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LIST OF CONTACTS

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PROJECT LOCATION

CIVIC ADDRESS

239 KEEFER STREET, VANCOUVER

LEGAL ADDRESS

LOT A BLOCK 16 PLAN VAP184 DISTRICT
LOT 196 NEW WESTMINSTER

REV	DATE	DESCRIPTION	DRAWN
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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: 8-STOREY - MIXED USE COVER			
PROJECT NO.	FLOT DATE		
14124	JUL 4, 2017		
SCALE		AS NOTED	
DRAWING NO.		C-01	REVISION <div></div>

PROJECT STATISTICS

DATA SUMMARY

PROPERTY ADDRESS	239 Keefer Street, Vancouver, BC	
EXISTING ZONING		HA-1A
SITE AREA	6,105 sf	567 m2

PROJECT DATA

	PERMITTED / ALLOWED		PROPOSED	
HEIGHT	90 ft	27.4 m	90 ft	27.4 m
NUMBER OF FLOORS	8 storeys		8 storeys	
FRONT YARD				
Grade - 6th storey	0 ft	0.0 m	0 ft	0.0 m
7th - 8th storey	10 ft	3.0 m	20 ft	6.1 m
SIDE YARD	0 ft	0.0 m	0 ft	0.0 m
REAR YARD				
At grade	3.3 ft	1.0 m	3.3 ft	1.0 m
2nd - 3rd storey (commercial)	3.3 ft	1.0 m	3.3 ft	1.0 m
4th - 6th storey (residential)	0 ft	0.0 m	0 ft	0.0 m
7th - 8th storey (residential)	0 ft	0.0 m	6 ft	1.8 m
DENSITY AREA				
Commercial (Retail + Office)	11,294 sf	1,049 m2	11,294 sf	1,049 m2
Residential	21,368 sf	1,985 m2	21,368 sf	1,985 m2
TOTAL AREA	32,662 sf	3,034 m2	32,662 sf	3,034 m2
FLOOR SPACE RATIO				
Commercial (Retail + Office)		1.85 FSR		1.85 FSR
Residential		3.50 FSR		3.50 FSR
TOTAL FSR		5.35 FSR		5.35 FSR

PROPOSED AREA SUMMARY

Retail

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR	
Ground Floor	2,838 sf	264 m2	0 sf	0 m2	2,838 sf	264 m2 0.46 FSR
TOTAL	2,838 sf	264 m2	0 sf	0 m2	2,838 sf	264 m2 0.46 FSR

Office

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR	
Ground Floor	412 sf	38 m2	0 sf	0 m2	412 sf	38 m2 0.07 FSR
2nd Floor	5,935 sf	551 m2	1,495 sf	139 m2	4,440 sf	412 m2 0.73 FSR
3rd Floor	5,675 sf	527 m2	2,071 sf	192 m2	3,604 sf	335 m2 0.59 FSR
TOTAL	12,022 sf	1,117 m2	3,566 sf	331 m2	8,456 sf	786 m2 1.39 FSR

(*) Exclusion of patio/terrace area

Residential

	GROSS AREA		FSR EXCLUSION (*)		TOTAL FSR	
Ground Floor	926 sf	86 m2	0 sf	0 m2	926 sf	86 m2 0.15 FSR
4th Floor	5,302 sf	493 m2	436 sf	41 m2	4,866 sf	452 m2 0.80 FSR
5th Floor	5,302 sf	493 m2	436 sf	41 m2	4,866 sf	452 m2 0.80 FSR
6th Floor	5,302 sf	493 m2	436 sf	41 m2	4,866 sf	452 m2 0.80 FSR
7th Floor	5,302 sf	493 m2	2,044 sf	190 m2	3,258 sf	303 m2 0.53 FSR
8th Floor	3,680 sf	342 m2	1,094 sf	102 m2	2,586 sf	240 m2 0.42 FSR
TOTAL	25,814 sf	2,398 m2	4,446 sf	413 m2	21,368 sf	1,985 m2 3.50 FSR

(*) Exclusion of in-suite storage, amenity, and patio/balcony areas

FSR Grand Total

	GROSS AREA		FSR EXCLUSION		TOTAL FSR	
RETAIL	2,838 sf	264 m2	0 sf	0 m2	2,838 sf	264 m2 0.46 FSR
OFFICE	12,022 sf	1,117 m2	3,566 sf	331 m2	8,456 sf	786 m2 1.39 FSR
RESIDENTIAL	25,814 sf	2,398 m2	4,446 sf	413 m2	21,368 sf	1,985 m2 3.50 FSR
TOTAL	40,674 sf	3,779 m2	8,012 sf	744 m2	32,662 sf	3,034 m2 5.35 FSR

PARKING

		PROJECT DATA		REQUIRED	PROPOSED
RETAIL + OFFICE	1 stall / 140m2	11,294 sf	1,049 m2	8 stalls	13 stalls
RESIDENTIAL	1 stall / 140m2 (x 0.75)	21,743 sf	2,020 m2	12 stalls	12 stalls
TOTAL				20 stalls	25 stalls

BICYCLE

Class A

		PROJECT DATA		REQUIRED	PROPOSED
RETAIL	1 space / 500m2	3,960 sf	368 m2	2 spaces	3 spaces
OFFICE	1 space / 500m2	8,456 sf	786 m2	3 spaces	6 spaces
RESIDENTIAL	1.25 / unit		25 units	32 spaces	34 spaces
TOTAL				37 spaces	43 spaces

Class B

		PROJECT DATA		REQUIRED	PROPOSED
RETAIL	6 spaces / develop > 1,000m2	3,960 sf	368 m2	n/a	-
OFFICE	6 spaces / develop > 2,000m2	8,456 sf	786 m2	n/a	-
RESIDENTIAL	6 spaces / develop + 20 units		25 units	6 stalls	-
TOTAL				6 spaces	6 spaces

LOADING

Class B

		PROJECT DATA		REQUIRED	PROPOSED
RETAIL	1 spaces / 465m2	3,960 sf	368 m2	1	-
OFFICE	1 spaces / 500m2 - 5,500m2	8,456 sf	786 m2	1	-
RESIDENTIAL	6 spaces / develop + 20 units		25 units	n/a	-
TOTAL				2 spaces	1 spaces

NOTES:

Loading Class A: no requirement

Loading Class C: no requirement

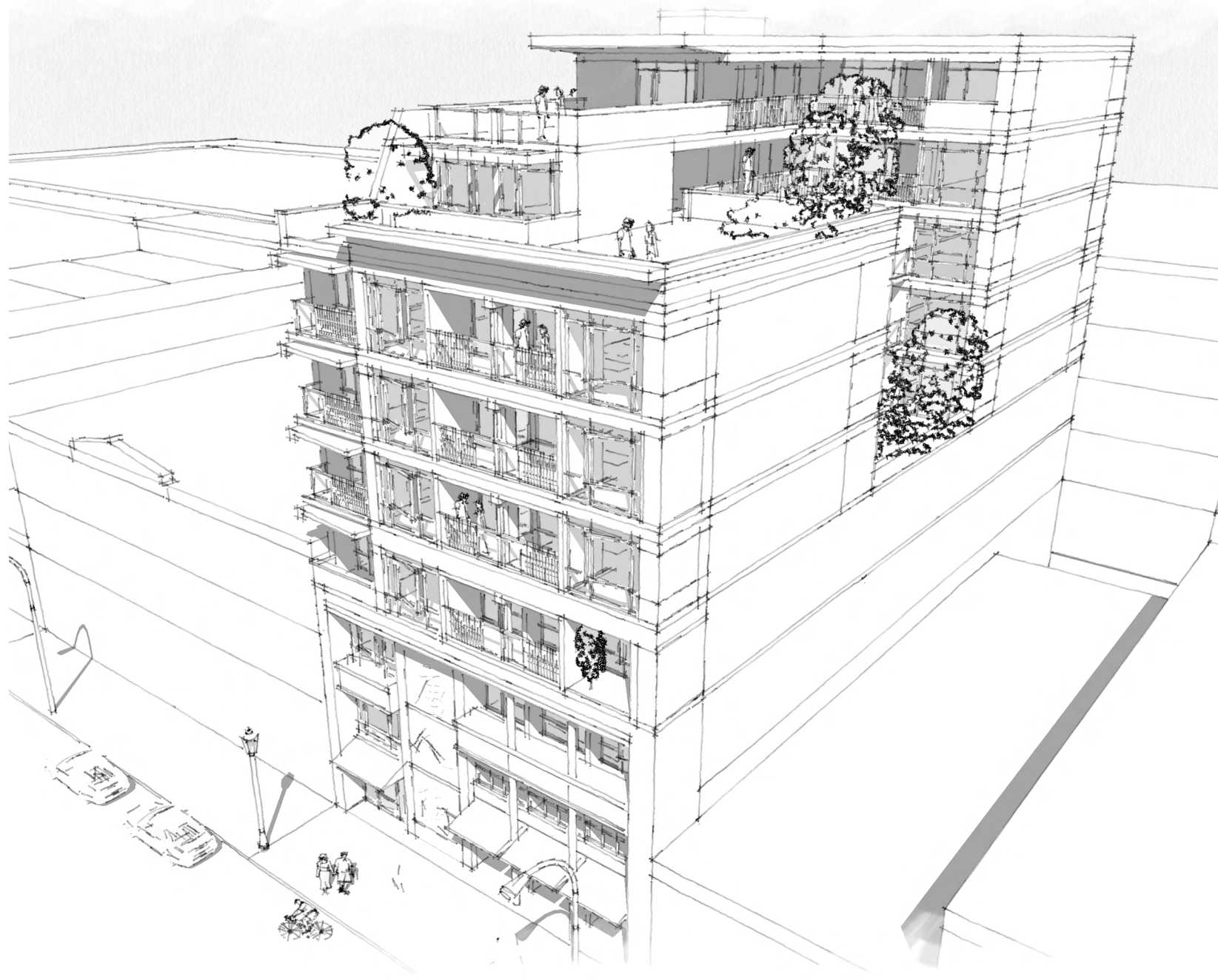
UNIT SUMMARY

			QT	NET AREA / UNIT		TOTAL NET AREA	
RETAIL	Unit 100	- At Grade	1 units	2,838 sf	264 m2	2,838 sf	264 m2
		- Mezzanine	1 units	1,122 sf	104 m2	1,122 sf	104 m2
OFFICE	Unit 200	- -	1 units	4,170 sf	387 m2	4,170 sf	387 m2
	Unit 300	- -	1 units	3,334 sf	310 m2	3,334 sf	310 m2
RESIDENTIAL	Unit S1	1 Bed Apartment	3 units	657 sf	61 m2	1,971 sf	183 m2
	Unit S2	1 Bed Apartment	3 units	484 sf	45 m2	1,452 sf	135 m2
	Unit S3	2 Bed Apartment	3 units	917 sf	85 m2	2,751 sf	256 m2
	Unit S4	1 Bed Apartment	1 units	650 sf	60 m2	650 sf	60 m2
	Unit N1	1 Bed Apartment	3 units	620 sf	58 m2	1,860 sf	173 m2
	Unit N2	1 Bed Apartment	3 units	484 sf	45 m2	1,452 sf	135 m2
	Unit N3	1 Bed Apartment	3 units	579 sf	54 m2	1,737 sf	161 m2
	Unit N4	1 Bed Apartment	3 units	480 sf	45 m2	1,440 sf	134 m2
	Unit N5	2 Bed Townhome	1 units	1,362 sf	127 m2	1,362 sf	127 m2
	Unit N6	2 Bed Townhome	1 units	1,216 sf	113 m2	1,216 sf	113 m2
	Unit N7	2 Bed Townhome	1 units	1,325 sf	123 m2	1,325 sf	123 m2
			29 units	20,238 sf	1,880 m2	28,680 sf	2,664 m2

UNIT GRAND TOTAL

			TOTAL NET AREA	
RETAIL	-	1 units	-	3,960 sf 368 m2
OFFICE	-	2 units	-	7,504 sf 697 m2
RESIDENTIAL	1 Bed	19 units	76.0% (*)	10,562 sf 981 m2
RESIDENTIAL	2 Bed	6 units	24.0% (*)	6,654 sf 618 m2
		28 units		28,680 sf 2,664 m2

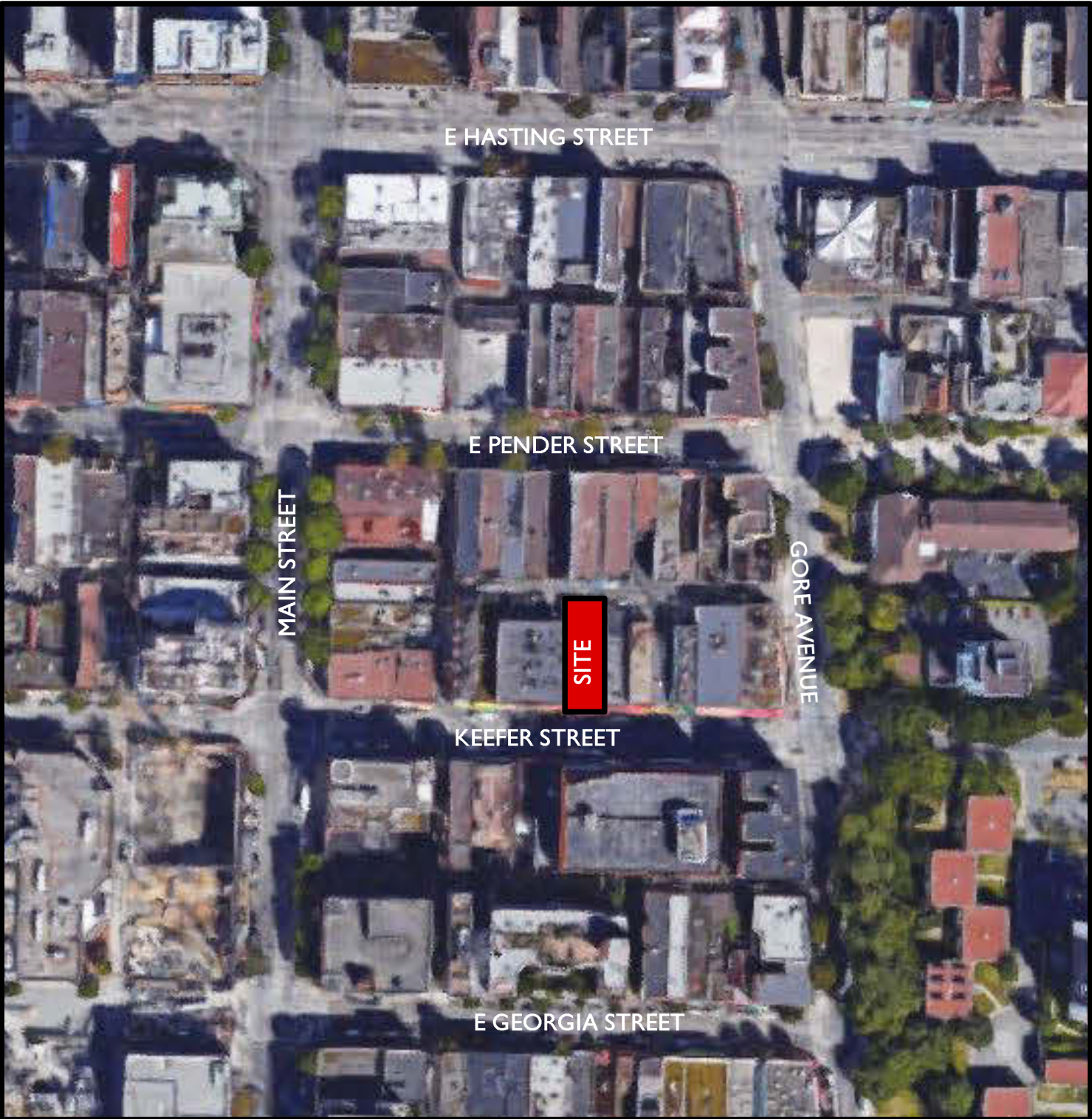
(*) percentage of dwelling units



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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC				
SHEET TITLE: 8-STOREY - MIXED USE DEVELOPMENT STATISTICS				
PROJECT NO.	PLOT DATE			
14124	JUL 4, 2017			
	SCALE	AS NOTED		
DRAWING NO. DP-01				
				REVISION <div></div>

