PROJECT DATA

BUILDING ANALYSIS OF : 3529 AND 3589 ARBUTUS ST, VANCOUVER, BC
ZONE : RR-2B (APPROVED UNDER RZ-2022-00076)
LEGAL DESCRIPTION : **LOT A BLOCK 531 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP 139439**
SITE SIZE : **3064 SQ.M. (32,977 SQ.FT.)**
PROPOSED USE : **RESIDENTIAL RENTAL APARTMENTS**

GROSS FLOOR AREA :	**3529 ARBUTUS ST. (NORTH BLDG)**	**3569 ARBUTUS ST. (SOUTH BLDG)**	**TOTAL**	
GROUND FLOOR	642.986 SQ.M.	642.986 SQ.M.	1,285.972 SQ.M.	(13,842.22 SQ.FT.)
SECOND FLOOR	742.690 SQ.M.	742.690 SQ.M.	1,485.380 SQ.M.	(15,988.62 SQ.FT.)
THIRD FLOOR	742.690 SQ.M.	742.690 SQ.M.	1,485.380 SQ.M.	(15,988.62 SQ.FT.)
FOURTH FLOOR	742.690 SQ.M.	742.690SQ.M.	1,485.380 SQ.M.	(15,988.62 SQ.FT.)
FIFTH FLOOR	670.092 SQ.M.	670.092 SQ.M.	1,340.184 SQ.M.	(14,425.74 SQ.FT.)
SIXTH FLOOR	463.675 SQ.M.	463.675 SQ.M.	927.350 SQ.M.	(9,982.00 SQ.FT.)
TOTAL GROSS FLOOR AREA :			8,009.646 SQ.M.	(86,215.82 SQ.FT.)
1% WALL EXCLUSION FROM BUILDING AREA (8,447.519 SQ.M.)			-80.096 SQ.M.	(862.16 SQ.FT.)
TOTAL NET FLOOR AREA :			7,929.550 SQ.M.	(85,353.66 SQ.FT.)

FSR : **ALLOWED 2.7** — **3,064 SQ.M. X 2.7 = 8,272 SQ.M. (89,038 SQ.FT.)**
PROPOSED 2.59 — **7,929.55 SQ.M. (85,353.66 SQ.FT.)**

INDOOR AMENITY :
REQUIRED
MINIMUM: 110 UNITS X 15 SQ.FT. = 1,650 SQ.FT.
MAXIMUM: 10% X 89,038 SQ.FT. = 8,903.8 SQ.FT.
(PER SENTENCE 4.1.2.J OF RR-2 DISTRICT SCHEDULE)
PROPOSED
2,255.58 SQ.FT. (209.55 SQ.M.)

SITE COVERAGE : **1,537 SQ.M. (16,545 SQ.FT.)**

OPEN BALCONIES : 12% OF TOTAL RESIDENTIAL AREA PROVIDED
MAX. ALLOWABLE : = 0.12 * (89,038 SQ.FT.) = 10,685 SQ.FT.
PROPOSED : 9,770 SQ.FT. (10.97%)

OPEN BALCONIES WITH PORCHES : 16% OF TOTAL RESIDENTIAL AREA PROVIDED
MAX. ALLOWABLE : = 0.16 * (89,038 SQ.FT.) = 14,246 SQ.FT.
PROPOSED : 16,328 SQ.FT. (18.34%)

HEIGHT :
MAX. ALLOWABLE : 19.8 M (64.96 FT)
6 STOREYS

	SOUTH BLDG	**NORTH BLDG**
PROPOSED :	19.6 M (64.25 FT)	19.7 M (64.50 FT)
STOREY :	6	6 (WITH INDOOR & OUTDOOR COMMON AMENITY SPACES ON GROUND FLR)
PARKING LEVEL :	1.0	

FRONT YARD :
MIN. REQUIRED : 3.7 M (12.14 FT)
PROPOSED : 3.7 M (12.14 FT)

REAR YARD (CENTRE PORTION) :
MIN. REQUIRED : 7.6 M (24.93 FT)
PROPOSED : 7.6 M (24.93 FT) SEEK RELAXATION TO REDUCE R.Y. TO 12.82' FOR BELOW GRADE PARKING LEVELS*

REAR YARD (CORNER PORTION) :
MIN. REQUIRED : 4.6 M (15.09 FT)
PROPOSED : 4.6 M (15.09 FT) SEEK RELAXATION TO REDUCE R.Y. TO 12.82' FOR BELOW GRADE PARKING LEVELS*

SIDE YARD :	**SOUTH**	**NORTH**
MIN. REQUIRED :	3.7 M (12.14 FT)	3.7 M (12.14 FT)
PROPOSED :	3.7 M (12.14 FT)	3.7 M (12.14 FT)

