

12th and Spruce - “The Jade”

REZONING BOOKLET

DEVELOPER	: SPRUCE AND 12TH APARTMENTS INC.
ARCHITECT	: GBL ARCHITECTS
LANDSCAPE	: GALA
ARBORIST	: MONKEYTREE SERVICES
STRUCTURAL	: GLOTMAN SIMPSON
MECHANICAL	: AME GROUP
ELECTRICAL	: NEMETS & ASSOCIATES
ENERGY	: BC BUILDING SCIENCE
SURVEYOR	: MPT ENGINEERING
CIVIL	: MPT EINGINEERING
TRANSPORTATION	: BUNT & ASSOCIATES
GEOTECH.	: RAM CONSULTING
ELEVATOR	: GUNN CONSULTANTS
TENANT RELOCATION	: SOMMERVILLE COMMUNITY RELATIONS

2772 Spruce and 1065 W 12th Ave

LEGAL ADDRESS:	2772 SPRUCE STREET AND 1065 W 12TH AVENUE			
LEGAL DESCRIPTION:	LOTS 20,19,18 & 17 BLCK 395 DL 526 GRP 1 NWD PLAN 1276			
PID:	014-684-331 (LOT20),014-684-322 (LOT19), 014-684-314 (LOT 18), 014-684-306 (LOT 17)			
APPLICABLE POLICIES:	BROADWAY PLAN - FSOA (FAIRVIEW SOUTH AREA A)			
CURRENT ZONING:	3M-3			
PROPOSED ZONING:	CD-1			
FSR ALLOWED	6.5 + MINOR INCREASE FOR THE DELIVERY OF GROUND LEVEL RETAIL/SERVICE			
HEIGHT ALLOWED:	OVER 20 STOREYS FOR DELIVERY OF GROUND-LEVEL RETAIL/SERVICE USES			
HEIGHT PROPOSED:	22 STOREYS			
HEIGHT TO T.O.P:	230.5	FT	70.26 M	
ORIGINAL SITE AREA:	24,996.00	SF		
DEDICATION:	0.000	SF		
NET SITE AREA:	**24,996.0**	**SF**		2,322 m2

FSR CALCULATION			
FSR COMMERCIAL	0.30	7,430 SF	690.27 m2
FSR RESIDENTIAL	6.56	164,024 SF	15,238.32 m2
TOTAL FSR PROPOSED	**6.86**	**171,454 SF**	15,928.59 m2

EXISTING RENTAL UNIT MIX

STUDIO	1B	2B	3B	TOTAL
6	19	13	1	39

AREA CALCULATION:

FLOOR		GROSS RESIDENTIAL	RESIDENTIAL DEDUCTIONS			RESIDENTIAL FSR AREA	GROSS RETAIL	GROSS FLOOR AREA	**TOTAL FSR AREA**	SALEABLE AREA RES.	EFFICIENCY RES.	**UNIT MIX**					RESIDENTIAL BALCONY AREA	UNITS & AREAS FOR PARKING CALC.				STORAGE CALC.		
			AMENITY	STORAGE	K. SHAFT							STUDIO	1BED	2BED	3BED	**TOTAL**		UNITS < 700SF	UNITS 700 -1130SF	UNITS >1130 SF	UNITS TOTAL	IN-SUITE	U/G	TOTAL
LEVEL	1	2,499		0		2,499	7,430		9,929	0														
LEVEL	2	11,270		127	4	11,139			11,139	9,223	82%	1	10	2	2	15	1,446	13	2		15	4	11	15
LEVEL	3	11,392		127	4	11,261			11,261	9,345	82%	2	8	4	2	16	1,181	14	2		16	4	12	16
LEVEL	4	11,392		127	4	11,261			11,261	9,345	82%	2	8	4	2	16	1,181	14	2		16	4	12	16
LEVEL	5	11,392		127	4	11,261			11,261	9,345	82%	2	8	4	2	16	1,181	14	2		16	4	12	16
LEVEL	6	10,738		127	4	10,607			10,607	8,771	82%	1	5	5	2	13	1,142	10	3		13	4	9	13
LEVEL	7	6,315	854	34		5,427			5,427	4,333	69%	0	4	2	1	7	735	6	1		7	1	6	7
LEVEL	8	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	987	8	1		9	1	8	9
LEVEL	9	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	10	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	11	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	12	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	13	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	14	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	15	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	16	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	17	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	18	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	19	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	20	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
LEVEL	21	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	844	8	1		9	1	8	9
LEVEL	22	6,650		34		6,616			6,616	5,500	83%	0	6	2	1	9	864	8	1		9	1	8	9
ROOF		1,329		0		1,329			1,329	0	0%										0			
TOTAL (SF)		166,077	854	1,179	20	164,024	7,430	173,507	**171,454**	132,862	80%	8	133	51	26	**218**	19,809	191	27	0	218	36	182	218
TOTAL(m2)		15,429	79	110	2	15,238	690	16,119	15,929															
%												4%	61%	23%	12%	100%	12%							
FAMILY UNITS														35%										
BELOW MARKET (NCLUDED IN TOTAL) =			44									6	21	13	4	44								
%														39%										

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NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
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2772 Spruce &1065
1065 W 12th Ave
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MIXED USE DEVELOPMENT

STATS

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A-1.01

PARKING SPACES CALCULATION	REQUIRED MIN	REQUIRED MAX	PROVIDED	PROVIDED
RESIDENTIAL VPBL 4.3				
NO MINIMUM PARKING - VPBL 4.3.2	0			
TDM - OPTION B	0			
REGULAR SPACES	0		25	
SMALL CAR SPACES (25% OF SPACES PROVIDED MAX.)	0	10	2	
ACCESSIBLE STALLS (1 FOR AT LEAST 7 UNITS + 0.034 PER ADDITIONAL UNITS) - VPBL 4.8.4 a	8		8	
SUBTOTAL RESIDENTIAL	8		35	
VISITOR (0.05 PER UNIT OR 5% OF PARKING PROVIDED & MAX 0.1 PER UNIT) - VPBL 4.3.3	2	22	3	
TOTAL RESIDENTIAL	**10**		**38**	
RETAIL VPBL 4.3.1				
NO MIN. MAX 1 PER 1,237.8 SF	0	6		
ACCESSIBLE STALLS (1 FOR AT LEAST 5382 SF + 0.4 PER ADDITIONAL 10764 SF) - VPBL 4.8.4 b	1		1	AT GRADE
TOTAL RETAIL	**1**		3	SHARED WITH VISITORS-NOT INCLUDED IN TOTAL
TOTAL PARKING	**11**		**39**	

BICYCLE SPACE CALCULATION	MIN	MAX	PROVIDED	LOCKERS *20% MIN 99	HORIZ	VERT**	STACKED 60% MAX 297	OVERSIZED *10% MIN 50	* per TDM Op.B **VERT= 30% MAX
RETAIL VPBL 6.2.5									
1 CLASS **A** EACH 5382 SF	**2**		**3**	1		2			
6 CLASS **B** FOR OVER 10,764 SF	0		0						
			3						
END-OF-TRIP FACILITIES (VPBL 6.5.1, 6.5A, 6.5B									
NO REQUIREMENT FOR <3 CLASS A SPACES (VPBL 6.5B)	0		0						
LOCKERS 1.4 PER SPACE (CLASS A)	N/A		0						
W/C 1 FOR EVERY 10 SPACES	N/A		0						
WASH BASIN 1 FOR 5-10 SPACES	N/A		0						
SHOWER 1 FOR 5-10 SPACES	N/A		0						
RESIDENTIAL VPBL 6.2.1									
CLASS A									
1.5 PER UNITS UNDER 700 SF (V.P.B.L. 6.2.1.2)	287								
2.5 PER UNITS OF 700 SF TO 1,130 SF	68								
3 PER UNITS OVER 1,130 SF	0								
40% ADD BIKE STOR. PER TDM OPTION B	142								
TOTAL CLASS A RESIDENTIAL	**496**		**496**	99	47	2	298 300	50	
CLASS B 2 FOR OVER 20 UNITS + 1 EVERY ADD 20 UNITS	11.9		12						

LOADING SPACES CALCULATION	MIN	MAX	PROVIDED
RETAIL VPBL 5.2.5			
CLASS **B** (V.P.B.L. 5.2.5) MIN. 1 for 1ST 465 M² (5005 sf) + 1 FOR NEXT 1860M² (20021sf)+ 1 PER ADDITIONAL 2325M²	1		1
CLASS **A**	0		0
RESIDENTIAL VPBL 5.2.1			
1 CLASS **B** FOR 100 TO 299 UNITS + 1 FOR 300 TO 499 UNITS + 1 PER ADDITONAL 200 UNITS	1		1
CLASS A 1 FOR 50-299 UNITS + 1 FOR ADD 200 UNITS	1		1
TOTAL **CLASS A**	1		1
TOTAL **CLASS B**	2		**2**

PASSENGER SPACE CALCULATION	MIN	PROVIDED
RESIDENTIAL VBBL 7.2.1		
1 CLASS A PER 50 TO 125 UNITS	1	
1 CLASS A PER ADD 150 UNITS	1	
TOTAL RESIEDNTIAL	2	2
RETAIL VBBL 7.2.5.1.		
1 CLASS A PER 43,056 SF	1	1

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CHECKED BY	DE
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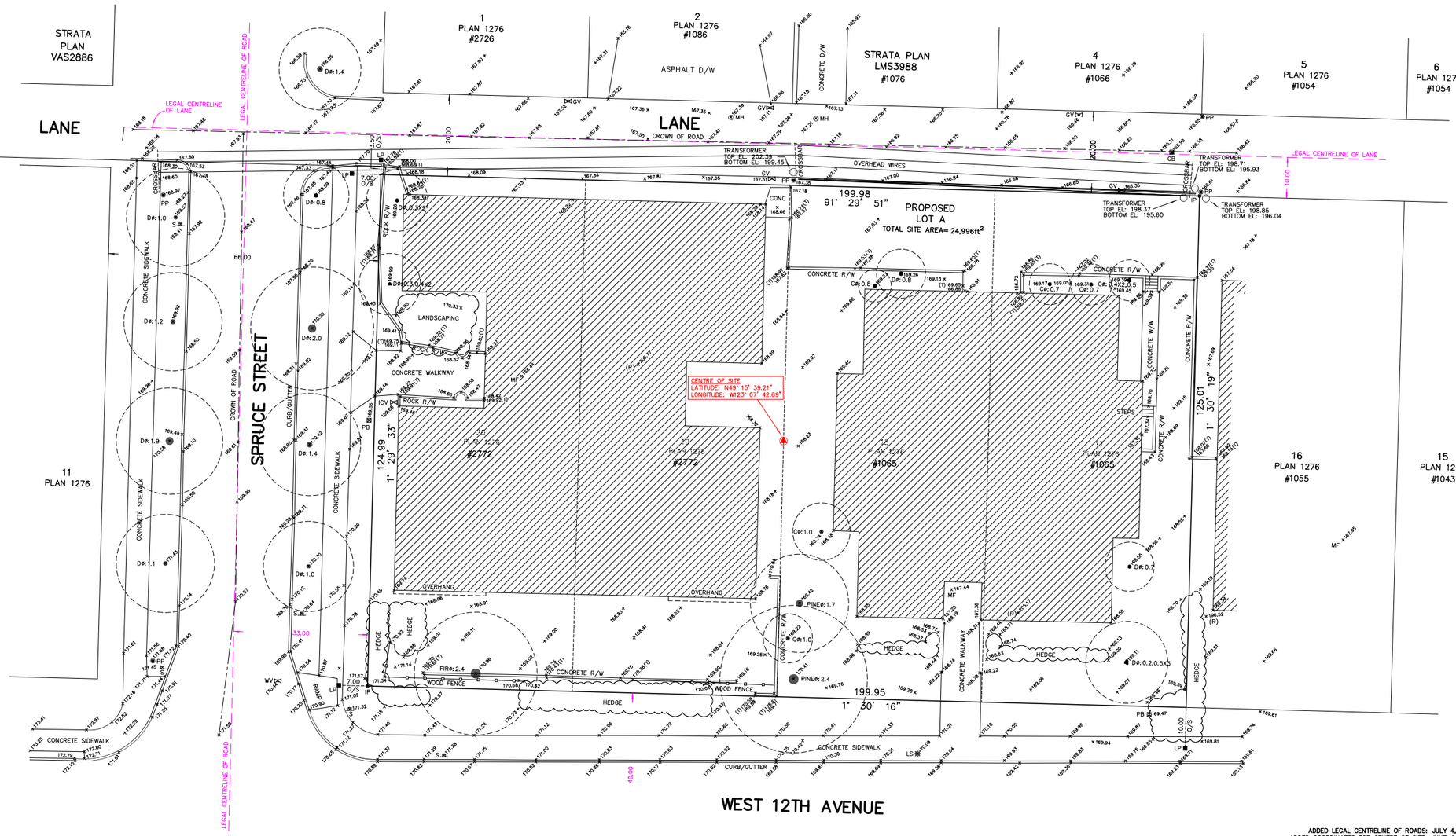
A-1.02

SURVEY PLAN OF LOTS 20, 19, 18, AND 17 ALL OF BLOCK 395 DISTRICT LOT 526 GROUP 1 NWD PLAN 1276

V-24-20018-TPG

PARCEL IDENTIFIER (PID): 014-684-331 (LOT 20)
014-684-322 (LOT 19)
014-684-314 (LOT 18)
014-684-306 (LOT 17)

CIVIC ADDRESSES:
(1) #2772 SPRUCE STREET, VANCOUVER, BC
(2) #1065 WEST 12TH AVENUE, VANCOUVER, BC



SCALE 1" = 12'

ALL DISTANCES ARE IN FEET

LEGEND

x 167.80		INDICATES SPOT ELEVATION
●	IP	INDICATES IRON POST
■	LP	INDICATES LEAD PLUG
◪	CB	INDICATES CATCH BASIN
⊗	PP	INDICATES POWER POLE
✱	LS	INDICATES LAMP STANDARD
○	MH	INDICATES MANHOLE
⋈	WV	INDICATES WATER VALVE
⋈	GV	INDICATES GAS VALVE
⊏	S	INDICATES SIGN
⊠	PB	INDICATES PULL BOX
	MF	INDICATES MAIN FLOOR ELEVATION
	(R)	INDICATES ROOF ELEVATION
	W/W	INDICATES WALKWAY
	R/W	INDICATES RETAINING WALL
	(T)	INDICATES TOP OF WALL
	CONC	INDICATES CONCRETE
	O/S	INDICATES OFFSET TO PROPERTY CORNER

TREE SYMBOLOGY

Dø:0.6 — TREE CROWN; TREE TRUNK; DENOTES TRUNK DIAMETER MEASURED 4 TO 5 FEET ABOVE GRADE AT BASE OF TREE

DENOTES TREE TYPE
C DENOTES CONIFEROUS TREE
D DENOTES DECIDUOUS TREE

NOTES:

- ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V-2349, WHICH IS LOCATED AT THE INTERSECTION OF OAK STREET AND WEST 11TH AVENUE WITH AN ELEVATION OF 50.752 METRES OR 166.51 FEET, CVD28GVRD2018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE BASED ON LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS AND LEGAL FIELD SURVEY.
- BUILDING LOCATIONS AND DIMENSIONS ARE TO OUTERMOST EXTERIOR WALLS.
- ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY BYLAW No.9968.
- THESE LOTS MAY BE SUBJECT TO NON-PLAN SPECIFIED CHARGES, REFER TO THE CERTIFICATES OF TITLE, IN ORDER TO IDENTIFY ANY SUCH POSSIBLE CHARGES.

