

KEY PLAN

SITE STATISTICS

Address	Street	Site Area	FSR	FSR Area
1317 Richards St.	1,115 sq.m	12,002 sq.ft		
508 Drake St.				
Permitted FSR	5	5,575.00	60,009	
Proposed FSR	13.81	15,399.61	165,760	

GROSS FLOOR AREA

	sq.m	sq.ft
Non-Residential Area	2811.43	30,262
Residential Area (100% Social Housing)	13222.16	142,322
Total:	16033.59	172,584

SITE CHARACTERISTICS

Existing Zoning	DD
Proposed Zoning	CD-1
Site Area	1,115 sq.m (12,002 sq.ft)

BUILDING HEIGHT

Permitted	Proposed
36.60 m	411 ft

PROPOSED RELAXATIONS

Maximum Density	Permitted / Required	Proposed
5.0 FSR	5.575 sq.m (60,009 sq.ft)	13.81 FSR
Maximum Height	36.6 m (120 ft)	125.21 m (411 ft)

SITE COVERAGE

Area	%
946.67 sq.m	85%

UNIT MIX

Setbacks Above 21.34 m (70ft)	Required	Provided
Front, Exterior Side	3.66 m (12 ft)	1.83 m (6 ft)
Interior Side	12.19 m (40 ft)	9.75 m (32 ft)
Rear	9.14 m (30 ft)	3.05 m (10 ft)
Loading Class A	0	1
Loading Class B	2	1
Passenger Loading Class A	2	drop-off at Richards St.
Small Car provision	max. 25%	20 (38%)

UNIT MIX

Level	No. of Levels	Below 21.34 m (70ft)			Above 21.34 m (70ft)			Total
		1BR	2BR	3BR	Permitted	Proposed		
Level 6-10	5	9	4	2	15	15	45	
Level 11-29	1	3	2	0	5	3	3	
Level 12-30	19	5	2	0	7	6	95	
Level 31-40	10	5	1	0	6	32	50	
Total Units:		89	10	10	109	20	193	
Unit Mix:		46%	44%	5%			13%	

GROSS FLOOR AREA CALCULATION

Primary Uses	Storesys	Net Non-Residential			Residential Circulation			Above Grade Mech/Elect			Floor Area Excluded in FSR (Garbage & Amenity)			Total Gross Floor Area		
		sq.m	sq.ft	Units	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	sq.ft
Level 1 - Lobbies / Service Area	1	89.92	968	1,749	1,656	1,783	2.62	28	165.64	1,783	607.25	6,536				
Level 2 - Place of Worship / Multipurpose	1	649.35	6,990	2,009	1,866	147	2.62	28	0.00	0	852.28	9,174				
Level 3 - Reading Rooms	1	244.56	2,632	1,887	1,366	147	2.62	28	0.00	0	436.17	4,695				
Level 4 - Social / Gym	1	576.35	6,204	2,237	1,366	147	2.62	28	0.00	0	800.44	8,616				
Level 5 - Learning / Library	1	296.49	3,191	1,503	1,366	147	2.62	28	0.00	0	452.44	4,870				
Level 6-10 - Residential	5	0.00	0	0	4,437	4,437	31.15	335	0.00	0	2,982.00	32,098				
Level 11 - Residential / Amenity	1	0.00	0	0	412.25	4,437	7.39	80	97.72	1,052	327.04	3,520				
Level 12-30 - Residential	19	0.00	0	0	1,428.42	15,375	140.41	1,511	0.00	0	6,213.76	66,884				
Level 31-40 - Residential	10	0.00	0	0	751.80	8,092	73.90	795	0.00	0	3,270.40	35,202				
Level 41 - Roof Garden / Mech.	1	0.00	0	0	56.50	608	35.31	380	0.00	0	91.81	988				
Total:	41	1,856.67	19,985	9,385	2,936.06	31,603	301.26	3,243	263.36	2,885	16,033.59	172,584				

FSR AREA CALCULATION

Primary Uses	Storesys	Units/Floor	Units Total	Total Gross Floor Area		
				sq.m	sq.ft	Units
Level 1 - Lobbies / Service Area	1	—	—	607.25	6,536	9
Level 2 - Place of Worship / Multipurpose	1	—	—	852.28	9,174	2
Level 3 - Reading Rooms	1	—	—	436.17	4,695	0
Level 4 - Social / Gym	1	—	—	800.44	8,616	0
Level 5 - Learning / Library	1	—	—	452.44	4,870	0
Level 6-10 - Residential	5	9	45	2,982.00	32,098	32
Level 11 - Residential / Amenity	1	3	3	327.04	3,520	3
Level 12-30 - Residential	19	5	95	6,213.76	66,884	95
Level 31-40 - Residential	10	5	50	3,270.40	35,202	50
Level 41 - Roof Garden / Mech.	1	—	—	91.81	988	0
Total:	41	193	193	16,033.59	172,584	172

VEHICLE PARKING

Use	Size	Measure	Bylaw Ref.	Required	Max. Allowable	Provided
Rental Residential	193	Units	4.3.2	0	—	9
Residential Visitor	193	Units	4.3.4	10	19	11
Residential H/C	193	Units	4.8.4(a)	7	—	7
TOTAL RESIDENTIAL:				17	2	27

VEHICLE PARKING

Use	Size	Measure	Bylaw Ref.	Required	Max. Allowable	Provided
Rental Residential	193	Units	4.3.2	0	—	9
Residential Visitor	193	Units	4.3.4	10	19	11
Residential H/C	193	Units	4.8.4(a)	7	—	7
TOTAL NON-RESIDENTIAL:				17	2	26

LOADING

Use	Size	Measure	Bylaw Ref.	Class A		Class B		Class C	
				Required	Provided	Required	Provided	Required	Provided
Rental Residential	193	Units	5.2.1	0	0	1	1	0	0
Place of Worship	2,811.43	sq.m.	5.2.3	0	1	1	1	0	0
TOTAL:				0	1	2	2	0	0

PASSENGER LOADING

Use	Size	Measure	Bylaw Ref.	Class A		Class B		Class C	
				Required	Provided	Required	Provided	Required	Provided
Rental Residential	193	Units	7.2.1	2	drop-off at Richards St.	0	0	0	0
Place of Worship	2,811.43	sq.m.	N/A	0	0	0	0	0	0
TOTAL:				2	drop-off	0	0	0	0

BICYCLE PARKING

Use	Size	Measure	Bylaw Ref.	Required	Provided
Rental Residential	193	Units	6.2.1.3	145	11
Place of Worship	2,811.43	sq.m.	6.2.2.4	0	6
TOTAL:				145	17

TOTAL VEHICLE PARKING:

Required	Provided
19	53

RESIDENTIAL STORAGE LOCKERS

Use	Required	Provided
In-Suite	—	104
In Parkade	193	92
TOTAL:	193	194

RESIDENTIAL STORAGE LOCKERS

Use	Required	Provided
In-Suite	—	104
In Parkade	193	92
TOTAL:	193	194

CLASS A BIKE

Required / Allowed	Provided
vertical - max 30%	47
stacked - max 30%	47
oversized - min 5%	8
horizontal	55
TOTAL:	156

CLASS B

Required	Provided
bike lockers - min 10%	16
outlets - 50%	78

CLASS C

Required	Provided
0	0

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PROJECT DATA

Job No.	1729-000	Sheet No.	
Scale	NTS	Drawn	MA
Checked	KG	Approved	ME
Date	2020.11.12	Revision	

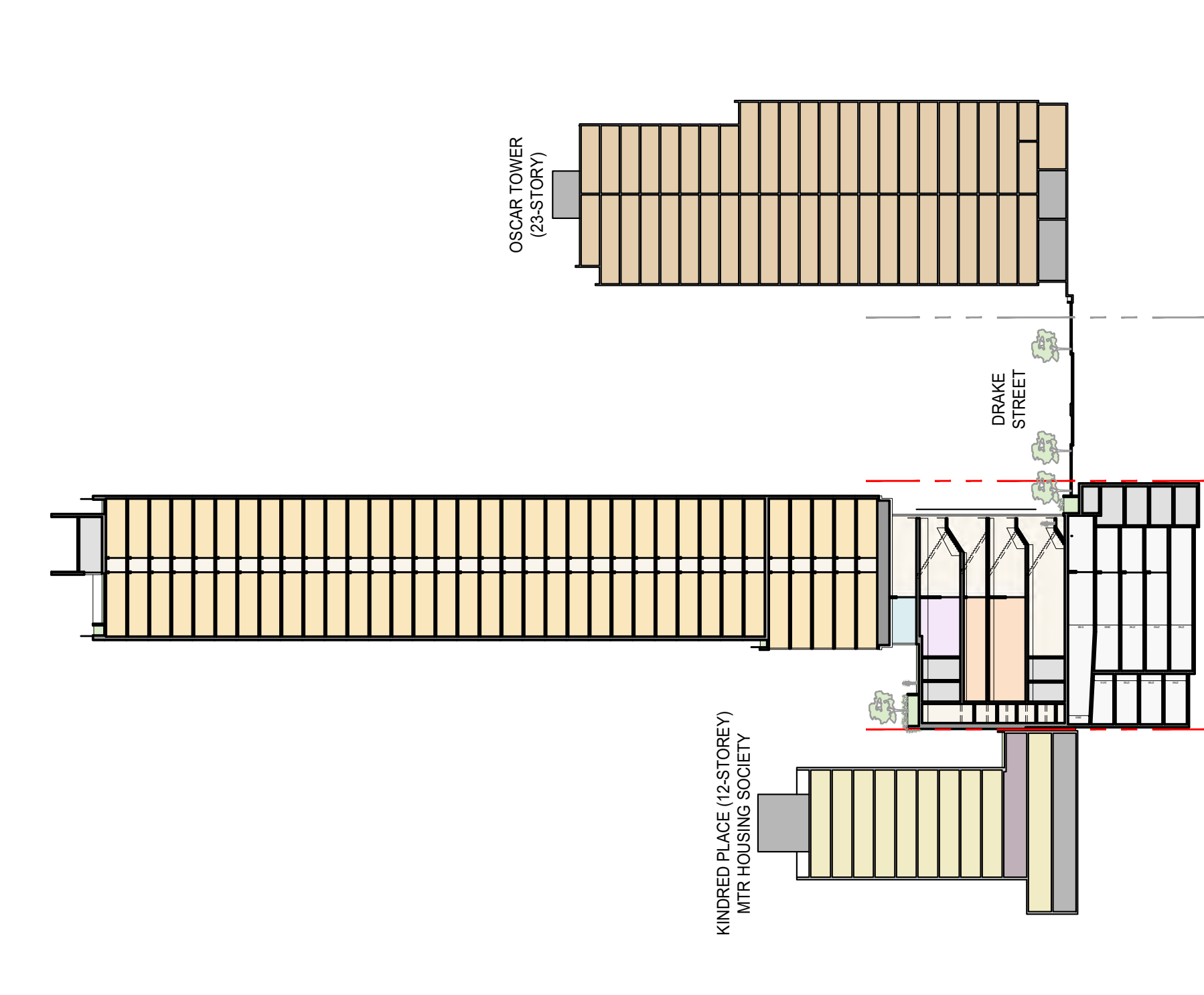
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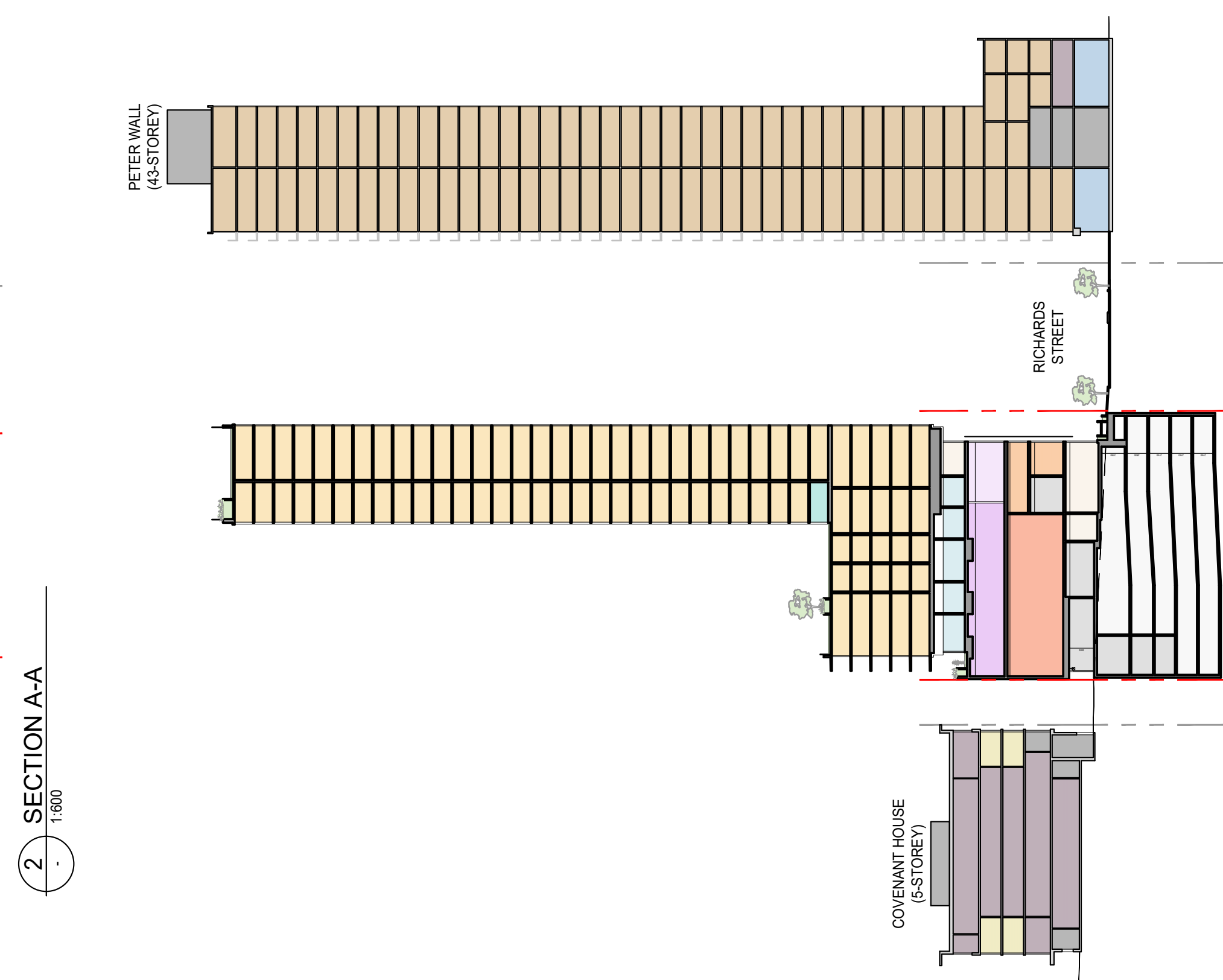
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KEY PLAN

