464-482 EAST 8TH AVE

464-482 EAST 8th AVENUE, VANCOUVER, BC
REZONING APPLICATION
JULY 28, 2026

<u>CIVIC ADRESS:</u> BLOCK 121 DISTRICT LOT 264A
NEW WESTMINSTER DISTRICT
<u>LEGAL DESCRIPTION:</u> THE EAST AND WEST 1/2 OF LOT 7 AND
LOT 8 EXCEPT PART IN PLAN 4215 PLANS
185 ABD 1771 AND LOT 18 PLAN 10707



PROJECT TEAM

<u>Owner / Developer</u>

RELIANCE PROPERTIES
305-111 Water Street
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<u>Architect</u>

BONIFACE OLEKSIUK POLITANO ARCHITECTS
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<u>Landscape Achitect</u>

PERRY + ASSOCIATES
112 East Brodway
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<u>Mechanical/ Plumbing/ Energy Model</u>

AME
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<u>Transportation</u>

BUNT AND ASSOCIATES
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<u>Code Consultant</u>

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<u>Arborist</u>

DIAMOND HEAD
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<u>Geotechnical</u>

GEOPACIFIC
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Vancouver, BC V6P 6P2
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DRAWING LIST

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TOTAL	34

Boniface
Oleksiuk
Politano
Architects

ISSUED FOR

JUNE 06, 2024 REZONING APPLICATION
MARCH 28, 2025 REZONING APPLICATION R1
JULY 28, 2026 REZONING APPLICATION R2

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REGISTERED ARCHITECT ADRIAN POLITANO BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

COVER

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AREA + UNIT SUMMARY

GROSS AREA

LEVELS	GFA TOTAL		GFA RENTAL		GFA STRATA	
Level Group	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
LEVEL 01	4213 ft²	391.4 m²	0 ft²	0.0 m²	4213 ft²	391.4 m²
LEVEL 02	5583 ft²	518.7 m²	1865 ft²	173.3 m²	3718 ft²	345.4 m²
LEVEL 03-10	45449 ft²	4222.4 m²	0 ft²	0.0 m²	45449 ft²	4222.4 m²
LEVEL 11-13	17063 ft²	1585.2 m²	0 ft²	0.0 m²	17063 ft²	1585.2 m²
LEVEL 14	4835 ft²	449.2 m²	0 ft²	0.0 m²	4835 ft²	449.2 m²
LEVEL 15	1854 ft²	172.3 m²	0 ft²	0.0 m²	1854 ft²	172.3 m²
	78998 ft²	7339.1 m²	1865 ft²	173.3 m²	77133 ft²	7165.9 m²

EXCLUSIONS

AMENITY EXCLUSION		STORAGE EXCLUSION		MECH EXCLUSION	
Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
1094 ft²	101.6 m²	37 ft²	3.4 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	68 ft²	6.3 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	988 ft²	91.8 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	478 ft²	44.4 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	67 ft²	6.2 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	72 ft²	6.7 m²	495 ft²	46.0 m²
1094 ft²	101.6 m²	1709 ft²	158.8 m²	652 ft²	60.6 m²

NET AREA

NET RENTAL		NET STRATA		NET TOTAL	
Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
0 ft²	0.0 m²	3051 ft²	283.5 m²	3051 ft²	283.5 m²
1834 ft²	170.4 m²	3650 ft²	339.1 m²	5484 ft²	509.5 m²
0 ft²	0.0 m²	44430 ft²	4127.6 m²	44430 ft²	4127.6 m²
0 ft²	0.0 m²	16554 ft²	1537.9 m²	16554 ft²	1537.9 m²
0 ft²	0.0 m²	4737 ft²	440.1 m²	4737 ft²	440.1 m²
0 ft²	0.0 m²	1287 ft²	119.6 m²	1287 ft²	119.6 m²
1834 ft²	170.4 m²	73709 ft²	6847.8 m²	75543 ft²	7018.1 m²

AREAS - NET FSR

Area Use	Total Area (sf)	Total Area (m2)	FSR
CIRC/SERVICE	19241 ft²	1787.5 m²	1.59
	19241 ft²	1787.5 m²	1.59
RES-R	483 ft²	44.9 m²	0.04
RES-R	1351 ft²	125.5 m²	0.11
	1834 ft²	170.4 m²	0.15
RES-S	7979 ft²	741.3 m²	0.66
RES-S	15861 ft²	1473.5 m²	1.31
RES-S	19721 ft²	1832.1 m²	1.63
RES-S	10907 ft²	1013.3 m²	0.90
	54468 ft²	5060.3 m²	4.50
	75543 ft²	7018.1 m²	6.25

UNIT AVERAGES EXCL. STORAGE

Name	Unit Count	Total Area (sf)	Avg Size (SF)
RENTAL			
1BD-R	1	483 ft²	487 ft²
2BD-R	2	1351 ft²	680 ft²
	3	1834 ft²	~~1834 ft²~~
STRATA			
0BD-S	21	7979 ft²	379.5 ft²
1BD-S	34	15861 ft²	466.2 ft²
2BD-S	28	19721 ft²	708.0 ft²
3BD-S	15	10907 ft²	801.5 ft²
	96	54468 ft²	~~16234 ft²~~
	99	56302 ft²	~~18068 ft²~~

UNIT MIX %

Name	Count	%
RENTAL		
1BD-R	1	1.0%
2BD-R	2	2.0%
	3	3.0%
STRATA		
0BD-S	21	21.2%
1BD-S	34	34.3%
2BD-S	28	28.3%
3BD-S	13	13.1%
	96	97.0%
TOTAL	99	100.0%

TOTAL FAMILY UNIT = 43.4%

AMENITY, BALCONIES + BULK STORAGE

AMENITY AREAS

INDOOR AMENITY PROPOSED		
Name	Total Area (m2)	Total Area (sf)
AMENITY	43.5 m²	469 ft²
GYM	58.1 m²	625 ft²
TOTAL	101.6 m²	1094 ft²

OUTDOOR AMENITY PROPOSED		
Name	Total Area (m2)	Total Area (sf)
OUT. AMENITY	15.0 m²	161 ft²
OUT. AMENITY	118.6 m²	1276 ft²
TOTAL	133.5 m²	1437 ft²

AMENITY MAXIMUM AREA EXCLUSION (RM-4) = 10% AREA (706.61 m²)

TOTAL PROVIDED = 1.45% (101.6m²)

BALCONIES

BALCONY AREA - BY LEVEL

Level	Count per Level	Level Multiplier	Name	Area per Level	Total Area (m2)	Total Area (sf)
LEVEL 02	8	1	BALC	756 ft²	70.2 m²	756 ft²
LEVEL 03-10	8	8	BALC	756 ft²	561.8 m²	6047 ft²
LEVEL 11-13	7	3	BALC	756 ft²	210.7 m²	2268 ft²
LEVEL 14	3	1	BALC	478 ft²	44.4 m²	478 ft²
TOTAL				2745 ft²	887.1 m²	9548 ft²

AREAS - BALCONY MAX % (FSR)

GFA (sf)	GFA (m2)	Max. Balcony (12%)
75544 ft²	7017.7 m²	890.13 m²

STORAGE

BULK-STORAGE & IN-SUITE STORAGE	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED
BULLETIN: BULK STORAGE AND IN-SUITE STORAGE – MULTIPLE DWELLING RESIDENTIAL DEVELOPMENTS NOV 2022	1 STORAGE SPACE (MIN 5.7m³) / DWELLING UNIT	99

ABOVE GRADE	
Level Group	Count
LEVEL 01	1
LEVEL 02	2
LEVEL 03-10	32
LEVEL 11-13	15
LEVEL 14	2
LEVEL 15	2
TOTAL	54

BELOW GRADE	
Level	Count
LEVEL P2	4
LEVEL P3	16
LEVEL P4	25
TOTAL	45

TOTAL STORAGE PROVIDED (BELOW + ABOVE GRADE) = 99

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OFF-STREET VEHICLE PARKING AND LOADING

REQUIRED PARKING SPACES :	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED
4.3.2 PARKING SPACES FOR DWELLING UNITS :	4.3.2 EXCEPT FOR ACCESSIBLE PARKING, THERE IS NO MINIMUM RESIDENTIAL PARKING REQUIREMENT FOR RESIDENTIAL USES IN THE BROADWAY PLAN AREA	= 0
4.1.16 VISITOR PARKING SPACES :	AT LEAST 5% OF THE TOTAL NO. OF DWELLING UNITS AND NO MORE THAN 10% OF THE NO. OF DWELLING UNITS :	MIN 99 UNITS X 0.05 = 5 SPACES MAX 99 UNITS X 0.10 = 10 SPACES
TOTAL SPACES BY TYPE : STANDARD SPACES : SMALL SPACES (MAX 25%) : 4.14.1 EV SPACES : 4.8.4 ACCESSIBLE SPACES :	 RES FOR DWELLING USES, AND ENERGIZED OUTLET MUST BE INSTALLED IN EACH PARKING SPACE, EXCLUDING VISITOR PARKING RESIDENTIAL: 1 ACCESSIBLE STALL FOR EACH BUILDING THAT CONTAINS AT LEAST 7 RESIDENTIAL UNITS AND AN ADDITIONAL OF 0.034 STALL FOR EACH ADDITIONAL DWELLING UNIT. THE FIRST ACCESSIBLE PARKING SPACE PROVIDED MUST BE A VAN ACCESSIBLE PARKING SPACE.	 = 32 = MAX. 13 = 55 = 5
LOADING SPACES : 5.2.1 RESIDENTIAL	 CLASS A: AT LEAST 1 SPACE FOR 50 TO 299 DWELLING UNITS. CLASS B: NO REQUIREMENTS FOR LESS THAN 100 DWELLING UNITS.	 = 1 = 0
PASSENGER SPACES : 7.2.1 RESIDENTIAL	 CLASS A: 1 SPACE FOR ANY DEVELOPMENT WITH 50 TO 125 DWELLING UNITS, PLUS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS.	 = 1

RESIDENTIAL STALLS PROVIDED

Description	Tag	Count
ACCESSIBLE STALL	ACC	4
ACCESSIBLE VAN STALL	ACC VAN	1
OVERSIZED STALL	OV	8
REGULAR STALL	REG	30
SMALL CAR STALL	SM	11
		54

LOADING STALLS PROVIDED

Description	Tag	Count
CLASS A LOADING STALL	LOADING (A)	1

PASSENGER LOADING STALLS PROVIDED

Description	Tag	Count
PASSENGER LOADING STALL	PASSENGER LOADING	1

VISITOR STALLS PROVIDED

Description	Tag	Count
REGULAR STALL	REG VISITOR	5

BICYCLE PARKING

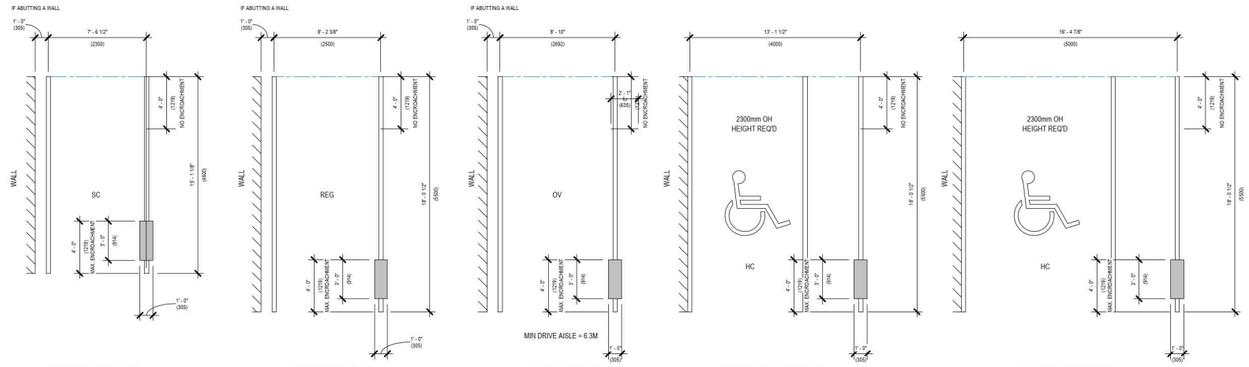
REQUIRED BICYCLE SPACES:	BYLAW SUMMARY	TOTAL REQUIRED
6.2.1.2 REQUIRED CLASS 'A' BICYCLE SPACES: FOR MULTIPLE DWELLING	1.5 SPACES FOR EACH DWELLING UNIT UNDER 65M ² (700 FT²) 2.5 SPACES FOR EACH DWELLING UNIT OVER 65 M ² (700 FT²) AND UNDER 105 M² (1130 FT²) 3.0 SPACES FOR EACH DWELLING UNIT OVER 105 M² (1130 FT²)	68 UNITS X 1.5 SPACES/UN. = 102 30 UNITS X 2.5 SPACES/UN. = 75 1 UNITS X 3.0 SPACES/UN. = 3 TOTAL = 180 MIN
6.2.1.2 REQUIRED CLASS 'B' BICYCLE SPACES: FOR MULTIPLE DWELLING	A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS.	FIRST 20 UNITS: = 2 REMAINING 79 UNITS = 4 TOTAL = 6 MIN
6.2.5.1 BICYCLE PARKING CLASS 'A' BY TYPE:	HORIZONTAL SPACES (NO REQUIREMENT) BICYCLE LOCKERS (MIN. 10%) OVERSIZED SPACES (MIN. 5%) STACKED + VERTICAL SPACES (30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D)	HORIZONTAL: = N/A LOCKERS: = 18 MIN OVERSIZED = 9 MIN VERTICAL = 54 MAX STACKED + VERTICAL = 108 MAX

PARKING - BICYCLE STALLS PROVIDED

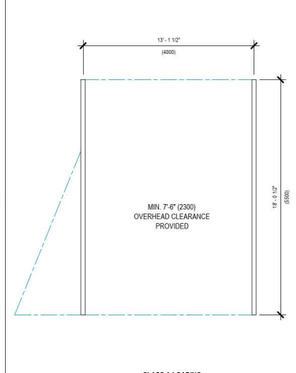
Description	Tag	%	Quantity	Class Type
CLASS A				
HORIZONTAL LOCKER	L	9.7%	18	CLASS A
HORIZONTAL STACKED	ST	33.3%	62	CLASS A
HORIZONTAL STANDARD	H	24.2%	45	CLASS A
OVERSIZED	OV	4.8%	9	CLASS A
VERTICAL	V	24.7%	46	CLASS A
			180	
CLASS B				
HORIZONTAL STANDARD	H	3.2%	6	CLASS B
			6	

TYPICAL STALLS SIZES

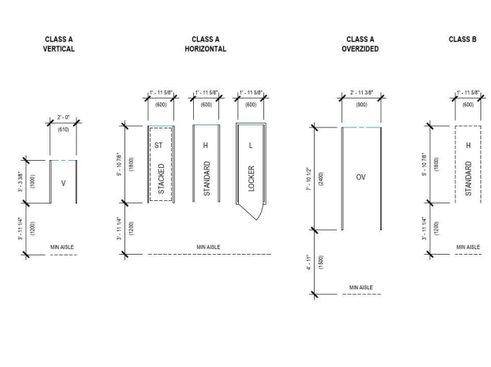
PARKING STALLS



LOADING STALLS



BICYCLE STALLS



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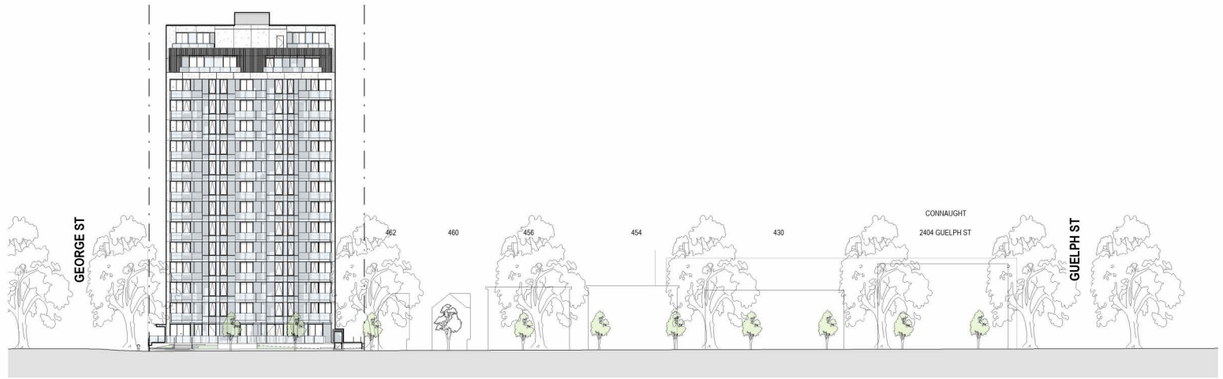
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SITE



