

City of Vancouver - FOI 2025-083 - Page 85 of 132



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

SITE PLAN

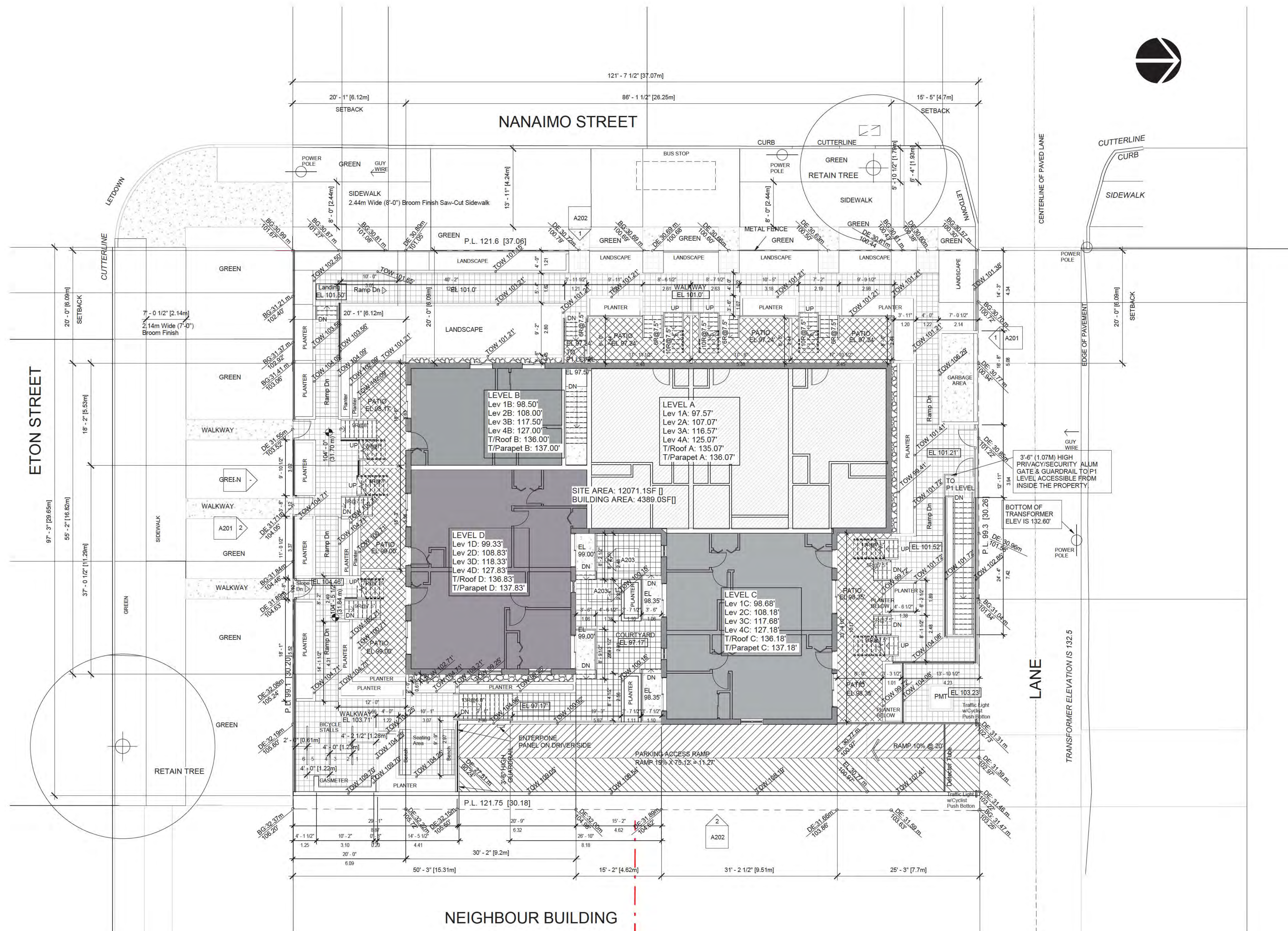
DEVELOPMENT PERMIT

Checked by	MC
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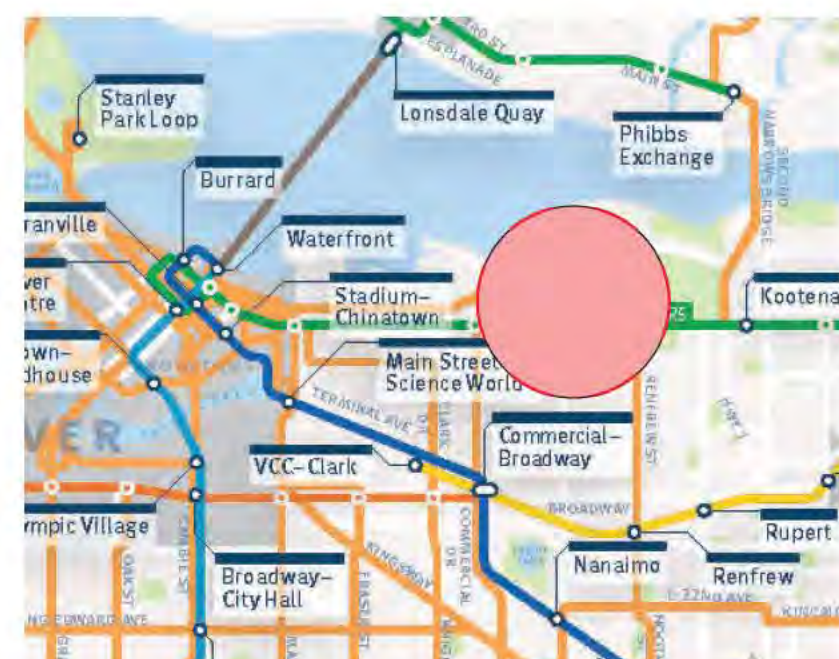
A101

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

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	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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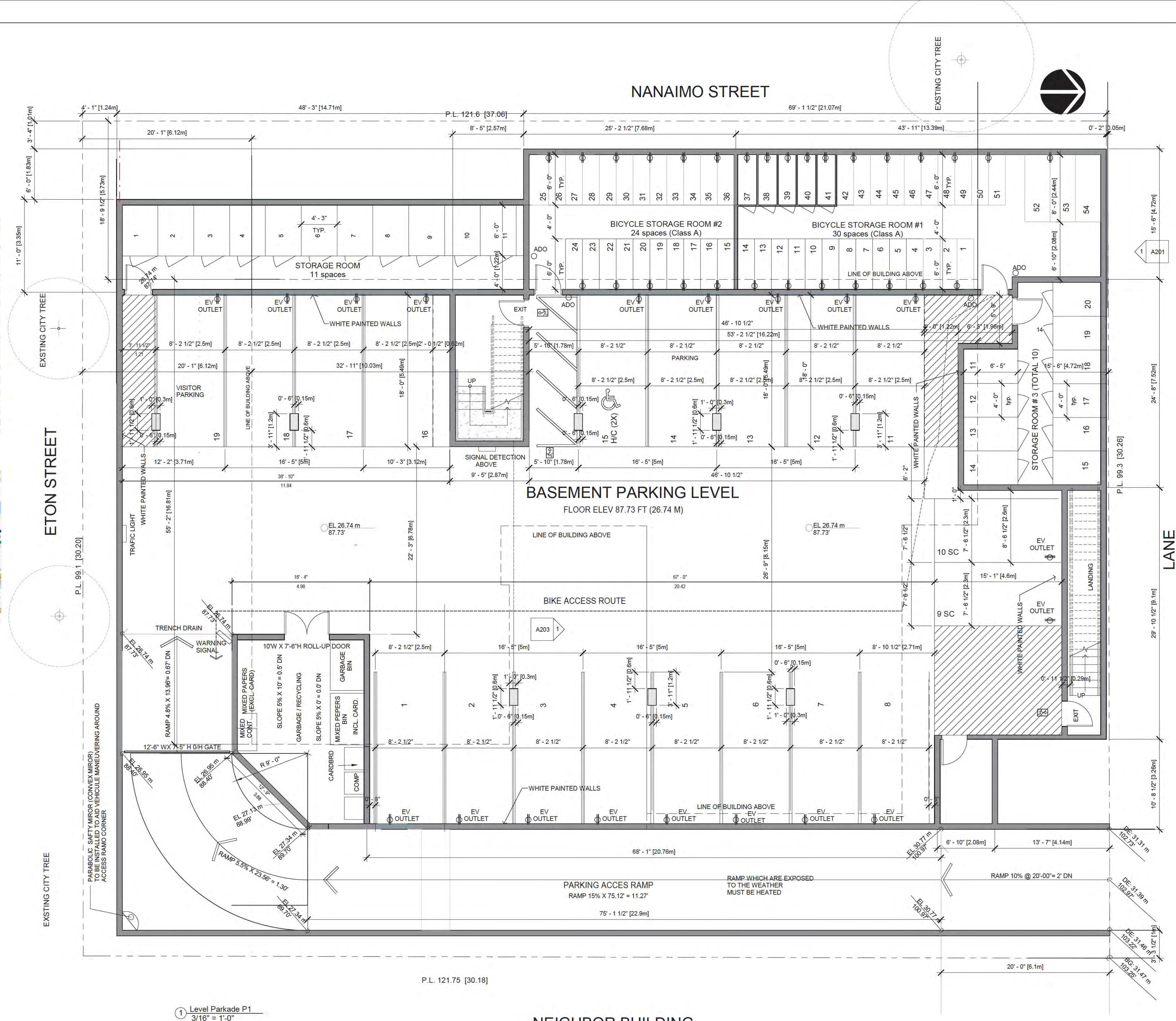
① SITE LEVEL
1/8" = 1'-0"



FREQUENT TRANSIT NETWORK MAP

NOTE:
Bulletin: Transportation Demand Management for Developments (TDM)
Last amended February 16, 2024

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%



① Level Parkade P1
3/16" = 1'-0"

NEIGHBOR BUILDING

MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669
E: MATTHEW@MCAI.CA

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Legen

[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	As indicated
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No.	Date	Revision
01	20Mar2024	DP Submission

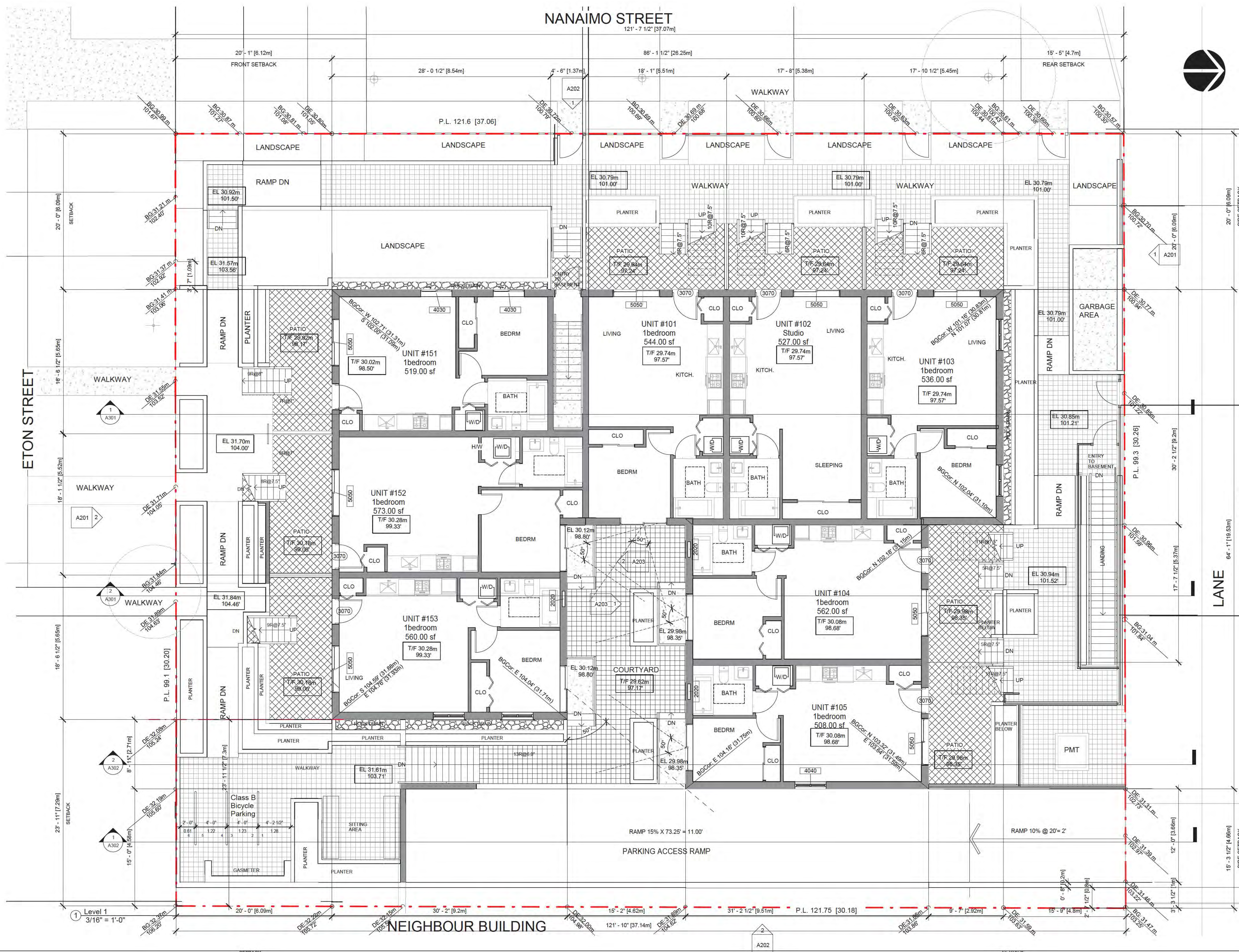
304 Nanaimo St, 2407
and 2415 Eton St

LEVEL 1

DEVELOPMENT PERMIT

A103

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





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VANCOUVER, BC V6A 2K9
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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

LEVEL 2

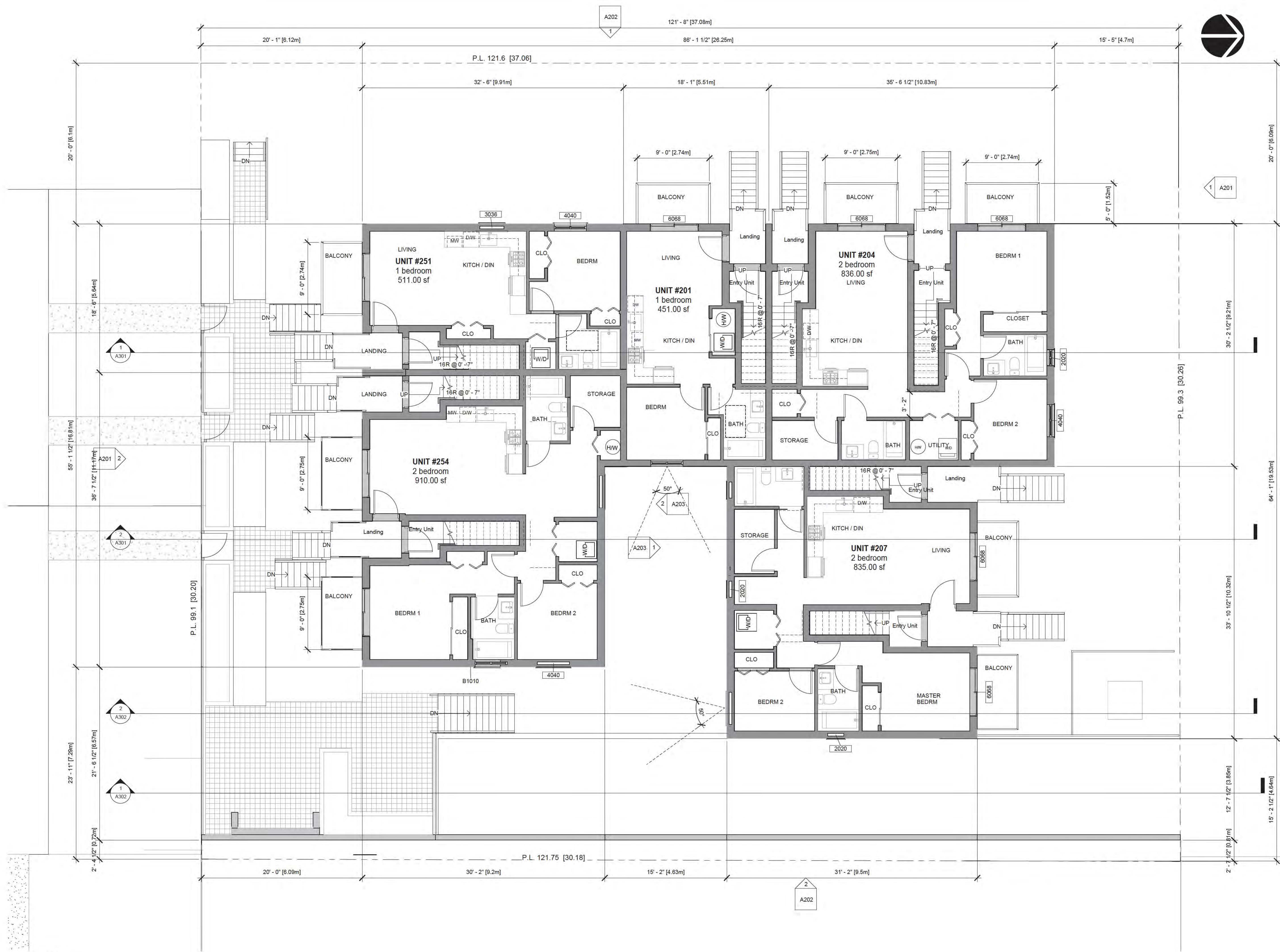
DEVELOPMENT PERMIT

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

A104

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

5/21/2024 10:53:13 AM



① Level 2A
3/16" = 1'-0"