ADDED LEGAL CENTRELINE OF ROADS: JULY 4, 2024
ADDED COORDINATES FOR CENTRE OF SITE: JUNE 4, 2024
DATE OF SURVEY: FEBRUARY 28, 2024

" SEALED "

Digitally signed by Sebastiano Loconte, BCLS
2024-07-04

SEBASTIANO LOCONTE
BC LAND SURVEYOR (#945)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
320 – 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
TEL: 604-270-9331
FAX: 604-270-4137
CADFILE: 20018-001-TPG-002.DWG

V-24-20018-TPG | CLIENT REF: SPRUCE AND 12TH APARTMENTS INC.

gbl

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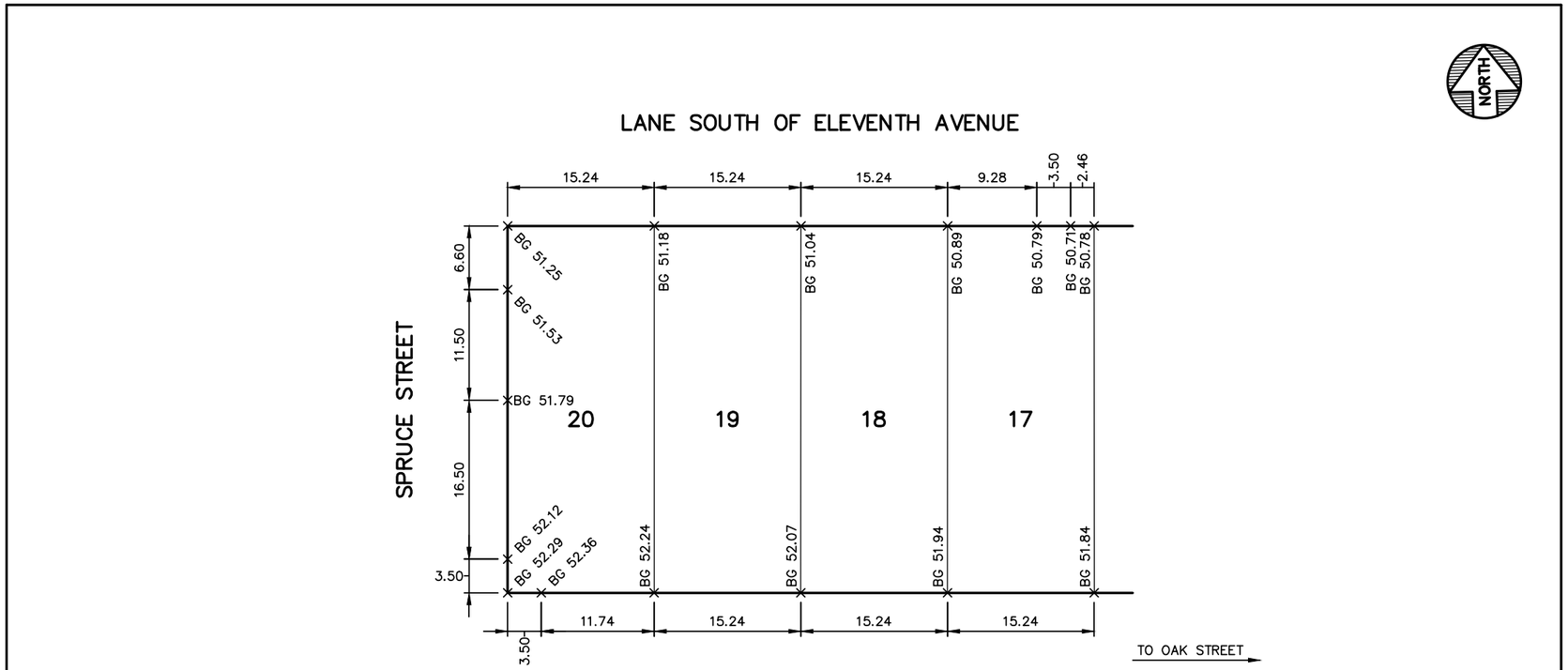
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MIXED USE DEVELOPMENT

SURVEY

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A-1.03



BENCH MARK: ELEVATION: 54.310 DESCRIPTION: SURVEY MONUMENT MARKED V–2348 AT THE SOUTH EAST CORNER OF THIRTEEN AVENUE AND ALDER 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 17 TO 20, BLK. 395, D.L. 526, PLAN VAP1276.

DATE: 2024–03–19 | DESIGN: F.G.
DWG: B.F.G. | CHK: M.P.
REF: FILE 2024–00029.

SCALE: 1:400
DWG. NO. **BG–2024–00029**
SHEET 1 OF 1 | REVISION:

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1 JULY 05 2024 ISSUED FOR REZONING

N

2772 Spruce &1065
1065 W 12th Ave
Vancouver, BC

MIXED USE DEVELOPMENT

BUILDING GRADES

DATE DATE
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A-1.04



WEST 12TH AVE STREETSCAPE



SPRUCE STREETSCAPE



LANE STREETSCAPE

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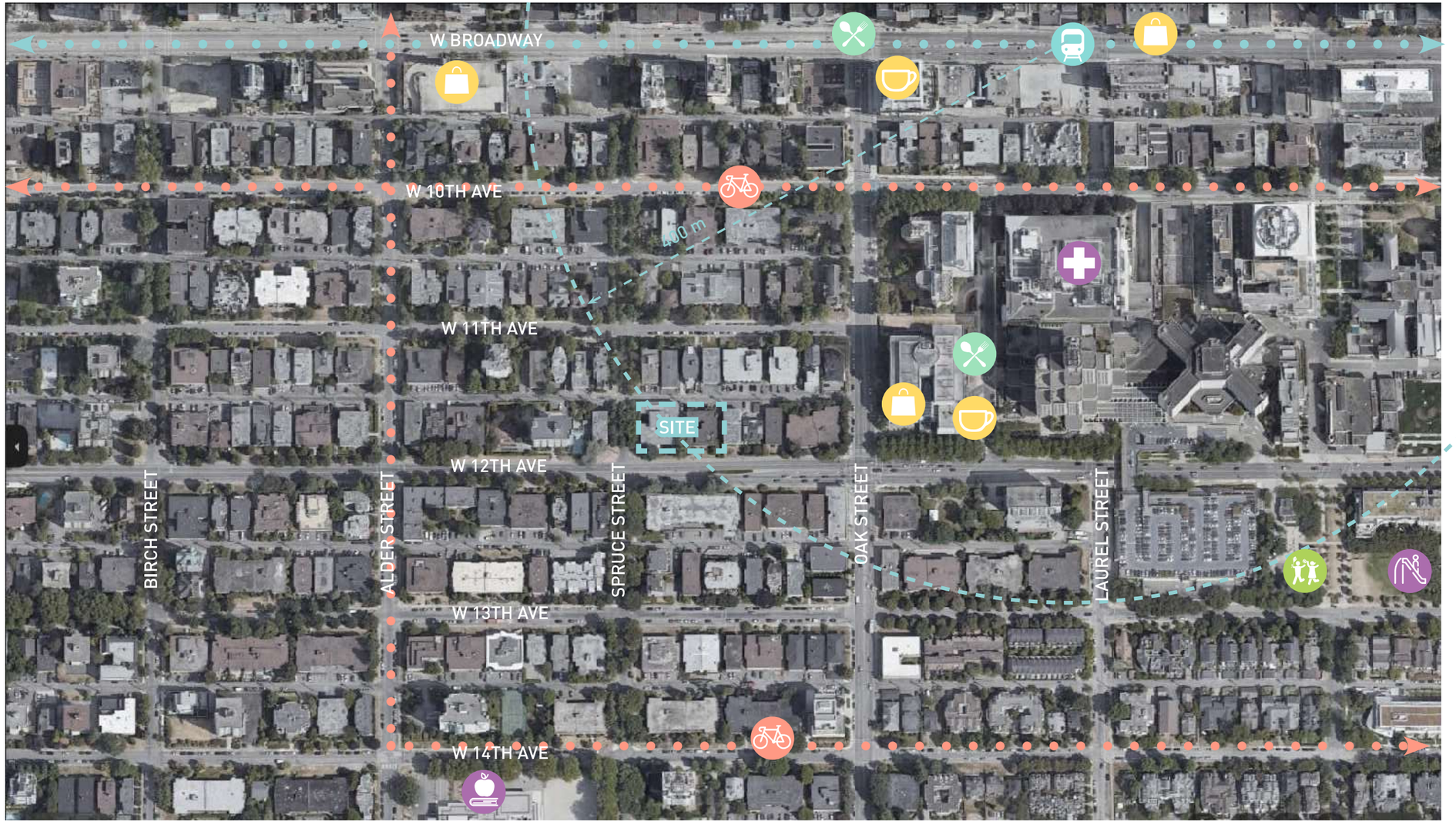
STREETSCAPE PHOTOS

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CONTEXT

The site is located a block away from Vancouver General Hospital campus which conforms one of the main urban centres in Fairview. The site is highly accessible by transit (less than 400m from the future Oak St. Broadway Line station) and bicycle. It enjoys a varied character with opportunities for housing, job space, shops, services and amenities to meet both local community and city-wide needs.



- TRANSIT
- SHOPPING
- RESTAURANTS
- BIKE NETWORK
- PARK / PLAYGROUND
- COFFEE SHOPS
- VANCOUVER GENERAL HOSPITAL
- SCHOOL
- CHILD CARE

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REZONING INTENT

This proposal is to rezone 2772 Spruce and 1065 12th Avenue from RM-3 to CD-1 Comprehensive Development, in accordance to the Broadway Plan.
The site consists of two parcels comprising 24,996 SF. It is currently improved with two 3-storey rental buildings containing 39 units. There are no heritage buildings on site.
The proposal is for a 22-storey mixed use building with retail/services uses at grade and 218 rental units total, 20% (44) of which will be secured at below-market rates.

A total net area of 171,454 SF (15,929 m2) is proposed, amounting to a floor space ration (FSR) of 6.86. This 22-storey building reaches a height of 230.5 ft (70.26m) measured from base surface to the top of the roof parapet. The mechanical roof top, as well as the architectural screening elements, extend beyond that height as indicated on architectural drawings (refer to roofplan and sections).

COMMUNITY BENEFITS

This development proposes to provide 218 secured rental units in the community. 20% of the residential floor area will be secured at below market rents, set at 20% below CMHC city-wide average market rents by unit type. Tenant relocation policies and protections aligned with Chapter 12 of the Broadway Plan are being applied.



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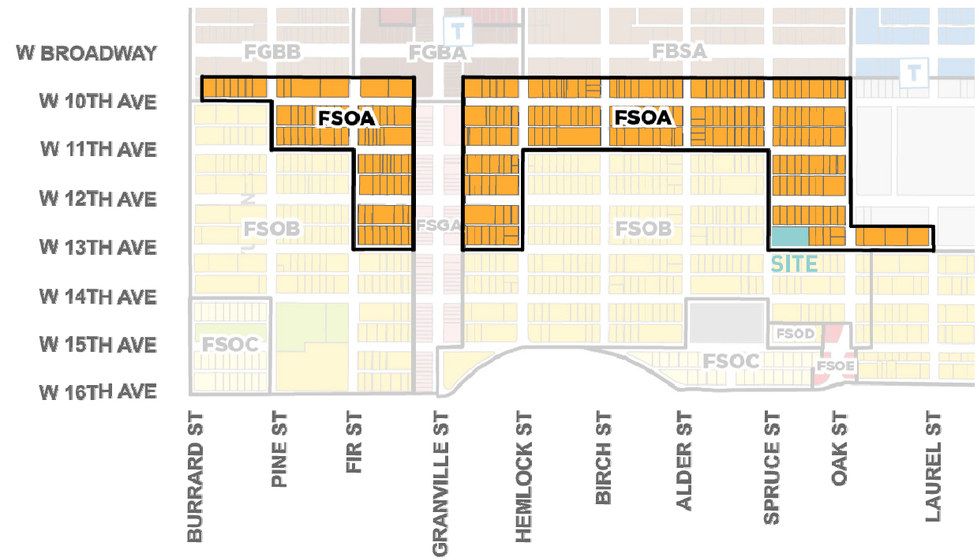
MIXED USE DEVELOPMENT

REZONING INTENT

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A-1.07

9.9 Fairview South - Area A — FSOA



Intent

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



The site is located within the Fairview South – Area A (FSOA) of the Broadway Plan. The intent of the policy in this area is to support the long-term renewal of the older residential buildings, while preserving existing rental housing affordability levels and providing strengthened tenant protections.



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POLICY FRAMEWORK

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A-1.08

POLICY FRAMEWORK AND COMPLIANCE

For sites with existing purpose-built rental, the policy allows for towers of up to 20-storeys and 6.5 FSR for secured market rental tenure, provided 20% of the residential floor area is secured at below-market rents. Moderate increase in height and density will be considered for delivery of ground oriented service / retail uses. The proposed development is consistent with FSOA policy, as well as other Broadway Plan policies.
Detailed summary of compliance to the Broadway Plan policies and guidelines as follows.

BROADWAY PLAN POLICY	PER PLAN	PROPOSED DEVELOPMENT
Uses (9.9.1)	Residential, retail/ service	Residential, retail/ service
Tenure (9.9.1)	Secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents	Secured market rental housing with a minimum of 20% of the residential floor area secured at below-market rents
Max Height (9.9.1, 9.9.3)	20 storeys + minor increases for delivery of ground-level local-servicing uses.	22 storeys. Retail/ services are provided at grade.
Podium Height (11.4.2, 11.4.3)	Consistent 4-storey podium. Up to 6 storeys may be considered where demonstrated that relocation of density will improve solar access.	6-storey podium is proposed to improve solar access to properties to the north. Lowering the podium height would limit the project's density to less than 6.5 FSR. This would be a lost opportunity to create affordable homes in a large, highly accessible site which is less than a block away from the VGH/ Uptown Centre.
Max Density (9.9.1, 9.9.3)	6.5 FSR with minor increases for delivery of ground-level local-servicing uses.	6.86 FSR. Retail/services are provided at grade.
Min Frontage (9.9.1)	150 feet, however, development proposals with a minimum frontage of 99 feet may be considered	200 ft.
Min Lot Depth (11.4.6)	110 feet and rear laneway required	125 feet and rear laneway provided
Towers per Block (9.9.2)	Maximum of 2 towers per block. On blocks with 2 or more existing towers constructed prior to the Broadway Plan, 1 additional tower will be considered.	There are currently no towers on the block.
Tower Placement (11.1.7 and 11.1.8)	Minimum 80-foot separation between residential towers. Minimize direction line of sight between adjacent uses	Although a minor reduction on the rear setback from 30ft to 25'-4"ft is proposed, an 80 foot separation can be maintained from future towers to the north. The Site Plan and Context Plan demonstrate that this can be achieved while ensuring that a 6,500 sf floor plate and a 12ft front setback is feasible for the potential tower.

BROADWAY PLAN POLICY	PER PLAN	PROPOSED DEVELOPMENT
Floor-to-Floor Heights (11.1.12)	Residential floor-to-floor heights of 10 feet are supported	Residential floor-to-floor heights of 9'-8" feet are proposed on typical floors. On levels below accessible patios and roofs, a 10'-6" floor-to-floor is proposed to allow for slab drops and roof drains.
Front Yard Setback (11.4.7)	Minimum of 12 feet	12 feet minimum.
Below grade setbacks	A below grade setback to ensure adequate soil depth is required	A 12ft below grade setback is provided along W 12th Ave.
Side Yard Setback (11.4.9)	Minimum of 8 feet	9'-11" ft (3.02m), at east side yard.
Tower Floor Plates (11.4.11)	Maximum of 6,500 SF is recommended for lot depth greater than 120 feet	6,650 SF. A minor increase in floorplate size is proposed to allow for new VBBL adaptability requirements, which increase unit sizes considerably. Lot depth is 125ft.
Outdoor Space (11.4.16, 11.4.17)	Shared outdoor amenity space should be provided and a portion should be designed to support children's play.	A shared outdoor amenity space is provided on the podium rooftop, adjacent to an indoor amenity space. Children's play is provided within the outdoor amenity.
Solar Access (Ch. 11, pg. 288)	Proposed new development should not create new shadow impact on parks, school yards, and the sidewalk in village high streets from the spring to fall equinoxes between 10AM and 4PM	No new shadow impacts created
Parking and Loading (11.1.55)	Parking entries and loading should be located at the lane	Parking entries and loading are accessed from the lane

COMPLIANCE WITH OTHER POLICIES

The proposed development meets Policy 2 of the Housing Mix Policy for Rezoning Projects where Rezoning applications for secured market rental projects are required to include a minimum of 35 % family units with two or more bedrooms. Our current unit mix delivers 35% of family units with 12% of them being 3 bedroom units.



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PLOT INFO.

