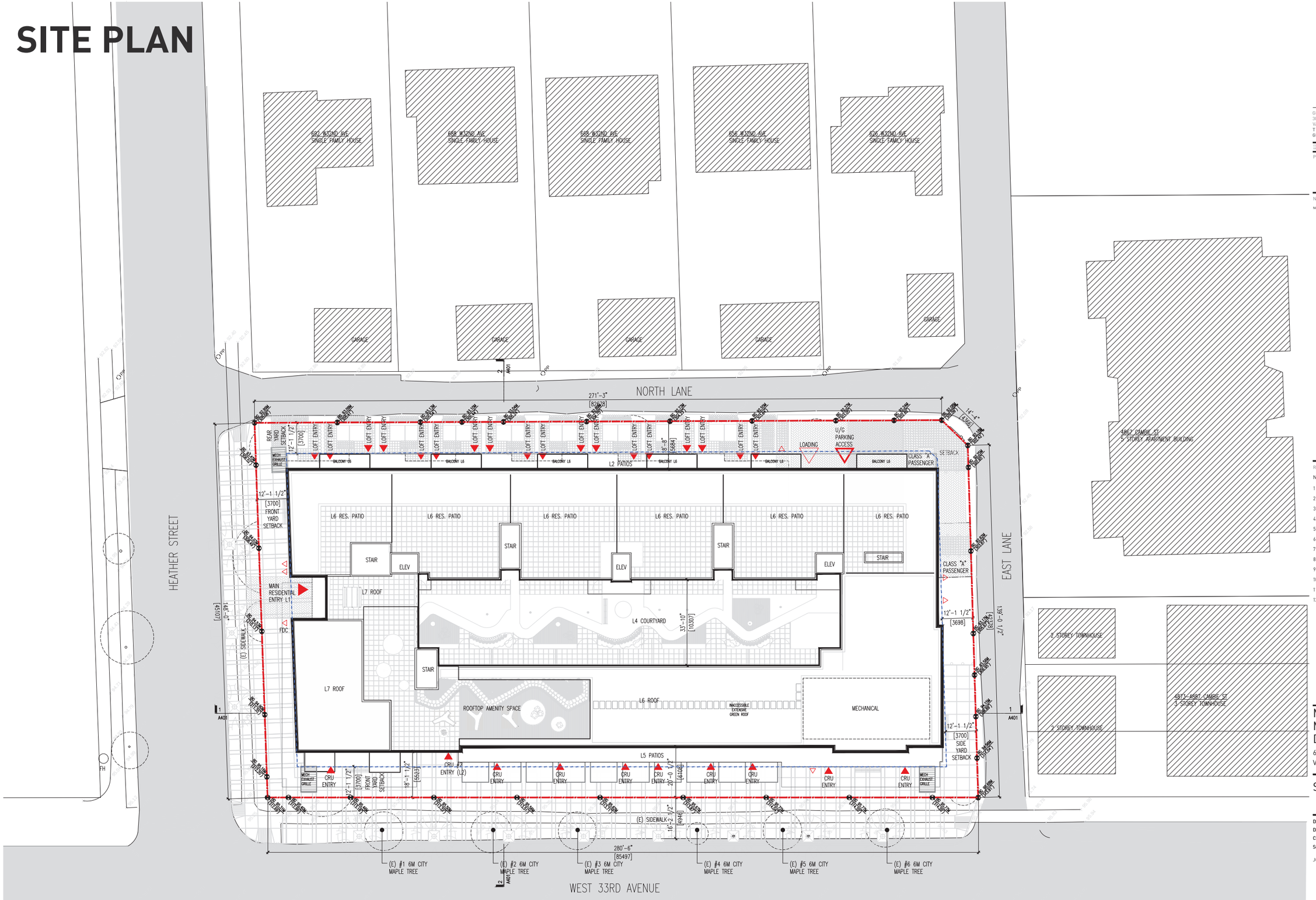
SUMMER SOLSTICE 2PM



SUMMER SOLSTICE 4PM

Street Level View at Intersection of Heather St and North Lane

SITE PLAN



4.1 SITE PLAN

GBL ARCHITECTS
300 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	22 MAY 2023	DENSITY LANDING STUDY
2	26 JUL 2023	UPDATED SCHEMATIC
3	04 SEP 2023	UPDATED SCHEMATIC
4	28 NOV 2023	PRELIM RZ CONCEPT
5	05 DEC 2023	UPDATE
6	12 JAN 2024	DESIGN UPDATE
7	19 JAN 2024	DESIGN UPDATE
8	31 JAN 2024	DESIGN UPDATE
9	05 FEB 2024	50% RZ CONSULTANT COORD
10	20 MAR 2024	75% RZ CONSULTANT COORD
11	18 APR 2024	90% RZ CONSULTANT COORD
12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT THOMAS LEE BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

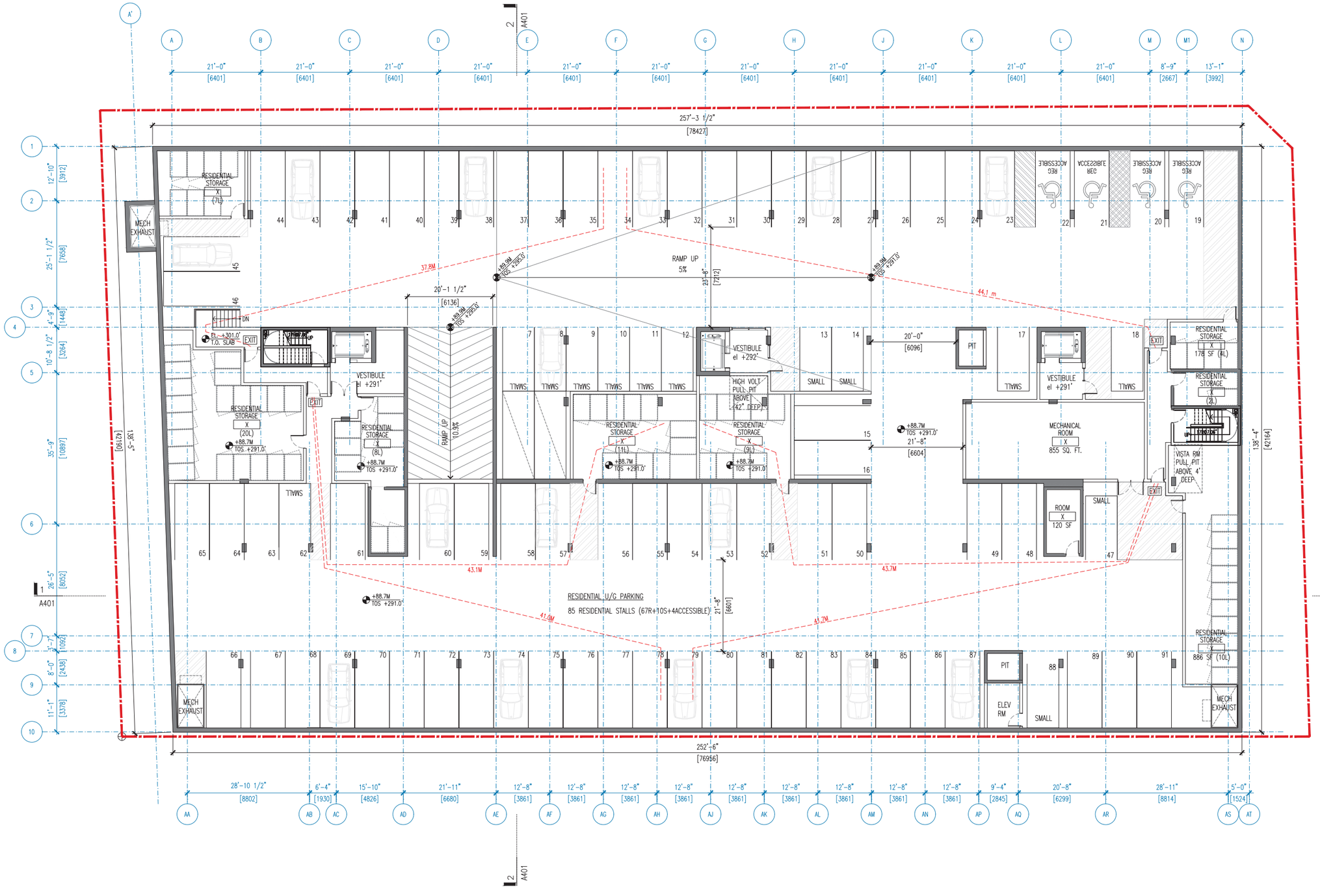
625-691 W33rd AVENUE
VANCOUVER, BC

SITE PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	1/16" = 1'-0"
JOB NUMBER	18049

A1.02

PARKING LEVEL 1



4.2 FLOOR PLAN

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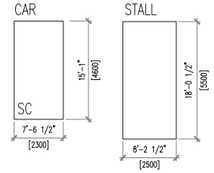
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PLOT INFO.

NOTES

NO DESCRIPTION

PARKING STALL DIMENSIONS



REVISIONS

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1	22 MAY 2023	DENSITY LANDING STUDY
2	26 JUL 2023	UPDATED SCHEMATIC
3	04 SEP 2023	UPDATED SCHEMATIC
4	28 NOV 2023	PRELIM RZ CONCEPT
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12	22 MAY 2024	RZ APPLICATION

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

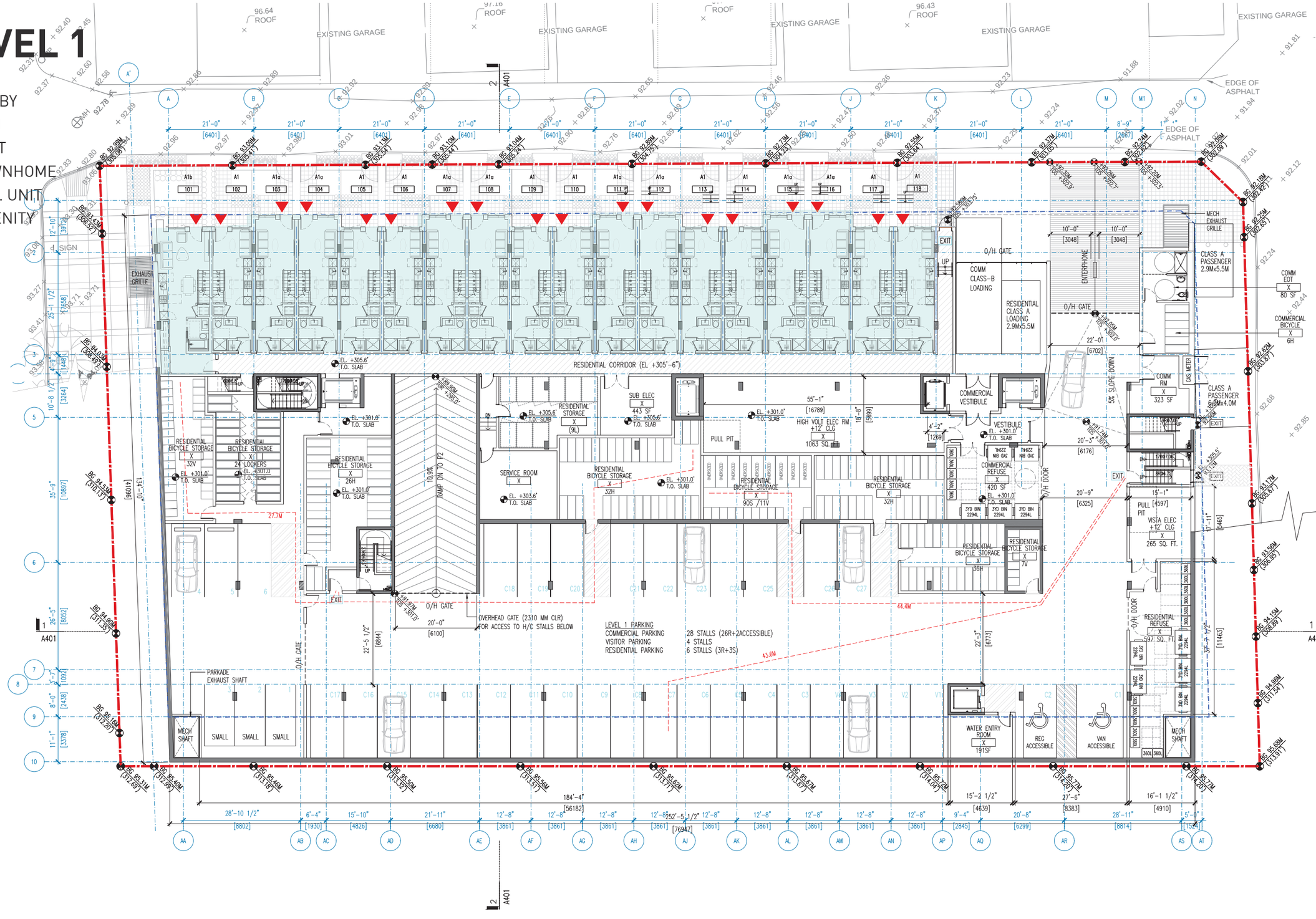
PARKADE PLAN P2

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" [1:128]
JOB NUMBER	18049

A2.01

LEVEL 1

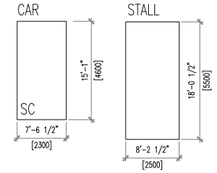
- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



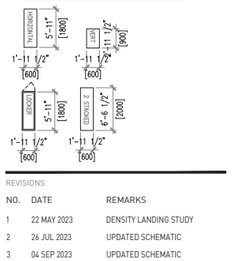
NOTES

NO DESCRIPTION

PARKING STALL DIMENSIONS



BICYCLE STALL DIMENSIONS



REVISIONS

NO.	DATE	REMARKS
1	22 MAY 2023	DENSITY LANDING STUDY
2	26 JUL 2023	UPDATED SCHEMATIC
3	04 SEP 2023	UPDATED SCHEMATIC
4	28 NOV 2023	PRELIM RZ CONCEPT
5	05 DEC 2023	UPDATE
6	12 JAN 2024	DESIGN UPDATE
7	19 JAN 2024	DESIGN UPDATE
8	31 JAN 2024	DESIGN UPDATE
9	05 FEB 2024	50% RZ CONSULTANT COORD
10	20 MAR 2024	75% RZ CONSULTANT COORD
11	18 APR 2024	90% RZ CONSULTANT COORD
12	22 MAY 2024	RZ APPLICATION

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

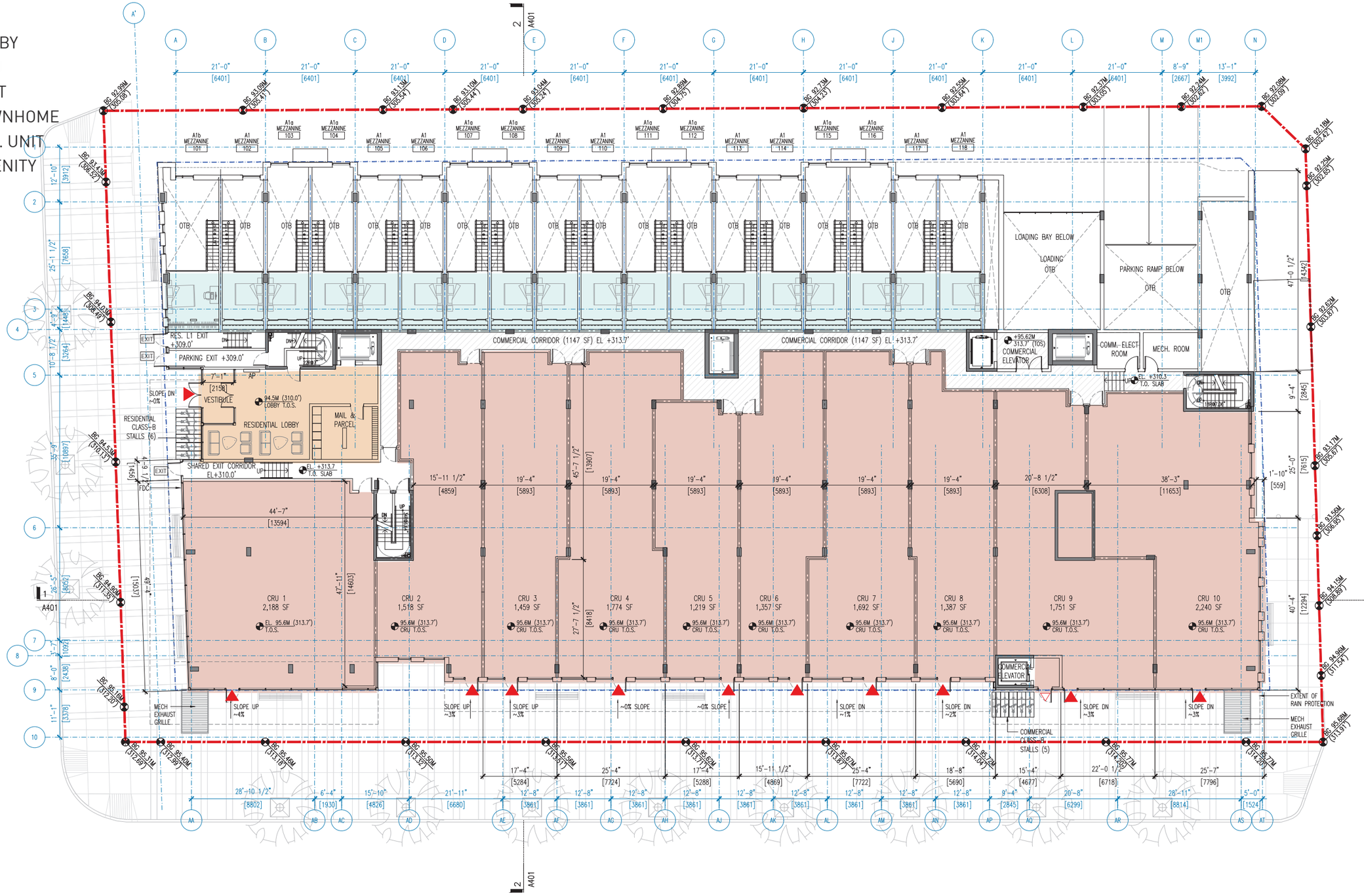
L1 FLOOR PLAN
P1 PARKING

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.01

LEVEL 2

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



4.2 FLOOR PLAN

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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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3	04 SEP 2023	UPDATED SCHEMATIC
4	28 NOV 2023	PRELIM RZ CONCEPT
5	05 DEC 2023	UPDATE
6	12 JAN 2024	DESIGN UPDATE
7	19 JAN 2024	DESIGN UPDATE
8	31 JAN 2024	DESIGN UPDATE
9	05 FEB 2024	50% RZ CONSULTANT COORD
10	20 MAR 2024	75% RZ CONSULTANT COORD
11	18 APR 2024	90% RZ CONSULTANT COORD
12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT THOMAS LEE PROVINCE OF BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

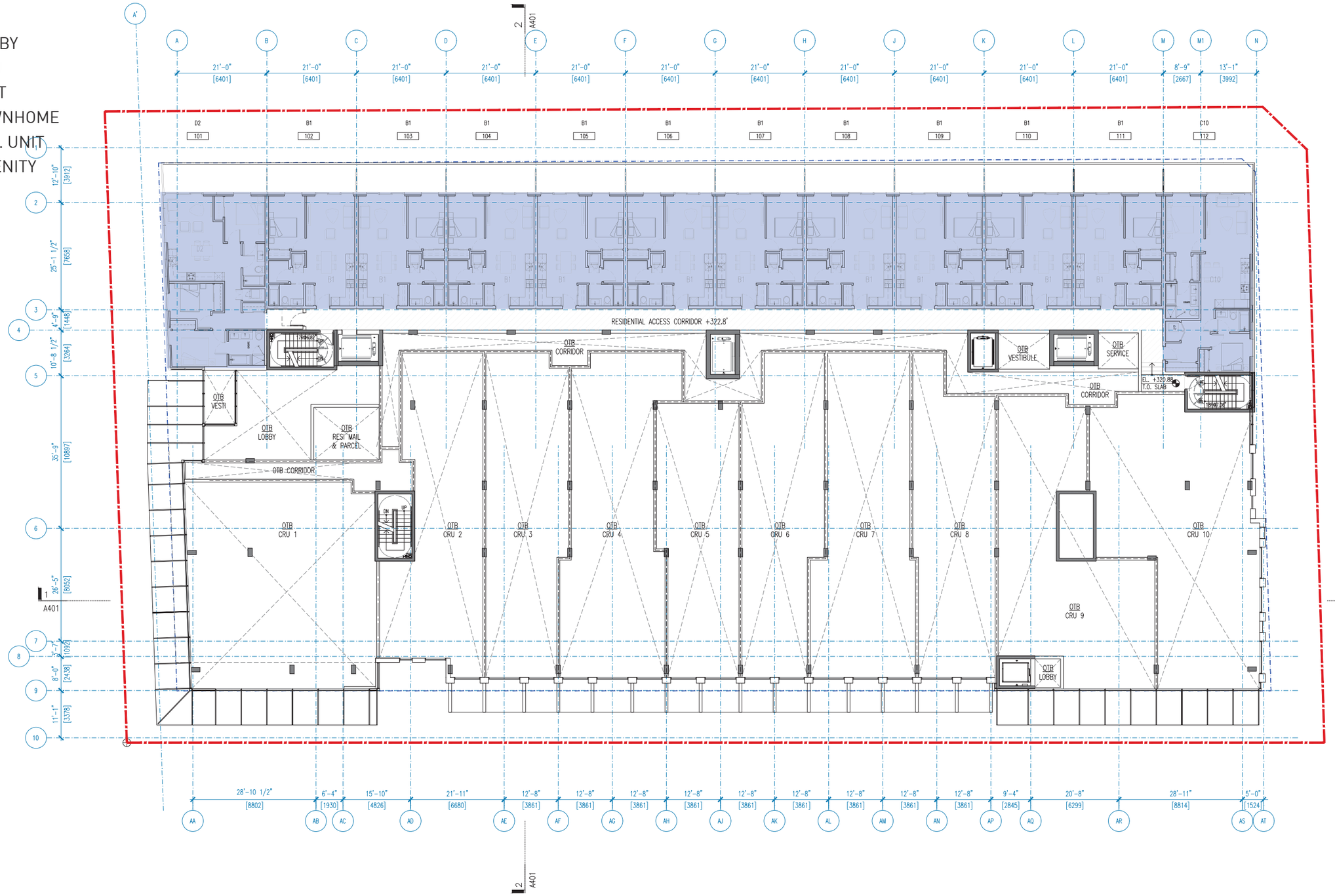
L2 PLAN (W33)
L1 MEZZANINE PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.02

LEVEL 3

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



4.2 FLOOR PLAN

GBL ARCHITECTS
200 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
T 604 736 1156 F 604 731 5279
GBLARCHITECTS.COM

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PLOT INFO.

NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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12	22 MAY 2024	RZ APPLICATION

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

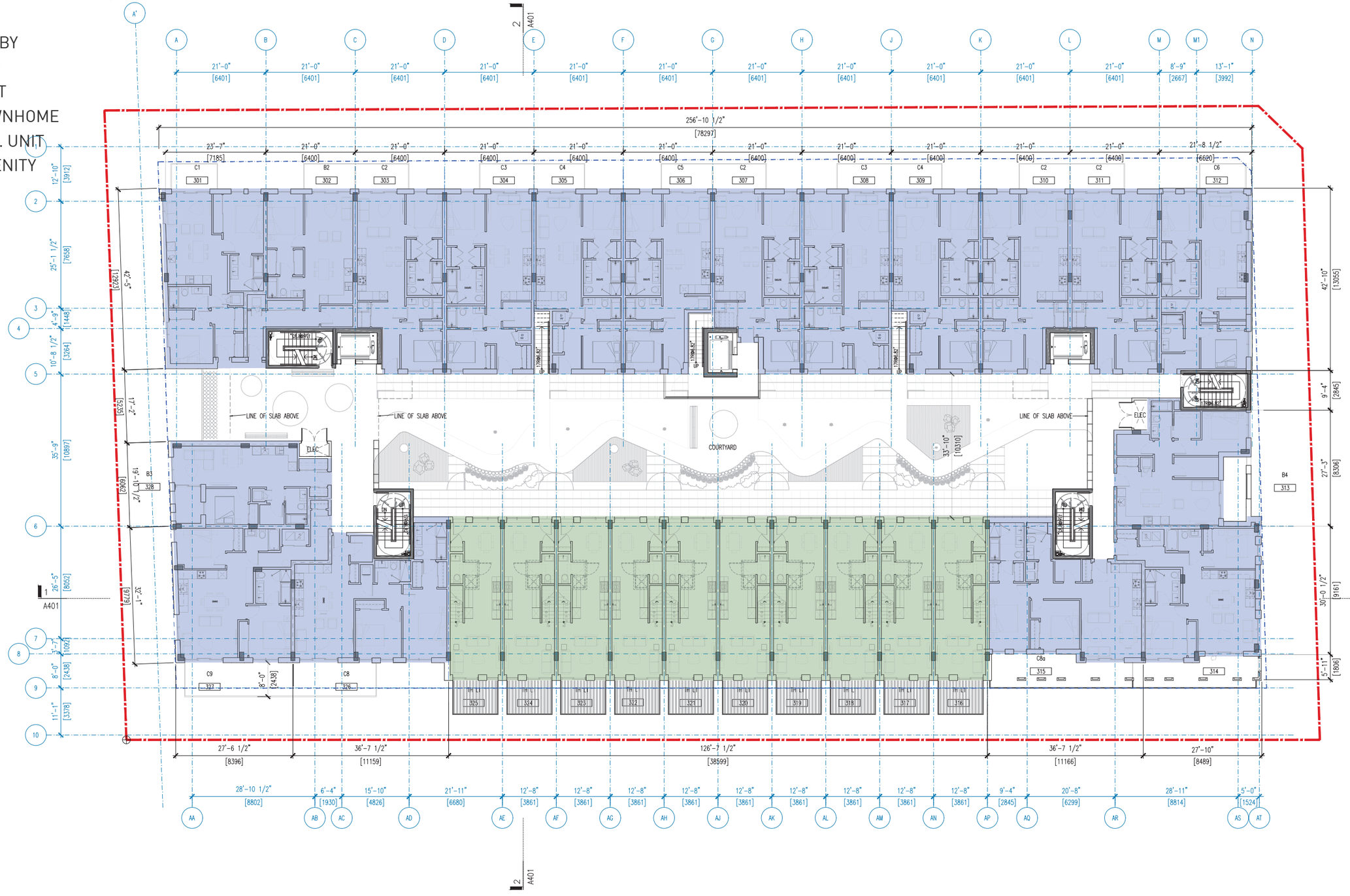
L3 FLOOR PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.03

LEVEL 4 | COURTYARD LEVEL

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



4.2 FLOOR PLAN

GBL ARCHITECTS
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12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT THOMAS LEE BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

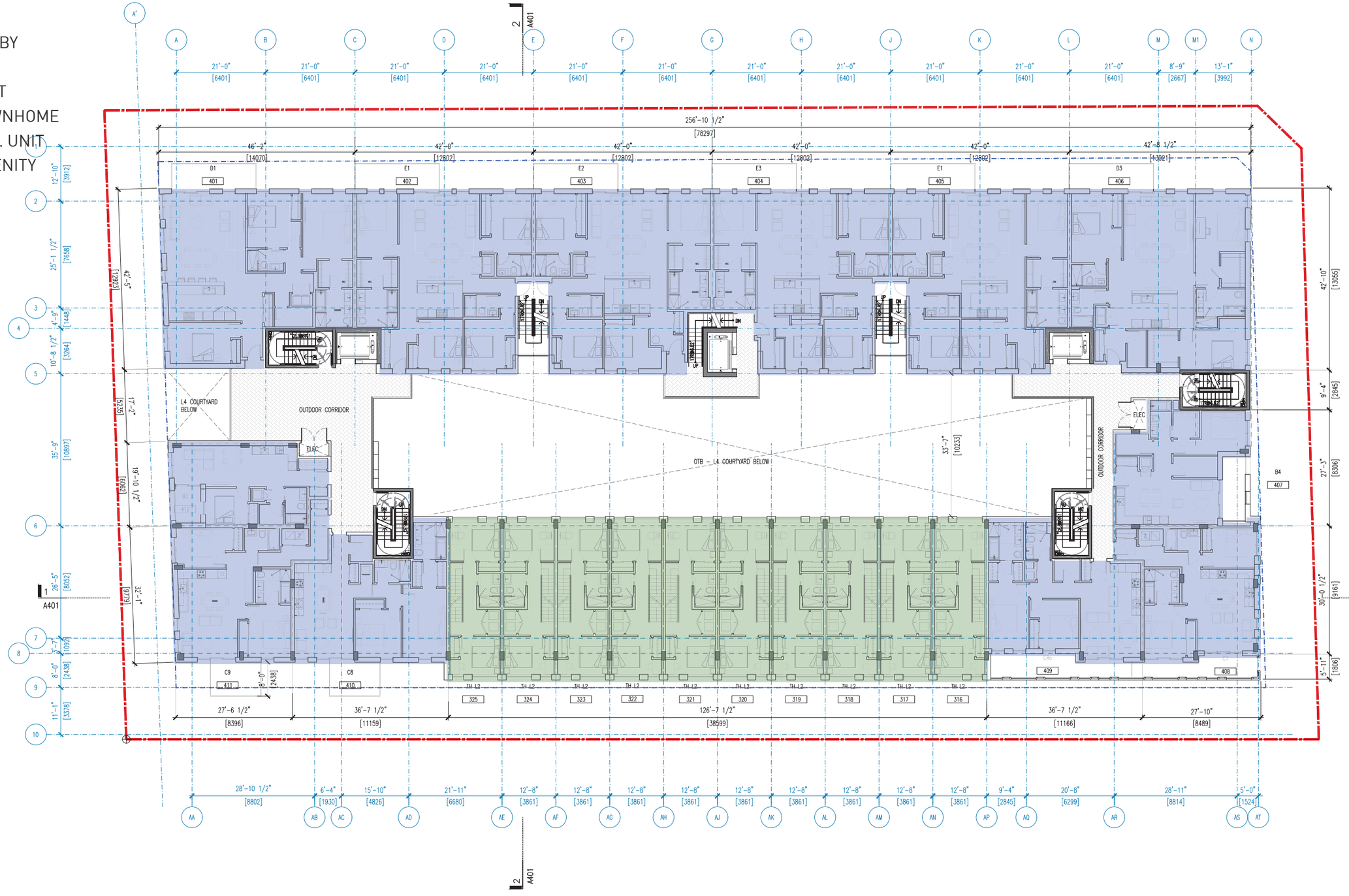
L4 FLOOR PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.04

LEVEL 5

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



4.2 FLOOR PLAN

GBL ARCHITECTS
300 - 224 WEST 8TH AVENUE
VANCOUVER, CANADA V5Y 1N5
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12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT
THOMAS LEE
BRITISH COLUMBIA

MATCHPOINT MIXED-USE DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

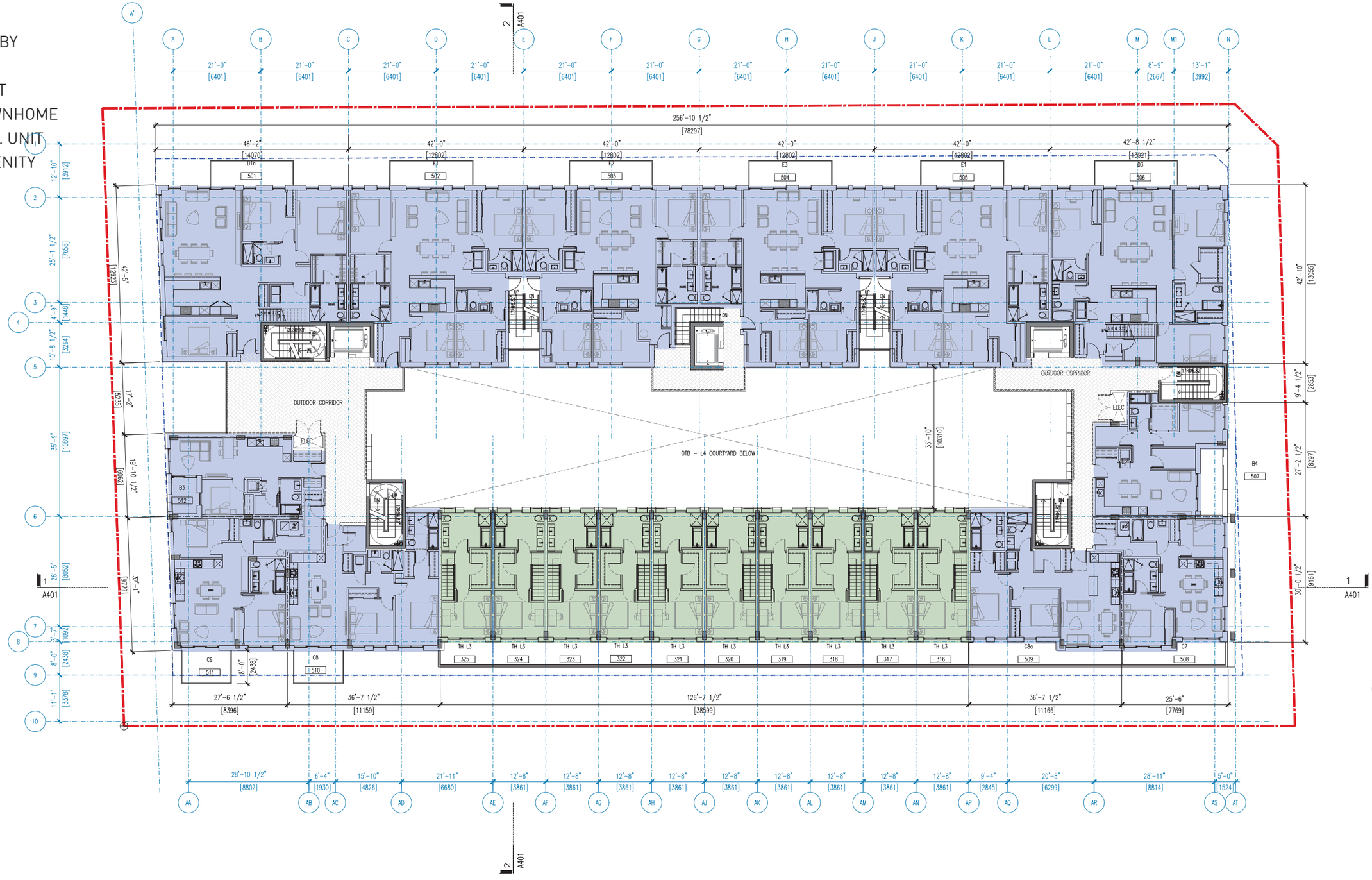
L5 FLOOR PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.05

LEVEL 6

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



4.2 FLOOR PLAN

GBL ARCHITECTS
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REGISTERED ARCHITECT THOMAS LEE BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

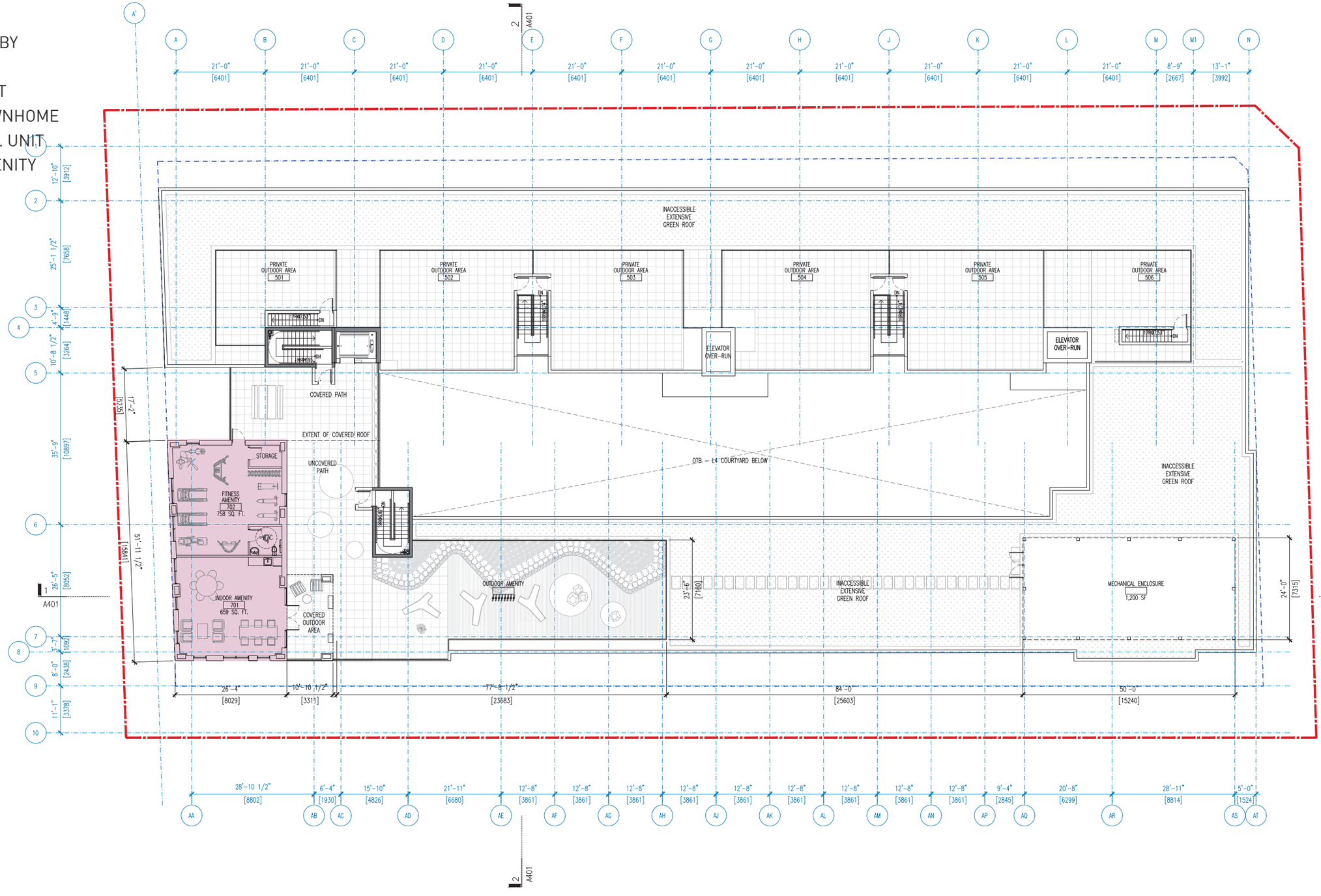
L6 FLOOR PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.06

LEVEL 7 | AMENITY ROOM

- LOBBY
- CRU
- LOFT
- TOWNHOME
- RES. UNIT
- AMENITY



gbl

GBL ARCHITECTS
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12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT THOMAS LEE BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

