MORRISON PARK: 5027-5053 BOUNDARY ROAD

REZONING APPLICATION: REVISION

_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 LO 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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A005	SHADOW STUDIES
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A202	P4 PARKING PLAN
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A204	P2 PARKING PLAN
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A209	LEVEL 6 PLAN
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A242	CHILDCARE PLAN - LEVEL 1
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A402	ELEVATIONS EAST-WEST
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A802	FSR LEVEL P4
A803	FSR LEVEL P3
A804	FSR LEVEL P2
A805	FSR LEVEL P1
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A810	FSR LEVELS 7-11
A811	FSR LEVELS 12-21
A812	FSR ROOF LEVEL
A813	FSR - ROOFTOP MECH. FLOOR

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CONSULTANT

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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 RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT ADAM GRUCHALA BRITISH COLUMBIA

2026-02-25

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

DRAWING
COVER PAGE

LOCATION: VANCOUVER, BC
DRAWN BY: Author
DATE: 2026-02-25
SCALE:

DWG No.
A000

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 m^2)

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	642 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	55819 SF	35.4%
Grand total		216	121259 SF	100.0%

UNIT COUNTS BY TYPE

Suite Type	Count	
SUITE - 0 STUDIO	80	37%
SUITE - 1 BED	59	27%
SUITE - 2 BED	77	36%
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

FSR EXCLUSIONS

Level	Area
LEVEL 2	337 SF
LEVEL 3	332 SF
LEVEL 4	332 SF
LEVEL 5	290 SF
LEVEL 6	1868 SF
LEVEL 7	122 SF
LEVEL 8	122 SF
LEVEL 9	122 SF
LEVEL 10	122 SF
LEVEL 11	122 SF
LEVEL 12	148 SF
LEVEL 13	148 SF
LEVEL 14	148 SF
LEVEL 15	148 SF
LEVEL 16	148 SF
LEVEL 17	148 SF
LEVEL 18	148 SF
LEVEL 19	148 SF
LEVEL 20	148 SF
LEVEL 21	148 SF
ROOF	1496 SF
Grand Total	6744 SF

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	40
			ADJ. 1 WALL	9
			SMALL	17
ACCESSIBLE STALLS	*BY-LAW REF. 4.1.4.a.*	8		8
			SUB-TOTAL	74
			EV CHARGING STALLS	33
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	7
			STANDARD (ADJ. 1 WALL)	2
			SMALL	0
			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.*			
UNITS BELOW 65sqm (@ 139 UNITS)		209		
UNITS ABOVE 65sqm BUT BELOW 105sqm (@ 77 UNITS)		193		
UNITS ABOVE 105sqm (@ 0 UNITS)		0		
TOTAL		401		
			STANDARD	0
LOCKER (MIN. 10% REQUIRED)	BY-LAW REF. 6.3.13.A.	40	LOCKER	199
STACKED (NO MORE THAN 60% INC. VERTICAL)	BY-LAW REF. 6.3.13.	241	STACKED	90
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"	2
PARKING P2	Storage Locker 4'-6" x 5'-6"	1
PARKING P2	Storage Locker 4'-0" x 6'-0"	19
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"	16
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
		145

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CONSULTANT

DEVELOPER

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

NORTH

SEAL

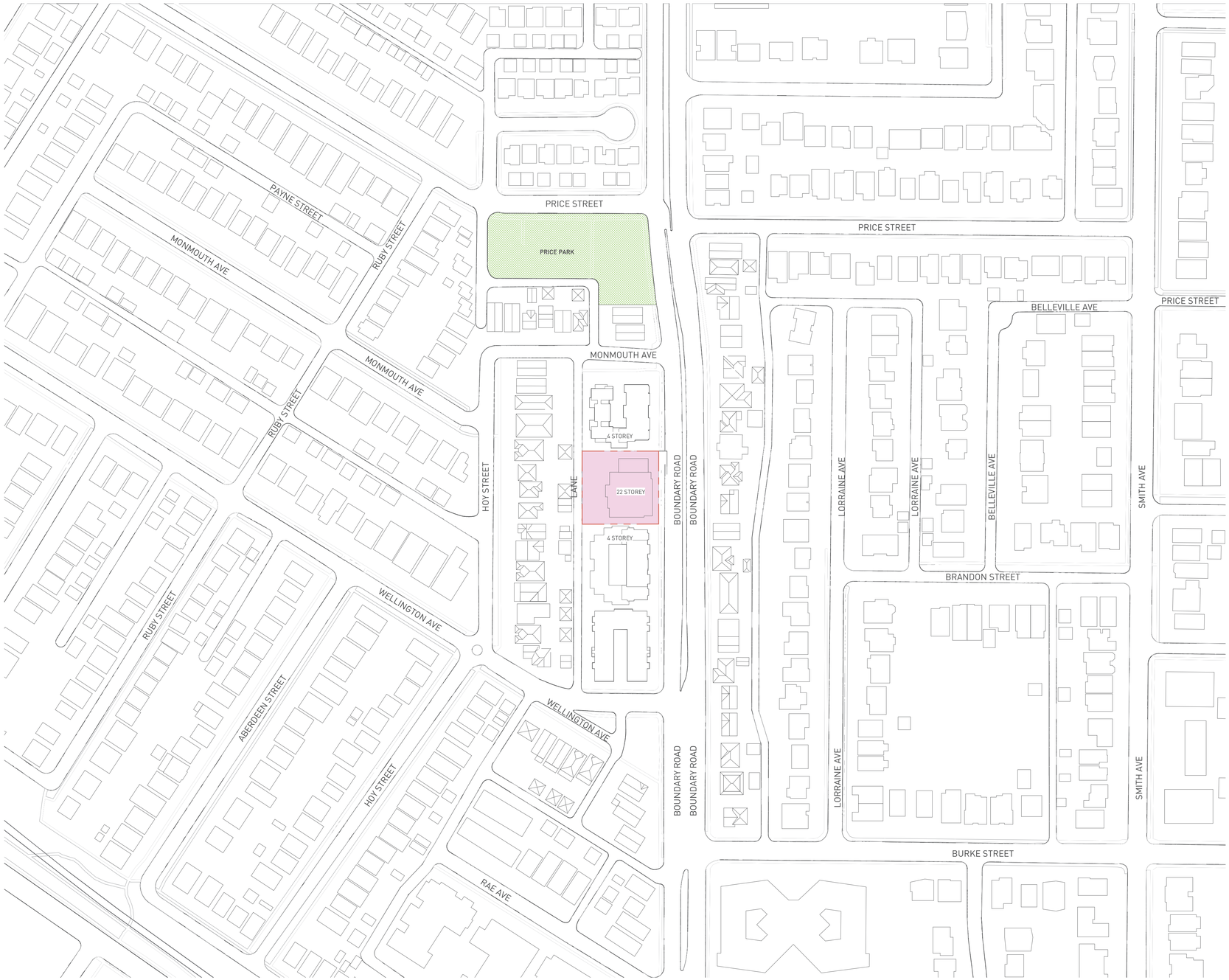
REGISTERED ARCHITECT
ANDREW PASUCHIAK
PROVINCE OF BRITISH COLUMBIA
2026-02-25

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

DRAWING
STATISTICS

LOCATION: VANCOUVER, BC
DRAWN BY: Author
DATE: 2026-02-25
SCALE:

DWG No.
A001



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REGISTERED ARCHITECT
ADAM CRUCHLEY
BRITISH COLUMBIA
2026-02-25

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

DRAWING
CONTEXT PLAN

LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
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"



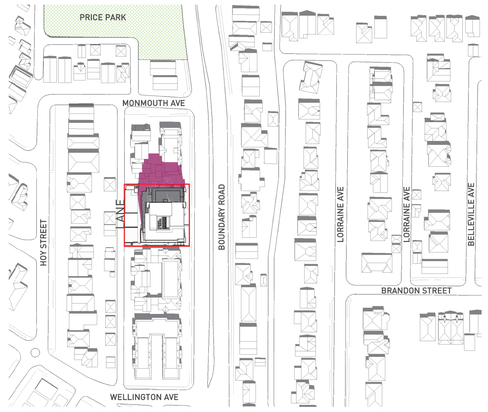
3 SPRING EQUINOX - MARCH 20 @ 2 PM
1" = 160'-0"



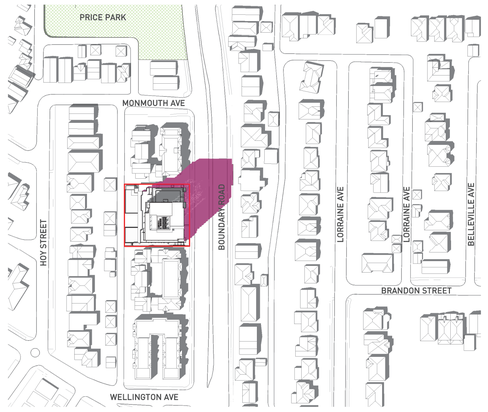
4 SPRING EQUINOX - MARCH 20 @ 4 PM
1" = 160'-0"



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



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



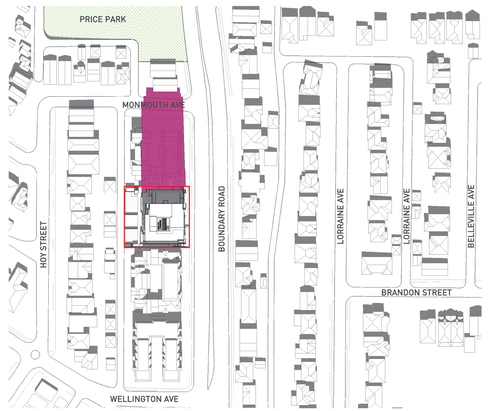
7 SUMMER SOLSTICE - JUNE 20 @ 2 PM
1" = 160'-0"



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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REGISTERED ARCHITECT
ADAM PRUCHLIK
BRITISH COLUMBIA

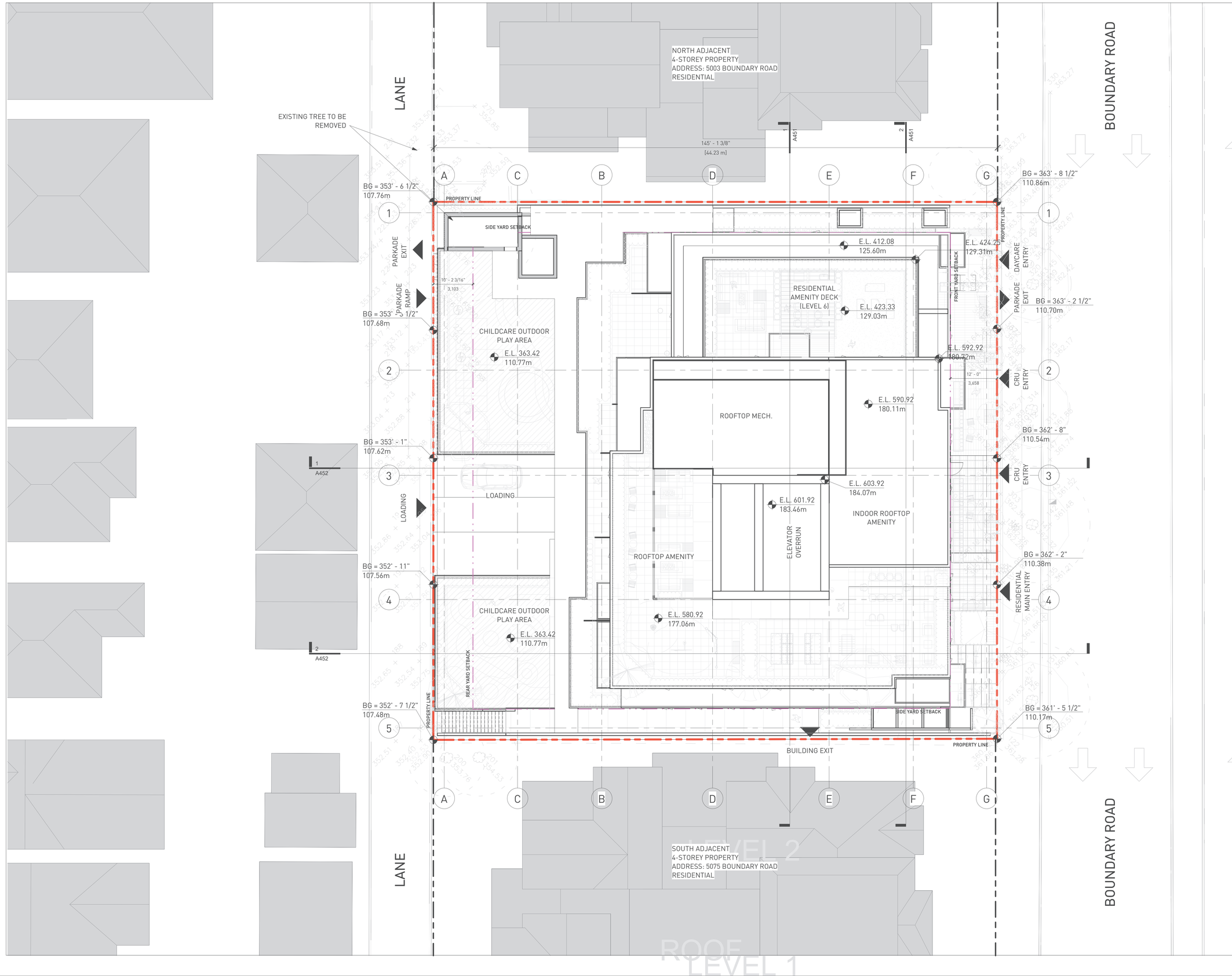
2026-02-25

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

DRAWING
SHADOW STUDIES

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	1" = 160'-0"

DWG No.
A005



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CONSULTANT

DEVELOPER

MorrisonPark

Formosis
Architecture Inc.

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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 RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADAM CRUCHLEY
BRITISH COLUMBIA

2026-02-25

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

DRAWING
SITE PLAN

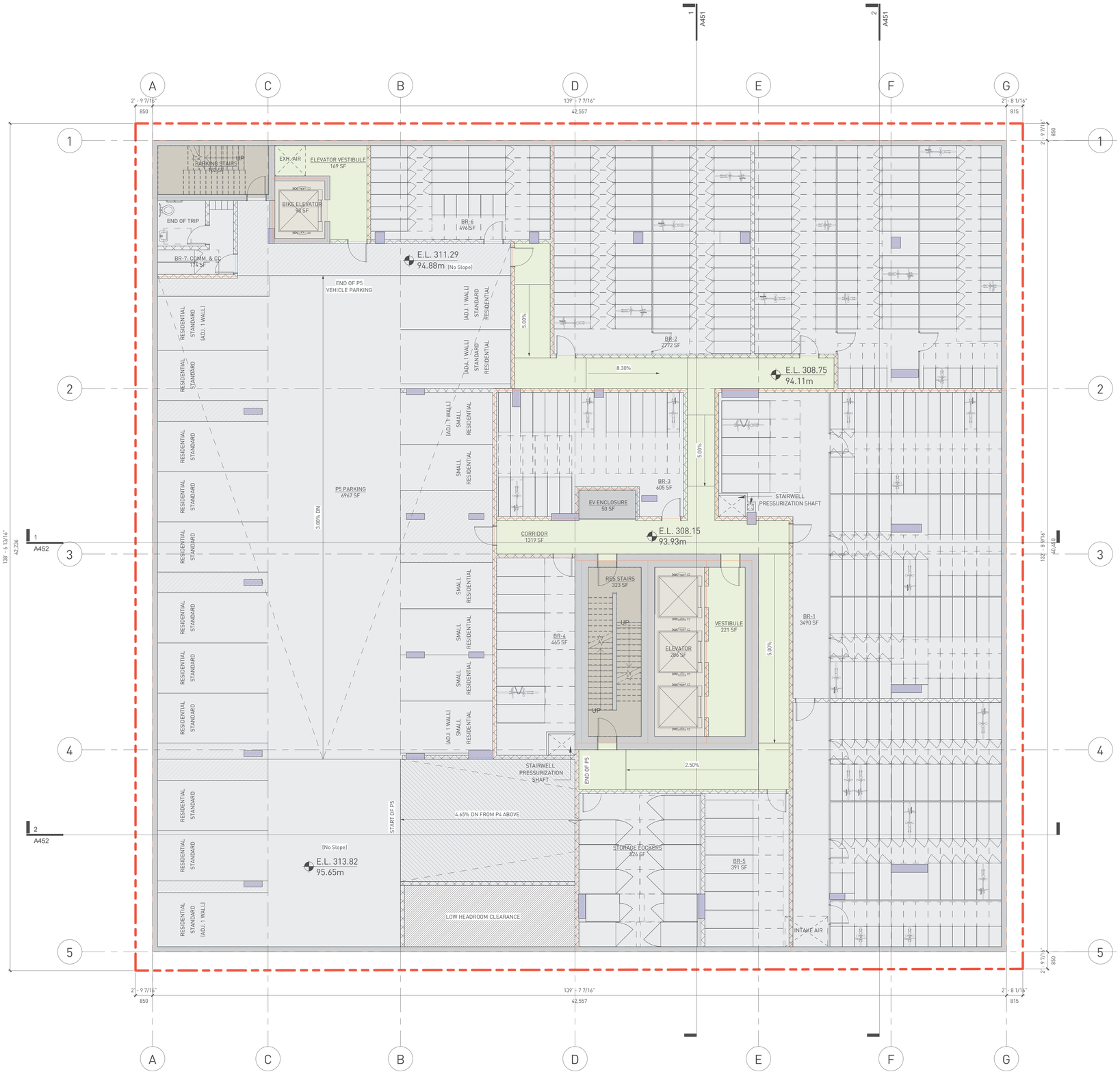
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
3/32" = 1'-0"

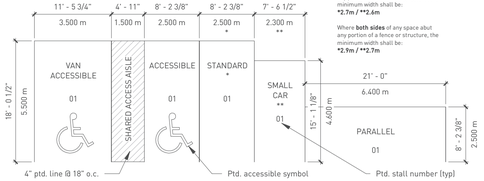
DWG No.
A150



Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

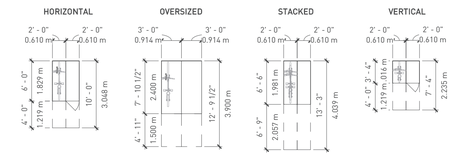
PARKING SPACE LEGEND



NOTES
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***2.7m / **2.4m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

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	9	15888 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
	17	18529 SF

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CONSULTANT

DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ANDREW FRUCHTMAN
BRITISH COLUMBIA