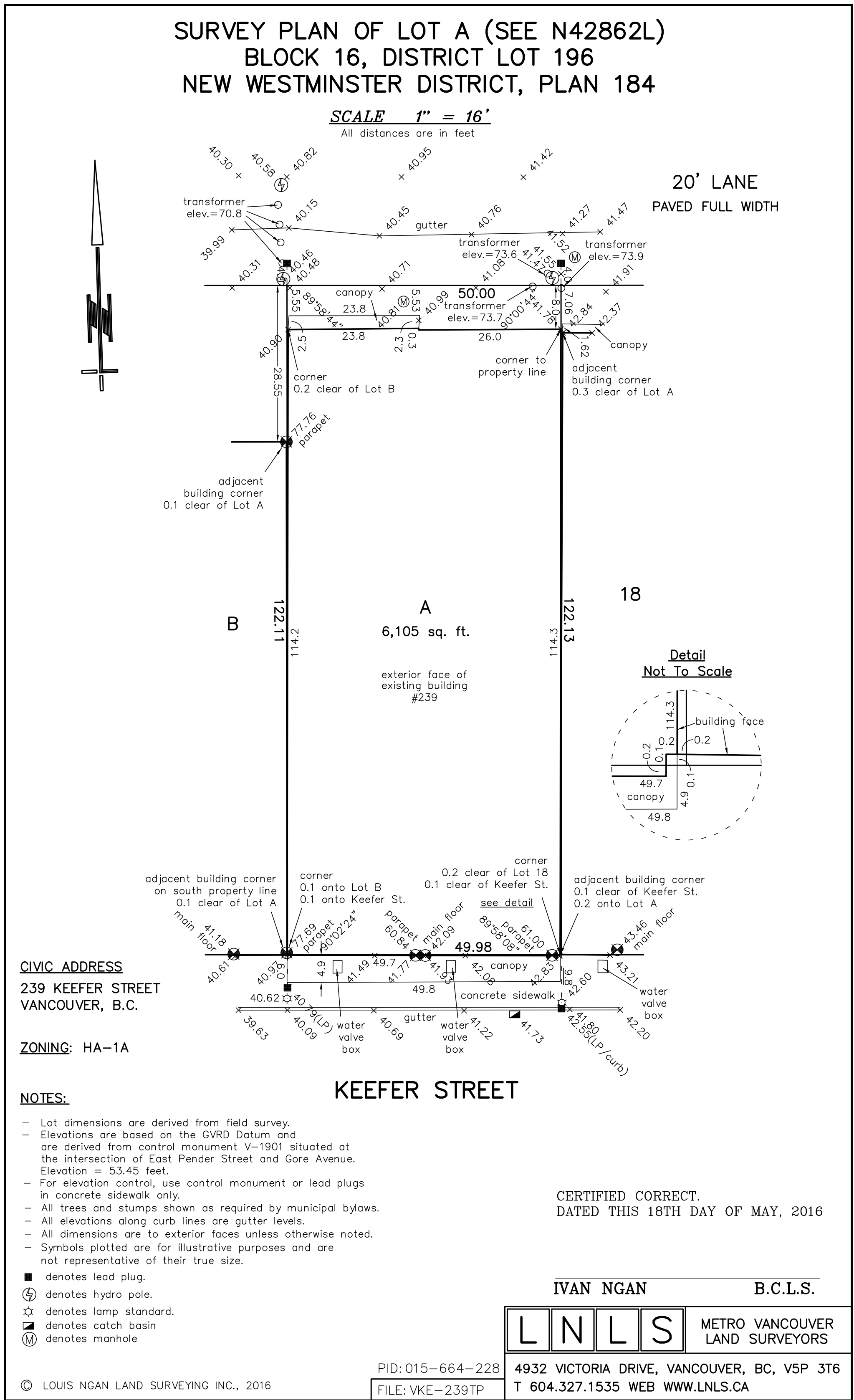


CONTEXT PLAN
NOT TO SCALE

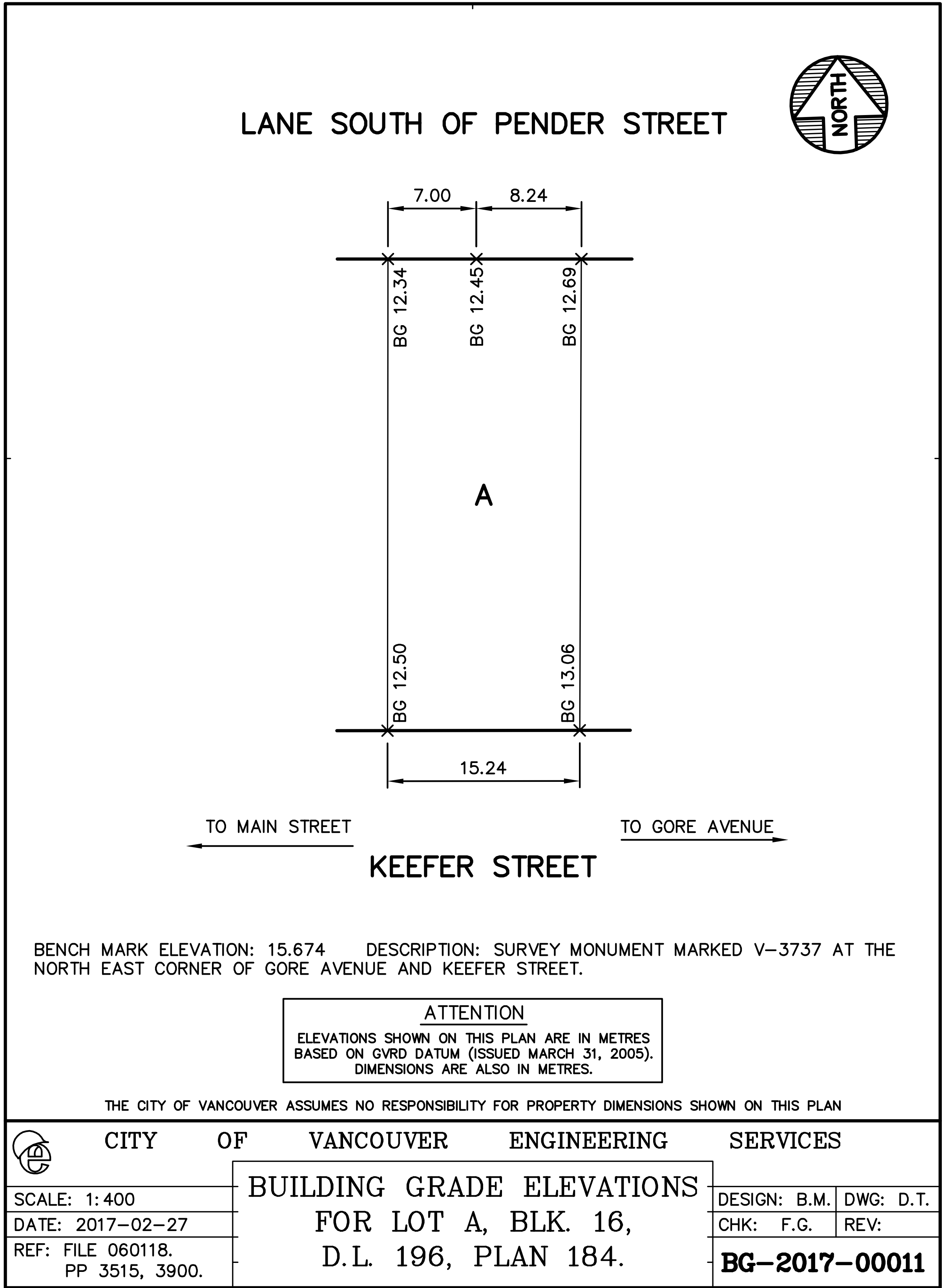


SITE LOCATION
NOT TO SCALE

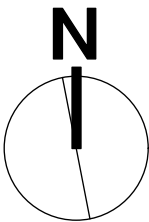
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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC				
SHEET TITLE: 8-STOREY - MIXED USE CONTEXT PLAN & SITE LOCATION				
PROJECT NO.	PLOT DATE			
14124	JUL 4, 2017			
SCALE	AS NOTED			
DRAWING NO.				REVISION
DP-02				



