

Appendix C

*Select Preliminary Concept  
Drawings*

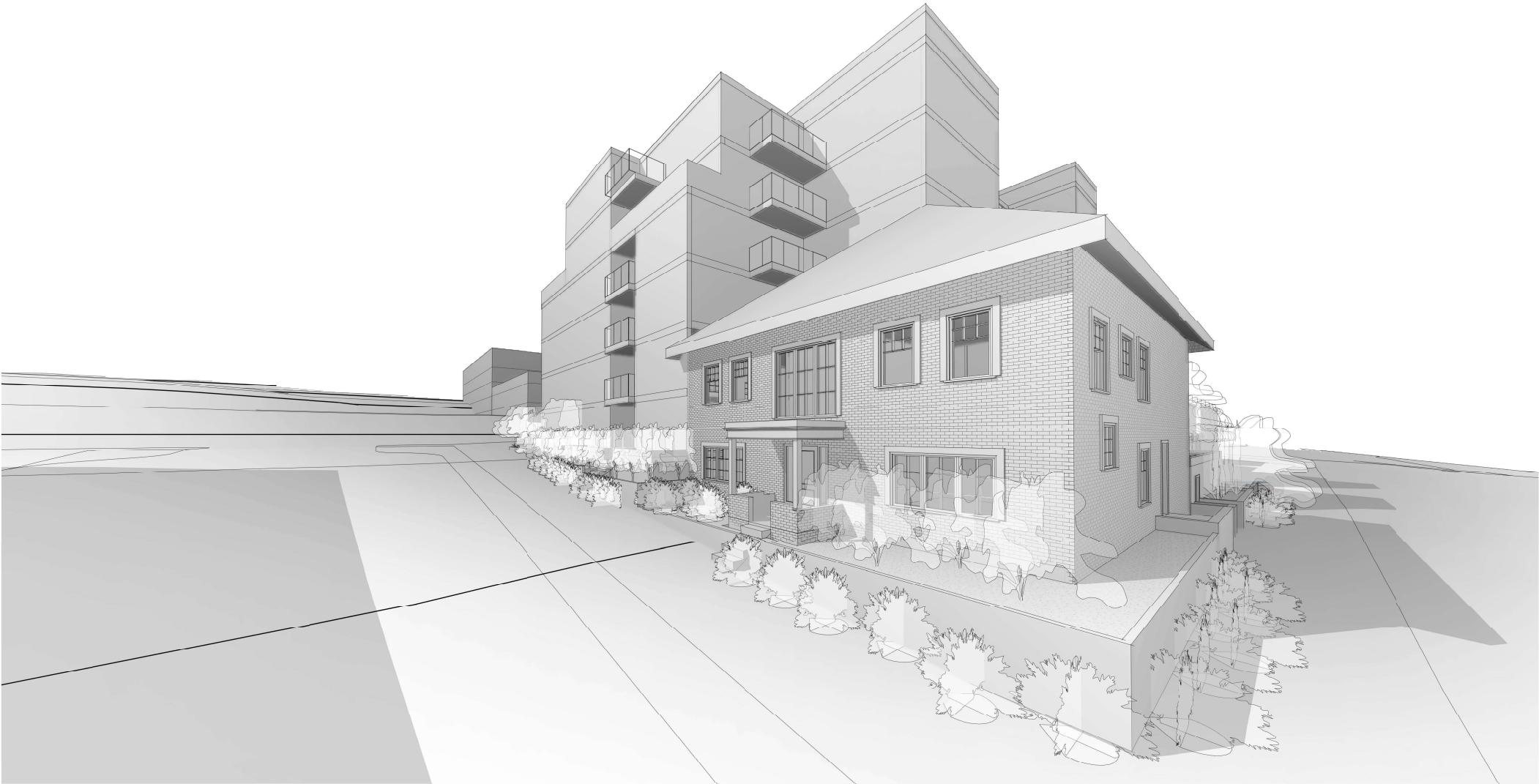
MERIVALE AND AGNES STREET  
FEASIBILITY STUDY