BUILDING SEPARATION :
MIN. REQUIRED : 7.3 M (23.95 FT)
PROPOSED : 7.3 M (24.00 FT)

TOTAL OFF-STREET PARKING SPACE CALCULATION

		REQUIRED	SECTION 5.1.3 TDM REDUCTION	REQUIRED AFTER	PROVIDED
			TRANSIT PROXMTY (-20%)	REDUCTION	
RESIDENTIAL PARKING			PLAN B (-40%)		
(SECTON 4.5.B1)	DWELLING MIN. 7903/125 = 63.2	63	63 X (1-60%) = 25.3	**25**	**26**
(RENTAL HOUSING)	MAX. 63.2 + 0.5 X 110 = 118.2				REGULAR 12
					SMALL 4
(SECTION 4.1.15)	EACH ACCESSIBLE PARKING SPACE WILL COUNT AS 2 PARKING SPACES				4.1.15 ACC. 5 X 2 = 10
VISITOR					
(SECTION 4.1.16)	MIN. 0.05 X 110 = 5.5	6	N/A	**6**	**6**
	MAX. 0.1 X 110 = 11				REGULAR 4
					4.1.15 ACC. 1 X 2 = 2
ACCESSIBLE PARKING SPACES					
(SECTION 4.8.4)	FIRST 7 UNITS = 1			**5**	**5**
	1 + 0.034 x 103 = 4.5				

TOTAL OFF-STREET LOADING SPACE CALCULATION

		REQUIRED	PROVIDED
SECTION 5.2.1			
CLASS A		0	0
CLASS B	1 SPACE FOR 100 TO 299 UNITS	1	0
RELAXATION APPROVED FOR CLASS B LOADING			

TOTAL OFF-STREET PASSENGER SPACE CALCULATION

		REQUIRED	PROVIDED
SECTION 7.2.1			
CLASS A	1 SPACE FOR 50 TO 125 UNITS	1	1



UNIT SYNOPSIS 3529 ARBUTUS ST. (NORTH BLDG)

UNIT TYPE	NO. BED	UNIT AREA (SQFT) GROSS AREA	IN-SUIT STOR.	NET AREA	NUMBER OF UNITS 1ST FL	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL UNITS	TOTAL AREA GROSS (SQFT)	STOR. EXCL. (SQFT)	NET (SQFT)	NET (SQM)
UNIT A1	1B	544	0	544	1						1	544	(PARKADE)	544	51
UNIT B1	STUDIO	334	0	334	1						1	334	(PARKADE)	334	31
UNIT C1	1B	523	0	523	1						1	523	(PARKADE)	523	49
UNIT D1	2B	732	25	706	1						1	732	25	706	66
UNIT E1	1B	668	0	668	1						1	668	(51)(OVER 40 SQFT)	668	62
UNIT E3	1B	669	0	669		1	1	1			3	2006	(51)(OVER 40 SQFT)	2,006	186
UNIT F1	1B	656	0	656	1	1	1	1			4	2623	(45)(OVER 40 SQFT)	2,623	244
UNIT G1	2B	779	39	740	1	1	1	1			4	3117	157	2,960	275
UNIT H1	1B	555	39	516	1						1	555	39	516	48
UNIT J1	2B	788	32	756	1						1	788	32	756	70
UNIT K1	1B	609	25	584		1	1	1	1		4	2436	101	2,334	217
UNIT L1	1B	604	39	565		1	1	1	1		4	2417	156	2,261	210
UNIT M1	2B	783	37	747		1	1	1	1		4	3133	147	2,987	277
UNIT N1	2B	769	31	738		1	1	1	1		4	3077	125	2,952	274
UNIT P1	1B	538	27	511		1	1	1	1		4	2150	108	2,043	190
UNIT Q1	2B	742	31	711		1	1	1			3	2225	93	2,132	198
UNIT R1	2B	748	25	723		1	1	1			3	2244	76	2,169	201
UNIT S1	STUDIO	437	27	409		1	1	1			3	1310	81	1,228	114
UNIT T1	STUDIO	454	40	414					1		1	454	40	414	38
UNIT T3	STUDIO	445	40	405					1		1	445	40	405	38
UNIT U1	2B	751	34	716					1		1	751	34	716	67
UNIT V1	STUDIO	338	0	338					1		1	338	(PARKADE)	338	31
UNIT W1	2B	822	31	791					1		1	822	31	791	73
UNIT X1	1B	549	26	524					1		1	549	26	524	49
PH1	4B	2145	0	2145						1	1	2145	(118)(OVER 40 SQFT)	2,145	199
PH2	4B	2150	0	2150						1	1	2150	(92)(OVER 40 SQFT)	2,150	200
				TOTAL	9	11	11	11	11	2	55	38,536 SQFT	1,312 SQFT	37,224 SQFT	3,458 SQM

