

Map 1 - Downtown Area



Reduced Fees for Large Sites with Limited Changes

4. Despite sections 3 (e) and 5 of this Schedule 2, for a site area of 40,000 m² or more, if the complexity or scope of an amendment is, in the opinion of the Director of Planning, significantly less than that of the first phase by reason of the existence of a land use policy statement or official development plan approved by Council is to be:

For the first 40,000 m² of site area.....\$500,000.00

For each additional 100 m² of site area or part thereof\$500.00

Reduced Fees for Large Sites with Limited Minor Changes

5. Notwithstanding 3 (e) and 4 of this Schedule 2, for a site area of 40,000 m² or more, provided that:

(a) the combined total floor area, of proposed new uses and expanded retail uses, is limited to 20% or less of the total floor area, or

(b) the use of at least 80% of the total floor area remains consistent with the existing zoning schedule and its restrictions on use and density.

For the first 40 000 m² of site area.....\$100,000.00

For each additional 100 m² of site area.....\$250.00

Amended CD-1 (One Section Only)

6. Notwithstanding sections 3, 4 and 5 of this schedule:

For an amendment to an existing CD-1 By-law where no more than one section required amendment..... \$22,875.00

Higher Building Application Fee

7. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for a building that is considered under the Higher Buildings Policy amended on July 11, 2018 \$58,240.00

Application requiring Rezoning Advice

8. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for reviewing drawings and providing comments prior to an application made under Sections 1, 3, 4, 5 or 6.

(a) Within the downtown area show on Map 1:

Up to 2,000 m² site area \$5,611.00

For each additional 100 m² of site area of part thereof\$100.00

Maximum fee \$10,000.00

- (b) Outside the downtown area shown on Map 1
- | | |
|---|------------|
| Up to 2,000 m ² site area..... | \$4,294.00 |
| For each additional 100 m ² of site area of part thereof | \$100.00 |
| Maximum fee | \$7,500.00 |
- (c) Additional fee for an application for a rezoning application to review drawings and provide comments prior to an application made under Section 1, 3, 4, 5 or 6 for an incorporated non-profit society or to a governmental agency providing social housing or community services.....10% of the regular fee

Application requiring policy, planning and consultation work

9. Despite any other provision in this schedule 2 to the contrary, the additional fee for an application for a rezoning for providing additional planning, policy development, site analysis and public consultation prior to an application made under Section 1, 3, 4, 5 or 6. If the complexity or scope of a proposed rezoning, in the opinion of the Director of Planning, requires planning work including public consultation prior to determining a preferred option for rezoning, the additional fee is as follows:
- (a) Where the site area is less than 8,000 m²
- | | |
|---|--------------|
| For the first 2,000 m ² of site area | \$50,000.00 |
| For each additional 100 m ² of site area of part thereof | \$500.00 |
| Maximum fee | \$120,000.00 |
- (b) Where the site area is 8,000 m² or greater but smaller than 40,000 m²
- | | |
|---|--------------|
| For the first 8,000 m ² of site area..... | \$120,000.00 |
| For each additional 100 m ² of site area of part thereof | \$1,000.00 |
| Maximum fee | \$700,000.00 |
- (c) Where the site area is greater than 40,000 m²
- | | |
|---|----------------|
| For the first 40,000 m ² of site area..... | \$700,000.00 |
| For each additional 100 m ² of site area of part thereof | \$1,000.00 |
| Maximum fee | \$6,000,000.00 |

Application Requiring an Issues Report

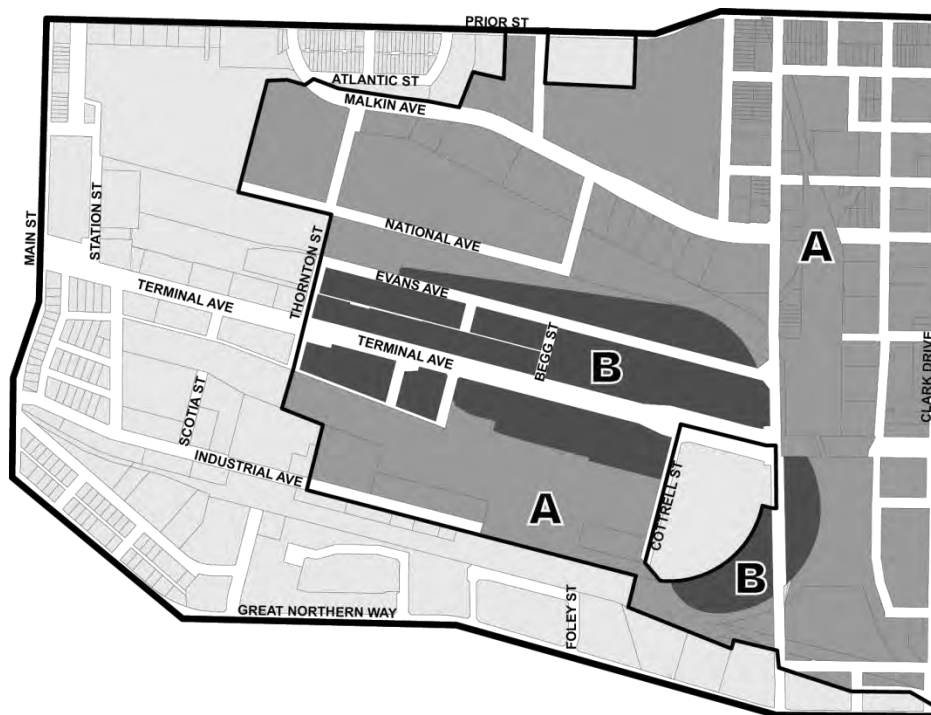
10. Despite any other provision in this Schedule 2 to the contrary, the additional fee for an application for a rezoning for bringing forward a rezoning issues report. For sites where, in the opinion of the Director of Planning, Council direction is needed prior to processing a rezoning application made under Section 1, 3, 4, 5 or 6, the additional fee is:..... \$10,000.00

I-2 District Schedule

1 Intent

- 1.1 The intent of this Schedule is to permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city. It is not the intent, however, to permit uses that are potentially dangerous or environmentally incompatible when situated near residential districts.
- 1.2 Within the False Creek Flats, bounded by Prior Street, Clark Drive, Great Northern Way and Main Street, I-2 is to include two sub-areas as illustrated in Figure 1, solely for the purpose of establishing permitted uses, setbacks, height, floor area and building width and depth. Sites with a frontage on Prior Street west of Malkin are not included as part of sub-area A or B.

Figure 1



2 Outright Approval Uses

- 2.1 Subject to all other provisions of this By-law, including the additional regulations in section 10.20 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses noted in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

- 2.2.A
- Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except that:

- (a) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof;
 - (b) not applicable [Location]
 - (c) an accessory building's total floor area, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site.
- Accessory Uses customarily ancillary to any of the uses listed in this section, but not including accessory retail use in conjunction with wholesale uses listed in Section 2.2.W, provided that, unless permitted as an outright approval use pursuant to Section 2.2 of this schedule, the total floor area of all accessory uses is not greater than 33 ⅓ percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use, except for accessory retail use associated with an Artist Studio, is separated by a wall from the floor area in other uses which shall be inaccessible to the general public.

2.2.C [Cultural and Recreational]

- Artist Studio – Class A, provided that the use must not be combined with a Residential Unit, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Artist Studio – Class B, provided that the building contains no dwelling use other than a caretaker dwelling, the change of use must only apply to floor area existing as of February 26, 2013, and any additions are limited to no more than 10 percent of existing floor area.
- Artist Studio – Class A, but only in sub-area A or B as shown in Figure 1.
- Artist Studio – Class B, but only in sub-area A or B as shown in Figure 1.
- Arts and Culture Indoor Event.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.
- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Information Communication Technology Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Machinery or Equipment Manufacturing.
- Metal Products Manufacturing - Class B.
- Miscellaneous Products Manufacturing - Class B.
- Motor Vehicle Parts Manufacturing.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.

- Textiles or Knit Goods Manufacturing.
- Tobacco Products Manufacturing.
- Transportation Equipment Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve, but not in sub-area A or B as shown in Figure 1.

2.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laboratory.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Photofinishing or Photography Studio, but only in sub-area A or B as shown in Figure 1.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- School - Vocational or Trade.
- Sign Painting Shop.
- Work Shop.

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Public Utility, on a site not less than 61.0 m from any R district.
- Radiocommunication Station.

2.2.W [Wholesale]

- Wholesaling - Class A.

2.3 Conditions of Use

2.3.1 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site of explosives, fireworks, ammunition, matches, or flares; radioactive material; coal tar products or derivatives; or, except for a full serve gasoline station, compressed gas or petroleum.

2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, other than wholly within a completely enclosed building, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; scrap or junk; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.

- 2.3.3 No use listed in section 2.2 of this Schedule, except for an animal clinic or laboratory, shall involve the keeping of live animals, live poultry or other fowl.
- 2.3.4 No use listed in section 2.2 of this Schedule, except for a full serve gasoline station, shall involve the storage of goods or materials other than wholly within a completely enclosed building.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, including the additional regulations in section 10.20 of this By-law, and compliance with section 3.3 and the provisions and regulations of this Schedule, the Director of Planning or the Development Permit Board may approve any of the uses listed in section 3.2 of this Schedule, with or without conditions, provided that the Director of Planning or the Development Permit Board first considers
- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
- Accessory Buildings to any of the uses listed in this Schedule, except as provided for in section 2.2.A of this Schedule.
 - Accessory Uses to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule.
- 3.2.AG [Agricultural]
- Urban Farm - Class B.
- 3.2.C [Cultural and Recreational]
- Artist Studio - Class B, and provided that the change of use applies to floor area existing as of February 26, 2013 and additions are limited to a maximum of 10 percent of the existing floor area.
 - Community Centre or Neighbourhood House.
 - Marina.
 - Park or Playground.
- 3.2.D
- Deposition or extraction of material so as to alter the configuration of the land.
- 3.2.DW [Dwelling]
- Dwelling Unit for a caretaker or watchman or other person similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment, but not in sub-area A or B as shown in Figure 1.
 - Residential Unit associated with and forming an integral part of an Artist Studio - Class B, but not in sub-area A or B as shown in Figure 1.

3.2.I [Institutional]

- Ambulance Station.
- Child Day Care Facility.
- Public Authority Use.
- Social Service Centre.

3.2.M [Manufacturing]

- Brewing or Distilling.
- Chemicals or Chemical Products Manufacturing - Class A.
- Creative Products Manufacturing, but only in sub-area B as shown in Figure 1.
- Food or Beverage Products Manufacturing - Class A.
- Linoleum or Coated Fabrics Manufacturing.
- Miscellaneous Products Manufacturing - Class A.
- Non-metallic Mineral Products Manufacturing - Class A.
- Paper Manufacturing.
- Rubber Manufacturing.
- Vegetable Oil Manufacturing.

3.2.O [Office]

- General Office, including Digital Entertainment and Information Communication Technology, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.

3.2.P [Parking]

- Parking Uses.

3.2.R [Retail]

- Farmers' Market. Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.
- Furniture or Appliance Store.
- Gasoline Station - Split Island.
- Public Bike Share.
- Retail Store, but limited to:
Retail Store for the renting of merchandise in which the exclusive use of at least 50% of the floor area is for the storage of inventory.
- Limited Service Food Establishment, which means the use of premises for the primary purpose of selling, or selling and serving, prepared food to the public during all hours of operation, where the premises include not more than 16 indoor or outdoor seats for customers consuming food purchased on the premises, but where customers may also purchase food for take-out, and where live entertainment is not available.
- convenience store, in conjunction with a Gasoline Station – Full Serve or Gasoline Station – Split Island.
- Accessory Retail Use.
- Vehicle Dealer, but not in sub-area A as shown in Figure 1.

3.2.S [Service]

- Auction Hall.
- Funeral Home.
- Laundromat or Dry Cleaning Establishment.
- Photofinishing or Photography Studio.
- Print Shop.
- Repair Shop - Class B.
- Restaurant - Class 1.

3.2.T [Transportation and Storage]

- Aircraft Landing Place.
- Bulk Data Storage.
- Booming Ground.
- Marine Terminal or Berth.
- Mini-storage Warehouse, but not in sub-area A or B as shown in Figure 1.
- Railway Station or Rail Yard.
- Storage Yard.
- Taxicab or Limousine Station.
- Truck Terminal or Courier Depot.
- Weighing or Inspection Station.
- Works Yard.

3.2.U [Utility and Communication]

- Public Utility, other than as provided for in section 2.2.U of this Schedule.
- Recycling Depot.
- Waste Disposal Facility, but limited to the transfer, sorting or recycling of refuse or garbage.

3.2.W [Wholesale]

- Cardlock Fuel Station.
- Junk Yard or Shop existing as of November 26, 1996.
- Lumber and Building Materials Establishment.
- Wholesaling - Class B.

- 3.2.Z
- Any other use which is not specifically listed and defined as a use in section 2 of this By law but which the Director of Planning considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.
 - A use which is listed in section 2 of this Schedule but does not comply with the conditions of use in section 2.3.

3.3 Conditions of Use

- 3.3.1
- Uses listed in section 3.2 of this Schedule, except for approved Transportation and Storage Uses, must not involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares, radioactive material; coal tar products or derivatives; or, except for a split island gasoline station, compressed gas or petroleum.

- 3.3.2 No use listed in section 3.2 of this Schedule shall involve the bulk storage, other than wholly within a completely enclosed building or suitably contained for distribution off-site, of lime; fertilizer; toxic or corrosive chemicals or acids; flammable liquids or solids; rags or cotton waste; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.
- 3.3.3 No use listed in section 3.2 of this Schedule, except for a retail store, shall involve the keeping of live animals.
- 3.3.4 No use listed in section 3.2 of this Schedule shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.
- 3.3.5 A lounge use accessory to Brewing or Distilling use shall be carried on wholly within a completely enclosed building.
- 3.3.6 Except for entrances, Bulk Data Storage use shall not be permitted at the ground floor.

4 Regulations

All uses approved under sections 2 and 3 of this District Schedule shall be subject to the following regulations.

4.1 Site Area -- Not Applicable.

4.2 Frontage -- Not Applicable.

4.3 Height

- 4.3.1 The maximum height of a building shall be 18.3 m, and in sub-areas A and B, except for buildings existing as of October 31, 2017:
- (a) the floor to floor height of the first floor of a building must measure a minimum of 6.0 m; and
 - (b) the floor to floor height of any floor above the first floor of a building must measure a minimum of 4.0 m.
- 4.3.2 In all areas of the I-2 District except sub-area B, the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 30.5 m with respect to any development provided that consideration is given to:
- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
 - (b) the submission of any advisory group, property owner or tenant; and
 - (c) the effect of building height, bulk and siting on daylight access and visual privacy of developments in nearby residential districts. Daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21. Visual privacy can be achieved by separating building facades by 24.4 m.

4.3.3 In sub-area B, the Director of Planning or the Development Permit Board, as the case may be, may with respect to any development permit an additional increase in the maximum height of a building to a height not exceeding 36.5 m provided that consideration is given to the intent of this Schedule, all applicable policies and guidelines adopted by Council, and:

- (a) the provision of a minimum floor space ratio of 1.0 combined for any uses listed in subsection 4.7.1 (e) (i), (ii), (iii) and (iv);
- (b) the height, bulk, massing, location and overall design of the building and its effect on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area; and
- (e) the provision for pedestrian needs.

4.3.4 Despite sections 4.3.1 and 4.3.2, for sloping sites in sub-area A with a property line adjacent to Clark Drive, the Director of Planning may permit an increase in height of up to 4.0 m for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

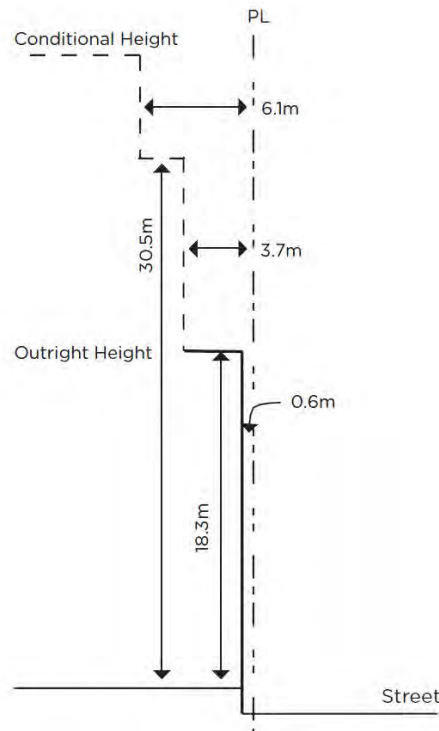
4.4 Front Yard and Setback

4.4.1 No front yard shall be required.

4.4.2 Despite section 4.4.1, in sub-area B the front yard and front setback shall be as follows and as illustrated in Figure 2:

- (a) For portions of buildings within 2.0 m above the officially established building grades at the front property line:
 - ii. subject to clause (ii) and (iii), the depth of the yard shall be 0.6 m, and
 - iii. above a height of 18.3 m measured from a plane formed by the lines extending horizontally back from the property line at grade, the minimum depth of the front setback shall be a minimum of 3.7 m except that open roof gardens may intrude into the setback; and
 - iv. above a height of 30.5 m measured from a plane formed by the lines extending horizontally back from the property line at grade, the minimum depth of the front setback shall be a minimum of 6.1 m except that open roof gardens may intrude into the setback; and
- (b) despite subsection (a), the minimum front setback, measured from the front property line, of any parking area shall be 1.2 m.

Figure 2



- 4.4.3 Despite section 4.4.2, the Director of Planning may permit a reduced front yard or front setback for portions of the building, provided the Director of Planning first considers the intent of this Schedule and all applicable policies and guidelines adopted by Council.

4.5 Side Yards and Setback

- 4.5.1 No side yard shall be required, except that where the site adjoins, without the intervention of a lane, a site located in an R district, in which case the following side yard requirements apply:

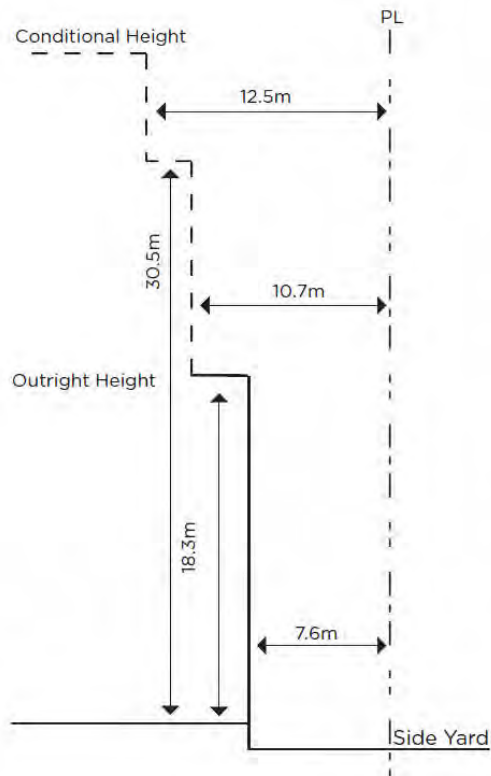
- (a) where the adjoining site is in an RM district, a side yard with a minimum width of 1.5 m shall be provided adjoining the RM district;
- (b) in all other cases, a side yard with a minimum width of 0.9 m shall be provided, except in the case of a corner site in which case an exterior side yard need not be provided.

- 4.5.2 Where a side yard is provided, although not required, the minimum provisions of section 4.5.1 shall apply.

- 4.5.3 Despite sections 4.5.1 and 4.5.2, in sub-area B the side yards and side setback shall be as follows and as illustrated in Figure 3:

- (a) a side yard with a minimum depth of 7.6 metres shall be provided;
- (b) where any portion of a building is greater than 18.3 m in height, a side setback with a minimum depth of 10.7 m shall be provided;
- (c) where any portion of a building is greater than 30.5 m in height, a side setback with a minimum depth of 12.2 m shall be provided; and
- (d) on a corner site, the exterior side yard and side setback requirements shall be the same as the front yard and front setback requirements in section 4.4.2 and 4.4.3.

Figure 3



- 4.5.5 Despite section 4.5.3, in sub-area B, the Director of Planning may permit a reduced side yard or side setback, provided that the Director of Planning first considers the existing street network, loading and vehicular access, and the provision of open space.

4.6 Rear Yard and Setback

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre line of the lane.
- 4.6.2 The Director of Planning may waive the requirement to provide a rear yard where the Director of Planning is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required and that site is sufficiently large to provide adequate open space.

4.7 Floor Area and Density

- 4.7.1 The floor space ratio shall not exceed 3.0, subject to the following:
- (a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and the following Service Uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; Work Shop; and, in sub-area A and B, Artist Studio Class B.
 - (b) the maximum floor space ratio shall be 1.0 for each of the following Service Uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory, and Sign Painting Shop; and, in sub-area B, for Creative Products Manufacturing;

- (c) the maximum floor space ratio shall be 1.0 for all other uses combined;
- (d) the floor area in Retail Uses, including accessory retail but not including Vehicle Dealer, shall not exceed 1 000 m², except that in sub-areas A and B, the floor area for accessory retail shall not exceed 500 m²;
- (e) for Vehicle Dealer in sub-area B, the maximum floor space ratio shall be 1.0, subject to the provision of a minimum floor space ratio of 2.0 of uses listed in sub-section 4.7.1(a) which must include a minimum floor space ratio of 1.0 for any of the following uses combined:
 - (i) Cultural and Recreational, limited to Artist Studio – Class B;
 - (ii) Manufacturing, limited to Bakery Products Manufacturing, Brewing or Distilling, Chemicals or Chemical Products Manufacturing - Class B, Clothing Manufacturing, Dairy Products Manufacturing, Food or Beverage Products Manufacturing - Class B, Furniture or Fixtures Manufacturing, Jewellery Manufacturing, Leather Products Manufacturing, Metal Products Manufacturing – Class A or B, Miscellaneous Products Manufacturing - Class A, Miscellaneous Products Manufacturing - Class B, Non-metallic Mineral Products Manufacturing - Class B, Paper Products Manufacturing, Printing or Publishing, Plastic Products Manufacturing, Rubber Products Manufacturing, Shoes or Boots Manufacturing, Textiles or Knit Goods Manufacturing, and Wood Products Manufacturing - Class B;
 - (iii) Service, limited to Catering Establishment, Motor Vehicle Repair Shop, Print Shop, Repair Shop - Class A, Repair Shop - Class B, and Sign Painting Shop; or
 - (iv) Accessory Uses customarily ancillary to any use permitted in this section.
- (f) the floor area in General Office use shall not exceed the greater of 235 m² or 33 ⅓ percent of the total gross floor area of all principal and accessory uses combined;
- (g) the floor area in convenience store in conjunction with a Gasoline Station – Full Serve or Gasoline Station – Split Island use must not exceed 200 m² per site;
- (h) the floor area in Restaurant – Class 1 use must not exceed 300 m²; and
- (i) the floor area for a lounge use accessory to a Brewing or Distilling use must not exceed 80 m².

4.7.2 In sub-area B, the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum floor space ratio to 4.0 with respect to any development, which may include up to 3.0 of Creative Products Manufacturing use, provided that consideration is given to the intent of this Schedule, all applicable policies and guidelines adopted by Council, and:

- (a) the provision of a minimum floor space ratio of 1.0 combined for any uses listed in sub-section 4.7.1 (e) (i), (ii), (iii) and (iv);
- (b) the height, bulk, massing, location and overall design of the building and its effect on the site, surrounding buildings and streets;
- (c) the provision of public open space, landscape, and the effects of overall design on the general amenity of the area;
- (d) the effect of the development on traffic in the area; and
- (e) the provision for pedestrian needs.

4.7.3 The following shall be included in the computation of floor space ratio:

- (a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

4.7.4 The following shall be excluded in the computation of floor space ratio:

- (a) open balconies and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed twelve percent of the floor area being provided;
- (b) roof decks if the Director of Planning first considers:
 - (i) the design of landscape treatments;
 - (ii) the effect on privacy and overlook; and
 - (iii) all applicable Council policies and guidelines.
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) storage space associated with an Artist Studio - Class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each Artist Studio - Class B; and
- (e) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20 percent of the permitted floor space or 100 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the building or in the immediate neighbourhood.

4.7.5 The Director of Planning may relax the provisions of section 4.7.1(e) for General Office uses limited to manufacturer's agent or import broker or similar uses, subject to the maximum floor space provisions of section 4.7.1(c) and provided that the Director of Planning first considers:

- (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
- (b) the extent to which building design conforms to industrial standards for wholesale uses, including but not limited to consideration for loading bays, large truck access, freight elevators, ceiling heights, corridor and door widths, and load bearing surfaces.

4.8 Site Coverage -- Not Applicable.

4.9 [Deleted -- see Parking By-law.]

4.10 Horizontal Angle of Daylight -- Not Applicable.

4.11 Vertical Angle of Daylight -- Not Applicable.

4.12 to 4.15 Reserved

4.16 Building Depth and Building Width

- 4.16.1 In sub-area B, the building depth must not exceed 61 m, measured in a straight line parallel to the side property line, from the front exterior wall to rear exterior wall at street grade.
- 4.16.2 In sub-area B, the building width must not exceed 61 m, measured in a straight line parallel to the front property line, from the two side exterior walls at grade.
- 4.16.3 Notwithstanding sections 4.16.1 and 4.16.2, eaves and gutters or other projections, which in the opinion of the Director of Planning are similar, may project into the minimum side yard to a maximum of 1.0 m measured horizontally
- 4.16.4 Despite sections 4.16.1 and 4.16.2, where a functional or hardship need is demonstrated, the Director of Planning may permit an increased building depth or width if consideration is given to:
- (a) the existing street network, loading and vehicular access;
 - (b) the provision of a visually interesting building massing; and
 - (c) the intent of this district schedule and all applicable policies and guidelines.

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To: "Kwan, Linda" <linda.kwan@vancouver.ca>
Date: 1/9/2020 4:48:00 PM
Subject: 1290 Clark Dr (DP-2019-00952) _ Enviro Site Profile

Hi Linda,

Please note that new development permit application for **1290 Clark Dr (DP-2019-00952)** requires environmental site profile review:

- The site profile has been uploaded to POSSE > application documents tab for your review and clearance (please update the status when/if cleared)
- A review group has also been opened under POSSE > Reviews tab (please update the status and comments when/if cleared)
- The review fee has also been added and applicant paid at intake

Target Dates: Comments Due: 2020 March 13
 DOP decision: 2020 March 19

Thank you, and please let me know if you have any questions or need any additional information,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca | 604.829.9237

From: ["Keiran Walsh" <keiran@bozyk.com>](mailto:keiran@bozyk.com)
To: ["Profili, Cody" <Cody.Profilo@vancouver.ca>](mailto:Cody.Profilo@vancouver.ca)
Date: 11/29/2019 2:25:31 PM
Subject: 1290 Clark Drive - DP submisison

Hi Cody,

Link to drawing submission attached. I will also bring a USB when I am at your office later today.

s.15(1)(l)

Keiran

Keiran Walsh
CHRISTOPHER
BOZYK ARCHITECTS LTD
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com

From: "Profili, Cody" <Cody.Profili@vancouver.ca>
To: "Stanford, Carl" <Carl.Stanford@vancouver.ca>
Date: 1/10/2020 2:27:00 PM
Subject: FW: 1290 Clark Dr (DP-2019-00952)

Hi Carl, just an FYI of below conversation with applicant regarding transformer clarification

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca | 604.829.9237

From: Keiran Walsh [mailto:keiran@bozyk.com]
Sent: Friday, January 10, 2020 1:51 PM
To: Profili, Cody
Cc: jluo@unionallied.ca
Subject: [EXTERNAL] RE: 1290 Clark Dr (DP-2019-00952)

Thanks Cody.

We have allowed for this in the current building design . I will provide additional drawings to show it better.

K

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Thursday, January 9, 2020 4:38 PM
To: Keiran Walsh <keiran@bozyk.com>
Cc: jluo@unionallied.ca
Subject: 1290 Clark Dr (DP-2019-00952)

Hi Keiran,

Could you please review the attached bulletin for Clearances from the Existing BC Hydro High Voltage Overhead Conductors and Transformers, and return the 3 page Declaration Form at your earliest convenience (scanned PDF is fine).

In preliminary reviews I have also noticed some concern around the location of transformers with potential affect to proposed building design due to the 6m clearance requirement outlined by the attached bulletin. There are possible alternatives, however it will best to discuss with your consultants and BC Hydro to confirm. Please keep me posted on any resolution or comments by BC Hydro and I will ensure our Planning, Engineering and Utilities branch are in the loop.

Pending above, we will also need some additional information on drawings (or interim supplementary sketches) demonstrating the condi on around the power poles. I have no ced that there are two poles two poles of poten al concern where we aren't really clear on if/how this will be addressed as proposed:

- NE site corner – pole is shown on plans, but survey not showing transformer
- NW site corner – triple transformer on single pole on survey, concern with proximity to building?



Thank you,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profil@vancouver.ca

From: Keiran Walsh [<mailto:keiran@bozyk.com>]
Sent: Wednesday, November 20, 2019 3:27 PM
To: Profili, Cody
Cc: jluo@unionallied.ca
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Thank you for meeting today Cody.

I appreciate the quick turn around on the fees.

As per our discussions I will make amendments to the site plan and will include the correct survey as requested.

We should be able to get the charge summary also.

I review further your comments below but still anticipate we should have everything by early next week.

I will contact you tomorrow to confirm.

Keiran

From: Profili, Cody <Cody.Profil@vancouver.ca>
Sent: Wednesday, November 20, 2019 3:18 PM
To: Keiran Walsh <keiran@bozyk.com>
Cc: jluo@unionallied.ca
Subject: 1290 Clark Dr (DP-2019-00952)

Hi Keiran and Jonathan,

Thanks for meeting today and as a follow-up, I have the following clarifications:

- The proposed "Uses" of the building must be specified as per I-2 district schedule section 2 (Outright Uses) or 3 (Conditional Uses). I confirmed with my supervisor that we cannot accept as just "Industrial Shell Use". Please note that this may affect parking count and/or other clauses within the I-2 district.
- The DP application fee has been confirmed as 3(b) conditional per the Development Fee Bylaw Appendix E, since the use "General Office" is under Conditional Use section of the I-2 district schedule, and maximum height is also designed to clause 4.3.2 which is a "conditional item that the DOP may permit". Any clause written in the way is beyond "outright" stream and triggers conditional review processes and fees. Please see attached payment invoice if you could please print 2 copies to pay (1) at your convenience at the reception counter, or (2) at our intake drop-off meeting.

When ready to bring in the submission, please just send me an email and we can arrange a quick meeting downstairs to drop-off the package, including:

- 5 full size drawings sets + 1 Half-size, complete with site plan added info
- 5 surveys (min 2 of which require original seal/signature)
- PDF of Survey + Architecture + Landscape drawings via email, fileshare/dropbox link, or bring on a USB to our next intake and I can download and return the stick to you at the meeting.
- Charge summary providing explanation of land title charges is required, but can be sent via email following intake if needed

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profil@vancouver.ca

From: "Jonathan Luo" <jluo@unionallied.ca>
To: "Profili, Cody" <Cody.Profili@vancouver.ca>
Date: 12/16/2019 12:01:40 PM
Subject: Re: 1290 Clark Dr (DP-2019-00952)

Hi Cody,

s.22(1)

We look forward to working together with you on what we expect to be a fantastic development for both the City and the community.

Best regards,
Jonathan

On Mon, Dec 16, 2019 at 11:04 AM Profili, Cody <Cody.Profili@vancouver.ca> wrote:

Hi Jason,

s.22(1)

Happy to be working with you on 1290 Clark and will do everything I can to help keep it moving forward efficiently.

All the best to you and your team,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, [515 West 10th Av](#)

cody.profili@vancouver.ca

~ Please note that the City of Vancouver is closed December 25th through January 1st 2020 ~

From: Keiran Walsh [mailto:keiran@bozyk.com]
Sent: Wednesday, November 20, 2019 3:27 PM
To: Profili, Cody
Cc: jluo@unionallied.ca
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Thank you for meeting today Cody.

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We should be able to get the charge summary also.

I review further your comments below but still anticipate we should have everything by early next week.

I will contact you tomorrow to confirm.

Keiran

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Wednesday, November 20, 2019 3:18 PM
To: Keiran Walsh <keiran@bozyk.com>
Cc: jluo@unionallied.ca
Subject: 1290 Clark Dr (DP-2019-00952)

Hi Keiran and Jonathan,

Thanks for meeting today and as a follow-up, I have the following clarifications:

- The proposed “Uses” of the building must be specified as per I-2 district schedule section 2 (Outright Uses) or 3 (Conditional Uses). I confirmed with my supervisor that we cannot accept as just “Industrial Shell Use”. Please note that this may affect parking count and/or other clauses within the I-2 district.
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- 5 full size drawings sets + 1 Half-size, complete with site plan added info
- 5 surveys (min 2 of which require original seal/signature)
- PDF of Survey + Architecture + Landscape drawings via email, fileshare/dropbox link, or bring on a USB to our next intake and I can download and return the stick to you at the meeting.
- Charge summary providing explanation of land title charges is required, but can be sent via email following intake if needed

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, [515 West 10th Av](#)

cody.profilii@vancouver.ca

--

Jonathan Luo
Project Coordinator, Development

Union Allied Capital Corp.

[123 – 11121 Horseshoe Way, Richmond, BC, V7A 5G7](#)

O. [778-803-7117](tel:778-803-7117) Ext 102 | D. [778-385-5332](tel:778-385-5332) | E. JLuo@UnionAllied.ca | E. www.UnionAllied.ca

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From: ["Keiran Walsh" <keiran@bozyk.com>](mailto:keiran@bozyk.com)
To: ["Profili, Cody" <Cody.Profilo@vancouver.ca>](mailto:Cody.Profilo@vancouver.ca)
Date: 11/28/2019 5:08:46 PM
Subject: RE: FW: 1390 Clark Drive DP

Will do.

Thanks Cody!

K

From: Profili, Cody <Cody.Profilo@vancouver.ca>
Sent: Thursday, November 28, 2019 4:57 PM
To: Keiran Walsh <keiran@bozyk.com>
Subject: RE: FW: 1390 Clark Drive DP

Hi Keiran, as discussed on our phone call we can meet at 3pm tomorrow.

Please see reception when you arrive to check-in and they will call me down, as we will likely be at a different/unconfirmed desk.

Thank you,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profilo@vancouver.ca

From: Keiran Walsh [<mailto:keiran@bozyk.com>]
Sent: Thursday, November 28, 2019 4:24 PM
To: Profili, Cody
Subject: FW: FW: 1390 Clark Drive DP

Hi Cody,

Late notice I know, but does tomorrow still work?

K

From: Jonathan Luo <jluo@unionallied.ca>
Sent: Thursday, November 28, 2019 1:03 PM
To: Keiran Walsh <keiran@bozyk.com>
Cc: Michael Chiang <mchiang@unionallied.ca>
Subject: Re: FW: 1390 Clark Drive DP

Hi Keiran,

We would prefer tomorrow as we'd like to get everything in as soon as possible.

Please let me know once you've confirmed with Cody.

Jon

On Thu, Nov 28, 2019 at 12:57 PM Keiran Walsh <keiran@bozyk.com> wrote:

| Jonathon,

See below. Tomorrow works but Tuesday is better.

Do you have a preference?

K

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Thursday, November 28, 2019 12:15 PM
To: Keiran Walsh <keiran@bozyk.com>
Subject: RE: [1390 Clark Drive](#) DP

Hi Keiran,

I have the following times available for finishing the intake:

- Nov 29th at 2pm
- Dec 3rd at noon
- Dec 4th at 10am, or noon
- Dec 6th at 9am, 11am, or 1:30pm
- Dec 9th at 10am
- Dec 10th at 9am, or 10am

Thank you,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, [515 West 10th Av](#)
cody.profili@vancouver.ca

From: Keiran Walsh [<mailto:keiran@bozyk.com>]
Sent: Wednesday, November 27, 2019 1:10 PM
To: Profili, Cody
Subject: [1390 Clark Drive](#) DP

Hi Cody,

We like to arrange another take in meeting. I am free Friday afternoon or else I am pretty flexible next week. The DP has been paid as of today.

Can you let me know what works for you?

