



1827 West 5th Avenue
Rezoning Application Booklet



Submitted to the City of Vancouver
August 2025

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1.0 Letter of Submission

City of Vancouver
453 W 12th Ave.
Vancouver, BC V5Y 1V4

Re: 1827 W 5th Avenue - Rezoning Application

To Whom It May Concern:

NSDA Architects, along with our client, 1827 West 5th Avenue Ltd. and its Development Manager, Lyndan Properties Ltd., are pleased to submit the Rezoning Application package for the site located at 1827 W. 5th Avenue, Vancouver.

The application proposes a 12-storey mixed-use building consisting of a residential strata podium and tower, with pedestrian-oriented commercial use at ground level. The site is currently split zoned C-3A and RM-4, with a 2-storey office building on the east portion (therefore no existing residential tenants), and a surface parking lot on the west portion.

We have done our best to incorporate all staff comments received in the Letter of Enquiry Response Letter dated August 26th, 2024. The proposal is aligned and meets the intent of the Broadway Plan with the exception of the maximum FSR, which is now 4.53 (vs 4.30 in the Plan as per 8.2.3). The proposal remains within the 12-storey height limit envisioned in the Broadway Plan.

There are fewer residential units (37 units) than in the Letter of Enquiry (40 units), however, the proposal now further exceeds the x requirement of family-sized units as expected in the City's High-Density Housing for Families with Children Guidelines with 87% of units being family sized. The proposed unit mix includes 14 three-bedroom units (38%), 18 two-bedroom units (49%), and 5 one-bedroom units (13%).

We thank you for your consideration of this proposal and look forward to working with the City of Vancouver staff team to bring this project to life; it is our goal to put forward a project that will proceed on a reasonable timeline.

Sincerely,



Kenneth Ike Wong Architect AIBC
Principal
NSDA Architects

We recognize and respect that our place of work is within the ancestral, traditional and un-ceded territory of the x^mməθk^wəyem (Musqueam), Skwxwú7mesh (Squamish), səllilwətaʔ (Tsleil-Waututh) Nations.



1827 West 5th Avenue
August 2025



1.1 Project Introduction and Context

Rezoning Intent and Rationale

The intent of Lyndan Properties is to rezone the site to CD-1 following Broadway Plan policies and guidelines and specific provisions of Kitsilano North - Area B (KKNB). These and other City of Vancouver policies and requirements pertinent to this rezoning application are detailed further in Policy Overview, Zoning Analysis and Site Context sections.

This application includes a request to increase the total FSR permitted under the Broadway Plan from 4.30 to 4.53. The additional density is a response to staff comments to extend the residential podium along West 5th in order to achieve a continuous street wall. This density shift resulted in the loss of the higher revenue 12th storey of the tower to lower revenue podium units. This additional FSR request enables the project to remain financially feasible by maximizing housing units in the tower while remaining aligned with the Broadway Plan's maximum building height of 12-storeys for strata residential projects and meeting the objectives of a continuous street wall along West 5th.

In addition, maximizing the building height permitted in this neighbourhood helps to preserve the project's family-focussed character without increasing the building's original massing, which would remain in full compliance with all policies and guidelines expected in the Broadway Plan and staff advice received to date. The majority of housing units will be geared toward families with 87% of them being 2- and 3-bedroom units, far exceeding the minimum policy requirement of 35%.

Site Context

1827 West 5th Avenue is located along the north block face of West 5th Avenue, west of Burrard Street. It is split zoned C-3A and RM-4 with an existing aging office building and surface parking lot.

The site will be well served by rapid transit, with two future Broadway Subway stations at Arbutus and Granville Streets being just over a 5 minute walks away. It is also in close proximity to the Arbutus Greenway multi-modal pathway and five bus lines along West 4th and Burrard Street (04, 07, 14, 44, 84).

The West 4th Village is directly north of the site and it is surrounded by community gardens and parks.

Proposal summary

The application proposes a 12-storey mixed-use building and includes:

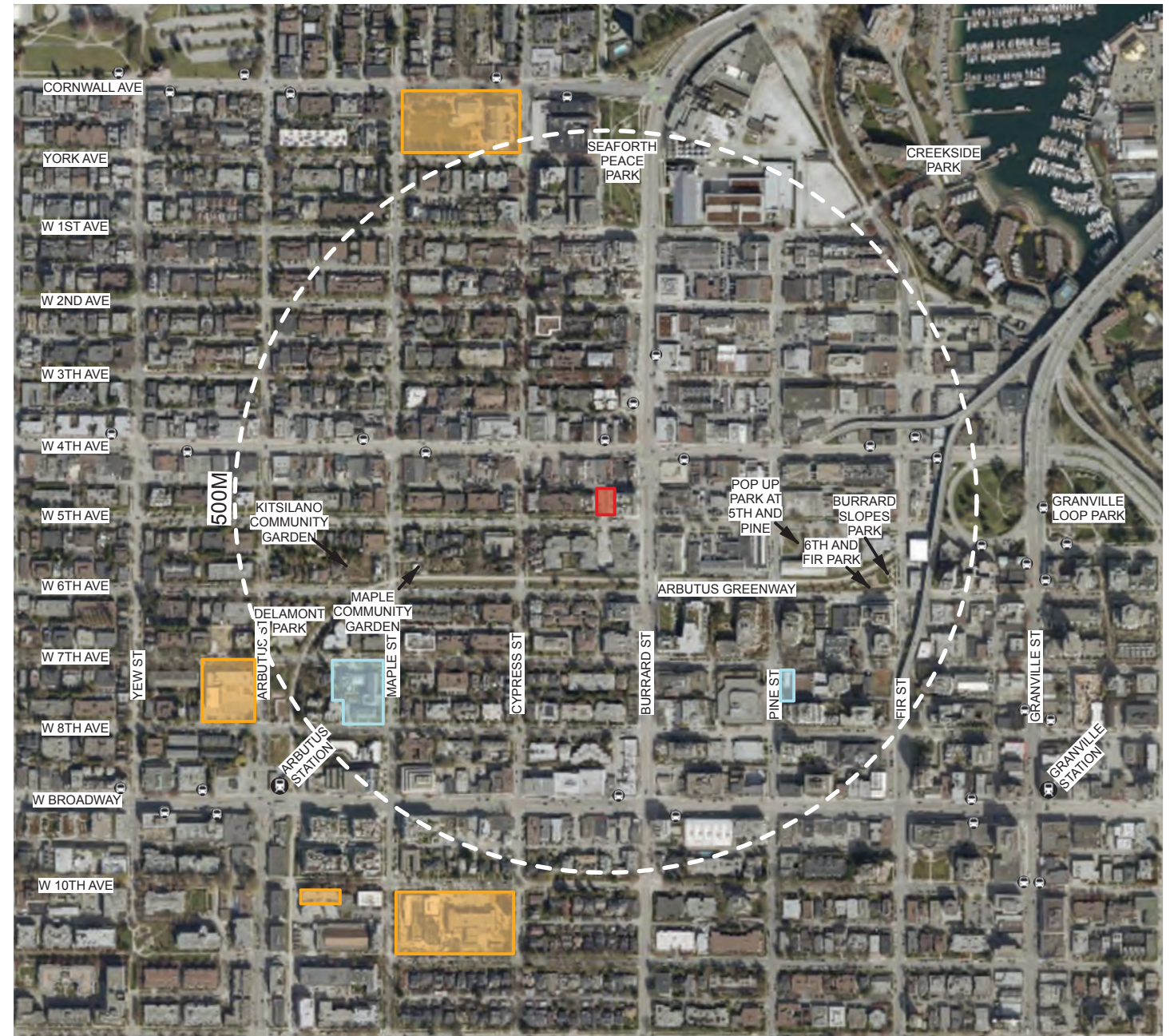
- a 5 storey podium and 7 storey tower
- 47,876 sq ft of strata residential containing 37 units
- 1,579 sq ft commercial space containing 1 commercial unit on the ground floor;
- a total floor space ratio (FSR) of 4.53;
- a building height of 61.26m (201ft)
- 3 storeys of underground parking of 32,723 sq ft

Legal Address

Lots 25 to 28 All of Block 247, District Lot 526 Group 1 NWD Plan 590

Current Zoning

RM-4 + C-3A (rezoning to CD-1)



1827 West 5th Avenue
August 2025



1.2 Existing Streetscape



View looking north at site

2060 to 2066
Cypress Street

1877 West 5th Avenue

1839 West 5th
Avenue

1827 West 5th Avenue

1809 and 1819
West 5th Avenue



1.3 Policy Overview

The Vancouver Plan

The Vancouver Plan is a land use strategy guiding long-term change over the next 30 years. It serves as a framework for future delivery of housing, transportation, jobs, and public spaces, and aims to create a more affordable, inclusive, and climate-resilient city while strengthening connections with First Nations and communities. The rezoning site is located within the Broadway Plan area which is generally aligned with the Vancouver Plan

The Broadway Plan

As presented on page 7

High-Density Housing for Families with Children Guidelines:

Larger unit layouts, nearby outdoor play areas, and close access to green infrastructure make this development well-suited for families. Amenities designed for children and safe pedestrian routes, help create a comfortable and supportive environment for households with young children.

Housing Mix Policy for Rezoning Projects:

The project offers a mix of one-, two-, and three-bedroom homes to accommodate a wide range of households, age groups, singles, couples, and families. This variety supports housing inclusivity and reflects the City's objectives

Green Building Policy for Rezoning:

This project advances the City's green building goals by achieving energy efficiency targets through high-performance envelope design, state-of-the-art mechanical systems, and the use of durable, sustainable materials. Additionally, low-flow fixtures and efficient irrigation systems help minimize environmental impact.

Community Amenity Contributions (CACs):

A Community Amenity Contribution Plan will be developed in line with the Community Amenity Contribution Policy for Rezoning. Under the Broadway Plan, the CAC policy secures public benefits in exchange for increased development rights. In this area, CACs are prioritized toward affordable housing delivery, with additional investments in community amenities if applicable.



Broadway Corridor outlined by Broadway Plan.
Source: City of Vancouver, Broadway Plan, 2022

Urban Forest Strategy:

Landscaped areas featuring street trees, rooftop greenery, and biodiverse gardens help expand the urban forest canopy. These elements support climate resilience by improving stormwater control, lowering urban heat, and enhancing air quality.

Transportation 2040:

This development promotes sustainable mobility through convenient access to the Millennium Line, ample secure bicycle parking, and pedestrian-focused features such as wide sidewalks and safe crossings. Access to the Arbutus greenway, other bicycle infrastructure and electric vehicle charging options help reduce car dependency and support the City's transportation objectives.

Renewable City Strategy:

The development supports Vancouver's 2050 renewable energy goals by using low-carbon energy sources such as electric heating and cooling. The building design includes energy monitoring systems and allows for future integration with renewable energy infrastructure as technologies advance.

Healthy City Strategy:

By incorporating multiple outdoor gathering spaces and access to commercial amenities, the project promotes social inclusion, access to services, and a sense of community. The design also prioritizes indoor air quality and natural light to support the physical and mental health of its occupants.

1.4 Neighbourhood Policy - Broadway Plan

The proposed development at 1827 West 5th Avenue consists of a 12-storey mixed-use building with residential use in the tower and podium, and commercial use at the ground level. The project is located immediately south of West 4th Village in Kitsilano in the Kitsilano North - Area B (KKNB) neighbourhood. The proposal aligns with the Policy Area objectives by delivering ground-level retail/service use floor area while leaving the opportunity available to develop adjacent properties in the future

Primary Alignments with the Broadway Plan Guiding Principles

Broadway Public Realm Plan:

The project supports the principles of the Broadway Public Realm Plan. The streetscape will incorporate soft landscape boulevards to benefit street trees and green infrastructure will support larger longer lived street trees.

Foster a Robust and Diverse Economy:

The proposed development will create opportunities for small and local business. Street level retail/commercial program area will be included and will liven the street and foster connection in the neighbourhood.

Provide and Support Healthy Transportation Options:

The development includes the following measures to provide and support healthy transportation options:

- Ample bicycle parking
- Arbutus Greenway and bicycle network is easily accessible
- Electric vehicle charging
- Less than five minute walk to busses (04,07,14,44,84).

Recognize and Enhance the Area's Distinctive Neighbourhoods and Places:

The project will recognize and enhance a green and leafy residential street. Additionally the architectural form responds to the neighbouring building context.

Demonstrate Leadership in Sustainability and Resilience:

The following measures demonstrate leadership in Sustainability and Resilience:

- Integrated rainwater management plan
- Design takes into account urban heat island effect through the inclusion of trees and vegetation

Support Affordable, Diverse, Equitable and Inclusive Complete Neighbourhoods:

The development will add homes for all ages and are part of a walkable neighbourhood. Residents will be within walking distance of job opportunities and meet their daily needs as part of complete neighbourhoods.



City of Vancouver with Broadway Plan area highlighted



City of Vancouver - Broadway Plan Policy



City of Vancouver - Broadway Public Realm Plan



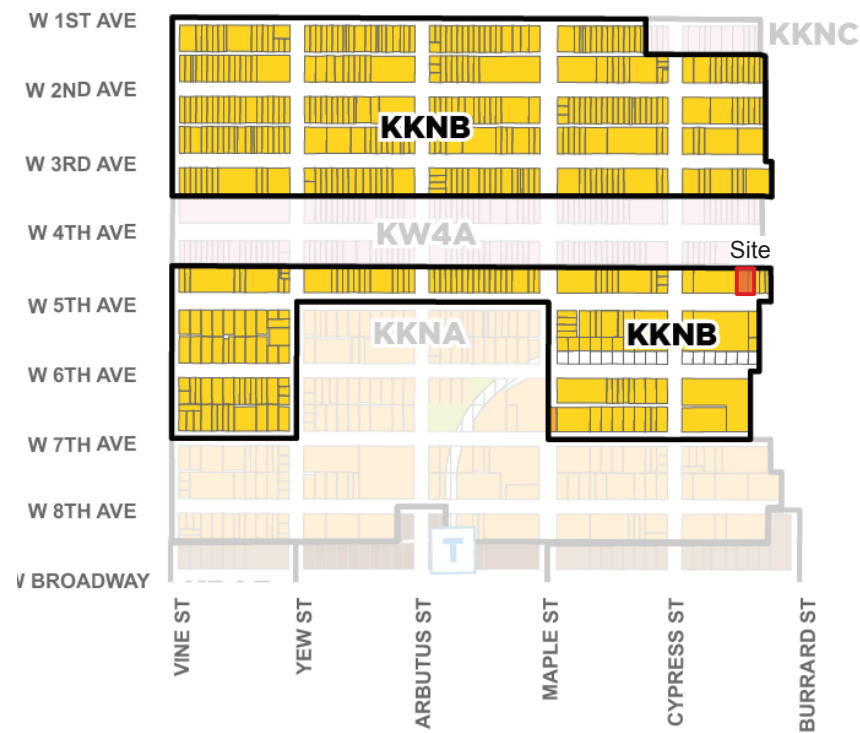
1827 West 5th Avenue
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1.5 Zoning Analysis

West 5th Avenue between Burrard and Cypress represents a neighbourhood street with a diverse residential housing stock. It is characterized by architectural diversity, landscaped setbacks and large mature street trees. The area provides opportunities to replace the aging housing stock with a greater number of units and infill opportunities.

Development in the area will contribute to supporting affordable, diverse, equitable and complete neighbourhoods. It will also provide an opportunity to recognize and enhance the areas distinctive neighbourhood and places by strengthening leafy residential streets and responding to the adjacent architecture. Additionally, shops and services integrated into new apartments will be easily accessible in the walkable neighbourhood.



8.2.1 KKNB Policy Summary Table

Policy Area	Kitsilano North - Area B		KKNB	
Uses	Residential, retail/service			
Option/Tenure	Secured market rental housing or social housing		Strata ownership housing, limited to sites without existing purpose-built rental or social housing	
	Tower form	Non-tower form	Tower form	Non-tower form
Max Height	20 storeys	3-6 storeys	12 storeys	3-6 storeys
Max Density	6.5 FSR	1.0-2.7 FSR	4.0 FSR	1.0-2.7 FSR
Min Frontage	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)	45.7 m (150 ft.)	Variable - refer to Built Form and Site Design (Chapter 11)
Notes	<ul style="list-style-type: none"> A minimum of 20% of the residential floor area is required to be secured at below-market rents (see Housing (Chapter 12) for details). For existing social housing sites, 100% of the residential floor area must be social housing. See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> For existing social housing sites, 100% of the residential floor area must be social housing. Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details). 	<ul style="list-style-type: none"> See Land Use (Chapter 7) for cases where lesser site frontage may be considered at the discretion of the Director of Planning. 	<ul style="list-style-type: none"> Applies where a tower cannot be achieved due to lot conditions or policy 8.2.2. Height and density allowances to vary based on lot conditions (see Built Form and Site Design (Chapter 11) and sections 11.2 and 11.3 for details).
	<ul style="list-style-type: none"> “Existing purpose-built rental or social housing” refers to sites where rental housing replacement requirements apply per the Rental Housing Stock Official Development Plan. 			

Additional Policies

- 8.2.2 For limits on the number of towers permitted on a block or block face, refer to 7.4 Tower Limit Policies.
- 8.2.3 Minor increases in height and density will be considered for delivery of ground-floor local-serving retail/service uses or childcare. In tower forms, additional density should be limited to approximately 0.3 FSR. The combined floor area for retail/service uses should be a minimum of 139 m² (1,500 ft.²), or for childcare a minimum of 186 m² (2,000 ft.²).
- 8.2.4 For 6-storey apartment buildings, minor increases in density may be considered where 100% of the residential floor area is social housing, generally following the provisions for social housing in the RR-2C district schedule and associated requirements.
- 8.2.5 For sites within defined TOAs (see Chapter 7), rezoning will be considered up to 8 storeys and 3.0 FSR for secured market rental housing or 100% social housing. Minimum site frontage requirements apply. See Built Form and Site Design (Chapter 11) for details.
- 8.2.6 For sites adjacent to the Arbutus Greenway, encourage active ground floor retail/service uses that front onto the Arbutus Greenway.

1.6 Design Rationale

Development Context:

The development site is located on West 5th Avenue, West of Burrard. It is located within the Broadway Plan area, within the Kitsilano North - Area B policy Area (KKNB). It is situated directly south of West 4th Village and due north of the Arbutus Corridor.

The block consists primarily of strata ownership housing with some commercial and mixed-use spilling over from Burrard Street. The KKNB supports densification in the adjacent neighbourhood area along Primarily Residential streets up to 20 storeys. The neighbours directly west of the site are a four storey and further, three story strata residences.

To the south, across the street is a surface parking lot serving the commercial land uses on West 5th Avenue and Burrard Street. Located immediately west of the lot is a four storey, two building strata condo with a generous front setback. The policy intent is to reinforce the neighbourhood feel of street lined trees with increased density that fosters diverse housing options.

In terms of topography, the project's site slopes down from the street to the lane, with approximately 2.27m elevation differential. Along 5th Avenue, site frontage slopes up from west to east with grade differential approximately 0.5m.

Functional Program:

This development seeks to respond to the existing neighbourhood context, is configured to accommodate future growth under a CD-1 zoning, and will provide a program for:

- 37 homes and amenities designed to accommodate a diverse range of lifestyles — from 'empty-nest' families looking to downsize, to singles, young families, and those starting over.
- At-grade Retail/Commercial to provide opportunity to local serving retail/services.
- Access to vehicular and bicycle parking, loading and building services is located at the lane, with additional two underground levels of parking.

The property is affected by a required laneway widening. The proposal aligns with the objectives of the Broadway Plan and relevant municipal bulletins, supporting increased density that is consistent with nearby developments and the site's proximity to other significant nodes.

Building Height, Setbacks and Operations:

The building is set back from all but the east property line and complies with the height and setback requirements outlined in the Broadway Plan and the more specific KKNB policy area, except for modest additional residential floor area variance described in detail in the Rezoning Rationale section of this document. The Level 6 features an indoor amenity space connected to rooftop outdoor space for residents, complementing indoor amenity areas located on Level 1 adjacent to the lobby. The public and semi-public frontages along the street remain within required setbacks and are enhanced with landscape features that respond thoughtfully to both the pedestrian experience and the surrounding context.

The principal residential entry is provided at street level and set back from the primary building face. The commercial/retail space is located adjacent to the exiting building to the east, with its street-level commercial.

The site's topography allows for vehicular access, bicycle parking, waste and recycling staging, loading and access to most building service areas to be located level with the laneway in the rear. The podium has been positioned to respond to the neighbouring development to the east and enhances the urban street wall effect. Above Level 5 the tower sets back from the east property line, centering the tower form on the site.



View from W5th Avenue (Street trees omitted for unobstructed view of the facade)



View from the Lane

1.7 Design Concepts and Expression

The design concept of 1827 West 5th Avenue draws upon modernist and minimalist principles and is positioned within a contemporary architectural context. The primary massing is decidedly vertical and is grounded by a podium that connects to the neighbouring site in proportion and elevation. The relationship between the neighbouring building and the podium creates a visual street wall effect per advice provided in response to the initial Rezoning Enquiry. The notable landscaped setback provides a relief from the street, the neighbour to the west and strengthens the treelined street of the neighbourhood.

The modest tower rises cleanly from the podium and presents a strong south-west corner. Vertical banks of windows reinforce the primary tower massing and additionally enhance the visual texture of the façade. Generous glazing maximizes daylighting and views for residents. A restrained material palette of glass, curtain wall and high-performance cladding panels highlights the facade rhythm. Carefully positioned balconies deliver generous outdoor space to every unit, provide relief to the facade, and further the theme of positive and negative relationships.

Considerable design effort went into the floorplate and individual unit planning. The relatively small floorplate is well suited to unit layouts which feature two exterior walls either in the corner or front-to-back configuration. This greatly improve access to natural light as well as enhancing passive cross-ventilation within each unit.

Major living areas were organized to minimize in-unit circulation while individual spaces/rooms were carefully sized and proportioned to facilitate optimal furniture placement.

Landscape:

The landscape design focuses on simplicity in its forms, a lush local plant palette, and a variety of flexible use spaces for residents. Outdoor amenity spaces are designed as peaceful places for residents to getaway while still relaxing at home, with flexible open uses that foster both social interaction and quiet retreat. The contemporary layout of the ground level outdoor amenity allows for a range of gathering options in a garden environment – residents can lounge by themselves, or host an event when combining spaces for additional capacity. Hardscape elements are minimal yet refined, using durable, high-quality materials such as concrete, composite timber, and natural stone in a restrained palette that complements the architecture while allowing the landscape to remain the focal point.

The plant palette uses native and adapted species to support local biodiversity, provide seasonal interest, and ensure low maintenance over time. By focusing on species native to the Pacific Northwest, and incorporating planting on multiple levels throughout the building, the project strengthens its connection to the local environmental. Residents will be able to see green from their homes while living in the centre of the city.



1.8 Rezoning Enquiry Response

The following is a response to the advice made by Staff provided on August 26, 2024.