NUMBER OF UNIT PER UNIT TYPE: STUDIO - (7 UNITS), 1B - (24 UNITS), 2B - (22 UNITS). 4B - (2 UNITS)

UNIT SYNOPSIS 3569 ARBUTUS ST. (SOUTH BLDG)

UNIT TYPE	NO. BED	UNIT AREA (SQFT) GROSS AREA	IN-SUIT STOR.	NET AREA	NUMBER OF UNITS 1ST FL	2ND FL	3RD FL	4TH FL	5TH FL	6TH FL	TOTAL UNITS	TOTAL AREA GROSS (SQFT)	STOR. EXCL. (SQFT)	NET (SQFT)	NET (SQM)
UNIT A2	1B	544	0	544	1						1	544	(PARKADE)	544	51
UNIT B2	STUDIO	334	0	334	1						1	334	(PARKADE)	334	31
UNIT C2	1B	523	0	523	1						1	523	(PARKADE)	523	49
UNIT D2	2B	732	25	706	1						1	732	25	706	66
UNIT E2	1B	668	0	668	1						1	668	(51)(OVER 40 SQFT)	668	62
UNIT E4	1B	669	0	669		1	1	1			3	2006	(51)(OVER 40 SQFT)	2,006	186
UNIT F2	1B	656	0	656	1	1	1	1			4	2623	(45)(OVER 40 SQFT)	2,623	244
UNIT G2	2B	779	39	740	1	1	1	1			4	3117	157	2,960	275
UNIT H2	1B	555	39	516	1						1	555	39	516	48
UNIT J2	2B	788	32	756	1						1	788	32	756	70
UNIT K2	1B	609	25	584		1	1	1	1		4	2436	101	2,334	217
UNIT L2	1B	604	39	565		1	1	1	1		4	2417	156	2,261	210
UNIT M2	2B	783	37	747		1	1	1	1		4	3133	147	2,987	277
UNIT N2	2B	769	31	738		1	1	1	1		4	3077	125	2,952	274
UNIT P2	1B	538	27	511		1	1	1	1		4	2150	108	2,043	190
UNIT Q2	2B	742	31	711		1	1	1			3	2225	93	2,132	198
UNIT R2	2B	748	25	723		1	1	1			3	2244	76	2,169	201
UNIT S2	STUDIO	437	27	409		1	1	1			3	1310	81	1,228	114
UNIT T2	STUDIO	454	40	414					1		1	454	40	414	38
UNIT T4	STUDIO	445	40	405					1		1	445	40	405	38
UNIT U2	2B	751	34	716					1		1	751	34	716	67
UNIT V2	STUDIO	338	0	338					1		1	338	(PARKADE)	338	31
UNIT W2	2B	822	31	791					1		1	822	31	791	73
UNIT X2	1B	549	26	524					1		1	549	26	524	49
PH3	4B	2145	0	2145						1	1	2145	(118)(OVER 40 SQFT)	2,145	199
PH4	4B	2150	0	2150						1	1	2150	(92)(OVER 40 SQFT)	2,150	200
				TOTAL	9	11	11	11		2	55	38,536 SQFT	1,312 SQFT	37,224 SQFT	3,458 SQM

NUMBER OF UNIT PER UNIT TYPE: STUDIO - (7 UNITS), 1B - (24 UNITS), 2B - (22 UNITS). 4B - (2 UNITS)

TOTAL OFF-STREET BICYCLE SPACE CALCULATION

	NORTH BUILDING	SOUTH BUILDING	REQUIRED	SECTION 6.3 TDM ADDITION	REQUIRED AFTER	PROVIDED
SUMMARY				TDM PLAN B (40%)	ADDITION	
CLASS A (SECTION 6.2.1.2)			**215**	**86**	**301**	**302**
1.5 SPACES FOR UNDER 700 SF	31	31	62 X 1.5 = 93			HOR. 32
2.5 SPACES FOR UNIT 700 SF - 1130 SF	22	22	44 X 2.5 = 110			STACK 176
3 SPACES FOR OVER 1130 SF	2	2	4 X 3 = 12			LOCKER 62
						OVERSIZE 32
CLASS B (SECTION 6.2.1.2)	2 SPACES FOR FIRST 20 UNITS +		**7**			**7**
	1 SPACE FOR EVERY 20 UNITS AFTER					
	2 + 1 X (110-20)/20 = 6.5					
REFERENCE						
TDM PLAN B 6.3.1	40% ADDITIONAL CLASS A BICYCLE SPACES		215X40%=86			
TDM PLAN B 6.3.2.1 LOCKER	TOTAL 20% OF THE REQUIRED			301 X 20% = 60		
TDM PLAN B 6.3.3.1 OVERSIZE	TOTAL 10% OF THE REQUIRED			301 X 10% = 30		
VBBL 6.3.13	MAX. 60% STACK OF THE REQUIRED		301 X 60% = 181			
BICYCLE MAINTENANCE FACILITIES 6.3.22		100 OR MORE BICYCLE SPACES A BICYCLE MAINTENACE TO BE PROVEDED			1	1
ELECTRICAL OUTLET VBBL 6.3.21	EACH 2 HAS 1 ELECTRICAL OUTLET			302/2 = 145.5	146	160

