# THE CREEK BUILDING5

DEVELOPMENT PERMIT APPLICATION APRIL 25, 2018 1551 QUEBEC STREET, CITY OF VANCOUVER

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COVER

-RIL 2018

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SUITE ONE 1600 HOWE ST VANCOUVER BC V6Z 2L9 CANADA

**CONCE**RT

1551 QUEBEC STREET

THE CREEK BUILDING 5

A0-0



A2-1	PARKING LEVEL P3	A3-1	NORTH FLEVATION
A2-2	PARKING LEVEL P2	A3-2	EAST ELEVATION
A2-3	PARKING LEVEL P1	A3-3	SOUTH ELEVATION
A2-4	LEVEL 1	A3-4	WEST ELEVATION
A2-5	LEVEL 2		
A2-6	LEVEL 3	A4-1	SECTIONS
A2-7	LEVELS 4-13		
A2-8	LEVEL 14		
A2-9	LEVEL 15		
A2-10	LEVEL 16		
A2-11	LEVEL 17		
A2-12	LEVEL 18 (MECHANICAL)		
A2-13	LEVEL 19 (ROOF)		

AD-0 AD-1 AD-2 AD-3 AD-4

A0-5 A0-6

COVER

A1-1 SITE PLAN OVERALL A1-1a SITE PLAN A1-2 SURVEY PLAN

STREETSCAPE LEED SCORE CARD

#### **PROJECT TEAM**

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LAND SURVEYOR

DESIGN ARCHITECT

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#### ACOUSTICAL ENGINEER

ROWN STRACHAN ASSOCIATES ANDREW FAWCETT 2 - 1290 HOMER STREET VANCOUVER, BC V48 2975 T: 604-689-0514 E: bsa@ibrowstrachan.com

### PROJECT DATA

LEGAL DESCRIPTION LOT 353 FALSE CREEK GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP46205

PID: 029-631-769 MUNICIPAL ADDRESS:

1551 QUEBEC STREET, VANCOUVER, B.C.

ZONING:

CD-1 612 SITE AREA:

overall site area: Building 5 site area: Proposed site boundary: Proposed park dedication:

279,253 SF 52,403 SF 32,765 SF 19,638 SF (0.18 HECTARES)

NET FLOOR SPACE: MAXIMUM PERMITTED: PROPOSED: 182,222.00 SF 176,525.98 SF SITE COVERAGE

REFORE PARK DEDICATION 16 131 / 52 403 = 30 8% AFTER PARK DEDICATION 16,131 / 32,896 = 49.0%

BUILDING HEIGHT SEA LEVEL RISE BASE PLANE EL. 15.09' (4.6m) TO TOP OF PENTHOUSE ROOF SLAB PERMITTED: PROPOSED: 175'-0" (53.34m) 172'-8" (52.63m)

SETBACKS	
PARK (WEST)	
PERMITTED	2.5m (8'-2 3/4")
PROPOSED	2.5m (8'-2 3/4")
PARK (NORTH)	
PERMITTED	2.5m (8'-2 3/4")
PROPOSED	2.5m (8'-2 3/4")
QUEBEC STREET (EAST)	
PERMITTED	3.0m (~9'-8")
PROPOSED	3.0m (~9'-8")
SWITCHMEN STREET (SOUTH)	
PERMITTED	2.0m (6'-6 3/4")
PROPOSED	2.0m (6'-6 3/4")
LOADING	
CLASS A:	N/A

N/A

N/A

CLASS B:

CLASS C:

	RESIDENTIAL GR	OSS .		EXCLUSION		AREAS NOT IN	ICLUDED IN FSR							
LEVELS	UNITS *	COMMON	GROSS RES.	STORAGE	NET FSR	AMENITY	ROOF DECK	BALCONY			GRO	INTERIO	DR **	GROSS E
EVEL 1	5.882.34 SF	4.934.20 SF	10.816.54 SF	95.00 SF	10.721.54 SF	1.763.27	F 0.00 SF	0.00 SF				12.579	01.07	
EVEL 2	5,882.34 SF	4,934.20 SF 1.318.57 SF	7.276.31 SF	95.00 SF 36.00 SF	7.240.31 SF	4.059.69		280.00 SF	39%		-	11.336		
EVEL 3	6.371.84 SF	1.217.60 SF	7.589.44 SF	155.00 SF	7.434.44 SF	4,361.04		612.10 SF	8.2 %			11,950		
EVEL 4	10.792.51 SF	1.197.99 SF	11.990.50 SF	269.00 SF	11.721.50 SF	0.00		1.224.47 SF	10.4%			11.990		
EVEL 5	10.792.51 SF	1.197.99 SF	11,990.50 SF	269.00 SF	11.721.50 SF	0.00		1.224.47 SF	10.4%			11.990		
EVEL 6	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00	F 0.00 SF	1,224.47 SF	10.4%			11,990	0.50 SF	
EVEL 7	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00	F 0.00 SF	1,224.47 SF	10.4%			11,990	0.50 SF	
EVEL 8	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 5	F 0.00 SF	1,224.47 SF	10.4%			11,990	0.50 SF	
EVEL 9	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 5		1,224.47 SF	10.4%			11,990	0.50 SF	
EVEL 10	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 5		1,224.47 SF	10.4%			11,990		
EVEL 11	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00		1,224.47 SF	10.4%			11,990		
EVEL 12	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 5		1,224.47 SF	10.4%			11,990		
EVEL 13	10,792.51 SF	1,197.99 SF	11,990.50 SF	269.00 SF	11,721.50 SF	0.00 5		1,224.47 SF	10.4%			11,990		
EVEL 14	9,801.62 SF	1,085.84 SF	10,887.46 SF	158.00 SF	10,729.46 SF	0.00 5		829.15 SF	7.7%			10,887		
EVEL 15	9,301.69 SF	1,073.18 SF	10,374.87 SF	158.00 SF	10,216.87 SF	0.00 5		609.63 SF	6.0%			10,374		
EVEL 16	6,152.57 SF	477.00 SF	6,629.57 SF	40.00 SF	6,589.57 SF	0.00 5		0.00 SF					9.57 SF	
EVEL 17	5,406.07 SF	477.00 SF	5,883.07 SF	40.00 SF	5,843.07 SF	0.00 5		0.00 SF					8.07 SF	
EVEL 18 (MECH)	0.00 SF	535.72 SF	535.72 SF	0.00 SF	535.72 SF	0.00		0.00 SF	0.001				5.72 SF	
	156,798.97 SF	23,099.01 SF		3,372.00 SF	176,525.98 SF	10,184.00	F 9,557.80 SF	14,575.58 SF	8.3%			190,081	1.98 21	
			P.	AAX PERMITTED FSR: REMAINING FSR:	182,222.00 SF 5.696.02 SF		MAX PERM	ITTED BALCONY	- 12.0%					
** - GROSS INTERIOR ARE *** - GROSS BUILDABLE =	- GROSS RESIDENTIAL +	AMENITY + ROOF DE	ECK + BALCONY											
PARKING	SUMMAR	RY						UNIT	SUIV	1MA	RY			
PARKING PARKING REQUIRE	0011111/0		NING BYLAW - SE	CTION 4 - 4.5A.1				UNIT				L)		
	EMENTS AS PER V		NING BYLAW - SE	CTION 4 - 4.5A.1				OVERALI		OUNT (T			) 3B+D	PH
PARKING REQUIRE	EMENTS AS PER VA	ANCOUVER ZOP			170 800	a sr. / 1 507 = 120	ISPACES	OVERALI LEVELS	UNIT C	OUNT (T	YPE/LEVE			
PARKING REQUIRE MINIMUM (THE LES 1 SPACE PER 1 OR	EMENTS AS PER VA SSER OF): 1,507 sf (140m2) C	ANCOUVER ZOP			179,899	8 SF / 1,507 = 120	OR	OVERALI LEVELS	UNIT C	OUNT (T	PPE/LEVE	D 3 BED	0	
PARKING REQUIRE MINIMUM (THE LES 1 SPACE PER 1	EMENTS AS PER VA SSER OF): 1,507 sf (140m2) C	ANCOUVER ZOP			179,892			OVERALI LEVELS	UNIT C	OUNT (T TH 2 4 0	YPE/LEVE           2BED         2B           1         C           0         C	D 3 BEC	0	0
PARKING REQUIRE MINIMUM (THE LES 1 SPACE PER 1 OR	EMENTS AS PER VA SSER OF): 1,507 sf (140m2) C	ANCOUVER ZOP			179,894		OR	LEVEL 1 LEVEL 2 LEVEL 3	UNIT C 1B+D	OUNT (T TH 2 0 0	YPE/LEVE 2BED 2B 1 C 0 C 0 4	D 3 BEE	0 1 0	0
PARKING REQUIRE MINIMUM (THE LES 1 SPACE PER 1 OR 1 SPACE PER U MAXIMUM:	EMENTS AS PER VJ SSER OF): I ,507 sf (140m2) C JNIT	ANCOUVER ZOP	INTIAL GROSS FL			91	OR SPACES	OVERALI LEVELS LEVEL 1 LEVEL 2 LEVEL 3 LEVEL 4	UNIT C 1B+D 1 * 0 0	OUNT (T TH 2 0 0	YPE/LEVE 28ED 28 1 0 0 0 4 2 5	D 3 BED	0 1 0 0 0	0 0 0 0 0
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BICYCLE STORAGE CLASS A: MINIMUM 1.25 SPACES FOR EVERY UNIT HORIZONAL SPACES MIN. SPA RECURED BIEL COCKER: MIN. 299 RECURED				
MINIMUM 1.25 SPACES FOR EVERY UNIT HORIZONTAL SPACES MIN. 50% REQUIRED VERICAL SPACES MAX. 30% PERMISSIBLE	BICYCLE	STORA	GE	
HORIZONTAL SPACES MIN. 50% REQUIRED VERTICAL SPACES MAX. 30% PERMISSIBLE	CLASS A:			
	HORIZONTAL SPA VERTICAL SPACE	CES MIN. 50% MAX. 30% PE	MISSIBLE	

