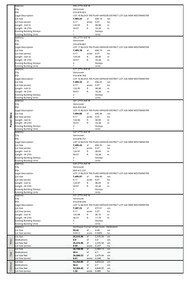
Development Data - Overview

Site Area	52,205 sf (4,850.0 sm)
Gross Floor Area	174,315 sf (16,194.4sm)
Excluded Area	17,705 sf (1,644.8 sm)
Net Floor Area (FSR)	156,610 sf (14,549.5sm)
Floor Space Ratio (FSR)	3.0
Balcony Percentage	11.22%
Storeys	6
Height	63'-0" (19.2m)
Units	227 37.44% Family Units
Vehicle Stalls	139 Residential *127 Residential, 12 Visitors (.55 stalls per unit)*
Bicycle Stalls	449 Residential *435 Class A, 14 Class B*
Loading Stalls	2 Class A
Passenger Stalls	2 Class A

Parcel Data



Efficiency

Building Efficiency - West	
GFA	87,248
Rentable	68,763
Efficiency	**78.81%**

Building Efficiency - East	
GFA	87,067
Rentable	72,480
Efficiency	**83.25%**

Building Efficiency - Total	
GFA	174,315
Rentable	141,243
Efficiency	**81.03%**

Totals

FSR Totals

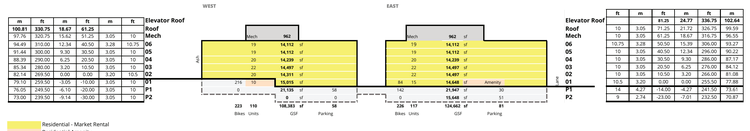
	Ratio		SF	
	Max	Proposed	Max	Proposed
FSR - West	3.00	3.00	76,548	76,547
FSR - East	3.00	3.00	80,066	80,063
FSR - Total	**3.00**	**3.00**	**156,613**	**156,610**

Development Totals		
Proposed FSR	**3.00**	**156,610 sf**
Proposed GFA (Gross Buildable)		**174,315 sf**
Proposed Units Rental Residential	**227**	
Proposed Parking Stalls Total	**139**	
Proposed Parking Stalls - Accessible Total	**11**	
Proposed Parking Stalls - Accessible Van Total	**2**	
Proposed Bicycle Stalls Residential Total	**449**	
Proposed Passenger Total	**2**	
Proposed Loading Total	**2**	

Development Totals		
Site Area - West		**25,516 sf**
Site Area - East		**26,689 sf**
Site Area - Combined		**52,204 sf**
Proposed GFA		**174,315 sf**
FSR Allowed - West	3.00	76,548 **sf**
Proposed FSR - West	**3.00**	**76,547 sf**
FSR Allowed - East	3.00	80,066 sf
Proposed FSR - East	**3.00**	**80,063 sf**
FSR - Combined	3.00	156,613 sf
Proposed FSR - Combined	**3.00**	**156,610 sf**
Proposed Residential Rentable - West		**68,763 sf**
Proposed Residential Rentable - East		**72,480 sf**
Proposed Residential Rentable Total		**141,243 sf**
Proposed FSR Total Efficiency		**90.19%**
Proposed Construction Area Total(Above + Below)		**233,045 sf**

Parkade Totals	
Parkade Area - West	**21,135 sf**
Parkade Area - East	**37,595 sf**
Parkade Area - Combined	**58,730 sf**
Proposed Parking Stalls	**139 sf**
Proposed Parking Stall per SF	**422.52 sf**

Geodetic Height	Building Height	FL to FL	Floor Level	Residential Midrise	Floor Level	FL to FL	Building Height	Geodetic Height



m	ft	m	ft	m	ft	
100.81	**330.75**	**18.67**	**61.25**			
97.76	320.75	15.62	51.25	3.05	10	
94.49	310.00	12.34	40.50	3.28	10.75	
91.44	300.00	9.30	30.50	3.05	10	
88.39	290.00	6.25	20.50	3.05	10	
85.34	280.00	3.20	10.50	3.05	10	
82.14	269.50	0.00	0.00	3.20	10.5	
79.10	259.50	-3.05	-10.00	3.05	10	
76.05	249.50	-6.10	-20.00	3.05	10	
73.00	239.50	-9.14	-30.00	3.05	10	

Elevator Roof
Roof
Mech
06
05
04
03
02
01
P1
P2

m	ft	m	ft	m	ft	
		91.35	**24.77**	**336.75**	**1522.64**	
10	3.05	71.25	21.72	326.75	99.59	
10	3.05	61.25	18.67	316.75	96.53	
10.75	3.28	50.50	15.39	306.00	93.27	
10	3.05	40.50	12.34	296.00	90.22	
10	3.05	30.50	9.30	286.00	87.17	
10	3.05	20.50	6.25	276.00	84.12	
10	3.05	10.50	3.20	266.00	81.08	
10.5	3.20	0.00	0.00	255.50	77.88	
14	4.27	-14.00	-4.27	241.50	73.61	
9	2.74	-23.00	-7.01	232.50	70.87	