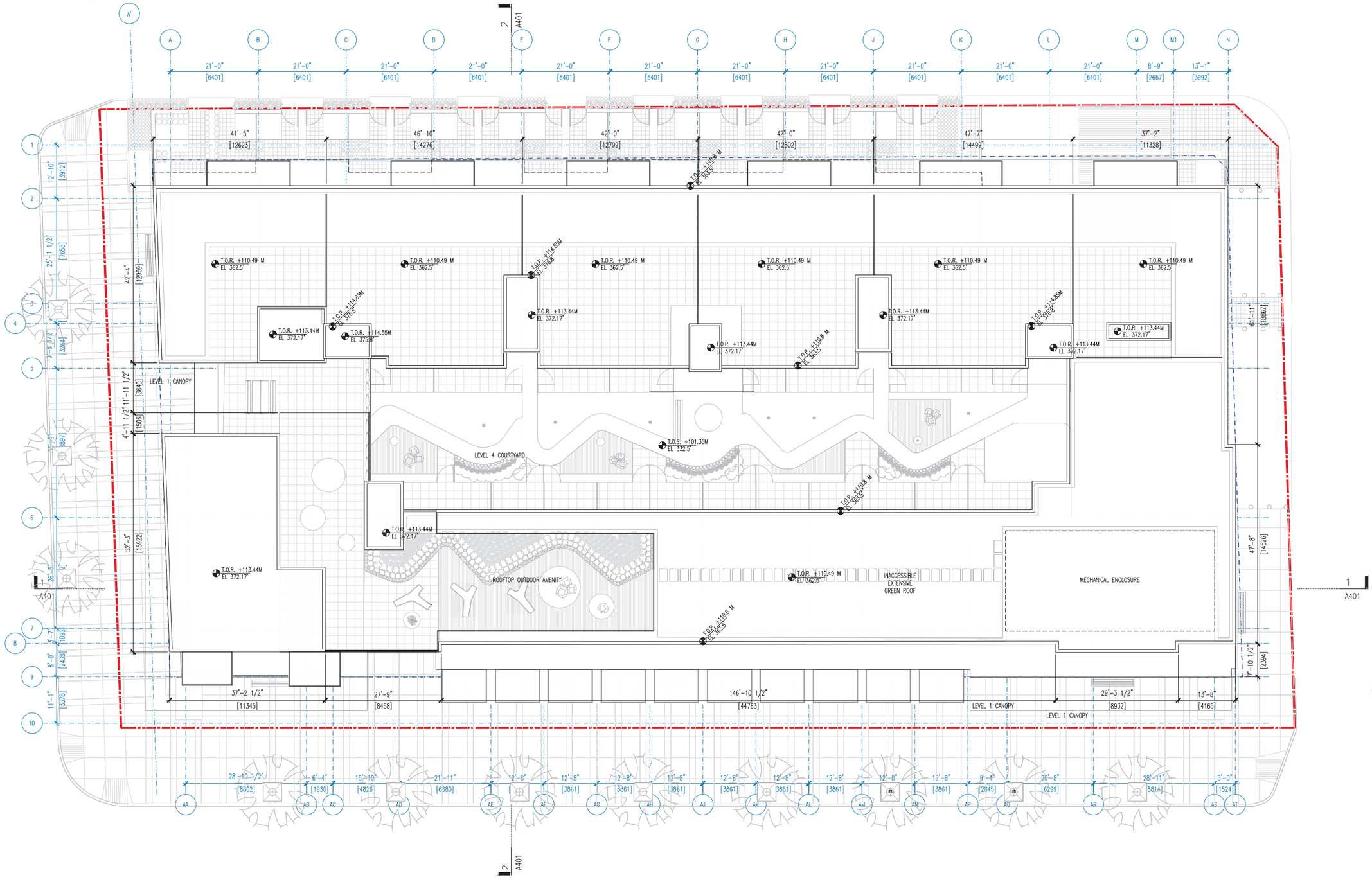
625-691 W33rd AVENUE
VANCOUVER, BC

L7 FLOOR PLAN
ROOF PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" (1:128)
JOB NUMBER	18049

A3.07

ROOF PLAN



4.2 FLOOR PLAN

gbl

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12	22 MAY 2024	RZ APPLICATION