MINIMUM 6 SPACES

AREA SUMMARY

EV FITTED STALL EV STALL HC STALL 55 6 5 71 18 SMALL CAR ST. PROVIDED REQUIRED/PERMISSIBLE 114 SPACES 57 SPACES 35 SPACES 23 SPACES 114 SPACES 0 SPACES 0 SPACES 114 SPACES 6 SPACES 6 SPACES

- GROSS UNIT AREA INCLUDES STORAGE ROOMS

NO. DATE 1 2018-04-25 859.6D1 BUILDABLE \*\*\* 12,579,81 SF 11,710.83 SF 13,214.97 SF 13,423.61 SF 11,777.02 SF 55,77 SF 14,215.36 SF 214,215.36 SF R ≥ TOTAL FI 6  $\geq$ 70

Copyright Reserved This plan and design aw, and at all times remain the exclute recently of the architectidesiane and cannot be used or secretured without within costuct. Writes dimension shall have that very and be seponded for all dimensions and conditions on the job and this effort while be informed of any variations from the dimension and conditions thow not the dawleg.

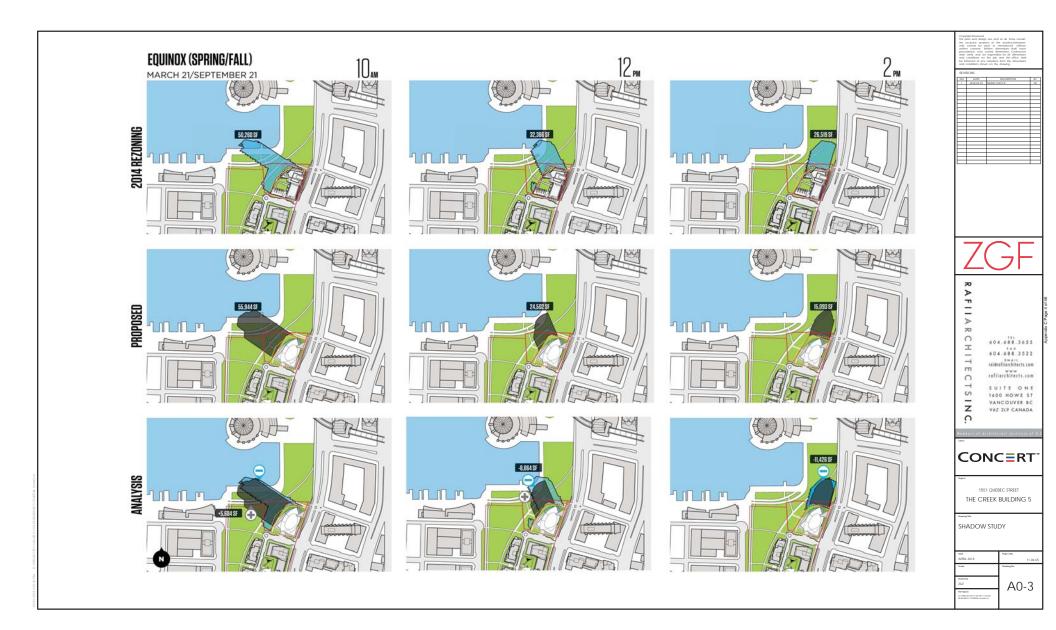


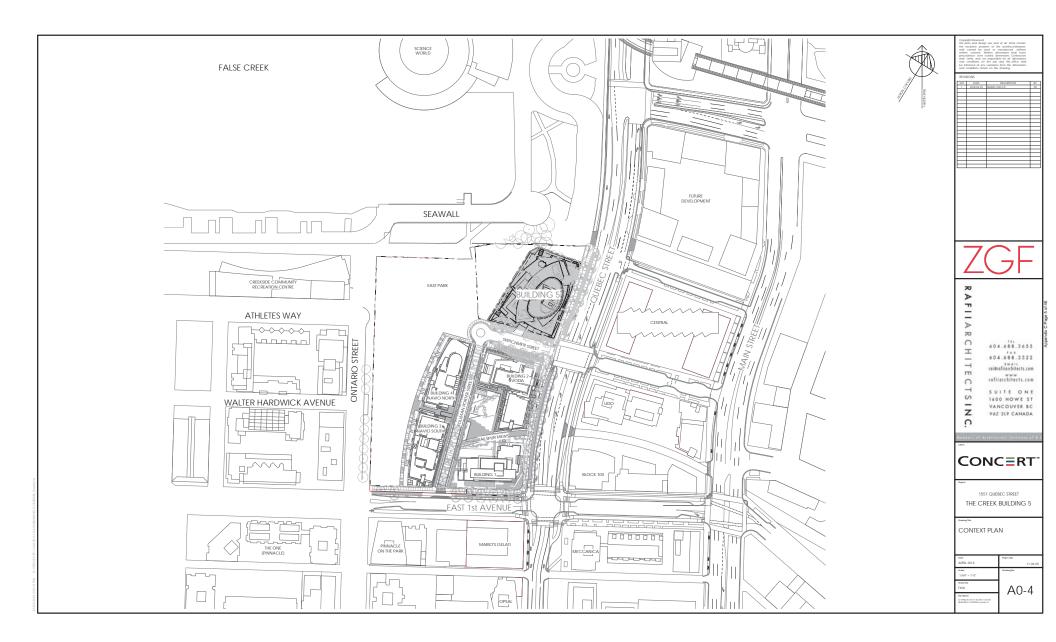
NAME	UNIT TYPE	GROSS AREA *	LEVEL	COUNT		
UNIT-101	2B	1,422 SF	LEVEL 1	1		CERT
UNIT-201	3B+D	2,325 SF	LEVEL 2	1		
JNIT-A	2B+D	1,462 SF	LEVEL 4-13	10		
UNIT-A1	2B+D	1,397 SF	LEVEL 3	1	Propert	
UNIT-B	2B+D	1,464 SF	LEVEL 3-13	11		
UNIT-C	2B+D	1,473 SF	LEVEL 3-13	11	1551 QU	IEBEC STREET
UNIT-D	2B+D	2,038 SF	LEVEL 3-13	11		BUILDING 5
UNIT-D1	3B+D	2,965 SF	LEVEL 14-15	2	THE CREET	C DUILDING 5
JNIT-E	2B	1,170 SF	LEVEL 4-13	10		
UNIT-E1	3B	1,332 SF	LEVEL 14-15	2	Duelos IIIr	
JNIT-F	2B	1,245 SF	LEVEL 4-13	10		
UNIT-F1	3B	1,409 SF	LEVEL 14-15	2	PROJECT DA	ATA
JNIT-G	2B+D	1,941 SF	LEVEL 4-13	10		
TH-1	TH	1,325 SF	LEVEL 1-2	1		
TH-2	TH	1,383 SF	LEVEL 1-2	1		
TH-3	TH	1,569 SF	LEVEL 1-2	1	100	Protect No.
TH-4	TH	3,061 SF	LEVEL 1-2	1	APRI 2018	Popel No. 11.04.
PH 1401	PH	3,855 SF	LEVEL 14	1		
PH 1501	PH	3,163 SF	LEVEL 15	1	licates	Drawing No.
PH 1601	PH	6,153 SF	LEVEL 16	1		-
PH 1701	PH	5,406 SF	LEVEL 17	1	Exam By FMA	1 4 0 4
MANAGER	1B+D	754 SF	LEVEL 1	1	rma.	<b>J</b> A()-1

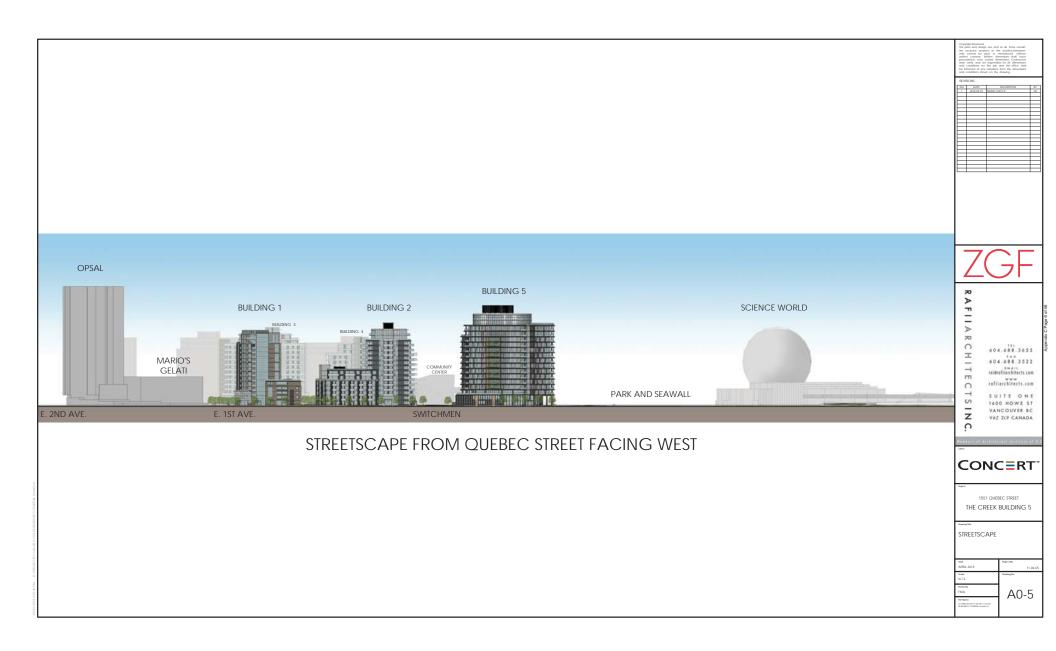
## ATA

Date	Propert No.
APRIL 2018	11-04-05
Liale	Drawing No.
Drawn By	
FMA	A0-1
He Name	7.0 1