Residential - Market Rental
Residential Amenity
Parking/ BOH / Mech

Development Data - Floor Area + Unit Summary

Data

Building 01 - West

Floor Level	Rentable	Residential Common (Hallways, Core)	Amenity	Parking	Mech/ Elec/ Service	Bicycle/ Storage/ Mech - Below Ground Level	GFA	Efficiency (Rentable /Gross)
	Residential							
	sf	sf	sf	sf	sf	sf	sf	%
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	0	446	0	0	516	0	962	0
06	12,459	1,653	0	0	0	0	14,112	88.3%
05	12,459	1,653	0	0	0	0	14,112	88.3%
04	12,587	1,653	0	0	0	0	14,239	88.4%
03	12,842	1,655	0	0	0	0	14,497	88.6%
02	11,927	2,385	0	0	0	0	14,311	83.3%
01	6,490	1,815	1,421	0	0	5,289	15,015	43.2%
P1	0	0	0	21,135	0	0	21,135	
P2	0	0	0	0	0	0	0	
	68,763	11,260	1,421	21,135	516	5,289	108,383	

Building 02 - East

Floor Level	Rentable	Residential Common (Hallways, Core)	Amenity	Parking	Mech/ Elec/ Service	Bicycle/ Storage/ Mech - Below Ground Level	GFA	Efficiency (Rentable /Gross)
	Residential							
	sf	sf	sf	sf	sf	sf	sf	%
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	0	446	0	0	516	0	962	0
06	12,459	1,653	0	0	0	0	14,112	88.3%
05	12,459	1,653	0	0	0	0	14,112	88.3%
04	12,587	1,653	0	0	0	0	14,239	88.4%
03	12,842	1,655	0	0	0	0	14,497	88.6%
02	12,842	1,655	0	0	0	0	14,497	88.6%
01	9,292	2,469	1,514	0	1,373	14,648	63.4%	
P1	0	0	0	21,967	0	0	21,967	
P2	0	0	0	15,648	0	0	15,648	
	72,480	11,185	1,514	37,595	516	1,373	124,662	

Exclusions

Building 01 - West

Floor Level	Perimeter	Wall Depth Exclusion (ft) (.5 min, 1.33' max)	Wall Exclusion (max 179mm) (Perimeter X Wall Depth)	Amenity Exclusion	Parking Exclusion	Bicycle/ Mech/ Exclusion	Storage Exclusion (39.02sf Max Per Unit)	Net Area-FSR (GFA Minus Exclusions)
	ft	ft	sf	sf	sf	sf	sf	sf
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	0	0.5	0	0	0	516	0	446
06	0	0.5	0	0	0	0	676	13,436
05	0	0.5	0	0	0	0	676	13,436
04	0	0.5	0	0	0	0	636	13,604
03	0	0.5	0	0	0	0	556	13,941
02	0	0.5	0	0	0	0	556	13,794
01	0	0.5	0	1,421	0	5,289	376	7,929
P1	-	-	-	0	21,135	0	0	0
P2	-	-	-	0	0	0	0	0
			0	1,421	21,135	5,804	3,475	**76,547**

Building 02 - East

Floor Level	Perimeter	Wall Depth Exclusion (ft) (.5 min, 1.33' max)	Wall Exclusion (max 179mm) (Perimeter X Wall Depth)	Amenity Exclusion	Parking Exclusion	Bicycle/ Mech/ Exclusion	Storage Exclusion (39.02sf Max Per Unit)	Net Area-FSR (GFA Minus Exclusions)
	ft	ft	sf	sf	sf	sf	sf	sf
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	0	0.5	0	0	0	516	0	446
06	0	0.5	0	0	0	0	676	13,436
05	0	0.5	0	0	0	0	676	13,436
04	0	0.5	0	0	0	0	636	13,603
03	0	0.5	0	0	0	0	556	13,941
02	0	0.5	0	0	0	0	556	13,941
01	0	0.5	1,514	0	1,373	502	11,259	0
P1	-	-	-	0	21,967	0	0	0
P2	-	-	-	0	15,648	0	0	0
			0	1,514	37,595	1,888	3,602	**80,063**

Unit Mix

Building 01 - West

Floor Level	Studio	1 Bd	1 Bd + St	2 Bd 2 Bath	2 Bd 2 Bath + St	3 Bed	Total Units
	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	
Max	38.68 m2 (415 sf)	68.77 m2 (525 sf)	73.74 m2 (699 sf)	72.68 m2 (775 sf)	78.57 m2 (850 sf)	83.94 m2 (525 sf)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	2	1	7	0	9	0	19
05	2	1	7	0	9	0	19
04	1	1	7	0	8	0	20
03	1	1	7	0	6	0	22
02	1	1	7	0	6	0	22
01	0	1	5	0	4	0	10
P1	-	-	-	-	-	-	-
P2	-	-	-	-	-	-	-
	22	6	40	0	42	0	**110**

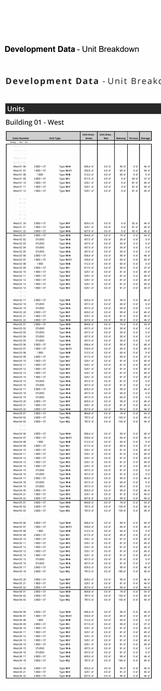
Building 02 - East

Floor Level	Studio	1 Bd	1 Bd + St	2 Bd 2 Bath	2 Bd 2 Bath + St	3 Bed	Total Units
	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	0 m2 (0.00 sf)	
Max	37.88 m2 (415 sf)	48.77 m2 (525 sf)	63.81 m2 (687 sf)	72.68 m2 (775 sf)	78.57 m2 (850 sf)	83.94 m2 (525 sf)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	2	1	7	0	9	0	19
05	2	1	7	0	9	0	19
04	1	1	7	0	8	0	20
03	1	1	7	0	6	0	22
02	1	1	7	0	6	0	22
01	2	1	7	0	5	0	15
P1	-	-	-	-	-	-	-
P2	-	-	-	-	-	-	-
	26	6	42	0	43	0	**117**

