



LIST OF CONTACTS

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DEVELOPER

RENDITION DEVELOPMENTS INC.
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LANDSCAPE

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PROJECT LOCATION

CIVIC ADDRESS

239 KEEFER STREET, VANCOUVER

LEGAL ADDRESS

LOT A BLOCK 16 PLAN VAP184 DISTRICT LOT
196 NEW WESTMINSTER

SHEET INDEX

ARCHITECTURAL

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REV	DATE	DESCRIPTION	DRAWN

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PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER BC

SHEET TITLE:
8-STOREY - MIXED USE
COVER

PROJECT NO.	14124	PLOT DATE	OCT 6, 2017
DRAWING NO.	C-01	SCALE	AS NOTED
			REVISION

PROJECT STATISTICS

DATA SUMMARY

PROPERTY ADDRESS	239 Keefer Street, Vancouver, BC		
EXISTING ZONING			HA-1A
SITE AREA	6,105 sf	567 m2	

PROJECT DATA

	PERMITTED / ALLOWED		PROPOSED	
HEIGHT	90 ft	27.4 m	90 ft	27.4 m
NUMBER OF FLOORS	8 storeys		8 storeys	
FRONT YARD				
Grade - 6th storey	0 ft	0.0 m	0 ft	0.0 m
7th - 8th storey	10 ft	3.0 m	20 ft	6.1 m
SIDE YARD	0 ft	0.0 m	0 ft	0.0 m
REAR YARD				
At grade	3.3 ft	1.0 m	3.3 ft	1.0 m
2nd - 3rd storey (commercial)	3.3 ft	1.0 m	3.3 ft	1.0 m
4th - 6th storey (residential)	0 ft	0.0 m	0 ft	0.0 m
7th - 8th storey (residential)	0 ft	0.0 m	6 ft	1.8 m
DENSITY AREA				
Commercial (Retail + Office)	11,294 sf	1,049 m2	11,294 sf	1,049 m2
Residential	21,368 sf	1,985 m2	21,368 sf	1,985 m2
TOTAL AREA	32,662 sf	3,034 m2	32,662 sf	3,034 m2
FLOOR SPACE RATIO				
Commercial (Retail + Office)			1.85 FSR	1.85 FSR
Residential			3.50 FSR	3.50 FSR
TOTAL FSR			5.35 FSR	5.35 FSR

PROPOSED AREA SUMMARY

Retail

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR		
Ground Floor	4,165 sf	387 m2	1,190 sf	111 m2	2,975 sf	276 m2	0.49 FSR
TOTAL	4,165 sf	387 m2	1,190 sf	111 m2	2,975 sf	276 m2	0.49 FSR

(*) Exclusion of mezzanine area

Office

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR		
Ground Floor	420 sf	39 m2	0 sf	0 m2	420 sf	39 m2	0.07 FSR
2nd Floor	5,176 sf	481 m2	0 sf	0 m2	5,176 sf	481 m2	0.85 FSR
3rd Floor	2,723 sf	253 m2	0 sf	0 m2	2,723 sf	253 m2	0.45 FSR
TOTAL	8,319 sf	773 m2	0 sf	0 m2	8,319 sf	773 m2	1.36 FSR

(*) Exclusion of indoor amenity

Residential

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR		
Ground Floor	926 sf	86 m2	0 sf	0 m2	926 sf	86 m2	0.15 FSR
2nd Floor	1,656 sf	154 m2	1,656 sf	154 m2	0 sf	0 m2	0.00 FSR
4th Floor	4,955 sf	460 m2	86 sf	8 m2	4,863 sf	452 m2	0.80 FSR
5th Floor	4,955 sf	460 m2	86 sf	8 m2	4,863 sf	452 m2	0.80 FSR
6th Floor	4,955 sf	460 m2	86 sf	8 m2	4,863 sf	452 m2	0.80 FSR
7th Floor	3,235 sf	301 m2	0 sf	0 m2	3,235 sf	301 m2	0.53 FSR
8th Floor	2,632 sf	245 m2	32 sf	3 m2	2,618 sf	243 m2	0.43 FSR
TOTAL	23,314 sf	2,166 m2	1,946 sf	181 m2	21,368 sf	1,985 m2	3.50 FSR

(*) Exclusion of in-suite storage and amenity areas

FSR Grand Total

	GROSS AREA		FSR EXCLUSION		TOTAL FSR		
RETAIL	4,165 sf	387 m2	1,190 sf	111 m2	2,975 sf	276 m2	0.49 FSR
OFFICE	8,319 sf	773 m2	0 sf	0 m2	8,319 sf	773 m2	1.36 FSR
RESIDENTIAL	23,314 sf	2,166 m2	1,946 sf	181 m2	21,368 sf	1,985 m2	3.50 FSR
TOTAL	35,798 sf	3,326 m2	3,136 sf	291 m2	32,662 sf	3,034 m2	5.35 FSR

PARKING

		PROJECT DATA (*)		REQUIRED	PROPOSED
RETAIL + OFFICE	1 stall / 140m2	12,484 sf	1,160 m2	9 stalls	13 stalls
RESIDENTIAL	1 stall / 140m2 (x 0.75)	23,314 sf	2,166 m2	13 stalls	12 stalls
TOTAL				22 stalls	25 stalls

(*) Gross area

BICYCLE

Class A

		PROJECT DATA (*)		REQUIRED	PROPOSED
RETAIL	1 space / 500m2	4,165 sf	387 m2	3 spaces	3 spaces
OFFICE	1 space / 500m2	8,319 sf	773 m2	3 spaces	6 spaces
RESIDENTIAL	1.25 / unit		25 units	34 spaces	34 spaces
TOTAL				40 spaces	43 spaces

(*) Gross area

Class B

		PROJECT DATA (*)		REQUIRED	PROPOSED
RETAIL	6 spaces / develop > 1,000m2	4,165 sf	387 m2	n/a	-
OFFICE	6 spaces / develop > 2,000m2	8,319 sf	773 m2	n/a	-
RESIDENTIAL	6 spaces / develop + 20 units		25 units	6 stalls	-
TOTAL				6 spaces	6 spaces

(*) Gross area

LOADING

Class B

		PROJECT DATA (*)		REQUIRED	PROPOSED
RETAIL	1 spaces / 465m2	4,165 sf	387 m2	1	-
OFFICE	1 spaces / 500m2 - 5,500m2	8,319 sf	773 m2	1	-
RESIDENTIAL	6 spaces / develop + 20 units		25 units	n/a	-
TOTAL				2 spaces	1 spaces

(*) Gross area

NOTES:

Loading Class A: no requirement

Loading Class C: no requirement

UNIT SUMMARY

	Unit		QT	NET AREA / UNIT		TOTAL NET AREA		
RETAIL	Unit 100	- At Grade	1 un.	2,975 sf	276 m2	2,975 sf	276 m2	
		- Mezzanine		1,190 sf	111 m2	1,190 sf	111 m2	
OFFICE	Unit 200	- -	1 un.	4,906 sf	456 m2	4,906 sf	456 m2	
		- -	1 un.	1,940 sf	180 m2	1,940 sf	180 m2	
RESIDENTIAL	Unit S1	1 Bed Apartment	3 un.	653 sf	61 m2	1,959 sf	182 m2	
		Unit S2	1 Bed Apartment	3 un.	500 sf	46 m2	1,500 sf	139 m2
		Unit S3	2 Bed Apartment	3 un.	913 sf	85 m2	2,739 sf	254 m2
	Unit N1	1 Bed Apartment	1 un.	655 sf	61 m2	655 sf	61 m2	
		Unit N2	1 Bed Apartment	3 un.	484 sf	45 m2	1,452 sf	135 m2
		Unit N3	1 Bed Apartment	3 un.	579 sf	54 m2	1,737 sf	161 m2
	Unit N4	1 Bed Apartment	3 un.	480 sf	45 m2	1,440 sf	134 m2	
		Unit N5	2 Bed Townhome	1 un.	1,317 sf	122 m2	1,317 sf	122 m2
		Unit N6	2 Bed Townhome	1 un.	1,216 sf	113 m2	1,216 sf	113 m2
Unit N7	2 Bed Townhome	1 un.	1,272 sf	118 m2	1,272 sf	118 m2		
TOTAL			28 un.	19,700 sf	1,830 m2	28,158 sf	2,616 m2	

UNIT GRAND TOTAL

			TOTAL NET AREA	
RETAIL	-	1 units	-	4,165 sf 387 m2
OFFICE	-	2 units	-	6,846 sf 636 m2
RESIDENTIAL	1 Bed	19 units	76.0% (*)	10,603 sf 985 m2
RESIDENTIAL	2 Bed	6 units	24.0% (*)	6,544 sf 608 m2
TOTAL		28 units		28,158 sf 2,616 m2

(*) percentage of dwelling units



REV	DATE	DESCRIPTION	DRAWN

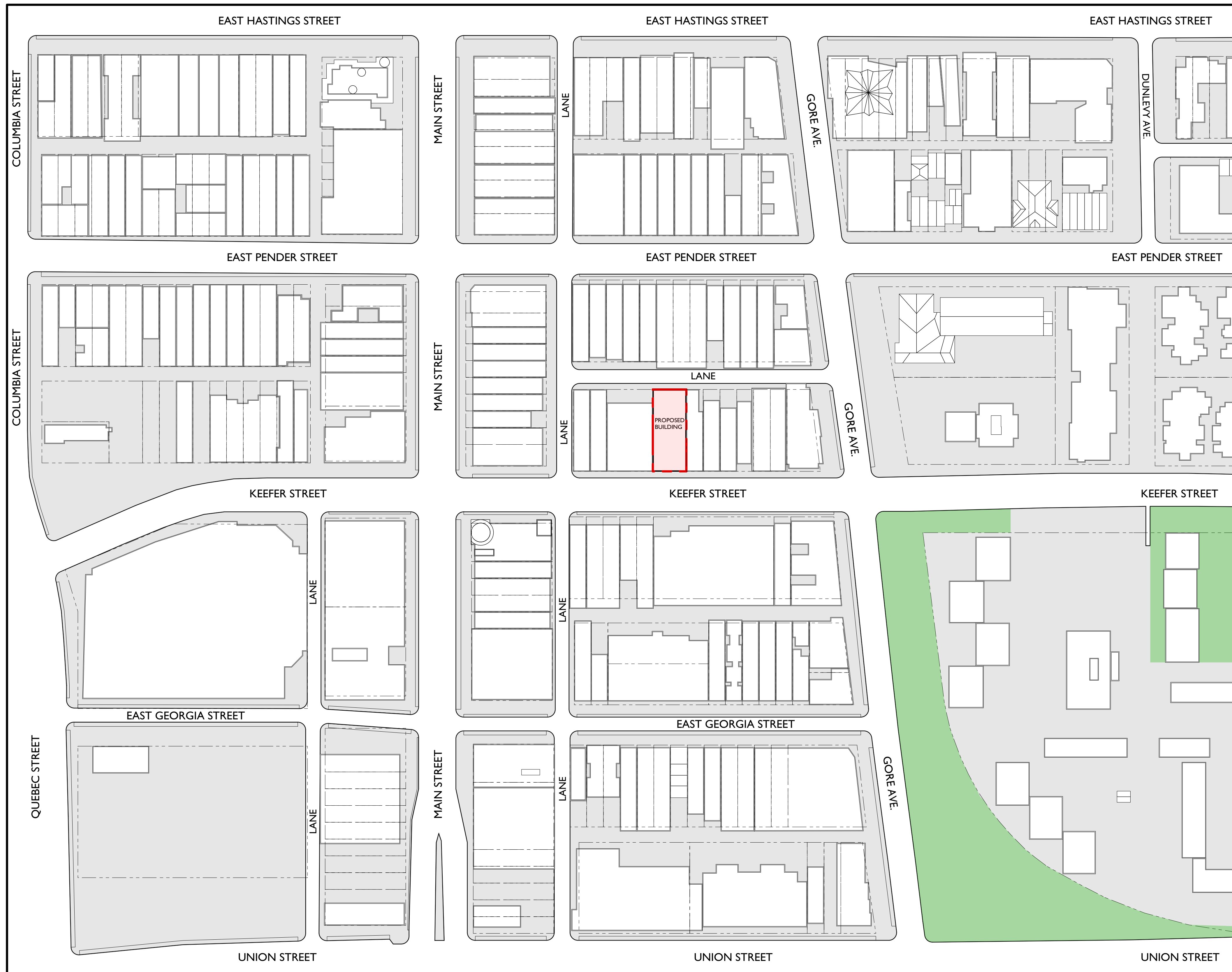
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PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER, BC

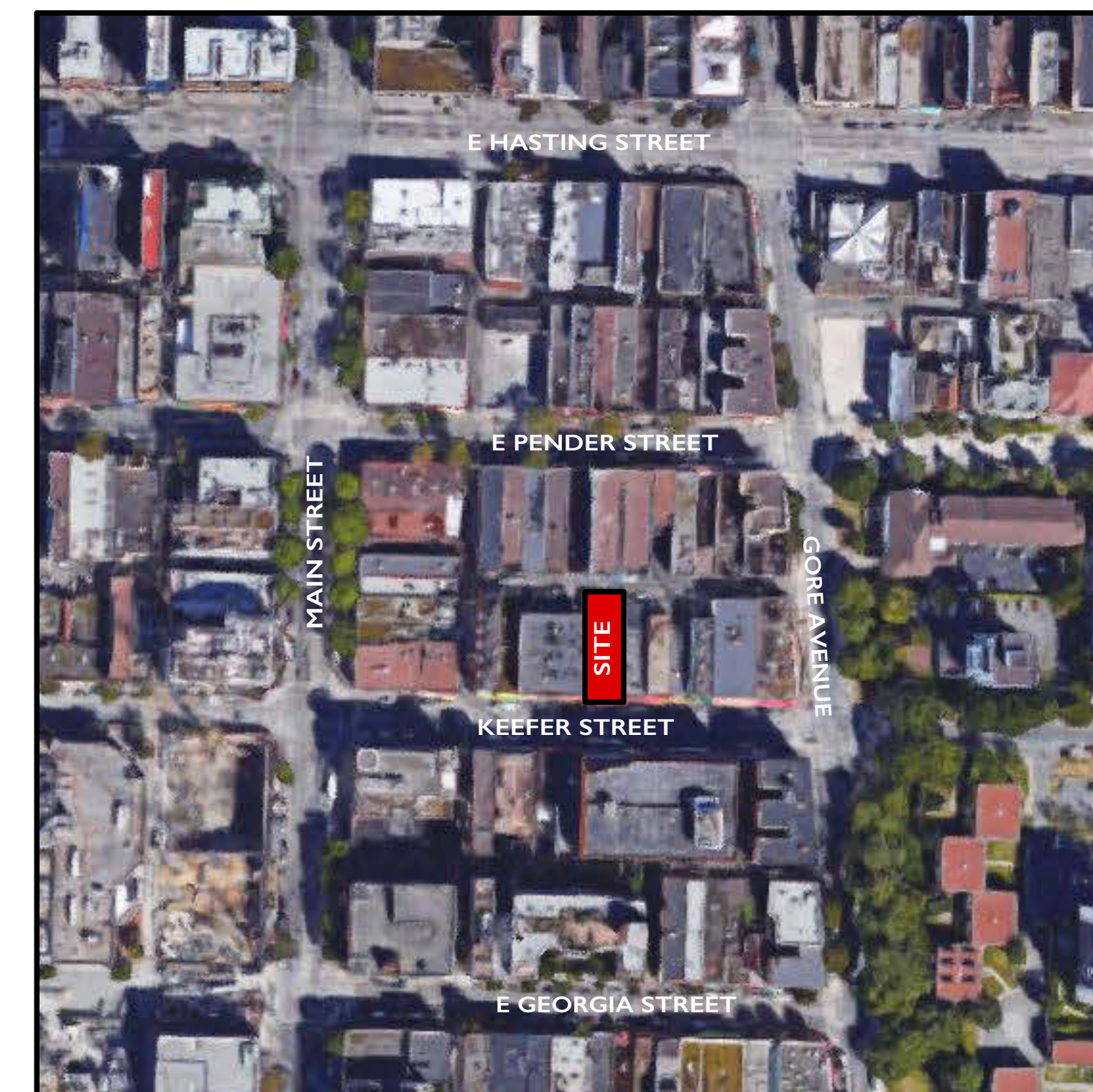
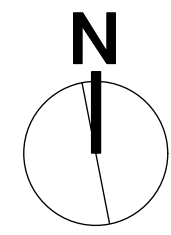
SHEET TITLE:
8-STORY - MIXED USE
DEVELOPMENT STATISTICS

