



A-00.00	SUITABLE PLAN FOR DEVELOPMENT
A-00.01	DATA SUMMARY
A-00.02	SITE PLAN
A-00.03	GEOMETRIC
A-00.04	PRECEDENTS
A-00.05	DESIGN RATIONALE
A-00.06	RENDERINGS
A-00.07	SITE SURVEY
A-00.08	TOPOGRAPHIC SURVEY
A-00.11	FIRE TRUCK ACCESS PLAN
A-00.12	PARKADE FIRE ESCAPE P5
A-00.13	PARKADE FIRE ESCAPE P3/P4
A-00.14	PARKADE FIRE ESCAPE P1/P2
A-00.15	LOADING PLAN L1
A-00.16	WASTE MANAGEMENT PLAN L1
A-00.18	VISITOR PARKING AND TURN-AROUND PLAN
A-00.19	VISITOR PARKING PLAN
A-00.20	BICYCLE PARKING STALLS L1
A-00.21	BICYCLE PARKING STALLS P1-P2
A-00.22	BICYCLE PARKING STALLS P3-P4
A-00.23	MATERIAL BOARD
A-01.01	PARKING LEVEL P5
A-01.02	PARKING LEVEL P4
A-01.03	PARKING LEVEL P3
A-01.04	PARKING LEVEL P2
A-01.05	PARKING LEVEL P1
A-01.06	LEVEL 1 (PODIUM)
A-01.07	LEVEL 2 (PODIUM)
A-01.08	LEVEL 3 (PODIUM)
A-01.09	LEVEL 4 (PODIUM)
A-01.10	LEVEL 5 (NON-MARKET / RENTAL PLAN)
A-01.11	LEVEL 6 - 9 (RENTAL PLAN)
A-01.12	LEVEL 10 (RENTAL / MARKET PLAN)
A-01.13	LEVEL 11 - 34 (MARKET PLAN)
A-01.14	LEVEL 35 (MECH./ROOF)
A-01.15	ENLARGED ADAPTABLE UNITS PLAN
A-02.00	ELEVATIONS N,E
A-02.01	ELEVATIONS S,W
A-03.00	SECTIONS
A-04.01	AREA PLAN - LEVEL 1
A-04.02	AREA PLAN - LEVEL 2
A-04.03	AREA PLAN - LEVEL 3
A-04.04	AREA PLAN - LEVEL 4
A-04.05	AREA PLAN - LEVEL 5 / 6-9 / 10
A-04.06	AREA PLAN - LEVEL 11-34 / 35
A-05.00	LANDSCAPE SITE PLAN
A-05.01	LANDSCAPE PLANT LIST
A-05.02	LANDSCAPE SECTIONS
A-05.03	LANDSCAPE PRECEDENTS

PROJECT TEAM:

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SUITABLE PLAN FOR DEVELOPMENT

Date:	10/21/2019
Scale:	
Project #:	17072

A-00.00

A. Project Description:
REZ #17-30. For the purpose of constructing two residential buildings, including a 34 storey tower with 218 Market units, 47 Rental units and 5 Non-market housing units and a 4 storey building with 36 Non-market housing units.

B. Civic Address(es) and Alias:
#6556, #6566, #6580 AND #6596 MARLBOROUGH AVENUE, BURNABY, B.C.
Legal Address(es):
#1 LOT 12 DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1520
#2 LOT 11 DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1520
#3 LOT 10 DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1520
#4 LOT 9 EXCEPT: THE SOUTH 11 FEET (EXPLANATORY PLAN 9886), DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1520
#5 PARCEL "A" (EXPLANATORY PLAN 9886) OF LOTS 8 AND 9 DISTRICT LOT 152 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1520

C. Zoning
From: RM3
To: CD (RM4)

D. Vehicular Access From:
Lane

E. Site Area:	
Gross Site Area:	
Address #1 #6656 Marlborough Avenue	675
Address #2	511
Address #3	639
Address #4	562
Address #5	787
Total:	3374
Dedication Area:	90.60
Net Site Area:	3,283.4
Minimum Lot Area:	1,670
Site Area for calculation of density:	3,374.00

