

File No.: 04-1000-20-2025-083

June 9, 2025

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of February 6, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

Record of any plans/drawings/descriptions pertaining to crane swing, construction laydown/access (detailing how construction equipment will be driving onto and parking on the site), and design/construction drawings regarding DP-2022-00365 at 320 North Nanaimo Street (Matthew Cheng Architects Inc.). Date range: January 1, 2023 to February 5, 2025.

All responsive records are attached.

Please note that Development, Building, and Licensing staff have advised that at the time of the request the Development Permit was still under review and the submitted plans/drawings had not yet been approved. Additionally, Building Inspections staff have advised that crane swing agreements are a civil matter, and the City does not have records responsive to the request regarding crane swing.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-083); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

[Signed by Cobi Falconer]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response package)

:pm

PROPOSED 3-STOrey STACKED TOWNHOUSE DEVELOPMENT
304 North Nanaimo St, 2407, 2415 Eton street Vancouver BC



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



1 3d view render
3/32" = 1'-0"

NOTES:

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BYLAW.
2. ACCESS TO ALL ACCESSIBLE (DISABLED) PARKING STALLS SHALL HAVE A MINIMUM CLEAR HEIGHT OF 2.3m. (~7'-7").
3. THE DESIGN OF THE BICYCLE SPACES (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS AND/ OR RACKS) REGARDING SAFETY AND SECURITY MEASURES SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BYLAW.
4. A MINIMUM OF 1 ELECTRICAL RECEPTACLE SHALL BE PROVIDED FOR EACH 2 CLASS A BICYCLE SPACES.
5. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBORHOOD AND COMPLY WITH NOISE BYLAW NO. 6555.
6. A LANDSCAPE PLAN IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT FRANK BATTISTA AT 604.873.7317 OR KEVIN CAVELL AT 604.873.7773 FOR DETAILS.
7. AT LEAST ONE AIR-FLOW AND LIGHTING FOR EACH NON-PERIMETER, REGULARLY OCCUPIED AREA, IS TO BE PROVIDED.
8. ABS PIPING NOT PERMITTED FOR UL LISTINGS.
9. A MINIMUM OF ONE OPERABLE WINDOW AND ONE LIGHTING CONTROL ZONE PER 18.5 S.M. FOR ALL REGULARLY OCCUPIED AREA WITHIN 5M OF THE PERIMETER WALL IS TO BE PROVIDED.
10. ALL FIRE EXTINGUISHERS ARE WALL MOUNTED AND HAVE TO BE MAX. 5'-0" TO TOP OF EXTINGUISHERS FROM THE FLOOR.
11. ALL SIGNAGE INDICATED BY "SIGN" IS FOR REFERENCE ONLY AND IS NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. SIGNAGE IS REGULATED BY THE SIGN BY-LAW AND REQUIRES SEPARATE APPROVALS. THE OWNER(S) ASSUMES RESPONSIBILITY TO ACHIEVE COMPLIANCE WITH THE SIGN BY-LAW AND TO OBTAIN THE REQUIRED SIGN PERMITS.
12. ALL DIMENSIONS ON SITE PLAN AND FLOOR PLANS MUST BE VERIFIED ON SITE

NOTES
3/16" = 1'-0"

PROJECT DIRECTORY

Owner:

Silver Star Enterprises Ltd.
16522 58 Avenue
Surrey, B.C. V3S 6P8
Hardeep Johal
604-537-7775
hjohal@ssproperties.ca

Surveyor

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Tel : (604) 620 -5299
Email : Raymond Yuan <raymond@amraysurveying.com>

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Pat@pmglandscape.com
Patricia Campbell, MBCSLA
Principal
Susie Sziklai Landscape Architect, BCSLA
604 970 9894

Arborist

Davey Resource Group A Division of the Davey Tree Expert Company
#200, 8208 Swenson Way, Delta, BC V4G 1J6
This is not an invoice
Office: (604) 499-6568
Email: Kerin.Matthews@davey.com
Ruben Pineiro
Forest Engineer, Certified Arborist, Tree Risk Assessor.
604 365 1233
ruben@urbantreelab.com
www.urbantreelab.com

Mechanical

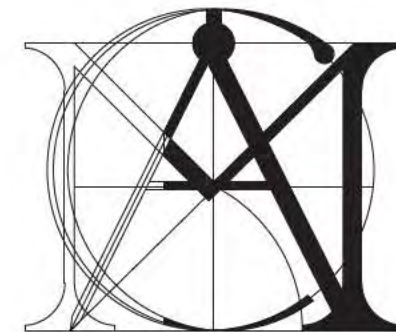
Bill Khangura, P.Eng.
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Tel: 604-268-9091
Dir: 236-521-4919
Cell: 604-488-9173

Electrical

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Cell: 604-488-9173

3 Consultants List
1/16" = 1'-0"

A000	Cover
A001	Development Data
A002	Context Plan
A003	Shadow Study
A100	Survey
A100a	BUILDING GRADE
A101	SITE PLAN
A102	PARKADE P1
A103	LEVEL 1
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 3
A106	LEVEL 4
A107	ROOF LEVEL
A110	3D VIEW
A201	NORTH/ SOUTH ELEVATION
A202	EAST / WEST ELEVATION
A203	INTERIOR ELV
A204	Material Board
A301	Section A & B
A302	Section C & D
A303	level4-furnish
A304	level3-furnish
A305	level2-furnish
A306	level 1-furnish
A501	Area Overlay-Level 1
A502	Area Overlay-Level 2
A503	Area Overlay-Level 3
A504	Area Overlay-Level 4



MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
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THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

Cover

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	SB
Checked by	MC
A000	
Scale	As indicated

TOWN HOUSE DEVELOPMENT
304 North Nanaimo St, 2407 and 2415 Eton St
PROJECT DATA

CIVIC ADDRESS:		304 North Nanaimo St, 2407, 2415 Eton street Vancouver BC	
LEGAL DESCRIPTION:		LOT 891, EXCEPT THE NORTH 10 FEET NOW LANE, TOWN OF HASTINGS GROUP 1 NWD PLAN 6675 AND LOTS A AND B OF LOT 892 TOWN OF HASTINGS, GROUP 1 NWD PLAN 4470	
GROSS SITE AREA :		12,071 SF	
ZONING:		RM-3A	
SITE COVERAGE :		MAXIMUM SITE COVERAGE : 50% PROPOSED SITE COVERAGE : 4,390.0/12,071.0 = 36.36% 50.0 - 36.63 = 13.6% UNDER MAX. ALLOWED	
SET BACKS :			
	REQUIRED :	PROPOSED :	
FRONT ETON :	[6.1M] 20.00'	[6.1M] 20.08'	
REAR (LANE)	10.7m - 3m (Measured from CL of land) 3m into rearyard of 91m wide	[7.66M] 20.00' except [4.41 M] 14.5' for 29' wide portion	
SIDE (WEST NANAIMO)	20% of lot width / 6m max	[6.1M] 20.00'	
SIDE (EAST NEIGHBOR)	2.1m	[7.3M] 23.99'	
BUILDING HEIGHTS		[10.67M] 35.0'	
		[10.6M] 35.00'	
OFF STREET PARKING	PERMITTED/REQUIRED	REQUIRED CALCULATION	PROPOSED
F.A.< 50SM (538.20SF) F.A. > 50SM (538.20SF) PLUS F.A.> 50SM (538.20SF)	0.5 SPACE / D.U 0.6 SPACE / D.U PLUS 1.0 SPACE / 200SM (2152.78 SF)	6 UNITS X 0.5 = 3 SPACES 15 UNITS X 0.6 = 9 SPACES 1/200x1543.40 = 7.7 SPACES TOTAL: 19.7 SPACES	18+1HC (2) = 20 SPACES
TOTAL SPACES REQ'D		20 SPACES	
DISABILITY PARKING	MIN. 1.0 SPACE FOR UP TO 7 UNITS PLUS 0.034 SPACE PER EACH ADDITIONAL UNIT	(21-7) X 0.034 + 1 = 1.48 SPACES	(1 H / C STALL = 2)
BICYCLE PARKING	REQUIRED		PROPOSED
CLASS A F.A.< 65SM (699.65SF) F.A.> 65SM(699.65SF) F.A.> 105 SM(1130.21F)	1.5 SPACE / D.U. <65m ² -699ft ² 2.5 SPACE / D.U.>65m ² -699sf ² 3.0 SPACE / D.U.>105m ² =1130sf ² MIN 50% HORIZONTAL MIN 20% IN LOCKERS	10 UNITS X 1.5 = 15 SPACES 10 UNITS X 2.5 = 25 SPACES 1 UNITS X 3 = 3 SPACES TOTAL: 43 = (43)	44 CLASS A SPACES PROPOSED
CLASS B	2 SPACES MIN. FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 UNITS AND 1 SPACE FOR ADDITIONAL 20UNIT	2 SPACE	6 SPACE
FLOOR SPACE RATIO: (MAXIMUM ALLOWED)	MAXIMUM FSR CALCULATION: 4.7.1 (a): Base FSR = 1.0 1.0 BASE FSR 13.6% X 0.012FSR / 1% 0.16 FSR BONUS (FROM 13.6% UNDER MAX. SITE COVERAGE) 4.7.1 (b): SITE AREA 1121.4 SM 1121.4 SM - 837SM = 283.4SM (284.4/9.3) X 0.002 = 0.061 0.061 FSR BONUS 4.7.1 (C): ALL OFF STREET PARKING IS UNDERGROUND 0.2 FSR BONUS 4.7.1 (X): FOR THERMAL EXTRA 0.02 FSR BONUS TOTAL ALLOWED FSR : (1+0.16+0.016+0.2)X1.02 = 1.4		
FLOOR SPACE RATIO: (PROPOSED)	PROPOSED FSR: TOTAL PROPOSED NET FLOOR AREA / SITE AREA GROSS FLOOR AREA : 4456.0 + 4546.0 + 4504.0 + 4508.0 = 18,014.0 SF (1,673.55) SM NET FLOOR AREA: 4,371.0 + 4175.0 + 4,252.0 + 4,506.0 = 17,304 SF (1,604.59) SM SITE AREA: 12,071.0 SF		
TOTAL PERMITTED FSR: = 1.4			
TOTAL PROPOSED FSR: = 1.4			

ESTIMATED GARBAGE/ RECYCLING CALCULATIONS FOR RESIDENTIAL (21 UNITS):

CAPACITY FOR 1 WEEK STORAGE (BETWEEN PICKUPS)

GARBAGE:	95.0L/ WEEK/ UNIT X 21=	1.995L/ WEEK (2.48 cu. yds.)	~1-3 cu.yd. BIN
NEWSPRINT:	8.50L/ WEEK/ UNIT X 21=	178.5L/ WEEK	~ 1 - 360L CART
MIXED CONTAINERS:	9.00L/ WEEK/ UNIT X 21=	189L/ WEEK	~ 1 - 360L CART
MIXED PAPERS (INCL. CARDBOARD):	40.0L/ WEEK/ UNIT X 21=	840/ WEEK (1.05 cu. yds.)	~1-3 cu.yd. BIN
MIXED PAPERS (EXCL. CARDBOARD):	15.0L/ WEEK/ UNIT X 21=	315L/ WEEK	~ 1 - 360L CART
CARDBOARD:	30.0L/ WEEK/ UNIT X 21=	630/ WEEK	~ 2 - 360L CART
COMPUTABLE:	14.0L/ WEEK/ UNIT X 20=	294L/ WEEK	~ 1 - 360L CART
SUB-TOTAL	=	2 x 3 cu. yd. BINS	
		6 x 360L CARTS	

SPACE REQUIRED/PROVIDED:

	6 CARTS X 0.63 s.m./ CART =	3.78 s.m.
2 @ 3 cu. yd. BINS X 1.98 s.m./BIN=		3.96 s.m.
SUB-TOTAL =		7.74 s.m.
7.74 s.m. X 2.0 (Maneuvering aisle factor)	=	15.48 s.m. (277.07 S.F.)
PROVIDED =		29.59 s.m. (318.5 S.F.)

FLOOR AREA BREAKDOWN

Level 1													
Unit Number	153	152	151	101	102	103	104	105	Total Unit	Gross Floor Area	Total Common Area-Ex	Total Storage	Net Floor Area
First Floor Including Storage	561	578	548	532	525	545	562	520	1 Studio +7 x1 Bedroom				
Common Area-Exit					85								
Storage Exemptable from SFR					0								
Total Level 1										4456	85	0	4371
Level 2													
Unit Number	254	251	201	204	207				Total Unit				
Scnd Floor Including Storage	1089	603	502	1011	1090				2X1Bedroom + 3X2 Bedrooms				
Second Floor communi Area	59	79	60	30	73								
Storage Exemptable from SFR	40			41	40								
Total Level 2										4546	251	121	4174
Level 3&4													
Unit Number	255	253	252	202	203	204	205	206	Total Unit	Gross Floor Area	Total Common Area-Ex	Total Storage	Net Floor Area
Third Floor	561	581	627	526	520	541	556	592	8x 3 Bedrooms	4504			4254
Fourth Floor	558	585	629	526	520	541	558	591		4508			4508
Unit Total including Storage	1119	1166	1256	1052	1040	1082	1114	1183					
Storage Exemptable From SFR	37	41	0	36	35	36	30	35				250	
Total Level 3&4										9012		250	8762
GRAND TOTAL										18014	85	371	17307

Grand Total Units	1 Studio + 9 x 1 Bedroom + 3 x 2 Bedrooms + 8 x 3 Bedrooms	Net Buildable Area	17307
21 Unit			

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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

Development Data

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker
A001	
Scale	3/16" = 1'-0"



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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

Context Plan

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

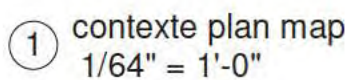
A002

Scale	As indicated
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② Streetscape along Eton S
1/8" = 1'-0"

304 North Nanaimo St, 2407 and 2415 Eton St
PROPOSED SUBJECT PROPERTY



4 - View to Lane from North



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Legend



Mar21-9am

1/64" = 1'-0"



5 jun21-9am
1/64" = 1'-0"



11 Sep21-9am
1/64" = 1'-0"



10 Mar21-12am
1/64" = 1'-0"



6 jun21-12am
1/64" = 1'-0"



12 Sep21-12am
1/64" = 1'-0"



7 Mar21-3pm
1/64" = 1'-0"



4 jun21-3pm
1/64" = 1'-0"



8 Sep21-3pm
1/64" = 1'-0"

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

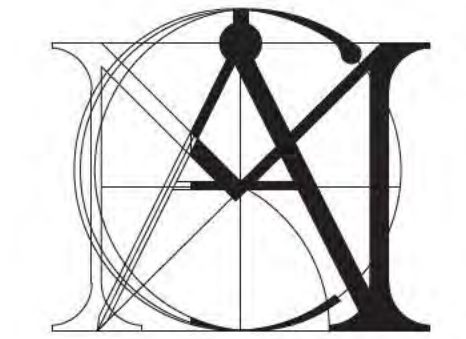
Shadow Study

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker
A003	
Scale	1/64" = 1'-0"

City of Vancouver - FOI 2025-083 - Page 5 of 132

CIVIC ADDRESS: 304 North Nanaimo St, 2407 and 2415 Eton St VANCOUVER, BC
LEGAL DESCRIPTION: LOT 891, A & B



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Legend

[illegible]

304 North Nanaimo St,
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SITE PLAN

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A101

Scale	1/8" = 1'-0"
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$$1/8'' = 1'-0''$$





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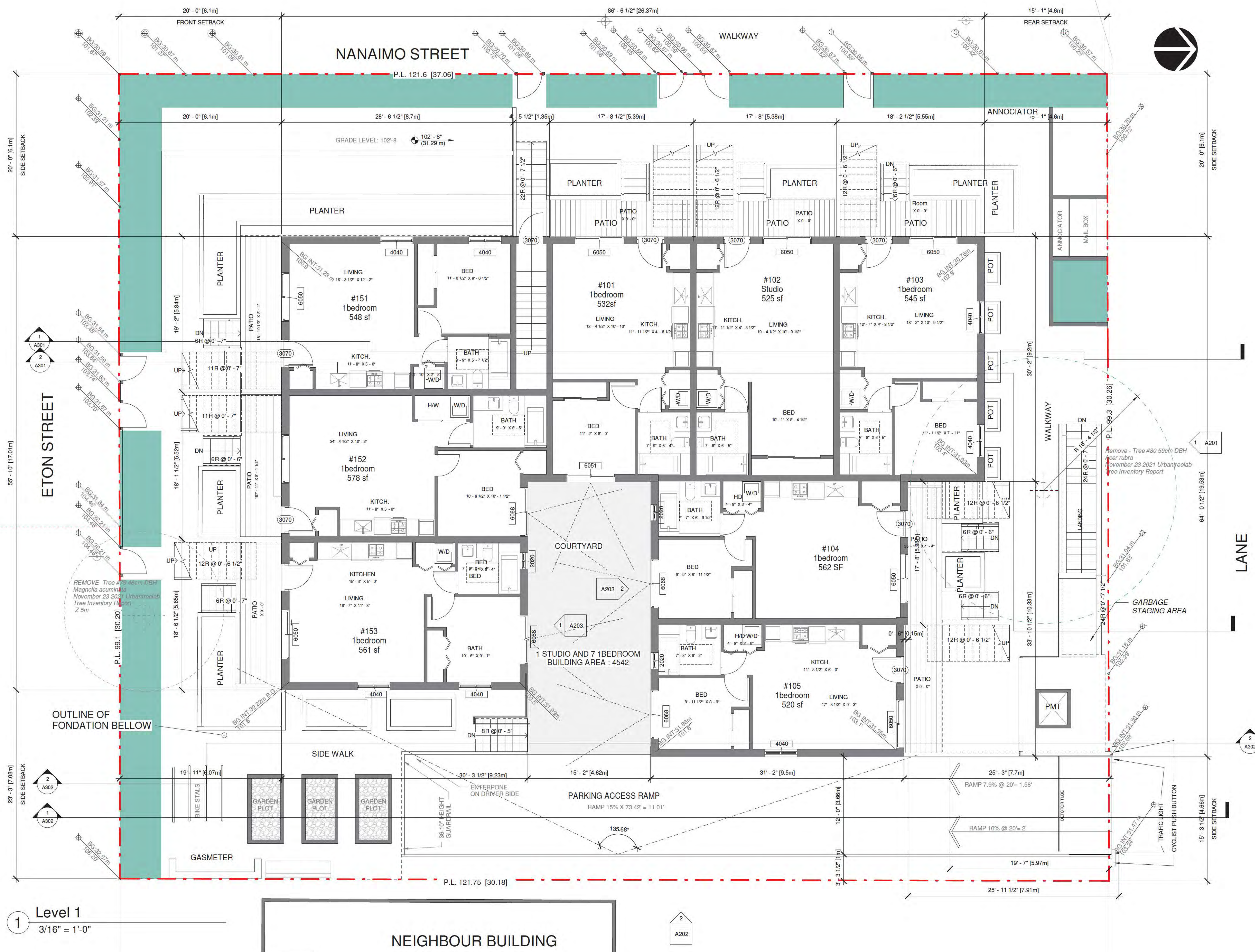
304 North Nanaimo St,
2407 and 2415 Eton St

LEVEL 1

DEVELOPMENT
PERMIT

A103

Scale $3/16" = 1'-0"$





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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

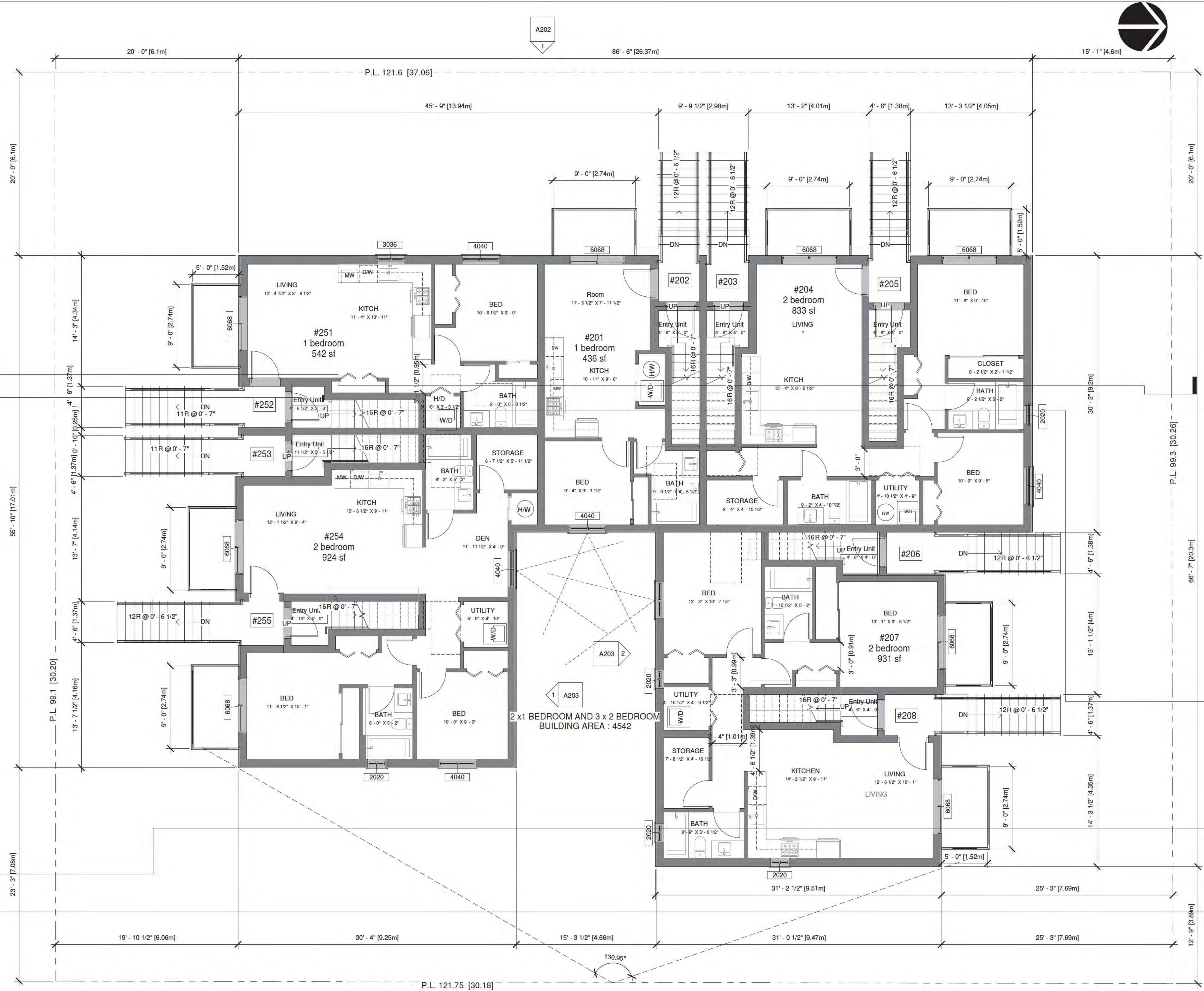
LEVEL 2 FLOOR PLAN

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A104

Scale $3/16" = 1'-0"$



Level 2
3/16" = 1'-0"



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[illegible]

LEVEL 3

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

Scale $3/16" = 1'-0"$



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



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Legend

[illegible]

304 North Nanaimo St,
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LEVEL 4

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A106

Scale $3/16" = 1'-0"$



1 Level 4
3/16" = 1'-0"

2
A202



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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

ROOF LEVEL

DEVELOPMENT
PERMIT

Project number	Project Number
Date	2022-02-2
Drawn by	Auth
Checked by	Checke

A107

Scale $3/16" = 1'-0"$

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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NANAIMO STREET



ETON STREET

LANE

NEIGHBOUR BUILDING

① U/S Ceilingf
3/16" = 1'-0"



UNIT 202 - 670 EVANS AVENUE
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Legende:

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

NORTH/ SOUTH
ELEVATION

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A201

Scale $3/16" = 1'-0"$



1 North Elevation
3/16" = 1'-0"



2 South Elevation
3/16" = 1'-0"



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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

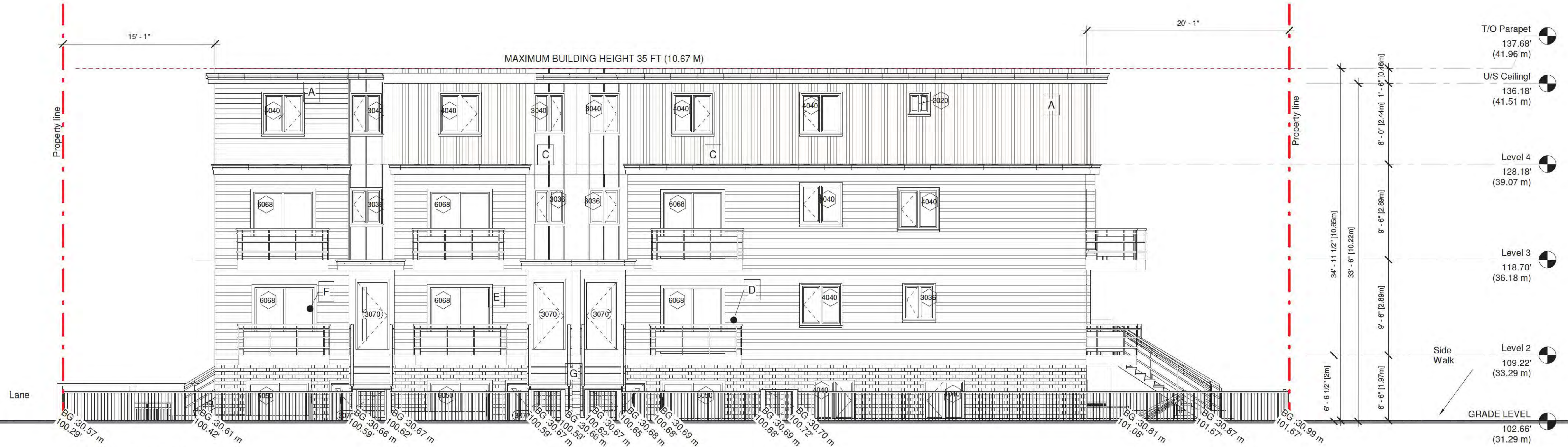
EAST / WEST
ELEVATION

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A202

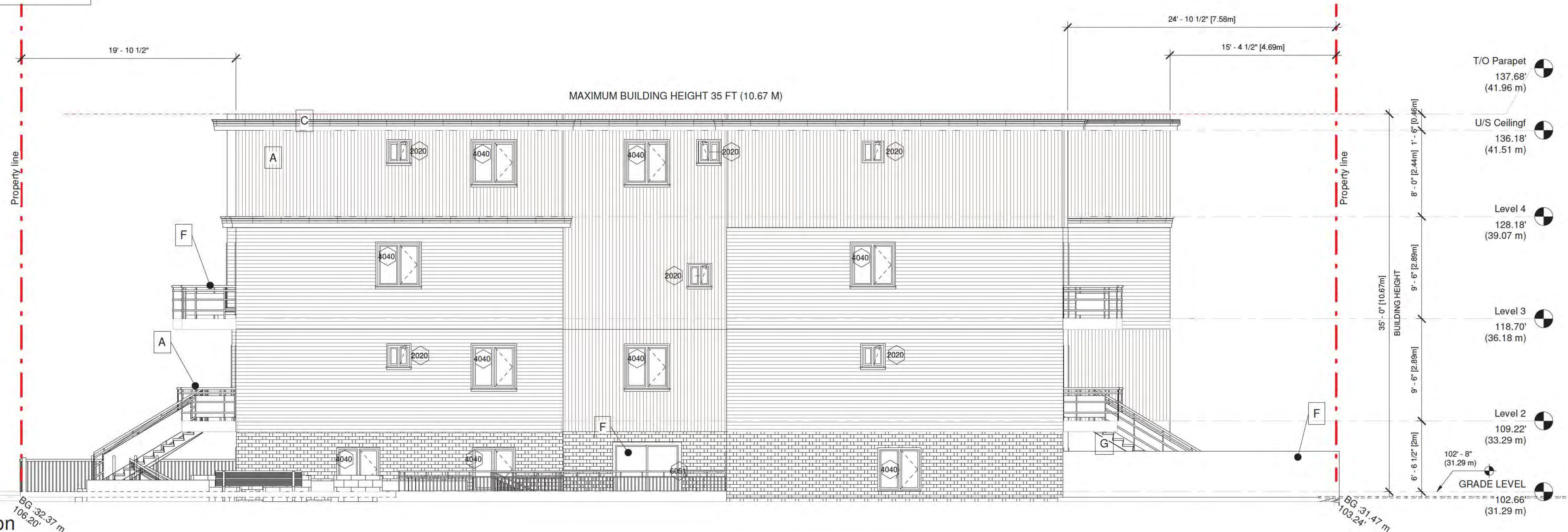
Scale $3/16" = 1'-0"$



1 West Elevation
3/16" = 1'-0"

LEGENDS

- A- HARDIE LAPSIDING (4" ESPOSED FACE)
B- HARDIE LAPSIDING
C- FASCIA BOARD (PAINTED BLACK)
(HARDIE BOARD)
D- ENTRY STAIR ALUMINIUM GURDRAIL/HANDRAIL
W/ SAFETY GLASS INSET
E- DOUBLE GLAZED VINYL SLIDING DOOR
F-METAL GURDRAIL/HANDRAIL-COLOR BLACK
G-HARDIE LAPSIDING (7" ESPOSED FACE)



2 East Elevation
3/16" = 1'-0"



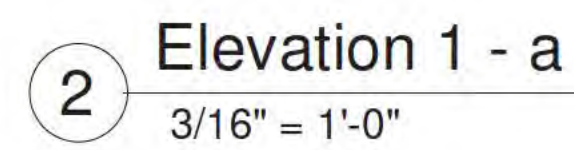
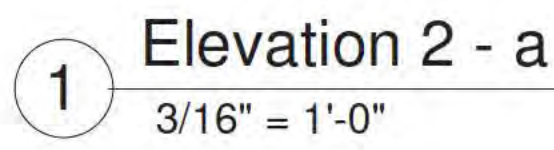
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[illegible]

INTERIOR ELV

A203

Scale $3/16" = 1'-0"$





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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

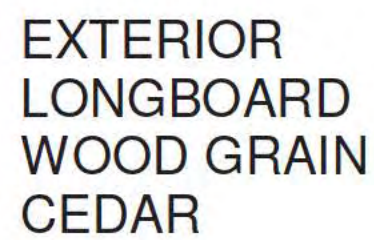
Material Board

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A204

Scale $3/32" = 1'-0"$



EXTERIOR HARDI
PANEL SIDING BM
OC-121 Mountain
Peak White

Drafting 3

$$3/32'' = 1'-0'$$



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No.	Date	Revision
1	2022-02-28	DP Submission

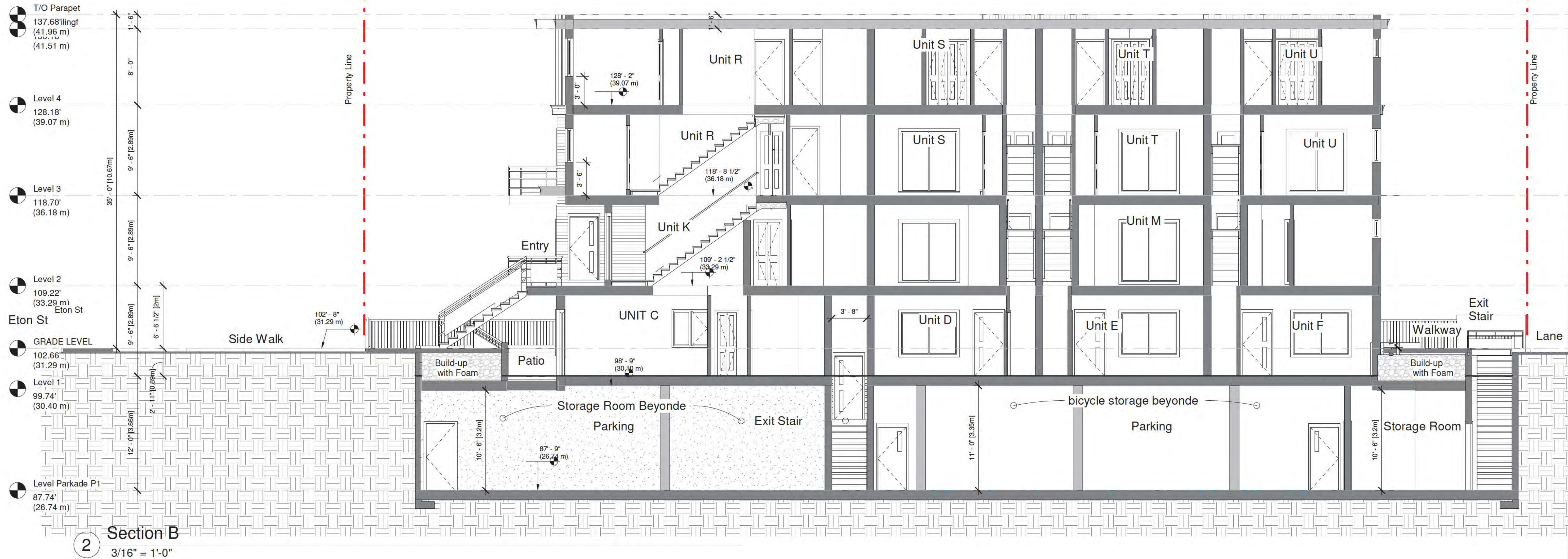
Section A & B

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A301

Scale $3/16" = 1'-0"$





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[illegible][illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

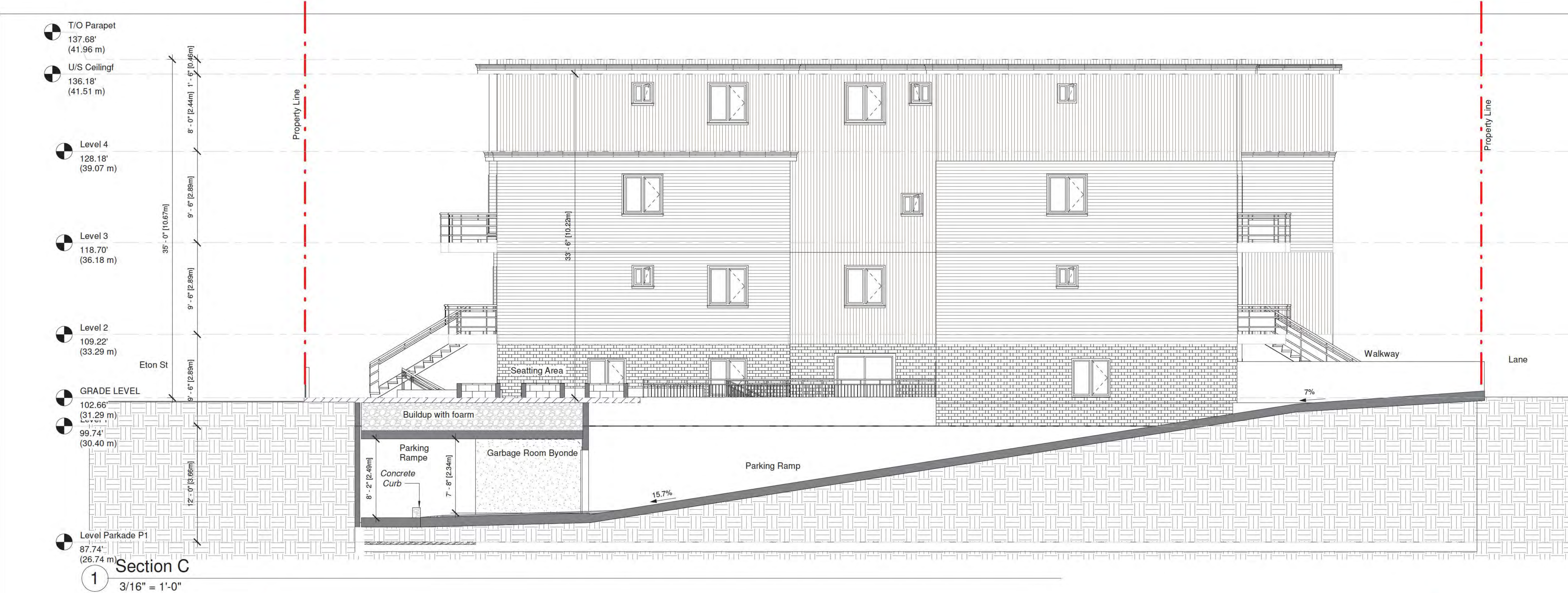
Section C & D

DEVELOPMENT
PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A302

Scale	$3/16" = 1'-0"$
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[illegible]

Area Overlay-Level 2

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

Scale $3/16" = 1'-0"$

Level 2			
Unit J	922 SF	Area	Gross Building Area
Unit L	436 SF	Area	Gross Building Area
Unit N	931 SF	Area	Gross Building Area
Unit K	542 SF	Area	Gross Building Area
Stair	63 SF	Area	Gross Building Area
Stair	66 SF	Area	Gross Building Area
Stair	62 SF	Area	Gross Building Area
Stair	64 SF	Area	Gross Building Area
Stair	61 SF	Area	Gross Building Area
Stair	66 SF	Area	Gross Building Area
Stair	66 SF	Area	Gross Building Area
Stair	56 SF	Area	Gross Building Area
Unit M	838 SF	Area	Gross Building Area
Area: 13	4174 SF		
Landing	30 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	29 SF	Area Deducted	Gross Building Area
Landing	36 SF	Area Deducted	Gross Building Area
Storage	41 SF	Area Deducted	Gross Building Area
Storage	40 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	37 SF	Area Deducted	Gross Building Area
Storage	40 SF	Area Deducted	Gross Building Area

Level 2: 24 4546 SF

NET FLOOR AREA= 4175 SF



 Area
 Area Deducted

1 Level 2
3/16" = 1'-0"

Area Schedule (Gross Building) Level 3			
Comments	Name	Area	Area Type

Level 3

Area

Unit Q	Area	540 SF	Gross Building Area
Unit T	Area	485 SF	Gross Building Area
Unit U	Area	505 SF	Gross Building Area
Unit V	Area	526 SF	Gross Building Area
Unit W	Area	557 SF	Gross Building Area
Unit P	Area	524 SF	Gross Building Area
Unit R	Area	627 SF	Gross Building Area
Unit S	Area	490 SF	Gross Building Area

8	4254 SF
---	---------

Area Deducted

Storage	Area Deducted	41 SF	Gross Building Area
Storage	Area Deducted	35 SF	Gross Building Area
Storage	Area Deducted	36 SF	Gross Building Area
Storage	Area Deducted	36 SF	Gross Building Area
Storage	Area Deducted	35 SF	Gross Building Area
Storage	Area Deducted	30 SF	Gross Building Area
Storage	Area Deducted	37 SF	Gross Building Area

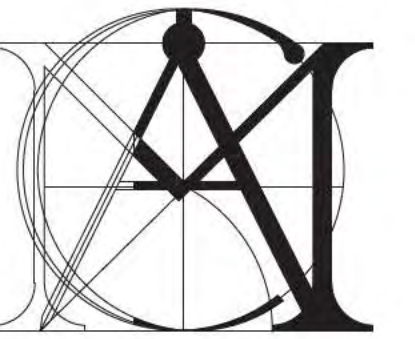
7	250 SF
---	--------

Level 3: 15 4504 SF

NET FLOOR AREA= 4254 SF



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



MATTHEW CHENG
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Legend

[illegible]

304 North Nanaimo St,
2407 and 2415 Eton St

Area Overlay-Level 3

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A503

Scale $3/16" = 1'-0"$



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Legend

304 North Nanaimo St,
2407 and 2415 Eton St

Area Overlay-Level 4

DEVELOPMENT PERMIT

Project number	Project Number
Date	2022-02-22
Drawn by	Author
Checked by	Checker

A504

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

Level 4			
Unit R	Area	629 SF	Gross Building Area
Unit Q	Area	585 SF	Gross Building Area
Unit P	Area	558 SF	Gross Building Area
Unit S	Area	526 SF	Gross Building Area
Unit T	Area	520 SF	Gross Building Area
Unit U	Area	541 SF	Gross Building Area
Unit V	Area	556 SF	Gross Building Area
Unit W	Area	591 SF	Gross Building Area
Level 4: 8		4506 SF	

NET FLOOR AREA= 4506 SF



1 Level 4
 $3/16" = 1'-0"$

PROPOSED 3-STOREY STACKED TOWNHOUSE DEVELOPMENT
304 Nanaimo St, 2407, 2415 Eton street Vancouver BC



② Drafting 1
 $1/16" = 1'-0"$

PROJECT DIRECTORY

Owner
Silver Star Enterprises Ltd.
16522 58 Avenue
Surrey, B.C. V3S 6P8
Hardeep Johal
604-537-7775
Email: hjohal@ssproperties.ca

CERTIFIED PROFESSIONAL & CODE

ARCHITECTURAL:

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Unit 202 - 670 Evans Ave.
Vancouver, BC V6A 2K9
T: 604-731-3012 ext. 15

LANDSCAPE:

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Suite C100 – 4185 Still Creek Drive
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Tel: (604) 294-0011 Fax: (604) 294-0022
Pat@pmglandscape.com
Patricia Campbell, MBCSLA
Principal
Susie Sziklai Landscape Architect, BCSLA
604 970 9894 .

