



ARCHITECTURAL

PROJECT DIRECTORY

CLIENT NICOLA REAL ESTATE 1508 West Broadway Suite 500 Vancouver, BC V6J 1W8 Tel : 604-739-6450	ARCHITECT MCMP ARCHITECTS 1066 West Hastings Street Suite 1900 Vancouver, BC V6E 3X1 Tel : 604-687-2990	MECHANICAL INTROBA 200 Granville Street Suite 180 Vancouver, BC Canada V6C 1S4 Tel : 604-687-1800	TRAFFIC BUNT & ASSOCIATES 1550-1050 West Pender Street Vancouver, British Columbia Canada V6E 3S7 Tel : 604-685-6427	LANDSCAPE LOCI DESIGNS 1738 Kingsway Vancouver, British Columbia Canada V5N 2S3 Tel : 604-694-0053	GEOTECHNICAL Company Name Street Address City, Province XXX XXX Tel: ###-###-####	ENERGY & SUSTAINABILITY INTEGRAL GROUP 180-200 Granville Street Vancouver, British Columbia Canada V6C 1S4 Tel : 604-687-1800
	STRUCTURAL GLOTMAN SIMPSON 1661 West 5th Avenue Vancouver, British Columbia Canada V6J 1N5 Tel : 604-734-8822	ELECTRICAL NEMETZ GROUP 2009 West 4th Avenue West Vancouver, British Columbia Canada V6J 1N3 Tel : 604-736-6562	CODE & C.P. GHL CONSULTANTS 700 West Pender Street Vancouver, British Columbia Canada V6C 1G8 Tel : 604-689-4449	SURVEYOR BENNETT LAND SURVEYING #203-15310 103A Avenue Surrey, British Columbia Canada V3R 7A2 Tel : 604-582-0717	CIVIL BINNIE 300 - 4940 Canada Way Burnaby, British Columbia Canada V5G 4K6 Tel: 604-420-1721	

2285 CAMBIE STREET

220012

PROJECT INFORMATION

LEGAL ADDRESS:	LOT 12, EXCEPT THE EAST 14 FT AND PART IN EXPLANATORY PLAN 7051, NOW HIGHWAYS; LOT 13 TO 15, EXCEPT (A) PART IN PLAN 4386 AND (B) PART IN EXPLANATORY PLAN 7212; ALL OF BLOCK 300, DISTRICT LOT 526, N.W.D., PLAN 590
CIVIC ADDRESS:	2219 & 2285 CAMBIE ST, VANCOUVER, BC V5Z 2T5
SITE AREA:	1,465.39 m² (15,773.34 sq. ft.)
CURRENT ZONING:	C-3A
PROPOSED ZONING:	CD-1
PROPOSED USES:	RETAIL, OFFICE & RESIDENTIAL
PROPOSED DENSITY:	22,327 m² (240,325 sq. ft.)
PROPOSED FSR:	15.3
PROPOSED BUILDING HEIGHT:	32 STOREYS; 342' - 1 3/8" (104.28 m)

FSR SUMMARY

FSR SUMMARY		
	SQ.FT.	SQ.M.
SITE AREA	15,773.34	1,465.39
TOTAL GFA	361,291	33,565
TOTAL FSR EXCLUSION	120,966	11,238
TOTAL FSR AREA	240,325	22,327
FSR		15.3

BALCONY EXCLUSION		
	SQ.FT.	SQ.M.
RESIDENTIAL GFA	187,169	17,389
MAX BALCONY EXCLUSION PERMITTED (12%)	22,460	2,087
BALCONY AREA PROPOSED	22,885	2,126

RESIDENTIAL GFA includes secured market rental & storage area, secured below-market rental & storage area, and common residential area.

INDOOR AMENITY EXCLUSION		
	SQ.FT.	SQ.M.
RESIDENTIAL GFA	187,169	17,389
MAX AMENITY EXCLUSION PERMITTED (10%)	18,717	1,739
INDOOR AMENITY AREA PROPOSED	10,777	1,001

SECURED RENTAL UNITS

TOTAL SECURED RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	23	126	58	23	230
DWELLING UNIT AREA [SQ.FT.]	9,407	65,984	43,514	22,011	140,916
PERCENTAGE OF UNITS	10%	54.8%	25.2%	10%	100%

SECURED BELOW-MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	11	17	12	7	47
DWELLING UNIT AREA [SQ.FT.]	4,908	9,222	8,340	5,725	28,195
PERCENTAGE OF UNITS	23.4%	36.2%	25.5%	14.9%	100%

SECURED MARKET RENTALS					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
COUNT	12	109	46	16	183
PERCENTAGE OF UNITS	6.6%	59.6%	25.1%	8.7%	100%

TOTAL SECURED RENTAL AREA [SQ.FT.]		140,916
SECURED BELOW-MARKET RENTAL AREA		28,212
SECURED BELOW-MARKET RENTAL AREA PERCENTAGE		20.0%

A minimum of 20% of the total rental floor area must be secured below-market rental housing units.

GROSS AND FSR AREAS																											
LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS												
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA		
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
LEVEL P6	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL P5	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL P4	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL P3	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL P2	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL P1	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0	
LEVEL 1	4,189	389	891	83	2,372	220	462	43	0	0	2,731	254	10,644	989	0	0	2,731	254	0	0	0	0	2,731	254	7,913	735	
MEZZANINE	0	0	192	18	328	30	1,451	135	0	0	1,657	154	3,628	337	0	0	1,657	154	0	0	0	0	1,657	154	1,971	183	
LEVEL 2	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185	
LEVEL 3	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185	
LEVEL 4	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236	
LEVEL 5	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236	
LEVEL 6	0	0	0	0	0	0	0	0	6,587	612	154	14	6,740	626	0	0	154	14	6,587	612	0	0	6,740	626	0	0	
LEVEL 7	0	0	0	0	6,677	620	0	0	0	0	241	22	6,918	643	149	14	241	22	0	0	38	3	428	40	6,491	603	
LEVEL 8	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 9	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 10	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 11	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 12	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 13	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 14	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 15	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 16	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 17	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 18	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 19	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 20	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 21	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 22	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 23	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 24	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 25	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 26	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 27	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 28	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 29	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639	
LEVEL 30	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL 31	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL 32	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637	
LEVEL AMENITY	0	0	0	0	0	0	0	0	4,190	389	1,266	118	5,456	507	0	0	1,266	118	4,190	389	0	0	5,456	507	0	0	
LEVEL MECH ROOF	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0	
LEVEL EMR	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0	
TOTAL	4,189	389	52,084	4,839	187,169	17,389	1,912	178	10,777	1,001	105,159	9,770	361,291	33,565	4,020	373	105,159	9,770	10,777	1,001	1,010	94	120,966	11,238	240,325	22,327	

PARKING / LOADING / BIKE STORAGE / RESIDENTIAL STORAGE																										
Level	RESIDENTIAL				PARKING								OFFICE				LOADING			BIKE STORAGE						RESIDENTIAL STORAGE LOCKERS
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	TOTAL PARKING STALLS	CLASS A LOADING	CLASS B LOADING	CLASS A PASSENGER	HORIZONTAL	VERTICAL	LOCKERS	OVERSIZED	STACKED	TOTAL	
LEVEL 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	
LEVEL P1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	97	35	54	31	216	433	
LEVEL P2	0	0	0	0	0	0	0	2	0	1	3	3	5	0	8	11	3	0	2	0	0	0	0	0	0	
LEVEL P3	0	0	0	0	0	0	0	0	0	0	0	19	10	2	31	31	0	0	0	0	0	0	0	0	0	
LEVEL P4	12	5	2	19	8	4	12	0	0	0	0	0	4	0	4	35	0	0	0	0	0	0	0	0	0	
LEVEL P5	19	13	4	36	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	0	0	0	0	0	
LEVEL P6	20	11	3	34	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	0	0	0	0	0	0	
	51	29	9	89	8	4	12	2	0	1	3	22	19	2	43	147	3	2	2	97	35	54	31	216	433	

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02

Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

LEVEL P6
FLOOR PLAN

Drawing

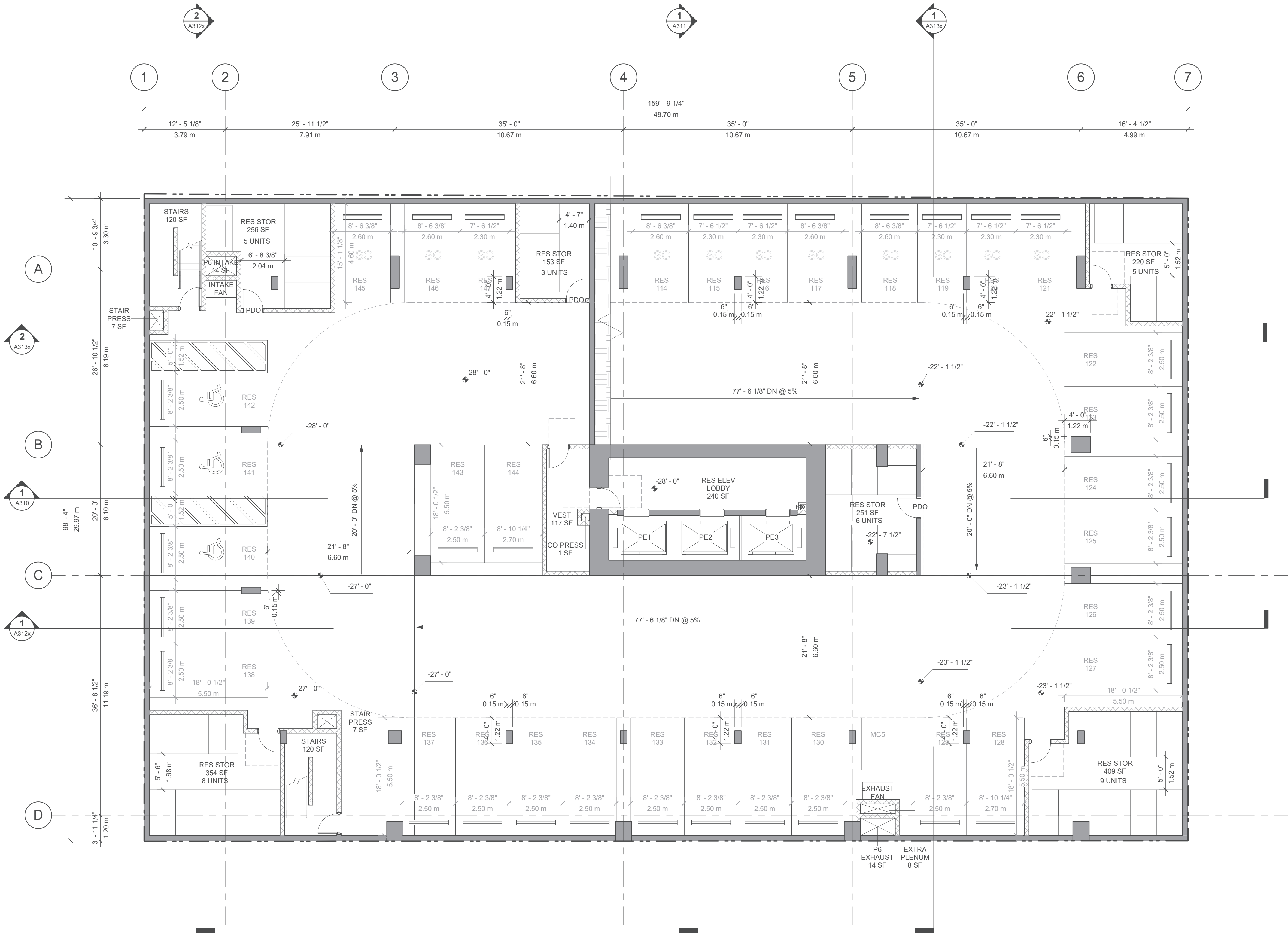
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Project

220012

Sheet

A201



Level	RESIDENTIAL				VISITOR			PARKING				RETAIL				OFFICE				TOTAL PARKING STALLS	RESIDENTIAL STORAGE LOCKERS
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL		
LEVEL P6	20	11	3	34	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	34	36

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1 REZONING AMENDMENT	2025-12-02

Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

LEVEL P5
FLOOR PLAN

Drawing

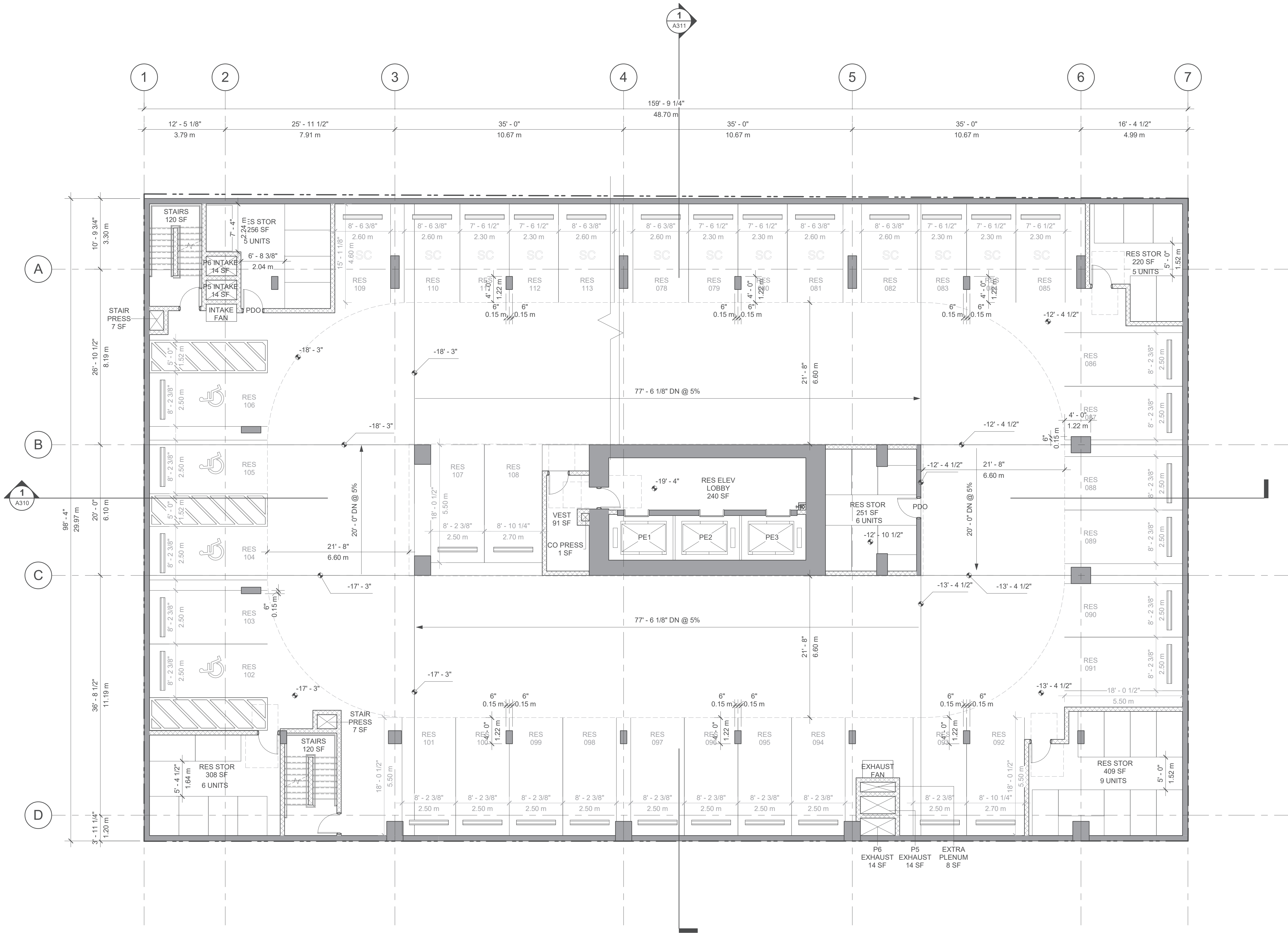
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Project

220012

Sheet

A202



Level	RESIDENTIAL				VISITOR			PARKING				RETAIL				OFFICE				TOTAL PARKING STALLS	RESIDENTIAL STORAGE LOCKERS
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL		
LEVEL P5	19	13	4	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	31

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1 REZONING AMENDMENT	2025-12-02

Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

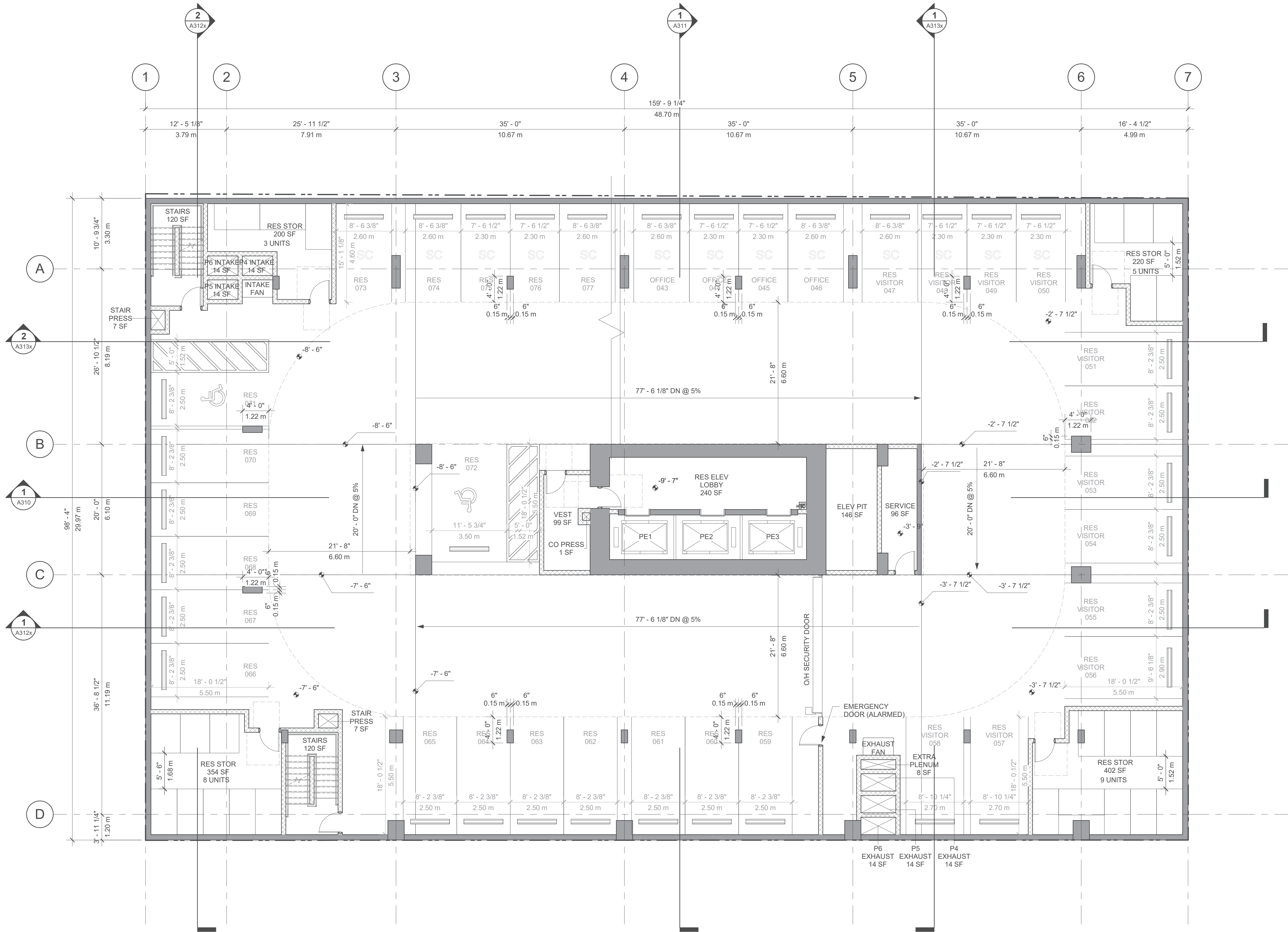
LEVEL P4
FLOOR PLAN

Drawing

Scale 1/8" = 1'-0"

Project 220012

Sheet



Level	RESIDENTIAL				VISITOR			PARKING				RETAIL				OFFICE				TOTAL PARKING STALLS	RESIDENTIAL STORAGE LOCKERS
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL		
LEVEL P4	12	5	2	19	8	4	12	0	0	0	0	0	0	0	0	0	4	0	4	35	25

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Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

LEVEL P3
FLOOR PLAN

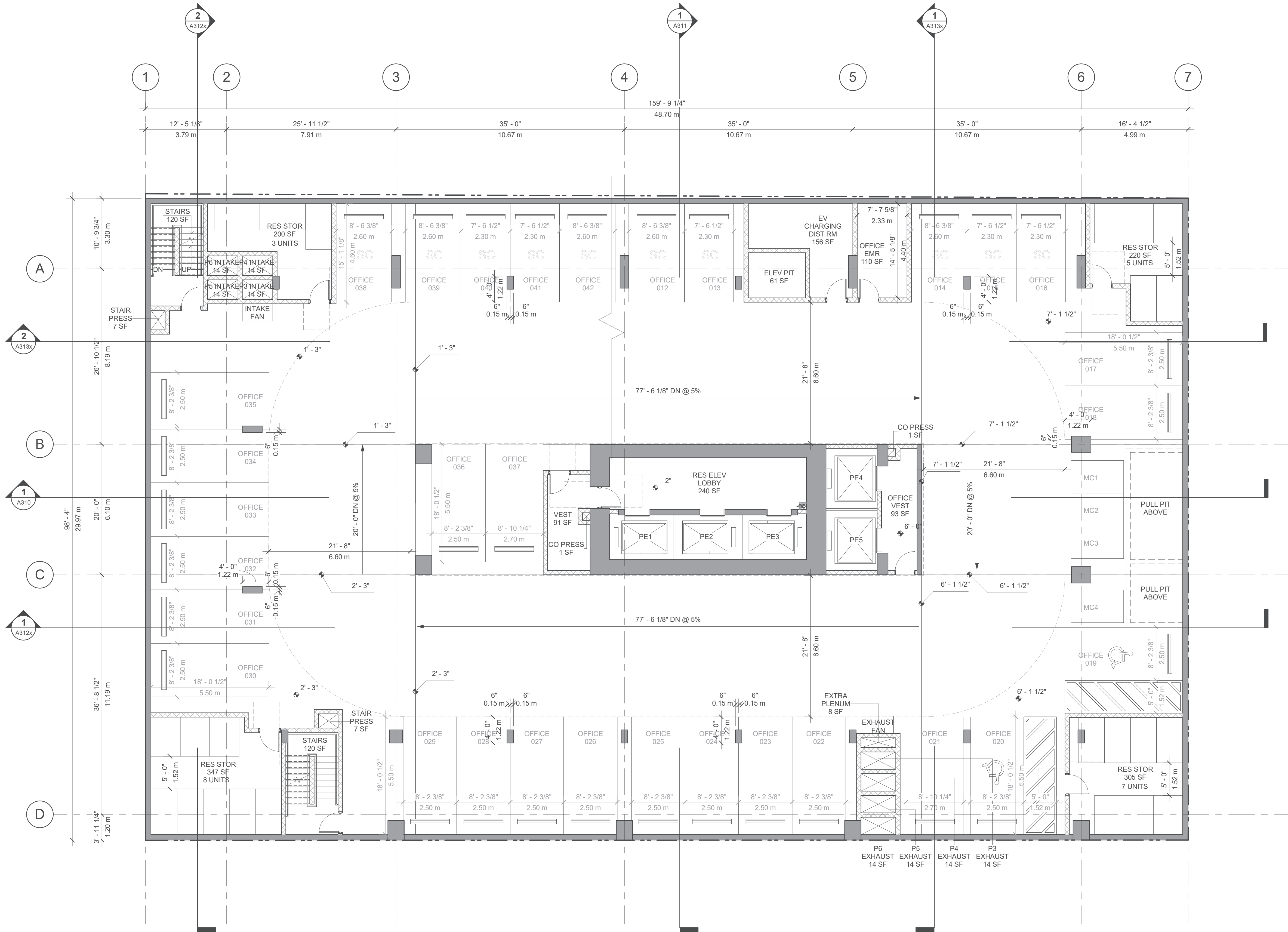
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Project 220012

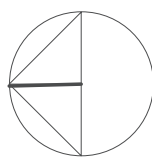
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A204



Level	RESIDENTIAL				VISITOR			PARKING				RETAIL				OFFICE				TOTAL PARKING STALLS	LOADING			RESIDENTIAL STORAGE LOCKERS
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL		CLASS A LOADING	CLASS B LOADING	CLASS A PASSENGER	
LEVEL P3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	10	2	31	31	0	0	0	23

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1 REZONING AMENDMENT	2025-12-02



Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

LEVEL P2
FLOOR PLAN

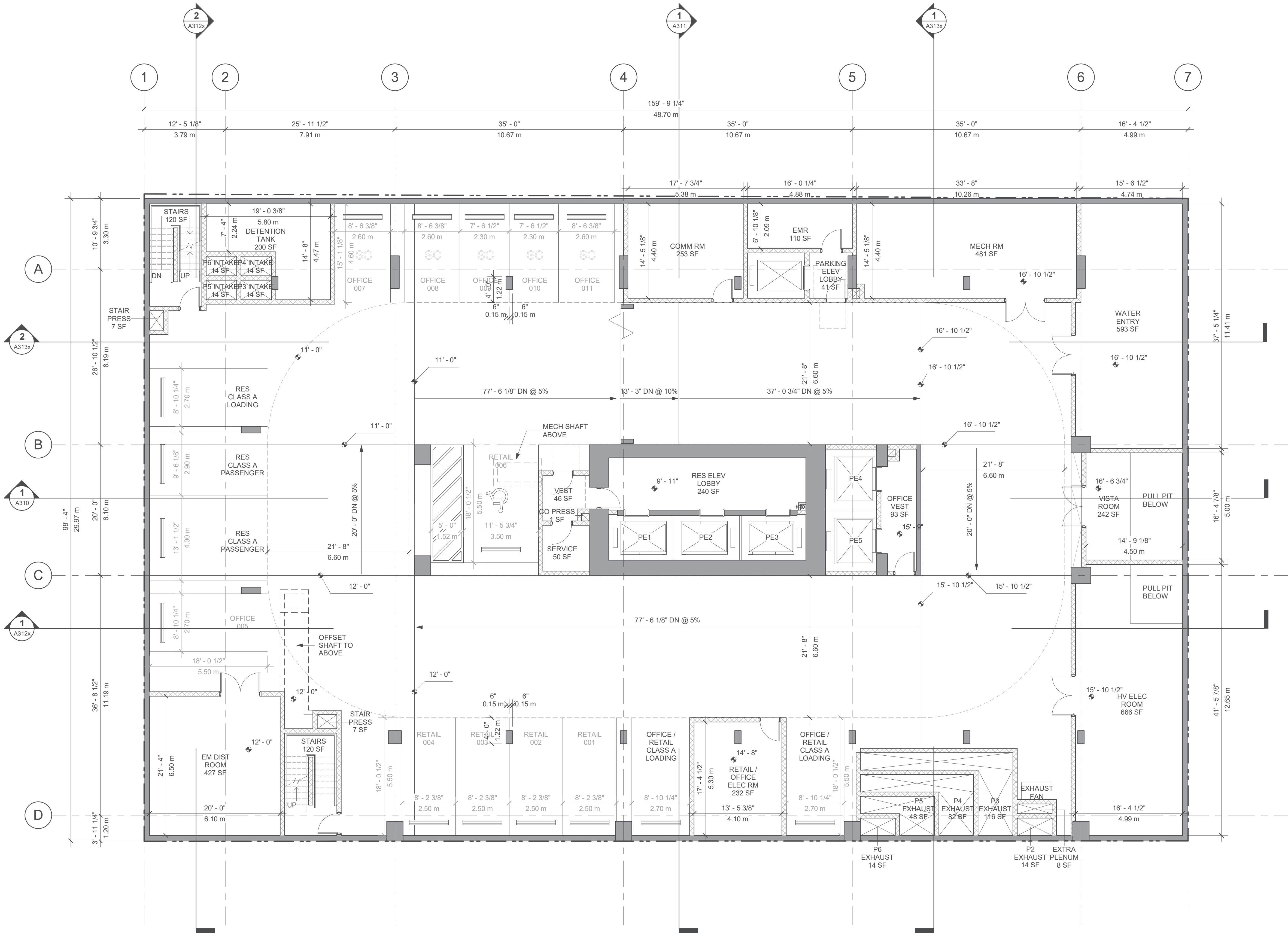
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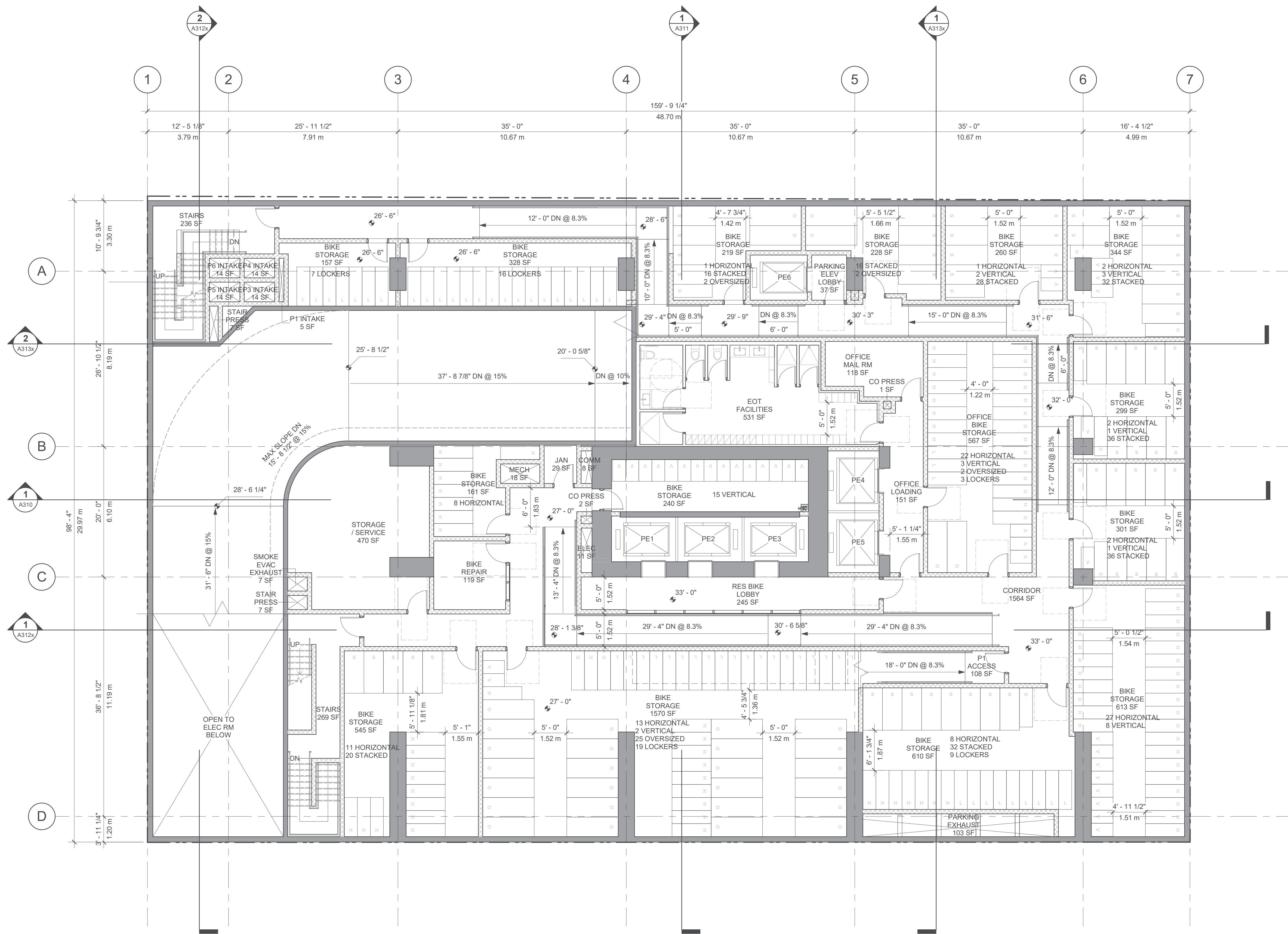
Project 220012

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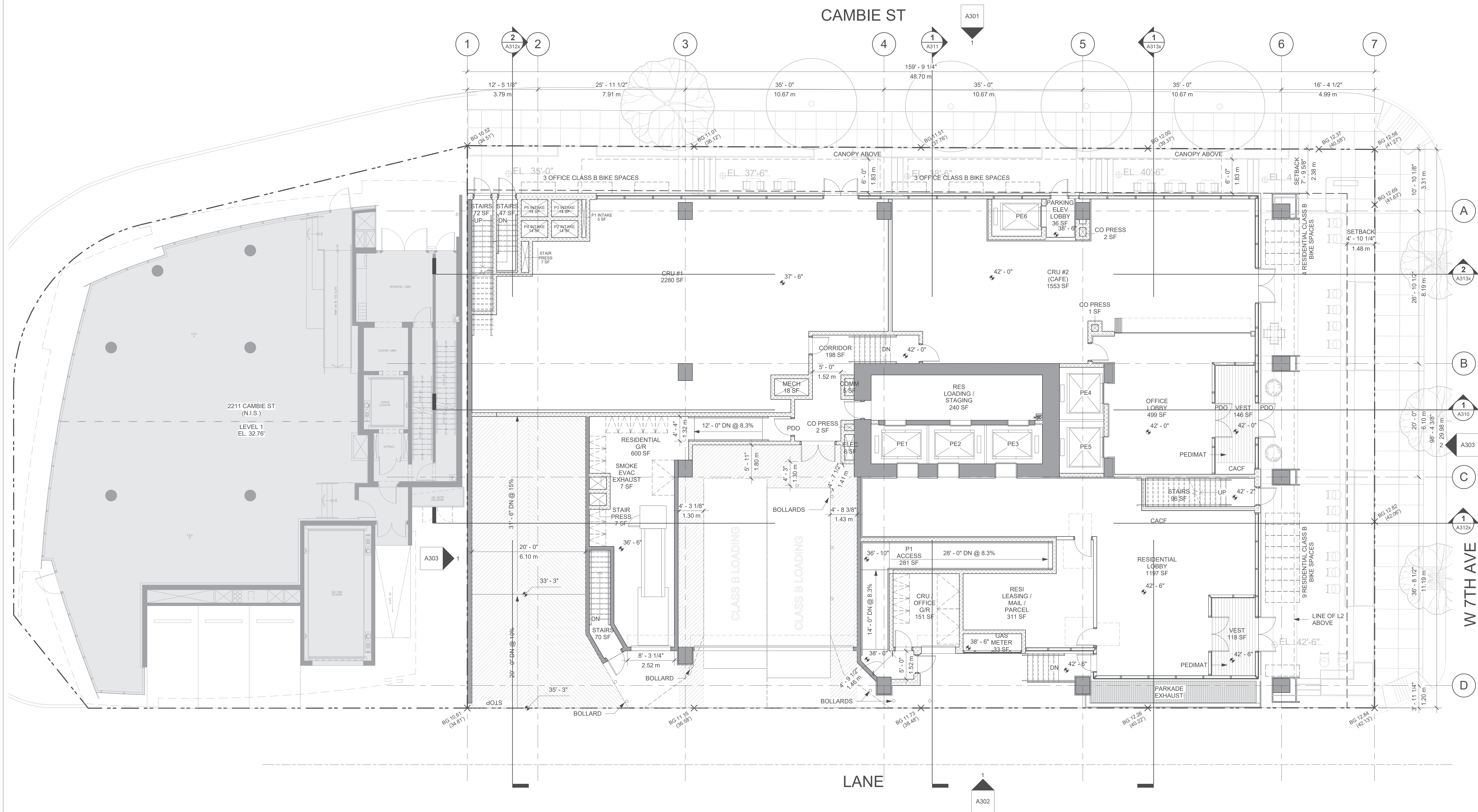
A205



Level	PARKING															LOADING			
	RESIDENTIAL				VISITOR			RETAIL				OFFICE				TOTAL PARKING STALLS	CLASS A LOADING	CLASS B LOADING	CLASS A PASSENGER
	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL	REGULAR	SMALL CAR	ACCESSIBLE	TOTAL				
LEVEL P2	0	0	0	0	0	0	0	2	0	1	3	3	5	0	8	11	3	0	2