Thank You,

Keiran

Keiran Walsh
CHRISTOPHER
BOZYK ARCHITECTS LTD
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com

--

Union Allied Capital Corp.

[123 – 11121 Horseshoe Way, Richmond, BC, V7A 5G7](#)

O. [778-803-7117](tel:778-803-7117) Ext 102 | D. [778-385-5332](tel:778-385-5332) | E. JLuo@UnionAllied.ca | E. www.UnionAllied.ca

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From: "Profili, Cody" <Cody.Profili@vancouver.ca>
To: "Aljebouri, Omar" <Omar.Aljebouri@vancouver.ca>
"Stanford, Carl" <Carl.Stanford@vancouver.ca>

Date: 1/10/2020 2:20:00 PM

Subject: RE: Re-assign: 1290 Clark Dr (DP-2019-00952)

Attachments: 20200108_Distr_Rev#0.docx

Thanks Omar, and yes drawings are already in distribu on process so documents are coming down to you if you don't mind forwarding on to Carl.

Carl, I've a ached transmi al for info/dates FYI.

| | |
|--------------------------|---------------------|
| TARGET DEADLINES: | Intake –Rev #0 |
| Intake Date: | 2019 Nov 29 |
| NAP: | 2020 Jan 23 |
| Tech Comments: | Mar 13 |
| DOP decision: | DREV (Thu) – Mar 19 |

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca | 604.829.9237

From: Digby, Janet
Sent: Friday, January 10, 2020 2:11 PM
To: Aljebouri, Omar
Cc: Profili, Cody; Linehan, Marie; Chang, Susan; Stanford, Carl
Subject: RE: Re-assign: 1290 Clark Dr (DP-2019-00952)

This assigned to Carl who had the enquiry as well. Carl, please claim it.

From: Aljebouri, Omar
Sent: Friday, January 10, 2020 1:46 PM
To: Digby, Janet
Cc: Profili, Cody; Linehan, Marie; Chang, Susan
Subject: Re-assign: 1290 Clark Dr (DP-2019-00952)

Hi Janet,

This is a new DP for an I-2 project on the east side of Clark and a few blocks north of E 1st Ave. Cody (PC) is sorting out some issues with the applicant, but I suspect drawings are being distributed. Could you please assign to one of the Metro Core planners? I'll be sure to pass on the drawings if I get them, and any info from the enquiry.

Thanks,

Omar Aljebouri
Architect AIBC, M.Arch., B.A.(Hons)
Development Planner (Urban Design)

Planning, Urban Design, & Sustainability | City of Vancouver
515 W 10th Ave., Vancouver BC V5Z 4A8

T: 604 829 9261
E: omar.aljebouri@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Squamish, Musqueam, and Tsleil-Waututh peoples.

DP Distribution Memo

Project Address: 1290 Clark Drive

Permit No.: DP-2019-00952

NAP: 2020 Jan 23

Tech Comments Due: 2020 Mar13

Decision – DREV: 2020 Mar19 (Thurs)

Intake Date: 2019Nov29 – Rev#0

Zone: I-2

| Group | Name | Included Documents (Black) + notes in (Grey) |
|--------------------------|----------------|---|
| Project Coordinator | Cody Profili | (x1) Drawing Sets (Survey + Arch + Landscape) * Note to Clerk: Please return after scanning |
| Development Planner | Omar Aljebouri | (x1) Full Size Drawing Set (Survey + Arch + Landscape) (x1) Half Size Drawing Set (Survey + Arch + Landscape) * See POSSE for PDF of Intake documents |
| Landscape Review | Oskar Eriksson | (x1) Full Size Drawing Set (Survey + Arch + Landscape) * See POSSE for PDF of Intake documents |
| Engineering Services | Dan Walker | (x2) Full Size Drawing Set (Survey + Arch + Landscape) (x1) Survey (Original Signed/Sealed) * See POSSE for PDF of Intake documents |
| Addressing | for assignment | (x1) Full Size Drawing Set (Survey + Arch + Landscape) |
| Environmental Protection | Linda Kwan | Emailed only |
| Electrical | Bunsen Leung | Only Email, however BC Hydro Clearance Form to come. See also transformer issues noted below |

Project Scope and Notes:

To develop new five-storey building consisting three floors industrial shell use (Level 1-3), and two floors of general office use (Level 4-5), over two levels of underground parking and vehicular breezeway accessed through the site off Charles Street through to Williams Street.

Preliminary Noted Issues:

- HC Hydro Clearance Form not received, and noted that **existing poles/transformers not clearly noted or designed for clearance on plans**
 - NW site corner – triple transformer on single pole on survey, concern with proximity to building?
 - NE site corner – pole is shown on plans, but survey not showing transformer (not matching streetview?)

General Notes:

- All related documents available in POSSE under the permit number.
- Please review and send your comments and conditions to the PC on or before the comments due date as noted above.
- Please return drawings after final “Accepted” clearance as I may require additional copies for issuance.

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profil@vancouver.ca | 604.829.9237

From: Keiran Walsh
To: [Profili, Cody](#)
Subject: [EXT] 1290 Clark Dr (DP-2019-00952)
Date: Tuesday, April 28, 2020 10:52:50 AM

City of Vancouver security warning: Do not click on links or open attachments unless you were expecting the email and know the content is safe.

Hi Cody.

I hope you are keeping safe and well.

Just dropping a quick line to see if we have any updates on DP 2029 00952?

Thank You.

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: [Profili, Cody](#)
To: [Leung, Bunsen](#)
Subject: 1290 Clark Drive (DP-2019-00952) _ BC Hydro Clearance
Date: Tuesday, January 14, 2020 11:26:00 AM
Attachments: [Rev#0 dwgs BC Hydro clearances.pdf](#)
[ELECT BC Hydro Clearance Form.pdf](#)

Hello Bunsen,

Please find attached BC Hydro Clearance Letter for development review branch application at 1290 Clark Drive (DP-2019-00952).

I have uploaded to POSSE application documents, as well as opened a review group process and of additional note that I also sent the attached documents to Building Review Branch noting:

- HC Hydro Clearance Form noting clearance is met but proposing a balcony beneath the 6m sphere, and also see supplementary information requested showing existing poles/transformers to be clearly added to drawings with PTR revision with notes clearly explaining proposed condition:
- NW site corner – triple transformer on single pole on survey, concern with proximity to building?
- NE site corner – pole is shown on plans, but survey not showing transformer (not matching streetview?)

Thank you,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profilii@vancouver.ca

BULLETIN 2015-002-AD/EL - Attachment

August 3, 2018

Checklist for

Clearances from Existing BC Hydro Overhead Dielectric Liquid-filled Transformers and High Voltage Conductors to Buildings / Developments

This checklist is required to be completed by a qualified person familiar with the construction; the electrical equipment and hazards involved.

Note:

- (a) To be completed by a Registered Professional - Electrical Engineer retained to undertake electrical design under electrical permit.
- (b) Where (a) is not possible or feasible, to be completed by an architect, electrical consultant, electrical contractor or qualified designer.

Project/Site Address:

DP/BP/DB Permit No.:

12910 CLARK DR.

DP 2018 00952

Yes No N/A

- | | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The clearance from the existing BC Hydro high voltage conductors has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The clearance from the existing BC Hydro pole-mounted dielectric liquid-filled transformer(s) has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL. |

If any part of your development, construction or building is planned in proximity to the existing BC Hydro electrical works (e.g. it is intended to be within 3m of a property line that abuts a street or lane), please contact BC Hydro and request information regarding BC Hydro works adjacent to the property. It is important to ensure any potential impact or risks from your proposed development, construction or building will be assessed and addressed.

Due to the possibility of severe hazard of electrical shock or fire, unqualified persons must not attempt to measure the distances.

CHRISTOPHER BOZYK ARCHITECTS
Company

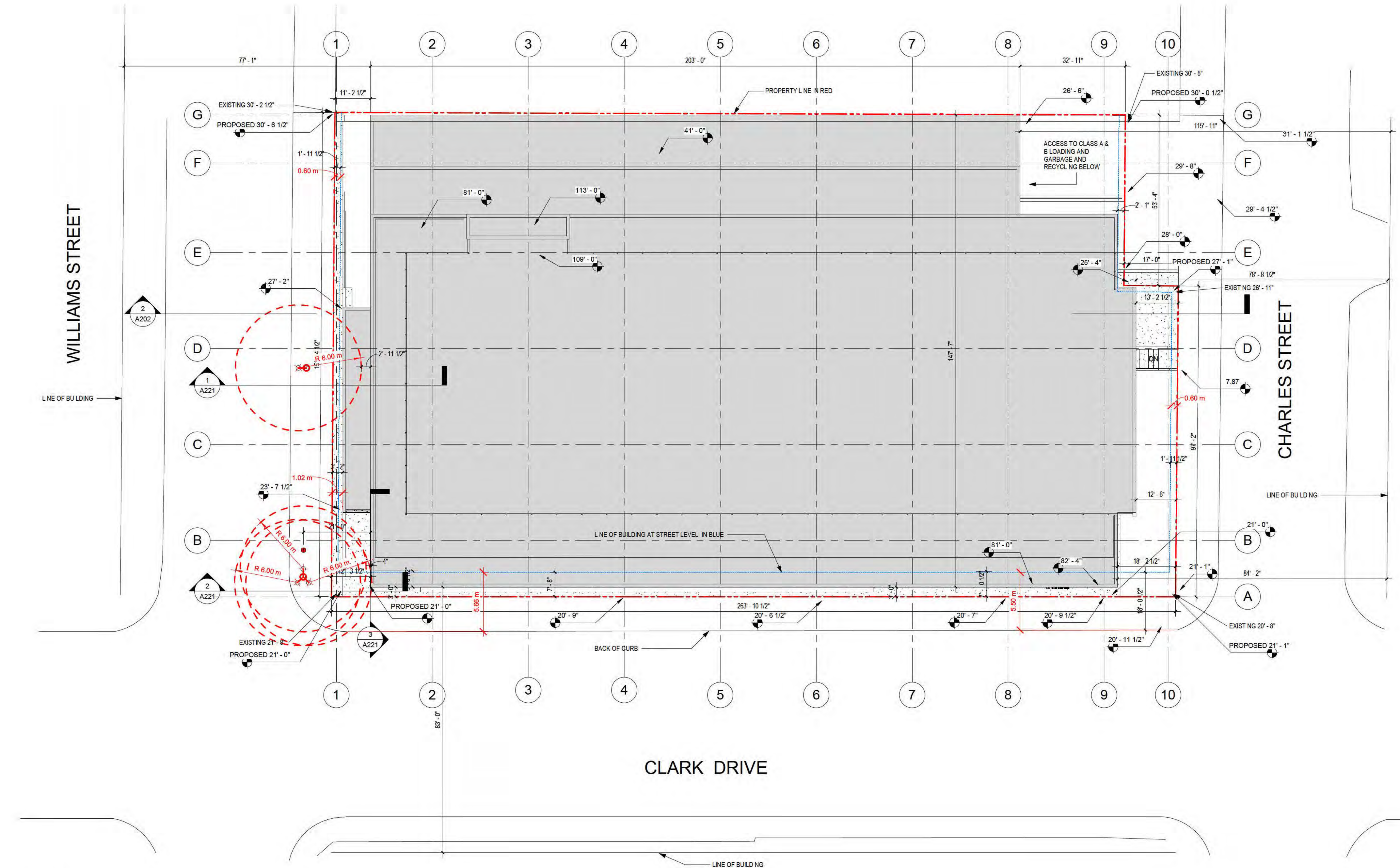
KEIRAN@BOZYK.COM
Email

604 251 3440
Telephone/Cell Phone Number(s)

CHRISTOPHER BOZYK
Name



Signature (Affix Professional Stamp here)



1 Hydro Site
1/16" = 1'-0"

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 01 | 20.01.13 | ISSUED FOR DEVELOPMENT PERMIT |

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

1290 CLARK DR

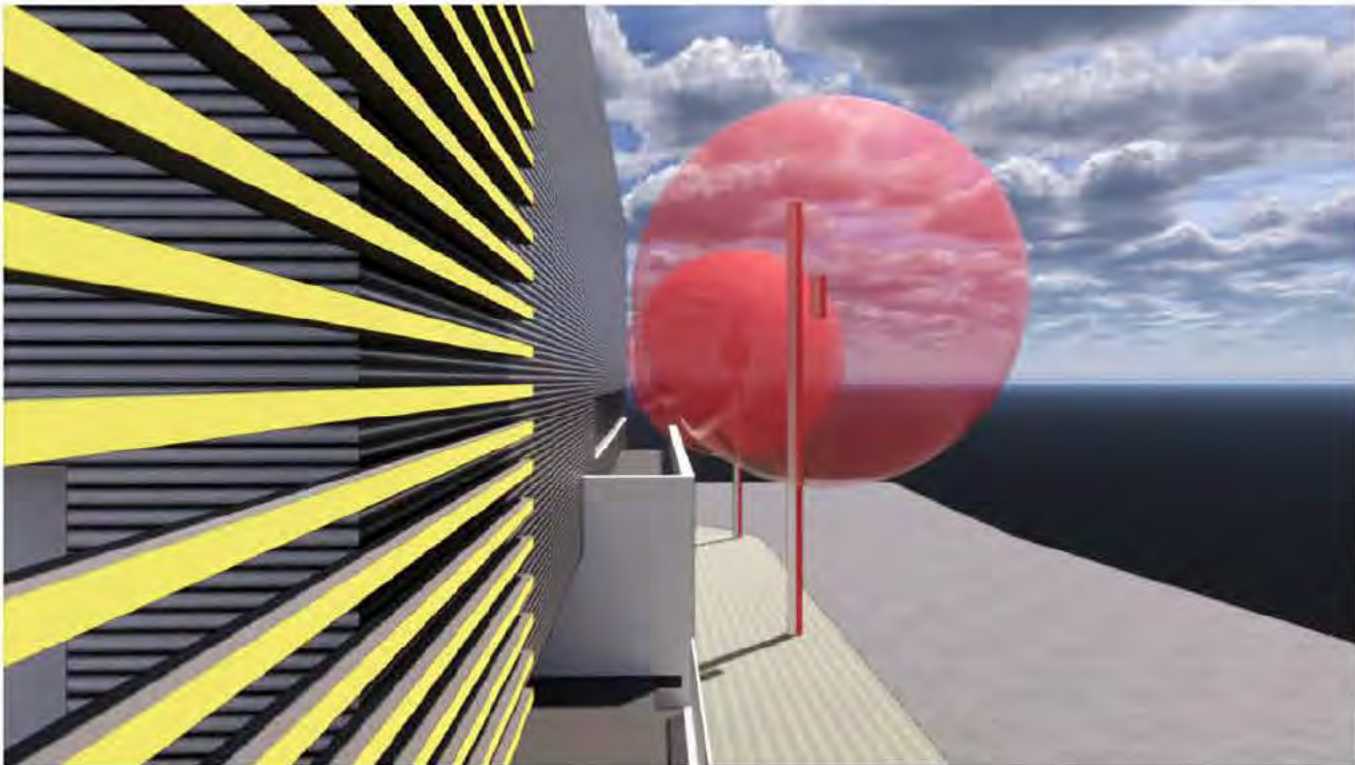
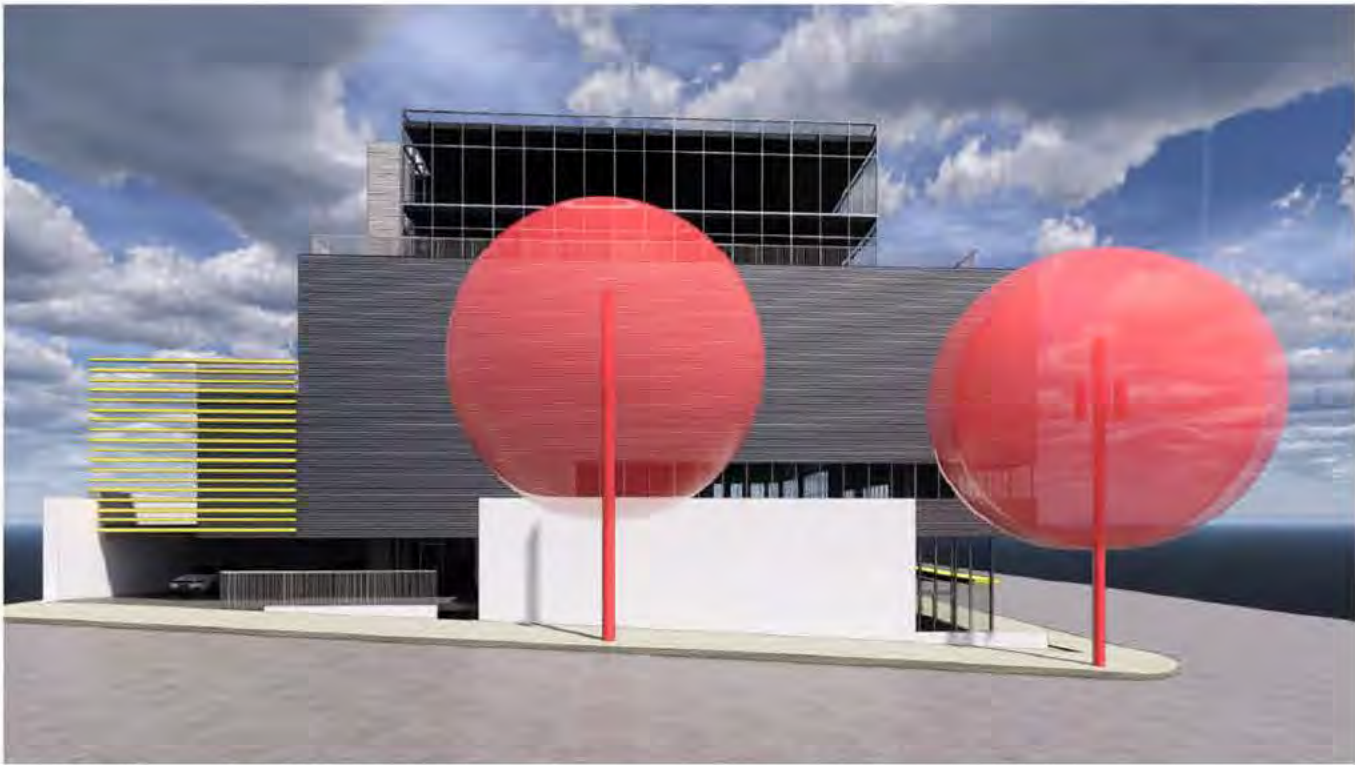
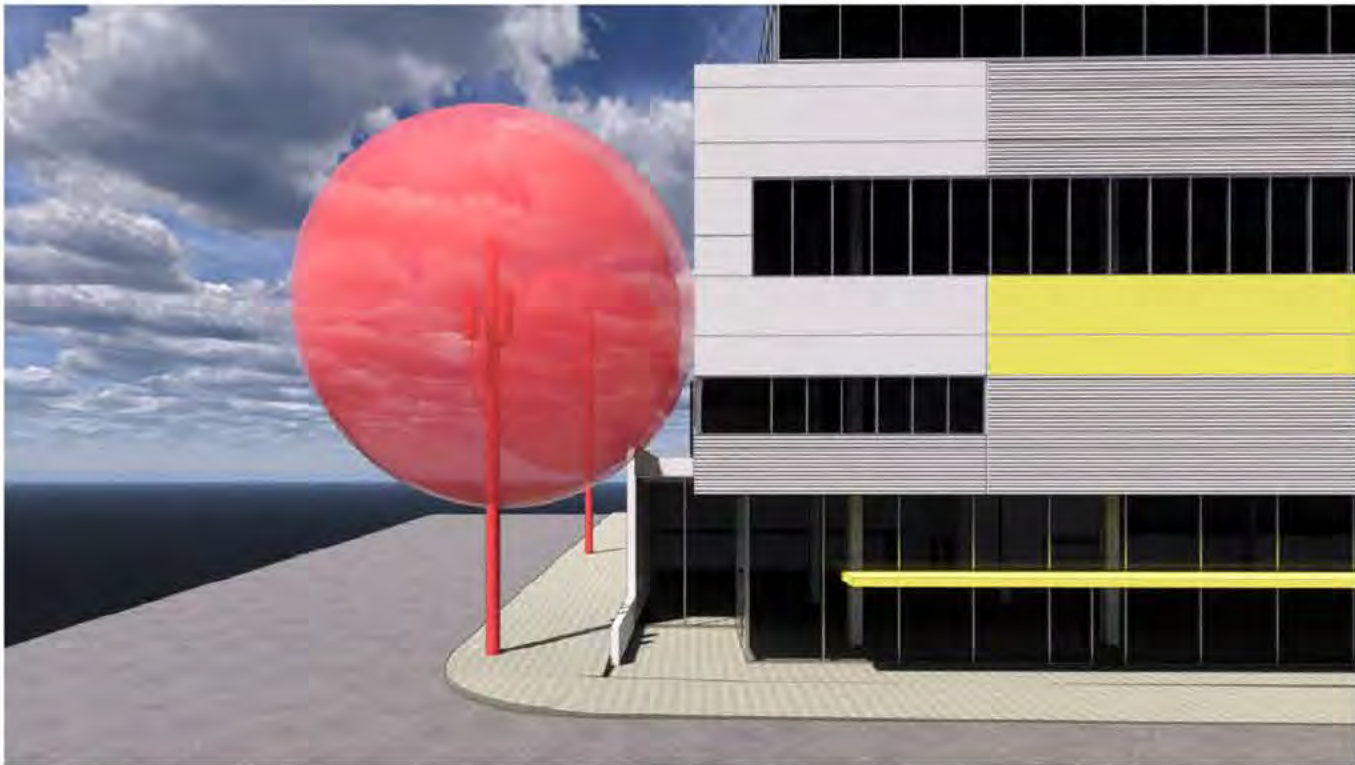
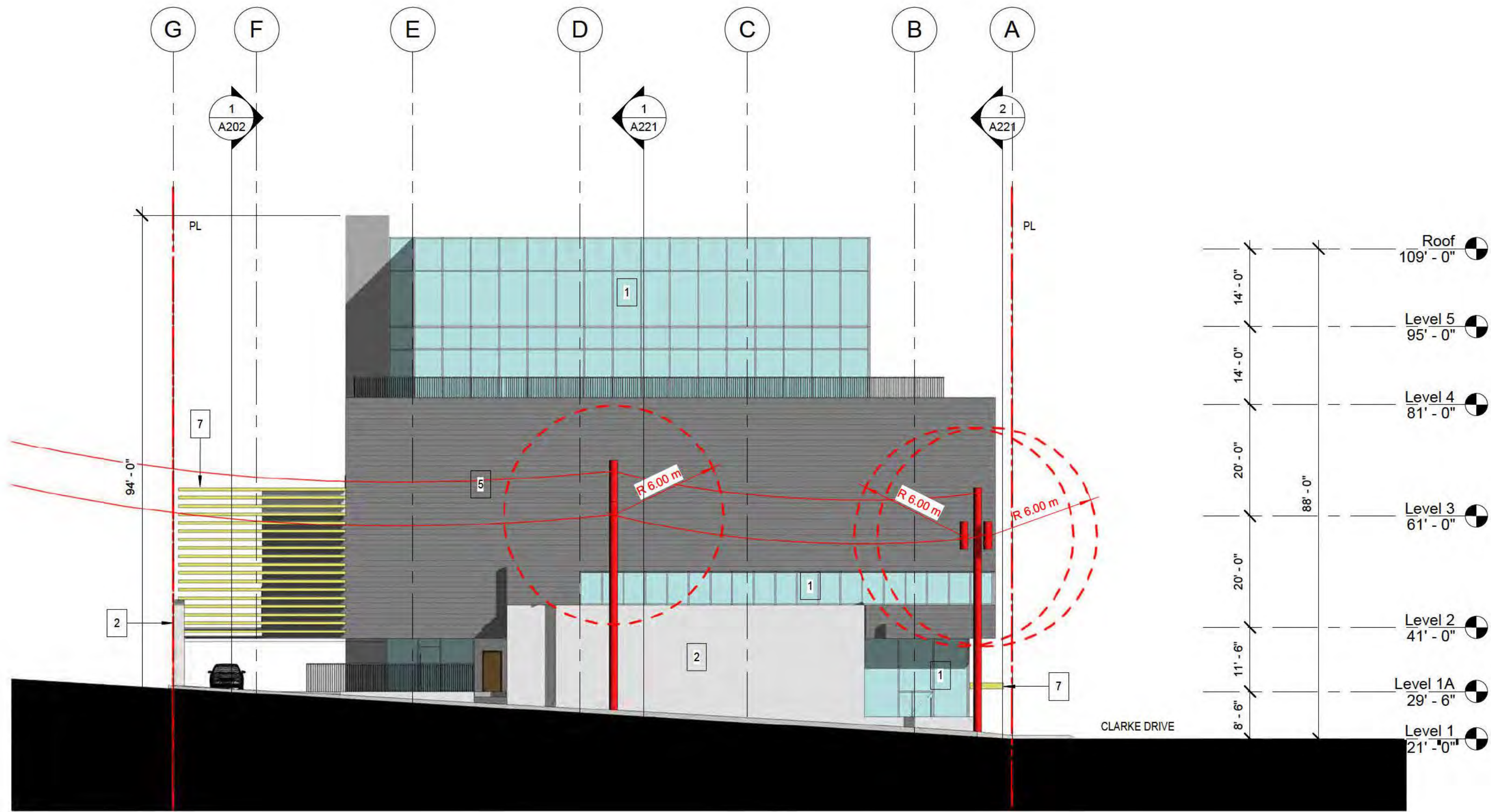
Enter address here

BC HYDRO SETBACK

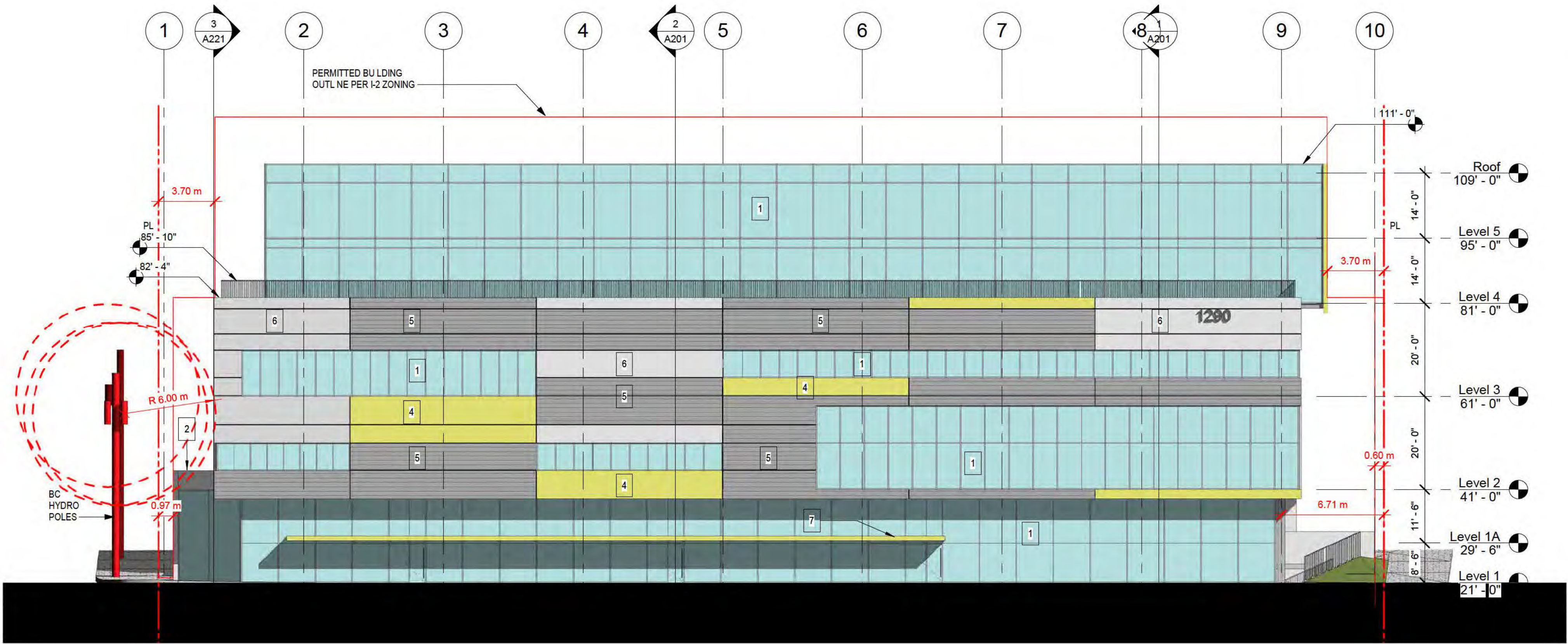
SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A120

PLOT DATE: 1/13/2020 11:54:03 AM



1 HYDRO NORTH
1/16" = 1'-0"



2 HYDRO WEST
1/16" = 1'-0"

| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 01 | 20.01.13 | ISSUED FOR DEVELOPMENT PERMIT |

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

1290 CLARK DR

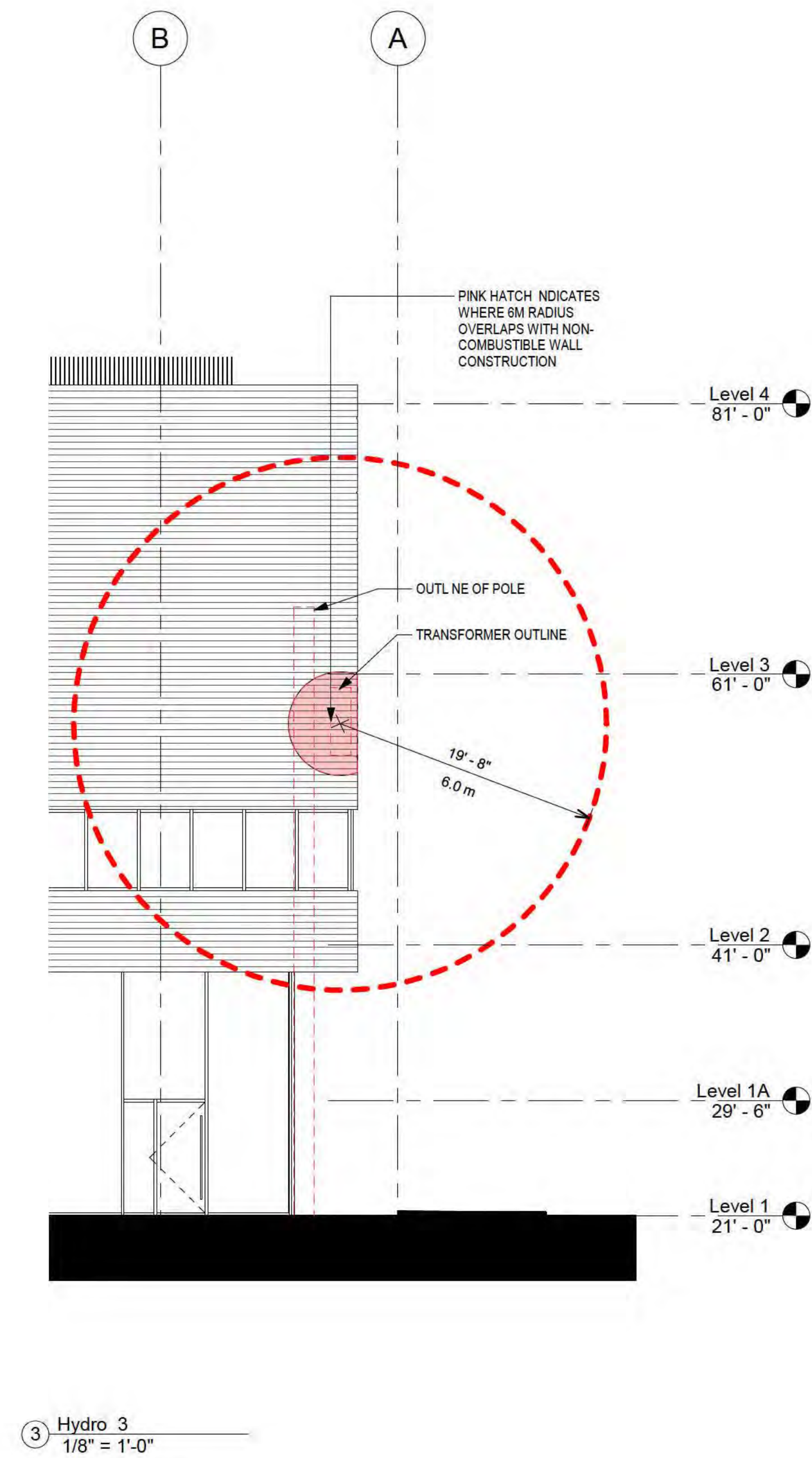
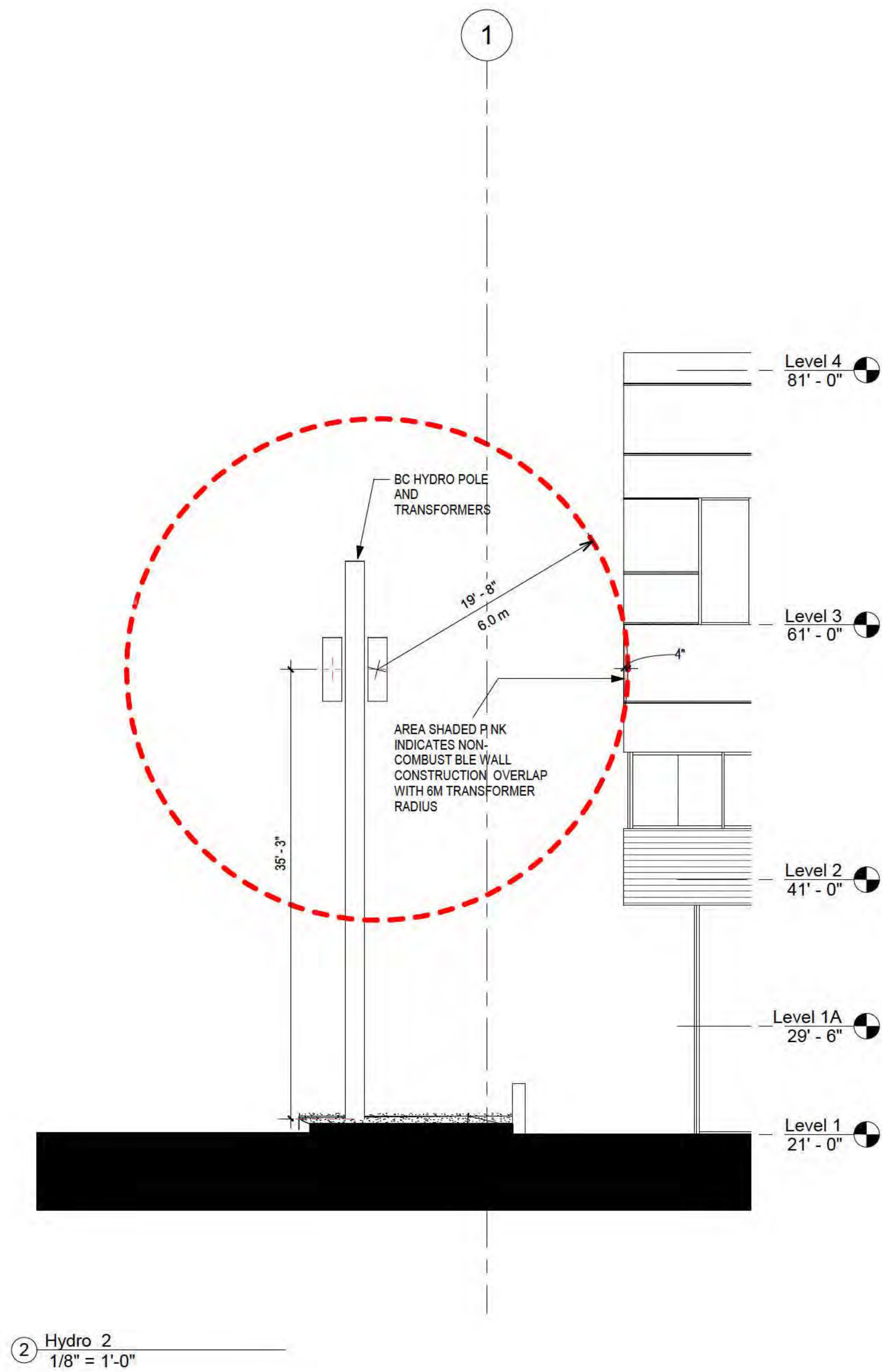
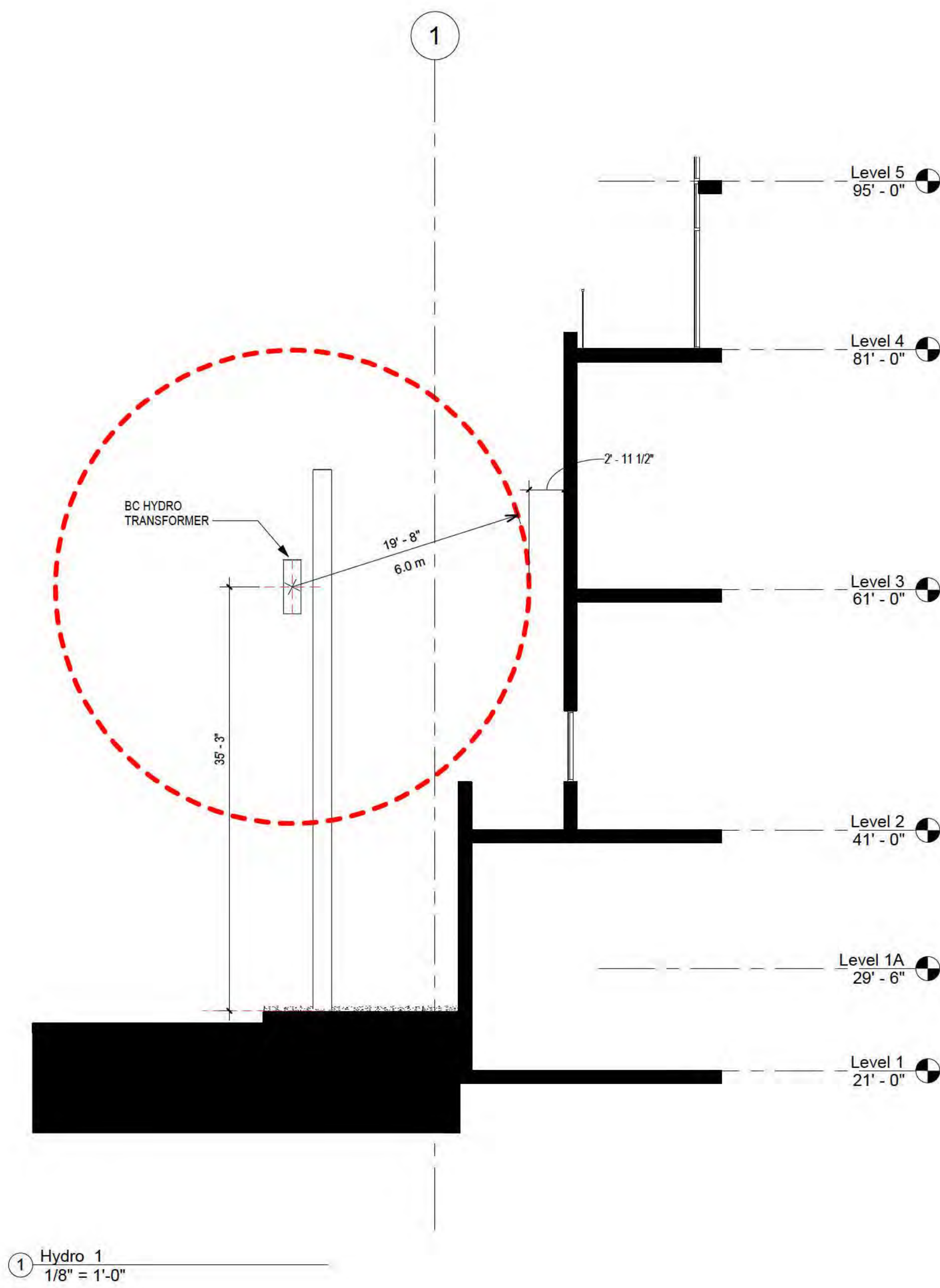
Enter address here

BC HYDRO ELEVATIONS

| | | | | | |
|----------------|---------------|------|------------|-------|---------|
| SCALE | 1/16" = 1'-0" | DATE | Issue Date | DRAWN | Author |
| PROJECT NUMBER | | | | | LEVEL 1 |

A220

PLOT DATE: 1/13/2020 11:54:07 AM



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 01 | 20.01.13 | ISSUED FOR DEVELOPMENT PERMIT |

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1290 CLARK DR

Enter address here

BC HYDRO SECTIONS

SCALE 1/8" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A221

From: [Stubbington, James](#)
To: [Profili, Cody](#)
Subject: DP-2019-00952 - 1330 WILLIAM STREET
Date: Thursday, March 05, 2020 11:36:56 AM
Attachments: [image001.png](#)

Hi Cody,

I'm reviewing this application and I was curious if you know what use this building will be. There is a vehicle breezeway through the site that doesn't seem to make much sense unless they are building to a specific use. At the PS stage they had an auto showroom and daycare which could possibly have use for this. Transportation generally does not support this type of access as we try and limit the number of driveways crossing sidewalks. Also an auto show room would have different requirements for vehicle storage. It appears they may be trying to bypass the additional requirements by not mentioning the use until the tenant permits are submitted after the building is completed.