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA

MATCHPOINT
MIXED-USE
DEVELOPMENT

625-691 W33rd AVENUE
VANCOUVER, BC

ROOF PLAN

DATE	22 MAY 2024
DRAWN BY	TCL
CHECKED BY	
SCALE	3/32" = 1'-0" [1:128]
JOB NUMBER	18049

A3.08

W 33RD ELEVATION



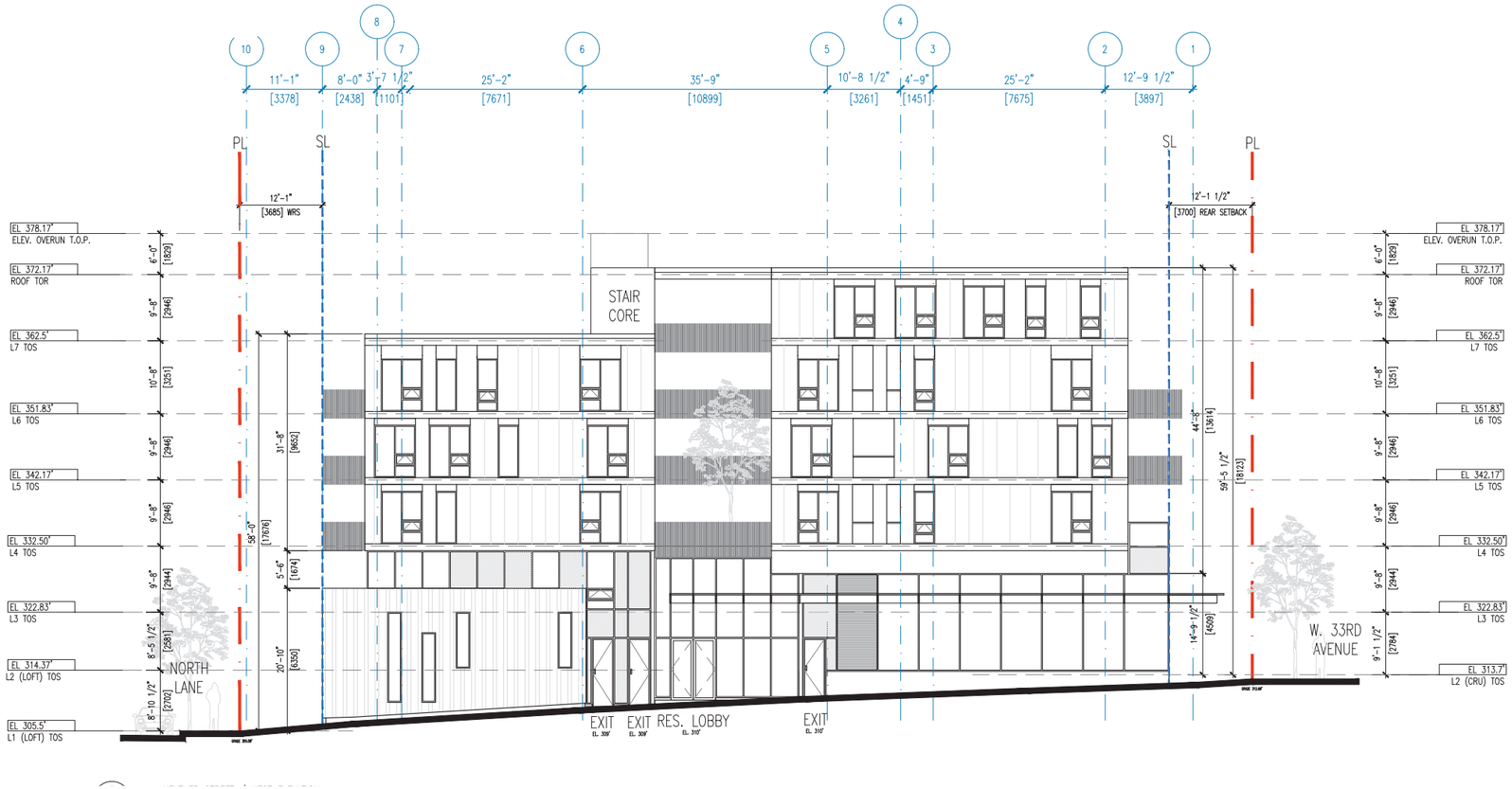
NORTH LANE ELEVATION



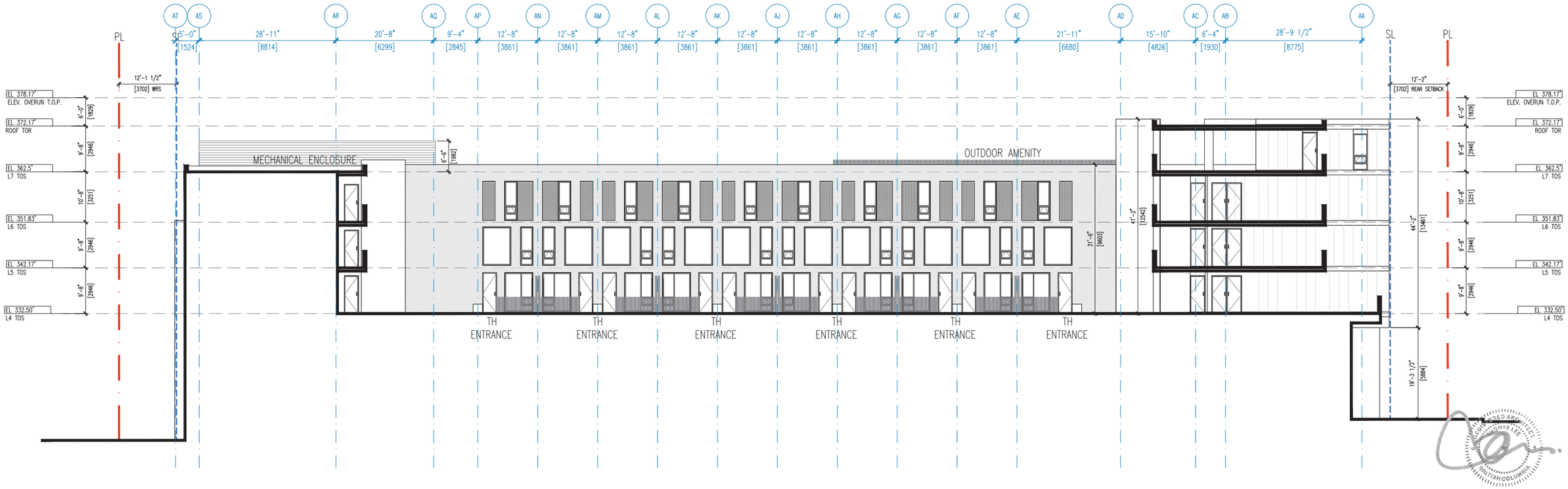
EAST LANE ELEVATION



HEATHER ST. ELEVATION



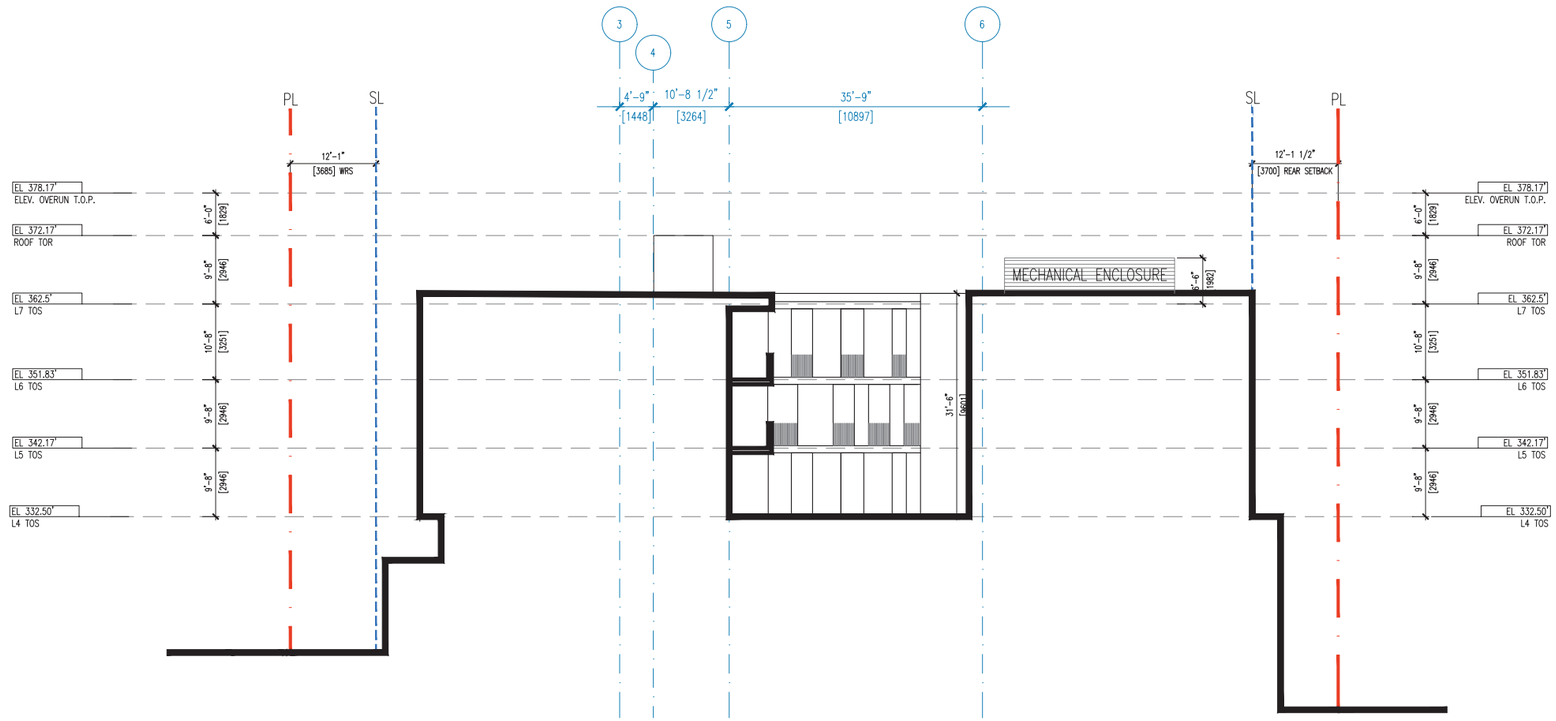
NORTH COURTYARD ELEVATION



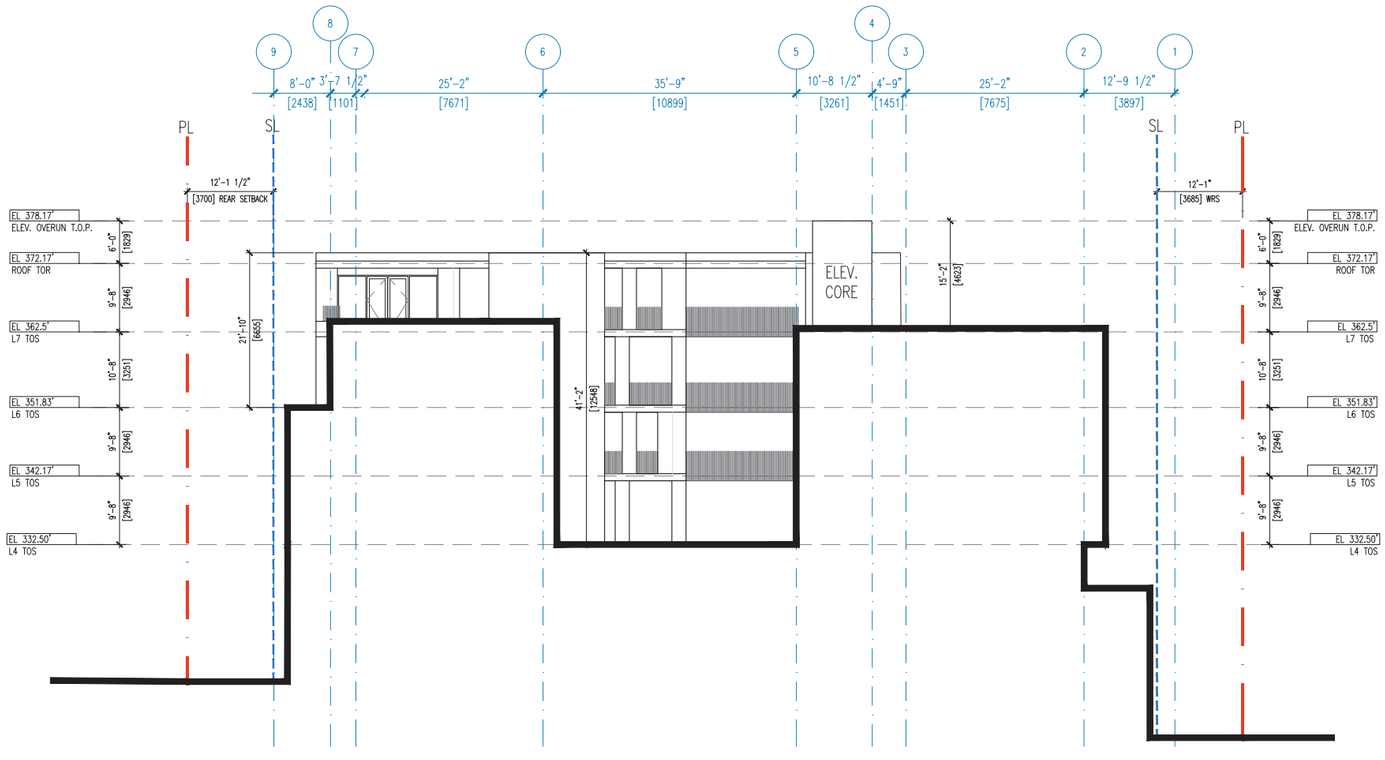
SOUTH COURTYARD ELEVATION



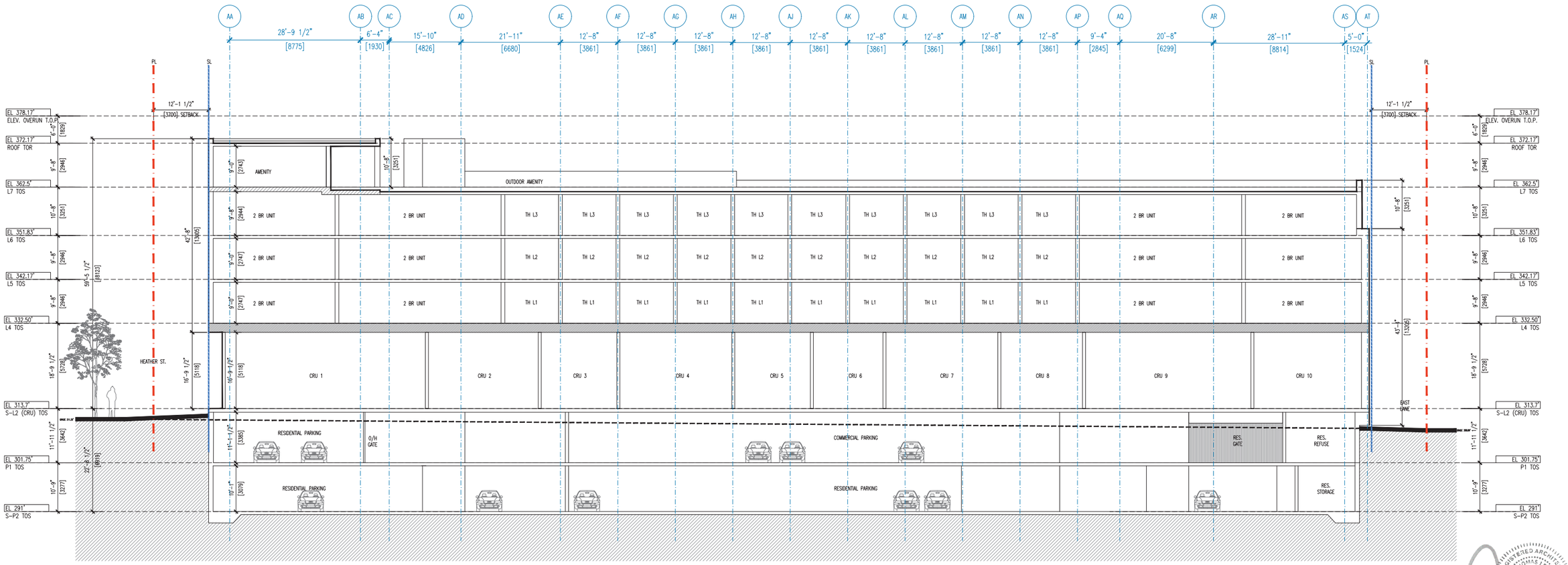
WEST COURTYARD ELEVATION



EAST COURTYARD ELEVATION

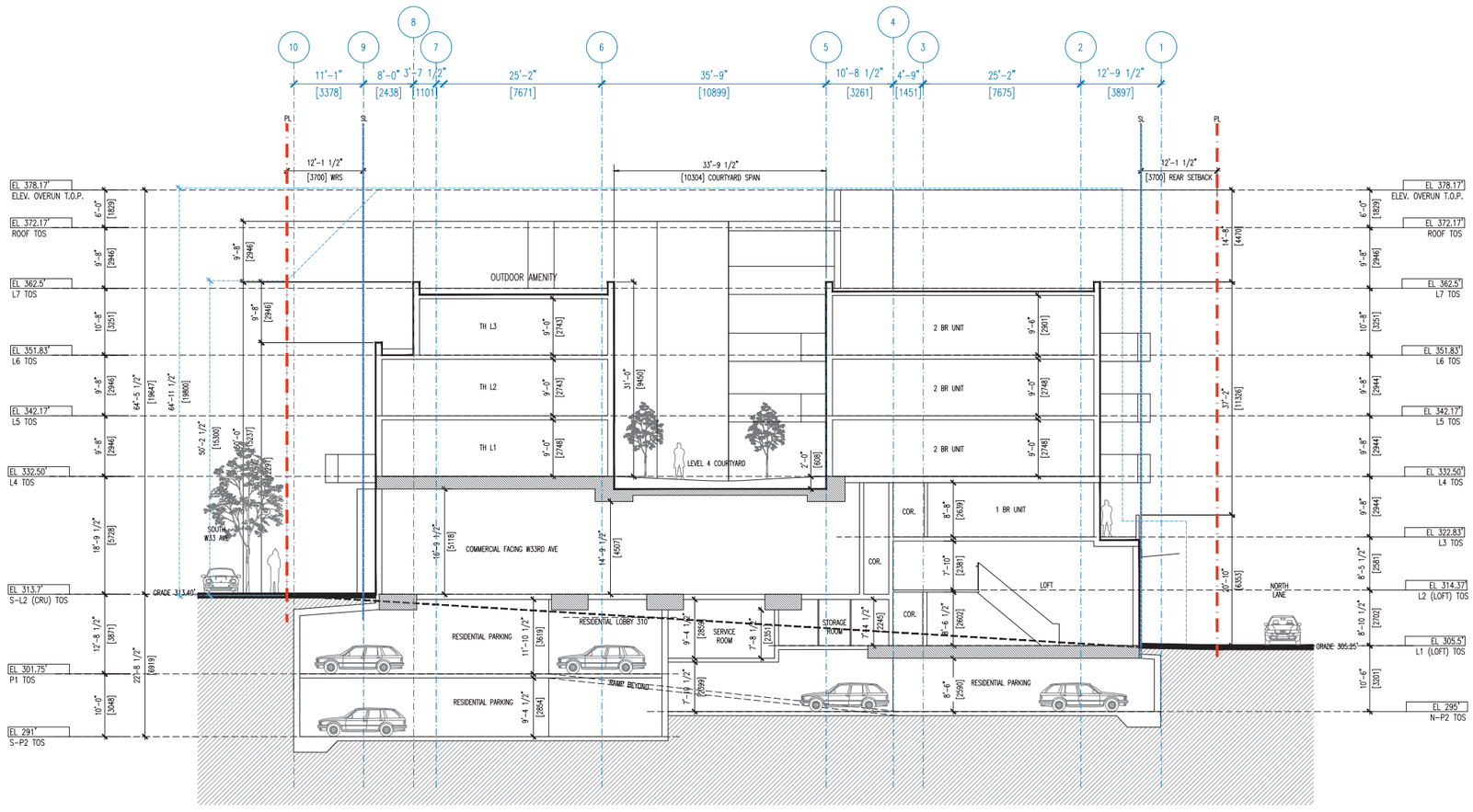


A-A SECTION



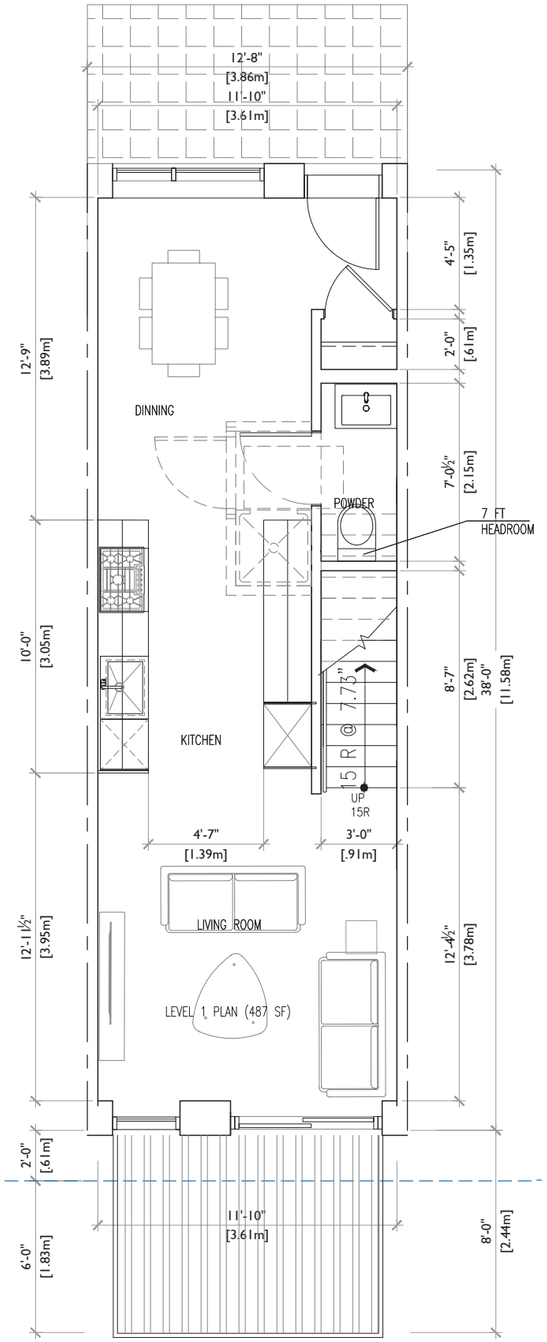
REGISTERED ARCHITECT THOMAS LEE BRITISH COLUMBIA

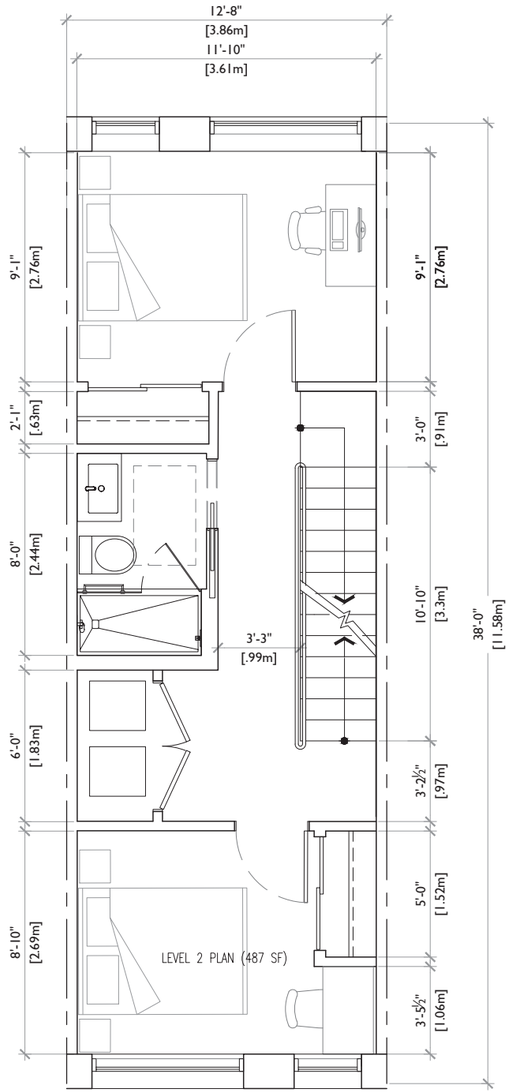
B-B SECTION

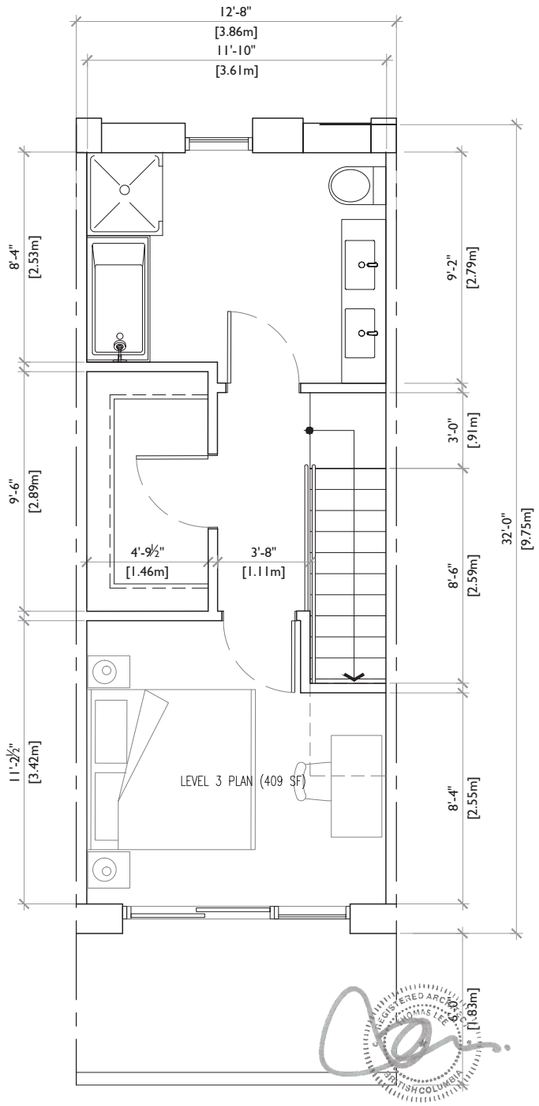

10
9
8
7
6
5
4
3
2
1
11'-1" [3378]
8'-0" [2438]
3'-7 1/2" [1101]
25'-2" [7671]
35'-9" [10899]
10'-8 1/2" [3261]
4'-9" [1451]
25'-2" [7675]
12'-9 1/2" [3897]
PL
SL
12'-1 1/2" [3700] WRS
33'-9 1/2" [10304] COURTYARD SPAN
12'-1 1/2" [3700] REAR SETBACK
EL 378.17' ELEV. OVERUN T.O.P.
EL 372.17' ROOF TOS
EL 362.5' L7 TOS
EL 351.83' L6 TOS
EL 342.17' L5 TOS
EL 332.50' L4 TOS
EL 313.7' S-L2 (CRU) TOS
EL 301.75' P1 TOS
EL 291' S-P2 TOS
OUTDOOR AMENITY
TH L3
TH L2
TH L1
LEVEL 4 COURTYARD
2 BR UNIT
1 BR UNIT
COR.
LOFT
COMMERCIAL FACING W33RD AVE
SOUTH W33 AVE
GRADE 313.40'
RESIDENTIAL LOBBY 310
RESIDENTIAL PARKING
SERVICE ROOM
STORAGE ROOM
BOARD BEYOND
NORTH LANE
GRADE 305.25'
EL 314.37' L2 (LOFT) TOS
EL 305.5' L1 (LOFT) TOS
EL 295' N-P2 TOS
EL 322.83' L3 TOS

TOWNHOMES







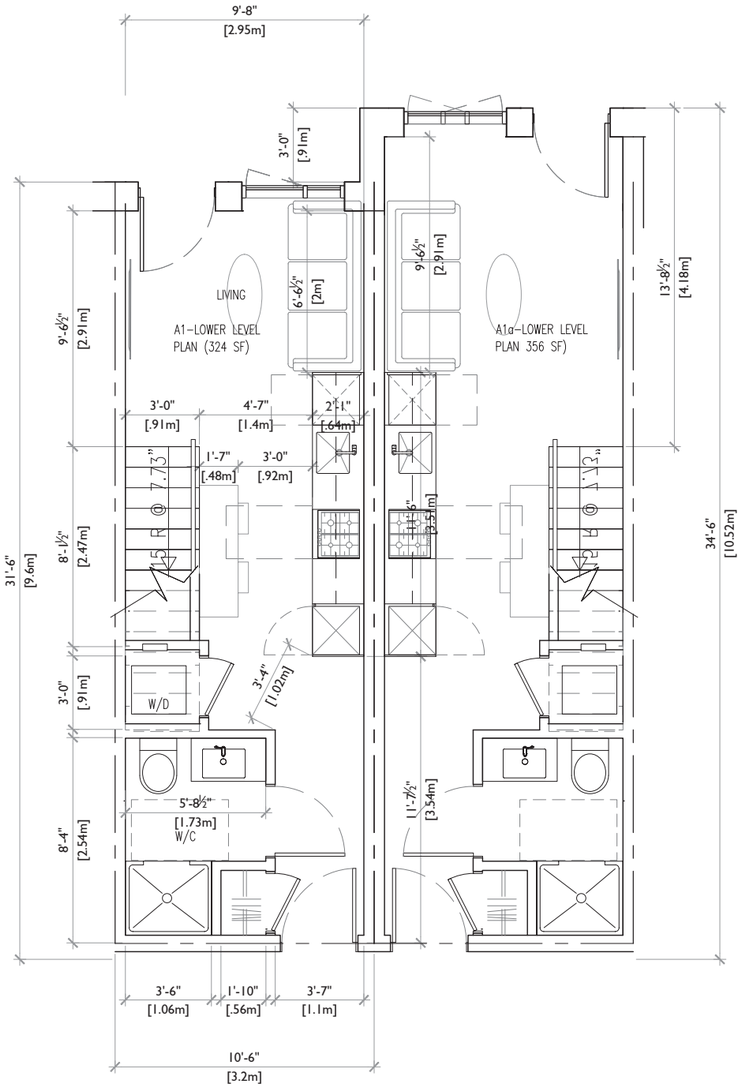


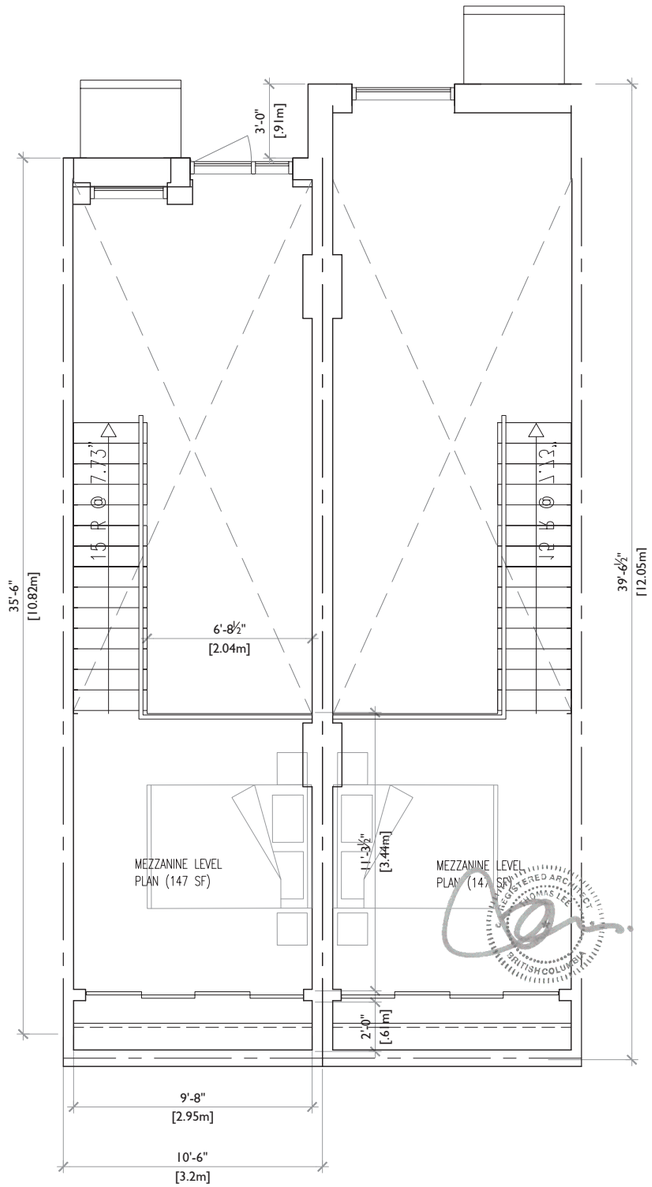
1 A6.01 TYPICAL TOWNHOUSE (1,383 SF)
1'4"=1'-0"

4.5 UNIT PLANS

LOFT | A1 STUDIO







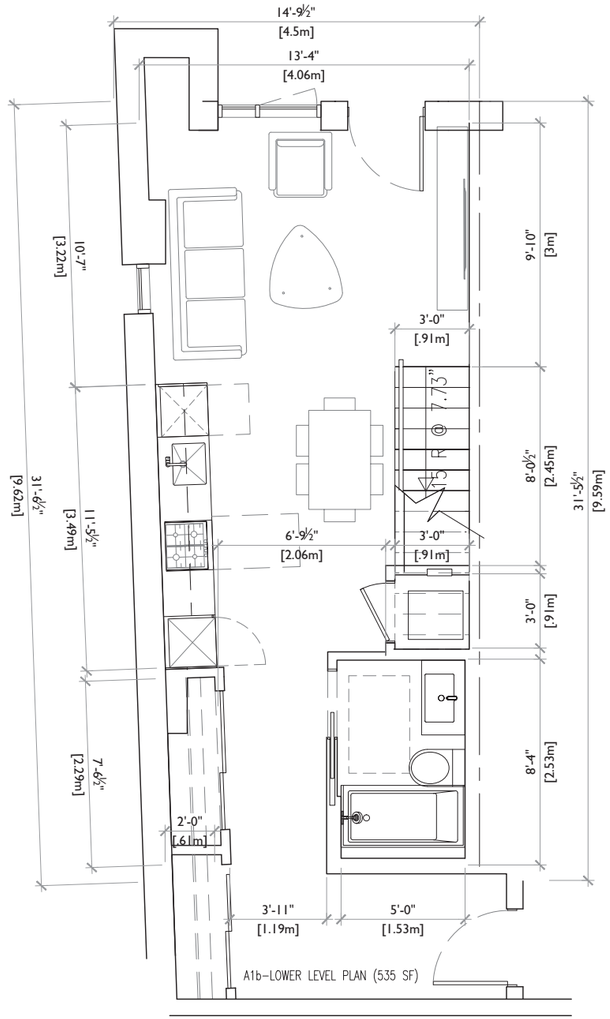
4.5 UNIT PLANS

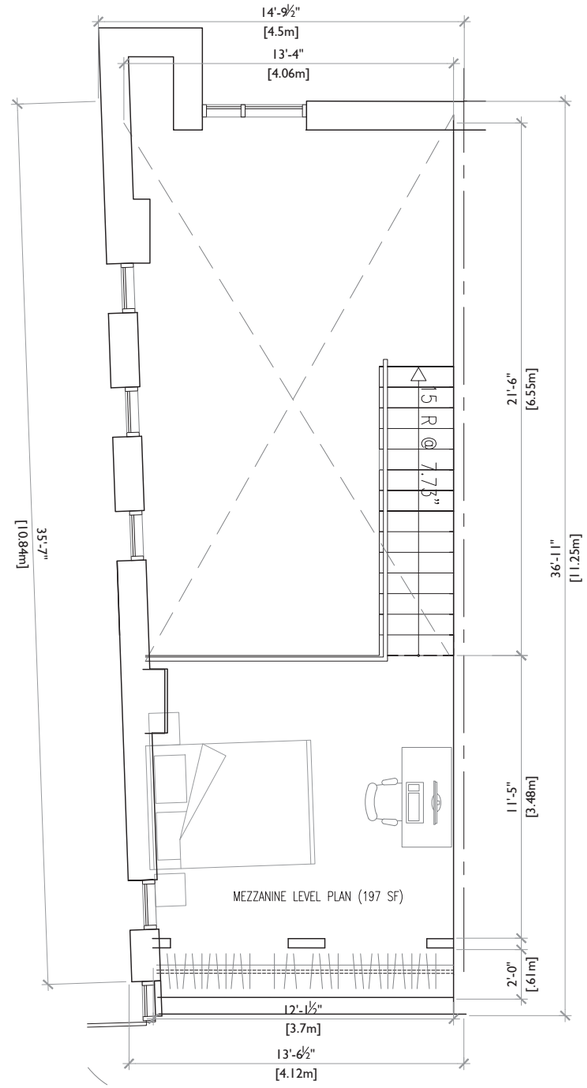
2
A6.01

A1: STUDIO LOFT (471 SF) A1a:STUDIO LOFT (503 SF)

1'4"=1'-0"