Survey

Amray Land Surveying Ltd. 2015
201-5010 Smith Avenue , Burnaby, BC , V5G 2W5
Tel : (604) 620 -5299
Email : Raymond Yuan <raymond@amraysurveying.com>

STRUCTURAL:

GEOTECHNICAL:

MECHANICAL:

Ruben Pineiro

Davey Resource Group A Division of the Davey Tree Expert Company
#200, 8208 Swenson Way, Delta, BC V4G 1J6
This is not an invoice
Office: (604) 499-6568
Email: Kerin.Matthews@davey.com
Forest Engineer, Certified Arborist, Tree Risk Assessor.
604 365 1233
ruben@urbantreeelab.com
www.urbantreeelab.com

ENERGY MODEL:

ELECTRICAL

BUILDING ENVELOPE

FIRE SUPPRESSION

ACOUSTIC:

TEL.NO.: 604-988-2508

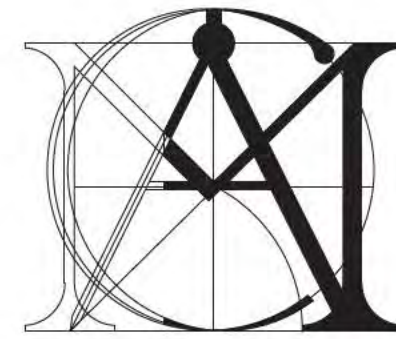
ENVIRONMENTAL:

③ Consultants List
1/16" = 1'-0"

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.
2. A MINIMUM OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
3. ALL BUILDING DIMENSIONS, SETBACKS, AND YARDS ARE TO BE OUTSIDE OF CLADDING.
4. THE DESIGN OF BICYCLE SPACE (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS, AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW
5. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBORHOOD AND COMPLY WITH NOISE BY-LAW 6555.

○ Notations
3/16" = 1'-0"

Sheet List	
A000	Cover
A001	Development Data
A002	Not Used
A003	Shodow Study
A100	Survey
A101	SITE PLAN
A102	PARKADE P1
A103	LEVEL 1
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 3
A106	LEVEL 4
A107	ROOF LEVEL
A110	3D VIEW
A111	3D view from Lane
A201	NORTH/ SOUTH ELEVATION
A202	EAST / WEST ELEVATION
A203	INTERIOR ELV
A204	Material Board
A301	Section A & B
A302	Section C & D
A303	level4-furnish
A304	level3-furnish
A305	level2-furnish
A306	level 1-furnish
A501	Area Overlay-Level 1
A502	Area Overlay-Level 2
A503	Area Overlay-Level 3
A504	Area Overlay-Level 4



MATTHEW CHENG
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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Cover

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A000

Scale	As indicated
-------	--------------

TOWN HOUSE DEVELOPMENT
304 Nanaimo St, 2407 and 2415 Eton St
PROJECT DATA

CIVIC ADDRESS:	2407 ETON STREET : (304 NANAIMO STREET)
LEGAL DESCRIPTION:	LOTS 891, A & B. ALL OF LOT 54 CITY OF VANCOUVER
GROSS SITE AREA :	12,071 SF
ZONING:	RM-3A
SITE COVERAGE :	MAXIMUM SITE COVERAGE : 50% PROPOSED SITE COVERAGE : $4,390.0 / 12,071.0 = 36.36\%$ $50.0 - 36.63 = 13.6\%$ UNDER MAX. ALLOWED

	REQUIRED :	PROPOSED :
FRONT ETON :	[6.1M] 20.00'	[6.1M] 20.09'
REAR (LANE)	10.7m - 3m (Mesured from CL of land) 3m into rearyard of 91m wide	[7.70M] 25.25' except [4.70 M] 15.42' for 29' wide portion
SIDE (WEST NANAIMO)	20% of lot width / 6m max	[6.27M] 20.58'
SIDE (EAST NEIGHBOR)	2.2m	[391M] 12.83'

BUILDING HEIGHTS	[10.67M] 35.0'	[10.65M]	34.92'
OFF STREET PARKING	PERMITTED/REQUIRED	REQUIRED CALCULATION	PROPOSED
F.A.< 50SM (538.20SF)	0.5 SPACE / D.U	4 UNITS X 0.5 = 2 SPACES	18+1HC (2) = 20 SPACES
F.A. > 50SM (538.20SF)	0.6 SPACE / D.U	17 UNITS X 0.6 = 10.2 SPACES	
PLUS	PLUS		
F.A.> 50SM (538.20SF)	1.0 SPACE / 200SM (2152.78 SF)	1/200x1543.40 = 7.7 SPACES	
		TOTAL: 19.9 SPACES	
TOTAL SPACES REQ'D		20 SPACES	
DISABILITY PARKING	MIN. 1.0 SPACE FOR UP TO 7 UNITS PLUS 0.034 SPACE PER EACH ADDITIONAL UNIT	(21-7) X 0.034 + 1 = 1.4 SPACES	(1 H / C STALL =
BICYCLE PARKING	REQUIRED		PROPOSED
CLASS A			
F.A.< 65SM (699.65SF)	1.5 SPACE / D.U. <65m ² =699ft ²	10 UNITS X 1.5 = 15 SPACES	45 CLASS A SPACES PROPOSED
F.A.> 65SM(699.65SF)	2.5 SPACE / D.U.>65m ² =699sf ²	9 UNITS X 2.5 = 22.5 SPACES	
	3.0 SPACE / D.U.>105m ² =1130sf ²	2 UNITS X 3 = 6 SPACES	
F.A.> 105 SM(1130.21F)	MIN 50% HORIZONTAL MIN 20% IN LOCKERS	TOTAL: 43.5 = (44)	
CLASS B			
	6 SPACES MIN. FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 UNITS	6 SPACE	6 SPACE

FLOOR SPACE RATIO: (MAXIMUM ALLOWED)	MAXIMUM FSR CALCULATION:	1.0	BASE FSR
3.1.1.1 (a)(ii):	Where site area exceed (9,006.12 sf) 837 SM and frontage of site at least (74.80 ft) 22.8 M		
	Site Area = 12,071.10 sf (1,121.85 SM) Nanaimo St frontage = 121.63 ft (37.10 M)		
	1,121.85 SM - 837 SM = 284.85 SM / 9.3 SM = 30.63 X 0.002 = 0.06 FSR BONUS		
4.7.1 (a): Base	FSR = 1.0		
	13.6% X 0.012FSR / 1%	0.16 FSR BONUS	(FROM 13.6% UNDER MAX. SITE COVERAGE)
4.7.1 (C):	ALL OFF STREET PARKING IS UNDERGROUND	0.2	FSR BONUS
4.7.1 (X):	FOR THERMAL EXTRA	0.02	FSR BONUS
	TOTAL ALLOWED FSR : (1 + 0.06 + 0.16 + 0.016 + 0.2) X 1.01 =	1.45	

FLOOR SPACE RATIO: (PROPOSED)	PROPOSED FSR: TOTAL PROPOSED NET FLOOR AREA / SITE AREA	
	GROSS FLOOR AREA : 4385.78 + 4279.37 + 4432.68 + 4432.68 = 17530.51 SF (1,629.23) SM	
	NET FLOOR AREA: 4385.78 + 4170.89 + 8606.30 = 17,163.00 SF (1,595.10) SM	
	SITE AREA: 12,071.10 SF	
	Calculating Proposed FSR: 17,151.87 sf / 12,071.10 sf = 1.42	
	Total Permitted FSR: = 1.45	MAXIMUM BUILDABLE AREA = 17,503.10 SF
	TOTAL PROPOSED FSR: = 1.42	PROPOSED BUILDABLE AREA = 17,151.87 SF

2407 ETON STREET PROJECT DATA
3/16" = 1'-0"

ESTIMATED GARBAGE/ RECYCLING CALCULATIONS FOR RESIDENTIAL (20 UNITS):

CAPACITY FOR 1 WEEK STORAGE (BETWEEN PICKUPS)

GARBAGE:	95.0L/ WEEK/ UNIT X 20=	1,900L/ WEEK (2.48 cu. yds.)	~1-3 cu.yd. BIN
NEWSPRINT:	8.50L/ WEEK/ UNIT X 20=	170L/ WEEK	~ 1 - 360L CART
MIXED CONTAINERS:	9.00L/ WEEK/ UNIT X 20=	180L/ WEEK	~ 1 - 360L CART
MIXED PAPERS (INCL. CARDBOARD):	40.0L/ WEEK/ UNIT X 20=	800/ WEEK (1.05 cu. yds.)	~1-3 cu.yd. BIN
MIXED PAPERS (EXCL. CARDBOARD):	15.0L/ WEEK/ UNIT X 20=	300L/ WEEK	~ 1 - 360L CART
CARDBOARD:	30.0L/ WEEK/ UNIT X 20=	600/ WEEK	~ 2 - 360L CART
COMPUTABLE:	14.0L/ WEEK/ UNIT X 20=	280L/ WEEK	~ 1 - 360L CART
SUB-TOTAL	=	2 x 3 cu. yd. BINS	
		6 x 360L CARTS	

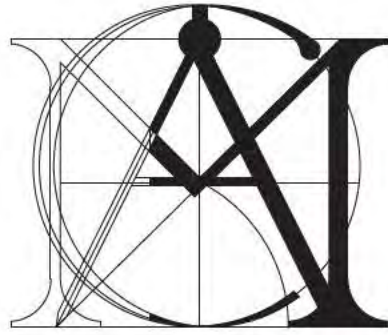
SPACE REQUIRED/PROVIDED:

6 CARTS X 0.63 s.m./ CART	=	3.78 s.m.
2 @ 3 cu. yd. BINS X 1.98 s.m./BIN=		3.96 s.m.
SUB-TOTAL	=	7.74 s.m.
7.74 s.m. X 2.0 (Maneuvering aisle factor)	=	15.48 s.m. (277.07 S.F.)
PROVIDED	=	29.59 s.m. (318.5 S.F.)

FLOOR AREA BREAKDOWN

FLOOR SPACE RATIO COMPUTATION

LEVEL 1																	
UNIT NUMBER.	# 153	# 152	# 151	# 101	# 102	# 103	# 104	# 105						Total Units	Gross Floor Area (sf)	Total Storage (sf)	Net Floor Area (sf)
GROSS FLOOR AREA	559.67	573.81	518.97	543.09	525.52	535.81	563.44	565.47						1- Studio + 7- One Bedroom	4385.78		4385.78
COMMON AREA / EXIT																	
STORAGE (EXEMPTION FROM FSR)																	
TOTAL LEVEL 1																	4385.78
LEVEL 2																	
UNIT NUMBER	# 254	# 251	# 201	# 204	# 207	# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units			
GROSS FLOOR AREA	955.41	514.60	454.43	883.26	947.67	65.00	65.00	65.00	65.00	65.00	65.00	65.00	65.00	2- One Bedroom + 3- Two Bedroom	4275.37	119.40	4155.97
COMMON AREA / EXIT																	
STORAGE (EXEMPTION FROM FSR)	39.80			39.80	39.80												
TOTAL LEVEL 2																	4155.97
LEVEL 3 & LEVEL 4																	
UNIT NUMBER						# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units			
LEVEL 3 GROSS FLOOR AREA						556.04	568.93	597.80	538.95	522.00	531.85	558.91	559.88	8- Three Bedroom	4434.36	258.60	8610.12
LEVEL 4 GROSS FLOOR AREA						556.04	568.93	597.80	538.95	522.00	531.85	558.91	559.88				
STORAGE (EXEMPTION FROM FSR)						36.00	39.80		37.00	39.80	36.00	36.00	34.00				
TOTAL LEVEL 3 & 4																	
GRAND TOTAL															17,529.87	378.00	17,151.87
GRAND TOTAL UNITS	1- Studio + 9- One Bedroom + 3- Two Bedroom + 8- Three Bedroom units														NET BUILDABLE AREA		17,151.87 sf



MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Development Data

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A001

Scale $3/16" = 1'-0"$



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Legend

[illegible]

304 Nanaimo St, 2407
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Shadow Study

DEVELOPMENT PERMIT

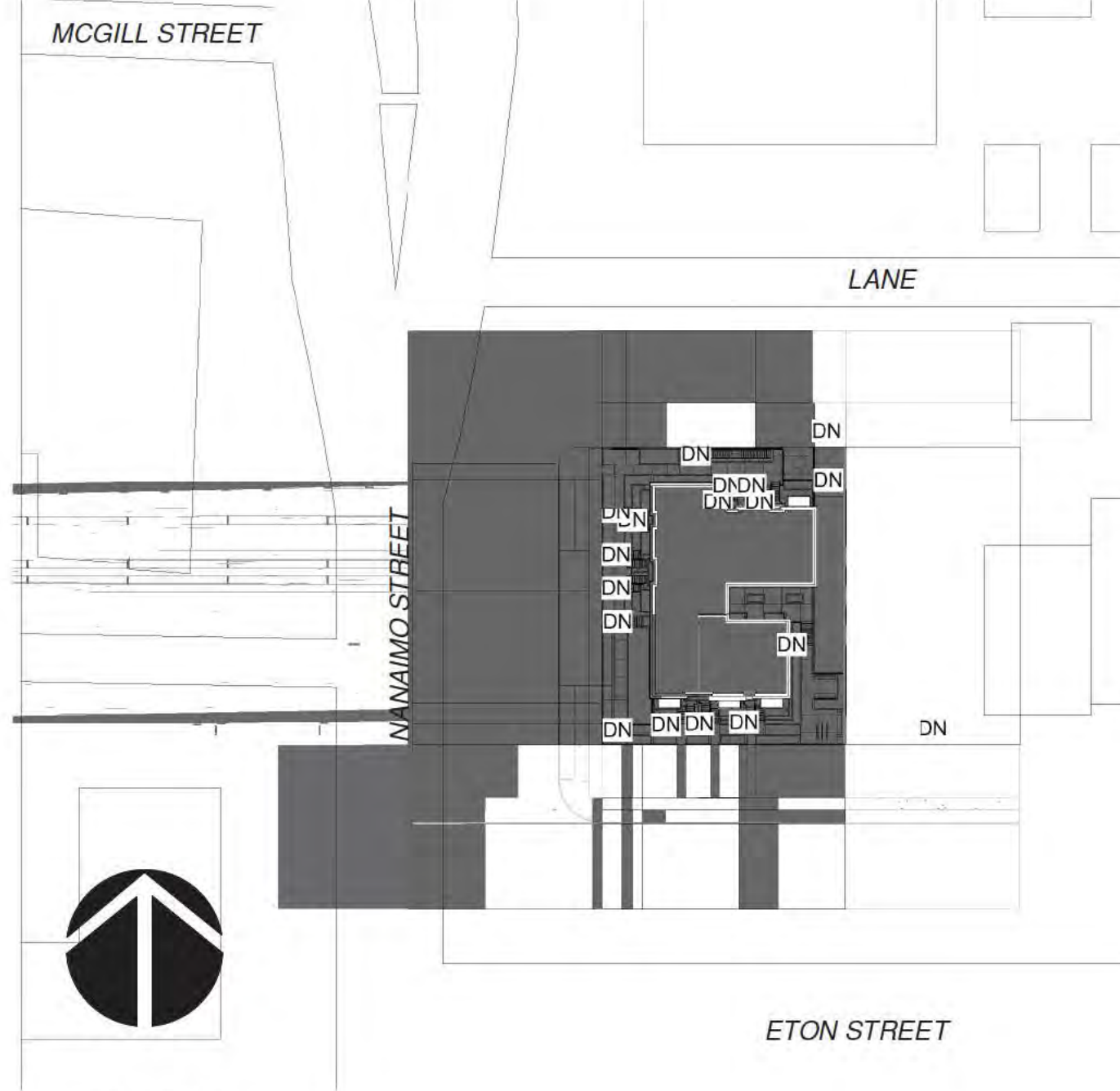
Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A003

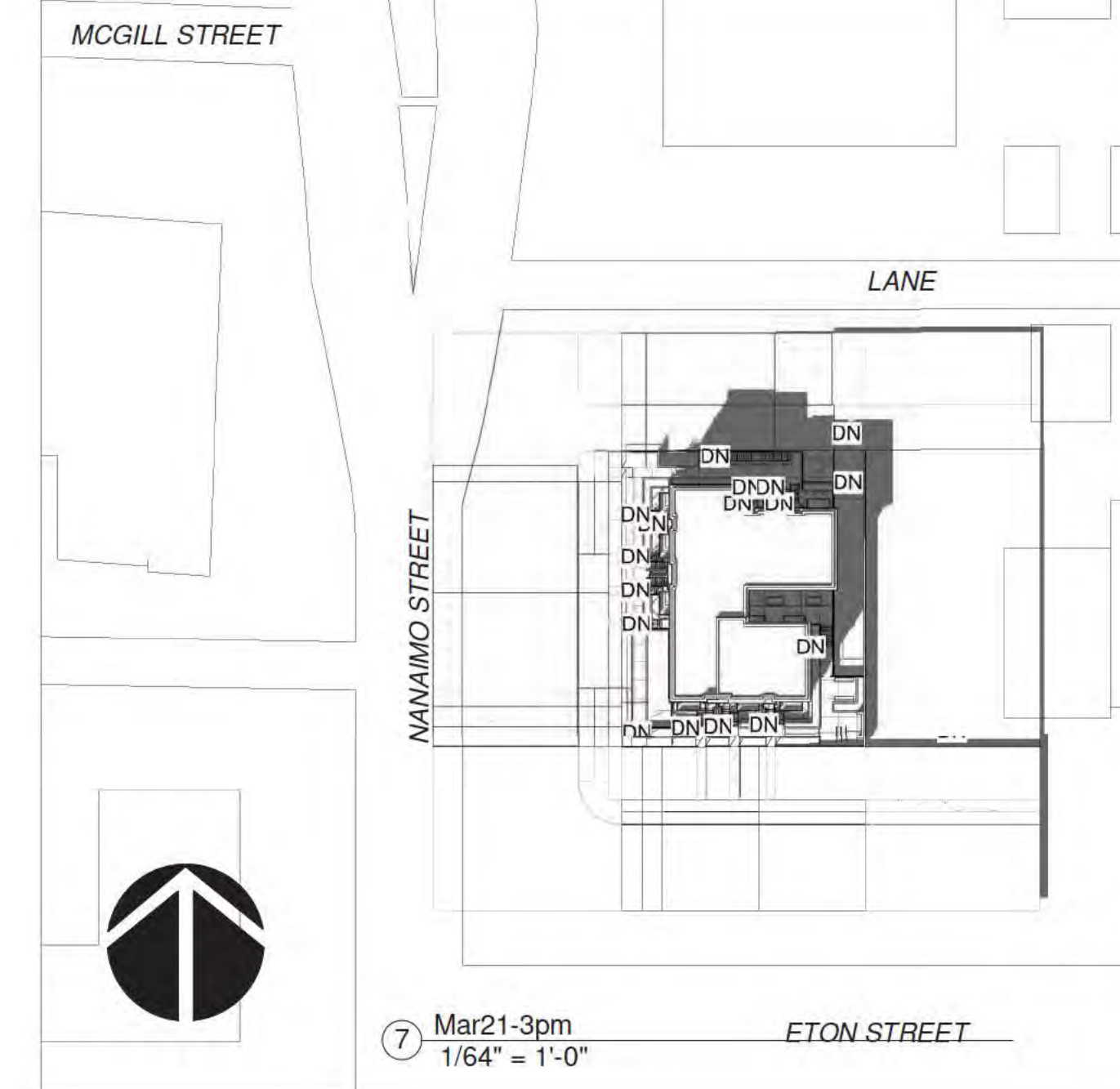
Scale $1/64" = 1'-0"$



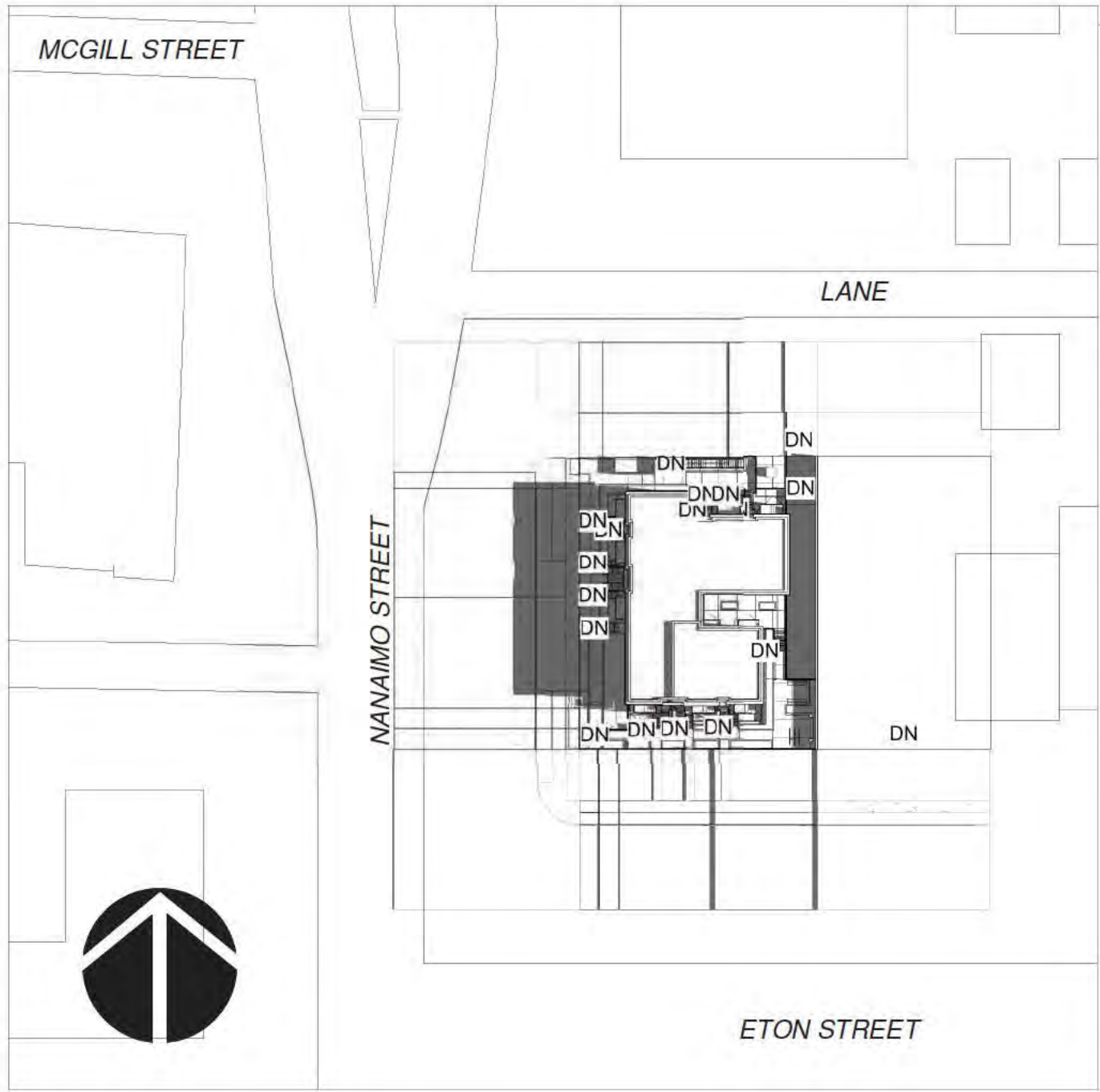
9 Mar21-9am
1/64" = 1'-0'



10 Mar21-12am
1/64" = 1'-0"



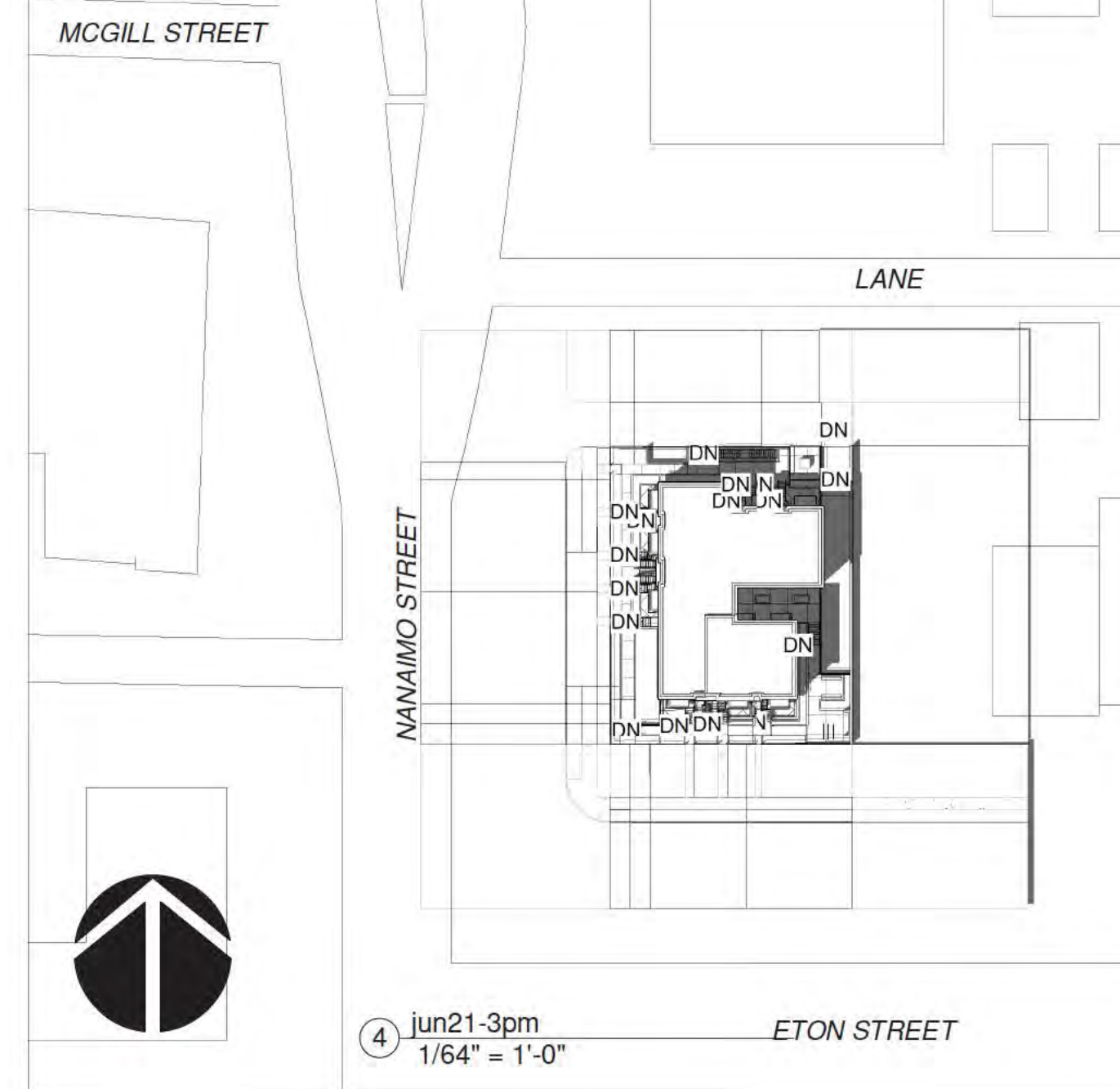
7 Mar21-3pm
1/64" = 1'-0"



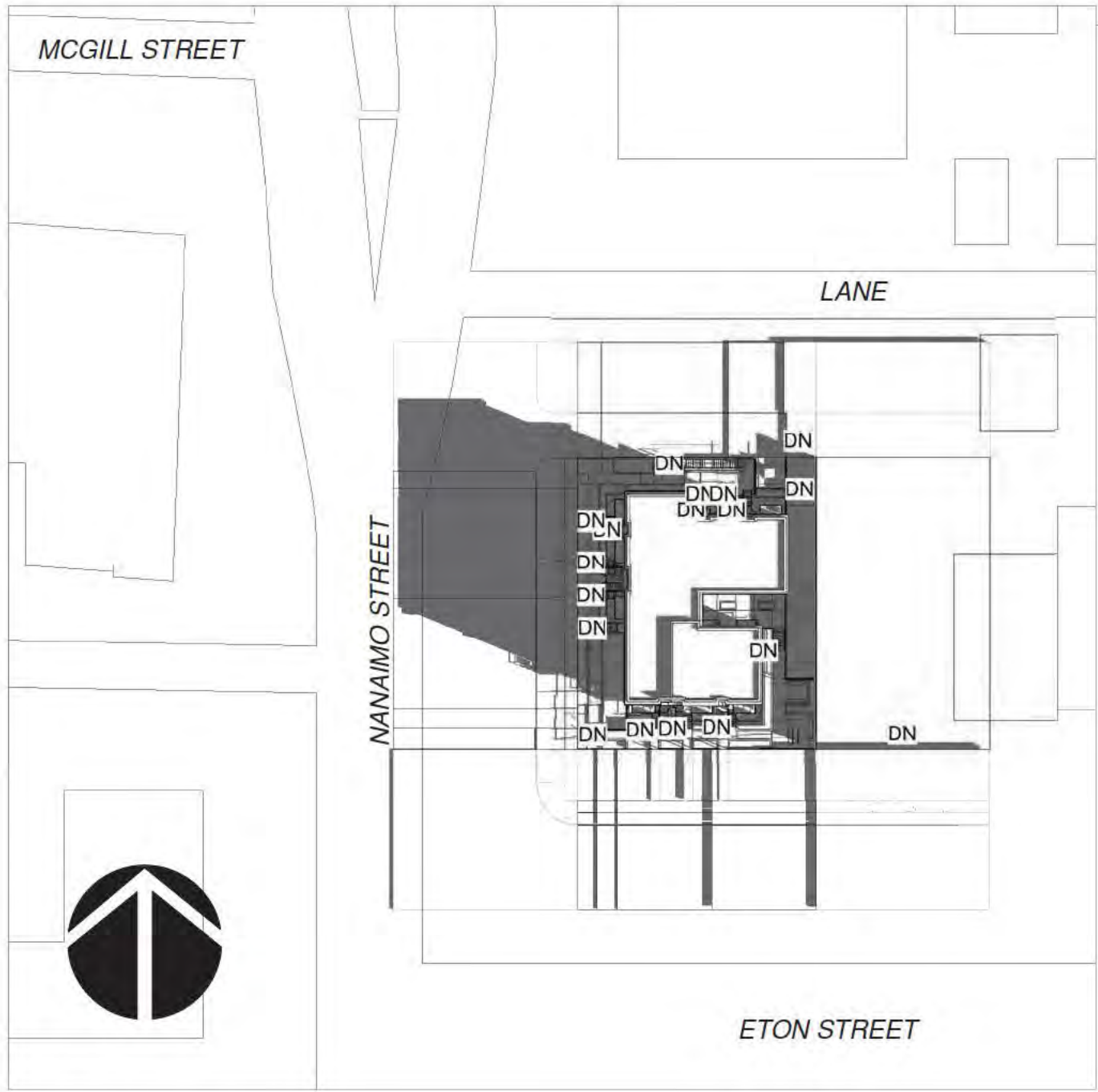
⑤ $\frac{\text{jun21-9am}}{1/64'' = 1'-0''}$



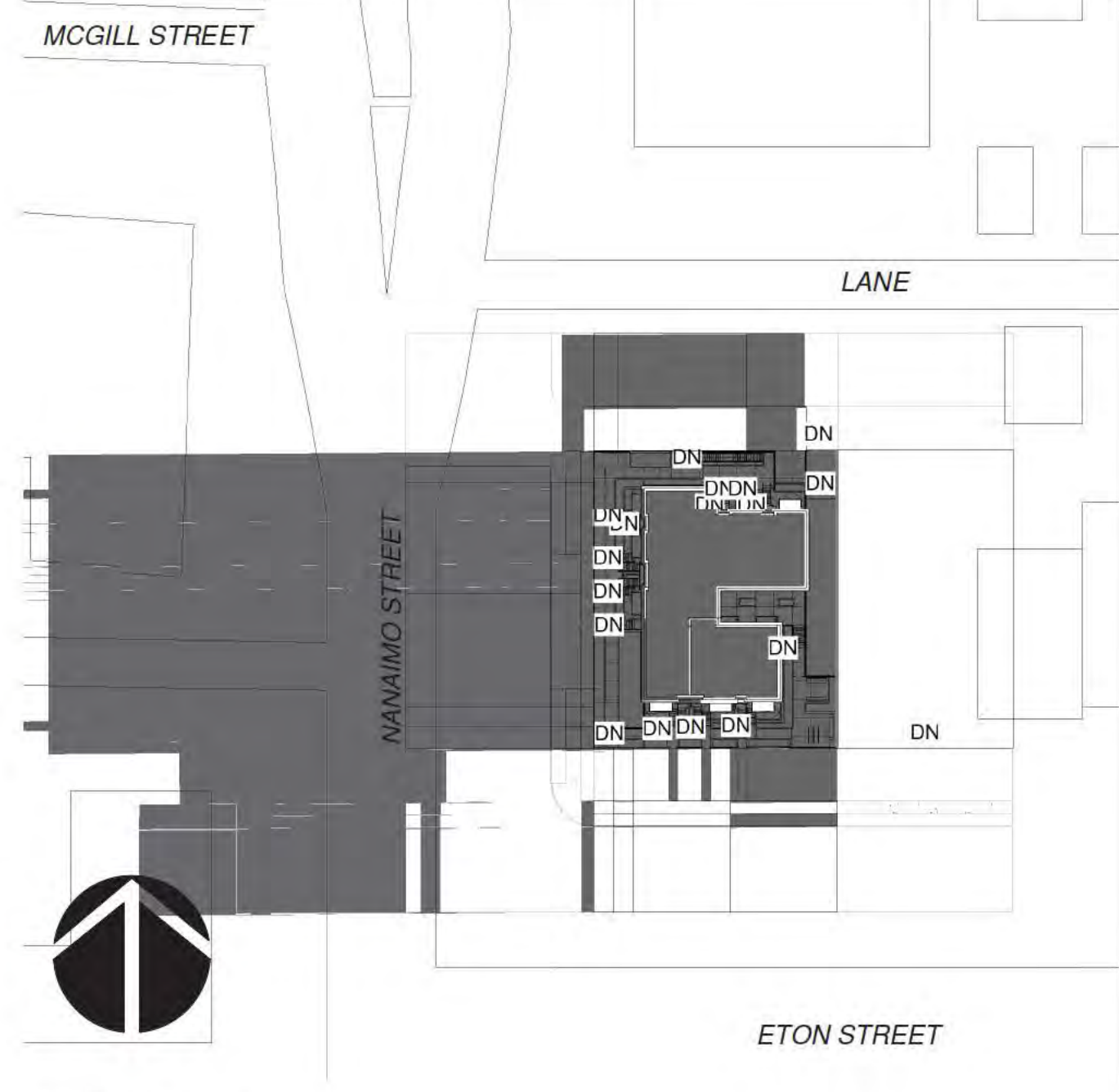
⑥ jun21-12am
1/64" = 1'-0"



