

The 618

Rezoning Application - Rental Building

IREDALE ARCHITECTURE

MAGNUM

REGISTERED ARCHITECT
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BRITISH COLUMBIA
2026-01-20

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1. Design Rationale

In alignment with the Cambie Corridor Plan (CCP), which allows for density to be based on site-specific urban design and public realm performance, we propose increasing the floor space ratio (FSR) to 3.08. This increase is essential for transitioning from strata units to rental units, addressing the significant demand for market rental housing in Vancouver.

We recognize the Urban Forest Canopy Strategy's goal to retain viable trees at the site edge; however, we believe that tree retention significantly impacts development feasibility. To provide similar environmental benefits, we propose installing a green roof per the "Roof-Mounted Energy Technologies and Green Roof Council approved Bulletin." We are seeking flexibility regarding the CCP's upper floor setbacks, proposing to maintain the setback only along Cambie Street. It is important to note that our site is just 11 meters from the 800-meter radius of a SkyTrain station and only one block from the future potential station at 33rd Avenue. This approach aligns well with transitional density, especially in light of the increased height and density allowed by provincial legislation (TOA). Given Vancouver's tight rental market and the needs in the Housing Needs Report, we propose a rezoning application for a six-storey, wood-frame building with a 3.08 FSR for 38 rental units. We request consideration for the FSR increase, adjustments to upper-level setbacks, and the removal of the notch requirement to ensure the feasibility of this rental-focused development.

1.1 Green Building

As part of the Rezoning Application package, a Sustainable Design Strategy has been developed to ensure the project aligns with the Green Building Policy for Rezonings, updated on July 25th, 2023. The strategy includes a detailed Energy & Emissions Design Report to verify that the building will meet the Vancouver Building By-law (VBBL) energy and emissions limits expected at the time of the first Building Permit application. This includes a Preliminary Zero Emissions Building Plan (ZEBP) Energy Checklist, a summary of energy model inputs, and an Embodied Carbon Design Report demonstrating compliance with VBBL's embodied carbon limits through tools like the Athena Impact Estimator.

Additionally, the strategy addresses resilience planning by identifying potential climate risks and proposed mitigation measures. It outlines the ownership team's commitment to enhanced commissioning and energy metering requirements, including letters of commitment to engage a Commissioning Authority and provide additional energy metering for major energy uses. This comprehensive approach ensures that all aspects of the Green Building Policy are met, providing a sustainable and resilient design for the proposed development.



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1.2 Building Form

The relatively small scale of the site dictates a simple and clean approach to the building massing. Composed of essentially two cubic volumes, with the smaller sliding into the larger, the building ‘s composition is straight forward with clean lines. Regularly sized windows arranged in repeating columns help simplify the facades, with projecting balconies providing three-dimensional relief and articulation. The materials are primarily smooth-faced panels of charcoal and light gray with wood textured metal soffits adding texture and warmth.

The front façade facing Cambie Street is punctuated with an understated entrance canopy with a covered bench and bicycle parking. It is flanked by a landscaped forecourt and a patio amenity area.

The proposed development involves a six-storey residential rental building. The design includes a rooftop featuring an amenity area and a green roof, which is intended to help mitigate stormwater runoff, reduce the urban heat island effect, and provide habitat for pollinators.





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02 Rezoning Planning Rationale

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2. Rezoning Planning Rationale

Existing Zoning: RS-1 (One Family Urban Residential)
Proposed Zoning: CD-1 (Comprehensive Development)
Lot Size: 9,983 sf (927m2)

This rezoning application is for a 6-storey building at 618 West 32nd Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. The proposed rezoning aims to enable the development of a six-storey residential building, , which will include 38 rental dwelling units and one level of underground parking. The site is located within the Queen Elizabeth neighborhood and only 2-minutes walk to the future proposed station at 33rd Ave as designated in the Cambie Corridor Plan. This development aligns with the goals of the Cambie Corridor Plan by increasing residential density and supporting the area's growth.

2.1 Policy Context

West 32nd Avenue and Cambie St Intersection

West 32nd is located at the Cambie Corridor Plan with development potential on this site up to six storeys.

The proposed development plan for the Corridor area next to Queen Elizabeth Park aims for a careful and harmonious integration with the surrounding urban environment. The design strategy acknowledges the distinct character of this location, characterized by its openness and the rhythmic arrangement of existing residences. To complement the park's expanse and enhance the neighborhood's appeal, the plan includes the incorporation of street trees, landscaped setbacks, and other green elements. The intersection at this site presents a significant opportunity to enrich the neighborhood by introducing a diverse range of housing options. This development will benefit from its proximity to transit and local services, creating a vibrant, well-connected community. The proposed build form will harmonize with the existing context while contributing to a dynamic and sustainable urban environment.

2.2 City & Neighbourhood Context

A unique location, with excellent access to public transportation and home to one of the city's main parks and hospitals (Queen Elizabeth Park and BC Children's Hospital).

However, relative to the rest of the city, Vancouver's westside has experienced minimal growth over the past decade and maintains a relatively low population density. This area features a high proportion of residents aged 65 and older, a lower percentage of renters compared to the city average, and some of the lowest rates of transit use, cycling, and walking across the city.



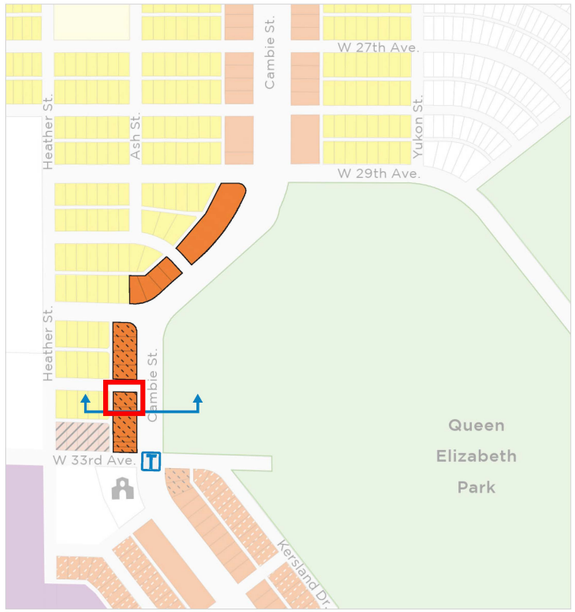
4.2.4 CAMBIE STREET: 29TH–33RD AVENUE

This portion of the Corridor sweeps around Queen Elizabeth Park, with buildings on the west side creating an edge boundary against the park lands to the east. The built form response to this unique location should acknowledge the "openness" that results from the current rhythm of existing houses. Larger openings between new buildings, for example, and shorter building frontages will help to highlight the special features of this area.

Uses: Varies
Density: 1.75–2.25 FSR*
Height: Up to 6 storeys

- Residential buildings up to 6 storeys with choice of use at-grade
- Above 4 storeys, upper floors will be stepped back from Cambie Street
- Consider opportunities to integrate small-scale locally serving commercial space focused around a future potential station at 33rd Avenue, considering the relationship to the park and surrounding neighbourhood
- Buildings will provide front doors onto the street and will seek to activate and enhance the adjacent lane by providing active uses on the rear
- Development proposals will include required public realm features (i.e., street trees, landscaped setbacks, etc.) See Cambie Corridor Public Realm Plan

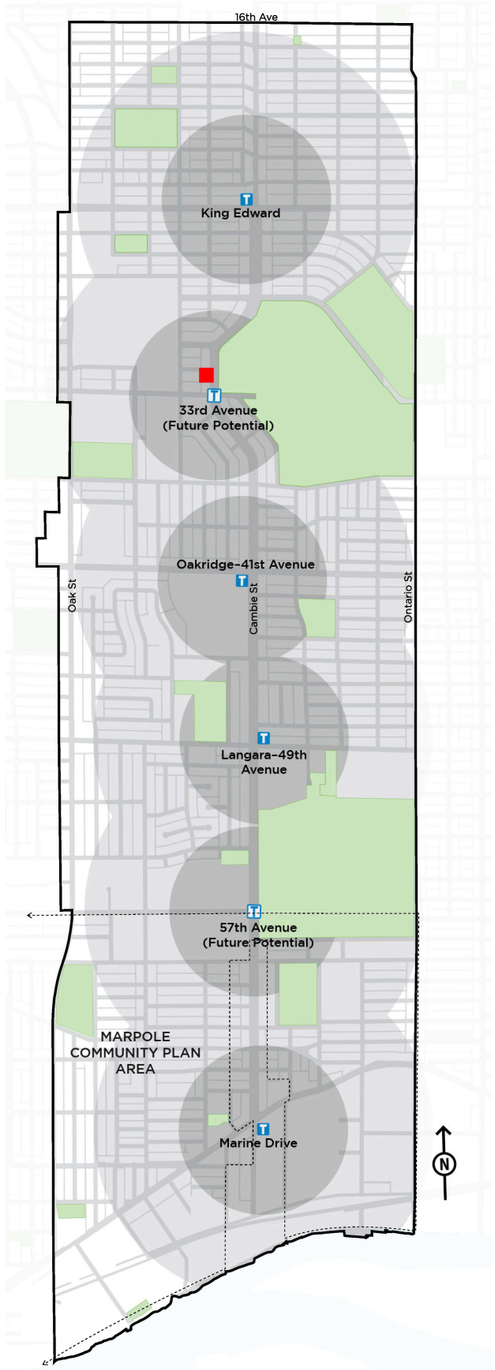
Refer to the Built Form Guidelines (Chapter 5) for more information.



Apartment (up to 6 storeys)
Choice of use (up to 6 storeys)

*The suggested FSR range is an estimate based on intended urban design performance. The development potential for each site may fall within, below, or above the FSR range. More information is provided in Chapter 5

QUEEN ELIZABETH



From north to south, the study area includes four existing Canada Line stations:

- King Edward
- Oakridge—41st Avenue
- Langara—49th Avenue
- Marine Drive

Two future potential stations have also been identified at 33rd Avenue and 57th Avenue.

Figure 1.1 shows a 400 m walking circle around each station (existing and future potential) for scale and perspective. Planning around transit stations has often focused on an area within a five-minute walk (400 m) from the station as research shows that people are generally willing to walk this distance to a minimal level of transit (i.e., a bus stop). However, willingness to walk farther distances has been shown to increase with the quality and frequency of the transit service as well as the quality of the built environment.

Given that the walking experience in these neighbourhoods is generally of high quality and the Canada Line stations represent more substantial and convenient transit, it is reasonable to conclude that a walking distance of 10 minutes (800 m) or more is the reasonable area of influence. This is the overall boundary of the Cambie Corridor study area.

The study area also overlaps with the Marpole Community Plan approved in 2014.

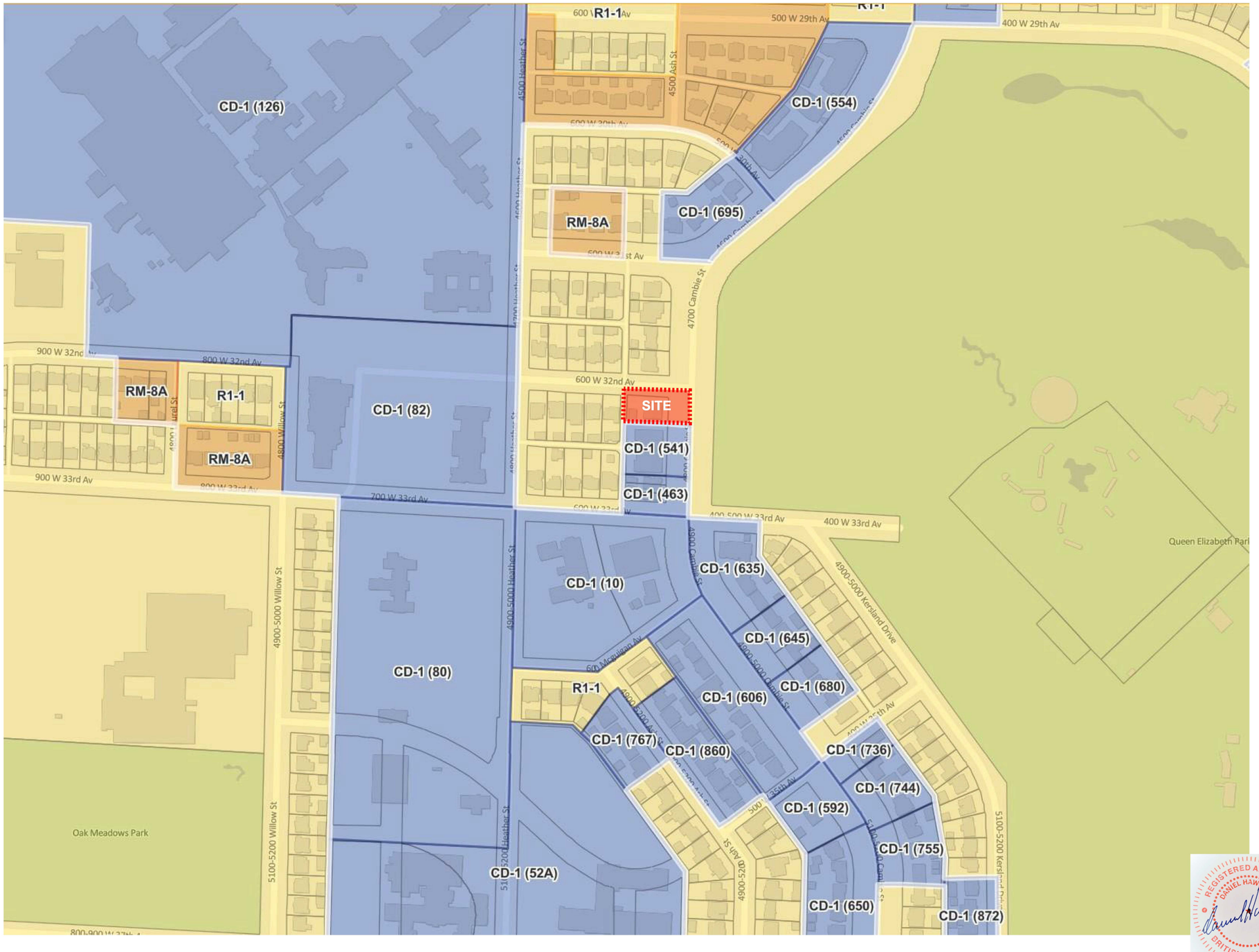
Figure 1.1: Overview of study area

LEGEND

- Existing station
- Future potential station
- 400 m walking circle
- 800 m walking circle
- Area boundary
- Marpole Community Plan (2014) area

