

CASSIS TOWNHOMES

2106 West 8th Avenue

CASSIS
BROADWAY & ARBUTUS

DEVELOPMENT PERMIT RE-SUBMISSION
August 13, 2020



HAPA

 **BASTION**
DEVELOPMENT CORPORATION

FRANCL
ARCHITECTURE



Plotted: 01/12/2020 10:22:22 P:\Projects - Vancouver\A0001\A001\A001.dwg User: Admin Date: 01/12/2020 Time: 10:22:22

PROJECT STATISTICS

SITE AREA: 5750 ft²					
MAXIMUM NET AREA: 8,338 ft²					
AREA BREAKDOWN (ft²)					
	Unit 1 (B)	Unit 2 (A)	Unit 3 (A)	Unit 4 (A)	Unit 5 (C)
BASEMENT	0	360	360	360	0
GROUND	622	496	496	496	515
L2	677	522	522	522	527
L3	473	433	433	433	491
UNIT TOTAL (Gross):	1,772	1,811	1,811	1,811	1,533
Storage Exclusion	40	107	107	107	40
UNIT TOTAL (Net):	1,732	1,704	1,704	1,704	1,493

PROPOSED GROSS AREA:	8,739 ft²
PROPOSED NET AREA:	8,338 ft²
(after storage exclusion)	
PROPOSED FSR:	1.45

DRAWING LIST

A001	PROJECT SUMMARY
A002	CONTEXT PLAN
A003	STREETSCAPES
A004a	SHADOW ANALYSIS
A004b	SHADOW ANALYSIS
A005	NE CORNER PERSPECTIVE
A006	SE CORNER PERSPECTIVE
A007	ARBUTUS STREET ENTRYWAYS
A008	MID-BLOCK TRANSITION
A100	SITE PLAN
A101	FLOOR PLANS: GROUND, SECOND & THIRD
A102	FLOOR PLANS: ROOF & BASEMENT
A200	ELEVATIONS
A300	SECTIONS
A400	HORIZONTAL ANGLE OF DAYLGHT

PARKING SUMMARY
PARKING LOCATED AT 2103 WEST BROADWAY- JOINT DEVELOPMENT/SEPARATE DP

	MIN./MAX. REQUIRED	PROPOSED
RESIDENTIAL PARKING	82	92
RESIDENTIAL TOWNHOUSE PARKING	7	10
VISITOR PARKING INCL. ABOVE		7
COMMERCIAL PARKING	6	11
TOTAL PARKING	95	120
RESIDENTIAL ACCESSIBLE PARKING	3	3
COMMERCIAL ACCESSIBLE PARKING	1	1
# OF SMALL CAR STALLS	30	30
(CLASS B) LOADING SPACES	2	2
(CLASS C) LOADING SPACES	0	0
RESIDENTIAL	CLASS A BICYCLES	99
	CLASS B BICYCLES	6
COMMERCIAL	CLASS A BICYCLES	1
	CLASS B BICYCLES	0

PROJECT SUMMARY

Site Area	2106 West 8th Avenue
Legal Address	Block 324, DL 526, Plan 590
	Lot 10, Plan 590, PID: 015-196-054

1081 ft² per level	Zoning	RM-4
2625 ft² per level	Site Area	5,750 ft² 534.2 m²
2770 ft² per level	Permitted Net Area	8,338 ft² 774.6 m²
2263 ft² per level	Total Permitted FSR	1.45

Proposed Gross Area	8,739 ft² 811.9 m²
Proposed Net Area	8,338 ft² 774.6 m²
Proposed FSR	1.45

Total Proposed Residential Units	5
All proposed are family units (2BR+)	

Maximum Building Height	35.1 ft	10.7 m
Proposed Building Height	34.3 ft	10.5 m

Building Setbacks		
Required Front (W. 8th Avenue)	20.0 ft	6.1 m
Proposed Front (N)	12.0 ft	3.7 m
Required Side	6.9 ft	2.1 m
Proposed Side (E/W)	3.19 ft East / 11.0 ft West	0.97m/3.4m
East Setback= 14.77 ft/4.50m from b/o curb per CoV Engineering		

*Parking provided off-site as part of development permit application for 2103 West Broadway
**Proposed project seeks a relaxation of regulation 4.5.1 of the RM-4 Zoning Bylaw pertaining to side setbacks (135 degree angle)
***Proposed projects seeks a relaxation of regulation 4.10.2 as per 4.10.4b) of the RM-4 Zoning Bylaw pertaining to Horizontal Angle of Daylight at portions of development facing the rear yards.

Consultants
Notes:



02	Aug 13, 2020	Re-Issued for DE
01	May 25, 2018	Issued for DE

No.	Date	Description
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Revisions / Issues:

Project Title:

CASSIS TOWNHOMES
2106 WEST 8th AVENUE
VANCOUVER

Sheet Title:

Project Data

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Drawn By:	Project North
Reviewed by:	
Date:	Aug 13, 2020
Plot Date:	8/12/2020

Graphic Scale

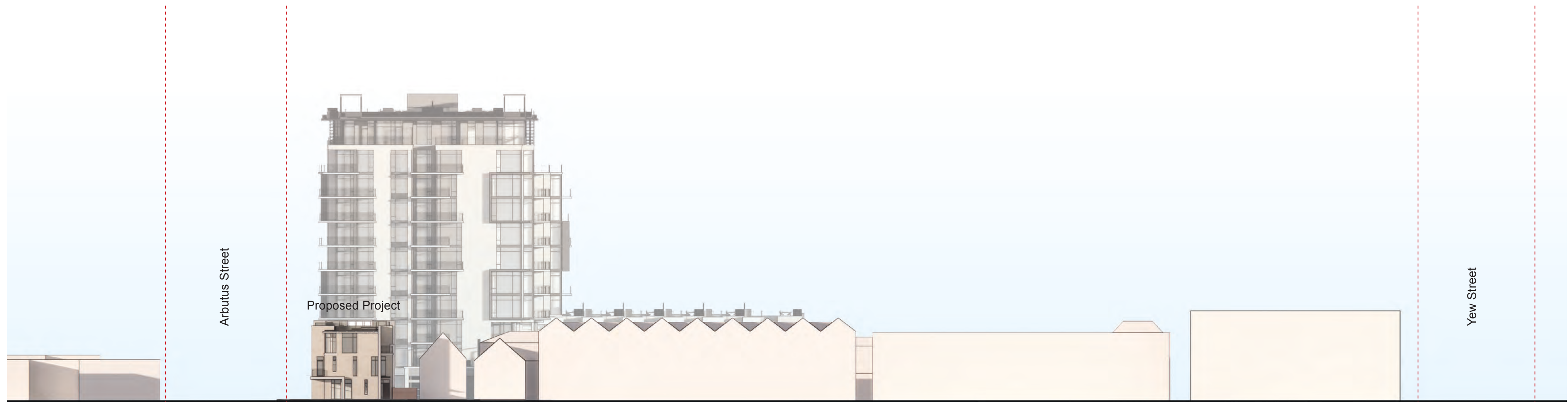
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NTS

Project No.: 21405

Drawing No.

A001





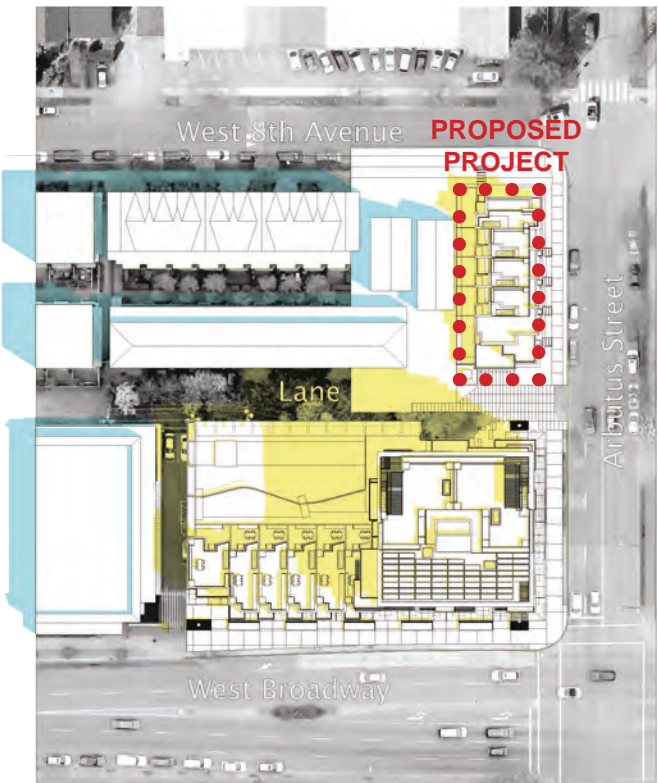
West 8th Avenue Streetscape



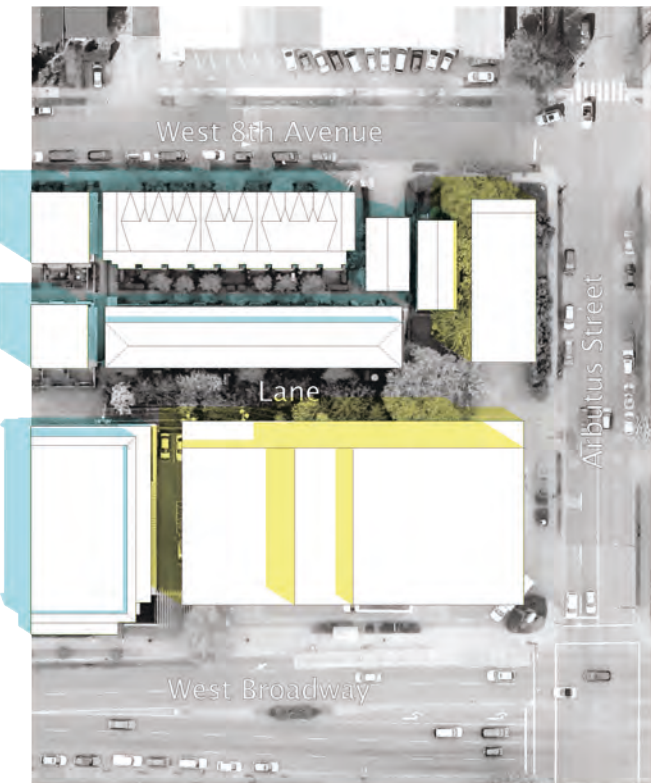
Arbutus Street Streetscape

Pathways - Volume 04 - 2106 West 8th Avenue - Commercial Change - 2106 West 8th Avenue - 12, 2020 - 10:25:53 PM

