

Attachment #3



RE ISSUED FOR:
3rd READING

DATE:
28NOV2024

JKA PROJECT No:
2007

Amended Development Plan - Mixed Use Development

4701 Hastings Street, Burnaby, British Columbia

ARCHITECTURAL

Jordan Kutev Architect Inc.

180 - 2250 Boundary Road,
Burnaby, British Columbia
V5M 3Z3
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A000 COVER PAGE/ DRAWING LISTS
A151 CONTEXT PLAN
A151a STATISTICS DATA SHEET
A152 SITE PLAN
A153 SITE COVERAGE AREA OVERLAY
STATUTORY RIGHT-OF-WAY AREAS
A154 FIRE TRUCK ACCESS PLAN
A155 GARBAGE AND RECYCLING
MANAGEMENT PLAN
A201 PARKING LEVEL P3
A202 PARKING LEVEL P2
A203 PARKING LEVEL P1
A211 MAIN LEVEL PLAN
A212 SECOND LEVEL PLAN
A213 THIRD LEVEL PLAN
A214 FOURTH LEVEL PLAN
A215 FIFTH LEVEL PLAN
A216 SIXTH LEVEL PLAN
A251 AMENITY AREA / ROOF PLAN
A401 SOUTH ELEVATION
A401a COLOURED SOUTH ELEVATION
A402 WEST ELEVATION
A402a COLOURED WEST ELEVATION
A403 NORTH ELEVATION
A403a COLOURED NORTH ELEVATION
A404 EAST ELEVATION

A451 SECTION A-A
A501 TYPICAL UNIT LAYOUT
A502 TYPICAL UNIT LAYOUT
A503 TYPICAL UNIT LAYOUT
A801 3D RENDERINGS
FAR211 MAIN LEVEL FAR LAYOUT
FAR212 SECOND LEVEL FAR LAYOUT
FAR213 THIRD LEVEL FAR LAYOUT
FAR214 FOURTH LEVEL FAR LAYOUT
FAR215 FIFTH LEVEL FAR LAYOUT
FAR216 SIXTH LEVEL FAR LAYOUT

OWNER

Vittori Development Ltd.

2642 E Hastings Street,
Vancouver, British Columbia
V5K 1Z6
Tel.: 604 251 7300
Fax: 604 629 0232
www.vittori.ca

SURVEY

Ken K. Wong and Associates Canada and B.C. Land Surveyors

5624 East Hastings Street,
Burnaby, British Columbia
V5B 1R4
Tel.: 604 294 8881
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LANDSCAPE

Durante Kreuk Ltd.

102 - 1637 West 5th Avenue,
Vancouver, British Columbia
V6J 1N5
Tel.: 604 684 4611
Fax: 604 684 0577
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TRAFFIC

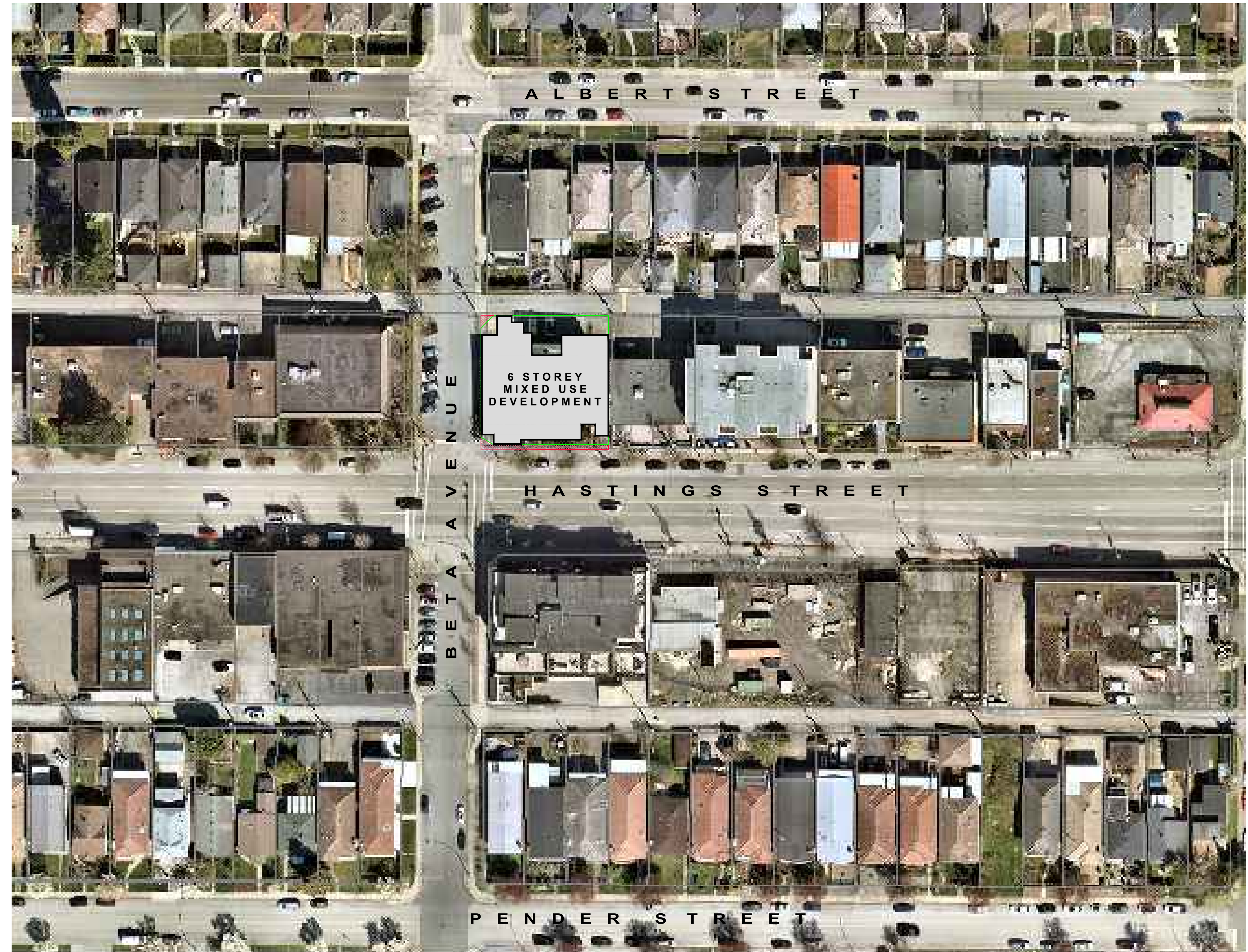
Creative Transportation Solutions Ltd.

84A Moody Street,
Port Moody, British Columbia
V3H 2P5
Tel.: 604 936 6190
Fax: 604 936 6175
www.cts-bc.com

CIVIL

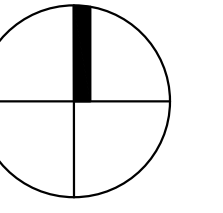
Vector Engineering Services Ltd.

150 - 6450 Roberts Street,
Burnaby, British Columbia
V5G 4E1
Tel.: 604 298 2333
www.vectoreng.ca



1 CONTEXT PLAN
SCALE: N.T.S.

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PRIME CONSULTANT

CONSULTANT

SEAL

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NO	DATE	REMARKS
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Amended Development Plan
Mixed Use Development

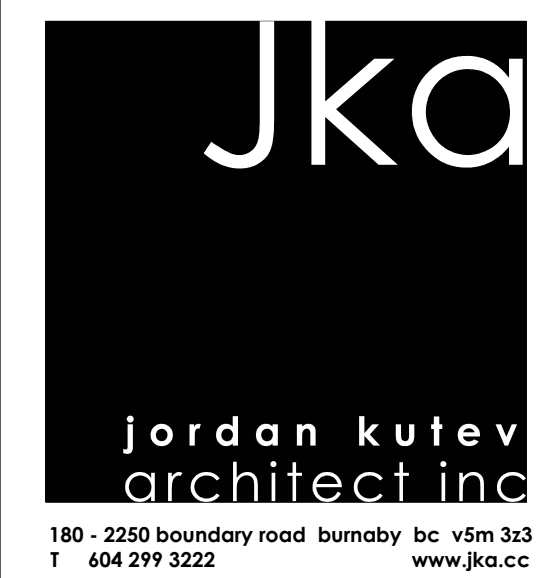
4701 Hastings Street
Burnaby, British Columbia

CONTEXT PLAN

A151

SCALE:	NTS	PROJECT NO:	2007
DRAWN BY:	MP	CHECKED BY:	JA

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A. Project Description:
 Mixed Use Development

B. Civic Address(es) and Alias:
 4701 and 4705 Hastings Street,
 Burnaby, British Columbia

Legal Address(es):
 Lot A (Formerly Lot 36, Block 6,
 District Lot 122, Group 1, NWD Plan 1308
 and Lot 75, District Lot 122, Group 1, NWD Plan 54739

C. Zoning:
 From: C4a
 To: C2 (Community Commercial District)
 RM3r (Multiple Family Residential Rental)

Adjacent:

E. Site Area:

	sq.m.	sq.ft.	Total (sq.m.)	Total (sq.ft.)
Gross Site Area:			956.91	10300
4701 Hastings Street	318.94	3433		
4705 Hastings Street	637.97	6867		
Site Area for calculation of density:			956.91	10300
Dedication Area:				
Road Closure Area:				
Net Site Area:			956.91	10300
Minimum Lot Area:				
Subdivided Lot Area:				

F. Floor Area Ratio (FAR)

By Use:	Permitted			Proposed		
	FAR	sq.m.	sq.ft.	FAR	sq.m.	sq.ft.
C2 Commercial Total	1.300	1,243.98	13,390	1.233	1,179.49	12,696
Commercial C2	0.663	634.43	6,829	0.629	601.92	6,479
Market Rental	0.637	609.55	6,561	0.604	577.57	6,217
RM3 Market Rental Total	1.650	1,578.90	16,995	1.650	1,578.84	16,995
RM3	1.100	1,052.60	11,330	1.100	1,052.57	11,330
Density Offset	0.550	526.30	5,665	0.550	526.27	5,665
RM3r Market Rental Total	1.100	1,052.60	11,330	1.098	1,050.86	11,311
RM3r - Market Rental	0.550	526.30	5,665	0.461	441.57	4,753
80% CMHC Market Rental	0.275	263.15	2,833	0.171	163.60	1,761
CMHC Median Rental	0.275	263.15	2,833	0.466	445.69	4,797
Total Site Floor Area Ratio	4.050	3,875.49	41,715	3.981	3,809.19	41,002
Total Site Gross Area		956.91	10,300			

Total Unit Area	Total Common Area	Efficiency
sq.m.	sq.m.	%
1096.21	81.28	93%
601.92	0.00	100%
496.29	81.28	86%
1361.68	217.16	86%
906.64	145.93	86%
455.04	71.23	86%
906.55	144.32	86%
379.60	61.97	86%
141.49	22.11	86%
385.45	60.24	86%
3366.43	442.76	88%

J. Building Height

Level(s)	Height of Floor(s)		Number of
	Metric (m)	Imperial (ft)	
Parking Level P3	3.05	10	1
Parking Level P2	3.05	10	1
Parking Level P1	3.05	10	1
Main Level CRU	5.03	16.5	1
Second Level	3.05	10	1
Third Level	3.05	10	1
Fourth Level	3.05	10	1
Fifth Level	3.05	10	1
Sixth Level	3.25	10.66	1
Overall Height From Finished Grade			
Proposed	20.47	67.16	
Permitted			9

N. Floor Area Ratio (FAR) Breakdown

Level	Units area	% Common	sq.ft. Common	% Lobby	sq.ft. Lobby	Sub-total	Total sq.ft.
80% CMHC	2	1523	25,5066	207	5,1010	31	1761
CMHC Median	2	2134	35,7394	290	7,1474	44	2467
CMHC Median	3	2015	33,7464	274	6,7489	41	2330
RM3r	2	2314	38,7540	314	7,7503	47	2676
RM3r	4	1772	29,6768	269	6,0174	37	2077
Density Offset	3	1779	29,7940	242	5,9584	36	2057
Density Offset	4	2065	34,5838	287	6,9368	42	2395
Density Offset	5	562	9,4900	67	1,8541	11	640
Density Offset	6	492	8,3080	71	1,6593	10	573
RM3	3	2177	36,4596	288	7,2679	44	2509
RM3	4	1922	29,4899	212	5,1127	31	1765
RM3	5	5360	91	770	18,0770	110	6241
RM3	6	700	11,8203	101	2,3608	14	815
Rental C2	4	612	10,2495	85	2,0558	13	710
Rental C2	6	4730	79,8717	680	15,9522	97	5507
Commercial C2	1	6479	0	0	0	0	6479

D. Vehicular Access From:
 Beta Avenue

G. Site Coverage Calculations

Total Lot Area	Metric (m)	Imperial (ft)
Building Foot Print	2366.77	7765
Site Coverage %		75.39%
Max. Permitted Lot Coverage %		

H. Site Elevations

Point	Natural Grade		Finished Grade	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
Point 1	83.73	274.70	83.73	274.70
Point 2	81.26	266.70	81.26	266.70
Point 3	82.63	271.20	82.63	271.20
Point 4	84.89	278.50	84.89	278.50

I. Site Dimensions

Gross	Width		Depth	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
Net	30.18	99.01	31.72	104.07

K. Building Setbacks

Property Line	Required		Proposed	
	Metric (m)	Imperial (ft)	Metric (m)	Imperial (ft)
North	4.59	15.05	4.59	15.05
South	2.19	7.17	2.19	7.17
East	0.08	0.25	0.08	0.25
West	0.23	0.75	0.23	0.75

R. Vehicle Parking - Proposed (Required)

Building Rental	Resident	Residential	Small Car	H/C	Car Wash	Car Share	Total
Require /	30	5		3/100 (non-)	1/2	1/100	35
Apartment	22	3	8		3	1	36
Total							36

L. Gross Floor Area & Permitted FAR/GFA exemptions

Residential GFA Calculations:

Level(s)	Number of Floors	Unit Area Per Floor (sq.ft.)	GFA (Proposed) Calculation		Total FAR Exclusions (sq.ft.)	Gross Area Per Floor (sq.ft.)	Total Gross Area (sq.ft.)	Efficiency (Saleable Area/Total Gross Area) (sq.ft.)	FAR Exclusions				Total FAR Area (sq.ft.)
			Total Unit Area (sq.ft.)	Common Area Per Floor (sq.ft.)					Front Lobby (sq.ft.)	Mechanical Area Exemption (sq.ft.)	Adaptable Units Exemption (sq.ft.)	Total FAR Exemption (sq.ft.)	
Main Level	1	0	611		393	1004	1004	393				393	611
Second Level	1	5971	871		55	6897	6897	55	60	115		115	6782
Third Level	1	5971	871		55	6897	6897	55	60	115		115	6782
Fourth Level	1	5971	871		55	6897	6897	55	40	95		95	6802
Fifth Level	1	5922	871		55	6848	6848	55	20	75		75	6773
Sixth Level	1	5922	871		55	6848	6848	55	20	75		75	6773
Roof Elevator Machine Room													
Total	6	29757	4966		668			35391	393	275	200	868	34523

M. Unit Count

Rental Unit Count (RM3r)	Studio	1 bedroom	2 bedroom	Total	% Total			
Minimum Size	322.93 sq.ft. (30 sq.m.)	538.21 sq.ft. (50 sq.m.)	699.68 sq.ft. (65 sq.m.)					
Proposed Size	492 sq.ft. (45.71 sq.m.)	539 - 687 sq.ft. (50.07 - 63.82 sq.m.)	700 - 821 sq.ft. (65.03 - 76.27 sq.m.)					
C2 Community Commercial District and RM3 Multiple Family District					48.00%			
Market Rental								
C2 Community Commercial District				9	18.00%			
Standard		7		7	14.00%			
Adaptable		2		2	4.00%			
RM3 Multiple Family District				15	30.00%			
Standard	1	7	6	14	28.00%			
Adaptable		1		1	2.00%			
RM3r Multiple Family (Rental) District					52.00%			
Density Offset				9	18.00%			
Standard	2	5		7	14.00%			
Adaptable	1	1		2	4.00%			
Market Rental				7	14.00%			
Standard	2	5		7	14.00%			
Adaptable				0	0.00%			
Median Rental				7	14.00%			
Standard	1	1	2	4	8.00%			
Adaptable	2	1		3	6.00%			
20% below CMHC Market Rental				3	6.00%			
Standard		1		1	2.00%			
Adaptable	2			2	4.00%			
Total				11	31	8	50	100%
Distribution	22.00%	62.00%	16.00%					
Adaptable	10.00%	10.00%		10	20%			

Combined Buildings

Buildings	Number of Floors	Total Unit Area (sq.ft.)	GFA (Proposed) Calculation		Total FAR Exclusions (sq.ft.)	Total Gross Area (sq.ft.)	Efficiency (Saleable Area/Total Gross Area) (sq.ft.)	FAR Exclusions				Total FAR Area (sq.ft.)
			Total Unit Area (sq.ft.)	Common Area (sq.ft.)				Lobby/Amenity Area Exemption (sq.ft.)	Mechanical Area Exemption (sq.ft.)	Adaptable Units Exemption (sq.ft.)	Total FAR Exemption (sq.ft.)	
Residential	5	29757	4966		668	35391	35391	393	275	200	868	34523
Commercial / Retail 1		3500	104			3604						3604
Commercial / Retail 2		2772	104			2876						2876
Total		36029	5173		668	41870						41002

Permitted Amenities GFA

Use	Permitted		Proposed	
	Metric (sq.m.)	Imperial (sq.ft.)	Metric (sq.m.)	Imperial (sq.ft.)
Residential				
Rental Residential			187.76	2021
Commercial / Retail				

Use

Use	Permitted GFA		Proposed GFA	
	Metric (sq.m.)	Imperial (sq.ft.)	Metric (sq.m.)	Imperial (sq.ft.)
Residential			3287.93	35391
Commercial / Retail			601.92	6479
Total:			3889.85	41870

O. Screening & Landscaping

Landscaping	Required		Proposed	
	Metric (sq.m.)	Imperial (sq.ft.)	Metric (sq.m.)	Imperial (sq.ft.)
Screening				
Open Space				
Garden Plots				
Active Play Area				
Active lawn Area				

Exempt Underground GFA

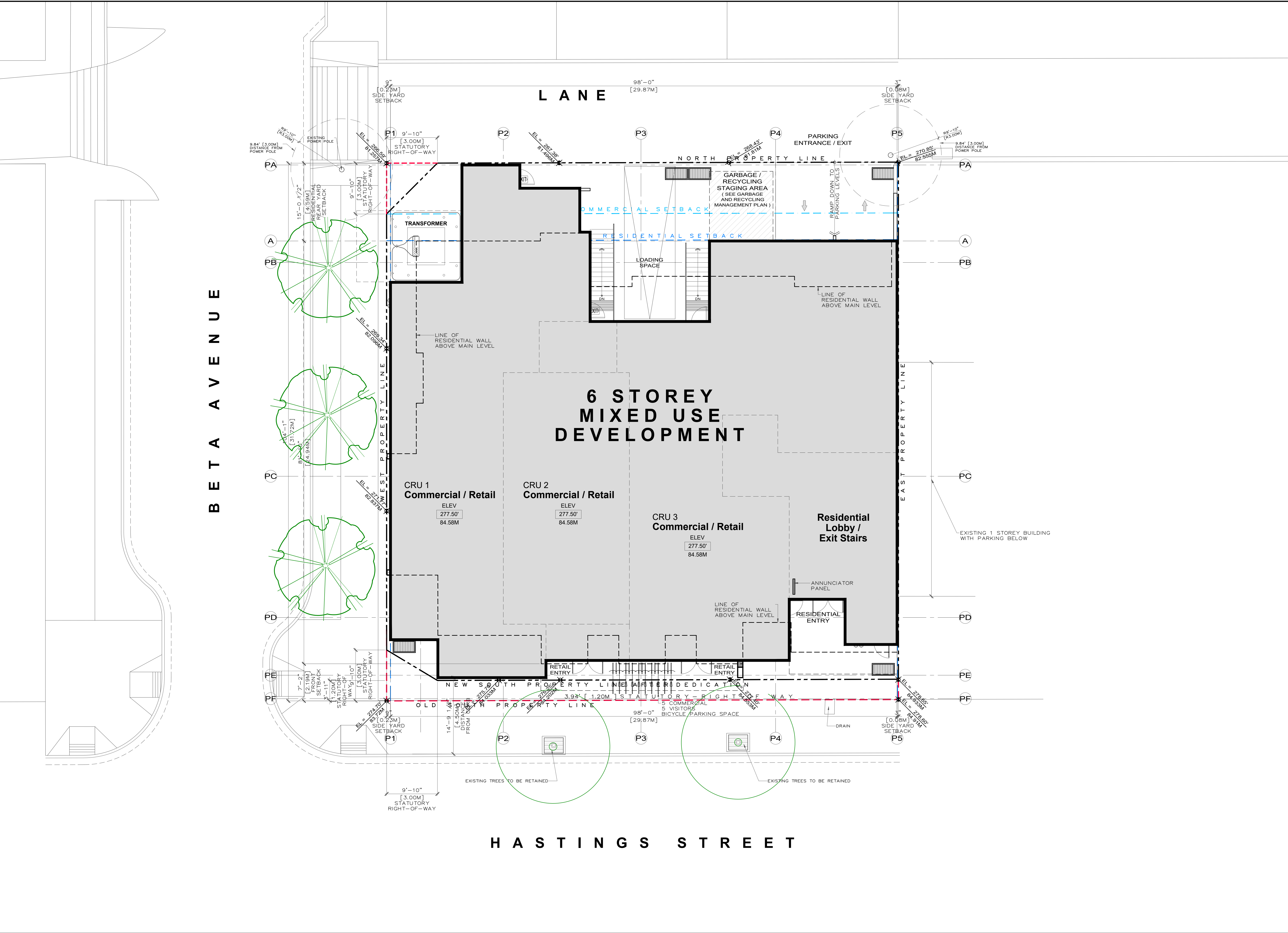
Use	Proposed GFA		Number
	Metric (sq.m.)	Imperial (sq.ft.)	
Parking Level P3 & Maneuvering	522.86	5628	
Parking Level P2 & Maneuvering	857.03	9225	
Parking Level P1 & Maneuvering	891.43	9595	
Residential Solid Waste and Resource Fac	20.62	222	
Bike Storage	91.23	982	
Storage Lockers	206.24	2220	
Mechanical / Electrical	46.52	501	
Total:	2635.94	28373	

P. Green Building & Principle Building Technology

BCBC Step	Required		Proposed	
	Metric (sq.m.)	Imperial (sq.ft.)	Metric (sq.m.)	Imperial (sq.ft.)
Primary Energy Source	Electric		Electric	
District Energy Ready	N/A		N/A	
Geo exchange Ready	N/A		N/A	
Timber	Y		Y	
Mass Timber	N		N	
Steel	N		N	
Concrete	N		Y	
Other Material				

S. Bicycle Parking

Use	Residential Class A	Residential Visitor	Bike Wash	Bike Share	Commercial Class A	Commercial Class B	Total Locker	Rack
Apartment	51	5						