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2.4 Zoning Context



Project Site

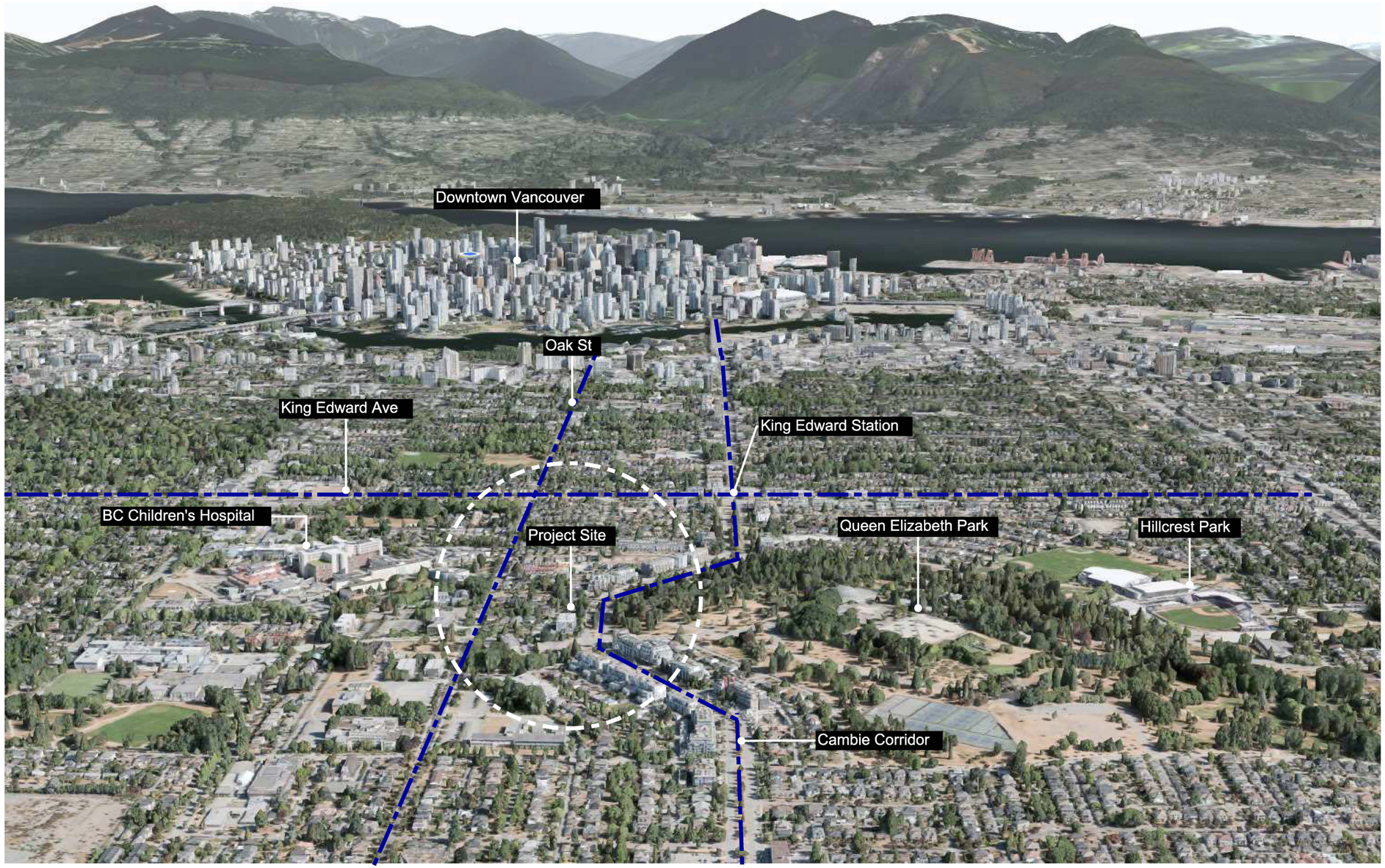
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03 Site Context

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3. Site Context

The project site is centrally located on the southwest side of Vancouver, within the Cambie Corridor, directly across from Queen Elizabeth Park and just a 7-minute walk from BC Children's Hospital. The site is ideally situated along key transportation routes. King Edward SkyTrain Station, a 10-minute walk to the north, provides access to the Canada Line, facilitating efficient transit to downtown Vancouver in approximately 10 minutes and to Richmond/YVR in about 20 minutes. Additionally, the R4 bus route along W 41st Avenue and the 25 bus route along King Edward Ave offer convenient connections to UBC to the west and Burnaby to the east. The TOA will further enhance the area by increasing density and height surrounding the King Edward Station, promoting a more vibrant, transit-friendly community.



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3.1 Site Location

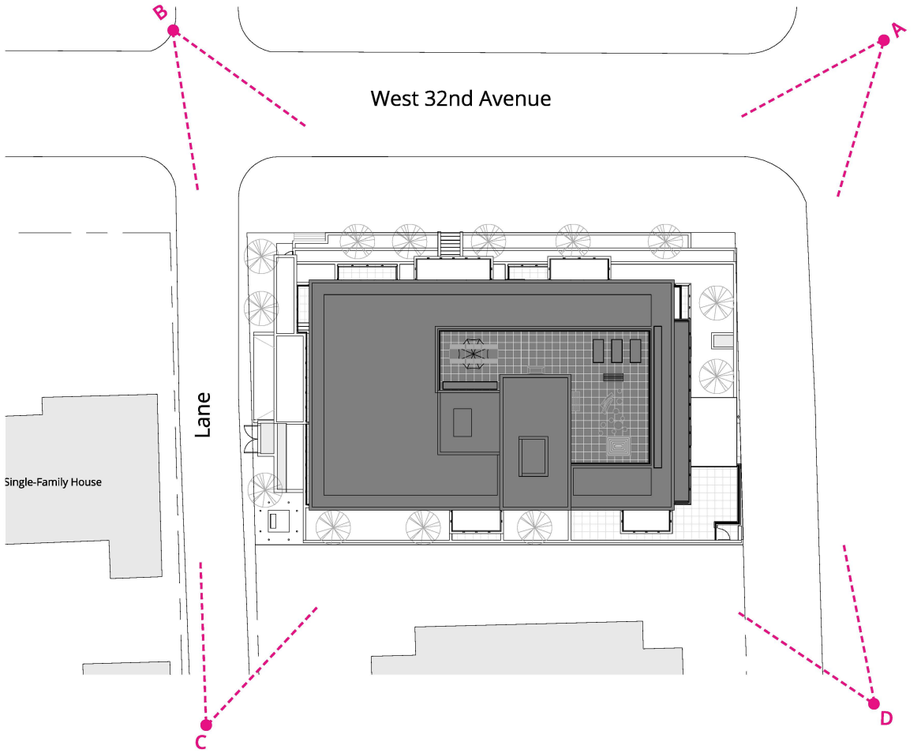


The proposed development has no impact on the View Cones or the Flight Paths to BC Children's Hospital.

- Site
- BC Children's Hospital
- Eric Hamber Secondary School
- Catholic Church
- VanDusen Botanical Garden
- Queen Elizabeth Park
- Oak Meadows Park
- Hillcrest Park

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3.2 Existing Conditions





A.



B.



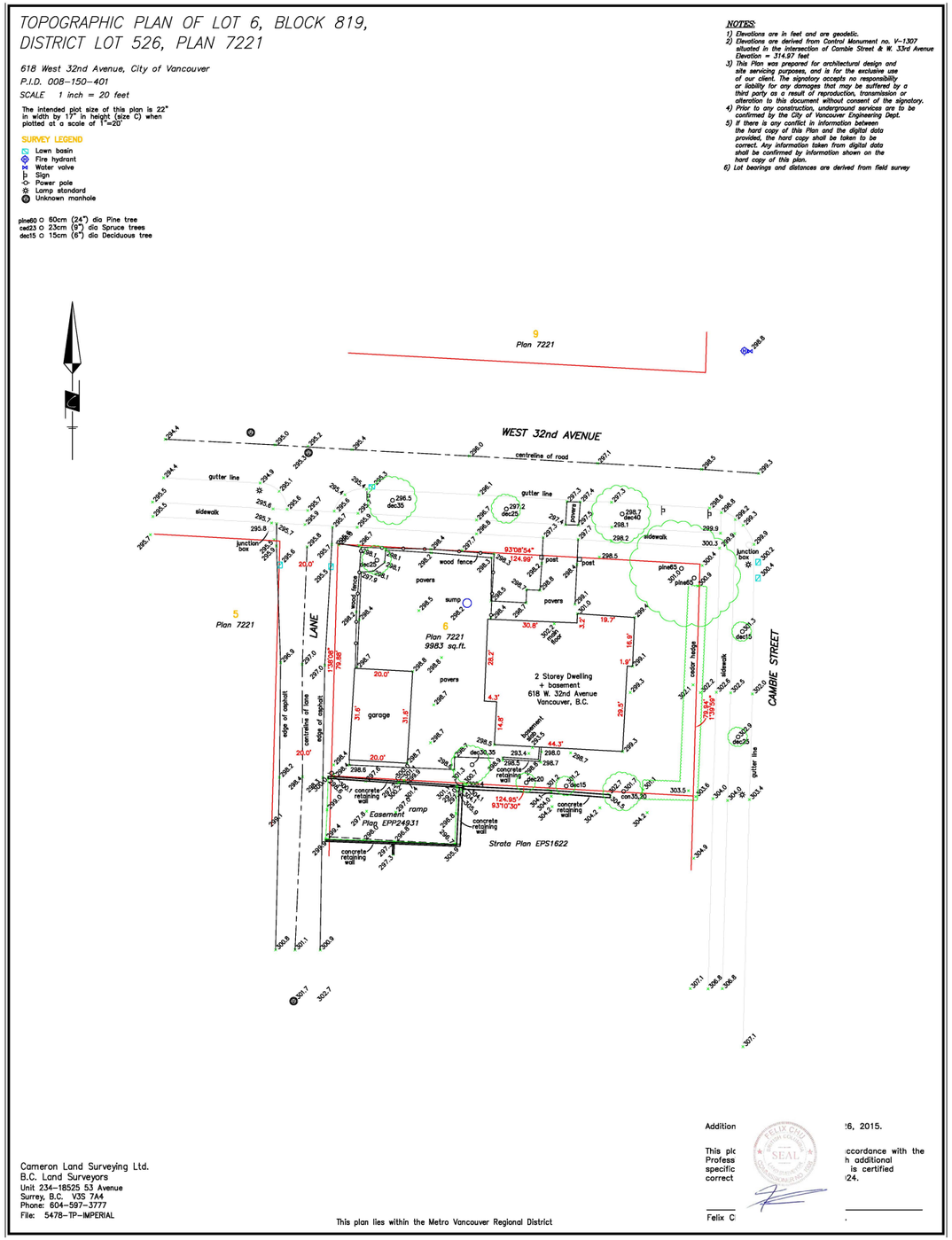
D.



C.