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[illegible]

LEVEL 3

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

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



① Level 3A
3/16" = 1'-0"



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Legend

[illegible]

304 Nanaimo St, 2407
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LEVEL 4

DEVELOPMENT PERMIT

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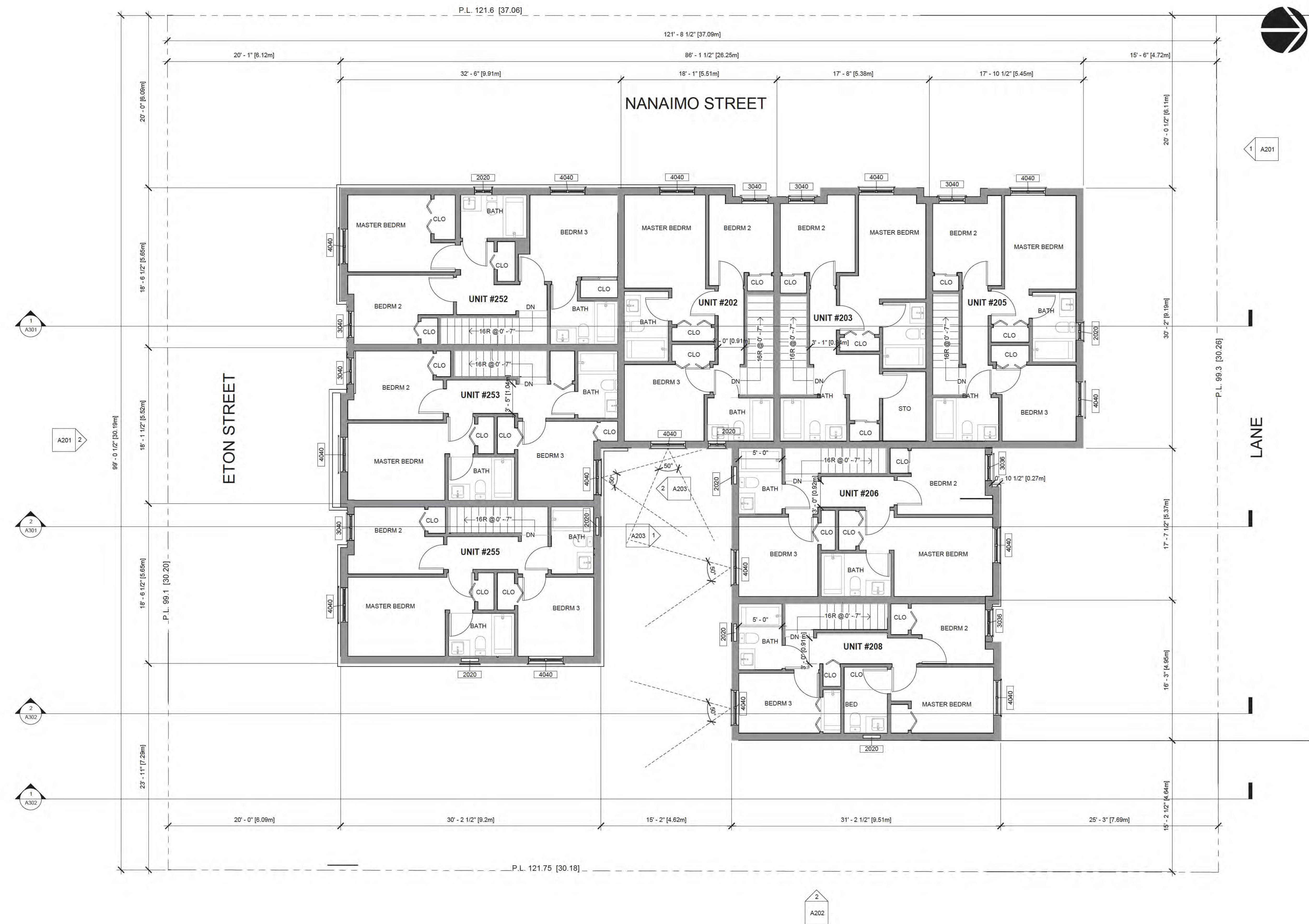
Date	2024 03 20
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Drawn by AA

Checked by	MC
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A106

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



① Level 4A
 $3/16'' = 1'-0''$



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CONSENT

Legend

[illegible]

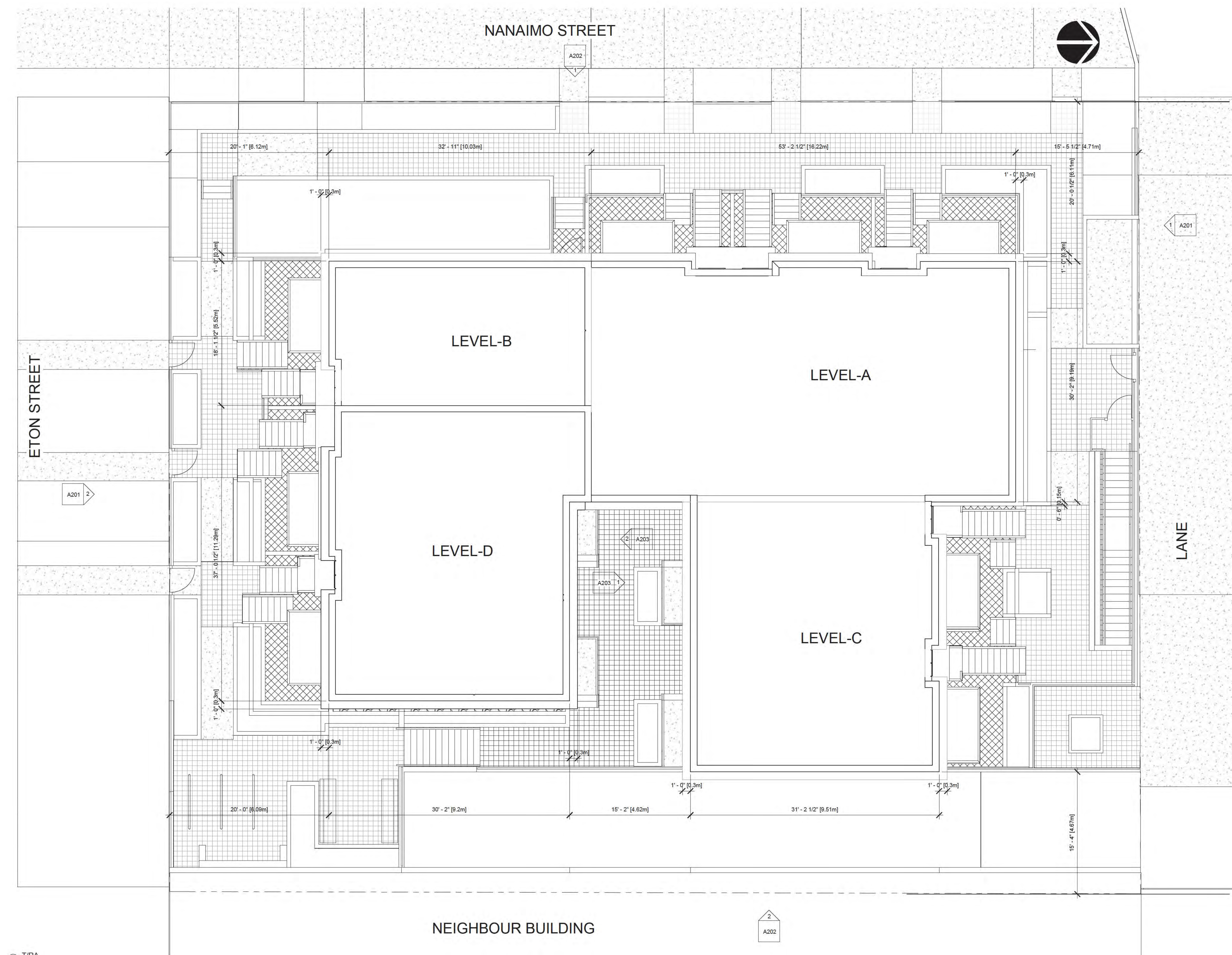
304 Nanaimo St, 2407
and 2415 Eton St

ROOF LEVEL

DEVELOPMENT PERMIT

A107

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

① T/RA
3/16" = 1'-0"



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VANCOUVER, BC V6A 2K9
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Legende:

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

NORTH/ SOUTH
ELEVATION

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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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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T/PAc
137.18'
(41.81 m)

T/RC
136.18'
(41.51 m)

Level 4C
127.18'
(38.76 m)

Level 3C
117.68'
(35.87 m)

Level 2C
108.18'
(32.97 m)

Level 1C
98.68'
(30.08 m)

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

② East Elevation
 $3/16" = 1'-0"$

	T/PaA 136.07' (41.47 m)
	T/RA 135.07' (41.17 m)
	Level 4A 126.07' (38.43 m)
	Level 3A 116.57' (35.53 m)
	Level 2A 107.07' (32.63 m)
	WALKWAY 101.00' (30.78 m)

[illegible]

① West Elevation
3/16" = 1'-0"

304 Nanaimo St, 2407
and 2415 Eton St

EAST / WEST
ELEVATION

DEVELOPMENT PERMIT

Project number	DP-2022-00365
Date	2024.03.20

Date	2024 03 20
Drawn by	AA

Drawn by	AA
Checked by	MC

Checked by	MC
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A202

Scale	$3/16" = 1'-0"$
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EXTERIOR
LONGBOARD
WOOD GRAIN
CEDAR

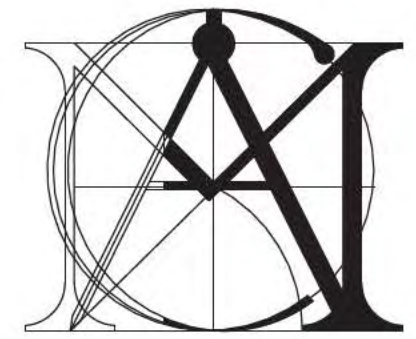


EXTERIOR
HARDI LAP
SIDING BM
HC-179 Platinum
Gray



**BRICK
DARK
BROWN**

EXTERIOR HARDI
PANEL SIDING BM
OC-121 Mountain
Peak White



MATTHEW CHENG
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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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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Section A & B

DEVELOPMENT PERMIT

Checked by	MC
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A301

Scale	$3/16" = 1'-0"$
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City of Vancouver - FOI 2025-083 - Page 96 of 131



① Section A
3/16" = 1'-0"



② Section B
3/16" = 1'-0"

5/21/2024 10:53:24 AM



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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Section C & D

DEVELOPMENT PERMIT

Project number	DP-2022-00363
Date	2024 03 20
Drawn by	A/A
Checked by	MC
A302	
Scale	3/16" = 1'-0"

[illegible]

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@SSPPROPERTIES.CA

CERTIFIED PROFESSIONAL & CODE:
P SQUARED
EMAIL: PETER@PSQUARED.CA
PETER HOSSEINI

ARCHITECTURAL:
MATTHEW CHENG ARCHITECT INC.
UNIT 202 - 670 EVANS AVE.
VANCOUVER, BC V6A 2K9
T: 604-731-3012 EXT. 15

LANDSCAPE:

SUSIE SZIKLAI LANDSCAPE ARCHITECT, BCSLA
2263 West 14th Avenue
Vancouver BC V6K 2V9
604 970 9894

SURVEY:
AMRAY LAND SURVEYING LTD. 2015
201-5010 SMITH AVENUE , BURNABY, BC , V5G 2W5
TEL : (604) 620 -5299
EMAIL : RAYMOND@AMRAYSURVEYING.COM
RAYMOND YUAN

STRUCTURAL:
FIRST MODE STRUCTURAL ENGINEERS LTD
EMAIL: ADMIN@FIRSTMODE.CA
AMIR ABBASINIK

WSB ENGINEERING
WEILER SMITH BOWERS - CONSULTING STRUCTURAL ENGINEERS
3855 HENNING DR #118, BURNABY, BC V5C
TEL: (604) 294-3753
OFFICE@WSB-ENG.COM

GEOTECHNICAL:
GEO PACIFIC
EMAIL: DERISZADEH@GEOPACIFIC.CA
MOHAMMAD DERISZADEH

TETRIS GEOTECHNICAL ENGINEER
EMAIL: [RICK@TETRISGEO.COM](mailto:rick@tetrisgeo.com)
RICKY JIANG

FOREST ENGINEER, CERTIFIED ARBORIST, TREE RISK ASSESSOR:
RUBEN PINEIRO
RUBEN@URBANTREELAB.COM
WWW.URBANTREELAB.COM
604 365 1233

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

BUILDING ENVELOPE
AQUA-COAST ENGINEERING LTD.
1410-55th Street
Delta, B.C. V4M 3K5
EMAIL: MAIN@AQUA-COAST.CA
Phone: (604) 294-0037

MECHANICAL:
SRC ENGINEERING CONSULTANTS LTD.
205 – 4180 LOUGHEED HIGHWAY
BURNABY, BC V5C 6A7, CANADA
EMAIL: AMRIT@SRC-ENG.COM
TEL: 604-268-9091

ENERGY MODEL:
SRC ENGINEERING CONSULTANTS LTD.
205 – 4180 LOUGHEED HIGHWAY
BURNABY, BC V5C 6A7, CANADA
EMAIL: AMRIT@SRC-ENG.COM
TEL: 604-268-9091

ELECTRICAL:
SRC ENGINEERING CONSULTANTS LTD.
205 – 4180 LOUGHEED HIGHWAY
BURNABY, BC V5C 6A7, CANADA
EMAIL: AMRIT@SRC-ENG.COM
TEL: 604-268-9091

FIRE SUPPRESSION

ACOUSTIC:

TEL.NO.: 604-988-2508

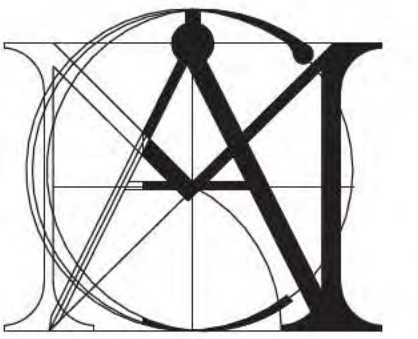
ENVIRONMENTAL:

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
A003	Area Overlay-Level 2
A004	Area Overlay-Level 3
A005	Area Overlay-Level 4
A007	Shodow Study
A100	Survey
A101	SITE PLAN
A102	PARKADE P1
A103	LEVEL 1
A104	LEVEL 2
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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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' except 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			
<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):

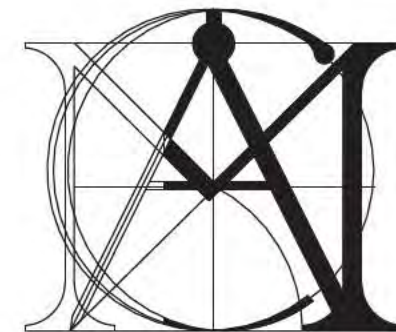
CAPACITY FOR 1 WEEK STORAGE (BETWEEN PICKUPS)

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
Date	2024 03 20
Drawn by	AA
Checked by	MC

