

PEMBERTON GATEWAY

Residential Development
Lot 3, D.L. 203, Lillooet District, Plan KAP72731

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PROJECT STATISTICS

DEVELOPMENT STATISTICS			
Address:		7340 Crabapple Court, Pemberton	
Total Site Area		21043 sqft	
Zone		C3	
Site Info			
Site Coverage	Permitted/Required	Proposed	Notes
	max. 50%	8317 sq ft	40%
Building Height	max. 34'5 1/2"		
Front Setback	min. 14'9 1/4"	14'9 1/4"	VILLAGE OF PEMBERTON BYLAW NO. 832, 2018
Rear Setback	min. 9'10"	14'9 1/4"	
Interior Setback	min. 6'6 3/4"	9'10 3/4"	
Exterior Setback	min. 14'9 1/4"	9'10"	
Areas			
Residential Area	Permitted/Required	Proposed	Notes
		19200 sq ft	
Access Area		2690 sq ft	
Amenity		2336 sq ft	Excluded
FAR Areas			
	Permitted/Required	Proposed	Notes
	31564 sq ft	22090 sq ft	Permitted FAR 1.5
			VILLAGE OF PEMBERTON BYLAW NO. 832, 2018
Total FAR Area	31564 sq ft	22090 sq ft	
Total FAR	1.50 FSR	1.05 FSR	
Unit types			
Studio	Permitted/Required	Proposed	Notes
		63 Units	unit area 300 sqft
Total	N/A		
Parking			
	Permitted/Required	Proposed	Notes
Cars			Off-street parking BL, Village of Pemberton
Residential (underground Parkade)	63 Stalls		8.3 Residential Vehicular Parking Requirement
• Regular	60 Stalls	16 Stalls	- One Bedroom Units: 1/ unit
• Small		4 Stalls	- Visitor Parking: 0.25/ unit
• Accessible (Regular Size)	3 Stalls	1 Stalls	8.1.(j): Accessible Parking Spaces for Residential Buildings
• Discount	-16 Stalls		8.7 (a): For rental/affordable housing the parking ratios may be reduced by 0.25 stalls per unit.
Total Res.	47 Stalls	21 Stalls	
Visitor (underground Parkade)	16 Stalls		8.3 0.25/unit visitor stall is required
• Regular		2 Stalls	
• Small Car		2 Stalls	
Total Res. Visitor	16 Stalls	4 Stalls	
Total Parking Stall for Residential BLDG.	63 Stalls	25 Stalls	
<i>Shared Commercial/ Residential</i>		16 Stalls	Including 2 Regular stalls (underground), 11 Regular Size, 2 Small Size and 1 Accessible (Surface)
Bikes			
Class A	12.6 Stalls	54 Stalls	Off-Street Bicycle Parking BL, Village of Pemberton
Class B	0.0	4 Stalls	8.1 (g), 20% of the required vehicle parking
Total	12.6 Stalls	58 Stalls	

Project Team:

Owner
Name: LiveShare Co-Living
Address: 1200 - 925 West Georgia Street Vancouver, BC V6C 3L2
Phone:
Project#: Pemberton Gateway, 7340 Crabapple Court
Contact: Jack McEwan, David Beckow

Architectural
Name: Cornerstone Architecture
Address: #307 - 611 Alexander Street, Vancouver, BC, V6A 1E1
Phone: (604) 253 8800
Project#: 1710
Contact: Simon Richards (Architect)
Scott Kennedy (CRP)
F. Souri

Drawing List:

A0.0	Project Overview Cover & Statistics
A1.0	Survey / Building Grades
A1.1	Site Plan
A2.0	Floor Plans Parkade
A2.1	Level 01
A2.2	Level 02
A2.3	Roof Plan
A4.0	Elevations North-west & North-east
A4.1	South-east & South-west
A8.0	FSR Overlay FSR Overlay: Level 1
A8.1	FSR Overlay: Level 2 & 3
A9.0	Additional Plans Context Analysis
A9.1	Aerial Views
A9.2	Street Views



REV.	YY MM DD	ISSUE

PROJECT
Pemberton Gateway
7340 Crabapple Court
LEGAL / COV REFERENCE
BUILDING CODE VBBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

COVER

SCALE 1/8"=1'0" (u.n.o.)