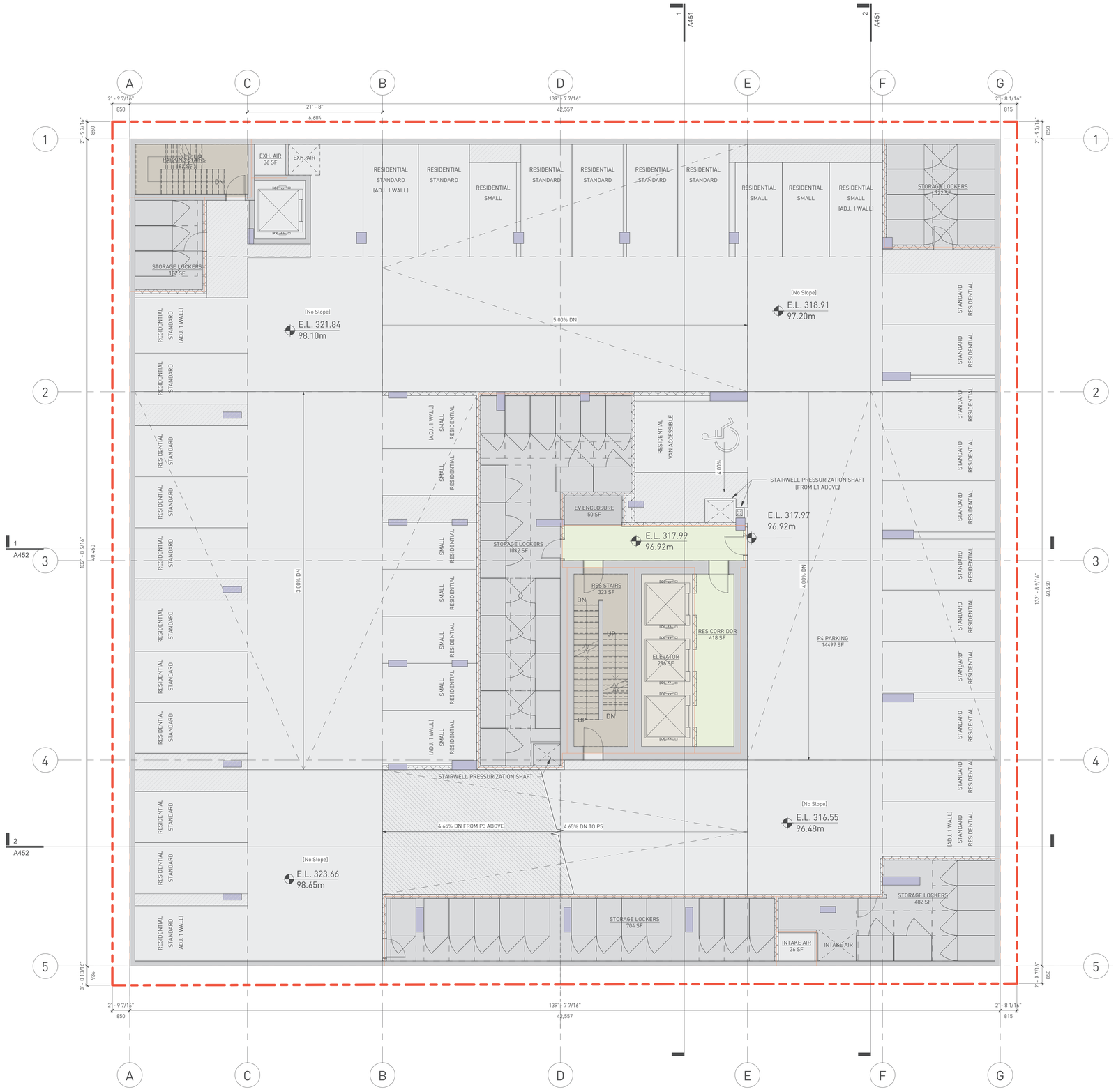
2026-02-25

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

DRAWING
P5 PARKING PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	As indicated

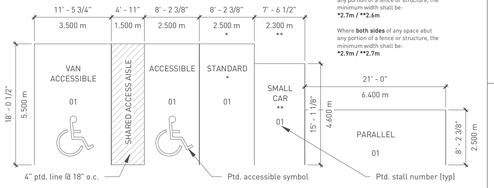
DWG No.
A201



Building Area Legend

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

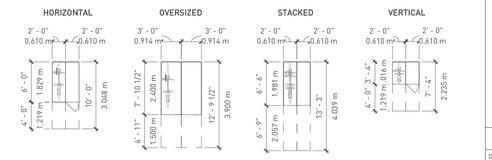
PARKING SPACE LEGEND



NOTES
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***2.7m / **2.4m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



LEVEL P4 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
BALCONY	1	0 SF
ELEVATOR	1	0 SF
CORRIDOR	3	1708 SF
ELEVATOR	2	379 SF
PARKADE AREA	9	15888 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
CORRIDOR	1	418 SF
ELEVATOR	1	286 SF
PARKADE AREA	3	14569 SF
SERVICES	1	50 SF
STAIRS	2	505 SF
STORAGE	5	2701 SF
	32	37059 SF

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CONSULTANT

DEVELOPER

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2319

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03	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT ADAM CRUCIALA BRITISH COLUMBIA
2026-02-25

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

DRAWING
P4 PARKING PLAN

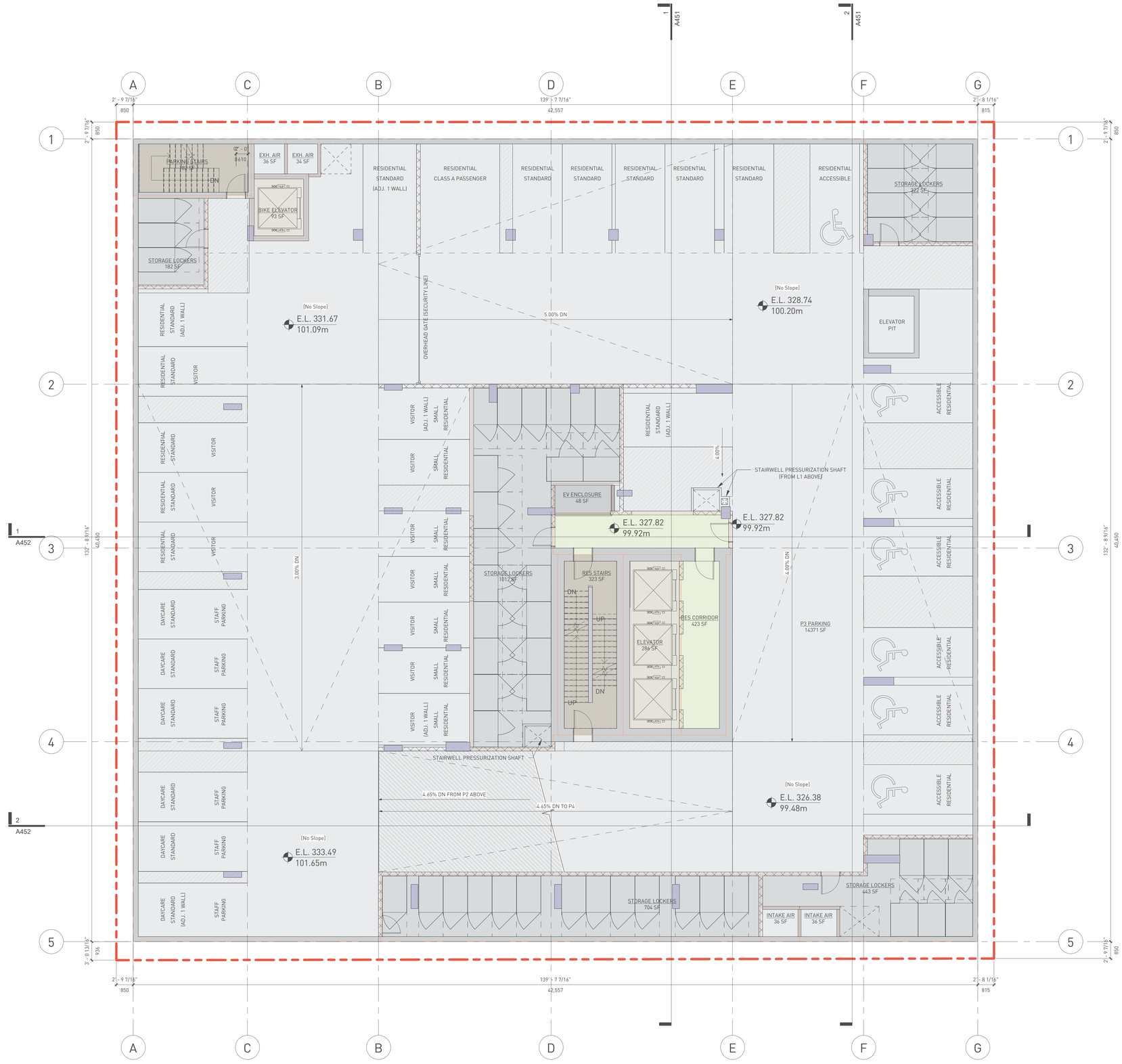
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
As indicated

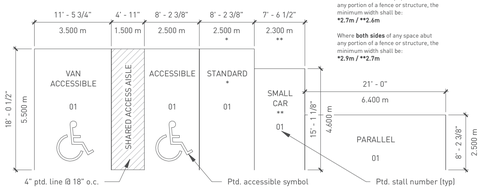
DWG No.
A202



Building Area Legend

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

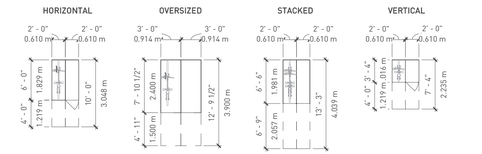
PARKING SPACE LEGEND



NOTES
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***2.7m / **2.4m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

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	2663 SF
	16	18529 SF

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CONSULTANT

DEVELOPER

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DRAWING ISSUED

01	ISSUED FOR CLIENT REVIEW	2025-02-07
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03	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

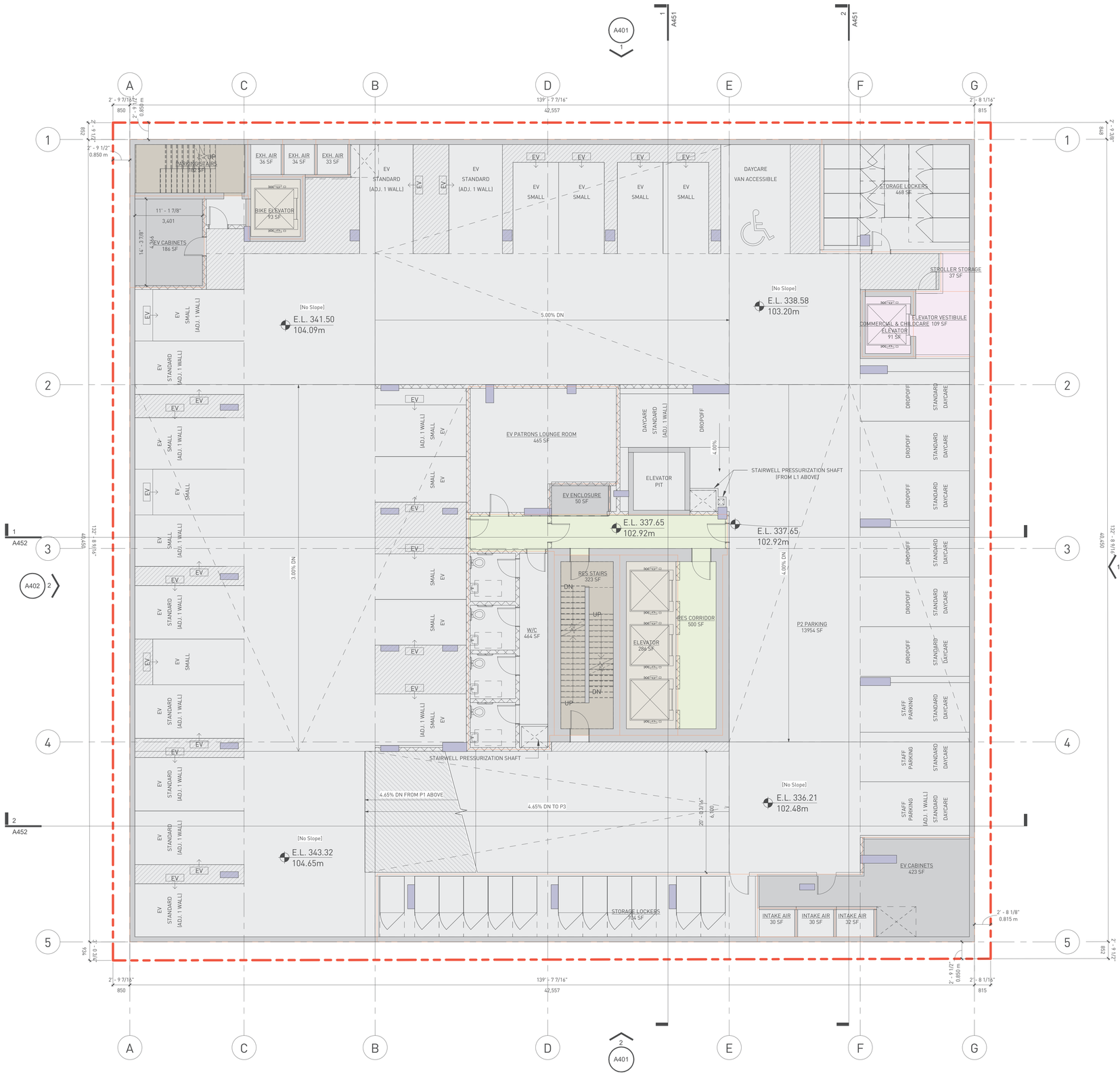
REGISTERED ARCHITECT ADAM CRUCIANI BRITISH COLUMBIA

2026-02-25

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

DRAWING
P3 PARKING PLAN

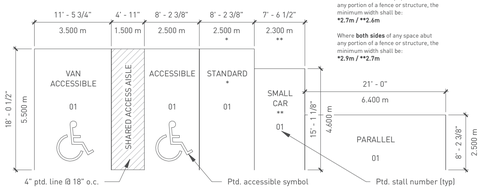
LOCATION: VANCOUVER, BC
DRAWN BY: Author
DATE: 2026-02-25
SCALE: As indicated
DWG No.: A203



Building Area Legend

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

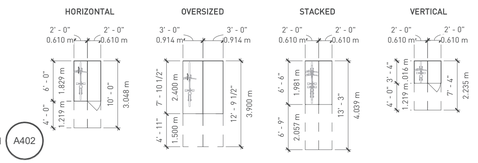
PARKING SPACE LEGEND



NOTES
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***2.7m / **2.6m**

Where **both sides** of any space abut any portion of a fence or structure, the minimum width shall be:
***2.9m / **2.7m**

BICYCLE SPACE LEGEND



LEVEL P2 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
PARKING P2		
COMMERCIAL - CHILDCARE	3	237 SF
CORRIDOR	1	500 SF
ELEVATOR	2	379 SF
PARKADE AREA	11	16249 SF
SERVICES	3	659 SF
STAIRS	2	505 SF
	22	18529 SF

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CONSULTANT

DEVELOPER

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2319

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

NORTH

SEAL

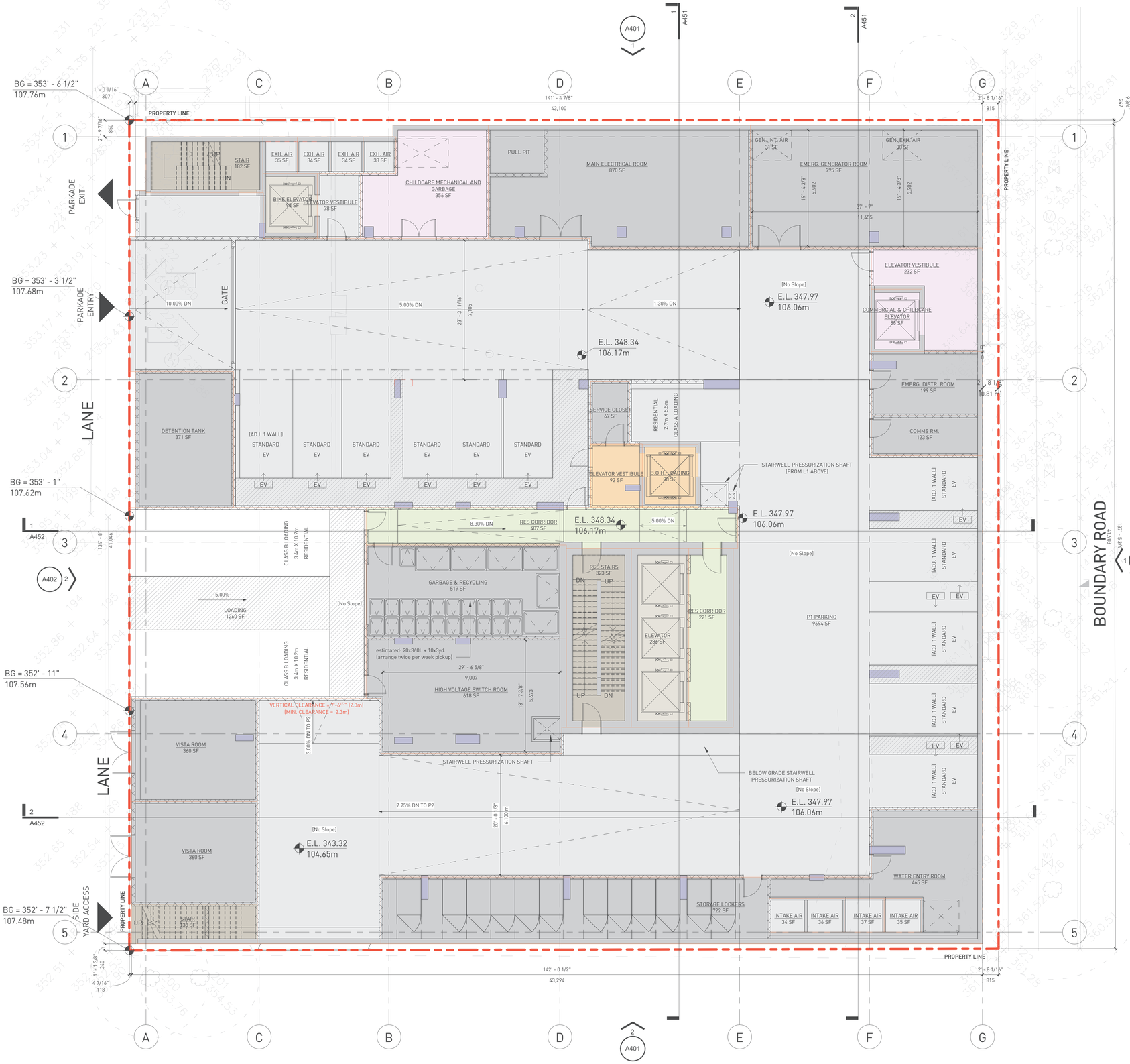
REGISTERED ARCHITECT
JOSHUA CRUCHLEY
BRITISH COLUMBIA
2026-02-25

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

DRAWING
P2 PARKING PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	As indicated

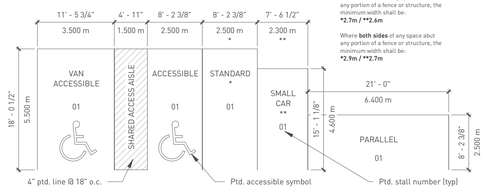
DWG No.
A204



Building Area Legend

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

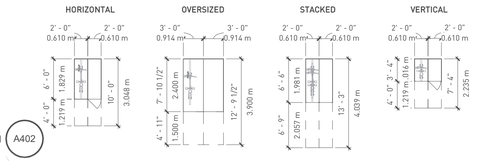
PARKING SPACE LEGEND



NOTES
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***2.9m / **2.7m**

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	10050 SF
SERVICES	12	5469 SF
STAIRS	3	644 SF
	34	18040 SF

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CONSULTANT

DEVELOPER

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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 RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT ANDREW CRUICKSHANK BRITISH COLUMBIA
2026-02-25

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

DRAWING
P1 PARKING PLAN

LOCATION: VANCOUVER, BC
DRAWN BY: Author
DATE: 2026-02-25
SCALE: As indicated

DWG No.
A205



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
ADAM PRUCZKOWSKI
BRITISH COLUMBIA

