

Rezoning to

TREES, 1040 NORTH PARK STREET

Alex Robb
Trees Dispensary
alex@treesdispensary.com
Cell: (250) 891-5971
Office: (778) 265-8733

LEGEND

- Regulated Fire Hydrant
- Unregulated Fire Hydrant
- Curb
- Residential Parking
- Property Lines
- Time Limited Parking
- No Stopping
- Tree
- Proposed Bicycle Parking

LIST OF DRAWINGS

ARCHITECTURAL

- A-000 Drawing List, Legend, Code Review, Project Information Table & Site Plan
- A-001 Existing Site Plan
- A-002 Proposed Site Plan
- A-003 Existing Floor Plan
- A-004 Existing Building Plan & Carport Plan
- A-005 Exterior Photos
- A-006 200m Radius Map

PROJECT INFORMATION TABLE

PROJECT INFORMATION TABLE	
Zone (Existing)	CR-NP
Site Area (sq.m)	676.0 sq.m
Unit Floor Area (sq.m)	137.7 sq.m
Combined Floor Area (sq.m)	331.5 sq.m
Parking Stalls (Number on Site)	1 Loading, 5 Stalls
Bicycle Parking Number (Class 1 and 2)	Class 1: 0, Class 2: 1

PARKING CALCULATION - Schedule C

1 Parking space per 37.5 sqm of gross floor area
Gross Floor Area - 331.5 sqm
234.4 sqm / 37.5 sqm = 6.3

Required Parking = 6 Stalls

Previous permitted carport with 5 stalls, to be renovated on site, is non-conforming

BIKE PARKING CALCULATION - Schedule C

1 per 205 sqm of gross floor area for the 1st 5000 sqm, plus 1 per 500 sqm of additional gross area.
Gross Floor Area - 331.5 sqm

Previous permitted carport with 5 stalls, to be renovated on site, is non-conforming

234.4 sqm / 205 sqm = 1.1

Required Bike Stalls = Class 2: 1 stall

CODE REVIEW

Item	2012 British Columbia Building Code Data Matrix	Part 3	BCBC 2012 Reference
1	Address	1040 North Park Street, Vancouver, BC	
2	Legal Description	Lot 1, Subdivision 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 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Alex Robb
 Trees Dispensary
 alex@treesdispensary.com
 Cell: (250) 891-5971
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1	REVISED FOR APPROVAL	2017-09-08
2	REVISED FOR APPROVAL	2018-11-18
1	ISSUED FOR RETAILING	2018-10-28

number **10** number

1040 North Park Street
 Ste 100
 North Park
 North Park, BC V8L 2L1
 (250) 891-5971
 alex@treesdispensary.com

1040 North Park Street
 Storefront Cannabis Retailer Rezoning

1040 North Park Street
 Proposed Site Plan

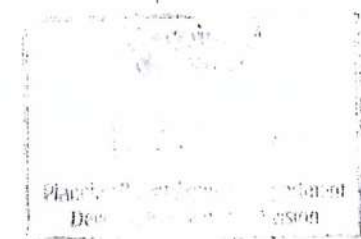
DATE	CT, LT	DATE	LAM
2016528			

A-002

Clear Title Insurance Statement
 Dec 13 2018
 Version



Alex Robb
Trees Dispensary
alex@treesdispensary.com
Cell: (250) 891-5971
Office: (778) 265-8733



1	REVISED FOR REZONING	2017-09-08
2	REVISED FOR REZONING	2018-11-18
3	REVISED FOR REZONING	2018-10-28

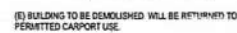


1040 North Park Street
Storefront Cannabis Retailer Rezoning
1:50
2017-09-08

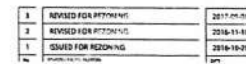
1040 North Park Street
Storefront Cannabis Retailer Rezoning

1040 North Park Street
Existing Floor Plans

CT, LT	LM
2016528	A-003



1 Existing Building
1 : 50



1:50	2017-09-05
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1040 North Park Street
Storefront Cannabis Retailer Rezoning

1040 North Park Street
Existing Building Plan &
Proposed Carport Plan

QUESTIONS	CT, UT	LM
CLASSIFICATION		A-004
2016528		

A-004

Alex Robb
 Trees Dispensary
 alex@treesdispensary.com
 Cell: (250) 891-5971
 Office: (778) 265-8733



1 Entrance & West Face of Building



2 Entrance & South Face of Building



3 Entrance



4 East Face of Building



1	REVISED FOR ATTORNEYS	2017-09-08
2	REVISED FOR ATTORNEYS	2018-11-18
3	ISSUED FOR REZONING	2018-10-28
4	ISSUED FOR REZONING	2018-10-28

number 10

10

1	REVISED FOR ATTORNEYS	2017-09-08
2	REVISED FOR ATTORNEYS	2018-11-18
3	ISSUED FOR REZONING	2018-10-28
4	ISSUED FOR REZONING	2018-10-28

1040 North Park Street
 Storefront Cannabis Retailer Rezoning

1040 North Park Street
 Exterior Photos

1	REVISED FOR ATTORNEYS	2017-09-08
2	REVISED FOR ATTORNEYS	2018-11-18
3	ISSUED FOR REZONING	2018-10-28
4	ISSUED FOR REZONING	2018-10-28

A-005



Alex Robb
Trees Dispensary
alex@treesdispensary.com
Cell: (250) 891-5971
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3	REVISED FOR FITTING	2017-05-05
2	REVISED FOR FITTING	2016-11-18
1	BLUED FOR REZONING	2016-10-28
0	PRELIMINARY	2016-10-28

number 10

number 10

10

1:1000 2017-05-05

1040 North Park Street
Storefront Cannabis Retailer Rezoning

1040 North Park Street
200m Radius Map

DATE	CT, LT	DATE	LA
2016-10-28			
A-006			

● OTHER CANNABIS STOREFRONTS WITHIN 200m RADIUS