G. Site Coverage Calculations	Metric	Imperial
Total Lot Area	3,374.00	36,317.40
Building A Foot Print	625.89	6,737.02
Building B Foot Print	610.52	6,571.59
Site Coverage %		36.65%
Max. Permitted Lot Coverage %		45%

H. Site Elevations	Natural Grade		Finished Grade	
	Metric	Imperial	Metric	Imperial
Point 1	134.65	441.44	134.70	441.94
Point 2	134.61	441.63	134.65	441.77
Point 3	134.73	442.03	135.30	443.90
Point 4	134.79	442.22	135.12	443.31

F. Floor Area Ratio (FAR)	Permitted			Proposed		
By Use:	FAR	m ²	sq.ft.	FAR	m ²	sq.ft.
RM4 Density Base (strata)	2.50	8,435.00	90,793.50	2.50	8,435.00	90,793.50
RM4s Density Bonus (strata)	1.10	3,711.40	39,949.14	1.10	3,711.40	39,949.14
RM4r Market Rental Density (rental)				0.99	3,331.86	35,863.83
RM4r Affordable Rental Density (Replacement)	1.70	5,735.80	61,739.58	0.63	2,124.78	22,870.92
RM4r Affordable Rental Density (Additional)				0.08	279.15	3,004.79
Density Offset Density (strata)	0.85	2,867.90	30,869.79	0.84	2,846.55	30,640.01
Total Strata Density	4.45	15,014.30	161,612.42	4.44	14,992.95	161,382.65
Total Rental Density	1.70	5,735.80	61,739.58	1.70	5,735.80	61,739.54
Total Density for the development	6.15	20,750.10	223,352.00	6.14	20,728.75	223,122.19

I. Site Dimensions	Width		Depth	
	Metric	Imperial	Metric	Imperial
Gross	100.645	330.00	33.528	109.94
Net	100.645	300.00	32.628	107.04

J. Building A Height	Height of Floor(s)		Number of Floor(s)	
Level(s)	Metric	Imperial		
Levels P5 - P2	2.95	9.67	4	
Level P1	3.45	11.31	1	
Level 1 - Level 33	2.95	9.67	33	
Level 34	3.66	12.00	1	
Mech. Penthouse	6.10	20.01	1	
Overall Height From Finished Grade	106.99	351.01	35	
Proposed				
Permitted				

K. Building A Setbacks	Required		Proposed	
Property Line	Metric	Imperial	Metric	Imperial
North	4.57	15	4.57	15.00
South	4.57	15	4.57	15.00
East	4.57	15	11.44	37.53
West	4.57	15	60.66	199.01

Building B Height	Height of Floor(s)		Number of Floor(s)	
Level(s)	Metric	Imperial		
Levels P5 - P2	2.95	9.67	4	
Level P1	3.45	11.31	1	
Level 1 - Level 4	2.95	9.67	4	
Overall Height From Finished Grade	12.19	39.99	4	
Proposed				
Permitted				

Building B Setbacks	Required		Proposed	
Property...	Metric	Imperial	Metric	Imperial
North	4.57	15	15.83	51.93
South	4.57	15	4.57	15
East	4.57	15	46.01	150.95
West	4.57	15	4.57	15