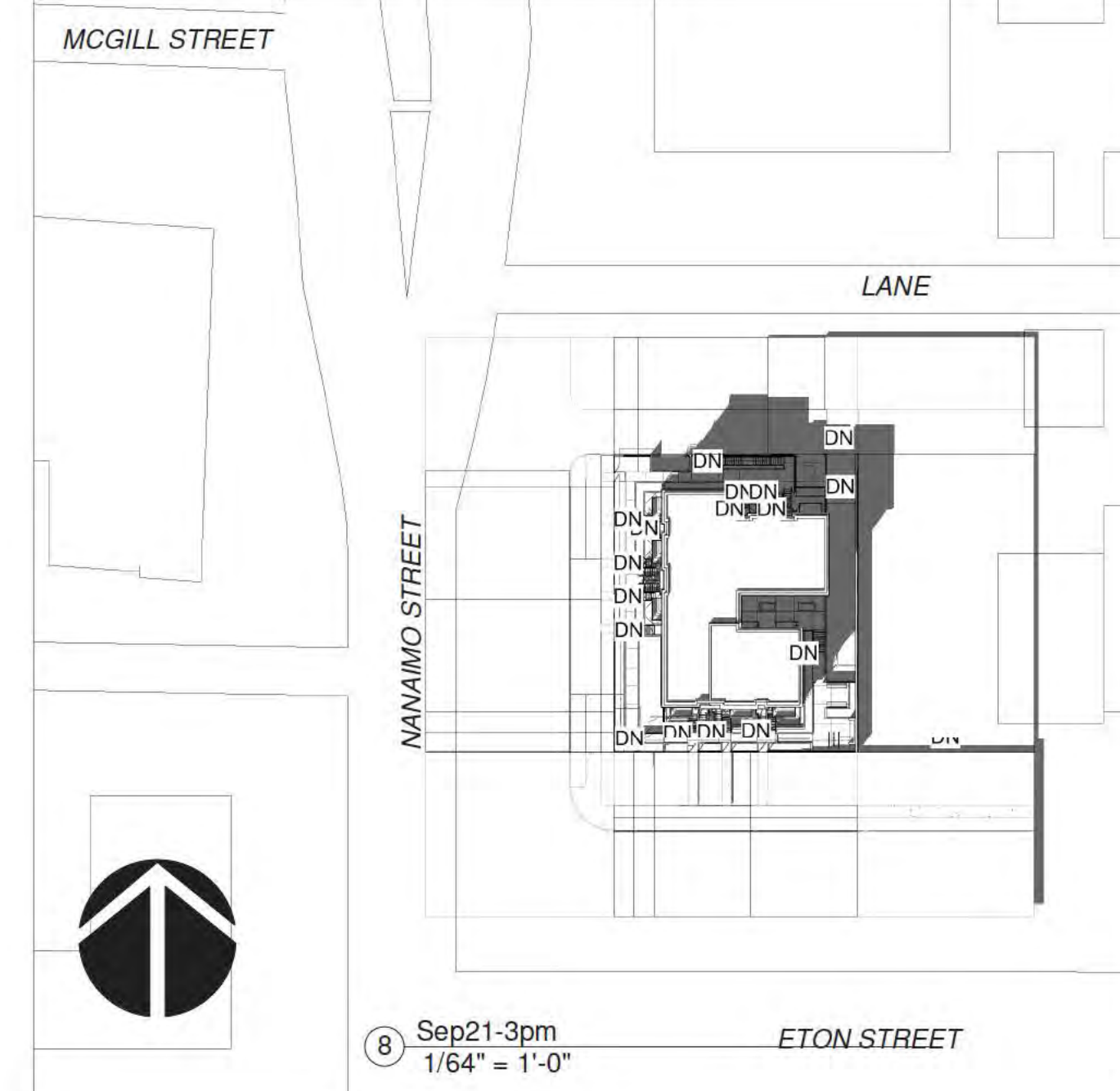
④ $\frac{\text{jun21-3pm}}{1/64'' = 1'-0''}$



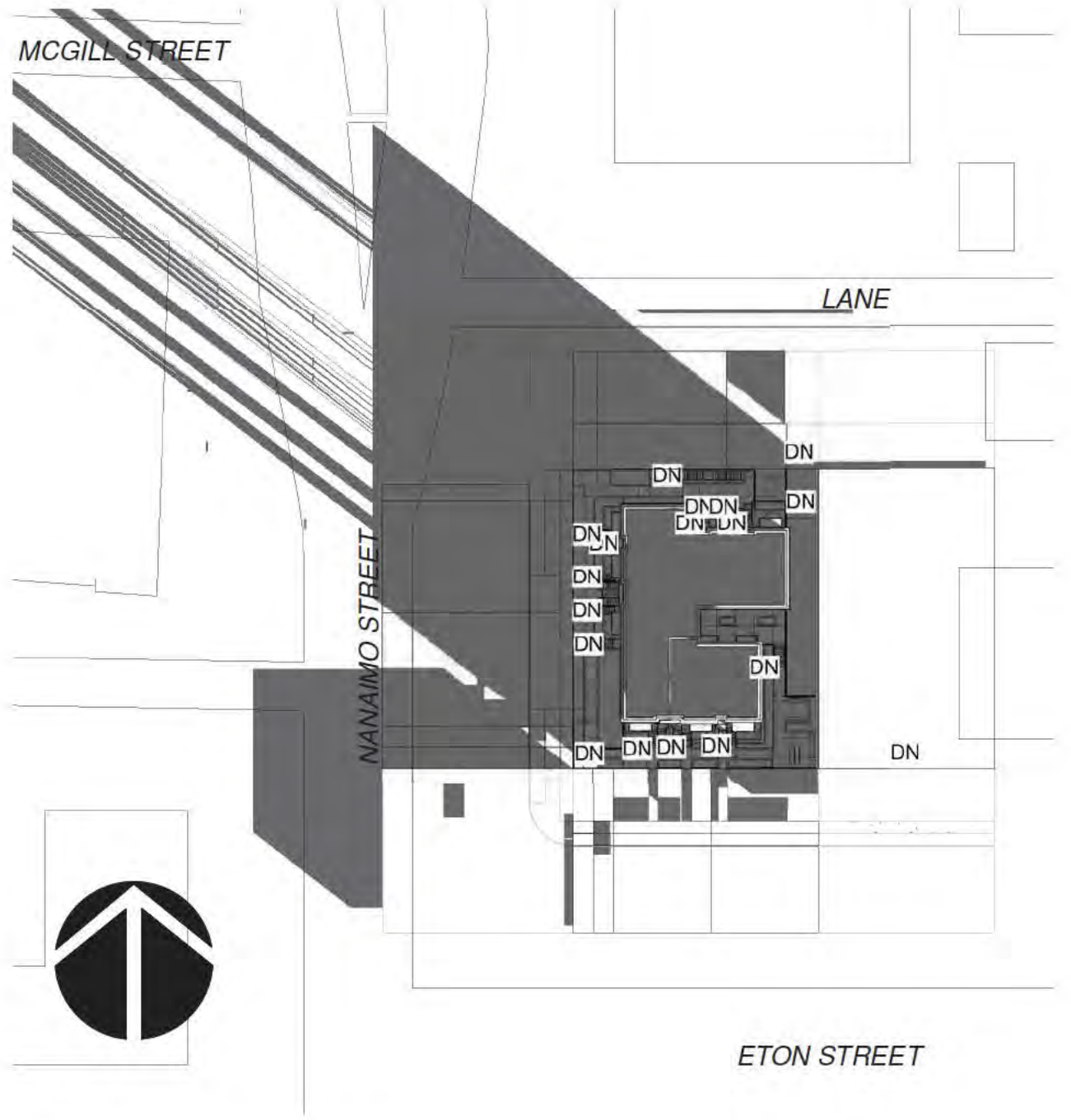
11 Sep21-9am
1/64" = 1'-0"



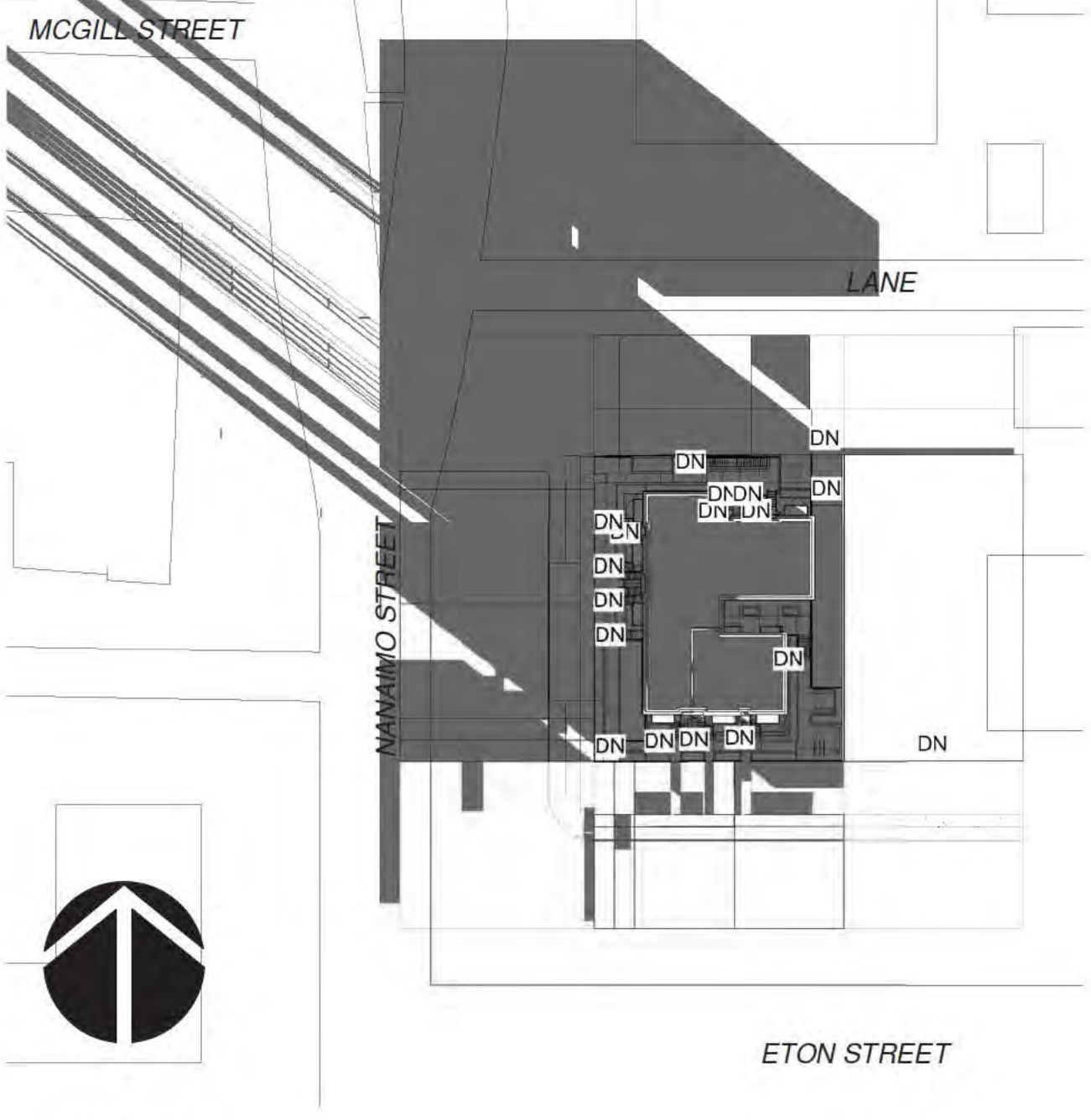
12 Sep21-12am
1/64" = 1'-0"



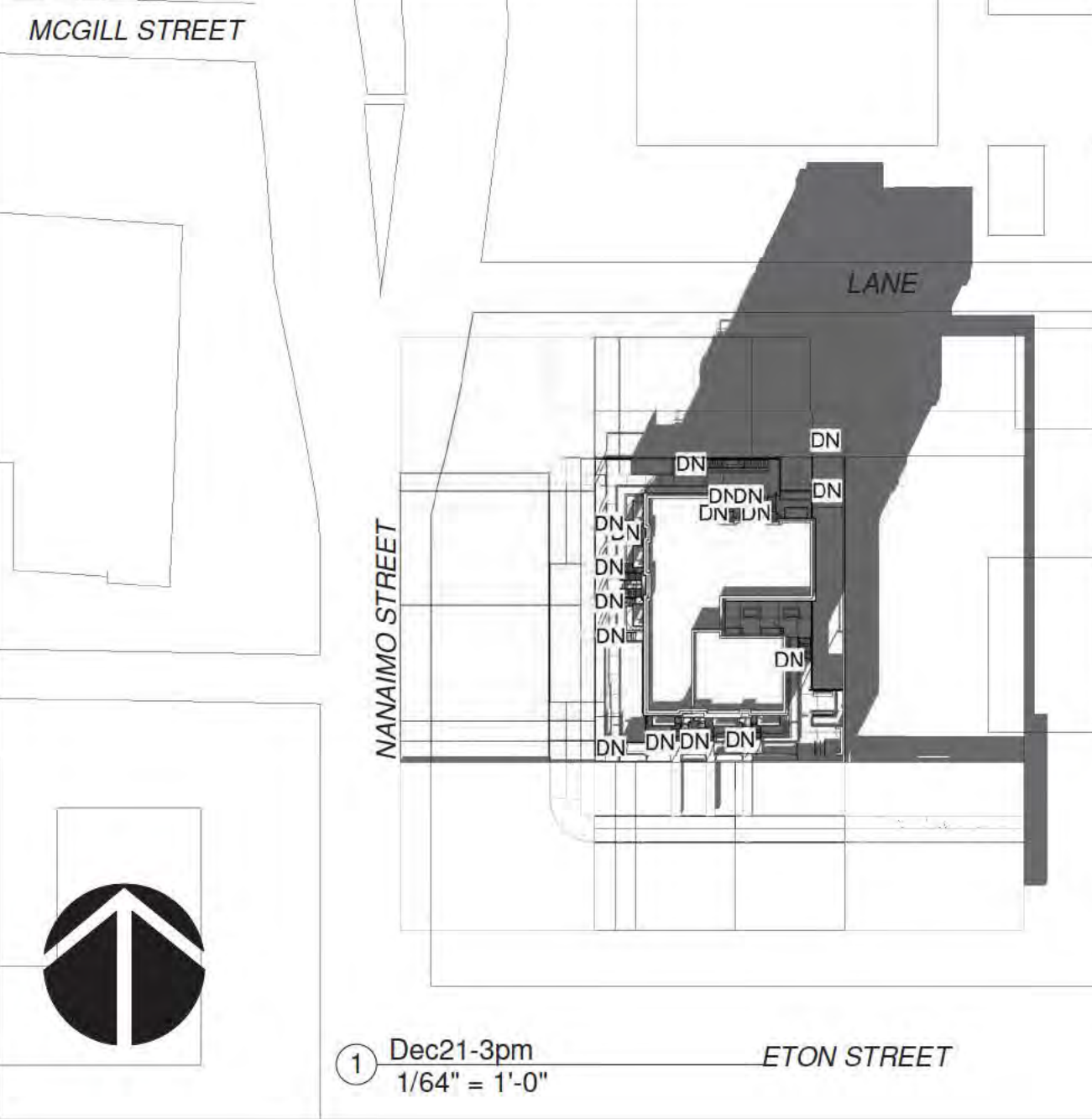
8 Sep21-3pm
1/64" = 1'-0"



② Dec21-10am
1/64" = 1'-0"



③ $\frac{\text{Dec21-12am}}{1/64'' = 1'-0''}$



① Dec21-3pm
1/64" = 1'-0"

Scale 1 inch=16 feet

The intended plot size of this plan is 432 width by 560 in height (C size) when plotted at a scale of 1 inch=16 feet.

All Distances And Elevation Are In Feet And Decimals
Thereof Unless Otherwise Stated.

- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in inches and Species)
- 2500 Conifer
- ▭ - Square Catch Basin
- - Power Pole
- - Lamb Standard
- ⊗ - Manhole
- ⬢ - Traffic Sign
- ⋈ - Water Valve
- ⊕ - Fire Hydrant
- ↓ - Guy Wire

Elevations Are Geodetic
Referred To Monument V-3982
Monument Elevation: 30.606m

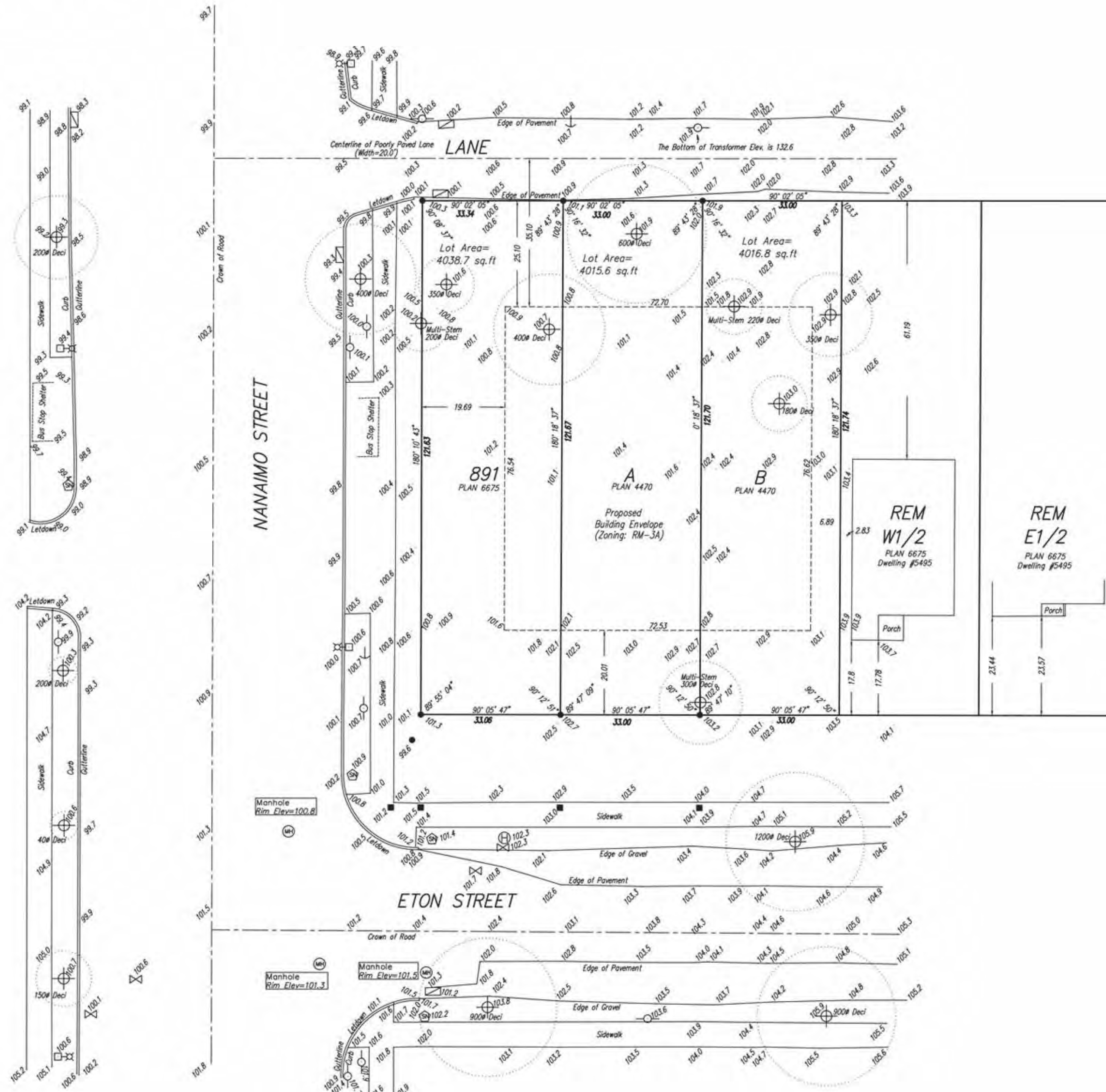
Information shown hereon is for municipal purposes only and is for the exclusive use of the owner.

All rights reserved. No person may copy, reproduce, transmit, alter, distribute, or store copies of this document in whole or in part without the prior written consent of the undersigned.

Building envelope shown is only approximate.
For interpretation of City Building Bylaws
please consult Planning Department for final
building envelope when required.

Grid bearings are derived from observations between geodetic control monuments V-3982 and V-1462.

© Amray Land Surveying Ltd. 2015 #201-5010 Smith Avenue, Burnaby, BC, V5G 2W5 Tel: (604)620-5299 Email Address: raymond@amraysurveying.com



Note: trees pursuant to By Law 7347 are shown

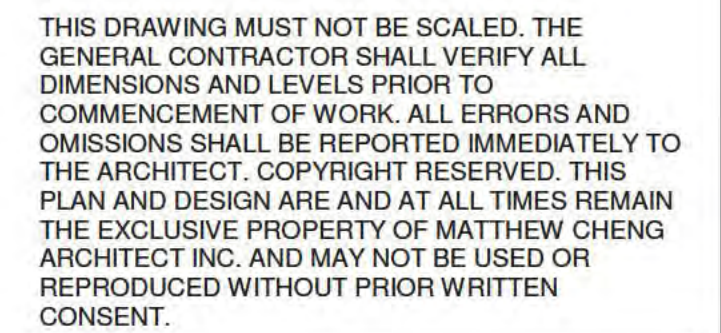
This is certified correct and is valid only with respect to the improvements as shown hereon and located on the 23rd day of December, 2015.

B.C.L.S. 1869

LIMING YUAN

*This Document Is Not Valid Unless
Originally Signed And Sealed*

File No. V1392-TOPO

[illegible]

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

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



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[illegible]

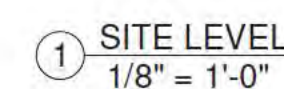
304 Nanaimo St, 2407
and 2415 Eton St

SITE PLAN

DEVELOPMENT PERMIT

A101

Scale $1/8" = 1'-0"$





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Legend

[illegible]

304 Nanaimo St, 2407
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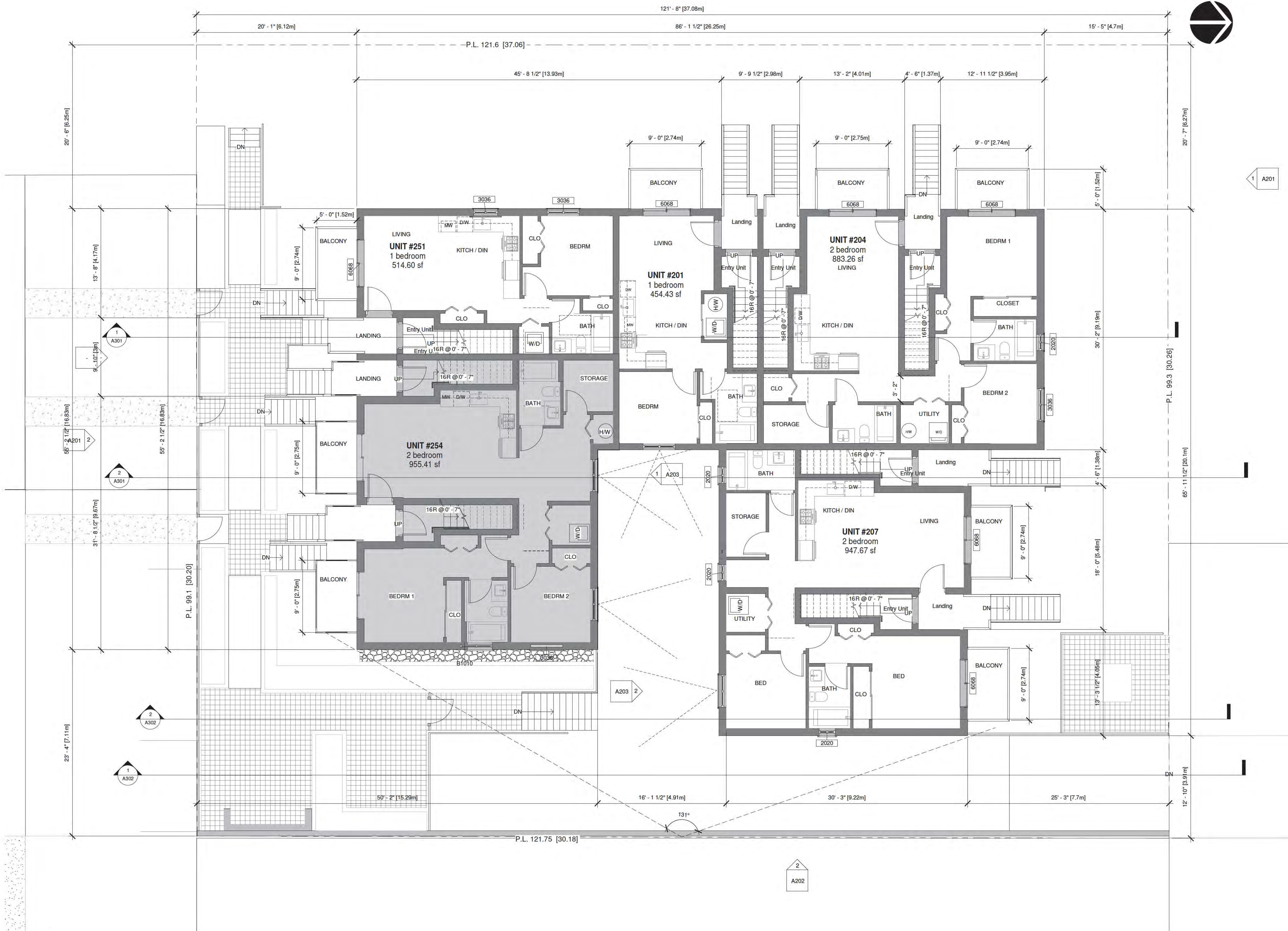
LEVEL 2 FLOOR PLAN

DEVELOPMENT PERMIT

Checked by	Checke

A104

Scale $3/16" = 1'-0"$



① Level 2
 $3/16'' = 1'-0''$



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[illegible]

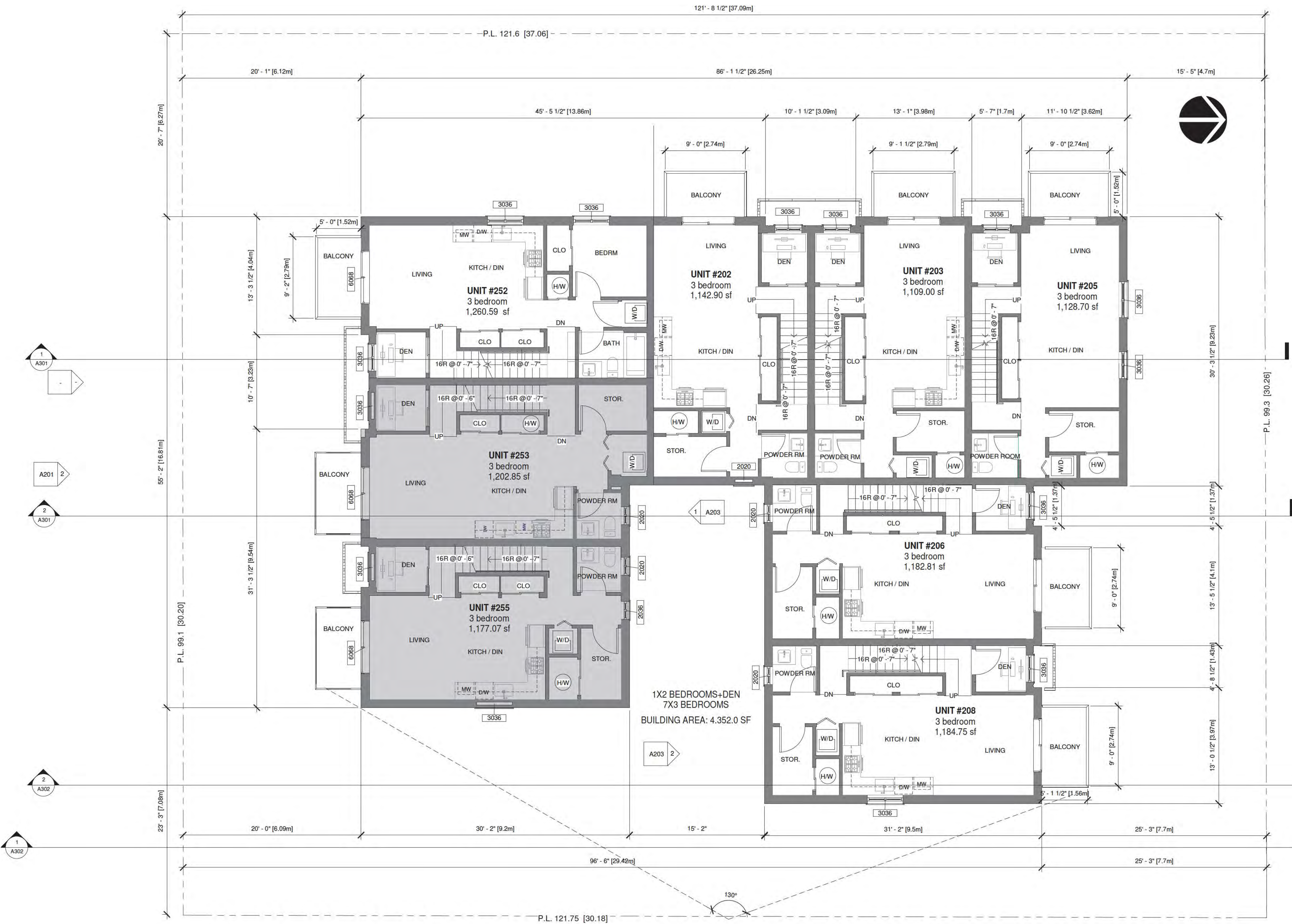
304 Nanaimo St, 2407
and 2415 Eton St

LEVEL 3

DEVELOPMENT PERMIT

A105

Scale $3/16" = 1'-0"$



① Level 3
 $3/16" = 1'-0"$



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

LEVEL 4

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A106

Scale $3/16" = 1'-0"$



① Level 4
3/16" = 1'-0"



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

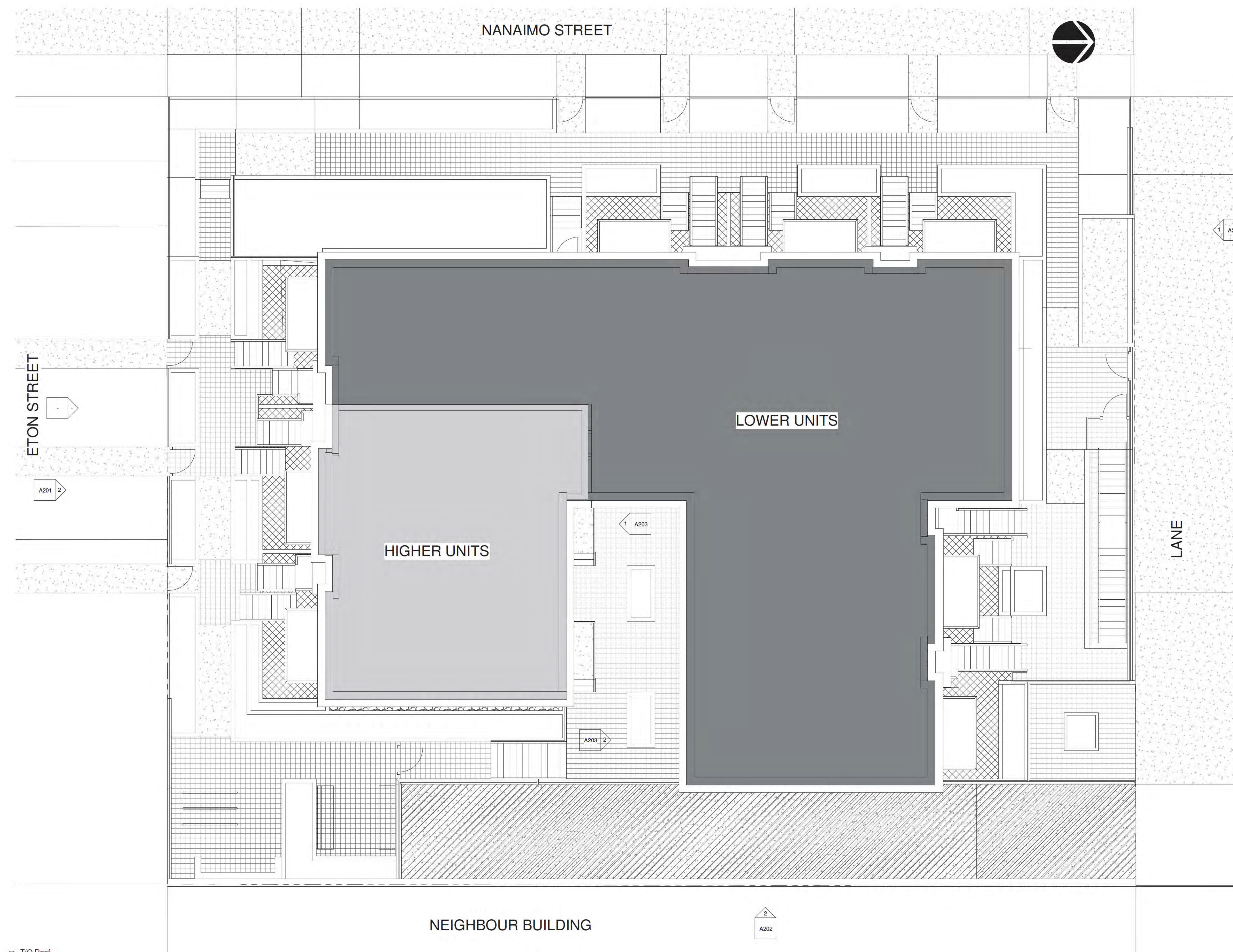
ROOF LEVEL

DEVELOPMENT
PERMIT

Project number	Project Number
Date	2021 08 0
Drawn by	Autho
Checked by	Checke

A107

Scale $3/16" = 1'-0"$

[illegible]

① T/O Roof
3/16" = 1'-0"



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Legend

[illegible]

