Proposed 6-syorey Building

717 West 28th Avenue , Vancouver, BC

FORMERLY LOTS 10, 11 AND 12, ALL OF BLOCK 718, DISTRICT LOT 526,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 7090

Zoning

CD
(100% secured rental)

Building Setbacks

	Metric		Imperial		Metric		Imperial	
West 28 Ave	**3.7**	**m.**	**12'-1 1/2"**	**ft.**	**3.7**	**m.**	**12'-1 1/2"**	**ft.**
Lane (3-storey)	**3.7**	**m.**	**12'-1 1/2"**	**ft.**	**3.7**	**m.**	**12'-1 1/2"**	**ft.**
West	**1.2**	**m.**	**4'-0"**	**ft.**	**2.4**	**m.**	**7'-10 1/2"**	**ft.**
East	**1.2**	**m.**	**4'-0"**	**ft.**	**2.4**	**m.**	**7'-10 1/2"**	**ft.**

Building Height

	Metric		Imperial	
Top of residential Floor	**18.29**	**m.**	**60'-0"**	**ft.**
Top of fins	**19.51**	**m.**	**64'-0"**	**ft.**

Site Area

	Metric		Imperial	
Gross site area	**1,741.3**	**sq.m.**	**18,743**	**sq.ft.**
Dedication	**0**		**0**	
Net site Area	**1,741.3**	**sq.m.**	**18,743**	**sq.ft.**

FSR

TOA Allowed

3.0

Metric		Imperial	
5,224	**sq.m.**	**56,229**	**sq.ft.**

Proposed

3.0

Metric		Imperial	
5,223	**sq.m.**	**56,222**	**sq.ft.**

Site Coverage

Metric		Imperial	
936.5	**sq.m.**	**10,080**	**sq.ft.**

Percentage

54%

Levels	Rental Unit Mix				Total	GFA Common area		GFA Residential		GFA Total		Efficiency	Amenity		Exclusions Storage		Exclusions Total		FSR	
	Studio	1BR	2BR	3BR		Metric	Imperial	Metric	Imperial	Metric	Imperial		Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial
1	4	4	6		**14**	148.0 sq.m.	1,593 sq.ft.	742.2 sq.m.	7,989 sq.ft.	936.5 sq.m.	10,080 sq.ft.	79%	46.3 sq.m.	498 sq.ft.	52.0 sq.m.	560 sq.ft.	98.3 sq.m.	1,058 sq.ft.	838.2 sq.m.	9,022 sq.ft.
2	5	5	6		**16**	110.6 sq.m.	1,190 sq.ft.	825.9 sq.m.	8,890 sq.ft.	936.5 sq.m.	10,080 sq.ft.	88%	sq.m.	sq.ft.	59.5 sq.m.	640 sq.ft.	59.5 sq.m.	640 sq.ft.	877.0 sq.m.	9,440 sq.ft.
3	5	5	6		**16**	110.6 sq.m.	1,190 sq.ft.	825.9 sq.m.	8,890 sq.ft.	936.5 sq.m.	10,080 sq.ft.	88%	sq.m.	sq.ft.	59.5 sq.m.	640 sq.ft.	59.5 sq.m.	640 sq.ft.	877.0 sq.m.	9,440 sq.ft.
4	5	5	6		**16**	110.6 sq.m.	1,190 sq.ft.	825.9 sq.m.	8,890 sq.ft.	936.5 sq.m.	10,080 sq.ft.	88%	sq.m.	sq.ft.	59.5 sq.m.	640 sq.ft.	59.5 sq.m.	640 sq.ft.	877.0 sq.m.	9,440 sq.ft.
5	5	5	6		**16**	110.6 sq.m.	1,190 sq.ft.	825.9 sq.m.	8,890 sq.ft.	936.5 sq.m.	10,080 sq.ft.	88%	sq.m.	sq.ft.	59.5 sq.m.	640 sq.ft.	59.5 sq.m.	640 sq.ft.	877.0 sq.m.	9,440 sq.ft.
6	5	5	6		**16**	110.6 sq.m.	1,190 sq.ft.	825.9 sq.m.	8,890 sq.ft.	936.5 sq.m.	10,080 sq.ft.	88%	sq.m.	sq.ft.	59.5 sq.m.	640 sq.ft.	59.5 sq.m.	640 sq.ft.	877.0 sq.m.	9,440 sq.ft.
Total	**29**	**29**	**36**	**0**	**94**	**700.767** sq.m.	**7,543** sq.ft.	**4871.74** sq.m.	**52,439** sq.ft.	**5618.773** sq.m.	**60,480** sq.ft.		**46.3** sq.m.	**498** sq.ft.	**349** sq.m.	**3,760** sq.ft.	**396** sq.m.	**4,258** sq.ft.	**5,223** sq.m.	**56,222** sq.ft.
	30.85%	30.85%	38.30%	0.00%																
											Outdoor Amenity		**133.8** sq.m.	**1440** sq.ft.						
											Total Amenity		**180.0** sq.m.	**1938** sq.ft.						