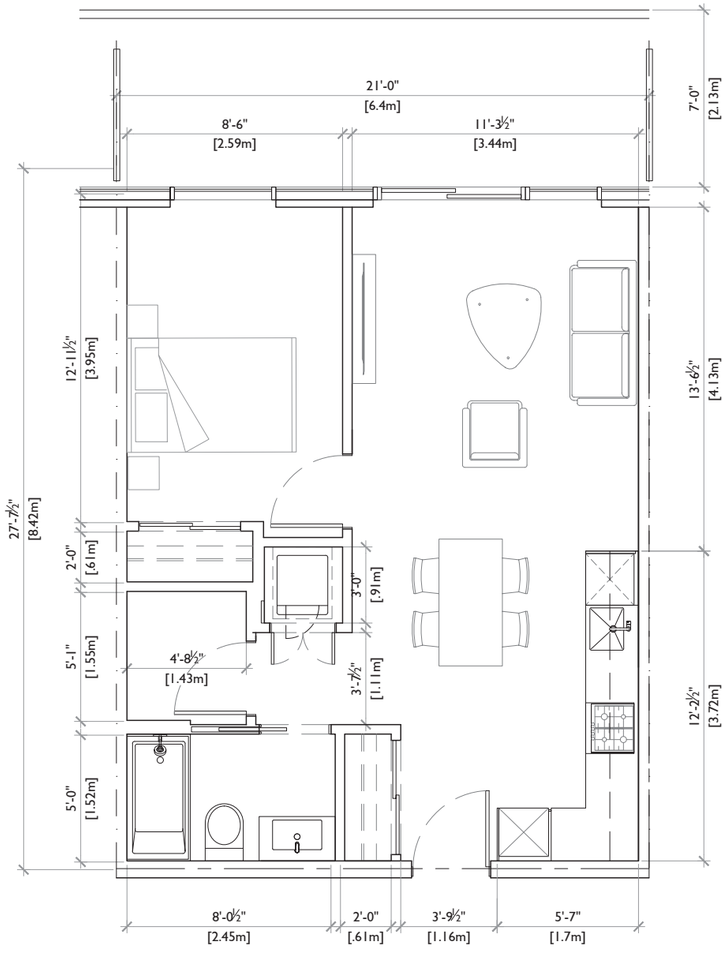
LOFT | A1b STUDIO



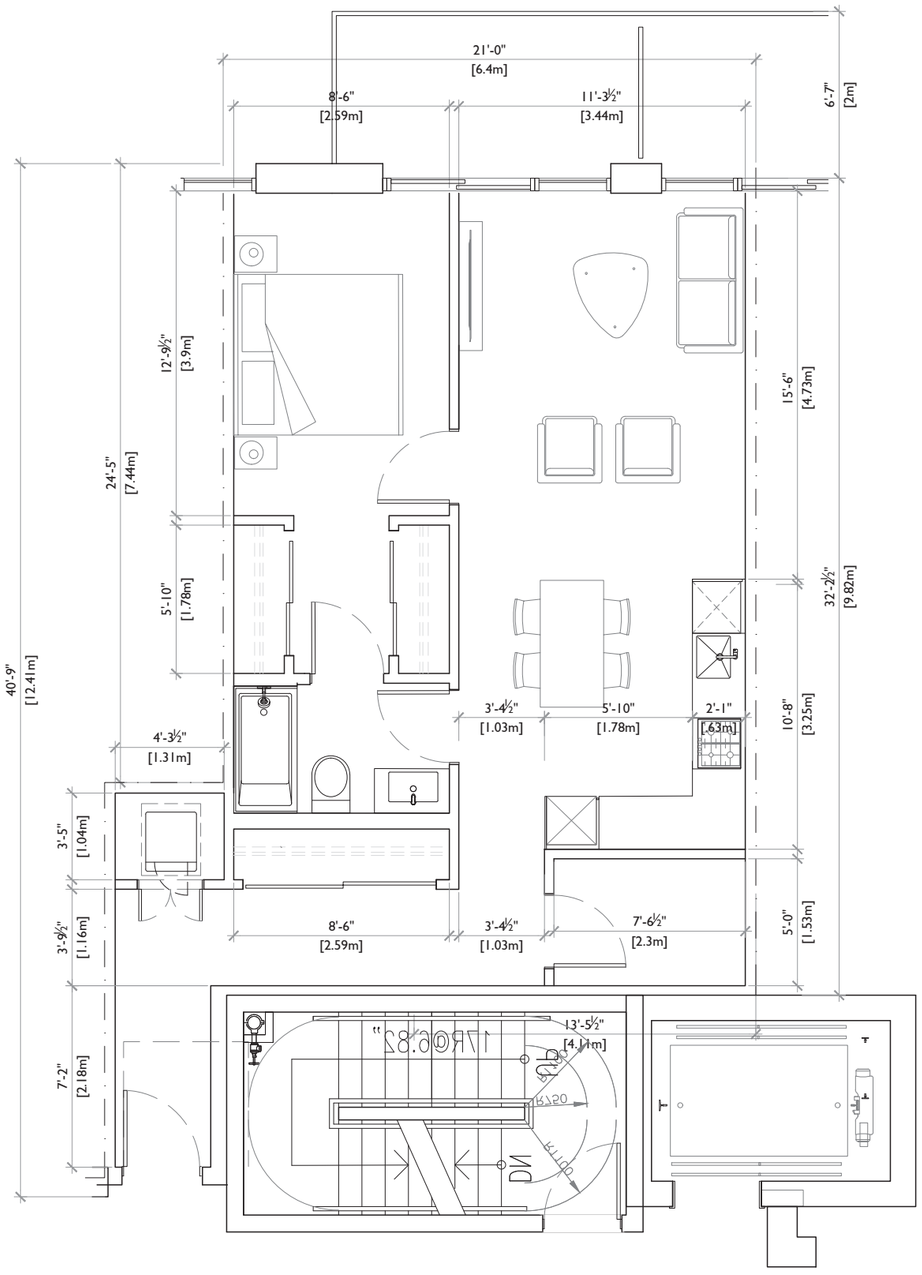


1 / A6.02 — Loft A1b – STUDIO LOFT – 732 SF
1'4"=1'-0"

UNIT B1 & B2

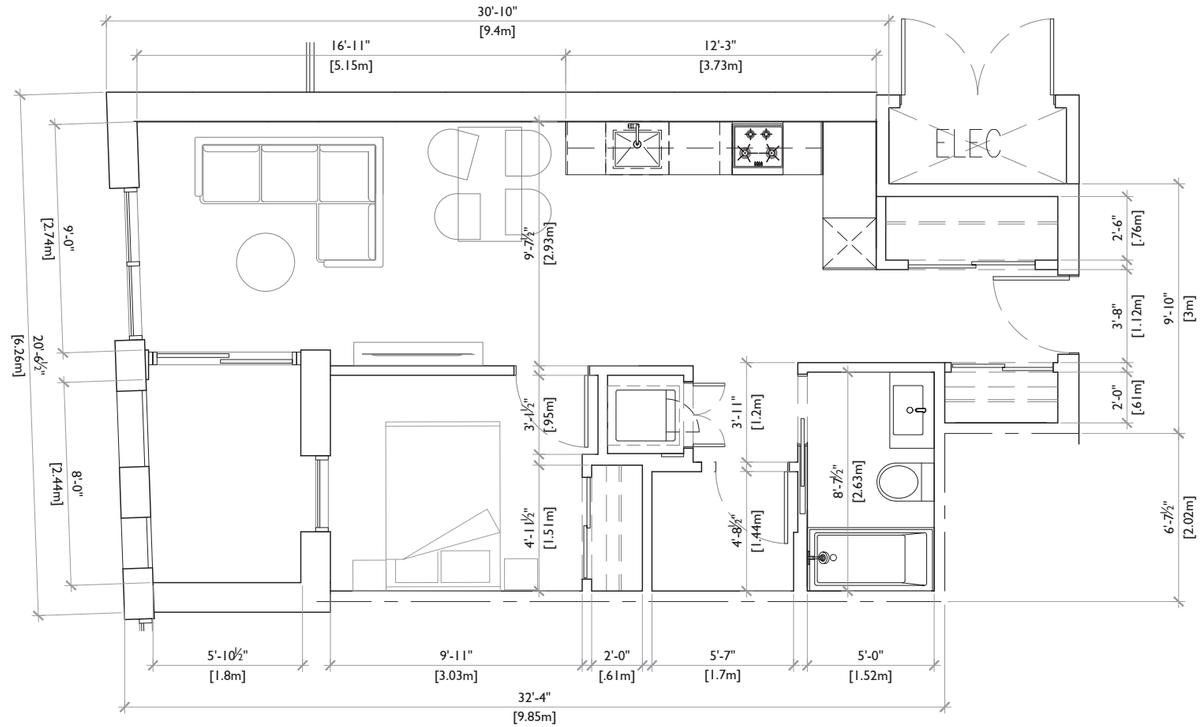


2 A6.02 B1 – 1BR – 564 SF
1'4"=1'-0"



3 A6.02 B2 – 1BR – 572 SF
1'4"=1'-0"

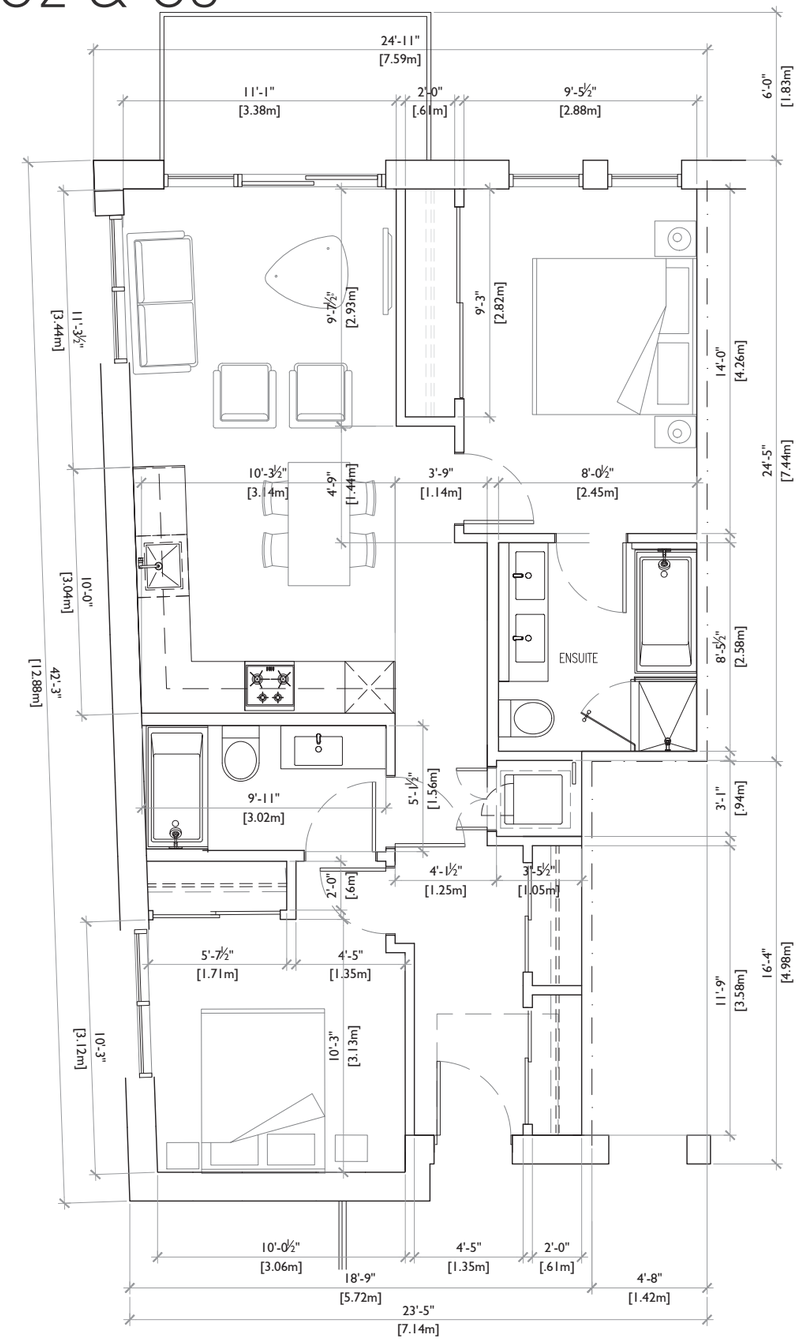
UNIT B3



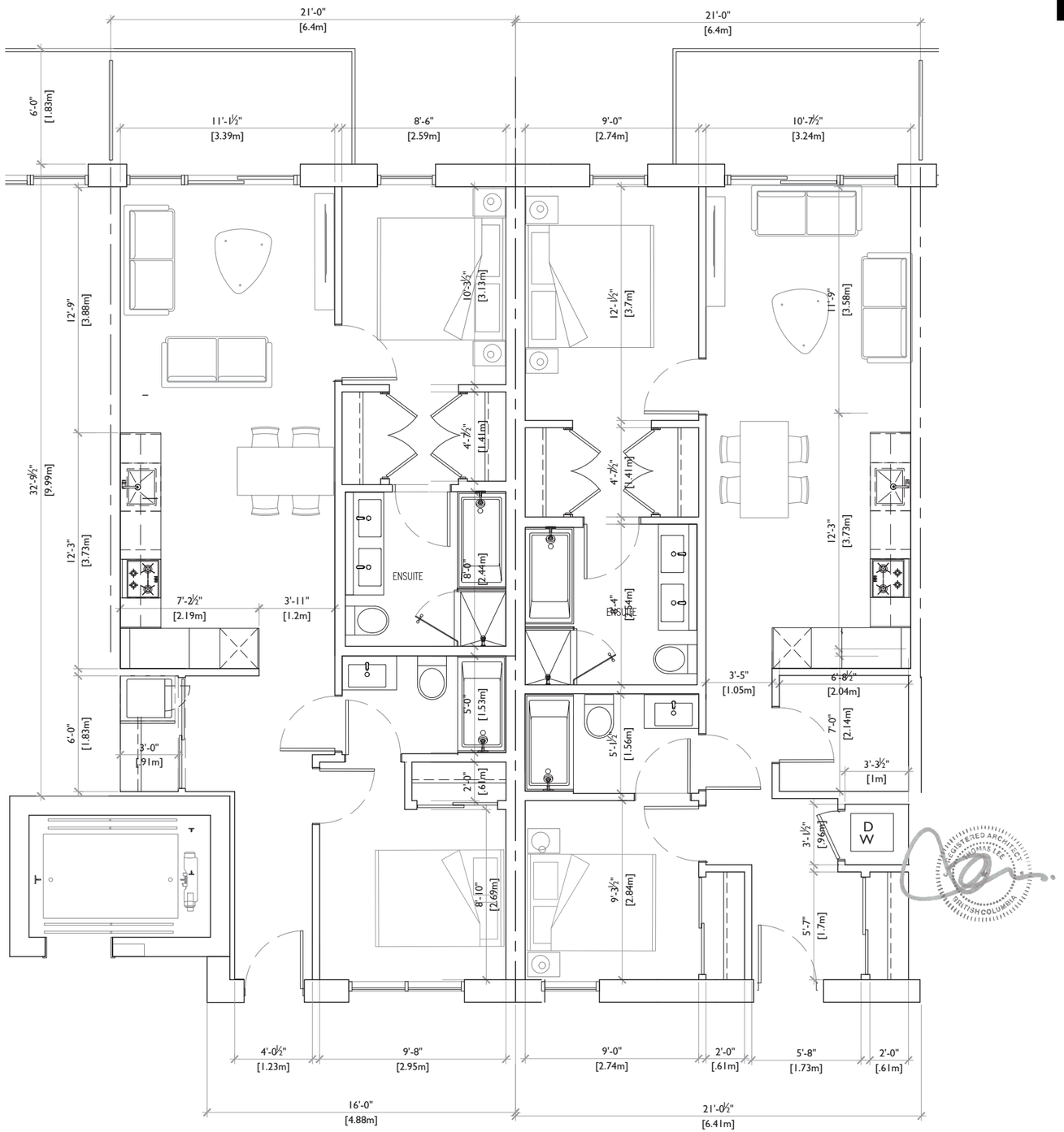
4 / A6.02 B3 –1BR – 632 SF

1'4"=1'–0"

UNIT C1, C2 & C3



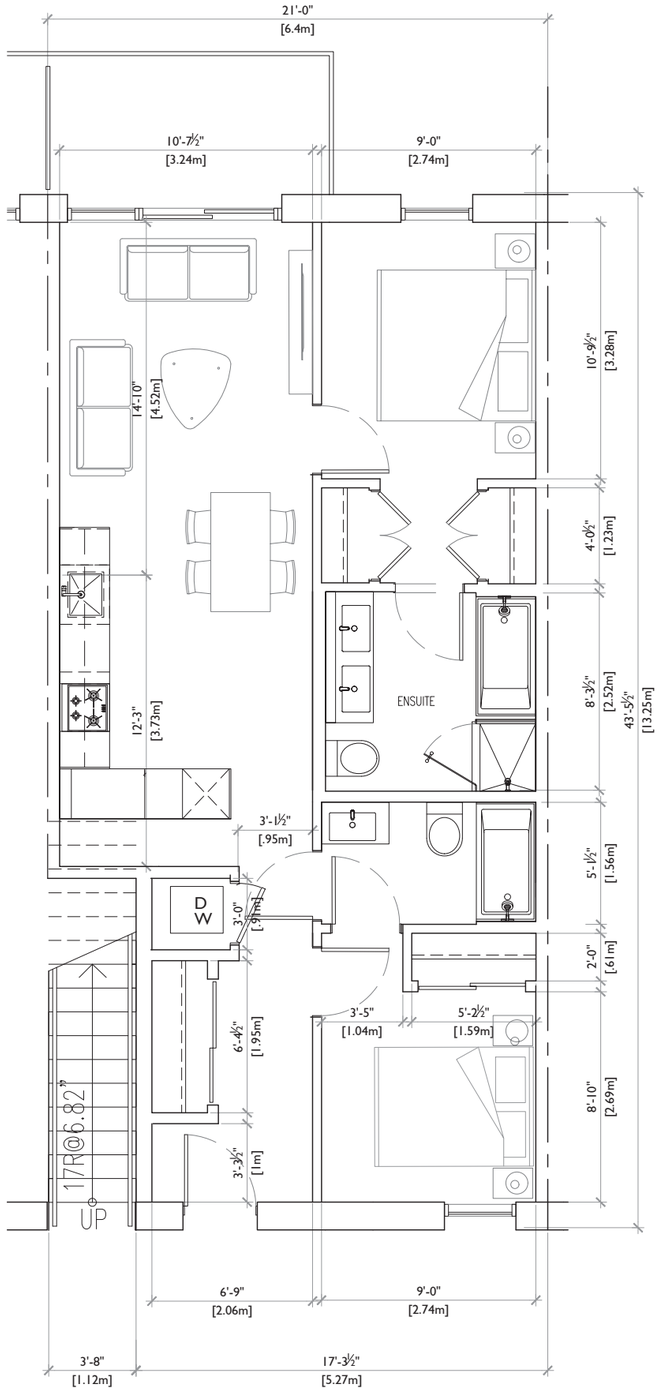
2 A6.03 UNIT C1 – 2BR – 926 SF
1'4"=1'-0"



3 A6.03 UNIT C2 – 2 2BR – 850 SF
1'4"=1'-0"

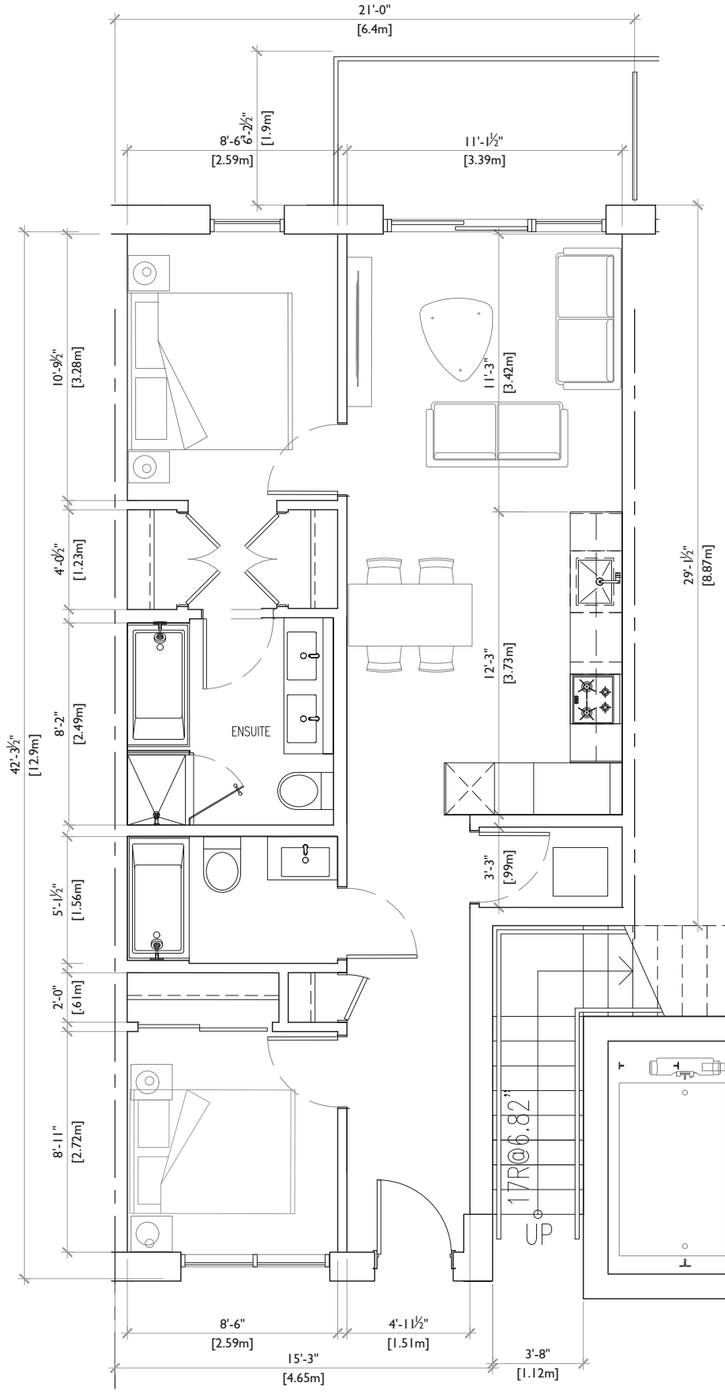
4 A6.03 UNIT C3 – 2BR – 913 SF
1'4"=1'-0"