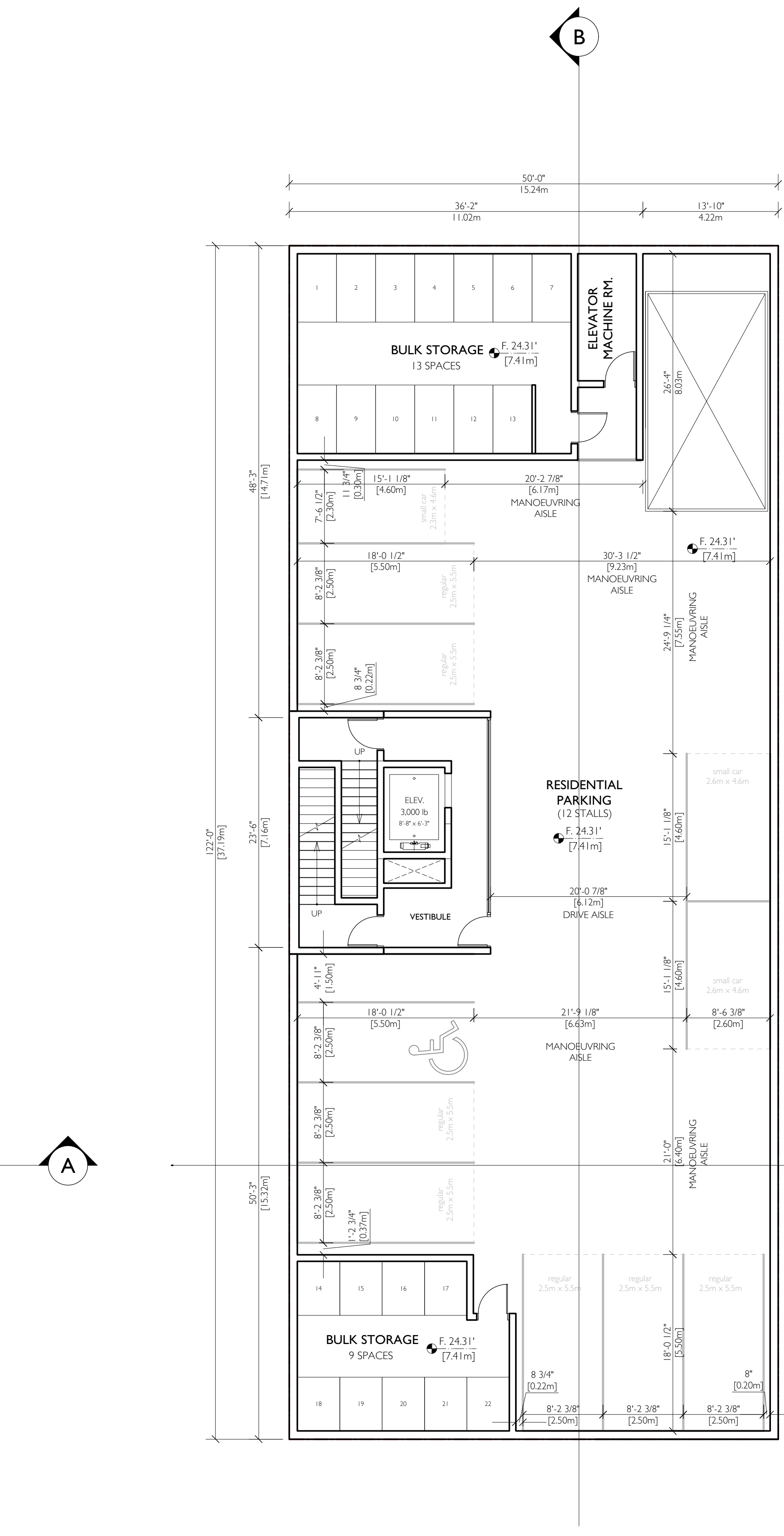
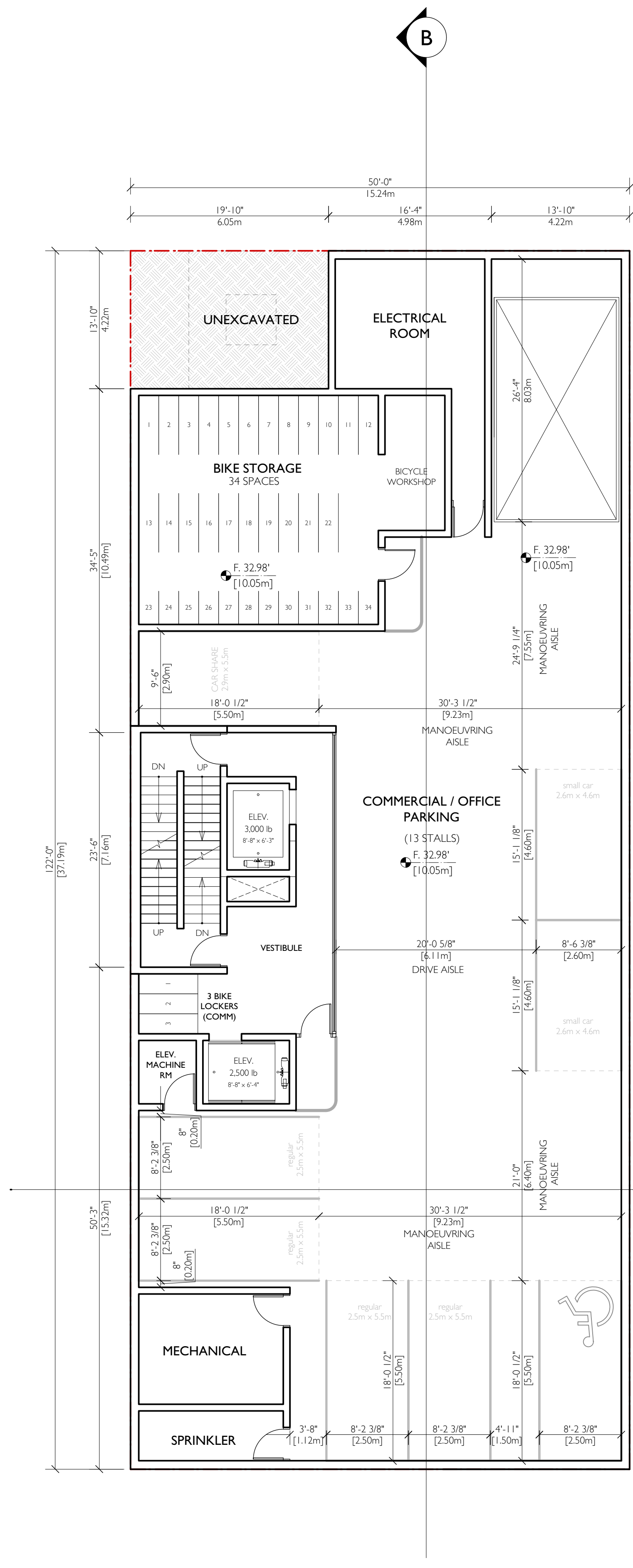
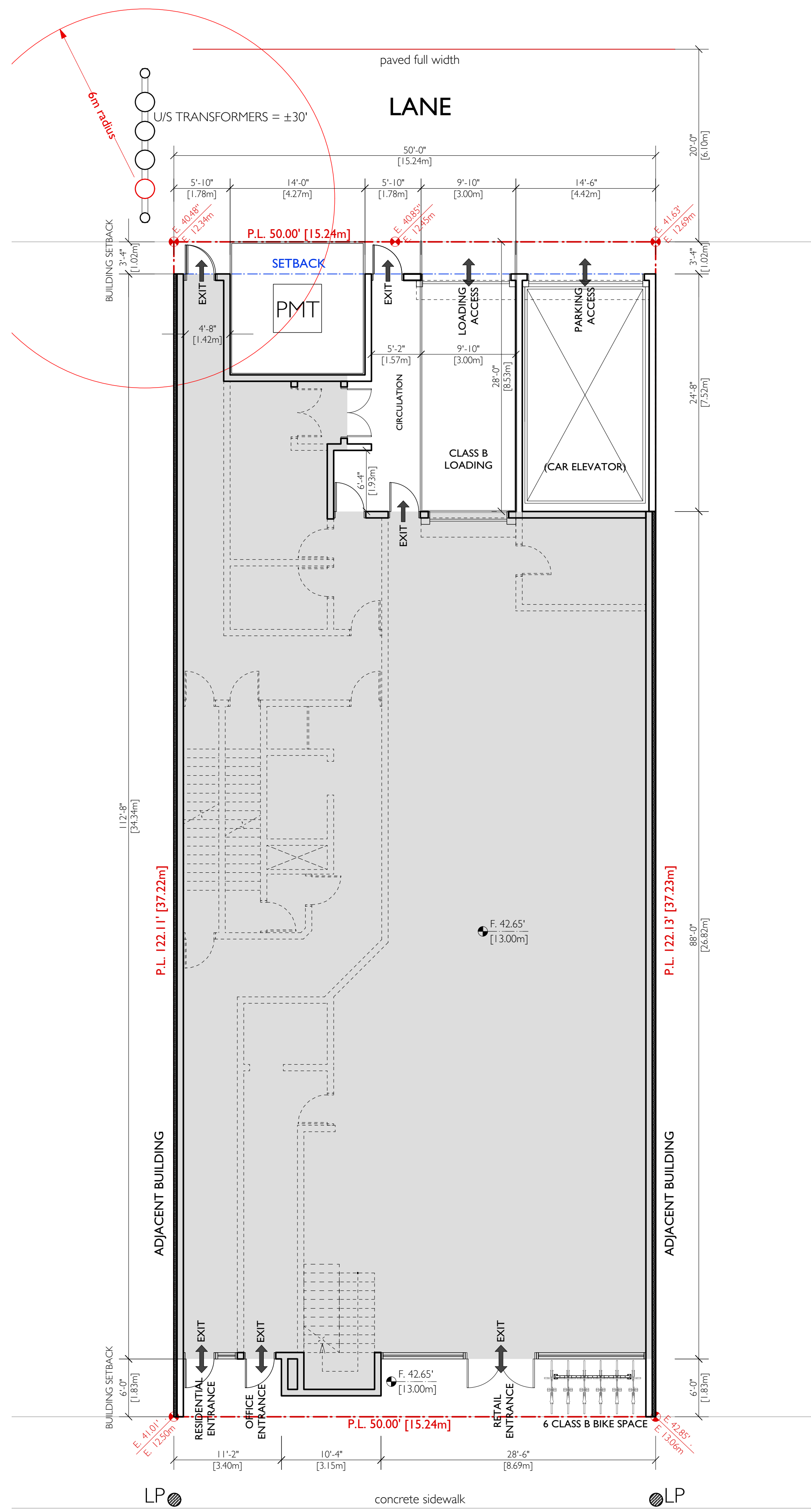
I
DP-03
SITE PLAN
NOT TO SCALE



2
DP-03
BUILDING GRADE ELEVATIONS
NOT TO SCALE



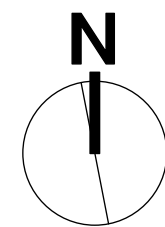
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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: 8-STOREY - MIXED USE SURVEY & BUILDING GRADES			
PROJECT NO.	PLOT DATE		
14124	JUL 4, 2017		
SCALE	AS NOTED		
DRAWING NO.	DP-03		REVISION <div></div>



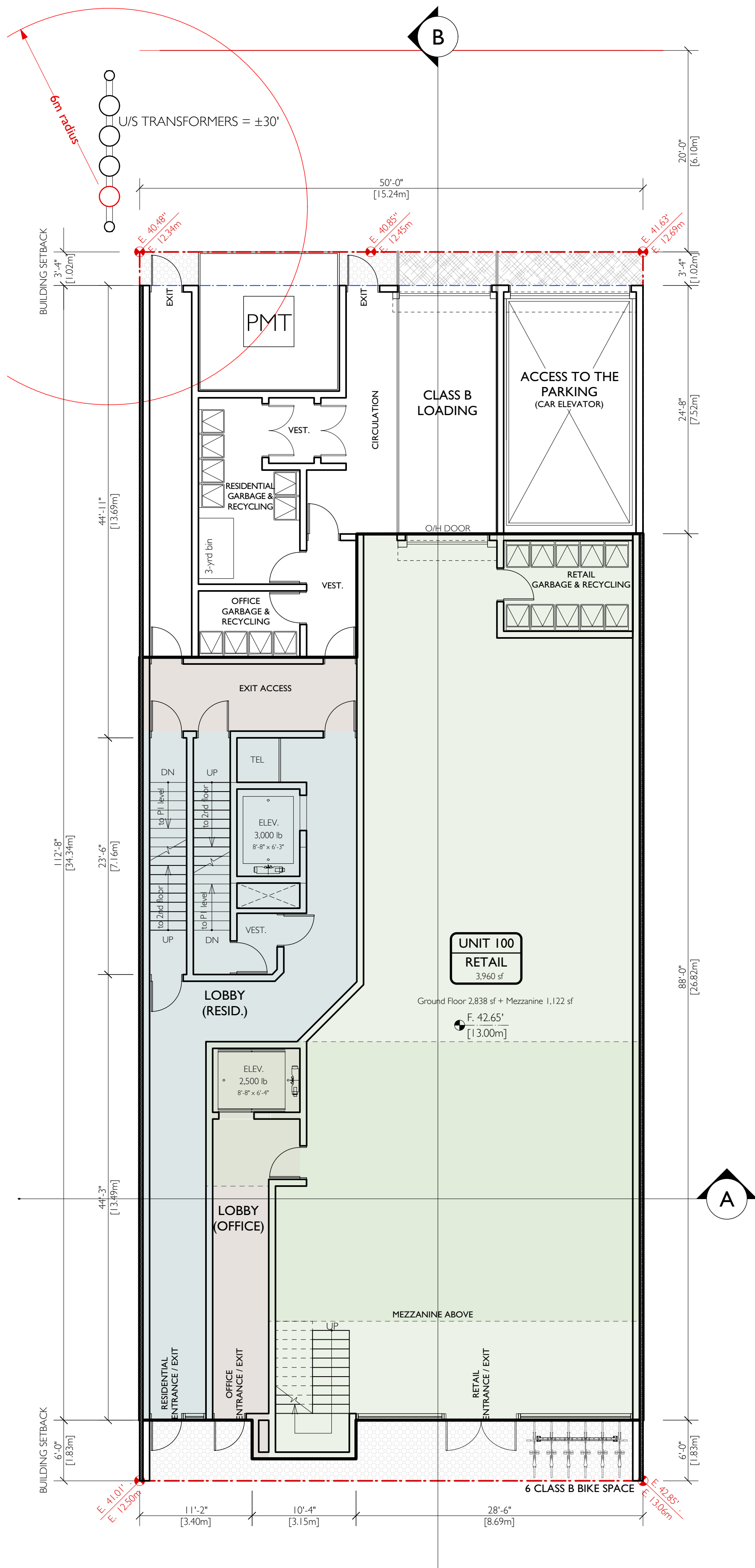
I
DP-04
SITE PLAN
1/8" = 1'-0"

2
DP-04
UNDERGROUND P1 LEVEL
1/8" = 1'-0"

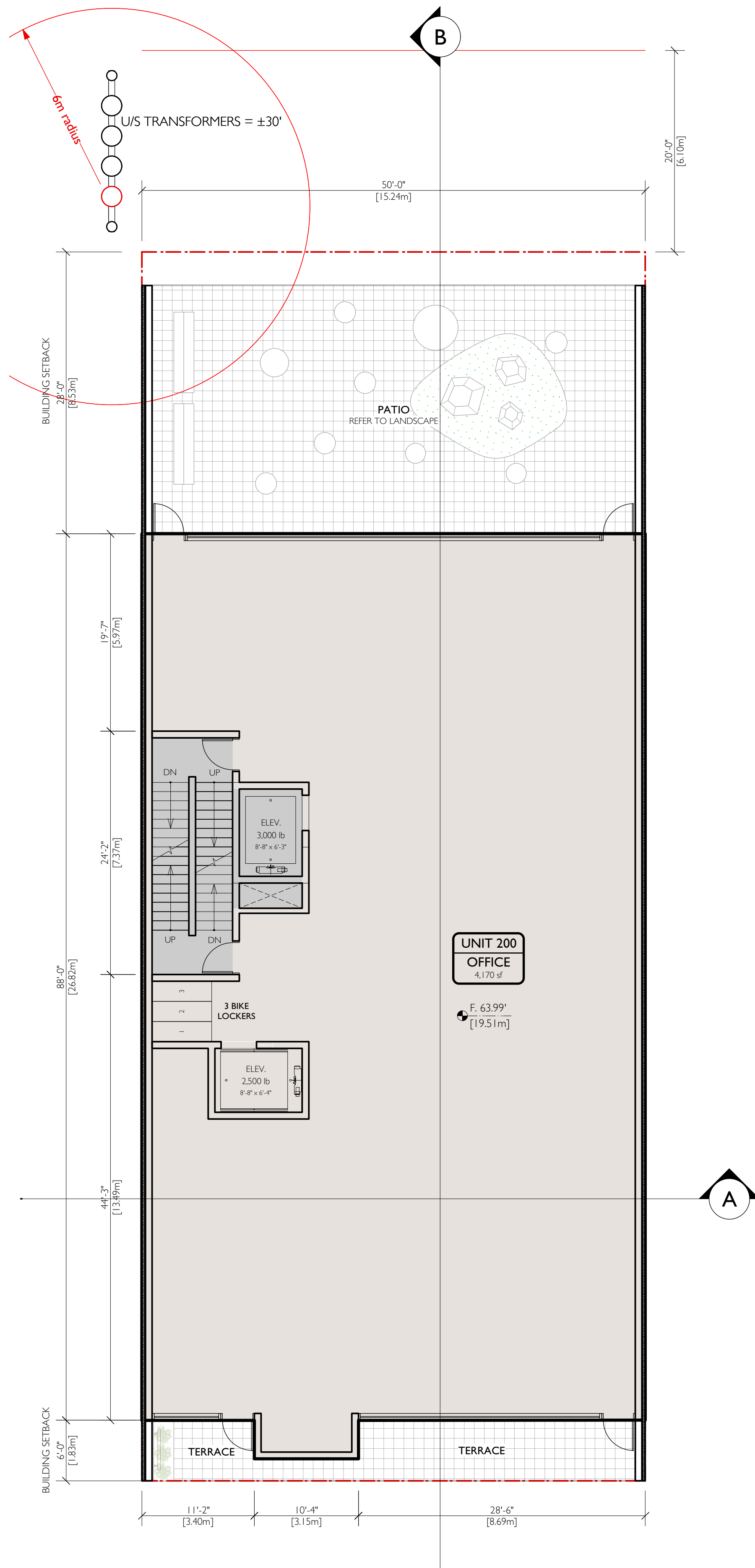
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DP-04
UNDERGROUND P2 LEVEL
1/8" = 1'-0"