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3.3 Site Survey



04 Architectural Drawings



4.1 Project Information

Address
618 West 32nd Avenue Vancouver, BC V5Z 2J9

Legal Description
LOT 6, BLOCK 819, PLAN VAP7221, DISTRICT LOT 526, NEW WESTMINSTER LAND DISTRICT

PID: 008-150-401

Previous Zoning
RS-1

Proposed Zoning
CD-1

Zoning Calculations

Site Area			FSR
9,983 sf	or	927 m2	3.08

Lot Coverage	Area	Percent
Apartment	5,467 sf	55%

Building Setbacks	North	South	East	West
Proposed	3.66 m	2.7 m	3.66 m	4.2 m

Units Structure

Rental Units Mix	Distribution	Total Units Area	Avg Units Area
Studio	24% (9 Units)	3,902 sf	433 sf
One Bedroom	37% (14 Units)	8,805 sf	629 sf
Two Bedrooms	34% (13 Units)	10,387 sf	799 sf
Three Bedrooms	5% (2 Units)	2,010 sf	1,005 sf
	100% (38 Units)	25,103 sf	

Balcony Summary

FSR Area	30,212 sf
Allowable Balconies (12% FSR)	3,625 sf
Proposed Balconies	3,198 sf
Proposed Balconies (%FSR)	10.6%

Level 1	
Level 2	586 sf
Level 3	586 sf
Level 4	586 sf
Level 5	821 sf
Level 6	619 sf
Total	3,198 sf

				Exclusions			
Area Summary	Units	Residential Area	Gross Area	Amenity	In-suite Storage	Total Exclusions	**FSR Area**
Level 1	5	3,574 SF | 331.80m2	5,200 SF | 483.11m2	320 SF|29.72m2	138 SF | 12.80m2	458 SF | 42.52m2	4,742 SF | 440.59m2
Level 2	7	4,443 SF | 411.83m2	5,372 SF | 499.06m2		271 SF | 25.15m2	271 SF | 25.15m2	5,101 SF | 473.91m2
Level 3	7	4,443 SF | 411.83m2	5,372 SF | 499.06m2		271 SF | 25.15m2	271 SF | 25.15m2	5,101 SF | 473.91m2
Level 4	7	4,443 SF | 411.83m2	5,372 SF | 499.06m2		271 SF | 25.15m2	271 SF | 25.15m2	5,101 SF | 473.91m2
Level 5	6	4,116 SF | 382.41m2	4,978 SF | 462.49m2		194 SF |18.01m2	194 SF | 18.01m2	4,784 SF | 444.48m2
Level 6	6	4,116 SF | 382.41m2	4,978 SF | 462.49m2		194 SF | 18.01m2	194 SF | 18.01m2	4,784 SF | 444.48m2
Rooftop	-	-	599 SF | 55.63m2				599 SF | 55.63m2
Totals	38	25,106 SF | 2,332.40m2	31,871 SF | 2,960.92m2	320 SF|29.72m2	1,338 SF | 124.27m2	1,659 SF | 153.99m2	30,212 SF | 2,860.93m2

Storage Summary	Rental Units	In-Suite Storage	Storage in Rooms	Total Storage	Total Storage Area
Total Number of Units	38	35	1	36	1,617 sf

Schedule Unit Distribution		
Unit Name	Count	Distribution
Studio	9	24%
One Bedroom	14	37%
Two Bedrooms	13	34%
Three Bedrooms	2	5%
Units Total:	38	100%

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4.2 Area Summary & Units Breakdown

Gross Floor Area				
Level	Unit #	Name	Area SF	Area m2
DP - Level 1				
DP - Level 1		Corridor	111 SF	10.33 m²
DP - Level 1		Amenity	279 SF	25.94 m²
DP - Level 1		Elevator	61 SF	5.63 m²
DP - Level 1		Corridor	226 SF	21.03 m²
DP - Level 1		Amenity	41 SF	3.78 m²
DP - Level 1		Elec. Closet	18 SF	1.63 m²
DP - Level 1	.	Lobby	348 SF	32.30 m²
DP - Level 1	.	Vestibule	84 SF	7.81 m²
DP - Level 1	Stair 1	Stairs	185 SF	17.20 m²
DP - Level 1	Stair 2	Stairs	136 SF	12.60 m²
DP - Level 1	Unit 101	Studio	437 SF	40.56 m²
DP - Level 1	Unit 102	Two Bedrooms	771 SF	71.60 m²
DP - Level 1	Unit 102	Storage	25 SF	2.32 m²
DP - Level 1	Unit 103	Two Bedrooms	789 SF	73.34 m²
DP - Level 1	Unit 103	Storage	33 SF	3.04 m²
DP - Level 1	Unit 104	Two Bedrooms	861 SF	80.01 m²
DP - Level 1	Unit 104	Storage	40 SF	3.76 m²
DP - Level 1	Unit 105	One Bedroom	716 SF	66.55 m²
DP - Level 1	Unit 105	Storage	40 SF	3.69 m²
			5200 SF	483.11 m²
DP - Level 2				
DP - Level 2		Elevator	61 SF	5.64 m²
DP - Level 2		Corridor	308 SF	28.64 m²
DP - Level 2		Elec. Closet	18 SF	1.69 m²
DP - Level 2	Stair 1	Stairs	145 SF	13.51 m²
DP - Level 2	Stair 2	Stairs	136 SF	12.60 m²
DP - Level 2	Unit 201	Studio	426 SF	39.61 m²
DP - Level 2	Unit 201	Storage	40 SF	3.74 m²
DP - Level 2	Unit 202	Two Bedrooms	752 SF	69.85 m²
DP - Level 2	Unit 202	Storage	34 SF	3.18 m²
DP - Level 2	Unit 203	Two Bedrooms	842 SF	78.20 m²
DP - Level 2	Unit 203	Storage	40 SF	3.68 m²
DP - Level 2	Unit 204	One Bedroom	550 SF	51.10 m²
DP - Level 2	Unit 204	Storage	40 SF	3.67 m²
DP - Level 2	Unit 205	Studio	445 SF	41.30 m²
DP - Level 2	Unit 205	Storage	40 SF	3.69 m²
DP - Level 2	Unit 206	One Bedroom	720 SF	66.92 m²
DP - Level 2	Unit 206	Storage	40 SF	3.72 m²
DP - Level 2	Unit 207	One Bedroom	698 SF	64.85 m²
DP - Level 2	Unit 207	Storage	37 SF	3.47 m²
			5372 SF	499.06 m²

Gross Floor Area				
Level	Unit #	Name	Area SF	Area m2
DP - Level 3				
DP - Level 3		Corridor	308 SF	28.64 m²
DP - Level 3		Elevator	61 SF	5.64 m²
DP - Level 3		Elec. Closet	18 SF	1.69 m²
DP - Level 3	Stair 1	Stairs	145 SF	13.51 m²
DP - Level 3	Stair 2	Stairs	136 SF	12.60 m²
DP - Level 3	Unit 301	Studio	426 SF	39.61 m²
DP - Level 3	Unit 301	Storage	40 SF	3.74 m²
DP - Level 3	Unit 302	Two Bedrooms	752 SF	69.85 m²
DP - Level 3	Unit 302	Storage	34 SF	3.18 m²
DP - Level 3	Unit 303	Two Bedrooms	842 SF	78.20 m²
DP - Level 3	Unit 303	Storage	40 SF	3.68 m²
DP - Level 3	Unit 304	One Bedroom	550 SF	51.10 m²
DP - Level 3	Unit 304	Storage	40 SF	3.67 m²
DP - Level 3	Unit 305	Studio	445 SF	41.30 m²
DP - Level 3	Unit 305	Storage	40 SF	3.69 m²
DP - Level 3	Unit 306	One Bedroom	720 SF	66.92 m²
DP - Level 3	Unit 306	Storage	40 SF	3.72 m²
DP - Level 3	Unit 307	One Bedroom	698 SF	64.85 m²
DP - Level 3	Unit 307	Storage	37 SF	3.47 m²
			5372 SF	499.06 m²
DP - Level 4				
DP - Level 4		Elevator	61 SF	5.64 m²
DP - Level 4		Corridor	308 SF	28.64 m²
DP - Level 4		Elec. Closet	18 SF	1.69 m²
DP - Level 4	Stair 1	Stairs	145 SF	13.51 m²
DP - Level 4	Stair 2	Stairs	136 SF	12.60 m²
DP - Level 4	Unit 401	Studio	426 SF	39.61 m²
DP - Level 4	Unit 401	Storage	40 SF	3.74 m²
DP - Level 4	Unit 402	Two Bedrooms	752 SF	69.85 m²
DP - Level 4	Unit 402	Storage	34 SF	3.18 m²
DP - Level 4	Unit 403	Storage	40 SF	3.68 m²
DP - Level 4	Unit 403	Two Bedrooms	842 SF	78.20 m²
DP - Level 4	Unit 404	One Bedroom	550 SF	51.10 m²
DP - Level 4	Unit 404	Storage	40 SF	3.67 m²
DP - Level 4	Unit 405	Studio	445 SF	41.30 m²
DP - Level 4	Unit 405	Storage	40 SF	3.69 m²
DP - Level 4	Unit 406	One Bedroom	720 SF	66.92 m²
DP - Level 4	Unit 406	Storage	40 SF	3.72 m²
DP - Level 4	Unit 407	One Bedroom	698 SF	64.85 m²
DP - Level 4	Unit 407	Storage	37 SF	3.47 m²
			5372 SF	499.06 m²

Gross Floor Area				
Level	Unit #	Name	Area SF	Area m2
DP - Level 5				
DP - Level 5		Corridor	309 SF	28.73 m²
DP - Level 5		Elevator	61 SF	5.63 m²
DP - Level 5		Elec. Closet	18 SF	1.67 m²
DP - Level 5	Stair 1	Stairs	145 SF	13.45 m²
DP - Level 5	Stair 2	Stairs	136 SF	12.60 m²
DP - Level 5	Unit 501	Studio	426 SF	39.59 m²
DP - Level 5	Unit 501	Storage	40 SF	3.75 m²
DP - Level 5	Unit 502	Two Bedrooms	752 SF	69.84 m²
DP - Level 5	Unit 502	Storage	34 SF	3.18 m²
DP - Level 5	Unit 503	Two Bedrooms	842 SF	78.20 m²
DP - Level 5	Unit 503	Storage	40 SF	3.68 m²
DP - Level 5	Unit 504	One Bedroom	550 SF	51.10 m²
DP - Level 5	Unit 504	Storage	40 SF	3.67 m²
DP - Level 5	Unit 505	Three Bedrooms	1005 SF	93.37 m²
DP - Level 5	Unit 505	Storage	40 SF	3.72 m²
DP - Level 5	Unit 506	One Bedroom	542 SF	50.31 m²
			4978 SF	462.49 m²
DP - Level 6				
DP - Level 6		Elevator	61 SF	5.63 m²
DP - Level 6		Corridor	309 SF	28.70 m²
DP - Level 6		Elec. Closet	18 SF	1.67 m²
DP - Level 6	Stair 1	Stairs	145 SF	13.45 m²
DP - Level 6	Stair 2	Stairs	136 SF	12.62 m²
DP - Level 6	Unit 601	Studio	426 SF	39.59 m²
DP - Level 6	Unit 601	Storage	40 SF	3.75 m²
DP - Level 6	Unit 602	Storage	34 SF	3.18 m²
DP - Level 6	Unit 602	Two Bedrooms	752 SF	69.84 m²
DP - Level 6	Unit 603	Two Bedrooms	842 SF	78.21 m²
DP - Level 6	Unit 603	Storage	40 SF	3.68 m²
DP - Level 6	Unit 604	One Bedroom	550 SF	51.11 m²
DP - Level 6	Unit 604	Storage	40 SF	3.67 m²
DP - Level 6	Unit 605	Three Bedrooms	1005 SF	93.37 m²
DP - Level 6	Unit 605	Storage	40 SF	3.72 m²
DP - Level 6	Unit 606	One Bedroom	542 SF	50.31 m²
			4978 SF	462.49 m²
DP - Roof				
DP - Roof		Mechanical	202 SF	18.77 m²
DP - Roof		Janitor	48 SF	4.49 m²
DP - Roof		Stairs	155 SF	14.42 m²
DP - Roof		Corridor	132 SF	12.27 m²
DP - Roof		Elevator	61 SF	5.68 m²
			599 SF	55.63 m²
			31871 SF	2960.92 m²



4.3 Area Summary & Units Breakdown

Residential Net Area - Rental Units

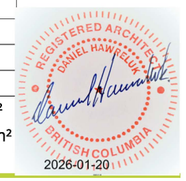
Level	Unit #	Name	Area SF	Area m2
DP - Level 1				
DP - Level 1	Unit 101	Studio	437 SF	40.56 m²
DP - Level 1	Unit 102	Two Bedrooms	771 SF	71.60 m²
DP - Level 1	Unit 103	Two Bedrooms	789 SF	73.34 m²
DP - Level 1	Unit 104	Two Bedrooms	861 SF	80.01 m²
DP - Level 1	Unit 105	One Bedroom	716 SF	66.55 m²
			3574 SF	332.06 m²
DP - Level 2				
DP - Level 2	Unit 201	Studio	426 SF	39.61 m²
DP - Level 2	Unit 202	Two Bedrooms	752 SF	69.85 m²
DP - Level 2	Unit 203	Two Bedrooms	842 SF	78.20 m²
DP - Level 2	Unit 204	One Bedroom	550 SF	51.10 m²
DP - Level 2	Unit 205	Studio	445 SF	41.30 m²
DP - Level 2	Unit 206	One Bedroom	720 SF	66.92 m²
DP - Level 2	Unit 207	One Bedroom	698 SF	64.85 m²
			4433 SF	411.83 m²
DP - Level 3				
DP - Level 3	Unit 301	Studio	426 SF	39.61 m²
DP - Level 3	Unit 302	Two Bedrooms	752 SF	69.85 m²
DP - Level 3	Unit 303	Two Bedrooms	842 SF	78.20 m²
DP - Level 3	Unit 304	One Bedroom	550 SF	51.10 m²
DP - Level 3	Unit 305	Studio	445 SF	41.30 m²
DP - Level 3	Unit 306	One Bedroom	720 SF	66.92 m²
DP - Level 3	Unit 307	One Bedroom	698 SF	64.85 m²
			4433 SF	411.83 m²
DP - Level 4				
DP - Level 4	Unit 401	Studio	426 SF	39.61 m²
DP - Level 4	Unit 402	Two Bedrooms	752 SF	69.85 m²
DP - Level 4	Unit 403	Two Bedrooms	842 SF	78.20 m²
DP - Level 4	Unit 404	One Bedroom	550 SF	51.10 m²
DP - Level 4	Unit 405	Studio	445 SF	41.30 m²
DP - Level 4	Unit 406	One Bedroom	720 SF	66.92 m²
DP - Level 4	Unit 407	One Bedroom	698 SF	64.85 m²
			4433 SF	411.83 m²
DP - Level 5				
DP - Level 5	Unit 501	Studio	426 SF	39.59 m²
DP - Level 5	Unit 502	Two Bedrooms	752 SF	69.84 m²
DP - Level 5	Unit 503	Two Bedrooms	842 SF	78.20 m²
DP - Level 5	Unit 504	One Bedroom	550 SF	51.10 m²
DP - Level 5	Unit 505	Three Bedrooms	1005 SF	93.37 m²
DP - Level 5	Unit 506	One Bedroom	542 SF	50.31 m²
			4116 SF	382.41 m²
DP - Level 6				
DP - Level 6	Unit 601	Studio	426 SF	39.59 m²
DP - Level 6	Unit 602	Two Bedrooms	752 SF	69.84 m²
DP - Level 6	Unit 603	Two Bedrooms	842 SF	78.21 m²
DP - Level 6	Unit 604	One Bedroom	550 SF	51.11 m²
DP - Level 6	Unit 605	Three Bedrooms	1005 SF	93.37 m²
DP - Level 6	Unit 606	One Bedroom	542 SF	50.31 m²
			4116 SF	382.43 m²
Units Total: 38			25106 SF	2332.40 m²