UNIT C4 & C5



1 / A6.04 UNIT C4 – 2BR – 858 SF

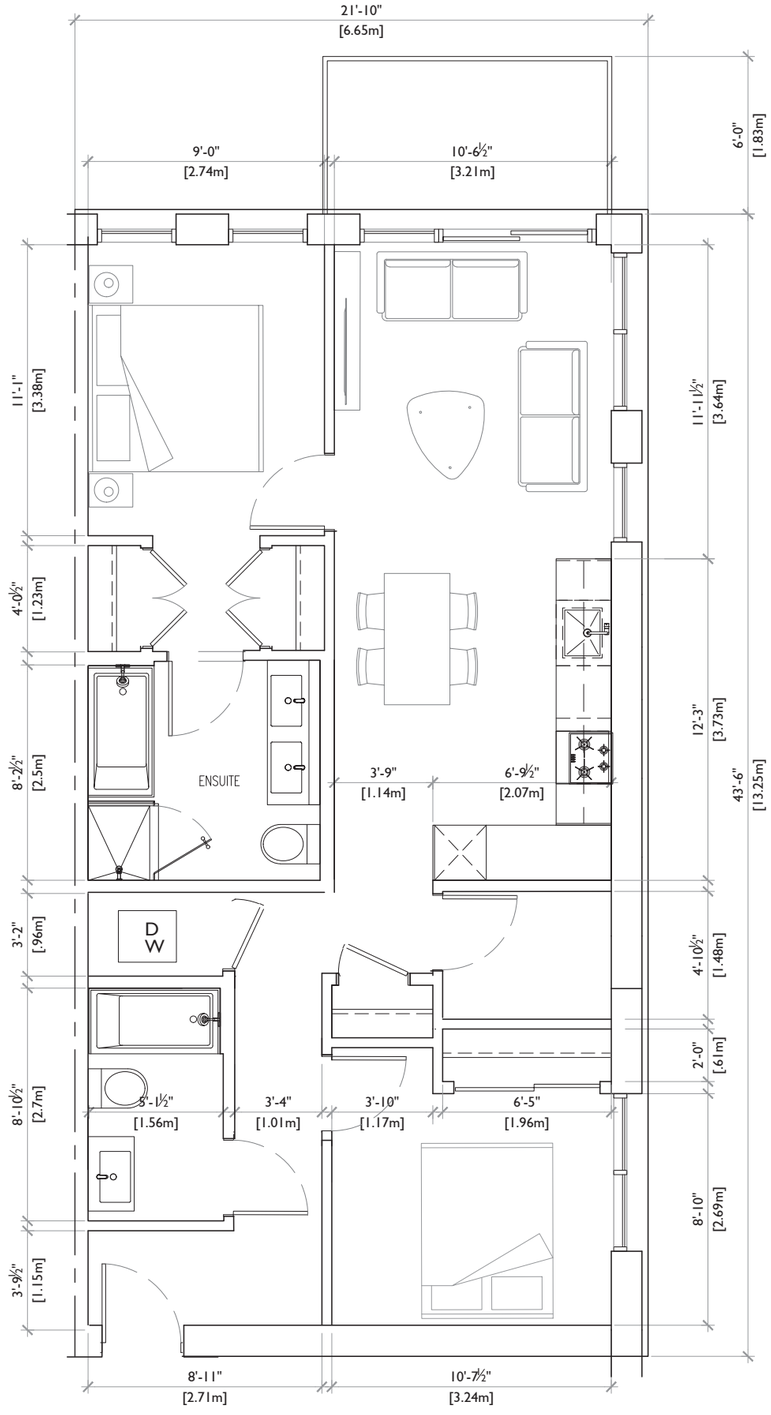
1'4"=1'-0"



2 / A6.04 UNIT C5 – 2BR – 830 SF

1'4"=1'-0"

UNIT C6

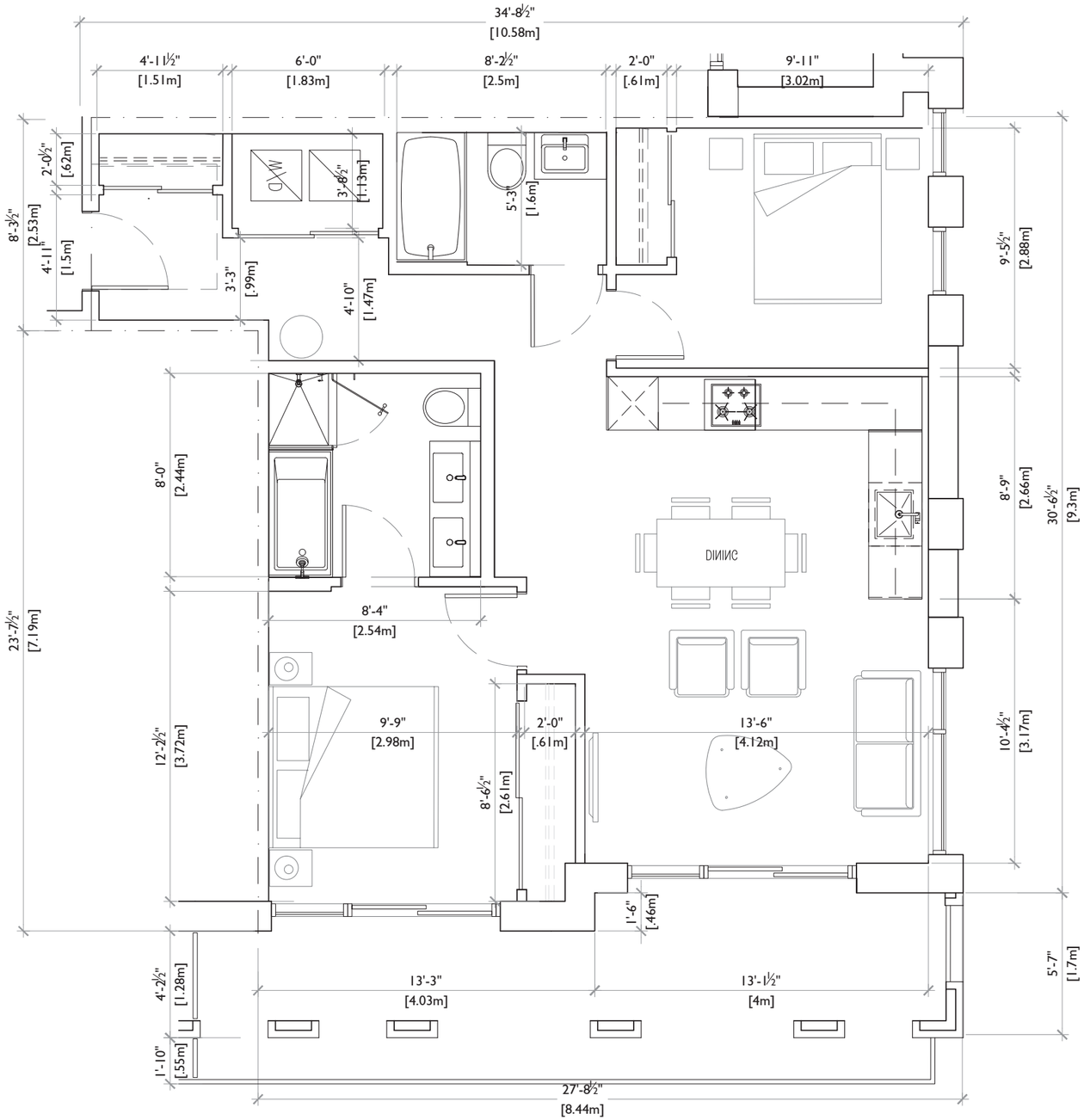


3
A6.04

UNIT C6 – 2BR – 939 SF

1'4"=1'-0"

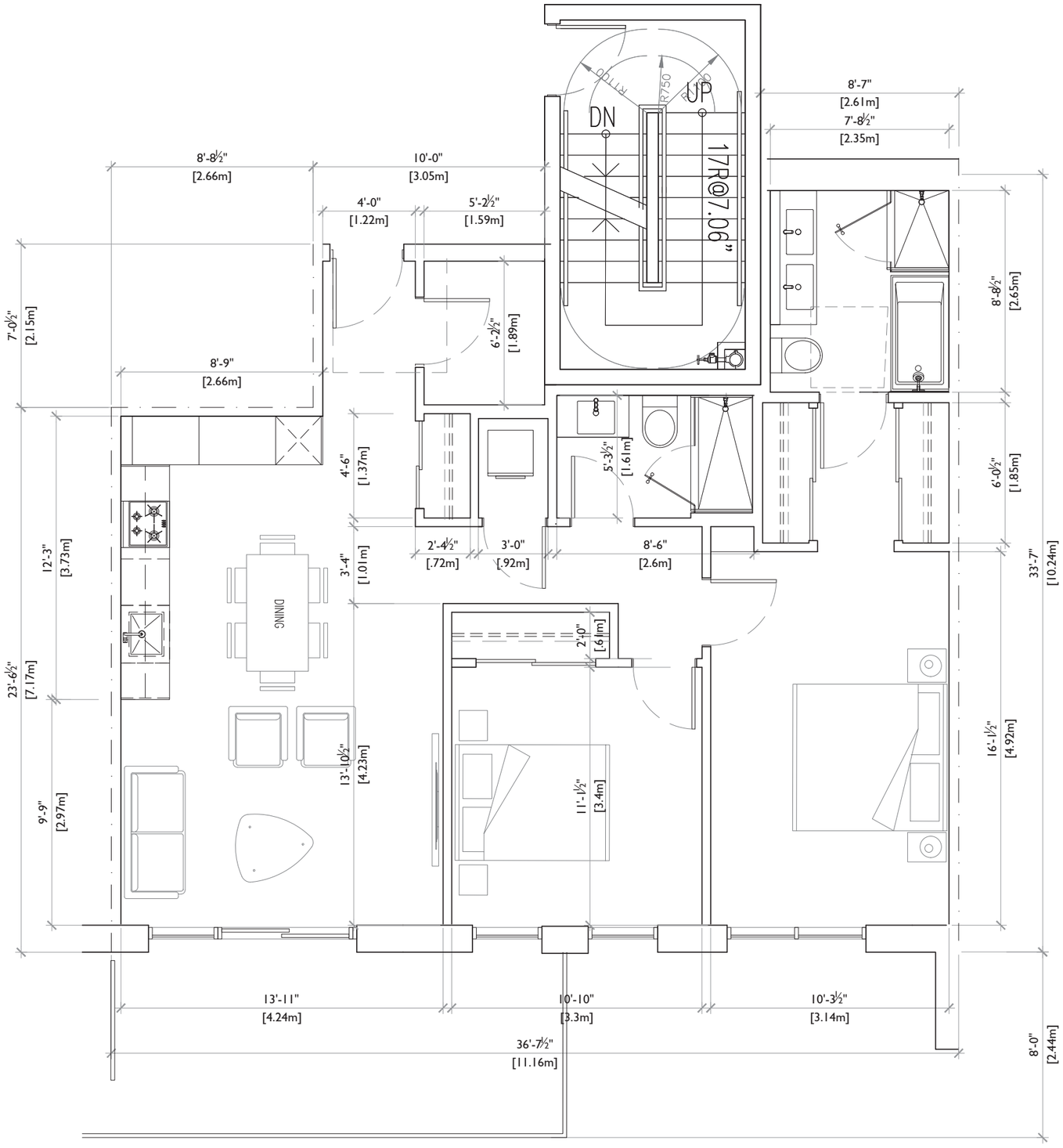
UNIT C7



3 / A6.05 UNIT C7 – 2BR – 922 SF

1'4"=1'-0"

UNIT C8

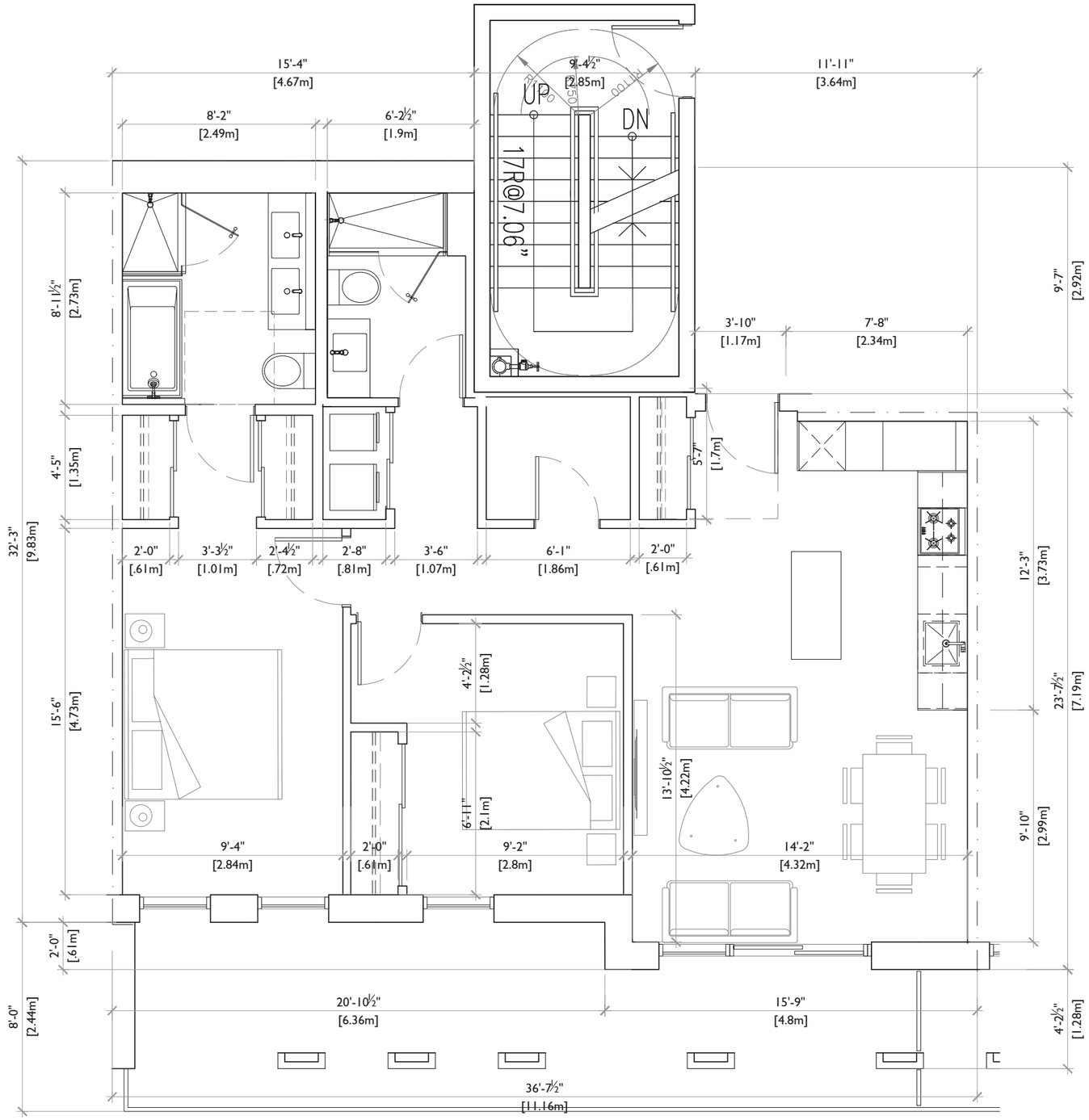


1
A6.05

UNIT C8 – 2BR – 1032 SF

1'4"=1'-0"

UNIT C8a

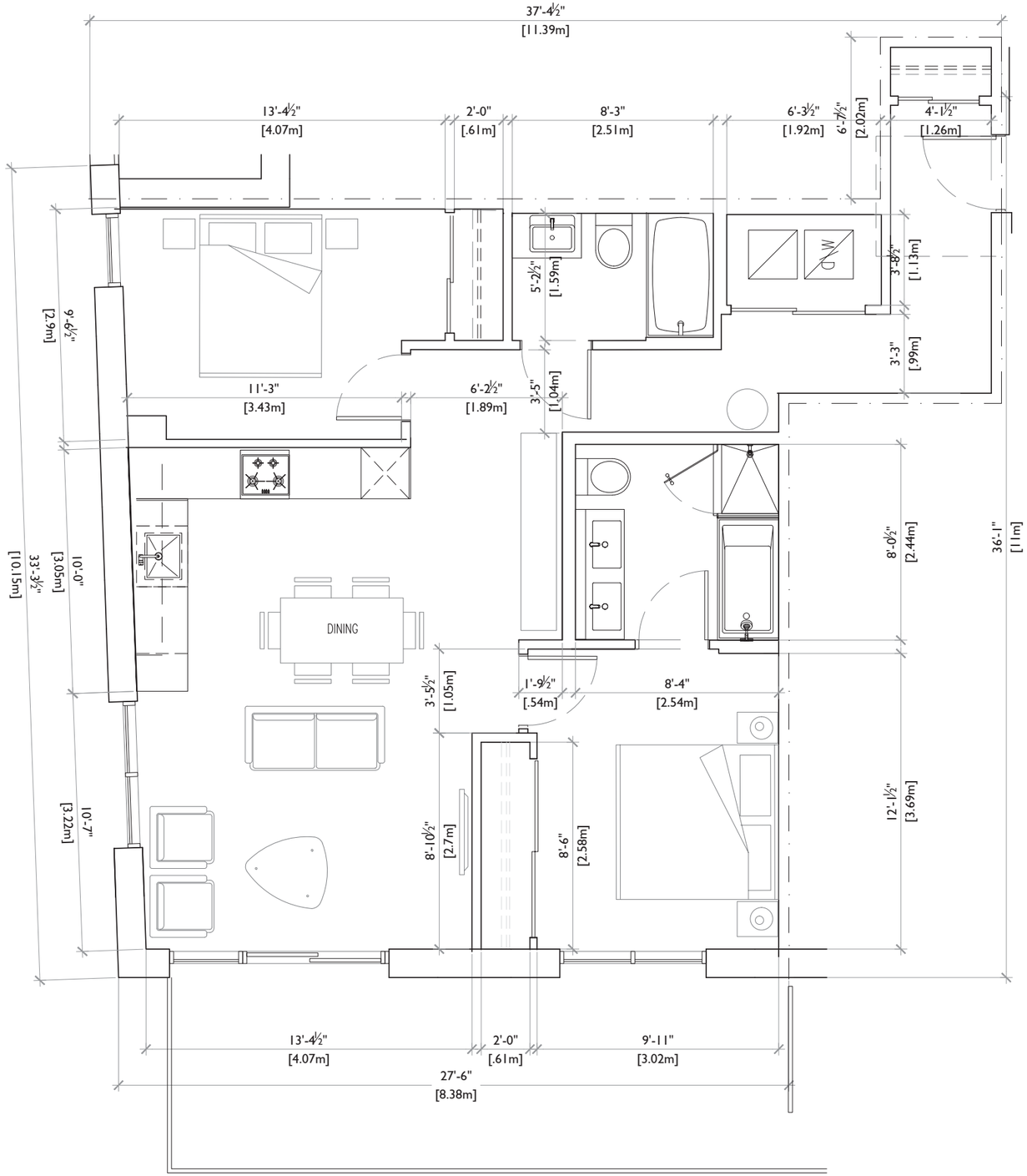


2
A6.05

UNIT C8a – 2BR – 1001 SF

1'4"=1'-0"