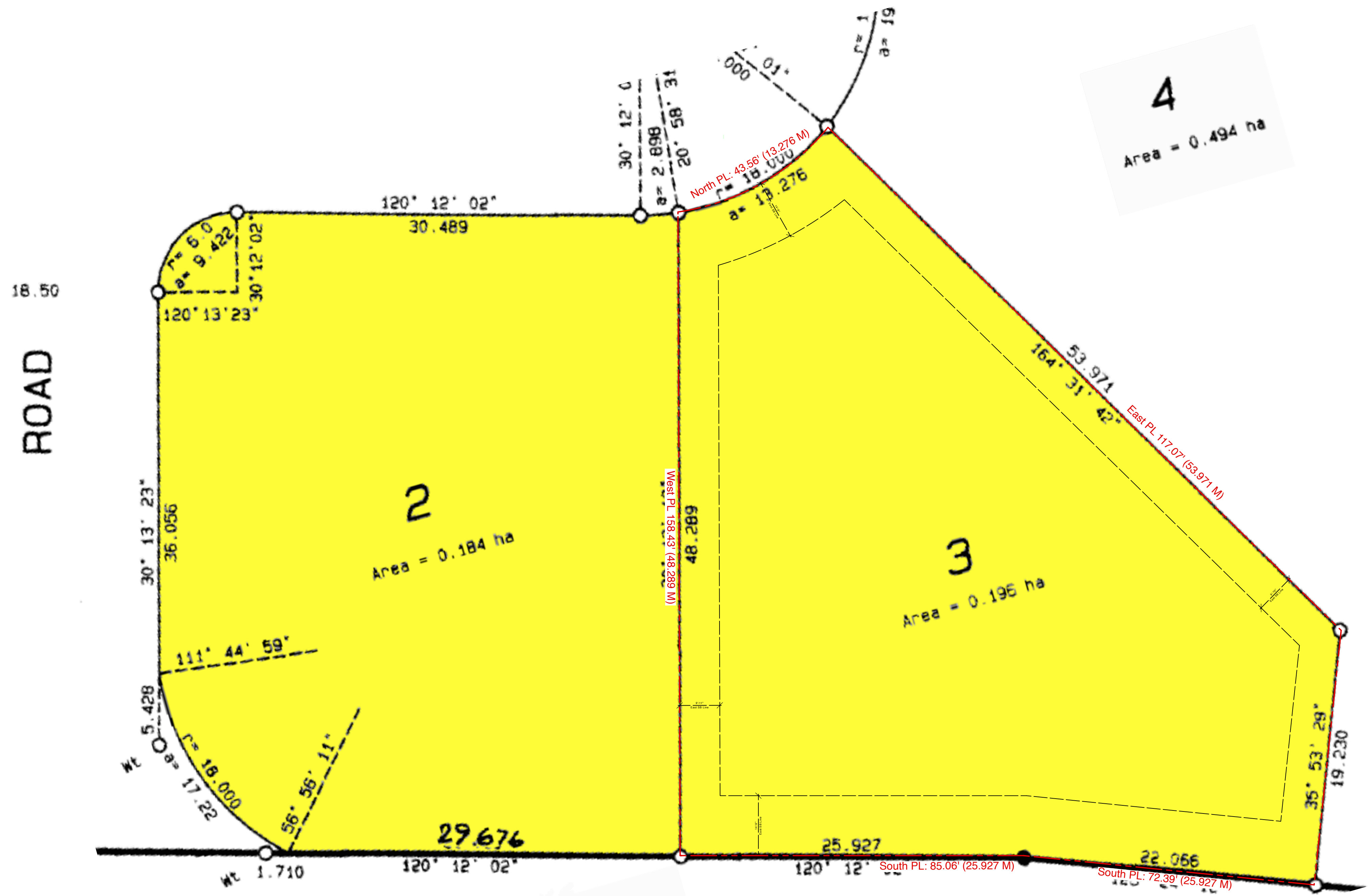
PLOT DATE Feb 17, 2023

PROJECT NO. DRAWING NO.

1710 A0.0

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NOTE: THESE DOCUMENTS ARE FOR REFERENCE ONLY AND ARE NOT SCALE-ABLE DUPLICATS. PLEASE REFER TO ORIGINALS.

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

SURVEY & BUILDING GRADE

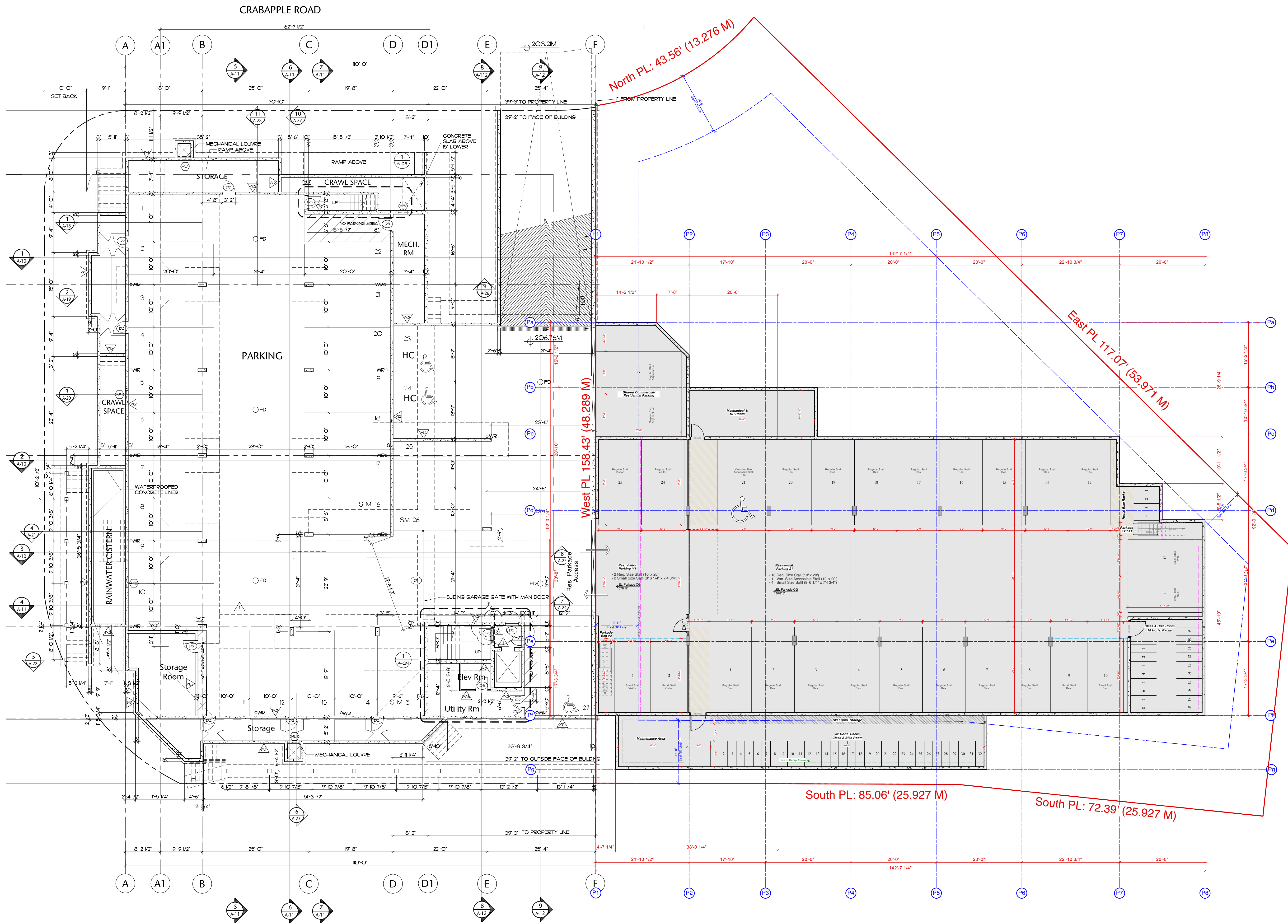
SCALE 1/8"=1'0" (u.n.o.)

PLOT DATE Jun 21, 2022

PROJECT NO. 1710
DRAWING NO. A1.0

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Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FLOORPLAN: PARKADE

SCALE
1/8"=1'0" (u.n.o.)