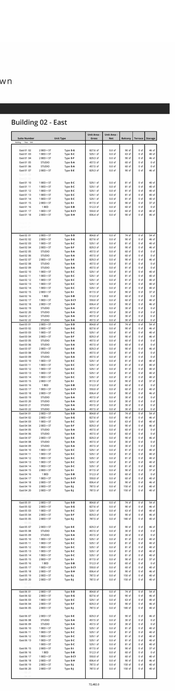
Development Data - Unit Breakdown

Units

Building 01 - West



Building 02 - East



Unit Types

Type	Size	Area - Gross	Area - Net	Balcony	Terrace	Storage
H-A	STUDIO	**457.50**	**0.00**	**30.00**	**0.00**	**0.00**
H-B	1 BED	**512.29**	**0.00**	**60.00**	**0.00**	**0.00**
H-C	1 BED + ST	**529.11**	**0.00**	**80.89**	**0.00**	**40.00**
H-C1	1 BED + ST	**550.00**	**0.00**	**60.00**	**0.00**	**40.00**
H-D	2 BED + ST	**804.81**	**0.00**	**74.25**	**0.00**	**53.64**
H-E	2 BED + ST	**829.34**	**0.00**	**90.00**	**0.00**	**46.21**
H-F	2 BED + ST	**829.34**	**0.00**	**90.00**	**0.00**	**46.21**
H-G	2 BED + ST	**827.62**	**0.00**	**90.00**	**0.00**	**46.21**
H-H	2 BED + ST	**836.41**	**0.00**	**90.00**	**0.00**	**46.15**
H-I	2 BED + ST	**817.49**	**0.00**	**90.00**	**0.00**	**37.47**
H-J	2 BED + ST	**787.50**	**0.00**	**150.00**	**0.00**	**40.00**

Type	Size	Area - Gross	Area - Net	Balcony	Terrace	Storage
F-A	STUDIO	**457.50**	**0.00**	**30.00**	**0.00**	**0.00**
F-B	1 BED	**512.29**	**0.00**	**60.00**	**0.00**	**0.00**
F-C	1 BED + ST	**529.11**	**0.00**	**80.89**	**0.00**	**40.00**
F-C1	1 BED + ST	**550.00**	**0.00**	**60.00**	**0.00**	**40.00**
F-D	2 BED + ST	**804.81**	**0.00**	**74.25**	**0.00**	**53.64**
F-E	2 BED + ST	**829.34**	**0.00**	**90.00**	**0.00**	**46.21**
F-F	2 BED + ST	**829.34**	**0.00**	**90.00**	**0.00**	**46.21**
F-G	2 BED + ST	**827.62**	**0.00**	**90.00**	**0.00**	**46.21**
F-H	2 BED + ST	**836.41**	**0.00**	**90.00**	**0.00**	**46.21**
F-I	2 BED + ST	**817.49**	**0.00**	**90.00**	**0.00**	**37.47**
F-J	2 BED + ST	**787.50**	**0.00**	**150.00**	**0.00**	**40.00**

Totals

Unit Totals - West				
Unit Mix	Target (SF)	Required	Total	Proposed
Studios	400-425	-	**22**	**20.00%**
1 Beds	500-625	-	**46**	**41.82%**
2 Beds (Family Unit)	725-875	-	**42**	**38.18%**
3 Bed (Family Unit)	900-950	-	**0**	**0.00%**
Total			**110**	**100.00%**
Adaptable	100.00%	**110**	**110**	**100.00%**
Family Units	35.00%	**39**	**42**	**38.18%**

Studio	1 Bd	1 Bd + Den	2 Bd 2 Bath	2 Bd 2 Bath + ST	3 Bd	Total Units
22	**6**	**40**	**0**	**42**	**0**	**110**
20.00%	**5.45%**	**36.36%**	**0.00%**	**38.18%**	**0.00%**	**100.00%**

Unit Totals - East				
Unit Mix	Target (SF)	Required	Total	Proposed
Studios	400-425	-	**26**	**22.22%**
1 Beds	500-625	-	**48**	**41.03%**
2 Beds (Family Unit)	725-875	-	**43**	**36.75%**
3 Bed (Family Unit)	900-950	-	**0**	**0.00%**
Total			**117**	**100.00%**
Adaptable	100.00%	**117**	**117**	**100.00%**
Family Units	35.00%	**41**	**43**	**36.75%**

Studio	1 Bd	1 Bd + Den	2 Bd 2 Bath	2 Bd 2 Bath + ST	3 Bd	Total Units
26	**6**	**42**	**0**	**43**	**0**	**117**
22.22%	**5.13%**	**35.90%**	**0.00%**	**36.75%**	**0.00%**	**100.00%**

