

CITY OF VANCOUVER ZONING INFORMATION

CIVIC ADDRESS	2086-2098 W7 th & 2091 W8 th
LEGAL DESCRIPTION	<ul style="list-style-type: none"> • PID 023-856-319 Parcel K Block 305 DL 526 Group 1 NWD Plan LMP34537; • PID 015-188-485 Lot 20 Block 305 DL 526 Plan 590; • PID 015-212-157 Lot 2 except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 DL 526 Plan 590; and • PID 015-188-451 Lot 19 except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 DL 526 Plan 590.
ZONING	CD-1
SITE AREA	1797.6m ² (19,349.21 SF)
SITE COVERAGE	1,274.2m ² / 1797.6m ² = 70.9%

	Proposed	Permitted	Bylaw Reference
Total Floor Area	4,060.3 m ²	-	-
FSR	1.46	4.4	-
Building Height	46.95m	47.1m	-

Staff Request / Guideline	Proposed
Setback on Arbutus Street (West)	Sidewalk Allowance of 4.5m SRW from existing curb at Grade 4.5m from Existing Curb (1.1 at Grade, 0.83m to PL) (L2 and above, 0m to PL)
Setback on Greenway (East)	Greenway Allowance of 4.5m SRW from PL above grade. 4.5m
Setback on 8th Ave (South)	- 0.25m at Grade 4.55 L2 and Above not inclusive of solar shading
Setback on 7th Ave (North)	- 0.30m

PARKING & LOADING REQUIREMENTS

Off-Street Vehicle Parking Requirements
Reference: City of Vancouver Parking Bylaw - Section 4: Off Street Parking Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Residential	4.2.1.9A: 1 space for every 15 units	129	9	3 (60% TDM Reduction)	5 accessible spaces required per 4, 8, 4.
Visitor	4.1.16: minimum 0.05 to 0.1 maximum spaces for each unit	129	Minimum: 6	3 (60% TDM Reduction)	60% TDM reduction applied to visitor parking spaces
			15 Spaces	7 Spaces	

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Accessible Spaces	4.8.4: 1 per 7 units and additional 0.034 for each additional unit	129	5	2	- 2 accessible spaces count for 4 spaces per 4, 1, 15 - 4 spaces exceeds the minimum residential parking required
			5 Spaces	2 Spaces	

Total Physical Spaces provided:	7 Spaces
Residential:	2 Accessible Spaces
Visitor:	3 Regular Spaces
	5 Spaces Provided

Off-Street Loading Requirements
Reference: City of Vancouver Parking Bylaw - Section 5: Off Street Loading Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Class A	5.2.1: No Requirement	-	0	0	Rezoning review accepted Class B Truck turning radius ok to overlap with Passenger Space
Class B	5.2.1: 1 Class B per building with 100-299 units	129	1	1	
Class C	5.2.1: No Requirement	-	0	0	
			1 Spaces	1 Class B Loading Spcae	

Off-Street Passenger Space Requirements
Reference: City of Vancouver Parking Bylaw - Section 7: Off Street Passenger Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Class A	7.2.1: 1 space per 50 to 125 units and 1 additional space per additional 150 units	129	2	1	Variance requested; only one (1) Class A Passenger space provided
Class B	7.2.1: No Requirement	-	0	0	
Class C	7.2.1: No Requirement	-	0	0	
			1 Space	1 Class A Loading Spcae	

Off-Street Bicycle Space Requirements
Reference: City of Vancouver Parking Bylaw - Section 6: Off Street Bicycle Space Regulations

Type	Bylaw Reference:	# of Units:	Bylaw Req'mnt:	Provided:	Notes:
Class A	6.2.1.4: Minimum 0.75 spaces per single room accommodation	129	97 in Shared Bicycle Rooms or 129 in Individual Suites	129	129 spaces provided for in design of dwelling units
	6.3.9: 5% of the bicycle spaces must be oversized spaces	129	6	20	20 Oversize bicycle spaces provided in Accessible units
	Additional Class A Bicycle spaces to achieve TDM Measure ATC-01	-	40% above minimum requirements	52	Located in shared bicycle room on Level 1A
Class B	6.2.1.4: 2 spaces per first 20 units, and 1 space for every additional 20 dwelling units	129	7	7	

Type:	# Provided:	Location:
Class A	Horizontal Oversize (minimum 5%) Additional (above the bylaw requirement)	Residential Suites (Typical) Residential Suites (Universal) Level 1A Bicycle Room
Class B	-	Entry Plaza (outdoor)

Off-Street Bicycle Space Schedule

Bicycle Space Type	Location	Count	Percentage of Total
Class A Bicycle Space - Vertical	Bicycle Room	34	19%
Cov - Class A - 10% Min - Bicycle Locker	Bicycle Room	18	10%
Class A Bicycle Space - Horizontal	In Suite	109	60%
Class A Bicycle Space - Oversize	In Suite	20	11%