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
	JULY 05 2024	ISSUED FOR REZONING

2772 Spruce &1065
1065 W 12th Ave
Vancouver, BC

MIXED USE DEVELOPMENT

POLICY FRAMEWORK & COMPLIANCE

DATE	DATE
DRAWN BY	DE
CHECKED BY	DE
SCALE	NTS
JOB NUMBER	23038

A-1.09

SUSTAINABLE MEASURES

HIGH-PERFORMANCE BUILDING DESIGN
• Using a measured approach of building envelope, mechanical and electrical efficiency to deliver a low energy consuming and GHG emitting building
• Proposed performance with on-site LCES:
• 93.6 kwh/m2/year - total energy use intensity
• 36.8 kwh/m2/year - thermal energy demand intensity
• 2.1 kg co2e/m2/yr - greenhouse gas intensity

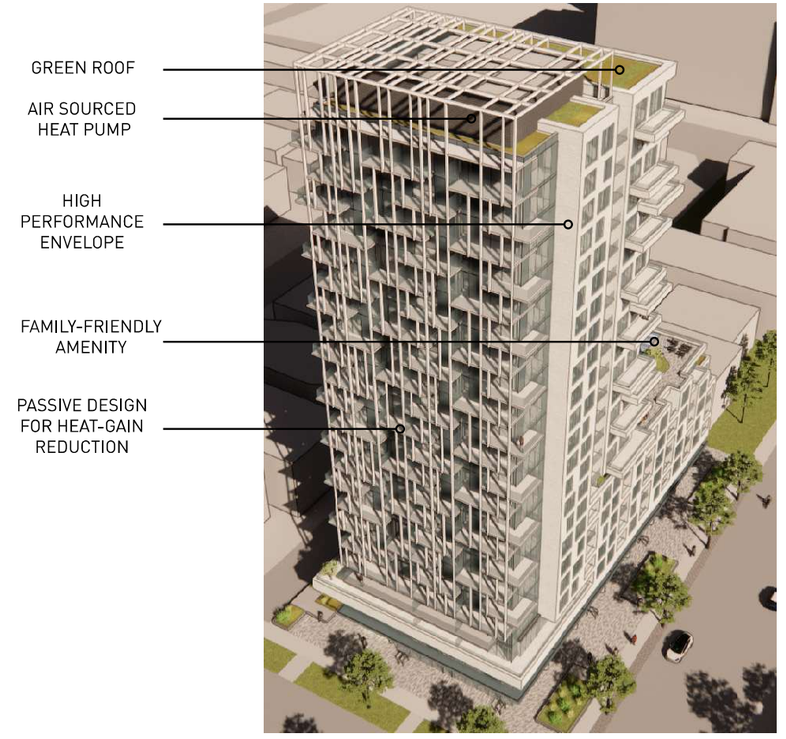
EMISSIONS CONSCIOUS DESIGN
• Using modeling to establish the amount of embodied carbon and energy associated with its construction and identifying ways to reduce the building's impact through construction

RESILIENT CONSTRUCTION
• Considering extreme heat events, power outages, extreme precipitation and resulting local flooding events, poor air quality, as well as earthquakes
• In-suite four-pipe fancoil offering both heating and cooling to maintain comfortable indoor conditions and address the issues of higher future average temperatures, higher extreme temperatures and longer and more frequent heatwaves and droughts
• High performance envelope design and durable building construction
• Strategic window placement minimizing overheating and heat-loss and enhancing occupant comfort
• Air-source heat pump technology
• Low-carbon system
• Heat recovery technology for suite ventilation
• Dominantly electrified service water heating
• High efficiency LED
• Electrified cooking in suites

GREEN MOBILITY
• Providing residents with the best opportunity to live car-free with convenient location for bicycle parking
• Walking distance to many shops, restaurants, services (VGH), office etc.
• Access to frequent transit networks along the Broadway corridor (Future Oak Street station.)

LANDSCAPE
• Preference for native and adaptive plants
• High efficiency irrigation
• Bird-friendly fruit bearing trees
• Edible planting
• Outdoor amenity spaces provide a balance of shaded, covered, and sunlit areas to promote year-round use during various weather conditions
• Providing universal access to diversity of social/gathering spaces for all ages and abilities

AMENITIES
• Variety of generous indoor and outdoor amenities shared between all residents
• Family-friendly amenities including play structure, barbeque, edible planting



DIRECT VENTILATION

THE PROPOSED BUILDING WILL BE DESIGNED TO INCORPORATE A VENTILATION SYSTEM THAT WILL PROVIDE AIRFLOW THROUGHOUT THE BUILDING. THE AIRFLOW RATES WILL BE TESTED AND VERIFIED.

REFRIGERANT EMISSIONS

THE LIFE CYCLE ANNUAL CARBON DIOXIDE EMISSIONS OF REFRIGERANTS WILL BE CALCULATED AND REPORTED

LIFE CYCLE EMISSIONS

THE EMBODIED CARBON DESIGN REPORT WILL BE COMPLETED TO DEMONSTRATE THAT THE PROJECT IS ON TRACK TO MEET LIFE-CYCLE EQUIVALENT CARBON DIOXIDE EMISSIONS LIMITS EXPECTED TO BE IN FORCE AT THE TIME OF THE PROJECT'S FIRST BUILDING PERMIT APPLICATION.

SUSTAINABLE MATERIALS

PERFORMANCE LIMITS

THE ENERGY & EMISSIONS DESIGN REPORT WILL BE COMPLETED FOR THE BUILDING TO DEMONSTRATE THAT THE PROJECT IS ON TRACK TO MEET THE ENERGY AND EMISSIONS PERFORMANCE LIMITS.

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2772 Spruce &1065
1065 W 12th Ave
Vancouver, BC

MIXED USE DEVELOPMENT

SUSTAINABILITY

DATE	DATE
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JOB NUMBER	23038

A-1.10

CONTEXTUAL PRECEDENTS

Despite the wide range of existing building typologies (new and old) in the area, we were able to filter and extract relevant patterns and features that can inform the language and architectural expression of the proposed building.

FORM OF DEVELOPMENT AND CHARACTER

The tower massing has been broken down into two components to reduce the apparent width along West 12th Avenue.

The west portion of the tower connects to the horizontal podium creating an 'L' shaped plane that holds all the pieces together. The eastern volum breaks apart from the primary building and hovers over the podium creating a recess at the indoor amenity space on level 7.

The 6 storey podium steps down one floor at the eastern edge. An additional step at the south-east corner reduces the scale of the elevation.

The commercial storefront is recessed from the residential podium, creating a clear break between the uses and allowing for a continuous canopy that provides shelter for pedestrian.

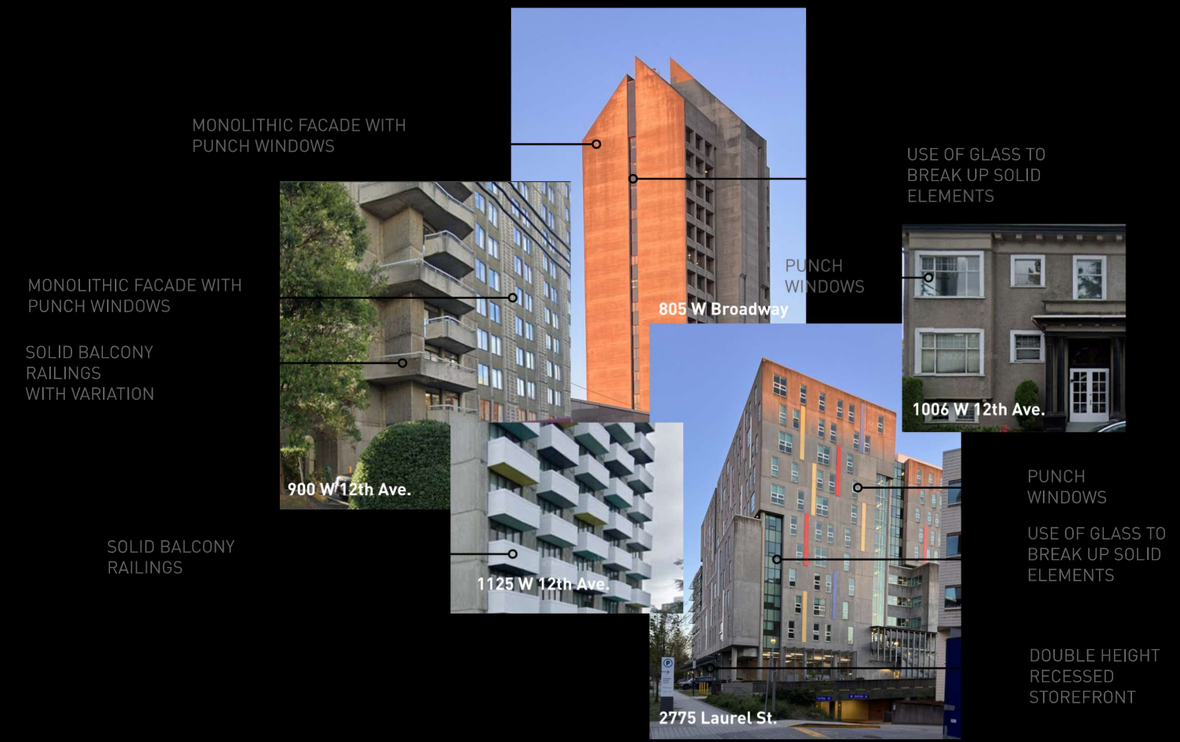
Passive design is integral to the form of building and informs the architectural expression of the different building elevations.

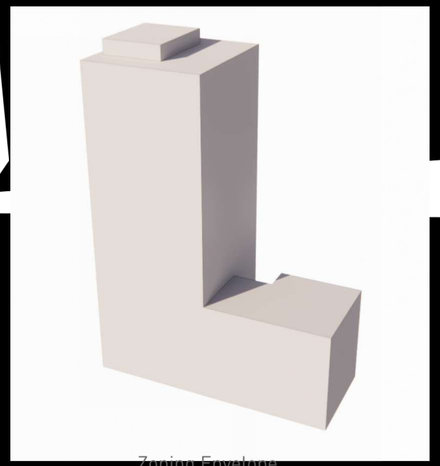
The west face is provided with wide balcony projections and vertical fins that block direct sunlight.

The vertical fins project beyond the top of the primary building, screening to the mechanical penthouse adding interest to the skyline.

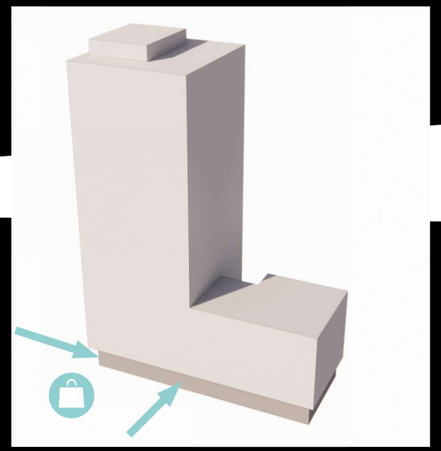
In addition to the recessed balconies along the south elevaiton, a series of projecting balconies arranged in a playful manner, provide additional sunshade during the summer months. These balcony railings have a monolithic expression that relate to some of the older buildings in the area.

The overal architectural expresion of the proposal, with its yuxtaposition between solids and voids relates, the existing building precedents in the area, were curtain-wall / window wall is used to break up the solid elements.

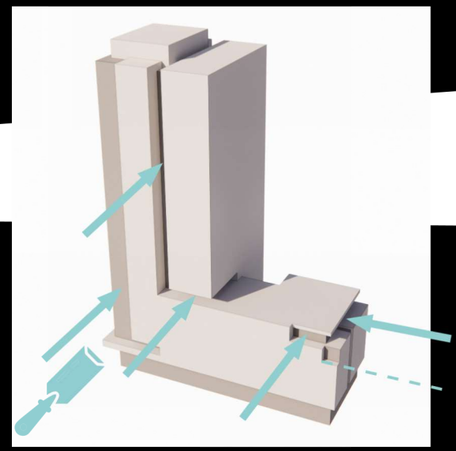




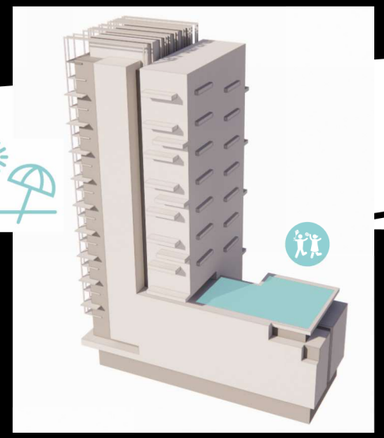
Zoning Envelope



Recessed commercial storefront provides a clear break beween the uses



Carving of the massing reduces the overall scale



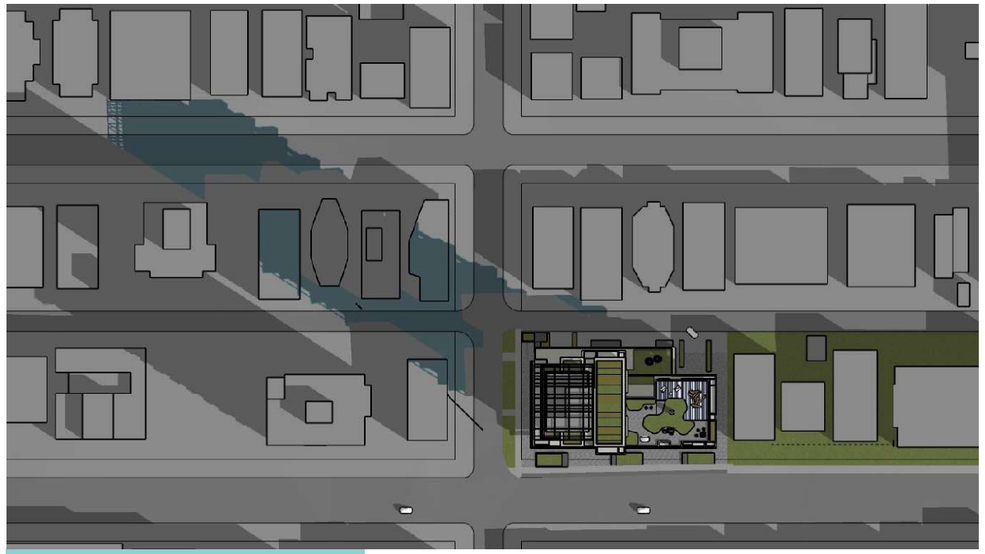
- Outdoor Amenity Space at level 7
- Vertical fins and balcony projections provide shading.

2772 Spruce &1065
1065 W 12th Av-

FORM OF DEVELOPMENT

NTS

A-1.11



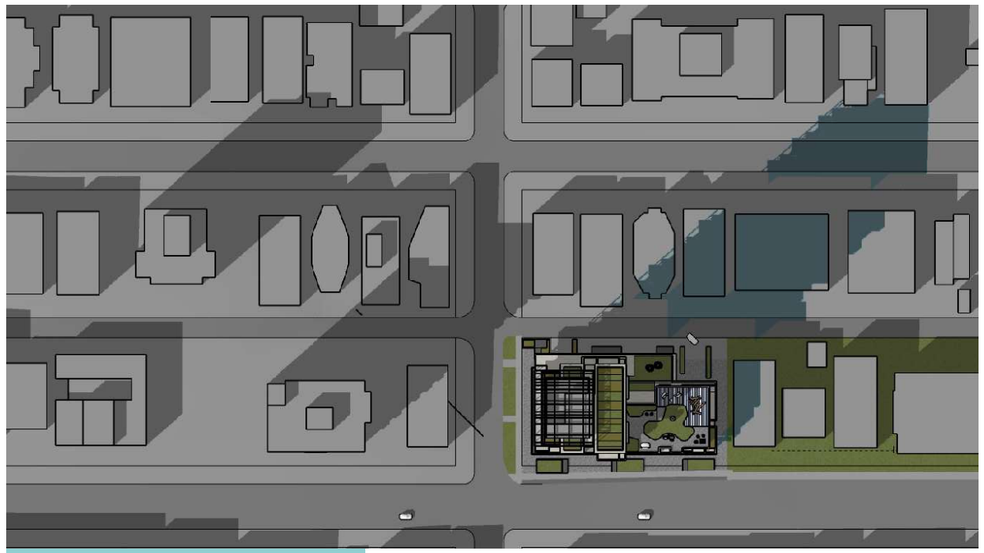
MARCH 21 10AM PST, UTC: -7



MARCH 21 2PM PST, UTC: -7



MARCH 21 12PM PST, UTC: -7



MARCH 21 4PM PST, UTC: -7

NOTE: PROPOSED BUILDING SHADOWS (IN LIGHT-BLUE) ARE GRAPHICALLY DISCERNED FROM EXISTING SHADOWS

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2772 Spruce &1065
1065 W 12th Ave
Vancouver, BC

MIXED USE DEVELOPMENT

SHADOW STUDY

DATE	DATE
DRAWN BY	DE
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SCALE	NTS
JOB NUMBER	23038