Unit Totals				
Unit Mix	Target (SF)	Required	Total	Proposed
Studios	400-425	-	**48**	**21.15%**
1 Beds	500-625	-	**94**	**41.41%**
2 Beds (Family Unit)	725-875	-	**85**	**37.44%**
3 Bed (Family Unit)	900-950	-	**0**	**0.00%**
Total			**227**	**100.00%**
Adaptable	100.00%	**227**	**227**	**100.00%**
Family Units	35.00%	**79**	**85**	**37.44%**

Studio	1 Bd	1 Bd + Den	2 Bd 2 Bath	2 Bd 2 Bath + ST	3 Bd	Total Units
48	**12**	**82**	**0**	**85**	**0**	**227**
21.15%	**5.29%**	**36.12%**	**0.00%**	**37.44%**	**0.00%**	**100.00%**

Family Room: Housing Mix in Apartments Rezoning Policy + VBBL 2019 + Guidelines - Housing Design and Technical Guidelines

Net Unit Area, the measurement of the dwelling unit size, shall be calculated using the inside face of the walls. Interior partitions, within the dwelling unit, are to be included in the measurement. Further, any bulk storage, excluded from FSR Calculations, shall NOT be included in the measurement of the dwelling unit floor area. Provide dimensions for living areas, including bedrooms.

Adaptable Units	100%	of Units	all new dwelling units to be adaptable
Family Units	35%	of Units	35% of dwelling units to be for family housing, (2 bedrooms or more considered Family Unit)

Development Data - Off-Street Vehicle Parking

Development Data - Off-Street Vehicle Parking

Data

Building 01 - West

Floor Level	Standard + Large	Small	Accessible	Accessible Van	Standard - Visitor	Small - Visitor	Accessible Visitor	Accessible Van - Visitor	Total Stalls
	Residential - Market Rental				Residential Visitor				
	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	
	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	
Elevator Roof	-	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-	-
01	39	8	4	1	0	6	0	0	58
P1	0	0	0	0	0	0	0	0	0
P2	-	-	-	-	-	-	-	-	-
	39	8	4	1	0	6	0	0	**58**

Building 02 - East

Floor Level	Standard + Large	Small	Accessible	Accessible Van	Standard - Visitor	Small - Visitor	Accessible Visitor	Accessible Van - Visitor	Total Stalls
	Residential - Market Rental				Residential Visitor				
	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	Ladder	
	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	3.5mm(.14m) 2.7m (9ft) Track 18.5ft	
Elevator Roof	-	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-	-
01	0	0	0	0	0	0	0	0	0
P1	14	4	5	1	3	3	0	0	30
P2	38	13	0	0	0	0	0	0	51
	52	17	5	1	3	3	0	0	**81**

Zoning By-law No. 6059, 2025 - Parking By-law - Section 4

Parking Stall Residential Min.	0.00	per Unit	No parking spaces required
Parking Stall Residential Max.	0.5007142218	per sf	1 space for each 125 sm (1,345.5sf) of gross floor area, plus 0.5 spaces per dwelling unit
Parking Stall Residential - Visitor Min.	0.50	per Unit	
Parking Stall Residential - Visitor Max.	0.05	per Unit	
Parking Stall Residential - Accessible (1+ Units)	0.1	per Unit	Min 1 plus .034 per dwelling unit
Parking Stall Non Residential - Accessible	1	Stalls	
Parking Stall Non Residential - Accessible (0-500m²)	1	Stalls	there must be at least one accessible parking space for each building that contains at least 500m² of gross floor area
Parking Stall Non Residential - Accessible (500m²)	3.719138-05	per sf	(.4 per 10,763.9sf / .4 per 1,000sm)
Parking Stall Residential - Accessible Van (First)	1	Stalls	first accessible parking space to be Van
Parking Stall Residential - Accessible Van	0.1	Stalls	every tenth accessible stall to be Van
Parking Stall Non Residential - Accessible Van (First)	1	Stalls	first accessible parking space to be Van
Parking Stall Non Residential - Accessible Van	0.1	Stalls	every tenth accessible stall to be Van
Parking Stall Retail Min.	0.00	per Unit	No parking spaces required
Parking Stall Retail Max.	0.0019397922	per sf	(1 per 500.52sf / 1 per 46.5sm)
Parking Stall - Small	25%	Stalls	
Parking Stall Size - Standard			5.5m (18.05ft) - long, 2.5m (8.21ft) wide, 2.0m (6.57ft) high
Parking Stall Size - Small			5.5m (18.05ft) - long, 2.3m (7.55ft) wide, 2.0m (6.57ft) high
Parking Stall Size - Accessible			5.5m (18.05ft) - long, 3.4m (11.15ft) wide, 2.3m (7.55ft) high
Parking Stall Size - Accessible Van			5.5m (18.05ft) - long, 3.4m (11.15ft) wide, 2.3m (7.55ft) high
Electric Vehicle Charging - Residential	100%	Stalls	Installed at all parking stalls and charging is ready at the installation of each parking stall. Installation of parking unit charging is higher will be installed in each parking stall accessible by visitor parking spaces.
Electric Vehicle Charging - Non-Dwelling	45%	Stalls	45% of Stalls Energized outlet capable
Electric Vehicle Charging - Non-Dwelling	5%	Stalls	Must be level 2 charging or higher - 2 Stalls min.

