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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

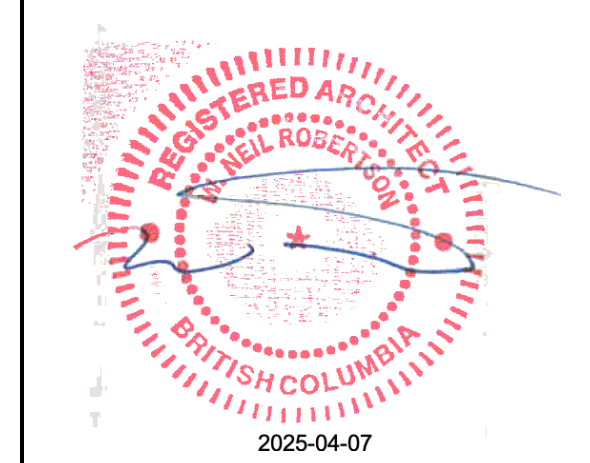
No.	Date	Issue Notes
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Issues	
Consultant	

Architect



STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

Cover Sheet

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.00
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	



DRAWING INDEX
ARCHITECTURAL

SHEET NO.	SHEET TITLE	SCALE
A0.00	Cover Sheet	AS NOTED
A0.01	Project Data	AS NOTED
A0.02	Design Rationale	AS NOTED
A0.02	Location Plan	AS NOTED
A0.03	Existing Zoning Context	AS NOTED
A0.04	Broadway Plan Context	AS NOTED
A0.05	Sustainability Measures	AS NOTED
A0.06	Site Context	AS NOTED
A0.07	Tower Separation Block Study	AS NOTED
A0.10	Shadow Study	AS NOTED
A0.11	Streetscape Elevations	AS NOTED
A1.01	Site Plan	AS NOTED
A2.02	Parking Level 2	AS NOTED
A2.03	Parkade Level 1	AS NOTED
A2.10	Main Floor Plan	AS NOTED
A2.11	Second Floor Plan	AS NOTED
A2.12	3rd-5th Floor Plan	AS NOTED
A2.13	6th-7th Floor Plan	AS NOTED
A2.14	8th-12th Floor Plan	AS NOTED
A2.15	13th Floorplan	AS NOTED
A2.16	14th Floorplan	AS NOTED
A2.17	15th+16th Floorplan	AS NOTED
A2.18	17th Amenity Floorplan	AS NOTED
A2.19	18th Amenity Floorplan	AS NOTED
A3.01	Building Elevations	AS NOTED
A3.02	Building Elevations	AS NOTED
A3.03	Building Elevations	AS NOTED
A3.04	Building Elevations	AS NOTED
A4.01	Building Section	AS NOTED
A7.01	Perspectives	AS NOTED
A7.02	Perspectives	AS NOTED
A7.03	Perspectives	AS NOTED
FSR 1	Main Floor Plan	AS NOTED
FSR 2	Second Floor Plan	AS NOTED
FSR 3	3rd - 5th Floor Plan	AS NOTED
FSR 4	6th-7th Floor Plan	AS NOTED
FSR 5	8th-12th Floorplan	AS NOTED
FSR 6	13th Level Floorplan	AS NOTED
FSR 7	14th Level Floorplan	AS NOTED
FSR 8	15th-16th Level Floorplan	AS NOTED
FSR 9	17th Level Floorplan	AS NOTED
FSR 10	18th Level Floorplan	AS NOTED

360 E 14th AVENUE - REZONING APPLICATION

360 E 14TH AVE.

Vancouver, BC

SITE STATISTICS

CIVIC ADDRESS	360 EAST 14TH AVE, VANCOUVER, BC		
LEGAL DESCRIPTION	LOT H BLOCK 109 PLAN VAP11770 DISTRICT LOT 301 NWD GROUP 1.		
PID	009014799		
TOTAL SITE AREA	SQ.FT	SQ.M	
	14,702.00 sq.ft.	1,365.85 sq.m.	
BUILDING AREA (SQ.FT)	PROPOSED	ALLOWED	
	95,562.48 sq.ft.	95,563.00 sq.ft.	
BUILDING AREA (SQ.M)	8,877.97 sq.m.	8,877.01 sq.m.	
	FSR	6.50	

DEVELOPMENT STATISTICS			
ZONING	RM-4	RESIDENTIAL	
USES	Mount Pleasant South Apartment Area B (MSAB)		
PROPOSED (REZONING)			
BUILDING HEIGHT	18 STOREYS	20 STOREYS	
	PROPOSED	MIN. REQUIRED	
SETBACKS	EAST	2.44 m	8.00 ft.
	NORTH (E 14TH AVE)	3.66 m	12.00 ft.
	SOUTH (LANE)	9.14 m	30.00 ft.
	WEST	9.14 m	30.00 ft.

COV NET DWELLING UNIT AREA SUMMARY

LEVEL	GROSS DWELLING UNIT AREA (Paint to Paint)	NUMBER OF UNITS	EXCLUDED STORAGE AREA	NET DWELLING UNIT AREA (WITHOUT STORAGE)
MAIN LVL NET	4117.33 sq.ft.	5	200.00 sq.ft.	3917.33 sq.ft.
02 LEVEL NET	4583.14 sq.ft.	6	240.00 sq.ft.	4343.14 sq.ft.
03 LEVEL NET	5112.13 sq.ft.	8	320.00 sq.ft.	4792.13 sq.ft.
04 LEVEL NET	5112.13 sq.ft.	8	320.00 sq.ft.	4792.13 sq.ft.
05 LEVEL NET	5112.13 sq.ft.	8	320.00 sq.ft.	4792.13 sq.ft.
06 LEVEL NET	5106.67 sq.ft.	9	360.00 sq.ft.	4746.67 sq.ft.
07 LEVEL NET	5106.67 sq.ft.	9	360.00 sq.ft.	4746.67 sq.ft.
08 LEVEL NET	5105.76 sq.ft.	9	360.00 sq.ft.	4745.76 sq.ft.
09 LEVEL NET	5105.76 sq.ft.	9	360.00 sq.ft.	4745.76 sq.ft.
10 LEVEL NET	5105.76 sq.ft.	9	360.00 sq.ft.	4745.76 sq.ft.
11 LEVEL NET	5105.76 sq.ft.	9	360.00 sq.ft.	4745.76 sq.ft.
12 LEVEL NET	5105.76 sq.ft.	9	360.00 sq.ft.	4745.76 sq.ft.
13 LEVEL NET	5085.66 sq.ft.	10	400.00 sq.ft.	4685.66 sq.ft.
14 LEVEL NET	4976.44 sq.ft.	11	440.00 sq.ft.	4536.44 sq.ft.
15 LEVEL NET	4187.77 sq.ft.	9	360.00 sq.ft.	3827.77 sq.ft.
16 LEVEL NET	4187.77 sq.ft.	9	360.00 sq.ft.	3827.77 sq.ft.
SUBTOTAL	78,216.65 sq.ft.	137	5,480.00 sq.ft.	72,736.65 sq.ft.
TOTAL Sq.Ft.				72,736.65 sq.ft.

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			2		2	4
3RD LEVEL	2	2			2		1	7
4TH LEVEL	2	2			2		1	7
5TH LEVEL	2	2			2		2	8
6TH LEVEL	3	2	1		2		1	9
7TH LEVEL	3	2	1		2		1	9
8TH LEVEL	4	1			2		2	9
9TH LEVEL	4	1			2		2	9
10TH LEVEL	4	1			2		2	9
11TH LEVEL	4	1			3		1	9
12TH LEVEL	4	1			4		1	9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53		18		27		11	109
TOTAL BELOW MARKET RENTAL (BMR)		18		0		7	3	28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS				TOTAL UNITS
MINIMUM UNITS	UNIT COUNT			%
MINIMUM 35% FAMILY	38	38		35%
2 BEDROOMS	27	27		25%
MINIMUM 10% 3 BEDROOM	10.9	11		10%

BMR UNIT CALCULATIONS			
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft.		
BMR REQ. Sq.Ft (20%)	14,547 sq.ft.		

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft.	14	5,607 sq.ft.
BACH TYPE B	406 sq.ft.	4	1,623 sq.ft.
2 BED TYPE 2D	664 sq.ft.	4	2,656 sq.ft.
2 BED TYPE 2C	661 sq.ft.	3	1,983 sq.ft.
3 BED TYPE 3F	893 sq.ft.	3	2,679 sq.ft.
OVERALL TOTAL		28	14,548 sq.ft.

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT		
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

PARKING

CAR PARKING REQUIREMENT (PER CITY OF VANCOUVER PARKING BY-LAW SECTION 4.2019)	UNITS	SPACES REQUIRED	TYPE	ACTUAL
ACCESSIBLE (4.8.4) - 1 SPACE FOR 7 UNITS AND 0.034 SPACES FOR EACH ADDITIONAL DWELLING UNIT	1 SPACE + ((TOTAL UNITS - 7) X 0.034)	137 units	5.42	ACCESSIBLE 5
VISITOR PARKING FOR DWELLINGS (4.1.1.6)	0.05 Spaces/Unit x 131 units	6.55	VISITOR	7
CLASS B LOADING (5.2.1) (8.5M X 3.0M)	1 SPACE PER 100-299 UNITS	131 units	1.00	CLASS B LOADING 1
PASSENGER LOADING (7.2.1) (1ST SPACE: 5.5M X 4M) (ADD. SPACES: 3.5M X 2.9M)	1 SPACE PER 100 UNITS + 1 SPACE FOR ADDITIONAL 150	131 units	2.00	PASS LOADING 2
TOTAL:	5	TOTAL:	19	
OVERALL PARKING TOTAL:	10	TOTAL:	29	

BIKE PARKING

BICYCLE STORAGE REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	REQUIRED	TDM PLAN B (+30%)	PROPOSED
CLASS A BICYCLE PARKING (6.2.1.2)	89 units	133.50	173.55
CLASS A BICYCLE PARKING (6.2.1.2)	48 units	120.00	156.00
CLASS A BICYCLE PARKING (6.2.1.2)	0 units	0.00	0.00
TOTAL:	253.50	329.55	331
CLASS B BICYCLE PARKING (6.2.1.2)	137 units	7.85	8
OVERALL TOTAL:	337.40	337.40	339

BICYCLE CLASS A REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	TOTAL CLASS A	REQUIRED/ MAX	PROPOSED
CLASS A BICYCLE LOCKERS (6.3.13A)	330 spaces	33	106
CLASS A STACKED BICYCLE SPACES (6.3.13)	Max 60% Vertical + Stacked	330	198 192
CLASS A VERTICAL BICYCLE SPACES (6.3.13)	Max 30%	330	99 90
CLASS A OVERSIZED BICYCLE SPACES (6.3.9)	Min 10% (TDM PLAN B)	330	33 33
CLASS A HORIZONTAL BICYCLE SPACE (6.3.9A)		330	
TOTAL:	331	CLASS A	331

PROJECT BIKE ROOM COUNTS	SPACES	CLASS A
BIKE RM 01	4	spaces
BIKE RM 02	4	spaces
BIKE RM 03	2	spaces
BIKE RM 04	6	spaces
BIKE RM 05	38	spaces
BIKE RM 06	38	spaces
BIKE RM 07	38	spaces
BIKE RM 08	15	spaces
BIKE RM 09	51	spaces
BIKE RM 10	13	spaces
BIKE RM 11	4	spaces
BIKE RM 12	33	spaces
BIKE RM 13	26	spaces
BIKE RM 14	56	spaces
PARKADE LOCKERS	4	spaces
TOTAL:	331	CLASS A

FSR SUMMARY

LEVEL	GROSS BUILDING AREA	FSR EXCLUSIONS	TOTAL FSR (AFTER EXCL)
PARKADE SECOND LEVEL	12,375.50 sq.ft.	12,375.50 sq.ft.	0.00 sq.ft.
PARKADE FIRST LEVEL	12,375.50 sq.ft.	12,375.50 sq.ft.	0.00 sq.ft.
MAIN LEVEL	6,575.04 sq.ft.	714.13 sq.ft.	5,860.92 sq.ft.
SECOND LEVEL	6,575.04 sq.ft.	521.40 sq.ft.	6,053.64 sq.ft.
THIRD LEVEL	6,575.04 sq.ft.	441.09 sq.ft.	6,133.96 sq.ft.
FOURTH LEVEL	6,575.04 sq.ft.	441.09 sq.ft.	6,133.96 sq.ft.
FIFTH LEVEL	6,575.04 sq.ft.	441.09 sq.ft.	6,133.96 sq.ft.
SIXTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
SEVENTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
EIGHTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
NINTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
TENTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
ELEVENTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
TWELFTH LEVEL	6,575.04 sq.ft.	465.97 sq.ft.	6,109.08 sq.ft.
THIRTEENTH LEVEL	6,575.04 sq.ft.	505.97 sq.ft.	6,069.08 sq.ft.
FOURTEENTH LEVEL	6,575.04 sq.ft.	545.97 sq.ft.	6,029.08 sq.ft.
FIFTEENTH LEVEL	6,575.04 sq.ft.	1,382.86 sq.ft.	5,192.19 sq.ft.
SIXTEENTH LEVEL	6,575.04 sq.ft.	1,382.86 sq.ft.	5,192.19 sq.ft.
SEVENTEENTH LEVEL	2,299.93 sq.ft.	2,299.93 sq.ft.	0.00 sq.ft.
EIGHTEENTH LEVEL	1,789.66 sq.ft.	1,789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL (Parkade Included)	134,041.29 sq.ft.	38,478.81 sq.ft.	95,562.48 sq.ft.
SUBTOTAL (Parkade Excluded)	109,290.29 sq.ft.	13,727.81 sq.ft.	95,562.48 sq.ft.

Gross Building Area Total FSR Exclusions Total FSR Area Total sq.ft.			
TOTAL Sq.Ft.	95,562.48 sq.ft.		
NET FSR	6.50		

PROPOSED MAIN LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	131.44 sq.ft.
EXCL EXT.	28'6 1/4" x 16'6 1/2"	160.32 sq.ft.
Storage Excl	15'10" x 15'6 1/2"	222.36 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		714.13 sq.ft.
MAIN LVL - TOTAL NET FLOOR AREA		5,860.92 sq.ft.

PROPOSED 2nd LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	121.09 sq.ft.
EXCL EXT.	28'6 1/4" x 16'6 1/2"	160.32 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		521.40 sq.ft.
LVL 2 - TOTAL NET FLOOR AREA		6,053.64 sq.ft.

PROPOSED 3RD-5TH LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	121.09 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		441.09 sq.ft.
LVL 3 - TOTAL NET FLOOR AREA		6,133.96 sq.ft.

PROPOSED 6th-7th LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	105.97 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		465.97 sq.ft.
LVL 6 - TOTAL NET FLOOR AREA		6,109.08 sq.ft.

PROPOSED 8th-12th LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	105.97 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		465.97 sq.ft.
LVL 8 - TOTAL NET FLOOR AREA		6,109.08 sq.ft.

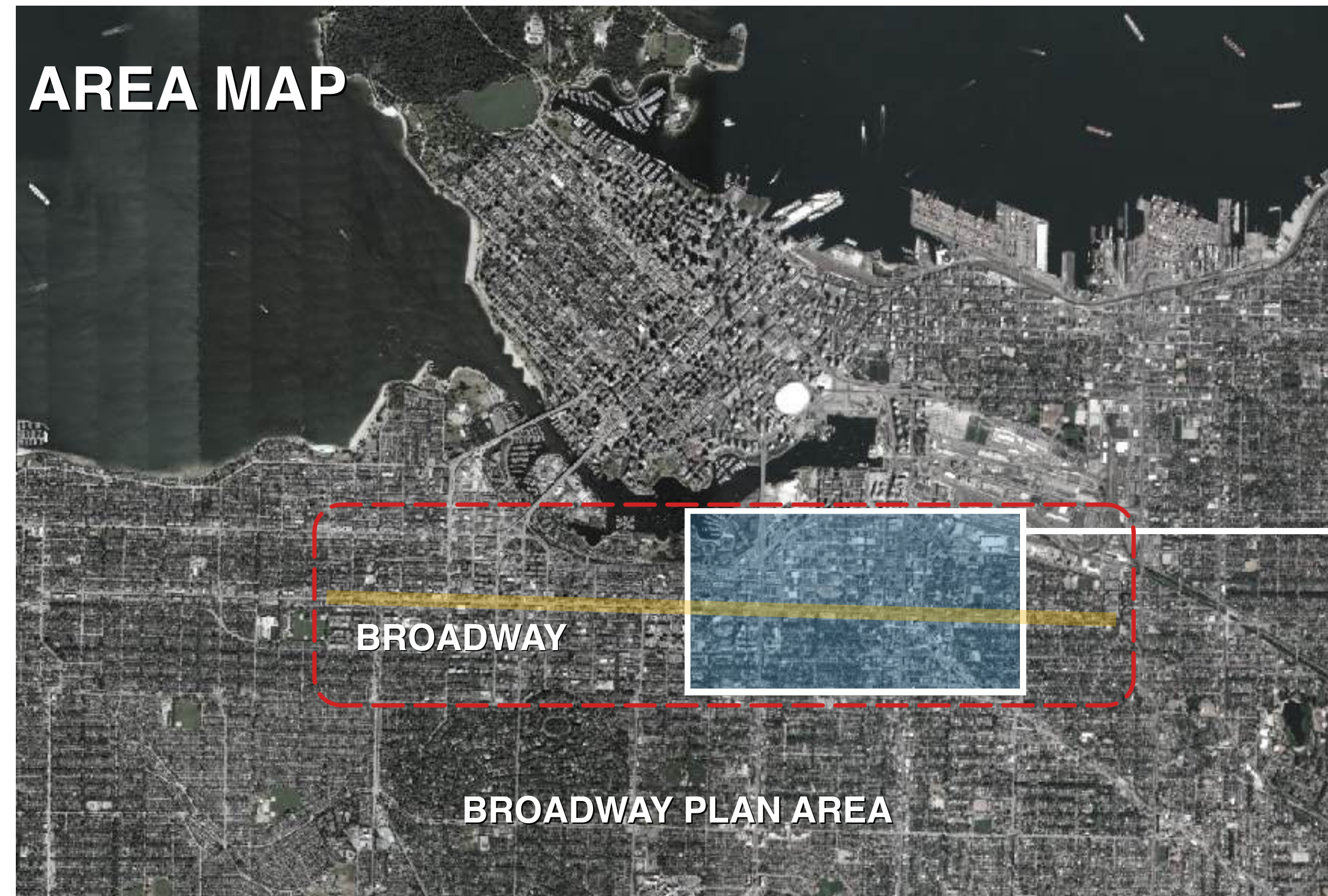
PROPOSED 13th LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	105.97 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		505.97 sq.ft.
LVL 13 - TOTAL NET FLOOR AREA		6,069.08 sq.ft.

PROPOSED 14th LEVEL FSR CALCULATIONS

FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'8 1/4"	105.97 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.

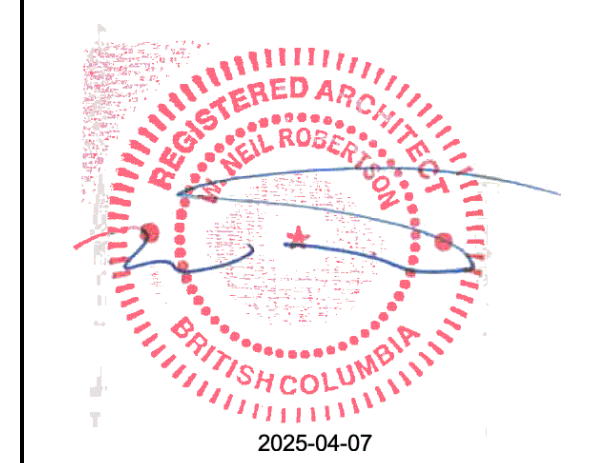
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 NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.
 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.



No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect

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Project Title

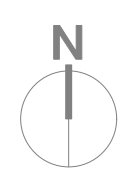
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

Location Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.02
Designed By SHA	Reviewed By NR	
Drawn By DS	Checked By NR	
Project ID 222.24	Scale AS NOTED	Issue/Revision



SITE STATISTICS

CIVIC ADDRESS	360 EAST 14TH AVE, VANCOUVER , BC			
LEGAL DESCRIPTION	LOT H BLOCK 109 PLAN VAP11770 DISTRICT LOT 301 NWD GROUP 1.			
PID	009014799			
TOTAL SITE AREA	SQ.FT	SQ.M		
	14,702.00 sq.ft.	1,365.85 sq.m.		
BUILDING AREA (SQ.FT.)	PROPOSED	ALLOWED		
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BUILDING AREA (SQ.M.)	8,877.97sq.m	8,877.01 sq.m.		
FSR	6.50	6.50		
DEVELOPMENT STATISTICS				
ZONING	RM-4			
USES	RESIDENTIAL			
BROADWAY PLAN AREA	Mount Pleasant South Apartment Area B (MSAB)			
PROPOSED (REZONING)	ALLOWABLE (BROADWAY PLAN)			
BUILDING HEIGHT	18 STOREYS	20 STOREYS		
	PROPOSED	MIN. REQUIRED		
SETBACKS				
EAST	2.44 m	8.00 ft.	2.44 m	8.00 ft.
NORTH (E 14TH AVE)	3.66 m	12.00 ft.	3.66 m	12.00 ft.
SOUTH (LANE)	9.14 m	30.00 ft.	9.14 m	30.00 ft.
WEST	9.14 m	30.00 ft.	9.14 m	30.00 ft.

February 28, 2025

Planning, Urban Design and Sustainability
Rezoning Centre, City of Vancouver,
453 West 12th Ave, Vancouver, BC
V5Y 1V4

360 E 14th AVE REZONING APPLICATION RATIONALE

Thank you for your time reviewing our proposal.

PROJECT SCOPE

This proposal is to rezone the site from RM-4 to CD-1 to allow for a 6.5 FSR, 18-storey secured market rental apartment building with approximately 137 residential apartment units with 20% of the gross residential floor area below market rental. Both market rental and below market rental unit makeups provide 35% family units (2 bedroom and 3 bedroom) with 10% of all units being three-bedroom units. The proposed building is approximately 182'0" in height.

Nineteen (19) off street parking spaces in conformance with 4.2 of the parking By-Law will be located in an underground parkade accessed on the south side of the lot from the lane. Two Passenger Loading Spaces are also located in the underground parkade. One Class-B loading spaces, and four visitor spaces are located at grade accessed from the south side of the lot from the lane. The remaining three visitor spaces are located in the underground parkade.

All bicycle parking is in conformance with 6.2.1.2 of the parking By-Law and TDM Plan B. 331 Class A spaces are located on the first level of underground parkade and 8 Class B spaces are located at grade adjacent to the main entry.

Please refer to data tables on the attached Project Data Sheet for additional development statistics.

APPLICATION CONTEXT DESCRIPTION

The current site is made up of a multi-family lot measuring approximately 120.75' x 121.75' thereby yielding a total site area of 14,703.00 sq.ft. The site has an elevation drop approximately 8' in elevation from North to South. The current property is a 3 storey multi-family building. The site is

405 • 375 WEST FIFTH AVENUE • VANCOUVER B.C. • V5Y 1J6
Telephone 604-688-5585 Facsimile: 604-688-7486



Stuart Howard Architect AIBC FRAIC AIA Principal
W. Neil Robertson Architect AIBC MRAIC AIA Principal
Sarah Brar Architect AIBC MRAIC Associate
Steve Akers Architect AIBC MRAIC Associate

February 28, 2025
Page 2

serviced on the south side of the lot by a standard City of Vancouver 20' lane. The lot is currently zoned RM-4. Based on the RM-4 zoning we are permitted a maximum floor area ratio of 1.45 FSR and a maximum building height of 35' (10.7m).

The general neighbourhood character is mixed commercial 2 blocks west along Main Street and multi-family residential to the North and South. Directly East of the site is the Mt Saint Joseph Hospital. Immediately surrounding the subject lots are predominantly multi-family residential buildings, turning to 1-storey commercial buildings 2 blocks away on Main Street and up to 4-storey mixed use on the west side of Kingsway. Approximately 2 blocks to the west is the commercial backbone of the neighbourhood, Main Street providing pedestrian oriented shopping. Main Street also serves as a frequent transit network corridor for buses. Three blocks to the east is Robson Park with a playground, tennis and basketball courts providing immediate access to public outdoor spaces.

The property is well serviced by transit at its location. Several bus lines run directly along Main Street to the west as well as along Kingsway to the East, providing service to many different places as well as access to the future Broadway line Skytrain.

APPLICABLE POLICIES AND GUIDELINES

The subject sites exist in the *Mount Pleasant South Apartment Area – Area B (MSAB)* as defined in the *Broadway Plan* (May 2022.) Per the plan (6.1), *Residential Areas - Existing Low Density Areas* should have a mix of housing types, with a green leafy character and quiet, walkable streets. With a variety of buildings from different eras and providing new affordable housing opportunities for a diversity of household types and incomes. Providing a greater diversity of housing options, these places will accommodate new rental apartments to enable new affordable housing choices supporting transit-orientated neighbourhoods. Higher density secured rental housing, which include minimum 20% gross residential floor area below market rents, allows for a maximum height of 20 storeys, and 6.5 FSR.

The intent of this rezoning proposal is to introduce diverse rental housing with below-market units on a site with close proximity to rapid transit and a vibrant and walkable commercial neighbourhood. The building is setback from East 14th Ave property line by 12'0" with the entry to the building setback a further 8'0". This allows a more animated street front through extensive landscaping as well as an engaged defined entry with seating areas and secure visitor bike parking. The street engagement expresses a finer grain urban fabric at the ground level to enliven the entry (11.1.27) as well as utilize CPTED principles for visitor parking. The building is setback from the west property line by approximately 30'0" allowing for expansive landscaped areas, patios, and private ground level unit entrances. This large setback not only contributes to creating a green leafy neighbourhood but acts as a natural buffer to the neighbouring property. The tower residences are accessed through a double high entry lobby located on the northeast corner of the building and is articulated and appropriately scaled to be clearly recognizable and expressed. (11.1.32) The tower has a floorplate of

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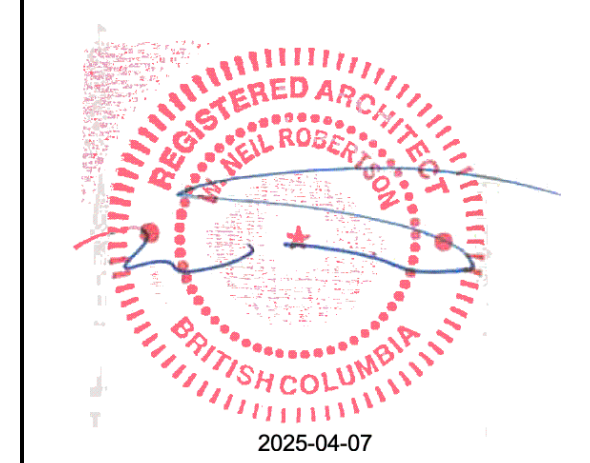
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes
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Issues	
Consultant	

Architect

405 • 375 West 5th Avenue Vancouver B.C. V5Y 1J6
phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title

360 East 14th Ave Tower

360 East 14th Ave
Vancouver, B.C.

Design Rationale

February 28, 2025
Page 3

approximately 6580sq.ft. with stepped back penthouse amenity floorplates of approximately 2300sq.ft 17th floor and approximately 1800sq.ft 18th floor.

The massing has been articulated by variations in the balconies, framing elements, as well as cladding colour transitions to break up the façade. The upper floor of the tower has been further articulated to differentiate the topmost portion of the building and to terminate the building against the sky. This additionally creates opportunities for expansive exterior space that takes advantage of the excellent views of the city. The entry lobby is a setback defined glazed volume articulated by a large canopy, contrasting cladding, landscaping, and signage providing a clear expression of base and entry (11.1.32). A secondary expression is at the higher-level apartment tower, through the variations in balconies, the accent cor-ten steel cladding, and dark charcoal metal cladding panels. (11.1.31). The use of framing elements and cor-ten steel provides a contrasting pop of colour against the charcoal box ribbed cladding. Framing details around the balconies and curtain wall glazing provides intriguing articulation to the façade.

Expansive 1216sq.ft interior amenity spaces are proposed on the 17th floor with an anticipated accessible washroom, kitchen and lounge area. (11.4.16) Immediately adjacent is an approximate 2508 sq.ft exterior amenity is provided. The design of the exterior amenity area is anticipated to include an exterior kitchen/BBO area with outdoor dining/lounge areas, integrated children's play area, urban agriculture, relaxation areas, and an outdoor gym. (11.4.17). On the 18th floor a further 726 sq.ft of interior amenity spaces are provided with more intimate outdoor patio areas of 432 sq.ft. In total approximately 1942 sq.ft of indoor amenity and 2941 sq.ft of outdoor amenity area is provided.

We acknowledge that the current proposal would require a relaxation per council direction at public hearing with respect to the minimum site frontage as well as the limitations of the neighbouring lot to the east. With this in mind a dialogue has already begun with the owners of the neighbouring property to make an offer to purchase their lot. Notwithstanding the aforementioned minimum site frontage, we believe that our proposal conforms to all applicable plans, policies and guidelines. The proposed development is an eighteen-storey form of development with an FSR of 6.5. It meets or exceeds the required yard setbacks (under Section 11.4 of the plan) on all levels, it provides ground-oriented main floor units with private entries and provides a distinct residential entry defined through architectural expressions. All off-street required parking spaces pursuant to Section 4.1.1 of the City of Vancouver Parking By-Law are provided in below-grade and at grade parking. All off-street required loading spaces pursuant to Section 5.2.1 of the City of Vancouver Parking By-Law are provided at grade accessed off the lane. The required passenger loading spaces are located immediately below the bike parking level of the parkade. The proposed project meets all accessibility requirements pursuant to section 3.8 of the Vancouver Building By-Law 2019 and the project will meet the Rezoning requirements for the Low Emission Green Buildings path of the Green Buildings Policy for Rezoning as per the Sustainability Narrative.

February 28, 2025
Page 4

PUBLIC BENEFITS

We believe that the proposed project will benefit the public by providing *Mount Pleasant South Apartment Area – Area B (MSAB)* area with a long term, high-quality and affordable rental housing option with a strong emphasis towards family housing. The proposed project is made up of 35% family housing with 10% of the proposed units three-bedroom units for both the below market rental units as well as market rental units. This is in keeping with the Housing Mix Policy for Rezoning Projects requirement for 35% family units as well including the required (10%) allocation of three-bedroom units. (12.3) Additionally, the strong design emphasis on pedestrian realm improvements at the street frontage as well as lane will animate the area and elevate the experience of the casual passersby.

URBAN DESIGN ANALYSIS

Please find the attached architectural drawings including site plan, floor plans, elevations, perspective views and context photographs and key plan.

SUMMARY

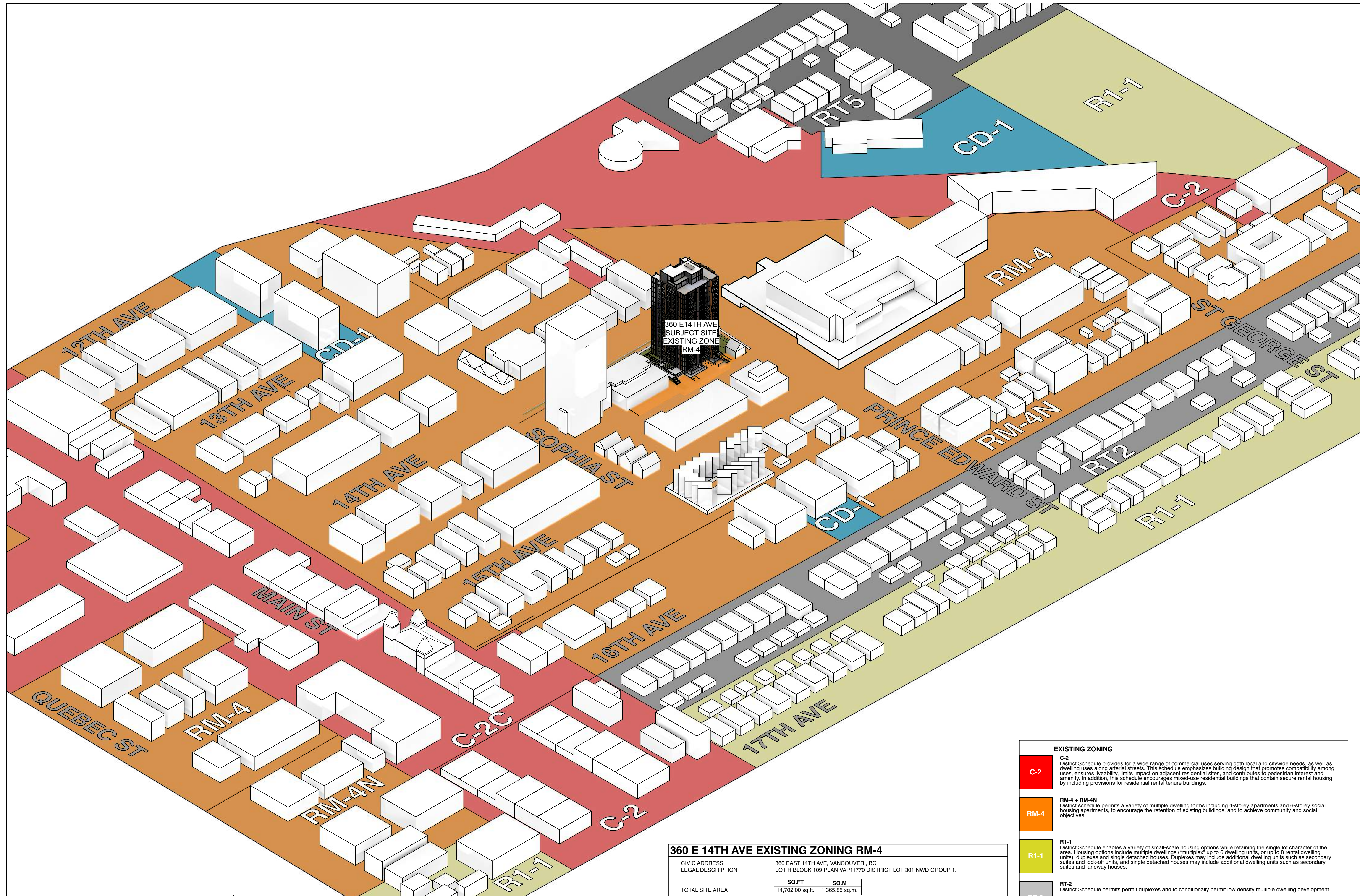
We commend staff's commitment to reinventing the Broadway corridor while addressing the housing crisis. We believe that with some collaborative work with staff, this could be a successful project.

Please feel free to contact me if you have any questions concerning this submission. We look forward to hearing from you.

Sincerely,
STUART HOWARD ARCHITECTS INC.

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.02
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

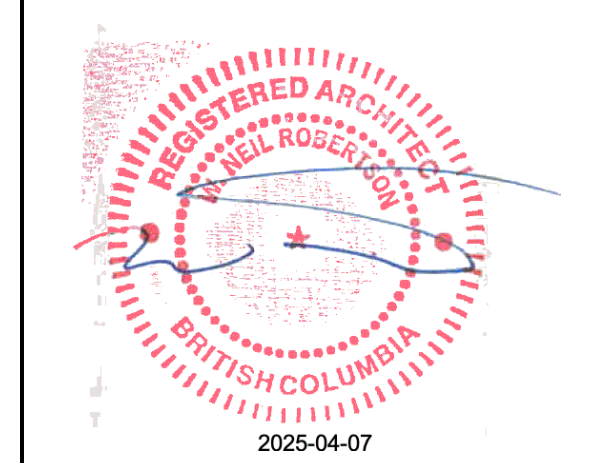
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360 E 14TH AVE
 SUBJECT SITE
 EXISTING ZONE
 RM-4

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect
SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Existing Zoning Context

1 Existing Zoning Context
 Scale: NTS

360 E 14TH AVE EXISTING ZONING RM-4					
CIVIC ADDRESS	360 EAST 14TH AVE, VANCOUVER, BC				
LEGAL DESCRIPTION	LOT H BLOCK 109 PLAN VAP11770 DISTRICT LOT 301 NWD GROUP 1.				
TOTAL SITE AREA	<table border="1"> <thead> <tr> <th>SQ.FT</th> <th>SQ.M</th> </tr> </thead> <tbody> <tr> <td>14,702.00 sq.ft.</td> <td>1,365.85 sq.m.</td> </tr> </tbody> </table>	SQ.FT	SQ.M	14,702.00 sq.ft.	1,365.85 sq.m.
SQ.FT	SQ.M				
14,702.00 sq.ft.	1,365.85 sq.m.				
ZONING ANALYSIS					
EXISTING ZONING USES	RM-4 RESIDENTIAL				
ALLOWABLE/REQUIRED UNDER EXISTING ZONING					
FSR	0.75 RELAXABLE TO 1.45				
SITE COVERAGE	65%				
MINIMUM SITE AREA	550m ² (5920 sq.ft.)				
BUILDING HEIGHT	MAXIMUM 10.7m (35.10 ft.)				
FRONTAGE	MAXIMUM 45.8m (150.26')				
SETBACKS					
FRONT YARD	6.1m (20.00')				
REAR YARD	10.7m (35.00')				
SIDE YARD	2.1m (6.89')				

EXISTING ZONING	
C-2	C-2 District Schedule provides for a wide range of commercial uses serving both local and citywide needs, as well as dwelling uses along arterial streets. This schedule emphasizes building design that promotes compatibility among uses, ensures liveability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity. In addition, this schedule encourages mixed-use residential buildings that contain secure rental housing by including provisions for residential rental tenure buildings.
RM-4	RM-4 + RM-4N District schedule permits a variety of multiple dwelling forms including 4-storey apartments and 6-storey social housing apartments, to encourage the retention of existing buildings, and to achieve community and social objectives.
R1-1	R1-1 District Schedule enables a variety of small-scale housing options while retaining the single lot character of the area. Housing options include multiple dwellings ("multiplex" up to 8 dwelling units, or up to 8 rental dwelling units), duplexes and single detached houses. Duplexes may include additional dwelling units such as secondary suites and lock-off units, and single detached houses may include additional dwelling units such as secondary suites and laneway houses.
RT-2	RT-2 District Schedule permits permit duplexes and to conditionally permit low density multiple dwelling development
RT-5	RT-5 District Schedule encourages the retention and renovation of existing character houses by providing incentives such as increased floor area, additional dwelling units, and additional relaxation provisions. New development has an emphasis on preserving consistency with existing lot patterns, and compatibility with neighbourhood character while also providing variety in housing choices.
CD-1	CD-1 Comprehensive Development District By-law specifically made for the intended form of development exists for each area or site zoned CD-1.