A-1.12



JUNE 21 10AM PST, UTC: -7



JUNE 21 2PM PST, UTC: -7



JUNE 21 12PM PST, UTC: -7



JUNE 21 4PM PST, UTC: -7

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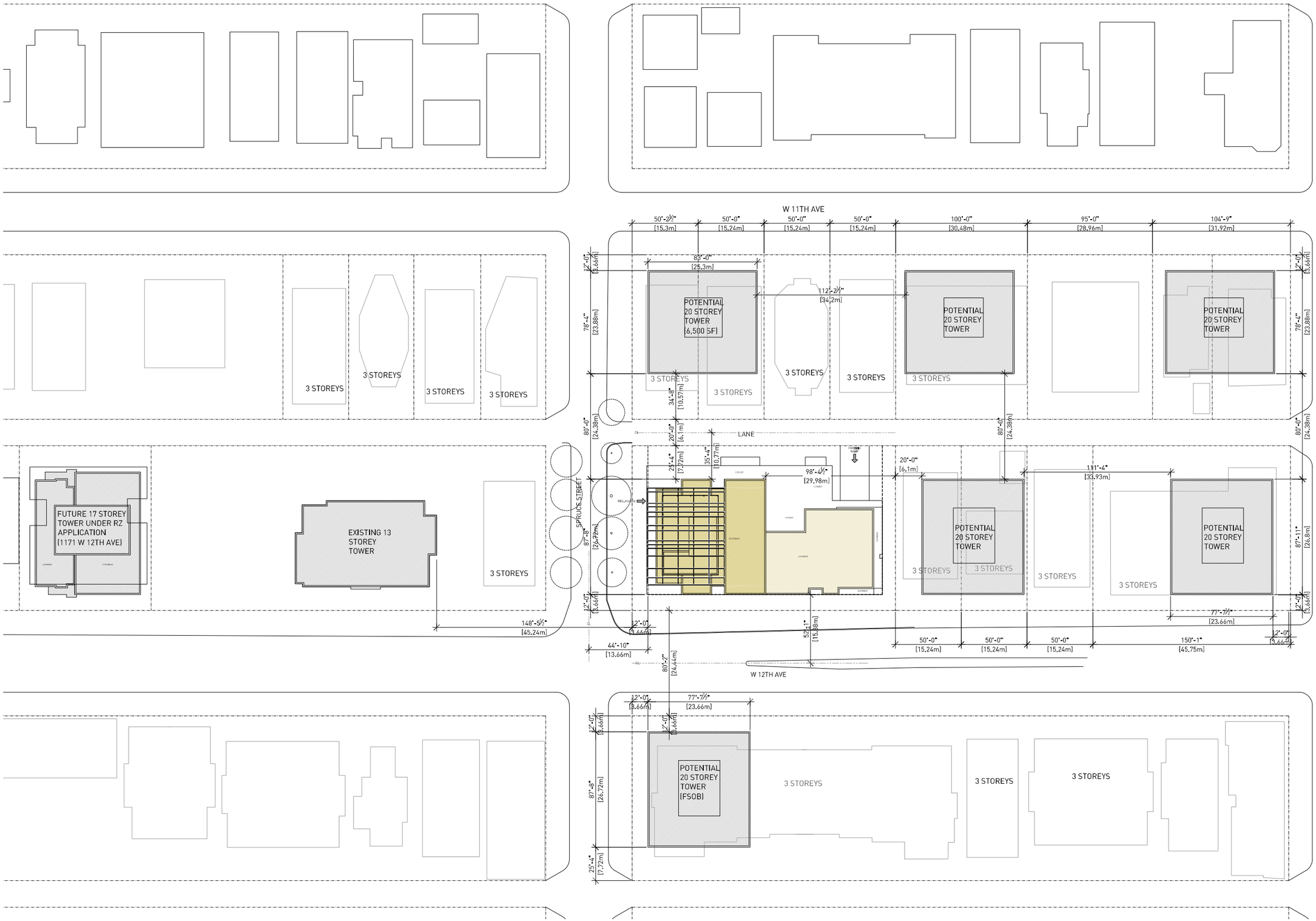
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MIXED USE DEVELOPMENT

SHADOW STUDY

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A-1.13



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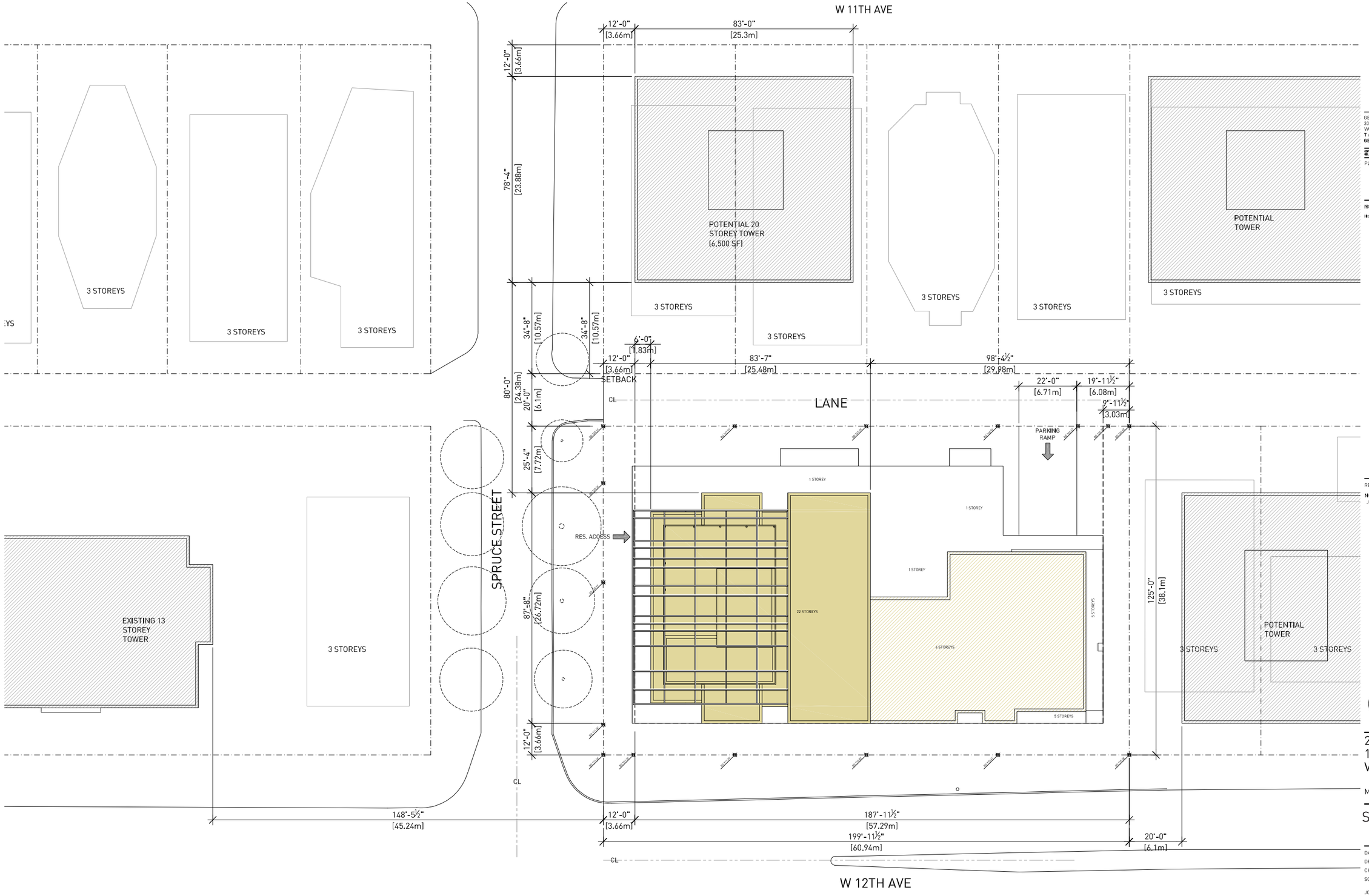
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MIXED USE DEVELOPMENT

CONTEXT - BLOCK STUDY

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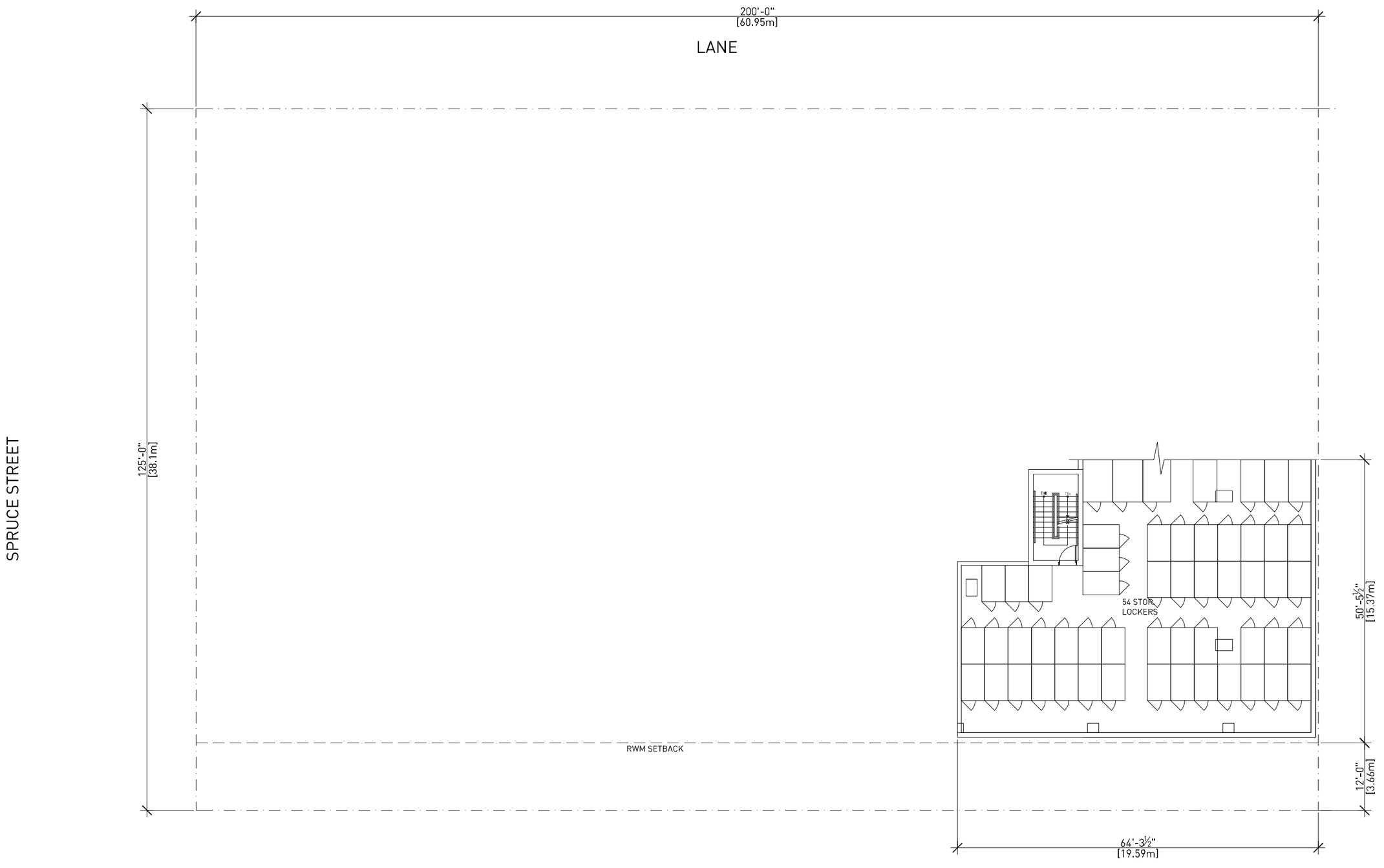
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MIXED USE DEVELOPMENT

SITE PLAN

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A-1.15



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MIXED USE DEVELOPMENT

P3 FLOORPLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	DE
SCALE	NTS
JOB NUMBER	23038

A-2.01

LANE

200'-0"
[60.95m]

P2 INTAKE

SPRUCE STREET

125'-0"
[38.1m]

113'-0"
[34.44m]

11 STOR. LOCKERS

13 STOR. LOCKERS

18'-0"
[5.49m]

R23 R24 R25 R26 R27 R28 SC R29

33 PARKING SPACES @ P2

21'-9"
[6.63m]

DN @ 3%

23'-4"
[7.11m]

96 STOR. LOCKERS

R22 R21 R20 R19 R18 R17 R16

1 STOR. LOCKER

1 STOR. LOCKER

R35 R34 R33 R32 R31 R30 SC

11 STOR. LOCKERS

R15 R14 R13 R12 R11 R10 R9 R8

R3 R4 R5 R6 R7

UP @ 4%

DN @ 3%

21'-8"
[6.6m]

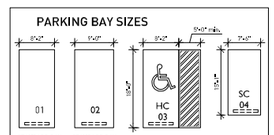
RWM SETBACK

P2 EXHAUST

12'-0"
[3.66m]

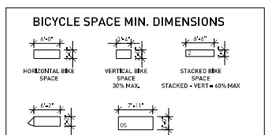
W 12TH AVE

PARKING BAY SIZES



NOTE: MINIMUM 7'-6" OVERHEAD CLEARANCE REQUIRED FOR ACCESS TO WHEELCHAIR ACCESSIBLE PARKING STALLS

BICYCLE SPACE MIN. DIMENSIONS



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Vancouver, BC

MIXED USE DEVELOPMENT

P2
FLOORPLAN

DATE	DATE
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CHECKED BY	DE
SCALE	NTS
JOB NUMBER	23038

A-2.02

LANE

200'-0"
[60.95m]

P1 INTAKE
P2 INTAKE

PP

PP

TREE A
RETAIN

TREE B
RETAIN
14FT SPAN

TREE C
RETAIN

TREE D
RETAIN

SPRUCE STREET

125'-0"

113'-0"

12'-0"

11 REG.
1 OS..

10 REG.
1 OS..

18 OS.
8 LCKS.

56 ST.

60 ST.

MECH / ELEC

14 LCKS.
4 OS.
1 REG.

V3 / COMM.

V2 / COMM.

CLASS A
LOADING

V1

8 LCKS.
6 OS.

7 REG.
22 VERT.

Co
VEST.

COMM.
RM

Co
VEST.

1 OS.

ELEV.
LOBBY

MECH/ ELEC

7 OS.
88 ST.

30 LOCK
8 REG.
1 VERT.

58 ST.
12 LCK.
1 OS.

OH GATE

3 REG.
2 OS.

RES. PARKING

UP @ 12%

8 REG.
7 OS.

R1

R2

13 REG.
12 ST.
8 LCKS

7 REG.
1 VERT.
2 OS.

P1 EXHAUS

P2 EXHAUS

RWM SETBACK

TREE # 27
REMOVE

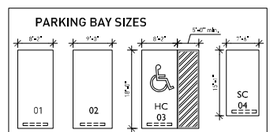
TREE # 28
REMOVE

TREE # 38
REMOVE

W 12TH AVE

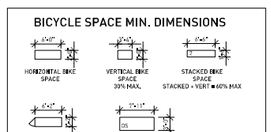
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PARKING BAY SIZES



NOTE: MINIMUM 7'-6" OVERHEAD CLEARANCE REQUIRED
FOR ACCESS TO WHEELCHAIR ACCESSIBLE PARKING STALLS

BICYCLE SPACE MIN. DIMENSIONS



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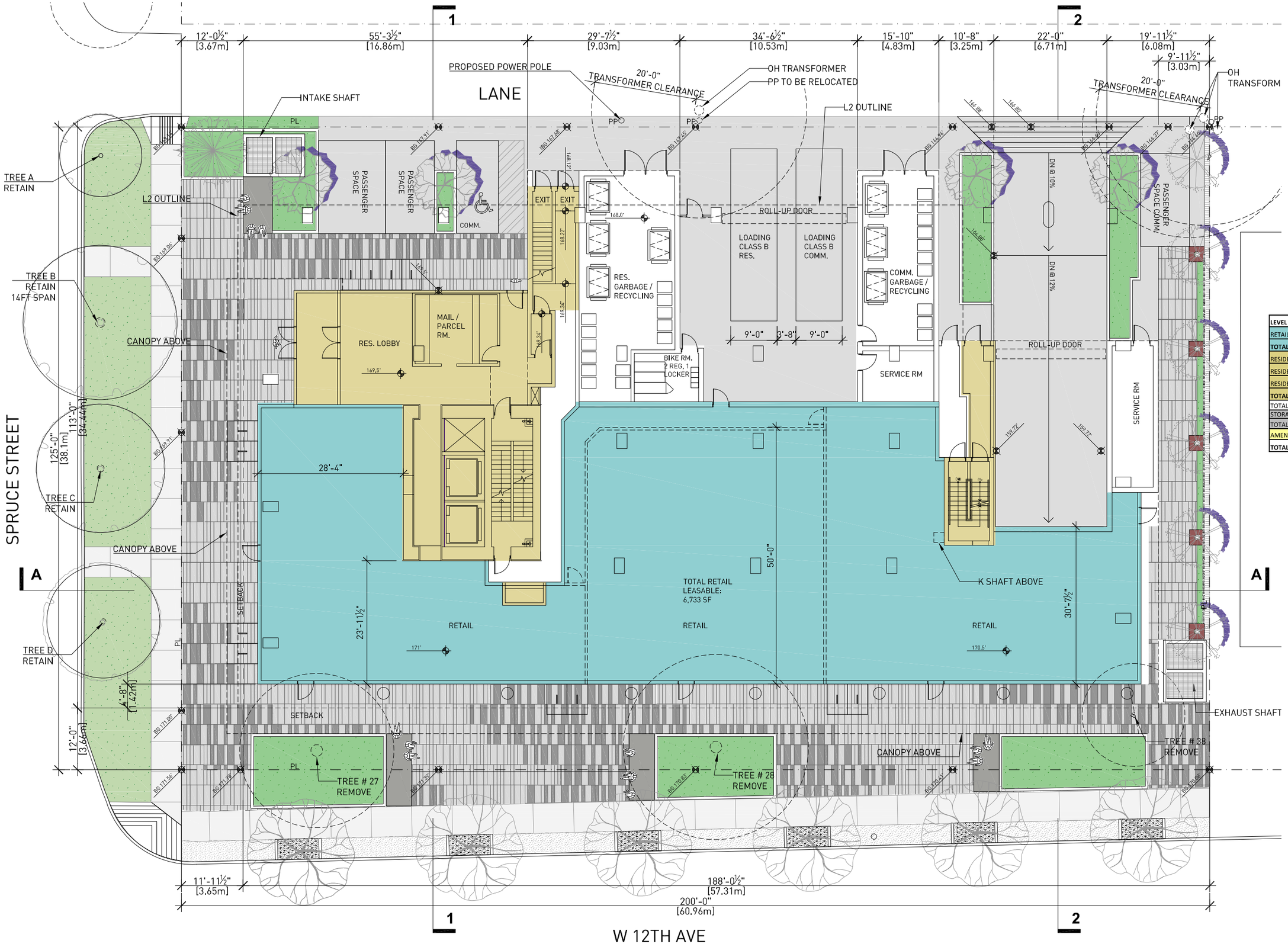
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MIXED USE DEVELOPMENT