Totals

Parking Totals - West			
	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	**0**	**107**	**52**
Accessible	5	-	5
Accessible Van	1	-	1
Visitor	**6**	**11**	**6**
Visitor Accessible	0	-	0
Total	**11**		**58**
Percentage of small cars		**25.00%**	**24.14%**

Parking Totals - East			
	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	**0**	**113**	**75**
Accessible	5	-	6
Accessible Van	1	-	1
Visitor	**6**	**12**	**6**
Visitor Accessible	0	-	0
Total	**11**		**81**
Percentage of small cars		**25.00%**	**24.69%**

Parking Totals			
	Stalls		
	Required		
	Min	Max	Proposed
Residential			
Total	**0**	**219**	**127**
Accessible	10	-	11
Accessible Van	2	-	2
Visitor	**12**	**23**	**12**
Visitor Accessible	0	-	0
Total	**22**		**139**
Percentage of small cars		**25.00%**	**24.46%**

Parkade Totals		
Parkade Area - West	**21,135**	**sf**
Parkade Area - East	**37,595**	**sf**
Parkade Area - Combined	**58,730**	**sf**
Proposed Parking Stalls	**139**	**sf**
Proposed Parking Stall per SF	**422.52**	**sf**

CICCOZZI ARCHITECTURE

zail properties

AUGUST 11, 2026



2026-08-11

ISSUED

2025-07-08	REZONING SUBMISSION
2026-01-13	REZONING RE-SUBMISSION
2026-08-11	DEVELOPMENT PERMIT SUBMISSION

KEY PLAN

REVISIONS

TITLE

DEVELOPMENT DATA

PROJECT

W27TH + ASH

VANCOUVER, BC

A0.01

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2026-08-11 3:38:35 PM

Development Data - Off-Street Bicycle Parking

Development Data - Off-Street Bicycle Parking

Data

Building 01 - West

Floor Level	Class A - Locker (Min 10%)	Class A - Horizontal	Class A - Vertical (Max 30%)	Class A - Stacked (Max 30%)	Class A - Oversized (Min 5%)	Class B - Short Term	Total Stalls
	Residential						
	Ludlum	Ludlum	Ludlum	Ludlum	Ludlum	Ludlum	
	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/Area)	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/Area)	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/Area)			1 Bicycle/1 Unit (0.9 Rack/ m² Rack/Area)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-
01	0	0	0	0	0	7	7
P1	29	68	48	60	11	0	216
P2	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	29	68	48	60	11	7	**223**

Building 02 - East

Floor Level	Class A - Locker (Min 10%)	Class A - Horizontal	Class A - Vertical (Max 30%)	Class A - Stacked (Max 30%)	Class A - Oversized (Min 5%)	Class B - Short Term	Total Stalls
	Residential						
	Ludlum	Ludlum	Ludlum	Ludlum	Ludlum	Ludlum	
	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/ Area)	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/ Area)	1 Bicycle/1 Unit (0.9 Rack/ m² Rack/ Area)			1 Bicycle/1 Unit (0.9 Rack/ m² Rack/ Area)	
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-
01	0	0	0	66	11	7	84
P1	23	58	61	0	0	0	142
P2	-	-	-	-	-	-	0
	23	58	61	66	11	7	**226**

Zoning By-law No. 6059, 2025 - Parking By-law - Section 6

Bicycle Stall Residential - Class A (0-65m²)	1.50	per Unit	0-65m² (0-699.66sf)
Bicycle Stall Residential - Class A (65-105m²)	2.50	per Unit	65-105m² (699.66-1,130.21sf)
Bicycle Stall Residential - Class A (over 105m²)	3.00	per Unit	over 105m² (1,130.21 sf)
Bicycle Stall Residential - Class B (1-20 Units)	2	Stalls	
Bicycle Stall Residential - Class B (20 Units+)	0.05	per Unit	
Bicycle Stall Retail - Class A	0.00037324		1 per 3450m² (3,659.73sf) of GFA
Bicycle Stall Retail - Class B (0-1000m)	6	Stalls	0-1,000m² of GFA
Bicycle Stall Retail - Class B (over 1,000m²)	6	Stalls	A minimum of 6 spaces for over 1,000m² of GFA
Bicycle Stall Daycare - Class A	0.05882353	per Employee	A minimum of 1 space for every 17 employees
Bicycle Stall Daycare - Class B	0.15666667	per Child Care	A minimum of 1 space for every 6.5 of-time equivalent child care space
Bicycle Room Size	40	Stalls	maximum 40 bicycles per room
Bicycle Room Size Increased	120	Stalls	Bicycle room may be compartmentalized
Bicycle Stall Access			Located no lower than P1 unless there is elevator access for bicycles
Bicycle Stall Size - Class A - Horizontal			1.8m (5.91ft) - long, .6m (1.97ft) wide, 1.9m (6.23ft) high
Bicycle Stall Size - Class A - Vertical			1.6m (3.28ft) - long, .6m (1.97ft) wide, 1.9m (6.23ft) high
Bicycle Stall Size - Class A - Horizontal (Oversized)	5%		2.4m (7.87ft) - long, .9m (2.95ft) wide, 1.9m (6.23ft) high - No Vertical Si
Bicycle Stall Size - Class A			1.2m (3.94ft)
Bicycle Stall Aisle Width - Class A (Oversized)			1.5m (5.94ft)
Bicycle Stall Vertical Max.	30%	Stalls	
Bicycle Stall Vertical + Stacked Max	60%	Stalls	
Bicycle Lockers Min.	10%	Stalls	
Bicycle Locker Size			1.8m (5.91ft) - long, .6m (1.97ft) wide, 1.2m (3.94ft) high
Bicycle Stall - Class A - Electrical Outlets	50%	Stalls	
Bicycle Stall Size - Class A			100 or more Class A bicycle parking spaces are required,
Bicycle Stall Size - Class B			.6m (1.97ft) wide
Bicycle Stall Aisle Width - Class B			1.2m (3.94ft)
End of Trip Facilities - Lockers	140%	Stalls	
End of Trip Facilities - Water Closet	10%	Stalls	1 per 10 Class A Stalls (1-50 stalls)
End of Trip Facilities - Water Basin	10%	Stalls	1 (5-10 stalls)Class A Stalls
End of Trip Facilities - Showers	10%	Stalls	1 per 10 Class A Stalls (1-50 stalls)