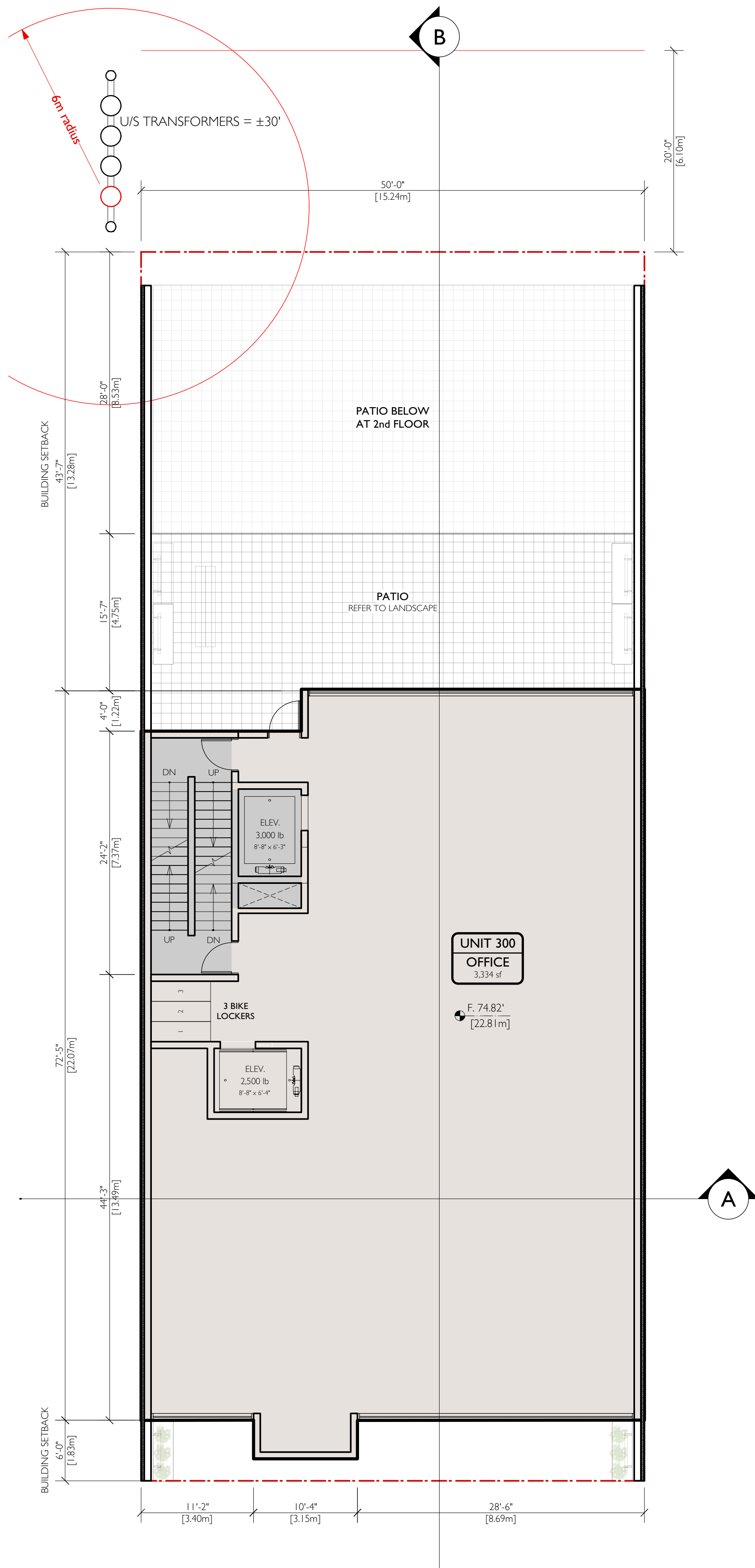
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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: 8-STOREY - MIXED USE FLOOR PLANS			
PROJECT NO.	FLOT DATE		
14124	JUL 4, 2017		
SCALE		AS NOTED	
DRAWING NO.		REVISION	
DP-04			



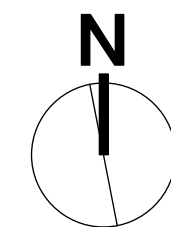
1 GROUND FLOOR (RETAIL)
1/8" = 1'-0"



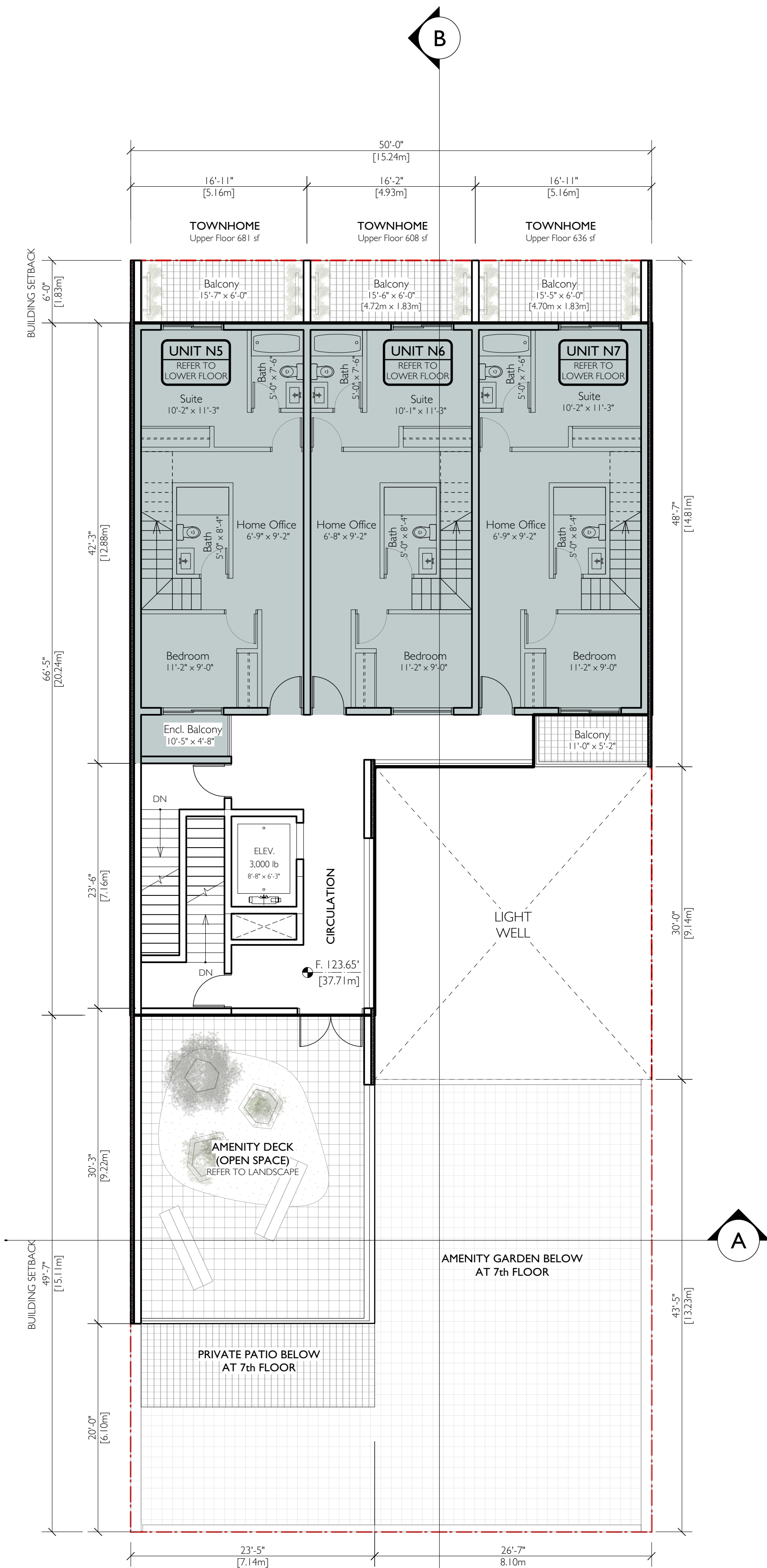
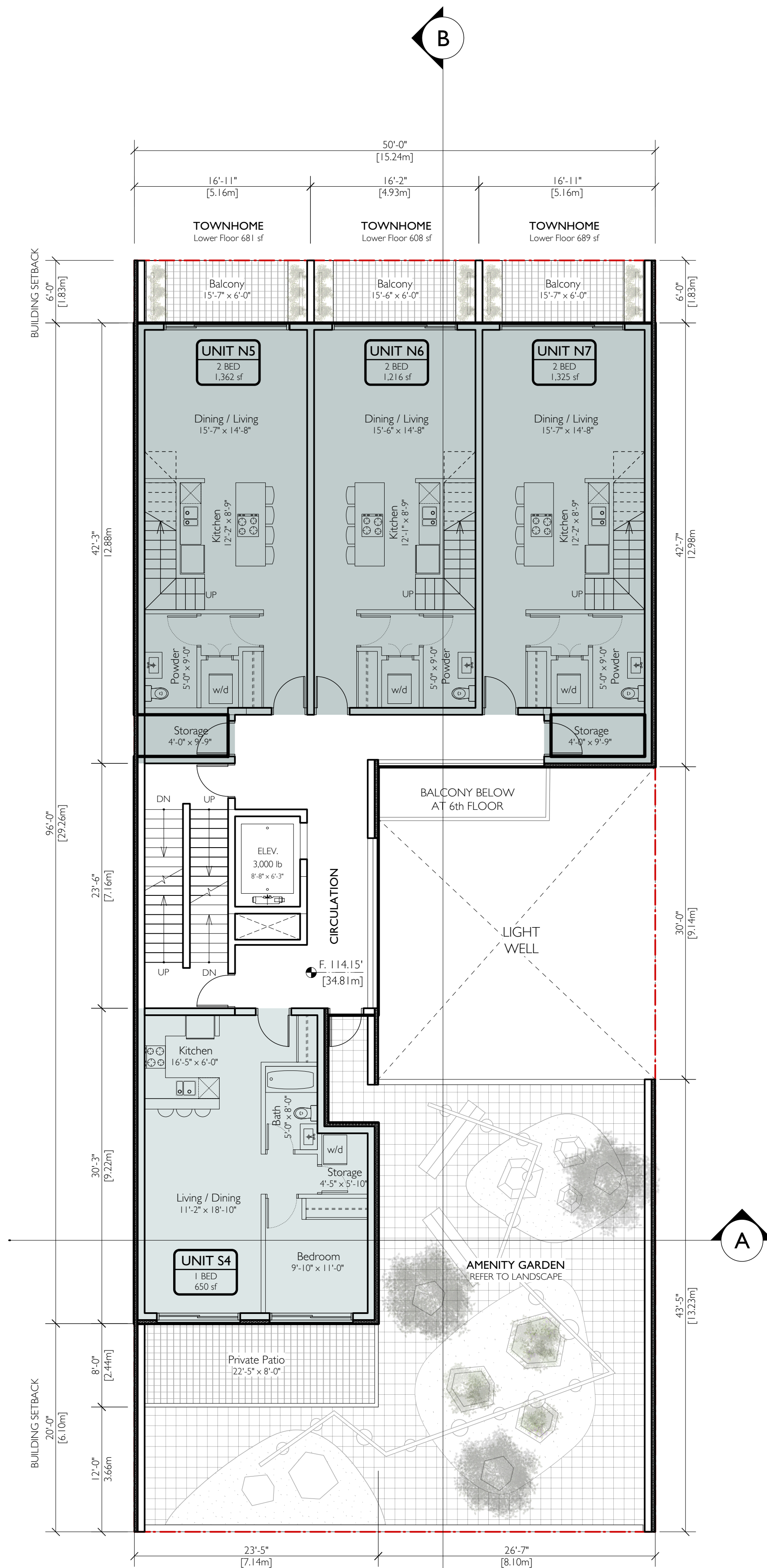
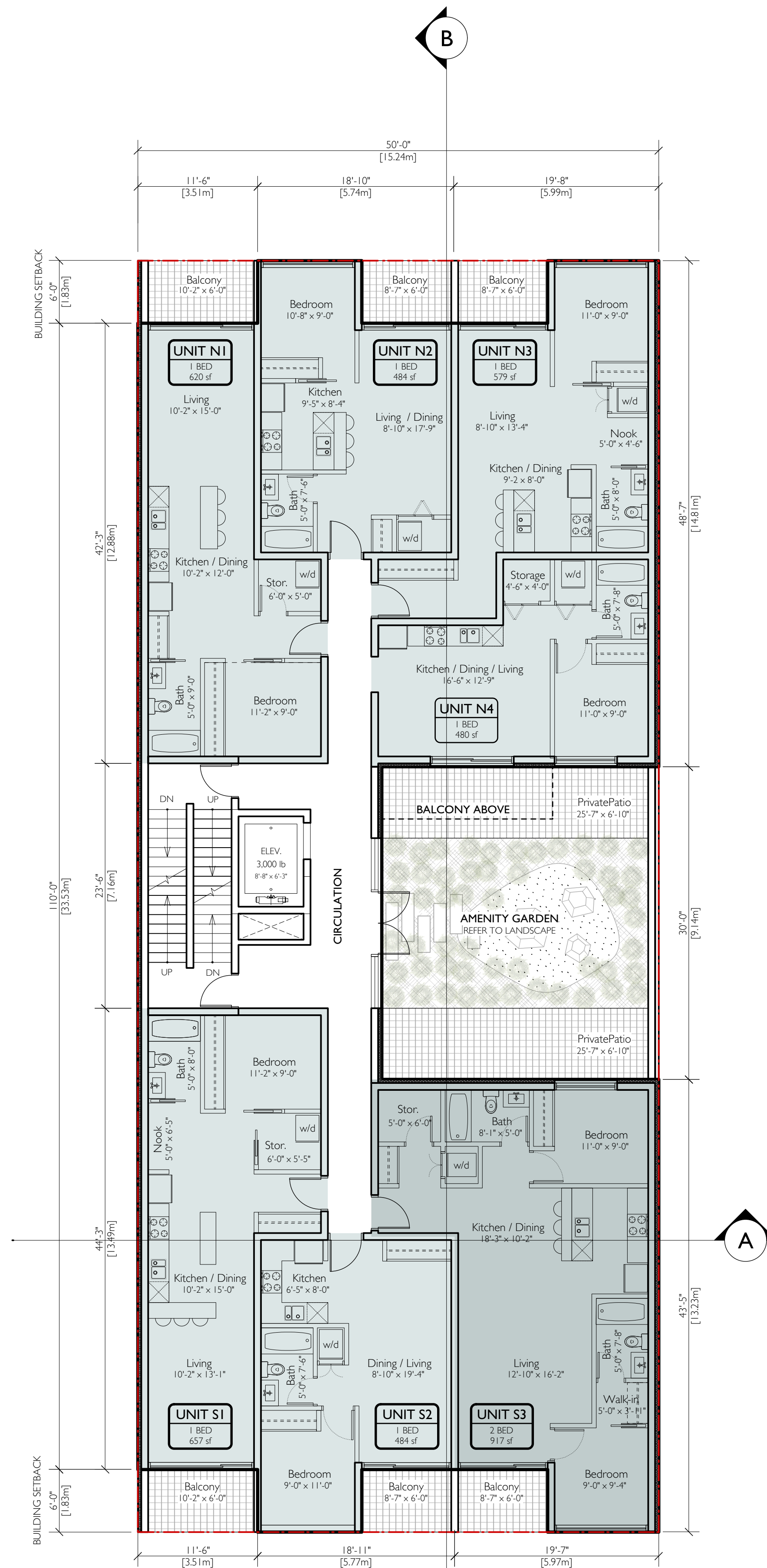
2 2nd FLOOR (OFFICE)
1/8" = 1'-0"