1 A0.03 E 8th AVE
SCALE: 1/32" = 1'-0"



SITE



2 A0.03 ST GEORGE
SCALE: 1/32" = 1'-0"

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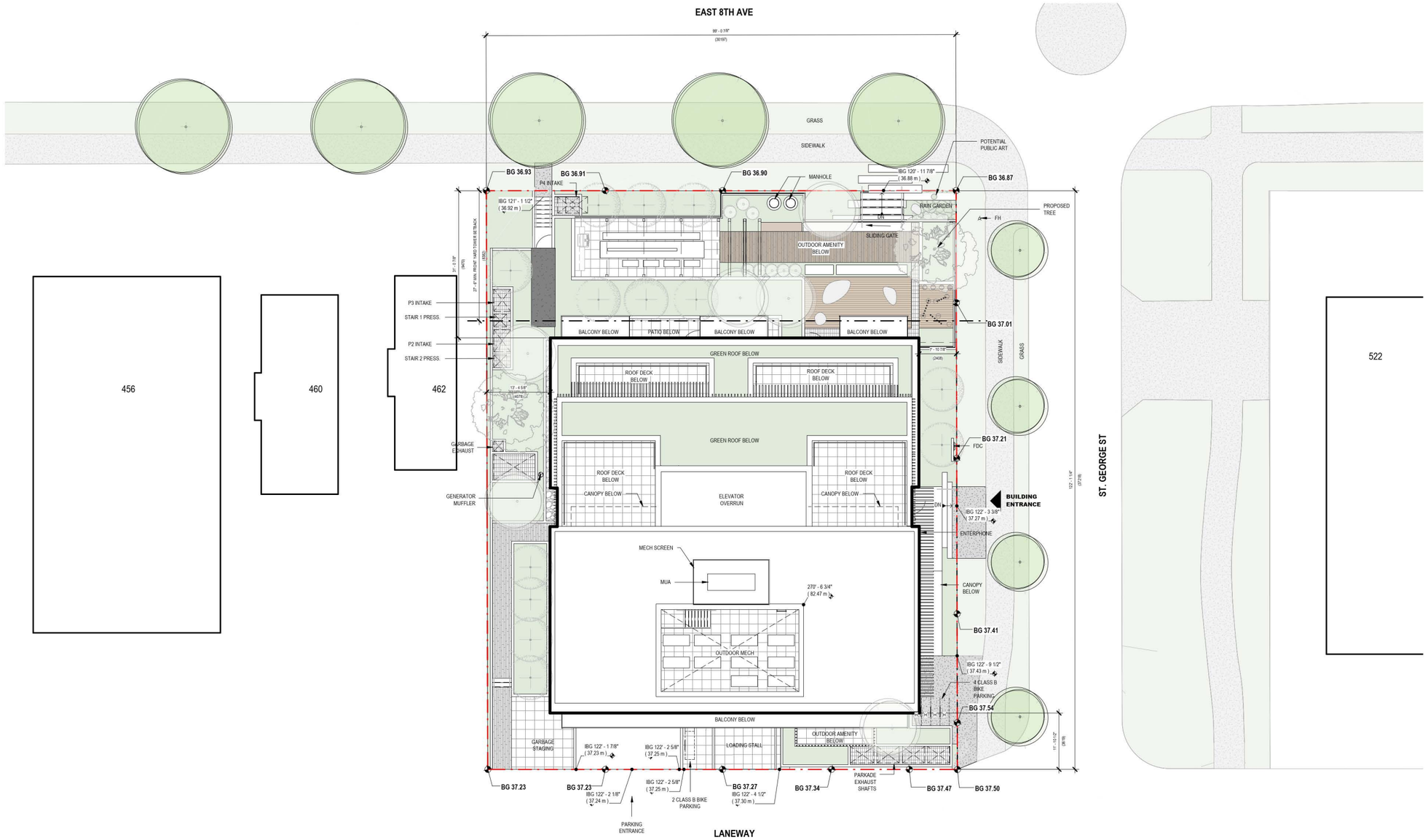
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STREETSCAPE ELEVATIONS

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1 / 1/1 SITE PLAN
SCALE: 3/32" = 1'-0"

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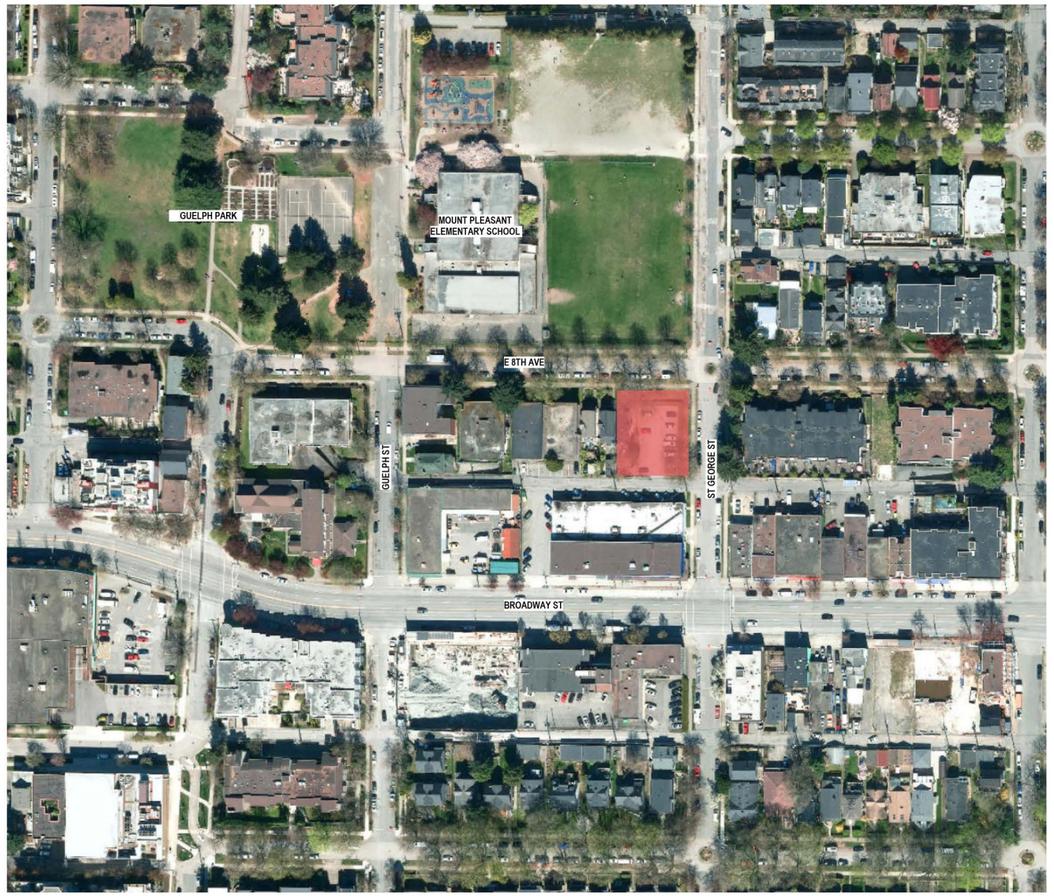
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SITE PLAN

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1 / A1.03 **CONTEXT PLAN**
NTS

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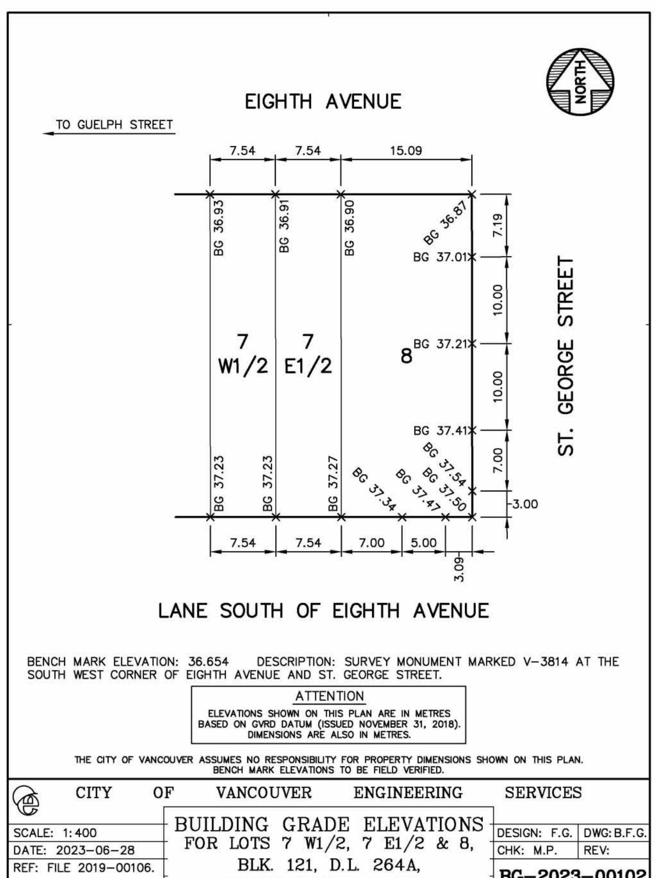
464-482 E8th Ave

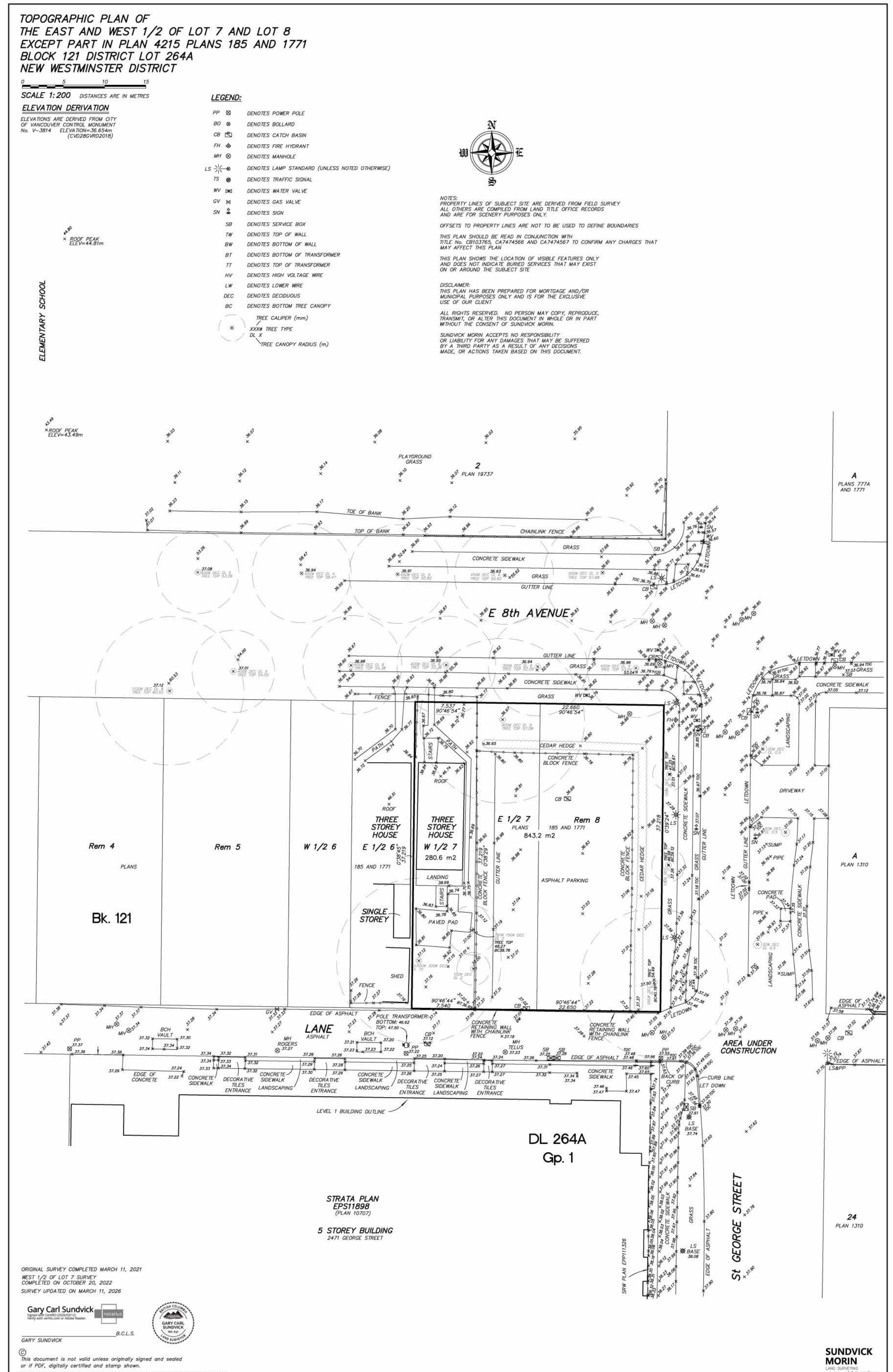
CONTEXT PLAN

DRAWN: CB CHECKED: AP

A1.02

23005C





File: 5406\5406−T.dwg

NOTE: SURVEY SHOWN FOR REFERENCE ONLY. SEE ORIGINAL SURVEY PLAN PREPARED BY BUTLER SUNDVICK.

1 A1.03 **SURVEY PLAN**
NTS

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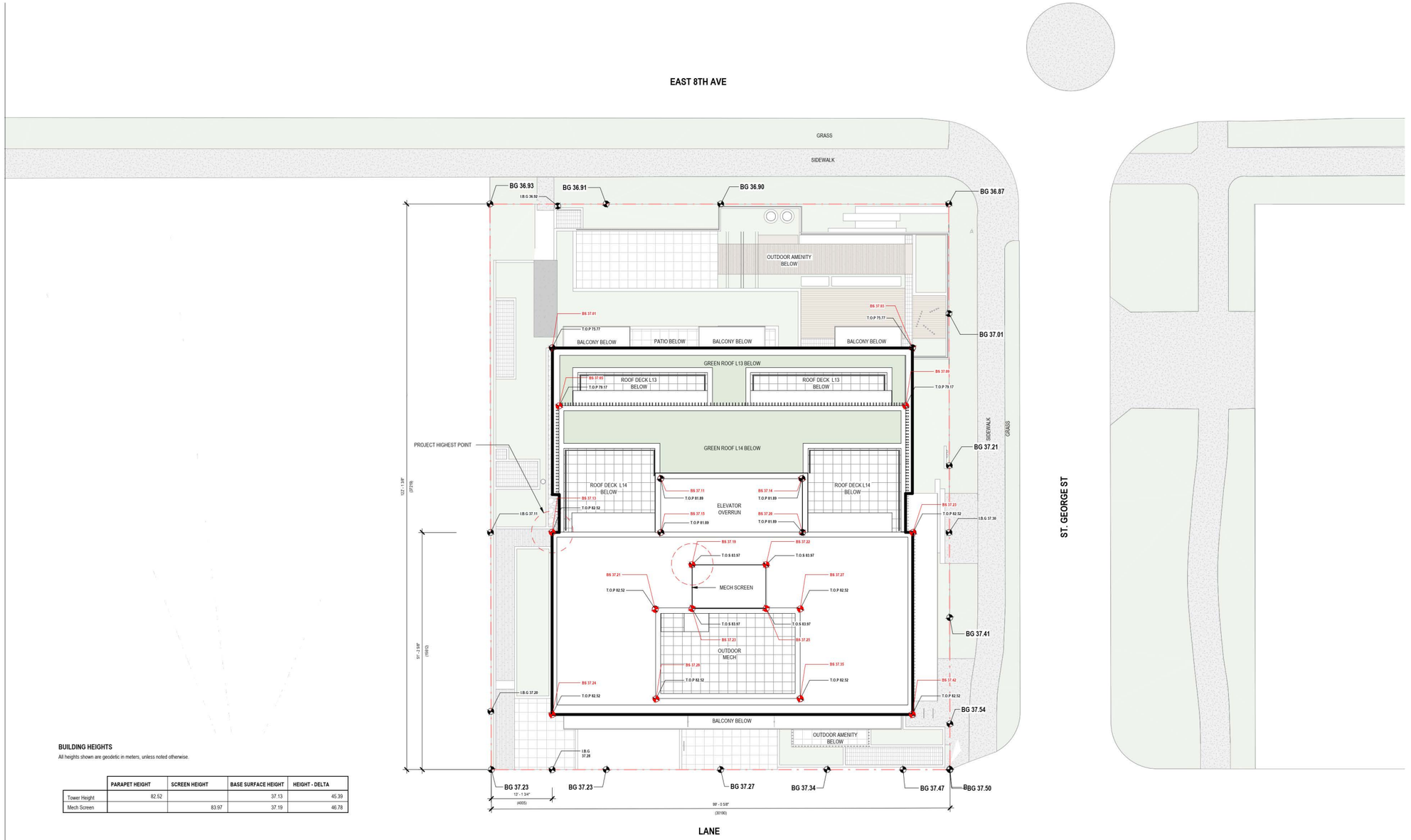
464-482 E8th Ave

SURVEY

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BUILDING HEIGHTS

All heights shown are geodetic in meters, unless noted otherwise.