Urban Design and Development		
	Staff Advice	Applicant Response
Height and Density	The proposal complies with maximum allowable height, density and tower floor plate size. The proposal does not comply with the minimum site frontage of 45.7 m (150 ft.) required for consideration as a tower development.	See Response below.
	Staff support a discretionary relaxation to the minimum site frontage given that it satisfies the Plan's built form and site design principles and does not reasonably limit future development on adjacent properties, subject to the following: o That the site frontage must not be less than 30.0 m (99 ft.); and, o That the proposal must comply with all other sections of the Plan governing built form and site design.	Minimum site frontage relaxation acknowledged
	Provide a consistent four-storey podium height which matches the adjacent property to the east to better relate to the neighbourhood context and eliminate the gap between the proposed tower and the east neighbour.	Design modified to include a four-storey podium
	Provide an approximately 8 ft. step-back above the podium to transition to the tower and reduce the apparent scale and massing as perceived from the street. Demonstrate tower setback separation requirements to future potential neighbouring towers.	The step-back effect has been achieved by a continuous 7-foot-deep balcony projection, consistent with the balcony expression of the adjacent building Future potential tower 80-foot setback separation shown in block plan and streetscape drawings
	Maintain the proposed staggered front-yard/setback to provide massing transition, remove projections such as columns and stairs in front yard to better align with the western building, and improve interface with public realm.	Massing transition is maintained; however, columns need to remain for structural reasons and as an integral element of the design concept. Due to the site frontage cross-slope of nearly 2 feet some ramps and steps are necessary
Site Design and Pedestrian Realm interface	Where possible, provide setback for P2 and P3 from the front property line to improve the soil depth for water run-off and substantial planting.	Minimum 8 foot setback from the front property line to Level 1 has been provided, allowing for up to 8 feet of soil depth for water run-off and substantial planting. Refer to Drawing xxx
	Site is located within the Solar Priority Area but does not cast shadow on Seaforth Peace Park on the spring and fall equinoxes at 10 am, 12 pm, 2 pm and 4 pm Pacific Daylight Time.	Acknowledged
Civic Agencies	This proposal may be subject to review by the Urban Design Panel (UDP) over the course of the rezoning application process.	Understood
Sustainable Design	All non-occupiable roof surfaces should be designed as green roofs to provide for passive rainwater management and to mitigate the urban heat island effect.	

Housing		
	Staff Advice	Applicant Response
	The proposal complies for strata tenure. The project must include a minimum of 35% family units, including a minimum of 10% three-bedroom units, and a minimum of 25% two-bedroom units, maximum allowable height, density and tower floor plate size.	The project provides mostly family-sized units. The 37 unit total includes 18 (48%) two-bedroom units and 14 (37%) three-bedroom units. The total percentage of family units provided (85%) greatly exceeds the 35% family housing unit requirement
	• The project must incorporate the High-Density Housing for Families with Children Guidelines , including but not limited to: o A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for all units; Note to Applicant: Provide confirmation that all units include bulk storage with preference for in suite storage or easily accessible storage units for all family units.	All units include in-suite bulk storage with minimum 25 sq. ft. floor area
	A private open space for each unit which is a minimum of 1.8 m (6 ft.) deep by 2.7 m (9 ft.) wide.	All units include private open space of minimum 6 ft. deep by 9 ft. wide
	Outdoor amenity area suitable in size to the scale of the project, to include areas suitable for a range of children's play activities and urban agriculture and situated to maximize sunlight access. Note to Applicant: Children's play area should be adjacent to multi-purpose amenity room to allow for adult supervision.	Outdoor amenity area suitable for a range of children play activities is provided in the East setback adjacent to multi-purpose amenity room and a covered outdoor communal eating space. This space is exposed to South and South-West sunlight access.
	Indoor amenity suitable in size to the scale of the project, including a kitchenette and accessible washroom, with direct access to the outdoor amenity area where possible.	Ground-level indoor amenity, including accessible washroom and kitchenette with direct access to outdoor amenity is provided. Additional amenity area is provided at Level 6 with access to a roof top patio.



1827 West 5th Avenue
August 2025



1.8 Rezoning Enquiry Response

The following is a response to the advice made by Staff provided on August 26, 2024.

Economic Development		
	Staff Advice	Applicant Response
	Given that the site is not located on a major arterial road, the proposed 1,815 sq. ft. of commercial space is meeting the policy requirement and is deemed sufficient as per Plan policy 8.2.3.	
Commercial Tenants	As your site has existing commercial tenants, please share the Commercial Tenant Assistance Program (CTAP) resource guides with them to support their relocation decision-making, prior to submitting an application (See www.vancouver.ca/ctap ; guides are available in six languages).	The current commercial tenants are all companies which fall under the same parent company's ownership as the developer. Therefore, the commercial tenants are aware of the development timeline and are being assisted in the required relocation
Engineering		
	Staff Advice	Applicant Response
Transportation	A 2 ft. dedication is required along the north of the site for lane purposes. No structure is permitted beyond this dedication line, below-, at-, or above-grade.	
	Note to Applicant: The proposal is showing a parkade below-grade within the dedication area. The dedication area must be free of all building structure below, at, and above grade.	Understood.
	There are no spatial requirements for Public Bike Share from this site.	
	Off-street vehicle parking, loading, bicycle parking, and passenger loading spaces, per the Parking By-law. Estimated deficiencies appear to include, but are not limited to: o Convenient, internal, stair-free loading access to/from all site uses is required. Note to Applicant: Council approved amendments to the Parking By-law, Parking By-law Design Supplement, and the Transportation Demand Management Administrative Bulletin. These requirements will apply to site development permits following this rezoning.	
	A Transportation Assessment and Management Study (TAMS) is not required with the application.	Acknowledged

1.9 Aerial Views

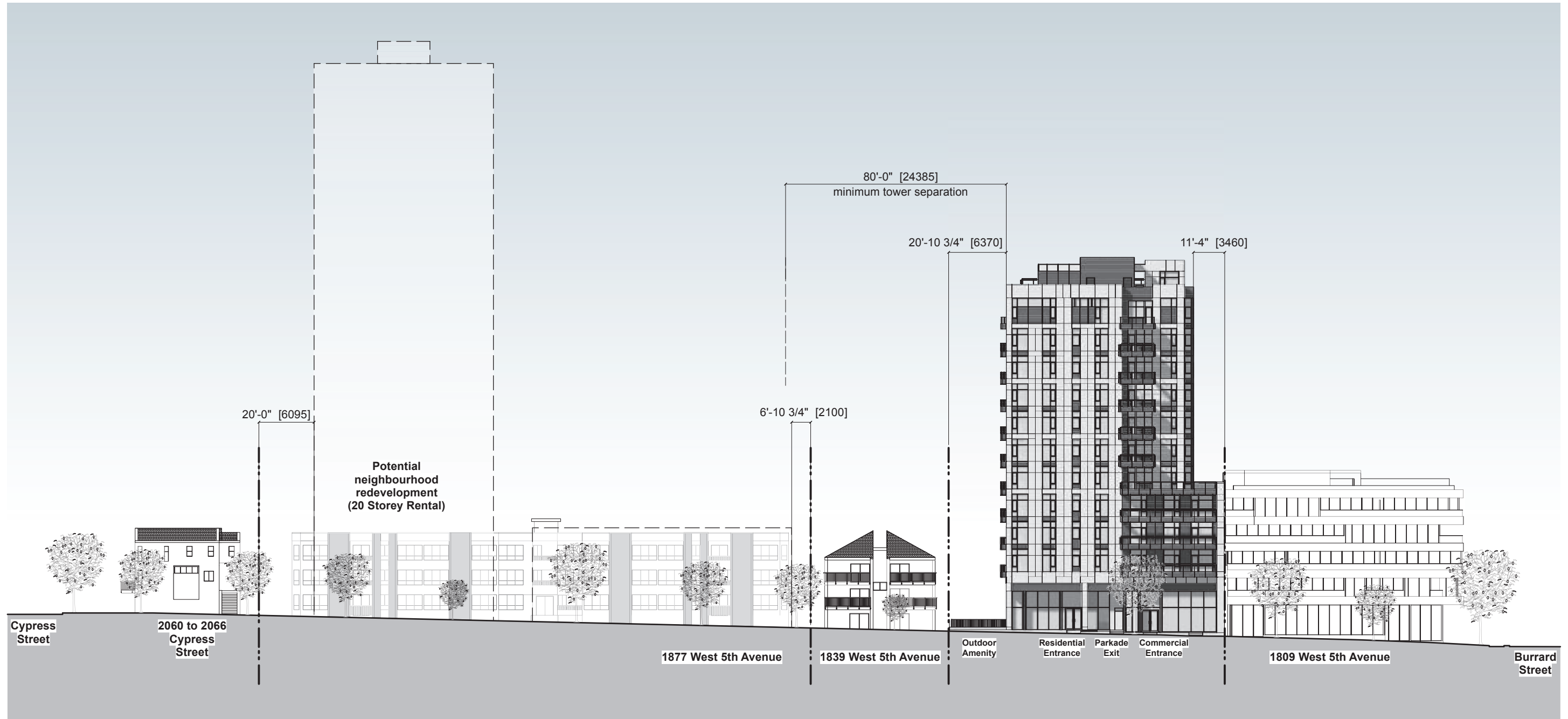


Aerial view towards NE



Aerial view towards SE

1.10 Street Elevation



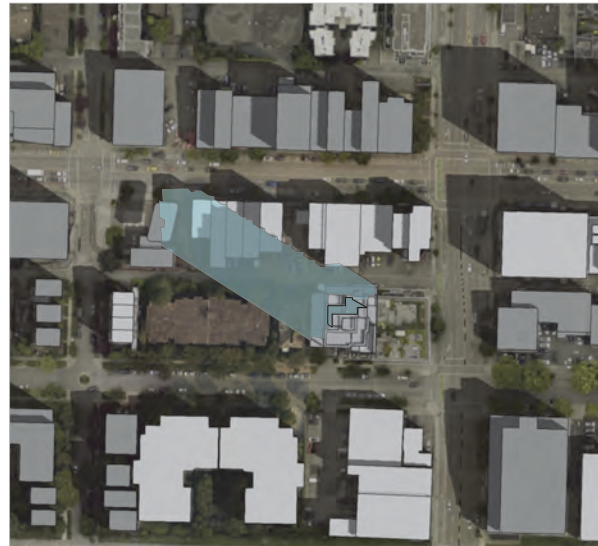
View from West 5th Avenue



1827 West 5th Avenue
August 2025



1.11 Shadow Study



March 21 10am



March 21 12pm



March 21 2pm



March 21 4pm



September 21 10am



September 21 12pm



September 21 2pm



September 21 4pm

General note: Daylight saving time adjustments applied



1827 West 5th Avenue
August 2025



1.12 3D Views



Aerial view from W5th Avenue towards NE



Aerial view from W5th Avenue towards NW

1.12 3D Views



Aerial view from lane towards SE



Aerial view from lane towards SW

Appendix - Architectural Drawings & Project Statistics

AREA CALCULATIONS		sq.ft.	sq.m.		
Site Area		11,196.00	1,040.14		
Total Floor Area		54,233	5,038.42		
Total Net Floor Area		50,671	4,707.50		
FSR (Net Floor Area)		4.53			
Average Residential Floorplate		4,937	458.10		
Balcony Percentage		8.72%			
Total Areas By Use		Gross sq.ft.	sq.m.	Net sq.ft.	sq.m.
Commercial - Retail		1,579	146.67	1,579	146.67
Residential - Total		50,891	4,727.94	49,092	4,560.84
Residential - Saleable		40,697	3,780.85	38,925	3,616.27
Circulation/Services - Redsidential		10,194	947.09	10,167	944.56
Residential Amenity		1,216	112.96	0	0.00
Balcony/Patio		4,419	410.55	0	0.00
Below Grade Area - Parkade		31,376	2,914.89	0	0.00
L1 Parkade Exit		548	50.86	0	0.00
Loading		583	54.19	0	0.00
Wall Exclusion		374	34.74	0	0.00

REQUIRED SETBACKS & EASEMENTS (m)					
City of Vancouver Cambie Corridor Plan (2024)					
Setback	Required (m)	Required (ft)	Provided (m)	Provided (ft)	Guidelines
West 5th Avenue	3.70	12.13	4.20	13.79	11.4.7
Rear Yard ≤ 6.10m AFG	4.57	15.00	4.57	15.00	
East ≤ 15.24m	2.40	7.87	3.43	11.25	
West	2.40	7.87	6.34	20.79	
Max. Building Height					
Top of Guard	-	-	39.95	131.09	4.3.1
Top of Appurtenances	-	-	42.39	139.09	4.3.1

PARKING REQUIREMENTS				
City of Vancouver Parking By-law 6059 dated November 2024 Sections 4, 5, 7				
Use	Area (sq.m.)	Total Units	Parking Ratio	
Residential - Multiple Dwelling		37	1.486	
Residential				
Visitor	4	2	2	3
Accessible Total			3	2
Accessible Van			1	1
Small Car	14			14
Passenger - Class A		0	0	0
Commercial - Retail				
Commercial - Retail		1	1	1
Passenger - Class A		1	1	1
		Total Stalls:	57	

LOADING REQUIREMENTS				
Required:	Class A	Class B	Class C	By-law
Residential - Multi-Dwelling	0	0	0	5.2.1
Commercial - Retail	0	1	0	5.2.6
Total Proposed:	0	1	0	

FLOOR AREAS BY USE					
Use	Level	Stories	Area (sq.ft.)	Area (sq.m.)	
Parkade					
Below Grade Area - Parkade	P3	1	10,908	1,013.34	N
Below Grade Area - Parkade	P2	1	10,908	1,013.34	N
Below Grade Area - Parkade	P1	1	9,561	888.21	N
Gross Total:			31,376	2,914.89	N
Net Total:			0	0.00	Y
Podium - Level 01					
Circulation/Services - Redsidential	01	1	1,195	111.05	Y
Commercial - Retail	01	1	1,579	146.67	Y
Wall Exclusion	01	1	27	2.53	N
Circulation/Services - Parkade	01	1	548	50.86	N
Residential Amenity	01	1	583	54.19	N
Gross Total:			3,905	362.77	N
Net Total:			2,747	255.19	Y

Podium - Level 02 Mezzanine					
Circulation/Services - Redsidential	02	1	327	30.39	Y
Gross Total:			327	30.39	N
Net Total:			327	30.39	Y

Podium - Level 03					
Residential Strata Lot	03	1	4,476	415.86	Y
Circulation/Services - Redsidential	03	1	845	78.53	Y
Storage	03	1	154	14.27	N
Wall Exclusion	03	1	36	3.36	N
Balcony Area	03	1	544	50.56	N
Gross Total:			5,322	494.39	N
Net Total:			5,132	476.76	Y

Podium - Level 04-05					
Residential Strata Lot	04-05	2	8,952	831.70	Y
Circulation/Services - Redsidential	04-05	2	1,691	157.06	Y
Storage Exclusion	04-05	2	307	28.54	N
Wall Exclusion	04-05	2	73	6.78	N
Balcony Area	04-05	2	1,089	101.15	N
Gross Total:			10,643	988.76	N
Net Total:			10,263	953.44	Y

Tower - Level 06					
Residential Strata Lot	6	1	3,284	305.09	Y
Circulation/Services - Redsidential	6	1	847	78.71	Y
Storage Exclusion	6	1	114	10.59	N
Wall Exclusion	6	1	36	3.36	N
Balcony Area	6	1	321	29.80	N
Residential Amenity	6	1	633	58.77	N
Gross Total:			4,764	442.57	N
Net Total:			3,981	369.85	Y

Tower Levels 07-11					
Residential Strata Lot	07-11	5	19,582	1,819.27	Y
Circulation/Services - Redsidential	07-11	5	4,236	393.56	Y
Storage Exclusion	07-11	5	770	71.55	N
Wall Exclusion	07-11	5	160	14.89	N
Balcony Area	07-11	5	2,056	190.98	N
Gross Total:			23,819	2,212.83	N
Net Total:			22,888	2,126.40	Y

Tower Level 12					
Residential Strata Lot	12	1	3,917	363.88	Y
Circulation/Services - Redsidential	12	1	845	78.53	Y
Storage Exclusion	12	1	80	7.41	N
Wall Exclusion	12	1	31	2.88	N
Balcony Area	12	1	410	38.06	N
Gross Total:			4,762	442.41	N
Net Total:			4,651	432.12	Y

Tower Level 13					
Residential Strata Lot	13	1	485	45.04	Y
Circulation/Services - Redsidential	13	1	207	19.26	Y
Storage Exclusion	13	1	0	0.00	N
Wall Exclusion	13	1	10	0.94	N
Balcony Area	13	1	0	0.00	N
Gross Total:			692	64.30	N
Net Total:			682	63.36	Y

RESIDENTIAL UNIT DISTRIBUTION									
Type:	A	B1	B2	C1	C2	PH1	PH2		
Bedrooms:	1 Bed	2 Bed	2 Bed	3 Bed	3 Bed	3 Bed	3 Bed		
Provision:	1 Bath	2 Bath	2 Bath	2 Bath	2 Bath	4 Bath	3 Bath		
Balcony/Deck:	Y	Y	Y	Y	Y	Y	Y		
Area:	633	961	1063	1261	1193	2372	2019		
Area (sq.m.):	58.77	89.31	98.75	117.15	110.88	220.41	187.54		
Level	Stories							Units/Floor	Total Units
03-05	3	0	1	1	1	1	0	4	12
6	1	0	1	1	1	0	0	3	3
07-11	5	1	1	1	0	1	0	4	20
12-13	1	0	0	0	0	1	1	2	2
Total	10	5	9	9	4	8	1	1	37
Unit Mix:		14%	49%	38%					
Avg. Size (sq.ft.):		633	1012	1711					
Avg. Size (sq.m.):		58.77	94.03	158.99					

BICYCLE PARKING REQUIREMENTS											
Parking Bylaw	Class A					Class B					
	Spaces Required	Provided	OverSize Spaces Required	Provided	Max. Vertical Spaces Allowed	Provided	Min. Bike Lockers Required	Provided	Spaces Required		
Section 6	Bicycle Parking:										
6.2.1.2***	Residential - Multiple Dwelling	95	96	5	5	29	10	31*	3		
6.2.5.1	Commercial - Retail & Service	1	1	0	0	0	0	0	1		
Non-Residential Subtotal:		1	1	0	0	0	0	0	1		
Total:		96	97	5	5	29	28	10	62		
6.3.22	Bicycle Repair Station Required:	1	1 at P1							Provided	4
6.5.4	Water Closets		Wash Basins	Showers	Lockers 1.80m	Lockers 0.90m					
Commercial - Retail & Service		0	0	0	0	0					
Total:		0	0	0	0	0					

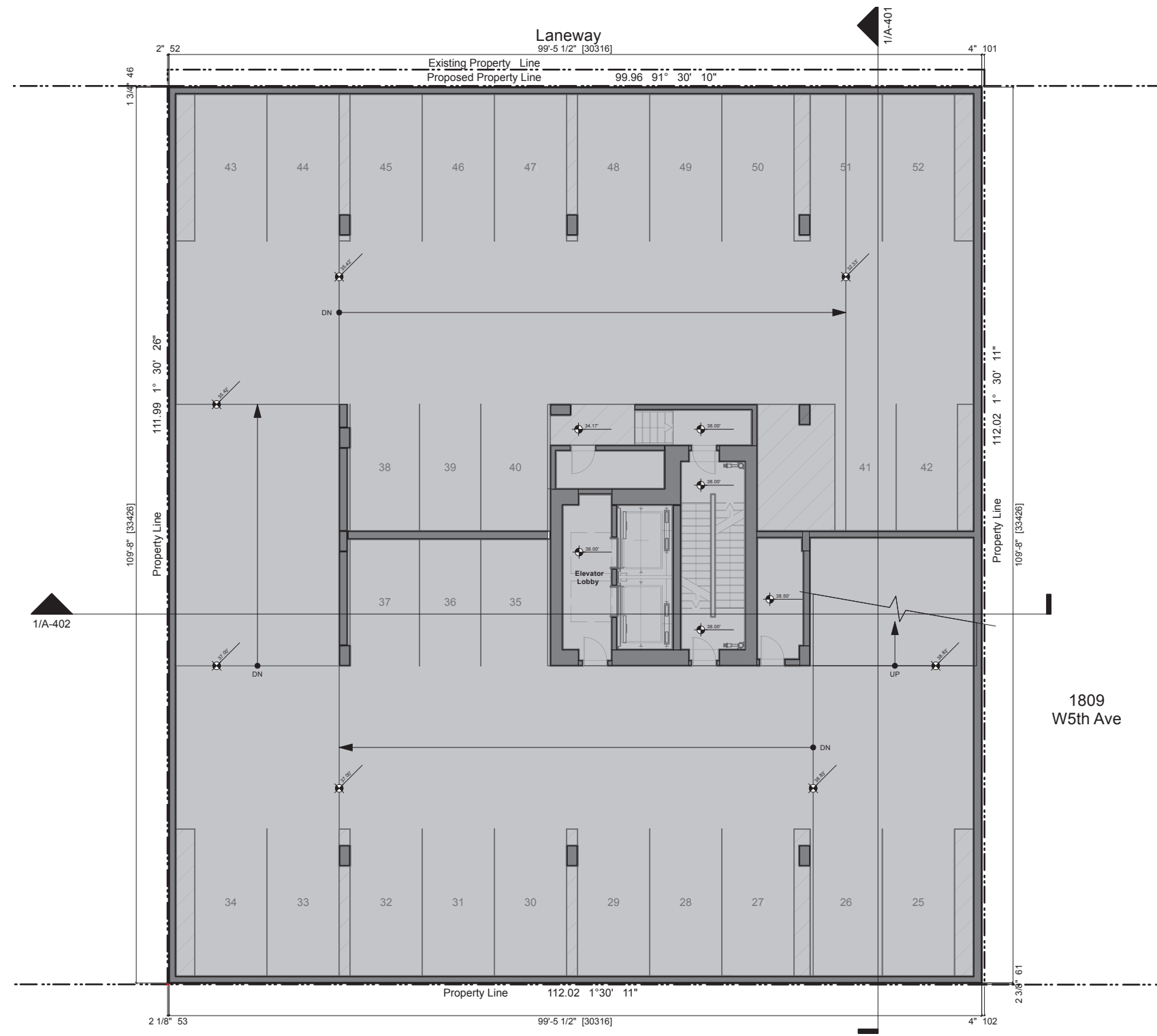
BICYCLE PARKING REQUIREMENTS				
Count	Stalls per unit	Total		
*** Bicycle	Units below 65m2	5	1.5	7.5
Requirement	Units between 65m2 to 105m2	18	2.5	45
Calculations	Units over 105m2	14	3	42
		Required Minimum		95