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.03

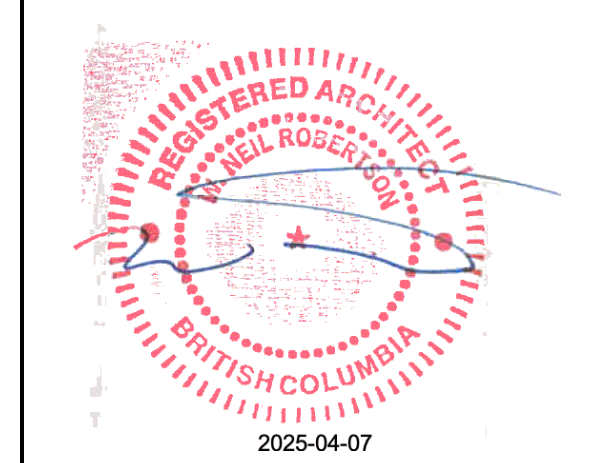
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
NR	NR
Project ID	Scale
222.24	AS NOTED

File name: 2025.03.20.360 E 14th Rezoning_10204.vwk

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 phone - 604.688.5585 fax - 604.688.7486



Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Broadway Plan Context

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.04
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	



360 EAST 14TH AVE
 SUBJECT SITE
 BROADWAY PLAN
 MSAB

SITE STATISTICS

CIVIC ADDRESS	360 EAST 14TH AVE, VANCOUVER, BC					
LEGAL DESCRIPTION	LOT H BLOCK 109 PLAN VAP11770 DISTRICT LOT 301 NWD GROUP 1.					
PID	009014799					
TOTAL SITE AREA	<table border="1"> <tr> <th>SQ.FT</th> <th>SQ.M</th> </tr> <tr> <td>14,702.00 sq.ft.</td> <td>1,365.85 sq.m.</td> </tr> </table>	SQ.FT	SQ.M	14,702.00 sq.ft.	1,365.85 sq.m.	
SQ.FT	SQ.M					
14,702.00 sq.ft.	1,365.85 sq.m.					
BUILDING AREA (SQ.FT)	<table border="1"> <tr> <th>PROPOSED</th> <th>ALLOWED</th> </tr> <tr> <td>95,562.48 sq.ft.</td> <td>95,563.00 sq.ft.</td> </tr> </table>	PROPOSED	ALLOWED	95,562.48 sq.ft.	95,563.00 sq.ft.	
PROPOSED	ALLOWED					
95,562.48 sq.ft.	95,563.00 sq.ft.					
BUILDING AREA (SQ.M)	<table border="1"> <tr> <th>PROPOSED</th> <th>ALLOWED</th> </tr> <tr> <td>8,877.97 sq.m.</td> <td>8,877.01 sq.m.</td> </tr> </table>	PROPOSED	ALLOWED	8,877.97 sq.m.	8,877.01 sq.m.	
PROPOSED	ALLOWED					
8,877.97 sq.m.	8,877.01 sq.m.					
FSR	<table border="1"> <tr> <th>PROPOSED</th> <th>ALLOWED</th> </tr> <tr> <td>6.50</td> <td>6.50</td> </tr> </table>	PROPOSED	ALLOWED	6.50	6.50	
PROPOSED	ALLOWED					
6.50	6.50					

DEVELOPMENT STATISTICS

ZONING	RM-4
USES	RESIDENTIAL
BROADWAY PLAN AREA	Mount Pleasant South Apartment Area B (MSAB)
PROPOSED (REZONING)	ALLOWABLE (BROADWAY PLAN)
BUILDING HEIGHT	18 STOREYS PROPOSED / 20 STOREYS MIN. REQUIRED
SETBACKS	
EAST	2.44 m / 8.00 ft.
NORTH (E 14TH AVE)	3.66 m / 12.00 ft.
SOUTH (LANE)	9.14 m / 30.00 ft.
WEST	9.14 m / 30.00 ft.

BROADWAY PLAN

MSAB	MOUNT PLEASANT SOUTH APARTMENT AREA B (SUBJECT SITE AREA) Residential, retail/service. Max Height: 20 storey tower form. 3-6 storey non tower form
MSAA	MOUNT PLEASANT SOUTH APARTMENT AREA A Residential, retail/service. Max Height: 20 storey tower form. 3-6 storey non tower form
MCPM	LARGE UNIQUE SITE: CENTRE POINT MALL Retail/service, office, residential, cultural, institutional. Max Height: Generally 20-25 storeys
MMSJ	LARGE UNIQUE SITE: MOUNT SAINT JOSEPH HOSPITAL Support the expansion of the Mount Saint Joseph Hospital to meet long term institutional space needs including consideration of additional height and density.
MMSB	MAIN STREET VILLAGE AREA B Retail/service, office, residential, cultural. Max Height Secured Rental 6 storeys. Strata/retail/office 4 storeys
MCEC	MOUNT PLEASANT CENTRE AREA C Retail/service Residential. Max Height: Secured/Below Market Rental 25 storeys. Strata 12 storeys
MRTA	MOUNT PLEASANT RT AREA A Retail/service Residential. Max Height: Secured Market Rental 3-6 storeys

1 **Broadway Plan Context**
 Scale: NTS

File name: 2025.03.20.360 E 14th Rezoning_10204.vwk

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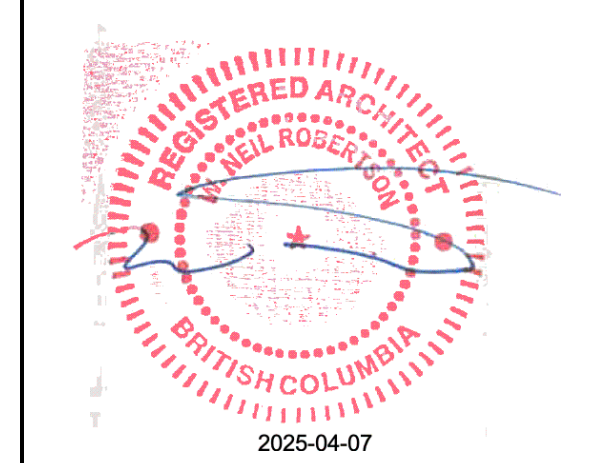
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A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes
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Issues
 Consultant

Architect

SH
A
STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Sustainability Measures

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.05
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	



BC Building Science
 611 Bent Court, New Westminster BC, Canada V3M 7K3
 bcbuildingscience.com

Date: April 9, 2024
 To: Stuart Howard Architects Inc. - Daniel Silver
 C2B Apartments Ltd. - Fabrizio Coltellaro
 Project: Coltrix - East 14th Avenue
 360 East 14th Avenue, Vancouver, BC
 Subject: **EMBODIED CARBON - PRELIMINARY**

BC Building Science Ltd. (BCBS) has been retained as the Building Science Consultant for this project. With this, we are providing calculations of the embodied carbon for consideration in meeting the requirements of the City of Vancouver Green Buildings Policy for Rezonings (GBPR) and Vancouver Building Bylaw 2019 (VBBL), Part 10, Section 10.4, Low Carbon Construction.

With the project currently at Rezoning stage, it is expected that the first Building Permit application will be under the proposed VBBL Part 10 updates effective in 2025. As such, a preliminary analysis has been performed based on the available data from preliminary architectural drawings and assumptions made from similar projects following City of Vancouver Embodied Carbon Guidelines, Version 1.0. The obtained results confirm that the project will meet the expected Embodied Carbon limits from GBPR / VBBL by the time of first building permit application as planned at this early stage.

It should be noted that all inputs and results provided in the attachments are preliminary given the stage of project design and subject to change as details are developed. We look forward to the successful completion of this project. If there are any questions, please contact the undersigned.

Respectfully Submitted,
 BC Building Science

Prepared by:

 David Hevey
 EIT, CPHD, EA, LEED Green Associate

Enclosed: Embodied Carbon Design Report (+ 13 pages)

BC Building Science Ltd. (24022)
 Fluid Thinking Page 1 of 1

Date: **April 9, 2024**

To: City of Vancouver
 Planning, Urban Design, and Sustainability
 West Annex, 515 West 10th Ave
 Vancouver, BC V5Y 1V4

Subject: **OWNER COMMITMENT - REZONING APPLICATION**
 Address: **360 EAST 14TH AVENUE, VANCOUVER, BC**

On behalf of the Owner, this letter provides confirmation that the development at the above noted address will implement the applicable requirements of the Green Buildings Policy for Rezonings.

Further to the documentation provided in support of the rezoning application, we confirm that the required documentation for the following items will be submitted at later stages of the project:

- Enhanced Commissioning: Complete an enhanced commissioning process for all energy systems, and
- Energy System Sub-Metering: Incorporate energy system sub-metering for the development.

If there are any questions, please contact the undersigned.

Regards,

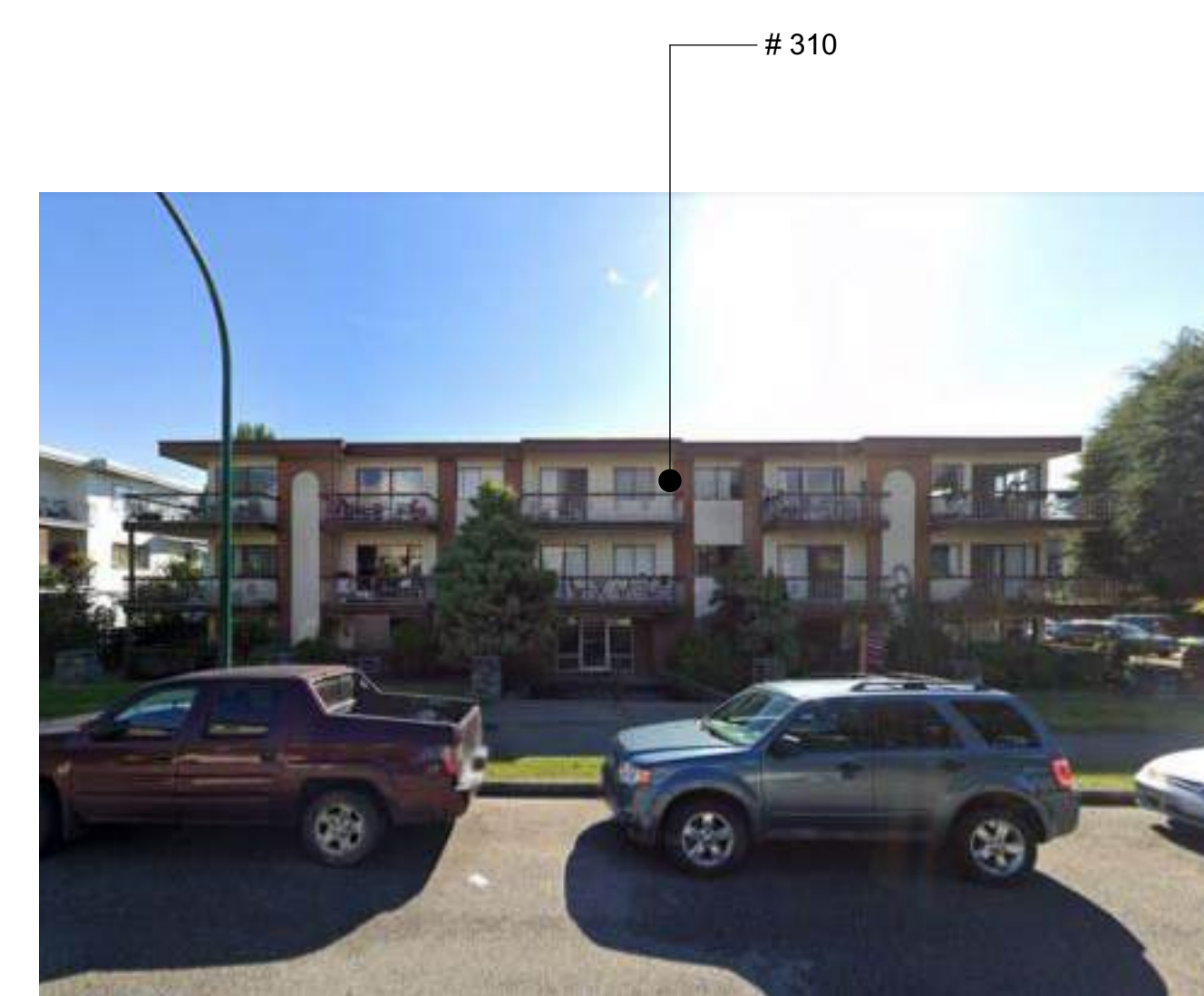
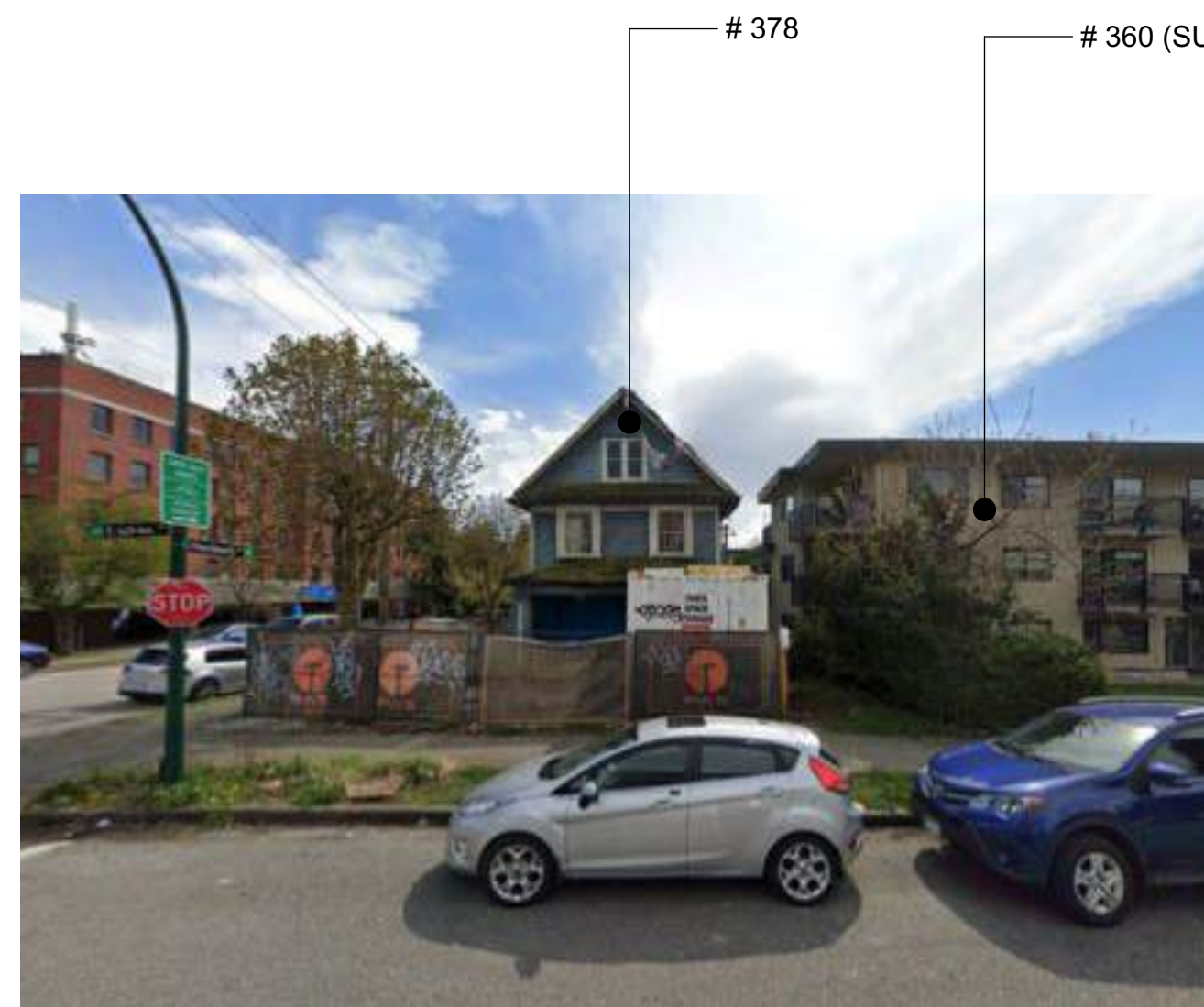
FBC PROPERTIES
 Owner

 Signature

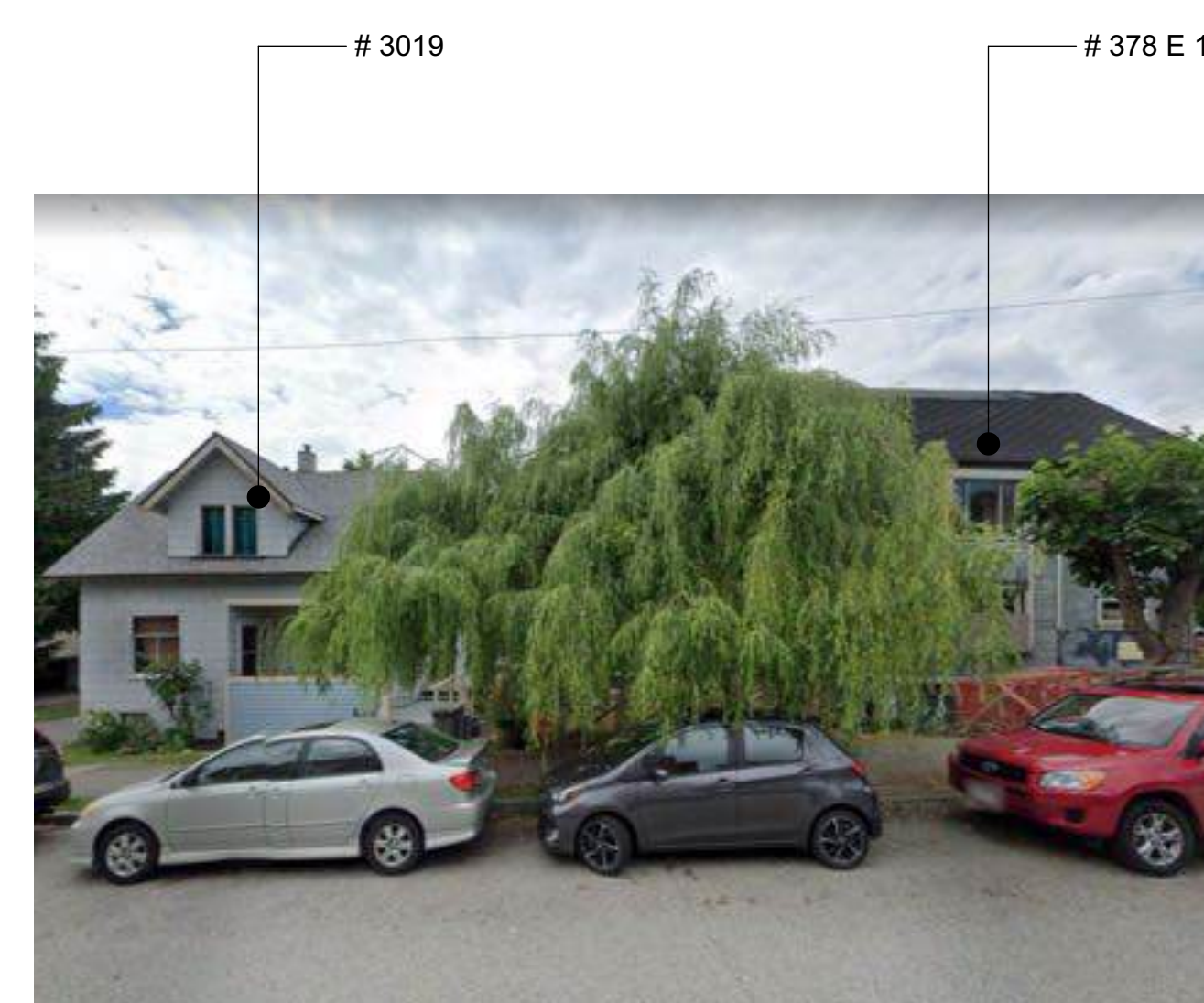
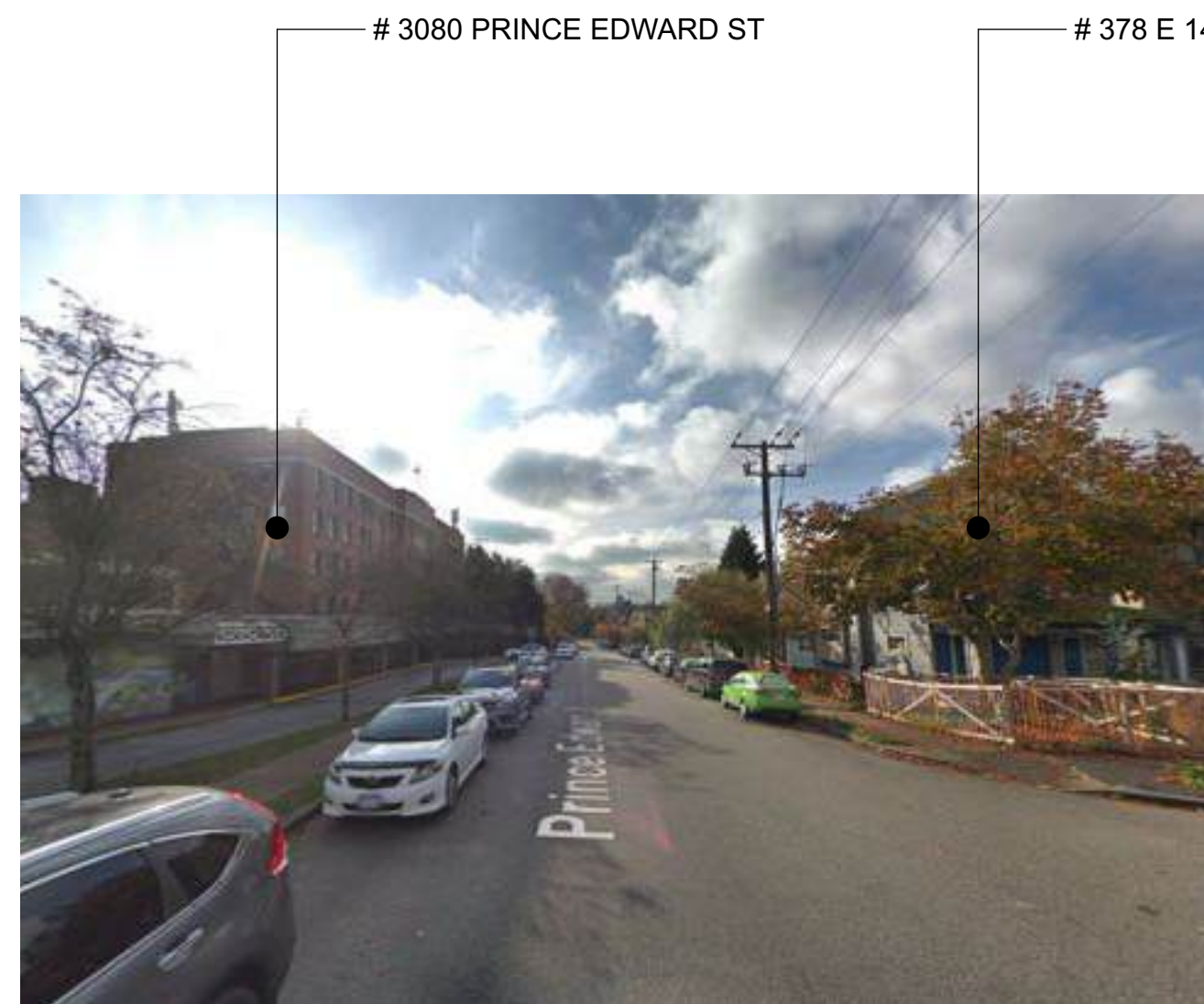
FABRIZIO COLTELLARO - DIRECTOR
 Name and Title

1 Sustainability Measures
 Scale: NTS

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1 EAST 14TH AVE - SOUTH STREETScape
 NTS

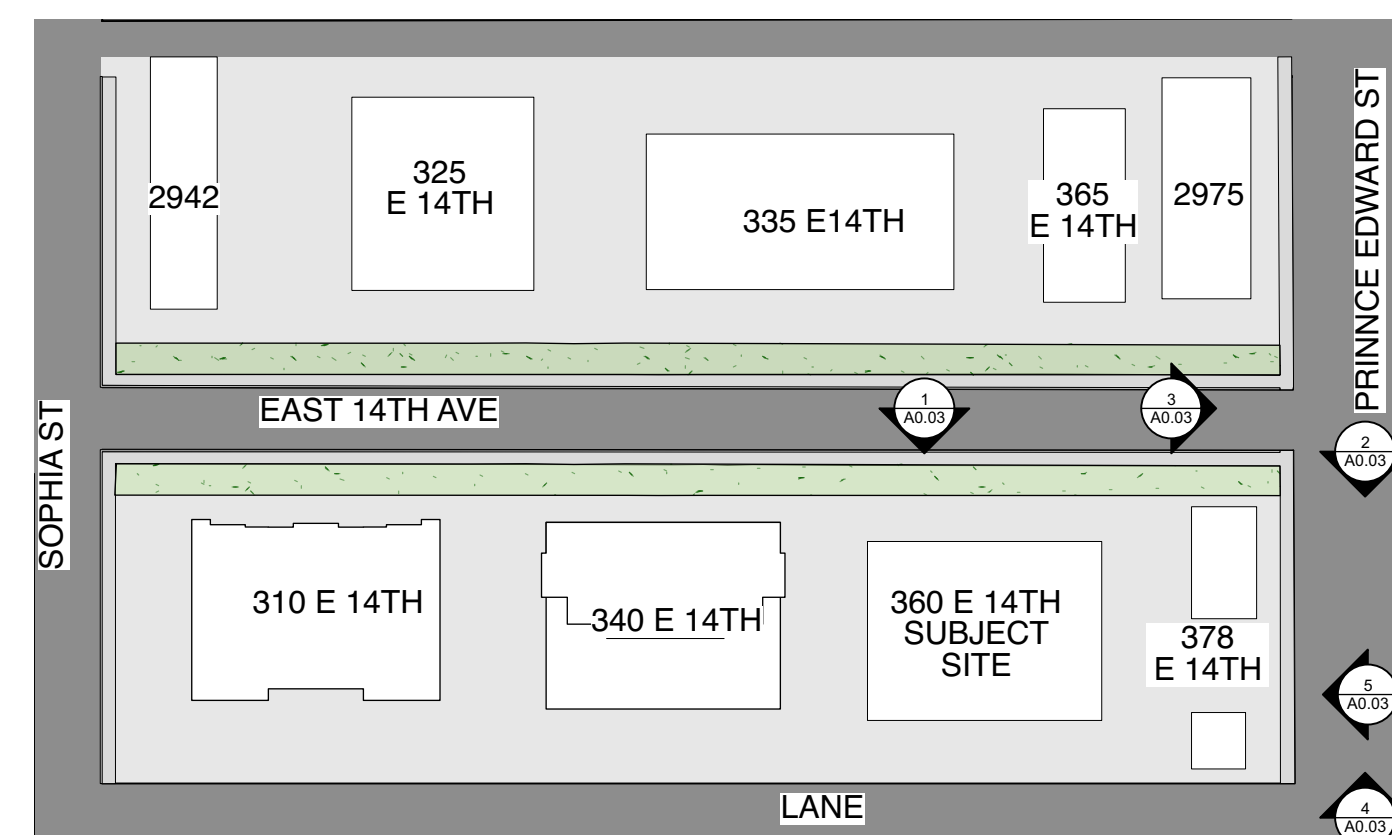


2 EAST 14TH AVE & PRINCE EDWARD STREET INTERSECTION
 NTS

3 PRINCE EDWARD STREET - EAST STREETScape
 NTS

4 PRINCE EDWARD STREET - WEST STREETScape
 NTS

5 PRINCE EDWARD STREET - WEST STREETScape
 NTS



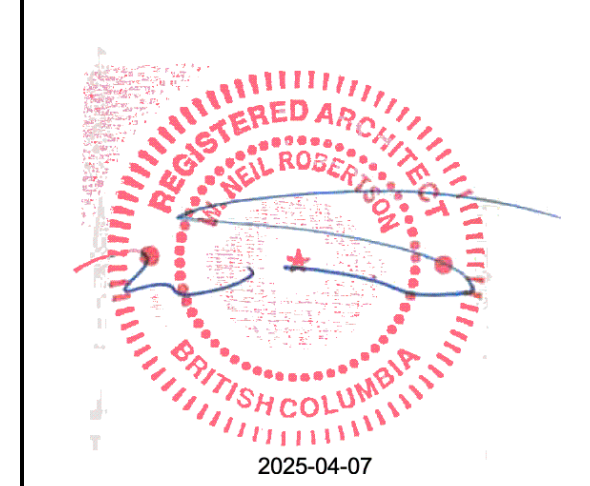
6 KEY PLAN
 Scale: NTS

No.	Date	Issue Notes
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C	4/12/24	ISSUED FOR REZONING APPLICATION
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A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes

Issues

Architect
SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
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 phone - 604.688.5585 fax - 604.688.7486

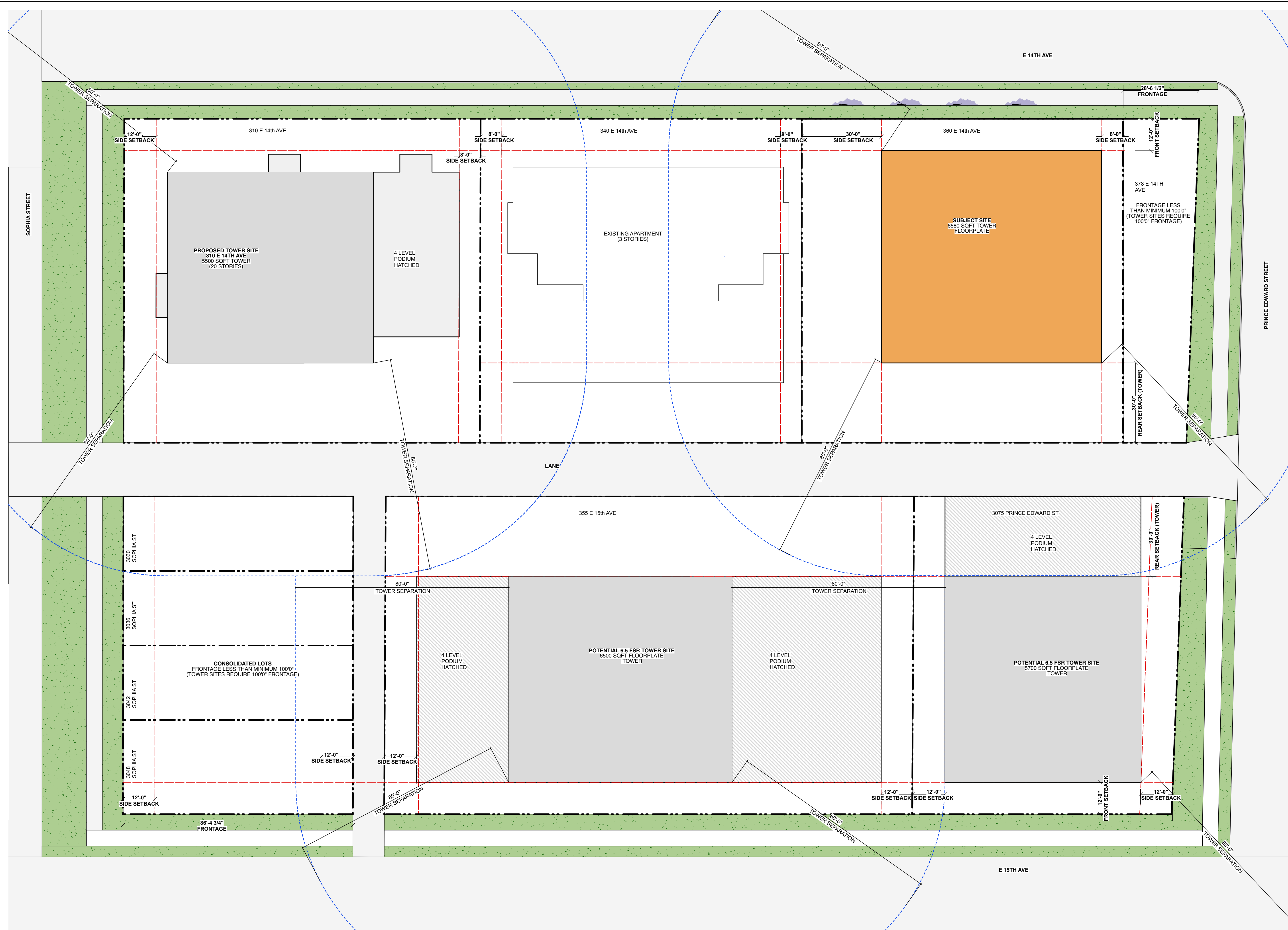


Seal
 Project Title
360 East 14th Ave Tower
 Sheet Title
360 East 14th Ave Vancouver, B.C.

Issue Date
 Plot Date
 Sheet No.
A0.06

Designed By SHA	Reviewed By NR
Drawn By DS	Checked By NR
Project ID 222.24	Scale AS NOTED

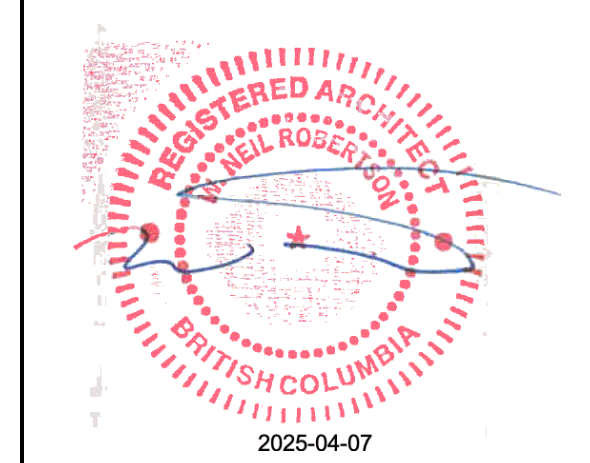
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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Issues	Consultant

Architect
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 MEMBERS AIBC - RAIC - AIA
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Seal
 Project Title
360 East 14th Ave Tower
 360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Tower Separation Block Study

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.07

Designed By	Reviewed By
SHA	NR

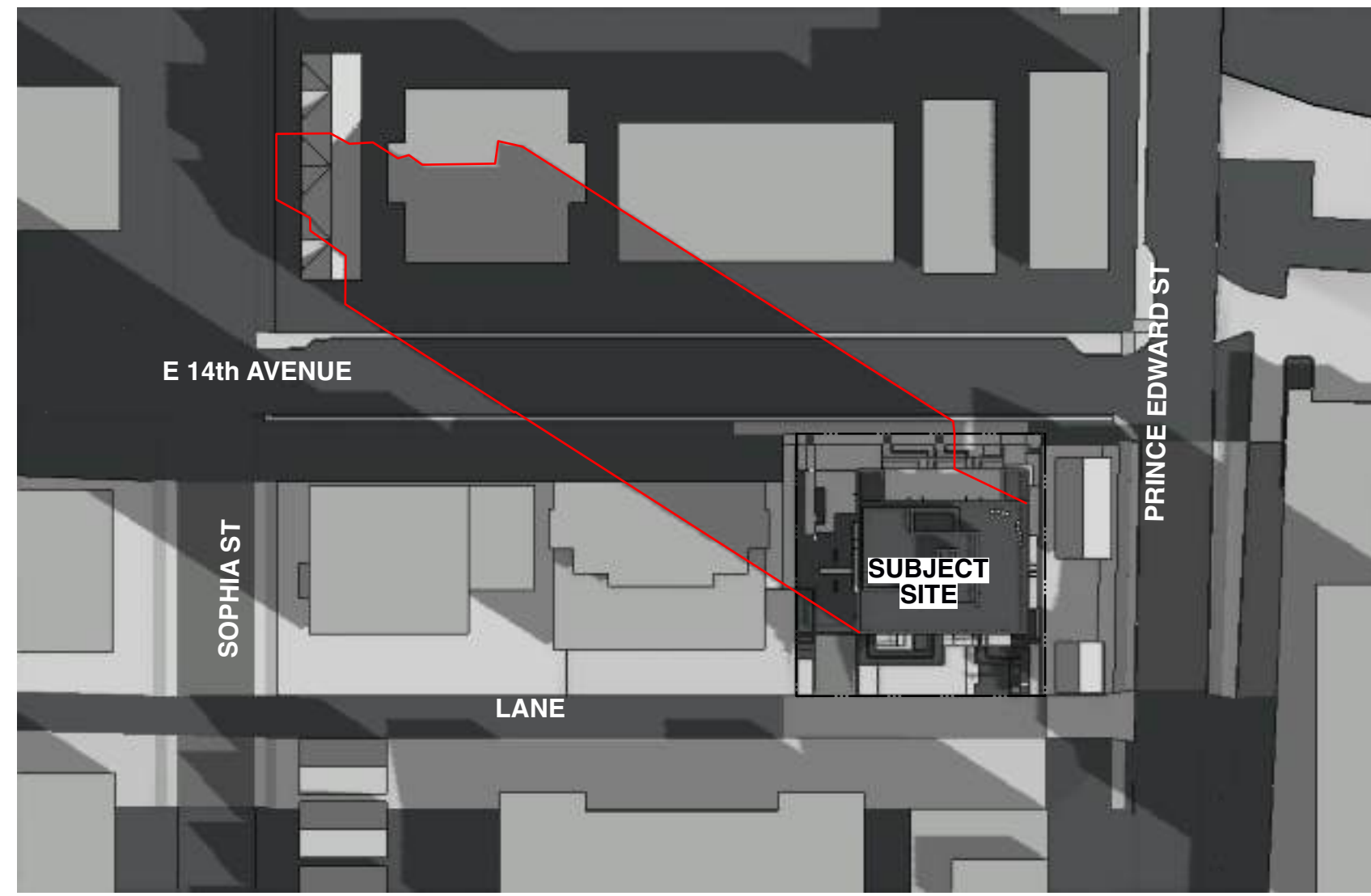
Drawn By	Checked By
DS	NR

Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_1_2024.vwk

DETAILED SHADOW STUDY
 1. SHADOW STUDY TO DEMONSTRATE THE RESULTING SHADING AT THE SUMMER SOLSTICE AND SPRING/AUTUMN EQUINOXES
 MARCH 21, JUNE 21, SEPTEMBER 22, AT 10AM, 12PM, 2PM, 4PM PST (UTC -7) (DAYLIGHT SAVING TIME IN EFFECT FROM MARCH 9 2025 - NOVEMBER 2 2025)

