314-324 W12TH AVE

Rezoning Submission | 18 March 2026



tera | gbl & P+A

DESIGN TEAM

OWNER

Tera Development
530-6388 No. 3 Road
Richmond, BC V6Y 0L4

Contact:
Alfie Lam
604.551.5788
alfie@teradevelopment.com

ARCHITECT

GBL Architects
300-224 West 8th Ave
Vancouver, BC, V5Y 1N5

Contact:
Thomas Lee, Architect AIBC
604.736.1156
tlee@gblarchitects.com

CIVIL

Aplin Martin
Address
City, BC, Postal

Contact:
Robert Lew
604.678.9434
rlew@aplinmartin.com

MECHANICAL

Pinchin
200-13775 Commerce Pkwy
Richmond, BC, V6V 2V4

Contact:
Tim Y Zhang
604.238.2970
tyzhang@pinchin.com

TRANSPORTATION

Bunt & Associates
1550-1050 West Pender St
Vancouver, BC, V6E 3T4

Contact:
Roxana Sorkhi
236.317.5988
rsorkhi@bunteng.com

SURVEY

LNLS
1528 Kingsway
Vancouver, BC, V5N 0E4

Contact:
Ivan
604.327.1535
Ivan@lnls.ca

LANDSCAPE

Perry + Associates
112 E Broadway
Vancouver, BC, V5T 1V9

Contact:
Johannes Petzel
604.738.4118
jp@perryandassociates.ca

GEOTECHNICAL

GeoPacific
1779 W 75th Ave
Vancouver, BC, V6P 6P2

Contact:
Matt Kokan
604.439.0922
mkokan@geopacific.ca

ELECTRICAL

Smith + Andersen
300-6400 Roberts St
Burnaby, BC, V5G 4C9

Contact:
Ian Grannary
778.372.2411
ian.grannary@smithandandersen.com

CODE CONSULTANT

Pontem Group
309-63 West 3rd Ave
Vancouver, BC, V5Y 1K2

Contact:
Jack Hui
604.202.7718
jhui@pontemgroup.com

ARBORIST

Froggers Creek Tree Consultants
7763 McGregor Ave
Burnaby, BC, V5J 4H4

Contact:
Glenn Murray
604.721.6002
glenn@froggerscreek.ca

STRUCTURAL

RJC Engineers
300-1285 W Broadway
Vancouver, BC, V6H 3X8

Contact:
Pat Elischer
778.728.0480
pelischer@rjc.ca

ENERGY MODEL

Pinchin
200-13775 Commerce Pkwy
Richmond, BC, V6V 2V4

Contact:
Kun Wang
604.790.1948
kwang@pinchin.com

BUILDING ENVELOPE

Stantec
1100-111 Dunsmir St
Vancouver, BC, V5Y 1K2

Contact:
Jameson Vong
604.202.7718
jameson.vong@stantec.com

TABLE OF CONTENTS

1 CONTEXT

1.1	POLICY AND FRAMEWORK	4
1.2	LOCATION	9
1.3	SITE ADJACENCIES	10

2 SITE

2.1	SITE SURVEY & BUILDING GRADE ELEVATIONS	12
2.2	EXISTING CONDITIONS	14
2.3	BLOCK ELEVATIONS	15
2.4	ORPHANED SITE STUDY	16

3 DESIGN RATIONALE

3.1	DESIGN DIAGRAMS	18
3.2	RENDERINGS	19
3.3	MASSING STUDY	24
3.4	PROJECT STATISTICS	25
3.5	SHADOW ANALYSIS	26

4 DRAWINGS

4.1	SITE PLAN	30
4.2	FLOOR PLANS	31
4.3	ELEVATIONS	35
4.4	SECTIONS	39
4.5	FSR OVERLAYS	40

5 LANDSCAPE PLANS

5.1	GROUND FLOOR LANDSCAPE CONCEPT	45
5.2	ROOFTOP LANDSCAPE CONCEPT	46
5.3	LANDSCAPE PRECEDENTS	47

OVERVIEW

GBL Architects are proposing to rezone the site located at **314-324 West 12th Avenue**, from R1-1 to CD-1. This project is located in the Mount Pleasant neighbourhood and is a response to the Broadway Plan. In addition, it also lands within the 400 meter tier of the Transit-Oriented Area of Broadway-City Hall Station.

The project site's block is located kitty-corner to Vancouver City Hall. It is envisioned to be a six-storey rental building that replaces two single family lots. The building faces the major artery of West 12th Avenue to the south, and lane to the north. It provides 20% Below Market Rate (BMR) units, a generous indoor ground floor and outdoor roof top amenity spaces.

This proposal will be an important contribution to the evolution of the Broadway-City Hall Transit-Oriented Area plan as it provides much-needed rental housing within walking distance to a major transportation hub.

3.0 FSR

51 Homes

6 Storeys

1 | POLICY

Broadway Corridor

The project is located within the Broadway corridor, along the busy main arterial of W12th Ave. The project complies with the strategic directions as outlined in the Broadway Plan.



11.3 Residential: Low-Rise Apartment

Intent

Low-rise apartments provide missing middle housing opportunities for people at all stages of life and are well suited to provide fully accessible family sized units with access to private outdoor space. Form of development should generally follow RR-2A, RR-2B, and RR-2C District Schedules and associated design guidelines. In addition, the following design guidance should apply. An option to include small scale, local serving retail/commercial space is also included.

- in the RR-2A district, up to 4 storeys;
- in the RR-2B district, up to 5 storeys; and
- in the RR-2C district, up to 6 storeys if a minimum of 20% of the floor area is secured as below-market rental dwelling units.

Figure 11.26 - Key map identifying areas where this typology is enabled

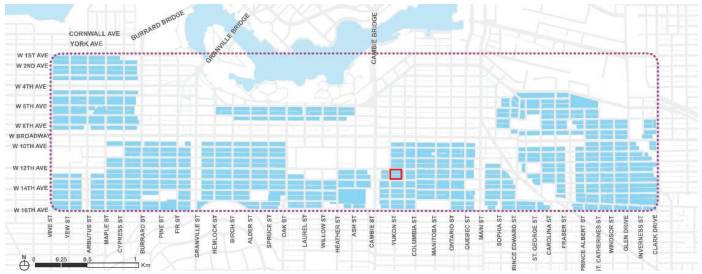
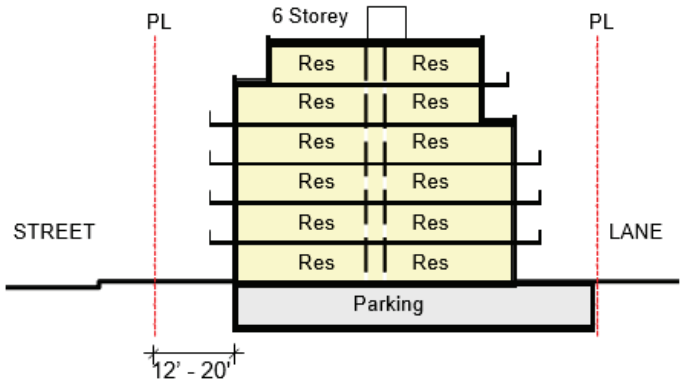


Figure 11.29 - Typical 6 storey apartment (axo)

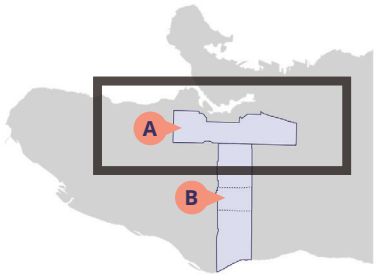


Figure 11.30 - Typical 6 storey apartment (section)



BROADWAY PLAN | PRE-ZONING

The City of Vancouver has recently rezoned certain areas of the Broadway and Cambie Corridor to new low-rise and tower district schedules. The changes are to deliver new housing options close to transit. This is reinforced by the Transit-Oriented Areas (TOA) legislation tha was introduced by the Province in 2023. Our project lands in the R3 (low-rise) districtict schedules.



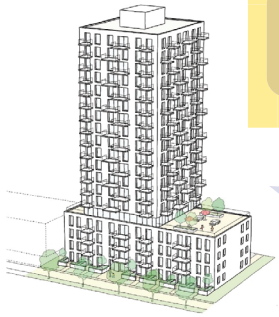
These new scheudles maintain maxium densities (FSR) but provide flexibility for maximum building heights to:

- Accomodate a greater range of building forms and urban design options
- Enhance opportunities to incorporate on-site public open space or landscaping
- Provide flexibility to address different site conditions (eg. sloped sites, larger lot consolidations, etc.)

A *Broadway Plan*

**Public parks, public schools, and sites that are zoned CD-1 are not proposed to be rezoned.*





R3 will enable a variety of low-rise apartment buildings up to 6 storeys, including multiplexes and townhouses for smaller sites.

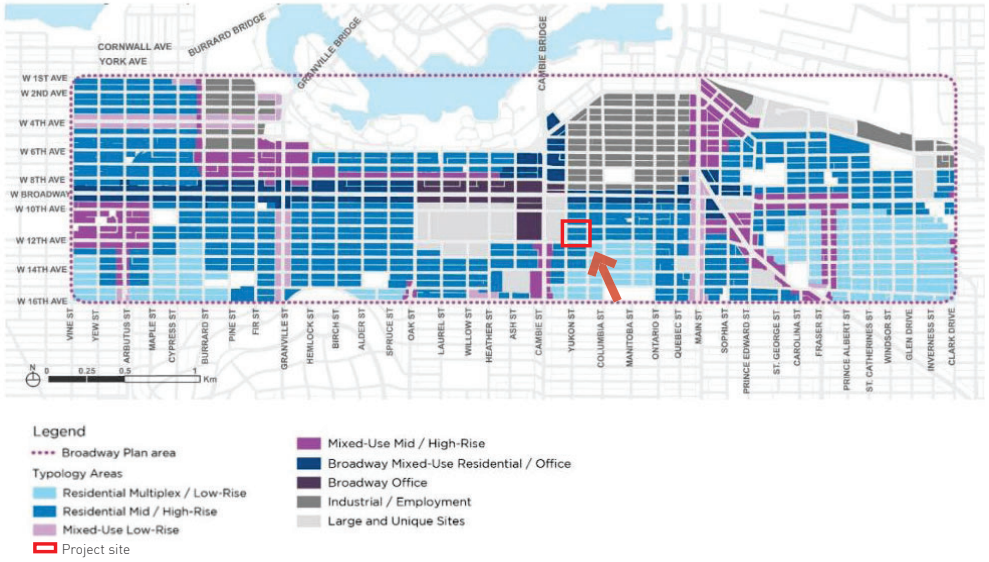


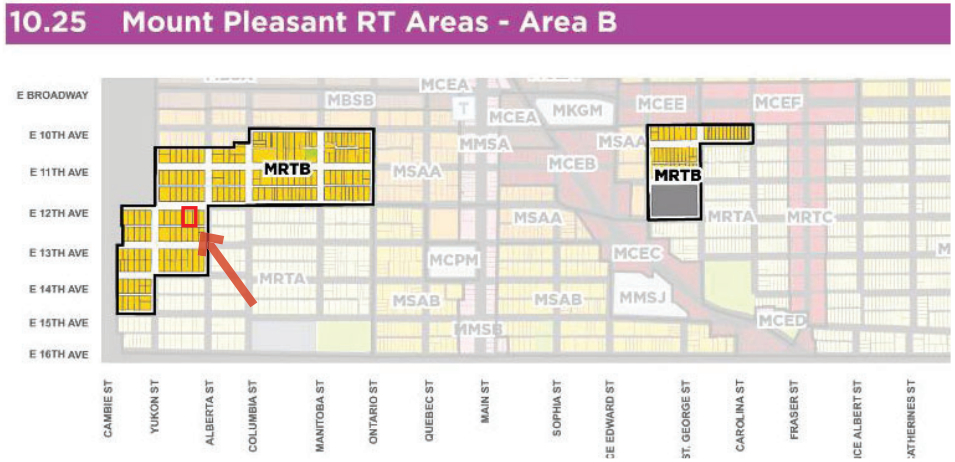
R5 will enable towers that include rental and affordable housing, with options for local serving retail space and childcare. The district schedules will also enable low-rise options for smaller sites including low-rise apartment buildings, townhouses and multiplexes.

BROADWAY PLAN | PRE-ZONING

The Broadway Plan has pre-zoned our site for mid/high-rise residential use, and most specifically falls in the Mount Pleasant RT Area B category. This allows for 3-6 storeys of 2.7 FSR. Our proposed building meets all the requirements of zone MRTB except the 2.7 FSR. We are proposing a 3.0 FSR while providing rental units off a main arterial route, W12th Ave, within walking distance of a main Translink station.

