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3295 & 3333 COMMERCIAL - REZONING APPLICATION

LEGAL DESCRIPTION:
 BLOCK C & LOT D, EXCEPT THE NORTH 64 FEET,
 BOTH OF DISTRICT LOT 753,
 GROUP 1, NEW WESTMINSTER DISTRICT PLAN 821
 P.I.D 015-103-846 (BLOCK C), 015-103-871 (REM. D)

ISSUED: SEPTEMBER 19, 2025 FOR REZONING RESUBMISSION

Landscape

Hapa Collaborative
 403 - 375 W 5th Ave, Vancouver
 P. (604) 909-4150
 Joe Fry

Electrical

Advanco Electric
 202 - 6833 Sellers Ave, Burnaby
 P. (604) 428-08178
 Derek Lum

Structural

WHM Structural Engineers
 Unit 215 - 2550 Boundary Road, Burnaby
 P. (604) 484-2859
 Dan Wicke

Owner / Developer

Project Team:

fabric living
 #102 - 2415 Columbia Street, Vancouver BC
 P. (604) 377-3802
 David Jacobson

Code

MR Consulting
 1281 20th Street, West Vancouver
 P. (604) 764-7709
 Mark Roozbahani

Civil

Aplin Martin
 1818-1177 West Hastings St., Burnaby
 P. (604) 678-9434
 Todd Stewart

Mechanical & Energy Model

Alberto Bicol Consulting Inc.
 Suite 411, 105-7655 Edmonds St., Burnaby
 P. (778) 998-9651
 Albert Bicol

Architectural

TKA+D Architecture + Design Inc.
 305 - 1930 Pandora Drive, Vancouver, BC
 P. (604) 569-3499
 Craig Taylor | Victor Hugo Morales Collins

fabric

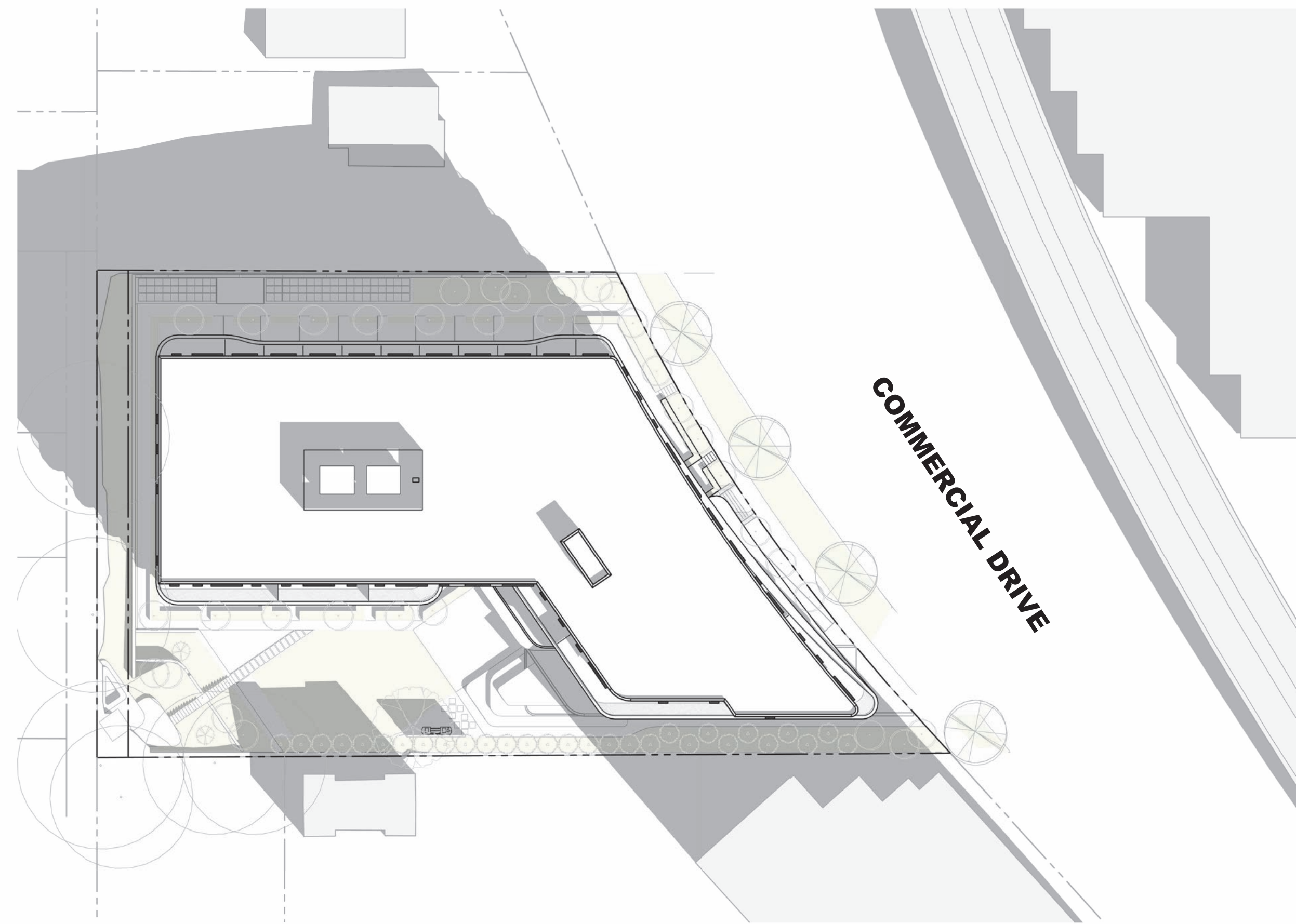
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3295 & 3333 Commercial Dr.
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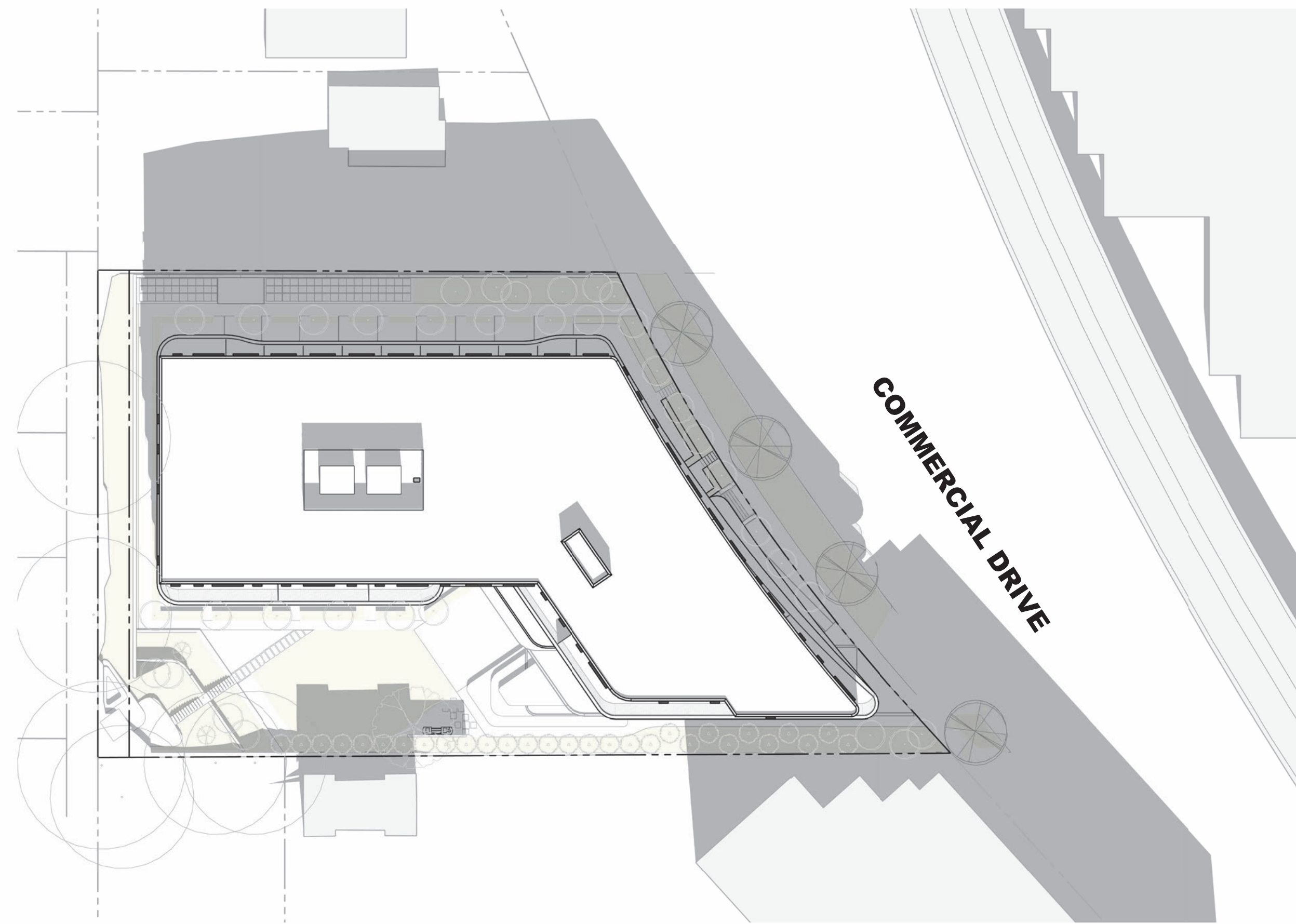
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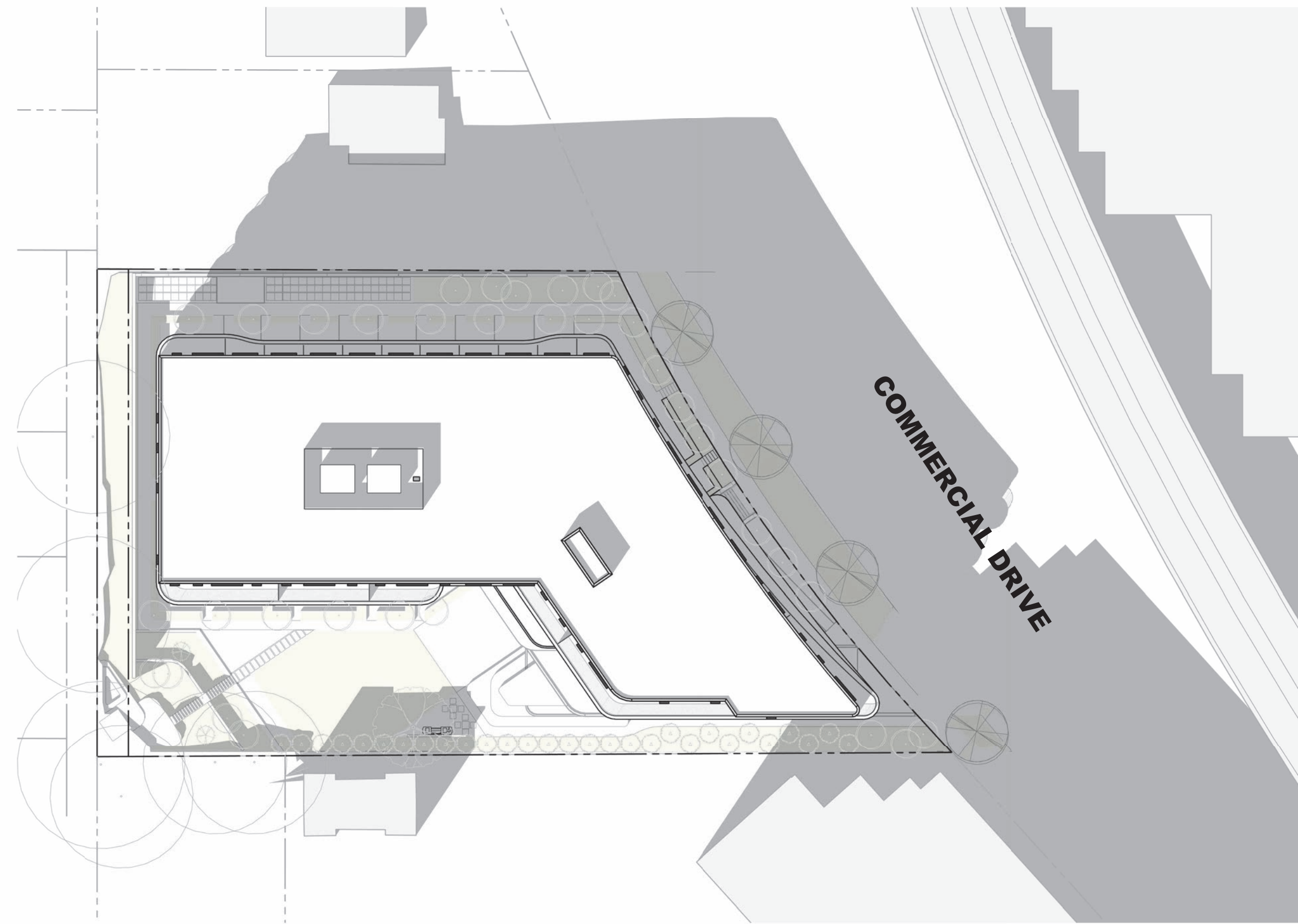
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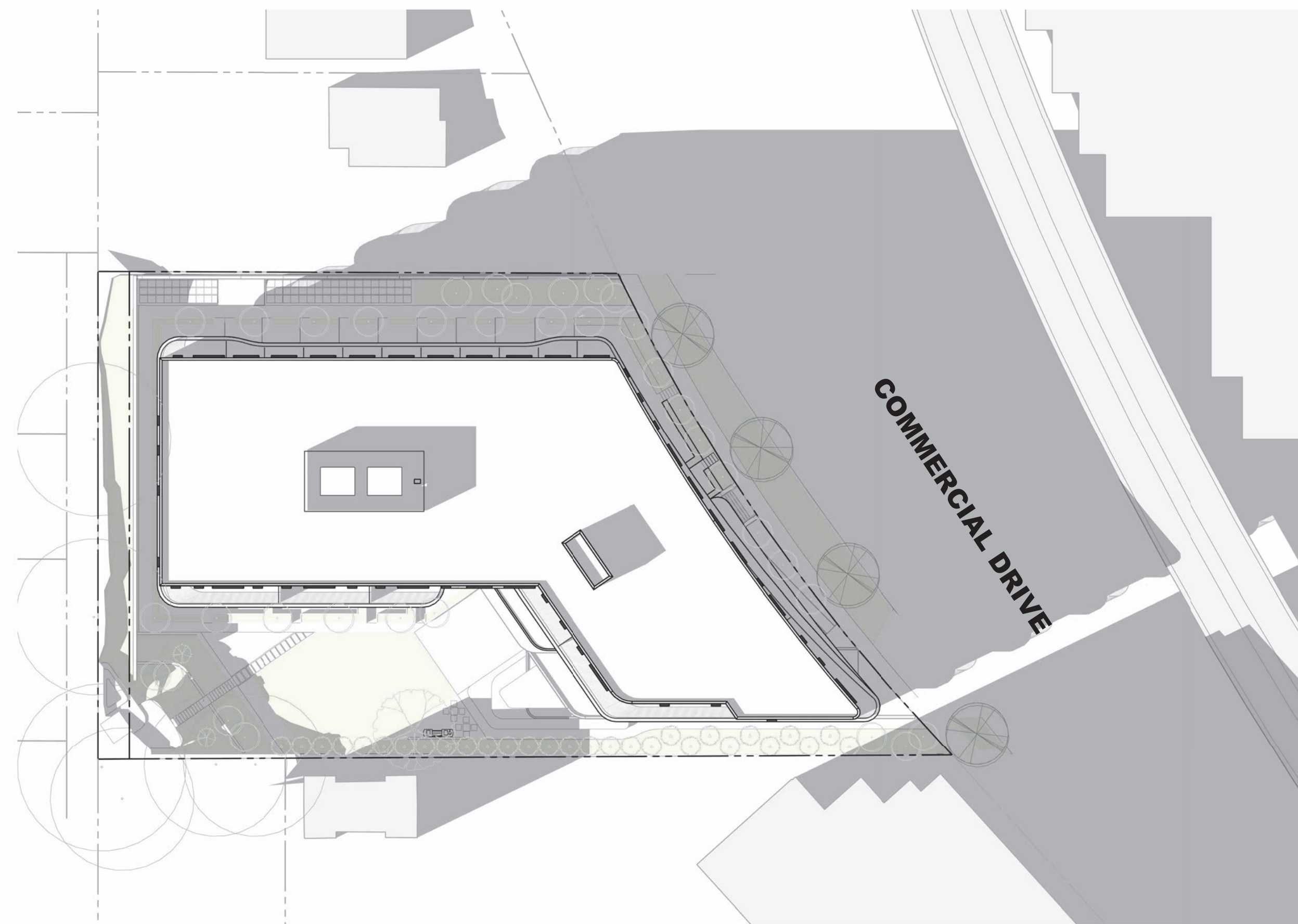
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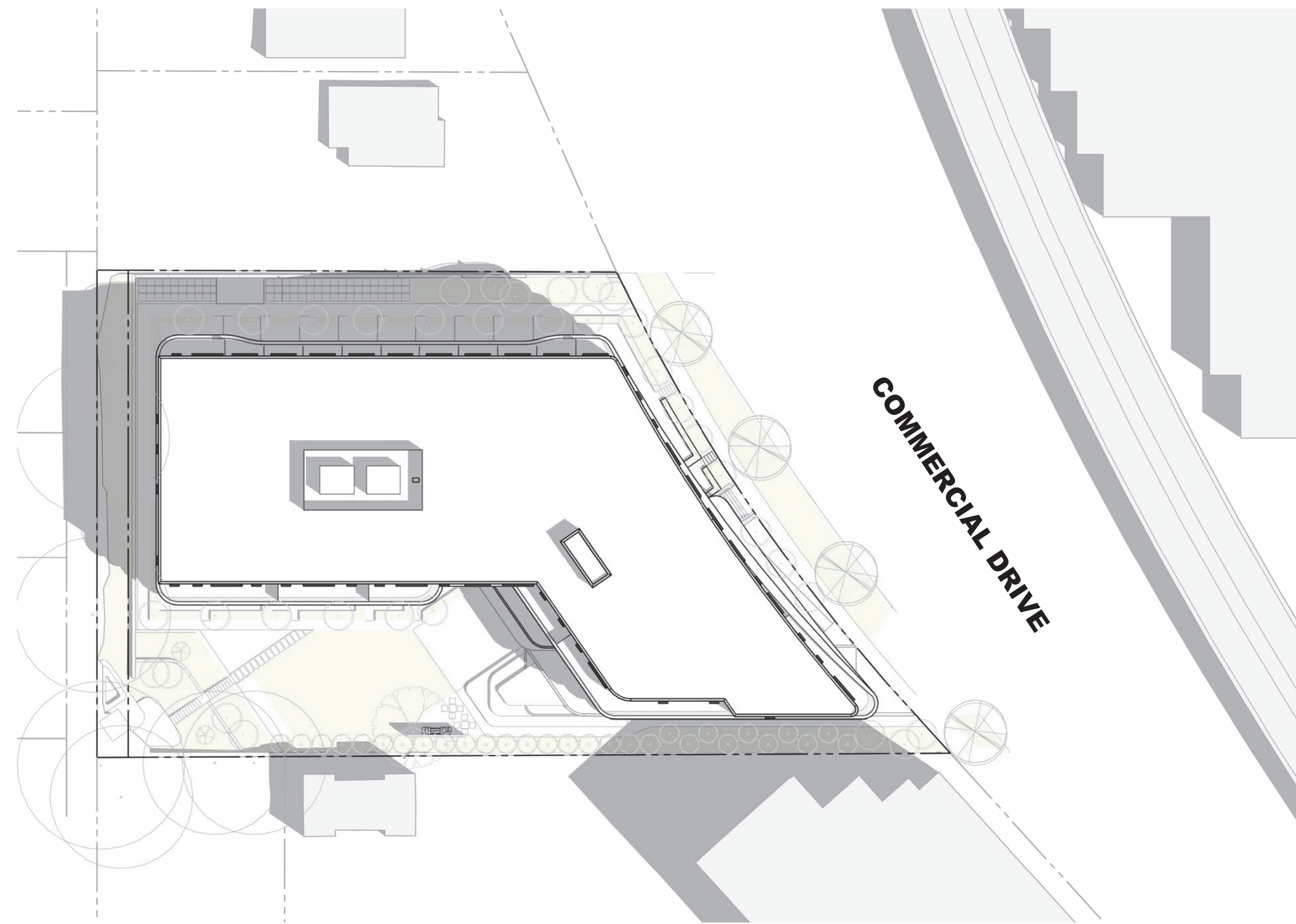