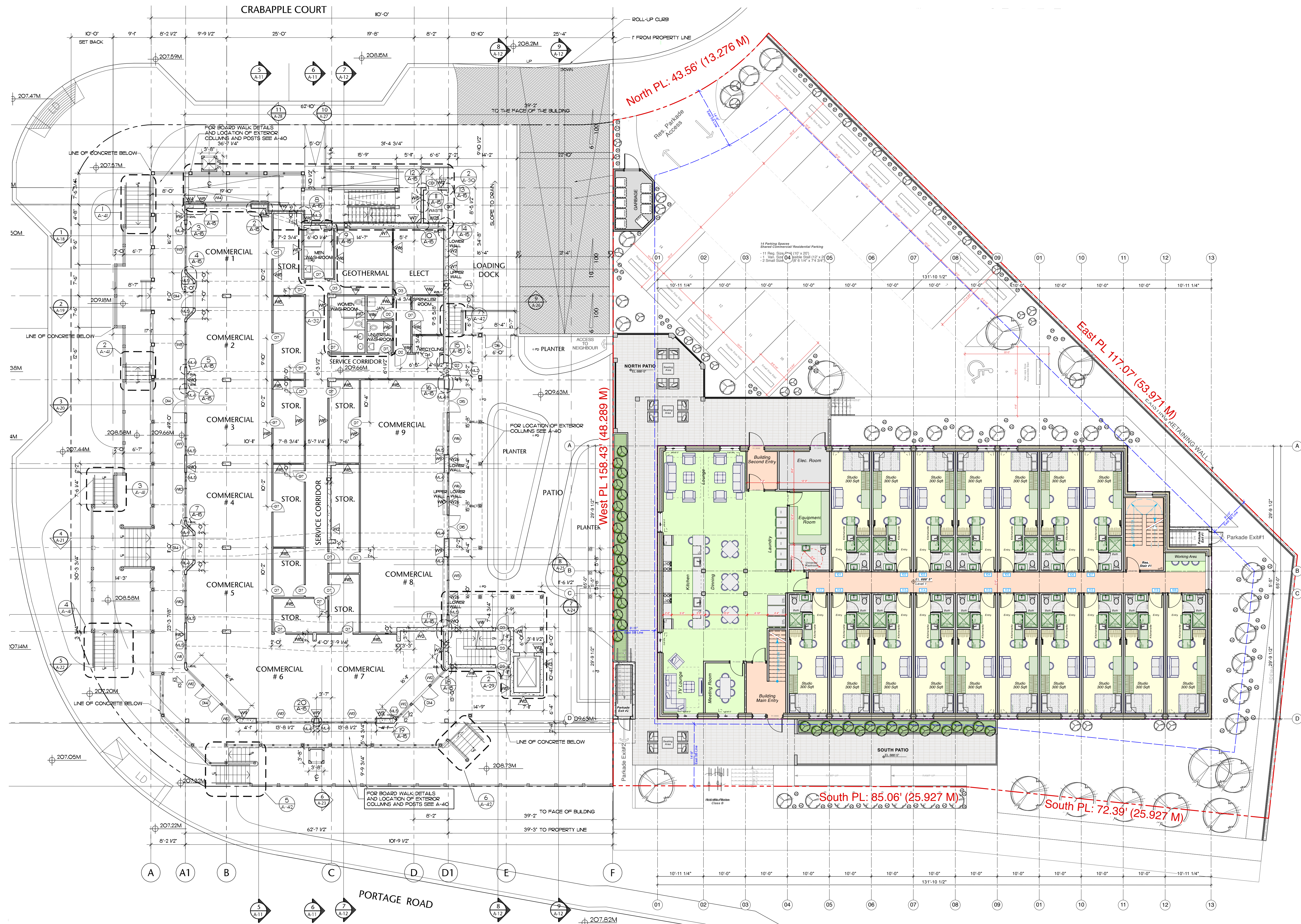
PLOT DATE
Feb 17, 2023

PROJECT NO.
1710

DRAWING NO.
A2.0

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FLOORPLAN: LEVEL 1

SCALE
1/8"=1'0" (u.n.o.)

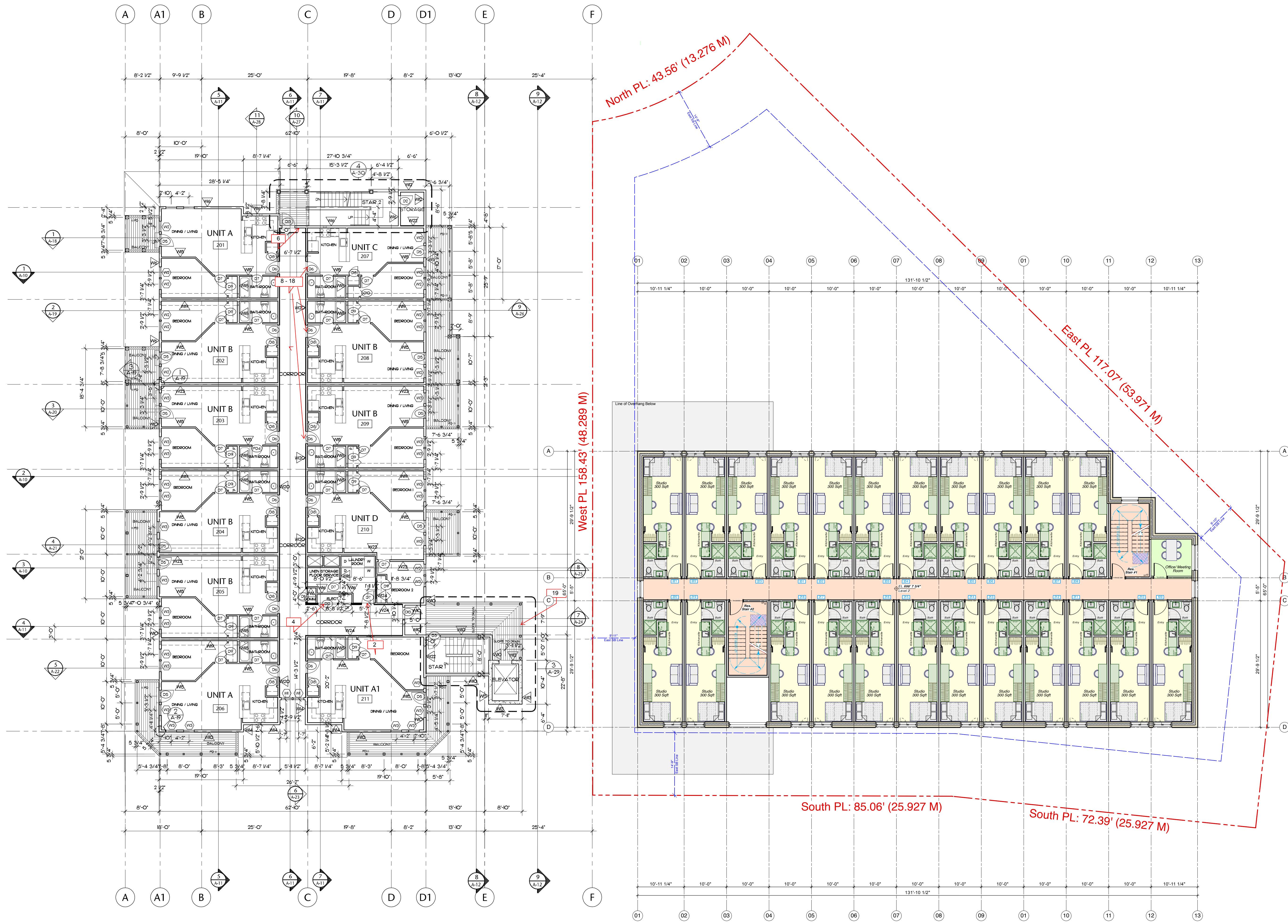
PLOT DATE
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PROJECT NO.
1710

DRAWING NO.
A2.1

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FLOORPLAN: LEVEL 2

SCALE
1/8"=1'0" (u.n.o.)

