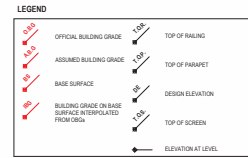


Subject	Building height		Building height for portions of building with permitted accessory dwelling, residential, or commercial use, and for portions of building with permitted accessory services or multiple uses, and for portions of building with permitted accessory services or multiple uses	
	Permitted	Proposed	Permitted	Proposed
A	100 m	108 m	100 m	108 m
B	100 m	108 m	100 m	108 m
C	100 m	108 m	100 m	108 m



ISSUED FOR:

- August 21, 2024 REZONING APPLICATION
- April 17, 2023 DEVELOPMENT APPLICATION
- November 3, 2023 DEVELOPMENT PERMIT PROPOSAL TO RESPOND
- November 14, 2023 TEXT AMENDMENT

IMPERIAL

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ARCHITECT & PRIME CONSULTANT

BONIFACE OLEKSIUK POLITANO ARCHITECTS
1605 St. Johns Street
Vancouver, BC V6B 3J7
Tel: 256.015.6568

KEYPLAN

SEAL

LANGARA YMCA

202 49TH AVENUE WEST, VANCOUVER, BC

BASE SURFACE PLAN

DRAWN: Author CHECKED: Checker

A01.03

PROJECT # 22004C



YMCA LANGARA: FSR COMPLIANCE PACKAGE

282 49TH AVENUE WEST, VANCOUVER, BC
 DEVELOPMENT PERMIT APPLICATION PRIOR-TO RESPONSE
 OCTOBER 17, 2025

CIVIC ADDRESS: 282 49TH AVENUE WEST, VANCOUVER, BC
 LEGAL DESCRIPTION: LOT 4 BLOCK 1165 PLAN VAP16033 DISTRICT LOT 526 NWD GROUP 1.



<p><u>Owner / Developer</u></p> <p>TOWNLINE 1212 - 450 SW Marine Dr Vancouver, BC V5K 0C3 T: (604) 527-8700</p> <p>MUSQUEAM CAPITAL CORP. 202-5704 Balmam Street Vancouver, BC V6M 4B9 T: 604-559-5400</p> <p>YMCA BC 10 - 620 Royal Ave., New Westminster, BC V3M 1J2 T: (604) 939-9622</p> <p><u>Landscape Architect</u></p> <p>PWL PARTNERSHIP LANDSCAPE ARCHITECTS 1201 W Pender St Vancouver, BC V6E 2V2 T: (604) 688-6111</p> <p><u>Structural</u></p> <p>GLOTMAN SIMPSON 1661 West 5th Avenue Vancouver, BC V6L 1N5 T: (604) 630-3487</p> <p><u>Mechanical</u></p> <p>REINBOLD ENGINEERING GROUP 400, 1580 West Broadway Vancouver, BC V6J 5K6 T: (604) 737-7363</p> <p><u>Electrical</u></p> <p>JARVIS ENGINEERING CONSULTANTS 304 - 3001 Tull Street Kelowna, BC V1Y 2N4 T: (250) 752-6066</p>	<p><u>Geotechnical</u></p> <p>GEOCAPACIFIC 1779 West 75th Avenue Vancouver, BC V6P 0P2 T: (604) 458-9222</p> <p><u>Structural</u></p> <p>MPT ENGINEERING 11120 Homestead Way, Suite 320 Richmond BC V7A 5H7 T: (604) 270-9331</p> <p><u>Code Consultant</u></p> <p>MARK ROOZBAHANI CONSULTING LTD. 1281 - 20th Street West Vancouver, BC V7V 3Z4 T: (604) 764-7709</p> <p><u>Acoustic</u></p> <p>DIAMOND HEAD CONSULTING 3559 Commercial St Vancouver, BC V6M 4E8 T: (604) 363-2053</p> <p><u>Transportation</u></p> <p>BUNT 1550 - 1550 West Pender Street Vancouver, BC V6E 3S7 T: (604) 685-6427</p> <p><u>Civil</u></p> <p>KM CIVIL CONSULTANTS 110 - 2920 Virtual Way Vancouver, BC V5M 0C4 T: (604) 294-6662</p>
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DRAWING LIST - FSR COMPLIANCE PACKAGE

FSR-00	COVER SHEET
FSR-01	PROJECT DATA
FSR-02	LEVEL 1
FSR-03	LEVEL 1#E2Z
FSR-04	LEVEL 2
FSR-05	LEVEL 3
FSR-06	LEVEL 4
FSR-07	LEVEL 5
FSR-08	LEVEL 10-14, 15-28
FSR-09	LEVEL 21, 28 STRATA AGREEMENT
FSR-10	LEVEL 29-30, 30 RENTAL AGREEMENT
FSR-11	LEVEL 34, 35
FSR-12	LEVEL 36-37, 38, 39
Owner Item 13	

ISSUED FOR:

1 July 26, 2024	REZONING APPLICATION
2 August 21, 2024	REZONING APPLICATION
3 April 11, 2025	DEVELOPMENT APPLICATION
4 November 3, 2025	DEVELOPMENT PERMIT PRIOR-TO RESPONSE
6 November 14, 2025	TEXT AMENDMENT

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ARCHITECT & PRIME CONSULTANT
 BONIFACE OLEKSIUK POLITANO ARCHITECTS
 950 5th Avenue West
 Vancouver, BC V6J 3J7
 Tel: 250.521.6588

KEYPLAN

REAL

LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC

COVER SHEET

DRAWN: Author CHECKED: Checker

FSR-00

PROJECT # 22004C

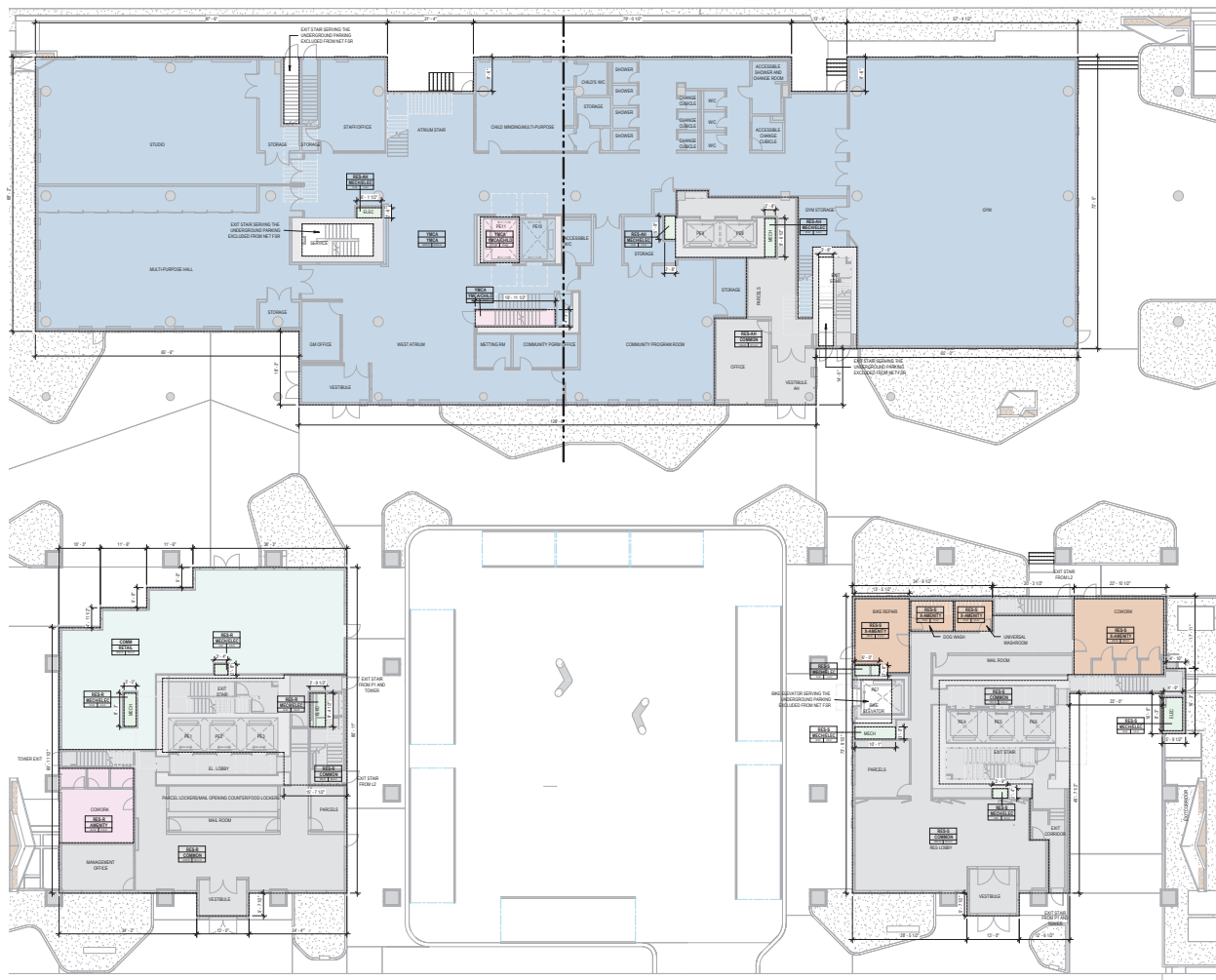
AREA SCHEDULE LEVEL 1																										
AREA USE	INCLUDED AREA										EXCLUDED AREA					TOTAL EXCLUDED AREA		NET FSR	UNIT MIX				BALCONY AREA			
	SP	SM	SP	SM	SP	SM	SP	SM	SP	SM	SP	SM	SP	SM	SP	SM	SM		SD	SD	SD	SD	SP	SM		
COM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
OFF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
STOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
RENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	0
TOTAL	28,843	2,772	0	0	0	0	0	0	0	0	1,881	28	0	0	1,909	28	0	0	0	0	0	0	0	0	0	0