	PARAPET HEIGHT	SCREEN HEIGHT	BASE SURFACE HEIGHT	HEIGHT - DELTA
Tower Height	82.52		37.13	45.39
Mech Screen		83.97	37.19	46.78

I.B.G INTERPOLATED BUILDING GRADE
BG OFFICIAL BUILDING GRADE
BS BASE SURFACE
T.O.P TOP OF PARAPET
T.O.S TOP OF SCREEN
ELEVATION AT LEVEL

1 / A1.04 BASE SURFACE PLAN
SCALE: 3/32" = 1'-0"

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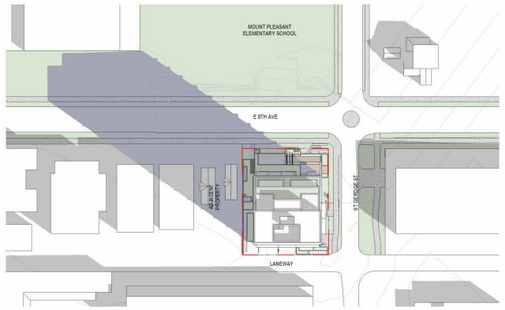
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BASE SURFACE PLAN

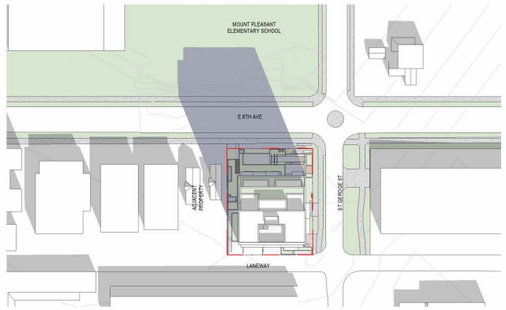
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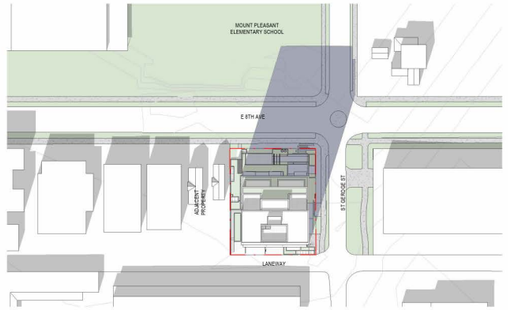
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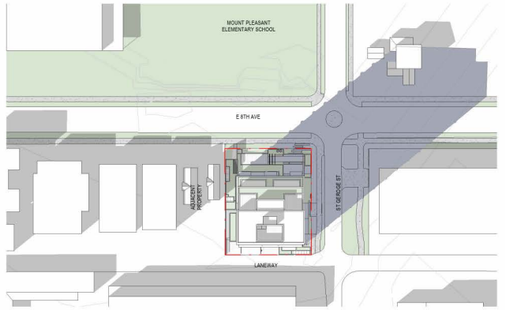
1 A1.05 SEPTEMBER 22 10AM
SCALE: 1" = 80'-0"



2 A1.05 SEPTEMBER 22 12PM
SCALE: 1" = 80'-0"



3 A1.05 SEPTEMBER 22 2PM
SCALE: 1" = 80'-0"



4 A1.05 SEPTEMBER 22 4PM
SCALE: 1" = 80'-0"

SHADOW ANALYSIS - MOUNT PLEASANT ELEMENTARY SCHOOL SITE

FALL EQUINOX (22 SEPTEMBER)



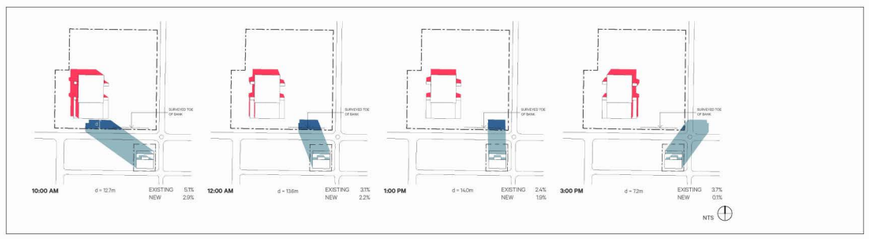


MOUNT PLEASANT ELEMENTARY SCHOOL SITE
VIEW FROM SOUTH WEST
PHOTO TAKEN SEP 23, 2025 | 11AM

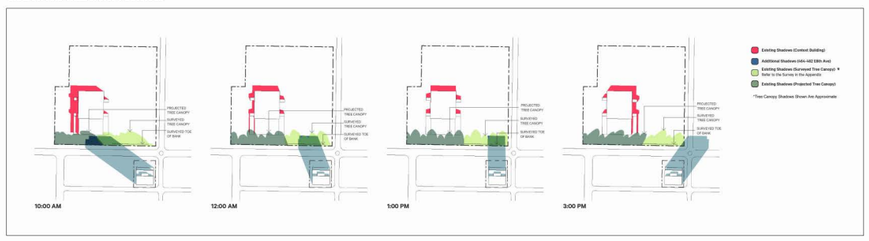


MOUNT PLEASANT ELEMENTARY SCHOOL SITE
VIEW FROM SOUTH WEST
PHOTO TAKEN SEP 23, 2025 | 11AM

SHADOW DIAGRAM



SHADOW AND TREE CANOPY DIAGRAM



SHADOW COVERAGE CALCULATIONS

Mount Pleasant Elementary School Site Area (sf) = 196,059.00
Mount Pleasant Elementary School Site Area (m^2) = 18,214.51

SHADOW COVERAGE ON MOUNT PLEASANT ELEMENTARY SCHOOL SITE

Time	Existing Shadows (Context Building)		Additional Shadows (464-482 E 8th Ave)		Cumulative Shadow	
Sept. 21 (DST)	m^2	sf	m^2	sf	m^2	sf
10:00 AM	937.40	10,090	532.86	5,736	1,470.26	15,826
12:00 PM	558.98	6,017	394.54	4,247	953.52	10,264
1:00 PM	433.74	4,669	337.41	3,632	771.15	8,301
3:00 PM	675.45	7,270	20.07	216	695.52	7,486

Shadow Coverage (%) = Total shadow area (m^2) / 4 x Area of applicable public open space (m^2)

Existing Shadows (Context Building)

Existing Shadow Coverage (%) = 2,605.57 m^2 / 4 x 18,214.51 m^2
= 2,605.57 m^2 / 72,858.04 m^2
= **3.58%**

Additional Shadows (464-482 E 8th Ave)

Additional Shadow Coverage (%) = 1,284.88 m^2 / 4 x 18,214.51 m^2
= 1,284.88 m^2 / 72,858.04 m^2
= **1.76%**

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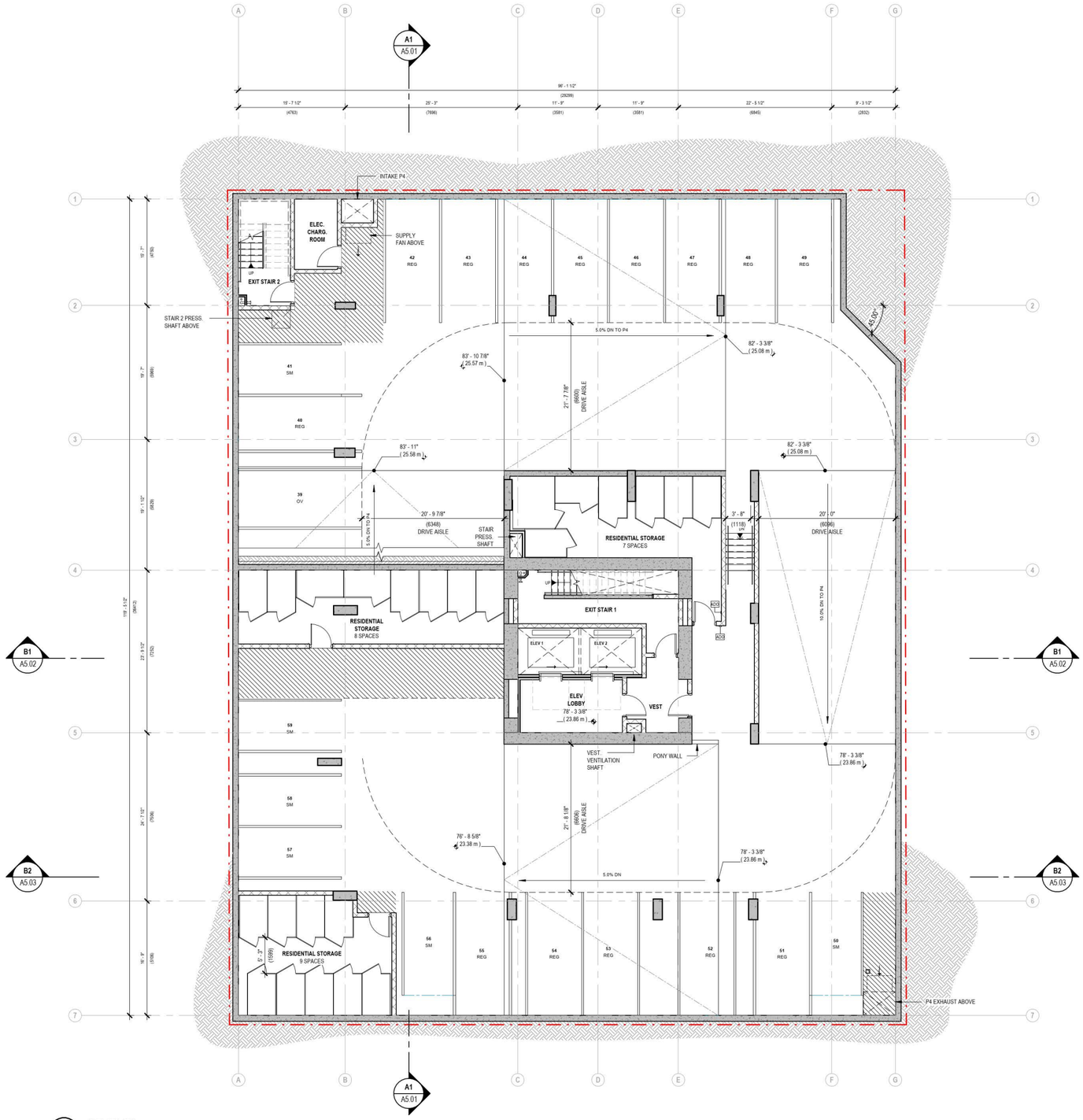
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SHADOW STUDY

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A1.05

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1 A2.01 LEVEL P4
SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL P4

VEHICLES
STANDARD STALL 18
OVERSIZED STALL 02
SMALL STALL 03

TOTAL 23

STORAGE
4'-3"x6'-2" UNITS 25

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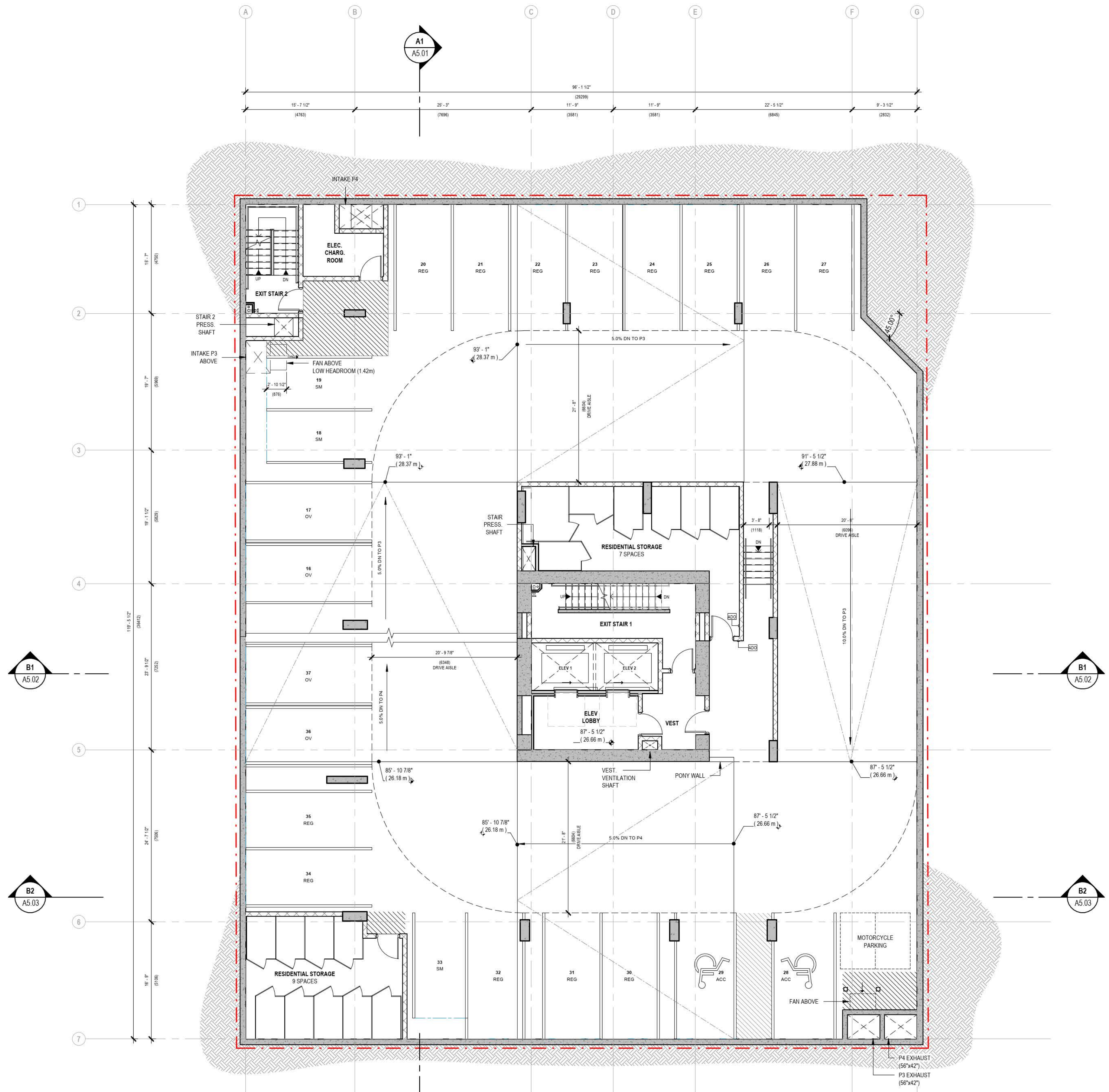
464-482 E8th Ave