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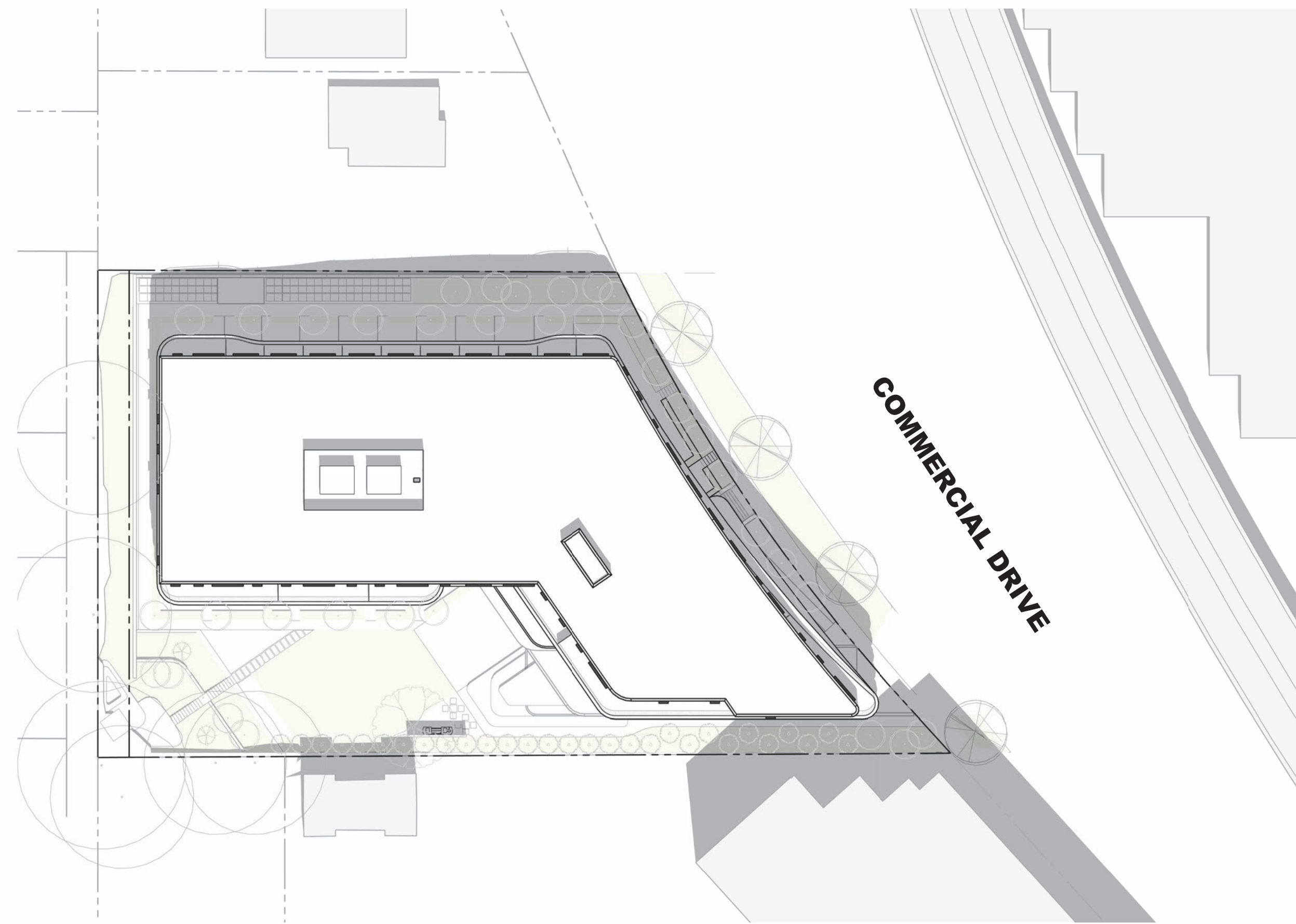


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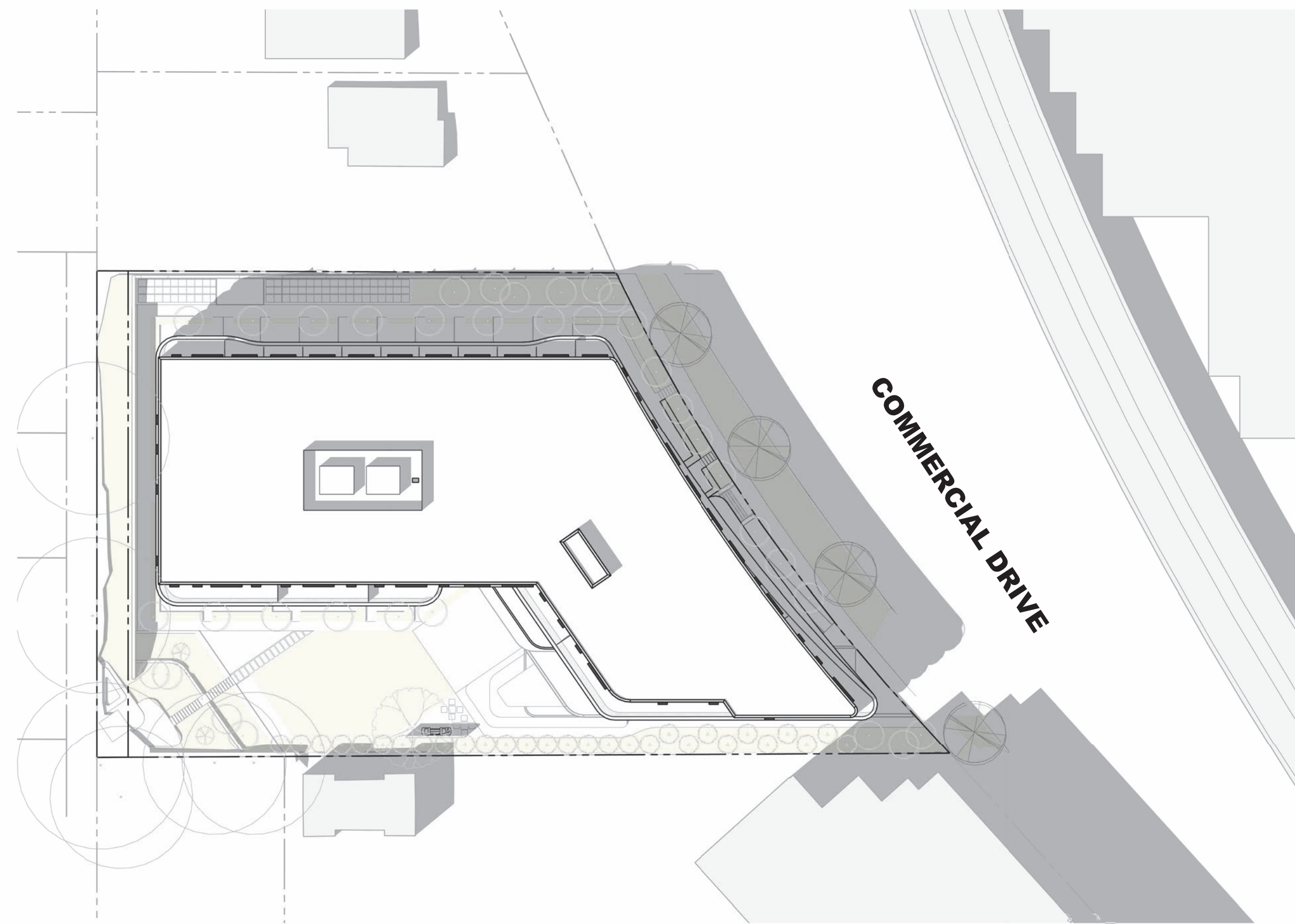




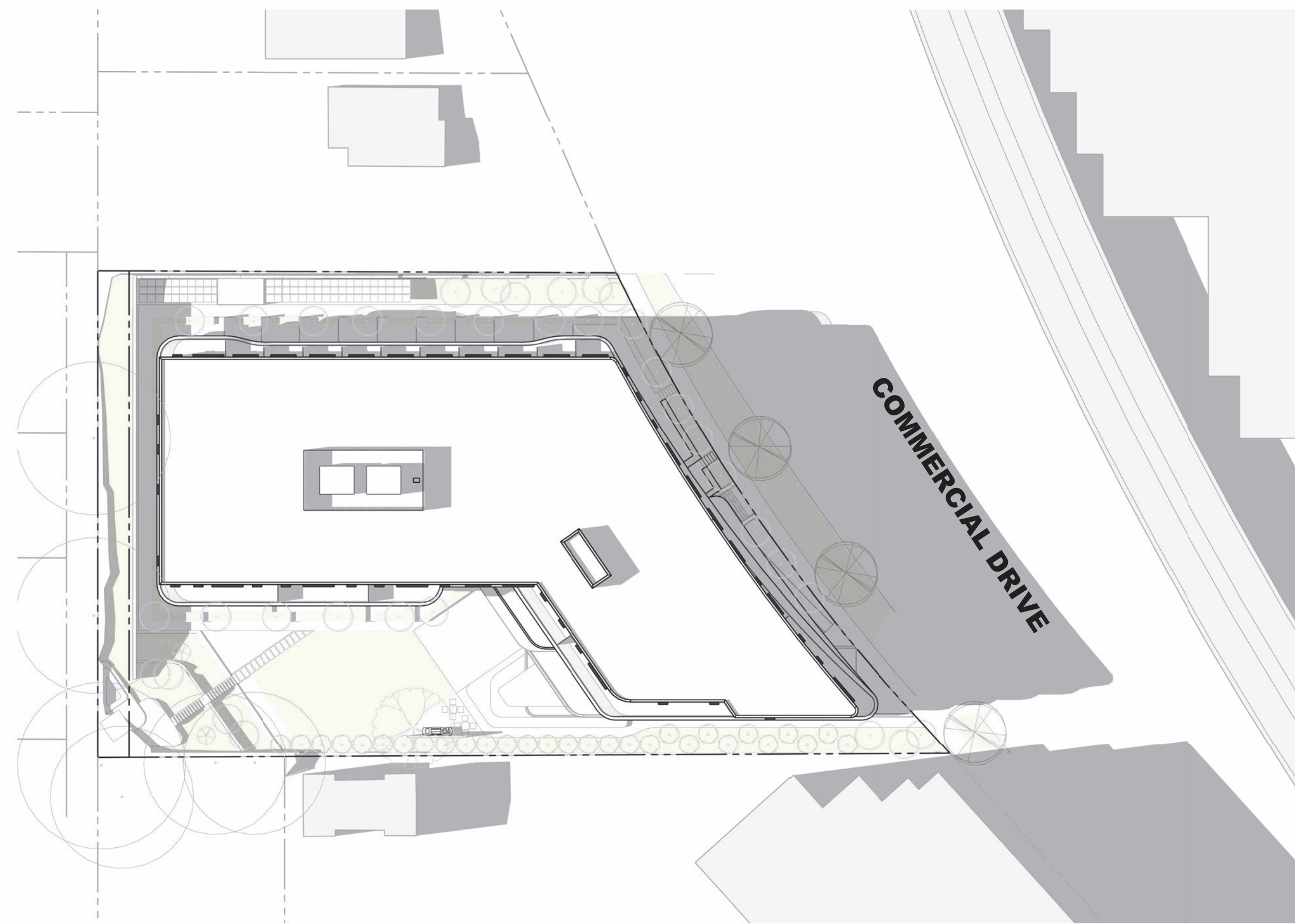
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2 **SUMMER SOLSTICE 12 PM**
1/32" = 1'-0"