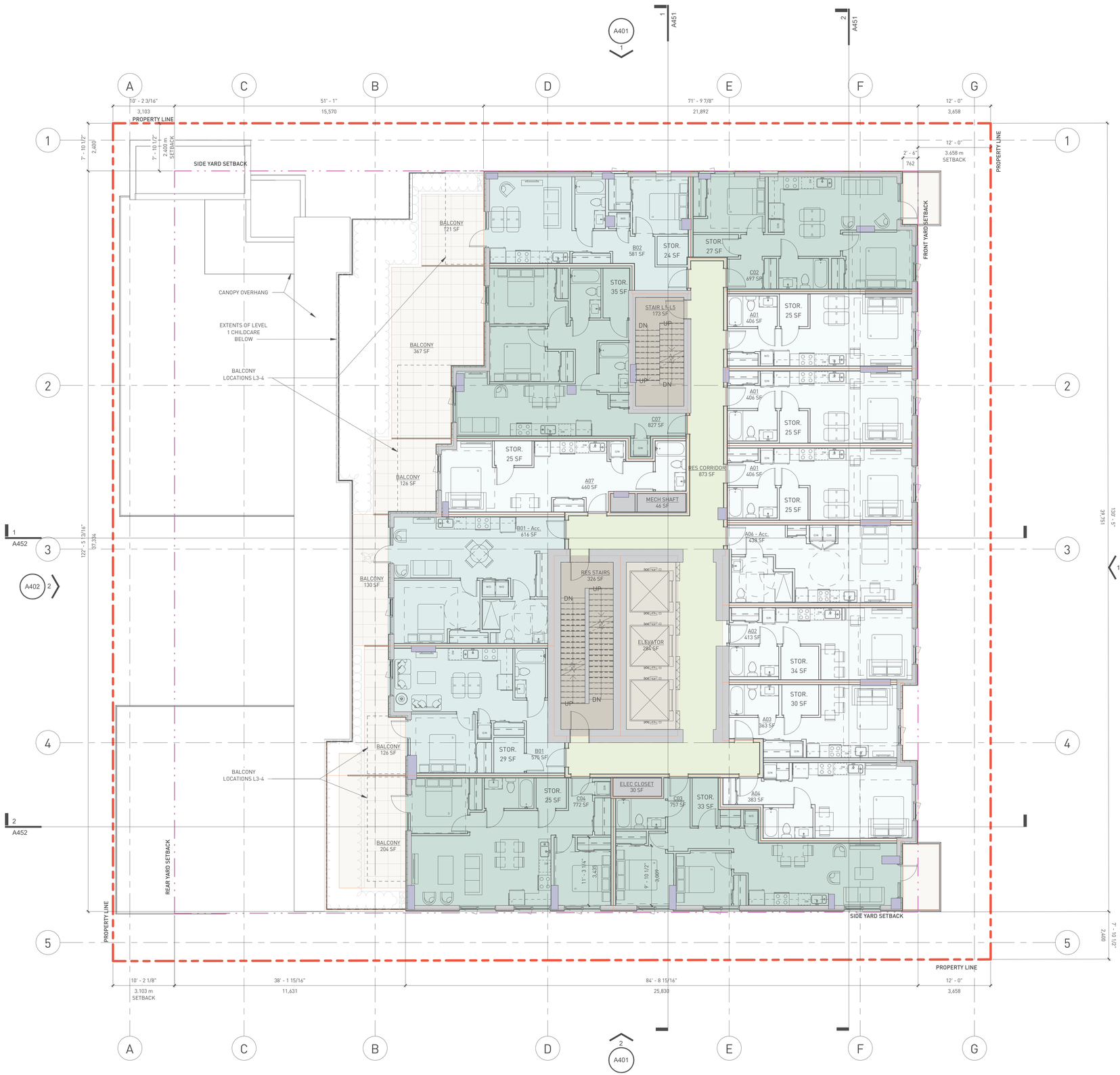
2026-02-25

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

DRAWING
LEVEL 1 PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	1/8" = 1'-0"

DWG No.
A206



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

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NORTH

SEAL

REGISTERED ARCHITECT
ANNA BRUCKMAN
BRITISH COLUMBIA

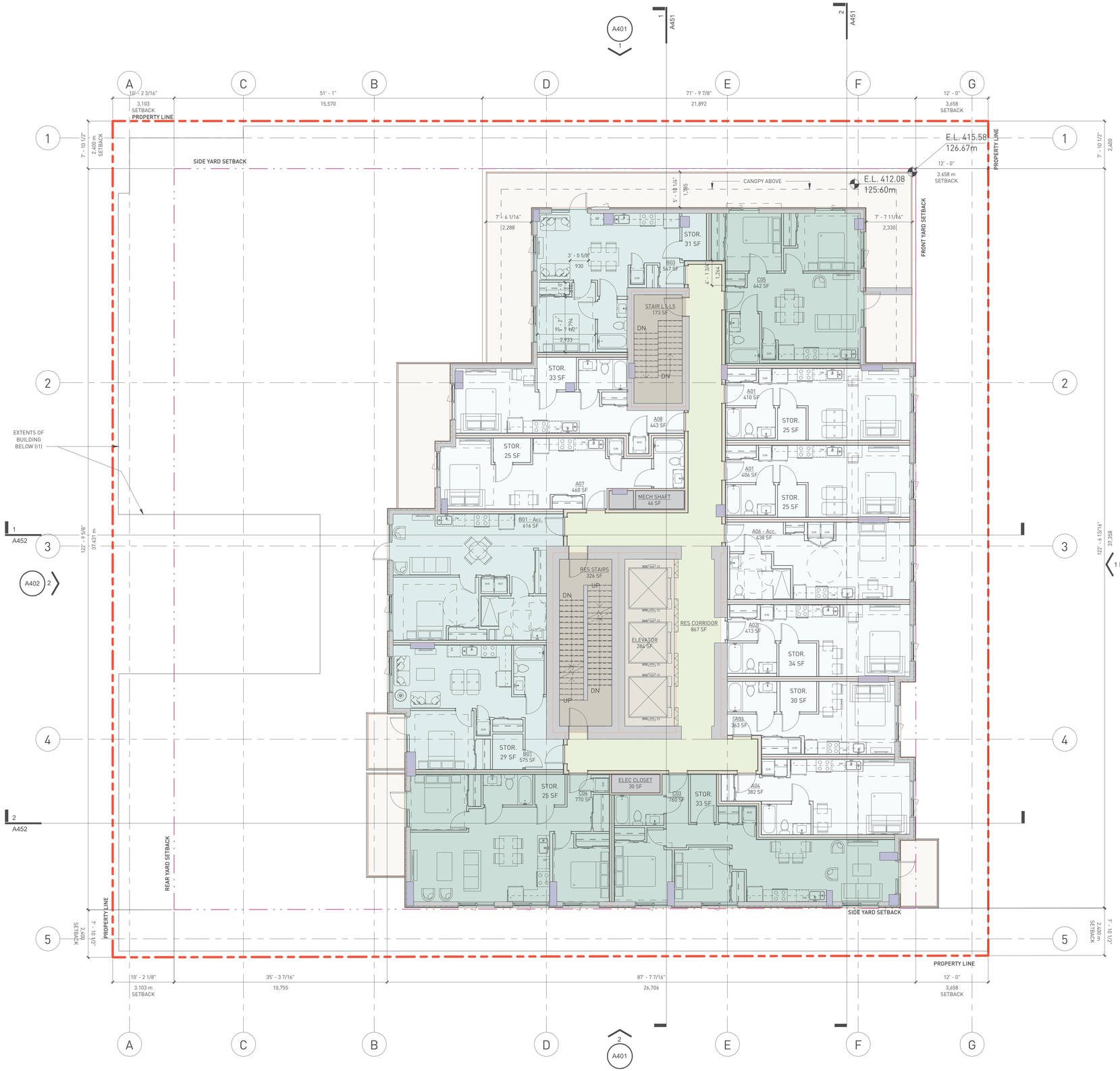
2026-02-25

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

DRAWING
LEVEL 2-4 PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	1/8" = 1'-0"

DWG No.
A207



Building Area Legend

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

LEVEL 5 - SUITE AREA BREAKDOWN

Area Category	Count	Area
LEVEL 5		
SUITE - 0 STUDIO	1	410 SF
SUITE - 0 STUDIO	1	406 SF
SUITE - 0 STUDIO	1	413 SF
SUITE - 0 STUDIO	1	363 SF
SUITE - 0 STUDIO	1	382 SF
SUITE - 0 STUDIO	1	438 SF
SUITE - 0 STUDIO	1	460 SF
SUITE - 0 STUDIO	1	443 SF
SUITE - 1 BED	1	575 SF
SUITE - 1 BED	1	616 SF
SUITE - 1 BED	1	567 SF
SUITE - 2 BED	1	760 SF
SUITE - 2 BED	1	770 SF
SUITE - 2 BED	1	642 SF
	14	7246 SF

LEVEL 5 - SERVICE & CIRCULATION AREA BREAKDOWN

Area Category	Count	Area
LEVEL 5		
CORRIDOR	1	867 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
	6	1725 SF

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CONSULTANT

DEVELOPER

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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 RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADAM BRUCE HALL
BRITISH COLUMBIA

2026-02-25

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

DRAWING
LEVEL 5 PLAN

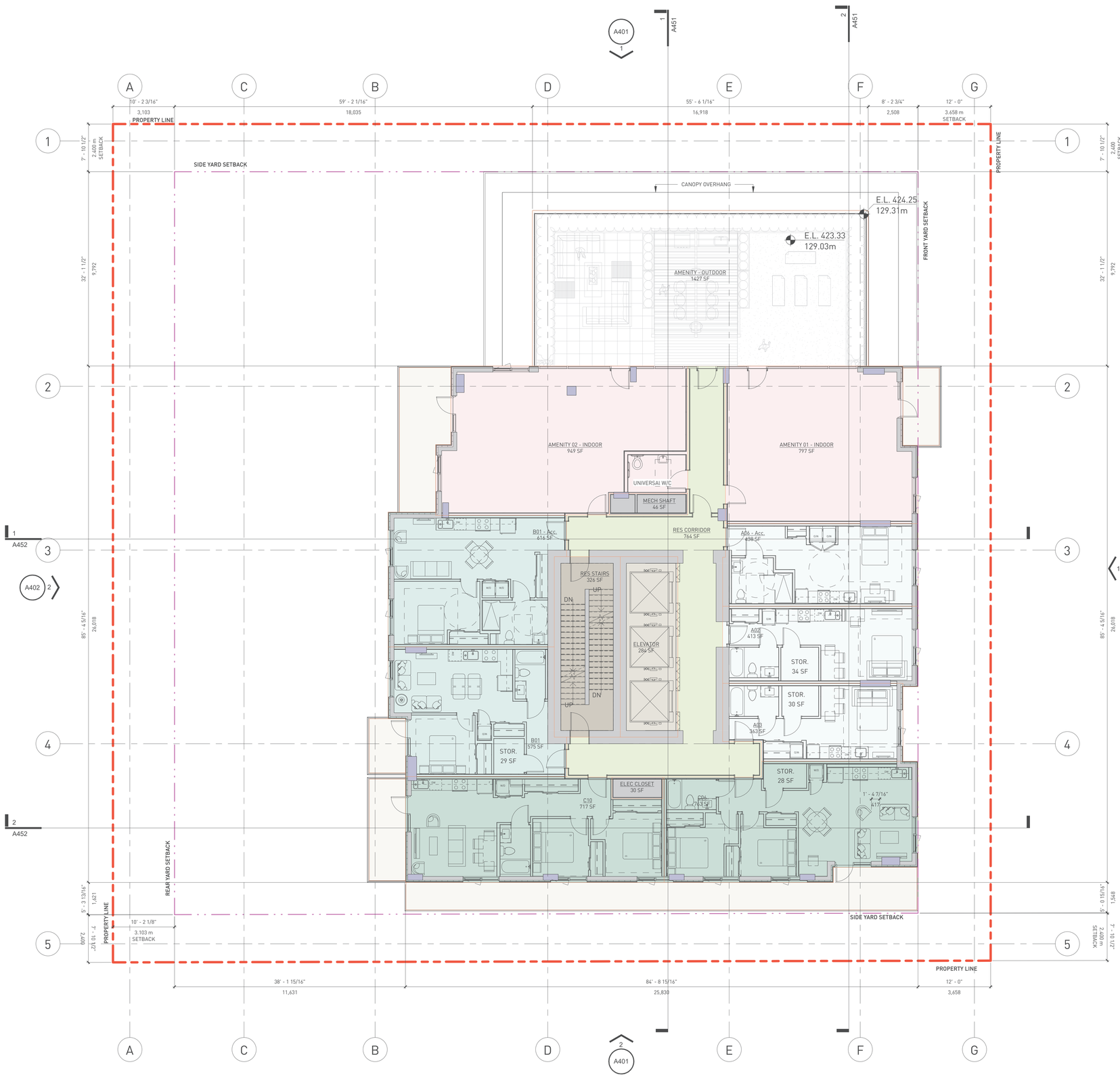
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
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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CONSULTANT

DEVELOPER

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01	ISSUED FOR CLIENT REVIEW	2025-02-07
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NORTH

SEAL

REGISTERED ARCHITECT
ADAM BRUCE KALLA
BRITISH COLUMBIA

2026-02-25

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

DRAWING
LEVEL 6 PLAN

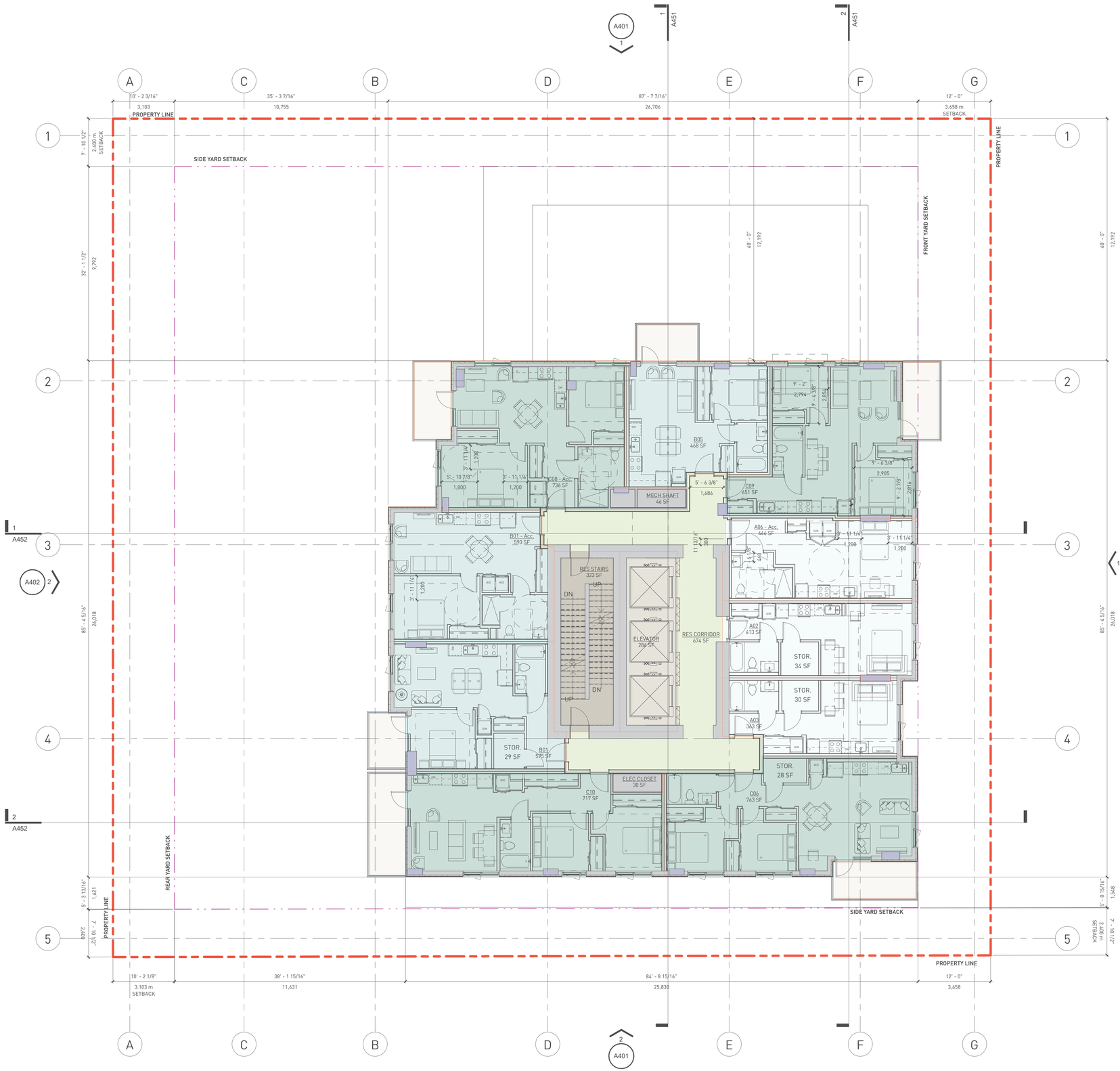
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

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

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NORTH

SEAL

REGISTERED ARCHITECT
ADAM BRUCE HALL
BRITISH COLUMBIA

2026-02-25

PROJECT

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

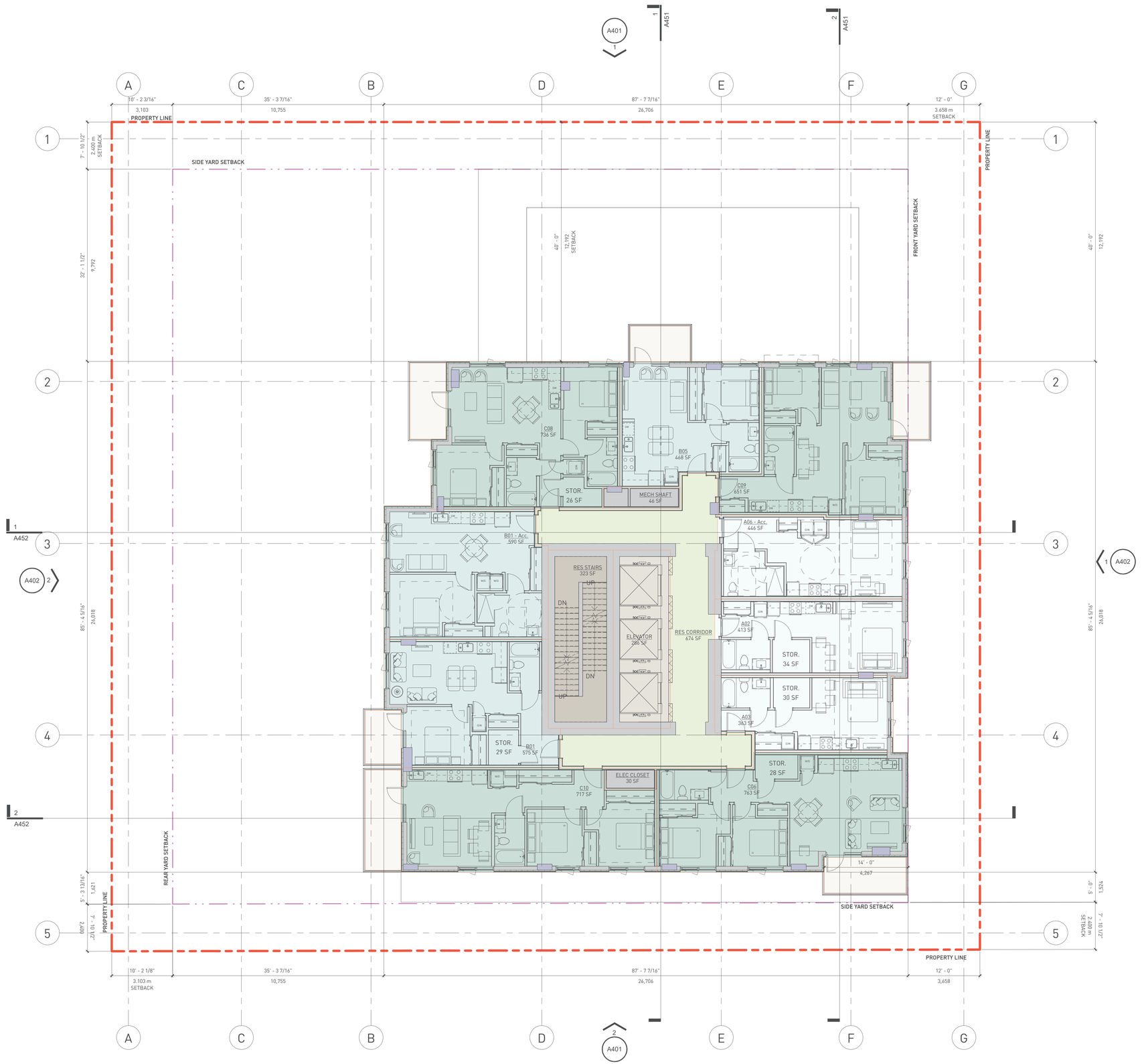
DRAWING

LEVEL 7-11 PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	**SCALE**
2026-02-25	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