P4 PLAN

DRAWN: CB CHECKED: AP

A2.01

23005C



1 / A5.01 LEVEL P3
SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL P3

VEHICLES
STANDARD STALL 13
OVERSIZE STALL 04
SMALL STALL 03
ACCESSIBLE STALL 02

TOTAL 22

STORAGE
4'-3"x6'-2" UNITS 16

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P3 PLAN

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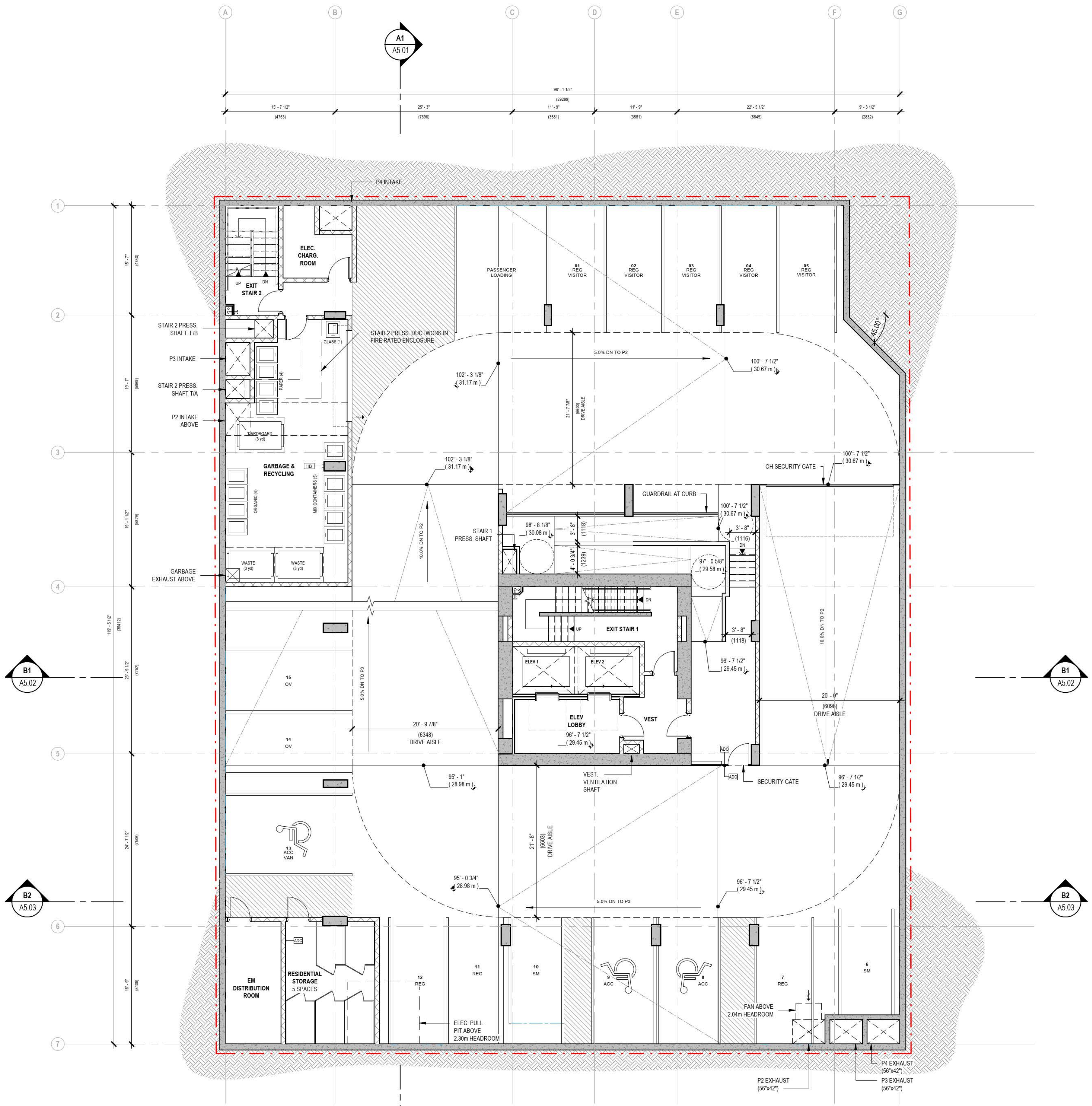
PARKING BREAKDOWN LEVEL P2

VEHICLE

STANDARD STALL	03
OVERSIZE STALL	02
SMALL STALL	02
ACCESSIBLE STALL	03
TOTAL	10
VISITOR	05
PASSENGER LOADING	01

STORAGE

4'-3"x6'-2" UNITS	04



1 A5.01 LEVEL P2

SCALE: 1/8" = 1'-0"

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P2 PLAN

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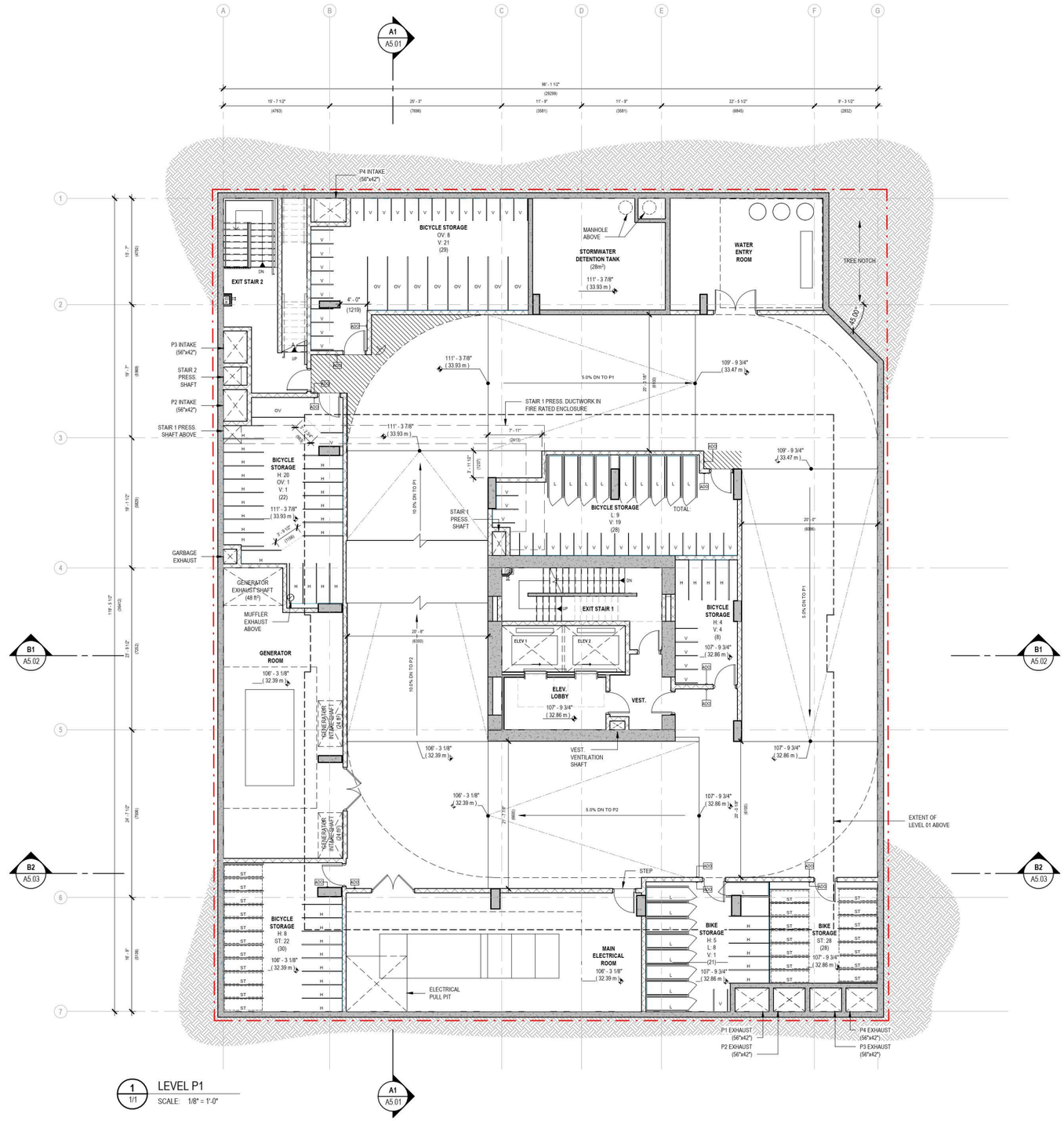
A2.03

23005C

PARKING BREAKDOWN LEVEL P1

CLASS A BIKES..... 164

HORIZONTAL	39
LOCKER	18
OVERSIZE	09
STACKED	52
VERTICAL	46



1 1/1 LEVEL P1
SCALE: 1/8" = 1'-0"

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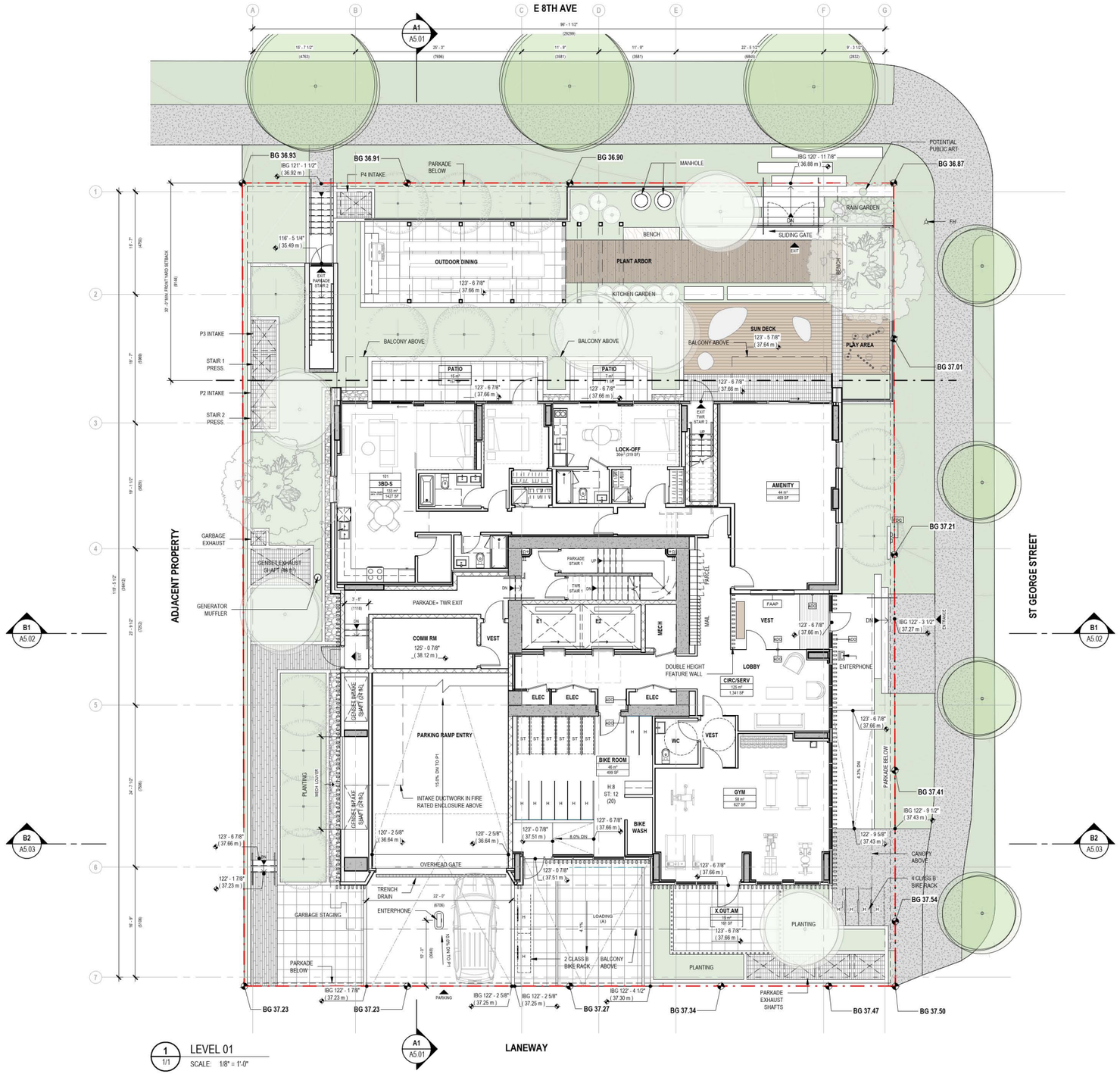
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P1 PLAN

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1 LEVEL 01
1/1
SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL L1

CLASS A BIKES..... 20

HORIZONTAL 08
STACKED 12

CLASS B BIKES..... 06

LOADING STALL (A) 01

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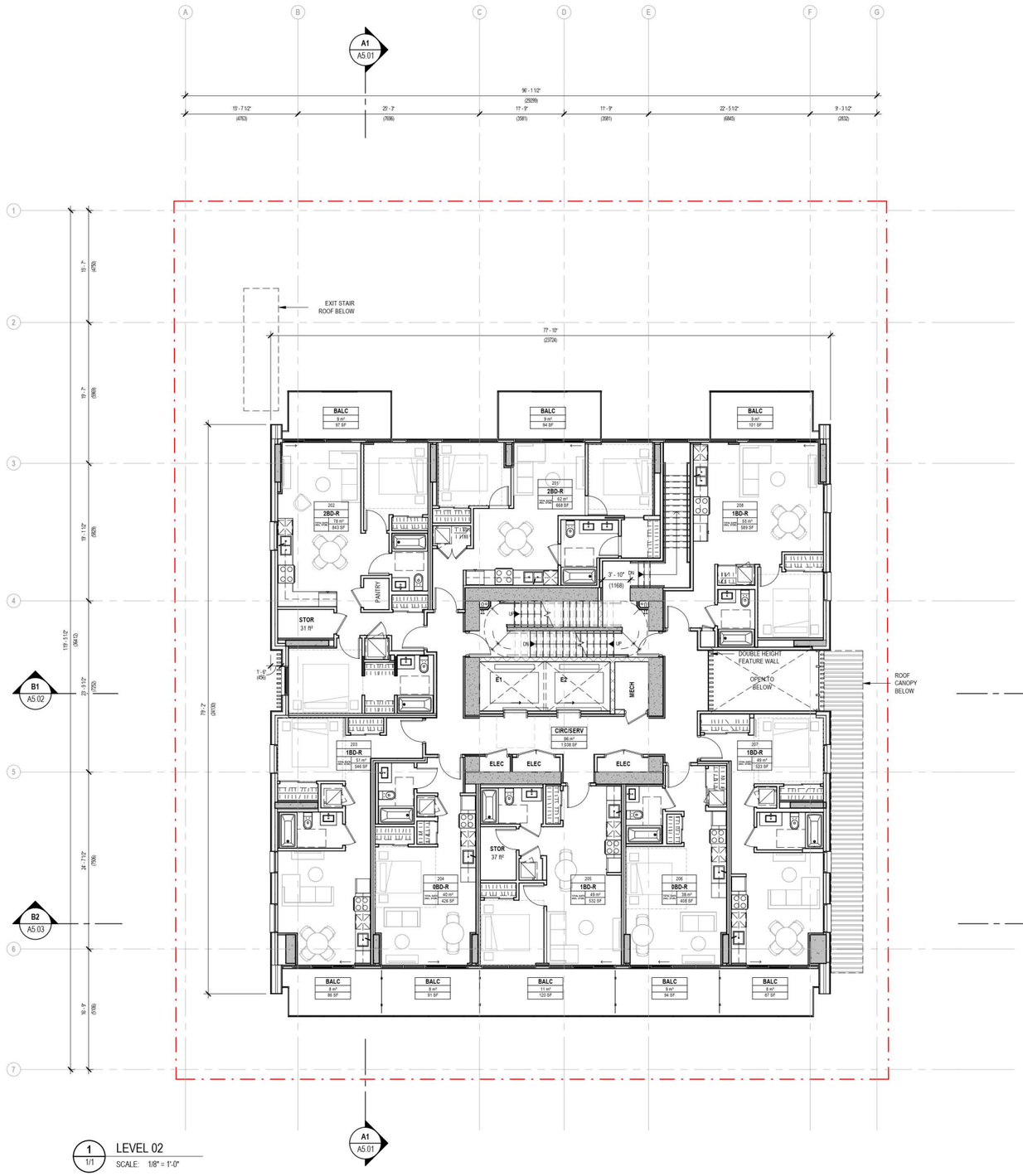
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L1 PLAN