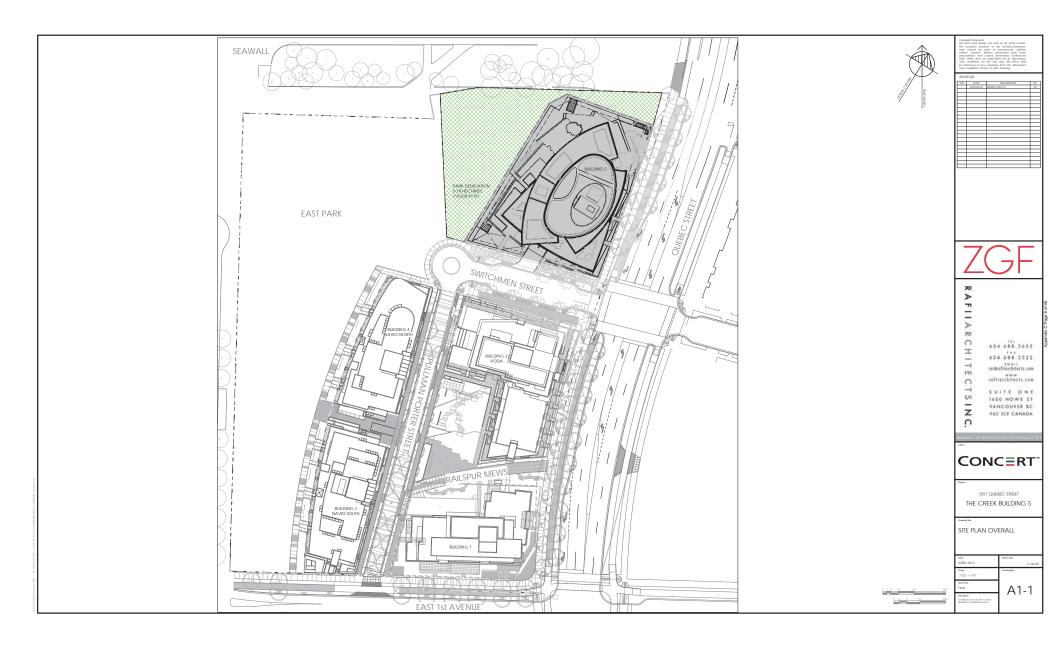


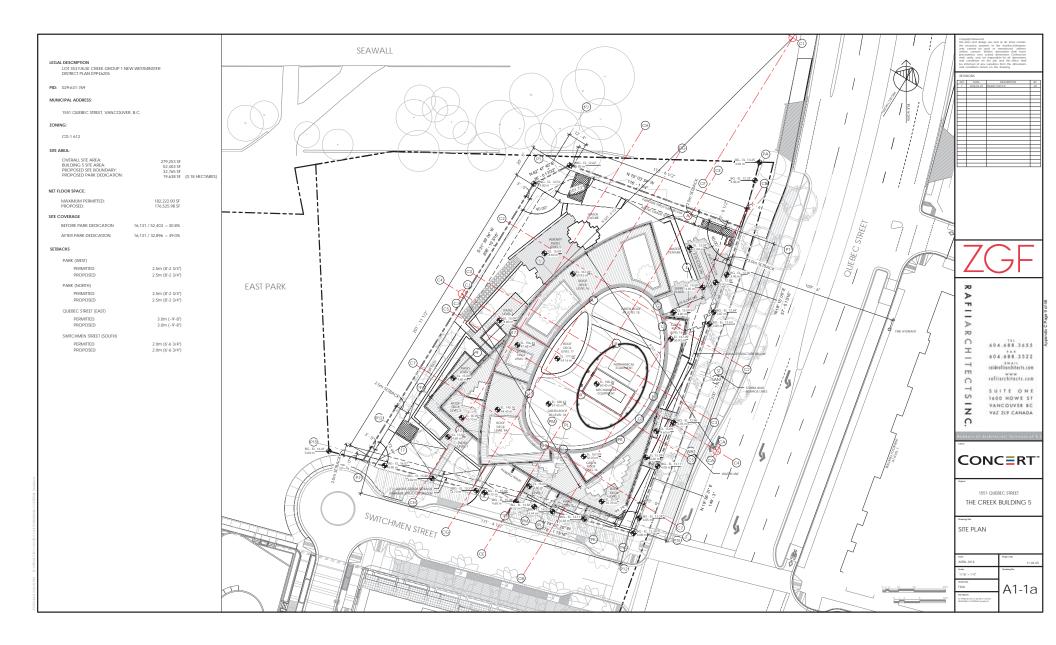


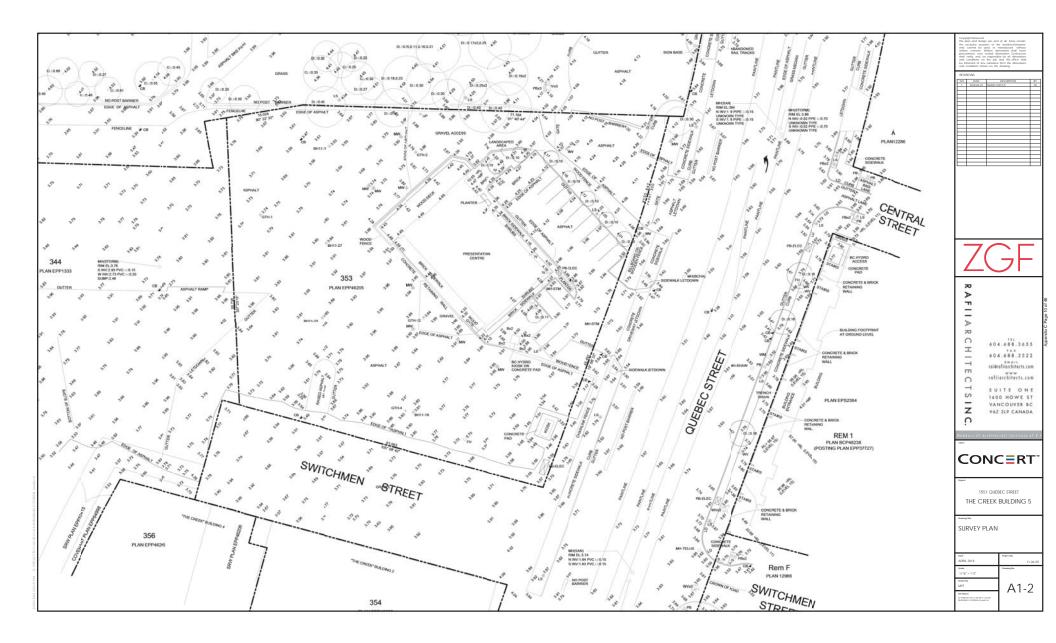


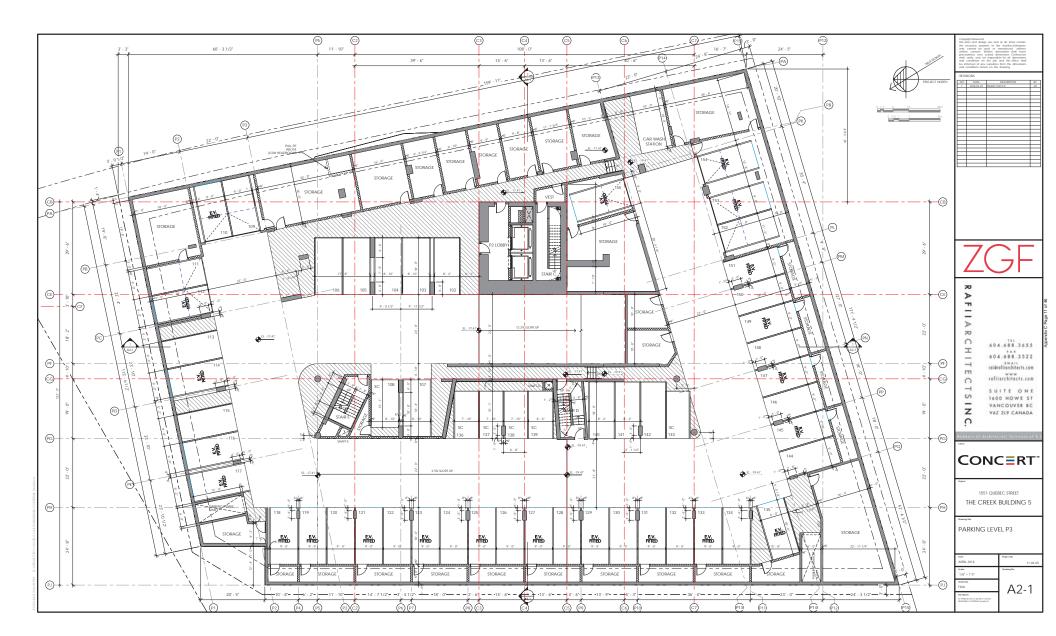


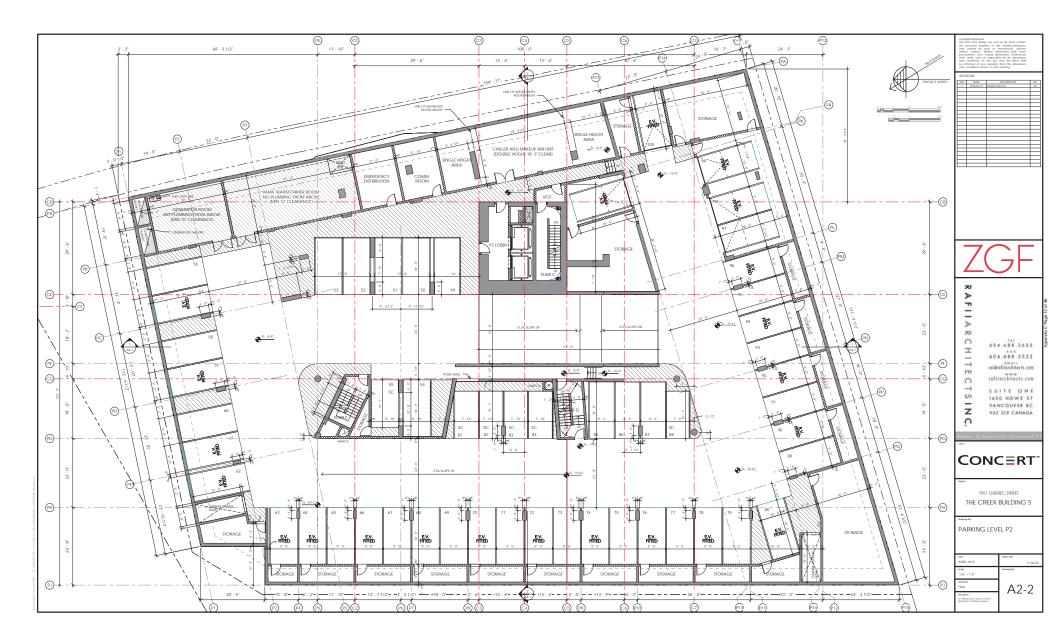
The Creek Building 5         LSED Canada NC 2000 Scorecard Estimate         LSt Update: 2071-12-22         T       P       U         64       9       10       27         Total Estimate       Solve 30 points       Solve 30 points         Cretted 40-49 points       War 50-59 points       Gold 60-79 points       Patisum 80-110 points         Cretted 40-49 points       Total Estimated Points       Solve 30 points       Solve 30 points         Cretted 40-49 points       The "Points that are unalled and likely to be achieved with some additional effort, cost or analysis.         U - "Unikely" Points that are either not applicable, or not recommended.       Not points that are either not applicable, or not recommended.	ECCOLLECTIVE           STATUS         Materials & Resource           1         Materials & Resource           1         Mincl. 18 ultima Reuse: Maintain Existing Walk; Floors, and Root           1         Mincl. 18 ultima Reuse: Maintain Existing Walk; Floors, and Root           1         Mincl. 18 ultima Reuse: Maintain Interior Non-Structural Elements           1         Mincl. 18 ultima Reuse: Maintain Existing Walk; Floors, and Root           1         Mincl. 18 ultima Reuse: Maintain Interior Non-Structural Elements           1         Mincl. Regularde Content           2         Mincl. Regularde Content           2         Mincl. Regularde Content           2         Mincl. Regularde Content           2         Mincl. Regularde Reuseisis	