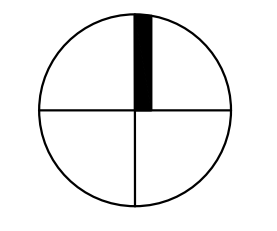
BETA AVENUE

LANE

6 STOREY MIXED USE DEVELOPMENT

HASTINGS STREET

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SEAL

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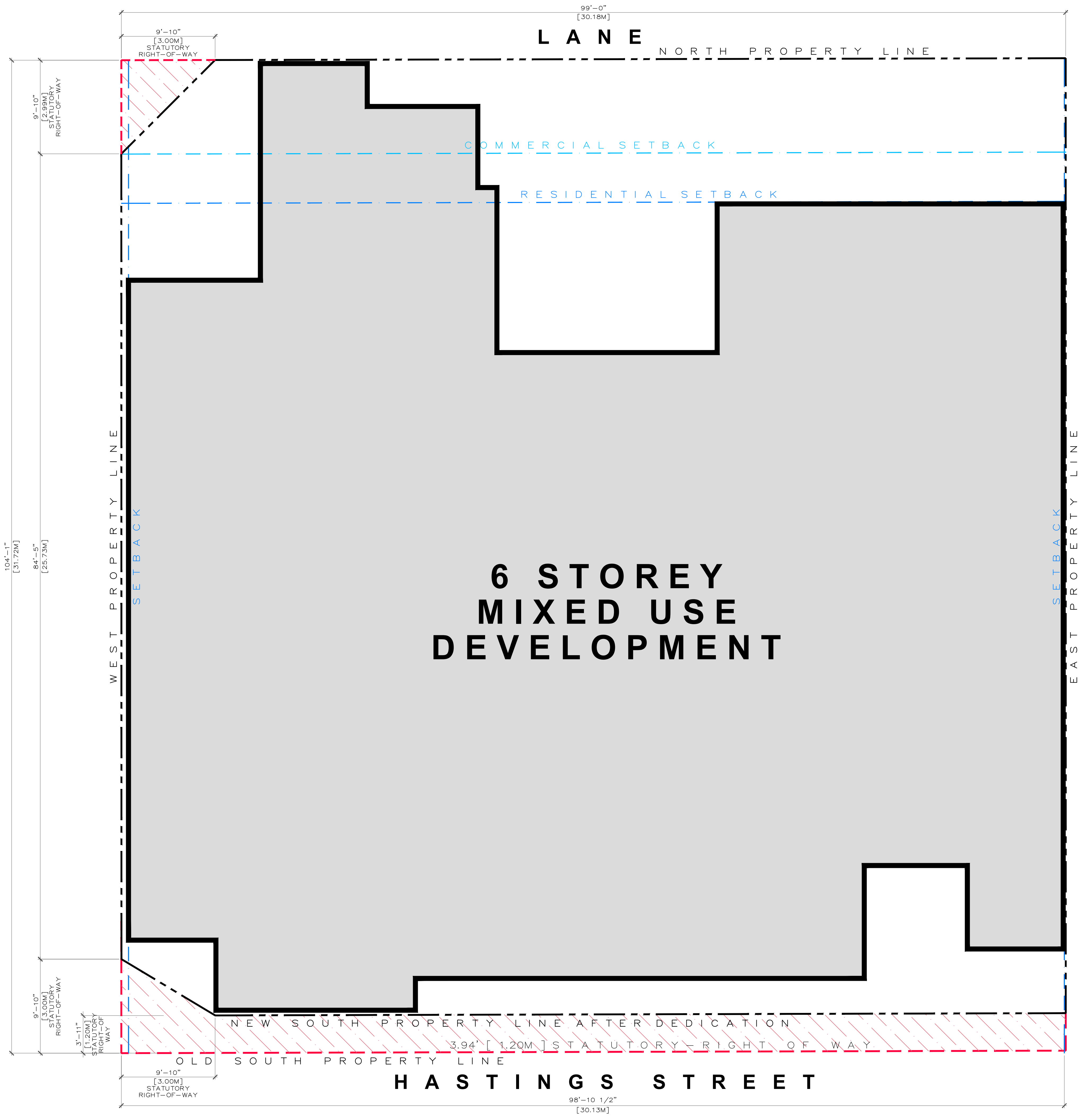
Amended Development Plan Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

SITE PLAN

A152

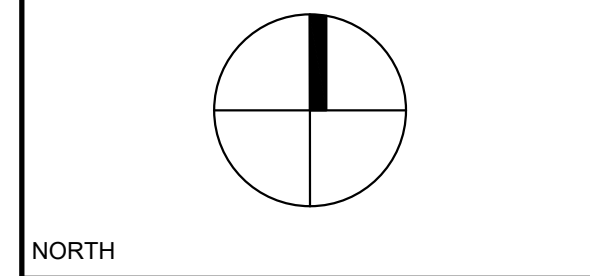
SCALE: 1/8" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



Legend:

- Building Area
- Lot Dedication / Statutory Right-of-Way

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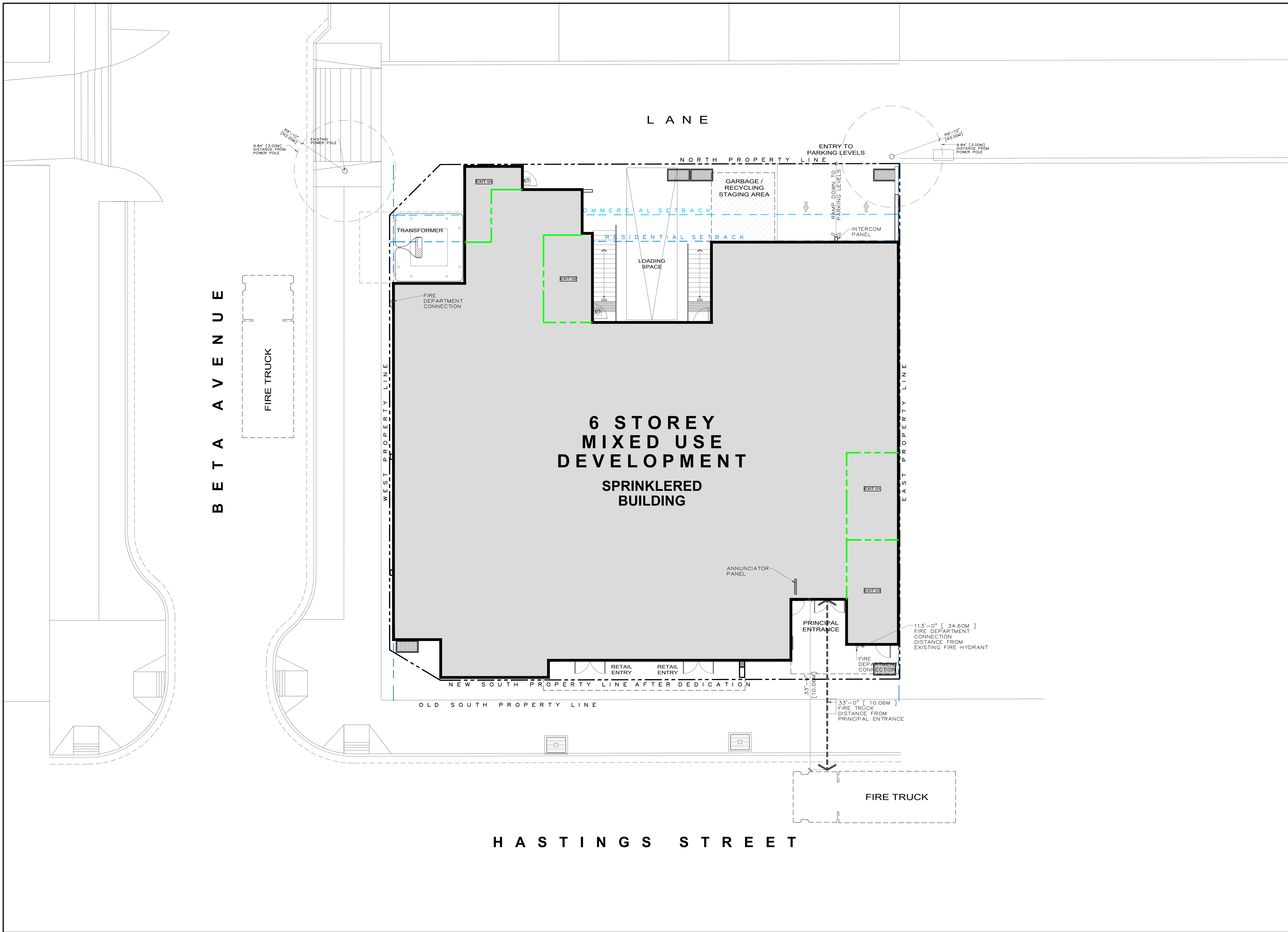
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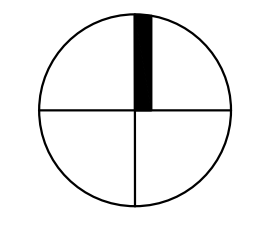
SITE COVERAGE AREA OVERLAY
 DEDICATION AND
 STATUTORY RIGHT-OF-WAY
 AREAS

A153

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



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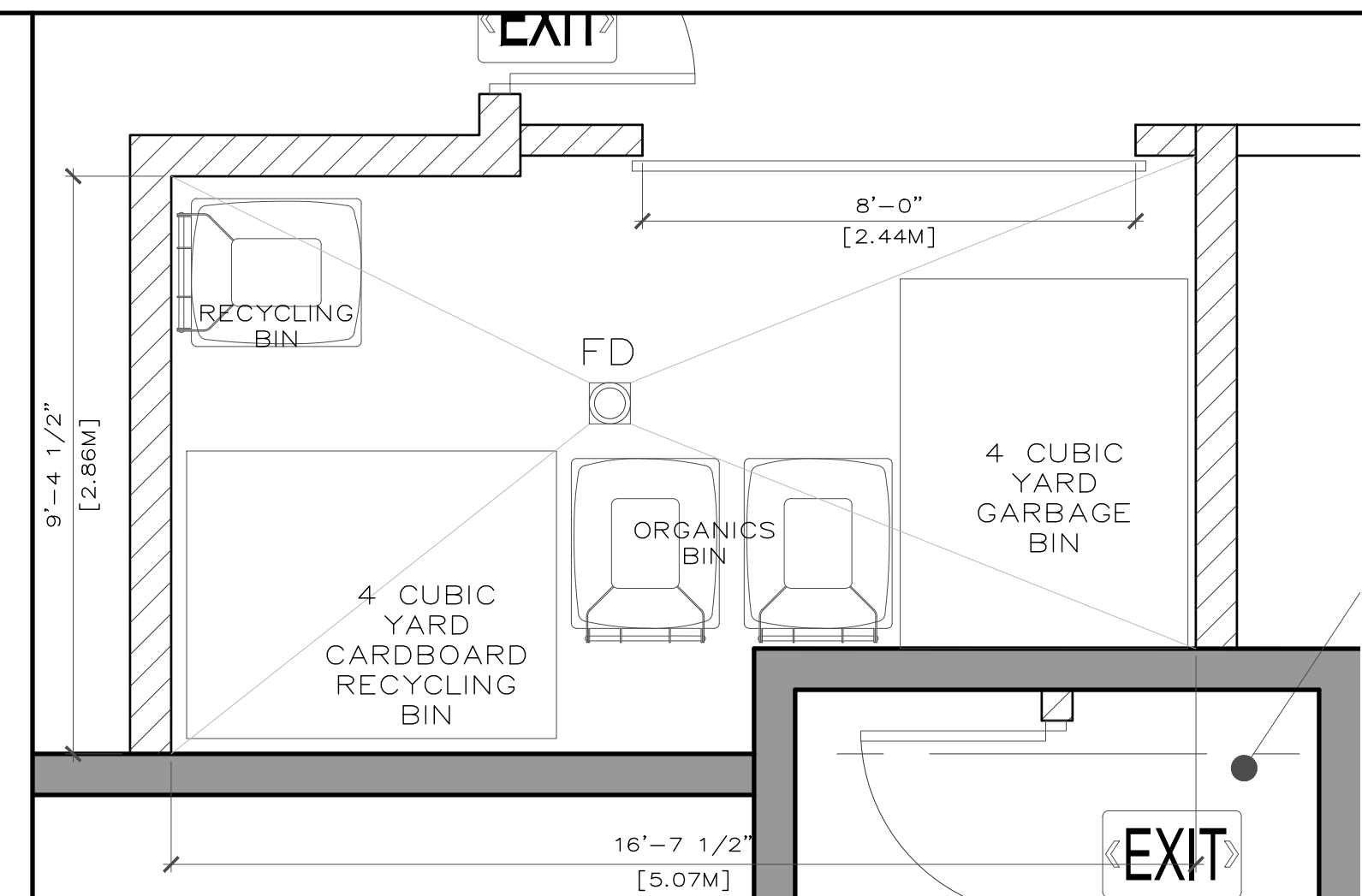
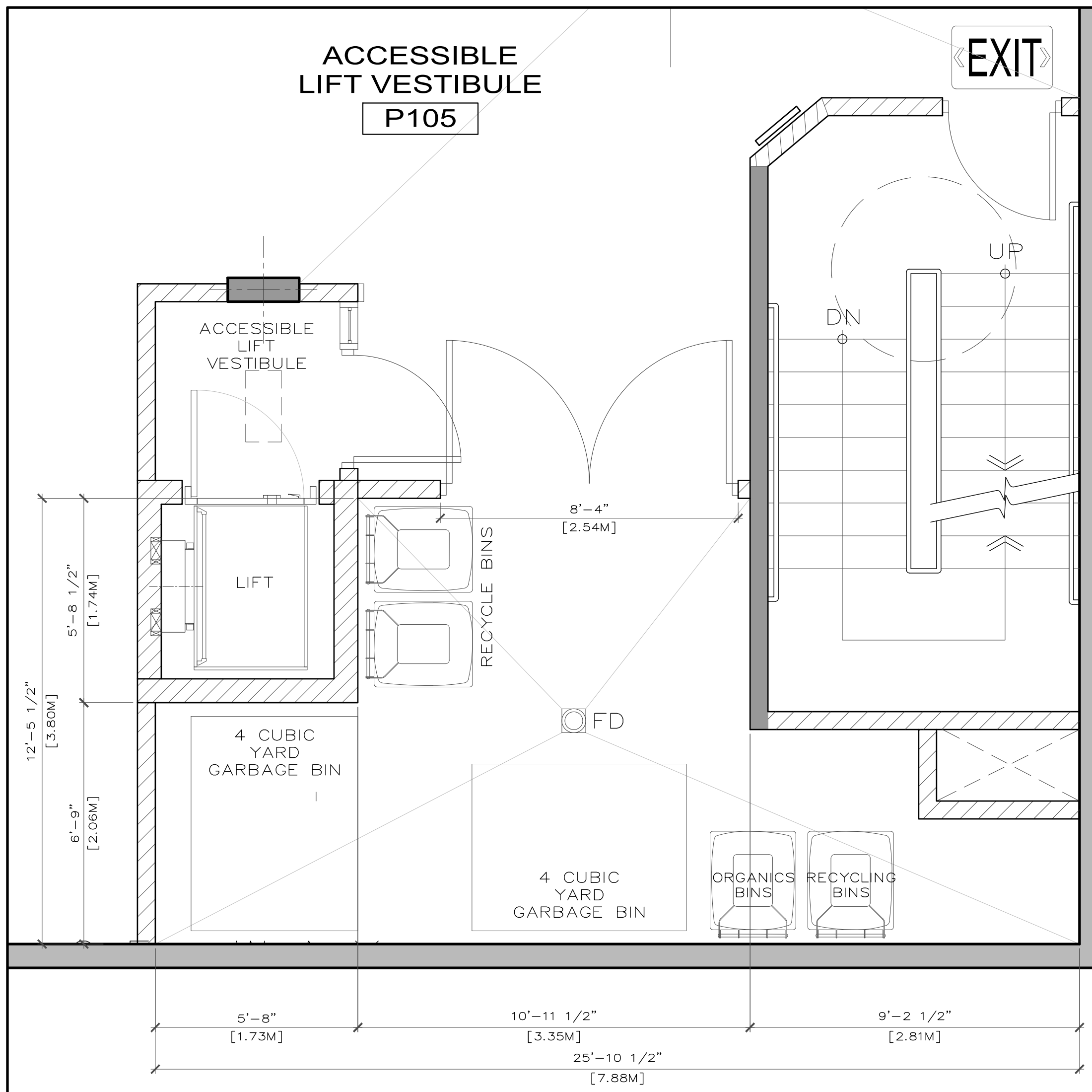
Amended Development Plan
 Mixed Use Development

4701 Hastings Street
 Burnaby, British Columbia

FIRE TRUCK
 ACCESS PLAN

A154

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



2 COMMERCIAL / RETAIL GARBAGE AND RECYCLING MANAGEMENT PLAN
SCALE: 3/8" = 1' - 0"

COMMERCIAL / RETAIL REQUIRED GARBAGE AND RECYCLING AREA
6055 sq.ft. [562.53 sq.m.]
x 0.194 sq.ft. [0.018 sq.m.]
= 108.99 sq.ft. [10.13 sq.m.]

COMMERCIAL / RETAIL PROVIDED GARBAGE AND RECYCLING AREA
16'-7 1/2" x 9'-4 1/2"
= 148 sq.ft. [13.75 sq.m.]

BULK ITEM STORAGE REQUIRED
50 units x 2.36 sq.ft. [0.22 sq.m.]
= 118.00 sq.ft. [10.96 sq.m.]

BULK ITEM STORAGE PROVIDED
11'-5 1/2" x 14'-11"
= 170 sq.ft. [15.79 sq.m.]

GARBAGE / RECYCLING STAGING AREA REQUIRED
minimum 45% of Commercial and Residential Garbage Room
230 sq.ft. [21.37 sq.m.] +
130 sq.ft. [12.08 sq.m.]
= 360 sq.ft. [33.45 sq.m.] * 45%
= 162 sq.ft. [15.05 sq.m.]

GARBAGE / RECYCLING STAGING AREA PROVIDED
162.50 sq.ft. [15.10 sq.m.]
45.13% of provided Commercial and Residential Garbage Room
- to be Structurally designed and surface treated to accommodate a 28,000 kg vehicle

1 RESIDENTIAL GARBAGE AND RECYCLING MANAGEMENT PLAN
SCALE: 3/8" = 1' - 0"

RESIDENTIAL REQUIRED GARBAGE AND RECYCLING AREA
50 Units x 4.736 sq.ft [0.44 sq.m.]
= 230 sq.ft. [21.37 sq.m.]

RESIDENTIAL PROVIDED GARBAGE AND RECYCLING AREA
= 230 sq.ft. [21.37 sq.m.]

SOLID WASTE and RESOURCES STORAGE FACILITY REQUIREMENTS
1.1 Design elements of the storage facility
All solid waste and resource facilities should be equipped with, but are not limited to:

Element	Requirement
Concrete Pad	• Minimum 15.25 cm thick reinforced concrete pads
Drainage	• Must drain to sanitary sewer • Grease interceptor required
Door	• Double doors with a minimum 2.4 m opening • Vertical clearance of min 2.2 m • Can be propped or locked open with a bumper guard
Electricity	• Power shall be provided for equipment inside the facility
Lighting	• Lighting shall be provided around and inside the facility
Hose Bib	• At least (1) hose bib for cleaning the facility and containers as needed
Ventilation	• Suitable ventilation to the exterior of the building to release odour/stale air in compliance with applicable Building Code requirements
Closed Roof	• Facility must be designed such that the facility's sanitary drain will not receive rain water • Roof and/or other provided rain water diversion features will be in compliance with applicable Building Code requirements
Security	• Be sufficiently secure to minimize pest and wildlife access • Be protected from unlawful entry through the use of strike-plate locks and astragals to close clearance gaps between doors and frames

2.0 Access and Pickup Requirements
2.1 Route for Jitney/Haul-out Vehicle
The design of the jitney/haul-out access route, must:

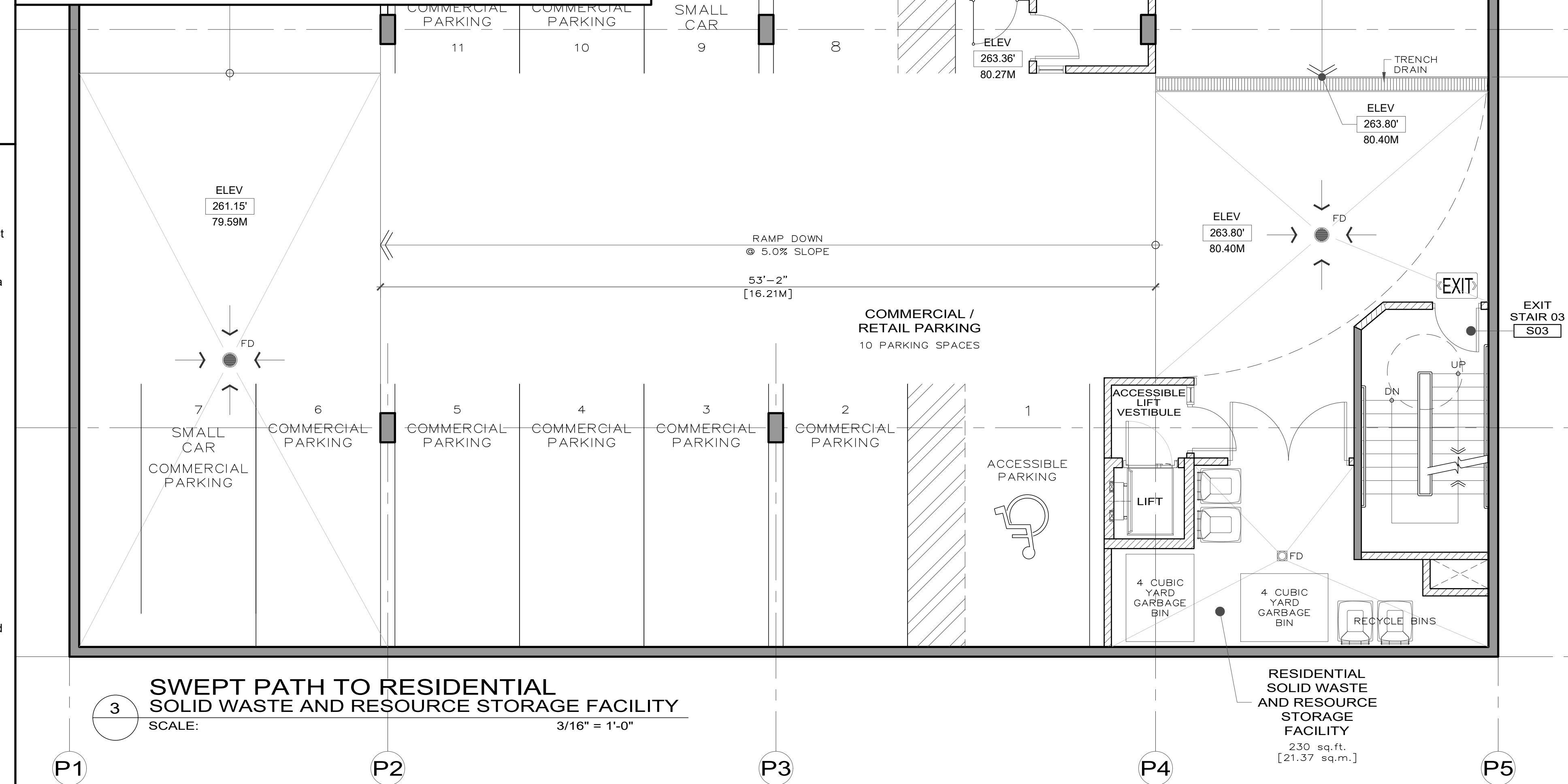
- be designed in such a way as to allow a jitney/haul-out vehicle to enter the site, collect the container and exit the site in a forward motion, or via the use of a turnaround area allowing for a 3-point turn of not less than one truck length.
- provide a minimum width of 3.4 m (including driveways and gate console areas) and a minimum turning radius of 7.9 m throughout the entire access route;
- maintain a minimum vertical clearance of 2.2 m throughout the entire access route;
- ensure the grade breaks (the change in slope between adjacent inclines) on any driveway should not exceed 10% and should be spaced a minimum 6 m apart;
- ensure that the slope of the access route does not exceed 12%; and
- be accessible to the jitney/haul-out vehicle at required times.

Jitney/Haul-out Vehicle Dimensions		
Overall length of truck	7.0 m	Height of truck
Width of truck	2.8 m	Min turning radius
		7.9 m

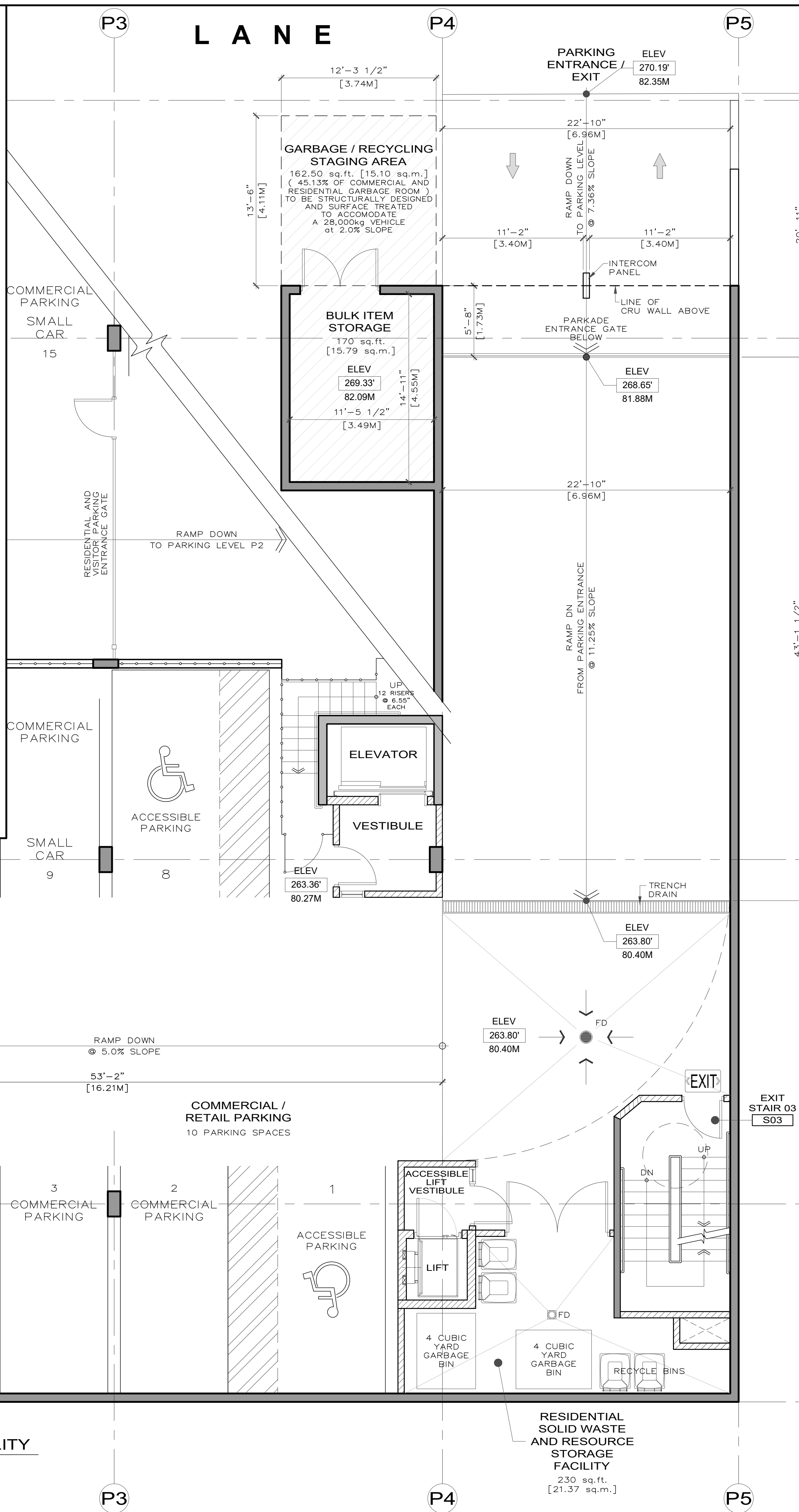
*These are approximate dimensions based on a modified Ford F550.