63 MERIVALE AND 250 AGNES STREET

PROJECT No. 21058

PHASE 3 | 2021/11/02 |

ISSUED FOR PRELIMINARY APPLICATION REVIEW



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1. DICKENSON & MERIVALE STREET INTERSECTION - SOUTH VIEW



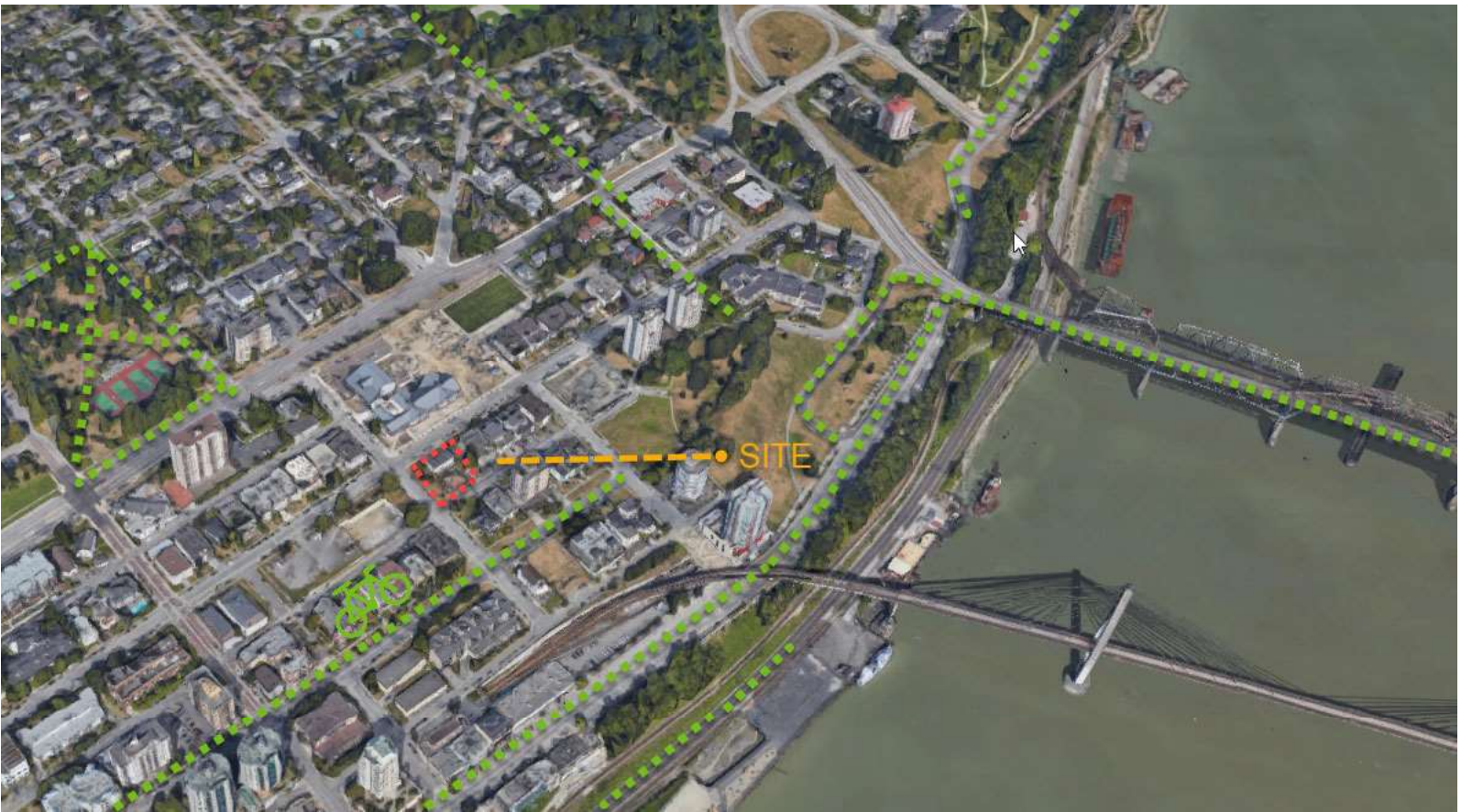
2. MERIVALE STREET - SOUTH VIEW



3. AGNES STREET & MERIVALE STREET INTERSECTION - NORTH VIEW



4. AGNES STREET - WEST VIEW



AERIAL VIEW - NORTH



AERIAL VIEW - NORTH

2	2021/11/02	Issued for Review
1	2021/06/17	Issued for Review
No.	Date	Revision

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**MERIVALE AND  
AGNES STREET  
FEASIBILITY STUDY**

63 MERIVALE AND 250 AGNES  
STREET

Drawing Title

CONTEXT IMAGES

Scale @ 22"x34"