L. Gross Floor Area & Permitted FAR/GFA exemptions
Residential GFA Calculations:

Building A (Tower)		GFA (Proposed) Calculation								FAR Exclusions					FAR Area				
Level(s)	Number of Floors	Unit Area Per Floor (m2)	Total Unit Area (m2)	Common Area Per Floor (m2)	Total Common Area (m2)	Total FAR Exclusions (m2)	Gross Area Per Floor (m2)	Total Gross Area (m2)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (m2)	Mechanical Area Exemption (m2)	Adaptable Units Exemption (m2)	Total FAR Exemption (m2)	Total Non-Market Bldg B Area (m2)	Total Non-Market Tower FAR (m2)	Total Rental FAR Area (m2)	Total Market FAR Area (m2)	Total FAR Area (m2)	
L1 (Market/Rental)	1	-	-	372.70	372.70	298.83	372.70	372.70	-	298.83	-	-	298.83	-	2.19	12.04	59.64	73.87	
L2 (Market/Rental)	1	-	-	30.65	30.65	30.65	30.65	30.65	-	30.65	-	-	30.65	-	-	-	-	-	
L3 (Market/Rental)	1	-	-	339.12	339.12	339.12	339.12	339.12	-	339.12	-	-	339.12	-	-	-	-	-	
L4 (Market/Rental)	1	-	-	30.65	30.65	30.65	30.65	30.65	-	30.65	-	-	30.65	-	-	-	-	-	
L5 (Non-Market/Rental)	1	524.84	524.84	97.48	97.48	4.65	622.32	622.32	0.84	-	-	4.65	4.65	-	276.97	340.70	-	617.67	
L6 - 9 (Rental)	4	524.84	2,099.36	97.48	389.92	18.60	622.32	2,489.28	0.84	-	-	18.60	18.60	-	-	2,470.68	-	2,470.68	
L10 (Rental/Market)	1	524.84	524.84	97.48	97.48	4.65	622.32	622.32	0.84	-	-	4.65	4.65	-	-	508.44	109.23	617.67	
L11 - 34 (Market)	24	524.84	12,596.16	97.48	2,339.52	111.60	622.32	14,935.68	0.84	-	-	111.60	111.60	-	-	14,824.08	14,824.08	-	
L35 Mech	1	-	-	272.92	272.92	272.92	272.92	272.92	-	-	-	272.92	-	-	-	-	-	-	
Total				15,745.20		3,970.44	1,111.67		19,715.64	0.80	699.25	272.92	139.50	1,111.67	-	279.15	3,331.86	14,992.95	18,603.97

Building B (4 storeys Bldg)		GFA (Proposed) Calculation								FAR Exclusions					FAR Area				
Level(s)	Number of Floors	Unit Area Per Floor (m2)	Total Unit Area (m2)	Common Area Per Floor (m2)	Total Common Area (m2)	Total FAR Exclusions (m2)	Gross Area Per Floor (m2)	Total Gross Area (m2)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (m2)	Mechanical Area Exemption (m2)	Adaptable Units Exemption (m2)	Total FAR Exemption (m2)	Total Non-Market Bldg B Area (m2)	Total Non-Market Tower FAR (m2)	Total Rental FAR Area (m2)	Total Market FAR Area (m2)	Total FAR Area (m2)	
L1 (Non-Market)	1	490.96	490.96	120.23	120.23	86.25	611.19	611.19	0.80	86.25	-	11.16	97.41	513.78	-	-	-	513.78	
L2 - 4 (Non-Market)	3	452.78	1,358.34	157.05	471.15	72.83	609.83	1,829.49	0.74	218.49	-	-	218.49	1,611.00	-	-	-	1,611.00	
Total			1,849.30		591.38	159.08		2,440.68	0.76	304.74	-	11.16	315.90	2,124.78	-	-	-	2,124.78	

Combined		GFA (Proposed) Calculation								FAR Exclusions								FAR Area				
Level(s)	Number of Floors	Total Unit Area (m ²)	Total Common Area (m ²)	Total FAR Exclusions (m ²)	Total Gross Area (m ²)	Efficiency (Saleable Area/Total Gross Area)	Lobby/ Amenity Area Exemption (m ²)	Mechanical Area Exemption (m ²)	Adaptable Units Exemption (m ²)	Total FAR Exemption (m ²)	Total Non-Market Bldg B Area (m ²)	Total Non-Market Tower FAR (m ²)	Total Rental FAR Area (m ²)	Total Market FAR Area (m ²)	Total FAR Area (m ²)							
Building A	35	15,745.20	3,970.44	1,111.67	19,715.64	79.86%	699.25	272.92	139.5	1,111.67	0	279.15	3,331.86	14,992.95	18,603.97							
Building B	4	1,849.30	591.38	159.08	2,440.68	75.77%	304.74	0	11.16	315.90	2,124.78	0	0	0	2,124.78							
Total		17,594.50	4,561.82	1,270.75	22,156.32	79.41%	1003.99	272.92	150.66	1,427.57	2,124.78	279.15	3,331.86	14,992.95	20,728.75							