PROJECT NO.	14124	FLAT DATE	OCT 6, 2017
DRAWING NO.	AS NOTED	SCALE	AS NOTED

DRAWING NO. **DP-01**



CONTEXT PLAN
 NOT TO SCALE



SITE LOCATION
 NOT TO SCALE

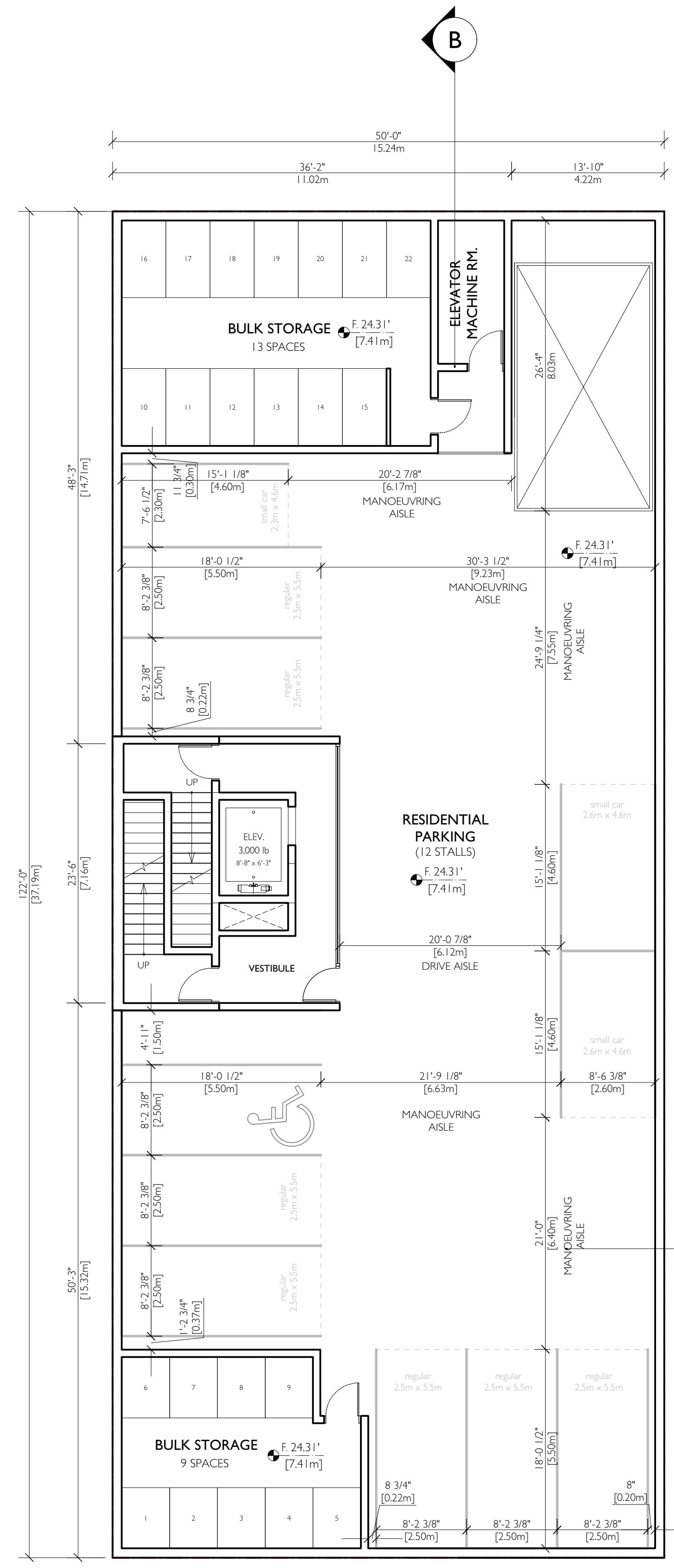
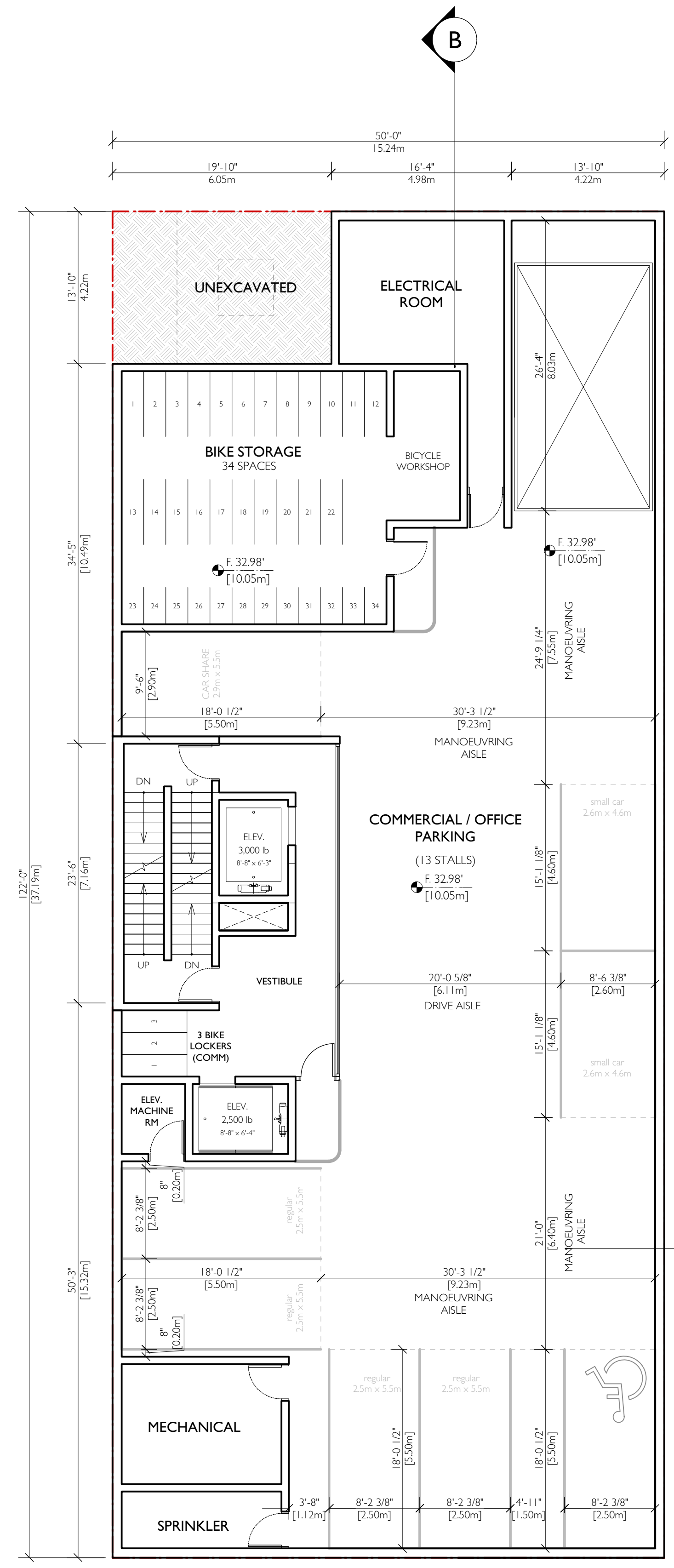
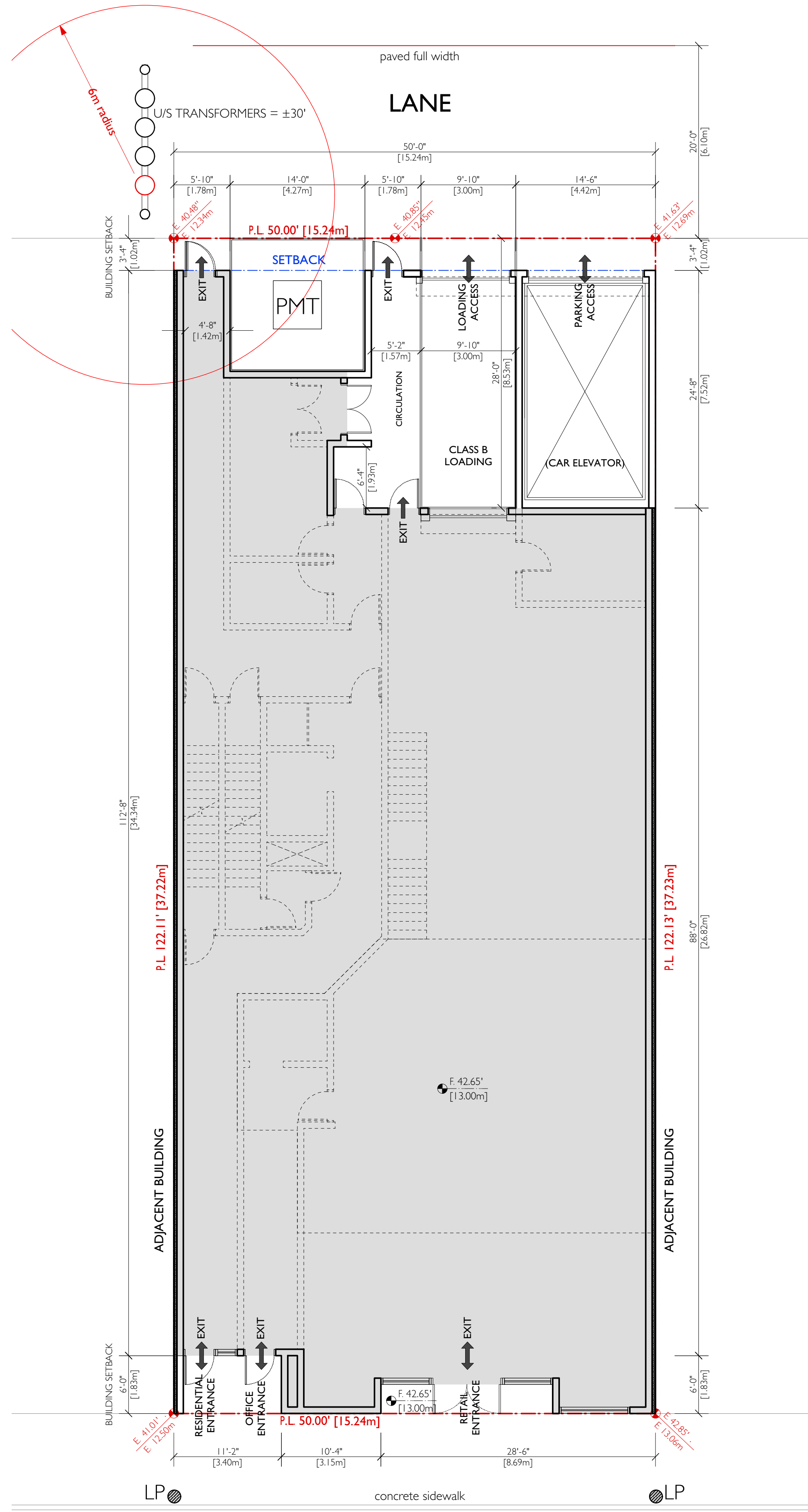
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PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER, BC

SHEET TITLE:
 8-STORY - MIXED USE
 CONTEXT PLAN
 & SITE LOCATION

PROJECT NO.	PLOT DATE	OCT 6 2017
14124	SCALE	AS NOTED
DRAWING NO.	REVISION	
DP-02		



REV	DATE	DESCRIPTION	DRAWN

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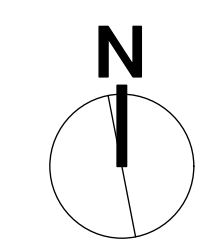
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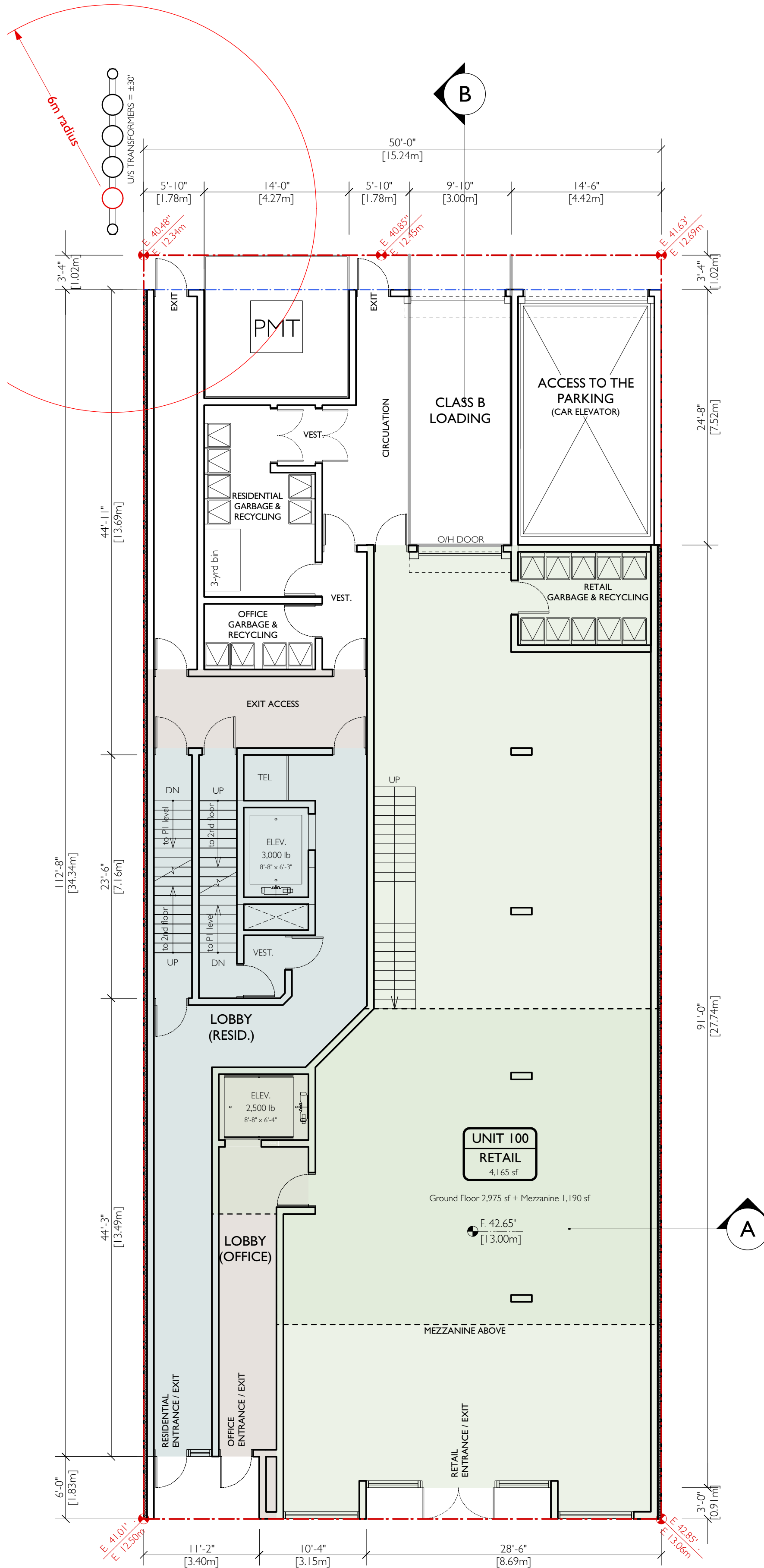
PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER BC

SHEET TITLE:
8-STORY - MIXED USE
FLOOR PLANS

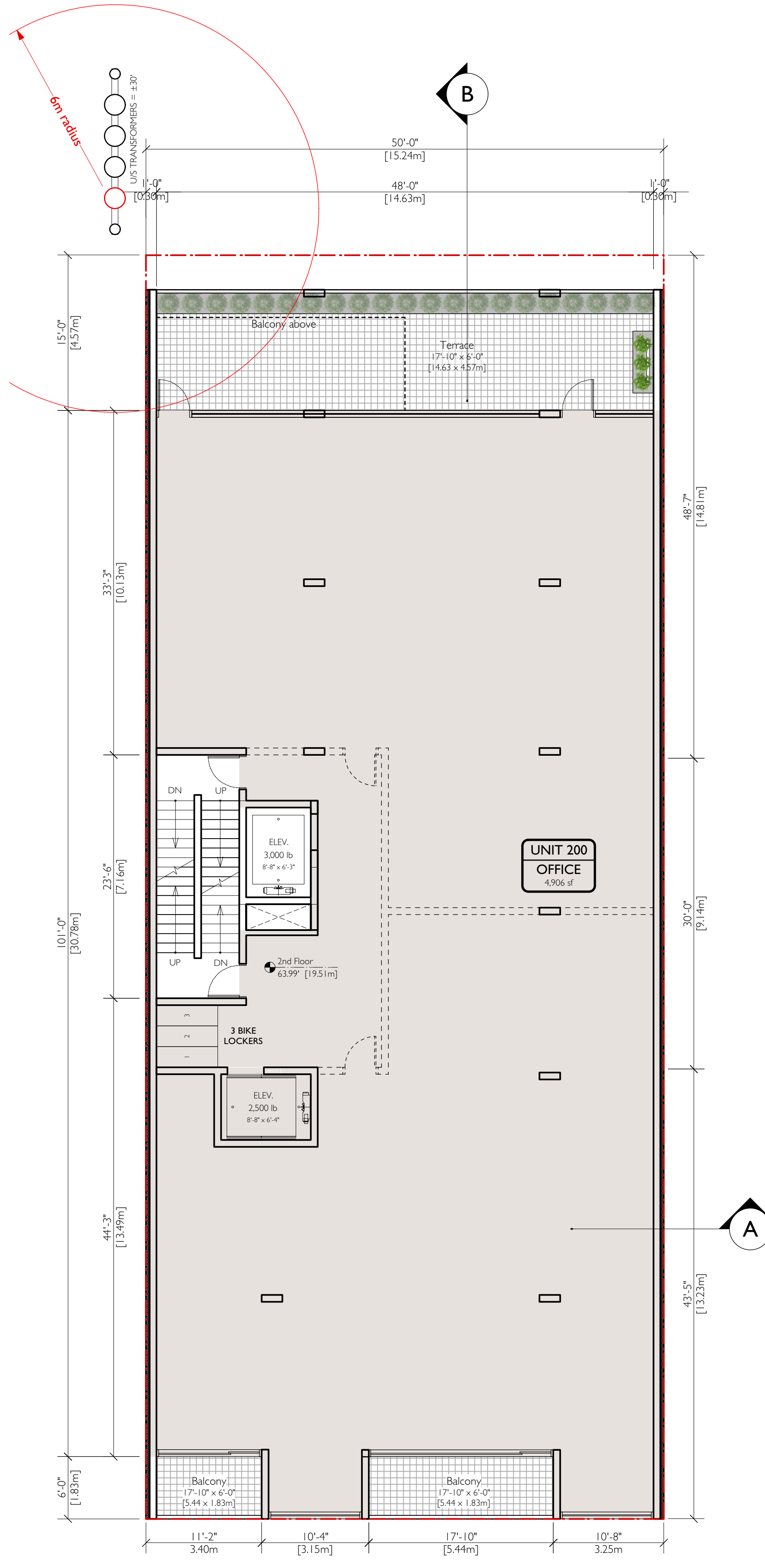
PROJECT NO. 14124	FLAT DATE OCT 6 2017
SCALE AS NOTED	REVISION