Drawn LM Check PJH Partner PJH

Project No.

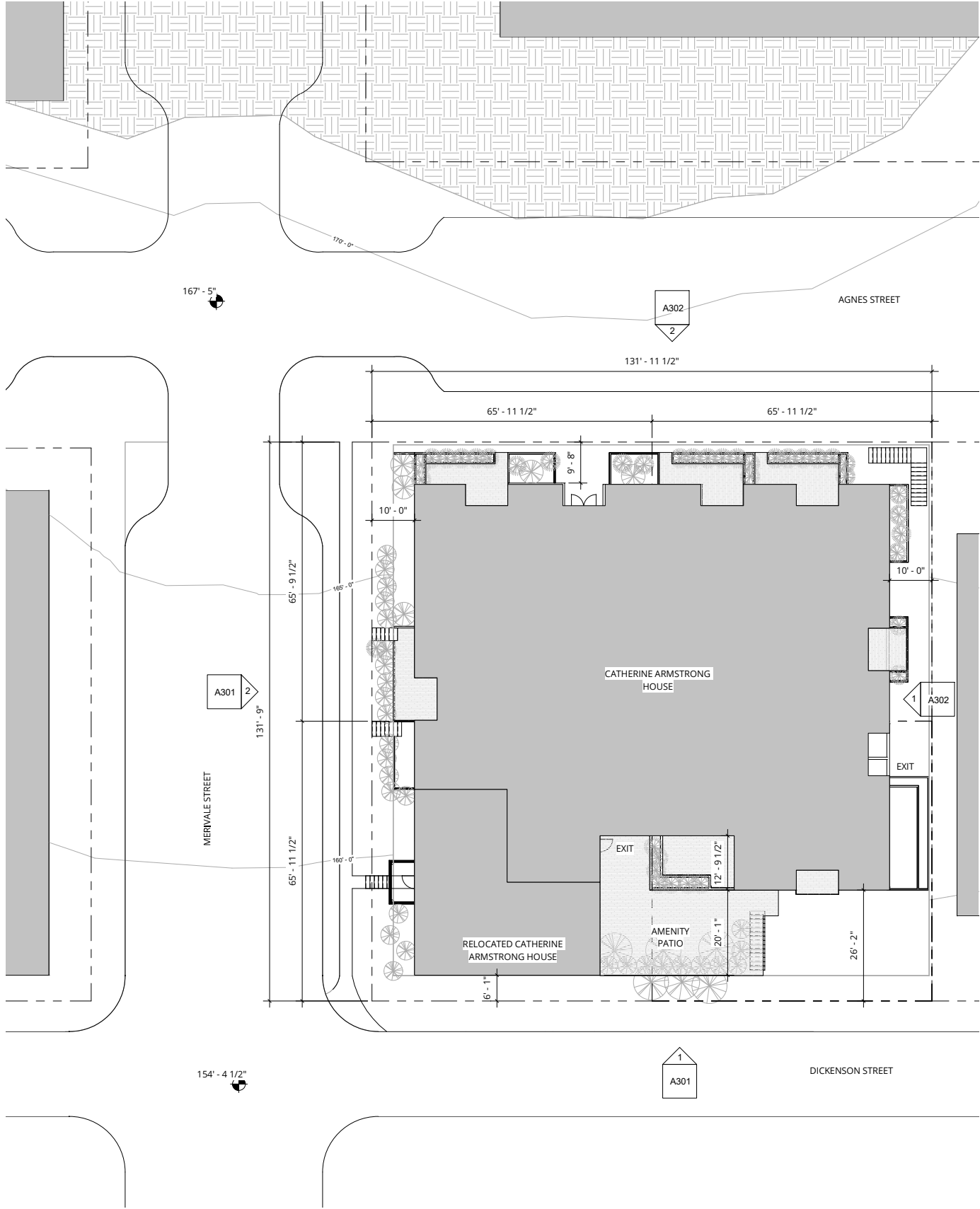
21058

Phase No. Sheet No.