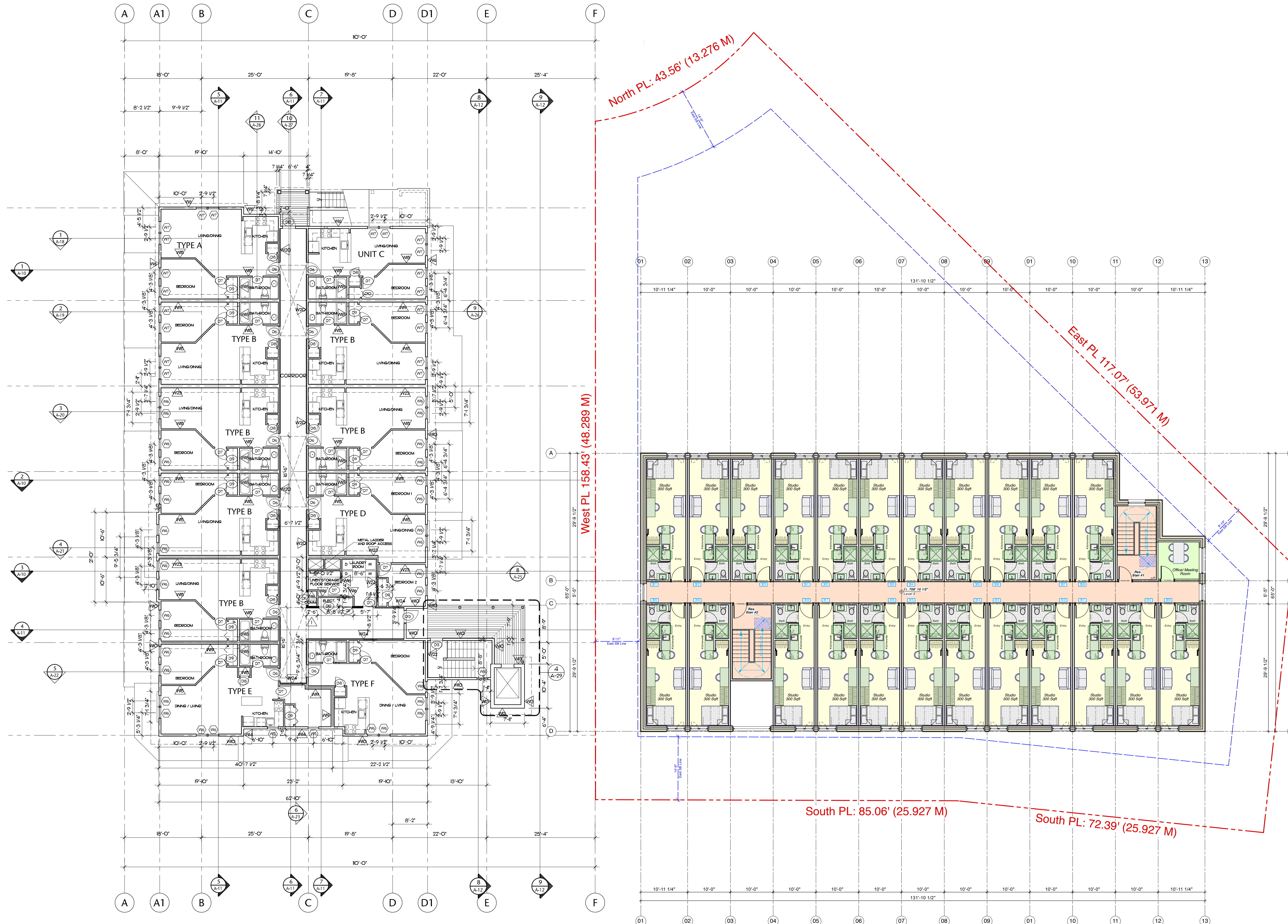
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PROJECT NO.
1710

DRAWING NO.
A2.2

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FLOORPLAN: LEVEL 3

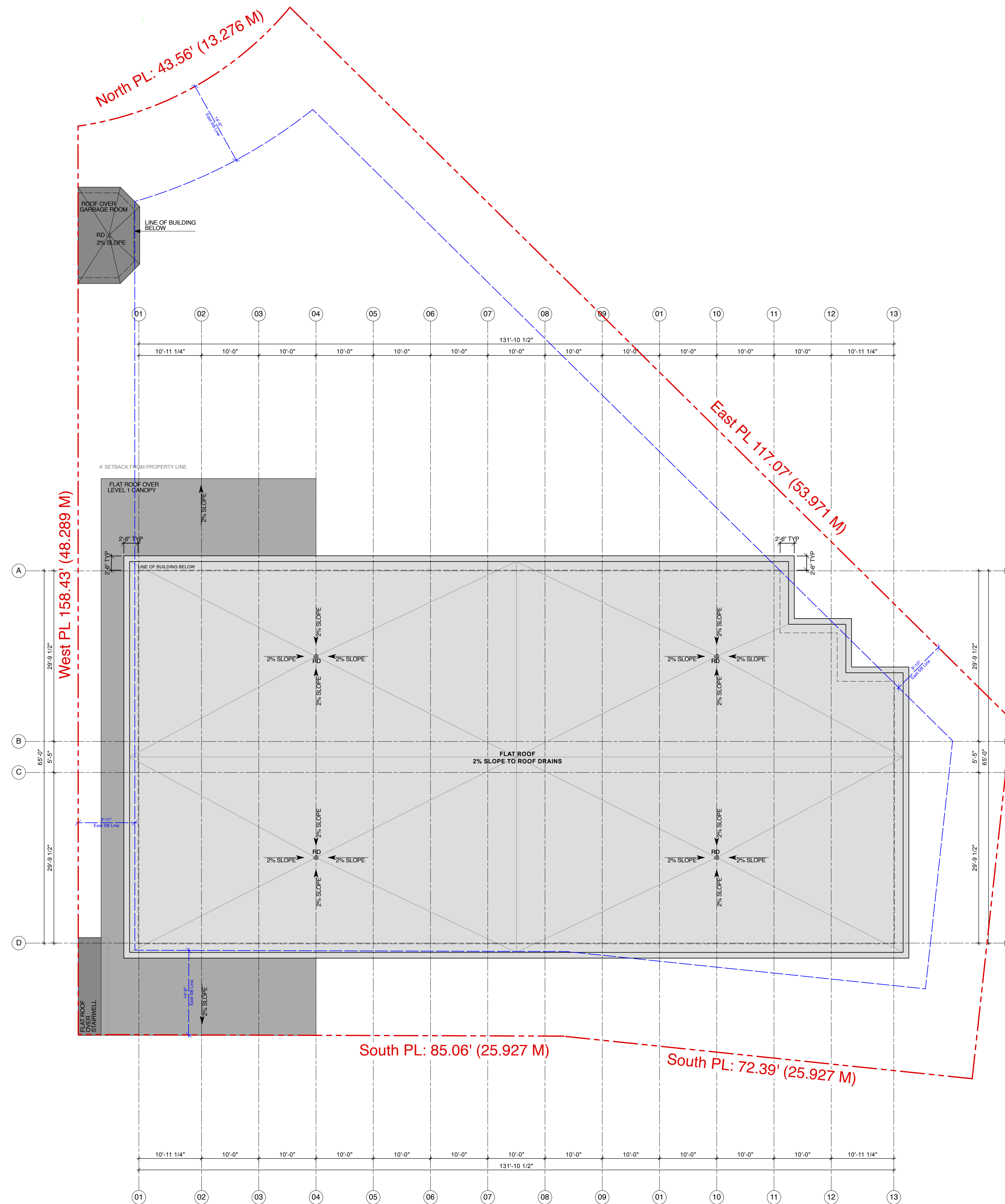
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PROJECT NO. 1710 DRAWING NO. A2.3