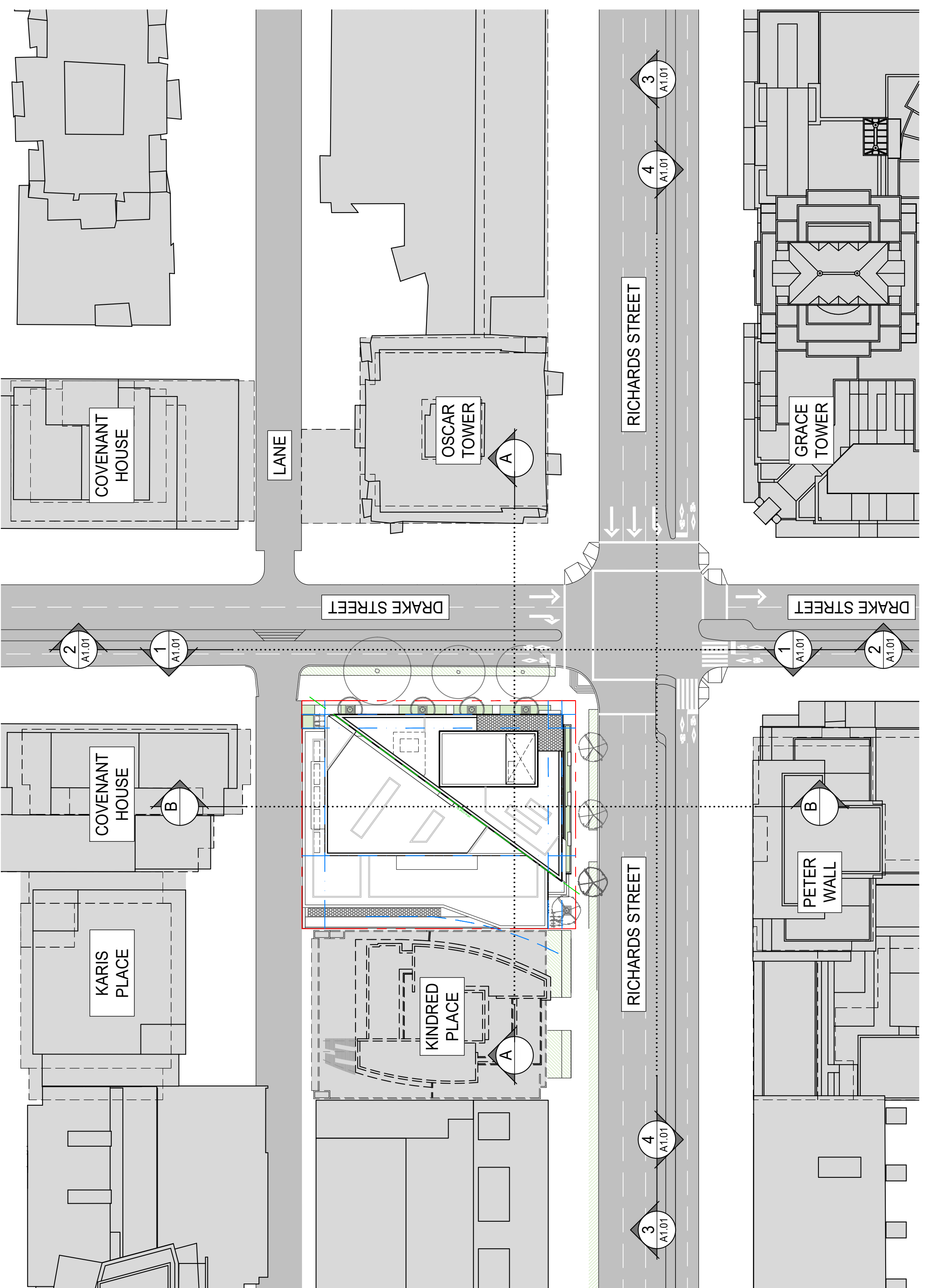
PROPOSED BUILDING LEGEND	
[Orange]	PLACE OF WORSHIP / MULTIPURPOSE SPACE / READING ROOMS
[Purple]	SOCIAL ROOM / GYM
[Light Blue]	LIBRARY / LEARNING LOUNGE AREA
[Yellow]	SOCIAL HOUSING
[Green]	INDOOR AMENITY
[Light Green]	OUTDOOR AMENITY
[Grey]	SERVICE SPACES
ADJACENT BUILDINGS LEGEND	
[Light Yellow]	SUPPORTIVE HOUSING
[Orange]	MARKET & NON-MARKET RESIDENTIAL UNITS
[Blue]	COMMERCIAL
[Light Blue]	AMENITY
[Grey]	SERVICE / CIRCULATION



2 SECTION A-A
 1:600



3 SECTION B-B
 1:600



1 CONTEXT PLAN
 1:400

No.	Description	Date	Dr.
4.	ISSUED FOR DP	2021 05/16	
3.	REZONING AMENDMENT	2021 03/01	
2.	ISSUED FOR UDP	2021 01/20	
1.	ISSUED FOR REZONING	2020 12/01	

Revisions: Read Up



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CONTEXT PLAN & SECTIONS

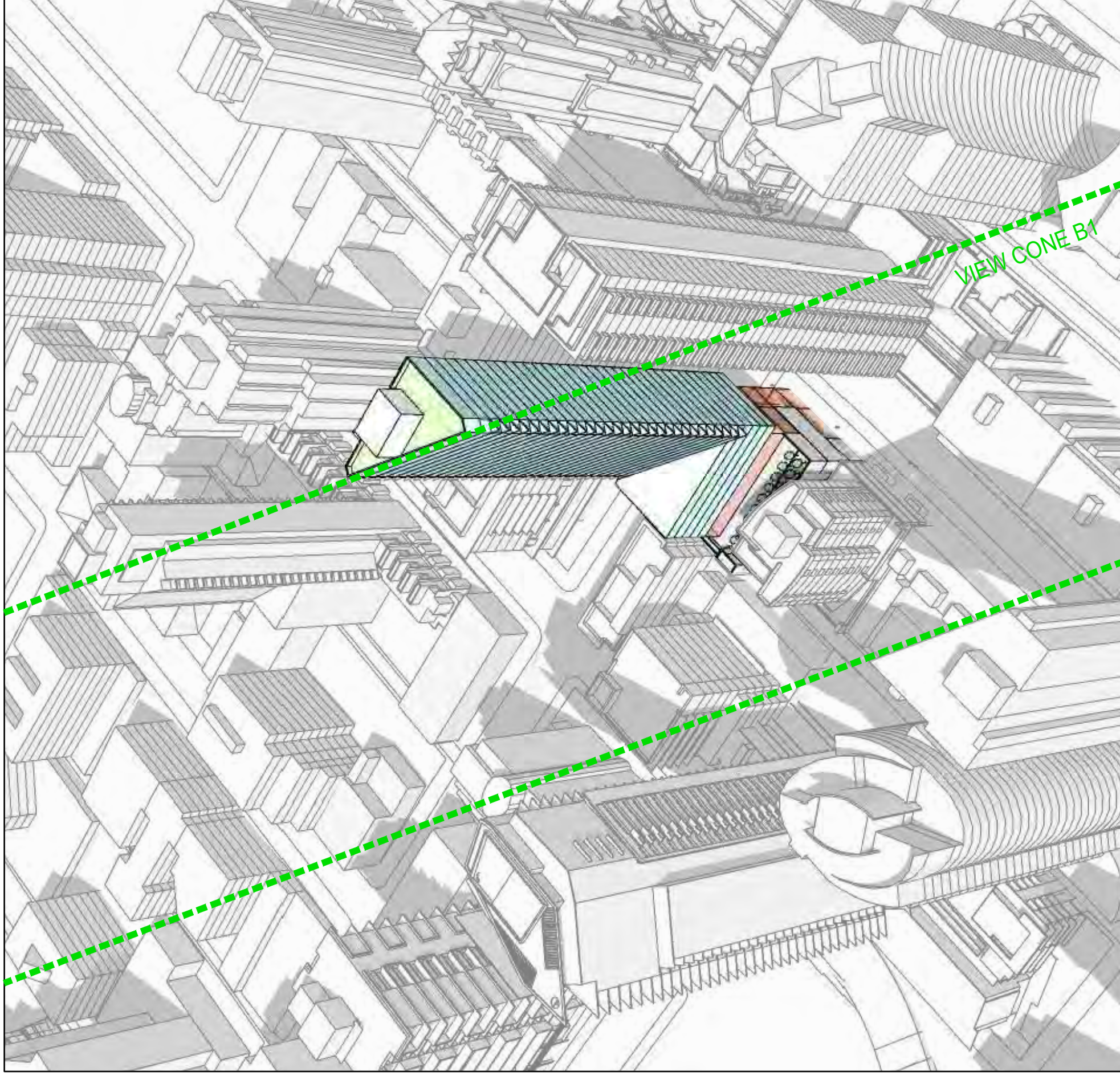
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Scale	AS NOTED		
Drawn	MA	Checked	KG
Approved	ME	Date	2021.05.26
		Revision	

