ARBUTUS CENTRE - BLOCK A

A-A000

DP APPLICATION NO.:
DE - 418990

4188 Yew Street, Vancouver BC
DEVELOPMENT PERMIT - July 25, 2018

DIALOG
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ARBUTUS CENTRE - BLOCK A

4188 Yew Street, Vancouver BC
Development Permit - July 25, 2018

PROPERTY INFORMATION

Legal Description	Civic Address	Parcel
Lot 1, D.L. 526, G1, NWM, Plan EPP59809 P.I.D.: 029-960-835	4188 Yew Street Vancouver BC	Block A

DRAWING LIST

Architectural

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PARKING DATA SUMMARY

VEHICLE PARKING SUMMARY

RESIDENTIAL			No. Resident Use Stalls	Resident Use Formula	No. Visitor Use Stalls	Visitor Use Formula	No. Disabled Use Stalls	Disabled Use Formula	No. Car Share Stalls
Market Rental Requirements	97	x1	97	(Units x 0.5)	0	no requirement	-		2
Units: Moderate-Income Rental	14	MIR CoV doc	5	(Units x 0.6)			-	-	-
							-	-	-
Non-Market Rental Requirements	4310	Gross Area	28	(Gross Area m2 / 125 *0.8)	5	(*0.075/unit)	4	-	-
Seniors Rental Requirements	2395	Gross Area	15	(Gross Area m2 / 125 *0.8)	4	(*0.075/unit)	4	-	-
Total Stalls Residential Requirements			**145**		**9**		**8**	(1 / first 7 units +0.034 / add'l unit)	**2**
								Total	**164**

Note: Parking in Excess of Zoning Maximums to be Transfered to Blocks B.

COMMERCIAL	No. Customer/Staff Use Stalls	Customer/Staff Use Formula	No. Visitor Use Stalls	Visitor Use Formula	No. Disabled Use Stalls	Disabled Use Formula	No. Car Share Stalls
Grocery Store Requirements	170	(*0.01<300m2 / *0.05>300m2 + *0.033>2,300m2)	-	(Bylaw 4.2.5.3)	-	-	-
Restaurant Requirements	54	(*0.02<100m2 / *0.1>100m2 / *0.05>500m2)		(Bylaw 4.2.5.11)		-	-
Office Space Requirements (min.)	23	(*0.01 < 300m2 / *0.02 > 300m2)	-	(Bylaw 4.2.5.1)	-	-	-
Total Stalls Commercial Requirements	**247**				**4**	(1/first 500 sq m +0.4/add'l 1000 sq m)	
						Total	**251**

Note: Parking in Excess of Zoning Maximums to be Transferred to Block B.

	Actual	Multipliers	Proposed		
Residential Parking Allocated to Block B					
Regular Stalls	70	x1	70		
Small Cars	5		5		
PROPOSED STALLS RESIDENTIAL FOR BLOCK B	75		75		**75**

Residential	Actual	Multipliers	Proposed		
Regular Stalls	139	x1	139		
Disabled Stalls (Count as 2)	11	x2	22		
Small Car (Max 25%)	20	x1	20		
PROPOSED STALLS RESIDENTIAL	170		**181**	2 Car Shares - Ground	**Total** **183**

Commercial	Actual	Multipliers	Proposed	
Regular Stalls	192	x1	192	
Disabled Stalls (Count as 2)	5	x2	10	
Small Car (Max 25%)	21		21	
Regular Stalls Provided in Block B	36		36	
PROPOSED STALLS COMMERCIAL	254		**259**	**259**

LOADING	No. Class A Spaces	Class A Formula	No. Class B Spaces	Class B Formula	No. Class C Spaces	Class C Formula
Residential Requirements	0.0	No Requirements	0	See 5.2.1	0	n/a
Other Non-Residential Requirements	1.0	See 5.2.7	2.7	(1/first 465m2 + 1/next 1860m2 + 1/next 2325m2) (no requirements for <2000m2)	2.0	(1/first 2500 sq m+1/next 5000 sq m+1/next 10000 sq m)
Total Spaces Loading Requirements	**1.0**		**3.7**		**2.0**	**7**
PROPOSED LOADING	**2**		**6**		**2**	**10**

BICYCLE PARKING SUMMARY

		No. Class A Stalls	No. Class B Stalls	No. Horizontal Stalls (Min. 50% X Class A)	No. Vertical Stalls (Max. 30% X Class A)	No. Bike Lockers (Min. 20% X Class A)
RESIDENTIAL						
Market Rental Requirements (1.25 / Res. Unit)	Units:111	140	4.0	69.9	41.9	28.0
Non-Market Rental Requirements (1.25 / Res. Unit)	Units: 75	94	2.0	46.9	28.1	18.8
Seniors Rental Requirements (0.25 / Res. Unit)	Units: 50	13	6.0	6.3	3.8	2.5
Total Stalls Residential Requirements		**247**	**12.0**	**123.0**	**73.8**	**49.2**
PROPOSED RESIDENTIAL BIKE PARKING		**247**	**12**	**123**	**54**	**45**
NON-RESIDENTIAL (Note End-of-Trip Facility data)						
Office Space Requirements (1 / 500 sq m)		2.3	0	1.2	0.7	0.5
Retail Requirements (1 / 500 sq m)		10.4	6.0	5.2	3.1	2.1
Total Stalls Non-Residential Requirements		12.8	6.0	6.4	3.8	2.6
PROPOSED NON-RESIDENTIAL BIKE PARKING		**21***	**12**	**7**	**9**	**5**

* 10 commercial bike stalls are for Block B

End-of-Trip Facility Data	Male Facility Required	Male Facility Provided	Female Facility Required	Female Facility Provided
WC	1	**1**	1	**1**
Sink	1	**1**	1	**1**
Shower	1	**1**	1	**1**
Sm Locker 30x45x90	10	**12**	10	**12**
Lg Locker 30x45x180	10	**10**	10	**10**

** Designed for anticipated future use of up to 29 Class A stalls*

PROJECT TEAM

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FLOOR AREAS SUMMARY

COMMERCIAL GROSS FLOOR AREA SUMMARY

	Area (sq m)	Area (sq ft)
GROSS/COMMERCIAL OFFICE AREA		
Gross-Office 1	110.80	1,192.64
Gross-Office 2	71.50	769.62
Gross-Commercial 1	148.89	1,602.64
Gross-Office (Stairs)	8.70	93.65
Gross-Office 3	978.61	10,533.66
Total Gross Office/Commercial Area	**1,309.80**	**14,098.56**
GROSS GROCERY STORE AREA		
Safeway - Ground Floor	4,138.40	44,545.32
Safeway - Upper Ground Floor	296.98	3,196.66
Total Gross Grocery Area	**4,435.38**	**47,741.99**
GROSS RESTAURANT AREA		
Gross-Restaurant - Ground Floor	249.20	2,682.36
Gross-Restaurant - Upper Ground Floor	495.50	5,333.51
Total Gross-Restaurant Area	**744.70**	**8,015.88**
TOTAL COMMERCIAL GROSS FLOOR AREA	**6,489.88**	**69,856.42**

RESIDENTIAL GROSS FLOOR AREA SUMMARY

	Area (sq m)	Area (sq ft)
GROSS MARKET RENTAL AREA		
Market Rental - Rentable Area	8,688.80	93,525.37
Market Rental - Non-Rentable Area	2,089.11	22,486.97
Total Gross Market Rental Area	**10,777.91**	**116,012.35**
GROSS NON-MARKET RENTAL AREA		
Non-Market Rental - Rentable Area	4,310.09	46,393.38
Non-Market Rental - Non-Rentable Area	2,260.07	24,327.17
Total Gross Non-Market Rental Area	**6,570.16**	**70,720.55**
GROSS SENIORS RENTAL AREA		
Seniors Rental - Rentable Area	2,395.34	25,783.20
Seniors Rental - Non-Rentable Area	1,124.74	12,106.59
Total Gross Seniors Rental Area	**3,520.08**	**37,889.79**
TOTAL RESIDENTIAL GROSS FLOOR AREA	**20,868.15**	**224,622.68**

RESIDENTIAL UNIT COUNT + MIX

	Typ. Unit Sizes	Unit Mix %	No. Units
MARKET RENTAL UNITS			
Studio	500 sf	1.8%	2
1Bedroom	563 sf - 743 sf	36.0%	40
2Bedroom	868 sf - 1125 sf	54.1%	60
2Bedroom+Den	1301 sf - 1302 sf	3.6%	4
3Bedroom	1359 sf - 2711 sf	3.6%	4
3Bedroom+Den	2,640 sf	0.9%	1
Total Market Rental Units			**111**
NON-MARKET RENTAL UNITS			
Studio	342 sf - 350 sf	25.3%	19
1Bedroom	498 sf - 545 sf	24.0%	18
2 Bedroom	710 sf - 902 sf	37.3%	28
3 Bedroom	918 sf -1190 sf	13.3%	10
Total Non-Market Rental Units			**75**
SENIORS RENTAL UNITS			
1Bedroom	584 sf - 621 sf	100%	50
Total Seniors Rental Units			**50**
TOTAL RESIDENTIAL UNITS			**236**

Proposed Unit Type Summary												
	Market	**Market**	**Market**	**Market**	**Market**	**Market**	**Non-Market**	**Non-Market**	**Non-Market**	**Non-Market**		
Level	**Studio**	**1 Bedroom**	**2 Bedroom**	**2 Bedroom + Den**	**3 Bedroom**	**3 Bedroom + Den**	**Studio**	**1 Bedroom**	**2 Bedroom**	**3 Bedroom**		**Total Units**
Level 02	0	0	0	0	0	0	2	29	15	1		47
Level 03	0	7	11	0	0	0	5	19	4	2		48
Level 04	1	11	10	1	0	0	4	12	3	2		44
Level 05	1	11	10	1	0	0	4	8	3	2		40
Level 06	0	5	6	1	0	0	4	0	3	3		22
Level 07	0	5	15	1	0	0						21
Level 08	0	1	8	0	4	1						14
Totals	**2**	**40**	**60**	**4**	**4**	**1**	**19**	**68**	**28**	**10**		**236**
OVERALL UNIT MIX	0.8%	16.9%	25.4%	1.7%	1.7%	0.4%	8.1%	28.8%	11.9%	4.2%	=	99 %
MARKET UNIT MIX	**1.7%**	**34.8%**	**52.2%**	**3.5%**	**3.5%**	**0.9%**						
NON-MARKET UNIT MIX							**19.0%**	**68.0%**	**28.0%**	**10.0%**		

FLOOR AREAS SUMMARY FOR FSR CALCULATIONS

	Gross Floorplate Area (sq m)	No. Res. Units	Amenity Space Area (sq m)	Mech. / Shaft Area (sq m)	Res. Storage Area (sq m)	Balconies Area (sq m)	Additional Wall Area (sq m)
Ground Floor	4,908.89 sq m	0	33.43	33.4 sq m	0	0	64.8 sq m
Upper Ground Floor	2,200.74 sq m	0	0.00	0	0	0	21.0 sq m
Second Floor	3,919.93 sq m	47	161.43 sq m	0	174.84 sq m	0	63.4 sq m
Third Floor	3,902.76 sq m	48	188.91 sq m	0	164.84 sq m	313.1 sq m	60.0 sq m
Fourth Floor	3,560.00 sq m	44	71.44 sq m	0	163.68 sq m	350.3 sq m	52.7 sq m
Fifth Floor	3,314.97 sq m	40	0.00 sq m	0	153.68 sq m	380.7 sq m	19.2 sq m
Sixth Floor	2,041.05 sq m	22	40.91 sq m	0	55.80 sq m	289.6 sq m	19.2 sq m
Seventh Floor	1,963.03 sq m	21	0.00	0	40.92 sq m	283.2 sq m	16.8 sq m
Eighth Floor	1,766.90 sq m	14	0.00	0	18.60 sq m	472.7 sq m	6.0 sq m
Roof Level	0.00 sq m	0	0.00	0	0	0	0.0 sq m
TOTALS	**27,578.27 sq m**	**236**	**496.12 sq m**	**33.4 sq m**	**772.36 sq m**	**2,089.5 sq m**	**323.1 sq m**

DIALOG

LARCO

ISSUED FOR

A	20150407	Development Permit Application
B	20161123	DP Prior To
C	20170518	DP Prior To (Resubmission)
D	20180725	Development Permit 1

METRIC

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SEAL

Arbutus Centre Block A

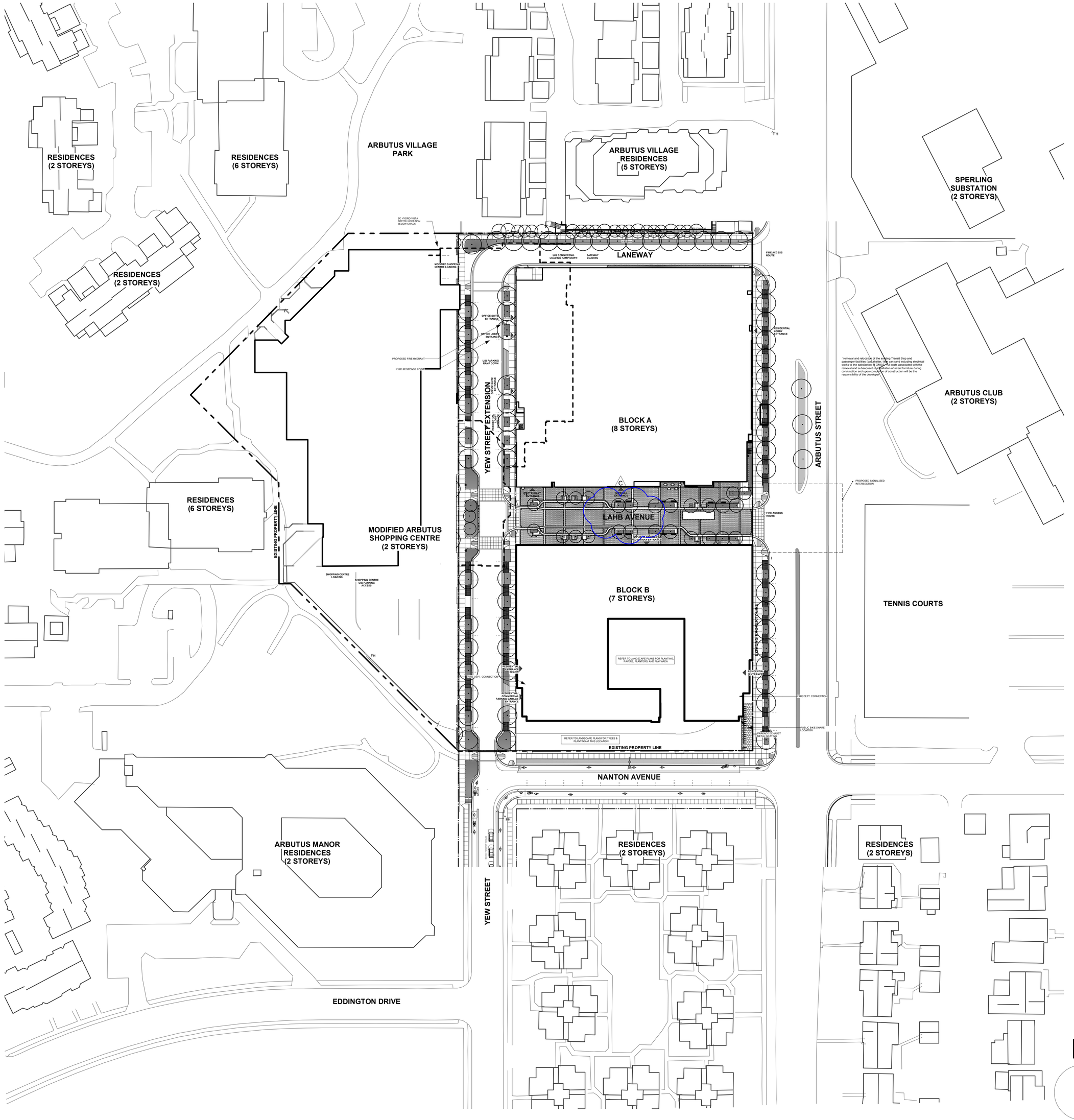
4188 Yew Street, Vancouver BC

COVER SHEET

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PLOT DATE: 21/8/18

A-A001

04092V BLK A



NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Typ.