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FLOORPLAN: ROOF

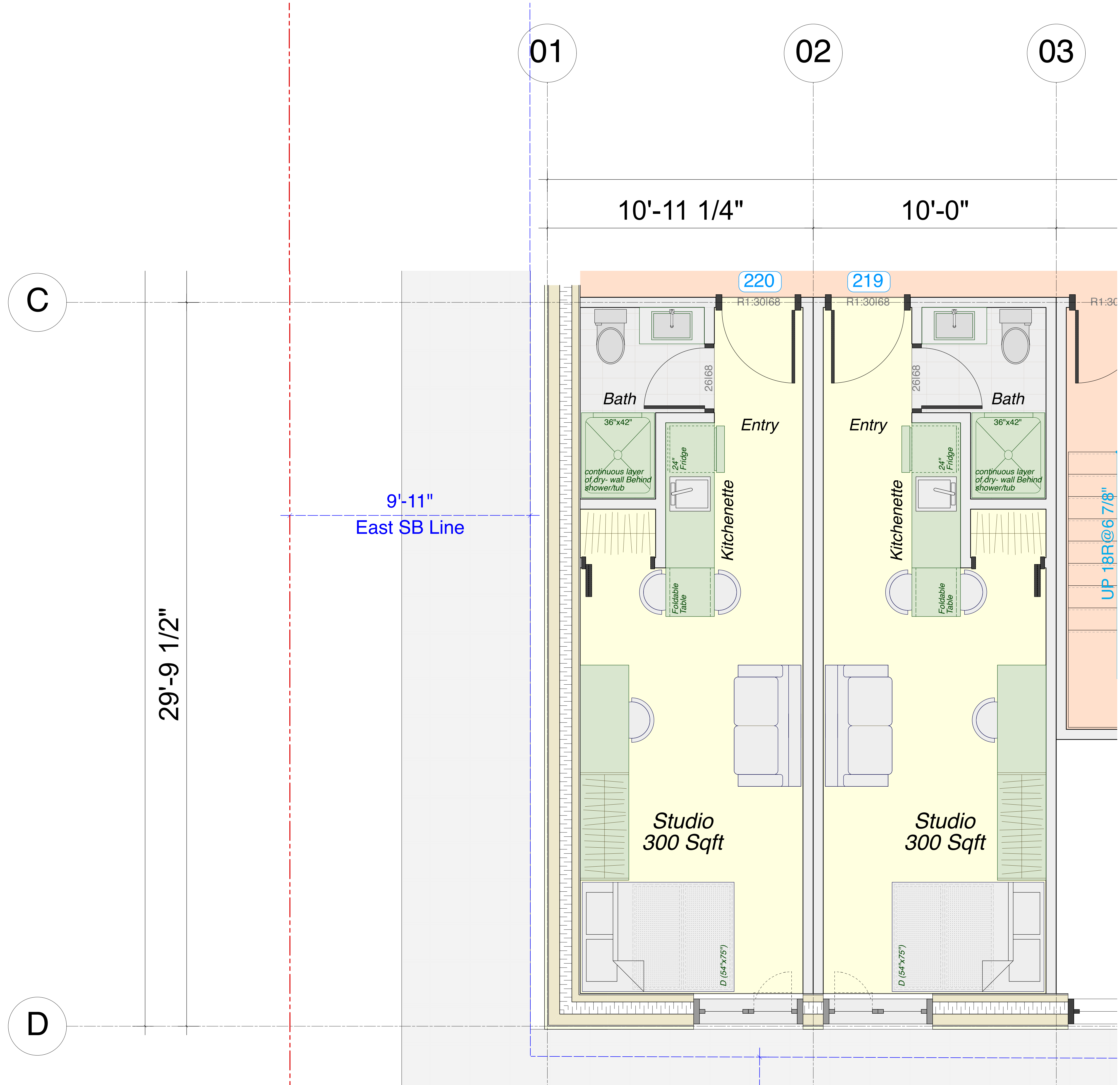
SCALE
1/8"=1'0" (u.n.o.)

PLOT DATE
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PROJECT NO. 1710 **DRAWING NO.** A2.4

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SUITE LAYOUT
SC: 1/2" = 1' 0"

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE	VBL 2019
ZONING	DP- C3
DEVELOPMENT PERMIT #	BP- -
BUILDING PERMIT #	BP- -

DRAWING

SUITE LAYOUT

SCALE 1/8" = 1' 0" (u.n.o.)

PLOT DATE Feb 17, 2023

PROJECT NO. 1710 DRAWING NO. A2.6

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AMENITY LAYOUT
SC: 1/4" = 1' 0"

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	DP- C3
DEVELOPMENT PERMIT #	BP- -
BUILDING PERMIT #	BP- -

DRAWING

AMENITY LAYOUT

SCALE 1/8" = 1' 0" (u.n.o.)

PLOT DATE Feb 17, 2023

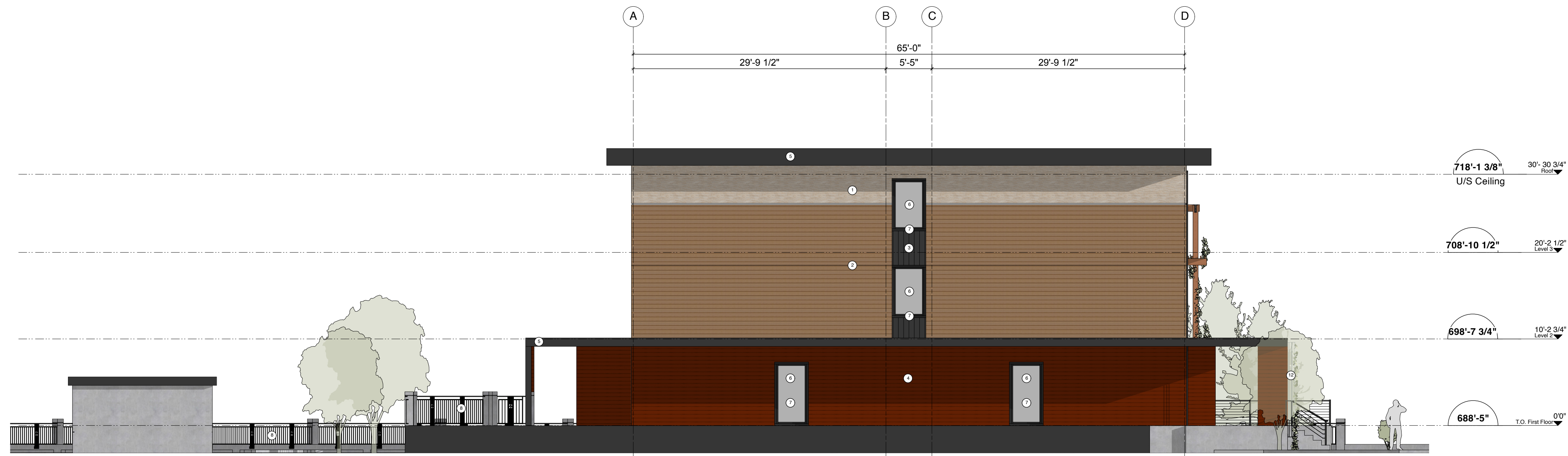
PROJECT NO. 1710 DRAWING NO. A2.7

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1 NORTH ELEVATION
SC: 1/4" = 1'-0"