COLOUR LEGEND

- STAIR (RES-B)
- RENTAL (RES-B)
- AFFORDABLE HOUSING (RES-A)
- RENT
- CHILDCARE
- COMMERCIAL
- SERVICE
- STORAGE
- AMENITY
- BALCONY
- ROOF DECK



- ISSUED FOR:
- July 26, 2024 REZONING APPLICATION
 - August 21, 2024 REZONING APPLICATION
 - April 11, 2025 DEVELOPMENT APPLICATION
 - November 3, 2025 DEVELOPMENT PERMIT PRIOR TO RESPONSE
 - November 14, 2025 TEXT AMENDMENT



1 FSR LEVEL 1
SCALE: 1/32" = 1'-0"

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ARCHITECT & PRIME CONSULTANT
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KEYPLAN

BEAL

LANGARA YMCA

282 4TH AVENUE WEST, VANCOUVER, BC
LEVEL 1

DRAWN: Author CHECKED: Checker

FSR-02

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

Name	Number	Total Area (sf)	Total Area (m ²)
180-R	201	442 SF	41.04 m ²
180-R	202	305 SF	28.36 m ²
180-R	203	532 SF	49.46 m ²
180-R	204	301 SF	28.01 m ²
180-R	205	481 SF	44.89 m ²
180-R	206	428 SF	39.79 m ²
TOTAL		2,880 SF	267.52 m ²

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
380-S	201	508 SF	47.20 m ²
380-S	202	914 SF	84.92 m ²
TOTAL		1,422 SF	132.12 m ²

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STOR	201	32 SF	2.98 m ²
A-STOR	202	34 SF	3.12 m ²
TOTAL		66 SF	6.10 m ²

AREA SCHEDULE LEVEL 2		GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR		UNIT MIX		BALCONY AREA	
AREA USE	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	180	200	TOTAL
STRA	1,314.52	126.07	1,440.59	133.43	1,307.16	125.96	1,433.12	125.96	1,307.16	125.96	1,433.12	125.96	0	0	0
RES	1,422.00	133.92	1,555.92	144.44	1,411.48	132.92	1,544.40	132.92	1,411.48	132.92	1,544.40	132.92	0	0	0
STOR	66.00	6.30	72.30	6.81	66.00	6.30	72.30	6.30	66.00	6.30	72.30	6.30	0	0	0
MEC	186.00	17.94	203.94	19.26	186.00	17.94	203.94	17.94	203.94	17.94	203.94	17.94	0	0	0
MECA	15,876.00	1,476.88	17,352.88	1,632.47	15,876.00	1,476.88	17,352.88	1,476.88	15,876.00	1,476.88	17,352.88	1,476.88	0	0	0
TOTAL	18,064.52	1,743.93	19,808.45	1,916.54	18,064.52	1,743.93	19,808.45	1,743.93	18,064.52	1,743.93	19,808.45	1,743.93	0	0	0

COLOUR LEGEND

- STRATA (RES-0)
- RENTAL (RES-0)
- AFFORDABLE HOUSING (RES-0)
- MECH
- CHLORANE
- COMMERCIAL
- SERVICE
- STORAGE
- ABILITY
- BALCONY
- ROOF DECK

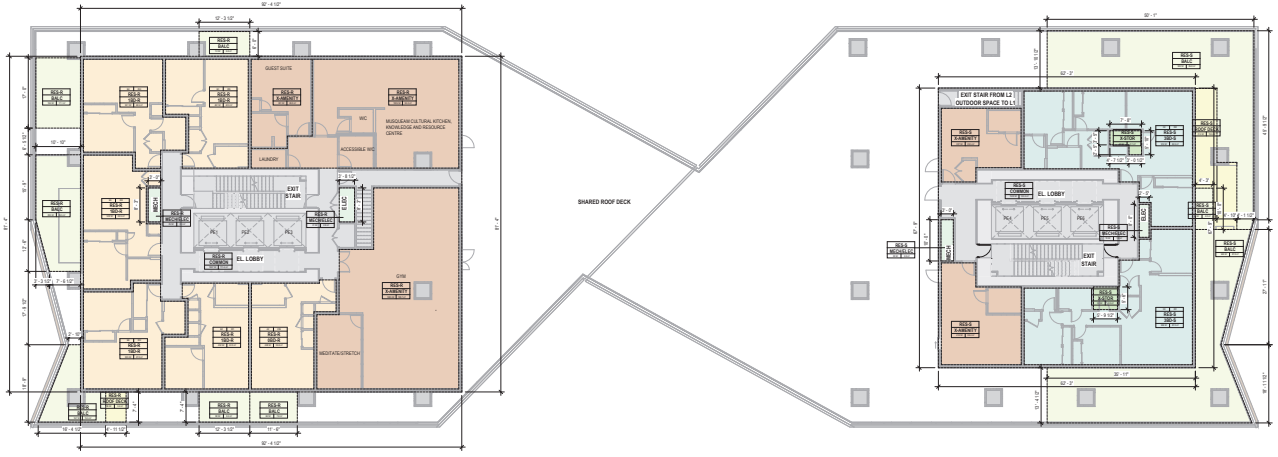
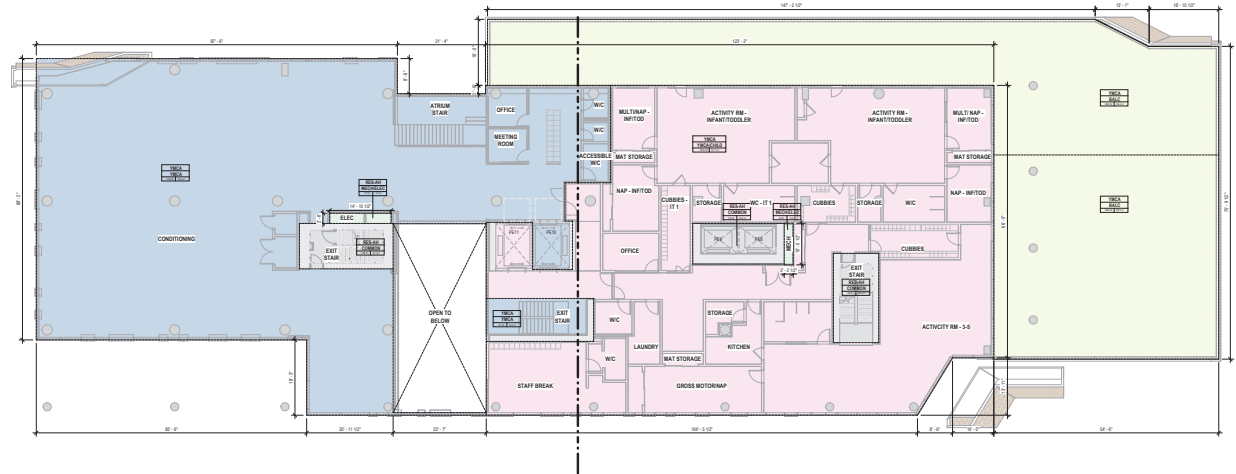
Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF VANCOUVER

YMCA BC

- ISSUED FOR:
- July 26, 2024 REZONING APPLICATION
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 - April 11, 2025 DEVELOPMENT APPLICATION
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1 FSR LEVEL 2
SCALE: 1/32" = 1'-0"

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ARCHITECT & PRIME CONSULTANT
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Tel: 250.571.6588

KEYPLAN



LANGARA YMCA

202 49TH AVENUE WEST, VANCOUVER, BC

LEVEL 2

DRAWN: Author CHECKED: Checker

FSR-04

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

Name	Number	Total Area (sf)	Total Area (m ²)
280-R-301	448 SF	413.24 m ²	
280-R-302	689 SF	612.04 m ²	
280-R-303	389 SF	373.04 m ²	
280-R-304	689 SF	612.04 m ²	
280-R-305	448 SF	413.24 m ²	
280-R-306	389 SF	373.04 m ²	
280-R-307	689 SF	612.04 m ²	
280-R-308	389 SF	373.04 m ²	
280-R-309	689 SF	612.04 m ²	
280-R-310	448 SF	413.24 m ²	
TOTAL	5,211 SF	484.07 m ²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
280-S-301	488 SF	463.89 m ²	
280-S-302	689 SF	652.14 m ²	
280-S-303	431 SF	403.89 m ²	
280-S-304	722 SF	673.89 m ²	
280-S-305	488 SF	463.89 m ²	
280-S-306	793 SF	754.89 m ²	
280-S-307	488 SF	463.89 m ²	
280-S-308	488 SF	463.89 m ²	
280-S-309	488 SF	463.89 m ²	
TOTAL	5,266 SF	488.24 m ²	

RESIDENTIAL SUITES - AH

Name	Number	Total Area (sf)	Total Area (m ²)
280-AH-301	328 SF	308.24 m ²	
280-AH-302	361 SF	339.24 m ²	
280-AH-303	697 SF	649.24 m ²	
280-AH-304	489 SF	459.24 m ²	
280-AH-305	397 SF	371.24 m ²	
280-AH-306	397 SF	371.24 m ²	
280-AH-307	488 SF	458.24 m ²	
280-AH-308	722 SF	673.24 m ²	
280-AH-309	731 SF	683.24 m ²	
280-AH-310	488 SF	458.24 m ²	
280-AH-311	920 SF	865.24 m ²	
280-AH-312	942 SF	883.24 m ²	
280-AH-313	551 SF	517.24 m ²	
TOTAL	7,930 SF	759.88 m ²	