Figure 11.7 - Building Typology Key Map





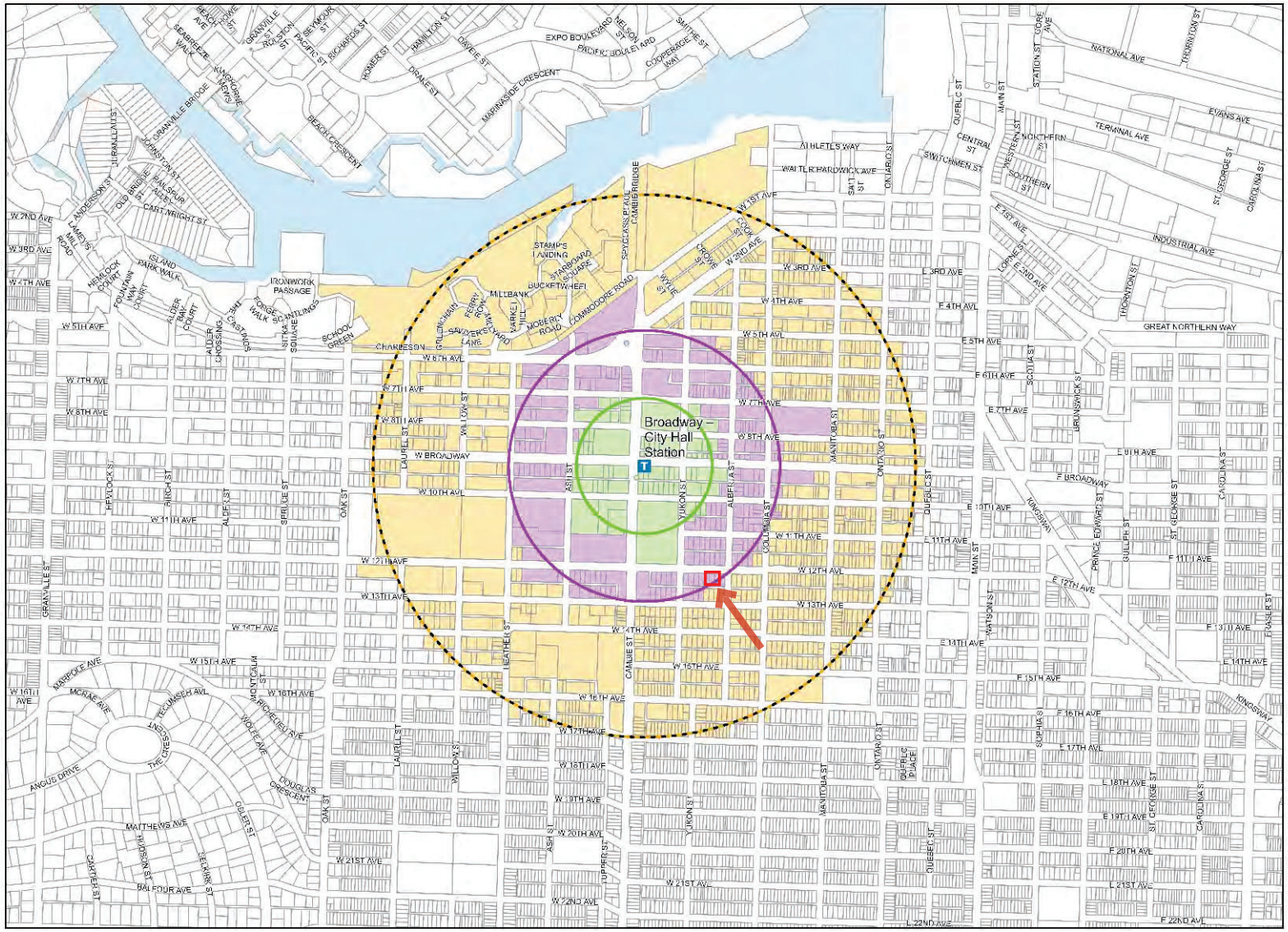
10.25.1 MRTB Policy Summary Table

Policy Area	Mount Pleasant RT Areas - Area B	MRTB
Uses	Residential, retail/service	
Option/Tenure	Secured rental housing	
Max Height	18 storeys	3-6 storeys
Max Density	5.5 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	• Minimum 20% of the net residential floor area must be secured at below-market rents (see Housing (Chapter 12) for details). • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning.	• Applies to site frontages that are less than 45.7 m (150 ft.) or where a tower cannot be achieved due to lot conditions or policy 10.25.2. • See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. • Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details)

TRANSIT-ORIENTED AREA| BROADWAY-CITY HALL STATION

- Passenger Rail Station
- Parcel
- 200 metre Tier
- 400 metre Tier
- 800 metre Tier
- 200 metre Tier Parcel
- 400 metre Tier Parcel
- 800 metre Tier Parcel
- Transit-Oriented Area
- Site

If the boundary of a Transit-Oriented Area bisects a parcel of land, the parcel of land is deemed to be wholly within the Transit-Oriented Area. For parcels in overlapping Transit-Oriented Areas, the tier with the highest permissible height and density applies.



POLICY PARAMETERS

This proposal meets nearly every requirement from both the Broadway Plan and the BC TOA. The height, mix, setbacks, tenure and all Vancouver Parking Bylaw requirements are met. The only aspect of these plans that the proposal challenges is the overall density of the Broadway Plan (although still much lower than the BC TOA legislation).

This proposal provides fifty-one highly livable homes in a comfortable low-rise form on a busy arterial adjacent with immediate access to a junction of two separate public-transit lines.



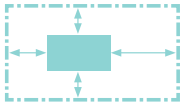
Maximum Height/Storeys

- ✓ Broadway Plan - 6 storeys (requires 20% below-market housing - area % not unit % (more in tenure section).
- ✓ TOA - 12 storeys (20% below-market)



Unit Mix

- ✓ 35% Family Units - minimum
  - 10% Three Bedroom (3BR) - minimum
  - 25% Two Bedroom (2BR)
- ✓ Minimum unit size for secured market rental housing, as per City of Vancouver, is 320 SF (relaxed from 398 SF).



Setbacks

- From the Broadway Plan Design Guidelines
  - ✓ Front Yard 3.7 M 12'-1 3/4"
  - ✓ Side Yards 1.8 M 5'-10 3/4"
  - ✓ Rear Yard 3.1 M 10'-2"



Tenure

- ✓ 80% Market Rental (maximum)
- ✓ 20% Below-Market Rental (minimum)(both Broadway Plan and TOA)



Parking / Loading / Bicycles

- ✓ BC TOA and updated City policy requires no parking minimums except those required for accessibility. In this case, 2 accessible stalls.
- ✓ VPBL loading required.
- ✓ VPBL passenger loading required.
- ✓ VPBL bicycles stalls required.



Density

- ✗ Broadway Plan - 2.40 FSR (Interior Site)
- ✓ BC TOA - 4.00 FSR (Tier 2 Radius)

Within the R-3-2 Zoning and the Broadway Plan, there are allowances for additional density up to 3.0 if the site is < 31M deep. The proposal site is ~7.3 M deeper than this minimum and therefore does not qualify for additional density.

SITE LOCATION



ADJACENCIES



MAP LEGEND

PARKS

1	Jonathan Rogers Park
2	Mount Pleasant Park
3	Heather Park
4	Lilian To Park

SCHOOLS

5	Ecole Saint-Sacrament
6	Simon Fraser Elementary
7	St. Patrick Secondary
8	St. Patrick Elementary
9	Drake Medox College
10	Canada Royal High School
11	Westside Montessori School

INSTITUTIONAL BUILDINGS

12	City Hall
13	Vancouver General Hospital
14	Vancouver Fire Hall No.3

RELIGIOUS BUILDINGS

15	St. Mary's Ukrainian Catholic
16	Protection of the Blessed Virgin Mary Catholic Church
17	Blessed Sacrament Parish
18	Spirit Of Life Lutheran Church
19	Vancouver Korean Presbyterian Church
20	Anglican Network Church
21	Tenth Church
22	St. Mary Magdalene Anglican Church
23	Al Masjid Al Jamia Mosque
24	Holy Trinity Ukrainian Orthodox Cathedral

HISTORICAL LANDMARKS

25	Mayor Baxter's Residence
26	Fred Welsh House

2 | SITE

The site at 312-324 West 12th Avenue is pre-zoned R3 as part of the Broadway Plan. It includes two single-family lots that will be combined into one project site measuring 1,160.8 m2 (12,495 sqf).

The neighbourhood is comprised of 2-3 storey single-family homes, but has recently been rezoned for low-rise apartment buildings to support more housing along the Broadway corridor. This proposal envisions this building to be one of early adaptors of this plan to bring a 6-storey rental apartment building to Mount Pleasant.

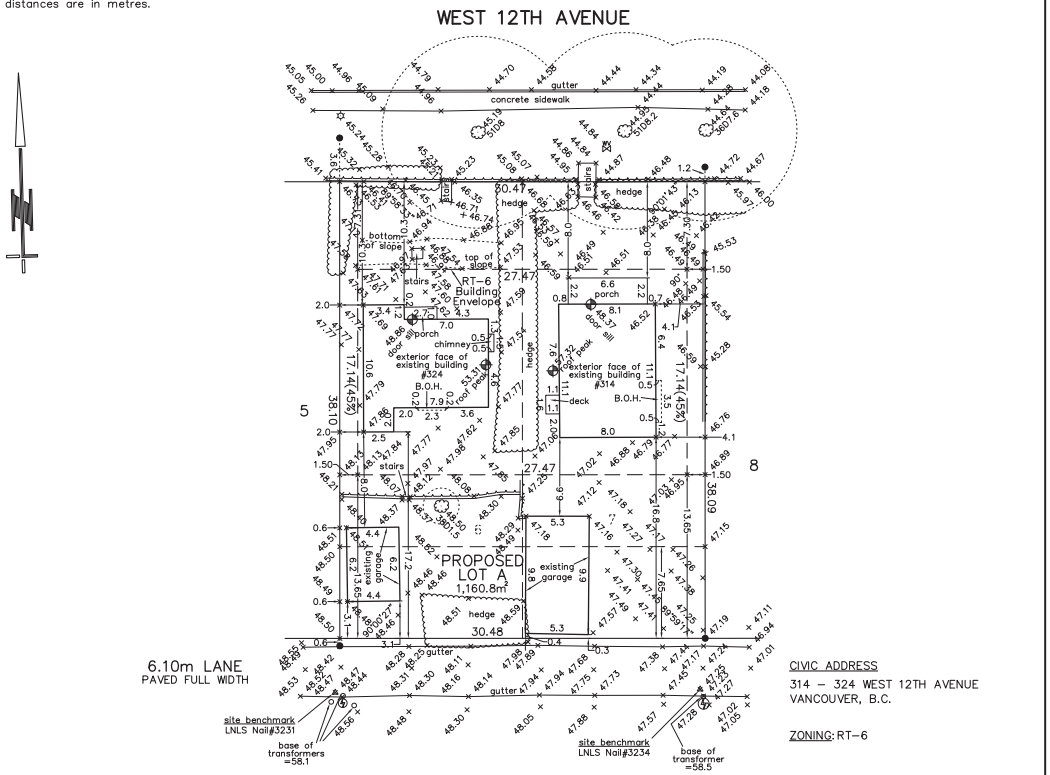


TOPOGRAPHIC SURVEY PLAN OF PROPOSED LOT A, CURRENTLY: LOTS 6 & 7
BOTH OF BLOCK I, DISTRICT LOT 526, GROUP 1
NEW WESTMINSTER DISTRICT, PLAN 1530

SCALE 1 : 250

5 2.5 0 5 10m

All distances are in metres.



CIVIC ADDRESS
314 – 324 WEST 12TH AVENUE
VANCOUVER, B.C.

ZONING: RT–6

CERTIFIED CORRECT.
DATED THIS 28TH DAY OF JUNE, 2025

Digitally signed by Ivan Yu Shun Ngan -- BCLS - ABCLS
DN: c=CA, o=CertifiO Pro, ou=Association of British Columbia Land Surveyors, 0.9.2342.19200300.100.1.1=849, cn=Ivan Yu Shun Ngan -- BCLS - ABCLS
Date: 2025.11.19 07:40:38 -08'00'

IVAN NGAN B.C.L.S.

BRITISH COLUMBIA IVAN YU SHUN NGAN NO. 849 LAND SURVEYOR

NOTES:

- B.O.H. denotes building overhang.
- Lot dimensions are derived from field survey.
- Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument V–2185 situated at the intersection of Columbia Street and West 12th Avenue. Elevation = 41.57 meters.
- Building envelope shown is just an approximate interpretation of City Zoning Bylaws. Consult Planning Department for final building envelope prior to design.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

● denotes standard iron post (IP)
⊕ denotes hydro pole
☼ denotes lamp standard
tw denotes top of wall
bw denotes bottom of wall
wv denotes water valve
⟵ denotes anchor
denotes tree
8C10 drip line radius (m) C=coniferous D=deciduous diameter (cm)

© LOUIS NGAN LAND SURVEYING INC., 2025

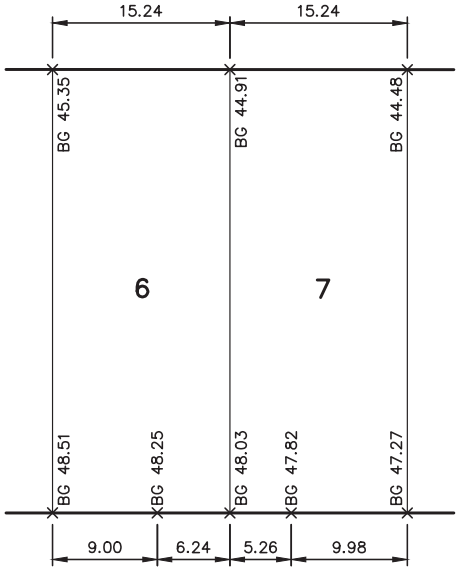
(Lot 8)PID: 014–565–595
(Lot 7)PID: 014–565–617
FILE: 21993_03TPm

L N L S METRO VANCOUVER LAND SURVEYORS
1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

NORTH

TWELFTH AVENUE

TO YUKON STREET ← → TO ALBERTA STREET



LANE SOUTH OF TWELFTH AVENUE

BENCH MARK ELEVATION: 41.573 DESCRIPTION: SURVEY MONUMENT MARKED V–2185 AT THE NORTH WEST CORNER OF TWELFTH AVENUE AND COLUMBIA STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

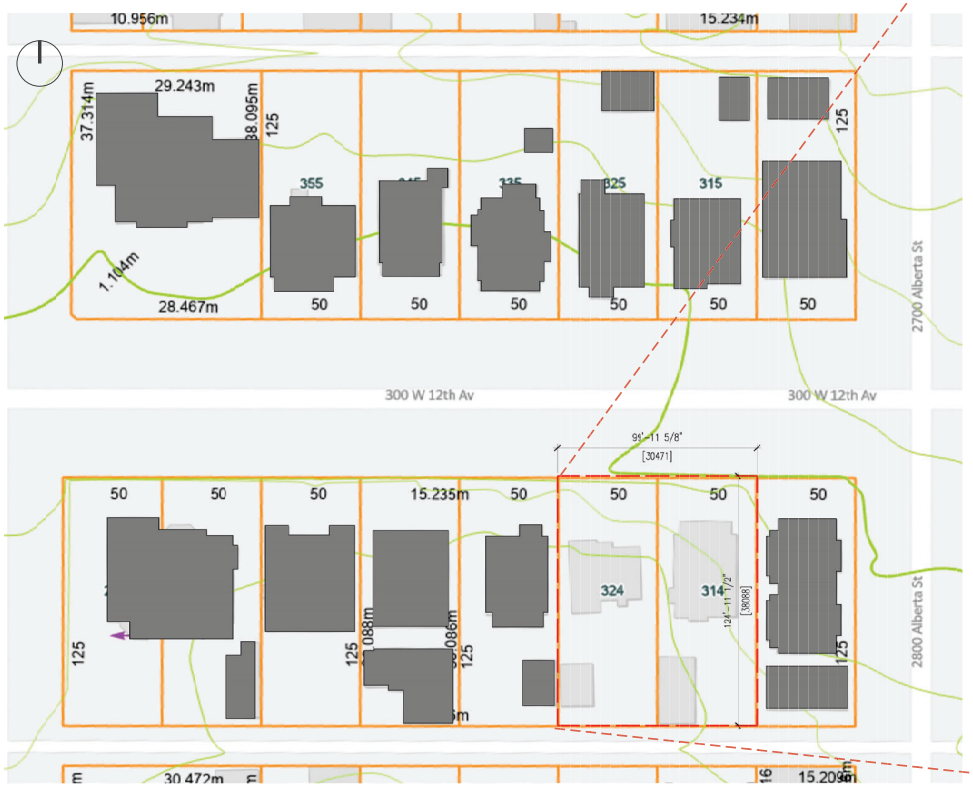
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

