Project Data

Civic Address	4176 Alexandra Street, Vancouver BC
Legal Description	Block 670, District 526, Plan 13908 (York House School) 1500 West King Edward Avenue, Vancouver BC P.I.D. 007-993-811
Site Area	13,444.62 sm 144,717 sqft
Zoning	CD-1 (288) zoning By-law No.7045.
Major occupancy	Group A, Division 2
Proposed uses	2.1 Conditional approval uses - School, Elementary or Secondary (subject to provisions of Section 11.4.3)

Zoning Analysis

			Permitted	Existing	Proposed	Notes
Floor Space Ratio	**3.1**	Total FSR	**1.71** **22,990.30** sm 247,465 sf	**0.85** **11,411.04** sm 122,827 sf	**1.17** **15,714.62** sm 169,151 sf	As per CD-1 (288) zoning By-law No.7045 Section 3.1
		Building D FSR		**0.09** **1,193.84** sm 12,850 sf	**0.41** **5,497.42** sm 59,174 sf	
Site Frontage	**11.4.3.1**		20.1 m	34.5 m	55.9 m	As per Zoning and Development Bylaw no. 3575 Section 11.4.3.1
Building Height	**4.0**	Building Height Number of Storeys	16.20 m 4	11.47 m 2	12.02 m 3	As per CD-1 (288) zoning By-law No.7045 Section 4
Setbacks	**6.1**	Alexandra Street	6.3 m	6.3 m	6.3 m	As per CD-1 (288) zoning By-law No.7045 Section 6.1.
	6.1	West 26th Avenue	6.3 m	6.3 m	6.3 m	As per CD-1 (288) zoning By-law No.7045 Section 6.1: *'The minimum setback of any building from the Alexandra Street and West 26th Avenue property boundaries shall be 6.3 m, except that the Director of Planning may relax the minimum setback from the West 26th Avenue property boundary above the first storey to a minimum of 4.8 m'*
Site Coverage		Maximum site coverage	54% 7260.09 sm 78,147 sf	37% 4970.09 sm 53,498 sf	45% 5993.87 sm 64,517 sf	As per CD-1 (288) zoning By-law No.7045 Section 7.1. Existing site coverage area is based upon calculation data per DE415373.
Parking Bylaw			**Required**	**Existing**	**Proposed**	Refer to Transportation Addendum provided by Bunt & Associates dated 28th August 2026 for general parking calculation rationale.
	4.1.1	Parking spaces				
		Regular parking spaces	0	64	46	
		Small parking spaces	0	0	0	
	4.1.4(b)	Accessible parking spaces	7	1	7	
	5.2.3	Class A Loading Spaces	0	1	1	
	5.2.3	Class B Loading Spaces	6	2	2	
	5.2.3	Class C Loading Spaces	0	0	0	
	6.2.2.3	Class A Bicycle Spaces	30	16	30	
	6.2.2.3	Class B Bicycle Spaces	38	0	38	
		Bicycle Parking Facilities				
		Lockers	42	58	46	
		Water closets	6	3	11	
		Wash basins	2	3	11	
		Showers	4	3	4	
		Grooming stations	4	3	4	

Area Summary

Gross Floor Area - Building D	Level B1	2,440.06 sm	26,265 sqft
	Level 1	1,052.94 sm	11,334 sqft
	Level 2	2,115.08 sm	22,767 sqft
	Total GFA	5,608.08 sm	60,365 sqft
Gross Floor Area - All buildings	Total GFA	15,825.28 sm	170,342 sqft

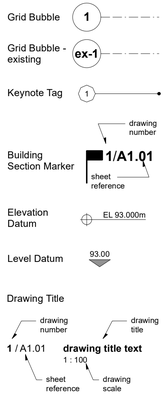
Building Envelope Design (Energy)

Vancouver Building By-law:	2025
Energy Compliance Policy:	Green Buildings Policy for Rezonings (GBPR)
Energy Standard / Code:	NECB 2020