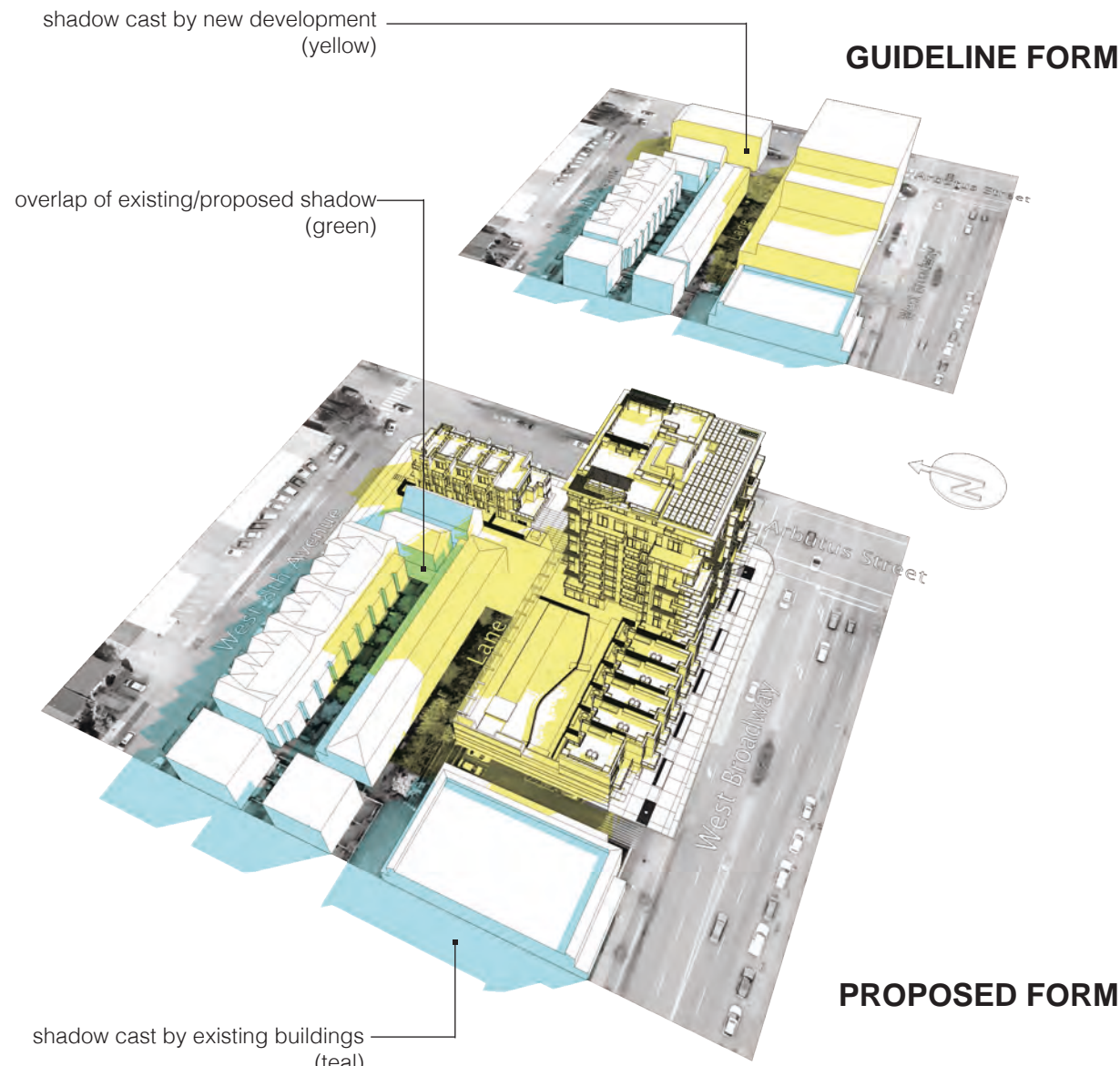
Summer Solstice
June 21 10:00AM



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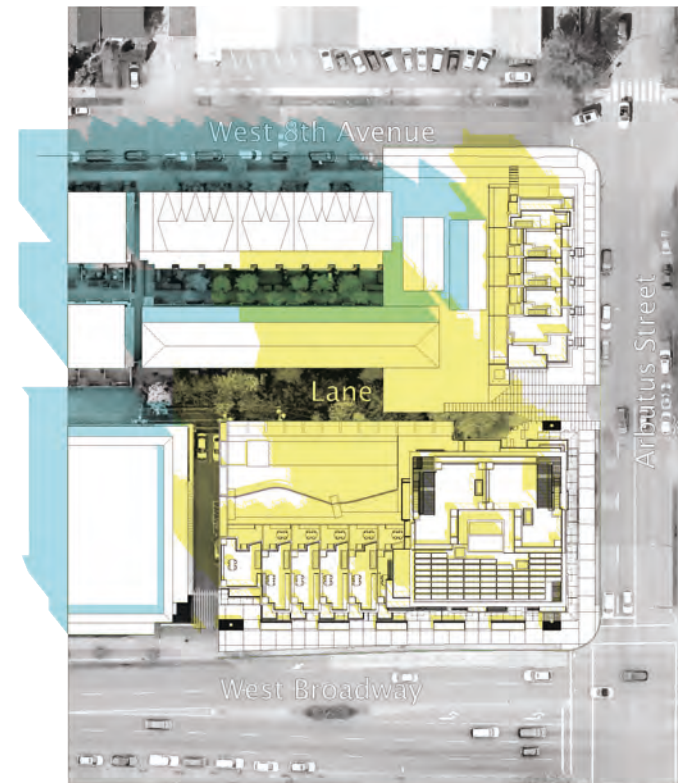
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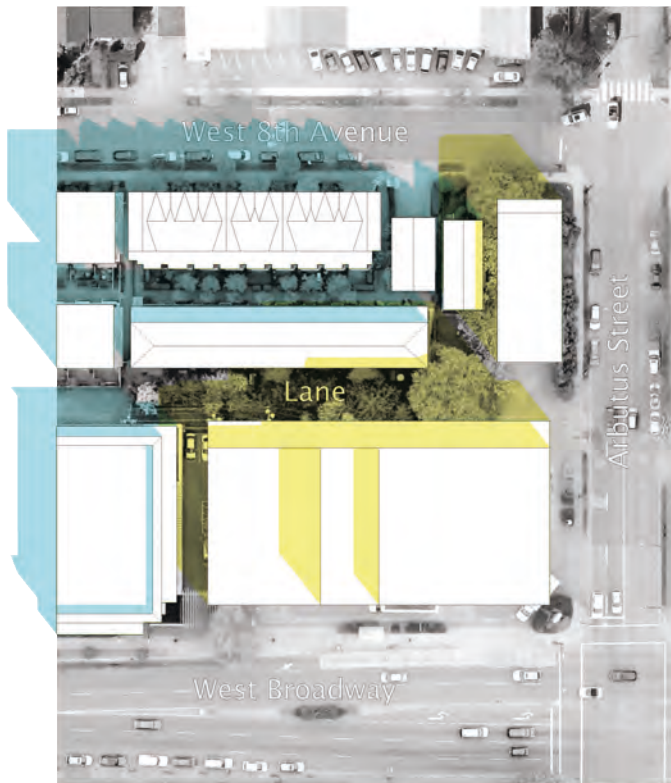
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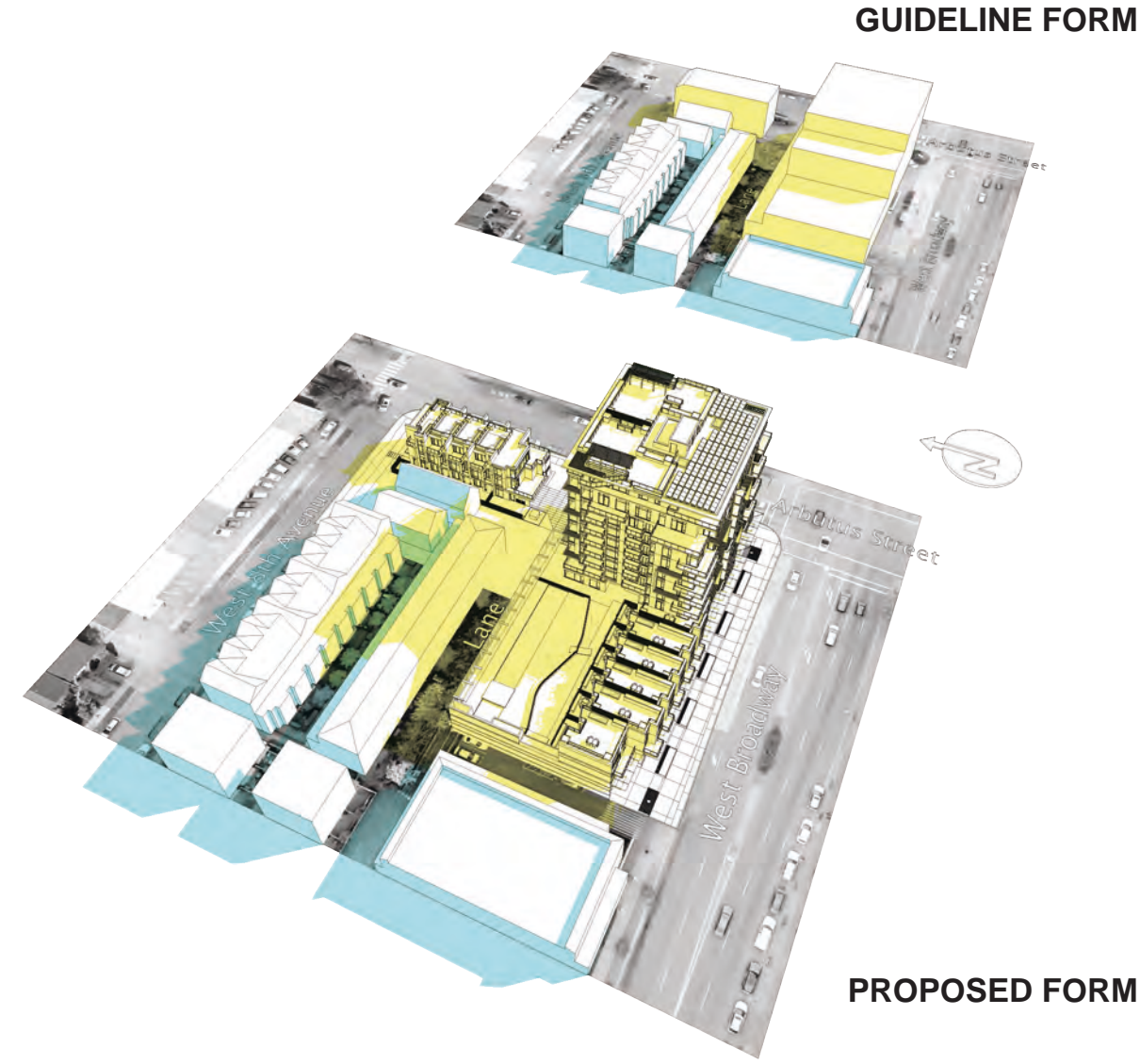
Fall Equinox
September 22 10:00AM



PROPOSED FORM



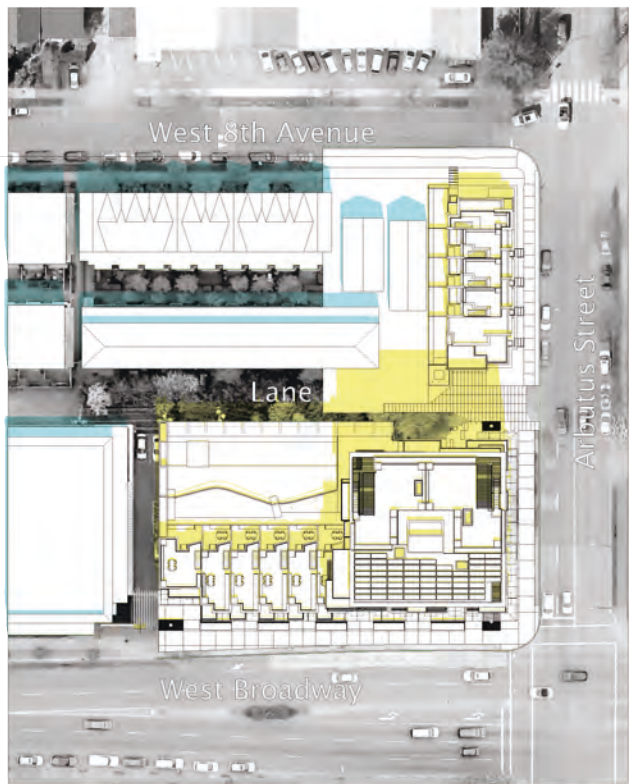
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GUIDELINE FORM