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
S.STOR-301	36 SF	3.37 m ²	
S.STOR-303	36 SF	3.37 m ²	
S.STOR-305	36 SF	3.37 m ²	
S.STOR-306	37 SF	3.48 m ²	
S.STOR-307	37 SF	3.48 m ²	
S.STOR-308	40 SF	3.77 m ²	
S.STOR-309	33 SF	3.12 m ²	
TOTAL	241 SF	22.85 m ²	

STORAGE EXCLUSION - AH

Name	Number	Total Area (sf)	Total Area (m ²)
S.STOR-301	49 SF	4.59 m ²	
S.STOR-302	37 SF	3.48 m ²	
S.STOR-303	38 SF	3.58 m ²	
S.STOR-304	49 SF	4.59 m ²	
S.STOR-305	49 SF	4.59 m ²	
S.STOR-306	37 SF	3.48 m ²	
S.STOR-307	38 SF	3.58 m ²	
S.STOR-308	39 SF	3.68 m ²	
S.STOR-309	45 SF	4.23 m ²	
S.STOR-310	49 SF	4.59 m ²	
S.STOR-311	49 SF	4.59 m ²	
S.STOR-312	49 SF	4.59 m ²	
S.STOR-313	49 SF	4.59 m ²	
TOTAL	503 SF	48.73 m ²	

AREA SCHEDULE LEVEL 3

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA				
	SF	M ²	SF	M ²	SF	M ²	SF	M ²		SF	SM	MD	SD	TD	TOTAL	SF	M ²		
RES-A	1,950 SF	181.43 m ²	1,971 SF	183.59 m ²	2,293 SF	215.98 m ²	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF		
RES-B	1,080 SF	100.83 m ²	1,296 SF	120.24 m ²	1,411 SF	133.58 m ²	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF		
RES-C	1,180 SF	110.80 m ²	1,306 SF	123.36 m ²	1,733 SF	163.57 m ²	1,087 SF	101.01 m ²	643 SF	61.74 m ²	1,541 SF	143.48 m ²	1,326 SF	125.36 m ²	5	13	2		
TOTAL	20,046 SF	2,419.78 m ²	18,377 SF	1,737.29 m ²	5,880 SF	557.87 m ²	1,087 SF	101.01 m ²	747 SF	69.35 m ²	14,441 SF	1,349.59 m ²	15,481 SF	1,442.97 m ²	24,920 SF	2,324.36 m ²	5	13	2

COLOUR LEGEND

- STRATA (RES-S)
- RENTAL (RES-R)
- AFFORDABLE HOUSING (RES-AH)
- INDS
- CHILDCARE
- COMMERCIAL
- SERVICE
- STORAGE
- ABSENCE
- BALCONY
- ROOF DECK

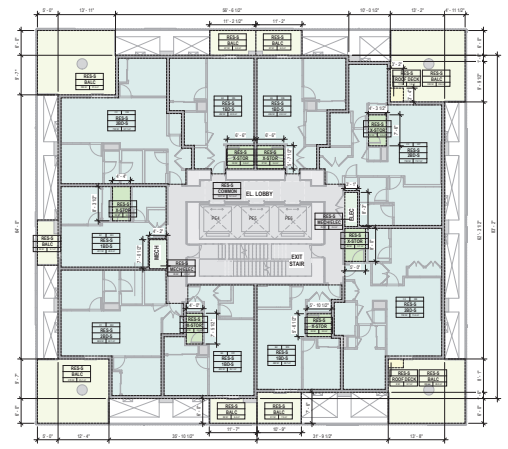
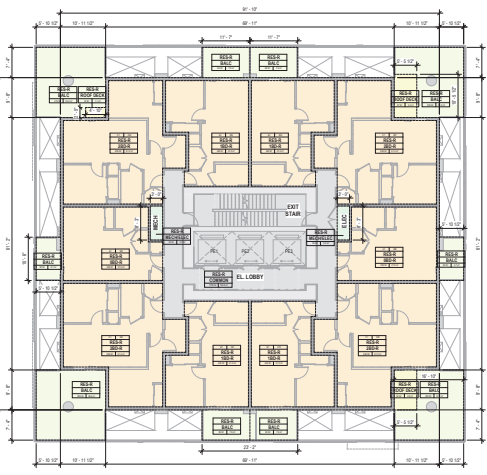
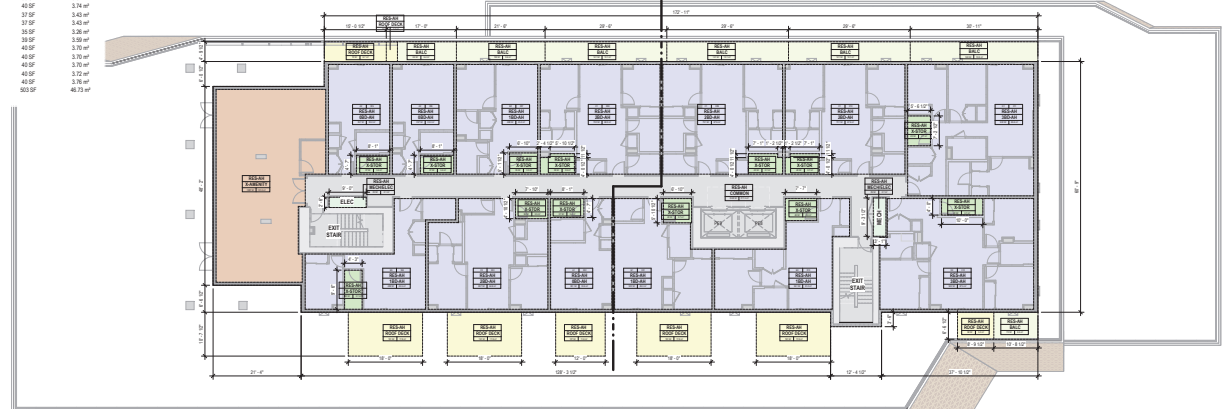
Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF VANCOUVER

YMCA BC

- ISSUED FOR:
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1 FSR LEVEL 3
SCALE: 3/32" = 1'-0"

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180 515 North Street
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Tel: 250.571.6588

KEY PLAN



LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC
LEVEL 3

DRAWN: Author CHECKED: Checker

FSR-05

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

Name	Number	Total Area (sf)	Total Area (m ²)
280A-401	446 SF	41.26 m ²	
280A-402	689 SF	63.29 m ²	
280A-403	386 SF	35.74 m ²	
280A-404	689 SF	63.29 m ²	
280A-405	446 SF	41.26 m ²	
280A-406	386 SF	35.74 m ²	
280A-407	689 SF	63.29 m ²	
280A-408	689 SF	63.29 m ²	
280A-409	689 SF	63.29 m ²	
280A-410	446 SF	41.26 m ²	
TOTAL	5,211 SF	484.87 m²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180S-401	485 SF	45.09 m ²	
180S-402	689 SF	63.29 m ²	
180S-403	421 SF	39.08 m ²	
180S-404	722 SF	66.88 m ²	
180S-405	485 SF	45.09 m ²	
180S-406	485 SF	45.09 m ²	
180S-407	793 SF	73.46 m ²	
180S-408	793 SF	73.46 m ²	
180S-409	485 SF	45.09 m ²	
TOTAL	5,260 SF	488.24 m²	

RESIDENTIAL SUITES - AH

Name	Number	Total Area (sf)	Total Area (m ²)
180AH-401	533 SF	49.39 m ²	
180AH-402	381 SF	35.29 m ²	
180AH-403	697 SF	64.60 m ²	
180AH-404	489 SF	45.40 m ²	
180AH-405	827 SF	76.79 m ²	
180AH-406	889 SF	82.28 m ²	
180AH-407	387 SF	35.72 m ²	
180AH-408	387 SF	35.72 m ²	
180AH-409	488 SF	45.24 m ²	
180AH-410	732 SF	67.82 m ²	
180AH-411	731 SF	67.82 m ²	
180AH-412	731 SF	67.82 m ²	
180AH-413	532 SF	49.39 m ²	
180AH-414	942 SF	87.53 m ²	
180AH-415	589 SF	54.54 m ²	
TOTAL	5,815 SF	539.23 m²	

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
X.STOR-401	30 SF	2.77 m ²	
X.STOR-402	36 SF	3.33 m ²	
X.STOR-403	36 SF	3.33 m ²	
X.STOR-404	37 SF	3.43 m ²	
X.STOR-405	37 SF	3.43 m ²	
X.STOR-406	42 SF	3.90 m ²	
X.STOR-407	33 SF	3.07 m ²	
X.STOR-408	42 SF	3.90 m ²	
X.STOR-409	33 SF	3.07 m ²	
TOTAL	344 SF	322.83 m²	

STORAGE EXCLUSION - AH

Name	Number	Total Area (sf)	Total Area (m ²)
X.STOR-401	40 SF	3.72 m ²	
X.STOR-402	37 SF	3.43 m ²	
X.STOR-403	38 SF	3.54 m ²	
X.STOR-404	40 SF	3.72 m ²	
X.STOR-405	38 SF	3.54 m ²	
X.STOR-406	36 SF	3.33 m ²	
X.STOR-407	37 SF	3.43 m ²	
X.STOR-408	37 SF	3.43 m ²	
X.STOR-409	36 SF	3.33 m ²	
X.STOR-410	36 SF	3.33 m ²	
X.STOR-411	40 SF	3.72 m ²	
X.STOR-412	40 SF	3.72 m ²	
X.STOR-413	40 SF	3.72 m ²	
X.STOR-414	40 SF	3.72 m ²	
X.STOR-415	41 SF	3.79 m ²	
TOTAL	481 SF	454.00 m²	

AREA SCHEDULE LEVEL 4 (TYPICAL L4-8)