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1 LEVEL 02
1/1
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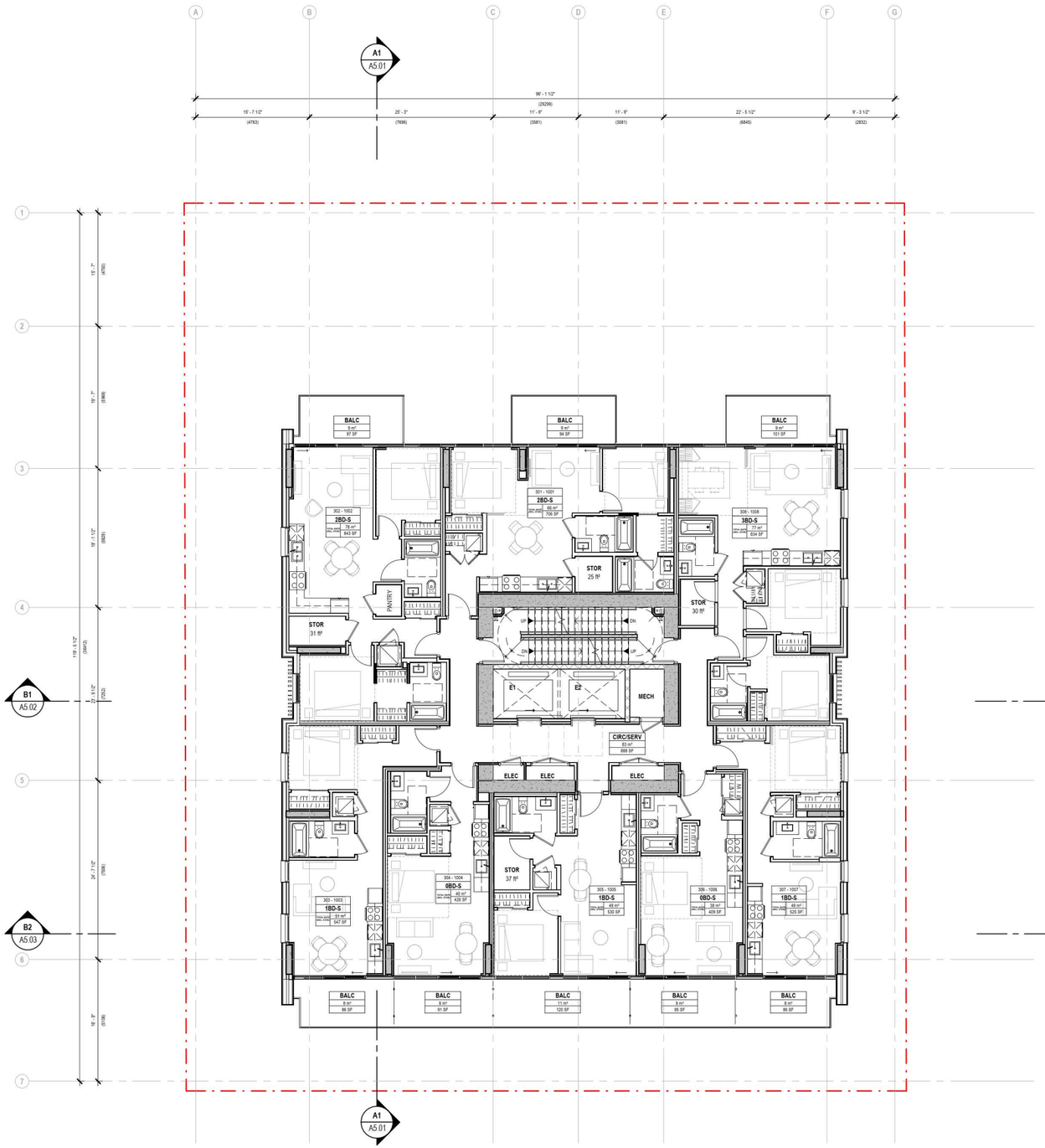
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L2 PLAN

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1 A4.01 LEVEL 3-10

SCALE: 1/8" = 1'-0"

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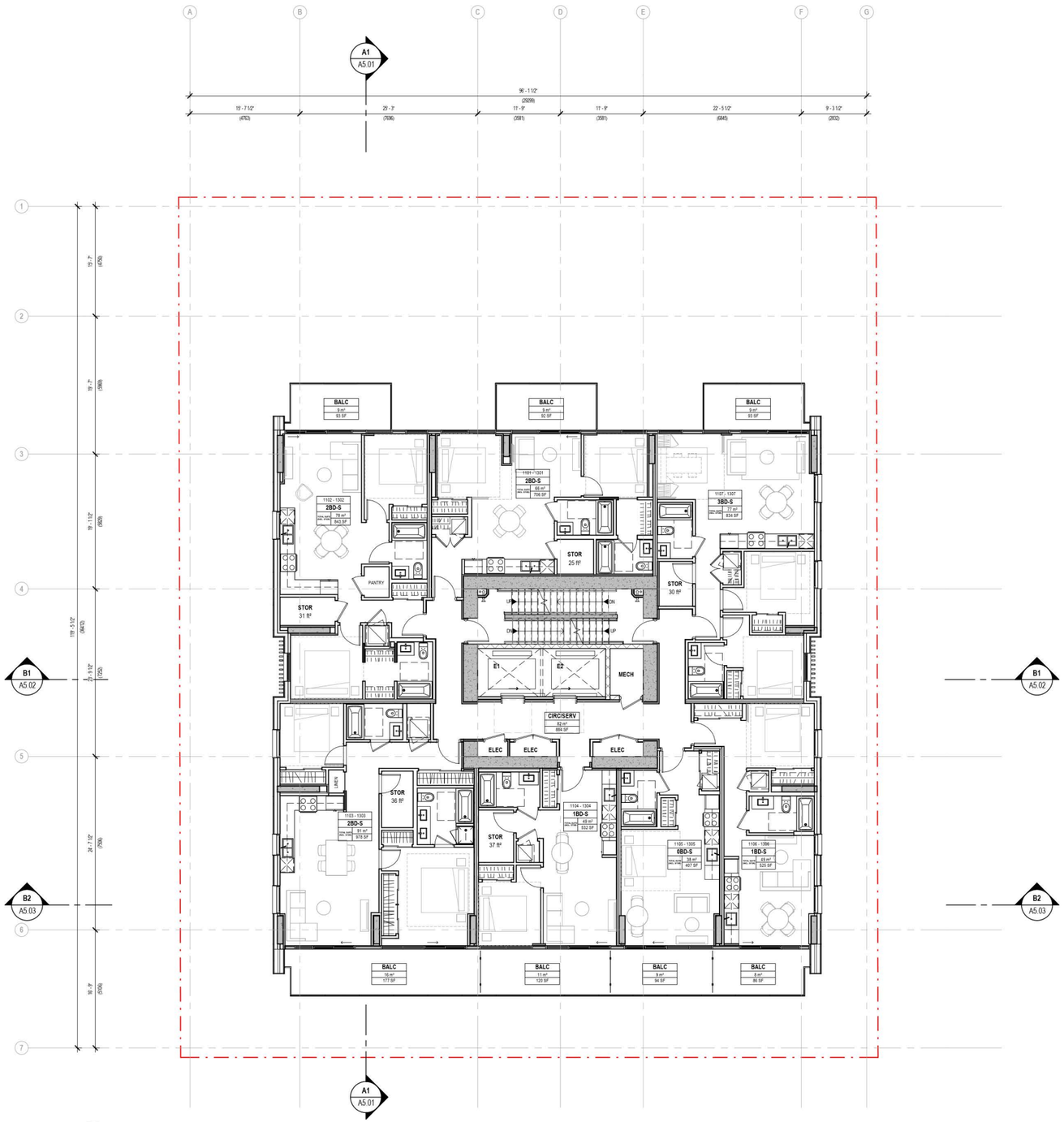
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L3-10 PLAN

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1 A2.08 L11-13 FLOOR

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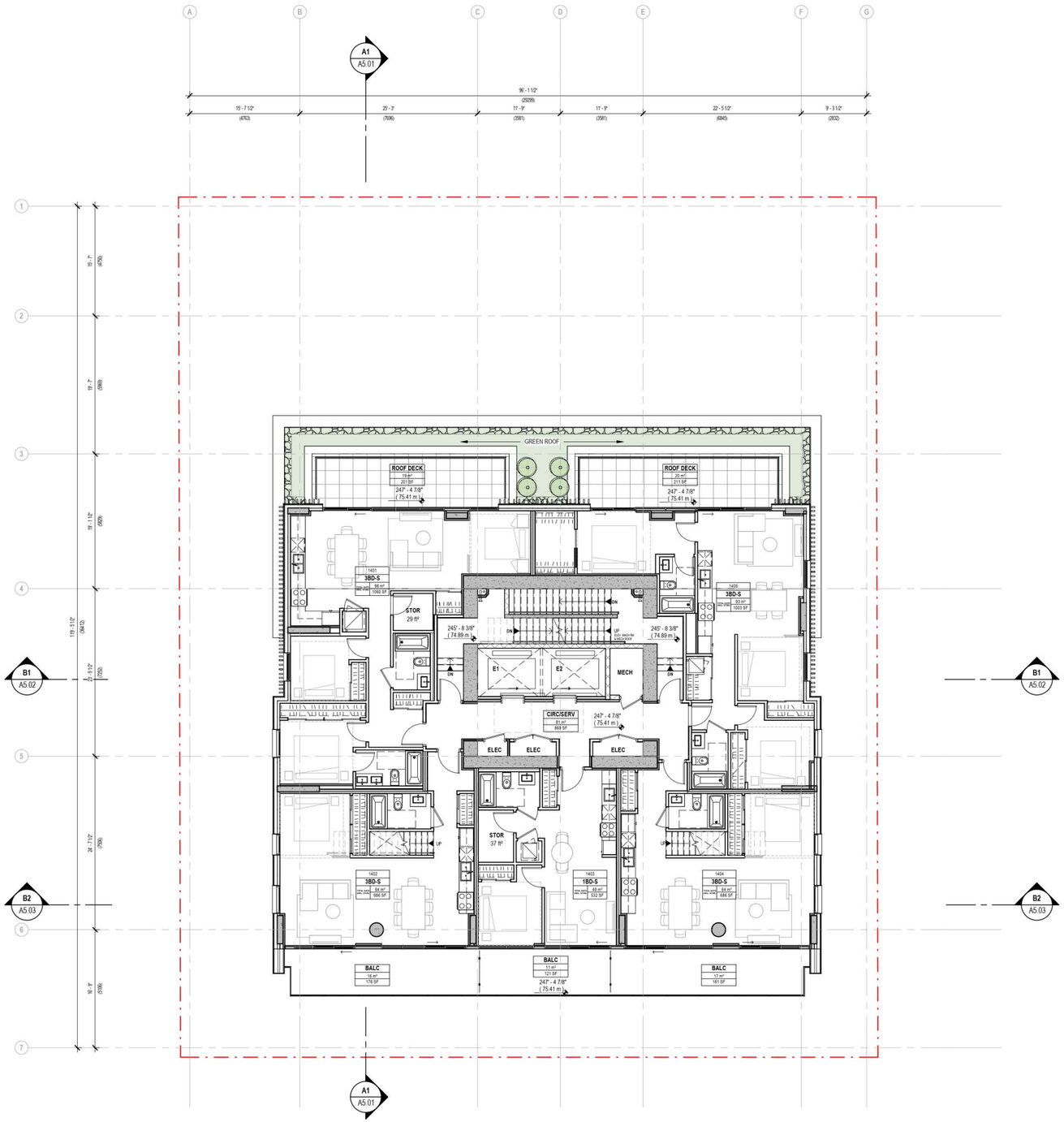
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L11-13 PLAN

DRAWN: CB CHECKED: AP

A2.08

23005C



1 / A2.09 LEVEL 14

SCALE: 1/8" = 1'-0"

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

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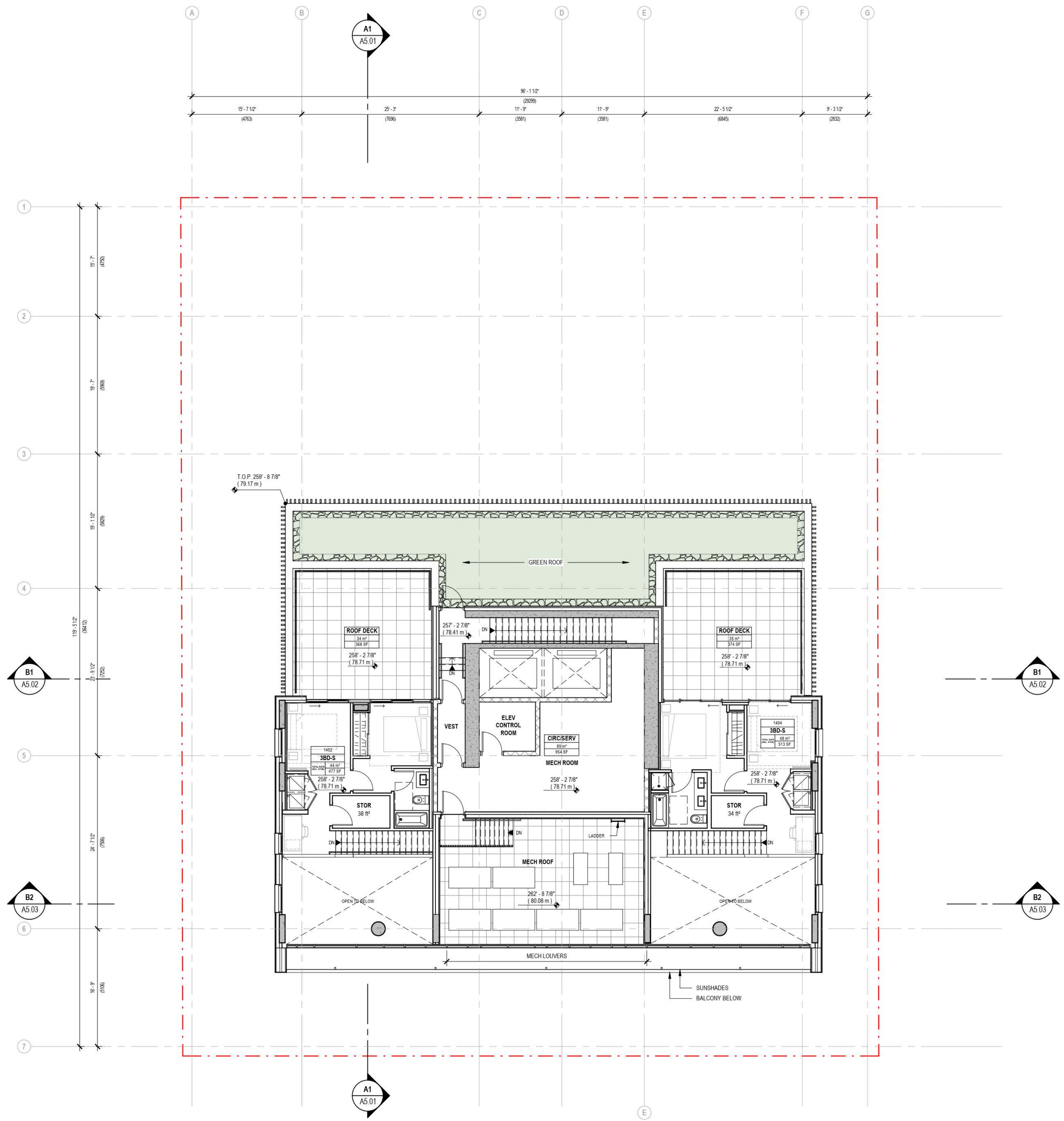
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L14 PLAN

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A2.09

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1 A2.10 LEVEL 15

SCALE: 1/8" = 1'-0"