DRAWING NO. **DP-04**

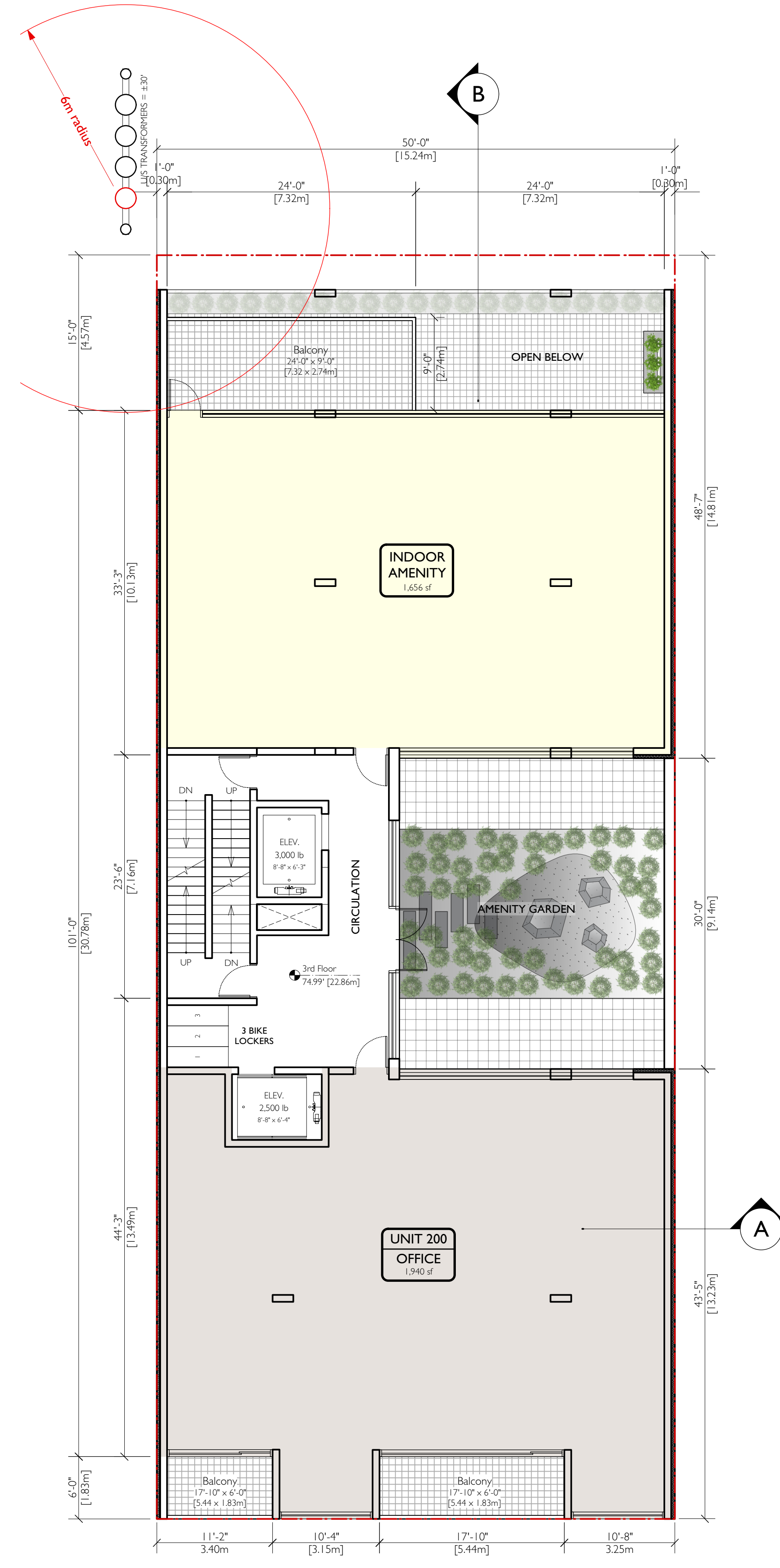




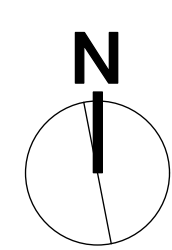
1 GROUND FLOOR (RETAIL)
DP-05 1/8" = 1'-0"



2 2nd FLOOR (OFFICE)
DP-05 1/8" = 1'-0"



3 3rd FLOOR (OFFICE)
DP-05 1/8" = 1'-0"



REV	DATE	DESCRIPTION	DRAWN

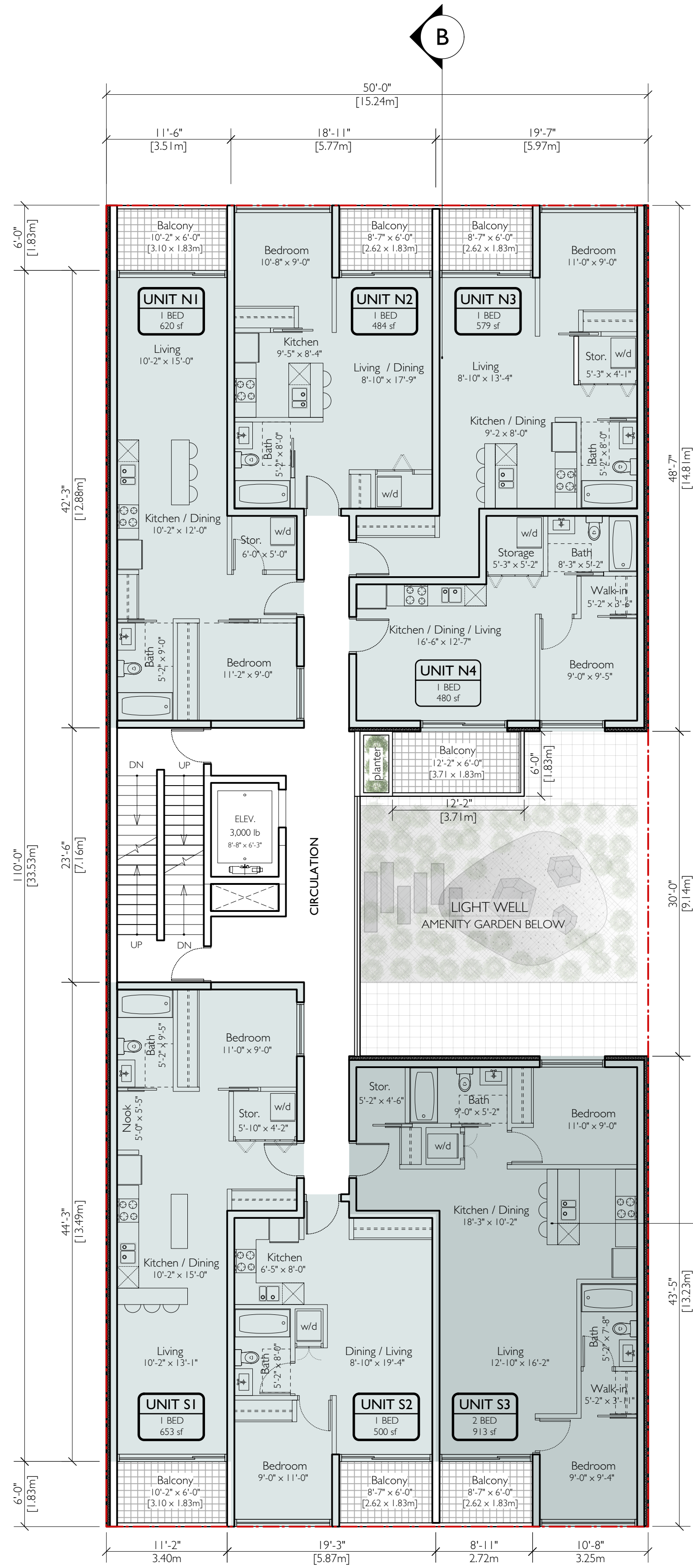
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PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER, BC

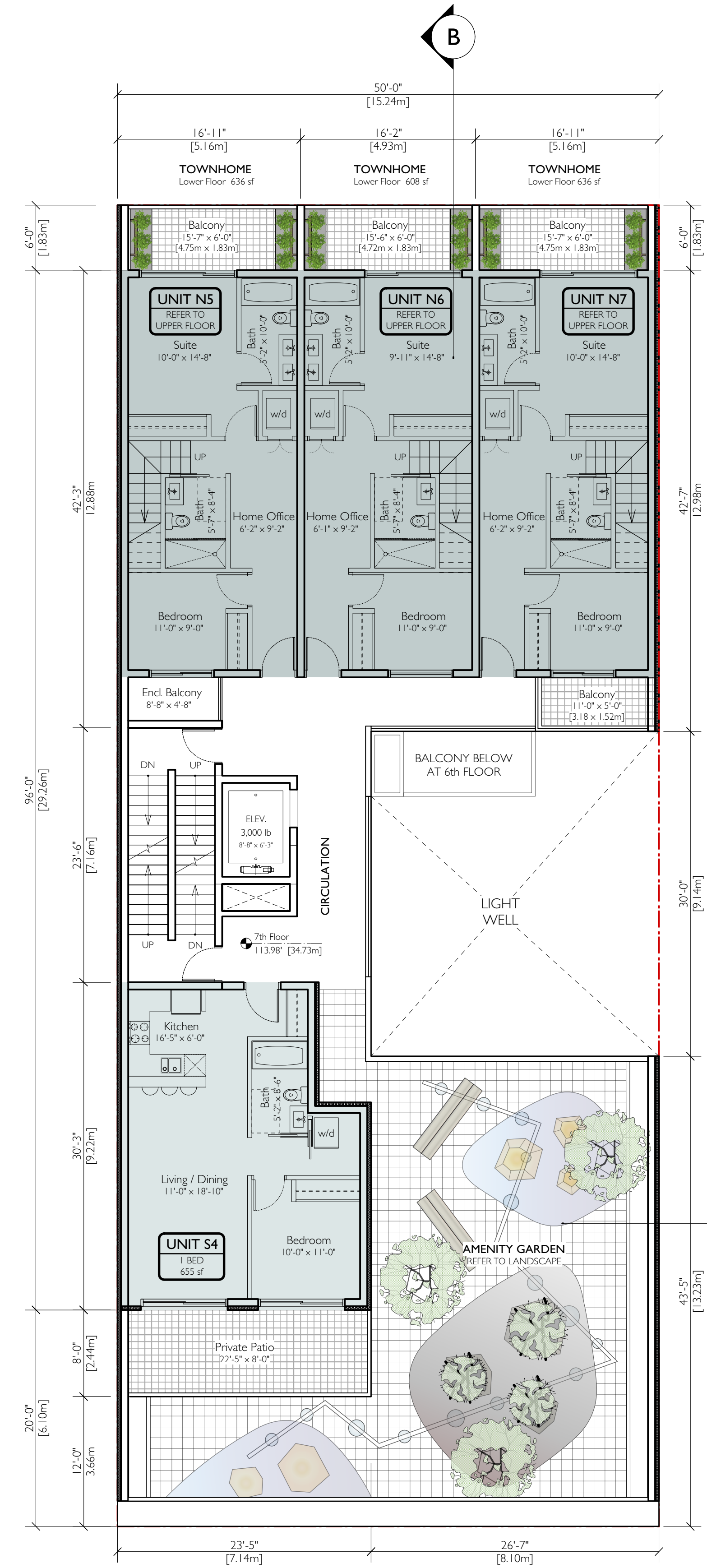
SHEET TITLE:
 8-STORY - MIXED USE
 FLOOR PLANS

PROJECT NO.	14124	FLAT DATE	OCT 6, 2017
DRAWING NO.	DP-05	SCALE	AS NOTED

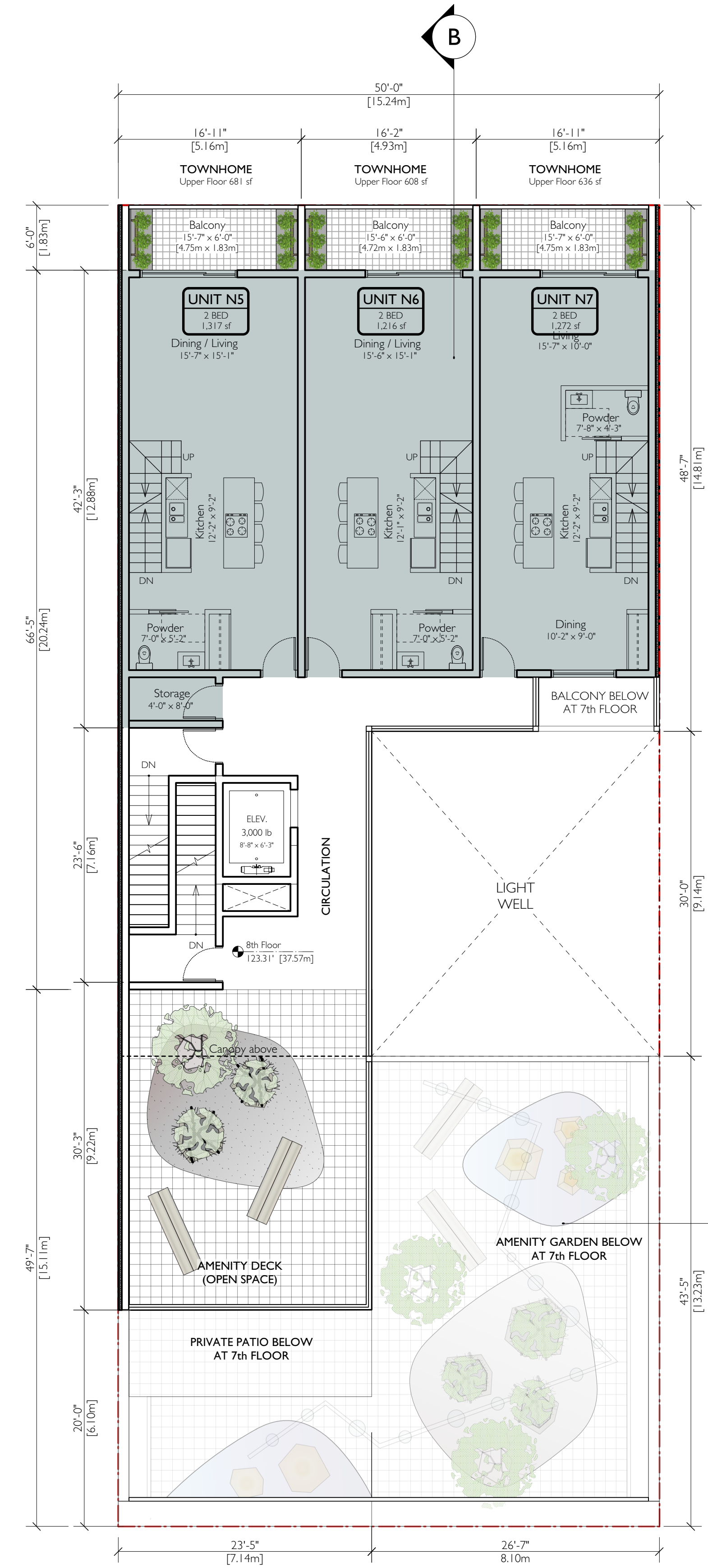
REVISION	
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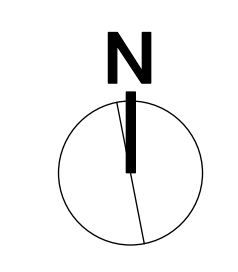
I 4th, 5th & 6th FLOOR
 DP-06 1/8" = 1'-0"



5 7th FLOOR
 DP-06 1/8" = 1'-0"



6 8th FLOOR
 DP-06 1/8" = 1'-0"