A1.02

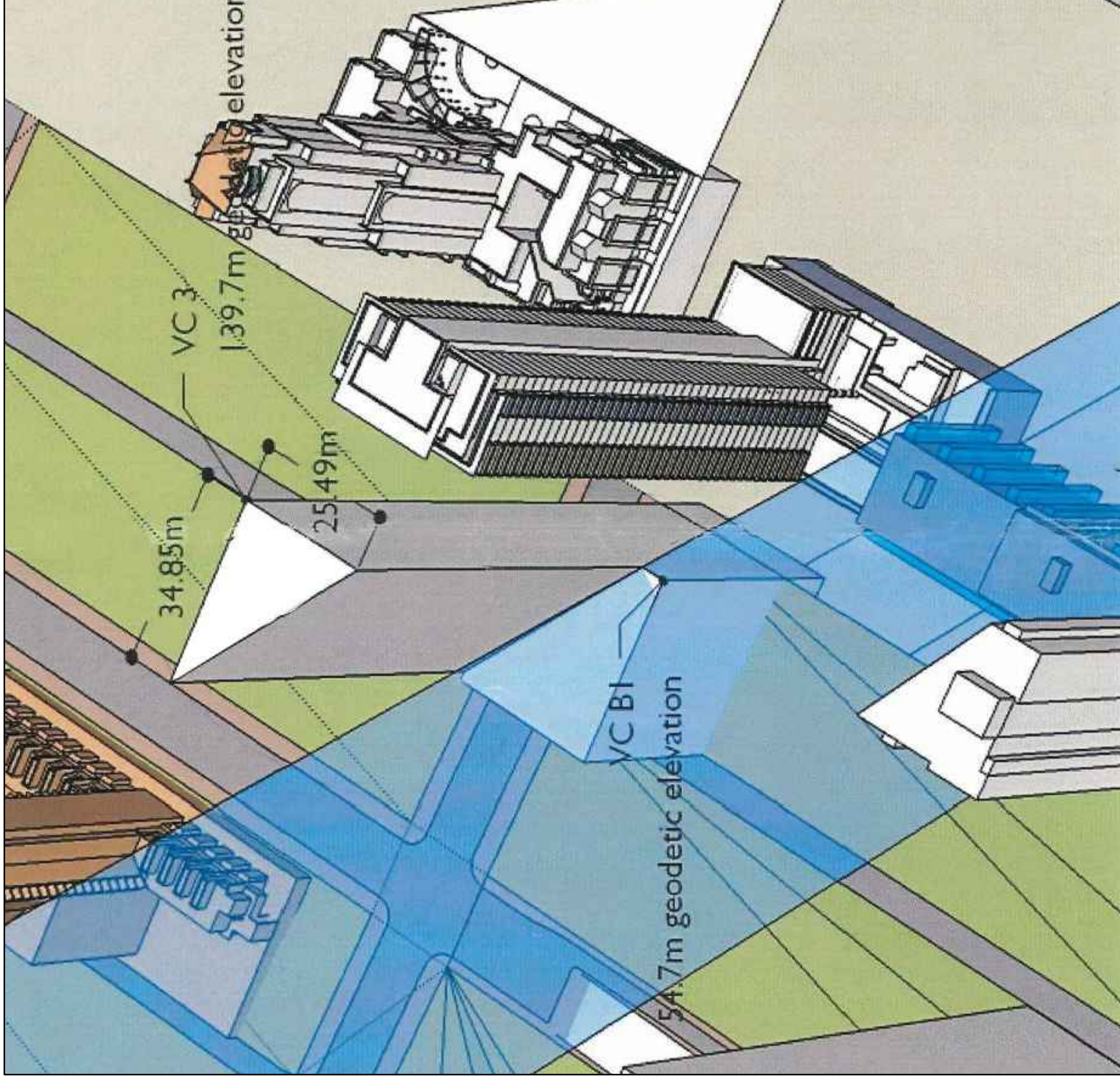
KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR DP	2021 05/16	
3.	REZONING AMENDMENT	2021 03/01	
2.	ISSUED FOR UDP	2020 01/20	
1.	ISSUED FOR REZONING	2020 12/01	

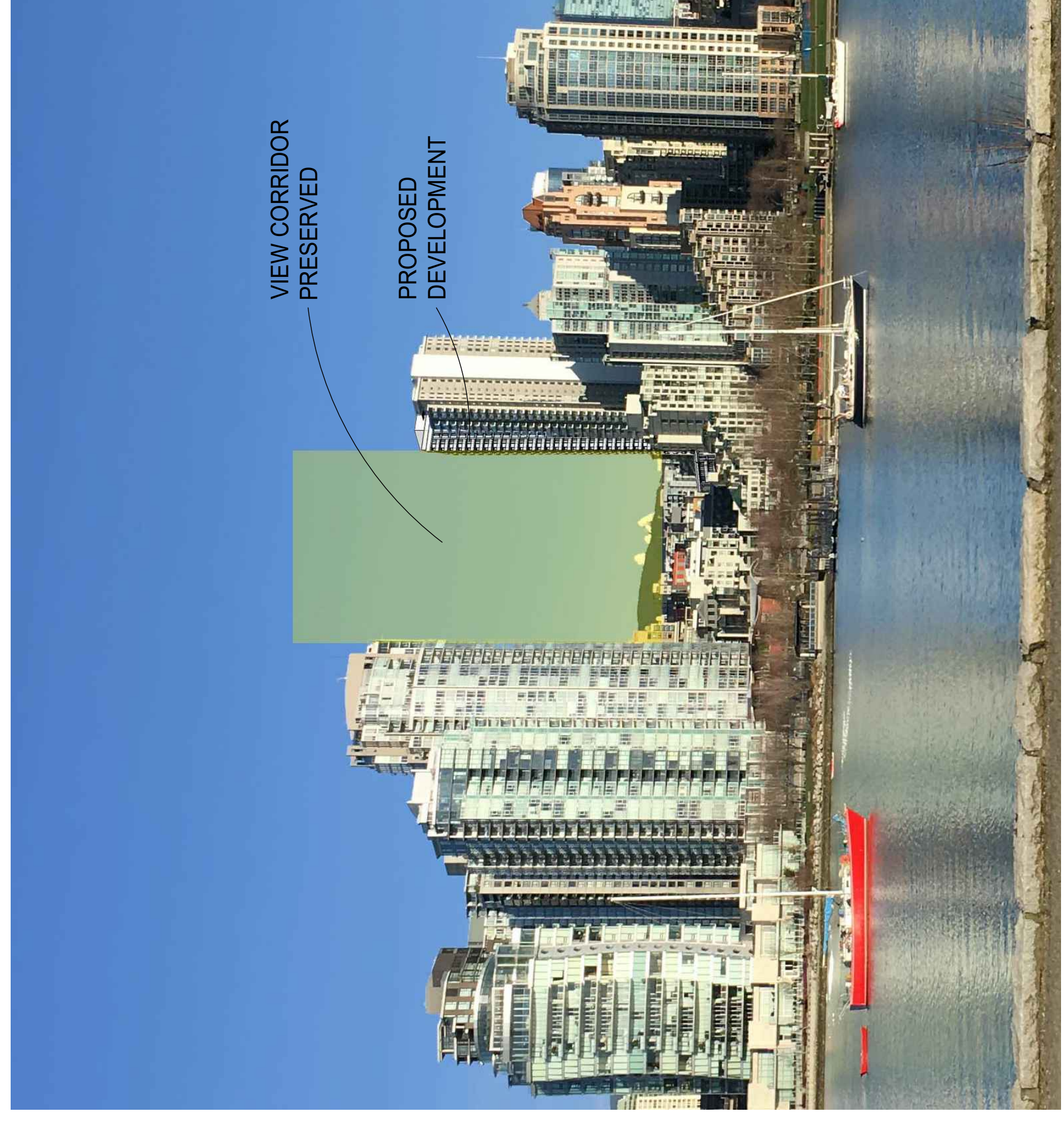
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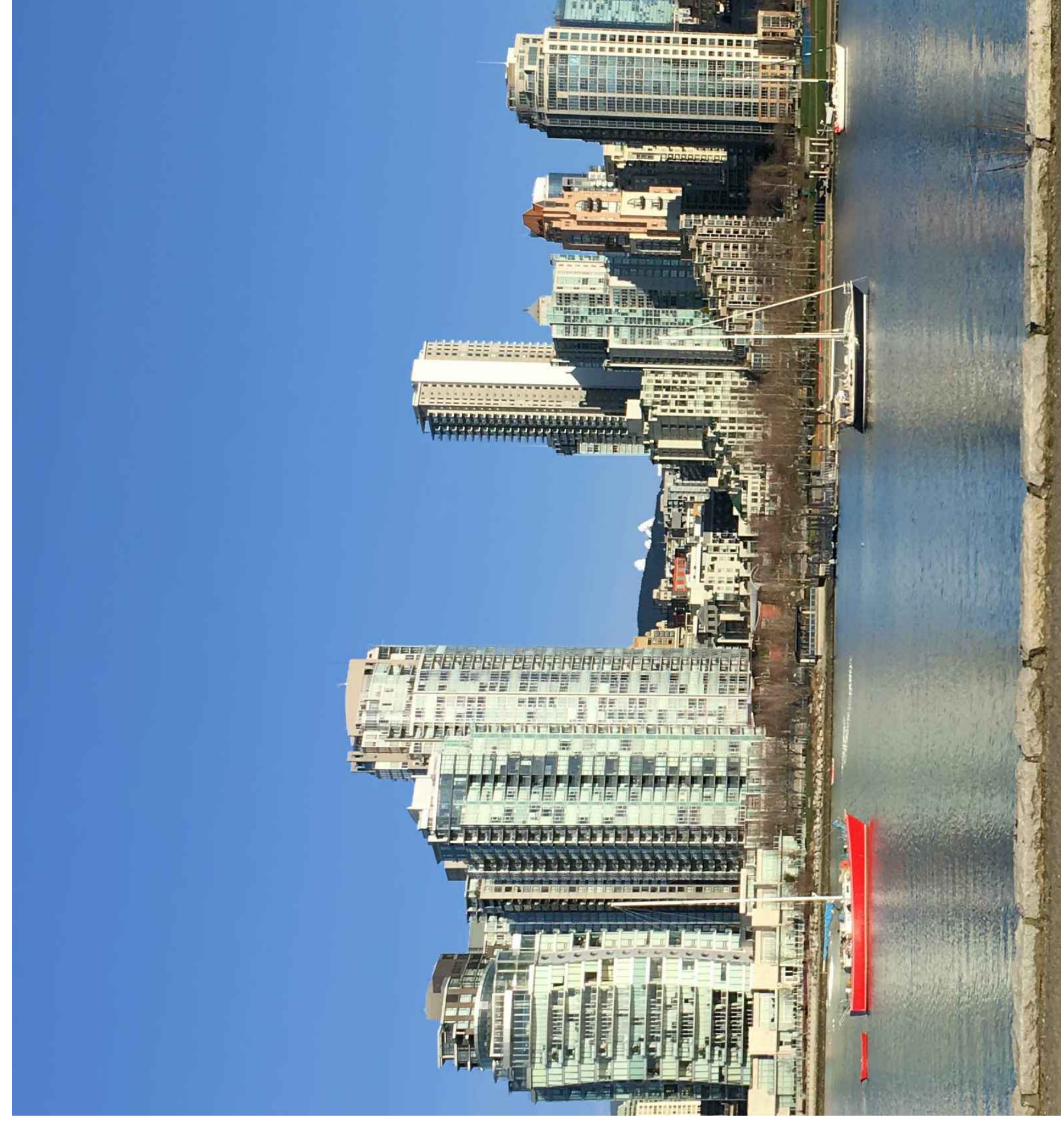
VIEW CONES 100% RESPECTED



