

_PROJECT RENDER



_PROJECT CONTACTS

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_PROJECT INFORMATION

LEGAL ADDRESS
LOT 2 AND 3, SOUTH 1/2 OF BLOCK 110, DISTRICT LOTS 36 AND 51,
PLAN 3715 AND LOT A, SOUTH 1/2 OF BLOCK 110, DISTRICT L0 36,
PLAN EPP67584 AND LOT 10, BOCKS 62 AND 111, DISTRICT LOTS 36
AND 51, PLAN 7708, ALL OF GROUP 1, NEW WESTMINSTER DISTRICT

CIVIC ADDRESS
5027 - 5053 BOUNDARY ROAD,
VANCOUVER, B.C.

ZONING
EXISTING: CD-1 (241)
PROPOSED: CD-1

OCCUPANCY
EXISTING: GROUP C SINGLE FAMILY HOME
PROPOSED: GROUP C MULTI-UNIT RESIDENTIAL

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A812	FSR ROOF LEVEL
A813	FSR - ROOFTOP MECH. FLOOR

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CONSULTANT

DEVELOPER



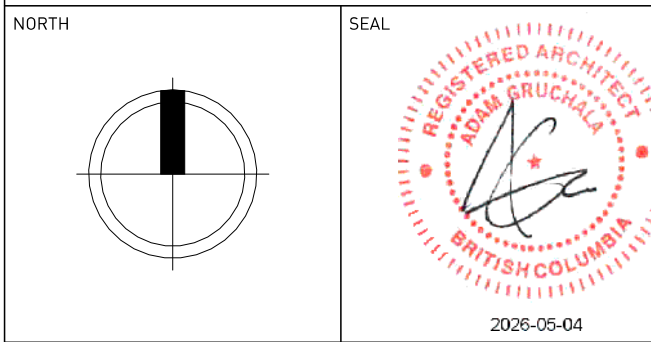
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DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04



PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
COVER PAGE

LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-05-04

SCALE

DWG No.

PROJECT SUMMARY

PROJECT NAME:	MORRISON PARK
POJECT ADDRESS:	5027-5053 BOUNDARY ROAD, VANCOUVER, BC
ZONING:	CD-1 [241]
SITE AREA:	20074.0 sf (1864.9356 m²)
SITE COVERAGE:	9090 sf
BUILDING HEIGHT:	230'-4 1/2" (70.19 m) (at top of tower parapet)
	251'-4 1/2" (76.59 m) (at elevator overrun)
NUMBER OF STOREYS:	22
GROSS BUILDING AREA:	166, 869 sf
NET BUILDING AREA (FSR):	160, 125 sf
TOTAL EXCLUSIONS:	6,744 sf (In-Suite Storage, Amenity)

FLOOR SPACE RATIO (FSR): 7.98 FSR

AREA SUMMARY

GROSS BUILDING AREA - RESIDENTIAL		
Level	Area	
LEVEL 1 (LOBBY)	3214 SF	
LEVEL 2	9831 SF	
LEVEL 3	9831 SF	
LEVEL 4	9831 SF	
LEVEL 5	8971 SF	
LEVEL 6	7080 SF	
LEVEL 7	7081 SF	
LEVEL 8	7081 SF	
LEVEL 9	7081 SF	
LEVEL 10	7081 SF	
LEVEL 11	7081 SF	
LEVEL 12	7081 SF	
LEVEL 13	7081 SF	
LEVEL 14	7081 SF	
LEVEL 15	7081 SF	
LEVEL 16	7081 SF	
LEVEL 17	7081 SF	
LEVEL 18	7081 SF	
LEVEL 19	7081 SF	
LEVEL 20	7081 SF	
LEVEL 21	7081 SF	
ROOF	2456 SF	
ROOFTOP MECH. FLOOR	960 SF	
Total	158382 SF	
GROSS BUILDING AREA - CHILDCARE		
Level	Area	
LEVEL 1 (LOBBY)	6426 SF	
Total	6426 SF	
GROSS BUILDING AREA - COMMERCIAL		
Level	Area	
LEVEL 1 (LOBBY)	2061 SF	
Total	2061 SF	
GROSS BUILDING AREA - TOTAL		
	Area	
Grand Total	166869 SF	

SALEABLE TOTAL - RESIDENTIAL		
Level	Area	
LEVEL 2	8099 SF	
LEVEL 3	8099 SF	
LEVEL 4	8099 SF	
LEVEL 5	7246 SF	
LEVEL 6	3886 SF	
LEVEL 7	5722 SF	
LEVEL 8	5722 SF	
LEVEL 9	5722 SF	
LEVEL 10	5722 SF	
LEVEL 11	5722 SF	
LEVEL 12	5722 SF	
LEVEL 13	5722 SF	
LEVEL 14	5722 SF	
LEVEL 15	5722 SF	
LEVEL 16	5722 SF	
LEVEL 17	5722 SF	
LEVEL 18	5722 SF	
LEVEL 19	5722 SF	
LEVEL 20	5722 SF	
LEVEL 21	5722 SF	
Total	121259 SF	
SALEABLE TOTAL - CHILDCARE		
Level	Area	
LEVEL 1 (LOBBY)	6149 SF	
Total	6149 SF	
SALEABLE TOTAL - COMMERCIAL		
Level	Area	
LEVEL 1 (LOBBY)	1962 SF	
Total	1962 SF	
SALEABLE AREA - TOTAL		
	Area	
Grand Total	129370 SF	

UNIT SUMMARY

UNIT MIX TOTAL				
Suite Type	Name	Count	Area	Percentage
SUITE - 0 STUDIO	A01	11	4469 SF	5.1%
SUITE - 0 STUDIO	A02	20	8265 SF	9.3%
SUITE - 0 STUDIO	A03	20	7264 SF	9.3%
SUITE - 0 STUDIO	A04	4	1530 SF	1.9%
SUITE - 0 STUDIO	A06 - Acc.	20	8879 SF	9.3%
SUITE - 0 STUDIO	A07	4	1840 SF	1.9%
SUITE - 0 STUDIO	A08	1	443 SF	0.5%
		80	32690 SF	37.0%
SUITE - 1 BED	B01	20	11498 SF	9.3%
SUITE - 1 BED	B01 - Acc.	20	11922 SF	9.3%
SUITE - 1 BED	B02	3	1743 SF	1.4%
SUITE - 1 BED	B03	1	567 SF	0.5%
SUITE - 1 BED	B05	15	7019 SF	6.9%
		59	32749 SF	27.3%
SUITE - 2 BED	C02	3	2090 SF	1.4%
SUITE - 2 BED	C03	4	3030 SF	1.9%
SUITE - 2 BED	C04	4	3086 SF	1.9%
SUITE - 2 BED	C05	1	442 SF	0.5%
SUITE - 2 BED	C06	16	12214 SF	7.4%
SUITE - 2 BED	C07	3	2482 SF	1.4%
SUITE - 2 BED	C08	10	7359 SF	4.6%
SUITE - 2 BED	C08 - Acc.	5	3679 SF	2.3%
SUITE - 2 BED	C09	15	9761 SF	6.9%
SUITE - 2 BED	C10	16	11476 SF	7.4%
		77	58819 SF	35.6%
Grand total		216	121259 SF	100.0%

UNIT COUNTS BY TYPE	
Suite Type	Count
SUITE - 0 STUDIO	80
SUITE - 1 BED	59
SUITE - 2 BED	77
Grand total	216
**note: Minimum 35% 2-Bed Units Required	

ACCESSIBLE UNIT MIX TOTAL			
Suite Type	Name	Count	Area
SUITE - 0 STUDIO	A06 - Acc.	20	8879 SF
		20	8879 SF
SUITE - 1 BED	B01 - Acc.	20	11922 SF
		20	11922 SF
SUITE - 2 BED	C08 - Acc.	5	3679 SF
		5	3679 SF
Grand total		45	24480 SF
Percentage of Total Units: 21%			

AMENITY SUMMARY

AMENITY TOTAL			
Name	Level	Area	
AMENITY 01 - INDOOR	LEVEL 6	797 SF	
AMENITY 02 - INDOOR	LEVEL 6	949 SF	
AMENITY 03 - INDOOR	ROOF	1496 SF	
Total		3242 SF	

BALCONY SUMMARY			
Level	Area	% of Residential Area	
LEVEL 1 (LOBBY)	390 SF	0.2%	
LEVEL 2	1191 SF	0.8%	
LEVEL 3	536 SF	0.3%	
LEVEL 4	536 SF	0.3%	
LEVEL 5	1198 SF	0.8%	
LEVEL 6	825 SF	0.5%	
LEVEL 7	448 SF	0.3%	
LEVEL 8	448 SF	0.3%	
LEVEL 9	448 SF	0.3%	
LEVEL 10	448 SF	0.3%	
LEVEL 11	448 SF	0.3%	
LEVEL 12	448 SF	0.3%	
LEVEL 13	448 SF	0.3%	
LEVEL 14	448 SF	0.3%	
LEVEL 15	448 SF	0.3%	
LEVEL 16	448 SF	0.3%	
LEVEL 17	448 SF	0.3%	
LEVEL 18	448 SF	0.3%	
LEVEL 19	448 SF	0.3%	
LEVEL 20	448 SF	0.3%	
LEVEL 21	448 SF	0.3%	
Grand total	11397 SF	7.2%	

CHILDCARE SUMMARY

**REFER TO SHEET A242 FOR CHILDCARE SUMMARY

PARKING AND LOADING SUMMARY

PARKING REQUIRED			PARKING PROVIDED	
RESIDENTIAL (@ 158,382 SF)	BY-LAW REFERENCE	REQUIRED	PARKING SPACE	COUNT
PARKING STALLS	BY-LAW REF. 4.1.1.	0	STANDARD	55
			ADJ. 1 WALL	14
			SMALL	30
ACCESSIBLE STALLS	BY-LAW REF. 4.1.4.a.	8		8
			SUB-TOTAL	107
VISITOR STALLS	BY-LAW REF. 4.1.3.a.	11		11
PASSENGER DROP-OFF	BY-LAW REF. 7.2.1	1		1
			TOTAL	119
CHILDCARE & COMMERCIAL (@ 8,487 SF)	BY-LAW REFERENCE	REQUIRED	PARKING SPACE	COUNT
PARKING STALLS (STAFF PARKING)	BY-LAW REF. 4.1.1.	9	STANDARD	6
			STANDARD (ADJ. 1 WALL)	1
			SMALL	2
			SUB-TOTAL	9
ACCESSIBLE STALLS	BY-LAW REF. 4.1.4.b.	1		1
PASSENGER DROP-OFF (VISITOR STALLS)	BY-LAW REF. 7.2.2.3.	7		7
			TOTAL	17

LOADING REQUIRED			LOADING PROVIDED	
RESIDENTIAL (@ 158,382 SF)	BY-LAW REFERENCE	REQUIRED	LOADING SPACE	COUNT
CLASS A LOADING	BY-LAW REF. 5.2.1.	1	CLASS A LOADING	1
CLASS B LOADING	BY-LAW REF. 5.2.1.	1	CLASS B LOADING	1
CLASS C LOADING	BY-LAW REF. 5.2.1.	0	CLASS C LOADING	0
			TOTAL	2
CHILDCARE & COMMERCIAL (@ 8,487 SF)	BY-LAW REFERENCE	REQUIRED	LOADING SPACE	COUNT
CLASS A LOADING	BY-LAW REF. 5.2.6.	0	CLASS A LOADING	0
CLASS B LOADING	BY-LAW REF. 5.2.6.	1	CLASS B LOADING	1
CLASS C LOADING	BY-LAW REF. 5.2.6.	0	CLASS C LOADING	0
			TOTAL	1

BICYCLE SUMMARY

BICYCLE REQUIRED			BICYCLE PROVIDED	
RESIDENTIAL (@ 158,382 SF)	BY-LAW REFERENCE	REQUIRED	BICYCLE SPACE	COUNT
CLASS A STALL	BY-LAW REF. 6.2.1.2.	209		
UNITS BELOW 65sqm (@ 139 UNITS)				
UNITS ABOVE 65sqm BUT BELOW 105sqm (@ 77 UNITS)		193		
UNITS ABOVE 105sqm (@ 0 UNITS)		0		
TOTAL		401		
LOCKER (MIN. 10% REQUIRED)	BY-LAW REF. 6.3.13.A.	40	STANDARD LOCKER	0
STACKED (NO MORE THAN 60% INC. VERTICAL)	BY-LAW REF. 6.3.13.	241	STACKED	199
OVERSIZED (MIN. 5% REQUIRED)	BY-LAW REF. 6.3.9.	20	OVERSIZED	22
VERTICAL (NO MORE THAN 30% REQUIRED)	BY-LAW REF. 6.3.13.	120	VERTICAL	113
			TOTAL	424
CLASS B STALL	BY-LAW REF. 6.2.1.2.	12		12
			TOTAL	12
CHILDCARE & COMMERCIAL (@ 8,487 SF)	BY-LAW REFERENCE	REQUIRED	BICYCLE SPACE	COUNT
CLASS A STALL	6.2.2.6 & 6.2.5.1	2		2
			TOTAL	2
CLASS B STALL	6.2.2.6 & 6.2.5.1	2		2
			TOTAL	2

STORAGE SUMMARY

IN-SUITE STORAGE		
Level	Count	Area
LEVEL 2	12	337 SF
LEVEL 3	12	332 SF
LEVEL 4	12	332 SF
LEVEL 5	10	290 SF
LEVEL 6	4	122 SF
LEVEL 7	4	122 SF
LEVEL 8	4	122 SF
LEVEL 9	4	122 SF
LEVEL 10	4	122 SF
LEVEL 11	4	122 SF
LEVEL 12	5	148 SF
LEVEL 13	5	148 SF
LEVEL 14	5	148 SF
LEVEL 15	5	148 SF
LEVEL 16	5	148 SF
LEVEL 17	5	148 SF
LEVEL 18	5	148 SF
LEVEL 19	5	148 SF
LEVEL 20	5	148 SF
LEVEL 21	5	148 SF
120		3502 SF
STORAGE LOCKER SCHEDULE		
Level	Type	Count
PARKING P1 (PARKADE ENTRY)	Storage Locker 4'-0" x 6'-0"	12
PARKING P2	Storage Locker 6'-0" x 4'-0"	12
PARKING P2	Storage Locker 4'-6" x 5'-6"	4
PARKING P2	Storage Locker 4'-0" x 6'-0"	32
PARKING P3	Storage Locker 6'-0" x 4'-0"	14
PARKING P3	Storage Locker 4'-6" x 5'-6"	3
PARKING P3	Storage Locker 4'-0" x 6'-0"	33
PARKING P4	Storage Locker 6'-0" x 4'-0"	14
PARKING P4	Storage Locker 4'-0" x 6'-0"	34
PARKING P5	Storage Locker 4'-6" x 5'-6"	2
PARKING P5	Storage Locker 4'-0" x 6'-0"	9
		171

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DEVELOPER

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DRAWING ISSUED

01 | ISSUED FOR CLIENT REVIEW2025-02-07

02 | ISSUED FOR REZONING2025-09-03

03 | ISSUED FOR R2 REVISION2026-02-25

04 | ISSUED FOR R2 REVISION2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

STATISTICS

LOCATION

VANCOUVER, BC

DRAWN BY

Author

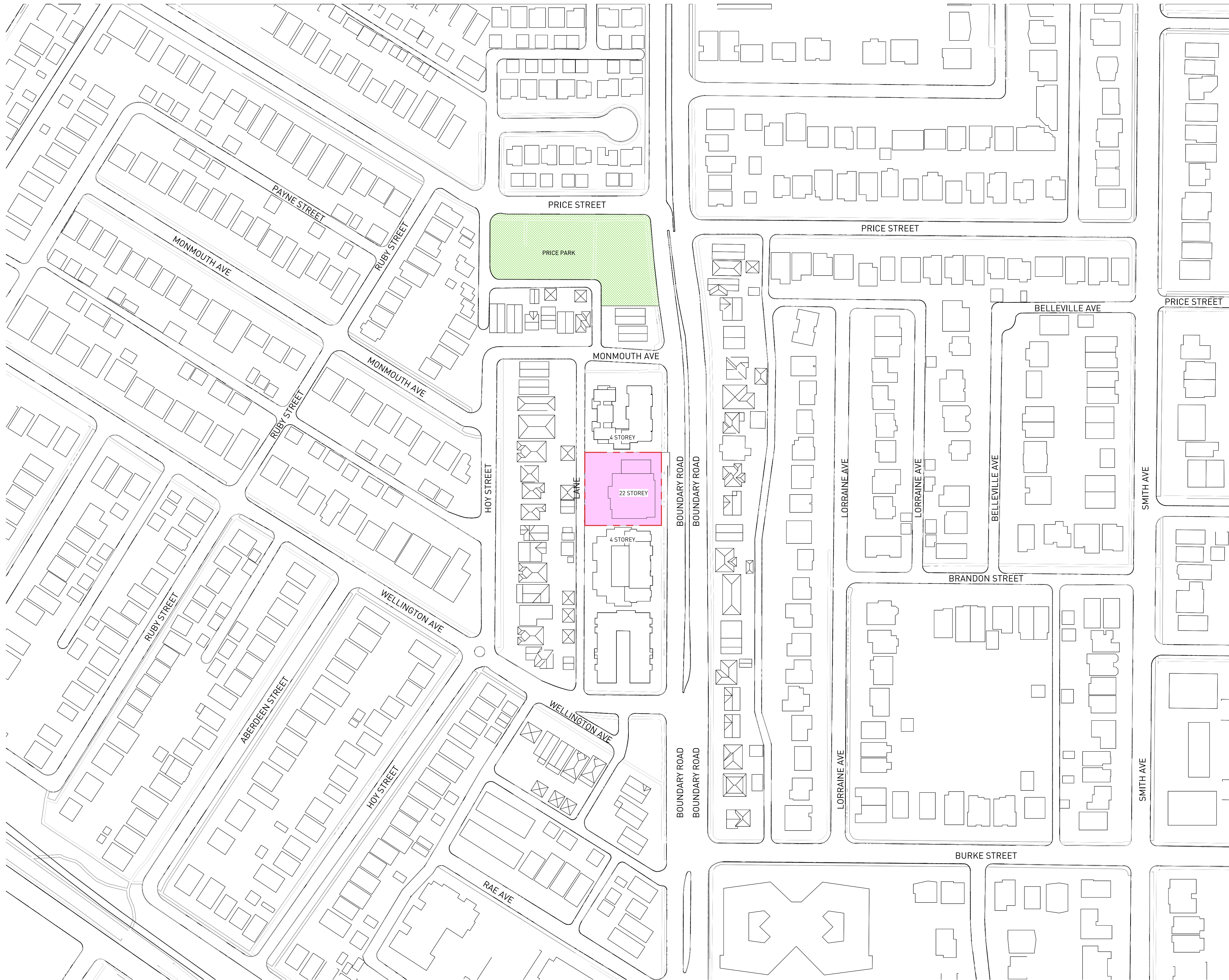
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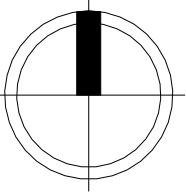
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SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

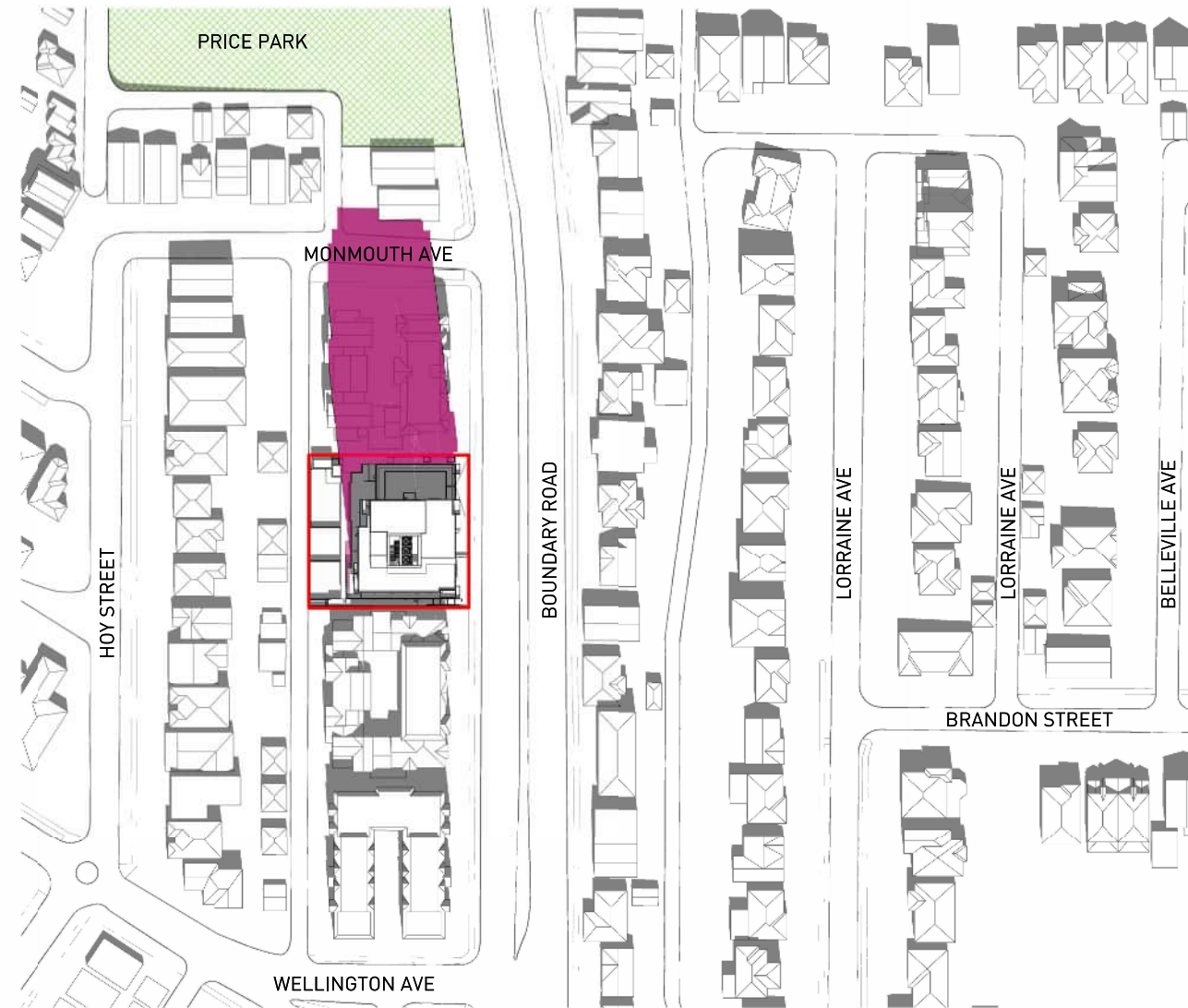
CONTEXT PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-05-04	1" = 100'-0"
DWG No.	