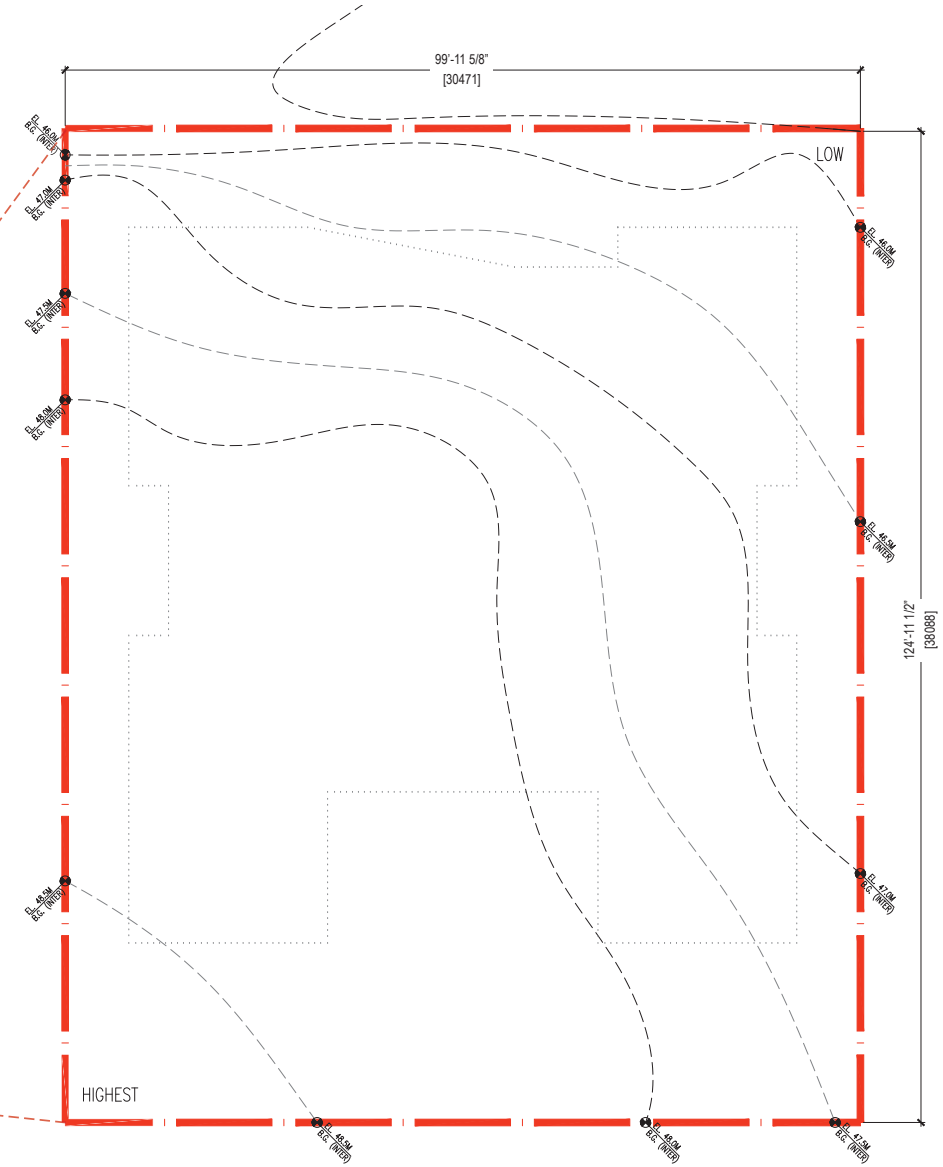
CITY OF VANCOUVER ENGINEERING SERVICES

SCALE: 1:400	BUILDING GRADE ELEVATIONS FOR LOTS 6 & 7, BLK. I, D.L. 526, PLAN VAP1530.	DESIGN: F.G. DWG: M.L.
DATE: 2025–09–16		CHK: M.P. REV:
REF: FILE 2025–00075.		**BG–2025–00075**

SITE TOPOGRAPHY

The project site slopes from north to south, with the south side (lane side) approximately 3 meters above the north side (W12th Ave). There is a retaining wall running east-west along West 12th Ave, which raises the grade of adjacent properties by approximately 1.5 to 3.0 meters. This proposal removes the northern retaining wall, providing an accessible route from the sidewalk to the entry lobby. As a result of removing this east-west wall, there will be a partial north-south retaining wall on both sides of the property to address the neighbouring grades. Refer to the provided City of Vancouver Building Grade document for exact grades.



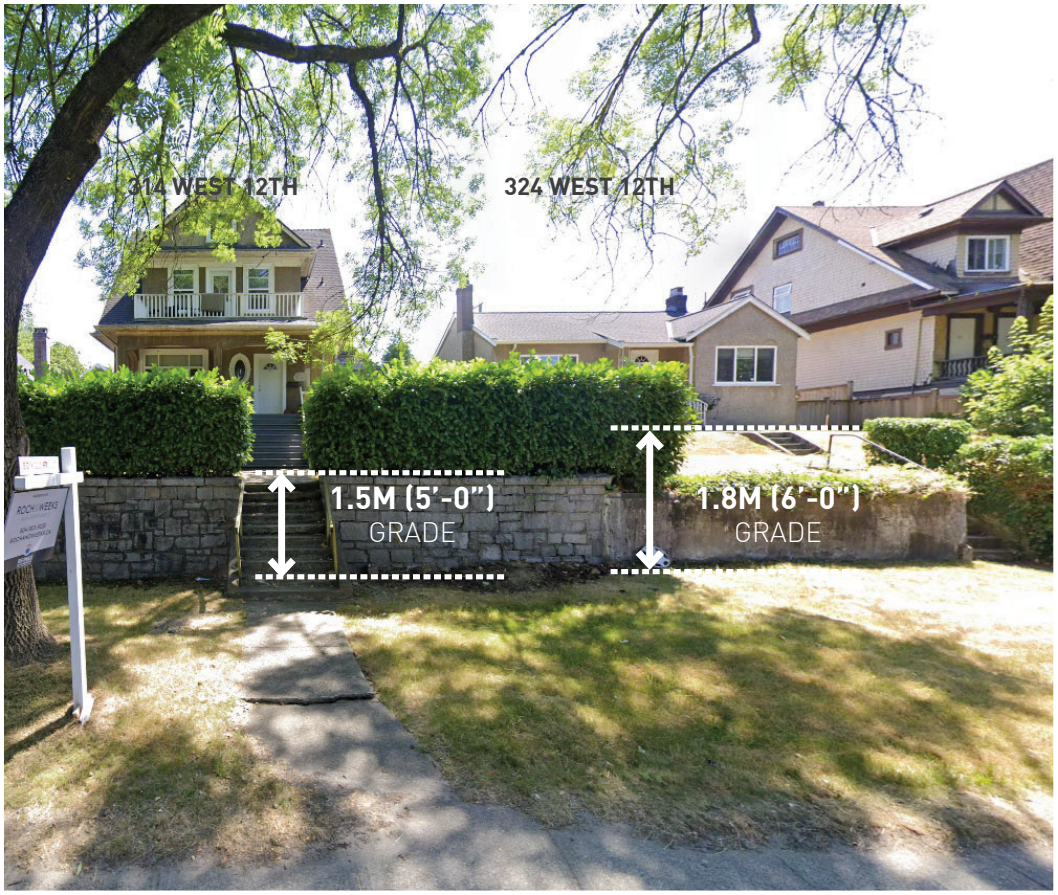


Existing approximate site grade

2.1 SITE SURVEY & BUILDING GRADE ELEVATIONS

EXISTING CONDITIONS

The existing retaining wall is proposed to be removed to allow for an accessible route from the sidewalk to the front entrance lobby.



Existing North Elevation from West 12th Ave



Existing neighbourhood colour and material palette

The neighbourhood of Mount Pleasant is characterized by brightly coloured houses that help them stand out from their neighbours. Many of these homes were built in the late 1800s or early 1900s. The material palette is a mix of heavy natural materials like stone, and lighter materials like wood.

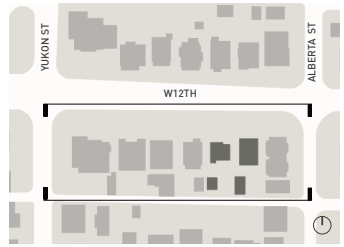
SITE ELEVATIONS



W12TH ELEVATION
(NORTH FACING)



LANE ELEVATION
(SOUTH FACING)

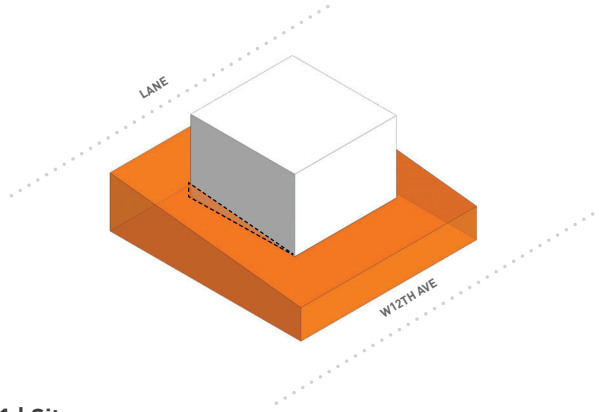


3 | DESIGN RATIONALE



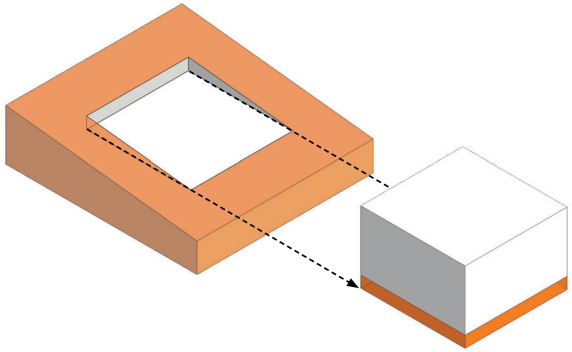
Street view: North facade-main entrance

MASSING DIAGRAMS



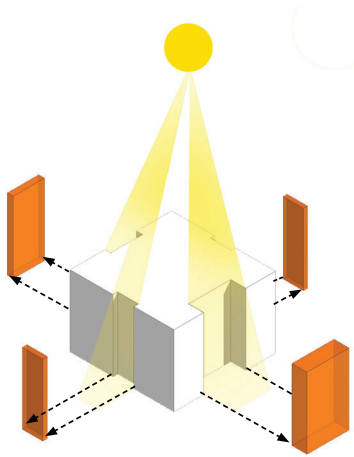
1 | Site

The site slopes upward from north (W12th) to south (lane). To meet the City of Vancouver's Building Grade requirements, it needs re-grading. As the site slopes up to the lane, the rear portion of Level 1 becomes embedded, anchoring the building into the terrain.



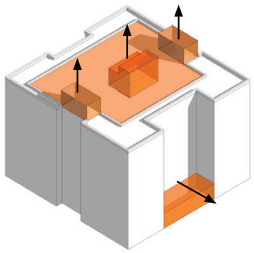
2 | Embedded Ground Storey

The building has a brick base inspired by the historic Mayor's residence nearby. Above this, a lighter wood-frame section stands out, making a clear contrast between the sturdy base and the upper residential area.



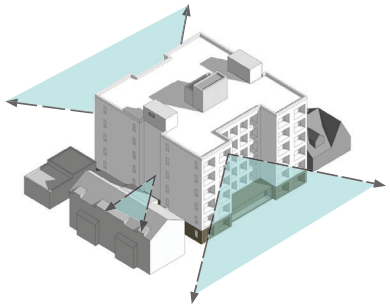
3 | Light Voids

Four light wells are cut into the building to allow daylight to reach further into the living areas. These voids also reduce the building's perceived mass.



4 | Extension of the Green Urban Carpet

A continuous circulation spine runs from West 12th up to the rooftop, connecting upper outdoor spaces for shared gardens, play areas, and community gatherings. This design helps make the building more livable and supports biodiversity.



5 | Fenestration Strategy

Larger openings on the north and south sides let in plenty of daylight and offer good views. Smaller openings on the east and west help reduce heat from the sun and protect the privacy of neighbors. This approach creates a façade that responds to the building's orientation.



6 | Garden at Every Floor

Balconies extend outward to connect with the mature ash trees along the street. The stepped shape of the balconies reflect features found in the neighborhood, such as bay windows, verandas, and sculpted roof forms, which together create a lively and dynamic façade.