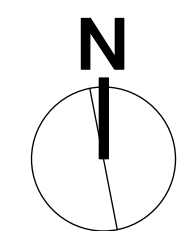
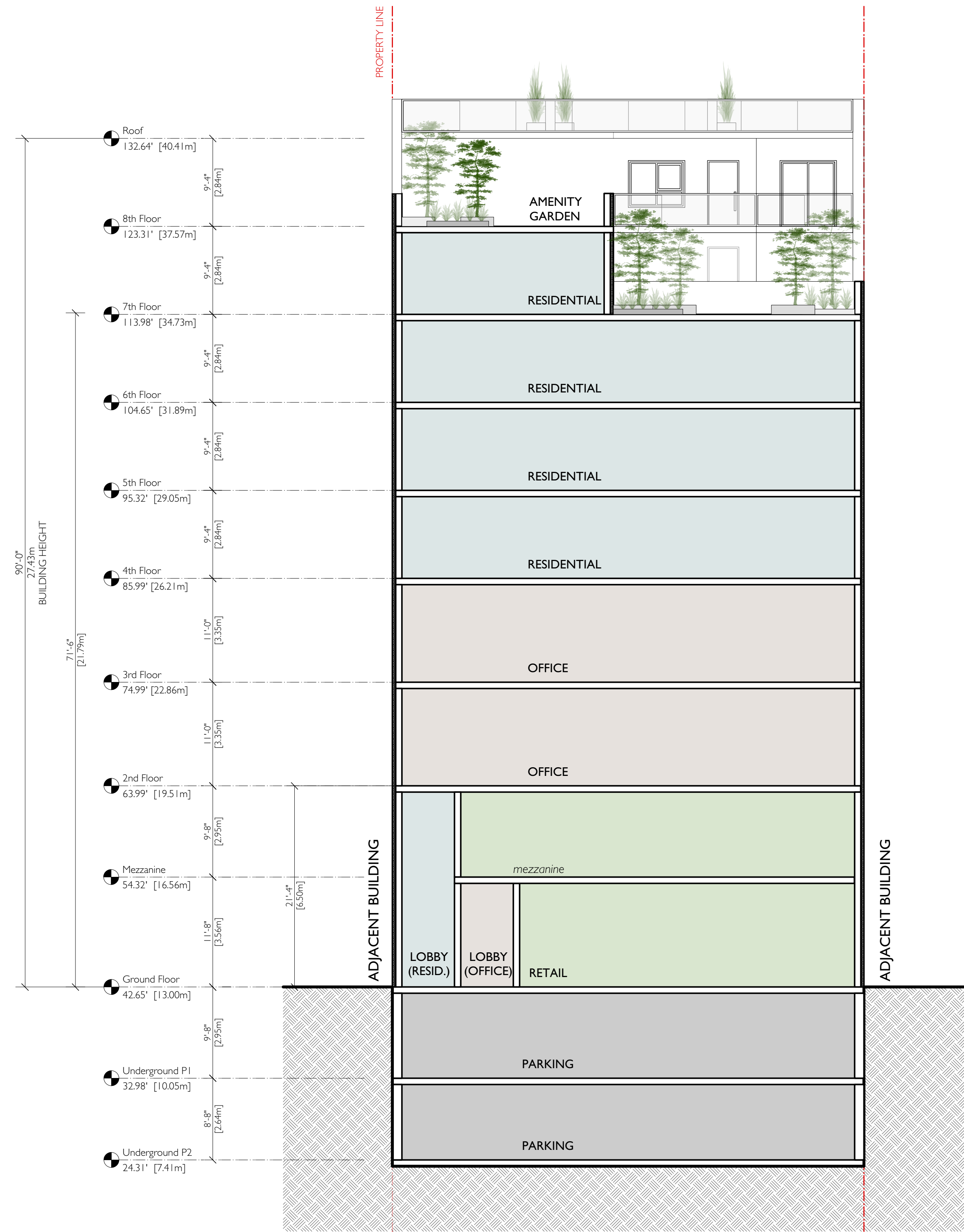
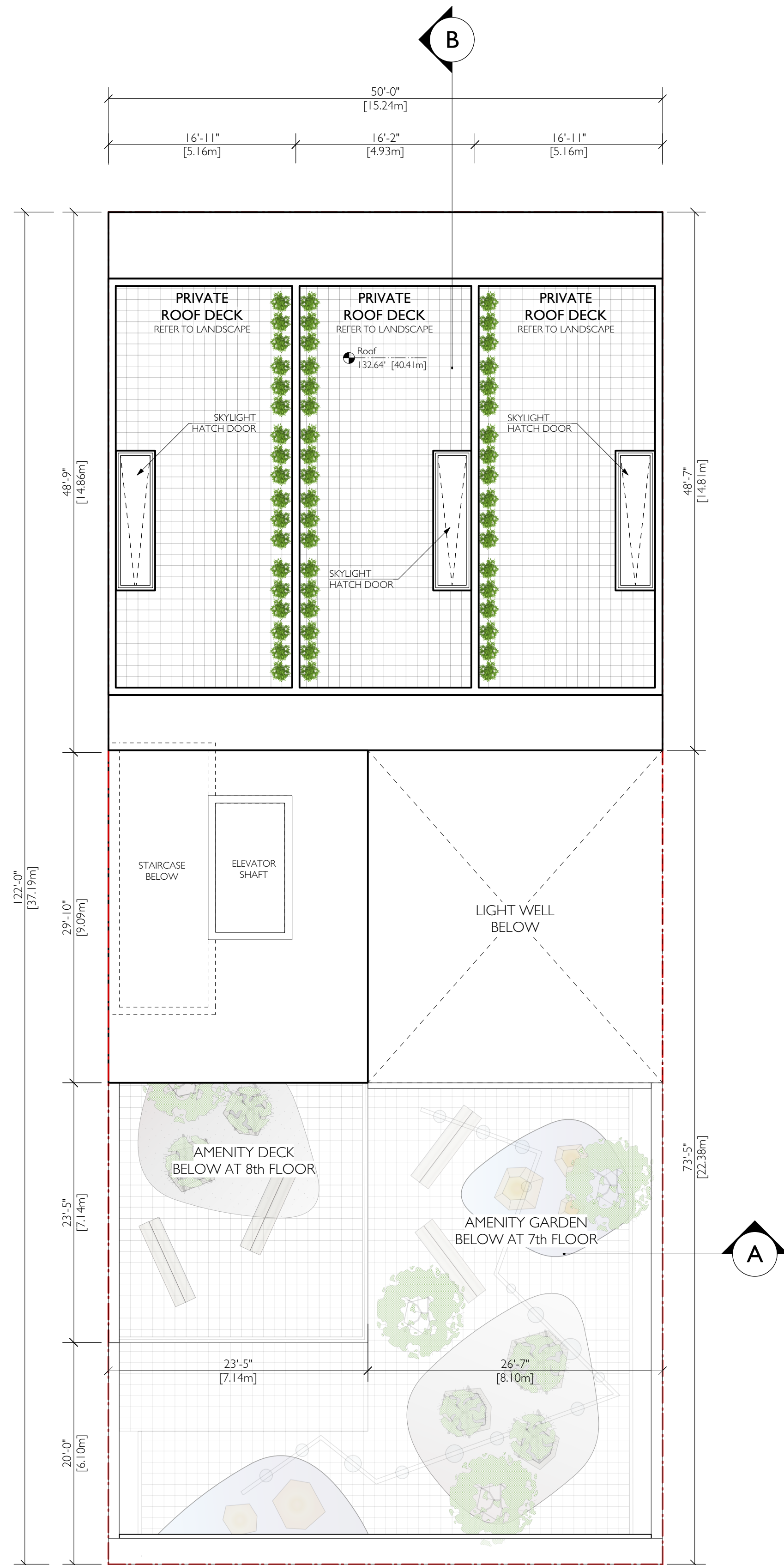
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PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER, BC

SHEET TITLE:
 8-STORY - MIXED USE
 FLOOR PLANS

PROJECT NO.	PLOT DATE	OCT 6, 2017
14124	SCALE	AS NOTED
DRAWING NO.		
DP-06		



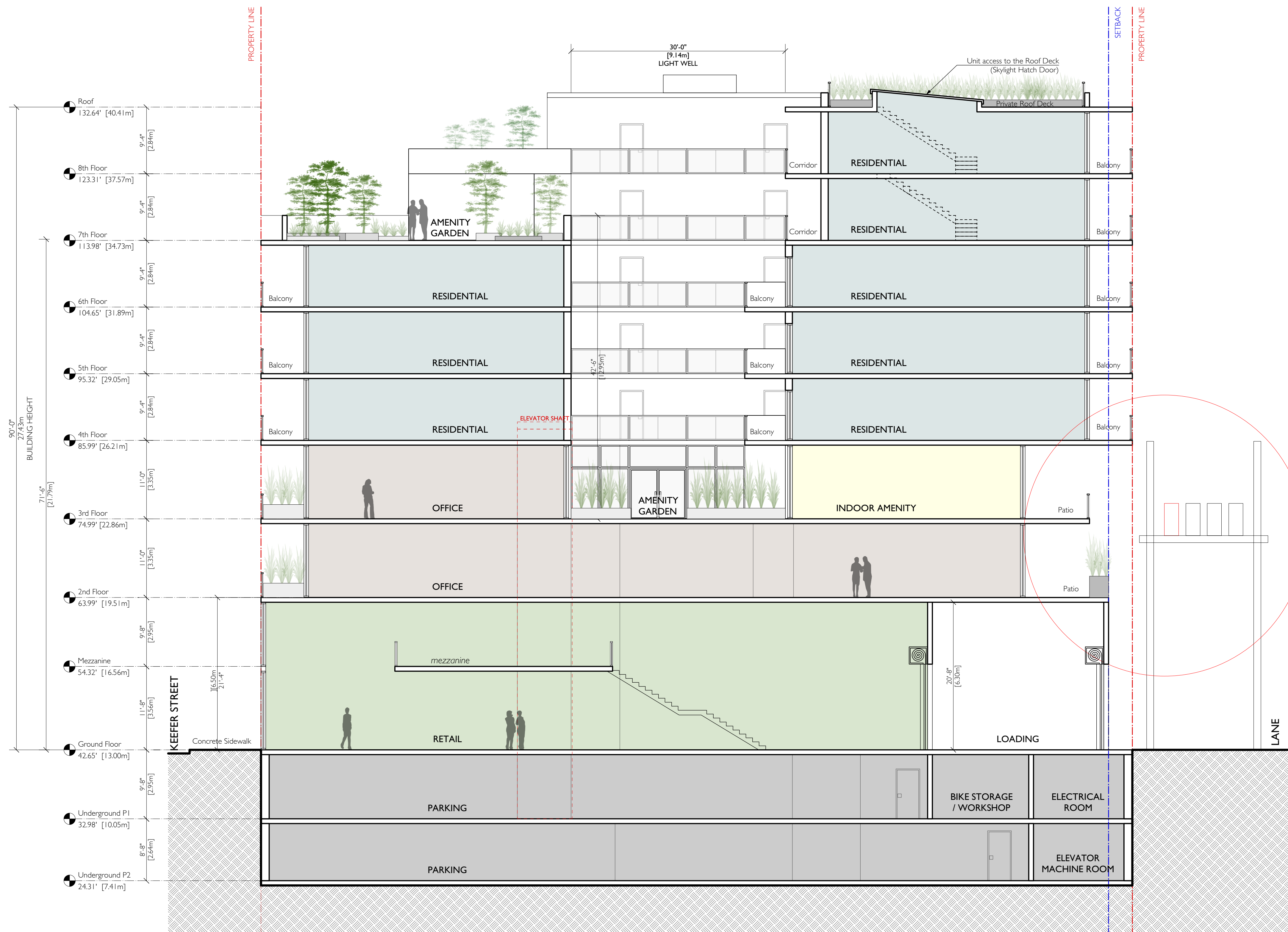
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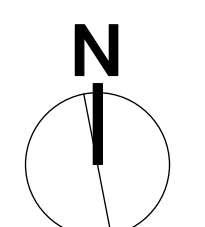
PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER BC

SHEET TITLE:
8-STORY - MIXED USE
FLOOR PLAN & SECTION

PROJECT NO. 14124	PLOT DATE OCT 6 2017	REVISION <input type="checkbox"/>
SCALE AS NOTED	DRAWING NO. DP-07	



I SECTION B
DP-08 1/8" = 1'-0"



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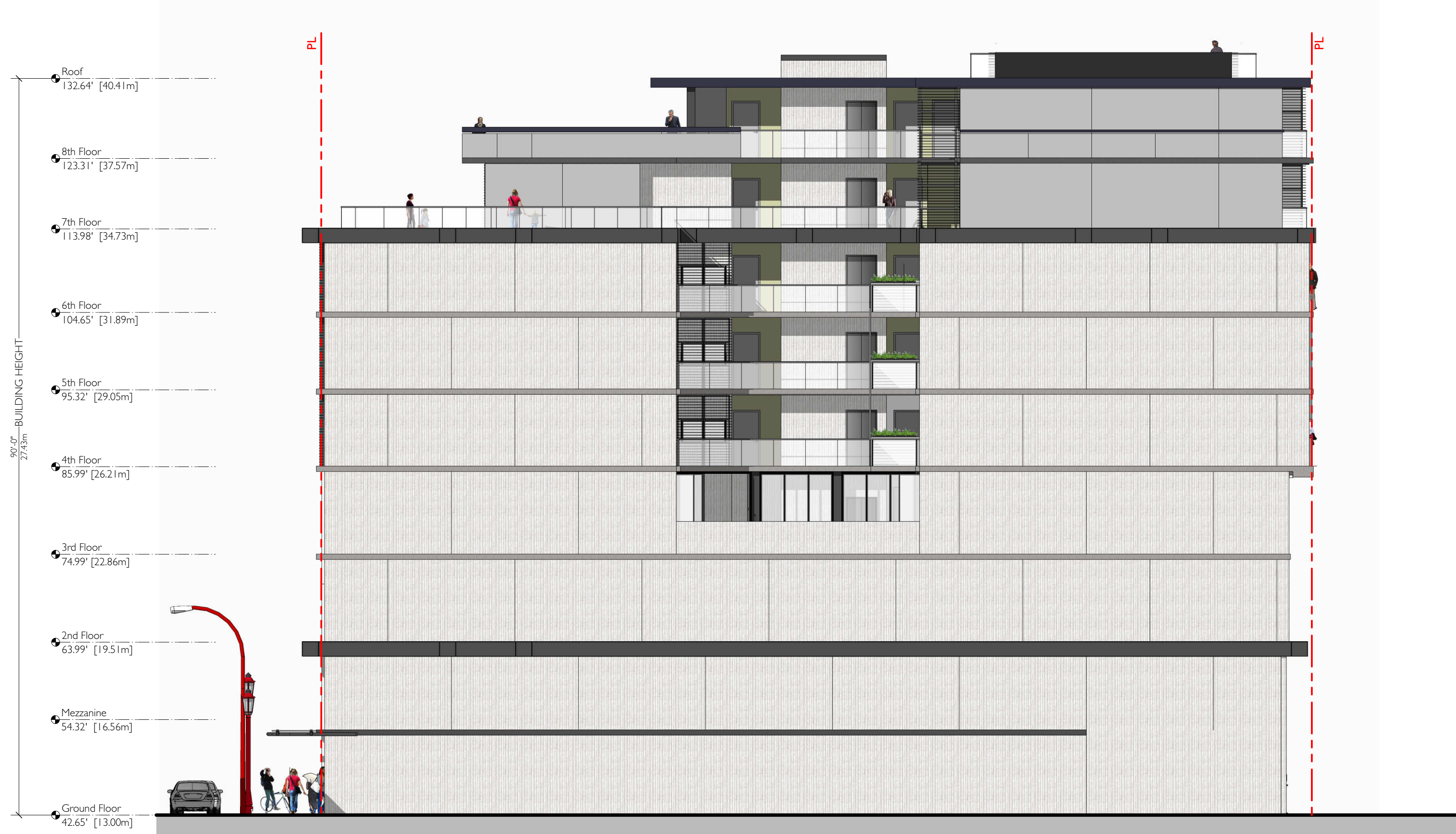
PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER BC

