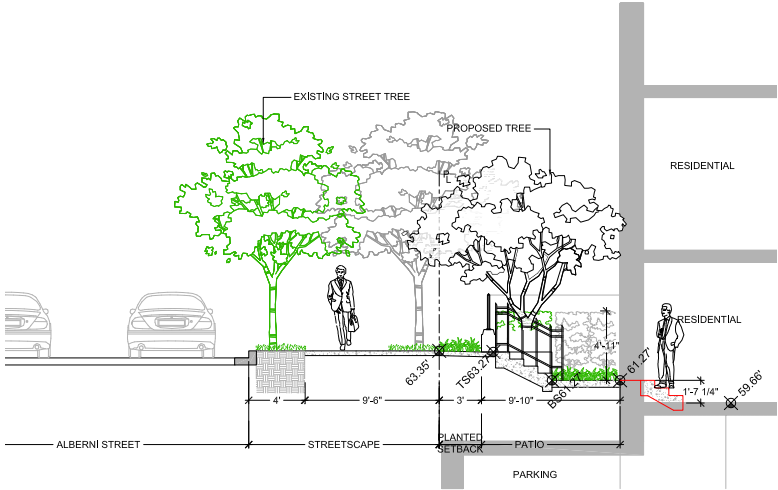
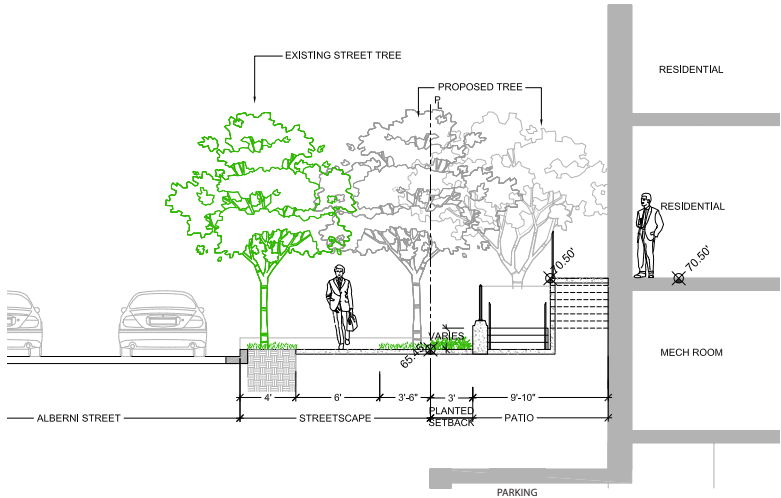


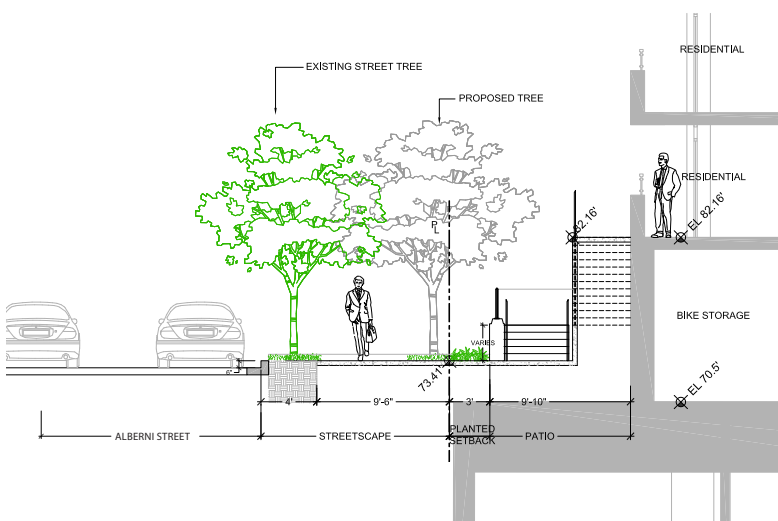
Conditions



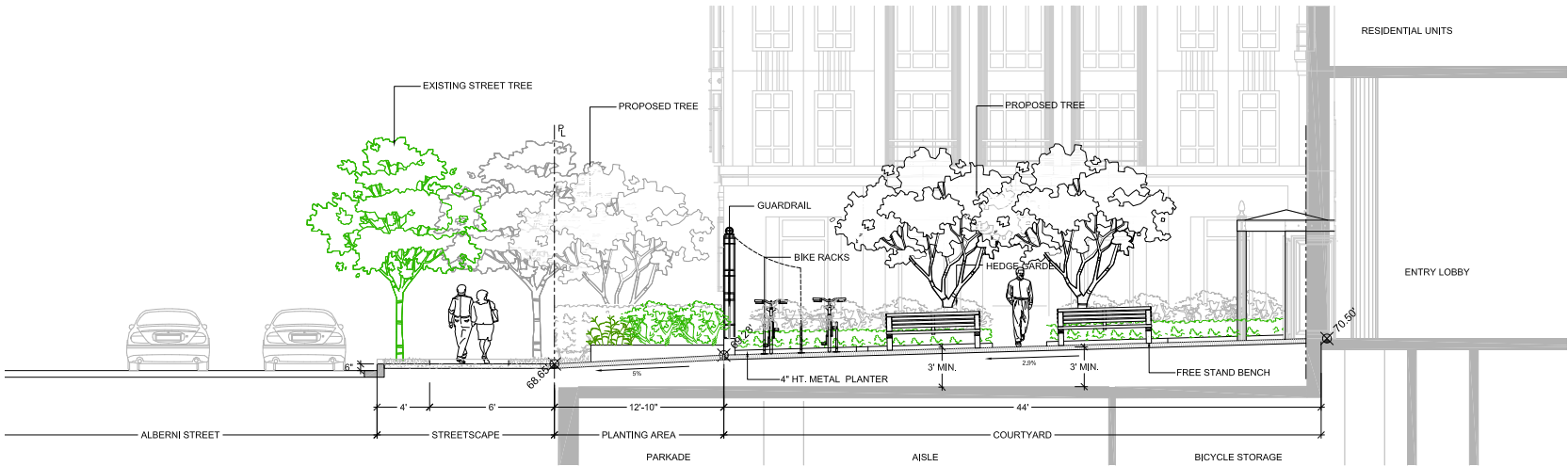
Section G_Patio Entrance at Alberni Street



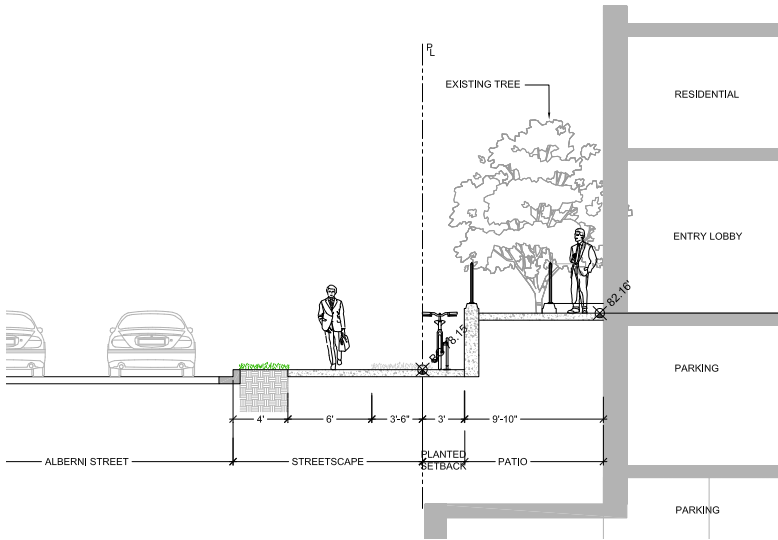
Section H_Patio Entrance at Alberni Street