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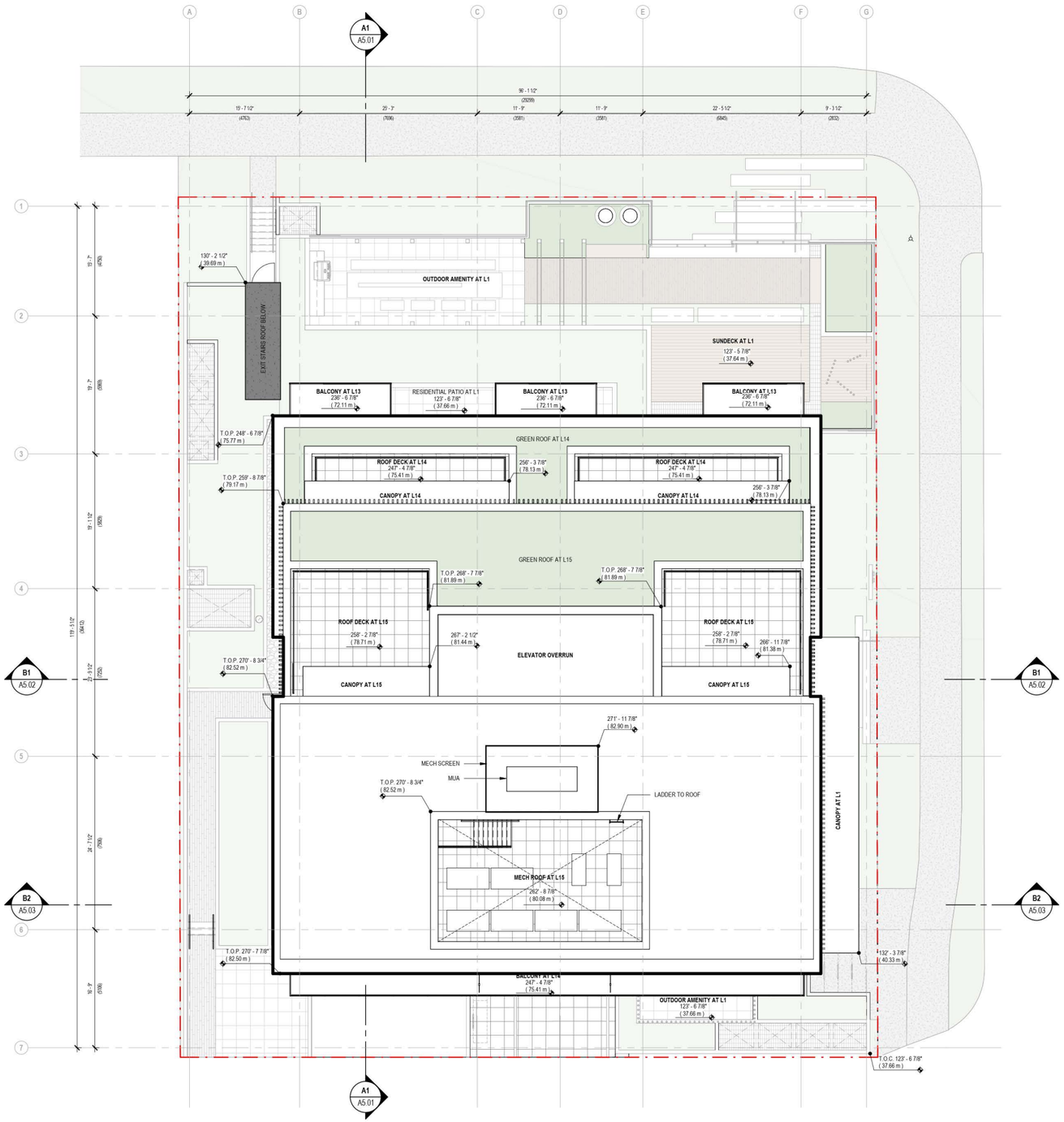
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L 15 PLAN

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A2.10

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1 A2.11 ROOF PLAN
SCALE: 1/8" = 1'-0"

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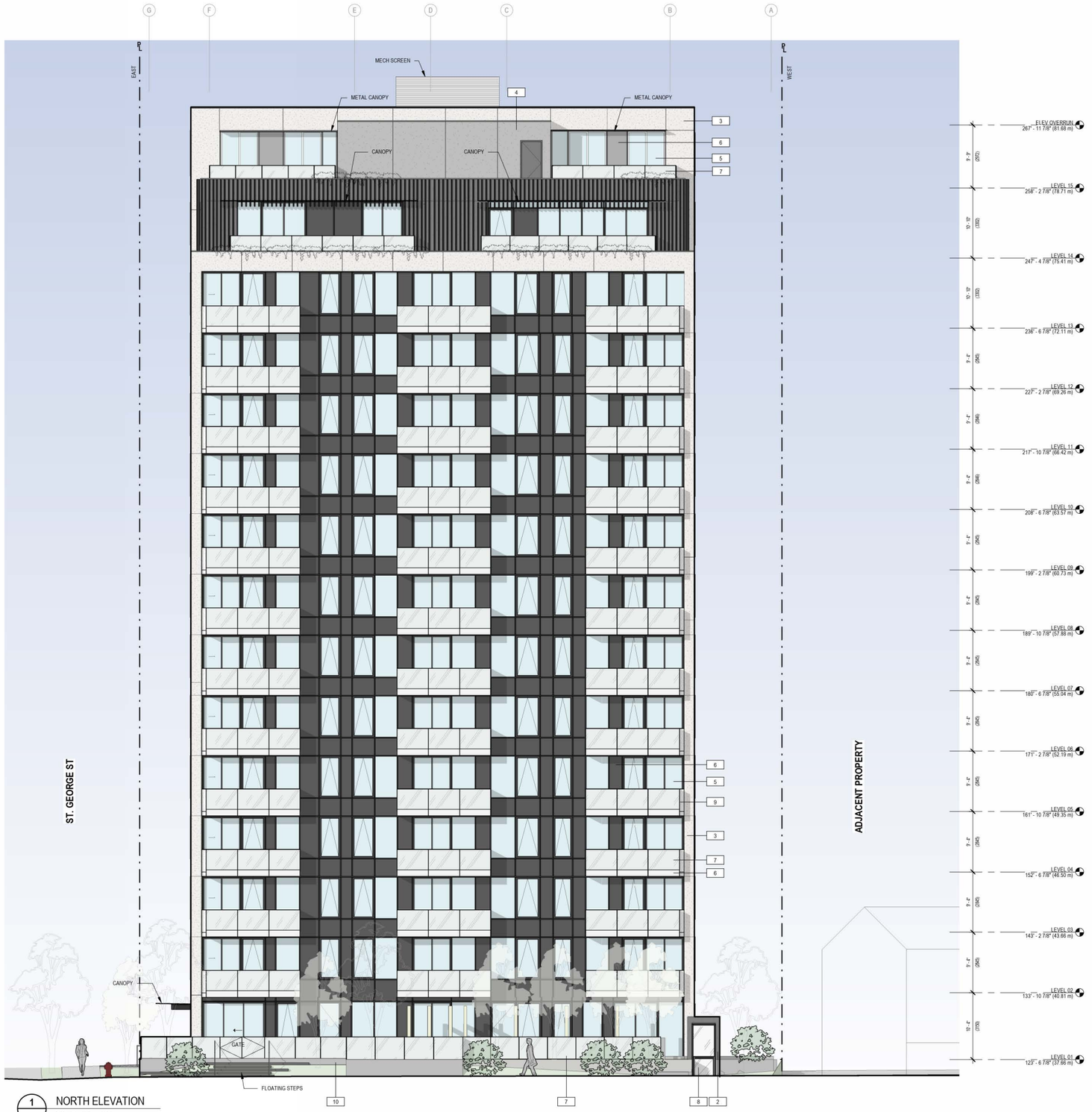
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ROOF PLAN

DRAWN: CB CHECKED: AP

A2.11

23005C



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

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464-482 E8th Ave

NORTH ELEVATION

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A4.01

23005C



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

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EAST ELEVATION

DRAWN: CB CHECKED: AP

A4.02

23005C



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
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	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

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SOUTH ELEVATION

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A4.03

23005C



1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

1	ALUMINUM SLAT WALL SYSTEM - DARK
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3	FIBRE-CEMENT CLADDING - LIGHT
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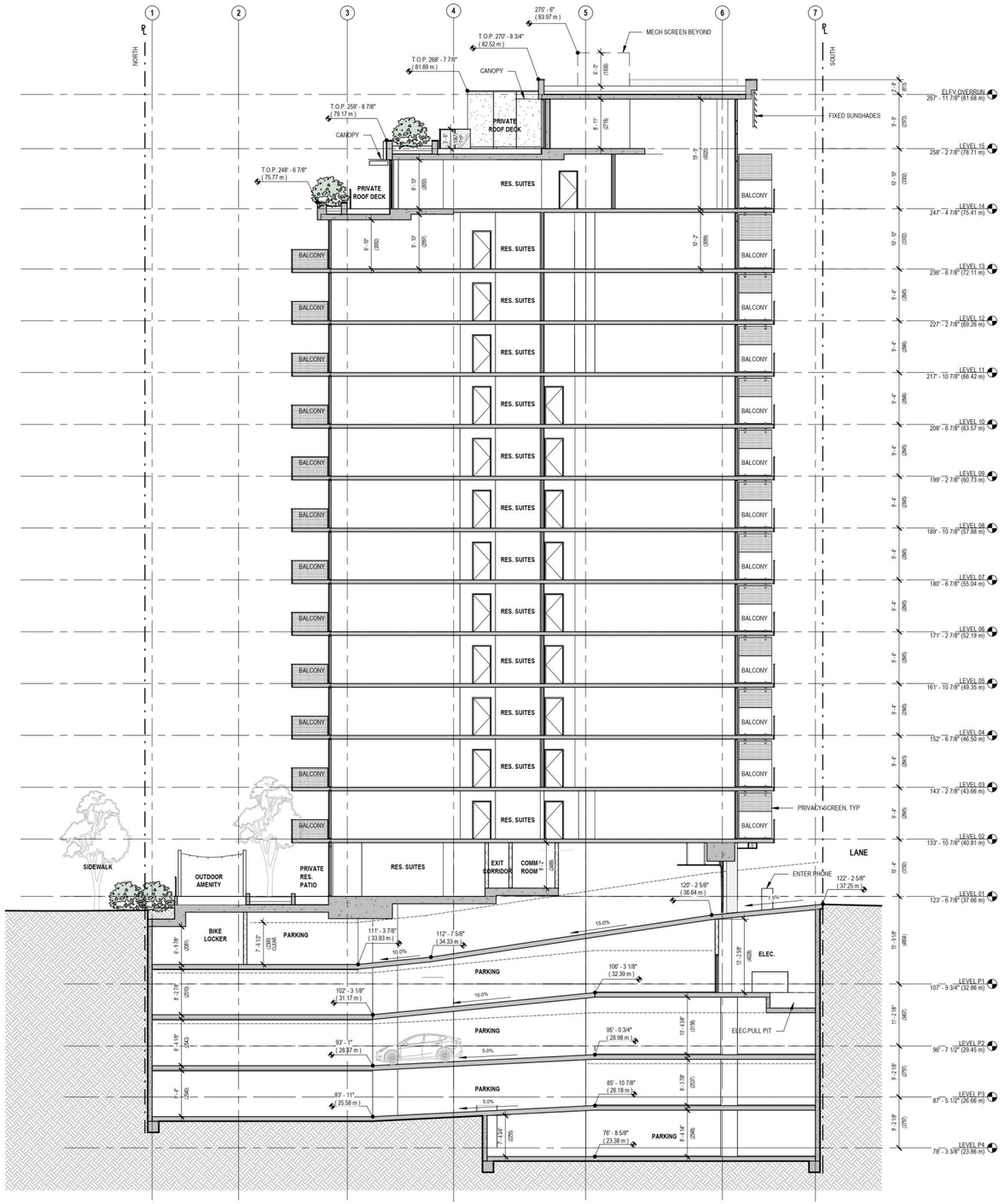
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WEST ELEVATION

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A4.04

23005C



1 / A2.01 SECTION A1

SCALE: 3/32" = 1'-0"

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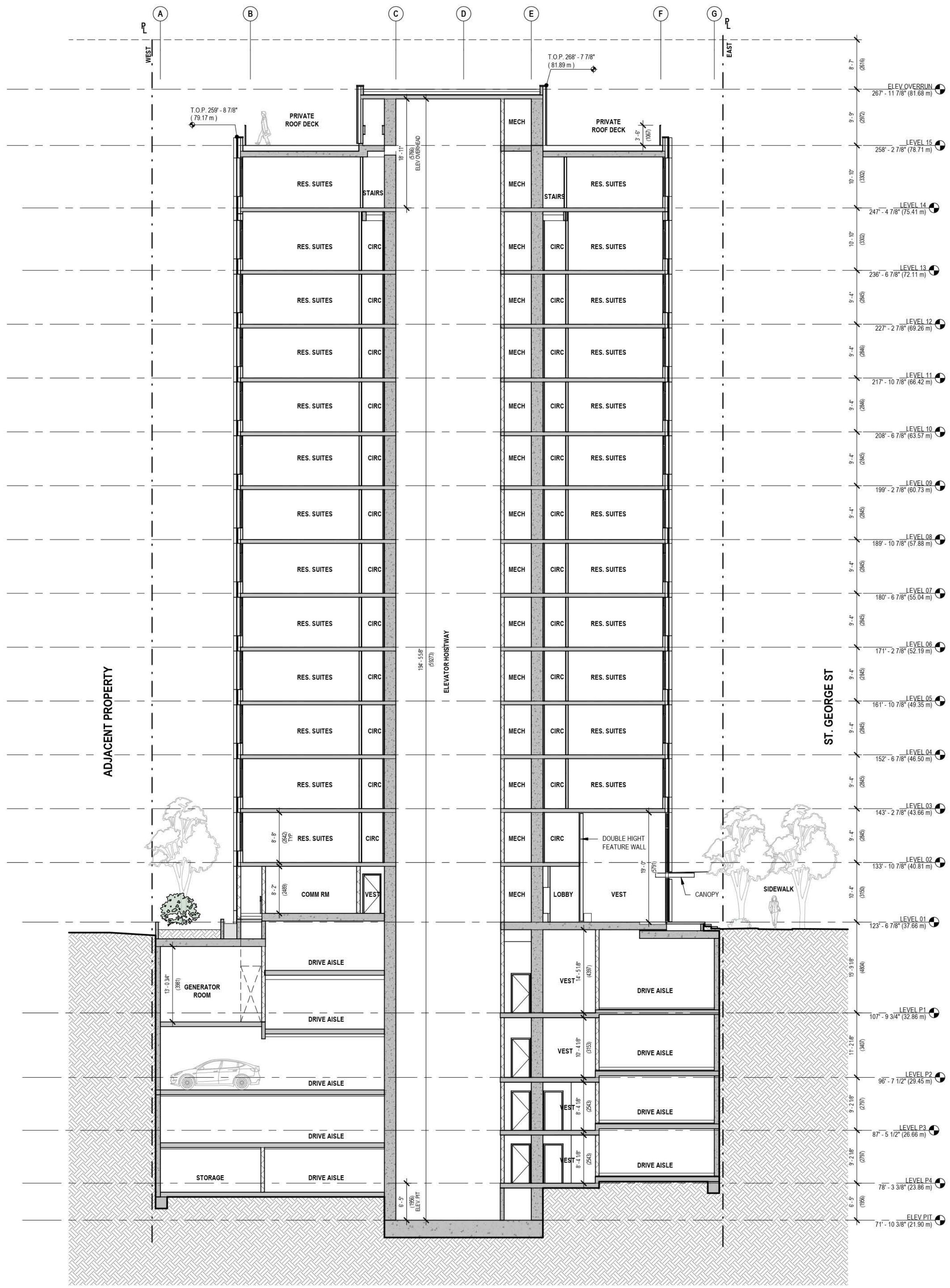
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SECTION A1

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1 — 1/1 SECTION B1
SCALE: 3/32" = 1'-0"

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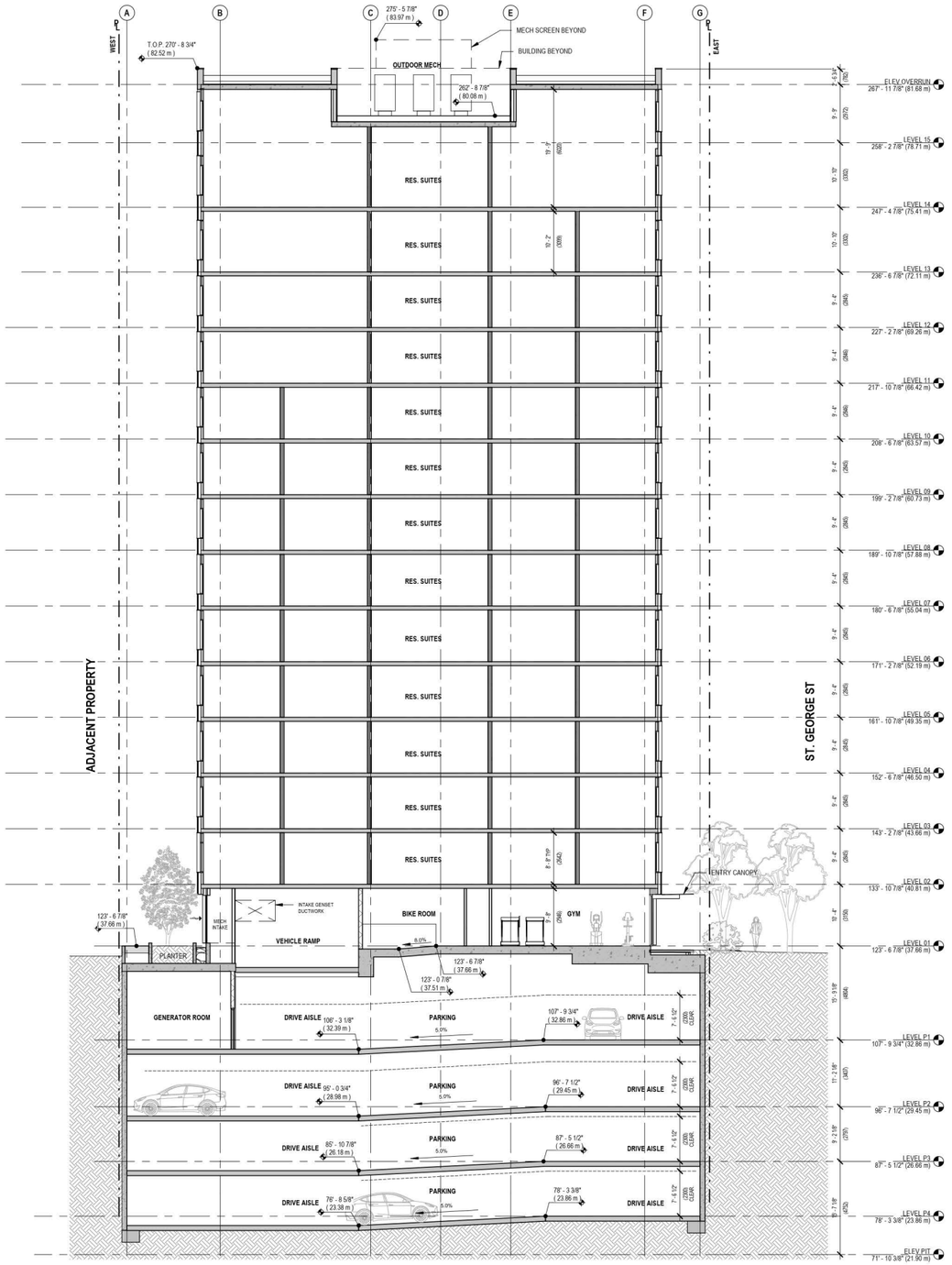
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SECTION B1