CITY OF VANCOUVER VIEW CONE CONSTRAINTS



PROPOSED VIEW (VC B1)



EXISTING VIEW (VC B1)

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VIEW CONE ANALYSIS

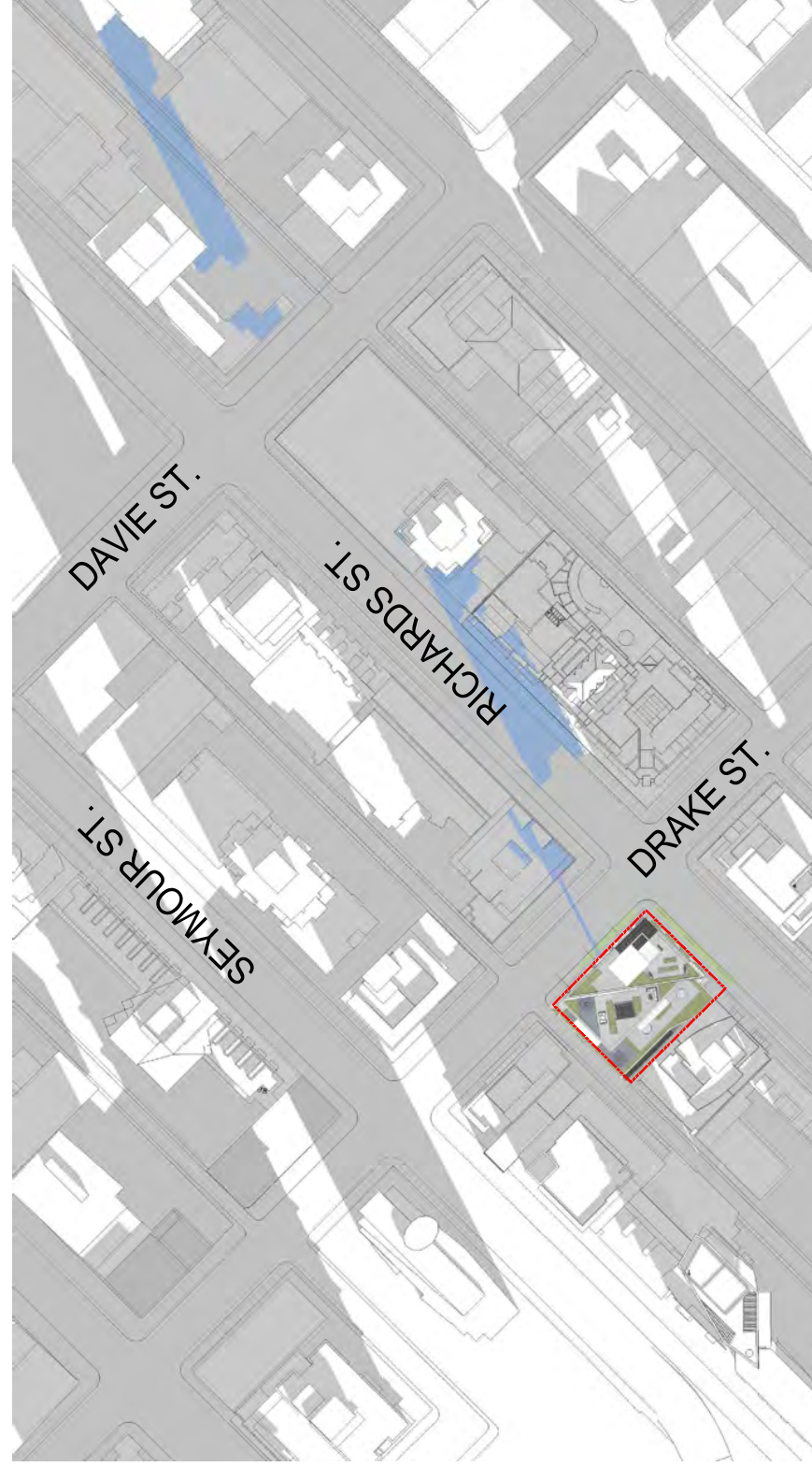
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Scale	1:100	Drawn	MA
Checked	KG	Approved	ME
Date	2021.05.26	Revision	

A1.03

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR LDP	2021 05-16	
3.	REZONING AMENDMENT	2021 02-01	
2.	ISSUED FOR LDP	2020 01-20	
1.	ISSUED FOR REZONING	2020 12-01	

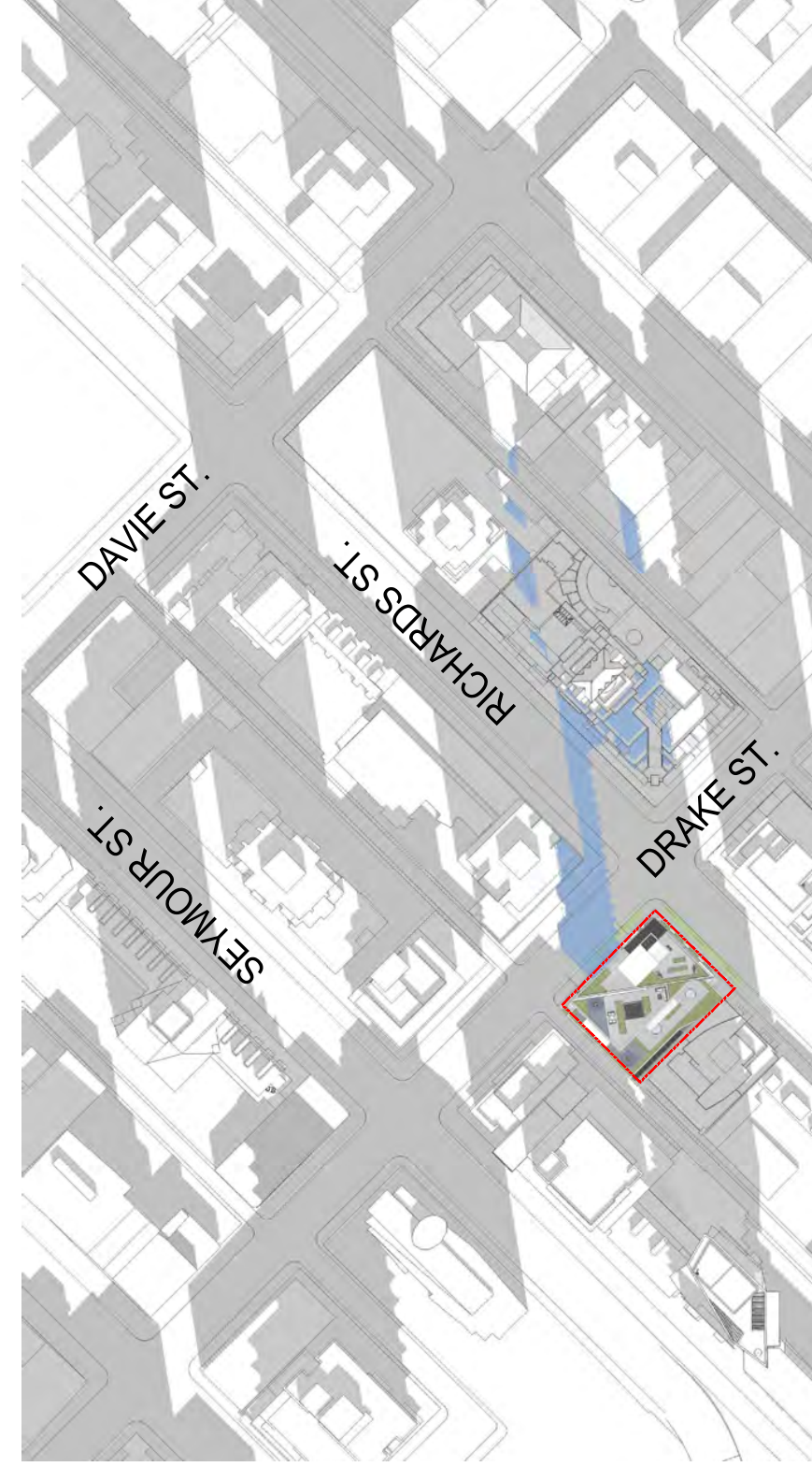
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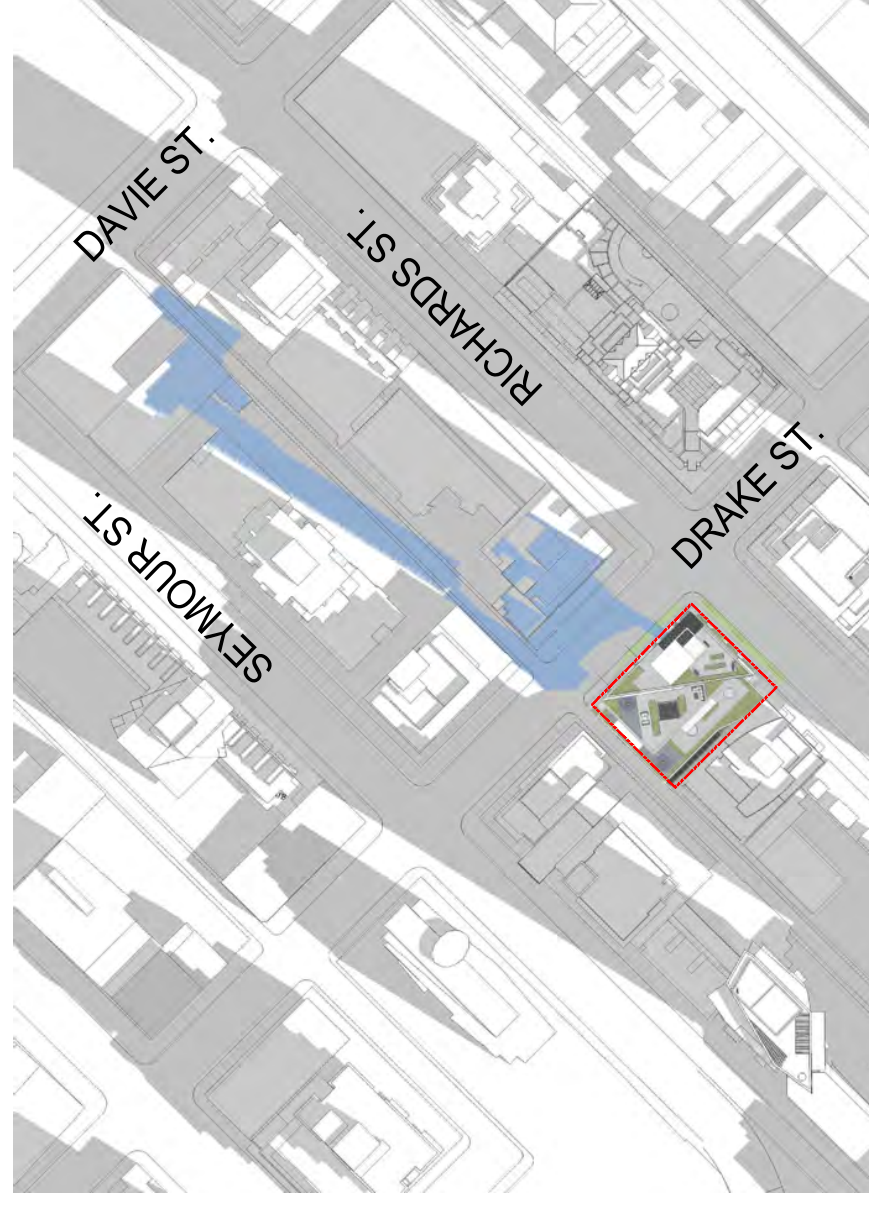
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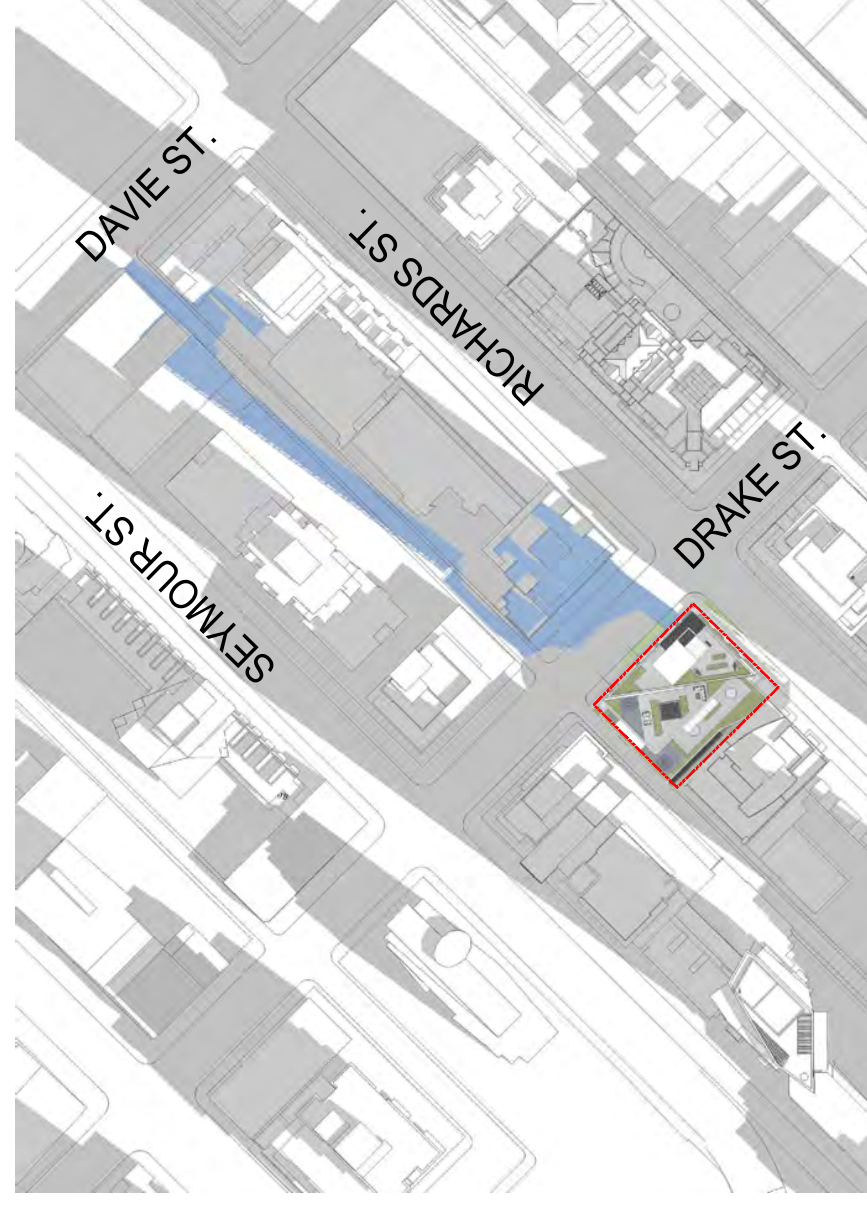
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JUNE 21, 4:00 pm