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA	
	SF	m ²	SF	m ²	SF	m ²	SF	m ²		SM	MD	SD	TD	TD	SF	m ²
AREA 4	6,955 SF	647.43 m ²	6,371 SF	590.59 m ²	2,293 SF	213.50 m ²	0 SF	0.00 m ²	4,078 SF	377.09 m ²	0	0	0	0	0	0
AREA 5	1,106 SF	103.53 m ²	883.5 m ²	81.96 m ²	489.24 m ²	45.31 m ²	0 SF	0.00 m ²	394 SF	36.53 m ²	0	0	0	0	0	0
AREA 6	12,648 SF	1,174.83 m ²	8,919 SF	829.29 m ²	1,788 SF	165.80 m ²	0 SF	0.00 m ²	7,131 SF	663.49 m ²	0	0	0	0	0	0
TOTAL	20,708 SF	1,926.79 m²	15,173 SF	1,402.78 m²	4,581 SF	429.30 m²	0 SF	0.00 m²	10,592 SF	986.48 m²	0	0	0	0	0	0

COLOUR LEGEND

- STRATA RES-0
- RENTAL RES-R
- AFFORDABLE HOUSING RES-AH
- TRCA
- CHILDCARE
- COMMERCIAL
- SERVICE
- STORAGE
- ABILITY
- BALCONY
- ROOF DECK

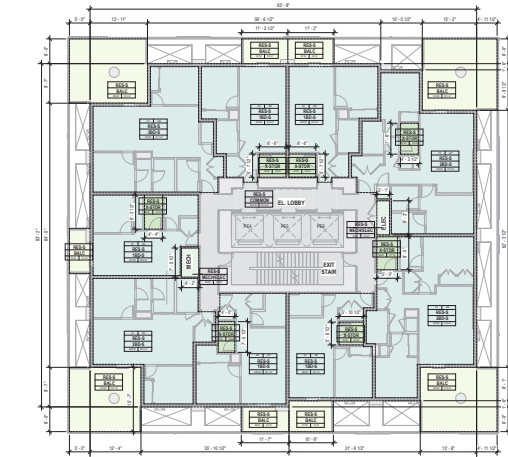
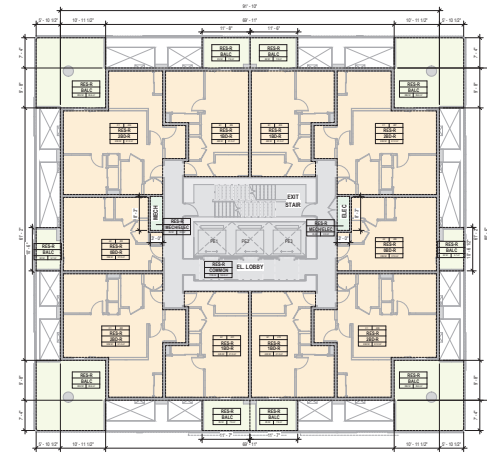
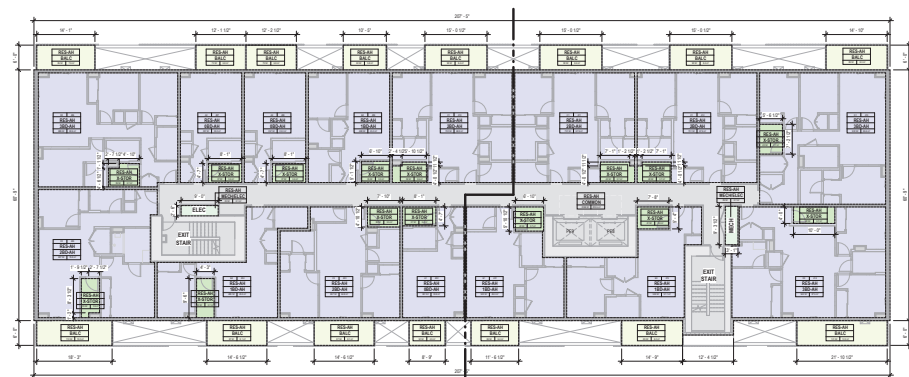
Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF VANCOUVER

YMCA BC

- ISSUED FOR:
- July 25, 2024 REZONING APPLICATION
 - August 21, 2024 REZONING APPLICATION
 - April 11, 2025 DEVELOPMENT APPLICATION
 - November 3, 2025 DEVELOPMENT PERMIT PRIOR TO RESPONSE
 - November 14, 2025 TEXT AMENDMENT



2 FSR LEVEL 4-8
SCALE: 1/32" = 1'-0"

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ARCHITECT & PRIME CONSULTANT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
180 515 North Street
Vancouver, BC V6C 3J7
Tel: 250.571.6588

KEY PLAN

BEAL

LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC

LEVEL 4-8

DRAWN: Author CHECKED: Checker

FSR-06

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

Name	Number	Total Area (sf)	Total Area (m ²)
280-01	901	445 SF	41.26 m ²
280-01	902	659 SF	61.25 m ²
280-01	903	369 SF	34.24 m ²
280-01	904	659 SF	61.25 m ²
280-01	905	445 SF	41.26 m ²
280-01	906	445 SF	41.26 m ²
280-01	907	659 SF	61.25 m ²
280-01	908	369 SF	34.24 m ²
280-01	909	659 SF	61.25 m ²
280-01	910	445 SF	41.26 m ²
TOTAL		5,211 SF	484.67 m ²

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180-01	901	445 SF	41.26 m ²
180-01	902	659 SF	61.25 m ²
180-01	903	431 SF	40.07 m ²
180-01	904	722 SF	67.07 m ²
180-01	905	445 SF	41.26 m ²
180-01	906	445 SF	41.26 m ²
180-01	907	730 SF	67.74 m ²
180-01	908	730 SF	67.74 m ²
180-01	909	445 SF	41.26 m ²
180-01	910	445 SF	41.26 m ²
TOTAL		5,266 SF	489 m ²

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
X-STOR	901	36 SF	3.34 m ²
X-STOR	902	36 SF	3.34 m ²
X-STOR	903	36 SF	3.34 m ²
X-STOR	904	37 SF	3.44 m ²
X-STOR	907	32 SF	2.97 m ²
X-STOR	908	45 SF	4.17 m ²
X-STOR	909	33 SF	3.07 m ²
TOTAL		244 SF	22.64 m ²

AREA SCHEDULE LEVEL 9																								
AREA USE	GFA		INCLUDED AREA						EXCLUDED AREA						TOTAL EXCLUDED AREA		NET FSR		UNIT MIX				BALCONY AREA	
	SF	M ²	MECH	MECH	MECH	MECH	MECH	MECH	MECH	MECH	MECH	MECH	MECH	MECH	SF	M ²	1	2	3	4	5	SF	M ²	
MECH	0,000	0,000	1,211	1,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH	1,211	1,118	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH	0,000	0,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH	0,000	0,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH	0,000	0,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MECH	0,000	0,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	16,141	1,507	12,477	1,211	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

COLOUR LEGEND

- STRATA (RES-0)
- RENTAL (RES-0)
- AFFORDABLE HOUSING (RES-0)
- MECH
- CHLOCARE
- COMMERCIAL
- SERVICE
- STORAGE
- ABENITY
- BALCONY
- ROOF DECK

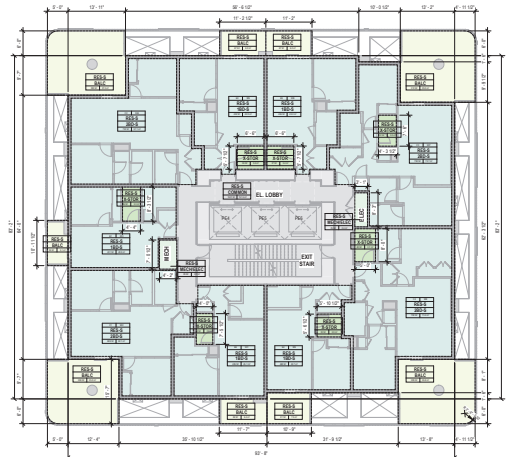
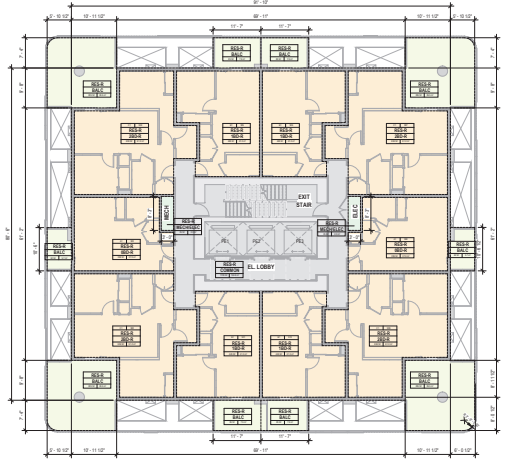
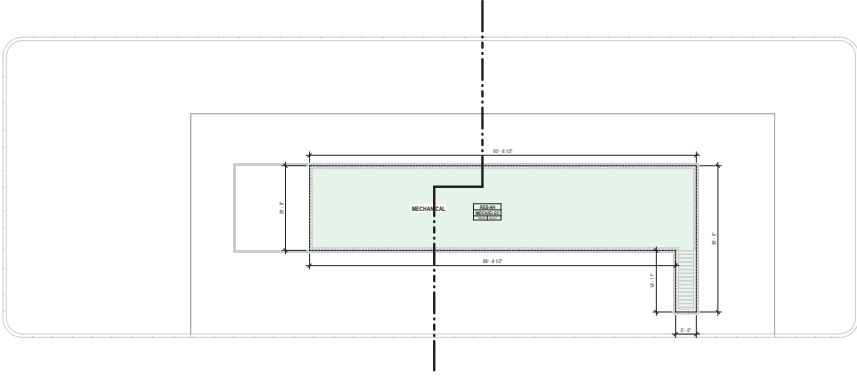
Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF VANCOUVER