3 **SUMMER SOLSTICE 02 PM**
1/32" = 1'-0"



4 **SUMMER SOLSTICE 04 PM**
1/32" = 1'-0"

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3295 & 3333 Commercial Dr.
Vancouver, BC

Shadow Analysis

PLOT DATE: 9/18/2025 7:07:46 PM
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A09



ZONING SUMMARY

Project Address: 3333 Commercial Dr
Vancouver, BC V5N 4E5

Legal Description: BLOCK C & LOT D, EXCEPT THE NORTH 64 FEET, BOTH OF DISTRICT LOT 753, GROUP 1, NEW WESTMINSTER DISTRICT PLAN 821 P.I.D 015-103-846 (BLOCK C), 015-103-871 (REM. D)

Authority: City of Vancouver

Zone: Current: R1-1, Rezone to CD-1

Use: Dwelling (Multiple Units)

Site Area: 33,158 SF / 3,080.45 m²

Lot Coverage: Maximum: tbc
Provided: 49.13%

Setbacks:

	Required	Provided
Front (Commercial)	tbc	3.7m / 12.1 ft
Side (North)	tbc	8.4m / 27.85 ft
Side (South)	tbc	3.7m / 12 ft
Rear (West)	tbc	6.1m / 19.92 ft

Building Height: Maximum: tbc
Provided: 20.4m / 66.9 ft

Floor Space Ratio (FSR):

Density Overall (FSR): Maximum: tbc
Provided: 2.51

AREA SUMMARY

Balcony Area

Level	Area (SF)	Area (SM)
L1	2,895	269
L2	1,489	138
L3	1,489	138
L4	1,667	155
L5	1,667	155
L6	1,808	168
	11,016	1,023

FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
L3	801	74
L4	760	71
L5	760	71
L6	760	71
	6,442	598

Gross Floor Area By Level (GFA)

Level	Area (SF)	Area (SM)
L1	16,848	1,565
L2	16,364	1,520
L3	16,730	1,554
L4	16,908	1,571
L5	16,908	1,571
L6	16,878	1,568
	100,636	9,349

Unit Mix by Type

Unit Type	Count	Percentage
STUDIO	86	64.7%
3 BED	14	10.5%
2 BED	33	24.8%
	133	100.0%

Unit Mix Per Floor

Level	Unit Type	Count	Percentage
L1	STUDIO	12	9.0%
L1	3 BED	3	2.3%
L1	2 BED	2	1.5%
L2	STUDIO	15	11.3%
L2	3 BED	2	1.5%
L2	2 BED	6	4.5%
L3	STUDIO	16	12.0%
L3	3 BED	2	1.5%
L3	2 BED	6	4.5%
L4	STUDIO	14	10.5%
L4	3 BED	2	1.5%
L4	2 BED	7	5.3%
L5	STUDIO	14	10.5%
L5	3 BED	2	1.5%
L5	2 BED	7	5.3%
L6	STUDIO	15	11.3%
L6	3 BED	3	2.3%
L6	2 BED	5	3.8%
		133	100.0%

PARKING SUMMARY

Rental Parking

CoV Parking Bylaw Section 4 Article 4.1.1
Transportation Demand Management Plan A

	Required	Provided
	0	
	0	
Total	0	72

Accessible Parking

1 Space: for first 7 units
0.034 Space: per additional unit

	Required	Provided
	1	
	4.4	
Total	5	5

Visitor Parking

0.05 Space per dwelling unit

	Required	Provided
	7	
Total	7	8

Residential Passenger Loading

Class A - Minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units
Class B - No Requirement
Class C - No Requirement

	Required	Provided
		1
		1
	n/a	
Total		2

Total Parking Provided

Level	Type	Count	
P2	CoV	CoV Accessible: 4.0m x 5.5m	2
P2	CoV	CoV: Reg 2.5m x 5.5m	32
P2	CoV	CoV: Sm 2.3m x 4.6m	19
P2			53
P1	CoV	CoV Accessible: 4.0m x 5.5m	2
P1	CoV	CoV: Reg 2.5m x 5.5m	9
P1	CoV VISITORS	CoV Accessible: 4.0m x 5.5m	1
P1	CoV VISITORS	CoV: Reg 2.5m x 5.5m	6
P1	CoV VISITORS	CoV: Sm 2.3m x 4.6m	1
P1			19
Grand total			72

Parking + Aisle Bylaw Minimums

	Required	Provided
Drive Aisle 1-direction	3m	n/a
Drive Aisle 2-direction	3m	n/a
Drive Aisle 2-way w 90-degree	6.6m	6.7m / 22 ft
Drive Aisle 2-way w Parallel	3.95m	n/a
Drive Aisle 2-direction @ PL	4m	n/a
Max % Small Cars	25%	21%

BICYCLE SUMMARY

Residential Class A

1.5 Spaces: every dwelling unit < 65 SM / 700 SF
2.5 Spaces: every dwelling over > 65 SM / 700 SF and < 105 SM / 1,130 SF
3 Spaces: every dwelling unit > 105 SM / 1,130 SF

	Required	Provided
	130.5	
	117.5	
Total	248	251

Residential Class B

Min. 2 Spaces for any development containing at least 20 dwelling units
1 add'l space for every add'l 20 dwelling units

	Required	Provided
	2	
	7.75	
Total	10	

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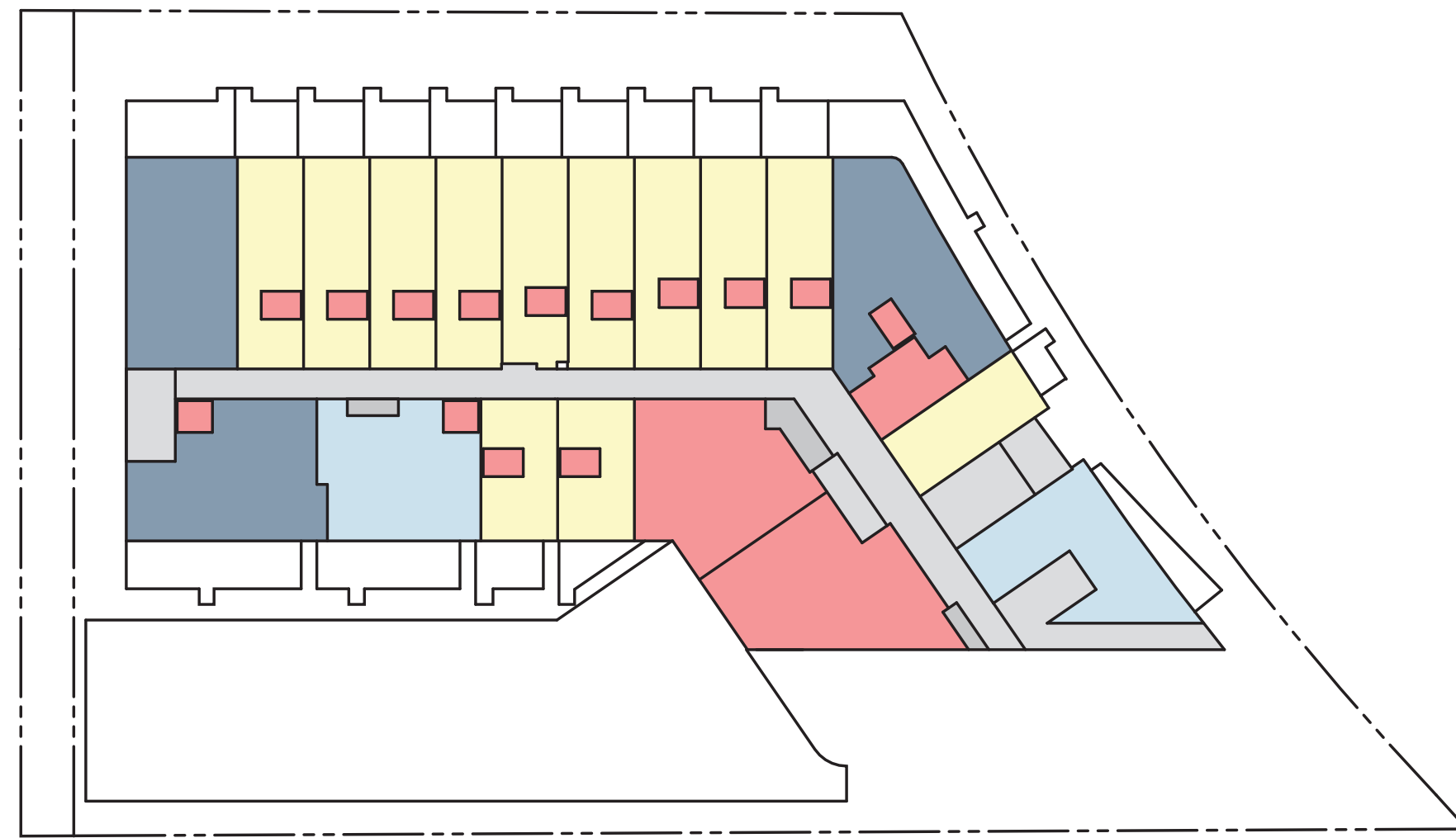
3295 & 3333 Commercial Dr.
Vancouver, BC

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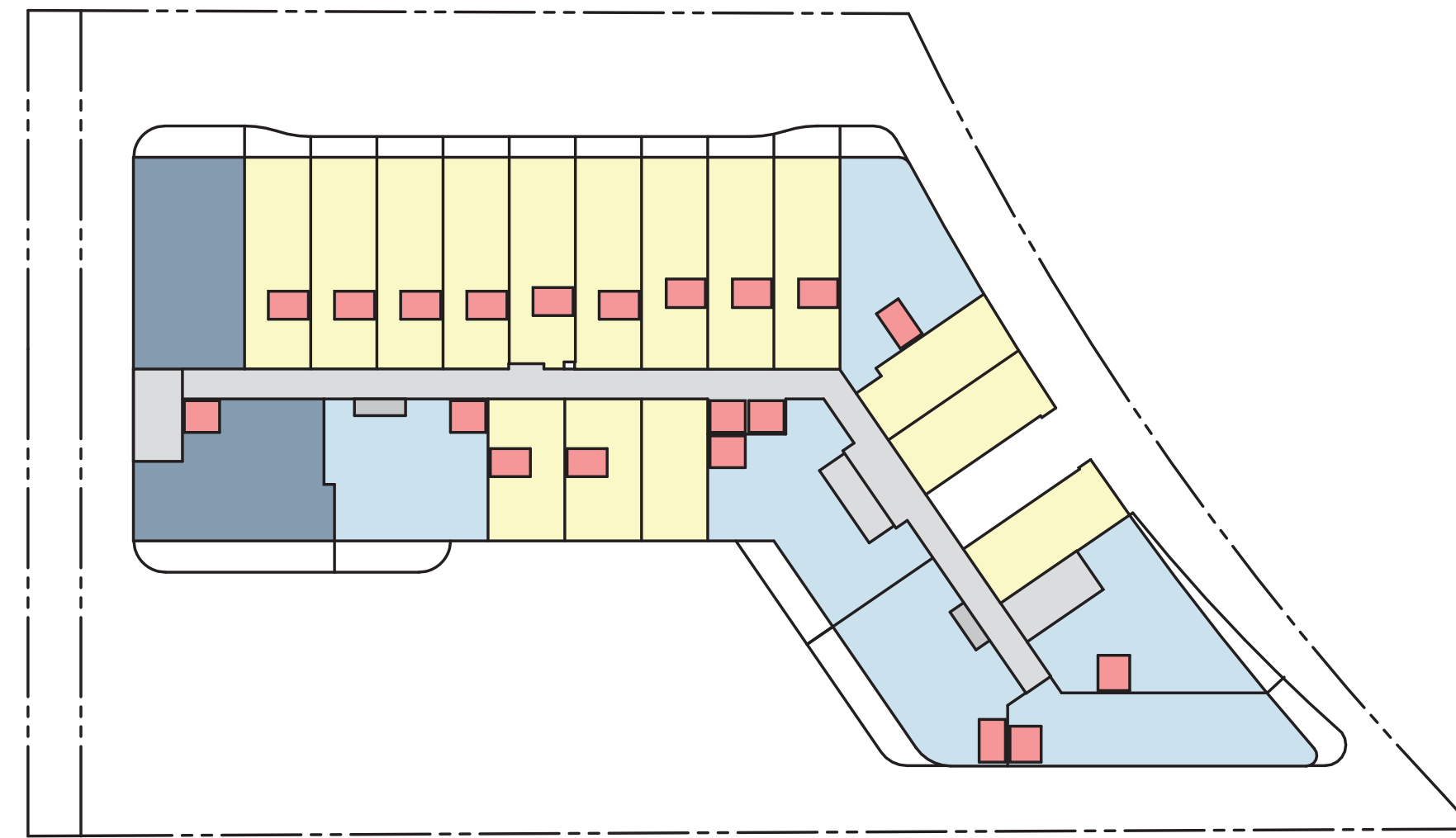
A10