DEVELOPER

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NORTH

SEAL

REGISTERED ARCHITECT
ADAM BRUCE HALL
BRITISH COLUMBIA

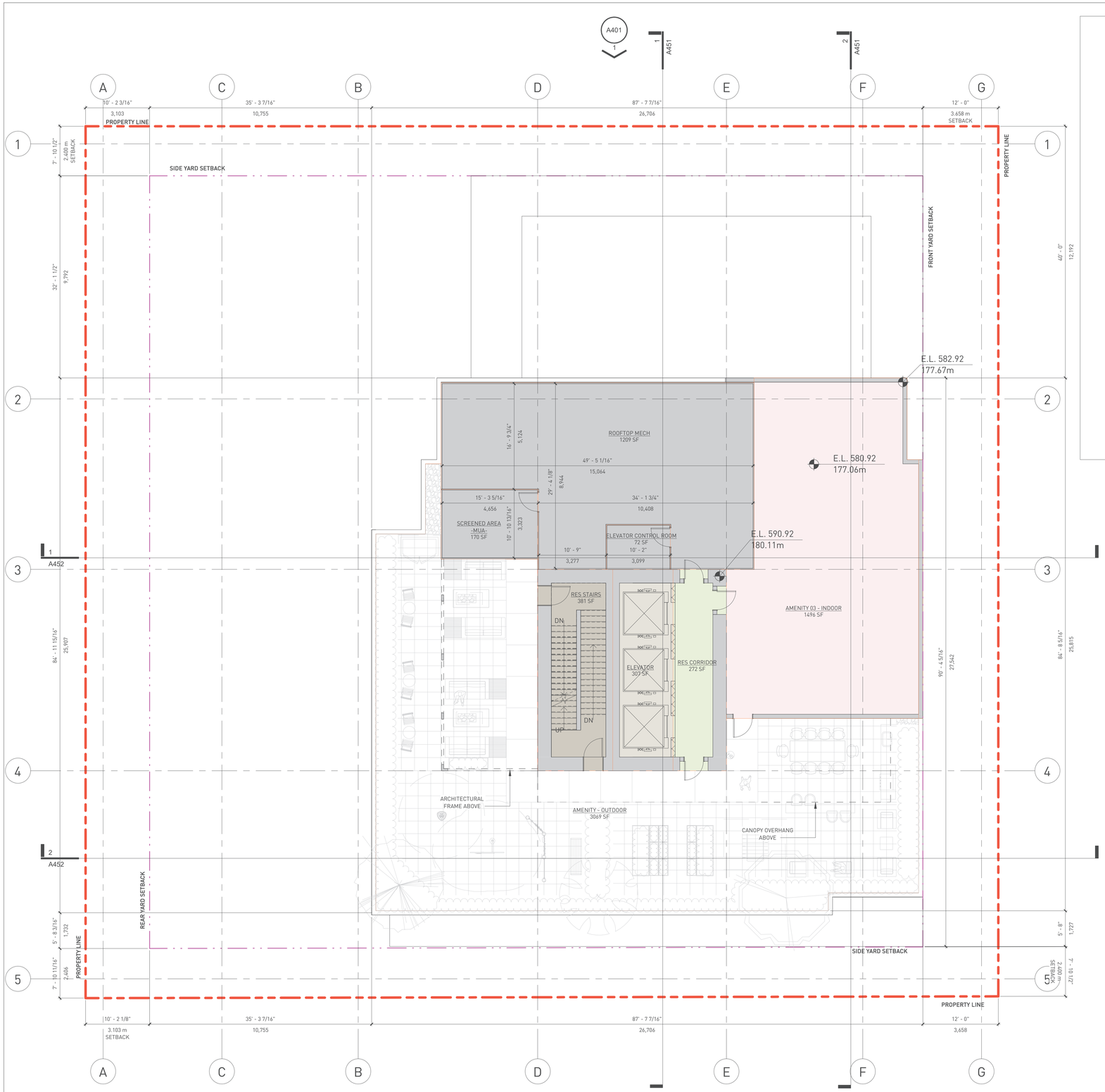
2026-02-25

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

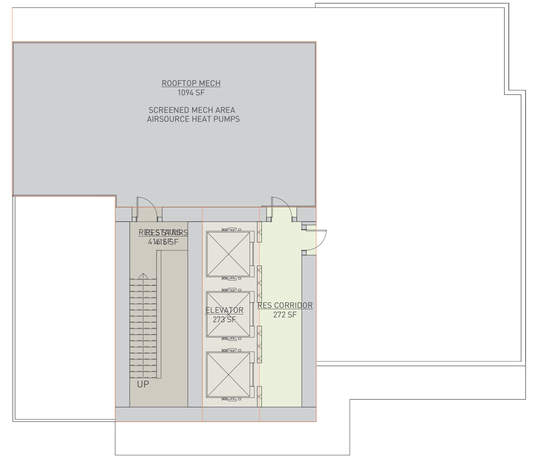
DRAWING
LEVEL 12-21 PLAN

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	1/8" = 1'-0"

DWG No.
A211



1 ROOF
1/8" = 1'-0"



3 ROOFTOP MECH. FLOOR - UPPER
3/32" = 1'-0"

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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CONSULTANT

DEVELOPER

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NORTH

SEAL

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JOHN PRUDHOMME
BRITISH COLUMBIA

2026-02-25

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

DRAWING
ROOF PLAN

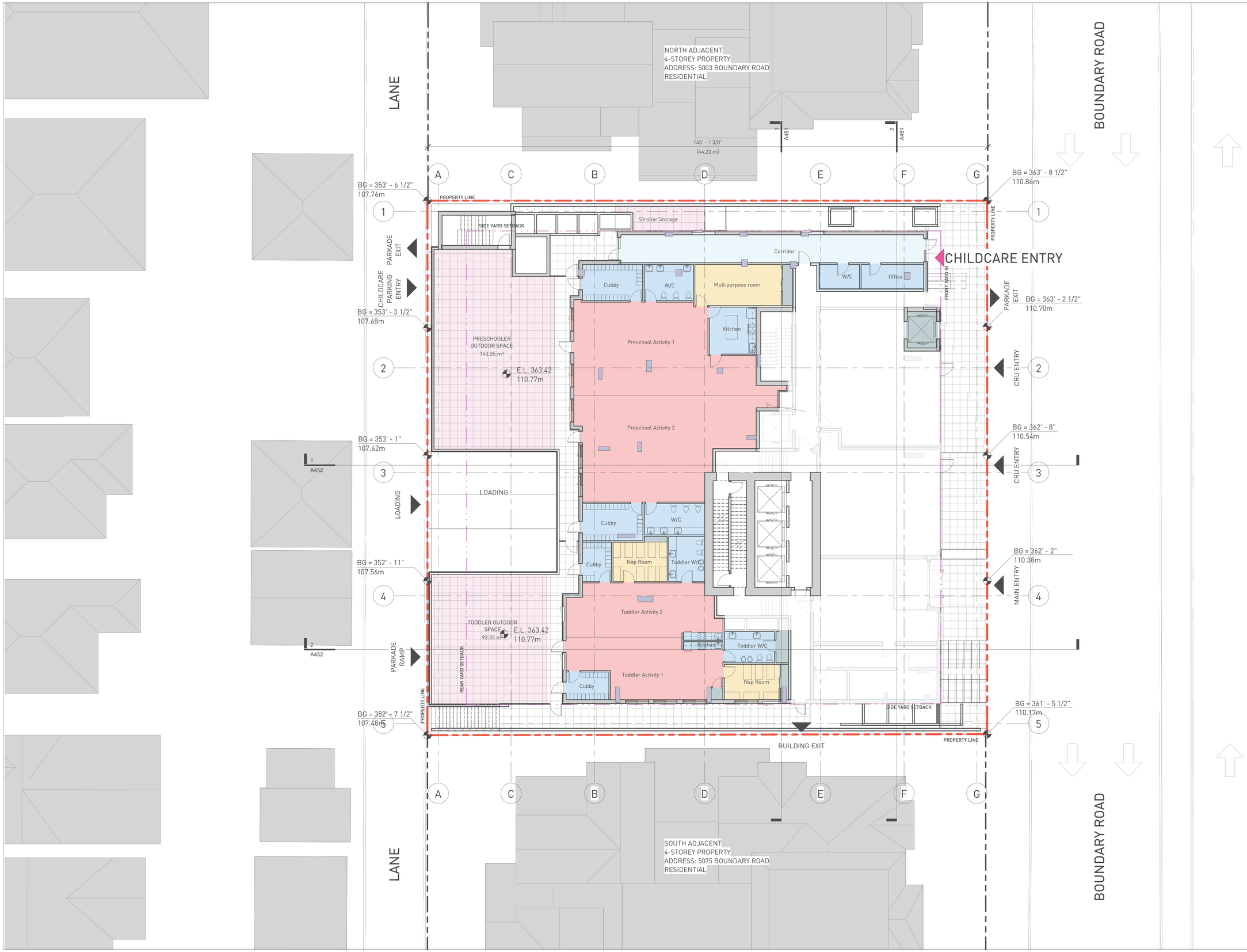
LOCATION
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Author

DATE
2026-02-25

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As indicated

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A212



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CONSULTANT

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DRAWING ISSUED

01	ISSUED FOR CHILDCARE REVIEW	2025-07-10

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REGISTERED ARCHITECT
ADAM CRUCHALI
BRITISH COLUMBIA

2026-02-25

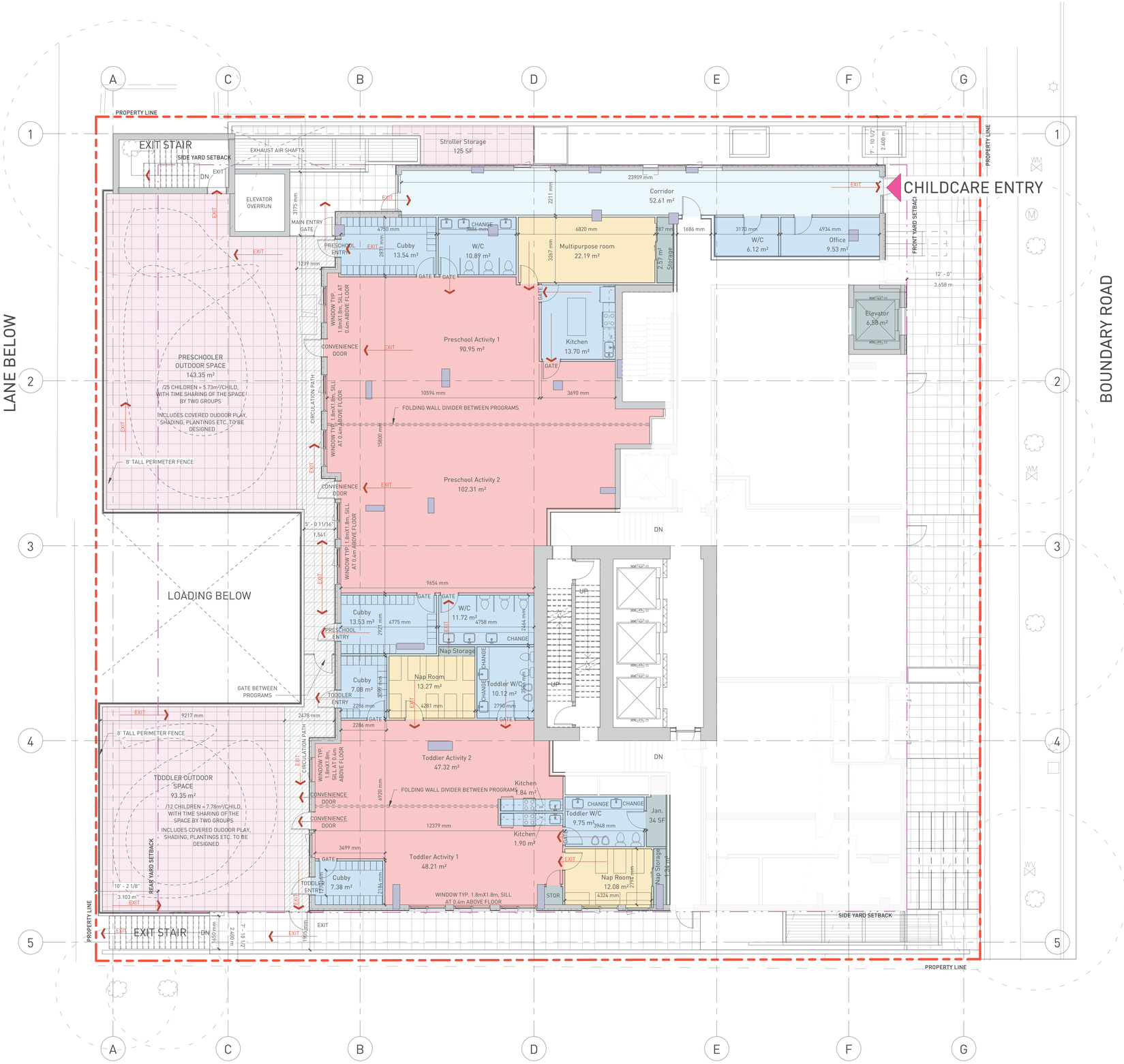
PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER, BC V5R 2P3

DRAWING
SITE PLAN CHILDCARE

LOCATION	DRAWN BY
VANCOUVER, BC	SP
DATE	**SCALE**
2025-07-10	3/32" = 1'-0"

DWG No.

A241



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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 m²
Preschool Activity 1	90.9 m²
Toddler Activity 1	48.2 m²
Toddler Activity 2	47.3 m²
Corridor	52.6 m²
Multipurpose room	22.2 m²
Nap Room	13.3 m²
Nap Room	12.1 m²
PRESCHOOLER OUTDOOR SPACE	143.4 m²
TODDLER OUTDOOR SPACE	93.3 m²
Stroller Storage	11.6 m²
Elevator	6.6 m²
Jan.	3.2 m²
Storage	2.6 m²
Nap Storage	1.3 m²
Nap Storage	0.8 m²
Storage	0.8 m²
Kitchen	13.7 m²
Cubby	13.5 m²
Cubby	13.5 m²
W/C	11.7 m²
W/C	10.9 m²
Toddler W/C	10.1 m²
Toddler W/C	9.8 m²
Office	9.5 m²
Cubby	7.4 m²
Cubby	7.1 m²
W/C	6.1 m²
Kitchen	1.9 m²
Kitchen	1.8 m²
	769.7 m²

CONSULTANT

DEVELOPER

MorrisonPark

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DRAWING ISSUED

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

NORTH

SEAL

REGISTERED ARCHITECT ADAM PRUCHLIK BRITISH COLUMBIA

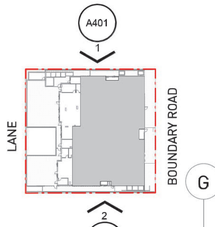
2026-02-25

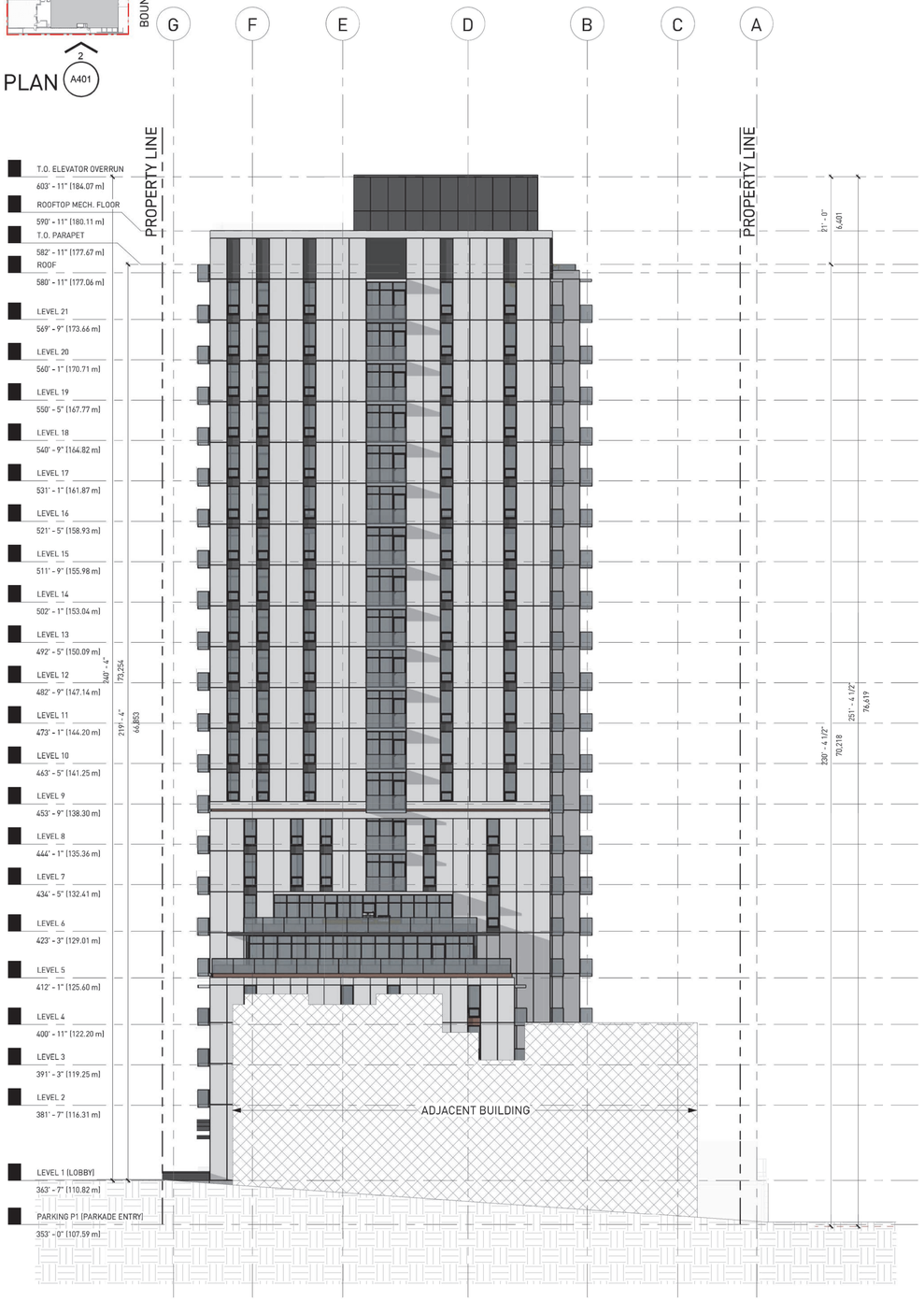
PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER, BC V5R 2P3

DRAWING
CHILDCARE PLAN - LEVEL 1

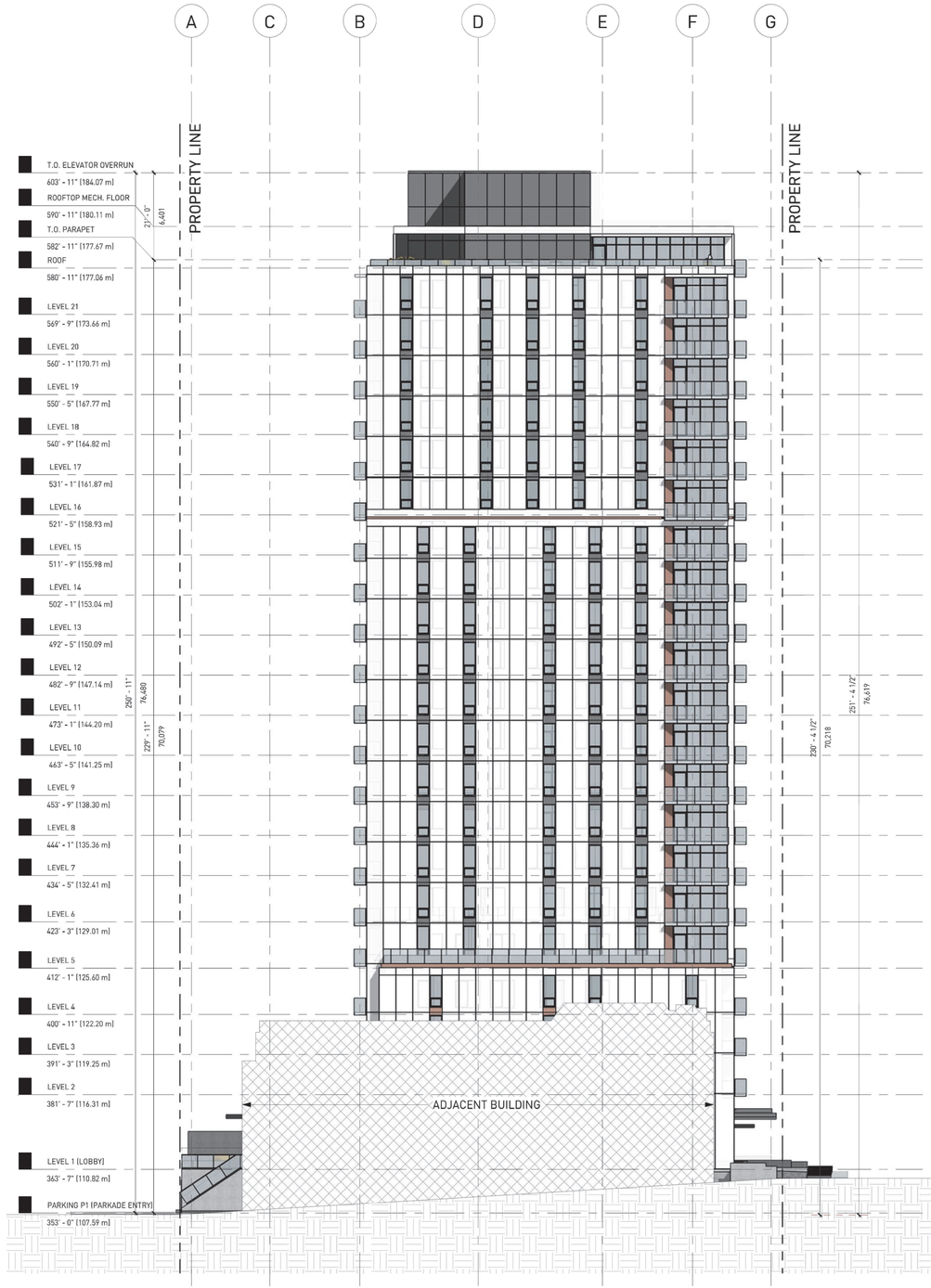
LOCATION	DRAWN BY
VANCOUVER, BC	SP
DATE	SCALE
2025-07-10	1/8" = 1'-0"