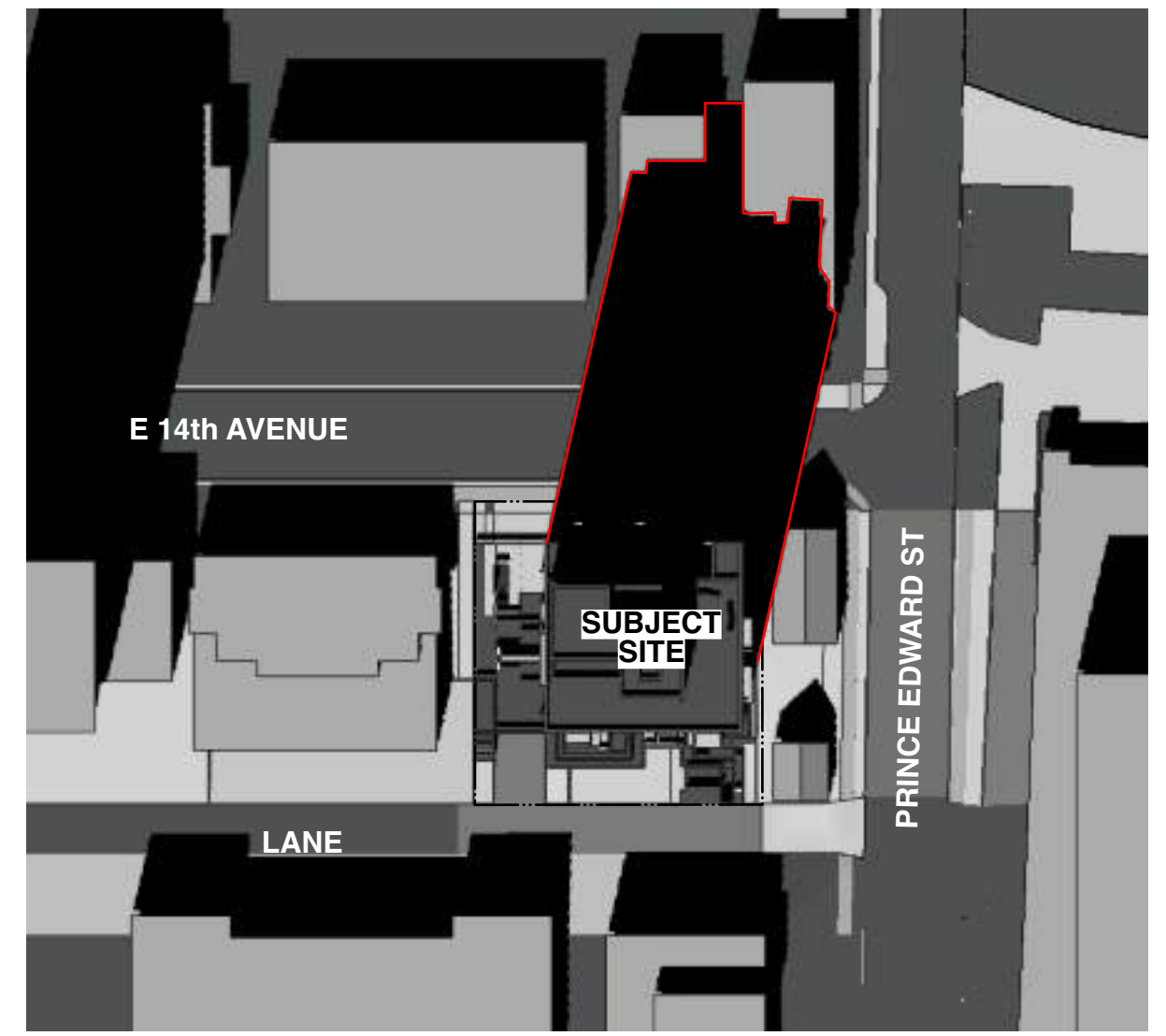
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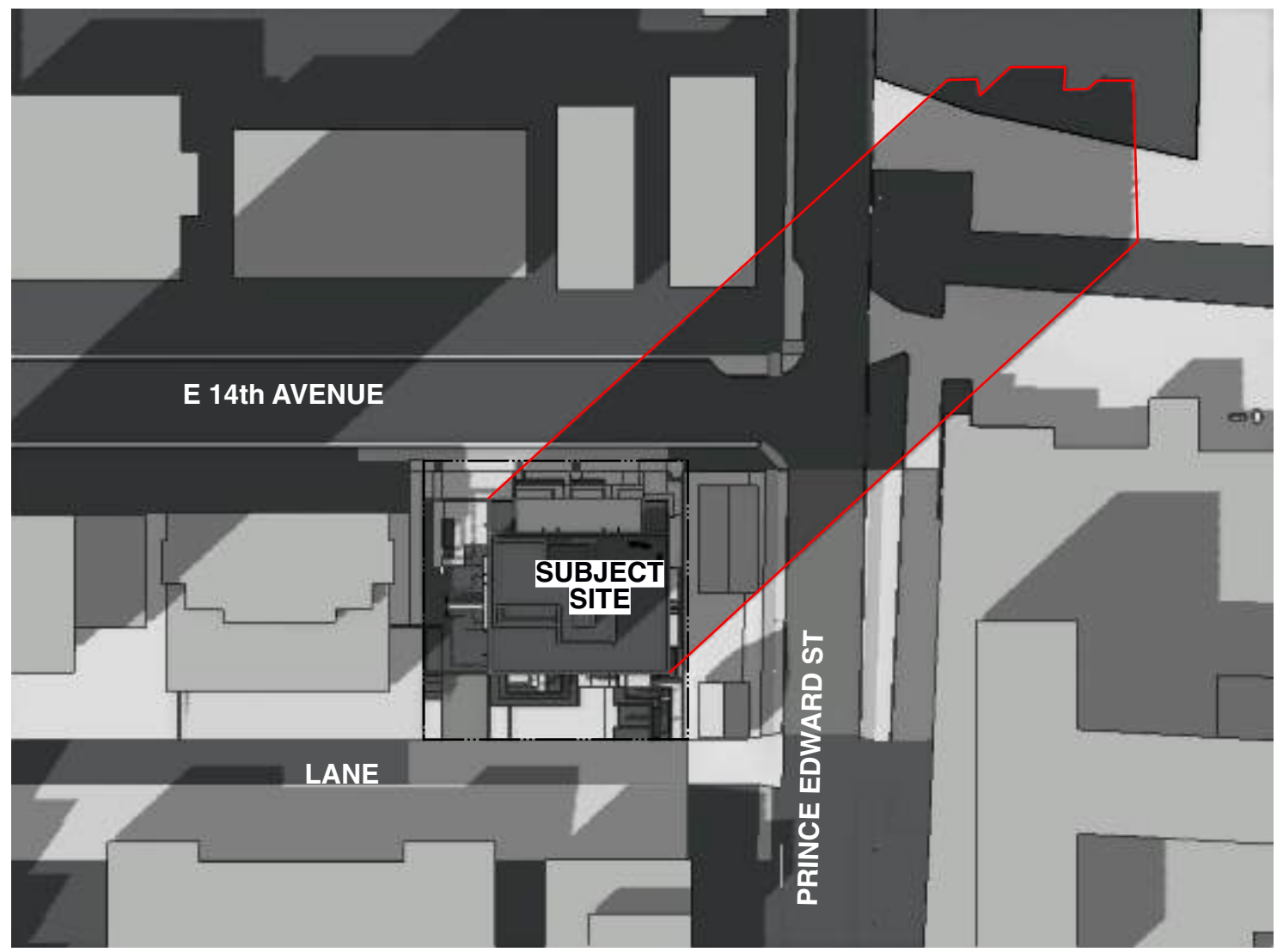
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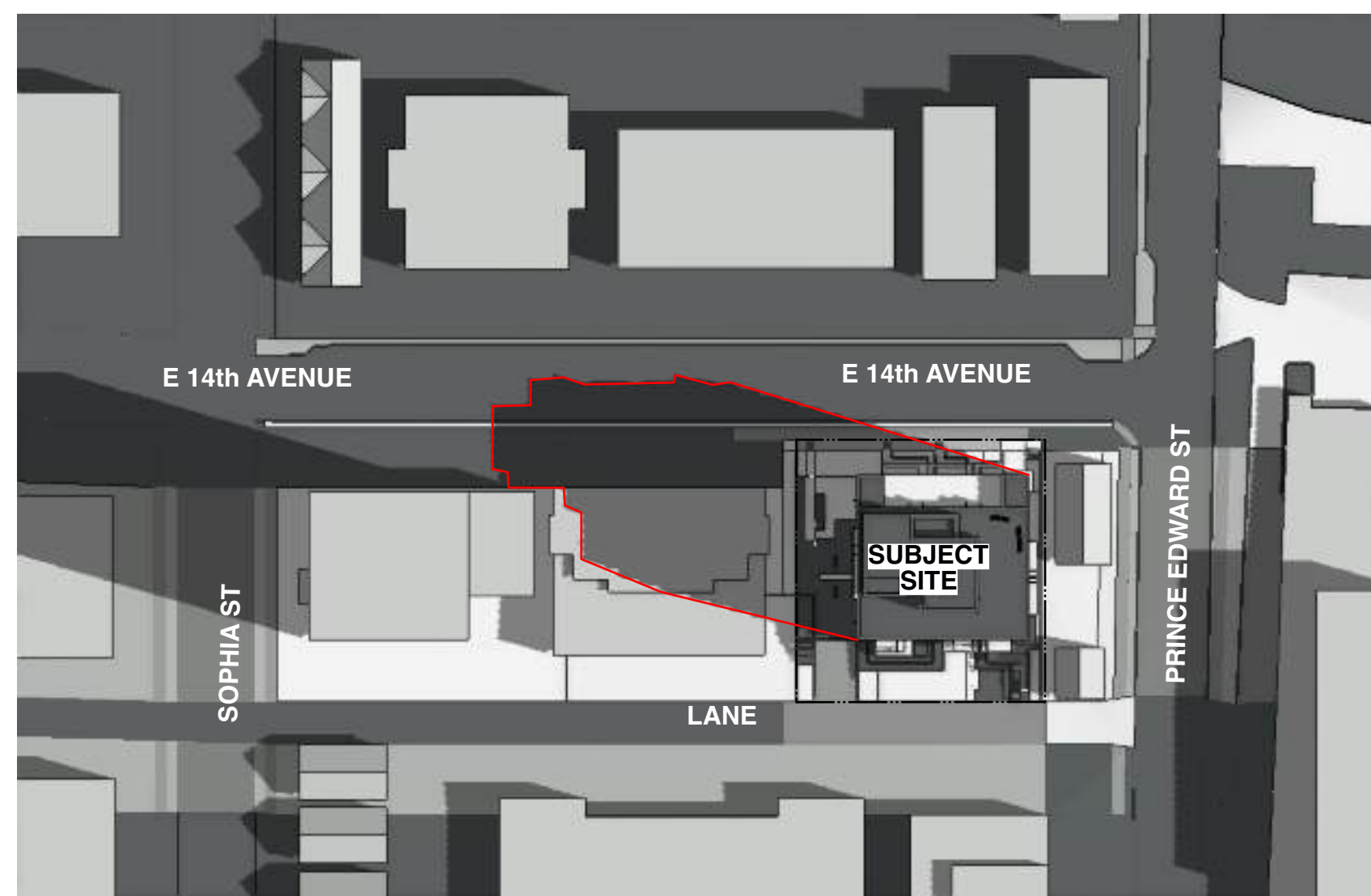
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 Scale: NTS



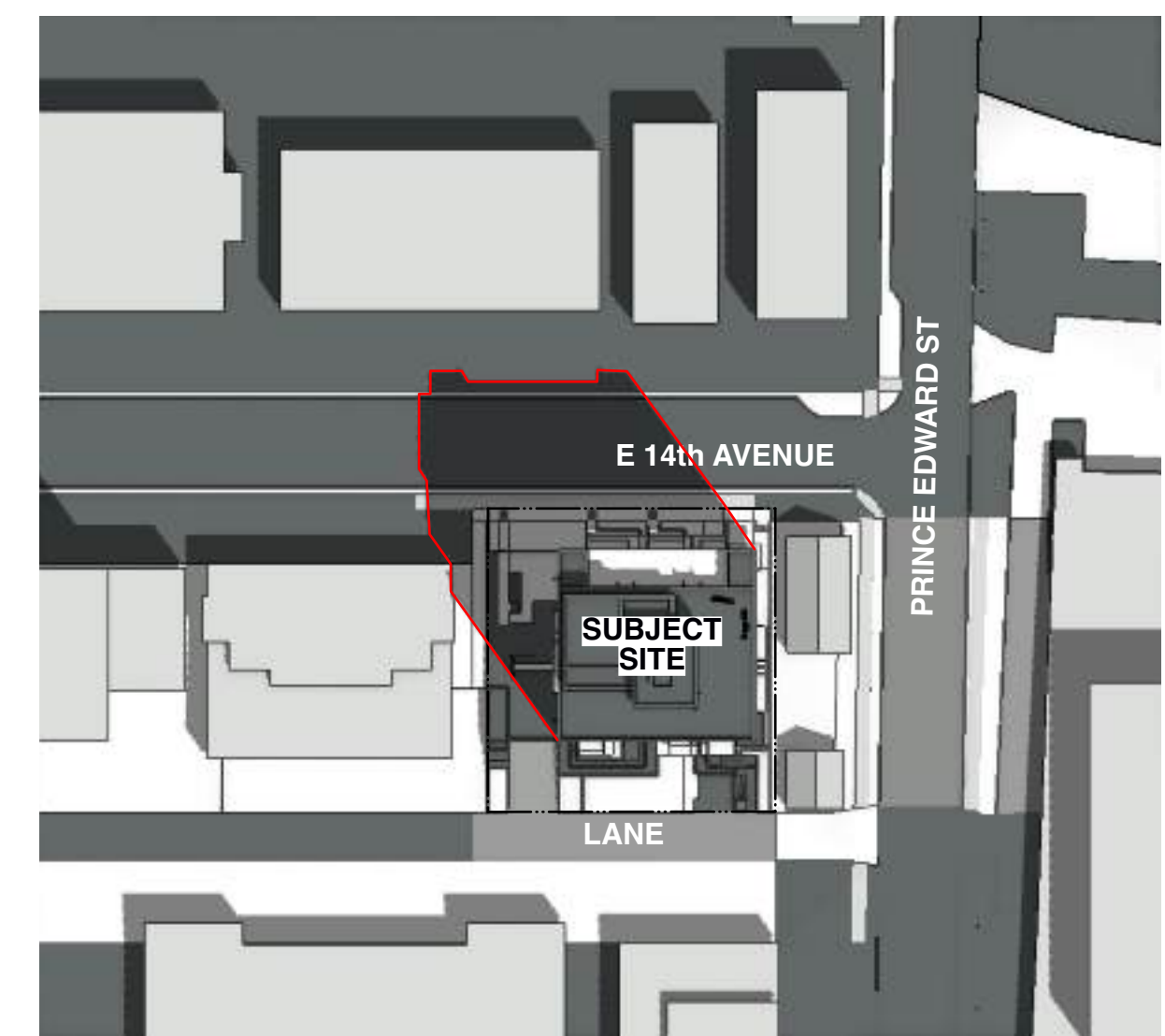
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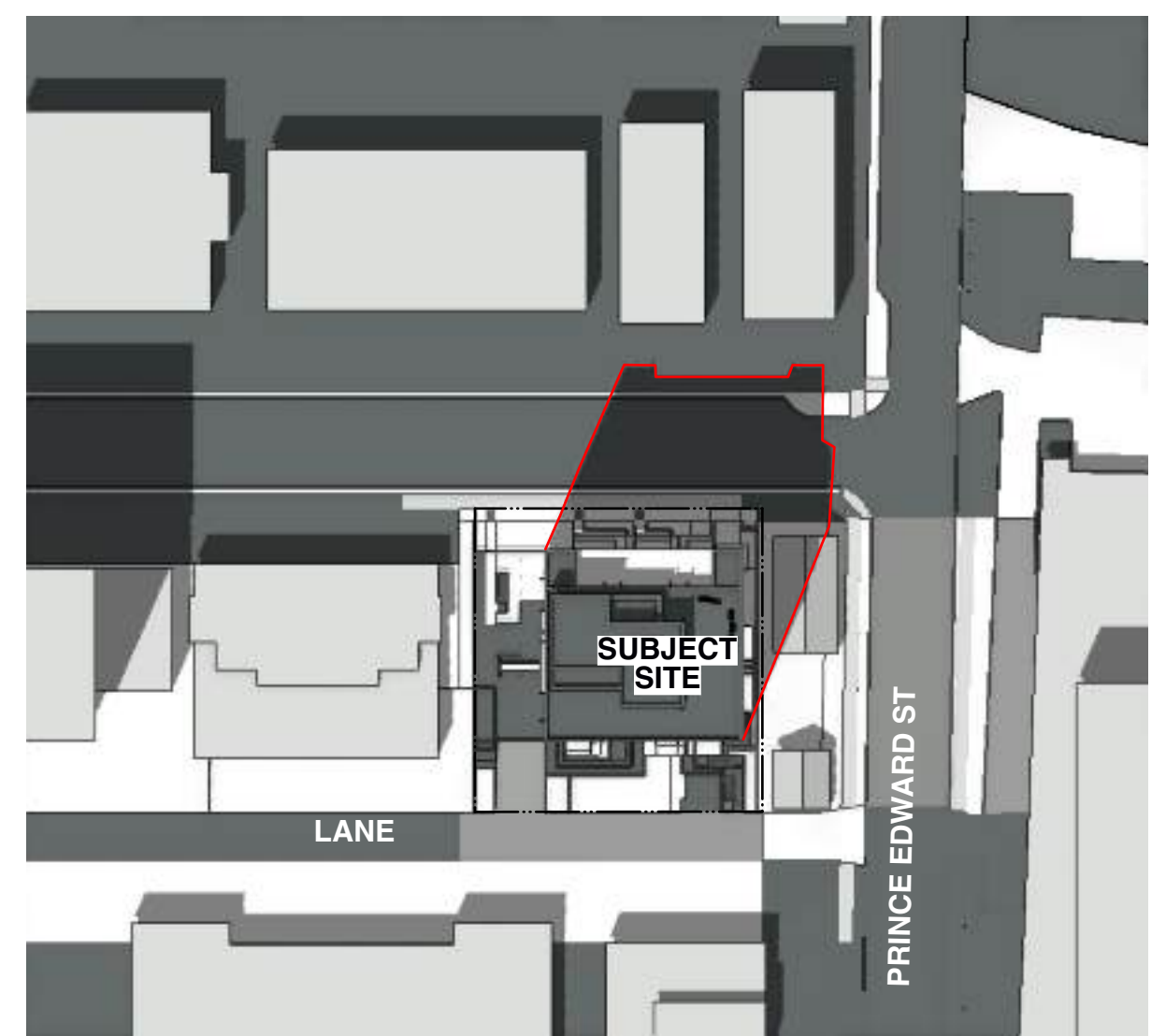
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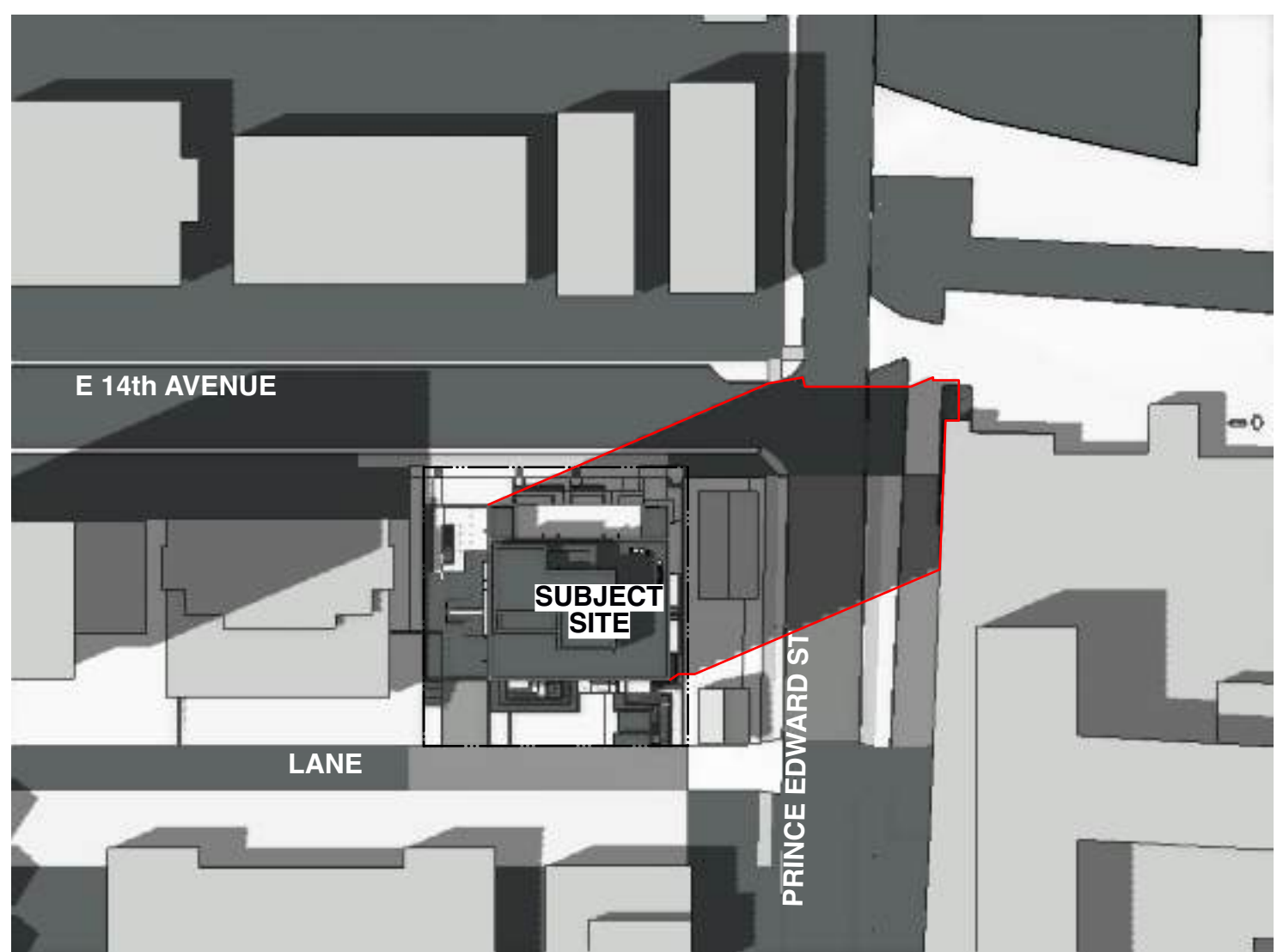
5 JUNE 20 - 10 AM PST (UTC-7)
 Scale: NTS



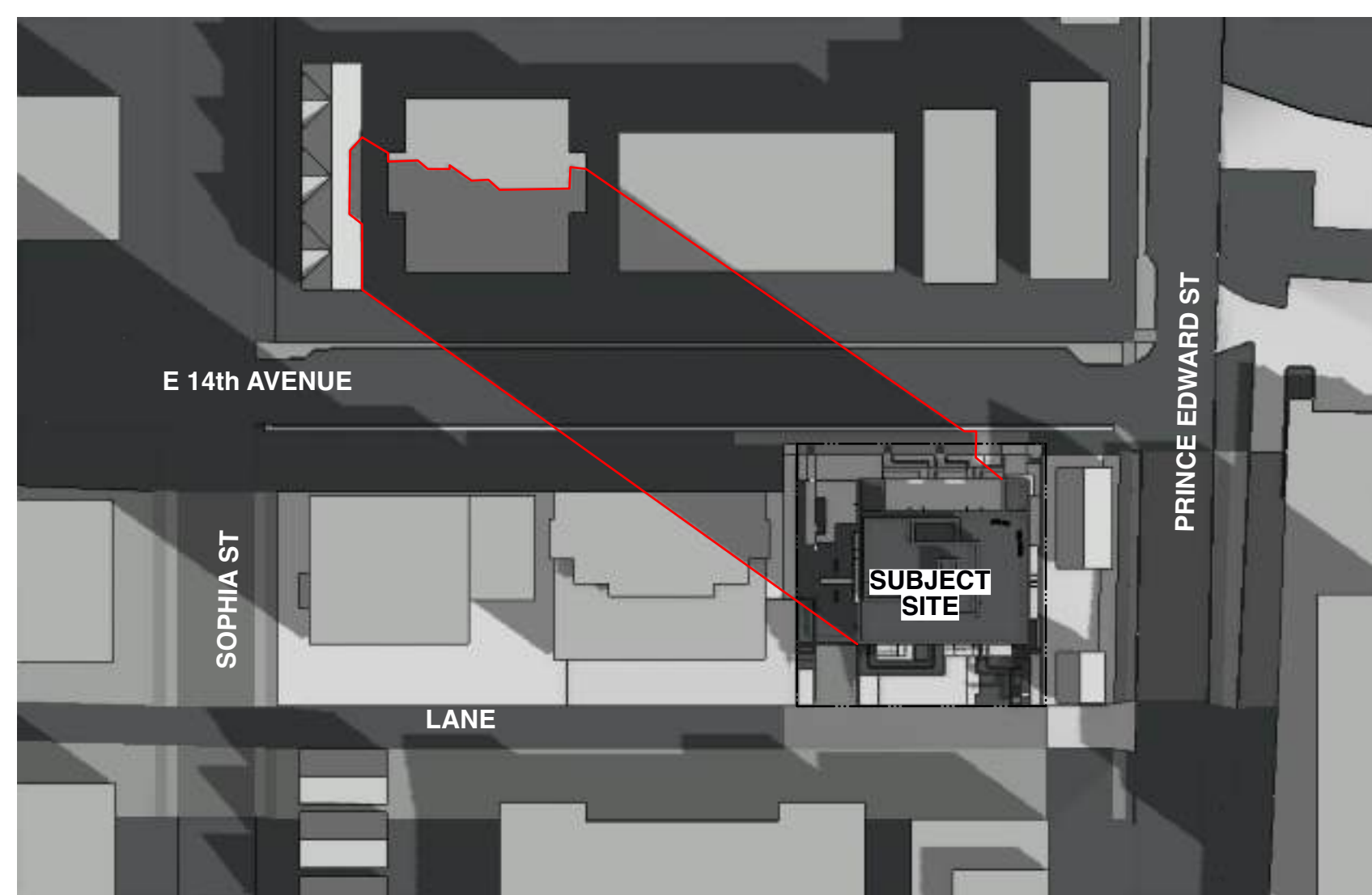
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 Scale: NTS



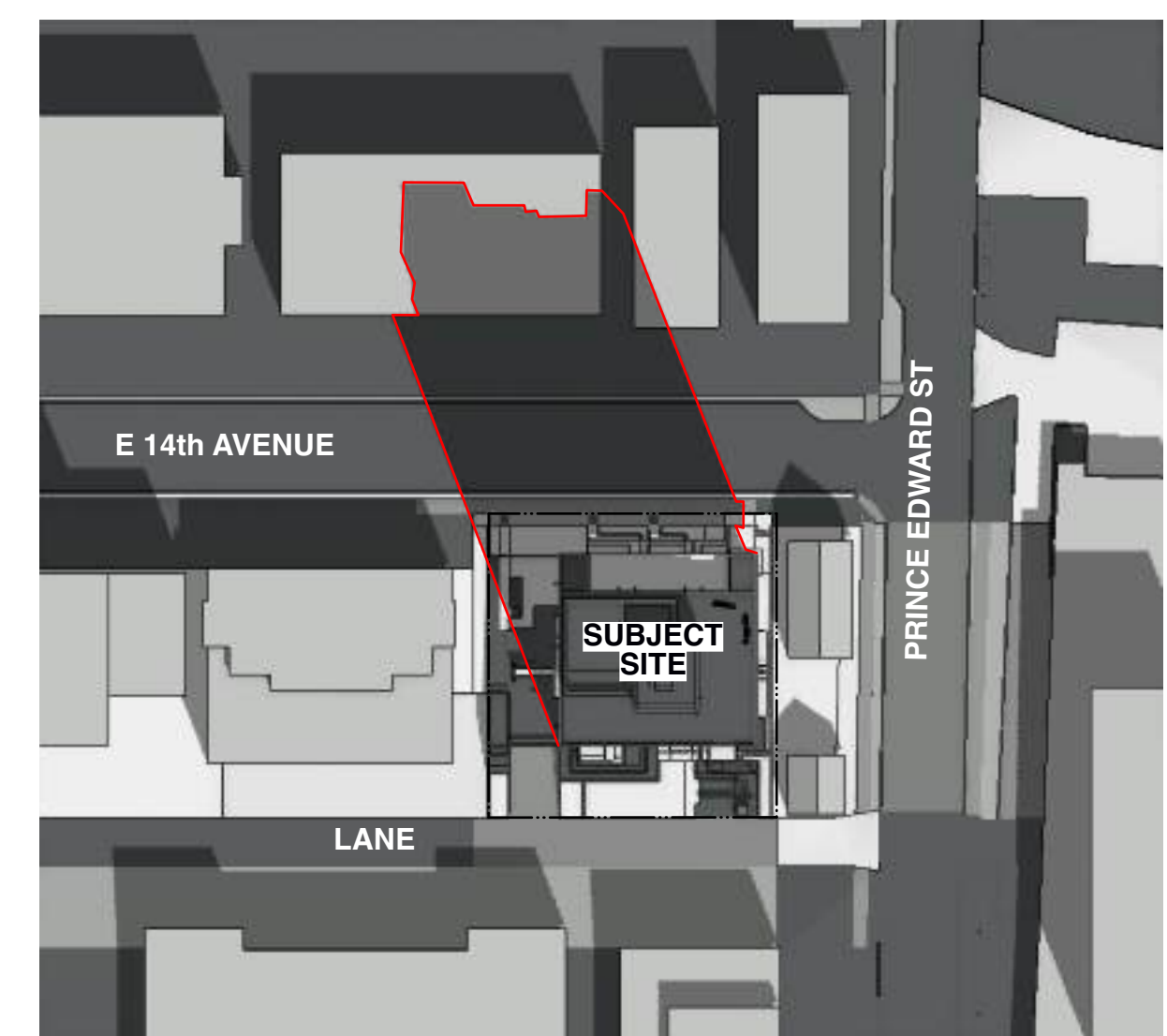
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 Scale: NTS



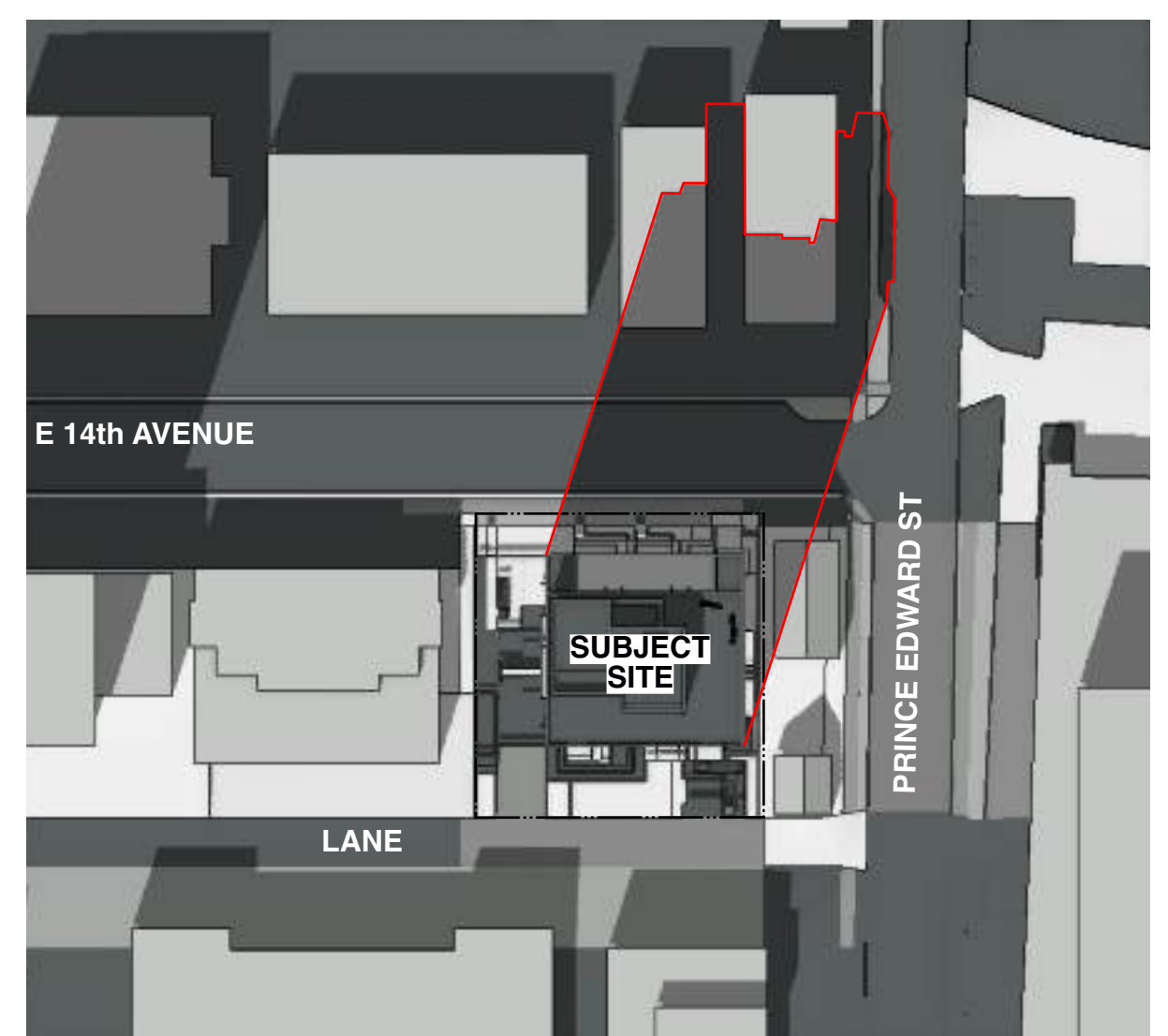
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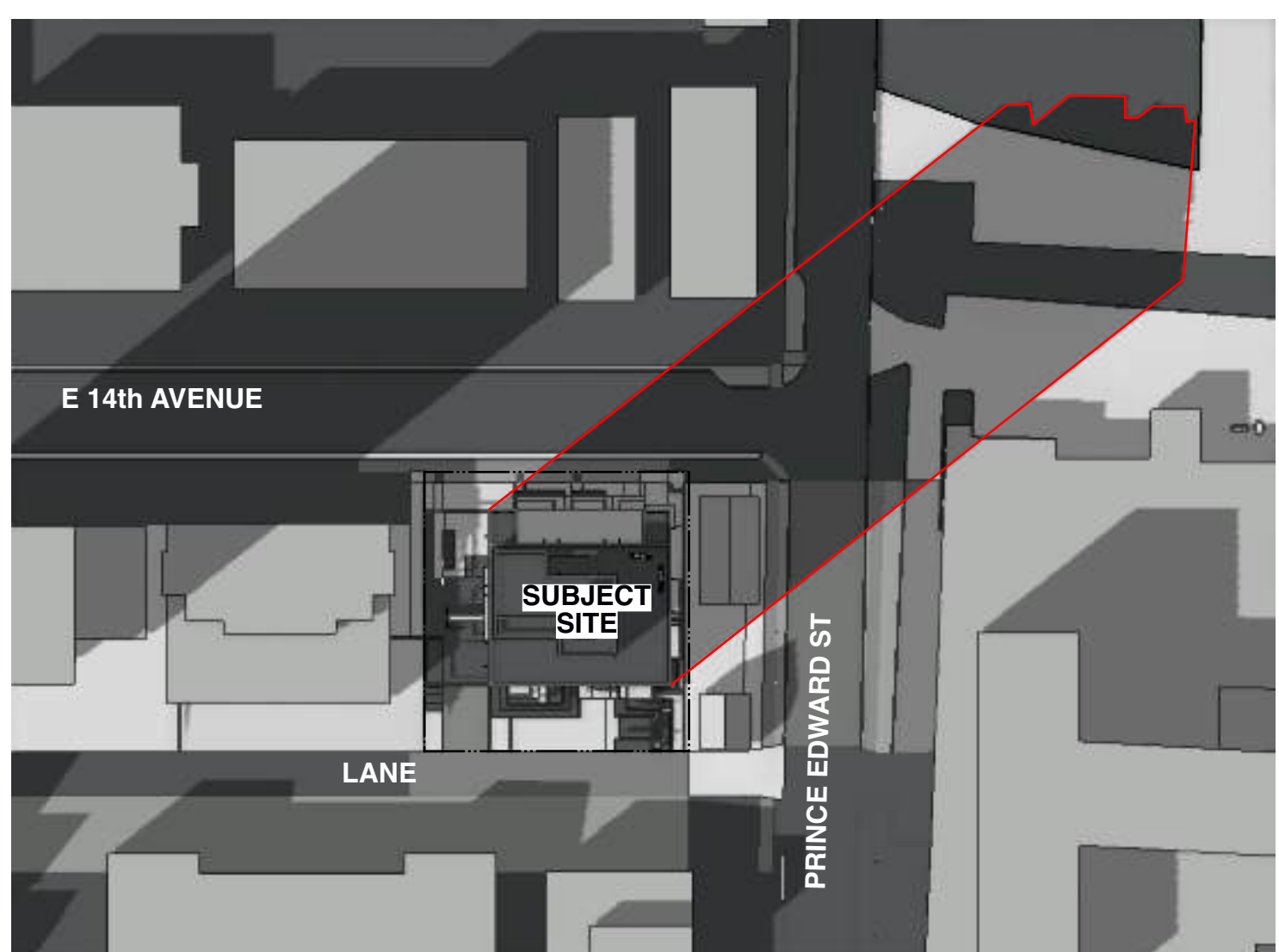
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 Scale: NTS



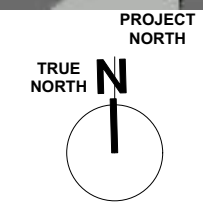
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 Scale: NTS



11 SEPTEMBER 22 - 2 PM PST (UTC-7)
 Scale: NTS

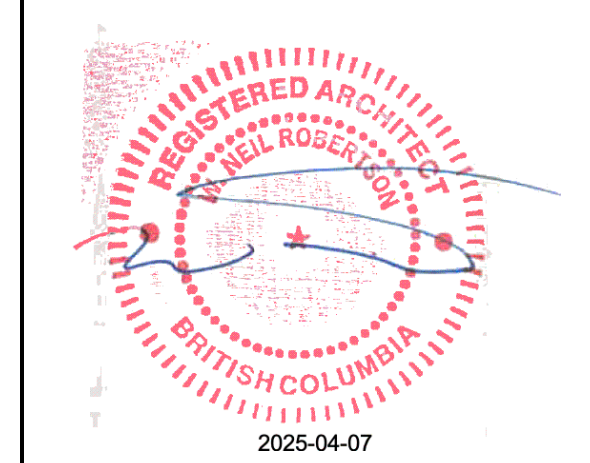


12 SEPTEMBER 22 - 4 PM PST (UTC-7)
 Scale: NTS



No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
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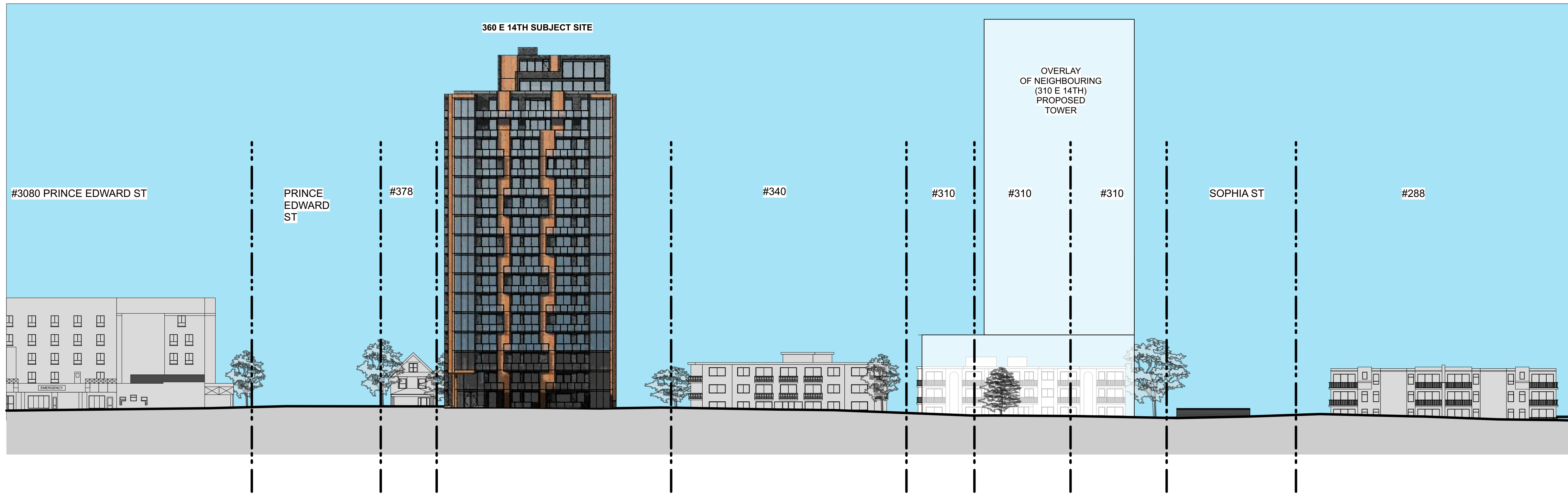
Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