3

A010





DEVELOPMENT SUMMARY

63 MERIVALE ROAD AND 250 AGNES STREET, BURNABY, B.C.  
Legal description: SOUTHERLY HALF LOT 1 BLOCK 27 PLAN 2620  
NORTHERLY HALF LOT 1 BLOCK 27 PLAN 2620

Proposed: CD  
Comprehensive  
Development

Current/Existing:  
SINGLE DETACHED (RS-2)  
APARTMENT (LOW RISE)  
(RM-2)  
Allowable Existing FSR: 0.6

ZONING

SITE AREA		17,384.8	sf	1615.1	sm
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SETBACKS	Front - Proposed	Note: See Drawings	10.0	ft	3.0	m
	Side Yard Facing Street- Proposed Min.	Note: See Drawings	10.0	ft	3.0	m
	Side Yard Interior Lot Line- Proposed Min.	Note: See Drawings	10.0	ft	3.0	m
	Rear Yard - Proposed	Note: See Drawings	6.0	ft	1.8	m

BUILDING HEIGHT	Proposed	6 Storeys	54.0	ft
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BUILDING AREA  
OPTION 1

LEVEL	RESIDENTIAL COMMON AREA (SF)	NET UNIT AREA RESIDENTIAL (SF)	GROSS FLOOR AREA (SF)	RESIDENTIAL AMENITY AREA (SF)	FSR AREA (SF)*	EFFICIENCY
P1	0	730	730	0	730	
1	1,930	8,238	10,830	662	10,830	84.5%
2	1,409	9,421	10,830	0	10,830	87.0%
3	1,100	8,290	9,390	0	9,390	88.3%
4	1,100	8,290	9,390	0	9,390	88.3%
5	1,100	8,290	9,390	0	9,390	88.3%
6	1,100	7,706	8,806	0	8,806	87.5%
TOTAL	7,739	50,965	59,366	662	59,366	87.0%
						FSR 3.4

PROPOSED FSR AREA	RESIDENTIAL	59,366	SF	PROPOSED COVERAGE AREA	RESIDENTIAL	11,975	AREA SF
GROSS FLOOR AREA	RESIDENTIAL	59,366	SF	DWELLING UNIT DENSITY	UNITS	61	
NET AREA	(RESIDENTIAL)	50,965	SF		SITE ARE (ACRE)	0.40	
AVE. RESIDENTIAL FLOOR PLATE EFFICIENCY		87%	SF		DENSITY	152.85	
AVERAGE UNIT AREA (RESIDENTIAL)		772	SF				

RESIDENTIAL UNIT  
SUMMARY

UNIT TYPE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	RENTAL UNIT	TOTAL
TYP UNIT AREA	320 sf	500 sf	700 sf	900 sf	500 sf	
LEVEL						
P1		2				2
1	1	3	0	4	3	11
2	1	4	2	3	3	13
3	1	3	2	4		10
4	1	3	2	4		10
5	1	3	2	4		10
6	1	3	2	4		10
UNIT MIX	9.1%	31.8%	15.2%	34.8%	9.1%	
TOTAL	6	21	10	23	6	66
				Adaptable Housing Units	40% OF TOT UNITS	26

PARKING SUMMARY

REQUIRED CAR PARKING (as per 150.8.4)					
RESIDENTIAL	BACHELOR AND 1 BR	1.0 SPACES / UNIT	27.0		
	2 AND 3 BR	1.35 SPACES / UNIT	52.7		
			79.7		
	VISITOR: 0.1 SPACES PER DWELLING UNIT		6.6		
	TOTAL REQUIRED SPACES		86.3		
TOTAL	MAX COMPACT CAR (30%)		25.9	CARS	
	ACCESSIBLE PARKING (3 spaces for every 70 Units)		3.0	CARS	
	VAN ACCESSIBLE PARKING (1 every 3 accessible)		1.0	CARS	