EXISTING SITE PROPERTY LINE

PROPOSED LEGAL SUBDIVISION LINE

APPROX. EXTENT OF DEMOLITION TO EXISTING BUILDING

CONTEXT PLAN 1
SCALE: 1:500

APPROVED DE418990

PROPERTY INFORMATION

LEGAL DESCRIPTION
Lot 1, D.L. 526, G1, NWM, Plan EPP59809
P.I.D.:029-960-835

CIVIC ADDRESS
4188 Yew Street, Vancouver BC

PARCEL
Block A

DIALOG

LARCO

ISSUED FOR

A	20150704	Development Permit Application
B	20161104	Resubmission for Development Permit
C	20170518	DP Prior-To

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Arbutus Centre Block A

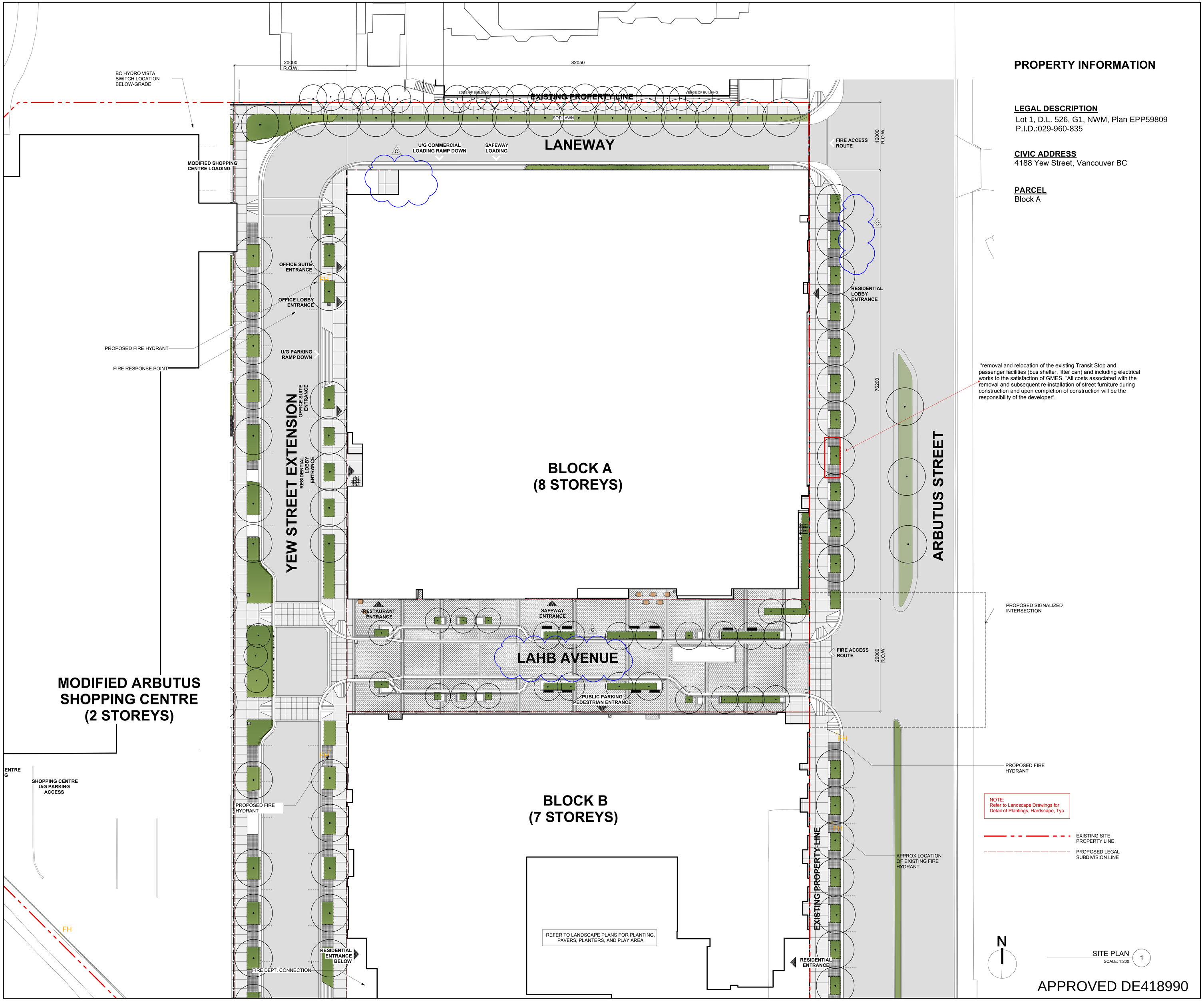
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Context Plan

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PLOT DATE: 17-05-18

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04092V BLK A



PROPERTY INFORMATION

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P.I.D.:029-960-835

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Arbutus Centre Block A

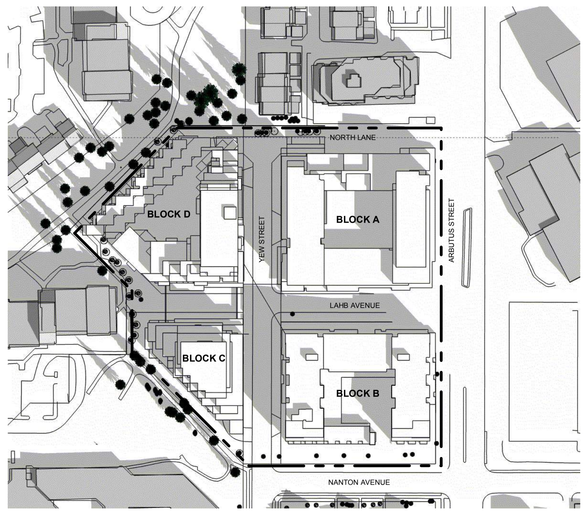
4188 Yew Street, Vancouver BC

Site Plan

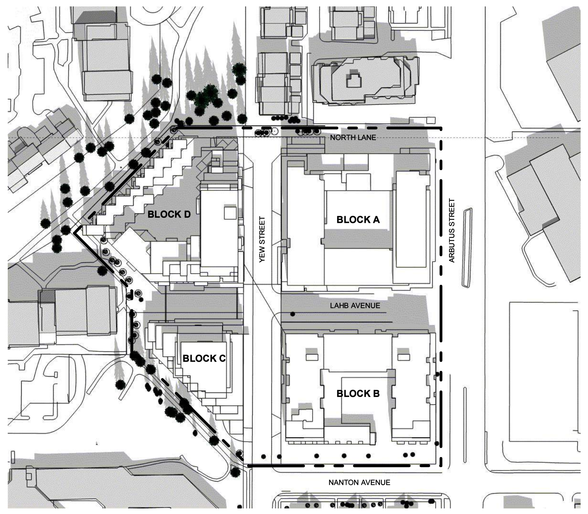
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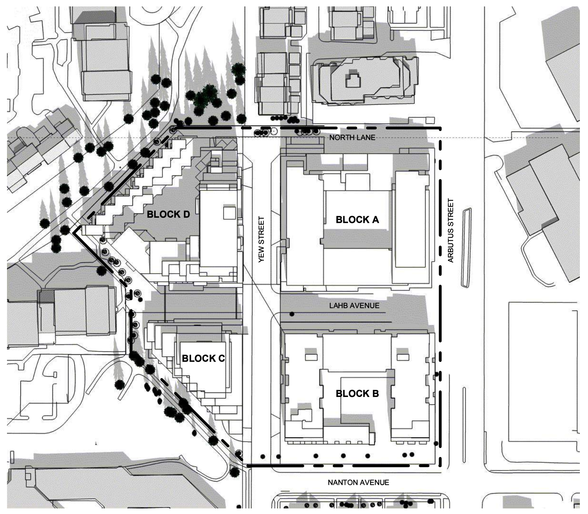
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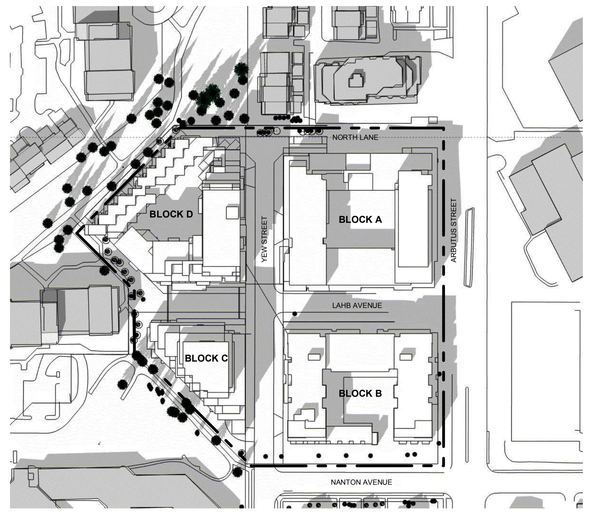
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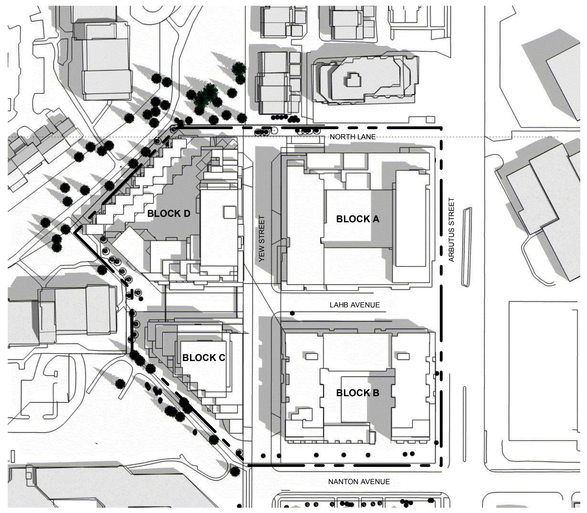
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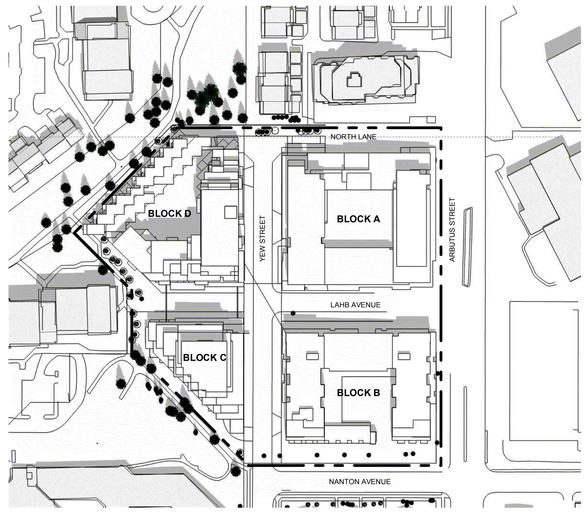
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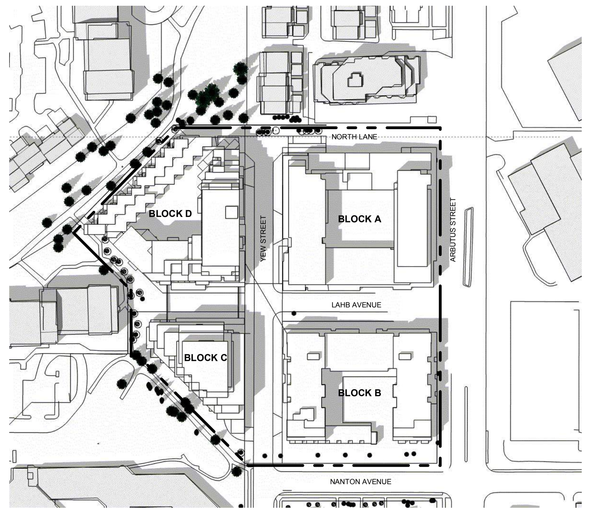
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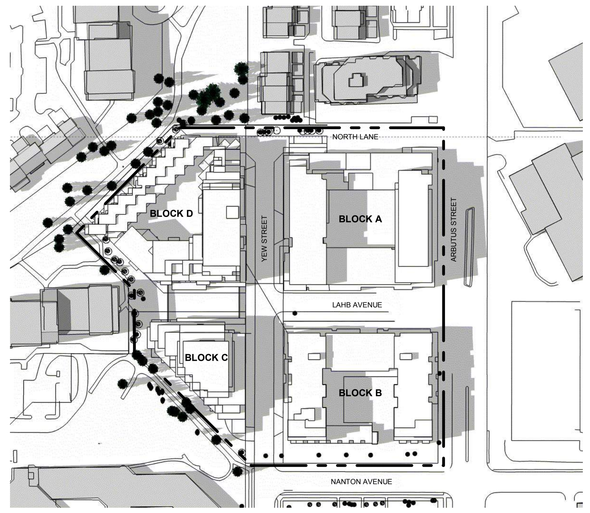
JUNE 21 10AM