P1 FLOORPLAN

DATE	DATE
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SCALE	NTS
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A-2.03



LEVEL 1	AREA (SF)
RETAIL GROSS PERIMETER 01	7430
TOTAL RETAIL	**7430**
RESIDENITAL GROSS 01	2156
RESIDENITAL GROSS 02 (E. CLOSET)	38
RESIDENITAL GROSS 03 (EXIT STAIR)	305
TOTAL RESIDENTIAL	**2,499.0**
TOTAL GROSS AREA	9,929.0
STORAGE DEDUCTIONS	0
TOTAL STORAGE DEDUCTIONS	0
AMENITY DEDUCTIONS	0
TOTAL FSR	**9929**

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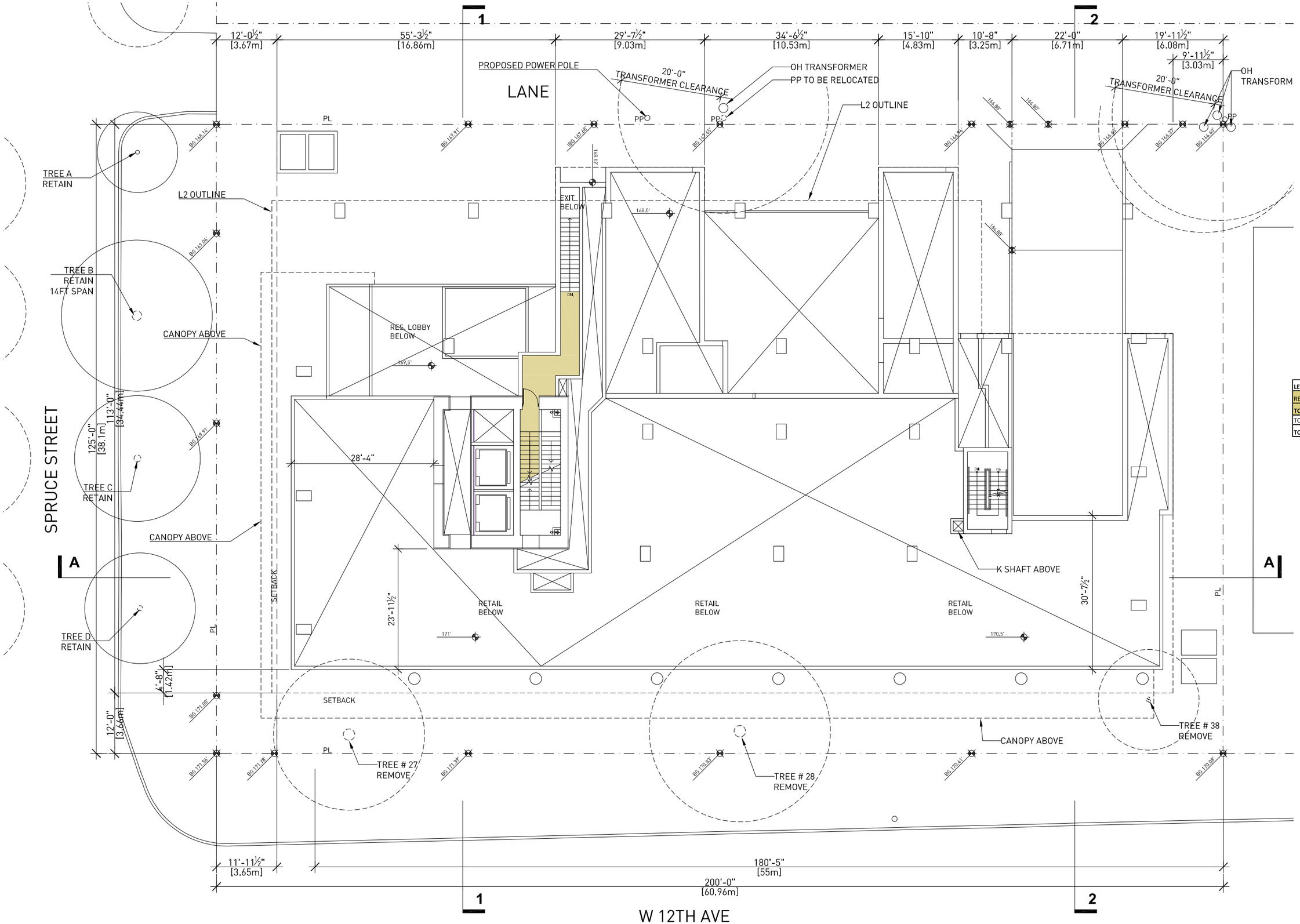
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1065 W 12th Ave
Vancouver, BC

MIXED USE DEVELOPMENT

L1
FLOORPLAN

DATE	DATE
DRAWN BY	DE
CHECKED BY	DE
SCALE	NTS
JOB NUMBER	23038

A-3.01



LEVEL 1 MEZZANINE	AREA (SF)
RESIDENITAL GROSS	0
TOTAL RESIDENTIAL	**0.0**
TOTAL GROSS AREA	0.0
TOTAL FSR	**0.0**

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PLOT INFO.

NOTES

NO. DESCRIPTION

REVISIONS

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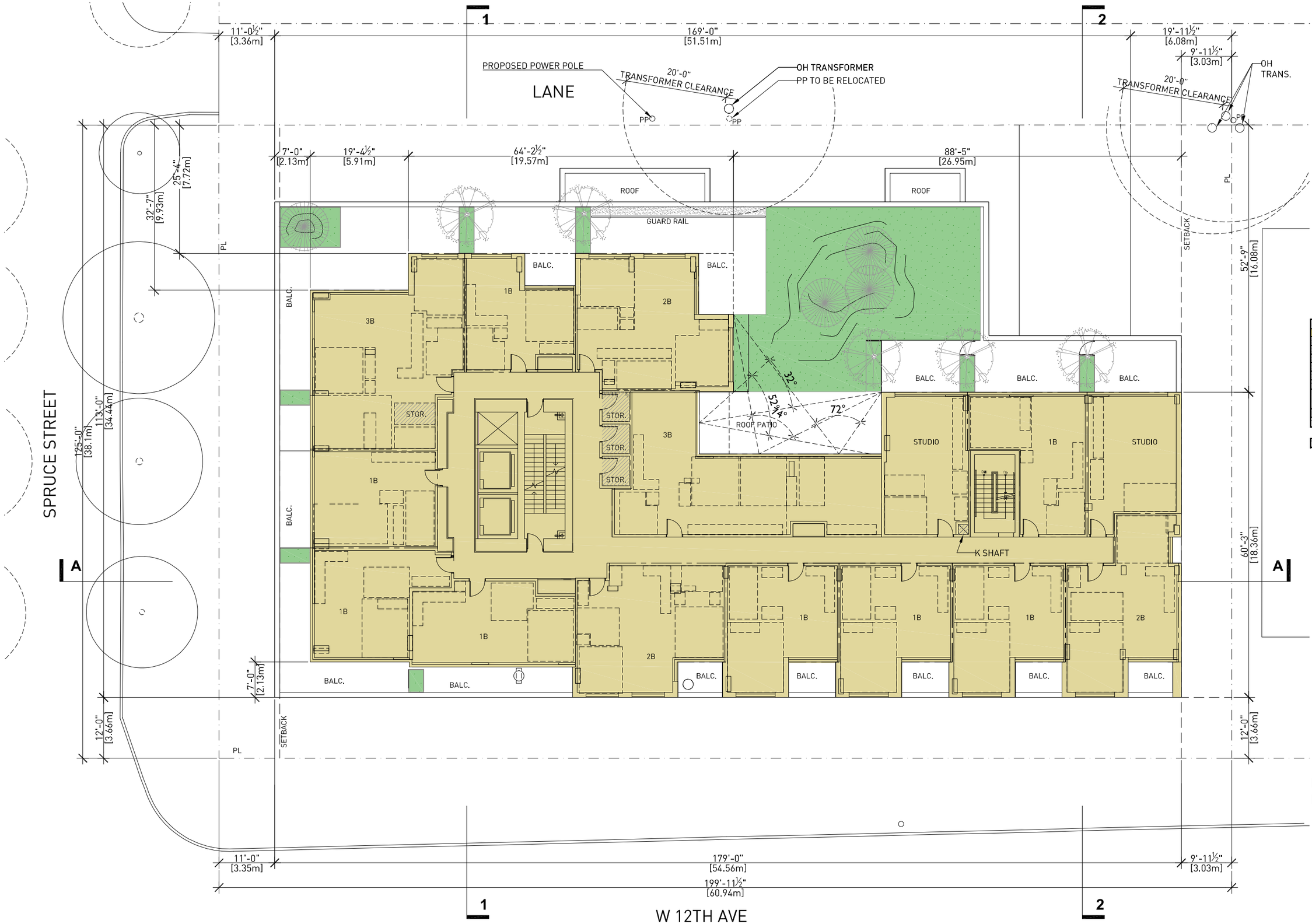
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L1 MEZZANINE FLOOR PLAN

DATE	DATE
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SCALE	NTS
JOB NUMBER	23038

A-3.01.5



LEVEL 2	AREA (SF)
RESIDENITAL GROSS 01	11,270.0
STORAGE DEDUCTIONS	
S1	34.0
S2	31.0
S3	31.0
S4	31.0
TOTAL STOR. DEDUCTIONS	127.0
KITCHEN EXHAUST DEDUCTIONS	
K1	4.0
TOTAL FSR	11,139.0

TOTAL BALCONY AREA	1,446.0

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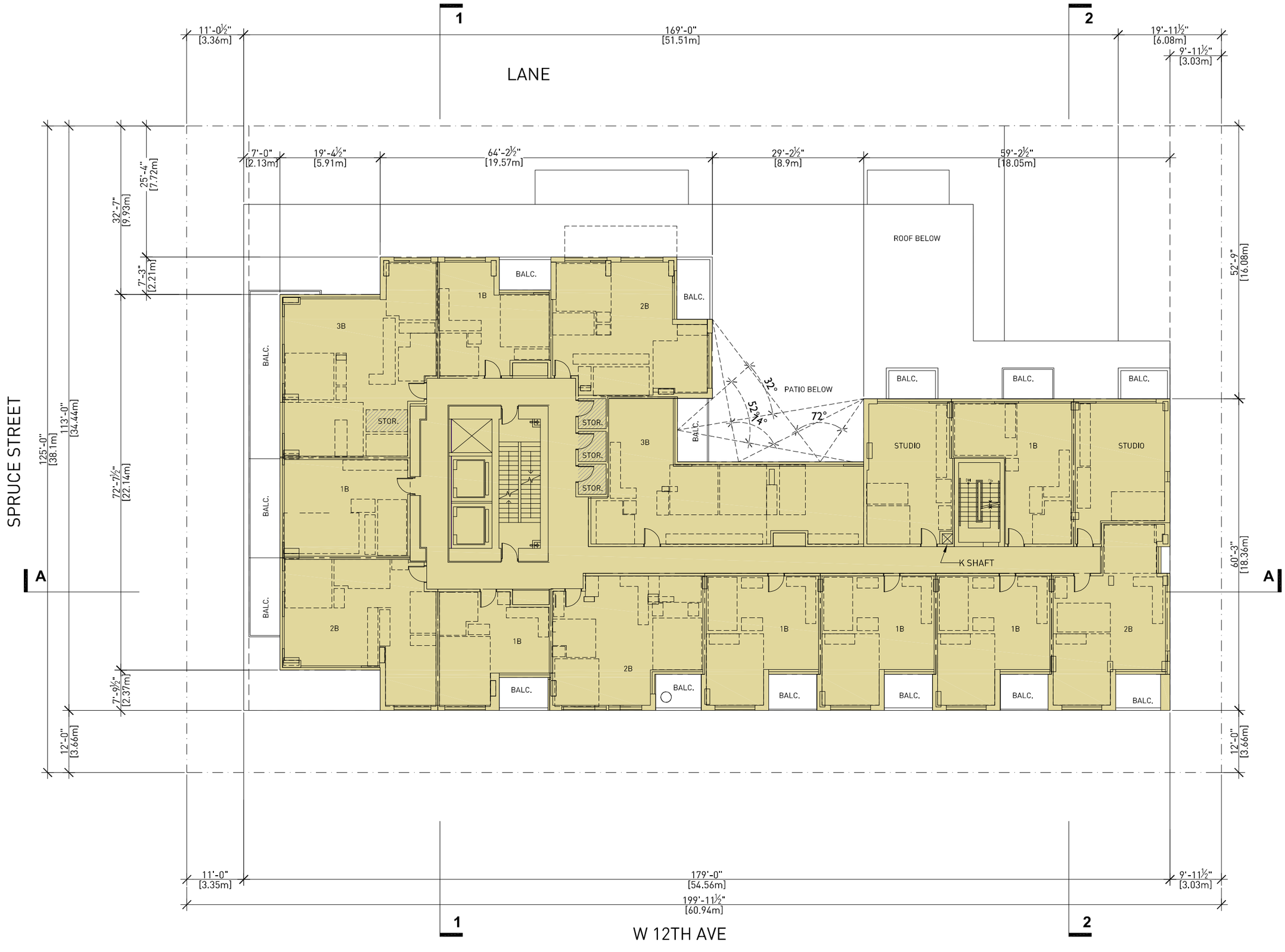
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L2
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NOTES

NO. DESCRIPTION

LEVEL 3 - 5	AREA (SF)
RESIDENITAL GROSS 01	11,392.0
STORAGE DEDUCTIONS	
S1	34.0
S2	31.0
S3	31.0
S4	31.0
TOTAL STOR. DEDUCTIONS	**127.0**
KITCHEN EXHAUST DEDUCTIONS	
K1	4.0
TOTAL FSR	**11,261.0**

TOTAL BALCONY AREA	**1,181.0**

REVISIONS

NO.	DATE	REMARKS
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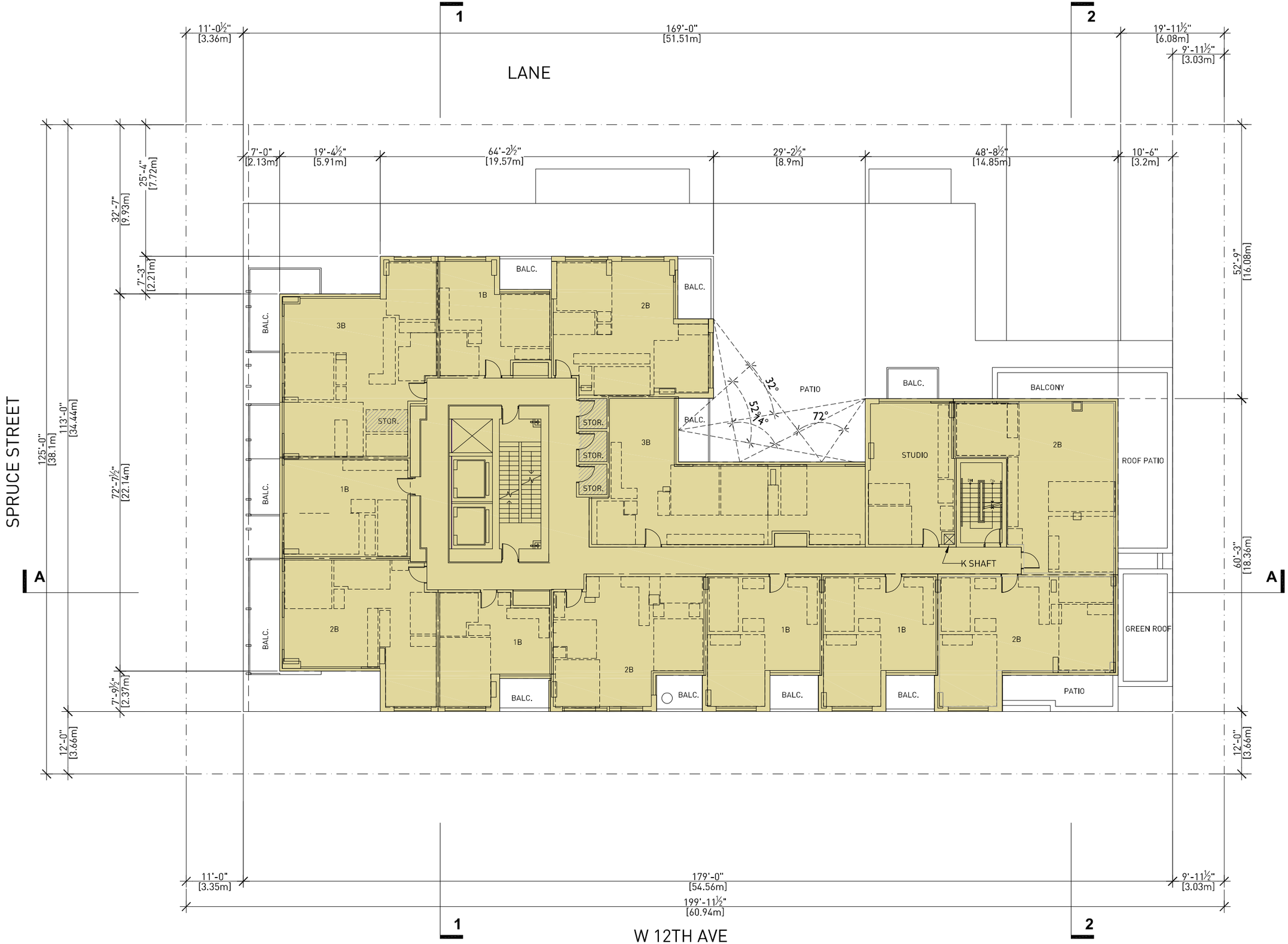
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L3-L5
FLOOR PLAN