Level	BIKE STORAGE					
	HORIZONTAL	VERTICAL	LOCKERS	OVERSIZED	STACKED	TOTAL
LEVEL P1	97	35	54	31	216	433



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Seal

2285 CAMBIE
STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

LONGITUDINAL SECTION

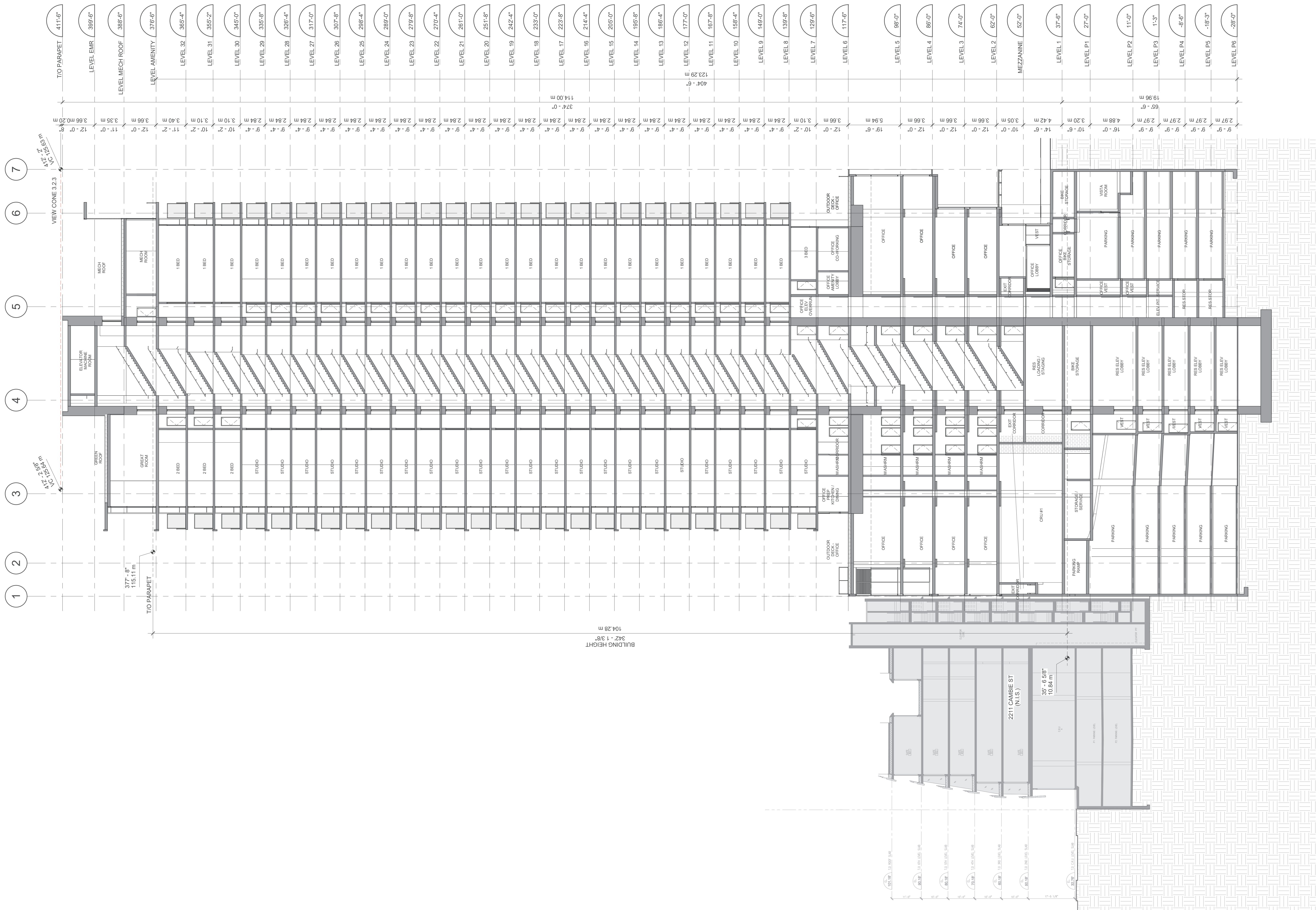
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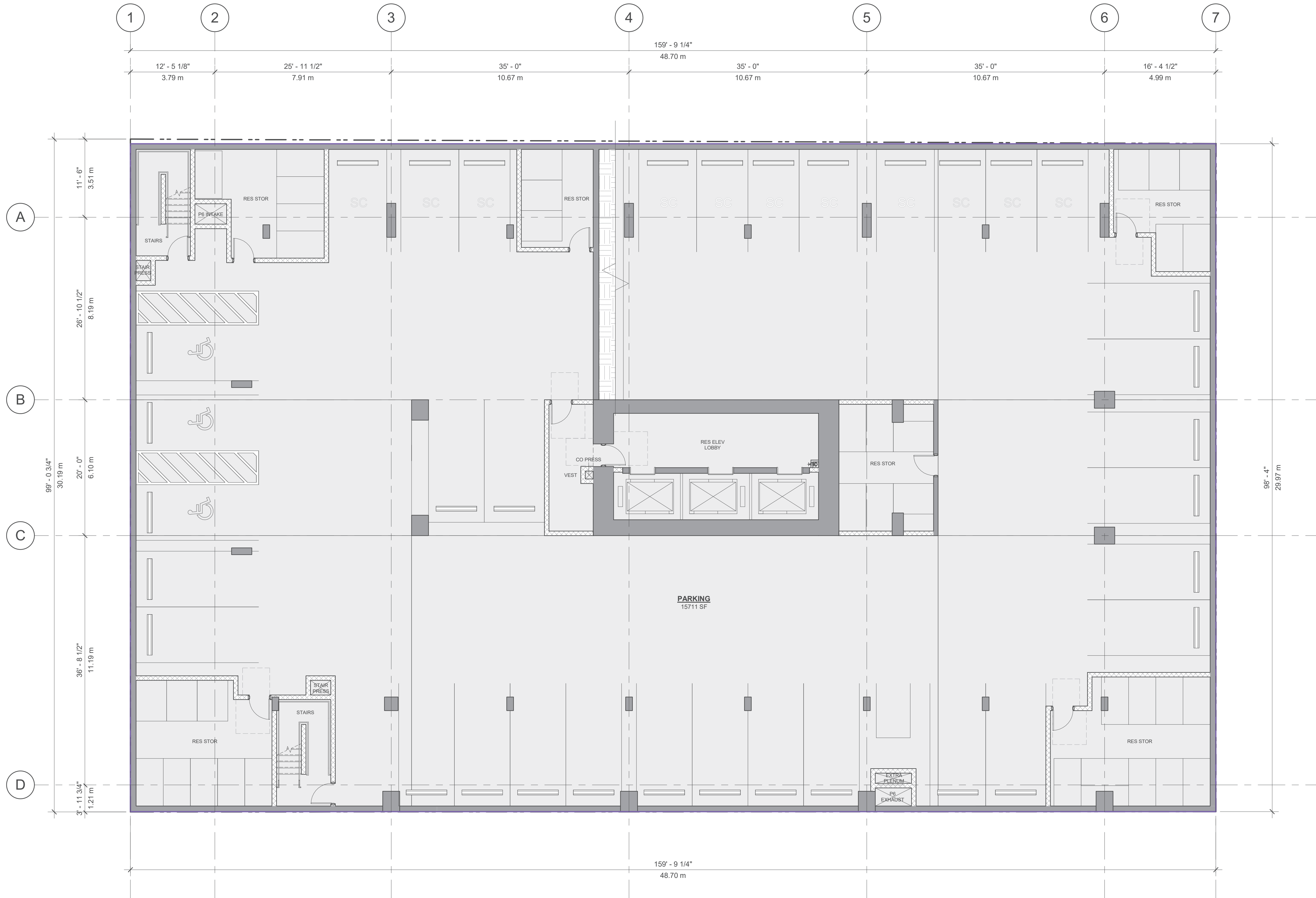
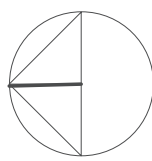
Scale $1/16" = 1'-0"$

Project 22001

A310

Shee





LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS												TOTAL FSR AREA		
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION				
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²			
LEVEL P6	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0

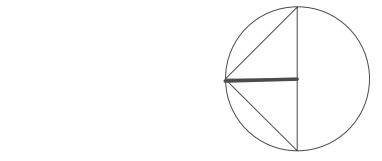


LEVEL	GROSS FLOOR AREA								FSR EXCLUSIONS							
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		U. STORAGE		SERV. / PARK.	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P5	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0

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LEVEL	GROSS FLOOR AREA								FSR EXCLUSIONS							
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		U. STORAGE		SERV. / PARK.	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P4	0	0	0	0	0	0	0	0	0	0	15,711	1,460	0	0	15,711	1,460



Seal
2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project
FSR OVERLAY
- LEVEL P4

Drawing

Scale 1/8" = 1'-0"

Project 220012

Sheet
FSR03

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02



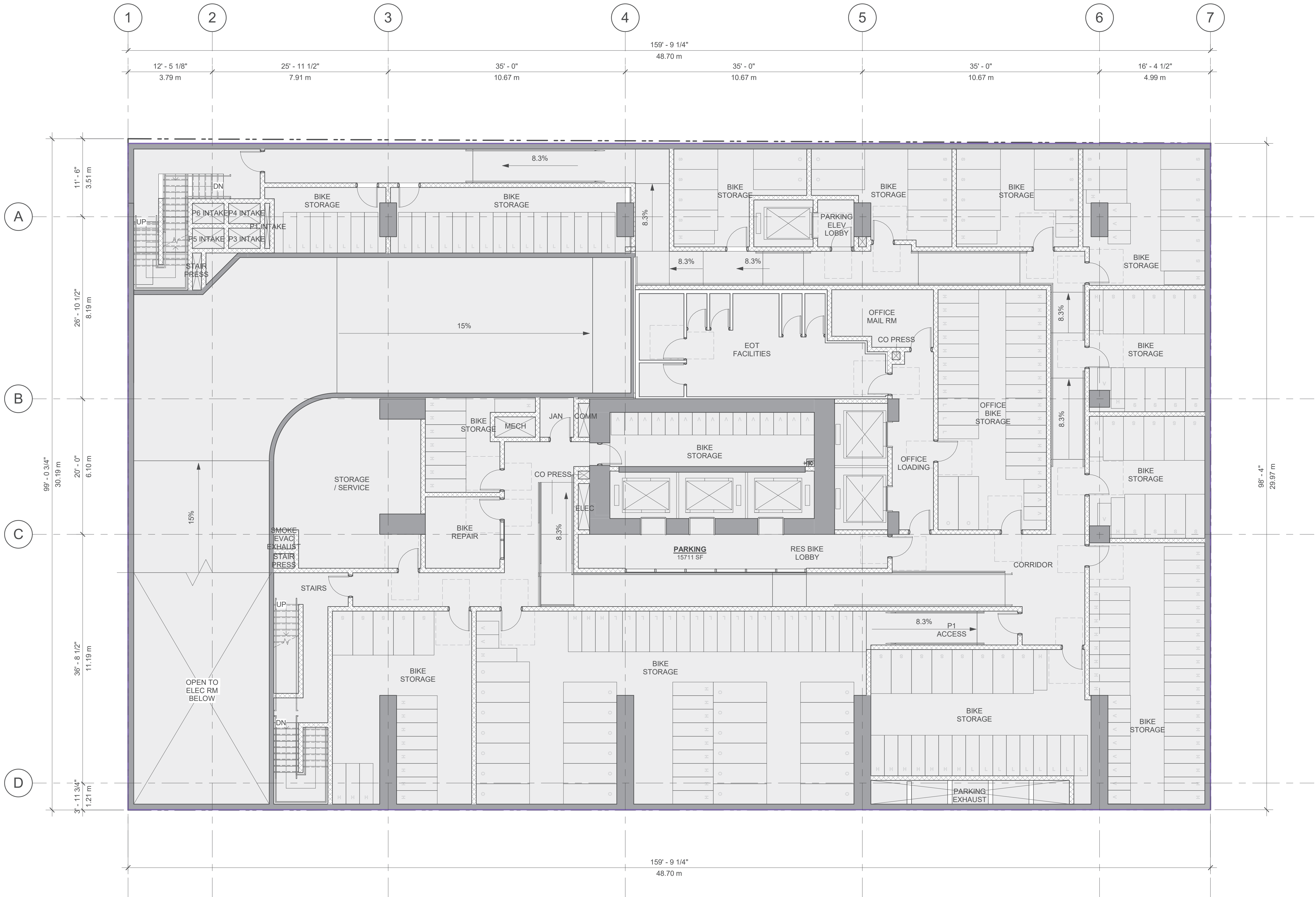
LEVEL	GROSS FLOOR AREA								FSR EXCLUSIONS							
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		U. STORAGE		SERV. / PARK.	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL P3	0	0	0	0	0	0	0	0	0	0	15,711	1,460	0	0	15,711	1,460

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02

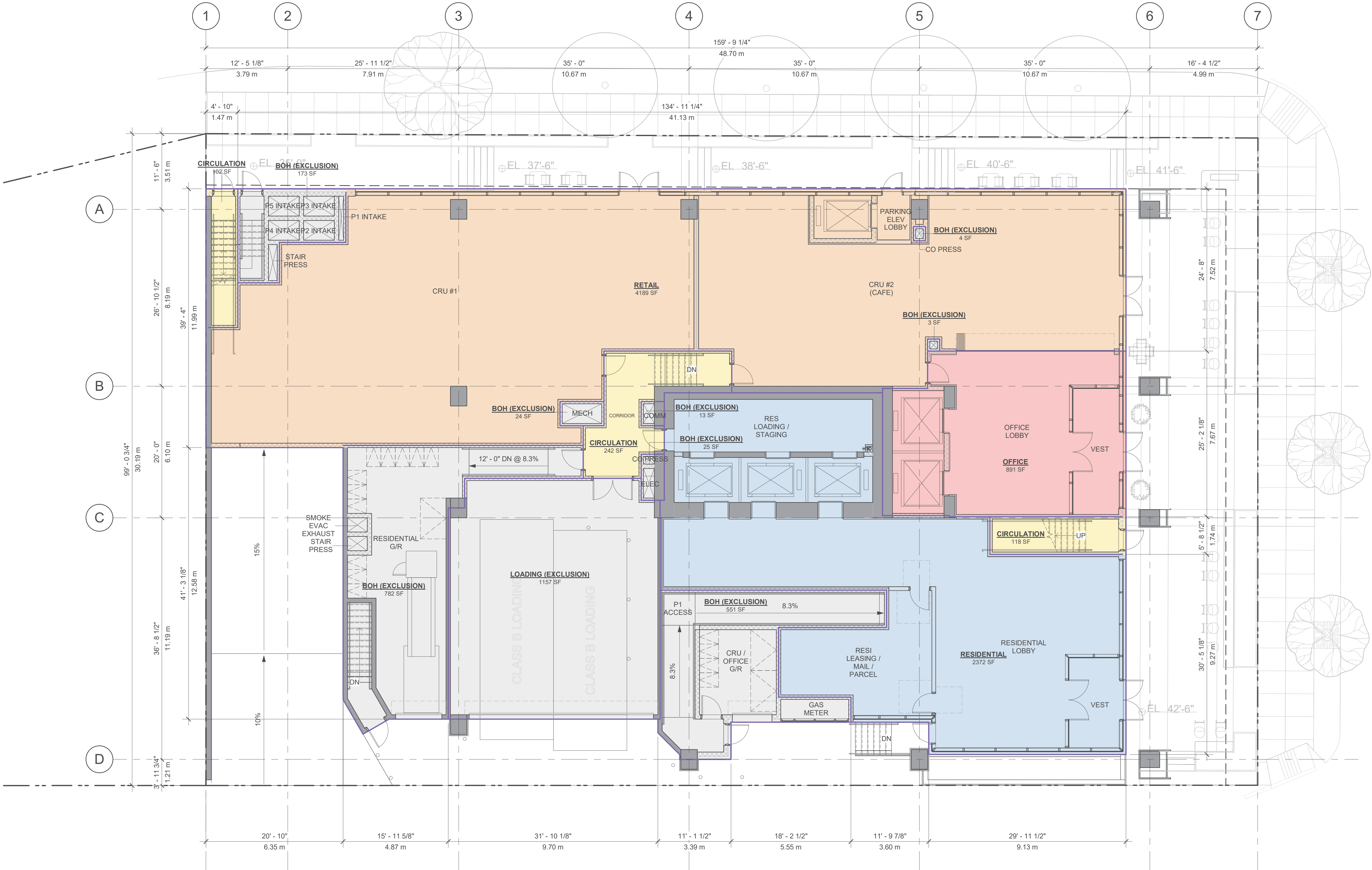


LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS												TOTAL FSR AREA		
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION				
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²			
LEVEL P2	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02

