

3609-3687 Arbutus Street - Aerial Context



- | | | | |
|---|---|----|---|
| 1 | PROPOSED PROJECT SITE: 3609-3687 ARBUTUS STREET | 9 | ARBUTUS VILLAGE SPRINGTREE POOL |
| 2 | ARBUTUS VILLAGE SHOPPING CENTRE | 10 | THE ARBUTUS CLUB / RECREATION CENTRE |
| 3 | SHAUGHNESSY ELEMENTARY SCHOOL | 11 | YORK HOUSE SCHOOL (LITTLE SCHOOL) |
| 4 | YORK HOUSE SCHOOL | 12 | LOBLAWS CITY SUPERMARKET |
| 5 | PRINCE OF WALES SECONDARY SCHOOL | 13 | KITSILANO COMMUNITY CENTRE |
| 6 | PRINCE OF WALES PARK | 14 | CONNAUGHT PARK |
| 7 | QUILCHENA PARK | 15 | VANCOUVER CITY CENTRE |
| 8 | ARBUTUS VILLAGE PARK | 16 | PROPOSED ARBUTUS SKYTRAIN STATION (BROADWAY PLAN) |

revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry

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Telephone: (604) 730-8100 | Web: www.bha.ca

project:

SECURED RENTAL HOUSING
RESIDENTIAL DEVELOPMENT
3600 Arbutus Street
Vancouver BC.

PCI
DEVELOPMENTS

consultant:

seal:

drawn:	date: June 2019
checked	
scale: NTS	project no.: P-468

sheet title:
Aerial Context
3609 - 3687 Arbutus Street

P468 Elevations.vwx

sheet no.:

A0.04



rev.:

Project Statistics

Project Name: 3600 Arbutus Street Project No.: P-468										Site Area: 33000 sf 3065.80 sm		0.76 acres 0.31 ha		Date: 19-May-19 4-Jun-19																																											
FSR Summary	Proposed				Amenity Provided				Density Summary				Site Coverage		Building Height																																										
	Permitted				Provided:				Total Units		121		Site Area 33000.0 sf		# of Storeys 6																																										
	Area	FSR	Area	FSR																																																					
	Total GFA:	99000 sf	3.00 fsr	91597 sf	2.78 fsr	Interior Space: 483 sf		44.90 sm		UPA 159.7 upa		Footprint 0.0 sf		Geodetic Datum		T.O. Roof Parapet																																									
	Storage:	0 sf			L2 Courtyard: 2330 sf		216.46 sm		UPH 394.7 uph		Coverage 0.00 %		From Base Surface																																												
	Amenity:	483 sf			Roof Terrace: 1255 sf		116.59 sm																																																		
Total FSR:		91114 sf		2.76 fsr		8464.74 sm																																																			
Total Residential FSR:		91114 sf		2.76 fsr		8464.74 sm																																																			
Parking Area																																																									
Level				Parkade				GFA																																																	
Level P1				30649 sf				30649 sf				2847.42 sm																																													
Level P2				0 sf				0 sf				0.00 sm																																													
Level P3				0 sf				0 sf				0.00 sm																																													
Level P4				0 sf				0 sf				0.00 sm																																													
Total				30649 sf				2847.42 sm																																																	
Commercial/Residential Areas																																																									
Level	Commercial	Restaurant	Amenity	Res Lobby	Circulation	Residential	GFA	Efficiency	Unit Count	GFA Check	Storage	FSR																																													
P1	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf		0	0 sf		0 sf																																													
1	0 sf	0 sf	0 sf	602 sf	2643 sf	12968 sf	16213 sf	79.98 %	20	16213 sf		16213 sf																																													
2		0 sf	0 sf		2107 sf	14247 sf	16354 sf	87.12 %	22	16348 sf		16354 sf																																													
3		0 sf	0 sf		2107 sf	14247 sf	16354 sf	87.12 %	22	16348 sf		16354 sf																																													
4		0 sf	0 sf		2107 sf	14247 sf	16354 sf	87.12 %	22	16348 sf		16354 sf																																													
5			483 sf	0 sf	2003 sf	10367 sf	12852 sf	80.66 %	17	12846 sf		12369 sf																																													
6			0 sf	0 sf	2003 sf	10850 sf	12852 sf	84.42 %	18	12846 sf		12852 sf																																													
7				0 sf	0 sf	616 sf	0 sf	0.00 %	0	616 sf		616 sf																																													
Totals	0 sf	0 sf	483 sf	602 sf	13585 sf	76926 sf	91597 sf	83.98 %	121 units	91564 sf	0 sf	91114 sf																																													
	0.00 sm	0.00 sm	44.90 sm	55.96 sm	1262.10 sm	7146.68 sm	8509.65 sm																																																		
Residential Unit Summary																																																									
Unit Type:	A1	A2	A3	A4	A5	A6	A7	A8	not used	not used	not used	B1	B2	B3	not used	not used	C1	C2	C3	C4	C5	C6	C7	C8	not used	not used	not used	D1	D2	D3	Totals																										
Unit Configuration:	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	1 Bed	studio	studio	studio	studio	studio	2 Bed	Jr 2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	2 Bed	3 Bed	3 Bed	3 Bed																											
Unit Area:	542 sf	525 sf	483 sf	#DIV 0!	#DIV 0!	#DIV 0!	#DIV 0!	#DIV 0!	#DIV 0!	#DIV 0!	#DIV 0!	463 sf	434 sf	404 sf	#DIV 0!	#DIV 0!	841 sf	752 sf	#DIV 0!	737 sf	725 sf	821 sf	710 sf	725 sf	#DIV 0!	#DIV 0!	#DIV 0!	1105 sf	1008 sf	909 sf																											
	50.34 sm	48.77 sm	44.90 sm	#CVAL?	#CVAL?	#CVAL?	#CVAL?	#CVAL?	#CVAL?	#CVAL?	#CVAL?	43.03 sm	40.32 sm	37.58 sm	#CVAL?	#CVAL?	78.18 sm	69.83 sm	#CVAL?	68.51 sm	67.35 sm	76.28 sm	66.01 sm	67.34 sm	#CVAL?	#CVAL?	#CVAL?	102.63 sm	93.67 sm	84.42 sm																											
Level P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0 units																											
Level 1	8	1	0	0	0	0	0	0	0	0	0	2	2	1	0	0	2	0	0	0	0	0	0	0	0	0	0	2	2	0	20 units																										
Level 2	10	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	2	0	2	0	0	2	0	0	0	0	0	0	2	22 units																										
Level 3	10	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	2	0	2	0	0	2	0	0	0	0	0	0	2	22 units																										
Level 4	10	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	2	2	0	2	0	0	2	0	0	0	0	0	0	2	22 units																										
Level 5	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	0	2	0	0	0	0	0	0	17 units																										
Level 6	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	2	2	0	2	0	0	0	0	0	0	18 units																										
Total:	38	4	19	0	0	0	0	0	0	0	0	2	2	4	0	0	8	6	0	0	10	4	4	6	4	0	0	0	2	2	6	121 units																									
% By Type:	31.4 %	3.3 %	15.7 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	0.0 %	1.7 %	1.7 %	3.3 %	0.0 %	0.0 %	6.6 %	5.0 %	0.0 %	8.3 %	3.3 %	3.3 %	5.0 %	3.3 %	0.0 %	0.0 %	0.0 %	1.7 %	1.7 %	5.0 %	100%																										
% By Configuration:	50.4 %																	6.6 %										7.1 %																													
Total Units By Type:	61 units																	8 units										42 units										10 units										99%									