JUNE 21 12PM



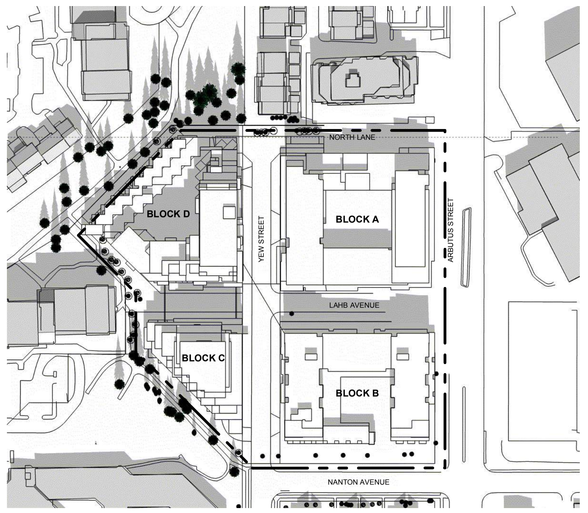
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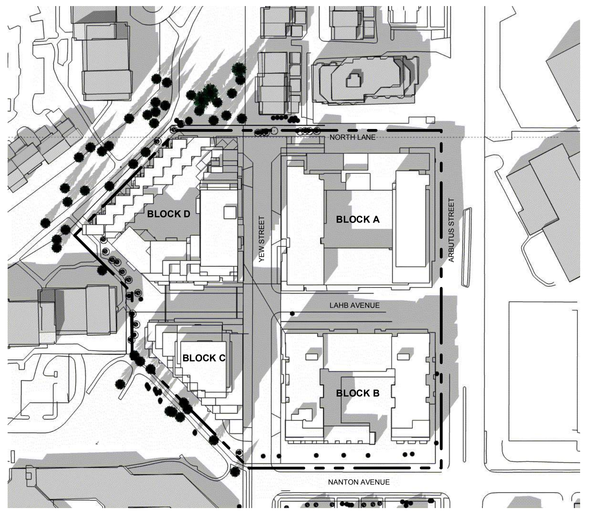
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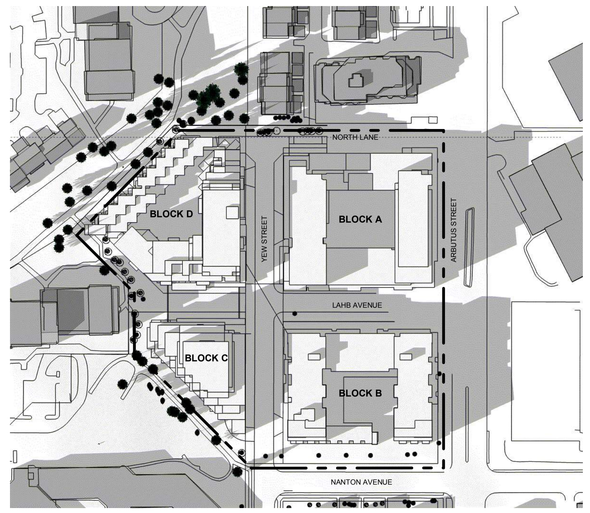
SEPTEMBER 21 10AM



SEPTEMBER 21 12PM



SEPTEMBER 21 2PM



SEPTEMBER 21 4PM

DIALOG

ISSUED FOR

A	20150704	Development Permit Application
B	20161104	Resubmission for Development Permit
C	20170518	DP Prior-To
D	20180725	Development Permit

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SEAL

Arbutus Centre Block A

4255 Arbuts Street

Shadow Studies

DRAWN: CHECKED:
PLOT DATE: 25/7/18

A-A103

04092v0100
4092 BLK A-103 Shadow Studies.vwx



EAST CONTEXT ELEVATION 1
SCALE: 1:300



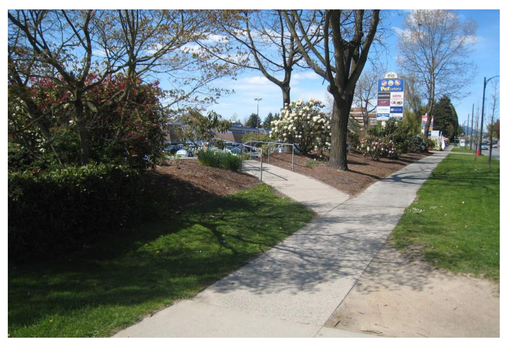
RESIDENCE TO THE SOUTHEAST



RESIDENCES TO THE SOUTH



ARBUTUS MANOR TO THE SOUTHWEST



VIEW TO THE NORTH ALONG ARBUTUS



ARBUTUS VILLAGE RESIDENCES TO THE NORTH



ARBUTUS VILLAGE RESIDENCES TO THE NORTH



ARBUTUS SHOPPING CENTRE TO THE WEST



ARBUTUS CLUB TO THE EAST



SPERLING SUBSTATION TO THE EAST

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A	20150704	Development Permit Application
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SEAL

Arbutus Centre Block A

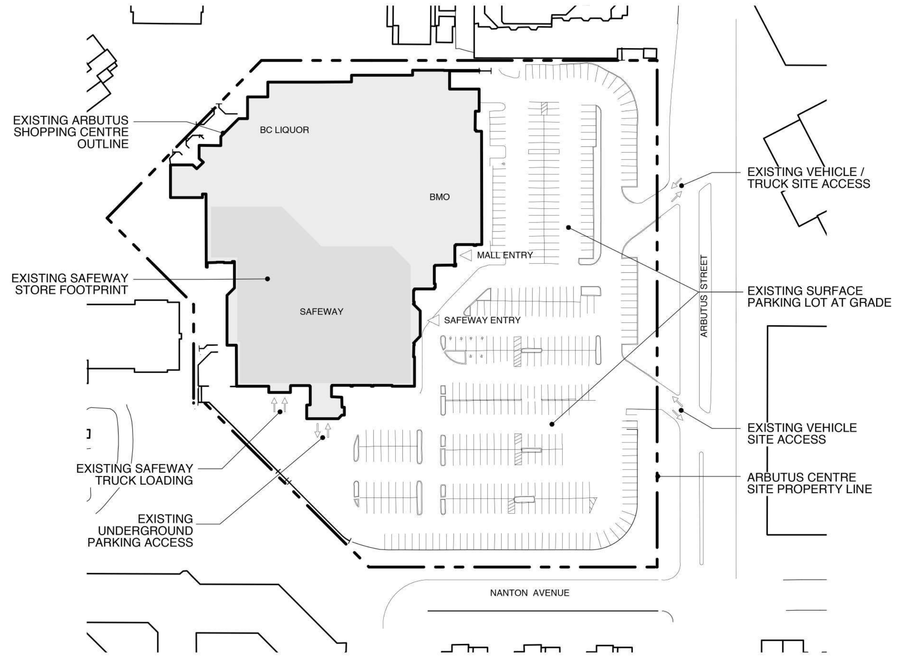
4188 Yew Street, Vancouver BC

Site Context

DRAWN: CHECKED:
PLOT DATE: 7/24/18

A-A104

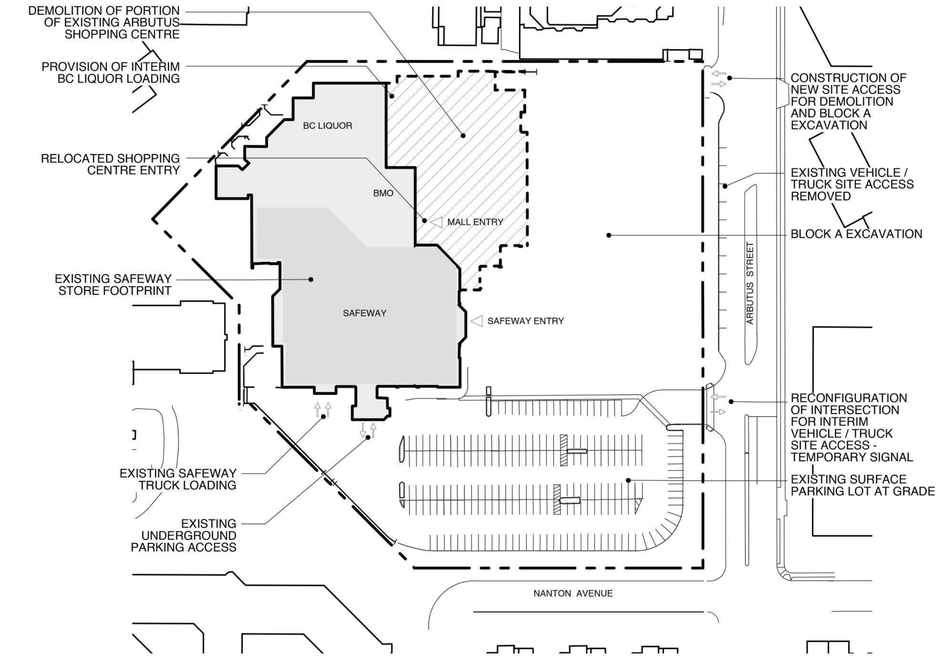
04092V BLK A



A1.

- Existing Site Condition

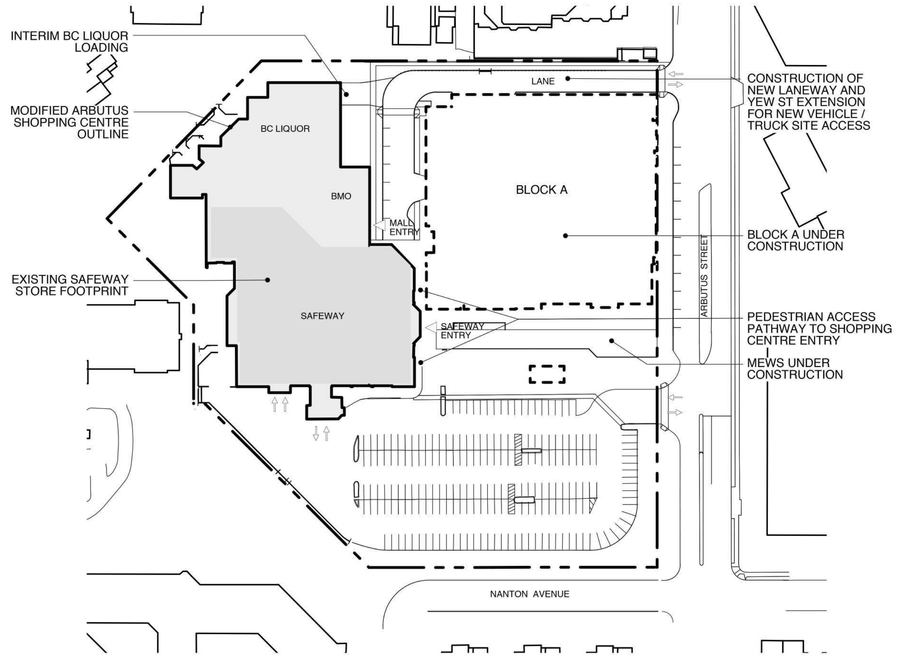
- 390 Surface Parking Stalls
- 61 Underground Stalls



A2a.

- First Demolition Of North East Portion Of Existing Shopping Centre
- Construction Of Interim Access From Arbutus To Existing Parking And Safeway Loading Including Temporary Traffic Signal at Access Point on Arbutus St.
- Excavation for Block A

- 175 Existing Surface Parking Stalls
- 61 Existing Underground Parking Stalls Below Existing Shopping Centre
- 2 Interim BC Liquor Loading Bays
- 10 New Surface Parking Stalls at Grade on Arbutus St.



A2b.

- Construction Of North Lane and Mews.
- Construction of Block A

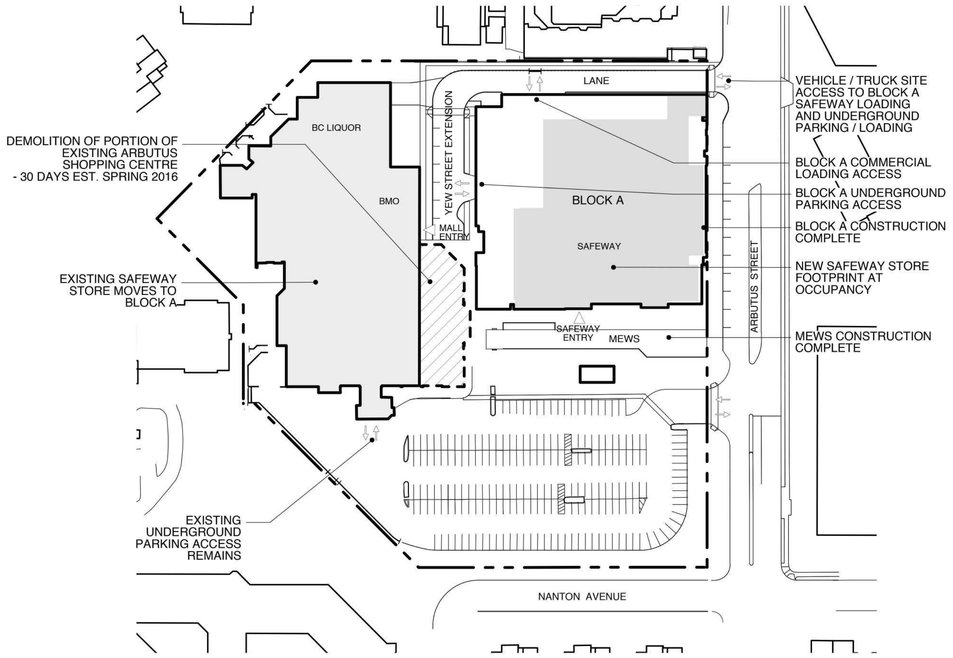
- 175 Surface Parking Stalls
- 61 Underground Parking Stalls
- 2 Interim BC Liquor Loading Bays
- 8 Surface Parking Stalls at Grade on Yew St. Extension
- 10 Surface Parking Stalls at Grade on Arbutus St.

LEGEND

EXISTING PROPERTY LINE

PROPOSED SUBDIVISION LINE

NOTE: Refer to CFT Engineering Inc. Report for Fire and Life Safety Plans for Conceptual Phasing Plans.
Refer to Bunt & Associates Traffic and Loading Review Report for Detailed Parking and Loading Calculations



A3.

- Occupancy of Block A
- Second Demolition Of Southeast Portion of Existing Shoping Centre to Allow Completion of Yew Street Extension.
- Construction Of Yew St. To Mews Intersection.
- Interim Access Remains From Arbutus

- 175 Surface Parking Stalls
- 61 Underground Parking Stalls
- 14 Surface Parking Stalls on Yew St. Extension
- 10 Surface Parking Stalls on Arbutus St.
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.

PHASE A SPRING 2016 - COMPLETION 2018

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

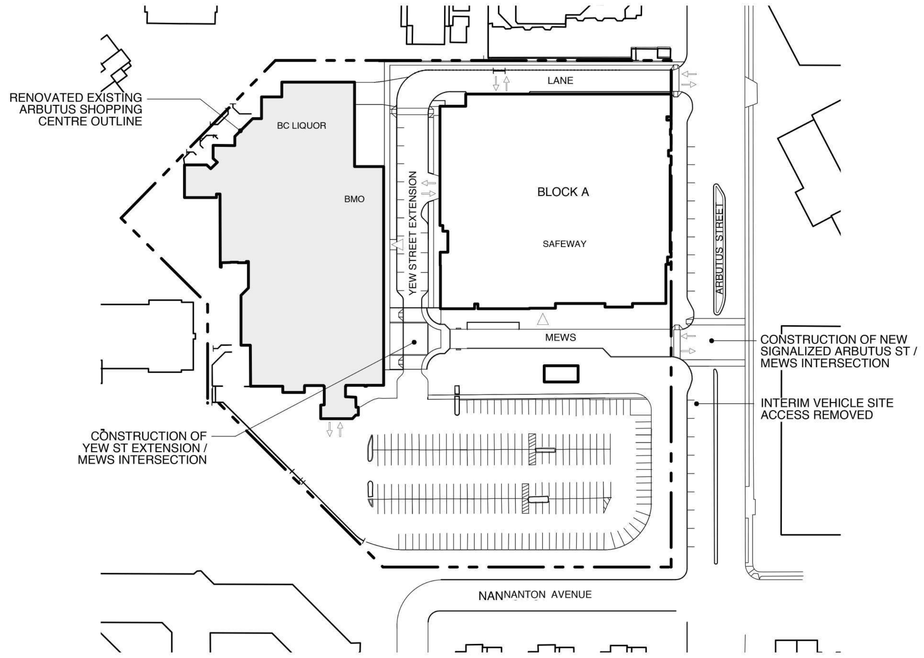
Phasing Diagrams

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A105A

04092V BLK A

4092 BLK A Siteplan-Phasing Diagram.vwx

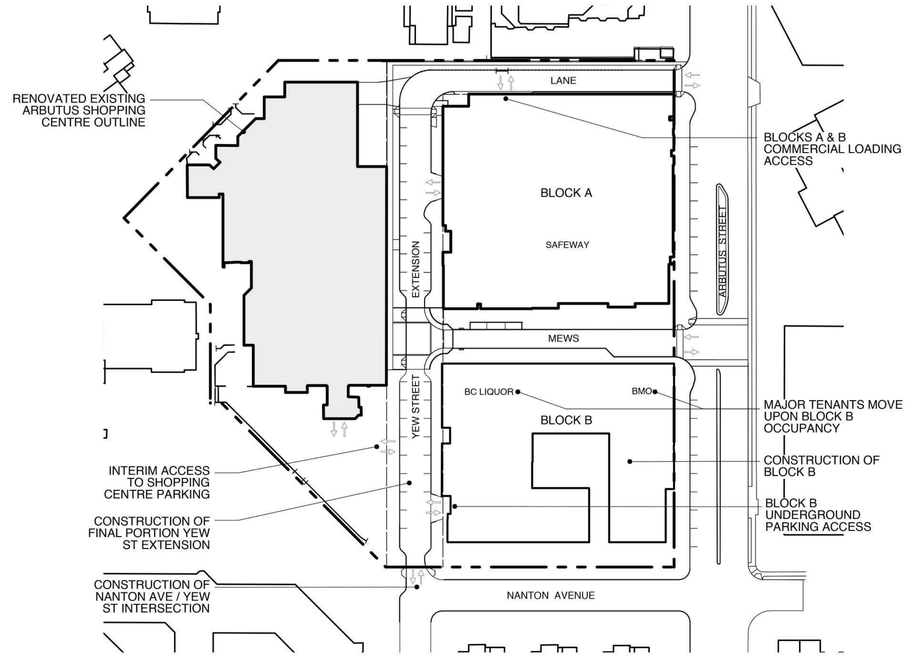


A4.