Section J_Patio Entrance at Alberni Street



Section L_Patio Entrance at Alberni Street

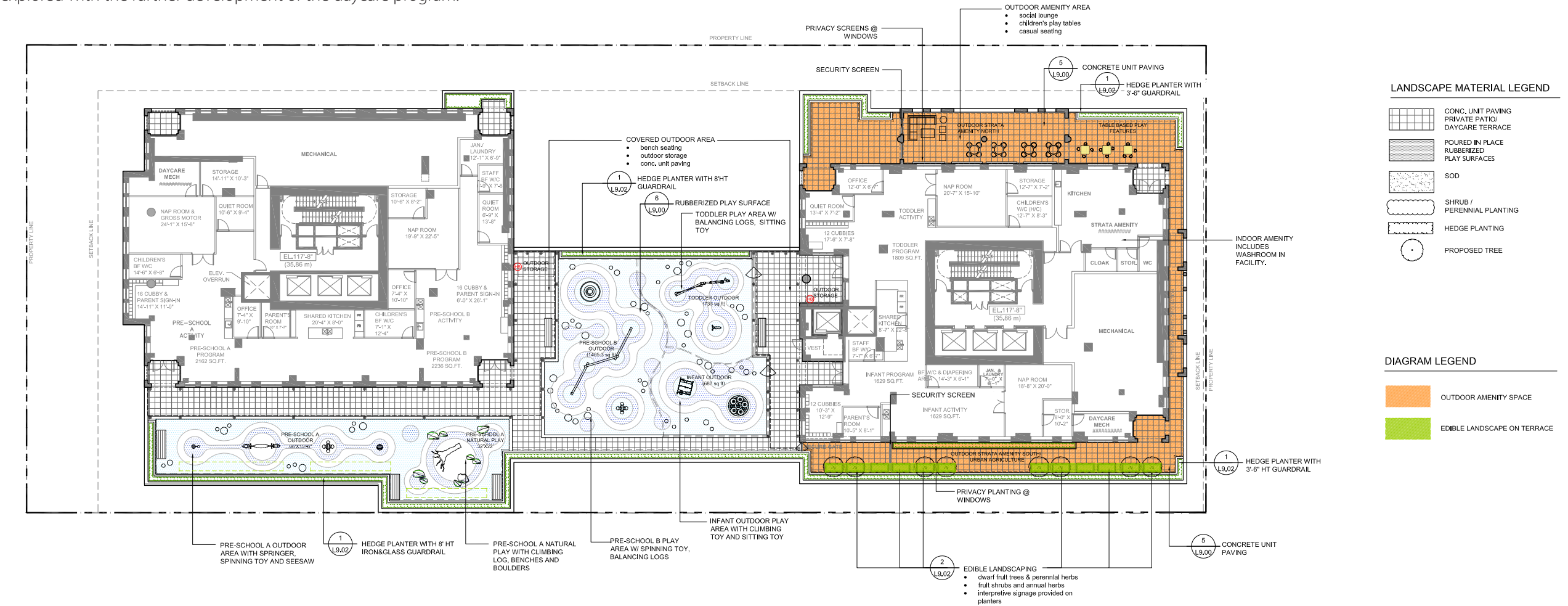


Section K_Patio Entrance at Alberni Street

PROVISION FOR URBAN AGRICULTURE OR EDIBLE LANDSCAPE

Urban Agriculture

A series of raised planters with dwarf fruiting trees and edible underplantings have been provided on the south facing terraces of Level 7 associated with the residential amenity. Additional opportunities will be explored with the further development of the daycare program.



Urban Agriculture Precedents



Option 1 - Along Alberni Street Face

Option 2 - Flanking either side of main entrance to public courtyard

Option 3 - Feature piece wrapping corner of Alberni & Broughton

Option 4 - Installation along Broughton Street

Rental Entry

ALBERNI STREET

2

2

3

Strata Entry

Daycare Play Area (podium rooftop)

EL 467'-7" (142.52 m)

EL 470'-10.5" (143.52 m)

EL 459'-10" (140.18 m)

EL 516'-2" (157.46 m)

EL 520'-7" (156.67 m)

EL 504'-5" (153.75 m)

PROPERTY LINE

NICOLA STREET

BROUGHTON STREET

LANE

Access to Loading

Access to Parkade

Daycare Entry

1. Option 1 distributes itself along Alberni Street and straddles the property line e.g. lighting installation, paving treatment, landscape relief.
2. Option 2 locates itself on the public face of the entrance to the main courtyard and straddles the property line e.g. lighting installation, garden relief, seating.
3. Option 3 is a corner placement allowing for a feature piece viewable from downtown Vancouver. Potential for wrapping along Alberni & Broughton street and straddling the property line e.g. sculpture, interactive piece, continuous relief.
4. Option 4 is an installation that aligns itself along Broughton Street e.g. lighting installation, paving treatment, landscape relief.

DESIGN RESPONSE

Urban Design

1. Design development to the overall proportions of both tower forms to minimize their apparent bulkiness, particularly in the east-west dimension.

To reduce the bulkiness and improve the slenderness of the towers, the overall floor area was reduced and the height / width ratio was visually reconfigured. The two towers were shifted so as not to align with the podium below and “pavilions” were added above the podium to decrease the perception of the towers’ height. The shoulder of the two towers was lowered from the 22nd floor to the 13th floor along with relocating the corner balconies creates additional vertical folds on the east-west facades. To further enhance the verticality, 3 story balcony groupings with metal spandrels syncopate the corners, and V-shaped striation and pilasters were employed to give more depth to the surface of the facades. To lighten the overall form, the stone corner columns at the balconies were made smaller to provide extra visual permeability. “Columns” of metal bay windows were designed to help “slim” the façade and pull the eye up the building to the culminating crown.

2. Design development to the upper portion of the towers to further refine and enhance their architectural contribution to the city skyline and the public view cone.

Additional floor area was also carved away at the upper portion of two towers to create a dramatic cascading form. The resultant terraces allow for landscaped roof gardens that visually connect with the green of the parks at the street level. The shifting setbacks also allow an opportunity to incorporate sculptural stone details as well as metal railings and panels, providing a level of delicacy in contrast to the stone. Large metal bay windows were incorporated on the east and west elevations at a similar large scale was achieved by combinations of punched windows and balconies which also enrich the composition. The interplay of scales and materiality achieve variety, bring sophistication to the facades and helps reprise the residential townhouse scale below connecting the new building to the existing neighborhood.

3. Design development to rework the massing of the east face of the building to provide a sense of depth and variation and to provide massing relief to the Broughton Street frontage.

Above the podium, the east tower was setback providing relief to the street and establishing a charming townhouse scale that fits well within the neighbouring fabric. At the street level, the exterior wall was located 5ft back from the property line allowing a green buffer to shield the rental units from the street as well as bringing additional greenery to be enjoyed by passing pedestrians.

The Broughton Street façade is treated like the front elevation on Alberni street with a comparable use of classical proportion, symmetry and attention to detail. The façade consists of a one-story height sculptural stone wall, continued around from Alberni street, and is combined with a variety of window and balcony types, and decorative metal railing and garden fences. The low 4 story townhouse will enrich the pedestrian visual experience on Broughton Street and will fit well within the neighboring fabric.

4. Design development to the south face of the residential podium to improve the livability of south-facing rental units and to enhance the rear elevation of the podium.

The lane services the loading, garage and other back of house operations. To change the perception of this lane as a “back alley” to a “front street” the building façade was pulled back from the street. By adding an extra 9 ft. of width to the street level, this arrangement allows more natural light and additional street trees. To further engage the lane, the daycare entry is marked with a canopy; the building amenity spaces and the outdoor agricultural garden were also located along the lane to activate the lane. Bay windows and decorative metal work was also added to enhance architecture on the lane.

5. Design development to enhance the laneway interface at grade level as much as possible.

Enhanced laneway interface at grade will be provided as per precedence set by the Landmark redevelopment project, as the daycare and strata amenity is accessed off of the lane, as suggested in the West End Plan directions to enhance public laneways. Lighting would easily be incorporated as building and landscape integrated elements, such as outside walls, lower portions of walls along walkways and the weather protection canopy at the daycare. Planting strips along the recessed building walls will be provided where possible including seating elements.

6. Design development to consolidate the amenity spaces and ensure that indoor amenity spaces are co-located with sufficiently sized and well-proportioned outdoor amenity spaces.

Amenity space consolidation, see Architectural Drwgs for Level 02, Level 03, Level 05, and Level 07.

Amenity spaces have been consolidated into the following:

- A 2,600 SF amenity space on Level 05 for the rental component with a 1,020 SF outside space directly adjacent.
- A 838 SF amenity space on Level 07 with a total of 3,000 SF of outdoor amenity for strata occupants.
- A contiguous strata lobby with amenity spaces on Level 02 is located adjacent to a courtyard open space.
- A 1,400 SF strata amenity space on Level 03 opening onto open space.

7. Design development to maintain the high quality materials, and to maintain the level of detailing implied and necessary to accomplish and construct the proposed design aesthetic. (This includes Haddington stone, granite accents, the bronze entry doors, metal railings, and sculpted stone panel detailing.)