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LEVEL 6	AREA (SF)
RESIDENITAL GROSS 01	10,738.0
STORAGE DEDUCTIONS	
S1	34.0
S2	31.0
S3	31.0
S4	31.0
TOTAL STOR. DEDUCTIONS	127.0
KITCHEN EXHAUST DEDUCTIONS	
K1	4.0
TOTAL FSR	10,607.0

TOTAL BALCONY AREA	1,142.0

REVISIONS

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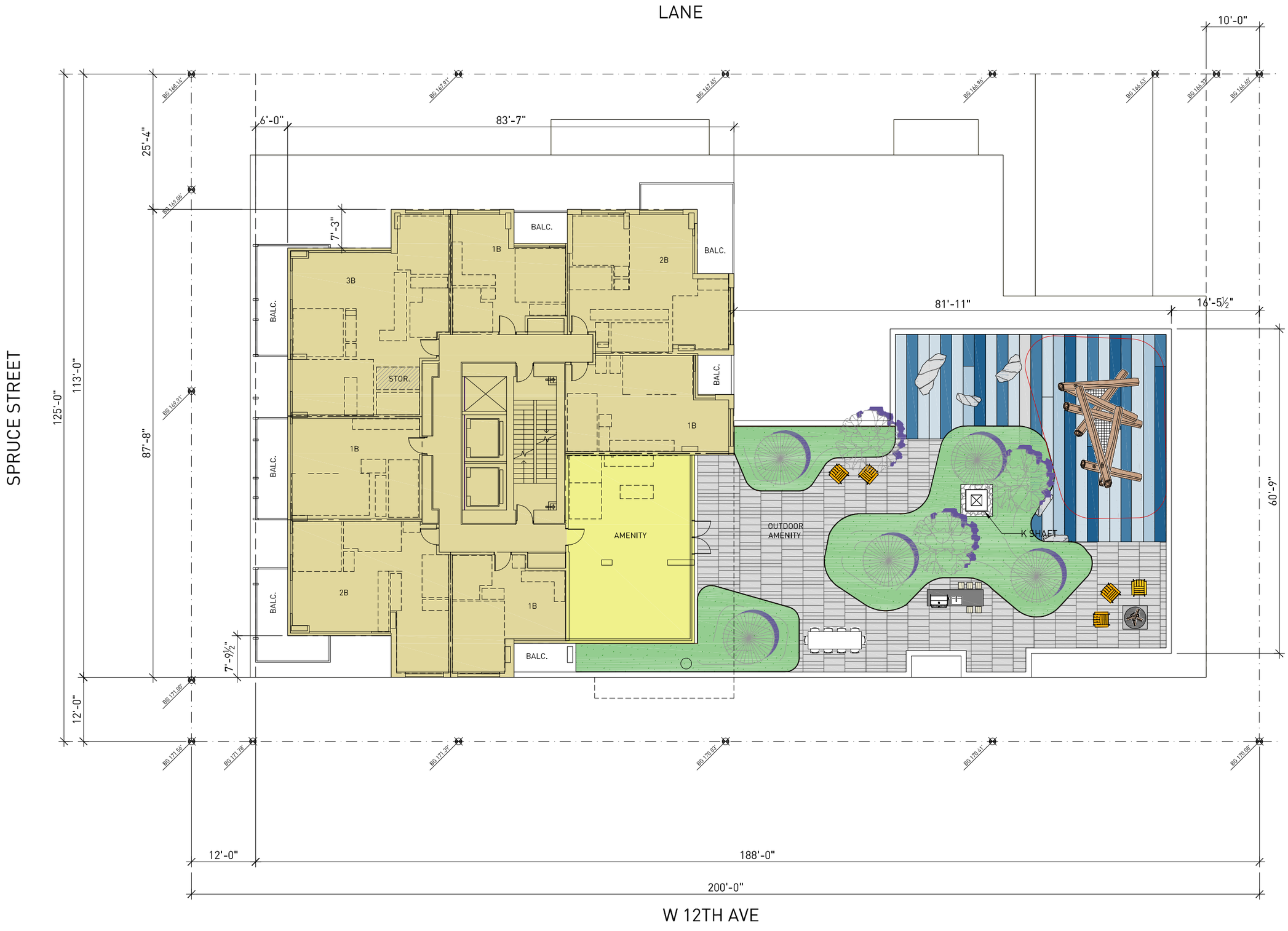
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L6
FLOOR PLAN

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NOTES

NO. DESCRIPTION

LEVEL 7	AREA (SF)
RESIDENITAL GROSS 01	6,315.0
STORAGE DEDUCTIONS	
S1	34.0
TOTAL STOR. DEDUCTIONS	34.0
AMENITY DEDUCTIONS	854.0
TOTAL FSR	5,427.0

TOTAL BALCONY AREA	735.0

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N

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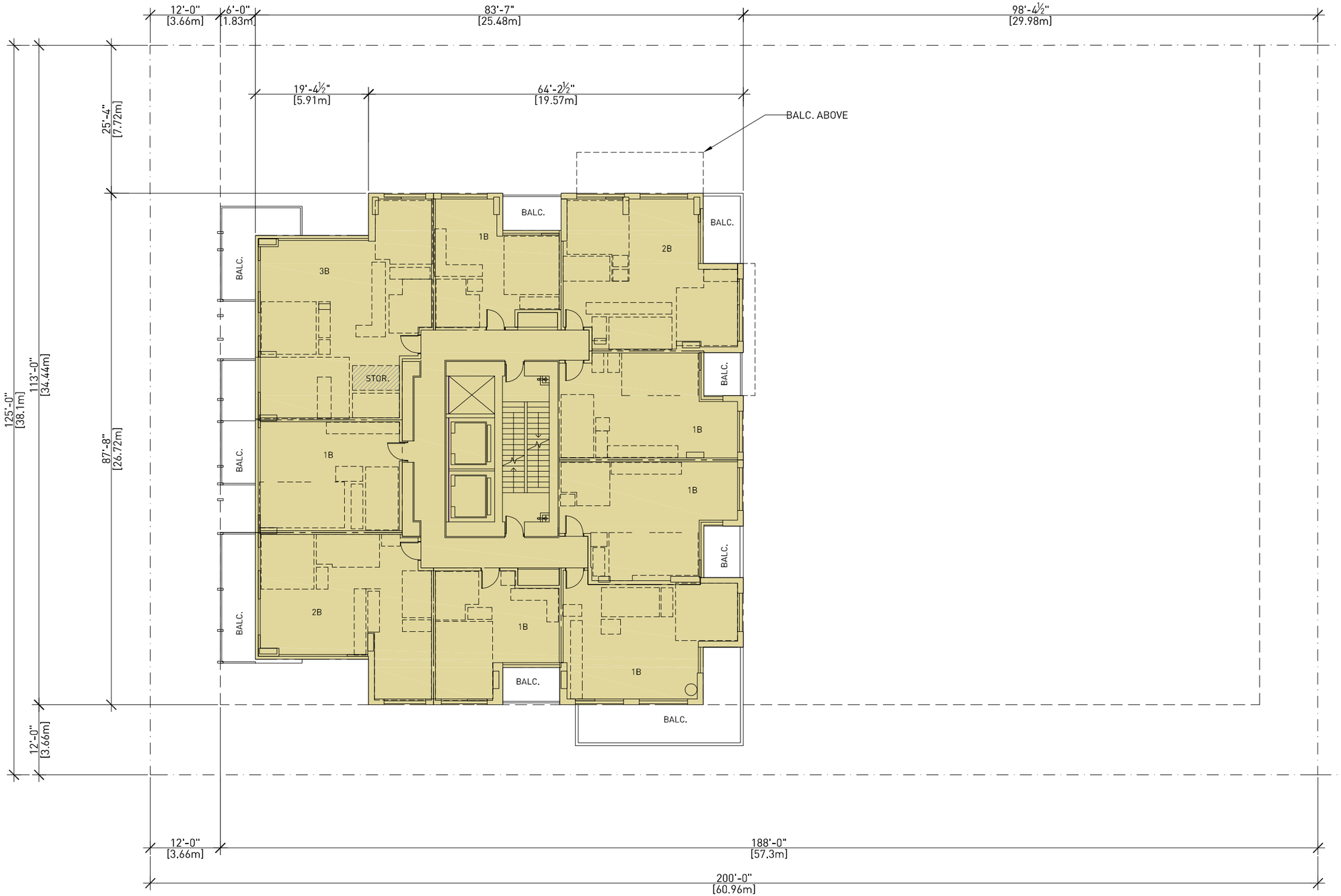
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L7
FLOOR PLAN

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LANE



SPRUCE STREET

W 12TH AVE

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NOTES

NO. DESCRIPTION

LEVEL 8	AREA (SF)
RESIDENITAL GROSS 01	6,650.0
STORAGE DEDUCTIONS	
S1	34.0
TOTAL STOR. DEDUCTIONS	34.0
TOTAL FSR	6,616.0

TOTAL BALCONY AREA	987.0

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N

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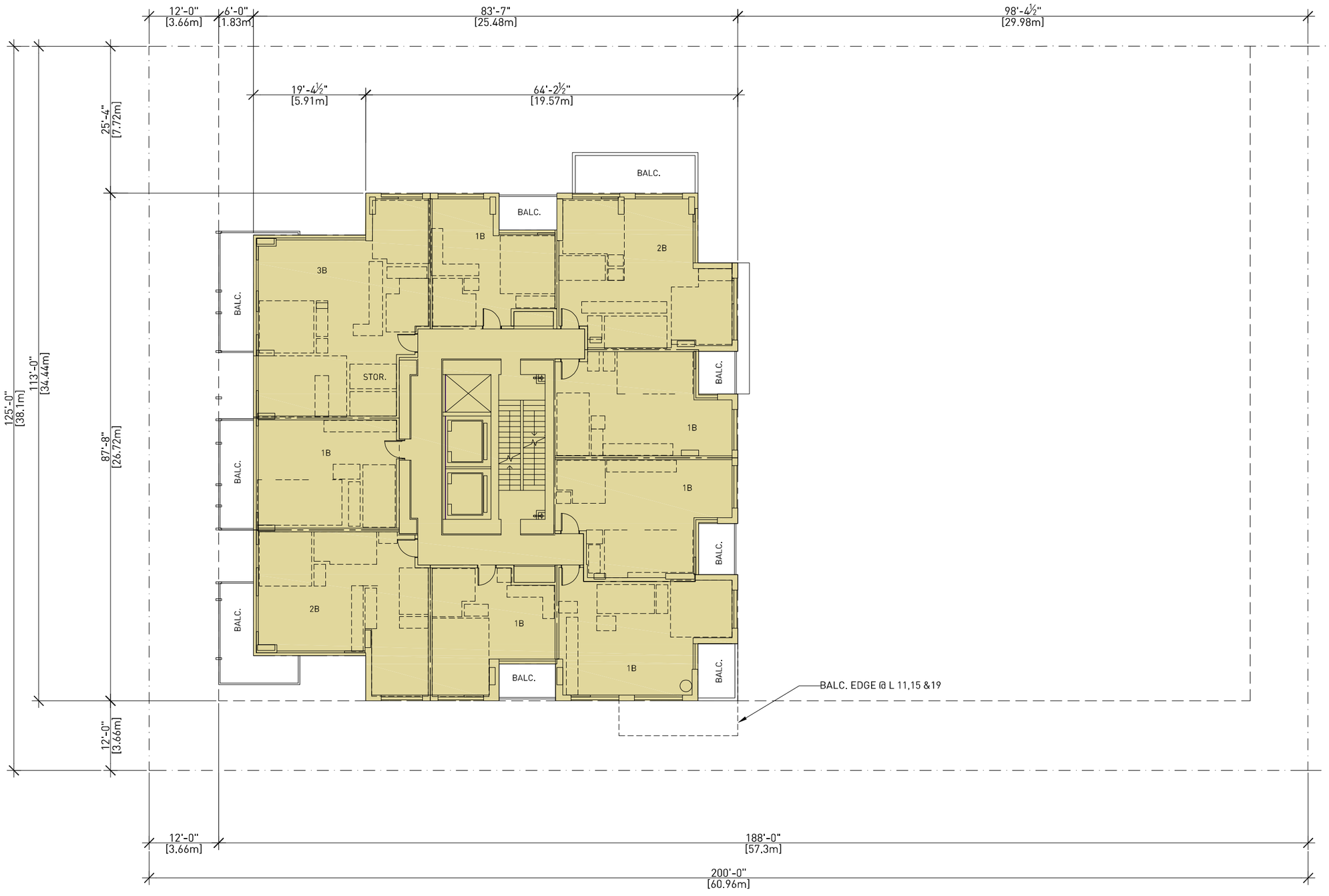
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L8
FLOOR PLAN

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LANE



SPRUCE STREET

W 12TH AVE

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NOTES

NO. DESCRIPTION

LEVEL 9,11,13,15,17,19,21	AREA (SF)
RESIDENITAL GROSS 01	6,650.0
STORAGE DEDUCTIONS	
S1	34.0
TOTAL STOR. DEDUCTIONS	34.0
TOTAL FSR	6,616.0

TOTAL BALCONY AREA	844.0

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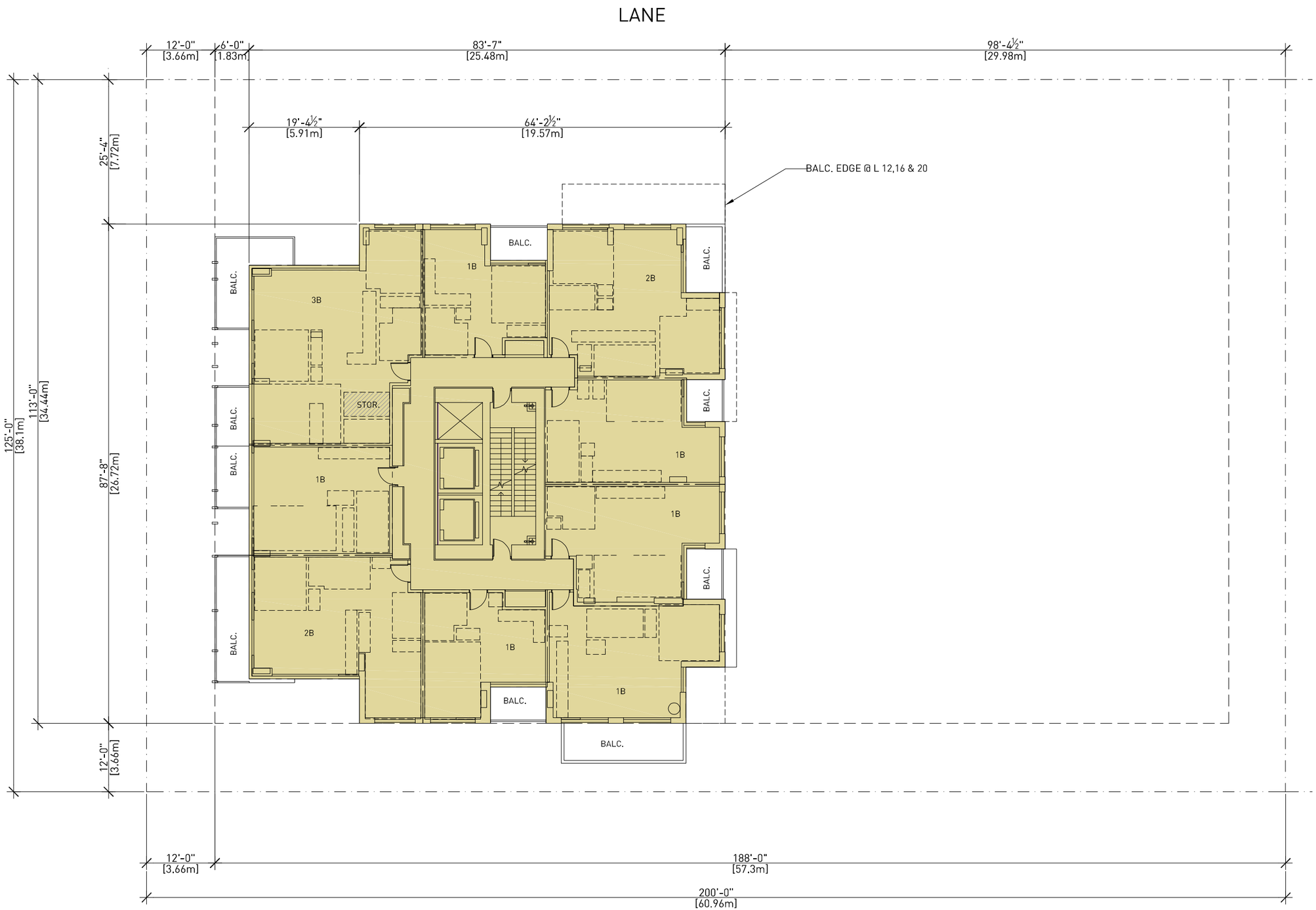
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L9,11,13,15,17,19,21
FLOOR PLAN