A002



① SPRING EQUINOX - MARCH 20 @ 10 AM
1" = 160'-0"



② SPRING EQUINOX - MARCH 20 @ 12 PM
1" = 160'-0"



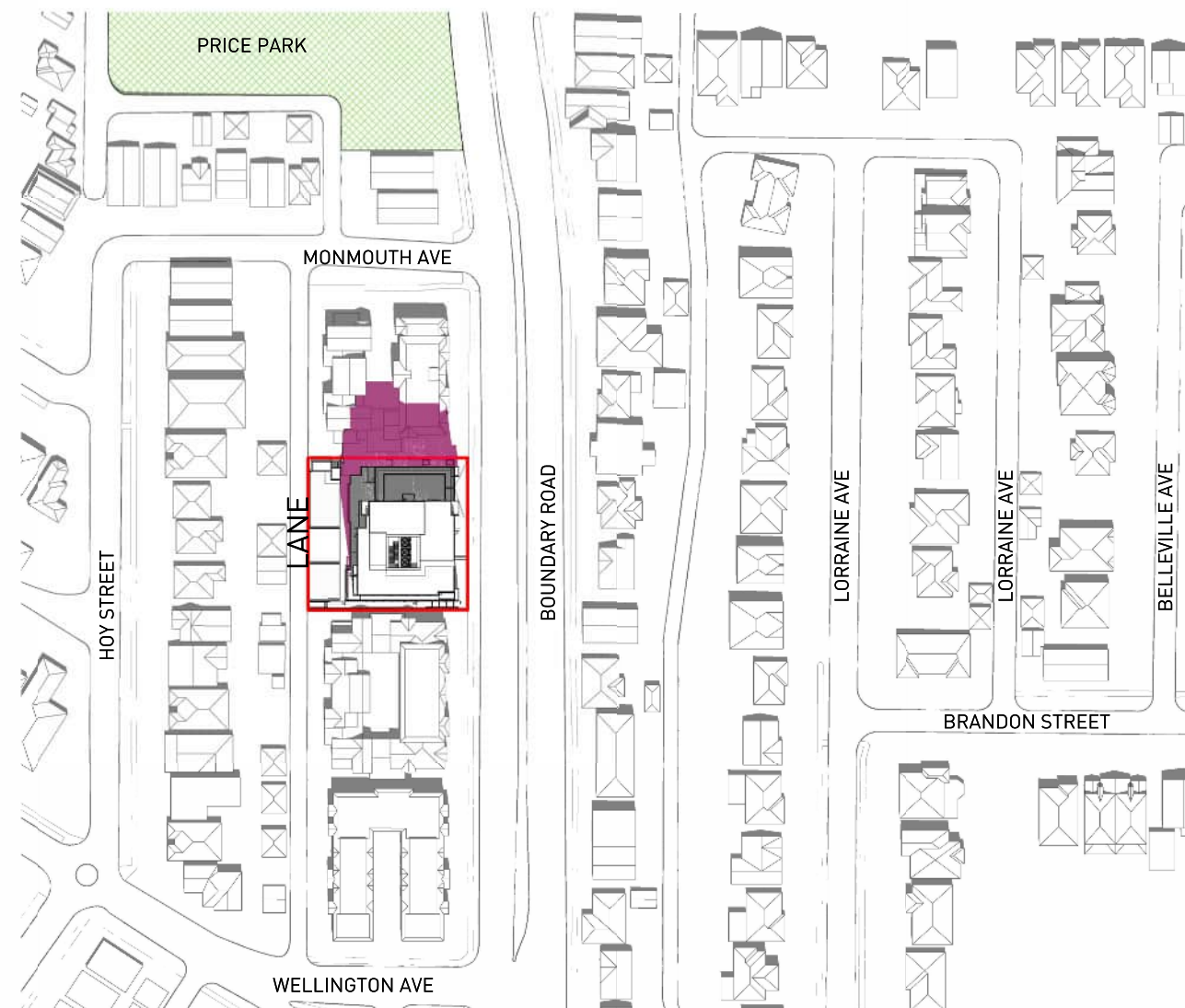
③ SPRING EQUINOX - MARCH 20 @ 2 PM
1" = 160'-0"



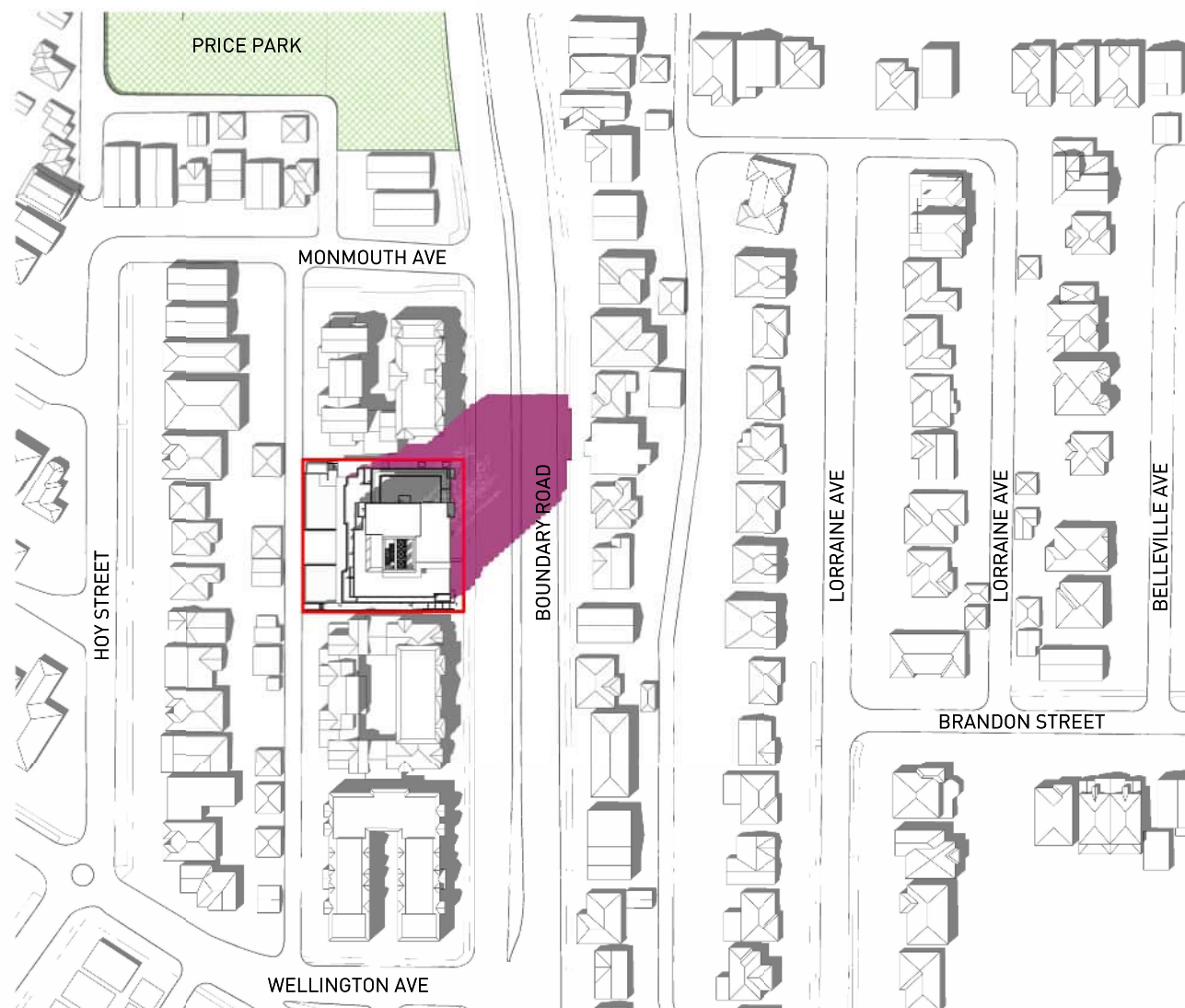
④ SPRING EQUINOX - MARCH 20 @ 4 PM
1" = 160'-0"



⑤ SUMMER SOLSTICE - JUNE 20 @ 10 AM
1" = 160'-0"



⑥ SUMMER SOLSTICE - JUNE 20 @ 12 PM
1" = 160'-0"



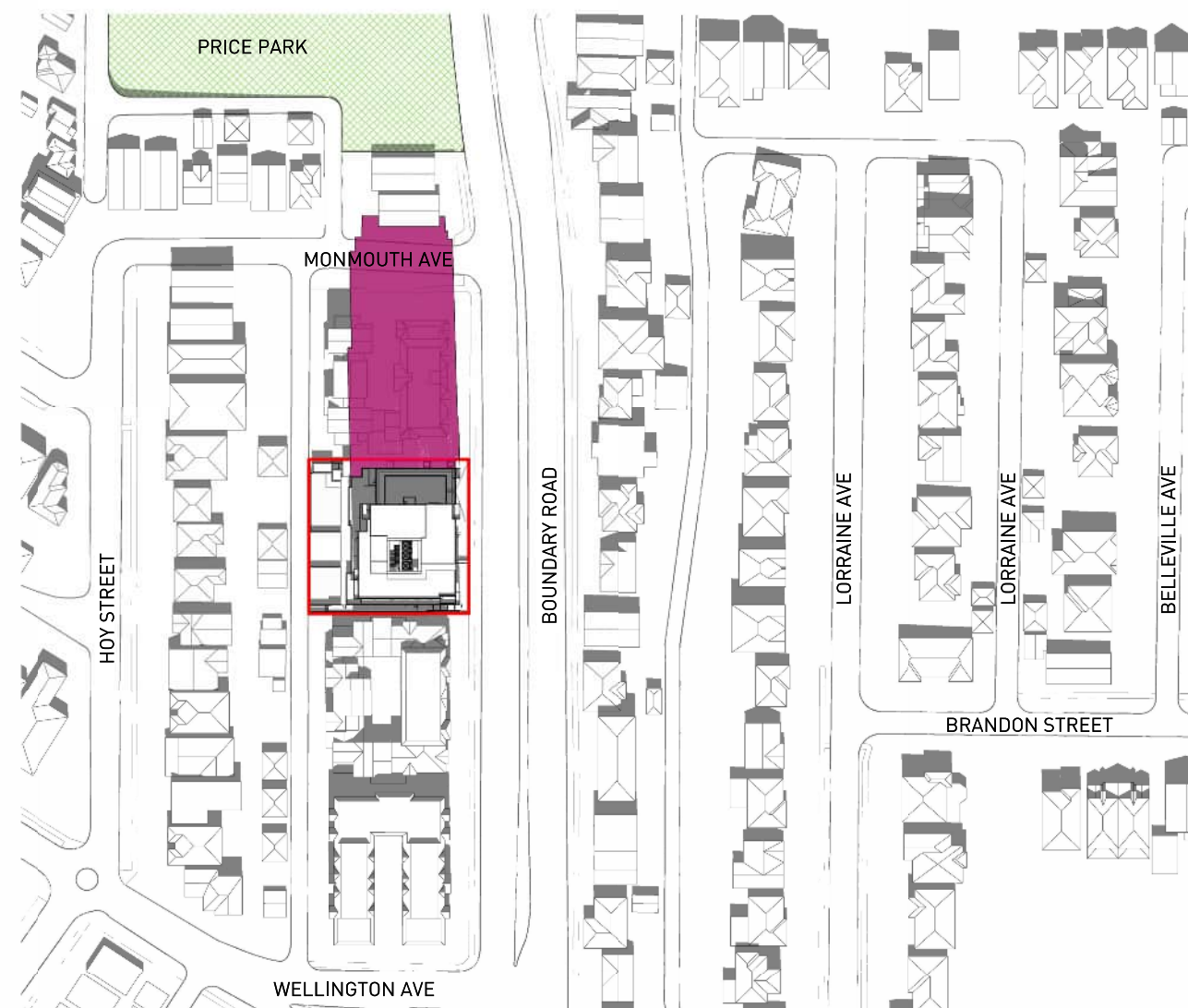
⑦ SUMMER SOLSTICE - JUNE 20 @ 2 PM
1" = 160'-0"



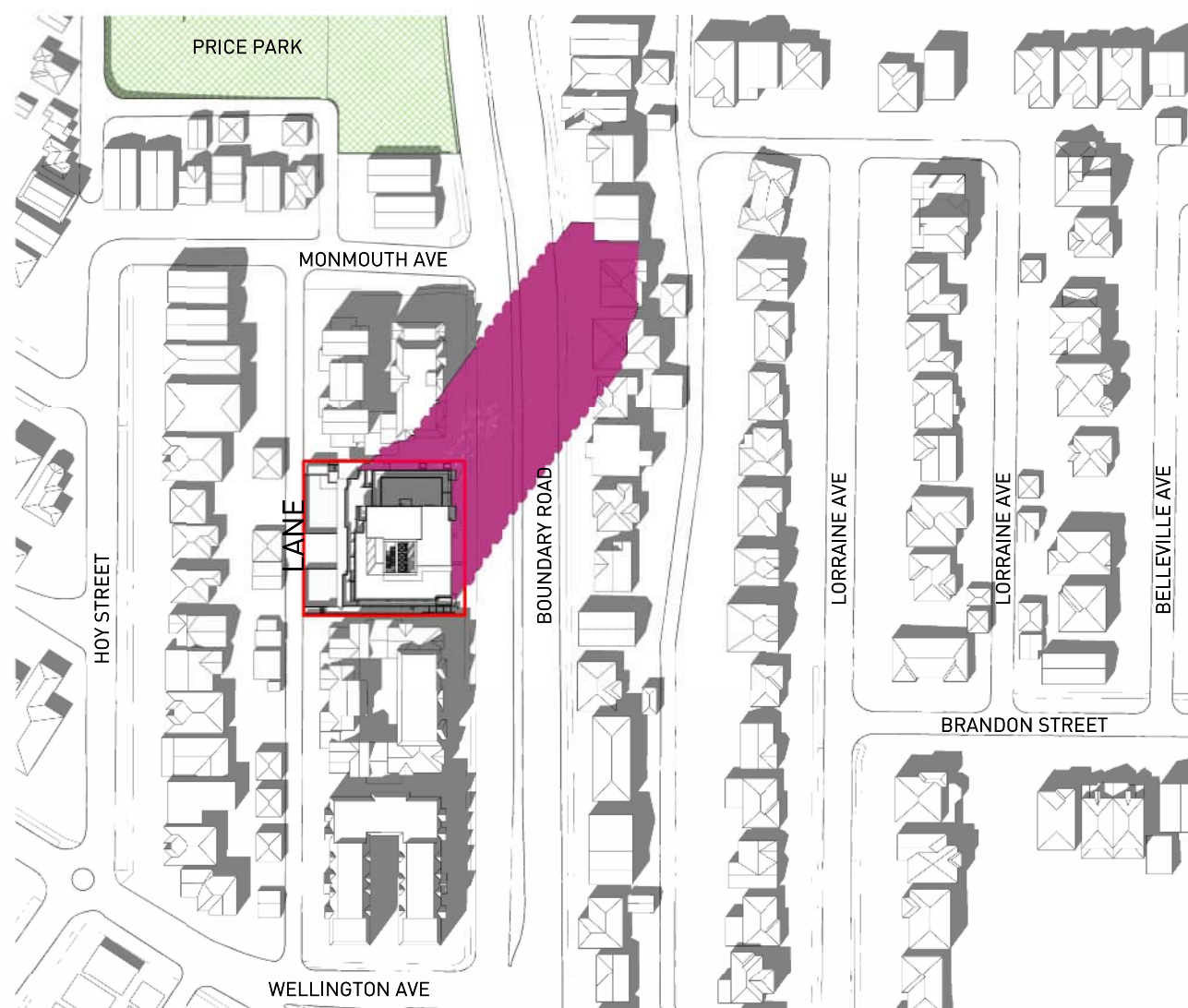
⑧ SUMMER SOLSTICE - JUNE 20 @ 4 PM
1" = 160'-0"



⑨ FALL EQUINOX - SEPTEMBER 22 @ 10 AM
1" = 160'-0"



⑩ FALL EQUINOX - SEPTEMBER 22 @ 12 PM
1" = 160'-0"



⑪ FALL EQUINOX - SEPTEMBER 22 @ 2 PM
1" = 160'-0"



⑫ FALL EQUINOX - SEPTEMBER 22 @ 4 PM
1" = 160'-0"

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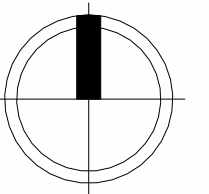
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NORTH



SEAL



2025-05-04

PROJECT MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

SHADOW STUDIES

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

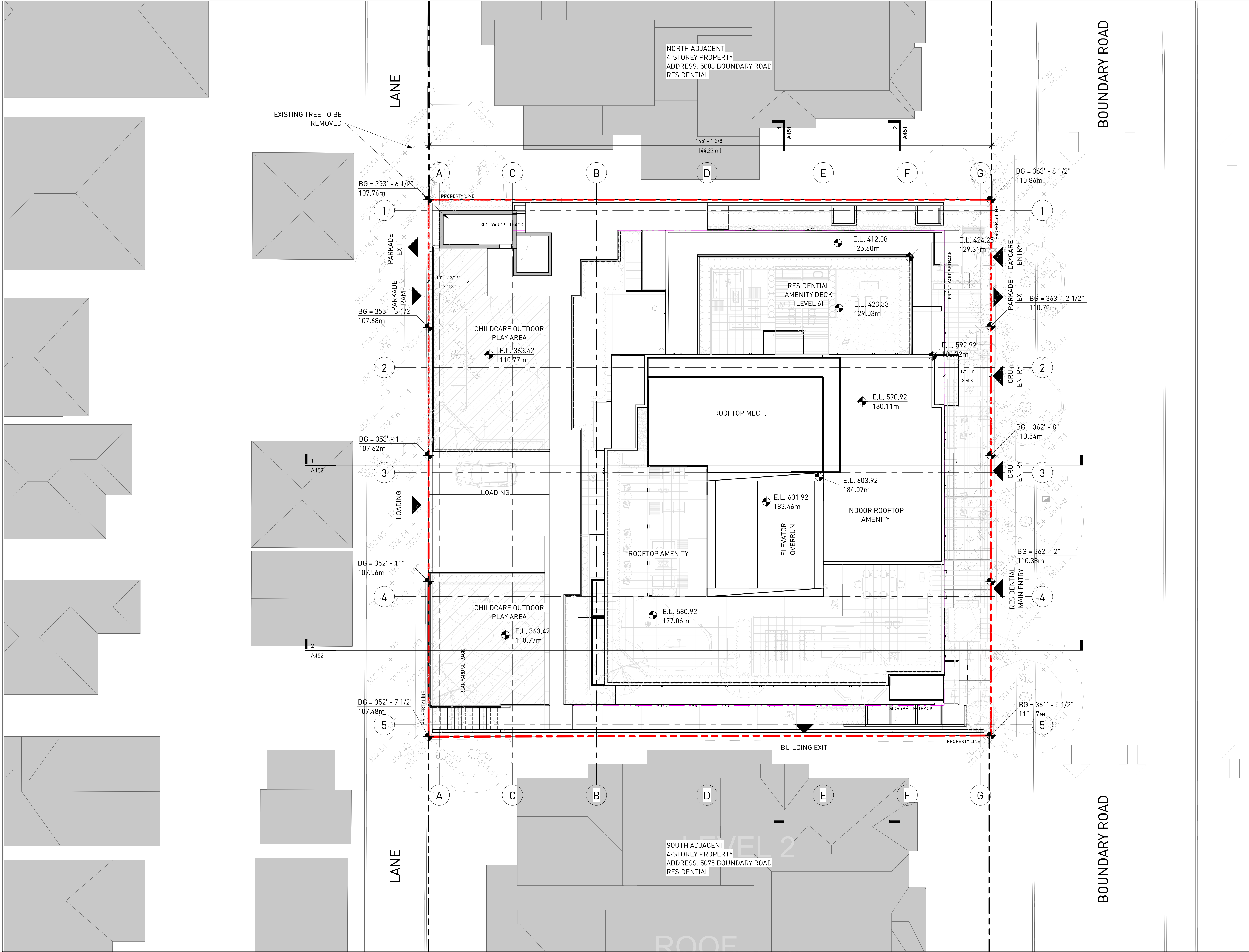
2026-05-04

SCALE

1" = 160'-0"

DWG No.

A005



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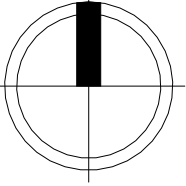
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01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

NORTH



SEAL



2025-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

SITE PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

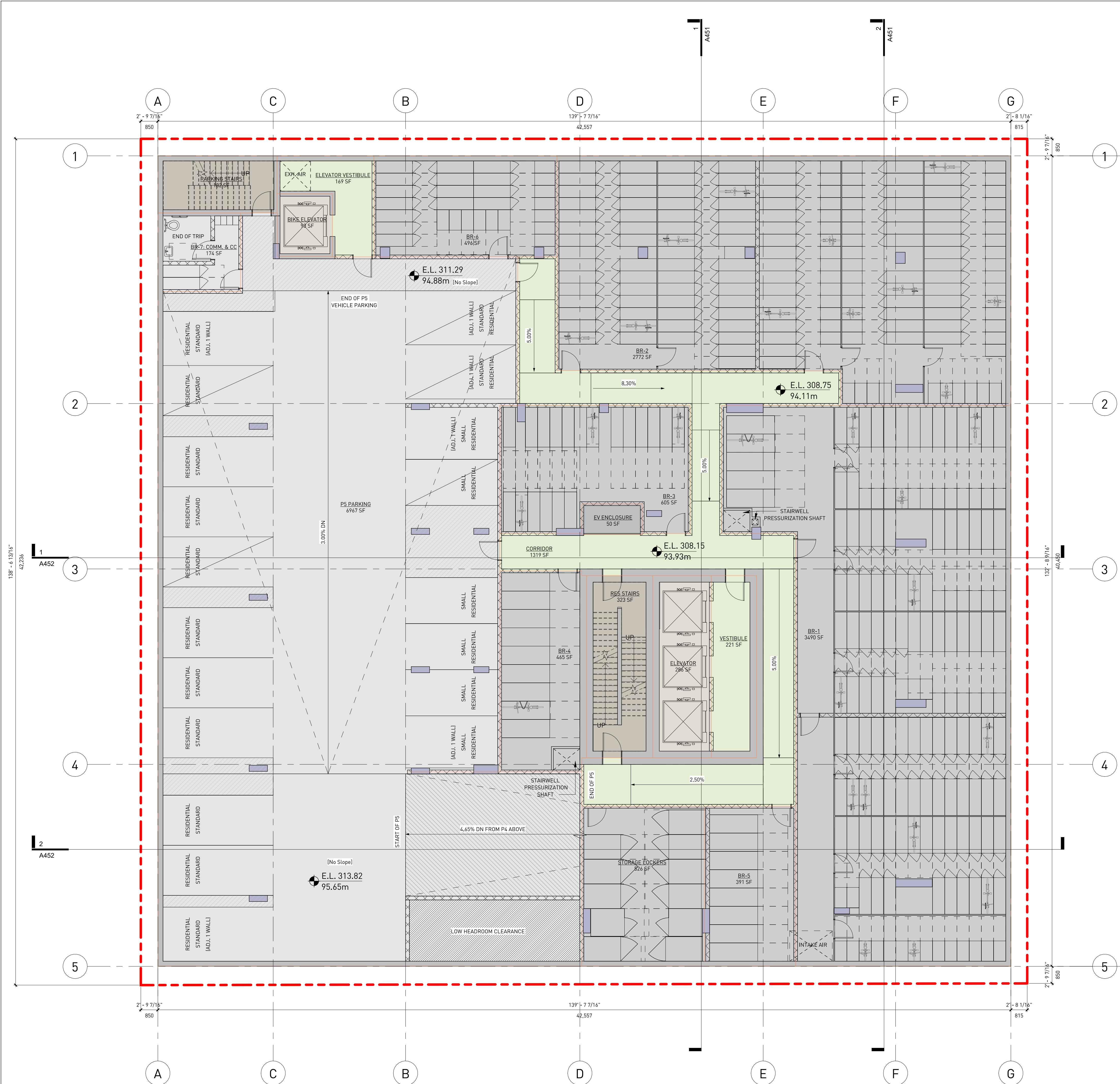
2026-05-04

SCALE

3/32" = 1'-0"

DWG No.