In Suite Bulk Storage Area - Exclusion Area

Level	Unit #	Name	Area SF	Area m2
DP - Level 1				
DP - Level 1	Unit 102	Storage	25 SF	2.32 m²
DP - Level 1	Unit 103	Storage	33 SF	3.04 m²
DP - Level 1	Unit 104	Storage	40 SF	3.76 m²
DP - Level 1	Unit 105	Storage	40 SF	3.69 m²
			138 SF	12.80 m²
DP - Level 2				
DP - Level 2	Unit 201	Storage	40 SF	3.74 m²
DP - Level 2	Unit 202	Storage	34 SF	3.18 m²
DP - Level 2	Unit 203	Storage	40 SF	3.68 m²
DP - Level 2	Unit 204	Storage	40 SF	3.67 m²
DP - Level 2	Unit 205	Storage	40 SF	3.69 m²
DP - Level 2	Unit 206	Storage	40 SF	3.72 m²
DP - Level 2	Unit 207	Storage	37 SF	3.47 m²
			271 SF	25.15 m²
DP - Level 3				
DP - Level 3	Unit 301	Storage	40 SF	3.74 m²
DP - Level 3	Unit 302	Storage	34 SF	3.18 m²
DP - Level 3	Unit 303	Storage	40 SF	3.68 m²
DP - Level 3	Unit 304	Storage	40 SF	3.67 m²
DP - Level 3	Unit 305	Storage	40 SF	3.69 m²
DP - Level 3	Unit 306	Storage	40 SF	3.72 m²
DP - Level 3	Unit 307	Storage	37 SF	3.47 m²
			271 SF	25.15 m²
DP - Level 4				
DP - Level 4	Unit 401	Storage	40 SF	3.74 m²
DP - Level 4	Unit 402	Storage	34 SF	3.18 m²
DP - Level 4	Unit 403	Storage	40 SF	3.68 m²
DP - Level 4	Unit 404	Storage	40 SF	3.67 m²
DP - Level 4	Unit 405	Storage	40 SF	3.69 m²
DP - Level 4	Unit 406	Storage	40 SF	3.72 m²
DP - Level 4	Unit 407	Storage	37 SF	3.47 m²
			271 SF	25.15 m²
DP - Level 5				
DP - Level 5	Unit 501	Storage	40 SF	3.75 m²
DP - Level 5	Unit 502	Storage	34 SF	3.18 m²
DP - Level 5	Unit 503	Storage	40 SF	3.68 m²
DP - Level 5	Unit 504	Storage	40 SF	3.67 m²
DP - Level 5	Unit 505	Storage	40 SF	3.72 m²
			194 SF	18.01 m²
DP - Level 6				
DP - Level 6	Unit 601	Storage	40 SF	3.75 m²
DP - Level 6	Unit 602	Storage	34 SF	3.18 m²
DP - Level 6	Unit 603	Storage	40 SF	3.68 m²
DP - Level 6	Unit 604	Storage	40 SF	3.67 m²
DP - Level 6	Unit 605	Storage	40 SF	3.72 m²
			194 SF	18.01 m²
Units Total: 35			1338 SF	124.27 m²

Total Residential Area - Rental Units

Level	Unit #	Area SF	Area m2
DP - Level 1			
DP - Level 1	Unit 101	437 SF	40.56 m²
DP - Level 1	Unit 102	796 SF	73.91 m²
DP - Level 1	Unit 103	822 SF	76.38 m²
DP - Level 1	Unit 104	902 SF	83.77 m²
DP - Level 1	Unit 105	756 SF	70.23 m²
		3712 SF	344.86 m²
DP - Level 2			
DP - Level 2	Unit 201	467 SF	43.34 m²
DP - Level 2	Unit 202	786 SF	73.03 m²
DP - Level 2	Unit 203	881 SF	81.89 m²
DP - Level 2	Unit 204	590 SF	54.78 m²
DP - Level 2	Unit 205	484 SF	44.99 m²
DP - Level 2	Unit 206	760 SF	70.64 m²
DP - Level 2	Unit 207	735 SF	68.32 m²
		4704 SF	436.98 m²
DP - Level 3			
DP - Level 3	Unit 301	467 SF	43.34 m²
DP - Level 3	Unit 302	786 SF	73.03 m²
DP - Level 3	Unit 303	881 SF	81.89 m²
DP - Level 3	Unit 304	590 SF	54.78 m²
DP - Level 3	Unit 305	484 SF	44.99 m²
DP - Level 3	Unit 306	760 SF	70.64 m²
DP - Level 3	Unit 307	735 SF	68.32 m²
		4704 SF	436.98 m²
DP - Level 4			
DP - Level 4	Unit 401	467 SF	43.34 m²
DP - Level 4	Unit 402	786 SF	73.03 m²
DP - Level 4	Unit 403	881 SF	81.89 m²
DP - Level 4	Unit 404	590 SF	54.78 m²
DP - Level 4	Unit 405	484 SF	44.99 m²
DP - Level 4	Unit 406	760 SF	70.64 m²
DP - Level 4	Unit 407	735 SF	68.32 m²
		4704 SF	436.98 m²
DP - Level 5			
DP - Level 5	Unit 501	467 SF	43.34 m²
DP - Level 5	Unit 502	786 SF	73.02 m²
DP - Level 5	Unit 503	881 SF	81.89 m²
DP - Level 5	Unit 504	590 SF	54.78 m²
DP - Level 5	Unit 505	1045 SF	97.09 m²
DP - Level 5	Unit 506	542 SF	50.31 m²
		4310 SF	400.42 m²
DP - Level 6			
DP - Level 6	Unit 601	467 SF	43.34 m²
DP - Level 6	Unit 602	786 SF	73.02 m²
DP - Level 6	Unit 603	881 SF	81.89 m²
DP - Level 6	Unit 604	590 SF	54.78 m²
DP - Level 6	Unit 605	1045 SF	97.10 m²
DP - Level 6	Unit 606	542 SF	50.31 m²
		4310 SF	400.44 m²
Units Total		26443 SF	2456.67 m²



Parking Summary

Accessible Requirement (4.8.4)		
1 per first 7 Units	req total	1
0.0034 per additional Unit	(38-7)*0.034 =	1
Total required		2

	Vehicle		Accessible		Visitor	
	Required	Provided	Required	Provided	Required	Provided
Residential	N/A	11	2	2	2	2

Small Car Count		
Allowable Small Car Stalls	38 * 0.25	9 Max
Proposed Small Cars		2

Bycicle Parking Summary		Req'd/Allowed	Provided	Percent
Class A				
(1.5 stalls * unit below 65 sm / 2.5 * unit between 65 sm and 105 sm / 3 * unit over 105 sm)		76 stalls		
+ 30% additional Class A bicycle parking spaces as per TDM Plan B		23 stalls		
Tot. Required		99 stalls	101 Stalls	
Required Horizontal Stalls			10	10%
Required Horizontal Oversized	(Min 5% + 5% TDM Plan B)	10	12	12%
Required Stacked	(Max 30%)	30	30	30%
Required Vertical Stalls	(Max 30%)	30	25	25%
Required Lockers	(Min 10% + 10% TDB Plan B)	20	24	23%
Class B				
Tot. Required (2 stalls for first 20 units + 1 for every additional 20 units)		3	5	



4.4 Renderings



View from

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DANIEL HAWELUK
BRITISH COLUMBIA
2026-01-20