DWG No.
A242





1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

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CONSULTANT

DEVELOPER

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NORTH

SEAL

REGISTERED ARCHITECT
ADAM CRUICKSHANK
BRITISH COLUMBIA
2026-02-25

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

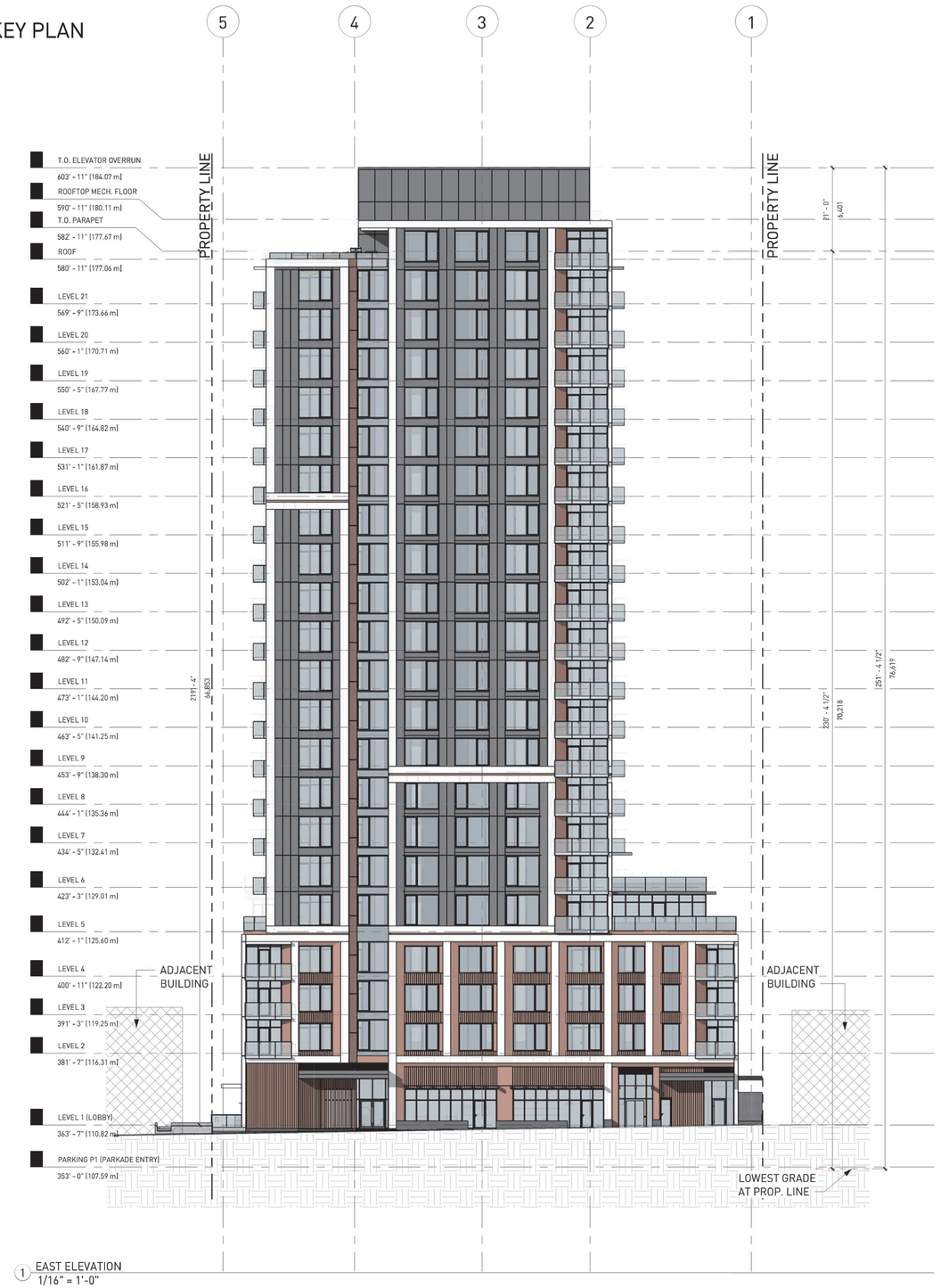
DRAWING
ELEVATIONS NORTH-SOUTH

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	As indicated

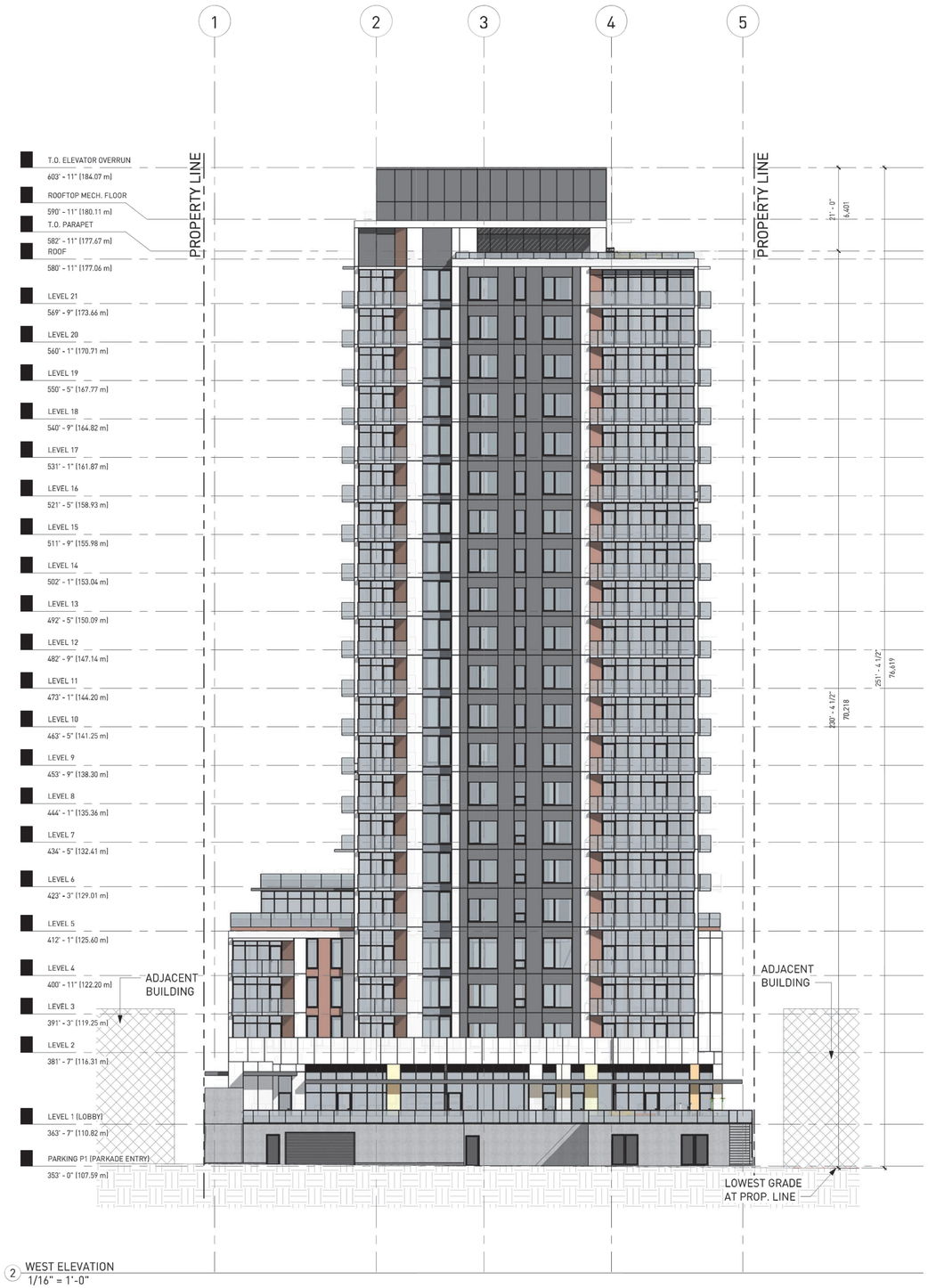
DWG No.
A401



KEY PLAN



1 EAST ELEVATION
1/16" = 1'-0"



2 WEST ELEVATION
1/16" = 1'-0"

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ADAM CRUCHLEY
BRITISH COLUMBIA
2026-02-25

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

DRAWING
ELEVATIONS EAST-WEST

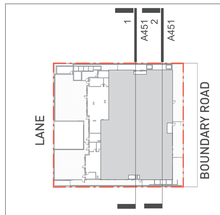
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
As indicated

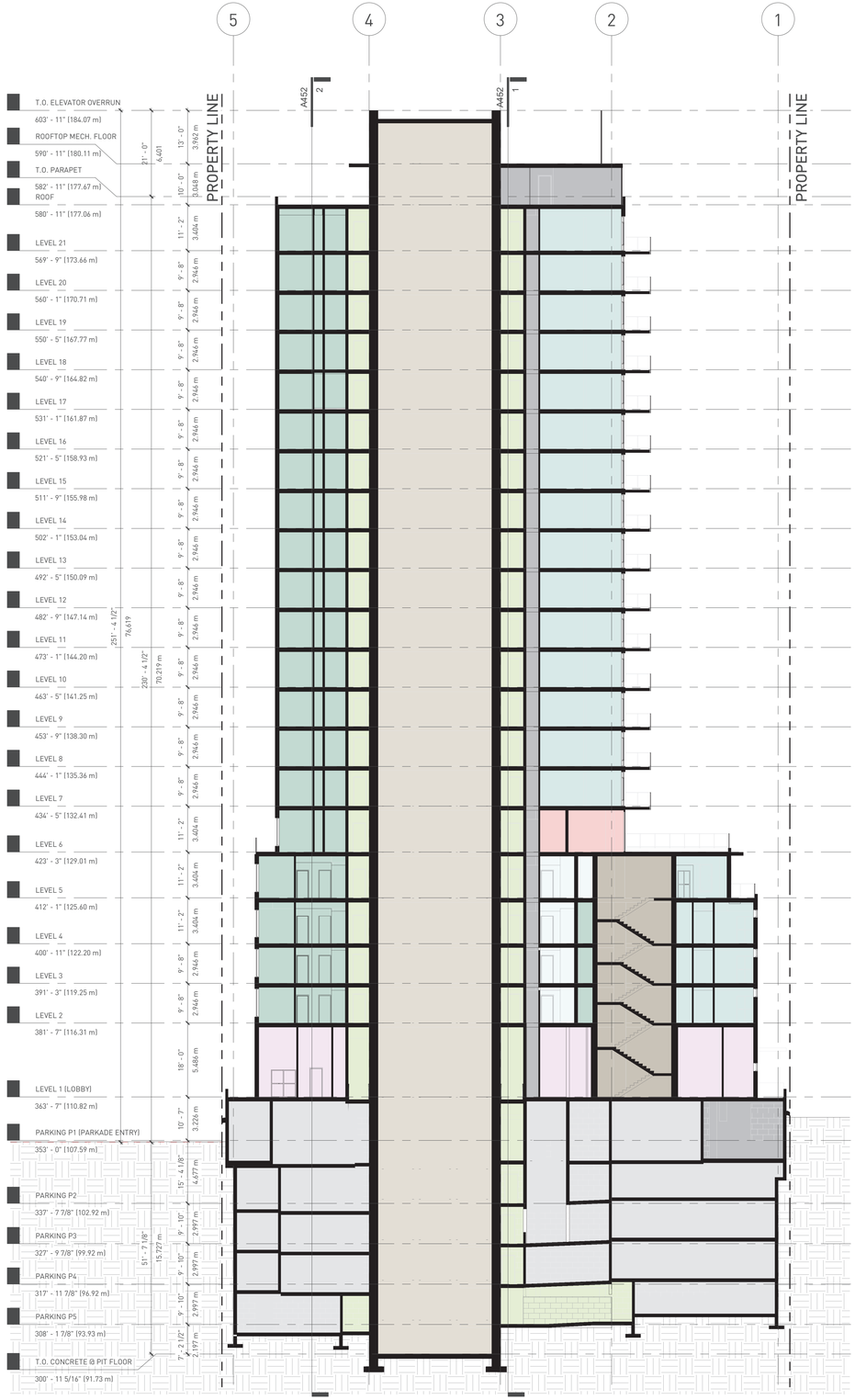
DWG No.
A402



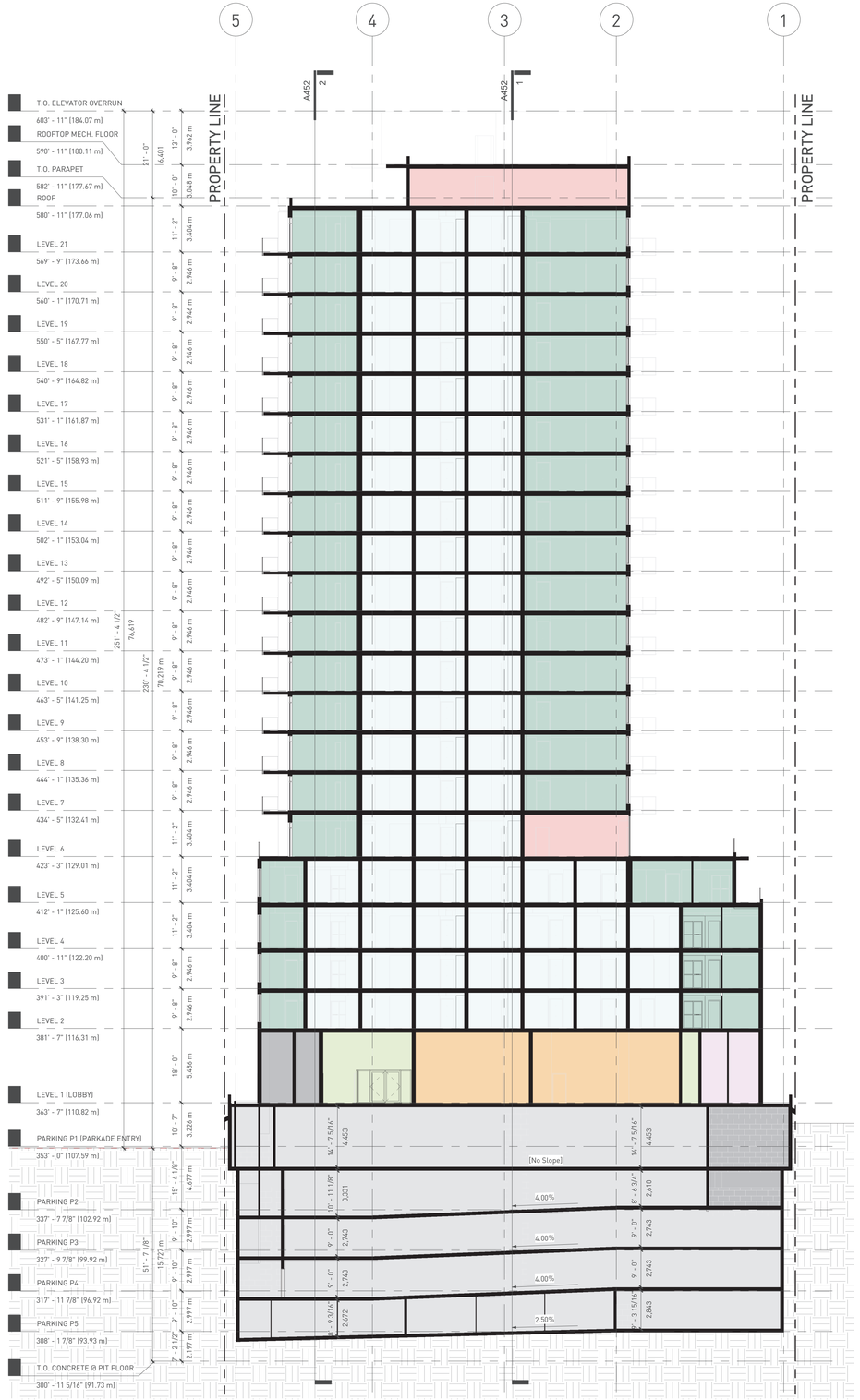
KEY PLAN

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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2319

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

NORTH

SEAL

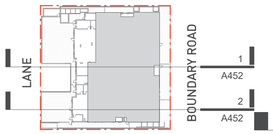
REGISTERED ARCHITECT
ANDREW PRUCZ
PROVINCE OF BRITISH COLUMBIA
2026-02-25

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: 2026-02-25
SCALE: As indicated