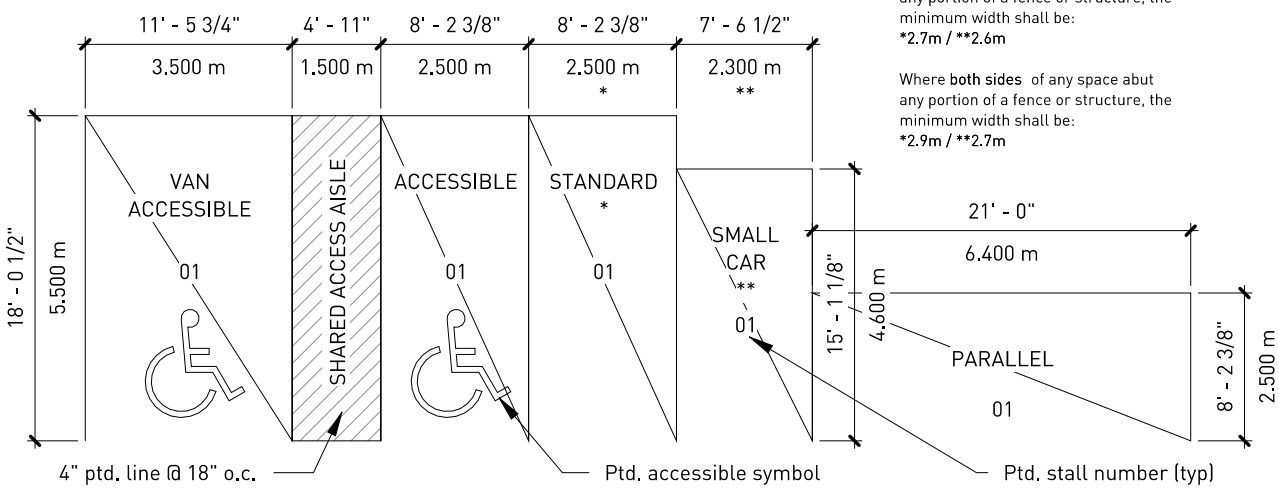
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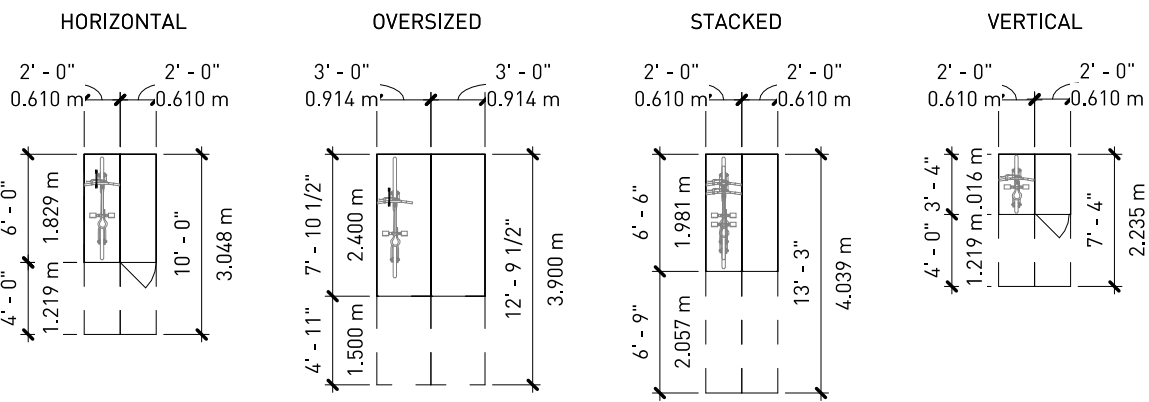
Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

PARKING SPACE LEGEND



BICYCLE SPACE LEGEND



LEVEL P5 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
PARKING P5		
CORRIDOR	3	1708 SF
ELEVATOR	2	379 SF
PARKADE AREA	2	7142 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
STORAGE	7	8744 SF
	17	18529 SF

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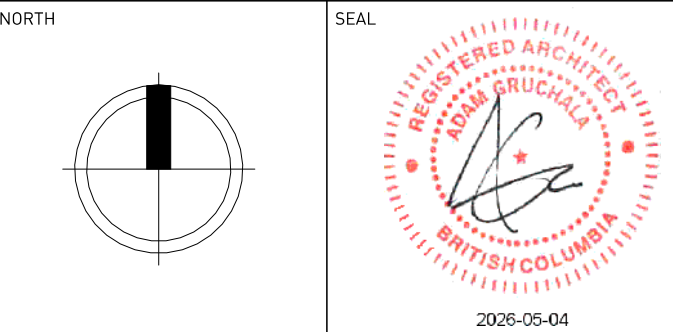
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01	ISSUED FOR R2 REVISION	2026-02-25
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PROJECT MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING P5 PARKING PLAN

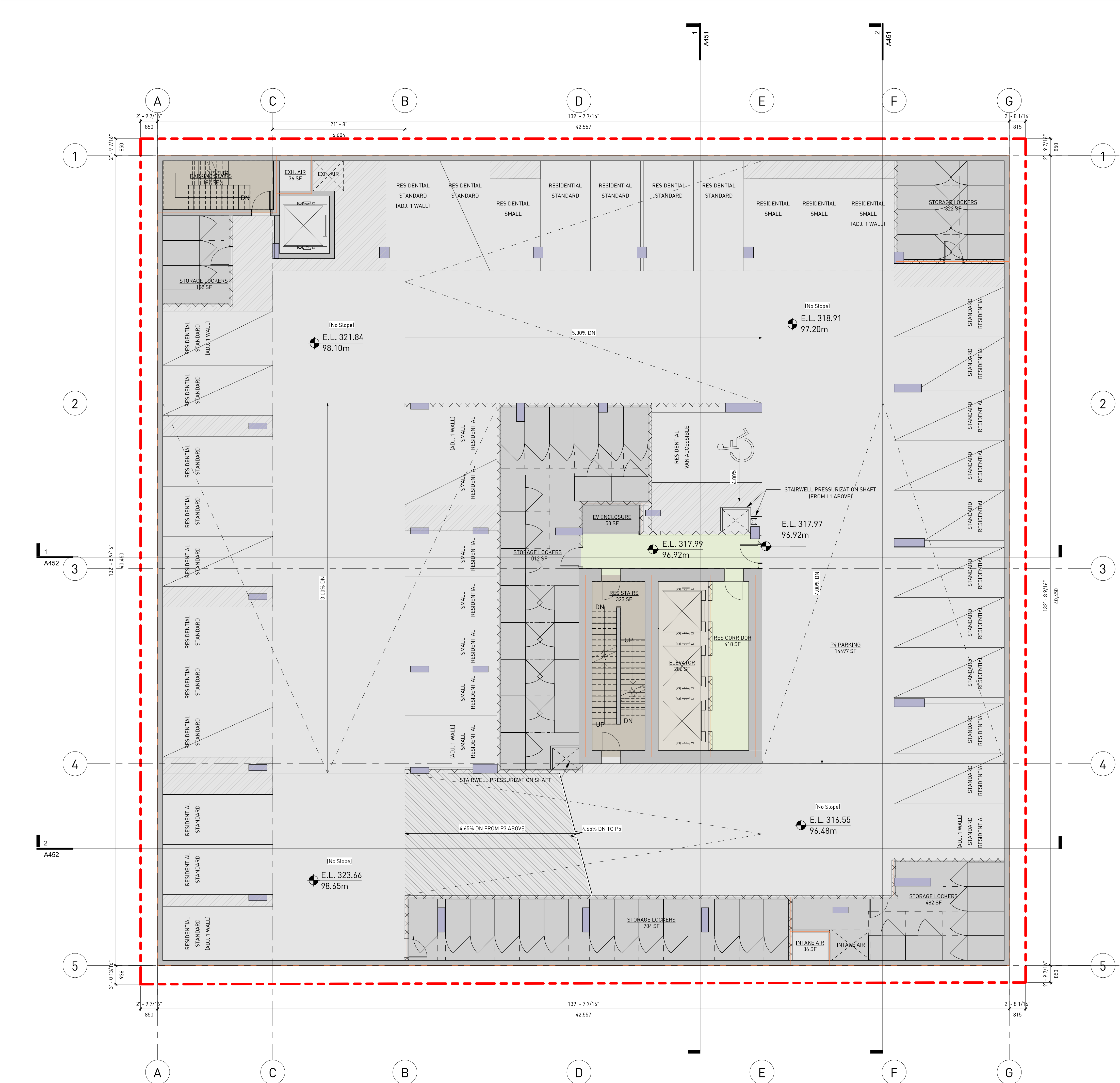
LOCATION VANCOUVER, BC

DRAWN BY Author

DATE 2026-05-04

SCALE As indicated

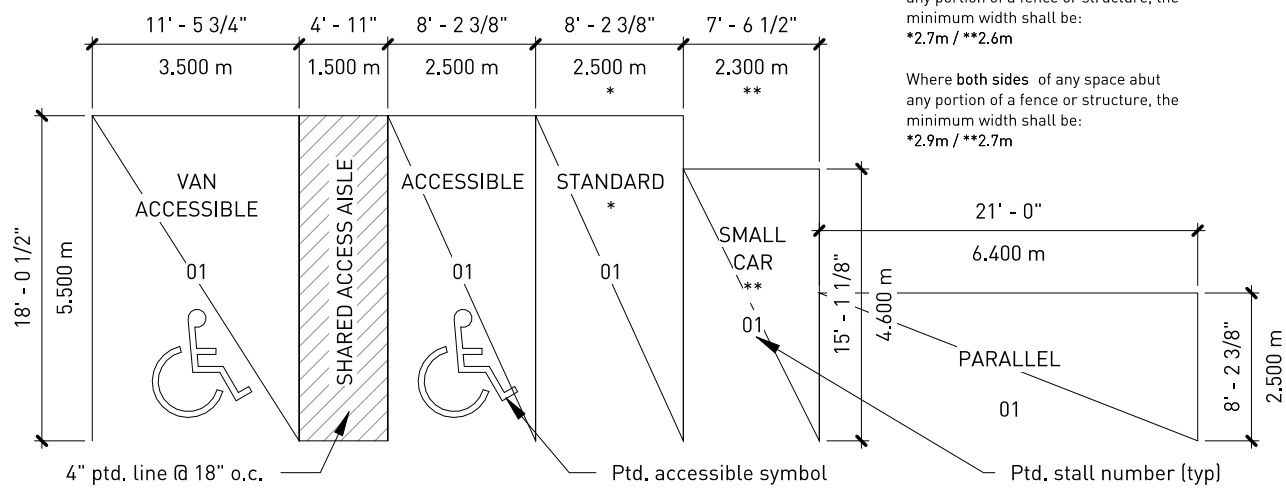
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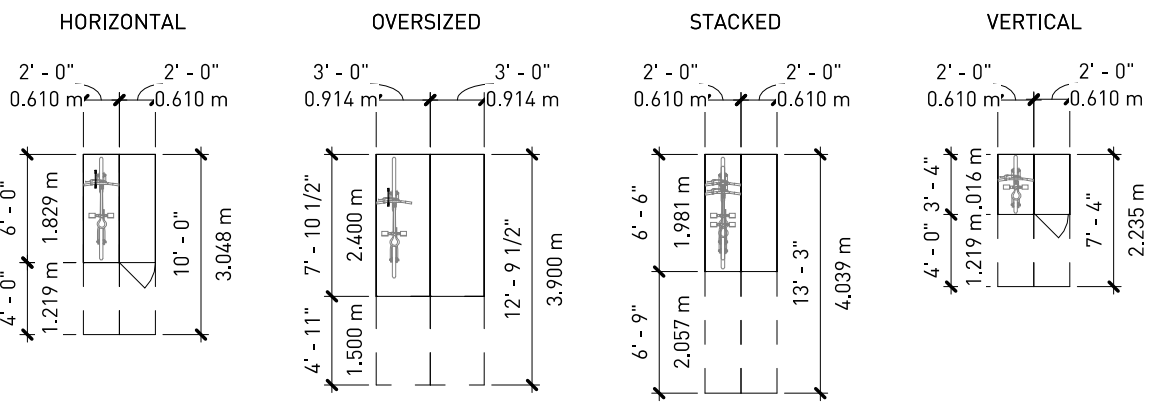
Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

PARKING SPACE LEGEND



BICYCLE SPACE LEGEND



LEVEL P4 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
CORRIDOR	1	418 SF
ELEVATOR	1	286 SF
PARKADE AREA	3	14,549 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
STORAGE	5	2701 SF
	13	18,529 SF

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CONSULTANT

DEVELOPER

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NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

P4 PARKING PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

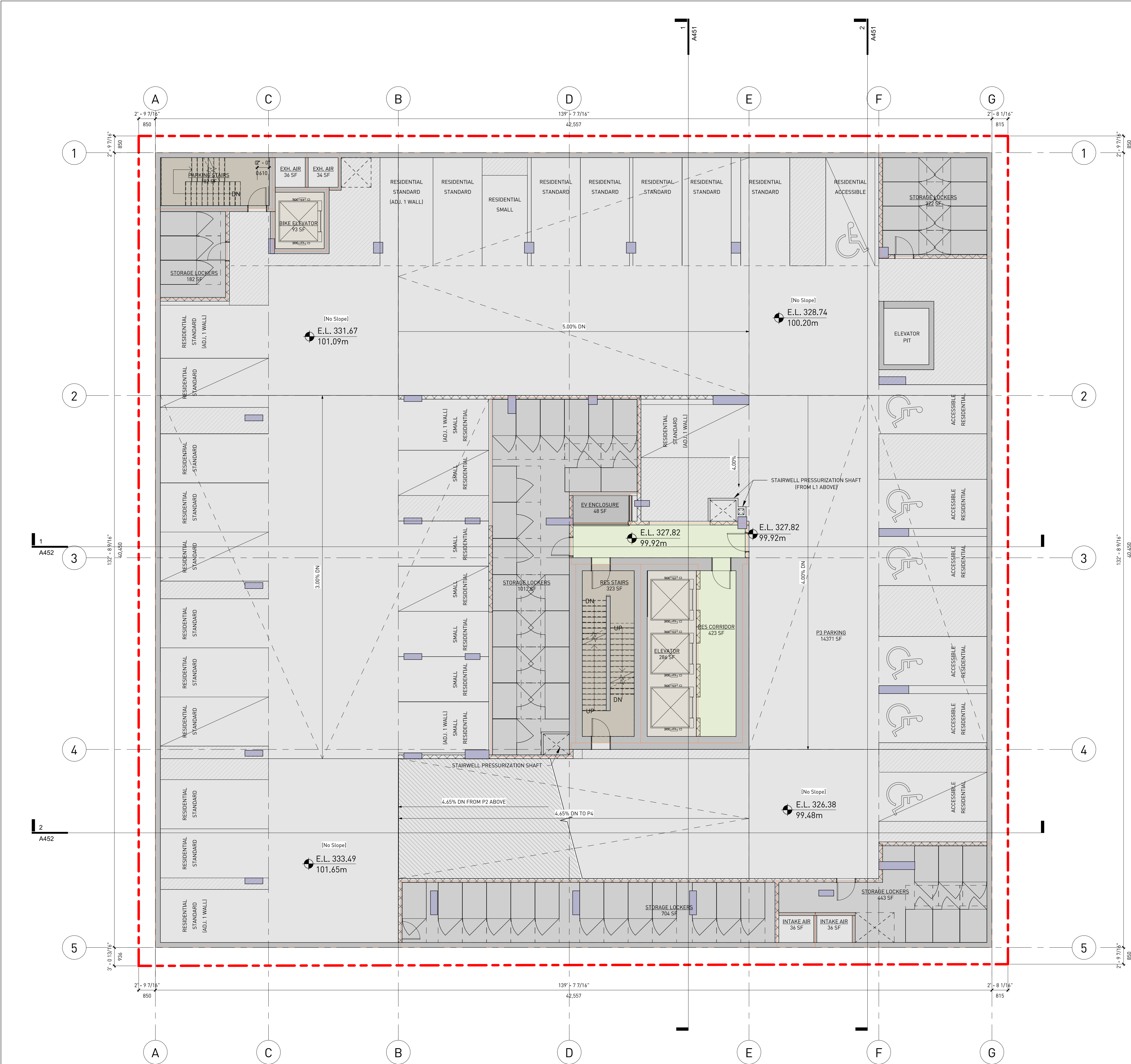
2026-05-04

SCALE

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DWG No.

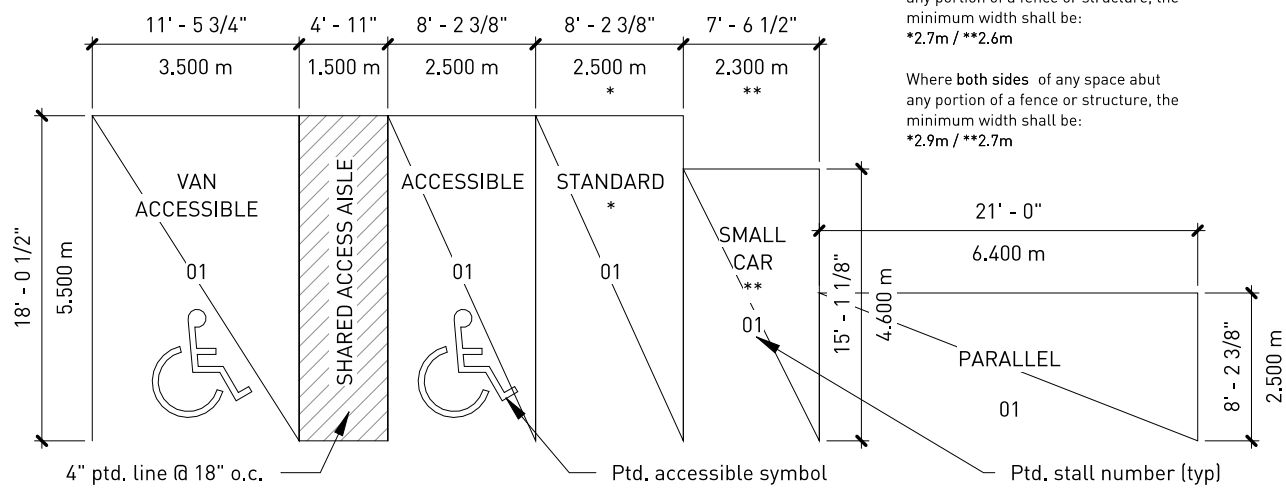
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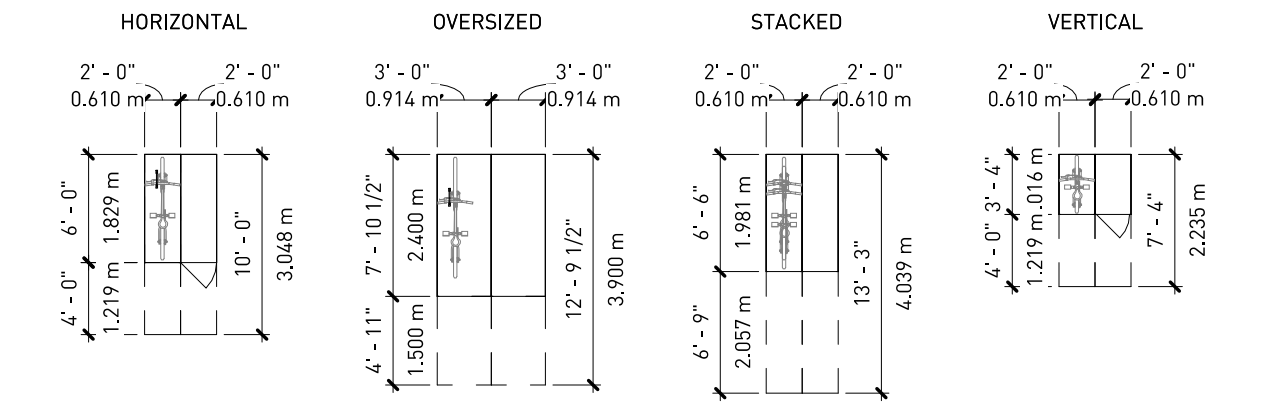
Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

PARKING SPACE LEGEND



BICYCLE SPACE LEGEND



LEVEL P3 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
PARKING P3		
CORRIDOR	1	423 SF
ELEVATOR	2	379 SF
PARKADE AREA	5	14512 SF
SERVICES	1	48 SF
STAIRS	2	505 SF
STORAGE	5	2643 SF
	16	18529 SF

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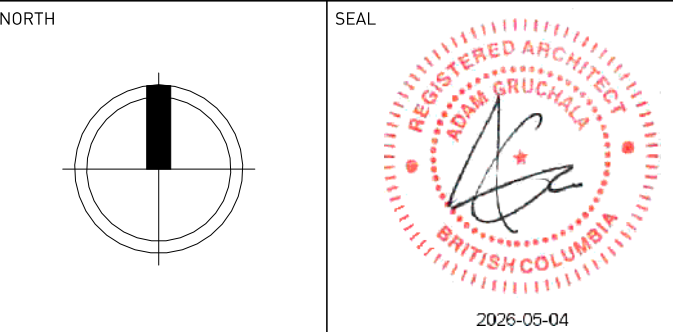
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PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
P3 PARKING PLAN

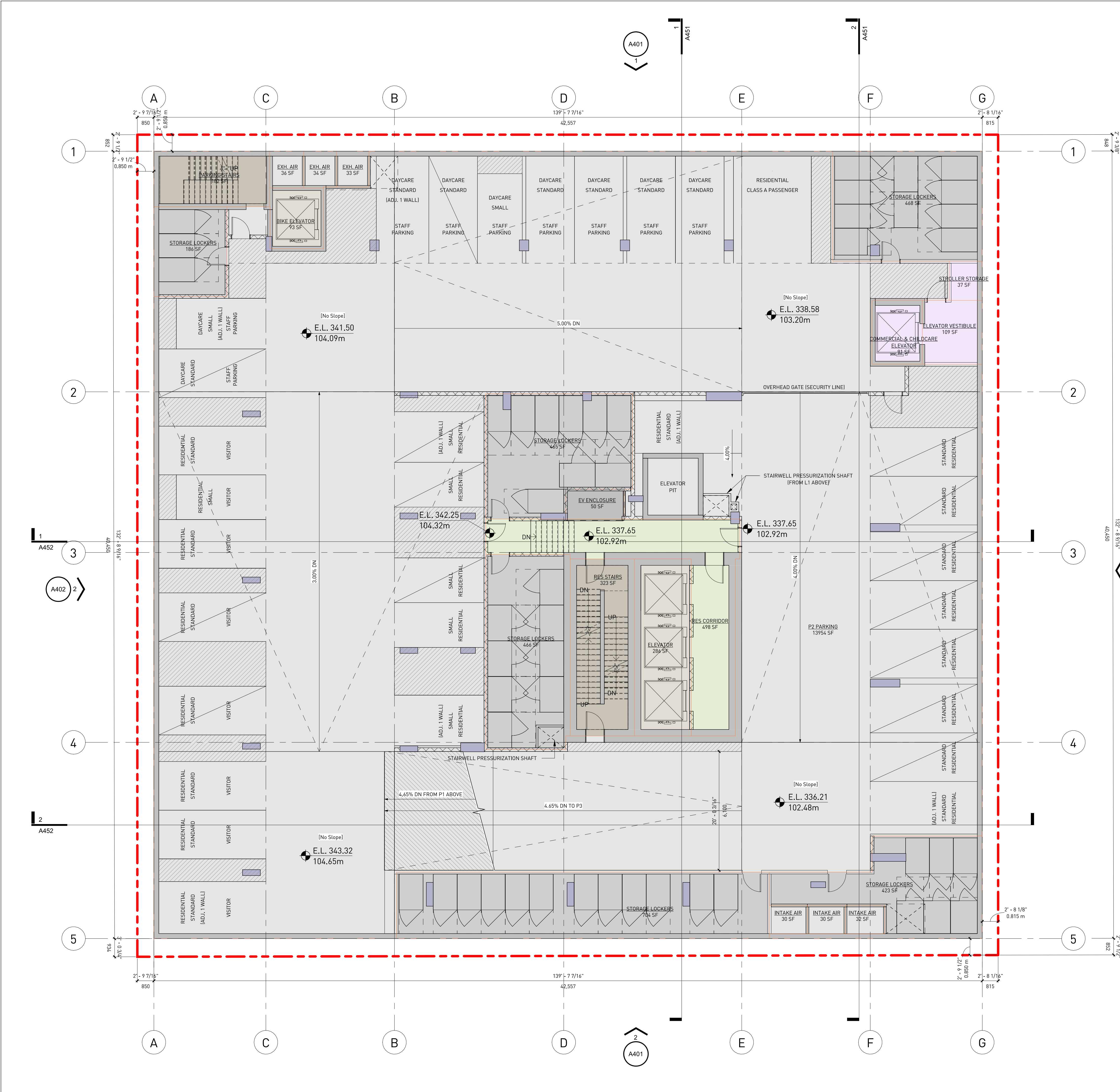
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-05-04