D. "Documented"         Points that are fully documented.           Y         Z         Statistics         26 Possible Points           Prerequisite         Stage         Construction Archivity Pollution Prevention         Required           1         352         Statistics         Statistics         Statistics           1         352         Statistics         Statistics         Statistics         Statistics           1         352         Statistics         Statistics<	Image: Registry Renewable Materials         1           Image: Certified Wood         1           Image:	RAFILA RCOH CHIEREN SUITE SUIT
2       EAct       Enhanced Refrigerant Management       2         3       2       EAct       Enhanced Refrigerant Management       3         2       2       EAct       Enhanced Refrigerant Management       3         3       2       EAct       Enhanced Refrigerant Management       3         2       EAct       Encent Prover       2         Points in this scorecard represent estimates by the project team. The team intends to design and construct the project seam which owards LED points and subsequent configuration is submission to, and review by, the Canada	1         RPc2.1. Regional Priority: TBD         1           1         Image: RPc2.2. Regional Priority: TBD         1           1         Image: RPc2.3. Regional Priority: TBD         1           1         Image: RPc2.3. Regional Priority: TBD         1           1         Image: RPc2.3. Regional Priority: TBD         1	New 1531 OULIEEC STREET THE CREEK BUILDING 5 New THE LEED SCORE CARD New The Content of the