P. Screening & Landscaping	Proposed	
	Metric	Imperial
Landscaping (sqm)	1399.67 m ²	15,066 sq ft
Screening (sqm)	n/a	n/a
Open Space (sqm)	91.83 m ²	988.49 sq ft
Garden Plots (sqm)	n/a	n/a

Q. Loading	Requirement		Units		GFA		Bays	
Use								
Residential	1/200 Units	306	22,156.32 m ² (238,488.64 sq.ft.)	2				

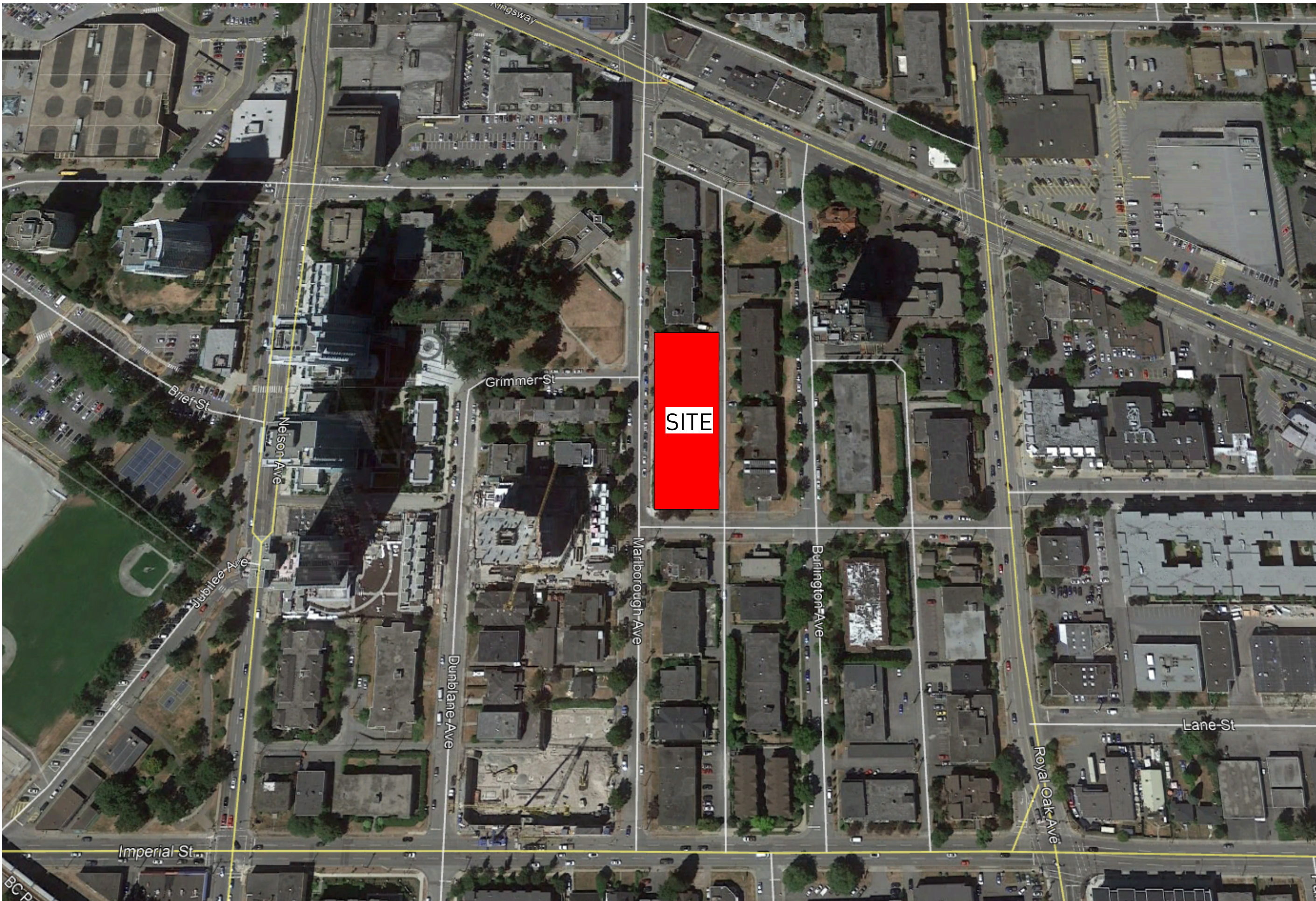
R. Green Building	1		1	
BCBC Step:				
Primary Energy Source:	t.b.d.	t.b.d.		
District Energy Ready:	N	N		
Geoechange Ready:	N	N		