OVERLAY AREA KEY

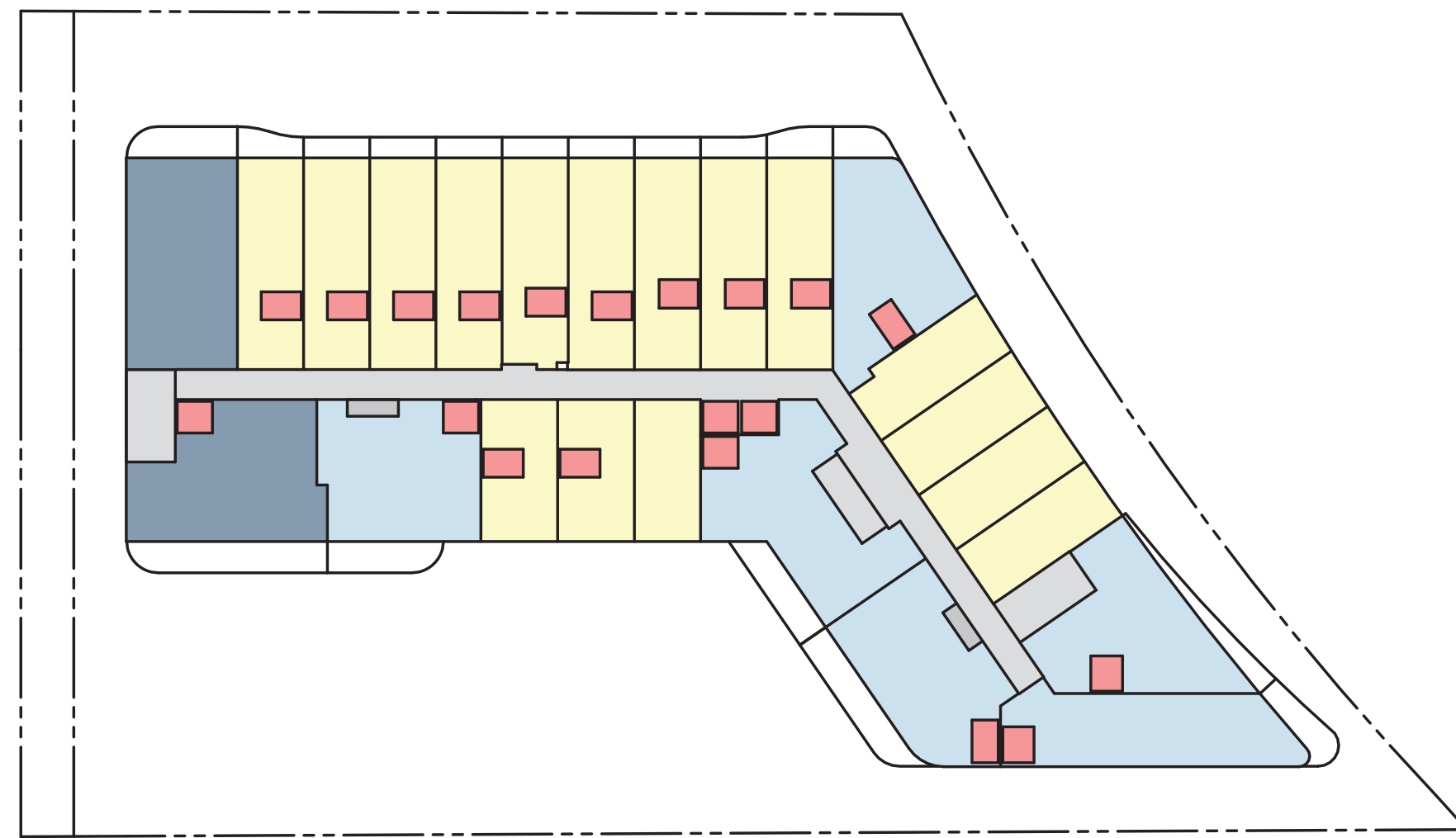
- 2 Bed
- 3 Bed
- Balcony
- Circulation
- Exclusion
- Services
- Studio



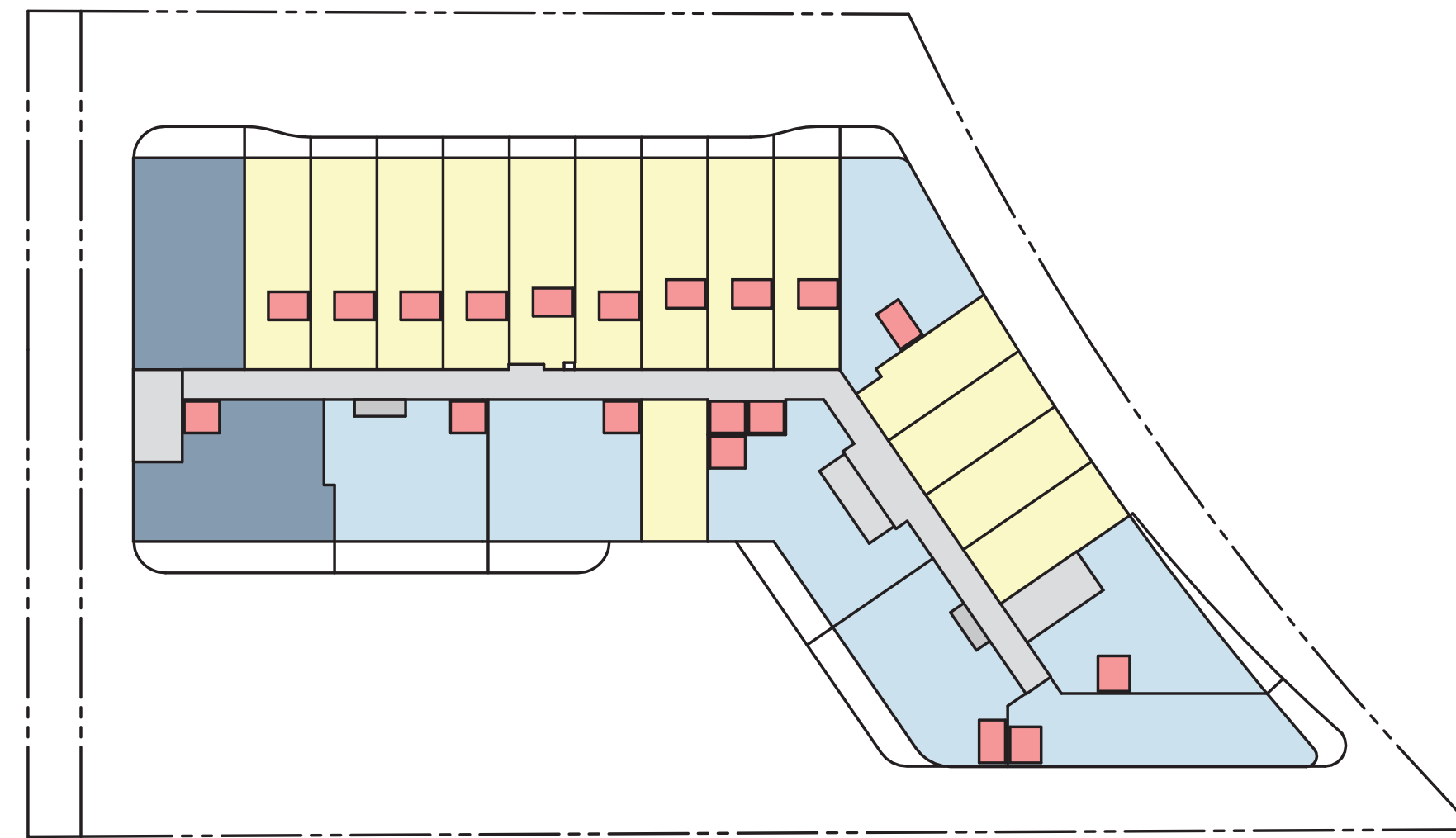
1 **FRS L1**
1" = 30'-0"



2 **FRS L2**
1" = 30'-0"



3 **FRS L3**
1" = 30'-0"



4 **FRS L4-L5**
1" = 30'-0"



5 **FRS L6**
1" = 30'-0"

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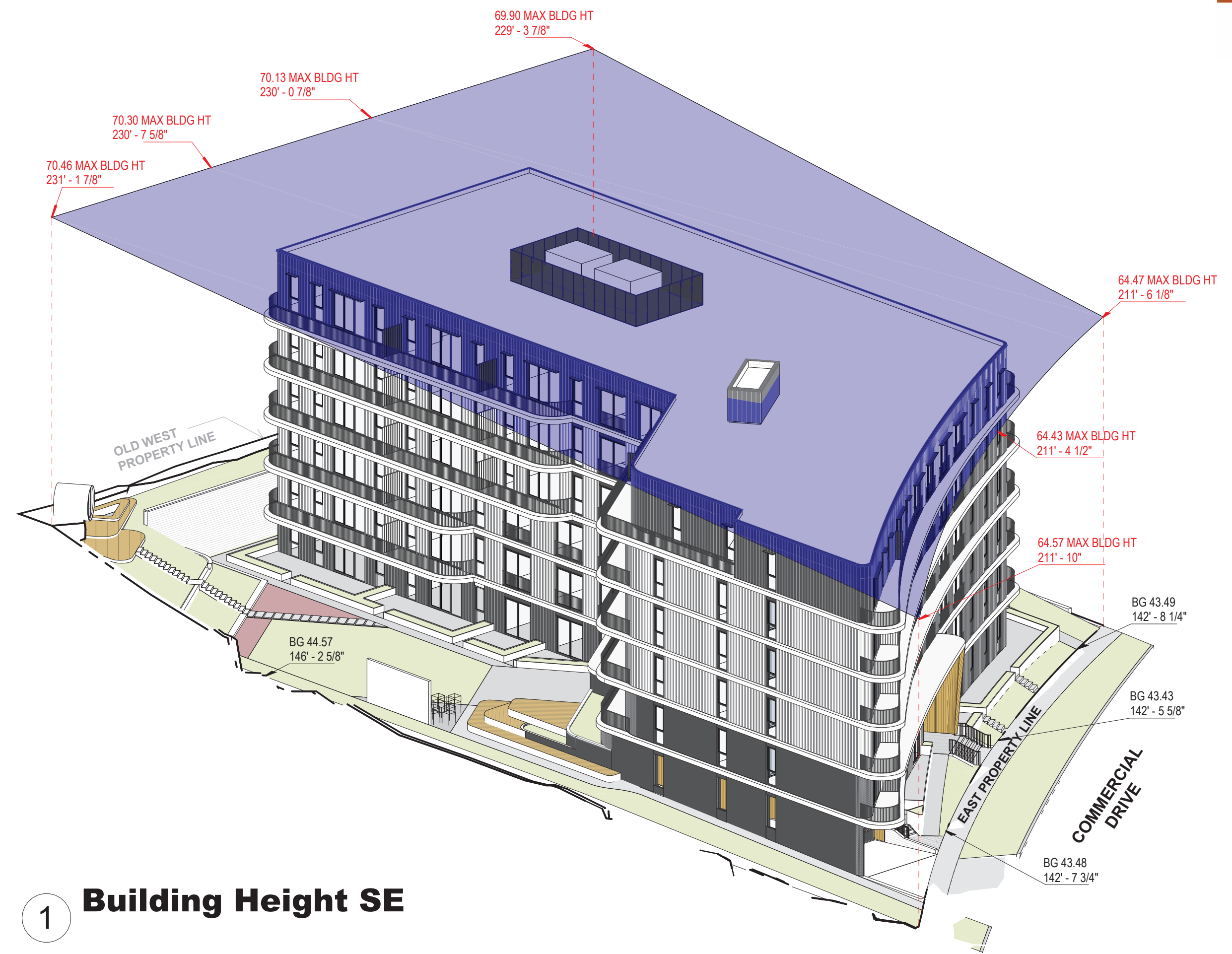
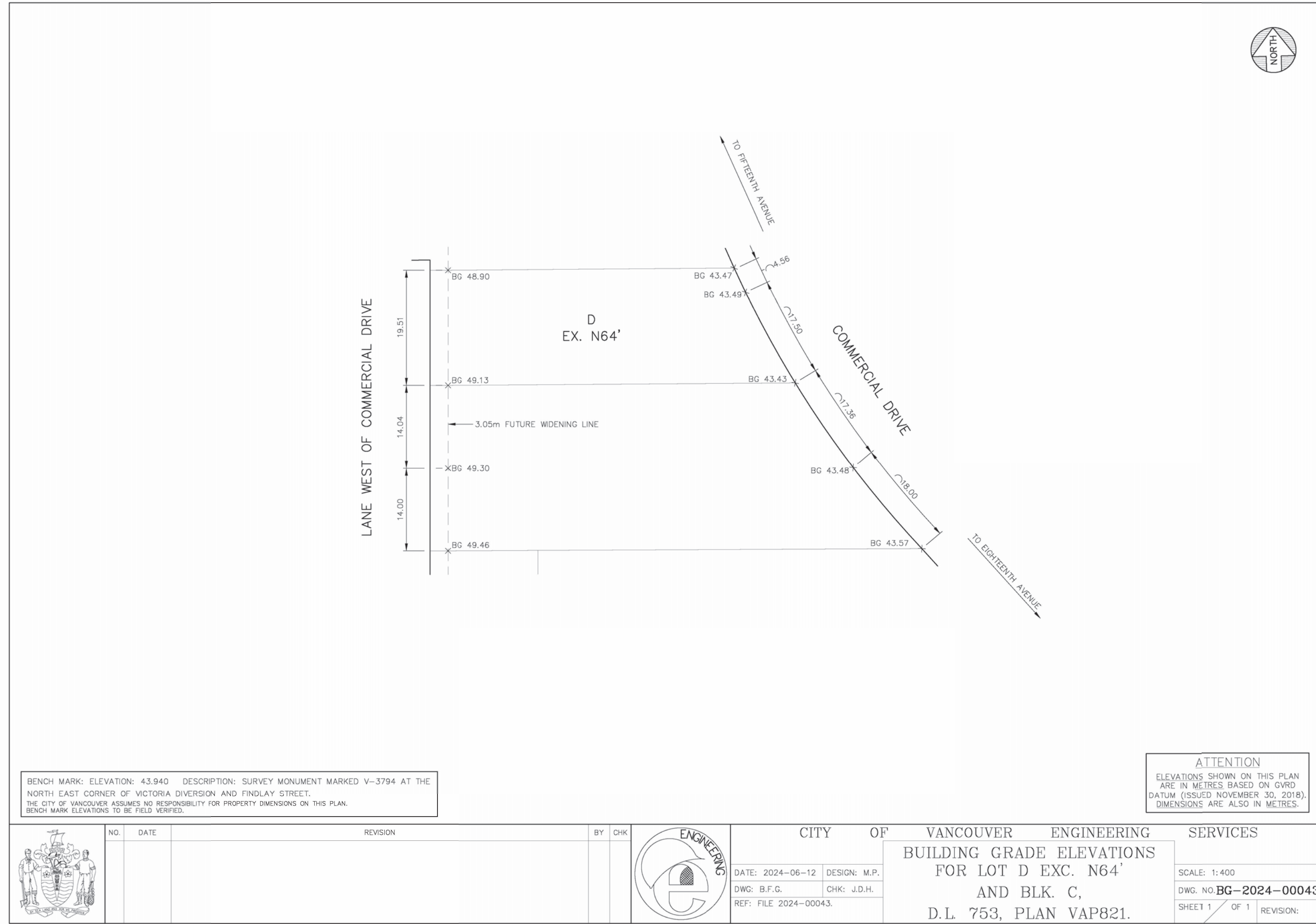
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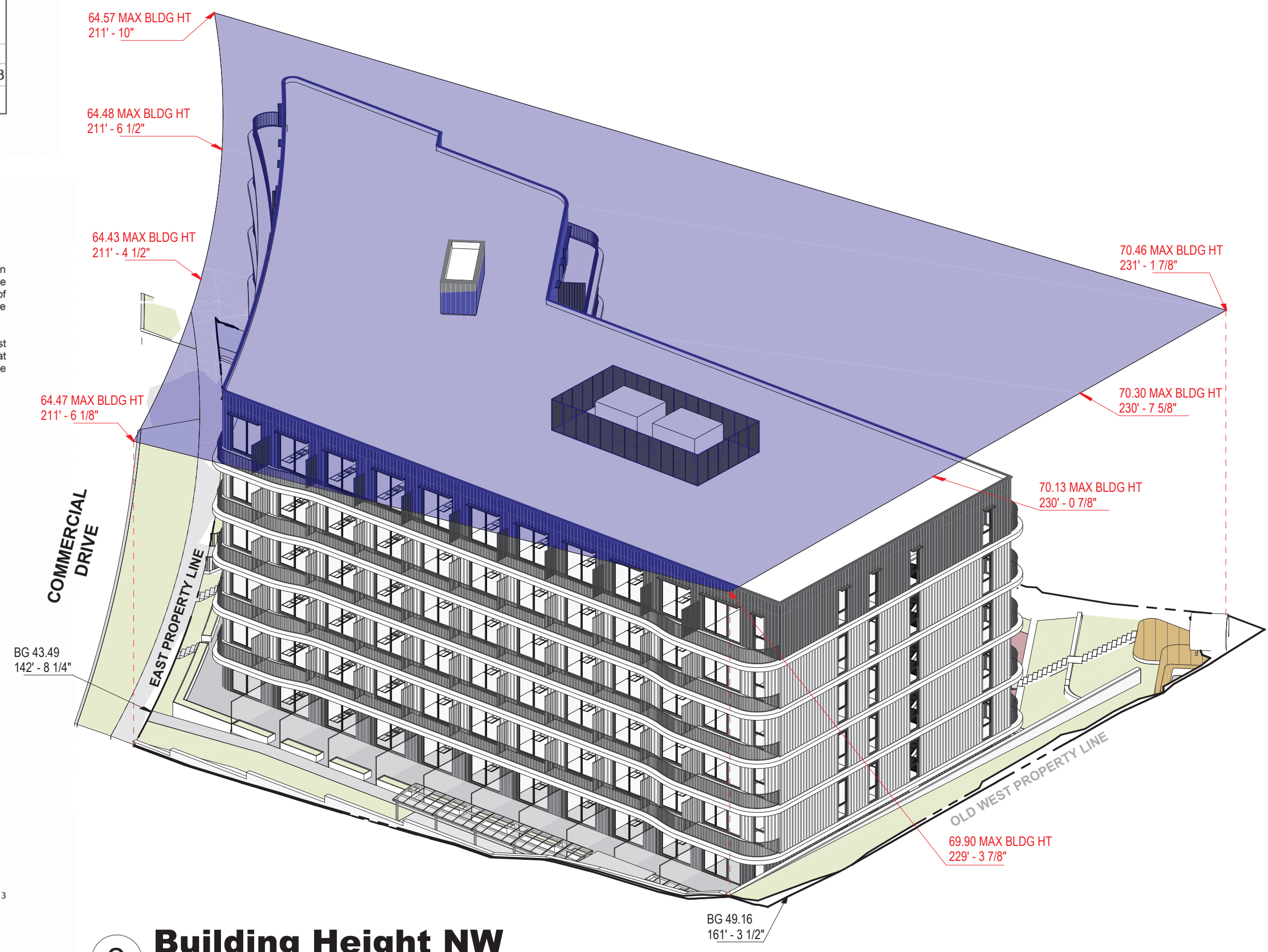
A11