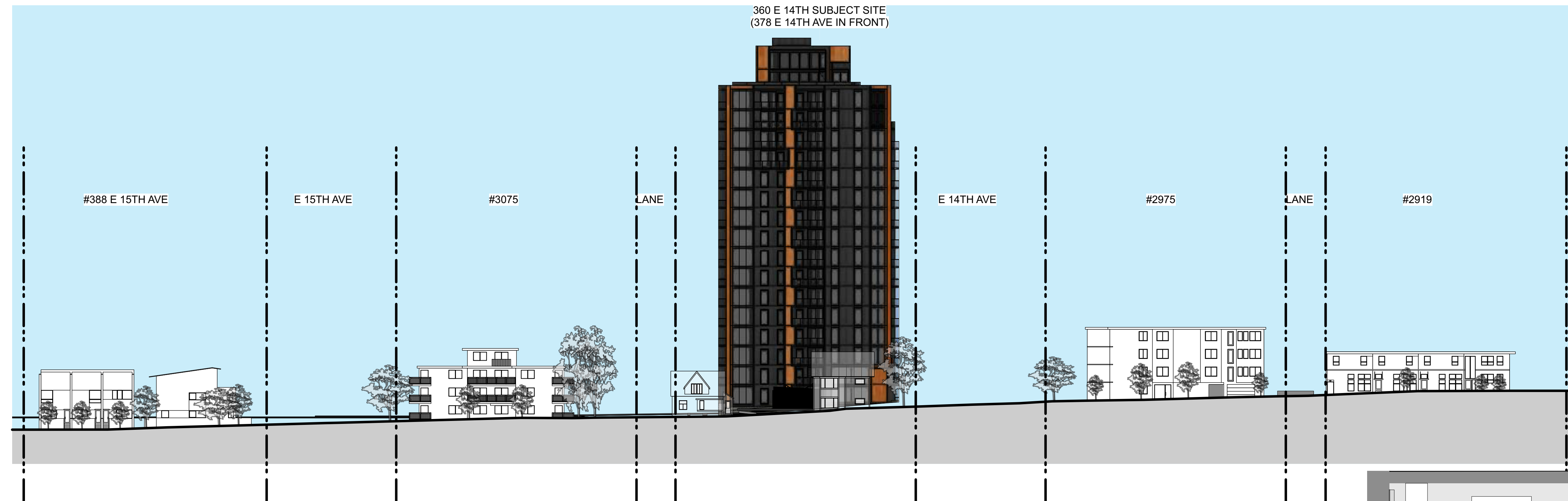
Sheet Title
Shadow Study

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.10

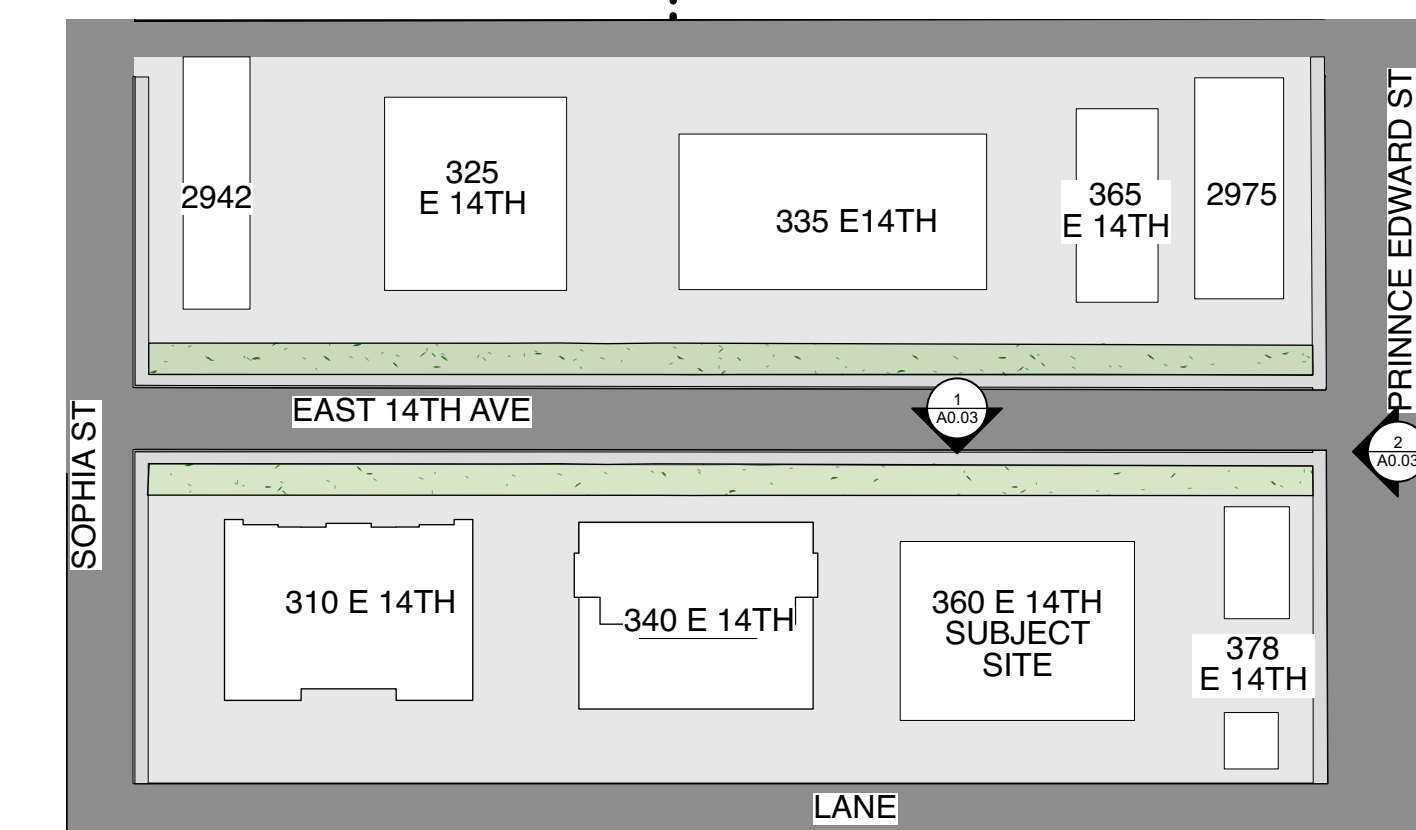
Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
DS	NR
Project ID	Scale
222.24	AS NOTED



1 **STREETSCAPE 1 - E 14TH AVE**
Scale: 1/32" = 1'-0"



2 **STREETSCAPE 2 - PRINCE EDWARD ST**
Scale: 1/32" = 1'-0"



5 **KEY PLAN**
Scale: NTS

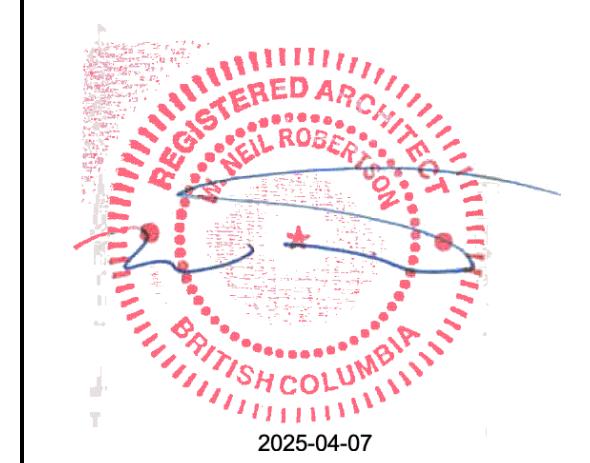
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No.	Date	Issue Notes

Issues
Consultant

Architect
SH
A
STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
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phone - 604.688.5585 fax - 604.688.7486



Seal
Project Title
360 East 14th Ave Tower
360 East 14th Ave
Vancouver, B.C.

Sheet Title
Streetscape Elevations

Issue Date	Plot Date	Sheet No.
	2024.04.12	A0.11
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
NR	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

E 14TH AVE



PROPOSED 17 STOREY
RESIDENTIAL BUILDING
360 E 14TH AVENUE
MAIN LEVEL EL. 162.25'

3019 PRINCE
EDWARD ST

340 E 14TH AVE

PRINCE EDWARD ST

30'-0"
(9.14M)
SIDE YARD SETBACK

82'-9"
(25.22M)
BUILDING WIDTH

3'-0"
(2.44M)
SIDE YARD

120'-0"
(36.8M)
LANE

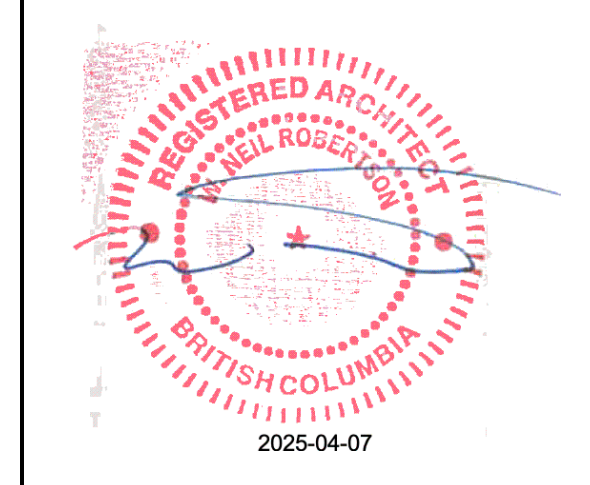
1 Site Plan 360 E 14th Tower Site Plan
Scale: 1/8" = 1'-0"

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Issues	Consultant

Architect
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Seal
 Project Title
360 East 14th Ave Tower
 360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Site Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A1.01

Designed By	Reviewed By
SHA	NR

Drawn By	Checked By
DS	NR

Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_1/2024.vwk

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PARKING

CAR PARKING REQUIREMENT (PER CITY OF VANCOUVER PARKING BY-LAW SECTION 4.2019)	UNITS	SPACES REQUIRED	SPACE BREAKDOWN TYPE	ACTUAL
ACCESSIBLE (4.8.4) - 1 SPACE FOR 7 UNITS AND 0.034 SPACES FOR EACH ADDITIONAL DWELLING UNIT	-	0.00	STANDARD CAR	2
VISITOR PARKING FOR DWELLINGS (4.1.16)	0.05 Spaces/Unit x	0.00	SMALL CAR	12
CLASS B LOADING (5.2.1) (8.5M X 3.0M)	1 SPACE PER 100-299 UNITS	137 units	ACCESSIBLE	5
PASSENGER LOADING (7.2.1) (1ST SPACE: 5.5M X 4M) (ADD. SPACES: 5.5M X 2.5M)	1 SPACE PER 50 TO 125 UNITS + 1 SPACE FOR ADDITIONAL 150	131 units	PASS LOADING	2
TOTAL:	5	TOTAL:	19	
OVERALL PARKING TOTAL:	15	TOTAL:	29	

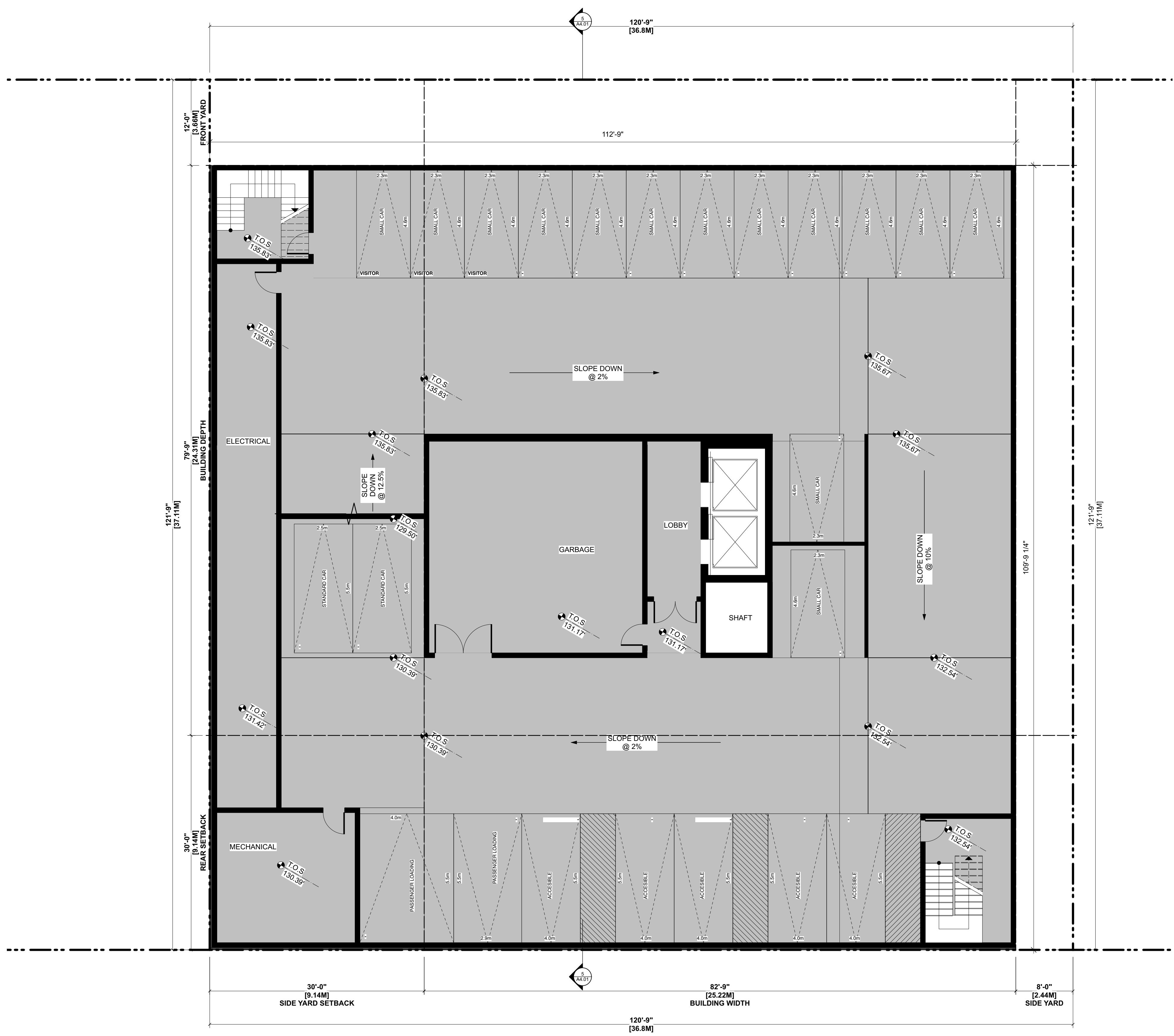
BIKE PARKING

BIKE STORAGE REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	REQUIRED	TDM PLAN B (+30%)	PROPOSED
CLASS A BICYCLE PARKING (6.2.1.2)	1.5 Spaces/Unit < 65m2 (700sqft)	89 units	133.50
CLASS A BICYCLE PARKING (6.2.1.2)	2.5 Spaces/Unit 65-105m2 (700sqft-1130sqft)	48 units	120.00
CLASS A BICYCLE PARKING (6.2.1.2)	3 Spaces/Unit over 105m2 (1130sqft)	0 units	0.00
CLASS B BICYCLE PARKING (6.2.1.2)	2 Spaces for 20 Dwelling units +1 for each add. 20	137 units	7.85
TOTAL:	253.50	329.55	331
OVERALL TOTAL:	337.40	339	

BIKE CLASS A REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	TOTAL CLASS A	REQUIRED/ MAX	PROPOSED
CLASS A BICYCLE LOCKERS (6.3.13A)	10% of Class A Spaces	330	33
CLASS A STACKED BICYCLE SPACES (6.3.13)	Max 60% Vertical + Stacked	330	198
CLASS A VERTICAL BICYCLE SPACES (6.3.13)	Max 30%	330	99
CLASS A OVERSIZED BICYCLE SPACES (6.3.9)	Min 10% (TDM PLAN B)	330	33
CLASS A HORIZONTAL BICYCLE SPACE (6.3.9a)		330	33
TOTAL:	331		331

PROJECT BIKE ROOM COUNTS

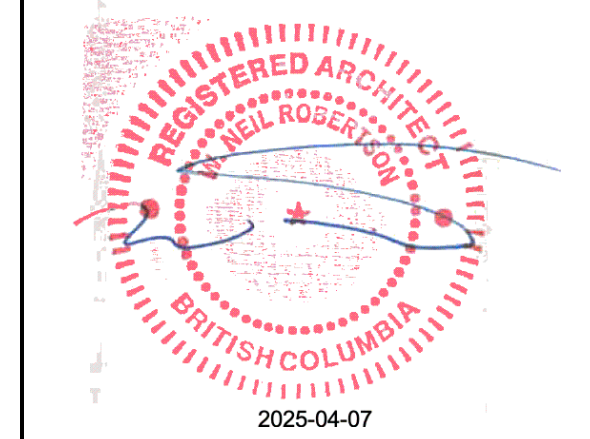
BIKE RM	SPACES	CLASS A
BIKE RM 01	4	spaces
BIKE RM 02	4	spaces
BIKE RM 03	2	spaces
BIKE RM 04	6	spaces
BIKE RM 05	38	spaces
BIKE RM 06	38	spaces
BIKE RM 07	38	spaces
BIKE RM 08	15	spaces
BIKE RM 09	51	spaces
BIKE RM 10	13	spaces
BIKE RM 11	4	spaces
BIKE RM 12	33	spaces
BIKE RM 13	26	spaces
BIKE RM 14	55	spaces
PARKADE LOCKERS	4	spaces
TOTAL:	331	CLASS A



1 P2 Floor Plan
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
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360 East 14th Ave Tower
 360 East 14th Ave Vancouver, B.C.

Parking Level 2

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.02
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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PARKING

CAR PARKING REQUIREMENT (PER CITY OF VANCOUVER PARKING BY-LAW SECTION 4.2019)	UNITS	SPACES REQUIRED	SPACE BREAKDOWN TYPE	ACTUAL
ACCESSIBLE (4.8.4) - 1 SPACE FOR 7 UNITS AND 0.034 SPACES FOR EACH ADDITIONAL DWELLING UNIT	1 SPACE + ((TOTAL UNITS - 7) X 0.034)	137 units	5.42 ACCESSIBLE	5
TOTAL:	5	TOTAL:	19	
VISITOR PARKING FOR DWELLINGS (4.1.16)	0.05 Spaces/Unit x	131 units	6.55 VISITOR	7
CLASS B LOADING (5.2.1) (8.5M X 3.0M)	1 SPACE PER 100-299 UNITS	131 units	1.00 CLASS B LOADING	1
PASSENGER LOADING (7.2.1) (1ST SPACE: 5.5M X 4M) (ADD. SPACES: 5.5M X 2.5M)	1 SPACE PER 50 TO 125 UNITS + 1 SPACE FOR ADDITIONAL 150	131 units	2.00 PASS LOADING	2
TOTAL:	10	TOTAL:	10	
OVERALL PARKING TOTAL:	15	TOTAL:	29	

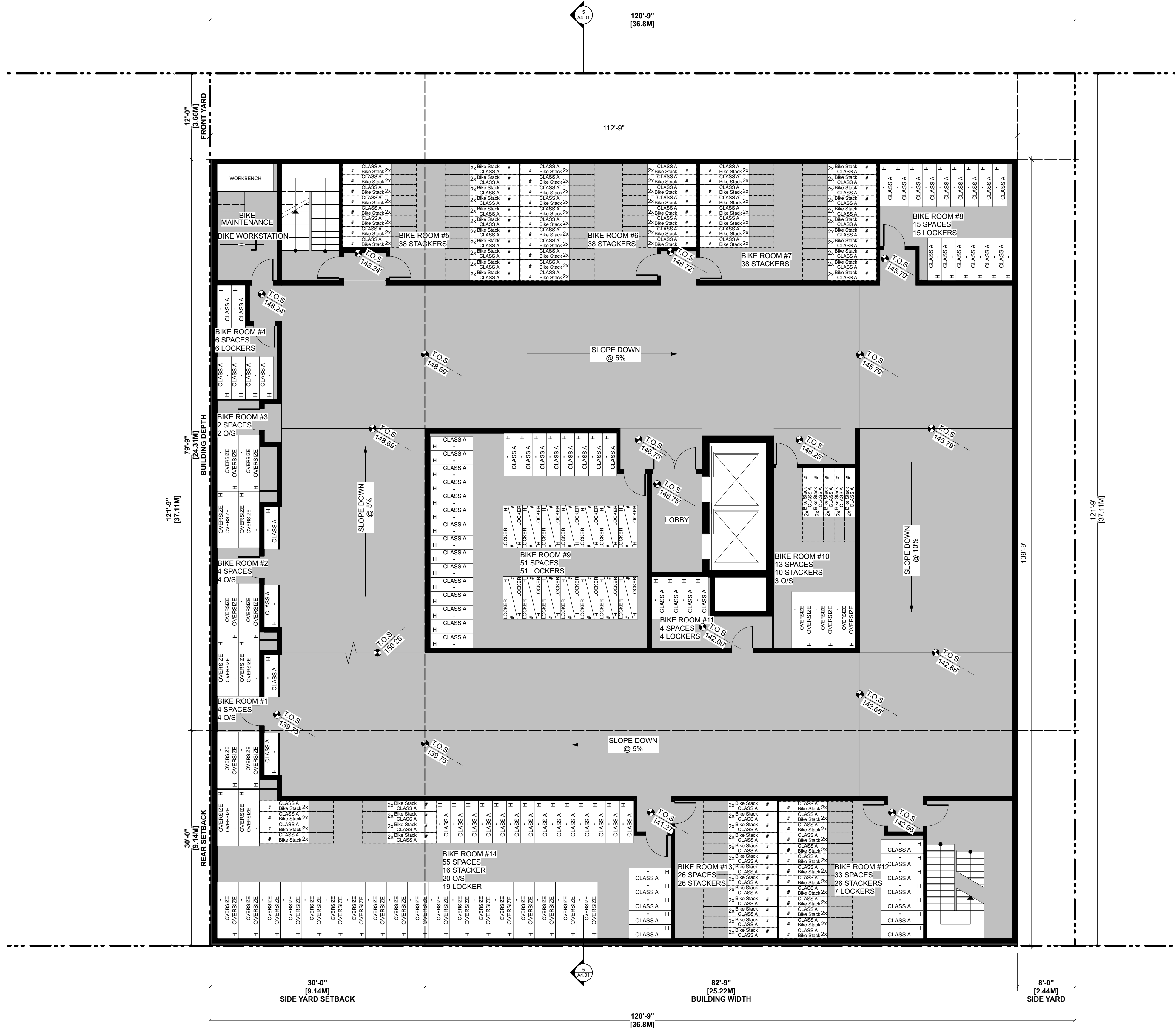
BIKE PARKING

BIKE STORAGE REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	REQUIRED	TDM PLAN B (+30%)	PROPOSED
CLASS A BICYCLE PARKING (6.2.1.2)	1.5 Spaces/Unit < 65m2 (700sqft)	89 units	133.50
CLASS A BICYCLE PARKING (6.2.1.2)	2.5 Spaces/Unit 65-105m2 (700sqft-1130sqft)	48 units	120.00
CLASS A BICYCLE PARKING (6.2.1.2)	3 Spaces/Unit over 105m2 (1130sqft)	0 units	0.00
TOTAL:	253.50	329.55	331
CLASS B BICYCLE PARKING (6.2.1.2)	2 Spaces for 20 Dwelling units +1 for each add. 20	137 units	7.85
OVERALL TOTAL:	337.40	339	

BIKE CLASS A REQUIREMENT (PER COV PARKING BY-LAW SECTION 6.2019)	TOTAL CLASS A	REQUIRED/ MAX	PROPOSED
CLASS A BICYCLE LOCKERS (6.3.13A)	10% of Class A Spaces	33	106
CLASS A STACKED BICYCLE SPACES (6.3.13)	Max 60% Vertical + Stacked	330	198
CLASS A VERTICAL BICYCLE SPACES (6.3.13)	Max 30%	330	99
CLASS A OVERSIZED BICYCLE SPACES (6.3.9)	Min 10% (TDM PLAN B)	330	33
CLASS A HORIZONTAL BICYCLE SPACE (6.3.9a)		330	
TOTAL:	331		331

PROJECT BIKE ROOM COUNTS

BIKE RM	SPACES	CLASS A
BIKE RM 01	4	spaces
BIKE RM 02	4	spaces
BIKE RM 03	2	spaces
BIKE RM 04	6	spaces
BIKE RM 05	38	spaces
BIKE RM 06	38	spaces
BIKE RM 07	38	spaces
BIKE RM 08	15	spaces
BIKE RM 09	51	spaces
BIKE RM 10	13	spaces
BIKE RM 11	4	spaces
BIKE RM 12	33	spaces
BIKE RM 13	26	spaces
BIKE RM 14	55	spaces
PARKADE LOCKERS	4	spaces
TOTAL:	331	CLASS A

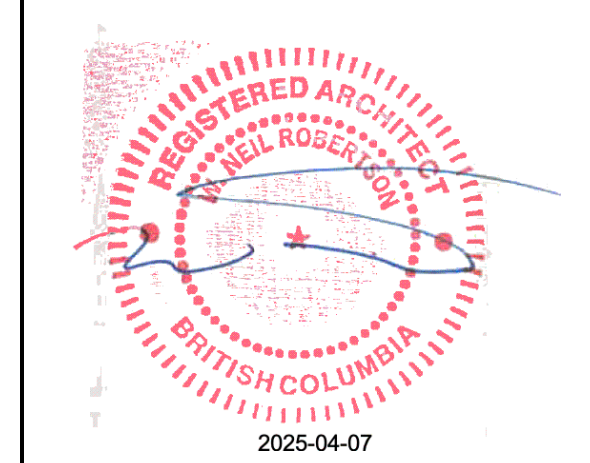


1 P1 Floor Plan
 Scale: 1/8" = 1'-0"

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Architect

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Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

Parkade Level 1

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.03
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	
222.24	AS NOTED	

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	5
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	18	0	27	11		109
TOTAL BELOW MARKET RENTAL (BMR)	18	18	0	7	3	28		137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS			
	MINIMUM UNITS	UNIT COUNT	%
MINIMUM 35% FAMILY	38	38	35%
2 BEDROOMS	27	27	25%
MINIMUM 10% 3 BEDROOM	10.9	11	10%

BMR UNIT CALCULATIONS			
	MINIMUM UNITS	UNIT COUNT	%
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

BMR DWELLING UNITS (EXCLUDING STORAGE)			
BACH TYPE	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL		28	14,548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
	MINIMUM UNITS	UNIT COUNT	%
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	
3 BED	909.17 sq.ft.
2 BED	787.46 sq.ft.
3 BED	910.99 sq.ft.
3 BED	1,068.84 sq.ft.
BACH	440.87 sq.ft.
Total MAIN LVL Dwelling Unit Gross Area	4,117.33sq.ft.
Total Dwelling Unit Net Area MAIN LVL	3,917.33sq.ft.

LVL 02	
BACH	440.51 sq.ft.
2 BED	787.46 sq.ft.
3 BED	928.19 sq.ft.
3 BED	923.80 sq.ft.
BACH	440.77 sq.ft.
3 BED	1,062.41 sq.ft.
Total LVL 02 Dwelling Unit Gross Area	4,583.14sq.ft.
Total Dwelling Unit Net Area LVL 02	4,343.14sq.ft.

LVL 03-05 (LVL 3 REFERENCE)	
BACH	443.73 sq.ft.
BACH	440.51 sq.ft.
2 BED	447.22 sq.ft.
2 BED	745.56 sq.ft.
BACH	439.59 sq.ft.
BACH	441.55 sq.ft.
3 BED	928.19 sq.ft.
3 BED	925.79 sq.ft.
Total LVL 03 Dwelling Unit Gross Area	5,112.13sq.ft.
Total Dwelling Unit Net Area LVL 03	4,792.13sq.ft.
Total Dwelling Unit Net Area LVL 3-5	14,376.40sq.ft.

LVL 6-7 (LVL 6 REFERENCE)	
BACH	441.80 sq.ft.
3 BED	934.38 sq.ft.
BACH	445.79 sq.ft.
BACH	441.80 sq.ft.
2 BED	739.14 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
2 BED	748.75 sq.ft.
1 BED	471.83 sq.ft.
Total LVL 06 Dwelling Unit Gross Area	5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 6	4,746.67sq.ft.
Total Dwelling Unit Net Area LVL 6-7	9,493.33sq.ft.

LVL 8-12 (LVL 8 REFERENCE)	
BACH	441.80 sq.ft.
2 BED	704.83 sq.ft.
BACH	445.79 sq.ft.
2 BED	701.59 sq.ft.
2 BED	739.14 sq.ft.
BACH	440.67 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
2 BED	748.75 sq.ft.
Total LVL 8 Dwelling Unit Gross Area	5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 8	4,745.76sq.ft.
Total Dwelling Unit Net Area LVL 8-12	23,728.82sq.ft.

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

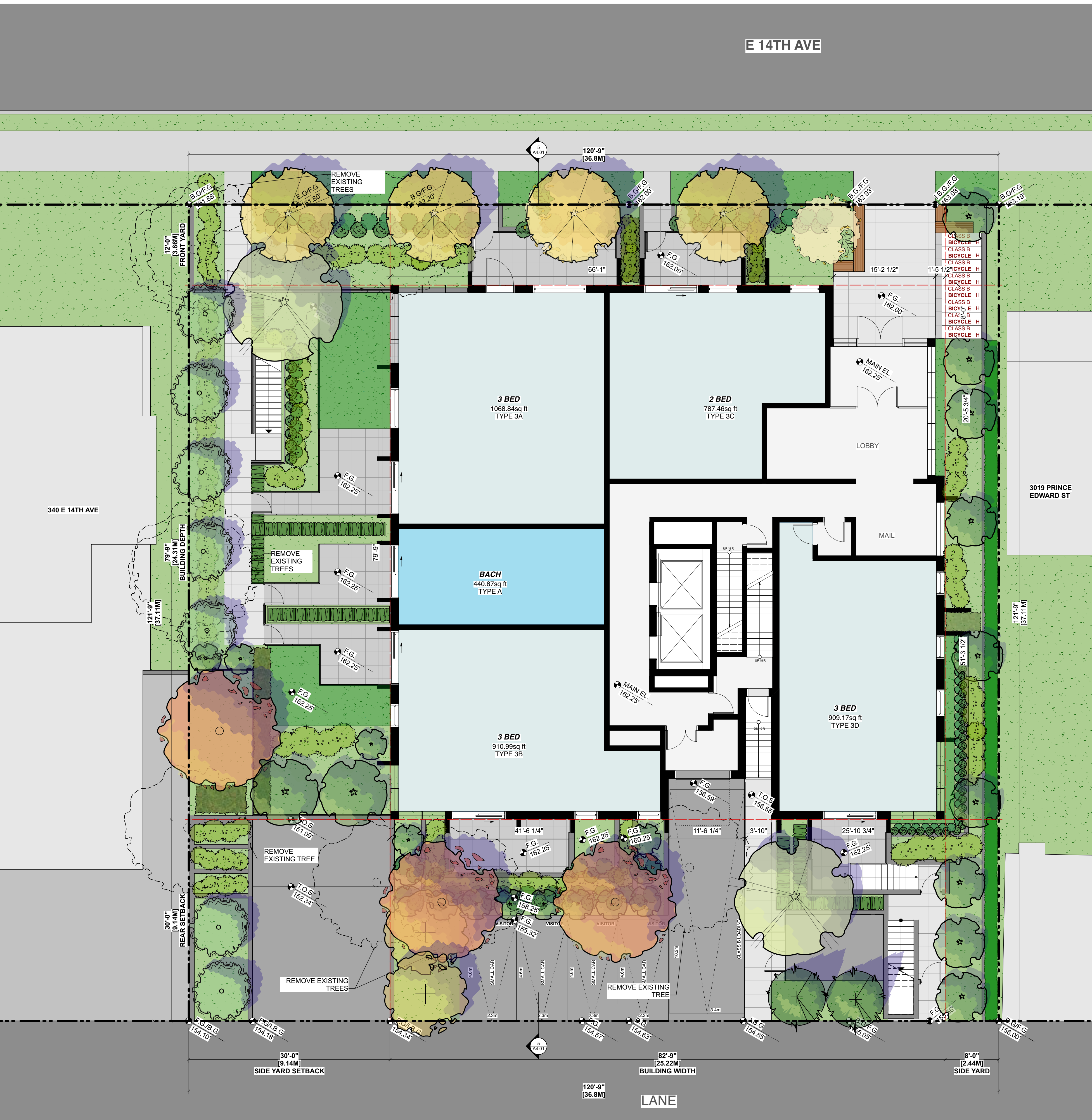
LVL 13	
1 BED	470.31 sq.ft.
1 BED	470.31 sq.ft.
BACH	440.00 sq.ft.
BACH	442.12 sq.ft.
BACH	440.00 sq.ft.
BACH	445.79 sq.ft.
2 BED	748.37 sq.ft.
2 BED	745.56 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
Total LVL 13 Dwelling Unit Gross Area	5,086.66sq.ft.
Total Dwelling Unit Net Area LVL 13	4,685.66sq.ft.

LVL 14	
1 BED	448.90 sq.ft.
1 BED	471.83 sq.ft.
1 BED	471.83 sq.ft.
1 BED	489.16 sq.ft.
BACH	440.74 sq.ft.
BACH	440.74 sq.ft.
BACH	440.74 sq.ft.
BACH	442.12 sq.ft.
BACH	445.79 sq.ft.
Total LVL 14 Dwelling Unit Gross Area	4,976.66sq.ft.
Total Dwelling Unit Net Area LVL 14	4,536.44sq.ft.

LVL 15-16 (LVL 15 REFERENCE)	
BACH	448.46 sq.ft.
1 BED	543.93 sq.ft.
1 BED	480.22 sq.ft.
1 BED	471.83 sq.ft.
1 BED	471.83 sq.ft.
BACH	441.80 sq.ft.
BACH	442.12 sq.ft.
BACH	441.80 sq.ft.
BACH	442.12 sq.ft.
BACH	445.79 sq.ft.
Total LVL 15 Dwelling Unit Gross Area	4,188.96sq.ft.
Total Dwelling Unit Net Area LVL 15	3,820.77sq.ft.
Total Dwelling Unit Net Area LVL 15-16	7,655.53sq.ft.

OVERALL DWELLING UNIT NET AREA

72,736.65sq.ft. (paint to paint excluding storage)

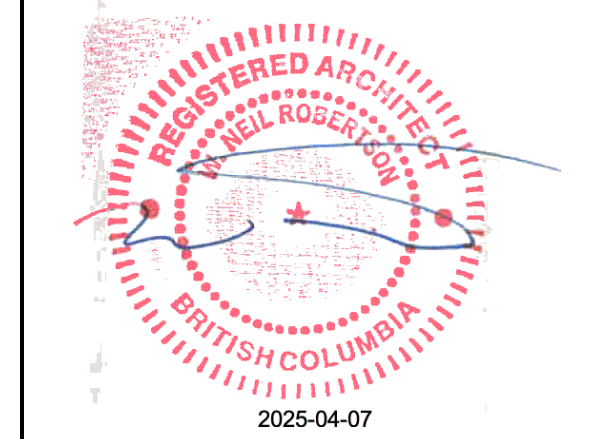


MAIN Floor plan
Scale: 1/8" = 1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

SH A STUART HOWARD ARCHITECTS INC.
MEMBERS AIBC - RAIC - AIA
405 - 375 West 5th Avenue Vancouver B.C. V5Y 1A6
phone - 604.688.5585 fax - 604.688.7486



360 East 14th Ave Tower
360 East 14th Ave Vancouver, B.C.

Main Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.10

Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
DS	NR
Project ID	Scale
222.24	AS NOTED

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	6
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4							9
16TH LEVEL	4							9
TOTAL MARKET UNITS	53	18	0	0	27	11	0	109
TOTAL BELOW MARKET RENTAL (BMR)	18	0	0	0	7	3	0	28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	38	38	35%
2 BEDROOMS	27	27	25%
MINIMUM 10% 3 BEDROOM	10.9	11	10%

BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL		28	14548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

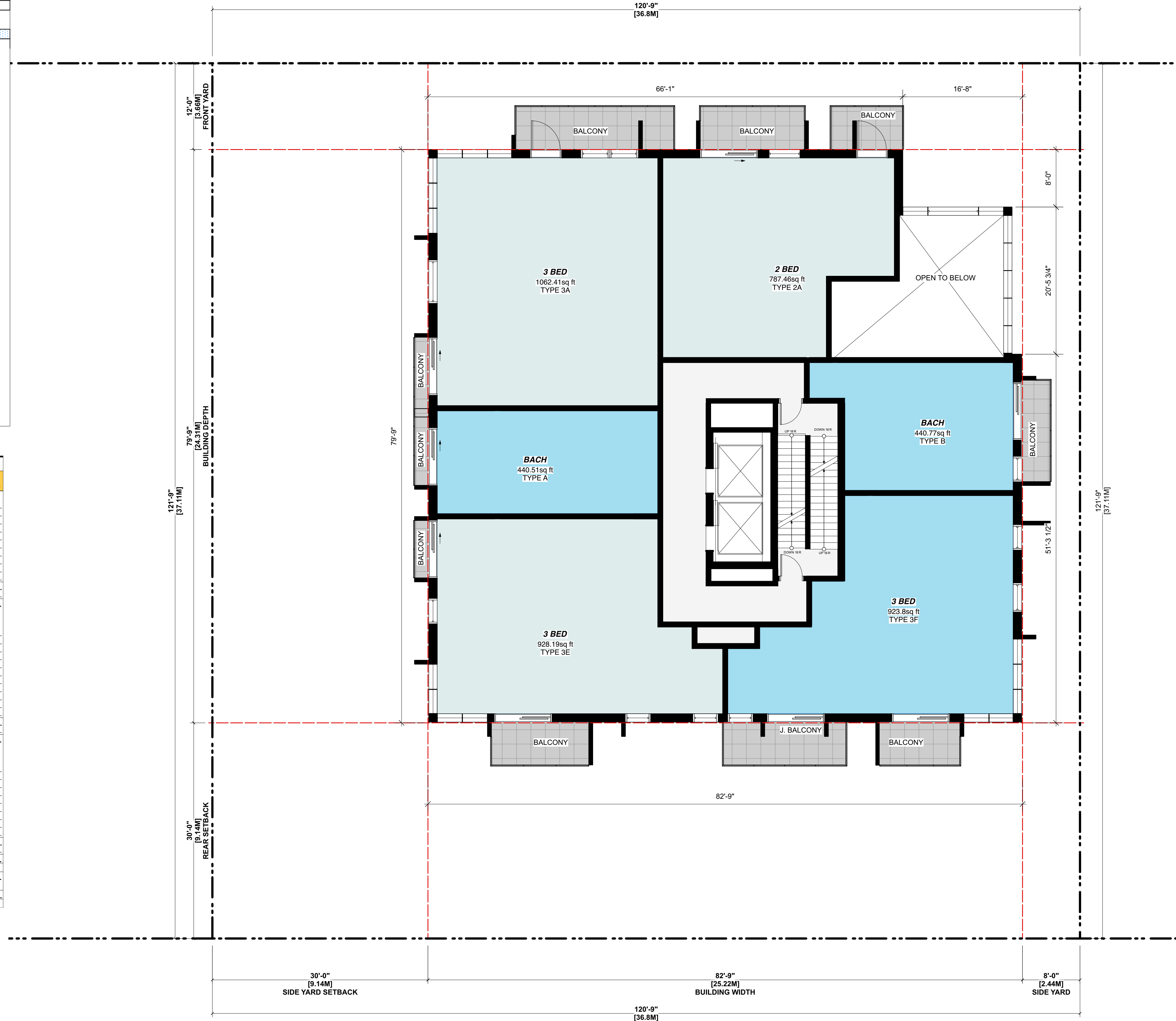
RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	UNIT	SQ. FT.
3 BED	1 BED	909.17 sq.ft.
2 BED	1 BED	787.46 sq.ft.
3 BED	BACH	910.99 sq.ft.
3 BED	BACH	1,068.84 sq.ft.
BACH	BACH	440.87 sq.ft.
Total MAIN LVL Dwelling Unit Gross Area		
4,117.33sq.ft.		
Total Dwelling Unit Net Area MAIN LVL		
3,917.33sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 02		
BACH	BACH	440.51 sq.ft.
2 BED	1 BED	787.46 sq.ft.
3 BED	1 BED	928.19 sq.ft.
3 BED	1 BED	923.80 sq.ft.
BACH	BACH	440.77 sq.ft.
3 BED	BACH	1,062.41 sq.ft.
Total LVL 02 Dwelling Unit Gross Area		
4,583.14sq.ft.		
Total Dwelling Unit Net Area LVL 02		
4,343.14sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 03-05 (LVL 3 REFERENCE)		
BACH	BACH	443.73 sq.ft.
BACH	BACH	440.51 sq.ft.
2 BED	BACH	442.22 sq.ft.
2 BED	BACH	745.56 sq.ft.
BACH	BACH	439.59 sq.ft.
BACH	BACH	441.55 sq.ft.
3 BED	BACH	928.19 sq.ft.
3 BED	BACH	925.79 sq.ft.
Total LVL 03 Dwelling Unit Gross Area		
5,112.13sq.ft.		
Total Dwelling Unit Net Area LVL 03		
4,792.13sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 3-5		
14,376.40sq.ft.		
LVL 6-7 (LVL 6 Reference)		
BACH	BACH	441.80 sq.ft.
3 BED	BACH	934.38 sq.ft.
BACH	BACH	445.79 sq.ft.
BACH	BACH	441.80 sq.ft.
2 BED	BACH	739.14 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
2 BED	BACH	748.75 sq.ft.
1 BED	BACH	471.83 sq.ft.
Total LVL 06 Dwelling Unit Gross Area		
5,106.67sq.ft.		
Total Dwelling Unit Net Area LVL 6		
4,746.67sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 6-7		
9,493.33sq.ft.		
LVL 8-12 (LVL 8 Reference)		
BACH	BACH	441.80 sq.ft.
2 BED	BACH	704.83 sq.ft.
BACH	BACH	445.79 sq.ft.
2 BED	BACH	701.59 sq.ft.
2 BED	BACH	739.14 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
2 BED	BACH	748.75 sq.ft.
1 BED	BACH	471.83 sq.ft.
Total LVL 8 Dwelling Unit Gross Area		
5,106.67sq.ft.		
Total Dwelling Unit Net Area LVL 8		
4,745.76sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 8-12		
23,728.82sq.ft.		