S. Solid Waste and Recycling	Units		GFA		Require		Provide	
Use								
Strata, Market Rental and Non-Market:	306	22,156.32 m ² (238,488.64 sq.ft.)	Storage	134.64 m ² (1,449.65 sqft)	Storage	134.70 m ² (1,450 sqft)		
			Staging Area	67.32 m ² (724.62 sqft)	Staging Area	67.35 m ² (725 sqft)		

Permitted Amenity GFA	Permitted		Proposed	
Use	Metric	Imperial	Metric	Imperial
Building A	985.78	10,610.84	221.50	2,384.20
Building B	122.03	1,313.51	21.62	232.75
Total	1,107.82	11,924.35	243.12	2,616.95

Total adaptable units	Units		Number of units		Total FAR exclusions (m2)	
1 Bedroom		36		66.96		
2 Bedroom		30		83.70		
Total		66		150.66		

Unit Count Building A Unit Count													
Strata	Studio	P11e 1 bedroom	1 bedroom	1 bedroom + Den	P11e 2 bedroom	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom			
Minimum Size	37 m2 (398.28 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sq ft)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	Total	% Total	
Proposed Size	37.01 - 37.41m2 (398.37 - 402.62 sqft)	50.01 - 50.23 m2 (538.26 - 540.70 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	56.06 m2 (603.38 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	72.76 - 76.53 m2 (783.19 - 823.73 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	94.82 m2 (1020.65 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)			
Standard	49	49	0	24	0	0	24	0	24	0	170	78%	
Adaptable	0	24	0	0	0	0	24	0	0	0	48	22%	
Total	49	73	0	24	0	0	48	0	24	0	218		
Distribution	22.5%	33.5%	0.0%	11.0%	0.0%	0.0%	22.0%	0.0%	11.0%	0.0%			100%
Rental	Studio	P11e 1 bedroom	1 bedroom	1 bedroom + Den	P11e 2 bedroom	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom			
Minimum Size	30 m2 (322.93 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sq ft)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	80 m2 (861.14 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	Total	% Total	
Proposed Size	37.01 - 37.41m2 (398.37 - 402.62 sqft)	50.01 - 50.23 m2 (538.26 - 540.70 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	56.06 m2 (603.38 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	72.76 - 76.53 m2 (783.19 - 823.73 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	94.82 m2 (1020.65 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)			
Standard	9	9	0	6	0	0	6	0	6	0	36	77%	
Adaptable	0	5	0	0	0	0	6	0	0	0	11	23%	
Total	9	14	0	6	0	0	12	0	6	0	47		
Distribution	19.1%	29.8%	0.0%	12.8%	0.0%	0.0%	25.5%	0.0%	12.8%	0.0%			100%
Non-Market	Studio	P11e 1 bedroom	1 bedroom	1 bedroom + Den	P11e 2 bedroom	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom			
Minimum Size	30 m2 (322.93 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sq ft)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	80 m2 (861.14 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	Total	% Total	
Proposed Size	37.01 - 37.41m2 (398.37 - 402.62 sqft)	50.01 - 50.23 m2 (538.26 - 540.70 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	56.06 m2 (603.38 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	72.76 - 76.53 m2 (783.19 - 823.73 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	94.82 m2 (1020.65 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)			
Standard	2	2	0	0	0	0	0	0	0	0	4	80%	
Adaptable	0	1	0	0	0	0	0	0	0	0	1	20%	
Total	2	3	0	0	0	0	0	0	0	0	5		
Distribution	40.0%	60.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%			100%
Total	Studio	P11e 1 bedroom	1 bedroom	1 bedroom + Den	P11e 2 bedroom	2 bedroom	2 bedroom + Den	3 bedroom	3 bedroom + Den	3 + bedroom			
Minimum Size	30m2 - 37 m2 (322.93 - 398.28 sqft)	50 m2 (538.21 sqft)	56 m2 (602.80 sqft)	56 m2 (602.80 sqft)	65 m2 (699.68 sq ft)	70 m2 (753.50 ftsq)	70 m2 (753.50 ftsq)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	84 m2 (904.20 sqft)	Total	% Total	
Proposed Size	31.72 - 37.41m2 (322.93 - 402.62 sqft)	50.01 - 50.23 m2 (538.26 - 540.70 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	56.06 m2 (603.38 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	72.76 - 76.53 m2 (783.19 - 823.73 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)	94.82 m2 (1020.65 sqft)	XX-XX - XX-XX m2 (XXX - XXX sqft)			
Standard	60	60	0	30	0	0	30	0	30	0	210	78%	
Adaptable	0	30	0	0	0	0	30	0	0	0	60	22%	
Total	60	90	0	30	0	0	60	0	30	0	270		
Distribution	22.2%	33.3%	0.0%	11.1%	0.0%	0.0%	22.2%	0.0%	11.1%	0.0%			100%