2 EAST ELEVATION
SC: 1/4" = 1'-0"

Exterior Finishes Schedule

- ① Cementitious Cladding
Colour: Limestone
- ② Cementitious Shingle Siding
Colour: Statment Collection, Khaki Brown
- ③ Cementitious V-Groove Siding
Colour: Statment Collection, Iron Gray
- ④ Cementitious V-Groove Siding
Colour: Black Red
- ⑤ Metal Flashing
Colour: Black, matte
- ⑥ Windows
Colour: Black, matte
- ⑦ Window Trims / Flashing
Colour: Match window Frame
- ⑧ Guardrail
Colour: Black/ Charcoal
- ⑨ Service Gates/ Doors
Colour: Black/ Charcoal
- ⑩ Residential Entry Door
Colour: Black Glazed high performance door
- ⑪ Custom Window Shade & Trellis
- ⑫ Cable Trellis
- ⑬ Rainwater Leaders
Colour: Painted to match adjacent siding

REV.	YY MM DD	ISSUE

PROJECT	
Pemberton Gateway	
7340 Crabapple Court	
LEGAL / COV REFERENCE	
BUILDING CODE ZONING	VBBL 2019 C3
DEVELOPMENT PERMIT #	DP- - - -
BUILDING PERMIT #	BP- - - -
DRAWING	

ELEVATIONS: NORTH & EAST

SCALE 1/8"=1'0" (u.n.o.)

PLOT DATE Feb 17, 2023

PROJECT NO. 1710 **DRAWING NO.** A3.0

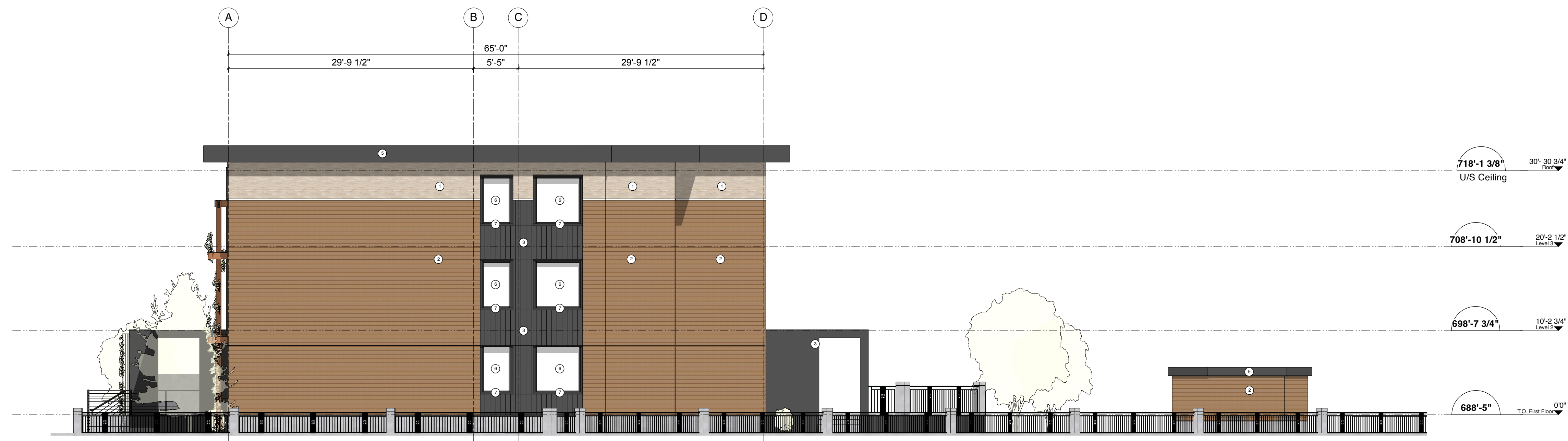
1710 A3.0

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1 SOUTH ELEVATION
SC: 1/4" = 1'-0"



2 WEST ELEVATION
SC: 1/4" = 1'-0"

Exterior Finishes Schedule

- ① Cementitious Cladding
Colour: Limestone
- ② Cementitious Shingle Siding
Colour: Statment Collection, Khaki Brown
- ③ Cementitious V-Groove Siding
Colour: Statment Collection, Iron Gray
- ④ Cementitious V-Groove Siding
Colour: Black Red
- ⑤ Metal Flashing
Colour: Black, matte
- ⑥ Windows
Colour: Black, matte
- ⑦ Window Trims / Flashing
Colour: Match window Frame
- ⑧ Guardrail
Colour: Black/ Charcoal
- ⑨ Service Gates/ Doors
Colour: Black/ Charcoal
- ⑩ Residential Entry Door
Colour: Black Glazed high performance door.
- ⑪ Custom Window Shade & Trellis
- ⑫ Cable Trellis
- ⑬ Rainwater Leaders
Colour: Painted to match adjacent siding

REV.	YY MM DD	ISSUE

PROJECT	
Pemberton Gateway	
7340 Crabapple Court	
LEGAL / COV REFERENCE	
BUILDING CODE	VBL 2019
ZONING	DP- C3
DEVELOPMENT PERMIT #	BP- -
BUILDING PERMIT #	BP- -
DRAWING	