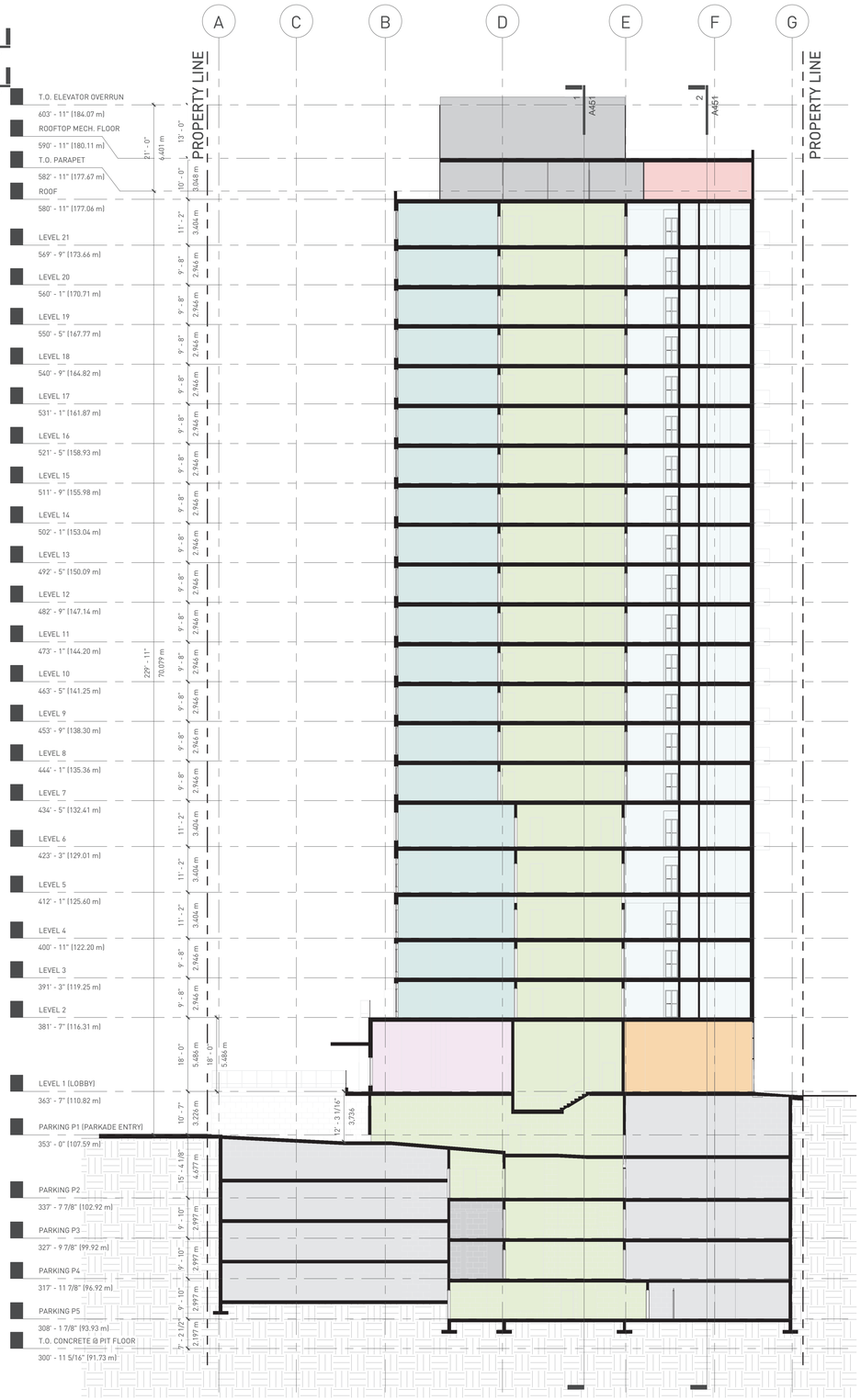
DWG No.
A451



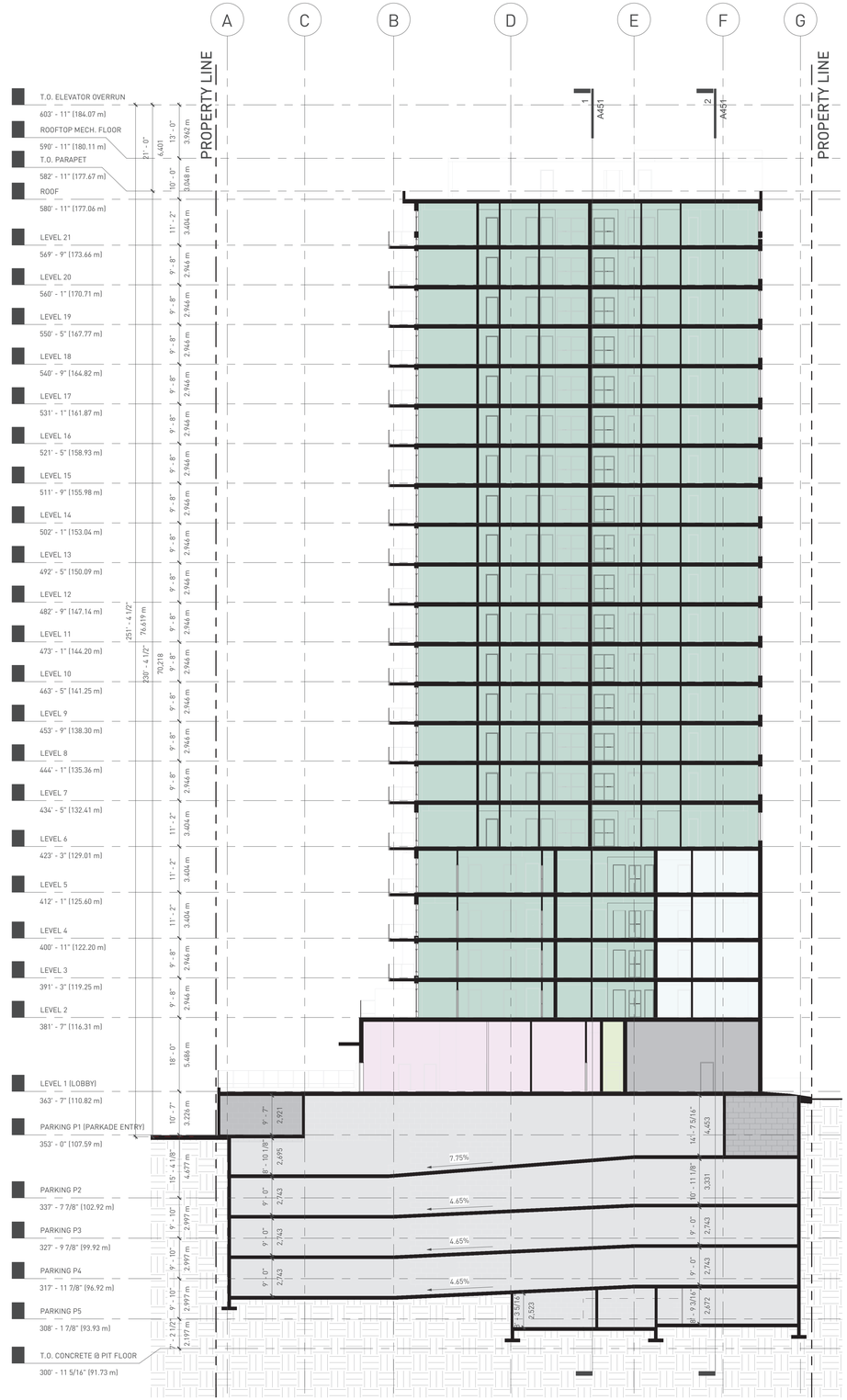
KEY PLAN

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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2319

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

NORTH

SEAL

REGISTERED ARCHITECT
ADAM PRUCHLIK
BRITISH COLUMBIA
2026-02-25

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

DRAWING
BUILDING SECTIONS EAST-WEST

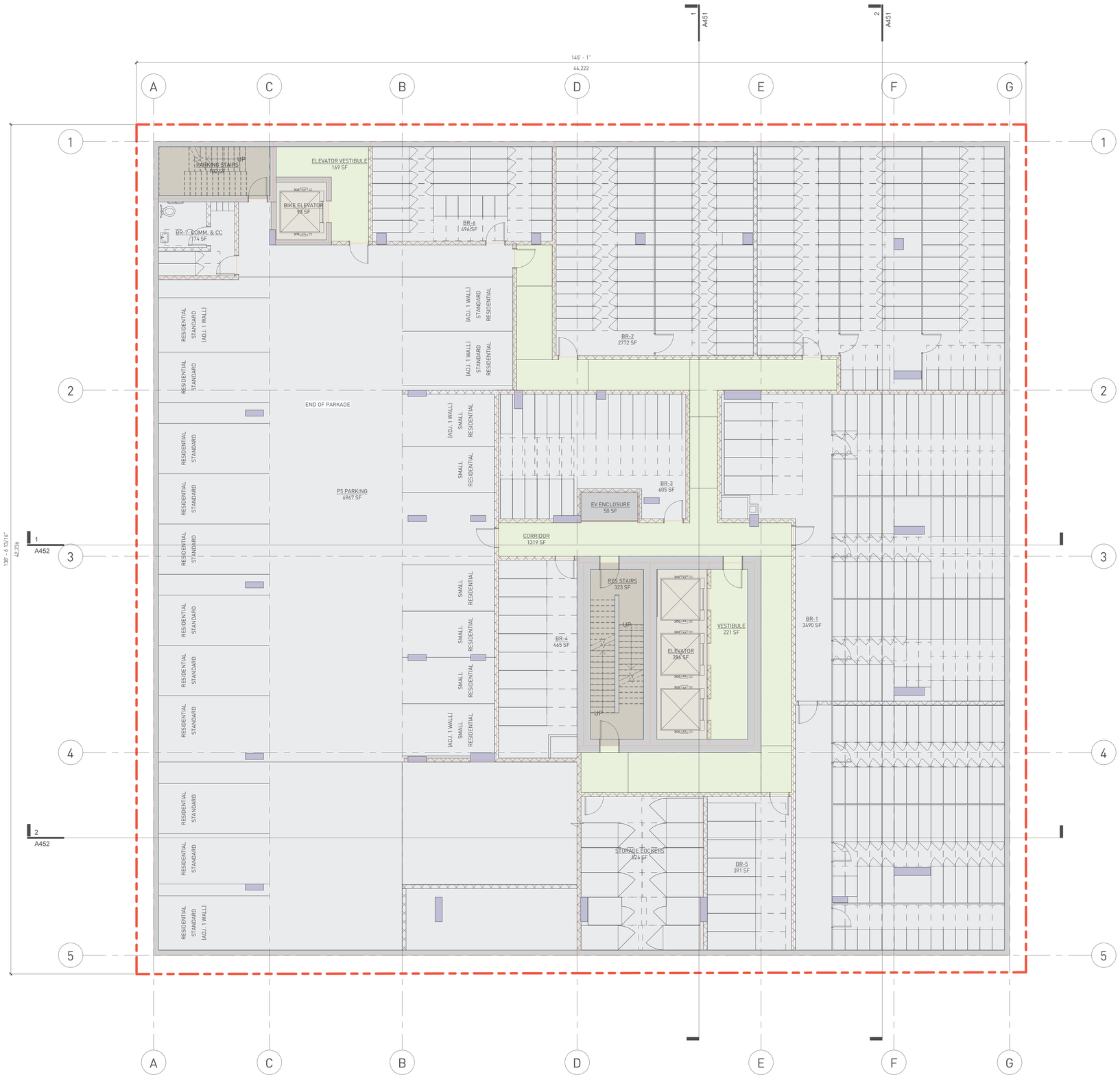
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
As indicated

DWG No.
A452



Building Area Legend

- CORRIDOR
- ELEVATOR
- PARKADE AREA
- SERVICES
- STAIRS

FSR Exclusions - Level P5

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
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
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
P5 PARKING	41' - 2 1/16"	169' - 2 11/16"	6967 SF
			15888 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
Total FSR Exclusion			**18529 SF**

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CONSULTANT

DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADRIAN CRUICKSHANK
BRITISH COLUMBIA
2026-02-25

PROJECT

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

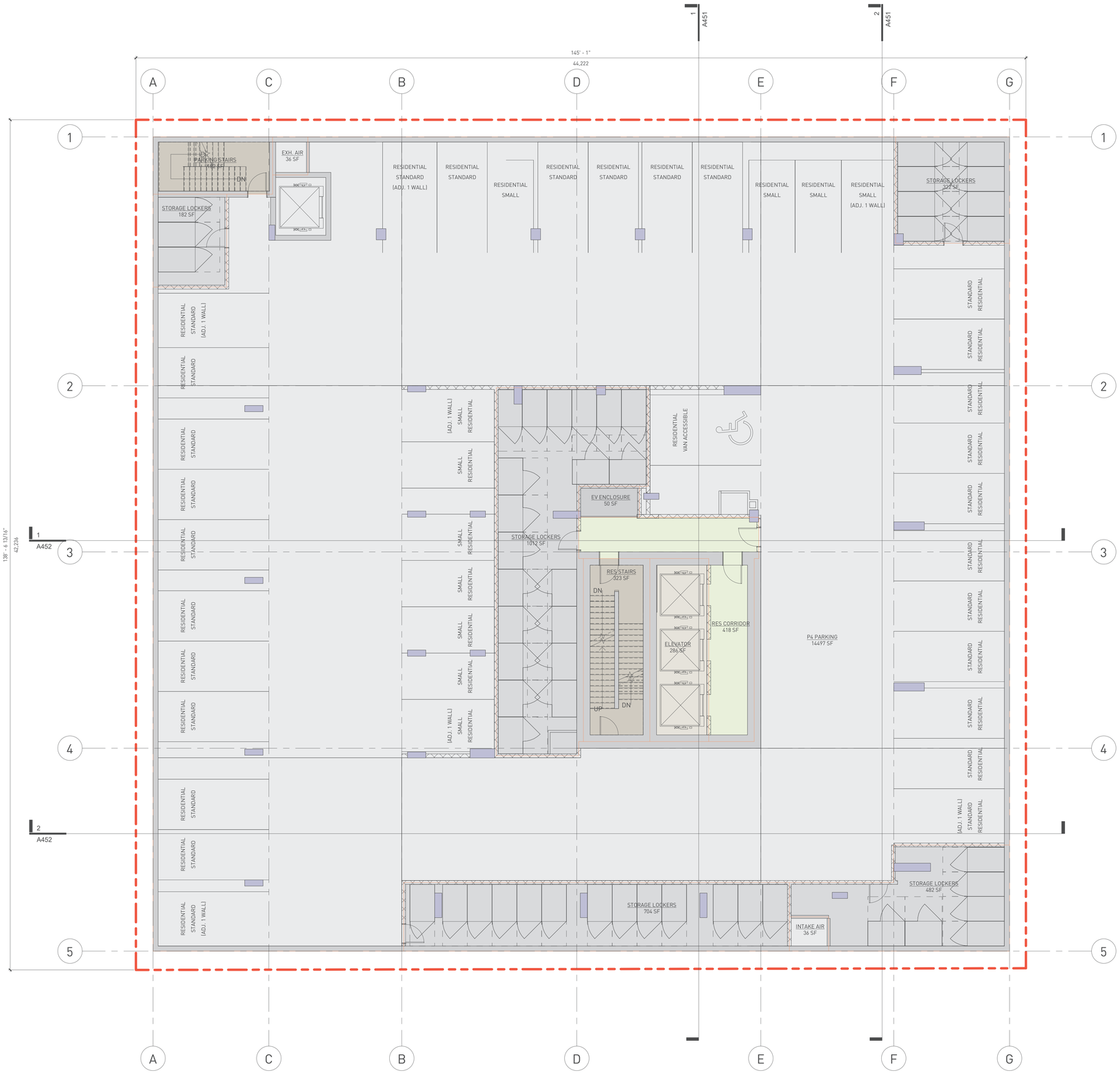
DRAWING

FSR LEVEL P5

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	**SCALE**
2026-02-25	1/8" = 1'-0"

DWG No.

A801



Building Area Legend

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

FSR Exclusions - Level P4

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
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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CONSULTANT

DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT JOHN FRUCHLA BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR LEVEL P4

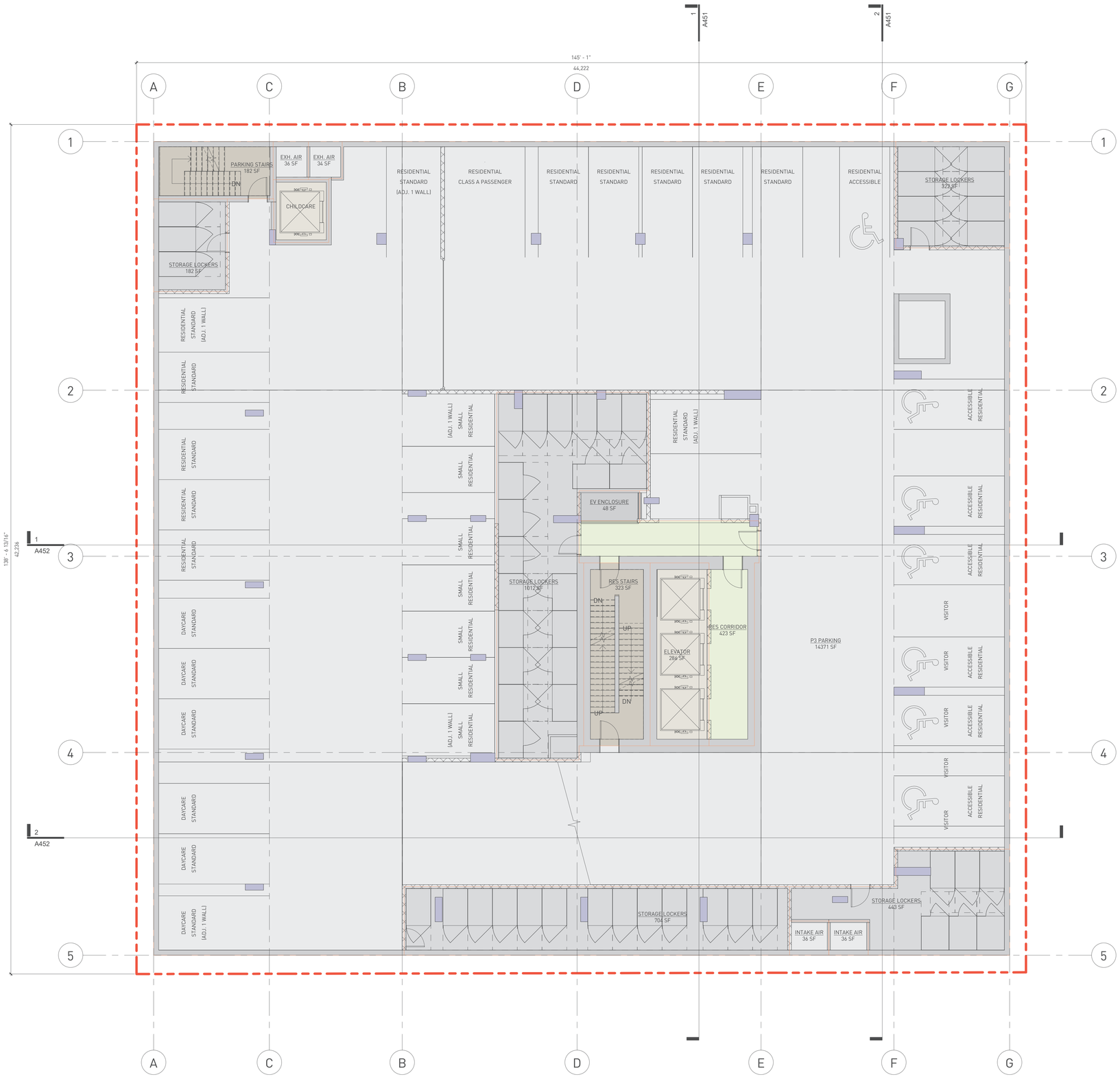
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
A802



Building Area Legend

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

FSR Exclusions - Level P3

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
CORRIDOR			
RES CORRIDOR	7' - 1 1/2"	59' - 4"	423 SF
			423 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			
EXH. AIR	5' - 1 7/8"	6' - 6 1/2"	34 SF
EXH. AIR	5' - 9"	6' - 2 3/8"	36 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
INTAKE AIR	5' - 7"	6' - 4 15/16"	36 SF
P3 PARKING	67' - 11 3/8"	211' - 5 15/16"	14371 SF
			14512 SF
SERVICES			
EV ENCLOSURE	4' - 10 3/4"	9' - 10 3/4"	48 SF
			48 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	10' - 4 1/4"	42' - 10 1/16"	443 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
			2663 SF
Total FSR Exclusion			**18529 SF**

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CONSULTANT

DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ANDREW CRUICKSHANK
BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR LEVEL P3

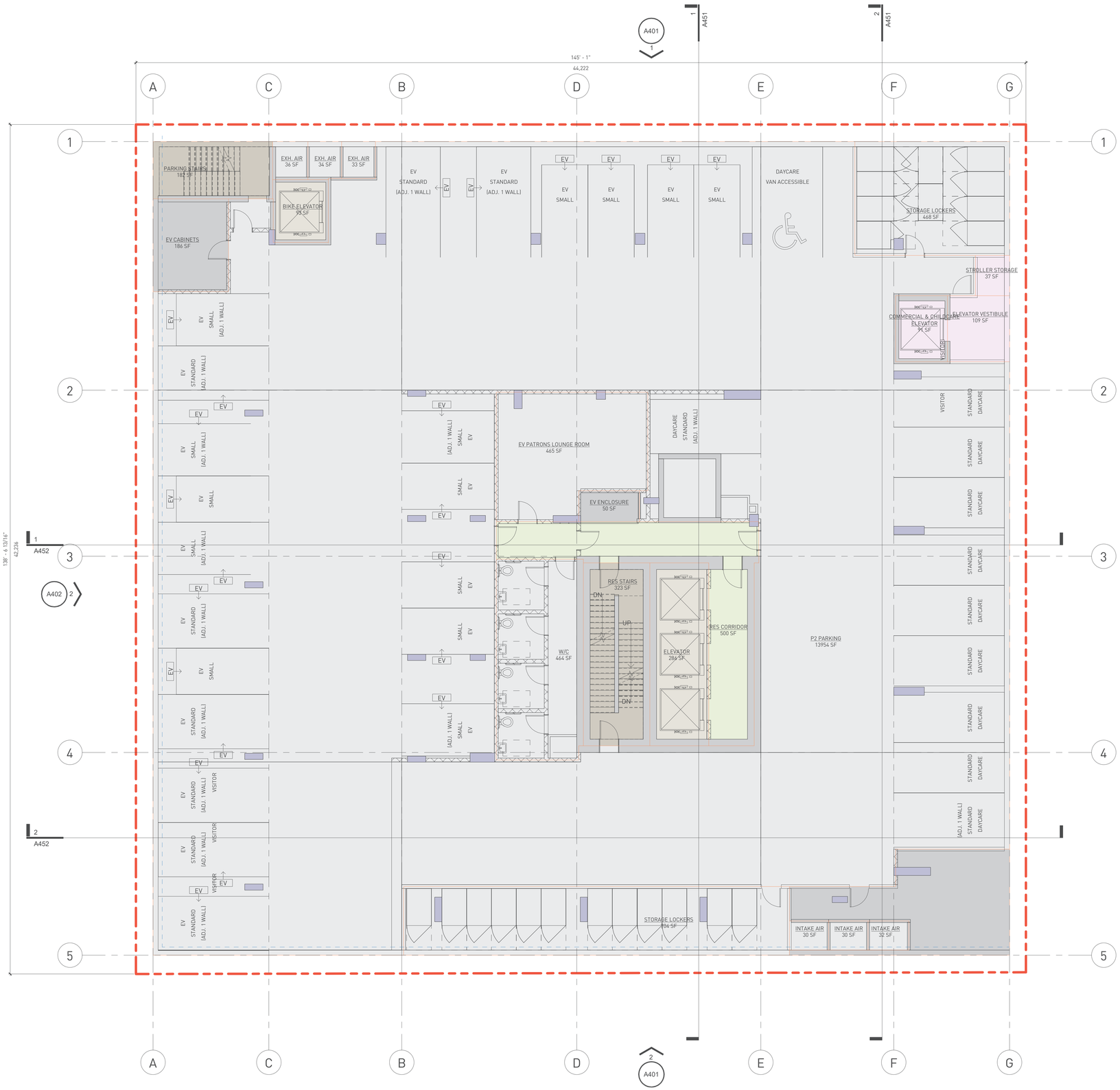
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
A803