- Completion Of Yew St. To Mews Intersection
- New Signalized Intersection At Mews And Arbutus

- 175 Existing Surface Parking Stalls
- 61 Existing Underground Parking Stalls
- 15 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car Share Stalls) + Day Delivery
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.

PHASE A 2016 - COMPLETION 2018

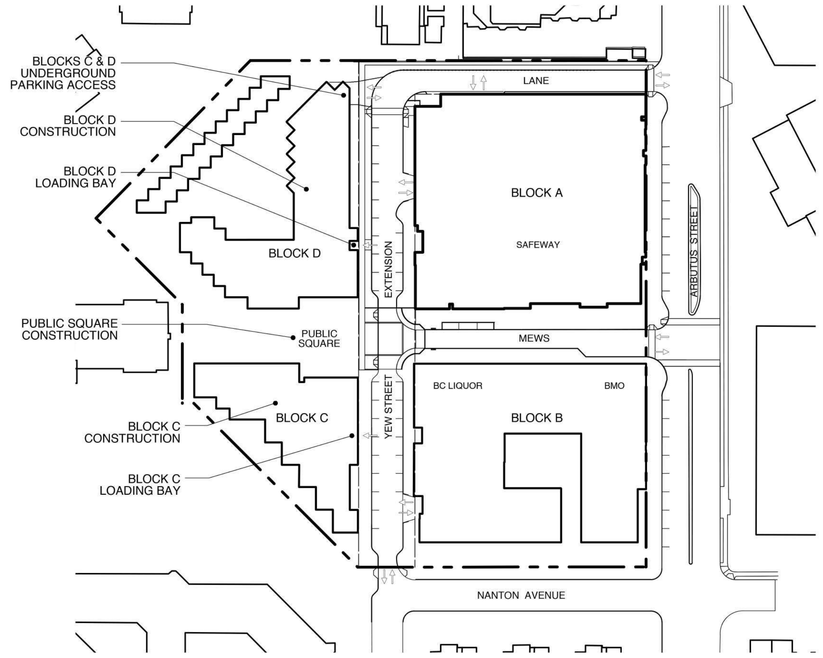


B.

- Block B Construction
- Completion Of Yew St. Extension To Nanton St.

- 61 Existing Underground Parking Stalls
- 28 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car-Share Stalls) + Day Delivery
- 2 Interim BC Liquor Loading Bays
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.
- Block B: Approx. 196 Underground (Approx 80 Commercial+116 Residential) Parking available

PHASE B 2016 - BEGINS ON COMPLETION + OCCUPANCY OF PHASE A (2018)



C+D.

- Final Demolition Of Existing Shopping Centre
- Blocks C & D Construction
- Public Square Construction

- 28 Surface Parking Stalls on Yew St. Extension
- 16 Surface Parking Stalls on Arbutus St.
- 6 Surface Parking Stalls on Mews (Including 2 Car-Share Stalls)+ Day Delivery
- Block A: 452 Underground Parking (224 Commercial + 228 Residential) available + 2 Car Share at grade + 2 New Safeway Class C Loading in Operation, 10 Class B + 1 at grade Class B.
- Block B: Approx. 196 Underground (Approx 80 Commercial+116 Residential) Parking available
- Blocks C&D: Approx. 217 Underground Parking Available (20 Commercial + 197 Residential) + 1 Class B Loading for Each Block C&D

SPRING 2020 - COMPLETION 2022

LEGEND

EXISTING PROPERTY LINE

PROPOSED SUBDIVISION LINE

NOTE: Refer to CFT Engineering Inc. Report for Fire and Life Safety Plans for Conceptual Phasing Plans,
Refer to Bunt & Associates Traffic and Loading Review Report for Detailed Parking and Loading Calculations

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

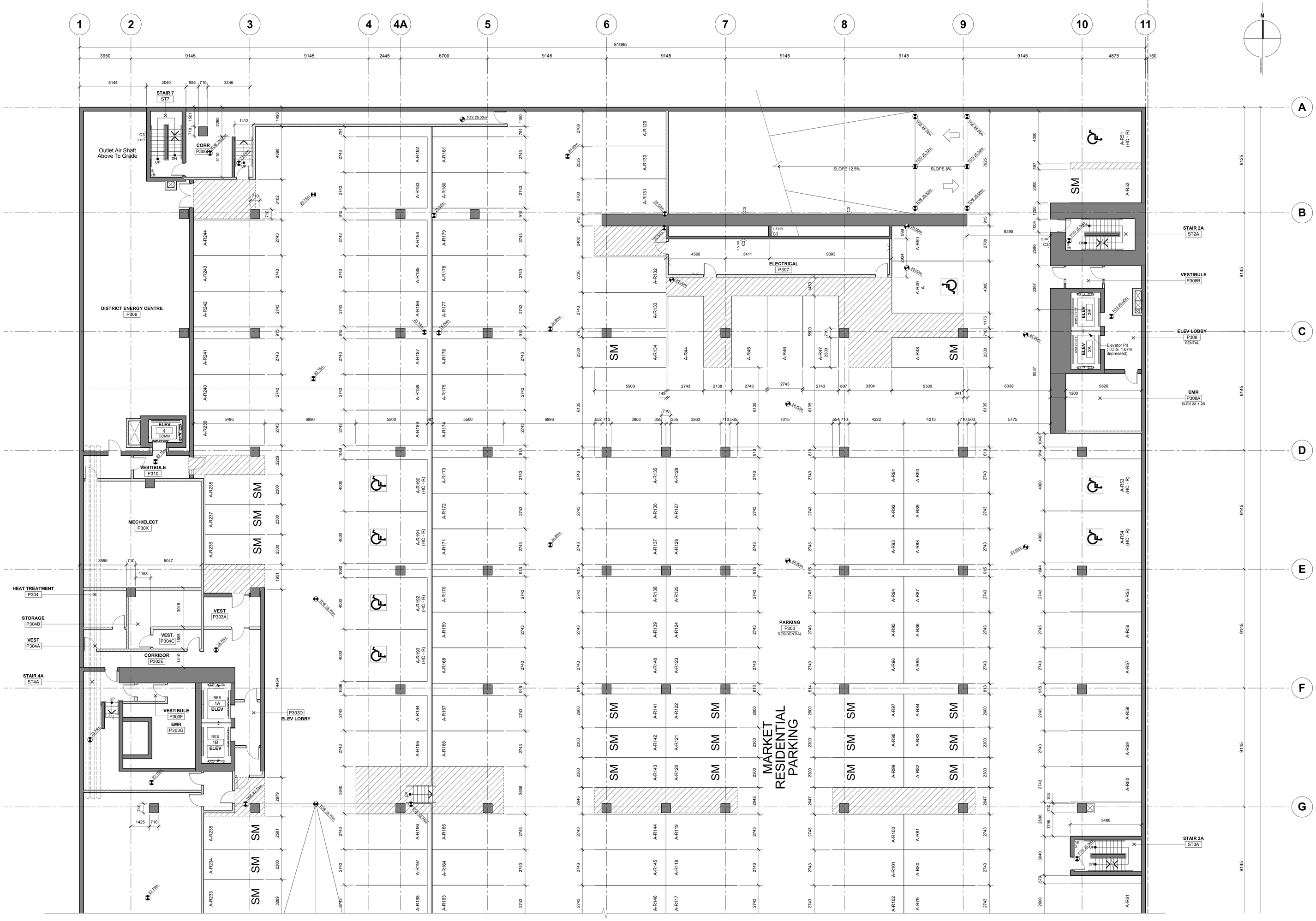
Phasing Diagrams

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A105B

04092V BLK A

4092 BLK A Siteplan-Phasing Diagram.vwx



P3 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	169	24	8
Visitor Use	0	0	0
TOTAL P3 RESIDENTIAL PARKING STALLS			**201**
LOADING			
Class A Spaces	0		
Class B Spaces	0		
Class C Spaces	0		

LEGEND - PARKING STALLS

A = BLOCK A
B = BLOCK B
R = RESIDENTIAL
C = COMMERCIAL
V = VISITOR
HC = ACCESSIBLE
SM = SMALL CAR
CLASS "A" = CLASS A LOADING
CLASS "B" = CLASS B LOADING
CLASS "C" = CLASS C LOADING

GENERAL NOTES:

1. The design of the parking structure regarding safety and security measures shall be in accordance with Secvtion 4.13 of the Parking Bylaw.

2. 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 By-Law.

3. Acoustical measures will be incorporated into the final design and construction based on the Consultant's recommendations.

4. Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555.

BLOCK "A" LEVEL P3 - NORTH SIDE (1)
SCALE: 1:100

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NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

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SEAL

Arbutus Centre Block A & B

4188 & 4288 Yew Street, Vancouver BC

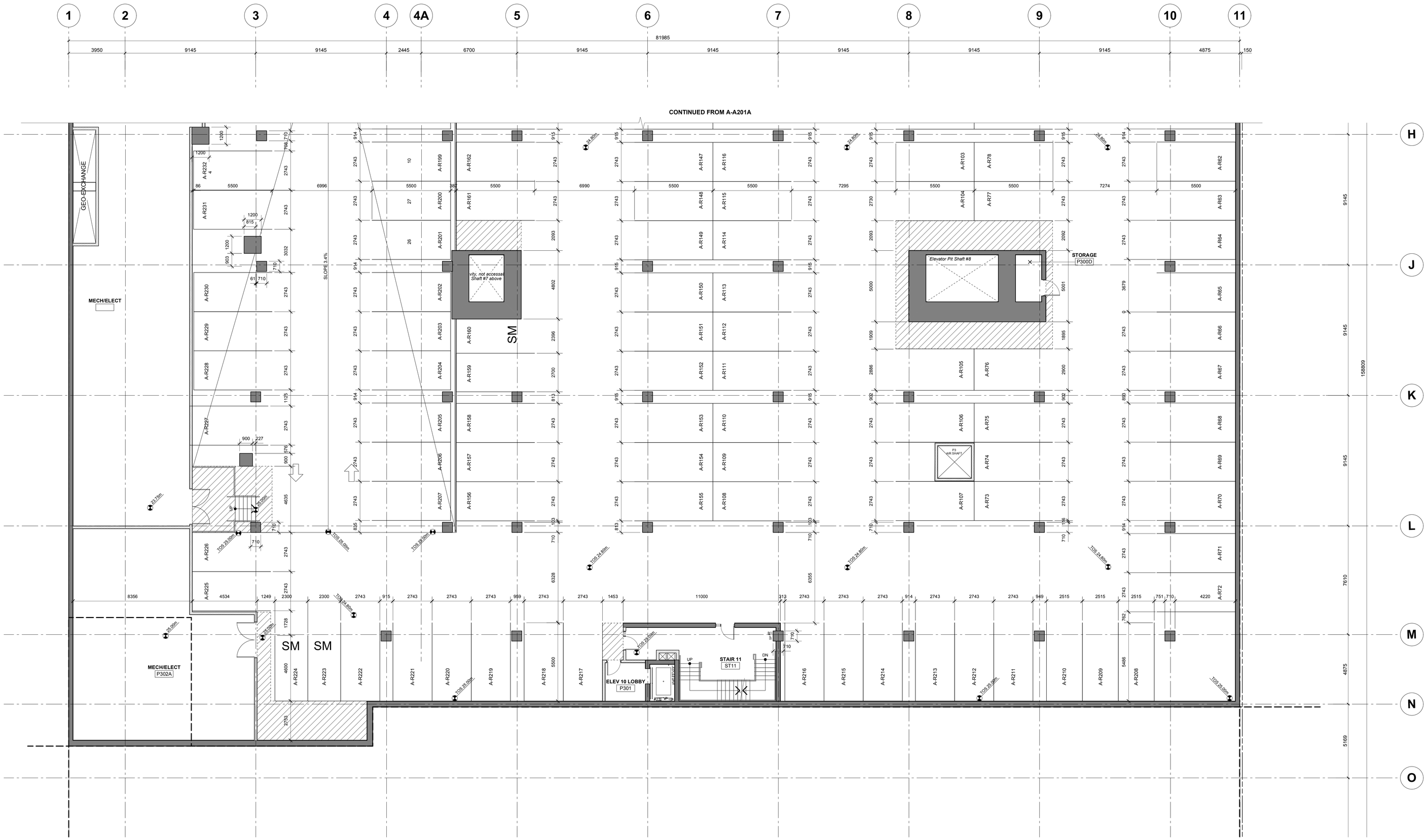
BLOCK "A" LEVEL P3

NORTH SIDE

DRAWN: CHECKED:
PLOT DATE: **17-05-18**

A-A201A

04092V BLK A & B



P3 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	169	24	8
Visitor Use	0	0	0
TOTAL P3 RESIDENTIAL PARKING STALLS			**201**

LOADING	
Class A Spaces	0
Class B Spaces	0
Class C Spaces	0

LEGEND - PARKING STALLS

A = BLOCK A
B = BLOCK B
R = RESIDENTIAL
C = COMMERCIAL
V = VISITOR
HC = ACCESSIBLE
SM = SMALL CAR
CLASS "A" = CLASS A LOADING
CLASS "B" = CLASS B LOADING
CLASS "C" = CLASS C LOADING

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BLOCK "A" LEVEL P3 - SOUTH SIDE (1)
SCALE: 1:100