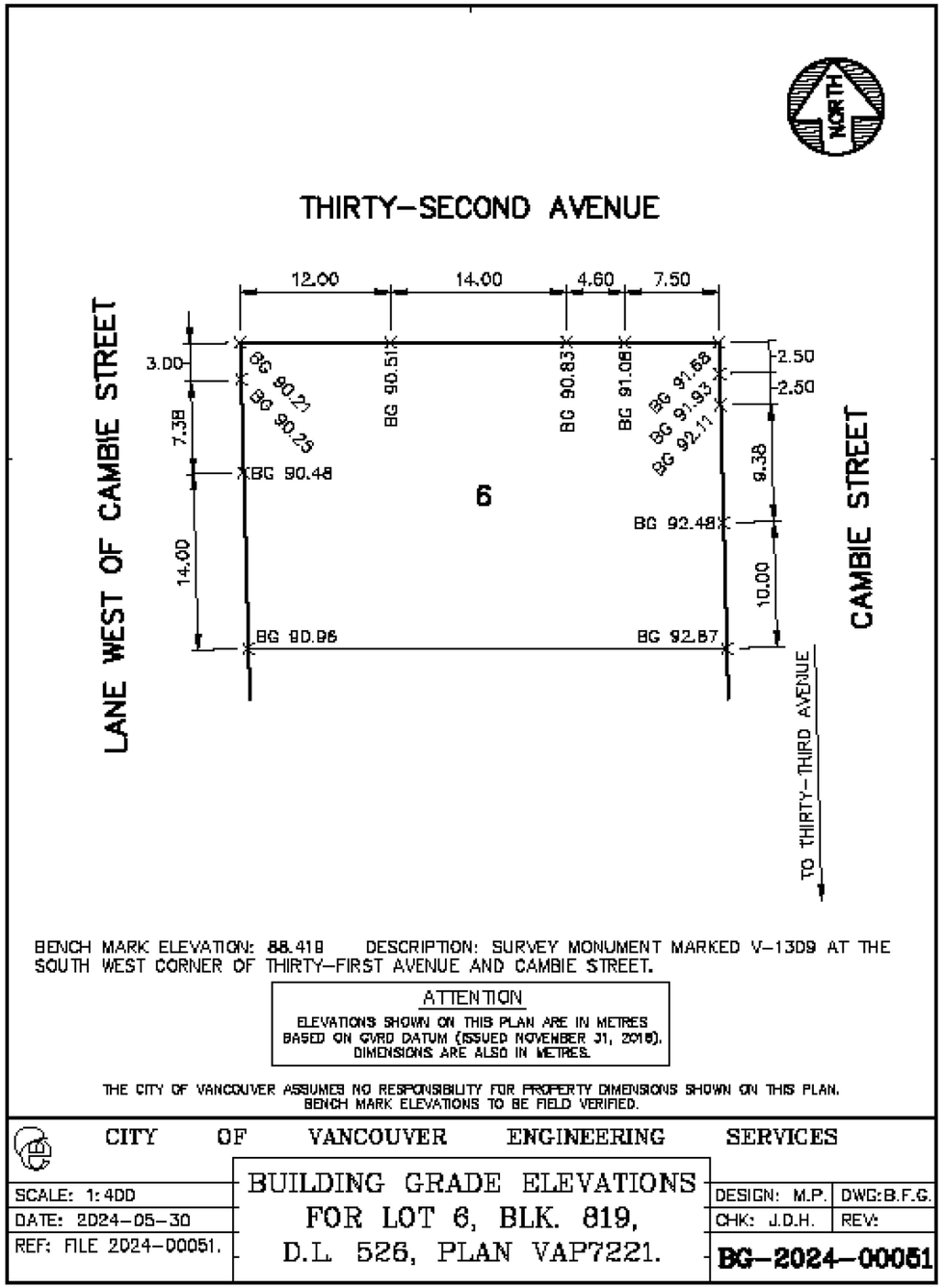
4.4 Renderings


View from Cambie St


View from West 32nd and Lane intersection

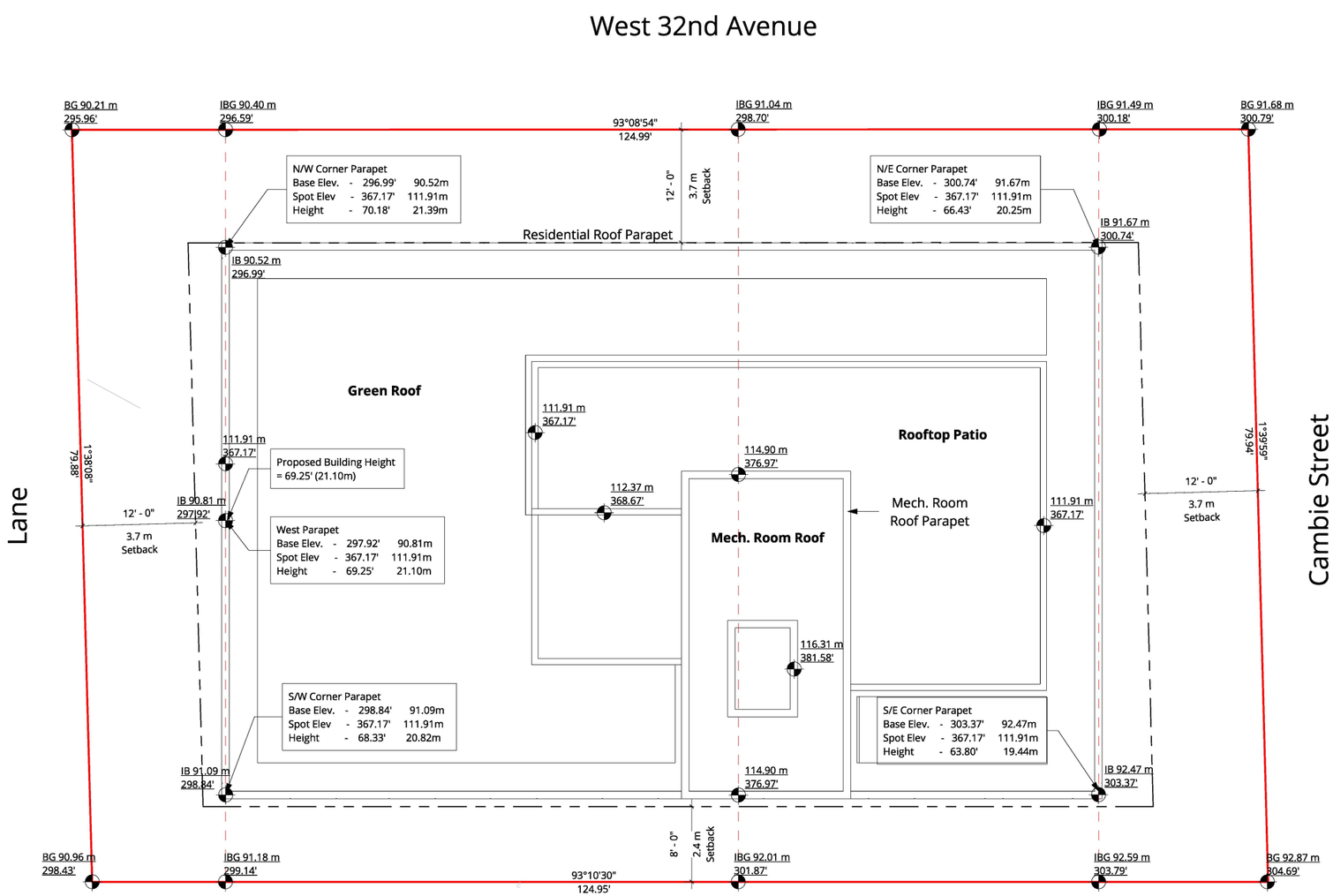

View from Lane


View from West 32nd and Cambie St i



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2026-01-20

4.6 Interpolated Roof Calculations

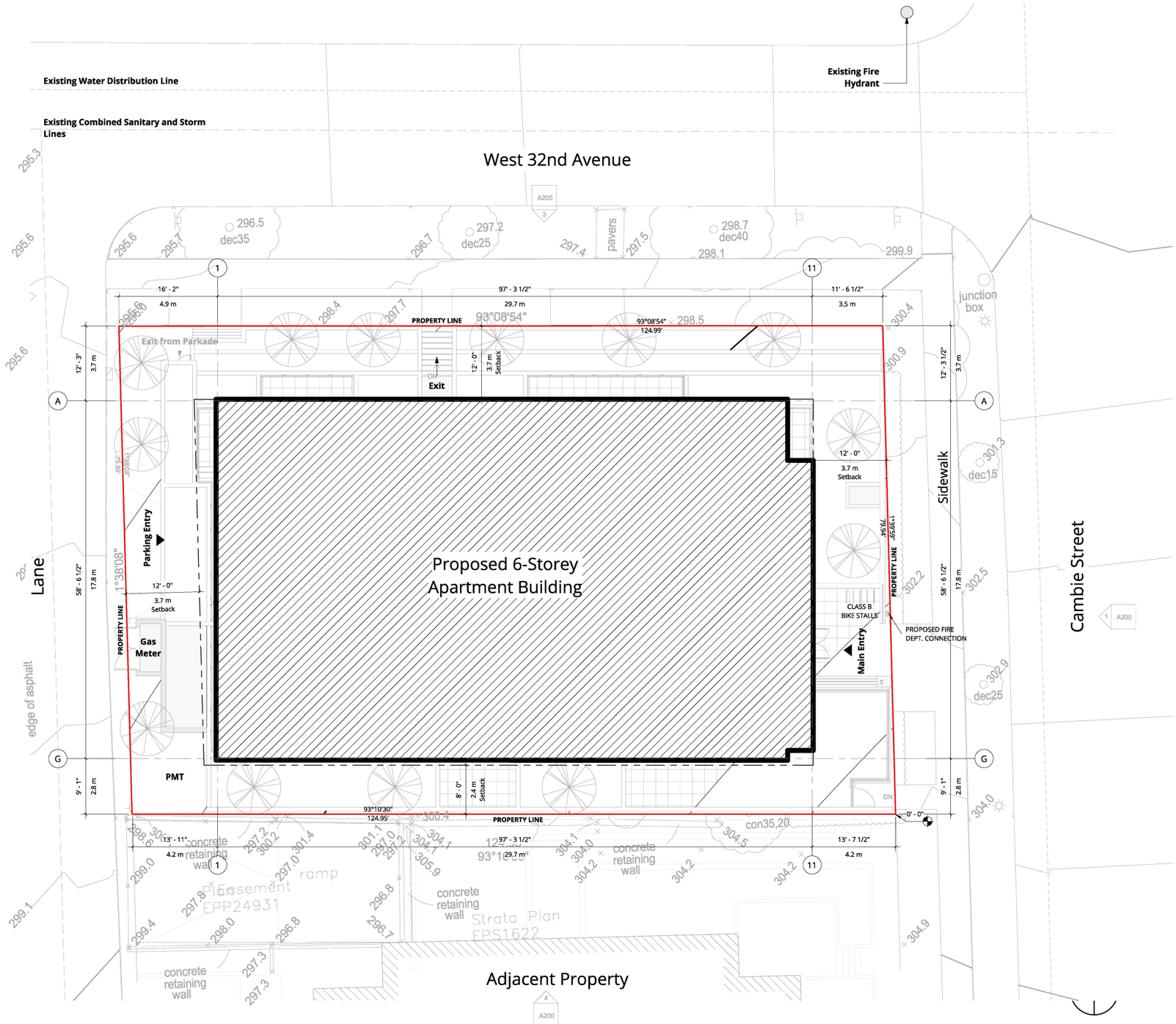


Legend:

BG - Building Grades
IBG - Interpolated Building Grades
IB - Interpolated Base

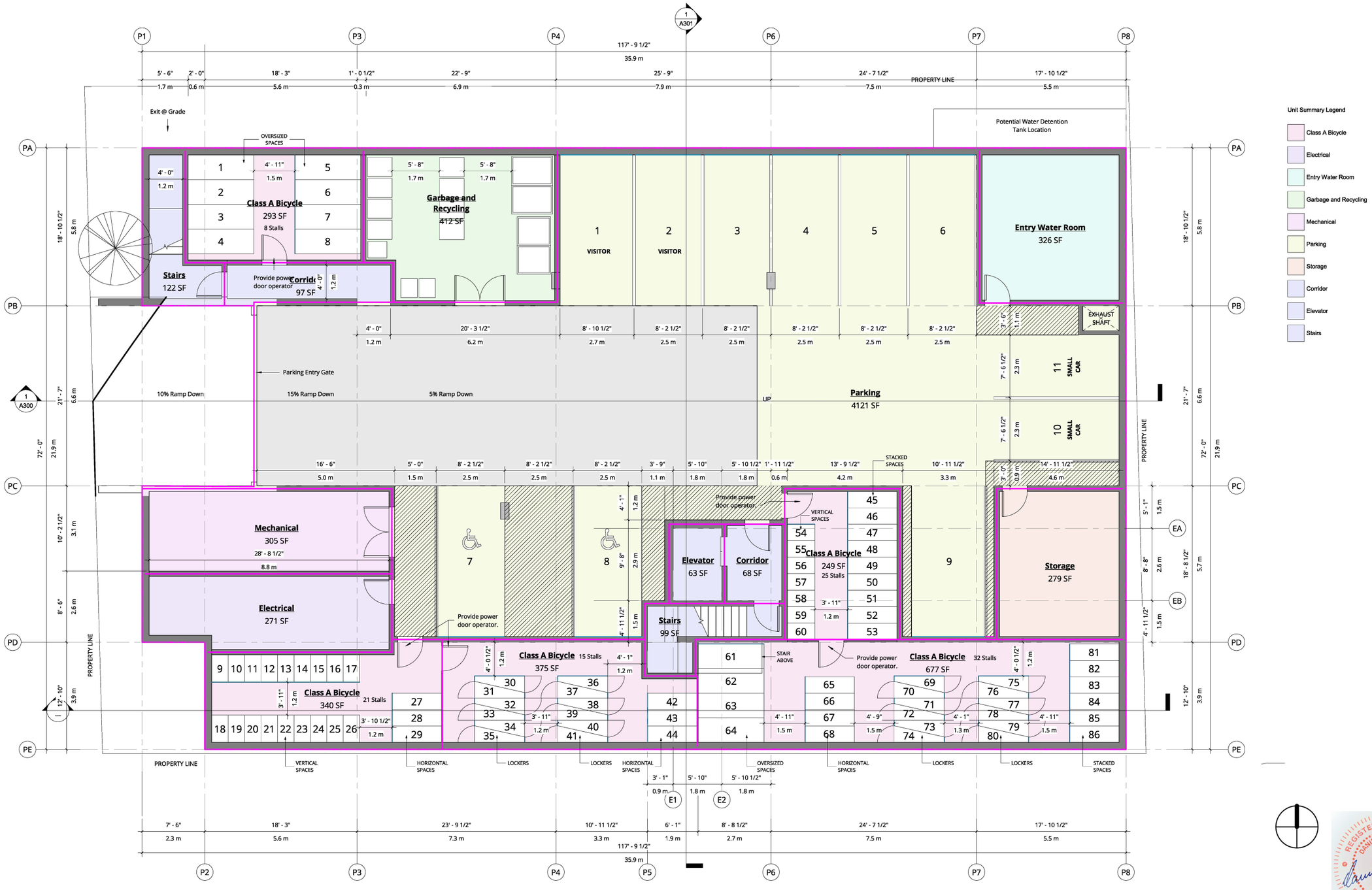
REGISTERED ARCHITECT
DANIEL HAWKELUK
BRITISH COLUMBIA
2026-01-20

4.5 Site Plan



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BRITISH COLUMBIA
2026-01-20

4.6 Floor Plan P1



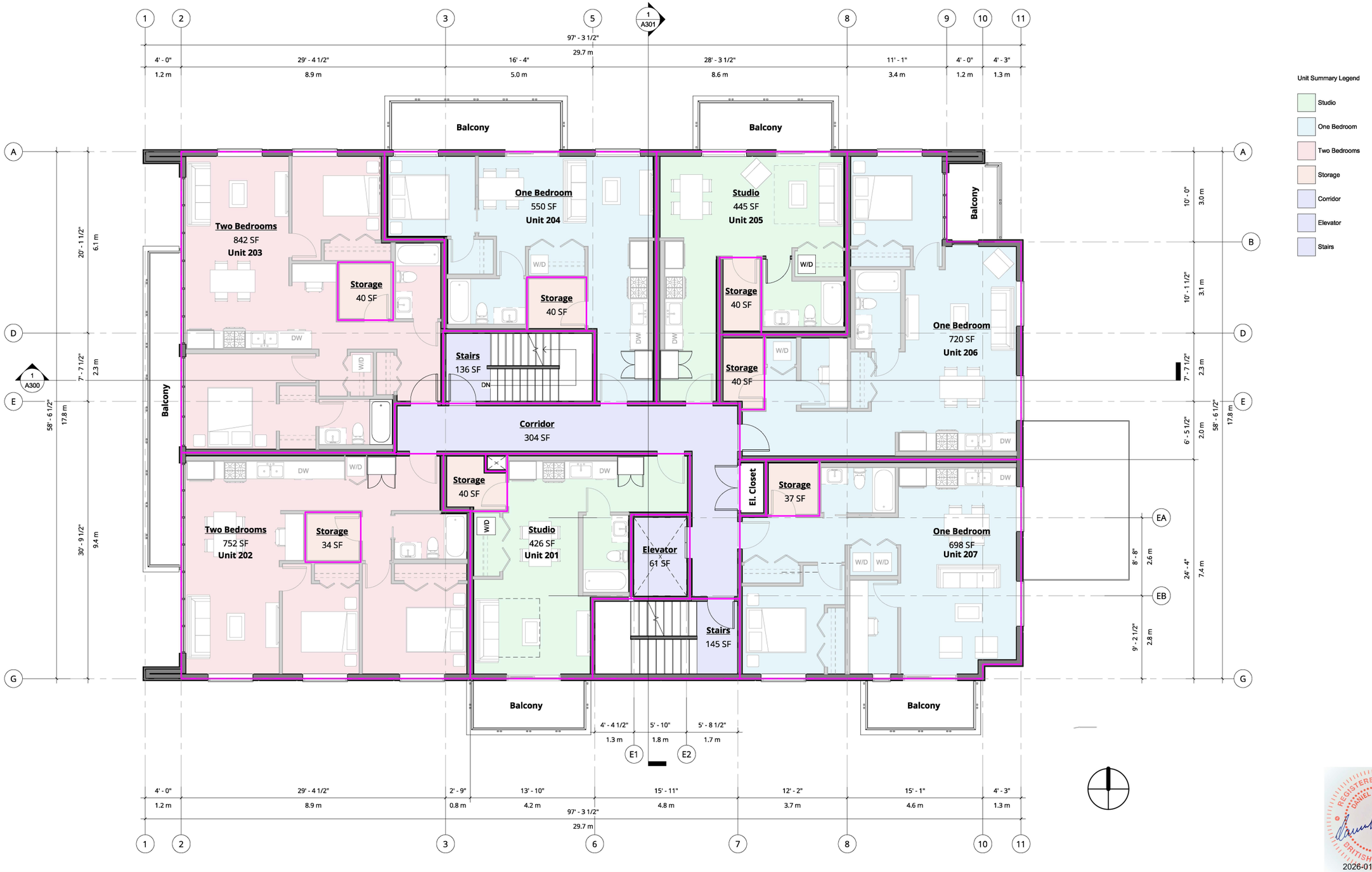


4.7 Floor Plan L1



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2026-01-20

4.8 Floor Plan L2-L4



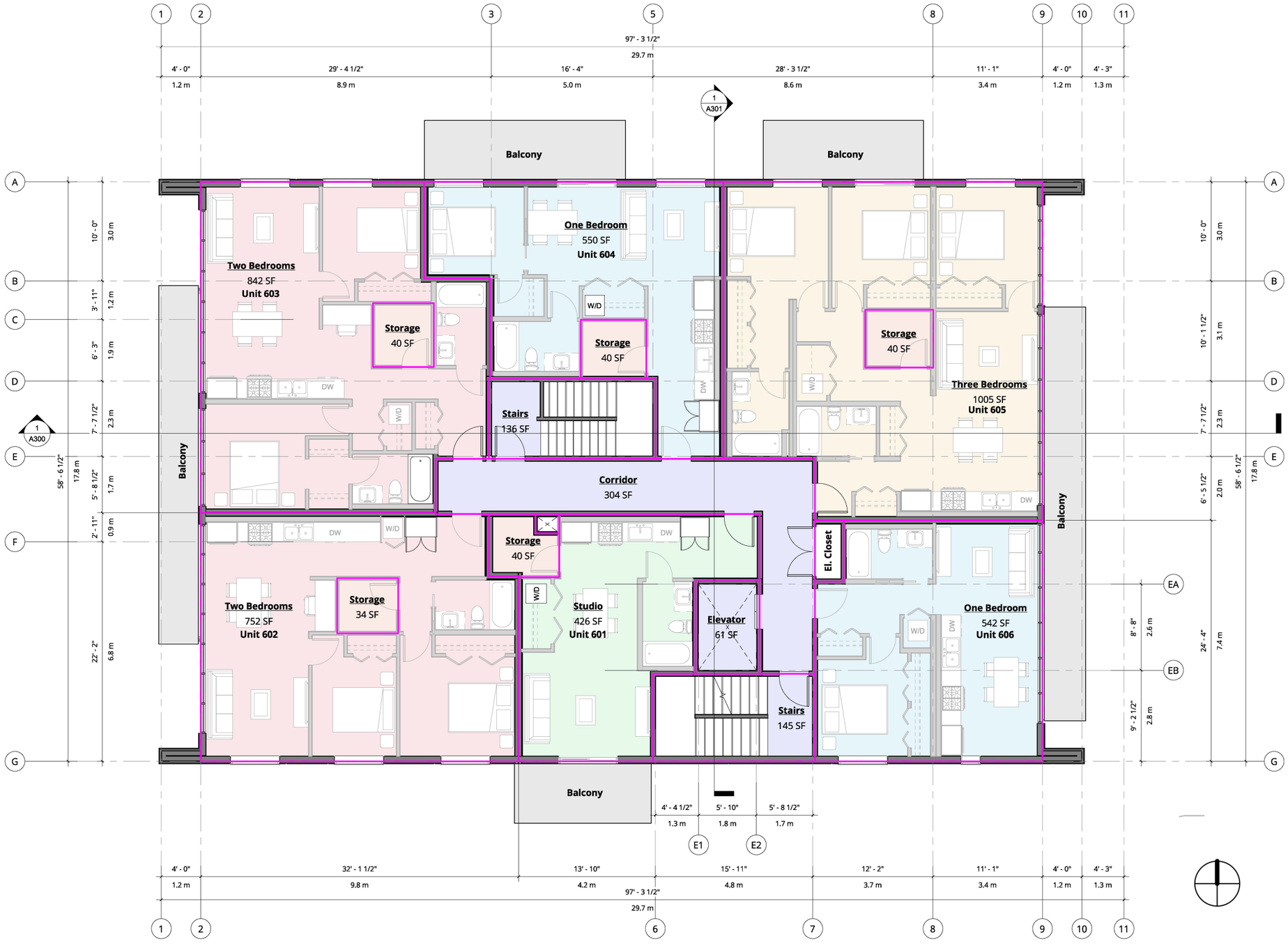
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DANIEL HAWRELUK
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2026-01-20

4.9 Floor Plan L5



2026-01-20

4.10 Floor Plan L6

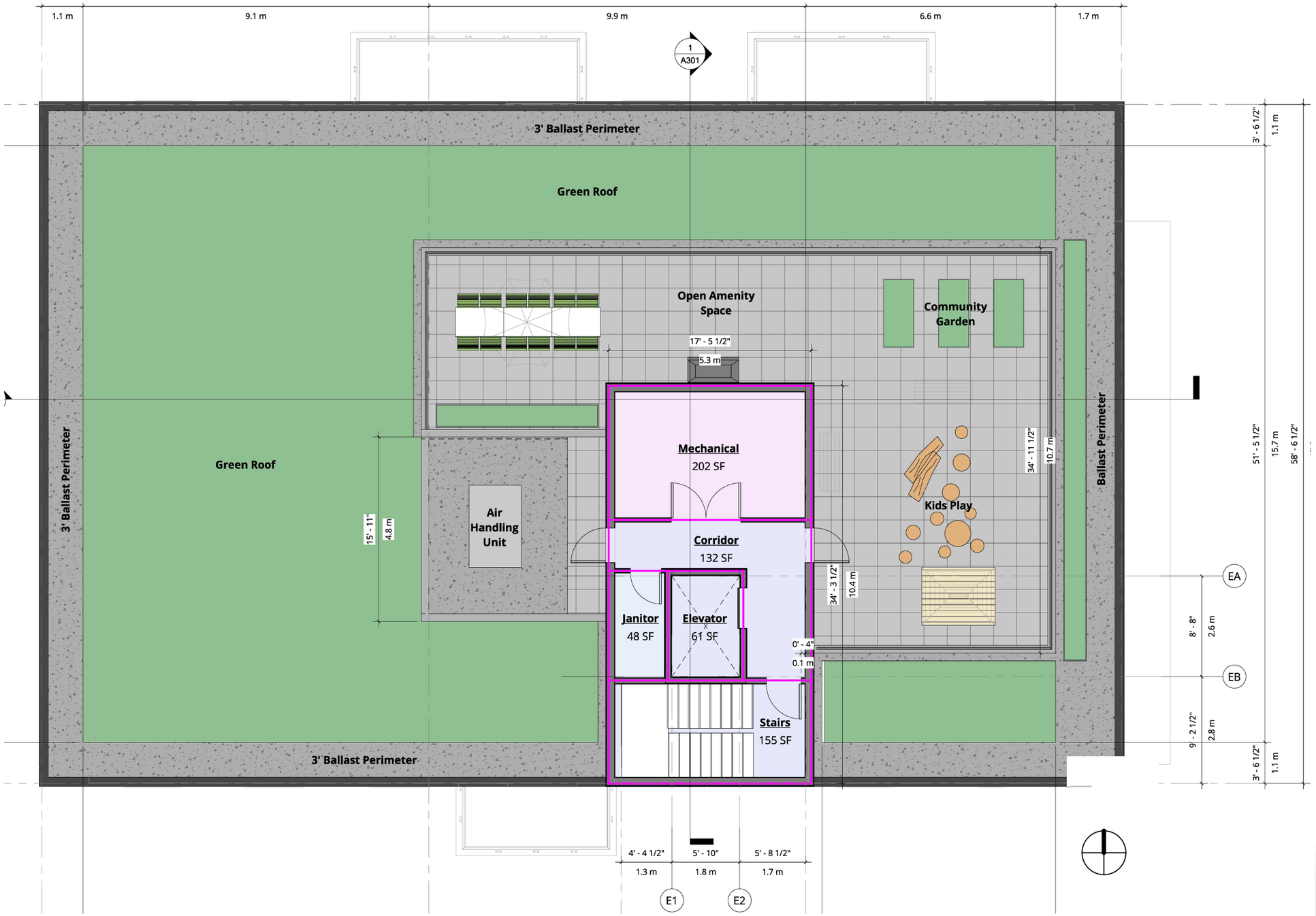


Unit Summary Legend

- Studio
- One Bedroom
- Two Bedrooms
- Three Bedrooms
- Storage
- Corridor
- Elevator
- Stairs

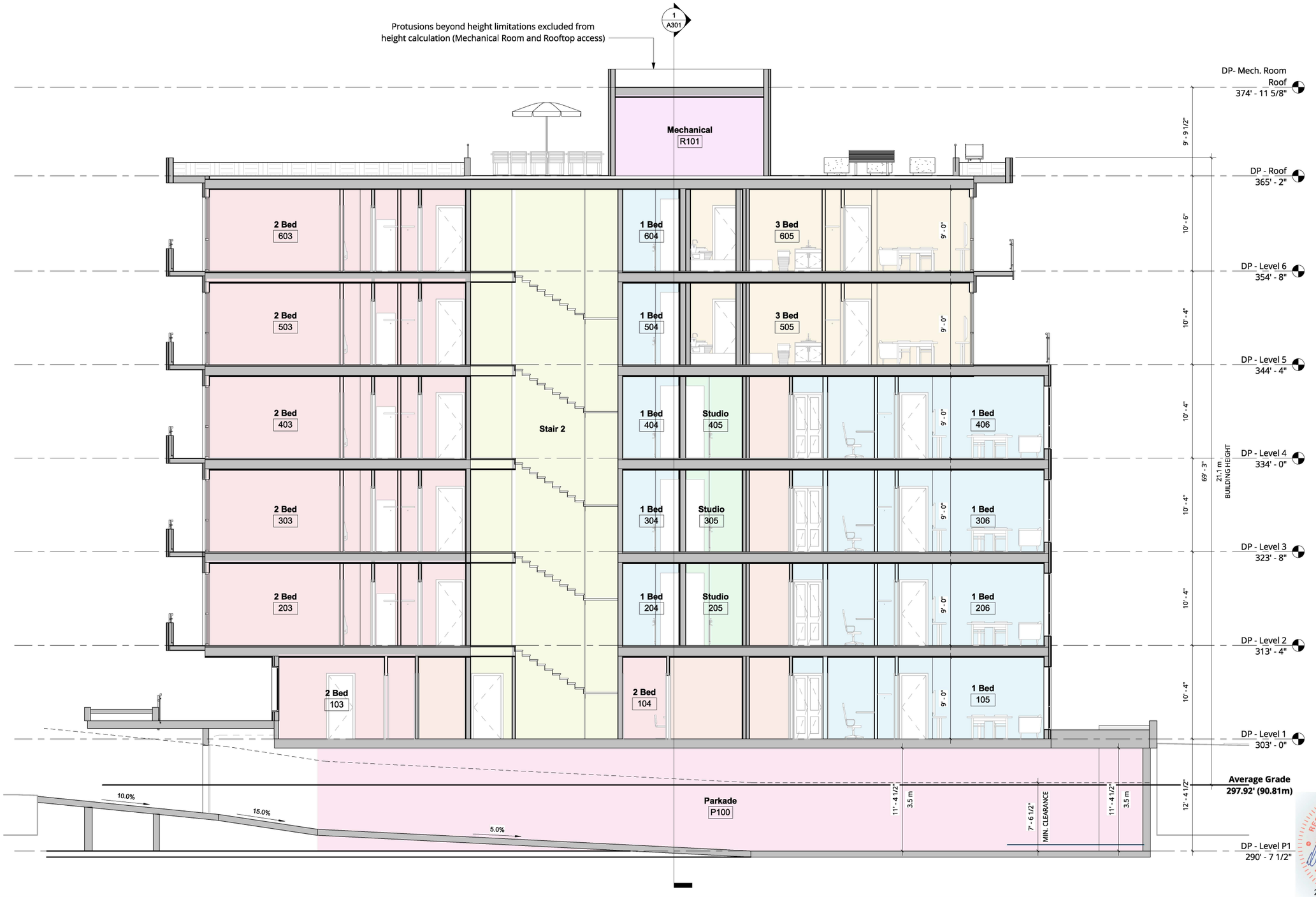
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2026-01-20

4.11 Floor Plan Rooftop



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DANIEL HAWKESWORTH
BRITISH COLUMBIA
2026-01-20