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

LVL 13	UNIT	SQ. FT.
1 BED	1 BED	470.31 sq.ft.
1 BED	1 BED	470.31 sq.ft.
BACH	BACH	440.00 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	440.00 sq.ft.
BACH	BACH	445.79 sq.ft.
2 BED	BACH	748.37 sq.ft.
2 BED	BACH	745.56 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
Total LVL 13 Dwelling Unit Gross Area		
5,086.66sq.ft.		
Total Dwelling Unit Net Area LVL 13		
4,685.66sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 14		
1 BED	1 BED	448.90 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	489.16 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	441.73 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	445.79 sq.ft.
Total LVL 14 Dwelling Unit Gross Area		
4,976.66sq.ft.		
Total Dwelling Unit Net Area LVL 14		
4,400.00sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 15-16 (LVL 15 Reference)		
BACH	BACH	448.46 sq.ft.
1 BED	1 BED	543.93 sq.ft.
1 BED	1 BED	480.22 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	471.83 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	445.79 sq.ft.
Total LVL 15 Dwelling Unit Gross Area		
4,188.93sq.ft.		
Total Dwelling Unit Net Area LVL 15		
3,827.77sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 15-16		
7,655.53sq.ft.		
OVERALL DWELLING UNIT NET AREA		
72,736.65sq.ft.		
<small>(paint to paint excluding storage)</small>		

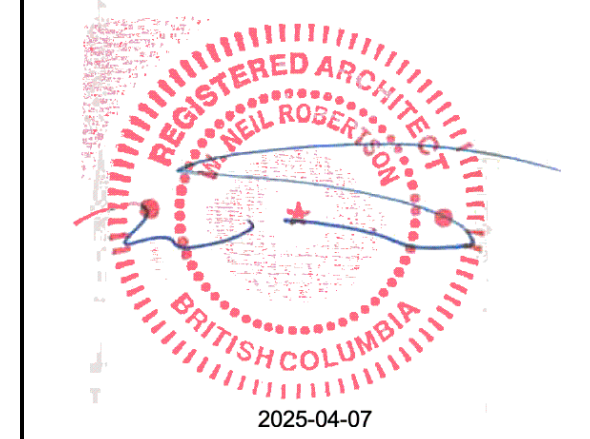


2nd Floor plan
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Project Title
360 East 14th Ave Tower

Sheet Title
360 East 14th Ave Vancouver, B.C.

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.11
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_2024.vwk

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	6
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	0	7	11	3	28	109
TOTAL BELOW MARKET RENTAL (BMR)	18	0	7	3	28	0	0	56
TOTAL	71	18	7	10	39	3	28	165

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	38	38	35%
2 BEDROOMS	27	27	25%
MINIMUM 10% 3 BEDROOM	10.9	11	10%

BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL	28	38	14,548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

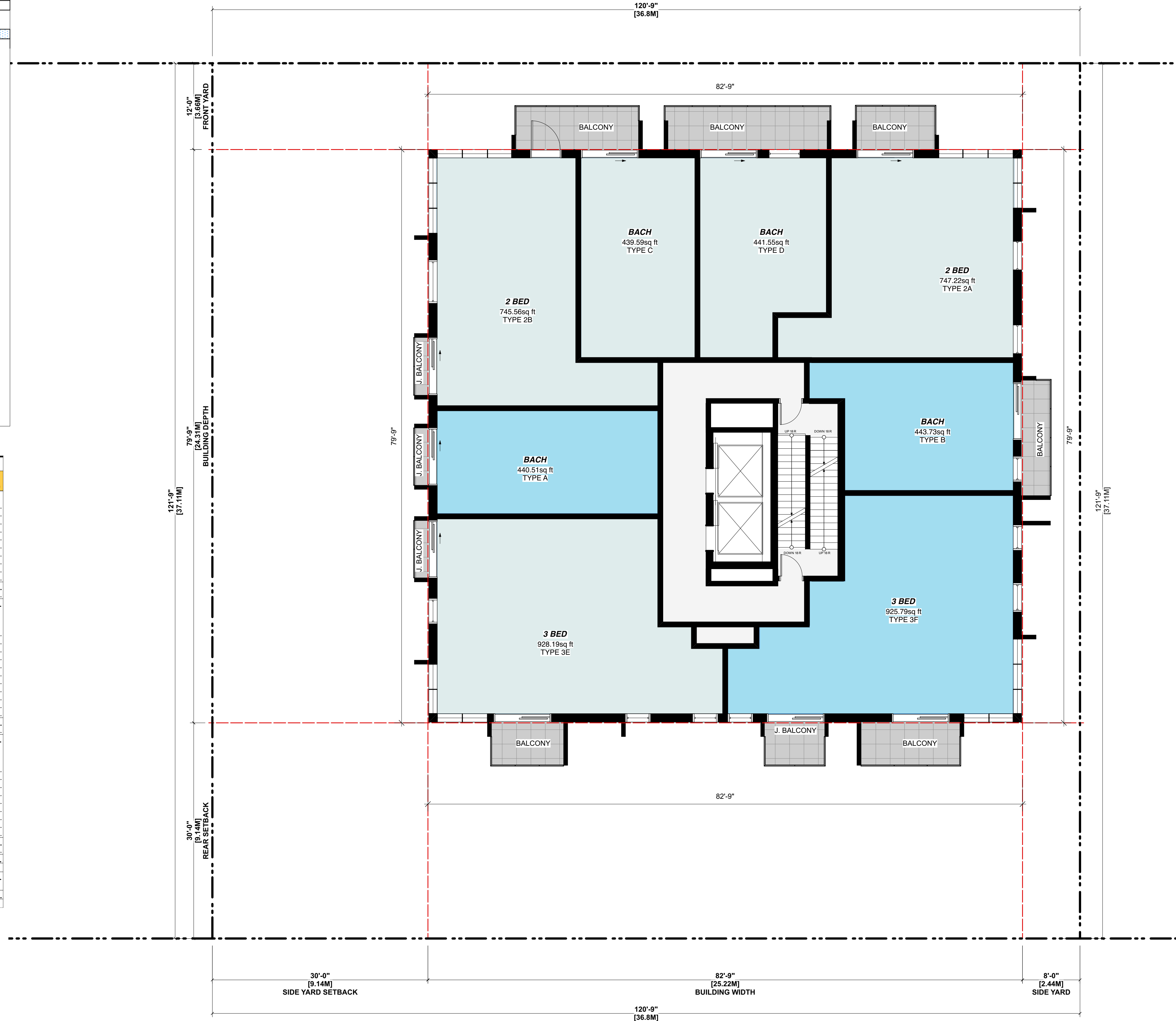
RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	UNIT	SQ. FT.
3 BED		909.17 sq.ft.
2 BED		787.46 sq.ft.
3 BED		910.99 sq.ft.
3 BED		1,068.84 sq.ft.
BACH		440.87 sq.ft.
Total MAIN LVL Dwelling Unit Gross Area		4,117.33sq.ft.
Total Dwelling Unit Net Area MAIN LVL		3,917.33sq.ft.
LVL 02		
BACH		440.51 sq.ft.
2 BED		787.46 sq.ft.
3 BED		928.19 sq.ft.
3 BED		923.80 sq.ft.
BACH		440.77 sq.ft.
3 BED		1,062.41 sq.ft.
Total LVL 02 Dwelling Unit Gross Area		4,583.14sq.ft.
Total Dwelling Unit Net Area LVL 02		4,343.14sq.ft.
LVL 03-05 (LVL 3 REFERENCE)		
BACH		443.73 sq.ft.
BACH		440.51 sq.ft.
2 BED		745.56 sq.ft.
2 BED		745.56 sq.ft.
BACH		439.59 sq.ft.
BACH		441.55 sq.ft.
3 BED		928.19 sq.ft.
3 BED		925.79 sq.ft.
Total LVL 03 Dwelling Unit Gross Area		5,112.13sq.ft.
Total Dwelling Unit Net Area LVL 03		4,792.13sq.ft.
Total Dwelling Unit Net Area LVL 3-5		14,376.40sq.ft.
LVL 6-7 (LVL 6 REFERENCE)		
BACH		441.80 sq.ft.
3 BED		934.38 sq.ft.
BACH		445.79 sq.ft.
BACH		441.80 sq.ft.
2 BED		739.14 sq.ft.
BACH		440.74 sq.ft.
BACH		442.44 sq.ft.
2 BED		748.75 sq.ft.
1 BED		471.83 sq.ft.
Total LVL 06 Dwelling Unit Gross Area		5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 6		4,746.67sq.ft.
Total Dwelling Unit Net Area LVL 6-7		9,493.33sq.ft.
LVL 8-12 (LVL 8 REFERENCE)		
BACH		441.80 sq.ft.
2 BED		704.83 sq.ft.
BACH		445.79 sq.ft.
2 BED		701.59 sq.ft.
2 BED		739.14 sq.ft.
BACH		440.67 sq.ft.
BACH		440.74 sq.ft.
BACH		442.44 sq.ft.
2 BED		748.75 sq.ft.
1 BED		471.83 sq.ft.
Total LVL 8 Dwelling Unit Gross Area		5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 8		4,745.76sq.ft.
Total Dwelling Unit Net Area LVL 8-12		23,728.82sq.ft.

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

LVL 13	UNIT	SQ. FT.
1 BED		470.31 sq.ft.
1 BED		470.31 sq.ft.
BACH		440.00 sq.ft.
BACH		442.12 sq.ft.
BACH		440.00 sq.ft.
BACH		445.79 sq.ft.
2 BED		748.37 sq.ft.
2 BED		745.56 sq.ft.
BACH		440.74 sq.ft.
BACH		442.44 sq.ft.
Total LVL 13 Dwelling Unit Gross Area		5,086sq.ft.
Total Dwelling Unit Net Area LVL 13		4,685.66sq.ft.
LVL 14		
1 BED		448.90 sq.ft.
1 BED		471.83 sq.ft.
1 BED		471.83 sq.ft.
1 BED		489.16 sq.ft.
BACH		440.74 sq.ft.
BACH		440.74 sq.ft.
BACH		442.12 sq.ft.
BACH		445.79 sq.ft.
Total LVL 14 Dwelling Unit Gross Area		4,976sq.ft.
Total Dwelling Unit Net Area LVL 14		4,536.44sq.ft.
LVL 15-16 (LVL 15 REFERENCE)		
BACH		448.46 sq.ft.
1 BED		543.93 sq.ft.
1 BED		480.22 sq.ft.
1 BED		471.83 sq.ft.
1 BED		471.83 sq.ft.
BACH		441.80 sq.ft.
BACH		442.12 sq.ft.
BACH		441.80 sq.ft.
BACH		445.79 sq.ft.
Total LVL 15 Dwelling Unit Gross Area		4,188sq.ft.
Total Dwelling Unit Net Area LVL 15		3,827.77sq.ft.
Total Dwelling Unit Net Area LVL 15-16		7,655.53sq.ft.
OVERALL DWELLING UNIT NET AREA		72,736.65sq.ft.



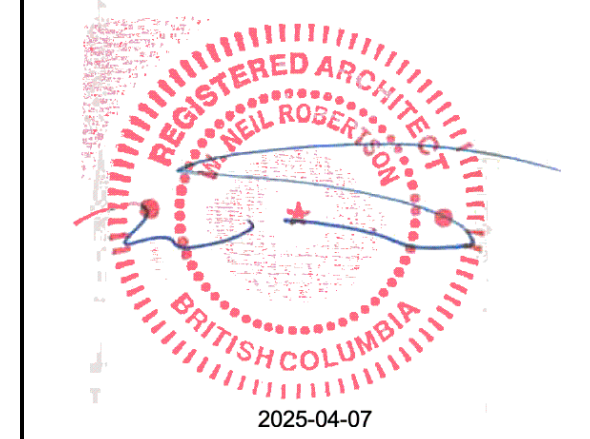
3rd Floor Plan
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect
 Consultant

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 MEMBERS AIBC - RAIC - AIA
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360 East 14th Ave Tower
 360 East 14th Ave Vancouver, B.C.

3rd-5th Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.12

Designed By	Reviewed By
SHA	NR
Drawn By	Checked By
DS	NR
Project ID	Scale
222.24	AS NOTED

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	5
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	0	0	27	11	0	109
TOTAL BELOW MARKET RENTAL (BMR)	18	0	0	0	7	3	0	28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	38	38	35%
2 BEDROOMS	27	27	25%
MINIMUM 10% 3 BEDROOM	10.9	11	10%

BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL		28	14,548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT	%	
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

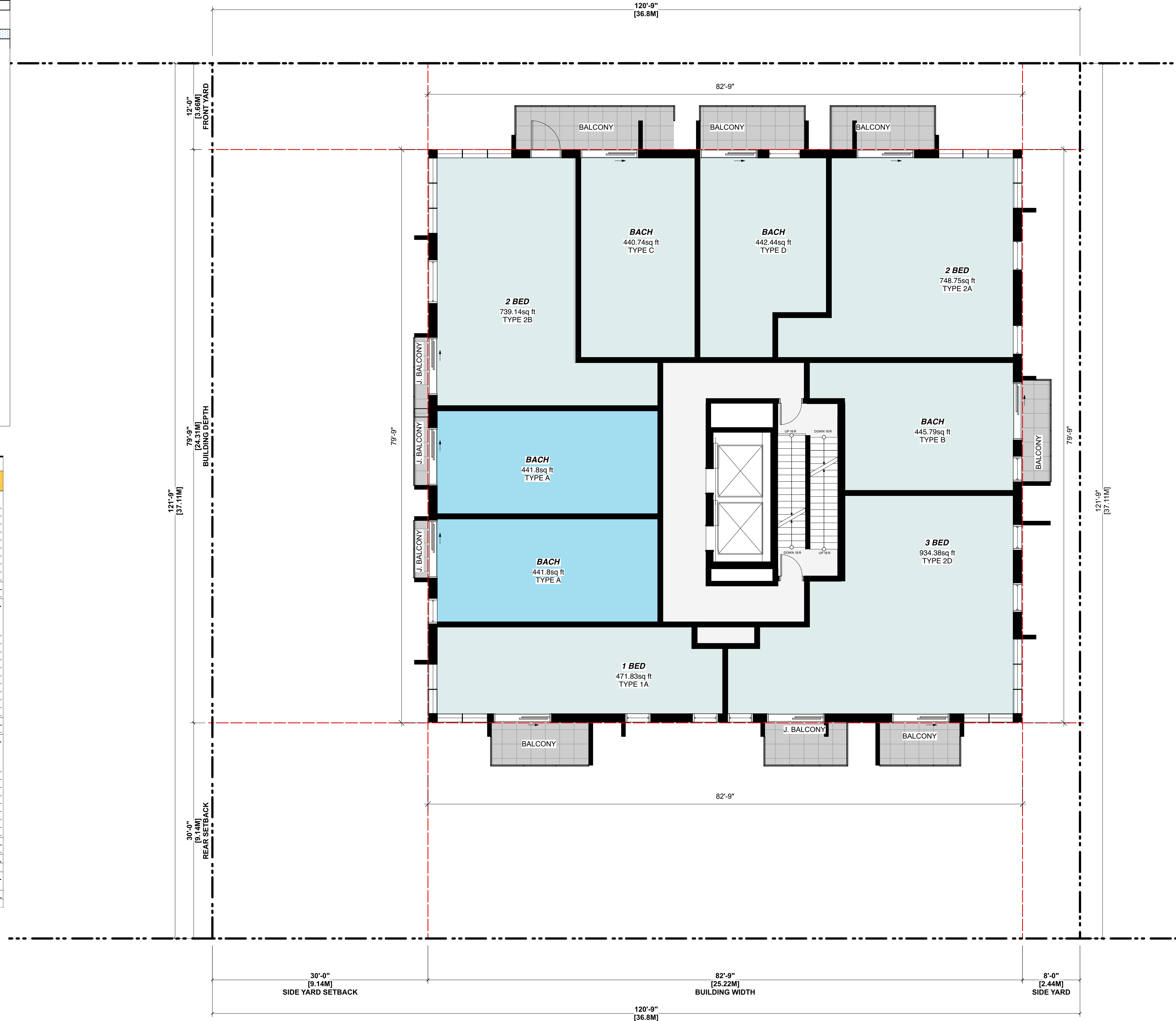
RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	UNIT	SQ. FT.	
3 BED	BACH	909.17 sq.ft.	
2 BED	BACH	787.46 sq.ft.	
3 BED	BACH	910.99 sq.ft.	
3 BED	BACH	1,068.84 sq.ft.	
BACH	BACH	440.87 sq.ft.	
Total MAIN LVL Dwelling Unit Gross Area		4,117.33sq.ft.	
Total Dwelling Unit Net Area MAIN LVL		3,917.33sq.ft.	
<i>(paint to paint excluding storage)</i>			
LVL 02			
BACH	BACH	440.51 sq.ft.	
2 BED	BACH	787.46 sq.ft.	
3 BED	BACH	928.19 sq.ft.	
3 BED	BACH	923.80 sq.ft.	
BACH	BACH	440.77 sq.ft.	
3 BED	BACH	1,062.41 sq.ft.	
Total LVL 02 Dwelling Unit Gross Area		4,583.14sq.ft.	
Total Dwelling Unit Net Area LVL 02		4,343.14sq.ft.	
<i>(paint to paint excluding storage)</i>			
LVL 03-05 (LVL 3 REFERENCE)			
BACH	BACH	443.73 sq.ft.	
BACH	BACH	440.51 sq.ft.	
2 BED	BACH	745.56 sq.ft.	
2 BED	BACH	745.56 sq.ft.	
BACH	BACH	439.59 sq.ft.	
BACH	BACH	441.55 sq.ft.	
3 BED	BACH	928.19 sq.ft.	
3 BED	BACH	925.79 sq.ft.	
Total LVL 03 Dwelling Unit Gross Area		5,112.13sq.ft.	
Total Dwelling Unit Net Area LVL 03		4,792.13sq.ft.	
<i>(paint to paint excluding storage)</i>			
Total Dwelling Unit Net Area LVL 3-5			14,376.40sq.ft.
<i>(paint to paint excluding storage)</i>			
LVL 6-7 (LVL 6 Reference)			
BACH	BACH	441.80 sq.ft.	
3 BED	BACH	934.38 sq.ft.	
BACH	BACH	445.79 sq.ft.	
BACH	BACH	441.80 sq.ft.	
2 BED	BACH	739.14 sq.ft.	
BACH	BACH	440.74 sq.ft.	
BACH	BACH	442.44 sq.ft.	
BACH	BACH	748.75 sq.ft.	
2 BED	BACH	748.75 sq.ft.	
1 BED	BACH	471.83 sq.ft.	
Total LVL 06 Dwelling Unit Gross Area		5,106.67sq.ft.	
Total Dwelling Unit Net Area LVL 6		4,746.67sq.ft.	
<i>(paint to paint excluding storage)</i>			
Total Dwelling Unit Net Area LVL 6-7			9,493.33sq.ft.
<i>(paint to paint excluding storage)</i>			
LVL 8-12 (LVL 8 Reference)			
BACH	BACH	441.80 sq.ft.	
2 BED	BACH	704.83 sq.ft.	
BACH	BACH	445.79 sq.ft.	
2 BED	BACH	701.59 sq.ft.	
2 BED	BACH	739.14 sq.ft.	
BACH	BACH	440.67 sq.ft.	
BACH	BACH	440.74 sq.ft.	
BACH	BACH	442.44 sq.ft.	
2 BED	BACH	748.75 sq.ft.	
2 BED	BACH	748.75 sq.ft.	
Total LVL 8 Dwelling Unit Gross Area		5,106.67sq.ft.	
Total Dwelling Unit Net Area LVL 8		4,745.76sq.ft.	
<i>(paint to paint excluding storage)</i>			
Total Dwelling Unit Net Area LVL 8-12			23,728.82sq.ft.
<i>(paint to paint excluding storage)</i>			

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

LVL 13	UNIT	SQ. FT.	
1 BED	BACH	470.31 sq.ft.	
1 BED	BACH	470.31 sq.ft.	
BACH	BACH	440.00 sq.ft.	
BACH	BACH	442.12 sq.ft.	
BACH	BACH	440.00 sq.ft.	
BACH	BACH	445.79 sq.ft.	
2 BED	BACH	748.37 sq.ft.	
2 BED	BACH	745.56 sq.ft.	
BACH	BACH	440.74 sq.ft.	
BACH	BACH	442.44 sq.ft.	
Total LVL 13 Dwelling Unit Gross Area		5,086.66sq.ft.	
Total Dwelling Unit Net Area LVL 13		4,685.66sq.ft.	
<i>(paint to paint excluding storage)</i>			
LVL 14			
1 BED	BACH	448.90 sq.ft.	
1 BED	BACH	471.83 sq.ft.	
1 BED	BACH	471.83 sq.ft.	
1 BED	BACH	489.16 sq.ft.	
BACH	BACH	440.74 sq.ft.	
BACH	BACH	440.74 sq.ft.	
BACH	BACH	442.12 sq.ft.	
BACH	BACH	441.73 sq.ft.	
BACH	BACH	441.80 sq.ft.	
BACH	BACH	441.80 sq.ft.	
BACH	BACH	441.80 sq.ft.	
BACH	BACH	442.12 sq.ft.	
BACH	BACH	445.79 sq.ft.	
Total LVL 14 Dwelling Unit Gross Area		4,976.66sq.ft.	
Total Dwelling Unit Net Area LVL 14		4,536.44sq.ft.	
<i>(paint to paint excluding storage)</i>			
LVL 15-16 (LVL 15 Reference)			
BACH	BACH	448.46 sq.ft.	
1 BED	BACH	543.93 sq.ft.	
1 BED	BACH	480.22 sq.ft.	
1 BED	BACH	471.83 sq.ft.	
1 BED	BACH	471.83 sq.ft.	
BACH	BACH	441.80 sq.ft.	
BACH	BACH	442.12 sq.ft.	
BACH	BACH	441.80 sq.ft.	
Total LVL 15 Dwelling Unit Gross Area		4,188.93sq.ft.	
Total Dwelling Unit Net Area LVL 15		3,827.77sq.ft.	
<i>(paint to paint excluding storage)</i>			
Total Dwelling Unit Net Area LVL 15-16			7,655.53sq.ft.
<i>(paint to paint excluding storage)</i>			
OVERALL DWELLING UNIT NET AREA			72,736.65sq.ft.
<i>(paint to paint excluding storage)</i>			

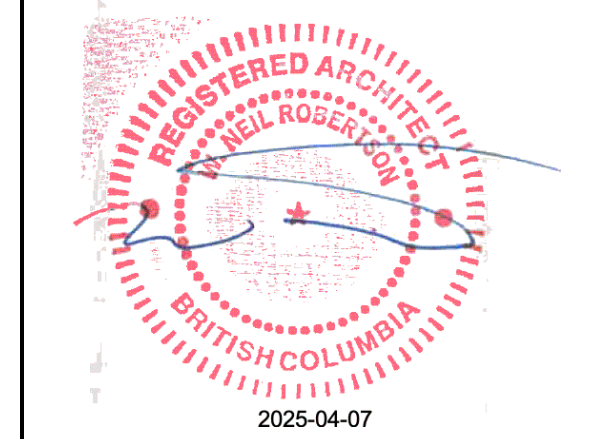


6th Floor Plan
Scale: 1/8" = 1'-0"

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CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

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 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Project Title
360 East 14th Ave Tower

Sheet Title
360 East 14th Ave Vancouver, B.C.

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.13
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	5
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	18	0	27	11		109
TOTAL BELOW MARKET RENTAL (BMR)		18		0	7	3		28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS				TOTAL UNITS	109
MINIMUM UNITS	UNIT COUNT			%	
MINIMUM 35% FAMILY	38	38			35%
2 BEDROOMS	27	27			25%
MINIMUM 10% 3 BEDROOM	10.9	11			10%

BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL		28	14,548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT		
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	
3 BED	909.17 sq.ft.
2 BED	787.46 sq.ft.
3 BED	910.99 sq.ft.
3 BED	1,068.84 sq.ft.
BACH	440.87 sq.ft.
Total MAIN LVL Dwelling Unit Gross Area	4,117.33sq.ft.
Total Dwelling Unit Net Area MAIN LVL	3,917.33sq.ft.

LVL 02	
BACH	440.51 sq.ft.
2 BED	787.46 sq.ft.
3 BED	928.19 sq.ft.
3 BED	923.80 sq.ft.
BACH	440.77 sq.ft.
3 BED	1,062.41 sq.ft.
Total LVL 02 Dwelling Unit Gross Area	4,583.14sq.ft.
Total Dwelling Unit Net Area LVL 02	4,343.14sq.ft.

LVL 03-05 (LVL 3 REFERENCE)	
BACH	443.73 sq.ft.
BACH	440.51 sq.ft.
2 BED	745.56 sq.ft.
2 BED	745.56 sq.ft.
BACH	439.59 sq.ft.
BACH	441.55 sq.ft.
3 BED	928.19 sq.ft.
3 BED	925.79 sq.ft.
Total LVL 03 Dwelling Unit Gross Area	5,112.13sq.ft.
Total Dwelling Unit Net Area LVL 03	4,792.13sq.ft.
Total Dwelling Unit Net Area LVL 3-5	14,376.40sq.ft.

LVL 6-7 (LVL 6 Reference)	
BACH	441.80 sq.ft.
3 BED	934.38 sq.ft.
BACH	445.79 sq.ft.
BACH	441.80 sq.ft.
2 BED	739.14 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
2 BED	748.75 sq.ft.
1 BED	471.83 sq.ft.
Total LVL 06 Dwelling Unit Gross Area	5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 6	4,746.67sq.ft.
Total Dwelling Unit Net Area LVL 6-7	9,493.33sq.ft.

LVL 8-12 (LVL 8 Reference)	
BACH	441.80 sq.ft.
2 BED	704.83 sq.ft.
BACH	445.79 sq.ft.
2 BED	701.59 sq.ft.
2 BED	739.14 sq.ft.
BACH	440.67 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
2 BED	748.75 sq.ft.
Total LVL 8 Dwelling Unit Gross Area	5,106.67sq.ft.
Total Dwelling Unit Net Area LVL 8	4,745.76sq.ft.
Total Dwelling Unit Net Area LVL 8-12	23,728.82sq.ft.

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

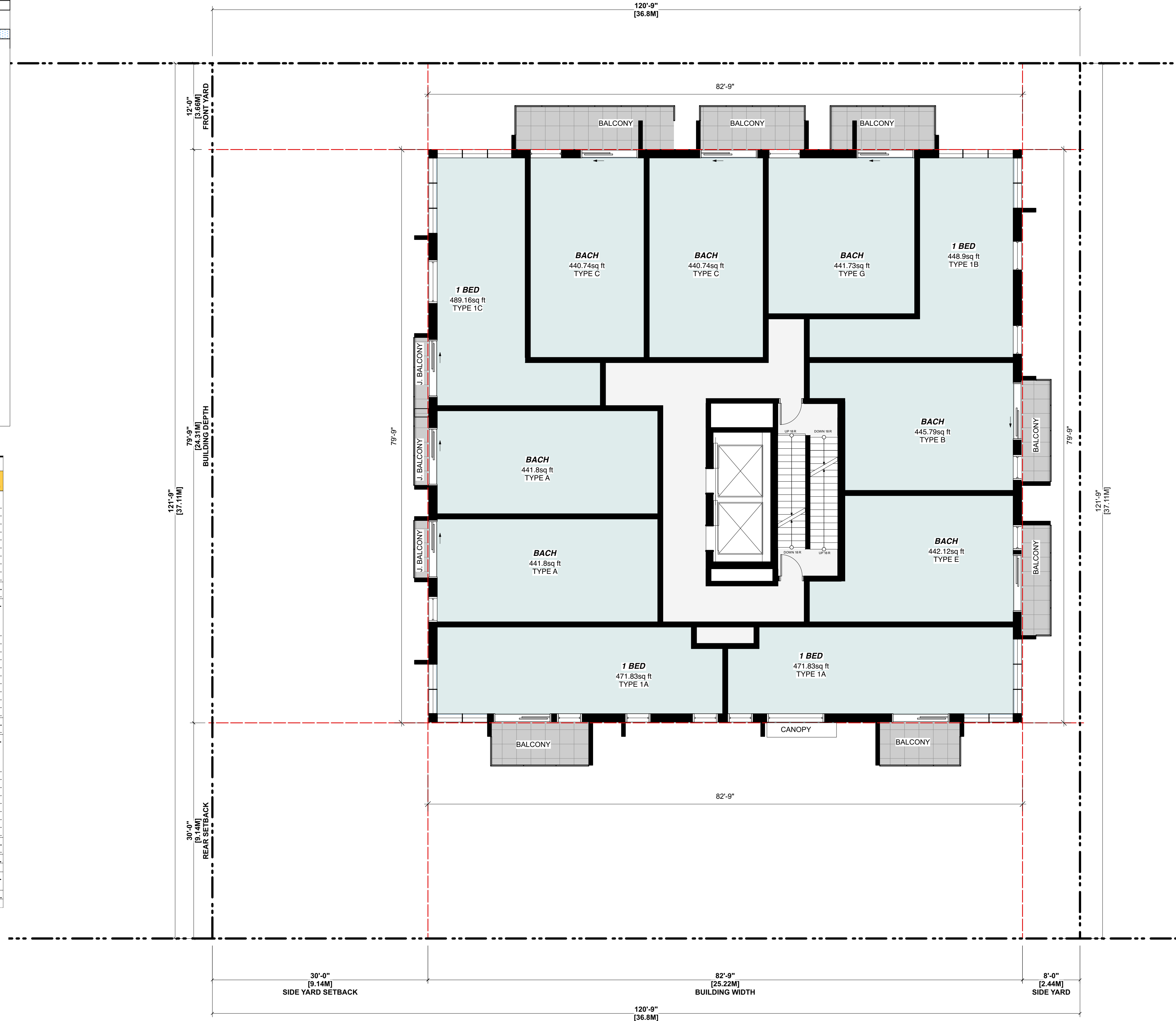
RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

LVL 13	
1 BED	470.31 sq.ft.
1 BED	470.31 sq.ft.
BACH	440.00 sq.ft.
BACH	442.12 sq.ft.
BACH	440.00 sq.ft.
BACH	445.79 sq.ft.
2 BED	748.37 sq.ft.
2 BED	745.56 sq.ft.
BACH	440.74 sq.ft.
BACH	442.44 sq.ft.
Total LVL 13 Dwelling Unit Gross Area	5,086sq.ft.
Total Dwelling Unit Net Area LVL 13	4,685.66sq.ft.

LVL 14	
1 BED	448.90 sq.ft.
1 BED	471.83 sq.ft.
1 BED	471.83 sq.ft.
1 BED	489.16 sq.ft.
BACH	440.74 sq.ft.
BACH	440.74 sq.ft.
BACH	442.12 sq.ft.
BACH	441.73 sq.ft.
BACH	441.80 sq.ft.
BACH	441.80 sq.ft.
BACH	442.12 sq.ft.
BACH	445.79 sq.ft.
Total LVL 14 Dwelling Unit Gross Area	4,976sq.ft.
Total Dwelling Unit Net Area LVL 14	4,536.44sq.ft.

LVL 15-16 (LVL 15 Reference)	
BACH	448.46 sq.ft.
1 BED	543.93 sq.ft.
1 BED	480.22 sq.ft.
1 BED	471.83 sq.ft.
1 BED	471.83 sq.ft.
BACH	441.80 sq.ft.
BACH	442.12 sq.ft.
BACH	441.80 sq.ft.
Total LVL 15 Dwelling Unit Gross Area	4,188sq.ft.
Total Dwelling Unit Net Area LVL 15	3,827.77sq.ft.
Total Dwelling Unit Net Area LVL 15-16	7,655.53sq.ft.

OVERALL DWELLING UNIT NET AREA	72,736.65sq.ft.
---------------------------------------	------------------------

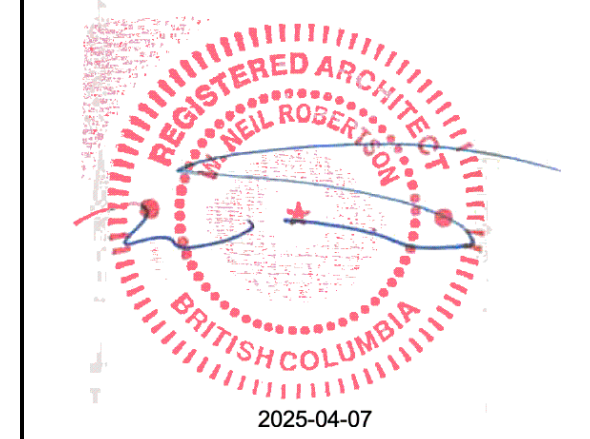


14th Floor Plan
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
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360 East 14th Ave Tower
 360 East 14th Ave Vancouver, B.C.

14th Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.16
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_12024.vwk

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	5
3RD LEVEL	2	2			2	1	1	8
4TH LEVEL	2	2			2	1	1	8
5TH LEVEL	2	2			2	2		8
6TH LEVEL	3	2	1		2	1		9
7TH LEVEL	3	2	1		2	1		9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	0	0	27	11	0	109
TOTAL BELOW MARKET RENTAL (BMR)	18	0	0	0	7	3	0	28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS			
	MINIMUM UNITS	UNIT COUNT	%
MINIMUM 35% FAMILY	38	38	35%
2 BEDROOMS	27	27	25%
MINIMUM 10% 3 BEDROOM	10.9	11	10%

BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL		28	14,548 sq.ft

BMR RENTAL FAMILY UNIT CALCULATIONS			
	MINIMUM UNITS	UNIT COUNT	%
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

COV DWELLING UNIT SIZES

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

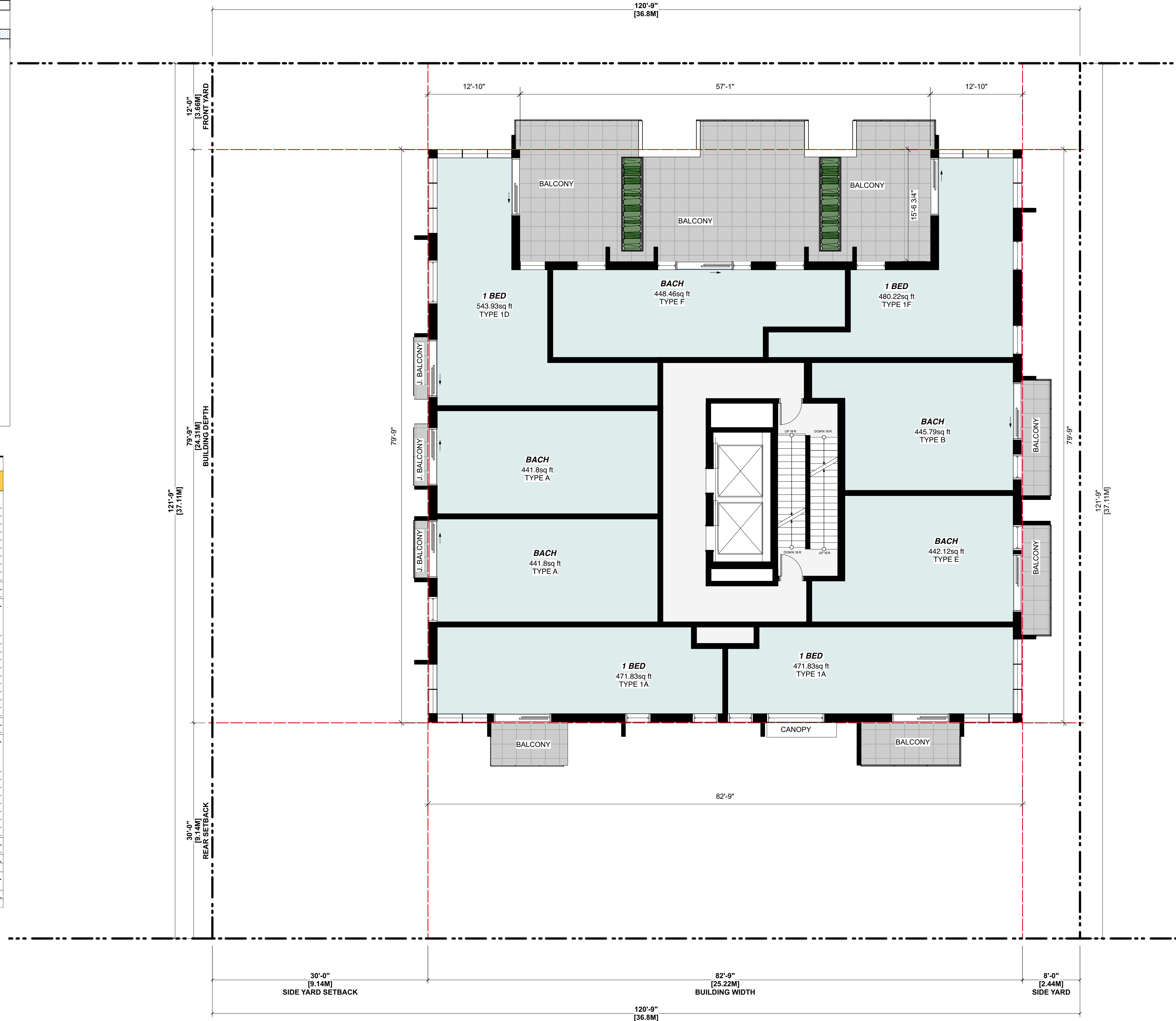
RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

MAIN LVL	UNIT	SQ. FT.
3 BED	1 BED	909.17 sq.ft.
2 BED	1 BED	787.46 sq.ft.
3 BED	BACH	910.99 sq.ft.
3 BED	BACH	1,068.84 sq.ft.
BACH	BACH	440.87 sq.ft.
Total MAIN LVL Dwelling Unit Gross Area		
4,117.33sq.ft.		
Total Dwelling Unit Net Area MAIN LVL		
3,917.33sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 02		
BACH	1 BED	440.51 sq.ft.
2 BED	1 BED	787.46 sq.ft.
3 BED	1 BED	928.19 sq.ft.
3 BED	BACH	923.80 sq.ft.
BACH	BACH	440.77 sq.ft.
3 BED	BACH	1,062.41 sq.ft.
Total LVL 02 Dwelling Unit Gross Area		
4,583.14sq.ft.		
Total Dwelling Unit Net Area LVL 02		
4,343.14sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 03-05 (LVL 3 REFERENCE)		
BACH	BACH	443.73 sq.ft.
BACH	BACH	440.51 sq.ft.
2 BED	BACH	447.22 sq.ft.
2 BED	BACH	745.56 sq.ft.
BACH	BACH	439.59 sq.ft.
BACH	BACH	441.55 sq.ft.
3 BED	BACH	928.19 sq.ft.
3 BED	BACH	925.79 sq.ft.
Total LVL 03 Dwelling Unit Gross Area		
5,112.13sq.ft.		
Total Dwelling Unit Net Area LVL 03		
4,792.13sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 3-5		
14,376.40sq.ft.		
LVL 6-7 (LVL 6 REFERENCE)		
BACH	BACH	441.80 sq.ft.
3 BED	BACH	934.38 sq.ft.
BACH	BACH	445.79 sq.ft.
BACH	BACH	441.80 sq.ft.
2 BED	BACH	739.14 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
2 BED	BACH	748.75 sq.ft.
1 BED	BACH	471.83 sq.ft.
Total LVL 06 Dwelling Unit Gross Area		
5,106.67sq.ft.		
Total Dwelling Unit Net Area LVL 6		
4,746.67sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 6-7		
9,493.33sq.ft.		
LVL 8-12 (LVL 8 REFERENCE)		
BACH	BACH	441.80 sq.ft.
2 BED	BACH	704.83 sq.ft.
BACH	BACH	445.79 sq.ft.
2 BED	BACH	701.59 sq.ft.
2 BED	BACH	739.14 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
2 BED	BACH	748.75 sq.ft.
1 BED	BACH	471.83 sq.ft.
Total LVL 8 Dwelling Unit Gross Area		
5,106.67sq.ft.		
Total Dwelling Unit Net Area LVL 8		
4,745.76sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 8-12		
23,728.82sq.ft.		