A002

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

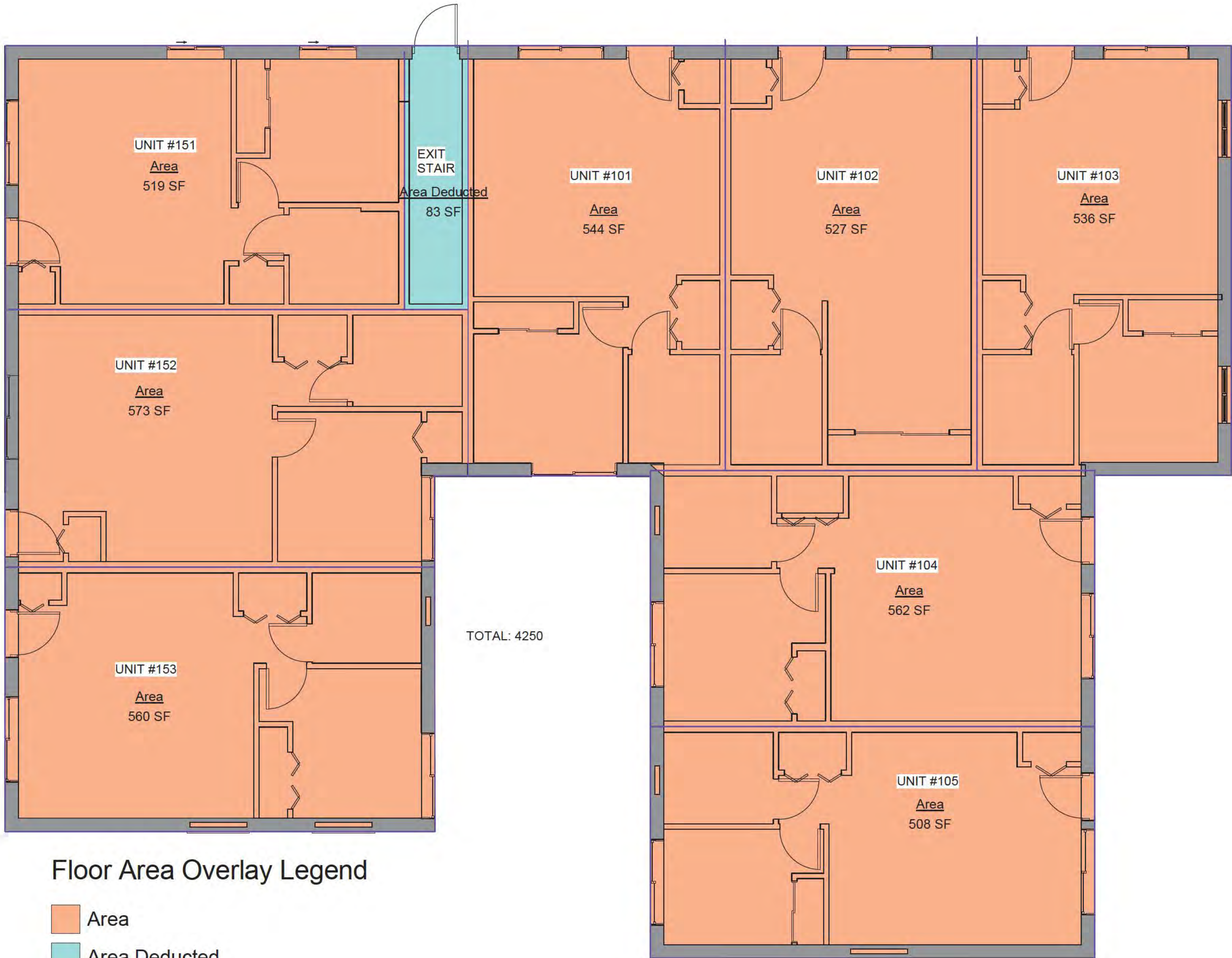
Area: 8		4327 SF	
Exit Stair	Area Deducted	83 SF	Gross Building Area

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]

Project number	DP-2022-003655
Date	2024 03 20
Drawn by	AA
Checked by	MC
A003	
Scale	3/16" = 1'-0"

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



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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NET FLOOR AREA= 3610



 Area
 Area Deducted

① Level 3A
 $3/16'' = 1'-0''$



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[illegible]

Area Overlay-Level 4

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

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

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

NET FLOOR AREA= 4467 SF





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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Shadow Study