4.12 Section E-W



REGISTERED ARCHITECT
DANIEL HAWELUK
BRITISH COLUMBIA
2026-01-20

4.13 Section N-S



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2026-01-20

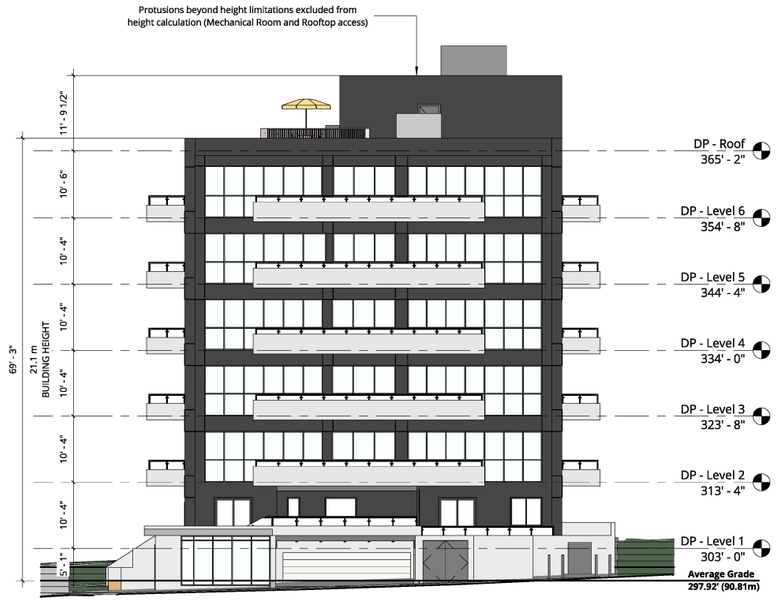
4.14 Elevations



1 East Elevation
3/32" = 1'-0"



3 North Elevation
3/32" = 1'-0"



2 West Elevation
3/32" = 1'-0"



4 South Elevation
3/32" = 1'-0"

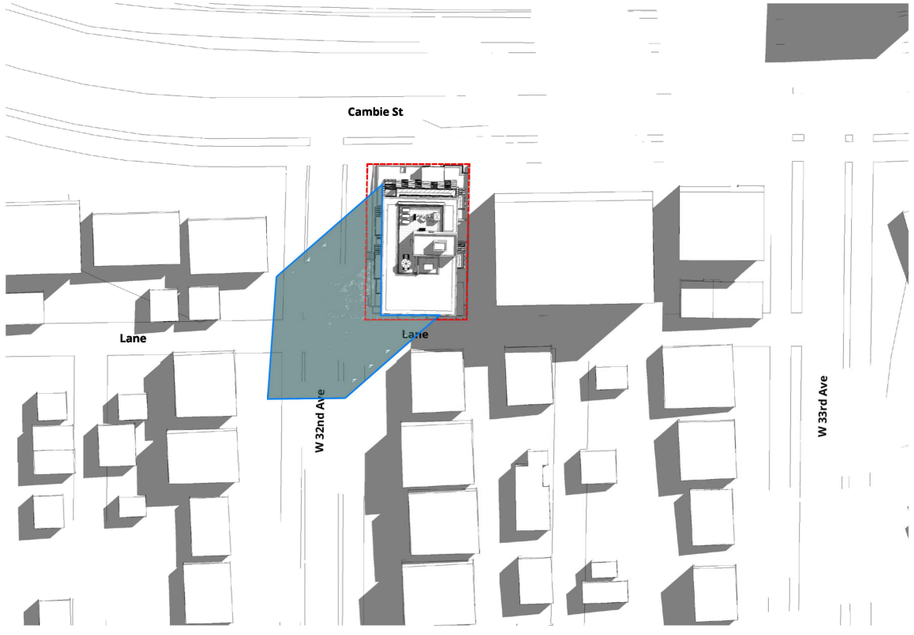
REGISTERED ARCHITECT
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BRITISH COLUMBIA
2026-01-20

4.15 Shadow Study - March 21

Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



1 Shadows - MARCH 21 - 10 AM



2 Shadows - MARCH 21 - 12 PM



3 Shadows - MARCH 21 - 2 PM



4 Shadows - MARCH 21 - 4 PM

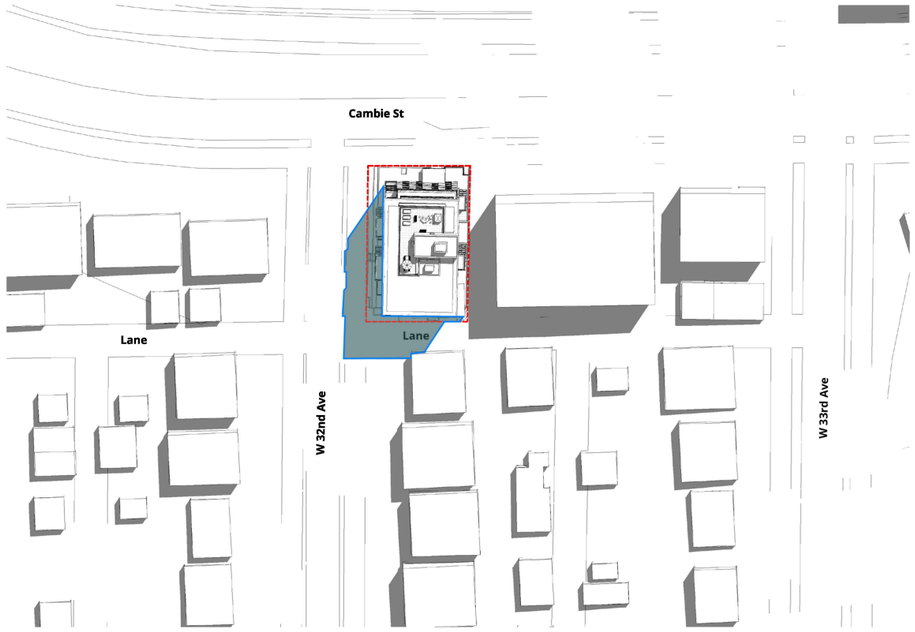
REGISTERED ARCHITECT
DANIEL HAWELUK
BRITISH COLUMBIA
2026-01-20

4.16 Shadow Study - June 21

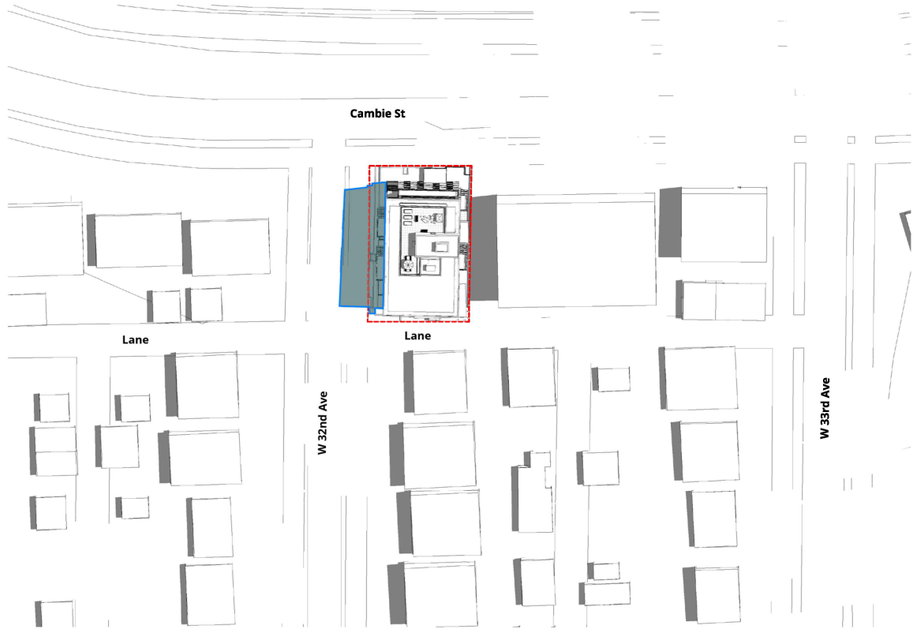
Extent of Project Site

Existing Shadows

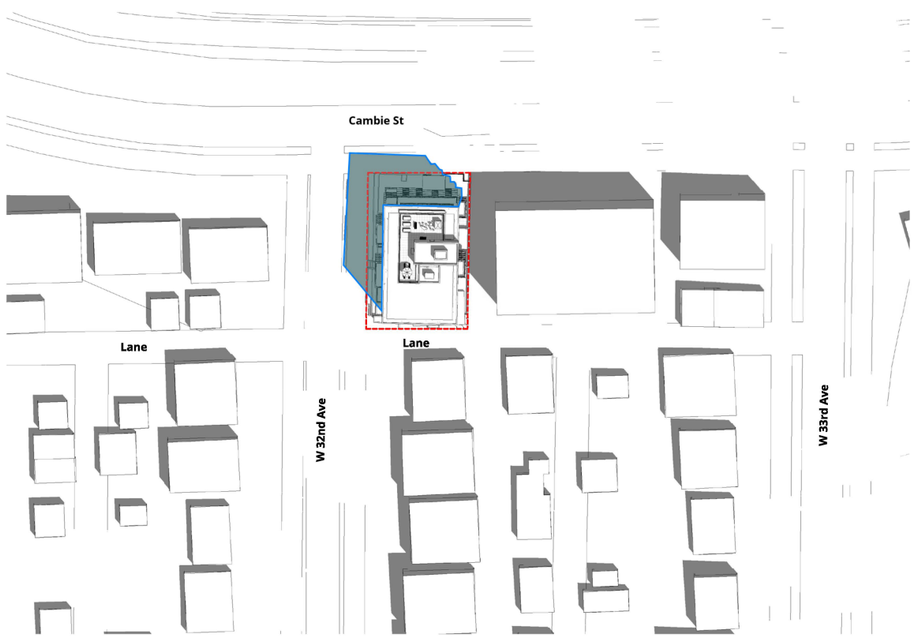
Incremental Ground Plane Shadow



1 Shadows - JUNE 21 - 10 AM



2 Shadows - JUNE 21 - 12 PM



3 Shadows - JUNE 21 - 2 PM



4 Shadows - JUNE 21 - 4 PM

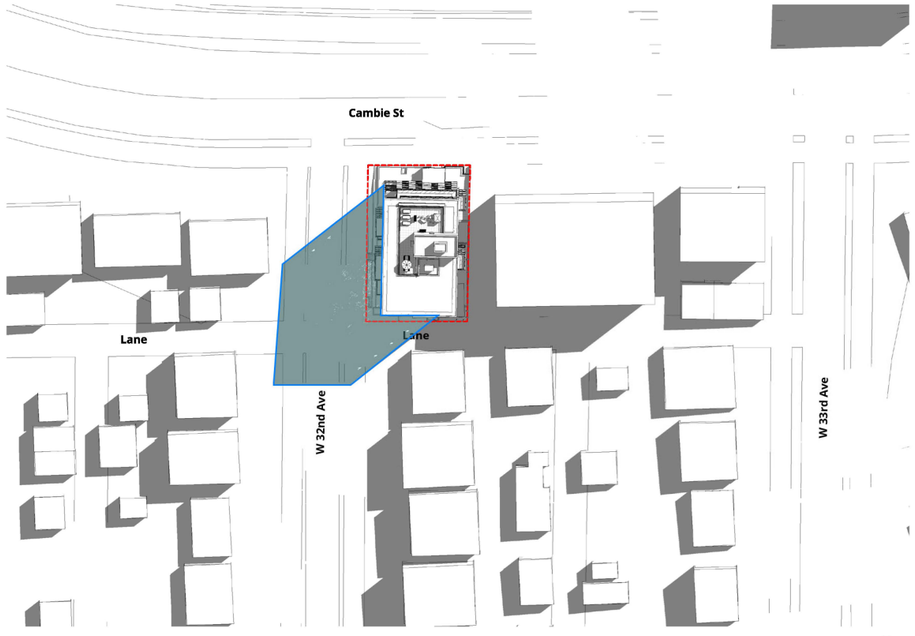
REGISTERED ARCHITECT
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2026-01-20