304 Nanaimo St, 2407
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3D VIEW

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A110

Scale

10/11/2023 12:26:23 PM



City of Vancouver - FOI 2025-083 - Page 36 of 132



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

NORTH/ SOUTH
ELEVATION

DEVELOPMENT PERMIT

Project number Project Number

Date 2021 08 05

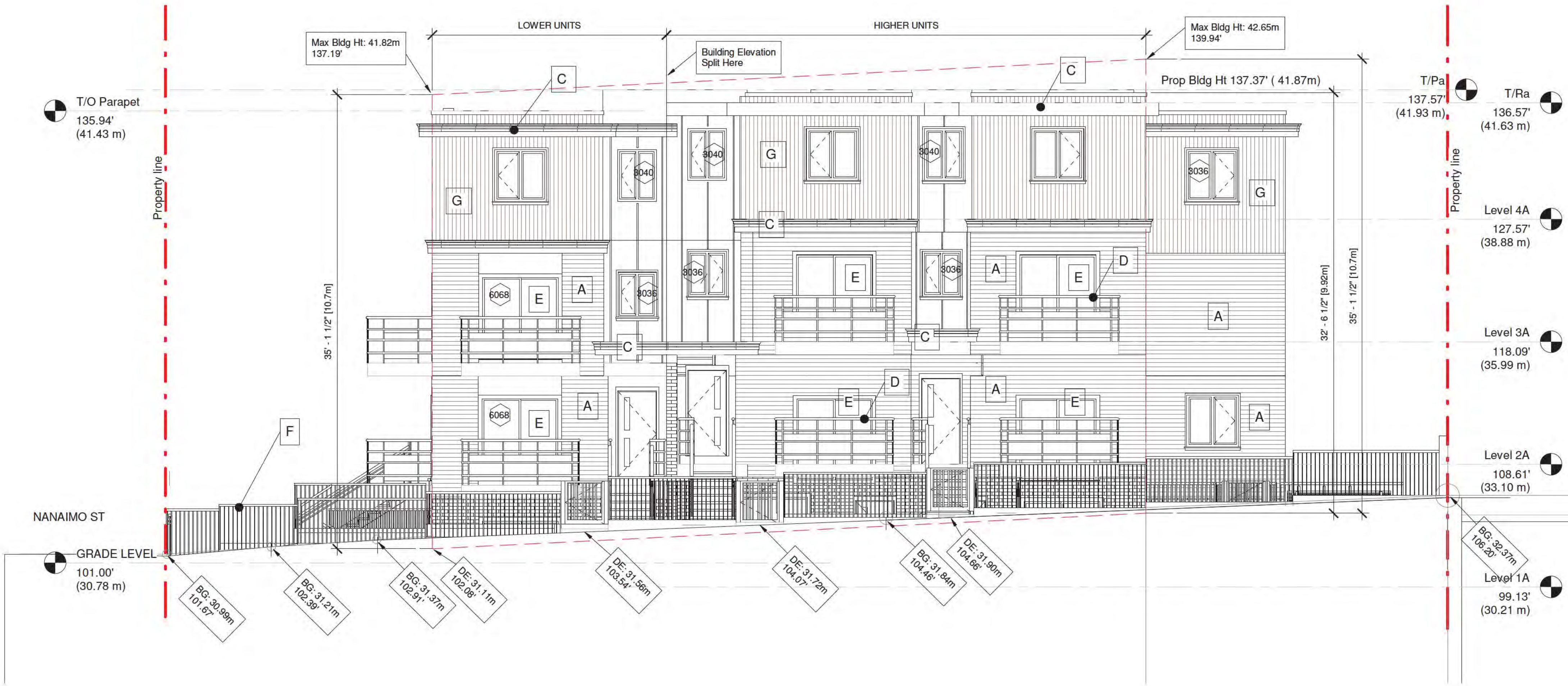
Drawn by	Author
55-100-11-0	Charles

A201

Scale $3/16" = 1'-0"$



① North Elevation
 $3/16" = 1'-0"$



② South Elevation
 $3/16'' = 1'-0''$

LEGENDS

- A- HARDIE LAPSIDING (4" EXPOSURE FACE)
B- BRICK
C- FASCIA BOARD (PAINTED BLACK)
(HARDIE BOARD)
D- ENTRY STAIR ALUMINIUM GURDRAIL/HANDRAIL
W/ SAFETY GLASS INSET
E- DOUBLE GLAZED VINYL SLIDING DOOR
F-METAL GURDRAIL/HANDRAIL-COLOR BLACK
G-HARDIE PANEL VERTICAL SIDING

Legend- Elevation
3/16" = 1'-0"



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[illegible]EAST / WEST
ELEVATION

DEVELOPMENT PERMIT

A202

Scale $3/16" = 1'-0"$



- A- HARDIE LAPSIDING (4" EXPOSURE FACE)
B- BRICK
C- FASCIA BOARD (PAINTED BLACK)
(HARDIE BOARD)
D- ENTRY STAIR ALUMINIUM GURDRAIL/HANDRAIL
W/ SAFETY GLASS INSET
E- DOUBLE GLAZED VINYL SLIDING DOOR
F-METAL GURDRAIL/HANDRAIL-COLOR BLACK
G-HARDIE PANEL VERTICAL SIDING

○ Legend- Elevation
3/16" = 1'-0"



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

INTERIOR ELV

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A203

Scale $3/16" = 1'-0"$





EXTERIOR
LONGBOARD
WOOD GRAIN
CEDAR

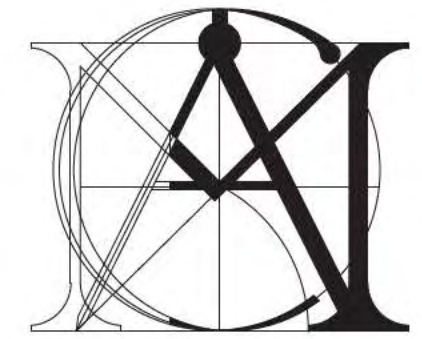


EXTERIOR
HARDI LAP
SIDING BM
HC-179 Platinum
Gray



**BRICK
DARK
BROWN**

EXTERIOR HARDI
PANEL SIDING BM
OC-121 Mountain
Peak White



MATTHEW CHENG
ARCHITECT INC

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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Material Board

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A204

Scale	$3/32" = 1'-0"$
-------	-----------------



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Section A & B

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A301

Scale $3/16" = 1'-0"$



① Section A
3/16" = 1'-0"



② Section B
3/16" = 1'-0"



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Legende:

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Section C & D

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A302

Scale $3/16" = 1'-0"$





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Legend

304 Nanaimo St, 2407
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level4-furnish

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A303

Scale $3/16" = 1'-0"$

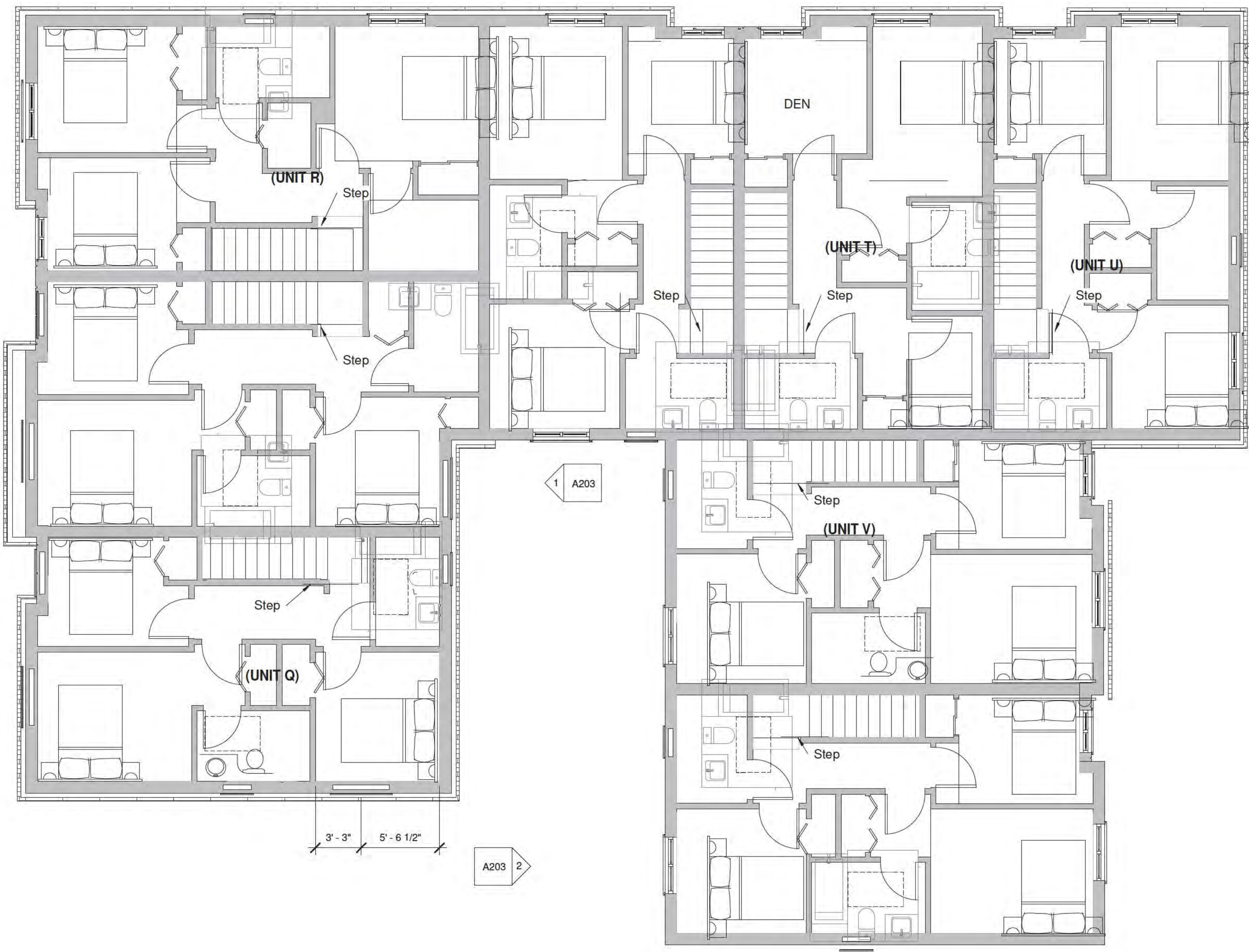
40144000040000501

NANAIMO STREET



ETON STREET

LANE



① Level 4 - Furnish
 $3/16'' = 1'-0''$

City of Vancouver - FOI 2025-083 - Page 43 of 131



UNIT 202 - 670 EVANS AVENUE
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Legend

[illegible]

304 Nanaimo St, 2407
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level3-furnish

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A304

Scale $3/16" = 1'-0"$



① Level 3 - Furnish
3/16" = 1'-0"



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VANCOUVER, BC V6A 2K9
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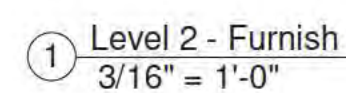
Legend

304 Nanaimo St, 2407
and 2415 Eton St

DEVELOPMENT PERMIT

A305

Scale	$3/16" = 1'-0"$
-------	-----------------





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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

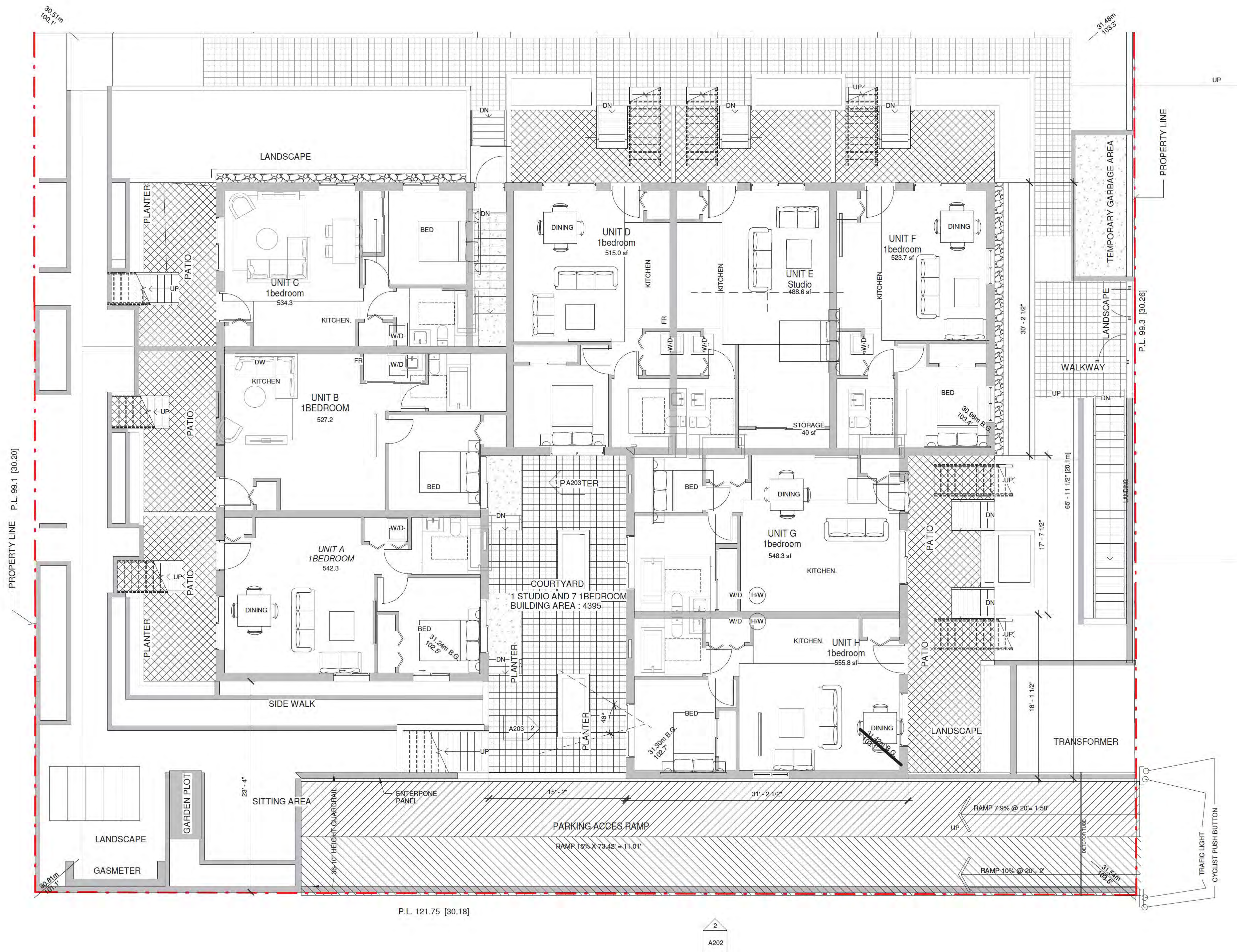
level 1-furnish

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A306

Scale $3/16" = 1'-0"$



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



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[illegible]

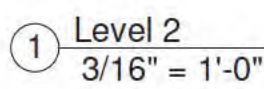
Area Overlay-Level 2

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

Scale $3/16" = 1'-0"$

Level 2			
Unit J	918 SF	Area	Gross Building Area
Unit L	452 SF	Area	Gross Building Area
Unit N	929 SF	Area	Gross Building Area
Unit K	511 SF	Area	Gross Building Area
Storage	824 SF	Area	Gross Building Area
Landing and stair	59 SF	Area	Gross Building Area
Landing and stair	65 SF	Area	Gross Building Area
Landing and stair	63 SF	Area	Gross Building Area
Landing and stair	64 SF	Area	Gross Building Area
Unit A	62 SF	Area	Gross Building Area
Unit B	64 SF	Area	Gross Building Area
Unit C	64 SF	Area	Gross Building Area
Unit D	63 SF	Area	Gross Building Area
Area: 13	4138 SF		
Landing and stair	29 SF	Area Deducted	Gross Building Area
Landing and stair	29 SF	Area Deducted	Gross Building Area
Landing and stair	29 SF	Area Deducted	Gross Building Area
Landing and stair	38 SF	Area Deducted	Gross Building Area
Storage	45 SF	Area Deducted	Gross Building Area
Storage	29 SF	Area Deducted	Gross Building Area
Storage	37 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	30 SF	Area Deducted	Gross Building Area
Landing	29 SF	Area Deducted	Gross Building Area
Landing	37 SF	Area Deducted	Gross Building Area

NET FLOOR AREA= 4146 SF





UNIT 202 - 670 EVANS AVENUE
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Legend

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 4

DEVELOPMENT PERMIT

Project number	Project Number
Date	2021 08 05
Drawn by	Author
Checked by	Checker

A504

Scale $3/16" = 1'-0"$

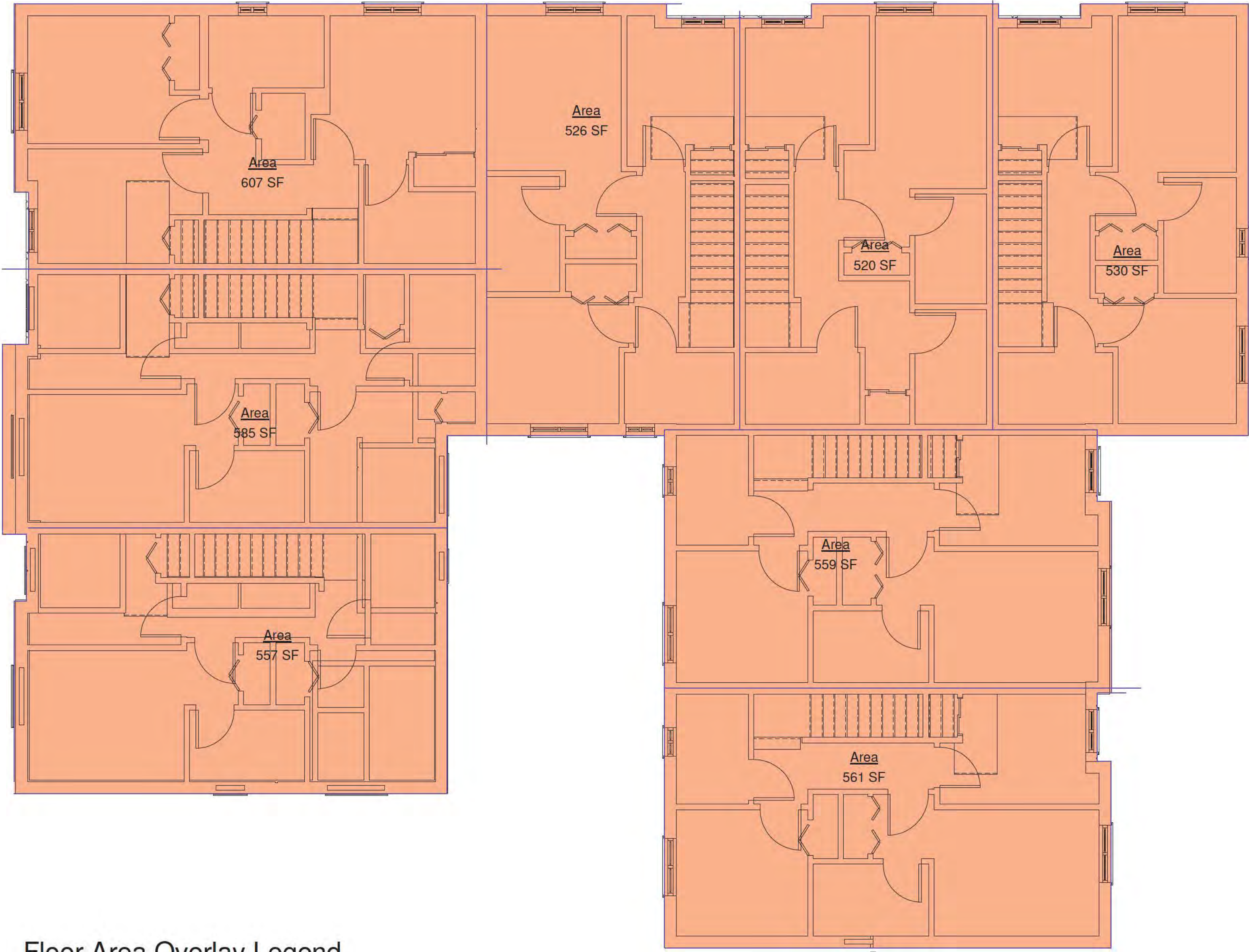
Area Schedule (Gross Building) Level 4			
Comments	Name	Area	Area Type

Level 4

Unit R	Area	607 SF	Gross Building Area
Unit Q	Area	585 SF	Gross Building Area
Unit P	Area	557 SF	Gross Building Area
Unit S	Area	526 SF	Gross Building Area
Unit T	Area	520 SF	Gross Building Area
Unit U	Area	530 SF	Gross Building Area
Unit V	Area	559 SF	Gross Building Area
Unit W	Area	Redundant Area	Gross Building Area
	Area	561 SF	Gross Building Area

Level 4: 9 4446 SF

NET FLOOR AREA= 4467 SF



Floor Area Overlay Legend

Area

① Level 4
3/16" = 1'-0"

PROPOSED 3-STOREY STACKED TOWNHOUSE DEVELOPMENT
304 Nanaimo St, 2407, 2415 Eton street Vancouver BC



② Drafting 1
 $1/16" = 1'-0"$



① 3D Nanaimo cor Eton St Copy 1

PROJECT DIRECTORY

Owner
Silver Star Enterprises Ltd.
16522 58 Avenue
Surrey, B.C. V3S 6P8
Hardeep Johal
604-537-7775
Email: hjohal@ssproperties.ca

CERTIFIED PROFESSIONAL & CODE

ARCHITECTURAL:

Matthew Cheng Architect Inc.
Unit 202 - 670 Evans Ave.
Vancouver, BC V6A 2K9
T: 604-731-3012 ext. 15

LANDSCAPE:

PMG Landscape Architects Ltd.
Suite C100 – 4185 Still Creek Drive
Burnaby, B.C. V5C 6G9
Tel: (604) 294-0011 Fax: (604) 294-0022
Pat@pmglandscape.com
Patricia Campbell, MBCSLA
Principal
Susie Sziklai Landscape Architect, BCSLA
604 970 9894 .

Survey

Amray Land Surveying Ltd. 2015
201-5010 Smith Avenue, Burnaby, BC, V5G 2W5
Tel : (604) 620 -5299
Email : Raymond Yuan <raymond@amraysurveying.com>

STRUCTURAL:

GEOTECHNICAL:

MECHANICAL:

Ruben Pineiro

Davey Resource Group A Division of the Davey Tree Expert Company
#200, 8208 Swenson Way, Delta, BC V4G 1J6
This is not an invoice
Office: (604) 499-6568
Email: Kerin.Matthews@davey.com
Forest Engineer, Certified Arborist, Tree Risk Assessor.
604 365 1233
ruben@urbantreeelab.com
www.urbantreeelab.com

ENERGY MODEL:

ELECTRICAL

BUILDING ENVELOPE

FIRE SUPPRESSION

ACOUSTIC:

TEL.NO.: 604-988-2508

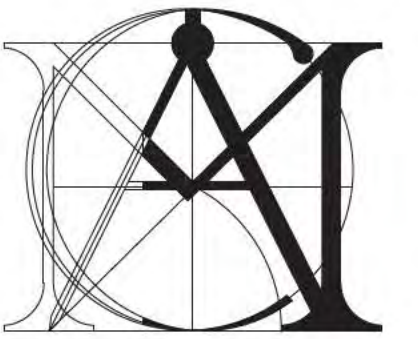
ENVIRONMENTAL:

③ Consultants List
1/16" = 1'-0"

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.
2. A MINIMUM OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
3. ALL BUILDING DIMENSIONS, SETBACKS, AND YARDS ARE TO BE OUTSIDE OF CLADDING.
4. THE DESIGN OF BICYCLE SPACE (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS, AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW
5. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBORHOOD AND COMPLY WITH NOISE BY-LAW 6555.

○ Notations
3/16" = 1'-0"

Sheet List	
A000	Cover
A001	Development Data
A002	Not Used
A003	Shadow Study
A100	Survey
A101	SITE PLAN
A102	PARKADE P1
A103	LEVEL 1
A104	LEVEL 2 FLOOR PLAN
A105	LEVEL 3
A106	LEVEL 4
A107	ROOF LEVEL
A110	3D VIEW
A111	3D view from Lane
A201	NORTH/ SOUTH ELEVATION
A202	EAST / WEST ELEVATION
A203	Courtyard Elevations
A204	Material Board
A301	Section A & B
A302	Section C & D
A303	level4-furnish
A304	level3-furnish
A305	level2-furnish
A306	level 1-furnish
A501	Area Overlay-Level 1
A502	Area Overlay-Level 2
A503	Area Overlay-Level 3
A504	Area Overlay-Level 4



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Cover

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A000

Scale	As indicated
-------	--------------

TOWN HOUSE DEVELOPMENT
304 Nanaimo St, 2407 and 2415 Eton St
PROJECT DATA

CIVIC ADDRESS:		2407 ETON STREET : (304 NANAIMO STREET)	
LEGAL DESCRIPTION:		LOTS 891, A & B. ALL OF LOT 54 CITY OF VANCOUVER	
GROSS SITE AREA :		12,071 SF	
ZONING:		RM-3A	
SITE COVERAGE :		MAXIMUM SITE COVERAGE : 50% PROPOSED SITE COVERAGE : 4,390.0/12,071.0 = 36.36% 50.0 - 36.63 = 13.6% UNDER MAX. ALLOWED	
SET BACKS :			
	REQUIRED :	PROPOSED :	
FRONT ETON :	[6.1M] 20.00'	[6.1M] 20.09'	
REAR (LANE)	10.7m - 3m (Mesured from CL of land) 3m into rearyard of 91m wide	[7.70M] 25.25' except [4.70 M] 15.42' for 29' wide portion	
SIDE (WEST NANAIMO)	20% of lot width / 6m max	[6.27M] 20.58'	
SIDE (EAST NEIGHBOR)	2.2m	[391M] 12.83'	
BUILDING HEIGHTS		[10.67M] 35.0'	[10.65M] 34.92'
OFF STREET PARKING	PERMITTED/REQUIRED	REQUIRED CALCULATION	PROPOSED
F.A.< 50SM (538.20SF) F.A. > 50SM (538.20SF) PLUS F.A.> 50SM (538.20SF)	0.5 SPACE / D.U 0.6 SPACE / D.U PLUS 1.0 SPACE / 200SM (2152.78 SF)	4 UNITS X 0.5 = 2 SPACES 17 UNITS X 0.6 = 10.2 SPACES 1/200x1543.40 = 7.7 SPACES TOTAL: 19.9 SPACES	18+1HC (counted as 2) = 20 SPACES
TOTAL SPACES REQ'D		20 SPACES	
DISABILITY PARKING	MIN. 1.0 SPACE FOR UP TO 7 UNITS PLUS 0.034 SPACE PER EACH ADDITIONAL UNIT	(21-7) X 0.034 + 1 = 1.4 SPACES	(1 H / C STALL =
BICYCLE PARKING	REQUIRED		PROPOSED
CLASS A F.A.< 65SM (699.65SF) F.A.> 65SM(699.65SF) F.A.> 105 SM(1130.21F)	1.5 SPACE / D.U. <65m ² =699ft ² 2.5 SPACE / D.U.>65m ² =699sf ² 3.0 SPACE / D.U.>105m ² =1130sf ² MIN 50% HORIZONTAL MIN 20% IN LOCKERS	10 UNITS X 1.5 = 15 SPACES 9 UNITS X 2.5 = 22.5 SPACES 2 UNITS X 3 = 6 SPACES TOTAL: 43.5 = (44)	45 CLASS A SPACES PROPOSED
CLASS B	6 SPACES MIN. FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 UNITS	6 SPACE	6 SPACE
FLOOR SPACE RATIO: (MAXIMUM ALLOWED)			
MAXIMUM FSR CALCULATION: 1.0 BASE FSR			
3.1.1.1 (a)(ii): Where site area exceed (9,006.12 sf) 837 SM and frontage of site at least (74.80 ft) 22.8 M			
Site Area = 12,071.10 sf (1,121.85 SM) Nanaimo St frontage = 121.63 ft (37.10 M)			
1,121.85 SM - 837 SM = 284.85 SM / 9.3 SM = 30.63 X 0.002 = 0.06 FSR BONUS			
4.7.1 (a): Base FSR = 1.0			
13.6% X 0.012FSR / 1% 0.16 FSR BONUS (FROM 13.6% UNDER MAX. SITE COVERAGE)			
4.7.1 (C): ALL OFF STREET PARKING IS UNDERGROUND 0.2 FSR BONUS			
4.7.1 (X): FOR THERMAL EXTRA 0.01 FSR BONUS			
TOTAL ALLOWED FSR : (1+ 0.06 + 0.16 + 0.016 + 0.2) X 1.01 = 1.45			
FLOOR SPACE RATIO: (PROPOSED)			
PROPOSED FSR: TOTAL PROPOSED NET FLOOR AREA / SITE AREA			
GROSS FLOOR AREA : 4329.00 + 4051.00 + 4085.00 + 4368.00 = 16833.00 SF (1,564.41) SM			
NET FLOOR AREA: 4329.00 + 3931.00 + 8166.00 = 16,426.00 SF (1.526.58) SM			
SITE AREA: 12,071.10 SF			
Calculating Proposed FSR: 16,426.00 sf / 12,071.10 sf = 1.36			
Total Permitted FSR: = 1.45 MAXIMUM BUILDABLE AREA = 17,503.10 SF			
TOTAL PROPOSED FSR: = 1.36 PROPOSED BUILDABLE AREA = 16,416.870 SF			

ESTIMATED GARBAGE/ RECYCLING CALCULATIONS FOR RESIDENTIAL (20 UNITS):

CAPACITY FOR 1 WEEK STORAGE (BETWEEN PICKUPS)

GARBAGE:	95.0L/ WEEK/ UNIT X 20=	1,900L/ WEEK (2.48 cu. yds.)	~1-3 cu.yd. BIN
NEWSPRINT:	8.50L/ WEEK/ UNIT X 20=	170L/ WEEK	~ 1 - 360L CART
MIXED CONTAINERS:	9.00L/ WEEK/ UNIT X 20=	180L/ WEEK	~ 1 - 360L CART
MIXED PAPERS (INCL. CARDBOARD):	40.0L/ WEEK/ UNIT X 20=	800/ WEEK (1.05 cu. yds.)	~1-3 cu.yd. BIN
MIXED PAPERS (EXCL. CARDBOARD):	15.0L/ WEEK/ UNIT X 20=	300L/ WEEK	~ 1 - 360L CART
CARDBOARD:	30.0L/ WEEK/ UNIT X 20=	600/ WEEK	~ 2 - 360L CART
COMPUTABLE:	14.0L/ WEEK/ UNIT X 20=	280L/ WEEK	~ 1 - 360L CART
SUB-TOTAL	=	2 x 3 cu. yd. BINS	
		6 x 360L CARTS	

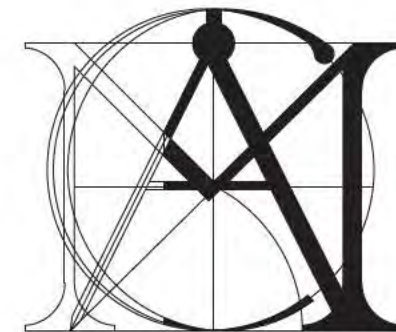
SPACE REQUIRED/PROVIDED:

	6 CARTS X 0.63 s.m./ CART =	3.78 s.m.
2 @ 3 cu. yd. BINS X 1.98 s.m./BIN=		3.96 s.m.
SUB-TOTAL =		7.74 s.m.
7.74 s.m. X 2.0 (Maneuvering aisle factor)	=	15.48 s.m. (277.07 S.F.)
PROVIDED =		29.59 s.m. (318.5 S.F.)

FLOOR AREA BREAKDOWN

FLOOR SPACE RATIO COMPUTATION

LEVEL 1																			
UNIT NUMBER.	# 153	# 152	# 151	# 101	# 102	# 103	# 104	# 105						Total Units	Gross Floor Area (sf)	Total Storage (sf)	Net Floor Area (sf)		
GROSS FLOOR AREA	560.00	573.00	519.00	544.00	527.00	536.00	562.00	508.00						1- Studio + 7- One Bedroom	4329.00		4329.00		
COMMON AREA / EXIT																			
STORAGE (EXEMPTION FROM FSR)																			
TOTAL LEVEL 1																			
LEVEL 2																			
UNIT NUMBER	# 254	# 251	# 201	# 204	# 207	# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units					
GROSS FLOOR AREA	910.00	511.00	451.00	836.00	835.00	63.00	63.00	62.00	64.00	64.00	65.00	62.00	65.00	2- One Bedroom + 3- Two Bedroom	4051.00	120.00	3931.00		
COMMON AREA / EXIT																			
STORAGE (EXEMPTION FROM FSR)	40.00			40.00	40.00														
TOTAL LEVEL 2																			
LEVEL 3 & LEVEL 4																			
UNIT NUMBER						# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units					
LEVEL 3 GROSS FLOOR AREA						517.00	529.00	558.00	501.00	484.00	496.00	523.00	477.00	8- Three Bedroom	4085.00 4368.00	287.00	8166.00		
LEVEL 4 GROSS FLOOR AREA						555.00	569.00	598.00	538.00	520.00	529.00	557.00	502.00						
STORAGE (EXEMPTION FROM FSR)						37.00	39.00	40.00	37.00	35.00	36.00	36.00	27.00						
TOTAL LEVEL 3 & 4																			
GRAND TOTAL															16,833.00		407.00	16,426.00	
GRAND TOTAL UNITS															1- Studio + 9- One Bedroom + 3- Two Bedroom + 8- Three Bedroom units		NET BUILDABLE AREA		16,426.00 sf



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Development Data

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A001

Scale $3/16" = 1'-0"$



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Legend

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304 Nanaimo St, 2407
and 2415 Eton St

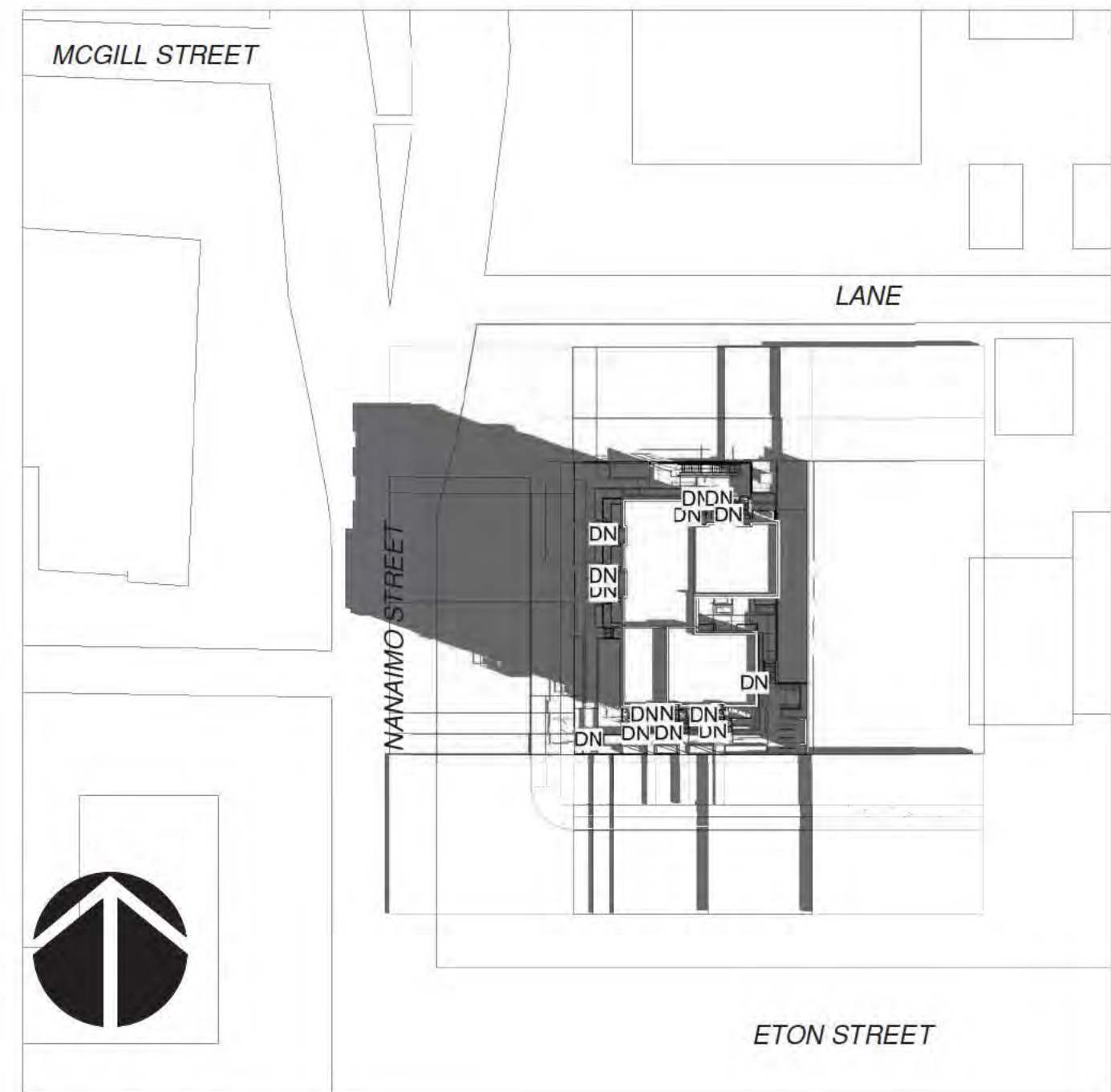
Shadow Study

DEVELOPMENT PERMIT

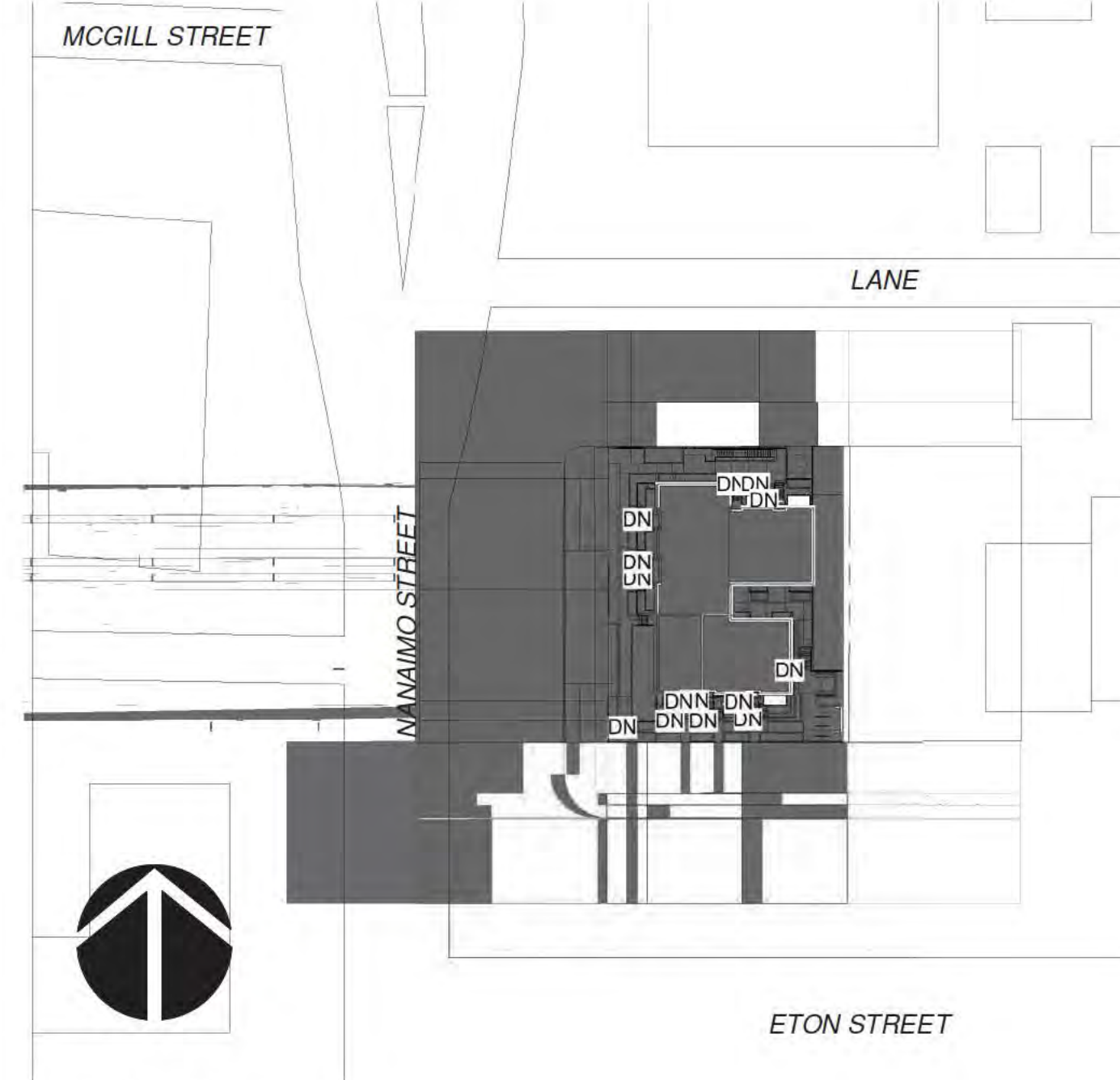
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Date	2024 03 20
Drawn by	AA
Checked by	MC