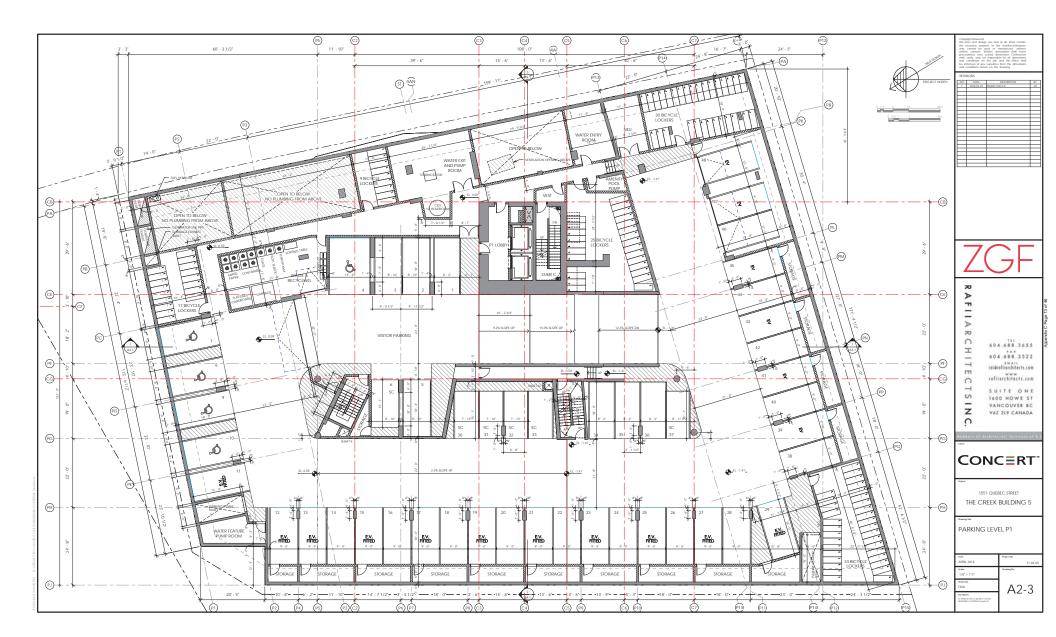


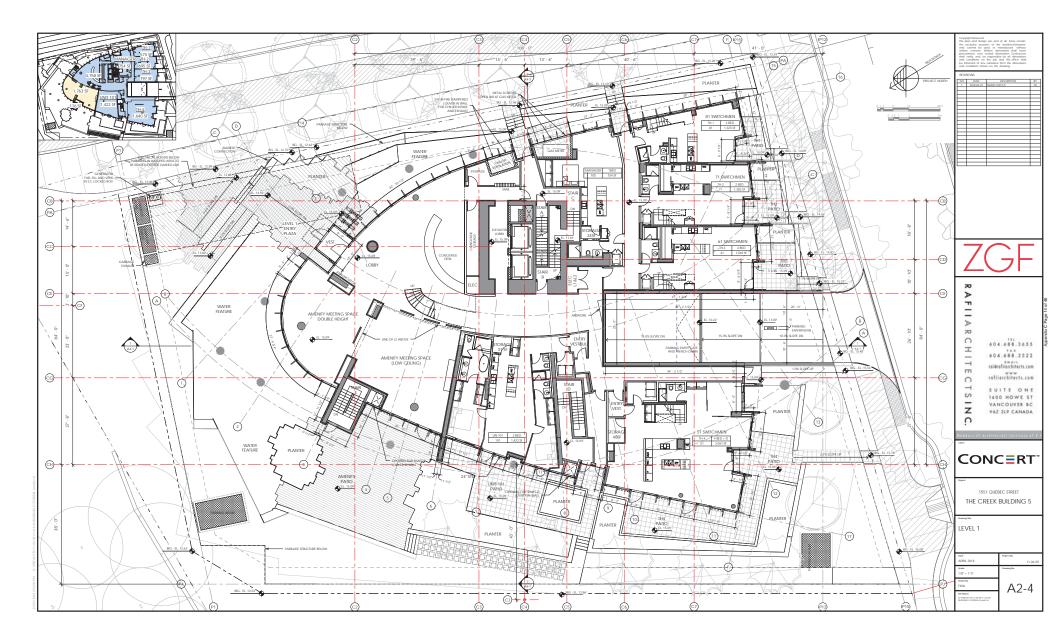


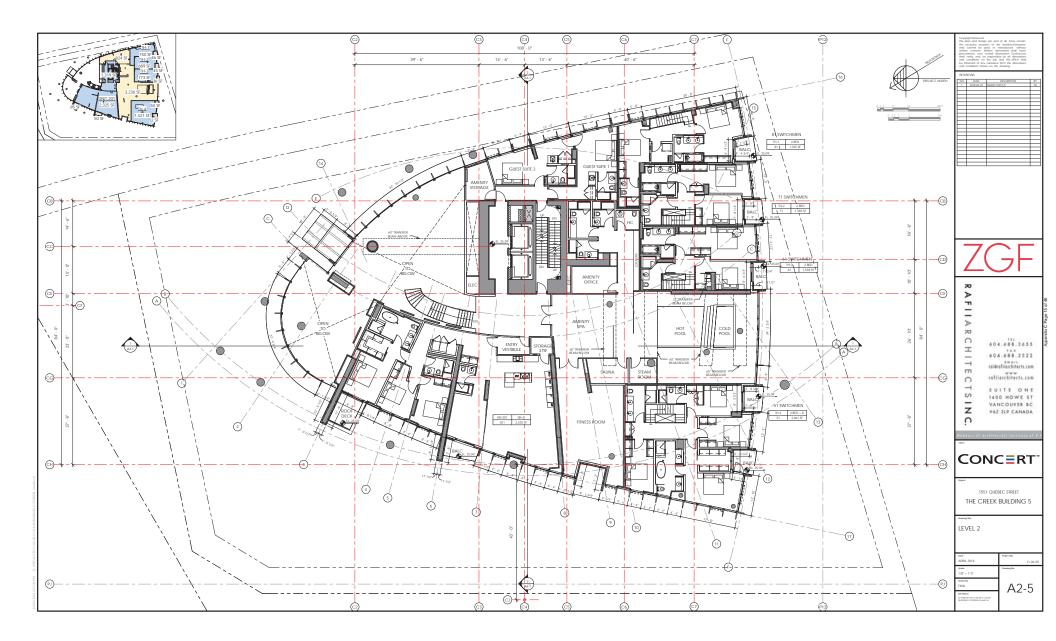


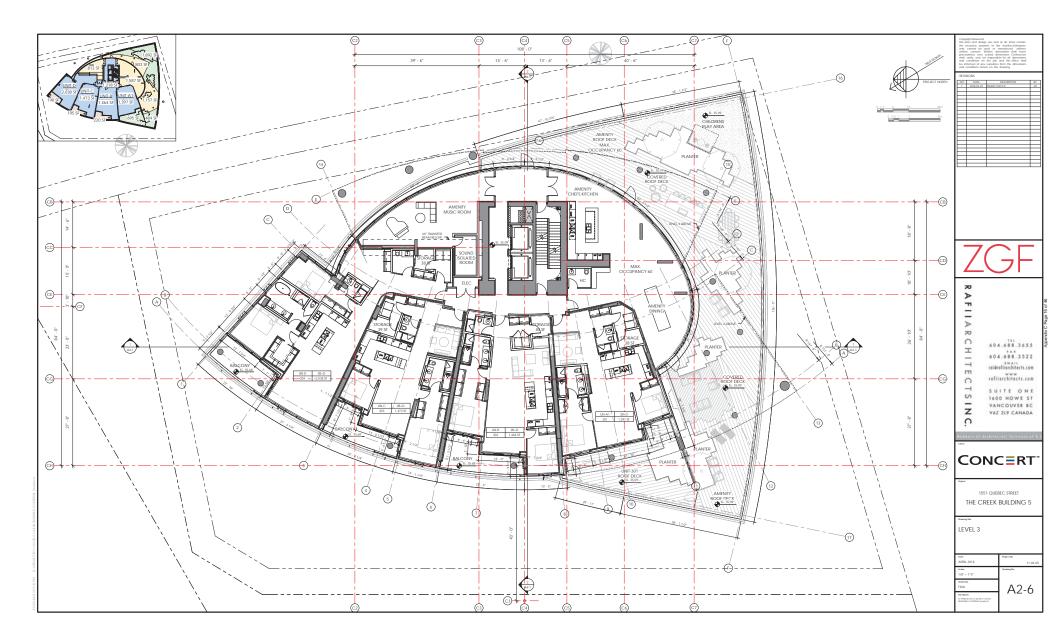


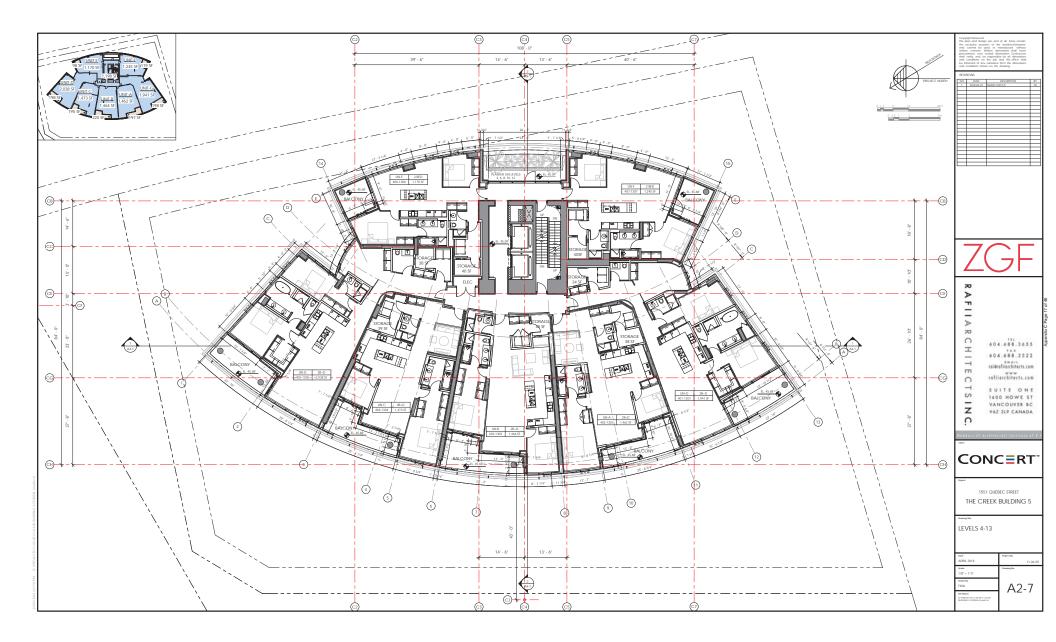


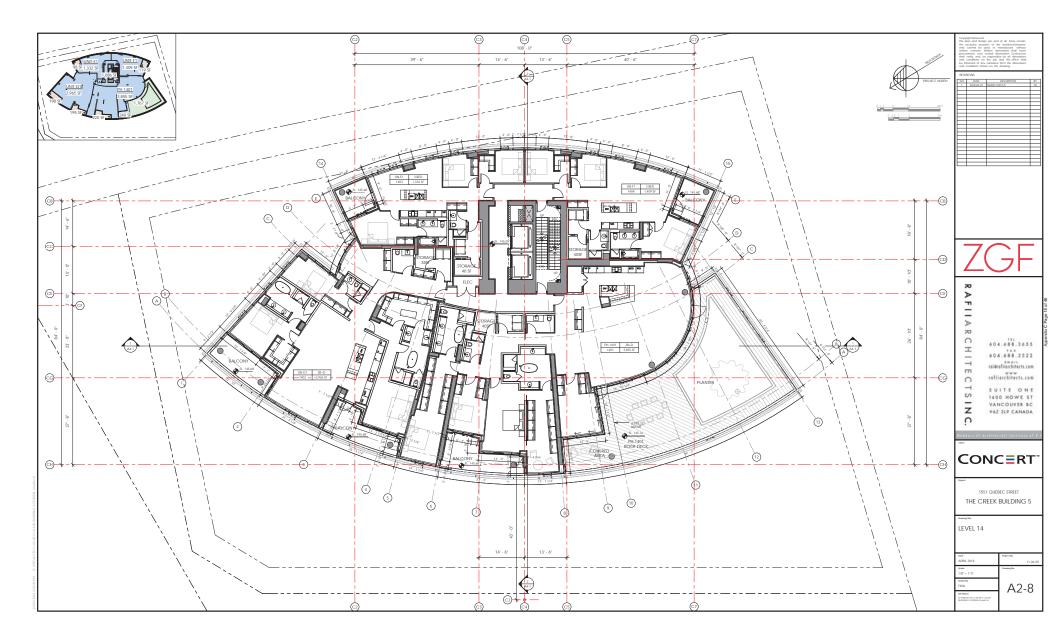


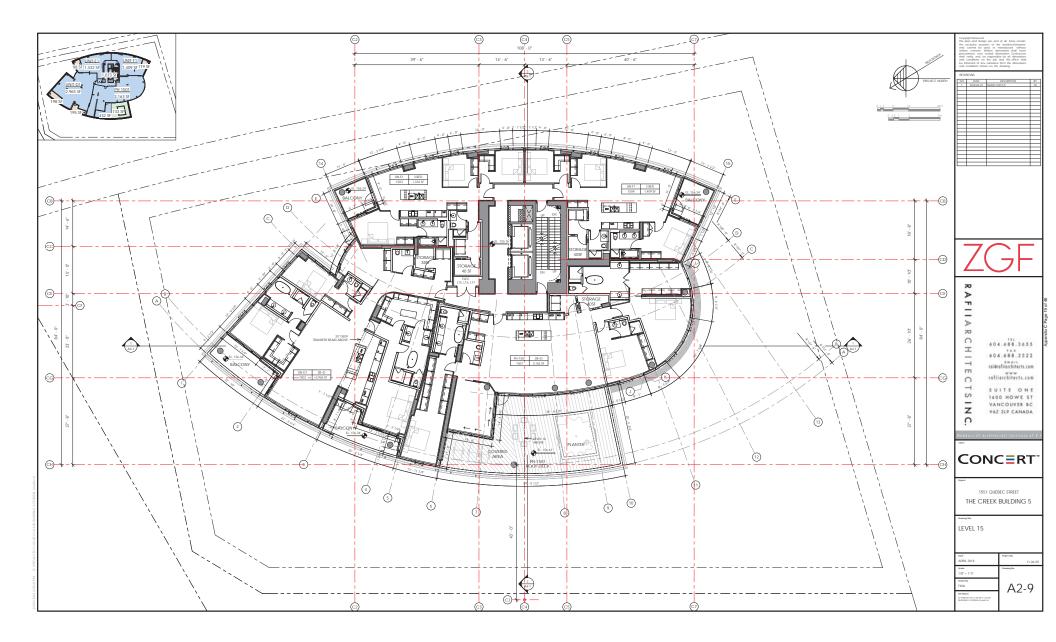


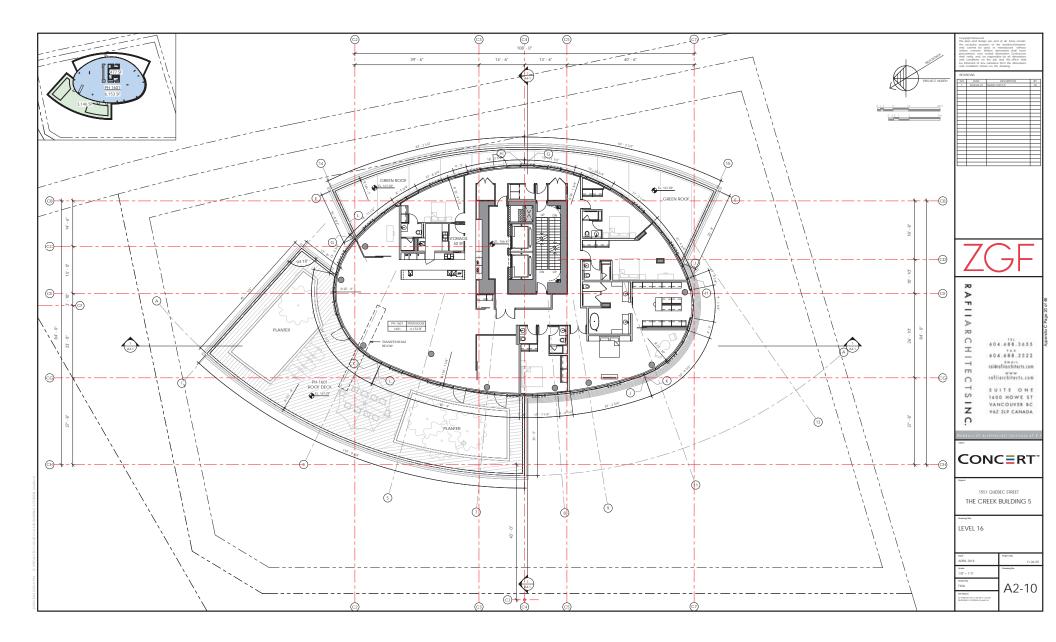


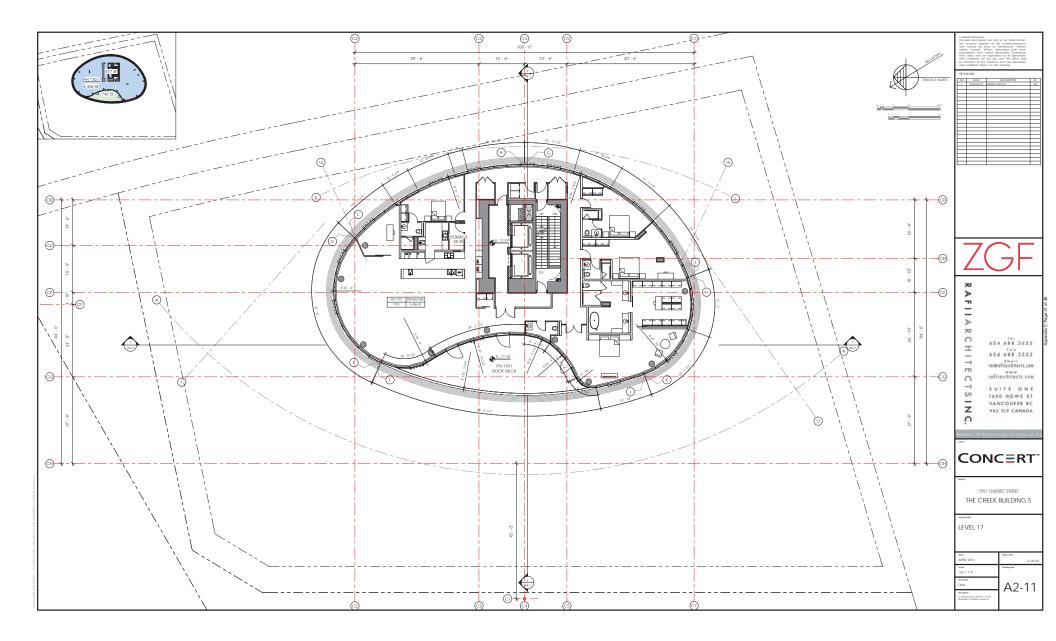


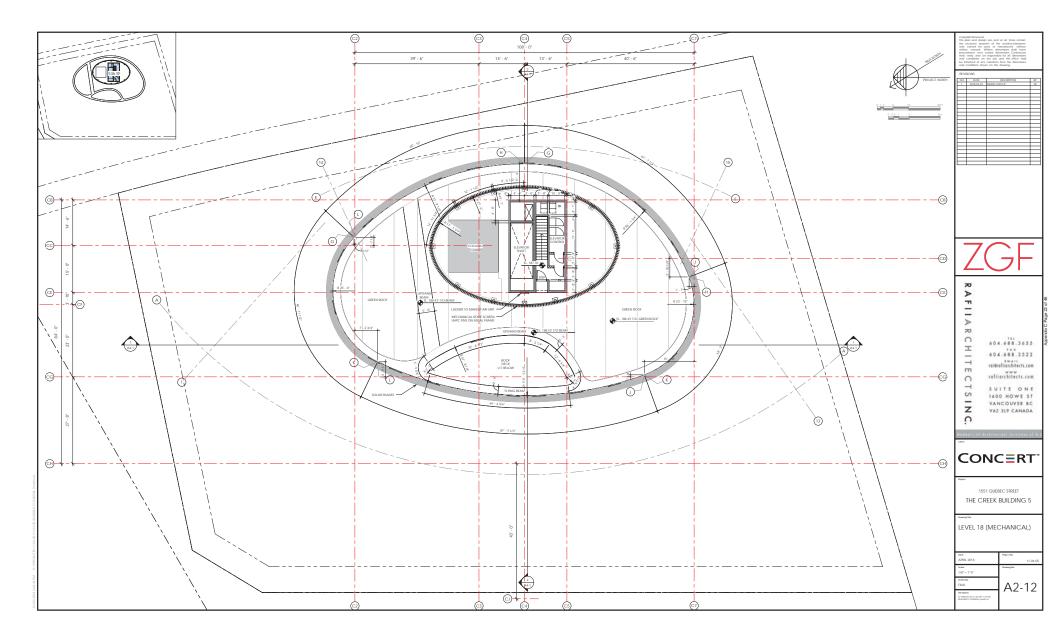


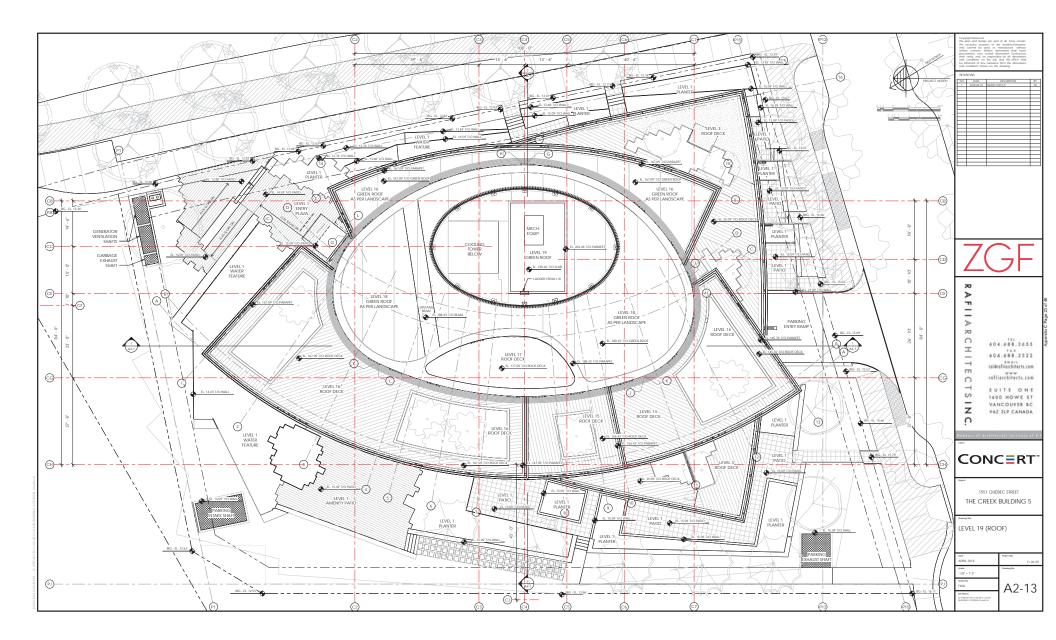
















#### MATERIAL LEGEND WINDOW WALL TYPICAL (COLOUR: DARK GRAY) GLASS (CIEAR LOWE) SPANDBELS AND METAL