Do you have any additional information for this site?

Thanks,

James Stubbington

Development Review | Parking Management Branch
t. 604-871-6279 | e. james.stubbington@vancouver.ca



From: Keiran Walsh
To: [Bosnjak, Joe](#); [So, Mandy](#)
Cc: [Profili, Cody](#)
Subject: RE: 1290 Clark Dr (DP-2019-00952)
Date: Tuesday, July 28, 2020 2:40:30 PM

Hi Joe / Mandym

I hope you are keeping nice and healthy. Do you know who is looking after this file on Cody's absence?

Thanks.

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: Keiran Walsh
Sent: Wednesday, July 22, 2020 9:24 AM
To: joe.bosnjak@vancouver.ca
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Hi Joe,

s.22(1)

Do you know who will be looking after this project in his absence?

Thank you.

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: Keiran Walsh
Sent: Wednesday, July 22, 2020 9:14 AM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Hi Cody,

Do we have any update on this?

Thanks

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: Keiran Walsh
Sent: Monday, July 13, 2020 11:03 AM
To: Profili, Cody <Cody.Profili@vancouver.ca>
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Hi Cody,

Just following on your email from June, is there any update?

Thanks.

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Tuesday, June 16, 2020 3:30 PM
To: Keiran Walsh <keiran@bozyk.com>
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Hi Keiran, my apologies for the delay in getting back to you. Your application is on my desk and very near to the top of my to-do list.

I will provide you an comprehensive update and description of next steps by early next week.

Thanks again for your continued patience,

Cody Profili | Project Coordinator – Development Review Branch

th

From: Keiran Walsh [<mailto:keiran@bozyk.com>]
Sent: Tuesday, June 16, 2020 3:17 PM
To: Profili, Cody
Subject: [EXT] RE: 1290 Clark Dr (DP-2019-00952)

Hi Cody,

I hope you are keeping well. Just wondering if there is any update on this?

Thanks.

K

Keiran Walsh
**CHRISTOPHER
BOZYK ARCHITECTS LTD**
P (604) 251 3440
F (604) 251 3848
W www.bozyk.com [bozyk.com]

From: Keiran Walsh
Sent: Wednesday, May 6, 2020 9:57 AM
To: Profili, Cody <Cody.Profilo@vancouver.ca>
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Hi Cody,

Are you able to give any update on this? I know Covid-19 has caught everyone unaware but I would like to have made any progress since November. I remember when we submitted we discussed a timeline which might be a little optimistic now.

Please feel free to give me a call.
I am available at 604-351-3440.

I hope you are keeping safe.

Thanks.

Keiran

From: Profili, Cody <Cody.Profilo@vancouver.ca>
Sent: Tuesday, April 28, 2020 10:53 AM
To: Keiran Walsh <keiran@bozyk.com>
Subject: Automatic reply: 1290 Clark Dr (DP-2019-00952)

Hello, I have received your email and I am still working, however please understand that it will likely take me some time to reply due to an overwhelming volume of issues, projects and Covid-19 disruptions to normal operations.

Due to the evolving circumstances resulting from the COVID-19 virus, the City of Vancouver Development, Building & Licensing Services are adapting to the quickly evolving situation. We are working to maintain services and public safety remains our top priority. Please expect some delays to normal response times on non-safety related issues. Please contact us by email or by phone as we move to adjust our client services available in person.

If your email is in response to a notification postcard or site sign, please consider this auto-reply as acknowledgement of receipt, and I will ensure all comments will be included in reviews and considered towards decision with the Director of Planning.

Thank you for your understanding,

Cody Profili | Project Coordinator – Development Review Branch

CITY OF VANCOUVER | West Annex, 515 West 10th Av

cody.profil@vancouver.ca

Please visit vancouver.ca/covid-19 for up-to-date information on City Facilities and Services.

From: [Aljebouri, Omar](#)
To: [Digby, Janet](#)
Cc: [Profilli, Cody](#); [Linehan, Marie](#); [Chang, Susan](#)
Subject: Re-assign: 1290 Clark Dr (DP-2019-00952)
Date: Friday, January 10, 2020 1:45:58 PM
Attachments: [1290 Clark Dr \(DP-2019-00952\).msg](#)
[image001.png](#)

Hi Janet,

This is a new DP for an I-2 project on the east side of Clark and a few blocks north of E 1st Ave. Cody (PC) is sorting out some issues with the applicant, but I suspect drawings are being distributed. Could you please assign to one of the Metro Core planners? I'll be sure to pass on the drawings if I get them, and any info from the enquiry.

Thanks,

Omar Aljebouri

Architect AIBC, M.Arch., B.A.(Hons)
Development Planner (Urban Design)

Planning, Urban Design, & Sustainability | City of Vancouver
515 W 10th Ave., Vancouver BC V5Z 4A8

T: 604 829 9261

E: omar.aljebouri@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Squamish, Musqueam, and Tsleil-Waututh peoples.

From: "Profili, Cody" <Cody.Profili@vancouver.ca>

To: "Keiran Walsh" <keiran@bozyk.com>

CC: jluo@unionallied.ca

Date: 1/9/2020 4:37:49 PM

Subject: 1290 Clark Dr (DP-2019-00952)

Attachments: Bulletin 2015-002-AD.EL BC Hydro Clearance Letter (Combined CL Update).pdf

Hi Keiran,

Could you please review the attached bulletin for Clearances from the Existing BC Hydro High Voltage Overhead Conductors and Transformers, and return the 3 page Declaration Form at your earliest convenience (scanned PDF is fine).

In preliminary reviews I have also noticed some concern around the location of transformers with potential affect to proposed building design due to the 6m clearance requirement outlined by the attached bulletin. There are possible alternatives, however it will best to discuss with your consultants and BC Hydro to confirm. Please keep me posted on any resolution or comments by BC Hydro and I will ensure our Planning, Engineering and Utilities branch are in the loop.

Pending above, we will also need some additional information on drawings (or interim supplementary sketches) demonstrating the condition around the power poles. I have noted that there are two poles two poles of potential concern where we aren't really clear on if/how this will be addressed as proposed:

- § NE site corner – pole is shown on plans, but survey not showing transformer

- § NW site corner – triple transformer on single pole on survey, concern with proximity to building?



Thank you,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

Sent: Wednesday, November 20, 2019 3:27 PM
To: Profili, Cody
Cc: jluc@unionallied.ca
Subject: RE: 1290 Clark Dr (DP-2019-00952)

Thank you for meeting today Cody.

I appreciate the quick turn around on the fees.

As per our discussions I will make amendments to the site plan and will include the correct survey as requested.

We should be able to get the charge summary also.

I review further your comments below but still anticipate we should have everything by early next week.

I will contact you tomorrow to confirm.

Keiran

From: Profili, Cody <Cody.Profili@vancouver.ca>
Sent: Wednesday, November 20, 2019 3:18 PM
To: Keiran Walsh <keiran@bozyk.com>
Cc: jluc@unionallied.ca
Subject: 1290 Clark Dr (DP-2019-00952)

Hi Keiran and Jonathan,

Thanks for meeting today and as a follow-up, I have the following clarifications:

- The proposed "Uses" of the building must be specified as per I-2 district schedule section 2 (Outright Uses) or 3 (Conditional Uses). I confirmed with my supervisor that we cannot accept as just "Industrial Shell Use". Please note that this may affect parking count and/or other clauses within the I-2 district.
- The DP application fee has been confirmed as 3(b) conditional per the Development Fee Bylaw Appendix E, since the use "General Office" is under Conditional Use section of the I-2 district schedule, and maximum height is also designed to clause 4.3.2 which is a "conditional item that the DOP may permit". Any clause written in the way is beyond "outright" stream and triggers conditional review processes and fees. Please see attached payment invoice if you could please print 2 copies to pay (1) at your convenience at the reception counter, or (2) at our intake drop-off meeting.

When ready to bring in the submission, please just send me an email and we can arrange a quick meeting downstairs to drop-off the package, including:

- 5 full size drawings sets + 1 Half-size, complete with site plan added info
- 5 surveys (min 2 of which require original seal/signature)
- PDF of Survey + Architecture + Landscape drawings via email, fileshare/dropbox link, or bring on a USB to our next intake and I can download and return the stick to you at the meeting.
- Charge summary providing explanation of land title charges is required, but can be sent via email following intake if needed

Thank you,

Cody Profili | Project Coordinator – Development Review Branch
CITY OF VANCOUVER | West Annex, 515 West 10th Av
cody.profili@vancouver.ca

BULLETIN 2015-002-AD/EL

March 20, 2015

Clearances from the Existing BC Hydro High Voltage Overhead Conductors and Transformers

The Canadian Electrical Code, Part I (CE Code) contains minimum safe clearance requirements for the high voltage overhead conductors and dielectric liquid-filled transformers, this bulletin clarifies that it is necessary to identify and evaluate the clearances from existing BC Hydro high voltage overhead conductors and pole-mounted dielectric liquid-filled transformers for newly constructed buildings or buildings subjected to Construction¹ only for work impacting area near conductor and transformer in the City of Vancouver.

Background

As the power supply authority, BC Hydro traditionally provided overhead services to its Vancouver customers. The city has grown substantially in recent years. As a result, there are many existing BC Hydro high voltage installations throughout the City that might conflict with clearance requirements of the current CE Code.

Rule 26-014 of the CE Code requires that dielectric liquid-filled equipment not be located within 6 m of any combustible surface or material on a building, any door or window, or any ventilation inlet or outlet. This Rule, however, allows this equipment to be located within 6 m of any item listed above, provided that “a wall or barrier with non-combustible surfaces or material is constructed between the equipment and that item”.

As BC Hydro pole-mounted dielectric liquid-filled transformers already exist on streets and alleys, every newly constructed building or building being altered has to be evaluated for compliance with the required clearances. This evaluation must be carried out to ensure that a risk of explosion to the existing BC Hydro transformers will not adversely affect the adjacent buildings.

Also, Rule 36-110 of the CE Code mandates minimum clearances of high voltage conductors from the adjacent buildings and structures. Although Table 33 of the CE Code specifies the minimum 3 m horizontal clearance from such conductors to the buildings, the intent of the CE Code requirement is not limited to purely horizontal measurements; rather it reflects a need to provide a safe means of guarding live parts and exposed conductors from a potential direct or indirect human contact.

Therefore, such safe clearance from the existing high voltage BC Hydro conductors must be evaluated for all newly constructed buildings and buildings subjected to Construction.

Clearances from both existing BC Hydro high voltage overhead conductors and pole-mounted dielectric liquid-filled transformers to any buildings must be also evaluated for conformance with the relevant provisions of the BC Hydro guidelines and standards.

DB, DE and BU Permits Submission Requirements

1. In order to capture potential clearance concerns and to address them, a special checklist (see attached) must be completed and submitted to the Electrical Plan Examination office by the applicant for a development permit and building permit.
2. Where the clearance of the dielectric liquid-filled transformers does not comply with the requirements of the CE Code (i.e. is less than 6 m), the Registered Professional of record must demonstrate that a barrier with non-combustible surface or material is constructed between the existing BC Hydro transformers and doors, windows, ventilation openings or combustible surfaces of the building that are located within 6 m of the transformers. Where compliance with this condition is not practicable, a solution must be sought from BC Hydro.
3. Where the clearance from the existing BC Hydro high voltage conductors and the newly constructed building or building that is subjected to Construction does not meet the provisions of the CE Code, the Registered Professional of record must demonstrate that either the conductors are isolated by elevation or barriers or that the conductors are adequately relocated to meet the CE Code requirements. Where compliance with this condition is not practicable, a solution must be sought from BC Hydro.
4. For building that is subjected to an alteration where compliance with the above condition 2 is not practicable, a request for variance from the Registered Professional of record to relax the required clearances between the existing BC Hydro transformers and doors, windows, ventilation openings or combustible surfaces of the building may be considered by the Electrical Inspections Branch, provided that the proposed alternative meets the fundamental safety objectives of the CE Code requirements.
5. For building that is subjected to an alteration where compliance with the above condition 3 is not practicable, a substantiated request for special permission from the Registered Professional of record to relax the required clearances between high voltage conductors and the building may be considered by the Electrical Inspections Branch, provided that a legal agreement (Section 219 Covenant) is completed with the property owners to the satisfaction of the City.
6. The foregoing requirements 1, 2, 3, 4, and 5 shall be met prior to issuance of DB, DE and BU permits. Where a special permission to retain a nonconforming clearance is granted for the purpose of a legal agreement (Section 219 Covenant) as described in condition 5, the Section 219 Covenant must be executed and registered prior to the issuance of an occupancy permit.

(Original signed by)

P. Ryan, M.Sc., P.Eng.
Chief Building Official
Director, Building Code and Policy

(Original signed by)

W. White
Deputy City Electrician
Manager, Trades Inspection

Attachment

BULLETIN 2015-002-AD/EL - Attachment

August 3, 2018

Checklist for

Clearances from Existing BC Hydro Overhead Dielectric Liquid-filled Transformers and High Voltage Conductors to Buildings / Developments

This checklist is required to be completed by a qualified person familiar with the construction; the electrical equipment and hazards involved.

Note:

- (a) To be completed by a Registered Professional - Electrical Engineer retained to undertake electrical design under electrical permit.
- (b) Where (a) is not possible or feasible, to be completed by an architect, electrical consultant, electrical contractor or qualified designer.

Project/Site Address:

DP/BP/DB Permit No.:

Yes No N/A

☐☐☐

(1) The clearance from the existing BC Hydro high voltage conductors has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL.

☐☐☐

(2) The clearance from the existing BC Hydro pole-mounted dielectric liquid-filled transformer(s) has been evaluated and safe clearance will be provided for the new development / construction / building in accordance with Bulletin 2015-002-AD/EL.

If any part of your development, construction or building is planned in proximity to the existing BC Hydro electrical works (e.g. it is intended to be within 3m of a property line that abuts a street or lane), please contact BC Hydro and request information regarding BC Hydro works adjacent to the property. It is important to ensure any potential impact or risks from your proposed development, construction or building will be assessed and addressed.

Due to the possibility of severe hazard of electrical shock or fire, unqualified persons must not attempt to measure the distances.

Company

Email

Telephone/Cell Phone Number(s)

Name

Signature (Affix Professional Stamp here)

DRB INTAKE: (2019-00952)_1290 Clark Dr

Subject: Assigned - Cody - RESCHEDULED TO FROM NOV 13th (AP, Nov 7/19) - 1250 Clarke Dr (1330 William St) / Keiran Walsh, 604.251.3440, keiran@bozyk.com
/ ib Oct 24, 2019 @ 09:22am - (jk7)

When: Wednesday, November 20, 2019 1:00 PM

| | | |
|----|--|--|
| 1) | a) Has this project been reviewed by City staff? If yes – who, if no then ask why not? b) Describe the scope of work being done? <ul style="list-style-type: none"> i.e. new mixed use comm/res buildings; | a) yes, Omar Aljebouri PS-2019-00962 b) new mixed use/industrial building c) new construction d) just waiting on Landscape Plan, should be ready first week of November |
| 2) | Are you requesting any relaxations? | No |
| 3) | Have you consulted with a Development Planner on this project? If yes, who? | Yes, Omar Aljebouri PS-2019-00962 |
| 4) | Do you have all the documents and drawings specified in our DE submission checklist? | |
| 5) | Phone Centre Staff Notes: would be interested in getting on the cancellation list, if possible. PC-D notes: ***Please adjust the dates by 1 week in the distribution PDF below as this was originally supposed to be last week*** Dev. Planner – Omar; Landscape planner – Oskar Eriksson A b i t e p o t Fees 3(b) plus site profile fee; | |

| TARGET DEADLINES: | Intake – TC rev #0 < Tech Chk set Rev #0 > | TC #1 | PTR #1 | |
|-----------------------------|---|---------------------|----------------------|--|
| Intake Date (HC): (PDF): | TC #0 - 2019 tbc | TC #1 – 2019 Dec xx | PTR #1 – 2019 Dec xx | |
| Distribution Date: | tbc | Feb xx | Feb xx | |
| ER: | ER #0 (jb) Nov 20 | | | |
| NAP: | NAP #0 (ms/jb/jg) tbc | | | |
| Notification Sent: Ends: | tbc | | | |
| Tech Comments: | TC#0 – Feb 06 | TC #1 – 2019 Dec xx | PTR #1 – 2019 Dec xx | |
| DOP decision: | DREV (Thu) – Feb 13 | | | |

1) PROJECT DESCRIPTION - Clear understanding of the proposal and requested relaxations

Zone: **I-2**

- To develop new five-storey building consisting three floors industrial shell use (Level 1-3), and two floors of general office use (Level 4-5), over two levels of underground parking providing _____ () parking spaces, having vehicular breezeway through the site off Charles Street through to Williams Street.

2) SITE RESEARCH

PS-2019-00962-REVIEW-1

Email to applicant _ 2019/9/9 _ Omar Aljebouri

- Industrial use should be at grade and meet the "M and I Districts – Development Criteria for Functional Industrial Space" <https://bylaws.vancouver.ca/bulletin/M003.pdf>
- Day Care should be located at grade and meet "Childcare Design Guidelines" <https://guidelines.vancouver.ca/C017.pdf>
- Provide additional information about daycare operator, age groups, programs, hours of operation etc. Also, information about intended/known tenancy of other uses.
- Careful attention should be given to circulation space for children's use and on-site drop-off relative to other uses. Design should ensure optimal safety and functionality of childcare. Contiguous outdoor space should be provided in keeping with the Guidelines.
- FSR should meet permitted use breakdown. Refer to District Schedule (DS).
- Building, including parapets and guardrails to be contained within the maximum allowable height. DS does not give Director of Planning (DOP) authority to relax this. Note items that DOP will consider for the conditional 30.5m height (4.3.2 of DS).
- Massing should be broken up to reduce the perception of bulk and length. Note that with regards to the District Schedule, subject site is located outside of the False Creek Flats (sub-areas A & B).
- Outdoor vehicle display area is not supported.
- If rear yard setback is provided, it should be min. 3'.
- Consideration for landscaping, public realm and pedestrian interface is encouraged.
- More detailed information on design drawings needed to better understand intended building layout, circulation, massing, and architectural expression.



PROJECT INFO AND STATS:

ADDRESS: 1290 CLARK DR VANCOUVER
ZONING: I 2
SITE AREA: 38 947 SF
STOREYS: 5
BUILDING HEIGHT: 96' PERMITTED HEIGHT 100'
(AT DISCRETION OF DIRECTOR OF PLANNING)

GFA PERMITTED: 116 851 SF
GFA PROPOSED: 116 518 SF

FAR PERMITTED: 3.00
FAR PROPOSED: 2.99

HEIGHT PERMITTED: MAX 100' (FROM GRADE)
HEIGHT PROPOSED: MAX 96' (FROM GRADE)

AREA AND FSR SUMMARY:

| LEVEL | OFFICE | MANUFACTURING class A & B | TOTAL | FAR |
|-----------|-----------|------------------------------|------------|------|
| LEVEL 1: | - | 19 871 SF | | 0.51 |
| LEVEL 1A: | - | 2 221 SF | | 0.06 |
| LEVEL 2: | - | 29 508 SF | | 0.76 |
| LEVEL 3: | - | 26 600 SF | | 0.68 |
| LEVEL 4: | 19 069 SF | - | | 0.49 |
| LEVEL 5: | 19 069 SF | - | | 0.49 |
| TOTAL | 38 138 SF | 78 200 SF | 116 138 SF | 2.99 |
| TOTAL FAR | 0.98 | 2.01 | | 2.99 |

CAR PARKING:

OFFICE: 38 138 SF @ 1/1076 sf UP TO 3229 sf & 1/538 sf THEREAFTER
MANUFACTURING: 78 380 SF @ 1/1001 sf

147 PROVIDED
147 REQ

DISABLED PARKING

1/ 5 381 SF
0.4/ 10 764 SF THEREAFTER
TOTAL DISABLED REQUIRED 5.1

INCL 5 DISABLED SPACES AND
15 SMALL CAR SPACES

BICYCLE PARKING:

CLASS A: REQ: 27 PROVIDED: 28
CLASS B: REQ: 7 PROVIDED:8

LOADING (OFFICE)

CLASS A LOADING: 1 REQ
CLASS B LOADING: 1 REQ
CLASS C LOADING: -

LOADING (MANUFACTURING)

CLASS A LOADING: -
CLASS B LOADING: 6 REQ (2 SHARED WITH CLASS C LOADING)
CLASS C LOADING: 2 REQ

TOTAL PROVIDED
CLASS A: 3
CLASS B: 6*
CLASS C: 2*

(4 DEDICATED CLASS B AND 2 SHARED WITH CLASS C)

SETBACKS:

FRONT YARD SETBACK REQ: 0.6M UP TO 18.3M, 3.7M ABOVE 18.3M
FRONT SETBACK PROV - CLARK DR - 5.5 M AT GRADE
WILLIAMS STREET - 0.6M AT GRADE
CHARLES STREET - 0.6M AT GRADE

SIDE YARD SETBACK REQ: 0.0M
SIDE YARD SETBACK PROV : 0.0M

REAR YARD SETBACK : N/A

CHRISTOPHER
BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

| | | |
|----|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REV EW |

| REVISION | DATE | DESCR PTION |
|--|------|-------------|
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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job; shall request clarification of errors, discrepancies, or doubtful information contained in contract drawings and documents. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and the cost of rectification.

1290 CLARK DR

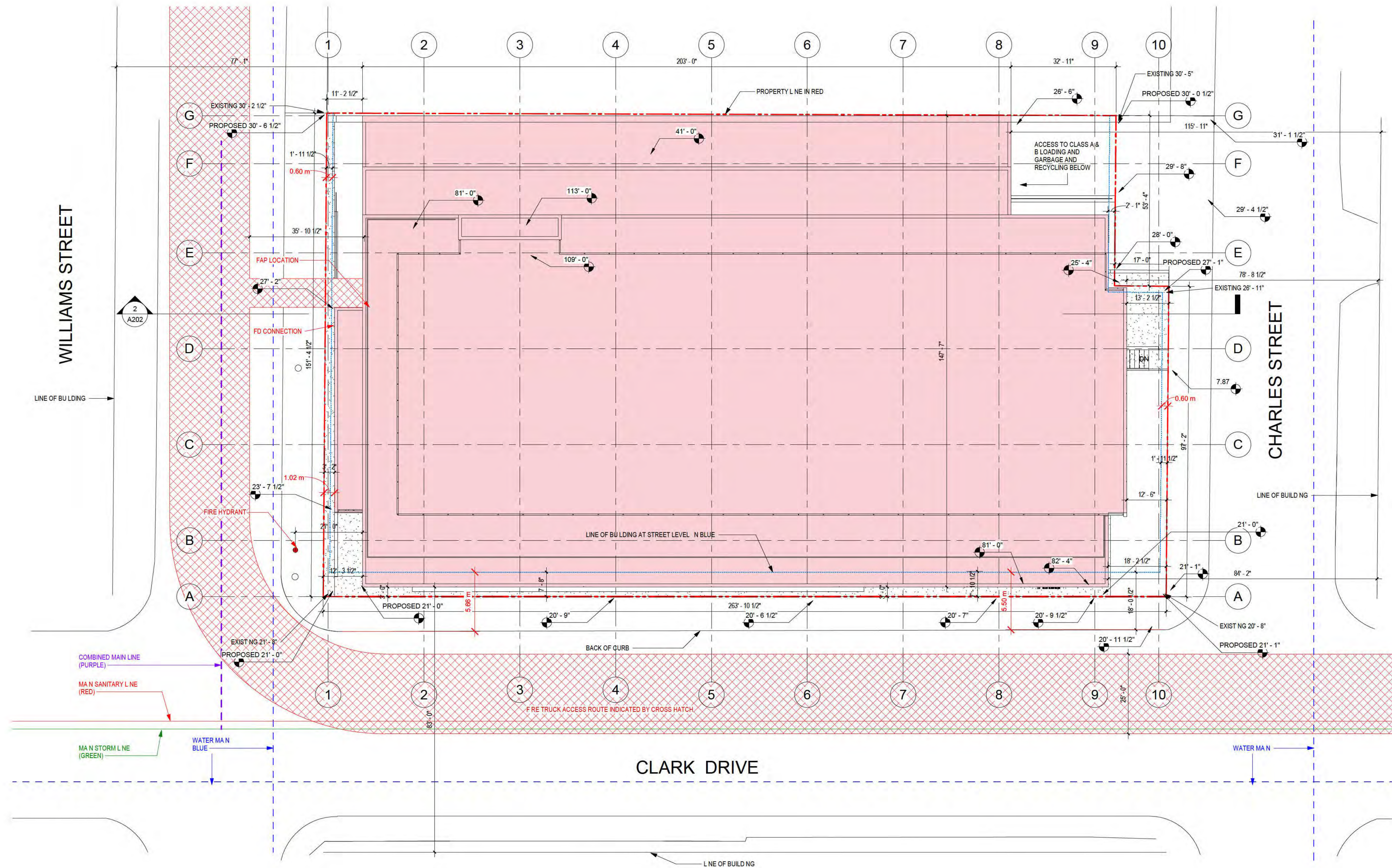
Enter address here

MIXED USE BUILDING

| | | |
|--------------------|------------------|--------------|
| SCALE 1/4" = 1'-0" | DATE: Issue Date | DRAWN/Author |
| PROJECT NUMBER | | LEVEL 1 |

A001

PLOT DATE: 11/20/2019 2:04:33 PM



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REVIEW |

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1290 CLARK DR

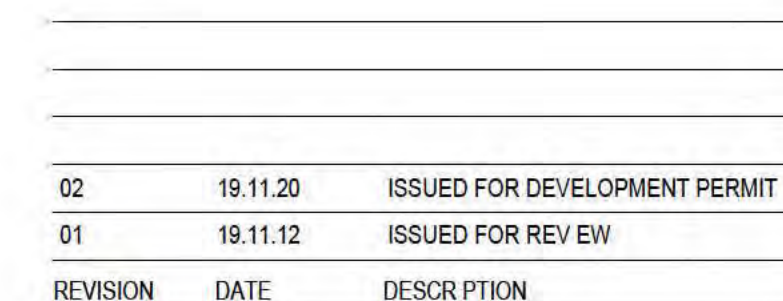
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SITE PLAN AND STATS

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A100

PLOT DATE: 11/20/2019 2:04:33 PM



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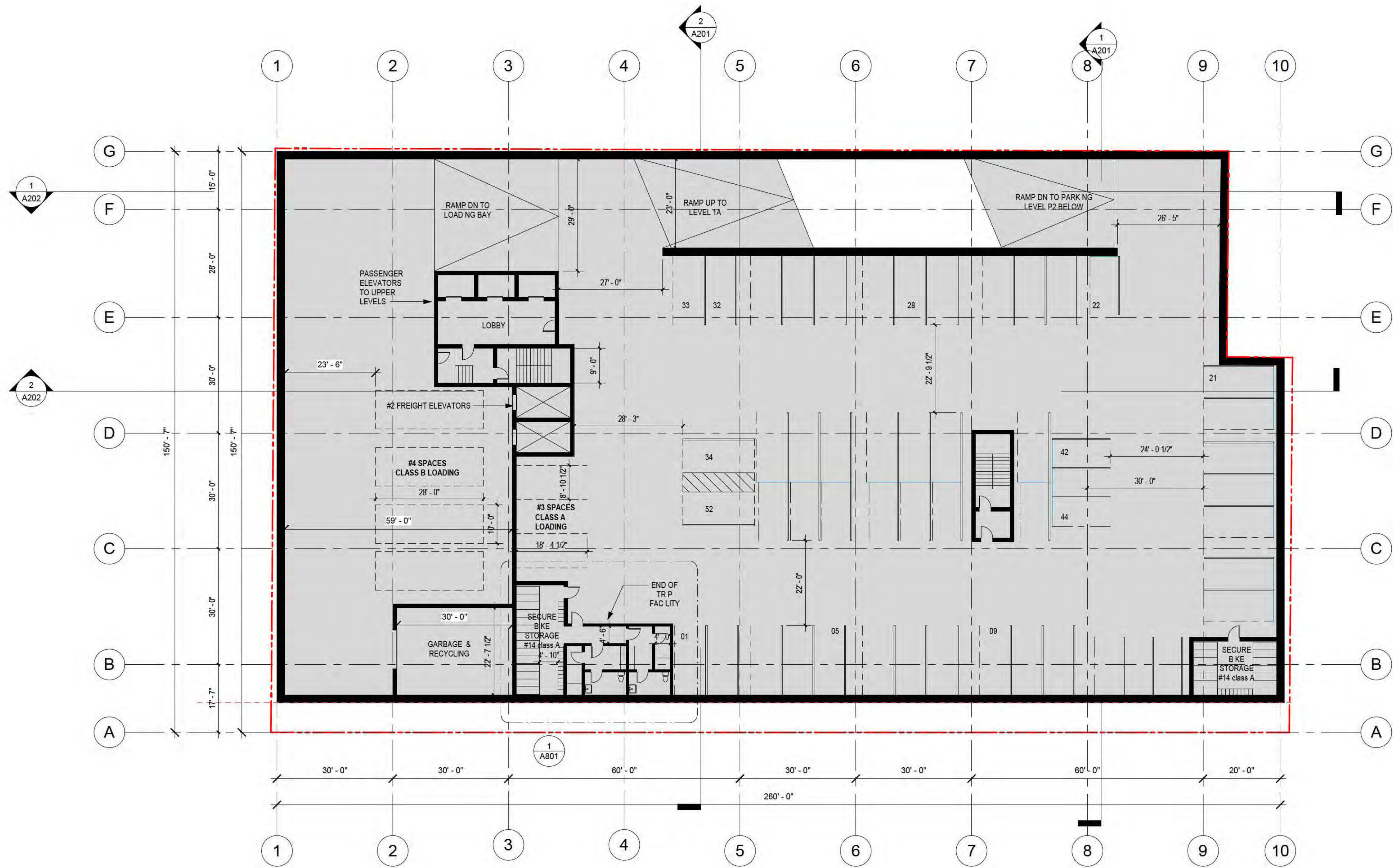
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LEVEL P2

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN: [Signature]

| PROJECT NUMBER | LEVEL |
|----------------|-------|
|----------------|-------|

FILED DATE: 11/20/2019 2:04:22 PM



| | | |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REVIEW |
| REVISION | DATE | DESCRIPTION |