SHEET TITLE:
 8-STOREY - MIXED USE
 SECTION

PROJECT NO.	PLOT DATE	OCT 6 2017
14124	SCALE	
DRAWING NO.	REVISION	
DP-08		



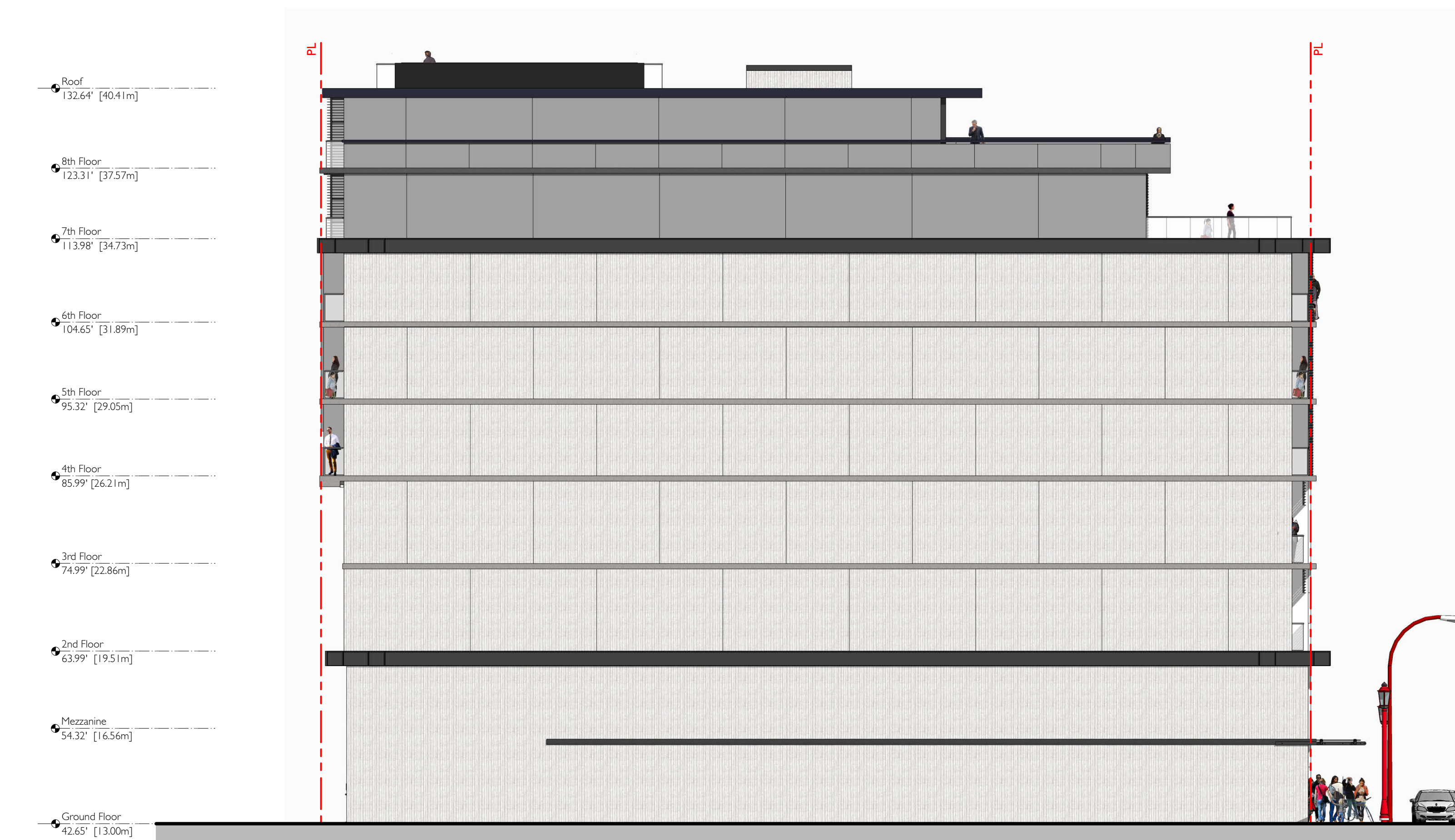
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DP-09 3/32" = 1'-0"



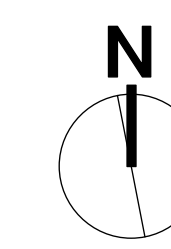
2 EAST ELEVATION
DP-09 3/32" = 1'-0"



3 NORTH ELEVATION
DP-09 3/32" = 1'-0"



4 WEST ELEVATION
DP-09 3/32" = 1'-0"



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239 KEEFER STREET
VANCOUVER, BC

SHEET TITLE:
8-STORY - MIXED USE
ELEVATIONS

PROJECT NO.	14124	PLOT DATE	OCT 6, 2017
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REVISION			



KEEFER STREET - SE CORNER



LANE FRONTAGE - NW CORNER



MAIN ENTRANCE @ KEEFER STREET



KEEFER FRONTAGE



KEEFER STREET - SW CORNER



ROOF AMENITY

REV	DATE	DESCRIPTION	DRAWN

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PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER BC

SHEET TITLE:
PRELIMINARY 8-STOREY
SCHEME
BUILDING VIEWS

PROJECT NO.	PLOT DATE	OCT 6 2017
14124	SCALE	AS NOTED

DRAWING NO.	REVISION
DP-10	



1 **KEEFER STREET VIEW - SOUTH ELEVATION**
 DP-11 NOT TO SCALE



2 **LANE VIEW - NORTH ELEVATION**
 DP-11 NOT TO SCALE

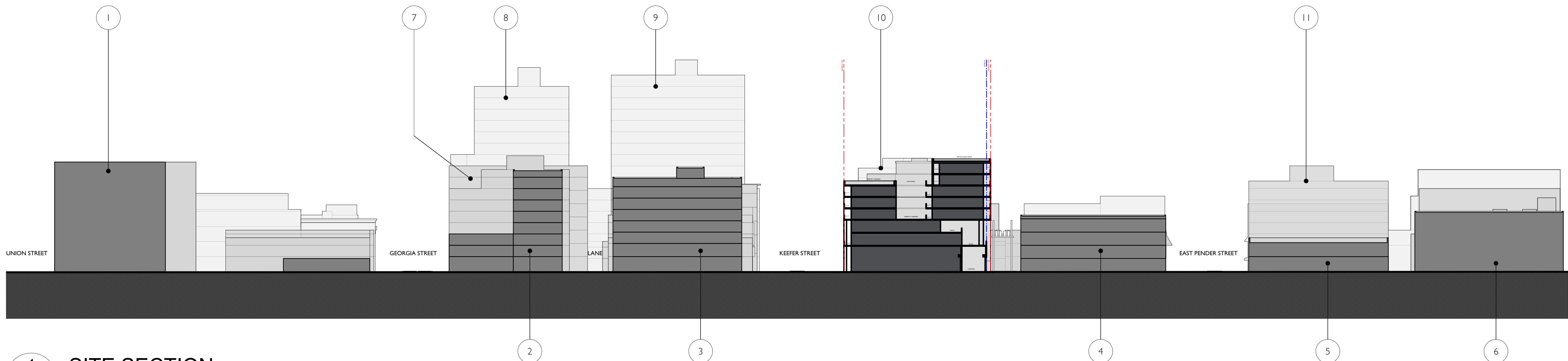
REV	DATE	DESCRIPTION	DRAWN

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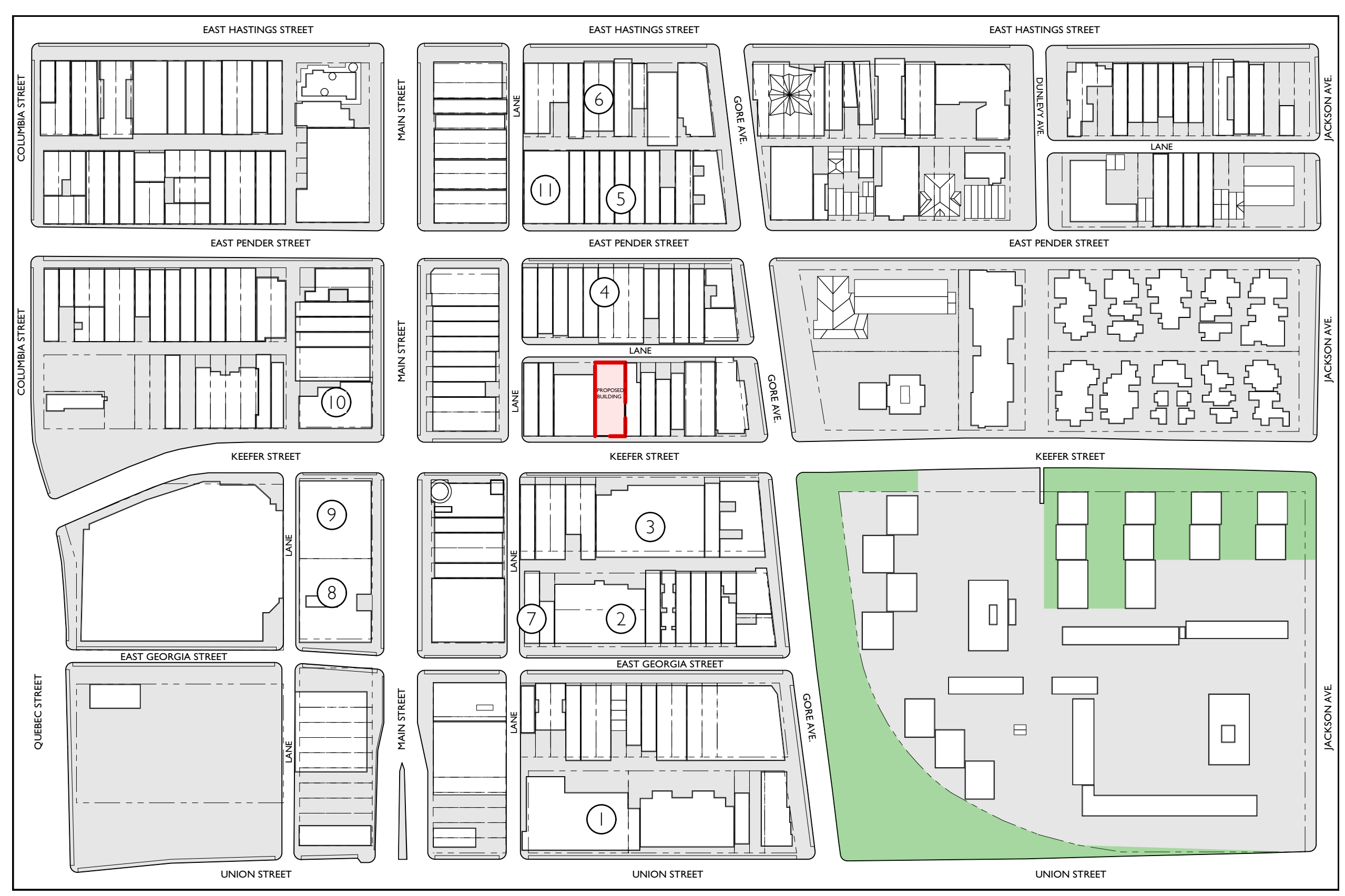
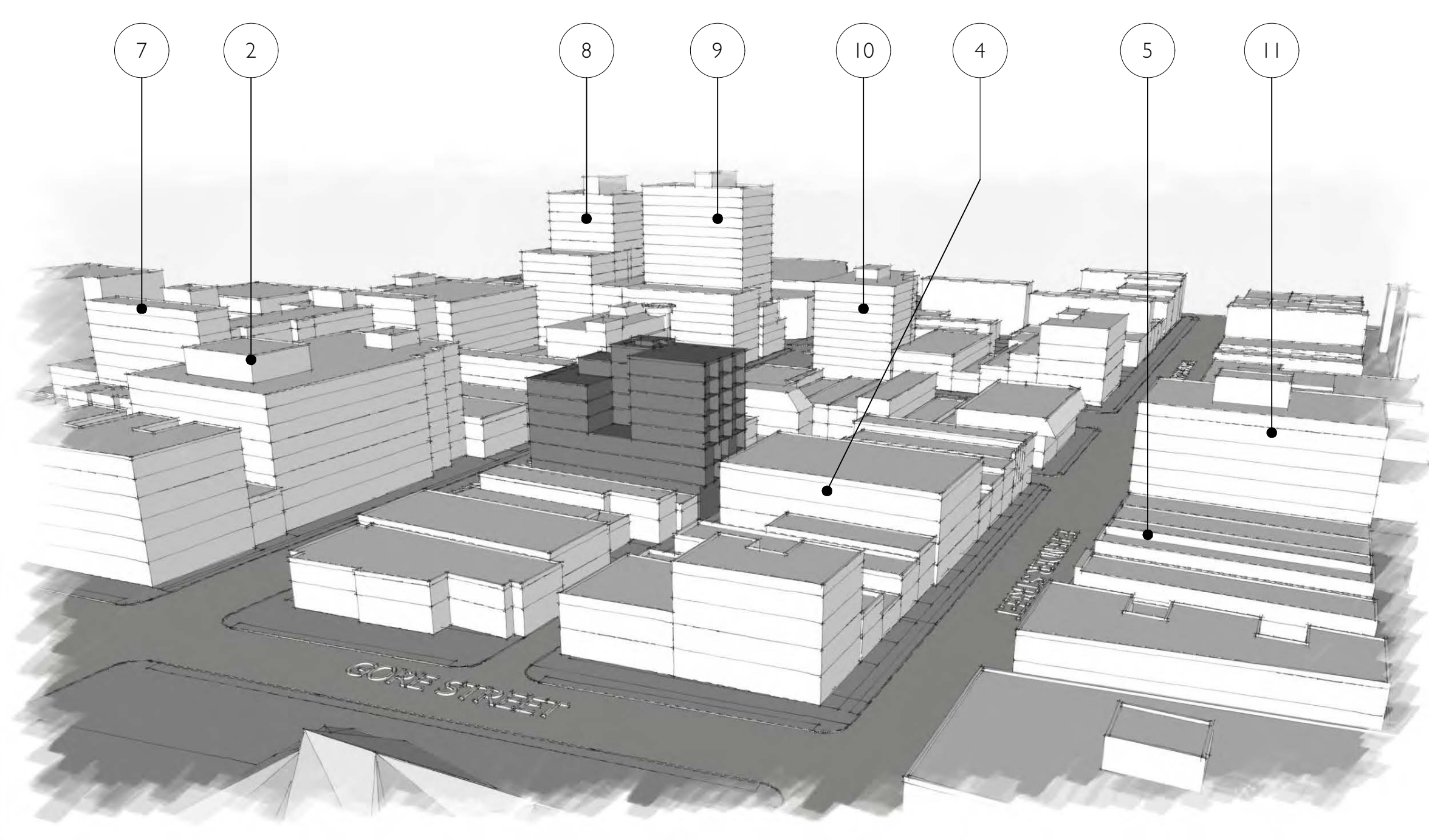
PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER, BC

SHEET TITLE:
 8-STORY - MIXED USE
 STREET ELEVATION

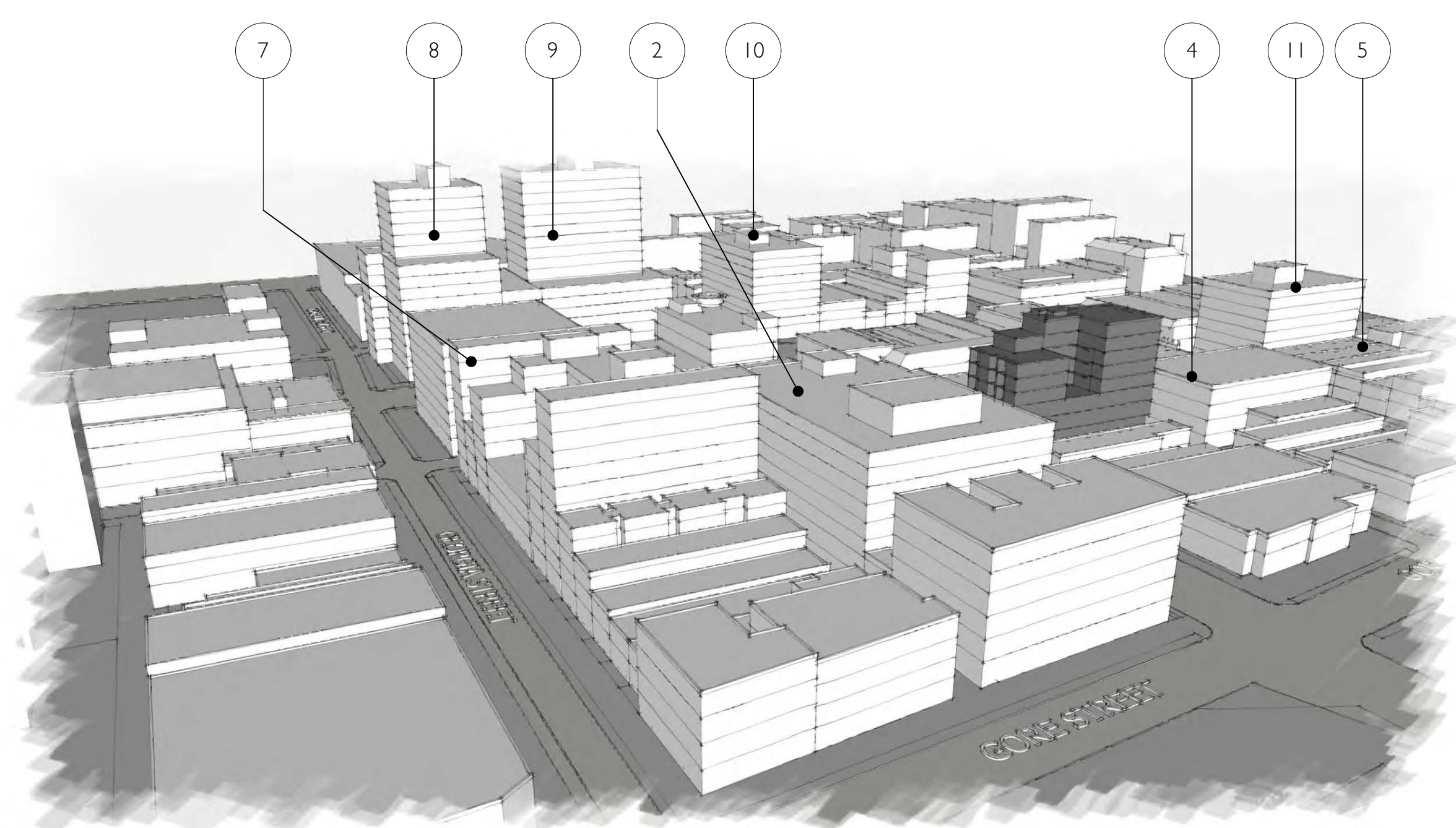
PROJECT NO.	14124	PLOT DATE	OCT 6 2017
SCALE	AS NOTED	DRAWING NO.	DP-11
REVISION			<input type="checkbox"/>