GRIMMER STREET

LOT 66 LOT 67 LOT 68

BLOCK 29

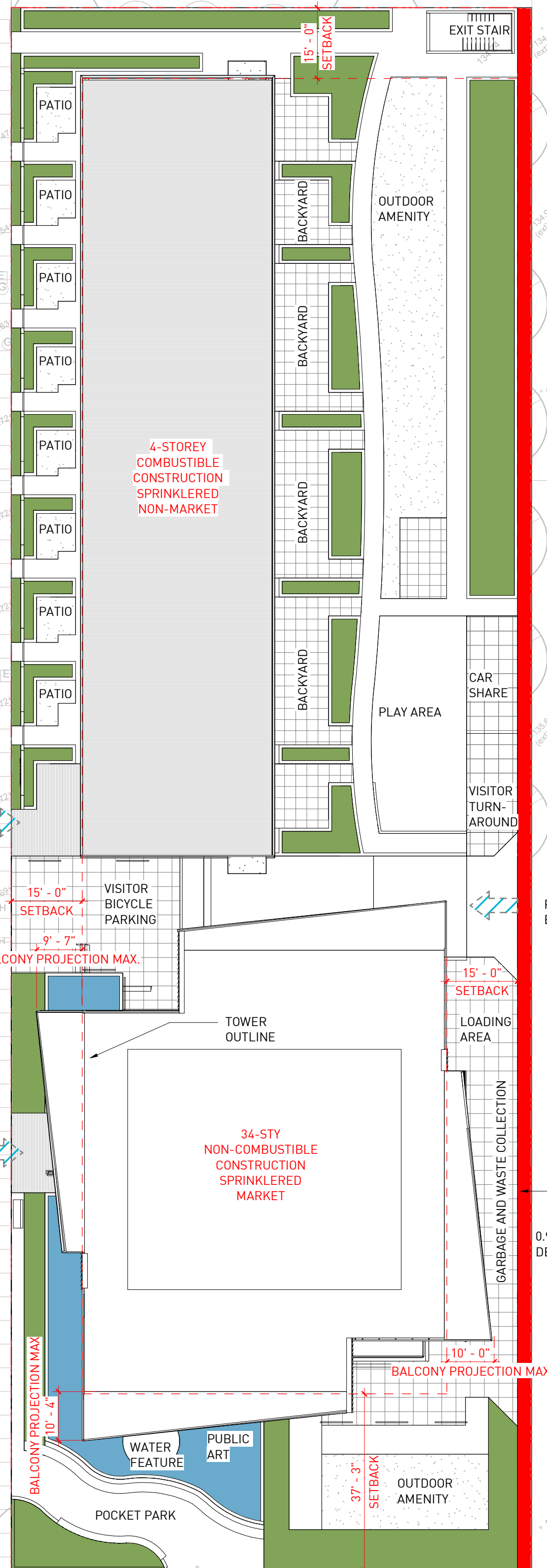
R/W PLAN 45781

R/W PLAN EPP75025

LOT "A"
PLAN EPP49034

MARLBOROUGH AVENUE

GRIMMER STREET



SITE PLAN

Date: 10/09/2019