2.2 Garbage & Recycling Staging/Pickup Area
If the storage facility is not directly accessible to the collection vehicle, a ground level staging/pickup area for containers must be provided for use on collection days.

- The staging/pickup area must:
- have a level and 15 cm reinforced concrete pad;
 - have an appropriate slope as per applicable building code requirements, to facilitate drainage to the designated stormwater management system for the site, and to avoid settling of liquids within the staging/pickup area;
 - be configured such that no horizontal dimension is less than 2.4 m and maintain a minimum vertical clearance of 7.5 m;
 - not require manual adjustment for pickup;
 - be connected to the collection vehicle route via a level grade or continuous slope of no more than 6% and no more than 2.5% roll;
 - be designed to prevent containers on castors from rolling away;
 - be equal in size to 45% of the storage space allocation; and
 - be available for container storage on the day of collection but may be used for other purposes at other times (for smaller or heavily constrained sites only)



3 SWEEP PATH TO RESIDENTIAL SOLID WASTE AND RESOURCE STORAGE FACILITY
SCALE: 3/16" = 1'-0"



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3	28NOV2024	RE-ISSUED FOR 3RD READING
2	20SEP2024	RE-ISSUED FOR PRELIMINARY PLAN APPROVAL APPLICATION
1	18OCT2023	ISSUED FOR PRELIMINARY PLAN APPROVAL APPLICATION

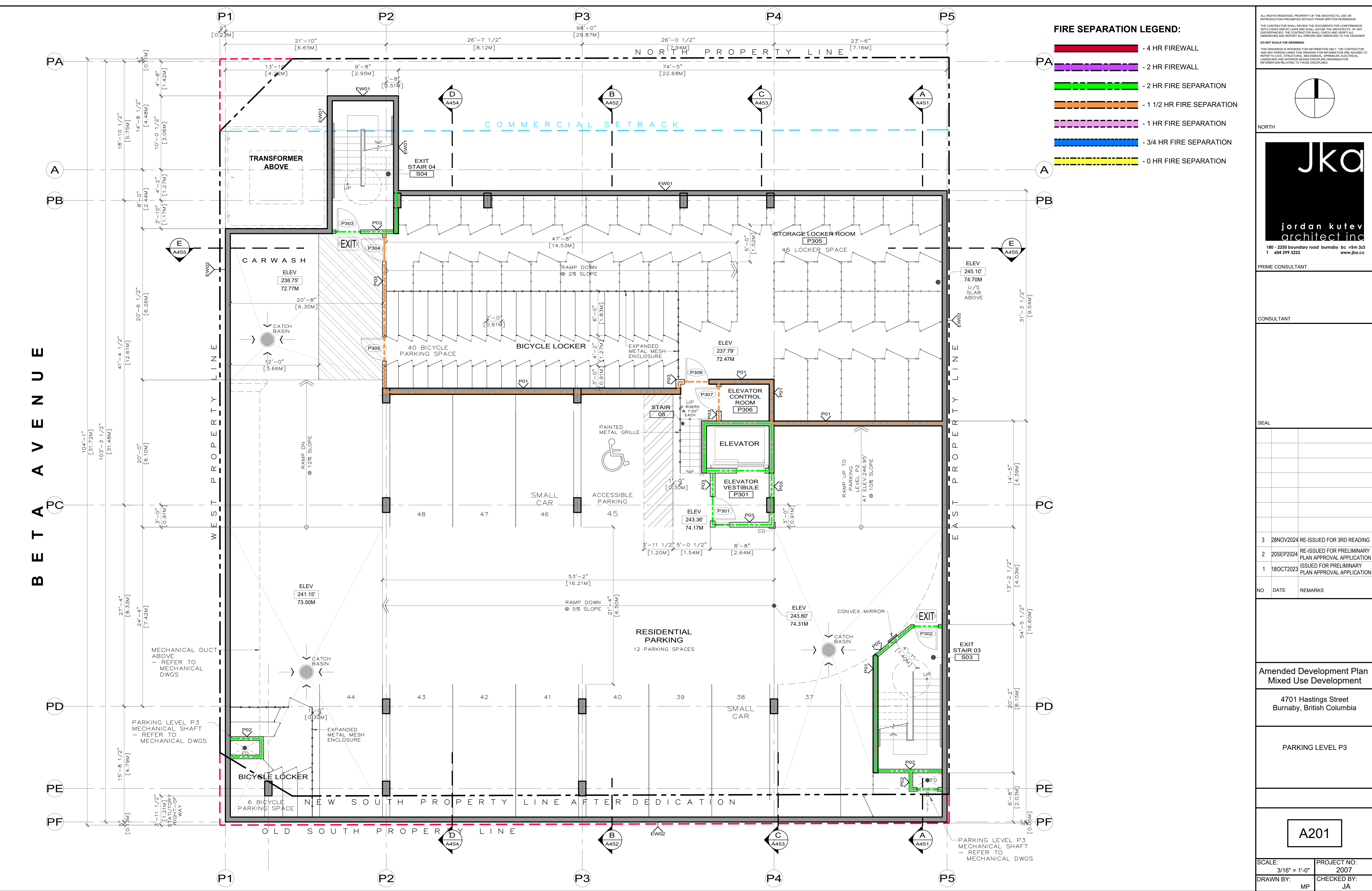
Amended Development Plan
Mixed Use Development

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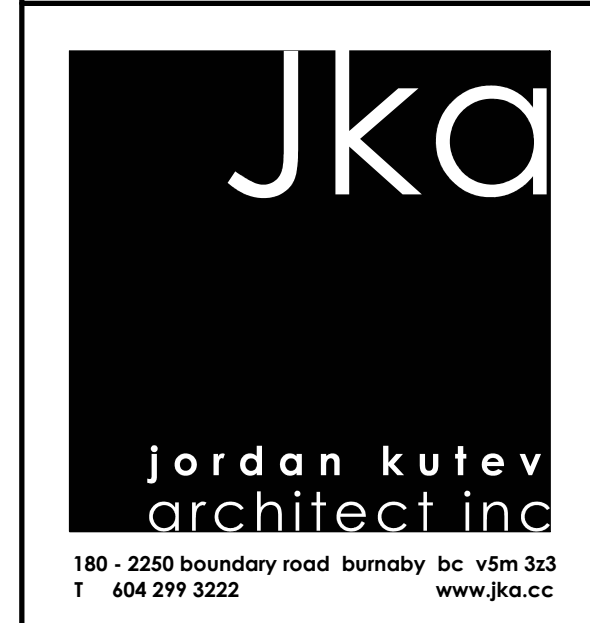
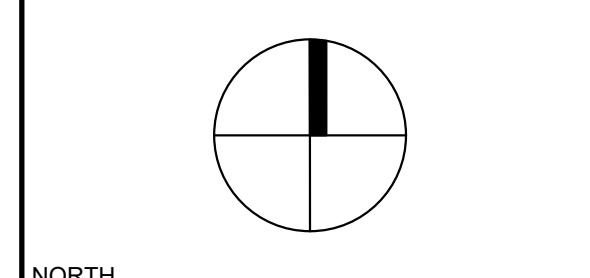
GARBAGE AND RECYCLING MANAGEMENT PLAN

A155

SCALE: AS NOTED	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



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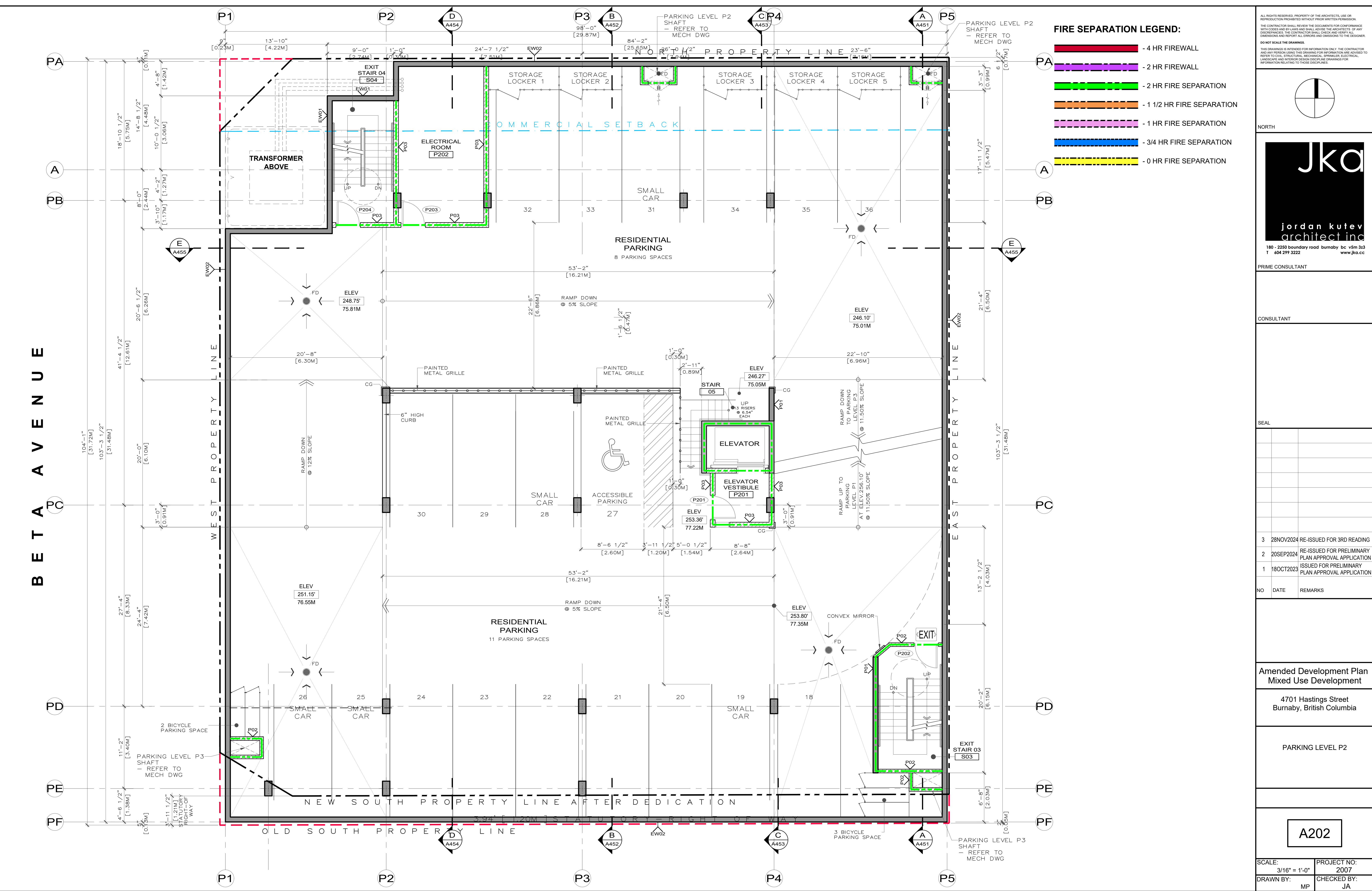
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PARKING LEVEL P3

A201

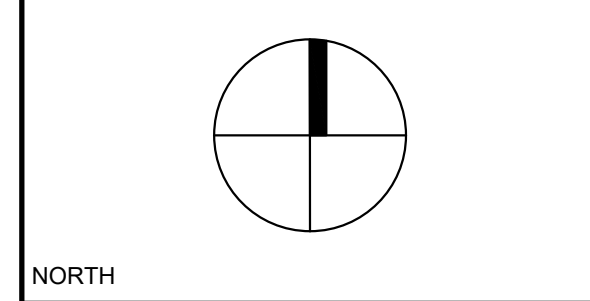
SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



FIRE SEPARATION LEGEND:

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

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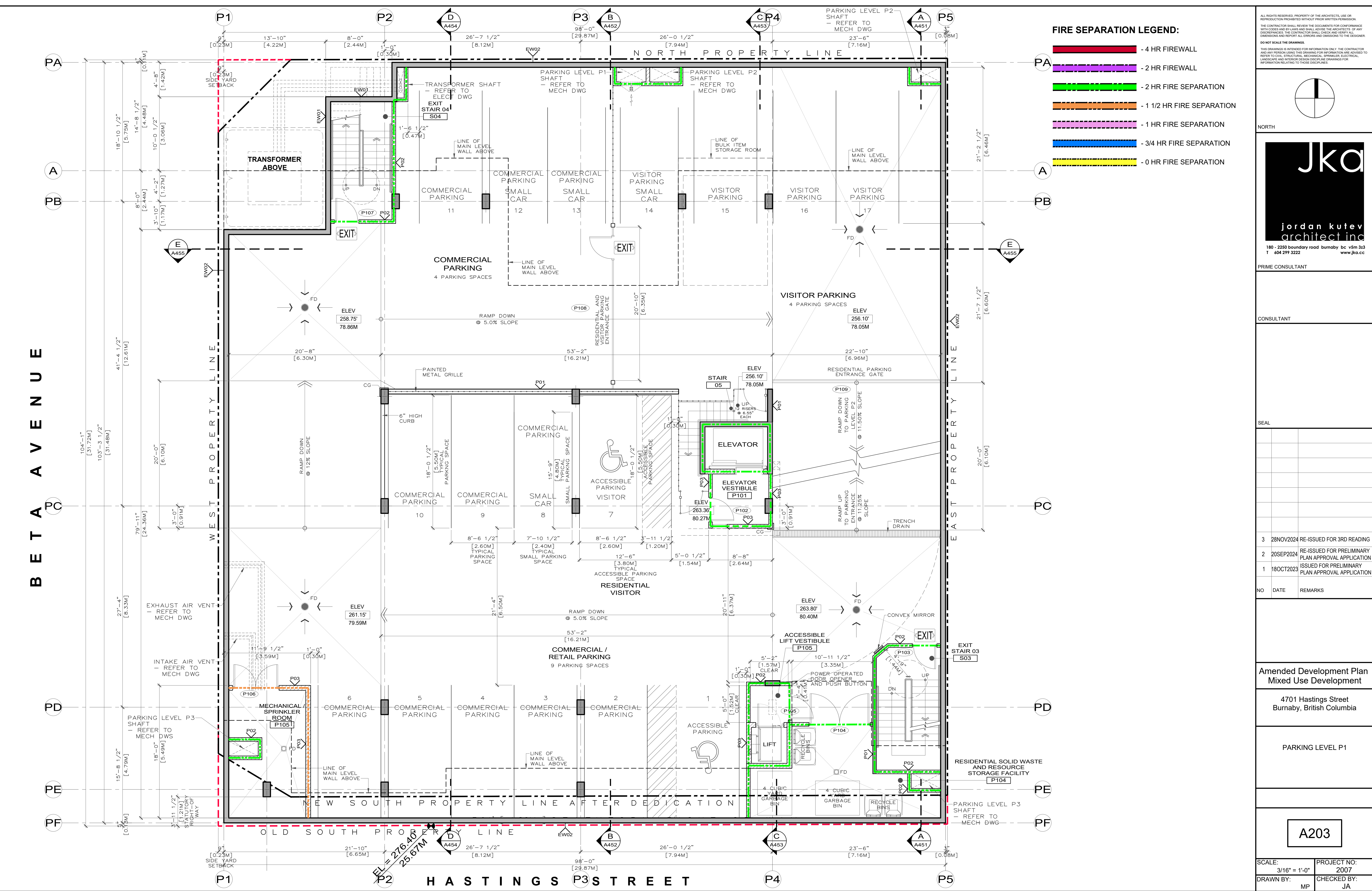
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PARKING LEVEL P2

A202

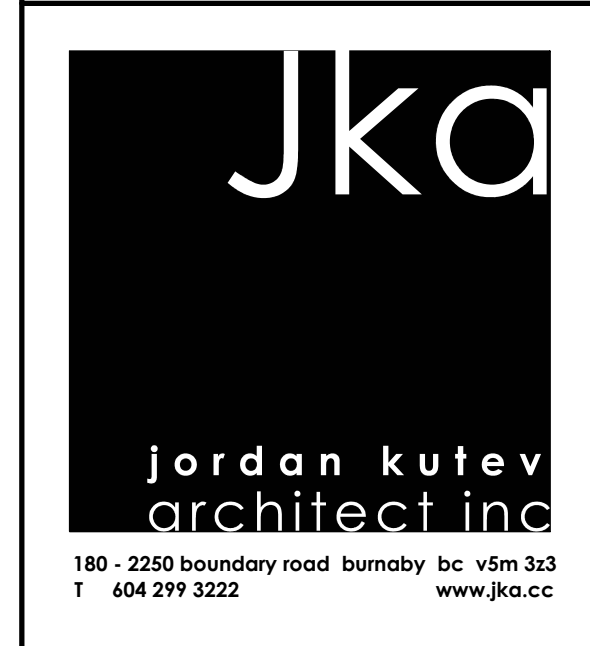
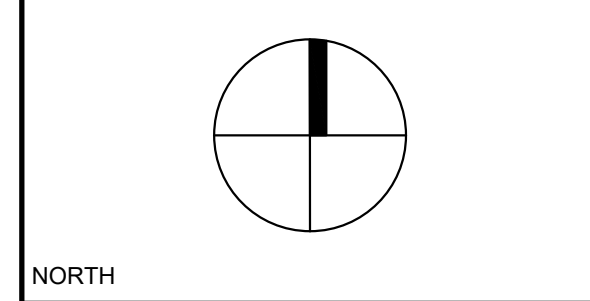
SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



FIRE SEPARATION LEGEND:

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

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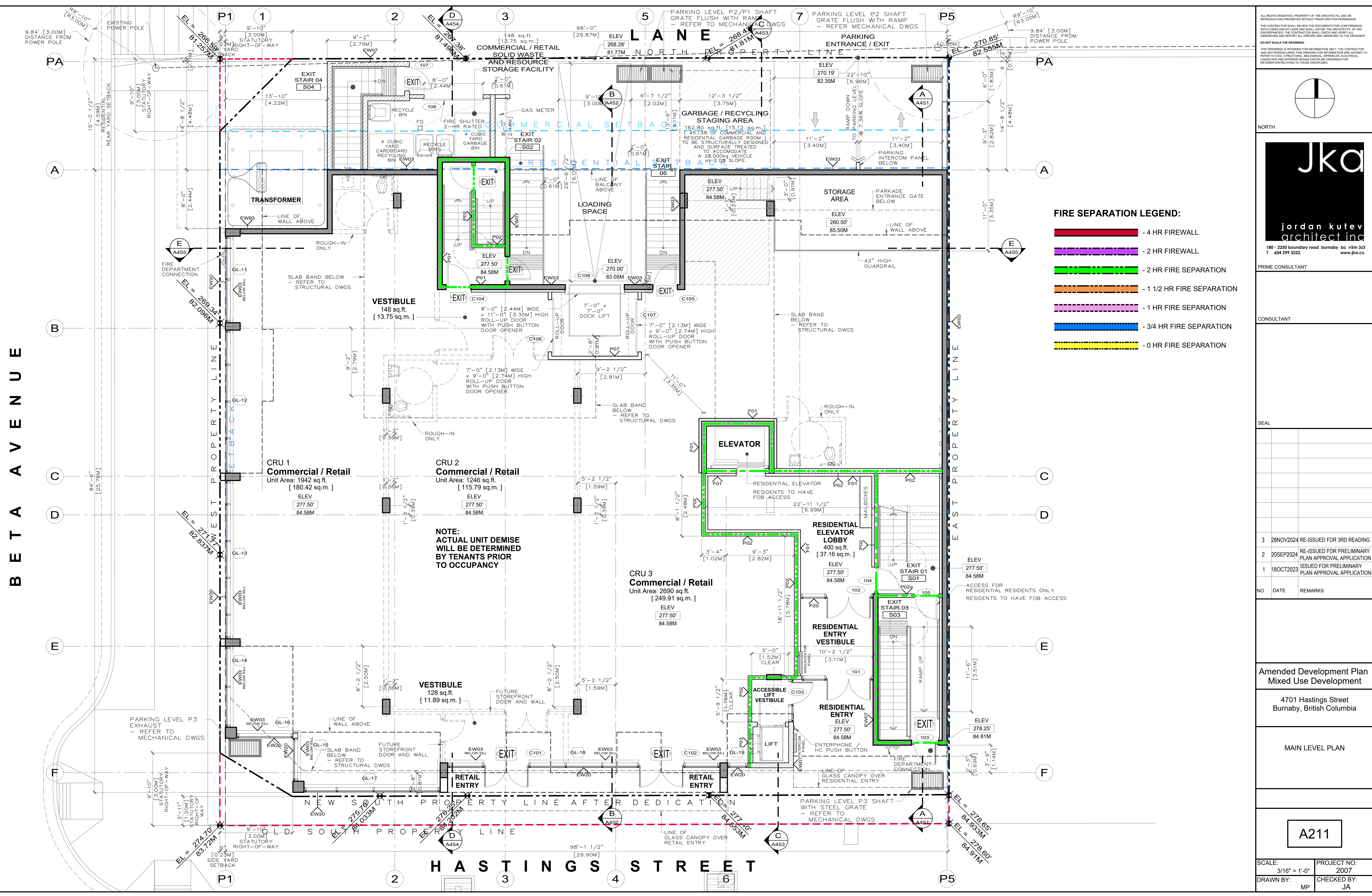
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PARKING LEVEL P1

A203

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



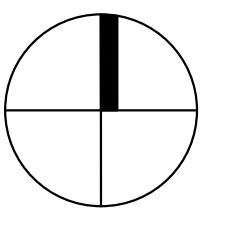
BETA AVENUE

HASTINGS STREET

FIRE SEPARATION LEGEND:

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

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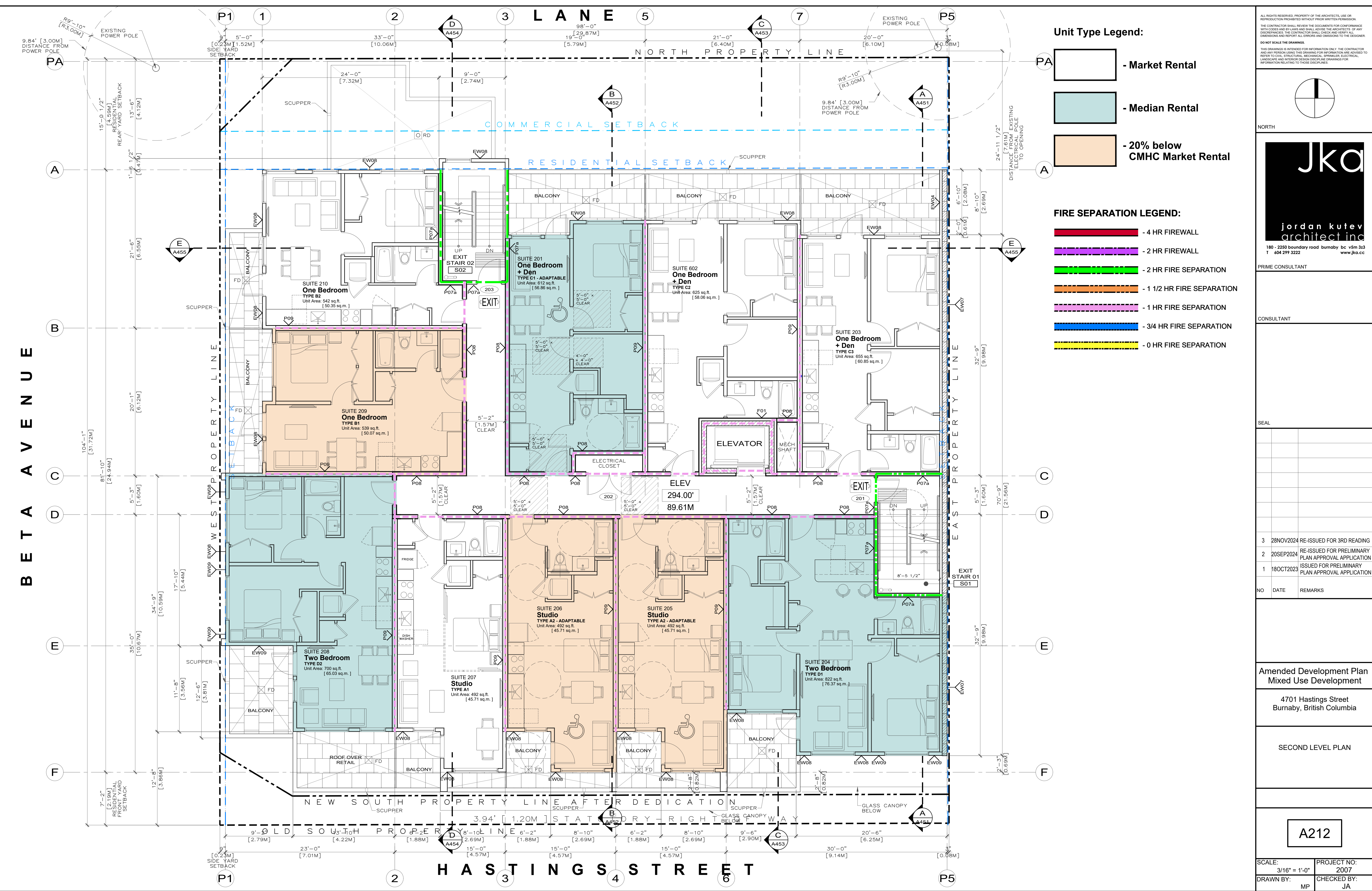
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MAIN LEVEL PLAN