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1290 CLARK DR

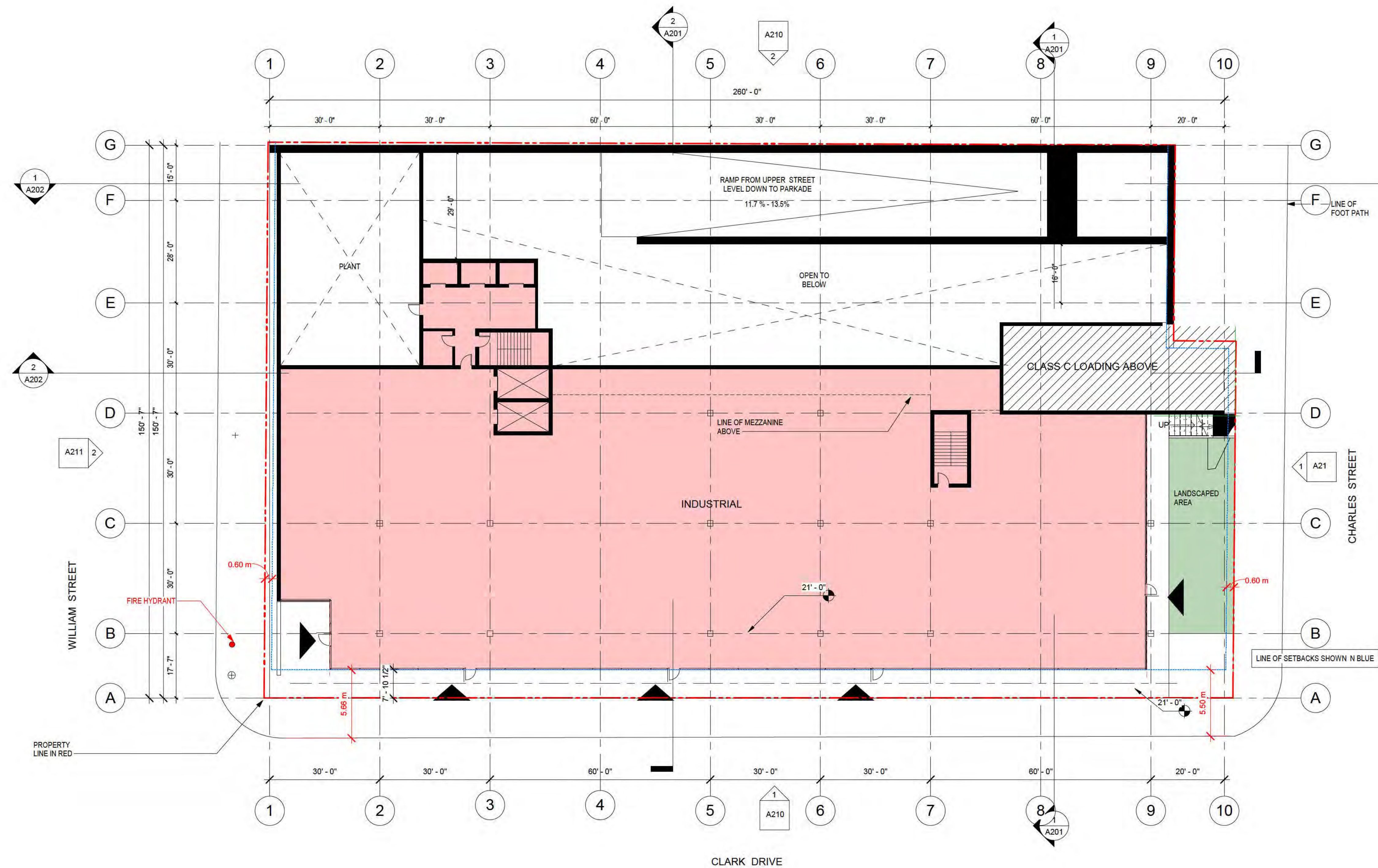
Enter address here

LEVEL P1

| | | | |
|----------------|---------------|------------------|--------------|
| SCALE | 1/16" = 1'-0" | DATE: Issue Date | DRAWN/Author |
| PROJECT NUMBER | | | LEVEL 1 |

A101b

PLOT DATE: 11/20/2019 2:04:33 PM



| | | |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REVIEW |
| REVISION | DATE | DESCRIPTION |

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1290 CLARK DR

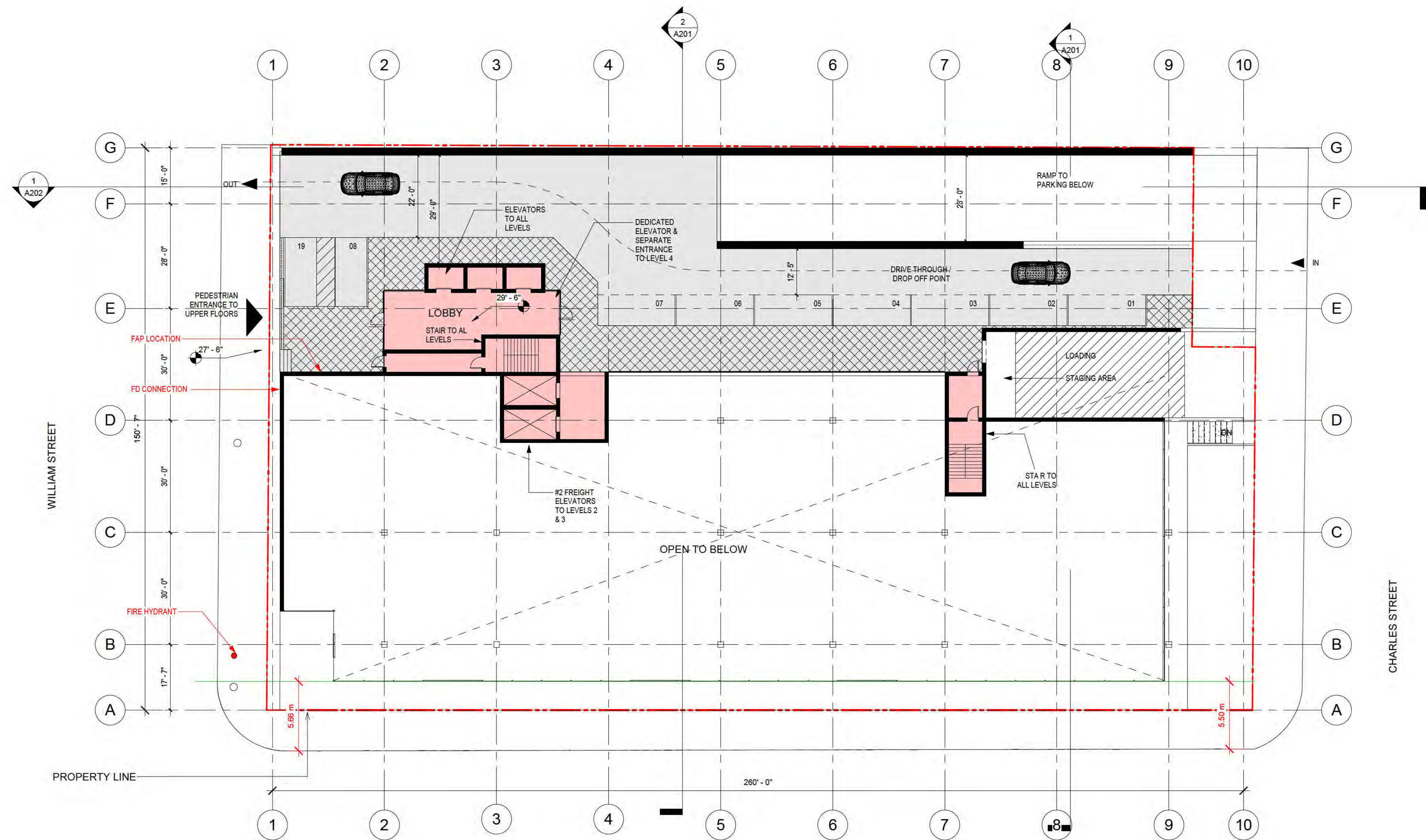
Enter address here

LEVEL 1

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A102

PLOT DATE: 11/20/2019 2:04:34 PM



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REVIEW |

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Enter address here

LEVEL 1A

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A103

PLOT DATE: 11/20/2019 2:04:37 PM

① Level 1A
1/16" = 1'-0"



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Enter address here

LEVEL 2

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A104

PLOT DATE: 11/29/2019 2:04:38 PM

① Level 2
1/16" = 1'-0"



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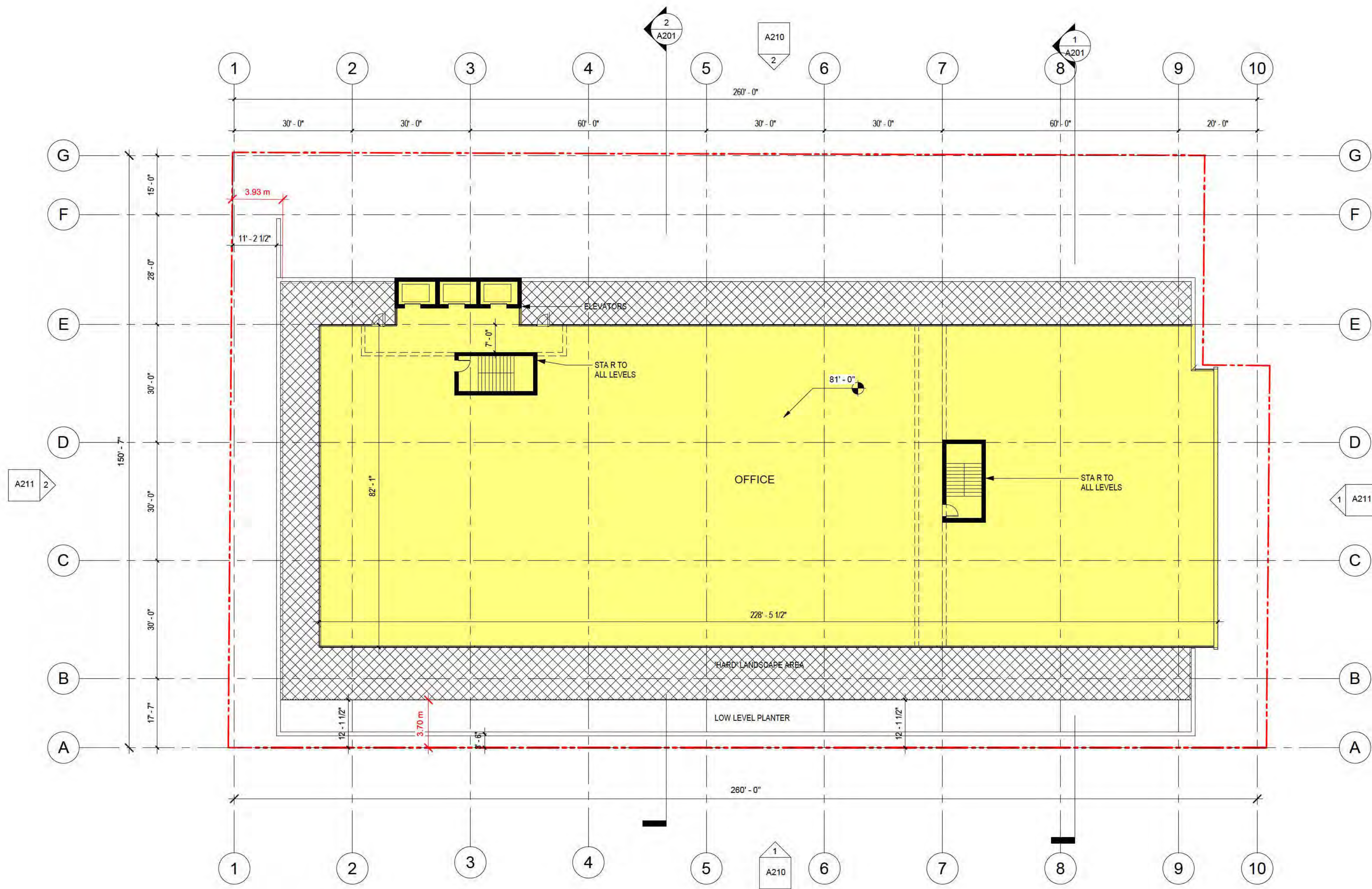
1290 CLARK DR

Enter address here
LEVEL 3

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A105
PLOT DATE: 11/29/2019 2:04:38 PM

1 Level 3
1/16" = 1'-0"



| | | |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
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1290 CLARK DR

Enter address here

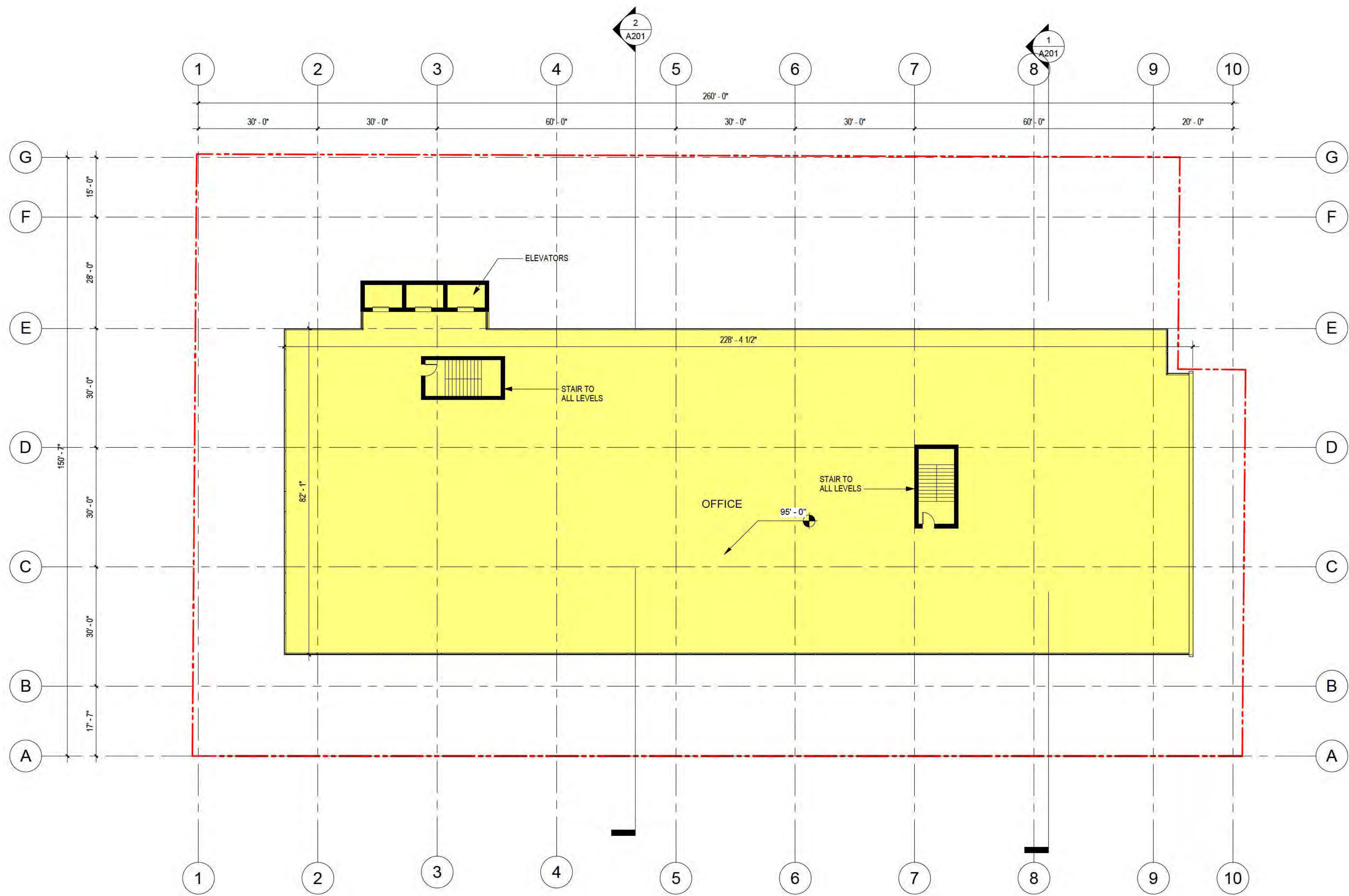
LEVEL 4

| | | | | | |
|----------------|---------------|------|------------|-------|---------|
| SCALE | 1/16" = 1'-0" | DATE | Issue Date | DRAWN | Author |
| PROJECT NUMBER | | | | | LEVEL 1 |

A106

PLOT DATE: 11/20/2019 2:04:39 PM

① Level 4
1/16" = 1'-0"



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
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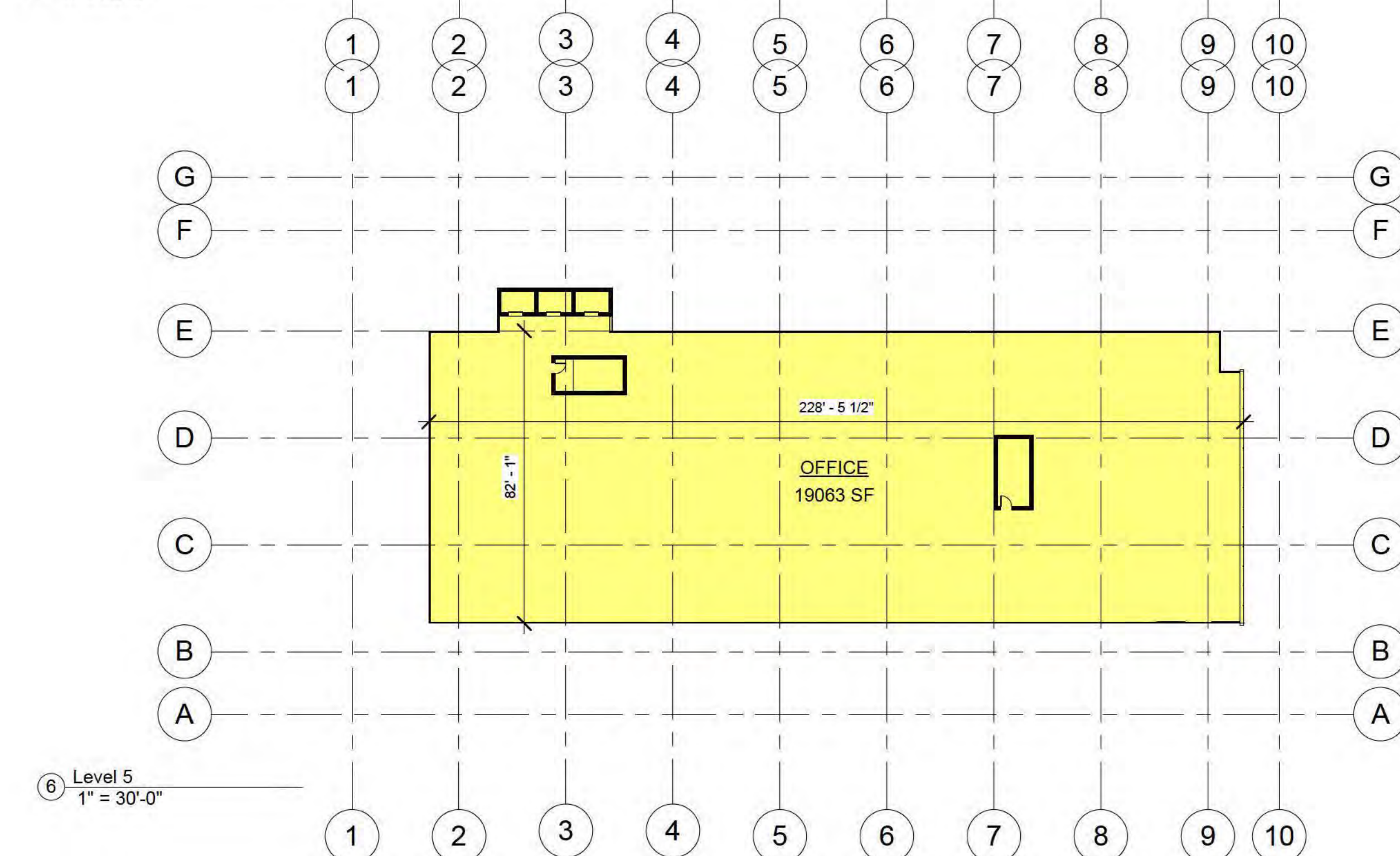
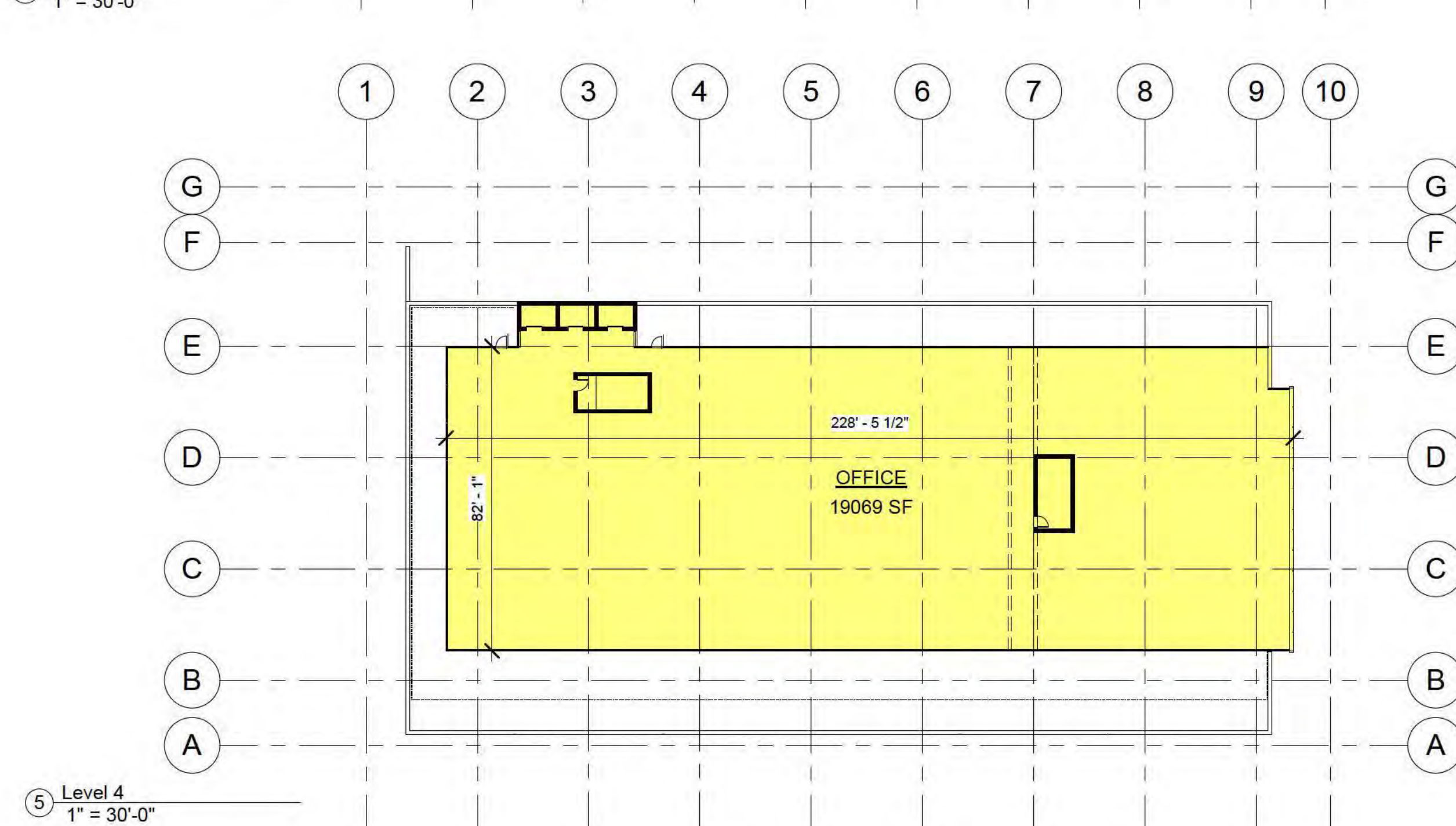
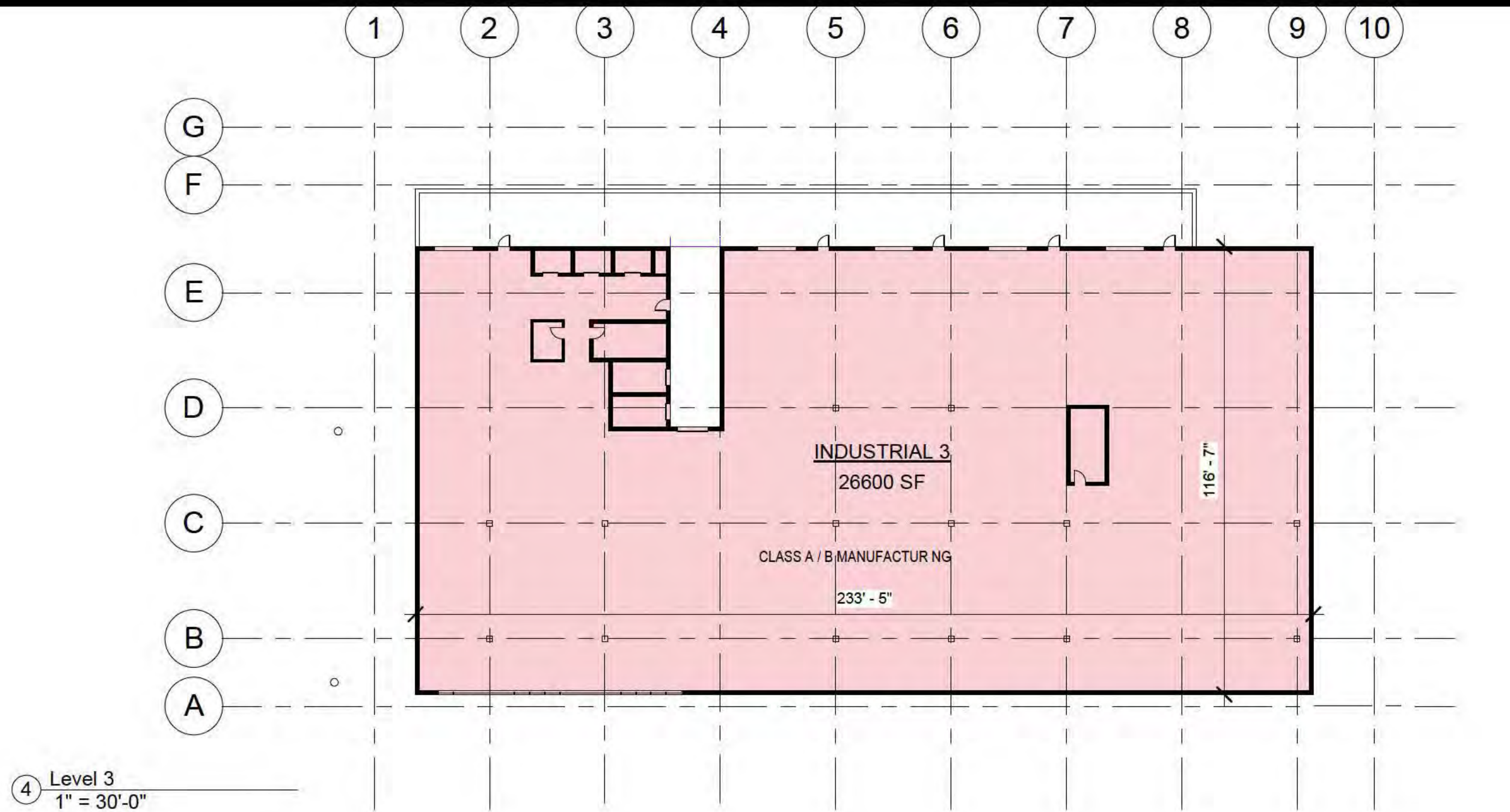
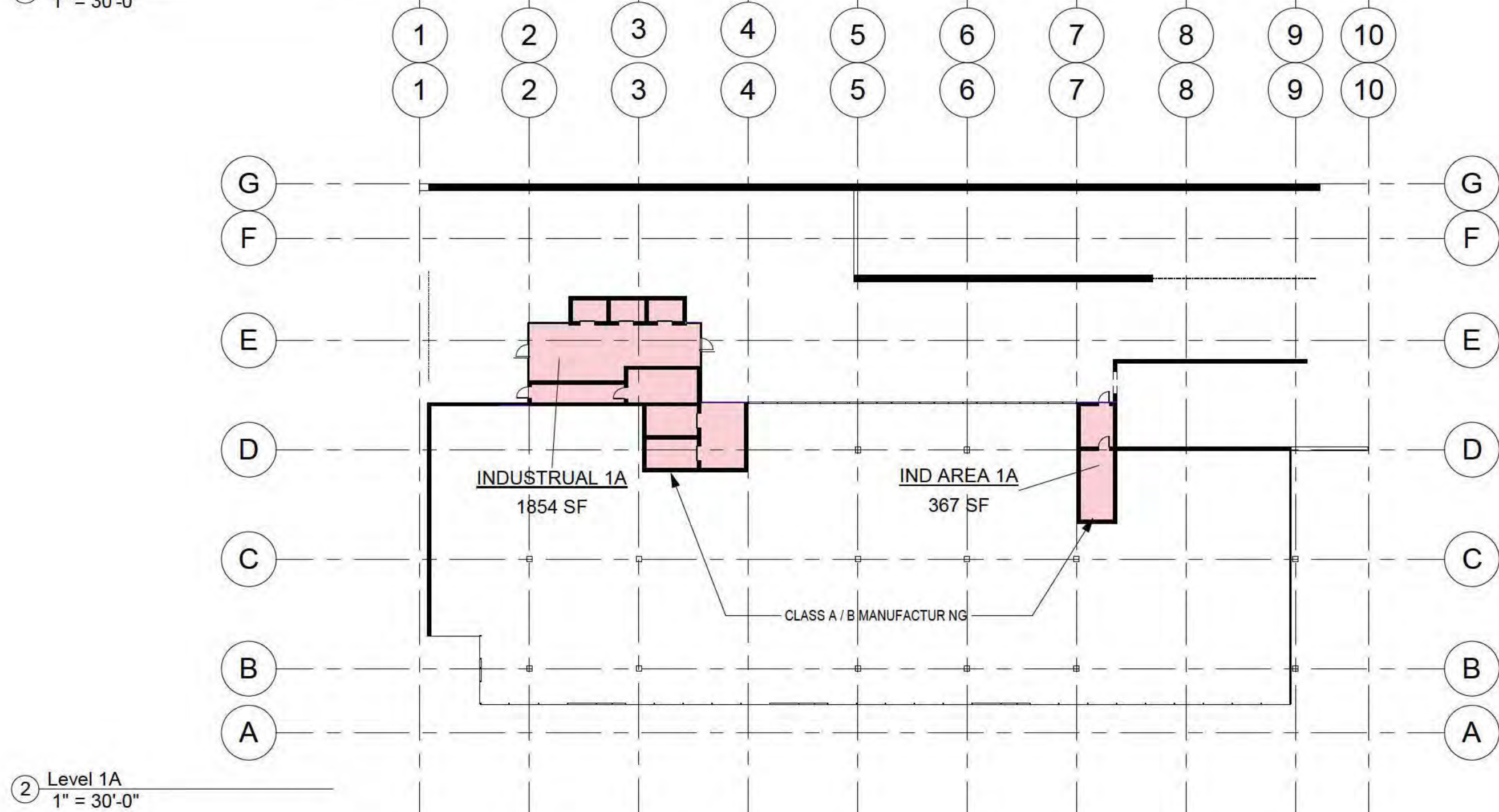
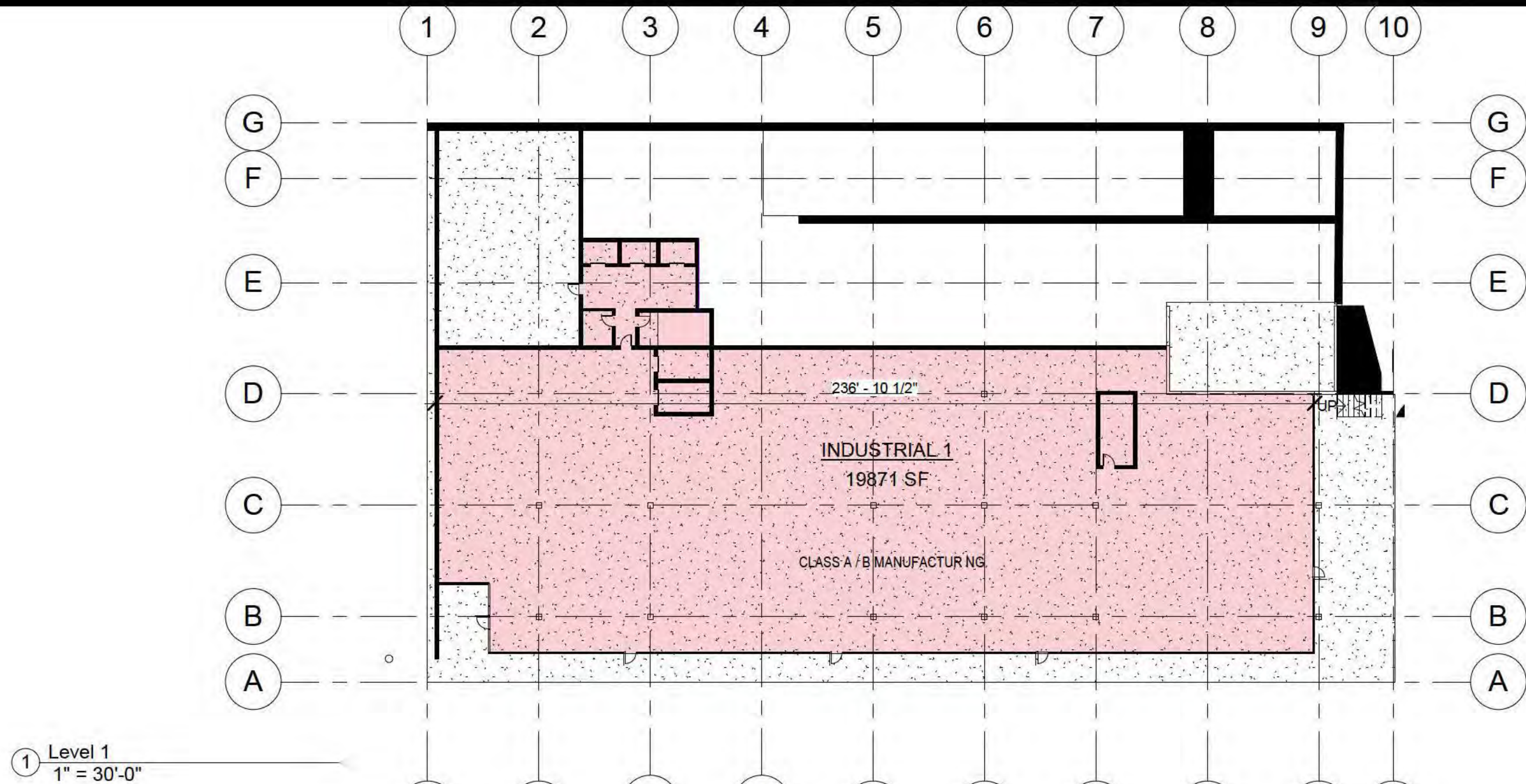
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1290 CLARK DR

Enter address here
LEVEL 5

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

A107



| | | |
|----|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REV EW |

| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
|----------|------|-------------|