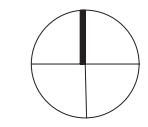
1827 West 5th Avenue
August 2025



P3 Plan



Legend	
Parking Area	
Residential	
Commercial	



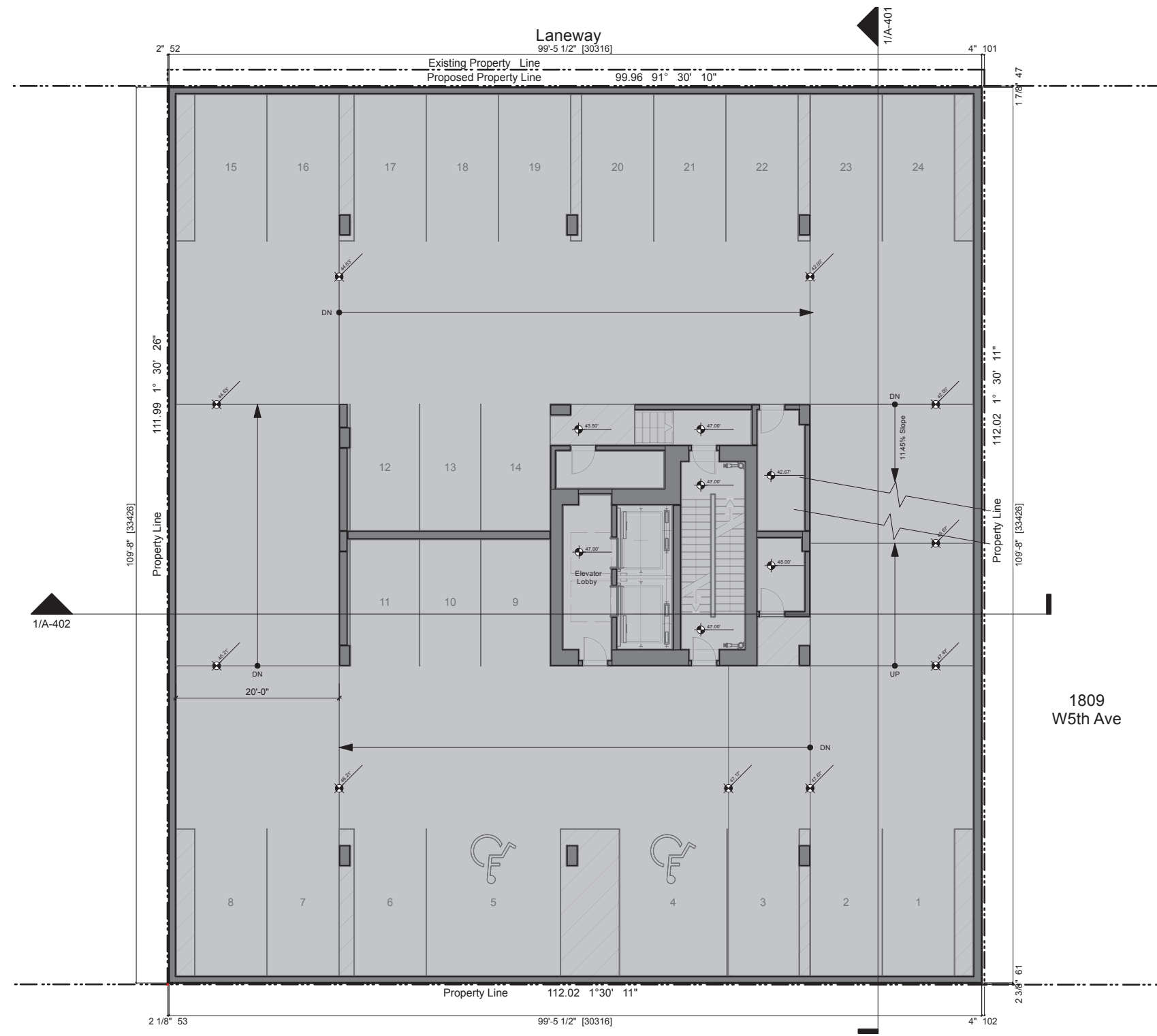
1809
W5th Ave



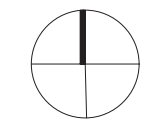
1827 West 5th Avenue
August 2025



P2 Plan



Legend	
Parking Area	
Residential	
Commercial	



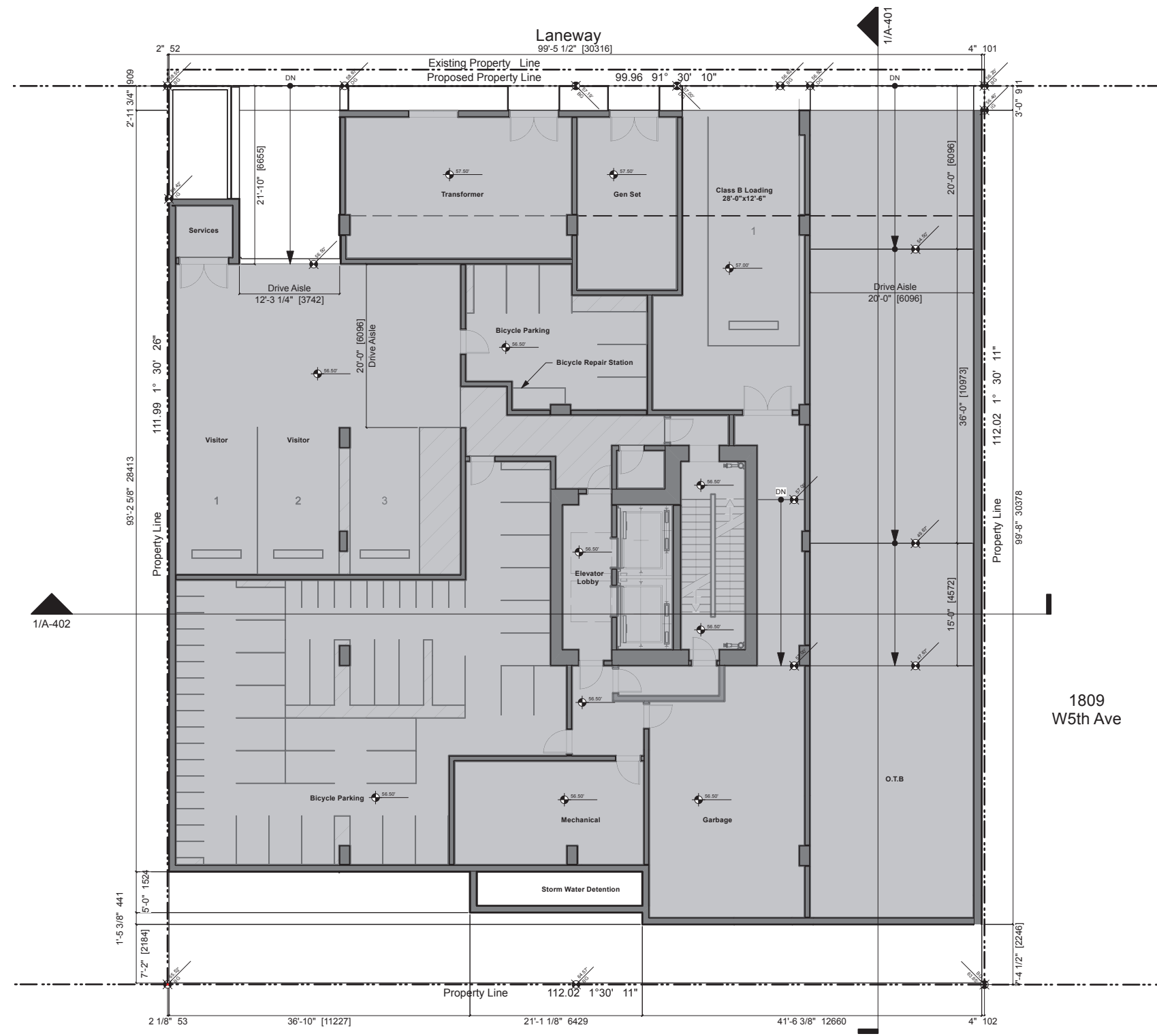
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W5th Ave



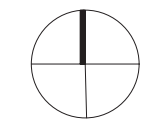
1827 West 5th Avenue
August 2025



P1 Plan



Legend	
Parking Area	
Residential	
Commercial	



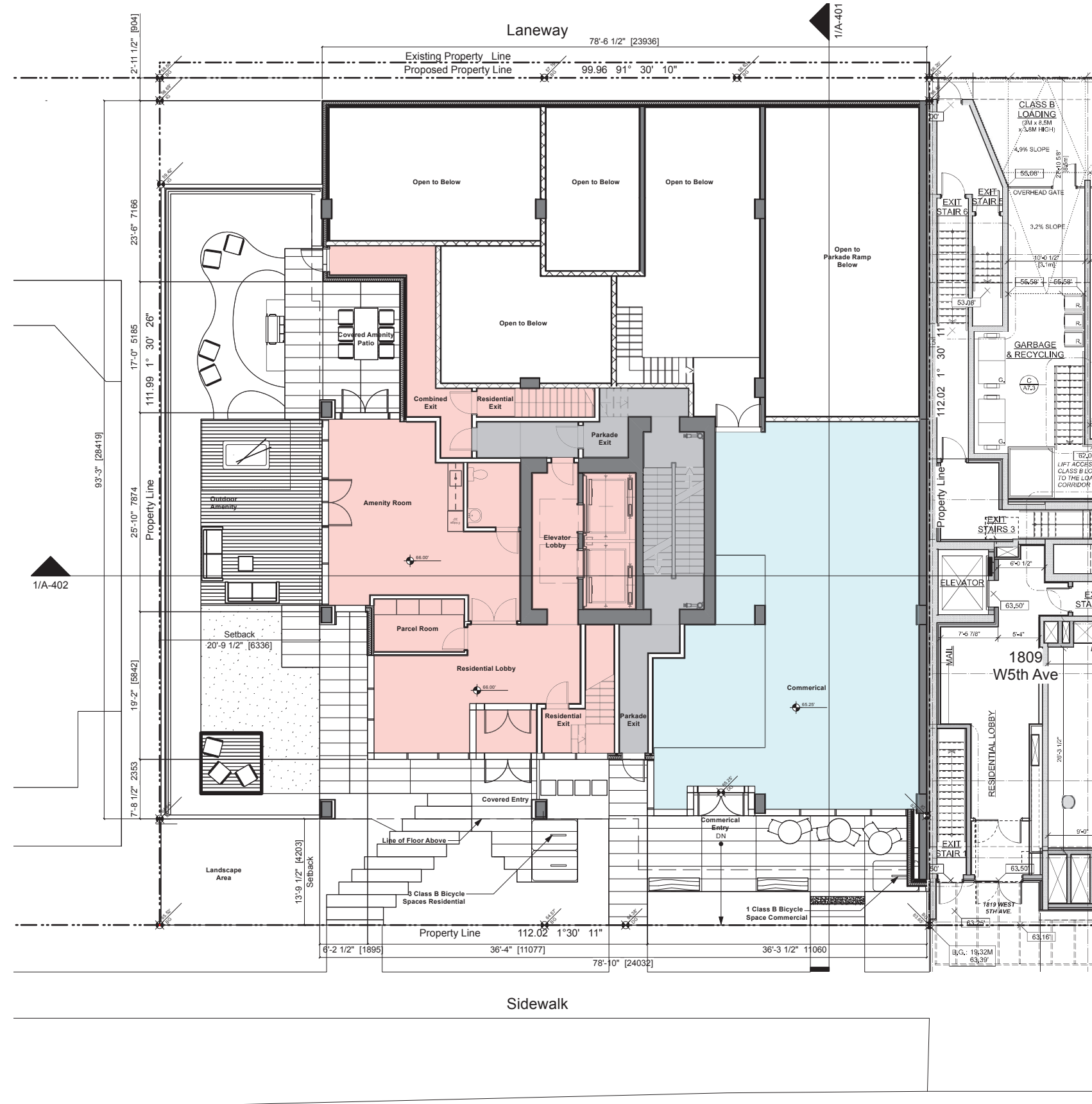
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W5th Ave



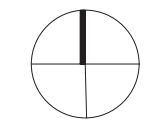
1827 West 5th Avenue
August 2025



L1 Plan



Legend	
	Parking Area
	Residential
	Commercial



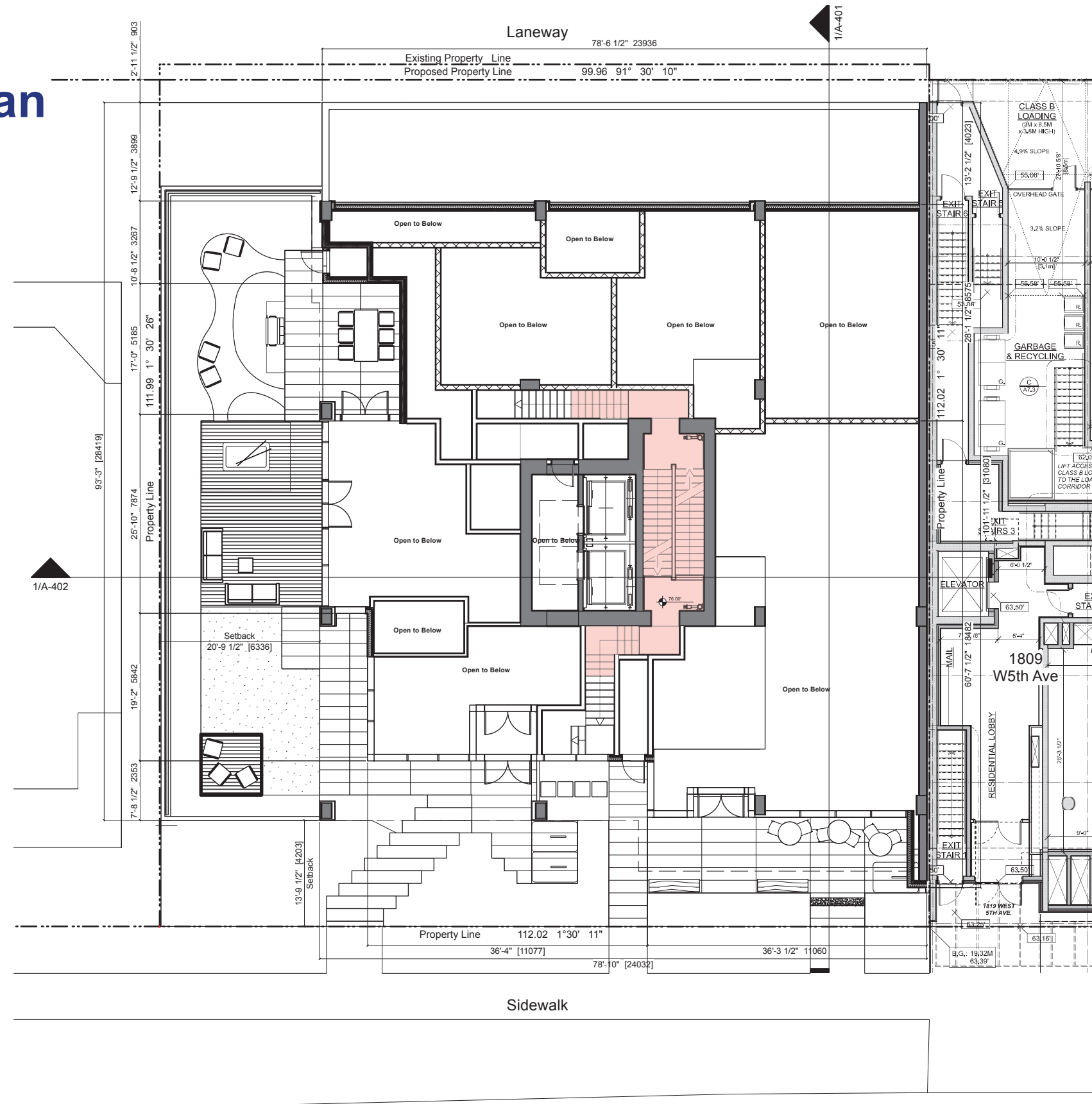
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West 5th Avenue



L2 Mezzanine Plan



Legend

Parking Area	
Residential	
Commercial	

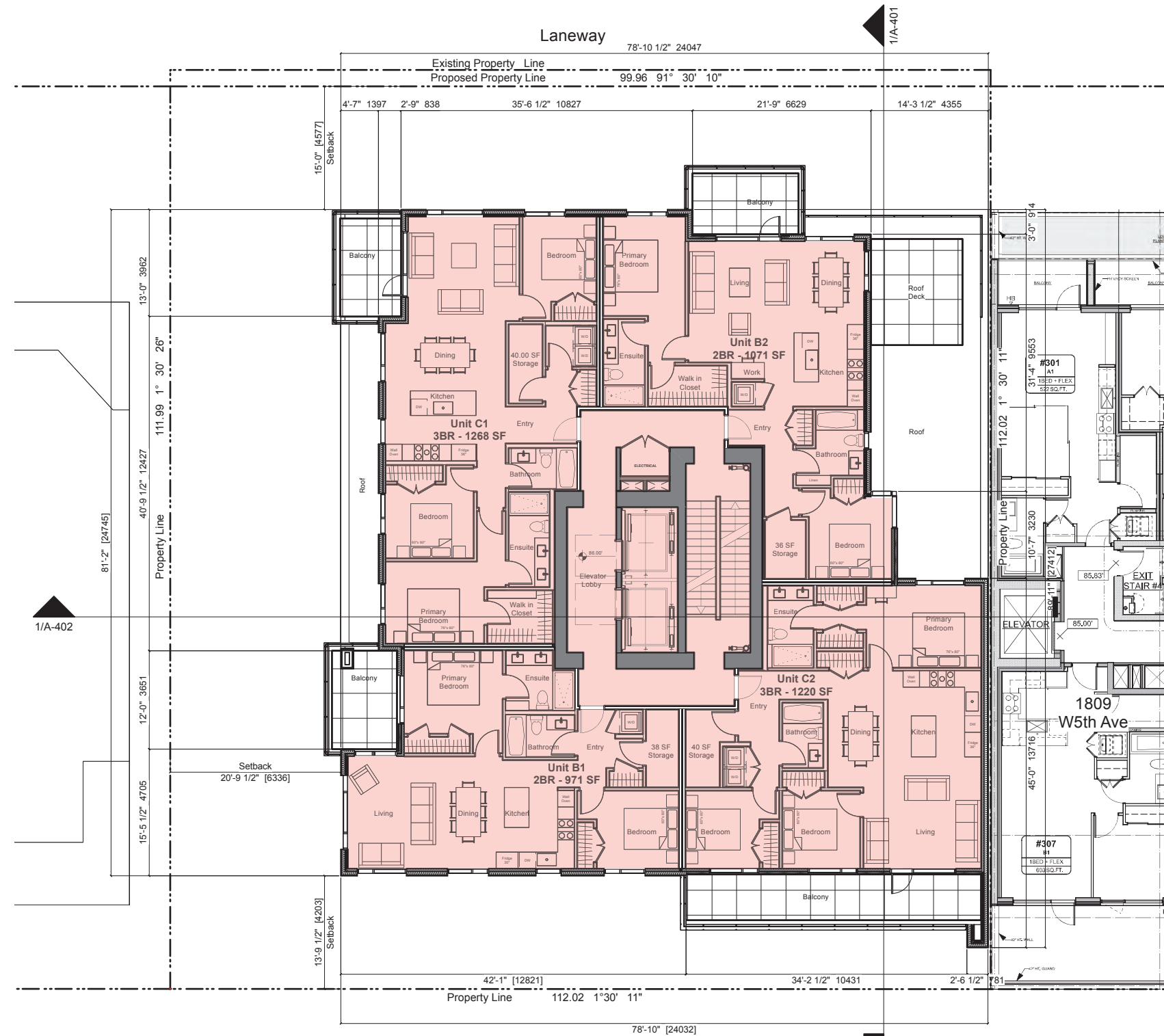


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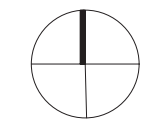
West 5th Avenue



L3 Plan



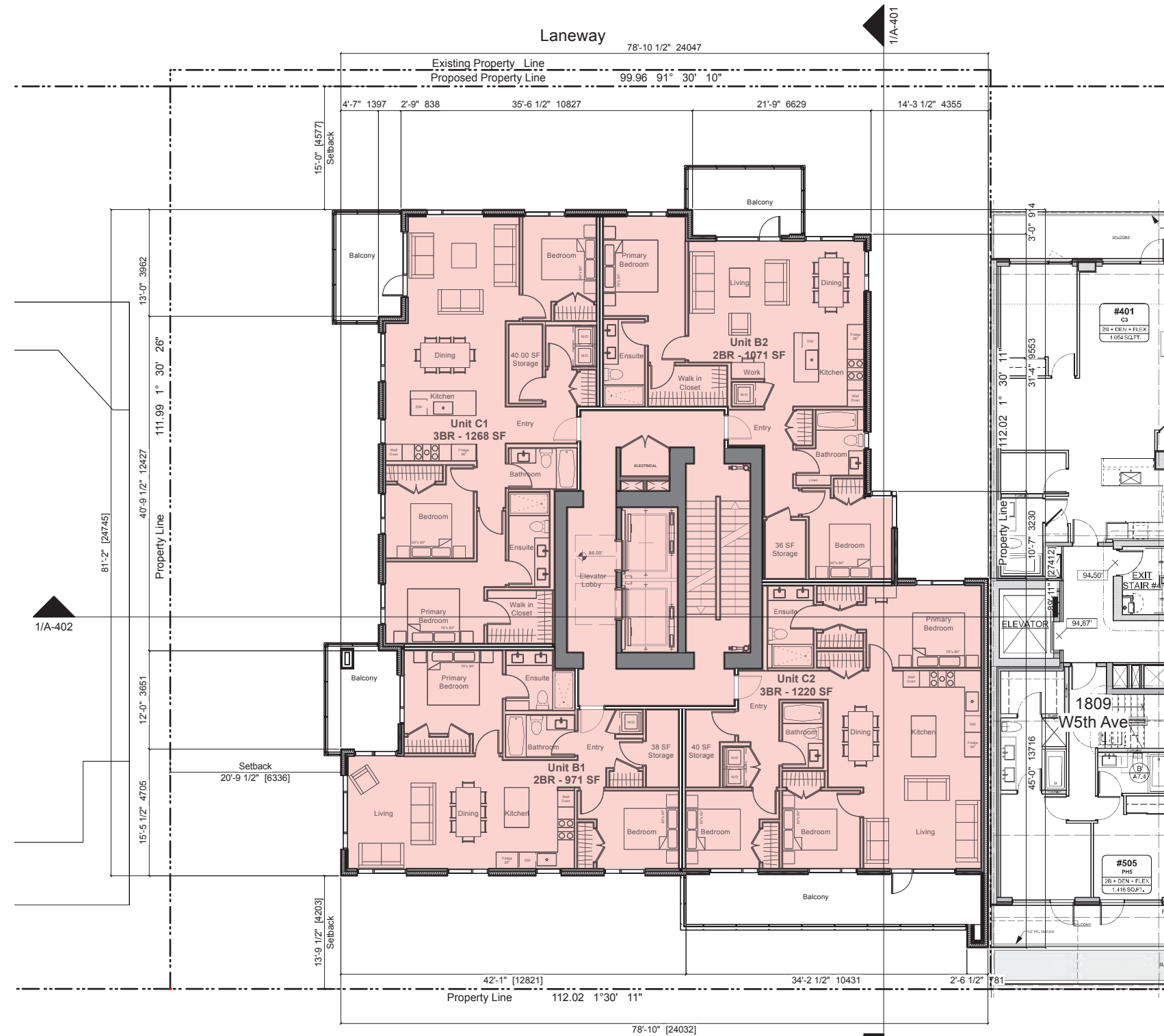
Legend	
	Parking Area
	Residential
	Commercial



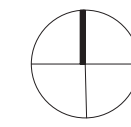
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L4 - L5 Plan