SCALE
As indicated

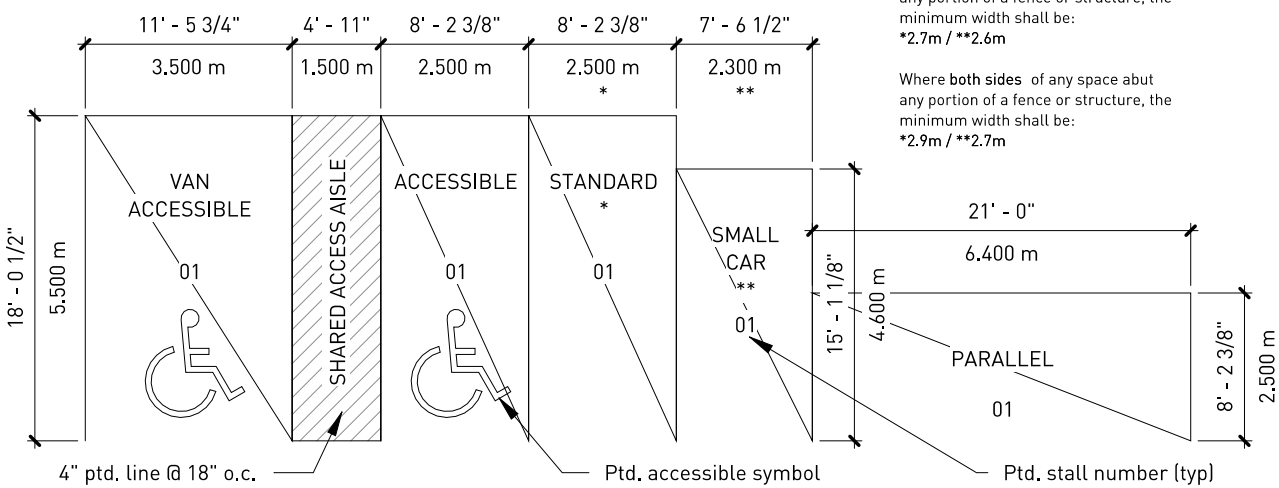
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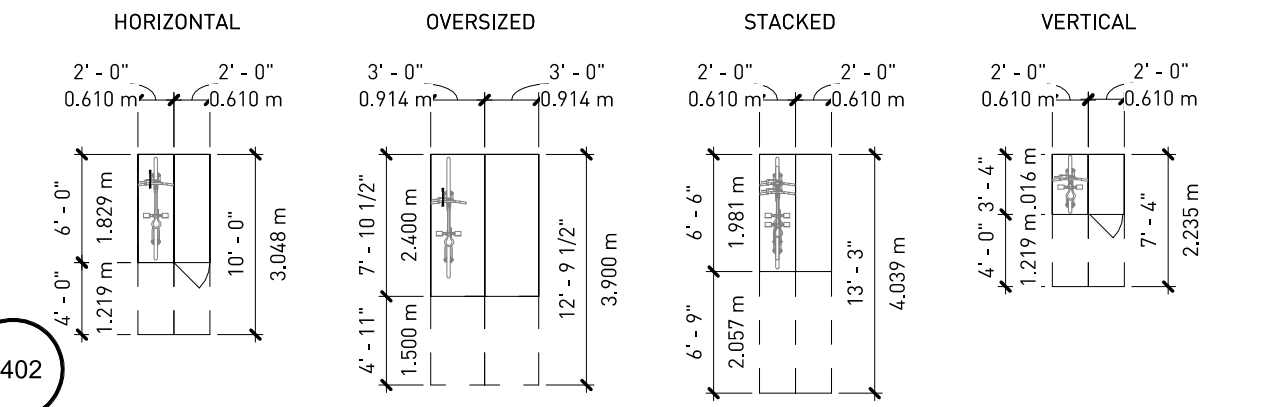
Building Area Legend

- COMMERCIAL - CHILDCARE
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

PARKING SPACE LEGEND



BICYCLE SPACE LEGEND



LEVEL P2 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
PARKING P2		
COMMERCIAL - CHILDCARE	3	237 SF
CORRIDOR	1	498 SF
ELEVATOR	2	379 SF
PARKADE AREA	7	14149 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
STORAGE	6	2712 SF
	22	18529 SF

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CONSULTANT

DEVELOPER

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NORTH

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

P2 PARKING PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

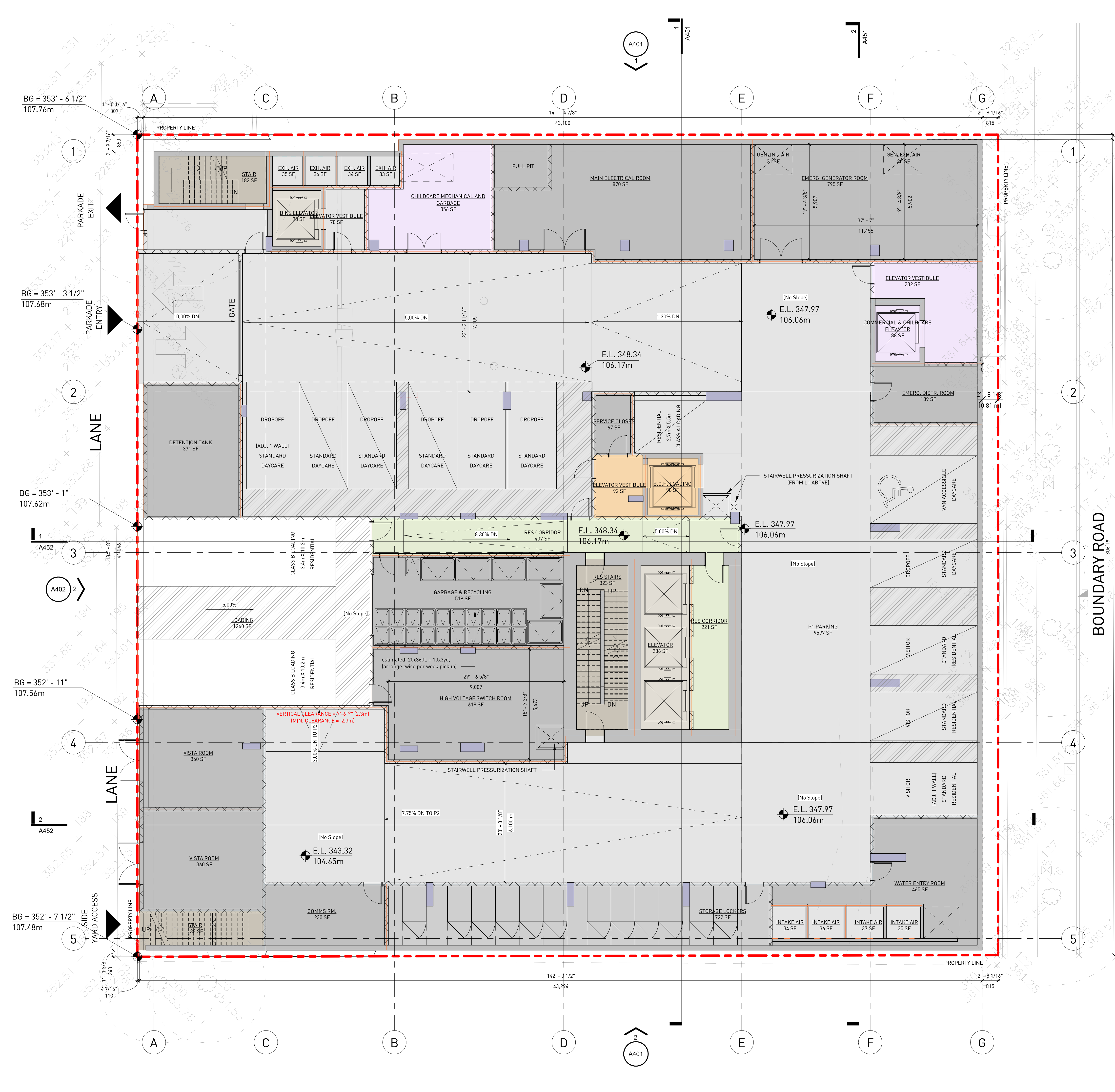
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SCALE

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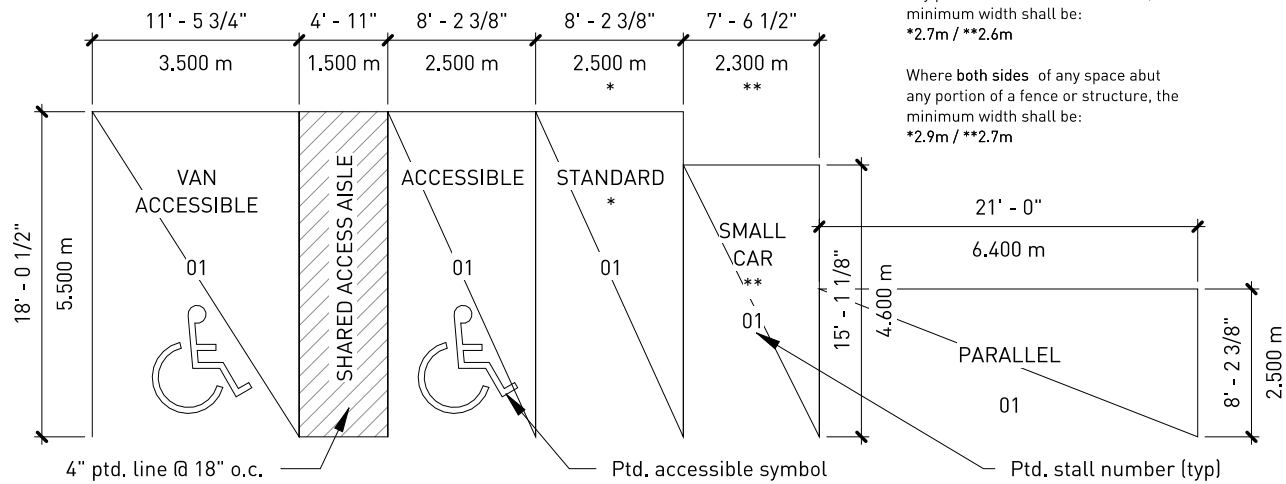
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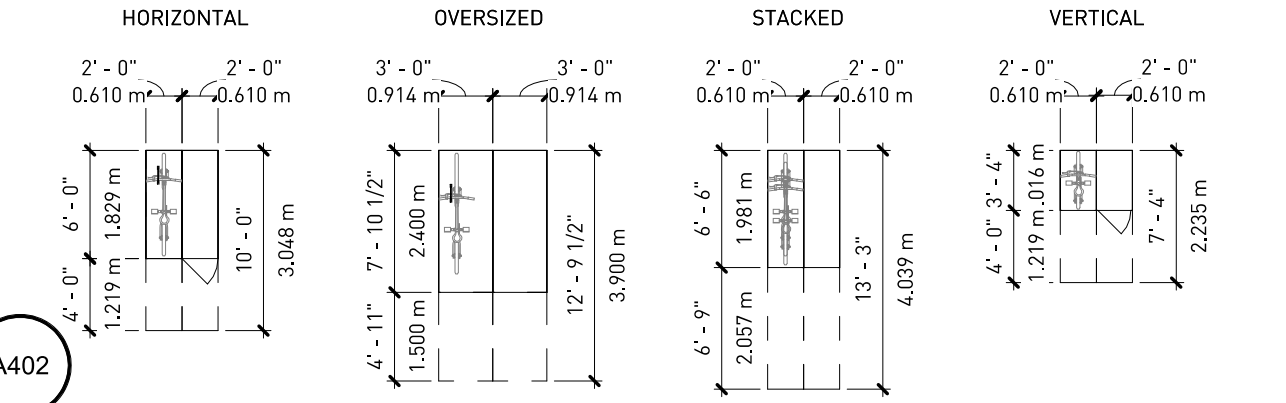
Building Area Legend

- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

PARKING SPACE LEGEND



BICYCLE SPACE LEGEND



LEVEL P1 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
PARKING P1 (PARKADE ENTRY)		
COMMERCIAL - CHILDCARE	3	676 SF
COMMERCIAL - RETAIL	2	190 SF
CORRIDOR	2	627 SF
ELEVATOR	2	384 SF
PARKADE AREA	10	9953 SF
SERVICES	11	4844 SF
STAIRS	3	644 SF
STORAGE	1	722 SF
	34	18040 SF

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DEVELOPER

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NORTH

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

P1 PARKING PLAN

LOCATION	VANCOUVER, BC	DRAWN BY	Author
DATE	2026-05-04	SCALE	As indicated



Building Area Legend

- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

LEVEL 1 - AREA BREAKDOWN	
Name	Area
LEVEL 1 (LOBBY)	
B.O.H. LOADING	99 SF
BOH CORRIDOR	437 SF
CHILDCARE	6149 SF
COMMERCIAL & CHILDCARE ELEVATOR	95 SF
CRU - 1	1025 SF
CRU - 2	937 SF
ELEC CLOSET	30 SF
ELEVATOR	284 SF
EXIT	299 SF
MAIL	219 SF
MECH SHAFT	38 SF
PARCEL	300 SF
RES CORRIDOR	416 SF
RES LOBBY	692 SF
RES STAIRS	499 SF
STAIR	182 SF
	11701 SF

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NORTH

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

LEVEL 1 PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

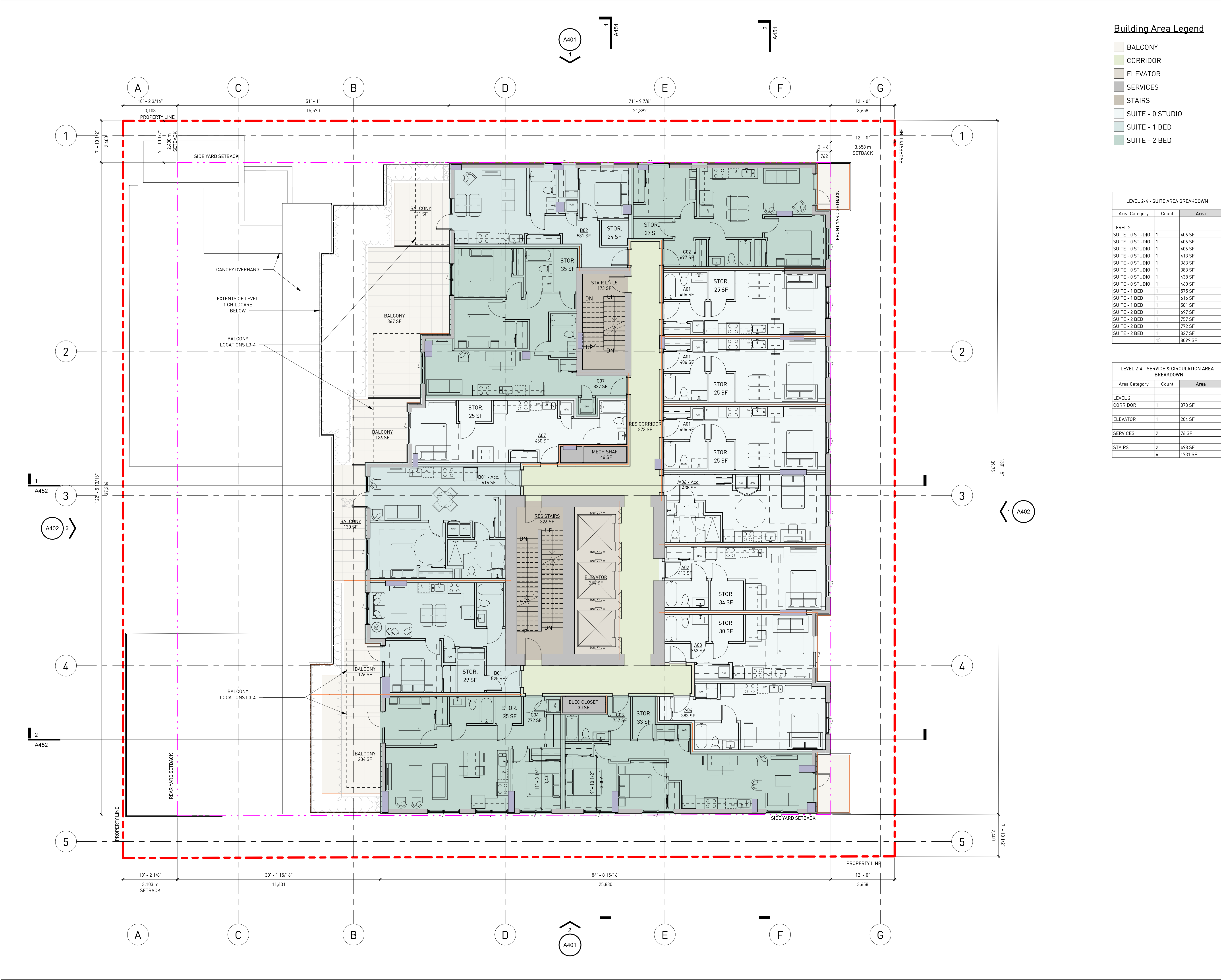
DATE

2026-05-04

SCALE

1/8" = 1'-0"

DWG No.



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 2-4 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 2		
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	383 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 0 STUDIO	1	460 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 1 BED	1	581 SF
SUITE - 2 BED	1	697 SF
SUITE - 2 BED	1	757 SF
SUITE - 2 BED	1	772 SF
SUITE - 2 BED	1	827 SF
	15	8099 SF

LEVEL 2-4 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 2		
CORRIDOR	1	873 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
	6	1731 SF

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CONSULTANT

DEVELOPER



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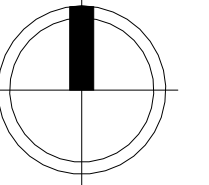
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NORTH



SEAL



PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

LEVEL 2-4 PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

2026-05-04

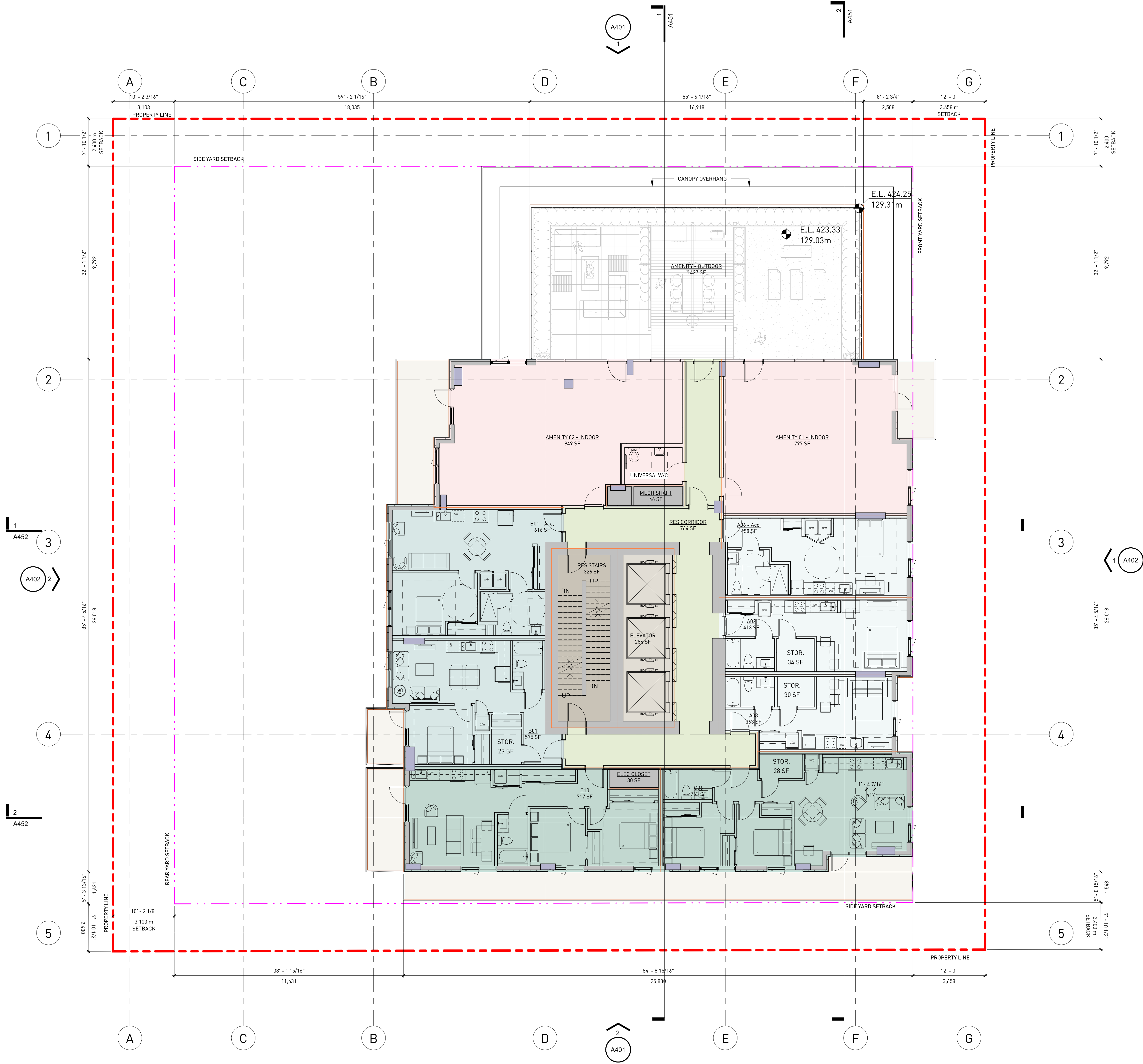
SCALE

1/8" = 1'-0"

DWG No.

A207

A208



Building Area Legend

- AMENITY
- AMENITY OUT
- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 6 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 6		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	717 SF
	7	3886 SF

LEVEL 6 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 6		
CORRIDOR	1	764 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	1	326 SF
	5	1449 SF

LEVEL 6 - AMENITY BREAKDOWN		
Name	Count	Area
LEVEL 6		
AMENITY 01 - INDOOR	1	797 SF
AMENITY 02 - INDOOR	1	949 SF
AMENITY - OUTDOOR	1	1427 SF
	3	3172 SF

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NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

LEVEL 6 PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

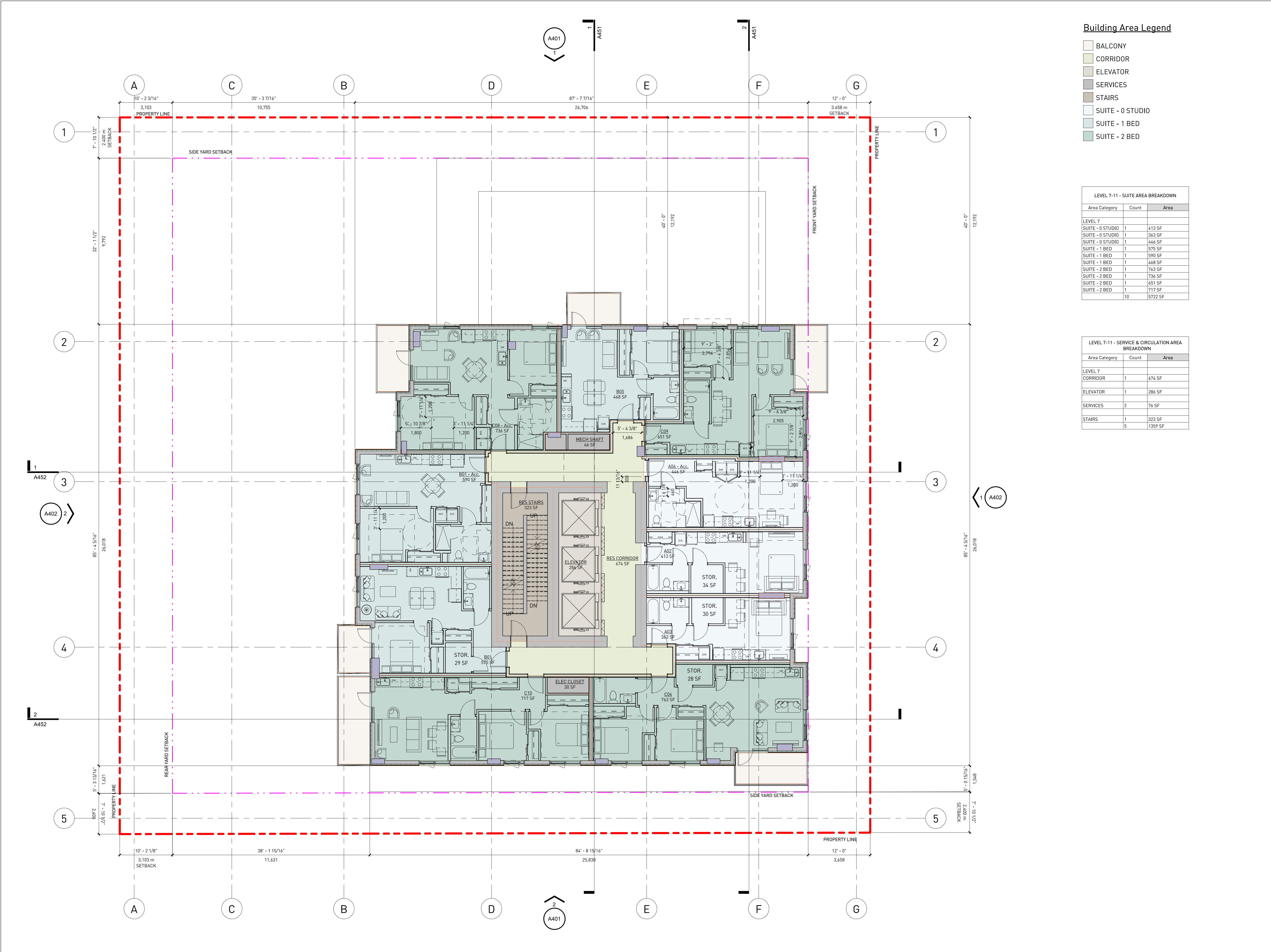
2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A209



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 7-11 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 7		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	446 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	590 SF
SUITE - 1 BED	1	468 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	736 SF
SUITE - 2 BED	1	651 SF
SUITE - 2 BED	1	717 SF
	10	5722 SF

LEVEL 7-11 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 7		
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
	5	1359 SF