Totals

Bicycle Totals - West

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential			
Class A			
Class A - Lockers	21	-	29
Class A - Horizontal	-	-	68
Class A - Vertical	-	62	48
Class A - Stacked	-	62	60
Class A - Oversized	11	0	11
Class A Sub Total	207	-	216
Class B	7	-	7
Total	**214**	**-**	**223**
Lockers 10% Min	**10.00%**		**14.01%**
Vertical 30% Max	**-**	**30.00%**	**23.19%**
Vertical + Stacked 60% Max	**-**	**60.00%**	**52.17%**
Oversized 5% Min	**5.00%**		**5.31%**

Bicycle Totals - East

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential			
Class A			
Class A - Lockers	22	-	23
Class A - Horizontal	-	-	58
Class A - Vertical	-	66	61
Class A - Stacked	-	66	66
Class A - Oversized	11	0	11
Class A Sub Total	219	-	219
Class B	7	-	7
Total	**226**	**-**	**226**
Lockers 10% Min	**10.00%**		**10.50%**
Vertical 30% Max	**-**	**30.00%**	**27.85%**
Vertical + Stacked 60% Max	**-**	**60.00%**	**57.99%**
Oversized 5% Min	**5.00%**		**5.02%**

Bicycle Totals

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential			
Class A			
Class A - Lockers	43	-	52
Class A - Horizontal	-	-	126
Class A - Vertical	-	128	109
Class A - Stacked	-	128	126
Class A - Oversized	22	0	22
Class A Sub Total	426	-	435
Class B	14	-	14
Total	**440**	**-**	**449**
Lockers 10% Min	**10.00%**		**12.21%**
Vertical 30% Max	**-**	**30.00%**	**25.59%**
Vertical + Stacked 60% Max	**-**	**60.00%**	**55.16%**
Oversized 5% Min	**5.00%**		**5.16%**

Development Data - Storage + Balconies

Development Data - Storage + Balconies + Outdoor Amenity

Data

Building 01 - West

Floor Level	In Unit	Bulk - Below Grade	Total	Balcony	Terrace	Outdoor Amenity	Total
	Residential			Private Outdoor Space			
	Size	Ludlum					
	Min. 3.5m³ (123.6sf)	Min. 3.5m³ (123.6sf)					
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	-	-	-	-	-	1,800	1,800
05	16	0	16	1,839	0	0	1,839
04	16	0	16	1,749	0	0	1,749
03	15	0	15	1,819	0	0	1,819
02	13	0	13	1,647	0	0	1,647
01	13	0	13	1,670	0	0	1,670
P1	9	28	37	300	720	2,165	3,185
P2	0	0	0	0	0	0	0
	-	-	-	-	-	-	-
	82	28	**110**	9,023	720	3,965	**13,709**

Building 02 - East

Floor Level	In Unit	Bulk - Below Grade	Total	Balcony	Terrace	Outdoor Amenity	Total
	Residential			Private Outdoor Space			
	Size	Ludlum					
	Min. 3.5m³ (123.6sf)	Less Unit (0.5m³/Bulk Grade)					
Elevator Roof	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-
06	0	0	0	1,798	0	0	1,798
05	16	0	16	1,749	0	0	1,749
04	16	0	16	1,749	0	0	1,749
03	15	0	15	1,819	0	0	1,819
02	13	0	13	1,647	0	0	1,647
01	13	0	13	1,715	0	0	1,715
P1	12	0	12	1145	92	1,925	3,162
P2	0	32	32	-	-	-	-
	-	-	0	-	-	-	-
	85	32	**117**	9,824	92	3,722	**13,638**

Bulletin - Bulk Storage + Guidelines - High-Density Housing For Families with Children Guidelines

Bulk Storage Min.	201.3	ft3	5.700	m3	1.2m (3.94ft) - long, 1.2m (3.94ft) wide, 2.1m (6.89ft) high
Storage Size Min.					a maximum of 3.7 m³ of storage space per dwelling unit may be exclu
In-Suite Storage Exclusion	39.8	sf	3.700	sm	one dimension should generally not exceed 2.15m (7.05ft)
Bulk Storage Max.	107.6	sf	10.000	sm	
Balconies	12%				Life-haul of residential area. Excluded from FSR provides solar shading or improved livability of dwelling units

Totals

Storage Totals - West

	Required Min	Proposed
In Unit (Excluded from FSR)	-	82
Bulk Storage Below Grade	-	28
Total	**110**	**110**