CITY OF VANCOUVER FLOOR SPACE RATIO CALCULATIONS

Level	Total Area	Residential Floor Area	Exclusions					Net Floor Area after Exclusions	FSR
			Loading / Parking	Exterior Terrace	Amenity - to a maximum of 10%	Ext Wall Thickness	Kitchen Exhaust Shaft		
Level 1	1,223.5 m ²	309.9 m ²	546.2 m ²	62.3 m ²	277.5 m ²	27.6 m ²	0 m ²	309.9 m ²	0.17
Level 1A	481.1 m ²	456.6 m ²	0 m ²	0 m ²	0 m ²	21.5 m ²	2.9 m ²	456.6 m ²	0.26
Level 2	1,065.9 m ²	670.9 m ²	0 m ²	221.2 m ²	135.4 m ²	34.1 m ²	2.4 m ²	670.9 m ²	0.37
Level 3	645.9 m ²	596.2 m ²	0 m ²	0 m ²	0 m ²	23 m ²	0 m ²	596.2 m ²	0.33
Level 4	645.9 m ²	596.2 m ²	0 m ²	0 m ²	26.7 m ²	23 m ²	0 m ²	596.2 m ²	0.33
Level 5	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 6	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 7	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 8	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 9	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 10	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 11	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Level 12	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0.00
Total Area:	4,060.3 m²	2,629.7 m²	546.2 m²	283.6 m²	466.3 m²	129.2 m²	5.3 m²	2,629.7 m²	1.46

TDM RATIONALE

Transit Accessibility Reduction

Site Classification
Level A: Within 200m of FTN Route (Current 99 and 16 Bus Routes & Future Arbutus Subway Station)

Land Use (Table 6)
Residential Rental - Social Housing
Transit Reduction Achieved: 20%

TDM Point Reduction
See sheet A0.12 for full description of how each strategy will be achieved

Table 4 - Residential - Social Housing
TDM Plan Points Targets:
- 12 Points Available for Maximum 40% Reduction

Code	Description	Points
ACT 01	Additional Class A Bicycle Parking	8 Points
SUP 01	Transportation Marketing Services	2 Points
SUP 03	Multi-Modal Wayfinding Signage	2 Points
Total:		12 Points

Total TDM reduction proposed
20% Transit + TDM Points Reduction of 40% = 60% Total Reduction

UNIT INFORMATION

Proposed Use: Residential - Shelter Rate Units

Unit Type	Gross Livable Area	Count	Type Ratio
Accessible Studio	30.7 m ²	2	11%
Universal Studio	Error	29	89%
Total Residential Units: 31			

* Note: Universal Studio Units are designed to meet CMHC requirements for Universal Design Dwelling Units. Universal Design Dwelling Units shall meet or exceed VBBL 2019 Adaptability requirements. All units will be Adaptable per VBBL Section 3.8.5.

REQUESTED RELAXATIONS

- Class A Passenger Loading Spaces: Two (2) spaces required per Vancouver Parking Bylaw, only one (1) space provided

BUILDING CODE ANALYSIS

Building Characteristics

Building Height:	13 Storeys
Height to Uppermost Floor:	41.1 m
Building Area:	1274.2 m ²
Construction Type (comb. or non-comb.):	Non-Combustible

Occupancy Classification

Level 1: Group A, Division 2; Group F, Division 3	Group A, Division 2; Group F, Division 3
Level 1A: Group A, Division 2	Group A, Division 2
Level 2: Group A, Division 2; Group C	Group A, Division 2; Group C
Level 3-12: Group C	Group C

Construction Requirements (VBBL 3.2.2)

Sprinklered (y/n):	Yes
Streets Facing:	
Construction Article:	3.2.2.47 - Group C, Any Height, Any Area, Sprinklered
Fire Resistance Ratings:	
Floor:	2 HR
Mezzanine:	Not Applicable
Roof:	Class A, B, or C roof covering classification
Loadbearing Construction:	Same as supported assembly (2 HR)
Tall Building (3.2.6)?	Yes
Emergency Power Duration:	2 HR
Cross-over Floors:	Required

Firefighting, Fire Suppression and Fire Alarm

Access Route (15 m maximum):	11 m
Hydrant Location (90 m maximum):	23 m
Fire Department Connection:	Refer to plans
Fire Alarm System:	2-Stage proposed
Standpipe Req'd?:	Yes
Sprinkler System:	NFPA 13
Fire Pump:	Yes, NFPA 20 (2 HR fire separation)

Proposed Alternative Solutions

Access Route (15m maximum):	
Hydrant Location (90m maximum):	
Fire Department Connection:	
Fire Alarm System:	
Standpipe Req'd?:	
Sprinkler System:	
Fire Pump:	

HUMAN

Human Studio | Architecture + Urban Design
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2022-10-18

2022-10-18 1 Issued for Development Permit
DATE REV DESCRIPTION

PMSHI ARBUTUS STREET
NMHDO + BC Housing
HS0071

Project Statistics
A0.01