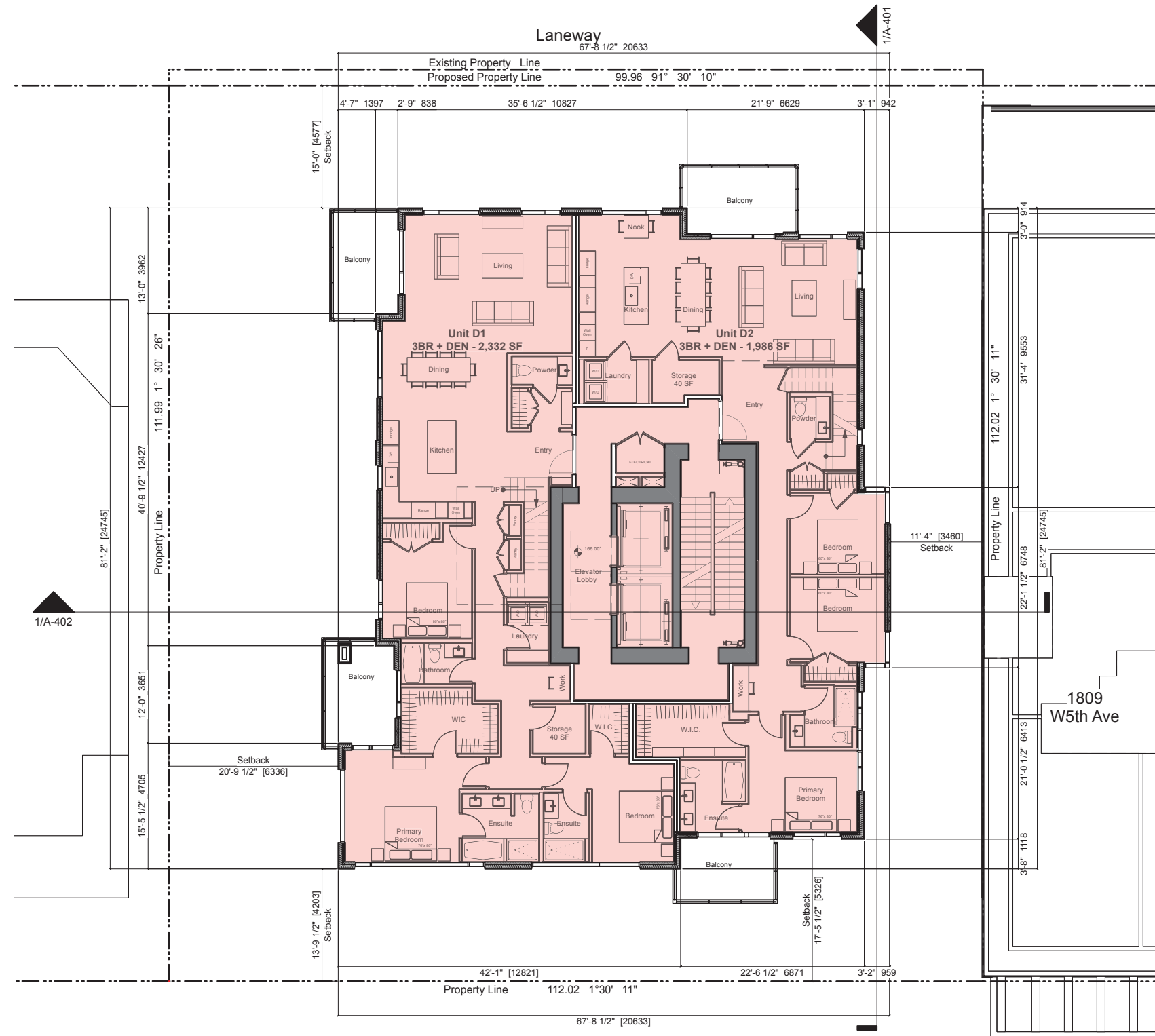
Legend	
	Parking Area
	Residential
	Commercial



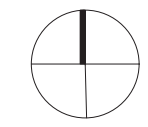
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L12 Plan



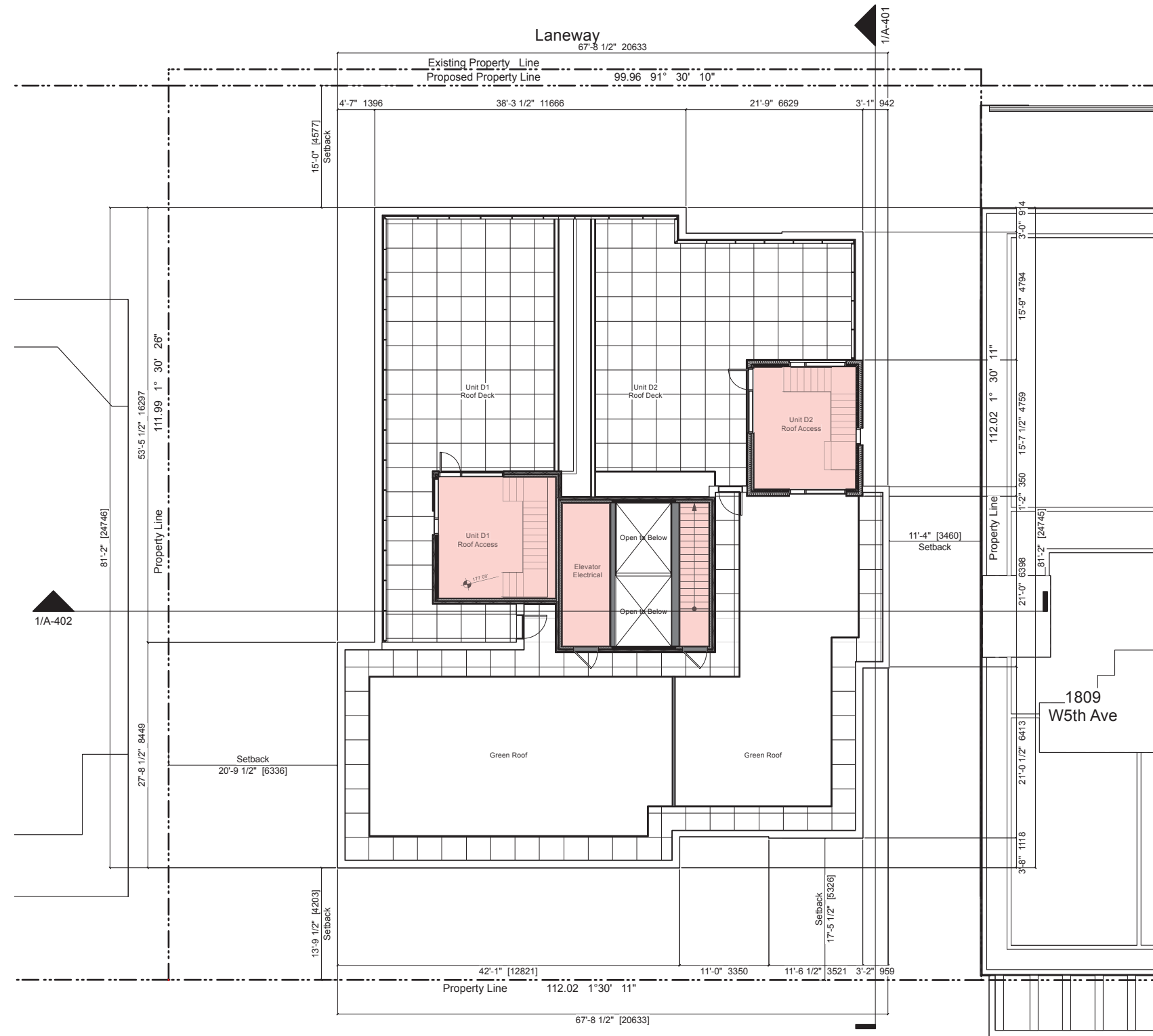
Legend	
Parking Area	
Residential	
Commercial	



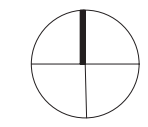
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Roof Plan



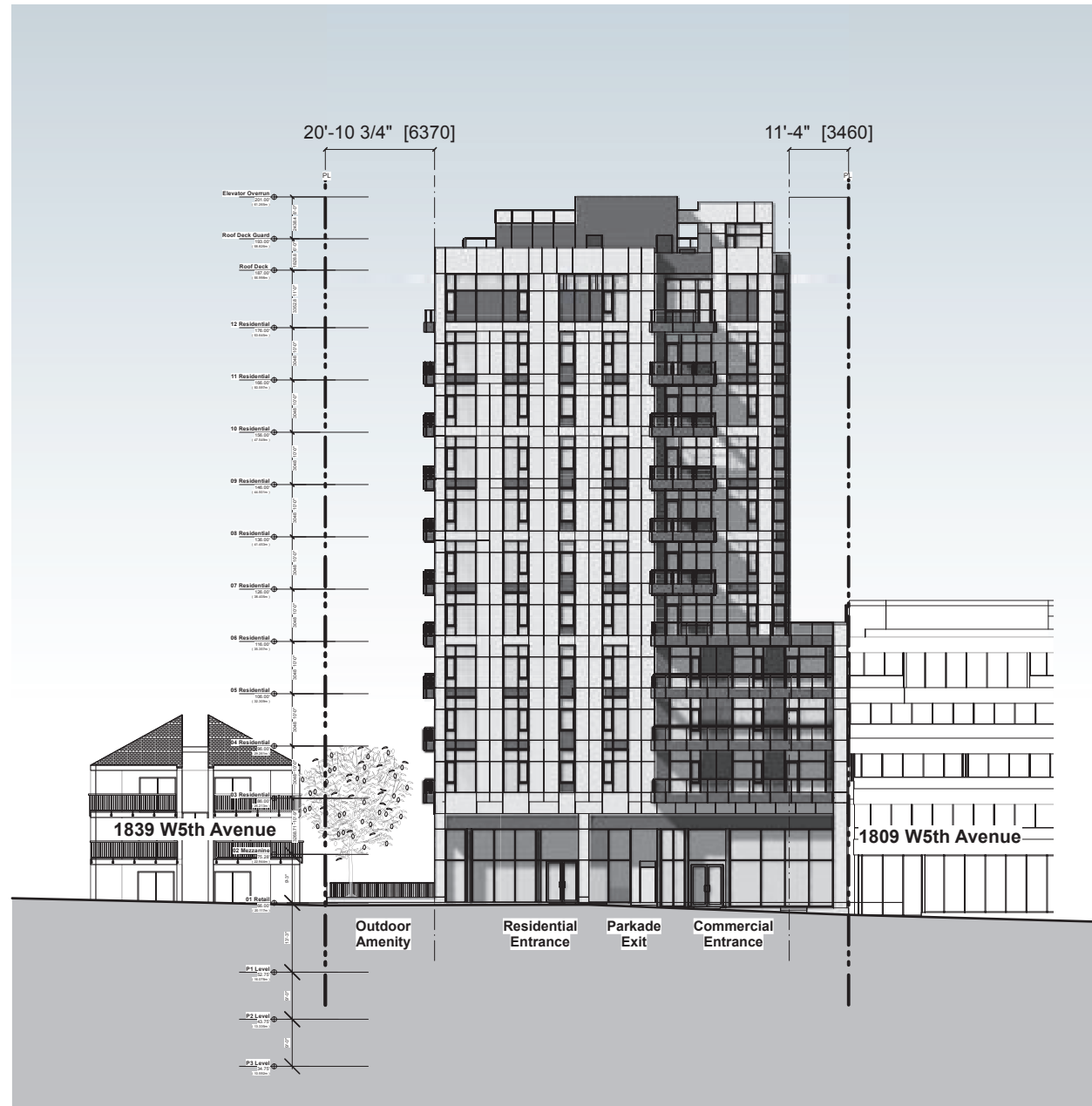
Legend	
Parking Area	
Residential	
Commercial	



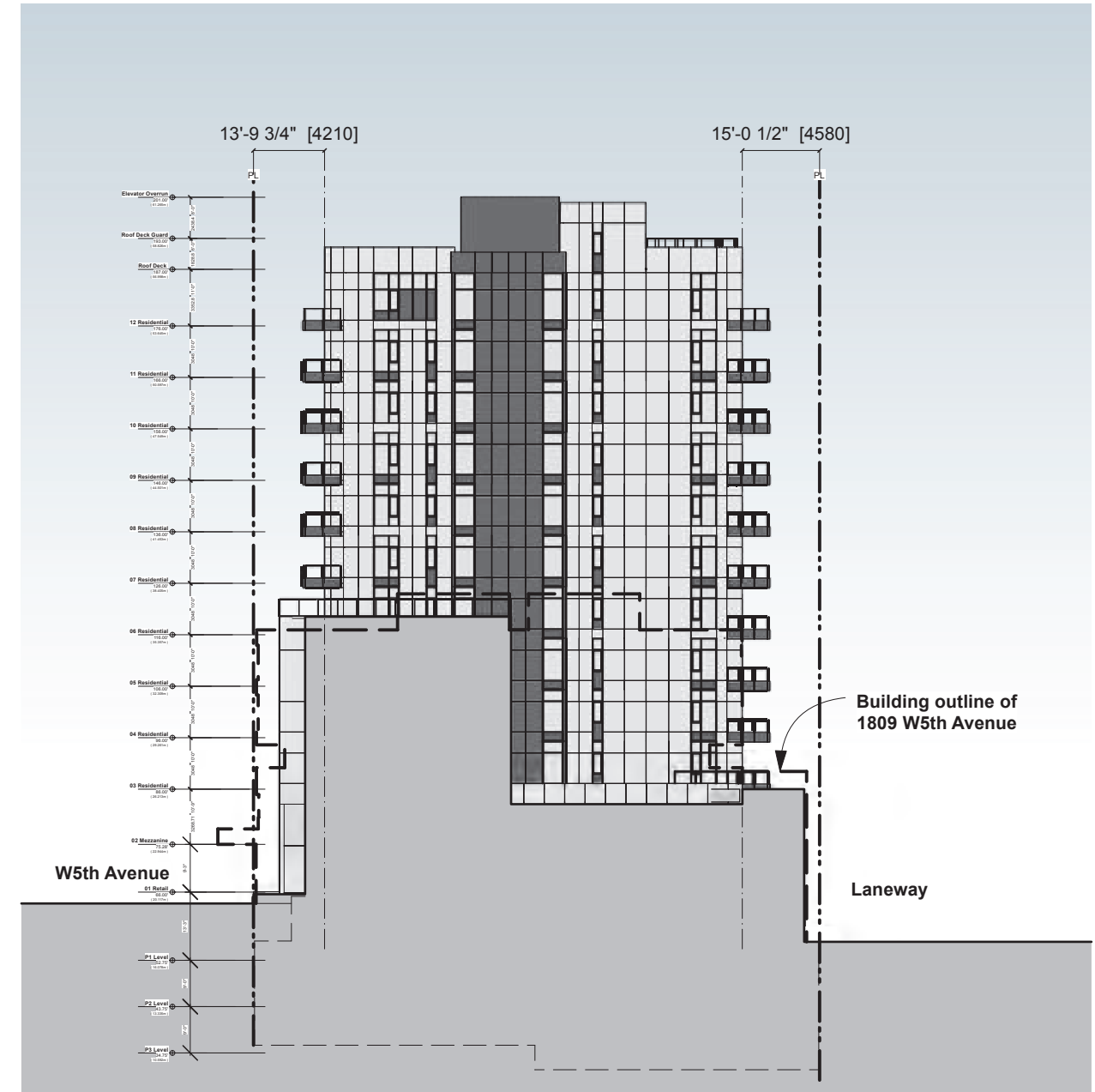
1827 West 5th Avenue
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Elevations