Scale: As indicated
Project #: 17072

A-00.02

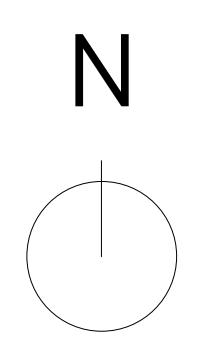
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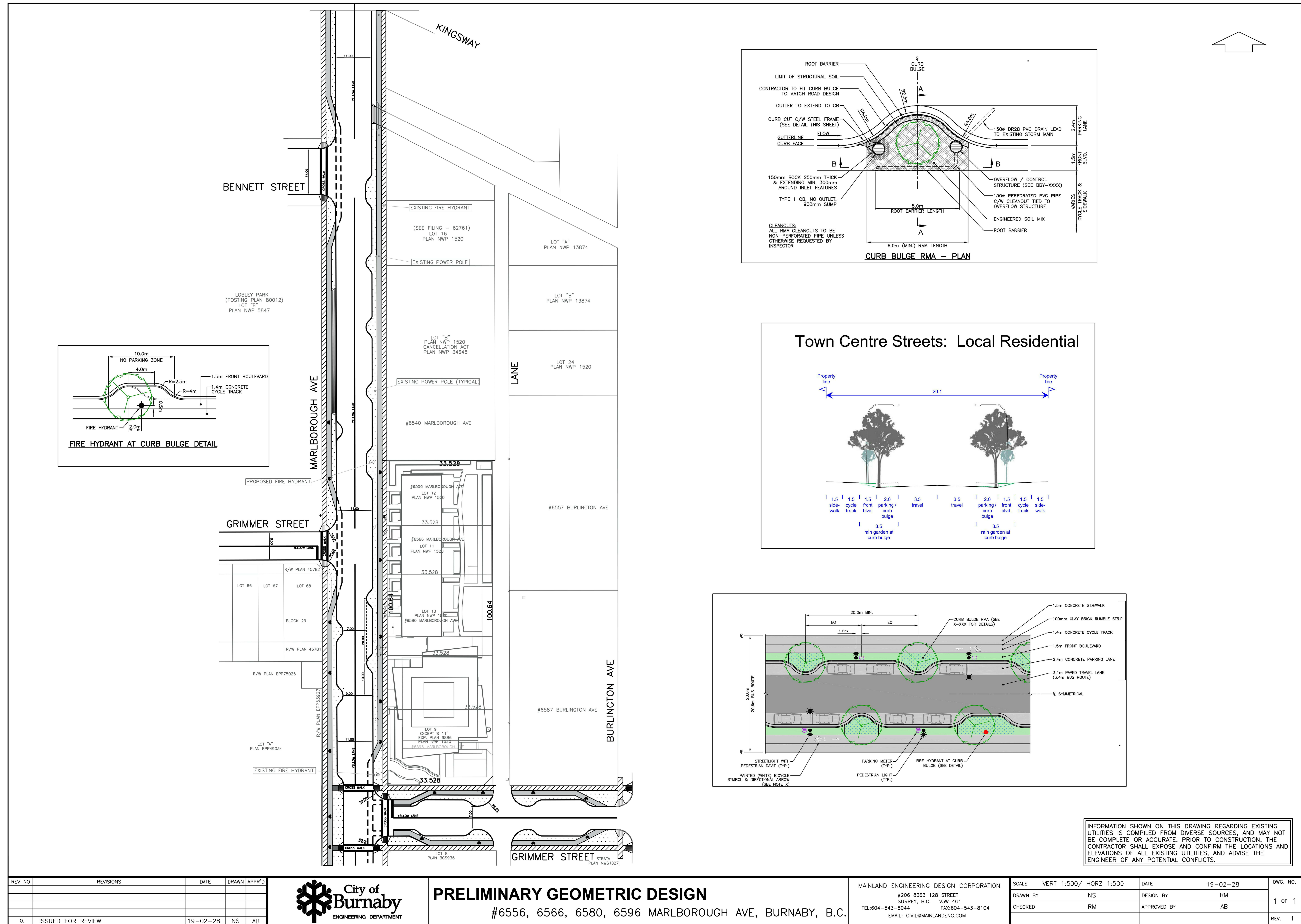
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