A003

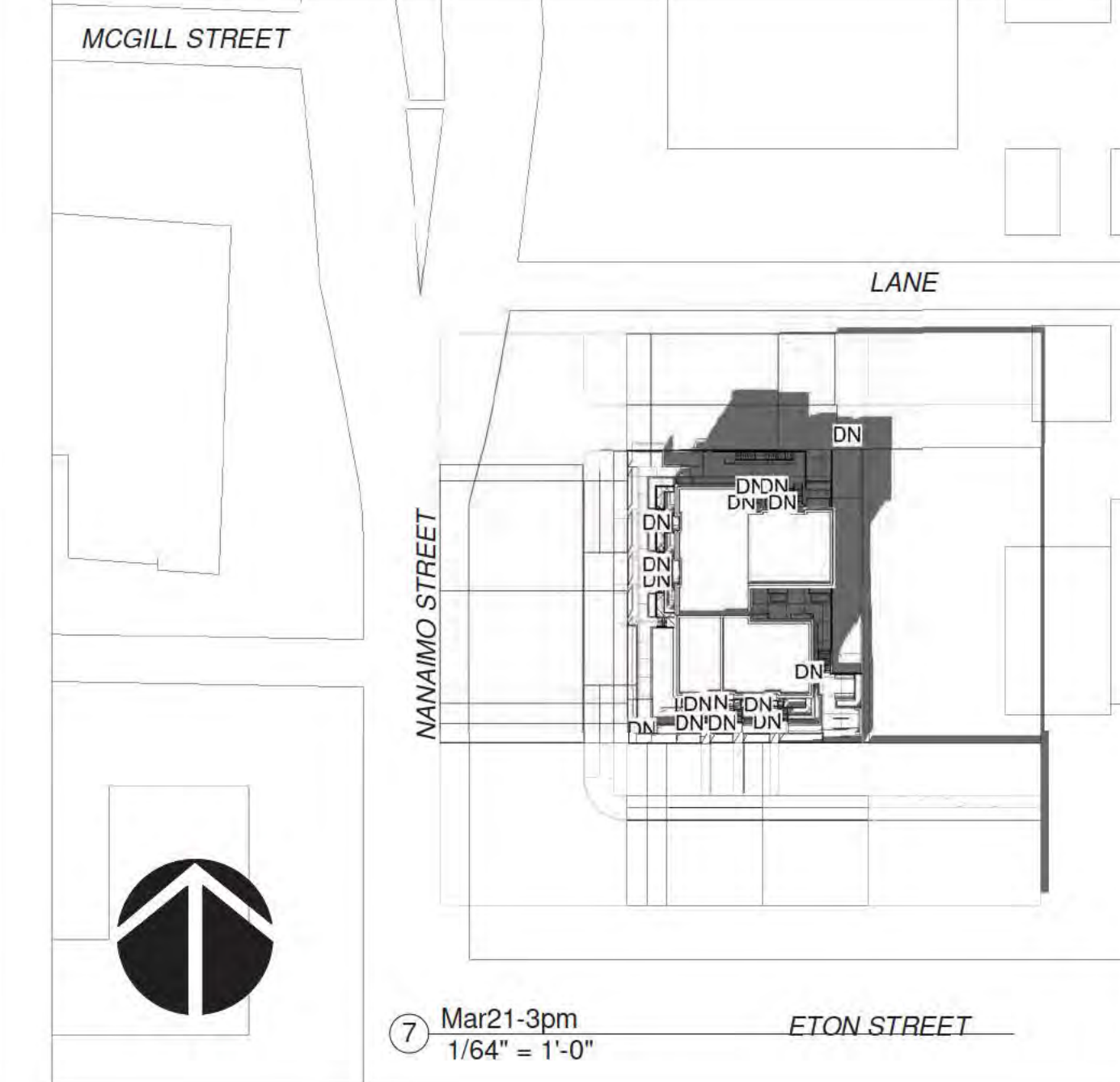
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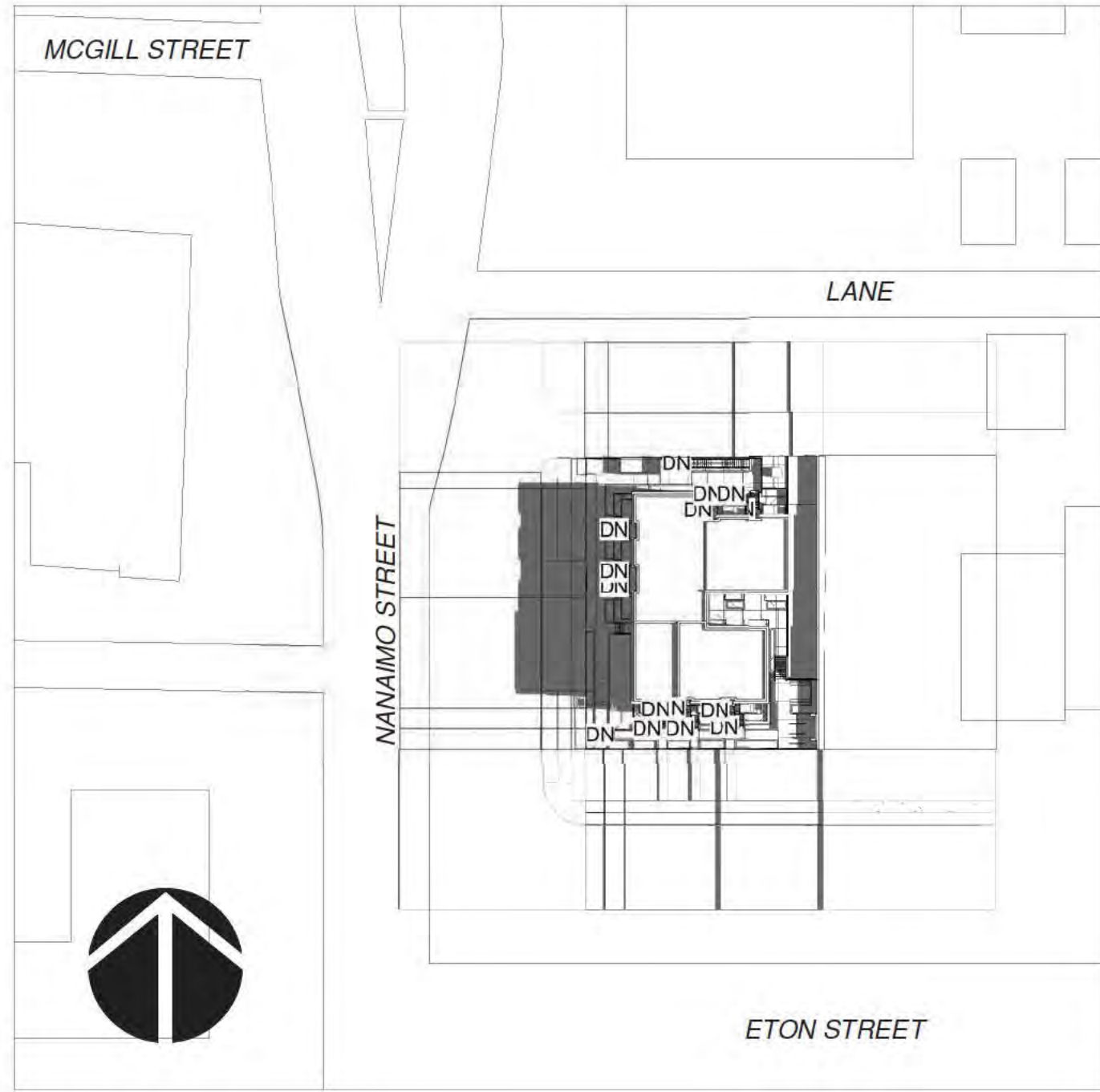
9 Mar21-9am
1/64" = 1'-0'



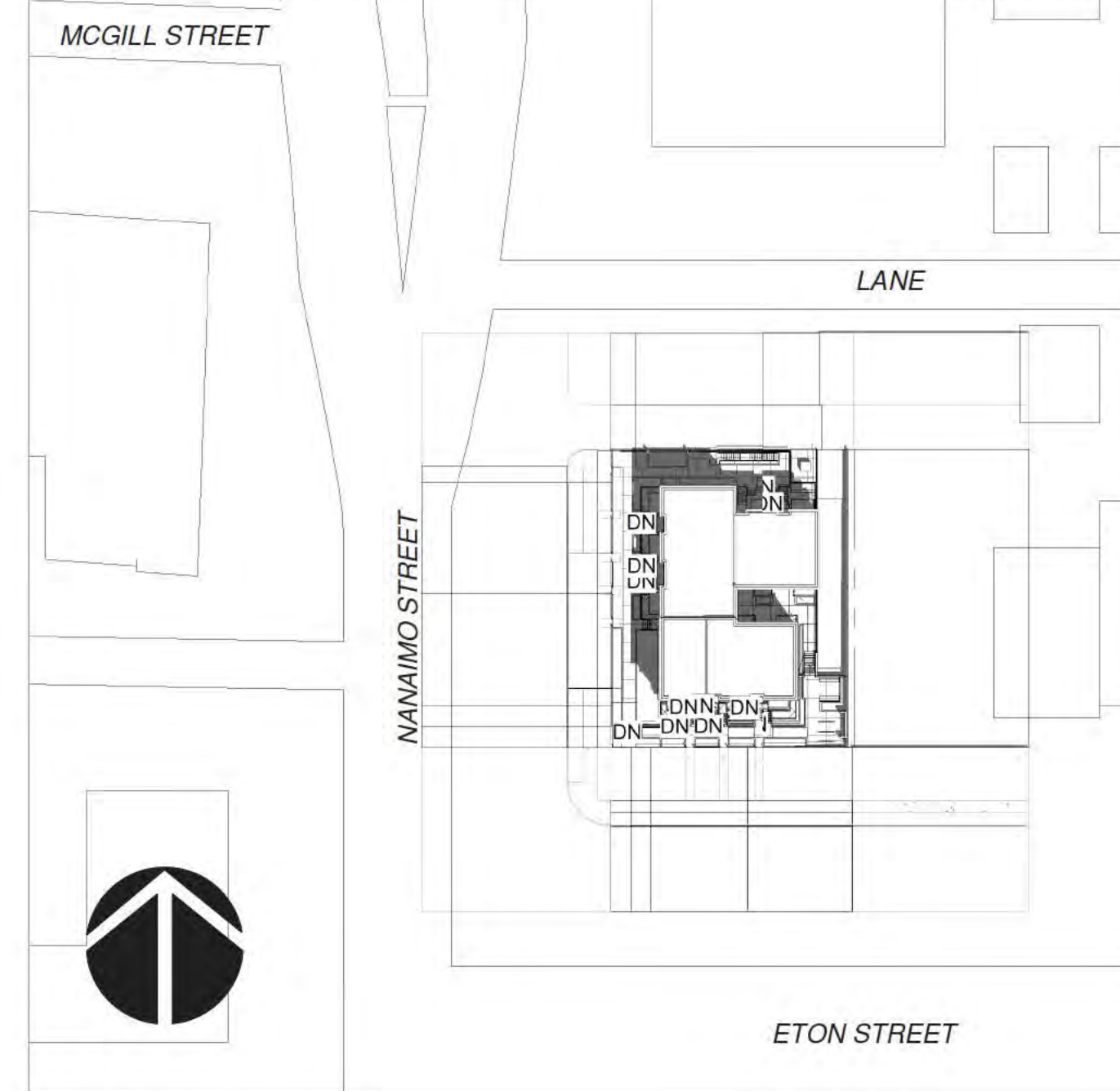
10 Mar21-12am
1/64" = 1'-0"



⑦ Mar21-3pm
1/64" = 1'-0"



⑤ $\frac{\text{jun21-9am}}{1/64'' = 1'-0'}$



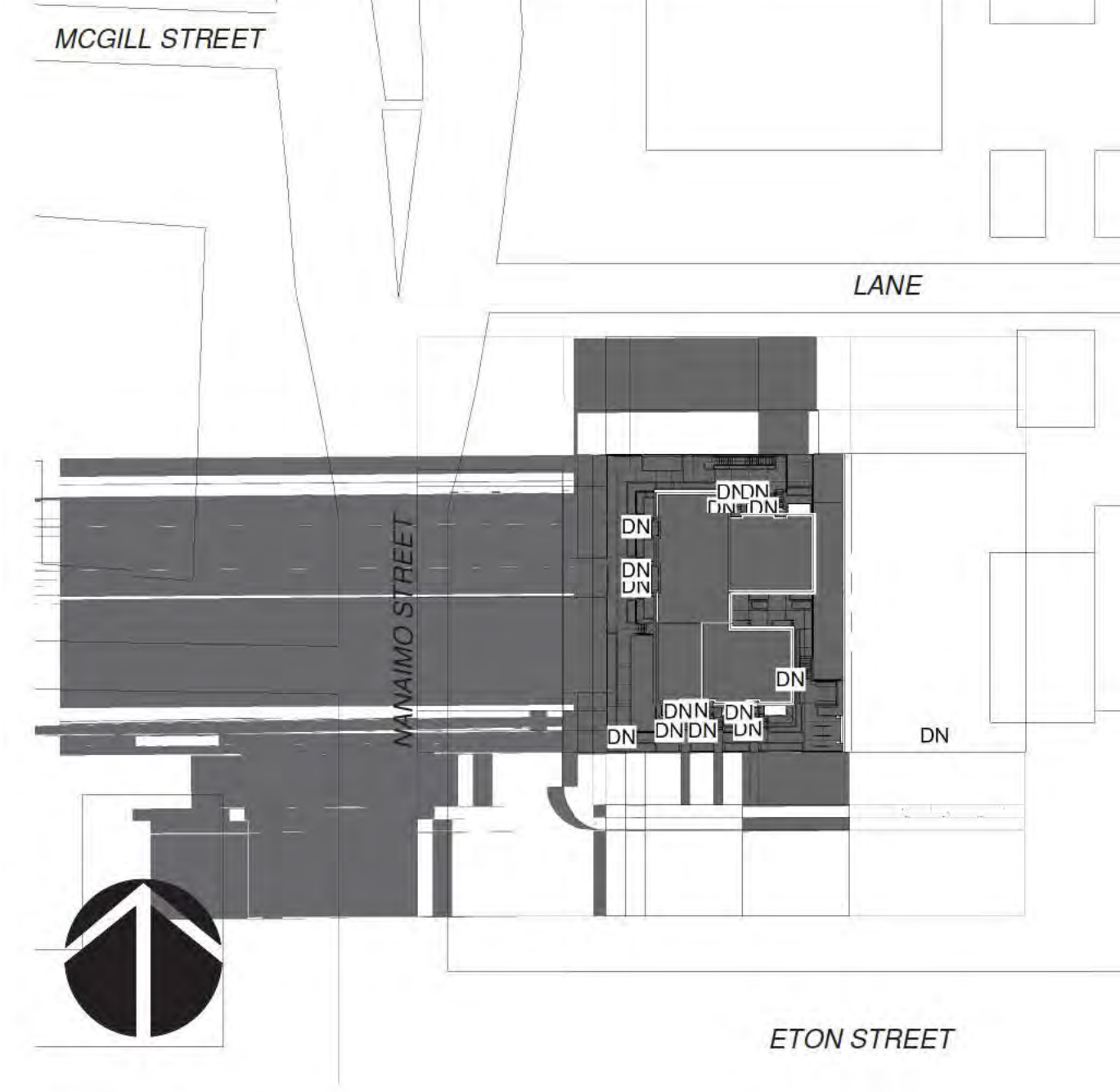
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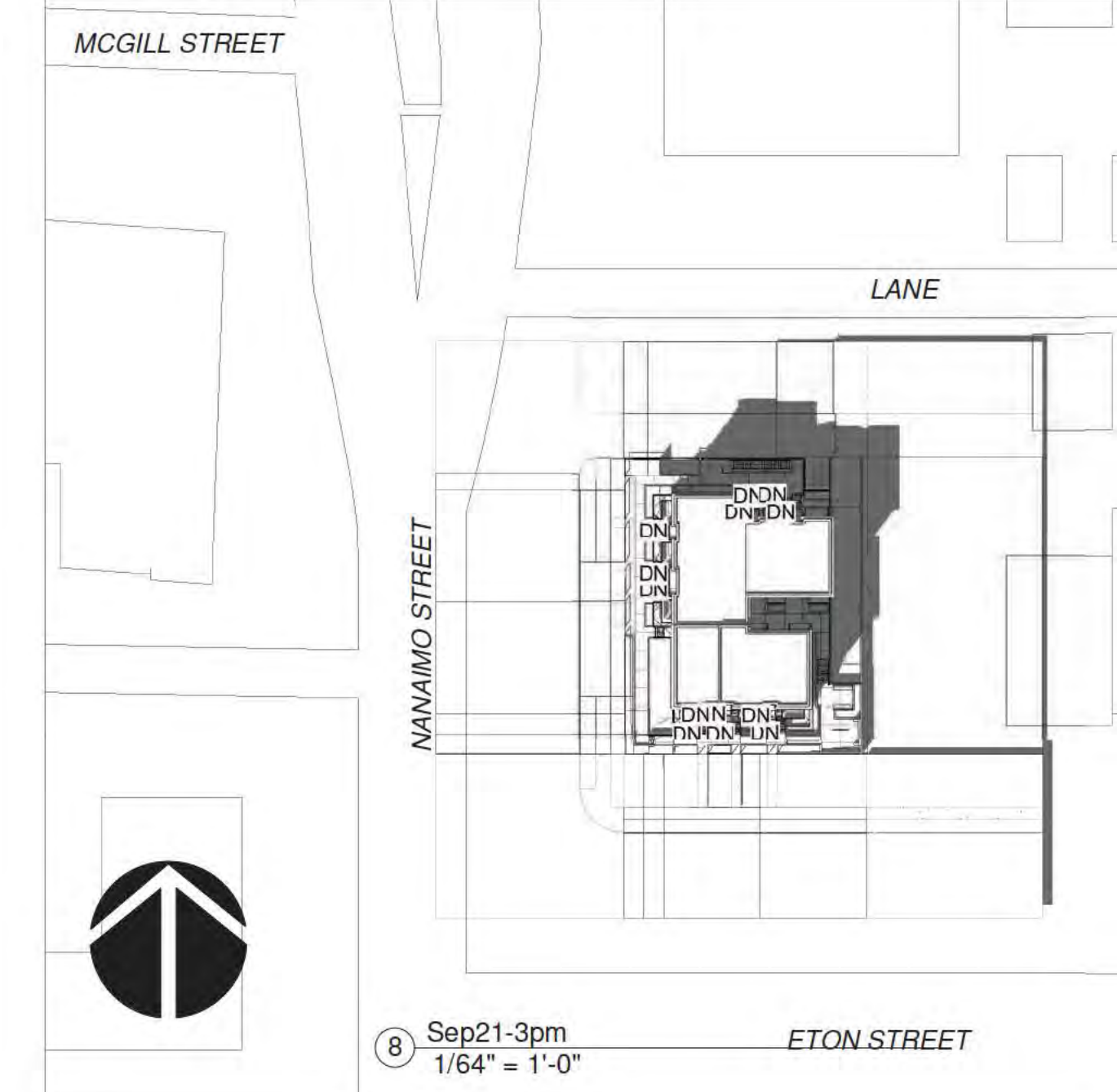
④ jun21-3pm
1/64" = 1'-0"



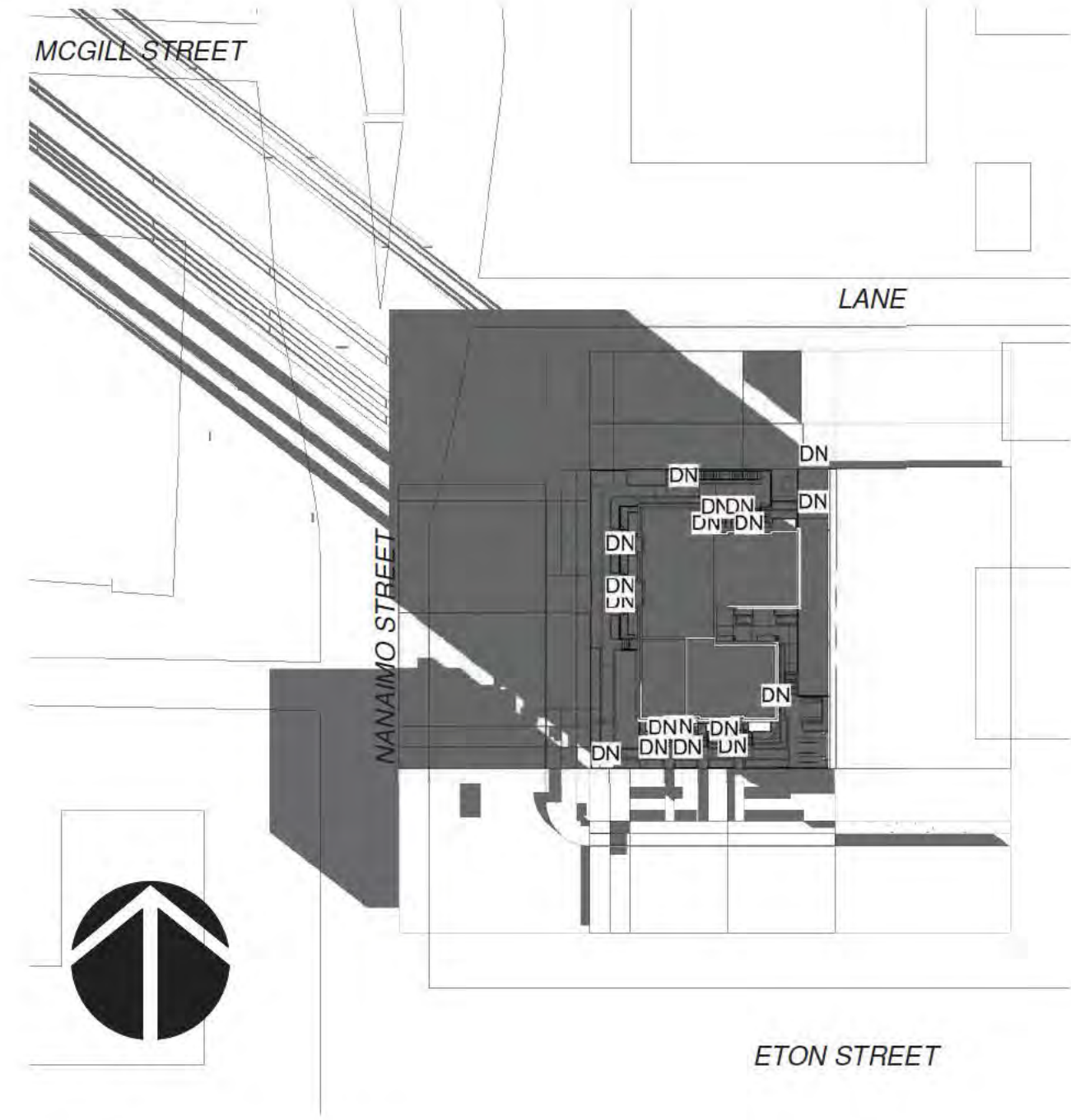
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1/64" = 1'-0"



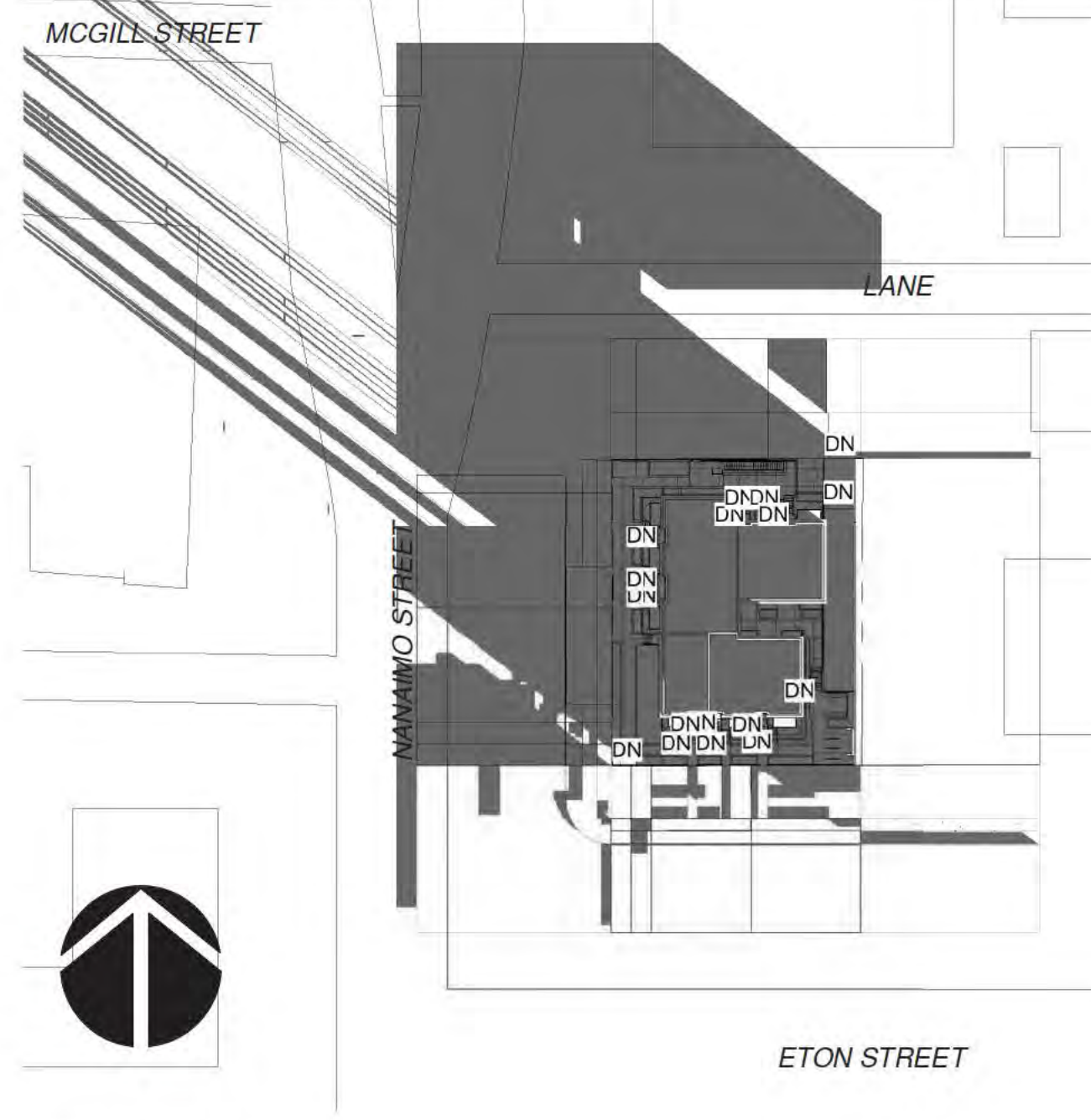
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1/64" = 1'-0"



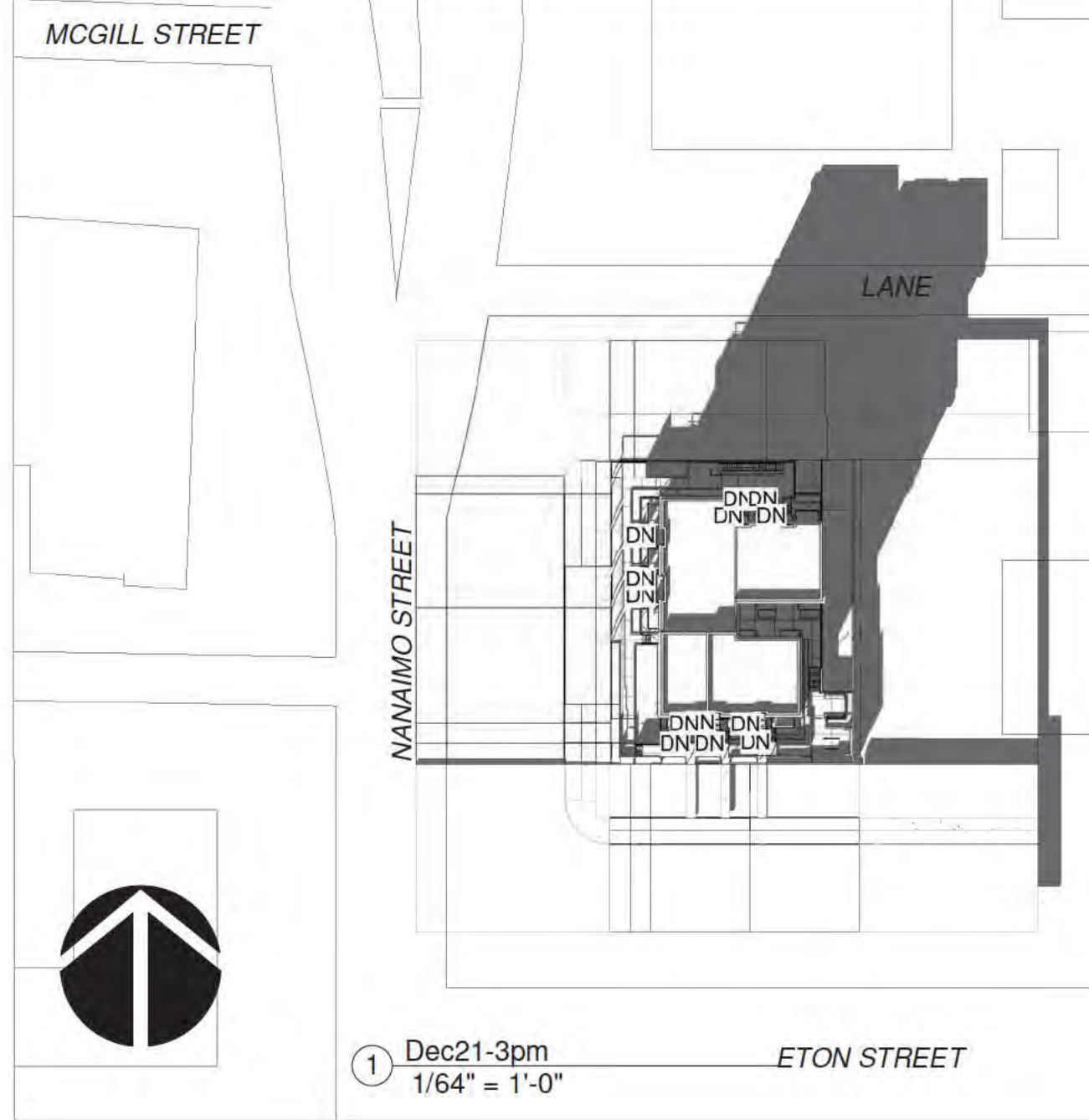
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1/64" = 1'-0"



② Dec21-10am
1/64" = 1'-0"



③ Dec21-12am
1/64" = 1'-0"



① Dec21-3pm
1/64" = 1'-0"

Scale 1 inch=16 feet

The intended plot size of this plan is 432 width by 560 in height (C size) when plotted at a scale of 1 inch=16 feet.

Legend:

- - Standard Iron Post
- - Lead Plug
- ⊕ - Tree (diameter in mm and Species)
- 25% Contour
- ▭ - Square Catch Basin
- - Power Pole
- - Lamb Standard
- ⊙ - Manhole
- ⬢ - Traffic Sign
- ⋈ - Water Valve
- ⊕ - Fire Hydrant
- ⌵ - Guy Wire

Benchmark Notes:

Elevations Are Geodetic
Referred To Monument V-3982
Monument Elevation: 30.606m

Notes:

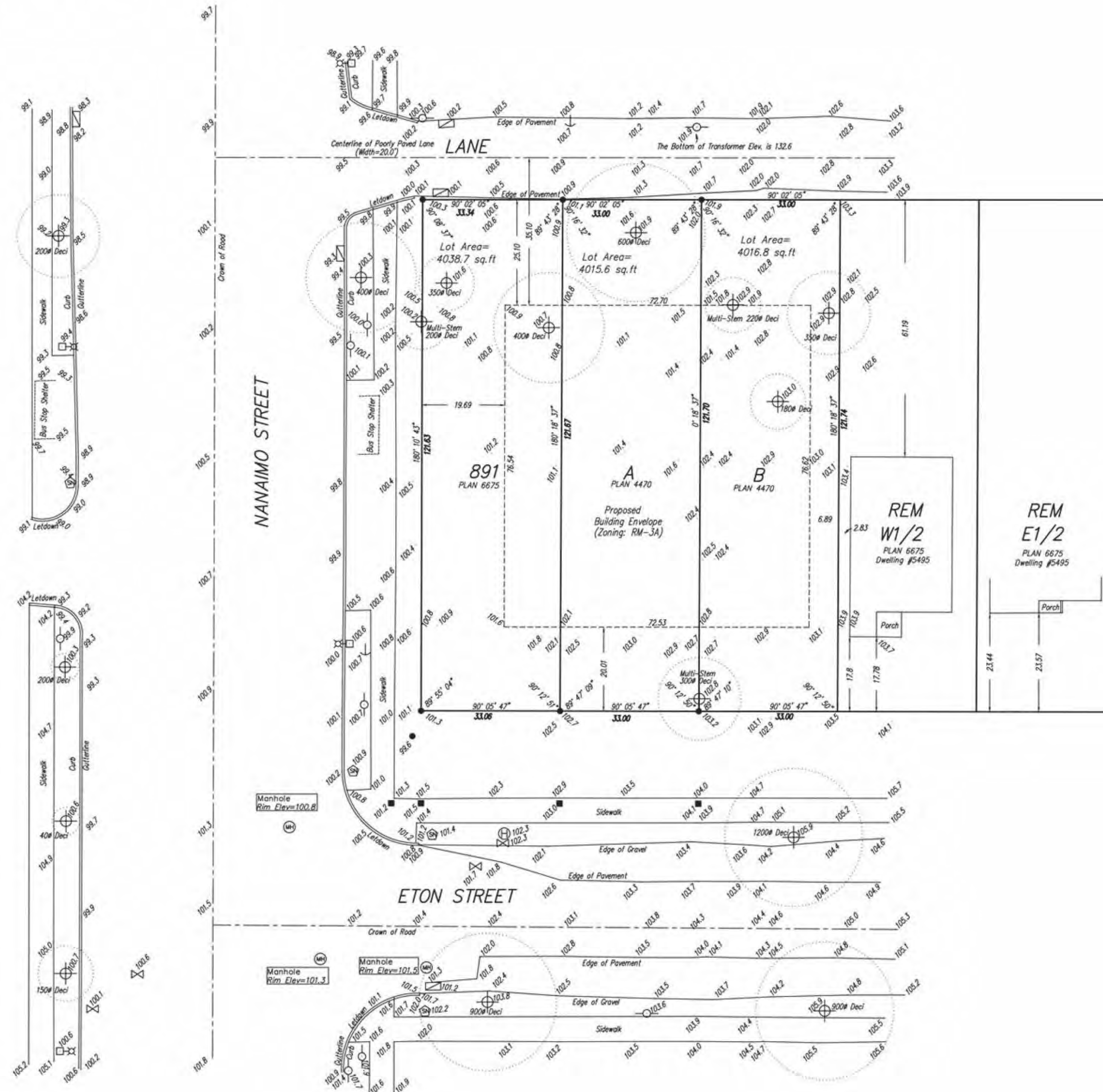
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Building envelope shown is only approximate.
For interpretation of City Building Bylaws
please consult Planning Department for final
building envelope when required.