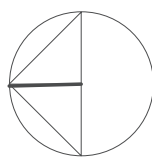


LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS										TOTAL FSR AREA				
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE			TOTAL EXCLUSION			
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		ft²	m²		
LEVEL P1	0	0	0	0	0	0	0	0	0	0	0	15,711	1,460	15,711	1,460	0	0	15,711	1,460	0	0	0	0	15,711	1,460	0	0



LEVEL	GROSS FLOOR AREA										FSR EXCLUSIONS										TOTAL FSR AREA					
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY			ENVELOPE		TOTAL EXCLUSION		
LEVEL 1	4,189	389	891	83	2,372	220	462	43	0	0	2,731	254	10,644	989	0	0	2,731	254	0	0	0	0	2,731	254	7,913	735

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Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL
MEZZANINE

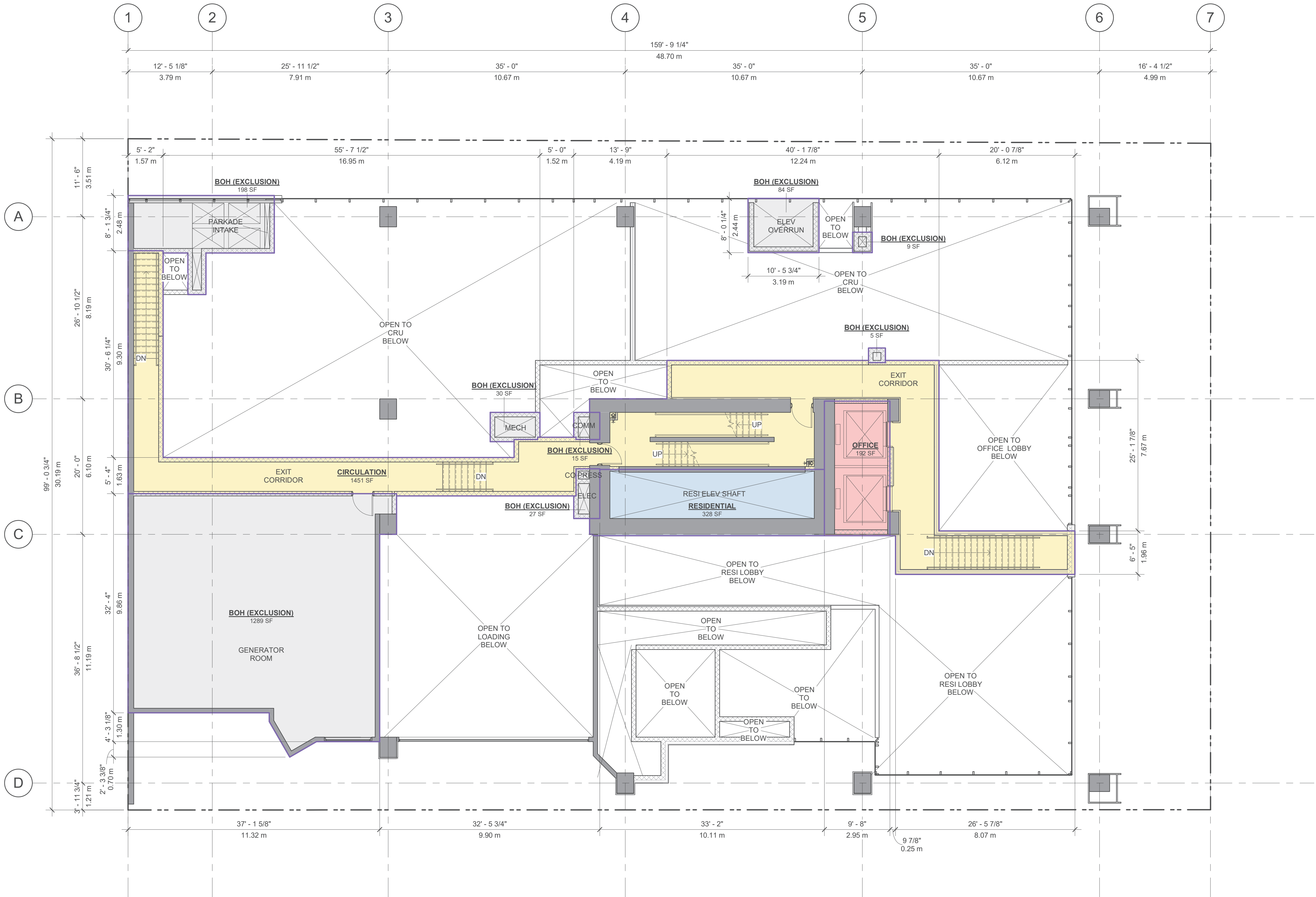
Drawing

Scale 1/8" = 1'-0"

Project 220012

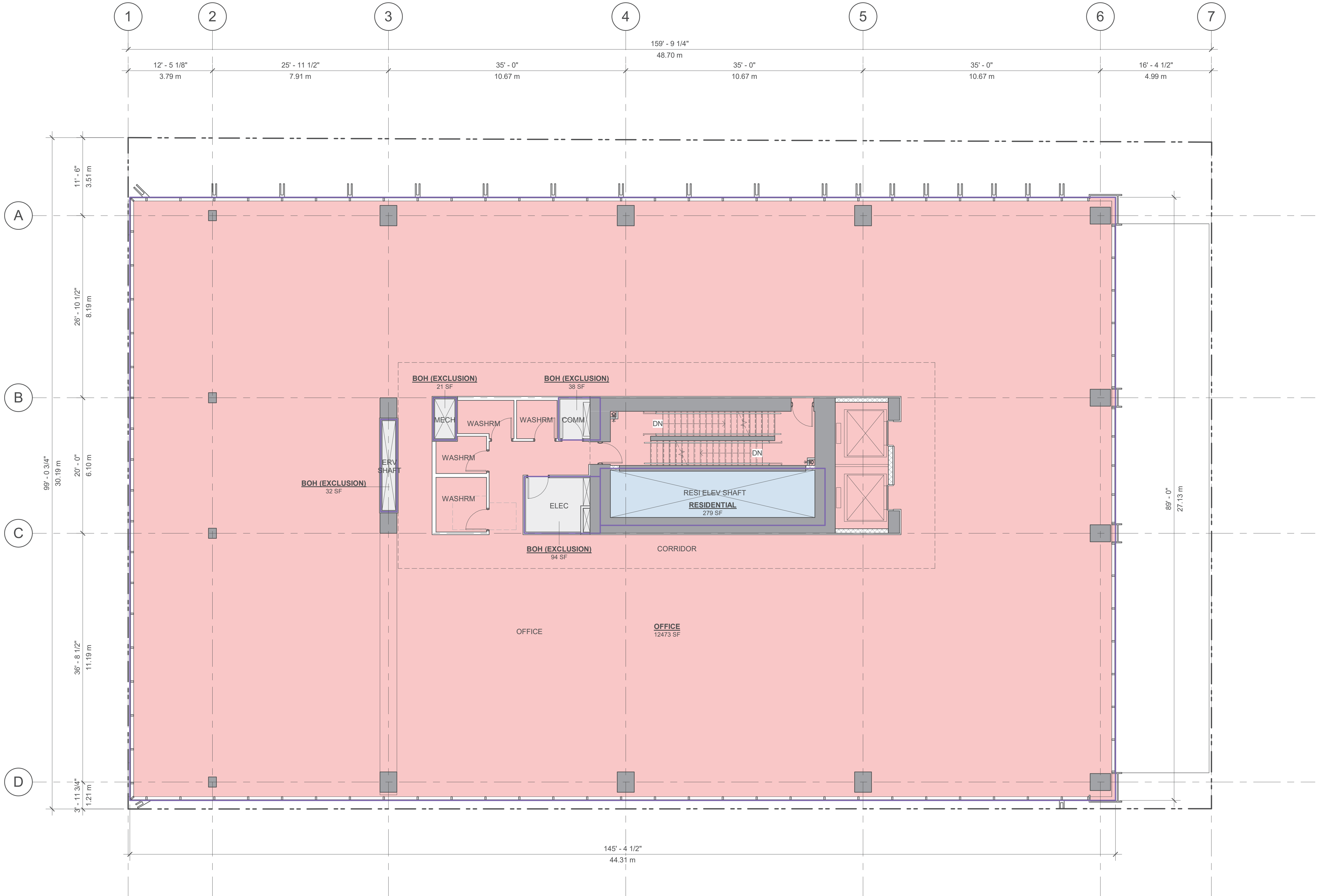
FSR08

Sheet

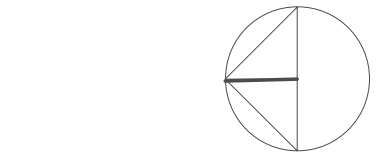


LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS												TOTAL FSR AREA
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	
MEZZANINE	0	0	192	18	328	30	1,451	135	0	0	1,657	154	3,628	337	0	0	1,657	154	0	0	1,657	154	1,971	183	

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LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS													
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
LEVEL 2	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185



Seal
2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project
FSR OVERLAY
- LEVEL 02

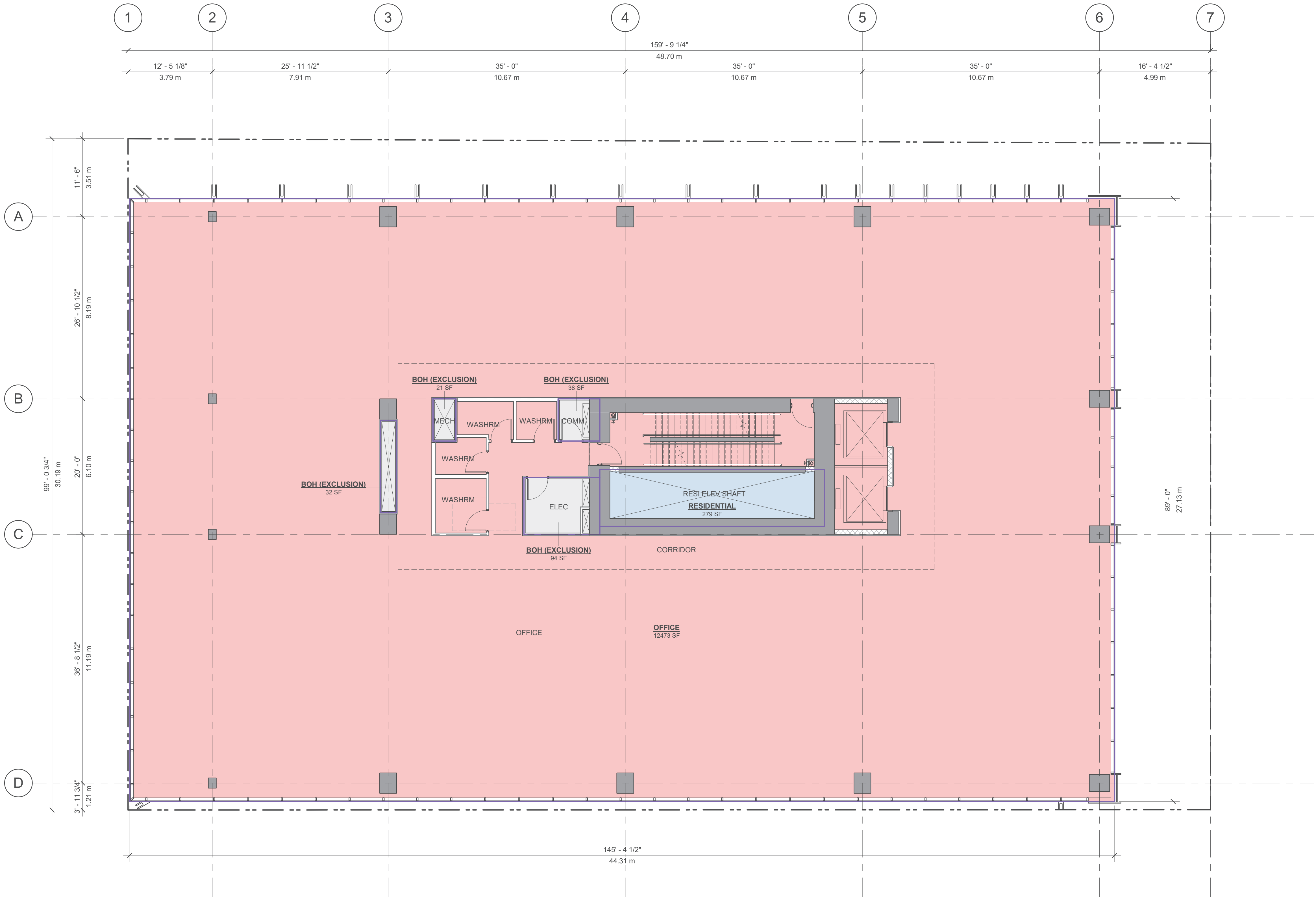
Drawing

Scale 1/8" = 1'-0"