NTS: REFERENCE ONLY



1 Building Height SE



2 Building Height NW

CITY OF VANCOUVER ENGINEERING SERVICES

June 13, 2024 File Number: BG-2024-00043
Please refer: Building Grades (604) 871-6373

Emily Ng
7626 Shackleton Drive
Richmond, BC, V7C 5H1

Dear Emily Ng:

RE: Building Grades for BLOCK C DISTRICT LOT 753 PLAN 821 LOT D, EXCEPT THE NORTH 64 FEET, DISTRICT LOT 753 PLAN 821

In response to your request for the above dated April 5, 2024, I am attaching a PDF copy of our Plan BG-2024-00043 dated June 12, 2024, showing the established elevations along the property lines of the above referenced property.

Building grades are supplied by the City to show the permanent tie-ins of the pavement, boulevard, sidewalk or other street improvements at the property line. If your development does not meet these grades exactly, it may not be possible to accommodate the grade differences at the City side of the property line. This means that any steps or ramps that would be required at your entrances, or any retaining structure required to support a grade difference at the property line, now or in the future, may have to be constructed entirely on your property and at your expense. If your entrances are below the building grades we give you, then the City will not take responsibility for any surface water that may drain from the street or boulevard into your entrances.

To minimize grade differences, a continuous building grade is to be interpolated between the points given on the attached plan. All portions of your proposed development such as entrances, exits, walls, or pedestrian plazas, which will abut the City's sidewalk or boulevard, must meet this grade line. Any alterations required due to improper alignment with these grades will be at the expense of the owner. Therefore, please take this matter into consideration regarding the importance of grades.

In this regard, please ensure that all building grade elevations are shown on the development plans submitted for this property and show your interpolated design elevations of all vehicle and pedestrian entrances, plazas, support structures and general site grading, including but not limited to:

- Corners of driveways;
- Parking stalls;
- Pedestrian plazas;
- Middle of entrances;

City of Vancouver, Engineering Services
320-507 West Broadway
Vancouver, British Columbia V6C 0S4 Canada
Tel: 3-1-1, Outside Vancouver 604.873.7000 Fax: 604.873.7200
vancouver.ca

- Access pathways;
 - Stairs; and
 - Corners of retaining walls.
- Any differences or interpolation errors may result in a delay on your development permit until a satisfactory explanation is provided.
- APPROXIMATION**
The Building Grades are as follows:
- On Commercial St – will meet future road design;
 - On the Lane – will meet future lane design.
- WARNING**
Building Grades are valid for up to 5 years after the issued date, shown in this letter. After 5 years, building grades must be revalidated by the City and will incur additional review fees.
- DEDICATION**
Note: Dedication for street widening purposes may be required. Therefore the elevations have been given on the future widening line. Should you require further information on proposed street or lane widening, please contact our Land Survey Branch at telephone 604-873-7330.
- CONSTRUCTION**
Note: Construction to the building grades issued may also necessitate in the reconstruction adjacent to your site. Should you require further information on street or lane reconstructions that may be required due to your development, please contact Development Services at Engineering.ClientServices@vancouver.ca or telephone 604-871-6730.
- UNOPENED LANE**
Note: The building grades noted on the Lane are the proposed design elevations. The lane has not yet been opened and has not been constructed to these design grades. If your development requires access from this unopened lane, then you may be responsible for costs incurred for its construction. Lane opening arrangements should be confirmed through the Rezoning and Development Permit application.

It is the responsibility of the applicant to ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the provided building grade plan. Any elevation discrepancies must be resolved prior to the start of construction. Failure to do so may result in unforeseen grade differences that would need to be rectified at the sole expense of the owner.

Including a copy of the building grade drawing with your development permit drawings will assist us in processing your application more quickly. Please feel free to contact us at building_grades@vancouver.ca or call 604-871-6373 if you have any questions or would like more information.

Sincerely,
Mike Panganiban
On behalf of:

Streets Engineer
Streets Design Branch
Attachment: Subject Building Grade Plan

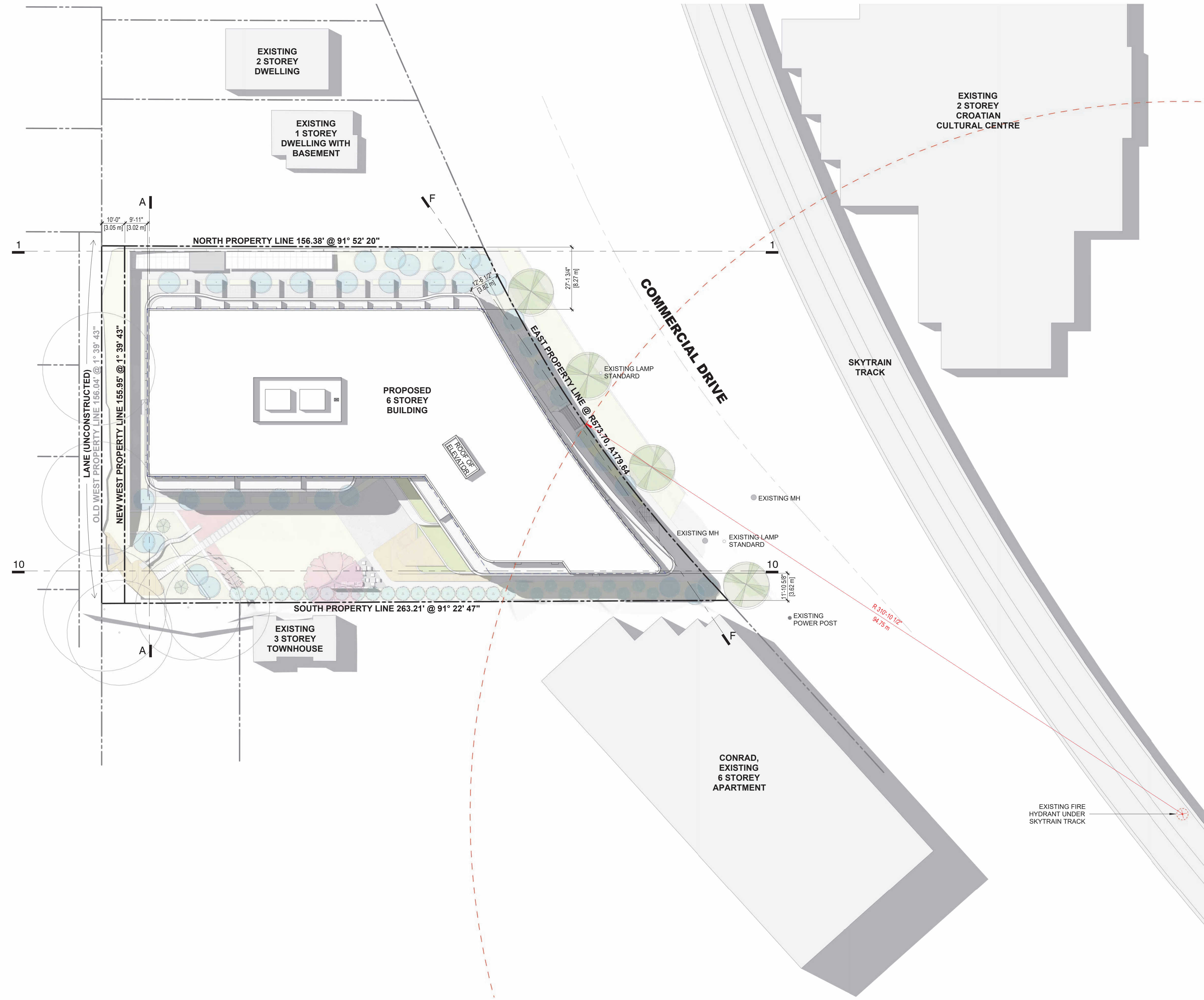
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Building Grades & Height
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A12



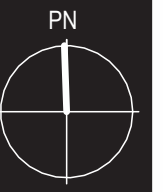
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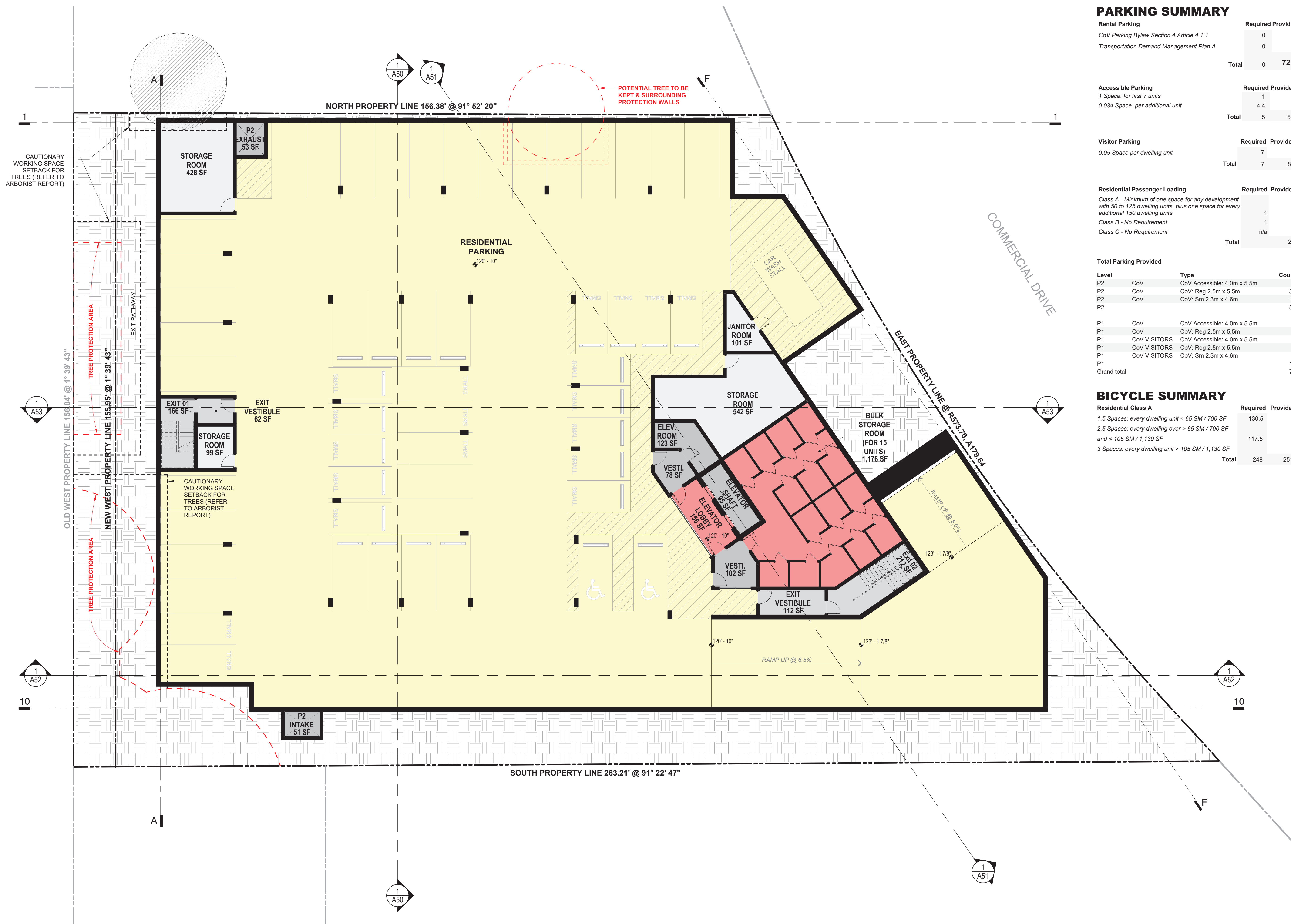
TKA+D ARCHITECTURE + DESIGN INC
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Vancouver, BC

Site Plan
PLOT DATE: 9/18/2025 7:11:09 PM
SCALE: 3/64" = 1'-0"

A13





PARKING SUMMARY

Category	Required	Provided
Rental Parking		
CoV Parking Bylaw Section 4 Article 4.1.1	0	0
Transportation Demand Management Plan A	0	72
Total	0	72
Accessible Parking		
1 Space: for first 7 units	1	4.4
0.034 Space: per additional unit	4.4	5
Total	5	5
Visitor Parking		
0.05 Space per dwelling unit	7	8
Total	7	8
Residential Passenger Loading		
Class A - Minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	1	1
Class B - No Requirement	1	n/a
Class C - No Requirement	n/a	n/a
Total	2	2

Total Parking Provided

Level	Type	Count
P2	CoV Accessible: 4.0m x 5.5m	2
P2	CoV: Reg 2.5m x 5.5m	32
P2	CoV: Sm 2.3m x 4.6m	19
P2		53
P1	CoV Accessible: 4.0m x 5.5m	2
P1	CoV: Reg 2.5m x 5.5m	9
P1	CoV VISITORS CoV Accessible: 4.0m x 5.5m	1
P1	CoV VISITORS CoV: Reg 2.5m x 5.5m	6
P1	CoV VISITORS CoV: Sm 2.3m x 4.6m	1
P1		19
Grand total		72

BICYCLE SUMMARY

Category	Required	Provided
Residential Class A		
1.5 Spaces: every dwelling unit < 65 SM / 700 SF	130.5	
2.5 Spaces: every dwelling over > 65 SM / 700 SF and < 105 SM / 1,130 SF	117.5	
3 Spaces: every dwelling unit > 105 SM / 1,130 SF		
Total	248	251