1468 Alberni building provides an excellent opportunity for the West End to reconnect to the long tradition of masonry residential buildings in Vancouver. Limestone is the preferred material because of its warmth and visual richness, and its ability to reflect light differently during the course of a day. Inspired by historic Vancouver’s masonry architecture such as the Marine Building and the Hotel Vancouver, an array of stone details and decorative metal work were added to give a strong residential character. Adding to this material richness, three metal finishes are utilized to accent the entrances and various bay windows and balcony types.

Both the rental and condo lobbies have bronze screen doors and canopies to create distinct entrances that will invigorate the street. The central entrance courtyard with archways to the condo lobby will give residents and visitors alike the feeling of entering a grand house. The maisonnette units with detailed stone porches and a garden fence will offer a residentially scaled street facade.

Three potential limestone for the ownership were selected:

- 1. Indiana limestone sandblasted (full color blend)
- 2. Indiana Limestone sandblasted (silver shadow)
- 3. Dietfurt Limestone sandblasted

The specification of exact stone cladding and accents are to be confirmed.

8. Design development to ensure service equipment including window washing infrastructure, and cell tower and antennae elements do not protrude into the public view cone(s).

All service equipment for maintenance and window washing is situated within the roof structure below the view cone. No cell tower or antennae elements are proposed.

9. Design development to the entries of street-level units facing onto Alberni Street to better address the public realm.

Our design concept was to both build-upon the existing residential character of the West End neighborhood and provide a greener public realm.

The low-rise facades are emphasized by utilizing setbacks above the fourth floor. This move, along with the ground floor apartments individual garden entrances, provide a distinct town-house presence on the street. The “maisonette character” of the podium in combination with the setback from the property line, provides the opportunity for private gardens and additional street planting amenity for the public.

These private gardens are framed by low metal fences allowing the public to enjoy views of these gardens. Gates, placed rhythmically along the sloping streets, in combination with two rows of street trees, form a picturesque public pedestrian walk.

The ground floor apartment entrances are just below the grade of the adjacent sidewalk, enhancing the continuity with the street. Together, the stone paved garden paths, the detailed stone porches and decorative metal work, marry the landscape and architecture, promoting an appropriately scaled residential character. In the end, these combinations create an experience of a truly residential nature in keeping with the public realm of the West End neighborhoods.

10. Design development to provide direct circulation to edible landscaping without conflicting with other uses such as the child day care facility.

A direct outside route is provided from the Level 7 amenity space to the edible landscape/urban agriculture located on the south side of the podium. See Architectural drawing DP213.

11. Submission of a bird friendly strategy for the design of the building and landscape is encouraged with the development permit application.

The frit glass and metal posts of the daycare enclosure should address landscape considerations for a bird-friendly approach. The solid nature of the exterior architecture of the proposal, with punched windows and masonry accents, eliminates the primary risk of bird strike by reflection. All ventilation grilles will have openings smaller than 1”x1” to eliminate entrapment risk.

Landscape

12. Design development to increase the long-term suitability of the proposed at-grade landscape by lowering and/or sloping the underground parking structure as follows:
- (i) Provide a minimum 0.9 m (3 ft.) depth of growing medium for all landscape along the ground level. This growing medium should be uninterrupted from underground utilities, walls, structures, drainage layer, etc. Raised Planters cannot be accepted within the central courtyard.
 - (ii) The portions of the underground parking garage that are underneath landscaped areas should be designed and constructed to have a high level of structural integrity to accommodate trees for their entire lifespan without cracking or needing replacing.

A planting depth of 3 ft (0.9m) is available to all planting areas at grade. See Landscape Ground Level Plan L2.00

13. Design development to provide a central courtyard that is more representative of the West End’s character by providing:
- (i) a minimum of five ‘Part 1’ additional trees from Schedule D of the Protection of Trees By-law; and
 - (ii) a diverse mix of medium to large statured evergreen and deciduous shrubs.

Consolidated planting areas with maximized soil volumes to accommodate trees (likely 4) and mixed evergreen and deciduous shrubs are provided in the entry courtyard. See Landscape Ground Level Plan L2.00.

14. Design development to improve the expression of the townhomes along Alberni Street by, as much as possible, limiting the stairs needed to enter each unit.

A landscape strategy has been applied to provide both hard and soft landscape spaces with architecturally integrated walls, fences, stairs and lighting. See Landscape Ground Level Plan L2.00.

15. Design development to provide substantial planting along the perimeter of the 7th floor mezzanine.

Perimeter planting has been provided to reflect architecture and refinements in configuration. See drawing L2.03.

16. Design development to provide substantial planted landscaping along the Broughton Street streetscape in order to soften the massing of the building.

Broughton street landscape has been enhanced at the pedestrian level. See Landscape Ground Level Plan L2.00.

17. Design development to increase the planted landscaping along the lane with small statured trees, shrubs and planted laneway bulges.

Shrubs will be applied to any available laneway bulges, and between driveway as noted. See Landscape Ground Level Plan L2.00.

18. Design development to coordinate with staff from the Vancouver Parks and Recreation regarding what should be shown on the proposed plans within the minimum 6.1 m (20 ft.) dirt site to be transferred to the City, adjacent to Nicola Street.

All indication of landscape treatment has been removed from Nicola R.O.W. and setback zone and shown as blank, other than as indicated in the Arborist report and Tree Retention and Removal Plan. See Diamond Head Arborist Drawing No. 001

19. Design development to delete water features.

Water features have been removed.

20. Design development to provide cross-section details of all landscape planters.

Planter details have be provided, with soil volumes of primary planters (and planting areas in entry courtyard) noted.

April 26th
2019



Legend:

Existing

Proposals Approved

Future Tentative

1468 Albern
216012

DP UDP
Contextual
Massing
Diagram
(Revision)

April 26th
2019



1468 Alberni
216012

Incremental
Equinox
Shadow
Study





April 26th
2019

1468 Alberni
216012

Incremental
Equinox
Shadow
Study



April 26th
2019

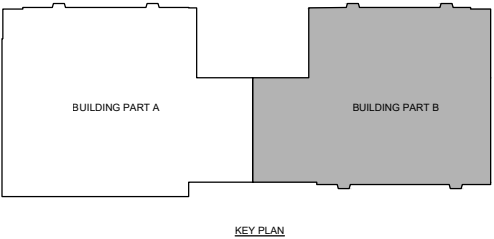


1468 Alberni
216012

Incremental
Equinox
Shadow
Study



BLDG. PART B



M C M

Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com

3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT
Revisions	YYYY-MM-DD

Seal

1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC

Project

Level 04
FSR Calculation

Drawing

Scale

Project 216012

Sheet SK-P04B

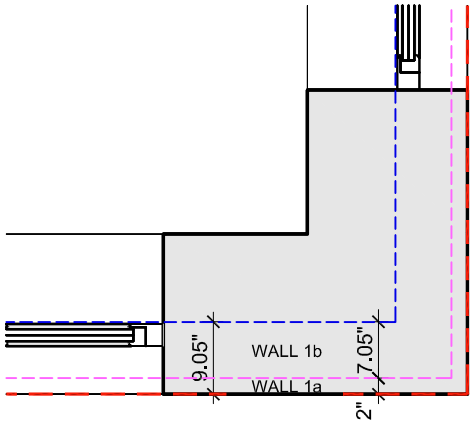
1 L04 FSR Calculations for CoV
SK-L04B 1/16"=1'-0"

SUMMARY

RESIDENTIAL		
NET. RESIDENTIAL	26124.777 SF	
COMMON	2719.082 SF	
TOTAL RESIDENTIAL		28843.859 SF
OPEN BALCONY AREA		
TOTAL BALCONY AREA		1320.79 SF
EXCLUDED STOR. AREA		
TOTAL STOR. AREA		1320.00 SF
TOTAL FLOOR AREA (w/BALCONIES)		31484.649 SF
WALL 1a EXCLUSION 1162'-8.5" x 2.00"		193.707 SF
WALL 1b EXCLUSION 1158'-0" x 7.05"		680.325 SF
TOTAL WALL EXCLUSION		874.032 SF
HRV EXCLUSION 2% x(31484.649-1320.79-874.032)		585.796 SF
NET FSR AREA (31484.649-1320.79-1320-874.032-585.796)		27384.031 SF