4.17 Shadow Study - September 21

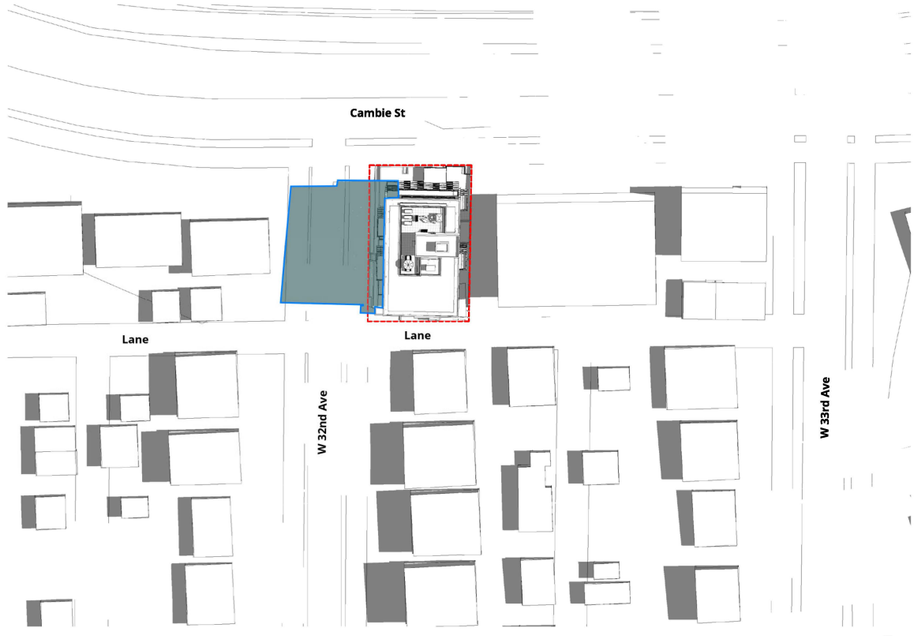
Extent of Project Site

Existing Shadows

Incremental Ground Plane Shadow



1 Shadows - SEPT 21 -10 AM



2 Shadows - SEPT 21 - 12 PM



3 Shadows - SEPT 21 - 2 PM



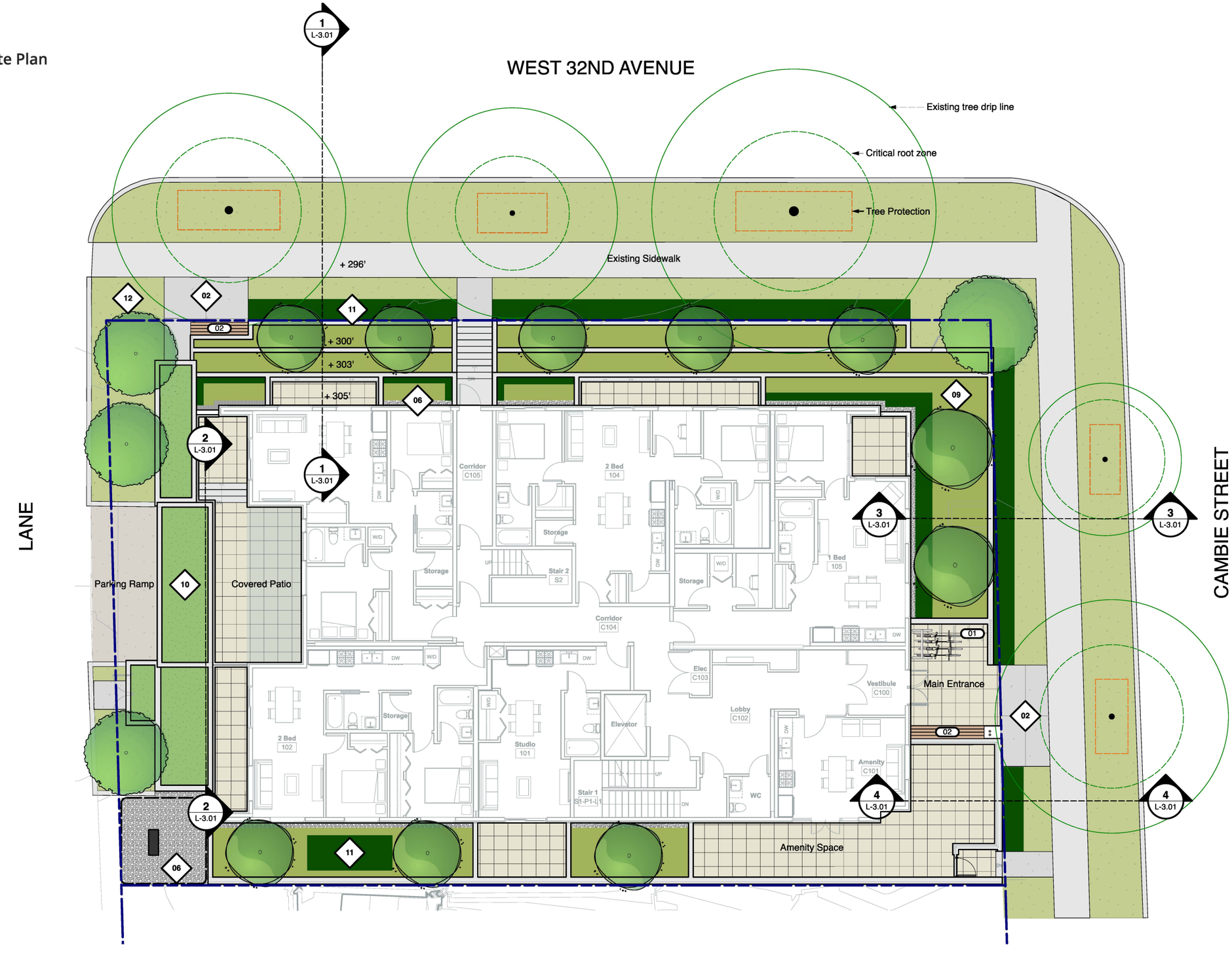
4 Shadows - SEPT 21 - 4 PM

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2026-01-20

05 Landscape Drawings

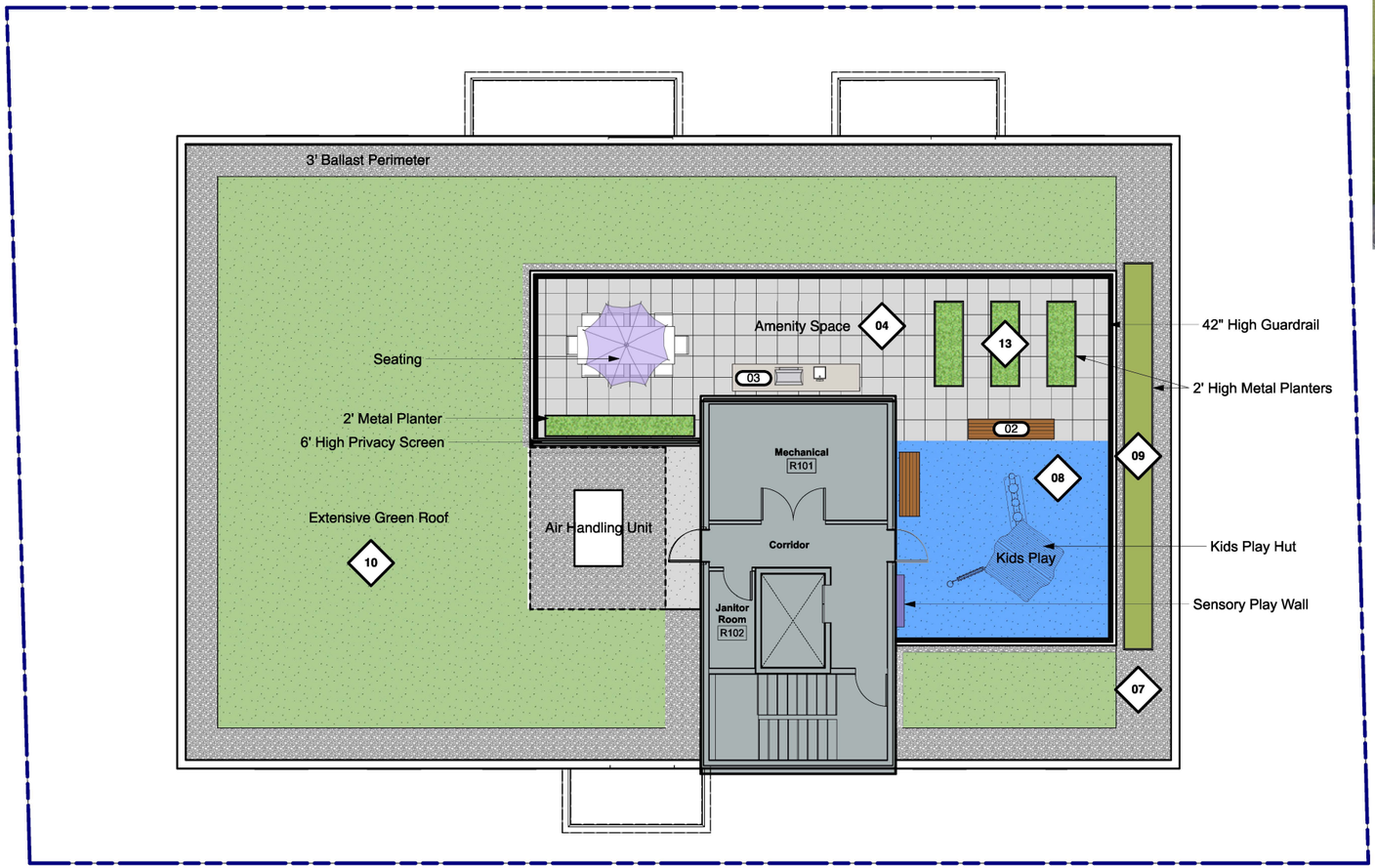
REGISTERED ARCHITECT
DANIEL HAWRYLUK
BRITISH COLUMBIA
2026-01-20

5.1 Landscape Site Plan



REGISTERED ARCHITECT DANIEL HAWKSLEY BRITISH COLUMBIA
2026-01-20

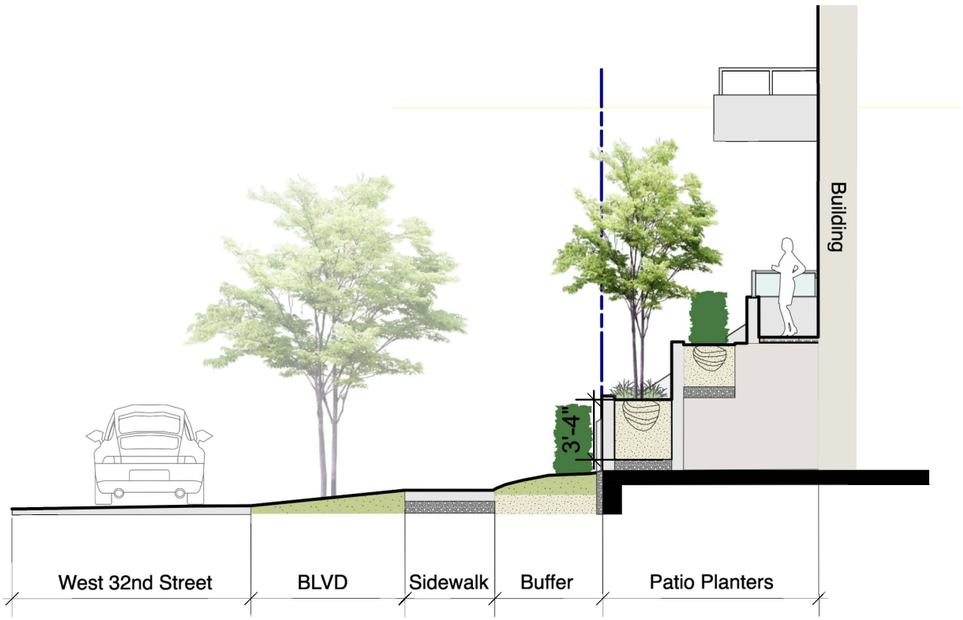
5.2 Landscape Rooftop



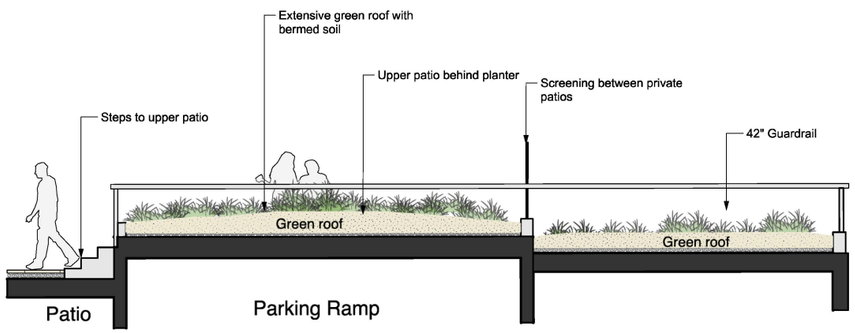




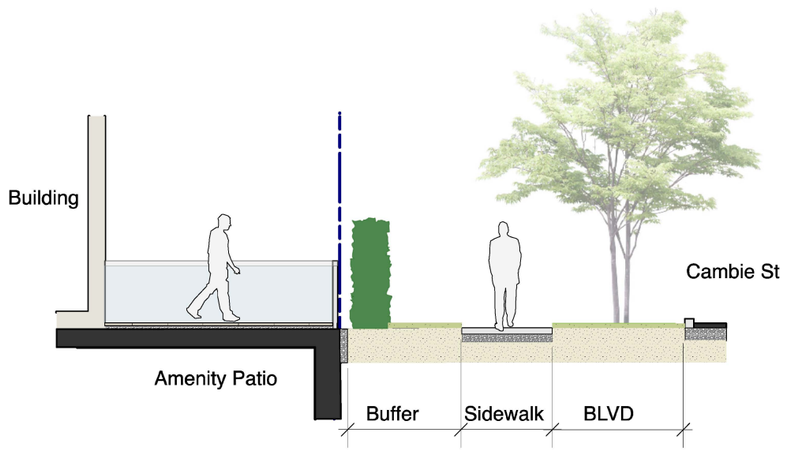
5.3 Landscape Sections



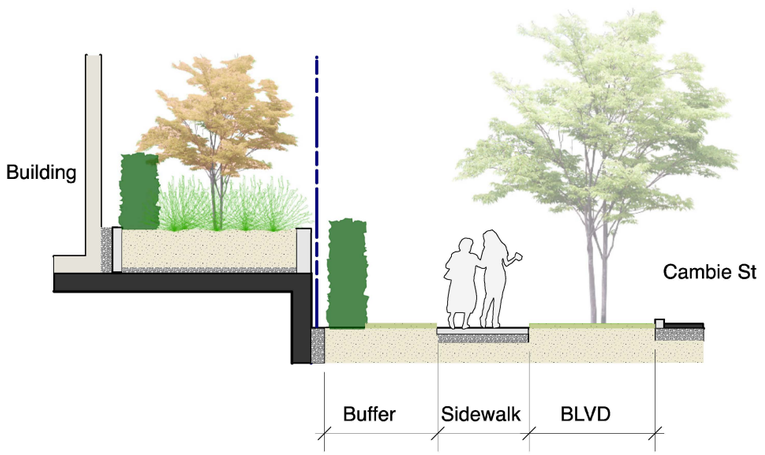
1 L-3.01 **Section North East Patio**
Scale = 1/4" = 1'-0"



2 L-3.01 **Green Roof Above Parking Ramp from S/W**
Scale = 1/4" = 1'-0"



4 L-3.01 **Amenity Space and Cambie Street**
Scale = 1/4" = 1'-0"



3 L-3.01 **Cambie Street - North**
Scale = 1/4" = 1'-0"

REGISTERED ARCHITECT
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BRITISH COLUMBIA
2026-01-20