PERSPECTIVE



Aerial View Looking South East From W12th

PERSPECTIVE



Aerial view: looking South West

PERSPECTIVE



Aerial view: looking North West

PERSPECTIVE



Aerial view: looking North East over lane

PERSPECTIVE



Street view: Back entrance from lane

MASSING STUDY



Aerial view of proposed building looking North-West in existing conditions



Aerial view of proposed building looking North-West in the future admist other mid to high rise buildings

PROJECT STATISTICS

BUILDING AREA OVERVIEW

LEVEL	GFA AREA [SF]	SERVICE/ CIRCULATION/ LOBBY [SF]	RENTABLE AREA [SF]	AMENITY [SF]	IN-SUITE STORAGE [SF]	MECH/ ELEC RM [SF]	GARBAGE EXCLUSION [SF]	FSR AREA [SF]	FSR	EFFICIENCY
1	7,434	1,303	2,102	931	76	0	0	3,266	0.26	69.9%
2	7,076	1,296	5,524	0	191	424	254	6,630	0.53	81.0%
3	7,201	872	6,328	0	230	0	0	6,970	0.56	87.9%
4	7,201	872	6,328	0	230	0	0	6,970	0.56	87.9%
5	7,201	872	6,328	0	230	0	0	6,970	0.56	87.9%
6	7,201	872	6,328	0	230	0	0	6,970	0.56	87.9%
TOTAL	43,314	6,087	32,938	931	1,187	424	254	37,776	3.0	83.7%

BUILDING UNIT OVERVIEW

LEVEL	0BR	1BR	2BR	3BR	TOTAL UNITS
1	0	0	0	2	2
2	4	2	1	2	9
3	4	2	2	2	10
4	4	2	2	2	10
5	4	2	2	2	10
6	4	2	2	2	10
TOTAL	20	10	9	12	51
UNIT MIX	39%	20%	18%	24%	100%
FAMILY UNIT %			42%		

PROPOSAL MEETS MINIMUM OF 35% FAMILY UNIT REQUIREMENT

BELOW MARKET RENTAL UNIT BREAKDOWN

UNIT TYPE	0BR						1BR		2BR				3BR		Total Units	Total Area	
	A1		A2		A3		B1		C1		C2		D1				
	sq ft	m^2	sq ft	m^2	sq ft	m^2	sq ft	m^2	sq ft	m^2	sq ft	m^2	sq ft	m^2		sq ft	m^2
Rentable Area (inc. storage area)	415	38.55	408	37.90	436	40.51	537	49.89	671	62.34	705	65.50	1,043	96.90			
1																	
2	2		2				2		1				2		9	5,477	508.83
3	1										1				2	1,120	104.05
4																	
5																	
6																	
Total Units	3		2				2		1		1		2		11	6,597	612.88
BMR Unit Mix	45%						18%		18%				18%				
Total Area	1,245	116	816	76			1,074	100	671	62	705	65	2,086	194		7,016	651.82

BMR FLOOR AREA PROVIDE BEYOND MINIMUM 6,493 SQ FT (603.22M²) REQUIREMENTS: 523 SQ FT (48.60M²)

PROJECT STATISTICS

REQUIRED (CLASS-A) BICYCLE STALLS

LEVEL	UNIT AREA BELOW 65SM	UNIT AREA BETWEEN 65 SM-105 SM	UNIT AREA >105 SM	
	1.5 STALLS/ UNIT	2.5 STALLS/ UNIT	3 STALLS/ UNIT	PROVIDED
1	0	2	0	
2	6	3	0	
3	6	4	0	
4	6	4	0	
5	6	4	0	
6	6	4	0	
UNIT COUNT	30	21	0	
TOTAL STALLS	45	52.5	0	
		GRAND TOTAL	98	98

PROPOSAL MEETS VPBL CLASS-A BICYCLE STALL REQUIREMENTS

REQUIRED (CLASS-B) BICYCLE STALLS

	REQUIRED	PROVIDED
VPBL 6.2.1.2	2 for first 20 DU and 1/20 DU afterwards	
STALLS	4	4

PROPOSAL MEETS VPBL CLASS-B BICYCLE STALL REQUIREMENTS

PARKING OVERVIEW

Total Units - 51 UNITS	REQUIRED STALLS	PROVIDED STALLS
Accessible Stalls	2	2
Visitor Stalls (5%)	3	3
Total Stalls	5	5

PROPOSAL MEETS VPBL CAR STALL REQUIREMENTS

LOADING OVERVIEW

Total Units - 51 UNITS	REQUIRED STALLS	PROVIDED STALLS
Class A	1	1
Class B	0	0
Class C	0	0
Total Stalls	1	1

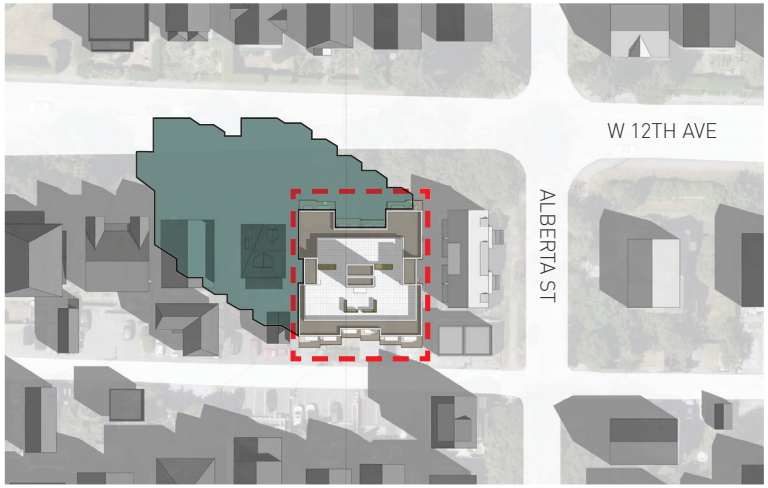
PROPOSAL MEETS VPBL LOADING REQUIREMENTS

PASSENGER LOADING OVERVIEW

Total Units - 51 UNITS	REQUIRED STALLS	PROVIDED STALLS
Class A	1	1
Class B	0	0
Class C	0	0
Total Stalls	1	1

PROPOSAL MEETS VPBL PASSENGER LOADING REQUIREMENTS

MARCH 21 | VERNAL EQUINOX DST (PDT: UTC: -7:00)



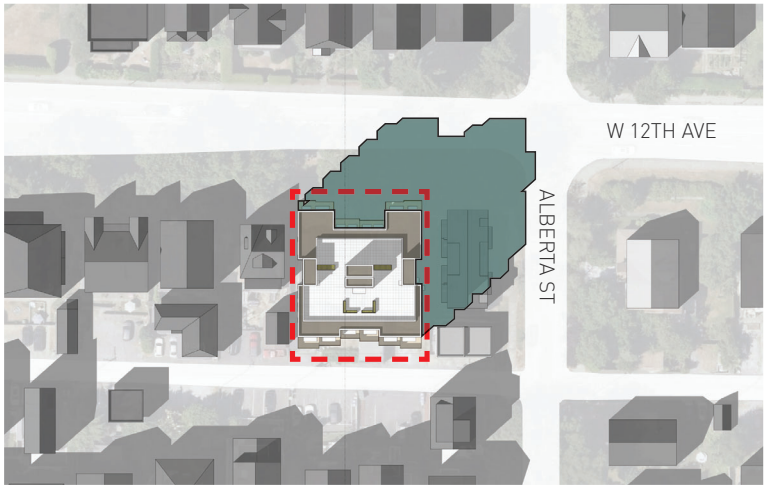
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12PM

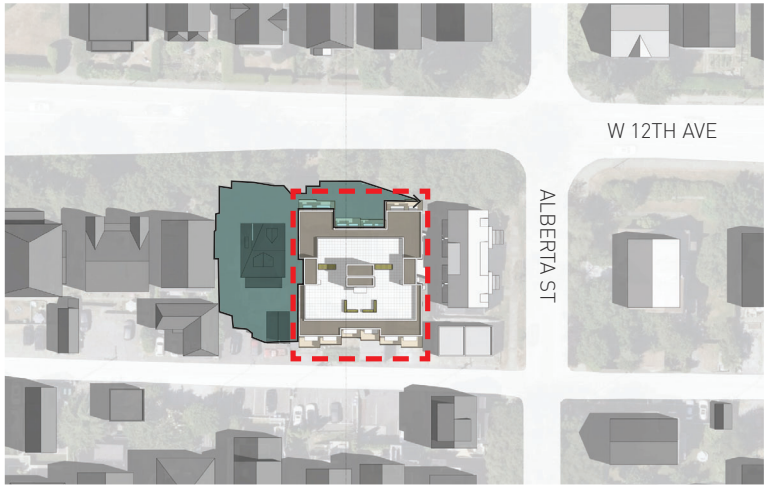


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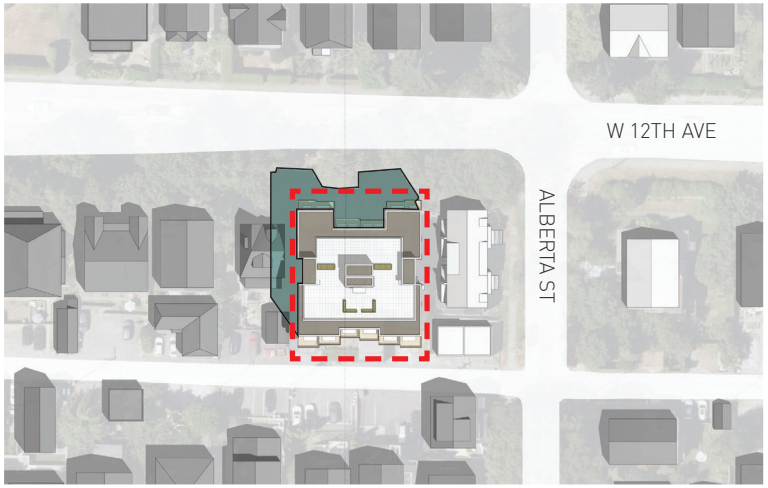


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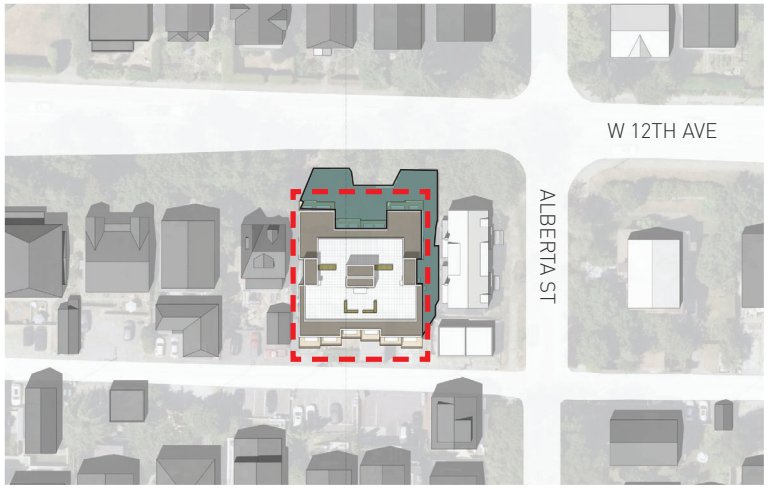
JUNE 21 | SUMMER SOLSTICE DST (PDT: UTC: -7:00)



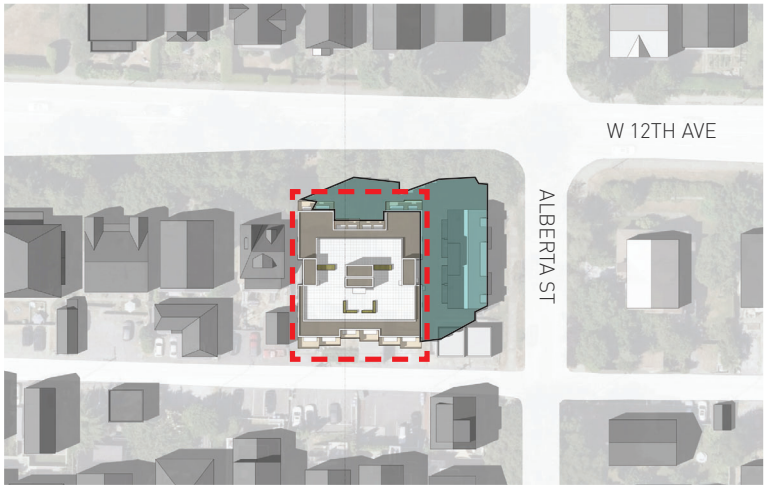
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12PM



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4PM

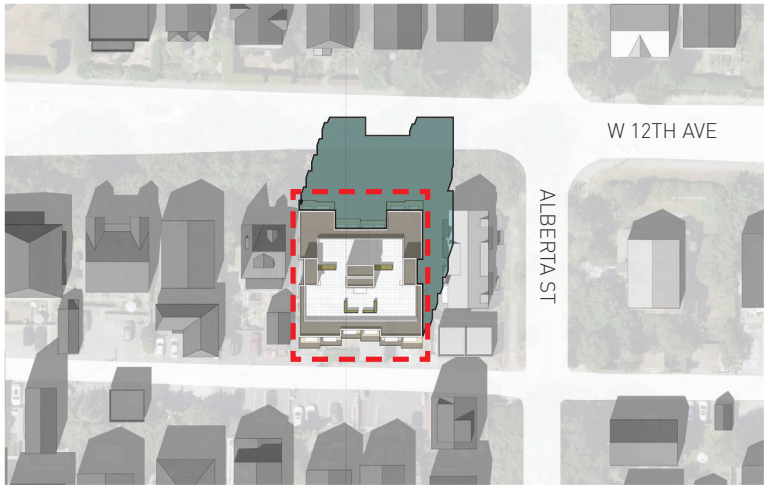
SEPTEMBER 21 | AUTUMNAL EQUINOX DST (PDT: UTC: -7:00)



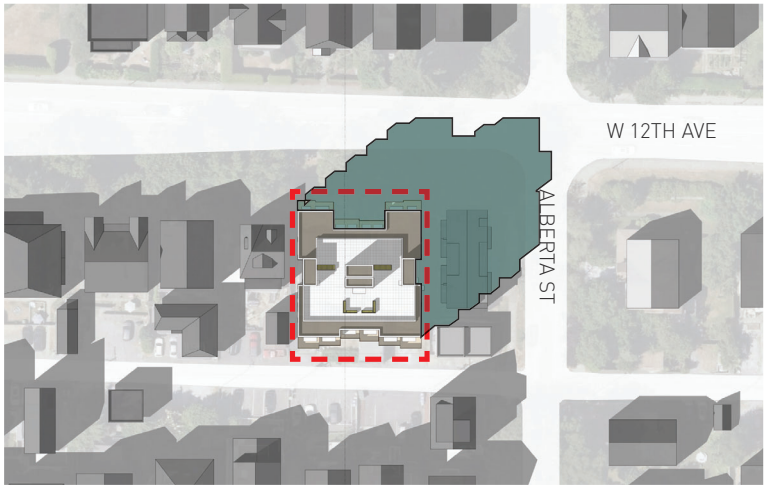
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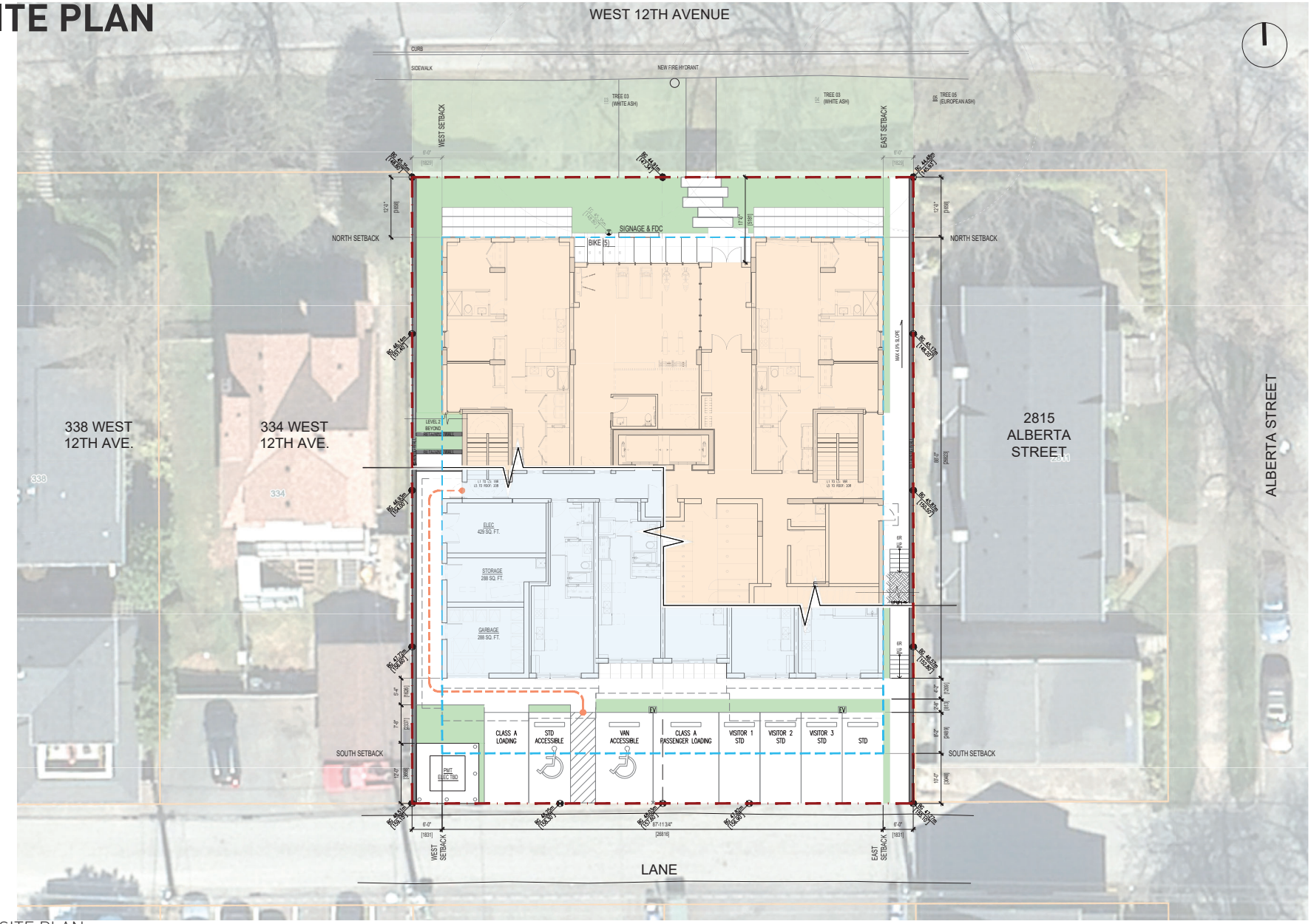