APPROVED DE418990

NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

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Arbutus Centre Block A & B

4188 & 4288 Yew Street, Vancouver BC

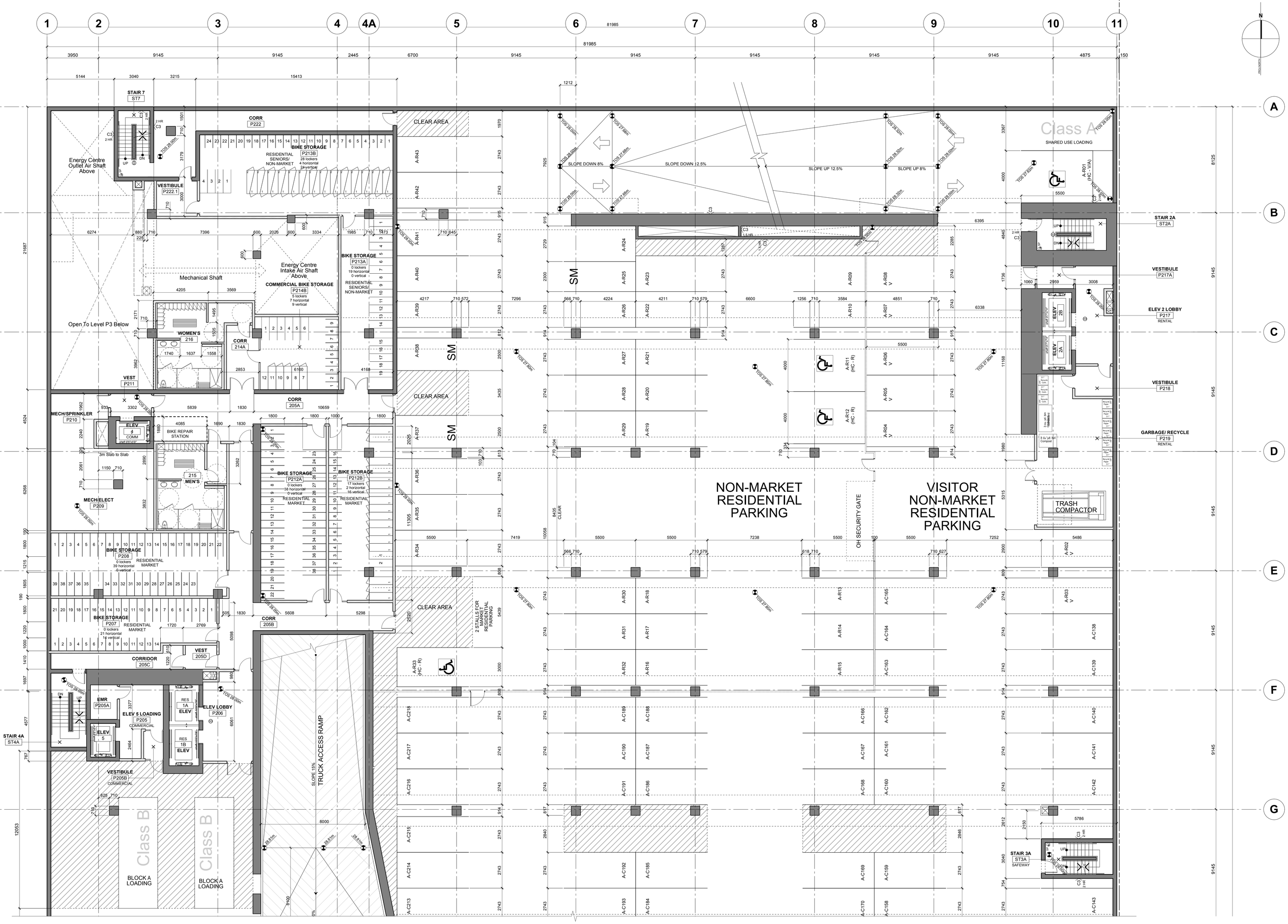
BLOCK "A" LEVEL P3

SOUTH SIDE

DRAWN: CHECKED:
PLOT DATE: **17-05-18**

A-A201B

04092V BLK A & B



CONTINUED A-A202B

P2 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	29	3	3
Visitor Use	7	0	1
TOTAL P2 RESIDENTIAL PARKING STALLS			**43**
COMMERCIAL PARKING			
Retail/Restaurant/Office Use	75	4	2
TOTAL P2 COMMERCIAL PARKING STALLS			**81**

LOADING	
Class A Spaces	1
Class B Spaces	6
Class C Spaces	0

LEGEND - PARKING STALLS

A = BLOCK A
B = BLOCK B
R = RESIDENTIAL
C = COMMERCIAL
V = VISITOR
HC = ACCESSIBLE
SM = SMALL CAR
CLASS "A" = CLASS A LOADING
CLASS "B" = CLASS B LOADING
CLASS "C" = CLASS C LOADING

GENERAL NOTES:

1. The design of the parking structure regarding safety and security measures shall be in accordance with Secvtion 4.13 of the Parking Bylaw.

2. 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 By-Law.

3. Acoustical measures will be incorporated into the final design and construction based on the Consultant's recommendations.

4. Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-Law #6555.

BLOCK "A" LEVEL P2 - NORTH SIDE (1)
SCALE: 1:100

APPROVED DE418990

NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

DIALOG

LARCO

ISSUED FOR

A	20151218	Development Permit
B	20170518	DP Prior-To

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800-1901 ROSSER AVE.
BURNABY, BC, V5C 6R6
Tel: (604) 684-2384 Fax: (604) 684-2402

SEAL

Arbutus Centre Block A & B

4188 & 4288 Yew Street, Vancouver BC

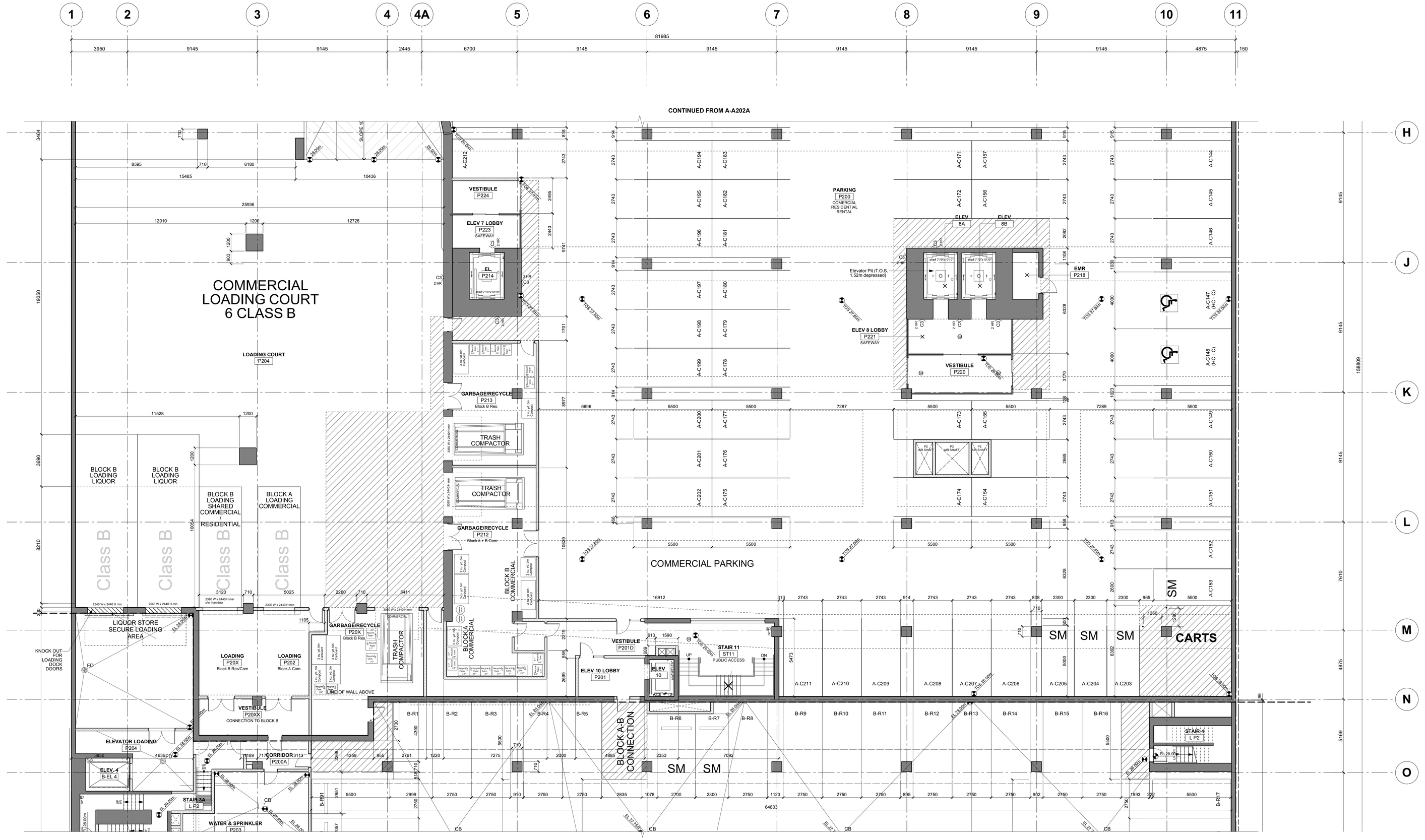
BLOCK "A" LEVEL P2

NORTH SIDE

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A202A

04092V BLK A & B



P2 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
RESIDENTIAL PARKING			
Resident Use	29	3	3
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Retail/Restaurant/Office Use	75	4	2
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LOADING

Class A Spaces	1
Class B Spaces	6
Class C Spaces	0

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BLOCK "A" LEVEL P2 - SOUTH SIDE (1)
SCALE: 1:100

APPROVED DE418990

NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

DIALOG

LARCO

ISSUED FOR

A	20151218	Development Permit
B	20170518	DP Prior-To

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SEAL

Arbutus Centre Block A & B

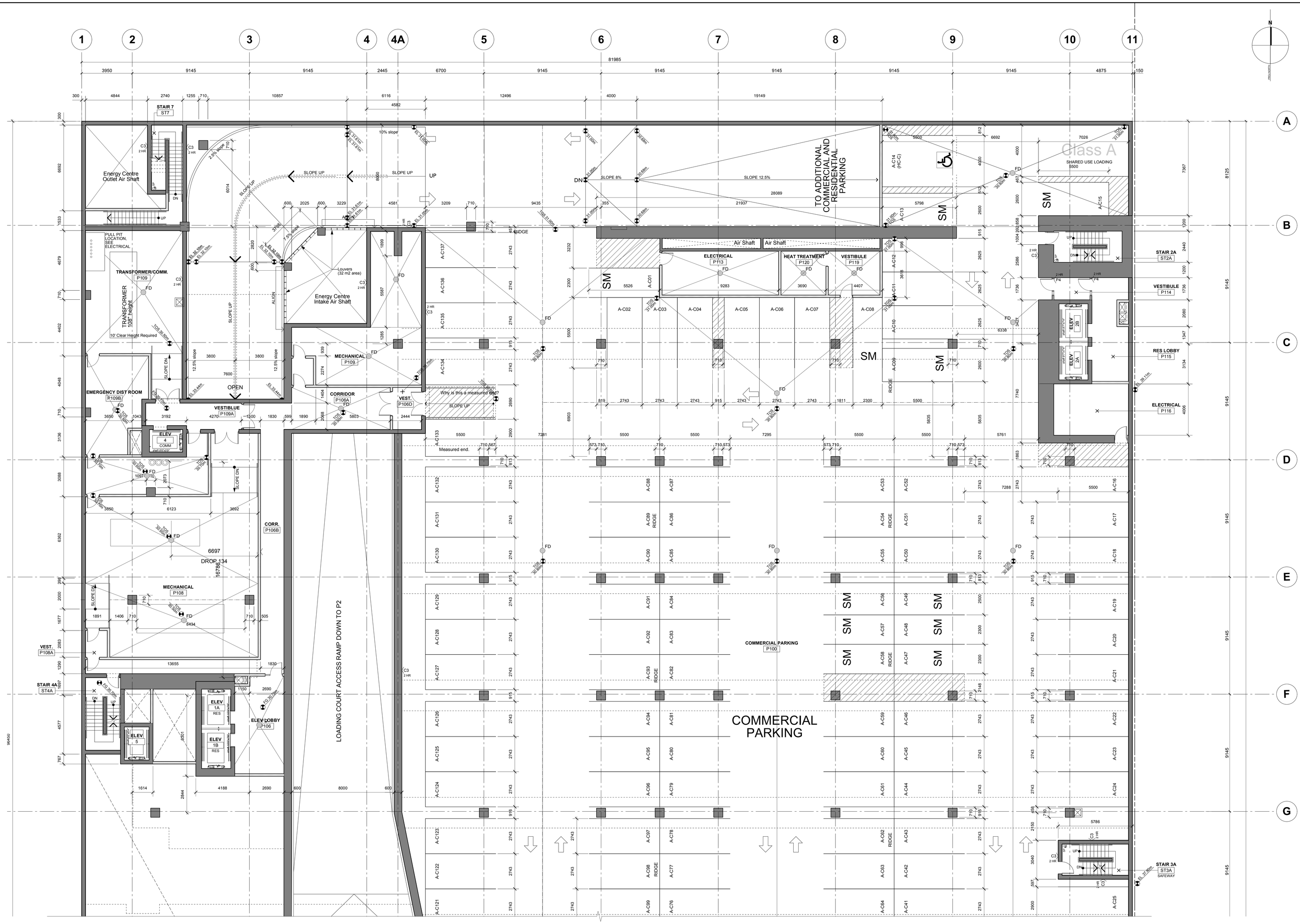
4188 & 4288 Yew Street, Vancouver BC

BLOCK "A" LEVEL P2
SOUTH SIDE

DRAWN: CHECKED:
PLOT DATE: **17-05-18**

A-A202B

04092V BLK A & B



P1 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
COMMERCIAL PARKING			
Retail Use	116	18	3
TOTAL P1 COMMERCIAL PARKING STALLS			**137**

LOADING	
Class A Spaces	1
Class B Spaces	0
Class C Spaces	0

LEGEND - PARKING STALLS

A = BLOCK A
B = BLOCK B
R = RESIDENTIAL
C = COMMERCIAL
V = VISITOR
HC = ACCESSIBLE
SM = SMALL CAR
CLASS "A" = CLASS A LOADING
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BLOCK "A" LEVEL P1 - NORTH SIDE (1)
SCALE: 1:100