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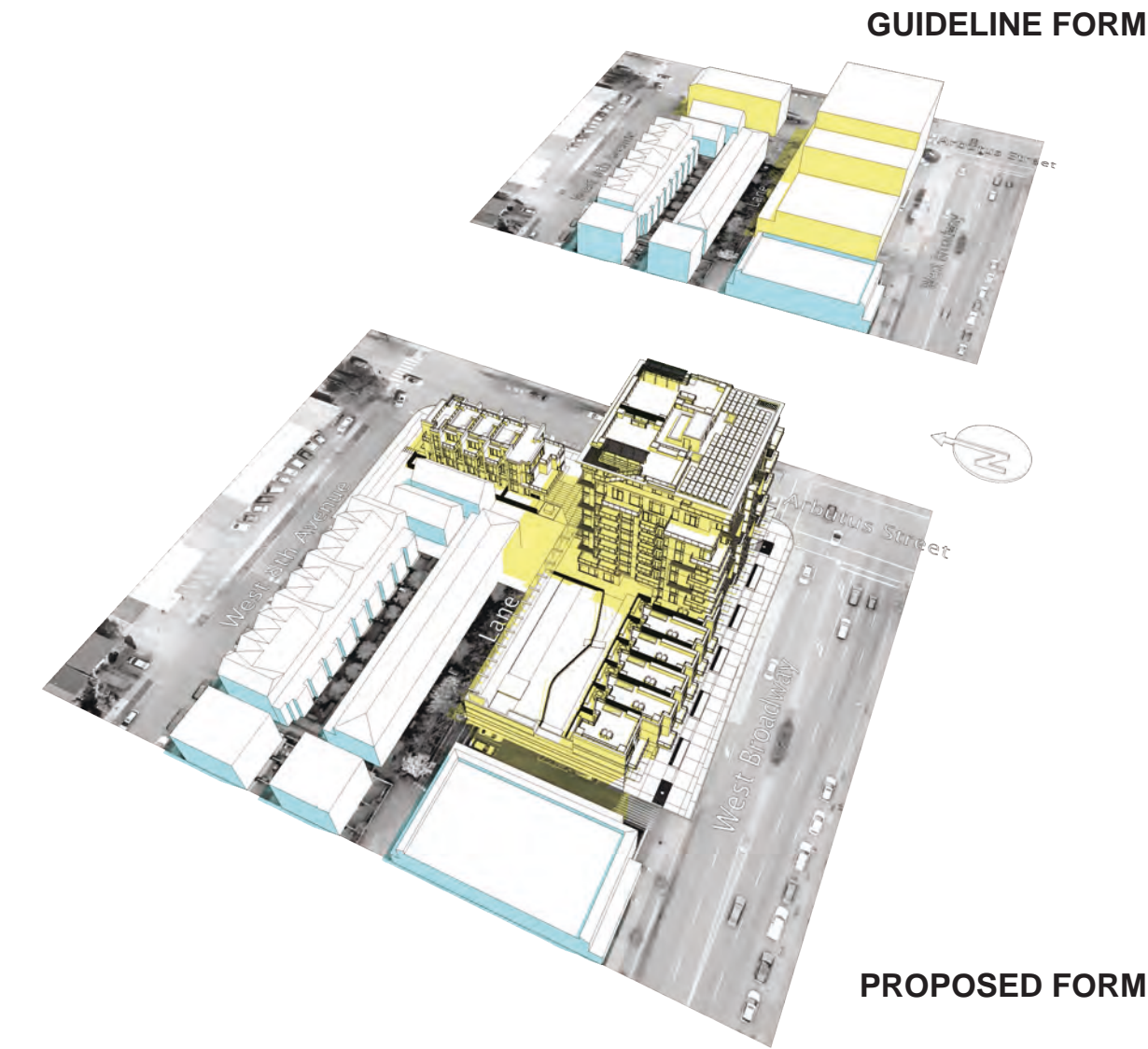
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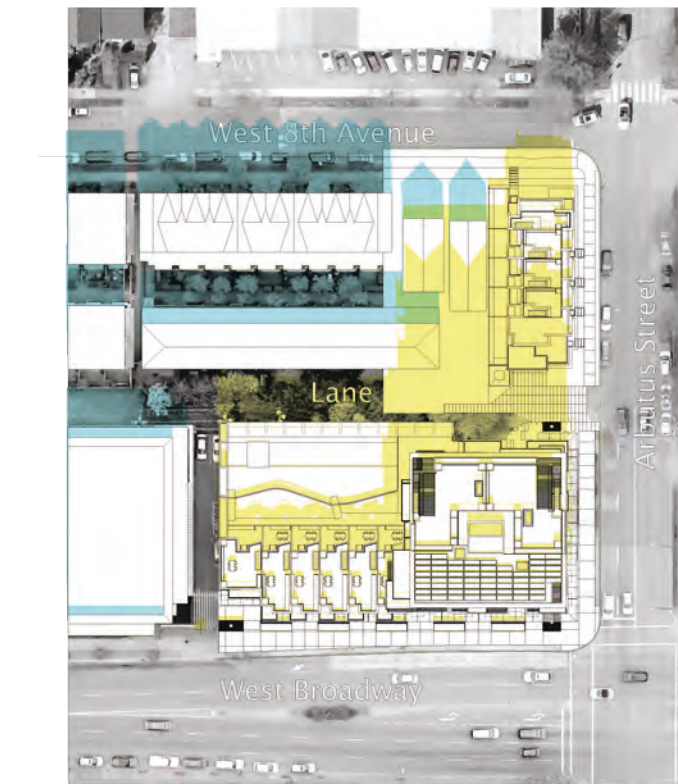
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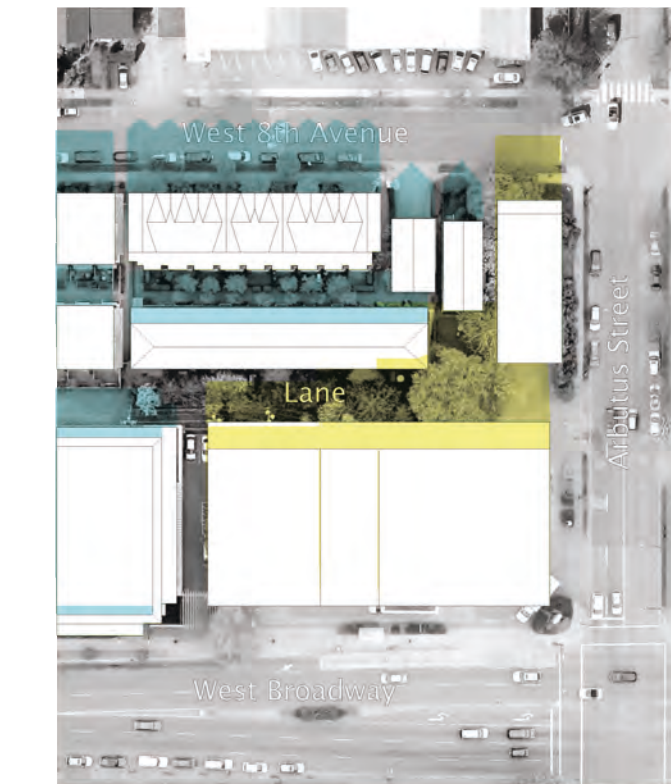