PROPOSED CAR PARKING

LEVEL	STANDARD	COMPACT	ACCESSIBLE	VAN ACCESSIBLE	TOTAL PROVIDED
P1	29	3	2		34
P2	35	15	1	1	52
TOTAL	64	18	3	1	86

REQUIRED LOADING One loading space per building

PROPOSED LOADING One

REQUIRED BIKE PARKING	RESIDENTIAL	1.25 spaces / unit	82.5
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PROPOSED BIKE PARKING	RESIDENTIAL	77.0
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TOTAL 77.0



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MERIVALE AND  
AGNES STREET  
FEASIBILITY STUDY

63 MERIVALE AND 250 AGNES  
STREET

Drawing Title

SITE PLAN

Scale @ 22"x34"

As indicated

Drawn

LM

Check

PJH

Partner

PJH

Project No.

21058

Phase No.

Sheet No.

3

A101



① South  
1/16" = 1'-0"



② West  
1/16" = 1'-0"

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FEASIBILITY STUDY

63 MERIVALE AND 250 AGNES  
STREET

Drawing Title

ELEVATIONS

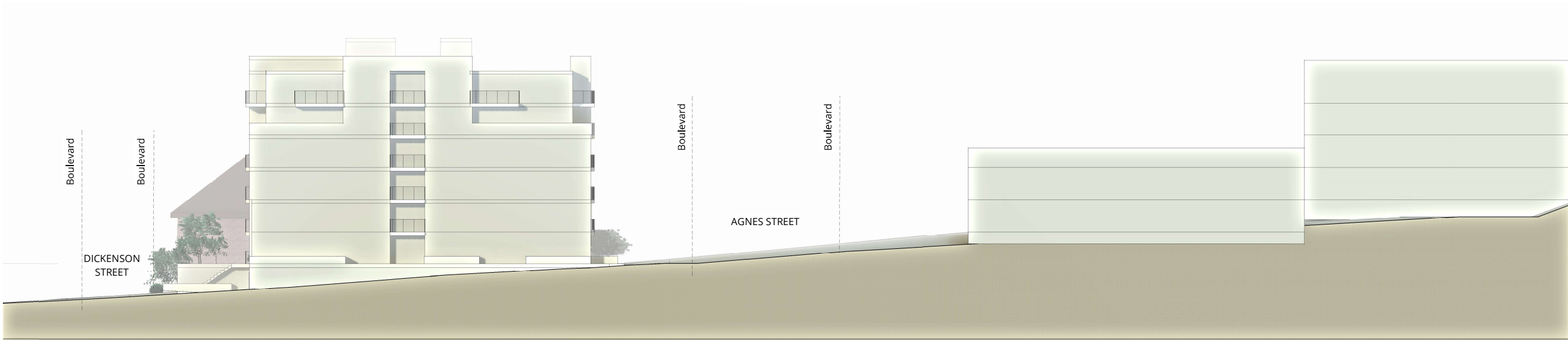
Scale @ 22"x34"

1/16" = 1'-0"

Drawn LM Check PJH Partner PJH

Project No.  
21058

Phase No. 3 Sheet No. A301



① East  
1/16" = 1'-0"



② North  
1/16" = 1'-0"

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**MERIVALE AND  
AGNES STREET  
FEASIBILITY STUDY**

63 MERIVALE AND 250 AGNES  
STREET

Drawing Title

ELEVATIONS

Scale @ 22"x34"

1/16" = 1'-0"

Drawn LM Check PJH Partner PJH

Project No.

21058

Phase No. Sheet No.

3

A302



① 3D View 1



③ 3D View 3



② 3D View 2



④ 3D View 4

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63 MERIVALE AND 250 AGNES  
STREET

Drawing Title

**3D VIEWS**

Scale @ 22"x34"

Drawn	LM	Check	PJH	Partner	PJH
		Project No.		21058	
		Phase No.		3	Sheet No. A400