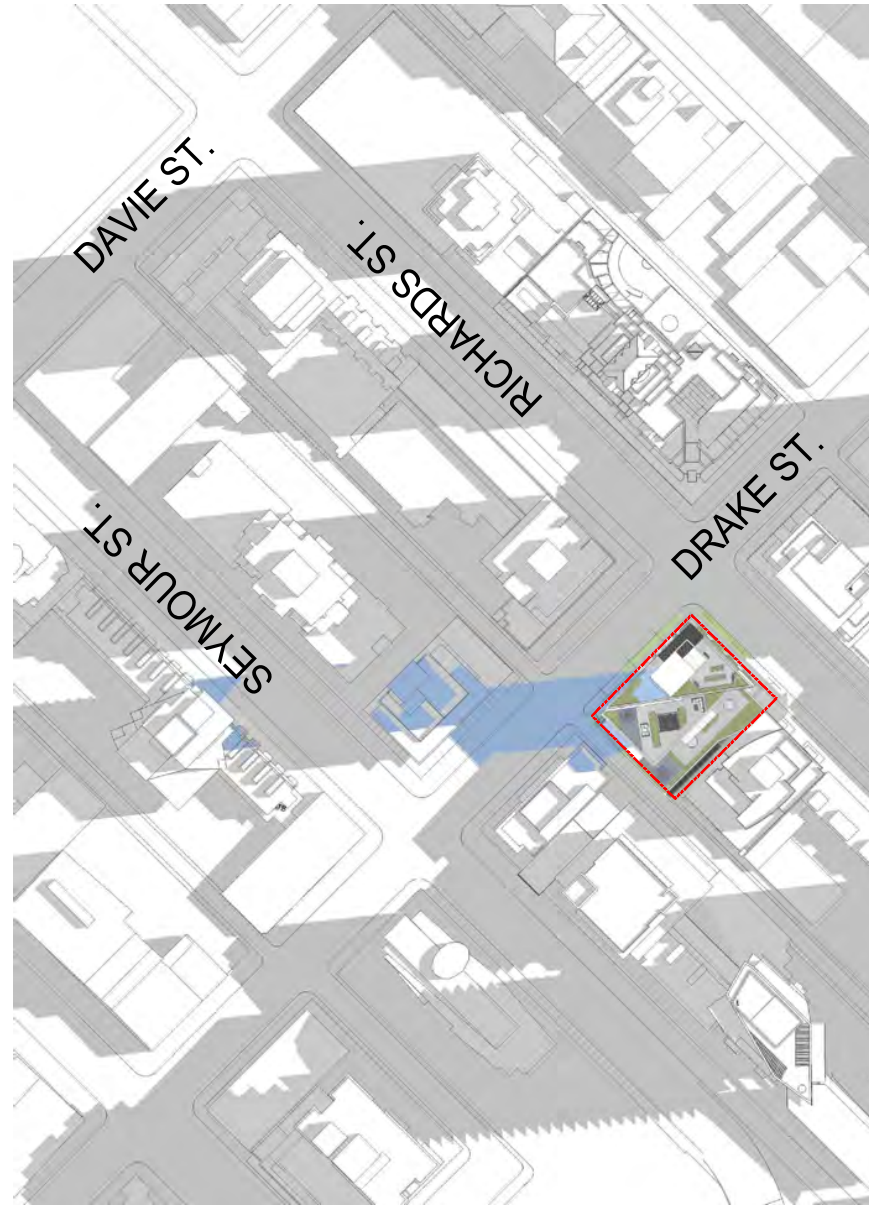
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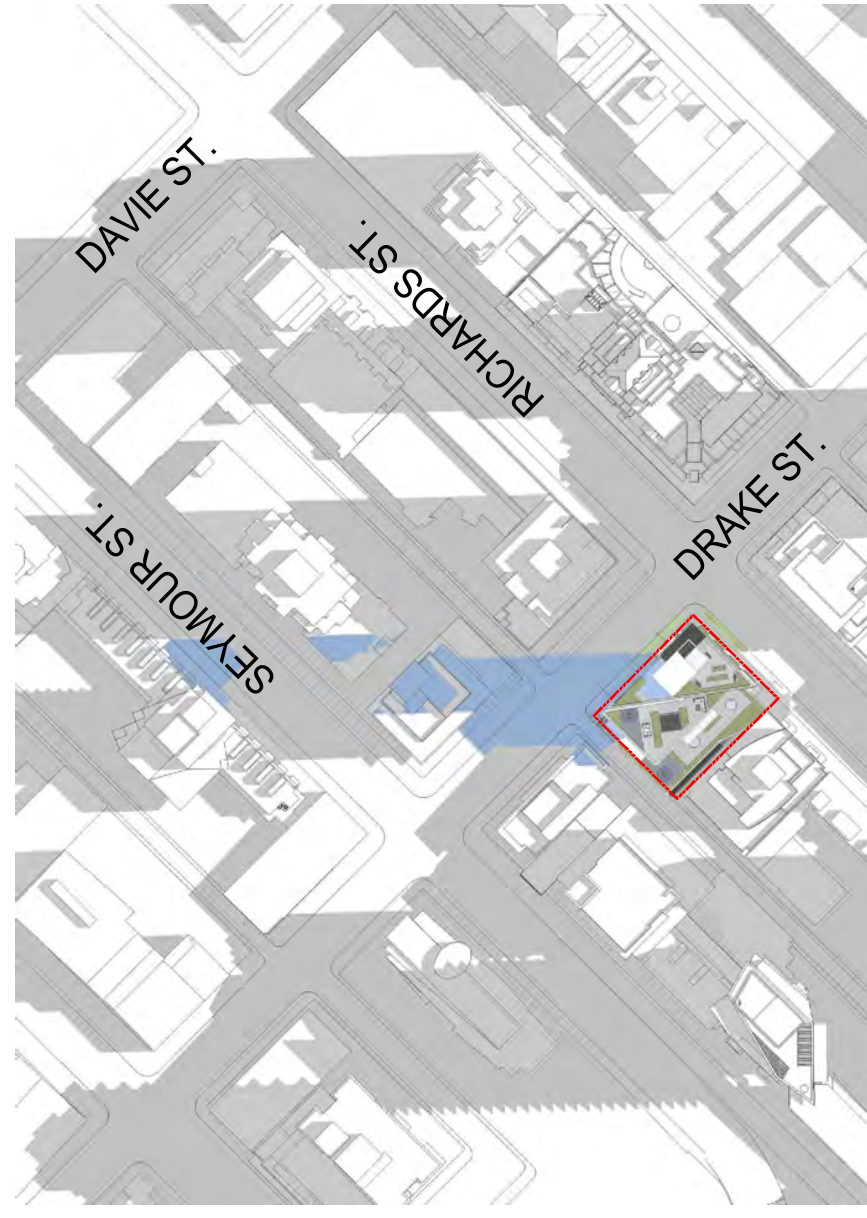
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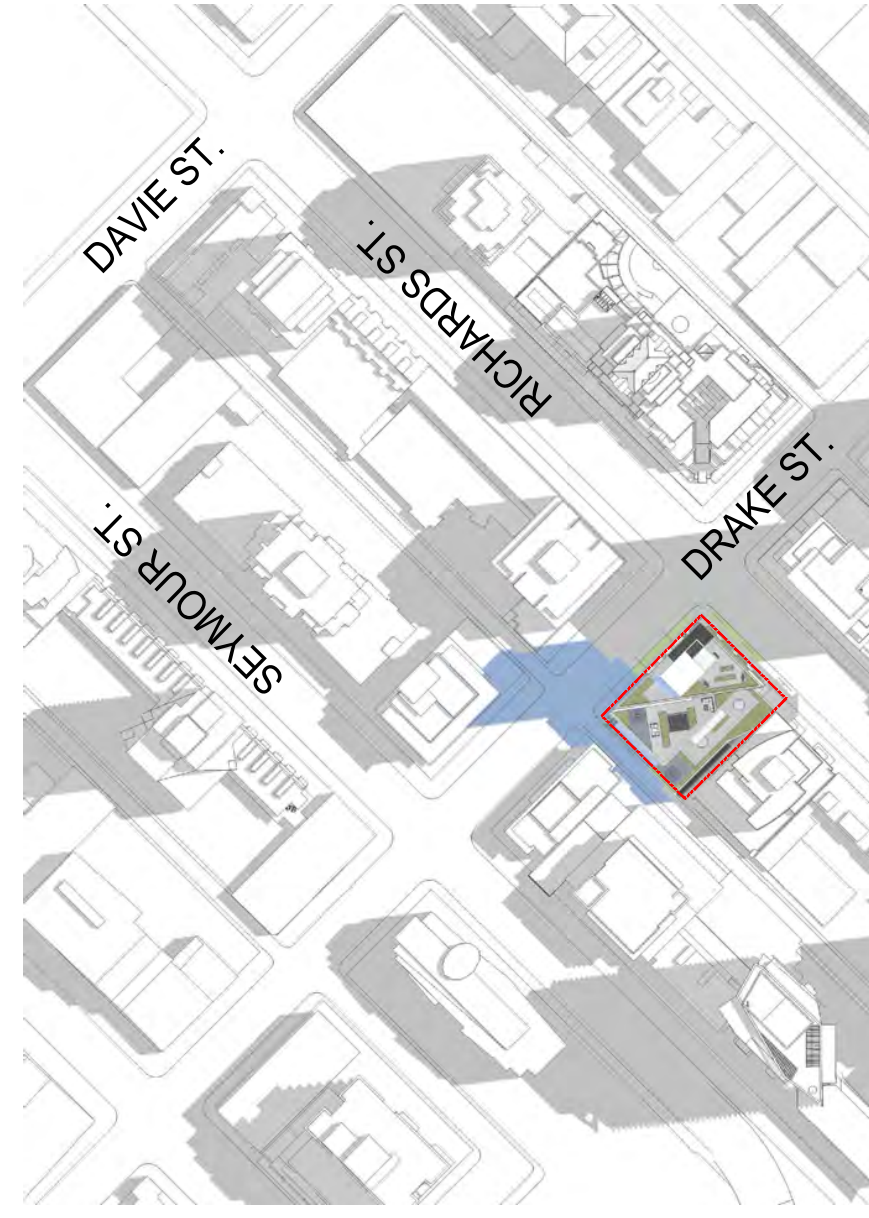
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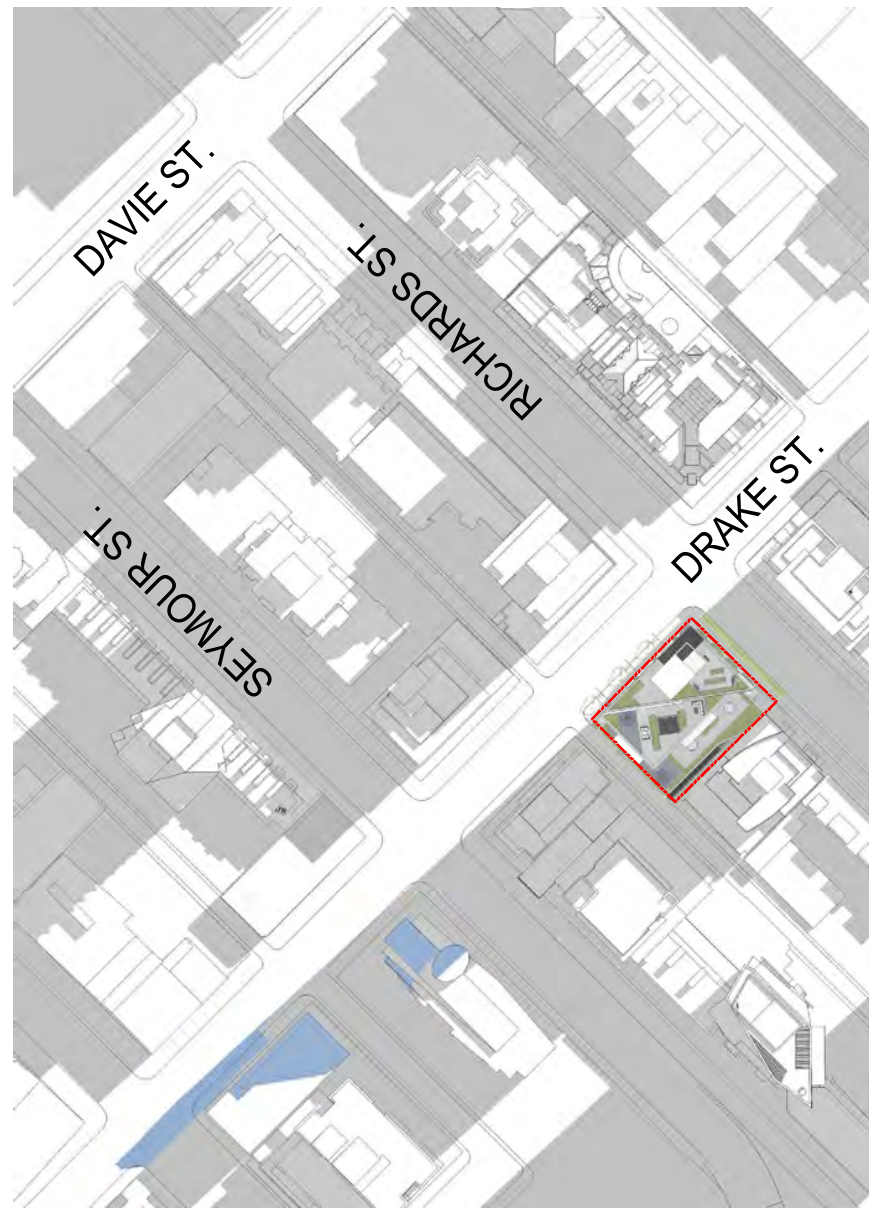
MARCH 21, 12:00 pm