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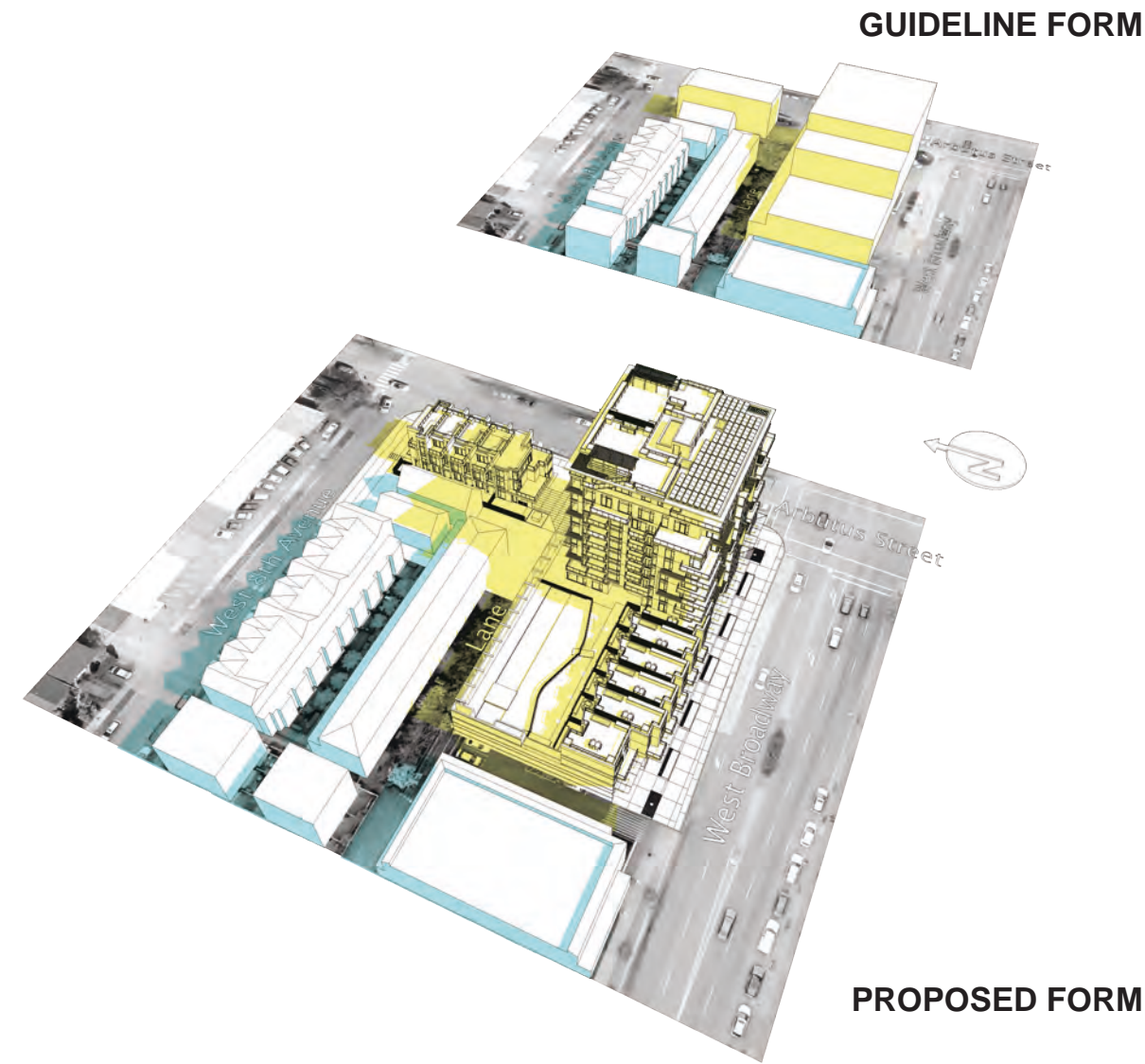
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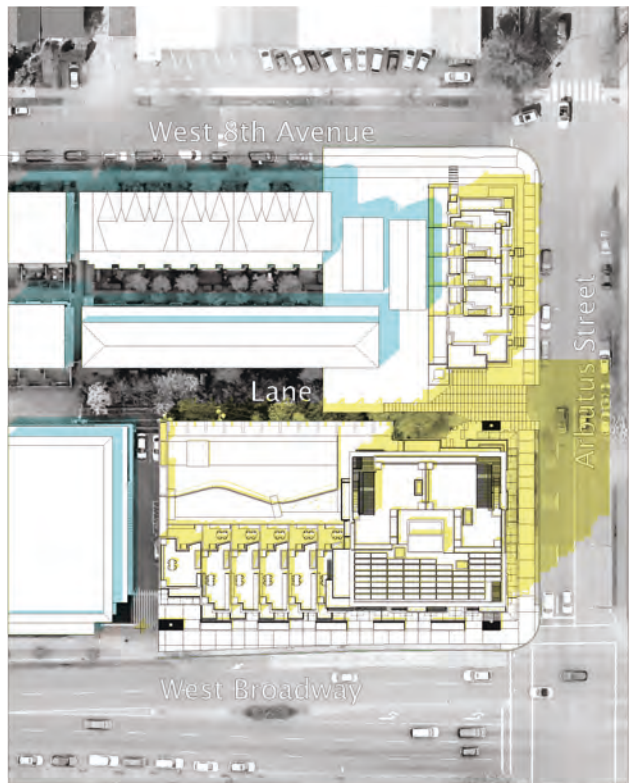
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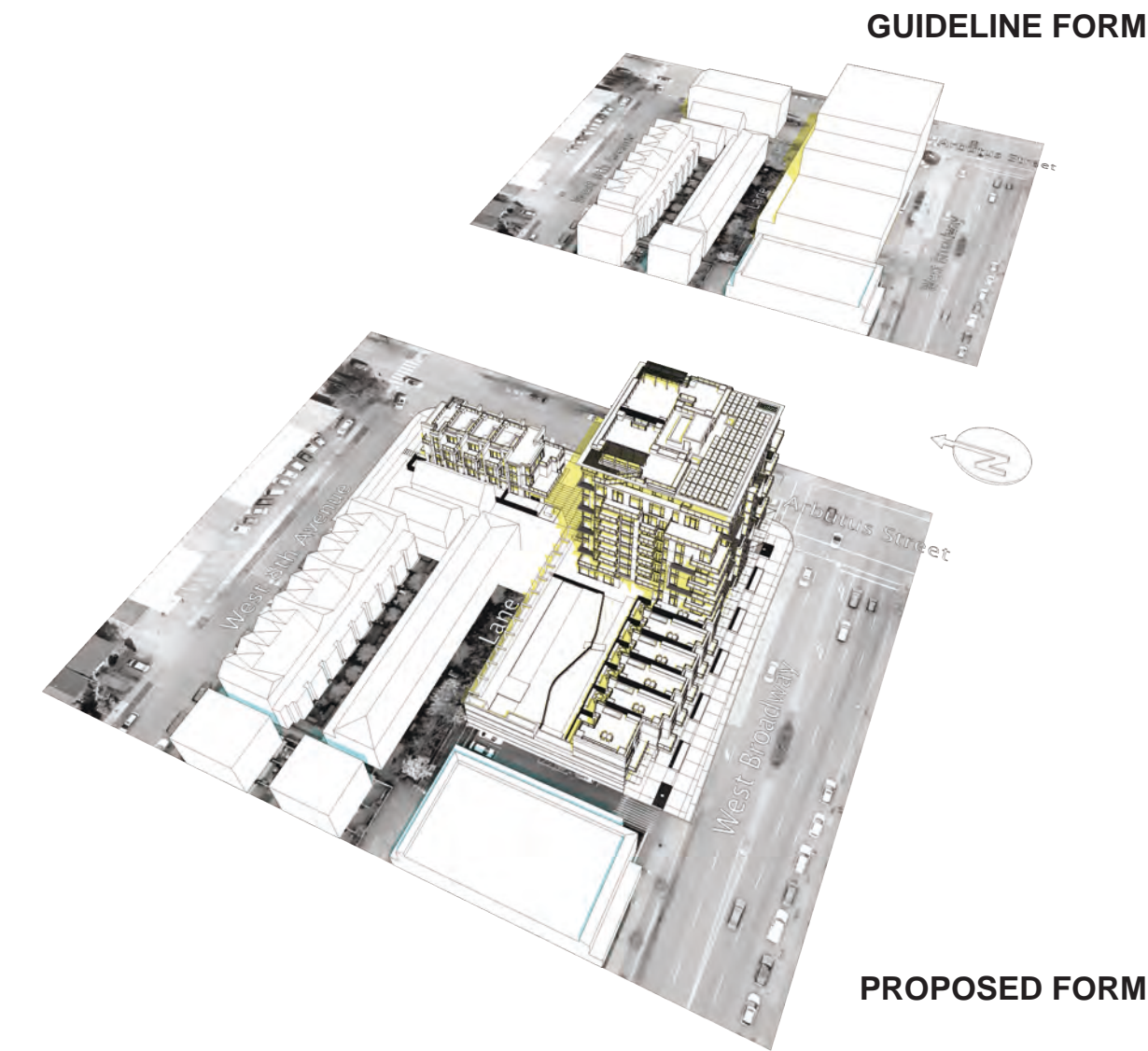
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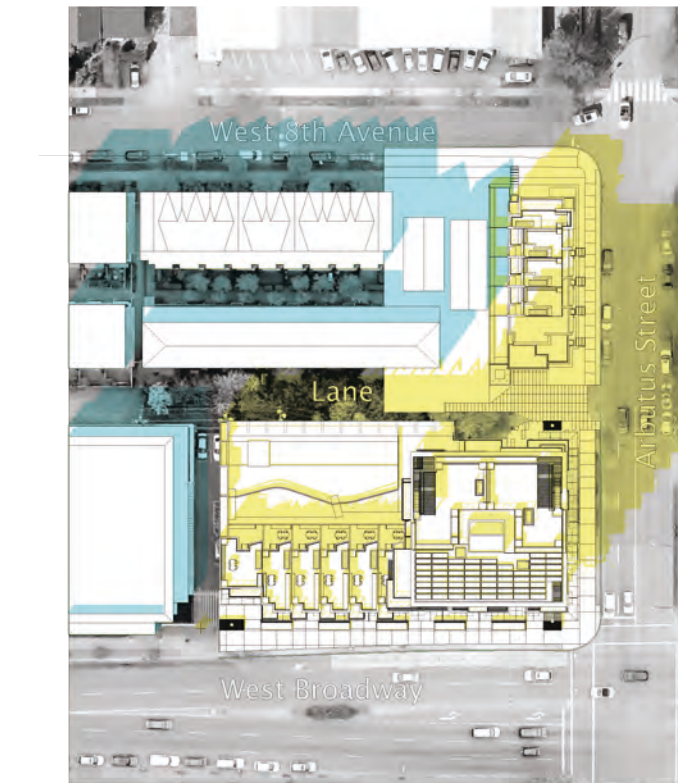