ELEVATIONS: SOUTH & WEST BUILDING

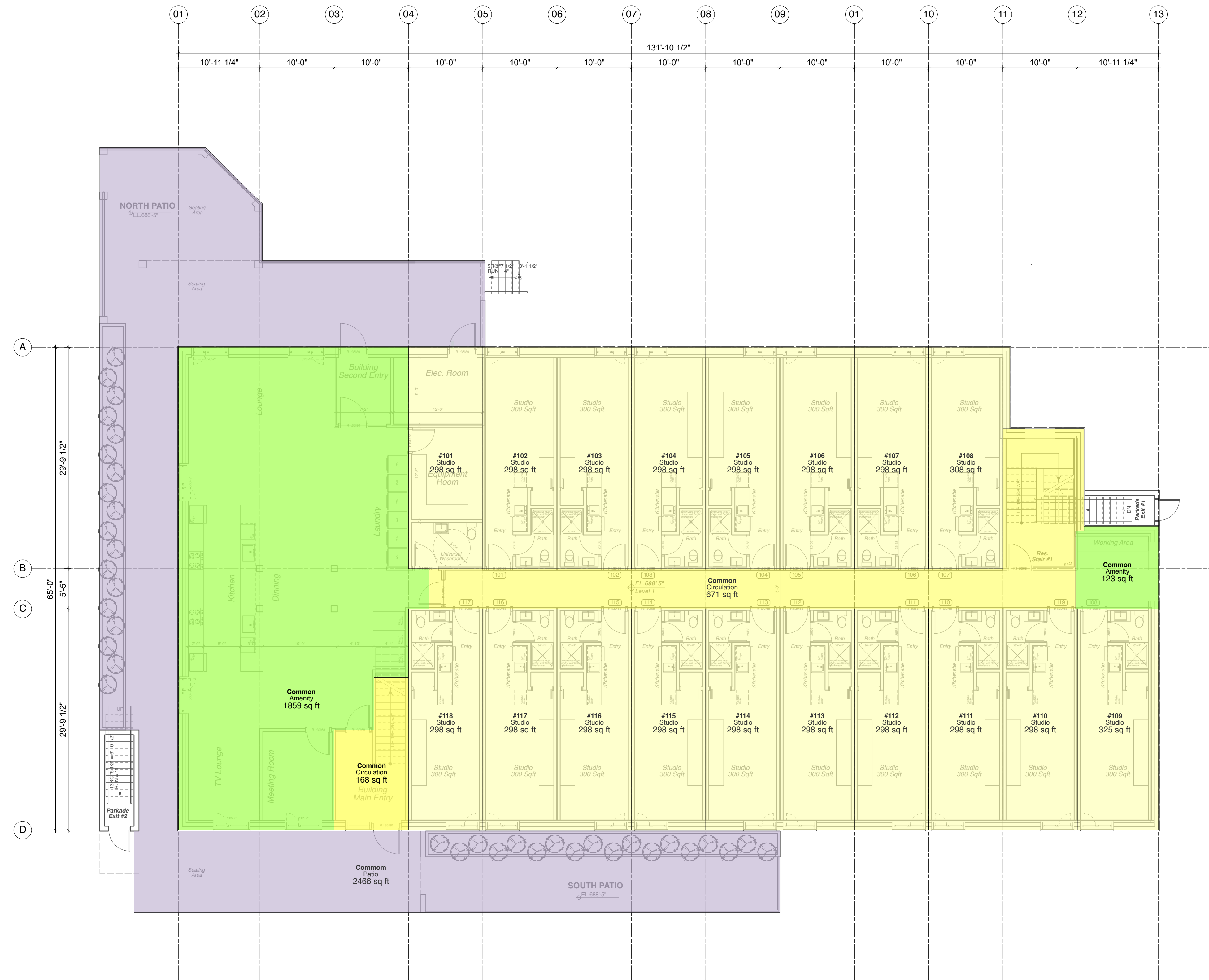
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FSR OVERLAY: LEVEL 1

REV.	YY MM DD	ISSUE

PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	DP- C3
DEVELOPMENT PERMIT #	BP- -
BUILDING PERMIT #	BP- -

DRAWING

FSR OVERLAY: LEVEL 1

SCALE 1/8"=1'0" (u.n.o.)

PLOT DATE Feb 17, 2023

PROJECT NO. 1710 **DRAWING NO.** A8.0

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FSR OVERLAY: LEVEL 2 & 3

REV.	YY MM DD	ISSUE

PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE VBBL 2019
ZONING C3
DEVELOPMENT PERMIT # DP-
BUILDING PERMIT # BP-

DRAWING

FSR OVERLAY: LEVELS 2 & 3

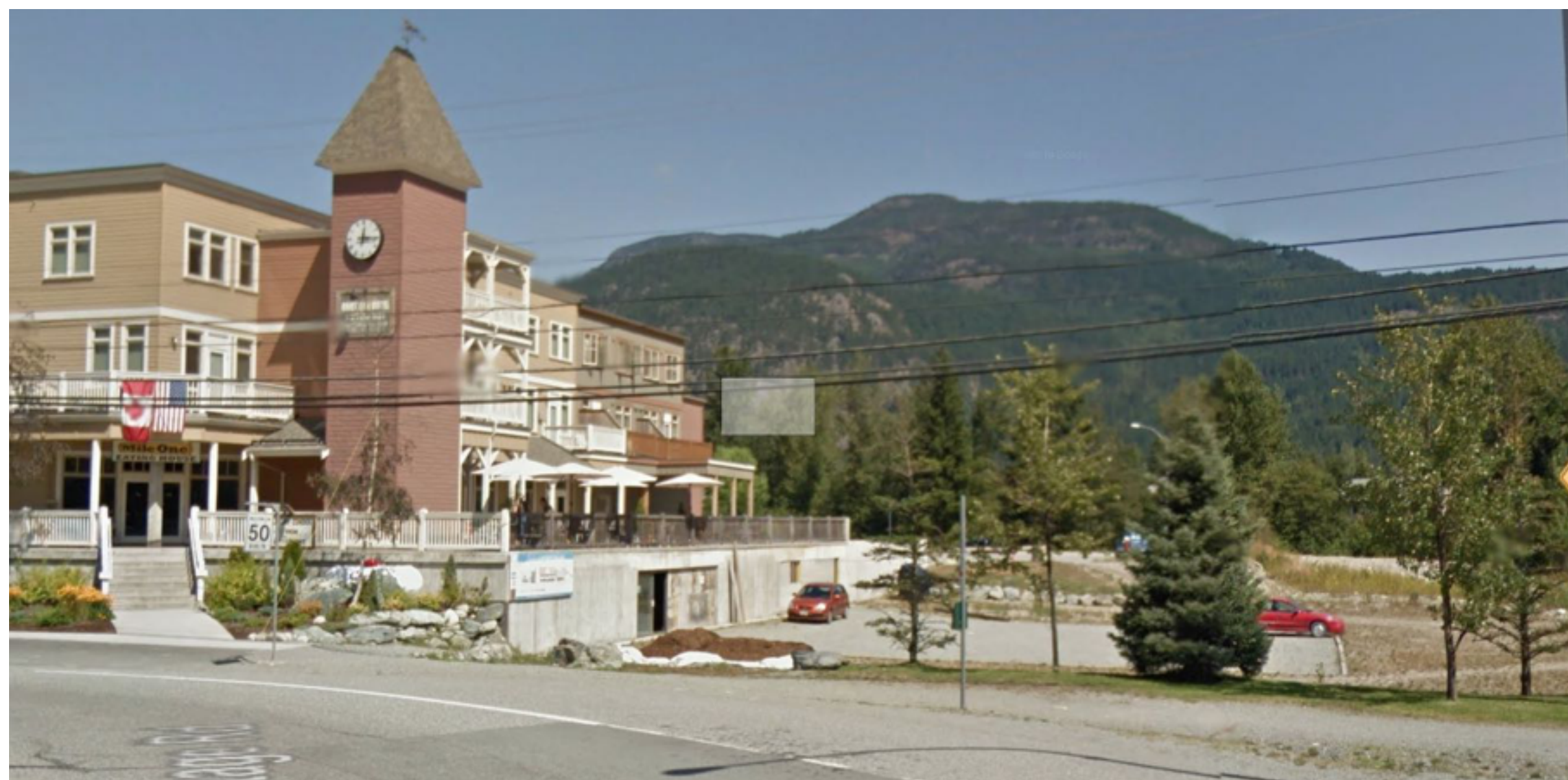
SCALE
1/8"=1'0" (u.n.o.)