PARKING SUMMARY

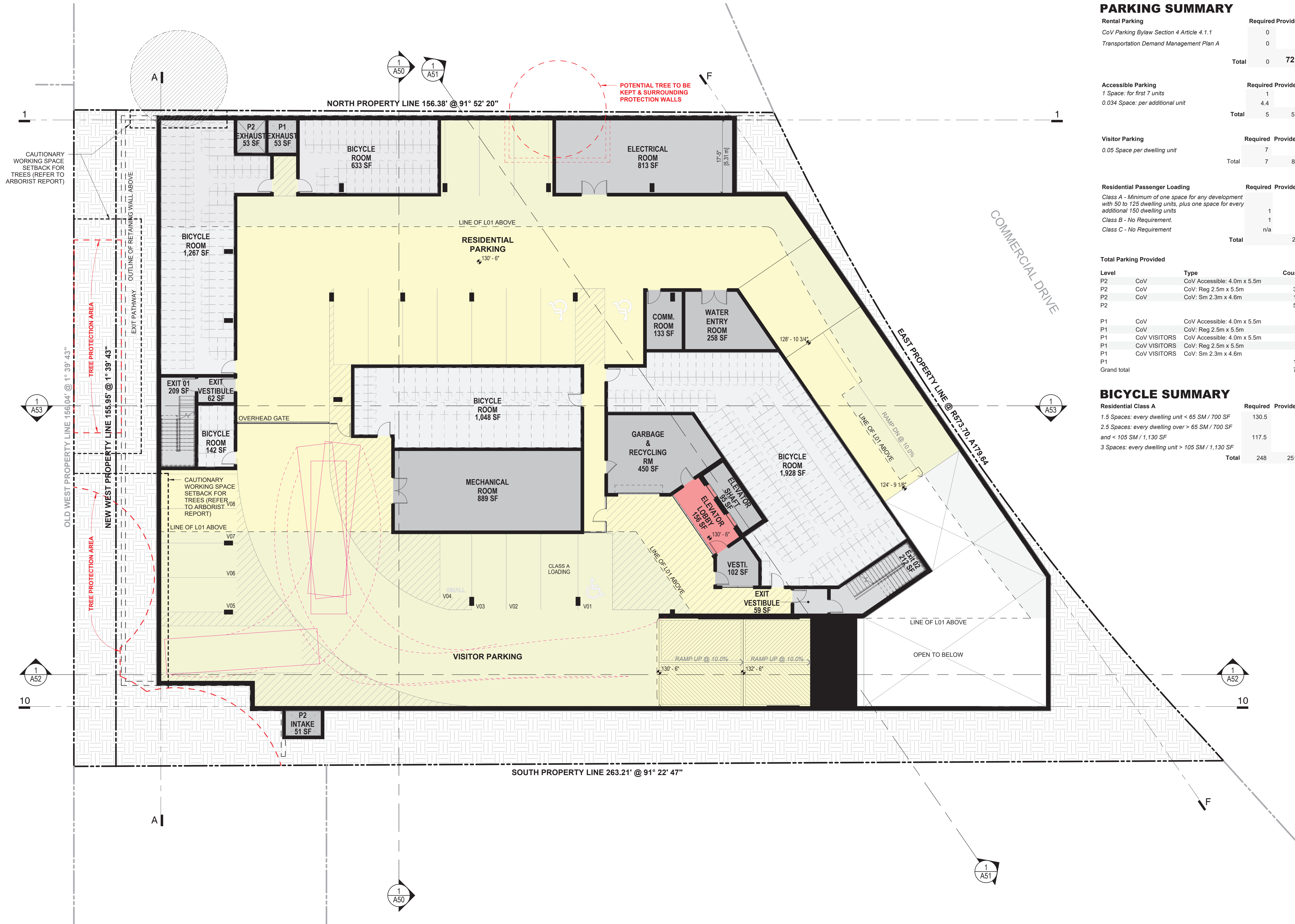
Category	Required	Provided
Rental Parking		
CoV Parking Bylaw Section 4 Article 4.1.1	0	0
Transportation Demand Management Plan A	0	0
Total	0	72
Accessible Parking		
1 Space: for first 7 units	1	1
0.034 Space: per additional unit	4.4	4.4
Total	5	5
Visitor Parking		
0.05 Space per dwelling unit	7	7
Total	7	8
Residential Passenger Loading		
Class A - Minimum of one space for any development with 50 to 125 dwelling units, plus one space for every additional 150 dwelling units	1	1
Class B - No Requirement	1	1
Class C - No Requirement	n/a	n/a
Total	2	2

Total Parking Provided

Level	Type	Count
P2	CoV	2
P2	CoV Accessible: 4.0m x 5.5m	32
P2	CoV: Reg 2.5m x 5.5m	19
P2	CoV: Sm 2.3m x 4.6m	53
P1	CoV	2
P1	CoV Accessible: 4.0m x 5.5m	9
P1	CoV VISITORS	1
P1	CoV VISITORS	6
P1	CoV VISITORS	1
P1	CoV VISITORS	19
Grand total		72

BICYCLE SUMMARY

Category	Required	Provided
Residential Class A		
1.5 Spaces: every dwelling unit < 65 SM / 700 SF	130.5	130.5
2.5 Spaces: every dwelling over > 65 SM / 700 SF and < 105 SM / 1,130 SF	117.5	117.5
3 Spaces: every dwelling unit > 105 SM / 1,130 SF		
Total	248	251





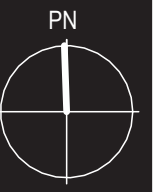
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 Vancouver, BC

L1 Plan
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A16





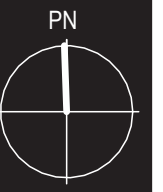
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3295 & 3333 Commercial Dr.
 Vancouver, BC

L2 Plan
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A17





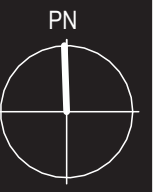
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Vancouver, BC

L3 Plan
PLOT DATE: 9/18/2025 7:12:14 PM
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A18



EXISTING
6 STOREY
APARTMENT

EXISTING
3 STOREY
TOWNHOUSE

EXISTING NEIGHBOURING
TREES TO REMAIN

POTENTIAL TREE TO BE
KEPT & SURROUNDING
PROTECTION WALLS

JULIET BALCONY FOR ALL STUDIOS
ON SOUTH AND EAST SIDES

JULIET BALCONY FOR ALL STUDIOS
ON SOUTH AND EAST SIDES

COMMERCIAL DRIVE

NORTH PROPERTY LINE 156.38' @ 91° 52' 20"

SOUTH PROPERTY LINE 263.21' @ 91° 22' 47"

OLD WEST PROPERTY LINE 156.04' @ 1° 39' 43"
NEW WEST PROPERTY LINE 155.95' @ 1° 39' 43"

CAUTIONARY
WORKING SPACE
SETBACK FOR
TREES (REFER TO
ARBORIST REPORT)

10

10

1

1

1
A52

1
A52

1
A53

1
A53

1
A50

1
A51

1
A33

A

F

A

F



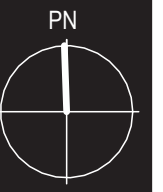
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Vancouver, BC

L4 Plan
PLOT DATE: 9/18/2025 7:12:35 PM
SCALE: 3/32" = 1'-0"

A19





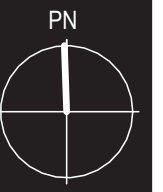
fabric

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L5 Plan
 PLOT DATE: 9/18/2025 7:12:59 PM
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A20





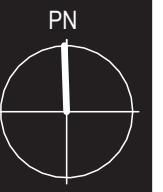
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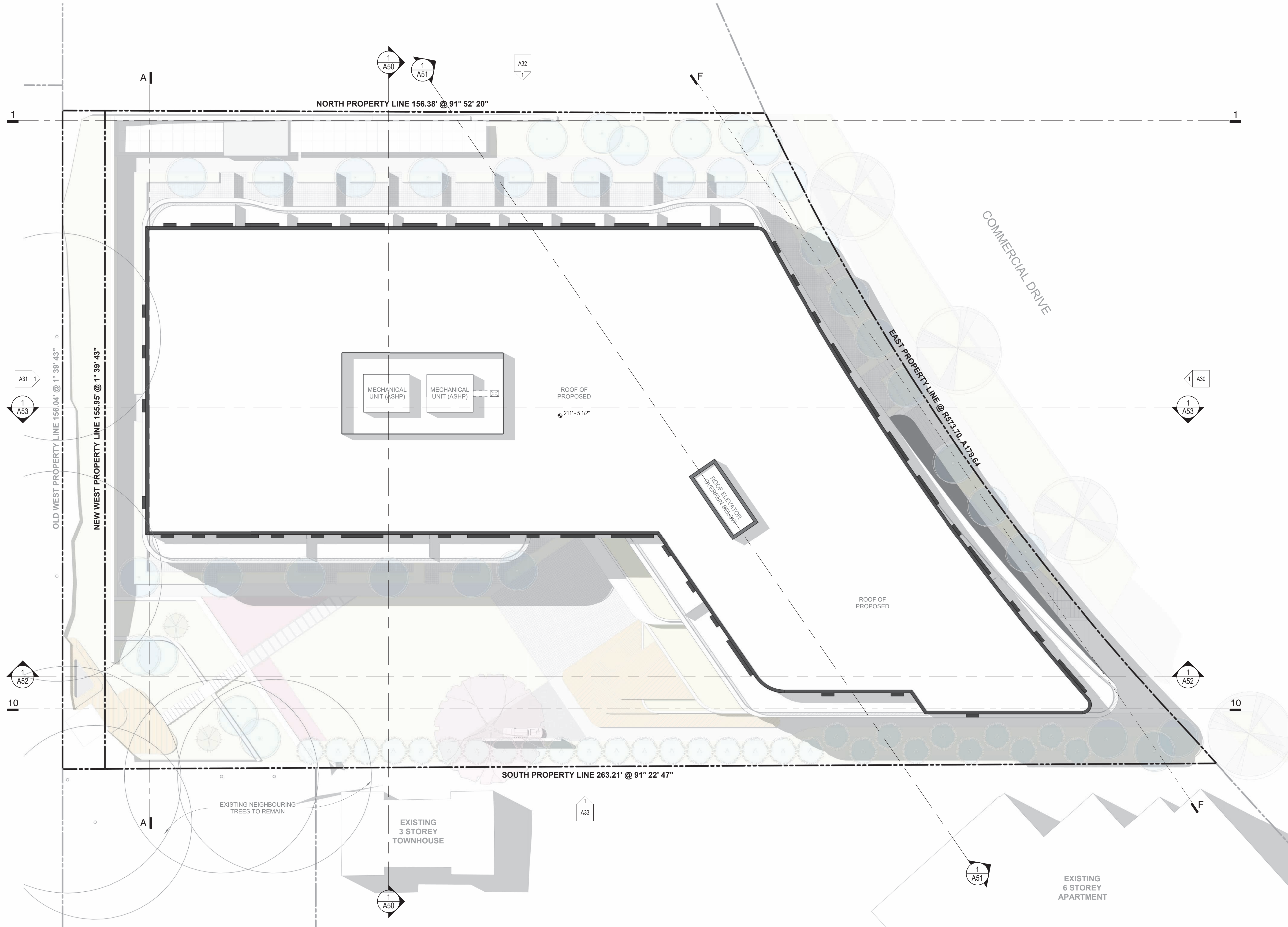
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L6 Plan
PLOT DATE: 9/18/2025 7:13:25 PM
SCALE: 3/32" = 1'-0"

A21





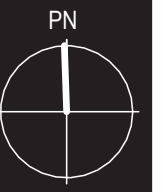
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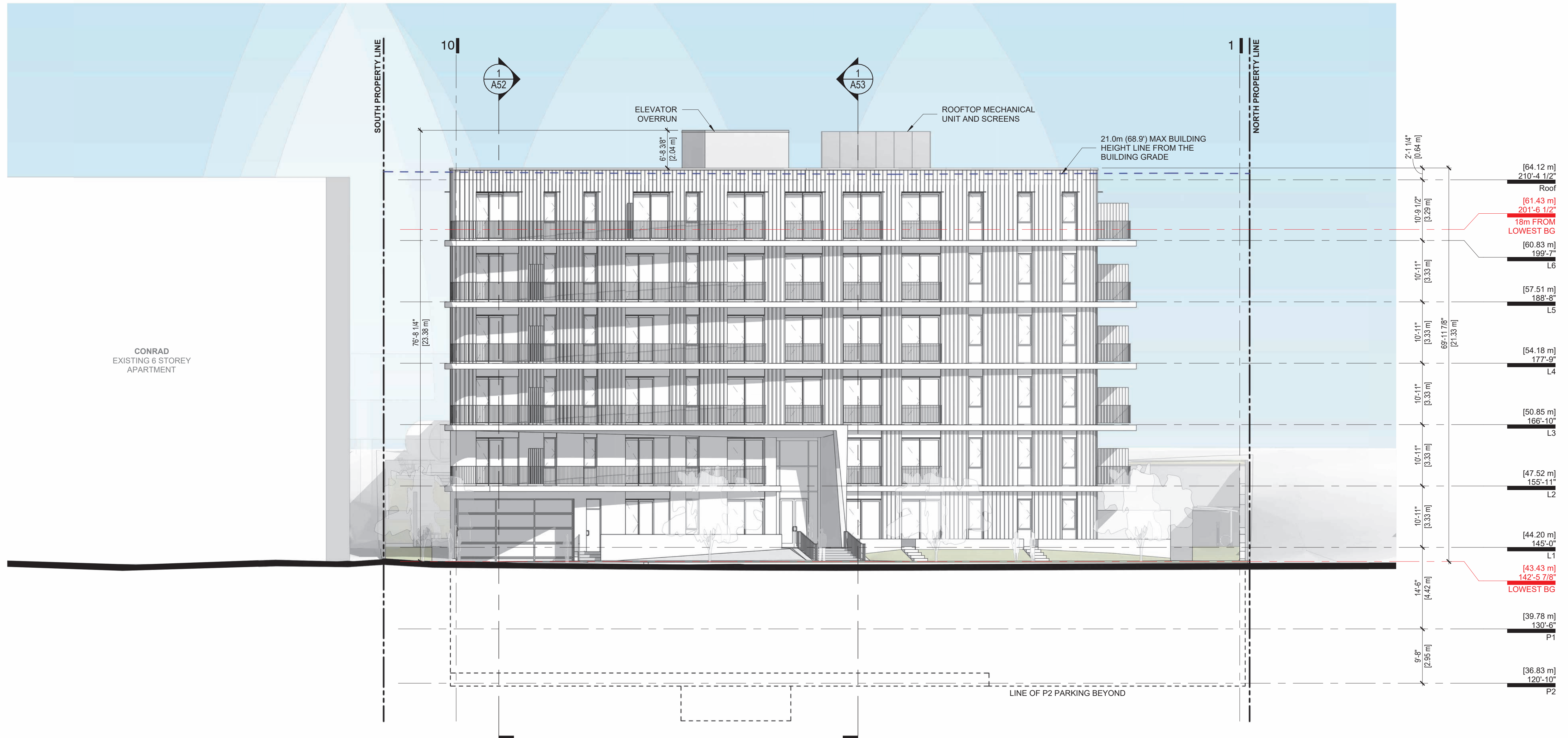
TKA+D ARCHITECTURE + DESIGN INC
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Vancouver, BC

Roof Plan
PLOT DATE: 9/18/2025 7:13:47 PM
SCALE: 3/32" = 1'-0"

