



REISSUED FOR DEVELOPMENT PERMIT
2018-12-06

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ISSUES

NO.	DATE	APPR	DESCRIPTION

REVISIONS

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IBI GROUP ARCHITECTS (CANADA) INC.

700 - 1285 West Pender Street
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tel 604 683 8797 fax 604 683 0492
ibigroup.com

PROJECT TITLE

Dunbar & 28th
4464 Dunbar Street

PROJECT NO:	101812
DRAWN BY:	User
CHK'D BY:	User
SCALE:	N/A
DATE:	YY/MM/DD

SHEET TITLE

COVER SHEET

SHEET NUMBER	REV:
A0.00 1 OF 1	.----

4464 Dunbar Street	FAR	SF
Site Area		30763
Max. Multiple Dwelling FAR	2.15	66140
Max. Res. FAR ABOVE street Level	1.75	53835
Max. area AT street level (Retail or Residential)	0.75	23072
Max. FAR for All Uses Combined	2.5	76907

Level	Gross Area	Retail	Retail Circ	Residential	Residential Circ.	Amenity	Salable	Efficiency
4	13917			11756	1697	464	11756	84%
3	20638			18807	1831		18807	91%
2	20744			18888	1856		18888	91%
mezz	8571			6248	1825	498	6248	73%
1	15259	11203	310	2628	1118		13831	91%
Total	79129	11203	310	58327	8327	962	69530	87.87%

	Retail and Visitors Stalls	Res. Stalls		Residential Storage
P1	20	27		P1
P2		70		P2
Total	20	97		

2.0 stalls/ unit

Parking	Required	Provided	Difference
Dwelling			
Multiple Dwelling = 0.6 per Unit (see 4.2.1.13)	28.8		
Plus 1/2153 SF of Gross Area	37		
Total Residential	66	97	31
HC = 1 for first 7 Units	1	1	0
Plus 0.034/Unit (see 4.8.4)	1	2	1
Commercial			
Office/Retail = 3/3229 SF	3		
Plus 1/538 SF (see 4.2.5.1)	15		
Total Commercial	18	20	2
HC = 1/5382 SF	1	1	0
Plus 0.4/10764 SF	0	0	0

Bicycle Parking	Required	Provided	Difference
Residential			
Class A	60.0	96	36.0
Class B	6	6	0
Retail			
Class A	2.1	2	-0.1
Class B	6	6	0

Unit		
1br	2br	3 br
	6	3
	15	1
	15	1
	4	
	1	2
Total		48

Exclusion	
storage	encl. balc/Amenity
40	464
160	605
160	605
80	574
80	0
Total	2768

Net Area for the City
13413
19873
19979
7917
15179
76361

Net Res. area above street level	53265
Net Res. area at Street Level	11583
Retail Area	11513
Total Net Area of Project	76361
Net FSR	2.48

Total Gross Area of Project	79129
Gross FSR	2.57

Open Balcony Area to Total Floor Area Percentage %						
	Level	Floor Area	Enclosed Balcony	Open Balcony	Total	%
	Level 1	3,746				0.00%
	Mezz	8,618	76	216	292	3.39%
	Level 2	20,741	605	894	1,499	7.23%
	Level 3	20,638	605	1,615	2,220	10.76%
	Level 4	13,917			0	0.00%
Total	Overall	67,660	1,286	2,725	4,011	4.27%
			32.1%	67.9%		

	Gross Area	Balcony	Ratio
Overall	67,660	4,011	5.93%
Limit	67,660	5,413	8.00%

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SCALE:

3/32" = 1'-0"

DATE:

YY/MM/DD

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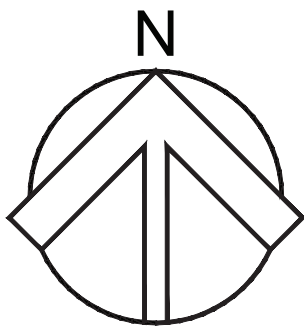
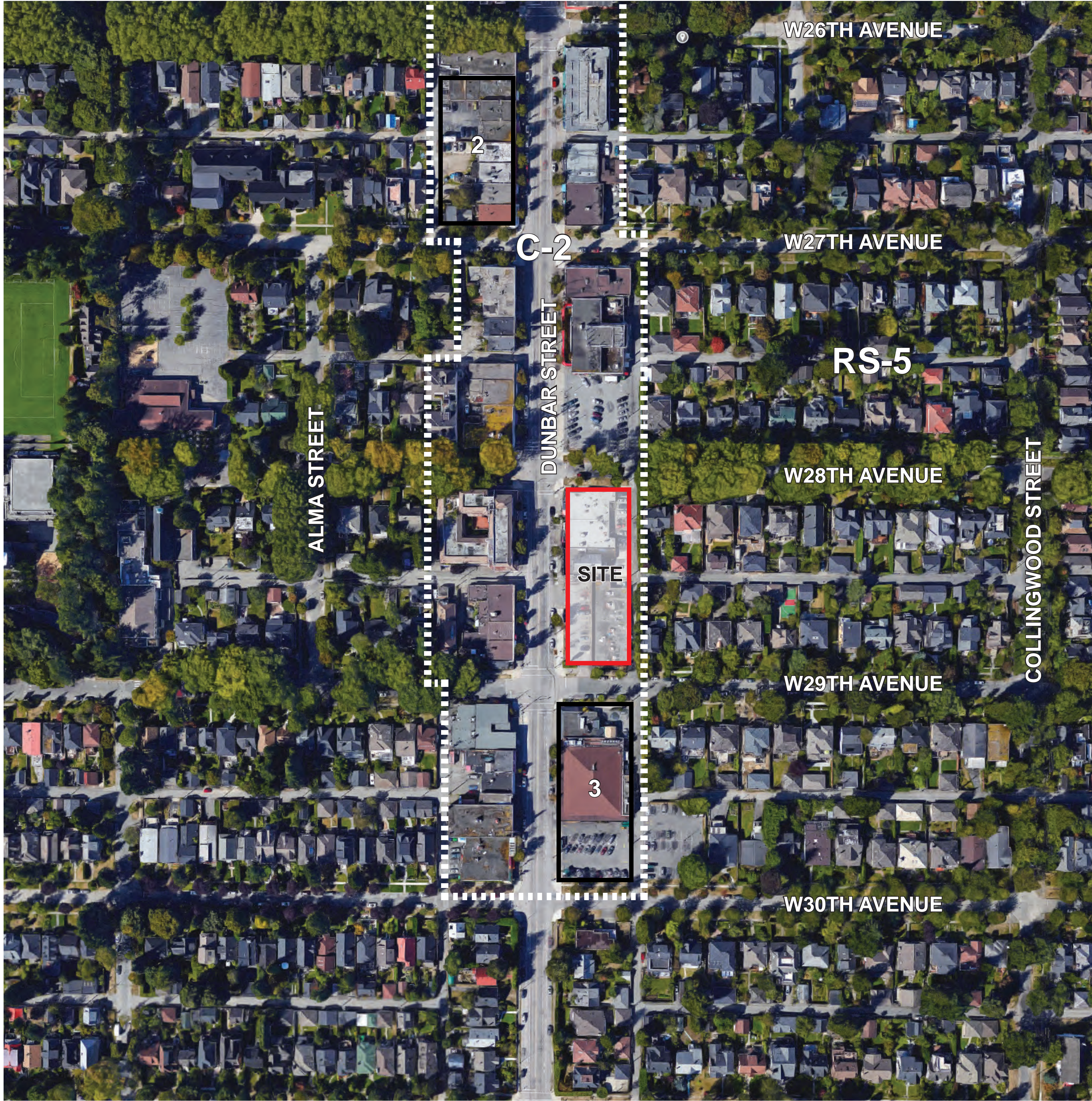
PROJECT STATISTICS