Residential Rental Summary			Average Unit Size Analysis	
Total Rental Units	121 Units		Avg. Unit Size	
Studio	8 Units	(7%)	Studio	
1-Bedroom	61 Units	(50%)	1-Bedroom	
2-Bedroom	42 Units	(35%)	2-Bedroom	
3-Bedroom	10 Units	(8%)	3-Bedroom	
Total Family Units			52 Units	(43%)

Parking

OFF STREET PARKING STATISTICS							Date	20 May 19
							Date Revised	
PARKING REQUIRED								
COMMERCIAL PARKING	NO. UNITS	NO. PARKING STALLS	GFA/STALL (sqm)	GFA (sqm)	NO. PARKING STALLS	PASSENGER	TOTAL	
Units less than 50sm			125.00 sm	8406.23 sm	67.25 stalls			
Units greater than 50sm								
TOTAL					67.25 stalls	1 stall	68.25 stalls	
VISITOR PARKING								
	NO. UNITS	NO. PARKING STALLS	TOTAL					
	121 units	9.08 stalls	9.08 stalls					
COMMERCIAL PARKING								
Hotel			GFA (sqm)	NO. PARKING STALLS	PASSENGER	TOTAL		
Restaurant			0.00 sm					
			0.00 sm					
TOTAL				0.00 stalls	0 stall	0.00 stalls		
TOTAL PARKING REQUIRED							77.32 stalls	
PARKING PROVIDED								
RESIDENTIAL PARKING	REGULAR	SMALL	HANDICAPPED	HC BONUS	CAR SHARE	PASSENGER	TOTAL	
P1 LEVEL	47 stalls	15 stalls	2 stalls	2 stalls	0 stalls	0 stalls	66 stalls	
P2 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
P3 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
TOTAL	47 stalls	15 stalls	2 stalls	2 stalls	0 stalls	0 stalls	66 stalls	
VISITOR PARKING								
	REGULAR	SMALL	HANDICAPPED	HC BONUS	CAR SHARE	PASSENGER	TOTAL	
LEVEL 01	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	1 stalls	1 stalls	
P1 LEVEL	4 stalls	0 stalls	3 stalls	3 stalls	0 stalls	0 stalls	10 stalls	
P2 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
P3 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
TOTAL	4 stalls	0 stalls	3 stalls	3 stalls	0 stalls	1 stalls	11 stalls	
COMMERCIAL PARKING								
	REGULAR	SMALL	HANDICAPPED	HC BONUS	CAR SHARE	PASSENGER	TOTAL	
P1 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
P2 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
P3 LEVEL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
TOTAL	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	0 stalls	
TOTAL PARKING PROVIDED							77.00 stalls	
			0.00%					

Bicycle Parking

OFF-STREET BICYCLE PARKING STATISTICS				Date	20 May 19
				Date Revised	
SUMMARY OF BICYCLE PARKING REQUIRED					
LAND USE	NO UNITS	CLASS A - REQUIRED	CLASS B - REQUIRED	TOTAL CLASS A	TOTAL CLASS B
Residential - Units <65m	75	Min. 1.5 spaces for every unit	Min. 2 spaces for first 20 units, and one additional space for every additional 20 units	112.5 stalls	
Residential - Units 65m to 105m	38	Min. 2.5 spaces for every unit		95 stalls	5 stalls
Residential - Units > 105m	0	Min. 3 spaces for every unit		0 stalls	
Commercial - Retail & Restaurant	659sm	Min. 1 space for every 340sm of GFA	Min. 6 of 6 spaces for any development > 1000sm	0 stalls	0 stalls
TOTAL				208 stalls	5 stalls
SUMMARY OF BICYCLE PARKING PROVIDED					
	% OF TOTAL	RESIDENTIAL CLASS A	CLASS B	COMMERCIAL CLASS A	CLASS B
Floor Mounted	10%	20 stalls	4 stalls	0 stalls	0 stalls
Wall Mounted	0%	0 stalls	0 stalls	0 stalls	0 stalls
Oversized	6%	12 stalls	0 stalls	0 stalls	0 stalls
Stacked	55%	112 stalls	0 stalls	0 stalls	0 stalls
Lockers	29%	60 stalls	0 stalls	0 stalls	0 stalls
TOTAL	100%	204 stalls	4 stalls		

SUMMARY OF BICYCLE PARKING PROVIDED					
	RESIDENTIAL			COMMERCIAL	
	% OF TOTAL	CLASS A	CLASS B	CLASS A	CLASS B
Floor Mounted	10%	20 stalls	4 stalls	0 stalls	0 stalls
Wall Mounted	0%	0 stalls	0 stalls	0 stalls	0 stalls
Overhead	0%	12 stalls	0 stalls	0 stalls	0 stalls
Stacked	55%	115 stalls	0 stalls	0 stalls	0 stalls
Lockers	29%	60 stalls	0 stalls	0 stalls	0 stalls
TOTAL	100%	204 stalls	4 stalls		

revisions:		
no.	date	description

issues:
2019-06-21 Issued for Rezoning Enquiry

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consultant:

seal:

drawn: PH/MCH	date: May 2019
checked	
scale: NTS	project no.: P-468

sheet title:
Project Statistics

sheet no.:	
A1.01	
rev.:	
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plotted:	19-6-14 11:49:54 AM

3609-3687 Arbutus Street - Site Plan



revisions:		
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issues:		
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project:

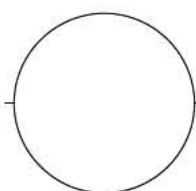
SECURED RENTAL HOUSING
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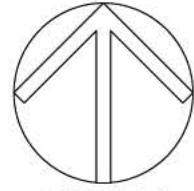
consultant:

seal:

drawn: DM/MCH	date: May 2019
checked	
scale: as noted	project no.: P-468
sheet title: Site Plan	



Site Plan
Scale: 1:400



NORTH

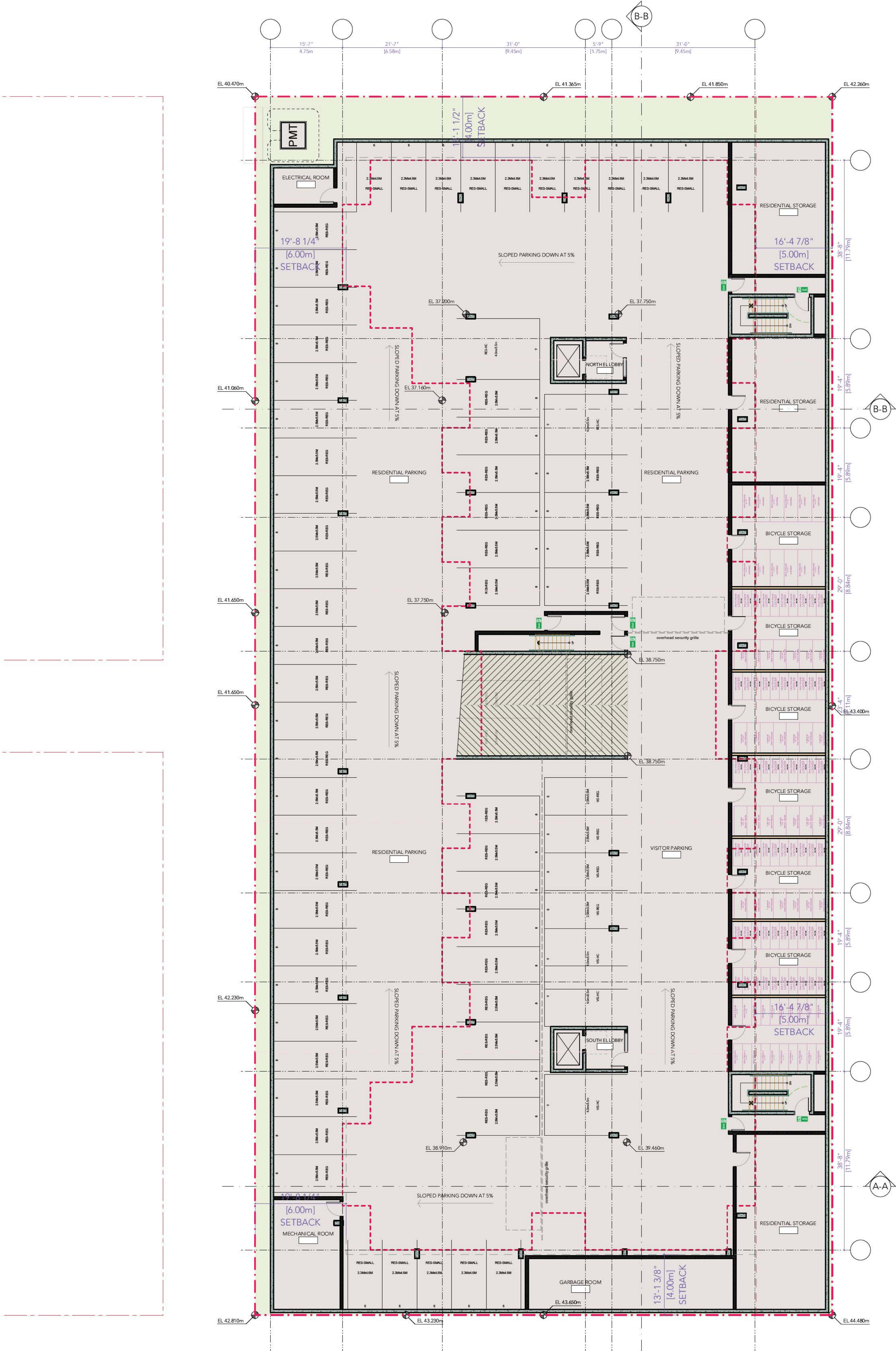
sheet no.:
A1.03

rev.:



P468 Plans.vwx

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plotted: 19-6-14 11:30:03 AM



Level P1 Floor Plan
Scale: 1:150



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consultant:

seal:

drawn: MCH	date: May 2019
checked	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level P1 Floor Plan

sheet no.: A2.01	rev.:



Level 1 Floor Plan
Scale: 1:150



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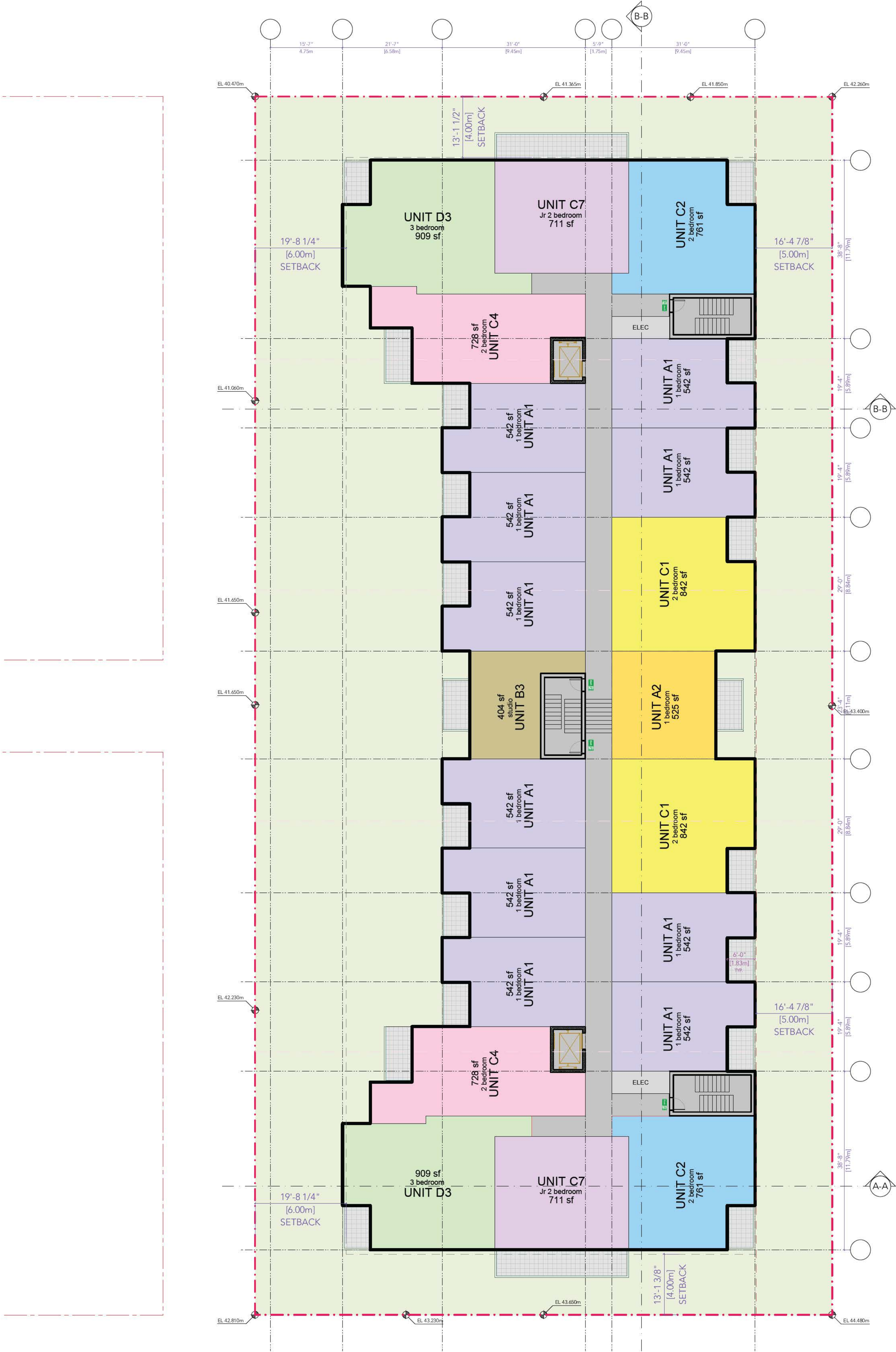
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seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Level 1 Floor Plan

sheet no.: A3.01	rev.:
P468 Plans.vwx	



Level 2 Floor Plan
Scale: 1:150



revisions:		
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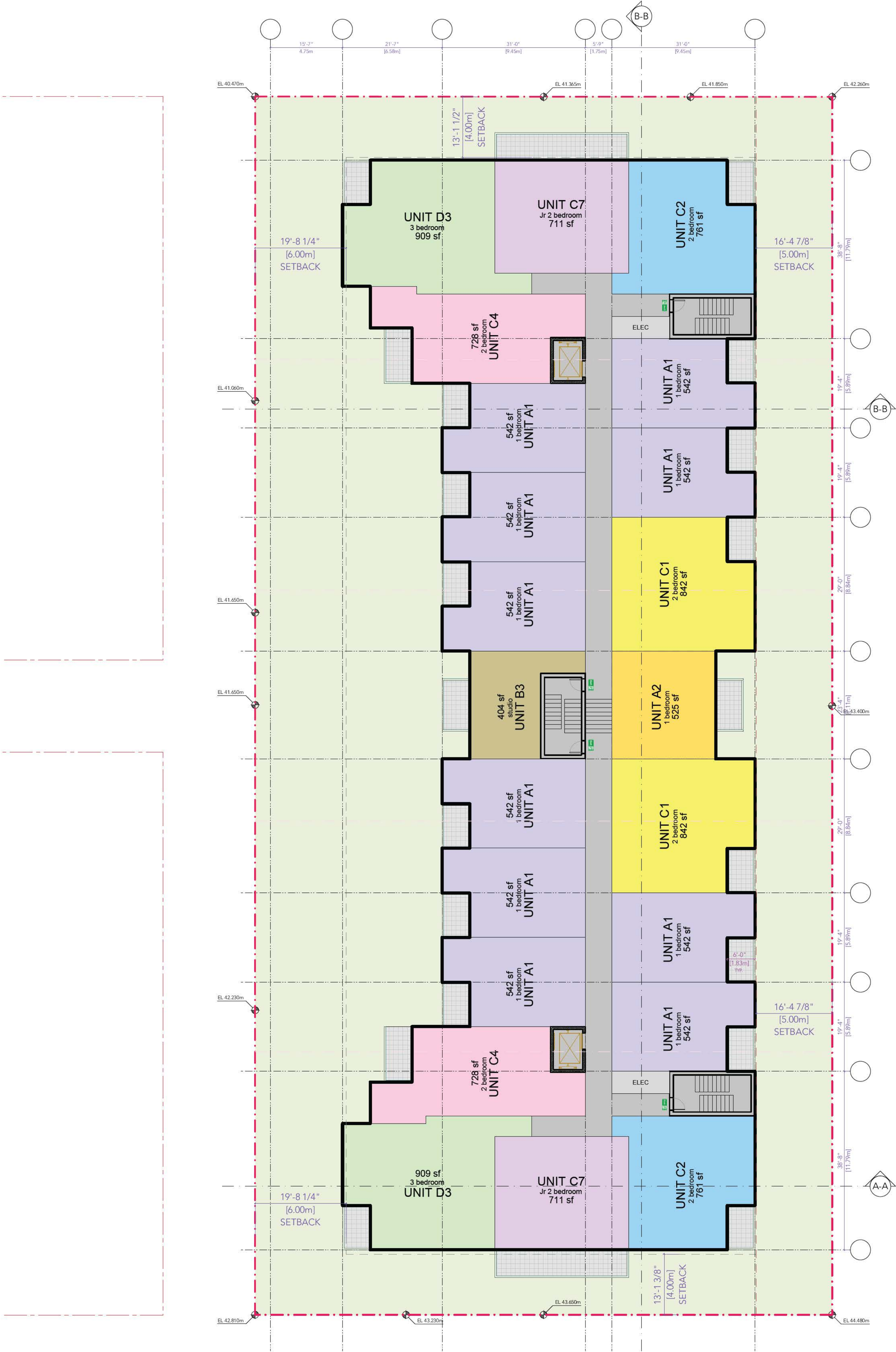
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seal:

drawn: MCH/PDH	date: May 2019
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scale: as noted	project no.: P-468

sheet title:
Level 2 Floor Plan

sheet no.: A3.02	rev.:



Level 3 Floor Plan
Scale: 1:150



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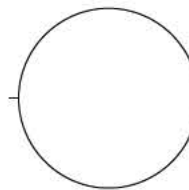
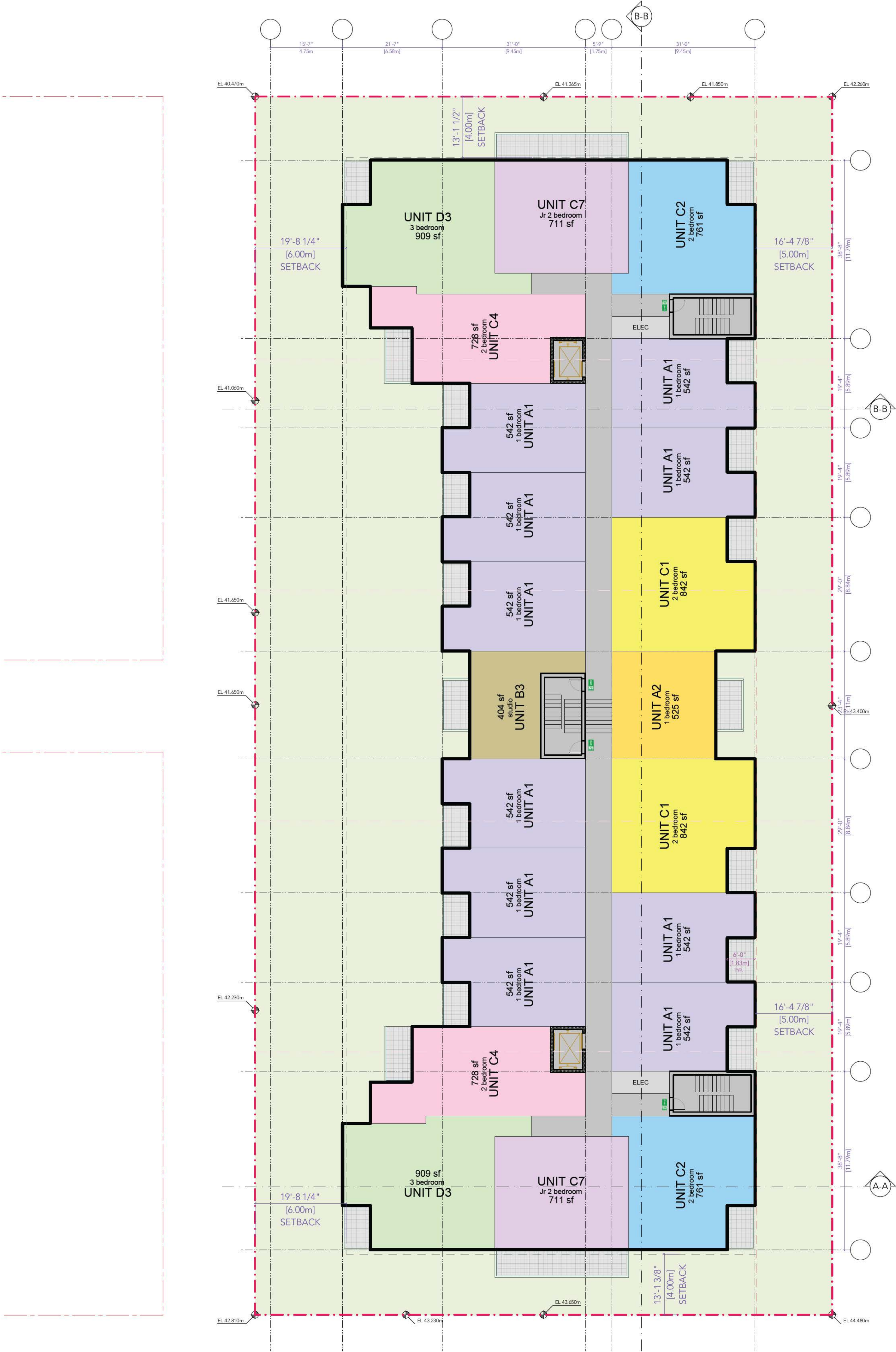
consultant:

seal:

drawn: MCH/PDH	date: May 2019
checked	
scale: as noted	project no.: P-468

sheet title:
Level 3 Floor Plan

sheet no.: A3.03	rev.:
P468 Plans.vwx	



Level 4 Floor Plan
Scale: 1:150



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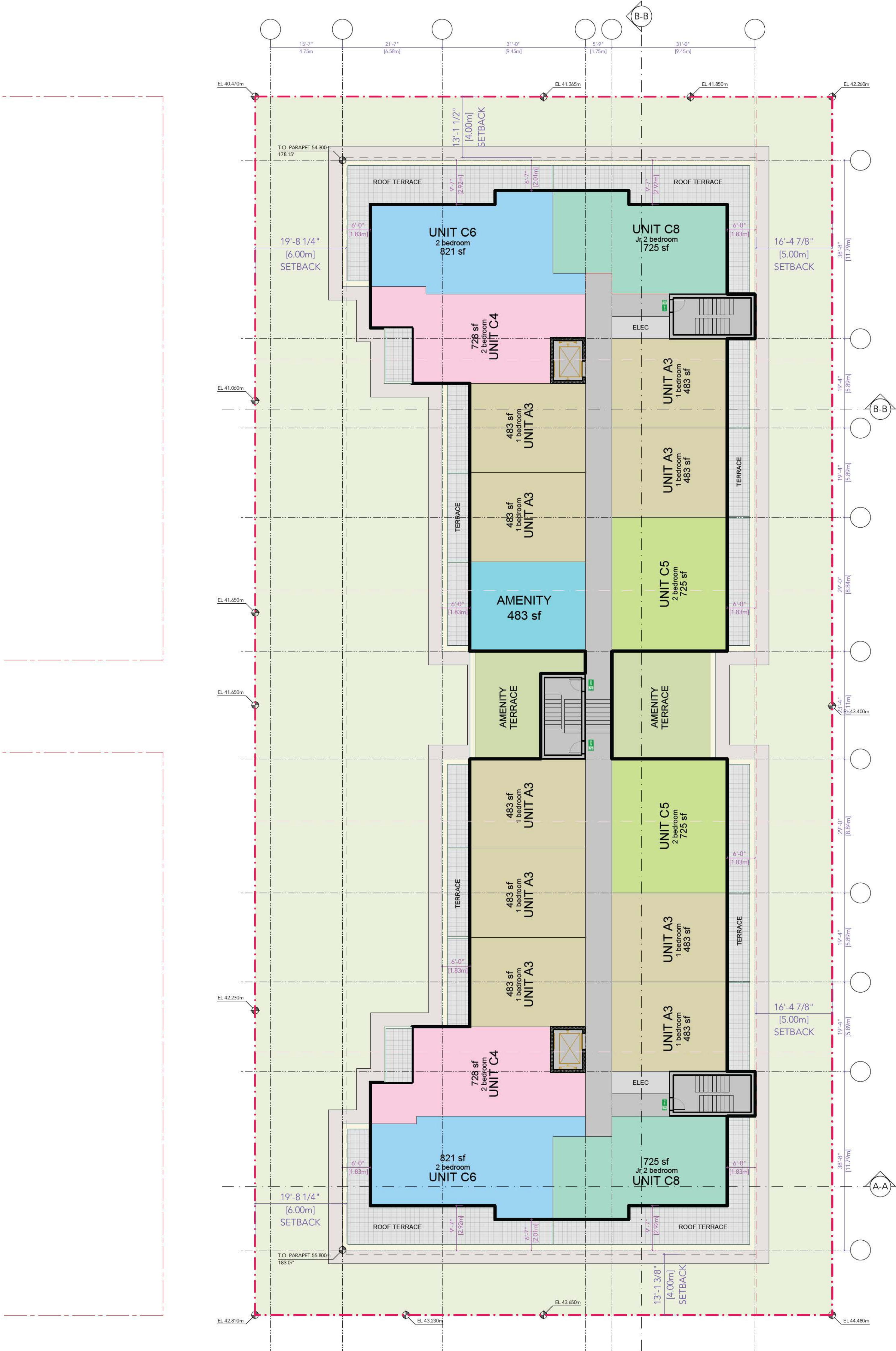
seal:

drawn: MCH/PDH	date: May 2019
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scale: as noted	project no.: P-468

sheet title:
Level 4 Floor Plan

sheet no.: A3.04	rev.:
P468 Plans.vwx	





Level 5 Floor Plan
Scale: 1:150



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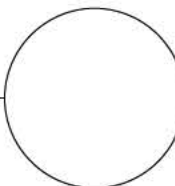
sheet title:
Level 5 Floor Plan

sheet no.:
A3.05

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P468 Plans.vwx

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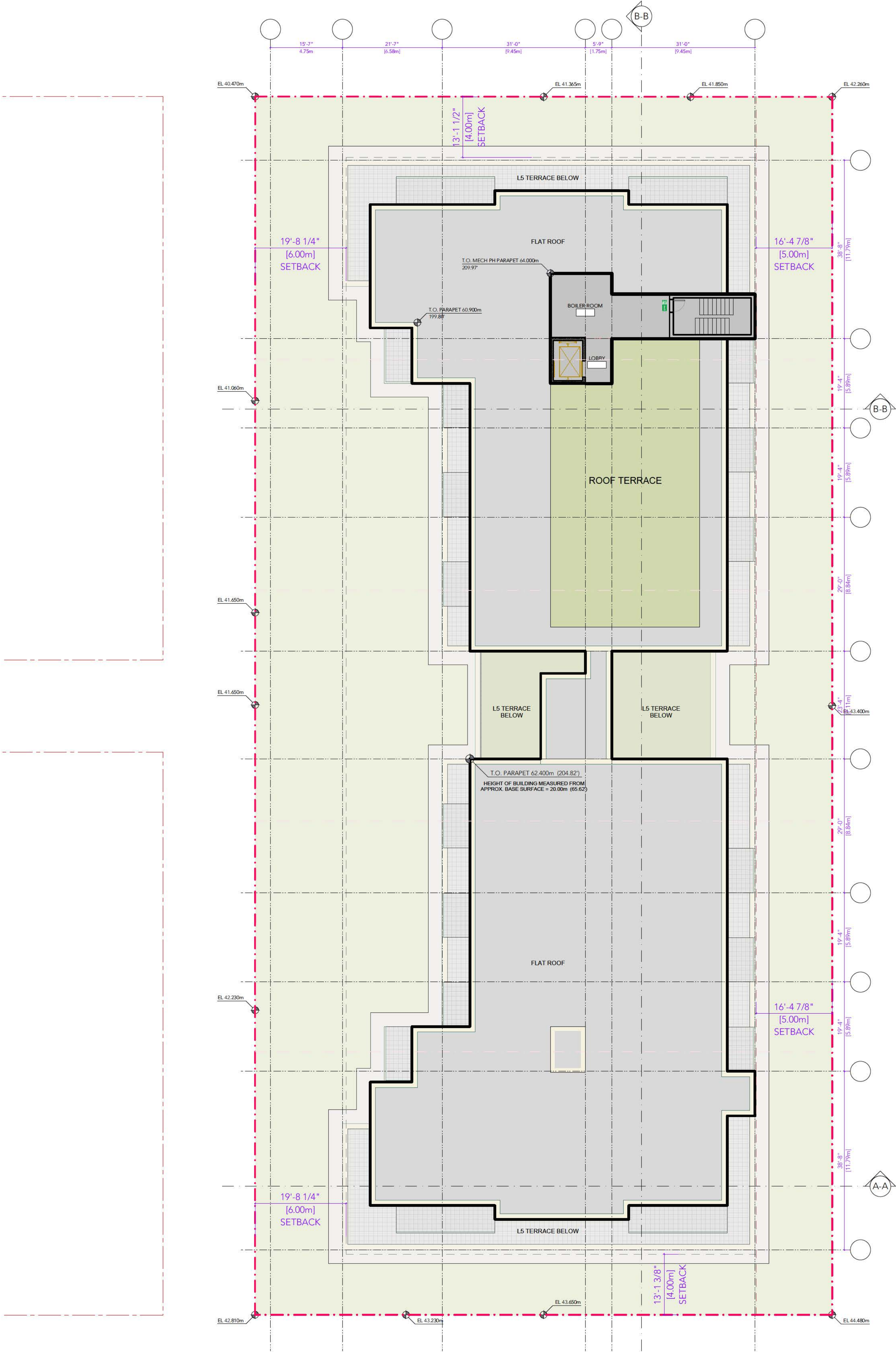
sheet title:
Level 6 Floor Plan

sheet no.:

A3.06

rev.:





Level 7 (Roof) Floor Plan
Scale: 1/8" = 1'-0"



revisions:		
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consultant:

seal:

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checked	
scale: 1/8" = 1'-0"	project no.: P-468

sheet title:
Level 7 (Roof) Floor Plan

sheet no.:
A3.07

rev.:


P468 Plans.vwx

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plotted: 19-c-14 11:59:53 AM

3609-3687 Arbutus Street - Conceptual Elevations



1 East Elevation (Arbutus Street)
Scale: 3/32" = 1'-0"



2 South Elevation (West 21st Avenue)
Scale: 3/32" = 1'-0"

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consultant:

seal:

drawn: DM	date: June 2019
checked	
scale: 1/8" = 1'-0"	project no.: P-468
sheet title: Conceptual Elevations 3609 - 3687 Arbutus Street	

sheet no.: **A5.01**

rev.: 

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plotted: 19-6-20 10:55:04 AM

3609-3687 Arbutus Street - Conceptual Elevations



1 West Elevation (Lane)
Scale: 3/32" = 1'-0"



2 North Elevation (West 20th Avenue)
Scale: 3/32" = 1'-0"

revisions:		
no.	date	description

issues:
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project:
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RESIDENTIAL DEVELOPMENT
3600 Arbutus Street
Vancouver BC.


consultant:

seal:

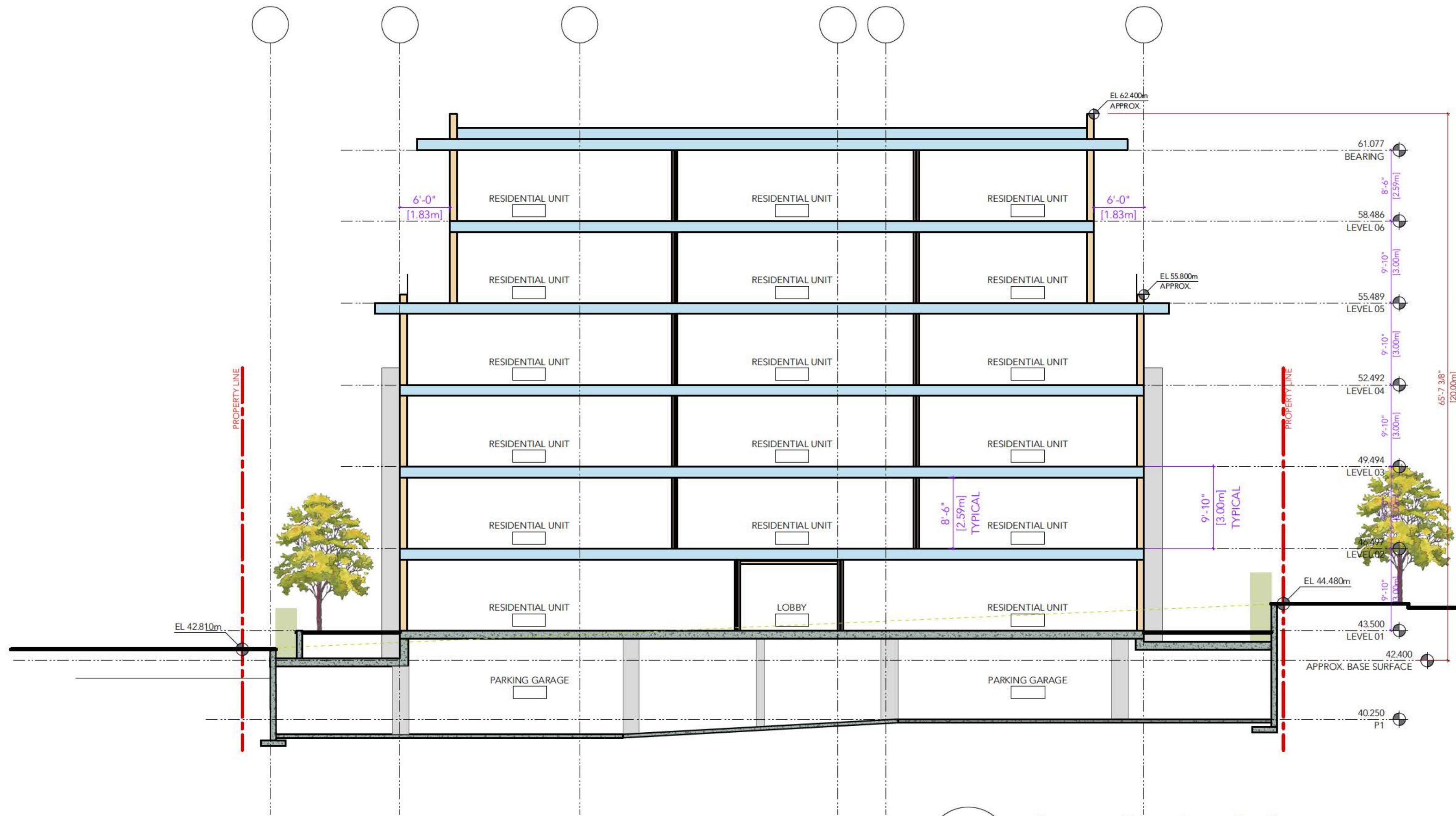
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sheet title: Conceptual Elevations 3609 - 3687 Arbutus Street	