Grid bearings are derived from observations between geodetic control monuments V-3982 and V-1462.

© Amray Land Surveying Ltd. 2015 #201-5010 Smith Avenue, Burnaby, BC, V5G 2W5 Tel: (604)620-5299 Email Address: raymond@amraysurveying.com

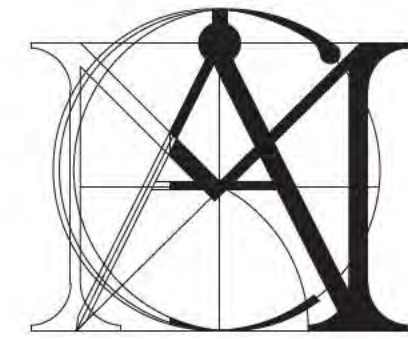


Lot 891: PID: 010-911-961
Civil Address: 304 Nanaimo Street,
City of Vancouver

Lot A: PID: 011-458-054
Civil Address: 2407 Eton Street,
City of Vancouver

Lot B: PID: 011-458-062
Civil Address: 2415 Eton Street,
City of Vancouver

Note: trees pursuant to By Law 7347 are shown



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Survey

DEVELOPMENT
PERMIT

Project number	DP-2022-00365
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Date	2024 03 20
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Drawn by	ALSL
Checked by	MC

A100

Scale	1/16" = 1'-0"
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[illegible]

304 Nanaimo St, 2407
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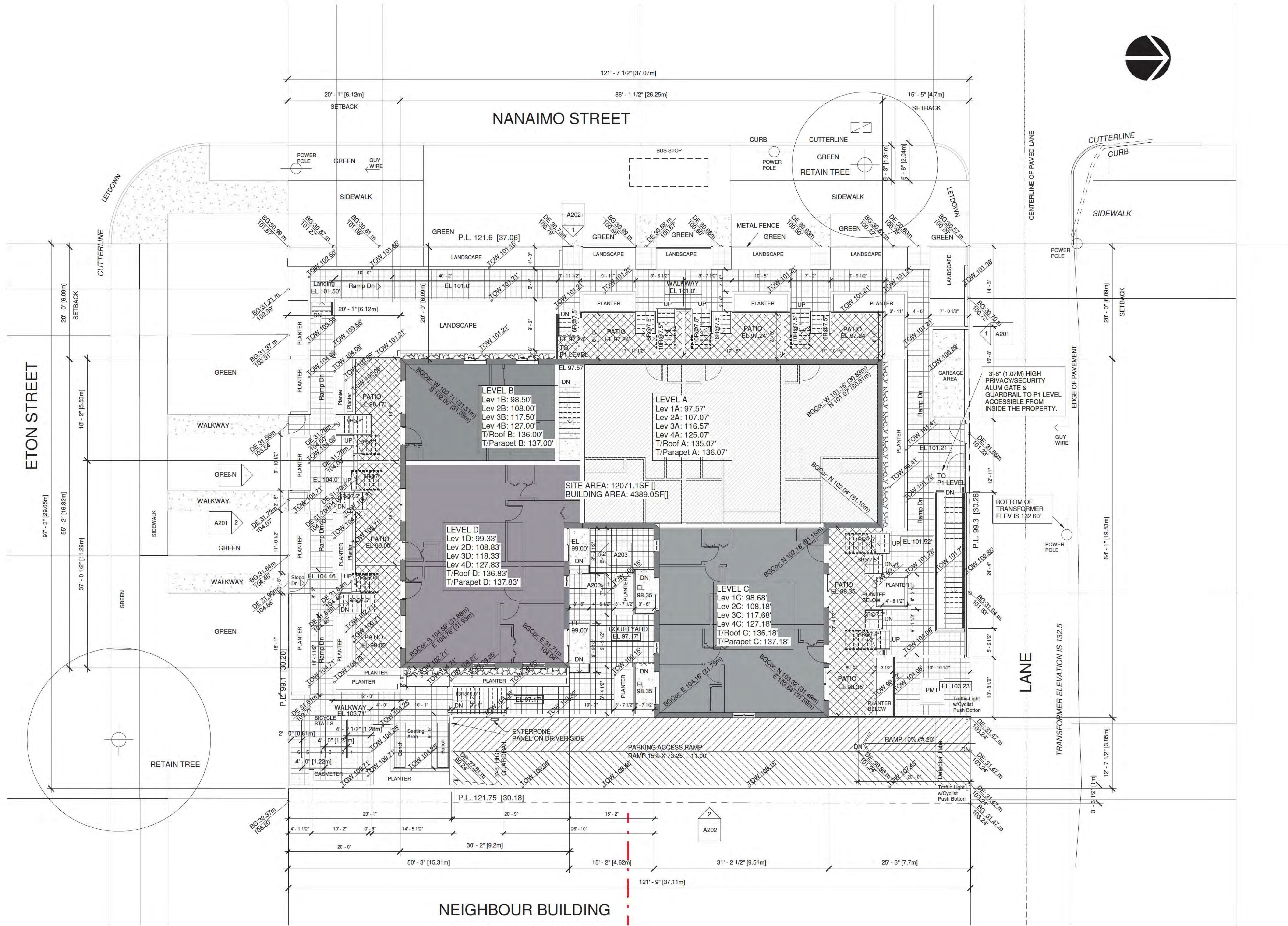
SITE PLAN

DEVELOPMENT PERMIT

Checked by _____ MC

A101

Scale 1/8" = 1'-0"



① SITE LEVEL
1/8" = 1'-0"



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CONSENT

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

PARKADE P1

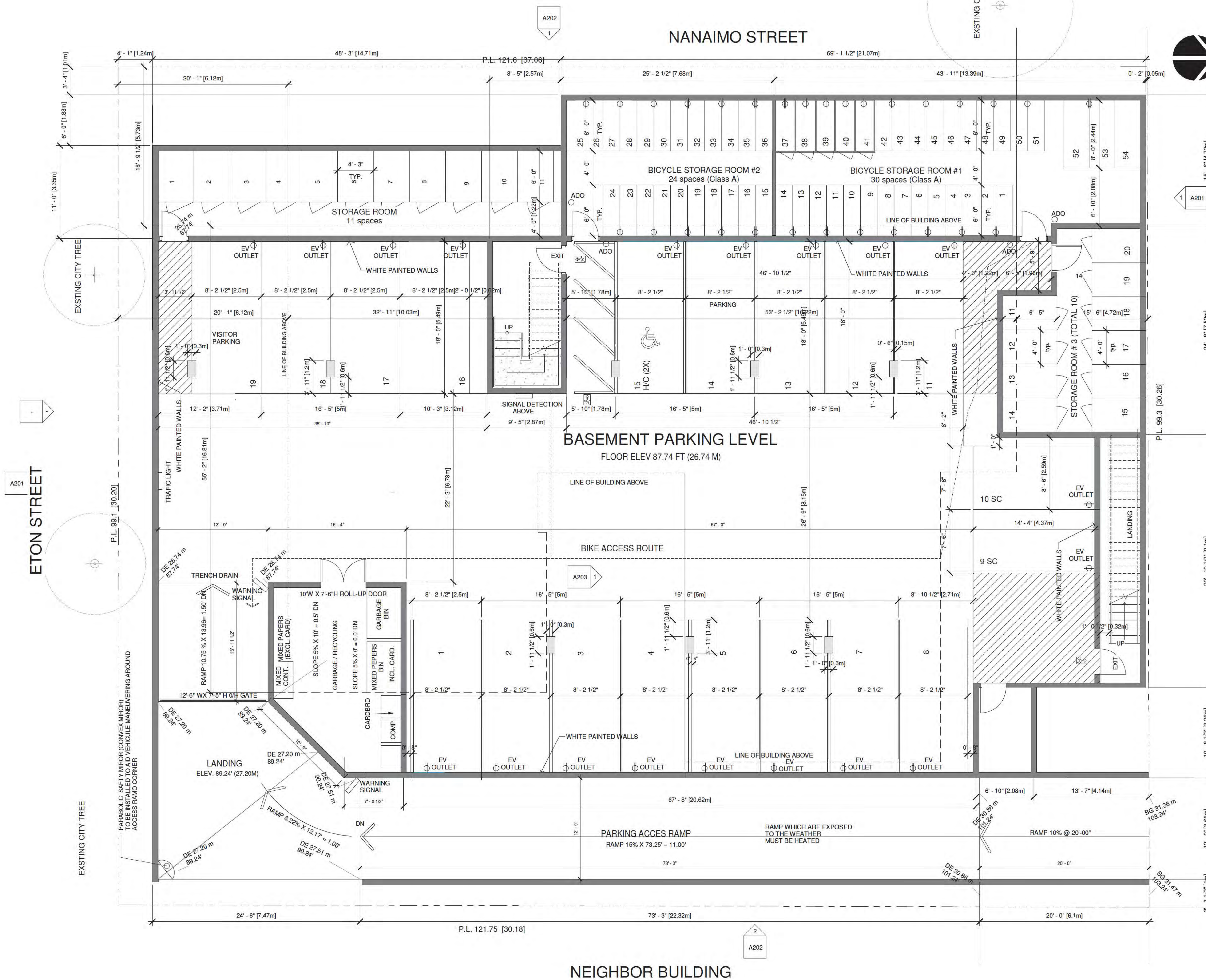
DEVELOPMENT
PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A102

Scale $3/16" = 1'-0"$

3/21/2024 11:42:25 AM



① Level Parkade P1
3/16" = 1'-0"



UNIT 202 - 670 EVANS AVENUE
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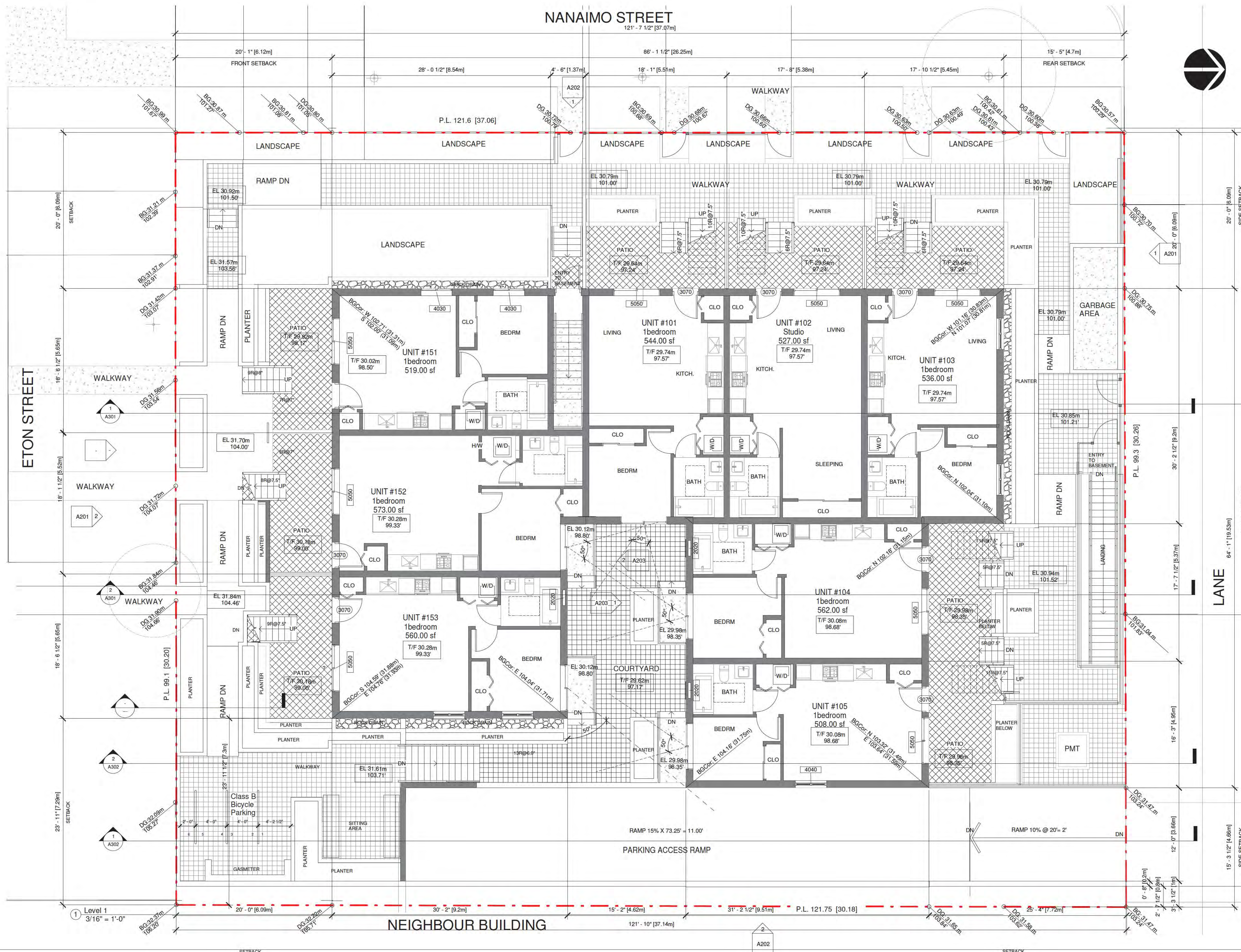
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[illegible]

LEVEL 1

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

Scale $3/16" = 1'-0"$





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Legend

[illegible]

304 Nanaimo St, 2407
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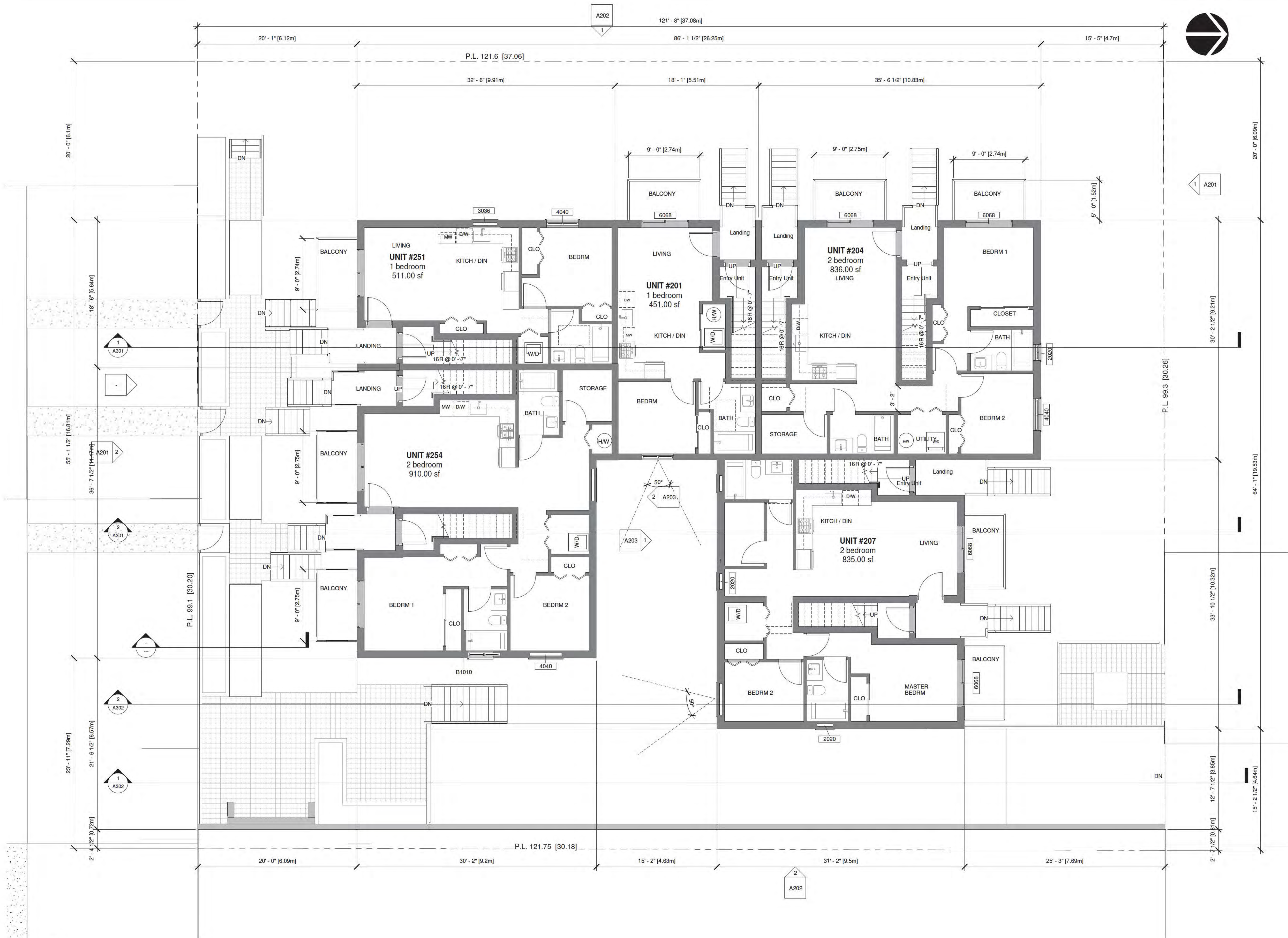
LEVEL 2 FLOOR PLAN

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A104

Scale $3/16" = 1'-0"$



① Level 2A
3/16" = 1'-0"



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[illegible]

304 Nanaimo St, 2407
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LEVEL 3

DEVELOPMENT
PERMIT

Checked by	MC

A105

Scale $3/16" = 1'-0"$



① Level 3A
3/16" = 1'-0"



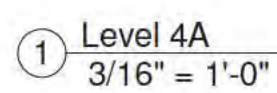
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[illegible]

LEVEL 4

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

Scale $3/16" = 1'-0"$





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Legend

[illegible]

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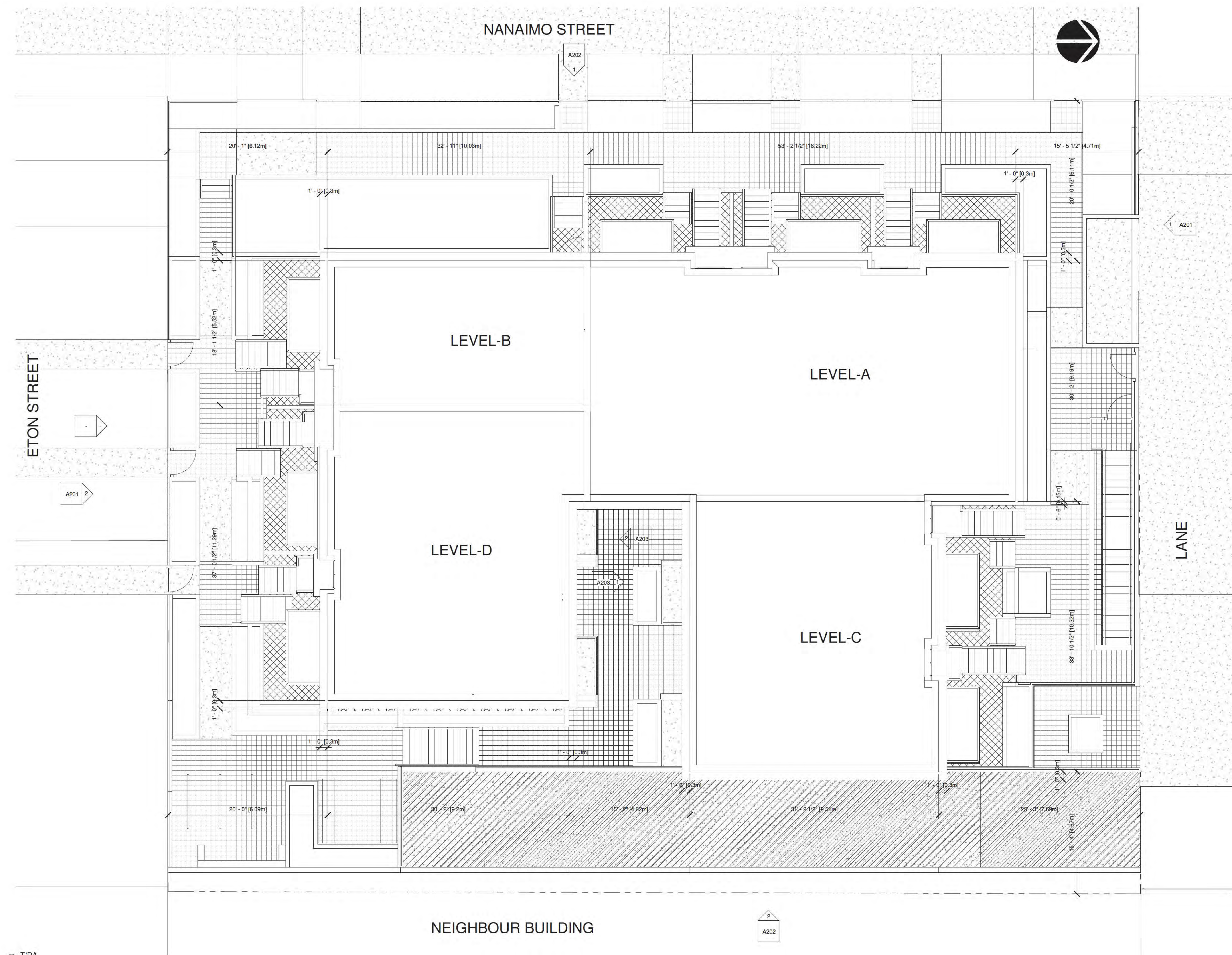
ROOF LEVEL

DEVELOPMENT
PERMIT

A107

Scale $3/16" = 1'-0"$

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① T/RA
3/16" = 1'-0"



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

3D VIEW

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A110

Scale

3/21/2024 11:42:32 AM



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

3D view from Lane

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A111

Scale

3/21/2024 11:42:35 AM



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Legende:

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

NORTH/ SOUTH
ELEVATION

DEVELOPMENT PERMIT

Project number DP-2022-00365

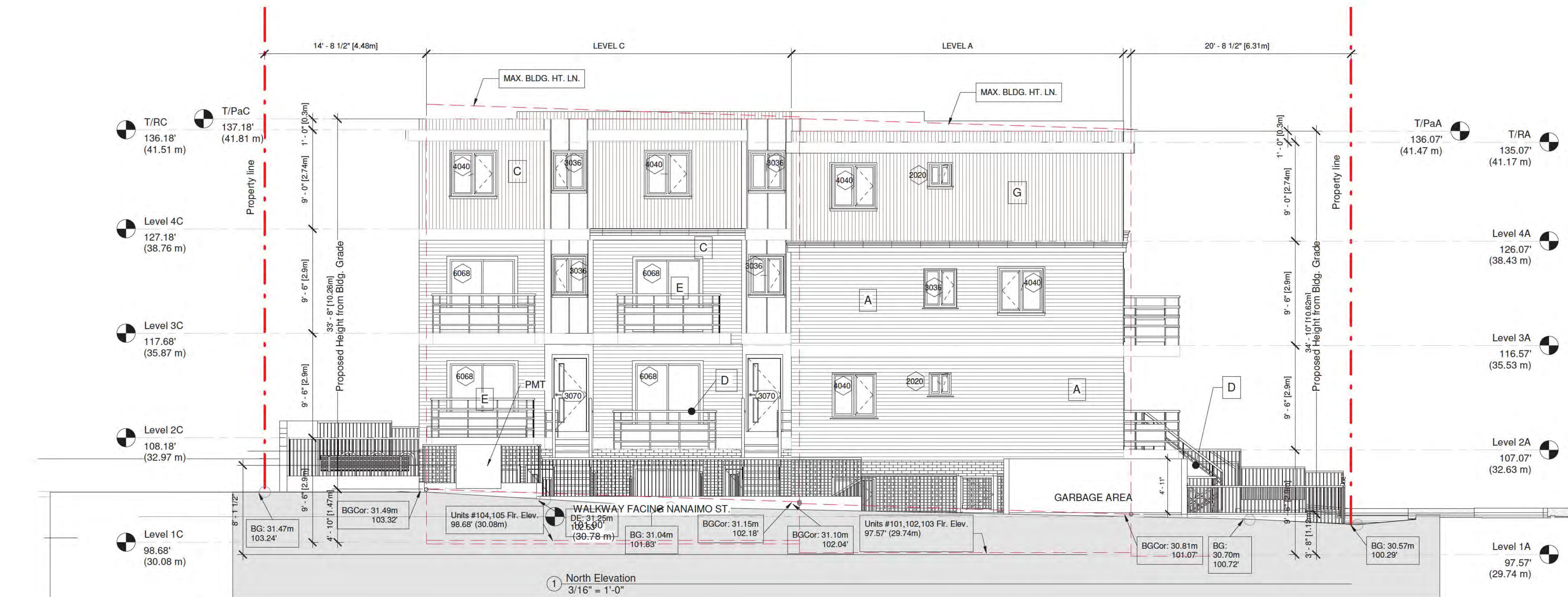
Date 2024 03 20

Drawn by AA

Checked by _____ MC

A201

Scale $3/16" = 1'-0"$



② South Elevation
 $3/16" = 1'-0"$

Neighbor
Building

LEGENDS

- A- HARDIE LAPSIDING (4" EXPOSURE FACE)
B- BRICK
C- FASCIA BOARD (PAINTED BLACK)
(HARDIE BOARD)
D- ENTRY STAIR ALUMINIUM GURDRAIL/HANDRAIL
W/ SAFETY GLASS INSET
E- DOUBLE GLAZED VINYL SLIDING DOOR
F-METAL GURDRAIL/HANDRAIL-COLOR BLACK
G-HARDIE PANEL VERTICAL SIDING

○ Legend- Elevation
3/16" = 1'-0"



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[illegible]

304 Nanaimo St, 2407
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EAST / WEST
ELEVATIONDEVELOPMENT
PERMIT

A202

Scale $3/16" = 1'-0"$





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[illegible]

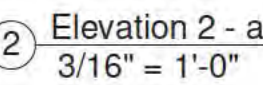
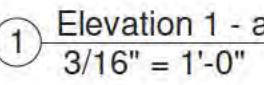
304 Nanaimo St, 2407
and 2415 Eton St

Courtyard Elevations

DEVELOPMENT PERMIT

A203

Scale $3/16" = 1'-0"$





EXTERIOR
LONGBOARD
WOOD GRAIN
CEDAR

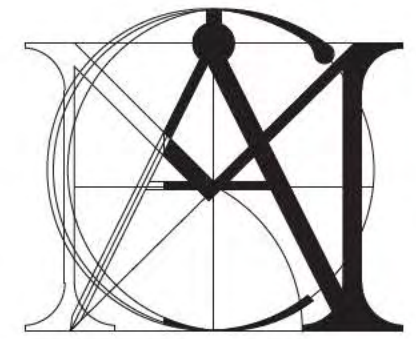


EXTERIOR
HARDI LAP
SIDING BM
HC-179 Platinum
Gray



**BRICK
DARK
BROWN**

EXTERIOR HARDI
PANEL SIDING BM
OC-121 Mountain
Peak White



MATTHEW CHENG
ARCHITECT INC

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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Material Board

DEVELOPMENT
PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A204

Scale	$3/32" = 1'-0"$
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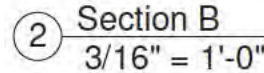
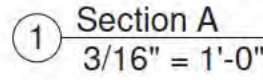
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[illegible]

Section A & B

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC
A301	
Scale	3/16" = 1'-0"

3/21/2024 11:42:43 AM





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[illegible]

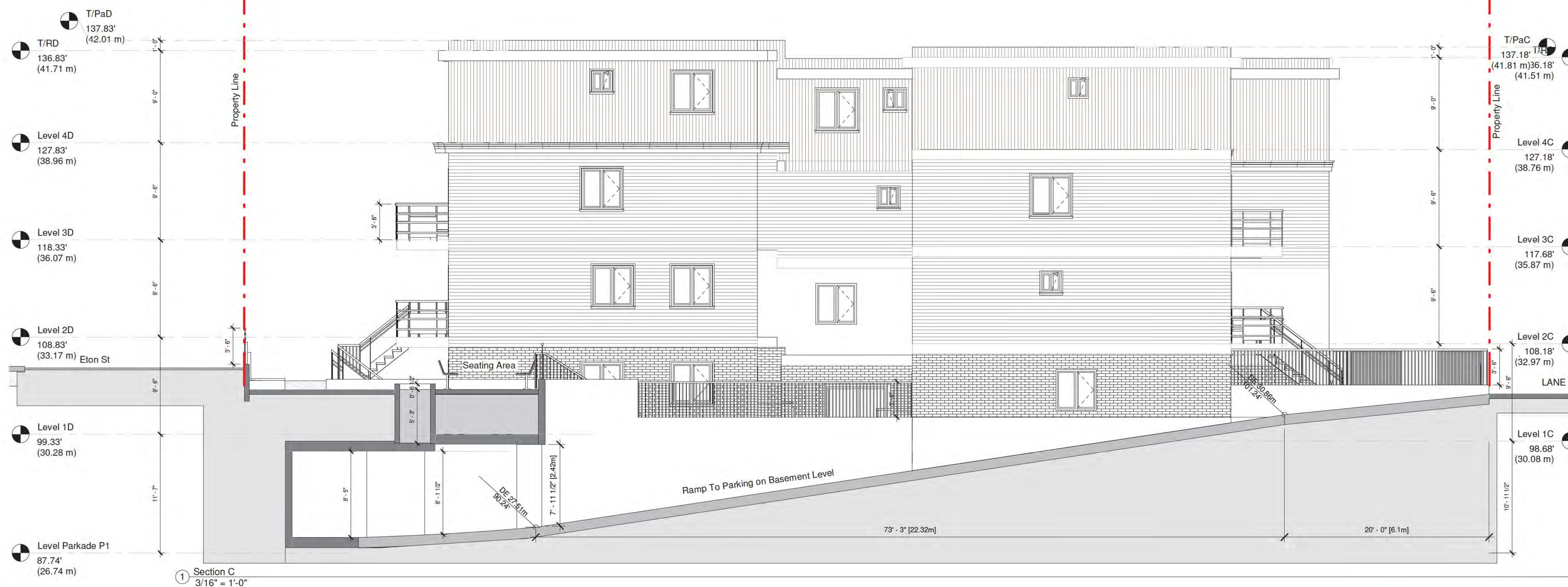
304 Nanaimo St, 2407
and 2415 Eton St

Section C & D

DEVELOPMENT
PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	A/A
Checked by	MC
A302	
Scale	3/16" = 1'-0"

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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

level4-furnish

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A303

Scale $3/16" = 1'-0"$



① Level 4 - Furnish
3/16" = 1'-0"



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[illegible]

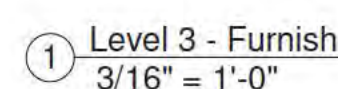
304 Nanaimo St, 2407
and 2415 Eton St

level3-furnish

DEVELOPMENT
PERMIT

A304

Scale	$3/16" = 1'-0"$
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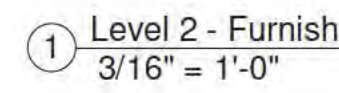
Legend

304 Nanaimo St, 2407
and 2415 Eton St

DEVELOPMENT
PERMIT

Scale	3/16" = 1'-0"
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3/21/2024 11:42:51 AM





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[illegible]

304 Nanaimo St, 2407
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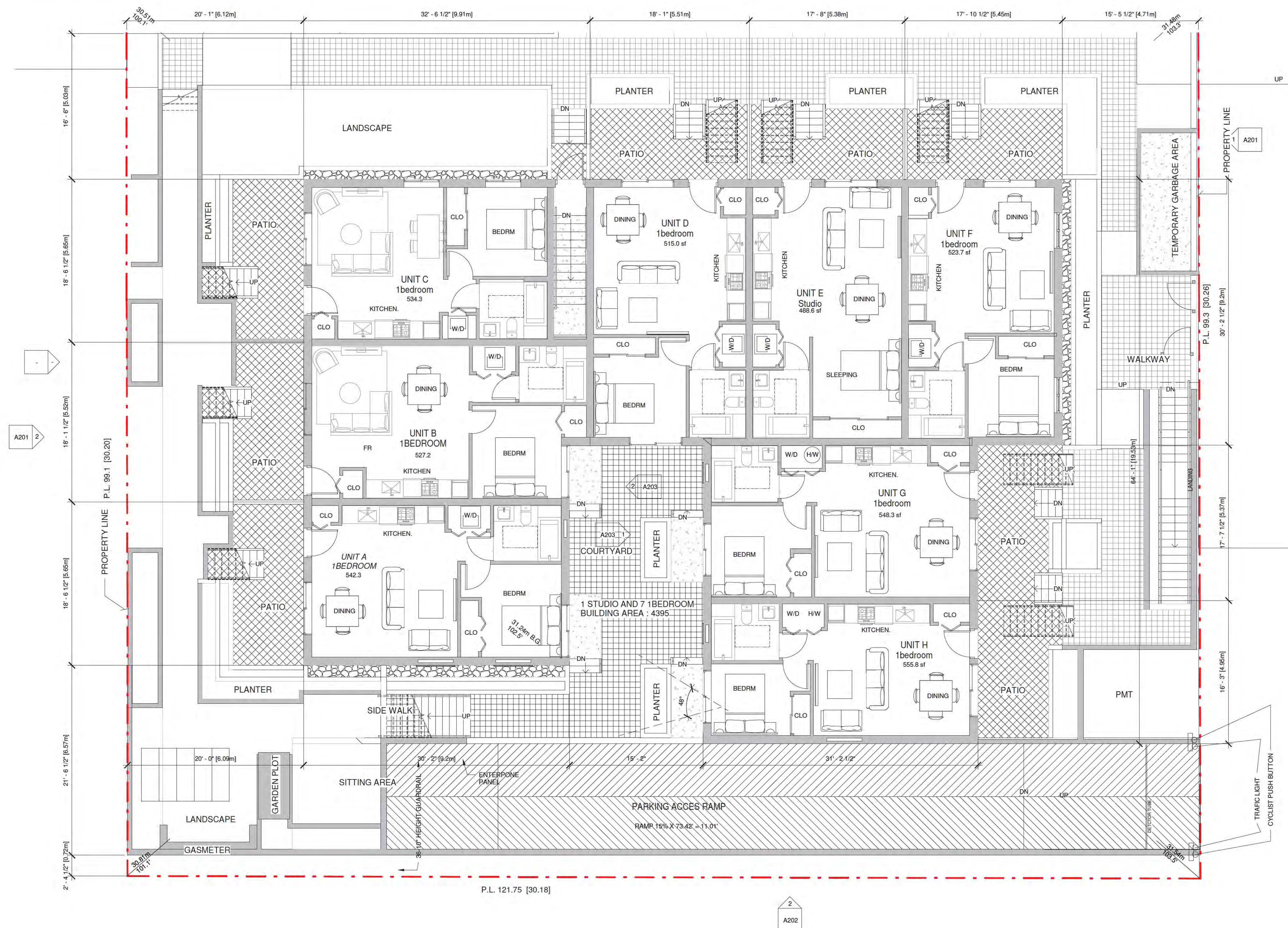
level 1-furnish

DEVELOPMENT
PERMIT

A306

Scale $3/16" = 1'-0"$

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



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 1

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A501

Scale $3/16" = 1'-0"$

Area Schedule (Gross Building) Level 1			
Comments	Area type	Area	Area Type

Level 1A

Unit #151	Area	519 SF	Gross Building Area
Unit #152	Area	573 SF	Gross Building Area
Unit #153	Area	560 SF	Gross Building Area
Unit #102	Area	527 SF	Gross Building Area
Unit #103	Area	536 SF	Gross Building Area
Unit #104	Area	562 SF	Gross Building Area
Unit #105	Area	508 SF	Gross Building Area
Unit #101	Area	544 SF	Gross Building Area