PAINT TO PAINT SIZES (REFERENCE FOR TABLE)

RESIDENTIAL DWELLING UNIT SIZES (PAINT TO PAINT)

LVL 13	UNIT	SQ. FT.
1 BED	1 BED	470.31 sq.ft.
1 BED	1 BED	470.31 sq.ft.
BACH	BACH	440.00 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	440.00 sq.ft.
BACH	BACH	445.79 sq.ft.
2 BED	BACH	748.37 sq.ft.
2 BED	BACH	745.56 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.44 sq.ft.
Total LVL 13 Dwelling Unit Gross Area		
5,086sq.ft.		
Total Dwelling Unit Net Area LVL 13		
4,685.66sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 14		
1 BED	1 BED	448.90 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	489.16 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	440.74 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	441.73 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	445.79 sq.ft.
Total LVL 14 Dwelling Unit Gross Area		
4,976sq.ft.		
Total Dwelling Unit Net Area LVL 14		
4,400.00sq.ft.		
<small>(paint to paint excluding storage)</small>		
LVL 15-16 (LVL 15 REFERENCE)		
BACH	BACH	448.46 sq.ft.
1 BED	1 BED	543.93 sq.ft.
1 BED	1 BED	480.22 sq.ft.
1 BED	1 BED	471.83 sq.ft.
1 BED	1 BED	471.83 sq.ft.
BACH	BACH	441.80 sq.ft.
BACH	BACH	442.12 sq.ft.
BACH	BACH	441.80 sq.ft.
Total LVL 15 Dwelling Unit Gross Area		
4,188sq.ft.		
Total Dwelling Unit Net Area LVL 15		
3,827.77sq.ft.		
<small>(paint to paint excluding storage)</small>		
Total Dwelling Unit Net Area LVL 15-16		
7,655.53sq.ft.		
OVERALL DWELLING UNIT NET AREA		
72,736.65sq.ft.		
<small>(paint to paint excluding storage)</small>		

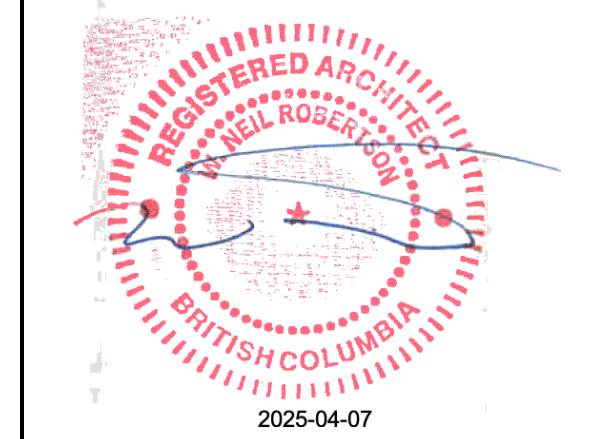


15th Floor Plan
Scale: 1/8" = 1'-0"

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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

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360 East 14th Ave Tower
 360 East 14th Ave Vancouver, B.C.

15th+16th Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.17
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_152024.vwk

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
MAIN LEVEL		1			1		3	5
2ND LEVEL		2			1		2	6
3RD LEVEL	2	2			2		1	8
4TH LEVEL	2	2			2		1	8
5TH LEVEL	2	2			2		2	8
6TH LEVEL	3	2	1		2		1	9
7TH LEVEL	3	2	1		2		1	9
8TH LEVEL	4	1			2	2		9
9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
13TH LEVEL	6		2		2			10
14TH LEVEL	7		4					11
15TH LEVEL	4		5					9
16TH LEVEL	4		5					9
TOTAL MARKET UNITS	53	18	0	0	27	11	0	109
TOTAL BELOW MARKET RENTAL (BMR)	18	0	0	0	7	3	0	28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
OVERALL RESIDENTIAL UNITS	137

MARKET RENTAL FAMILY UNIT CALCULATIONS				TOTAL UNITS
MINIMUM UNITS	UNIT COUNT			%
MINIMUM 35% FAMILY	38	38	35%	
2 BEDROOMS	27	27	25%	
MINIMUM 10% 3 BEDROOM	10.9	11	10%	

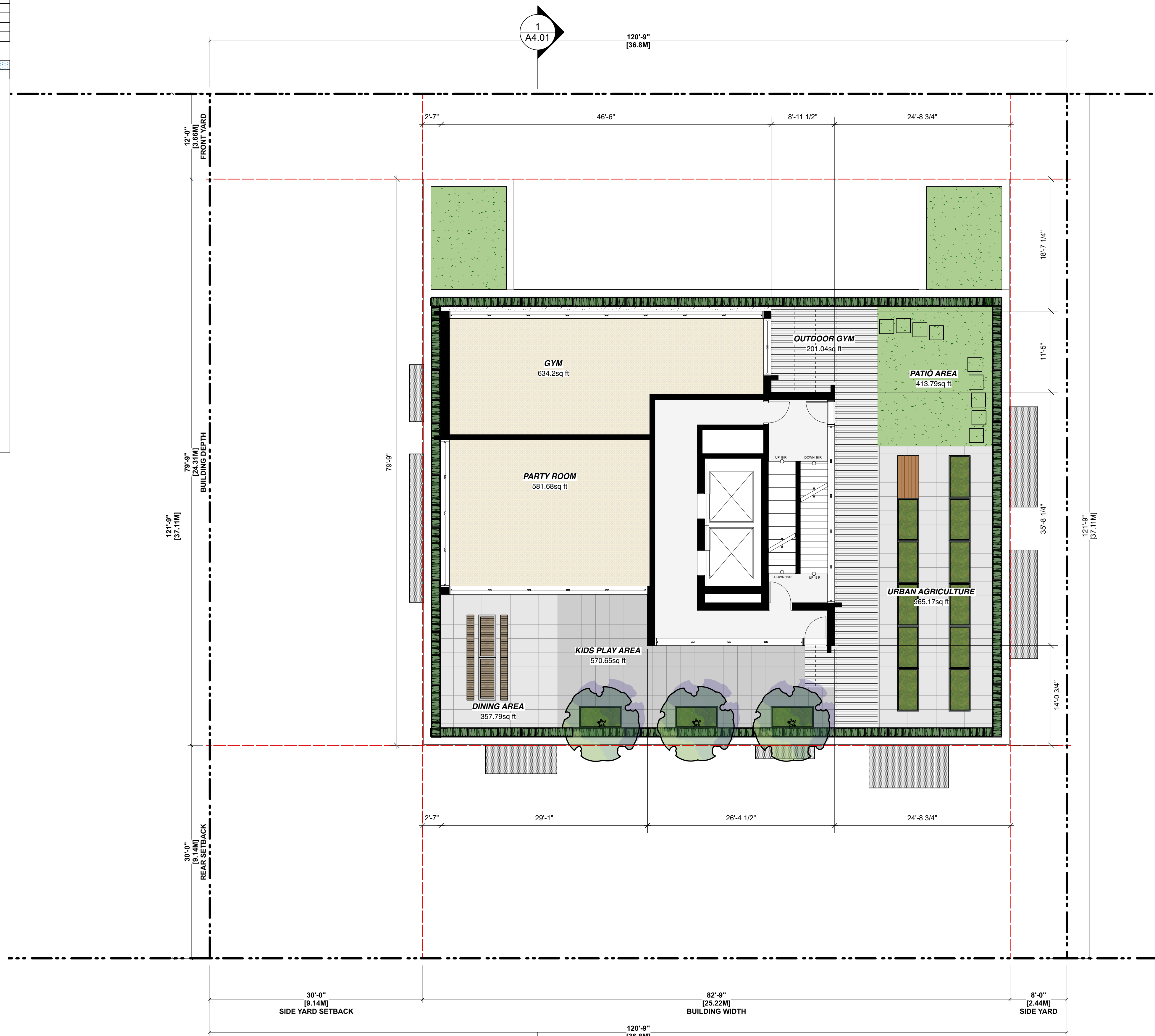
BMR UNIT CALCULATIONS	
NET DWELLING UNIT AREA WITHOUT STORAGE	72,737 sq.ft
BMR REQ. Sq.Ft (20%)	14,547 sq.ft

BMR DWELLING UNITS (EXCLUDING STORAGE)	UNIT SQ.FT	# OF UNITS	TOTAL SQ.FT
BACH TYPE A	401 sq.ft	14	5,607 sq.ft
BACH TYPE B	406 sq.ft	4	1,623 sq.ft
2 BED TYPE 2D	664 sq.ft	4	2,656 sq.ft
2 BED TYPE 2C	661 sq.ft	3	1,983 sq.ft
3 BED TYPE 3F	893 sq.ft	3	2,679 sq.ft
OVERALL TOTAL	28	14548 sq.ft	

BMR RENTAL FAMILY UNIT CALCULATIONS			
MINIMUM UNITS	UNIT COUNT		
MINIMUM 35% FAMILY	9.8	10	36%
2 BEDROOMS	7.0	7	25%
MINIMUM 10% 3 BEDROOM	2.8	3	11%

AMENITY AREA BREAKDOWN

LVL 17	
Indoor Amenity	
PARTY ROOM	582 sq.ft.
GYM	634 sq.ft.
Outdoor Amenity	
DINING AREA	358 sq.ft.
KIDS PLAY AREA	571 sq.ft.
URBAN AGRICULTURE	965 sq.ft.
OUTDOOR GYM	201 sq.ft.
PATIO AREA	414 sq.ft.
Total LVL 17 Indoor Amenity Area	1216sq.ft.
Total LVL 17 Outdoor Amenity Area	2508sq.ft.
LVL 18	
Indoor Amenity	
PARTY ROOM	330 sq.ft.
ENTERTAINMENT ROOM	395 sq.ft.
Outdoor Amenity	
PATIO AREA	218 sq.ft.
PATIO AREA	214 sq.ft.
Total LVL 18 Indoor Amenity Area	726sq.ft.
Total LVL 18 Outdoor Amenity Area	432sq.ft.
OVERALL TOTAL INDOOR AMENITY AREA	1,941.46sq.ft.
OVERALL TOTAL OUTDOOR AMENITY AREA	2,940.52sq.ft.

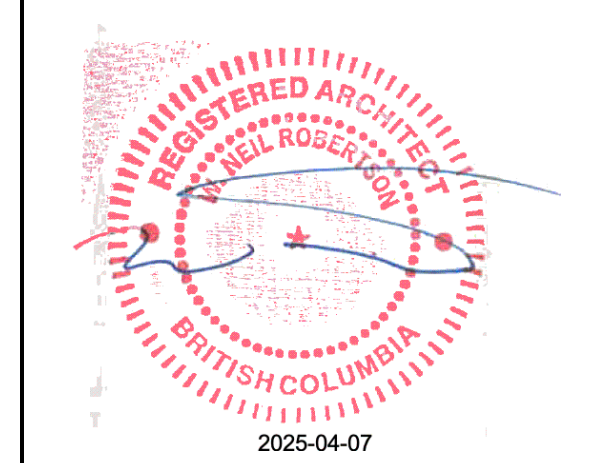


17th Level Floor Plan Amenity
Scale: 1/8" = 1'-0"

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Project Title
360 East 14th Ave Tower
360 East 14th Ave Vancouver, B.C.

Sheet Title
17th Amenity Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.18
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	
222.24	AS NOTED	

PROPOSED UNIT MAKEUP

UNIT TYPE	RESIDENTIAL UNITS							TOTAL UNITS
	STUDIO MARKET	STUDIO BMR	1 BED MARKET	1 BED BMR	2 BED	2 BED BMR	3 BED	
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9TH LEVEL	4	1			2	2		9
10TH LEVEL	4	1			2	2		9
11TH LEVEL	4	1			3	1		9
12TH LEVEL	4	1			4			9
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TOTAL BELOW MARKET RENTAL (BMR)		18		0	7	3		28
TOTAL								137

OVERALL TOTAL MARKET UNITS	109
OVERALL BMR UNITS	28
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MINIMUM UNITS	UNIT COUNT			%	
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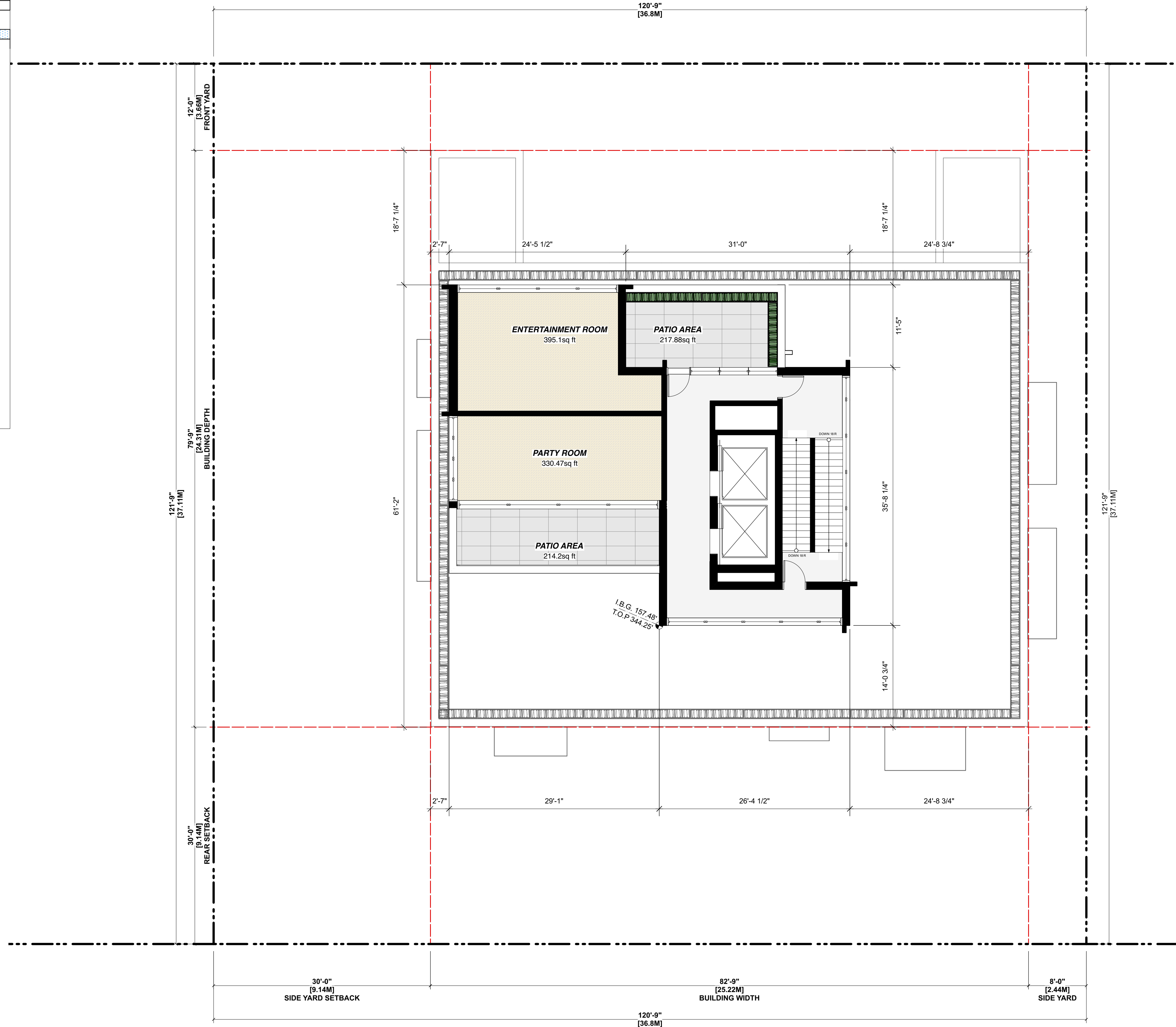
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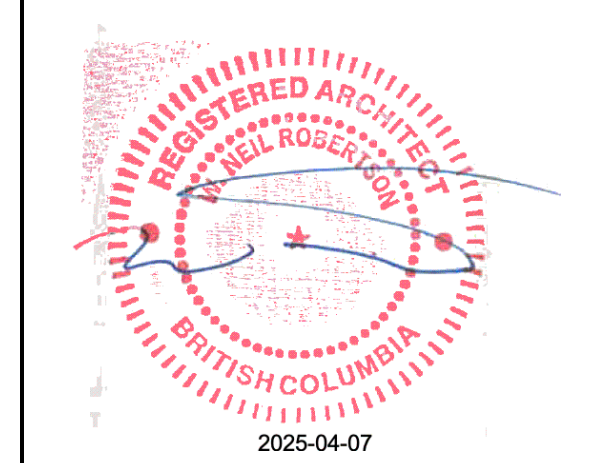
18th Level Floor Plan Amenity
Scale: 1/8" = 1'-0"

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A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect

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360 East 14th Ave Tower

360 East 14th Ave Vancouver, B.C.

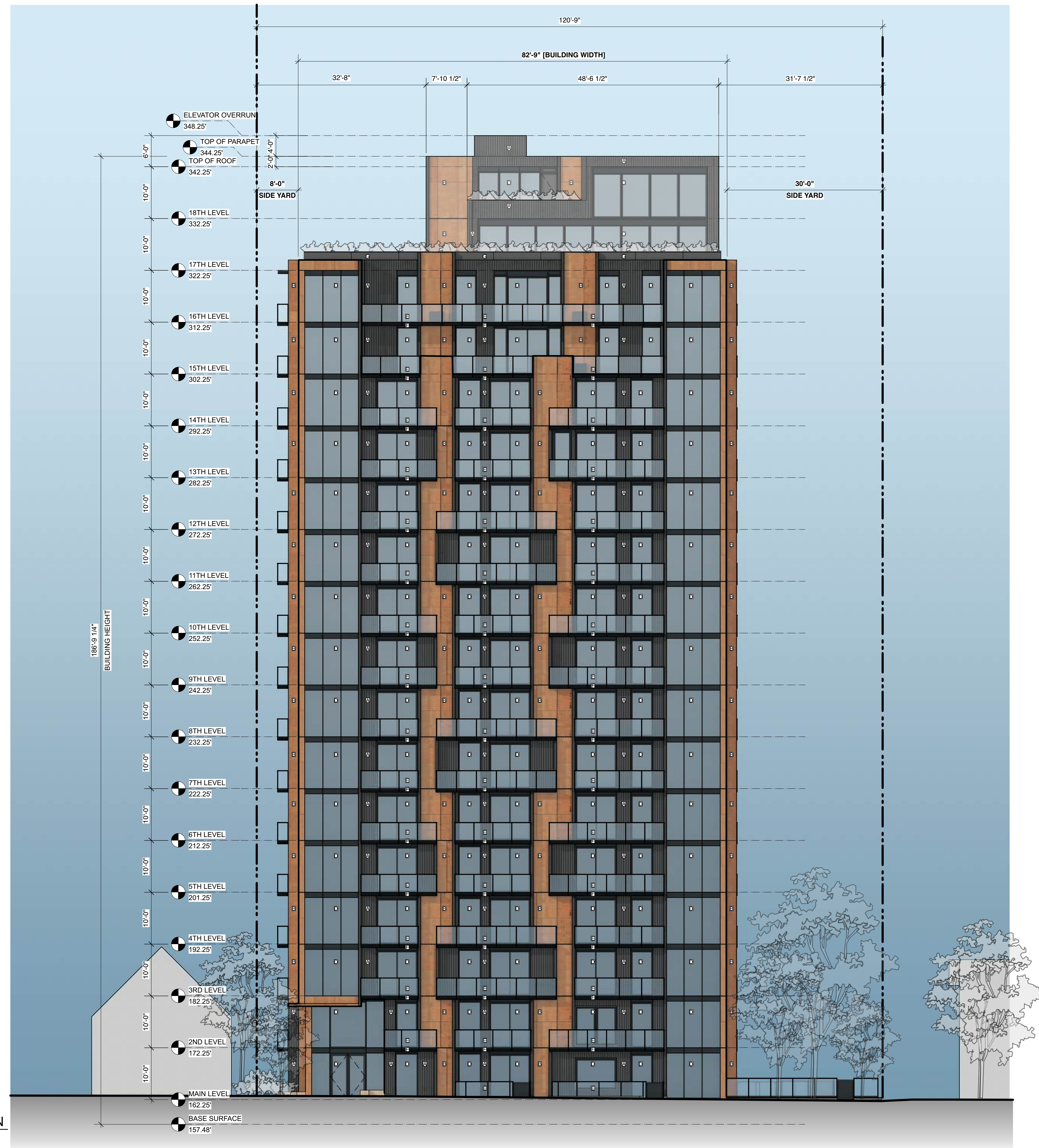
18th Amenity Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	A2.19
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	
222.24	AS NOTED	

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EXTERIOR FINISH SCHEDULE

- A VERTICAL BOX RIB METAL PANEL - DARK CHARCOAL FINISH
- B METAL PANEL - CORTEN FINISH C/W RAINSCREEN
- C C.I.P. ARCHITECTURAL CONCRETE
- D ALUMINUM FRAME GLAZING - DARK CHARCOAL FINISH
- E ALUMINUM FRAME GLASS GUARDRAILS - DARK CHARCOAL FINISH
- F CEMENTITIOUS BALCONY/CANOPY FASCIA - DARK CHARCOAL FINISH
- G METAL PLANTERS - DARK CHARCOAL FINISH
- H OVERHEAD DOORS - DARK CHARCOAL FINISH



1 NORTH ELEVATION
 Scale: 3/32" = 1'-0"

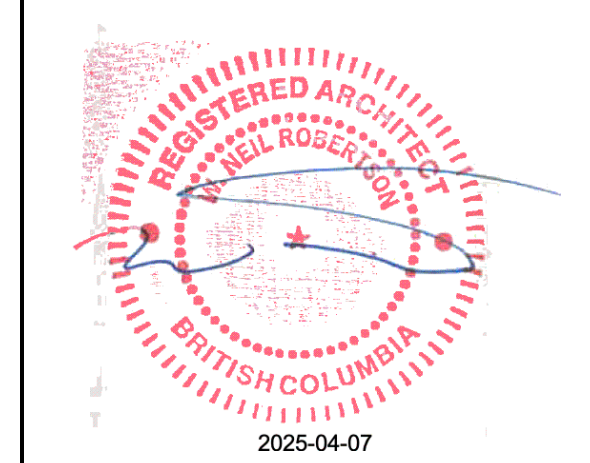
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No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
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Issues	Consultant

Architect

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Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

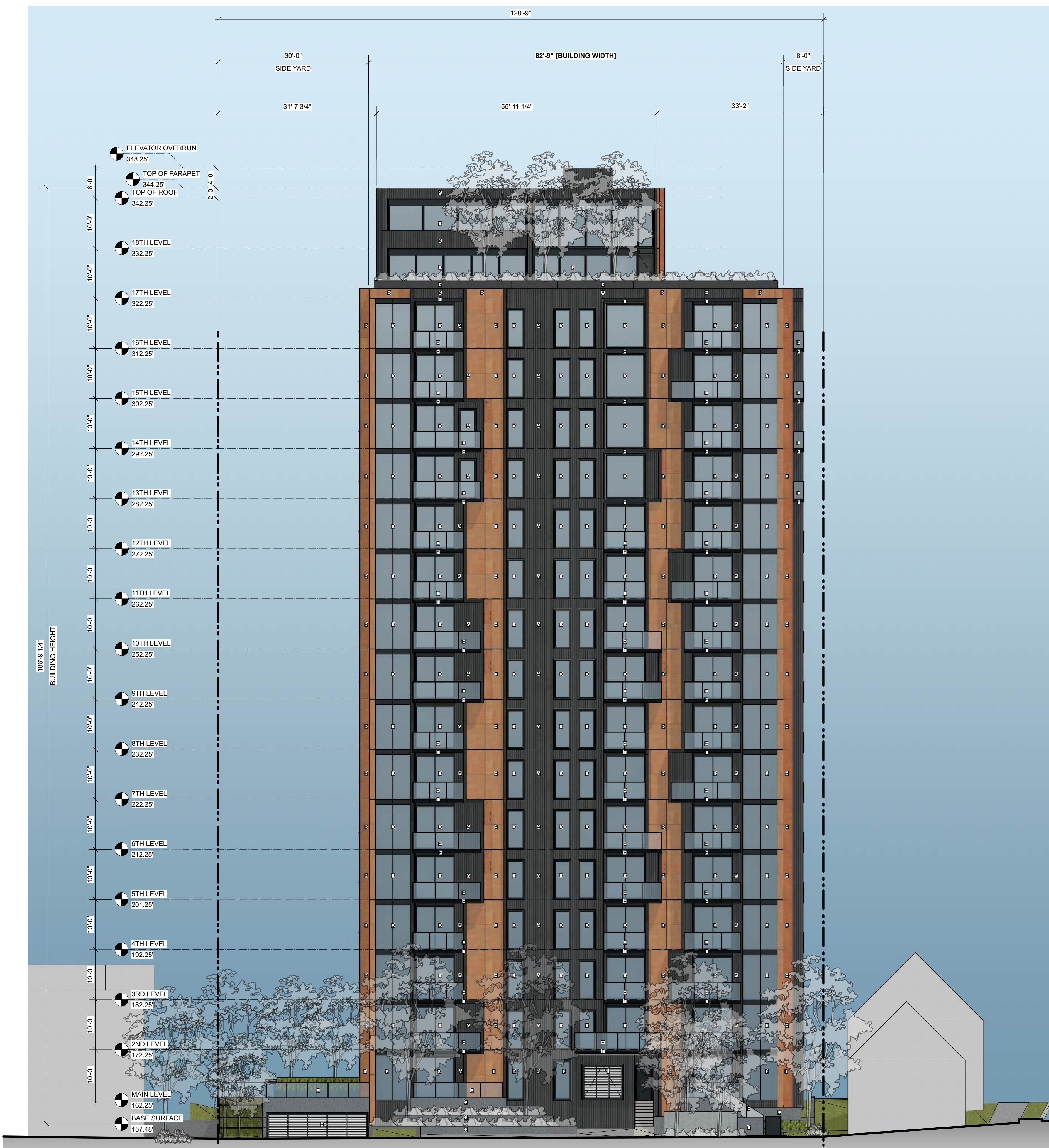
Building Elevations

Issue Date	Plot Date	Sheet No.
	2024.04.12	A3.01

Designed By SHA	Reviewed By NR
Drawn By DS	Checked By NR
Project ID 222.24	Scale AS NOTED

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- EXTERIOR FINISH SCHEDULE**
- A VERTICAL BOX RIB METAL PANEL - DARK CHARCOAL FINISH
 - B METAL PANEL - CORTEN FINISH C/W RAINSCREEN
 - C C.I.P. ARCHITECTURAL CONCRETE
 - D ALUMINUM FRAME GLAZING - DARK CHARCOAL FINISH
 - E ALUMINUM FRAME GLASS GUARDRAILS - DARK CHARCOAL FINISH
 - F CEMENTITIOUS BALCONY/CANOPY FASCIA - DARK CHARCOAL FINISH
 - G METAL PLANTERS - DARK CHARCOAL FINISH
 - H OVERHEAD DOORS - DARK CHARCOAL FINISH

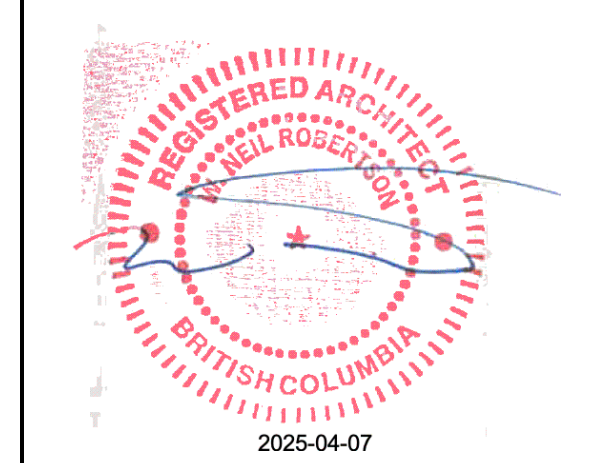


1 SOUTH ELEVATION
 Scale: 3/32" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Issues	Consultant

Architect
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Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

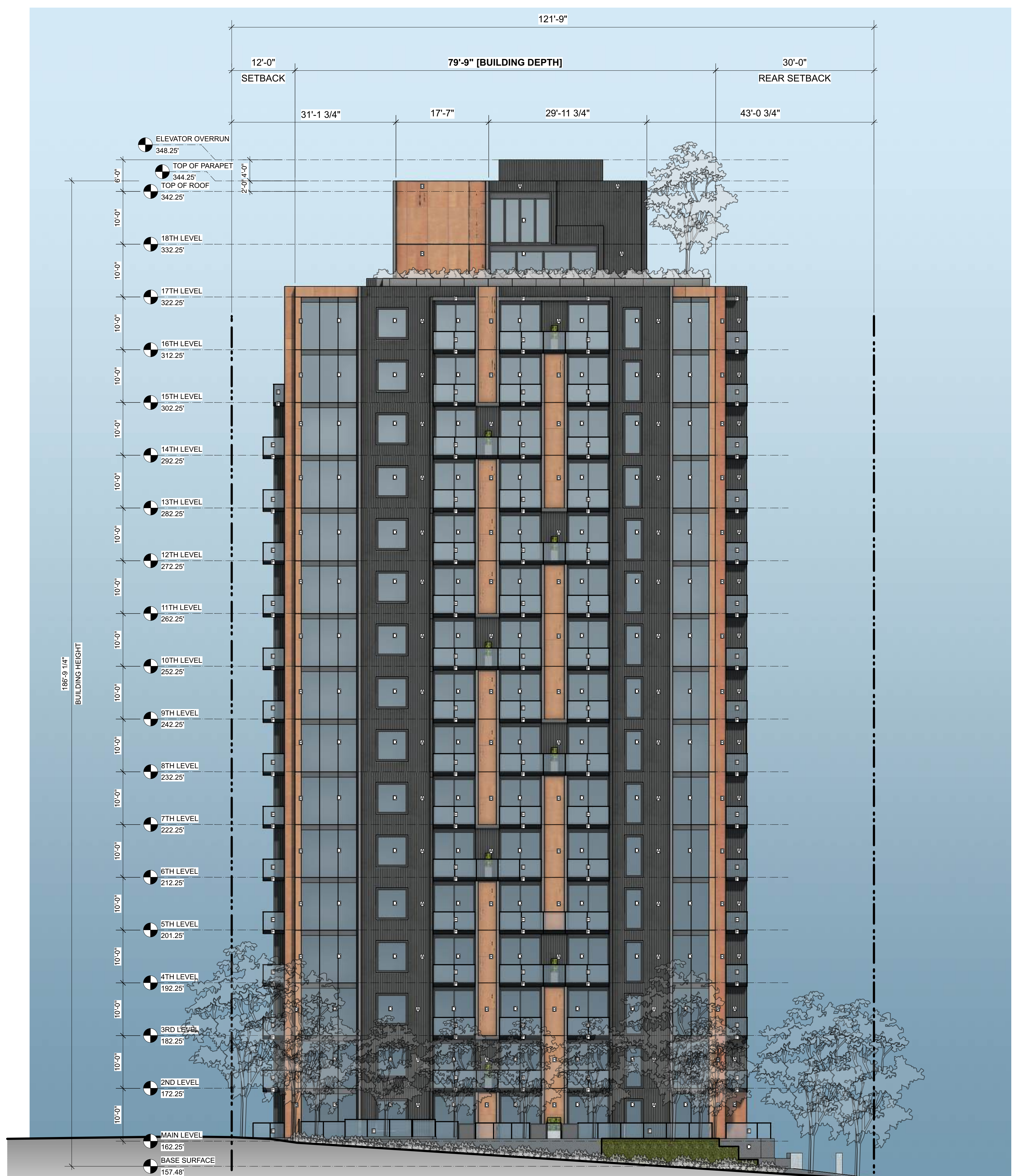
Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2024.04.12	A3.03
Designed By SHA	Reviewed By NR	
Drawn By DS	Checked By NR	
Project ID 222.24	Scale AS NOTED	Issue/Revision

File name: 2025.03.20.360 E 14th Rezoning_1/2024.vwk

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 - G METAL PLANTERS - DARK CHARCOAL FINISH
 - H OVERHEAD DOORS - DARK CHARCOAL FINISH

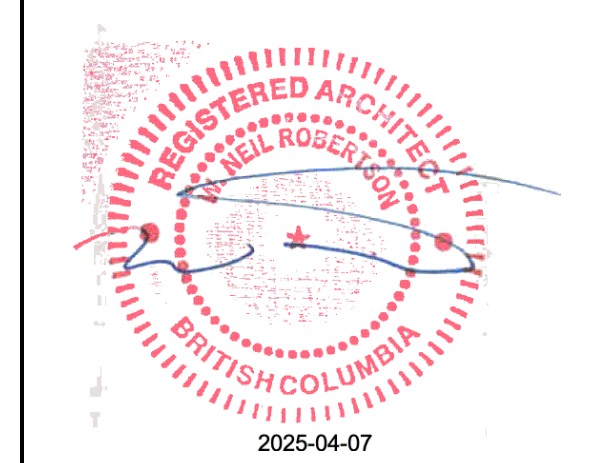


1 WEST ELEVATION
 Scale: 3/32" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
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A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes
Issues		
Consultant		
Architect		

SH
A
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Seal

Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Building Elevations

Issue Date	Plot Date	Sheet No.
	2024.04.12	A3.04
Designed By SHA	Reviewed By NR	
Drawn By DS	Checked By NR	
Project ID 222.24	Scale AS NOTED	Issue/Revision



1 STREET VIEW NE
Scale: N.T.S.



2 MAIN ENTRY VIEW
Scale: N.T.S.



3 LANE VIEW SW
Scale: N.T.S.



4 LANE VIEW SW
Scale: N.T.S.

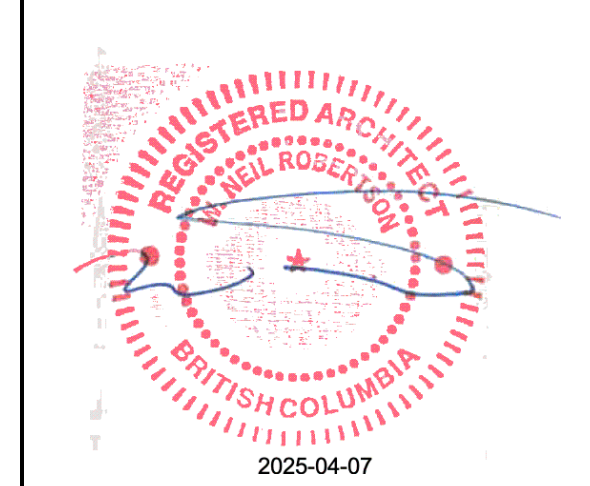
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No.	Date	Issue Notes
-----	------	-------------

Issues	
Consultant	

Architect
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Seal

Project Title
360 East 14th Ave Tower
 360 East 14th Ave
 Vancouver, B.C.