DEVELOPMENT PERMIT

Project number DP-2022-00365

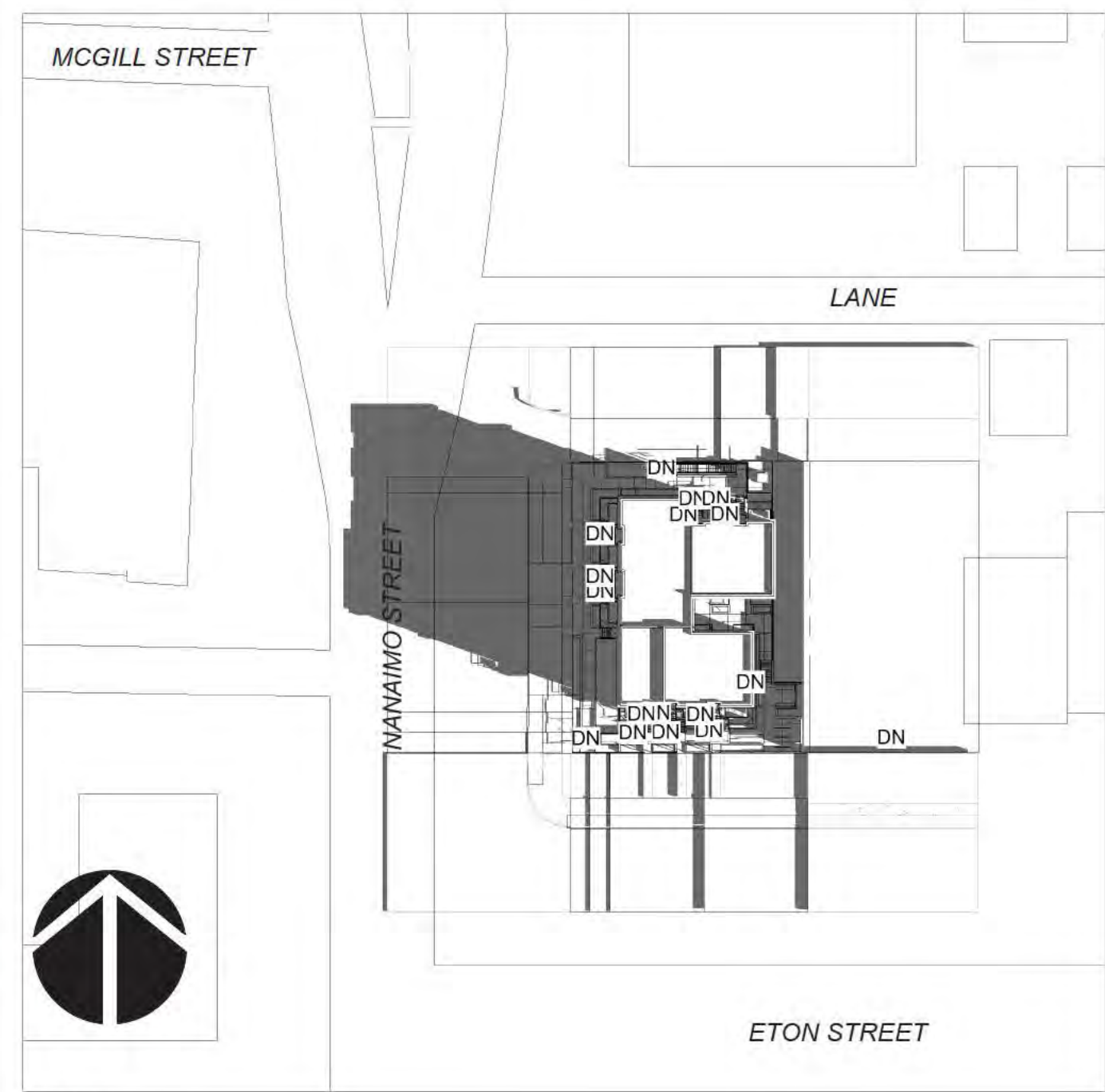
Date: 2024 03 20

Drawn by AA

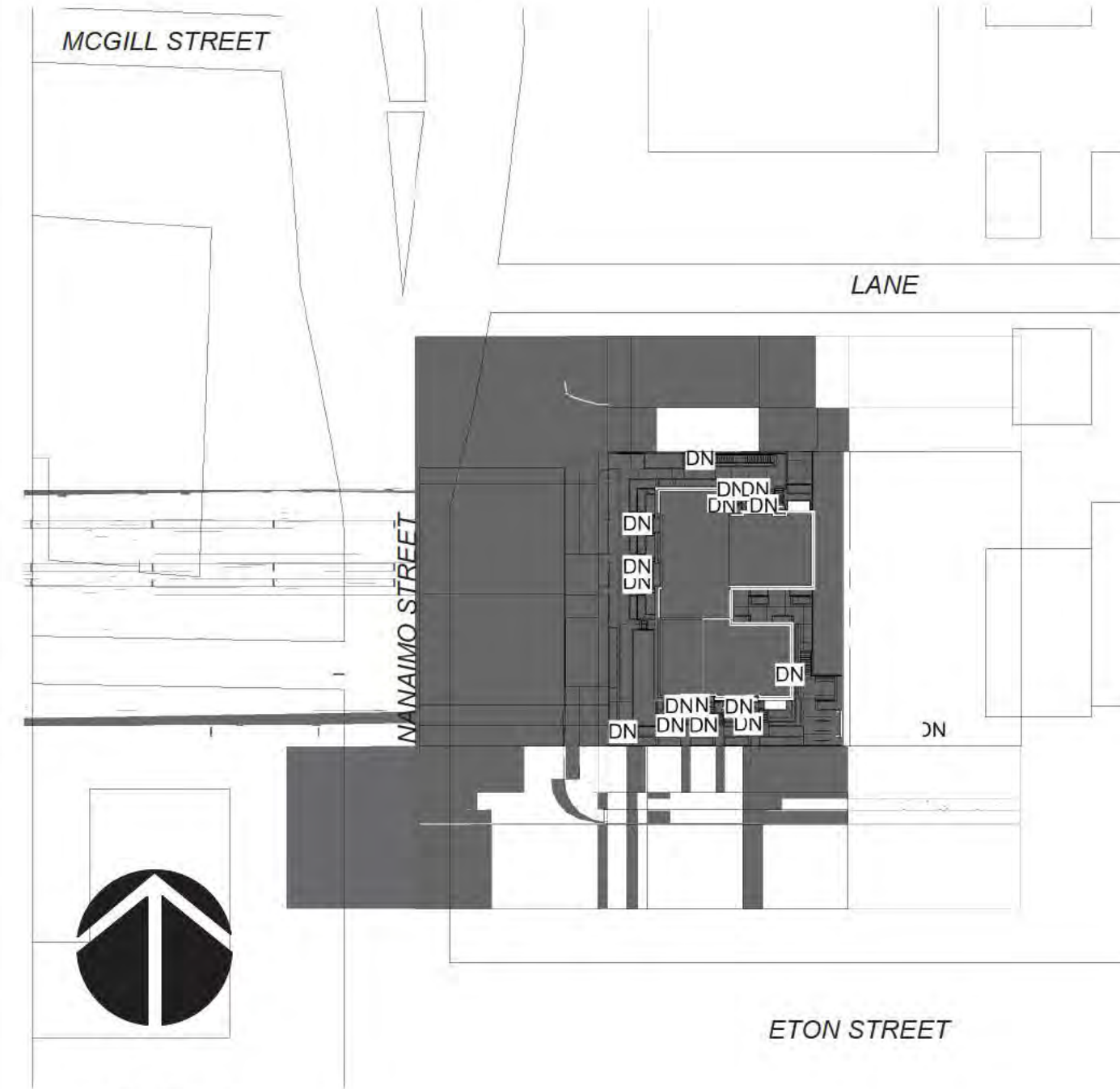
Checked by _____ MC

A007

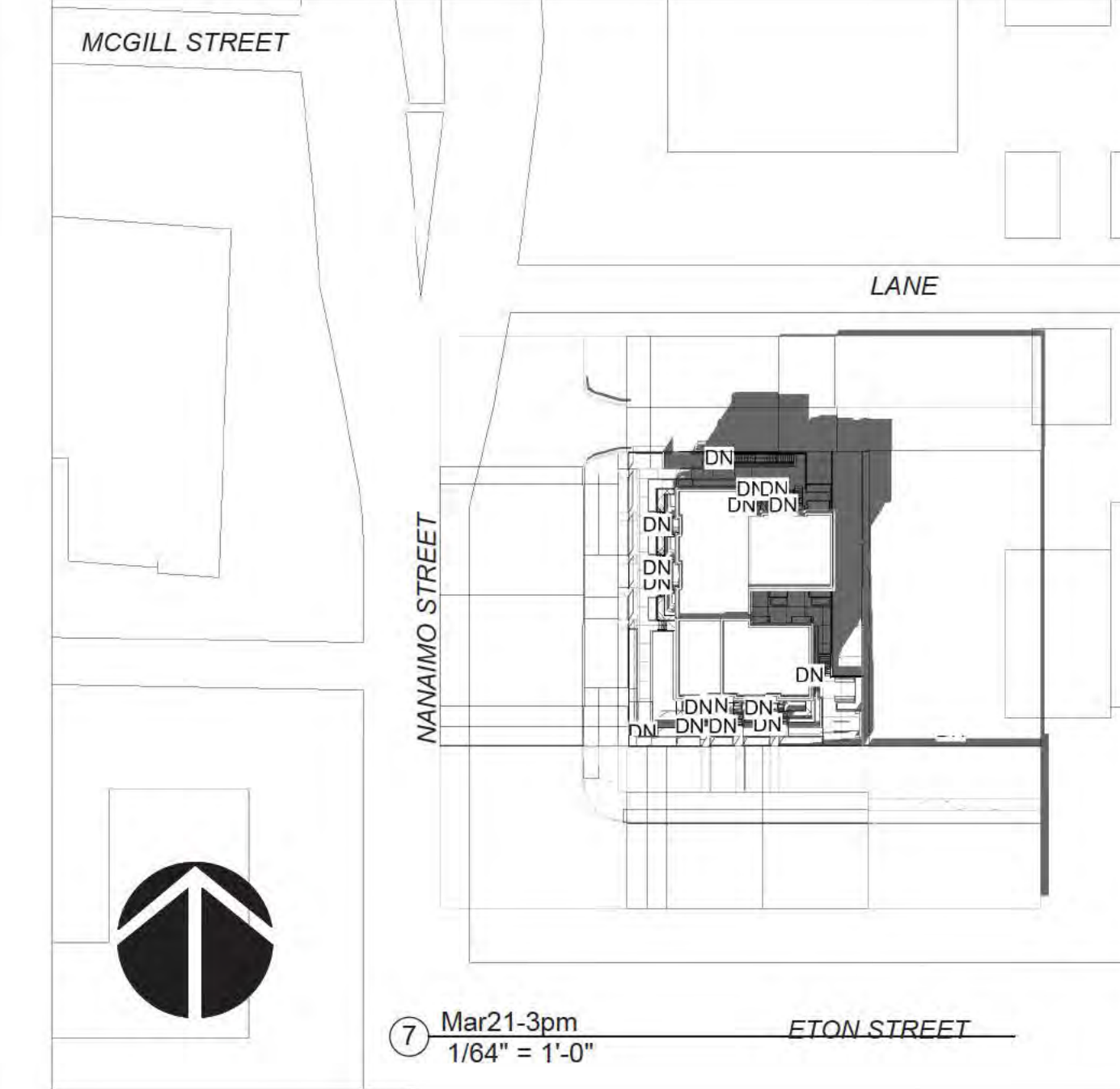
Scale $1/64" = 1'-0"$



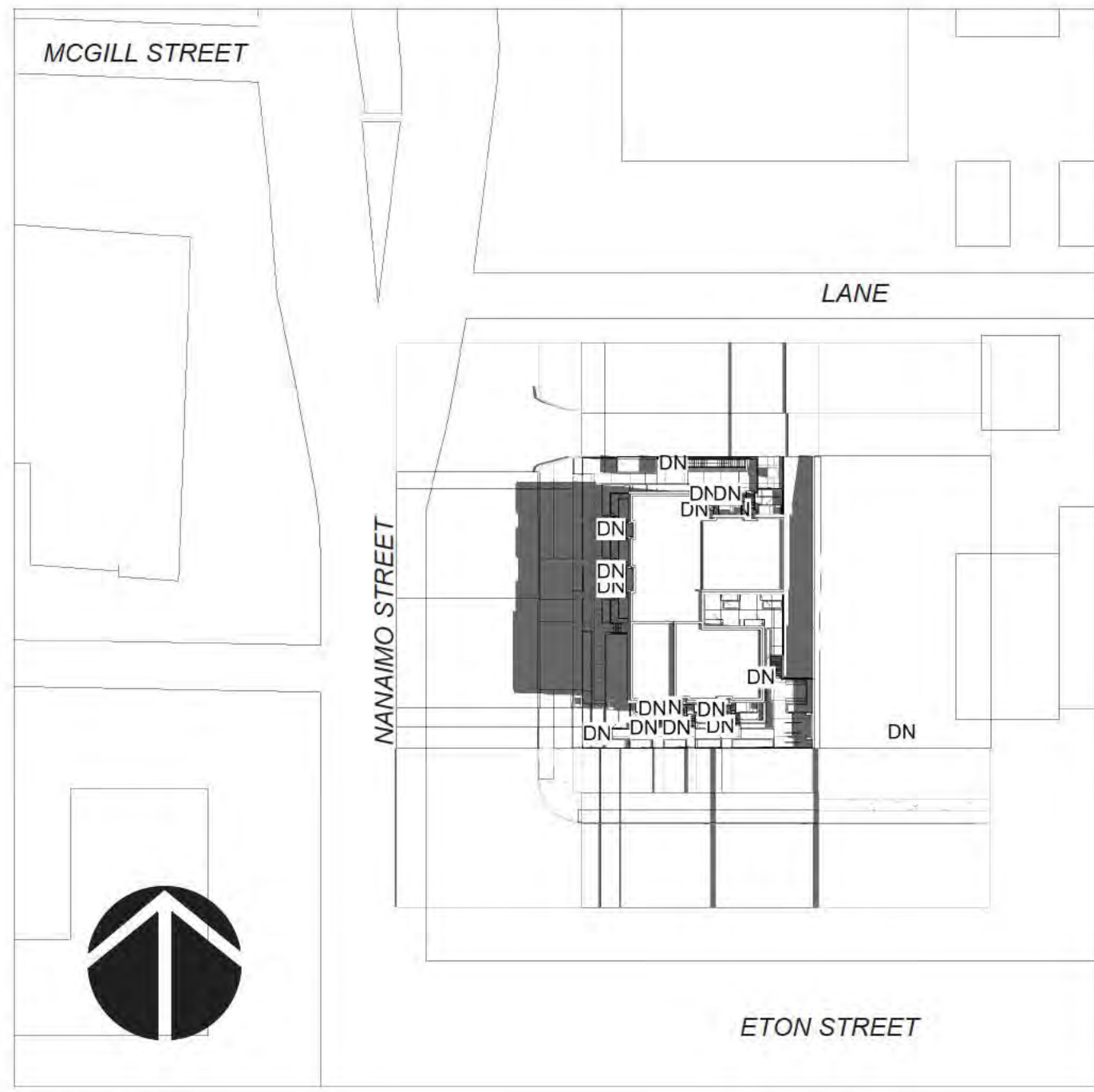
9 Mar21-9am
1/64" = 1'-0"



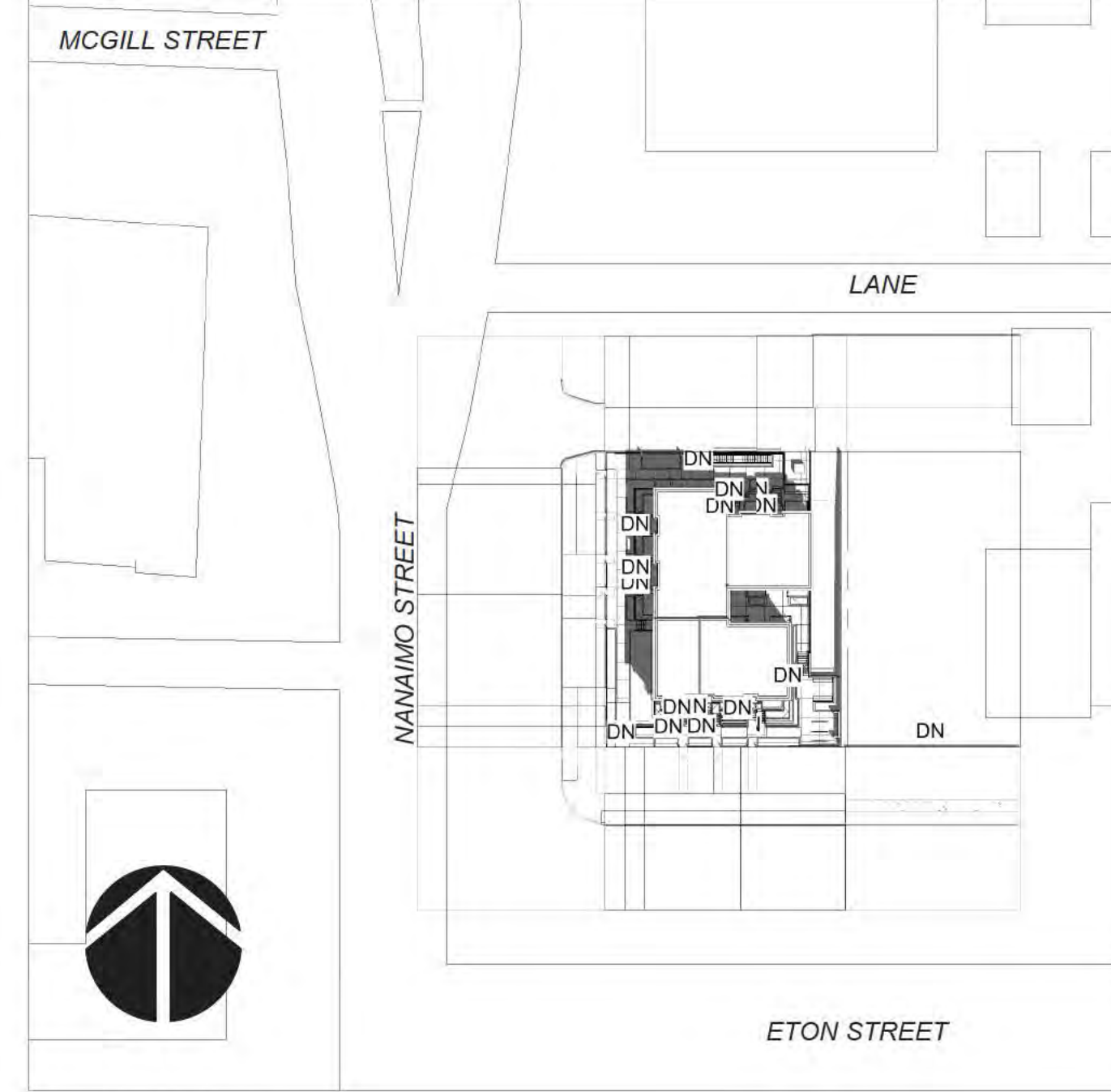
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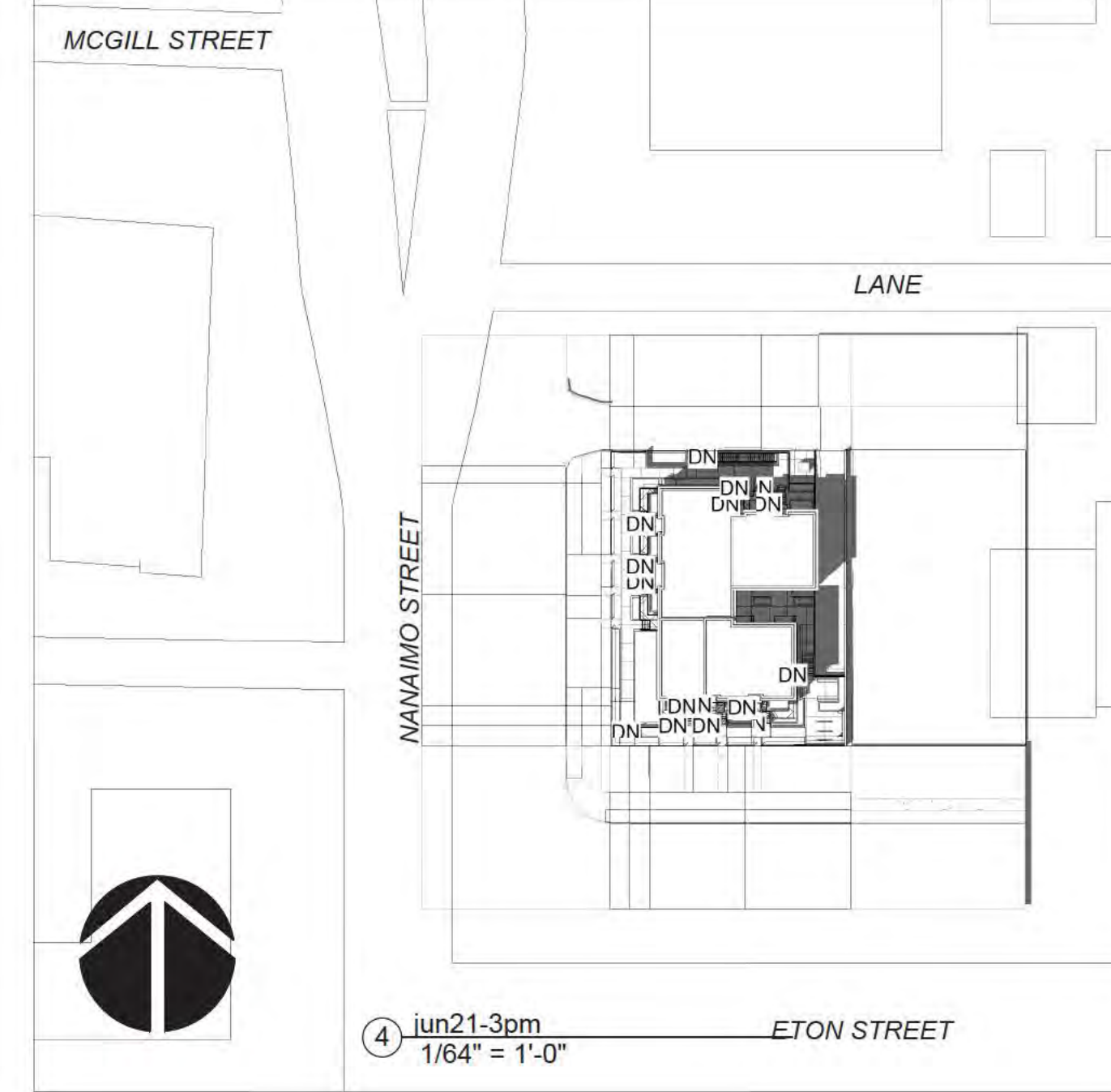
⑦ Mar21-3pm
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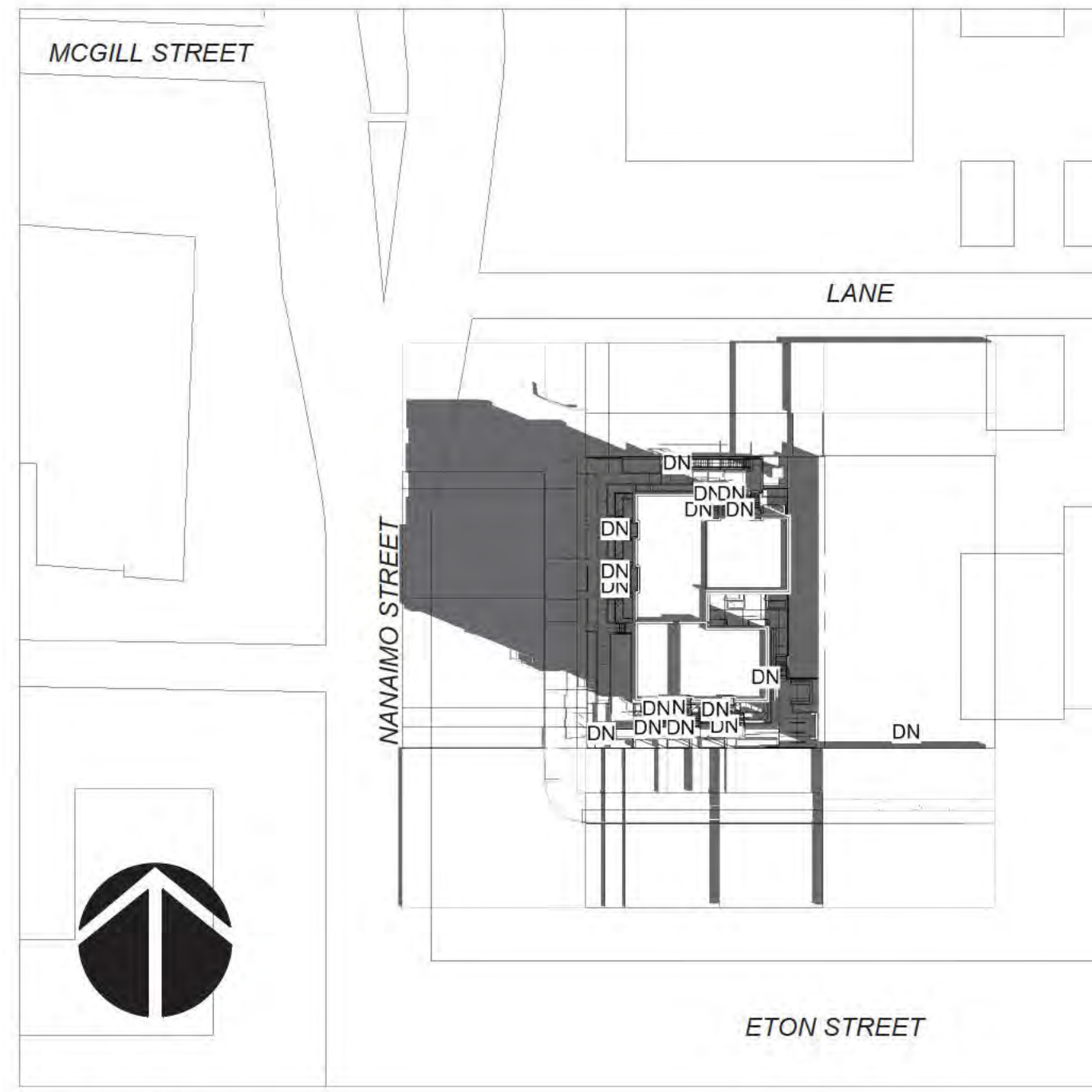
⑤ jun21-9am
1/64" = 1'-0"



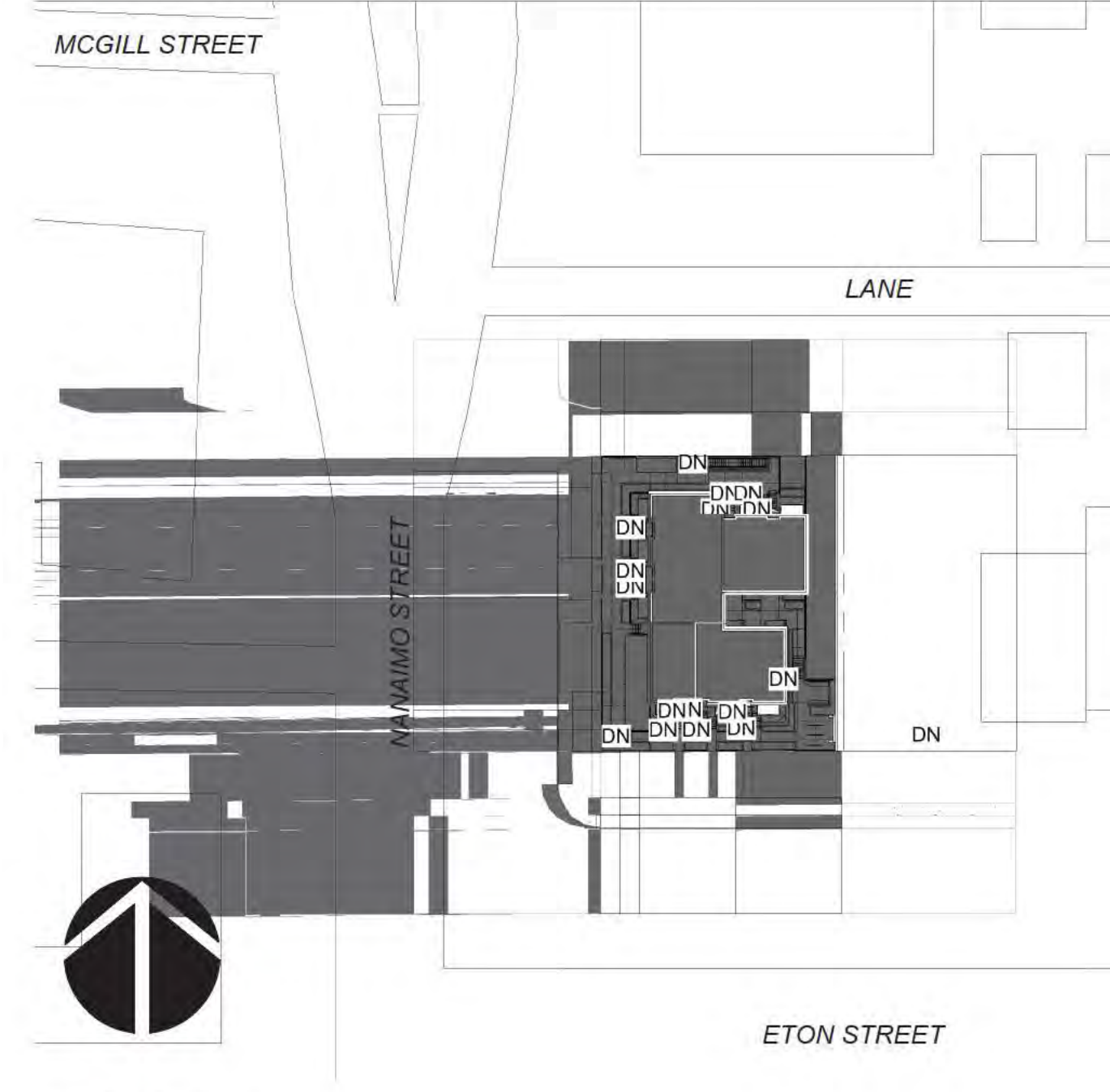
⑥ jun21-12am
1/64" = 1'-0"