4PM



View from level 6 north facing balcony

SITE PLAN



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PLOT INFO.

NOTES

NO	DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	4 NOV 2025	CONSULTANT KICK OFF
2	20 NOV 2025	90% RZ CONSULTANT REVIEW
3	18 DEC 2025	RZ APPLICATION

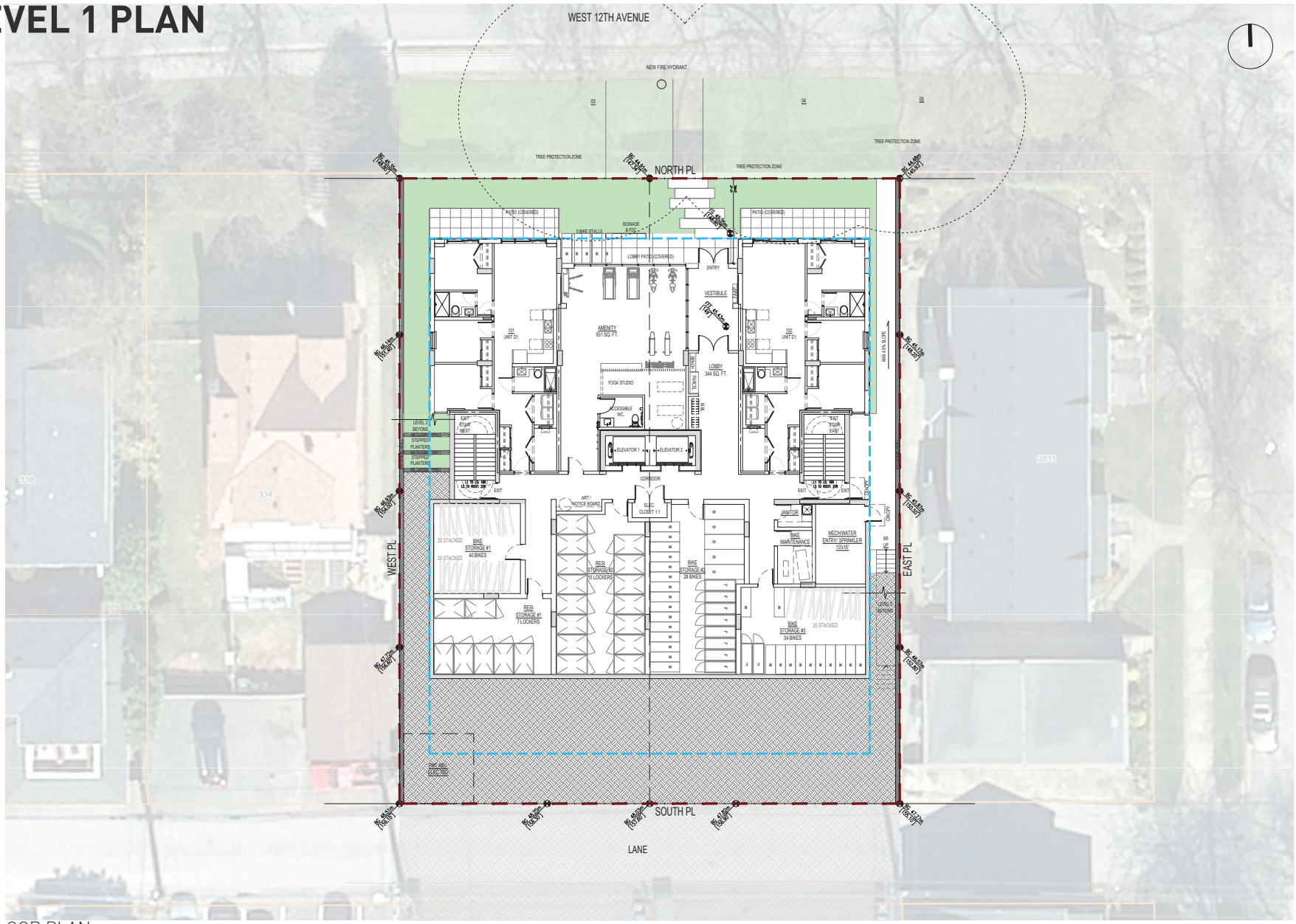
MULTI-FAMILY RENTAL BUILDING
314 - 324 WEST 12TH AVE.
VANCOUVER, BC

SITE PLAN

DATE	29 OCT 2025
DRAWN BY	XY
CHECKED BY	TL
SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	25005

A1.02

LEVEL 1 PLAN



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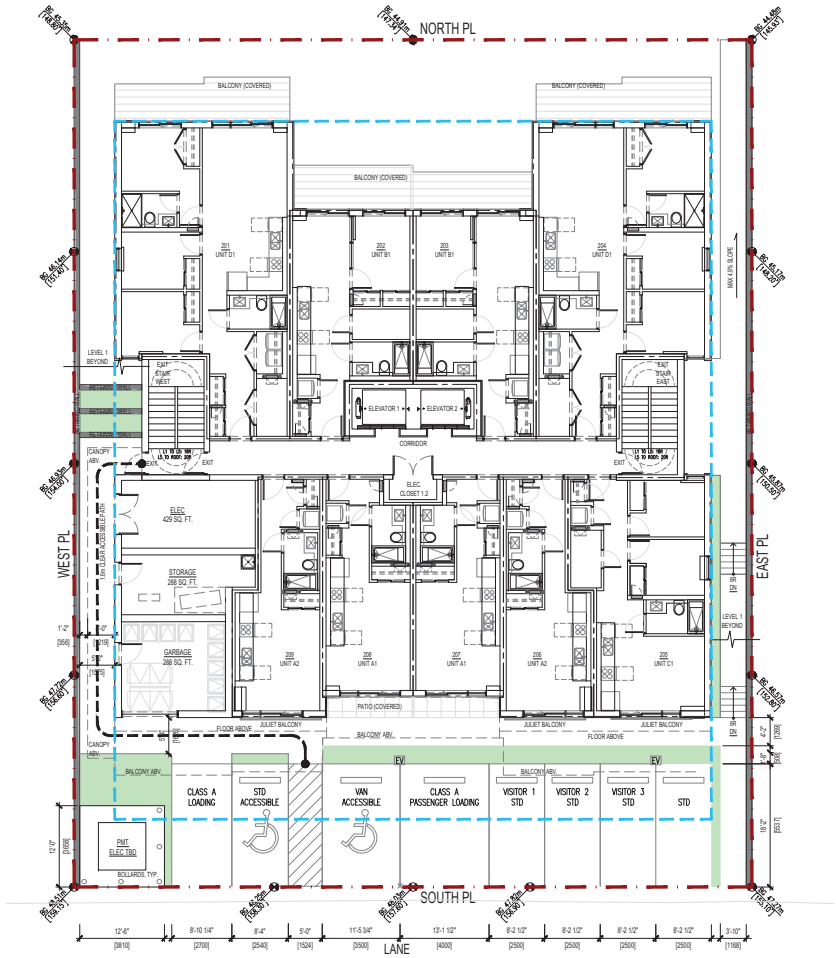
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314 - 324 WEST 12TH AVE.
VANCOUVER, BC

FLOOR PLAN
LEVEL 1

DATE	29 OCT 2025
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CHECKED BY	TL
SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	25005

A2.01

LEVEL 2 PLAN



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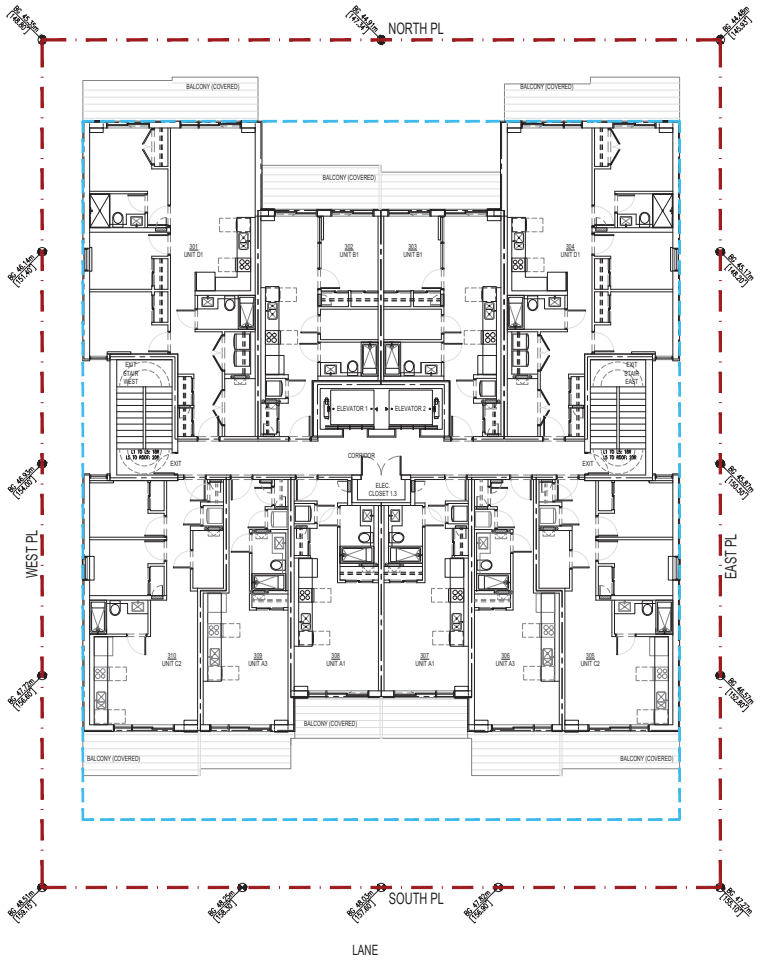
MULTI-FAMILY RENTAL BUILDING
314 - 324 WEST 12TH AVE.
VANCOUVER, BC

FLOOR PLAN
LEVEL 2

DATE	29 OCT 2025
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SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	25005

A2.02

LEVEL 3-6 PLANS



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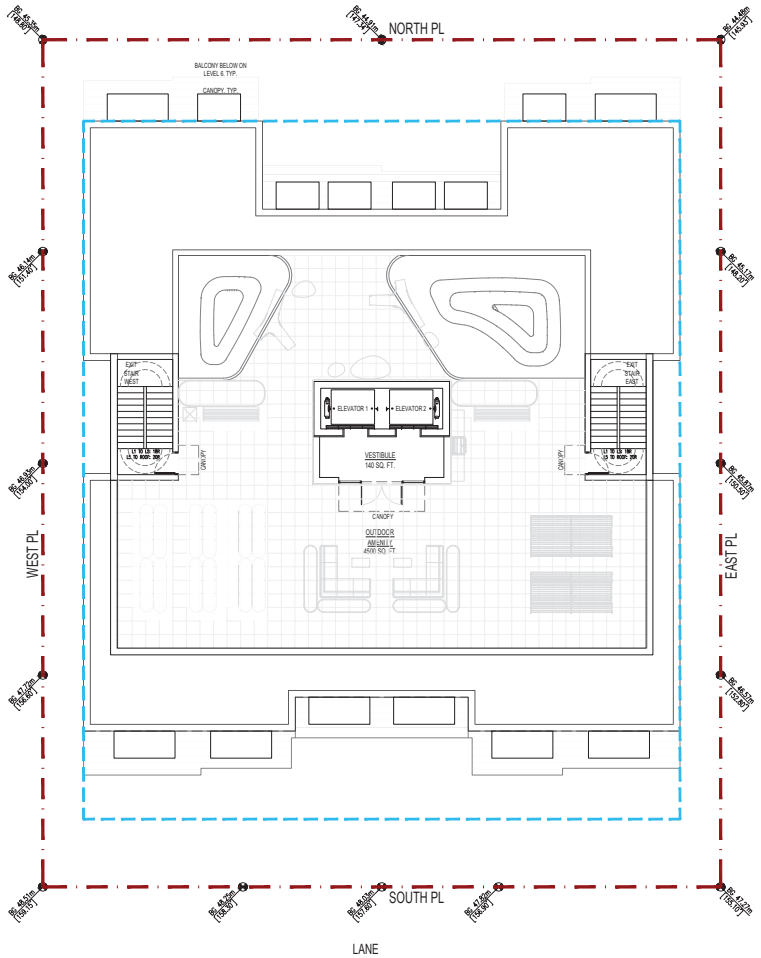
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FLOOR PLAN
LEVEL 3 - 6