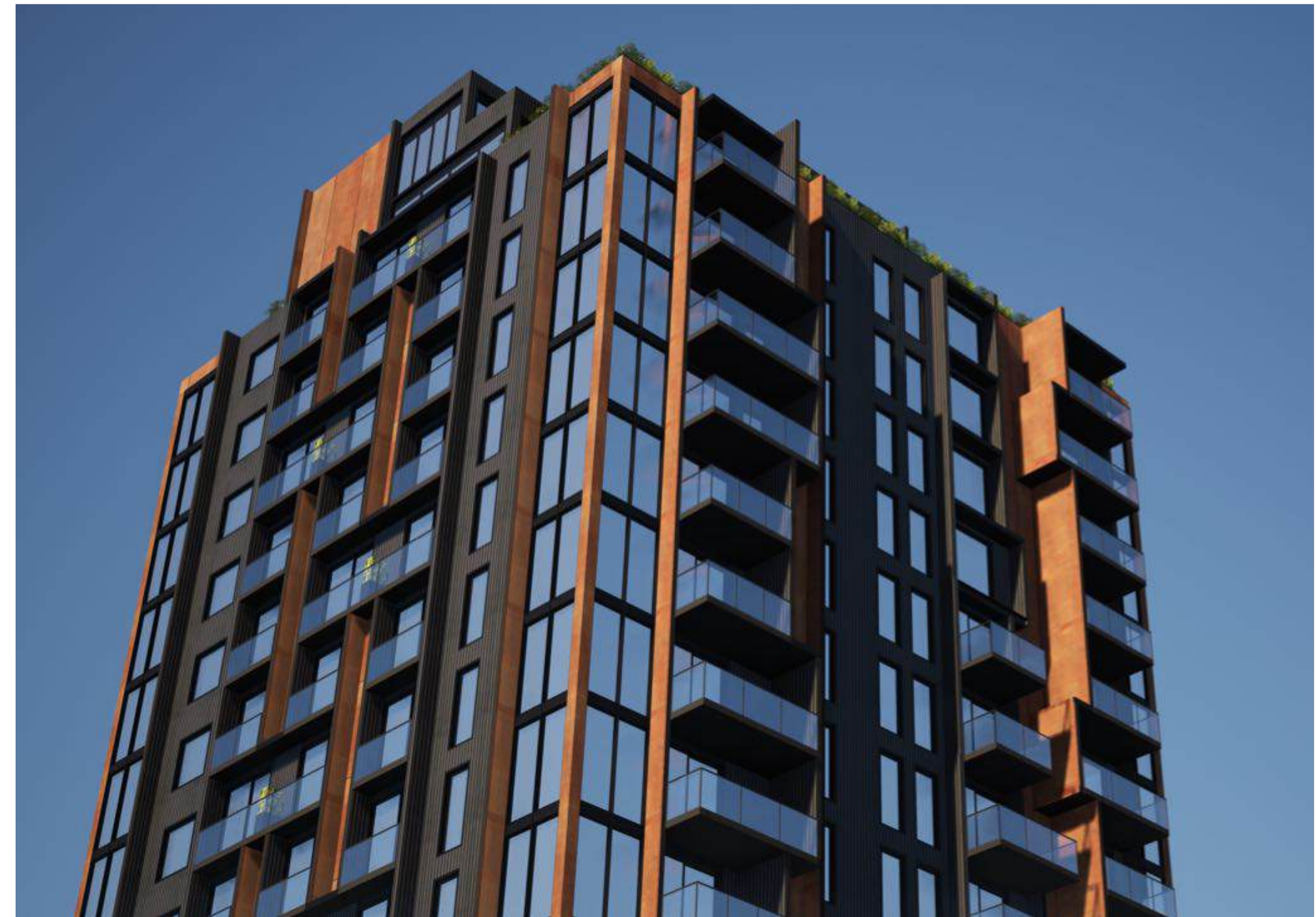
Sheet Title
Perspectives

Issue Date	Plot Date	Sheet No.
	2024.04.12	A7.01
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

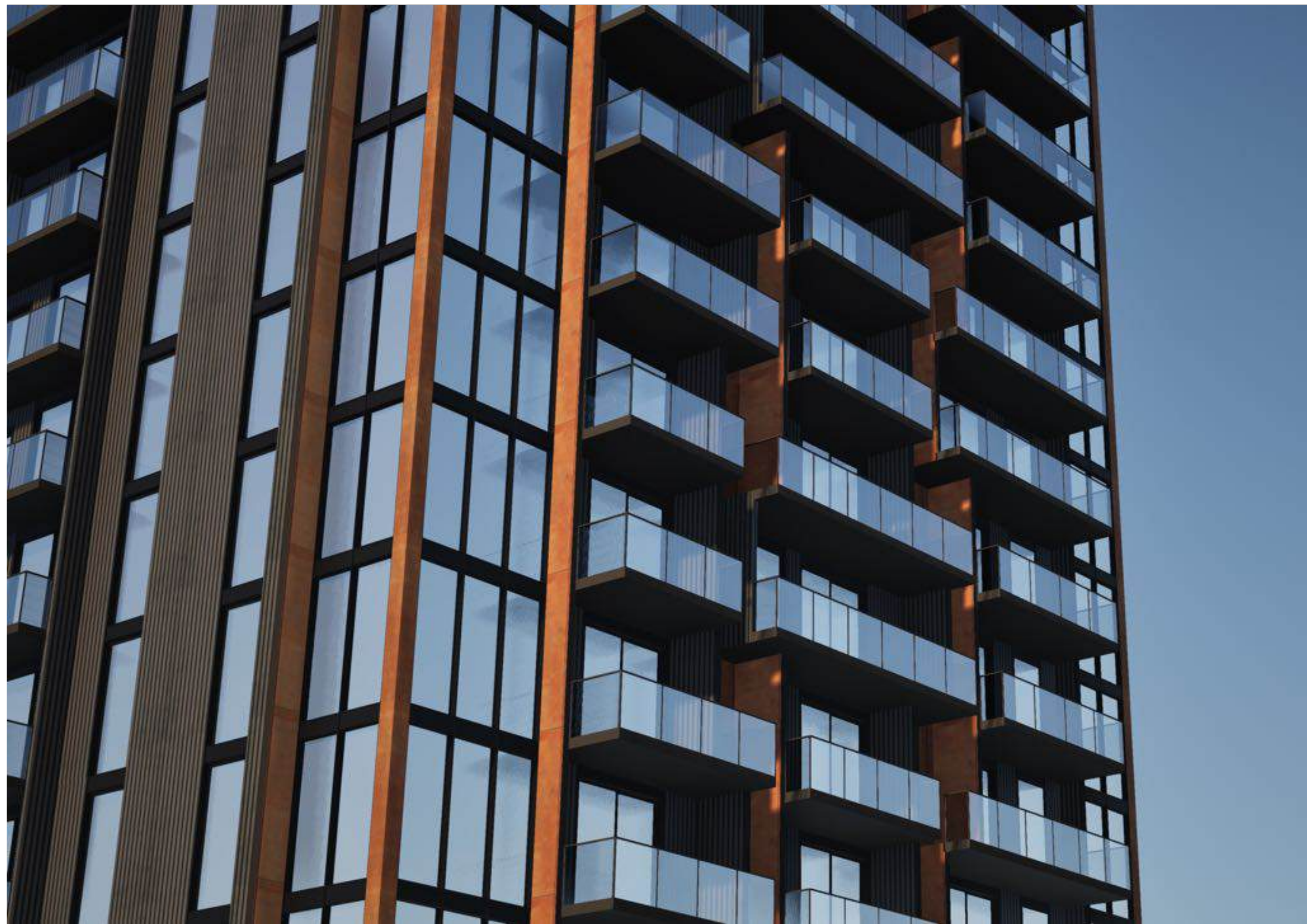
File name: 2025.03.20.360 E 14th Rezoning_v2024.rvt



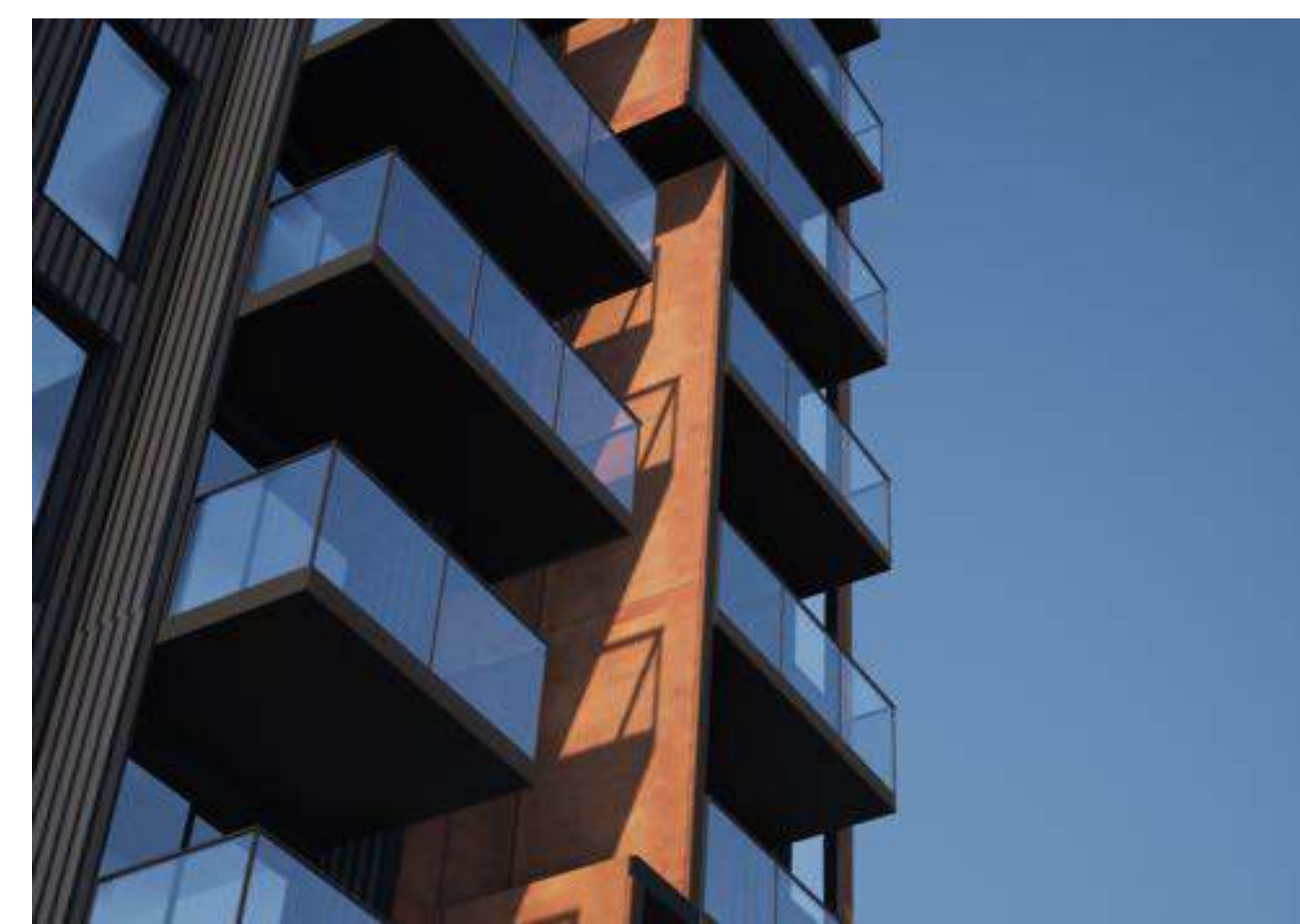
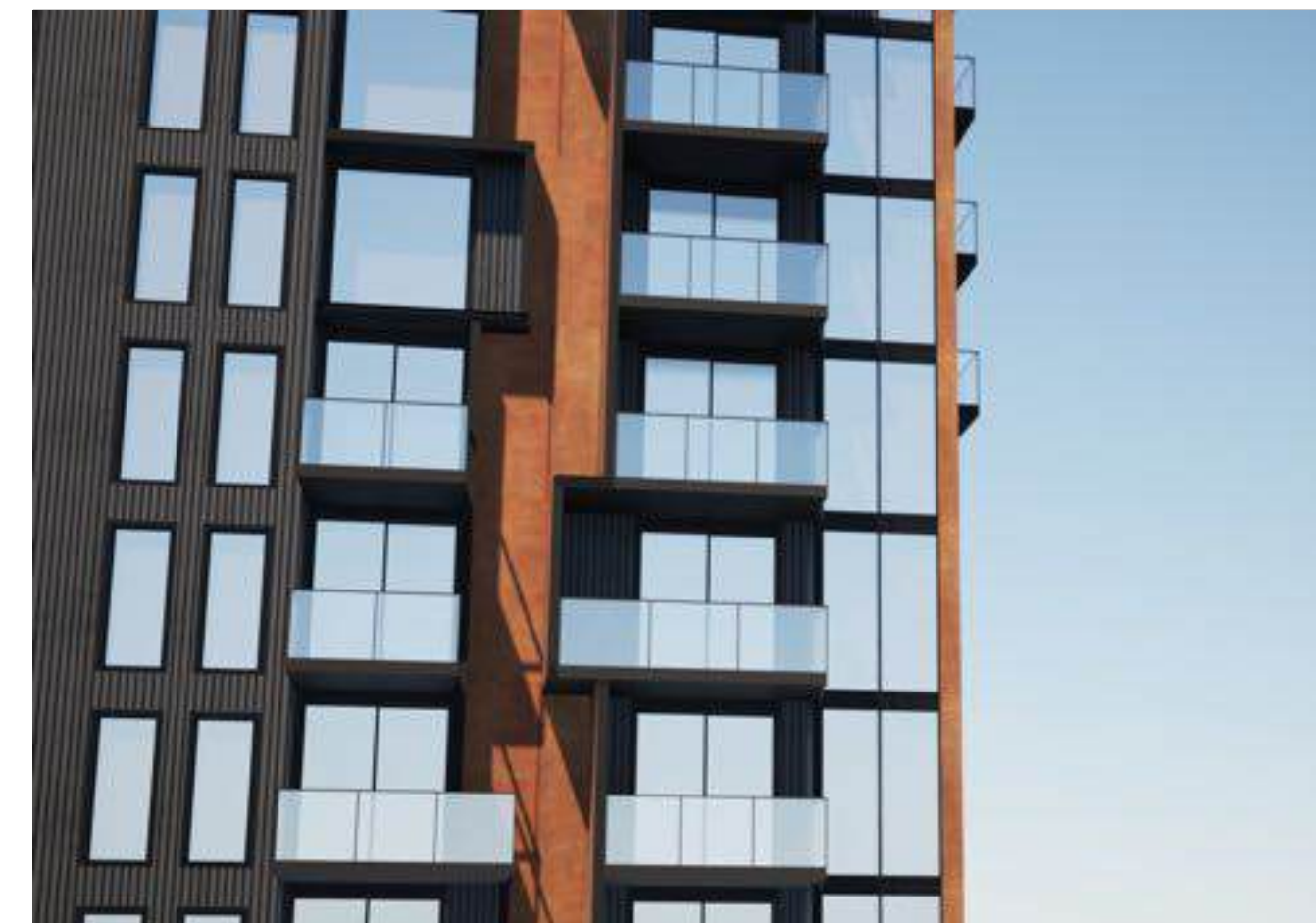
1 ROOFTOP AMENITY DECK
Scale: N.T.S.



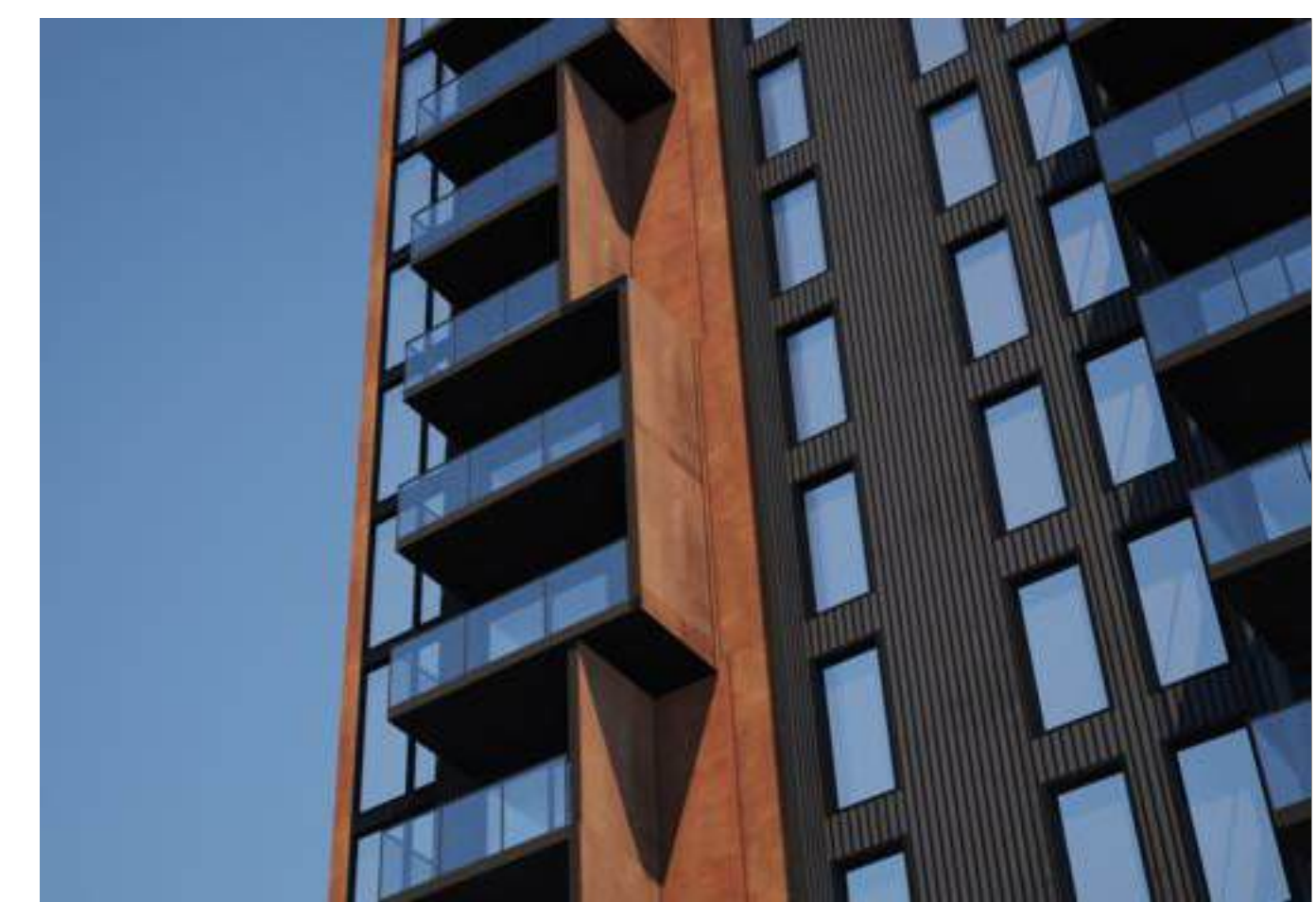
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Scale: N.T.S.



3 NE VIEW
Scale: N.T.S.



4 BALCONY VIEWS
Scale: N.T.S.

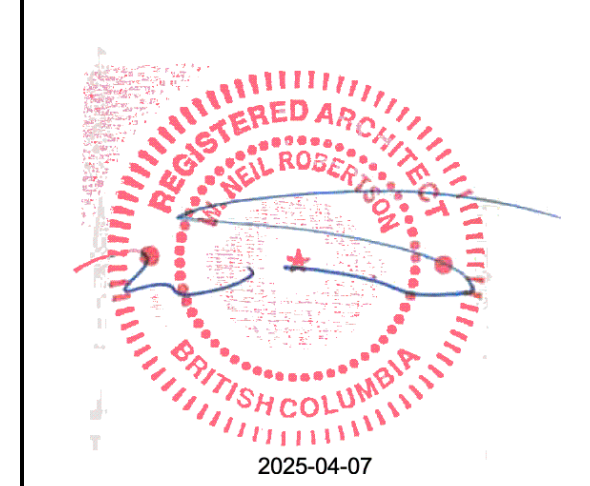


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NOT TO BE USED FOR CONSTRUCTION UNLESS COUNTERSIGNED.
CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Issues	Consultant

Architect
SH
A
STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Seal
 Project Title
360 East 14th Ave Tower

360 East 14th Ave Vancouver, B.C.

Sheet Title
Perspectives

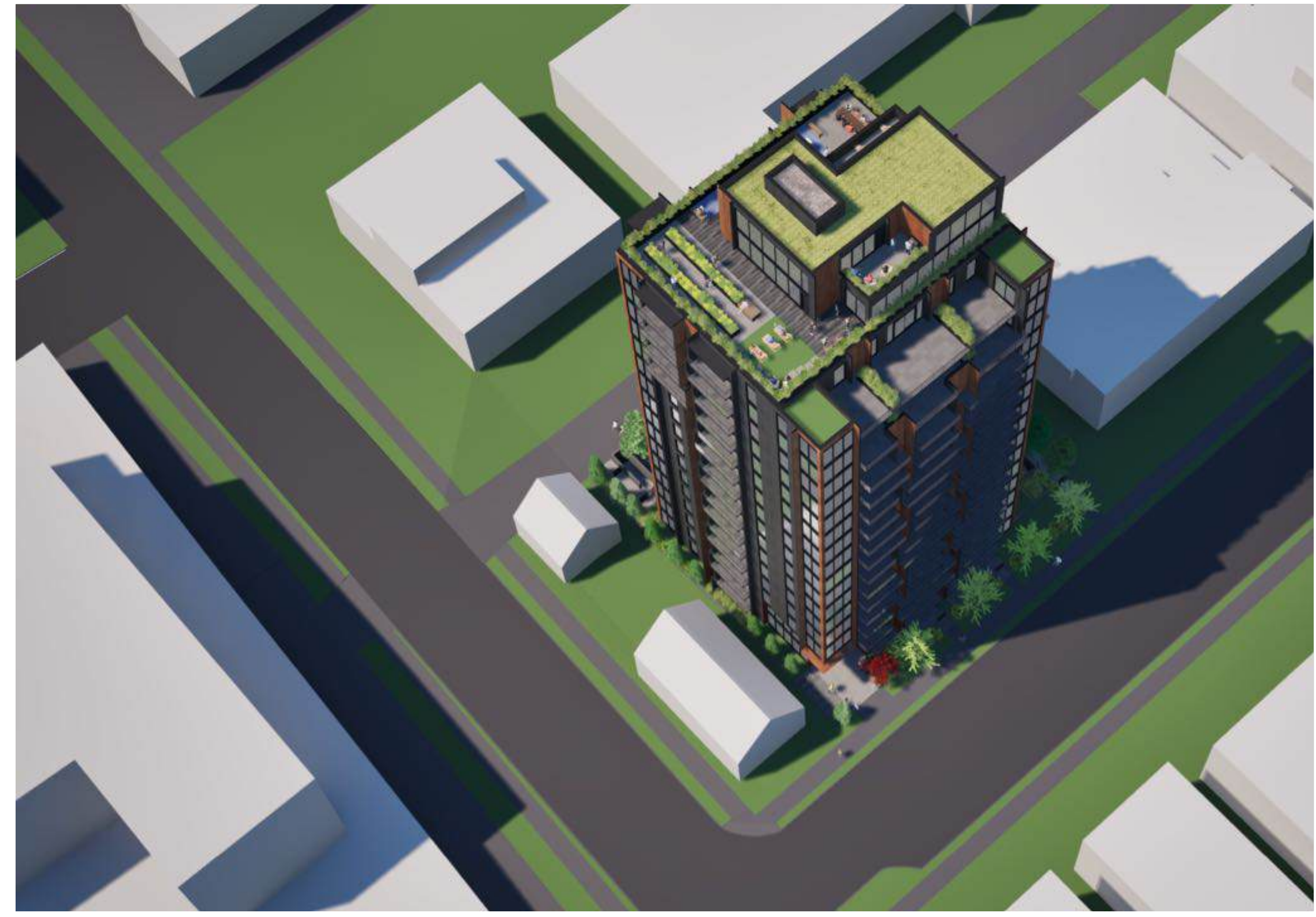
Issue Date	Plot Date	Sheet No.
	2024.04.12	A7.02

Designed By SHA	Reviewed By NR
Drawn By DS	Checked By NR
Project ID 222.24	Scale AS NOTED
	Issue/Revision

File name: 2025.03.20.360 E 14th Rezoning_2024.vwk



1 **AERIAL VIEW NW**
Scale: N.T.S.



2 **AERIAL VIEW NE**
Scale: N.T.S.



3 **AERIAL VIEW SW**
Scale: N.T.S.



4 **AERIAL VIEW SE**
Scale: N.T.S.

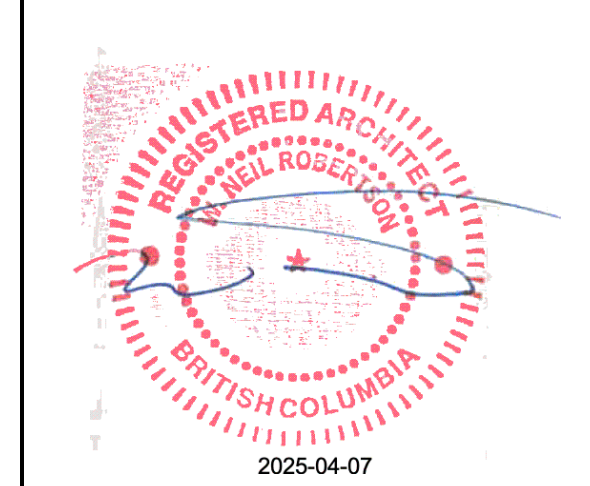
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D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes
-----	------	-------------

Issues

Architect
SH **STUART HOWARD ARCHITECTS INC.**
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
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Seal

Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title
Perspectives

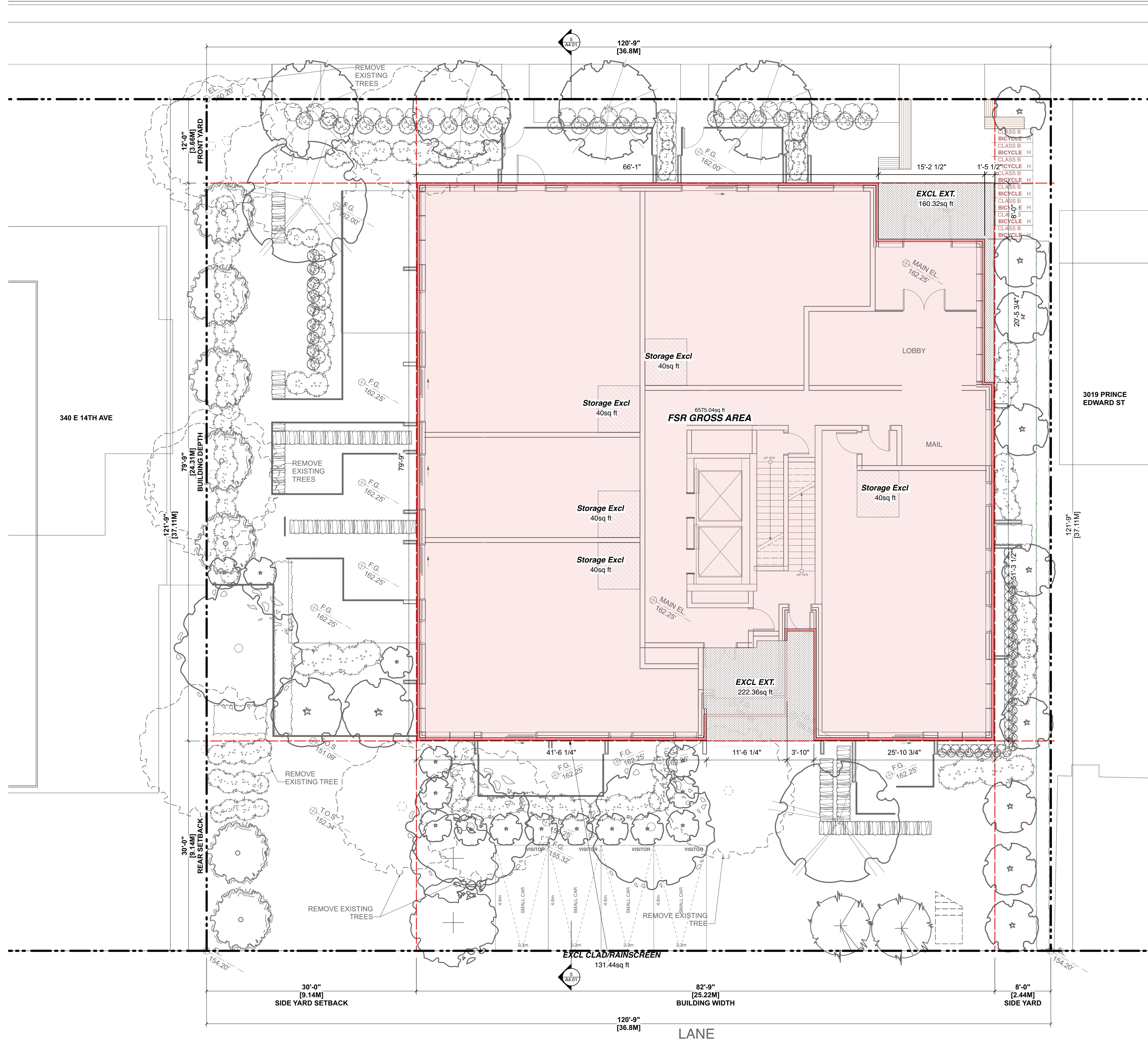
Issue Date	Plot Date	Sheet No.
	2024.04.12	A7.03
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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E 14TH AVE

PROPOSED MAIN LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	28'6 1/4" x 79'8 1/4"		131.44 sq.ft.
EXCL EXT.	28'6 1/4" x 16'6 1/2"		160.32 sq.ft.
EXCL EXT.	15'10" x 15'8 1/2"		222.36 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			714.13 sq.ft.
MAIN LVL - TOTAL NET FLOOR AREA			5,860.92sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50	MAX FSR		
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

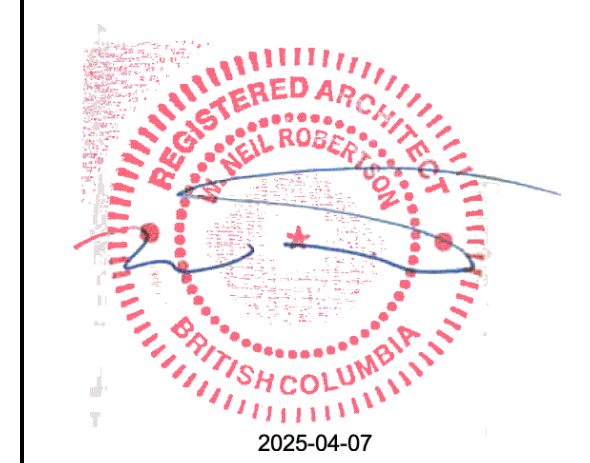


1 MAIN FLOOR PLAN FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes

Architect
SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

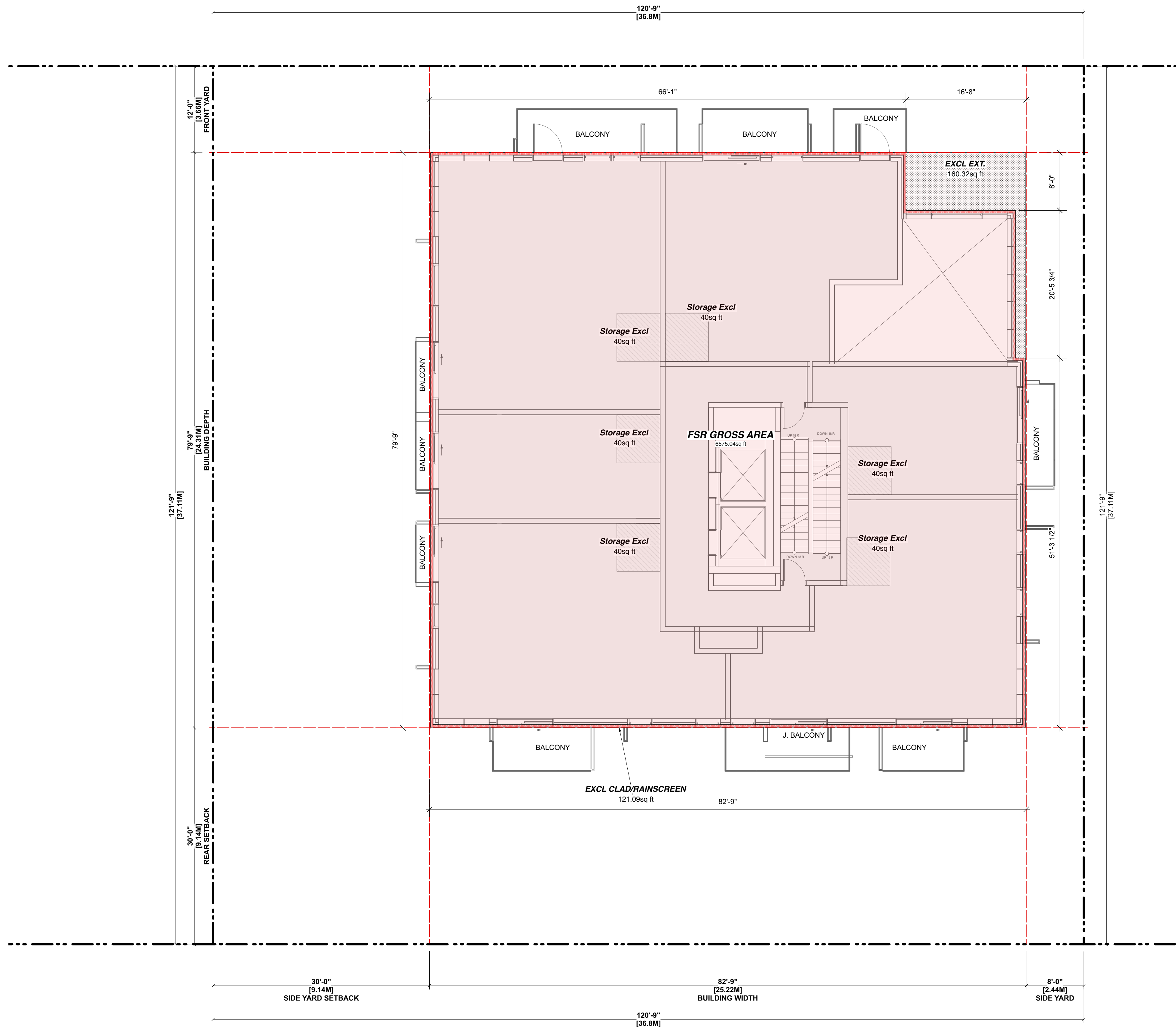
Sheet Title
Main Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 1
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

File name: 2025.03.20.360 E 14th Rezoning_1/2024.vwk

PROPOSED 2nd LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'9 1/4"		121.09 sq.ft.
EXCL EXT.	28'6 1/4" x 16'6 1/2"		160.32 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			521.40 sq.ft.
LVL 2 - TOTAL NET FLOOR AREA			6,053.64sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

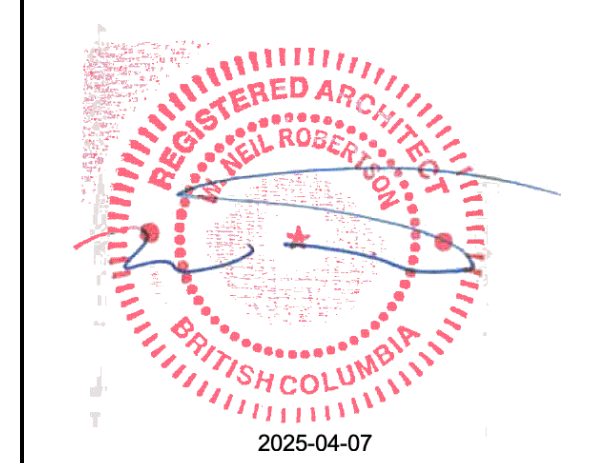


2ND FLOOR PLAN FSR
 Scale: 1/8" = 1'-0"

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect
STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
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 phone - 604.688.5585 fax - 604.688.7486



Seal
 Project Title
360 East 14th Ave Tower

 360 East 14th Ave
 Vancouver, B.C.

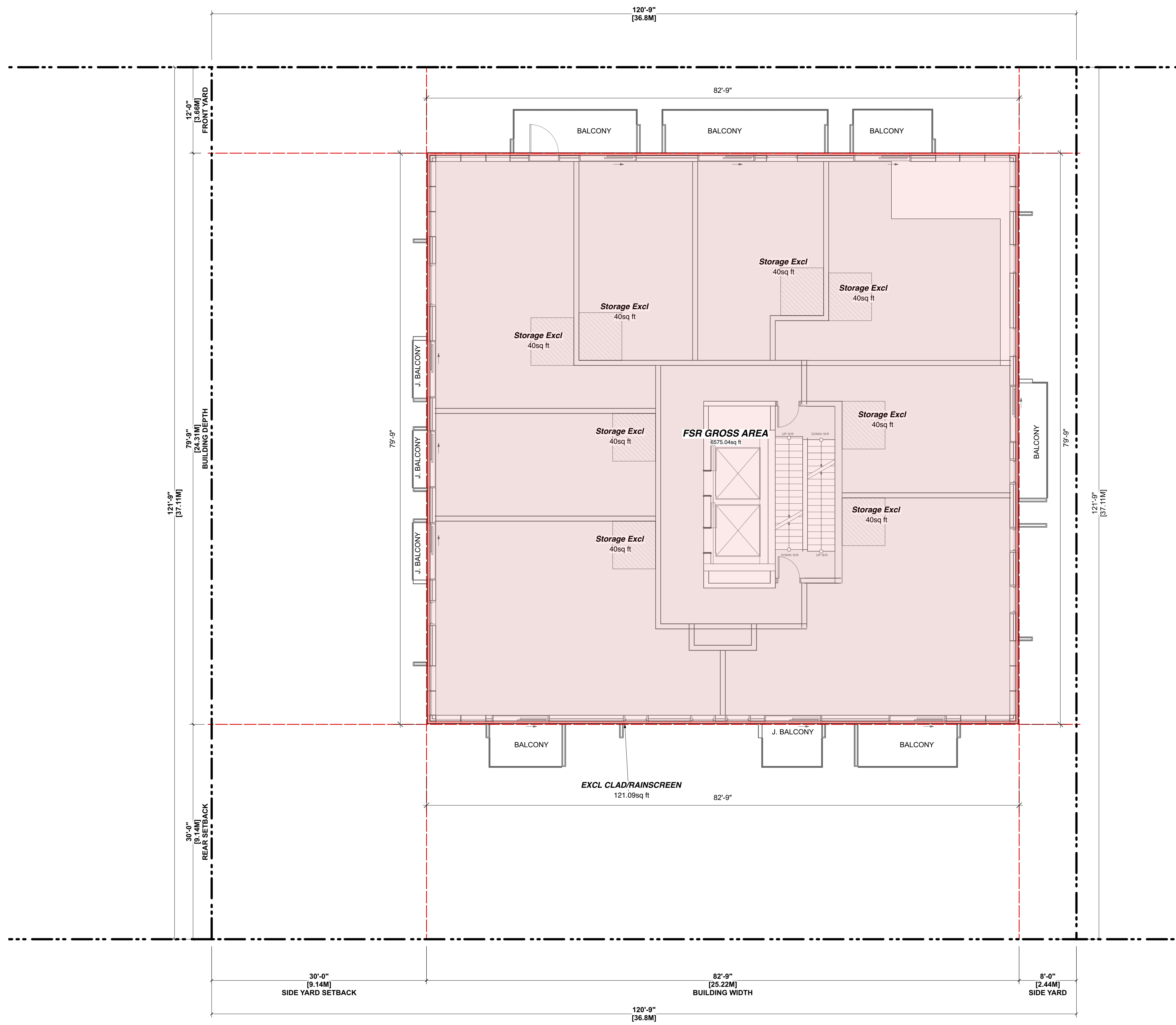
Sheet Title
Second Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 2
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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PROPOSED 3RD-5TH LEVEL FSR CALCULATIONS		
FSR GROSS AREA	82'6" x 79'9 1/2"	6575.04 sq.ft.
TOTAL GROSS FLOOR AREA		6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'9 1/2"	121.09 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
Storage Excl	6'8" x 6'0"	40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA		441.09 sq.ft.
LVL 3 - TOTAL NET FLOOR AREA		6,133.96sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
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14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50



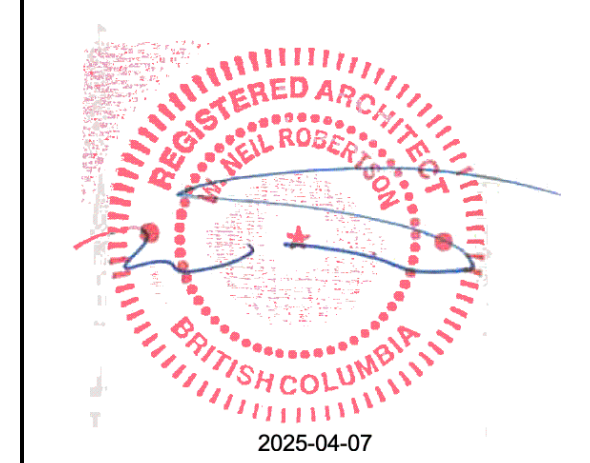
1 3rd Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Issues	Consultant

Architect

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

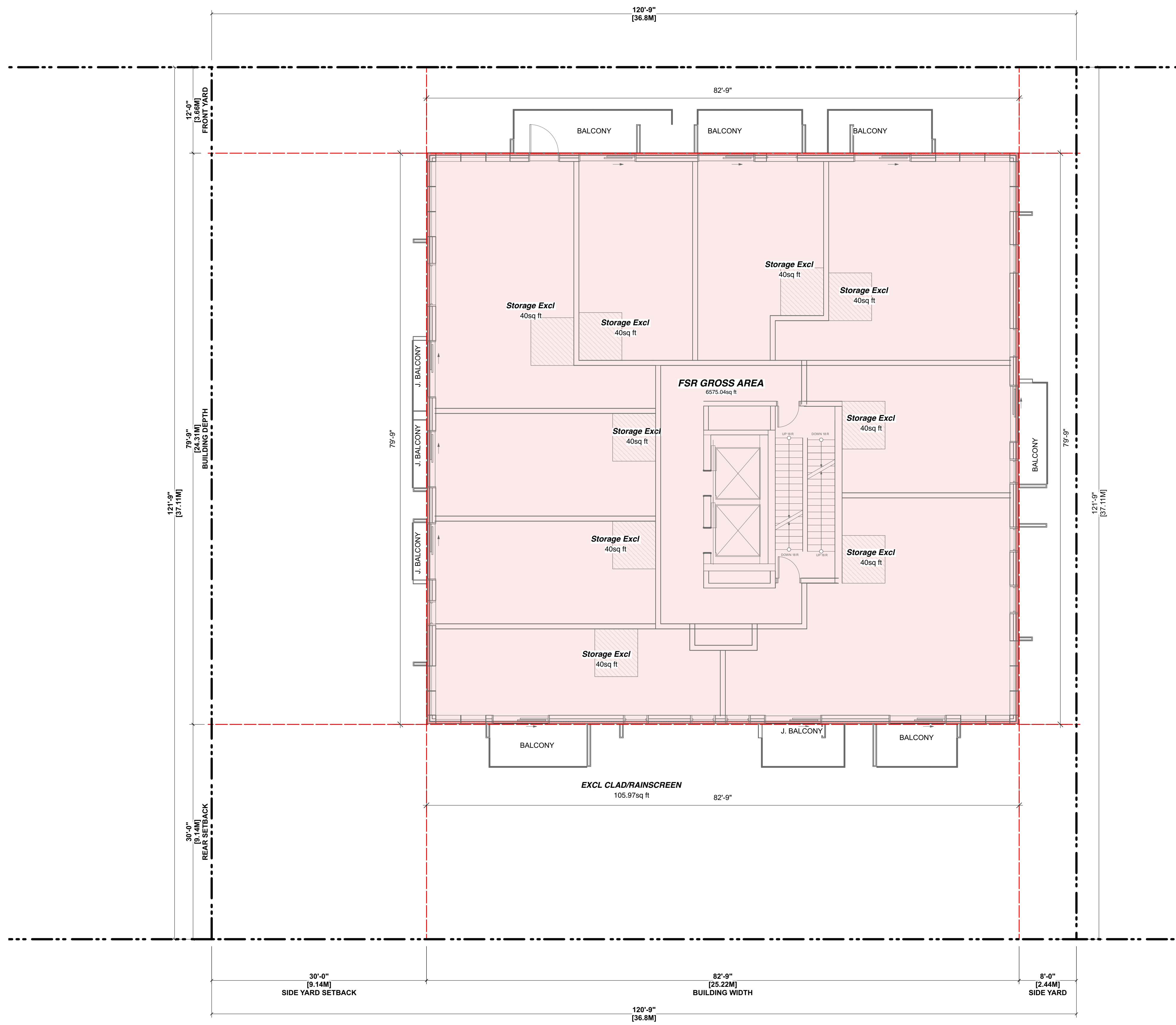
Sheet Title
3rd - 5th Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 3
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