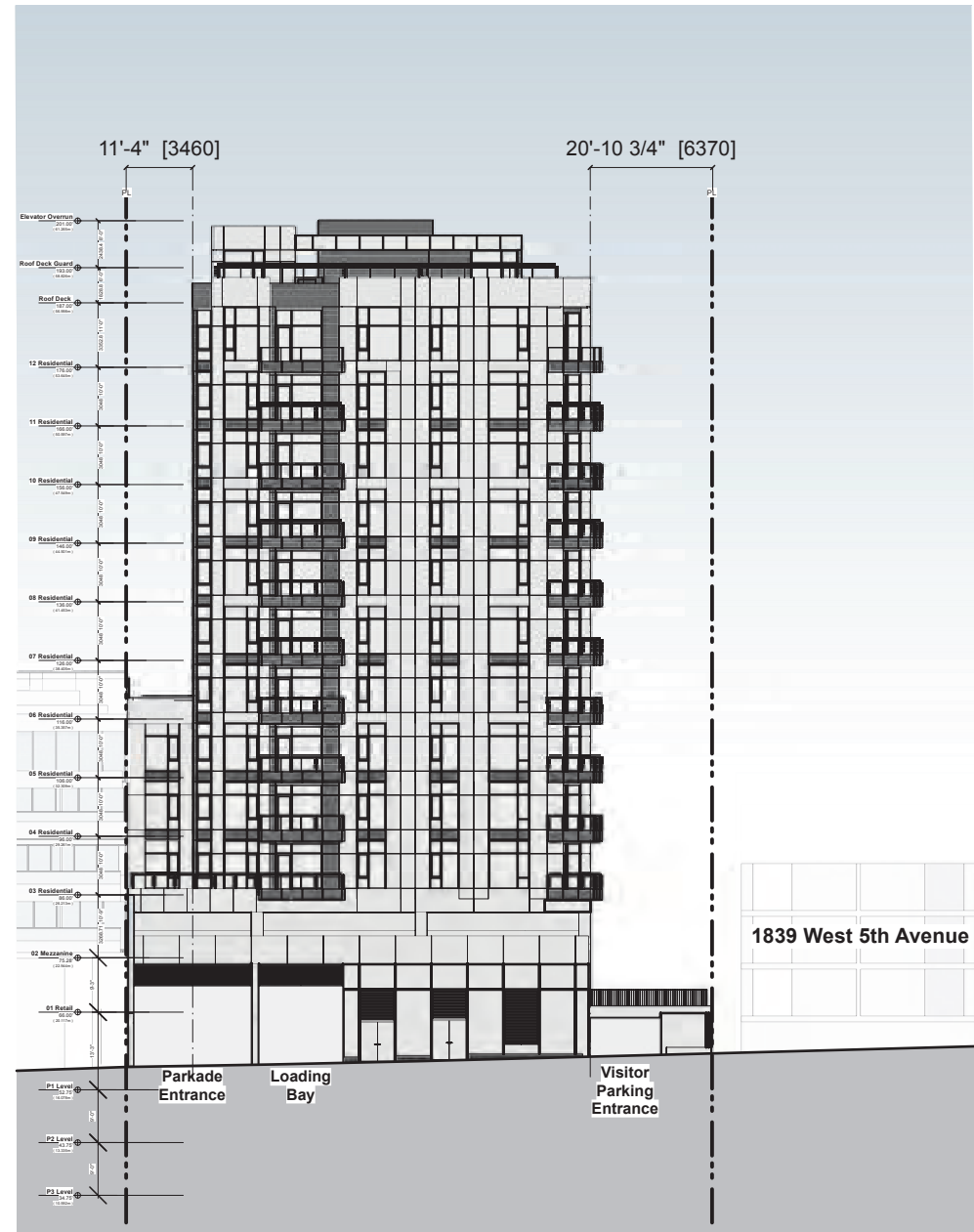


South Elevation

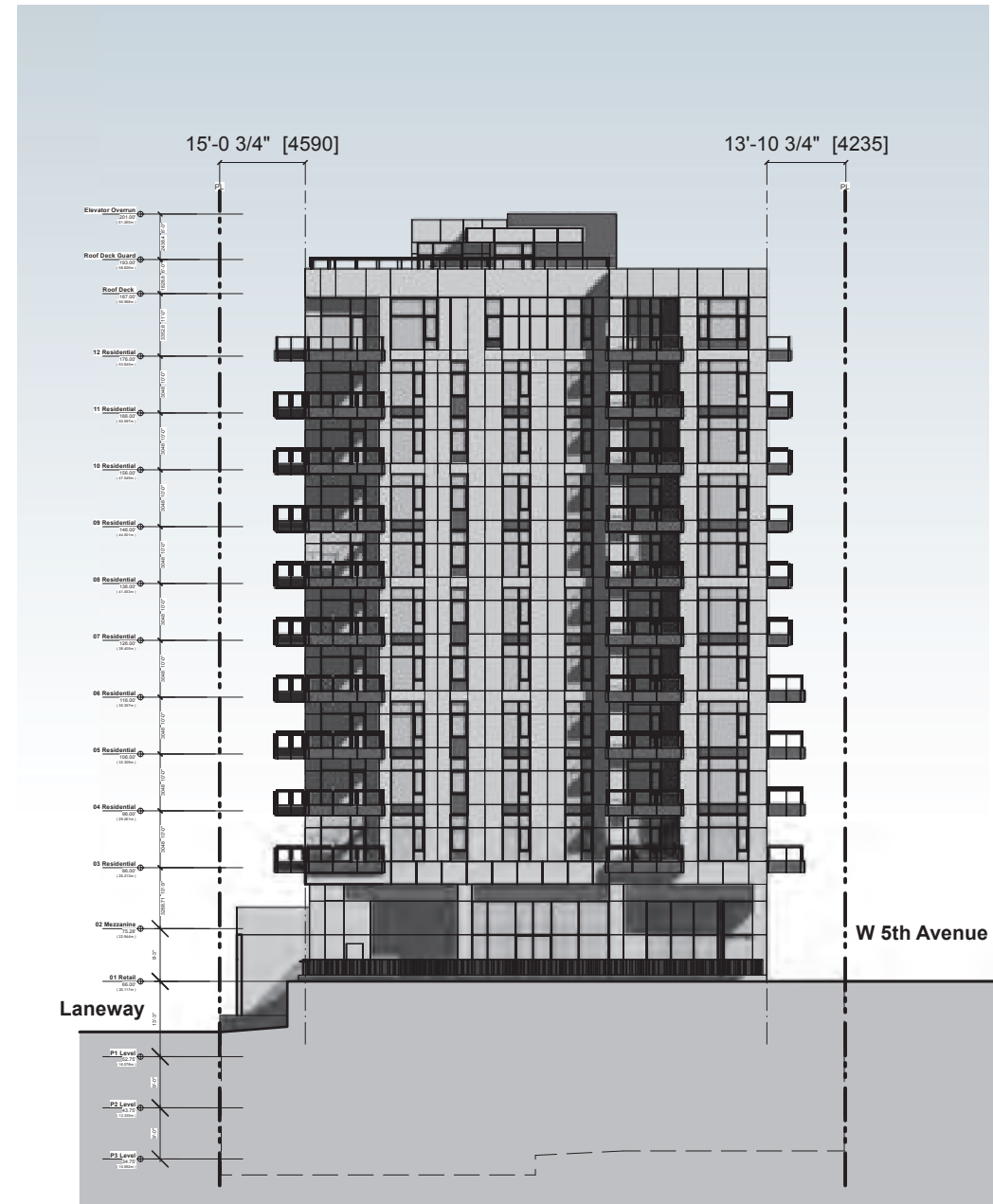


East Elevation

Elevations



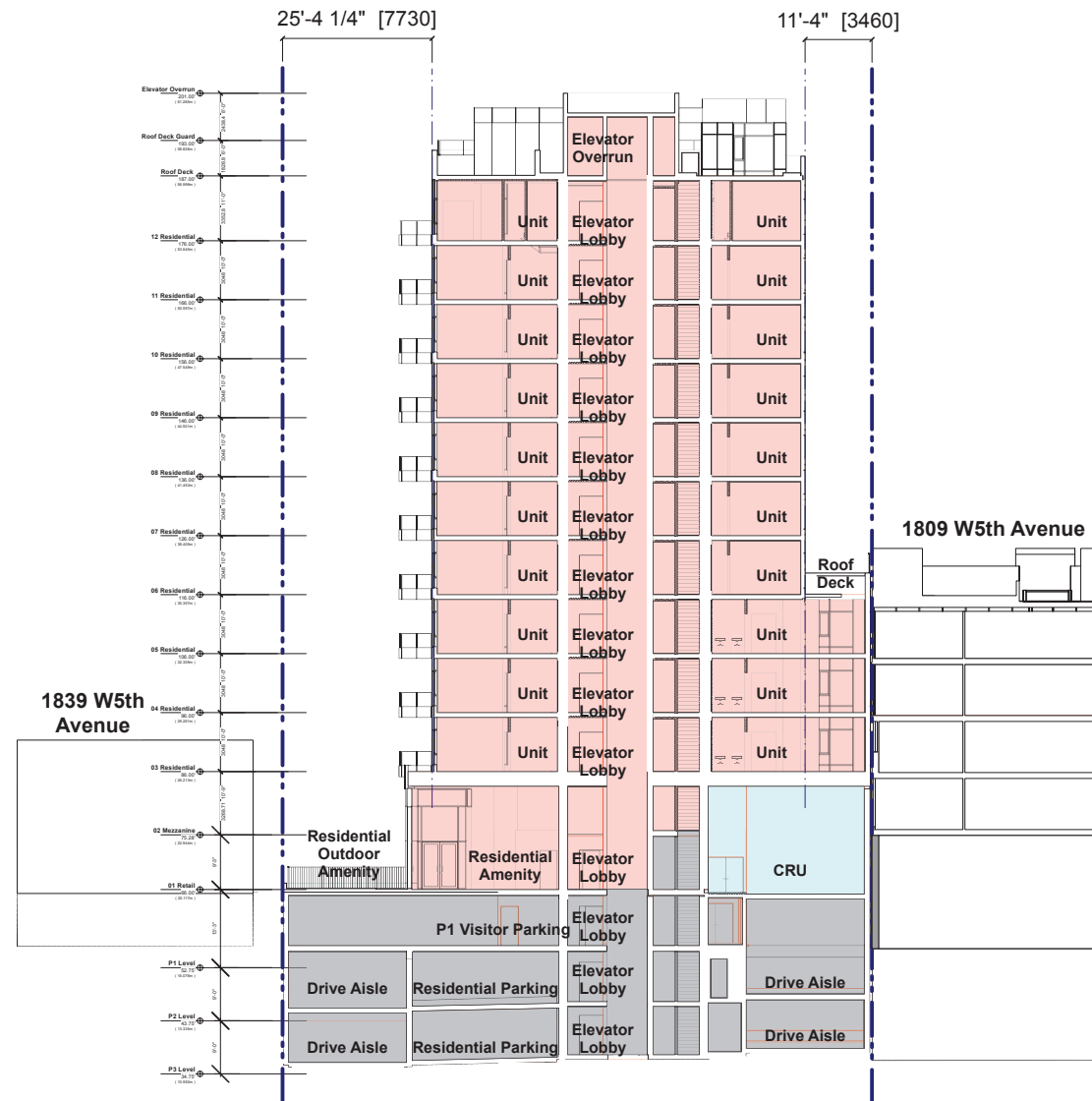
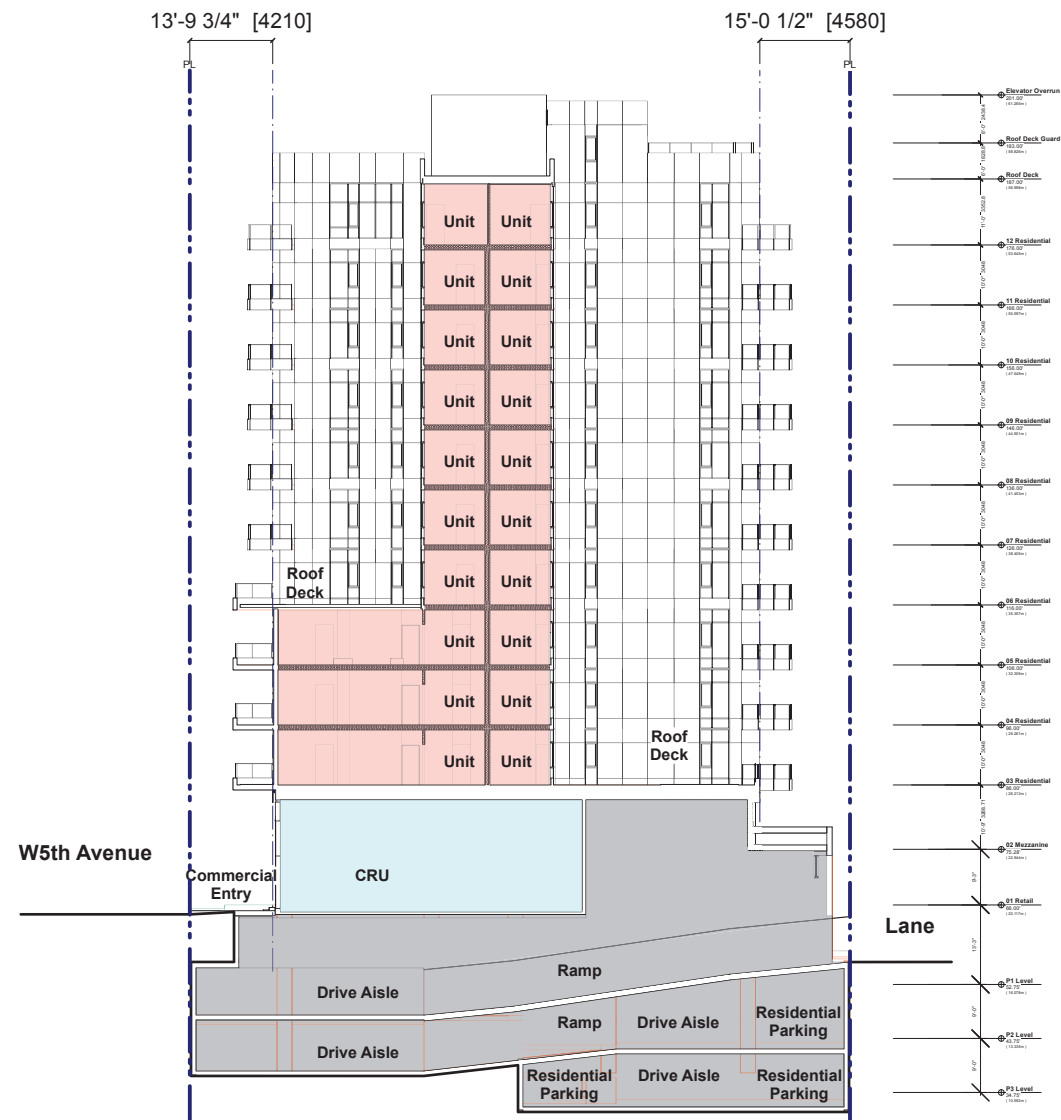
South Elevation



East Elevation

Sections

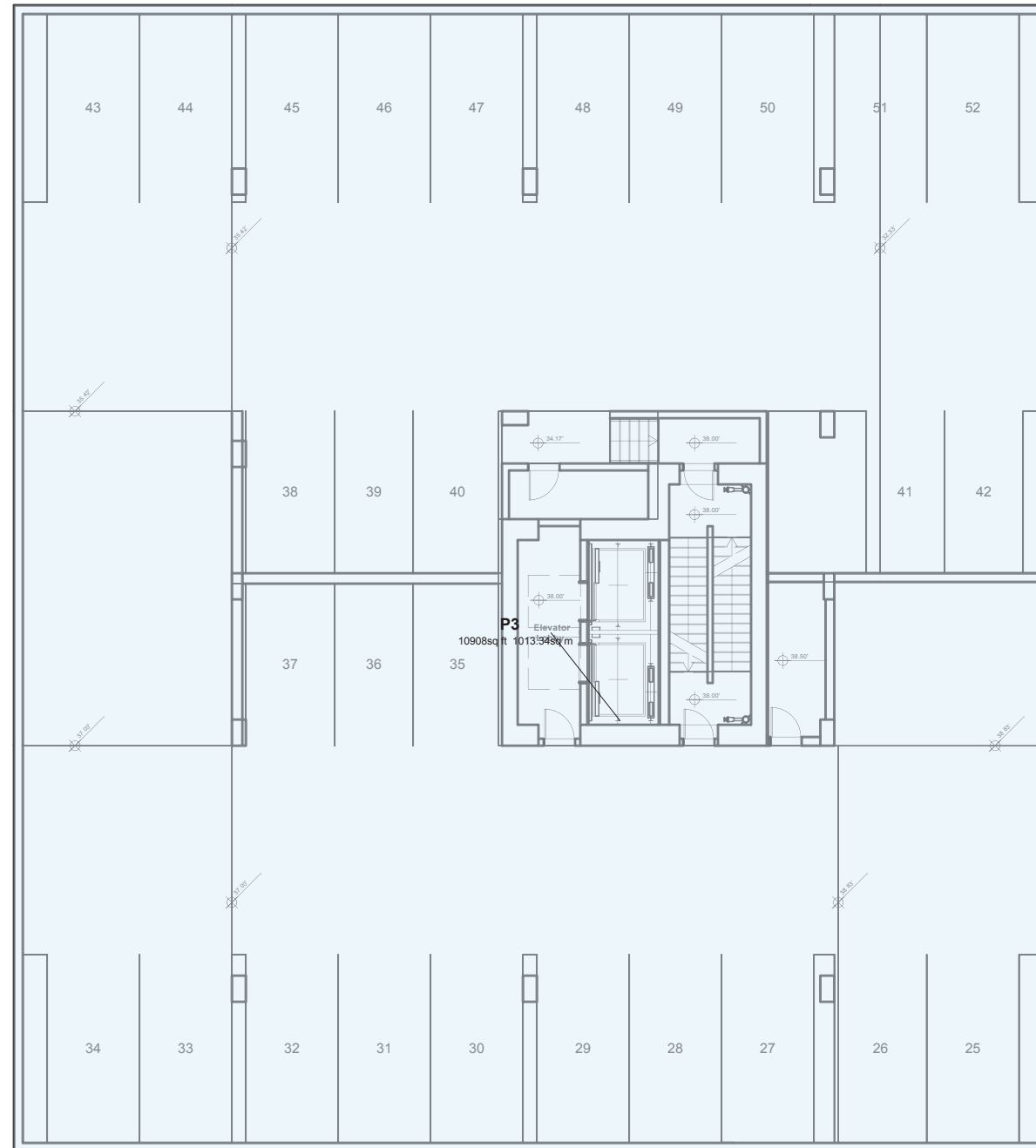
Legend	
Parking Area	
Residential	
Commercial	



1827 West 5th Avenue
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P3 Area Overlay Plan



Level P1-P3 Area Calculations		
Gross Area	Area	
P3	10907.54 =sq.ft.	(1013.31 =sq.m.)
P2	10907.54 =sq.ft.	(1013.31 =sq.m.)
P1	7796.08 =sq.ft.	(724.26 =sq.m.)
P1 Mechanical	321.08 =sq.ft.	(29.83 =sq.m.)
P1 Loading	631.69 =sq.ft.	(58.68 =sq.m.)
P1 Gen Set	288.53 =sq.ft.	(26.80 =sq.m.)
P1 Transformer	523.19 =sq.ft.	(48.60 =sq.m.)
Total Parking Area	31375.65 sq.ft.	(2914.80 =sq.m.)
Total Net Area	0.00 sq.ft.	(0.00 =sq.m.)

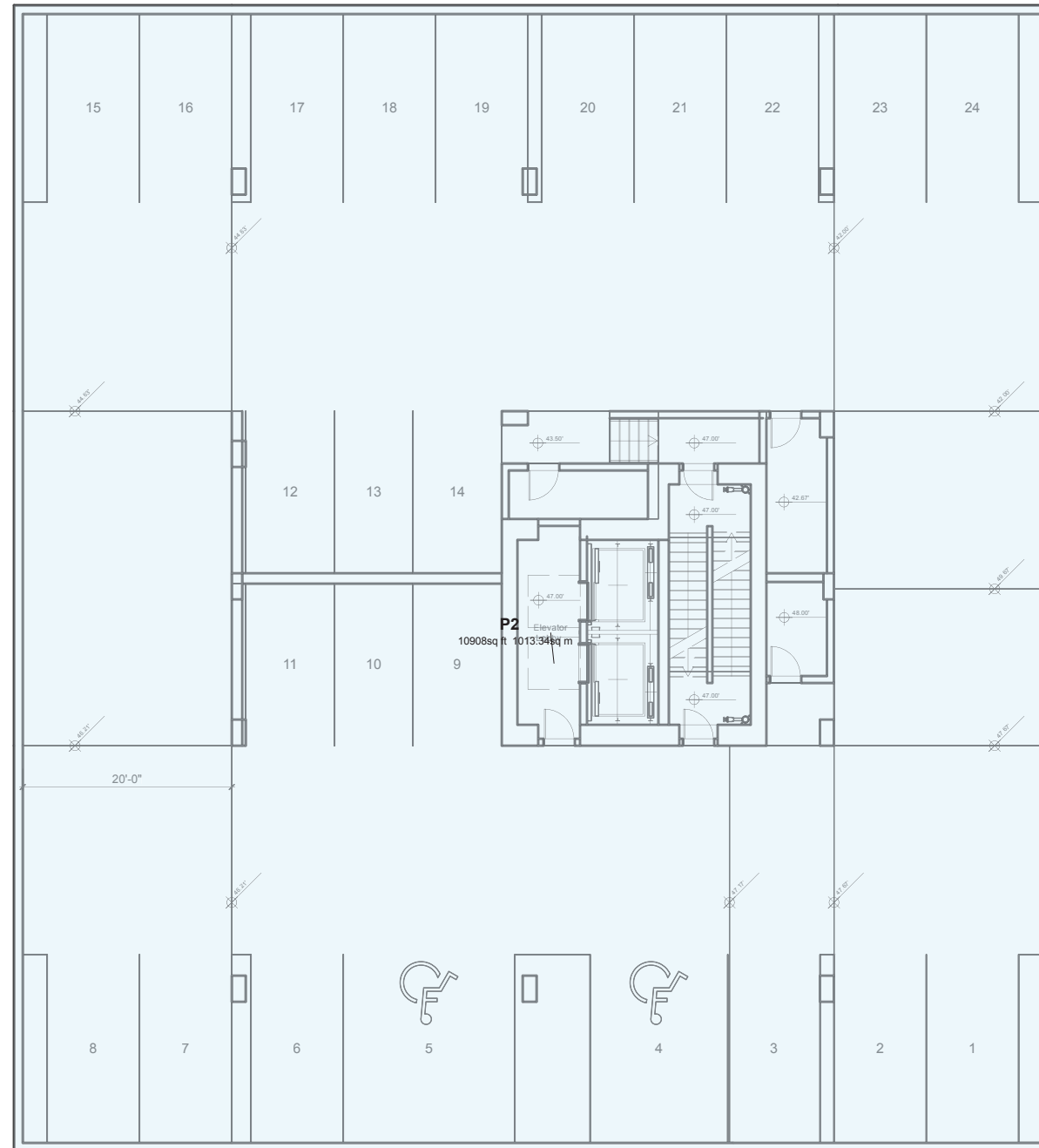
1 P3 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025



P2 Area Overlay Plan



Level P1-P3 Area Calculations		
Gross Area	Area	
P3	10907.54 =sq.ft.	(1013.31 =sq.m.)
P2	10907.54 =sq.ft.	(1013.31 =sq.m.)
P1	7796.08 =sq.ft.	(724.26 =sq.m.)
P1 Mechanical	321.08 =sq.ft.	(29.83 =sq.m.)
P1 Loading	631.69 =sq.ft.	(58.68 =sq.m.)
P1 Gen Set	288.53 =sq.ft.	(26.80 =sq.m.)
P1 Transformer	523.19 =sq.ft.	(48.60 =sq.m.)
Total Parking Area	31375.65 sq.ft.	(2914.80 =sq.m.)
Total Net Area	0.00 sq.ft.	(0.00 =sq.m.)

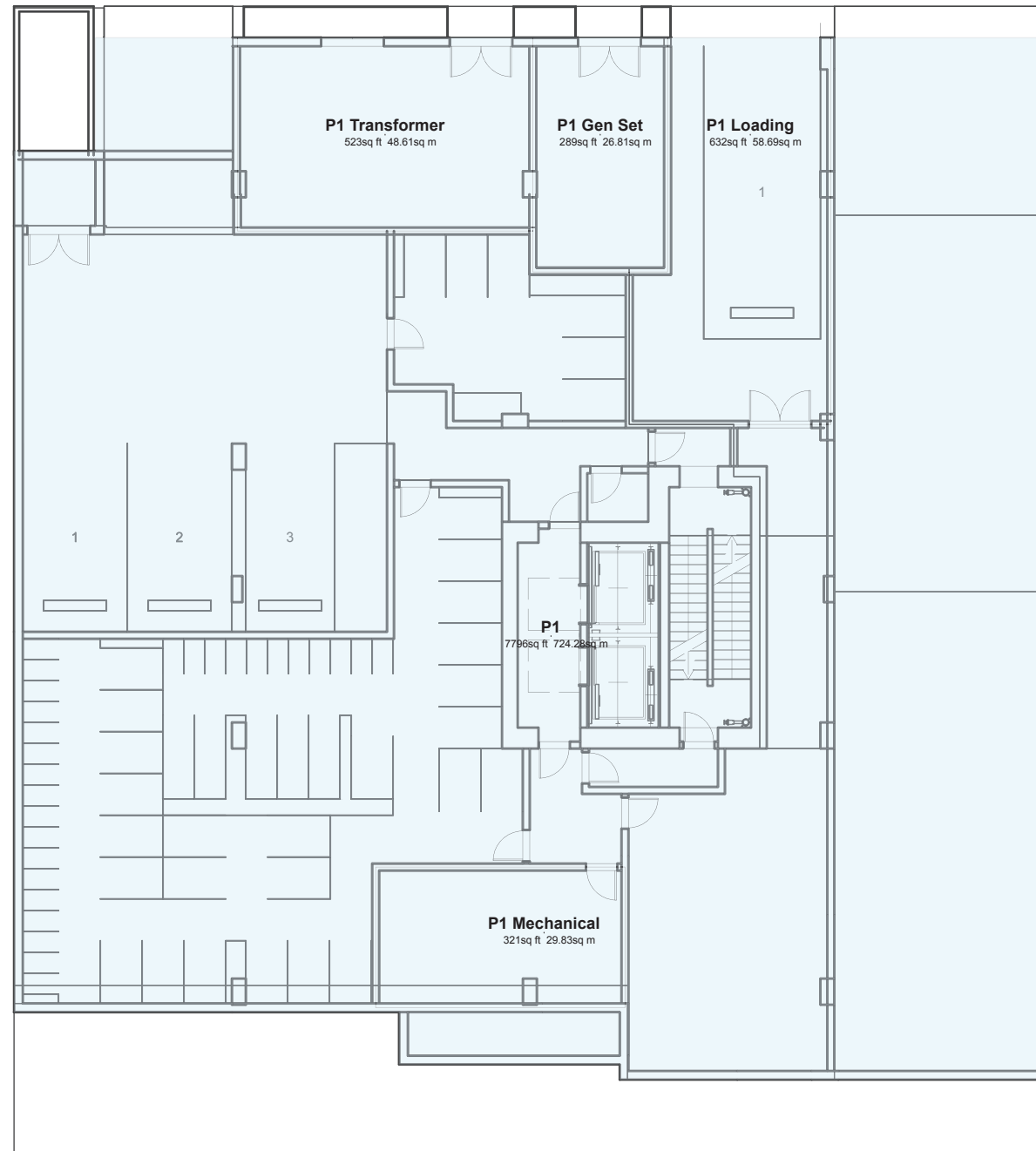
1 P2 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025

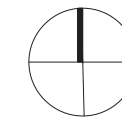


P1 Area Overlay Plan

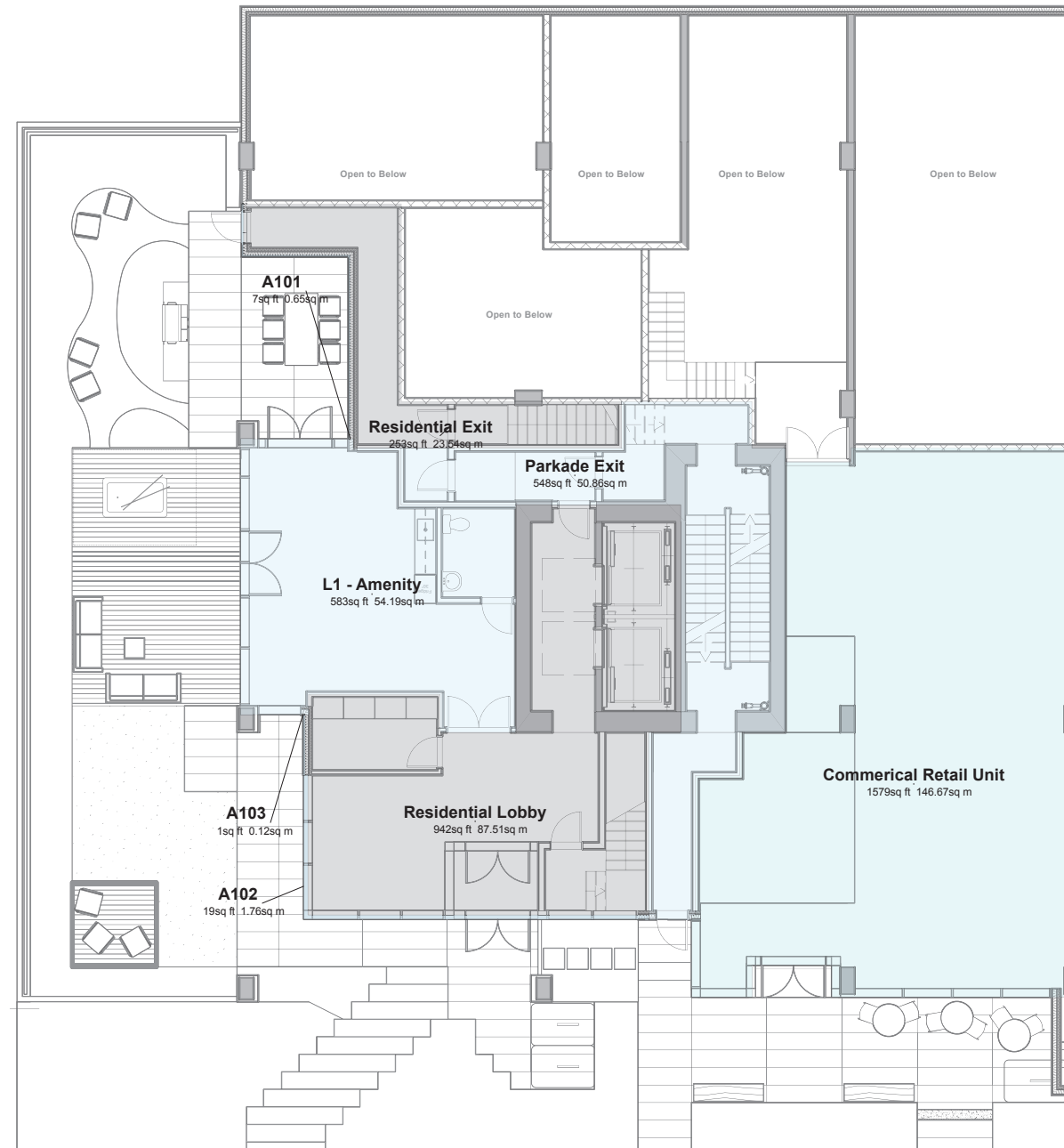


Level P1-P3 Area Calculations		
Gross Area	Area	
P3	10907.54 =sq.ft.	(1013.31 =sq.m.)
P2	10907.54 =sq.ft.	(1013.31 =sq.m.)
P1	7796.08 =sq.ft.	(724.26 =sq.m.)
P1 Mechanical	321.08 =sq.ft.	(29.83 =sq.m.)
P1 Loading	631.69 =sq.ft.	(58.68 =sq.m.)
P1 Gen Set	288.53 =sq.ft.	(26.80 =sq.m.)
P1 Transformer	523.19 =sq.ft.	(48.60 =sq.m.)
Total Parking Area	31375.65 sq.ft.	(2914.80 =sq.m.)
Total Net Area	0.00 sq.ft.	(0.00 =sq.m.)