B1	50.25 SF
B2	28.13 SF
B3	46.14 SF
B4	20.47 SF
B5	28.13 SF
B6	28.13 SF
B7	50.91 SF
B8	61.62 SF
B9	34.50 SF
B10	82.42 SF
B11	34.50 SF
B12	50.25 SF
B13	27.00 SF
B14	27.00 SF
B15	50.12 SF
B16	29.17 SF
B17	51.00 SF
B18	51.00 SF
B19	29.17 SF
B20	50.12 SF
B21	47.33 SF
B22	47.33 SF
B23	50.25 SF
B24	53.33 SF
B25	24.67 SF
B26	22.50 SF
B27	22.50 SF
B28	24.67 SF
B29	53.33 SF
B30	50.25 SF
B31	47.33 SF
B32	47.27 SF
TOTAL BALCONY AREA	1320.79 SF

S1	40.00 SF
S2	40.00 SF
S3	40.00 SF
S4	40.00 SF
S5	40.00 SF
S6	40.00 SF
S7	40.00 SF
S8	40.00 SF
S9	40.00 SF
S10	40.00 SF
S11	40.00 SF
S12	40.00 SF
S13	40.00 SF
S14	40.00 SF
S15	40.00 SF
S16	40.00 SF
S17	40.00 SF
S18	40.00 SF
S19	40.00 SF
S20	40.00 SF
S21	40.00 SF
S22	40.00 SF
S23	40.00 SF
S24	40.00 SF
S25	40.00 SF
S26	40.00 SF
S27	40.00 SF
S28	40.00 SF
S29	40.00 SF
S30	40.00 SF
S31	40.00 SF
S32	40.00 SF
S33	40.00 SF
TOTAL STORAGE AREA	1320.00 SF



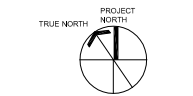
2 DETAIL-WALL 1
SK-L04B 1/2"=1'-0"



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnitects.com



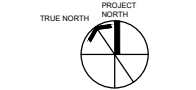
3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT
Revisions	

Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

Level 04
FSR Calculation
Summary Table

Drawing
Scale
Project 216012
Sheet SK-P04C



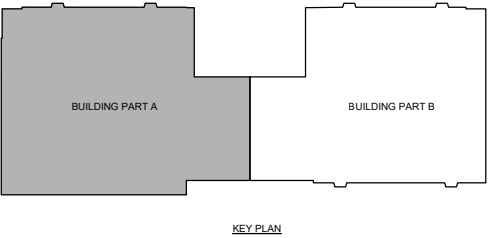
3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT
Revisions	
YYYY-MM-DD	

Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

Level 04
FSR Calculation

Drawing
Scale
Project 216012
Sheet SK-P04A

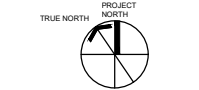


KEY PLAN

BLDG. PART A



1 Level 04 FSR Caculations for CoV
SK-L04A 1/16"=1'-0"



3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT

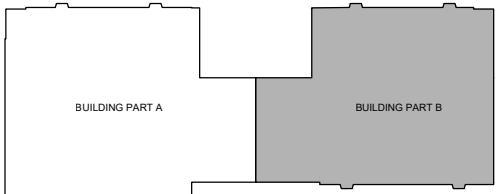
Revisions YYY-MM-DD

Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

Level 04
FSR Calculation

Drawing
Scale
Project 216012
Sheet SK-P04B



KEY PLAN

1
SK-L04B

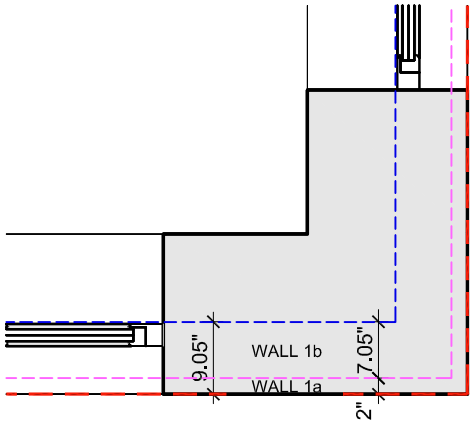
L04 FSR Calculations for CoV
1/16"=1'-0"

SUMMARY

RESIDENTIAL		
NET. RESIDENTIAL	26124.777 SF	
COMMON	2719.082 SF	
TOTAL RESIDENTIAL		28843.859 SF
OPEN BALCONY AREA		
TOTAL BALCONY AREA		1320.79 SF
EXCLUDED STOR. AREA		
TOTAL STOR. AREA		1320.00 SF
TOTAL FLOOR AREA (w/BALCONIES)		31484.649 SF
WALL 1a EXCLUSION 1162'-8.5" x 2.00"		193.707 SF
WALL 1b EXCLUSION 1158'-0" x 7.05"		680.325 SF
TOTAL WALL EXCLUSION		874.032 SF
HRV EXCLUSION 2% x(31484.649-1320.79-874.032)		585.796 SF
NET FSR AREA (31484.649-1320.79-1320-874.032-585.796)		27384.031 SF

B1	50.25 SF
B2	28.13 SF
B3	46.14 SF
B4	20.47 SF
B5	28.13 SF
B6	28.13 SF
B7	50.91 SF
B8	61.62 SF
B9	34.50 SF
B10	82.42 SF
B11	34.50 SF
B12	50.25 SF
B13	27.00 SF
B14	27.00 SF
B15	50.12 SF
B16	29.17 SF
B17	51.00 SF
B18	51.00 SF
B19	29.17 SF
B20	50.12 SF
B21	47.33 SF
B22	47.33 SF
B23	50.25 SF
B24	53.33 SF
B25	24.67 SF
B26	22.50 SF
B27	22.50 SF
B28	24.67 SF
B29	53.33 SF
B30	50.25 SF
B31	47.33 SF
B32	47.27 SF
TOTAL BALCONY AREA	1320.79 SF

S1	40.00 SF
S2	40.00 SF
S3	40.00 SF
S4	40.00 SF
S5	40.00 SF
S6	40.00 SF
S7	40.00 SF
S8	40.00 SF
S9	40.00 SF
S10	40.00 SF
S11	40.00 SF
S12	40.00 SF
S13	40.00 SF
S14	40.00 SF
S15	40.00 SF
S16	40.00 SF
S17	40.00 SF
S18	40.00 SF
S19	40.00 SF
S20	40.00 SF
S21	40.00 SF
S22	40.00 SF
S23	40.00 SF
S24	40.00 SF
S25	40.00 SF
S26	40.00 SF
S27	40.00 SF
S28	40.00 SF
S29	40.00 SF
S30	40.00 SF
S31	40.00 SF
S32	40.00 SF
S33	40.00 SF
TOTAL STORAGE AREA	1320.00 SF



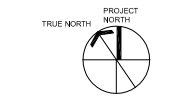
2 DETAIL-WALL 1
SK-L04B 1/2"=1'-0"



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartnitects.com



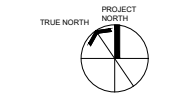
3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT
Revisions	

Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

Level 04
FSR Calculation
Summary Table

Drawing
Scale
Project 216012
Sheet SK-P04C



1 2019 05 03
ISSUED FOR FSR CLARIFICATION

Revisions YYY-MM-DD

Seal

1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC

Project

Level 26
West Tower
Typical FSR
Calculation

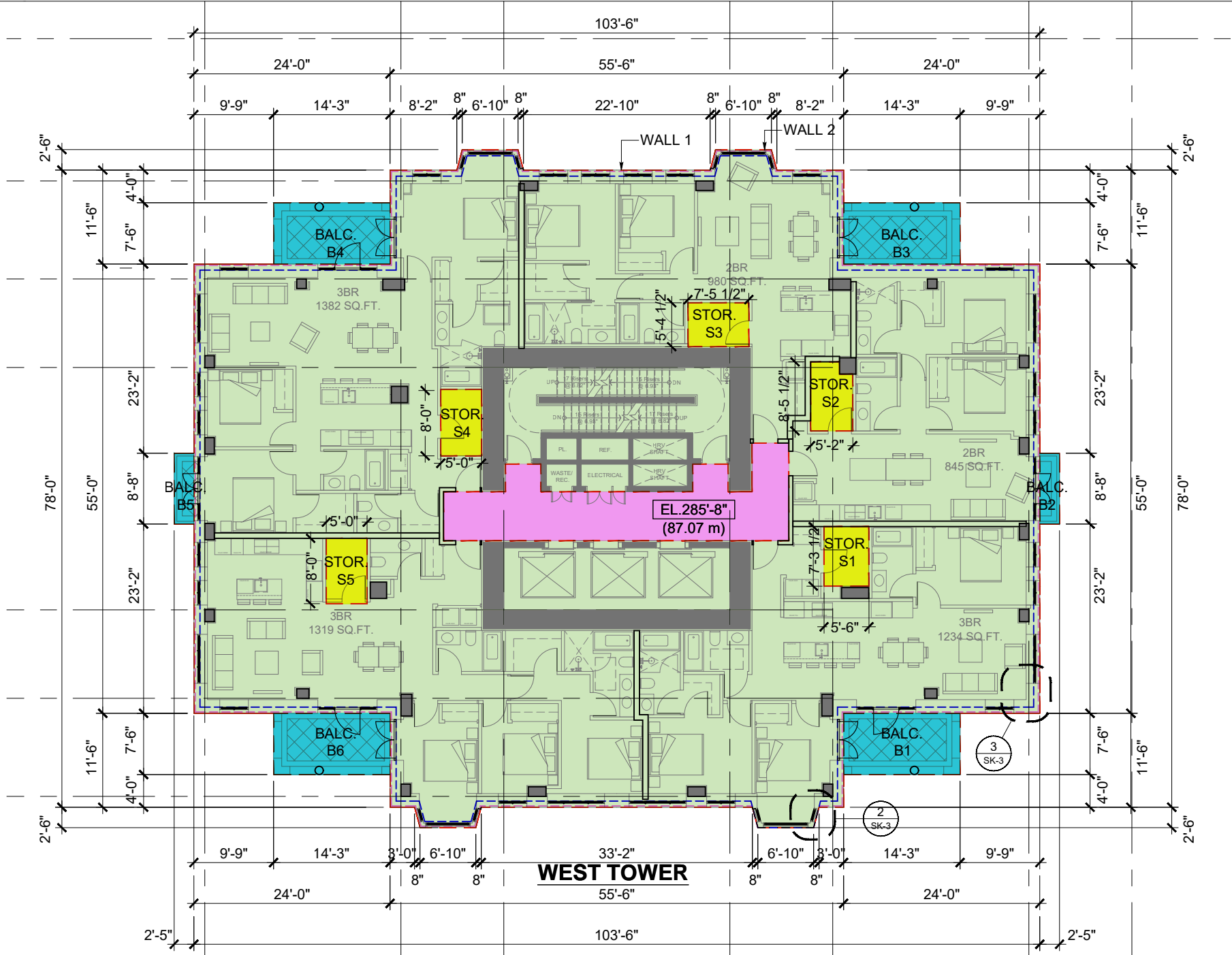
Drawing

Scale

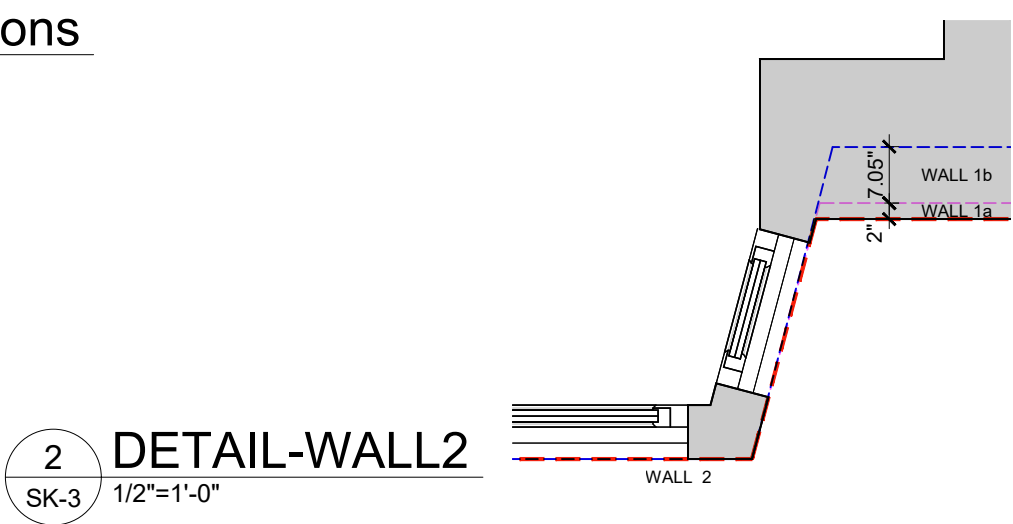
Project 216012

Sheet SK-W26

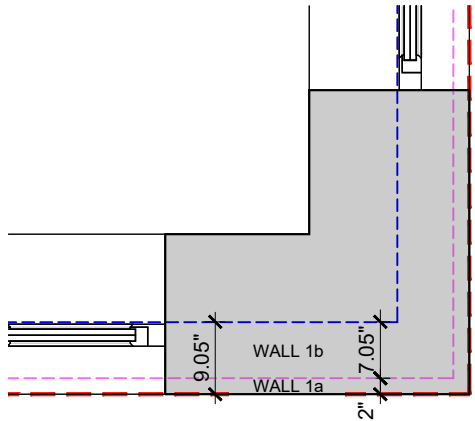
RESIDENTIAL		
NET. RESIDENTIAL	6532.64 SF	
COMMON	309.50 SF	
TOTAL RESIDENTIAL		6842.14 SF
OPEN BALCONY AREA		
B1	106.88 SF	
B2	21.00 SF	
B3	106.88 SF	
B4	106.88 SF	
B5	21.00 SF	
B6	106.88 SF	
TOTAL BALCONY AREA		469.52 SF
EXCLUDED STOR. AREA		
S1	40.00 SF	
S2	40.00 SF	
S3	40.00 SF	
S4	40.00 SF	
S5	40.00 SF	
TOTAL STOR. AREA		200.00 SF
TOTAL FLOOR AREA (w/BALCONIES)		7511.66 SF
WALL 1a EXCLUSION	332'-4" x 2.00"	55.39 SF
WALL 1b EXCLUSION	332'-4" x 7.05"	195.25 SF
WALL 2 EXCLUSION	47'-4" x 0.00"	0.00 SF
TOTAL WALL EXCLUSION		250.64 SF
HRV EXCLUSION	2% x (7512-470-251)	135.82 SF
NET FSR AREA (7512-470-200-251-136)		6455.68 SF



1 L26 West Tower FSR Calculations
SK-3 1/16"=1'-0"



2 DETAIL-WALL2
SK-3 1/2"=1'-0"



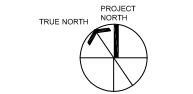
3 DETAIL-WALL 1
SK-3 1/2"=1'-0"



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com



3	2019 05 03 ISSUED FOR COV CLARIFICATION
2	2019 02 28 RE-ISSUED FOR DEVELOPMENT PERMIT
1	2018 12 21 ISSUED FOR DEVELOPMENT PERMIT
Revisions	
YYYY-MM-DD	