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1290 CLARK DR

Enter address here

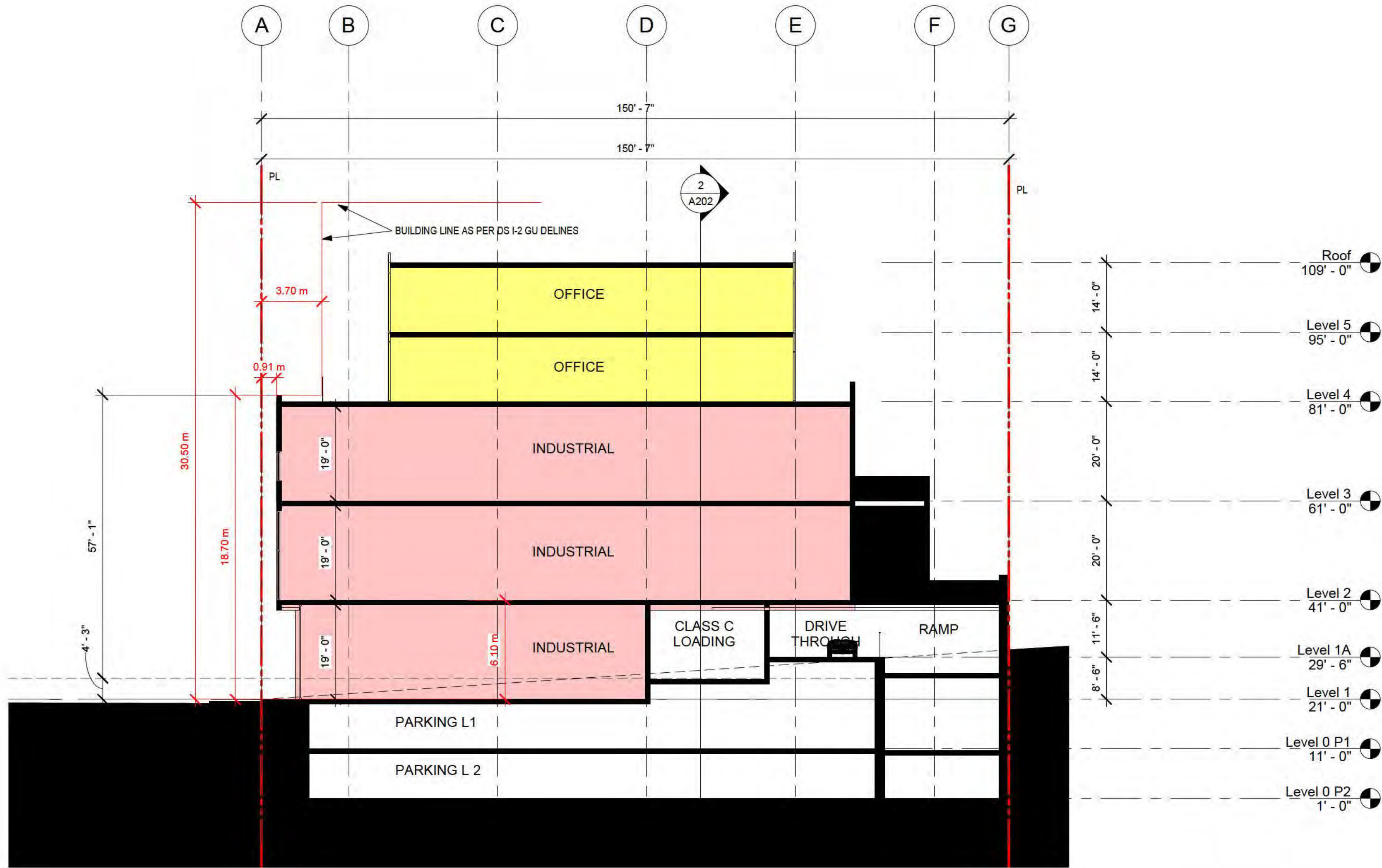
FSR PLANS

| | | | | | |
|----------------|-------------|------|------------|-------|---------|
| SCALE | 1" = 30'-0" | DATE | Issue Date | DRAWN | Author |
| PROJECT NUMBER | | | | | LEVEL 1 |

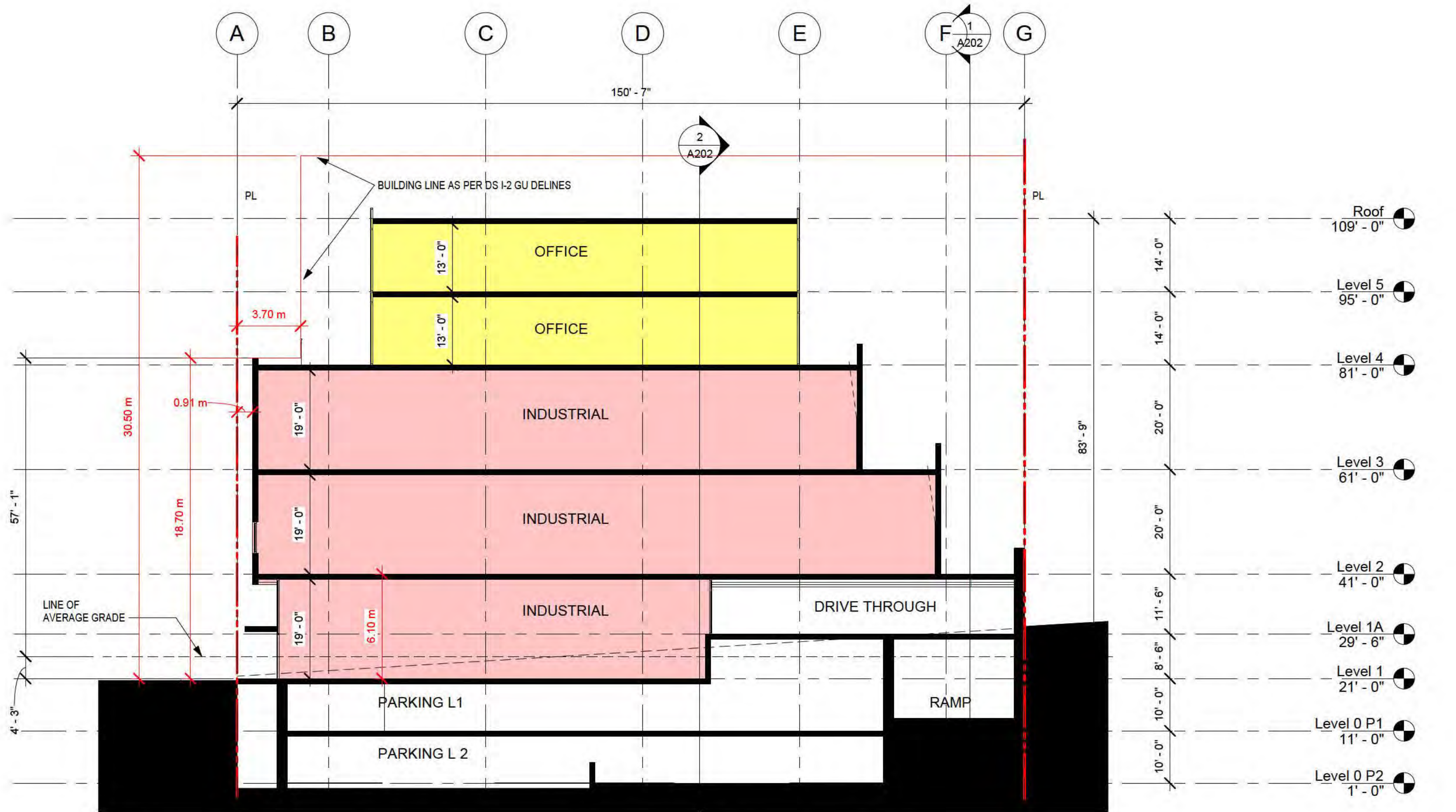
A110

PLOT DATE: 11/20/2019 2:04:40 PM

① Section 3
1/16" = 1'-0"



② Section 1
1/16" = 1'-0"



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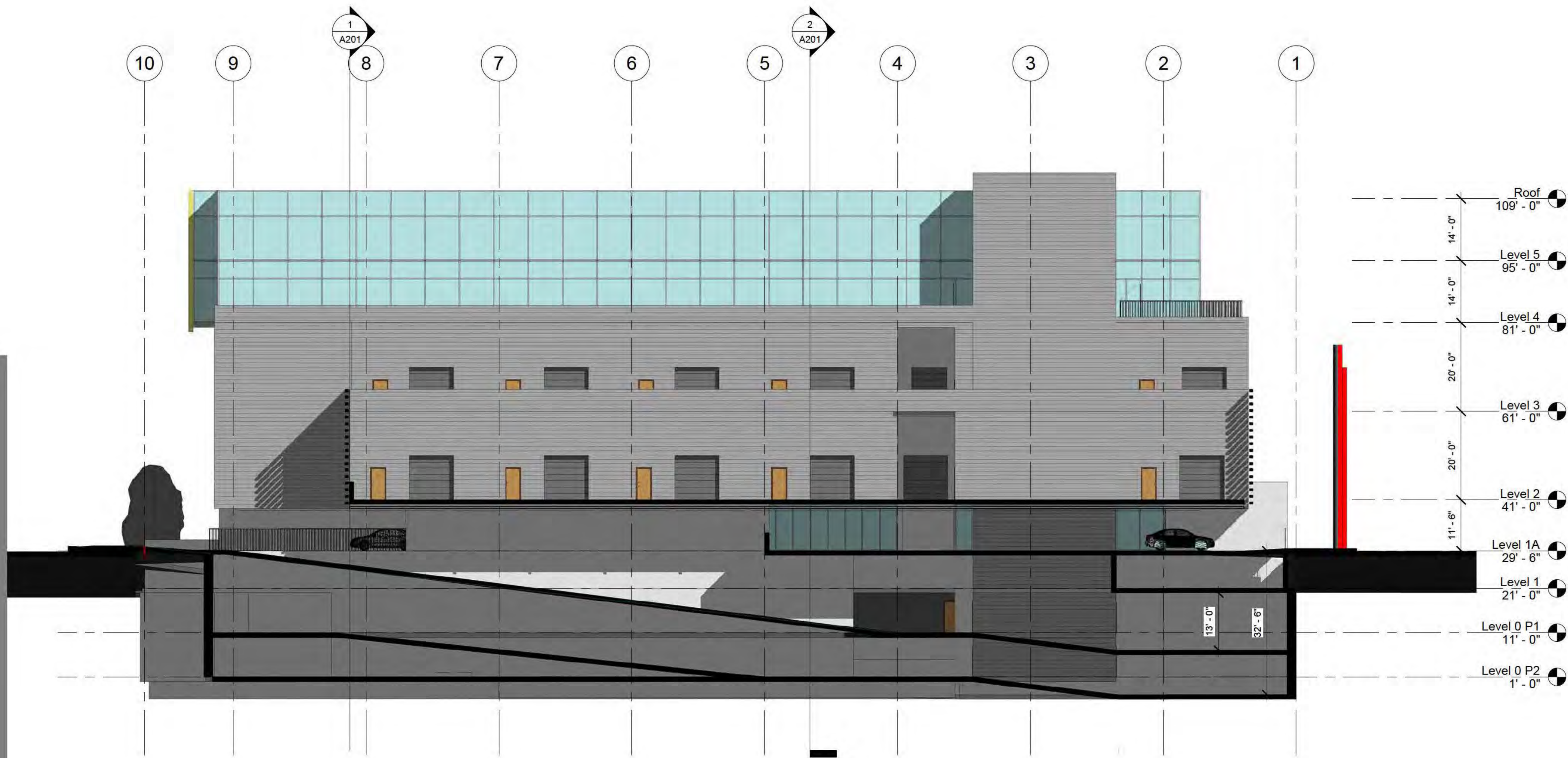
Enter address here

SECTION 1

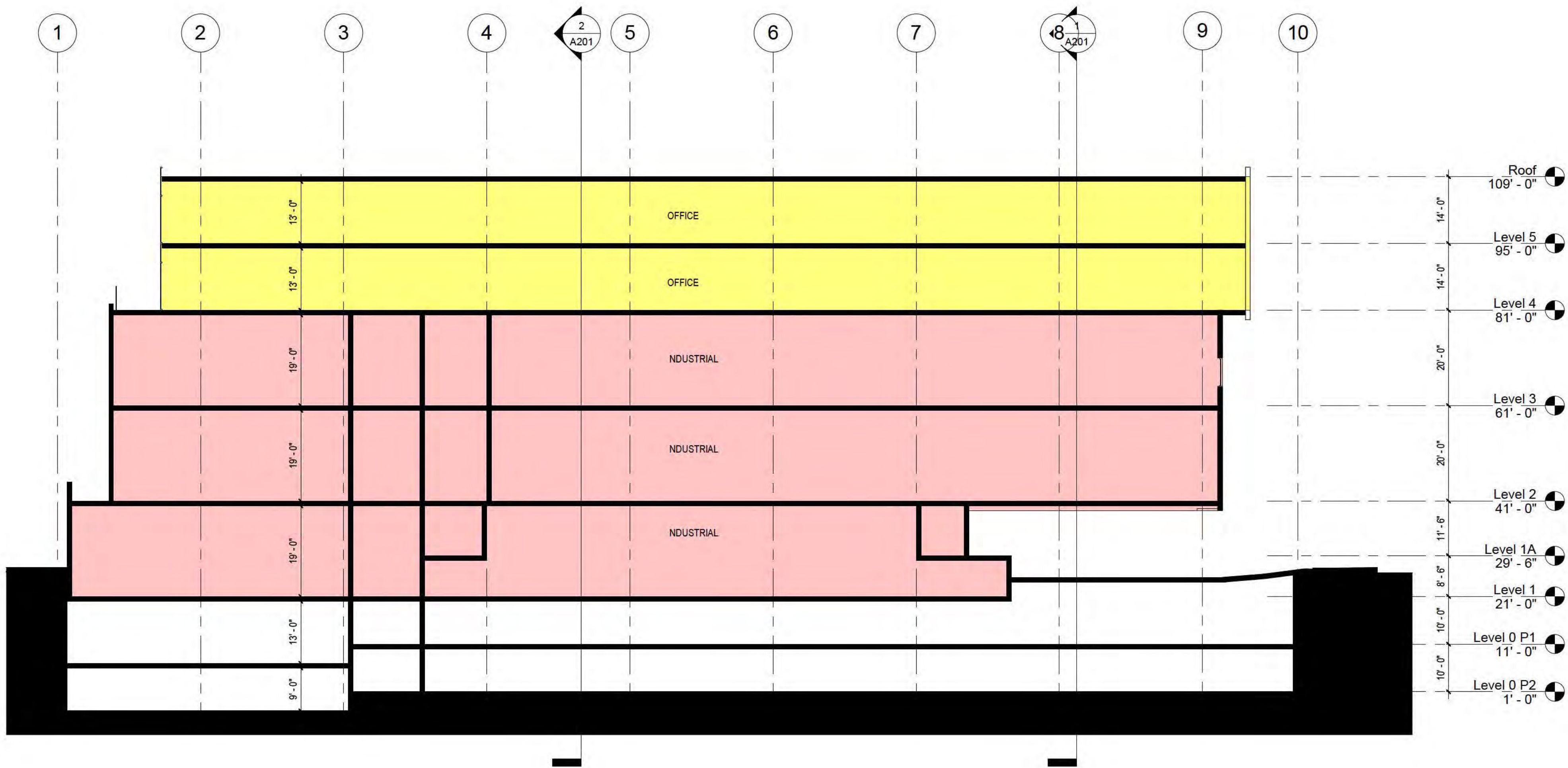
| | | | |
|----------------|---------------|------------------|--------------|
| SCALE | 1/16" = 1'-0" | DATE: Issue Date | DRAWN/Author |
| PROJECT NUMBER | | | LEVEL 1 |

A201

PLOT DATE: 11/20/2019 2:04:42 PM



1 Section 2
1/16" = 1'-0"



2 Section 11
1/16" = 1'-0"

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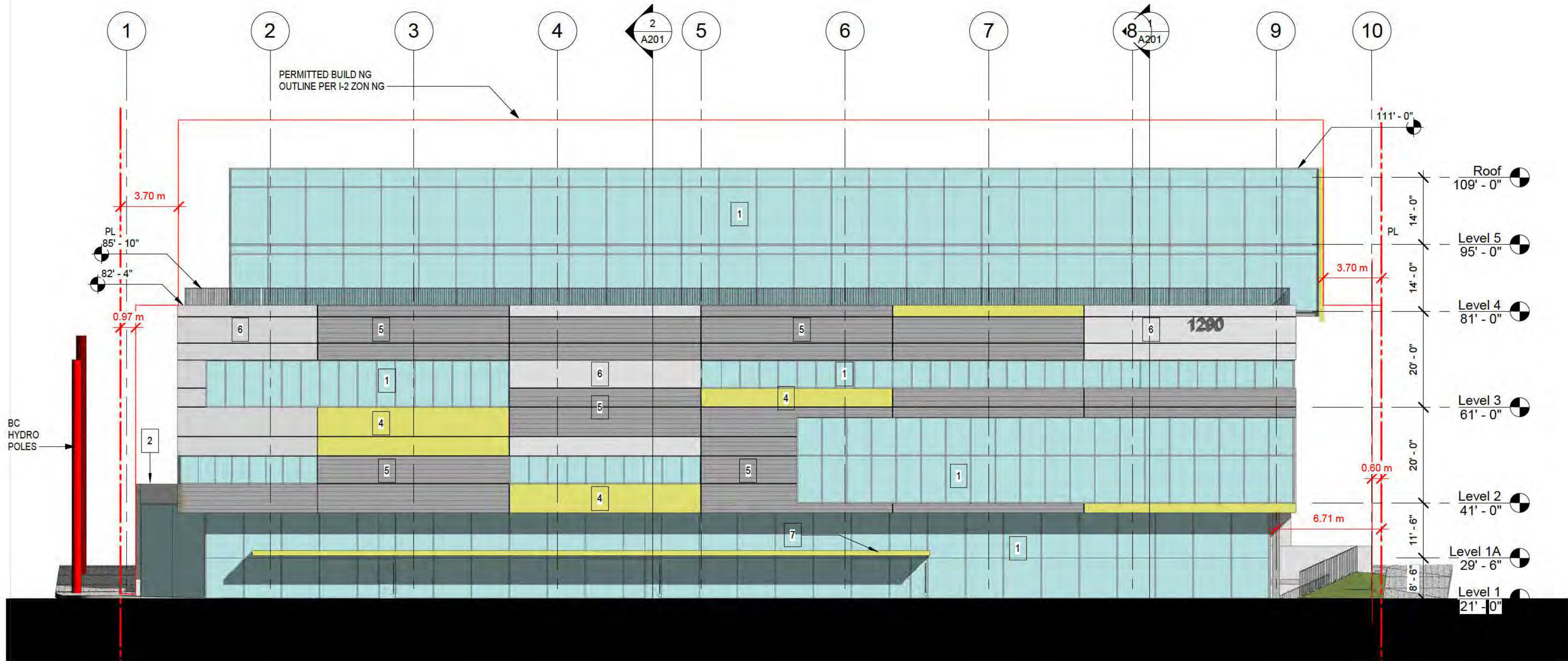
1290 CLARK DR

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SECTION 2

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

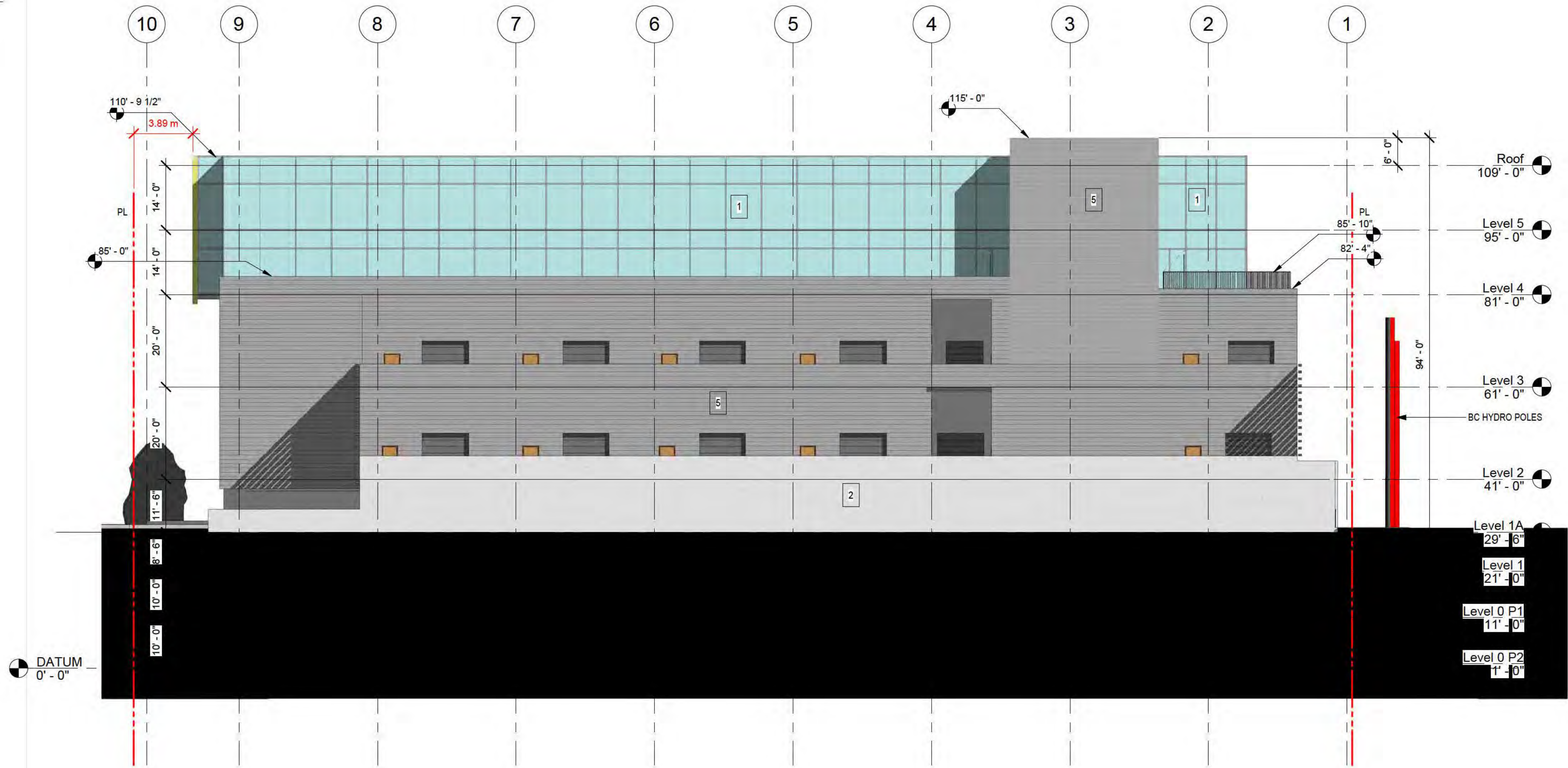
A202
PLOT DATE: 11/20/2019 2:04:48 PM



- 1 - 6MM LOW DOUBLE GLAZED ARGON FILLED GLAZING -
C/W NATURAL ANODIZED ALUMINUM FRAME
- 2 - CONCRETE PAINTED- SIGNAL WHITE RAL 9003
- 3 - ACM PANEL - SULFUR YELLOW RAL 1016
- 4 - CORRUGATED METAL PANEL - SULFUR YELLOW RAL 1016
- 5 - CORRUGATED METAL PANEL - SILVER GREY METALLIC RAL 7001
- 6 - CORRUGATED METAL PANEL - SIGNAL WHITE RAL 9003
- 7 - PAINTED METAL - SULFUR YELLOW RAL 1016

MATERIALS
1/4" = 1'-0"

1 WEST
1/16" = 1'-0"



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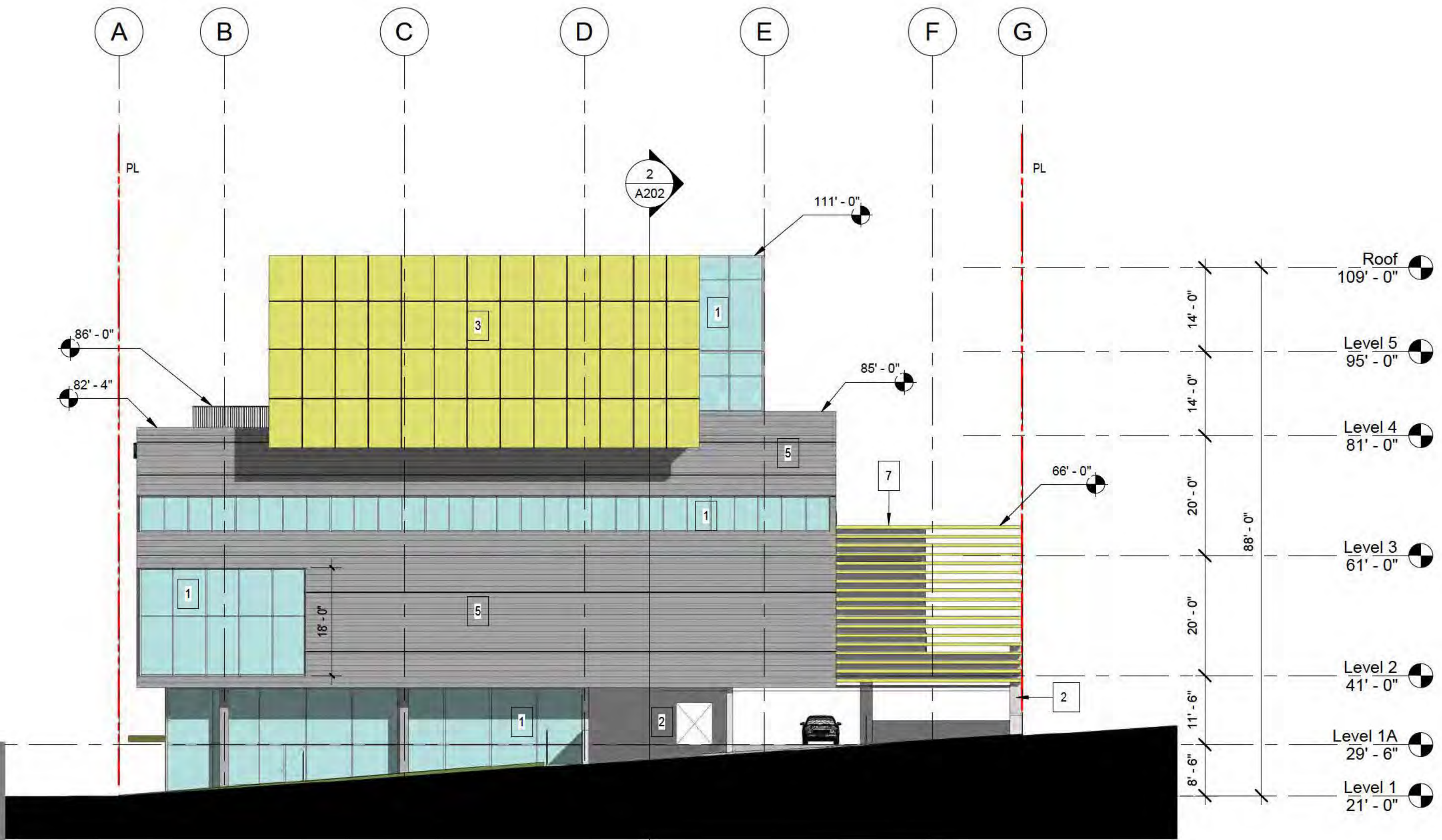
1290 CLARK DR

Enter address here

ELEVATIONS_1

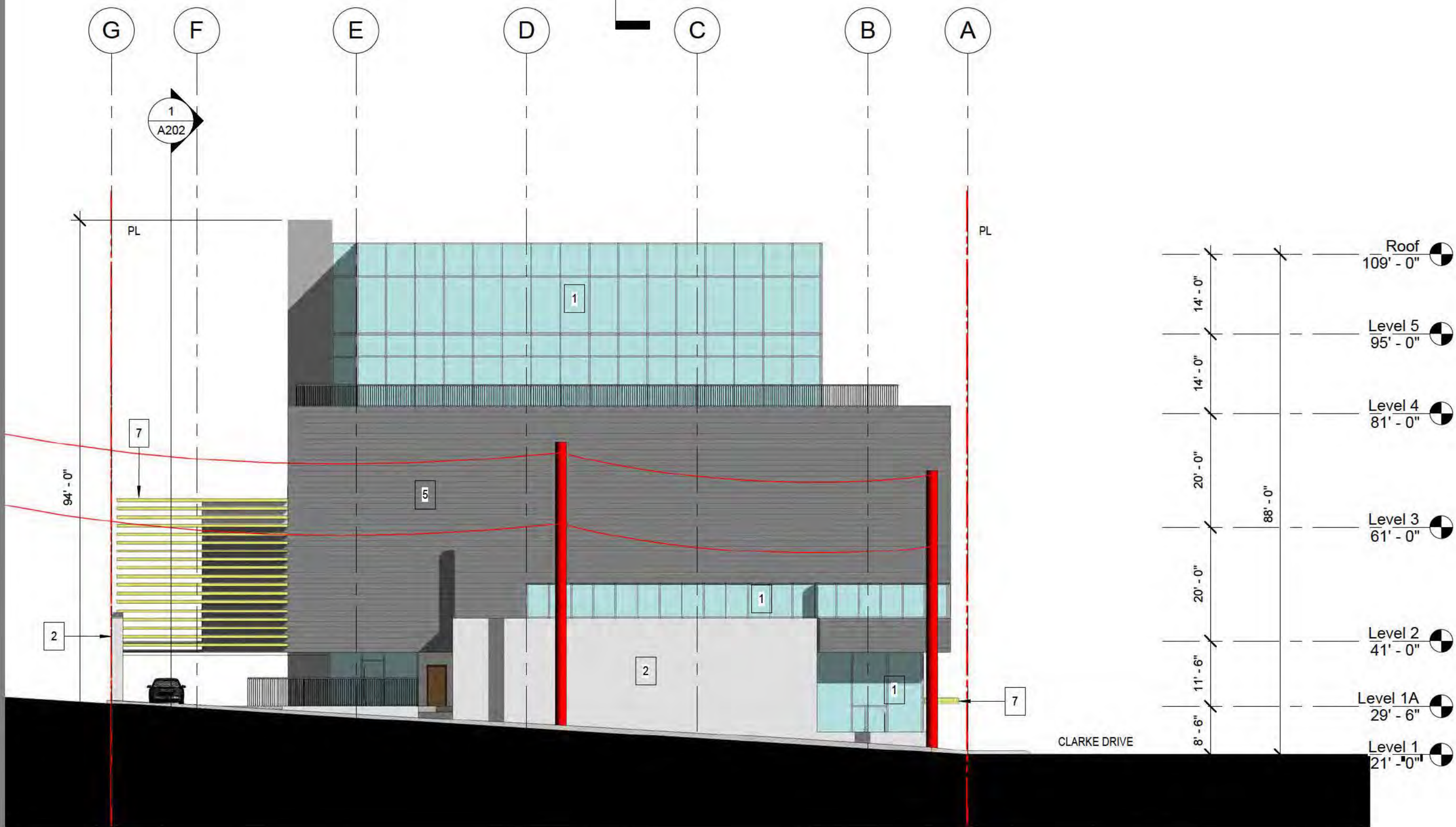
SCALE: As indicated DATE: Issue Date DRAWN: Author
PROJECT NUMBER LEVEL 1

A210
PLOT DATE: 11/20/2019 2:04:51 PM



- 1 - 6MM LOW DOUBLE GLAZED ARGON FILLED GLAZING -
- C/W NATURAL ANODIZED ALUMINUM FRAME
- 2 - CONCRETE PAINTED- SIGNAL WHITE RAL 9003
- 3 - ACM PANEL - SULFUR YELLOW RAL 1016
- 4 - CORRUGATED METAL PANEL - SULFUR YELLOW RAL 1016
- 5 - CORRUGATED METAL PANEL - SILVER GREY METALLIC RAL 7001
- 6 - CORRUGATED METAL PANEL - SIGNAL WHITE RAL 9003
- 7 - PAINTED METAL - SULFUR YELLOW RAL 1016

MATERIALS
1/4" = 1'-0"



| REVISION | DATE | DESCRIPTION |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
| 01 | 19.11.12 | ISSUED FOR REVIEW |

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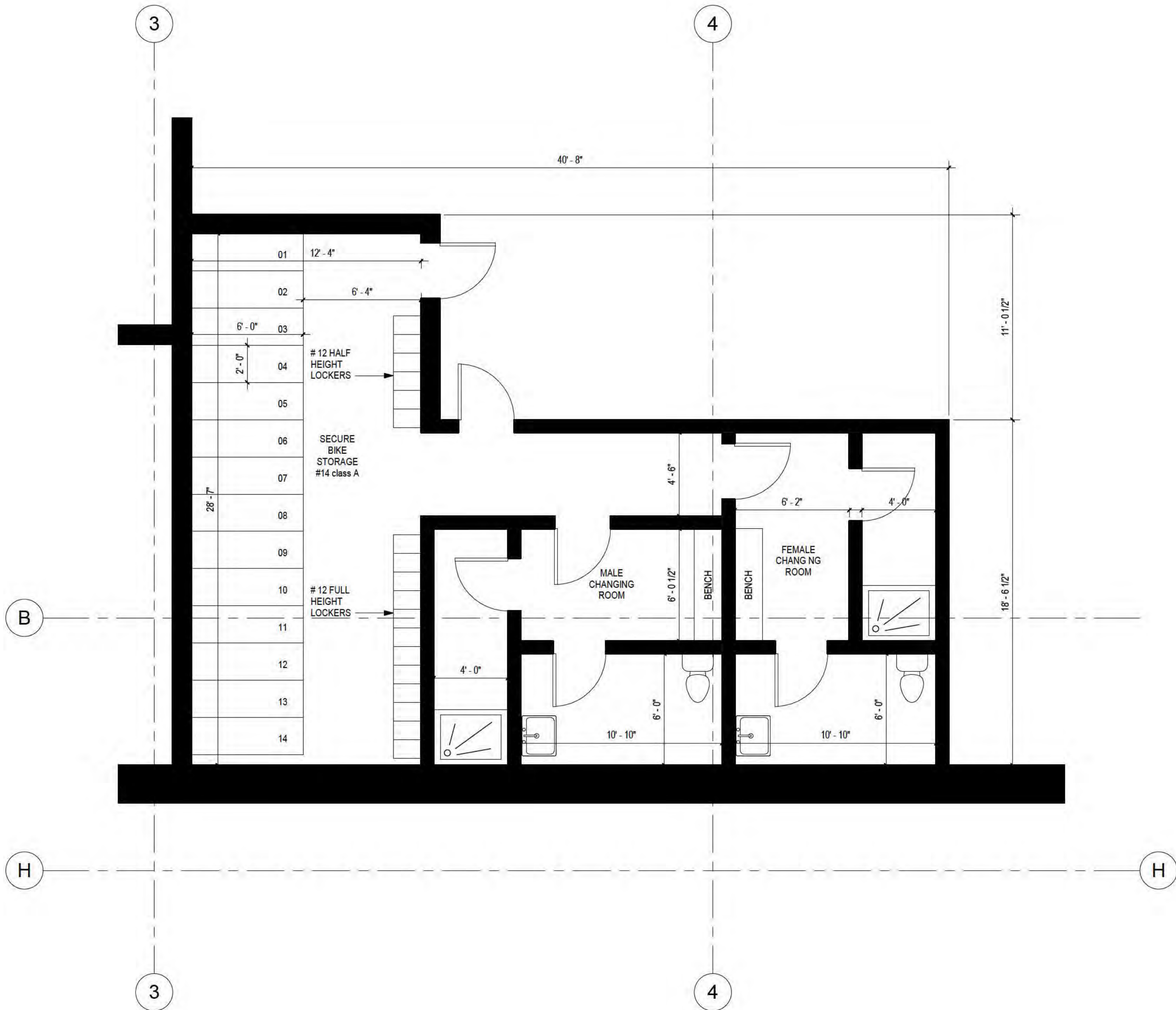
Enter address here

ELEVATIONS 2

SCALE: As indicated DATE: Issue Date DRAWN: Author
PROJECT NUMBER LEVEL 1

A211

PLOT DATE: 11/20/2019 2:04:56 PM



① END OF TRIP FACILITY
1/4" = 1'-0"

| | | |
|----------|----------|-------------------------------|
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| REVISION | DATE | DESCR PTION |