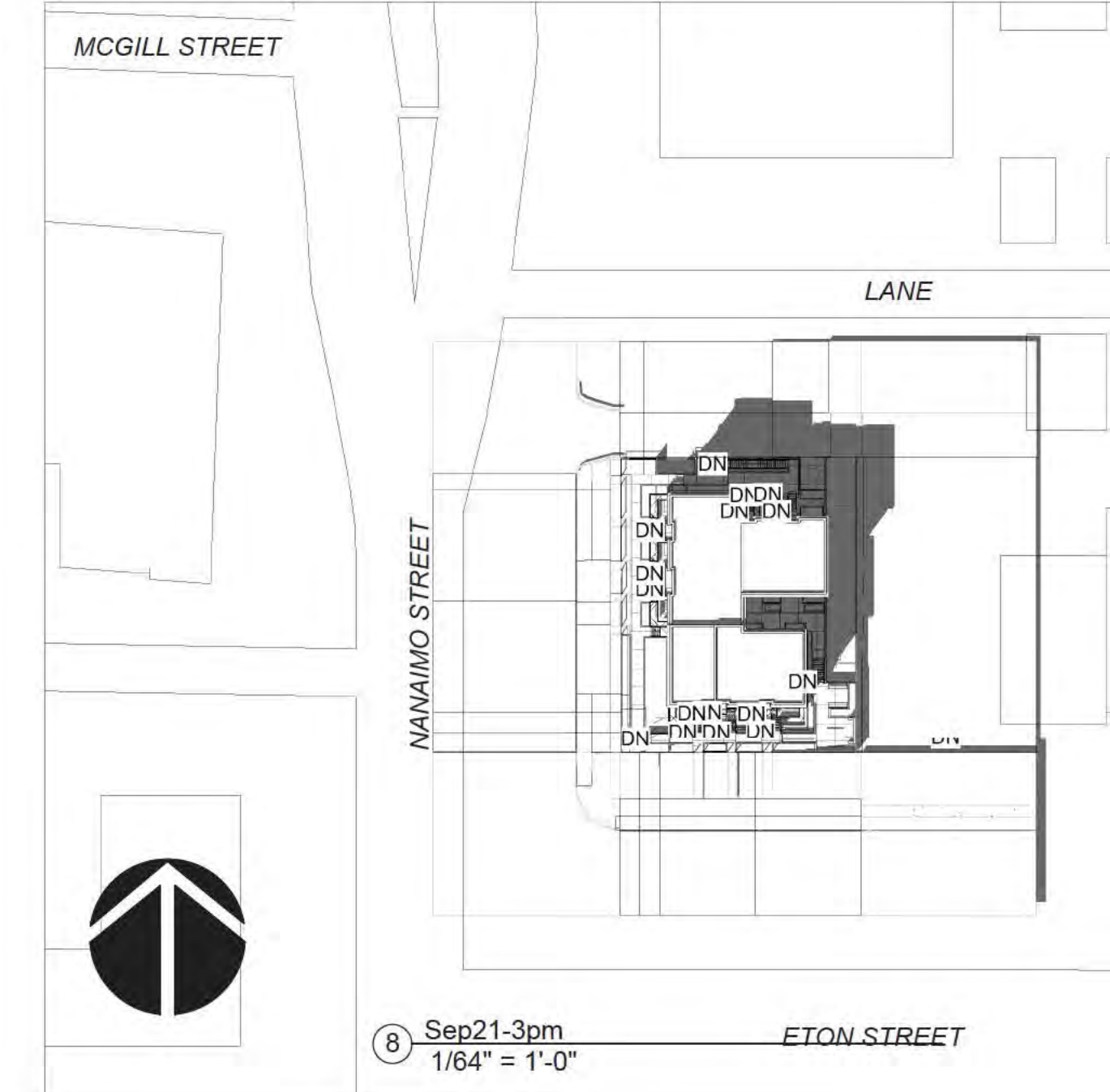
④ jun21-3pm
1/64" = 1'-0"



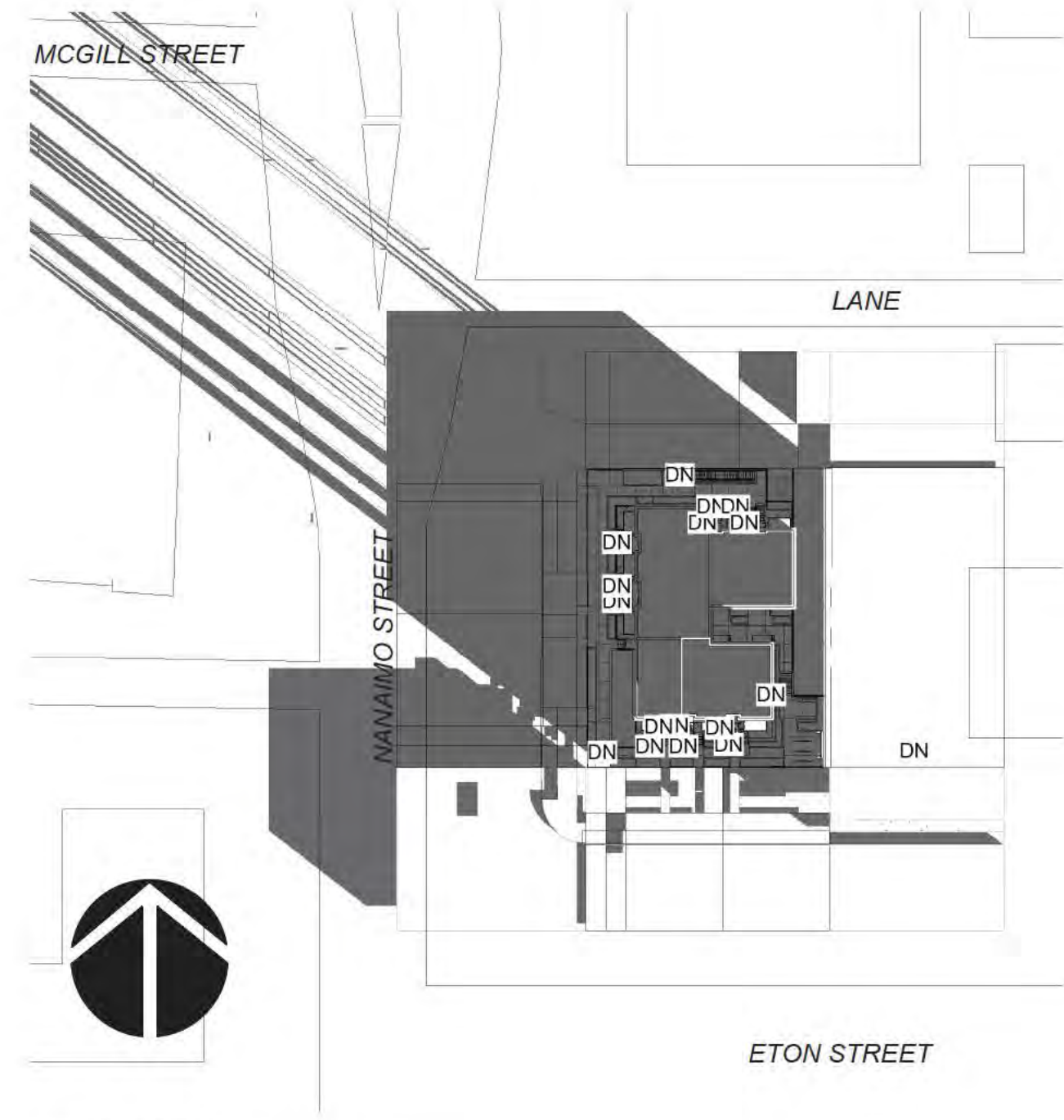
11 Sep21-9am
1/64" = 1'-0"



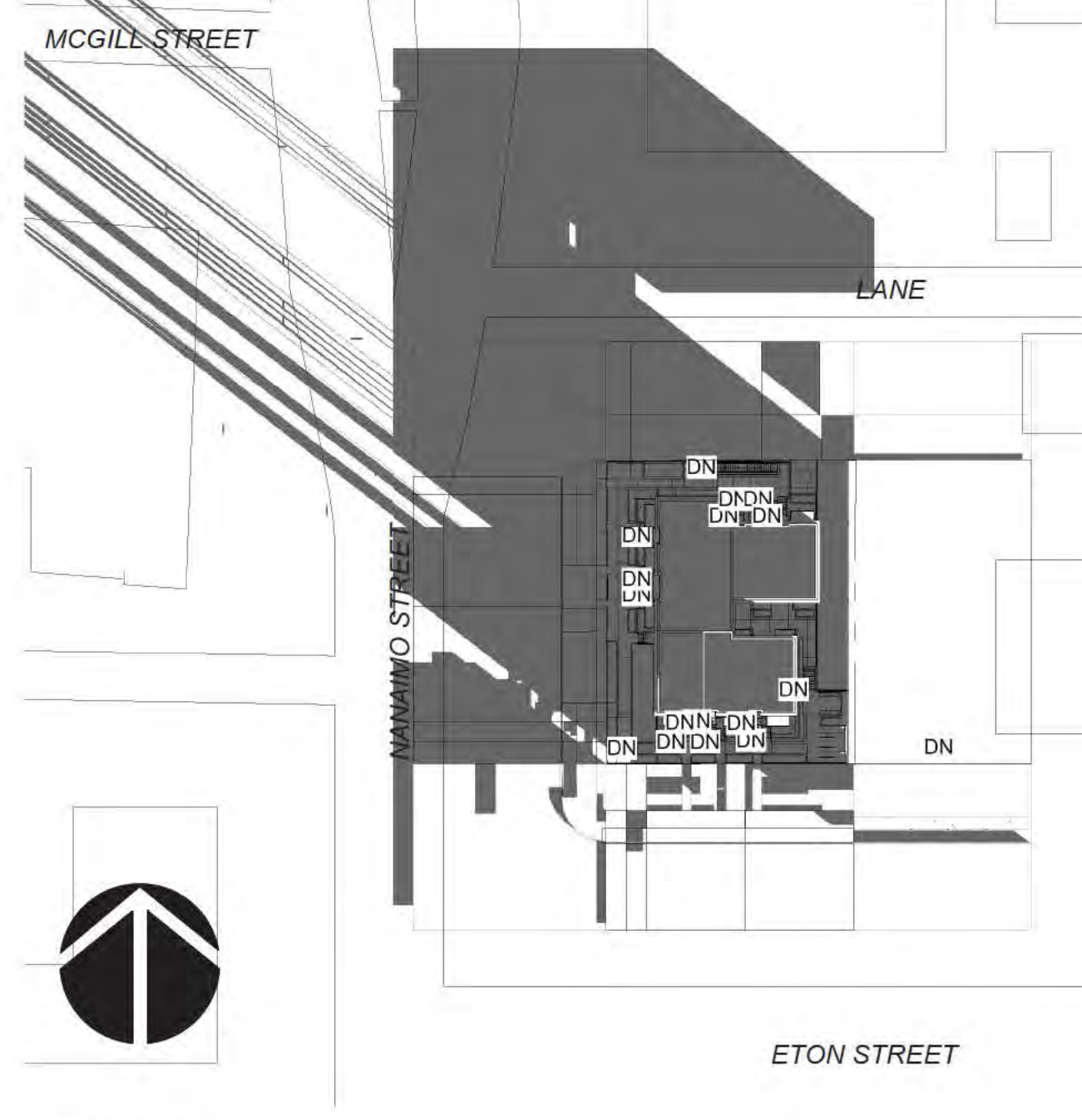
12 Sep21-12am
1/64" = 1'-0"



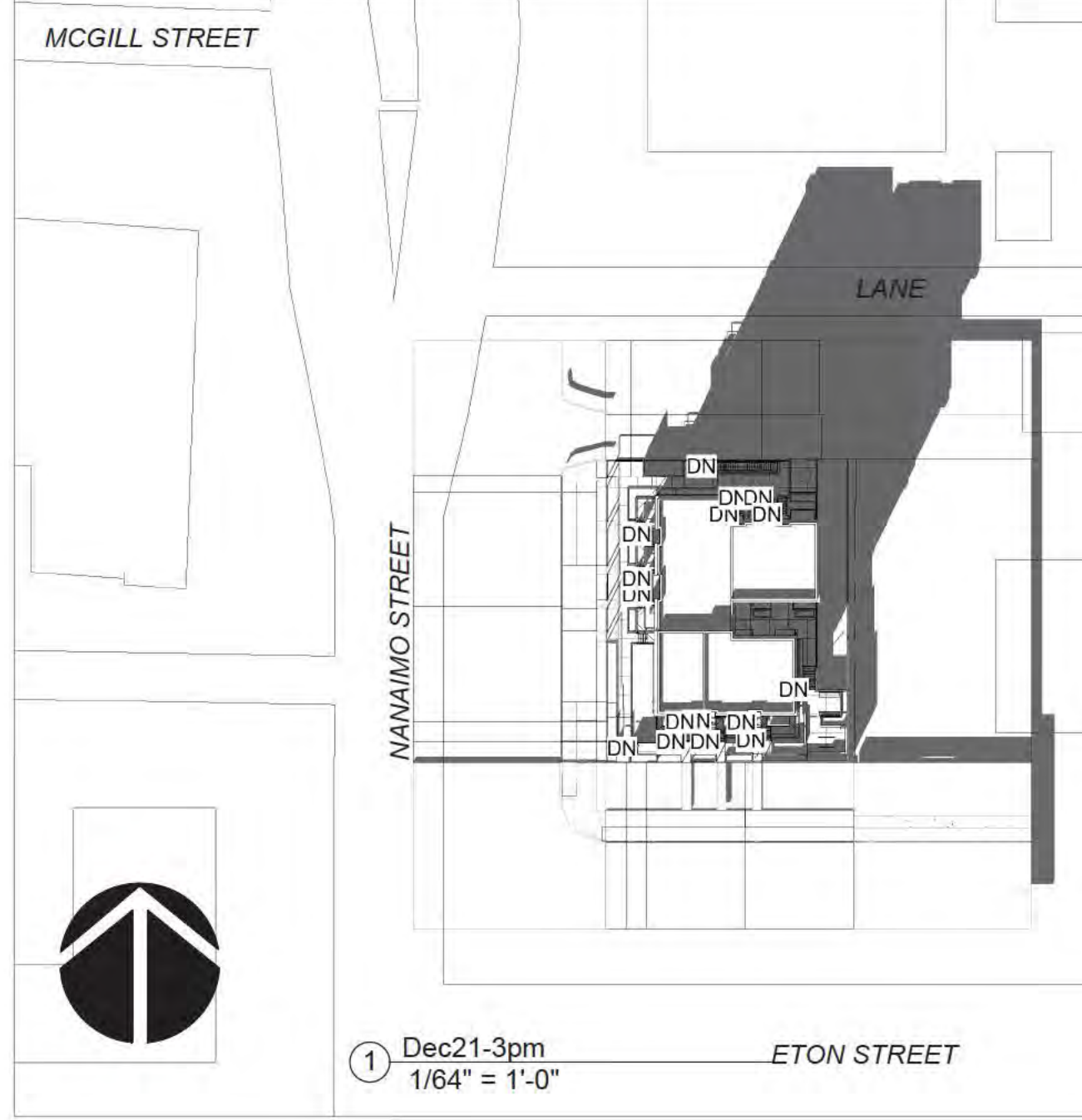
8 Sep21-3pm
1/64" = 1'-0"