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NOTES

NO. DESCRIPTION

LEVEL 10,12,14,16,18,20,22	AREA (SF)
RESIDENITAL GROSS 01	6,650.0
STORAGE DEDUCTIONS	
S1	34.0
TOTAL STOR. DEDUCTIONS	34.0
TOTAL FSR	6,616.0

TOTAL BALCONY AREA	864.0

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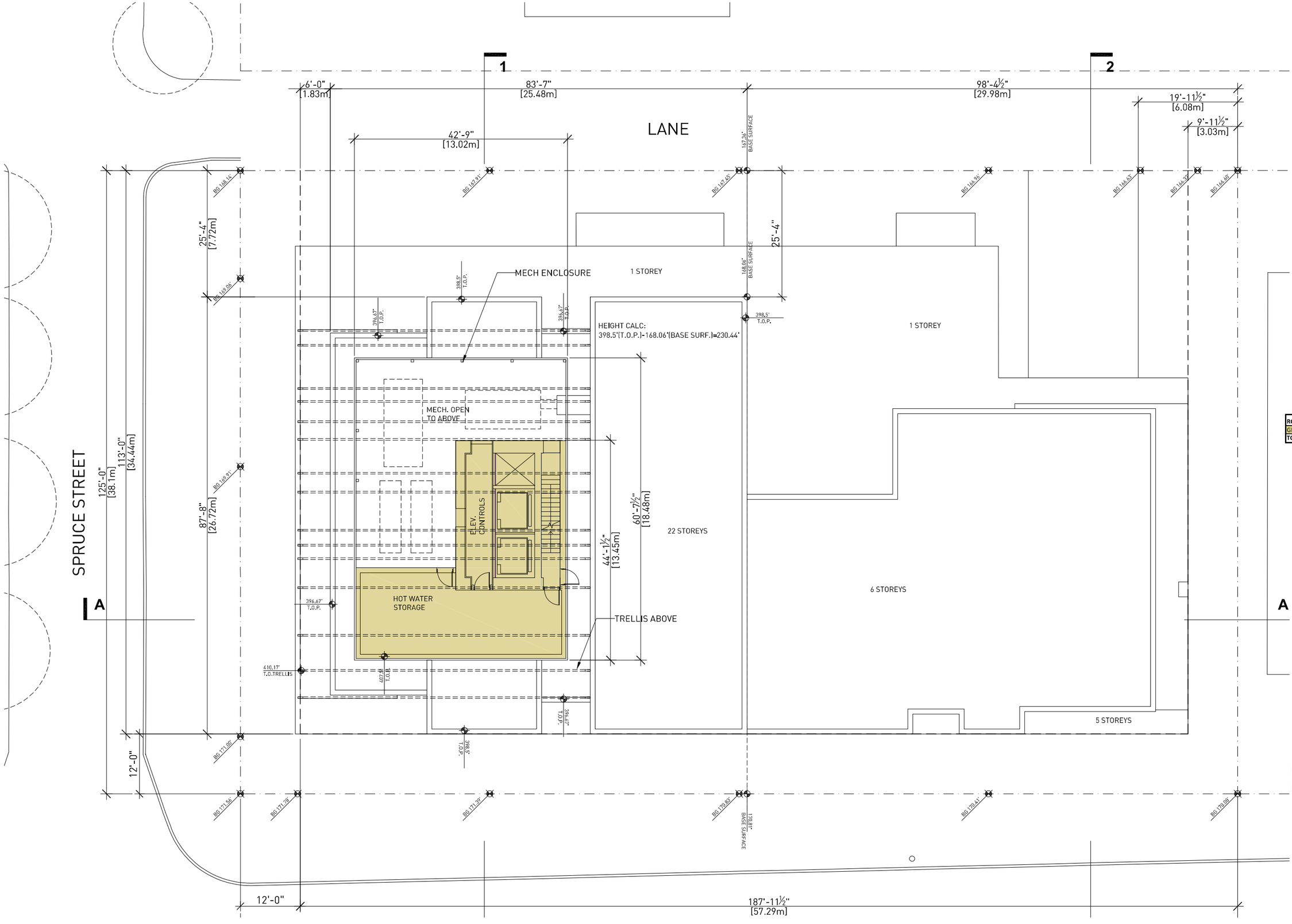
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L10,12,14,16,18,20,22
FLOOR PLAN

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NOTES

NO. DESCRIPTION

ROOF	AREA (SF)
GROSS PERIMETER AREA	1329
TOTAL FSR	1329

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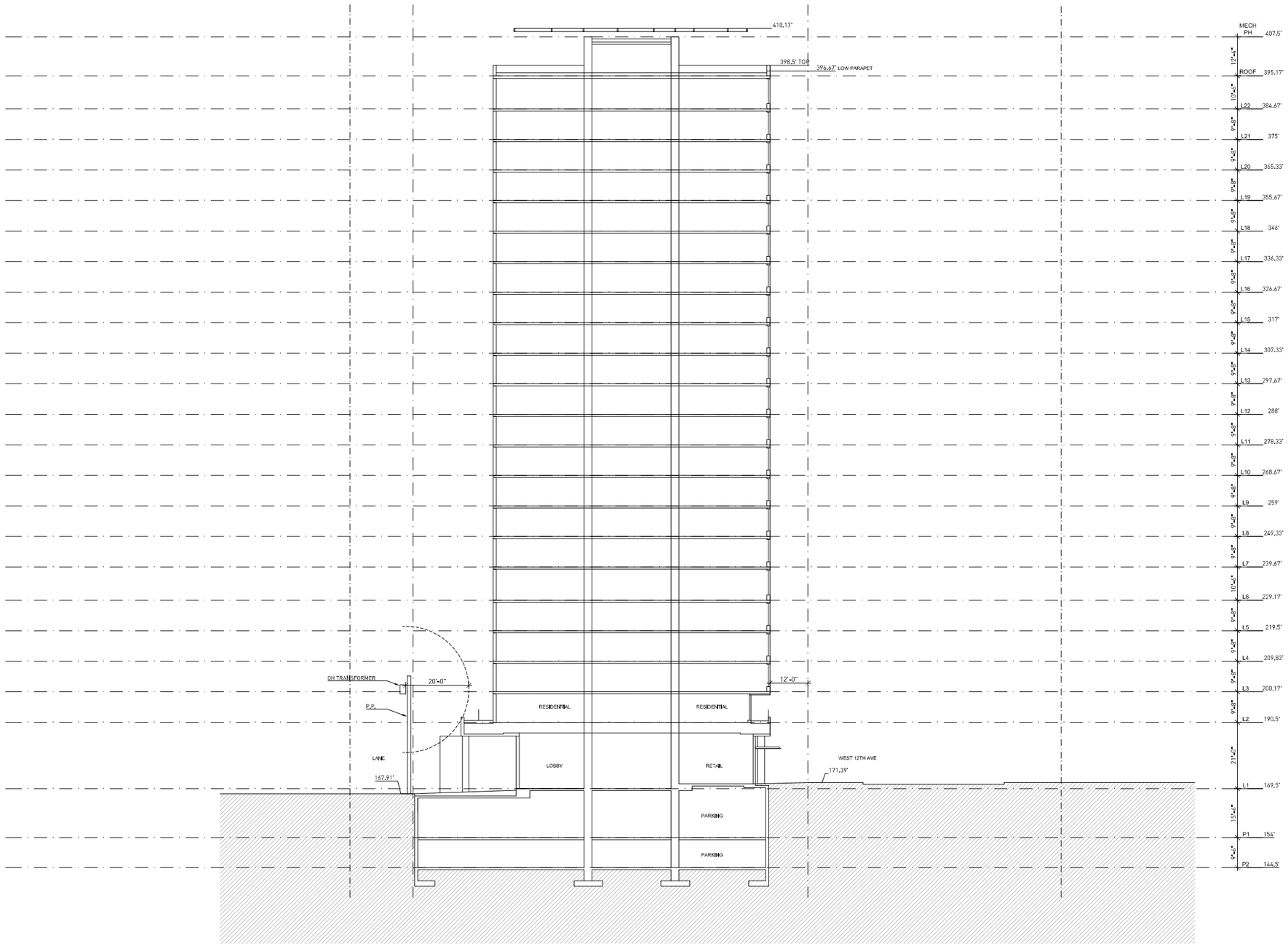
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MECH. ROOF PLAN

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NOTES

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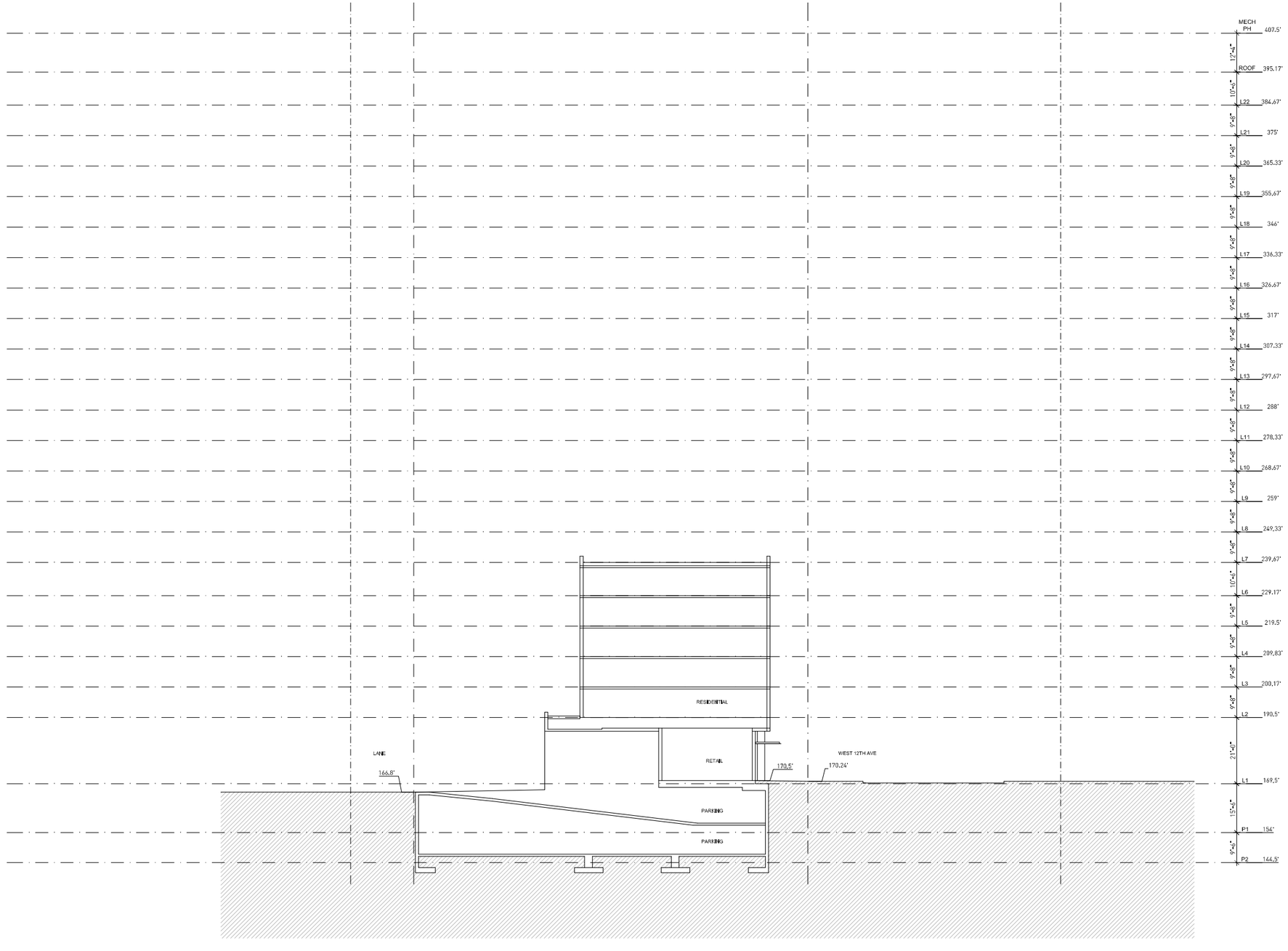
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SECTION 1-1

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SECTION 2-2

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NOTES

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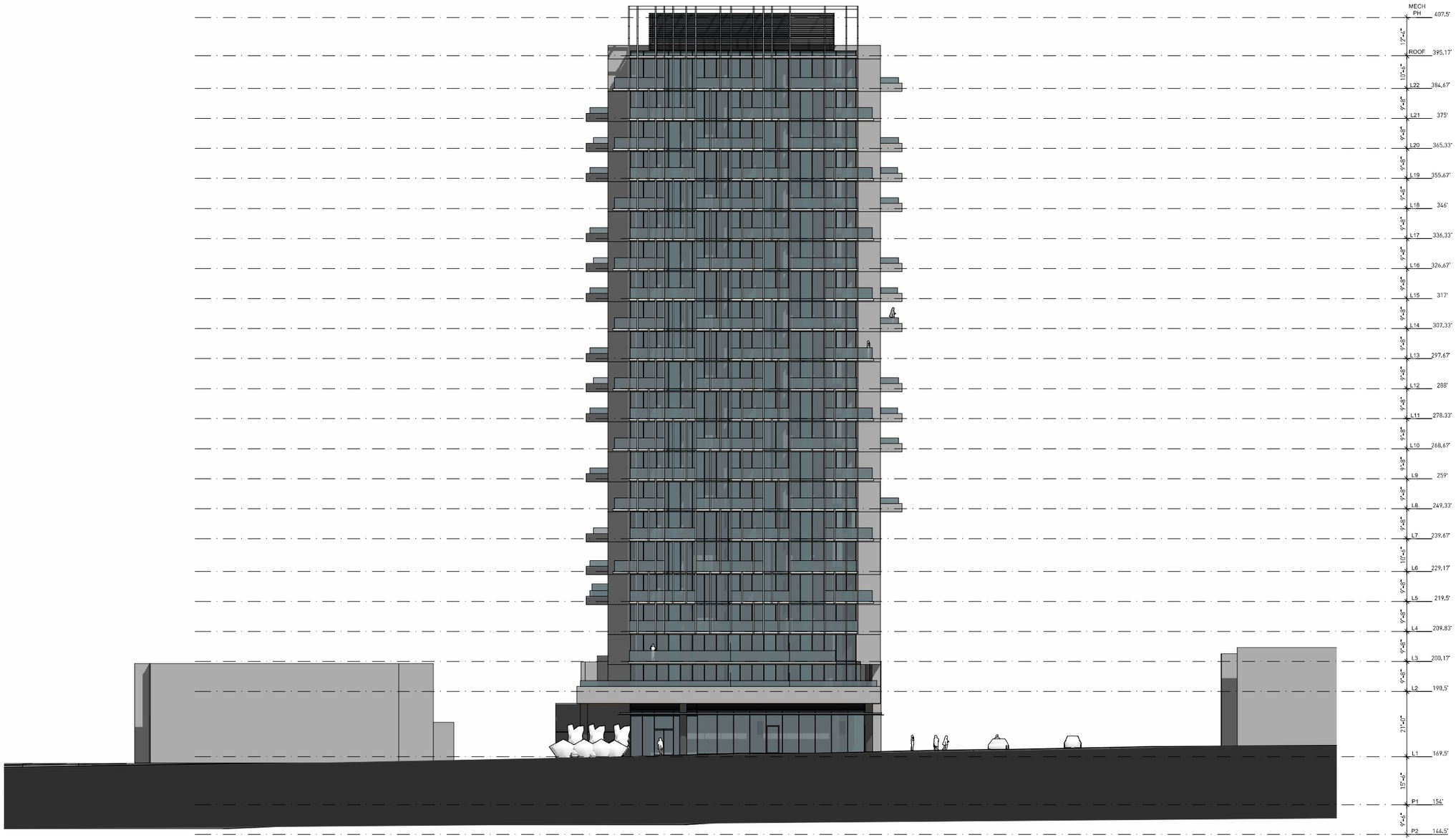
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SOUTH ELEVATION