APPROVED DE418990

NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

DIALOG

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A	20151218	Development Permit
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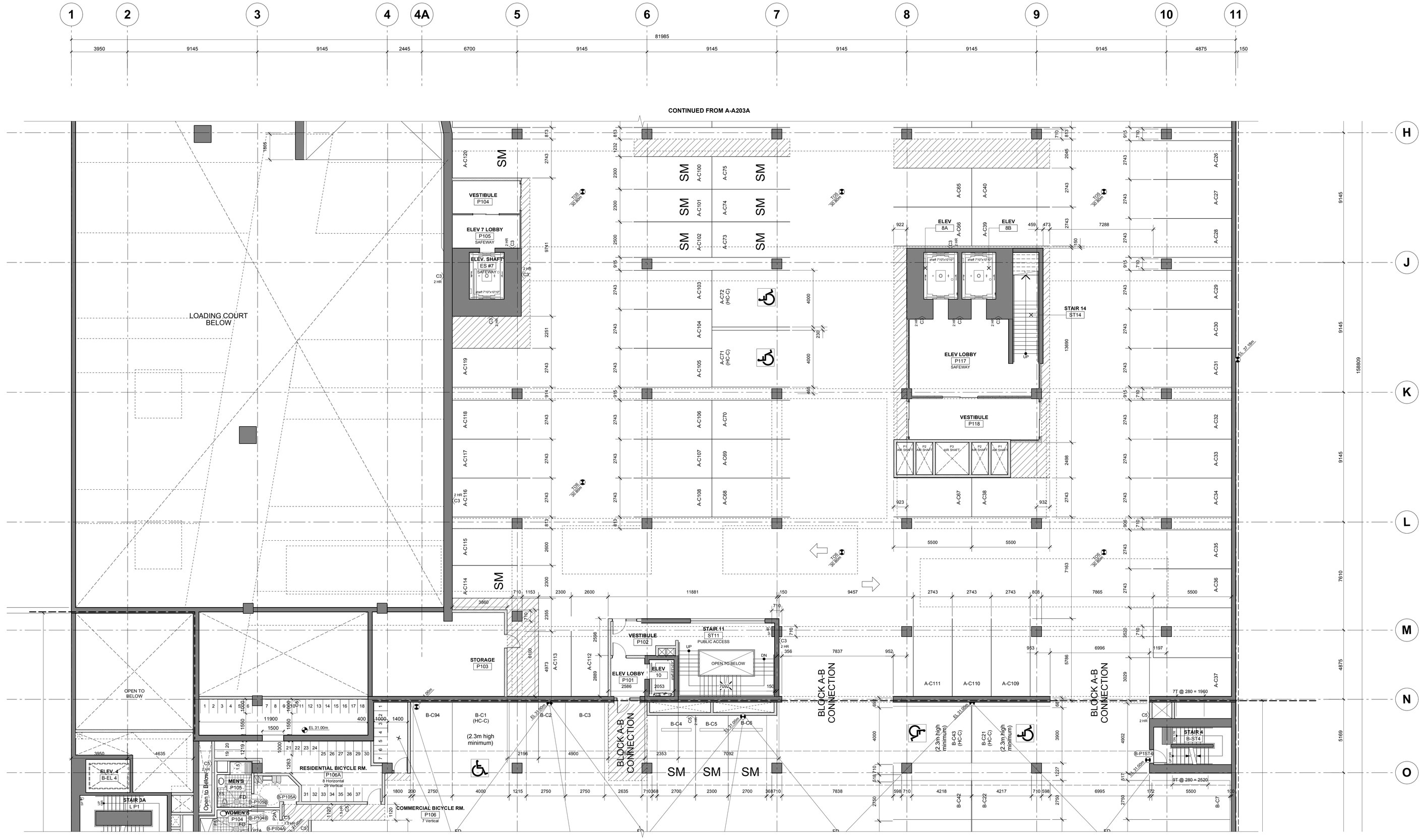
BLOCK "A" LEVEL P1

NORTH SIDE

DRAWN: CHECKED:
PLOT DATE: **17-05-18**

A-A203A

04092V BLK A & B



P1 LEVEL PARKING AND LOADING SUMMARY

	No. Standard Stalls	No. Small Car Stalls	No. Disabled Stalls
COMMERCIAL PARKING			
Retail Use	116	18	3
TOTAL P1 COMMERCIAL PARKING STALLS			**137**

LOADING	
Class A Spaces	1
Class B Spaces	0
Class C Spaces	0

LEGEND - PARKING STALLS

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BLOCK "A" LEVEL P1 - SOUTH SIDE (1)
SCALE: 1:100

APPROVED DE418990

NOTE:

REFER TO BUNT & ASSOCIATES LTD. REPORT FOR MORE DETAIL ON TRUCK TURNING AND PARKING CALCULATION

DIALOG

LARCO

ISSUED FOR

A	20151218	Development Permit
B	20170413	DP Prior-To

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Arbutus Centre Block A & B

4188 & 4288 Yew Street, Vancouver BC

BLOCK "A" LEVEL P1

SOUTH SIDE

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A203B

04092V BLK A & B

GENERAL NOTE:

1. Design development shall occur to locate, integrate and fully screen emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impact on the building's open space and the public realm.

LANEWAY

81985

YEW STREET EXTENSION

ARBUTUS STREET

LAHB AVENUE

CONTINUED ON A-204B

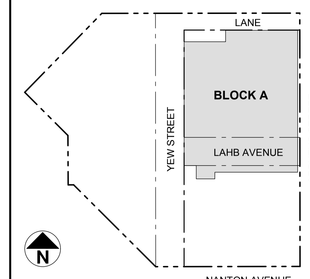
APPROVED DE418990

Appendix C Page 15 of 33

DIALOG®

ISSUED FOR

A	20150704	Development Permit Application
B	20161104	Resubmission for Development Permit
C	20170528	Resubmission for Development Permit



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PWL PARTNERSHIP
500-1201 WEST PENDER STREET
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Tel: (604)-639-5313 Fax: (604)-688-6112

SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

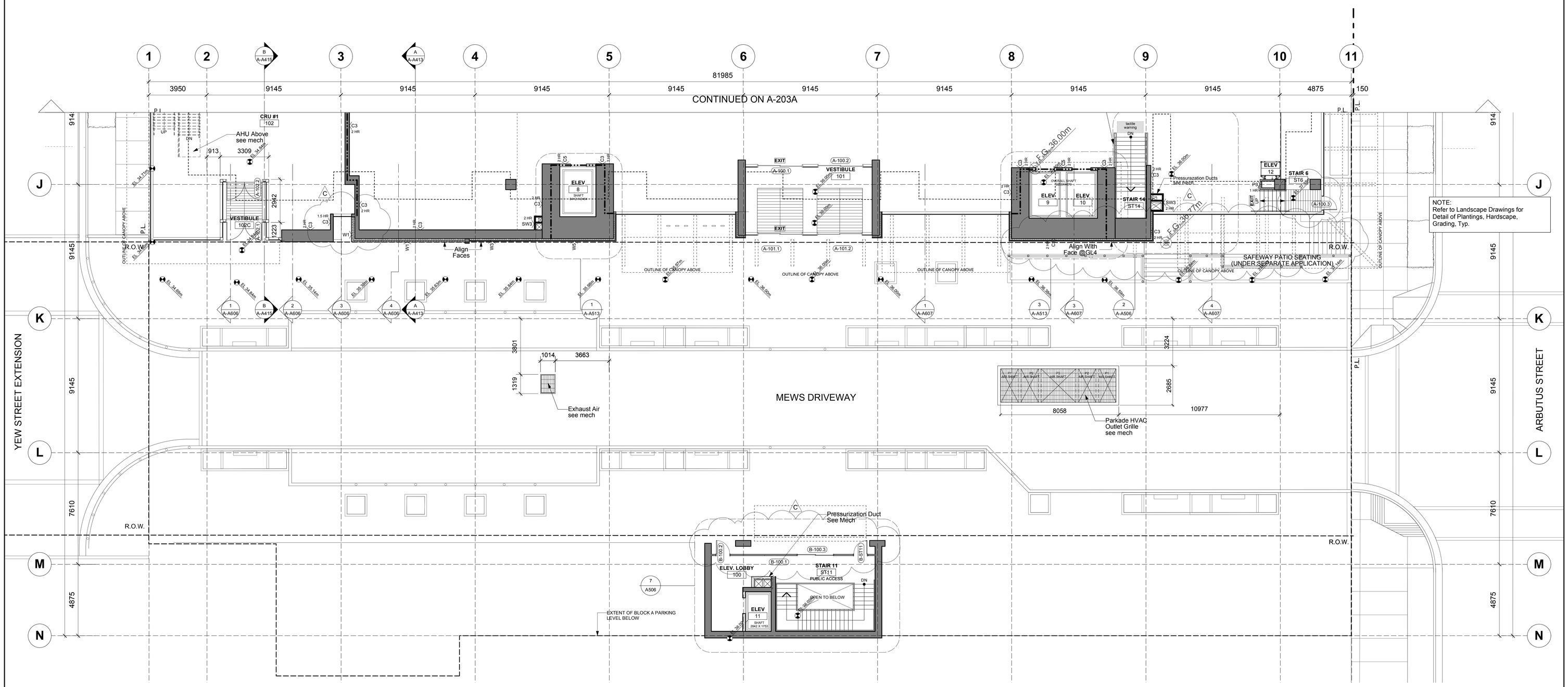
Ground Floor Plan (Lower)

NORTH

DRAWN: CHECKED:
PLOT DATE: 10/5/17

A-A204A

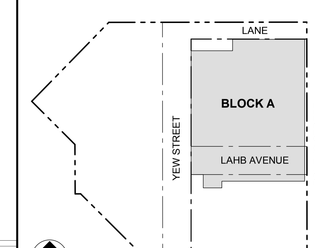
04092V BLK A



NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Grading, Typ.

FIRE SEPARATIONS LEGEND:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION



GROUND FLOOR PLAN SOUTH
SCALE: 1:100
1

APPROVED DE418990

DIALOG

LARCO

ISSUED FOR

A	20150704	Development Permit Application
B	20161104	Resubmission for Development Permit
C	20170518	DP Prior-To

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Ground Floor Plan (Lower)

SOUTH

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A204B

04092V BLK A

DIALOG

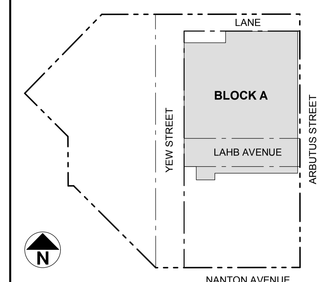
LARCO

ISSUED FOR

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B	20161104	Resubmission for Development Permit
C	20170518	DP Prior-To

FIRE SEPARATIONS LEGEND:

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- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION



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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Ground Floor Plan (Upper)

NORTH

DRAWN: CHECKED:
PLOT DATE: 17-05-18

GROUND FLOOR PLAN (UPPER) 1
SCALE: 1:100

APPROVED DE418990

A-A205A

NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Grading, Typ.

04092V BLK A

DIALOG

LARCO

ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

LEGEND

Y# Yew St. Market Rental Units

A# Arbutus St. Subsidized Rental Units

AY# Yew & Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

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PWL PARTNERSHIP
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Tel: (604) 684-2384 Fax: (604) 684-2402

SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Second Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A206

04092V BLK A

SECOND FLOOR PLAN (1 / A-205) SCALE: 1:100

DIALOG

LARCO

ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

LEGEND

Y# Yew St. Market Rental Units

A# Arbutus St. Subsidized Rental Units

AY# Yew & Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

METRIC

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Third Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A207

04092V BLK A

THIRD FLOOR PLAN (1 / A-206)
SCALE: 1:100

DIALOG

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A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

LEGEND

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A# Arbutus St. Subsidized Rental Units

AY# Yew & Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
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- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

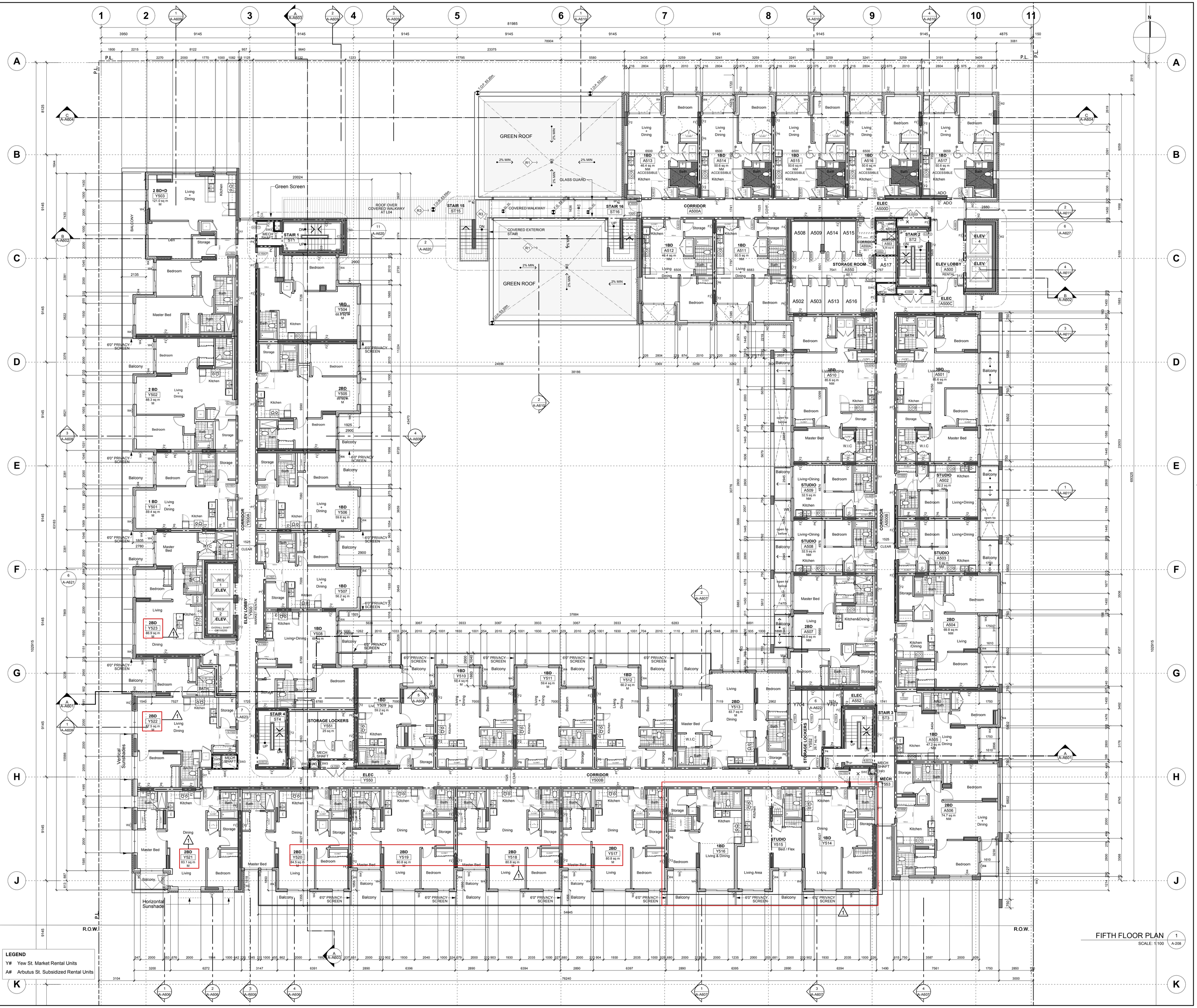
Fourth Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

FOURTH FLOOR PLAN (1 / A-207)
SCALE: 1:100

A-A208

04092V BLK A



LEGEND

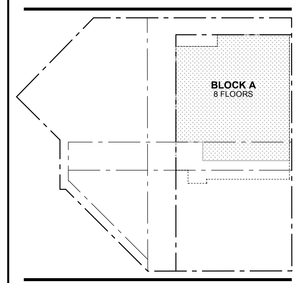
Y# Yew St. Market Rental Units

A# Arbutus St. Subsidized Rental Units

AY# Yew & Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION



DIALOG

LARCO

ISSUED FOR

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B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Fifth Floor Plan

DRAWN: CHECKED:

PLOT DATE: 18-7-24

A-A209

04092V BLK A

DIALOG®

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ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit 1

LEGEND

Y# Yew St. Market Rental Units

A# Arbutus St. Subsidized Rental Units

AY# Yew & Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

METRIC

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Sixth Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A210

04092V BLK A

NOTE:
Refer to Landscape Drawings for Detail of Plantings, Hardscape, Typ.