YMCA BC

- ISSUED FOR:
- July 26, 2024 REZONING APPLICATION
 - August 31, 2024 REZONING APPLICATION
 - April 11, 2025 DEVELOPMENT APPLICATION
 - November 3, 2025 DEVELOPMENT PERMIT PRIOR TO RESPONSE
 - November 14, 2025 TEXT AMENDMENT



1 FSR LEVEL 9
SCALE: 1/32" = 1'-0"

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ARCHITECT & PRIME CONSULTANT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
1805 616 North Street
Vancouver, BC V6S 3J7
Tel: 255.521.6588

KEY PLAN

BEAL

LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC

LEVEL 9

DRAWN: Author CHECKED: Checker

FSR-07

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

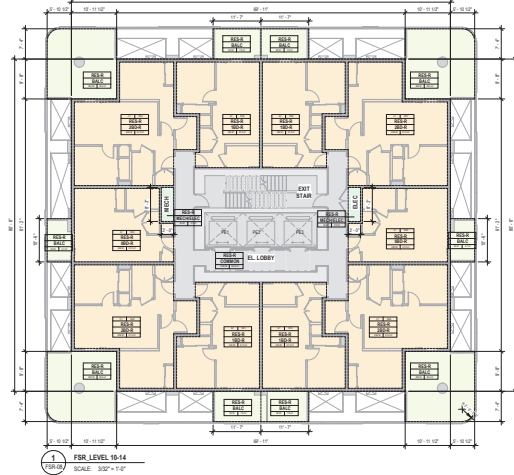
Name	Number	Total Area (sf)	Total Area (m ²)
280-R-1901	445 SF	41.26 m ²	
280-R-1902	699 SF	64.26 m ²	
280-R-1903	399 SF	36.74 m ²	
280-R-1904	699 SF	64.26 m ²	
280-R-1905	445 SF	41.26 m ²	
280-R-1906	445 SF	41.26 m ²	
280-R-1907	699 SF	64.26 m ²	
280-R-1908	399 SF	36.74 m ²	
280-R-1909	699 SF	64.26 m ²	
280-R-1910	445 SF	41.26 m ²	
TOTAL	5,211 SF	484.67 m ²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
280-S-1001	485 SF	45.09 m ²	
280-S-1002	689 SF	63.72 m ²	
280-S-1003	431 SF	40.00 m ²	
280-S-1004	722 SF	66.88 m ²	
280-S-1005	450 SF	41.60 m ²	
280-S-1006	485 SF	45.09 m ²	
280-S-1007	793 SF	73.65 m ²	
280-S-1008	793 SF	73.65 m ²	
280-S-1009	485 SF	45.09 m ²	
TOTAL	5,266 SF	490.24 m ²	

STORAGE EXCLUSION - STRATA

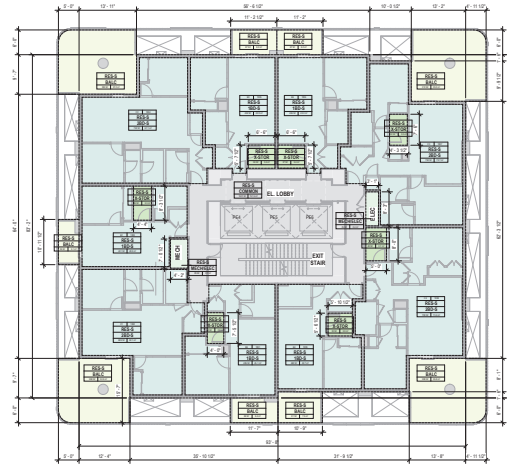
Name	Number	Total Area (sf)	Total Area (m ²)
S-STR01	100	30 SF	2.77 m ²
S-STR02	103	36 SF	3.33 m ²
S-STR03	36	3 SF	0.28 m ²
S-STR04	106	37 SF	3.42 m ²
S-STR05	107	33 SF	3.05 m ²
S-STR06	108	40 SF	3.72 m ²
S-STR07	109	33 SF	3.05 m ²
TOTAL	609	244 SF	22.69 m ²



FSR LEVEL 10-14
SCALE: 3/32" = 1'-0"

AREA SCHEDULE LEVEL 10 (TYPICAL L10-14)

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA			
	SF	M ²	SF	M ²	SF	M ²	SF	M ²		1B	1A	1C	1D	1E	1F	TOTAL	SF	M ²
10-R	6,955	647.43	6,211	573.97	484.48	45.09	115.76	115.76	4.62	6,975	642.83	0	0	0	0	0	0	0
10-S	7,106	666.51	6,266	579.24	6,833	635.57	6,500	604.57	57.28	6,887	640.78	0	0	0	0	0	0	0
TOTAL	14,161	1,313.94	12,477	1,153.21	11,678	1,090.64	11,600	1,079.14	10.91	13,862	1,283.61	0	0	0	0	0	0	0



COLOUR LEGEND

- STRATA (RES-0)
- RENTAL (RES-0)
- AFFORDABLE HOUSING (RES-0)
- MECH
- CHLORIDE
- COMMERCIAL
- SERVICE
- STORAGE
- ABENITY
- BALCONY
- ROOF DECK

Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF MUSQUEAM

YMCA BC

- ISSUED FOR:
- July 25, 2024 REZONING APPLICATION
 - August 21, 2024 REZONING APPLICATION
 - April 11, 2025 DEVELOPMENT APPLICATION
 - November 3, 2025 DEVELOPMENT PERMIT PRIOR TO RESPONSE
 - November 14, 2025 TEXT AMENDMENT

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ARCHITECT & PRIME CONSULTANT

BONIFACE OLEKSIUK POLITANO ARCHITECTS
1805 616 North Street
Vancouver, BC V6S 3J7
Tel: 255.521.6588

RESIDENTIAL SUITES - RENTAL

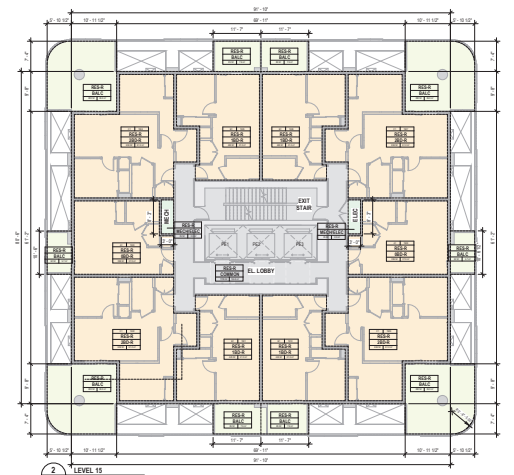
Name	Number	Total Area (sf)	Total Area (m ²)
280-R-1901	445 SF	41.26 m ²	
280-R-1902	699 SF	64.26 m ²	
280-R-1903	399 SF	36.74 m ²	
280-R-1904	699 SF	64.26 m ²	
280-R-1905	445 SF	41.26 m ²	
280-R-1906	445 SF	41.26 m ²	
280-R-1907	699 SF	64.26 m ²	
280-R-1908	399 SF	36.74 m ²	
280-R-1909	699 SF	64.26 m ²	
280-R-1910	445 SF	41.26 m ²	
TOTAL	5,211 SF	484.67 m ²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
280-S-1001	485 SF	45.09 m ²	
280-S-1002	689 SF	63.72 m ²	
280-S-1003	431 SF	40.00 m ²	
280-S-1004	722 SF	66.88 m ²	
280-S-1005	450 SF	41.60 m ²	
280-S-1006	485 SF	45.09 m ²	
280-S-1007	793 SF	73.65 m ²	
280-S-1008	793 SF	73.65 m ²	
280-S-1009	485 SF	45.09 m ²	
TOTAL	5,266 SF	490.24 m ²	

STORAGE EXCLUSION - STRATA

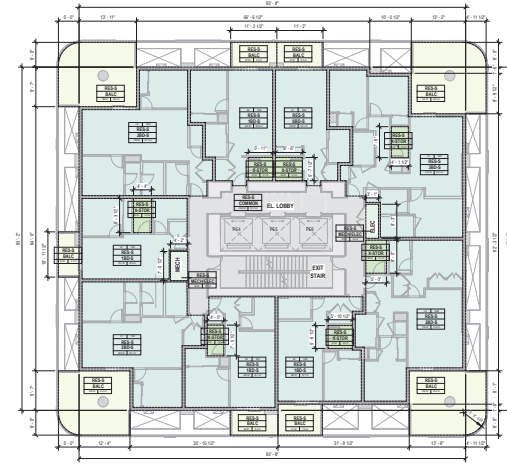
Name	Number	Total Area (sf)	Total Area (m ²)
S-STR01	100	30 SF	2.77 m ²
S-STR02	103	36 SF	3.33 m ²
S-STR03	36	3 SF	0.28 m ²
S-STR04	106	37 SF	3.42 m ²
S-STR05	107	33 SF	3.05 m ²
S-STR06	108	40 SF	3.72 m ²
S-STR07	109	33 SF	3.05 m ²
TOTAL	609	244 SF	22.69 m ²



LEVEL 15
SCALE: 3/32" = 1'-0"

AREA SCHEDULE LEVEL 15-26

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA			
	SF	M ²	SF	M ²	SF	M ²	SF	M ²		1B	1A	1C	1D	1E	1F	TOTAL	SF	M ²
15-R	6,955	647.43	6,211	573.97	484.48	45.09	115.76	115.76	4.62	6,975	642.83	0	0	0	0	0	0	0
15-S	7,106	666.51	6,266	579.24	6,833	635.57	6,500	604.57	57.28	6,887	640.78	0	0	0	0	0	0	0
TOTAL	14,161	1,313.94	12,477	1,153.21	11,678	1,090.64	11,600	1,079.14	10.91	13,862	1,283.61	0	0	0	0	0	0	0