A211

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



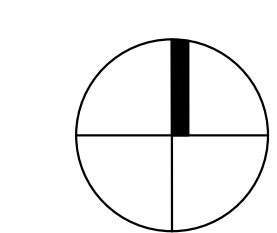
Unit Type Legend:


- Market Rental
- Median Rental
- 20% below CMHC Market Rental

FIRE SEPARATION LEGEND:

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

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SEAL

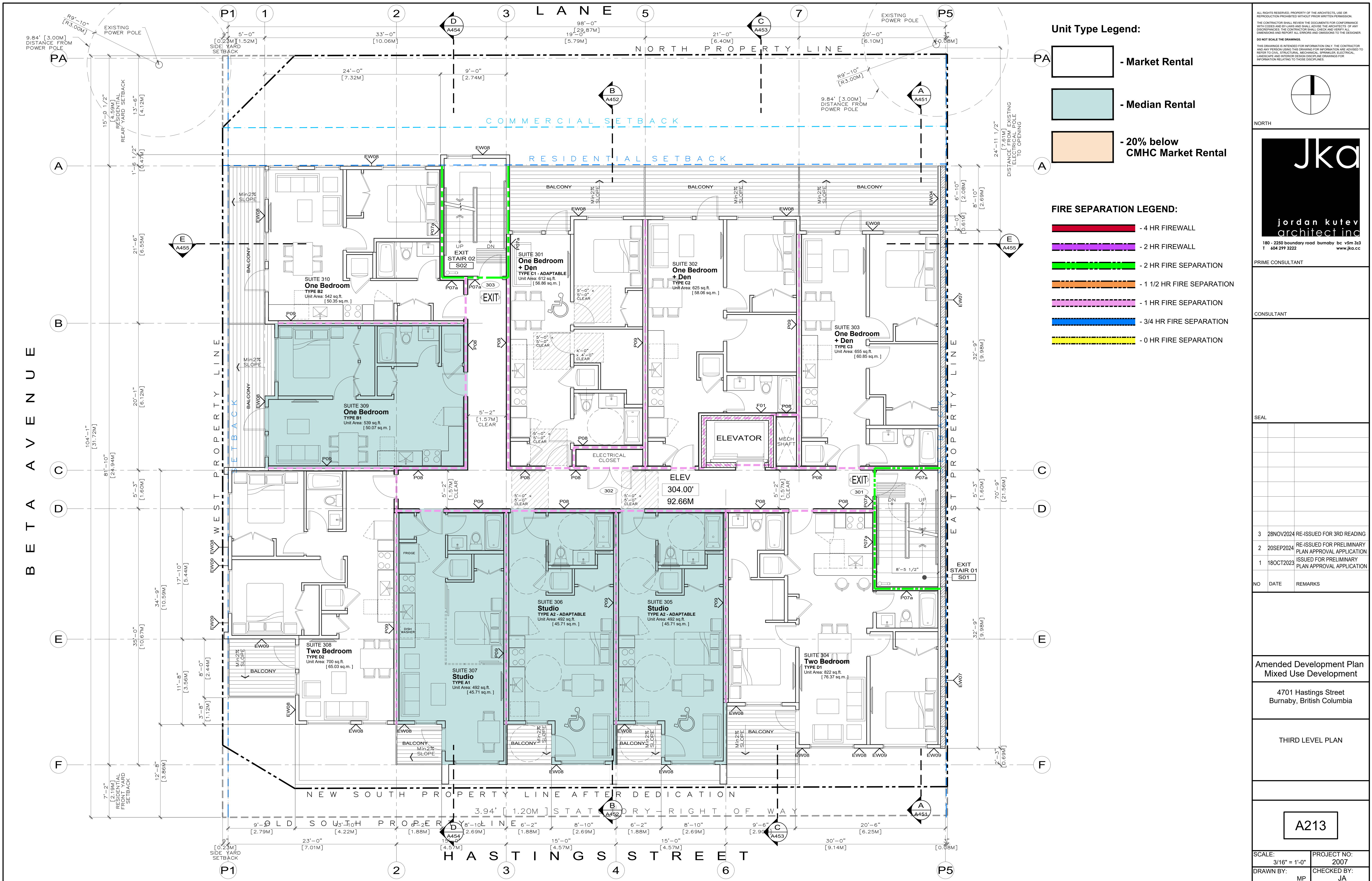
Amended Development Plan
Mixed Use Development

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SECOND LEVEL PLAN

A212

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



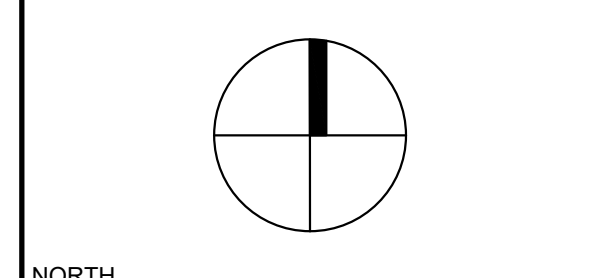
Unit Type Legend:

- Market Rental
- Median Rental
- 20% below CMHC Market Rental

FIRE SEPARATION LEGEND:

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

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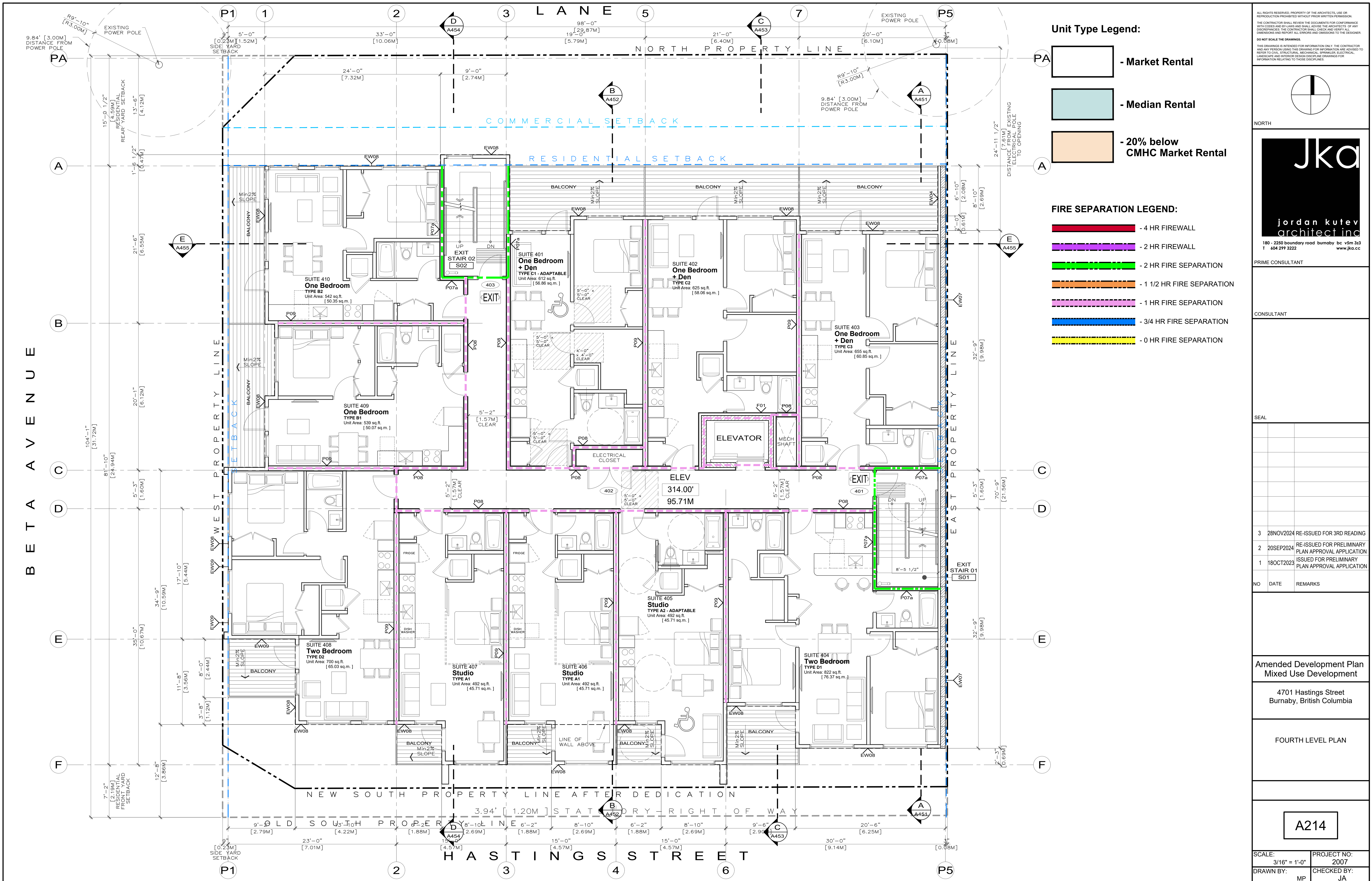
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THIRD LEVEL PLAN

A213

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



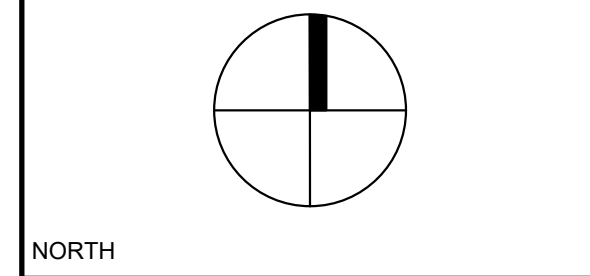
Unit Type Legend:

- PA [White Box] - Market Rental
- [Light Blue Box] - Median Rental
- [Light Orange Box] - 20% below CMHC Market Rental

FIRE SEPARATION LEGEND:

- [Red Line] - 4 HR FIREWALL
- [Purple Line] - 2 HR FIREWALL
- [Green Line] - 2 HR FIRE SEPARATION
- [Orange Line] - 1 1/2 HR FIRE SEPARATION
- [Pink Line] - 1 HR FIRE SEPARATION
- [Blue Line] - 3/4 HR FIRE SEPARATION
- [Yellow Line] - 0 HR FIRE SEPARATION

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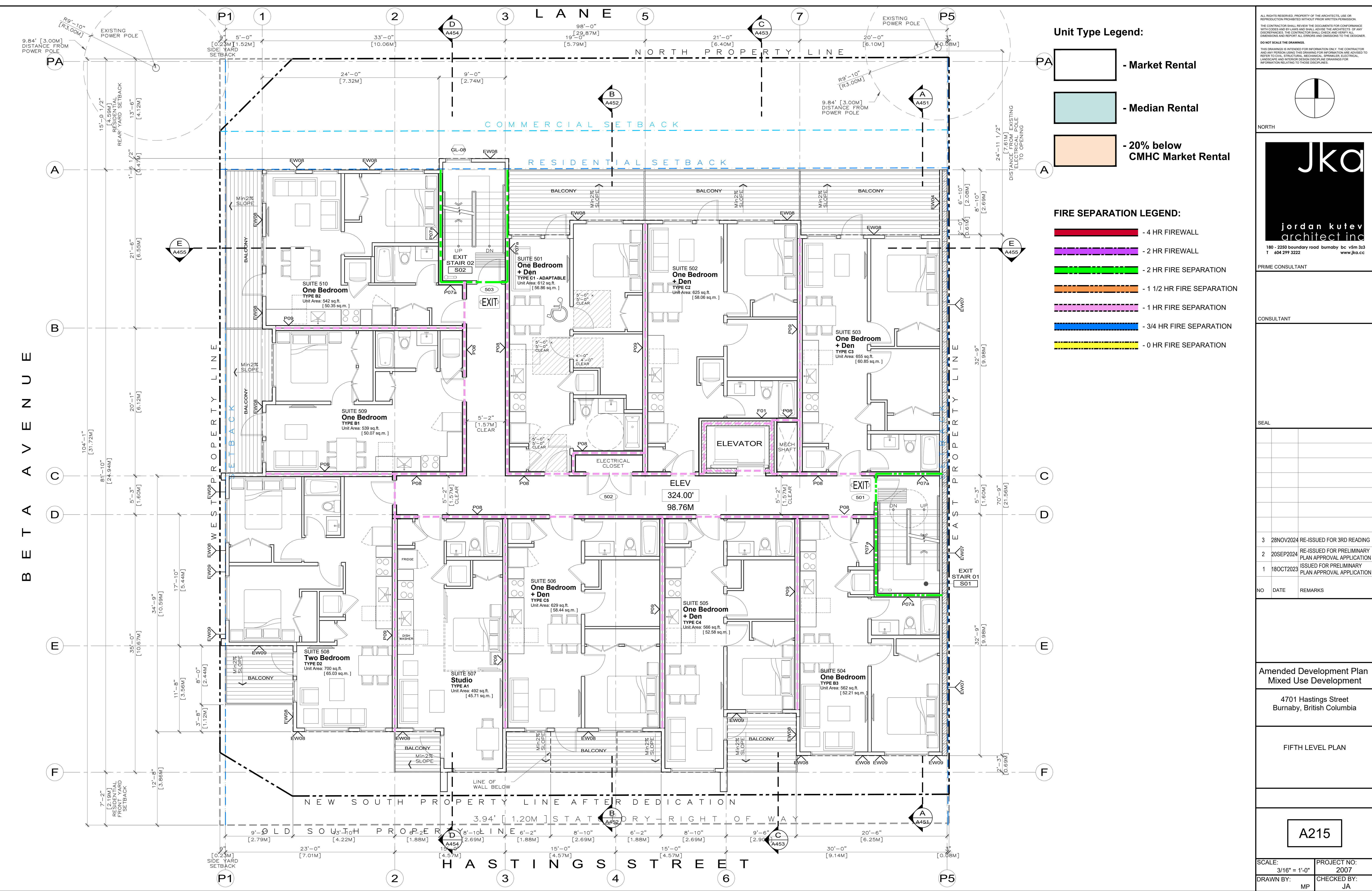
**Amended Development Plan
Mixed Use Development**

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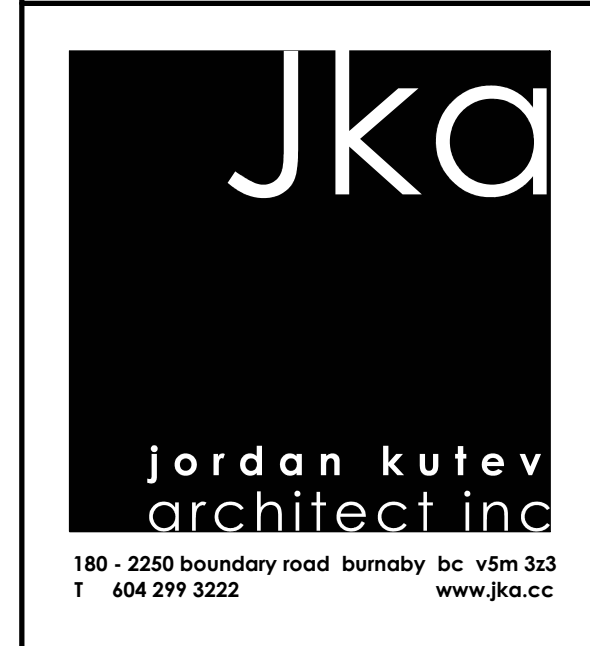
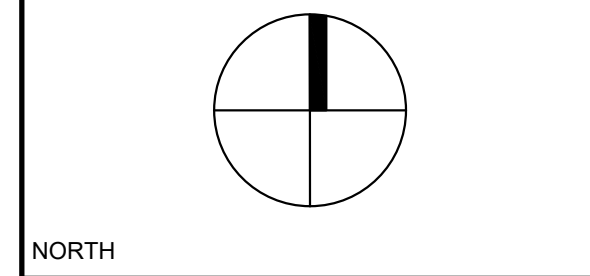
FOURTH LEVEL PLAN

A214

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
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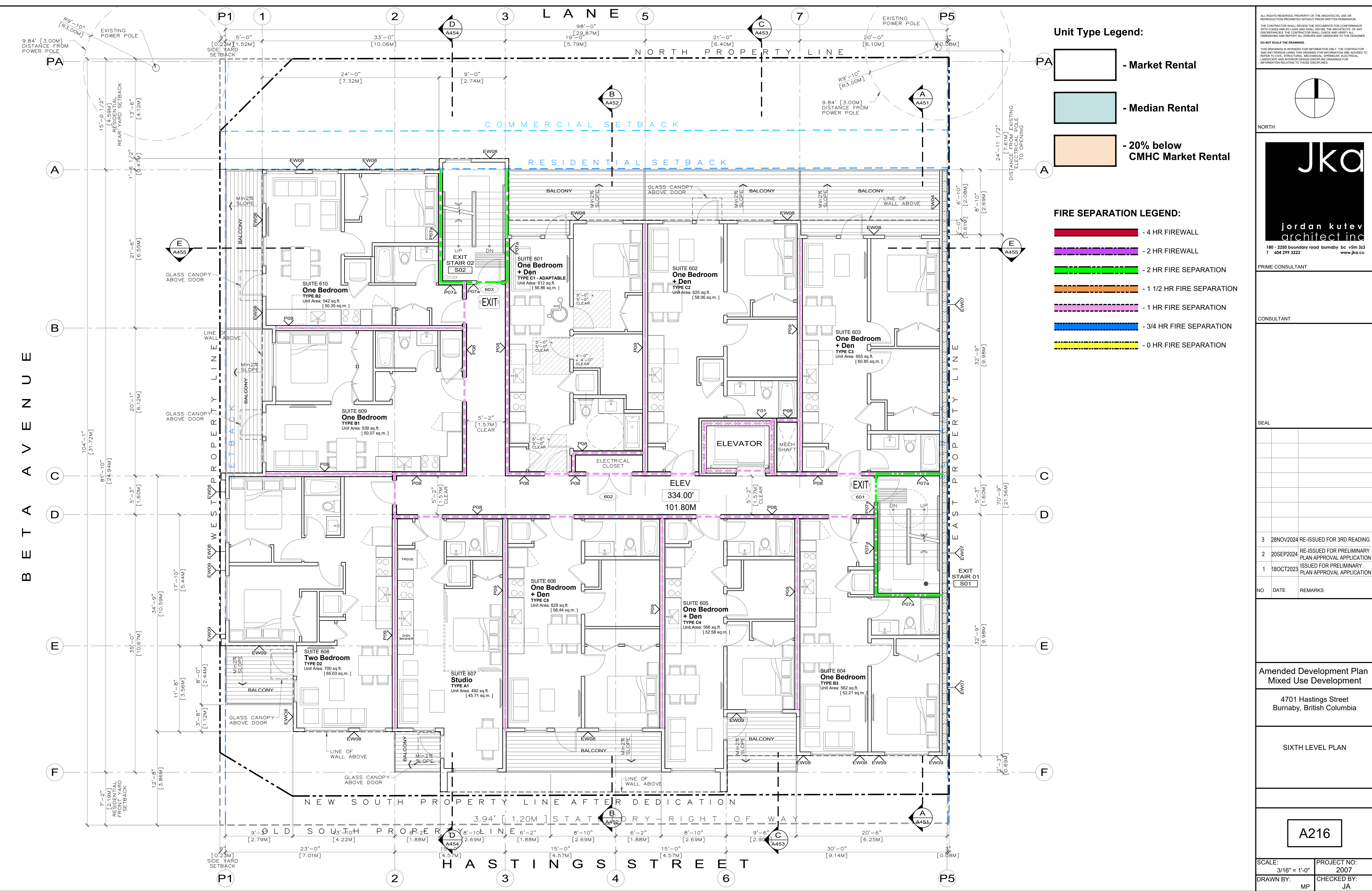
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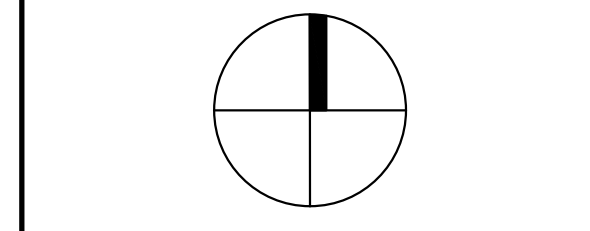
FIFTH LEVEL PLAN

A215

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
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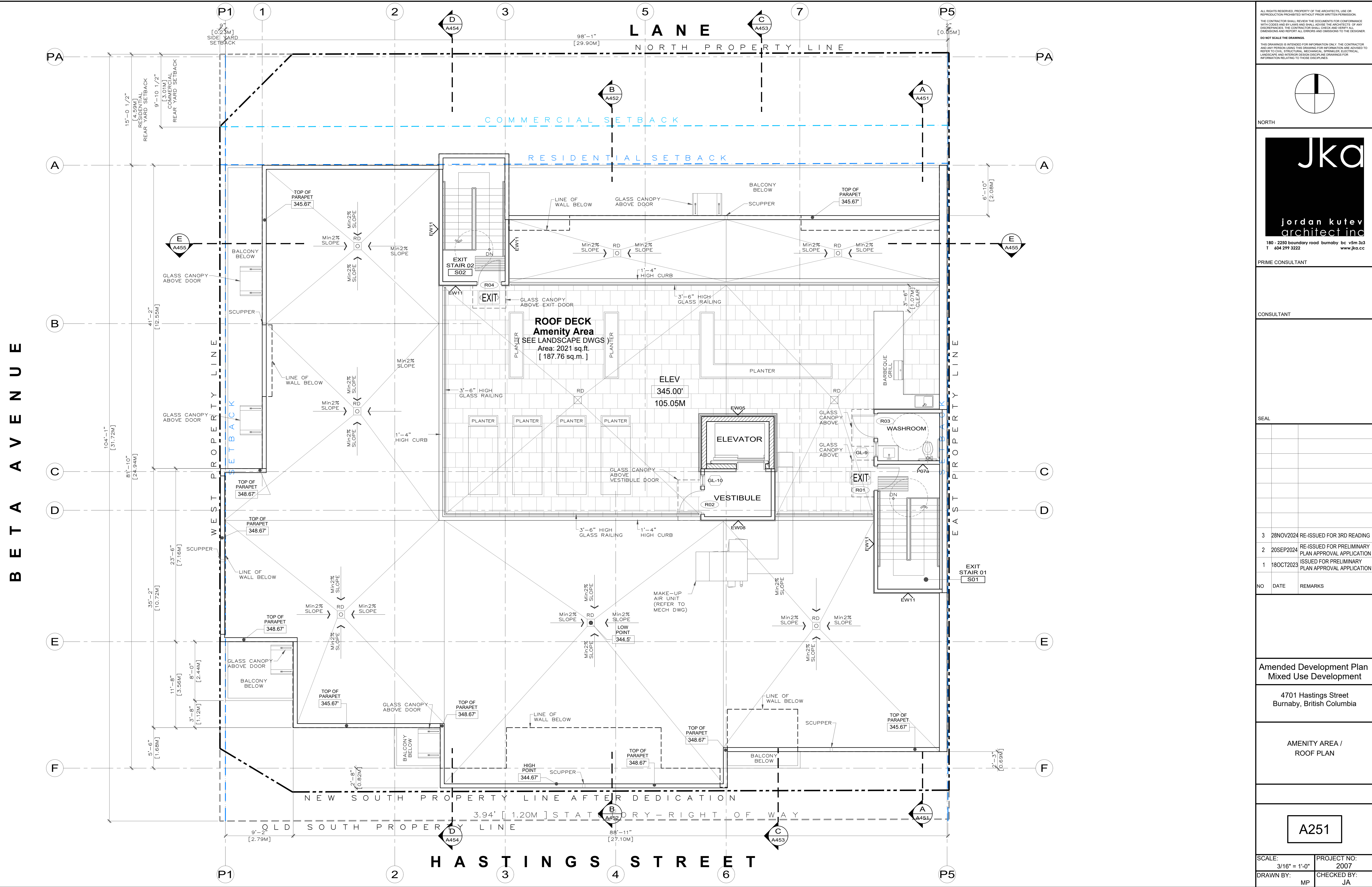
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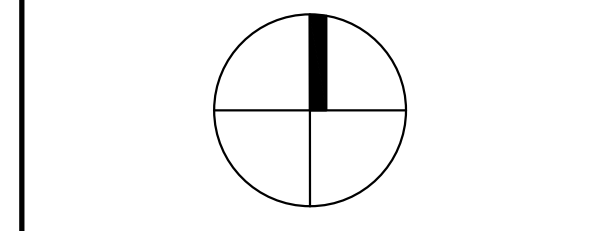
SIXTH LEVEL PLAN