SIXTH FLOOR PLAN (1 / A-209)
SCALE: 1:100

DIALOG

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B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

LEGEND

Y# Yew St. Market Rental Units

A# Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

METRIC

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Seventh Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A211

04092V BLK A

DIALOG

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A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit 1

LEGEND

Y#	Yew St. Market Rental Units
A#	Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:

- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Eighth Floor Plan

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A212

04092V BLK A

ROOF PLAN
SCALE: 1:100

ELEVATOR ROOF PLAN
SCALE: 1:100

STAIR ROOF PLAN
SCALE: 1:100

GREEN ROOF (LEVEL 7)
EXTENT OF LEVEL 06 BELOW
EXTENT CONCRETE OF SLAB
SCREEN ON CONCRETE CURB
SERVICE MECHAN SHAFT BELOW
SERVICE PATH, PAVERS
COMMON ROOF TERRACE
COVERED EXTERIOR STAIR AT FL-06
COVERED EXTERIOR STAIR
COVERED WALKWAY
GLASS GUARD
PLANTER
GREEN ROOF
MECHANICAL SCREENING
DRY COOLER UNIT SEE MECH. DWGs
TOTAL HEAT RECOVERY UNIT SEE MECH. DWGs (HRL 3300)
TA CHILLER UNIT SEE MECH. DWGs (NRP 1800)
MECHANICAL ROOM
KITCHEN EXHAUST
STAIR 4
OPEN TO BELOW
FACE OF SLAB
MUA SEE MECH
Ventilation Stair Case
ROOF HATCH
ROOF ANCHOR POINT
PRO Pharma Store
R.O.W.

LEGEND
Y# Yew St. Market Rental Units
A# Arbutus St. Subsidized Rental Units

FIRE SEPARATIONS:
- 0 HR FIRE SEPARATION
- 3/4HR FIRE SEPARATION
- 1HR FIRE SEPARATION
- 1 1/2HR FIRE SEPARATION
- 2HR FIRE SEPARATION

BLOCK A
8 FLOORS

DIALOG
LARCO

ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit

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SEAL

Arbutus Centre Block A

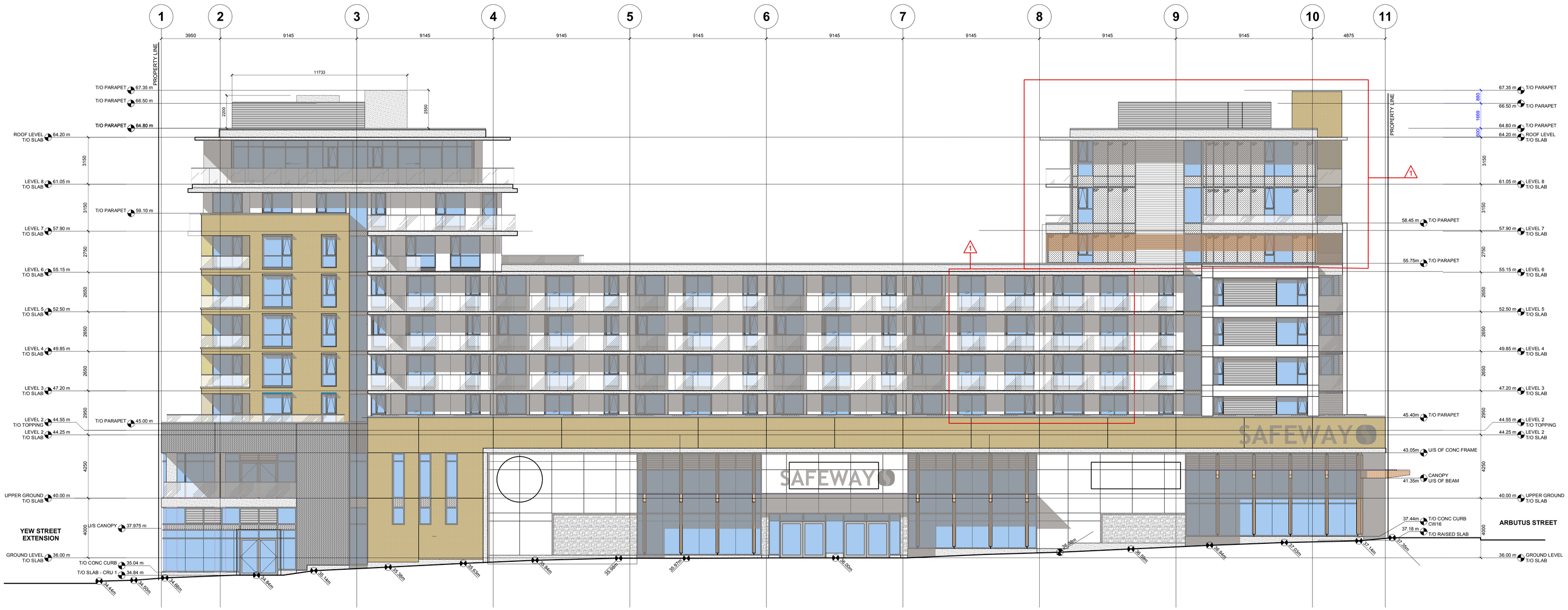
4188 Yew Street, Vancouver BC

Roof Plan

DRAWN:
PLOT DATE: 25/7/18
CHECKED:

A-A213

04092V BLK A



DIALOG

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ISSUED FOR

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B	2016-11-23	Resubmission for Development Permit
C	2017-05-18	DP Prior-To
D	2018-7-25	Development Permit

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SEAL

Arbutus Centre Block A

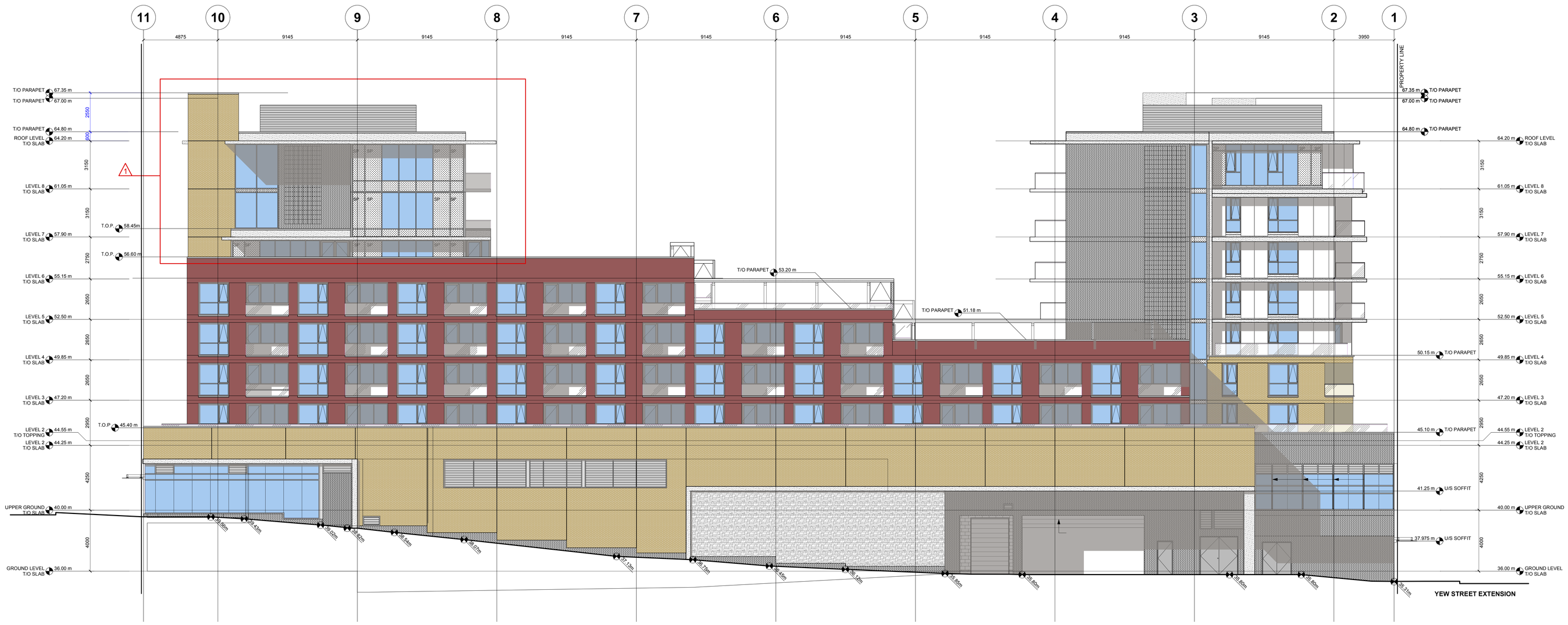
4188 Yew Street, Vancouver BC

Building Elevations

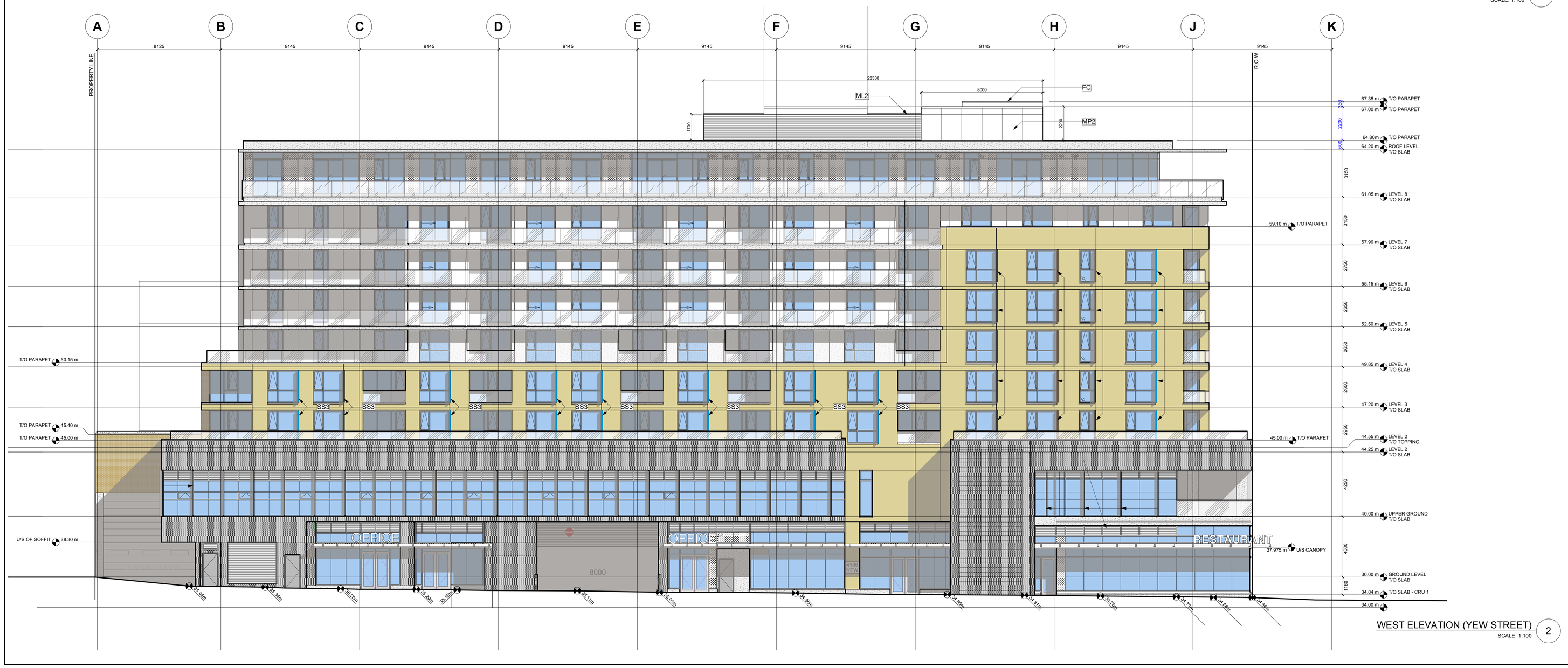
DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A501

04092V BLK A



NORTH ELEVATION (LANEWAY)
SCALE: 1:100
1



WEST ELEVATION (YEW STREET)
SCALE: 1:100
2

DIALOG®

LARCO

ISSUED FOR

A	2015-12-18	Development Permit Application
B	2016-11-23	Resubmission for Development Permit
C	2017-05-18	DP Prior-To
D	2018-07-25	Development Permit

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Building Elevations

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A502

04092V BLK A



EAST ELEVATION - COURTYARD
SCALE: 1:100 (1)

NORTH ELEVATION - COURTYARD
SCALE: 1:100 (2)

Note:

1. Refer to Arbutus Block A Specification Sections:
   1. 08 44 13 GLAZED ALUMINUM CURTAIN WALL
   2. 08 81 00 GLASS GLAZING
   3. 08 90 00 LOUVERS AND VENTS
   4. 10 71 13 EXTERIOR SUN CONTROL DEVICES
2. Frame Colours to be as follows:
   1. Safeway to be "Standard Brown"
   2. All others to be "Starbright Silver"
3. Acoustic reports issued by BKL Consultants LTD.:
   1. Report dated: 2012 09 11
   2. Report dated: 2016 07 04

DIALOG®

LARCO

ISSUED FOR
A 2015-12-18 Development Permit Application
B 2018-01-19 Consolidated IFT
C 2018-02-09 Building Permit
D 2018-07-25 Development Permit (1)

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Building Elev-Courtyard

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A503

04092V BLK A



WEST ELEVATION
SCALE: 1:100 (1)



SOUTH ELEVATION
SCALE: 1:100 (2)

APPROVED DE418990

DIALOG

LARCO

ISSUED FOR

A	20151218	Development Permit Application
B	20161123	Resubmission for Development Permit
C	20170518	DP Prior-To