KEYPLAN



LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC

LEVEL 10-14, 15-26

DRAWN: Author CHECKED: Checker

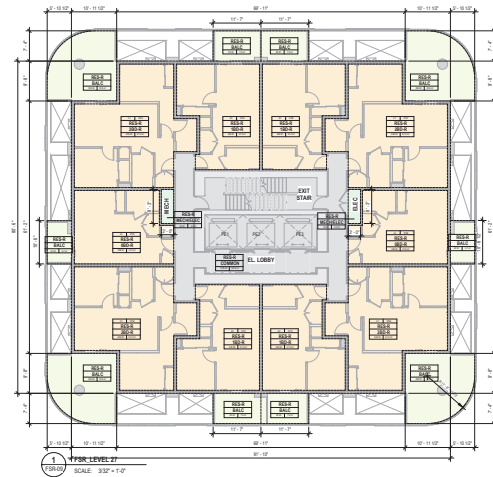
FSR-08

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

Name Number Total Area (sf) Total Area (m²)

280A-2101	445 SF	41.20 m ²
280A-2102	659 SF	61.20 m ²
280A-2103	389 SF	35.94 m ²
280A-2104	659 SF	61.20 m ²
280A-2105	445 SF	41.20 m ²
280A-2106	445 SF	41.20 m ²
280A-2107	659 SF	61.20 m ²
280A-2108	389 SF	35.94 m ²
280A-2109	659 SF	61.20 m ²
280A-2110	445 SF	41.20 m ²
TOTAL	5,211 SF	484.07 m²



AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX						BALCONY AREA			
	SF	SM	SF	SM	SF	SM	SF	SM		1B	2B	3B	4B	5B	6B	TOTAL	SF	SM	
RES 1	0,955	88,473	0,211	19,483	0,744	68,990	0,211	19,483	0,000	0,975	88,473	0	0	0	0	0	0	0	0
RES 2	0,798	72,983	0,000	0,000	0,000	0,000	0,000	0,000	0,000	0,798	72,983	0	0	0	0	0	0	0	0
TOTAL	1,753	1,613,56	0,211	19,483	0,744	68,990	0,211	19,483	0,000	1,753	1,613,56	0	0	0	0	0	0	0	0

COLOUR LEGEND

- STRATA (RES-5)
- RENTAL (RES-6)
- AFFORDABLE HOUSING (RES-4)
- TRUCK
- CHLORIDE
- COMMERCIAL
- SERVICE
- STORAGE
- AMENITY
- BALCONY
- ROOF DECK

Boniface Oleksiuk Politano Architects

TOWNLINE

MUSQUEAM
CITY OF VANCOUVER

YMCA BC

- ISSUED FOR:
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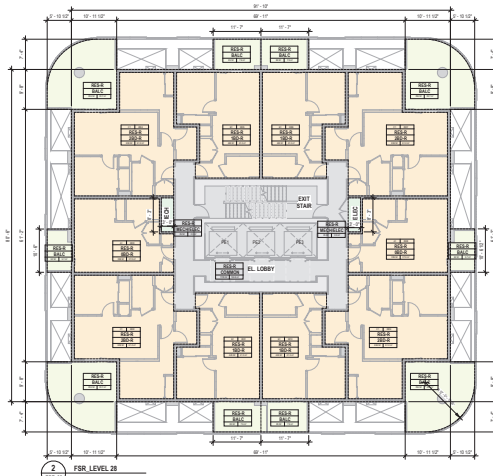
ARCHITECT & PRIME CONSULTANT

BONIFACE OLEKSIUK POLITANO ARCHITECTS
180-5170 Main Street
Vancouver, BC V6S 3J7
Tel: 255.5215588

RESIDENTIAL SUITES - RENTAL

Name Number Total Area (sf) Total Area (m²)

280A-2001	445 SF	41.20 m ²
280A-2002	659 SF	61.20 m ²
280A-2003	389 SF	35.94 m ²
280A-2004	659 SF	61.20 m ²
280A-2005	445 SF	41.20 m ²
280A-2006	445 SF	41.20 m ²
280A-2007	659 SF	61.20 m ²
280A-2008	389 SF	35.94 m ²
280A-2009	659 SF	61.20 m ²
280A-2010	445 SF	41.20 m ²
TOTAL	5,211 SF	484.07 m²



AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX						BALCONY AREA			
	SF	SM	SF	SM	SF	SM	SF	SM		1B	2B	3B	4B	5B	6B	TOTAL	SF	SM	
RES 1	0,955	88,473	0,211	19,483	0,744	68,990	0,211	19,483	0,000	0,975	88,473	0	0	0	0	0	0	0	0
RES 2	4,488	410,938	0,000	0,000	0,752	69,722	1,003	92,912	0,000	4,488	410,938	0	0	0	0	0	0	0	0
TOTAL	11,457	1,094,391	0,211	19,483	1,756	168,712	1,214	112,395	0,000	11,457	1,094,391	0	0	0	0	0	0	0	0

KEYPLAN

REAL

LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC

LEVEL 27, 28 (STRATA AMENITY)

DRAWN: Author CHECKED: Checker

FSR-09

PROJECT # 22004C

RESIDENTIAL SUITES - RENTAL

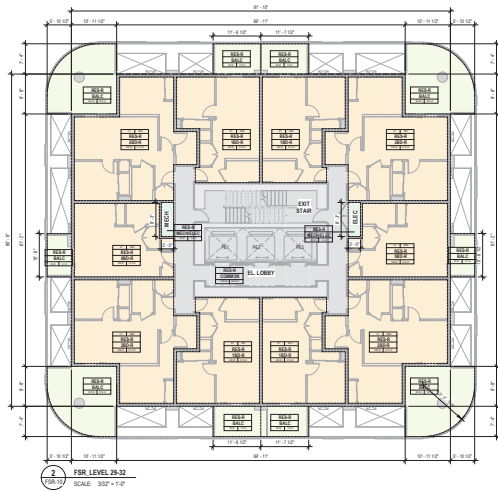
Name	Number	Total Area (sf)	Total Area (m ²)
280A-2901	445 SF	41.20 m ²	
280A-2902	659 SF	61.20 m ²	
280A-2903	389 SF	35.74 m ²	
280A-2904	659 SF	61.20 m ²	
280A-2905	445 SF	41.20 m ²	
280A-2906	445 SF	41.20 m ²	
280A-2907	659 SF	61.20 m ²	
280A-2908	389 SF	35.74 m ²	
280A-2909	659 SF	61.20 m ²	
280A-2910	445 SF	41.20 m ²	
TOTAL	5,211 SF	484.97 m ²	

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180S-2901	483 SF	45.09 m ²	
180S-2902	669 SF	62.12 m ²	
180S-2903	411 SF	38.08 m ²	
180S-2904	722 SF	67.08 m ²	
180S-2905	440 SF	40.84 m ²	
180S-2906	398 SF	36.81 m ²	
180S-2907	916 SF	85.14 m ²	
180S-2908	700 SF	65.05 m ²	
180S-2909	460 SF	42.70 m ²	
180S-2910	5,200 SF	483.46 m ²	
TOTAL	12,209 SF	1,149.47 m ²	

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STROR-2901	35 SF	3.27 m ²	
A-STROR-2902	36 SF	3.35 m ²	
A-STROR-2903	33 SF	3.08 m ²	
A-STROR-2904	36 SF	3.35 m ²	
A-STROR-2905	31 SF	2.88 m ²	
A-STROR-2906	45 SF	4.17 m ²	
A-STROR-2907	33 SF	3.08 m ²	
TOTAL	239 SF	22.18 m ²	



FSR LEVEL 29-32
SCALE: 1/8" = 1'-0"

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA	
	SF	M ²	SF	M ²	SF	M ²	SF	M ²		1B	1A	2B	2A	TOTAL	SF	M ²
180S	6,950	647.43	6,371	592.59	1,203	112.00	1,400	130.00	6,973	647.43	0	0	0	0	0	0
280A	5,106	474.53	4,745	442.48	1,433	133.76	1,577	146.44	5,106	474.53	0	0	0	0	0	
TOTAL	12,056	1,121.96	11,116	1,035.07	2,636	245.76	3,027	282.44	12,056	1,121.96	0	0	0	0	0	

COLOUR LEGEND

- STRATA (RES-0)
- RENTAL (RES-0)
- AFFORDABLE HOUSING (RES-0)
- IND
- CHURCH
- COMMERCIAL
- SERVICE
- STORAGE
- AMENITY
- BALCONY
- ROOF DECK



ISSUED FOR:

- August 21, 2024 REZONING APPLICATION
- June 11, 2023 DEVELOPMENT APPLICATION
- November 3, 2023 DEVELOPMENT PERMIT PRELIMINARY RESPONSE
- November 14, 2023 TEXT AMENDMENT

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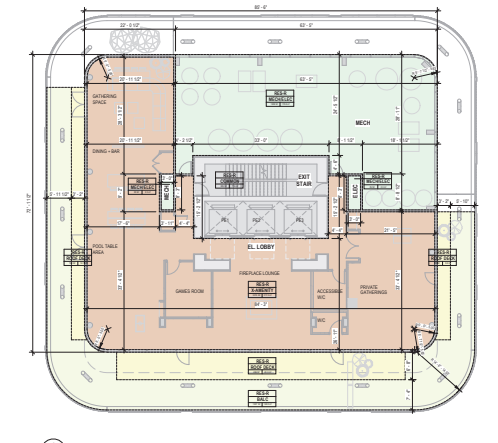
ARCHITECT & PRIME CONSULTANT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
1805 616 North Street
Vancouver, BC V6C 3J7
Tel: 250.571.6588