Building Area Legend

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

FSR Exclusions - Level P2

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
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 7/8"	72' - 5 5/8"	500 SF
			500 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
W/C	14' - 1 3/8"	32' - 10 1/16"	464 SF
EV PATRONS LOUNGE ROOM	15' - 2"	30' - 8"	465 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
P2 PARKING	60' - 0 1/8"	232' - 6 7/16"	13954 SF
			16249 SF
SERVICES			
EV ENCLOSURE	5' - 0 9/16"	9' - 10 3/4"	50 SF
EV CABINETS	12' - 3 11/16"	15' - 1 11/16"	186 SF
EV CABINETS	6' - 4 1/2"	66' - 3 5/8"	423 SF
			659 SF
STAIRS			
PARKING STAIRS	9' - 4 1/16"	19' - 6"	182 SF
RES STAIRS	10' - 10"	29' - 10"	323 SF
			505 SF
Total FSR Exclusion			**18529 SF**

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DEVELOPER

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
JOHN CRUCHLEY
BRITISH COLUMBIA

2026-02-25

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

DRAWING
FSR LEVEL P2

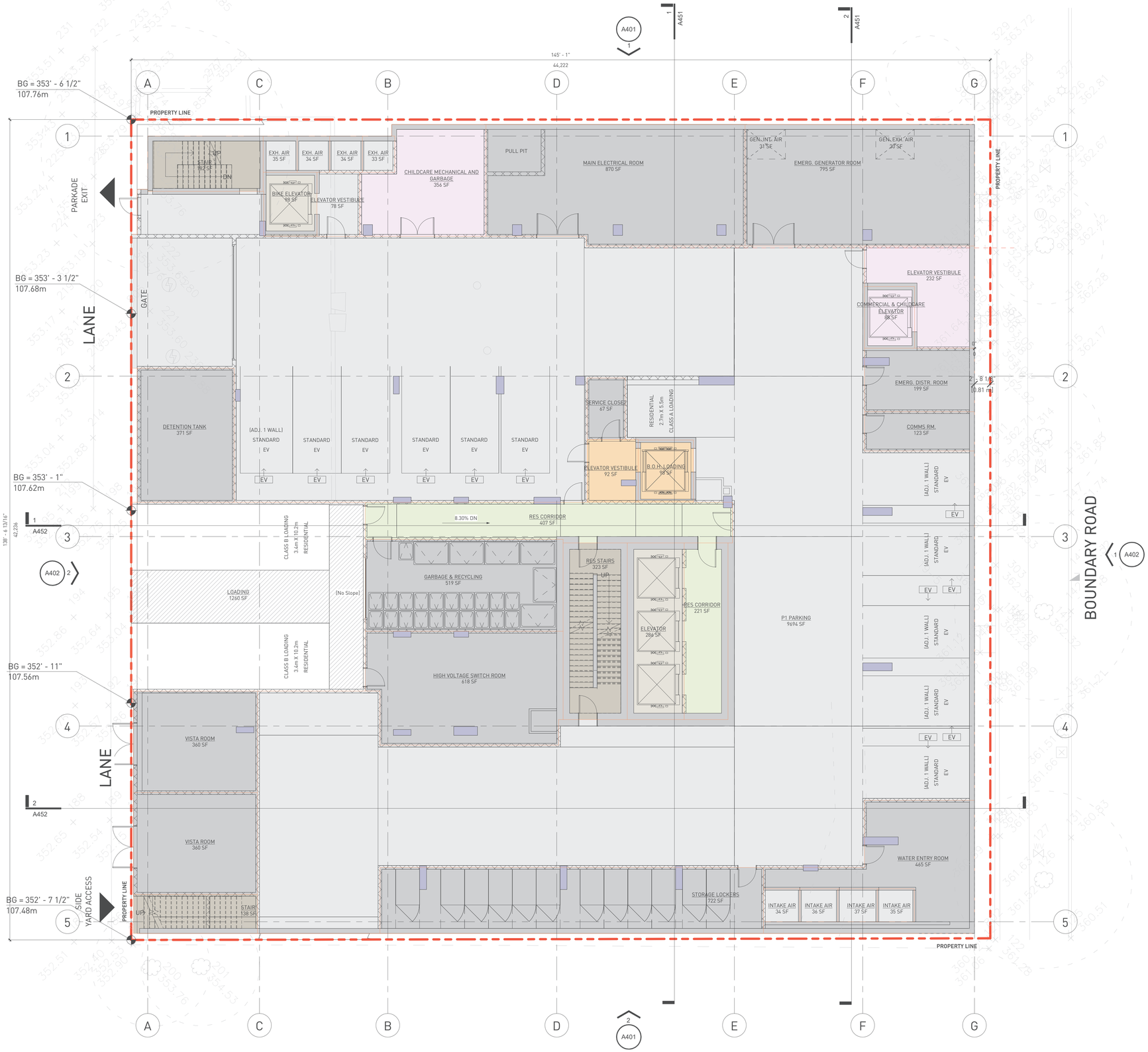
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
A804



Building Area Legend

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

FSR_LEVEL P1 - GROSS AREA SUMMARY

Area Category	Count	Area

FSR Exclusions - Level P1

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
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	27' - 7 5/8"	350' - 9 3/16"	9694 SF
			10050 SF
SERVICES			
SERVICE CLOSET	6' - 5 5/8"	10' - 4 7/16"	67 SF
COMMS RM.	6' - 7 5/8"	18' - 6 3/4"	123 SF
EMERG. DISTR. ROOM	10' - 8 13/16"	18' - 6 3/4"	199 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
STORAGE LOCKERS	11' - 1 5/8"	64' - 9 3/8"	722 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
			5469 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
Total FSR Exclusion			**18040 SF**

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CONSULTANT

DEVELOPER

MorrisonPark

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2319

DRAWING ISSUED

01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADAM FRUCHLER
BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR LEVEL P1

LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
A805



Building Area Legend

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

FSR_LEVEL 1 - GROSS AREA SUMMARY

Area Category	Count	Area
COMMERCIAL - CHILDCARE	3	6426 SF
COMMERCIAL - RETAIL	3	2061 SF
CORRIDOR	4	1845 SF
ELEVATOR	1	284 SF
SERVICES	6	586 SF
STAIRS	2	499 SF
		11701 SF

FSR Exclusions - Level 1

GROSS AREA	AREA DIMENSION WIDTH	AREA DIMENSION LENGTH	AREA

FSR - Level 1 Balconies

GROSS AREA	AREA DIMENSION WIDTH	AREA DIMENSION LENGTH	AREA
BALCONY			
BALCONY	8' - 0 1/2"	48' - 5 9/16"	390 SF
			390 SF
Total Exclusion			**390 SF**

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01	ISSUED FOR REZONING	2025-09-03
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REGISTERED ARCHITECT
JOHN FRUCHLA
BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR LEVEL 1

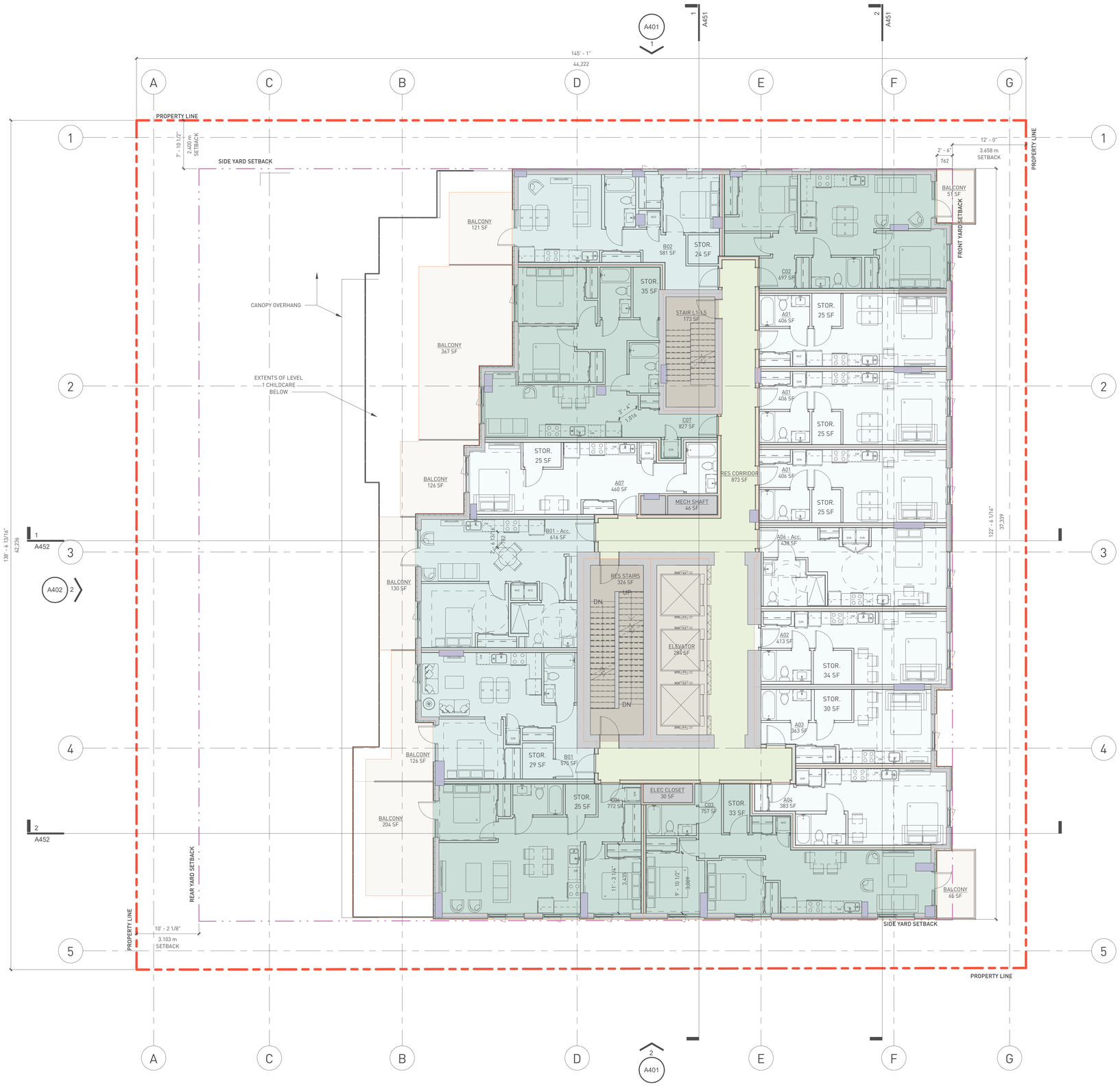
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
A806



Building Area Legend

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

FSR_LEVEL 2-4 - GROSS AREA SUMMARY

Area Category	Count	Area
CORRIDOR	1	873 SF
ELEVATOR	1	284 SF
SERVICES	2	76 SF
STAIRS	2	498 SF
SUITE - 0 STUDIO	8	3275 SF
SUITE - 1 BED	3	1772 SF
SUITE - 2 BED	4	3053 SF
		9831 SF

FSR Exclusions - Level 2-4

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

FSR Exclusions - Storage - Level 2-4

GROSS AREA	WIDTH	LENGTH	AREA
STOR.			
STOR.			24 SF
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.	4' - 8 3/16"	5' - 4 1/8"	25 SF
STOR.	3' - 8 1/16"	7' - 5 3/8"	27 SF
STOR.	5' - 0"	5' - 10"	29 SF
STOR.	5' - 0"	6' - 0 1/2"	30 SF
STOR.	4' - 2 11/16"	7' - 10 13/16"	33 SF
STOR.	5' - 6 1/8"	6' - 2 1/2"	34 SF
STOR.	4' - 2 15/16"	8' - 2 3/8"	35 SF
			337 SF
Total FSR Exclusion			337 SF

FSR - Level 2-4 Balconies

1 A402

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
BALCONY	6' - 0"	8' - 6 1/4"	51 SF
BALCONY	6' - 0"	10' - 10 3/16"	65 SF
BALCONY	10' - 3"	11' - 10 1/8"	121 SF
BALCONY	4' - 6 7/16"	27' - 10 1/8"	126 SF
BALCONY	6' - 9 11/16"	18' - 6 9/16"	126 SF
BALCONY	6' - 0 1/16"	21' - 8 1/8"	130 SF
BALCONY	10' - 11 3/8"	18' - 7 9/16"	204 SF
BALCONY	11' - 3 13/16"	32' - 5 1/4"	367 SF
			1191 SF
Total Exclusion			**1191 SF**

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CONSULTANT

DEVELOPER

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01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADAM PRUCZAK
BRITISH COLUMBIA

2026-02-25

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

DRAWING
FSR LEVELS 2-4

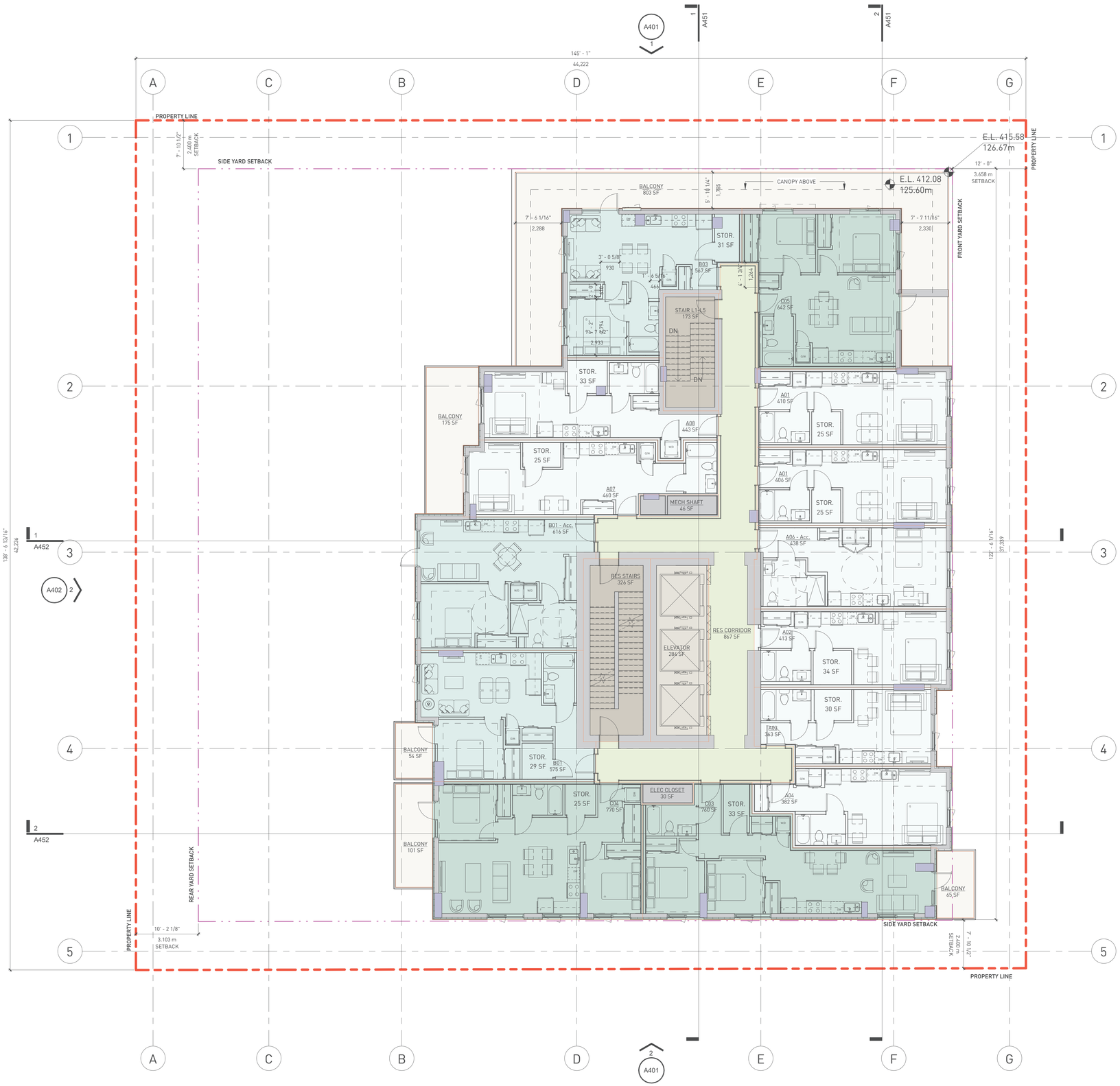
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
1/8" = 1'-0"

DWG No.
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 WIDTH	AREA DIMENSION LENGTH	AREA

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
			290 SF
Total FSR Exclusion			290 SF

FSR - Level 5 Balconies

GROSS AREA	AREA DIMENSION WIDTH	AREA DIMENSION LENGTH	AREA
BALCONY			
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
			1198 SF
Total Exclusion			**1198 SF**