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SEAL

Arbutus Centre Block A

4188 Yew Street

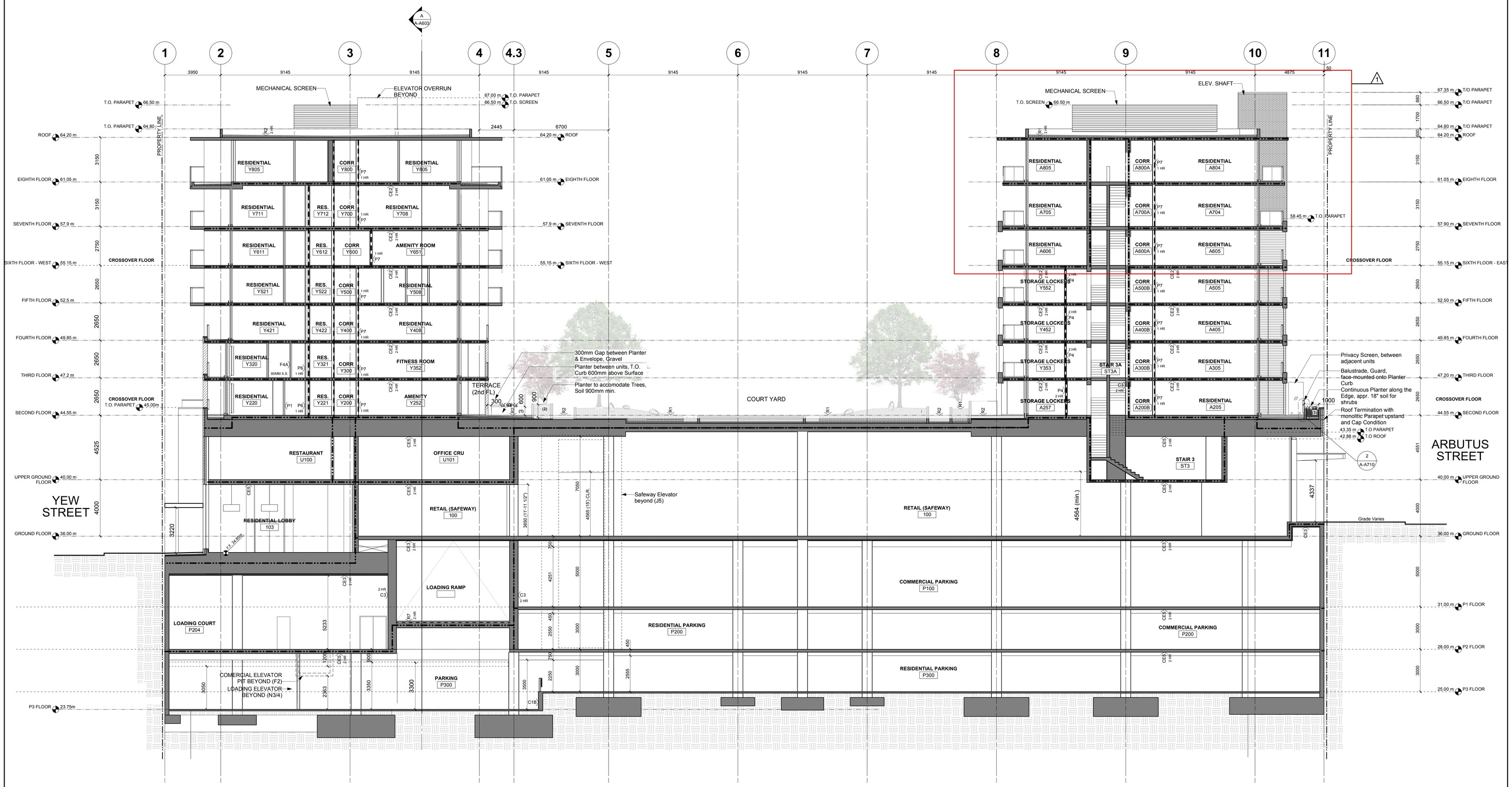
Building Elev-Courtyard West and South

DRAWN: JN / KB CHECKED:
PLOT DATE: 17-05-18

A-A504

04092v0100

4092 BLK A-500_Elevations.vwx



DIALOG

LARCO

ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit 1

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Building Section

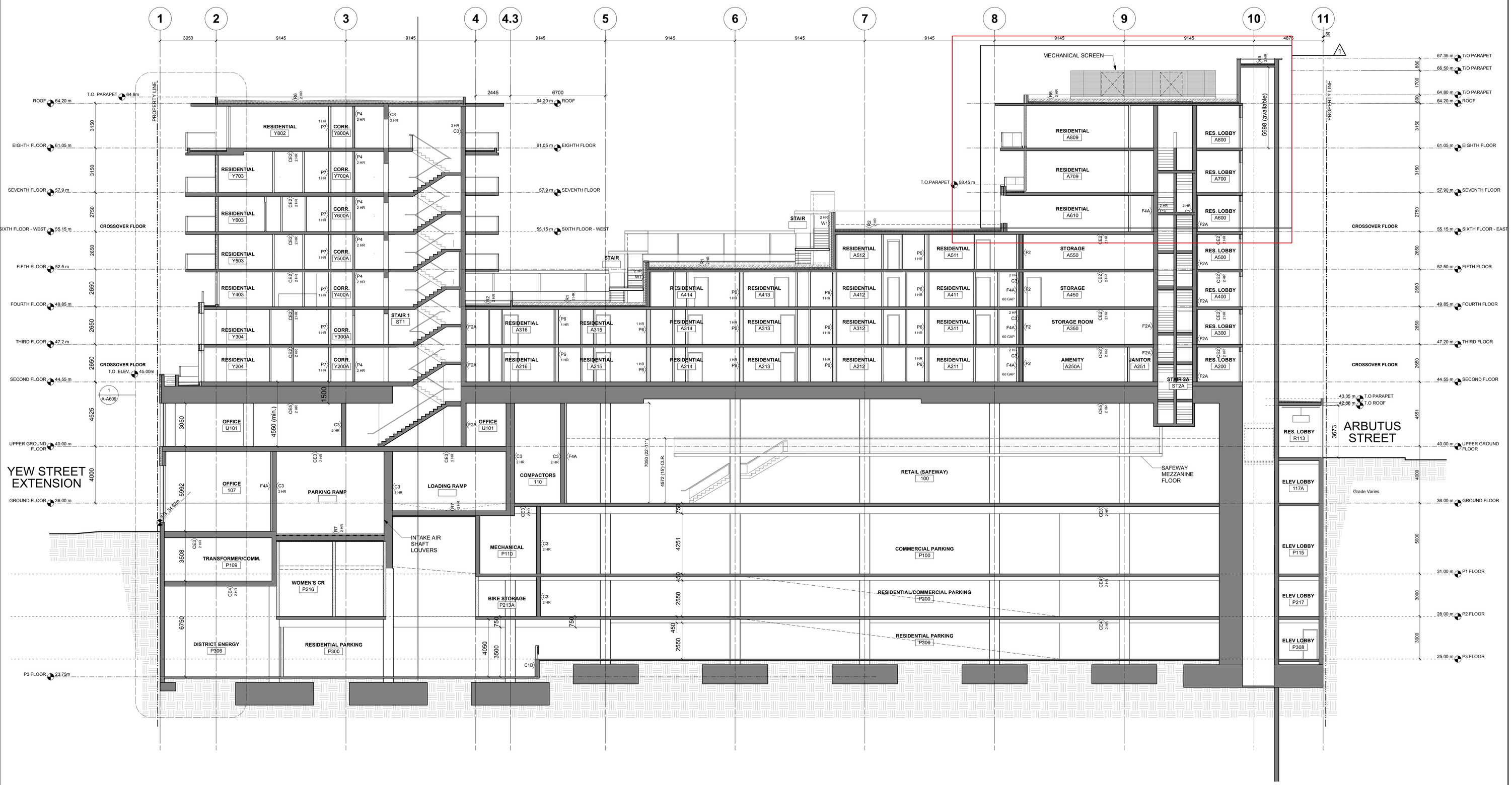
East-West Section A

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A601

04092V BLK A

EAST-WEST SECTION A (A)
SCALE: 1:100



DIALOG

LARCO

ISSUED FOR

A	2018-01-19	Consolidated IFT
B	2018-02-09	Building Permit
C	2018-07-25	Development Permit 1

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Building Section

East-West Section B

DRAWN: CHECKED:
PLOT DATE: 18-7-24

A-A602

04092V BLK A

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A	20151218	Development Permit Application
B	20161123	Resubmission for Development Permit
C	20170518	DP Prior-To

L K J H G F E D C B A

7610 9145 9145 9145 9145 9145 9145 9145 9145 9145 9145 8225

R.O.W. P.L.

A A-A601 B A-A602 C A-A603

T.O. PARAPET 67.35m

66.50 m T.O. SCREEN

66.50 m T.O. PARAPET

T.O. PARAPET 64.70 m

64.80m T.O. PARAPET

ROOF 64.20 m

EIGHTH FLOOR 61.05 m

SEVENTH FLOOR 57.9 m

SIXTH FLOOR 55.15 m

FIFTH FLOOR 52.5 m

FOURTH FLOOR 49.85 m

THIRD FLOOR 47.2 m

T.O. PARAPET 45.10m

SECOND FLOOR 44.55 m

UPPER GROUND FLOOR 40.00 m

GROUND FLOOR 36.00 m

APPROXIMATE LINE OF BLOCK B

LAHB AVENUE

LANEWAY

Grade Varies

RESIDENTIAL Y805 | RESIDENTIAL Y804 | RESIDENTIAL Y803

RESIDENTIAL Y709 | RESIDENTIAL Y708 | RESIDENTIAL Y707 | RESIDENTIAL Y706 | RESIDENTIAL Y705 | RESIDENTIAL Y704

RESIDENTIAL Y609 | WC Y651A | AMENITY Y651 | RESIDENTIAL Y608 | RESIDENTIAL Y607 | RESIDENTIAL Y606 | RESIDENTIAL Y605 | RESIDENTIAL Y604

RESIDENTIAL Y519 | CORR Y500B | STORAGE Y551 | RESIDENTIAL Y508 | RESIDENTIAL Y507 | RESIDENTIAL Y506 | RESIDENTIAL Y505 | RESIDENTIAL Y504

RESIDENTIAL Y419 | CORR Y400B | STORAGE LOCKERS Y451 | RESIDENTIAL Y408 | RESIDENTIAL Y407 | RESIDENTIAL Y406 | RESIDENTIAL Y405 | RESIDENTIAL Y404

RESIDENTIAL Y318 | CORR Y300B | STORAGE Y352B | AMENITY Y352 | RESIDENTIAL Y307 | RESIDENTIAL Y306 | RESIDENTIAL Y305 | STORAGE LOCKERS Y351

RESIDENTIAL Y218 | CORR Y200B | STORAGE Y255 | WC Y253 | AMENITY ROOM Y252 | RESIDENTIAL Y207 | RESIDENTIAL Y206 | RESIDENTIAL Y205 | STORAGE LOCKERS Y251 | VEST. Y251A | CORR. Y200C

STAIR 1 ST1

CORR. A300A | RESIDENTIAL A317

CORR. A200A | RESIDENTIAL A217

RESTAURANT U100 | OFFICE U101

RETAIL (SAFEWAY) 100 | CORR. 116

LOADING COURT P204

RESIDENTIAL PARKING P300 | RESIDENTIAL PARKING P300

CORR P205B | BIKE STORAGE P212A | CORR 205A | BIKE STORAGE 214B | BIKE STORAGE 213B | CORR P222

CORR P106B | MECHANICAL P110 | MECH | RAMP

CORR P306B

N/S DIAGONAL -4800 X 1900 DP BEAM

N/S DIAGONAL BEAM BEYOND

MIN. 1900 BEAM

LINE OF 4500

42613

6000

35.38 m

±8100

8000

4663

4519

4819

0.47%

0.9

100

15

10

SECTION 1 A-A601 | SECTION 2 A-A602 | SECTION 3 A-A603

NORTH-SOUTH SECTION A
SCALE: 1:100 (A)

APPROVED DE418990

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

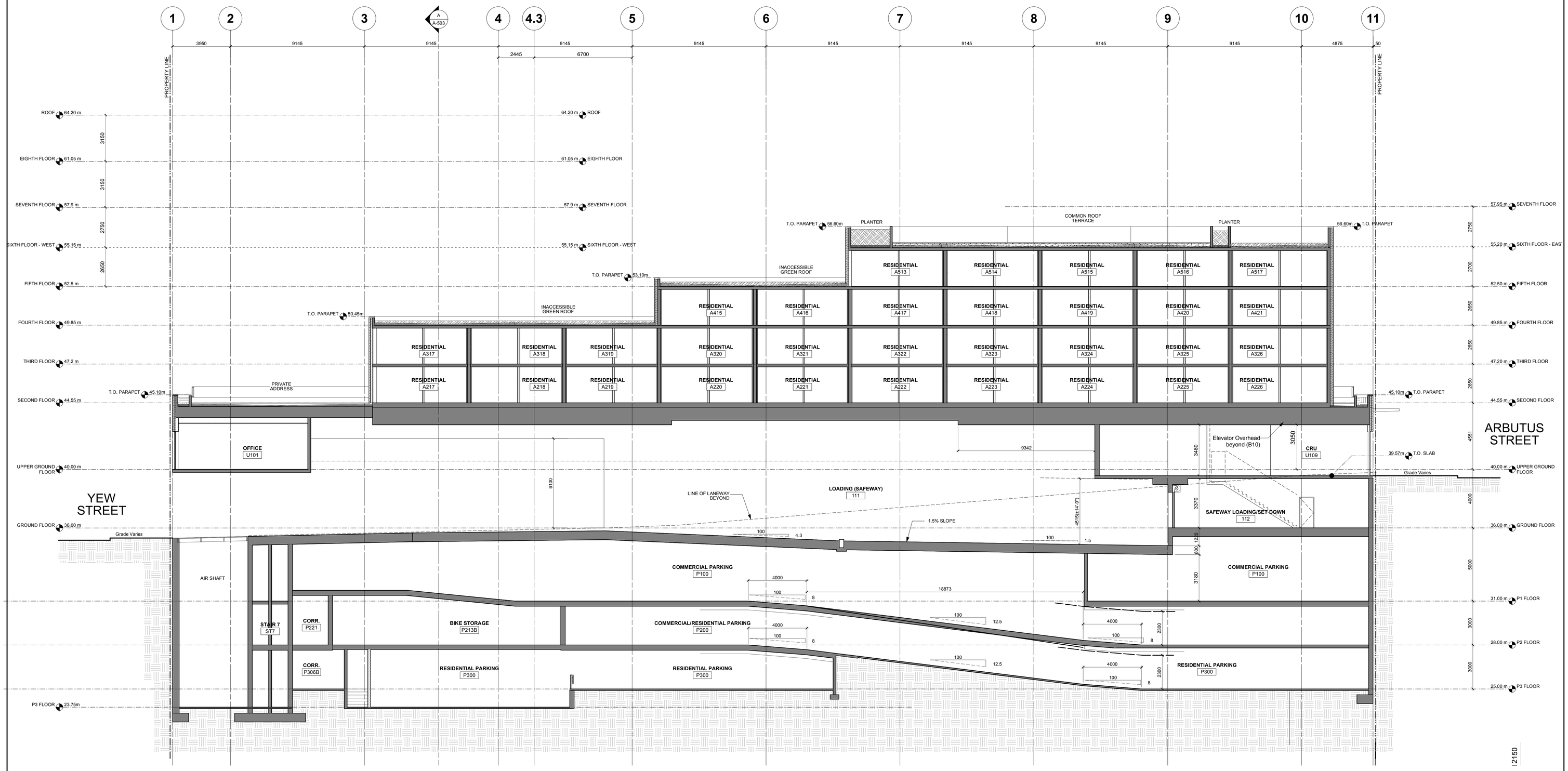
Building Section

North-South Section A

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A603

04092V BLK A



EAST-WEST SECTION C (C)
SCALE: 1:100

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LARCO

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B	20161123	Resubmission for Development Permit
C	20170518	DP Prior-To

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SEAL

Arbutus Centre Block A

4188 Yew Street, Vancouver BC

Building Section

East-West Section C

DRAWN: CHECKED:
PLOT DATE: 17-05-18

A-A604

04092V BLK A