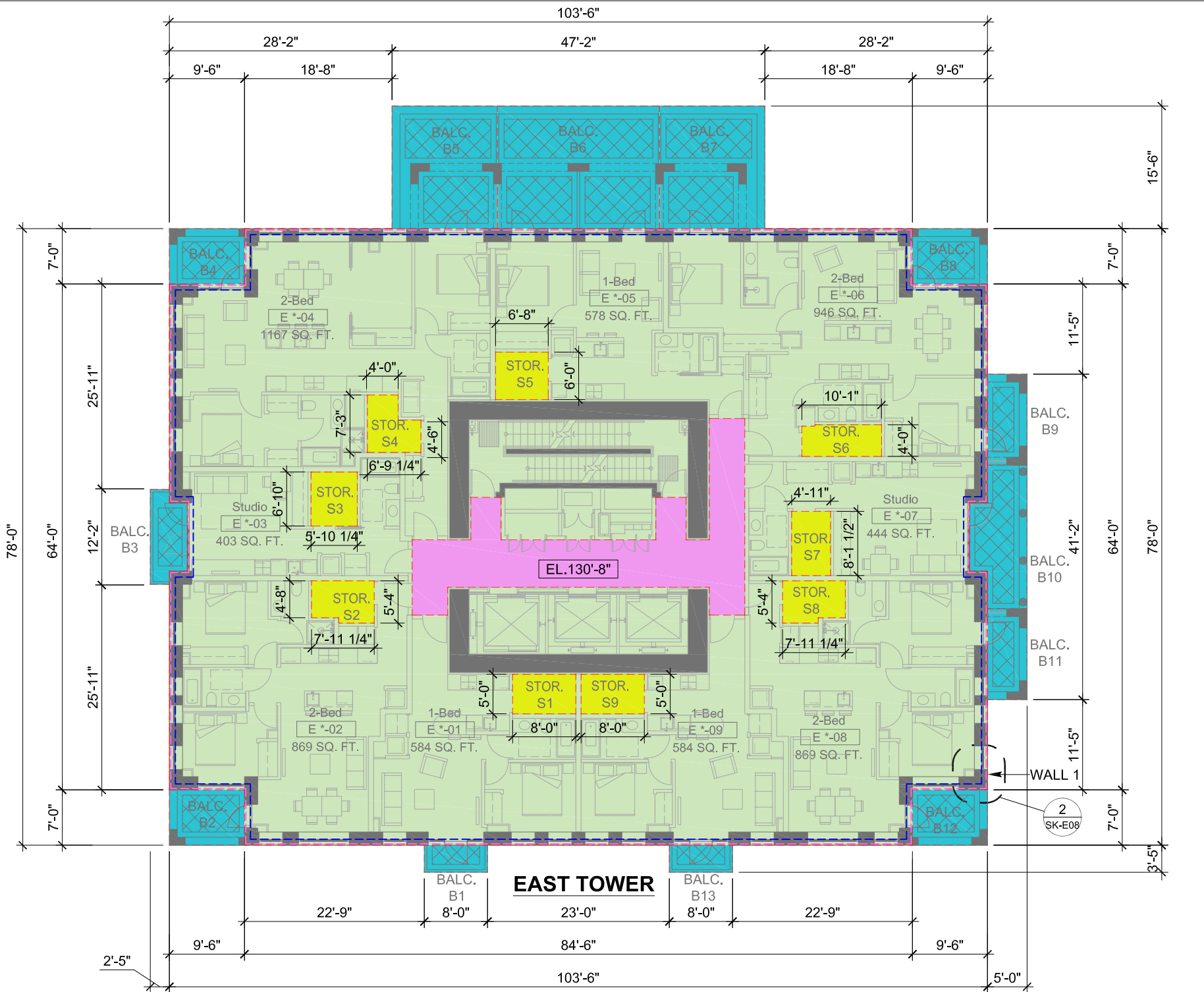
Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

Level 08
East Tower
Typical FSR
Calculation

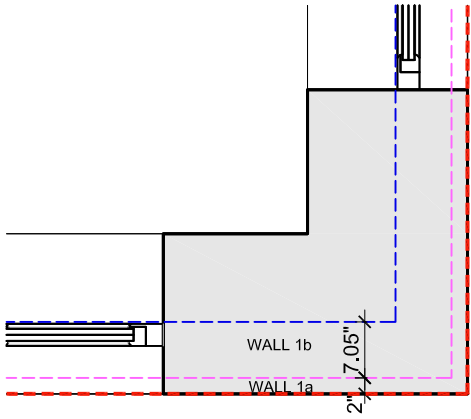
Drawing
Scale
Project 216012
Sheet SK-E08

RESIDENTIAL		
NET. RESIDENTIAL	7013.19 SF	
COMMON	394.46 SF	
TOTAL RESIDENTIAL		7407.65 SF
OPEN BALCONY AREA		
B1	27.33 SF	
B2	66.48 SF	
B3	48.66 SF	
B4	66.48 SF	
B5	206.68 SF	
B6	317.71 SF	
B7	206.68 SF	
B8	66.48 SF	
B9	57.48 SF	
B10	110.49 SF	
B11	57.48 SF	
B12	66.48 SF	
B13	27.33 SF	
TOTAL BALCONY AREA		1325.76 SF
EXCLUDED STOR. AREA		
S1	40.00 SF	
S2	40.00 SF	
S3	40.00 SF	
S4	40.00 SF	
S5	40.00 SF	
S6	40.00 SF	
S7	40.00 SF	
S8	40.00 SF	
S9	40.00 SF	
TOTAL STOR. AREA		360 SF
TOTAL FLOOR AREA (w/BALCONIES)		9093.41 SF
WALL 1a EXCLUSION	370'-9" x 2.00"	61.79 SF
WALL 1b EXCLUSION	366'-1/2" x 7.05"	215.05 SF
TOTAL WALL EXCLUSION		276.84 SF
HRV EXCLUSION 2%x(9093.41-1325.76-360)		148.15 SF
NET FSR AREA (9093.41-1325.76-360-276.81-148.15)		6982.69 SF



1 L08 EAST FSR CALCULATION
SK-E08 1/16"=1'-0"

2 DETAIL-WALL 1
SK-E08 1/2"=1'-0"

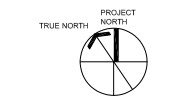




Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com



- 32019 05 03
ISSUED FOR COV CLARIFICATION
- 22019 02 28
RE-ISSUED FOR DEVELOPMENT PERMIT
- 12018 12 21
ISSUED FOR DEVELOPMENT PERMIT

Revisions
YYYY-MM-DD

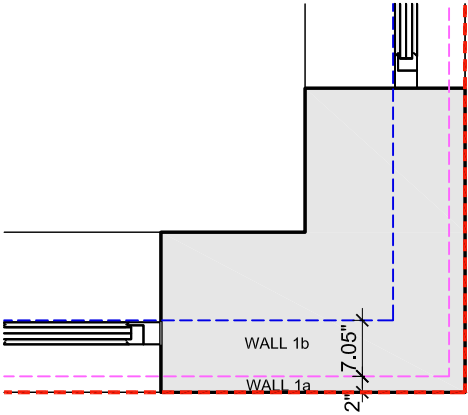
Seal
1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC
Project

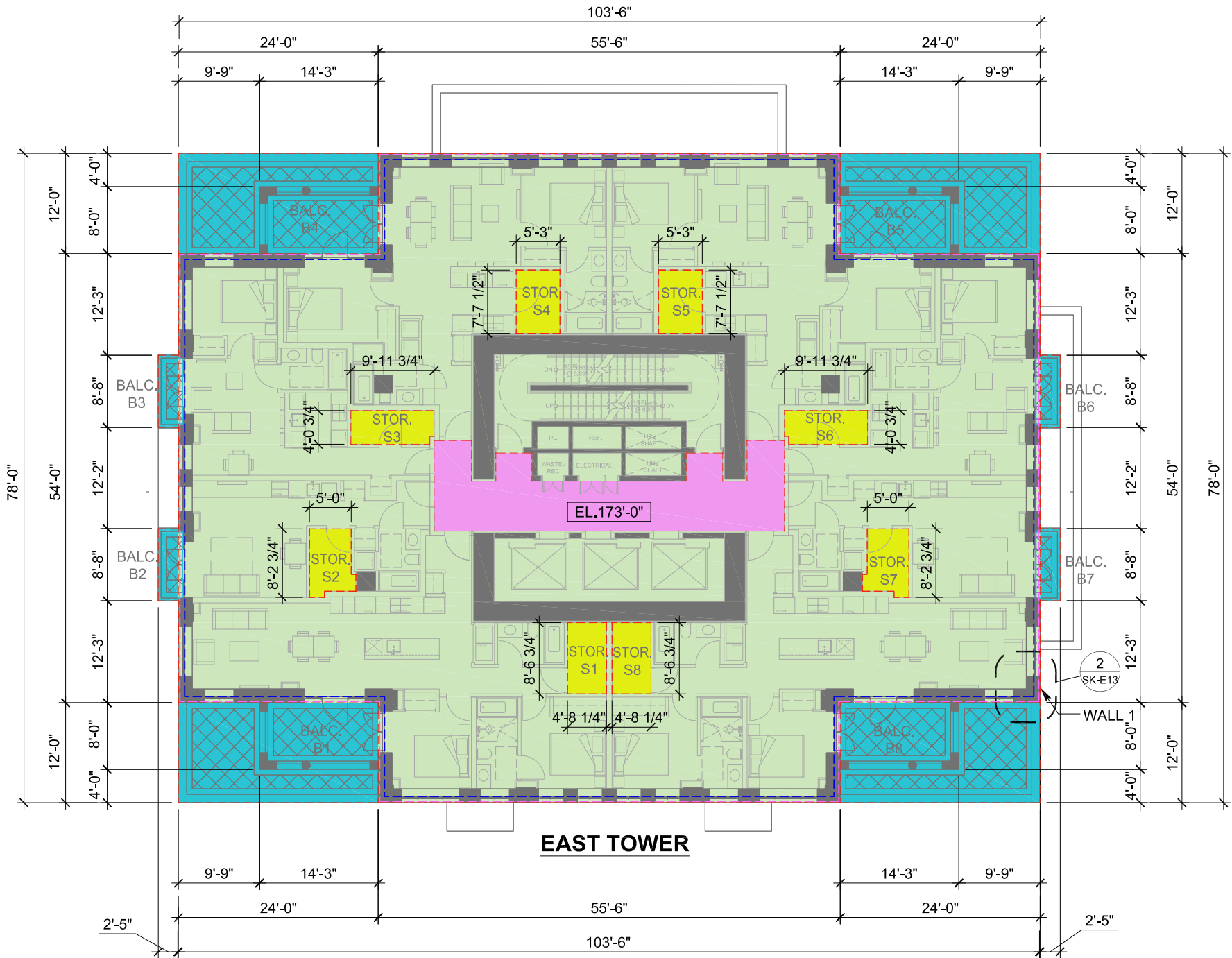
Level 13
East Tower
Typical FSR
Calculation