1 SITE SECTION
 DP-12 1:500



2 KEY PLAN
 DP-12 1:2000



REV	DATE	DESCRIPTION	DRAWN

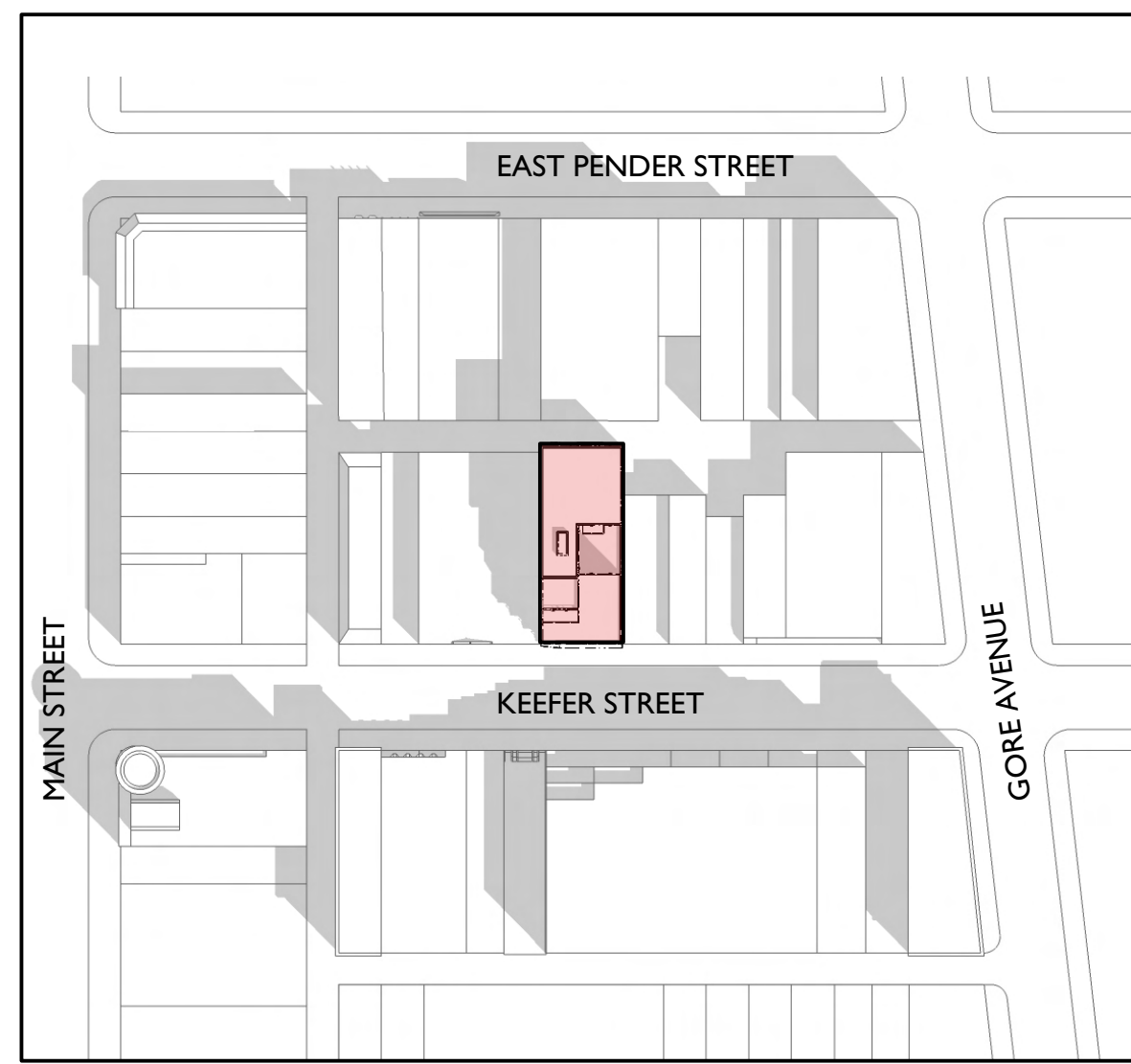
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PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER BC

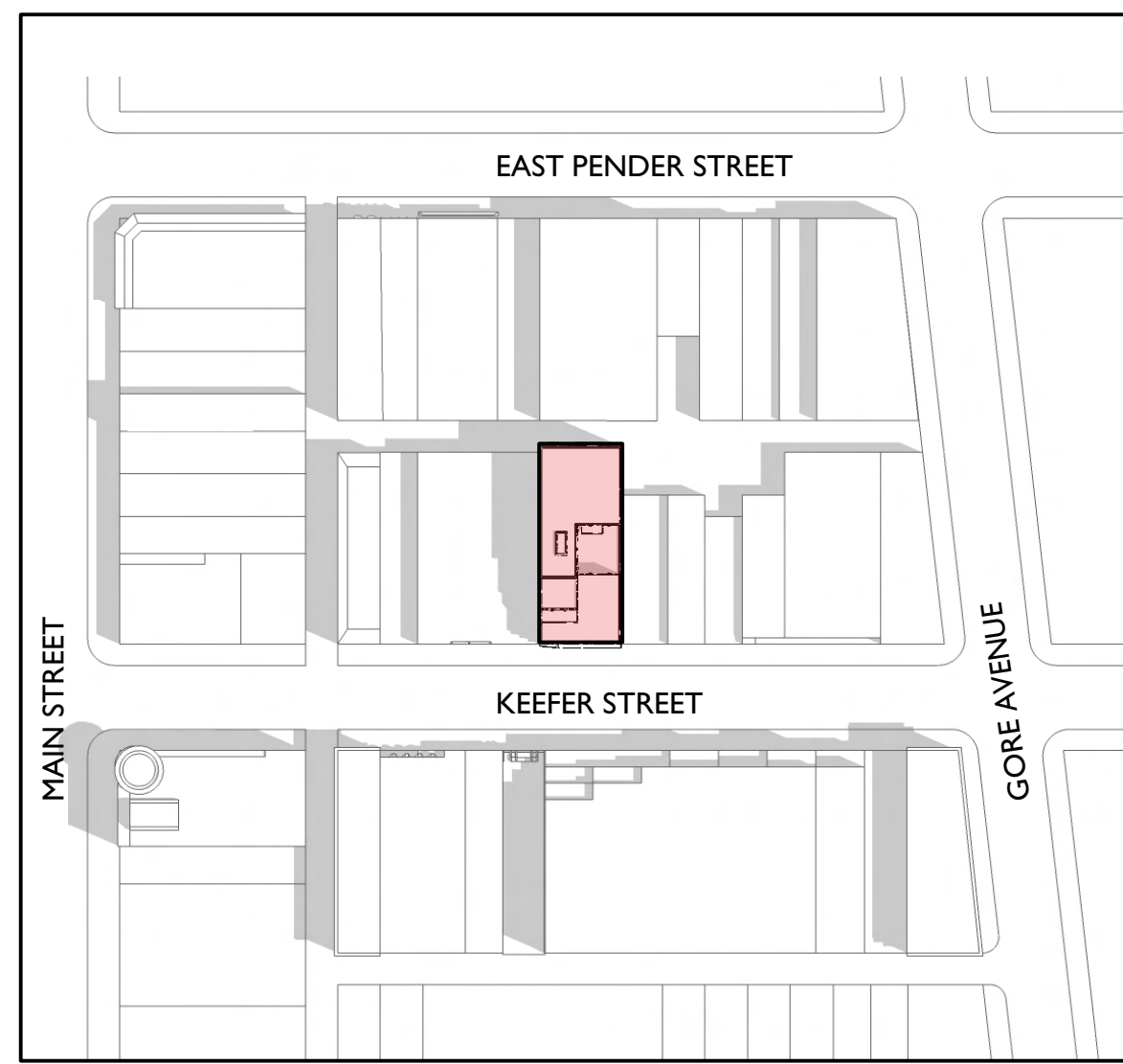
SHEET TITLE:
 8-STOREY - MIXED USE
 CONTEXT VIEW

PROJECT NO.	14124	PLAT DATE	OCT 6 2017
DRAWING NO.	DP-12	SCALE	AS NOTED

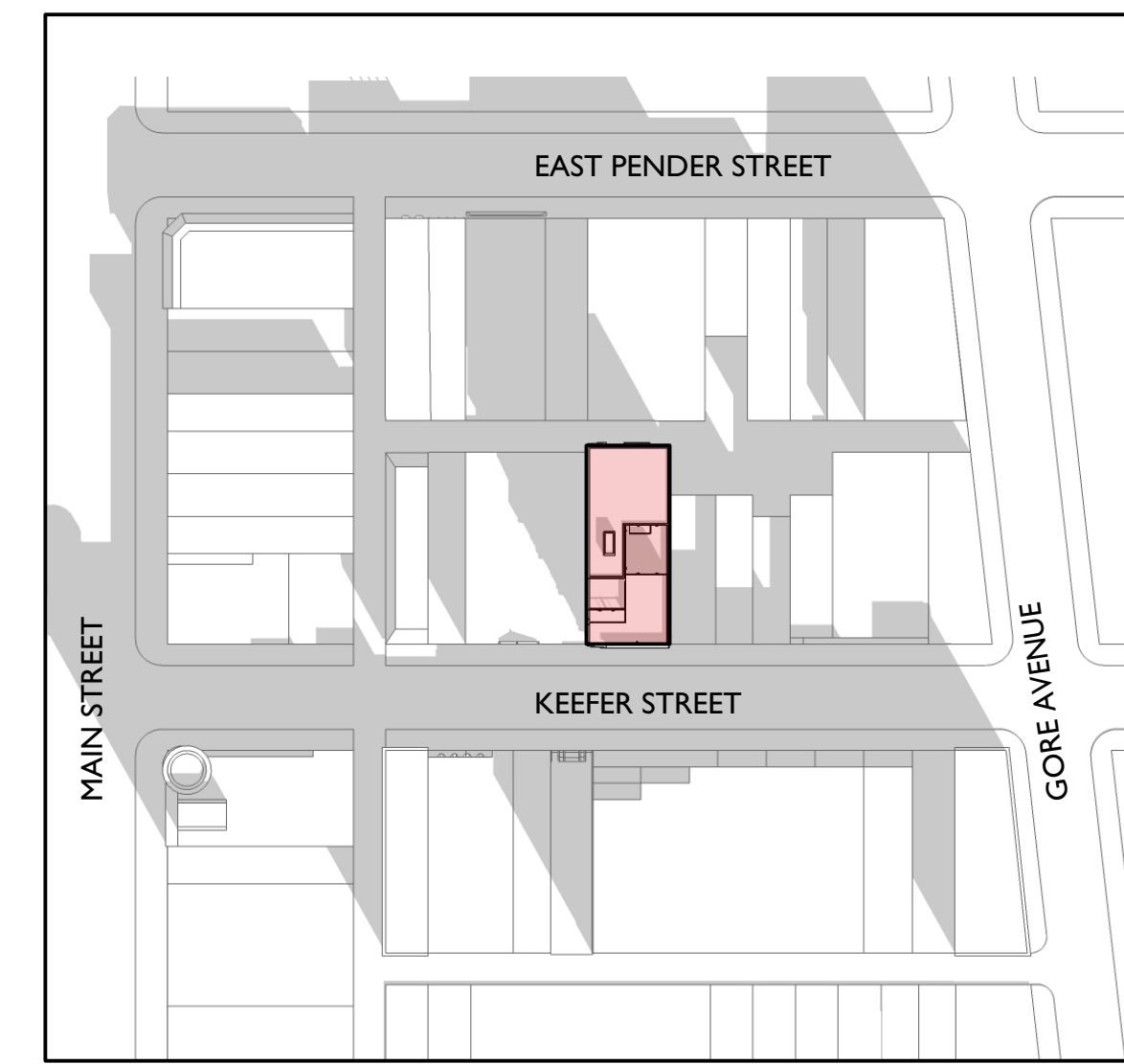
REVISION	
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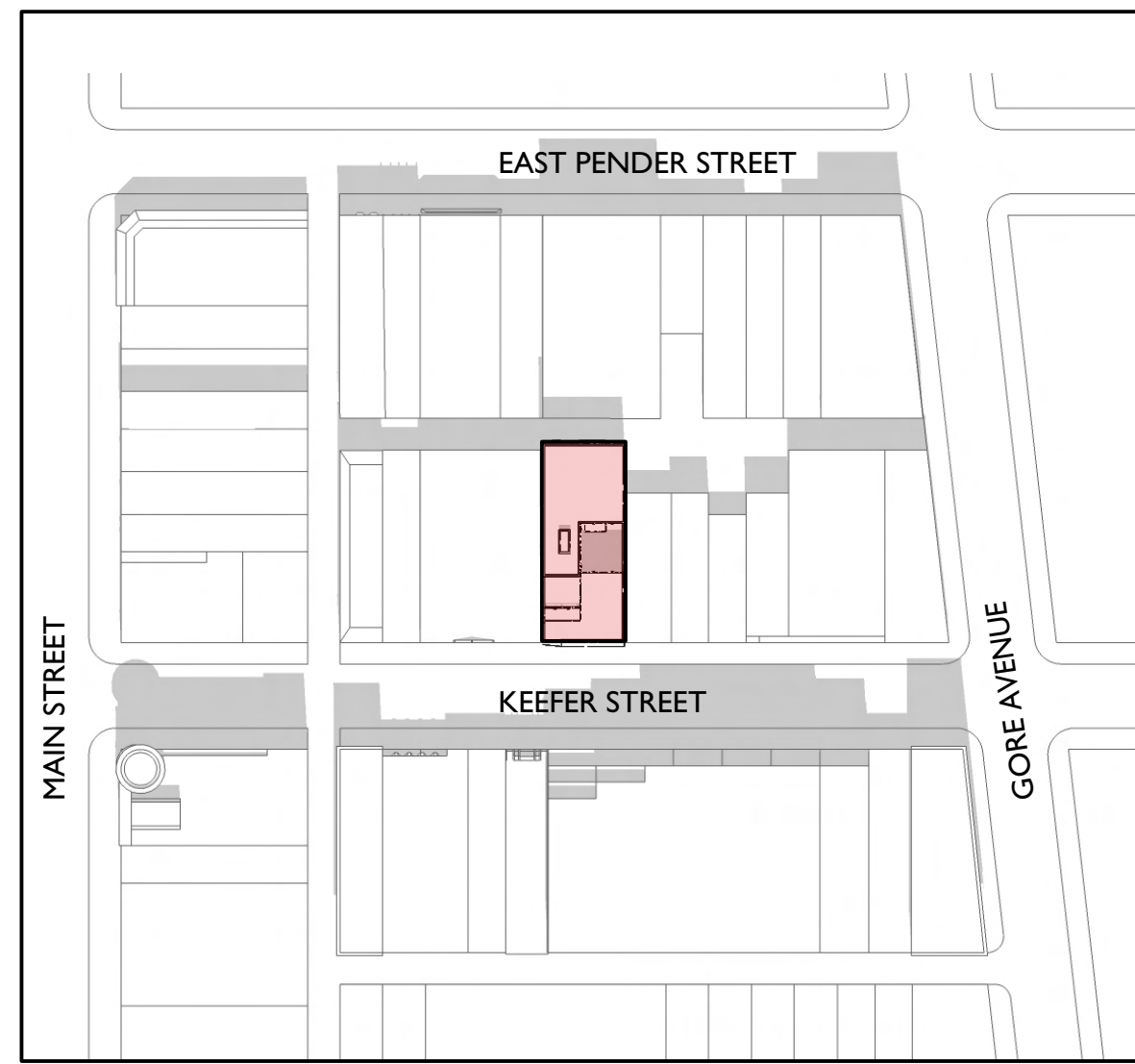
MARCH 21, 10am