sheet no.: **A5.02**

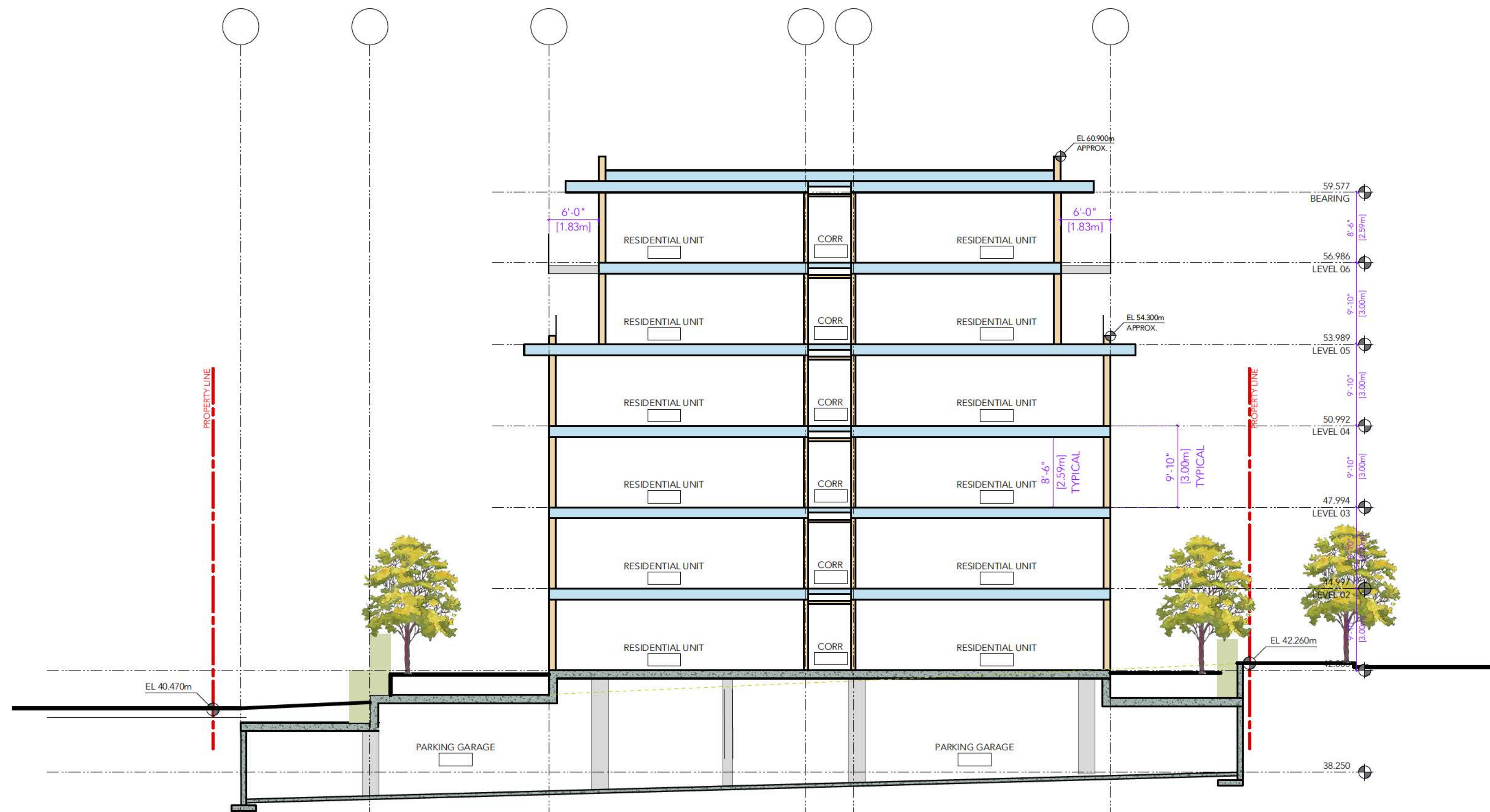
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3609-3687 Arbutus Street - Sections



Cross Section A-A
Scale: 3/32" = 1'-0"



Cross Section B-B
Scale: 3/32" = 1'-0"

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scale:	project no.:
as noted	P-468
sheet title:	
CROSS SECTIONS	

sheet no.:

A5.10

rev.:

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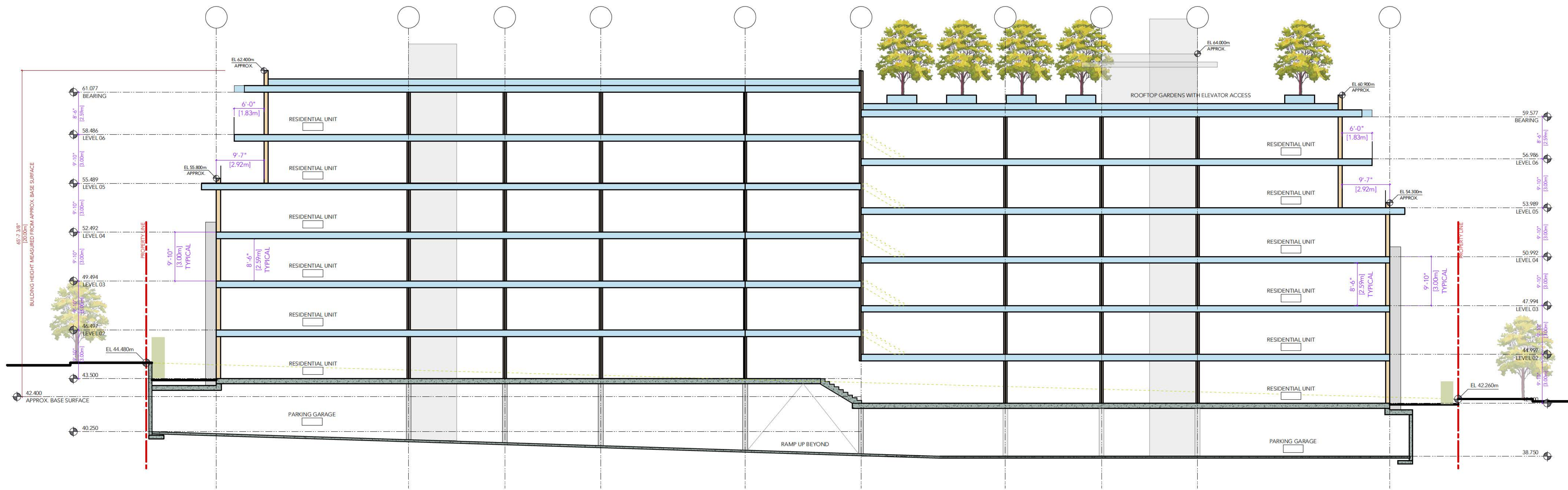
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3609-3687 Arbutus Street - Sections



LONGITUDINAL SECTION C-C
Scale: 3/32" = 1'-0"

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scale: as nayed	project no.: P-468
sheet title: LONGITUDINAL SECTIONS	

sheet no.:
A5.11

rev.:


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3609-3687 Arbutus Street - 3D Massing Studies



ARBUTUS STREET - SOUTH EAST CORNER



WEST 21ST AVENUE - SOUTH WEST CORNER

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drawn: DM	date: June 2019
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scale: NTS	project no.: P-468

sheet title:
3D Massing Studies
3609 - 3687 Arbutus Street

sheet no.: **A8.01**

rev.: 

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3609-3687 Arbutus Street - 3D Massing Studies



ARBUTUS STREET (EAST)- ELEVATION



LANE (WEST) - ELEVATION

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scale: NTS	project no.: P-468

sheet title:
3D Massing Studies
3609 - 3687 Arbutus Street

sheet no.: **A8.02**

rev.: 

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3609-3687 Arbutus Street - 3D Massing Studies



AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTHEAST

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sheet title:
3D Massing Studies
3609 - 3687 Arbutus Street

sheet no.: **A8.03**

rev.: 

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