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180S-3001	483 SF	45.09 m ²	
180S-3002	669 SF	62.12 m ²	
180S-3003	411 SF	38.08 m ²	
180S-3004	722 SF	67.08 m ²	
180S-3005	440 SF	40.84 m ²	
180S-3006	398 SF	36.81 m ²	
180S-3007	916 SF	85.14 m ²	
180S-3008	700 SF	65.05 m ²	
180S-3009	460 SF	42.70 m ²	
180S-3010	5,200 SF	483.46 m ²	
TOTAL	12,209 SF	1,149.47 m ²	

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STROR-3001	36 SF	3.35 m ²	
A-STROR-3002	36 SF	3.35 m ²	
A-STROR-3003	33 SF	3.08 m ²	
A-STROR-3004	36 SF	3.35 m ²	
A-STROR-3005	31 SF	2.88 m ²	
A-STROR-3006	45 SF	4.17 m ²	
A-STROR-3007	33 SF	3.08 m ²	
TOTAL	239 SF	22.18 m ²	



FSR LEVEL 33
SCALE: 1/8" = 1'-0"

AREA USE	GFA		INCLUDED AREA		EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR	UNIT MIX					BALCONY AREA	
	SF	M ²	SF	M ²	SF	M ²	SF	M ²		1B	1A	2B	2A	TOTAL	SF	M ²
180S	6,950	647.43	6,371	592.59	1,203	112.00	1,400	130.00	6,973	647.43	0	0	0	0	0	
280A	5,106	474.53	4,745	442.48	1,433	133.76	1,577	146.44	5,106	474.53	0	0	0	0	0	
TOTAL	12,056	1,121.96	11,116	1,035.07	2,636	245.76	3,027	282.44	12,056	1,121.96	0	0	0	0	0	

KEYPLAN

LANGARA YMCA
282 4TH AVENUE WEST, VANCOUVER, BC
LEVEL 29-32, 33
(RENTAL AMENITY)

DRAWN: Author CHECKED: Checker

FSR-10

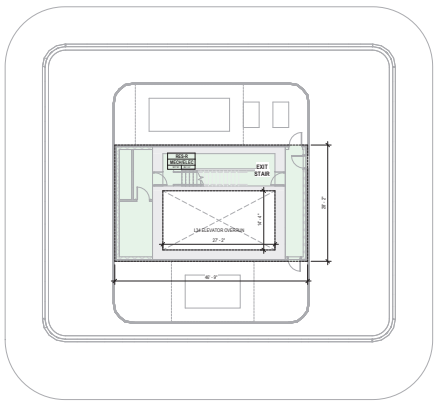
PROJECT # 22004C

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180-S	3401	480 SF	44.59 m ²
180-S	3402	669 SF	62.12 m ²
180-S	3403	431 SF	40.00 m ²
180-S	3404	722 SF	67.08 m ²
180-S	3405	440 SF	40.84 m ²
180-S	3406	386 SF	35.80 m ²
180-S	3407	916 SF	85.14 m ²
180-S	3408	790 SF	73.43 m ²
180-S	3409	480 SF	44.70 m ²
TOTAL		5,289 SF	493.48 m ²

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STOR	3401	30 SF	2.77 m ²
A-STOR	3402	30 SF	2.77 m ²
A-STOR	3403	30 SF	2.77 m ²
A-STOR	3404	30 SF	2.77 m ²
A-STOR	3405	30 SF	2.77 m ²
A-STOR	3406	30 SF	2.77 m ²
A-STOR	3407	30 SF	2.77 m ²
A-STOR	3408	40 SF	3.71 m ²
A-STOR	3409	30 SF	2.77 m ²
TOTAL		239 SF	22.18 m ²

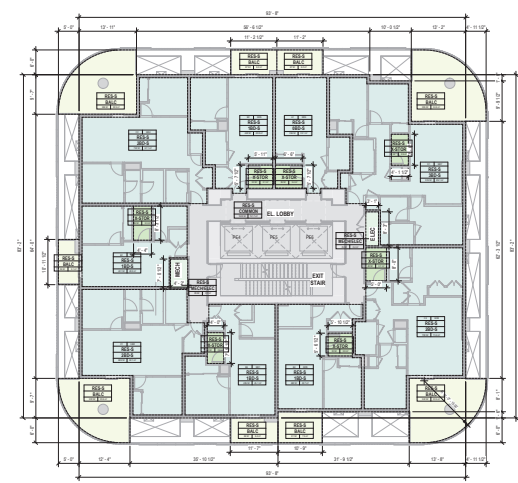


1 FSR LEVEL 34
SCALE: 3/32" = 1'-0"

AREA SCHEDULE LEVEL 34																			
AREA USE	GFA			INCLUDED AREA			EXCLUDED AREA			TOTAL EXCLUDED AREA			NET FSR		UNIT MIX		BALCONY AREA		
	SF	SM	SP	SF	SM	SP	SF	SM	SP	SF	SM	SP	SF	SM	1	2	3	4	
RES-1	1,307	189.10	0.00	1,307	189.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0
RES-2	1,706	246.51	0.00	1,706	246.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4	1	1	0
TOTAL	3,013	435.61	0.00	3,013	435.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4	1	1	0

COLOUR LEGEND

- STRATA RES-10
- RENTAL RES-10
- AFFORDABLE HOUSING RES-10
- INDS
- CHILDCARE
- COMMERCIAL
- SERVICE
- STORAGE
- ABENITY
- BALCONY
- ROOF DECK

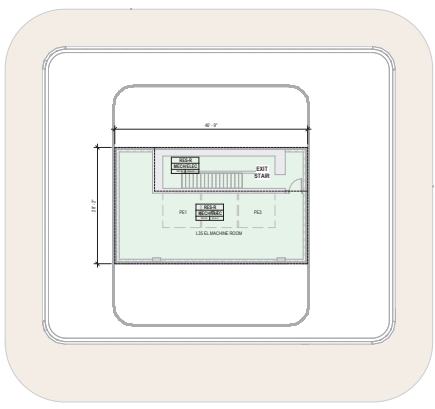


RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
180-S	3501	480 SF	44.59 m ²
180-S	3502	669 SF	62.12 m ²
180-S	3503	431 SF	40.00 m ²
180-S	3504	722 SF	67.08 m ²
180-S	3505	440 SF	40.84 m ²
180-S	3506	386 SF	35.80 m ²
180-S	3507	916 SF	85.14 m ²
180-S	3508	790 SF	73.43 m ²
180-S	3509	480 SF	44.70 m ²
TOTAL		5,289 SF	493.48 m ²

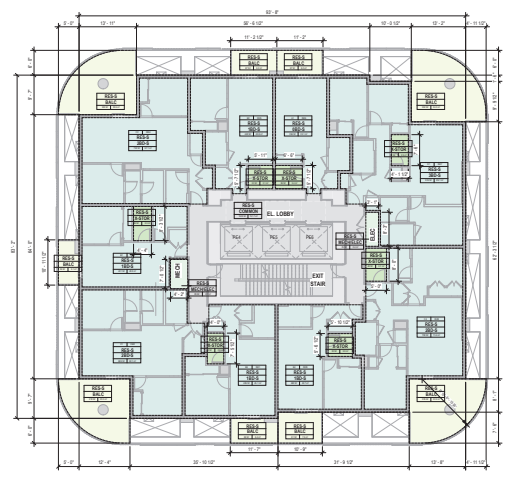
STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STOR	3501	30 SF	2.77 m ²
A-STOR	3502	30 SF	2.77 m ²
A-STOR	3503	30 SF	2.77 m ²
A-STOR	3504	30 SF	2.77 m ²
A-STOR	3505	30 SF	2.77 m ²
A-STOR	3506	30 SF	2.77 m ²
A-STOR	3507	30 SF	2.77 m ²
A-STOR	3508	40 SF	3.71 m ²
A-STOR	3509	30 SF	2.77 m ²
TOTAL		239 SF	22.18 m ²



4 FSR LEVEL 35
SCALE: 3/32" = 1'-0"

AREA SCHEDULE LEVEL 35																			
AREA USE	GFA			INCLUDED AREA			EXCLUDED AREA			TOTAL EXCLUDED AREA			NET FSR		UNIT MIX		BALCONY AREA		
	SF	SM	SP	SF	SM	SP	SF	SM	SP	SF	SM	SP	SF	SM	1	2	3	4	
RES-1	1,316	192.28	0.00	1,316	192.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0
RES-2	1,706	246.51	0.00	1,706	246.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4	1	1	0
TOTAL	3,022	438.79	0.00	3,022	438.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1	4	1	1	0



ISSUED FOR:

- August 21, 2024 REZONING APPLICATION
- June 11, 2025 DEVELOPMENT APPLICATION
- November 3, 2025 DEVELOPMENT PERMIT
- November 14, 2025 TEXT AMENDMENT

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ARCHITECT & PRIME CONSULTANT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
180-510 North Street
Vancouver, BC V6C 3J7
Tel: 250.521.0588