DATE	29 OCT 2025
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SCALE	1/8"=1'-0" (1:96)
JOB NUMBER	25005

A2.03

ROOF PLAN



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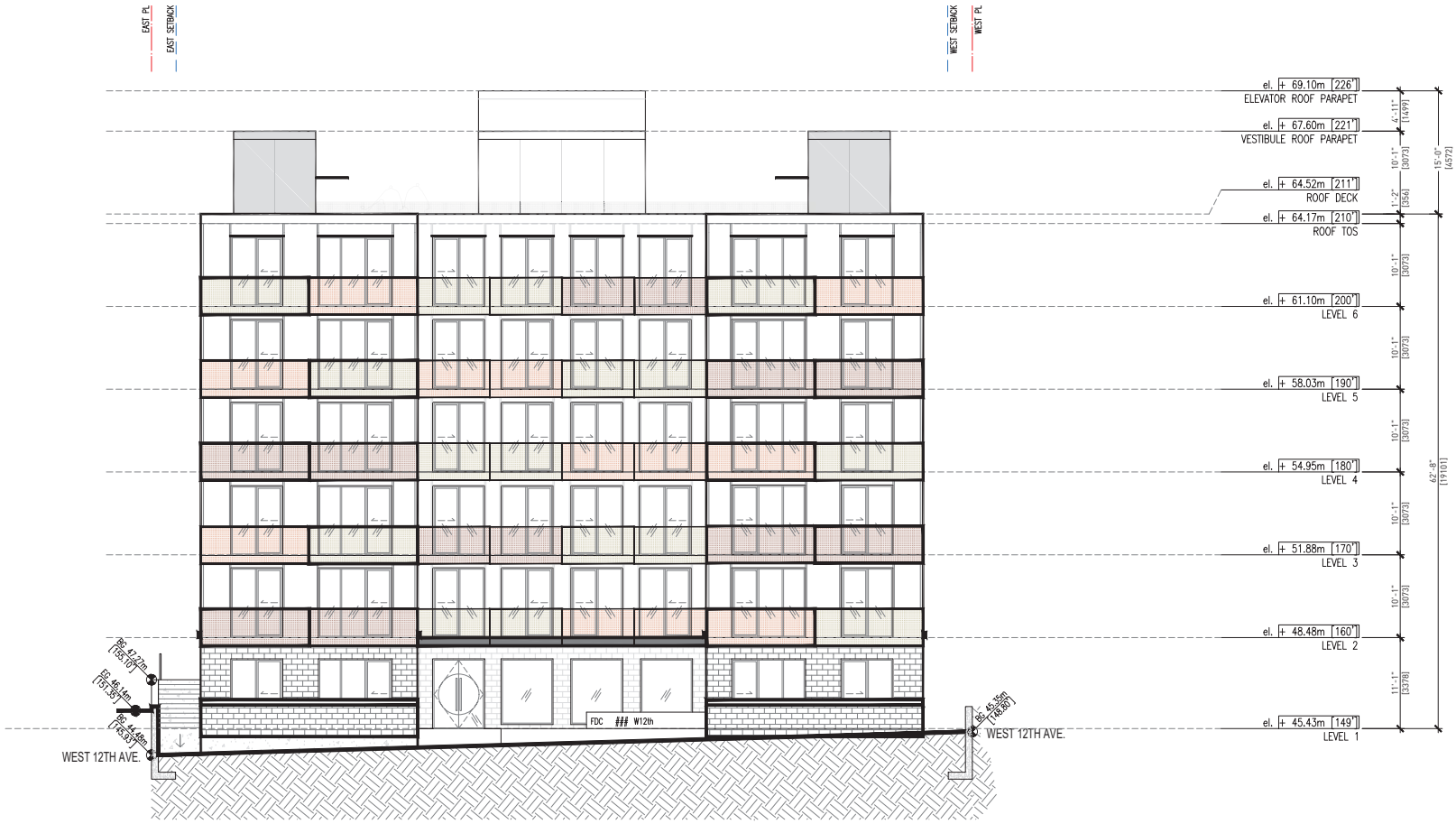
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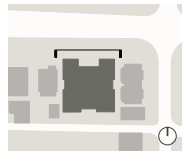
ROOF PLAN

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JOB NUMBER	25005

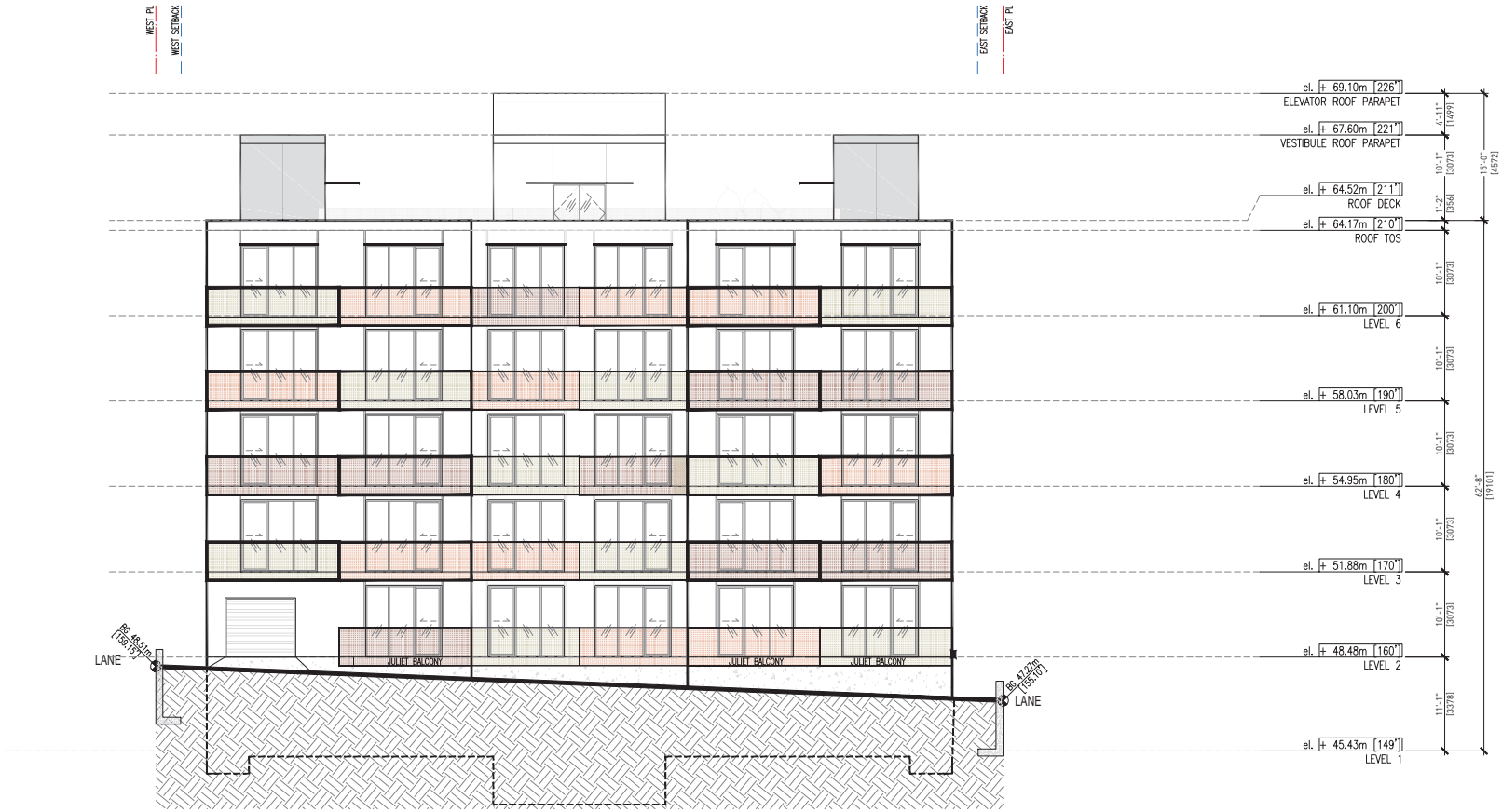
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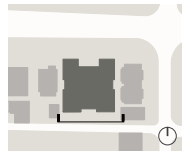
NORTH ELEVATION