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NORTH

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REGISTERED ARCHITECT
ANDREW FRUCHTMAN
BRITISH COLUMBIA

2026-02-25

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

DRAWING
FSR LEVEL 5

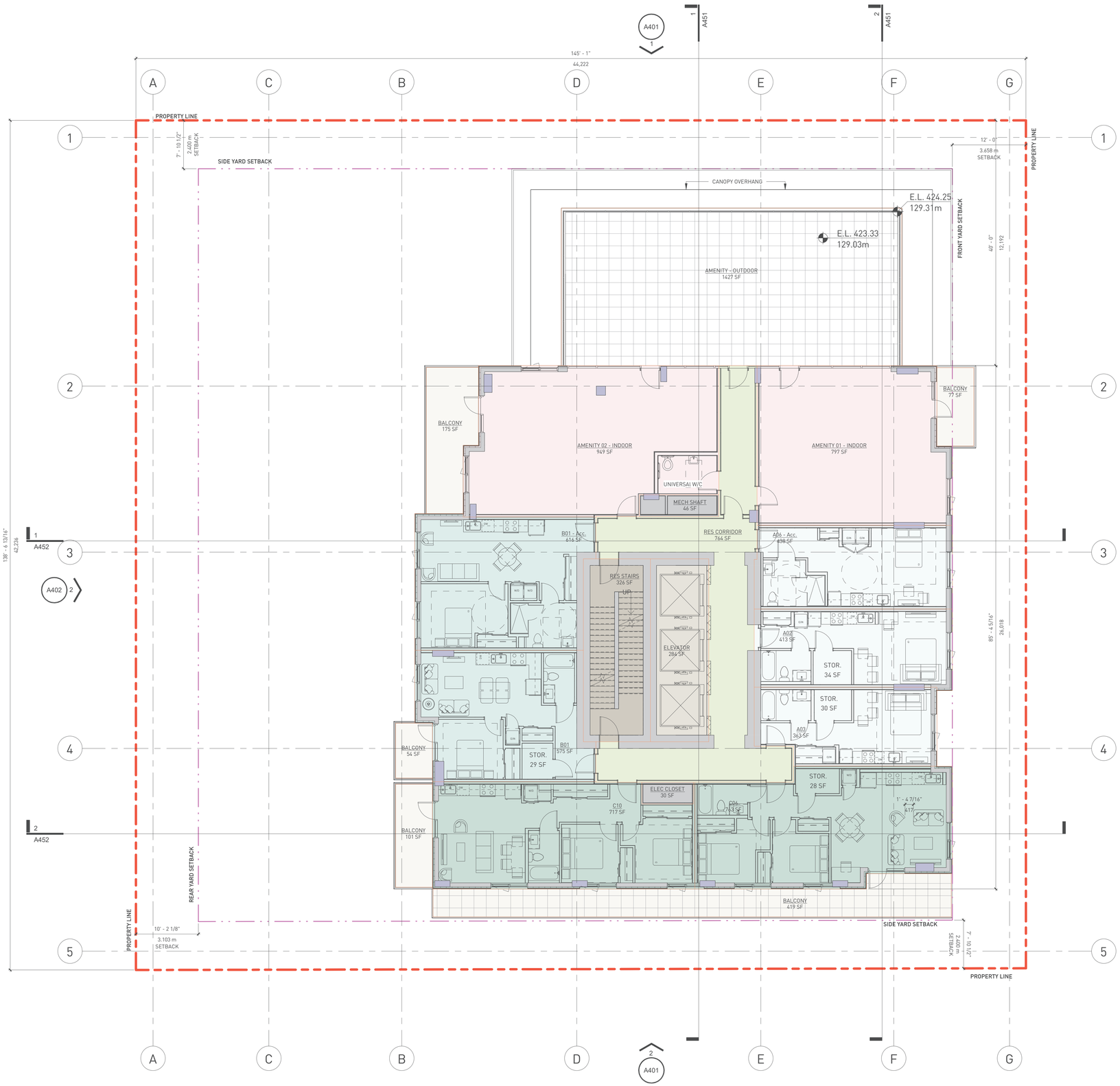
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

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 WIDTH	LENGTH	AREA
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
			1746 SF
Total FSR Exclusion			**1746 SF**

FSR Exclusions - Storage - Level 6

GROSS AREA	WIDTH	LENGTH	AREA
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
			122 SF
Total FSR Exclusion			122 SF

FSR - Level 6 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
AMENITY OUT			
AMENITY - OUTDOOR	25' - 8 7/16"	55' - 6 1/16"	1427 SF
			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
			825 SF
Total Exclusion			**2252 SF**

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CONSULTANT

DEVELOPER

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01	ISSUED FOR REZONING	2025-09-03
02	ISSUED FOR RZ REVISION	2026-02-25

NORTH

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REGISTERED ARCHITECT ADAM PRUSAKIEWICZ BRITISH COLUMBIA

2026-02-25

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

DRAWING
FSR LEVEL 6

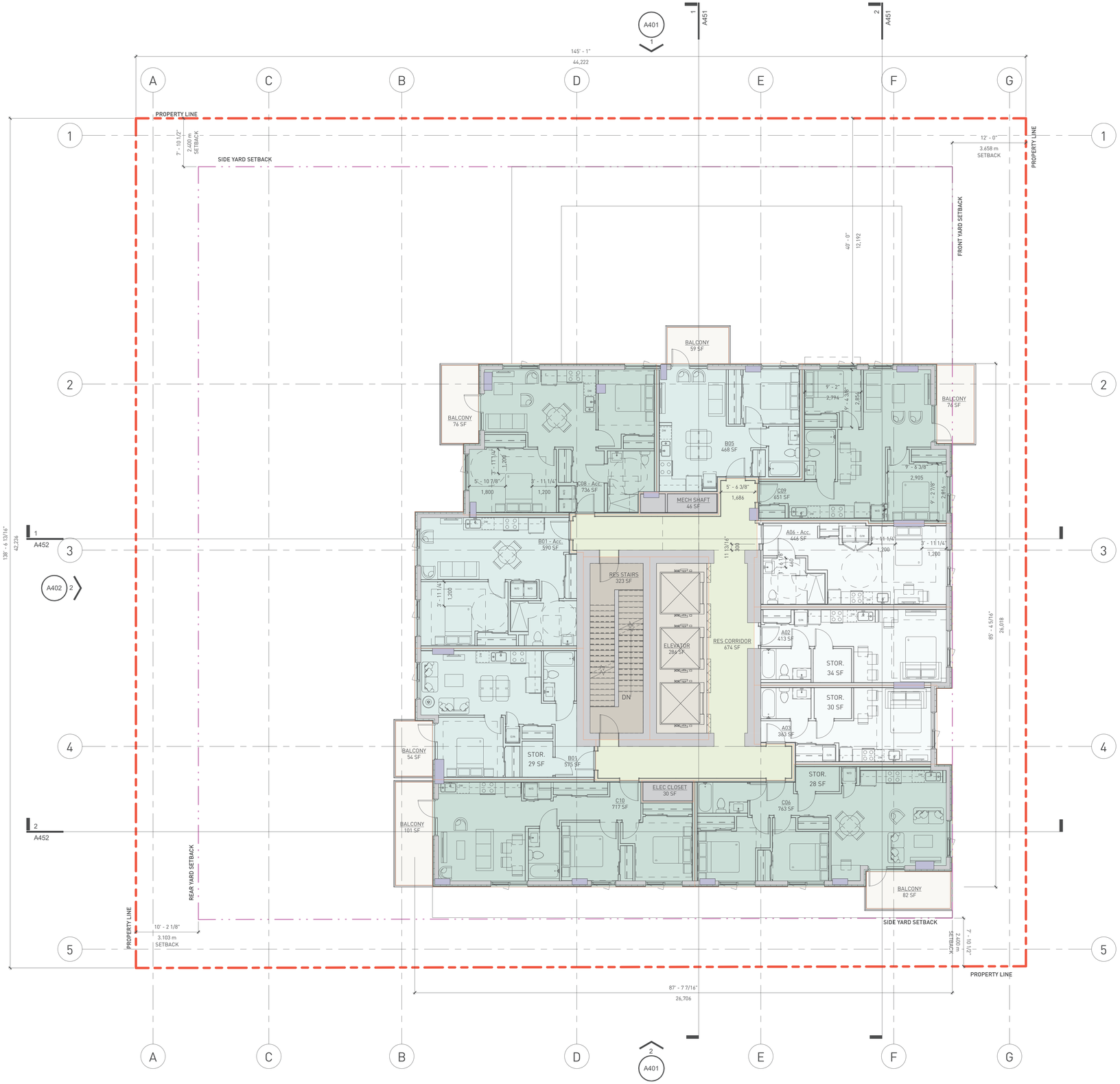
LOCATION
VANCOUVER, BC

DRAWN BY
Author

DATE
2026-02-25

SCALE
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	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 7-11

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA

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
			122 SF
Total FSR Exclusion			122 SF

FSR - Level 7-11 Balconies

GROSS AREA	AREA DIMENSION WIDTH	LENGTH	AREA
BALCONY			
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
			448 SF
Total Exclusion			**448 SF**

1 A402

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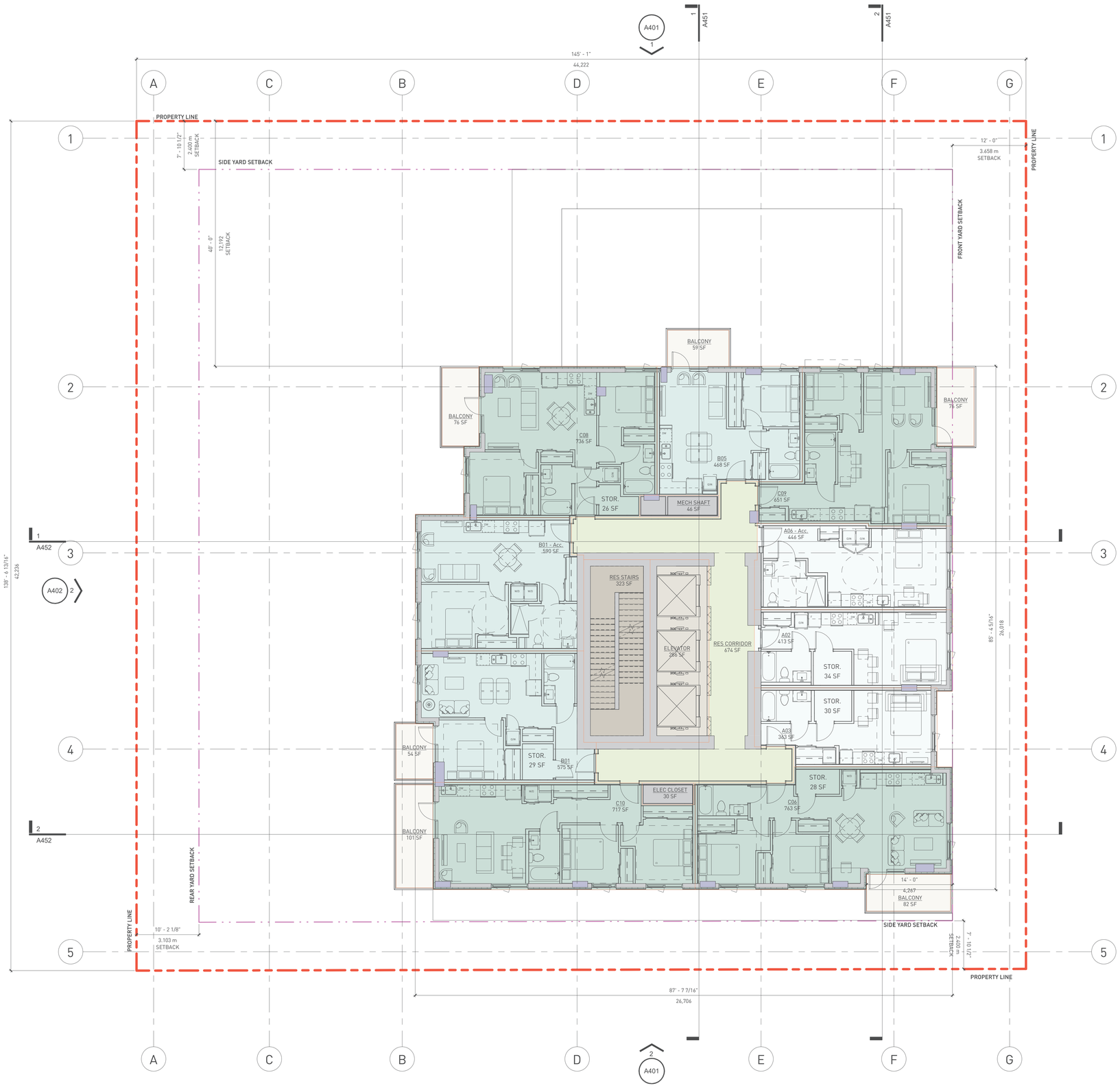
REGISTERED ARCHITECT ADAM PRUCHLIK BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR LEVELS 7-11

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	**SCALE**
2026-02-25	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 WIDTH	LENGTH	AREA

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 WIDTH	LENGTH	AREA
BALCONY			
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

MorrisonPark

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NORTH

SEAL

REGISTERED ARCHITECT ADAM PRUCHLAK BRITISH COLUMBIA
2026-02-25

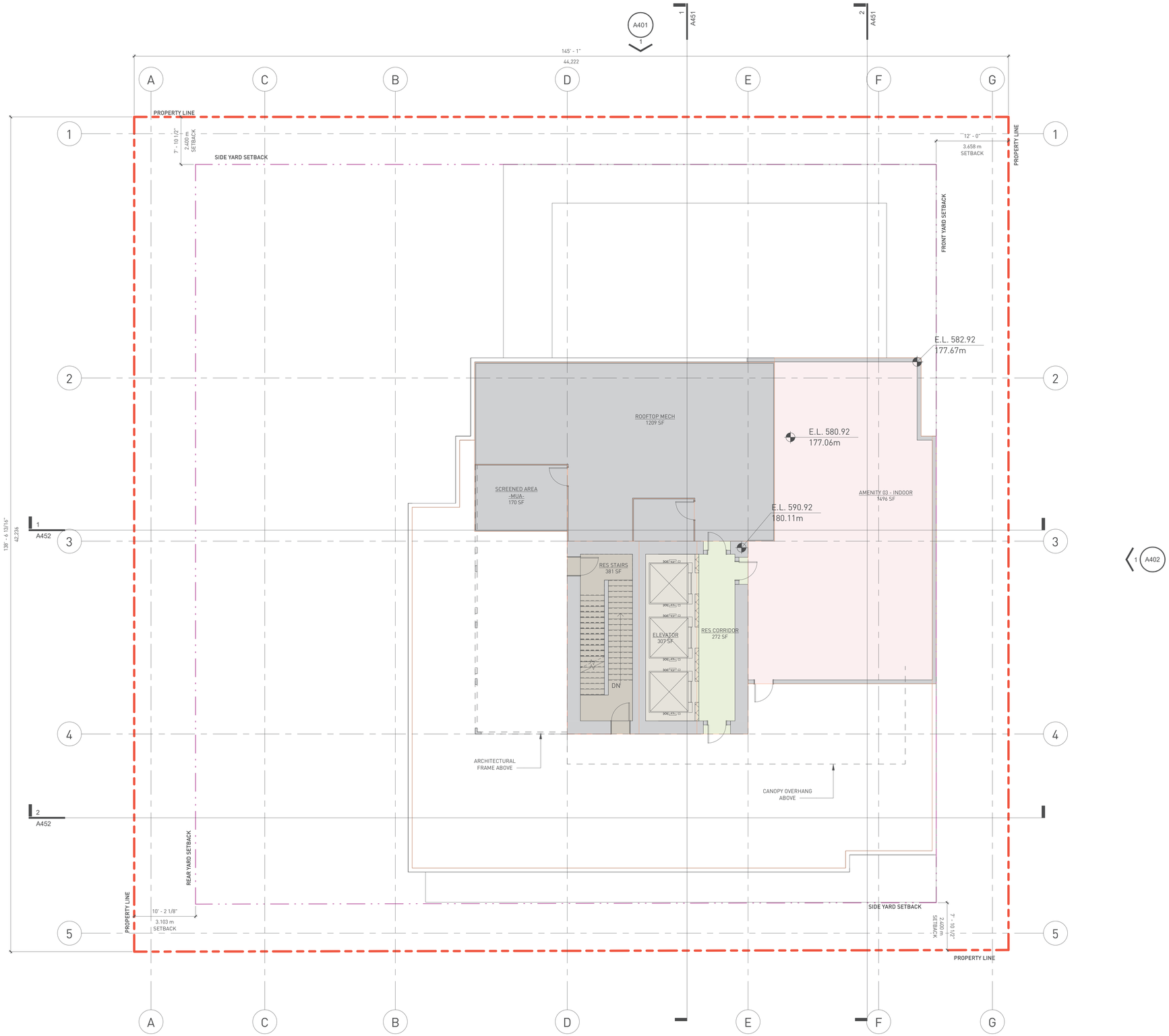
PROJECT
MORRISON PARK SOCIAL HOUSING
5027-5053 BOUNDARY ROAD, VANCOUVER, BC V5R 2P3

DRAWING
FSR LEVELS 12-21

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	**SCALE**
2026-02-25	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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NORTH

SEAL

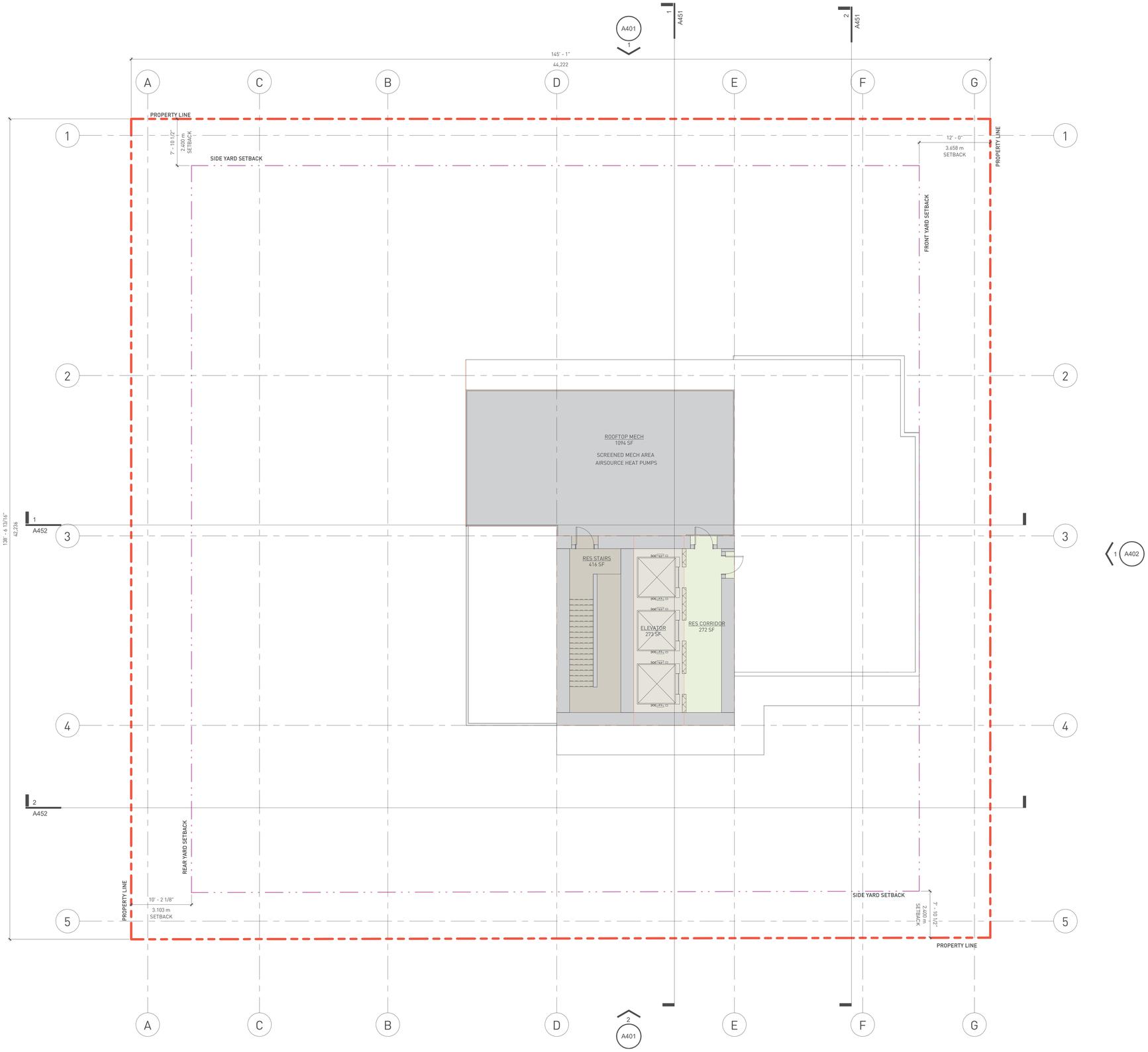
REGISTERED ARCHITECT
ADAM PRUCHLIK
BRITISH COLUMBIA
2026-02-25

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

DRAWING
FSR ROOF LEVEL

LOCATION	DRAWN BY
VANCOUVER, BC	Author
DATE	SCALE
2026-02-25	1/8" = 1'-0"

DWG No.
A812



Building Area Legend

- CORRIDOR
- ELEVATOR
- SERVICES
- STAIRS

FSR_ROOFTOP MECH - GROSS AREA SUMMARY

Area Category	Count	Area
CORRIDOR	1	272 SF
ELEVATOR	1	273 SF
STAIRS	1	416 SF
		960 SF

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CONSULTANT

DEVELOPER

MorrisonPark

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2319

DRAWING ISSUED

01	ISSUED FOR RZ REVISION	2026-02-25

NORTH

SEAL

REGISTERED ARCHITECT
ADAM PRUCZAK
BRITISH COLUMBIA

2026-02-25

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5027-5053 BOUNDARY ROAD, VANCOUVER, BC V5R 2P3

DRAWING
FSR - ROOFTOP MECH. FLOOR

LOCATION	DRAWN BY
VANCOUVER, BC	Author
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DWG No.

A813