A216

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
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Amended Development Plan
Mixed Use Development

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AMENITY AREA /
ROOF PLAN

A251

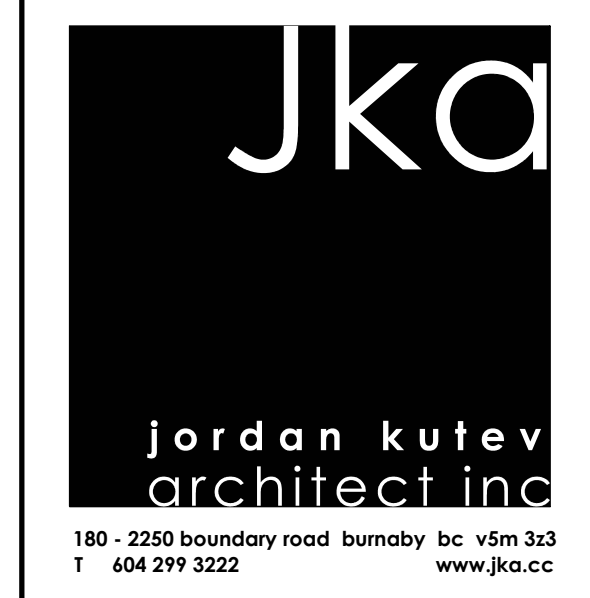
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DRAWN BY: MP	CHECKED BY: JA



EXTERIOR FINISH LEGEND

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- 2 DOUBLE GLAZED VISION PANEL IN ALUMINUM STOREFRONT WALL SYSTEM with BLACK FRAME
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PRIME CONSULTANT

CONSULTANT

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Amended Development Plan
Mixed Use Development

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SOUTH ELEVATION

A401

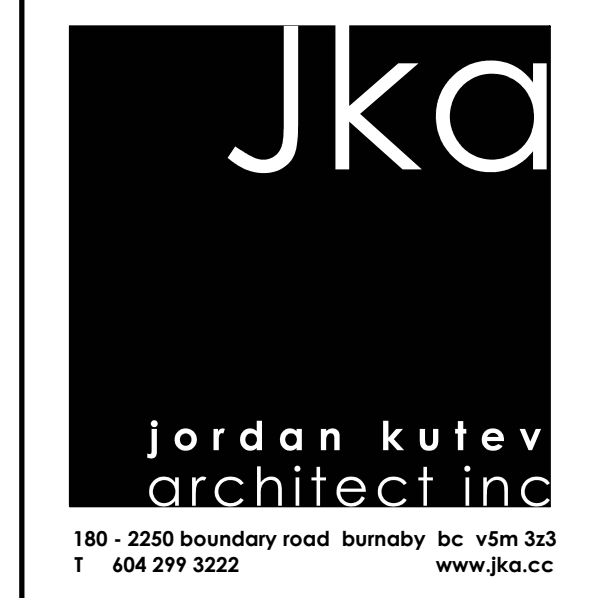
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COLOURED
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A401a

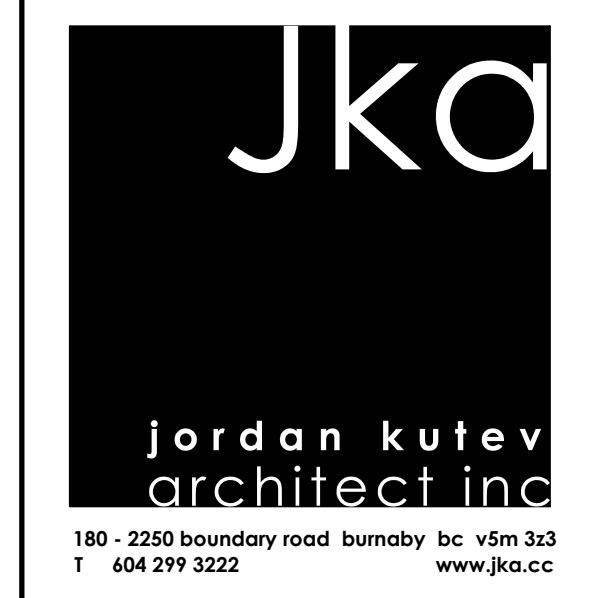
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WEST ELEVATION

A402

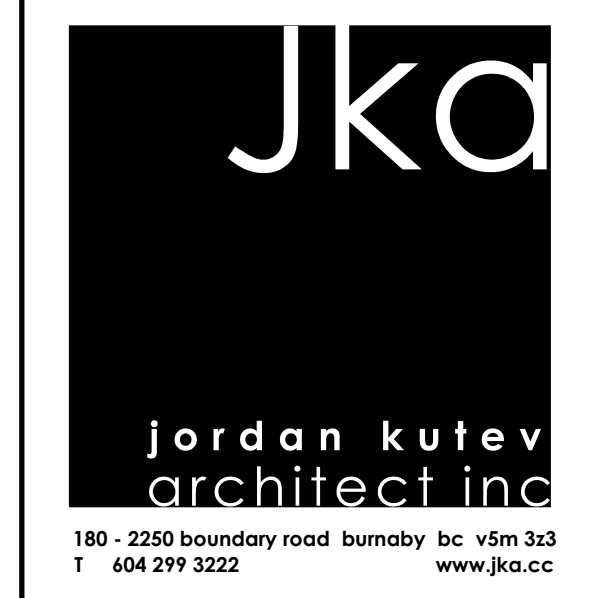
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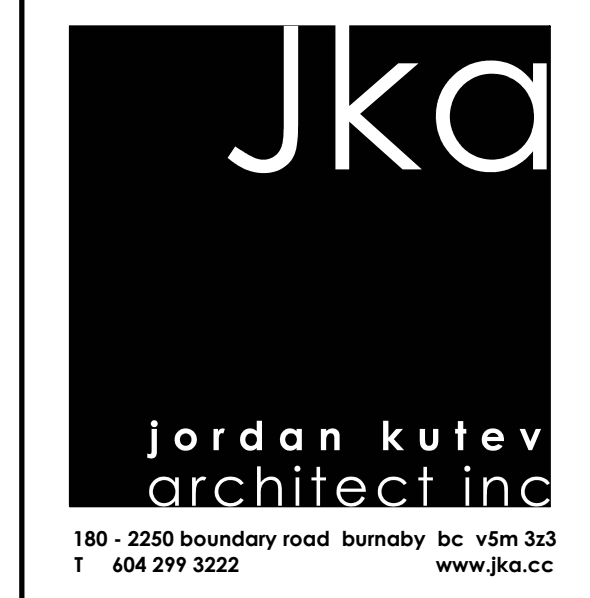
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NORTH ELEVATION

A403

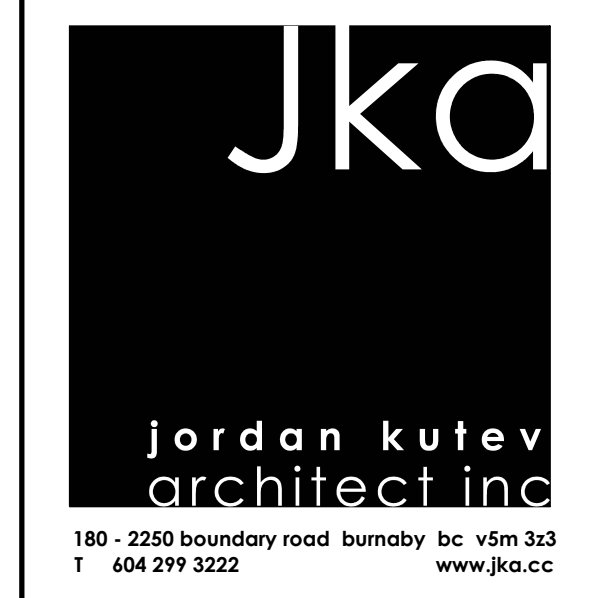
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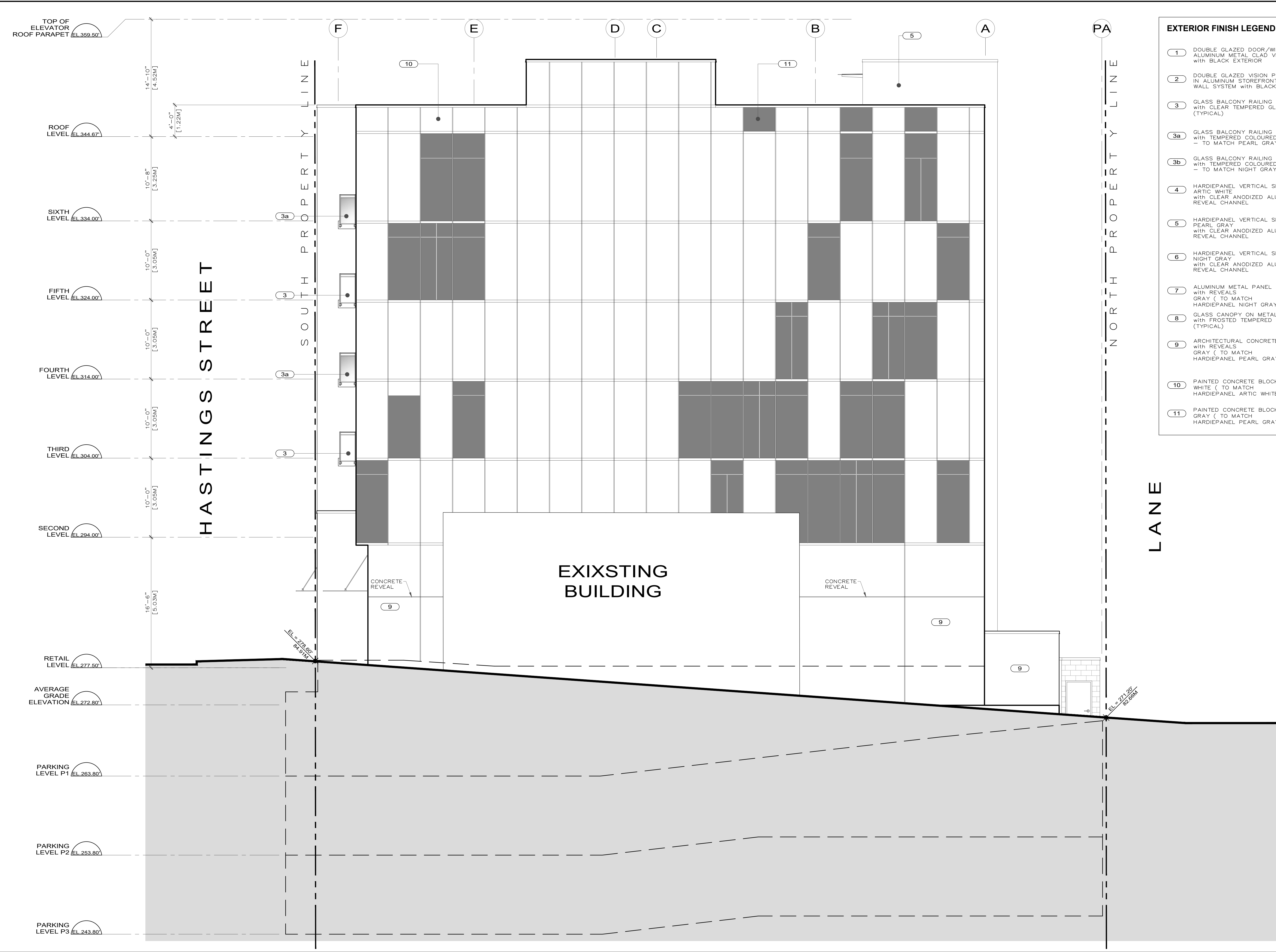
Amended Development Plan
Mixed Use Development

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COLOURED
NORTH ELEVATION

A403a

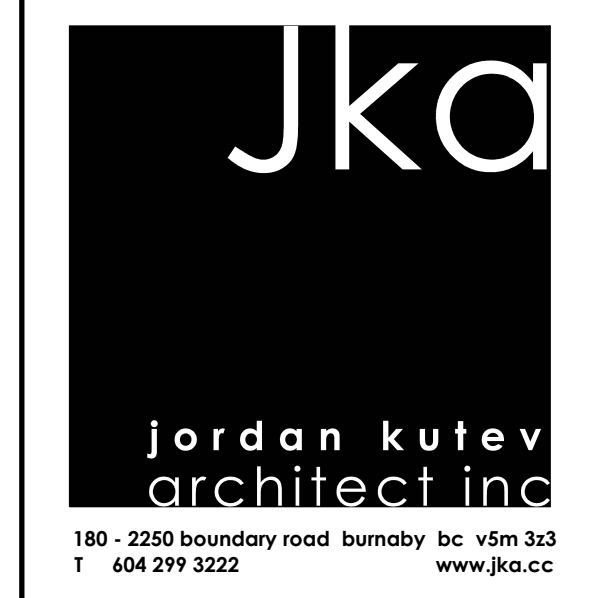
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EAST ELEVATION

A404

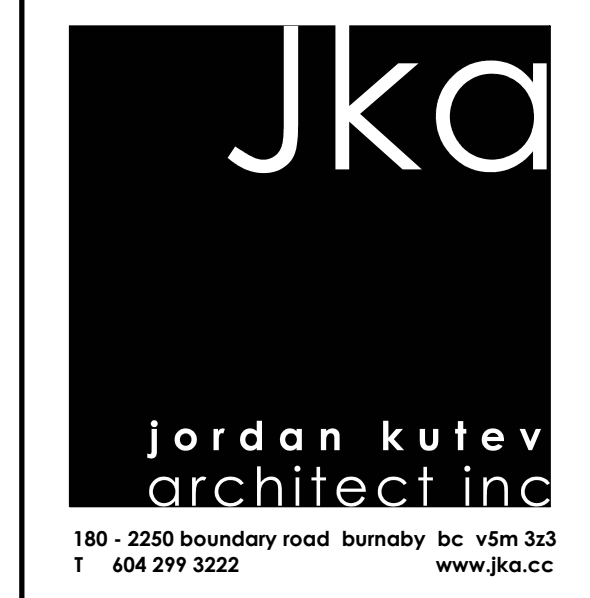
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FIRE SEPARATION LEGEND:

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

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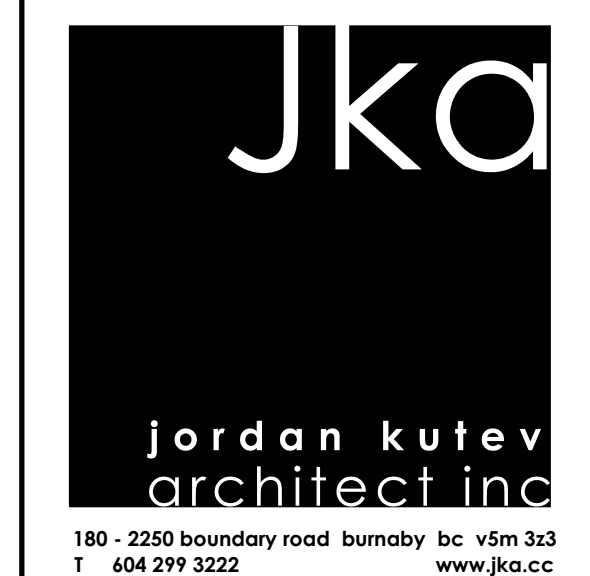
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BUILDING SECTION A

A451

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
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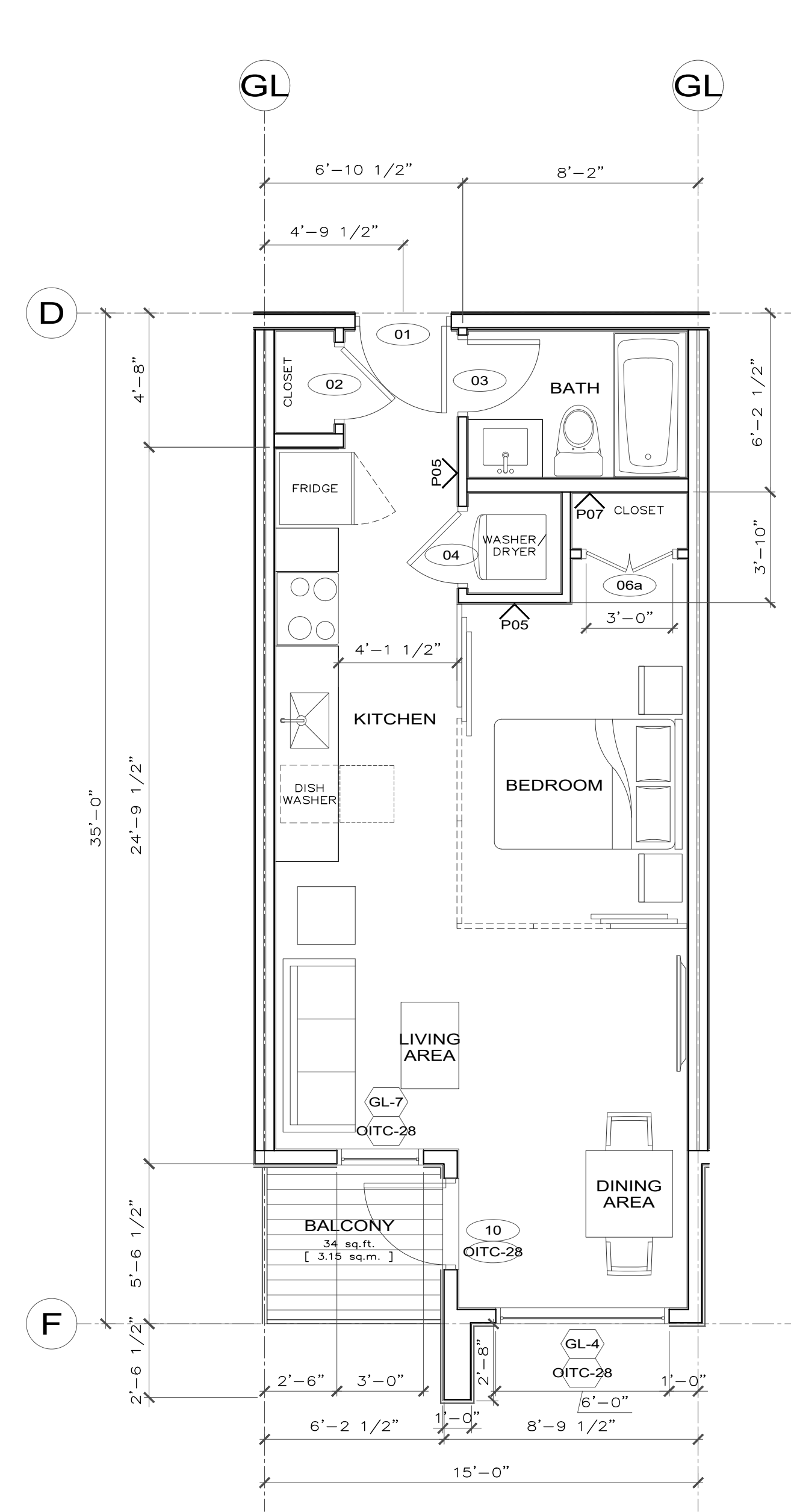
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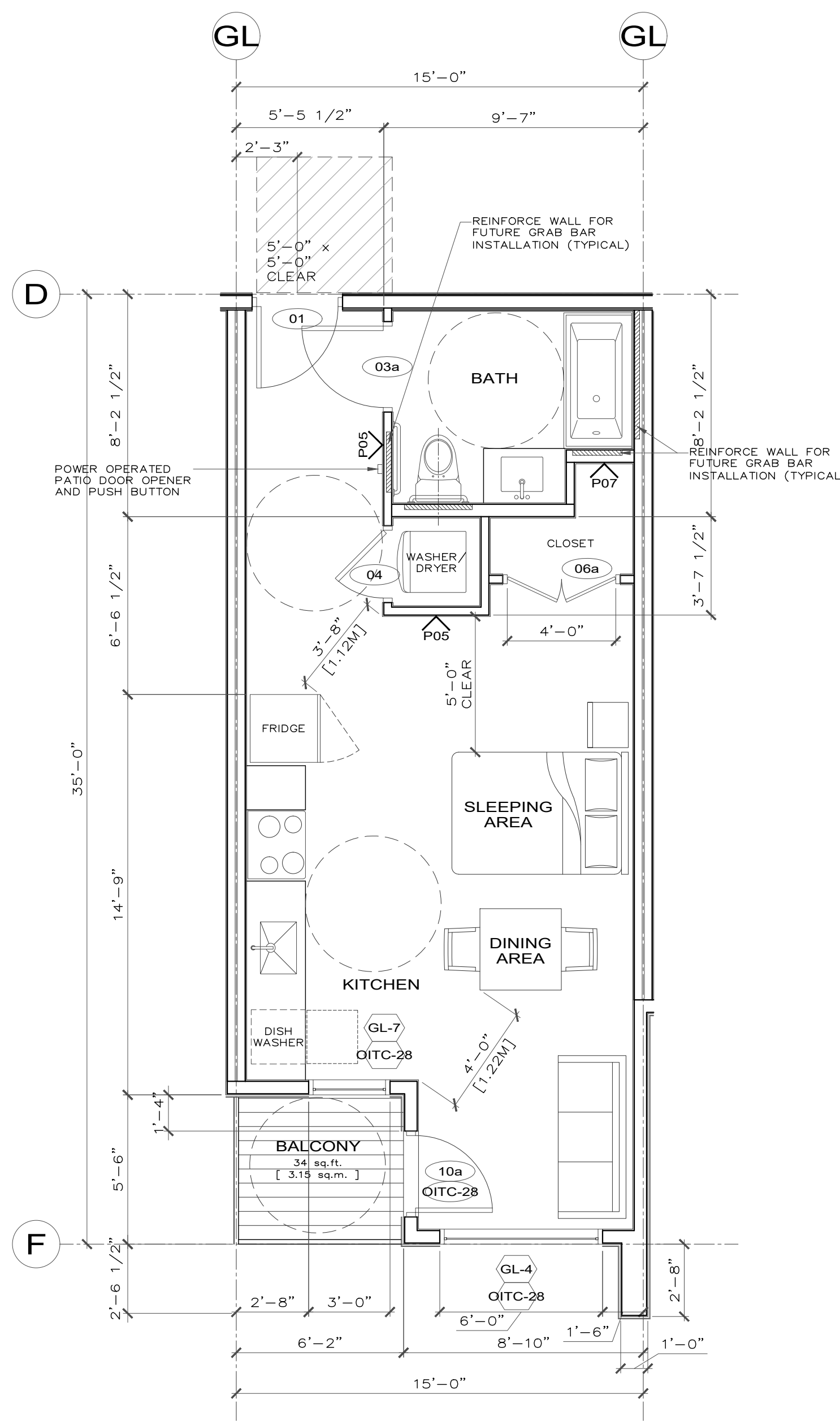
TYPICAL
UNIT LAYOUT