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"

5/21/2024 10:52:17 AM



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

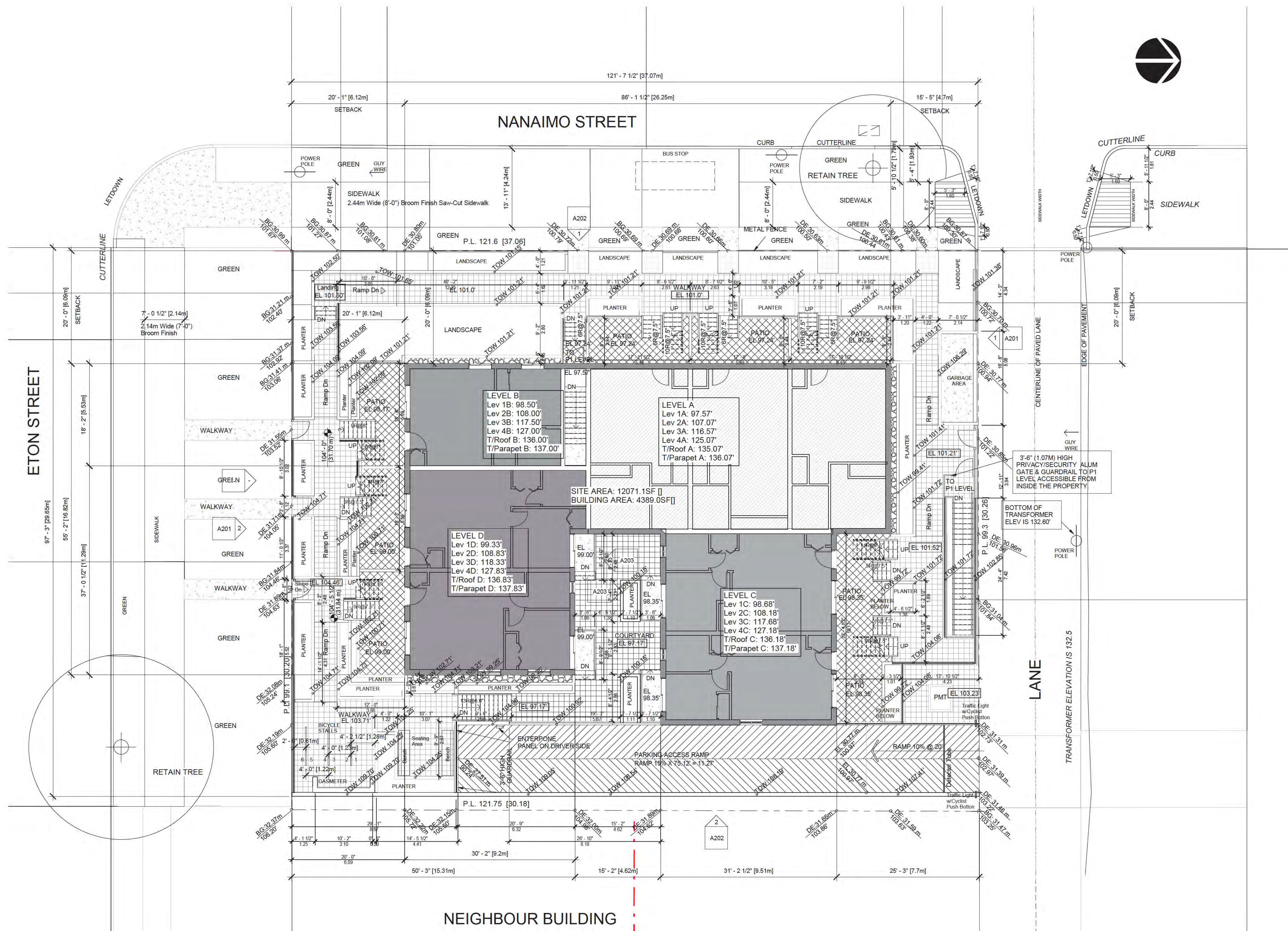
SITE PLAN

DEVELOPMENT PERMIT

Project number	DP-2022-00363
Date	2024 03 20
Drawn by	AA
Checked by	MC

A101

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



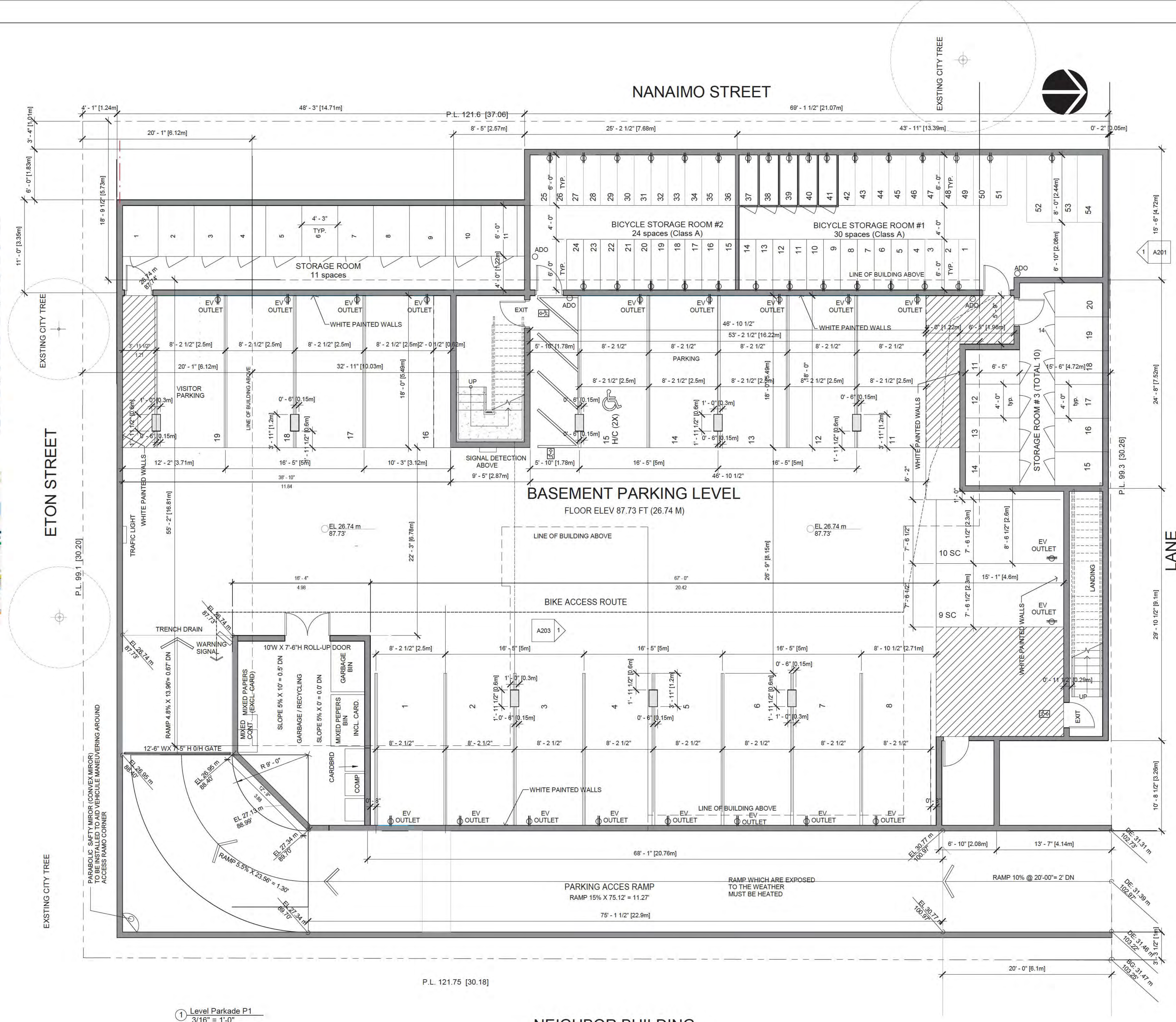
① SITE LEVEL
1/8" = 1'-0"



NOTE:

**Bulletin: Transportation Demand
Management for Developments (TDM)**
Last amended February 16, 2024

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%



① Level Parkade P1
3/16" = 1'-0"

NEIGHBOR BUILDING

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Legen

[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	As indicated
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No.	Date	Revision
01	20Mar2024	DP Submission

304 Nanaimo St, 2407
and 2415 Eton St

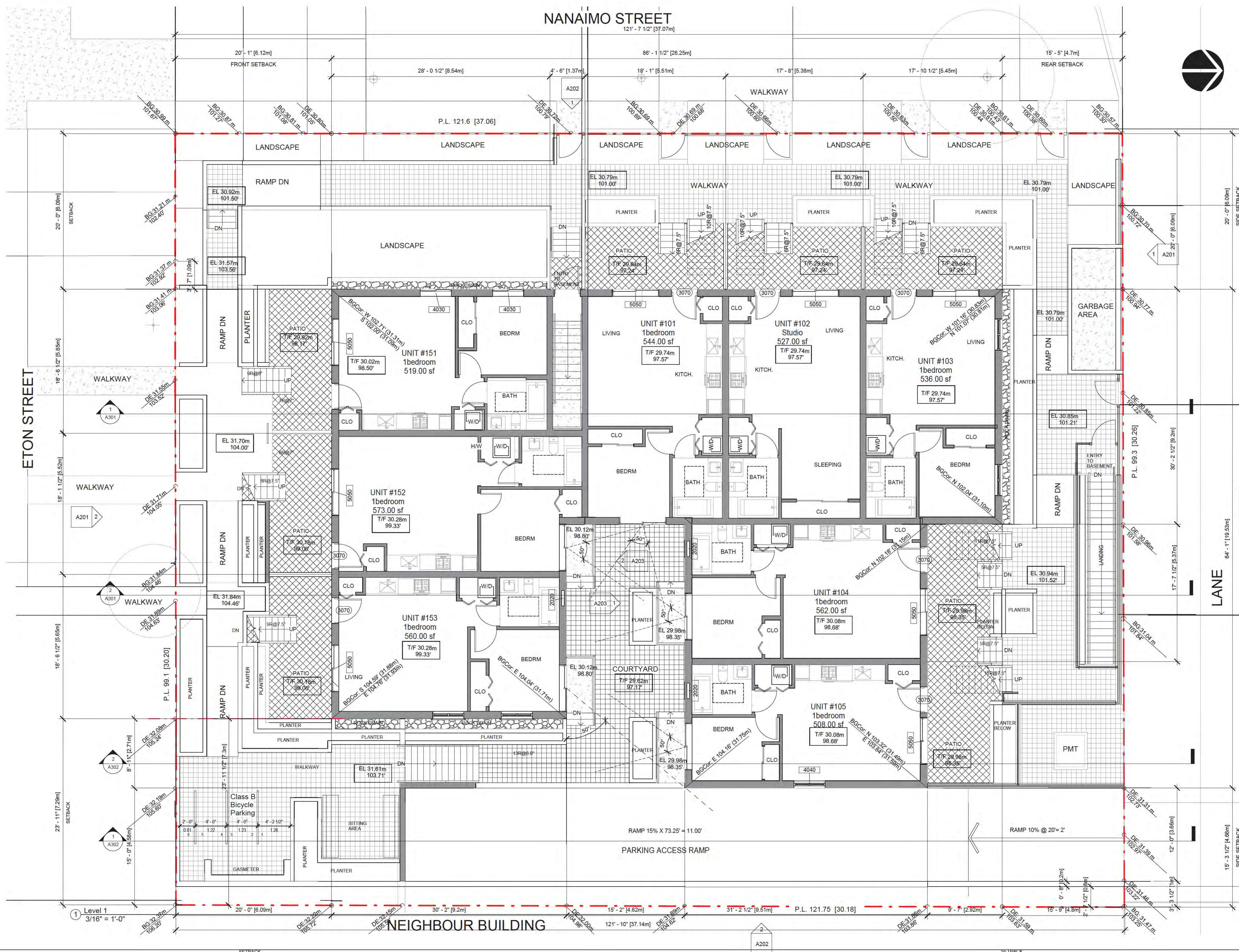
LEVEL 1

DEVELOPMENT PERMIT

Checked by	MC
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A103

Scale	3/16" = 1'-0"
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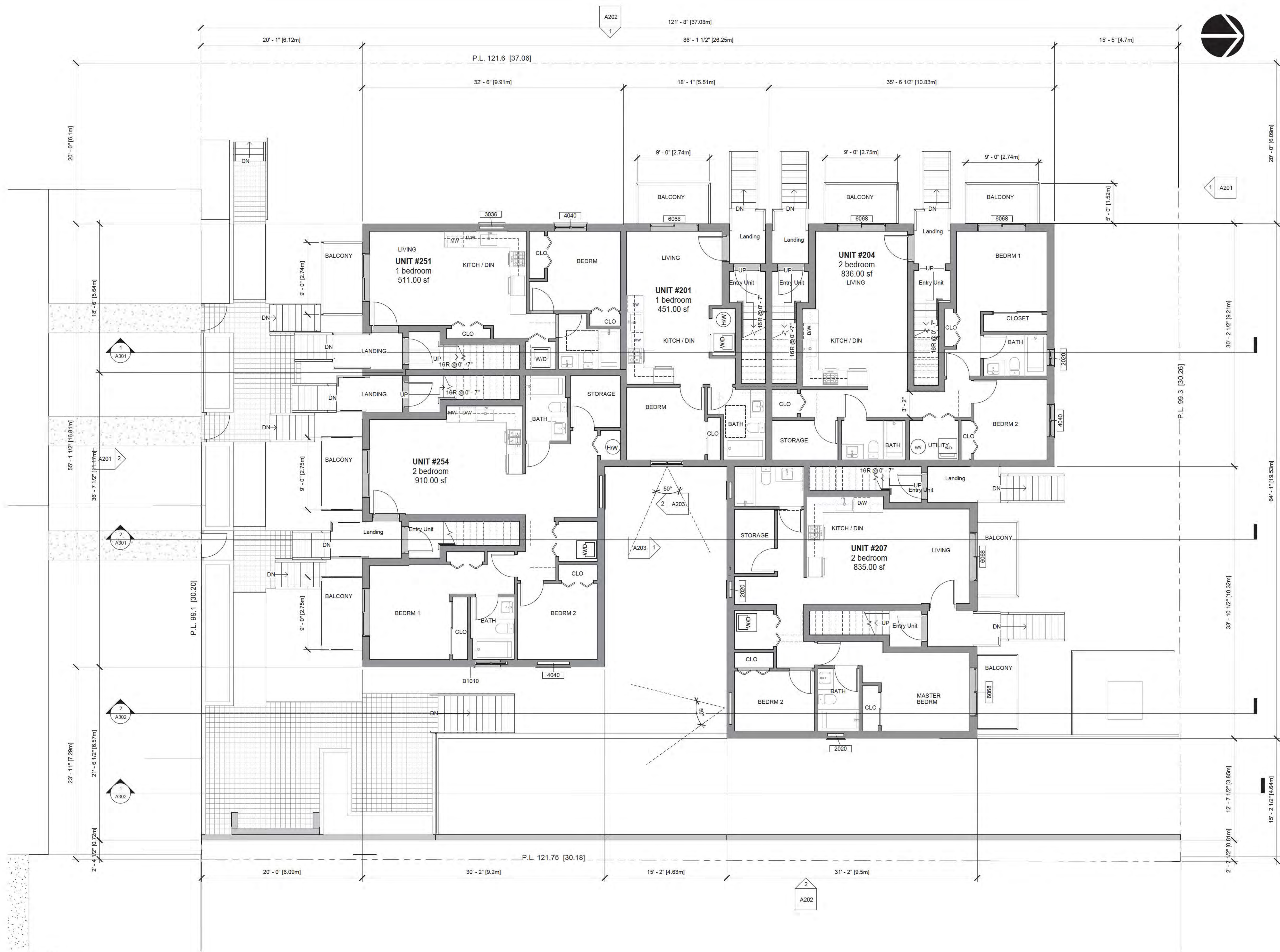
THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

[illegible]

LEVEL 2

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

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



① Level 2A
3/16" = 1'-0"



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[illegible]

LEVEL 3

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

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



① Level 3A
3/16" = 1'-0"



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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

LEVEL 4

DEVELOPMENT PERMIT

Project number	DP-2022-00365
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Date 2024 03 20