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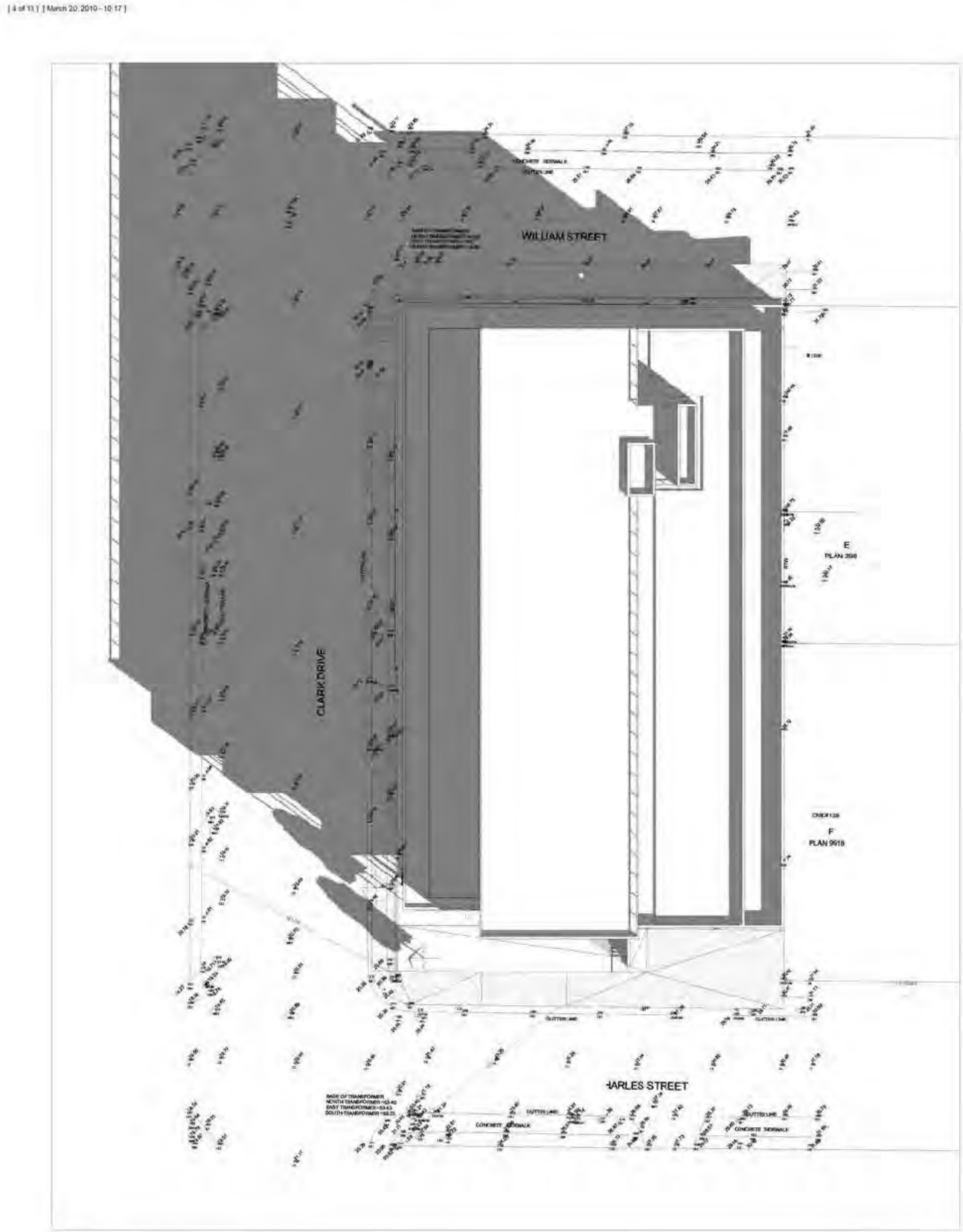
1290 CLARK DR

Enter address here
END OF TRIP FACILITY

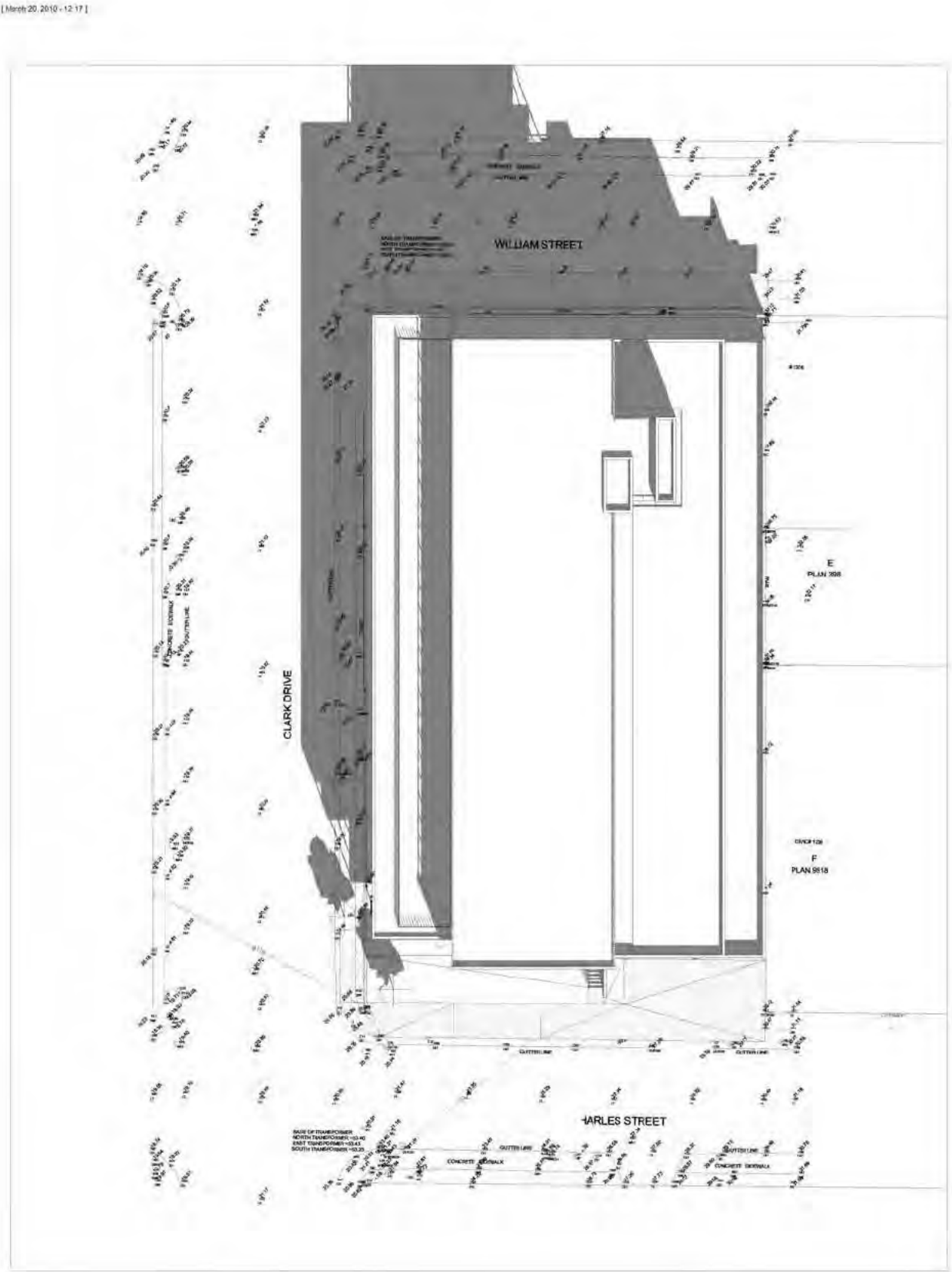
| | | | |
|----------------|--------------|------------------|--------------|
| SCALE | 1/4" = 1'-0" | DATE: Issue Date | DRAWN/Author |
| PROJECT NUMBER | | | LEVEL 1 |

A801

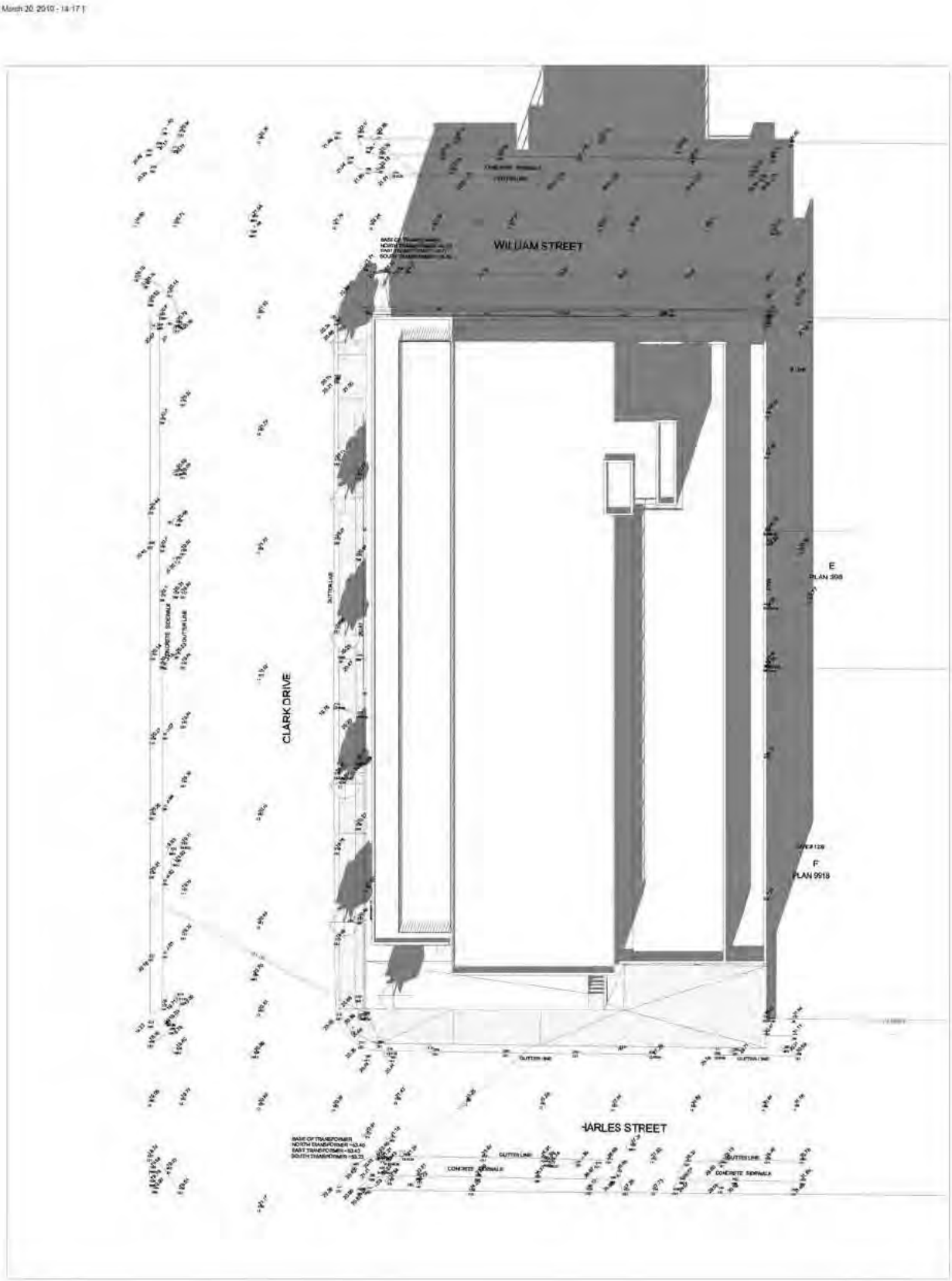
SPRING EQUINOX MARCH 20th



10:17 am

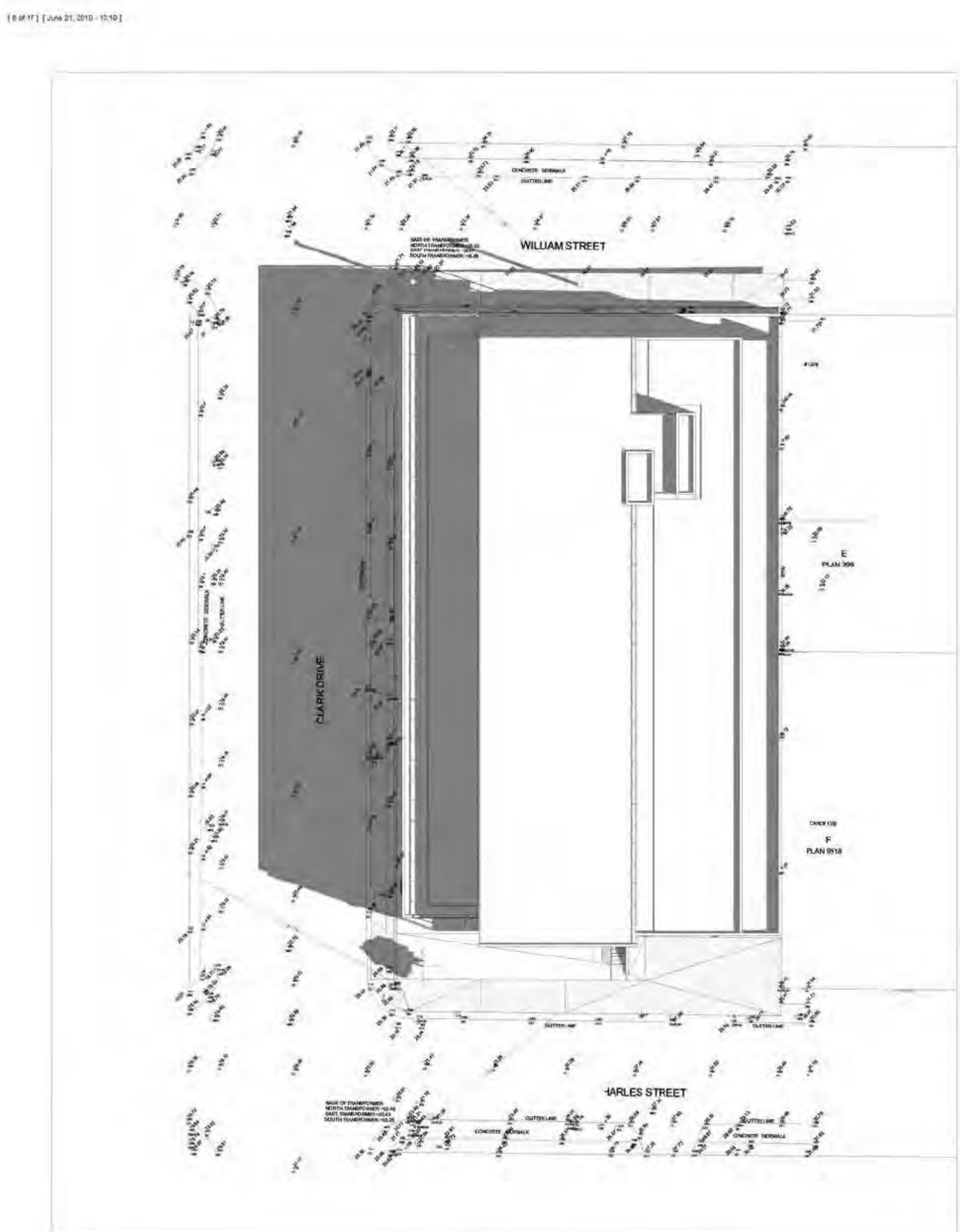


12:17 pm

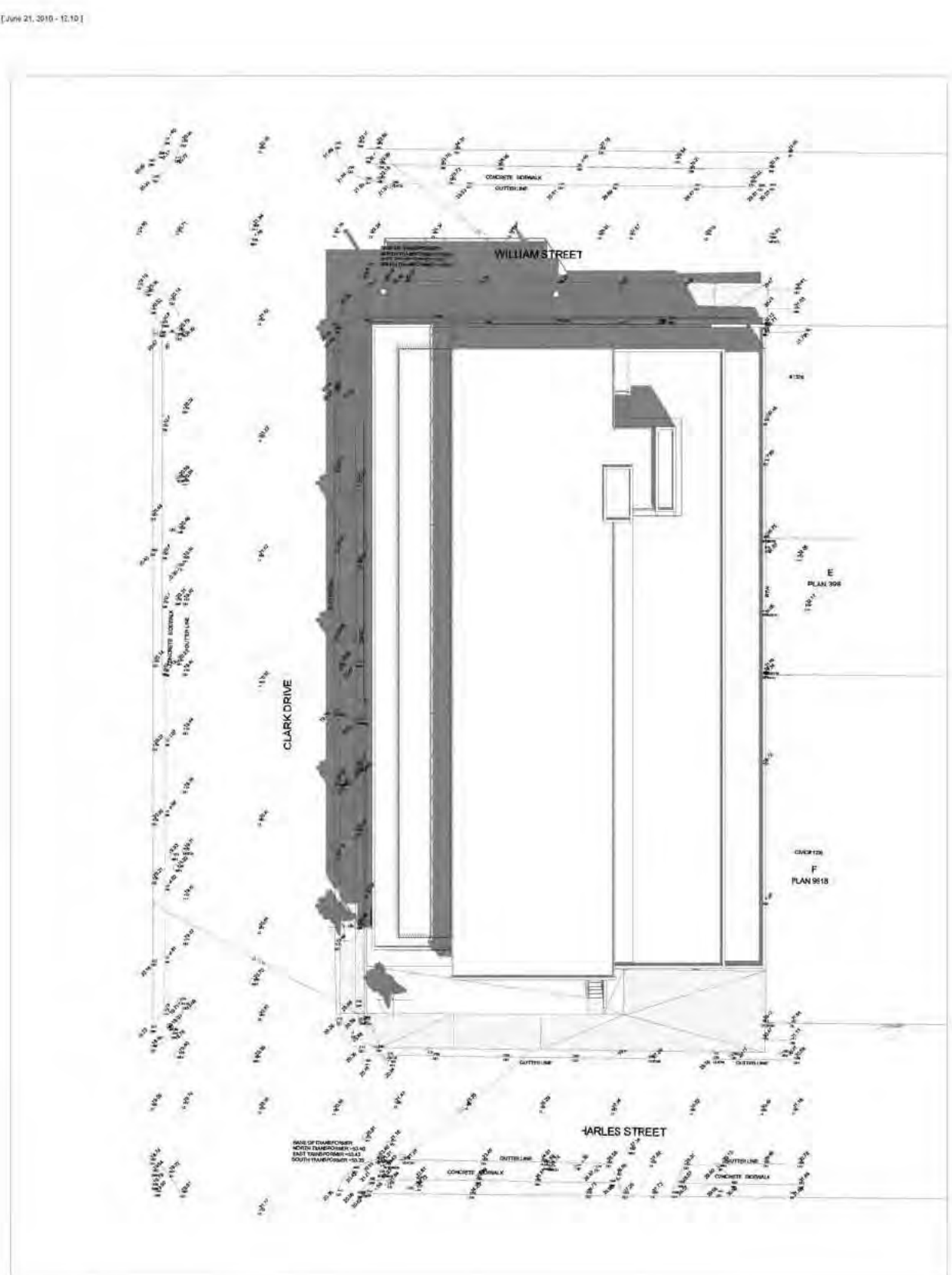


2:17 pm

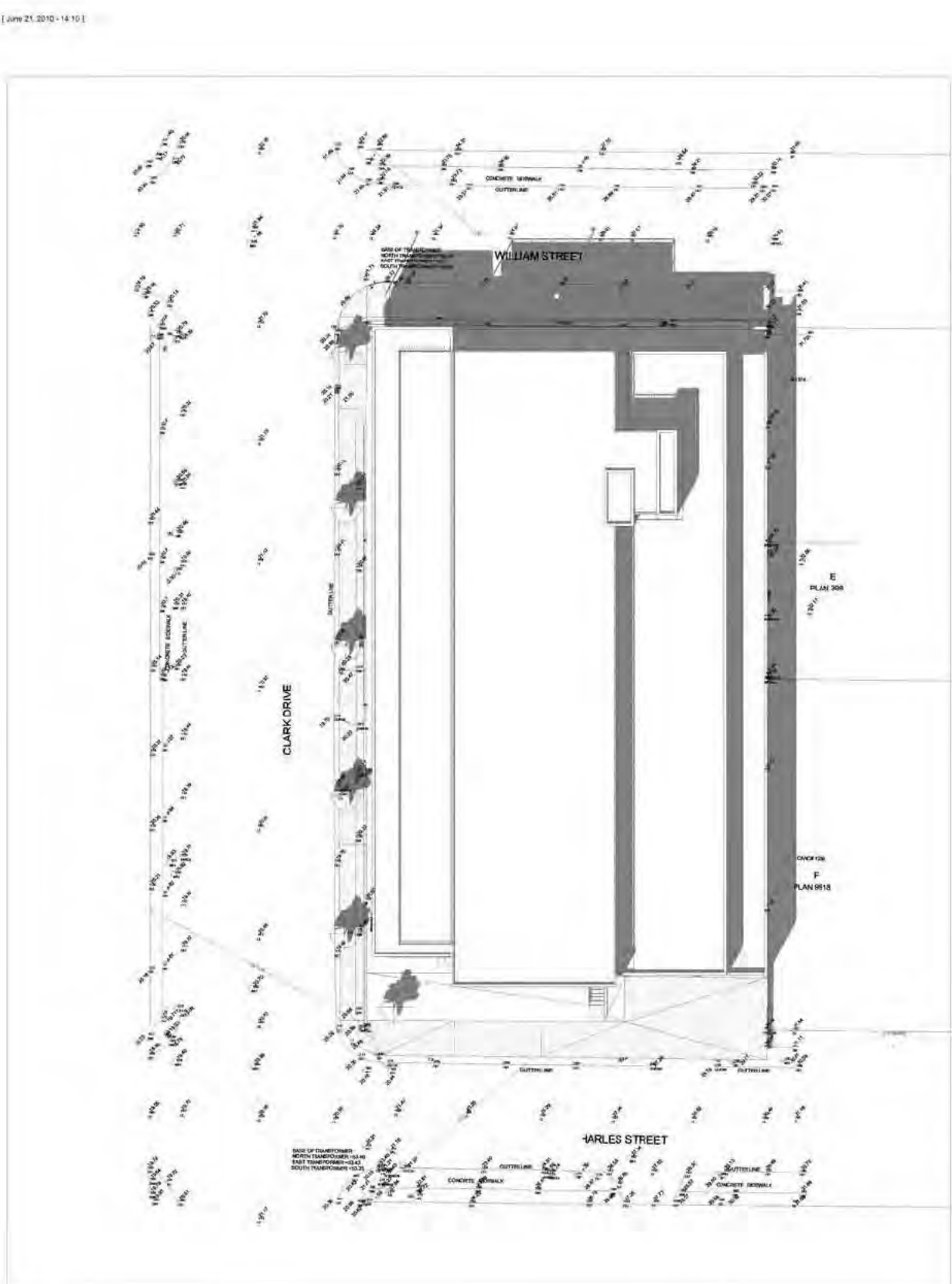
SUMMER SOLSTICE 21ST



10:17 am



12:17 pm



2:17 pm

| REVISION | DATE | DESCR PTION |
|----------|----------|-------------------------------|
| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
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1290 CLARK DR

Enter address here

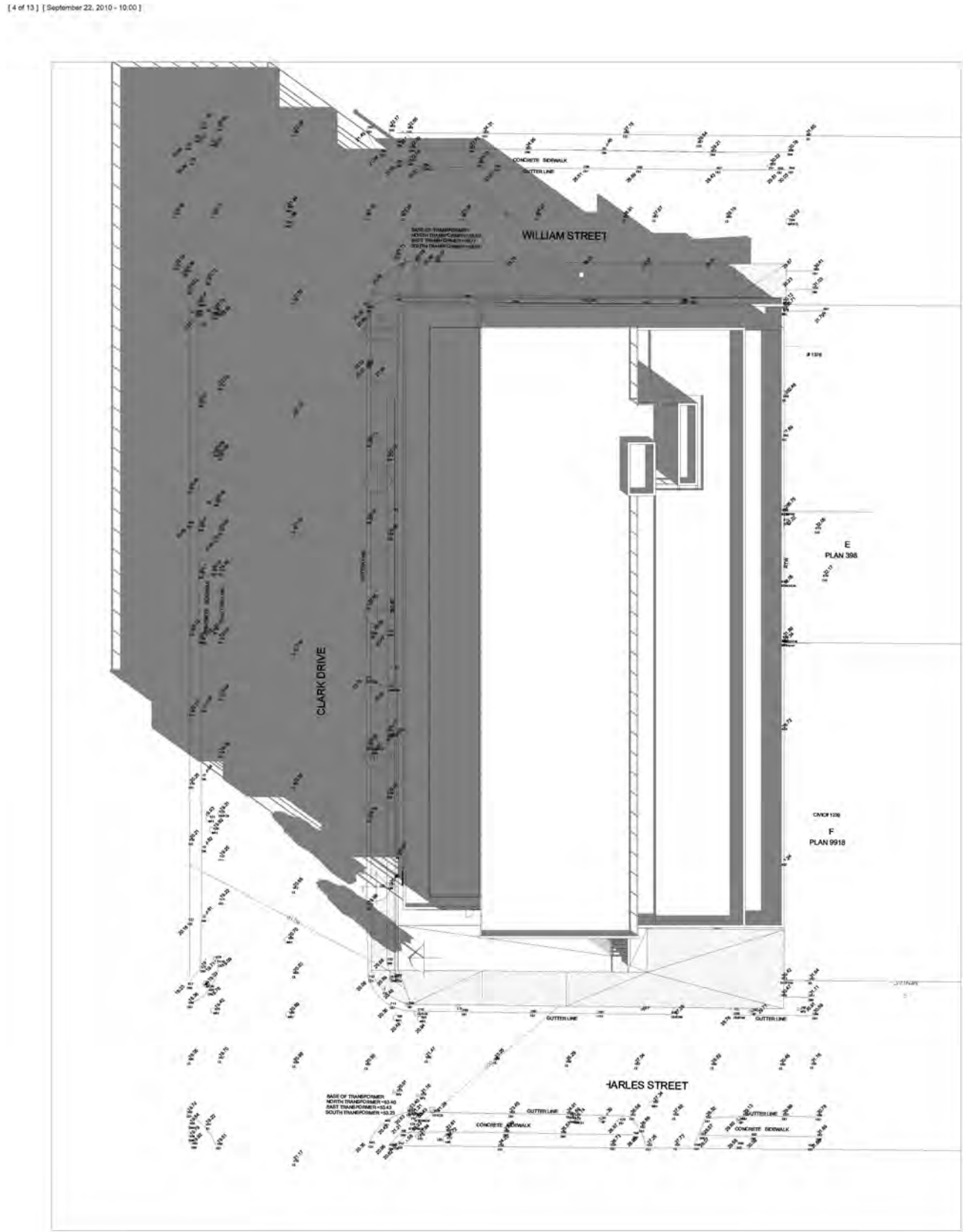
SHADOW STUDY

| SCALE | DATE: Issue Date | DRAWN/Author |
|----------------|------------------|--------------|
| PROJECT NUMBER | | LEVEL 1 |