PLOT DATE
Feb 17, 2023

PROJECT NO. 1710 **DRAWING NO.** A8.1

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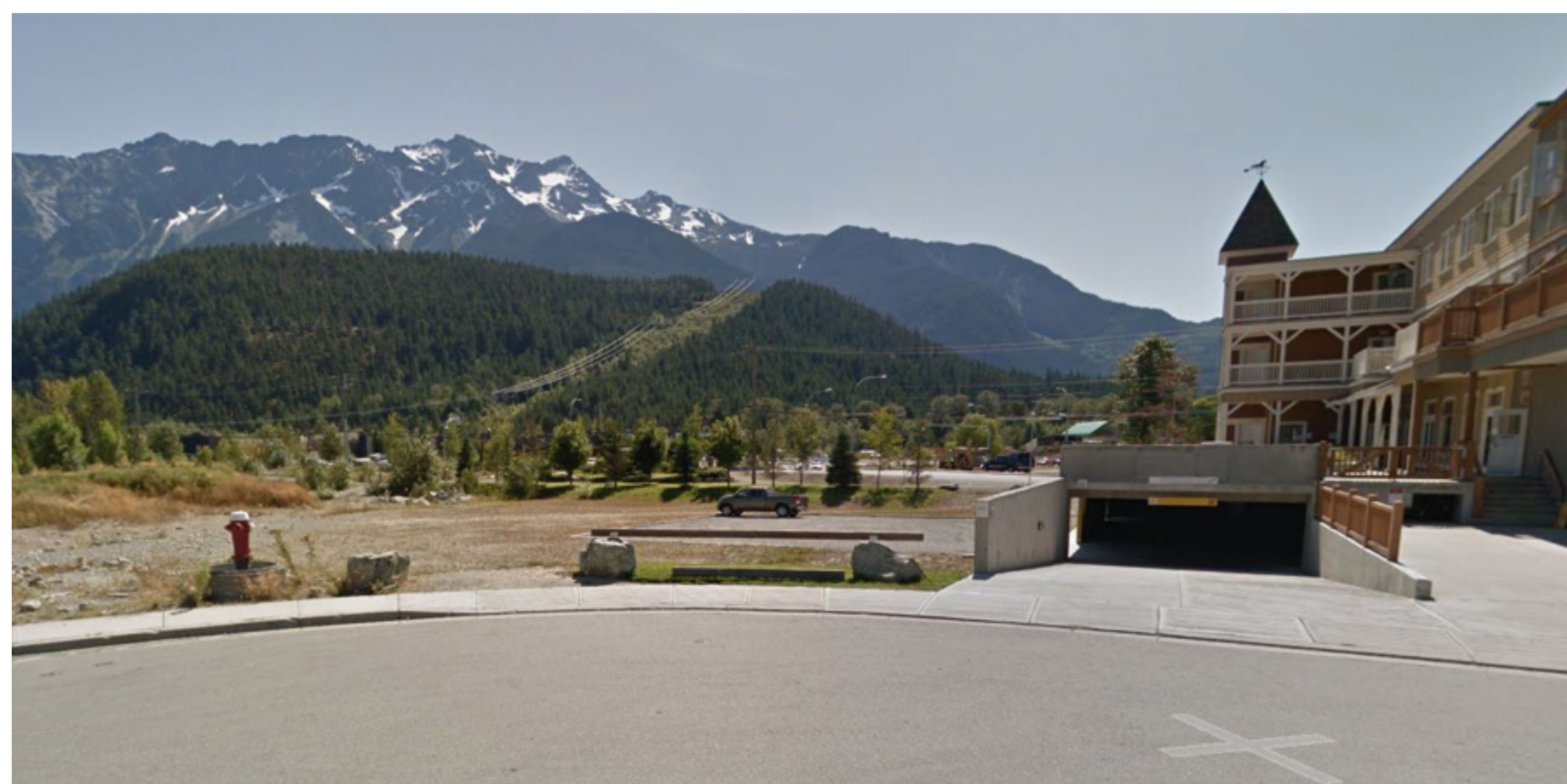
1 VIEW FROM PEMBERTON PORTAGE RD FACING NORTH



2 VIEW FROM ARBUTUS FACING INTO CRABAPPLE CT.



3 VIEW FROM PEMBERTON PORTAGE RD FACING EAST



4 VIEW FROM CRABAPPLE CT. FACING SOUTH



5 VIEW OF NEW RESI. DEVELOPMENT, ARBUTUS STR.



6 VIEW OF THE NEW RES. DEVELOPMENT EAST TO THE PROJECT SITE

REV.	YY MM DD	ISSUE

PROJECT

Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	DP- C3
DEVELOPMENT PERMIT #	DP- -
BUILDING PERMIT #	BP- -

DRAWING

CONTEXT ANALYSIS

SCALE

1/8"=1'0" (u.n.o.)

PLOT DATE

Feb 17, 2023

PROJECT NO.

1710

DRAWING NO.

A9.0

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SOUTH-WEST STREET VIEW



SOUTH-EAST STREET VIEW



NORTH-WEST STREET VIEW



NORTH-EAST STREET VIEW

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PROJECT	
Pemberton Gateway	
7340 Crabapple Court	
LEGAL / COV REFERENCE	
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ZONING	DP- C3
DEVELOPMENT PERMIT #	BP- -
BUILDING PERMIT #	BP- -
DRAWING	

AERIAL VIEWS

SCALE 1/8"=1'0" (u.n.o.)

PLOT DATE Feb 17, 2023

PROJECT NO. DRAWING NO.

1710 A9.1

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SOUTH-EAST STREET VIEW



SOUTH-WEST STREET VIEW

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PROJECT
Pemberton Gateway
7340 Crabapple Court

LEGAL / COV REFERENCE

BUILDING CODE	VBBL 2019
ZONING	C3
DEVELOPMENT PERMIT #	DP- - - -
BUILDING PERMIT #	BP- - - -

DRAWING

STREET VIEWS

SCALE
1/8"=1'0" (u.n.o.)

PLOT DATE
Feb 17, 2023

PROJECT NO.	DRAWING NO.
1710	A9.2