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CONSULTANT

DEVELOPER

Formosis

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2319

DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

LEVEL 7-11 PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

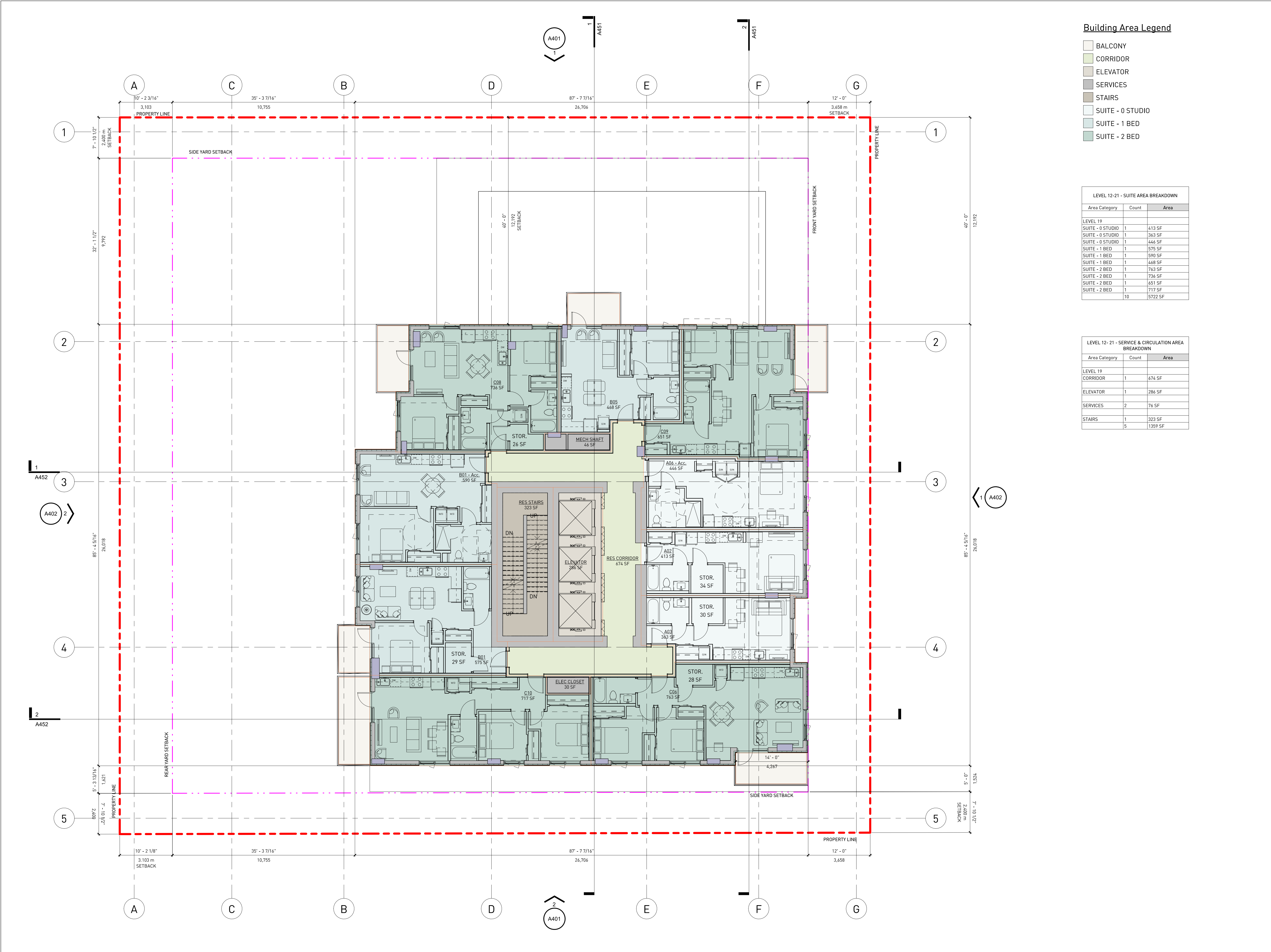
2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A210



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

LEVEL 12-21 - SUITE AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 19		
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	446 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	590 SF
SUITE - 1 BED	1	468 SF
SUITE - 2 BED	1	763 SF
SUITE - 2 BED	1	736 SF
SUITE - 2 BED	1	651 SF
SUITE - 2 BED	1	717 SF
	10	5722 SF

LEVEL 12-21 - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
LEVEL 19		
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
	5	1359 SF

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CONSULTANT

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02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

PROJECT

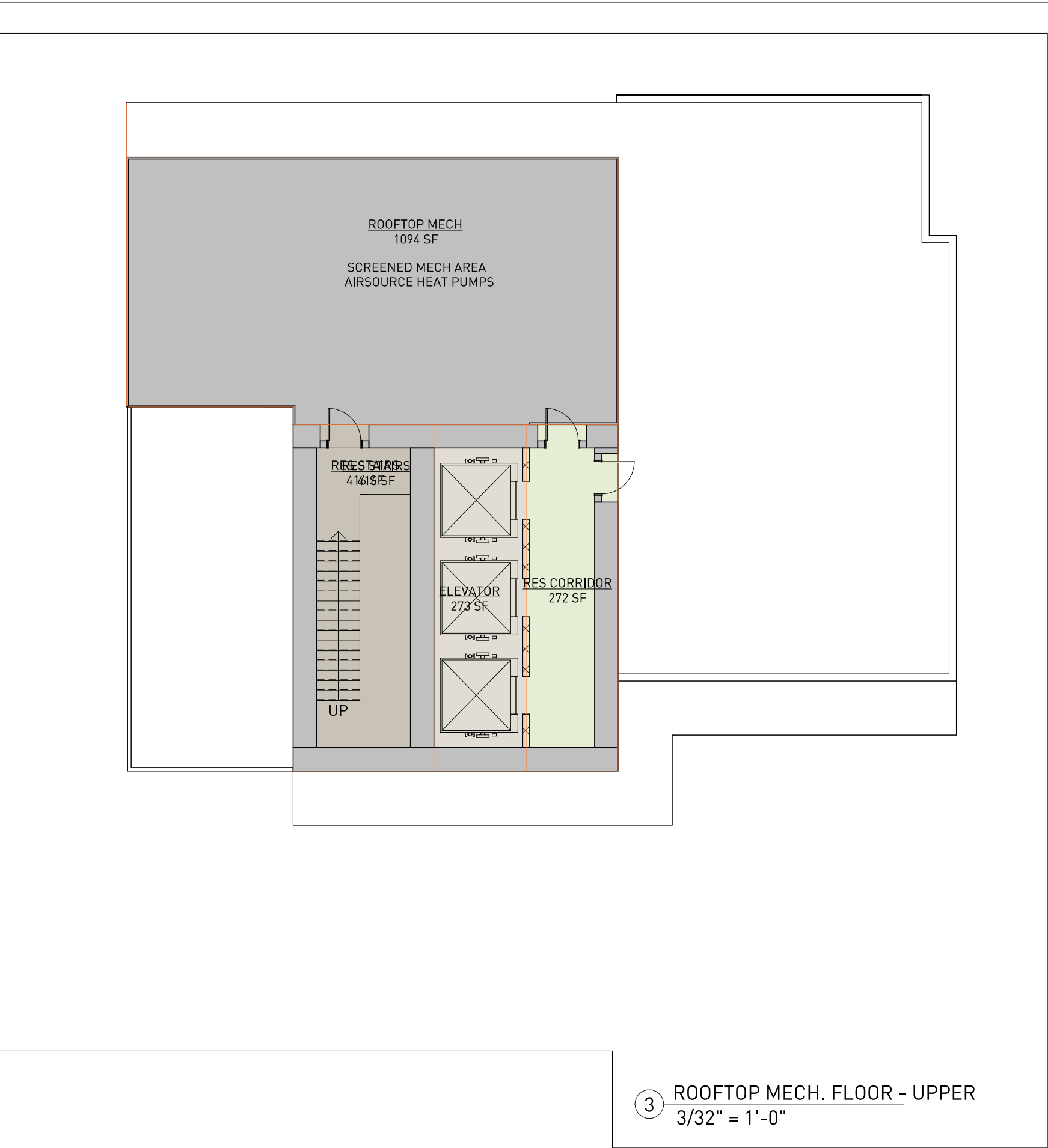
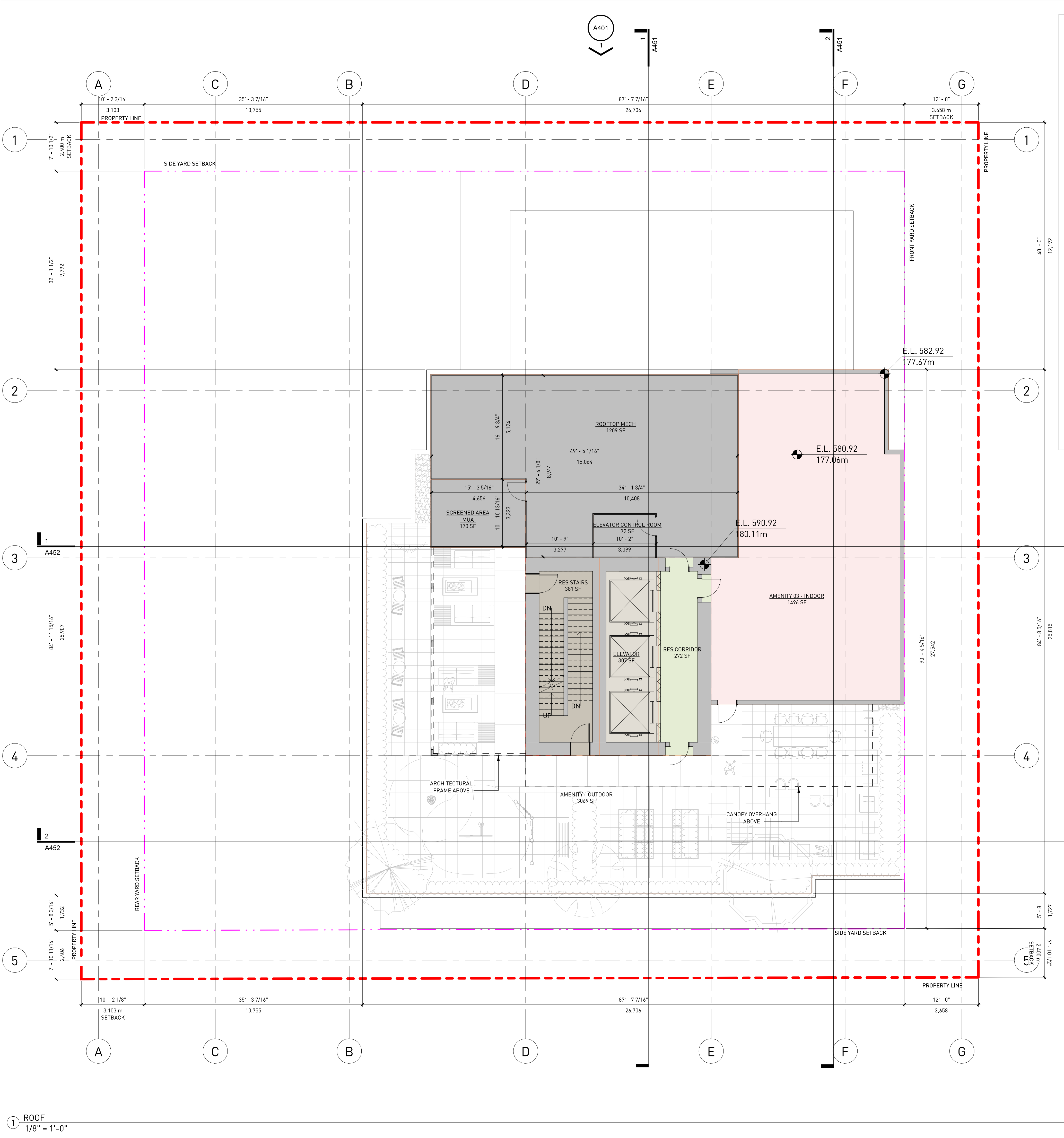
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

LEVEL 12-21 PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-05-04	1/8" = 1'-0"
DWG No.	

A211



ROOF LEVEL - SERVICE & CIRCULATION AREA BREAKDOWN		
Area Category	Count	Area
ROOF		
AMENITY	1	1496 SF
CORRIDOR	1	272 SF
ELEVATOR	1	307 SF
STAIRS	1	381 SF
	4	2456 SF

CALCULATION OF BUILDING HEIGHT	
MAX BUILDING HEIGHT: (Top of tower parapet)	582'-11" (177.67 m)
Lowest Grade at Prop. Line:	352'-7 1/2" (107.48 m)
BUILDING HEIGHT =	230'-4 1/2" (70.19 m)

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DEVELOPER

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DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

ROOF PLAN

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

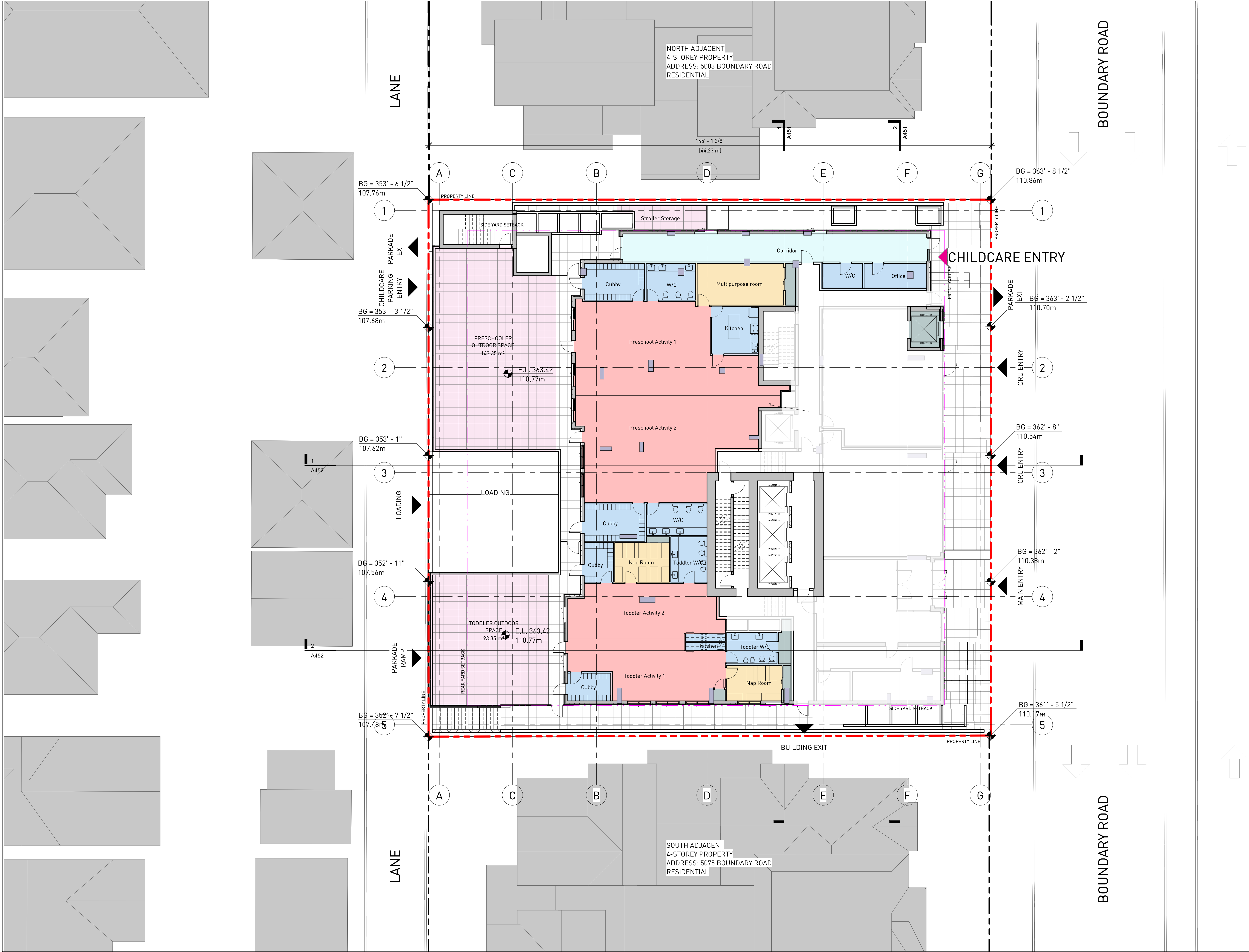
2026-05-04

SCALE

As indicated

DWG No.

A212



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DRAWING ISSUED

01

ISSUED FOR CHILDCARE REVIEW

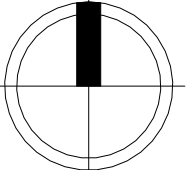
2025-07-10

02

ISSUED FOR R2 REVISION

2026-05-04

NORTH



SEAL



PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

SITE PLAN CHILDCARE

LOCATION

VANCOUVER, BC

DATE

2026-05-04

DWG No.

DRAWN BY

SP

SCALE

3/32" = 1'-0"

A241

LANE BELOW

BOUNDARY ROAD

OCCUPANCY LEGEND

- CC: Activity
CC: Circulation
CC: Nap
CC: Outdoor Play
CC: Services
CC: Support

CHILDCARE ROOM AREAS	
Name	Area
Preschool Activity 2	102.3 m ²
Preschool Activity 1	90.9 m ²
Toddler Activity 1	48.2 m ²
Toddler Activity 2	47.3 m ²
Corridor	52.6 m ²
Multipurpose room	22.2 m ²
Nap Room	13.3 m ²
Nap Room	12.1 m ²
PRESCHOOLER OUTDOOR SPACE	143.4 m ²
TODDLER OUTDOOR SPACE	93.3 m ²
Stroller Storage	11.6 m ²
Elevator	6.6 m ²
Jan.	3.2 m ²
Storage	2.6 m ²
Nap Storage	1.3 m ²
Nap Storage	0.8 m ²
Storage	0.8 m ²
Kitchen	13.7 m ²
Cubby	13.5 m ²
Cubby	13.5 m ²
W/C	11.7 m ²
W/C	10.9 m ²
Toddler W/C	10.1 m ²
Toddler W/C	9.8 m ²
Office	9.5 m ²
Cubby	7.4 m ²
Cubby	7.1 m ²
W/C	6.1 m ²
Kitchen	1.9 m ²
Kitchen	1.8 m ²
	789.7 m ²

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CONSULTANT

DEVELOPER



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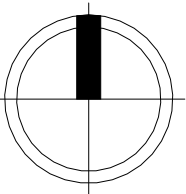
2319

DRAWING ISSUED

01	ISSUED FOR CHILDCARE REVIEW	2025-07-10
02	ISSUED FOR R2 REVISION	2026-05-04

****NOTE:** All areas displayed in this sheet are measured from finish face of wall.

NORTH



SEAL



2025-05-04

PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
CHILDCARE PLAN - LEVEL 1

LOCATION
VANCOUVER, BC

DRAWN BY
SP

DATE
2026-05-04

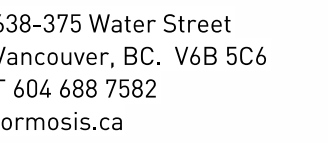
SCALE
1/8" = 1'-0"

DWG No.

A242

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DEVELOPER



DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR RZ REVISION	2026-02-25
04	ISSUED FOR RZ REVISION	2026-05-04



DRAWING

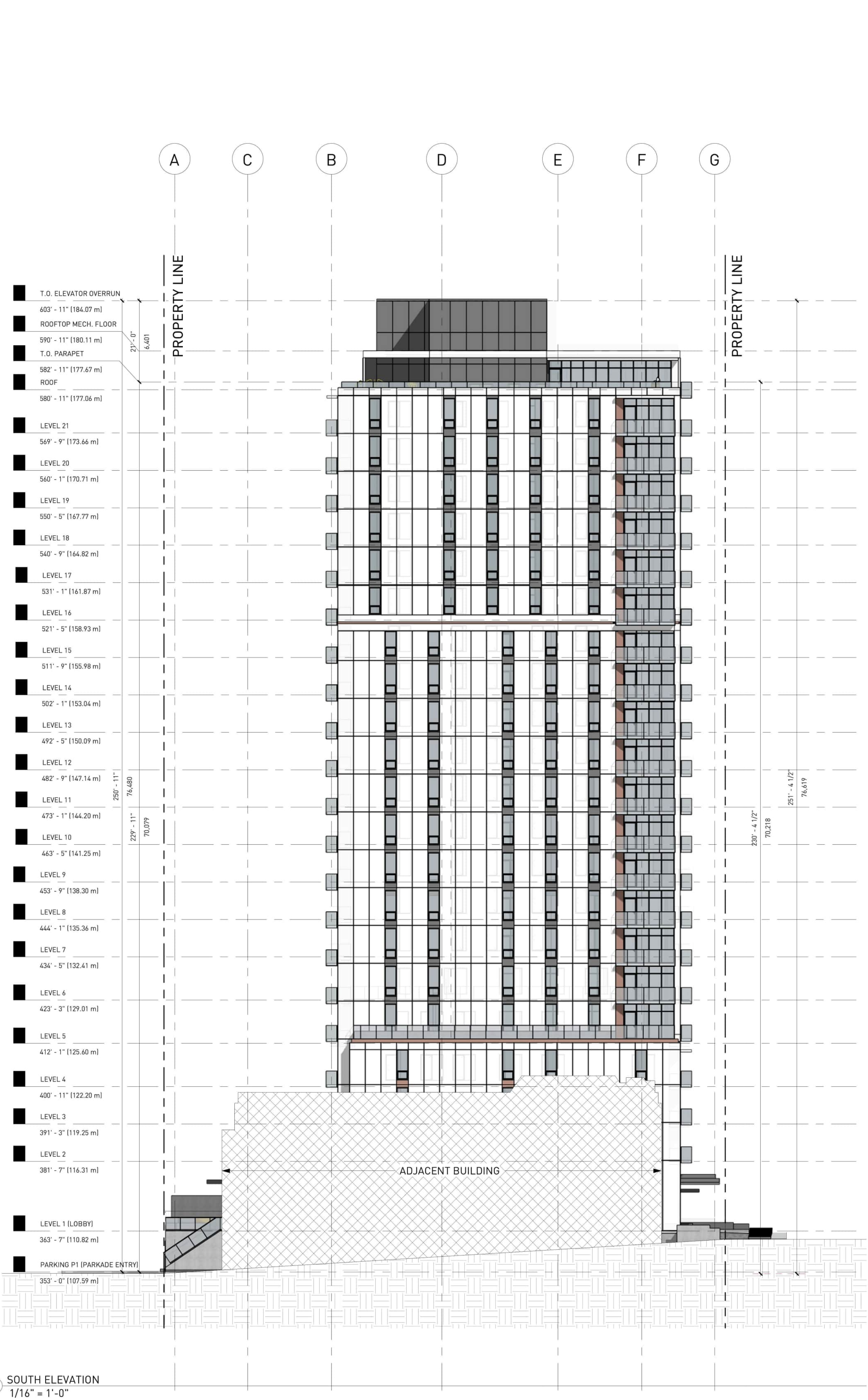
ELEVATIONS NORTH-SOUTH

Author

As indicated

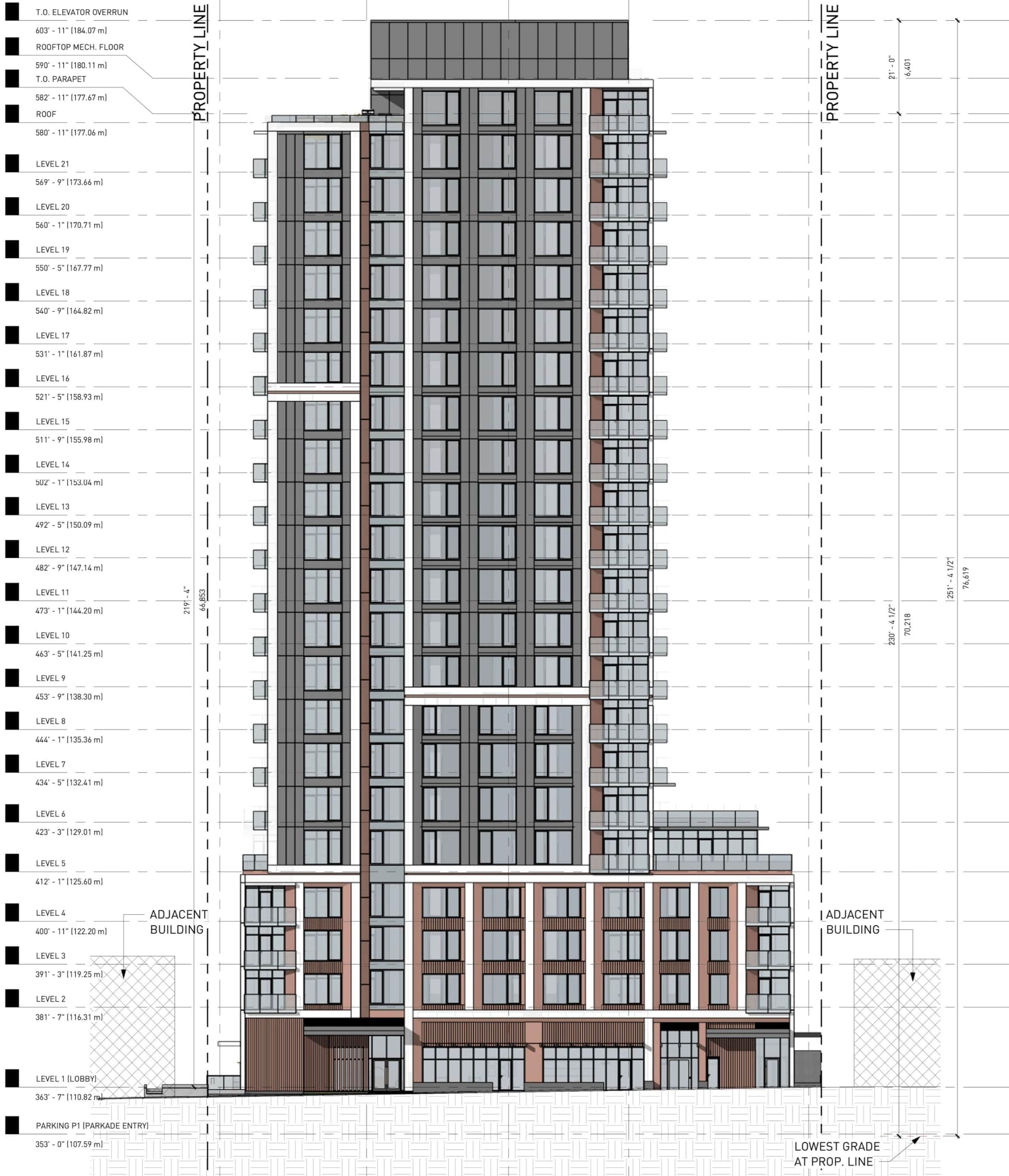
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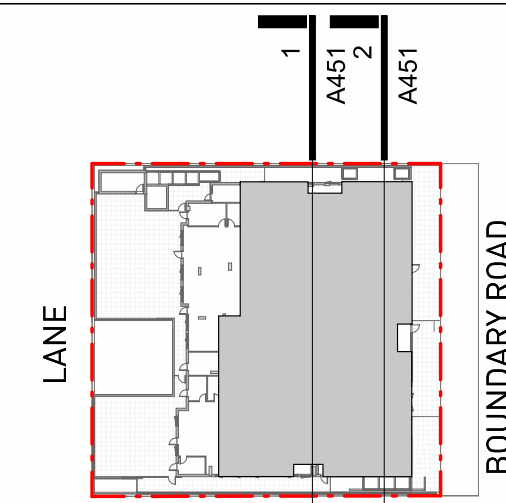
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KEY PLAN