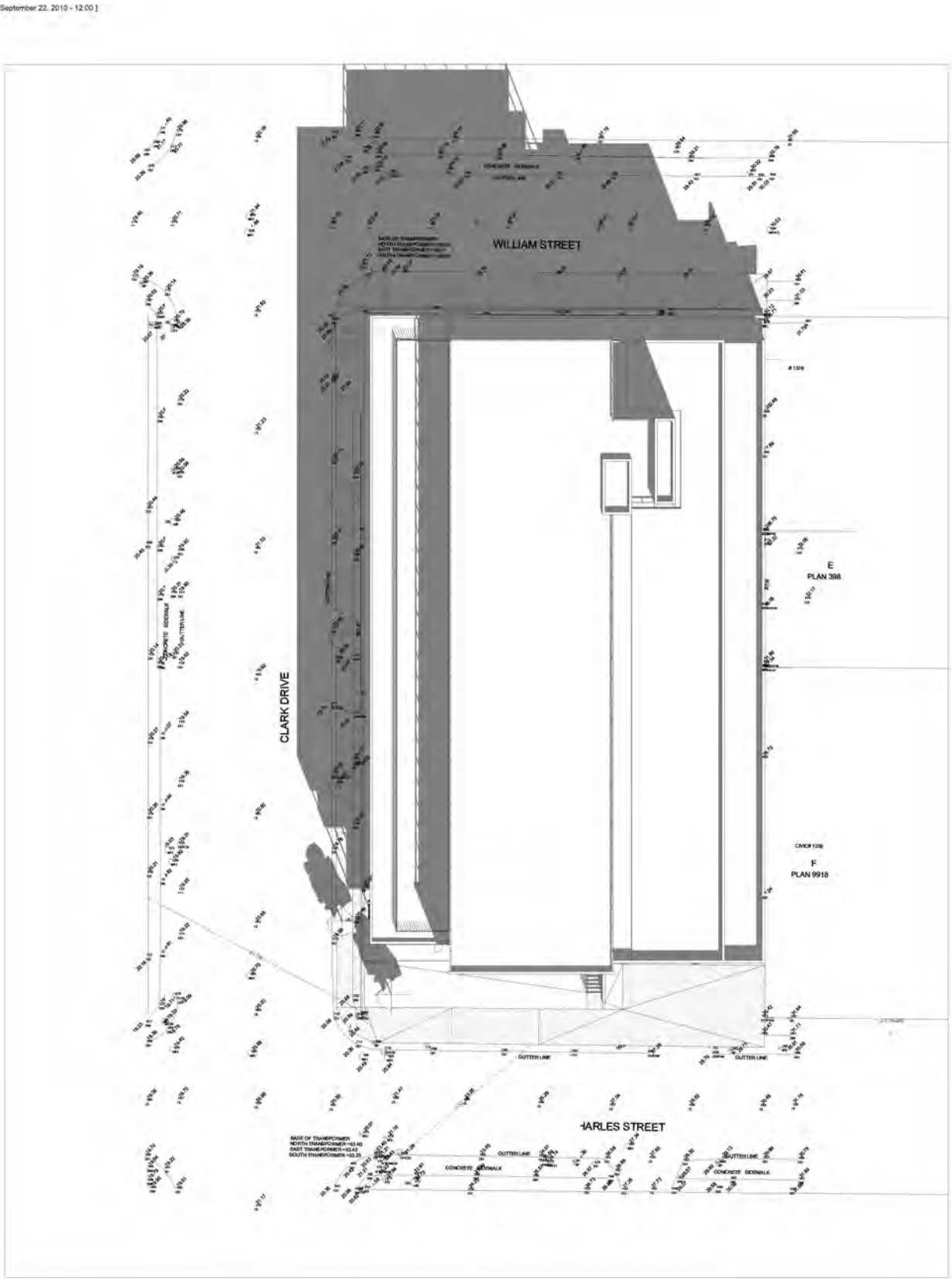
A901

PLOT DATE: 11/20/2019 2:05:02 PM

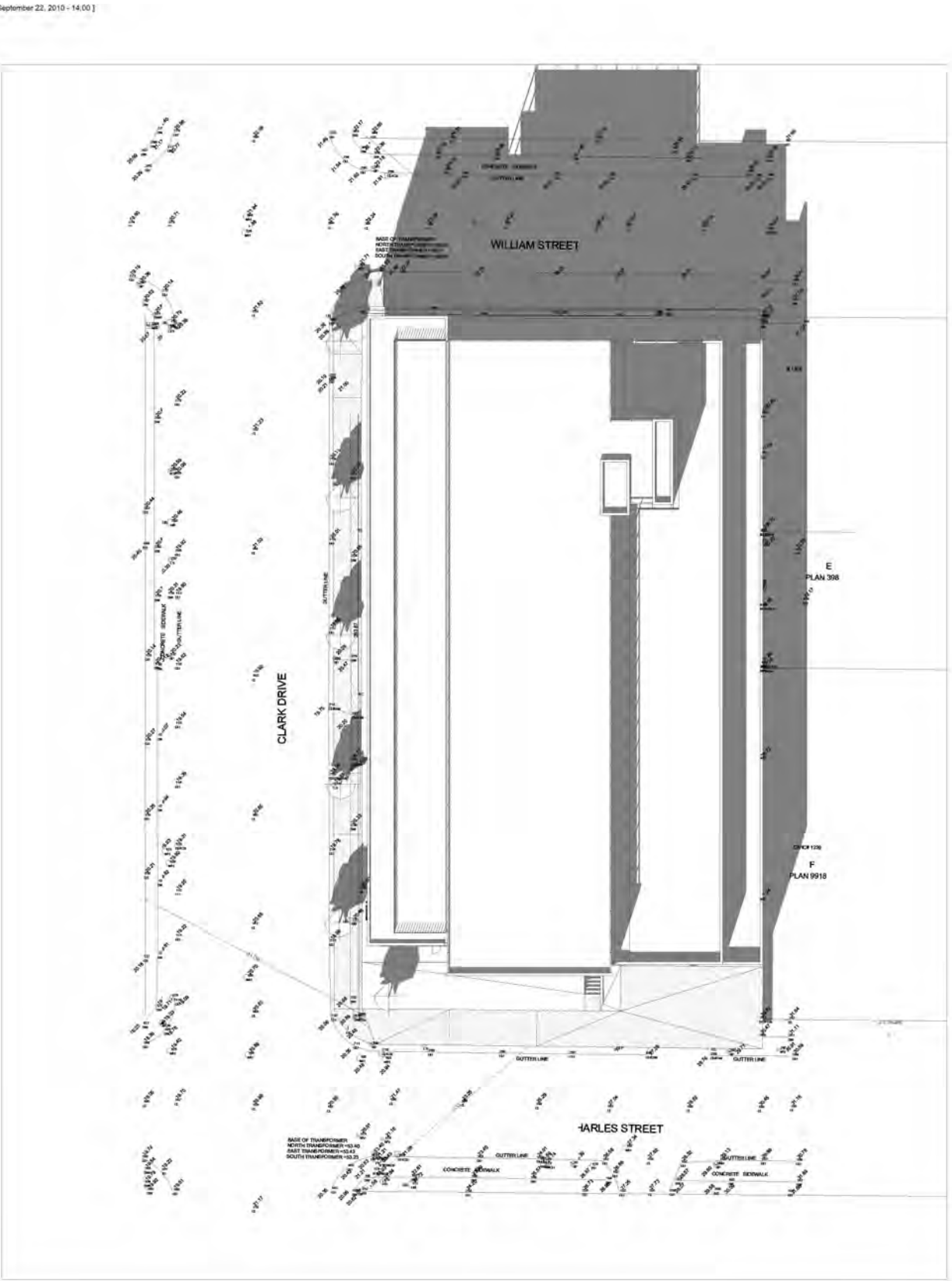
AUTUMN EQUINOX MARCH 20th



10:17 am

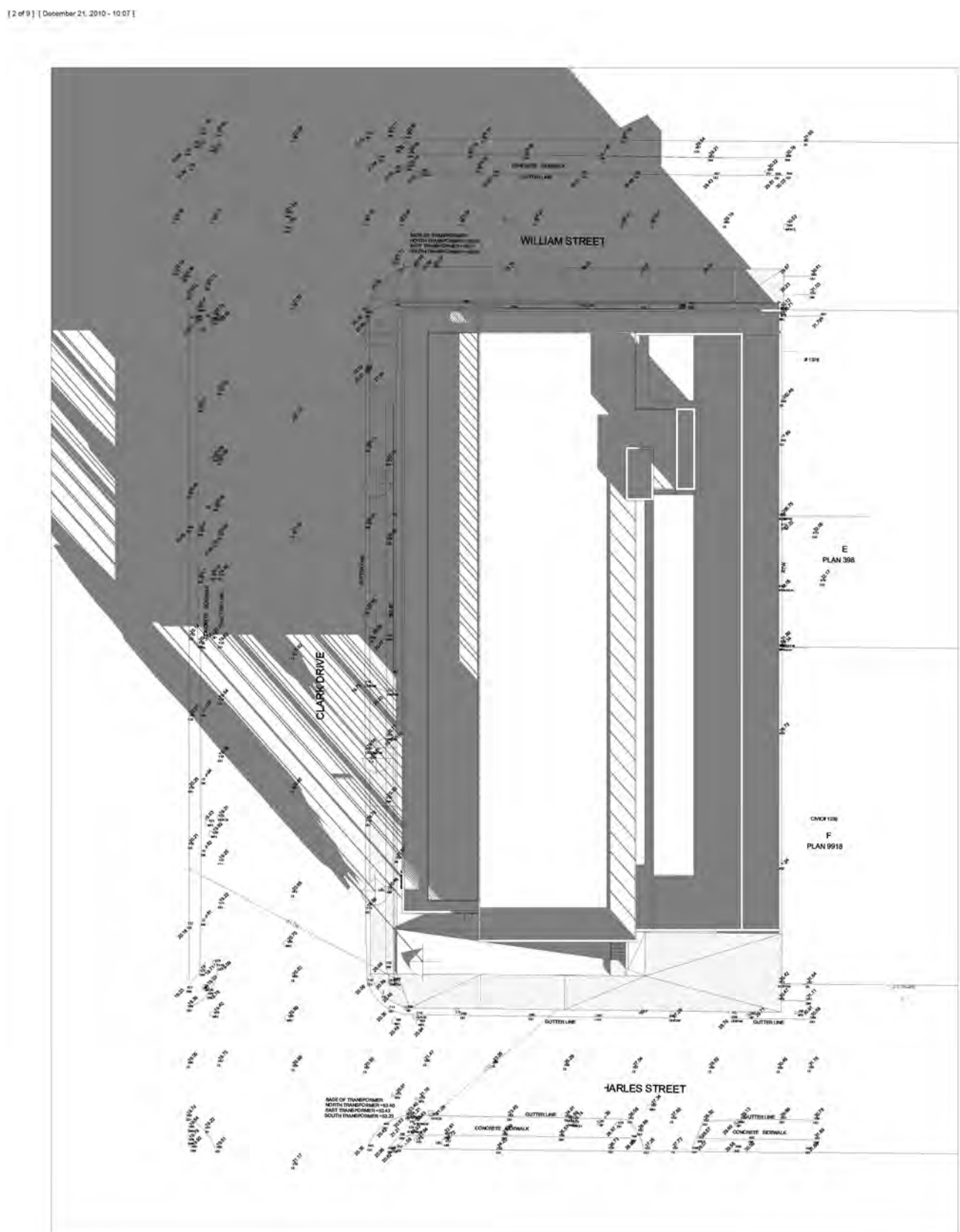


12:17 pm

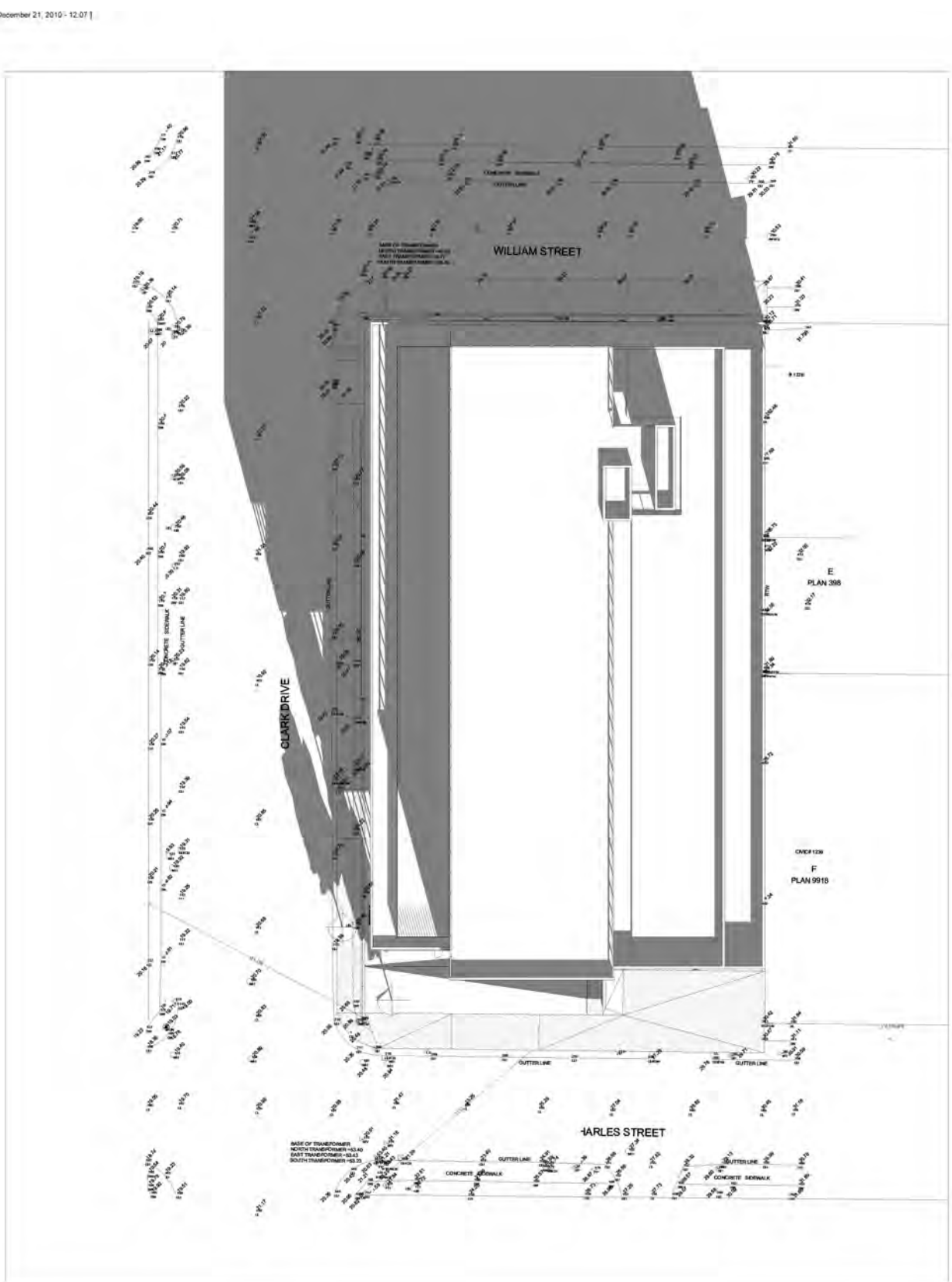


2:17 pm

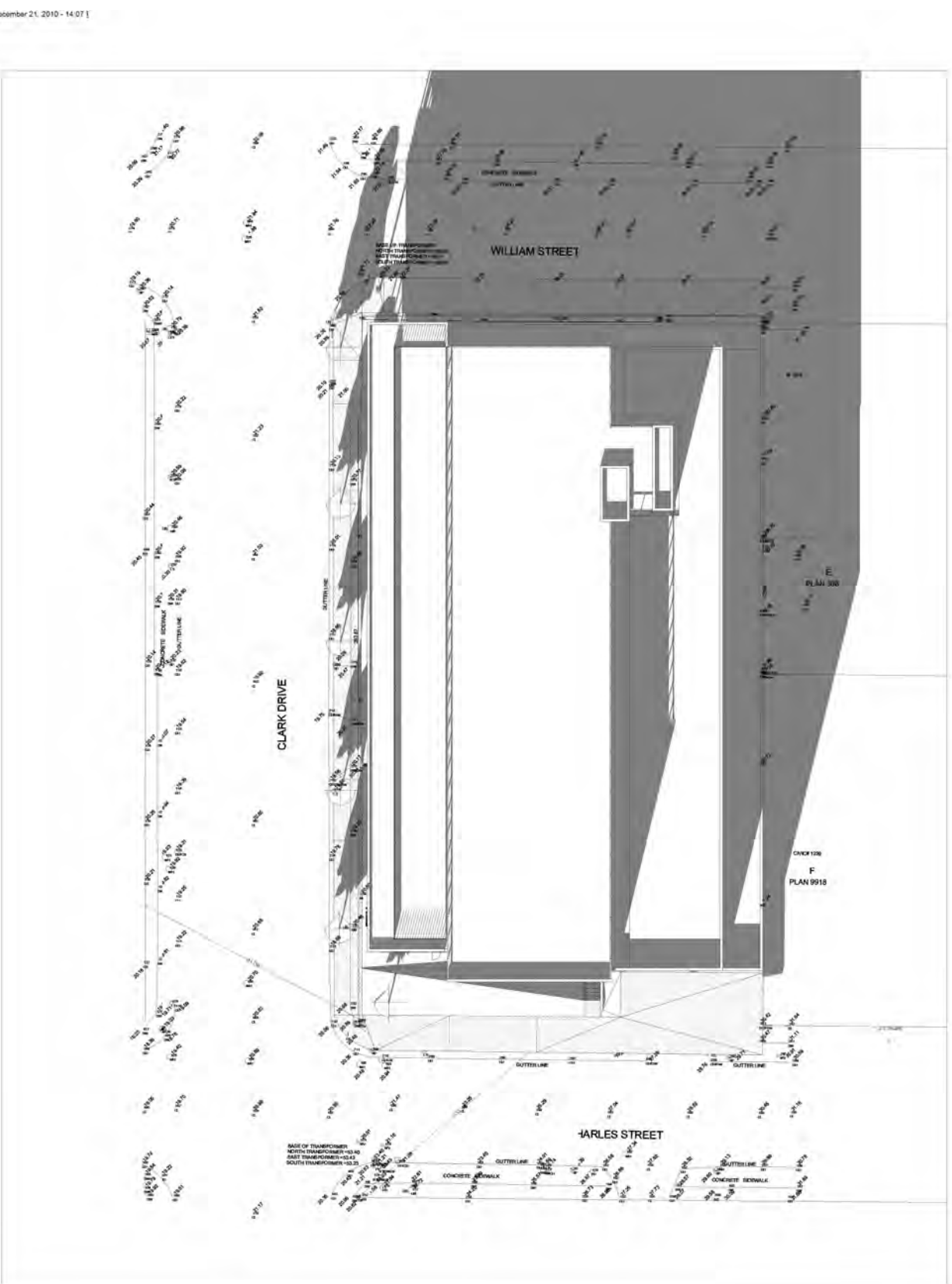
WINTER SOLSTICE 21ST



10:17 am



12:17 pm



2:17 pm

| REVISION | DATE | DESCR PTION |
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| 02 | 19.11.20 | ISSUED FOR DEVELOPMENT PERMIT |
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1290 CLARK DR

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SHADOW STUDY

| SCALE | DATE/Issue Date | DRAWN/Author |
|----------------|-----------------|--------------|
| PROJECT NUMBER | | LEVEL 1 |

A902

PLOT DATE: 11/29/2019 2:05:09 PM

TOPOGRAPHIC SURVEY AND PROPOSE CONSOLIDATION OF LOT A, PLAN LMP13421 AND LOT 10, EXCEPT THE SOUTH 17 FEET, NOW ROAD, PLAN 398, ALL OF BLOCK 38 OF BLOCK I, DISTRICT LOT 182, N.W.D.

SCALE 1" = 16 FEET
ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF
CIVIC ADDRESS: 1290 CLARK ROAD, VANCOUVER, BC
PID: 018-555-497 (LOT A)
014-444-259 (LOT 10)

BENCHMARK
ELEVATIONS ARE BASED ON:
CONTROL MONUMENT V-1430
ELEVATION = 19.03 FEET
GEODETIC DATUM = CVD28GVRD
LOCATED AT: NORTH WEST CORNER OF CHARLES STREET AND CLARK DRIVE

PROPERTY LINE BASE ON FIELD SURVEY AND LAND TITLE OFFICE RECORDS.

EASEMENT AND INDEMNITY AGREEMENT (LOT A)
21909M
42040M
BG405660
BG405661

LEGEND:

- GROUND ELEVATION
- UTILITY POLE WITH TRANSFORMER
- ANCHOR
- UTILITY POLE
- RTW
- RETAINING WALL
- TREE WITH DRIFLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- FIRE HYDRANT
- SIGNAGE
- WATER VALVE
- LIGHT STANDARD
- LEGAL IRON PIN
- LEGAL LEAD PLUG
- FENCE
- TRAFFIC SIGNAL
- MAIL BOXES
- CATCH BASIN
- UTILITY BOX
- WATER METER
- TRAVERSE HUB

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 15TH DAY OF AUG., 2019.

RICHARD S FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

RICHARD FU
LAWYER & ARCHITECT

3817 McKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-315-2883
FILE: 1908-001



PROJECT INFO AND STATS:

ADDRESS: 1290 CLARK DR VANCOUVER
ZONING: I 2
SITE AREA: 38 947 SF
STOREYS: 5
BUILDING HEIGHT: 96' PERMITTED HEIGHT 100'
(AT DISCRETION OF DIRECTOR OF PLANNING)

GFA PERMITTED: 116 851 SF
GFA PROPOSED: 116 518 SF

FAR PERMITTED: 3.00
FAR PROPOSED: 2.99

HEIGHT PERMITTED: MAX 100' (FROM GRADE)
HEIGHT PROPOSED: MAX 96' (FROM GRADE)

AREA AND FSR SUMMARY:

| LEVEL | OFFICE | MANUFACTURING class A & B | TOTAL | FAR |
|-----------|-----------|------------------------------|------------|------|
| LEVEL 1: | - | 19 871 SF | | 0.51 |
| LEVEL 1A: | - | 2 221 SF | | 0.06 |
| LEVEL 2: | - | 29 508 SF | | 0.76 |
| LEVEL 3: | - | 26 600 SF | | 0.68 |
| LEVEL 4: | 19 069 SF | - | | 0.49 |
| LEVEL 5: | 19 069 SF | - | | 0.49 |
| TOTAL | 38 138 SF | 78 200 SF | 116 138 SF | 2.99 |
| TOTAL FAR | 0.98 | 2.01 | | 2.99 |

CAR PARKING:

OFFICE: 38 138 SF @ 1/1076 sf UP TO 3229 sf & 1/538 sf THEREAFTER
MANUFACTURING: 78 380 SF @ 1/1001 sf

147 PROVIDED
147 REQ

DISABLED PARKING

1/ 5 381 SF
0.4/ 10 764 SF THEREAFTER
TOTAL DISABLED REQUIRED 5.1

INCL 5 DISABLED SPACES AND
15 SMALL CAR SPACES

BICYCLE PARKING:

CLASS A: REQ: 27 PROVIDED: 28
CLASS B: REQ: 7 PROVIDED:8

LOADING (OFFICE)

CLASS A LOADING: 1 REQ
CLASS B LOADING: 1 REQ
CLASS C LOADING: -

LOADING (MANUFACTURING)

CLASS A LOADING: -
CLASS B LOADING: 6 REQ (2 SHARED WITH CLASS C LOADING)
CLASS C LOADING: 2 REQ

TOTAL PROVIDED
CLASS A: 3
CLASS B: 6*
CLASS C: 2*

(4 DEDICATED CLASS B AND 2 SHARED WITH CLASS C)

SETBACKS:

FRONT YARD SETBACK REQ: 0.6M UP TO 18.3M, 3.7M ABOVE 18.3M
FRONT SETBACK PROV - CLARK DR - 5.5 M AT GRADE
WILLIAMS STREET - 0.6M AT GRADE
CHARLES STREET - 0.6M AT GRADE

SIDE YARD SETBACK REQ: 0.0M
SIDE YARD SETBACK PROV : 0.0M

REAR YARD SETBACK : N/A

CHRISTOPHER
BOZYK ARCHITECTS LTD

414 - 611 ALEXANDER STREET VANCOUVER BC V6A 1E1
PHONE (604) 251-3440 FAX (604) 251-3848

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1290 CLARK DR

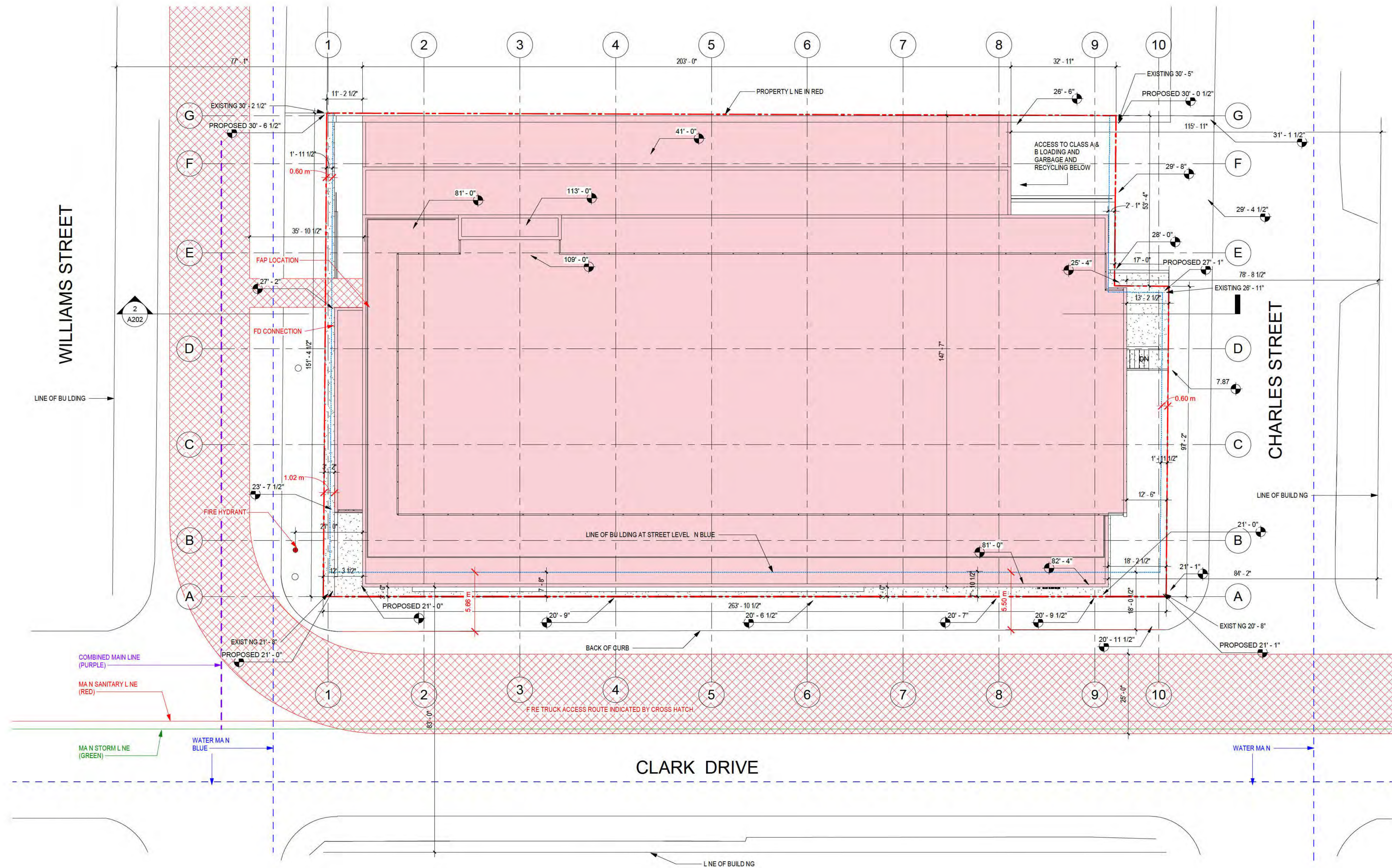
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MIXED USE BUILDING

| | | |
|--------------------|------------------|--------------|
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A001

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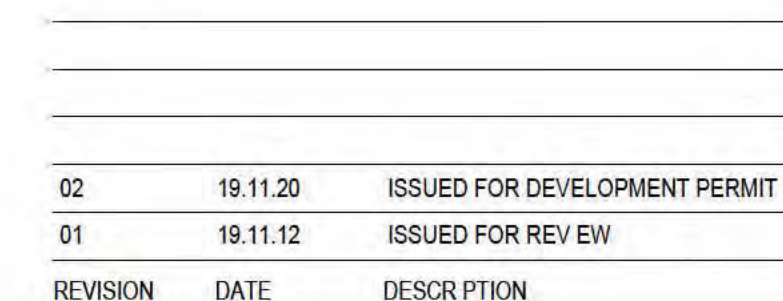
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SITE PLAN AND STATS

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A100
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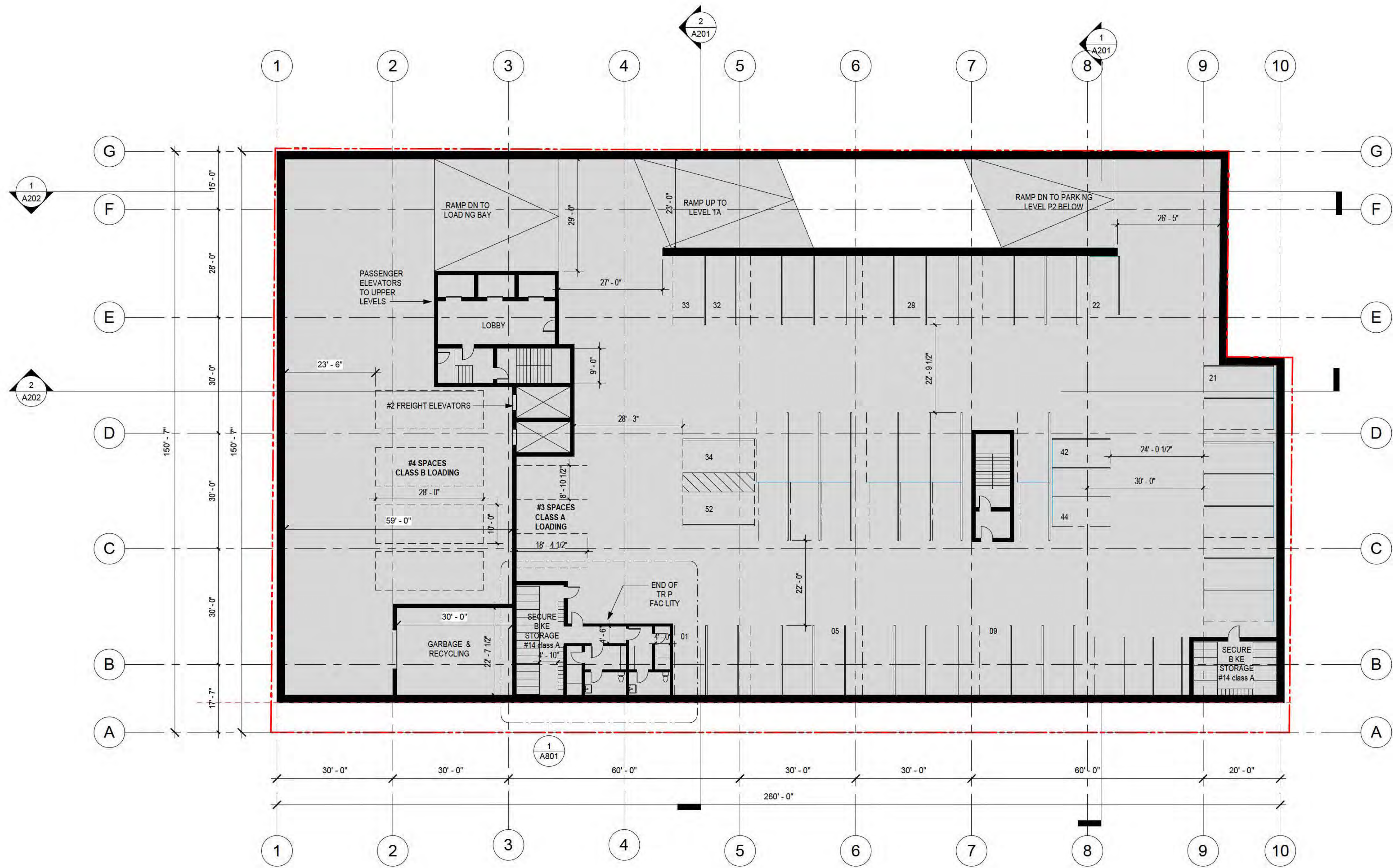
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LEVEL P2

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN: Author

| PROJECT NUMBER | LEVEL |
|----------------|-------|
|----------------|-------|

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1 Level 0 P1
1/16" = 1'-0"

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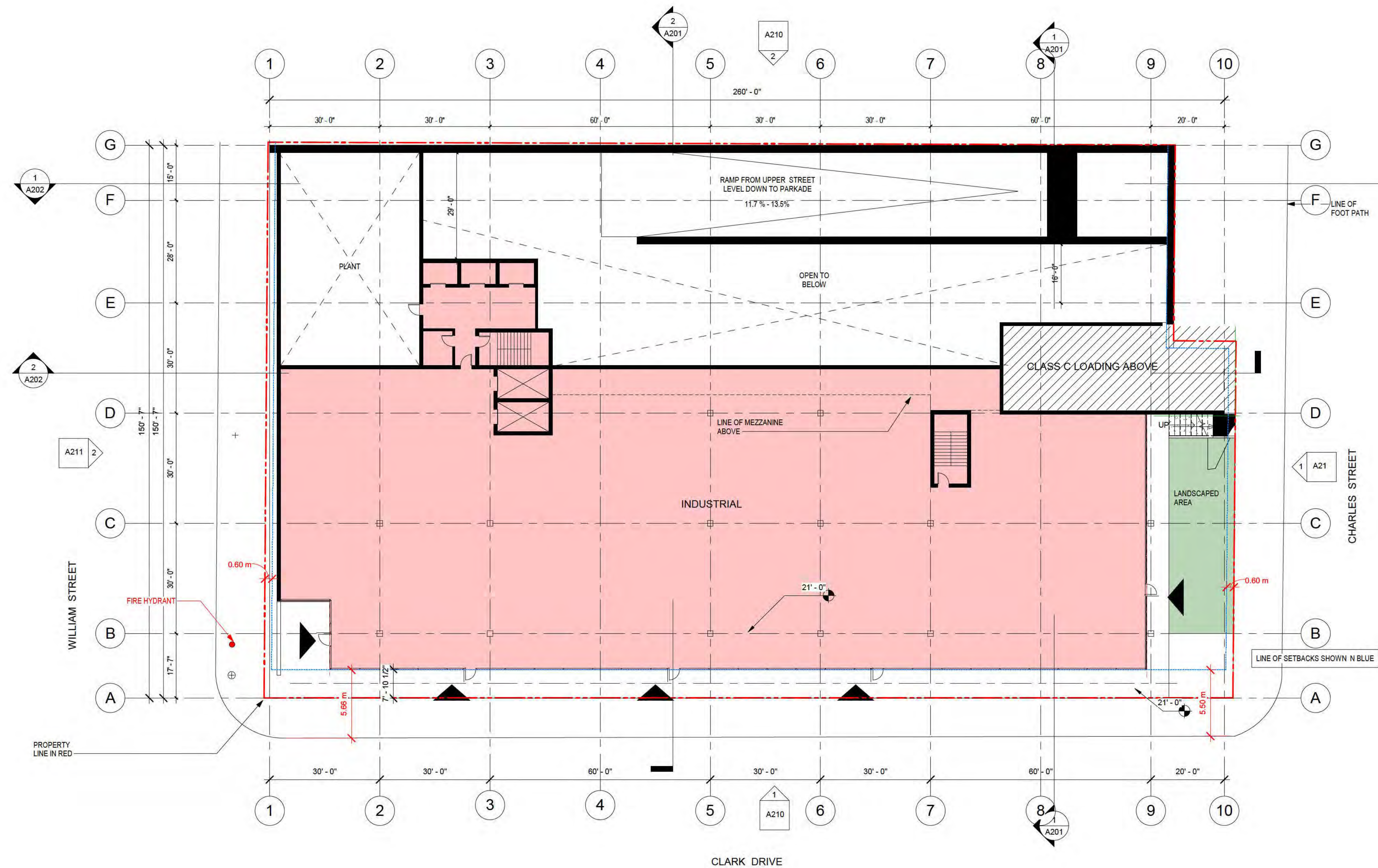
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LEVEL P1

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A101b



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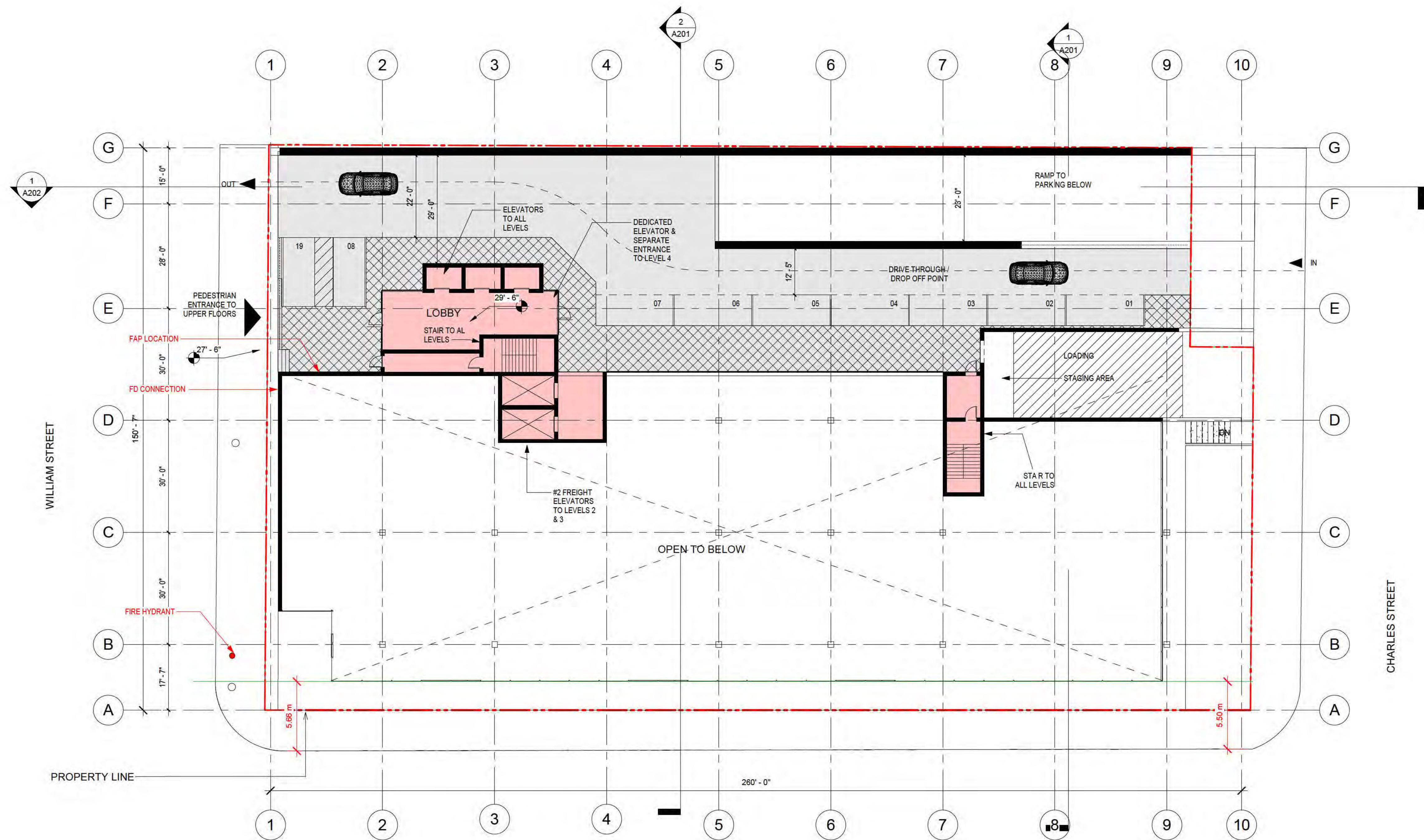
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LEVEL 1

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A102

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LEVEL 1A

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A103

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1 Level 1A
1/16" = 1'-0"



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LEVEL 2

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A104

PLOT DATE: 11/29/2019 2:04:38 PM

① Level 2
1/16" = 1'-0"



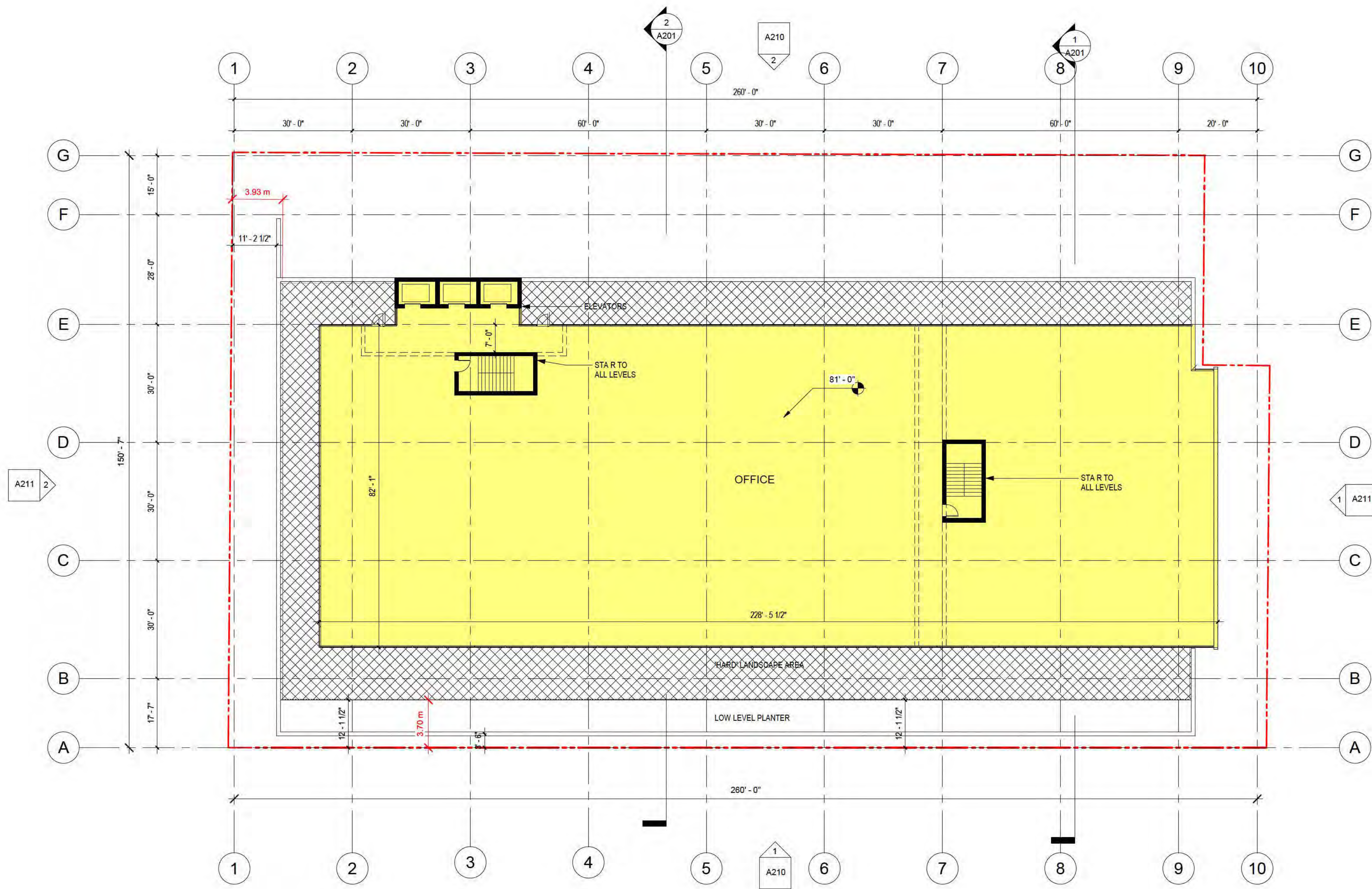
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SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN BY:
 PROJECT NUMBER: LEVEL: SHEET NO.:

PLOT DATE: 11/29/2019 2:04:38 P



① Level 4
1/16" = 1'-0"

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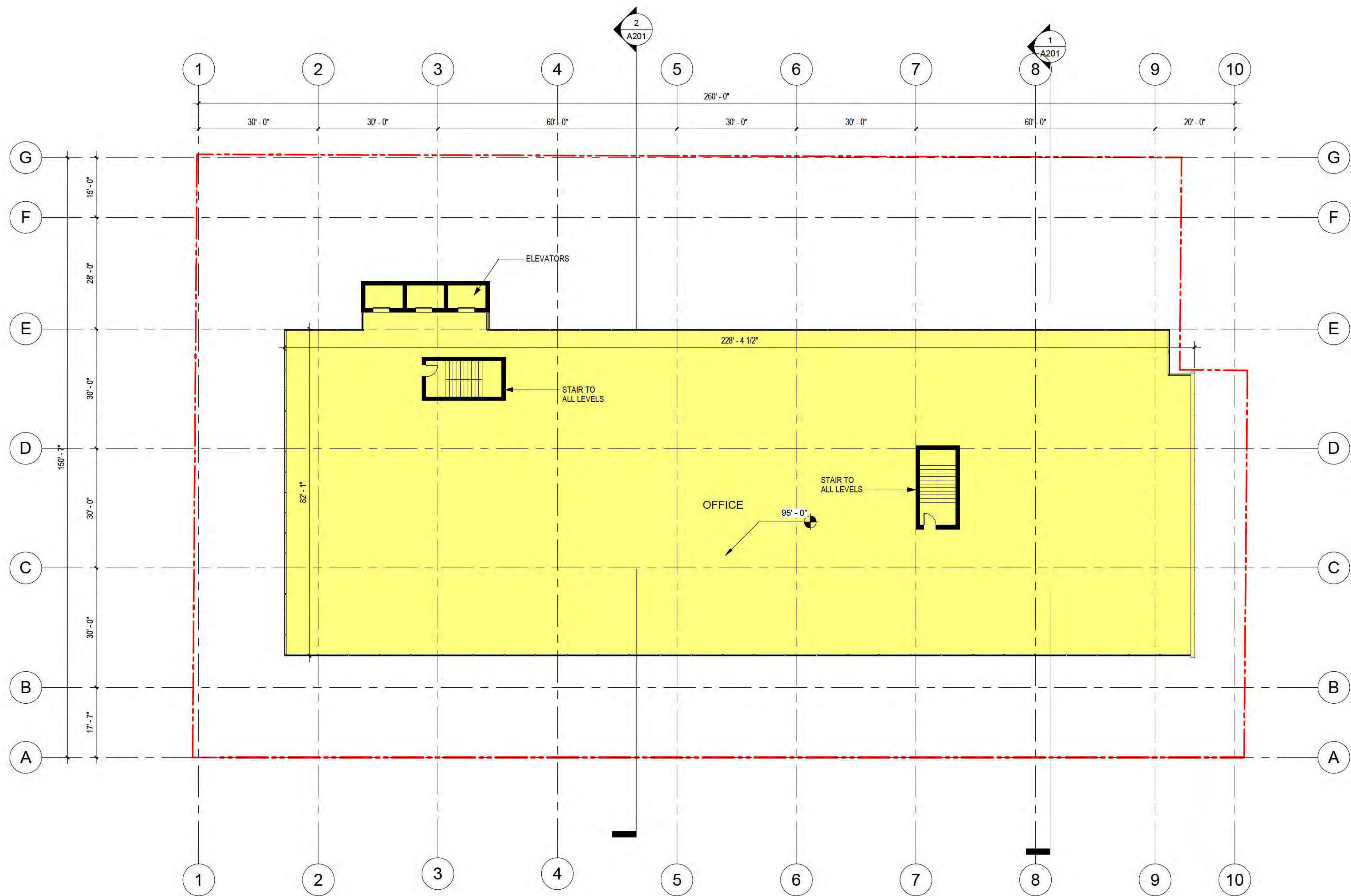
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LEVEL 4