Project 220012

Sheet
FSR09

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02



LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS								TOTAL FSR AREA					
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY			ENVELOPE		TOTAL EXCLUSION		
LEVEL 3	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
	0	0	12,473	1,159	279	26	0	0	0	0	186	17	12,938	1,202	0	0	186	17	0	0	0	0	186	17	12,752	1,185

Seal
2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project
FSR OVERLAY
- LEVEL 03

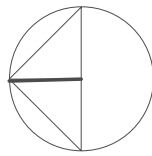
Drawing

Scale 1/8" = 1'-0"

Project 220012

Sheet
FSR10

Revisions	YYYY-MM-DD
1 REZONING AMENDMENT	2025-12-02



Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL 04

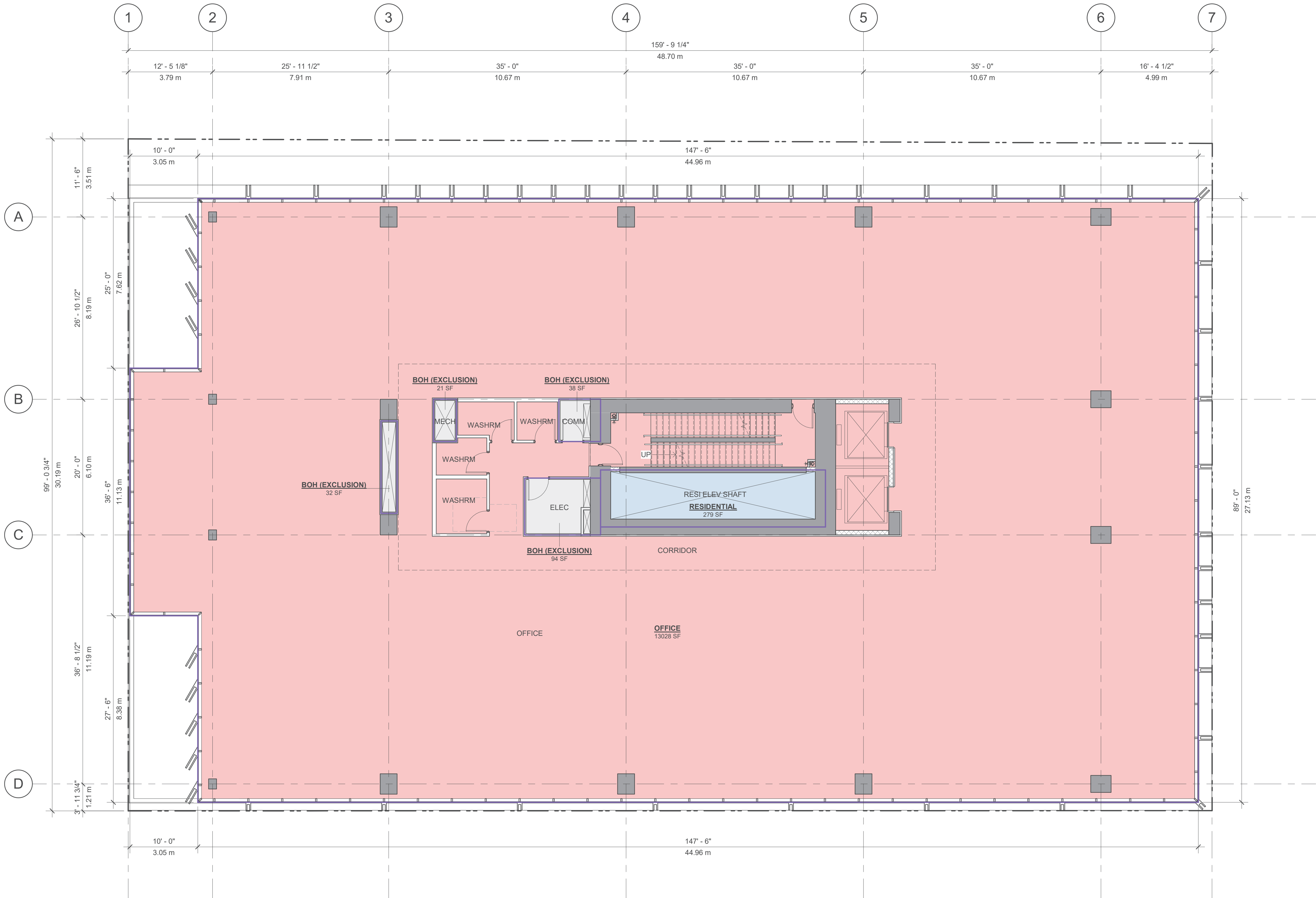
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Scale 1/8" = 1'-0"

Project 220012

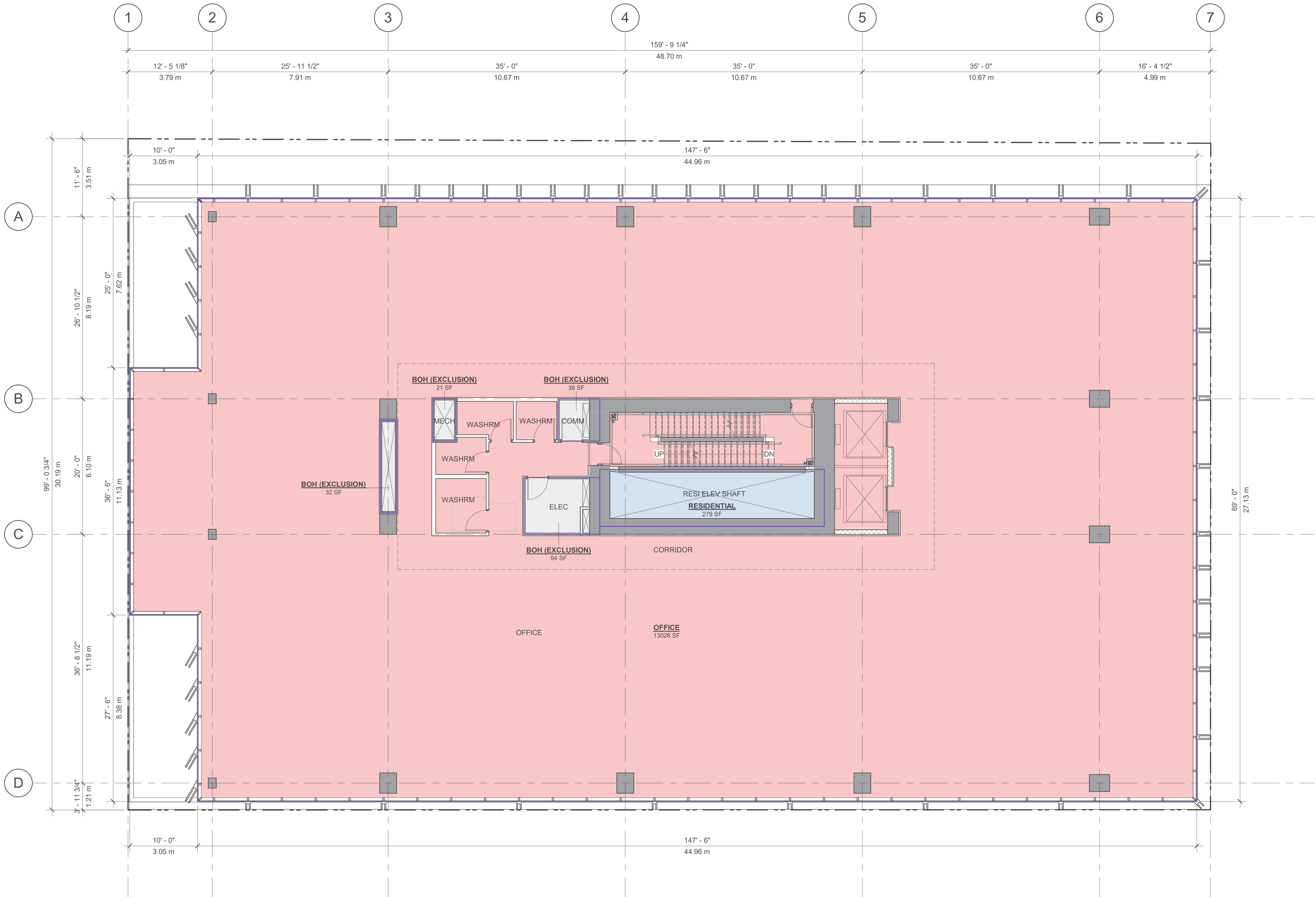
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FSR11

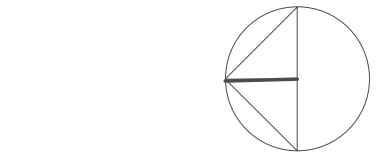


LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS													
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
LEVEL 4	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236

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LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS													
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
LEVEL 5	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
	0	0	13,028	1,210	279	26	0	0	0	0	186	17	13,493	1,253	0	0	186	17	0	0	0	0	186	17	13,307	1,236



Seal
2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project
FSR OVERLAY
- LEVEL 05

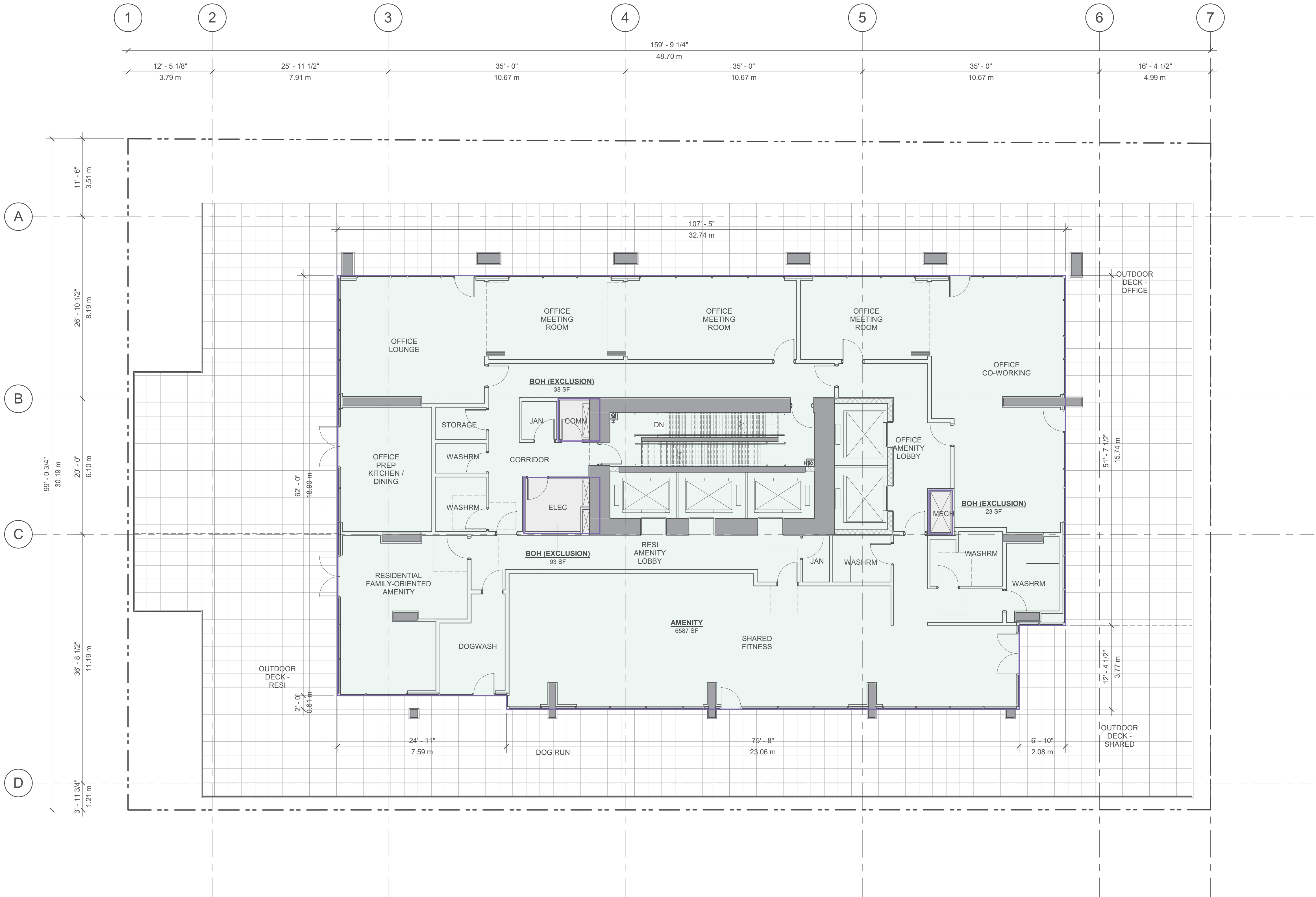
Drawing

Scale 1/8" = 1'-0"