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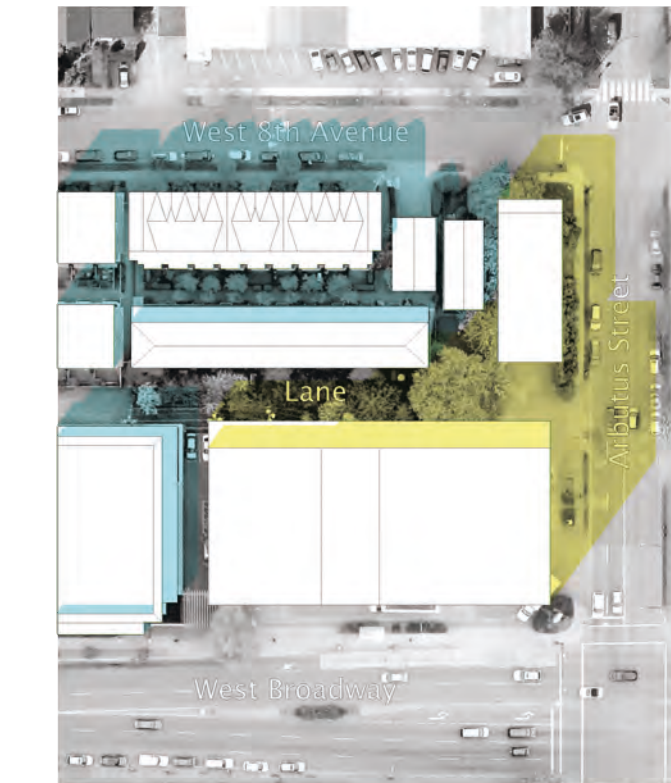
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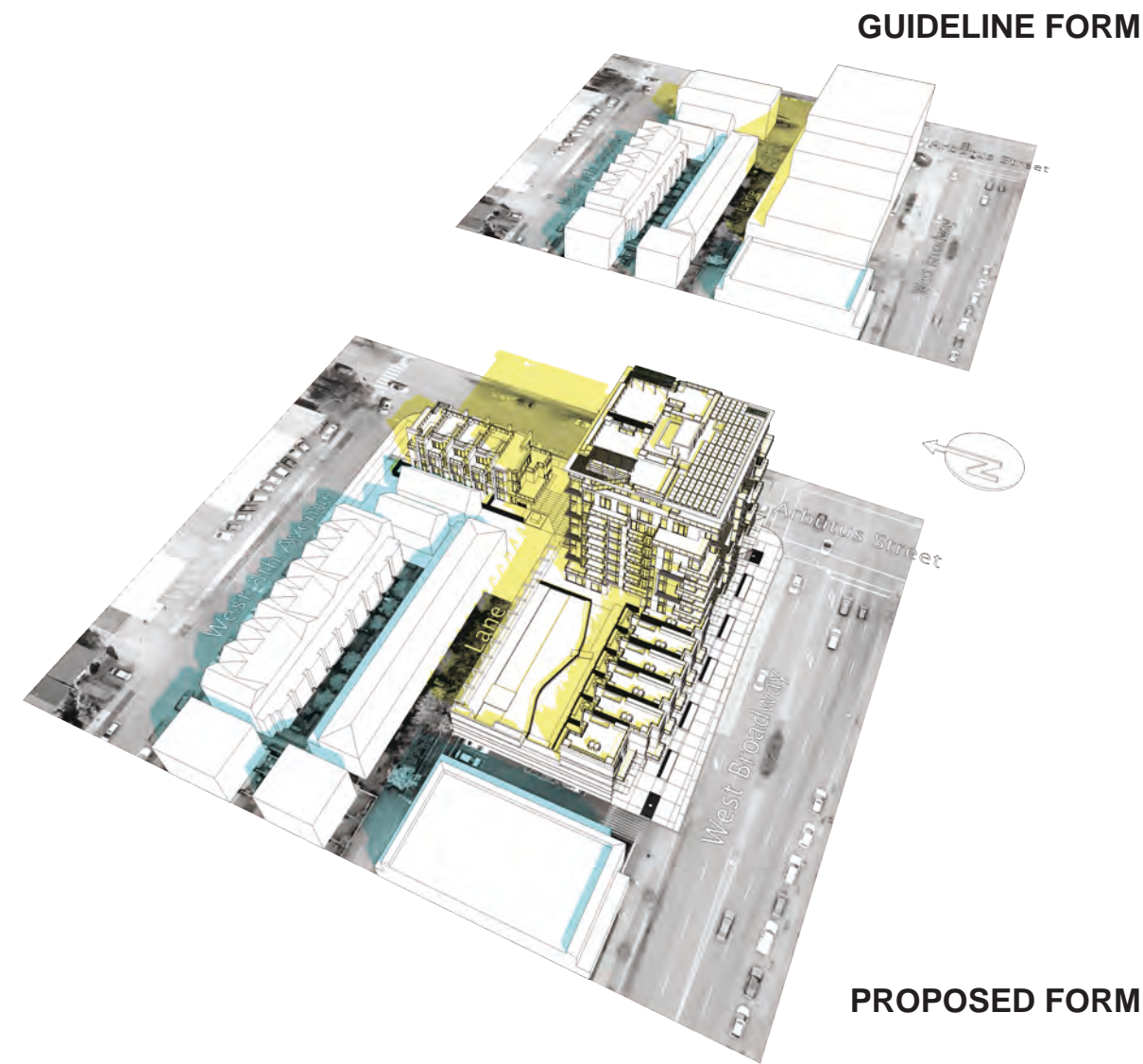
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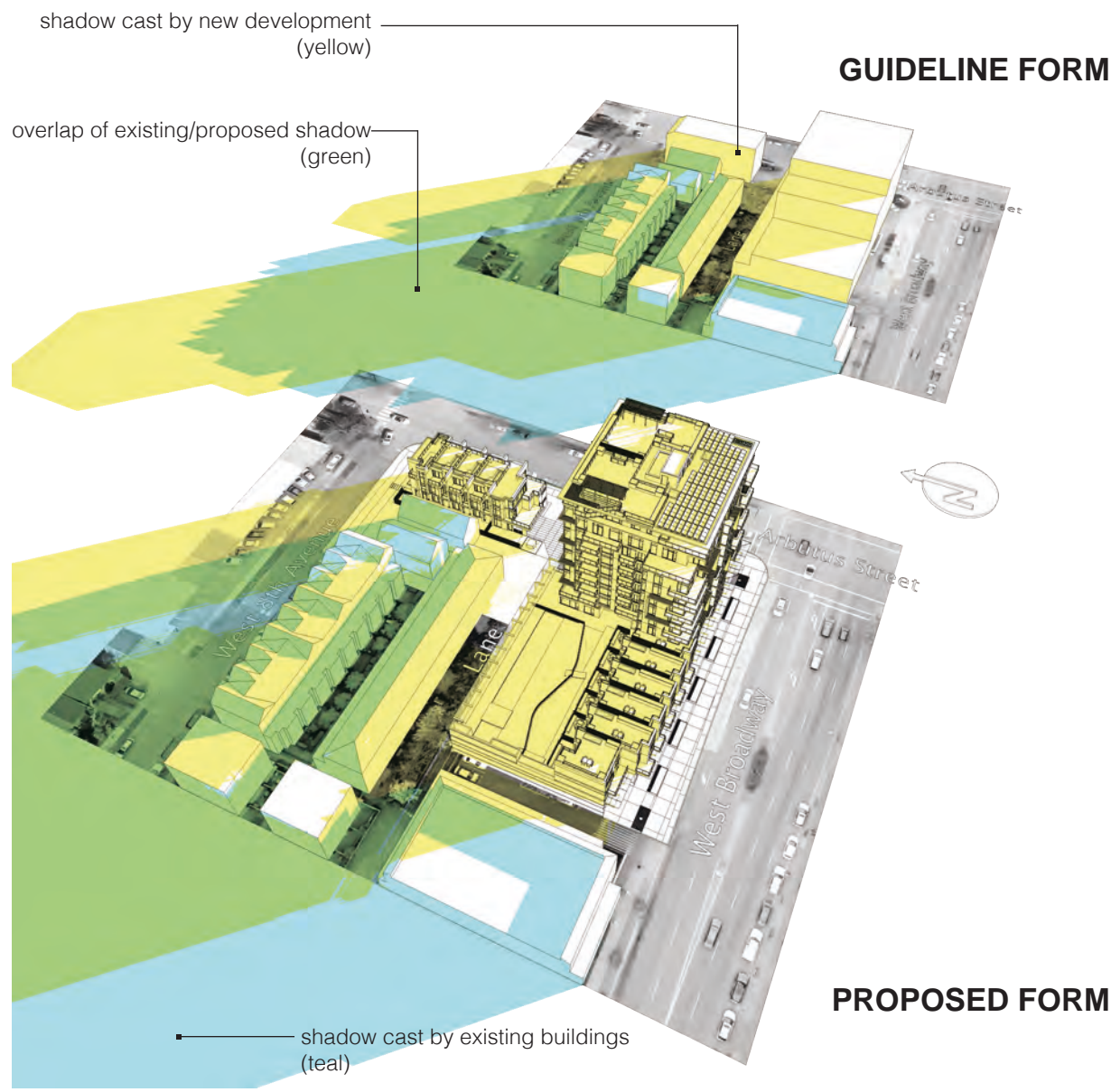
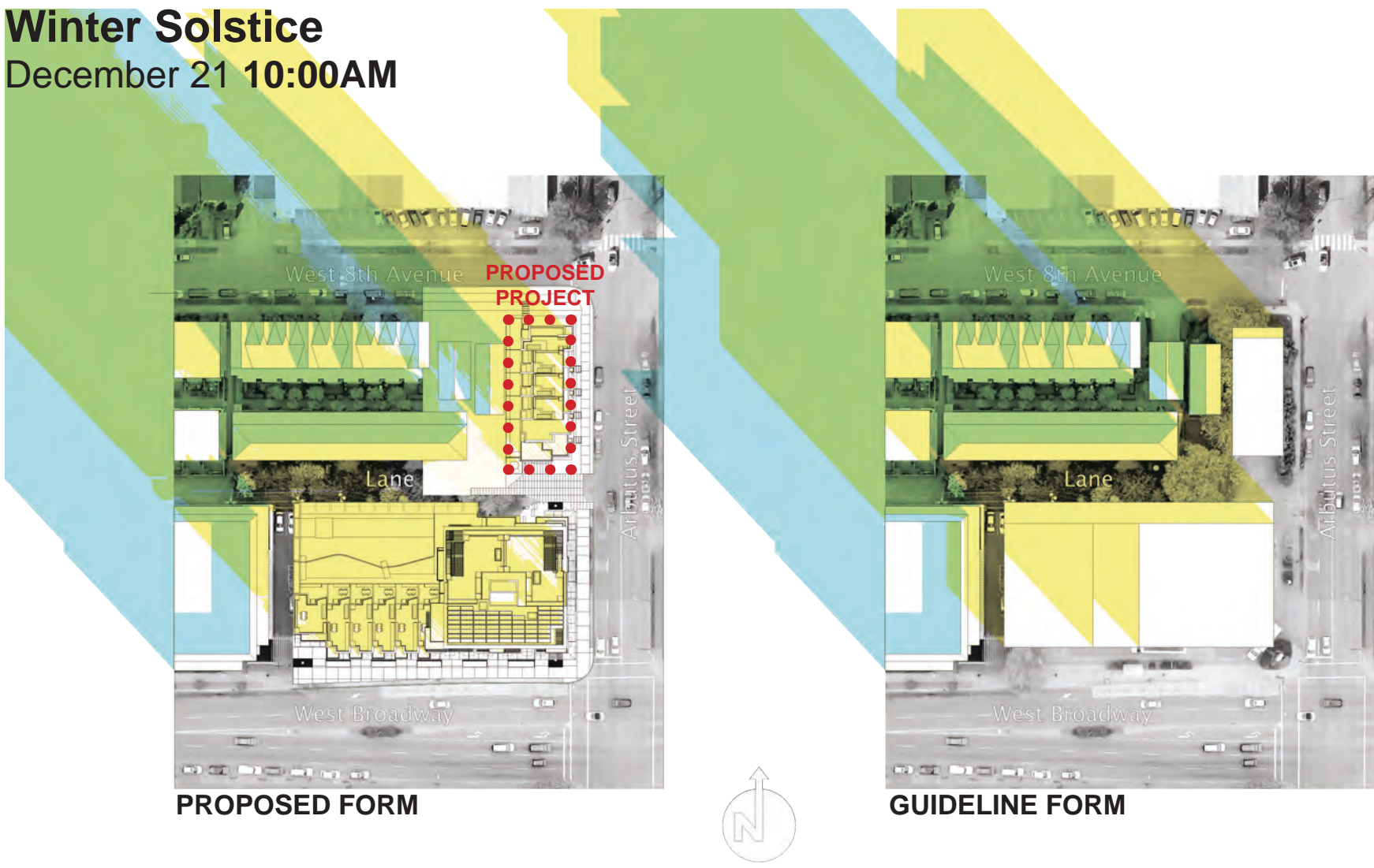