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1 A2.01 SECTION B2
SCALE: 3/32" = 1'-0"

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SECTION B2

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A5.03

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VIEW FROM EAST



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM ROOFTOP

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3D VIEWS

DRAWN: AYC CHECKED: AP

A10.01

23005C

GROSS FLOOR AREA (GFA)

Level	Area (SF)	Area (m2)
LEVEL 01	5651 ft²	525.0 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 01	3051 ft²	283.5 m²

AMENITY EXCLUSION

Name	Area (SF)	Area (m2)
GYM	625 ft²	58.1 m²
AMENITY	469 ft²	43.5 m²
TOTAL	1094 ft²	101.6 m²

RESIDENTIAL SUITES

Name	Number	Area (SF)	Area (m2)
3BD-S	101	1232 ft²	114.4 m²
TOTAL		1232 ft²	114.4 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR		37 ft²	3.4 m²
TOTAL		37 ft²	3.4 m²

MECH EXCLUSION

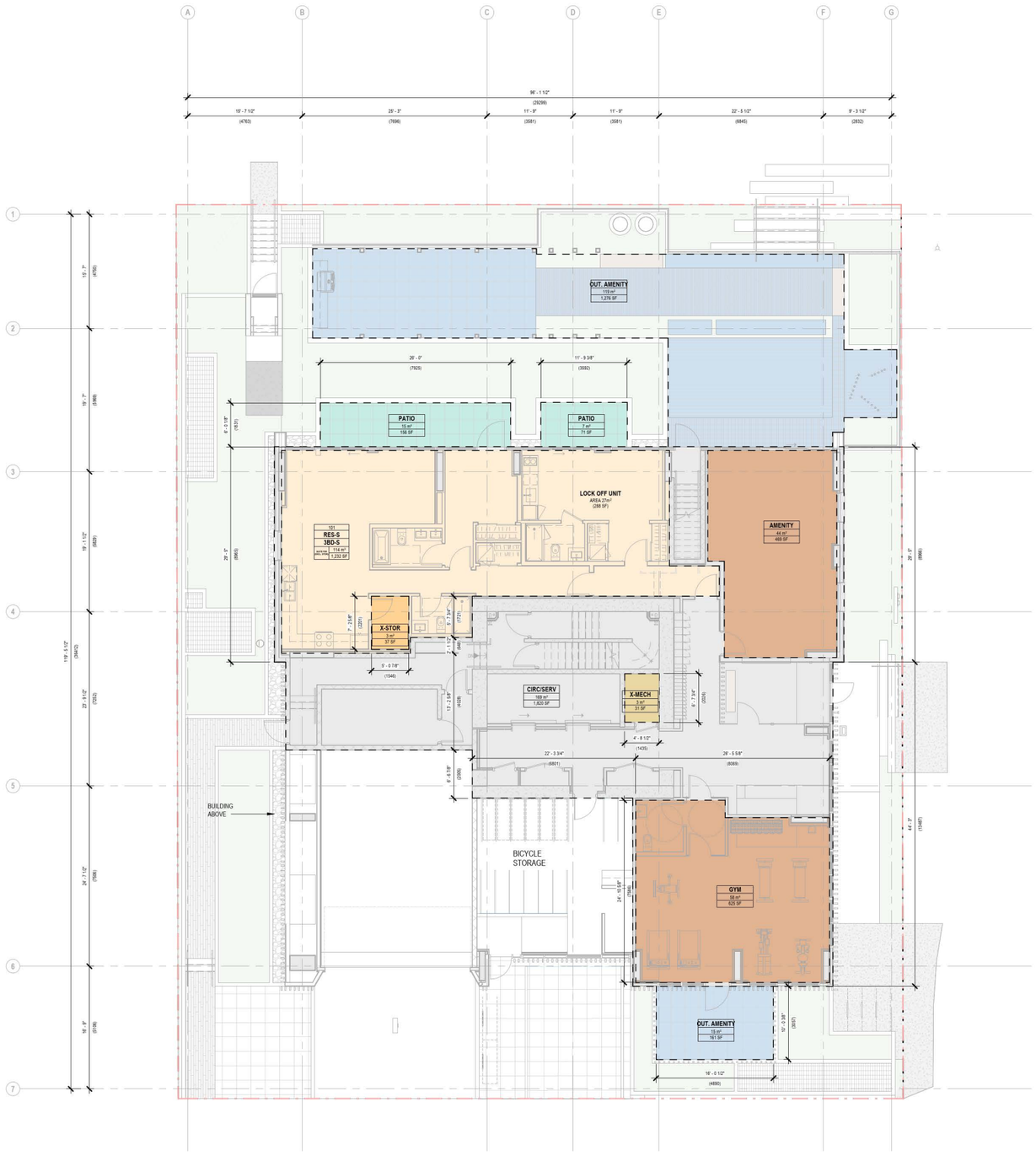
Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

PATIO

Name	Number	Area (SF)	Area (m2)
PATIO	101	156 ft²	14.5 m²
PATIO	101	71 ft²	6.6 m²
TOTAL		227 ft²	21.1 m²

OUTDOOR AMENITY

Name	Number	Area (SF)	Area (m2)
OUT. AMENITY	NORTH	1276 ft²	118.6 m²
OUT. AMENITY	SOUTH	161 ft²	15.0 m²
TOTAL		1437 ft²	133.5 m²



1 / A11.01 LEVEL 1 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

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2026-07-28

464-482 E8th Ave

L1 AREA PLAN

DRAWN: CB CHECKED: AP

A11.01

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 02	5583 ft²	518.7 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 02	5484 ft²	509.5 m²

RESIDENTIAL SUITES (RENTAL)

Name	Number	Area (SF)	Area (m2)
2BD-R	201	608 ft²	56.5 m²
2BD-R	202	742 ft²	69.0 m²
1BD-R	203	483 ft²	44.9 m²
TOTAL		1834 ft²	170.4 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
0BD-S	204	392 ft²	36.4 m²
1BD-S	205	450 ft²	41.8 m²
0BD-S	206	372 ft²	34.6 m²
1BD-S	207	474 ft²	44.0 m²
1BD-S	208	532 ft²	49.4 m²
TOTAL		2220 ft²	206.2 m²

STORAGE EXCLUSION

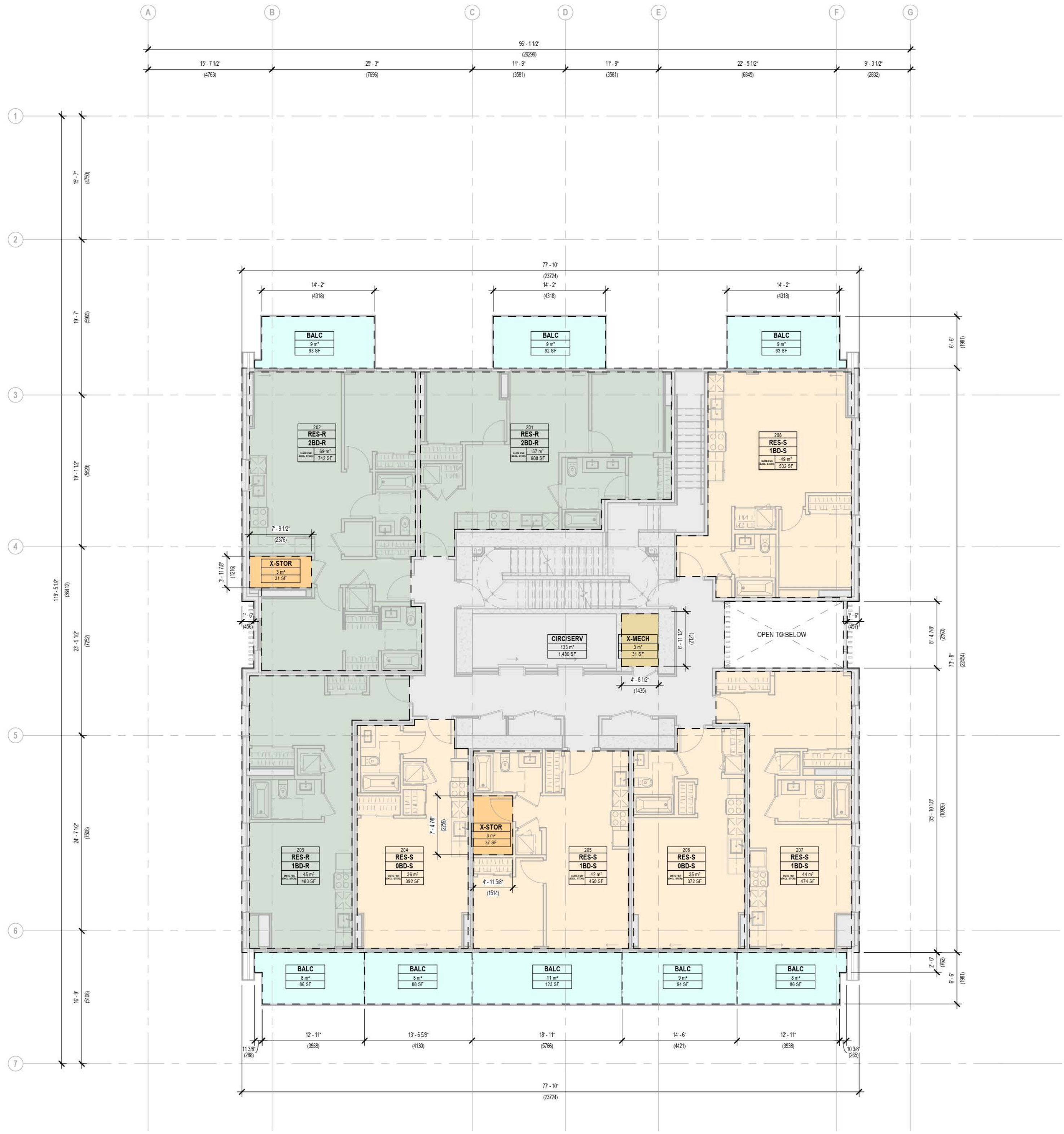
Name	Number	Area (SF)	Area (m2)
X-STOR	202	31 ft²	2.9 m²
X-STOR	205	37 ft²	3.4 m²
TOTAL		68 ft²	6.3 m²

MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	201	92 ft²	8.6 m²
BALC	202	93 ft²	8.6 m²
BALC	203	86 ft²	8.0 m²
BALC	204	88 ft²	8.2 m²
BALC	205	123 ft²	11.4 m²
BALC	206	94 ft²	8.8 m²
BALC	207	86 ft²	8.0 m²
BALC	208	93 ft²	8.6 m²
TOTAL		756 ft²	70.2 m²



LEVEL 02 AREA PLAN

1 / A11.02

SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

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464-482 E8th Ave

L2 AREA PLAN

DRAWN: CB CHECKED: AP

A11.02

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 03-10	5708 ft²	530.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 03-10	5554 ft²	516.0 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
2BD-S	301 - 1001	615 ft²	57.1 m²
2BD-S	302 - 1002	742 ft²	68.9 m²
1BD-S	303 - 1003	484 ft²	45.0 m²
0BD-S	304 - 1004	391 ft²	36.4 m²
1BD-S	305 - 1005	451 ft²	41.9 m²
0BD-S	306 - 1006	372 ft²	34.6 m²
1BD-S	307 - 1007	465 ft²	43.2 m²
3BD-S	308 - 1008	729 ft²	67.8 m²
TOTAL		4250 ft²	394.9 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	301 - 1001	26 ft²	2.4 m²
X-STOR	302 - 1002	31 ft²	2.9 m²
X-STOR	305 - 1005	37 ft²	3.4 m²
X-STOR	308 - 1008	30 ft²	2.8 m²
TOTAL		124 ft²	11.5 m²

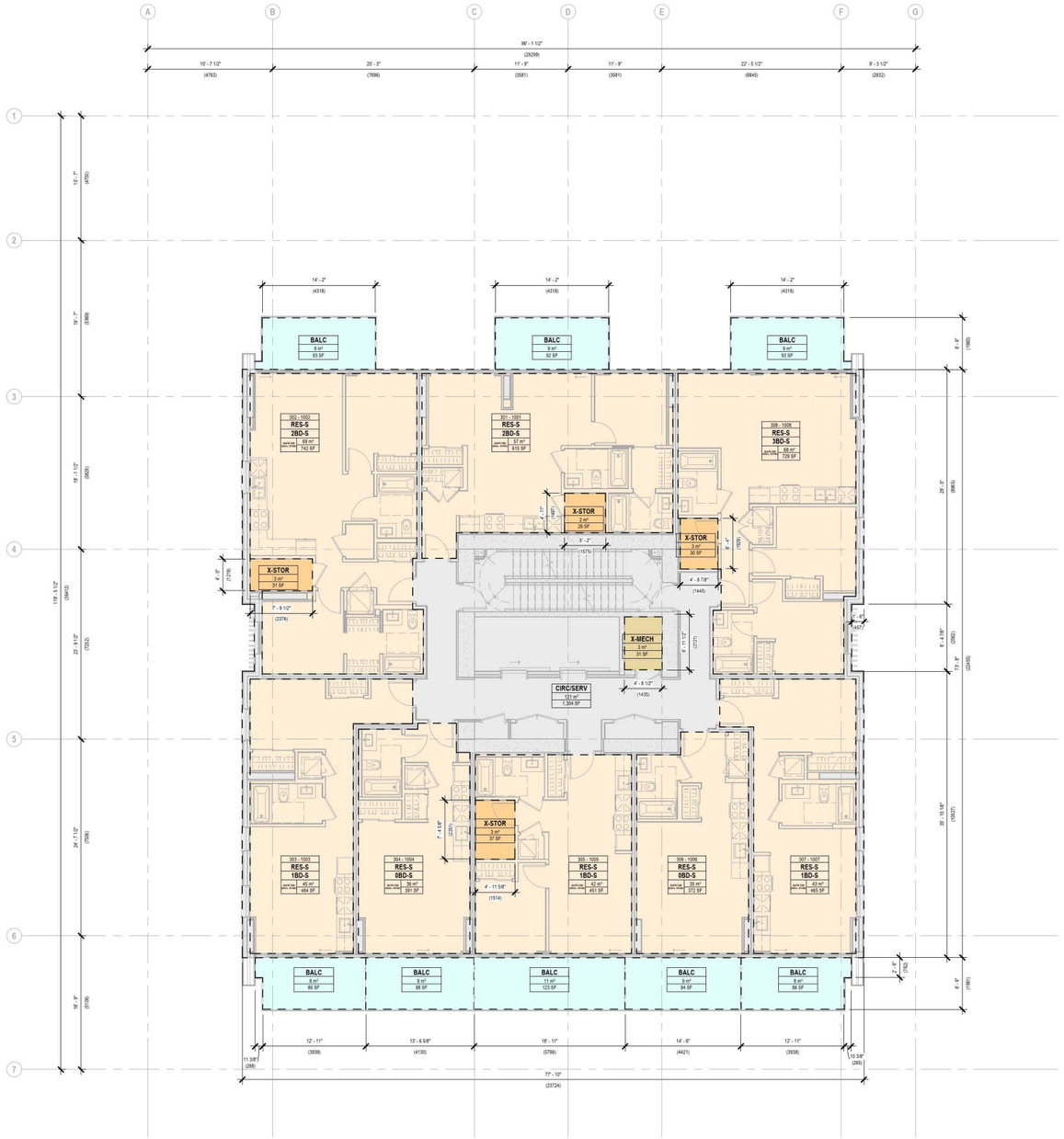
MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	301 - 1001	92 ft²	8.6 m²
BALC	302 - 1002	93 ft²	8.6 m²
BALC	303 - 1003	86 ft²	8.0 m²
BALC	304 - 1004	88 ft²	8.2 m²
BALC	305 - 1005	123 ft²	11.4 m²
BALC	306 - 1006	94 ft²	8.8 m²
BALC	307 - 1007	86 ft²	8.0 m²
BALC	308 - 1008	93 ft²	8.6 m²
TOTAL		756 ft²	70.2 m²

NOTE:
TOTAL AREA CALCULATIONS ARE SHOWN PER FLOOR.