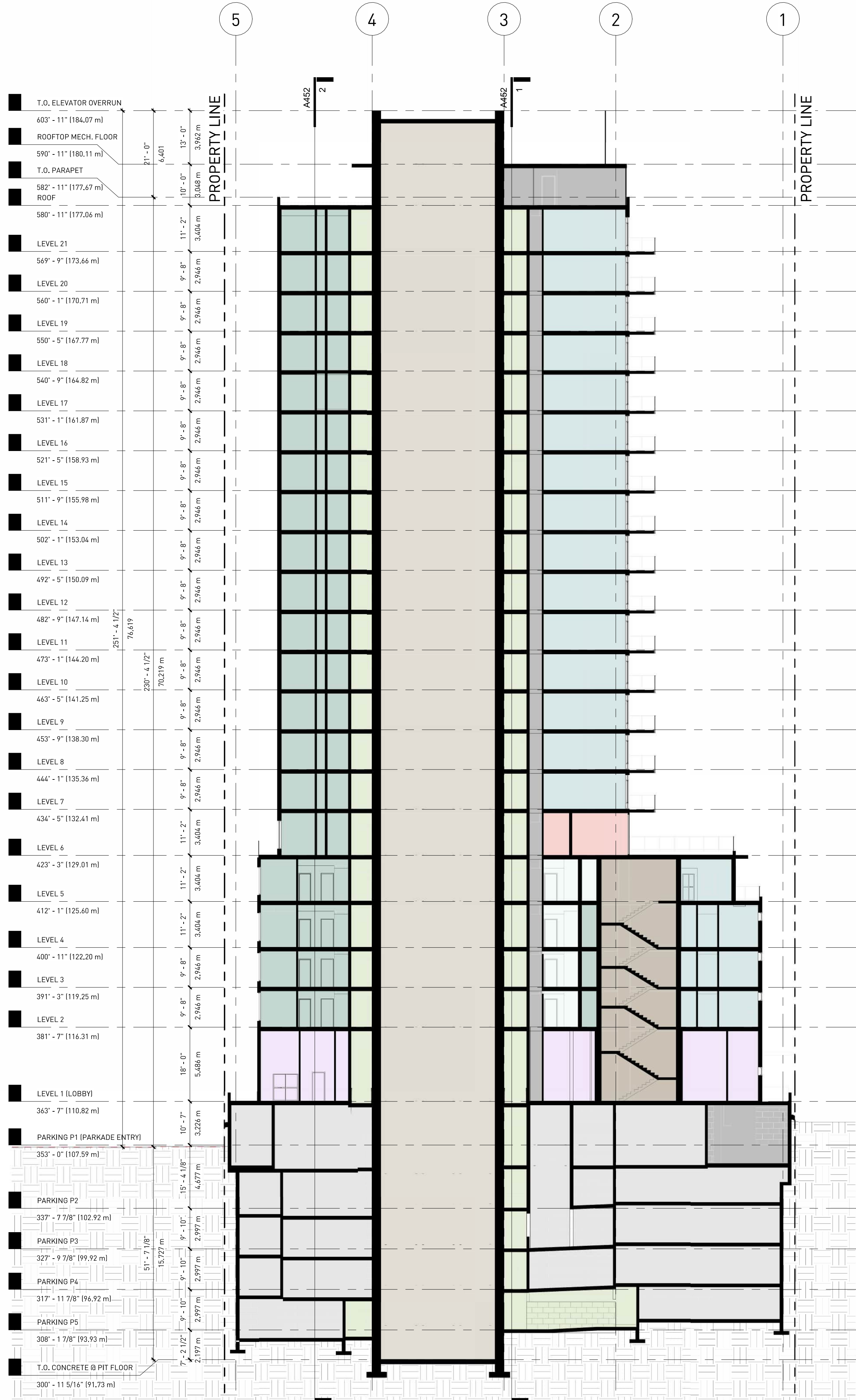




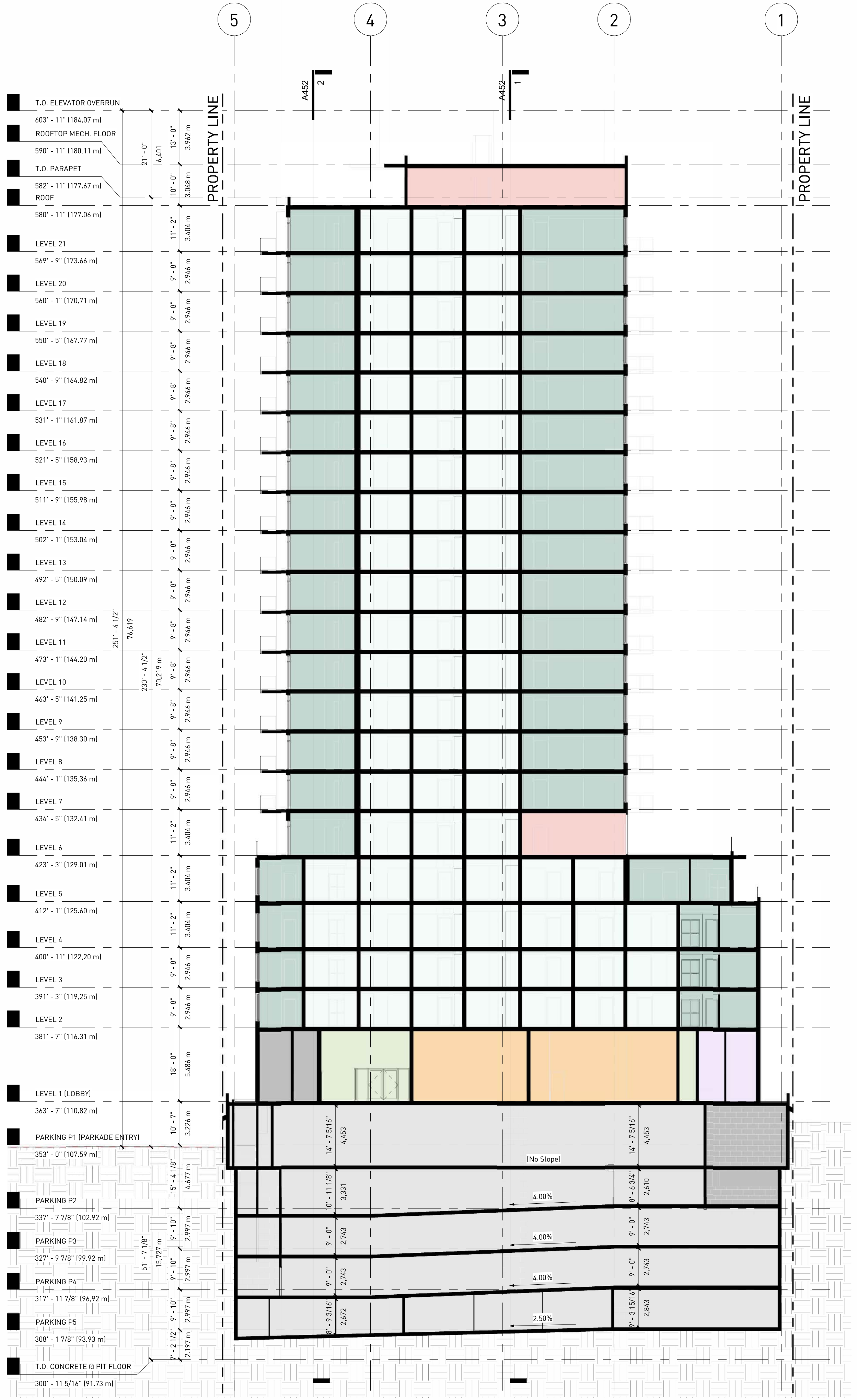
KEY PLAN

Building Area Legend

- AMENITY
- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED



① N-S SECTION THRU CORE
1/16" = 1'-0"



② N-S SECTION THRU RAMPS
1/16" = 1'-0"

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CONSULTANT

DEVELOPER



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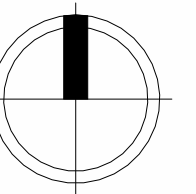
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2319

DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

NORTH



SEAL



PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
BUILDING SECTIONS NORTH-SOUTH

LOCATION
VANCOUVER, BC

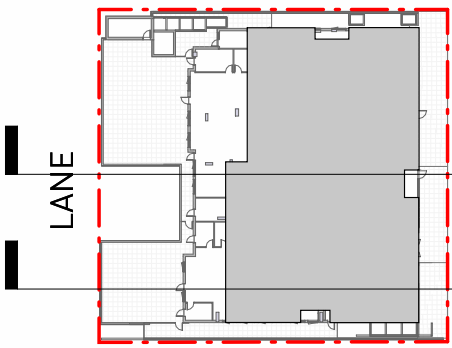
DRAWN BY
Author

DATE
2026-05-04

SCALE
As indicated

DWG No.

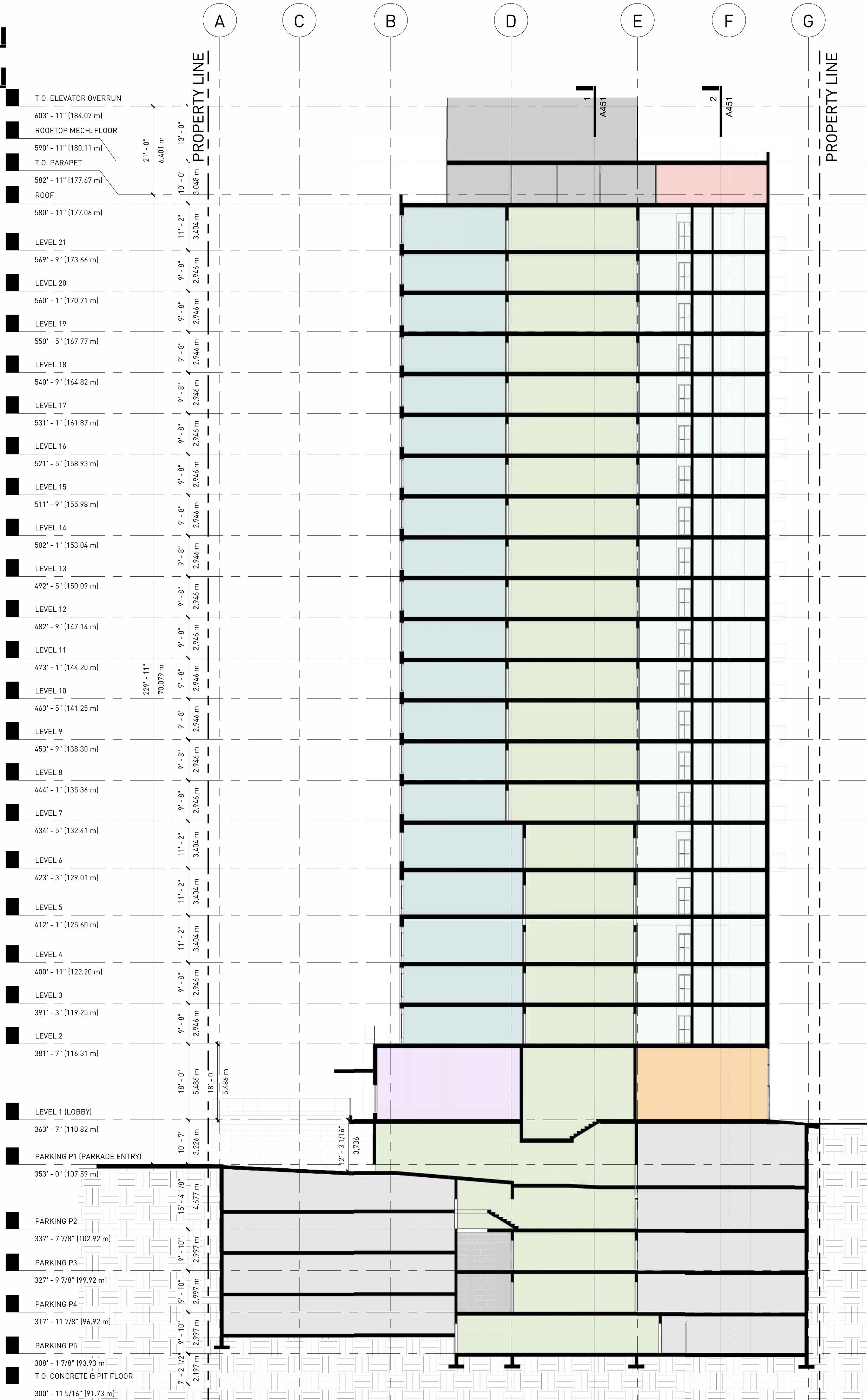
A451



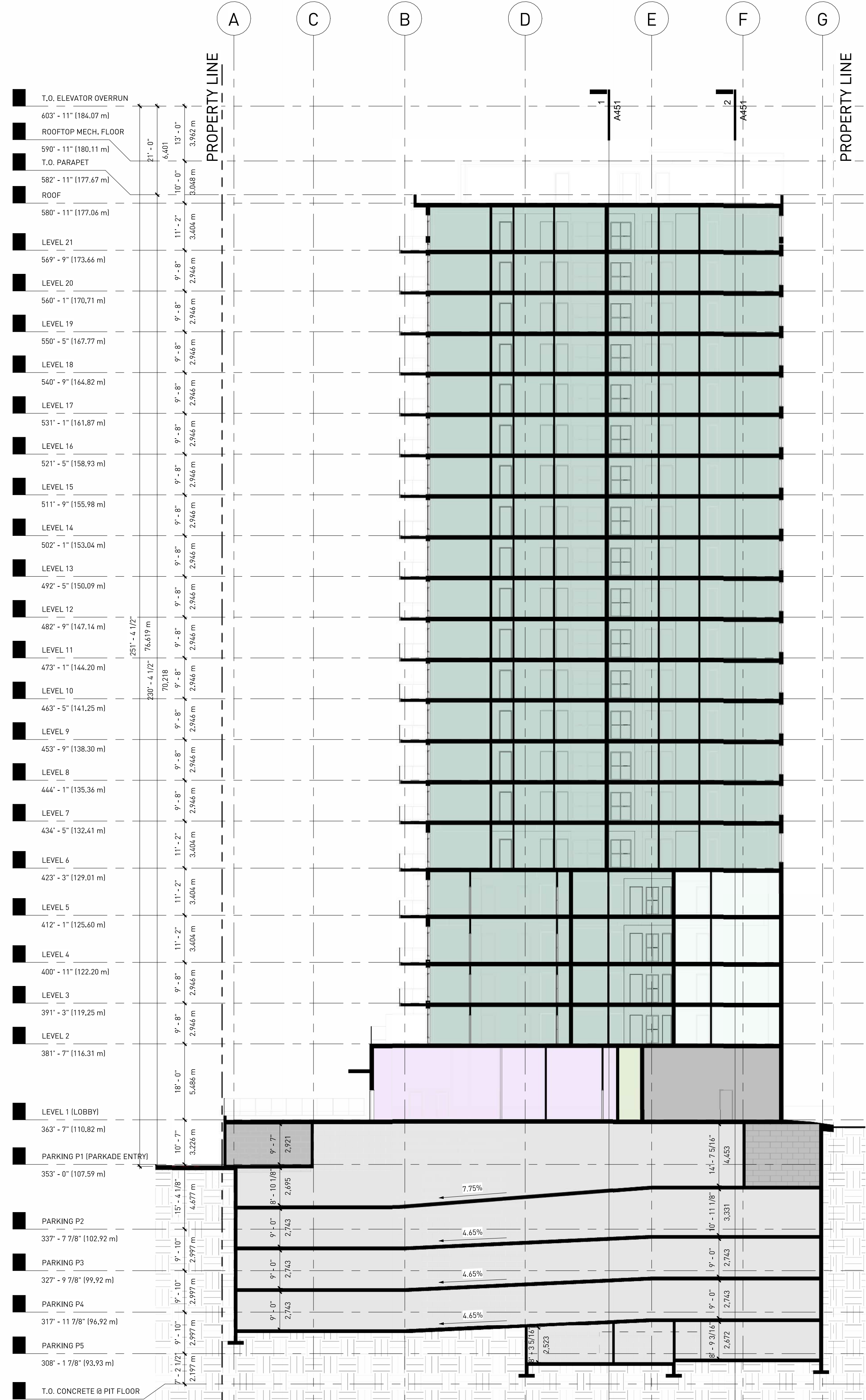
KEY PLAN

Building Area Legend

- AMENITY
- BALCONY
- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED



1 E-W SECTION THRU LOBBY
1/16" = 1'-0"



2 E-W SECTION THRU RAMP
1/16" = 1'-0"

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CONSULTANT

DEVELOPER



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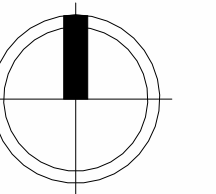
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DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
02	ISSUED FOR REZONING	2025-09-03
03	ISSUED FOR R2 REVISION	2026-02-25
04	ISSUED FOR R2 REVISION	2026-05-04

NORTH



SEAL



2025-05-04

PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
BUILDING SECTIONS EAST-WEST

LOCATION
VANCOUVER, BC

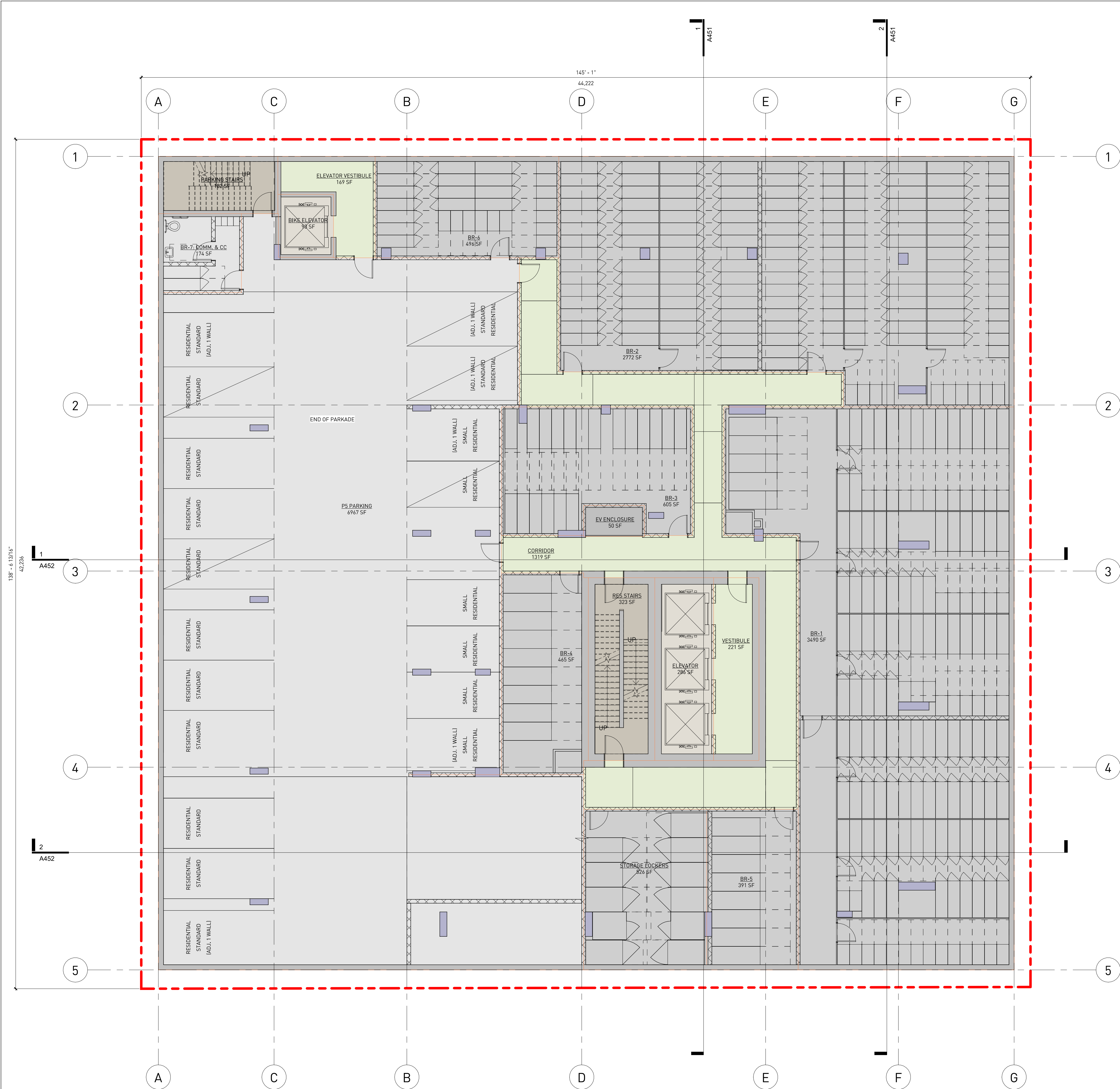
DRAWN BY
Author

DATE
2026-05-04

SCALE
As indicated

DWG No.