JUNE 21, 10am



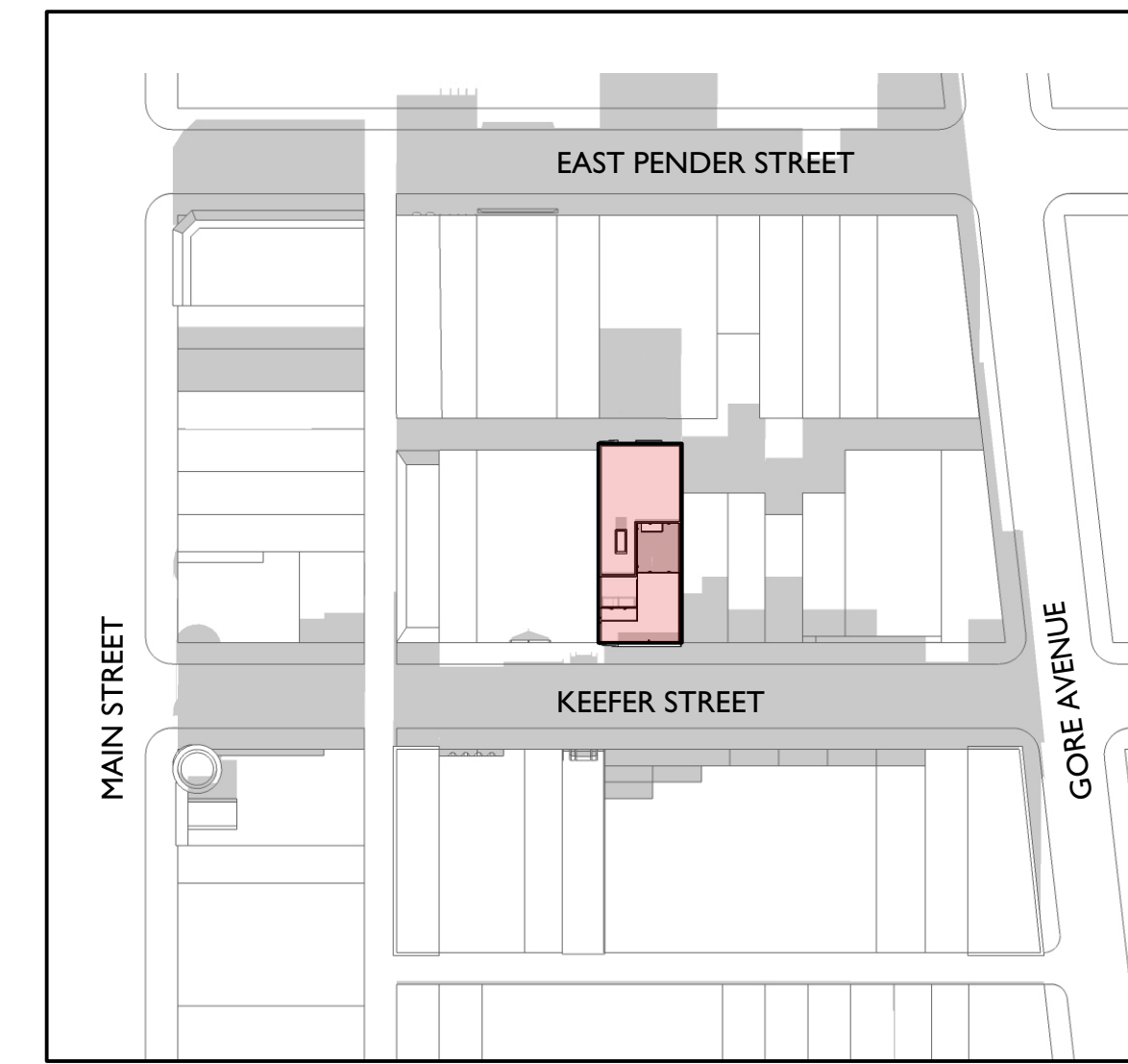
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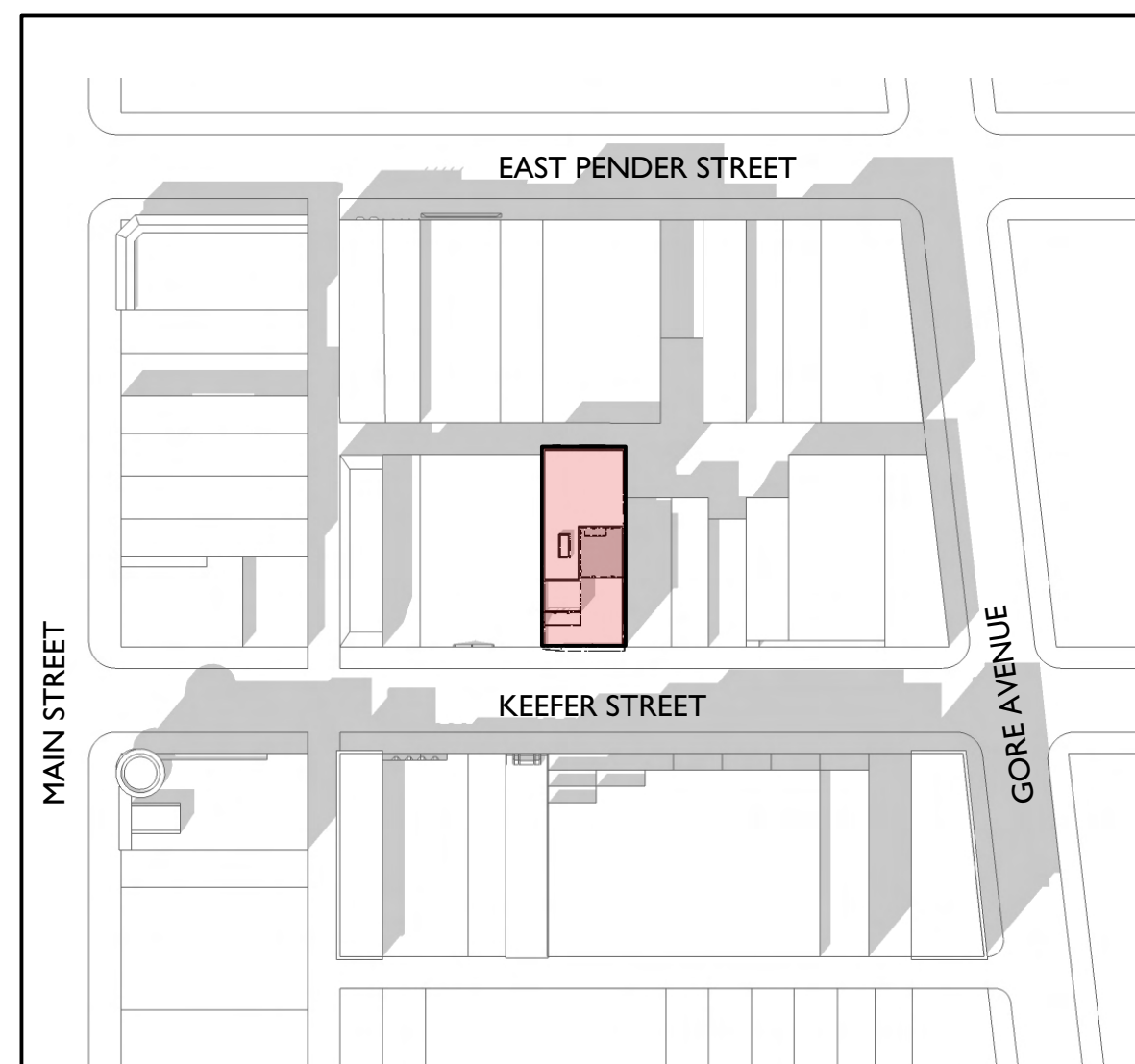
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JUNE 21, 12pm



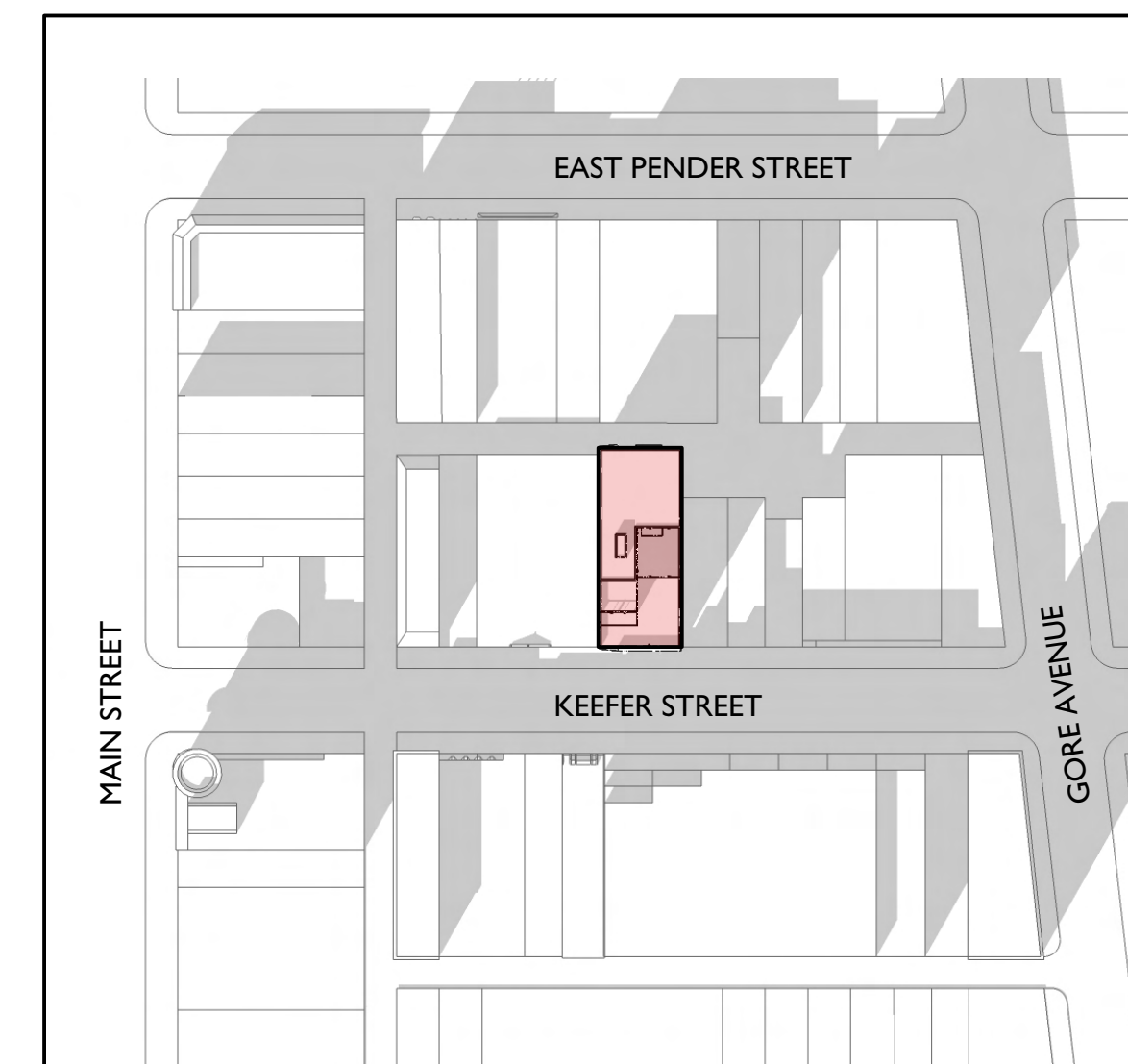
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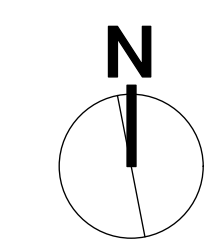
MARCH 21, 2pm



JUNE 21, 2pm



DECEMBER 21, 2pm



REV	DATE	DESCRIPTION	DRAWN

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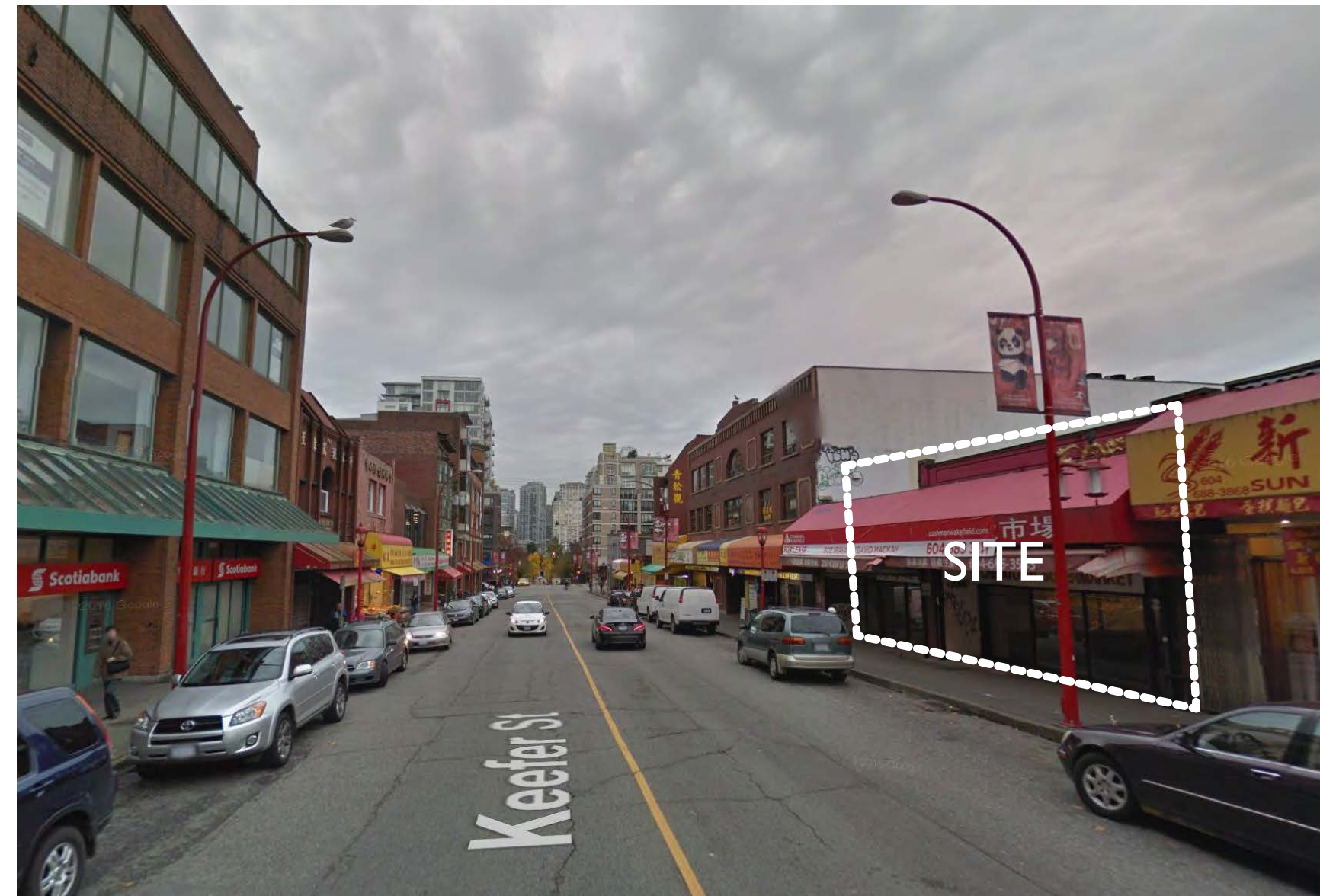
PROJECT:
KEEFER GARDENS
 239 KEEFER STREET
 VANCOUVER BC