Balcony Totals - West

	SF Required Min	SF Required Max	SF Proposed
Balcony	9,186		9,023
Required Outdoor Play Area Childre	1,453	-	3,965
Pre-school Play Area	538	-	3,965
Teen Play Area	915	-	0

Storage Totals - East

	Required Min	Proposed
In Unit (Excluded from FSR)	-	85
Bulk Storage Below Grade	-	32
Total	**117**	**117**

Balcony Totals - East

	SF Required Min	SF Required Max	SF Proposed
Balcony	9,608		9,824
Required Outdoor Play Area Childre	1,453	-	3,722
Pre-school Play Area	538	-	3,722
Teen Play Area	915	-	0

Storage Totals

	Required Min	Proposed
In Unit (Excluded from FSR)	-	167
Bulk Storage Below Grade	-	60
Total	**227**	**227**

Balcony Totals

	SF Required Min	SF Required Max	SF Proposed
Balcony	18,794		18,847
Required Outdoor Play Area Childre	2,906	-	4,970
Pre-school Play Area	1,076	-	1,890
Teen Play Area	1,830	-	3,080

Development Data - Off-Street Loading + Passenger Stalls

Development Data - Off-Street Loading + Passenger Stalls

Data

Building 01 - West

Floor Level	Class A	Class B	Class C	Total Stalls	Class A	Class B	Class C	Total Stalls
	Residential				Residential			
	Ludlum	Ludlum	Ludlum		Ludlum	Ludlum	Ludlum	
	1 Loading Unit (10 m Rack/ 93 sq. ft.)	1 Bicycle/Unit (0.9 Rack/ m² Rack)	1 Bicycle/Unit (0.9 Rack/ m² Rack)		1 Loading Area (10 m Rack/ 93 sq. ft.)	1 Bicycle/Unit (0.9 Rack/ m² Rack)	1 Bicycle/Unit (0.9 Rack/ m² Rack)	
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-
01	1	0	0	**1**	1	0	0	**1**
P1	-	-	-	-	-	-	-	-
P2	-	-	-	-	-	-	-	-
	1	0	0	**1**	1	0	0	**1**

Building 02 - East

Floor Level	Class A	Class B	Class C	Total Stalls	Class A	Class B	Class C	Total Stalls
	Residential				Residential			
	Ludlum	Ludlum	Ludlum		Ludlum	Ludlum	Ludlum	
	1 Loading Unit (10 m Rack/ 93 sq. ft.)	1Bicycle/Unit (0.9 Rack/ m² Rack)	1Bicycle/Unit (0.9 Rack/ m² Rack)		1 Loading Area (10 m Rack/ 93 sq. ft.)	1Bicycle/Unit (0.9 Rack/ m² Rack)	1Bicycle/Unit (0.9 Rack/ m² Rack)	
Elevator Roof	-	-	-	-	-	-	-	-
Roof	-	-	-	-	-	-	-	-
Mech	-	-	-	-	-	-	-	-
06	-	-	-	-	-	-	-	-
05	-	-	-	-	-	-	-	-
04	-	-	-	-	-	-	-	-
03	-	-	-	-	-	-	-	-
02	-	-	-	-	-	-	-	-
01	1	0	0	**1**	1	0	0	**1**
P1	-	-	-	-	-	-	-	-
P2	-	-	-	-	-	-	-	-
	1	0	0	**1**	1	0	0	**1**

Zoning By-law No. 6059, 2025 - Parking By-law - Section 5 + 7

Passenger Stall Residential - Class A (50-125 Units)	1		
Passenger Stall Residential - Class A (126-275 Units)	2		
Passenger Stall Residential - Class B	0		No Requirement
Passenger Stall Residential - Class C	0		No Requirement
Passenger Stall Retail - Class A	1		1 per 4000m² (43,055.64sf) of GFA
Passenger Stall Retail - Class B	0		No Requirement
Passenger Stall Retail - Class C	0		No Requirement
Passenger Stall Size - Class A (First One)			5.5m (18.05ft) - long, 4m (13.12ft) wide, 2.3m (7.75ft) high
Passenger Stall Size - Class A			5.5m (18.05ft) - long, 2.9m (9.52ft) wide, 2.3m (7.75ft) high
Passenger Stall Size - Class B			14m (45.93ft) - long, 4m (13.12ft) wide, 3.5m (11.48ft) high
Passenger Stall Size - Class C			14m (45.93ft) - long, 4m (13.12ft) wide, 4.3m (14.11ft) high
Loading Stall Residential - Class A (0-50 Units)	0	Stall	
Loading Stall Residential - Class A (51-299 Units)	1	Stall	
Loading Stall Residential - Class A (300+ Units)	0.01	per Unit	
Loading Stall Residential - Class B (0-99 Units)	0	Stall	
Loading Stall Residential - Class B (100-299 Units)	1	Stall	
Loading Stall Residential - Class B (300-499 Units)	2	Stall	
Loading Stall Residential - Class C	0	Stall	No Requirement
Loading Stall Retail - Class A	0	Stall	No Requirement
Loading Stall Retail - Class B (0-1,077sf)	0	Stall	No requirement for less than 100 sm of gfa
Loading Stall Retail - Class B (9,253sf+)	3.99581-05	per sf	One space for the first 2,325 sm of gfa
Loading Stall Retail - Class B (25,026sf+)	3.99581-05	per sf	One space for any portion of the next 2,325sm
Loading Stall Retail - Class C (0-20,452sf)	0	Stall	Less than 1,900sm
Loading Stall Retail - Class C (20,452-53,820sf)	1	Stall	at least one space 1,900m to 5,000 sm of gfa
Loading Stall Retail - Class C (53,820sf+)	3	Stall	at least two spaces for more than 5,000 sm
Loading Stall Size - Class A			5.5m (18.05ft) - long, 2.7m (8.86ft) wide, 2.3m (7.75ft) high
Loading Stall Size - Class B			10.2m (80.47ft) - long, 3.4m (11.16ft) wide, 3.8m (12.47ft) high
Loading Stall Size - Class C			23.1m (93.75ft) - long, 3.6m (11.81ft) wide, 4.3m (14.11ft) high