A501

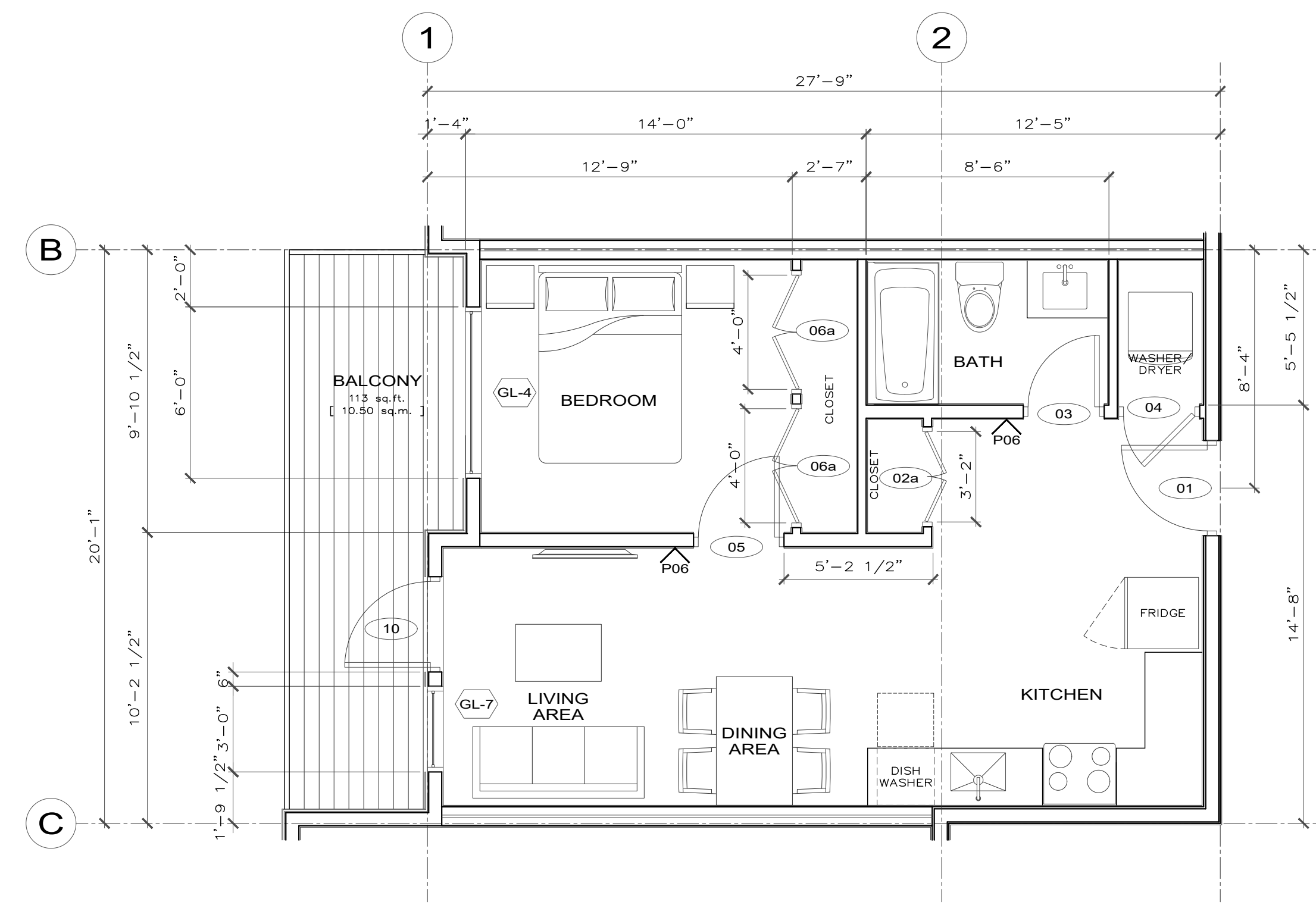
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DRAWN BY: MP	CHECKED BY: JA



**Studio
TYPE A1**
Unit Area: 492 sq.ft. [45.71 sq.m.]
1 STUDIO UNIT TYPE A1
SCALE: 1/4" = 1'-0"



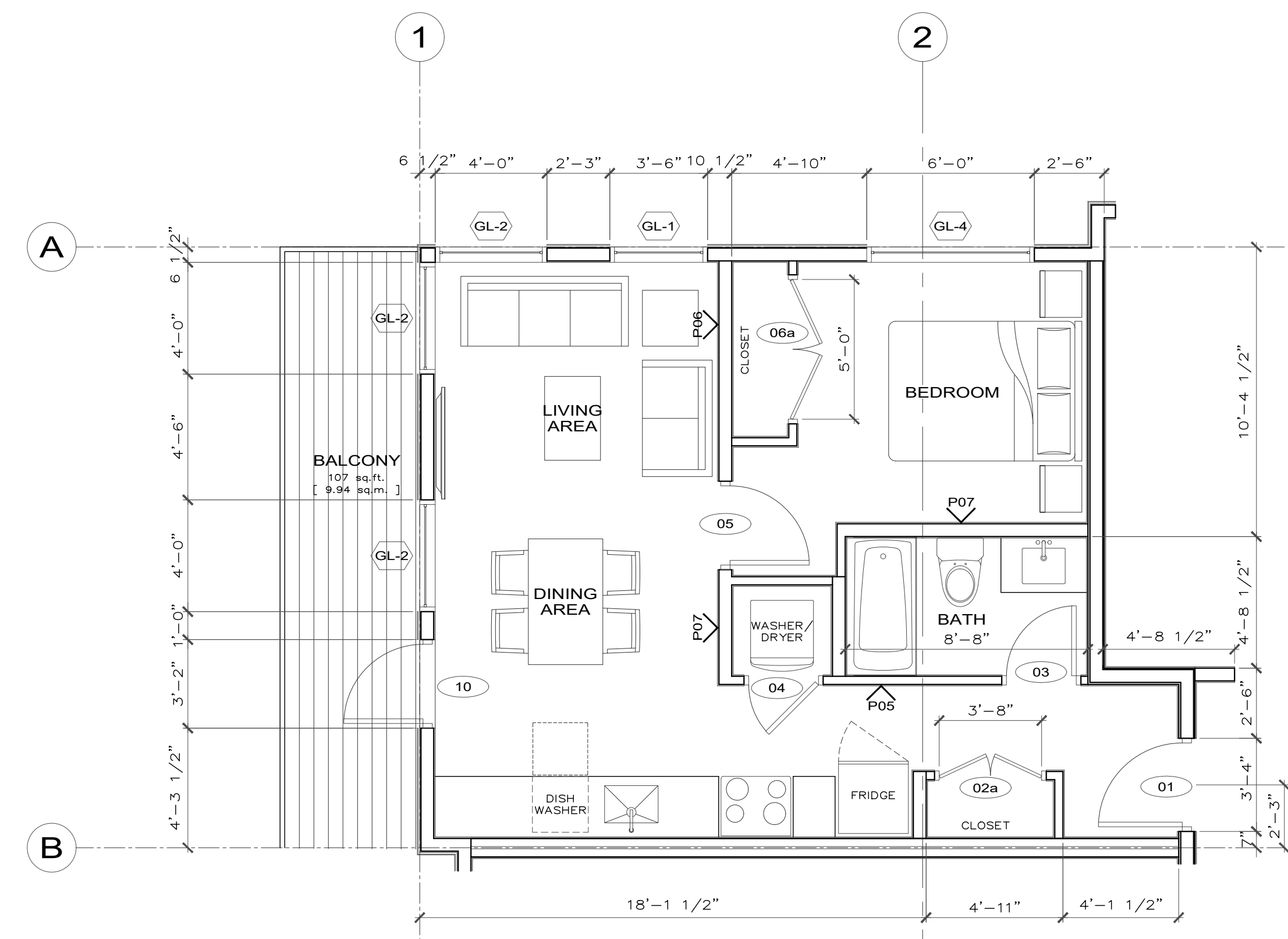
**Studio
TYPE A2 - ADAPTABLE**
Unit Area: 492 sq.ft. [45.71 sq.m.]
2 STUDIO UNIT TYPE A2 - ADAPTABLE
SCALE: 1/4" = 1'-0"



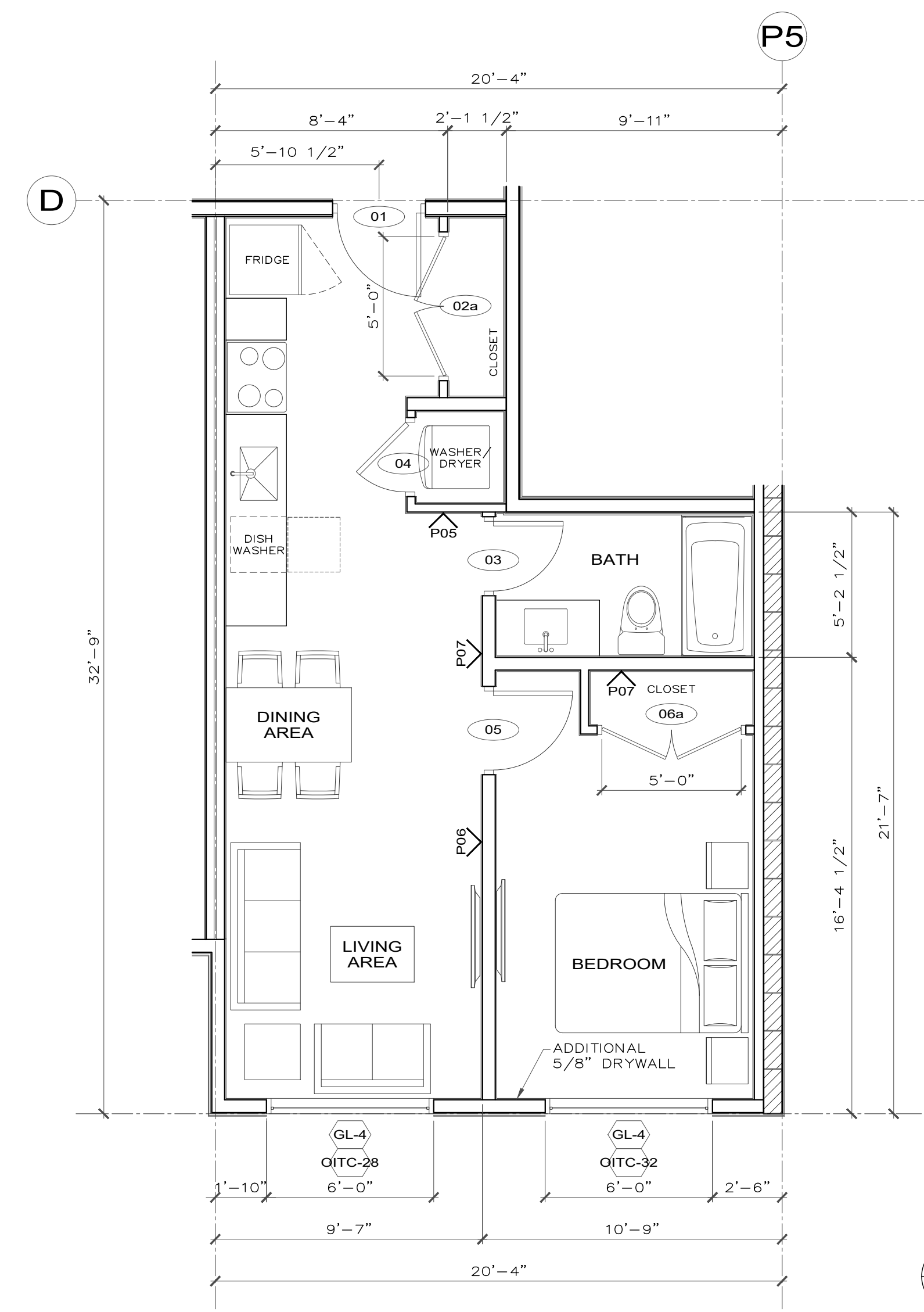
**One Bedroom
TYPE B1**
Unit Area: 539 sq.ft. [50.07 sq.m.]
3 ONE BEDROOM UNIT TYPE B1
SCALE: 1/4" = 1'-0"

NOTE:

1. ALL DOORS AND WINDOW DIMENSIONS SHOULD BE VERIFIED ON SITE
2. DIMENSIONS ARE TO BE FROM GRID LINE AND FACE OF THE STUD UNLESS NOTED OTHERWISE
3. ALL INTERIOR DIMENSIONS ARE TO BE FROM FACE OF STUD UNLESS NOTED OTHERWISE
4. CONFIRM WASHER AND DRYER CLOSET DIMENSION AND CLEARANCES WITH WASHER AND DRYER MANUFACTURER
5. REFER TO KITCHEN MANUFACTURER FOR KITCHEN LAYOUT AND DIMENSIONS - ALL DIMENSIONS SHOULD BE VERIFIED ON SITE



**One Bedroom
TYPE B2**
Unit Area: 542 sq.ft. [50.35 sq.m.]
4 ONE BEDROOM UNIT TYPE B2
SCALE: 1/4" = 1'-0"

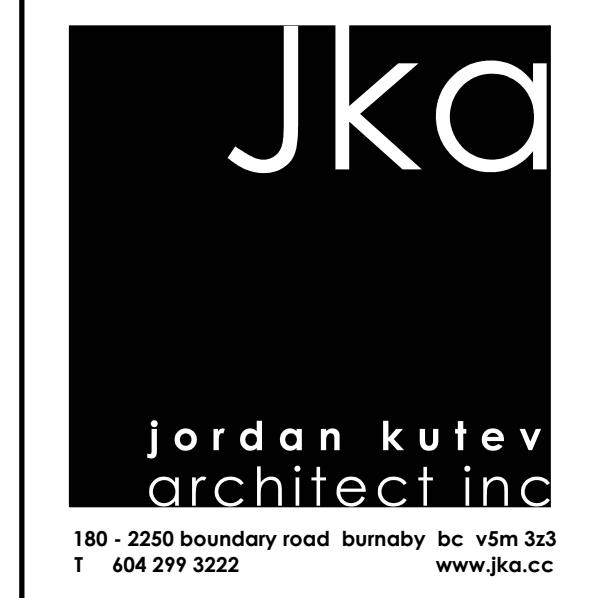


**One Bedroom
TYPE B3**
Unit Area: 562 sq.ft. [52.21 sq.m.]
5 ONE BEDROOM UNIT TYPE B3
SCALE: 1/4" = 1'-0"

NOTE:

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5. CONFIRM WASHER AND DRYER CLOSET DIMENSION AND CLEARANCES WITH WASHER AND DRYER MANUFACTURER
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PRIME CONSULTANT

CONSULTANT

SEAL

NO	DATE	REMARKS
3	28NOV2024	RE-ISSUED FOR 3RD READING
2	20SEP2024	RE-ISSUED FOR PRELIMINARY PLAN APPROVAL APPLICATION
1	18OCT2023	ISSUED FOR PRELIMINARY PLAN APPROVAL APPLICATION

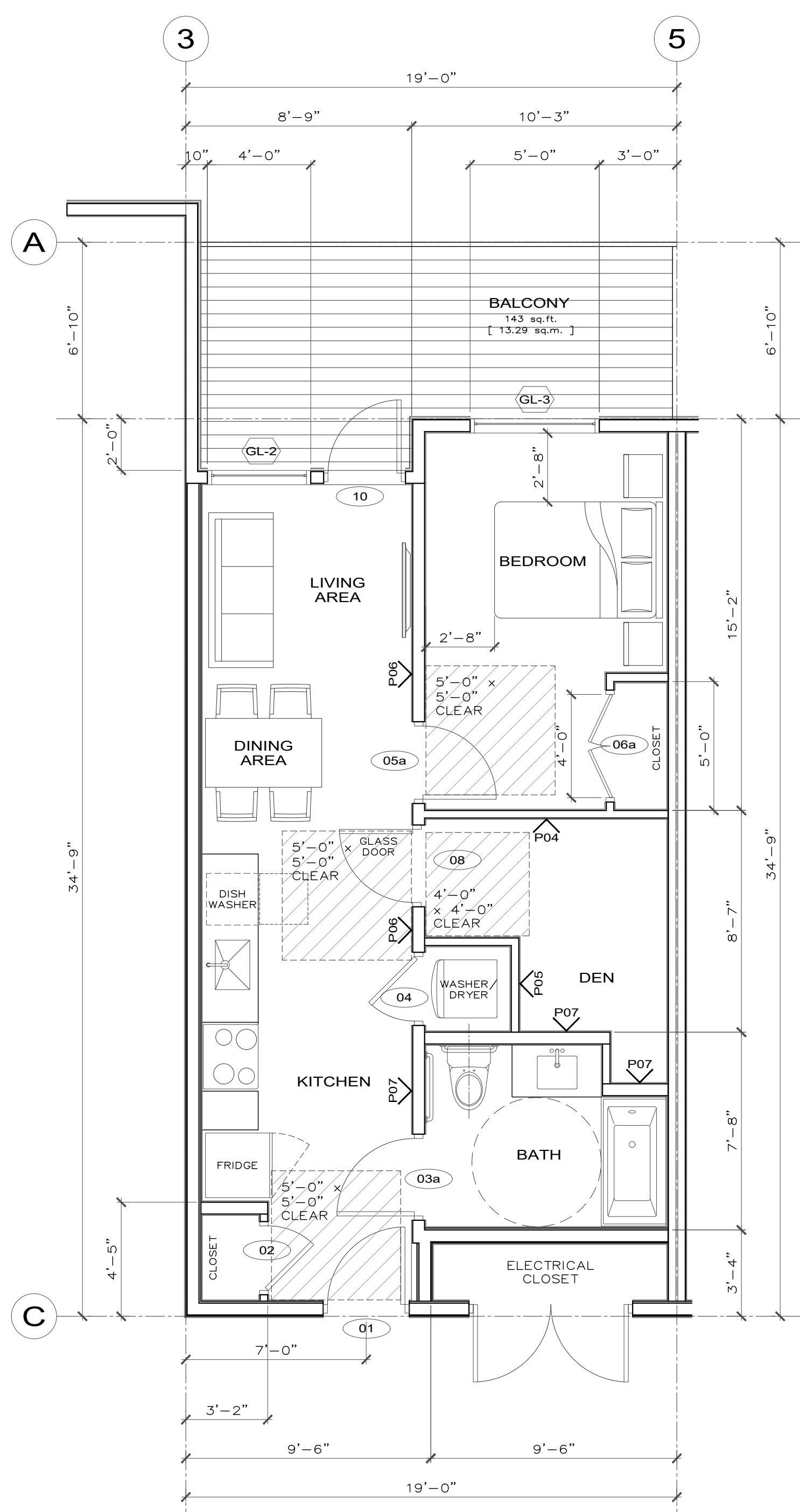
Amended Development Plan
 Mixed Use Development

4701 Hastings Street
 Burnaby, British Columbia

TYPICAL
 UNIT LAYOUT

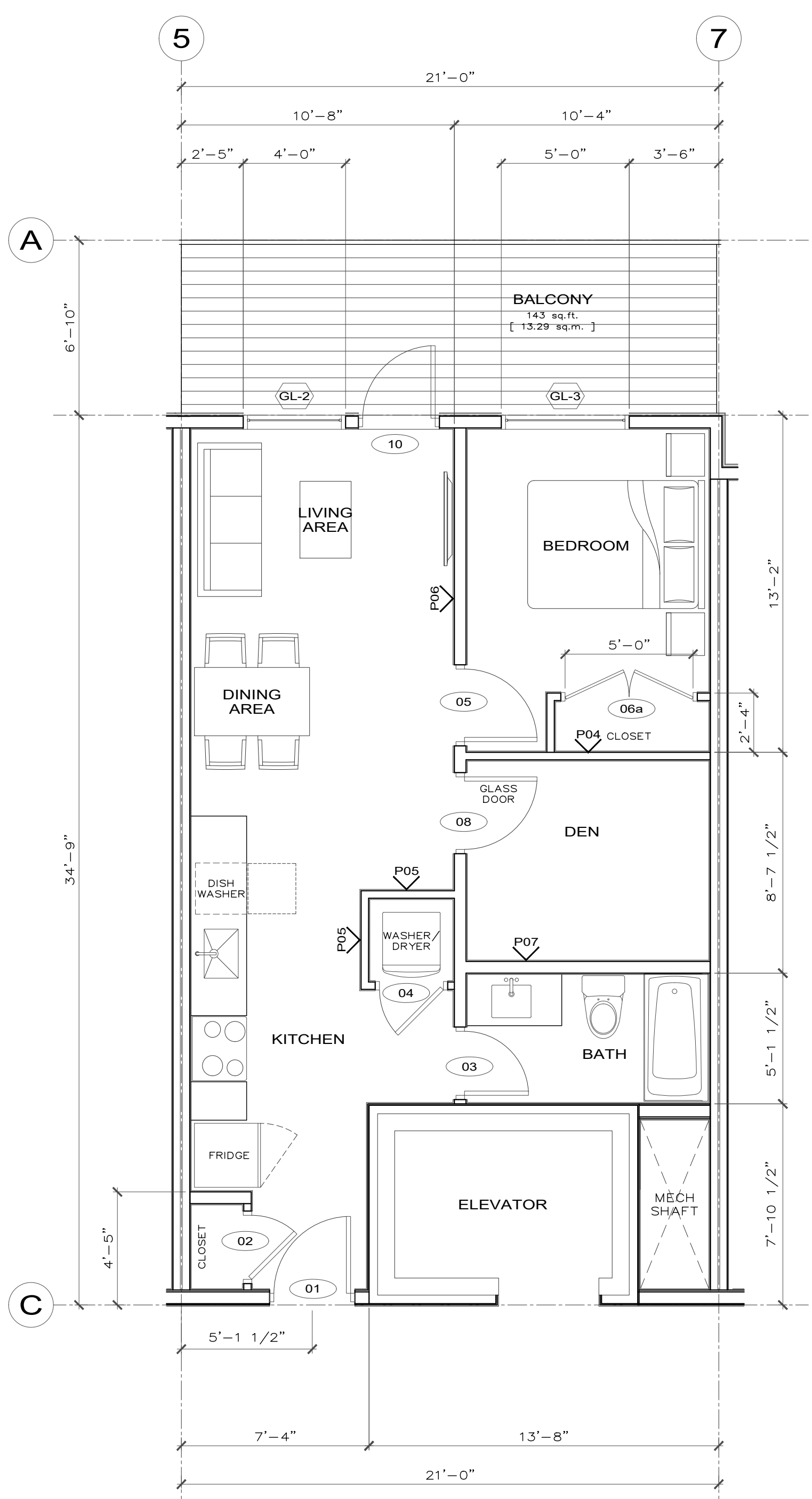
A502

SCALE: 1/4" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



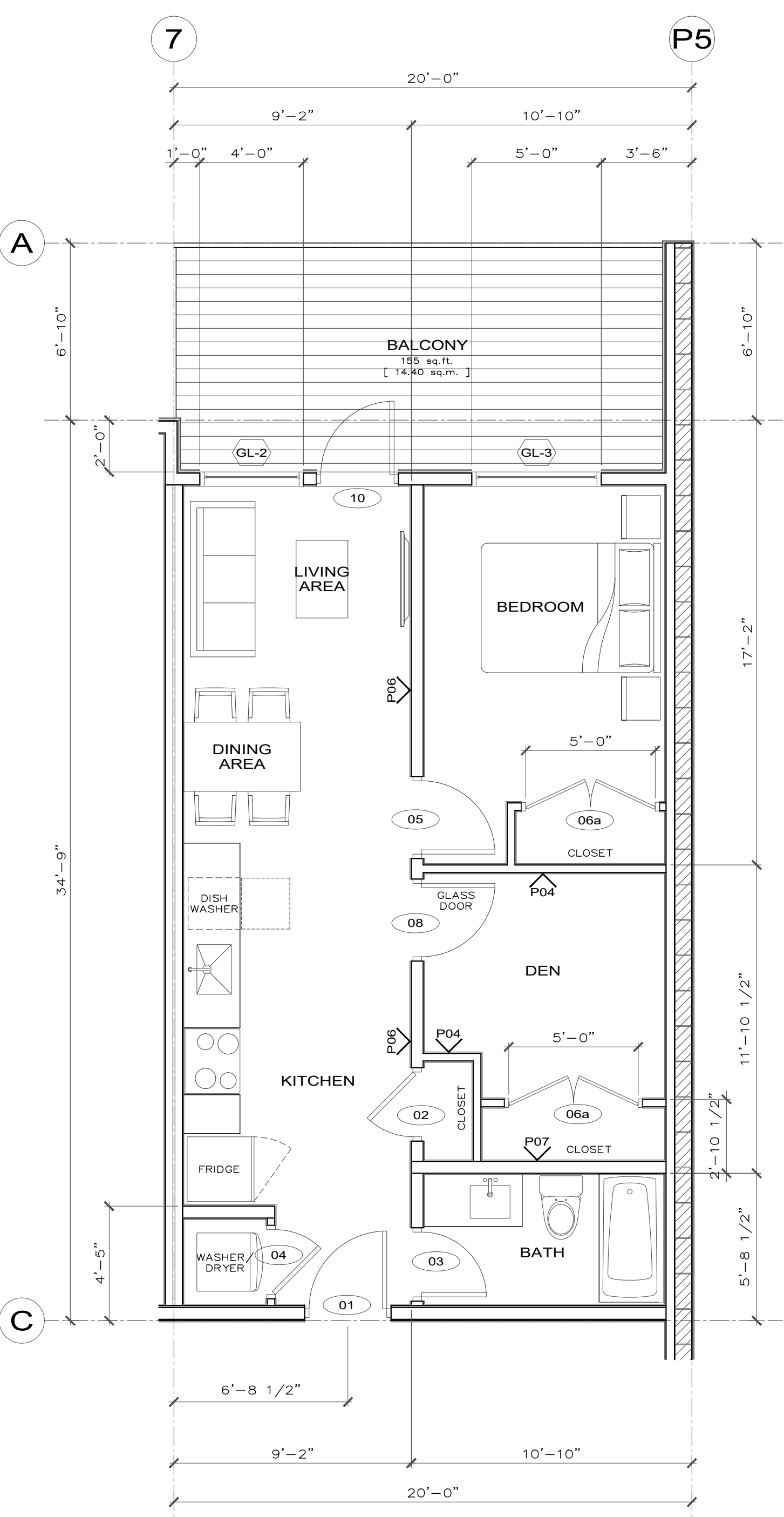
One Bedroom + Den
 TYPE C1 - ADAPTABLE
 Unit Area: 612 sq.ft. [56.86 sq.m.]