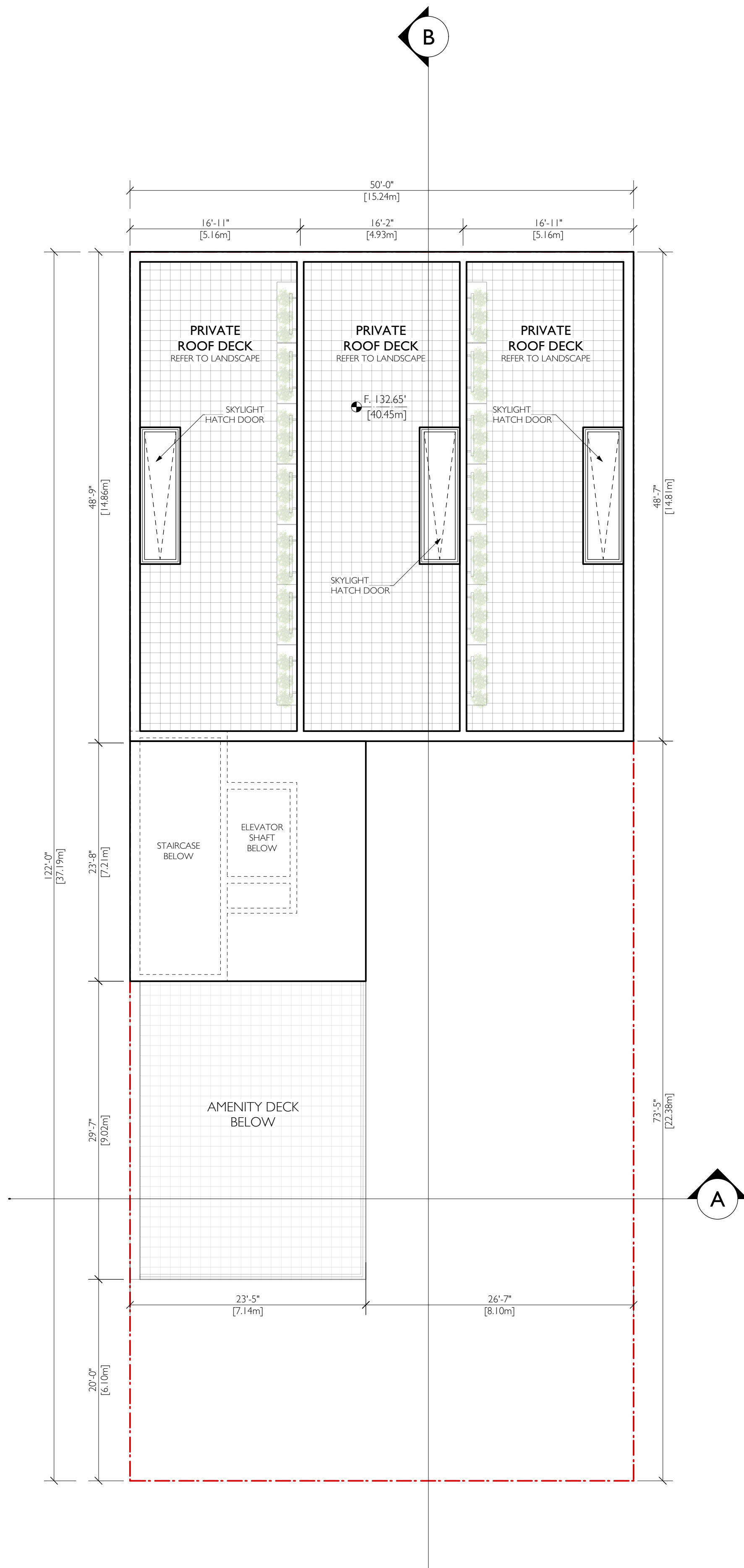


3 3rd FLOOR (OFFICE)
1/8" = 1'-0"

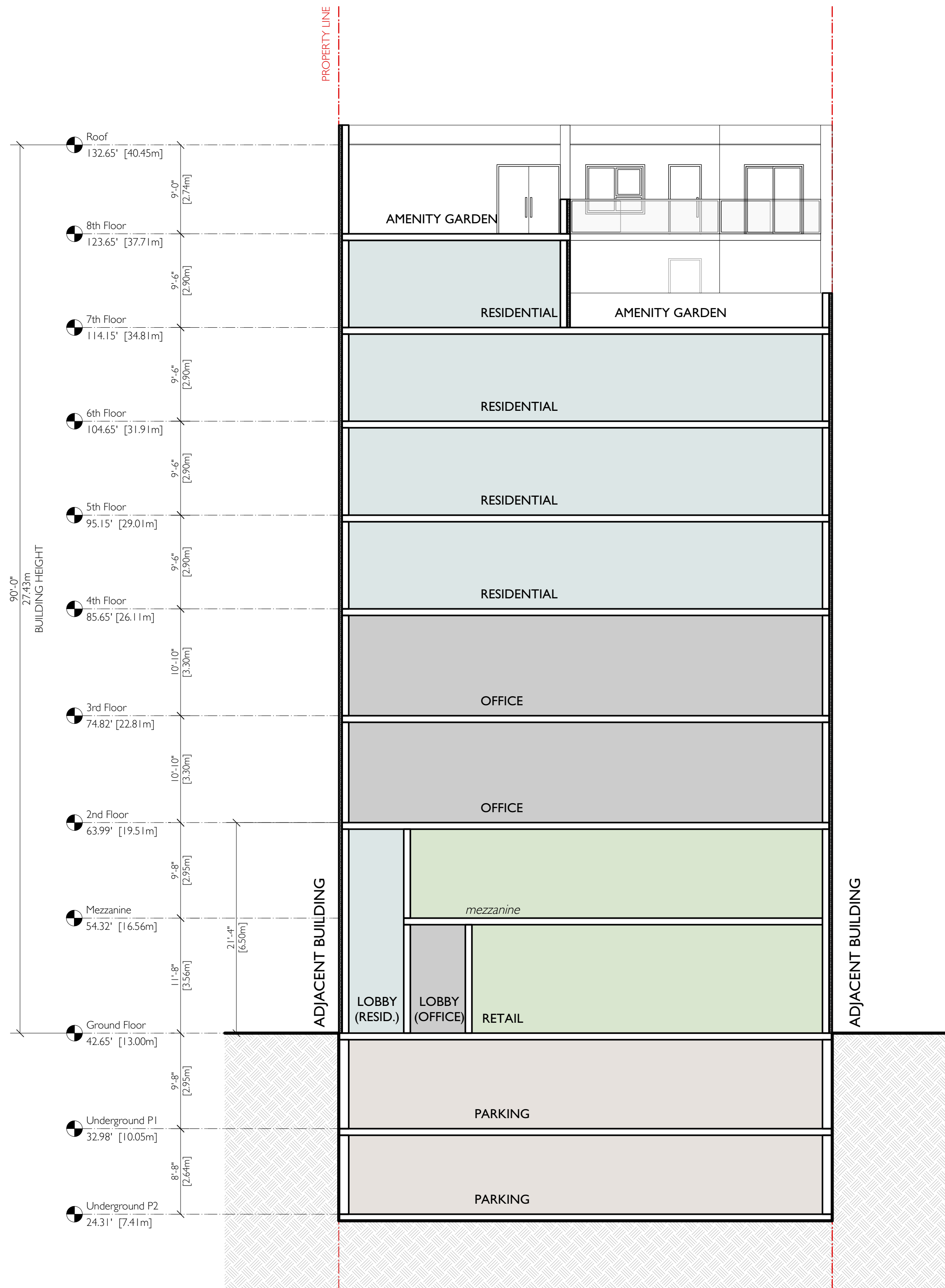


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PROJECT NO.	FLOT DATE		
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SCALE	AS NOTED		
DRAWING NO.	REVISION		
DP-05			

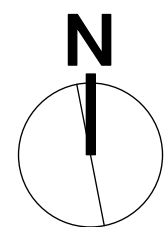




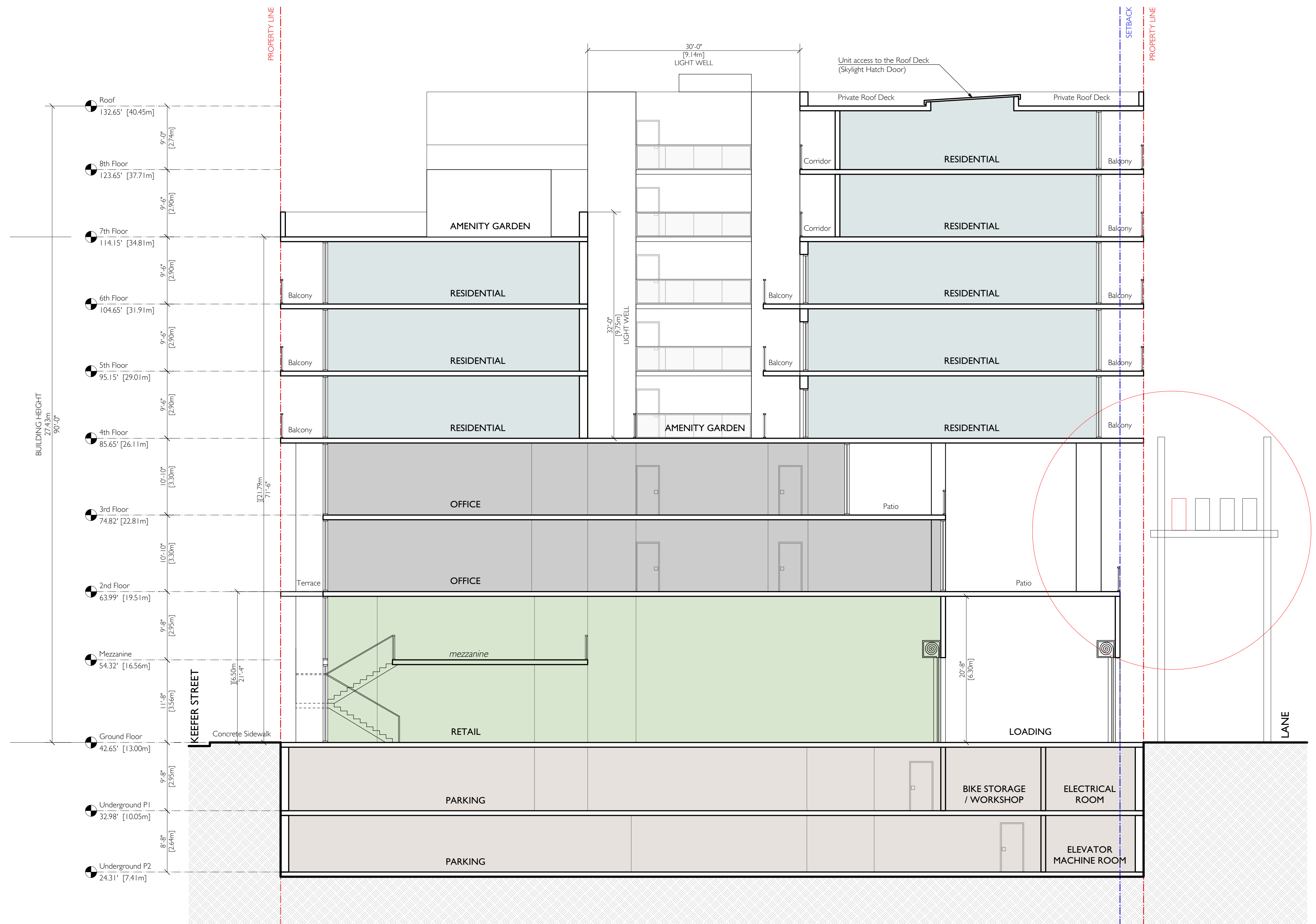
7 ROOFTOP
1/8" = 1'-0"



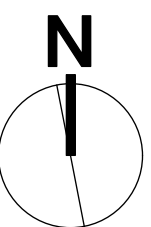
I SECTION A
1/8" = 1'-0"



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SHEET TITLE: 8-STOREY - MIXED USE FLOOR PLAN & SECTION				
PROJECT NO.	PLOT DATE			
14124	JUL 4, 2017			
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DRAWING NO.	DP-07			REVISION



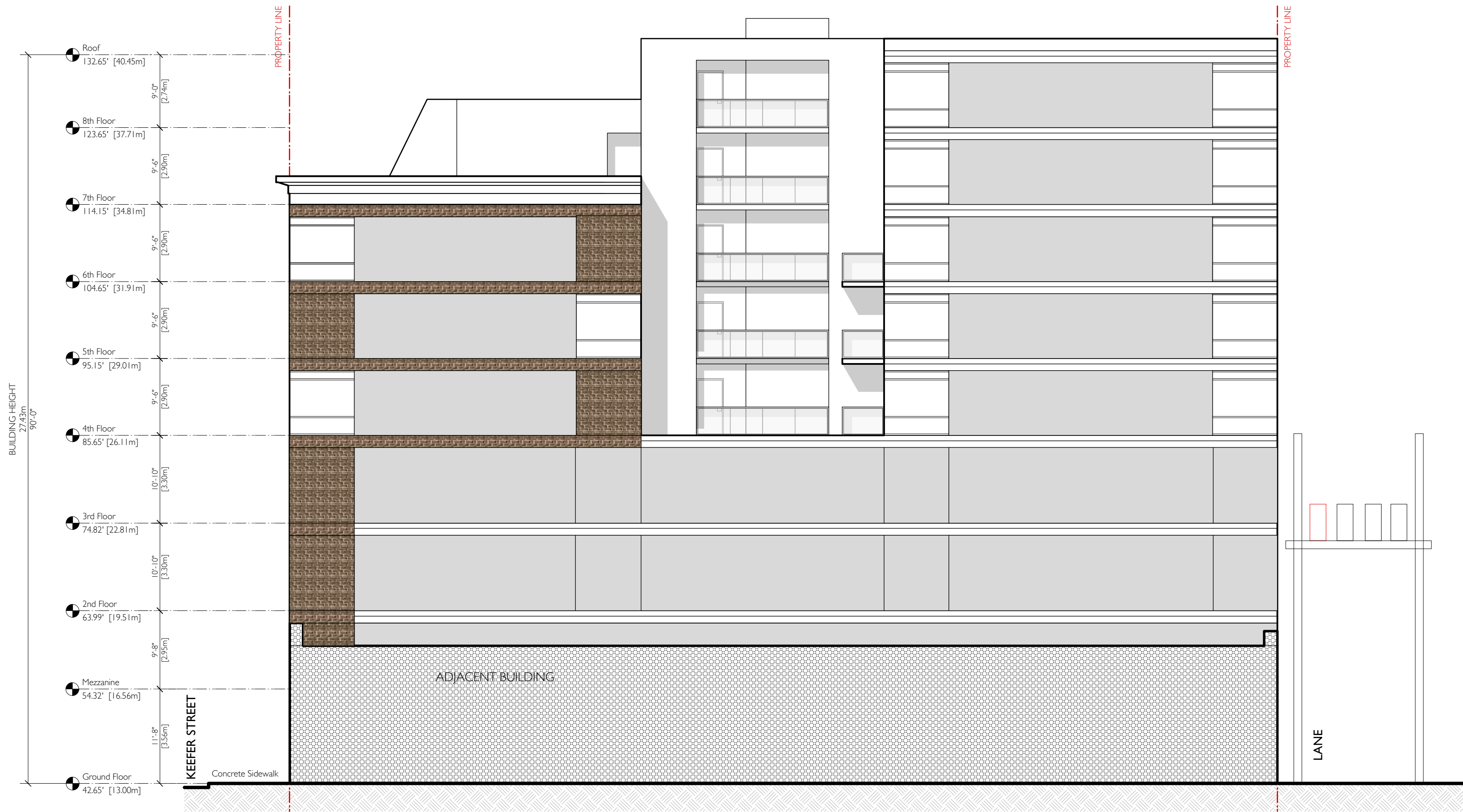
I
DP-08
SECTION B
1/8" = 1'-0"