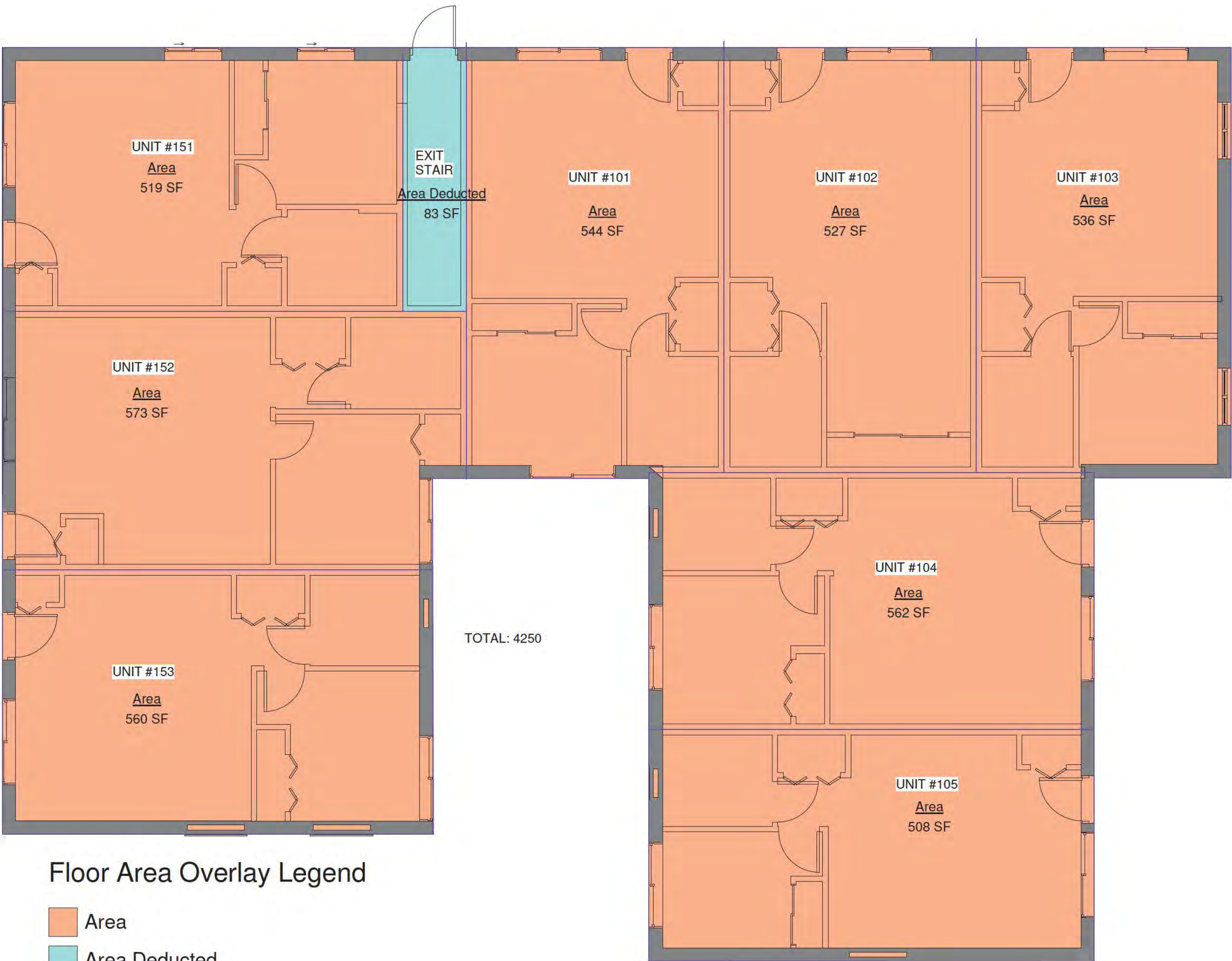
Area: 8		4327 SF	
Exit Stair	Area Deducted	83 SF	Gross Building Area

Area Deducted: 1 83 SF

Level 1A: 9 4410 SF

Grand total: 9 4410 SF

NET FLOOR AREA= 4451 SF



Floor Area Overlay Legend

Area

Area Deducted

① Level 1
3/16" = 1'-0"



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[illegible]

Area Overlay-Level 2

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

scale $3/16" = 1'-0"$

Area Deducted:	360 SF
11	
Level 2A: 24	4409 SF



Area

Area Deducted

① Level 2A
3/16" = 1'-0"

NET FLOOR AREA= 4146 SF



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 3

DEVELOPMENT PERMIT

A503

scale	$3/16" = 1'-0"$
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Area Schedule (Gross Building) Level 3			
Comments	Name	Area	Area Type

Level 3A

Area

Unit #253	Area	529 SF	Gross Building Area
Unit #203	Area	484 SF	Gross Building Area
Unit #205	Area	496 SF	Gross Building Area
Unit #206	Area	523 SF	Gross Building Area
Unit #208	Area	477 SF	Gross Building Area
Unit #255	Area	517 SF	Gross Building Area
Unit #202	Area	501 SF	Gross Building Area
Unit #252	Area	558 SF	Gross Building Area

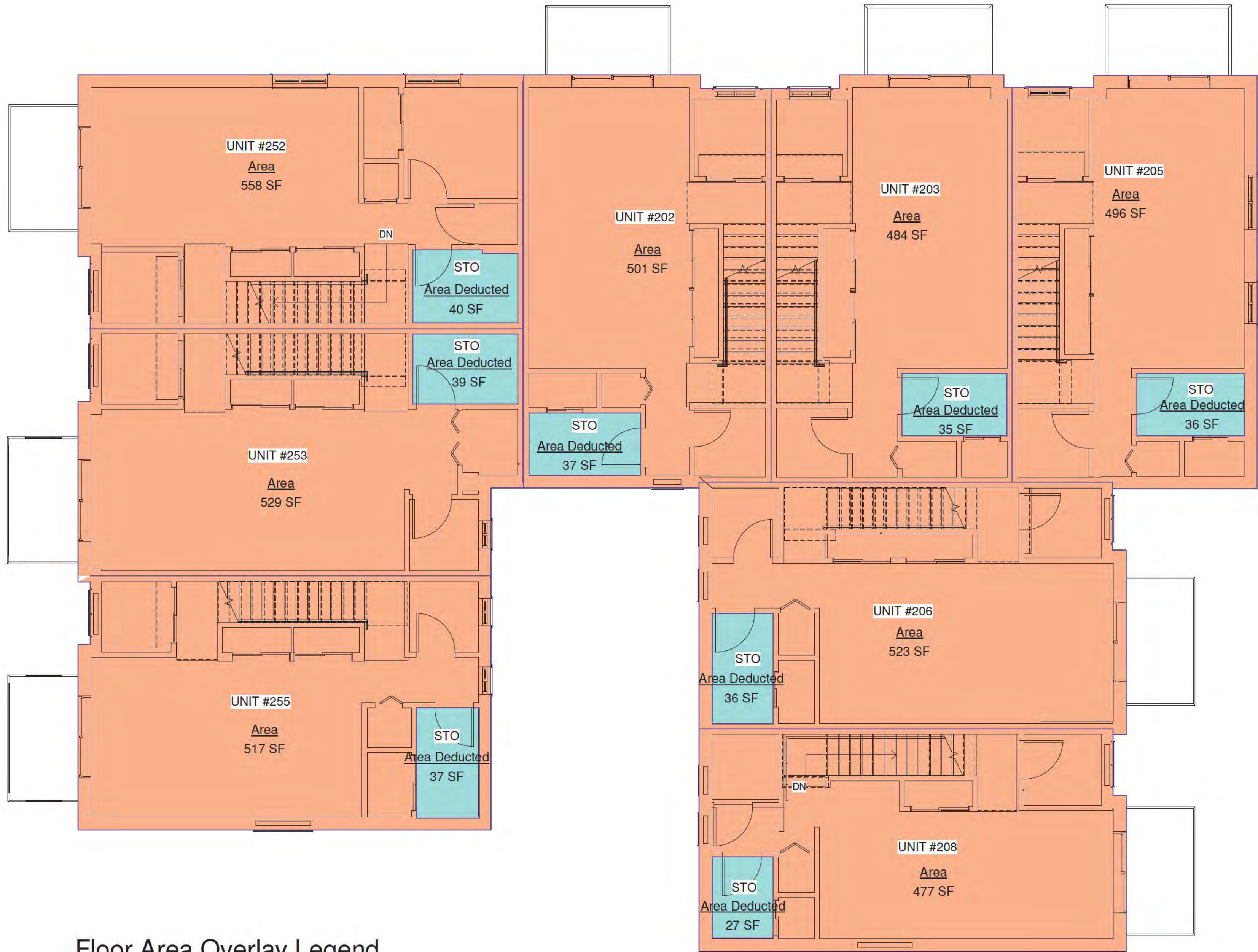
8 4083 SF

Area Deducted

Sto #253	Area Deducted	39 SF	Gross Building Area
Sto #203	Area Deducted	35 SF	Gross Building Area
Sto #205	Area Deducted	36 SF	Gross Building Area
Sto #202	Area Deducted	37 SF	Gross Building Area
Sto #208	Area Deducted	27 SF	Gross Building Area
Sto #206	Area Deducted	36 SF	Gross Building Area
Sto #255	Area Deducted	37 SF	Gross Building Area
Sto #252	Area Deducted	40 SF	Gross Building Area

8 288 SF

Level 3A: 16 4371 SF



Floor Area Overlay Legend

Area

Area Deducted

NET FLOOR AREA= 3610

① Level 3A
3/16" = 1'-0"



UNIT 202 - 670 EVANS AVENUE
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Legend

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 4

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A504

Scale $3/16" = 1'-0"$

The floor plan for the second floor shows six units arranged in two rows. The top row contains UNIT #202 (538 SF), UNIT #203 (520 SF), and UNIT #205 (529 SF). The bottom row contains UNIT #252 (598 SF), UNIT #253 (569 SF), and UNIT #255 (555 SF). Each unit is labeled with its number, 'Area', and square footage. The plan includes detailed room layouts, stairwells, and elevators. The units are colored in a light orange shade, and the walls and doors are outlined in black. The overall layout is symmetrical, with units on the left and right sides of the floor.

Unit Number	Area	Square Feet (SF)
UNIT #202	Area	538 SF
UNIT #203	Area	520 SF
UNIT #205	Area	529 SF
UNIT #252	Area	598 SF
UNIT #253	Area	569 SF
UNIT #255	Area	555 SF

Floor Area Overlay Legend

 Area

NET FLOOR AREA= 4467 SF

PROPOSED 3-STOREY STACKED TOWNHOUSE DEVELOPMENT
304 Nanaimo St, 2407, 2415 Eton street Vancouver BC



② Drafting 1
 $1/16" = 1'-0"$



① 3D Nanaimo cor Eton St Copy 1

PROJECT DIRECTORY

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SURREY, B.C. V3S 6P8
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604-537-7775
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PETER HOSSEINI

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RAYMOND YUAN

STRUCTURAL:
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AMIR ABBASINIK

WSB ENGINEERING
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TEL: 604-268-9091

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TEL: 604-268-9091

ELECTRICAL:
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BURNABY, BC V5C 6A7, CANADA
EMAIL: AMRIT@SRC-ENG.COM
TEL: 604-268-9091

FIRE SUPPRESSION

ACOUSTIC:

TEL.NO.: 604-988-2508

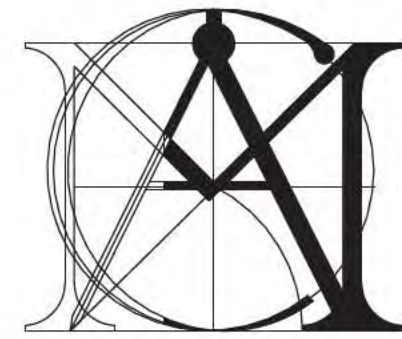
ENVIRONMENTAL:

③ Consultants List
1/16" = 1'-0"

1. THE DESIGN OF THE PARKING STRUCTURE REGARDING SAFETY AND SECURITY SHALL BE IN ACCORDANCE WITH SECTION 4.13 OF THE PARKING BY-LAW.
2. A MINIMUM OF ONE ELECTRICAL OUTLET SHALL BE PROVIDED FOR EACH TWO CLASS A BICYCLE SPACES.
3. ALL BUILDING DIMENSIONS, SETBACKS, AND YARDS ARE TO BE OUTSIDE OF CLADDING.
4. THE DESIGN OF BICYCLE SPACE (INCLUDING BICYCLE ROOMS, COMPOUNDS, LOCKERS, AND/OR RACKS) REGARDING SAFETY AND SECURITY MEASURES AND END OF TRIP FACILITIES REGARDING REQUIRED DESIGN STANDARDS SHALL BE IN ACCORDANCE WITH THE RELEVANT PROVISIONS OF SECTION 6 OF THE PARKING BY-LAW
5. MECHANICAL EQUIPMENT (VENTILATORS, GENERATORS, COMPACTORS, AND EXHAUST SYSTEMS) WILL BE DESIGNED AND LOCATED TO MINIMIZE NOISE IMPACTS ON THE NEIGHBORHOOD AND COMPLY WITH NOISE BY-LAW 6555.

○ Notations
3/16" = 1'-0"

Sheet List	
A000	Cover
A001	Development Data
A002	Area Overlay-Level 1
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A004	Area Overlay-Level 3
A005	Area Overlay-Level 4
A007	Shodow Study
A100	Survey
A101	SITE PLAN
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A105	LEVEL 3
A106	LEVEL 4
A107	ROOF LEVEL
A110	3D VIEW
A111	3D view from Lane
A201	NORTH/ SOUTH ELEVATION
A202	EAST / WEST ELEVATION
A203	Courtyard Elevations
A204	Material Board
A301	Section A & B
A302	Section C & D
A303	level 1-furnish
A304	level2-furnish
A305	level3-furnish
A306	level4-furnish



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Cover

DEVELOPMENT
PERMIT

Project number	DP-2022-00365
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Date	2024 03 20
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Drawn by	AA
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Checked by	MC
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A000

Scale	As indicated
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TOWN HOUSE DEVELOPMENT
304 Nanaimo St, 2407 and 2415 Eton St
PROJECT DATA

CIVIC ADDRESS:	2407 ETON STREET : (304 NANAIMO STREET)					
LEGAL DESCRIPTION:	LOTS 891, A & B. ALL OF LOT 54 CITY OF VANCOUVER					
GROSS SITE AREA :	12,071 SF					
ZONING:	RM-3A					
SITE COVERAGE :	MAXIMUM SITE COVERAGE : 50% PROPOSED SITE COVERAGE : 4,390.0/12,071.0 = 36.36% 50.0 - 36.63 = 13.6% UNDER MAX. ALLOWED					
SET BACKS :						
	REQUIRED :			PROPOSED :		
FRONT ETON :	[6.1M]	20.00'		[6.1M]	20.09'	
REAR (LANE)	10.7m - 3m (Mesured from CL of land) 3m into rearyard of 91m wide			[7.70M] [4.70 M]	25.25' 15.42'	except for 29' wide portion
SIDE (WEST NANAIMO)	20% of lot width / 6m max			[6.27M]	20.58'	
SIDE (EAST NEIGHBOR)	2.2m			[391M]	12.83'	
BUILDING HEIGHTS	[10.67M] 35.0'			[10.65M] 34.92'		
OFF STREET PARKING	PERMITTED/REQUIRED		REQUIRED CALCULATION		PROPOSED	
F.A.< 50SM (538.20SF) F.A. > 50SM (538.20SF) PLUS F.A.> 50SM (538.20SF)	0.5 SPACE / D.U 0.6 SPACE / D.U PLUS 1.0 SPACE / 200SM (2152.78 SF)		4 UNITS X 0.5 = 2 SPACES 17 UNITS X 0.6 = 10.2 SPACES 1/200x1543.40 = 7.7 SPACES TOTAL: 19.9 SPACES			
<u>Bulletin: Transportation Demand Management for Developments (TDM) Last amended February 16, 2024</u>	TDM plan doesn't required, per section 4.3.4 or 4.15 of the parking By-law Site within 400m of the FTN Reduced parking minimum by 20%		19.9 x 20%= 3.98 19.9 -3.98=15.92 Required Parking= 16		17	
ACCESSIBLE PARKING	MIN. 1.0 SPACE FOR UP TO 7 UNITS PLUS 0.034 SPACE PER EACH ADDITIONAL UNIT		(21-7) X 0.034 + 1 = 1.4 SPACES		(1 H / C STALL)	
VISITOR PARKING	Min 0.05 per unit Max. 0.1 per unit		0.05 X 21 unit = 0.42 0.1 X 21unit = 2.1		1	
TOTAL SPACES PROVIDED	17+1HC (counted as 2)+ 1 VISITOR				20 SPACES	
BICYCLE PARKING	REQUIRED				PROPOSED	
CLASS A F.A.< 65SM (699.65SF) F.A> 65SM(699.65SF) F.A> 105 SM(1130.21F) CLASS B	1.5 SPACE / D.U. <65m²=699sf² 2.5 SPACE / D.U.>65m²=699sf² 3.0 SPACE / D.U.>105m²=1130sf² MIN 50% HORIZONTAL MIN 20% IN LOCKERS 6 SPACES MIN. FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 UNITS		10 UNITS X 1.5 = 15 SPACES 9 UNITS X 2.5 = 22.5 SPACES 2 UNITS X 3 = 6 SPACES TOTAL: 43.5 = (44) 6 SPACE		45 CLASS A SPACES PROPOSED 6 SPACE	
FLOOR SPACE RATIO: (MAXIMUM ALLOWED)	MAXIMUM FSR CALCULATION: 1.0 BASE FSR 3.1.1.1 (a)(ii): Where site area exceed (9,006.12 sf) 837 SM and frontage of site at least (74.80 ft) 22.8 M Site Area = 12,071.10 sf (1,121.85 SM) Nanaimo St frontage = 121.63 ft (37.10 M) 1,121.85 SM - 837 SM = 284.85 SM / 9.3 SM = 30.63 X 0.002 = 0.06 FSR BONUS 4.7.1 (a): Base FSR = 1.0 13.6% X 0.012FSR / 1% 0.16 FSR BONUS (FROM 13.6% UNDER MAX. SITE COVERAGE) 4.7.1 (C): ALL OFF STREET PARKING IS UNDERGROUND 0.2 FSR BONUS 4.7.1 (X): FOR THERMAL EXTRA 0.01 FSR BONUS TOTAL ALLOWED FSR : (1+ 0.06 + 0.16 + 0.016 + 0.2) X 1.01 = 1.45					
FLOOR SPACE RATIO: (PROPOSED)	PROPOSED FSR: TOTAL PROPOSED NET FLOOR AREA / SITE AREA GROSS FLOOR AREA : 4329.00 + 4051.00 + 4085.00 + 4368.00 = 16833.00 SF (1,564.41) SM NET FLOOR AREA: 4329.00 + 3931.00 + 8166.00 = 16,426.00 SF (1,526.58) SM SITE AREA: 12,071.10 SF					
	Calculating Proposed FSR: 16,426.00 sf / 12,071.10 sf = 1.36 Total Permitted FSR: = 1.45 MAXIMUM BUILDABLE AREA = 17,503.10 SF TOTAL PROPOSED FSR: = 1.36 PROPOSED BUILDABLE AREA = 16,416.870 SF					

ESTIMATED GARBAGE/ RECYCLING CALCULATIONS FOR RESIDENTIAL (20 UNITS):

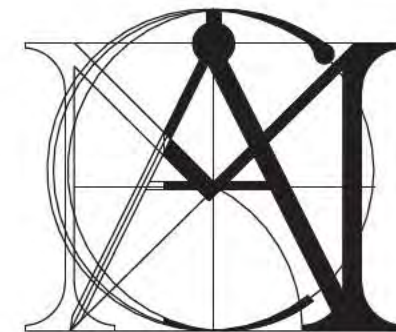
CAPACITY FOR 1 WEEK STORAGE (BETWEEN PICKUPS)

GARBAGE:	95.0L/ WEEK/ UNIT X 20=	1,900L/ WEEK (2.48 cu. yds.) ~1-3 cu.yd. BIN
NEWSPRINT:	8.50L/ WEEK/ UNIT X 20=	170L/ WEEK ~ 1 - 360L CART
MIXED CONTAINERS:	9.00L/ WEEK/ UNIT X 20=	180L/ WEEK ~ 1 - 360L CART
MIXED PAPERS (INCL. CARDBOARD):	40.0L/ WEEK/ UNIT X 20=	800/ WEEK (1.05 cu. yds.) ~1-3 cu.yd. BIN
MIXED PAPERS (EXCL. CARDBOARD):	15.0L/ WEEK/ UNIT X 20=	300L/ WEEK ~ 1 - 360L CART
CARDBOARD:	30.0L/ WEEK/ UNIT X 20=	600/ WEEK ~ 2 - 360L CART
COMPUTABLE:	14.0L/ WEEK/ UNIT X 20=	280L/ WEEK ~ 1 - 360L CART
SUB-TOTAL	=	2 x 3 cu. yd. BINS
		6 x 360L CARTS
SPACE REQUIRED/PROVIDED:		
	6 CARTS X 0.63 s.m./ CART =	3.78 s.m.
	2 @ 3 cu. yd. BINS X 1.98 s.m./BIN=	3.96 s.m.
	SUB-TOTAL =	7.74 s.m.
7.74 s.m. X 2.0 (Maneuvering aisle factor)	=	15.48 s.m. (277.07 S.F.)
PROVIDED=		29.59 s.m. (318.5 S.F.)

FLOOR AREA BREAKDOWN

FLOOR SPACE RATIO COMPUTATION

LEVEL 1																			
UNIT NUMBER	# 153	# 152	# 151	# 101	# 102	# 103	# 104	# 105						Total Units	Gross Floor Area (sf)	Total Storage (sf)	Net Floor Area (sf)		
GROSS FLOOR AREA	560.00	573.00	519.00	544.00	527.00	536.00	562.00	508.00						1- Studio + 7- One Bedroom	4329.00		4329.00		
COMMON AREA / EXIT																			
STORAGE (EXEMPTION FROM FSR)																			
TOTAL LEVEL 1																			
LEVEL 2																			
UNIT NUMBER	# 254	# 251	# 201	# 204	# 207	# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units					
GROSS FLOOR AREA	910.00	511.00	451.00	836.00	835.00	63.00	63.00	62.00	64.00	64.00	65.00	62.00	65.00	2- One Bedroom + 3- Two Bedroom	4051.00	120.00	3931.00		
COMMON AREA / EXIT																			
STORAGE (EXEMPTION FROM FSR)	40.00			40.00	40.00														
TOTAL LEVEL 2																			
LEVEL 3 & LEVEL 4																			
UNIT NUMBER						# 255	# 253	# 252	# 202	# 203	# 205	# 206	# 208	Total Units					
LEVEL 3 GROSS FLOOR AREA						517.00	529.00	558.00	501.00	484.00	496.00	523.00	477.00	8- Three Bedroom	4085.00 4368.00	287.00	8166.00		
LEVEL 4 GROSS FLOOR AREA						555.00	569.00	598.00	538.00	520.00	529.00	557.00	502.00						
STORAGE (EXEMPTION FROM FSR)						37.00	39.00	40.00	37.00	35.00	36.00	36.00	27.00						
TOTAL LEVEL 3 & 4																			
GRAND TOTAL															16,833.00		407.00	16,426.00	
GRAND TOTAL UNITS															1- Studio + 9- One Bedroom + 3- Two Bedroom + 8- Three Bedroom units		NET BUILDABLE AREA		16,426.00 sf



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Development Data

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

A001

Scale	$3/16" = 1'-0"$
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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 1

DEVELOPMENT
PERMIT

Project number	DP-2022-00365
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Date	2024 03 20
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Drawn by	AA
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Checked by	MC
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A002

Scale	$3/16" = 1'-0"$
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Area Schedule (Gross Building) Level 1			
Comments	Area type	Area	Area Type

Level 1A

Unit #151	Area	519 SF	Gross Building Area
Unit #152	Area	573 SF	Gross Building Area
Unit #153	Area	560 SF	Gross Building Area
Unit #102	Area	527 SF	Gross Building Area
Unit #103	Area	536 SF	Gross Building Area
Unit #104	Area	562 SF	Gross Building Area
Unit #105	Area	508 SF	Gross Building Area
Unit #101	Area	544 SF	Gross Building Area

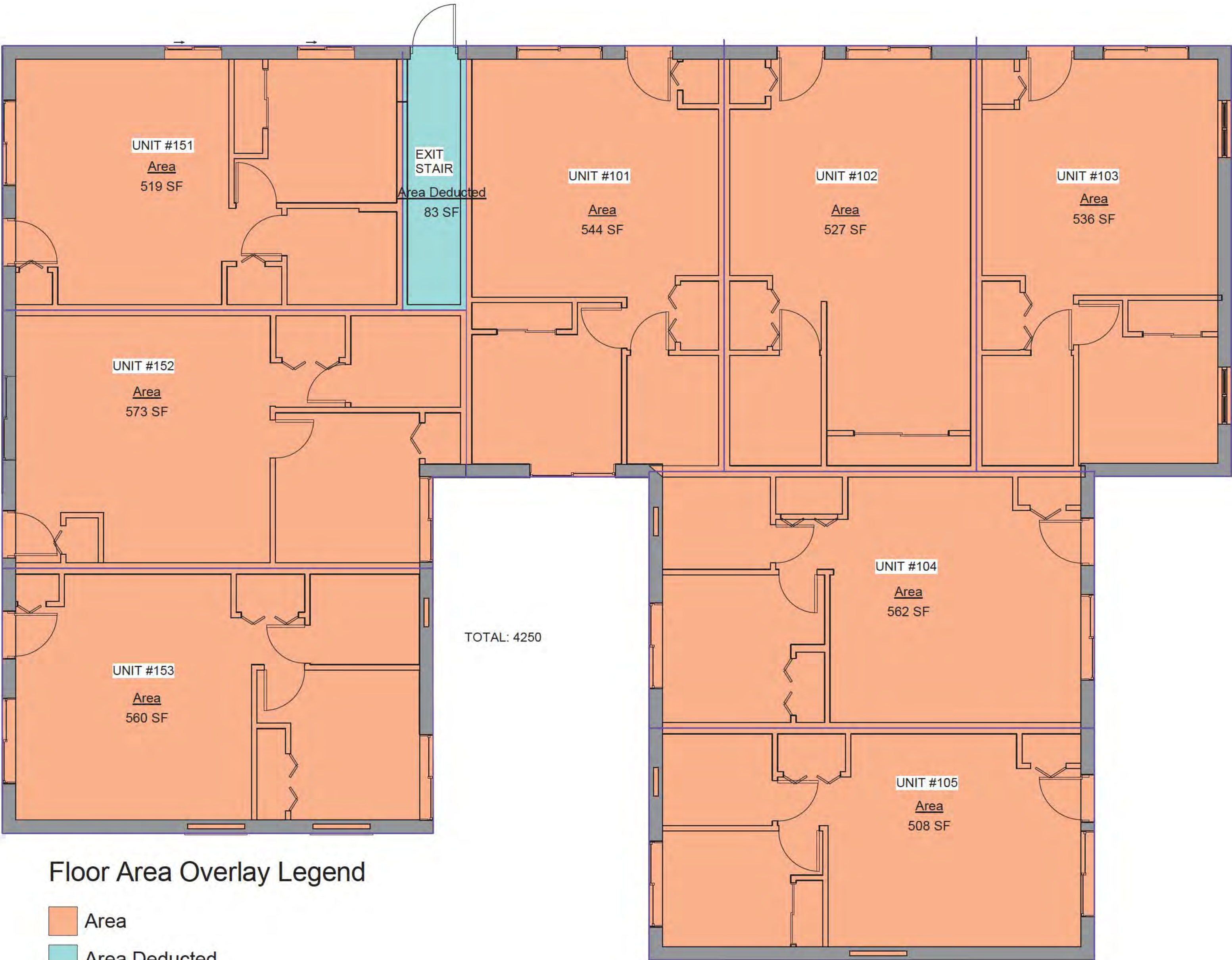
Area: 8		4327 SF	
Exit Stair	Area Deducted	83 SF	Gross Building Area

Area Deducted: 1 83 SF

Level 1A: 9 4410 SF

Grand total: 9 4410 SF

NET FLOOR AREA= 4451 SF



Floor Area Overlay Legend

 Area
 Area Deducted

① Level 1
3/16" = 1'-0"



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[illegible]

Area Overlay-Level 2

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

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

Area Deducted:	360 SF
11	
Level 2A: 24	4409 SF



 Area
 Area Deducted

① Level 2A
3/16" = 1'-0"

NET FLOOR AREA= 4146 SF



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[illegible]

Area Overlay-Level 3

Project number	DP-2022-00365
Date	2024 03 20
Drawn by	AA
Checked by	MC

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

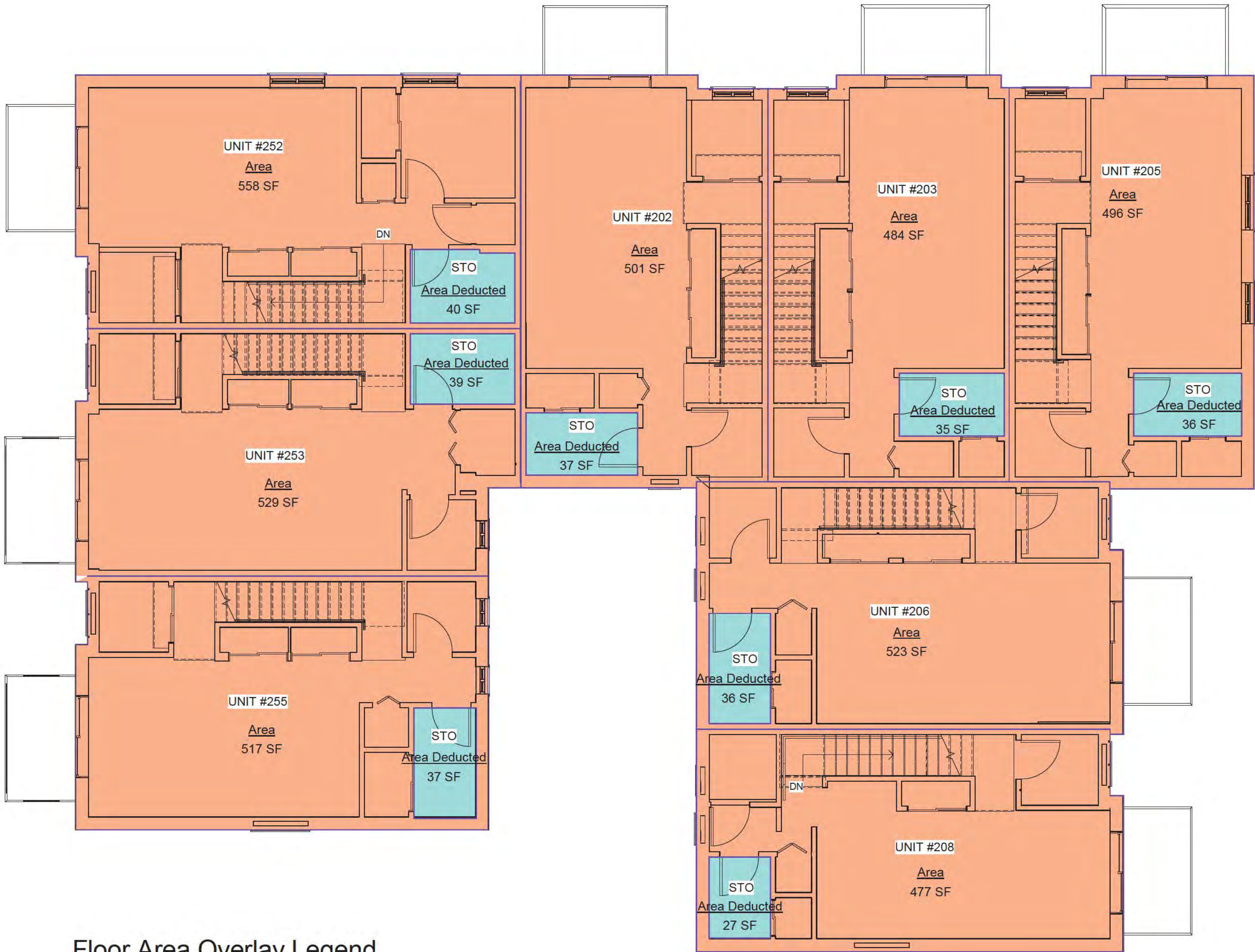
Area

8 4083 SF

Area Deducted

8 288 SF

Level 3A: 16 4371 SF



Floor Area Overlay Legend

- Area
- Area Deducted

NET FLOOR AREA= 3610

① Level 3A
3/16" = 1'-0"



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Area Overlay-Level 4

DEVELOPMENT PERMIT

Project number	DP-2022-00365
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Date 2024 03 20

Drawn by AA

Checked by	MC
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A005

Scale $3/16" = 1'-0"$

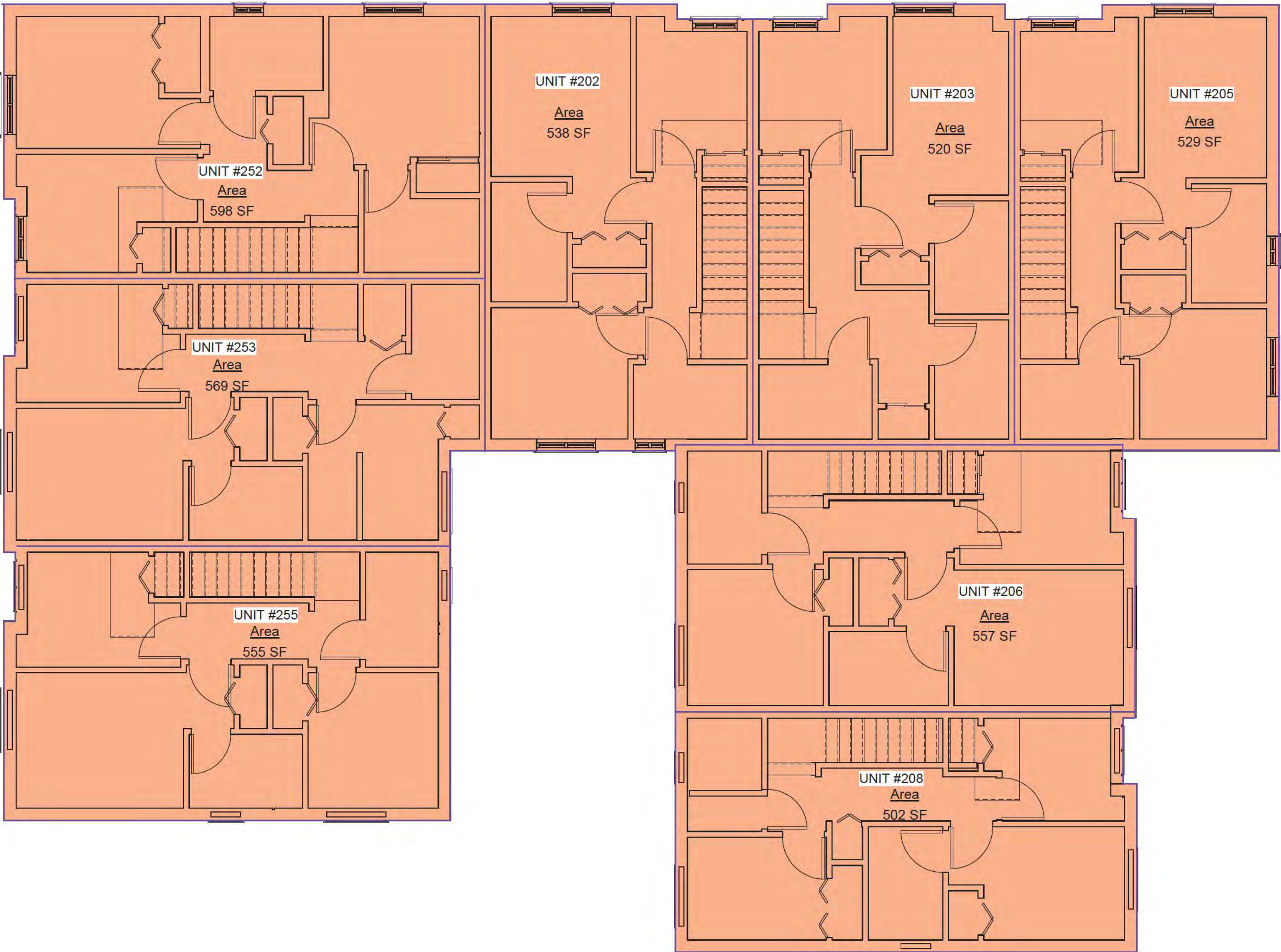
Area Schedule (Gross Building) Level 4			
Comments	Name	Area	Area Type

Level 4A

Unit #252	Area	598 SF	Gross Building Area
Unit #253	Area	569 SF	Gross Building Area
Unit #255	Area	555 SF	Gross Building Area
Unit #202	Area	538 SF	Gross Building Area
Unit #203	Area	520 SF	Gross Building Area
Unit #205	Area	529 SF	Gross Building Area
Unit #206	Area	557 SF	Gross Building Area
Unit #208	Area	502 SF	Gross Building Area