1 ONE BEDROOM + DEN
 UNIT TYPE C1 - ADAPTABLE
 SCALE: 1/4" = 1'-0"



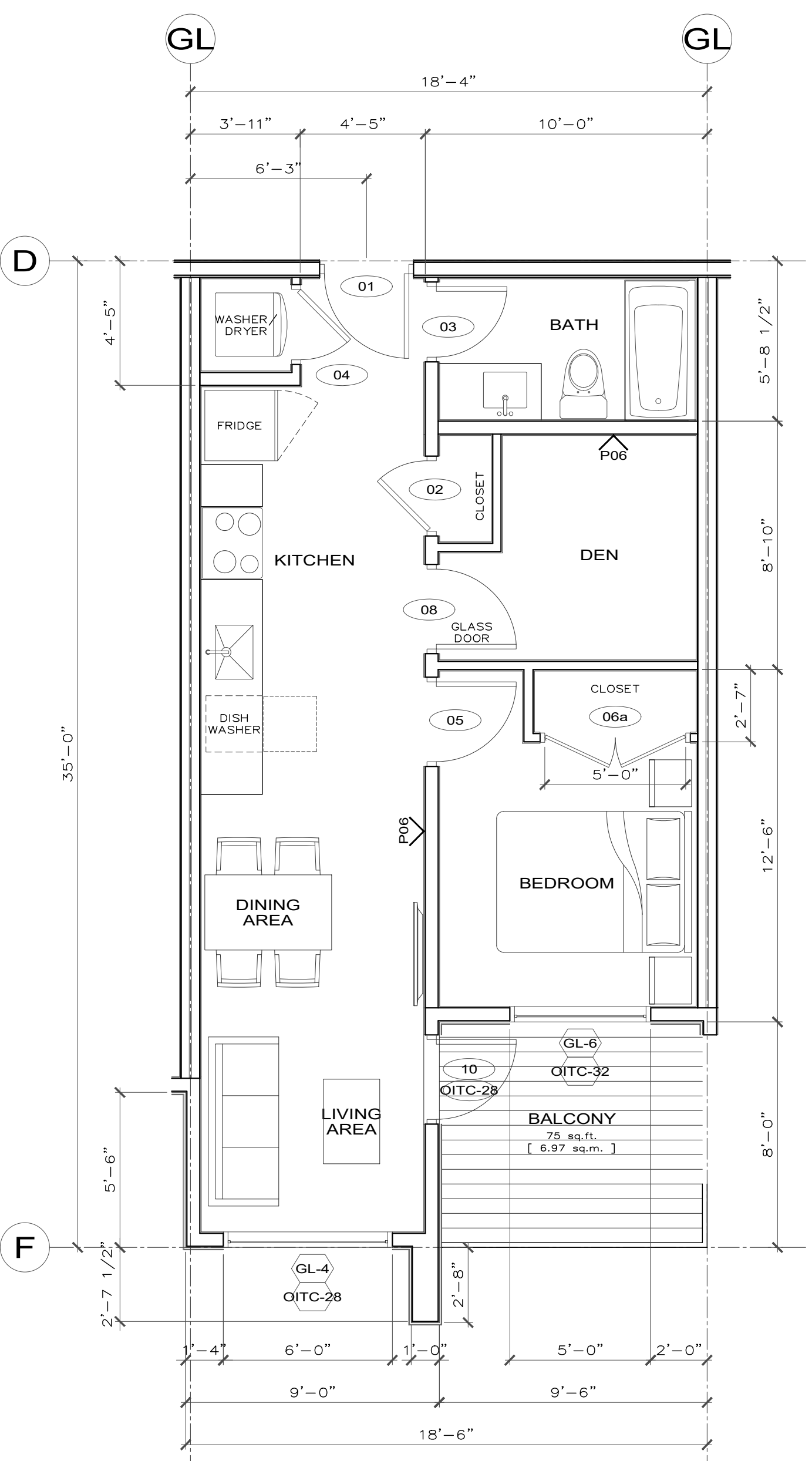
One Bedroom + Den
 TYPE C2
 Unit Area: 623 sq.ft. [57.88 sq.m.]

2 ONE BEDROOM + DEN
 UNIT TYPE C2
 SCALE: 1/4" = 1'-0"



One Bedroom + Den
 TYPE C3
 Unit Area: 655 sq.ft. [60.85 sq.m.]

3 ONE BEDROOM + DEN
 UNIT TYPE C3
 SCALE: 1/4" = 1'-0"



One Bedroom + Den
 TYPE C4
 Unit Area: 566 sq.ft. [52.58 sq.m.]

4 ONE BEDROOM + DEN
 UNIT TYPE C4
 SCALE: 1/4" = 1'-0"

NOTE:

1. ALL DOORS AND WINDOW DIMENSIONS SHOULD BE VERIFIED ON SITE
2. DIMENSIONS ARE TO BE FROM GRID LINE AND FACE OF THE STUD UNLESS NOTED OTHERWISE
3. ALL INTERIOR DIMENSIONS ARE TO BE FROM FACE OF STUD UNLESS NOTED OTHERWISE
4. CONFIRM WASHER AND DRYER CLOSET DIMENSION AND CLEARANCES WITH WASHER AND DRYER MANUFACTURER
5. CONFIRM WASHER AND DRYER CLOSET DIMENSION AND CLEARANCES WITH WASHER AND DRYER MANUFACTURER
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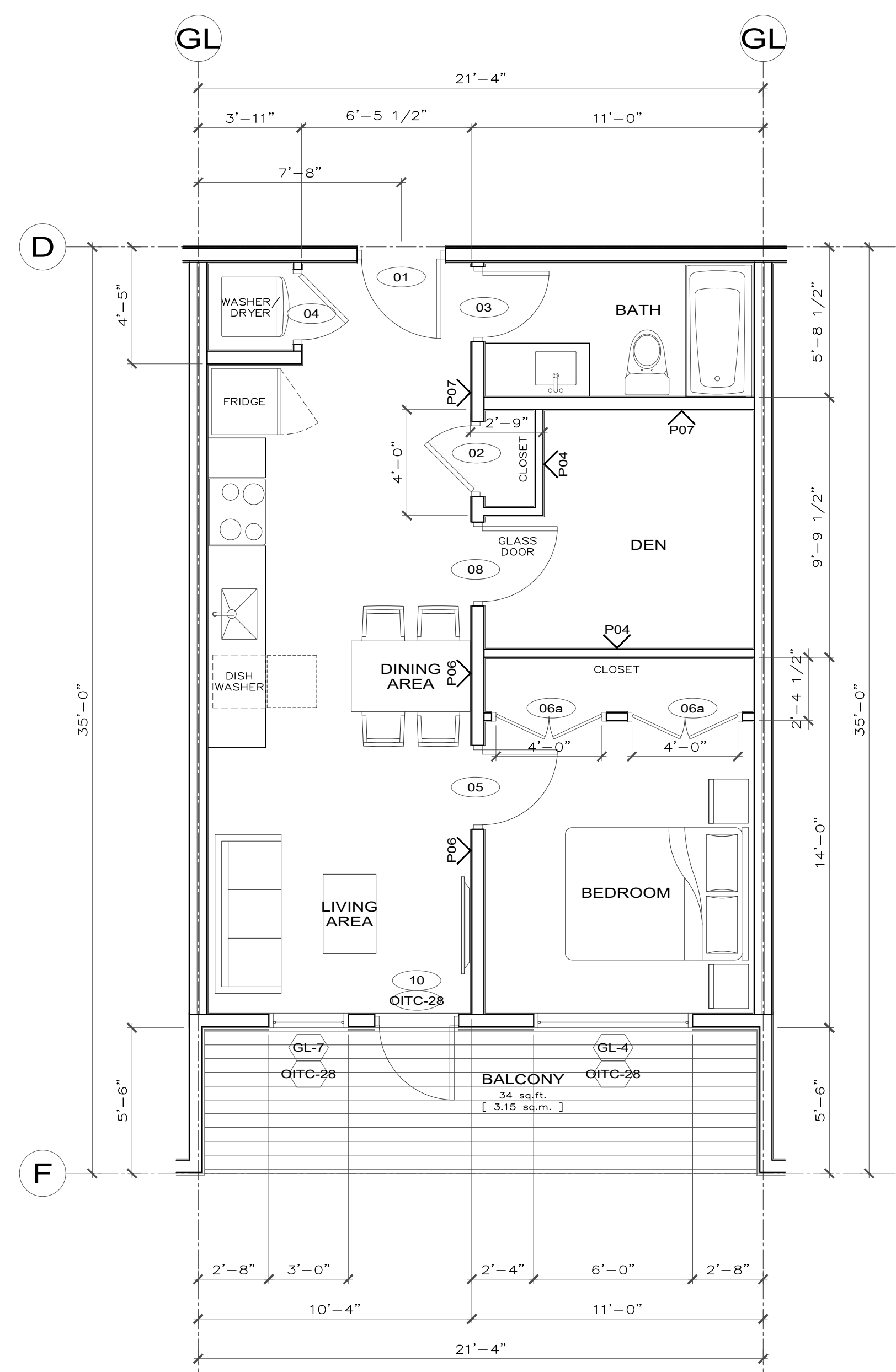
Amended Development Plan
Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

TYPICAL
UNIT LAYOUT

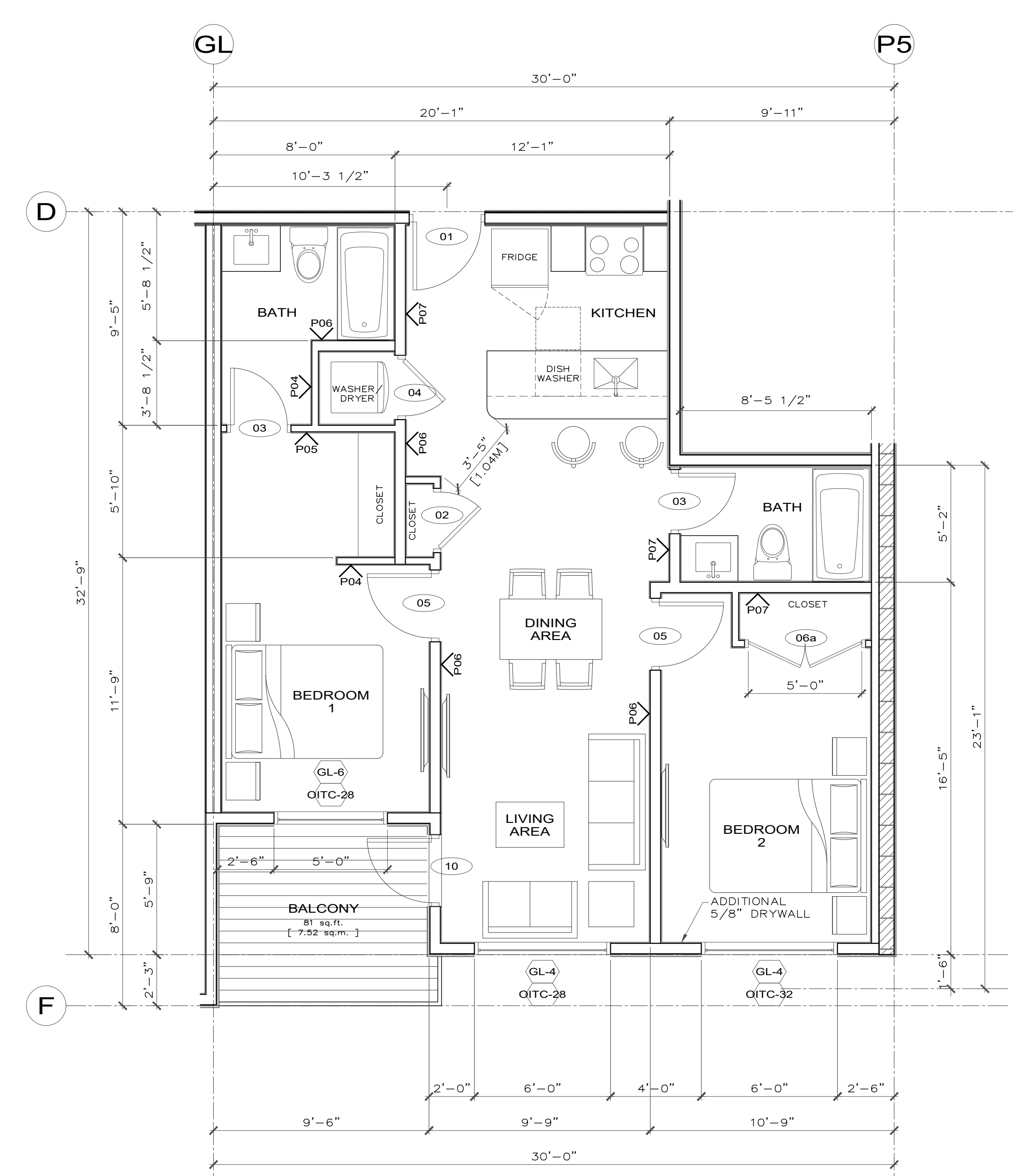
A503

SCALE: 1/4" = 1'-0"	PROJECT NO: 2007
DRAWN BY: MP	CHECKED BY: JA



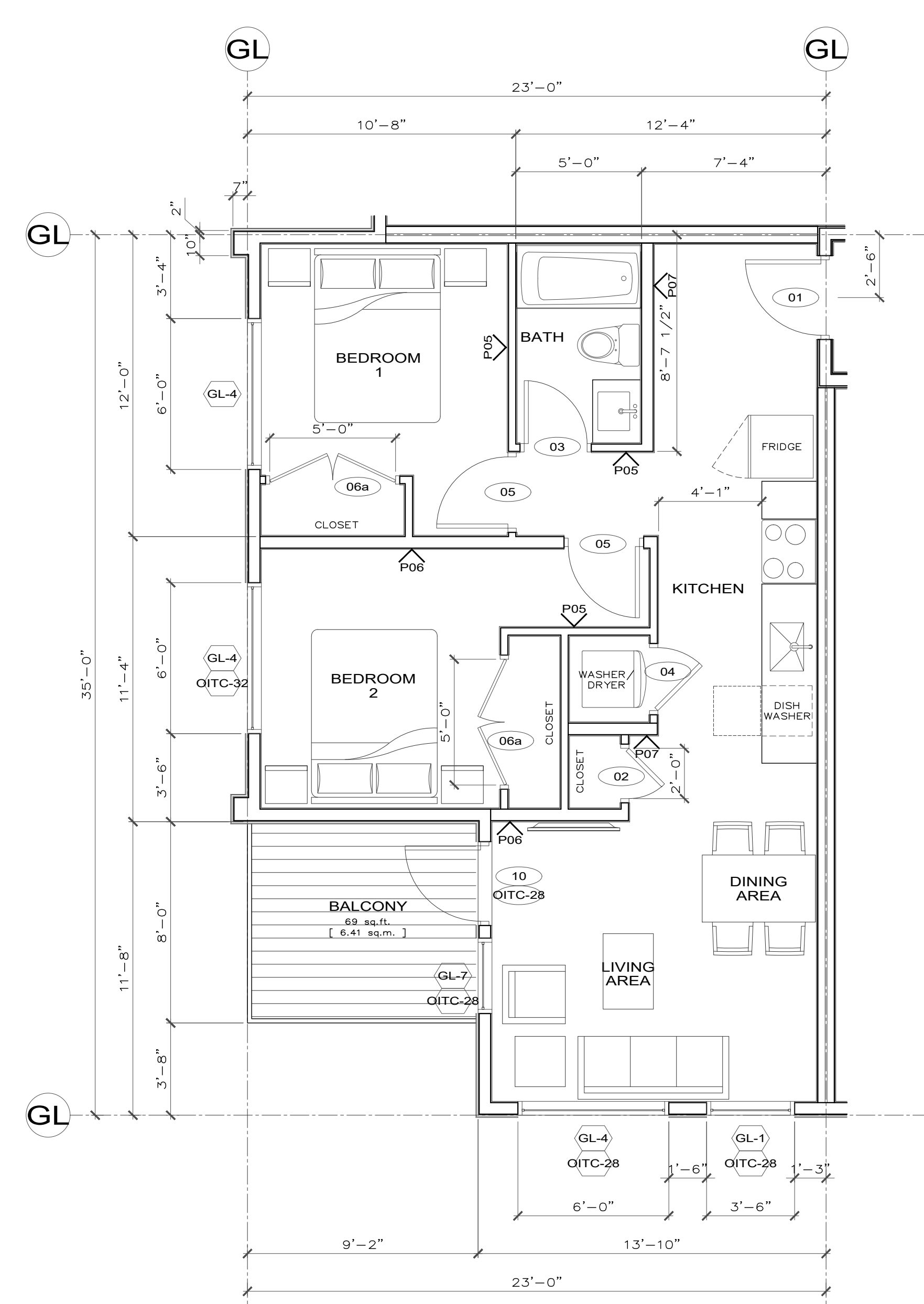
One Bedroom + Den
TYPE C5
Unit Area: 628 sq.ft. [58.34 sq.m.]

1 ONE BEDROOM + DEN
UNIT TYPE C5
SCALE: 1/4" = 1'-0"



Two Bedroom
TYPE D1
Unit Area: 822 sq.ft. [76.37 sq.m.]

2 TWO BEDROOM
UNIT TYPE D1
SCALE: 1/4" = 1'-0"



Two Bedroom
TYPE D2
Unit Area: 700 sq.ft. [65.03 sq.m.]

3 TWO BEDROOM
UNIT TYPE D2
SCALE: 1/4" = 1'-0"



1 SOUTH VIEW
SCALE: N.T.S.



2 SOUTHWEST VIEW
SCALE: N.T.S.



3 NORTHWEST VIEW
SCALE: N.T.S.



4 WEST VIEW
SCALE: N.T.S.

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Jka
jordan kutev
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T 404 299 3322 www.jka.cc

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NO	DATE	REMARKS
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Amended Development Plan
Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

3D VIEW
RENDERINGS

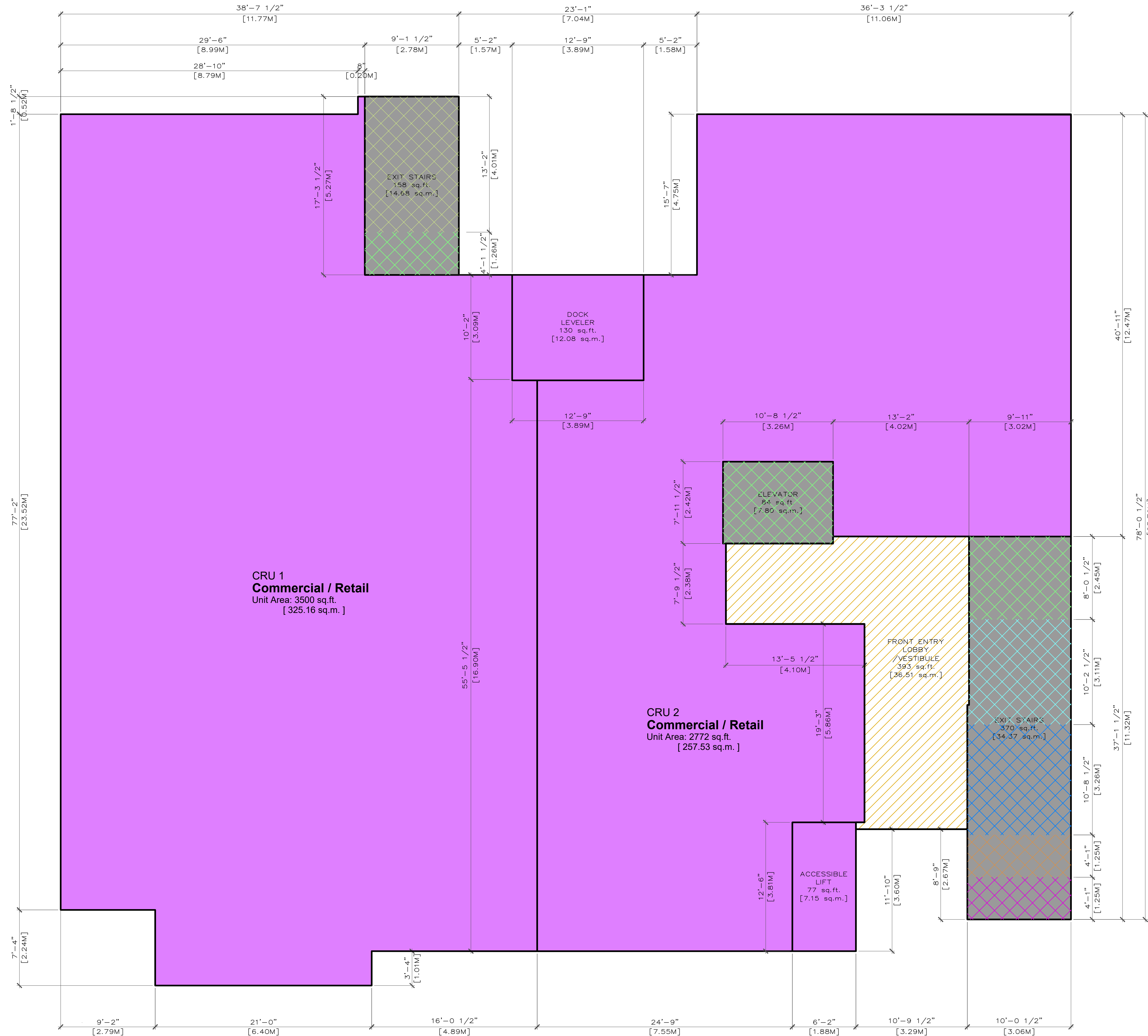
A801

SCALE:	NTS	PROJECT NO:	2007
DRAWN BY:	MP	CHECKED BY:	JA

Main Level Gross Floor Area (GFA) : 7,483 sq.ft. [695.19 sq.m.]

FAR Included : 7,068 sq.ft. [656.64 sq.m.]
 Commercial / Retail : 6,479 sq.ft. [901.92 sq.m.]
 Residential Floor Area : 611 sq.ft. [56.76 sq.m.]

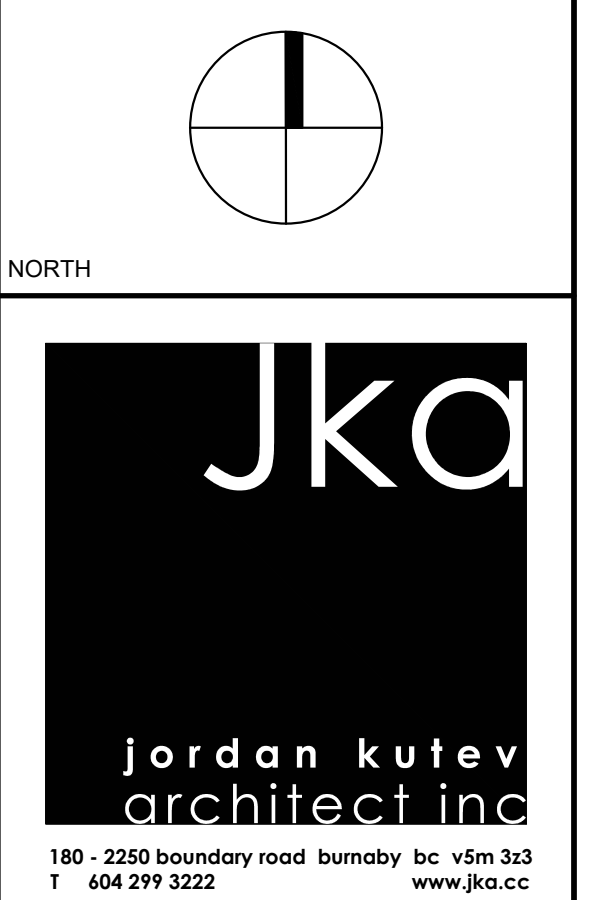
FAR Exemption : 393 sq.ft. [36.51 sq.m.]
 Elevator Lobby / Vestibule : 393 sq.ft. [36.51 sq.m.]