PANEL WITH INSULATED BACK PANS DARK GRAY MULLIONS AND HARDWARE NO. DATE 1 2018-04-25 855 (2) - WINDOW WALL AT PENTHOUSE (COLOUR: SILVER) - GLASS (CLEAR LOWE) - SPANDREIS AND METAL PANEL WITH INSULATED BACK PANS - SILVER MULLIONS AND HARDWARE . -0 1/0 LEVEL 74 (HDOP) -(7) -(8) UITRA HIGH PERFORMANCE CONCRETE (PRECAST CLADDING) HORIZONTAL RAIL "BANDS" OFFSET FROM SLAB EDGE SMALL VERTICAL FINS AT TOWER LEVELS AND ROOFTOP SCREEN LARGE VERTICAL FINS BETWEEN CURISAINWALL AT GROUND LEVEL 1.0 RECIVING HEAR VARIAN - 11 1410 0.01 10 HVL1 -2 SPANDREL PANE FOR WINDOW TYPE : -® OOOD COMPOSITE PANELS EXTERIOR INSULATED EXTERIOR WALLS & SOFFIS MINERAL WOOL INSULATION 10 898.1 -0 M. 10 HVIL 14 (5) - CURTAIN WALL AT MAIN ENTRY LOBBY (COLOUR: DARK GRAY) - GLASS (CLEAR LOWE) - SPANDRELS AND METAL PANEL WITH INSULATED BACK PANS - MECHANICAL LOUVER VENTS AT VENTILATION SHAFTS 6 -0 <u>3</u>-10 HML 18 6 - STRUCTURAL GLASS RAILING - SMALL TOP RAIL - VERTICAL BUTT JOINS 4 -3 2– 1 3--(4) PAINTED CONCRETE (CAST IN PLACE) VERTICAL STEEL PICKETS (2x6) MOUNTED AROUND CONCRETE PLATFORM FINISHED SILVER -6 J. 1 DARKER PANEL FOR WINDOW TYPE 1 -0 B - SOLAR SHADE (METAL) - 30' DEEP - ANGLED FINS BETWEEN STRUCTURAL T' - PENTHOUSE LEVELS R ≥ SPANDREL PANEL FOR WINDOW TYPE 1 -0 FI 10 BVIL 11 HECHANICAL ROOFTOP SCREIN (METAL AND UHPC CLADDING) ULTRA HIGH PERFORMANCE CONCRETE PRECAST VERTICAL FINS STRUCTURAL STEEL SUPPORT FRAME -0 ≥ 70 1/0 HVHL 10 0 604.688.3655 т 604.688.3522 Ξ 1/0 HV4L # EMAIL rei@refilerchitects.com m rofilorchitects.com 0 10 HVILE TS SUITE ONE 1600 HOWE ST VANCOUVER BC ī 4 V6Z 2L9 CANADA 0 + **CONCE**RT 10 HVIL4 -7 1551 QUEBEC STREET -6 10 1 THE CREEK BUILDING 5 10 898 SOUTH ELEVATION 7-00 3 1. 3 PRIL 2018

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