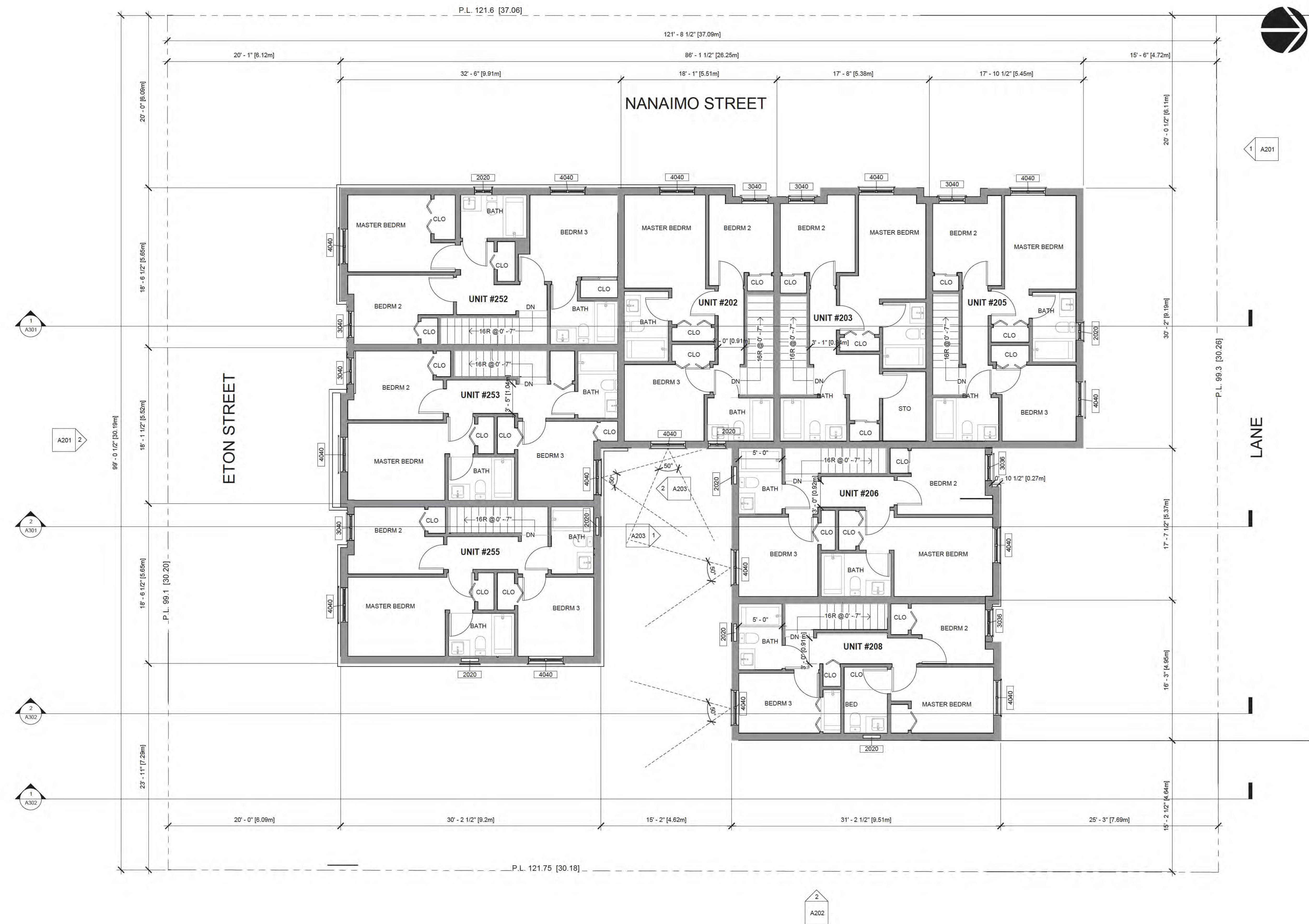
Drawn by AA

Checked by _____ MC

A106

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

5/21/2024 10:52:52 AM



① Level 4A
3/16" = 1'-0"



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
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ARCHITECT INC. AND MAY NOT BE USED OR
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CONSENT

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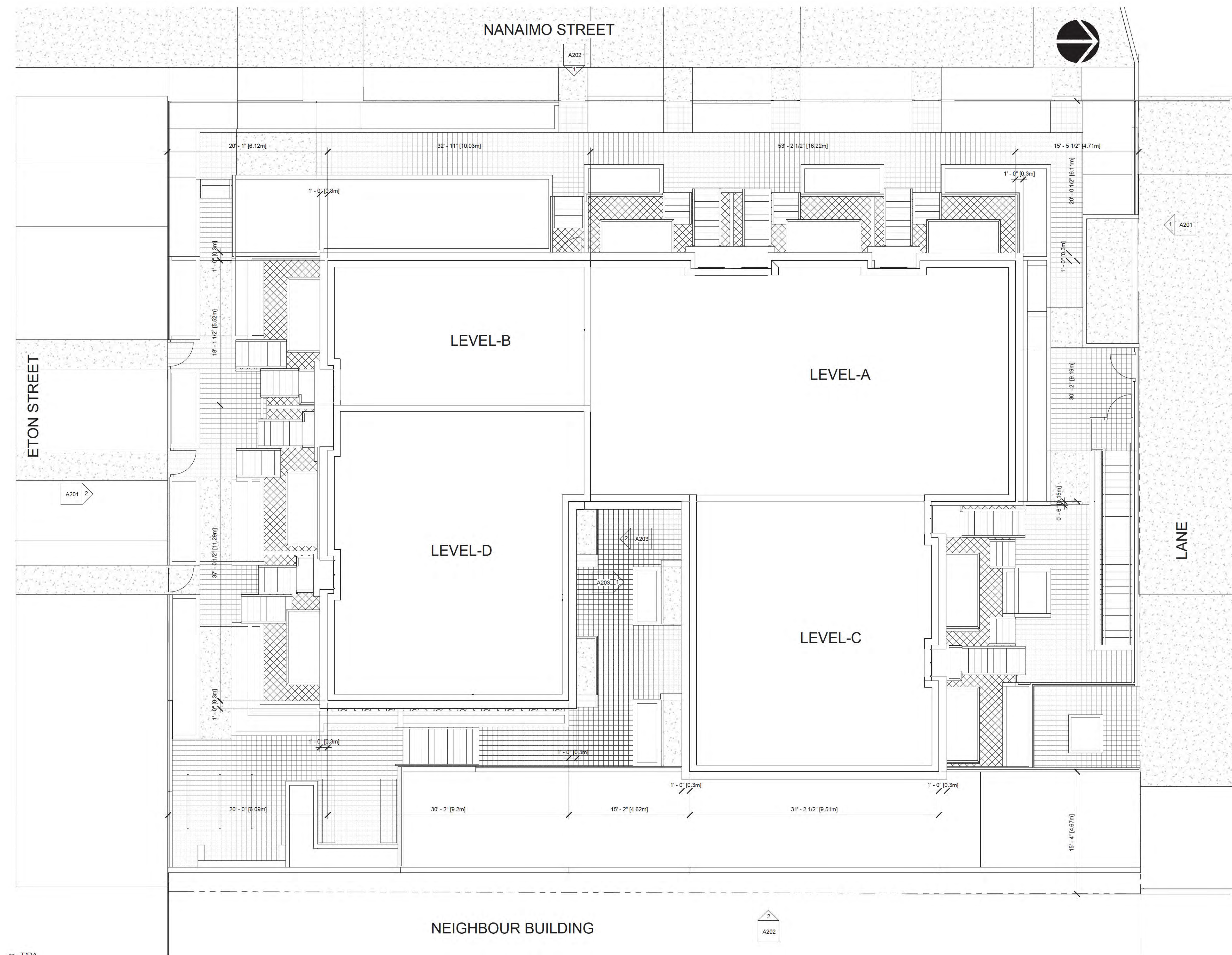
304 Nanaimo St, 2407
and 2415 Eton St

ROOF LEVEL

DEVELOPMENT PERMIT

A107

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

① $\frac{T}{RA}$
 $\frac{3}{16}'' = 1'-0''$



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[illegible]

DEVELOPMENT PERMIT

A201

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



① North Elevation
 $3/16" = 1'-0"$



② South Elevation
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"



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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M: 604.649.0669
E: MATTHEW@MCAI.CA

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Legend

[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

EAST / WEST
ELEVATION

DEVELOPMENT PERMIT

Project number	DP-2022-00365
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Date: 2024 03 20

Drawn by AA

Checked by _____ MC

A202

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



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 INSERT
E- DOUBLE GLAZED VINYL SLIDING DOOR
F-METAL GURDRAIL/HANDRAIL-COLOR BLACK
G-HARDIE PANEL VERTICAL SIDING

○ Legend- Elevation
3/16" = 1'-0"



5/21/2024 10:53:13 AM



EXTERIOR
LONGBOARD
WOOD GRAIN
CEDAR

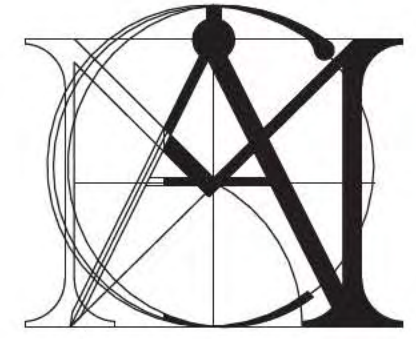


EXTERIOR
HARDI LAP
SIDING BM
HC-179 Platinum
Gray



**BRICK
DARK
BROWN**

EXTERIOR HARDI
PANEL SIDING BM
OC-121 Mountain
Peak White



MATTHEW CHENG
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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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[illegible]

304 Nanaimo St, 2407
and 2415 Eton St

Section A & B

DEVELOPMENT PERMIT

A301

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



① Section A
 $\frac{3}{16}'' = 1'-0''$



② Section B
 $3/16'' = 1'-0''$



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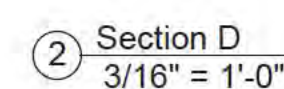
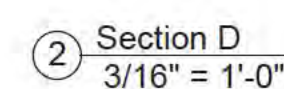
Legend

304 Nanaimo St, 2407
and 2415 Eton St

DEVELOPMENT PERMIT

A302

City of Vancouver - FOI 2025-083 - Page 117 of 131

[illegible]

Susie Sziklai
Landscape Architect

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Vancouver BC V6K 2V9
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E: susieSLArch@gmail.com

Legend

Legend

Line of Parking Garage Below

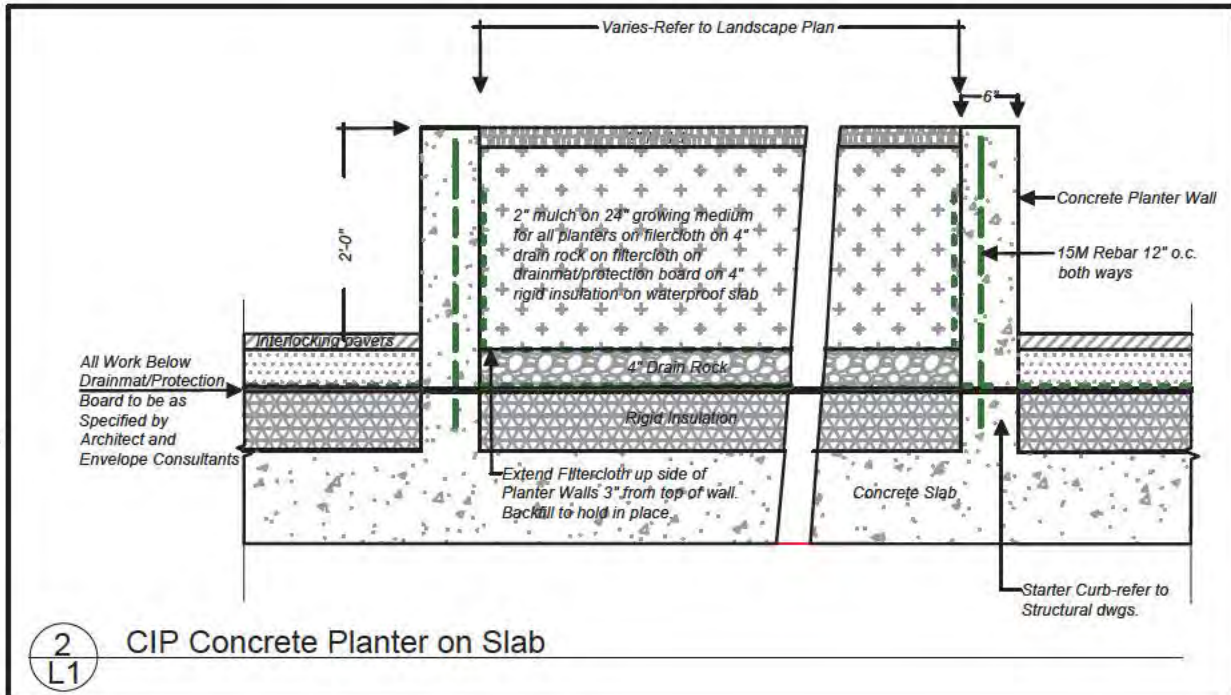
Hose Bib and Path Lighting

Proposed Trees/Shrubs
See Plant List

Existing Trees

Tree Protection Barrier
In Accordance with COV Tree Protection
Bylaw 9958

Concrete Planters
See CIP Concrete Planter Detail Below



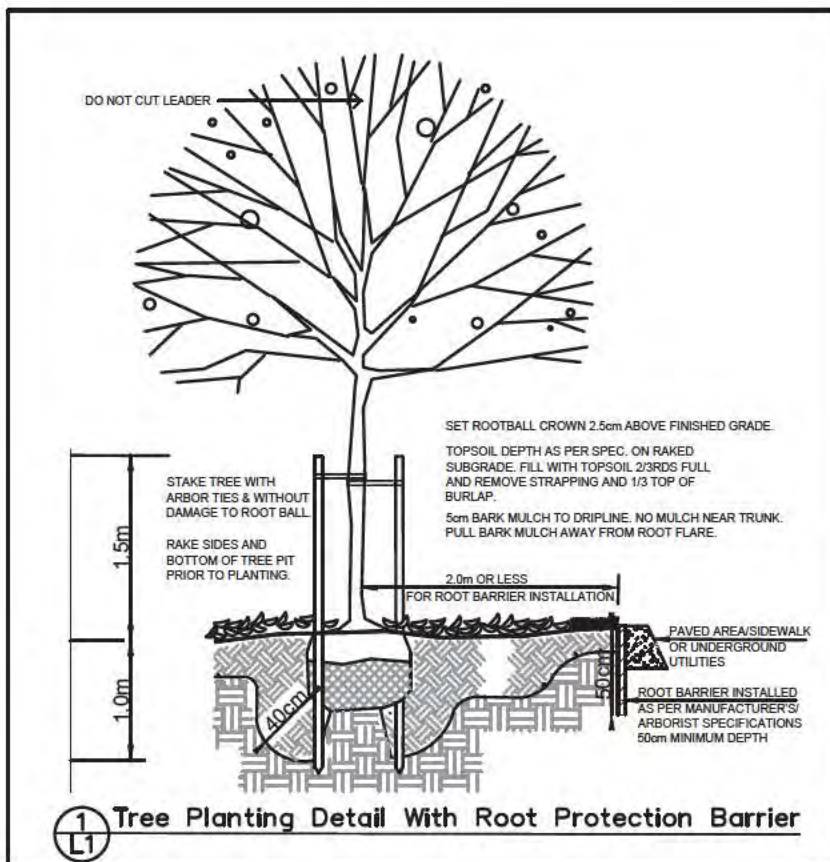
Perimeter Fence
42" Aluminum Fence/Gates

Interlocking Pavers

COV NOTES

- "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be in good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."
- "This plan is "NOT FOR CONSTRUCTION" and 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 may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- "All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."
- "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board."

NEIGHBOUR BUILDING



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Size
Trees				
CJ	5	Cercidiphyllum japonicum	Katsura Tree	8cm
SJ	4	Styrax japonicus 'Snowcone'	'Snowcone' Japanese Snowball Tree	8cm
Shrubs				
c	5	Chamaecyparis obtusa 'N. Gracilis'	Hinoki Dwarf Cypress	#3pot
h	6	Hebe pimeleoides 'Western Hills'	Hebe Western Hills	#2pot
i	13	Ilex crenata 'Soft Touch'	Soft Touch Holly	#2pot
o	16	Osmanthus x burkwoodii	Burkwood's Sweet Olive	#3pot
f	2	Polystichum munifolium	Western Sword Fern	#2pot
w	11	Rhododendron 'Dora Amateis'	White Dora Amateis Rhododendron	#3pot
r	12	Rhododendron 'Ramapo'	Ramapo Rhododendron (sun tolerant)	#3pot
s	7	Sarcococca hookeriana humilis	Himalayan Sweet Box	#3pot
t	30	Taxus x media 'Hickail'	Hicks Yew	1.5m
v	16	Vaccinium ovatum	Evergreen Huckleberry	#3pot
Groundcover				
*	45	Cornus canadensis	Bunchberry	10cmp
NOTES:				
1. All materials, installation and maintenance of landscape works shall conform to the BCS/ABCNTA Landscape Standards.				
2. Minimum planting mechanical depths for off-site planting (see detail for on-site planting):				
3. shrubs: 18x150mm ground cover: 12x150mm trees: 12x150mm (around and beneath root ball)				
4. Trenching for utility connections to be coordinated with the City of Vancouver Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be met City of Vancouver Tree Protection Bylaw 9958.				
5. The retention and removal of existing trees is noted on landscape plan as per the recommendations in the November 23 2021 Tree Assessment Report prepared by Trapp Arborist Service. Installation of root barrier required for trees retained within 2m of hard surface area.				
6. Native plant material identified with "asterisk".				
7. Eight protected trees removed from site. Nine replacement trees to meet City of Vancouver Tree Protection Bylaw 9958 Schedule D Part 1 and Part 2. Schedule D Part 1 - One replacement tree for each protected tree removed. Schedule D Part 2 - Two replacement trees for each protected tree removed. Reference made to City of Vancouver June 2021 RM-3A Guidelines Sections 7 and 8.				