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PROJECT: <div>KEEFER GARDENS</div> <div>239 KEEFER STREET</div> <div>VANCOUVER, BC</div>			
SHEET TITLE: <div>8-STOREY - MIXED USE</div> <div>SECTION</div>			
PROJECT NO.	FLOT DATE		
14124	JUL 4, 2017		
	SCALE	AS NOTED	
DRAWING NO.			REVISION
DP-08			



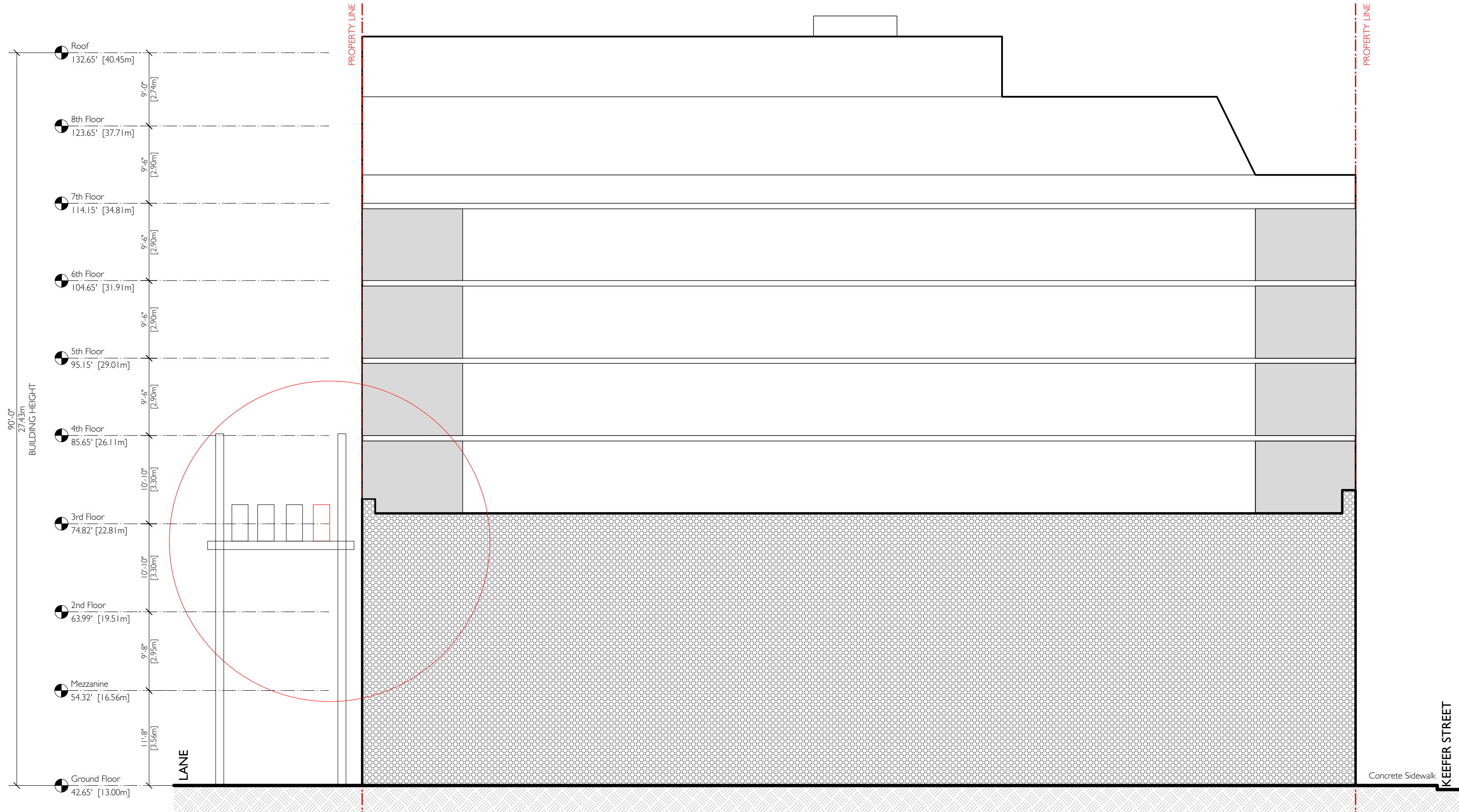
1 SOUTH ELEVATION
DP-09 3/32" = 1'-0"



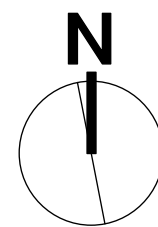
2 EAST ELEVATION
DP-09 3/32" = 1'-0"



3 NORTH ELEVATION
DP-09 3/32" = 1'-0"



4 WEST ELEVATION
DP-09 3/32" = 1'-0"



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SHEET TITLE: 8-STOREY - MIXED USE ELEVATIONS			
PROJECT NO.	PLOT DATE		
14124	JUL 4, 2017		
DRAWING NO.	SCALE		
DP-09	AS NOTED		
REVISION			



KEEFER STREET - SE CORNER



KEEFER STREET - VIEW TO THE NW



KEEFER STREET - SW CORNER



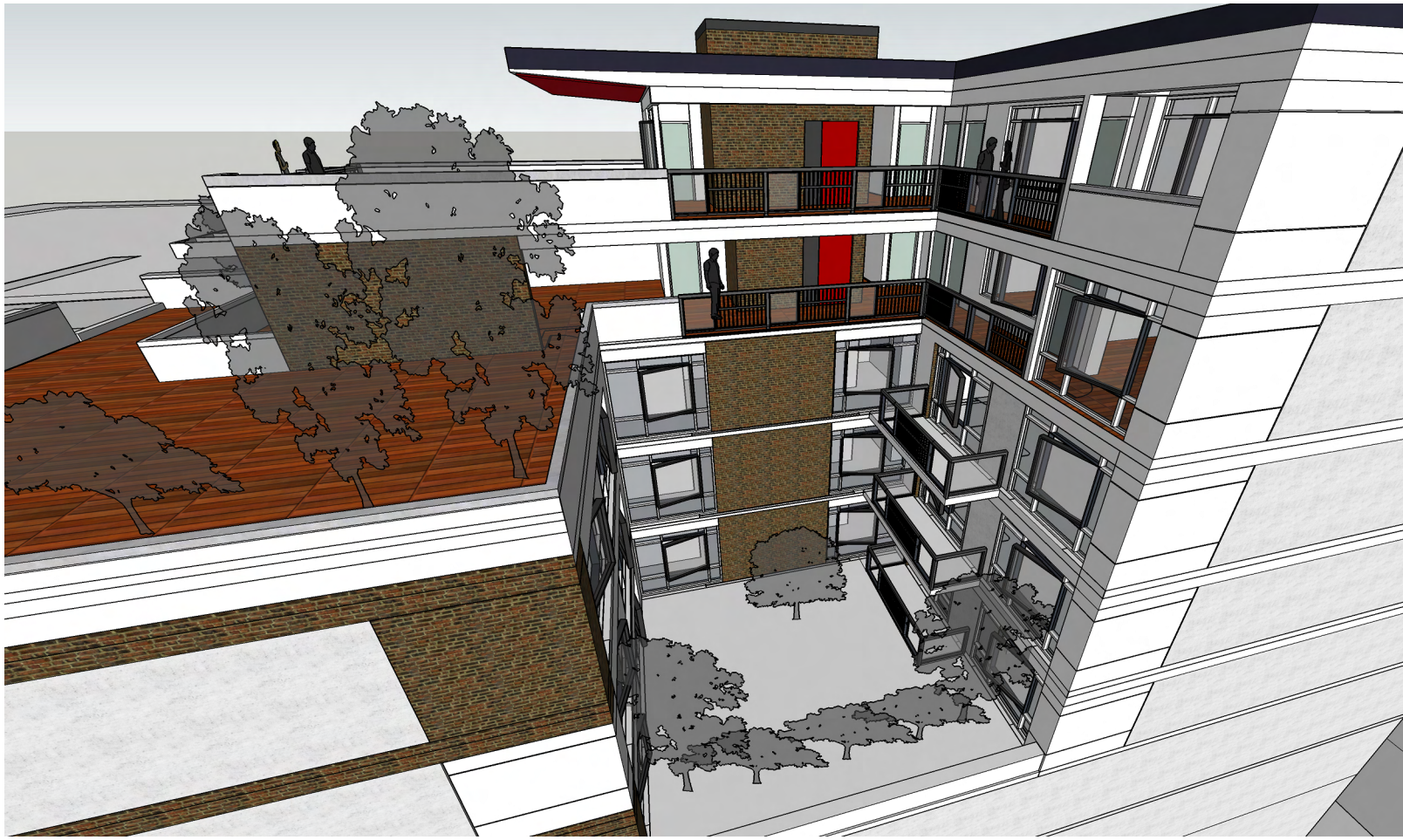
LANE FRONTAGE



KEEFER STREET FRONTAGE



MAIN RESIDENTIAL FRONTAGE



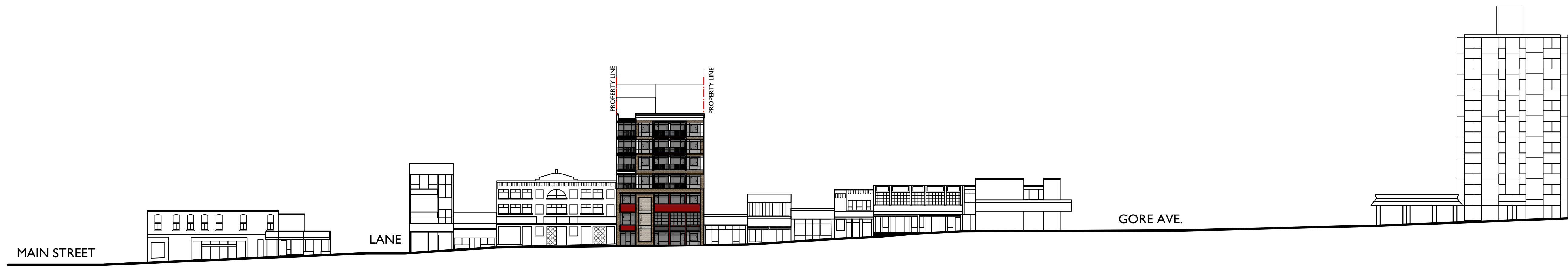
RESIDENTIAL COURTYARD



ROOF AMENITY

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE
SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604.484.8265 info@mgb.com www.mgb.com

REV	DATE	DESCRIPTION	DRAWN
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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: PRELIMINARY 8-STOREY SCHEME BUILDING VIEWS			
PROJECT NO. 14124	PLOT DATE JUN 13, 2017		
SCALE AS NOTED			
DRAWING NO. DP-10		REVISION <div></div>	



1
DP-11

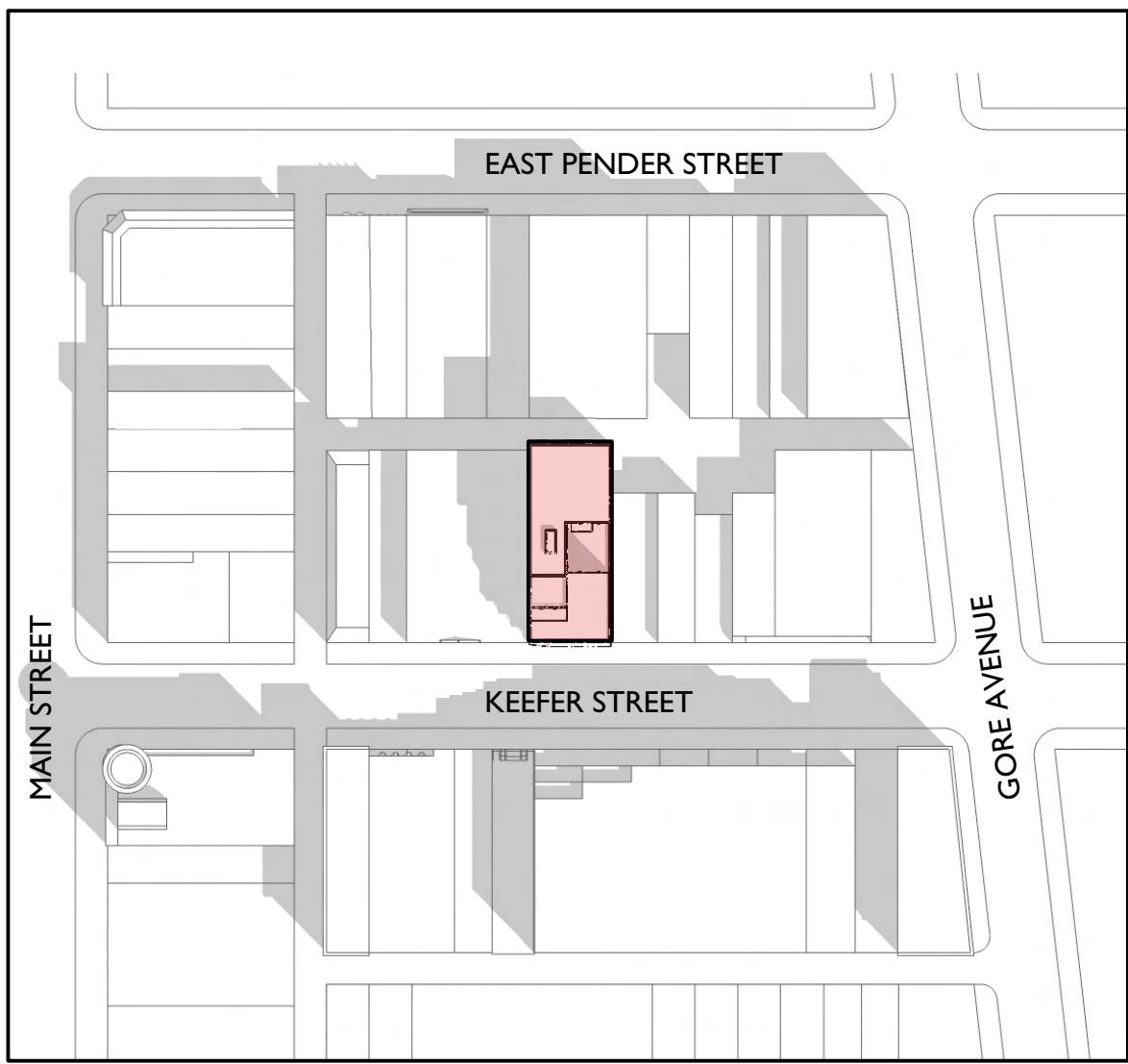
KEEFER STREET VIEW - SOUTH ELEVATION
NOT TO SCALE