FAR Overlays Legend:

- C2 COMMERCIAL RETAIL
- C2 COMMERCIAL RENTAL
- RM3 MARKET RENTAL
- RM3 DENSITY OFFSET
- RM3r MARKET RENTAL
- RM3r 20% BELOW CMHC MARKET
- RM3r CMHC MEDIAN MARKET
- COMMON AREA
- FAR Exemption

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Amended Development Plan
Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

MAIN LEVEL
FAR LAYOUT









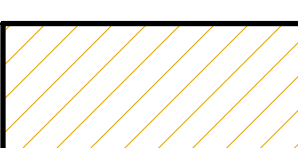
FAR211

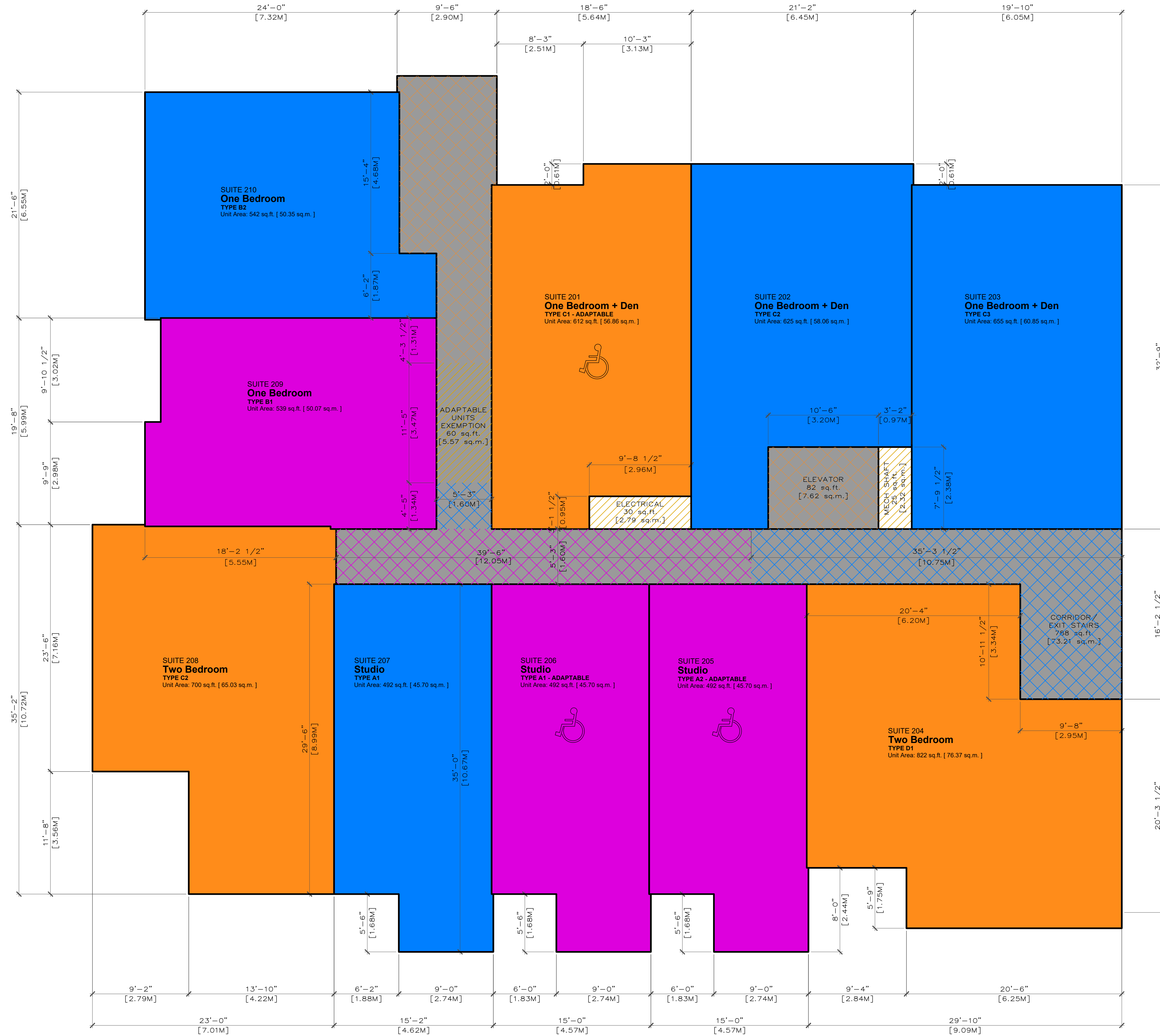
SCALE: 3/16" = 1'-0" PROJECT NO: 2007
 DRAWN BY: FM CHECKED BY: JA

Second Level Gross Floor Area (GFA) 6,897 sq.ft. [640.75 sq.m.]

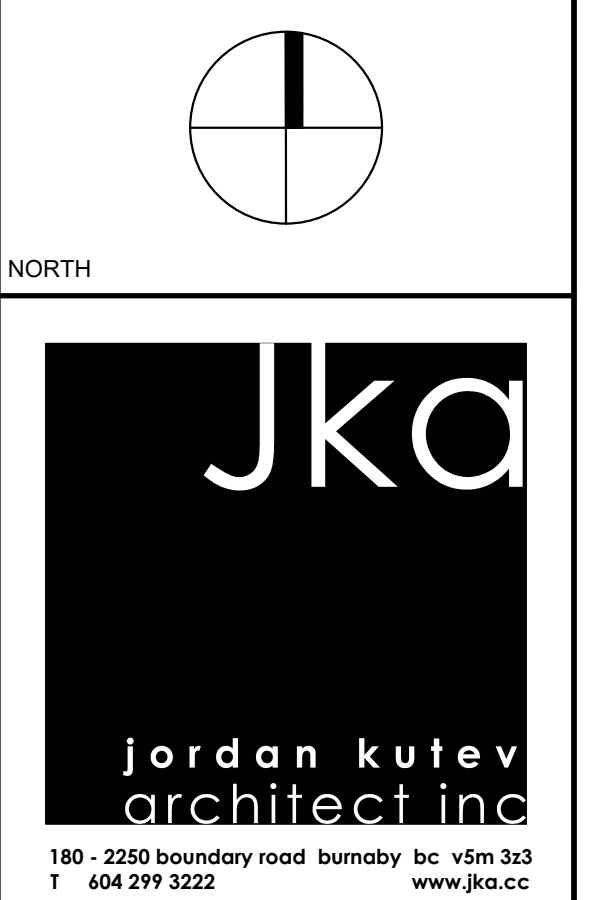
FAR Included
 Residential Floor Area : 6,782 sq.ft. [630.07 sq.m.]
FAR Exemption : 115 sq.ft. [10.68 sq.m.]
 Mechanical / Electrical : 55 sq.ft. [5.11 sq.m.]
 Adaptable Units : 60 sq.ft. [1.86 sq.m.]

FAR Overlays Legend:

-  -C2 COMMERCIAL RETAIL
-  -C2 COMMERCIAL RENTAL
-  - RM3 MARKET RENTAL
-  - RM3 DENSITY OFFSET
-  - RM3r MARKET RENTAL
-  - RM3r 20% BELOW CMHC MARKET
-  - RM3r CMHC MEDIAN MARKET
-  COMMON AREA
-  - FAR Exemption



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Amended Development Plan
 Mixed Use Development

4701 Hastings Street
 Burnaby, British Columbia

SECOND LEVEL
 FAR LAYOUT

FAR212

SCALE: 3/16" = 1'-0"
 PROJECT NO: 2007
 DRAWN BY: FM
 CHECKED BY: JA

Third Level Gross Floor Area (GFA) 6,897 sq.ft. [640.75 sq.m.]

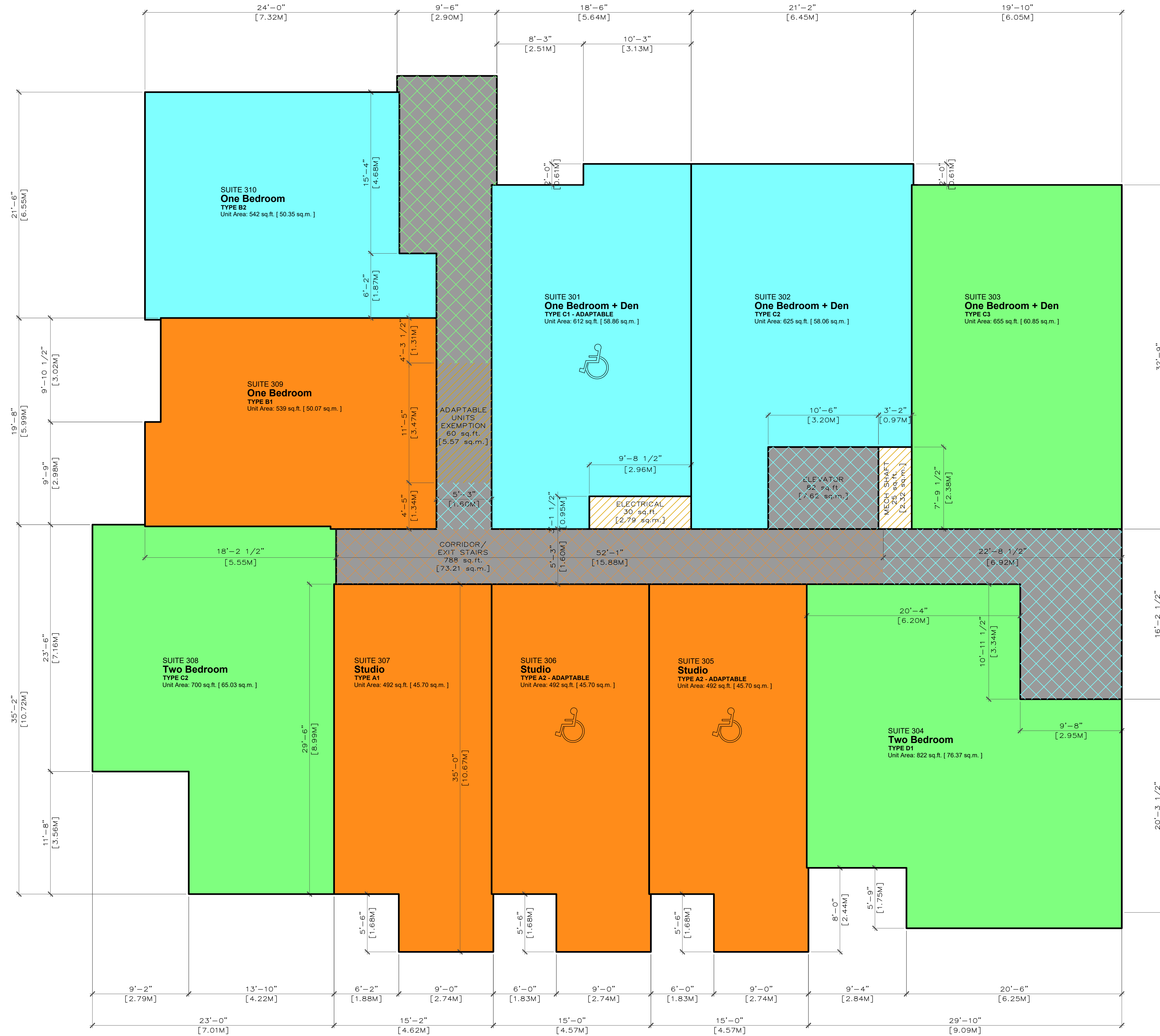
FAR Included

Residential Floor Area : 6,782 sq.ft. [630.07 sq.m.]

FAR Exemption : 115 sq.ft. [10.68 sq.m.]

Mechanical / Electrical : 55 sq.ft. [5.11 sq.m.]

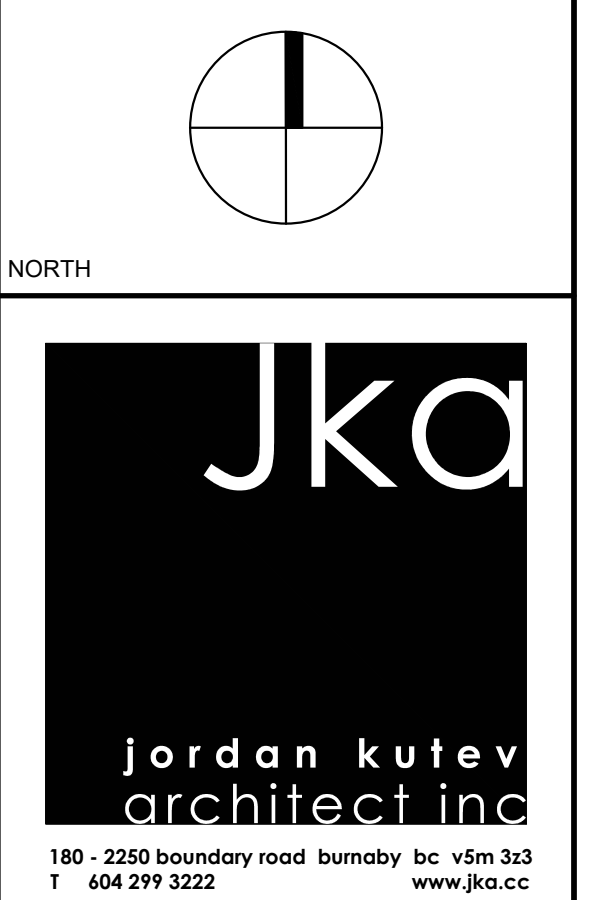
Adaptable Units : 60 sq.ft. [1.86 sq.m.]



FAR Overlays Legend:

- C2 COMMERCIAL RETAIL
- C2 COMMERCIAL RENTAL
- RM3 MARKET RENTAL
- RM3 DENSITY OFFSET
- RM3r MARKET RENTAL
- RM3r 20% BELOW CMHC MARKET
- RM3r CMHC MEDIAN MARKET
- COMMON AREA
- FAR Exemption

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Amended Development Plan
Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

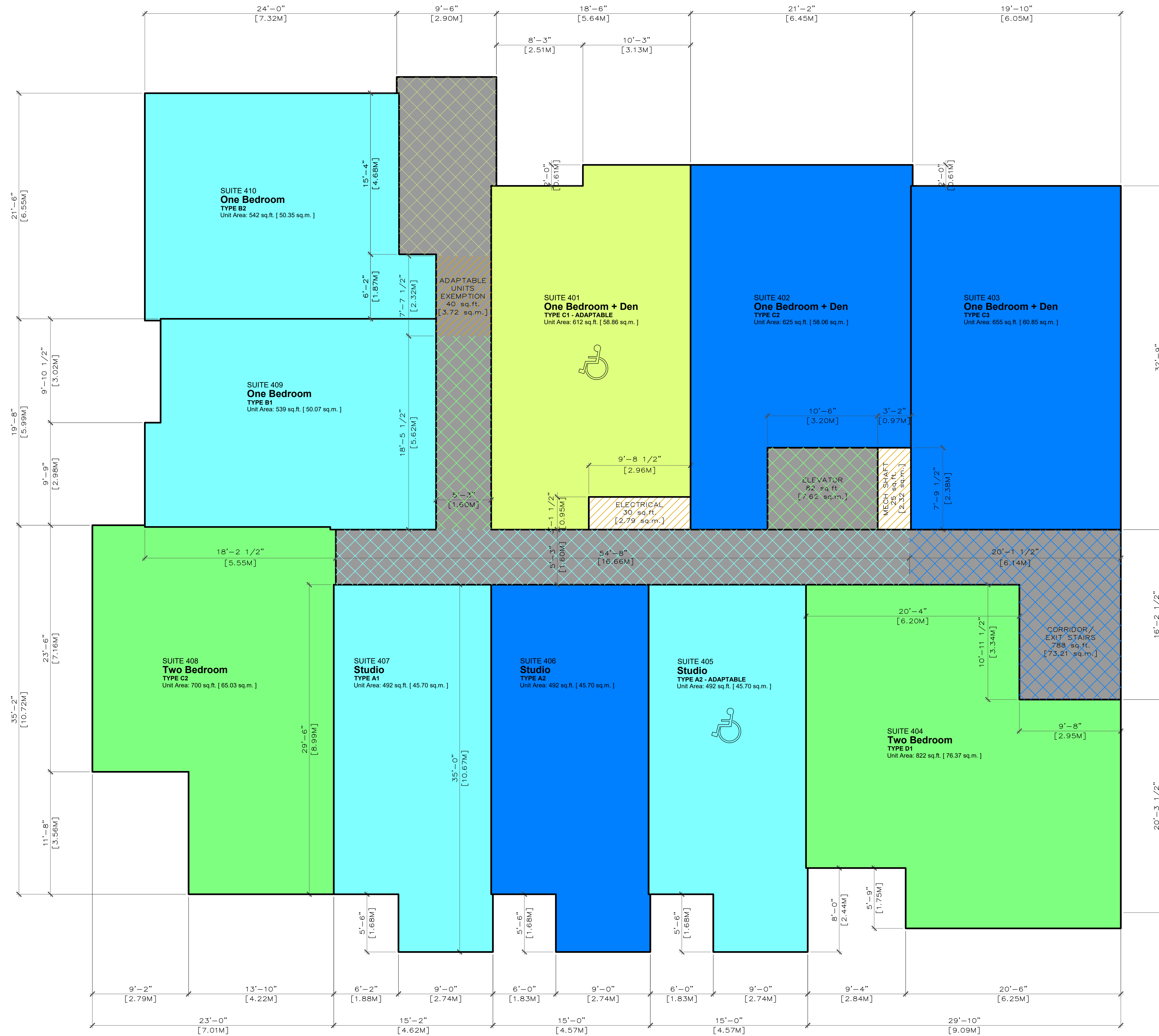
THIRD LEVEL
FAR LAYOUT

FAR213

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: FM	CHECKED BY: JA

Fourth Level Gross Floor Area (GFA) 6,897 sq.ft. [640.75 sq.m.]

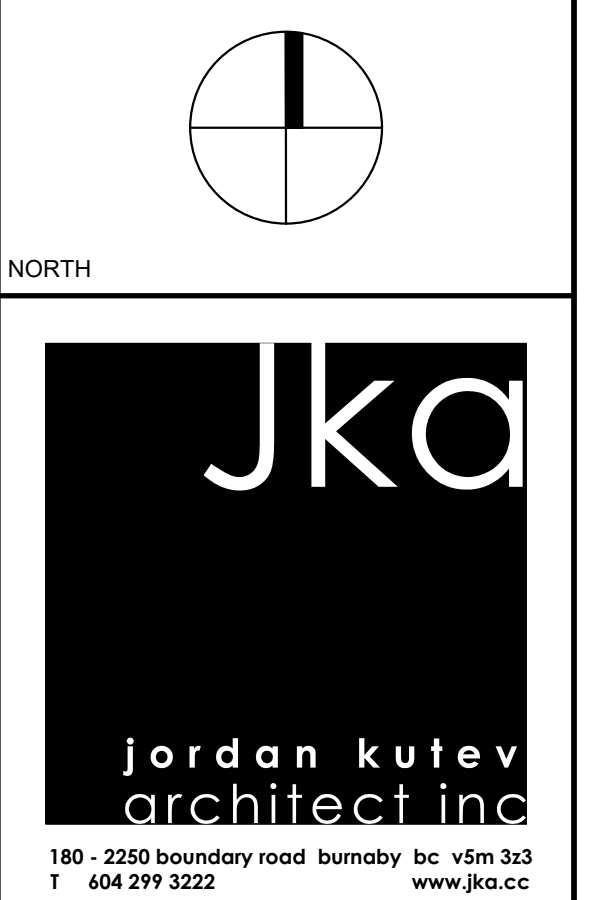
FAR Included		
Residential Floor Area	: 6,802 sq.ft. [631.93 sq.m.]	
FAR Exemption	: 95 sq.ft. [8.83 sq.m.]	
Mechanical / Electrical	: 55 sq.ft. [5.11 sq.m.]	
Adaptable Units	: 40 sq.ft. [3.72 sq.m.]	



FAR Overlays Legend:

	-C2 COMMERCIAL RETAIL
	-C2 COMMERCIAL RENTAL
	- RM3 MARKET RENTAL
	- RM3 DENSITY OFFSET
	- RM3r MARKET RENTAL
	- RM3r 20% BELOW CMHC MARKET
	- RM3r CMHC MEDIAN MARKET
	COMMON AREA
	- FAR Exemption

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Amended Development Plan
Mixed Use Development

4701 Hastings Street
Burnaby, British Columbia

FOURTH LEVEL
FAR LAYOUT

FAR214

SCALE: 3/16" = 1'-0"	PROJECT NO: 2007
DRAWN BY: FM	CHECKED BY: JA

Fifth Level Typical Gross Floor Area (GFA) 6,848 sq.ft. [636.20 sq.m.]

FAR Included

Residential Floor Area : 6,773 sq.ft. [629.23 sq.m.]

FAR Exemption : 75 sq.ft. [6.97 sq.m.]

Mechanical / Electrical : 55 sq.ft. [5.11 sq.m.]

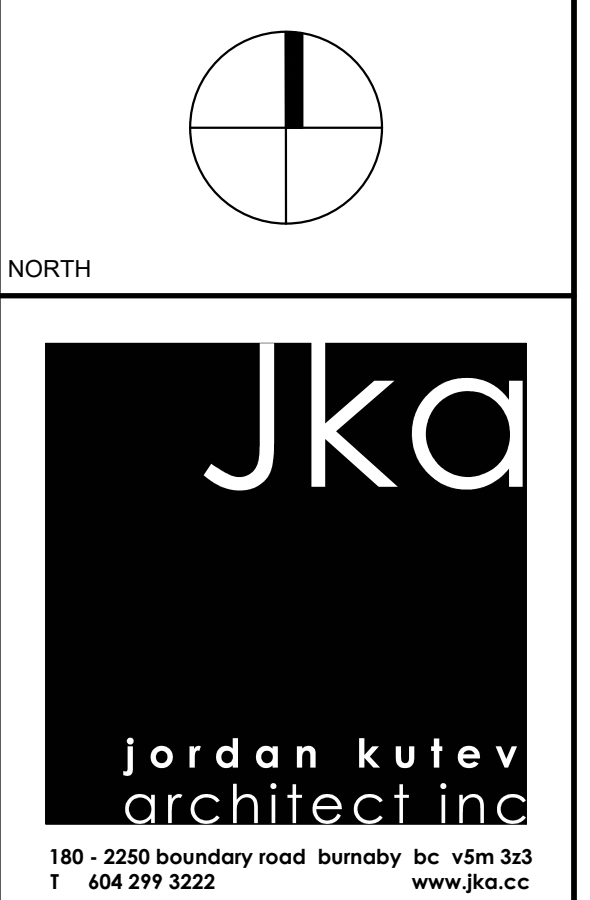
Adaptable Units : 20 sq.ft. [1.86 sq.m.]



FAR Overlays Legend:

- C2 COMMERCIAL RETAIL
- C2 COMMERCIAL RENTAL
- RM3 MARKET RENTAL
- RM3 DENSITY OFFSET
- RM3r MARKET RENTAL
- RM3r 20% BELOW CMHC MARKET
- RM3r CMHC MEDIAN MARKET
- COMMON AREA
- FAR Exemption

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Amended Development Plan
Mixed Use Development

4701 Hastings Street
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FIFTH LEVEL
FAR LAYOUT

FAR215

SCALE: 3/16" = 1'-0"
PROJECT NO: 2007
DRAWN BY: FM
CHECKED BY: JA

Sixth Level Typical Gross Floor Area (GFA) 6,848 sq.ft. [636.20 sq.m.]

FAR Included

Residential Floor Area : 6,773 sq.ft. [629.23 sq.m.]

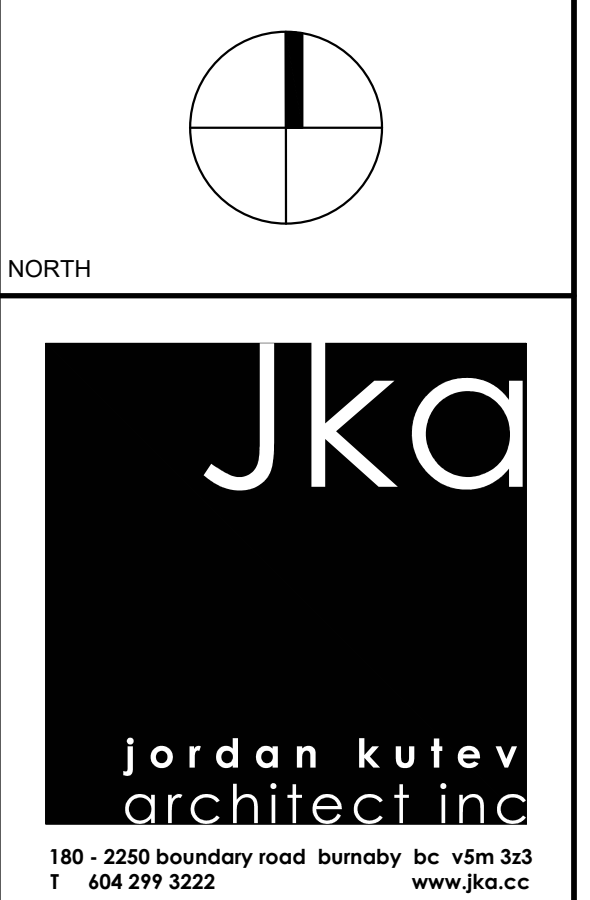
FAR Exemption : 75 sq.ft. [6.97 sq.m.]
 Mechanical / Electrical : 55 sq.ft. [5.11 sq.m.]
 Adaptable Units : 20 sq.ft. [1.86 sq.m.]



FAR Overlays Legend:

- C2 COMMERCIAL RETAIL
- C2 COMMERCIAL RENTAL
- RM3 MARKET RENTAL
- RM3 DENSITY OFFSET
- RM3r MARKET RENTAL
- RM3r 20% BELOW CMHC MARKET
- RM3r CMHC MEDIAN MARKET
- COMMON AREA
- FAR Exemption

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Amended Development Plan
 Mixed Use Development

4701 Hastings Street
 Burnaby, British Columbia

SIXTH LEVEL
 FAR LAYOUT

FAR216

SCALE: 3/16" = 1'-0"
 PROJECT NO: 2007
 DRAWN BY: FM
 CHECKED BY: JA