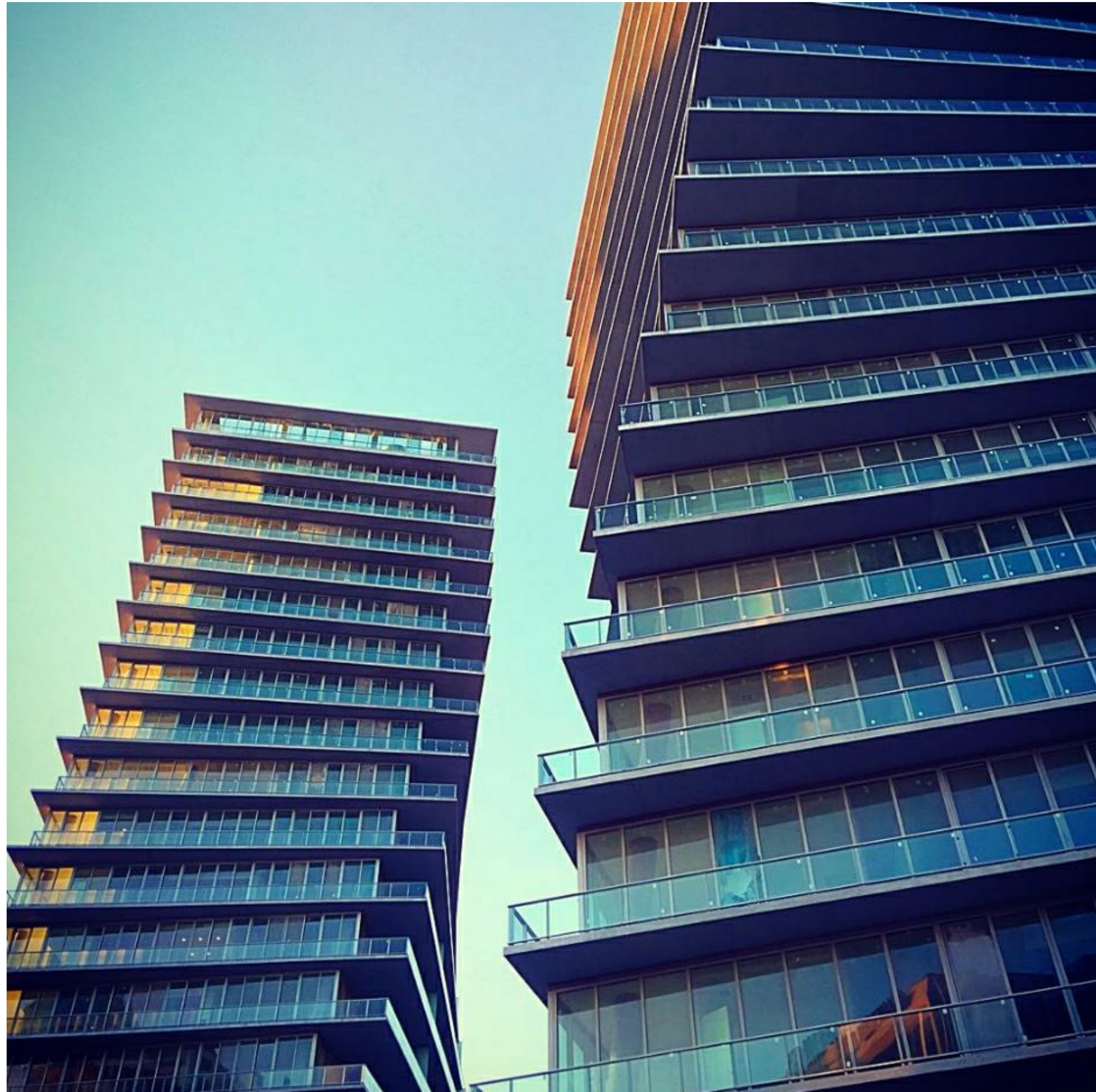
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PRECEDENTS

Date: 10/09/2019
Scale:
Project #: 17072

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