DRAWING LIST

DP 0.1	PROJECT DATA & DRAWING LIST
DP 0.2	CONTEXT PLAN & PHOTOS
DP 0.3	SURVEY PLAN & SETBACK
DP 0.4	DESIGN RATIONALE
DP 0.5	RENDERING
DP 0.6	RENDERING
DP 0.7	STREETSCAPE DRAWINGS
DP 0.8	ARIAL CONTEXT VIEWS
DP 0.9	SHADOW ANALYSIS
DP 1.1	SITE PLAN
DP 1.1a	ENLARGED SITE PLAN
DP 1.1b	ENLARGED SITE PLAN
DP 2.1	PARKING P1 PLAN
DP 2.1a	ENLARGED PARKING P1 PLAN
DP 2.1b	ENLARGED PARKING P1 PLAN
DP 2.2	(NORTH BLDG) GROUND FLOOR PLAN
DP 2.3	(NORTH BLDG) SECOND FLOOR PLAN
DP 2.4	(NORTH BLDG) THIRD FLOOR PLAN
DP 2.5	(NORTH BLDG) FOURTH FLOOR PLAN
DP 2.6	(NORTH BLDG) FIFTH FLOOR PLAN
DP 2.7	(NORTH BLDG) SIXTH FLOOR PLAN
DP 2.8	(NORTH BLDG) ROOF PLAN
DP 2.9	(SOUTH BLDG) GROUND FLOOR PLAN
DP 2.10	(SOUTH BLDG) SECOND FLOOR PLAN
DP 2.11	(SOUTH BLDG) THIRD FLOOR PLAN
DP 2.12	(SOUTH BLDG) FOURTH FLOOR PLAN
DP 2.13	(SOUTH BLDG) FIFTH FLOOR PLAN
DP 2.14	(SOUTH BLDG) SIXTH FLOOR PLAN
DP 2.15	(SOUTH BLDG) ROOF PLAN
DP 3.1	ARBUTUS STREET ELEVATION
DP 3.2	LANE ELEVATION
DP 3.3	(NORTH BLDG) EAST ELEVATION
DP 3.4	(NORTH BLDG) WEST ELEVATION
DP 3.5	(NORTH BLDG) NORTH ELEVATION
DP 3.6	(NORTH BLDG) SOUTH ELEVATION
DP 3.7	(SOUTH BLDG) EAST ELEVATION
DP 3.8	(SOUTH BLDG) WEST ELEVATION
DP 3.9	(SOUTH BLDG) NORTH ELEVATION
DP 3.10	(SOUTH BLDG) SOUTH ELEVATION
DP 4.1	SECTION A-A
DP 4.2	SECTION B-B
DP 4.3	SECTION C-C
DP 5.1	FSR OVERLAY GROUND FLOOR PLAN
DP 5.2	FSR OVERLAY SECOND, THIRD & FOURTH FLOOR PLAN
DP 5.3	FSR OVERLAY FIFTH FLOOR PLAN
DP 5.4	FSR OVERLAY SIXTH FLOOR PLAN

LOCATION PLAN



Notes

NO.	DATE	ISSUE NOTE
4	2026-08-20	ISSUED FOR DP AMENDMENT
3	2025-08-05	DP REVISION
2	2025-04-28	DP REVISION
1	2024-04-03	ISSUED FOR DP SUBMISSION

Consultants

REGISTERED ARCHITECT ANDREW C L CHEUNG VANCOUVER BRITISH COLUMBIA
2026-10-01

ACAI
ANDREW CHEUNG ARCHITECTS INC.
ARCHITECTURE
URBAN DESIGN
INTERIORS
SUITE 208, 1525 WEST 8TH AVENUE
VANCOUVER, B.C. V6J 1T5
Tel (604) 685-2088

Project Title
3529 AND 3569 ARBUTUS ST
VANCOUVER BC

Sheet Title
PROJECT DATA & DRAWING LIST

Project Number	Date
22011	2026-07-27

Drawn By	Reviewed By	Scale
PB/DL	AC/CK	AS NOTED

Copy right reserved. This plan and design is and at all times remains the exclusive property of Andrew Cheung Architects Inc. and cannot be used in whole or in part without the architect's written consent.

Sheet No.
DP 0.1