A22





2'-1 1/4"	[0.64 m]	[64.12 m]	210'-4 1/2"
			Roof
10'-9 1/2"	[3.29 m]	[61.43 m]	201'-6 1/2"
			18m FROM LOWEST BG
10'-11"	[3.33 m]	[60.83 m]	199'-7"
			L6
10'-11"	[3.33 m]	[57.51 m]	188'-8"
			L5
10'-11"	[3.33 m]	[54.18 m]	177'-9"
			L4
10'-11"	[3.33 m]	[50.85 m]	166'-10"
			L3
10'-11"	[3.33 m]	[47.52 m]	155'-11"
			L2
10'-11"	[3.33 m]	[44.20 m]	145'-0"
			L1
14'-6"	[4.42 m]	[43.43 m]	142'-5 7/8"
			LOWEST BG
9'-8"	[2.96 m]	[39.78 m]	130'-6"
			P1
		[36.83 m]	120'-10"
			P2

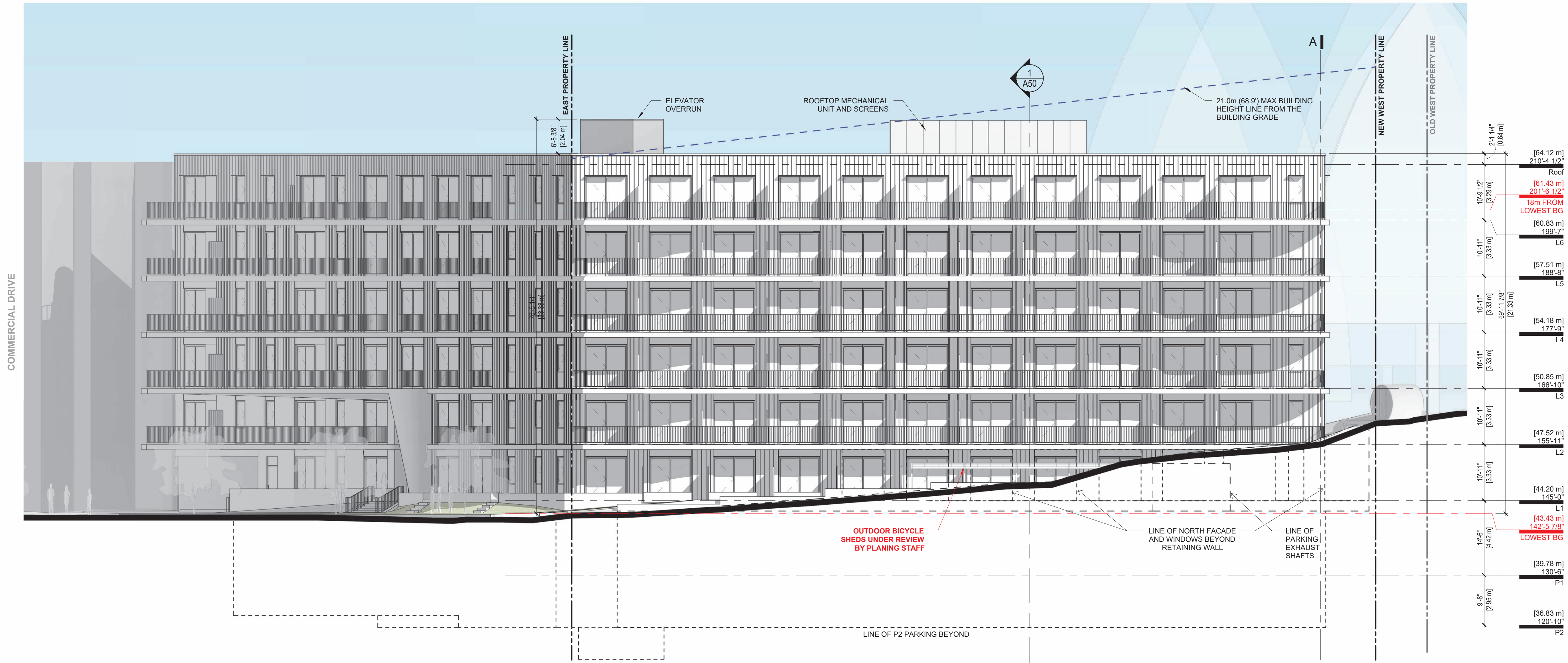
fabric

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Vancouver, BC

East Elevation
PLOT DATE: 9/18/2025 7:16:07 PM
SCALE: 3/32" = 1'-0"

A30



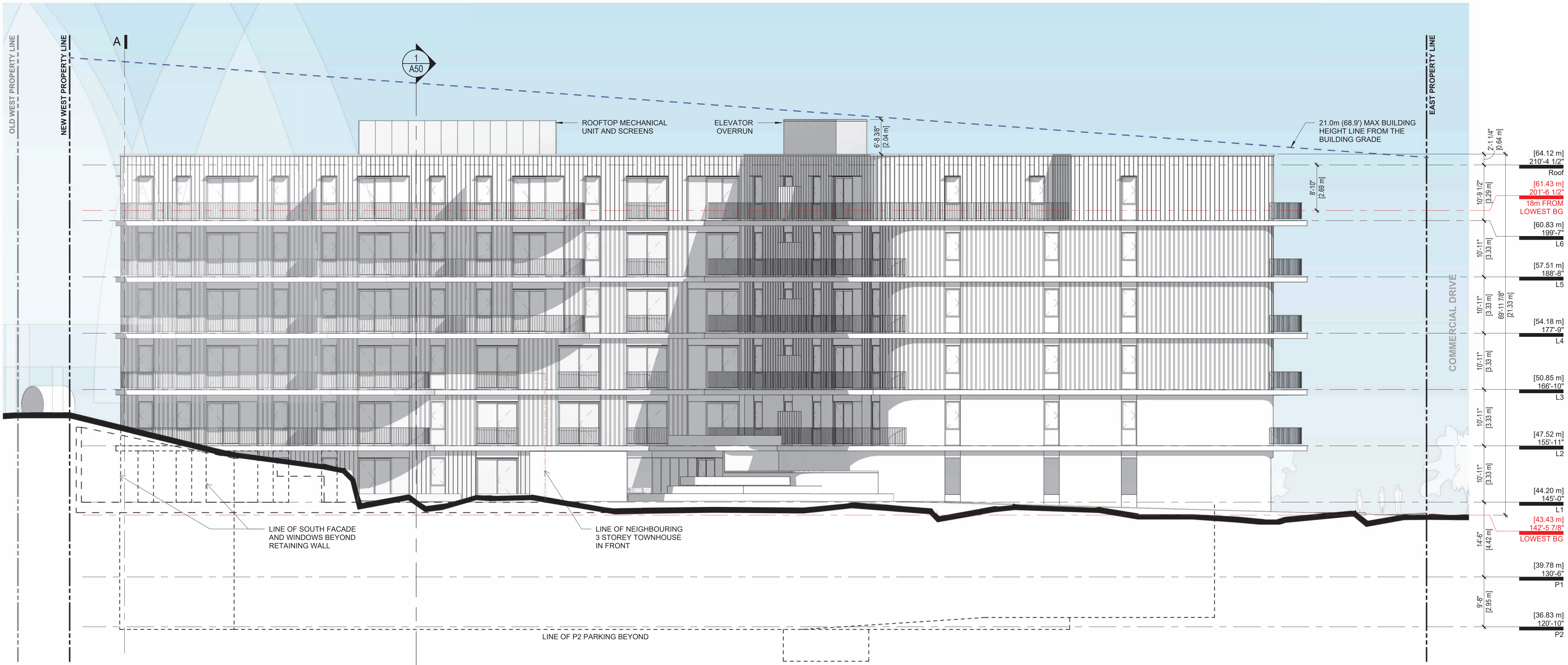
fabric

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North Elevation
PLOT DATE: 9/18/2025 7:21:04 PM
SCALE: 3/32" = 1'-0"

A32



fabric

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South Elevation
PLOT DATE: 9/18/2025 7:23:31 PM
SCALE: 3/32" = 1'-0"

A33



VIEW FROM SOUTH EAST CORNER

fabric

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Perspective
PLOT DATE: 9/18/2025 7:23:33 PM
SCALE:

A40



VIEW FROM NORTH EAST CORNER

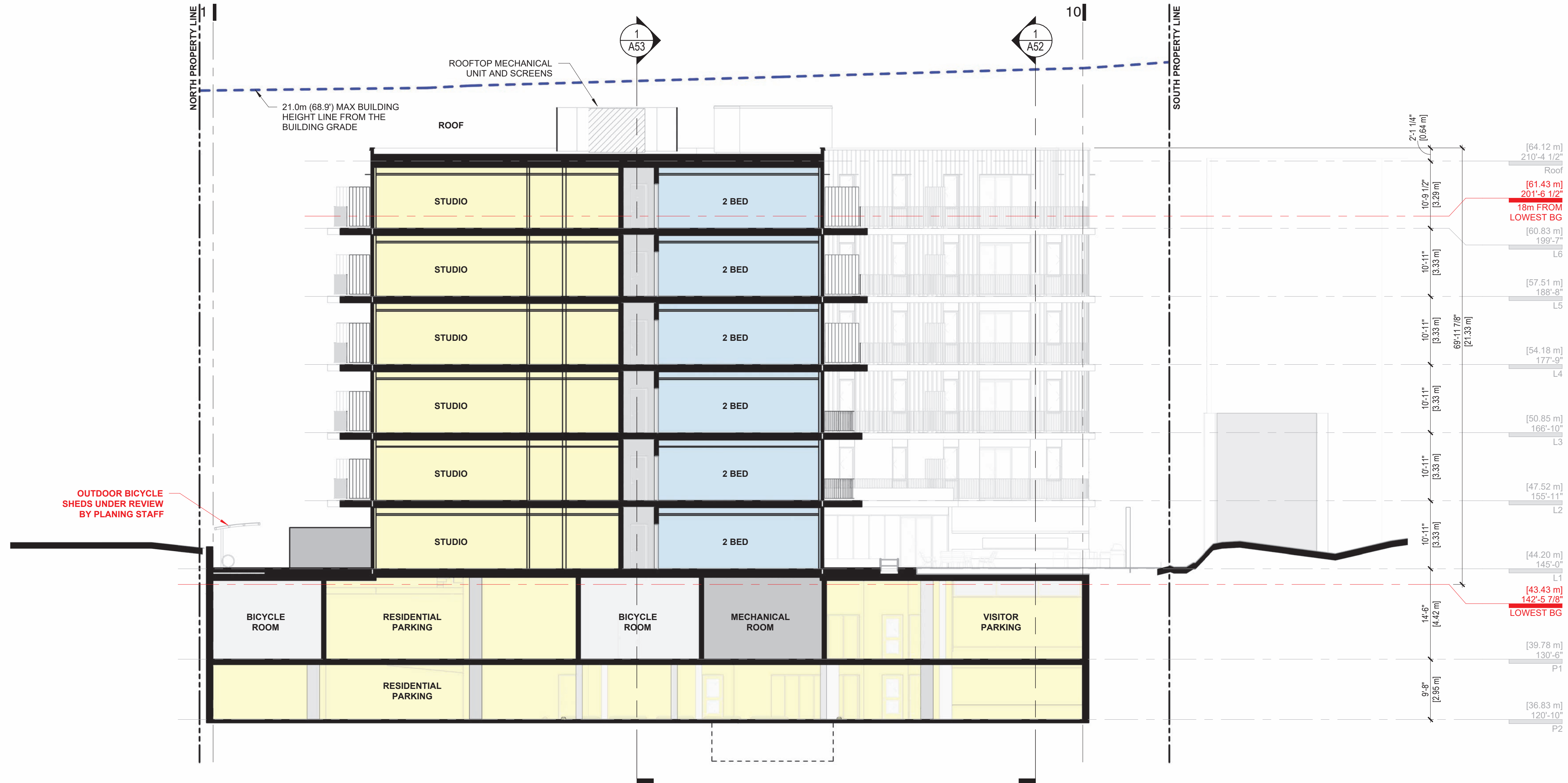
fabric

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**3295 & 3333 Commercial Dr.
Vancouver, BC**

Perspective
PLOT DATE: 9/18/2025 7:23:35 PM
SCALE:

A41



fabric

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Building Section NS 1

PLOT DATE: 9/18/2025 7:28:22 PM
 SCALE: 3/32" = 1'-0"

A50



fabric

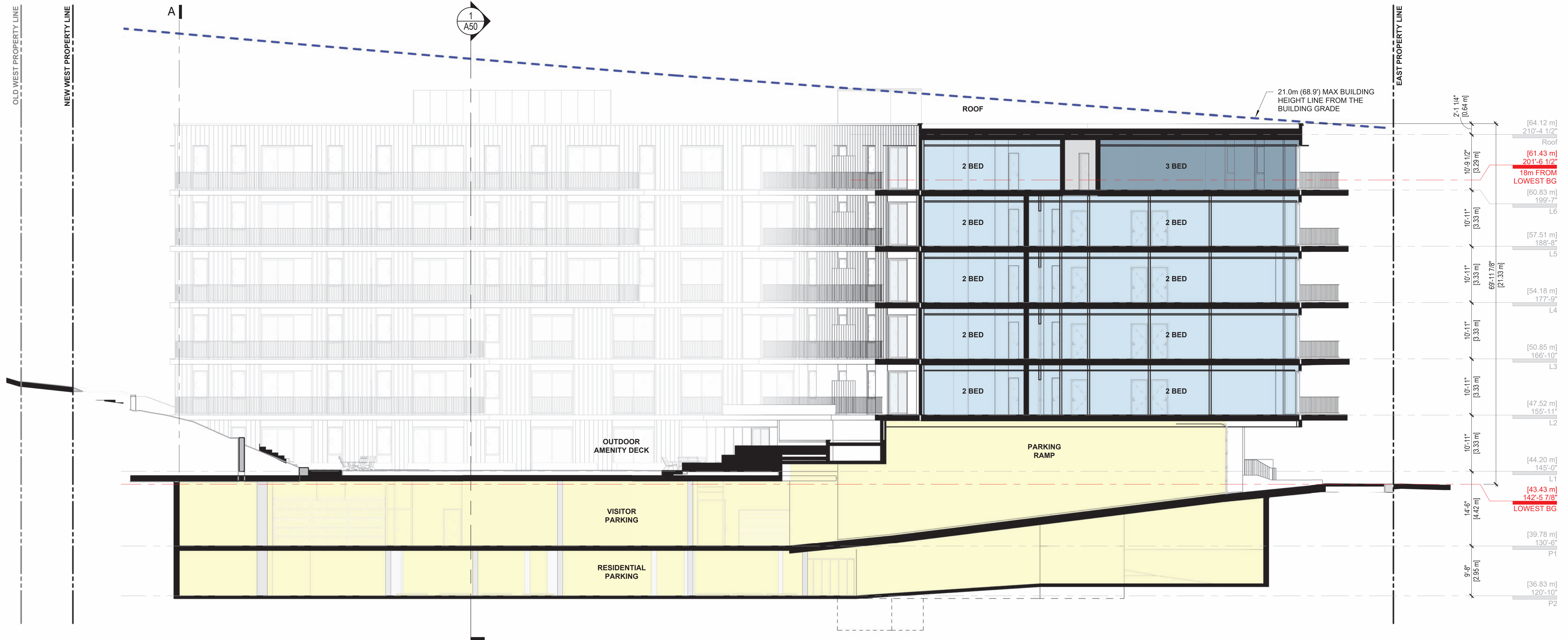
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 Vancouver, BC