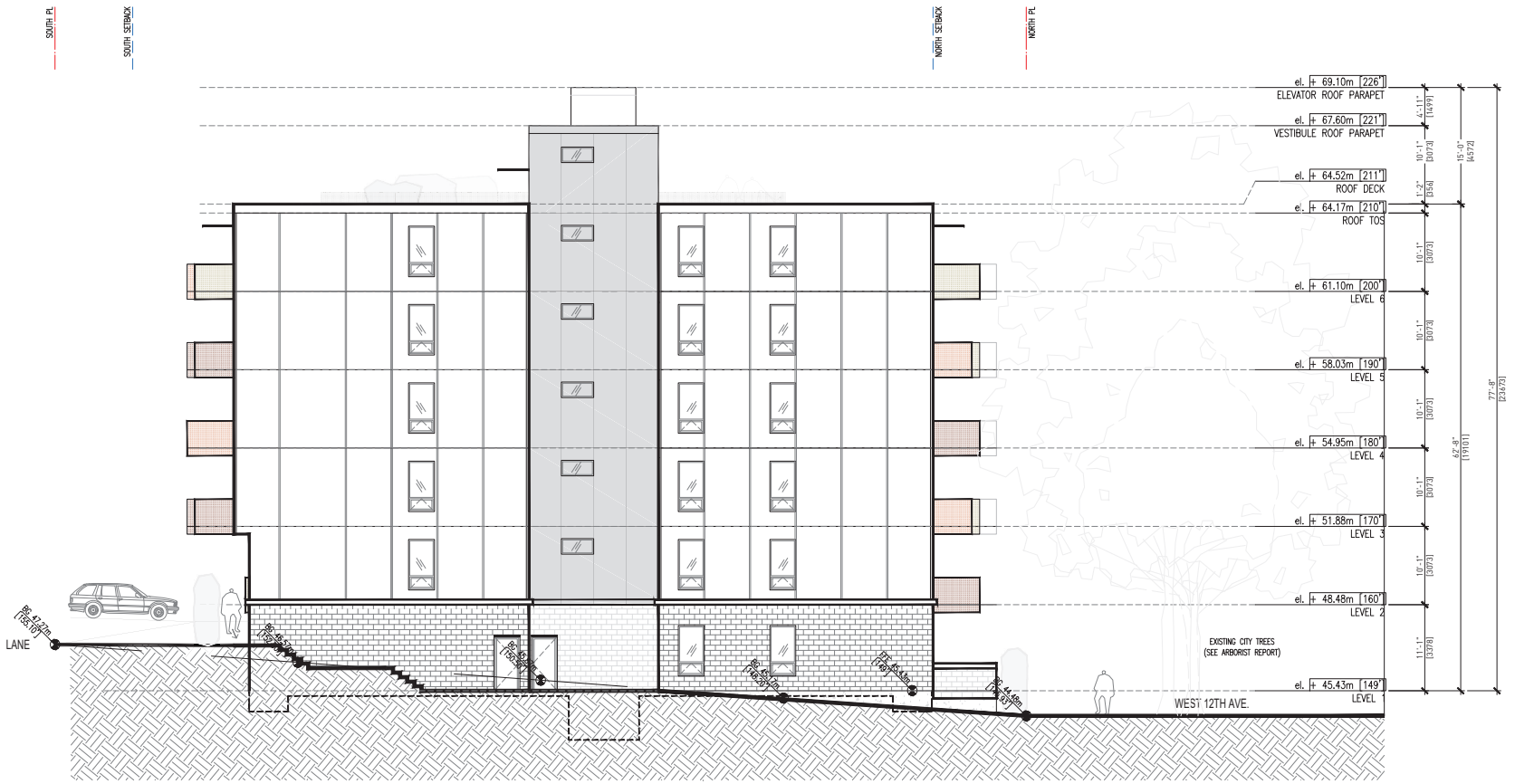


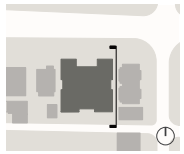
SOUTH ELEVATION



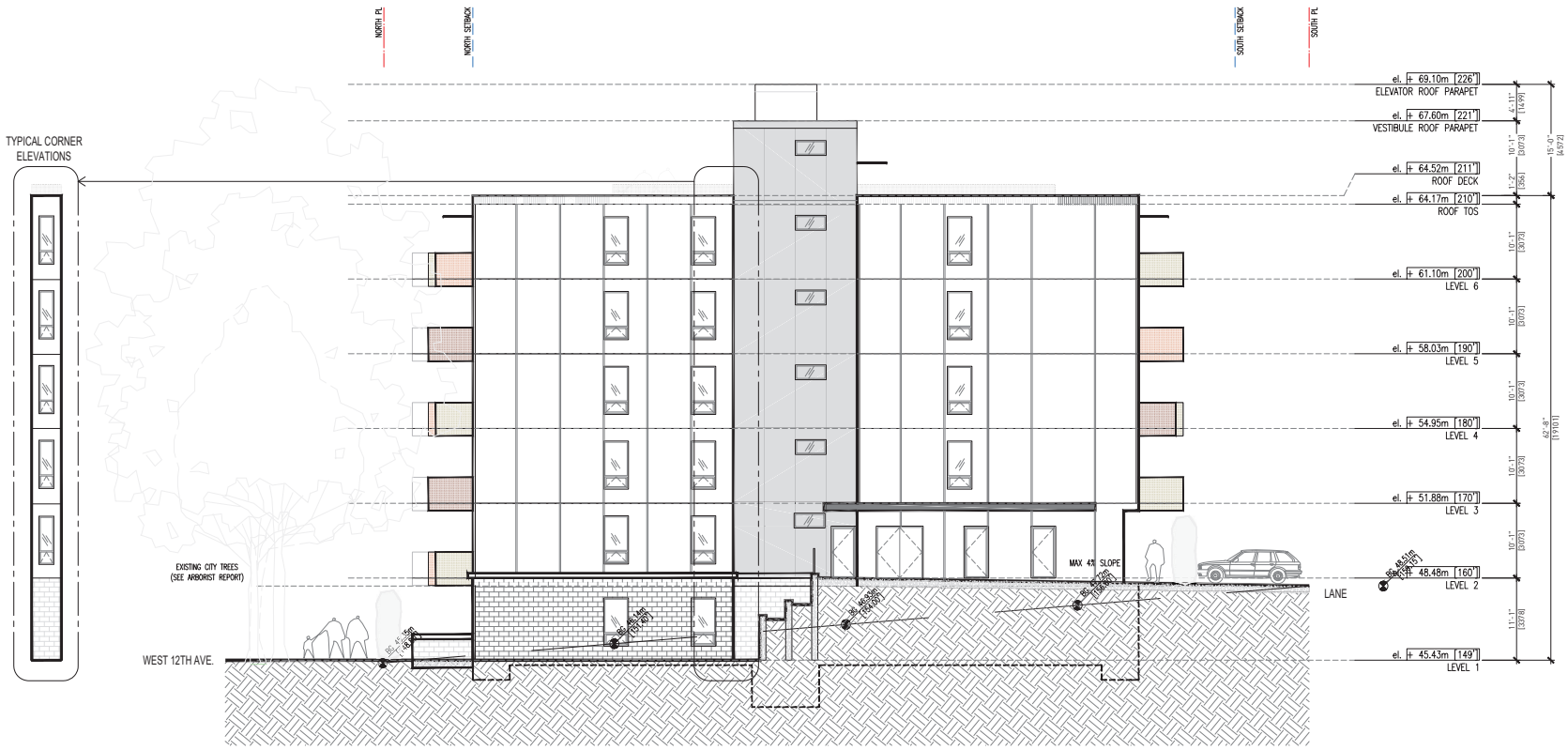


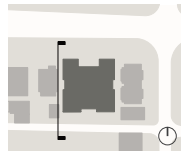
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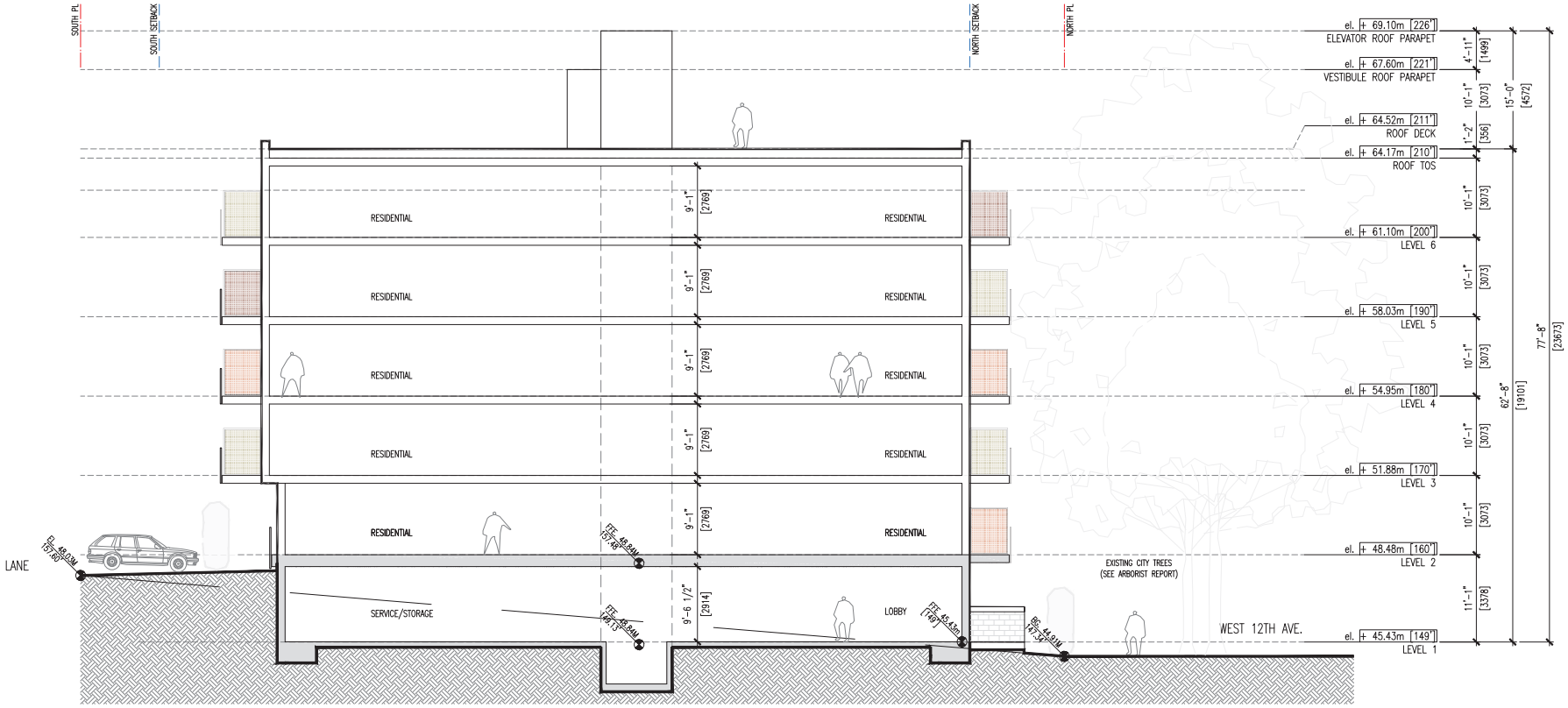


WEST ELEVATION

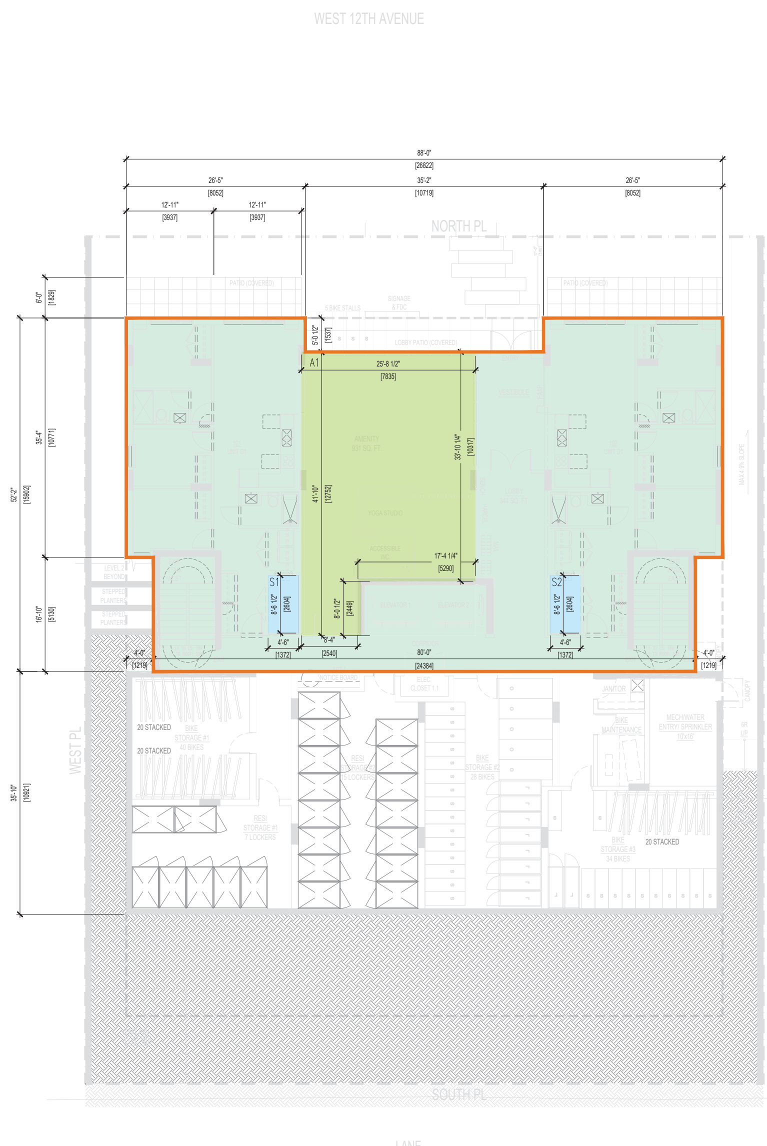




SECTION NORTH-SOUTH



FSR - LEVEL 1



[FSR] FLOOR SPACE RATIO CALCULATION:

GROSS FLOOR AREA	4281 SQ. FT. 397.72 m^2	
DENSITY AREAS	3266 SQ. FT. 303.42 m^2	

EXEMPTED INTERIOR AREAS:

A1 – IN-DOOR AMENITY	939 SQ. FT.	87.23 m^2	
S1 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2	
S2 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2	
TOTAL EXEMPTIONS	1,015 SQ. FT.	94.30 m^2	

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PLOT INFO.

NOTES

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REVISIONS

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2	20 NOV 2025	90% RZ CONSULTANT REVIEW
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4	18 MAR 2026	RZ APPLICATION REV. 1

MULTI-FAMILY RENTAL BUILDING

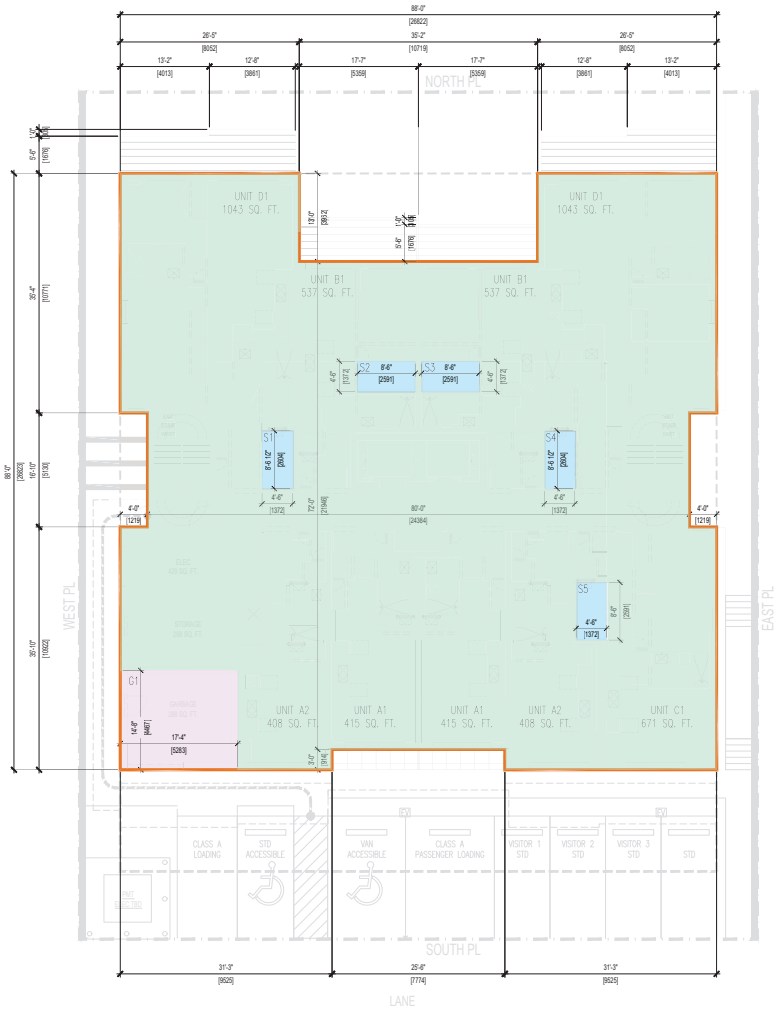
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VANCOUVER, BC

FSR OVERLAY
LEVEL 1

DATE
DRAWN BY XY
CHECKED BY TL
SCALE 1/8"=1'
JOB NUMBER 25005

A5.01

FSR - LEVEL 2



[FSR] FLOOR SPACE RATIO CALCULATION:

GROSS FLOOR AREA	7076 SQ. FT.	657.38 m^2
DENSITY AREAS	6630 SQ. FT.	615.95 m^2

EXEMPTED INTERIOR AREAS:

G1 – GARBAGE ROOM	254 SQ. FT.	23.60 m^2
S1 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S2 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S3 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S4 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S5 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
TOTAL EXEMPTIONS	444 SQ. FT.	21.25 m^2

4.5 FLOOR SPACE RATION PLANS

gbl
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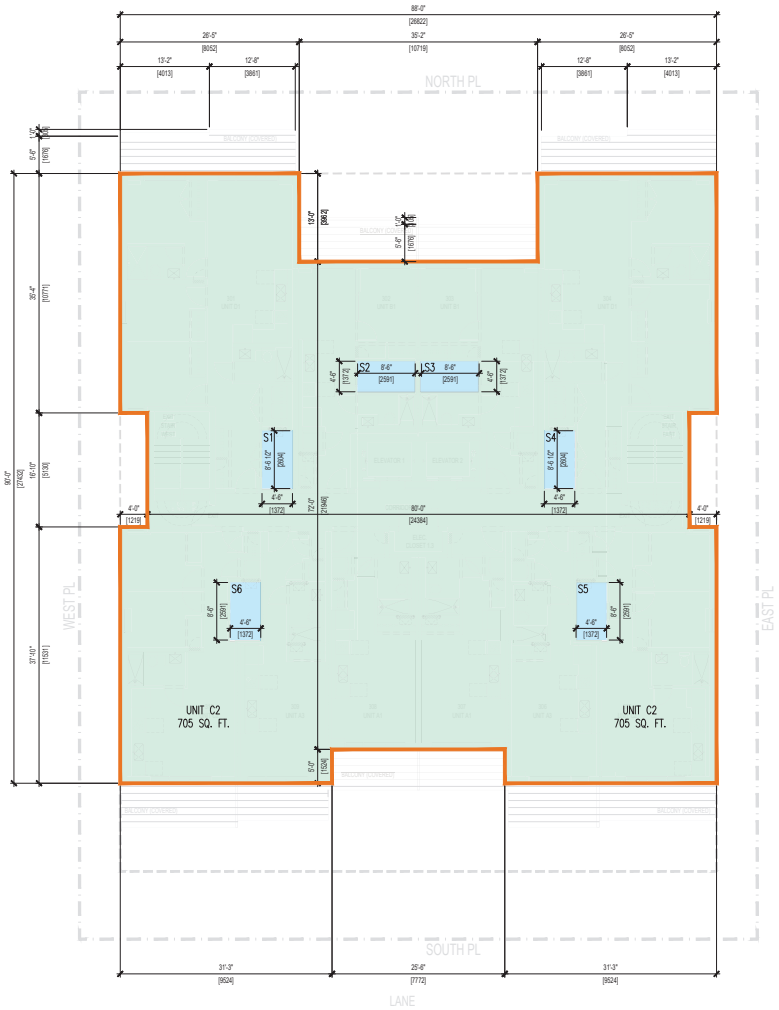
MULTI-FAMILY RENTAL BUILDING
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FSR OVERLAY LEVEL 2