Bicycle Parking

				Required	Provided
Class A	**Unit Size**	**Required/ Unit**	**Units**		
	<65m2	1.5	58	87	
	>65m2	2.5	36	90	
	>105m2	3	0	0	
Total				**177**	**177**

	Vertical	**Oversized**	**Locker**	**Horizontal**	**Total**
			min 10%		
	max 30%	**min 5%**	**max 30%**		
	52	**9**	**66**	**50**	**177**
	29%	*5%*	*37%*	*28%*	
Class B					
		2/ <20 units	20	2	
		1/ >20 units	74	4	
Total				**6**	**6**

TOA Tier 1 - Parking

		Required	Provided	Small car	Small car percentage
Parking stalls		**0**	**7**	3	43%
Visitor parking					
	0.05xunits	**4.7**	**5**	1	21%
Accessible parking					
	1 for first 7 units	1			
	0.034 x (Units-7)	2.958			
	Total	**3.958**	**4**		
Van Accessible					
	1 for first H/C	1			
	0.1x(H/C-1)	0.0			
	Total	**1**	**1**		
Passenger parking					
	1 for first 50-125	1			
	1 for additional 1	0			
	Total	**1**	**1**		

Loading

Class A	At least one space for 50 to 299 dwelling units, and at least one additional space for any portion of each additional 200 dwelling units.	**1**	**1**
Class B	At least one space for 100 to 299 dwelling units; a minimum of one additional space for 300 to 499 dwelling units; and at least one additional space for any portion of each additional 200 dwelling units.	**0**	**0**

ARCHITECT:

SOHEIL KHOSRAVI KERMANI ARCHITECTURE INC.

SOHEIL KHOSRAVI KERMANI ARCHITECTURE

W: www.skkarchitecture.com
E: Info@skkarchitecture.com
C: 604 722 1359

CLIENT:

CIELLE PROPERTIES

PROJECT:

PROPOSED 6-STOREY BUILDING

ADDRESS:

717 West 28th Avenue
Vancouver, BC

ISSUE FOR:

DP SUBMISSION

ISSUE DATE:

AUGUST 2026

REVISIONS:

ISSUE:	DATE:	DESCRIPTION:

SIGN & SEAL"

REGISTERED ARCHITECT
SOHEIL KHOSRAVI KERMANI
BRITISH COLUMBIA

2026-08-25

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWING AND SPECIFICATION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE PROJECT. VARIATIONS AND MODIFICATIONS TO WORK SHOWN ON THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. COPYRIGHT RESERVED.
THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS THE EXCLUSIVE PROPERTY OF SOHEIL KHOSRAVI KERMANI ARCHITECTURE AND MAY NOT BE REPRODUCED AND/OR COPIED WITHOUT PERMISSION. THE INFORMATION SHOWN ON THIS DRAWING IS FOR USE ON THE SPECIFIED PROJECT ONLY, AND SHALL NOT BE USED OTHERWISE.

SCALE:

N/A

DRAWING:

PROJECT DATA

DWG No:

A-100