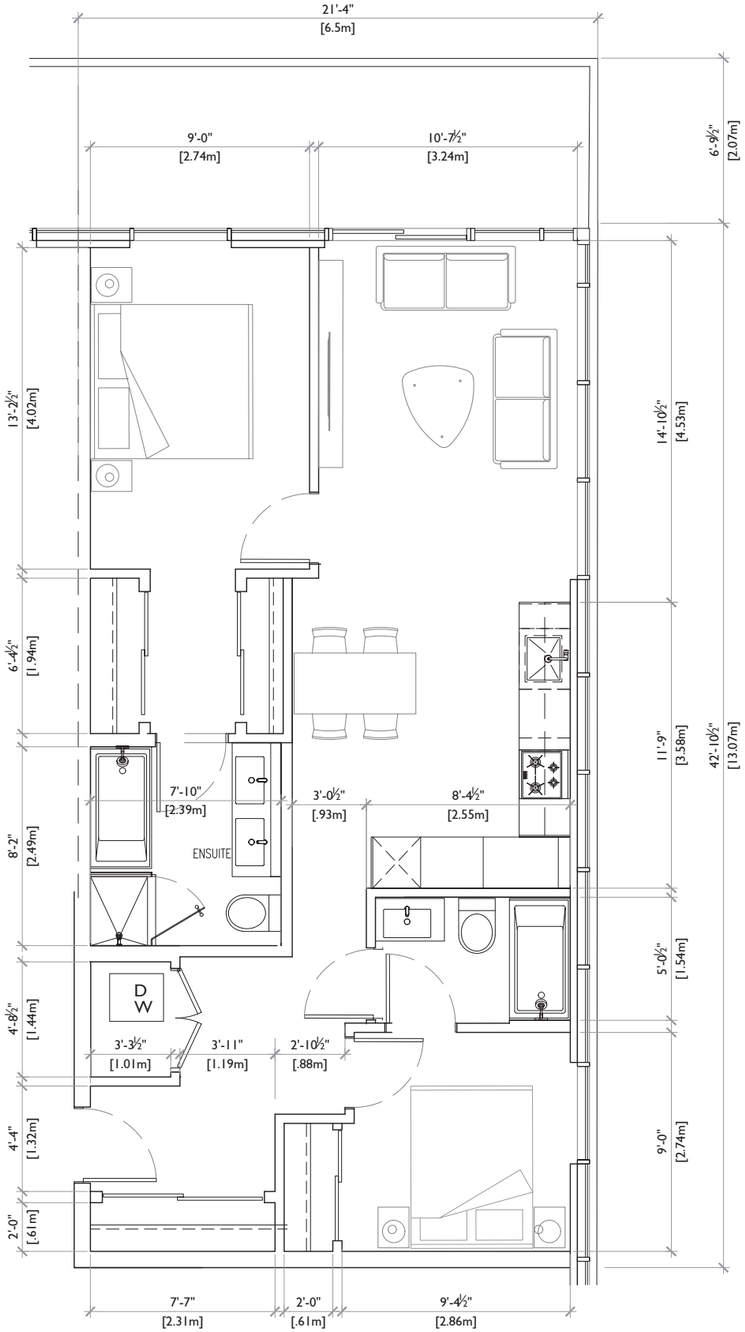
UNIT C9

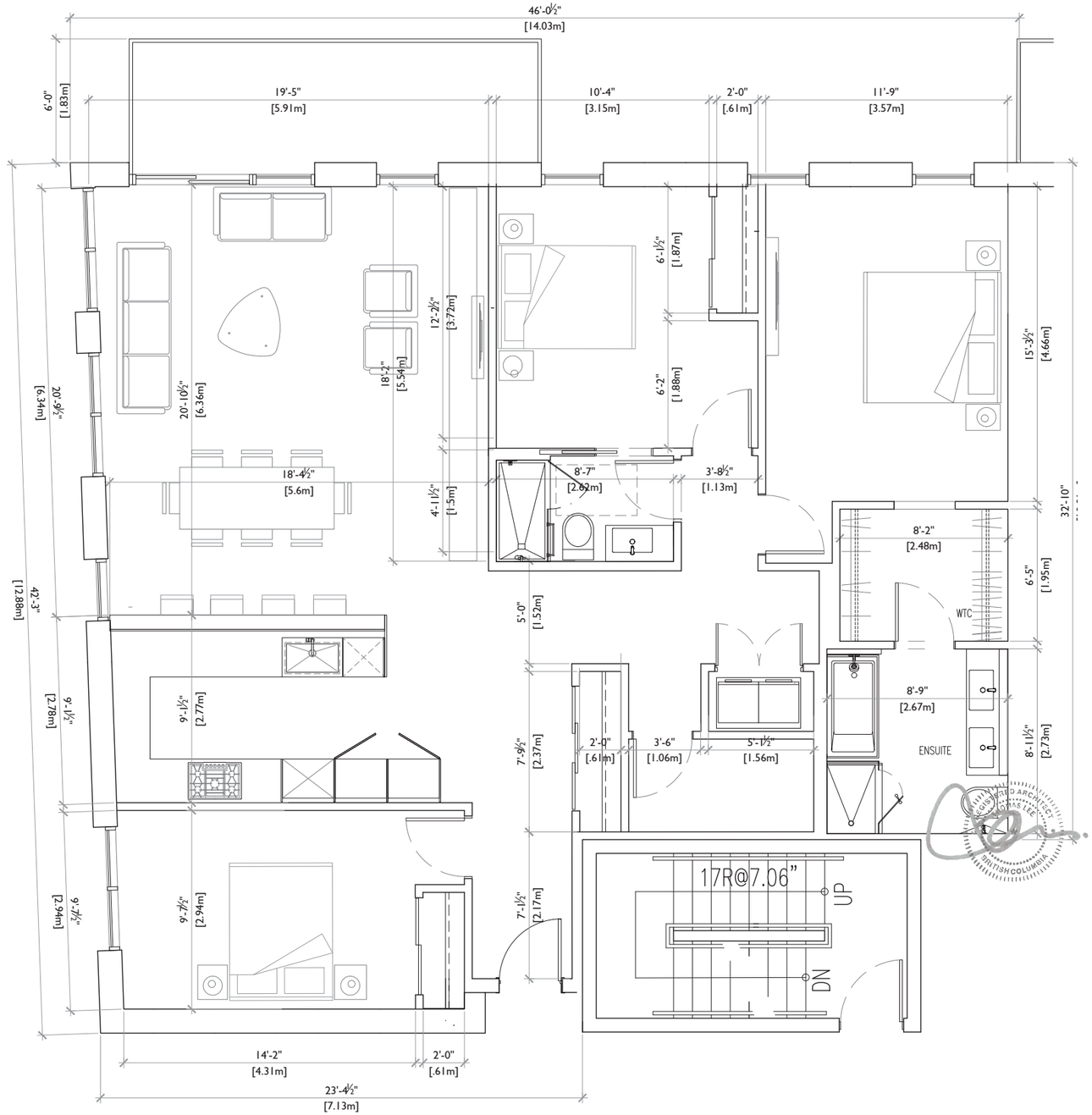


1 / A6.06 UNIT C9 – 2BR – 1001SF

1'4"=1'-0"

UNIT C10 & D1



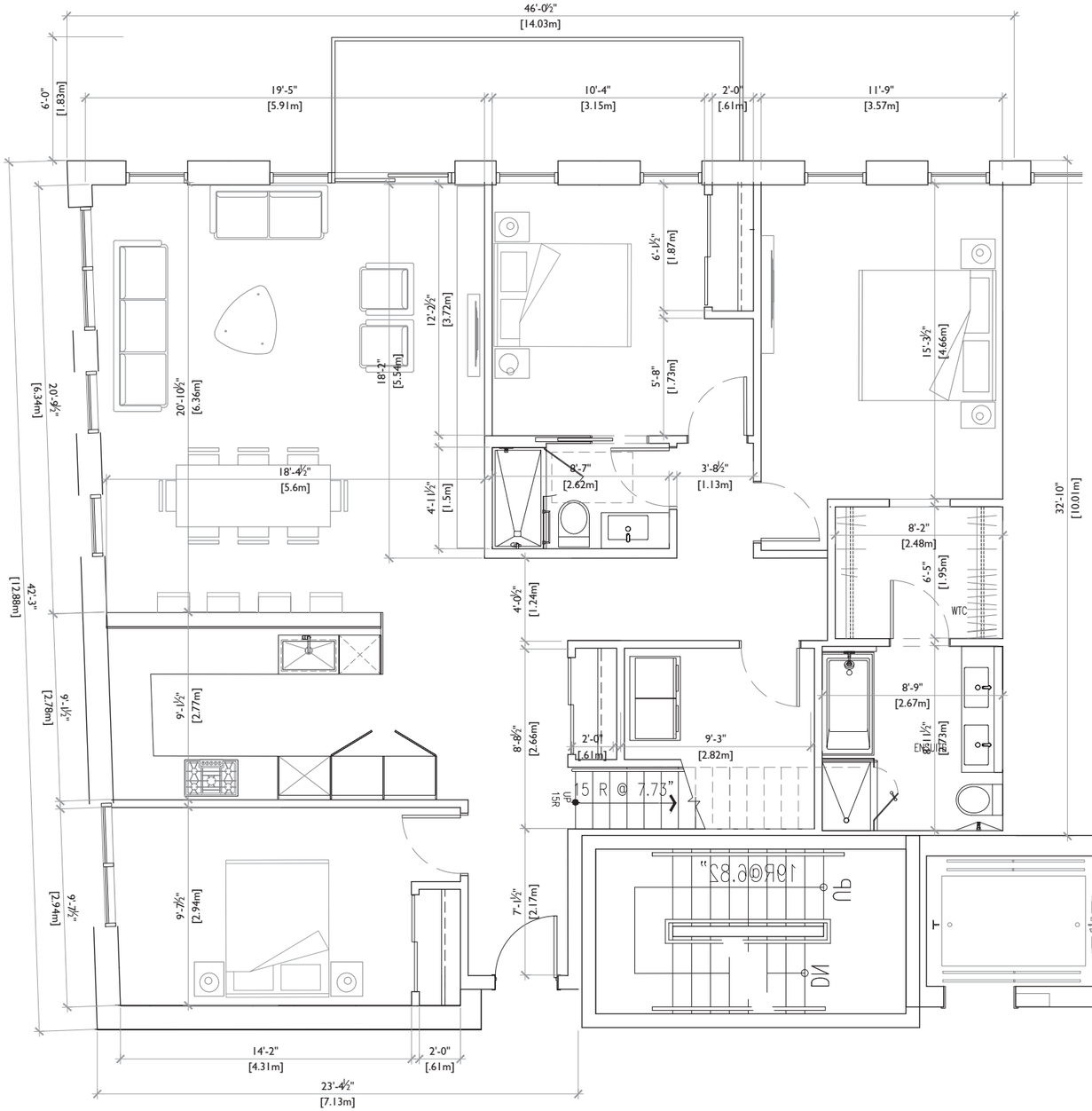


4.5 UNIT PLANS

1 / A6.07 — UNIT C10 – 2BR – 896 SF
1'4"=1'-0"

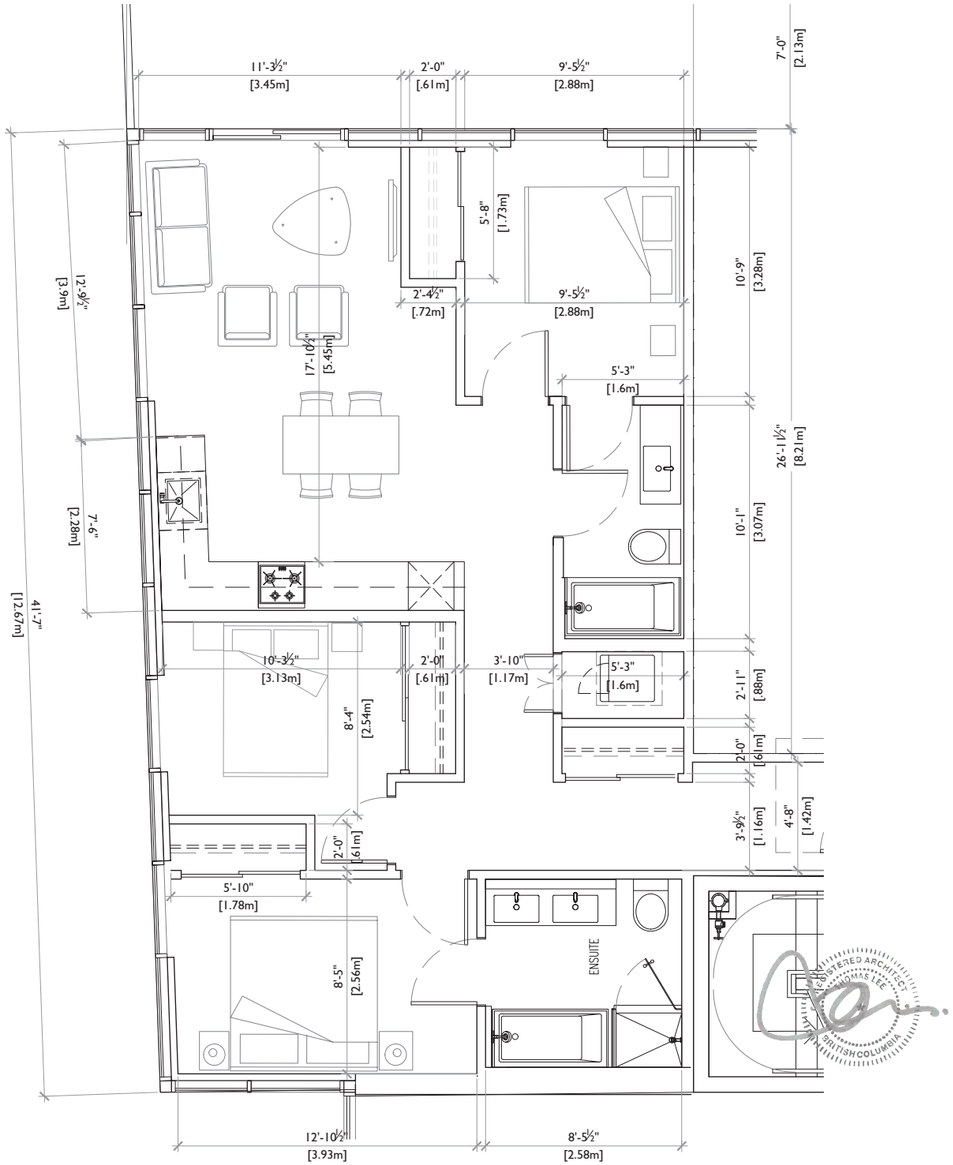
2 / A6.07 — UNIT D1 – 3BR – 1713 SF
1'4"=1'-0"

UNIT D1A & D2



1 A6.08 UNIT D1a – 3BR – 1713 SF

1'4"=1'-0"

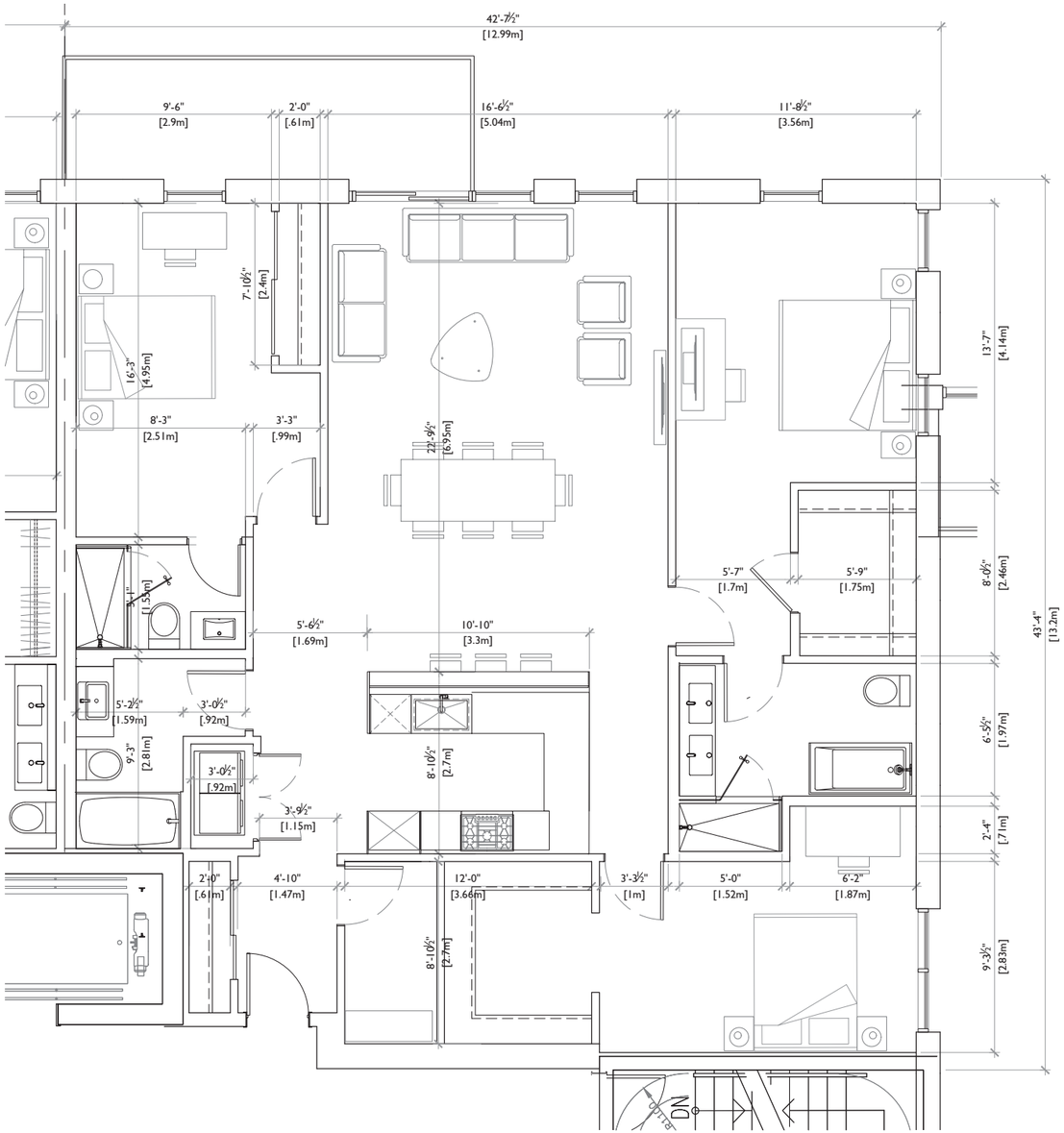


2 A6.08 UNIT D2 – 3 BR – 1040 SF

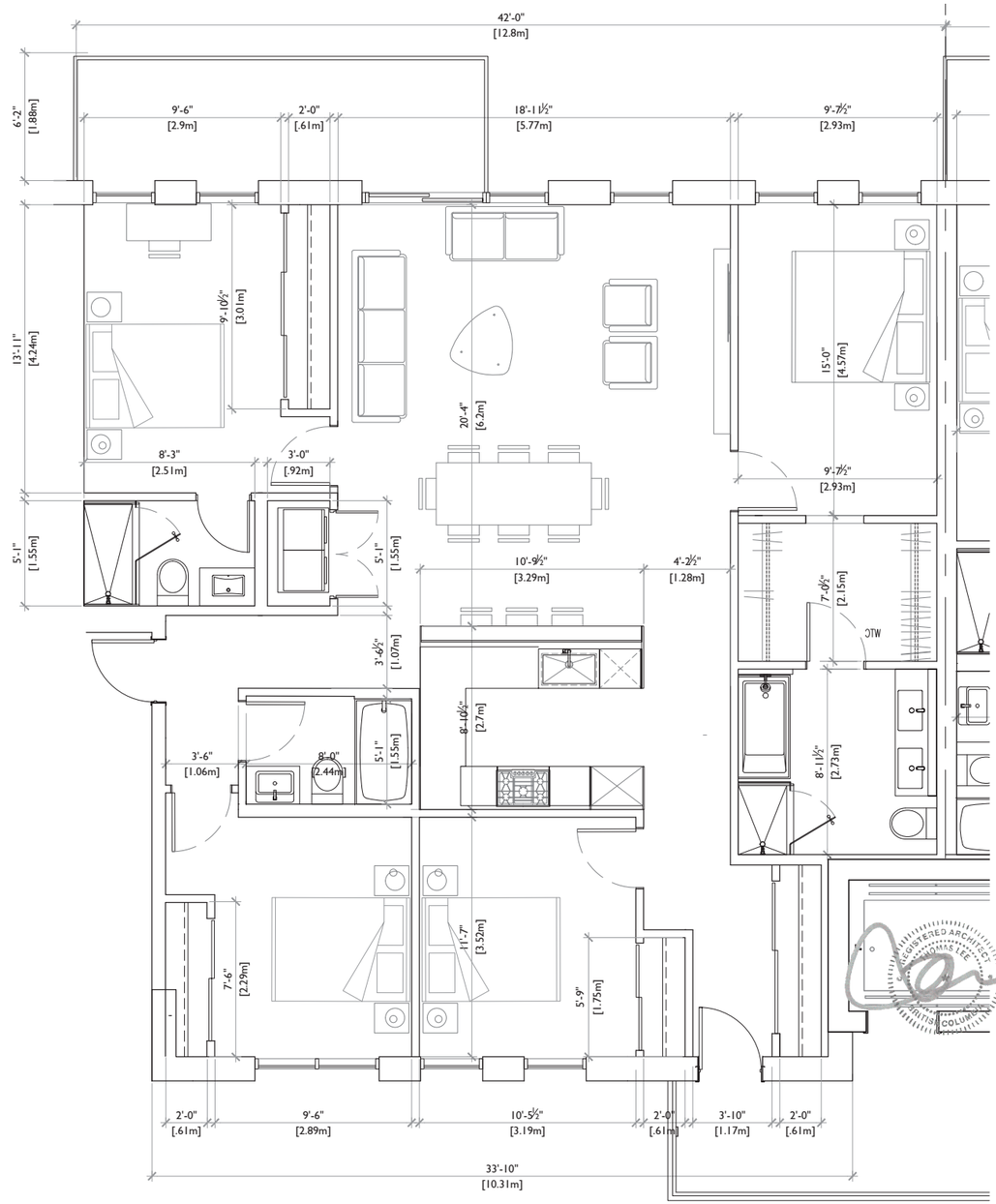
1'4"=1'-0"