CIVIC ADDRESS: 2407 ETON STREET VANCOUVER, BC
LEGAL DESCRIPTION: LOT 891, A & B

LANDSCAPE PLAN

SCALE: 1/8"=1'-0" on 24 x 36 inch sheet

0 7.5 1.5 3.0 6.0

Scale Bar in Meters



304 Nanaimo Street
2407 Eton Street
2415 Eton Street

Landscape Plan

Project number

Date Mar 25 2022

Drawn by SS

Checked by SS

L1

Scale on 24 x 36 inch sheet 1/8" = 1'-0"

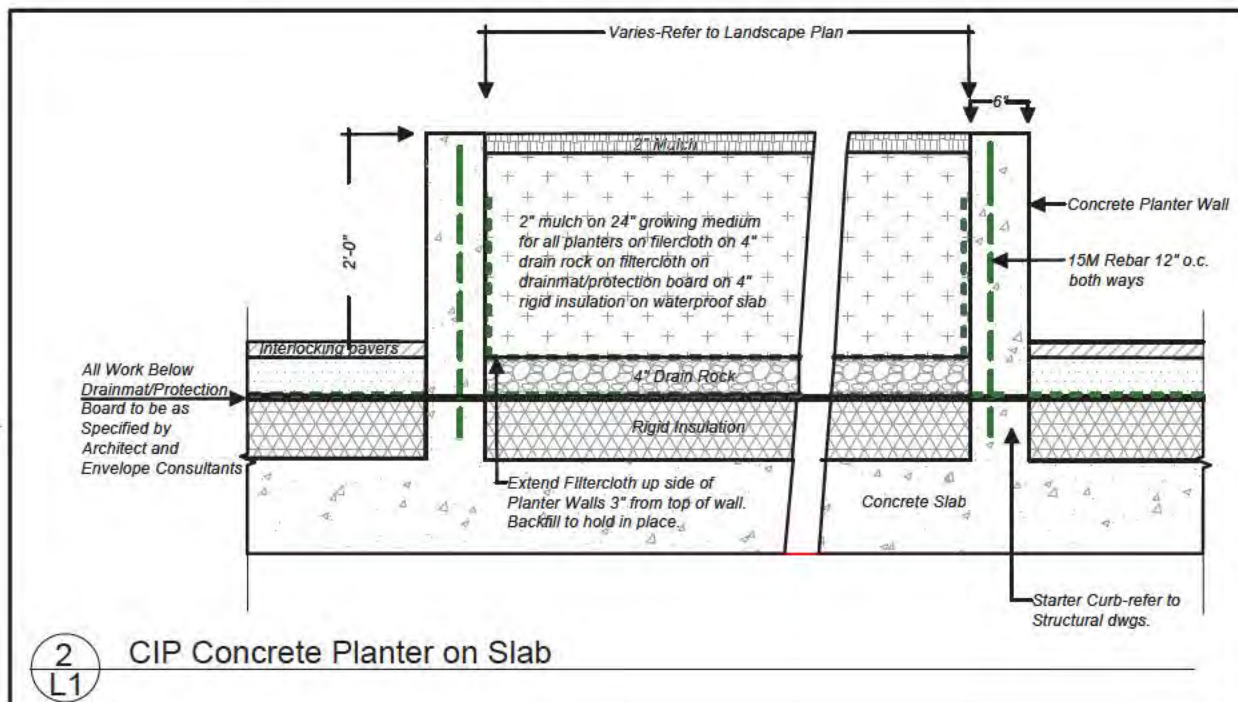
Susie Sziklai
Landscape Architect

2263 West 14th Avenue
Vancouver BC V6K 2V9
T: 604 732 6315
M: 604 970 9894
E: susieSLArch@gmail.com

Legend

Legend

- Line of Parking Garage Below
- Hose Bib and Path Lighting
- Proposed Trees/Shrubs
See Plant List
- Existing Trees
- Tree Protection Barrier
In Accordance with COV Tree Protection Bylaw 9558
- Concrete Planters
See CIP Concrete Planter Detail Below



- Perimeter Fence
42" Aluminum Fence/Gates
- Interlocking Pavers

304 Nanaimo Street
2407 Eton Street
2415 Eton Street

Landscape Plan

CIVIC ADDRESS: 2407 ETON STREET VANCOUVER, BC
LEGAL DESCRIPTION: LOT 891, A & B

LANDSCAPE PLAN

SCALE: 1/8"=1'-0" on 24 x 36 inch sheet

0 7.5 1.5 3.0 6.0
Scale Bar in Meters



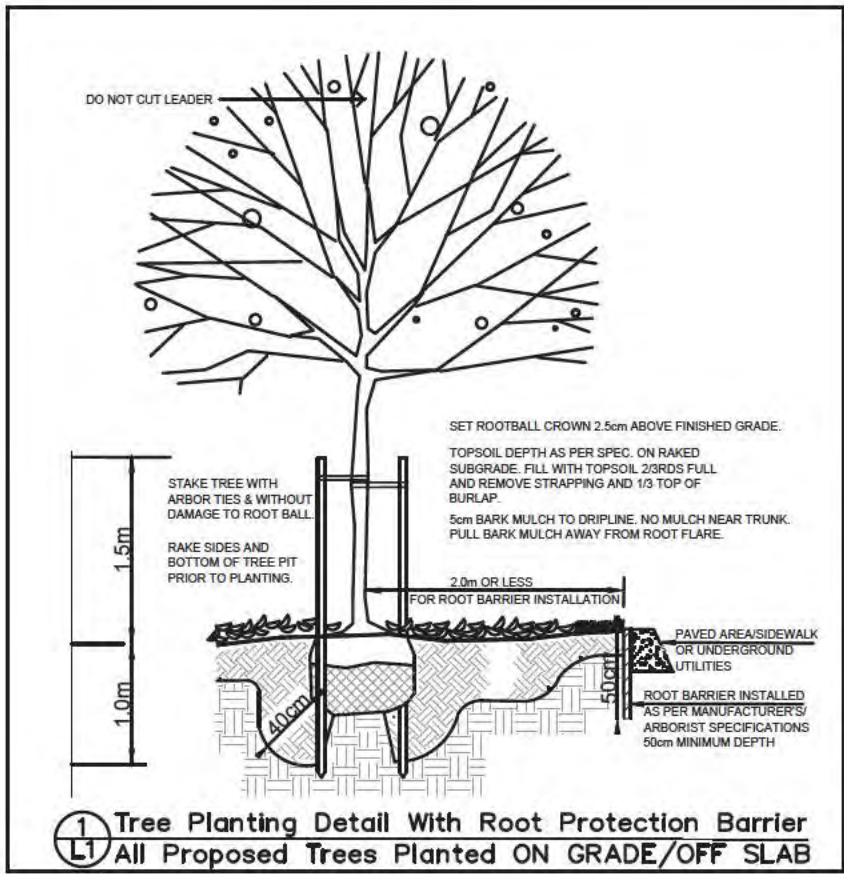
Project number
Date Mar 25 2022
Drawn by SS
Checked by SS

L1

Scale on 24 x 36 inch sheet 1/8" = 1'-0"

COV NOTES

- "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be in good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."
- "This plan is "NOT FOR CONSTRUCTION" and 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 may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- "All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."
- "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board."



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Size
Trees				
ALL PROPOSED trees are planted on grass/soil parking slab.				
Installation of root barrier required for all proposed trees. See note 4 below.				
Cj	5	Cercidiphyllum japonicum	Katsura Tree	8cm
Qr	8	Quercus robur x alba 'Skinny Genes'	Skinny Genes Oak	5cm
Sj	4	Styrax japonicus 'Snowcone'	'Snowcone' Japanese Snowball Tree	6cm
Shrubs				
c	5	Chamaecyparis obtusa 'N. Gracilis'	Hinoki Dwarf Cypress	#3pot
h	6	Hebe pimeleoides 'Western Hills'	Hebe Western Hills	#2pot
i	13	Ilex crenata 'Soft Touch'	Soft Touch Holly	#2pot
o	14	Osmanthus x burkwoodii	Burkwood's Sweet Olive	#3pot
f	2	'Polystichum munitum	Western Sword Fern	#2pot
w	15	Rhododendron 'Dora Amateis'	White Dora Amateis Rhododendron	#3pot
r	21	Rhododendron 'Ramapo'	Ramapo Rhododendron (sun tolerant)	#3pot
s	7	Sarcococca hookeriana humilis	Himalayan Sweet Box	#3pot
t	30	Taxus x media 'Hicksii'	Hicks Yew	1.5m
v	16	Vaccinium ovatum	Evergreen Huckleberry	#3pot
Groundcover				
*	45	'Cornus canadensis	Bunchberry	10cmp

- NOTES:
- All materials, installation and maintenance of landscape works shall conform to the BC S.A.B.C.N.A. Landscape Standards.
 - Minimum planting medium/soil depths for off slab planting (see detail for on slab planting):
lawn: 12" (300mm)
ground cover: 12" (300mm)
shrubs: 18" (450mm)
trees: 12" (300mm) (around and beneath root ball)
 - Trenching for utility connections to be coordinated with the City of Vancouver Engineering Department to ensure safe root zones of retained trees. Method of tree protection for street trees to be met City of Vancouver Tree Protection Bylaw 9558.
 - The retention and removal of existing trees is noted on landscape plan as per the recommendations in the November 23 2021 Tree Assessment Report prepared by Trapp Arborist Service. Installation of root barrier required for trees planted within 2m of hardsurface area.
 - Native plant material identified with "natives".
 - Eight protected trees removed from site. Nine replacement trees to meet City of Vancouver Tree Protection Bylaw 9558 Schedule D Part 1 and Part 2. Schedule D Part 1 - One replacement tree for each protected tree removed. Schedule D Part 2 - Two replacement trees for each protected tree removed.
 - Reference made to City of Vancouver June 2021 RM-3A Guidelines Sections 7 and 8.

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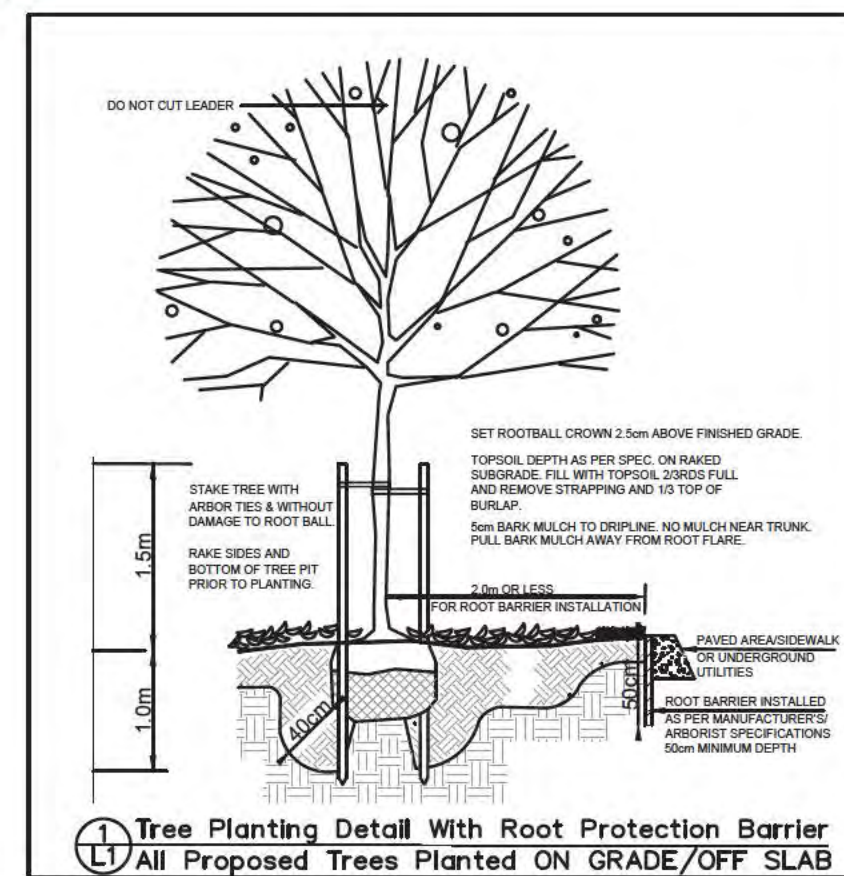
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Landscape Plan

Project number		
Date	Mar 25 2022	
Drawn by	SS	
Checked by	SS	
		
Scale	on 24 x 36 inch sheet	1/8" = 1'-0"



- i. "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be in good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion."
- ii. "This plan is "NOT FOR CONSTRUCTION" and 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 may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- iii. "All existing street furniture in street right of way shall be protected during construction. Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by the City of Vancouver Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction."
- iv. "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board."
- v. Contact Park Board at pbdevelopments.trees@vancouver.ca for tree species specification and for inspection after tree planting.



PLANT LIST				
Sym	Qty	Botanical Name	Common Name	Size
Trees ALL PROPOSED trees are planted on gradual parking slab. Installation of root barrier required for ALL PROPOSED trees. See Note 6 below.				
Cj	5	Cercidiphyllum japonicum	Katsura Tree	6cm
Q	8	Quercus robur x alba 'Skinny Genes'	Skinny Genes Oak	6cm
Sj	4	Styrax japonicus 'Snowcone'	'Snowcone' Japanese Snowball Tree	6cm
Shrubs				
c	5	Chamaecyparis obtusa 'N.Gracilis'	Hinoki Dwarf Cypress	#3pot
h	6	Hebe pimeleoides 'Western Hills'	Hebe Western Hills	#2pot
I	13	Ilex crenata 'Soft Touch'	Soft Touch Holly	#2pot
o	14	Osmanthus x burkwoodii	Burkwood's Sweet Olive	#2pot
f	2	'Polystichum munium	Western Sword Fern	#2pot
w	15	Rhododendron 'Dora Amateis'	White Dora Amateis Rhododendron	#3pot
r	21	Rhododendron 'Ramapo'	Ramapo Rhododendron (sun tolerant)	#3pot
s	7	Sarcococca hookeriana humilis	Himalayan Sweet Box	#3pot
t	30	Taxus x media 'Hicksii'	Hicks Yew	1.5m
v	16	'Vaccinium ovatum	Evergreen Huckleberry	#3pot
Groundcover				
*	45	'Cornus canadensis	Bunchberry	10cm

NOTES:

- All materials, installation and maintenance of landscape works shall conform to the BCS&ARCANA Landscape Standards.
- Minimum planting medium/soil depths for all site planting (see plan for site planting):
 lawn: 12"700mm
 ground cover: 12"700mm
 shrubs: 19"450mm
 trees: 12"700mm (around and beneath root ball)
 Tree/retic for utility corridors will be coordinated with the City of Vancouver Engineering Department to ensure safe zones of retained trees. Method of tree protection for street trees to be meet City of Vancouver Tree Protection Bylaw 9956.
- The retention and removal of existing trees is noted on landscape plan as per the recommendations in the November 23 2021 Tree Assessment Report prepared by Trapp-Ardsley Service. Installation of root barrier required for trees planted within 2m of hard surface area.
- Native plant material identified with *asterisk.
- Eight protected trees removed from site. Nine protected trees to meet City of Vancouver Tree Protection Bylaw 9956 Schedule D Part 1 and Part 2. Schedule D Part 1 - One replacement tree for each protected tree removed. Schedule D Part 2 - Two replacement trees for each protected tree removed.
- Reference made to City of Vancouver 2021 RMA-34 Guidelines Sections 7 and 8.

SCALE: 1/8"=1'-0" on 24 x 36 inch sheet

0 .75 1.5 3.0 6.0

Scale Bar in Meters