A452



Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

FSR Exclusions - Level P5

GROSS AREA	AREA DIMENSION		AREA
	WIDTH	LENGTH	
CORRIDOR			
ELEVATOR VESTIBULE	6' - 6 1/16"	25' - 10 7/8"	169 SF
VESTIBULE	7' - 4 13/16"	29' - 10"	221 SF
CORRIDOR	6' - 3 7/8"	208' - 5 15/16"	1319 SF
			1708 SF
ELEVATOR			
B.O.H. LOADING			Not Placed
BIKE ELEVATOR	8' - 8 7/16"	10' - 7 9/16"	93 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			379 SF
PARKADE AREA			
BR-7: COMM. & CC			174 SF
P5 PARKING	41' - 2 1/16"	169' - 2 11/16"	6967 SF
			7142 SF
SERVICES			
COMMS RM.			Not Placed
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
			50 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
STORAGE			
BR-5	15' - 9 11/16"	24' - 9 1/16"	391 SF
BR-4	14' - 1"	33' - 0 7/16"	465 SF
BR-6	16' - 6 9/16"	29' - 11 5/8"	496 SF
STORAGE LOCKERS			526 SF
BR-3	14' - 1 1/8"	42' - 11 7/16"	605 SF
BR-2	34' - 3 3/4"	80' - 9 9/16"	2772 SF
BR-1	32' - 9 9/16"	106' - 4 13/16"	3490 SF
			8746 SF
Total FSR Exclusion			18529 SF

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CONSULTANT

DEVELOPER

M MorrisonPark

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2319		
01	ISSUED FOR R2 REVISION	2026-02-25
02	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA
2025-05-04

PROJECT MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING FSR LEVEL P5

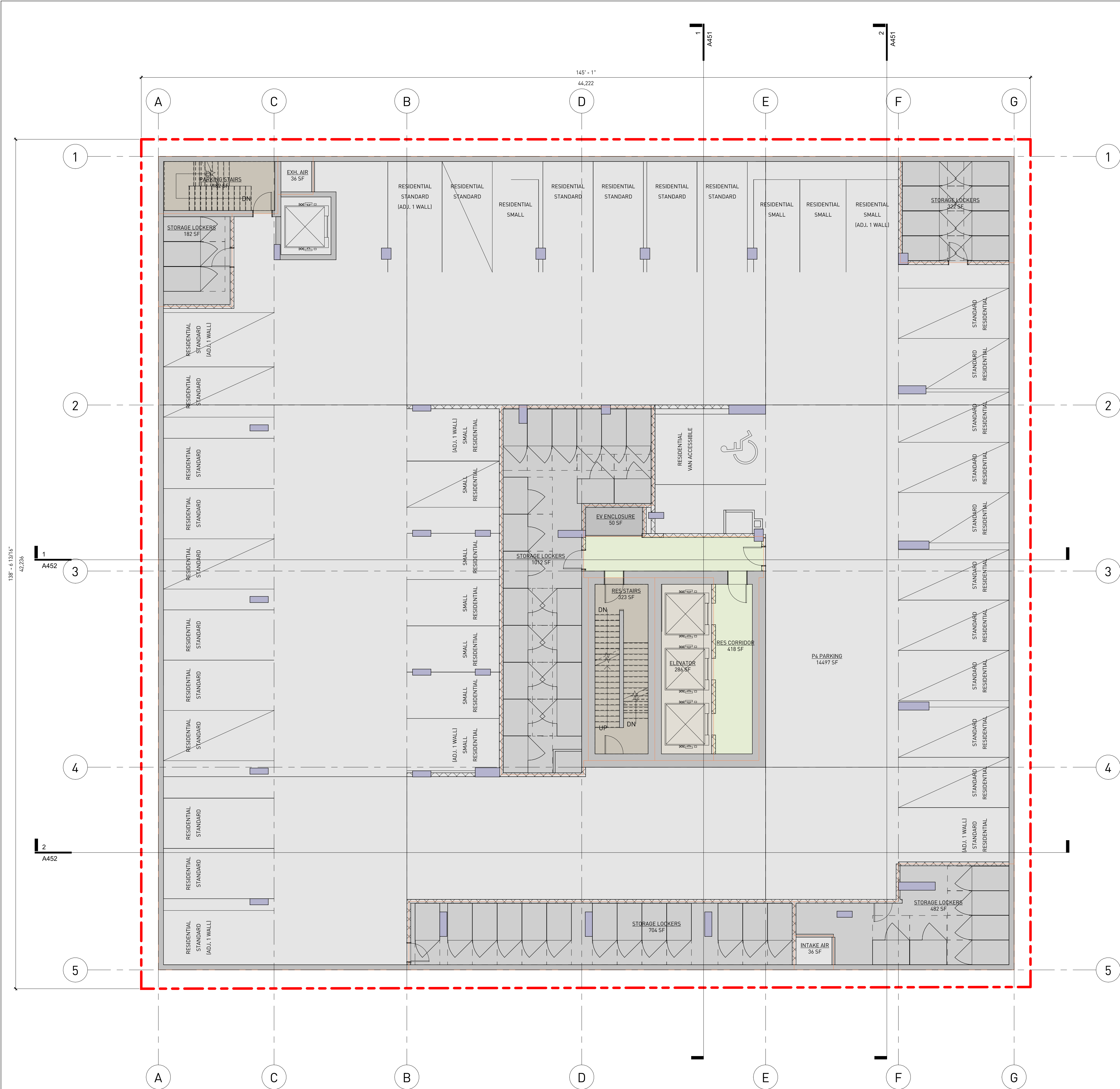
LOCATION VANCOUVER, BC

DRAWN BY Author

DATE 2026-05-04

SCALE 1/8" = 1'-0"

DWG No.



Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

FSR Exclusions - Level P4

GROSS AREA	AREA DIMENSION		AREA
	WIDTH	LENGTH	
CORRIDOR			
RES CORRIDOR	7' - 1 3/8"	58' - 9 3/4"	418 SF
			418 SF
ELEVATOR			
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			286 SF
PARKADE AREA			
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
EXH. AIR	5' - 9"	6' - 2 3/8"	36 SF
P4 PARKING	72' - 6 7/8"	199' - 9 1/8"	14497 SF
			14569 SF
SERVICES			
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
			50 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
STORAGE			
STORAGE LOCKERS	12' - 0 5/16"	15' - 1 11/16"	182 SF
STORAGE LOCKERS	17' - 4 1/16"	18' - 6 3/4"	322 SF
STORAGE LOCKERS	11' - 6 13/16"	41' - 7 7/16"	482 SF
STORAGE LOCKERS	11' - 2 5/16"	62' - 10 7/16"	704 SF
STORAGE LOCKERS	14' - 2 1/8"	71' - 4 1/4"	1012 SF
			2701 SF
Total FSR Exclusion			18529 SF

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2319

DRAWING ISSUED

01

ISSUED FOR REZONING

2025-09-03

02

ISSUED FOR R2 REVISION

2026-02-25

03

ISSUED FOR R2 REVISION

2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVEL P4

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

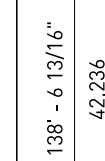
2026-05-04

SCALE

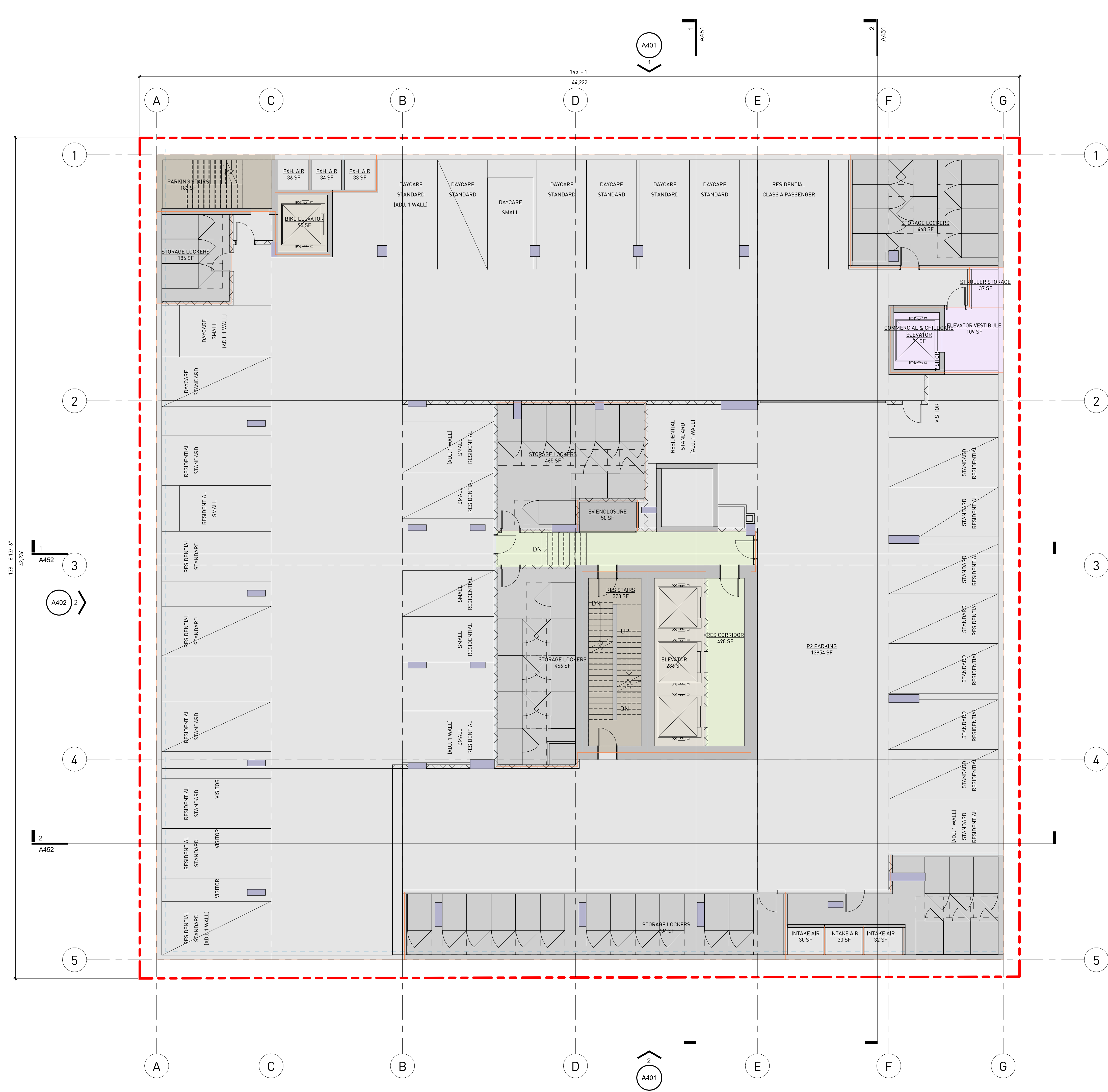
1/8" = 1'-0"

DWG No.

A802



A803



Building Area Legend

- COMMERCIAL - CHILDCARE
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

FSR Exclusions - Level P2

GROSS AREA	AREA DIMENSION	AREA
	WIDTHLENGTH	
COMMERCIAL - CHILDCARE		
STROLLER STORAGE	5' - 6 11/16"6' - 6 7/8"	37 SF
COMMERCIAL & CHILDCARE ELEVATOR	8' - 5 7/16"10' - 9 3/8"	91 SF
ELEVATOR VESTIBULE	10' - 1 5/16"10' - 9 3/8"	109 SF
		237 SF
CORRIDOR		
RES CORRIDOR	6' - 10 7/16"72' - 6"	498 SF
		498 SF
ELEVATOR		
BIKE ELEVATOR	8' - 8 7/16"10' - 7 9/16"	93 SF
ELEVATOR	9' - 7 3/16"29' - 10"	286 SF
		379 SF
PARKADE AREA		
INTAKE AIR	4' - 9"6' - 4 15/16"	30 SF
INTAKE AIR	4' - 9"6' - 4 15/16"	30 SF
INTAKE AIR	4' - 9"6' - 7 7/8"	32 SF
EXH. AIR	5' - 6"6' - 0 3/8"	33 SF
EXH. AIR	5' - 1 7/8"6' - 6 1/2"	34 SF
EXH. AIR	5' - 9"6' - 2 3/8"	36 SF
P2 PARKING	60' - 0 1/8"232' - 6 7/16"	13954 SF
		14149 SF
SERVICES		
EV ENCLOSURE	5' - 0 9/16"9' - 10 3/4"	50 SF
		50 SF
STAIRS		
PARKING STAIRS	9' - 4 1/16"19' - 6"	182 SF
RES STAIRS	10' - 10"29' - 10"	323 SF
		505 SF
STORAGE		
STORAGE LOCKERS	12' - 3 11/16"15' - 1 11/16"	186 SF
STORAGE LOCKERS	6' - 4 1/2"66' - 3 5/8"	423 SF
STORAGE LOCKERS	15' - 2"30' - 8"	465 SF
STORAGE LOCKERS	14' - 1 3/8"33' - 0 1/16"	466 SF
STORAGE LOCKERS	18' - 6 3/4"25' - 2 5/8"	468 SF
STORAGE LOCKERS	11' - 2 5/16"62' - 10 7/16"	704 SF
		2712 SF
Total FSR Exclusion		18529 SF

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CONSULTANT

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR R2 REVISION	2026-02-25
03	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVEL P2

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

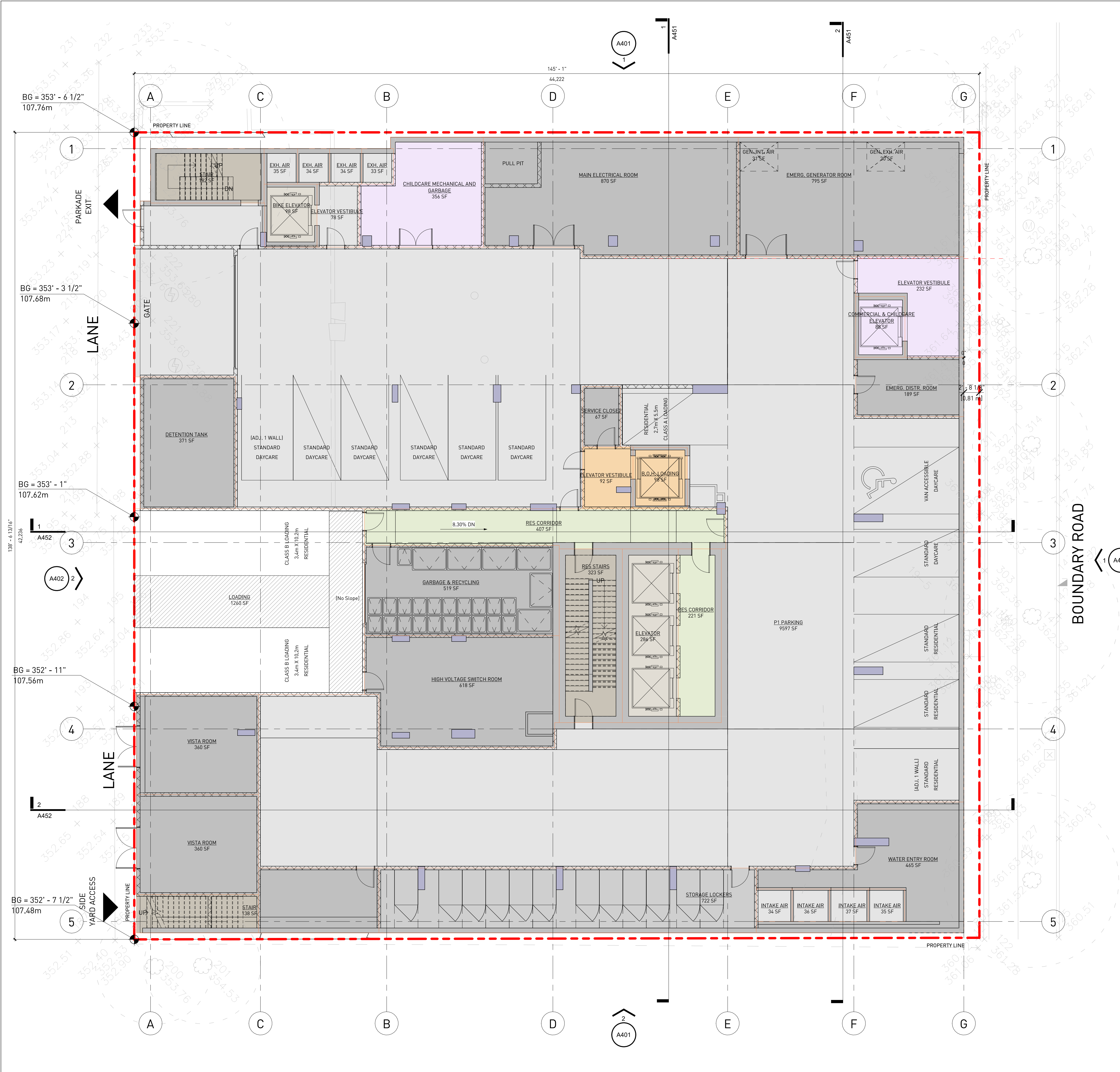
2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A804



Building Area Legend

- COMMERCIAL - CHILDCARE
- COMMERCIAL - RETAIL
- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS
- STORAGE

FSR_LEVEL P1 - GROSS AREA SUMMARY		
Area Category	Count	Area

FSR Exclusions - Level P1

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		
COMMERCIAL - CHILDCARE			
COMMERCIAL & CHILDCARE ELEVATOR	8' - 5 7/16"	10' - 5"	88 SF
ELEVATOR VESTIBULE	8' - 6"	27' - 3 3/4"	232 SF
CHILDCARE MECHANICAL AND GARBAGE	12' - 8 7/16"	27' - 11 7/8"	356 SF
			676 SF
COMMERCIAL - RETAIL			
ELEVATOR VESTIBULE	8' - 2 7/8"	11' - 1 9/16"	92 SF
B.O.H. LOADING	9' - 4"	10' - 6 3/16"	98 SF
			190 SF
CORRIDOR			
RES CORRIDOR	7' - 4 13/16"	29' - 10"	221 SF
RES CORRIDOR	6' - 6 3/16"	62' - 4 3/4"	407 SF
			627 SF
ELEVATOR			
BIKE ELEVATOR	8' - 9 5/16"	11' - 1 9/16"	98 SF
ELEVATOR	9' - 7 3/16"	29' - 10"	286 SF
			384 SF
PARKADE AREA			
EXH. AIR	5' - 5 5/8"	6' - 1 3/16"	33 SF
EXH. AIR	5' - 6"	6' - 1 3/16"	34 SF
EXH. AIR	5' - 6"	6' - 1 3/16"	34 SF
INTAKE AIR	5' - 7"	6' - 1 7/8"	34 SF
INTAKE AIR	5' - 7"	6' - 3"	35 SF
EXH. AIR	5' - 9"	6' - 1 3/16"	35 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
INTAKE AIR	5' - 7"	6' - 7 7/8"	37 SF
ELEVATOR VESTIBULE	7' - 2 13/16"	10' - 9 7/8"	78 SF
P1 PARKING	28' - 3 3/4"	338' - 11 3/8"	9597 SF
			9953 SF
SERVICES			
SERVICE CLOSET	6' - 5 5/8"	10' - 4 7/16"	47 SF
EMERG. DISTR. ROOM	10' - 2 3/8"	18' - 6 3/4"	189 SF
COMMS RM.	11' - 1 5/8"	20' - 7 13/16"	230 SF
VISTA ROOM	17' - 2"	20' - 11 3/4"	360 SF
VISTA ROOM	17' - 2"	20' - 11 3/4"	360 SF
DETENTION TANK	16' - 4 3/4"	22' - 7 5/8"	371 SF
WATER ENTRY ROOM	5' - 11 15/16"	77' - 7"	465 SF
GARBAGE & RECYCLING	15' - 6 1/8"	33' - 5 1/4"	519 SF
HIGH VOLTAGE SWITCH ROOM	17' - 7 1/4"	35' - 1"	618 SF
EMERG. GENERATOR ROOM	20' - 6 5/16"	38' - 8 13/16"	795 SF
MAIN ELECTRICAL ROOM	19' - 4 9/16"	44' - 10 15/16"	870 SF
			4844 SF
STAIRS			
STAIR	6' - 7 3/16"	20' - 11 3/4"	138 SF
STAIR	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			644 SF
STORAGE			
STORAGE LOCKERS	11' - 1 5/8"	64' - 9 3/8"	722 SF
			722 SF
Total FSR Exclusion			
			18040 SF

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2319

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02	ISSUED FOR R2 REVISION	2026-02-25
03	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVEL P1

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A805



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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR R2 REVISION	2026-02-25
03	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVEL 1

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

2026-05-04

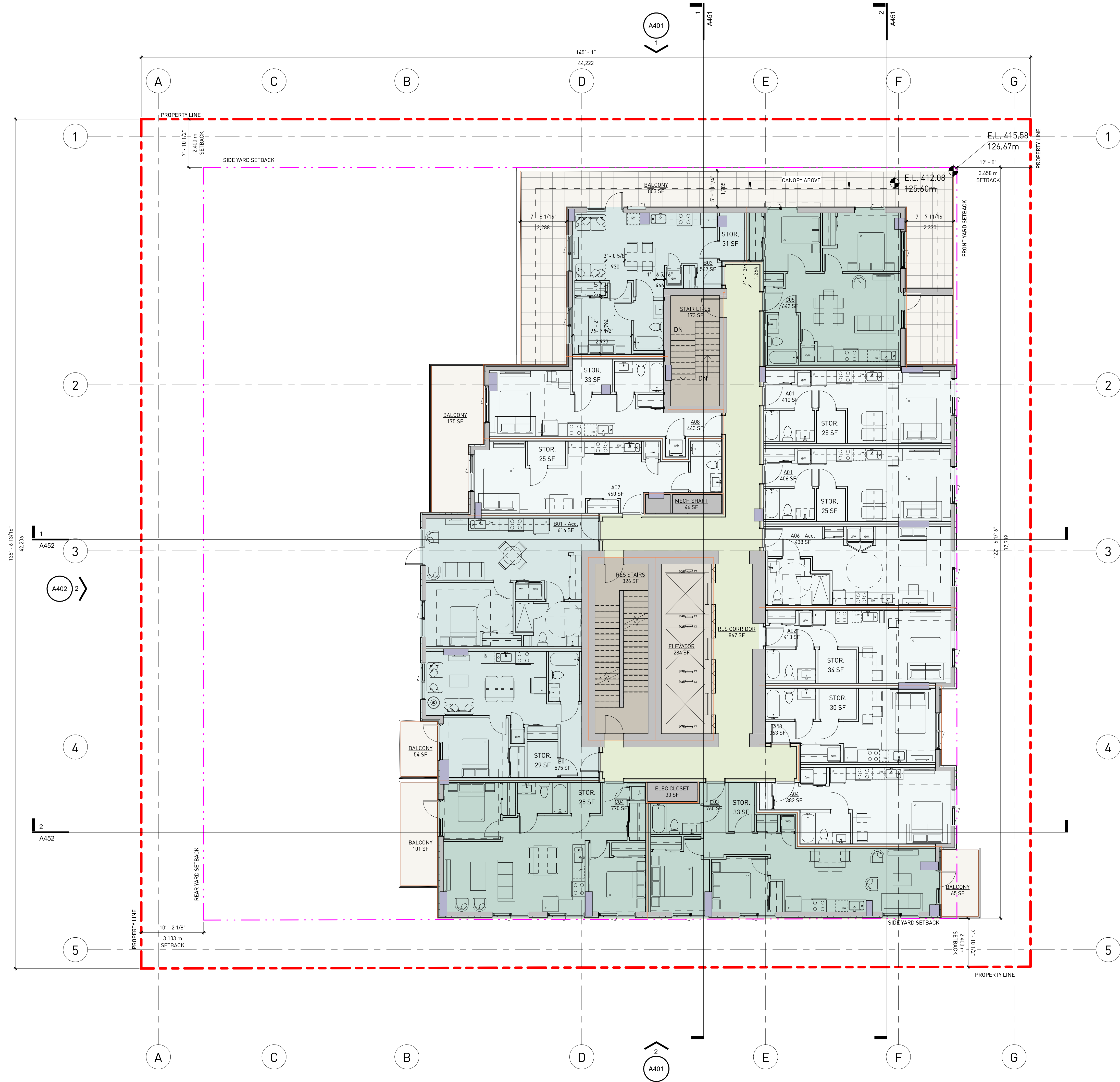
SCALE

1/8" = 1'-0"

DWG No.