Project 220012

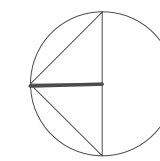
Sheet
FSR12

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1 REZONING AMENDMENT	2025-12-02



LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS											
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL 6	0	0	0	0	0	0	0	0	6,587	612	154	14	6,740	626	0	0	154	14	6,587	612	0	0	6,740	626	0	0

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Sea

2285 CAMBIE
STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL 07

Drawing

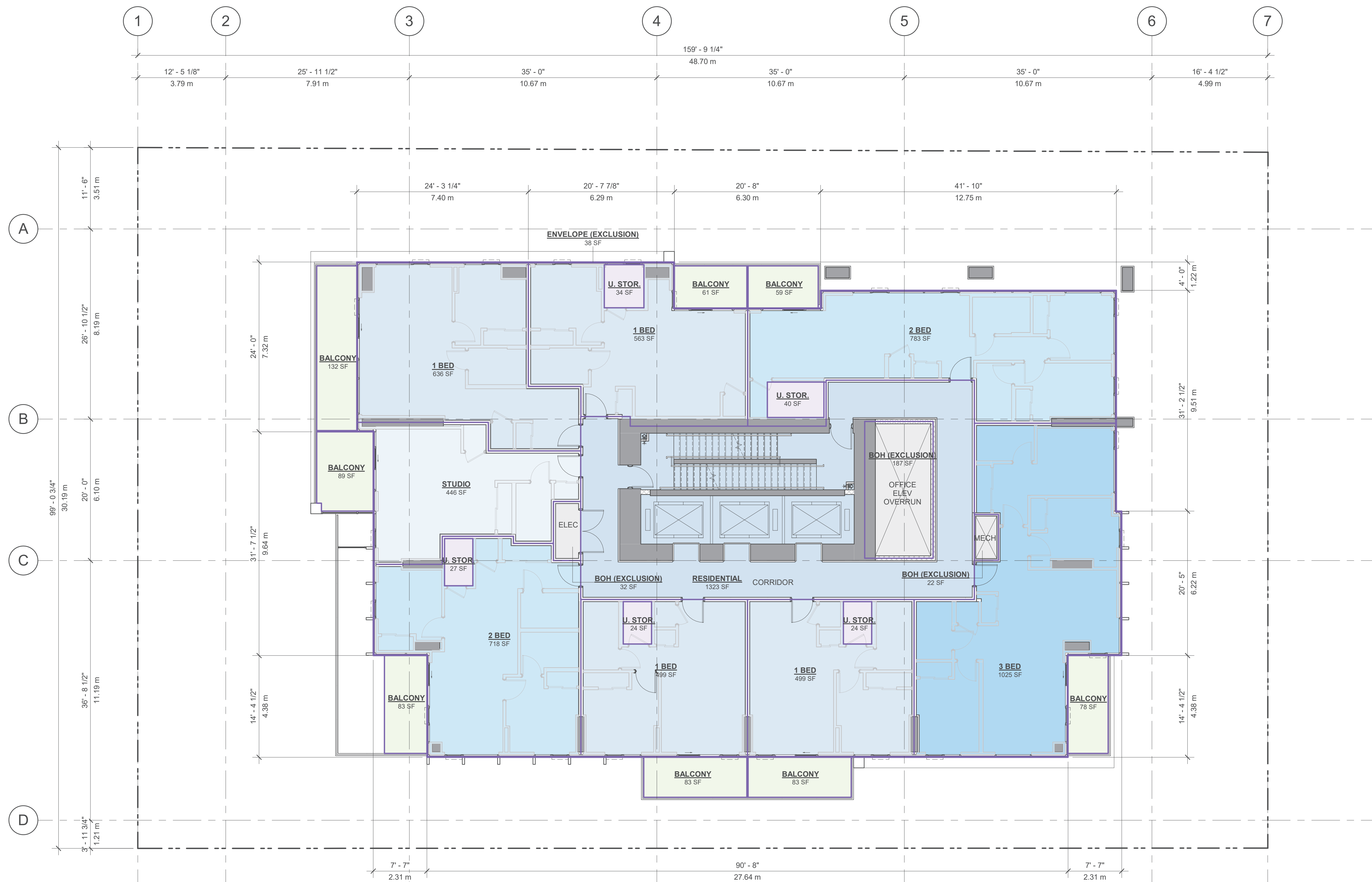
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Project

220012

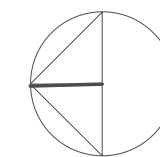
FSR14

Shee



LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS												TOTAL FSR AREA	
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION			
LEVEL 7	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		
	0	0	0	0	6,672	620	0	0	0	0	241	22	6,918	643	149	14	241	22	0	0	38	3	428	40	6,491	603

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Sea

2285 CAMBIE
STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL 08-29

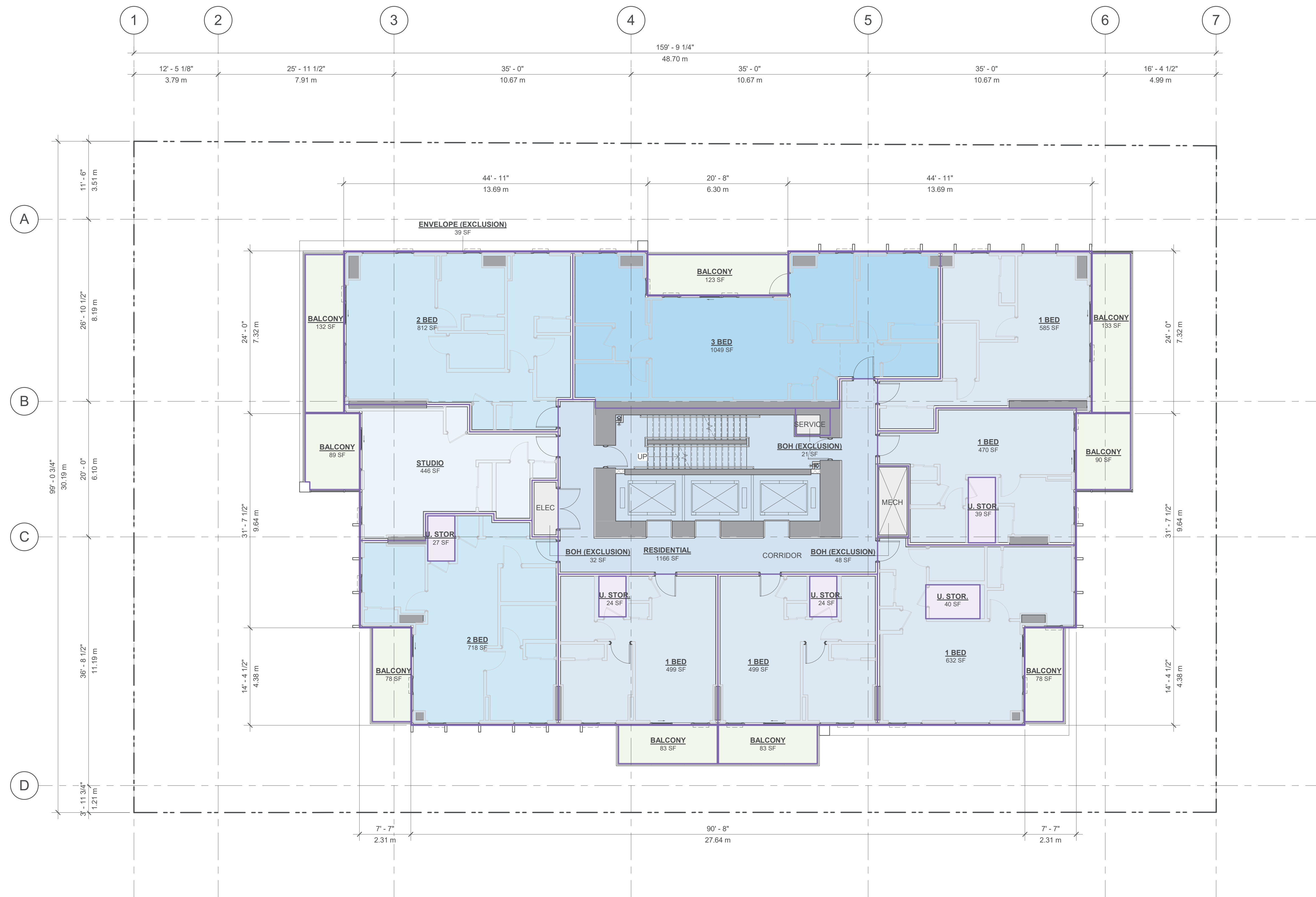
Drawing

Scale $1/8" = 1'-0"$

Primer

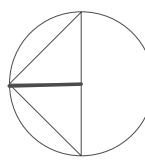
Project 220012

FSR15



LEVEL	GROSS FLOOR AREA												FSR EXCLUSIONS										TOTAL FSR AREA			
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA	U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE	TOTAL EXCLUSION					
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²				
LEVEL 8	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	153	14	101	9	0	0	39	4	293	27	6,875	639

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Seal

2285 CAMBIE
STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL 30-32

Drawing

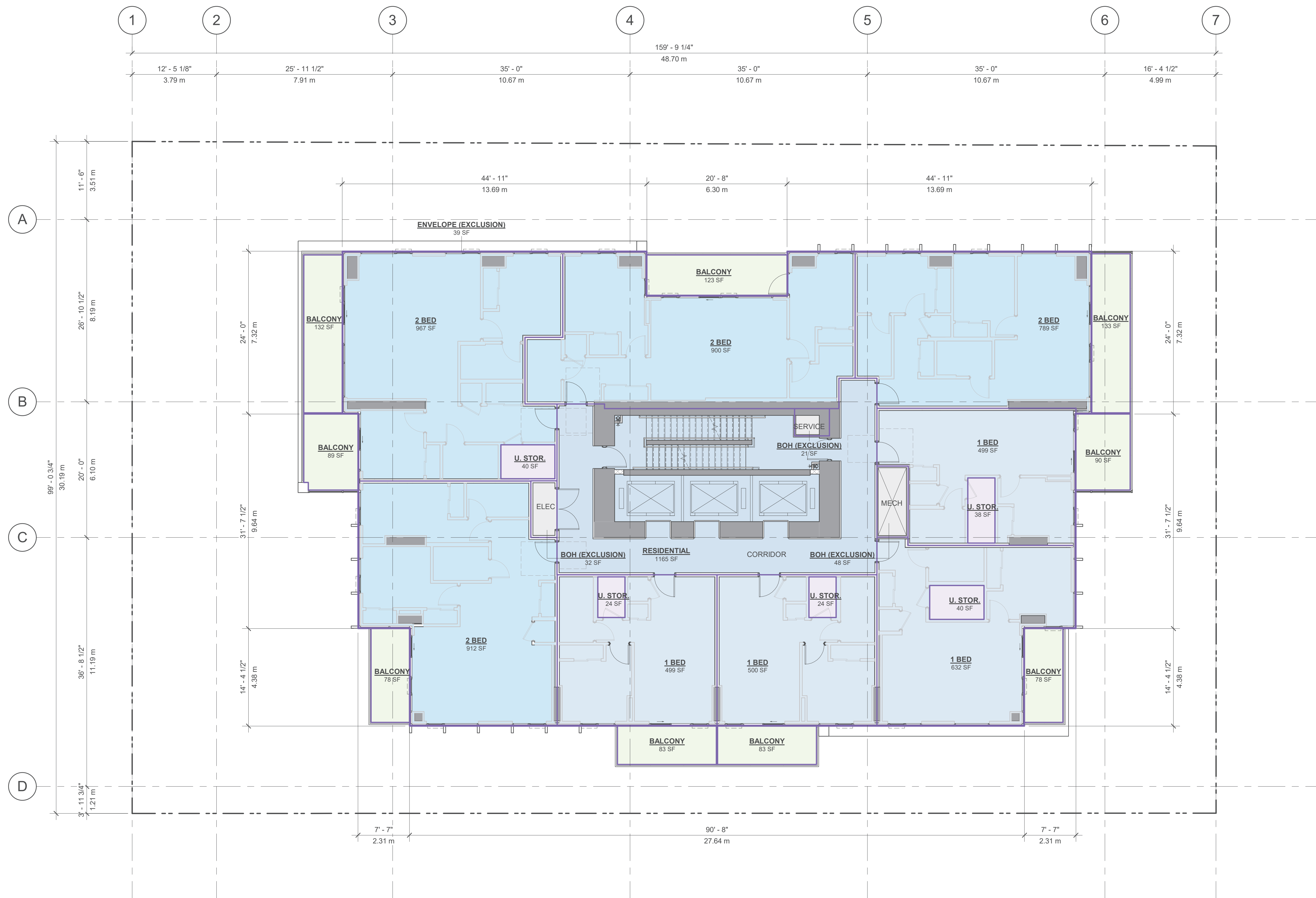
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Project