SEPTEMBER 21, 12:00 pm



JUNE 21, 12:00 pm



MARCH 21, 10:00 am



SEPTEMBER 21, 10:00 am



JUNE 21, 10:00 am

Existing shadow



Incremental shadow



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SHADOW STUDY

Job No.	1729-000	Sheet No.	
Scale	1:100	Drawn	MA
Checked	KG	Approved	ME
Date	2021.05.26	Revision	

A1.10

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021-05-16	
3.	REZONING AMENDMENT	2021-03-01	
2.	ISSUED FOR LDP	2021-01-20	
1.	ISSUED FOR REZONING	2020-12-01	

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Sheet Title
PARKING P5 PLAN
PARKING P4 PLAN

Job No.	1729-000	Sheet No.	
Scale	1:100	Drawn	MA
Checked	KG	Approved	ME
Date	2021.05.26	Revision	

A2.01

1729-000 A2.01 Parking P5-P4.dwg



2 PARKING P4 PLAN
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1 PARKING P5 PLAN
 1:100

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021-05-16	
3.	REZONING AMENDMENT	2021-03-31	
2.	ISSUED FOR UDP	2021-01-20	
1.	ISSUED FOR REZONING	2020-12-01	

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Date	2021.05.26	Revision	

A2.02

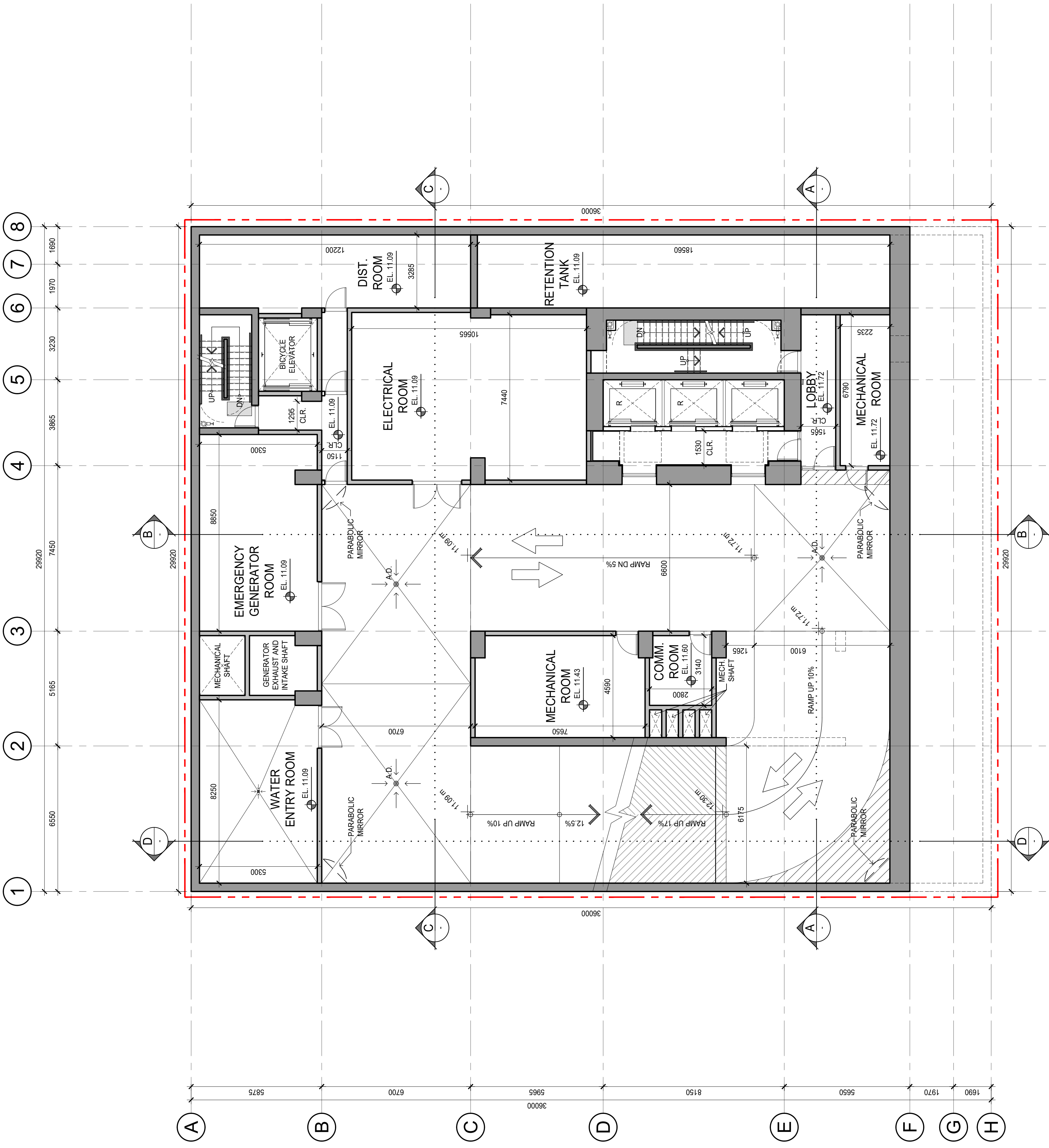
1729-000 A2.02 Parking P3-P2.dwg



2 PARKING P2 PLAN
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1 PARKING P3 PLAN
 1:100

KEY PLAN



No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021-05-16	
3.	REZONING AMENDMENT	2021-03-01	
2.	ISSUED FOR LDP	2021-01-20	
1.	ISSUED FOR REZONING	2020-12-01	