1 P1 Area Overlay Plan
Scale: 1/16" = 1'-0"

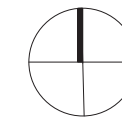


L1 Area Overlay Plan



Level 01 Area Calculations		
Residential Circulation		
Residential Lobby	941.95 =sq.ft.	(87.51 =sq.m.)
Residential Exit	253.35 =sq.ft.	(23.54 =sq.m.)
Total Residential Circulation	1195.30 =sq.ft.	(111.04 =sq.m.)
Commercial Area		
Commercial Retail Unit	1578.71 =sq.ft.	(146.67 =sq.m.)
Total Storage Exclusions	1578.71 sq.ft.	(146.67 sq.m.)
Parkade Exit Area		
Parkade Exit	547.50 =sq.ft.	(50.86 =sq.m.)
Parkade Exit Area	547.50 sq.ft.	(50.86 =sq.m.)
Amenity Exclusion		
L1 - Amenity	583.30 =sq.ft.	(54.19 =sq.m.)
Total Amenity Exclusion	583.30 =sq.ft.	(54.19 =sq.m.)
Wall Exclusions		
A101	7.00 =sq.ft.	(0.65 =sq.m.)
A102	18.95 =sq.ft.	(1.76 =sq.m.)
A103	1.24 =sq.ft.	(0.12 =sq.m.)
Total Wall Exclusions	27.20 =sq.ft.	(2.53 =sq.m.)
Total Net Area	1168.10 sq.ft.	(108.52 =sq.m.)

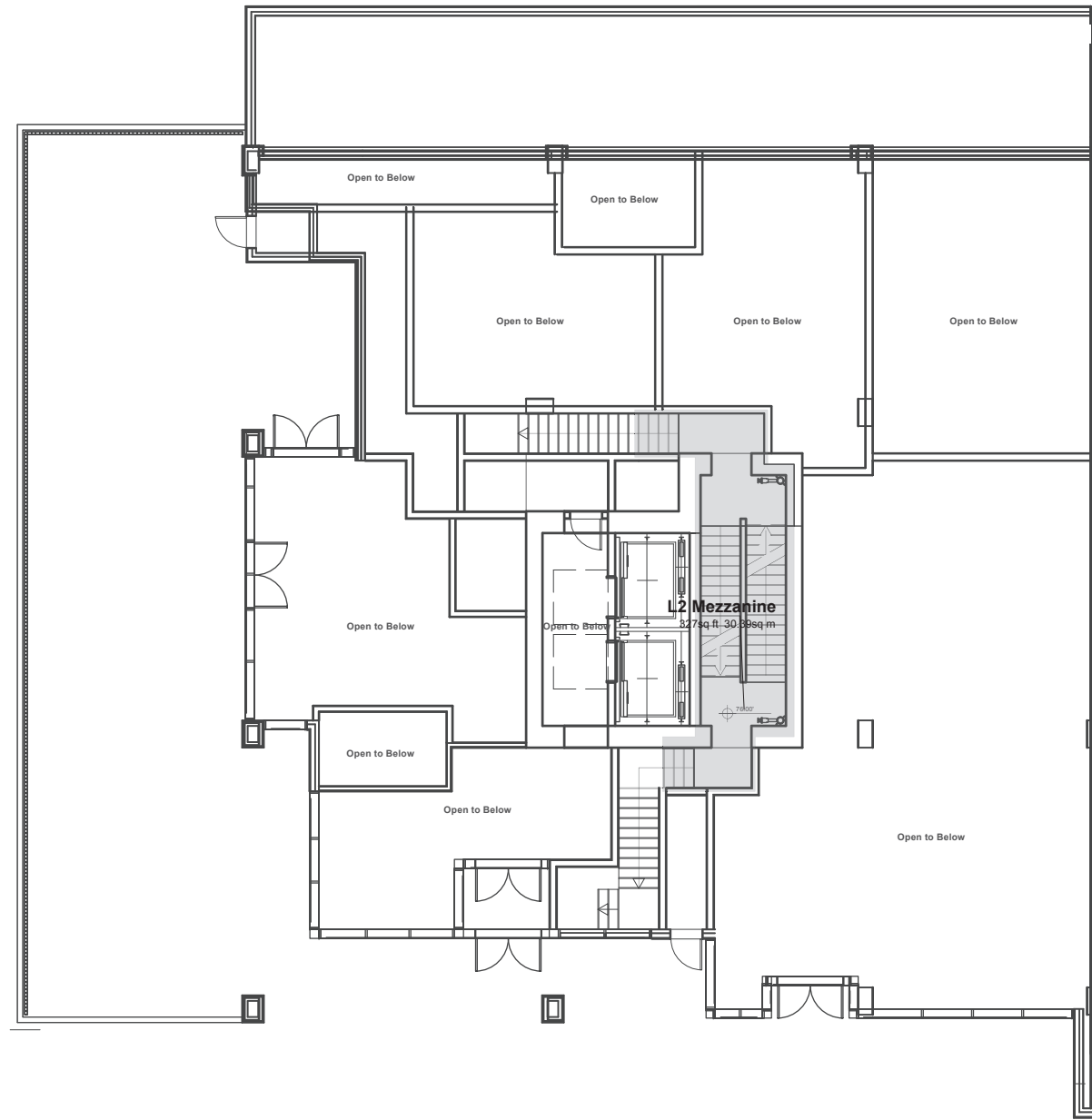
1 L1 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025

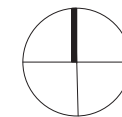


L2 Area Overlay Plan



Level 02 Area Calculations		
Residential Circulation	Area	
L2 Mezzanine	327.13 =sq.ft.	(30.39 =sq.m.)
Total Net Area	327.13 sq.ft.	(30.39 =sq.m.)

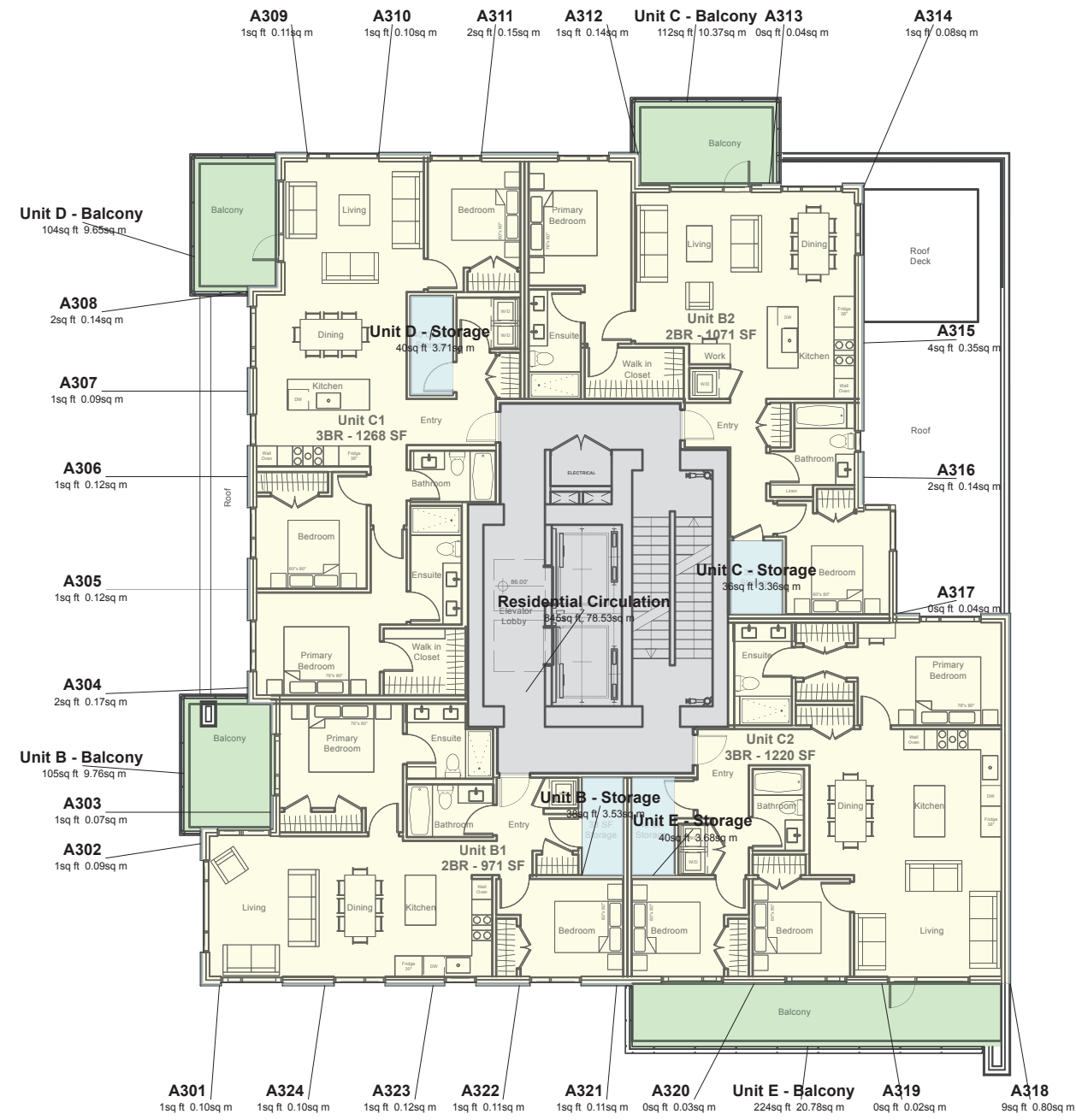
1 L2 Area Overlay Plan
Scale: 1/16" = 1'-0"



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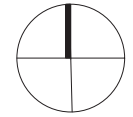


L3 Area Overlay Plan



Level 03 Area Calculations		
Residential Strata Lot		
Residential Strata Area	4476.32 =sq.ft.	(415.85 =sq.m.)
Residential Circulation		
Residential Circulation	845.28 =sq.ft.	(78.53 =sq.m.)
Storage Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.37
Unit C - Storage	36.13 =sq.ft.	(3.36 =sq.m.)
Unit B - Storage	38.00 =sq.ft.	(3.53 =sq.m.)
Unit E - Storage	39.58 =sq.ft.	(3.68 =sq.m.)
Unit D - Storage	39.89 =sq.ft.	(3.71 =sq.m.)
Total Storage Exclusions	153.61 sq.ft.	(14.27 sq.m.)
Wall Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
A301	1.09 =sq.ft.	(0.1 =sq.m.)
A302	1.02 =sq.ft.	(0.09 =sq.m.)
A303	0.71 =sq.ft.	(0.07 =sq.m.)
A304	1.83 =sq.ft.	(0.17 =sq.m.)
A305	1.31 =sq.ft.	(0.12 =sq.m.)
A306	1.31 =sq.ft.	(0.12 =sq.m.)
A307	0.98 =sq.ft.	(0.09 =sq.m.)
A308	1.55 =sq.ft.	(0.14 =sq.m.)
A309	1.21 =sq.ft.	(0.11 =sq.m.)
A310	1.09 =sq.ft.	(0.1 =sq.m.)
A311	1.62 =sq.ft.	(0.15 =sq.m.)
A312	1.47 =sq.ft.	(0.14 =sq.m.)
A313	0.46 =sq.ft.	(0.04 =sq.m.)
A314	0.84 =sq.ft.	(0.08 =sq.m.)
A315	3.74 =sq.ft.	(0.35 =sq.m.)
A316	1.53 =sq.ft.	(0.14 =sq.m.)
A317	0.48 =sq.ft.	(0.04 =sq.m.)
A318	8.66 =sq.ft.	(0.8 =sq.m.)
A319	0.21 =sq.ft.	(0.02 =sq.m.)
A320	0.31 =sq.ft.	(0.03 =sq.m.)
A321	1.24 =sq.ft.	(0.11 =sq.m.)
A322	1.15 =sq.ft.	(0.11 =sq.m.)
A323	1.26 =sq.ft.	(0.12 =sq.m.)
A324	1.09 =sq.ft.	(0.1 =sq.m.)
Total Wall Exclusions	36.18 =sq.ft.	(3.36 =sq.m.)
Balcony Area		
Unit B - Balcony	105.10 =sq.ft.	(9.76 =sq.m.)
Unit C - Balcony	111.64 =sq.ft.	(10.37 =sq.m.)
Unit D - Balcony	103.85 =sq.ft.	(9.65 =sq.m.)
Unit E - Balcony	223.66 =sq.ft.	(20.78 =sq.m.)
Total Balcony Area	544.25 sq.ft.	(50.56 =sq.m.)
Total Net Area	5131.82 sq.ft.	(476.75 =sq.m.)

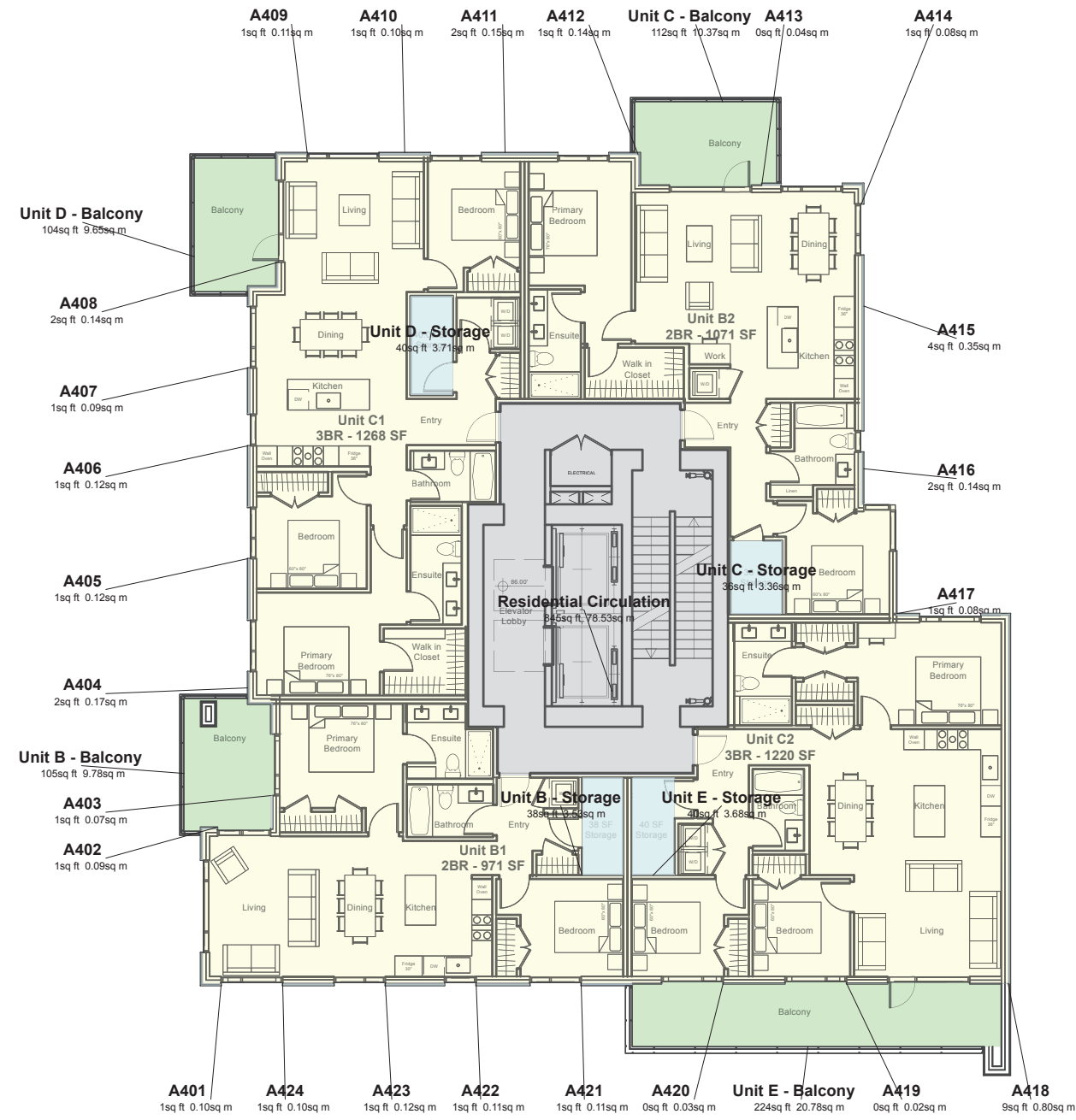
1 L3 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025

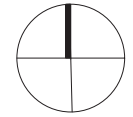


L4 - L5 Area Overlay Plan



Level 04/05 Area Calculations		
Residential Strata Area	Area	
Residential Strata Area	4476.19 =sq.ft.	(415.84 =sq.m.)
Residential Circulation		
Residential Circulation	845.28 =sq.ft.	(78.53 =sq.m.)
Storage Exclusions	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.37
Unit C - Storage	36.13 =sq.ft.	(3.36 =sq.m.)
Unit B - Storage	38.00 =sq.ft.	(3.53 =sq.m.)
Unit E - Storage	39.58 =sq.ft.	(3.68 =sq.m.)
Unit D - Storage	39.89 =sq.ft.	(3.71 =sq.m.)
Total Storage Exclusions	153.61 sq.ft.	(14.27 sq.m.)
Wall Exclusions	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
A401	1.09 =sq.ft.	(0.1 =sq.m.)
A402	1.02 =sq.ft.	(0.09 =sq.m.)
A403	0.71 =sq.ft.	(0.07 =sq.m.)
A404	1.83 =sq.ft.	(0.17 =sq.m.)
A405	1.31 =sq.ft.	(0.12 =sq.m.)
A406	1.31 =sq.ft.	(0.12 =sq.m.)
A407	0.98 =sq.ft.	(0.09 =sq.m.)
A408	1.55 =sq.ft.	(0.14 =sq.m.)
A409	1.21 =sq.ft.	(0.11 =sq.m.)
A410	1.09 =sq.ft.	(0.1 =sq.m.)
A411	1.62 =sq.ft.	(0.15 =sq.m.)
A412	1.47 =sq.ft.	(0.14 =sq.m.)
A413	0.46 =sq.ft.	(0.04 =sq.m.)
A414	0.84 =sq.ft.	(0.08 =sq.m.)
A415	3.74 =sq.ft.	(0.35 =sq.m.)
A416	1.53 =sq.ft.	(0.14 =sq.m.)
A417	0.81 =sq.ft.	(0.08 =sq.m.)
A418	8.66 =sq.ft.	(0.8 =sq.m.)
A419	0.21 =sq.ft.	(0.02 =sq.m.)
A420	0.31 =sq.ft.	(0.03 =sq.m.)
A421	1.24 =sq.ft.	(0.11 =sq.m.)
A422	1.15 =sq.ft.	(0.11 =sq.m.)
A423	1.26 =sq.ft.	(0.12 =sq.m.)
A424	1.09 =sq.ft.	(0.1 =sq.m.)
Total Wall Exclusions	36.51 =sq.ft.	(3.39 =sq.m.)
Balcony Area		
Unit B - Balcony	105.24 =sq.ft.	(9.78 =sq.m.)
Unit C - Balcony	111.64 =sq.ft.	(10.37 =sq.m.)
Unit D - Balcony	103.85 =sq.ft.	(9.65 =sq.m.)
Unit E - Balcony	223.66 =sq.ft.	(20.78 =sq.m.)
Total Balcony Area	544.38 sq.ft.	(50.57 =sq.m.)
Total Net Area L4	5131.36 sq.ft.	(476.70 =sq.m.)
Total Net Area L5	5131.36 sq.ft.	(476.70 =sq.m.)

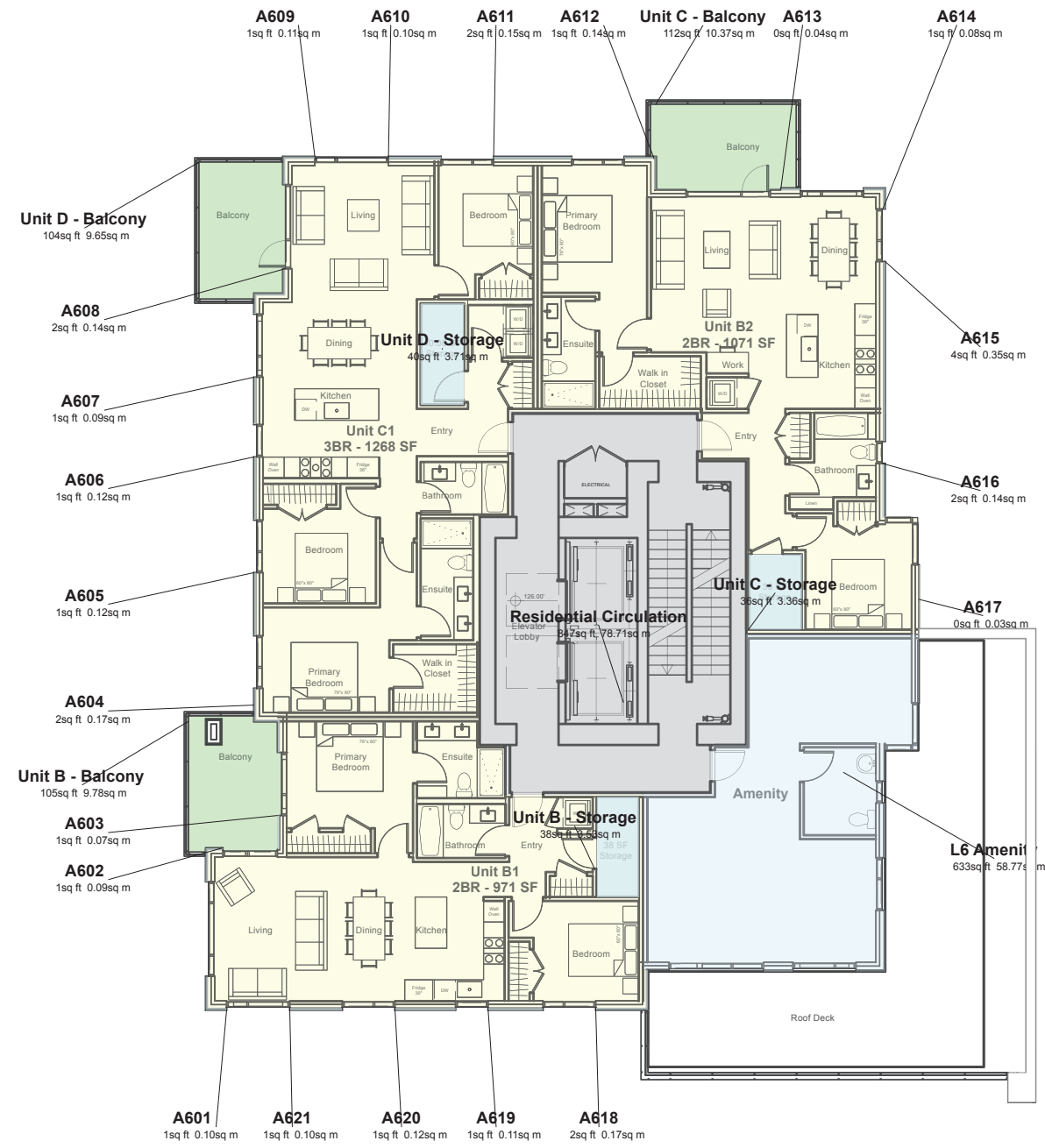
1 L4 -L5 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025

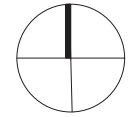


L6 Area Overlay Plan



Level 06 Area Calculations		
Residential Strata Lot Area		
Residential Strata Lot	3283.93 =sq.ft.	(305.08 =sq.m.)
Residential Circulation		
Residential Circulation	847.25 =sq.ft.	(78.71 =sq.m.)
Storage Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.37
Unit C - Storage	36.13 =sq.ft.	(3.36 =sq.m.)
Unit B - Storage	38.00 =sq.ft.	(3.53 =sq.m.)
Unit D - Storage	39.89 =sq.ft.	(3.71 =sq.m.)
Total Storage Exclusions	114.02 sq.ft.	(10.59 sq.m.)
Amenity Exclusion		
L6 Amenity	632.56 =sq.ft.	(58.77 =sq.m.)
Total Amenity Exclusion	632.56 =sq.ft.	(58.77 =sq.m.)
Wall Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
A301	1.09 =sq.ft.	(0.1 =sq.m.)
A302	1.02 =sq.ft.	(0.09 =sq.m.)
A303	0.71 =sq.ft.	(0.07 =sq.m.)
A304	1.83 =sq.ft.	(0.17 =sq.m.)
A305	1.31 =sq.ft.	(0.12 =sq.m.)
A306	1.31 =sq.ft.	(0.12 =sq.m.)
A307	0.98 =sq.ft.	(0.09 =sq.m.)
A308	1.55 =sq.ft.	(0.14 =sq.m.)
A309	1.21 =sq.ft.	(0.11 =sq.m.)
A310	1.09 =sq.ft.	(0.1 =sq.m.)
A311	1.62 =sq.ft.	(0.15 =sq.m.)
A312	1.47 =sq.ft.	(0.14 =sq.m.)
A313	0.46 =sq.ft.	(0.04 =sq.m.)
A314	0.84 =sq.ft.	(0.08 =sq.m.)
A315	3.74 =sq.ft.	(0.35 =sq.m.)
A316	1.53 =sq.ft.	(0.14 =sq.m.)
A317	0.48 =sq.ft.	(0.04 =sq.m.)
A318	8.66 =sq.ft.	(0.8 =sq.m.)
A319	0.21 =sq.ft.	(0.02 =sq.m.)
A320	0.31 =sq.ft.	(0.03 =sq.m.)
A321	1.24 =sq.ft.	(0.11 =sq.m.)
A322	1.15 =sq.ft.	(0.11 =sq.m.)
A323	1.26 =sq.ft.	(0.12 =sq.m.)
A324	1.09 =sq.ft.	(0.1 =sq.m.)
Total Wall Exclusions	36.18 =sq.ft.	(3.36 =sq.m.)
Balcony Area		
Unit B - Balcony	105.24 =sq.ft.	(9.78 =sq.m.)
Unit C - Balcony	111.64 =sq.ft.	(10.37 =sq.m.)
Unit D - Balcony	103.85 =sq.ft.	(9.65 =sq.m.)
Total Balcony Area	320.72 sq.ft.	(29.80 =sq.m.)
Total Net Area	3980.99 sq.ft.	(369.83 =sq.m.)