Level 4A: 8 4370 SF

NET FLOOR AREA= 4467 SF



Floor Area Overlay Legend

 Area



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Shadow Study

DEVELOPMENT PERMIT

Project number DP-2022-00365

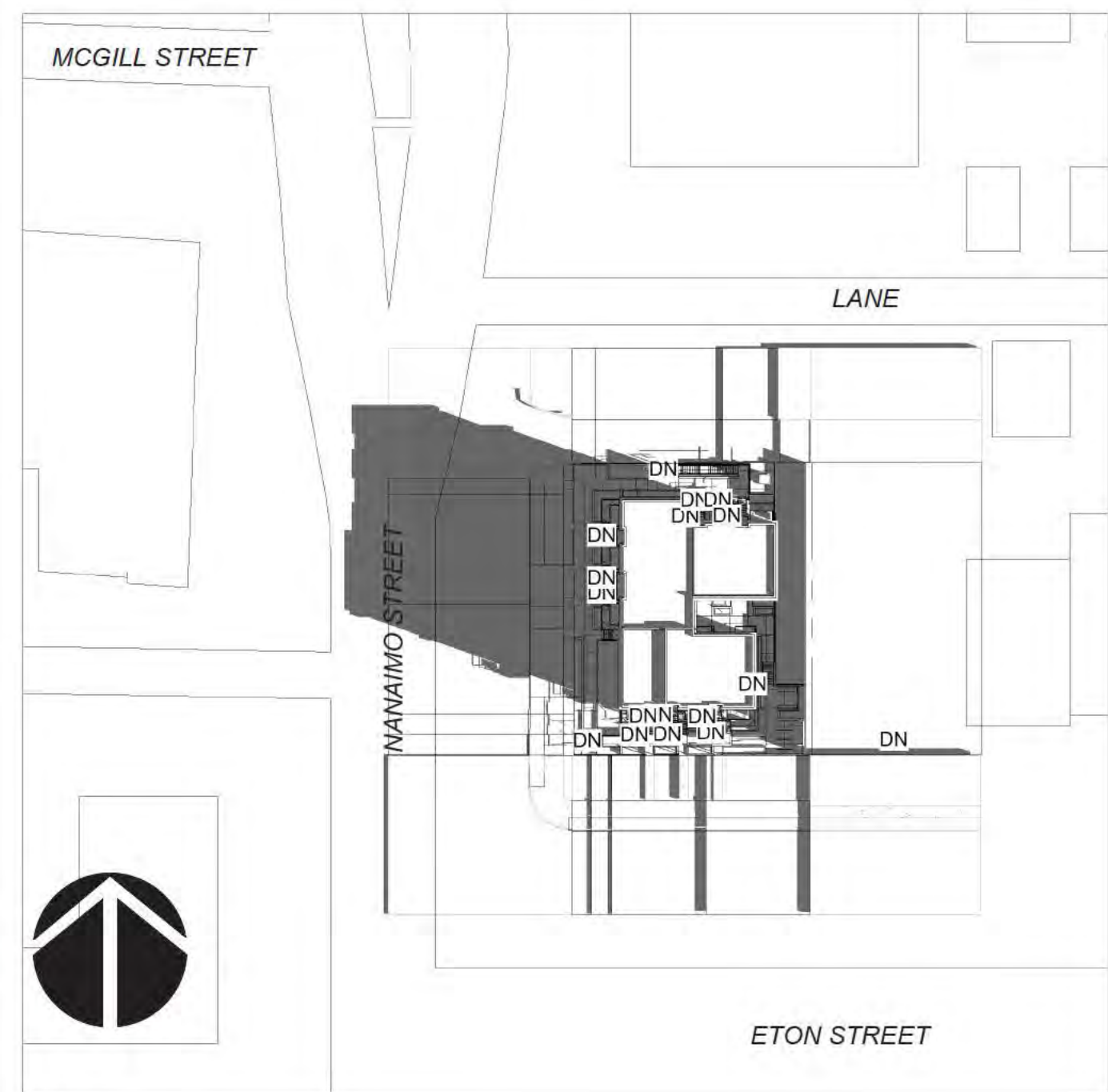
Date 2024 03 20

Drawn by AA

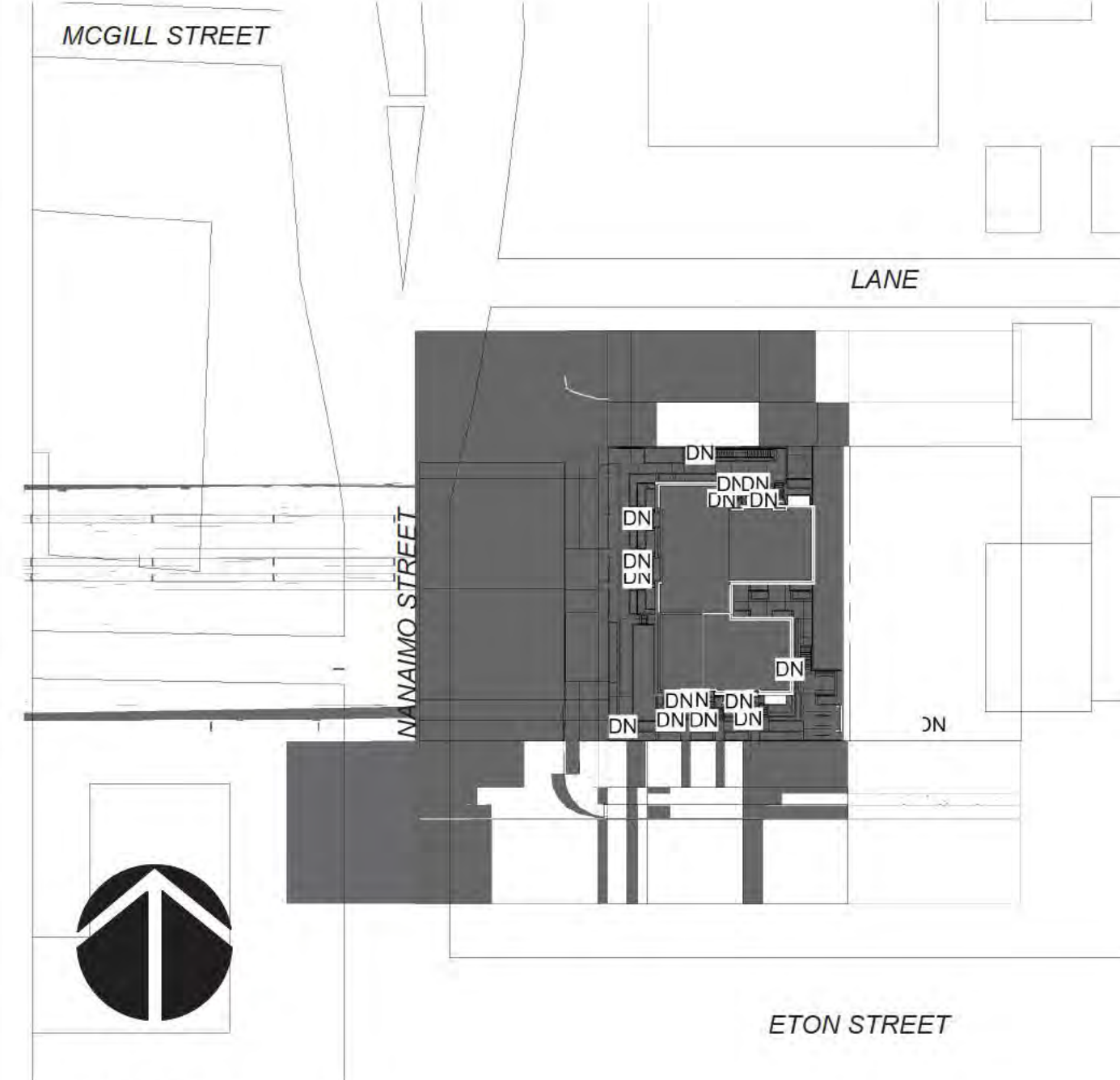
Checked by _____ MC

A007

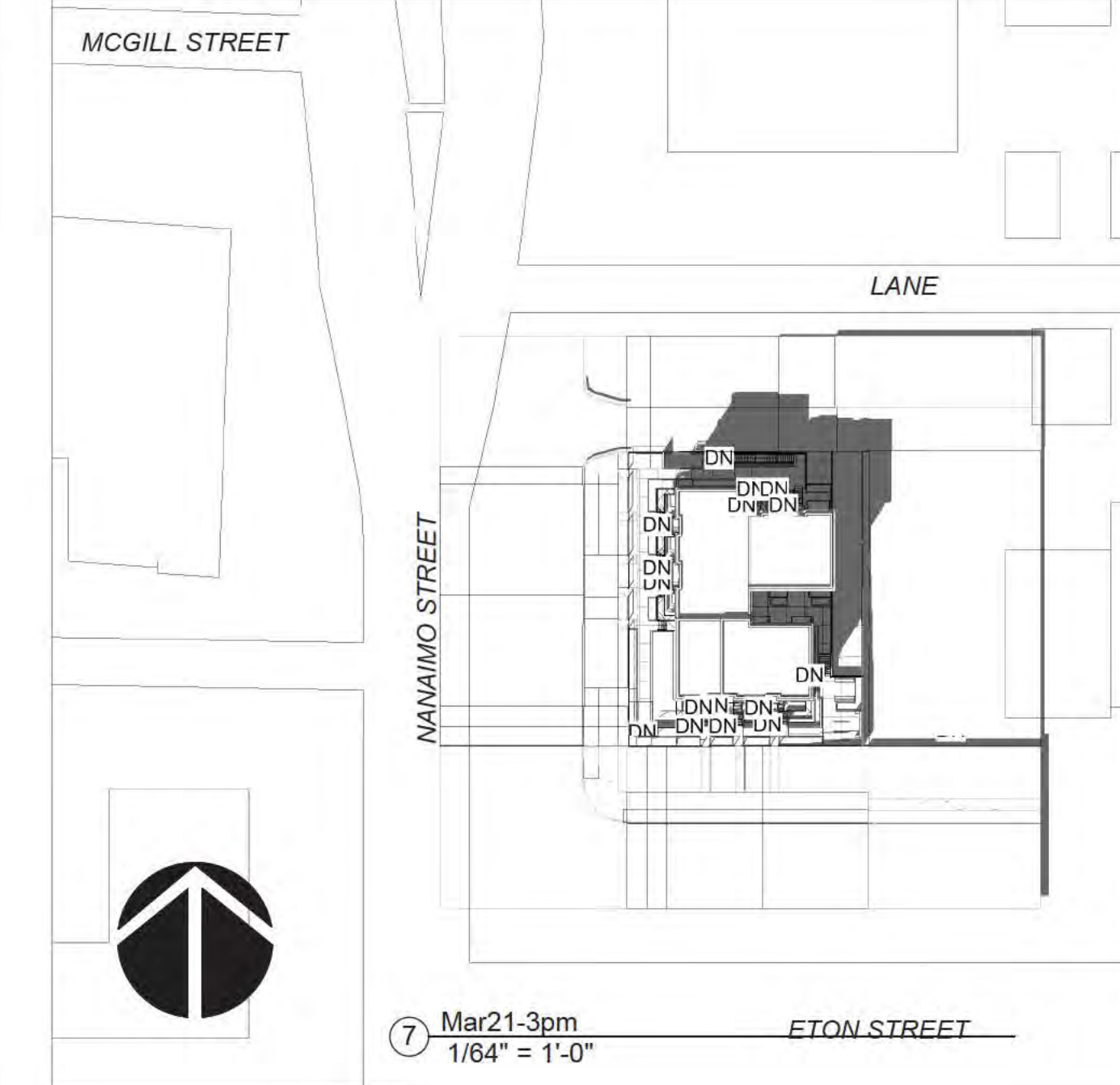
Scale $1/64" = 1'-0"$



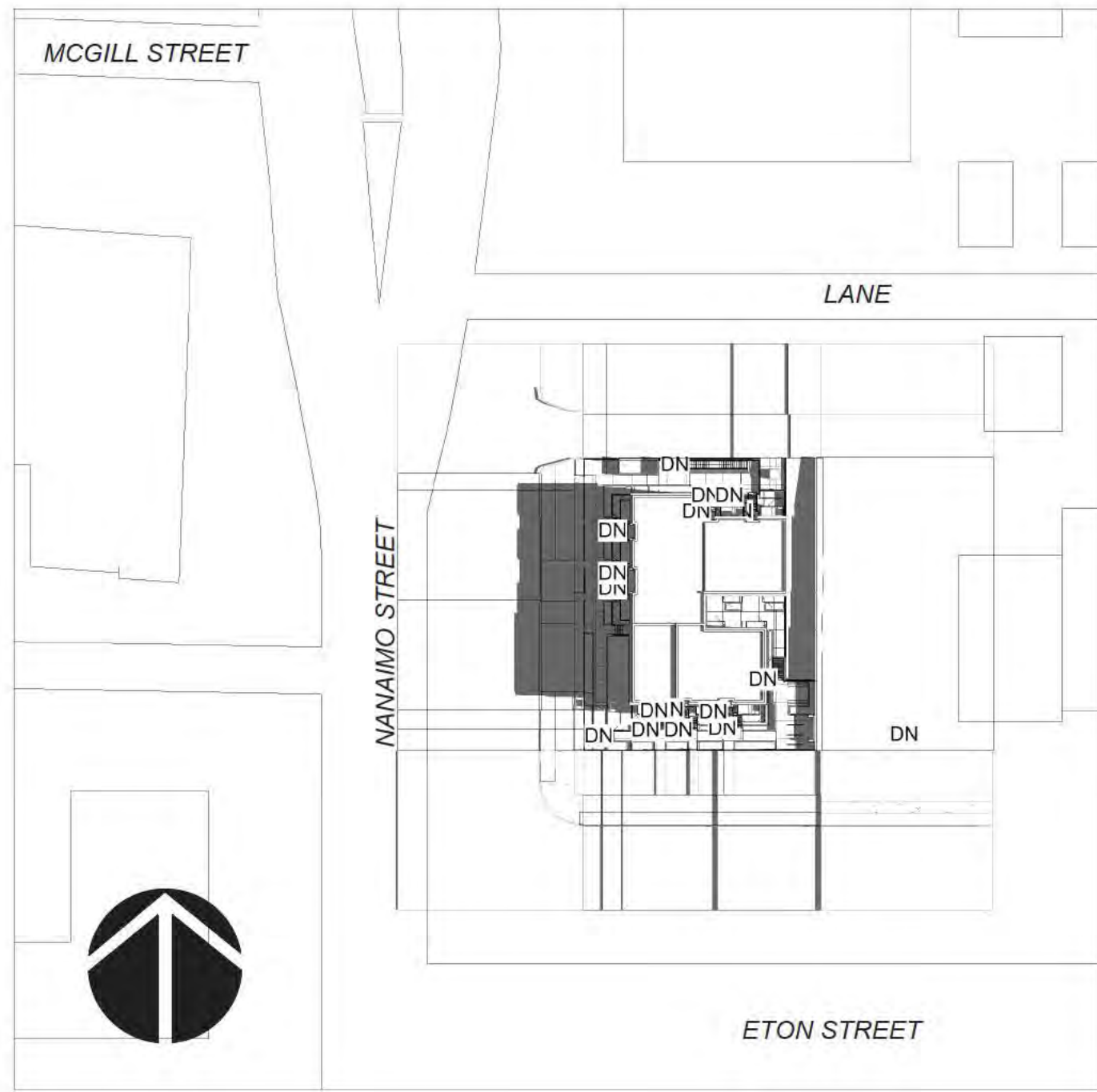
9 Mar21-9am
1/64" = 1'-0"



⑩ $\frac{\text{Mar21-12am}}{1/64'' = 1'-0''}$



⑦ Mar21-3pm
1/64" = 1'-0"



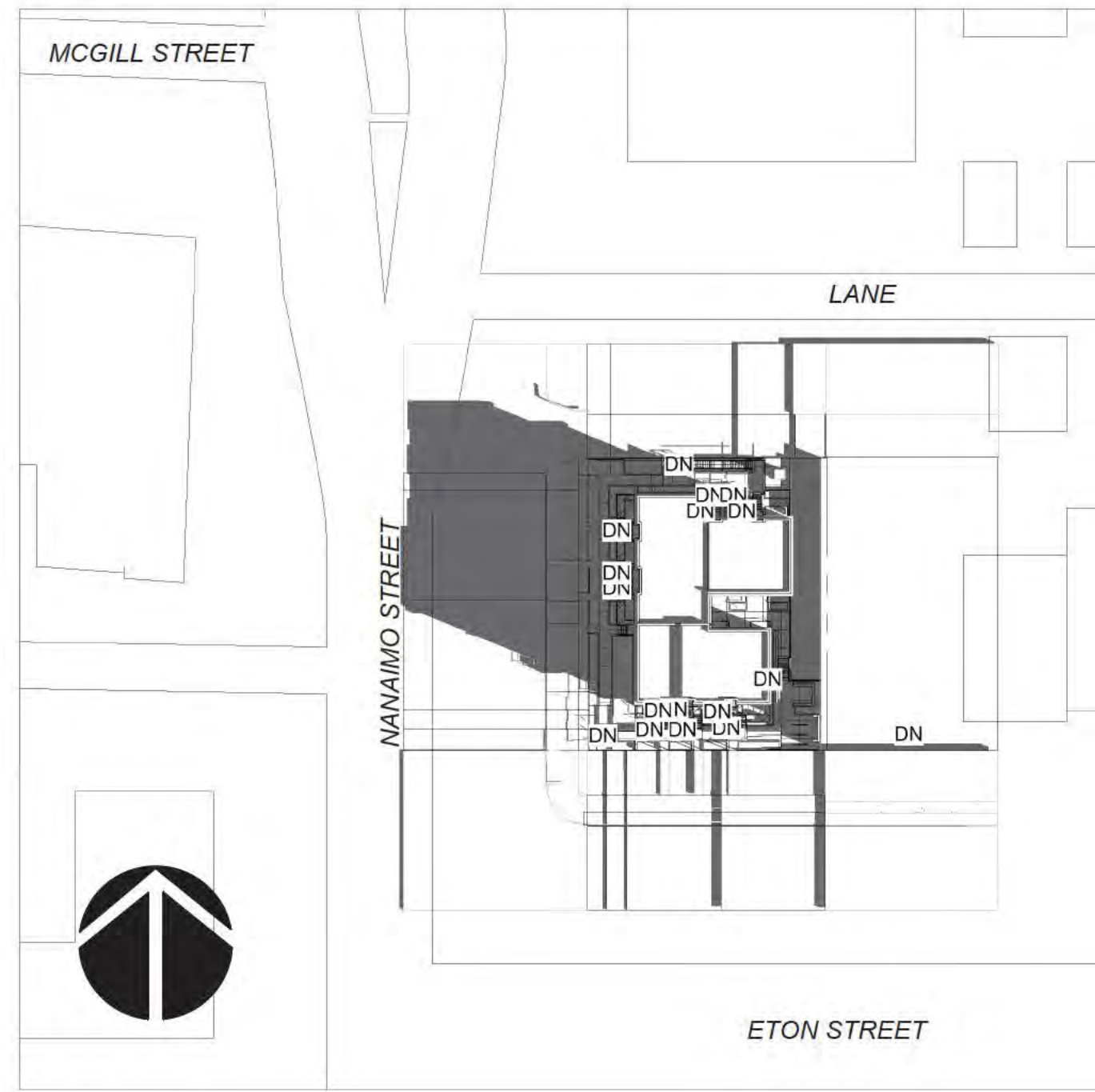
⑤ jun21-9am
1/64" = 1'-0"



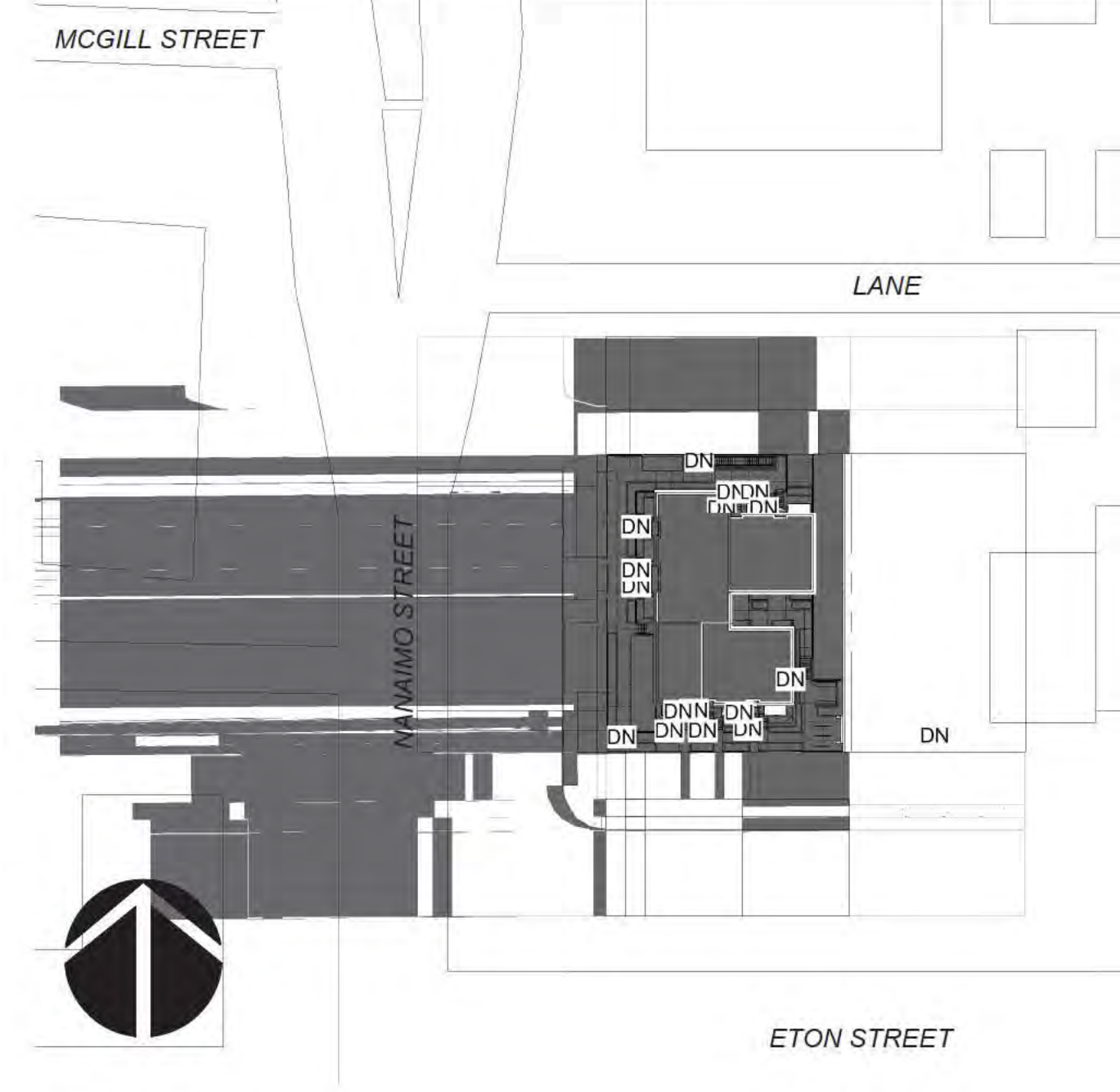
⑥ jun21-12am
1/64" = 1'-0"



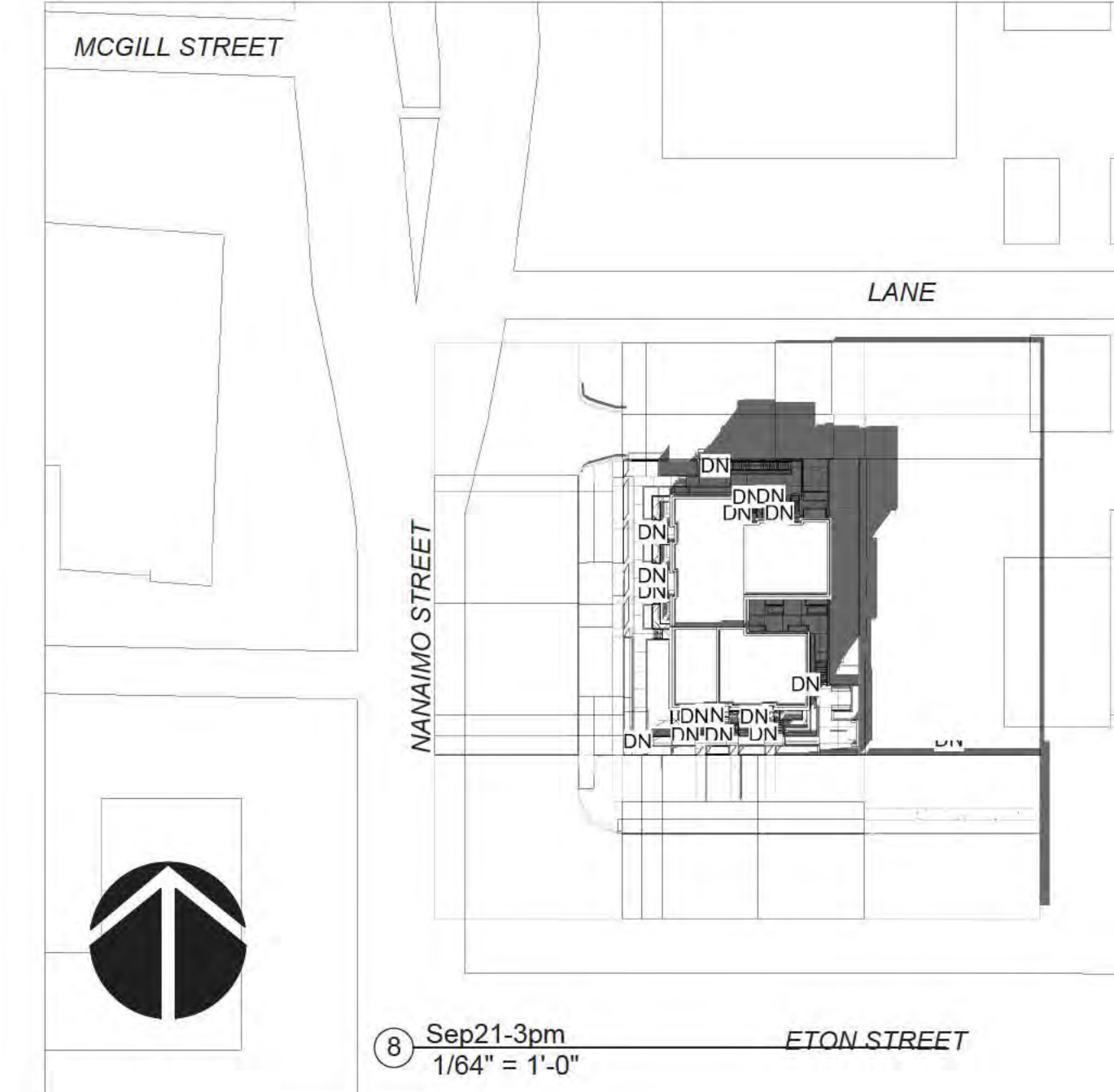
④ jun21-3pm
1/64" = 1'-0"



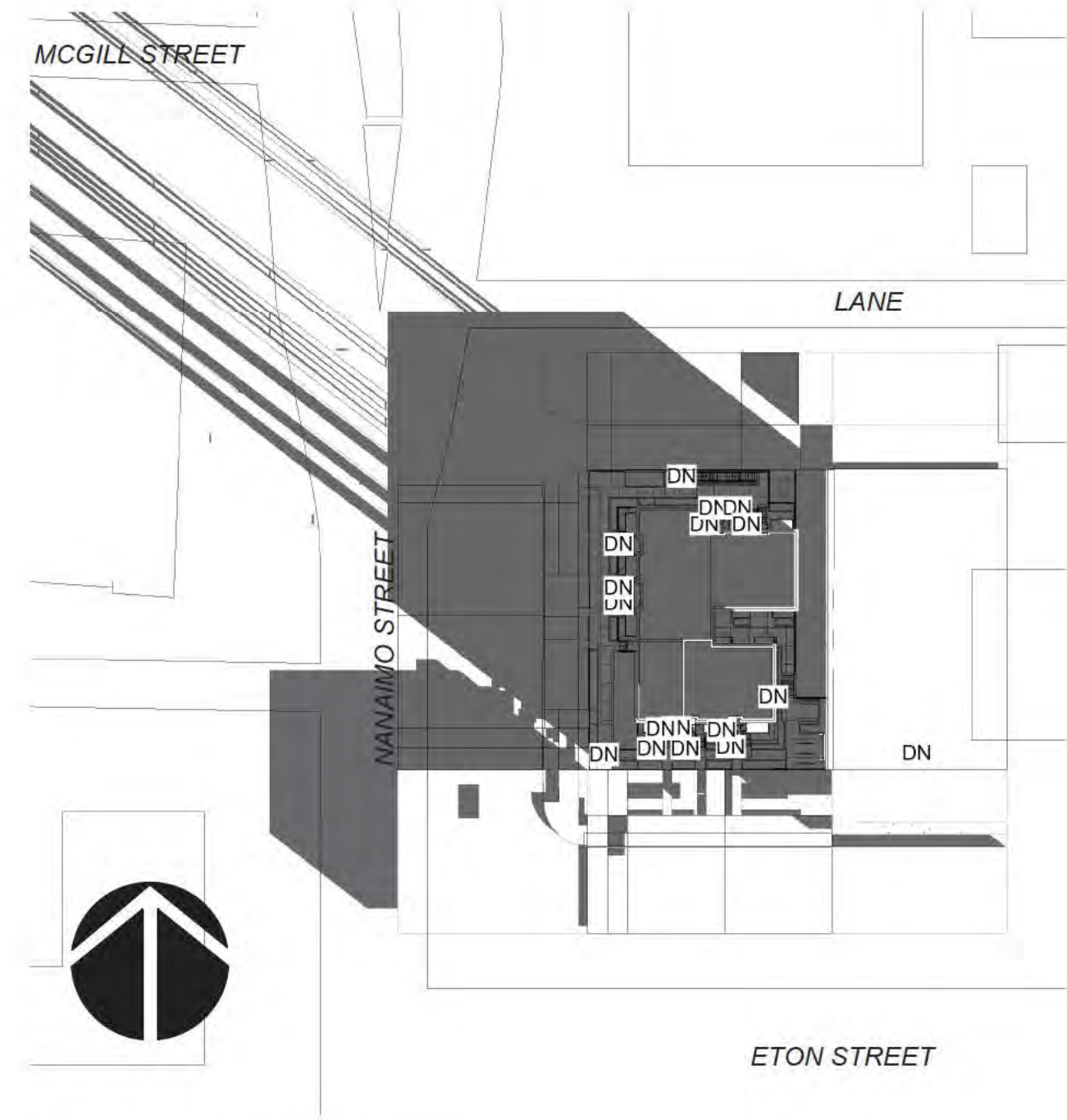
11 Sep21-9am
1/64" = 1'-0"



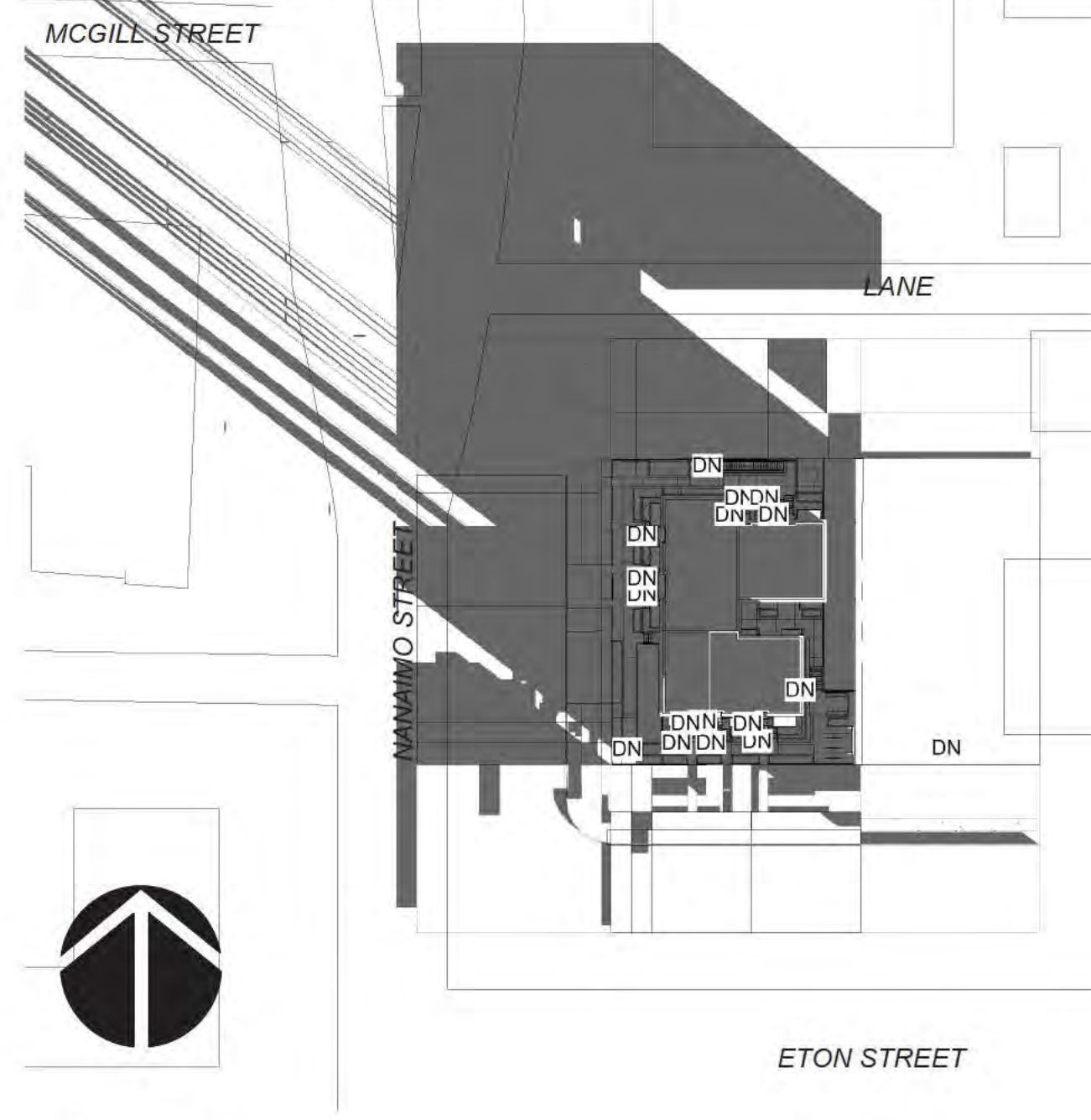
12 Sep21-12am
1/64" = 1'-0"



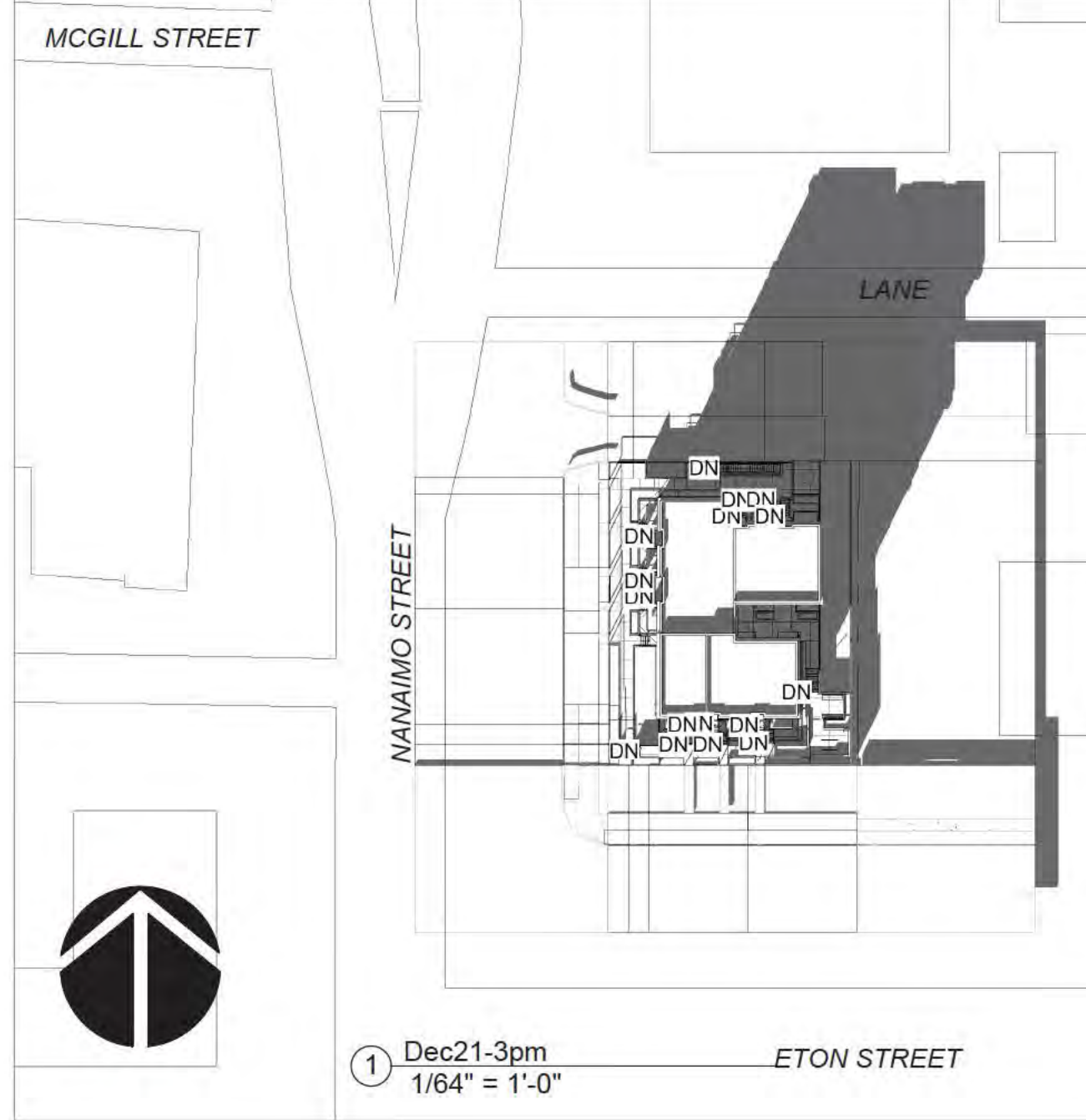
8 Sep21-3pm
1/64" = 1'-0"



② $\frac{\text{Dec21-10am}}{1/64'' = 1'-0''}$



③ $\frac{\text{Dec21-12am}}{1/64'' = 1'-0''}$



① Dec21-3pm
1/64" = 1'-0"