DATE	
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CHECKED BY	TL
SCALE	1/8"=1'
JOB NUMBER	25005

A5.02

FSR - LEVEL 3-6



[FSR] FLOOR SPACE RATIO CALCULATION:

GROSS FLOOR AREA	7201 SQ. FT.	668.99 m^2
DENSITY AREAS	6970 SQ. FT.	647.53 m^2

EXEMPTED INTERIOR AREAS:

S1 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
S2 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
S3 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
S4 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
S5 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
S6 – IN–SUITE STORAGE	38 SQ. FT.	3.53 m^2
TOTAL EXEMPTIONS	228 SQ. FT.	21.18 m^2

4.5 FLOOR SPACE RATION PLANS

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PLOT INFO:

NOTES

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REVISIONS

NO.	DATE	REMARKS
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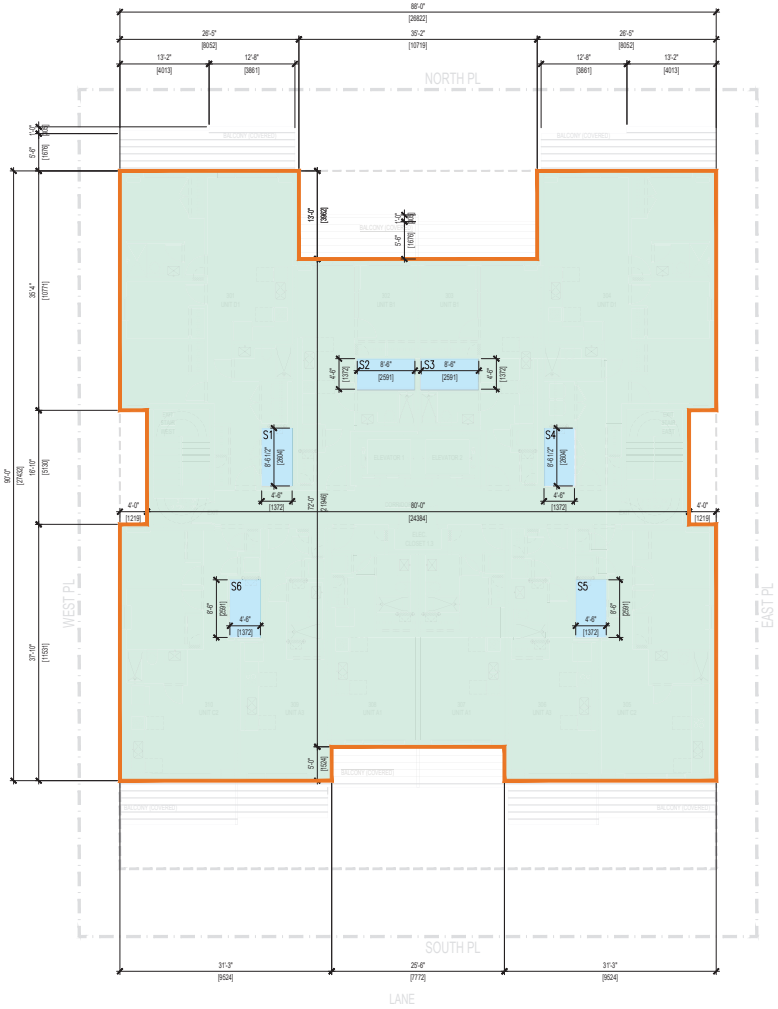
MULTI-FAMILY
RENTAL
BUILDING
314 - 324 WEST 12TH AVE.
VANCOUVER, BC

FSR OVERLAY
LEVEL 3 to 6

DATE	
DRAWN BY	XY
CHECKED BY	TL
SCALE	1/8"=1'
JOB NUMBER	25005

A5.03

FSR - ROOF



[FSR] FLOOR SPACE RATIO CALCULATION:

GROSS FLOOR AREA	7201 SQ. FT.	668.99 m^2
DENSITY AREAS	6970 SQ. FT.	647.53 m^2

EXEMPTED INTERIOR AREAS:

S1 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S2 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S3 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S4 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S5 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
S6 – IN-SUITE STORAGE	38 SQ. FT.	3.53 m^2
TOTAL EXEMPTIONS	228 SQ. FT.	21.18 m^2

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NOTES

NO DESCRIPTION

REVISIONS

NO.	DATE	REMARKS
1	4 NOV 2025	CONSULTANT KICK OFF
2	20 NOV 2025	90% RZ CONSULTANT REVIEW
3	18 DEC 2025	RZ APPLICATION
4	18 MAR 2026	RZ APPLICATION REV. 1

MULTI-FAMILY
RENTAL
BUILDING
314 - 324 WEST 12TH AVE.
VANCOUVER, BC

FSR OVERLAY
ROOF LEVEL

DATE	
DRAWN BY	XY
CHECKED BY	TL
SCALE	1/8"=1'
JOB NUMBER	25005

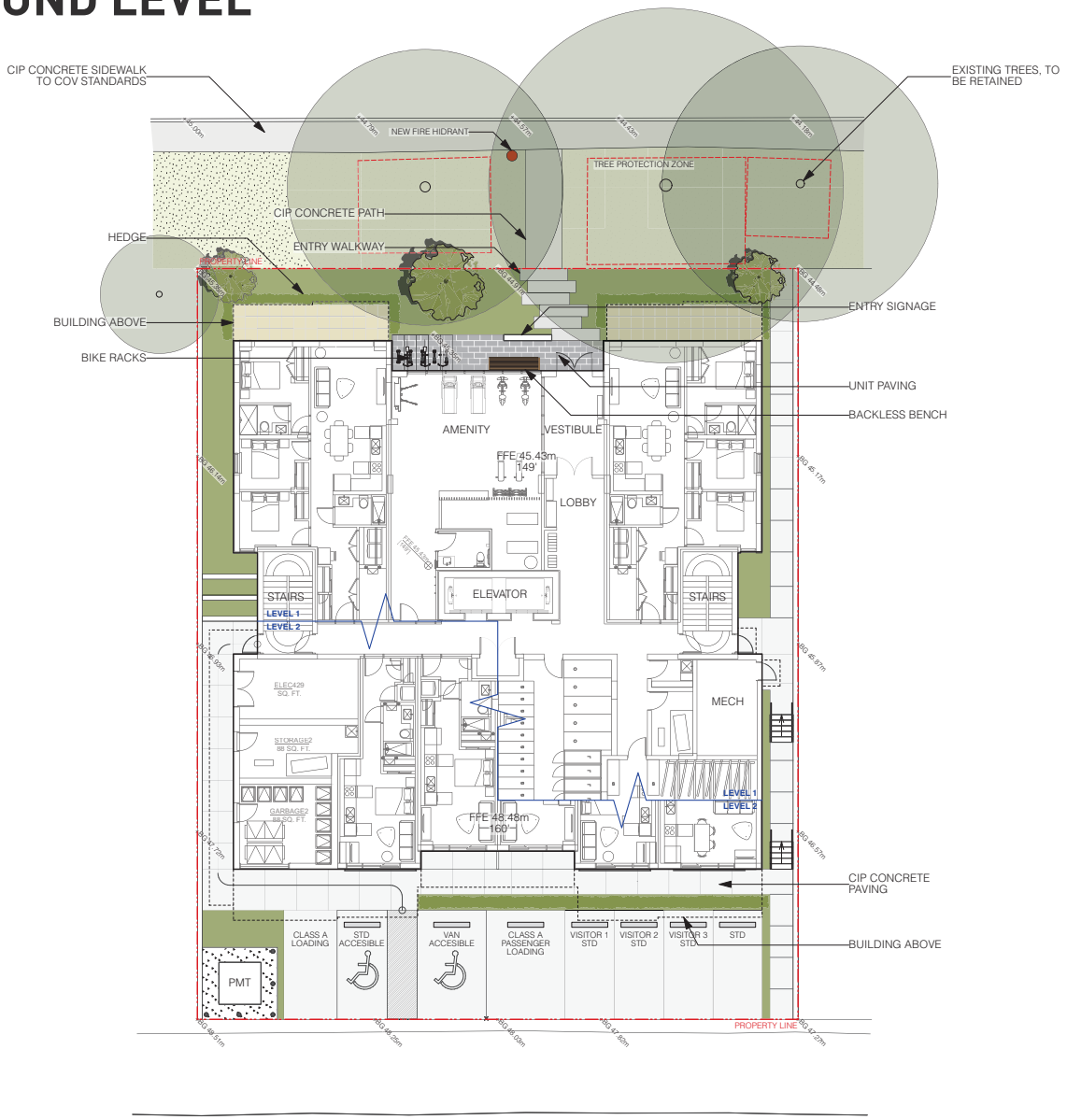
A5.04

5 | LANDSCAPE



View from roof top looking east

LANDSCAPE - GROUND LEVEL



5.1 GROUND FLOOR LANDSCAPE CONCEPT

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
perryandassociates.ca

Issues

No.	Description	Date
1	Issued for Rezoning	2025/12/17

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Client:
Tera Development

Project Title:
Multi-Family Rental Building

314-324 W 12th Ave
Vancouver BC

Drawing Title:
Landscape Site Plan

Project North:

Drawn By: CS

Checked By: JP

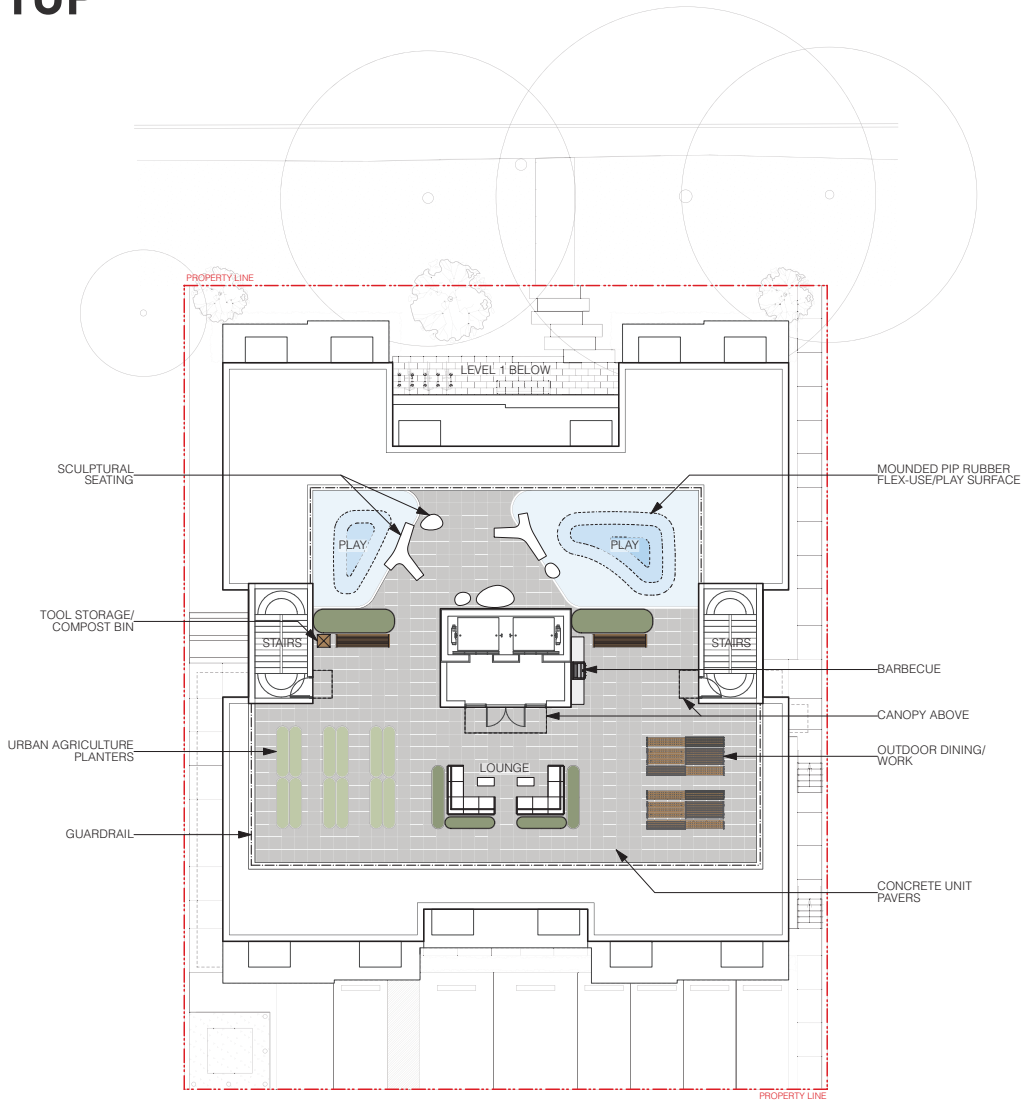
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Job No.: 25-078

Sheet No.:

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LANDSCAPE - ROOFTOP



5.2 ROOFTOP LANDSCAPE CONCEPT

P+A

Perry + Associates
Landscape Architecture
Site Planning

112 East Broadway
Vancouver, BC V5T 1V9

T: 604.738.4118
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Issues

No.	Description	Date
1	Issued for Rezoning	2025/12/17

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Client:
Tera Development

Project Title:
Multi-Family Rental Building

314-324 W 12th Ave
Vancouver BC

Drawing Title:
Landscape Rooftop Plan

Project North:

Drawn By: CS

Checked By: JP

Scale: 1:100

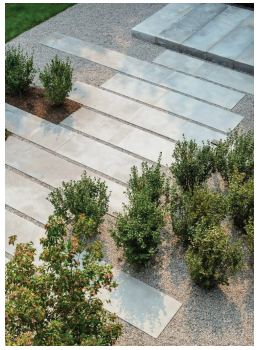
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Sheet No.:

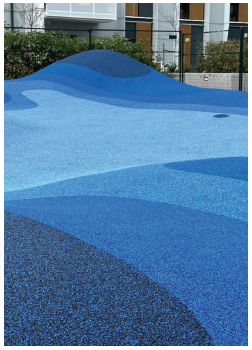
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LANDSCAPE PRECEDENTS

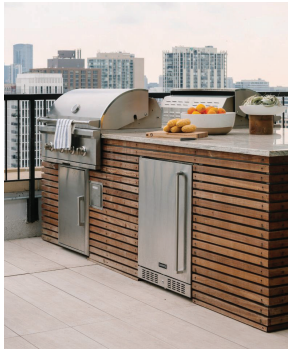

Bike Racks


Entry Walkway


Backless Bench


Mounded Play Surface


Urban Agriculture Planters


Barbecue


Picnic Table


Sculptural Seating


Lounge Seating


Feature Tree


Hedges


Ferns


Ornamental Grasses