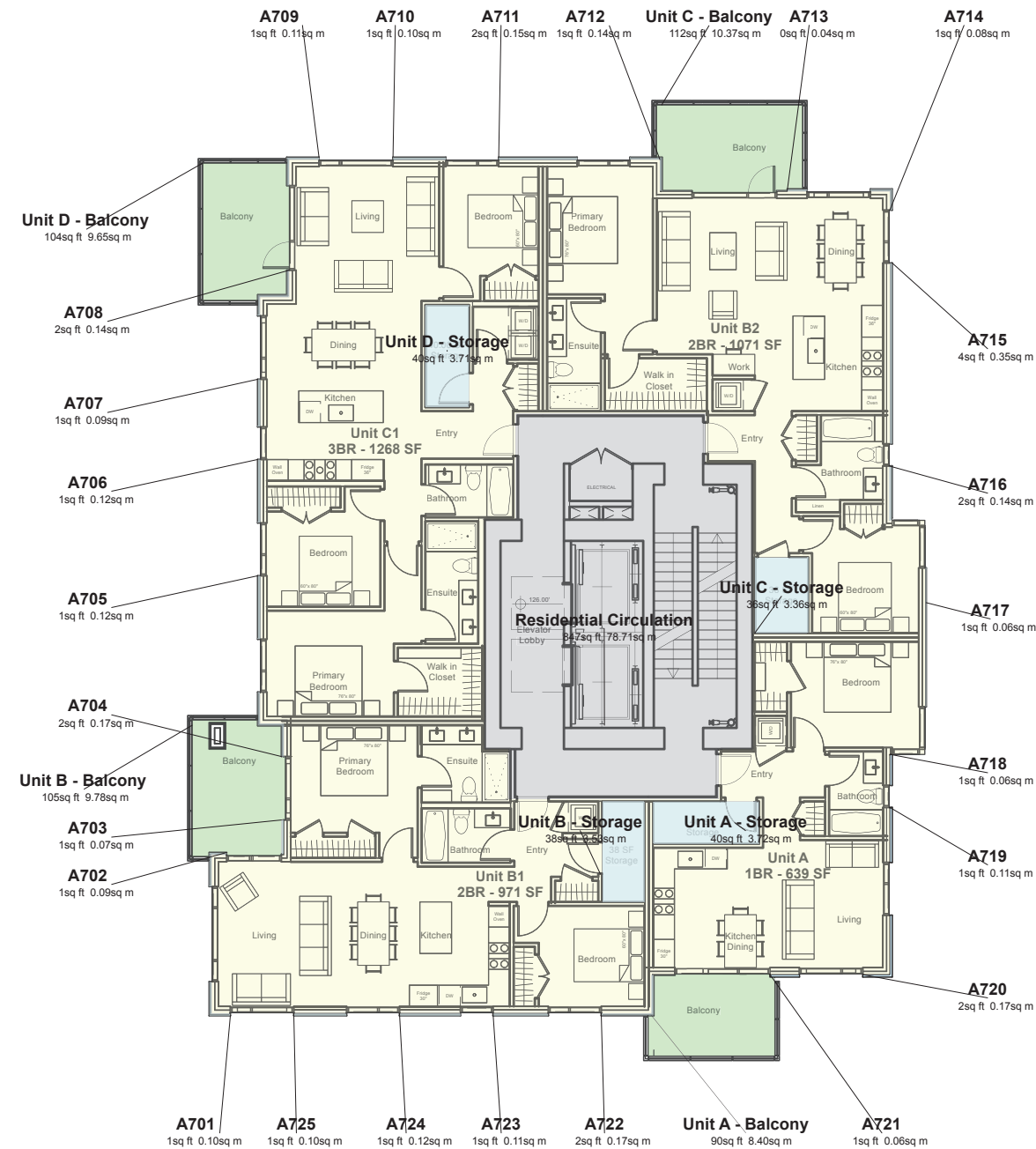
1 L6 Area Overlay Plan
Scale: 1/16" = 1'-0"



1827 West 5th Avenue
August 2025

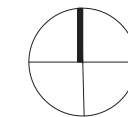


L7-11 Area Overlay Plan

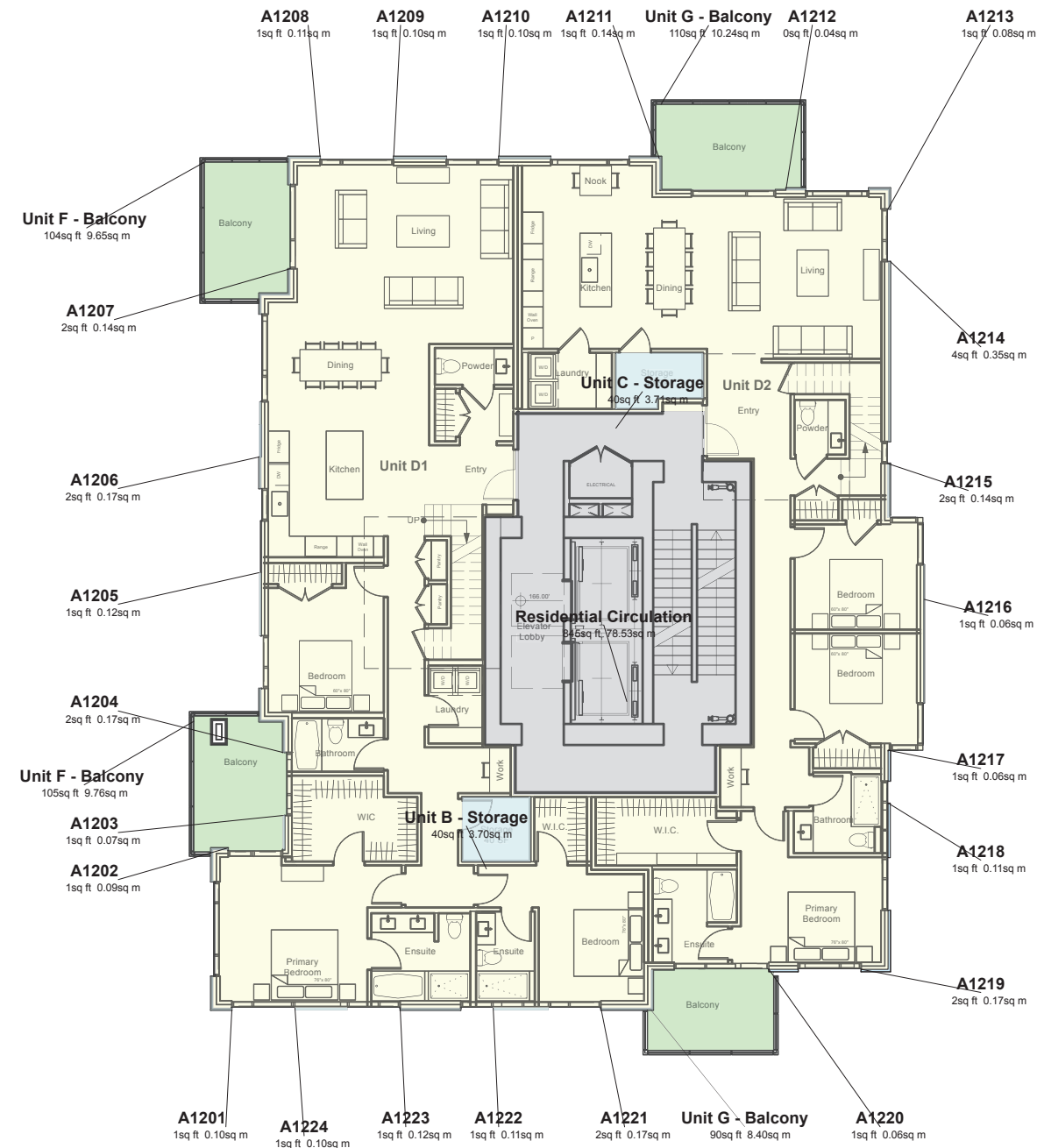


Level 07-11 Area Calculations		
Residential Strata Lot Area		
Residential Strata Lot	3916.49 sq.ft.	(363.84 =sq.m.)
Residential Circulation		
Residential Circulation	847.25 =sq.ft.	(78.71 =sq.m.)
Storage Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.37
Unit C - Storage	36.13 =sq.ft.	(3.36 =sq.m.)
Unit B - Storage	38.00 =sq.ft.	(3.53 =sq.m.)
Unit D - Storage	39.89 =sq.ft.	(3.71 =sq.m.)
Unit A - Storage	40.00 =sq.ft.	(3.72 =sq.m.)
Total Storage Exclusions	154.02 sq.ft.	(14.31 sq.m.)
Wall Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
A701	1.09 =sq.ft.	(0.1 =sq.m.)
A702	1.02 =sq.ft.	(0.09 =sq.m.)
A703	0.71 =sq.ft.	(0.07 =sq.m.)
A704	1.83 =sq.ft.	(0.17 =sq.m.)
A705	1.31 =sq.ft.	(0.12 =sq.m.)
A706	1.31 =sq.ft.	(0.12 =sq.m.)
A707	0.98 =sq.ft.	(0.09 =sq.m.)
A708	1.55 =sq.ft.	(0.14 =sq.m.)
A709	1.21 =sq.ft.	(0.11 =sq.m.)
A710	1.09 =sq.ft.	(0.1 =sq.m.)
A711	1.62 =sq.ft.	(0.15 =sq.m.)
A712	1.47 =sq.ft.	(0.14 =sq.m.)
A713	0.46 =sq.ft.	(0.04 =sq.m.)
A714	0.84 =sq.ft.	(0.08 =sq.m.)
A715	3.74 =sq.ft.	(0.35 =sq.m.)
A716	1.53 =sq.ft.	(0.14 =sq.m.)
A717	0.68 =sq.ft.	(0.06 =sq.m.)
A718	0.64 =sq.ft.	(0.06 =sq.m.)
A719	1.14 =sq.ft.	(0.11 =sq.m.)
A720	1.83 =sq.ft.	(0.17 =sq.m.)
A721	0.81 =sq.ft.	(0.06 =sq.m.)
A722	1.87 =sq.ft.	(0.17 =sq.m.)
A723	1.15 =sq.ft.	(0.11 =sq.m.)
A724	1.26 =sq.ft.	(0.12 =sq.m.)
A725	1.09 =sq.ft.	(0.1 =sq.m.)
Total Wall Exclusions	32.05 =sq.ft.	(2.98 =sq.m.)
Balcony Area		
Unit A - Balcony	90.42 =sq.ft.	(8.40 =sq.m.)
Unit B - Balcony	105.24 =sq.ft.	(9.78 =sq.m.)
Unit C - Balcony	111.64 =sq.ft.	(10.37 =sq.m.)
Unit D - Balcony	103.85 =sq.ft.	(9.65 =sq.m.)
Total Balcony Area	411.14 sq.ft.	(38.20 =sq.m.)
Total Net Area L7	4577.67 sq.ft.	(425.27 =sq.m.)
Total Net Area L8	4577.67 sq.ft.	(425.27 =sq.m.)
Total Net Area L9	4577.67 sq.ft.	(425.27 =sq.m.)
Total Net Area L10	4577.67 sq.ft.	(425.27 =sq.m.)
Total Net Area L11	4577.67 sq.ft.	(425.27 =sq.m.)

1 L7-L11 Area Overlay Plan
Scale: 1/16" = 1'-0"

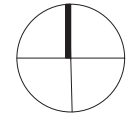


L12 Area Overlay Plan



Level 12 Area Calculations		
Residential Strata Lot Area		
Residential Strata Lot	3916.79 sq.ft.	(363.87 =sq.m.)
Residential Circulation		
Residential Circulation	845.28 =sq.ft.	(78.53 =sq.m.)
Storage Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.37
Unit B - Storage	39.81 =sq.ft.	(3.70 =sq.m.)
Unit C - Storage	39.93 =sq.ft.	(3.71 =sq.m.)
Total Storage Exclusions	79.74 sq.ft.	(7.41 sq.m.)
Wall Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
A1201	1.09 =sq.ft.	(0.1 =sq.m.)
A1202	1.02 =sq.ft.	(0.09 =sq.m.)
A1203	0.71 =sq.ft.	(0.07 =sq.m.)
A1204	1.83 =sq.ft.	(0.17 =sq.m.)
A1205	1.31 =sq.ft.	(0.12 =sq.m.)
A1206	1.80 =sq.ft.	(0.17 =sq.m.)
A1207	1.55 =sq.ft.	(0.14 =sq.m.)
A1208	1.21 =sq.ft.	(0.11 =sq.m.)
A1209	1.09 =sq.ft.	(0.1 =sq.m.)
A1210	1.08 =sq.ft.	(0.1 =sq.m.)
A1211	1.47 =sq.ft.	(0.14 =sq.m.)
A1212	0.46 =sq.ft.	(0.04 =sq.m.)
A1213	0.84 =sq.ft.	(0.08 =sq.m.)
A1214	3.74 =sq.ft.	(0.35 =sq.m.)
A1215	1.53 =sq.ft.	(0.14 =sq.m.)
A1216	0.68 =sq.ft.	(0.06 =sq.m.)
A1217	0.64 =sq.ft.	(0.06 =sq.m.)
A1218	1.14 =sq.ft.	(0.11 =sq.m.)
A1219	1.83 =sq.ft.	(0.17 =sq.m.)
A1220	0.61 =sq.ft.	(0.06 =sq.m.)
A1221	1.87 =sq.ft.	(0.17 =sq.m.)
A1222	1.15 =sq.ft.	(0.11 =sq.m.)
A1223	1.26 =sq.ft.	(0.12 =sq.m.)
A1224	1.09 =sq.ft.	(0.1 =sq.m.)
Total Wall Exclusions	31.01 =sq.ft.	(2.88 =sq.m.)
Balcony Area		
Unit F - Balcony	103.85 =sq.ft.	(9.65 =sq.m.)
Unit F - Balcony	105.10 =sq.ft.	(9.76 =sq.m.)
Unit G - Balcony	90.42 =sq.ft.	(8.40 =sq.m.)
Unit G - Balcony	110.26 =sq.ft.	(10.24 =sq.m.)
Total Balcony Area	409.63 sq.ft.	(38.05 =sq.m.)
Total Net Area L12	4651.32 sq.ft.	(432.11 =sq.m.)

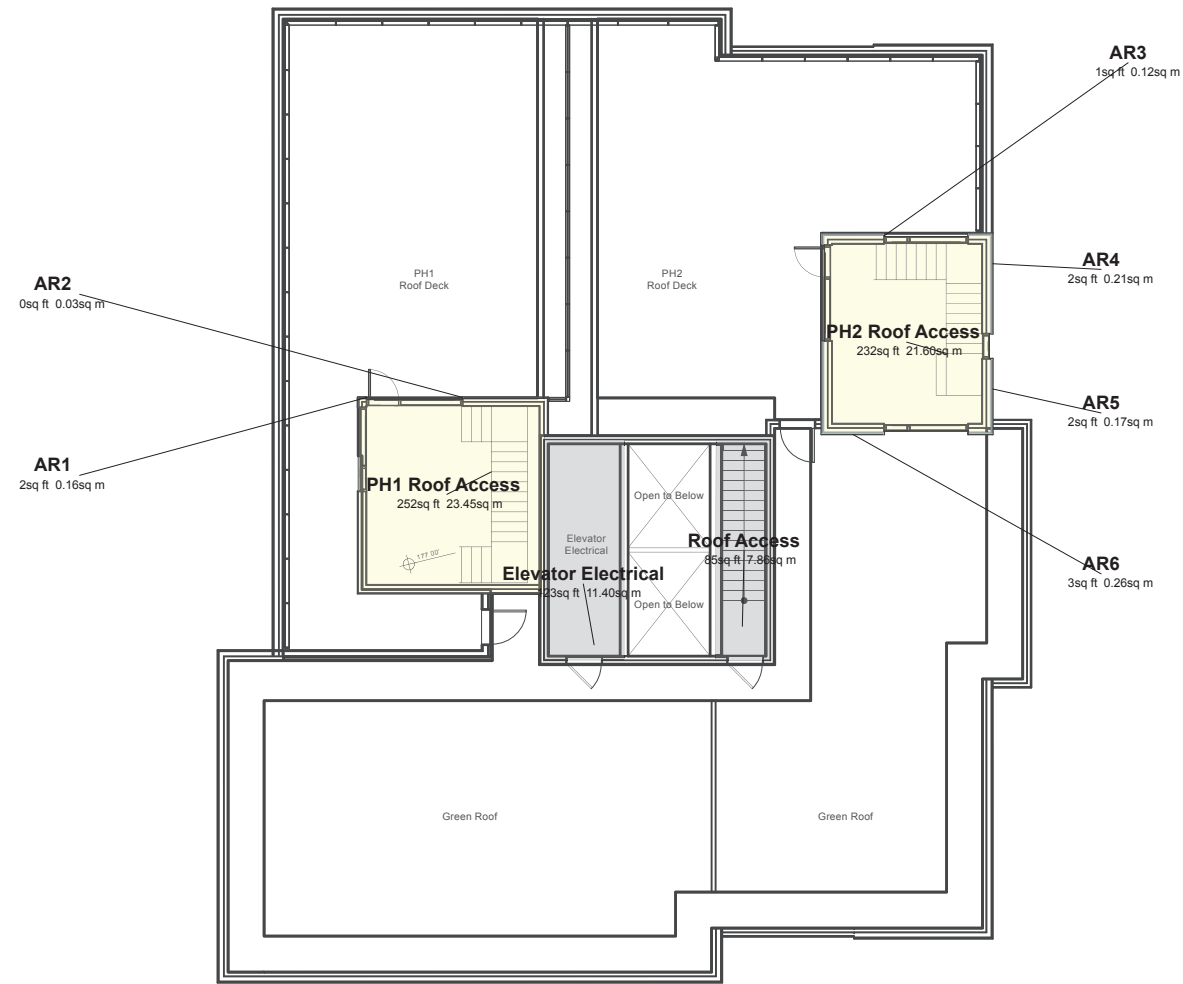
1 L12 Area Overlay Plan
Scale: 1/16" = 1'-0"