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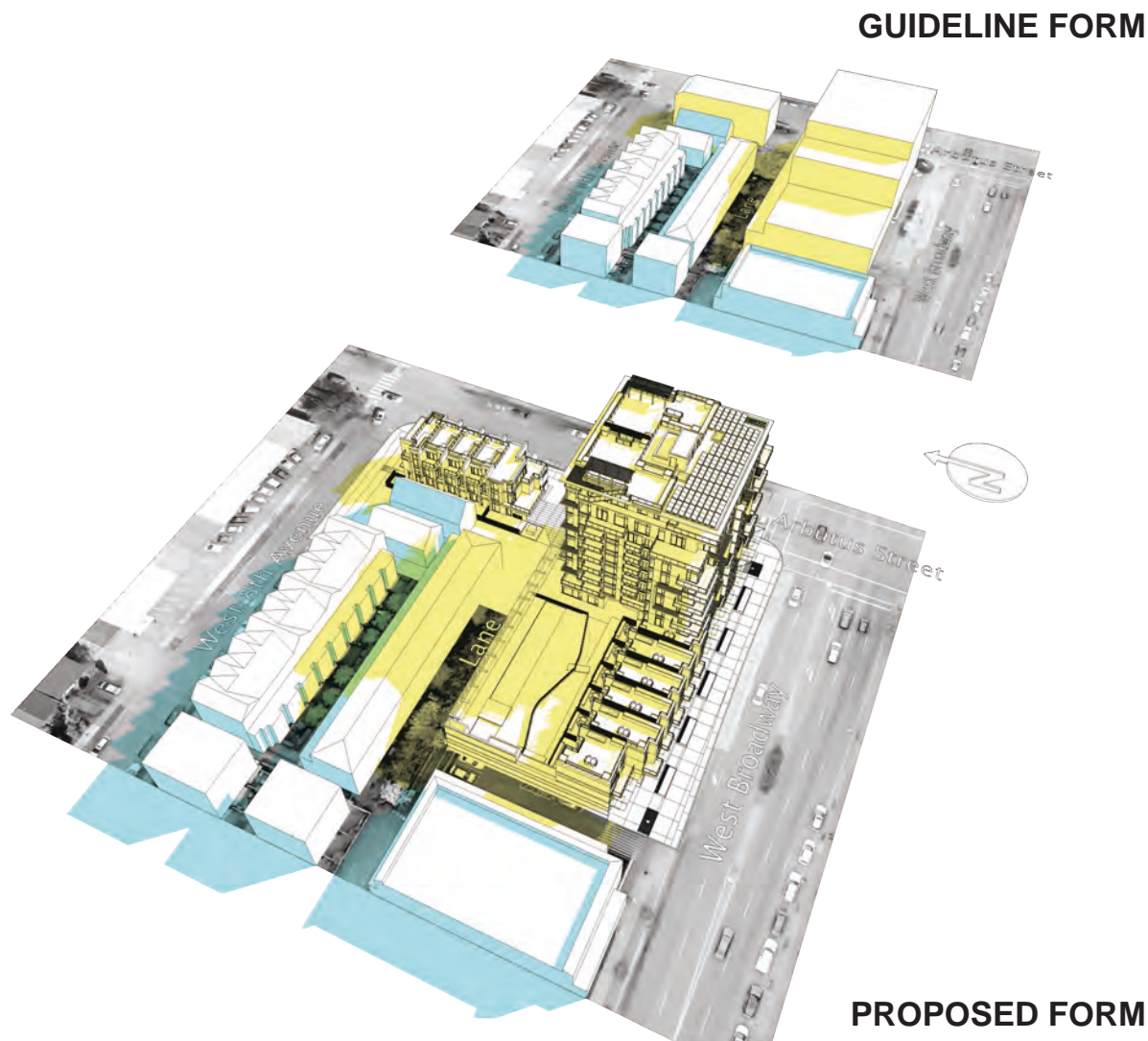
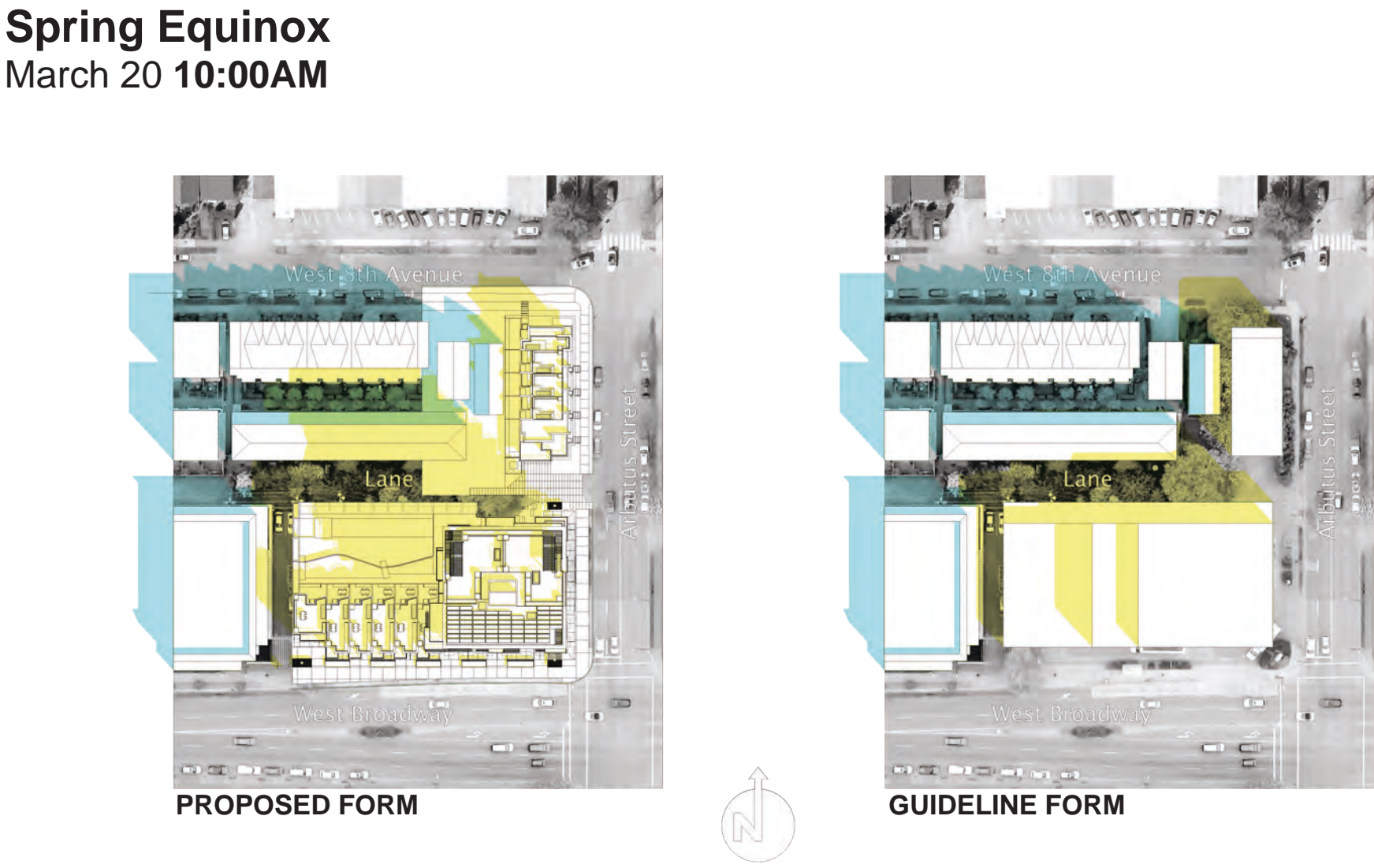
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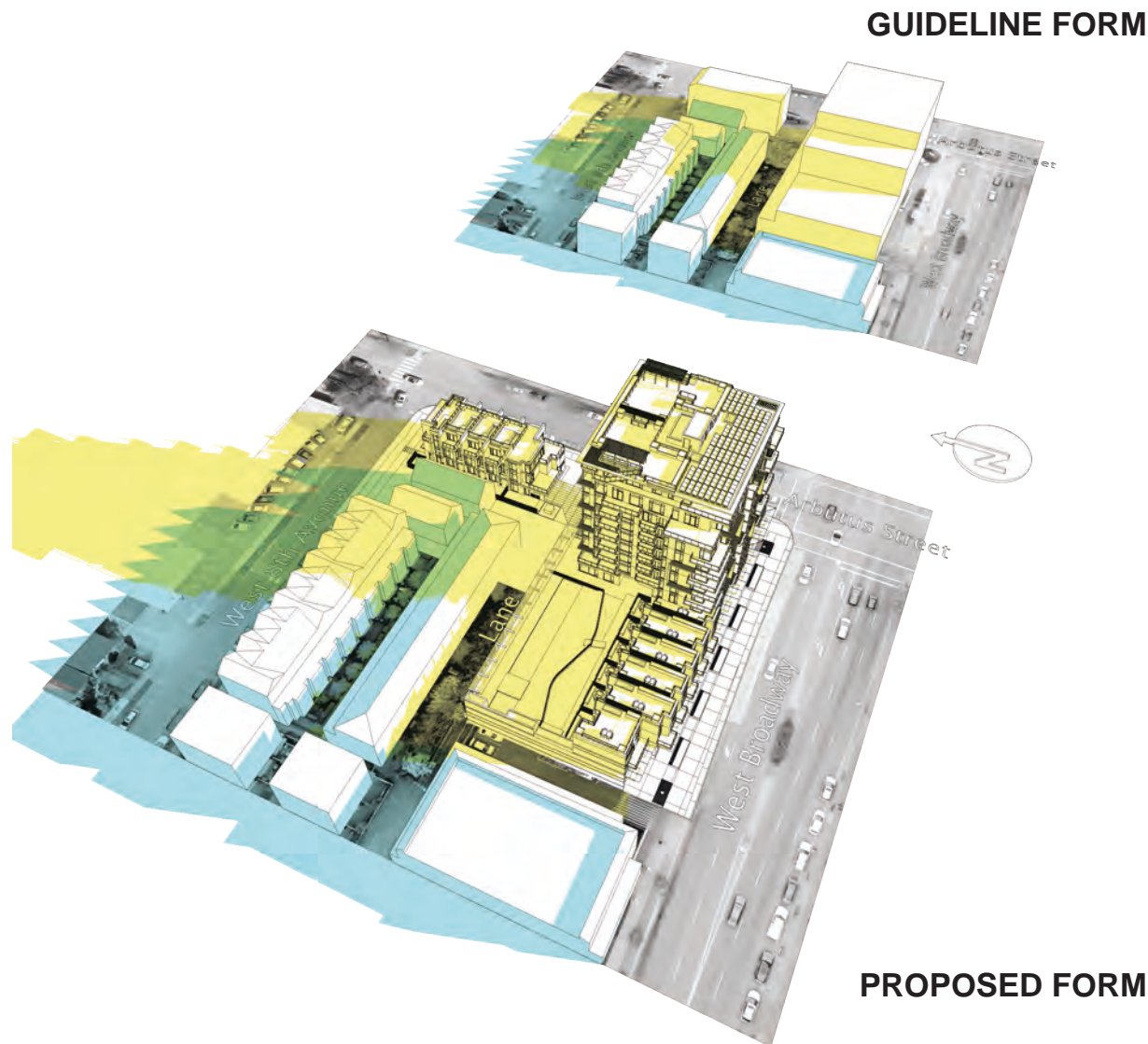
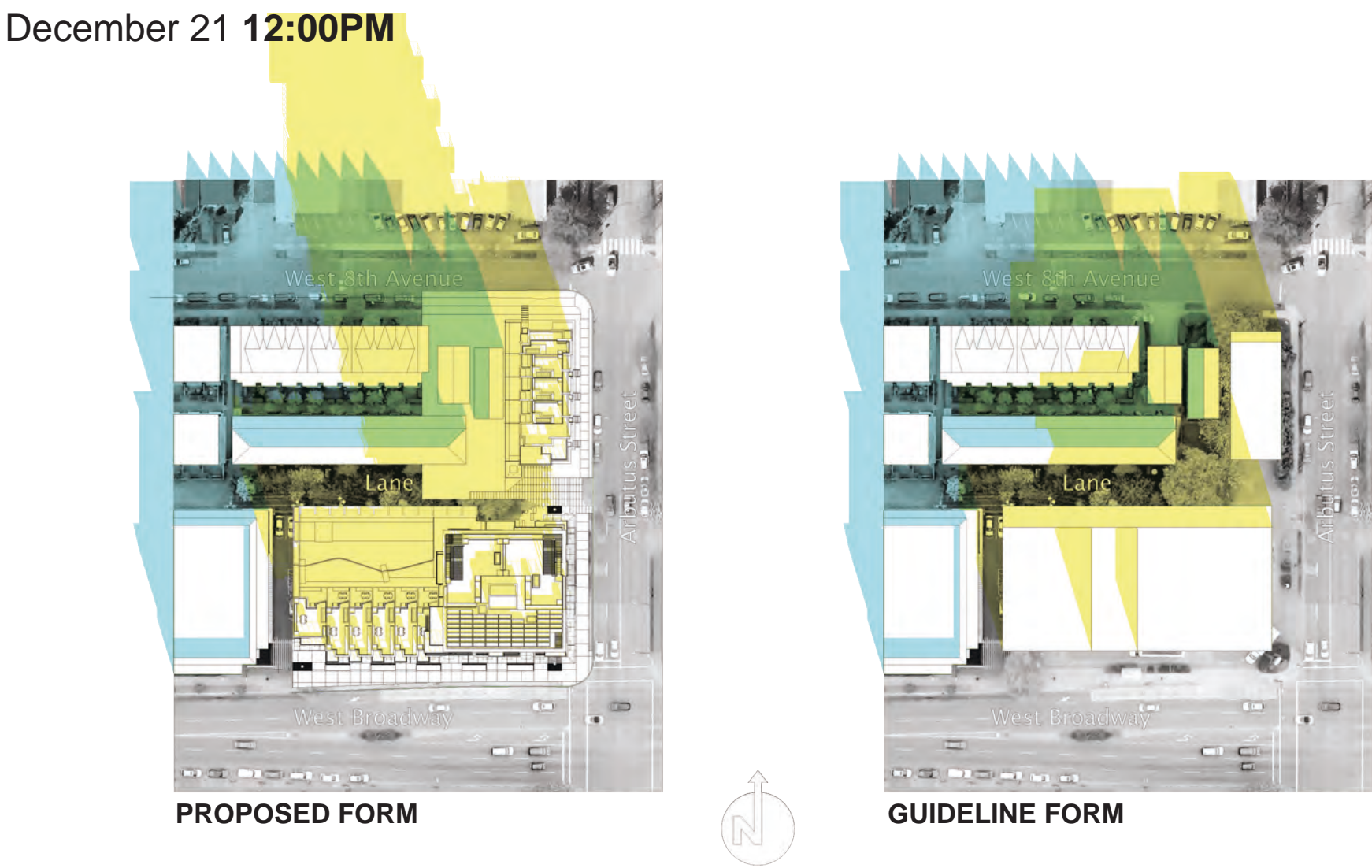
Winter Solstice
December 21 10:00AM