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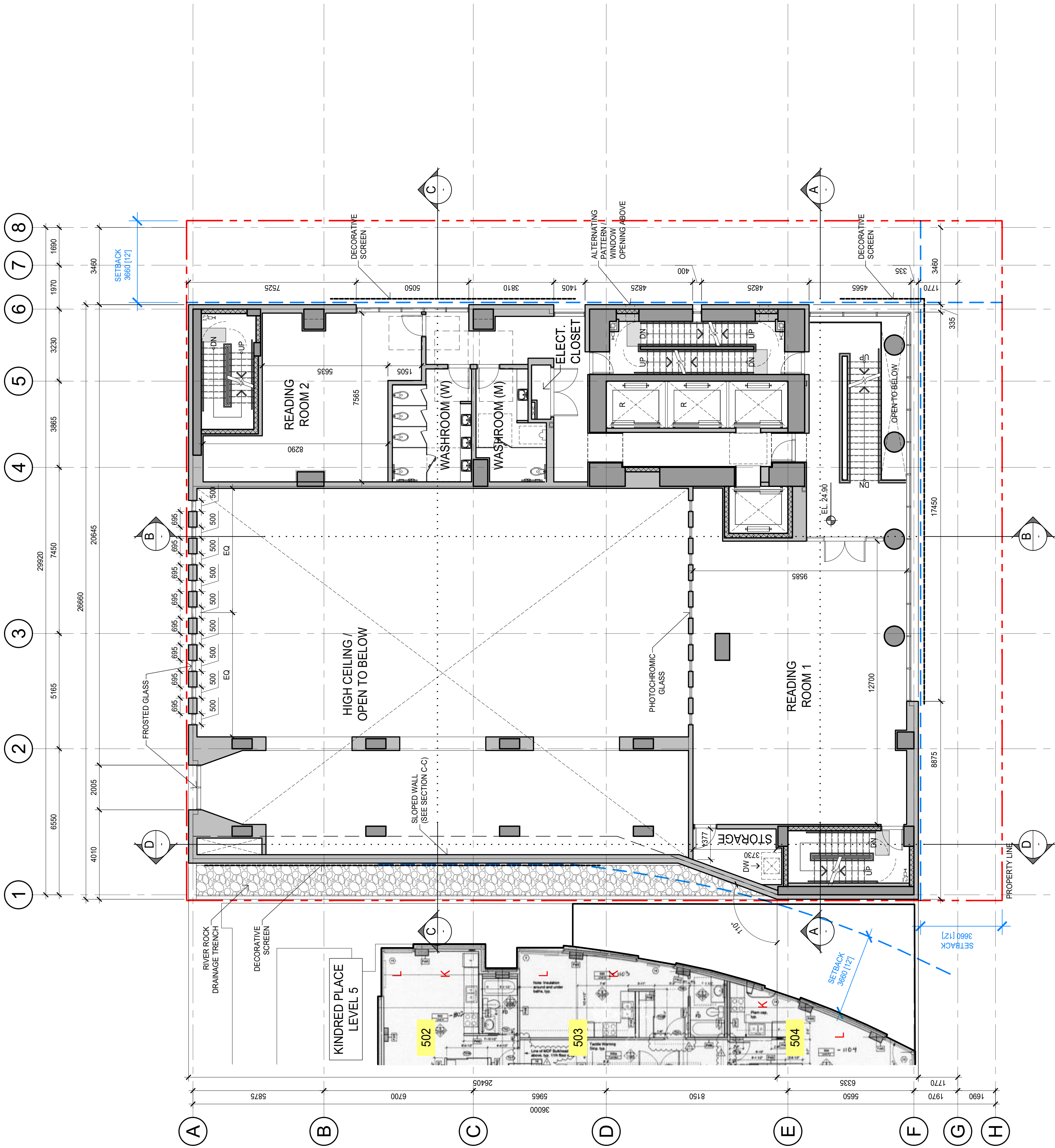
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Sheet Title
PARKING P1 PLAN

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Date	2021.05.26	Revision	

A2.03

KEY PLAN



No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021 05/16	
3.	REZONING AMENDMENT	2021 03/01	
2.	ISSUED FOR UDP	2021 01/20	
1.	ISSUED FOR REZONING	2020 12/01	

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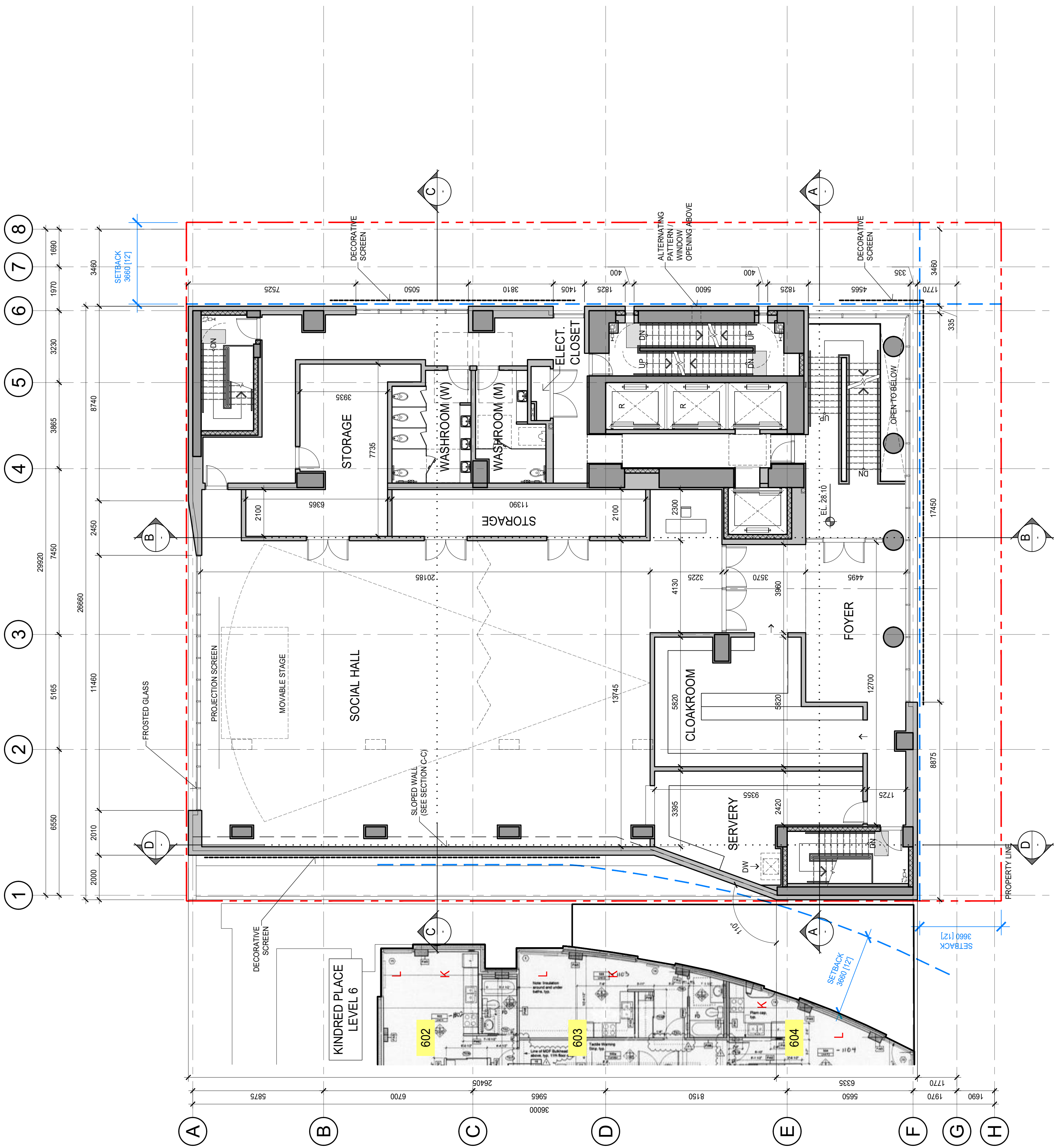
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Sheet Title
LEVEL 3 FLOOR PLAN

Job No.	Sheet No.
1729-000	
Scale	1:100
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Approved	ME
Date	2021.05.26
Revision	

A2.06

KEY PLAN



No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021 05/16	
3.	REZONING AMENDMENT	2021 03/01	
2.	ISSUED FOR UDP	2021 01/20	
1.	ISSUED FOR REZONING	2020 12/01	

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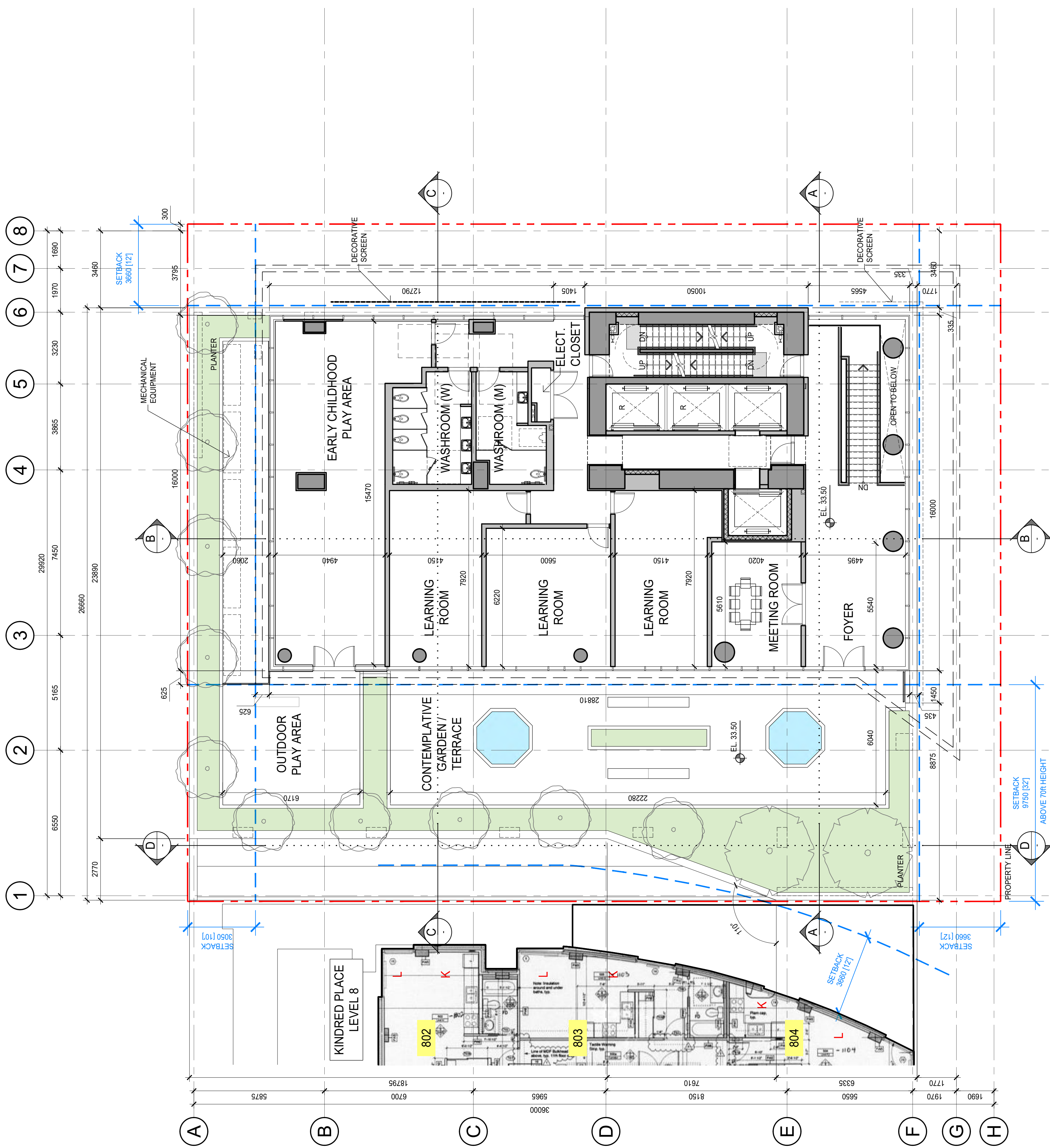
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LEVEL 4 FLOOR PLAN