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August 2025

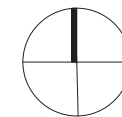


Rooftop Area Overlay Plan

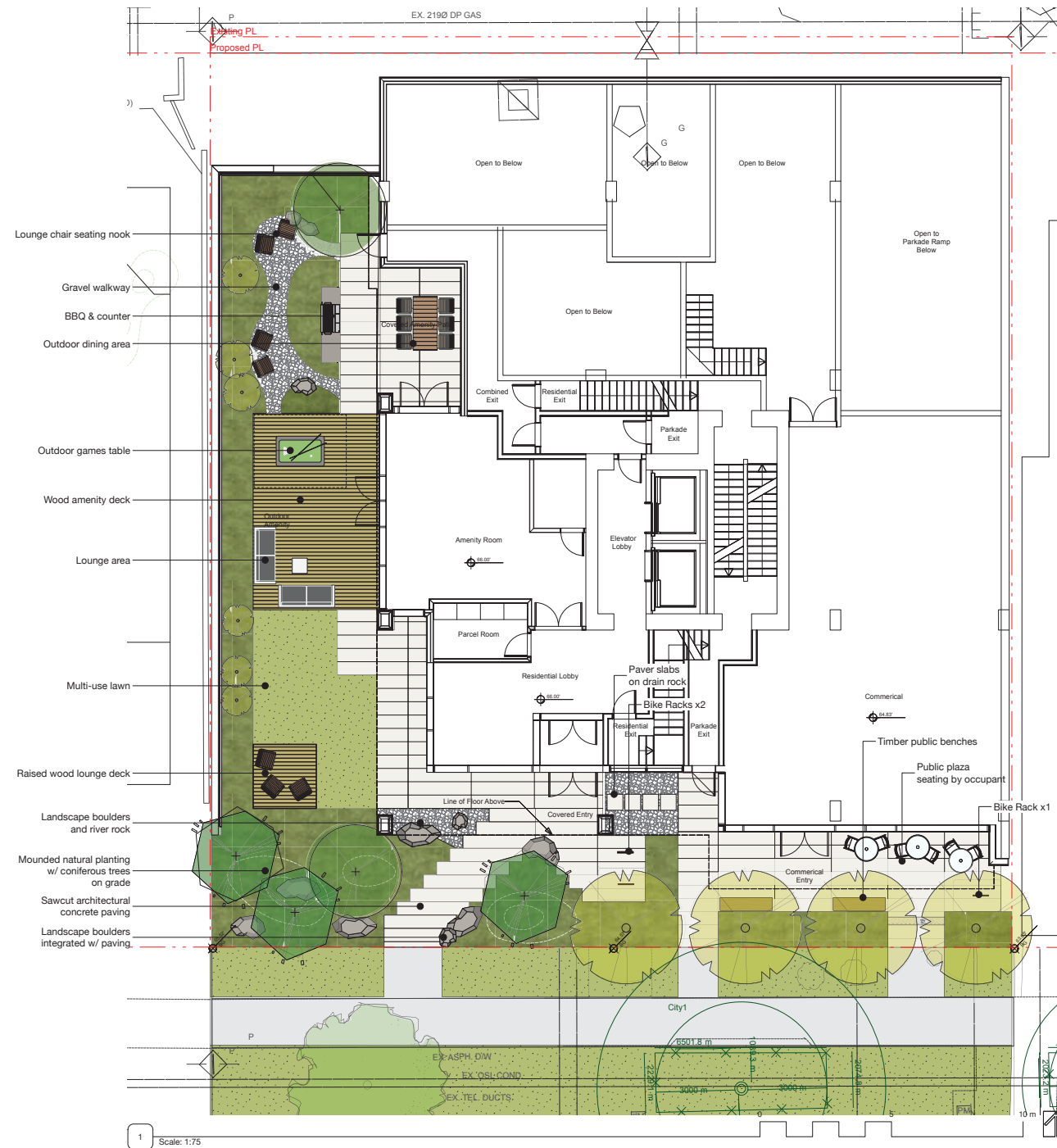
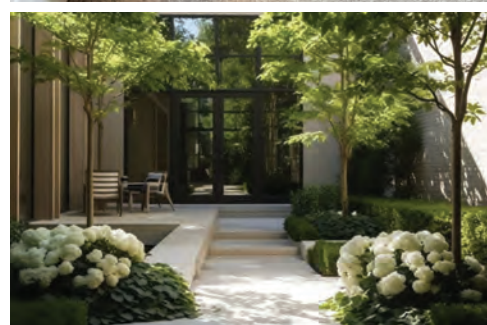
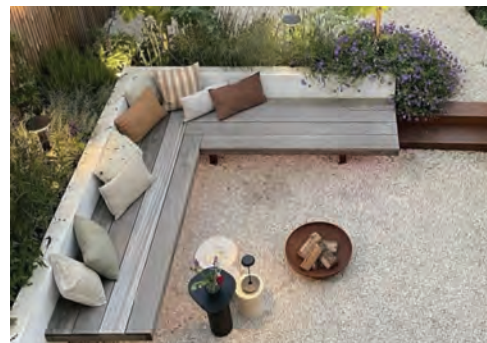


Rooftop Area Calculations		
Residential Strata Lot		
	Area	
PH2 Roof Access	232.47 =sq.ft.	(21.60 =sq.m.)
PH1 Roof Access	252.39 =sq.ft.	(23.45 =sq.m.)
Residential Circulation		
Roof Access	84.62 =sq.ft.	(7.86 =sq.m.)
Elevator Electrical	122.68 =sq.ft.	(11.40 =sq.m.)
Wall Exclusions		
	Area	Per City of Vancouver Zoning and Development Bylaw Section 10.15
AR1	1.67 =sq.ft.	(0.16 =sq.m.)
AR2	0.35 =sq.ft.	(0.03 =sq.m.)
AR3	1.31 =sq.ft.	(0.12 =sq.m.)
AR4	2.23 =sq.ft.	(0.21 =sq.m.)
AR5	1.78 =sq.ft.	(0.17 =sq.m.)
AR6	2.80 =sq.ft.	(0.26 =sq.m.)
Total Wall Exclusions	10.14 =sq.ft.	(0.94 =sq.m.)
Balcony Area		
Total Balcony Area	0.00 sq.ft.	(0.00 =sq.m.)
Total Net Area Rooftop	682.02 sq.ft.	(63.36 =sq.m.)

1 Rooftop Area Overlay Plan
Scale: 1/16" = 1'-0"



Landscape



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes

Professional Seal

eta landscape architecture

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 Vancouver, BC, Canada V6J 1H4
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Project:
West Fifth

1827 W 5th Avenue
 Vancouver, BC

Drawing Title:
**Landscape Materials
 Level 1**

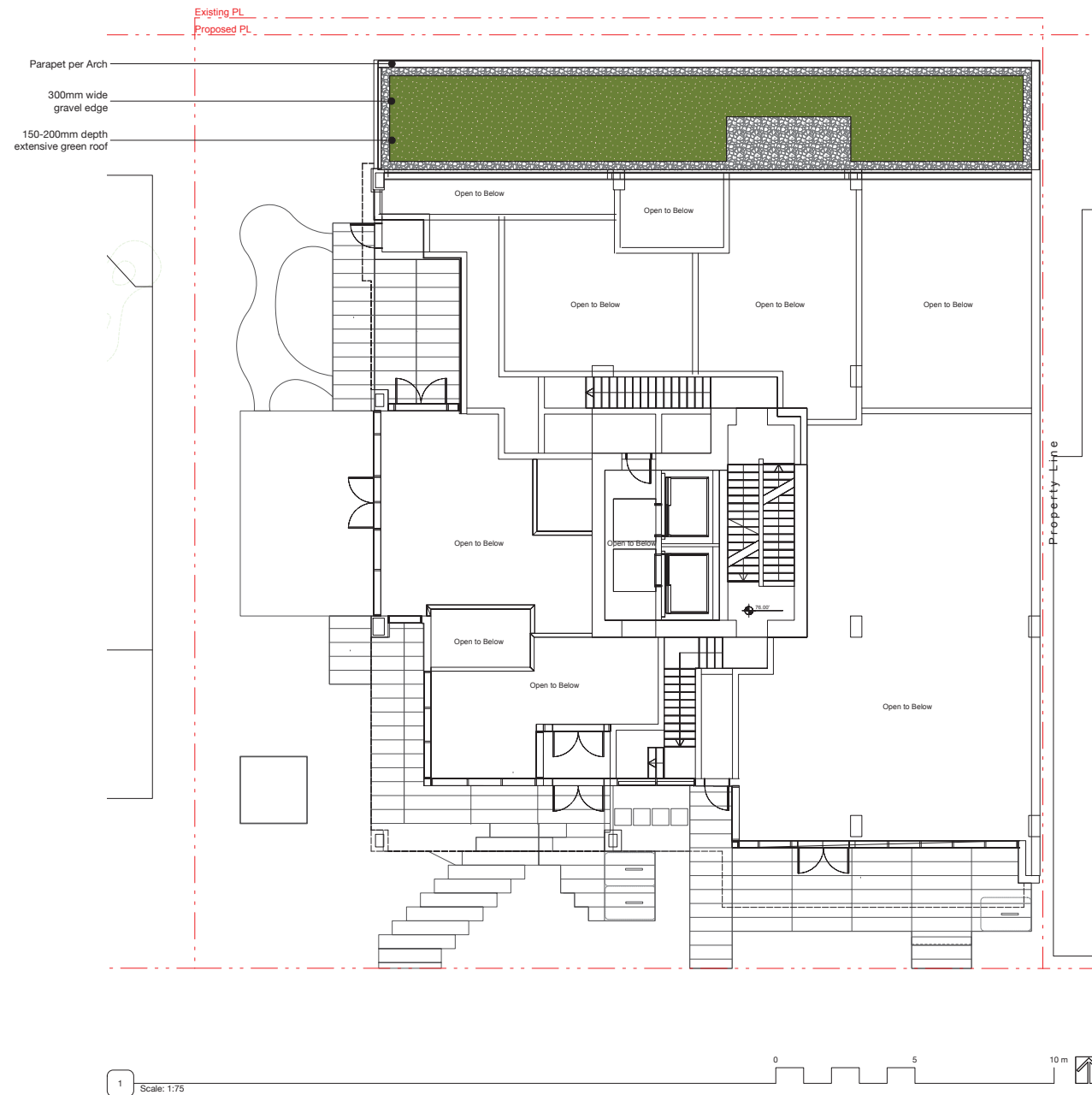
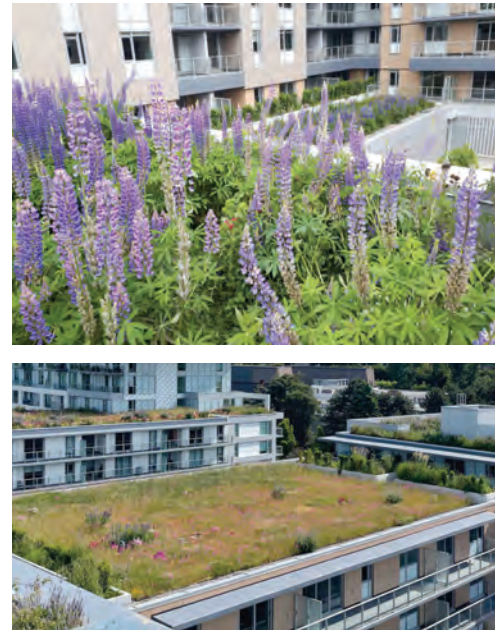
Legend	
Prepared by	KD
Checked by	KD
Reviewed by	DT
Drawn by	DT
Scale	L3.1
Date	19



1827 West 5th Avenue
 August 2025



Landscape



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes

Professional Seal

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Project
West Fifth

1827 W 5th Avenue
 Vancouver, BC

Drawing Title
**Landscape Materials
 Level 2**

Legal

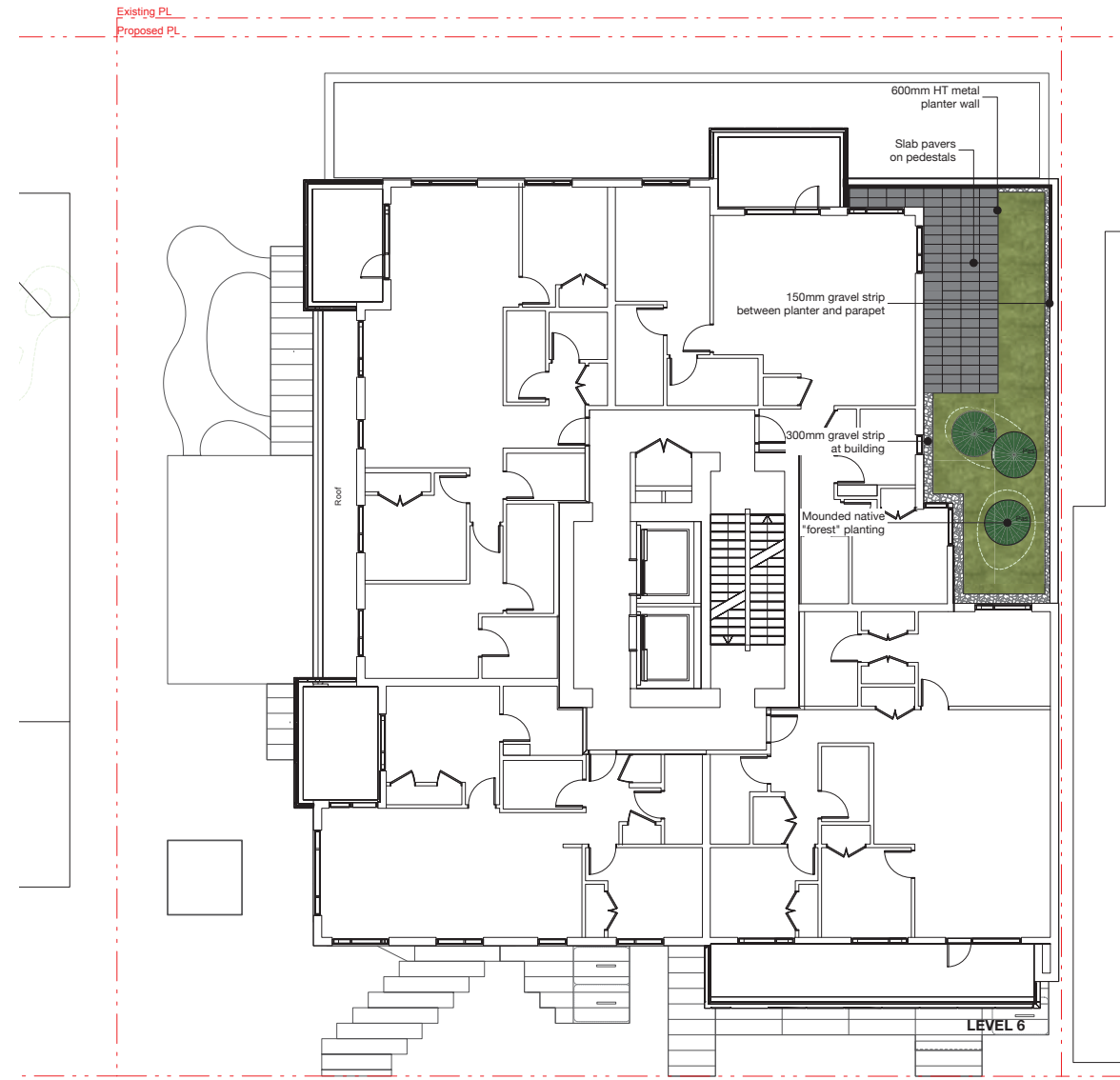
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KD	#####
Drawn By	Drawn On
KD	As Noted
Reviewed By	Checked By
DT	
	L3.2
	8
	19



1827 West 5th Avenue
 August 2025



Landscape



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes

Professional Seal

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Project
West Fifth

1827 W 5th Avenue
Vancouver, BC

Drawing Title
**Landscape Materials
Level 3**

Legal

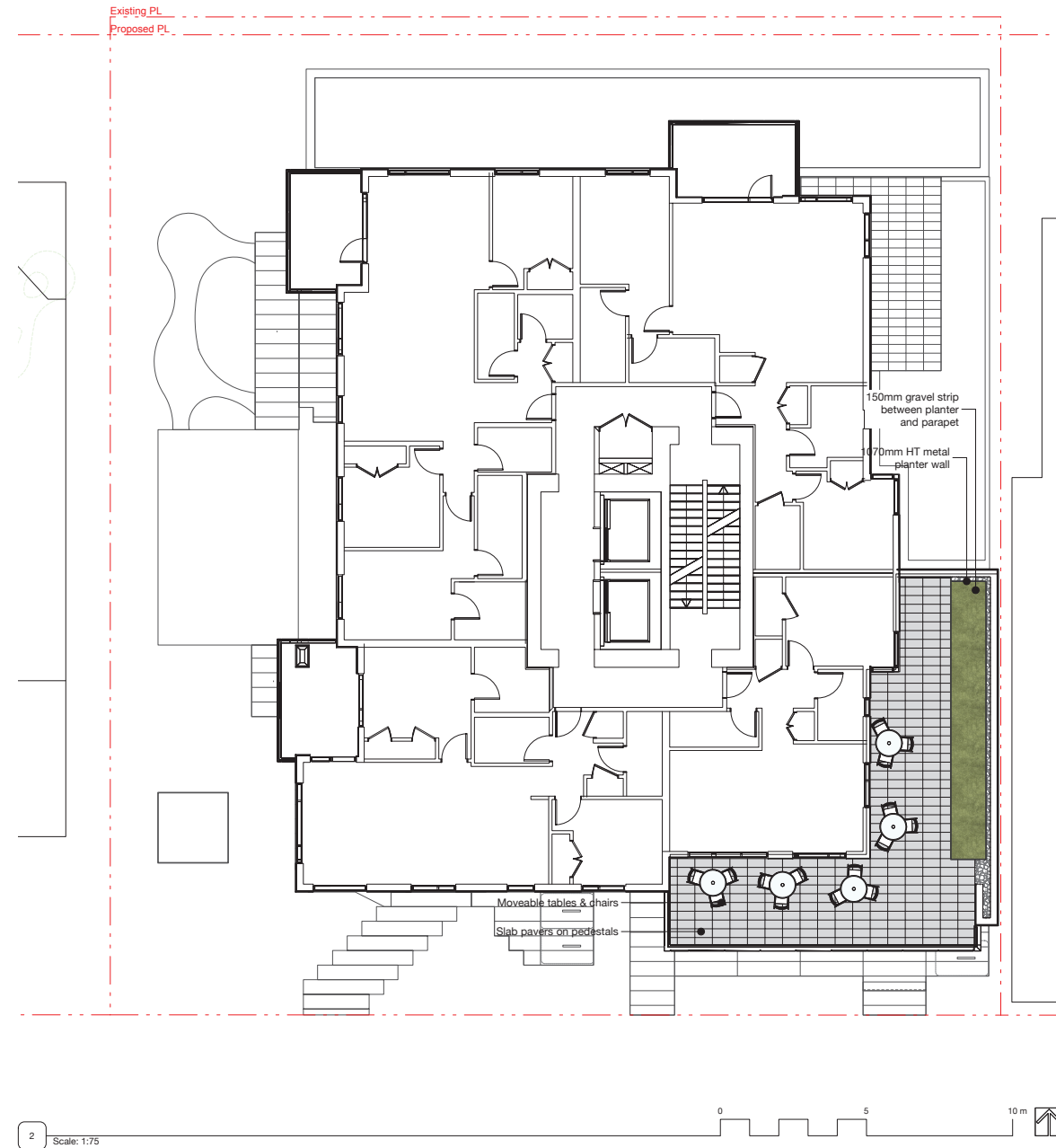
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KD	#####
Drawn By	Checked By
KD	AK/Noted
Reviewed By	Drawn/Checked By
DT	L3.3
	9
	19



1827 West 5th Avenue
August 2025



Landscape



Revision No.	Date	Revision Notes

Issue No.	Date	Issue Notes

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Project
West Fifth

1827 W 5th Avenue
Vancouver, BC

Drawing Title
**Landscape Materials
Level 6**

Legal

Role	Name	Date
Project Manager	Project ID: #####	
Drawn By		
Checked By	As Noted	
Reviewed By		
DT		
	L3.4	
	10	
	19	



1827 West 5th Avenue
August 2025



Landscape



Revision No.	Date	Revision Notes
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Issue No.	Date	Issue Notes
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Project
West Fifth

1827 W 5th Avenue
 Vancouver, BC

Drawing Title

**Landscape Materials
 L6 & Roof**

Legal

Project Manager	Project ID
KD	#####
Drawn By	Drawn On
KD	As Noted
Reviewed By	Checked By
DT	
	L3.5
	11
	19



1827 West 5th Avenue
 August 2025



Landscape



Acer circinatum

Ginkgo 'Robbie's Twist'

Pinus contorta

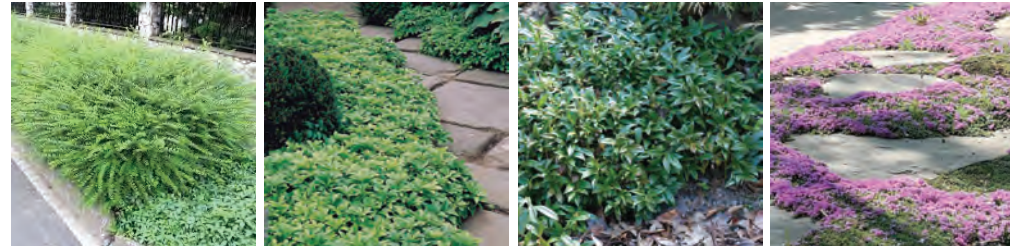


Achillea millefolium

Echinacea 'Milkshake'

Hosta 'Aphrodite'

Lavandula angustifolia



Lonicera pileata

Pachysandra terminalis

Sarcococca hookeriana

Thymus serpyllum



PLANT LIST

ID	QTY	LATIN NAME	COMMON NAME	SPACING	SIZE	NOTES	ATTRIBUTES
TREES - OFF-SITE							
Prsk	1	Prunus serrulata 'Kwanzan'	Kwanzan flowering cherry	as shown	6cm cal/B&B	full/ bushy canopy	B, W, S
LAWN - OFFSITE							
Non-Netted, grown on sand							
TREES							
Ac	2	Acer circinatum	vine maple	as shown	6cm cal/B&B	full/ bushy canopy	N
GBF	4	Ginkgo biloba 'Fastigiata'	Fastigiate maidenhair tree	as shown	6cm cal/B&B	male only	S
GRT	6	Ginkgo 'Robbie's Twist'	Robbie's Twist maidenhair	as shown	6cm cal/B&B	male only	S
Pc	3	Pinus contorta	lodgepole pine	as shown	3m ht/B&B	full/ bushy canopy	N, E, S
SHRUBS / GROUNDCOVERS / PERENNIALS							
Am		Achillea millefolium	yarrow		0.3 #1 cont.	full/ bushy plants	P
Ecm		Echinacea purpurea 'Milkshake'	Milkshake coneflower		0.51 #2 cont.	full/ bushy plants	B, P, W
Hap		Hosta 'Aphrodite'	Aphrodite plantain lily		0.51 #1 cont.	full/ bushy plants	P
Lah		Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue lavender		0.51 #2 cont.	full/ bushy plants	E, P, Ed
Lp		Lonicera pileata	box leaf honeysuckle		0.76 #2 cont.	full/ bushy plants	E, B, P
Nat		Nassella tenuissima	Mexican feather grass		0.36 #2 cont.	full/ bushy plants	
Pm		Pinus mugo	mugo pine		1.37 #3 cont.	full/ bushy plants	E, S
Pm		Polystichum munitum	sword fern		0.76 #3 cont.	full/ bushy plants	N, E
Pt		Pachysandra terminalis	Japanese spurge		0.46 #1 cont.	full/ bushy plants	E, P
Ral		Rhododendron 'Snow Lady'	Snow Lady rhododendron		0.76 #5 cont.	full, bushy plants	E, P
Sh		Sarcococca hookeriana var. humilis	dwarf sweet box		0.46 #2 cont.	full/ bushy plants	E, B, P
Tse		Thymus serpyllum	creeping thyme		0.46 SP 4	full/ bushy plants	E, P
Tv		Thymus vulgaris	common thyme		0.25 SP 4	full/ bushy plants	E, P, Ed
LAWN							
Non-Netted, grown on sand							

NOTES:
 1. ALL LANDSCAPE TO CONFORM TO THE CURRENT EDITION OF THE CSLA STANDARDS FOR LEVEL 1 'GROOMED' LANDSCAPE TREATMENT IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE PLANTING PLAN, THE PLANTING PLAN TAKES PRECEDENCE.
 2. SEARCH AREA TO INCLUDE BRITISH COLUMBIA, WASHINGTON, AND OREGON
 3. N - NATIVE E - EVERGREEN B - BIRD FRIENDLY P - POLLINATOR Ed - EDIBLE W - WINTER INTEREST
 S - VERY SUITABLE/SUITABLE AS PER URBAN TREE LIST FOR METRO VANCOUVER IN A CHANGING CLIMATE
 4. IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWINGS TAKES PRECEDENT. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

Revision
 No. Date Revision Notes

Issue
 No. Date Issue Notes

Professional Seal

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Project
West Fifth

1827 W 5th Avenue
 Vancouver, BC

Drawing Title
Plant Materials

Legal

Project Manager	Project ID
KD	#####
Drawn By	Scale
KD	As Noted
Reviewed By	Checked By
DT	
	L5.0
	1/1
	19



1827 West 5th Avenue
 August 2025