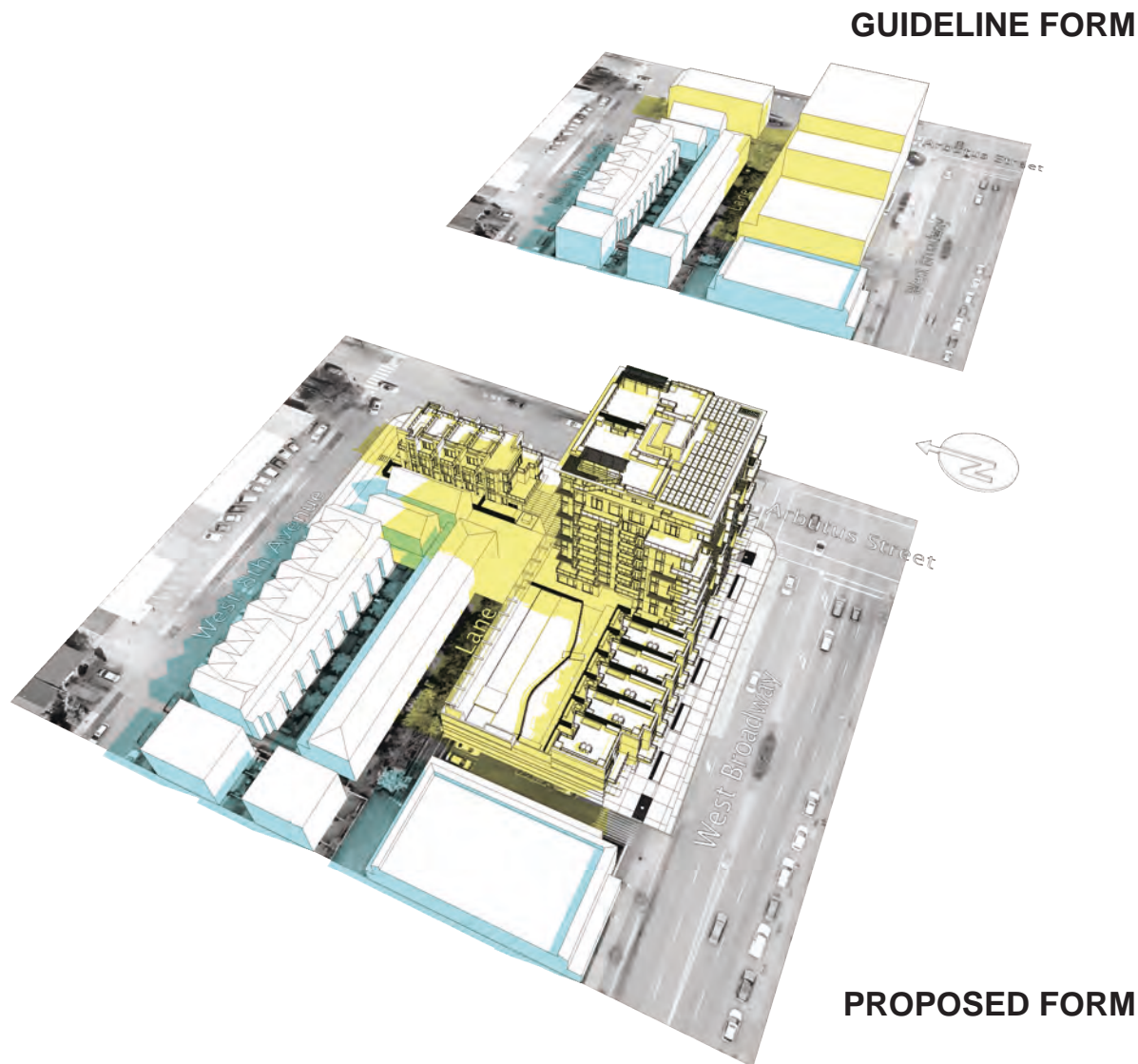
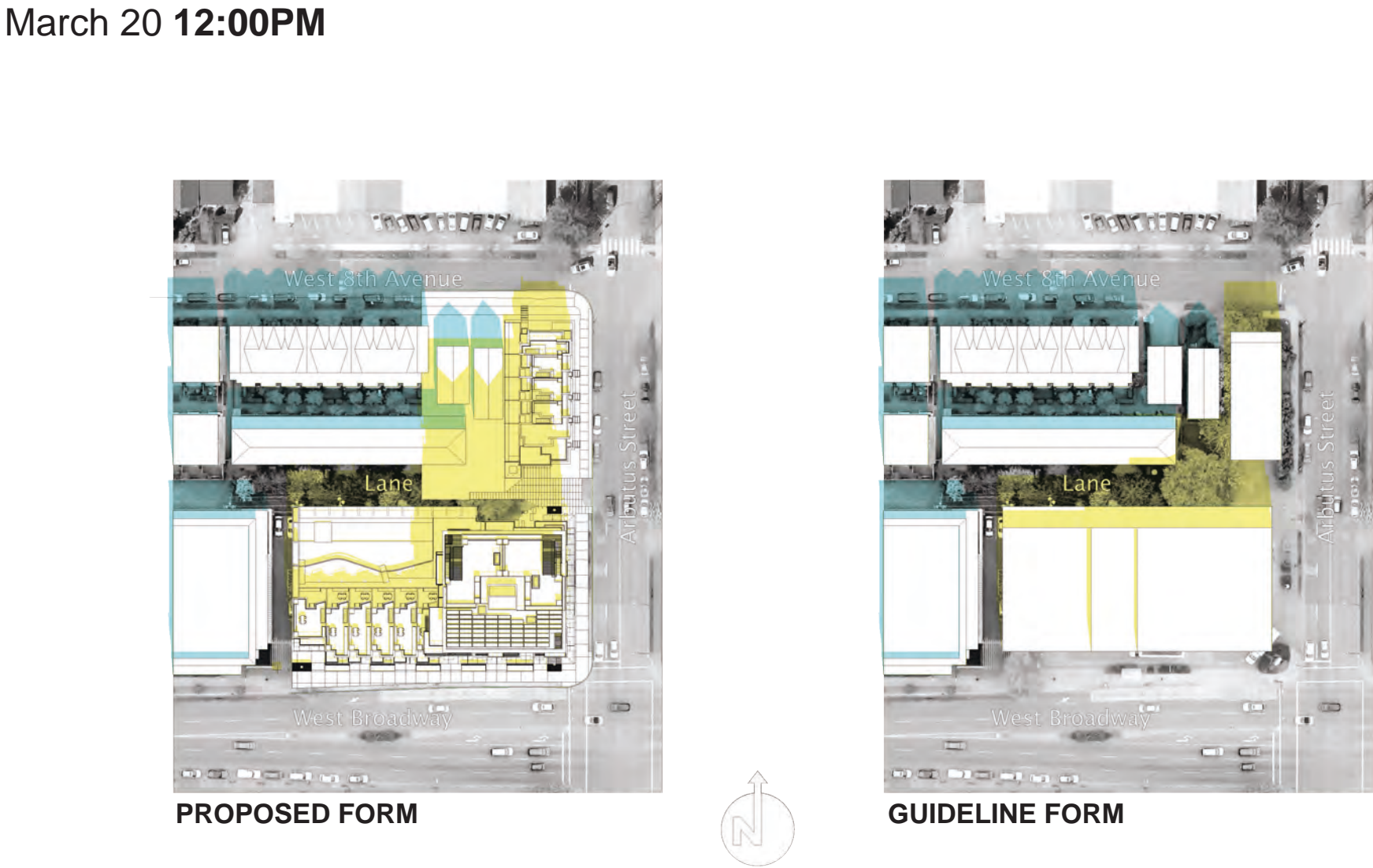
Spring Equinox
March 20 10:00AM