A806

A807



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 5 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	867 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
SUITE - 0 STUDIO	8	3316 SF
SUITE - 1 BED	3	1758 SF
SUITE - 2 BED	3	2172 SF
		8971 SF

FSR Exclusions - Level 5

GROSS AREA	AREA DIMENSION	AREA
	WIDTH	LENGTH

FSR Exclusions - Storage - Level 5

GROSS AREA	WIDTH	LENGTH	AREA
------------	-------	--------	------

STOR.			
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	4' - 0"	6' - 1 7/8"	25 SF
STOR.	4' - 11 1/2"	5' - 0"	25 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	4' - 0"	7' - 9 3/8"	31 SF
STOR.	4' - 4 5/8"	7' - 5 1/8"	33 SF
STOR.	4' - 2 11/16"	7' - 10 13/16"	33 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
Total FSR Exclusion			290 SF

FSR - Level 5 Balconies

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		

BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	6' - 0"	10' - 10 3/16"	65 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
BALCONY	6' - 10 5/16"	25' - 6"	175 SF
BALCONY	6' - 7 7/16"	121' - 3 5/8"	803 SF
Total Exclusion			1198 SF

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01 ISSUED FOR REZONING2025-09-03

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03 ISSUED FOR R2 REVISION2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVEL 5

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

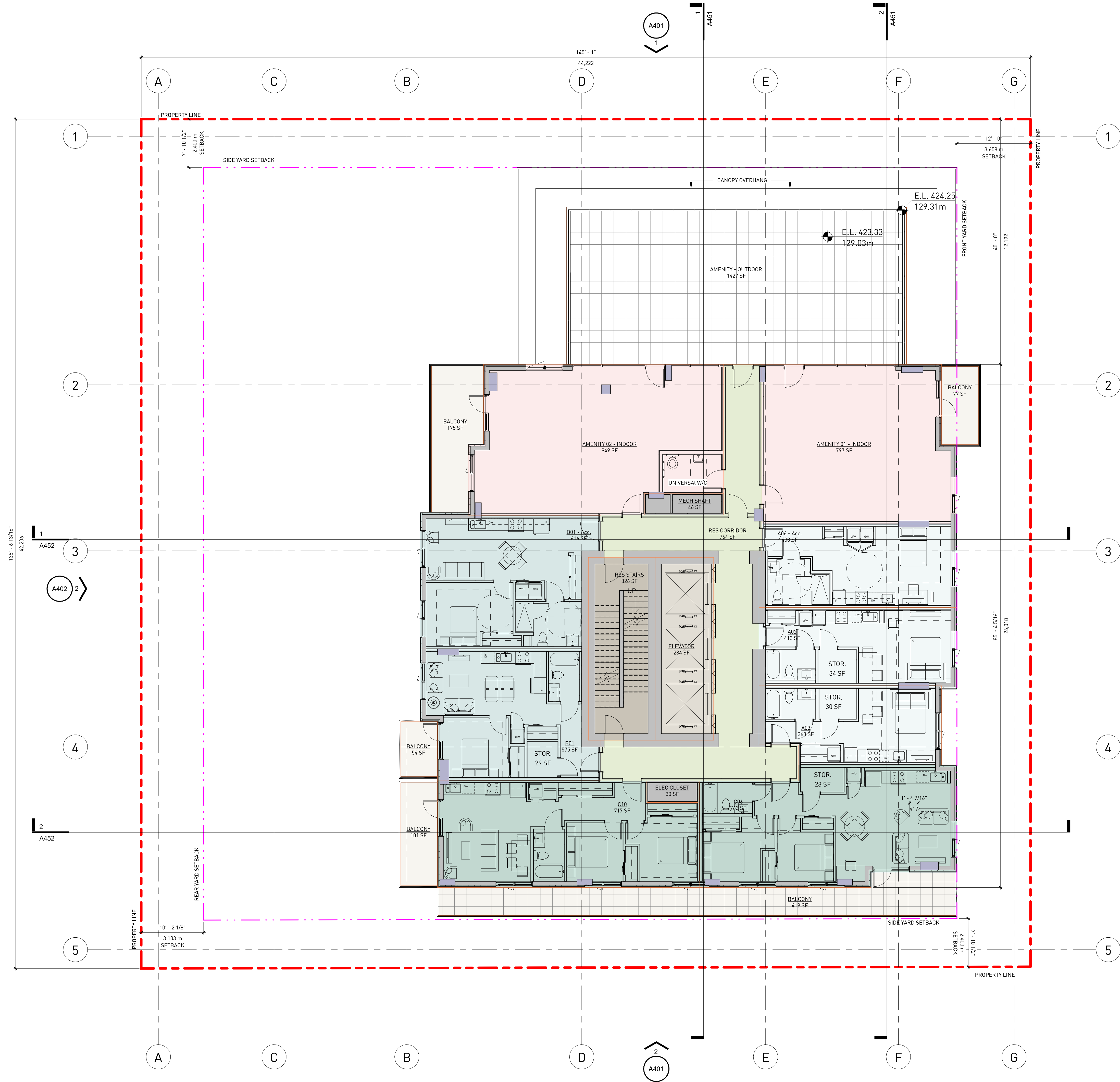
2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A808



Building Area Legend

- AMENITY
- AMENITY OUT
- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 6 - GROSS AREA SUMMARY		
Area Category	Count	Area
AMENITY	2	1746 SF
CORRIDOR	1	764 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	1	326 SF
SUITE - 0 STUDIO	3	1214 SF
SUITE - 1 BED	2	1191 SF
SUITE - 2 BED	2	1481 SF
		7080 SF

FSR Exclusions - Level 6

GROSS AREA	AREA DIMENSION		AREA
	WIDTH	LENGTH	
AMENITY			
AMENITY 01 - INDOOR	22' - 6 3/8"	35' - 4 1/4"	797 SF
AMENITY 02 - INDOOR	20' - 10 1/8"	45' - 6 5/16"	949 SF
Total FSR Exclusion			1746 SF

FSR Exclusions - Storage - Level 6

GROSS AREA	AREA DIMENSION		AREA
	WIDTH	LENGTH	
STOR.			
STOR.	4' - 0"	7' - 1 1/16"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
Total FSR Exclusion			122 SF

FSR - Level 6 Balconies

GROSS AREA	AREA DIMENSION		AREA
	WIDTH	LENGTH	
AMENITY OUT			
AMENITY - OUTDOOR	25' - 8 7/16"	55' - 6 1/16"	1427 SF
Total Exclusion			1427 SF

BALCONY			
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	6' - 0"	12' - 9 5/16"	77 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
BALCONY	6' - 10 5/16"	25' - 6"	175 SF
BALCONY	4' - 10"	86' - 8 9/16"	419 SF
Total Exclusion			825 SF
Total Exclusion			2252 SF

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CONSULTANT

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2319

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02	ISSUED FOR R2 REVISION	2026-02-25
03	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

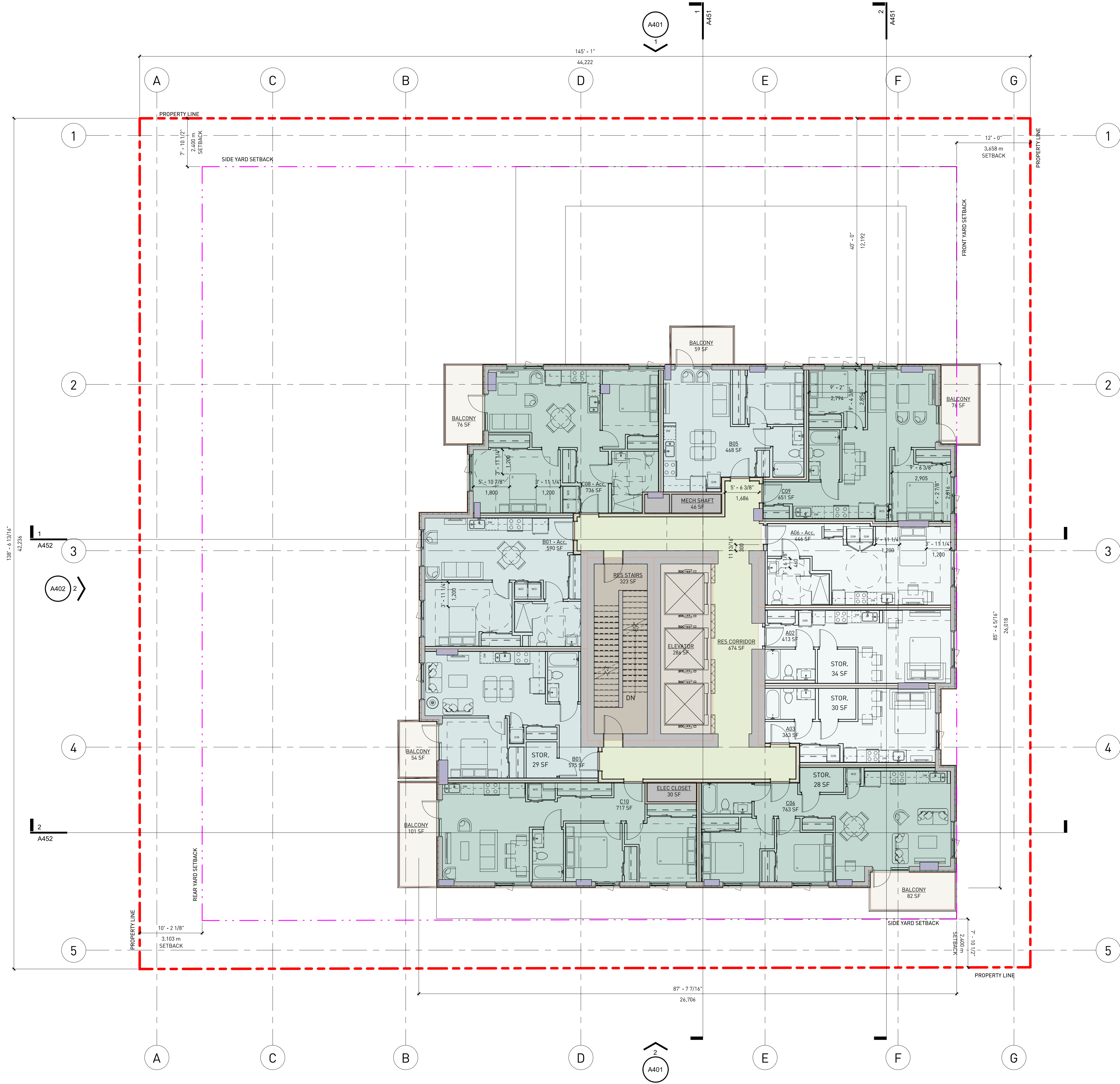
DRAWING

FSR LEVEL 6

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-05-04	1/8" = 1'-0"

DWG No.

A809



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 7-11 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	474 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
SUITE - 0 STUDIO	3	1222 SF
SUITE - 1 BED	3	1632 SF
SUITE - 2 BED	4	2867 SF
		7081 SF

FSR Exclusions - Level 7-11

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		

FSR Exclusions - Storage Level 7-11

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	4' - 0 1/8"	7' - 0 7/8"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
Total FSR Exclusion			122 SF

FSR - Level 7-11 Balconies

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	5' - 10 7/8"	10' - 0"	59 SF
BALCONY	6' - 0"	12' - 8 5/16"	76 SF
BALCONY	6' - 0"	12' - 8 9/16"	76 SF
BALCONY	6' - 0"	13' - 8"	82 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
Total Exclusion			448 SF

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CONSULTANT

DEVELOPER

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2319

DRAWING ISSUED

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NORTH

SEAL

REGISTERED ARCHITECT
2025-05-04

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVELS 7-11

LOCATION

VANCOUVER, BC

DRAWN BY

Author

DATE

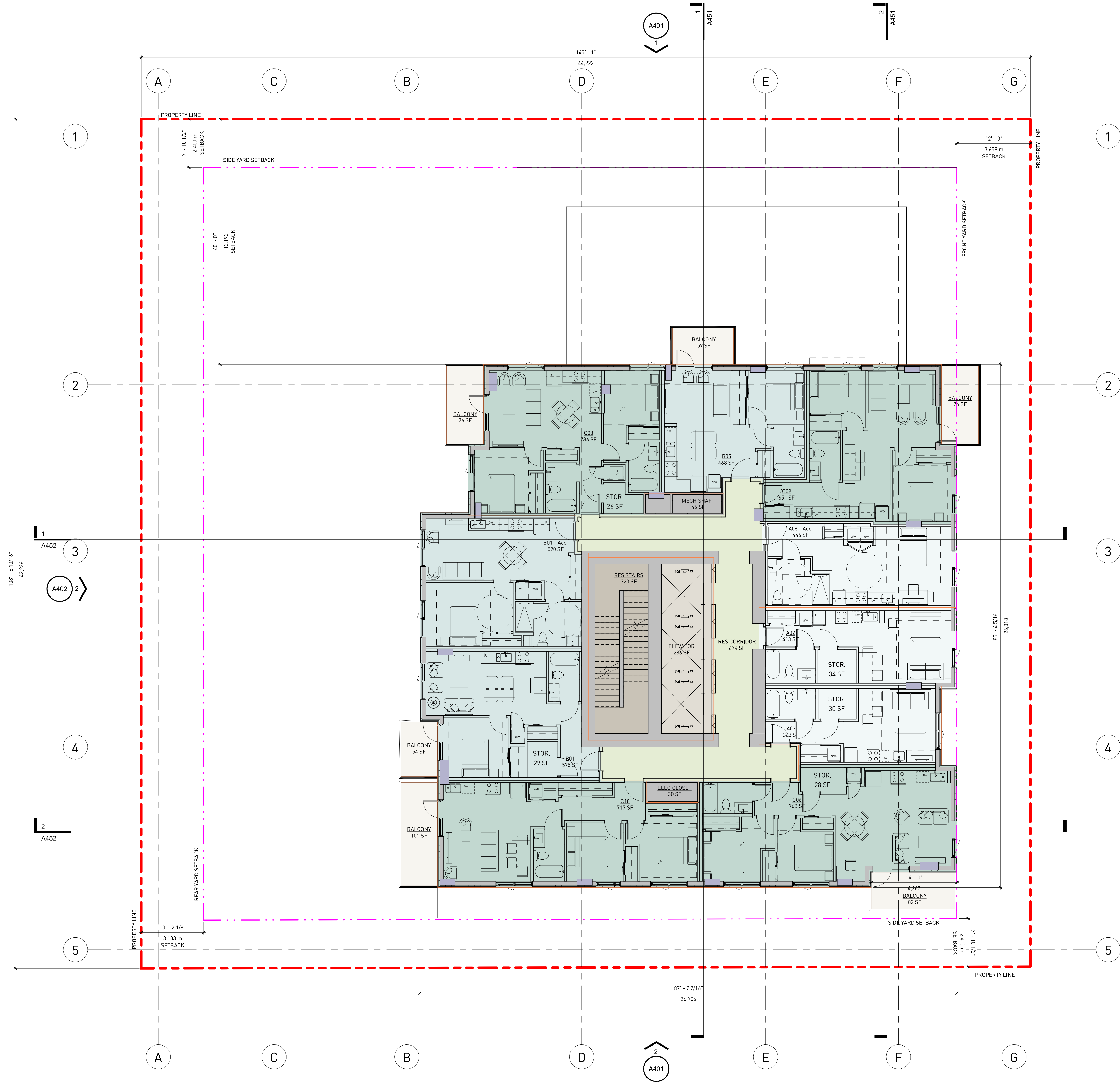
2026-05-04

SCALE

1/8" = 1'-0"

DWG No.

A810



Building Area Legend

- BALCONY
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS
- SUITE - 0 STUDIO
- SUITE - 1 BED
- SUITE - 2 BED

FSR_LEVEL 12-21 - GROSS AREA SUMMARY		
Area Category	Count	Area
CORRIDOR	1	674 SF
ELEVATOR	1	286 SF
SERVICES	2	76 SF
STAIRS	1	323 SF
SUITE - 0 STUDIO	3	1222 SF
SUITE - 1 BED	3	1632 SF
SUITE - 2 BED	4	2867 SF
		7081 SF

FSR Exclusions - Level 12-21

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		

FSR Exclusions - Storage - Lvl 12-21

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.	3' - 2 1/8"	8' - 2 1/4"	26 SF
STOR.	4' - 0 1/8"	7' - 0 7/8"	28 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
			148 SF
Total FSR Exclusion			148 SF

FSR - Level 12-21 Balconies

GROSS AREA	AREA DIMENSION	LENGTH	AREA
	WIDTH		
BALCONY	6' - 0"	8' - 11 9/16"	54 SF
BALCONY	5' - 10 7/8"	10' - 0"	59 SF
BALCONY	6' - 0"	12' - 8 9/16"	76 SF
BALCONY	6' - 0"	12' - 8 5/16"	76 SF
BALCONY	6' - 0"	13' - 8"	82 SF
BALCONY	6' - 0"	16' - 9 1/2"	101 SF
			448 SF
Total Exclusion			448 SF

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DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR R2 REVISION	2026-02-25
03	ISSUED FOR R2 REVISION	2026-05-04

NORTH

SEAL

PROJECT

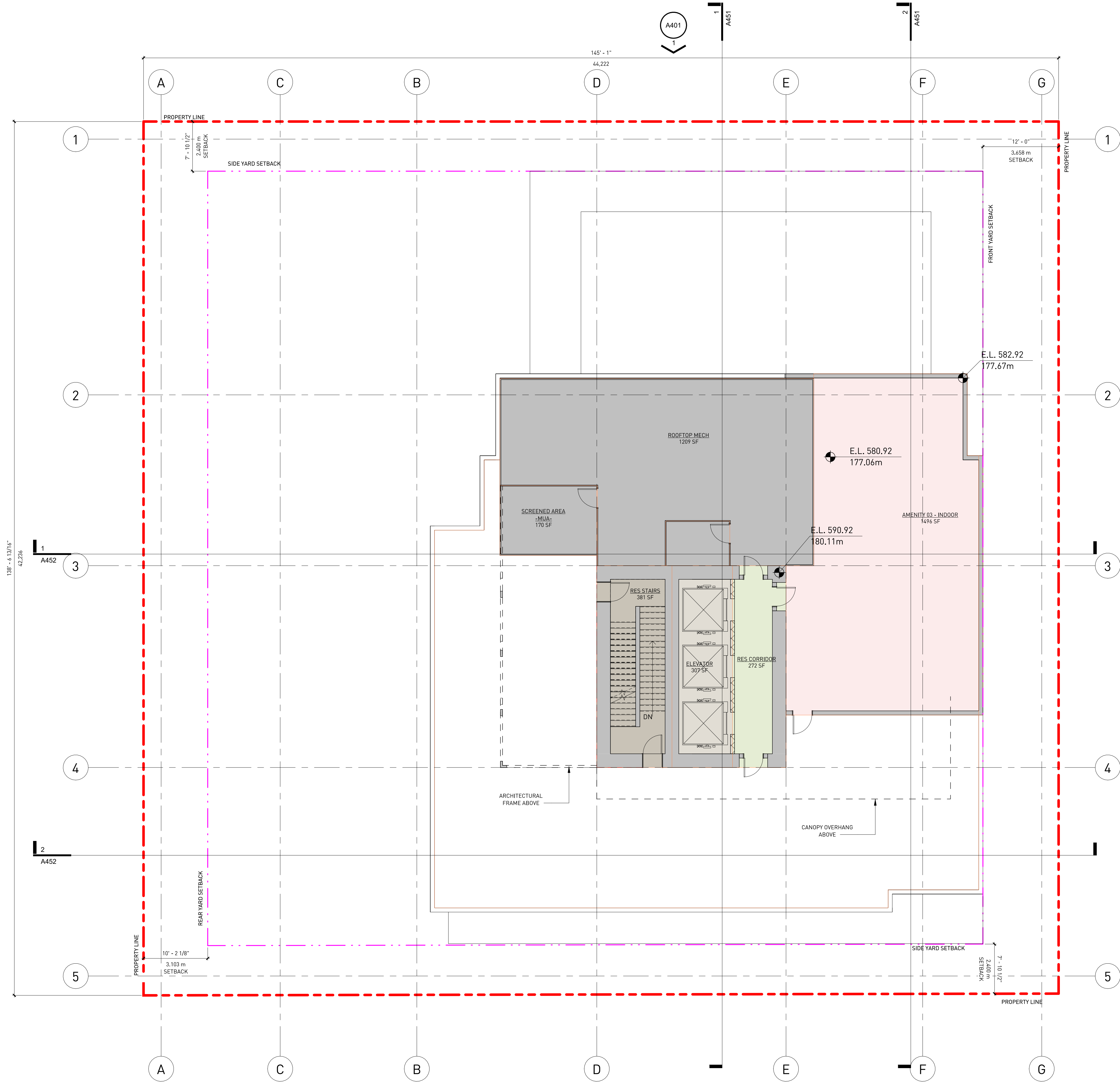
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR LEVELS 12-21

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-05-04	1/8" = 1'-0"
DWG No.	

A811



Building Area Legend

- AMENITY
- AMENITY OUT
- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

FSR_ROOF LEVEL - GROSS AREA SUMMARY		
Area Category	Count	Area
AMENITY	1	1496 SF
CORRIDOR	1	272 SF
ELEVATOR	1	307 SF
STAIRS	1	381 SF
		2456 SF

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DEVELOPER



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2319		
DRAWING ISSUED		
01	ISSUED FOR R2 REVISION	2026-02-25
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NORTH

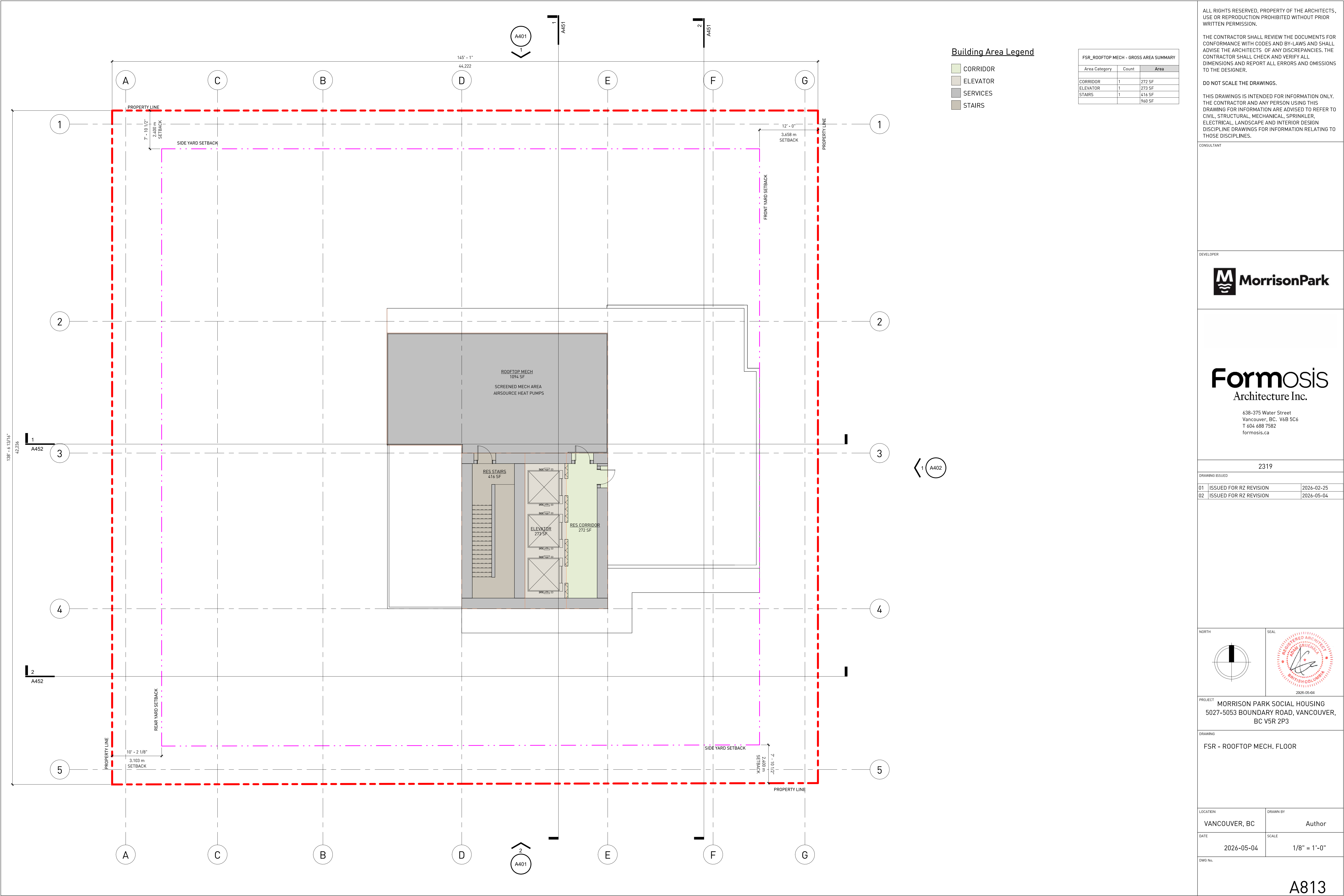
SEAL

PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING
FSR ROOF LEVEL

LOCATION VANCOUVER, BC	DRAWN BY Author
DATE 2026-05-04	SCALE 1/8" = 1'-0"

DWG No.



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DRAWING ISSUED		
01	ISSUED FOR R2 REVISION	2026-02-25
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NORTH

SEAL

PROJECT

MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER,
BC V5R 2P3

DRAWING

FSR - ROOFTOP MECH. FLOOR

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-05-04	1/8" = 1'-0"

DWG No.

A813