Drawing
Scale
Project 216012
Sheet SK-E13

RESIDENTIAL		
NET. RESIDENTIAL	6275.30 SF	
COMMON	325.62 SF	
TOTAL RESIDENTIAL		6600.92 SF
OPEN BALCONY AREA		
B1	287.99 SF	
B2	20.94 SF	
B3	20.94 SF	
B4	287.99 SF	
B5	287.99 SF	
B6	20.94 SF	
B7	20.94 SF	
B8	287.99 SF	
TOTAL BALCONY AREA		1235.72 SF
EXCLUDED STOR. AREA		
S1	40.00 SF	
S2	40.00 SF	
S3	40.00 SF	
S4	40.00 SF	
S5	40.00 SF	
S6	40.00 SF	
S7	40.00 SF	
S8	40.00 SF	
TOTAL STOR. AREA		320.00 SF
TOTAL FLOOR AREA (w/BALCONIES)		8156.64 SF
WALL 1a EXCLUSION	361'-8" x 2.00"	60.29 SF
WALL 1b EXCLUSION	357' x 7.05"	209.74 SF
TOTAL WALL EXCLUSION		270.03 SF
HRV EXCLUSION	2% x (8156.64-1235.72-270)	133.02 SF
NET FSR AREA (8156.64-1235.72-320-270-133.02)		6197.9 SF



2
SK-E13
DETAIL-WALL 1
1/2"=1'-0"



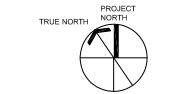
1
SK-E13
L13 EAST FSR CALCULATION
1/16"=1'-0"



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com



- 3 | 2019 05 03
ISSUED FOR COV CLARIFICATION
- 2 | 2019 02 28
RE-ISSUED FOR DEVELOPMENT PERMIT
- 1 | 2018 12 21
ISSUED FOR DEVELOPMENT PERMIT

Revisions YYY-MM-DD

Seal

1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC

Project

Level 40
East Tower
Typical FSR
Calculation

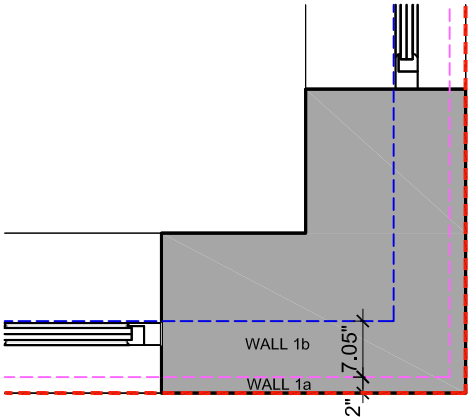
Drawing

Scale

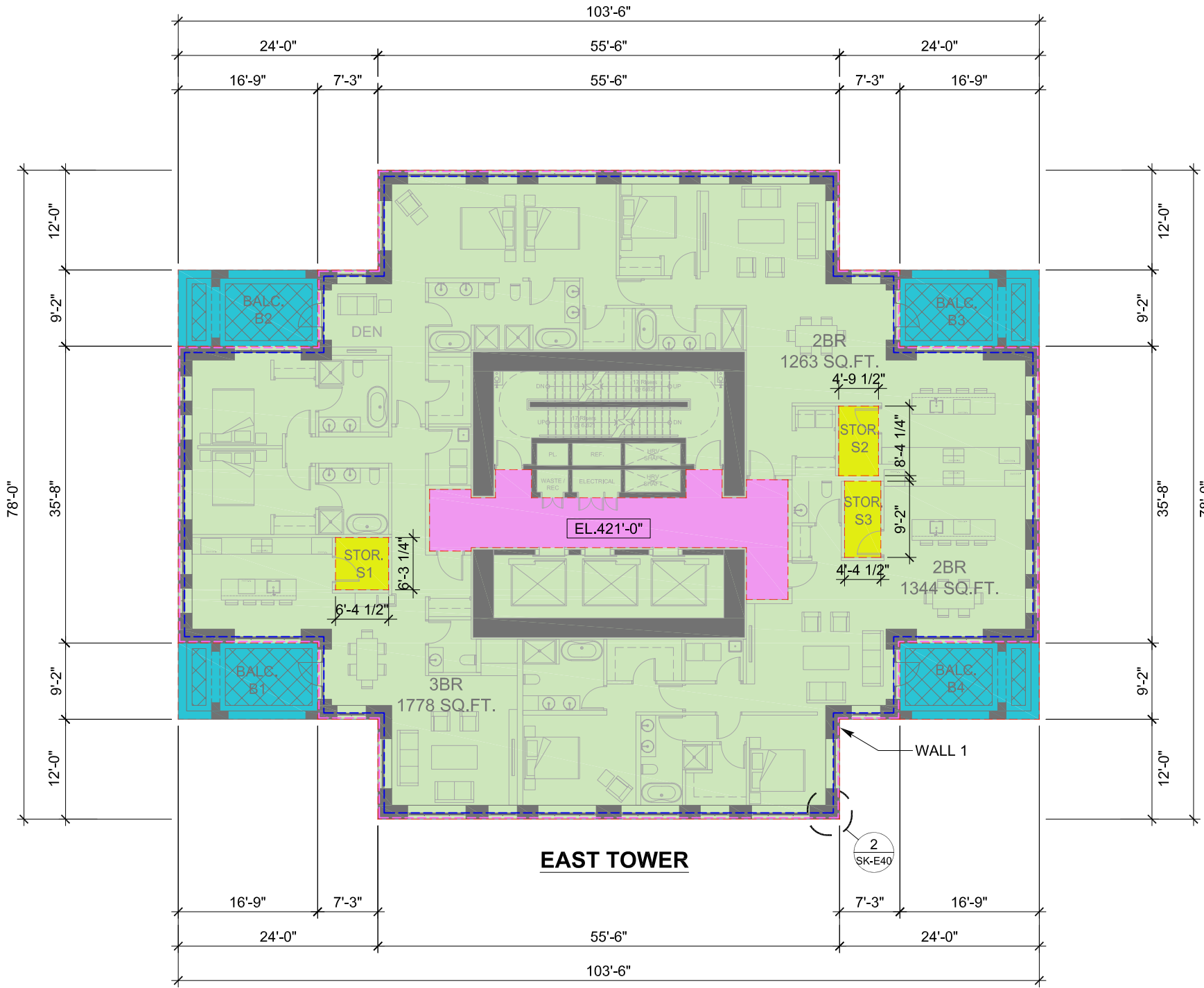
Project 216012

Sheet SK-E40

RESIDENTIAL		
NET. RESIDENTIAL	5850.19 SF	
COMMON	336.68 SF	
TOTAL RESIDENTIAL		6186.87 SF
OPEN BALCONY AREA		
B1	153.54 SF	
B2	153.54 SF	
B3	153.54 SF	
B4	153.54 SF	
TOTAL BALCONY AREA		614.16 SF
EXCLUDED STOR. AREA		
S1	40.00 SF	
S2	40.00 SF	
S3	40.00 SF	
TOTAL STOR. AREA		120.00 SF
TOTAL FLOOR AREA (w/BALCONIES)		6921.03 SF
WALL 1a EXCLUSION	361'-8" x 2.00"	60.29 SF
WALL 1b EXCLUSION	356'-11.5" x 7.05"	209.71 SF
TOTAL WALL EXCLUSION		270.00 SF
HRV EXCLUSION	2% x (6921.03-614.16-269.96)	120.73 SF
NET FSR AREA (6921.03-614.16-120-269.96-120.73)		5796.14 SF