1 A11.03 LEVEL 3-10 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

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SEAL

2026-07-28

464-482 E8th Ave

L3-10 AREA PLAN

DRAWN: Author CHECKED: AP

A11.03

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 11-13	5708 ft²	530.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 11-13	5518 ft²	512.6 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
2BD-S	1101 - 1301	615 ft²	57.1 m²
2BD-S	1102 - 1302	742 ft²	68.9 m²
2BD-S	1103 - 1303	869 ft²	80.7 m²
1BD-S	1104 - 1304	451 ft²	41.9 m²
0BD-S	1105 - 1305	370 ft²	34.3 m²
1BD-S	1106 - 1306	466 ft²	43.3 m²
2BD-S	1107 - 1307	730 ft²	67.8 m²
TOTAL		4242 ft²	394.1 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	1101 - 1301	26 ft²	2.4 m²
X-STOR	1102 - 1302	31 ft²	2.9 m²
X-STOR	1103 - 1303	36 ft²	3.3 m²
X-STOR	1104 - 1304	37 ft²	3.4 m²
X-STOR	1107 - 1307	30 ft²	2.8 m²
TOTAL		159 ft²	14.8 m²

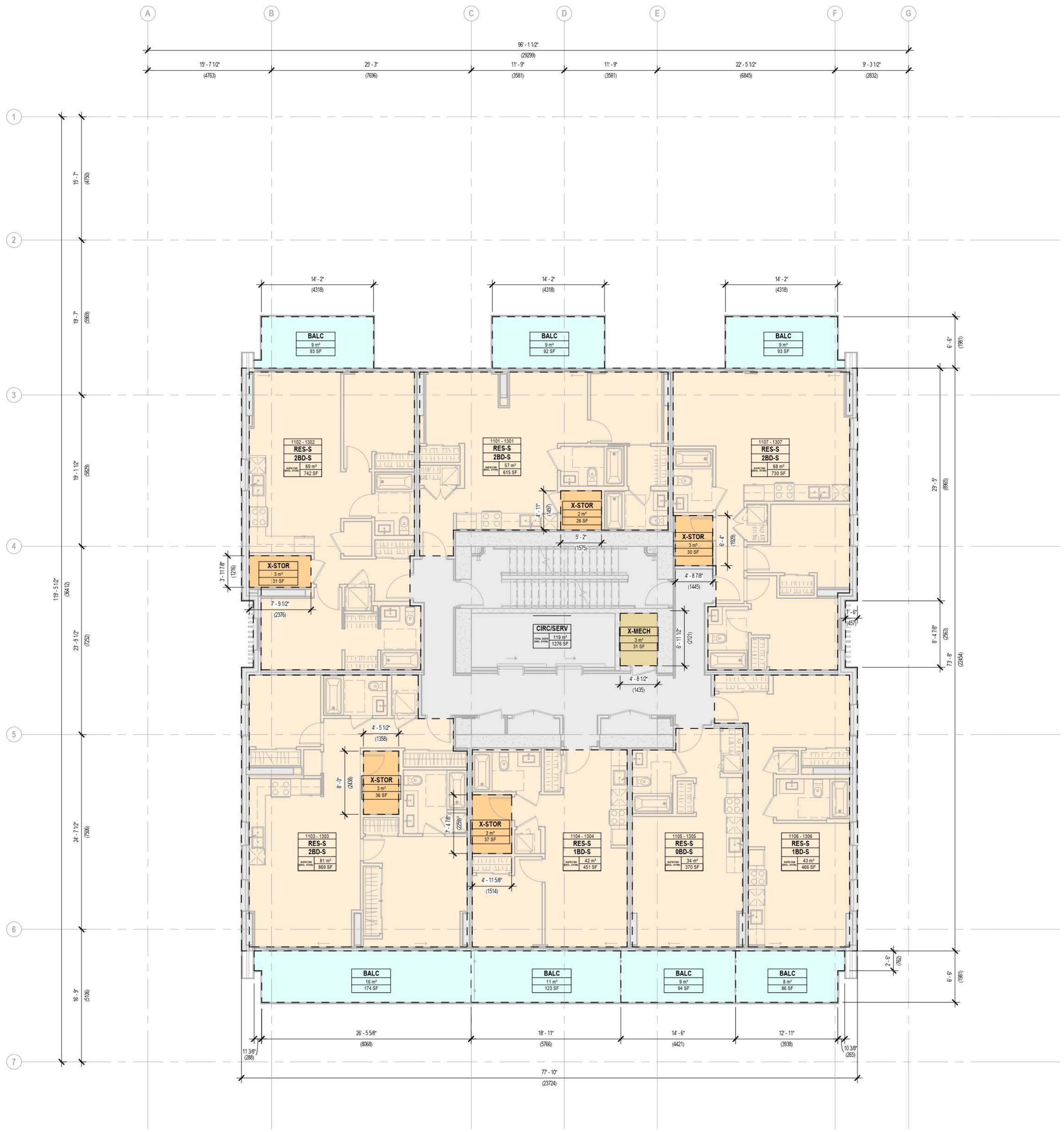
MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC		93 ft²	8.6 m²
BALC		92 ft²	8.6 m²
BALC		93 ft²	8.6 m²
BALC		86 ft²	8.0 m²
BALC		94 ft²	8.8 m²
BALC		123 ft²	11.4 m²
BALC		174 ft²	16.2 m²
TOTAL		756 ft²	70.2 m²

NOTE:
TOTAL AREA CALCULATIONS ARE SHOWN PER FLOOR.



1 A11.04 LEVEL 11-13 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

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REGISTERED ARCHITECT ADRIAN POLITANO BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

L11- L13 AREA PLAN

DRAWN: Author CHECKED: AP

A11.04

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 14	4835 ft²	449.2 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 14	4737 ft²	440.1 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
3BD-S	1401	912 ft²	84.8 m²
3BD-S	1402	627 ft²	58.3 m²
1BD-S	1403	451 ft²	41.9 m²
3BD-S	1404	627 ft²	58.2 m²
3BD-S	1405	879 ft²	81.7 m²
TOTAL		3496 ft²	324.8 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	1401	30 ft²	2.8 m²
X-STOR	1403	37 ft²	3.4 m²
TOTAL		67 ft²	6.2 m²

MECH EXCLUSION

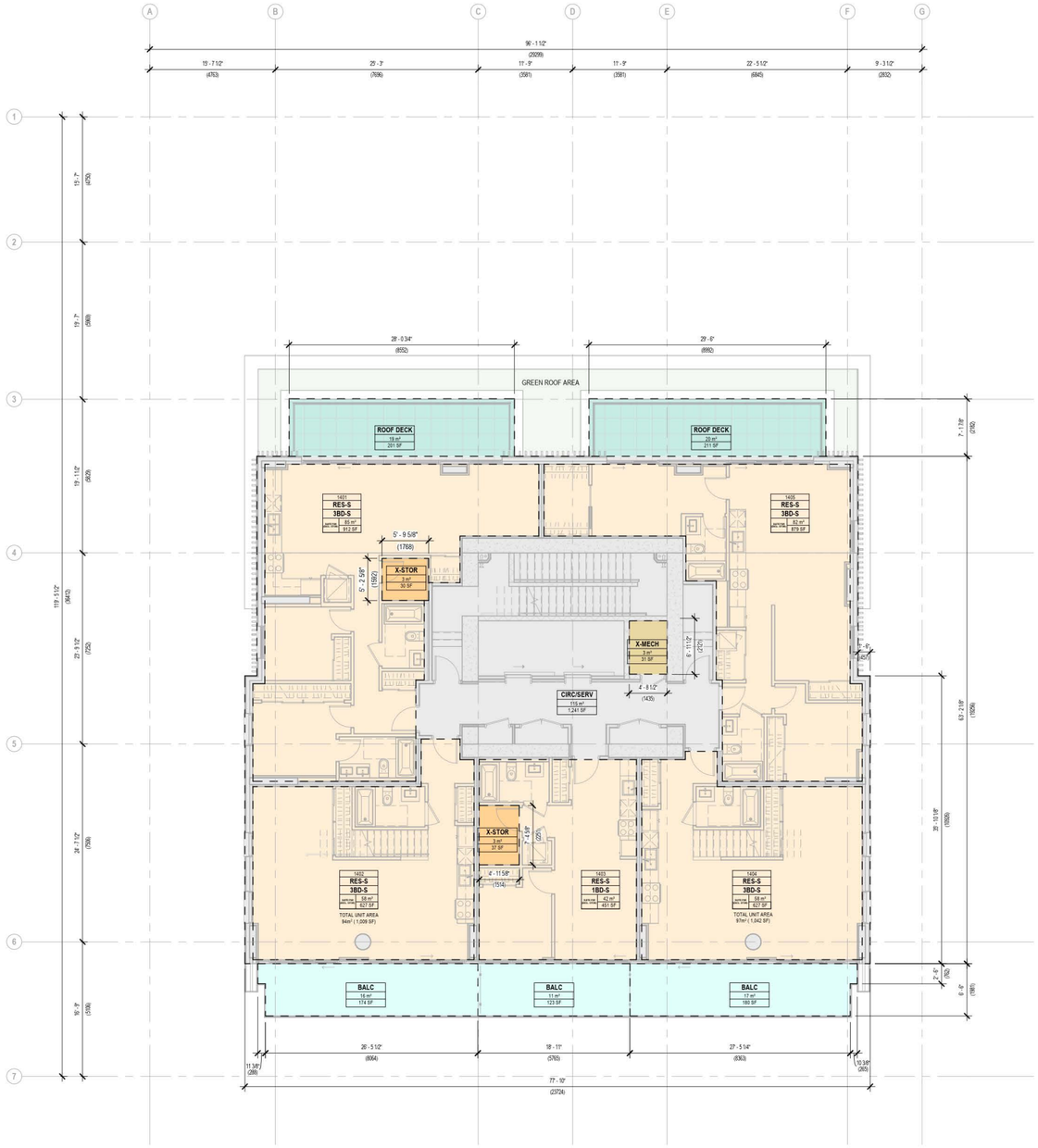
Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	1402	174 ft²	16.2 m²
BALC	1403	123 ft²	11.4 m²
BALC	1404	180 ft²	16.8 m²
TOTAL		478 ft²	44.4 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	1401	201 ft²	18.7 m²
ROOF DECK	1405	211 ft²	19.6 m²
TOTAL		412 ft²	38.3 m²



2 / A11.05 LEVEL 14 - AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
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464-482 E8th Ave

L14 AREA PLAN

DRAWN: Author CHECKED: AP

A11.05

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 15	1854 ft²	172.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 15	1287 ft²	119.6 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
3BD-S	1402	375 ft²	34.8 m²
3BD-S	1404	420 ft²	39.0 m²
TOTAL		795 ft²	73.9 m²

STORAGE EXCLUSION

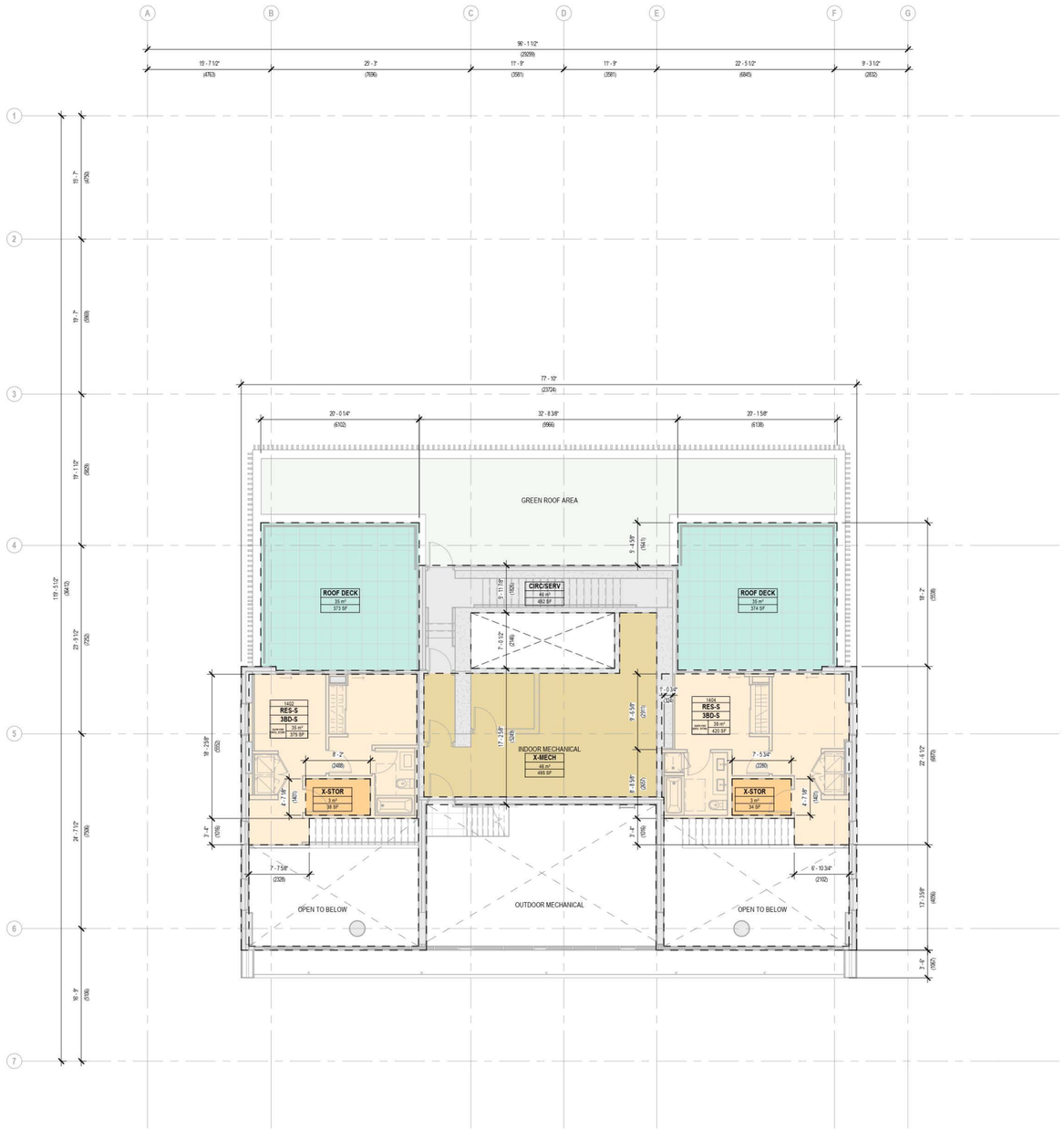
Name	Number	Area (SF)	Area (m2)
X-STOR	1402	38 ft²	3.5 m²
X-STOR	1404	34 ft²	3.2 m²
TOTAL		72 ft²	6.7 m²

MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		495 ft²	46.0 m²
TOTAL		495 ft²	46.0 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	1402	373 ft²	34.6 m²
ROOF DECK	1404	374 ft²	34.7 m²
TOTAL		746 ft²	69.3 m²



1 / A11.06 LEVEL 15 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

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PROFESSIONAL ENGINEERING
PROVINCE OF BRITISH COLUMBIA

2026-07-28

464-482 E8th Ave

L15 AREA PLAN

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A11.06

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