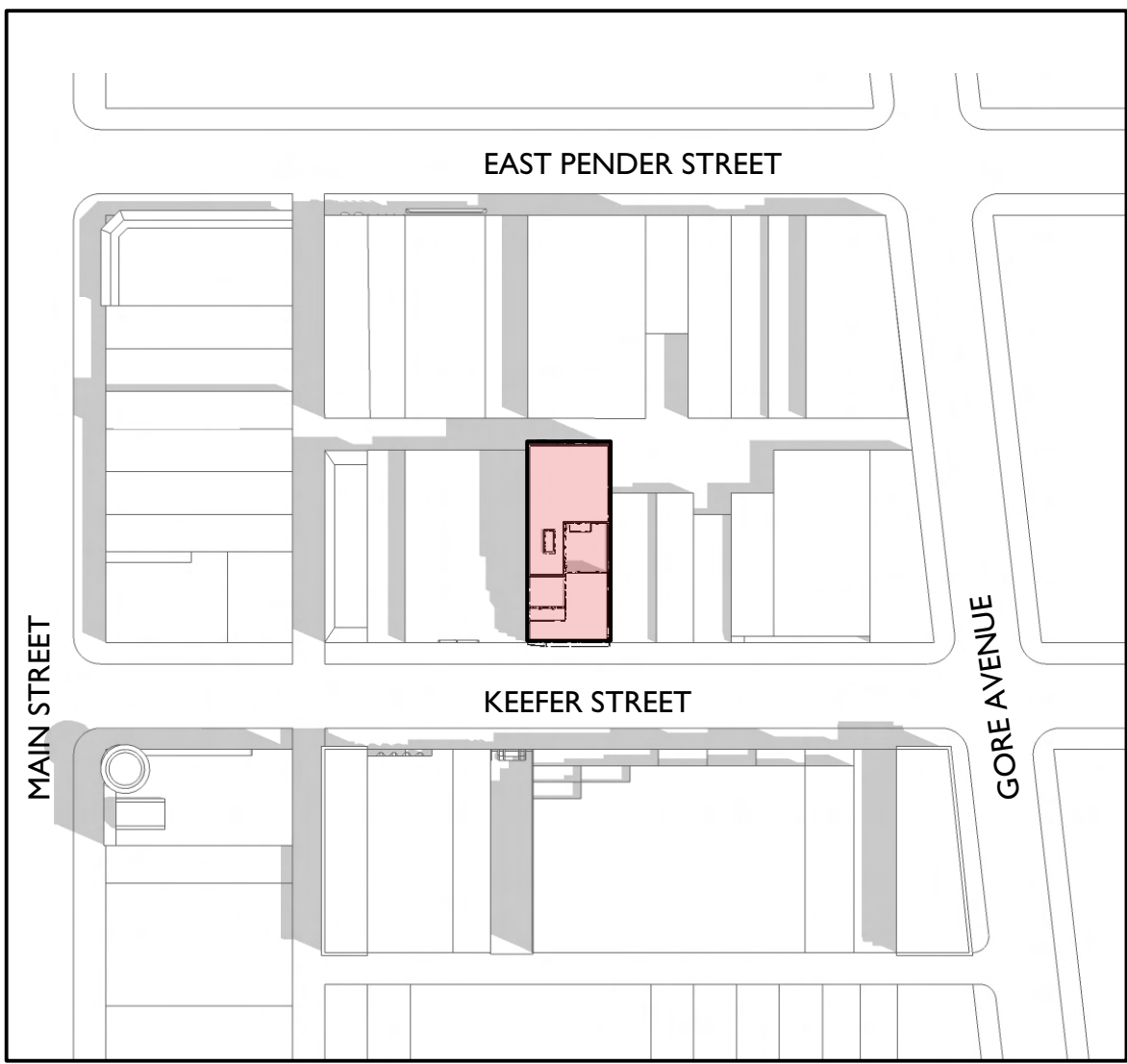
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DP-11

LANE VIEW - NORTH ELEVATION
NOT TO SCALE

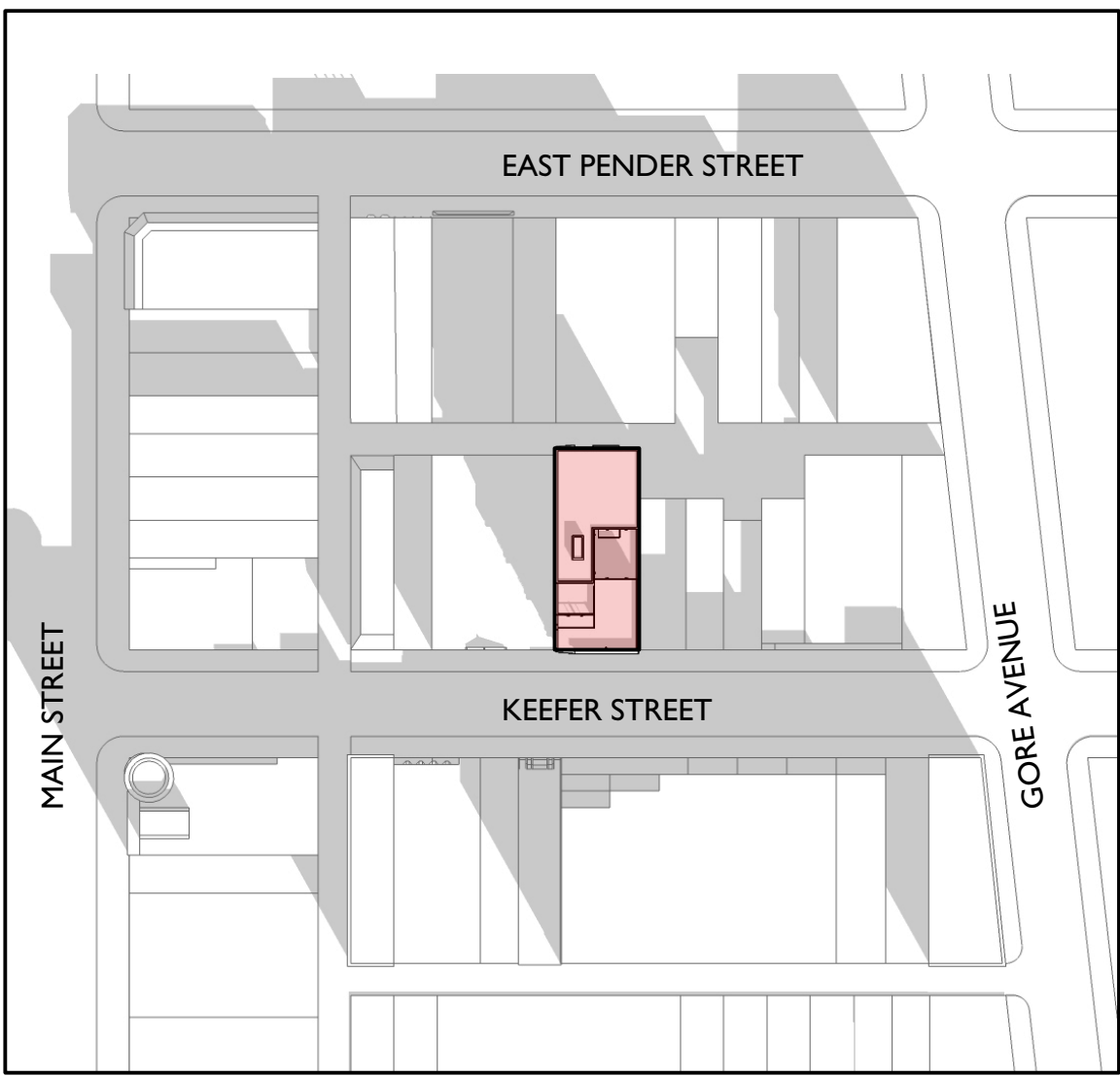
REV	DATE	DESCRIPTION	DRAWN	
<p>DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE PROPERTY OF MALLEN ARCHITECTURE INCORPORATED. THE COPYRIGHT IN THE SAME BEING RESERVED TO THEM. NO REPRODUCTION IS ALLOWED WITHOUT THE PERMISSION OF MALLEN ARCHITECTURE INCORPORATED AND WHEN MADE MUST BEAR ITS NAME.</p> <p>ALL PRINTS TO BE RETURNED.</p> <p>THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN ARCHITECTURE INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE CONSULTANT.</p>				
PROJECT:				
KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC				
SHEET TITLE:				
8-STOREY - MIXED USE STREET ELEVATION				
PROJECT NO.	PLOT DATE			
14124	JUL 4, 2017			
	SCALE	AS NOTED		
DRAWING NO.				REVISION
DP-11				