SHEET NUMBER

A0.01

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RECENT C-2 DEVELOPMENTS

1. The Grey at West 16th and Dunbar (Under Construction)

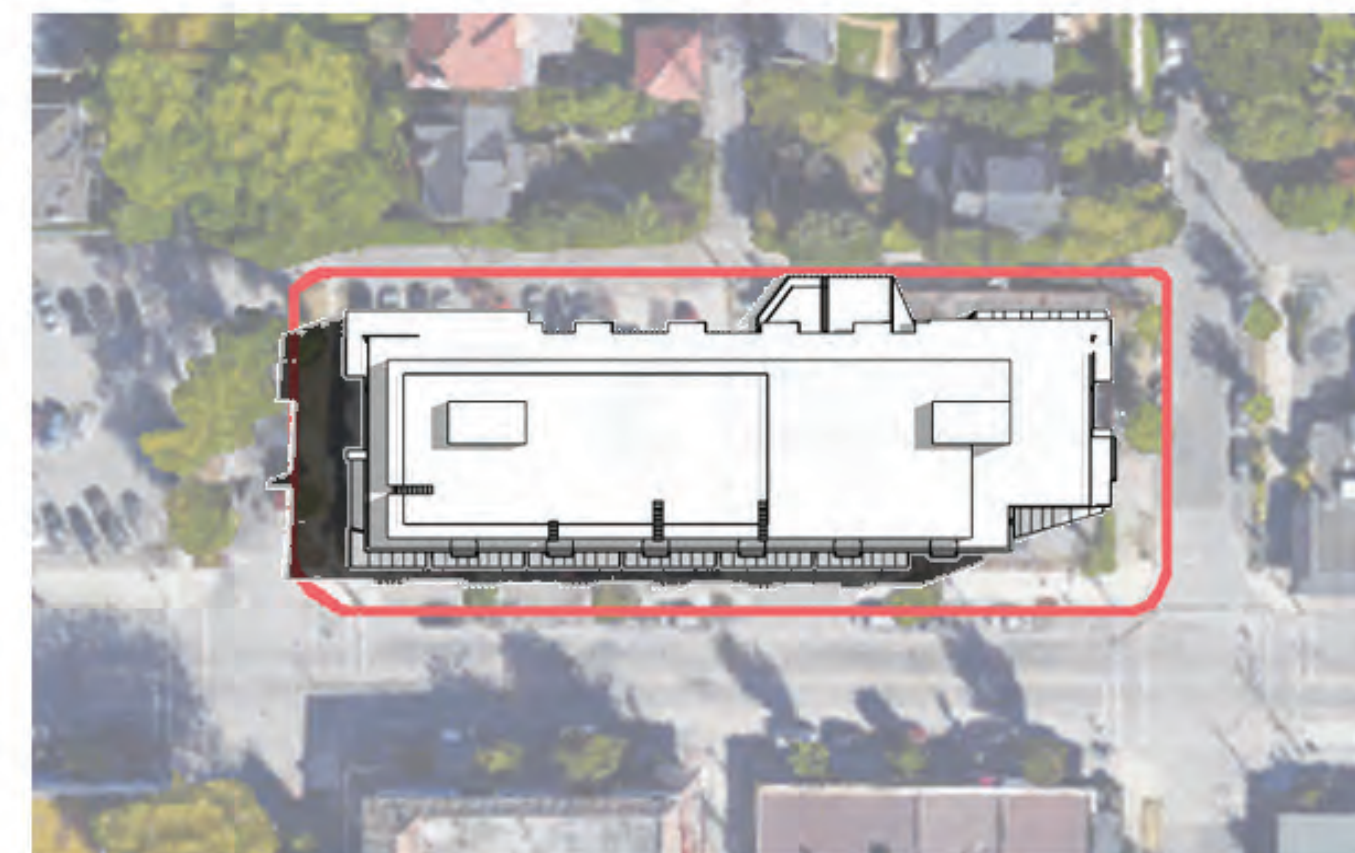
2. Stong's Market Building

3. Dunbar and 30th Avenue (Under Construction)

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CONTEXT			
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A0.03		-----	
1 OF 1			

This aerial photograph shows the subject property, a large rectangular lot, outlined in red. The property is currently undeveloped, showing grass and some trees. The surrounding area includes residential streets, other buildings, and parking lots. The red outline indicates the proposed building footprint, which is a large, rectangular structure with a flat roof and a central entrance area.

An aerial photograph of a residential neighborhood. A large, rectangular, light-colored building with a flat roof is the central focus. It is outlined with a thick red border. The building has several smaller, darker-roofed structures attached to its sides. Surrounding the building are green trees, a paved parking lot with several cars, and other houses with various roof colors (grey, brown, red). The street layout is visible, with a road running horizontally in front of the building and another running vertically to the right.



An aerial photograph of the site showing the proposed building footprint. The footprint is a large, rectangular structure with a flat roof and a central courtyard area. It is outlined in red. The surrounding area includes parking lots, trees, and other buildings.

An aerial photograph of the site showing the proposed building footprint. The footprint is a large, rectangular structure with a flat roof, outlined in red. The building is situated on a lot that is currently undeveloped, with some trees and a parking area visible. The surrounding area includes other buildings and a street.



This aerial photograph shows the subject property, a large rectangular lot. A red outline indicates the proposed building footprint, which is a long, rectangular structure with a flat roof and a small square protrusion on the right side. The property is surrounded by other residential lots with houses and trees.