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Scale	1:100	Drawn	MA
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Date	2021.05.26	Revision	

A2.07

KEY PLAN



No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021 05/16	
3.	REZONING AMENDMENT	2021 03/01	
2.	ISSUED FOR UDP	2021 01/20	
1.	ISSUED FOR REZONING	2020 12/01	

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LEVEL 5 FLOOR PLAN

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Date	2021.05.26	Revision	
		A2.08	

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021-09-16	
3.	REZONING AMENDMENT	2021-03-31	
2.	ISSUED FOR LDP	2021-01-20	
1.	ISSUED FOR REZONING	2020-12-01	

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Date:	2021.05.26	Revision:	

A2.09

1729-000 A2.09 L6-10 & L11.dwg



2 LEVEL 11 FLOOR PLAN
 1:100

1 LEVEL 6-10 FLOOR PLAN
 1:100

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021-09-16	
3.	REZONING AMENDMENT	2021-03-31	
2.	ISSUED FOR UDP	2021-01-20	
1.	ISSUED FOR REZONING	2020-12-01	

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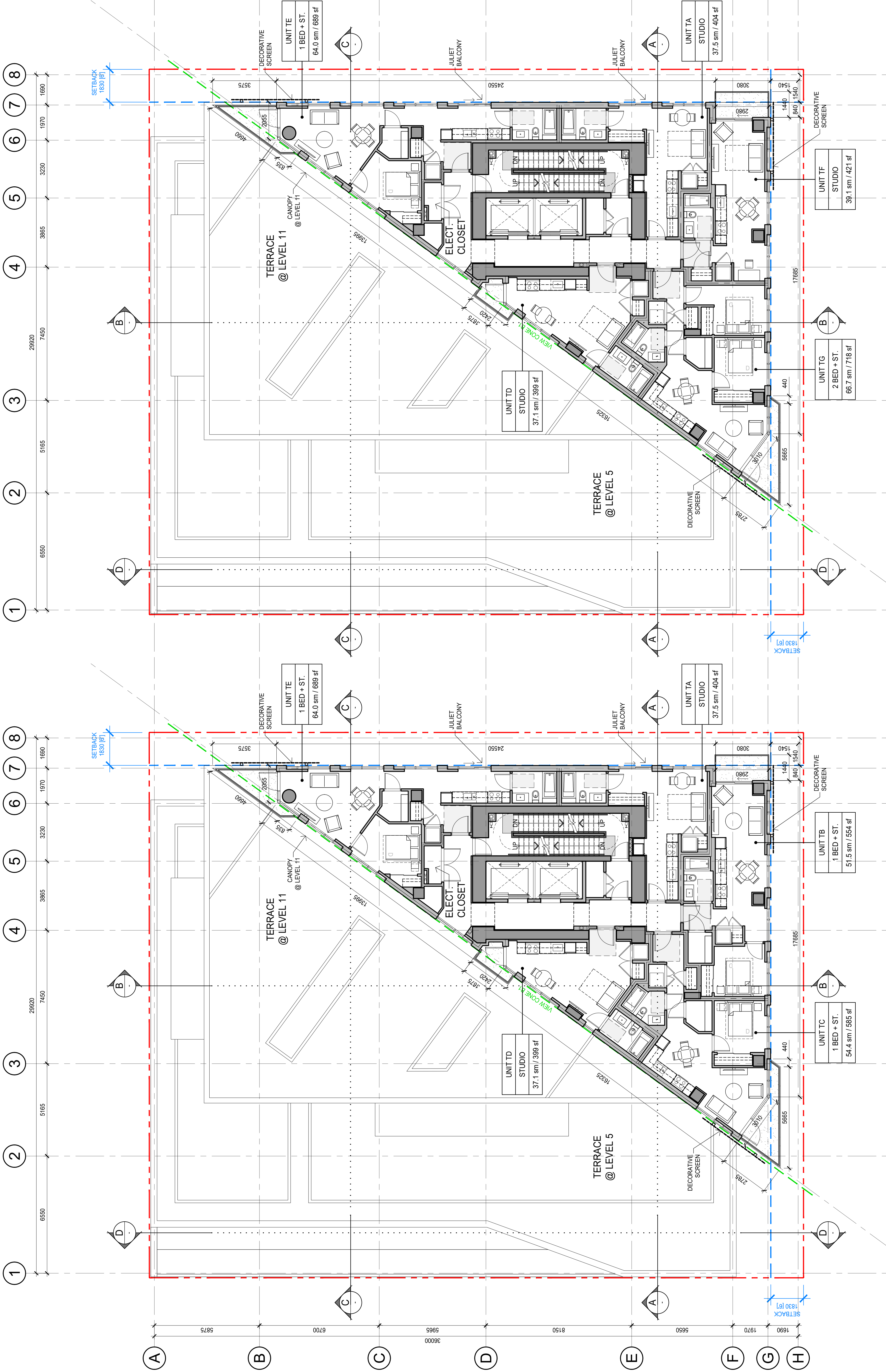
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LEVEL 12-30 FLOOR PLANS
 LEVEL 31-40 FLOOR PLANS

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Date	2021.05.26	Revision	

A2.10

1729-000 A2.10 L12-30 & L31-40.dwg



2 LEVEL 31-40 FLOOR PLAN
 1:100

1 LEVEL 12-30 FLOOR PLAN
 1:100

KEY PLAN

No.	Description	Date	Dr.
4.	ISSUED FOR OP	2021 09/16	
3.	REZONING AMENDMENT	2021 03/31	
2.	ISSUED FOR UDP	2021 01/20	
1.	ISSUED FOR REZONING	2020 12/31	

Revisions: Read Up

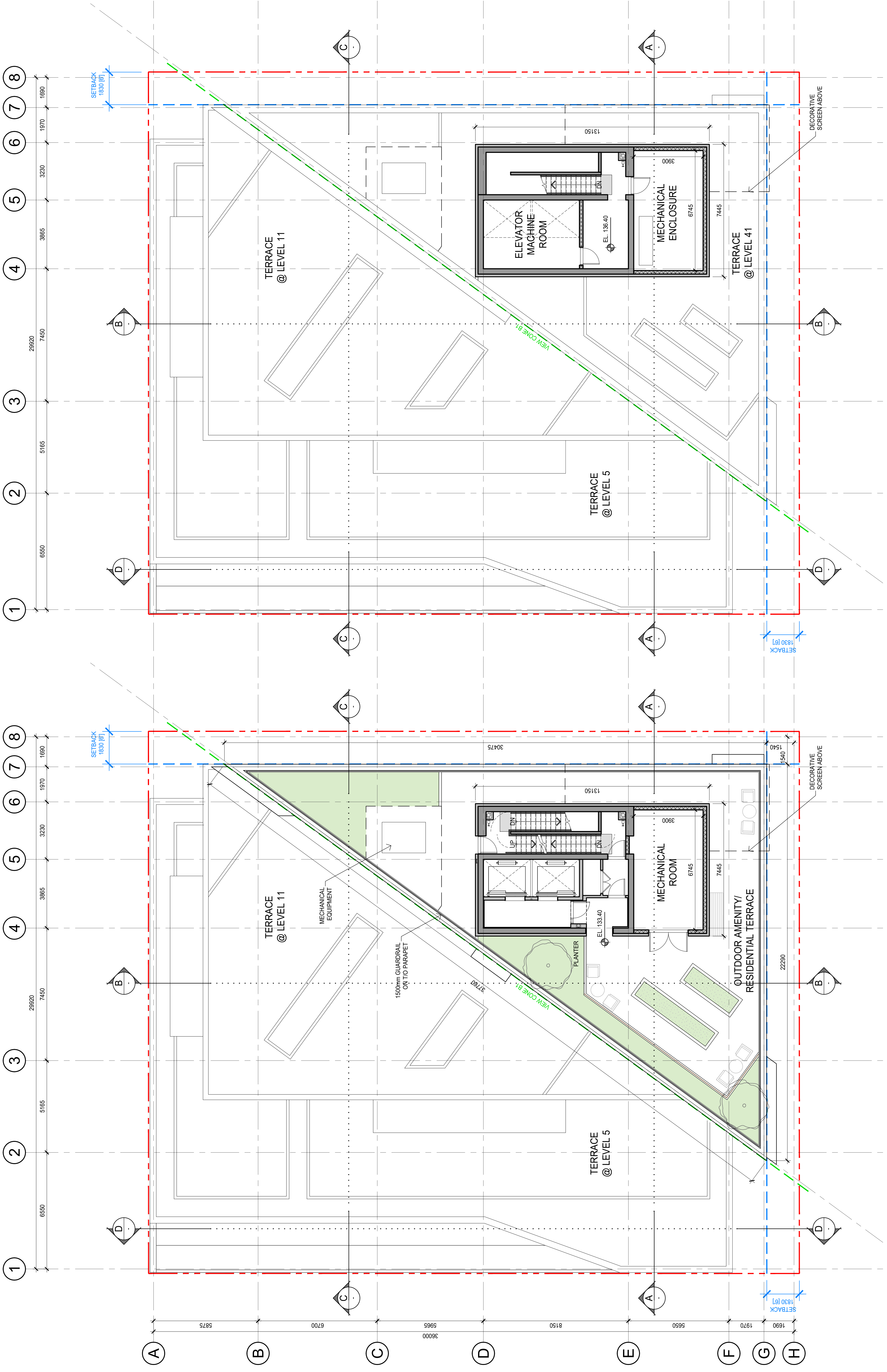
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Job No.	1729-000	Sheet No.	A2.11
Scale	1:100	Drawn	MA
Checked	KG	Approved	ME
Date	2021.05.26	Revision	

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2 LEVEL 42 FLOOR PLAN
 1:100

1 LEVEL 41 FLOOR PLAN
 1:100