SHEET TITLE:
 8-STOREY - MIXED USE
 SHADOW ANALYSIS

PROJECT NO.	PLOT DATE
14124	OCT 6 2017
SCALE	AS NOTED
DRAWING NO.	REVISION
DP-13	



LOCATION



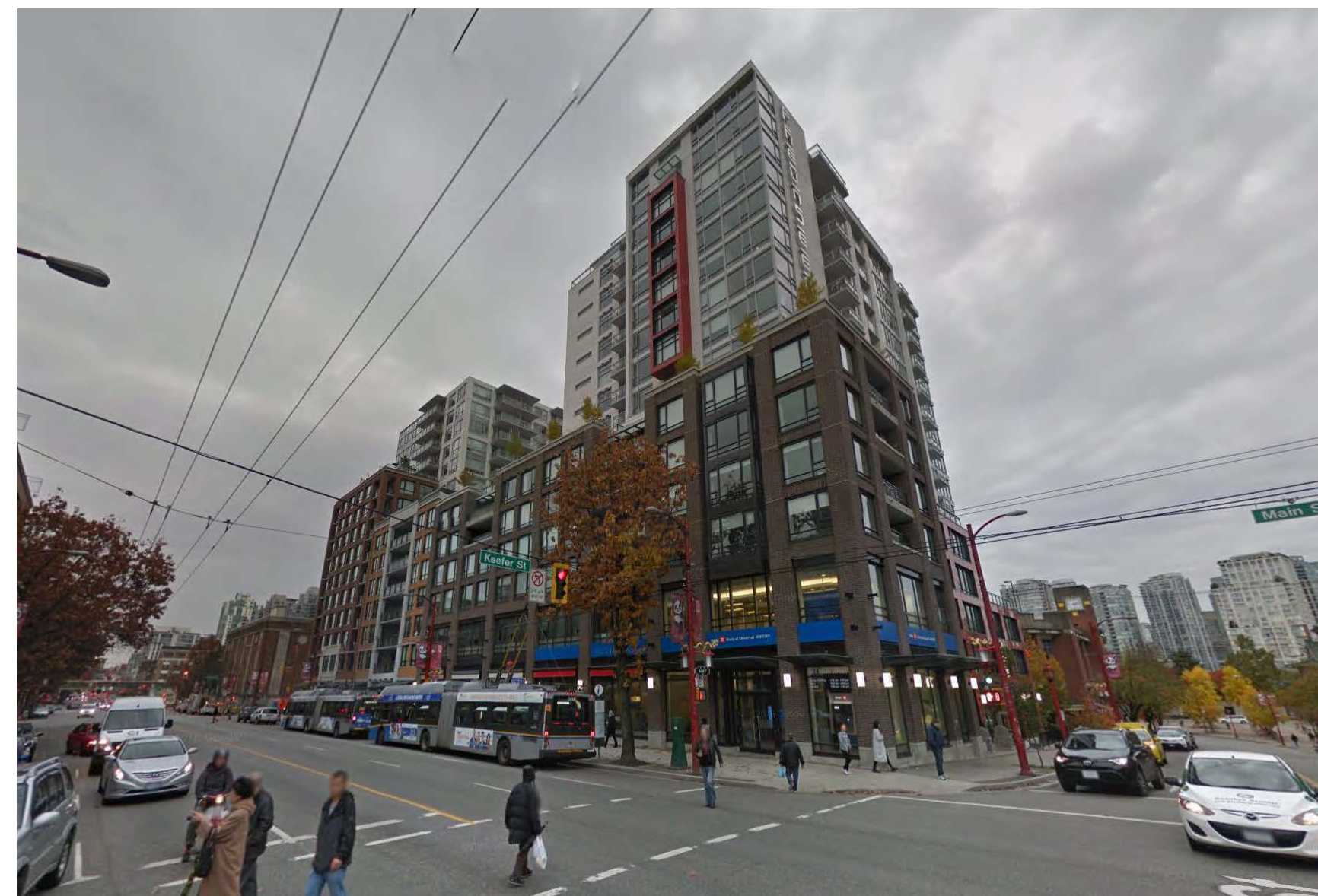
SITE



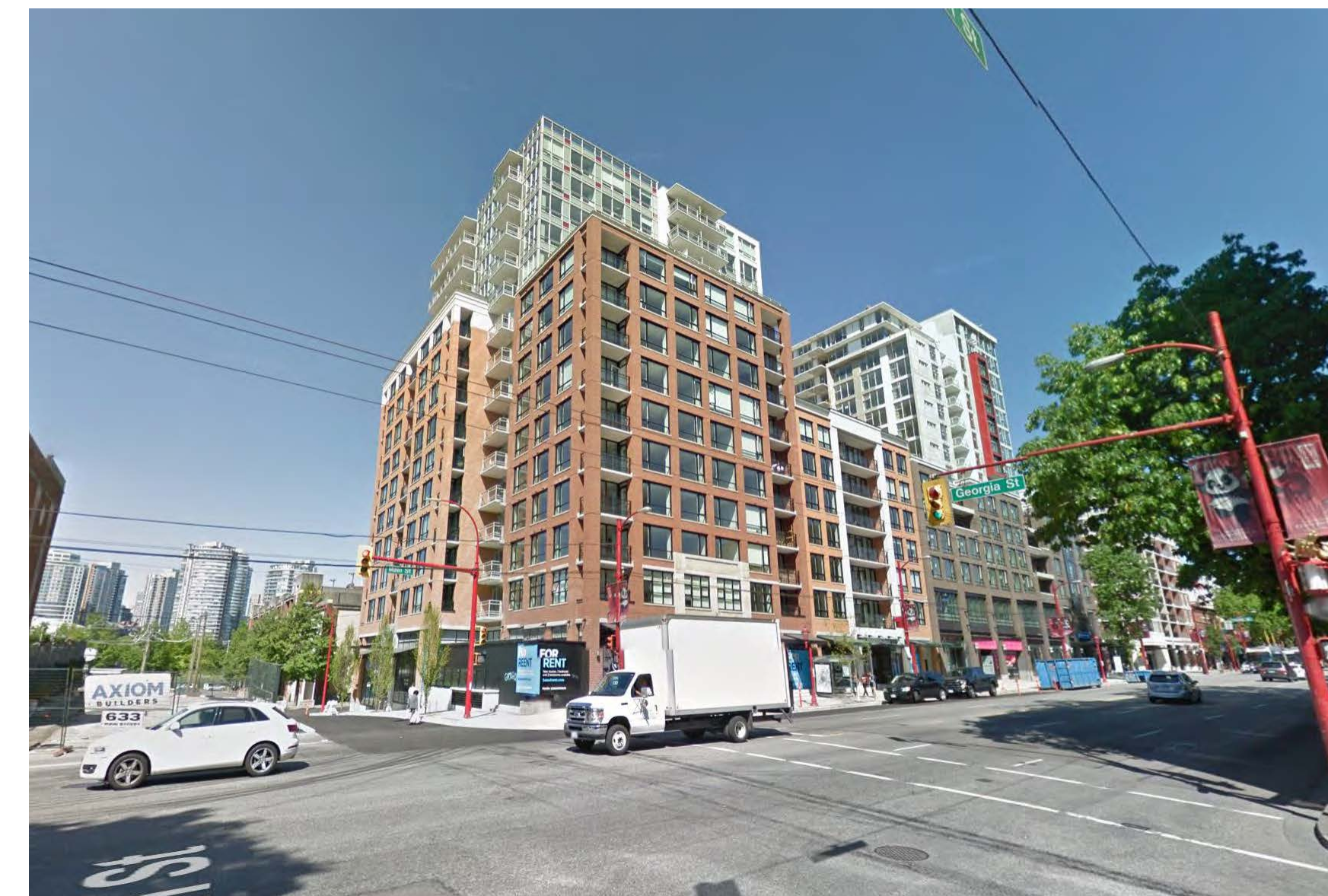
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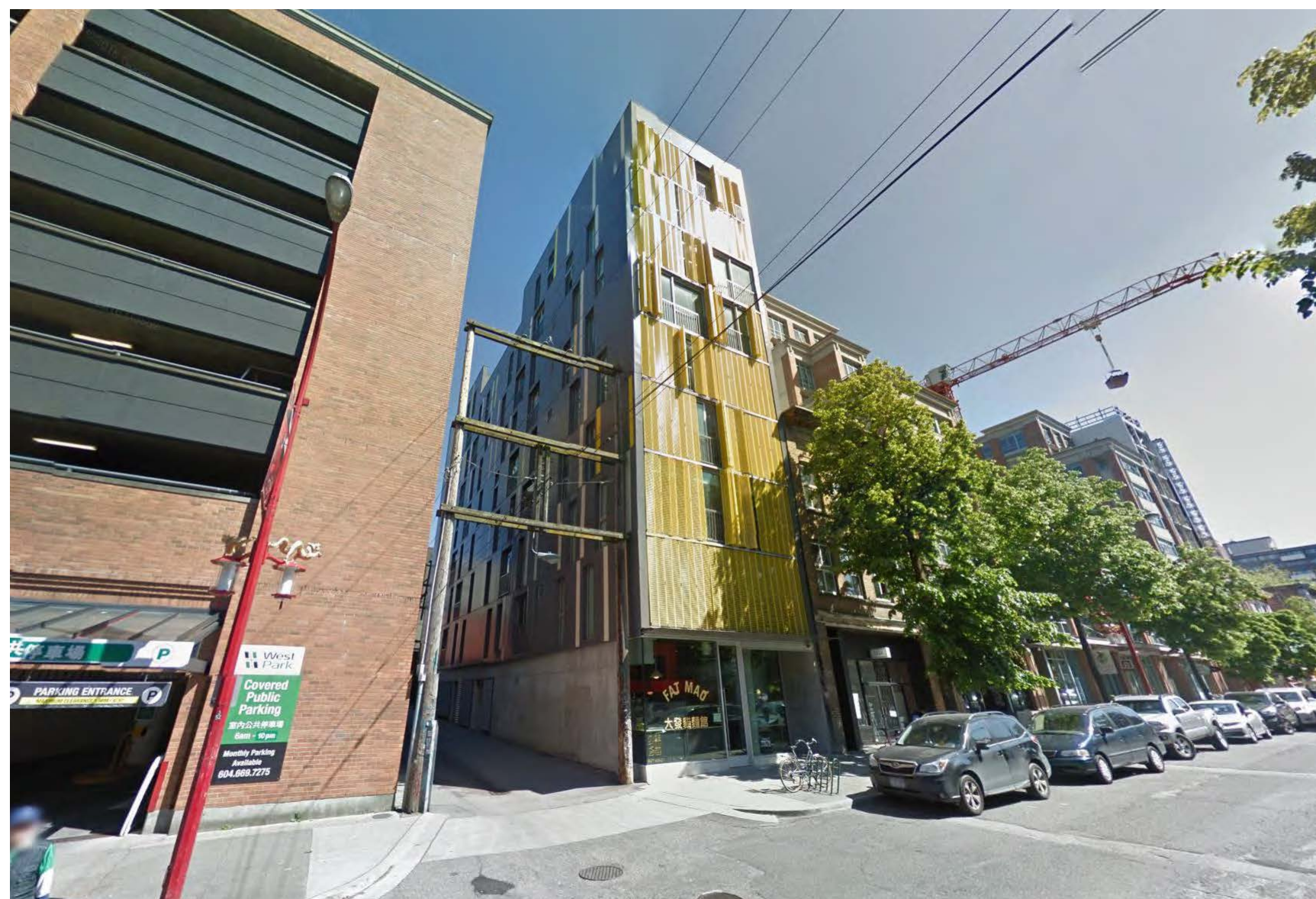
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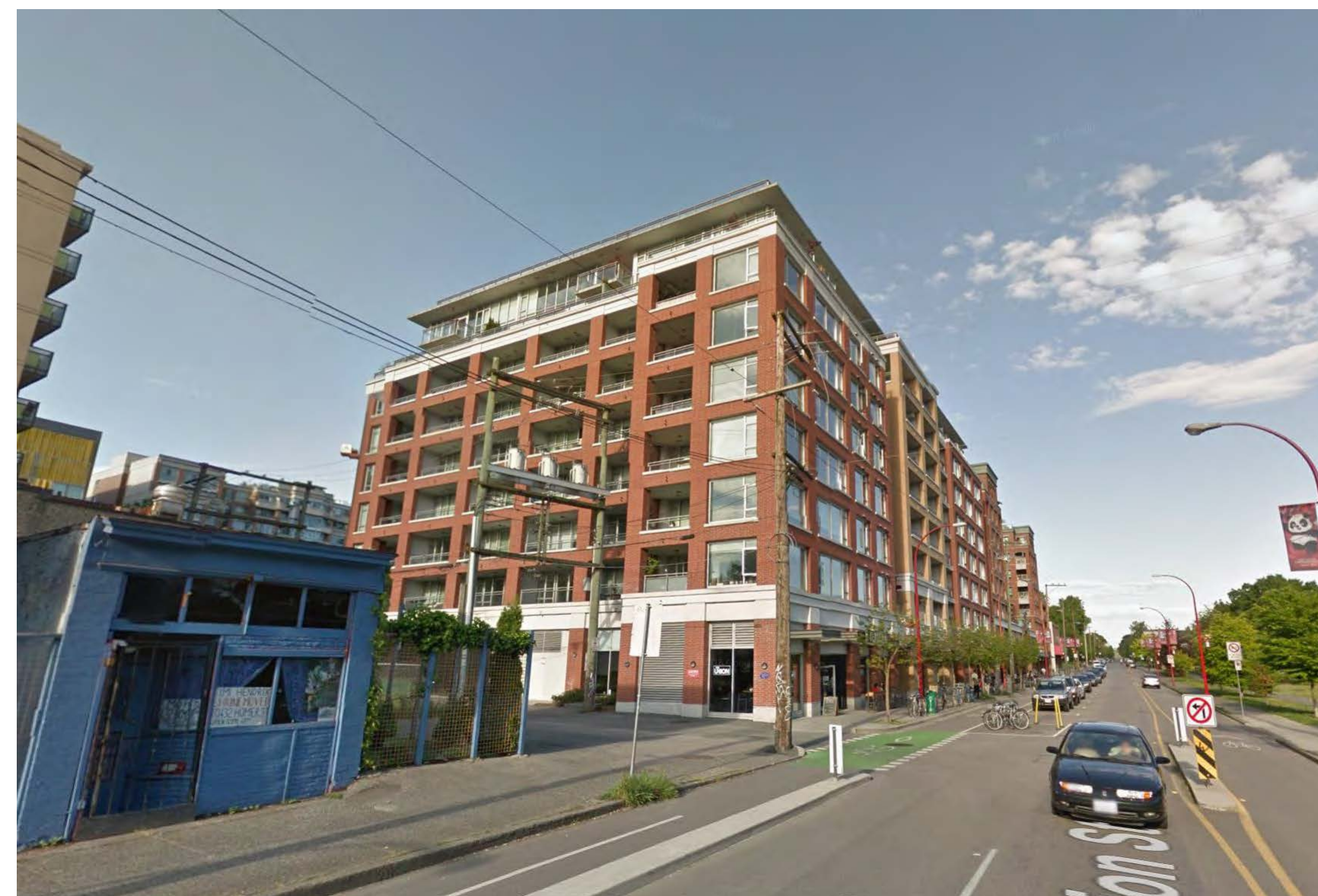
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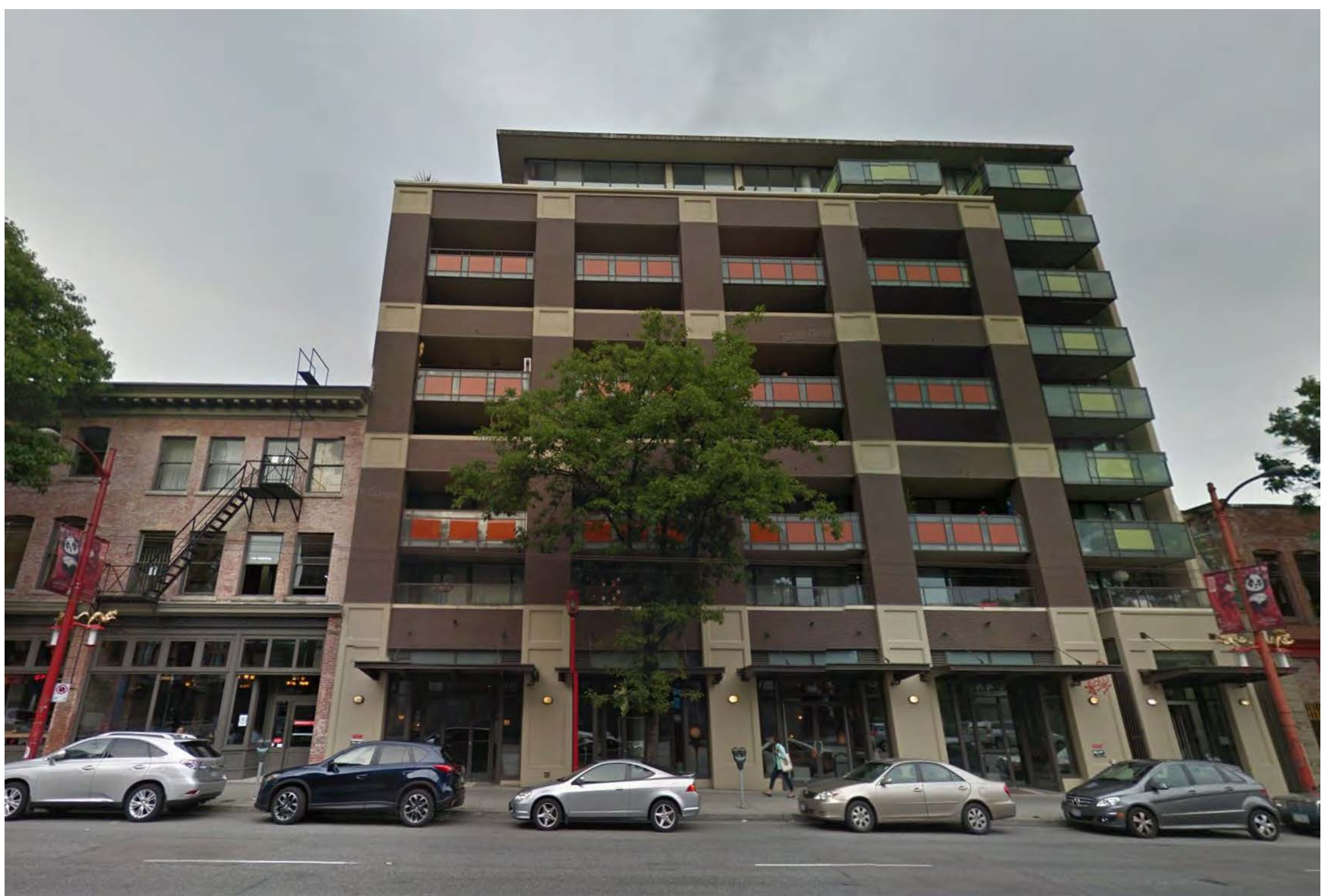
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5



6



7

REV	DATE	DESCRIPTION	DRAWN

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PROJECT:
KEEFER GARDENS
239 KEEFER STREET
VANCOUVER, BC

SHEET TITLE:
8-STORY - MIXED USE
PHOTO MONTAGE

PROJECT NO.	14124	SCALE	AS NOTED
PLANT DATE	OCT 6 2017	REVISION	
DRAWING NO.	DP-14		