Building Section NS 2

PLOT DATE: 9/18/2025 7:28:31 PM
 SCALE: 3/32" = 1'-0"

A51



21.0m (68'9") MAX BUILDING HEIGHT LINE FROM THE BUILDING GRADE

2'-1 1/4"	[0.64 m]	[64.12 m]	210'-4 1/2"
			Roof
10'-9 1/2"	[3.29 m]	[61.43 m]	201'-6 1/2"
			18m FROM LOWEST BG
		[60.83 m]	199'-7"
			L6
10'-11"	[3.33 m]	[57.51 m]	188'-8"
			L5
10'-11"	[3.33 m]	[54.18 m]	177'-9"
			L4
10'-11"	[3.33 m]	[50.85 m]	166'-10"
			L3
10'-11"	[3.33 m]	[47.52 m]	155'-11"
			L2
10'-11"	[3.33 m]	[44.20 m]	145'-0"
			L1
14'-6"	[4.42 m]	[43.43 m]	142'-5 7/8"
			LOWEST BG
		[39.78 m]	130'-6"
			P1
9'-8"	[2.96 m]	[36.83 m]	120'-10"
			P2

fabric

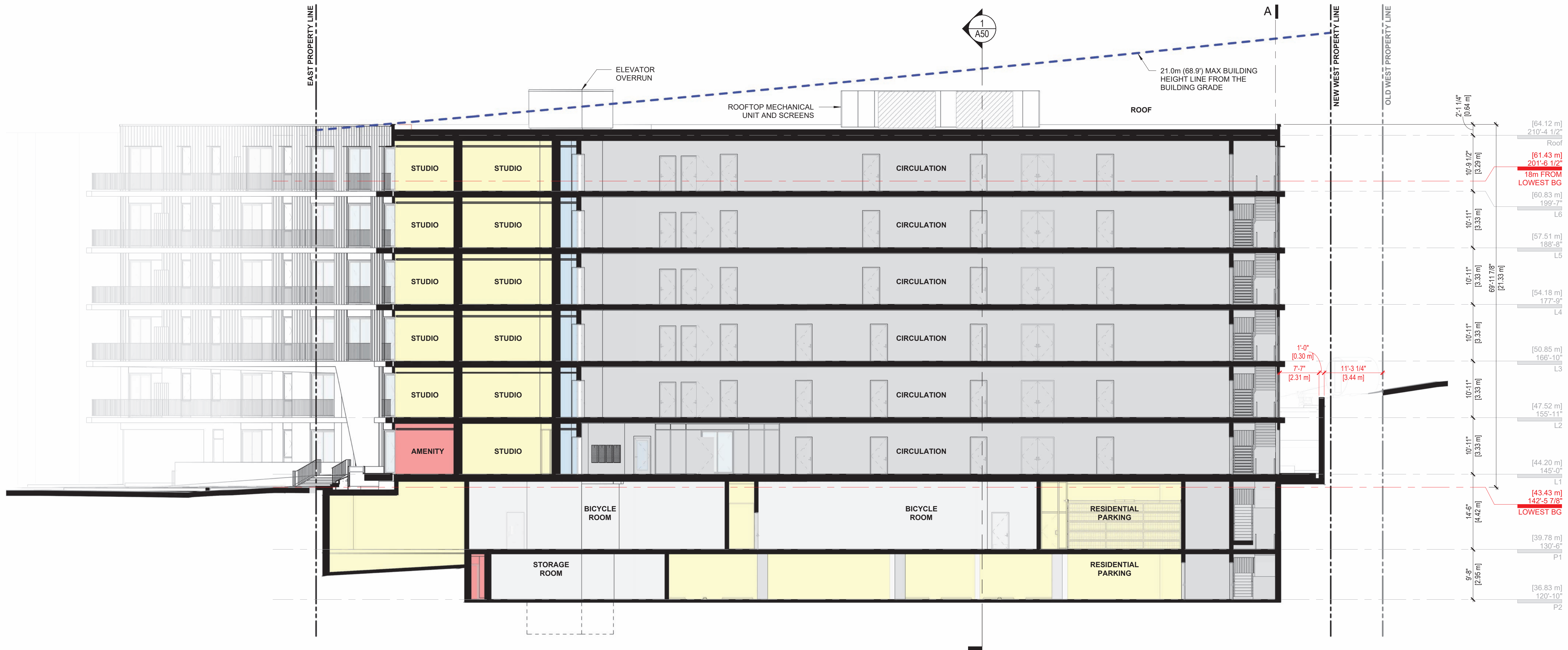
TKA+D ARCHITECTURE+DESIGN INC
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3295 & 3333 Commercial Dr.
Vancouver, BC

Building Section EW 1

PLOT DATE: 9/18/2025 7:28:45 PM
SCALE: 3/32" = 1'-0"

A52



fabric

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3295 & 3333 Commercial Dr.
Vancouver, BC

Building Section EW 2

PLOT DATE: 9/18/2025 7:28:57 PM
SCALE: 3/32" = 1'-0"

A53



FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
L3	801	74
L4	760	71
L5	760	71
L6	760	71
Total	6,442	598

Gross Floor Area By Level (GFA)

Level	Area (SF)	Area (SM)
L1	16,848	1,565
L2	16,364	1,520
L3	16,730	1,554
L4	16,908	1,571
L5	16,908	1,571
L6	16,878	1,568
Total	100,636	9,349

Unit Mix by Type

Unit Type	Count	Percentage
STUDIO	86	64.7%
3 BED	14	10.5%
2 BED	33	24.8%
Total	133	100.0%

Unit Mix Per Floor

Level	Unit Type	Count	Percentage
L1	STUDIO	12	9.0%
	3 BED	3	2.3%
	2 BED	2	1.5%
L2	STUDIO	15	11.3%
	3 BED	2	1.5%
	2 BED	6	4.5%
L3	STUDIO	16	12.0%
	3 BED	2	1.5%
	2 BED	6	4.5%
L4	STUDIO	14	10.5%
	3 BED	2	1.5%
	2 BED	7	5.3%
L5	STUDIO	14	10.5%
	3 BED	2	1.5%
	2 BED	7	5.3%
L6	STUDIO	15	11.3%
	3 BED	3	2.3%
	2 BED	5	3.8%
Total	133	100.0%	

OLD WEST PROPERTY LINE 156.04' @ 1° 39' 43"
 NEW WEST PROPERTY LINE 155.95' @ 1° 39' 43"

NORTH PROPERTY LINE 156.38' @ 91° 52' 20"

SOUTH PROPERTY LINE 263.21' @ 91° 22' 47"

COMMERCIAL DRIVE

EAST PROPERTY LINE @ R573.10 A179.64

OUTDOOR AMENITY 4,797 SF

fabric

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L1 Area Plan
 PLOT DATE: 9/18/2025 7:29:02 PM
 SCALE: 3/32" = 1'-0"

F100





FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
L3	801	74
L4	760	71
L5	760	71
L6	760	71
Total	6,442	598

Gross Floor Area By Level (GFA)

Level	Area (SF)	Area (SM)
L1	16,848	1,565
L2	16,364	1,520
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L4	16,908	1,571
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Total	100,636	9,349

Unit Mix by Type

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STUDIO	86	64.7%
3 BED	14	10.5%
2 BED	33	24.8%
Total	133	100.0%

Unit Mix Per Floor

Level	Unit Type	Count	Percentage
L1	STUDIO	12	9.0%
L1	3 BED	3	2.3%
L1	2 BED	2	1.5%
L2	STUDIO	15	11.3%
L2	3 BED	2	1.5%
L2	2 BED	6	4.5%
L3	STUDIO	16	12.0%
L3	3 BED	2	1.5%
L3	2 BED	6	4.5%
L4	STUDIO	14	10.5%
L4	3 BED	2	1.5%
L4	2 BED	7	5.3%
L5	STUDIO	14	10.5%
L5	3 BED	2	1.5%
L5	2 BED	7	5.3%
L6	STUDIO	15	11.3%
L6	3 BED	3	2.3%
L6	2 BED	5	3.8%
Total	133	100.0%	

fabric

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Vancouver, BC

L2 Area Plan
PLOT DATE: 9/18/2025 7:29:08 PM
SCALE: 3/32" = 1'-0"

F101



FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
L3	801	74
L4	760	71
L5	760	71
L6	760	71
	6,442	598

Gross Floor Area By Level (GFA)

Level	Area (SF)	Area (SM)
L1	16,848	1,565
L2	16,364	1,520
L3	16,730	1,554
L4	16,908	1,571
L5	16,908	1,571
L6	16,878	1,568
	100,636	9,349

Unit Mix by Type

Unit Type	Count	Percentage
STUDIO	86	64.7%
3 BED	14	10.5%
2 BED	33	24.8%
	133	100.0%

Unit Mix Per Floor

Level	Unit Type	Count	Percentage
L1	STUDIO	12	9.0%
L1	3 BED	3	2.3%
L1	2 BED	2	1.5%
L2	STUDIO	15	11.3%
L2	3 BED	2	1.5%
L2	2 BED	6	4.5%
L3	STUDIO	16	12.0%
L3	3 BED	2	1.5%
L3	2 BED	6	4.5%
L4	STUDIO	14	10.5%
L4	3 BED	2	1.5%
L4	2 BED	7	5.3%
L5	STUDIO	14	10.5%
L5	3 BED	2	1.5%
L5	2 BED	7	5.3%
L6	STUDIO	15	11.3%
L6	3 BED	3	2.3%
L6	2 BED	5	3.8%
	133	100.0%	



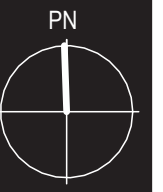
fabric

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L3 Area Plan
PLOT DATE: 9/18/2025 7:29:14 PM
SCALE: 3/32" = 1'-0"

F102



FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
L3	801	74
L4	760	71
L5	760	71
L6	760	71
Total	6,442	598

Gross Floor Area By Level (GFA)

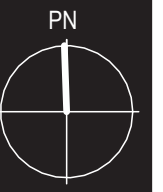
Level	Area (SF)	Area (SM)
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L5	16,908	1,571
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Total	100,636	9,349

Unit Mix by Type

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Unit Mix Per Floor

Level	Unit Type	Count	Percentage
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	2 BED	2	1.5%
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	2 BED	6	4.5%
L3	STUDIO	16	12.0%
	3 BED	2	1.5%
	2 BED	6	4.5%
L4	STUDIO	14	10.5%
	3 BED	2	1.5%
	2 BED	7	5.3%
L5	STUDIO	14	10.5%
	3 BED	2	1.5%
	2 BED	7	5.3%
L6	STUDIO	15	11.3%
	3 BED	3	2.3%
	2 BED	5	3.8%
Total		133	100.0%



FSR Exclusions Per Level

Level	Area (SF)	Area (SM)
L1	2,559	238
L2	801	74
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Gross Floor Area By Level (GFA)

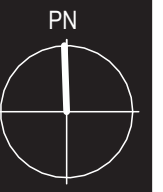
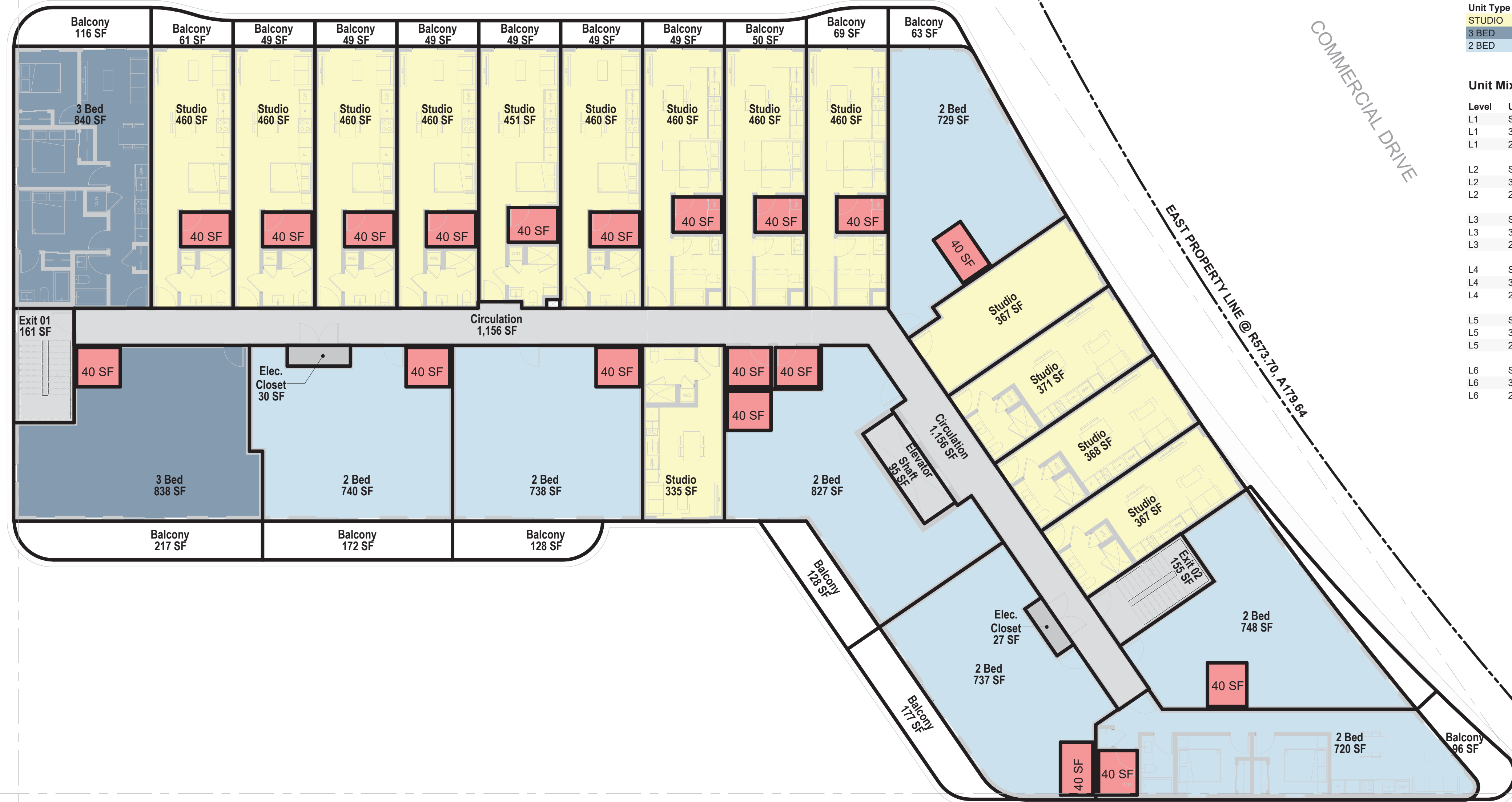
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L2	3 BED	2	1.5%
L2	2 BED	6	4.5%
L3	STUDIO	16	12.0%
L3	3 BED	2	1.5%
L3	2 BED	6	4.5%
L4	STUDIO	14	10.5%
L4	3 BED	2	1.5%
L4	2 BED	7	5.3%
L5	STUDIO	14	10.5%
L5	3 BED	2	1.5%
L5	2 BED	7	5.3%
L6	STUDIO	15	11.3%
L6	3 BED	3	2.3%
L6	2 BED	5	3.8%
Total	133	100.0%	



FSR Exclusions Per Level

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L1	2,559	238
L2	801	74
L3	801	74
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Gross Floor Area By Level (GFA)

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L6	2 BED	5	3.8%
	133	100.0%	



fabric

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L6 Area Plan
PLOT DATE: 9/18/2025 7:29:33 PM
SCALE: 3/32" = 1'-0"

F105