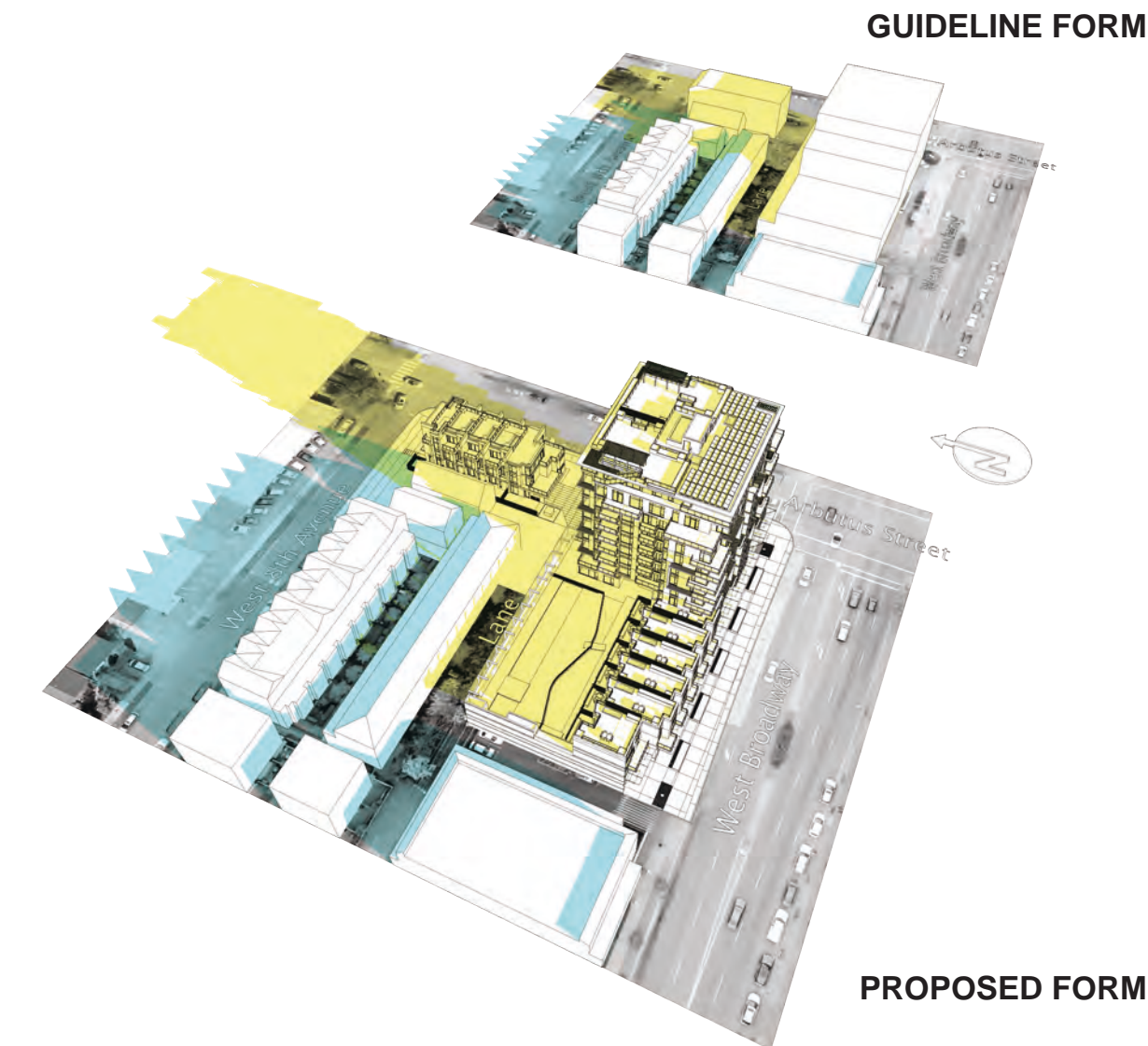
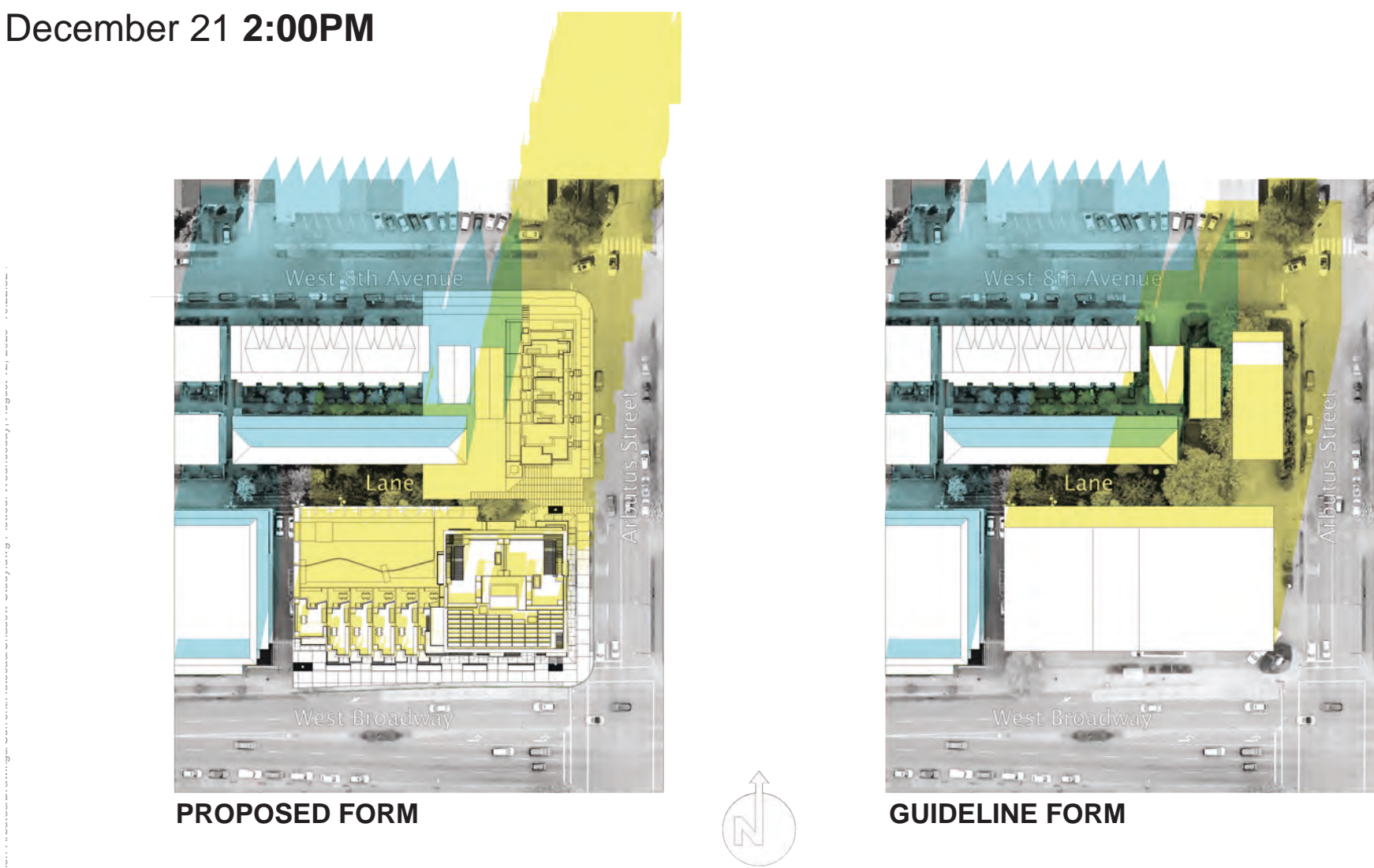
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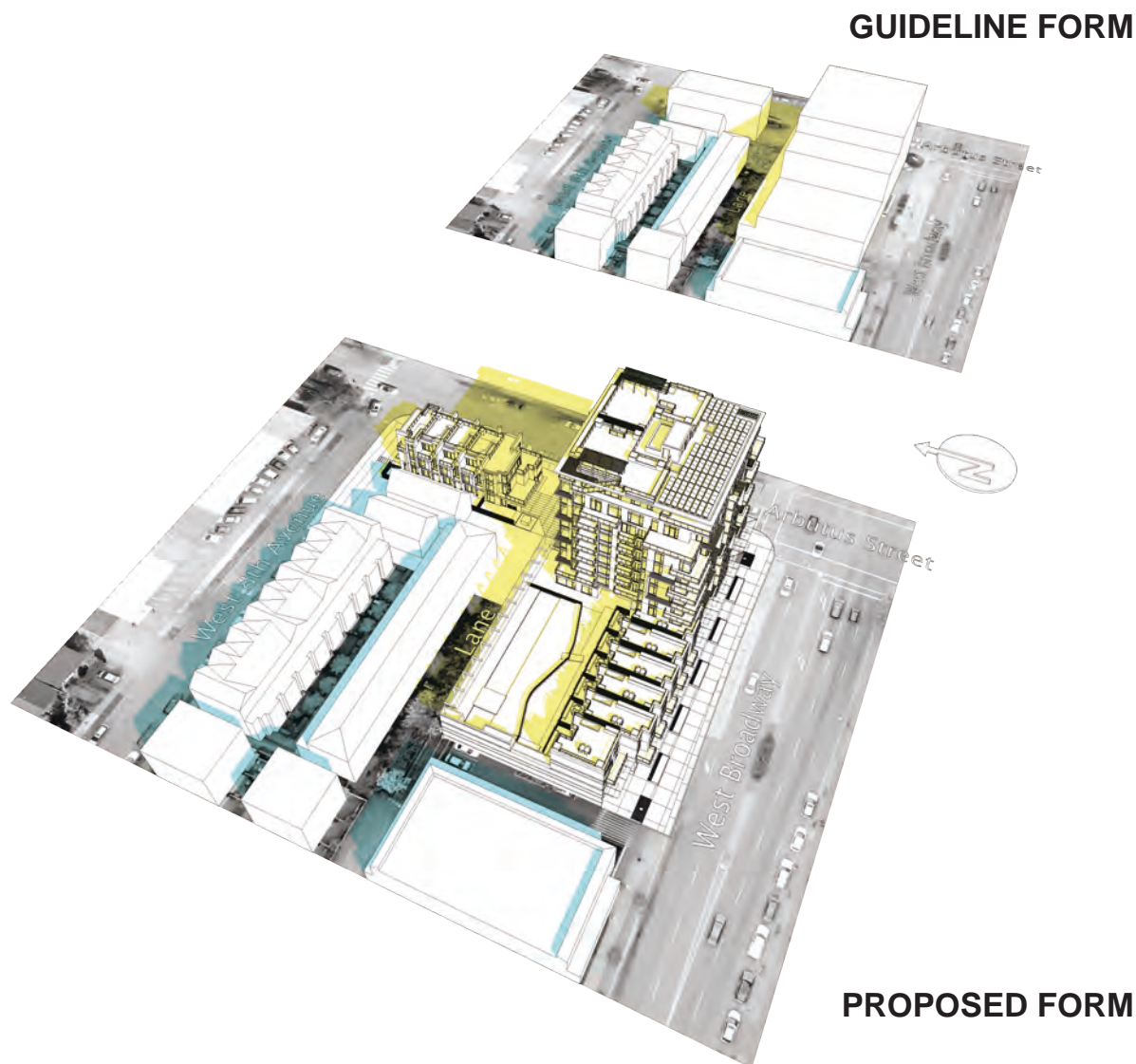
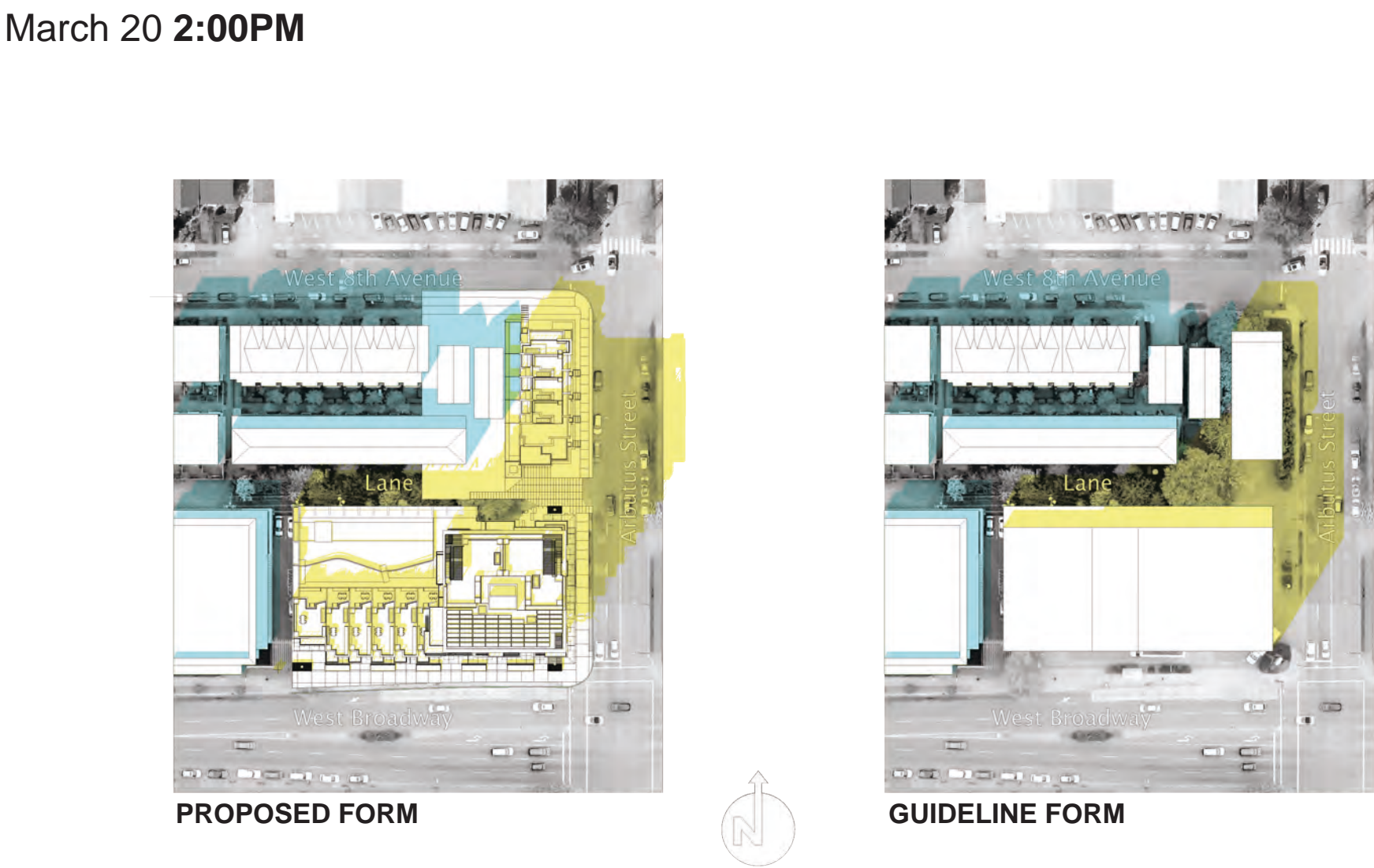
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December 21 2:00PM



March 20 2:00PM



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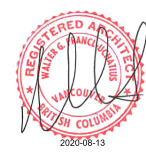
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Revisions / Issues	No.	Date	Description
	01	May 25, 2018	Issued for DE
	02	Aug 13, 2020	Re-issued for DE

Title **CASSIS TOWNHOMES**
2108 WEST 8th AVENUE
VANCOUVER
Scale NTS Date Aug 13, 2020

Project #: 21405 NE Corner Perspective
Sheet No **A005**





Filename: C:\Users\francis\Documents\CassisTownhomes\SE Corner Perspective.dwg Plotted: Wednesday, August 12, 2020 11:35:34 AM

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Title **CASSIS TOWNHOMES**
2108 WEST 8th AVENUE
VANCOUVER
Scale NTS Date Aug 13, 2020

Project #: 21405 SE Corner Perspective
Sheet No **A006**