2 DETAIL-WALL2
SK-E40 1/2"=1'-0"



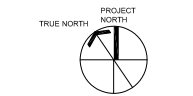
1 L40 EAST FSR CALCULATION
SK-E40 1/16"=1'-0"



Musson
Cattell
Mackey
Partnership

Architects Designers Planners

Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T. 604. 687. 2990
F. 604. 687. 1771
MCMPartners.com



- 32019 05 03
ISSUED FOR COV CLARIFICATION
- 22019 02 28
RE-ISSUED FOR DEVELOPMENT PERMIT
- 12018 12 21
ISSUED FOR DEVELOPMENT PERMIT

Revisions YYYY-MM-DD

Seal

1468 ALBERNI

1468 ALBERNI
VANCOUVER, BC

Project

Level 43
East Tower
Typical FSR
Calculation

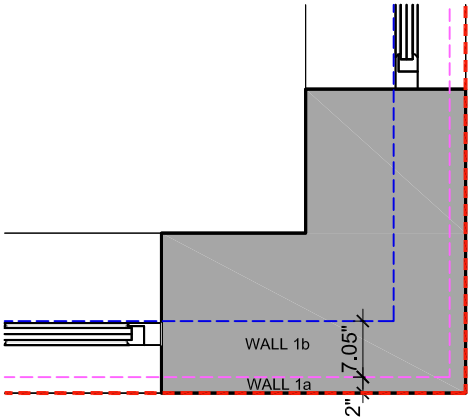
Drawing

Scale

Project 216012

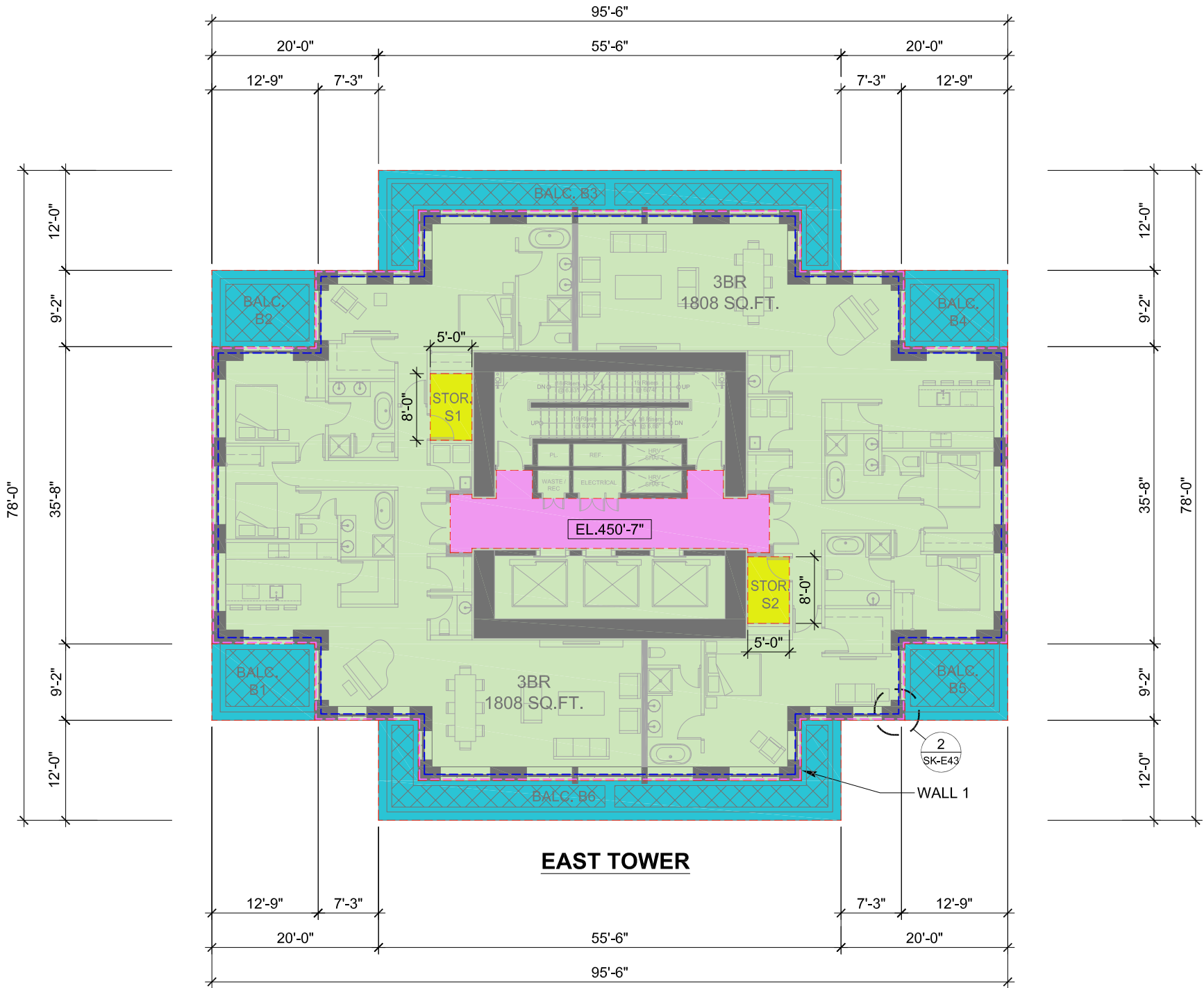
Sheet SK-E43

RESIDENTIAL		
NET. RESIDENTIAL	5027.60 SF	
COMMON	264.18 SF	
TOTAL RESIDENTIAL		5291.78 SF
OPEN BALCONY AREA		
B1	113.05 SF	
B2	113.05 SF	
B3	332.50 SF	
B4	113.05 SF	
B5	113.05 SF	
B6	332.50 SF	
TOTAL BALCONY AREA		1117.20 SF
EXCLUDED STOR. AREA		
S1	40.00 SF	
S2	40.00 SF	
TOTAL STOR. AREA		80 SF
TOTAL FLOOR AREA (w/BALCONIES)		6488.98 SF
WALL 1a EXCLUSION	361'-8" x 2.00"	60.29 SF
WALL 1b EXCLUSION	356'-11.5" x 7.05"	209.71 SF
TOTAL WALL EXCLUSION		270.00 SF
HRV EXCLUSION	2% x (6488.98-1117.2-270)	102.03 SF
NET FSR AREA (6488.98-1117.2-80-270-102.03)		4919.75 SF



2
SK-E43 1/2"=1'-0"

DETAIL-WALL2



1
SK-E43 1/16"=1'-0"

L43 EAST FSR CALCULATION

D

date **April 1st 2019**
or **2019.01.04 MCM**
yr

**Musson Cattell Mackey
Partnership**
Monika Serrer, **BES, B.Arch.,
MRAIC**
Oceanic Plaza
1066 West Hastings Street,
Suite 1900
Vancouver, B.C.
Canada V6E 3X1

subject
Letter of intent - Passive House Consultant Declaration
**Development Permit application for the property located at 1444 Alberni St. and 740 Nicola St.,
Vancouver, BC**

As Passive House consultant for the above project, I hereby confirm that the revisions to the project relating to the project Development Permit Resubmission on February 28th, 2019, have not significantly changed the project's two PHPP models that were submitted on December 21st, 2018, as part of the City of Vancouver submission requirements for the Development Permit Application.



Sebastian moreno-vacca
architect founding partner
M +32 475 83 47 97



P

Future-Proof Design Inc
an A2M subsidiary company

NYC 110 wall street
new york, NY 10005 – USA

BRU chaussée de boondael 6
(bte13) 1050 brussels – BE

LIS rua da madalena 214, 1ºd
1200-028 lisboa – P

EIN 82-5313214
KBC Bank N.V., New York Branch
FED ABA: 026008248
CHIPS ABA: 824
SWIFT: KREDUS33
ACCOUNT NAME: Future-Proof Design Inc
ACCOUNT NUMBER: 1007100

a2m.be | +32 2 640 51 81
facebook | twitter | instagram

© CO2 neutral certified company