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A106

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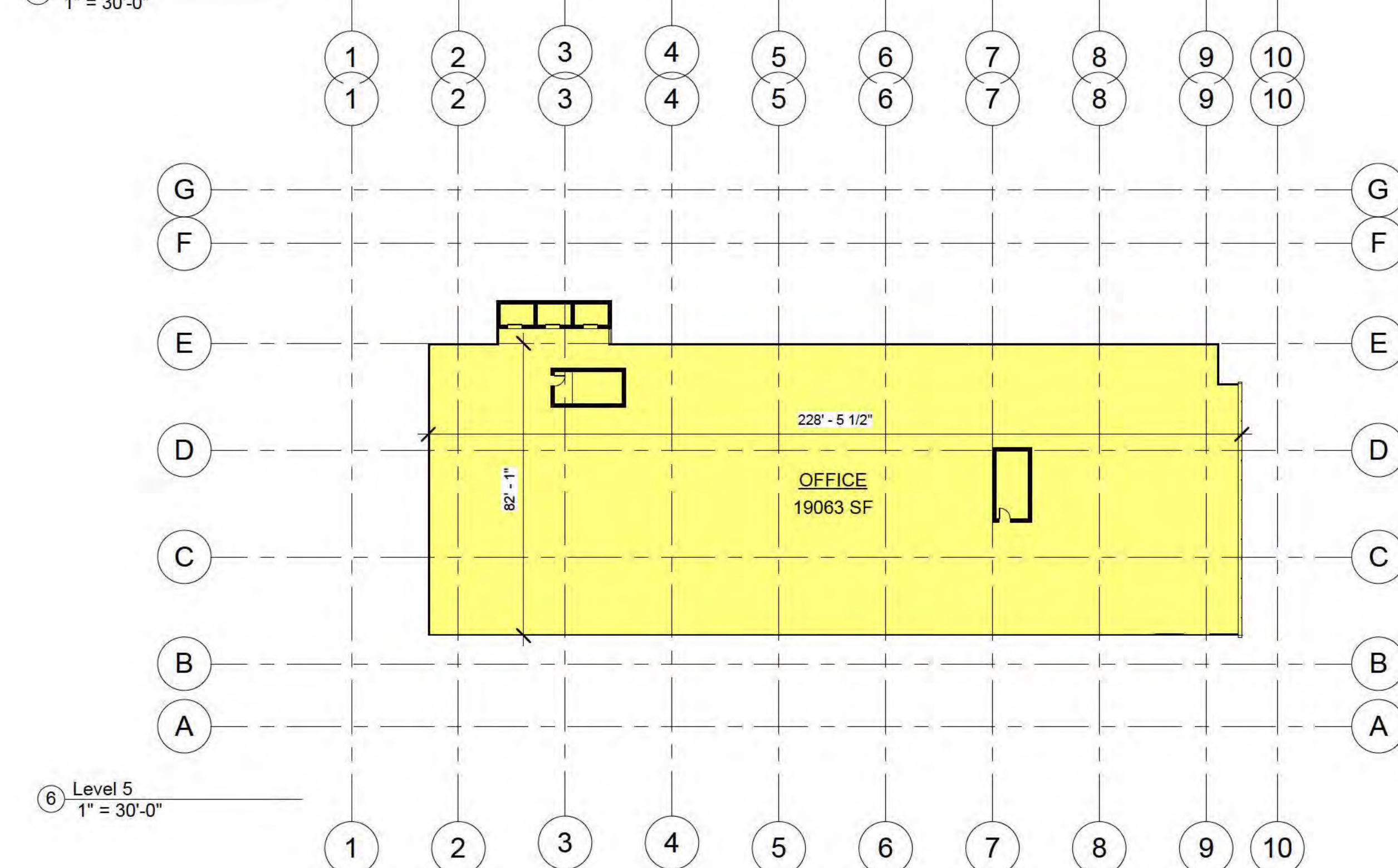
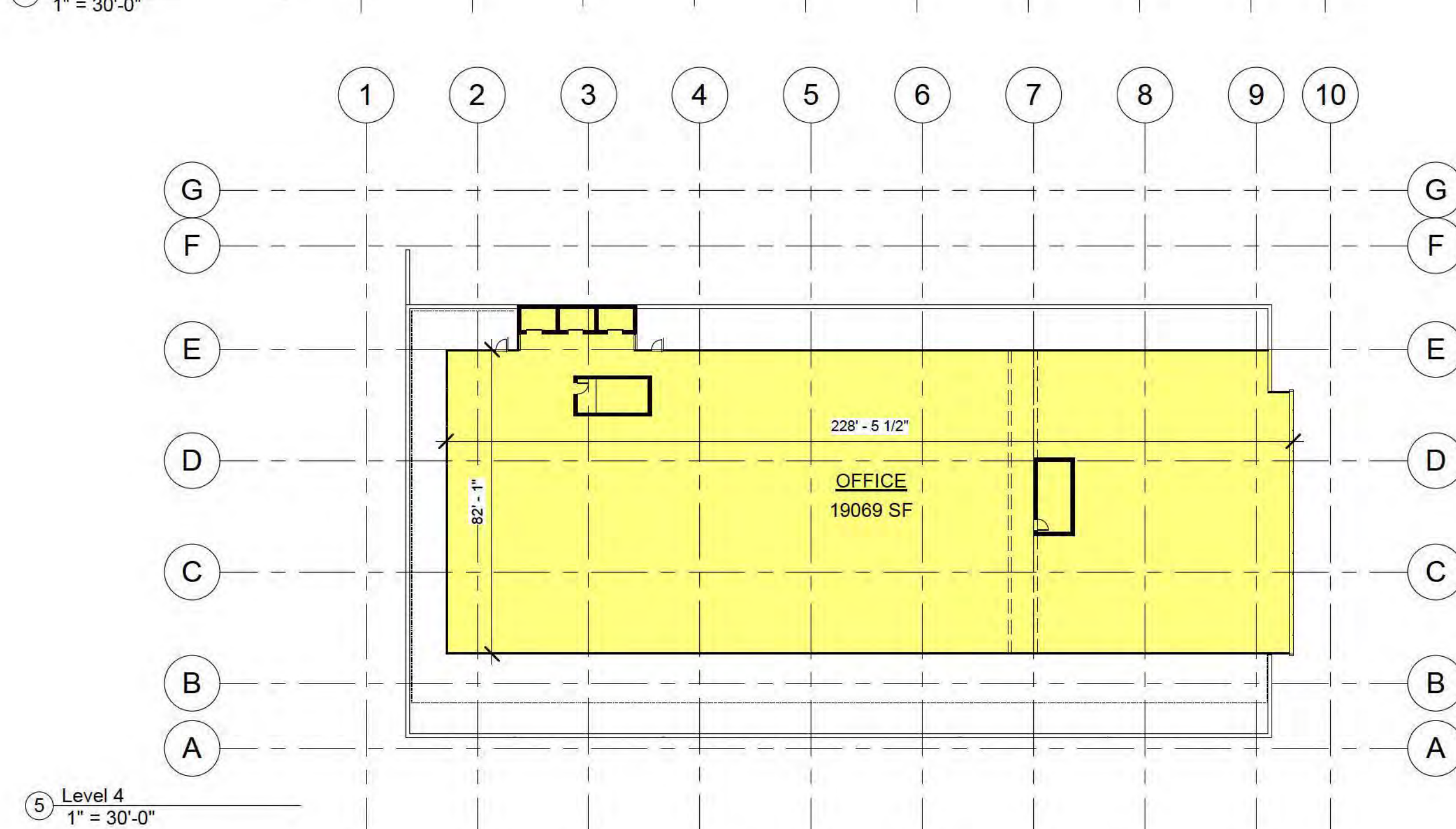
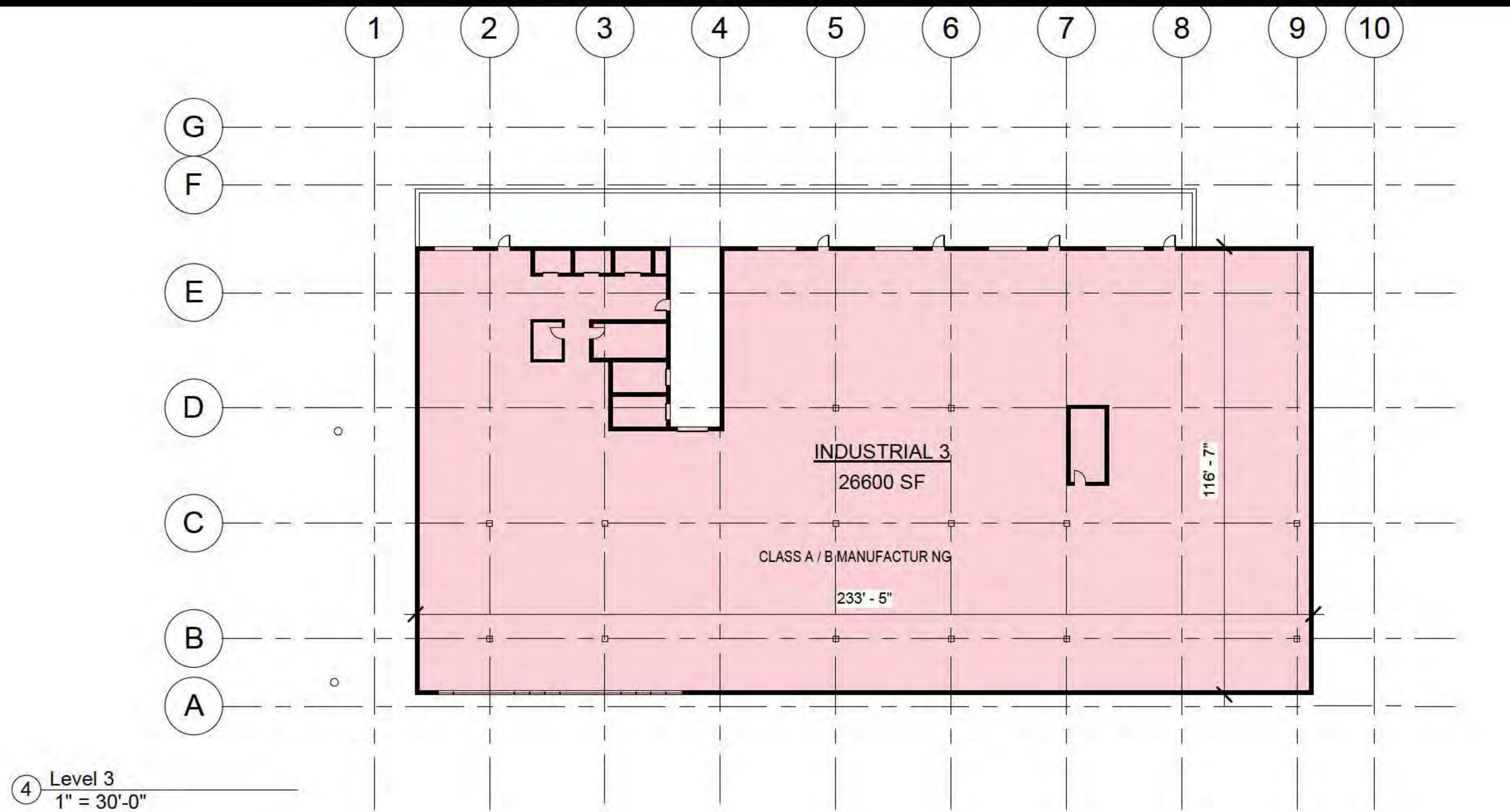
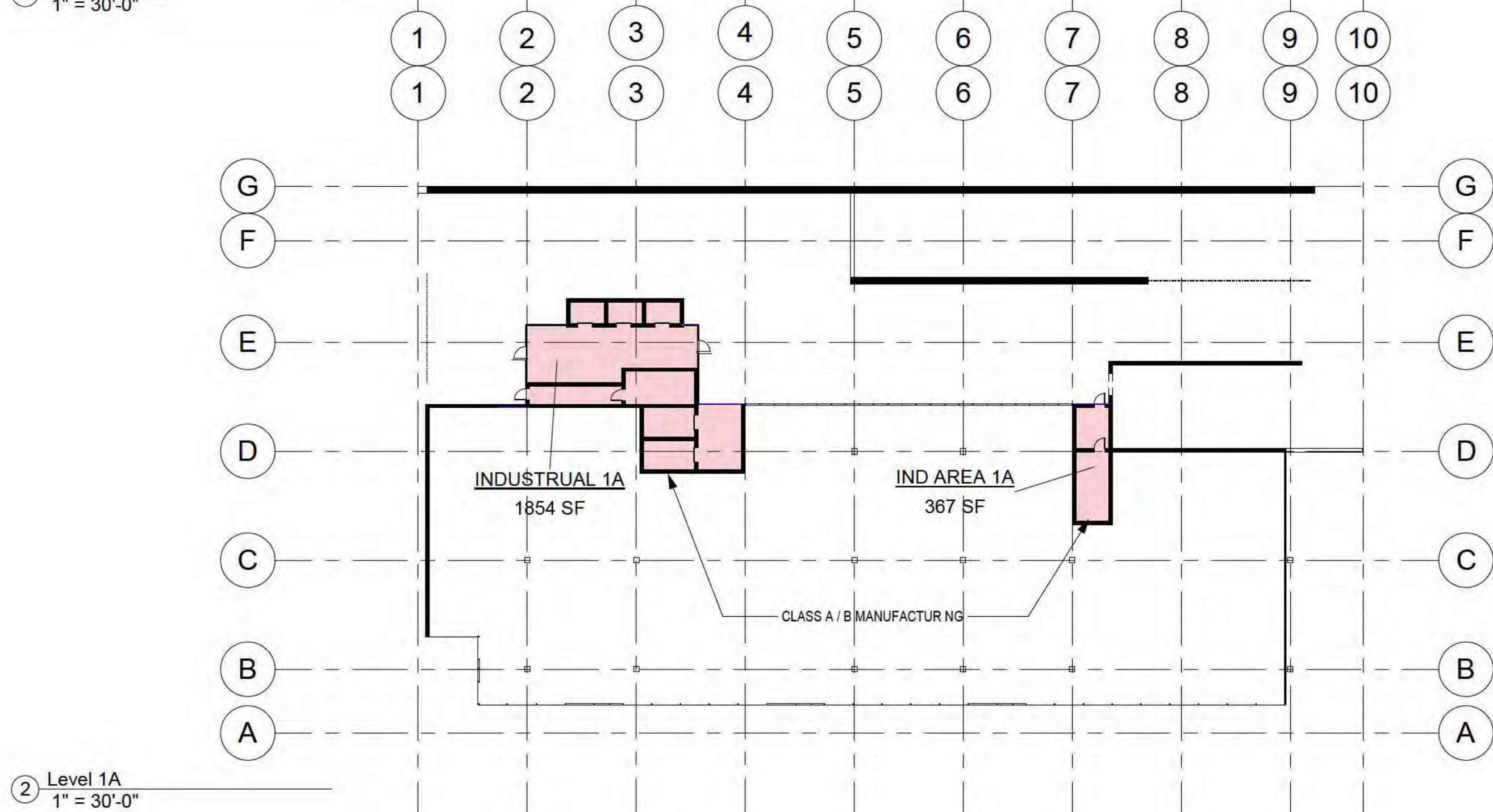
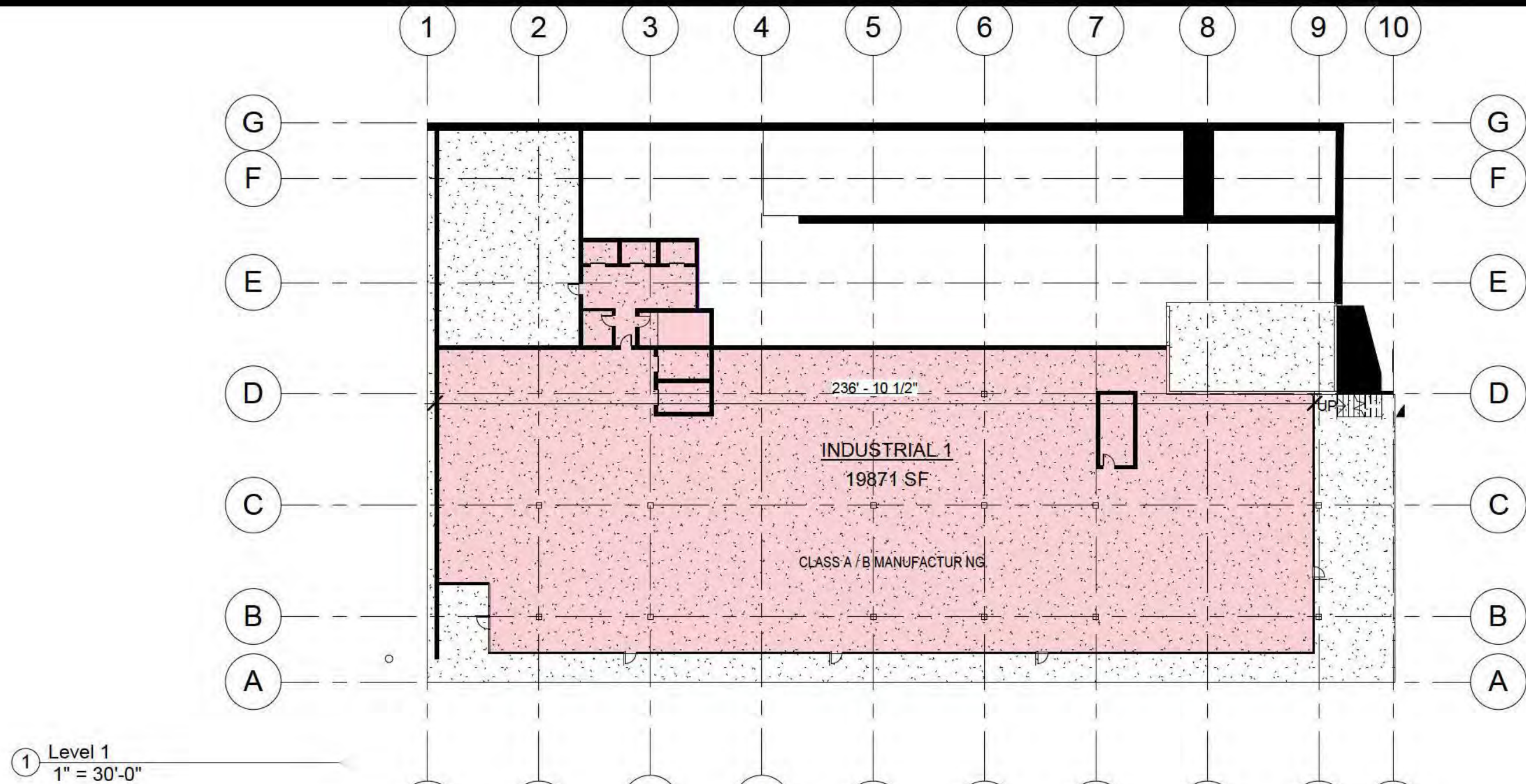
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LEVEL 5

SCALE 1/16" = 1'-0" DATE: Issue Date DRAWN/Author
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A107
PLOT DATE: 11/29/2019 2:04:40 PM



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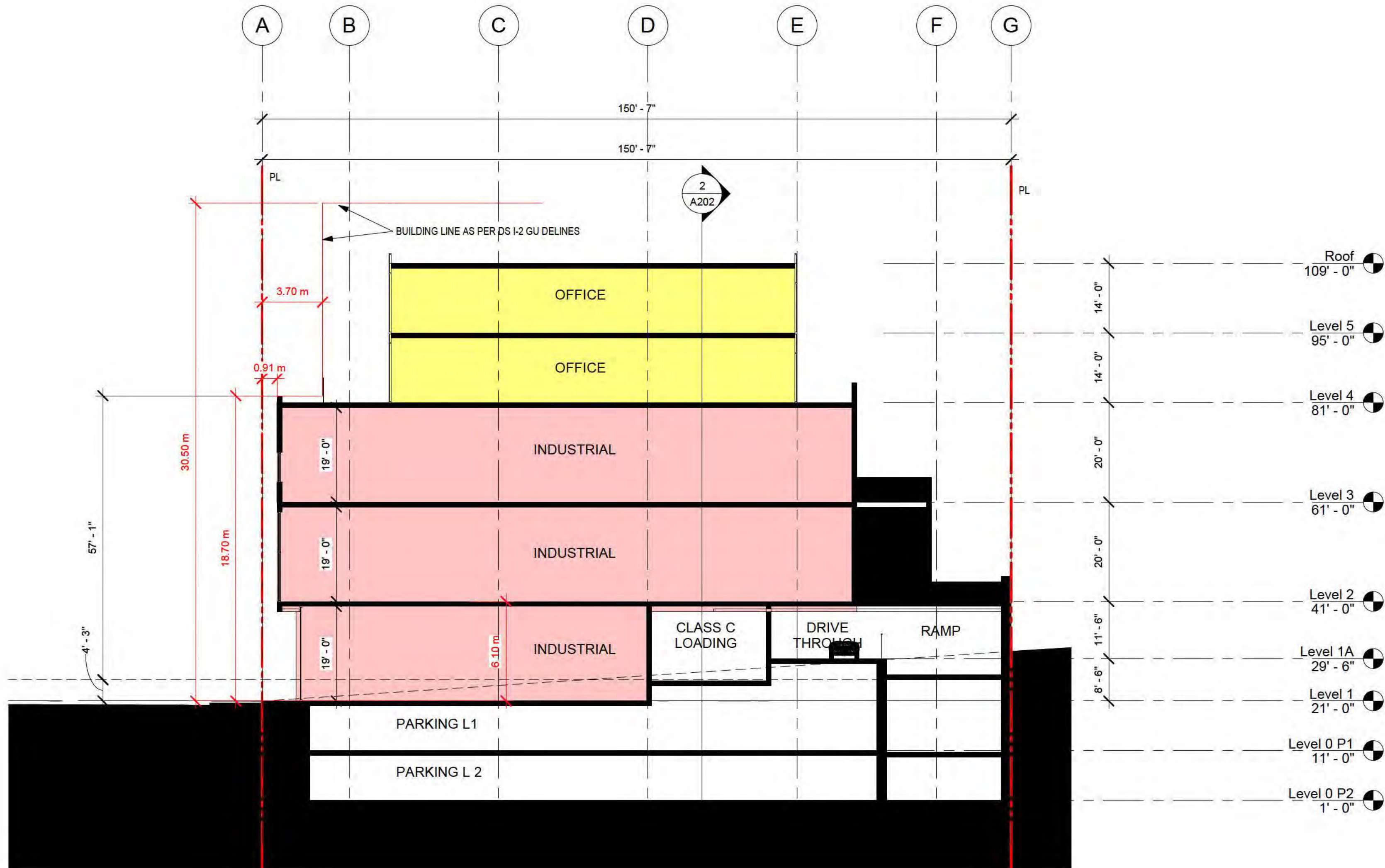
FSR PLANS

SCALE 1" = 30'-0" DATE: Issue Date DRAWN/Author
PROJECT NUMBER LEVEL 1

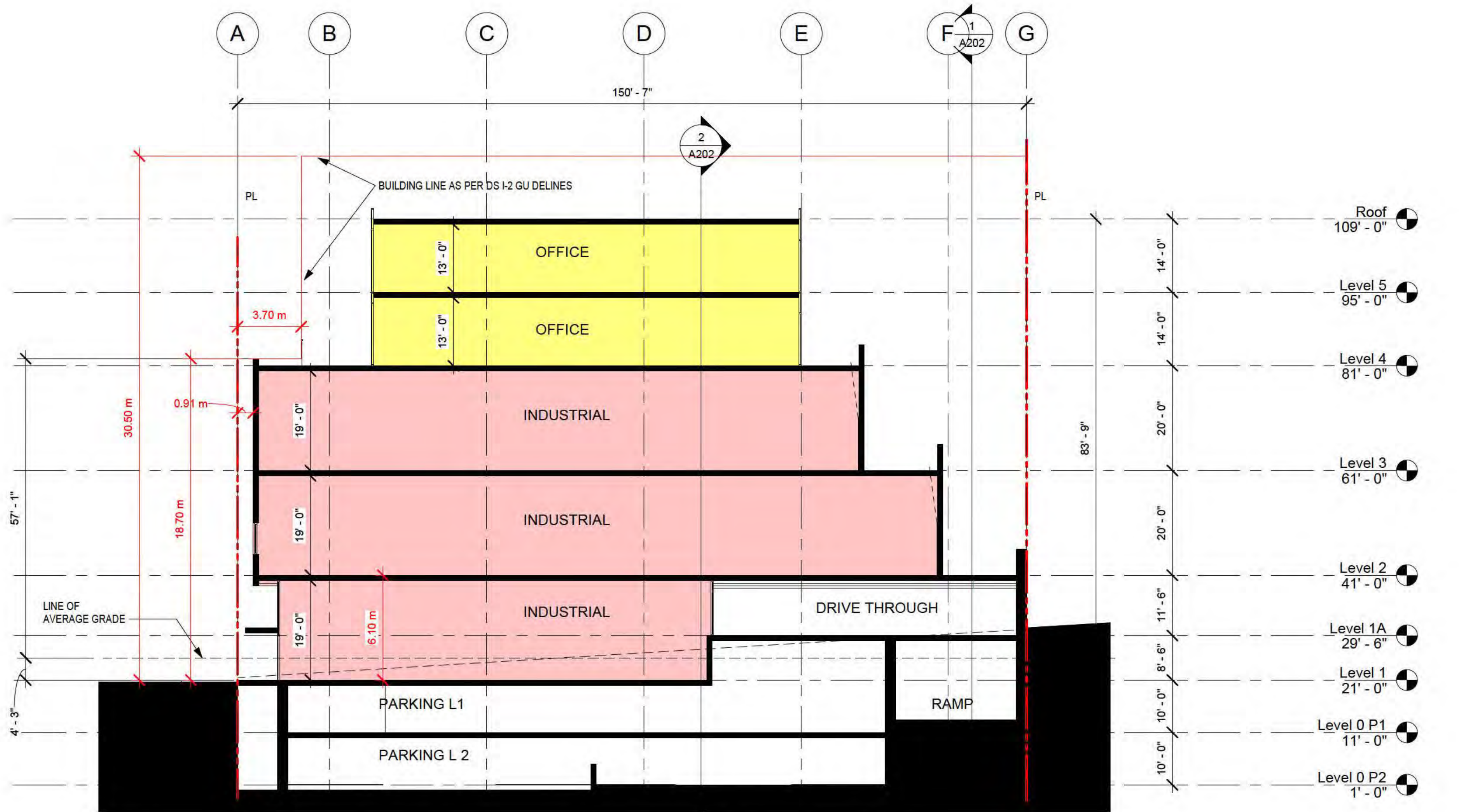
A110

PLOT DATE: 11/20/2019 2:04:40 PM

① Section 3
1/16" = 1'-0"



② Section 1
1/16" = 1'-0"



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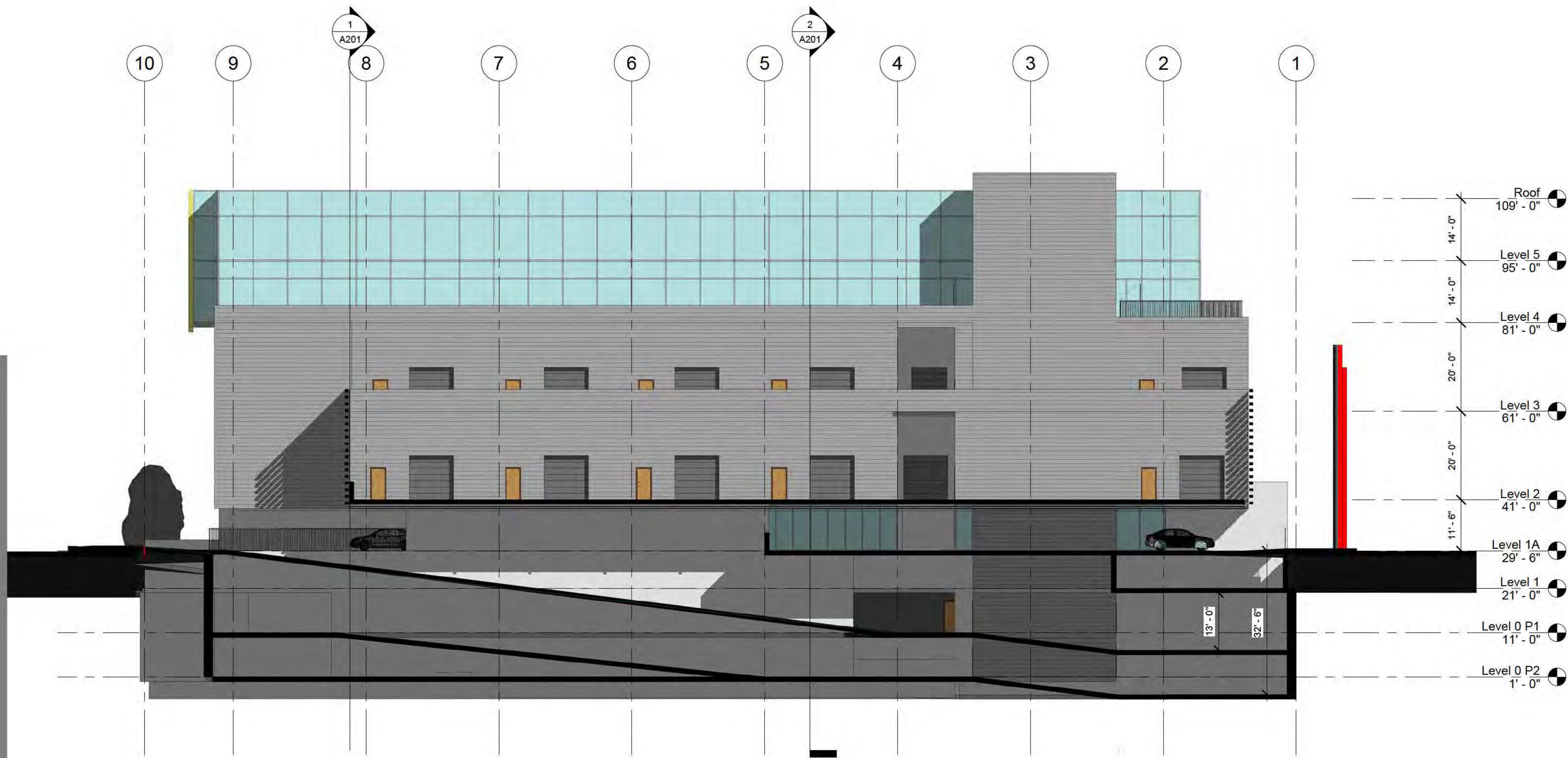
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SECTION 1

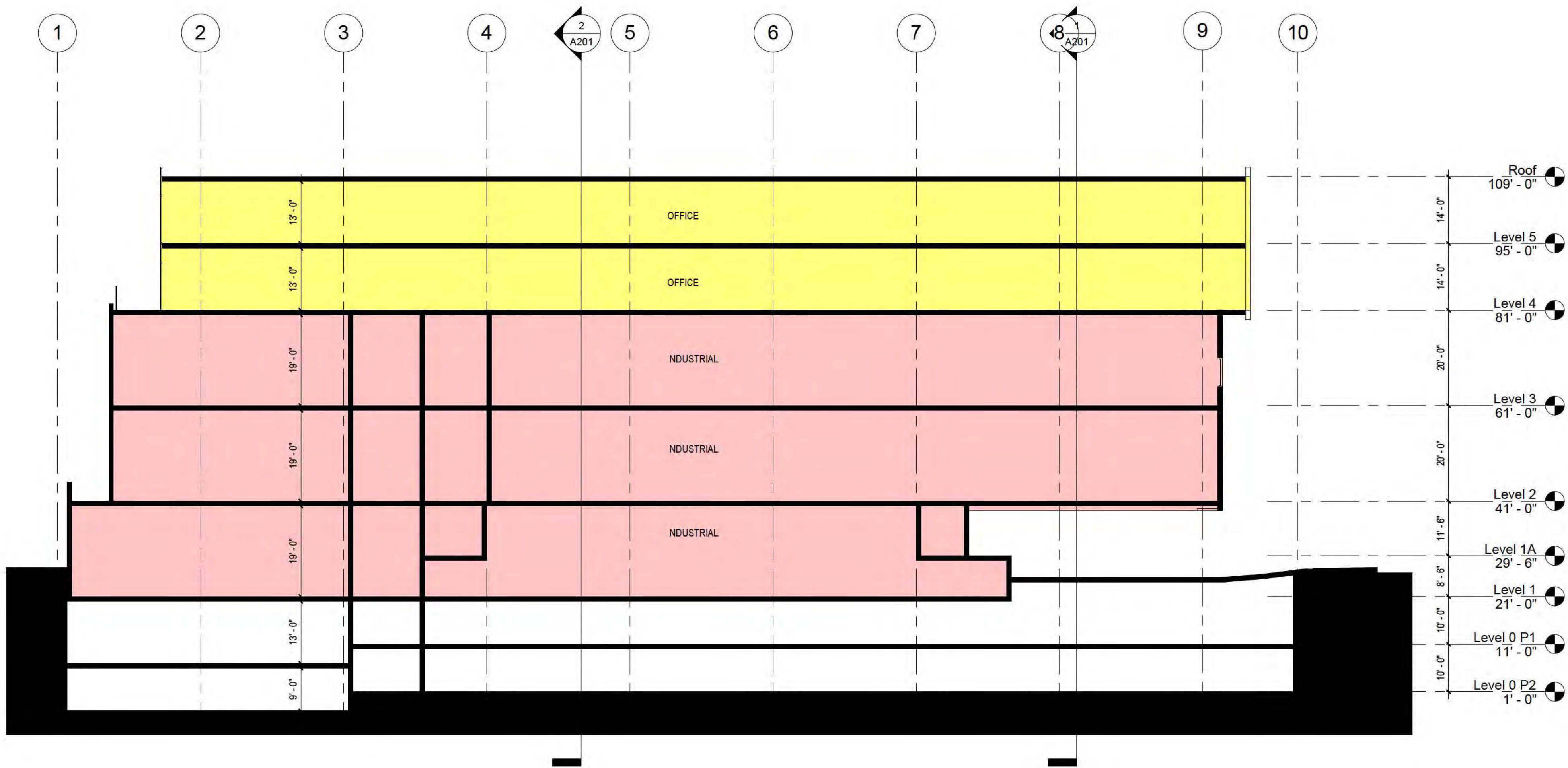
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A201

PLOT DATE: 11/20/2019 2:04:42 PM



1 Section 2
1/16" = 1'-0"



2 Section 11
1/16" = 1'-0"

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SECTION 2

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A202
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