22001

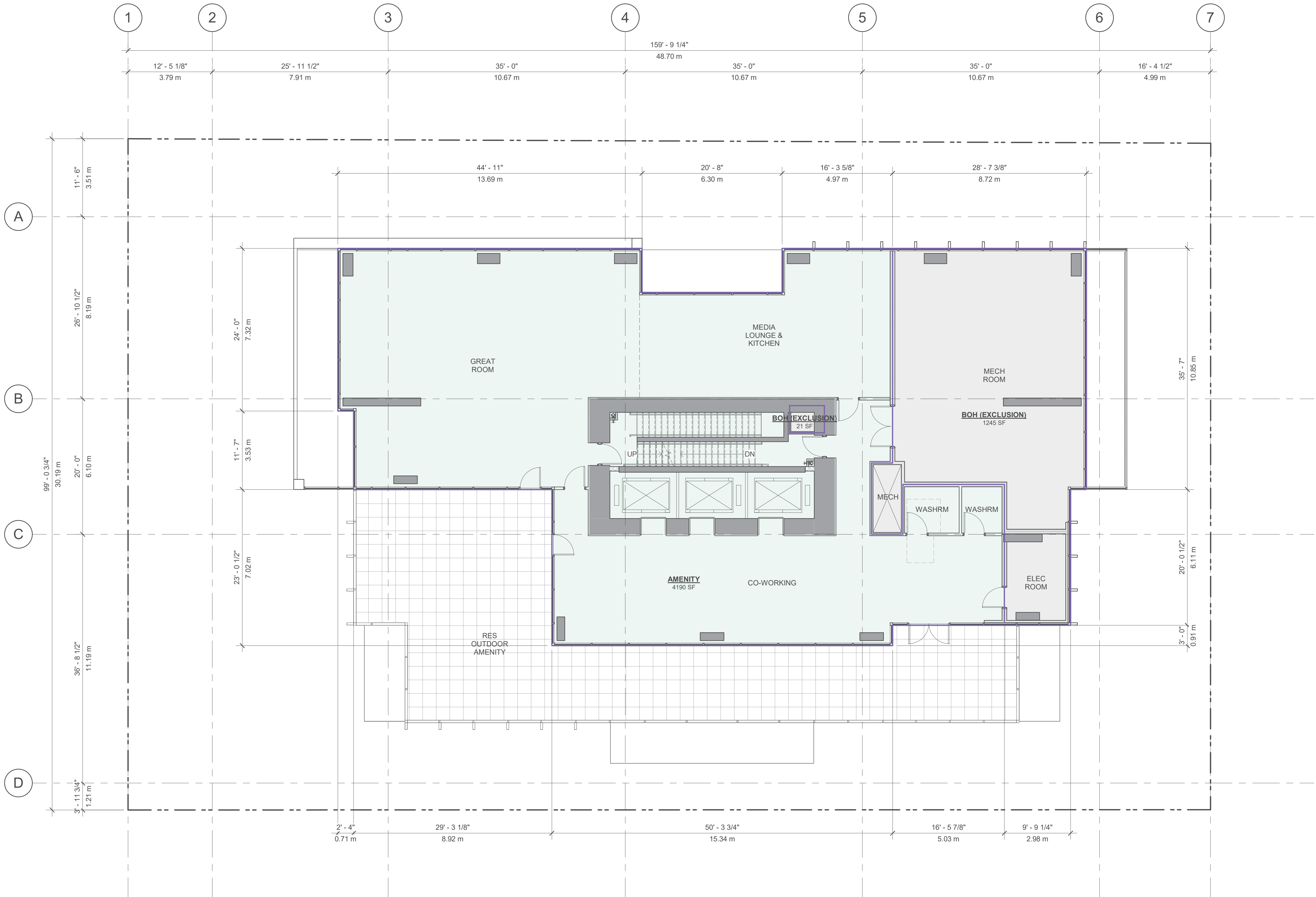
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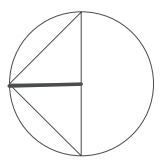
LEVEL	GROSS FLOOR AREA													FSR EXCLUSIONS												
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA	U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION	TOTAL FSR AREA			
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		
LEVEL 30	0	0	0	0	7,067	657	0	0	0	0	101	9	7,168	666	166	15	101	9	0	0	39	4	306	28	6,862	637

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LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS										TOTAL FSR AREA	
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION			
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²		
LEVEL AMENITY	0	0	0	0	0	0	0	0	4,190	389	1,266	118	5,456	507	0	0	1,266	118	4,190	389	0	0	5,456	507	0	0

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Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

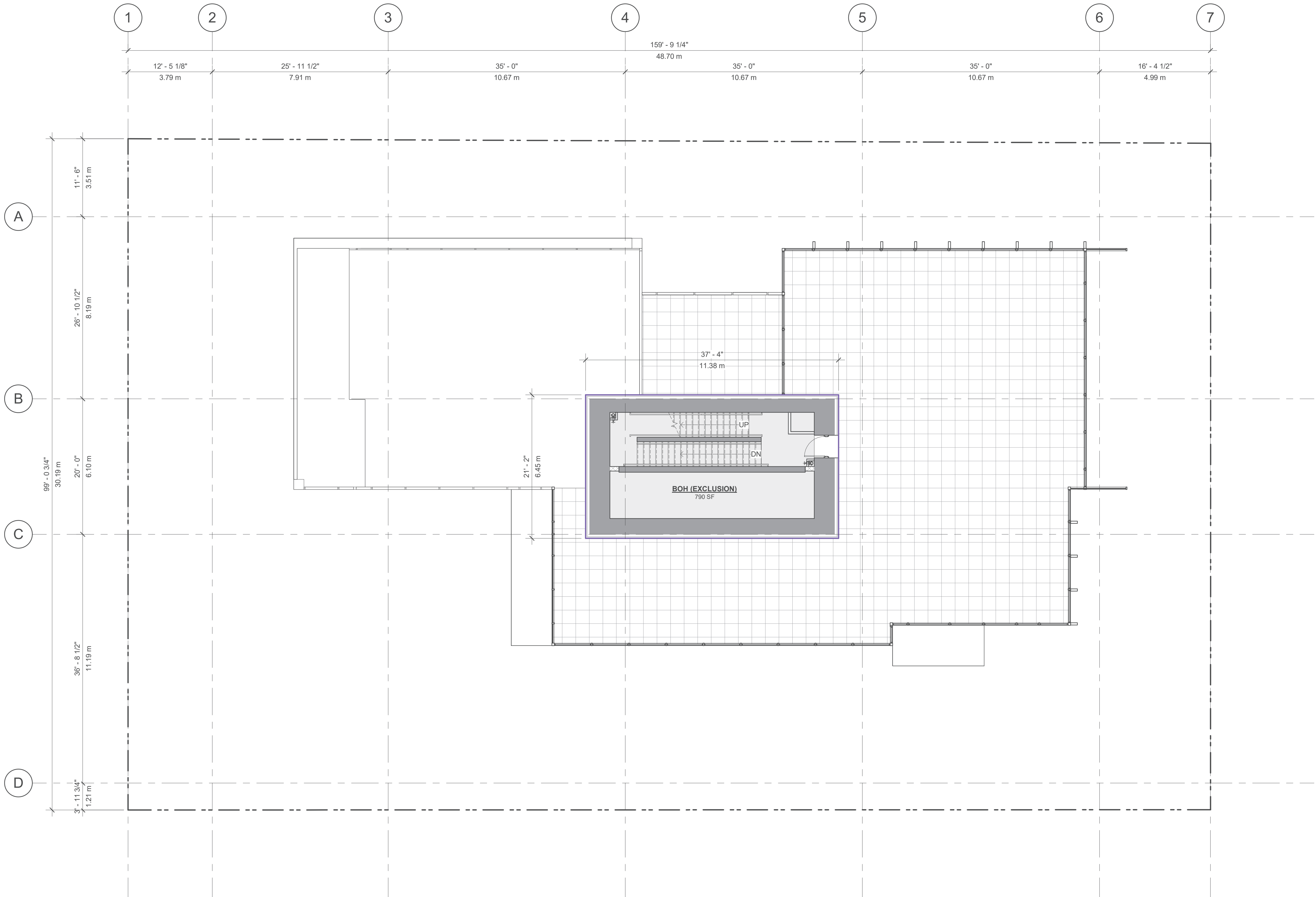
FSR OVERLAY
- LEVEL MECH
ROOF

Drawing

Scale 1/8" = 1'-0"

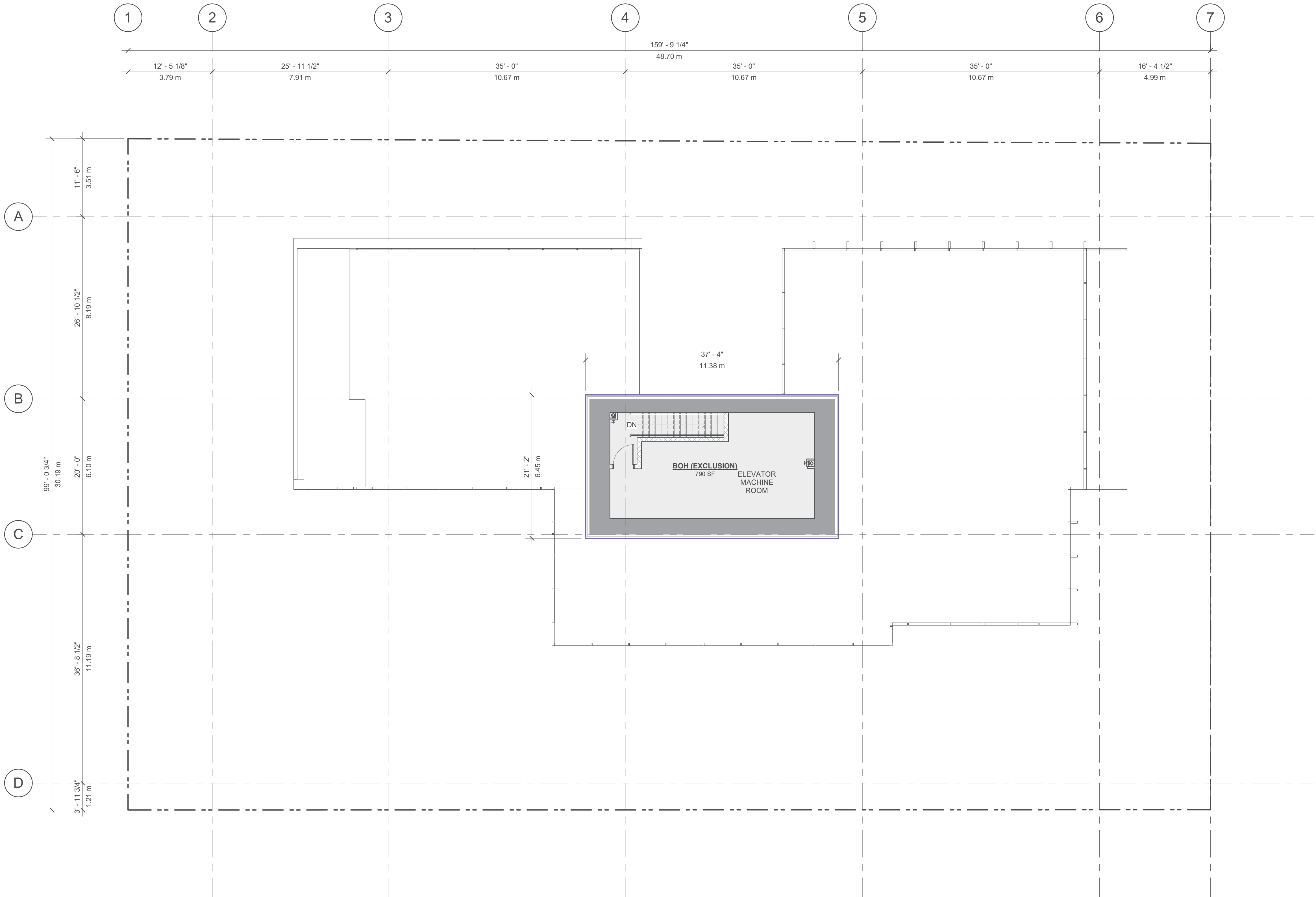
Project 220012

Sheet
FSR18

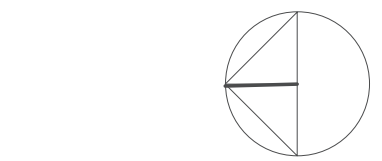


LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS											
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL MECH ROOF	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0

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LEVEL	GROSS FLOOR AREA														FSR EXCLUSIONS											
	RETAIL		OFFICE		RESIDENTIAL		COMMON		INDOOR AMENITY		SERV. / PARK.		TOTAL GFA		U. STORAGE		SERV. / PARK.		INDOOR AMENITY		ENVELOPE		TOTAL EXCLUSION		TOTAL FSR AREA	
	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²
LEVEL EMR	0	0	0	0	0	0	0	0	0	0	790	73	790	73	0	0	790	73	0	0	0	0	790	73	0	0



Seal

2285 CAMBIE STREET

2219 & 2285 Cambie St
Vancouver, BC V5Z 2T5

Project

FSR OVERLAY
- LEVEL EMR

Drawing

Scale 1/8" = 1'-0"

Project 220012

FSR19

Sheet