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SHEET TITLE	
SHADOW STUDY	
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A0.06
1 OF 1	



VIEW FROM DUNBAR STREET AND WEST 29TH AVENUE

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RENDERINGS

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A0.09b	----
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PUBLIC PLAZA WITH PUBLIC ART AT DUNBAR STREET AND WEST 29TH AVENUE

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A0.09c 1 OF 1	----



VIEW LOOKING SOUTH FROM WEST 28TH AVENUE

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RENDERINGS

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A0.09d	----
1 OF 1	



CANOPY / FUTURE SIGN
LOCATION

STORE-FRONT

TEXTURED STONE
OR SIMILAR CLADDING

CONTRASTING STONE
OR SIMILAR CLADDING

LIGHT-COLOURED STONE
OR SIMILAR CLADDING

WOOD-LIKE PATTERN
SOFFIT

SPANDREL PANEL

CURTAIN WALL

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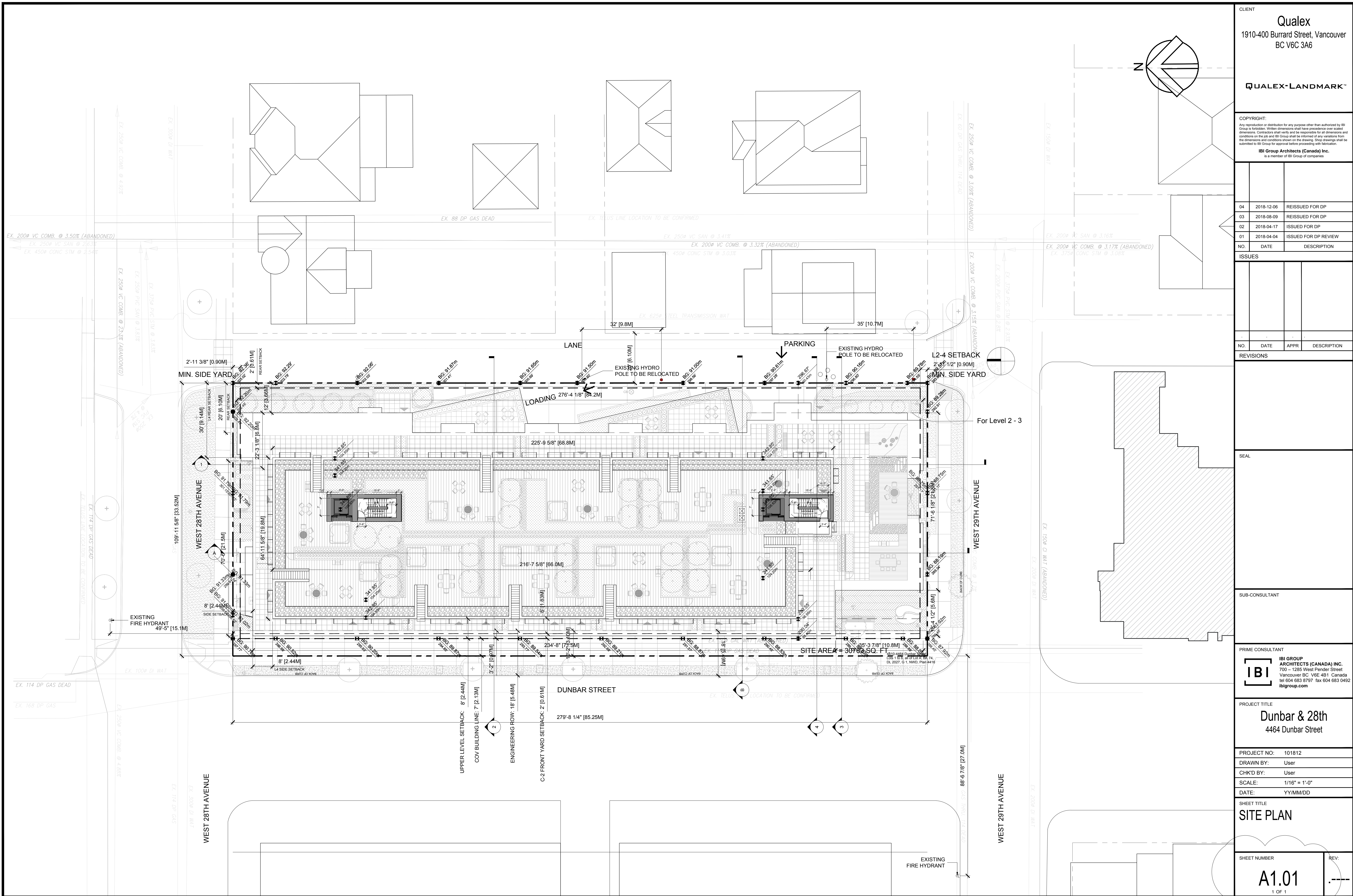
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MATERIALS

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SHEET TITLE

SITE PLAN

SHEET NUMBER

A1.01

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SHEET TITLE
EAST ELEVATION

SHEET NUMBER A2.02 1 OF 1	REV: ----
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SOUTH ELEVATION

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A2.03	----
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