KEYPLAN



LANGARA YMCA

282 49TH AVENUE WEST, VANCOUVER, BC
LEVEL 34, 35

DRAWN: Author CHECKED: Checker

FSR-11

PROJECT # 22004C

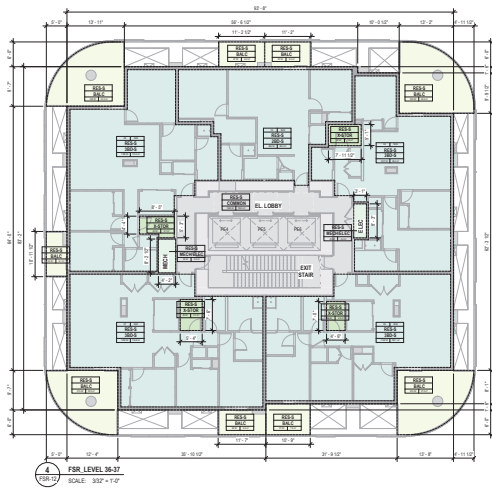
AREA SCHEDULE LEVEL 36 (TYPICAL L36-37)																									
AREA USE	GFA						INCLUDED AREA						EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR		UNIT MIX			BALCONY AREA			
	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	RES	OFF	IND	TOTAL	SF	SM	
TOTAL	178.37	685.51	0	0	0	0	449.57	303.51	0	0	0	0	0	0	0	0	0	132.37	15.18	0	0	147.15	115.64	0	0

RESIDENTIAL SUITES - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
3RD-S	3601	2,915 SF	269.69 m ²
3RD-S	3602	2,336 SF	217.73 m ²
3RD-S	3603	1,238 SF	114.62 m ²
3RD-S	3604	2,073 SF	192.60 m ²
3RD-S	3605	2,289 SF	212.28 m ²
TOTAL	15,977 SF	1,519.92 m ²	

STORAGE EXCLUSION - STRATA

Name	Number	Total Area (sf)	Total Area (m ²)
A-STRATA	3601	81 SF	7.45 m ²
A-STRATA	3602	81 SF	7.45 m ²
A-STRATA	3604	81 SF	7.45 m ²
A-STRATA	3605	81 SF	7.45 m ²
TOTAL	324 SF	29.85 m ²	

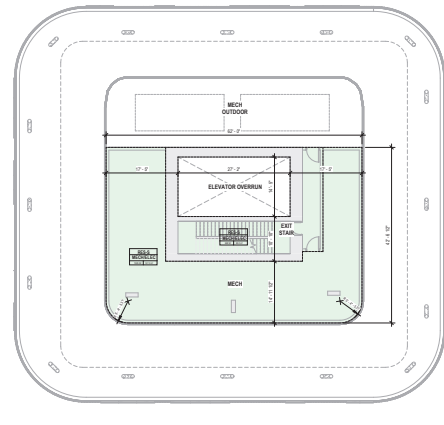


1 FSR LEVEL 36-37
SCALE: 3/32" = 1'-0"

AREA SCHEDULE LEVEL 38																									
AREA USE	GFA						INCLUDED AREA						EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR		UNIT MIX			BALCONY AREA			
	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	RES	OFF	IND	TOTAL	SF	SM	
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

COLOUR LEGEND

- STRATA (RES-0)
- RENTAL (RES-0)
- AFFORDABLE HOUSING (RES-0)
- MECH
- CHLORIDE
- COMMERCIAL
- SERVICE
- STORAGE
- ABILITY
- BALCONY
- ROOF DECK



2 FSR LEVEL 38
SCALE: 3/32" = 1'-0"



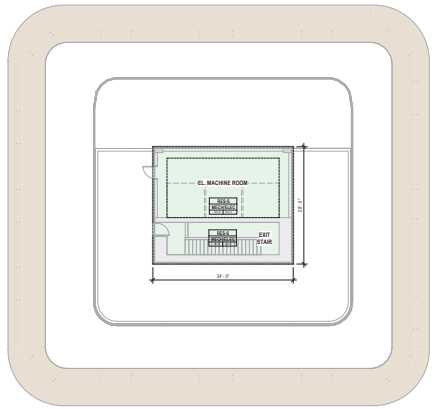
ISSUED FOR:

- April 11, 2025 DEVELOPMENT APPLICATION
- November 3, 2025 DEVELOPMENT PERMIT PRIOR TO RESPONSE
- November 14, 2025 TEXT AMENDMENT

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ARCHITECT & PRIME CONSULTANT
BONIFACE OLEKSIUK POLITANO ARCHITECTS
180 515 North Street
Vancouver, BC V6C 3J7
Tel: 250.571.6588

AREA SCHEDULE LEVEL 39																									
AREA USE	GFA						INCLUDED AREA						EXCLUDED AREA		TOTAL EXCLUDED AREA		NET FSR		UNIT MIX			BALCONY AREA			
	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	SF	SM	SP	SR	SS	ST	RES	OFF	IND	TOTAL	SF	SM	
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0



3 FSR LEVEL 39
SCALE: 3/32" = 1'-0"

KEYPLAN



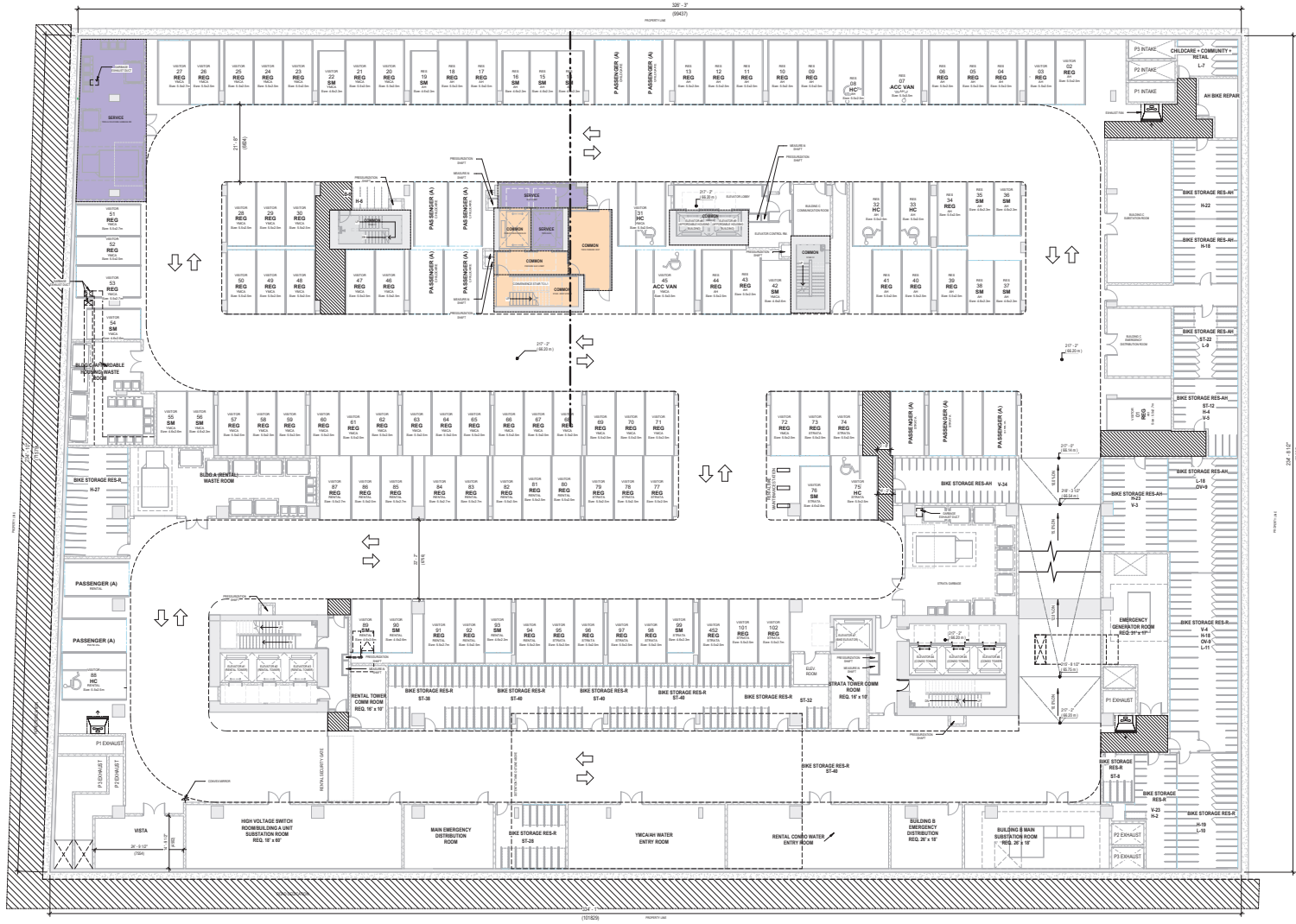
LANGARA YMCA

202 49TH AVENUE WEST, VANCOUVER, BC
LEVEL 36-37, 38, 39

DRAWN: Author CHECKED: Checker

FSR-12

PROJECT # 22004C



1 LEVEL P1 FLOOR PLAN - YMCA COLOUR
SCALE: 3/32" = 1'-0"

AREAS (PLANS) - YMCA BREAKDOWN - P1			
Area Use	Name	Comments	Total Area
FACILITY MGMT			
YMCA	SERVICE	ELEV LOBBY	183 SF
YMCA	SERVICE	YMCA & CHIDL CARE GARAGE	864 SF
YMCA	SERVICE	YMCA ELEV	528 SF
YMCA OUT-OF-SITE ZONE			
YMCA	COMMON	PARKADE ELEV LOBBY	138 SF
YMCA	COMMON	YMCA CHIDL CARE ELEV	125 SF
YMCA	COMMON	CLARK REST ATRIUM	263 SF
YMCA	COMMON	YMCA PARKADE VEST	207 SF
YMCA	COMMON		188 SF
			181 SF

COLOUR LEGEND

- CHIDL CARE
- YMCA (IN-SITE ZONE)
- YMCA (OUT-OF-SITE ZONE)
- YMCA/CHIDL CARE
- FACILITY MANAGEMENT
- BASE BUILDING RES