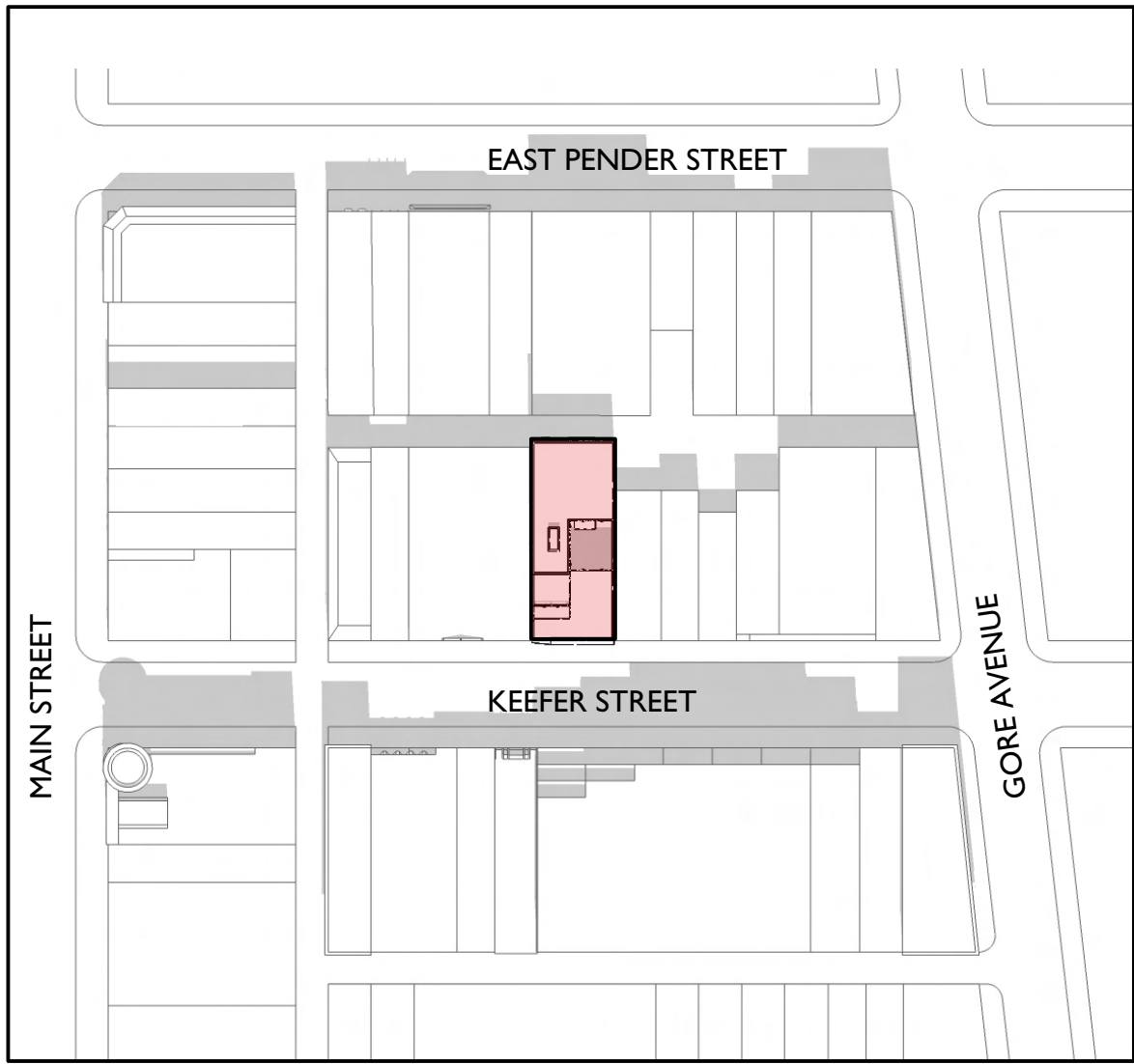
MARCH 21, 10am



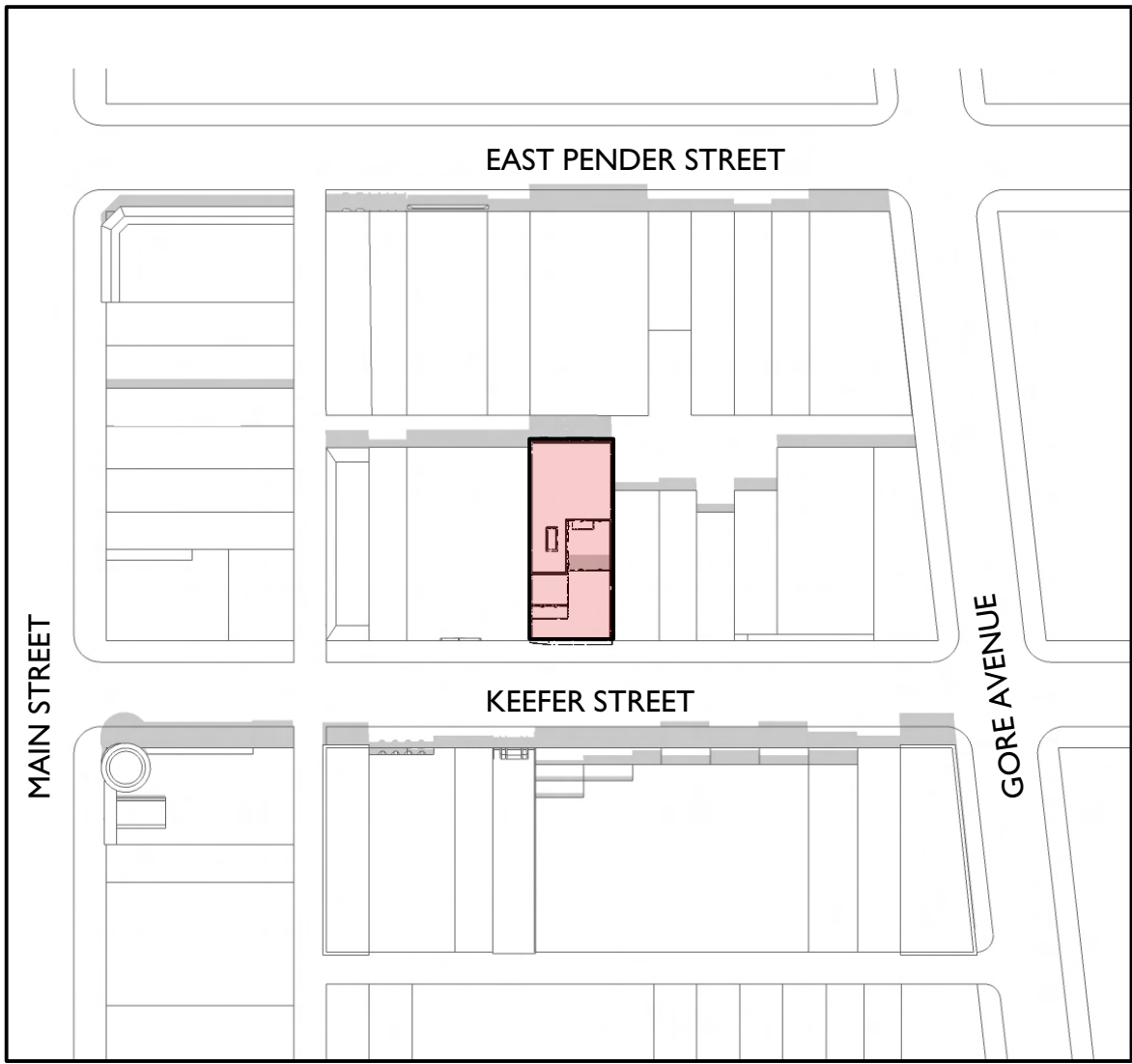
JUNE 21, 10am



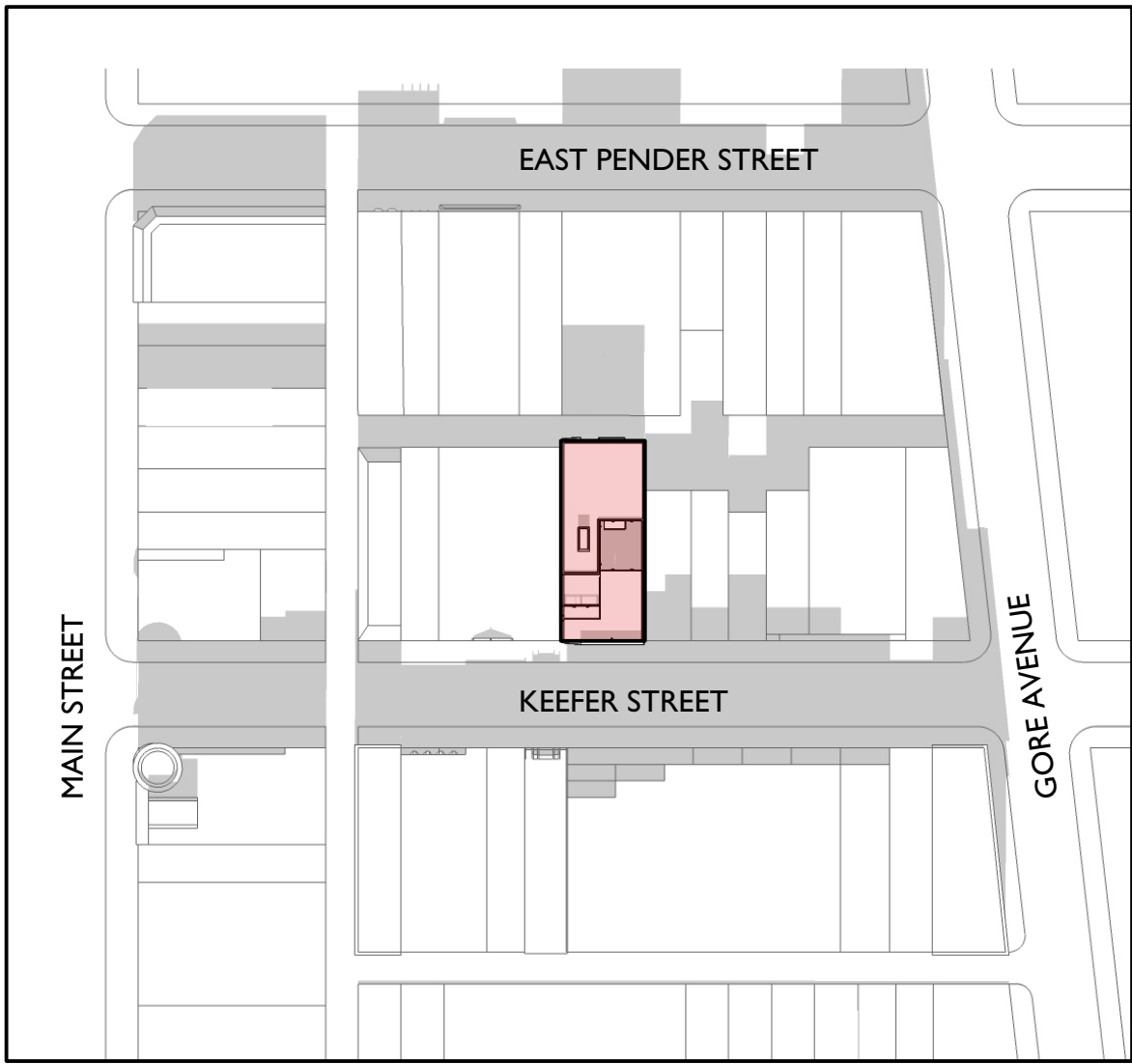
DECEMBER 21, 10am



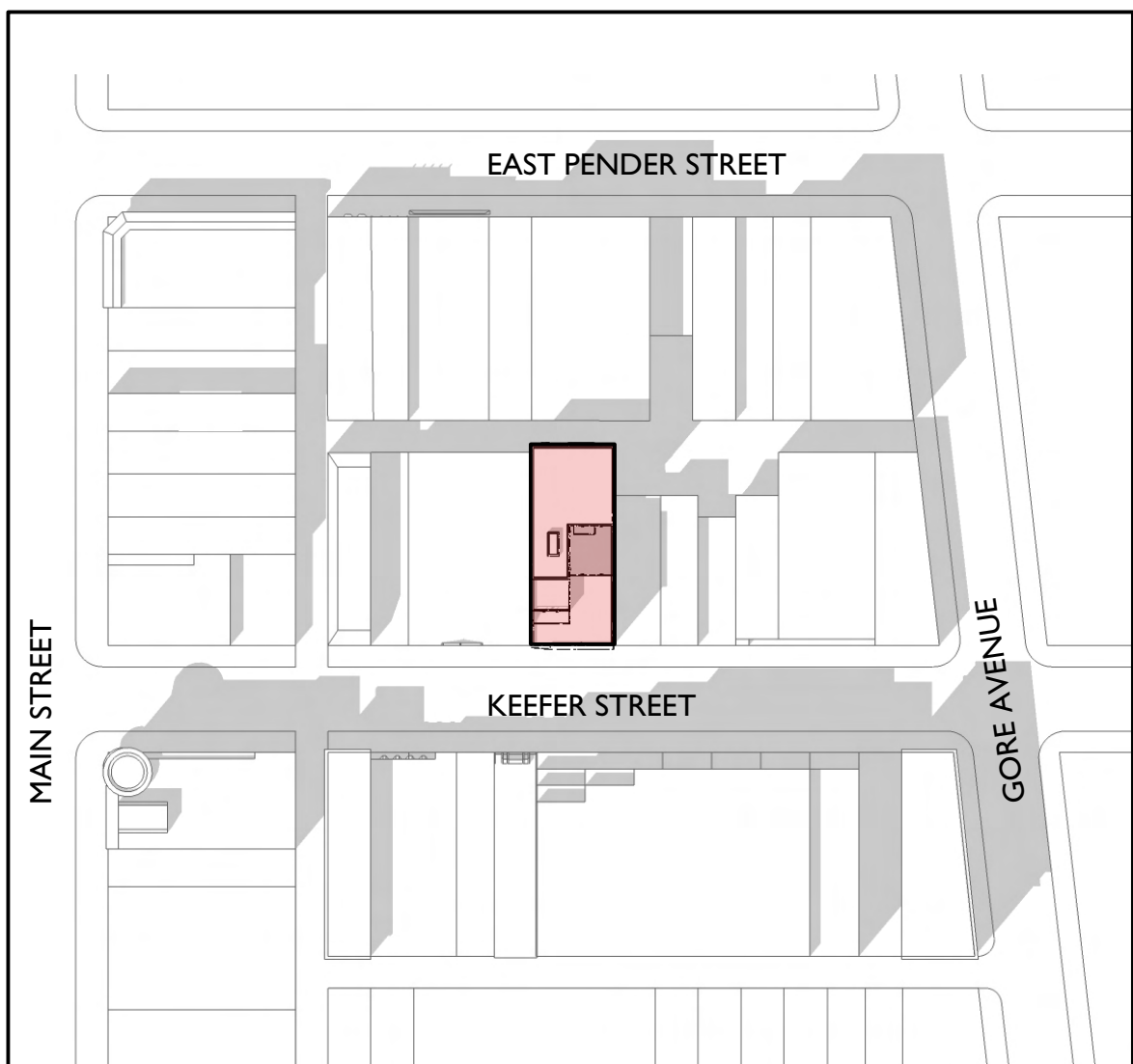
MARCH 21, 12pm



JUNE 21, 12pm



DECEMBER 21, 12pm



MARCH 21, 2pm

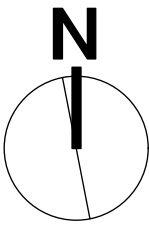


JUNE 21, 2pm



DECEMBER 21, 2pm

REV	DATE	DESCRIPTION	DRAWN
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PROJECT: KEEFE GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: 8-STOREY - MIXED USE SHADOW STUDY			
PROJECT NO.	PLOT DATE		
14124	JUL 4, 2017		
SCALE	AS NOTED		
DRAWING NO.			REVISION
DP-12			





LOCATION



SITE



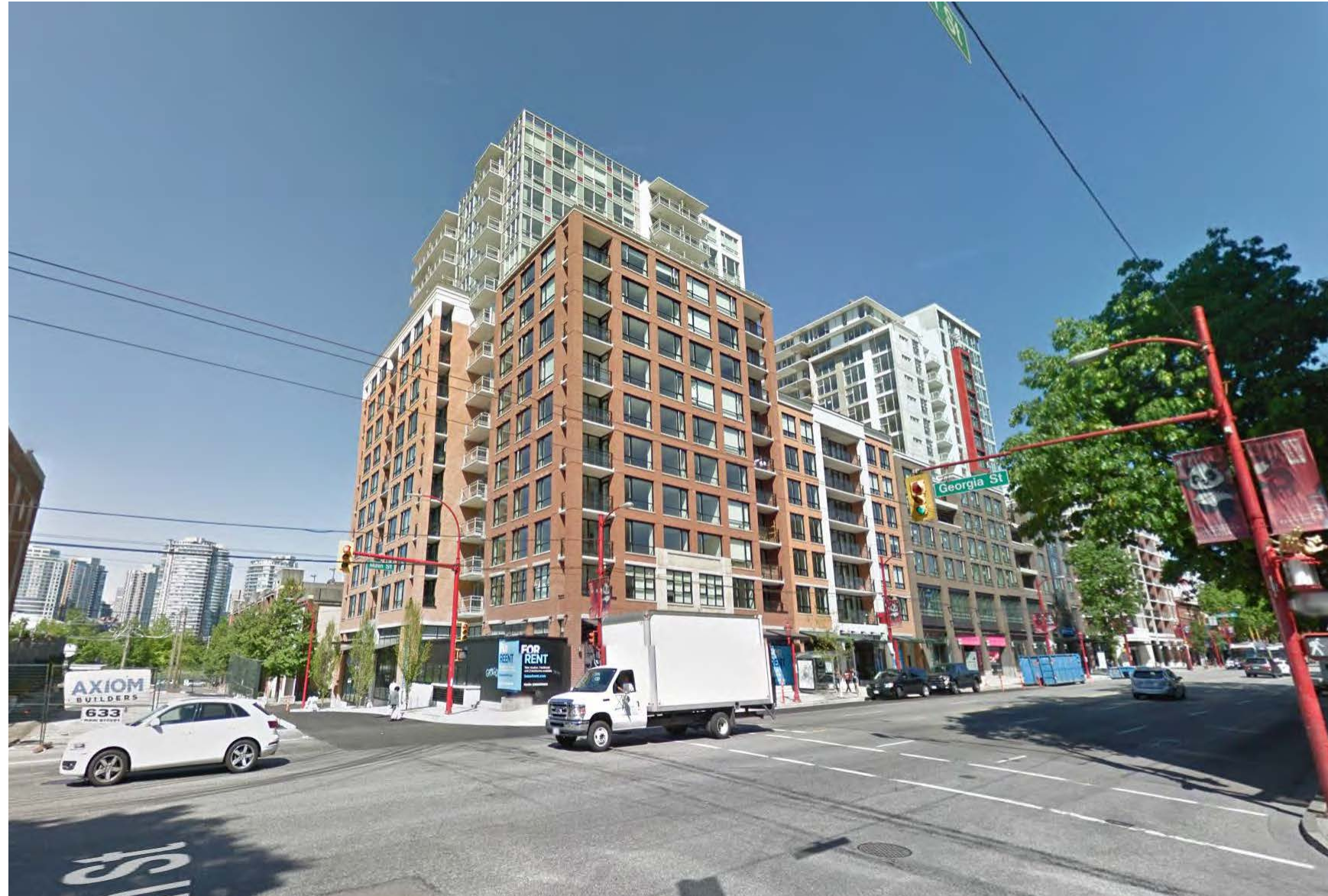
1



2



3



4



5



6



7

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PROJECT: KEEFER GARDENS 239 KEEFER STREET VANCOUVER, BC			
SHEET TITLE: 8-STORY - MIXED USE PHOTO MONTAGE			
PROJECT NO.	PLOT DATE		
14124	JUL 4, 2017		
SCALE	AS NOTED		
DRAWING NO.	DP-13		REVISION <div></div>