Abbreviations

ADD	Addendum
AFF	Above finished floor
ALUM	Aluminum
AP	Access panel
APPROX	Approximately
ARCH	Architecture / architectural
ASTM	American Society for Testing and Materials
A/V	Air / vapour barrier
A/V/M	Air / vapour / moisture barrier
@	At
BCBC	British Columbia Building Code
BLDG	Building
BM	Beam
BSMT	Basement
CR	Card reader
CGSB	Canadian General Standards Board
CSA	Canadian Standards Association
CPT	Carpet / carpet tile
CIP	Cast-in-place
CB	Catch basin
CLNG	Ceiling
C/L	Centre line
COL	Column
C/W	Complete with
CW	Curtain wall
CONC	Concrete
CONT	Continuous
CJ	Control joint
CORR	Corridor
CG	Corner guard
DEPT	Department
DIA	Diameter
DIM	Dimension
DWG	Drawing
DW	Dishwasher
E	East
EA	Each
ELEC	Electrical
ELEV	Elevation / datum
EQ	Equal
EX / EXIST	Existing
EXT	Exterior
EW	Emergency eye wash
FIN	Finish / finished
FFE	Finished floor elevation
FEC	Fire extinguisher cabinet
FRR	Fire resistance reating
FD	Floor drain
FB	Floor box
GALV	Galvanized
GA	Gauge
GL	Glass / glazing
GWB	Gypsum wall board
GFA	Gross floor area
GL	Grid line
HD	Heavy duty
HT	Height
HO	Hold open device
HM	Hollow metal
HSS	Hollow structural section (steel)
HOR	Horizontal
HB	Hose bib
HR	Hour
INC / INCL	Including
INFO	Information
ID	Inside diameter
INS / INSU	Insulation
INT	Interior
IFC	Intimescent fireproof coating
IFC	Issued for construction
INV	Invert
LEV	Level
LS	Light standard
LIN	Linear
LVR	Louvre
LD	Limiting distance
MH	Man hole
MAX	Maximum
MECH	Mechanical
MED	Medium
MET	Metal
m	Metre
mm	Milimetre
m2	Metre squared
m3	Metre cubed
MEZZ	Mezzanine
MIN	Minimum
MISC	Miscellaneous
MDF	Medium density fibreboard
MIR	Mirror / mirrored
MW	Millwork
N	North
NBC	National building code
NFC	National fire code
NOM	Nominal
NIC	Not in contract
NTS	Not to scale
NO	Number
#	Number
O/C / OC	On centre
OWSJ	Open web steel joist
OD	Outside diameter
OH	Overhead
OS	Overflow scupper
P LAM	Plastic laminate
PVC	Polyvynil chloride
PREFIN	Pre-finished
PB	Push button / door operator
PERF	Perforated
PL	Property line
PS	Pull station
RA	Roof anchor
RAD	Radius
RWL	Rain water leader
RB	Resilient base
REQD	Required
RES	Resilient
R	Riser
RM	Room
RD	Roof drain
RCP	Reflected ceiling plan
RO	Rough opening
R/A	Return air
RS	Roller shade
SAN	Sanitary
SECT	Section
S/A	Supply air
SIM	Similar
S	South
SPEC	Specification / specified
SQ	Square
SS	Stainless steel
STOR	Storage
STRUCT	Structural
SSG	Structural silicone glazing
TB	Tackboard
TEL	Telephone
TEMP	Temperature
T&G	Tongue & groove
T/O / T.O.	Top of
TYP	Typical
ULC	Underwriters' Laboratories Canada
UL	Underwriters' Laboratories USA
U/G / UG	Underground
U/S	Underside
VR	Vapour retarder
VER / VERT	Vertical
VEST	Vestibule
VIF	Verify in field
W	West
WR	Washroom
WASHRM	Washroom
WC	Water closet
WPM	Waterproof membrane
WB	White board
WD	Wood
W/	With
WP	Waterproofing

Architectural Symbols



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issues

29 May 2026 Issued for 100% SD
02 Sep 2026 Issued for DP application
21 Oct 2026 Issued for DP application R1

NOT FOR CONSTRUCTION

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REGISTERED ARCHITECT MATTHEW WOOD 23 October 2026 BRITISH COLUMBIA

York House School - Athletics Hub

York House School
4176 Alexandra Street
Vancouver, BC

scale	**date**
NTS	21 Oct 2026
project code	**status**
YHS8	DP
drawn	**checked**
SR	MW/AP

Project Data + General Notes

drawing number
A002

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