Totals

Passenger Totals - West

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals - West

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Passenger Totals - East

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals - East

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	1	-	1
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Passenger Totals

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	2	-	2
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Loading Totals

	Stalls Required Min	Stalls Required Max	Stalls Proposed
Residential - Class A	2	-	2
Residential - Class B	0	-	0
Residential - Class C	0	-	0

Development Data - Waste / Recycling

Development Data - Waste/ Recycling

Data

Guideline - Garbage and Recycling Storage Amenity Design Supplement

Solid Waste Location				Should be located with or adjacent to the garbage space.
Recycling Location				
Min Height	8.2	ft	2.50	m
Total Room Size	2376	Total Container	size	The manufacturers factor allocates space required to move the containers inside the storage r
Vertical Clearance	14.8	ft	4.50	m
Vertical Clearance - Front End Tipping	14.8	ft	4.50	m
MURB - Mixed Containers	75.00	Liters	per Unit	per Week
MURB - Mixed Papers (include papers & cardboard)	42.90	Liters	per Unit	per Week
MURB - Mixed Papers (include papers exclude cardboa	15.00	Liters	per Unit	per Week
MURB - Cardboard	27.80	Liters	per Unit	per Week
MURB - Garbage	53.00	Liters	per Unit	per Week
MURB - Glass	2.10	Liters	per Unit	per Week
MURB - Organics	3.75	Liters	per Unit	per Week
Restaurant / Retail - Mixed Containers	3.00	Liters	per SM	per Week
Restaurant / Retail - Mixed Papers	2.05	Liters	per SM	per Week
Restaurant / Retail - Cardboard	3.75	Liters	per SM	per Week
Restaurant / Retail - Garbage	1.65	Liters	per SM	per Week
Restaurant / Retail - Glass	0.015	Liters	per SM	per Week
Restaurant / Retail - Organics	2.00	Liters	per SM	per Week
Restaurant / Retail - Grease	0.25	Liters	per SM	per Week

Cart Volume

240 L cart	4.5	sf	0.420	sm
360 L cart	6.8	sf	0.630	sm
3 Yard Bin (2,294 L)	21.3	sf	1.980	sm
4 Yard Bin (3,058 L)	27.1	sf	2.520	sm

Centerpoint

240 L cart	4.5	sf	0.420	sm
360 L cart	6.8	sf	0.630	sm
3 Yard Bin (2,294 L)	21.3	sf	1.980	sm
4 Yard Bin (3,058 L)	27.1	sf	2.520	sm

Totals

Garbage and Recycling Storage Carts - West

	Carts Required 240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	6	-	-	6
MURB - Mixed Papers	-	12	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	5	-	-	5
MURB - Cardboard	-	-	-	1	2
MURB - Garbage	-	-	-	2	2
MURB - Glass	1	-	-	-	1
MURB - Organics	-	5	-	-	5

Garbage and Recycling Storage Space - West

	SF Required Min	SF Proposed
Residential - Space Required	652	765

Garbage and Recycling Storage Carts - East

	Carts Required 240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	7	-	-	7
MURB - Mixed Papers	-	12	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	5	-	-	5
MURB - Cardboard	-	-	-	2	2
MURB - Garbage	-	-	-	3	2
MURB - Glass	2	-	-	-	2
MURB - Organics	-	5	-	-	5

Garbage and Recycling Storage Space - East

	SF Required Min	SF Proposed
Residential - Space Required	799	833

Garbage and Recycling Storage Carts

	Carts Required 240 L	360 L	3 Yard	4 yard	Proposed
Residential					
MURB - Mixed Containers	-	12	-	-	13
MURB - Mixed Papers	-	24	-	-	0
MURB - Mixed Papers (exclude cardboard)	-	10	-	-	10
MURB - Cardboard	-	-	-	3	4
MURB - Garbage	-	-	-	4	4
MURB - Glass	2	-	-	-	3
MURB - Organics	-	9	-	-	10

Garbage and Recycling Storage Space

	SF Required Min	SF Proposed
Residential - Space Required	1,451	1,598

CICCOZZI ARCHITECTURE

zail properties

AUGUST 11, 2026

REGISTERED ARCHITECT CARL CICCOZZI BRITISH COLUMBIA

2026-08-11

ISSUED

2025-07-08	REZONING SUBMISSION
2026-01-13	REZONING RE-SUBMISSION
2026-08-11	DEVELOPMENT PERMIT SUBMISSION

PROJECT

W27TH + ASH

VANCOUVER, BC

KEY PLAN

REVISIONS

TITLE

DEVELOPMENT DATA

A0.02

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