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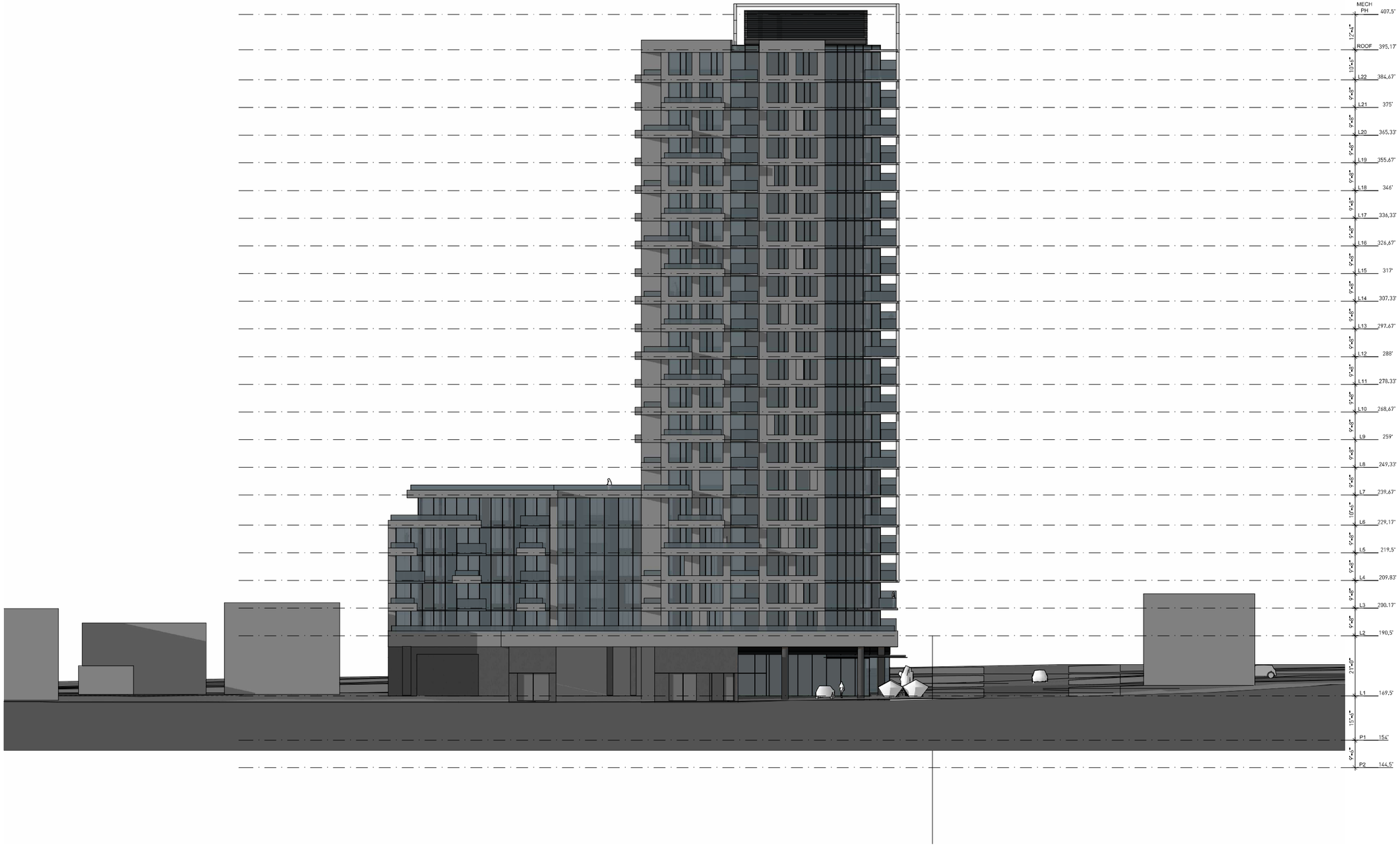
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WEST ELEVATION

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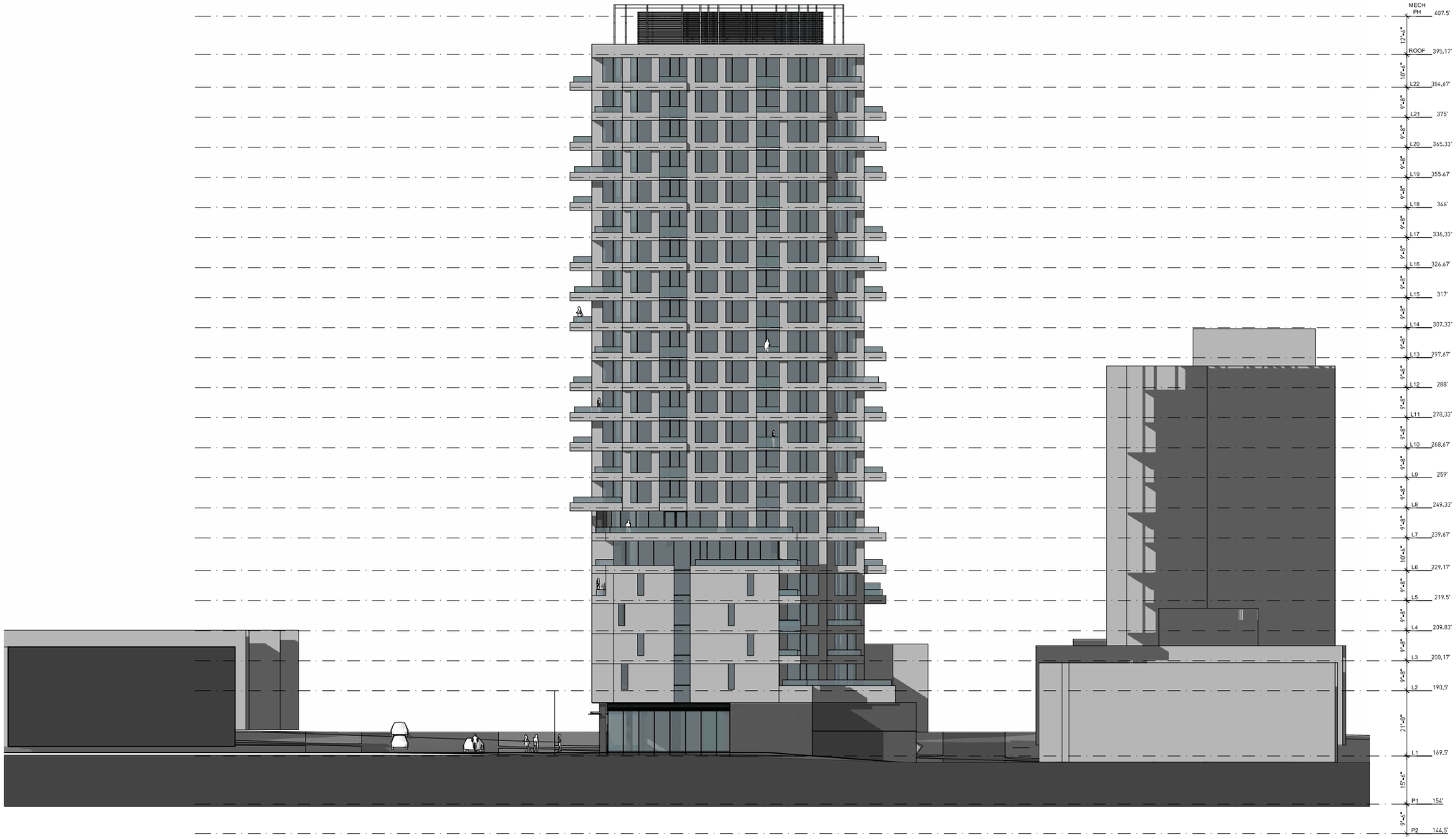
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NORTH ELEVATION

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EAST ELEVATION

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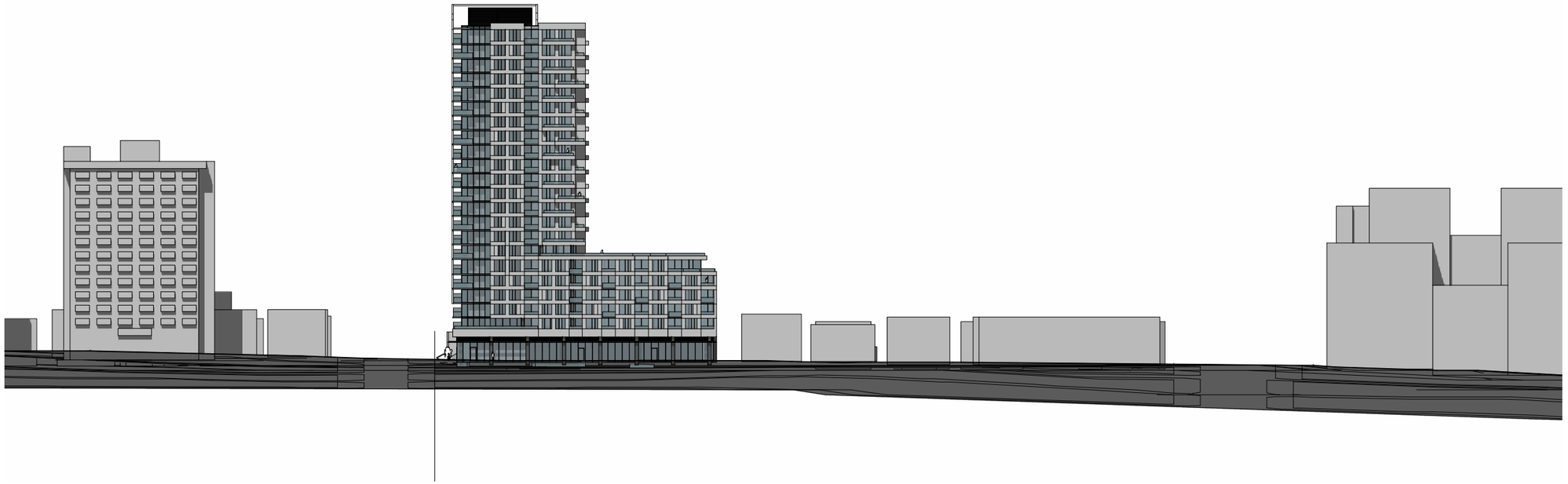
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SOUTH STREETSCAPE

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STREET VIEW FROM THE EAST



STREET VIEW FROM THE WEST

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3D RENDERINGS

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STREET VIEW FROM SPRUCE ST.

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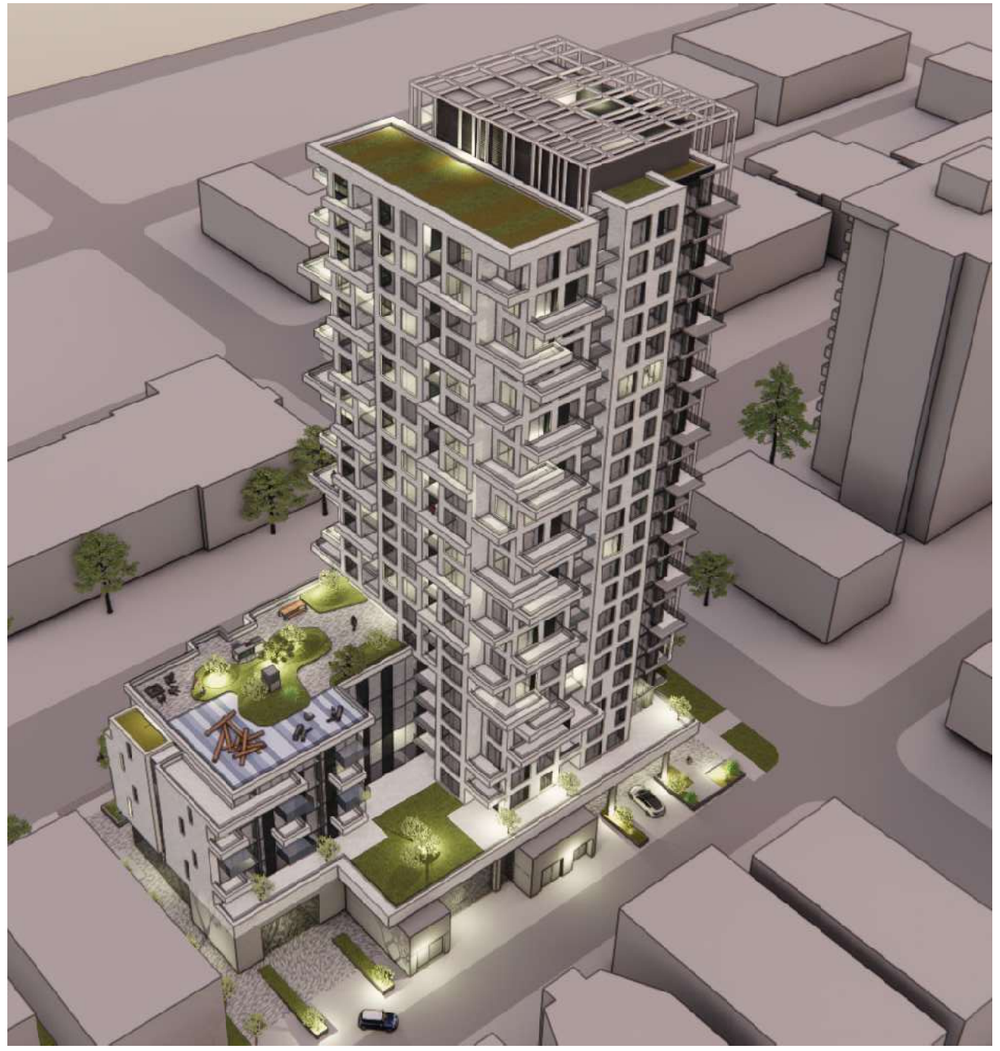
3D
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BIRD'S EYE VIEW FROM THE SOUTH-WEST



BIRD'S EYE VIEW FROM THE NORTH-EAST (LANE SIDE)

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BIRD'S EYE VIEW FROM THE SOUTH-EAST



STREET VIEW FORM THE SOUTH-WEST

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MIXED USE DEVELOPMENT

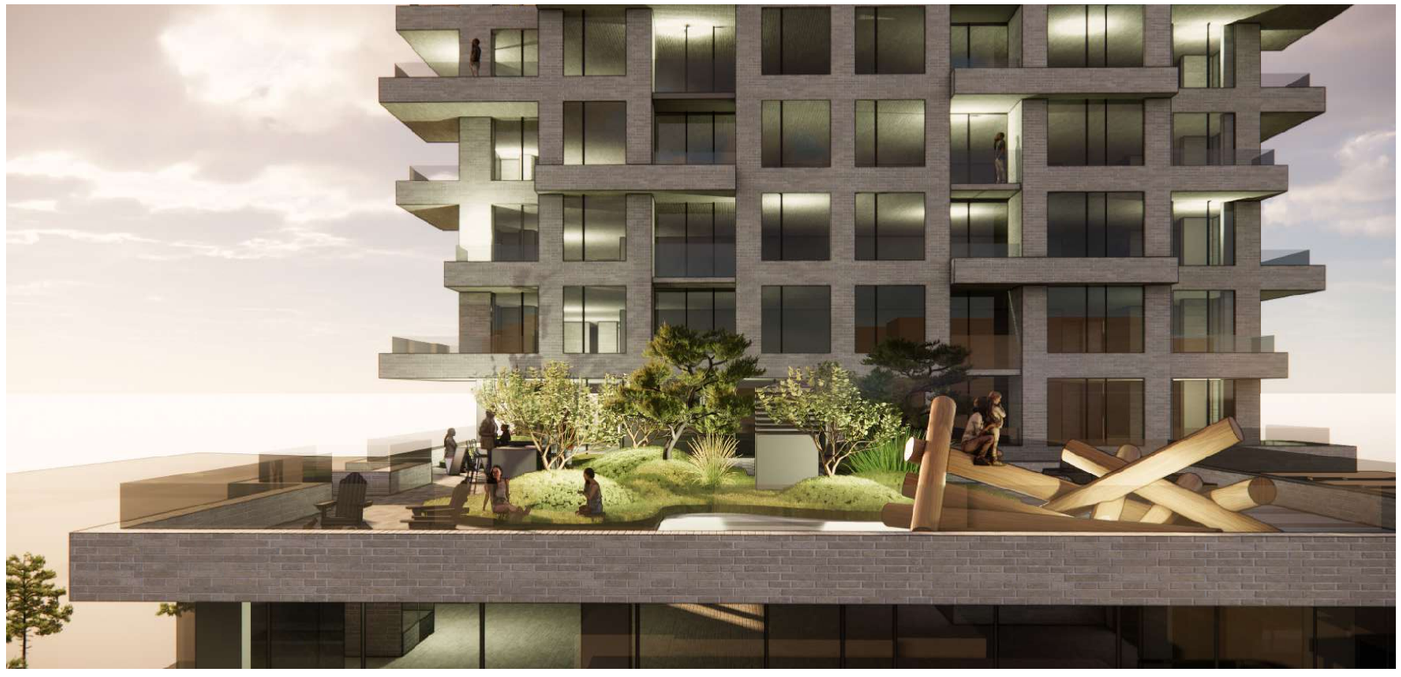
3D
RENDERINGS

DATE	DATE
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SCALE	NTS
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A-7.04



CLOSE-UP - LOBBY



OUTDOOR AMENITY AT LEVEL 7

GBL ARCHITECTS
300 • 224 WEST 8TH AVENUE
VANCOUVER, BC V5Y 1N5
T. 604.736.1156 F. 604.731.5279
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PLOT INFO.

NOTES

NO. DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
	JULY 05 2024	ISSUED FOR REZONING

2772 Spruce &1065
1065 W 12th Ave
Vancouver, BC

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3D
RENDERINGS

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