REGISTERED ARCHITECT
C. THOMAS LEE
BRITISH COLUMBIA

UNIT D3 & E1



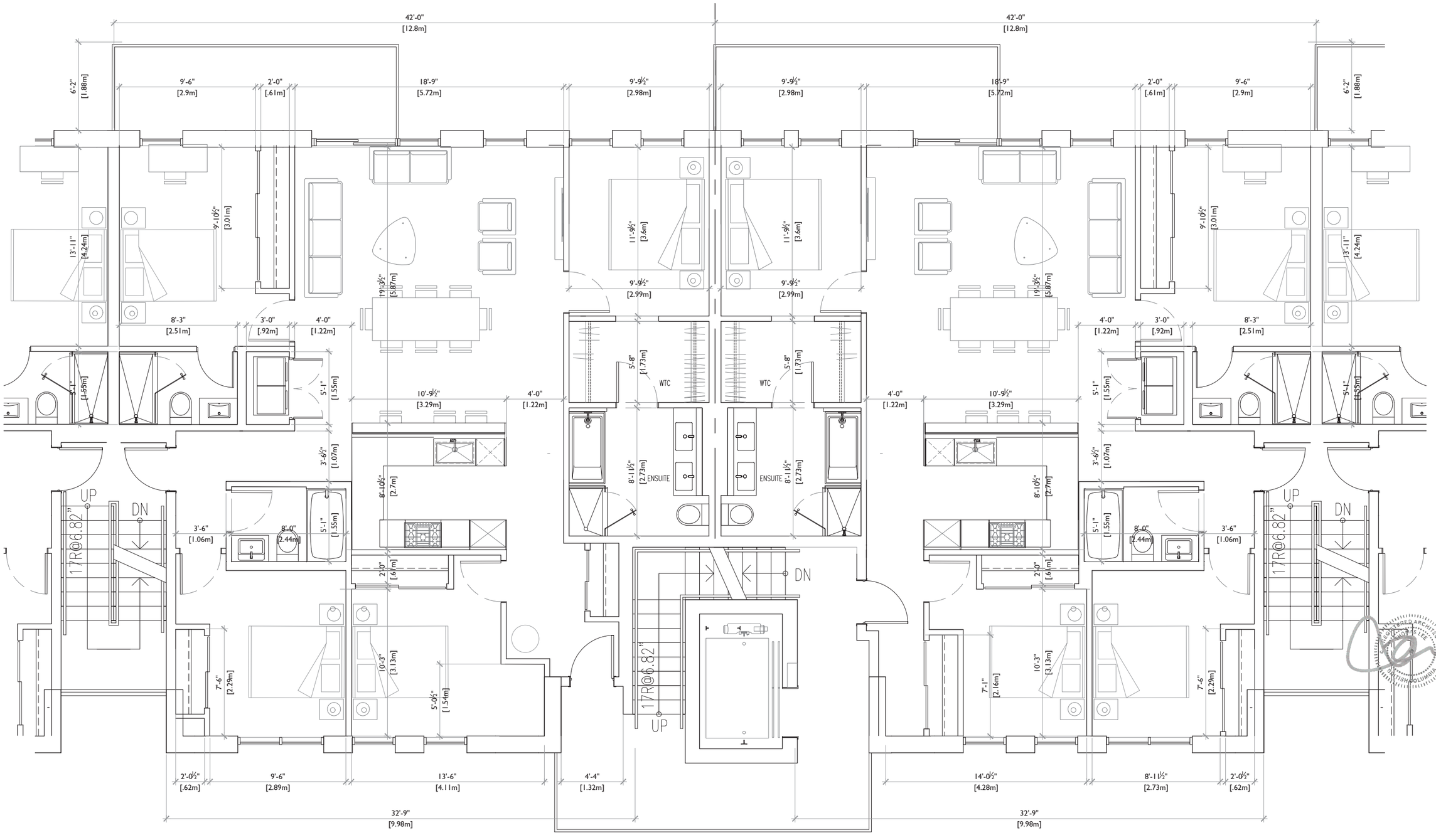
1 / A6.09 UNIT D3 – 4BR – 1771 SF
1'4"=1'-0"



2 / A6.09 UNIT E1 – 4BR – 1696 SF
1'4"=1'-0"

4.5 UNIT PLANS

UNIT E2 & E3



1 / A6.10 — UNIT E2 – 4BR – 1638 SF
1'4"=1'-0"

2 / A6.10 — UNIT E3 –4BR – 1595 SF
1'4"=1'-0"

5 | LANDSCAPE PLANS



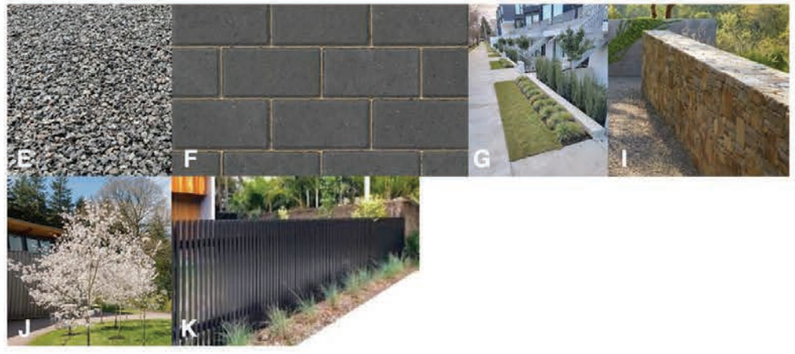


1 L0 GROUNDFLOOR LANDSCAPE CONCEPT
Scale: 3/32" = 1'-0"

0 6 12 18 24 30 FT

LEGEND

- A NEW STREET TREES TO CoV PARKS SPECIFICATION / GRATES PER CAMBIE CORRIDOR / CoV STANDARD
- B PIGMENT DYED COCNRETE BANDING / SW CUT JOINTING PER CAMIE CORRIDOR STREETSCAPE STANDARDS
- C BENCH SEATING PER CAMBIE CORRIDOR STREEETSCAPE STANDARD
- D NEW LANE CROSSING PER CoV STREETSCAPE STANDARD MMCD SPECIFIICATION
- E PASSENGER LOADING / PERMEABLE ROMEX PROFI DEKO PAVING
- F PERMEABLE UNIT PAVING
- G LAYERED SHADE TOLERANT SHRUB PLANTING
- H NEW 4' HIGH SELF LATCHING GATE
- I 4' HIGH RANDOM FRACTURED STONE CLAD WALL
- J SMALL FLOWERING SPECIMEN TREE
- K 4' HIGH PICKET FENCE
- L LAWN



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issue	date
COORDINATION	01.04.2024
COORDINATION	09.04.2024
COORDINATION	23.04.2024
REZONING	10.05.2024

revision	date
A	09.04.2024

1/A

project
625-691 WEST 33rd AVENUE VANCOUVER BC

legal
SURVEY PLAN OF LOTS 10 TO 14
ALL OF BLOCK 819, DISTRICT LOT 526
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7221

drawing
GROUNDFLOOR LANDSCAPE CONCEPT PLAN

seal

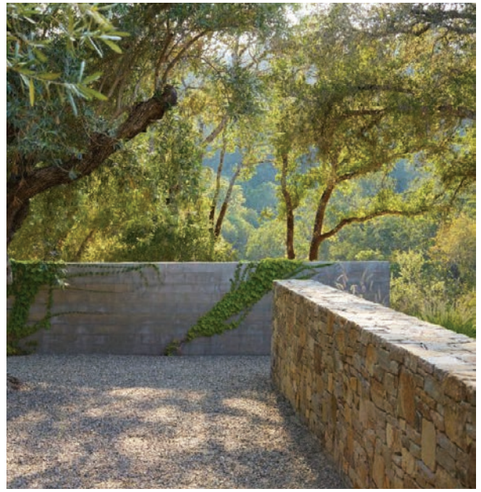
scale
AS SHOWN

drawn
JP

checked
JP

reference
2023.10_05 L0

number
L1_L0



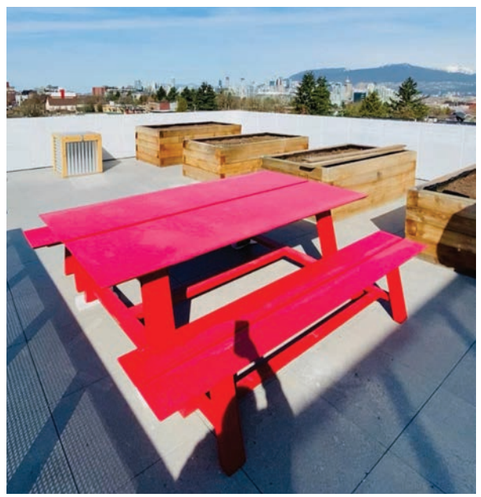




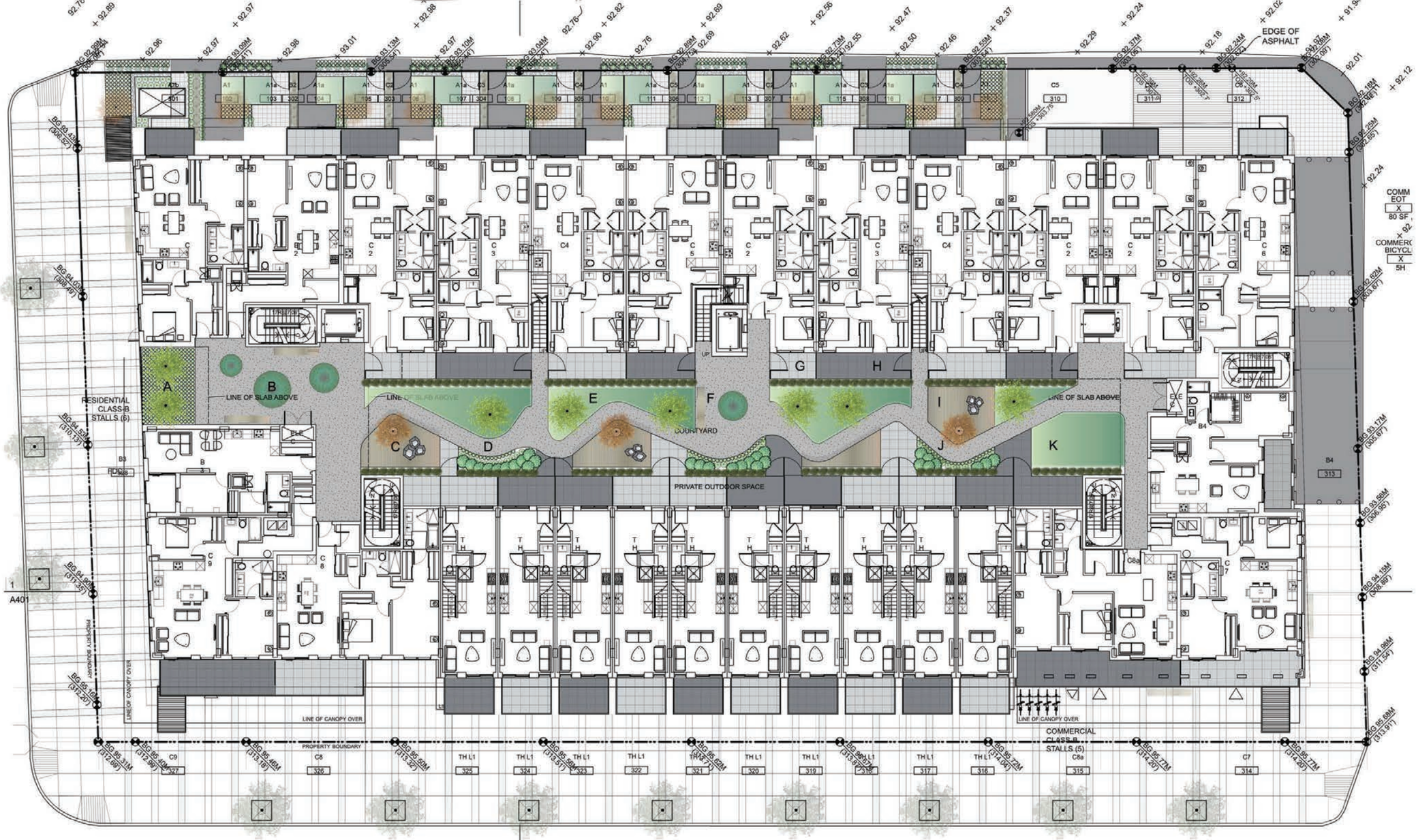












1 / L4_L0 FOURTH FLOOR LANDSCAPE CONCEPT
SCALE: 3/32" = 1'-0"

0 6 12 18 24 30 FT

LEGEND

A	RAISED TREE / SHRUB PLANTER / P/C ALUMINIUM EDGE
B	COVERED INFORMAL PLAY / BENCH SEATING
C	TIMBER DECK / SPECIMEN FLOWERING DECORATIVE TREE PLANTING / PLAY BOULDERS
D	RESINBOUND AGGREGATE PATH
E	LAWN / EVERGREEN HEDGE PLANTING
F	INFORMAL PLAY / BENCH SEATING
G	GATED PRIVATE PATIO / EVERGREEN HEDGE SCREENING
H	GATED PRIVATE PATIO / EVERGREEN HEDGE SCREENING
I	TIMBER DECK / SPECIMEN FLOWERING DECORATIVE TREE PLANTING / PLAY BOULDERS
J	LAYERED WOODY HERBACIOUS SHRUB / EDIBLE LANDSCAPE
K	LAWN



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issue	date
COORDINATION	09.04.2024
COORDINATION	23.04.2024
REZONING	10.05.2024

revision	date
A	23.04.2024

project
625-691 WEST 33rd AVENUE VANCOUVER BC

legal
SURVEY PLAN OF LOTS 10 TO 14
ALL OF BLOCK 819, DISTRICT LOT 526
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7221

drawing
FOURTH FLOOR LANDSCAPE CONCEPT PLAN

seal

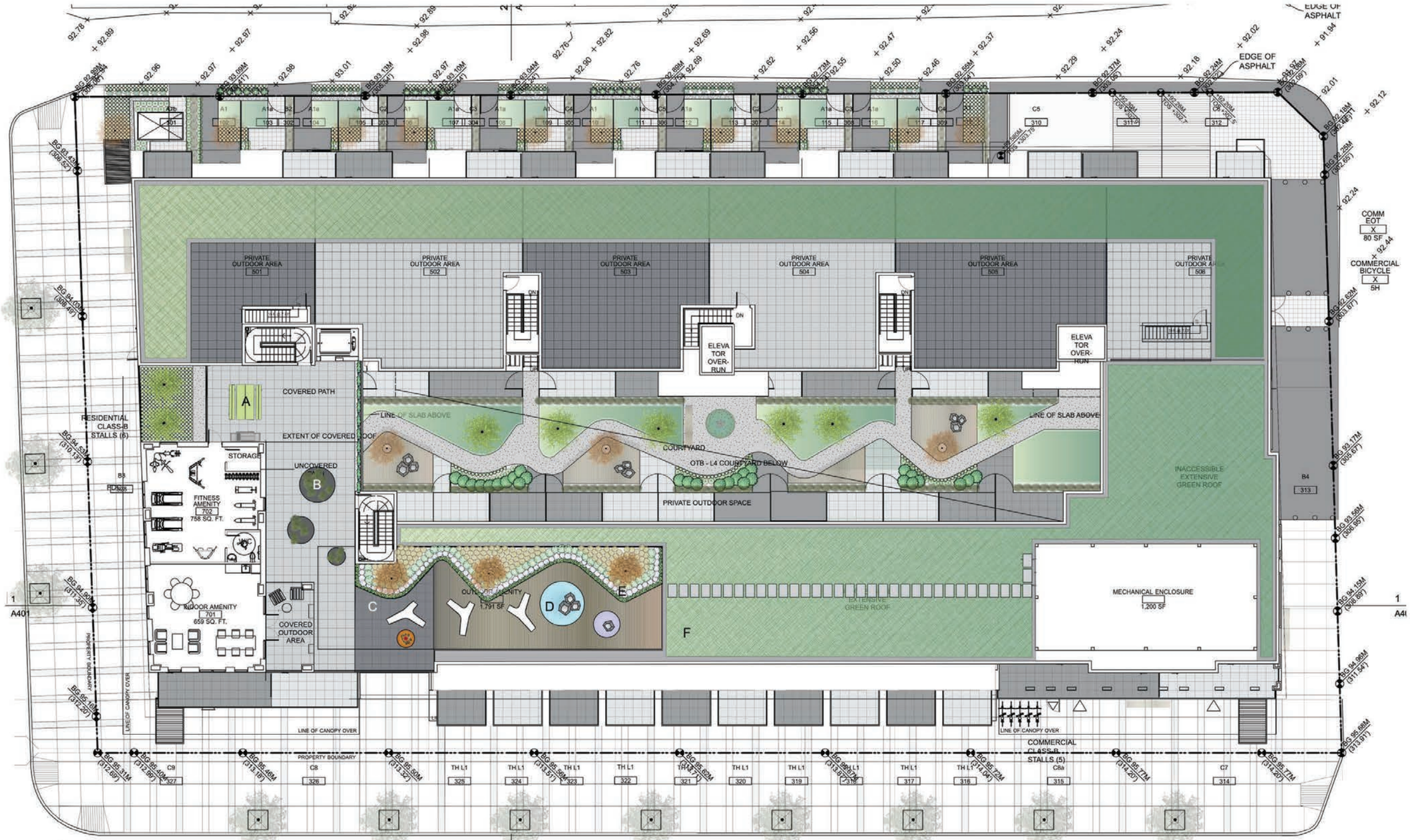
scale
AS SHOWN

drawn
JP

checked
JP

reference
2023.10_05 L4_L0

number
L4_L0



1 L7_L0 SEVENTH FLOOR LANDSCAPE CONCEPT
SCALE: 3/32" = 1'-0"

0 6 12 18 24 30 FT

LEGEND

A COVERED OUTDOOR COMMUNAL DINING AREA BENCH SEATS / TABLE AND BBQ
B UNIVERSALLY ACCESSIBLE URBAN AGGRICULTURE PLANTER
C YOGA AREA / GAS FIRE / ILLUMINATED FEATURE SEATING
D PLAYSPACE CLIMBING BOULDERS / RUBBER SURFACE
E RAISED POWDERCOATED ALUMINIUM PLANTER EDGE / WOODY HERBACIOUS SHRUB / EDIBLE PLANTING
F EXTENSIVE SEDUM GREENROOF



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COORDINATION	23.04.2024
REZONING	10.05.2024

revision	date
A	23.04.2024

project
625-691 WEST 33rd AVENUE VANCOUVER BC

legal
SURVEY PLAN OF LOTS 10 TO 14
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GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7221

drawing
SEVENTH FLOOR LANDSCAPE CONCEPT PLAN

seal

scale
AS SHOWN

drawn
JP

checked
JP

reference
2023.10_05 L7_L0

number
L7_L0