PROPOSED 6th-7th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'9 1/4"		105.97 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			465.97 sq.ft.
LVL 6 - TOTAL NET FLOOR AREA			6,109.08sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
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08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

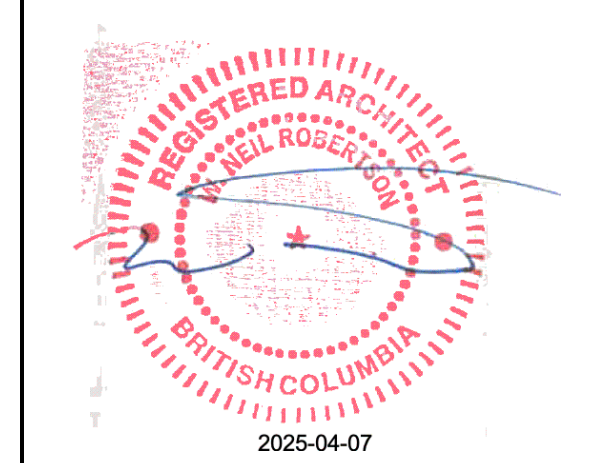


6TH Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

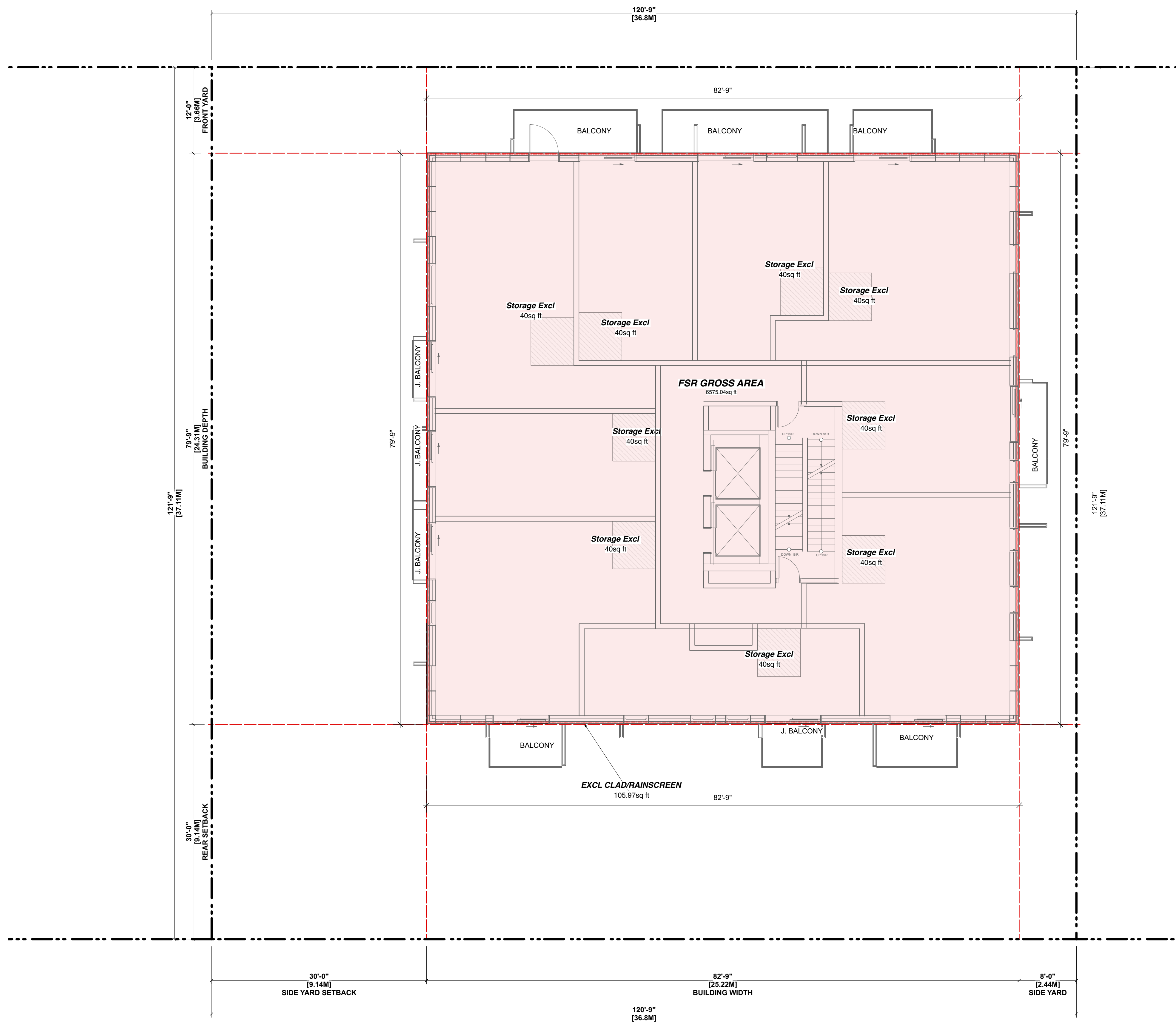
6th-7th Floor Plan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 4
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

PROPOSED 8th-12th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'9 1/4"		105.97 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			465.97 sq.ft.
LVL 8 - TOTAL NET FLOOR AREA			6,109.08sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

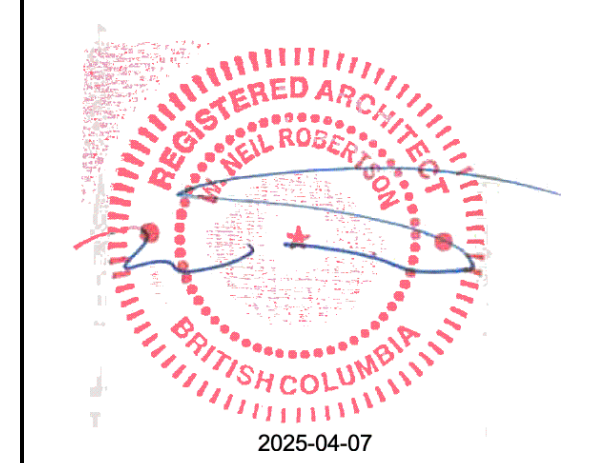


8th Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect

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 MEMBERS AIBC - RAIC - AIA
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 phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

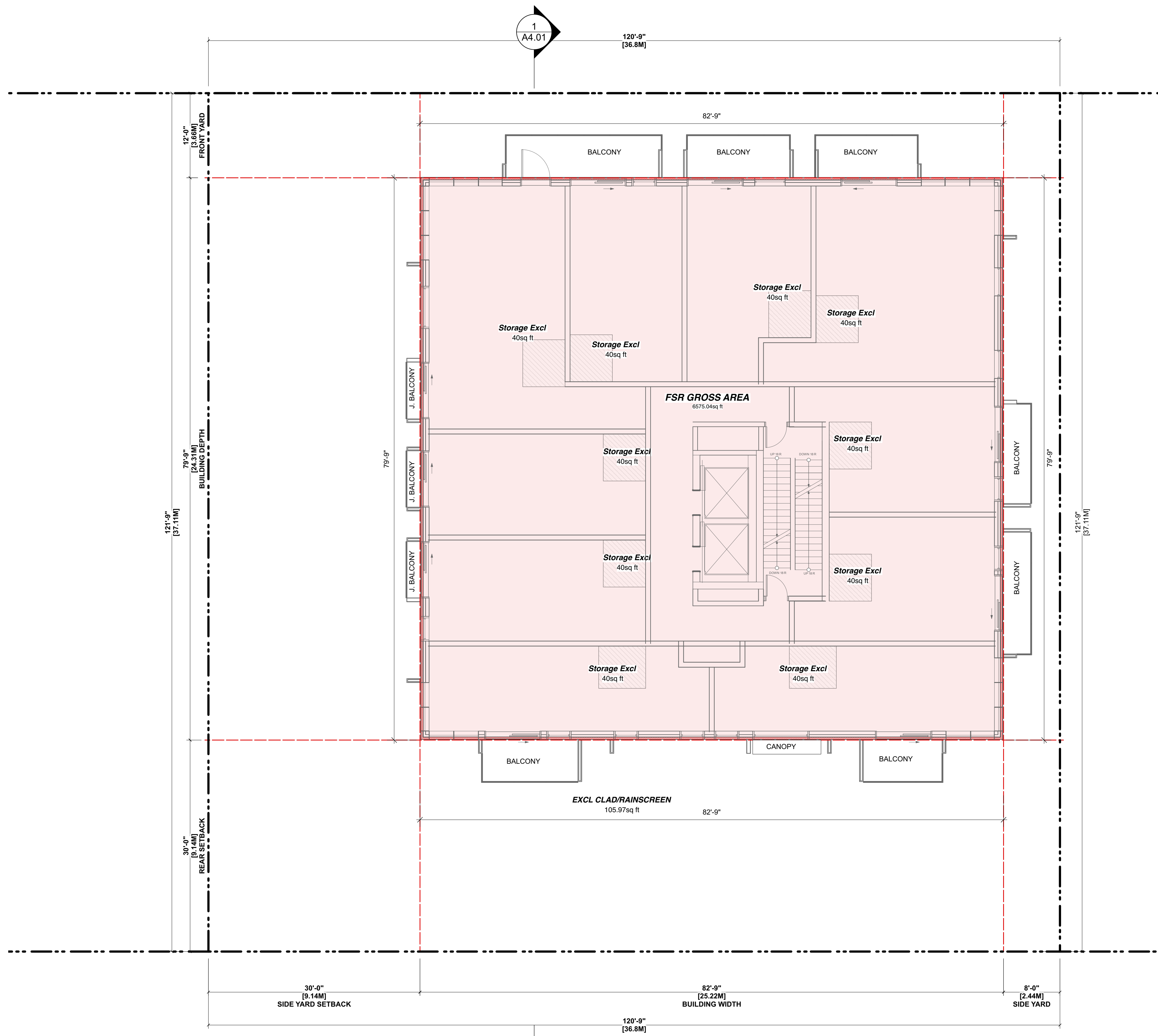
8th-12th Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 5
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

PROPOSED 13th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 79'9 1/4"		105.97 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			505.97 sq.ft.
LVL 13 - TOTAL NET FLOOR AREA			6,069.08sq.ft.

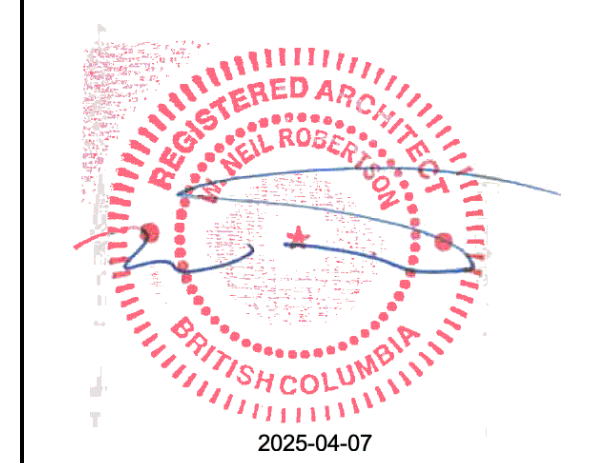
FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50



13th Level Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect
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Project Title
360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

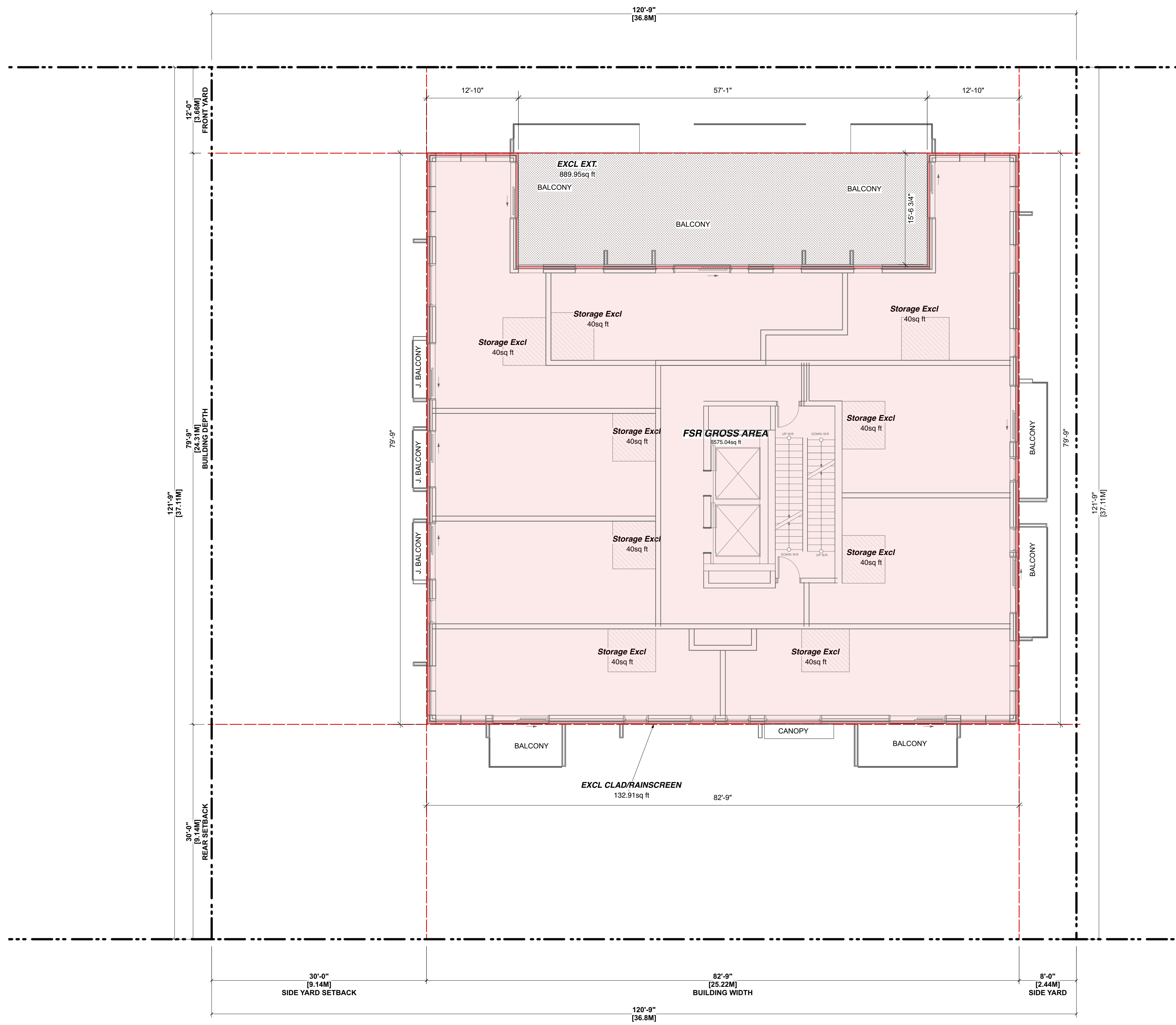
Sheet Title
13th Level Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 6
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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PROPOSED 15th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	82'6" x 79'9 1/2"		6575.04 sq.ft.
TOTAL GROSS FLOOR AREA			6,575.04 sq.ft.
EXCL CLAD/RAINSREEN	82'6" x 7'9 1/4"		132.91 sq.ft.
EXCL EXT.	57'1" x 15'7"		889.95 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
Storage Excl	6'8" x 6'0"		40.00 sq.ft.
TOTAL EXCLUDED FLOOR AREA			1,382.86 sq.ft.
LVL 15 - TOTAL NET FLOOR AREA			5,192.19sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50			
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
		MAX FSR		
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

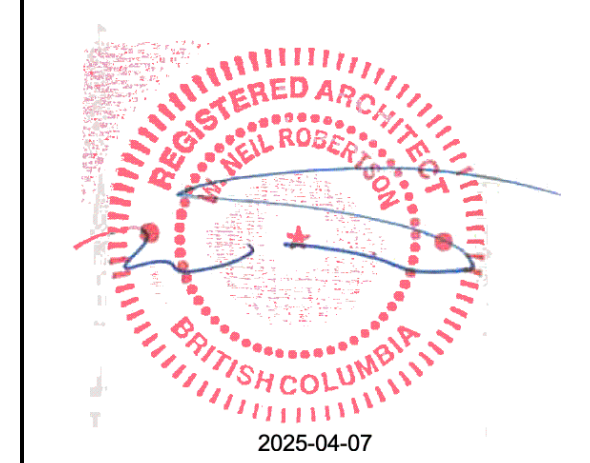


No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

No.	Date	Issue Notes

Architect

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1J6
 phone - 604.688.5585 fax - 604.688.7486



Seal

Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

15th-16th Level Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 8
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

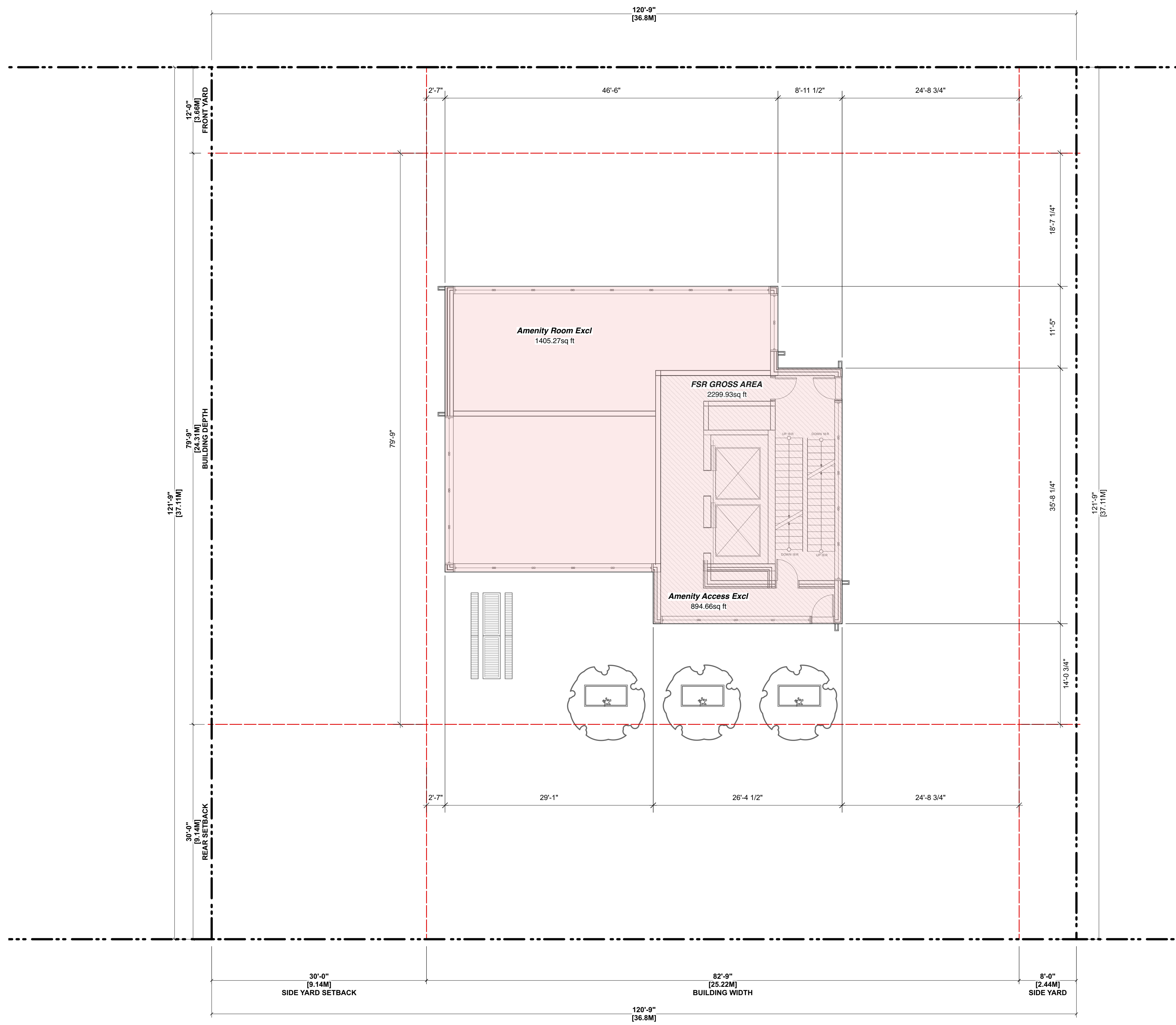
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15th Level Floor Plan FSR
 Scale: 1/8" = 1'-0"

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PROPOSED 17th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	55'5 1/2" x 47'1 1/4"		2299.93 sq.ft.
TOTAL GROSS FLOOR AREA			2,299.93 sq.ft.
Amenity Access Excl	35'8 1/4" x 26'4 1/2"		894.66 sq.ft.
Amenity Room Excl	46'6" x 39'10 3/4"		1405.27 sq.ft.
TOTAL EXCLUDED FLOOR AREA			2,299.93 sq.ft.
LVL 17 - TOTAL NET FLOOR AREA			0.00sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50	MAX FSR		
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		0.00 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50



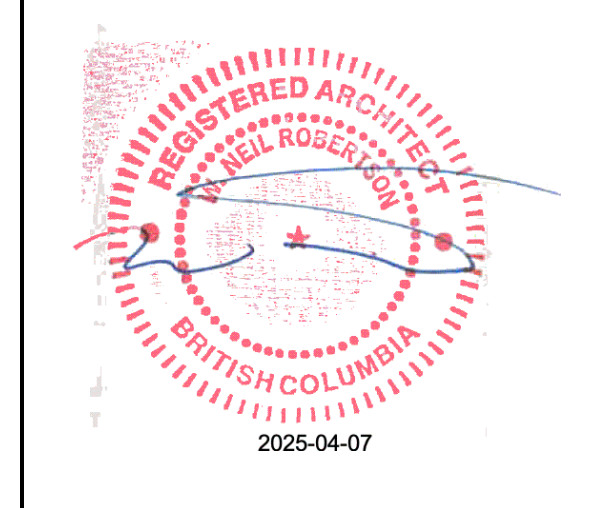
17th Level Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Issues	Consultant

Architect

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 MEMBERS AIBC - RAIC - AIA
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Project Title

360 East 14th Ave Tower

360 East 14th Ave
 Vancouver, B.C.

Sheet Title

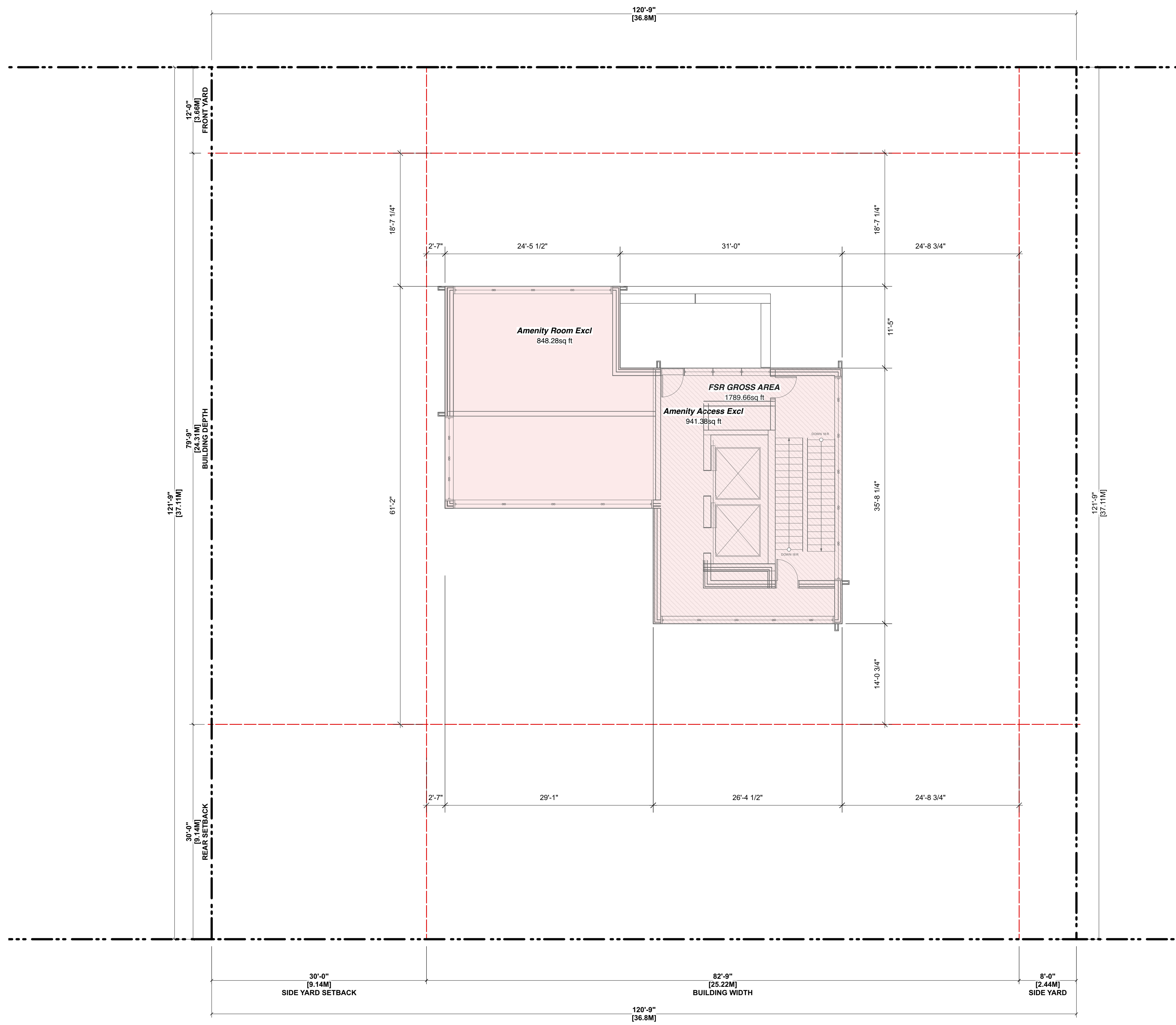
17th Level Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 9
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

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 CONTRACTOR TO VERIFY DIMENSIONS BEFORE PROCEEDING AND NOTIFY THE ARCHITECTS OF ANY DISCREPANCIES.

PROPOSED 18th LEVEL FSR CALCULATIONS			
FSR GROSS AREA	55'5 1/2" x 47'1 1/4"		1789.66 sq.ft.
TOTAL GROSS FLOOR AREA			1,789.66 sq.ft.
Amenity Access Excl	35'8 1/4" x 26'4 1/2"		941.38 sq.ft.
Amenity Room Excl	31'0" x 29'1"		848.28 sq.ft.
TOTAL EXCLUDED FLOOR AREA			1,789.66 sq.ft.
LVL 18 - TOTAL NET FLOOR AREA			-0.00sq.ft.

FSR SUMMARY				
SITE AREA	14,702.00 sq.ft.			
CD-1	6.50	MAX FSR		
MAX FSR Sq.Ft.	95,563.00 Sq.Ft.			
LEVEL	GROSS AREA (Includes Exterior Space)	NUMBER OF UNITS	EXCLUSIONS (Includes Exterior Spaces)	TOTALS
MAIN LVL NET	6575.04 sq.ft.	5	714.13 sq.ft.	5860.92 sq.ft.
02 LEVEL NET	6575.04 sq.ft.	6	521.40 sq.ft.	6053.64 sq.ft.
03 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
04 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
05 LEVEL NET	6575.04 sq.ft.	8	441.09 sq.ft.	6133.96 sq.ft.
06 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
07 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
08 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
09 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
10 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
11 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
12 LEVEL NET	6575.04 sq.ft.	9	465.97 sq.ft.	6109.08 sq.ft.
13 LEVEL NET	6575.04 sq.ft.	10	505.97 sq.ft.	6069.08 sq.ft.
14 LEVEL NET	6575.04 sq.ft.	11	545.97 sq.ft.	6029.08 sq.ft.
15 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
16 LEVEL NET	6575.04 sq.ft.	9	1382.86 sq.ft.	5192.19 sq.ft.
17 LEVEL NET	2299.93 sq.ft.		2299.93 sq.ft.	0.00 sq.ft.
18 LEVEL NET	1789.66 sq.ft.		1789.66 sq.ft.	-0.00 sq.ft.
SUBTOTAL	109,290.29sq.ft.	137	13,727.81sq.ft.	95,562.48sq.ft.
			TOTAL Sq.Ft.	95,562.48 sq.ft.
			GROSS FSR	6.50

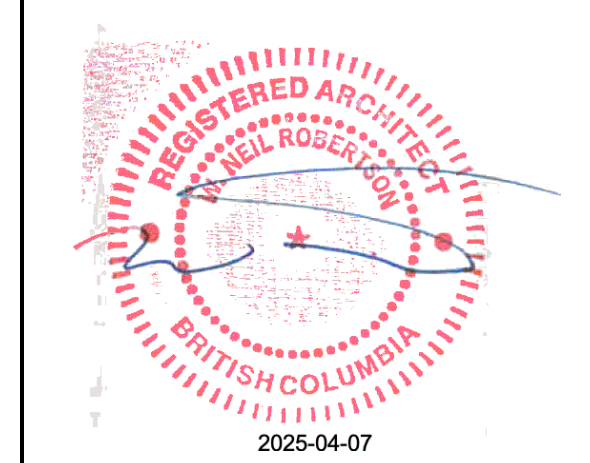


18th Level Floor Plan FSR
 Scale: 1/8" = 1'-0"

No.	Date	Issue Notes
D	2/28/25	ISSUED FOR REZONING APPLICATION
C	4/12/24	ISSUED FOR REZONING APPLICATION
B	11/21/23	ISSUED FOR CLIENT REVIEW
A	12/23/22	ISSUED FOR REZONING INQUIRY

Architect

SH A STUART HOWARD ARCHITECTS INC.
 MEMBERS AIBC - RAIC - AIA
 405 - 375 West 5th Avenue Vancouver B.C. V5Y 1A6
 phone - 604.688.5585 fax - 604.688.7486



360 East 14th Ave Tower

360 East 14th Ave Vancouver, B.C.

18th Level Floorplan

Issue Date	Plot Date	Sheet No.
	2024.04.12	FSR 10
Designed By	Reviewed By	
SHA	NR	
Drawn By	Checked By	
DS	NR	
Project ID	Scale	Issue/Revision
222.24	AS NOTED	

360 East 14th Avenue Tower

Vancouver, BC

RE-ISSUED FOR REZONING
MARCH 21, 2025

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	TREE MANAGEMENT PLAN
L0.2	LANDSCAPE DESIGN PRINCIPLES
L1.0	OVERALL LANDSCAPE CONCEPT
L1.1	LANDSCAPE CONCEPT - LEVEL 1
L1.2	LANDSCAPE CONCEPT - LEVEL 17
L1.2	LANDSCAPE CONCEPT - LEVEL 18
L2.0	PLANT MATERIAL PALETTE
L3.0	LANDSCAPE MATERIAL PALETTE

GENERAL NOTES

ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER LANDSCAPE ARCHITECTURAL DRAWINGS, DETAILS, SPECIFICATIONS, AND OTHER CORRESPONDANCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.

IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONFLICT SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVICE.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.

LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER MATERIALS IS TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PLANTING SHALL BE IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARD, LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.

FINAL SPACING, SELECTION, AND TREE SPECIES TO THE SATISFACTION OF THE CITY OF VANCOUVER FOR ANY PUBLIC REALM STREET TREES.

ALL PUBLIC REALM DETAILS TO THE CITY OF VANCOUVER STANDARDS.

THIS PLAN IS NOT FOR CONSTRUCTION AND IS TO BE SUBMITTED FOR REVIEW TO ENGINEERING SERVICES A MINIMUM OF 8 WEEKS PRIOR TO THE START OF ANY CONSTRUCTION PROPOSED FOR PUBLIC PROPERTY. NO WORK ON PUBLIC PROPERTY MAY BEGIN UNTIL SUCH PLANS RECEIVE "FOR CONSTRUCTION" APPROVAL AND RELATED PERMITS ARE ISSUED. PLEASE CONTACT ENGINEERING, DEVELOPMENT AND MAJOR PROJECTS AND/OR YOUR ENGINEERING, BUILDING SITE INSPECTOR FOR DETAILS.

David Stoyko
Landscape Architect

2686 6TH AVENUE EAST
VANCOUVER BC V5M 1R3
P 604.720.0048

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3	ISSUED FOR REZONING	24-04-06
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REVISIONS

360 E14th Avenue
Tower

1245-1265 W10th Ave.
Vancouver, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	24-005

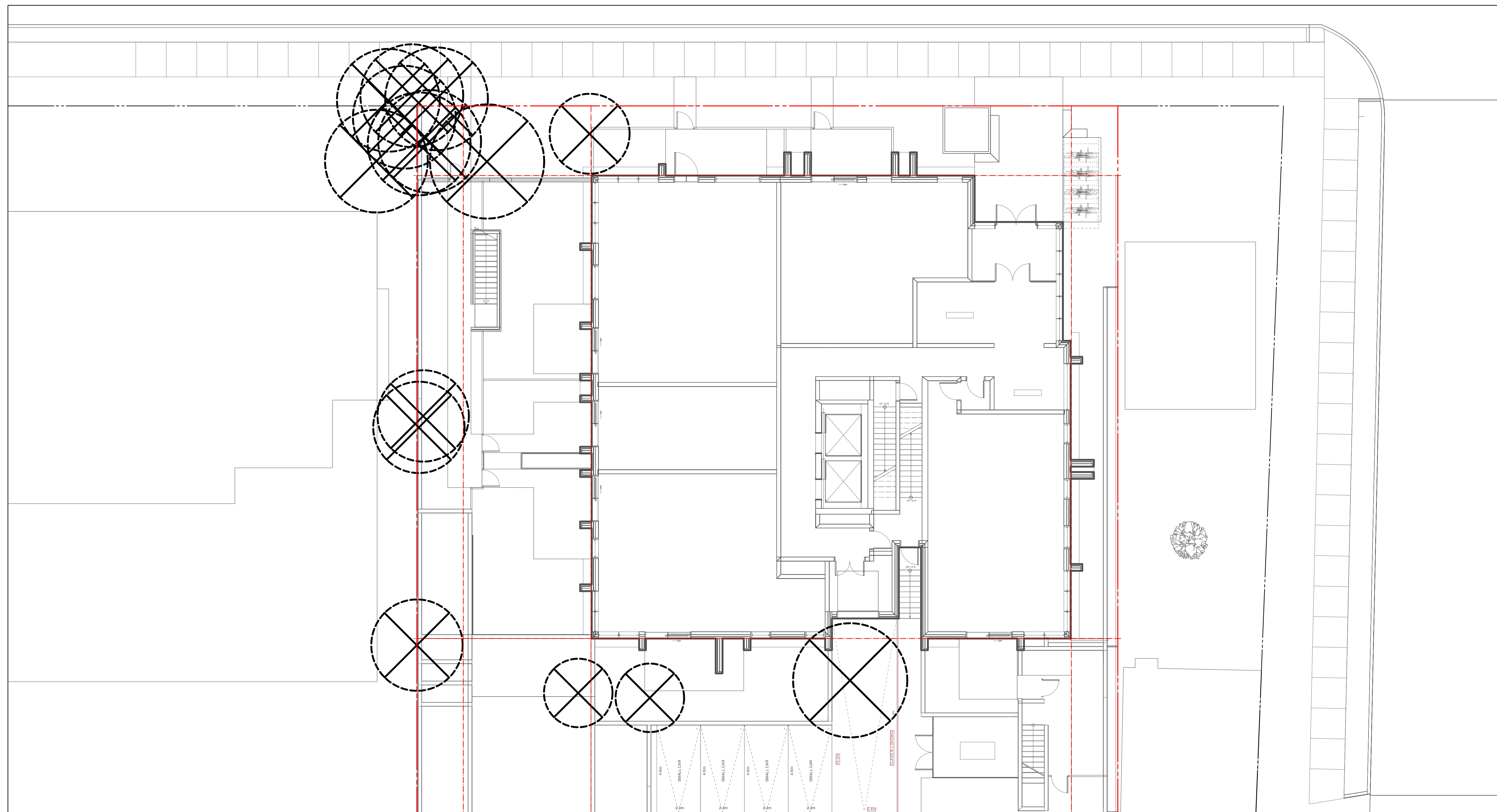
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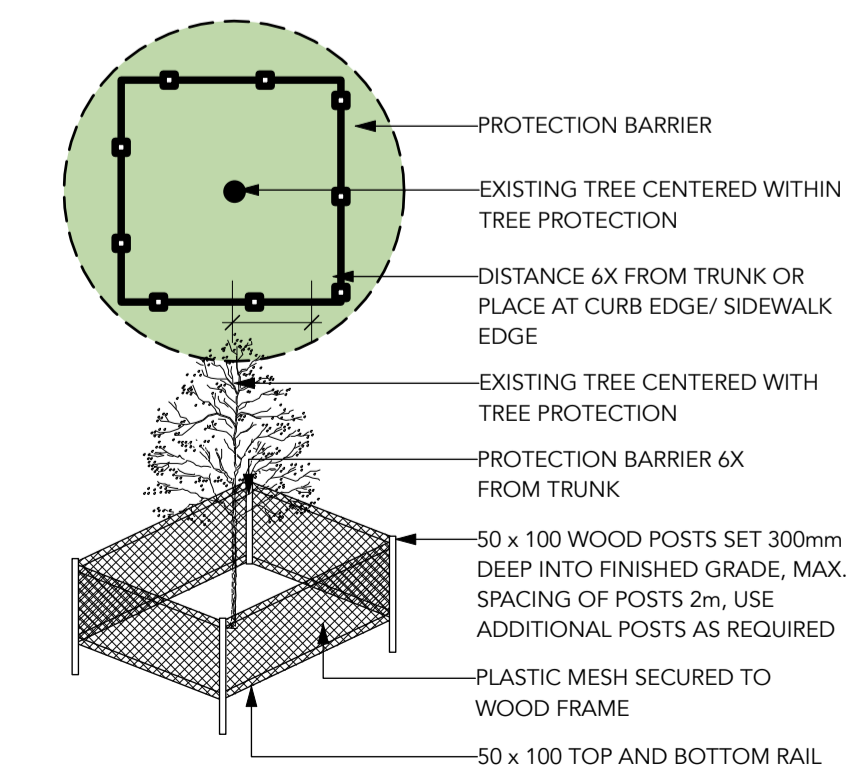
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TREE PROTECTION LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE RETAINED PER ARBORIST REPORT
	TREE TO BE REMOVED PER ARBORIST REPORT
	TREE PROTECTION FENCING TREE PROTECTION FENCING TO BE INSTALLED PER CITY OF VANCOUVER STANDARDS AND INSPECTED BY ARBORIST PRIOR TO CONSTRUCTION ACTIVITY
	#12 TREE TAG PER ARBORIST REPORT



TREE PROTECTION NOTES

- DO NOT REMOVE OR RELOCATE ANY TREE, EXCEPT AS INDICATED ON PLANS.
- INSTALL TREE PROTECTION BARRIERS AROUND ALL TREES TO BE PRESERVED. REMOVE ALL TREE PROTECTION BARRIERS AFTER CONSTRUCTION.
- CONSULTANT TO PROVIDE WRITTEN INSPECTION AND APPROVAL OF ALL BARRIERS BEFORE CONSTRUCTION BEGINS.
- LANDSCAPE ARCHITECT OR PROJECT ARBORIST TO BE ON-SITE FOR WORK WITHIN TREE PROTECTION ZONES OR EXISTING TREE ROOTS.
- ALL TREE PROTECTION FENCING MUST REMAIN IN PLACE AND IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PROCESS. ANY ALTERATION OF THE FENCES MUST BE PRE APPROVED BY THE ARBORIST.
- ANY DAMAGE TO EXISTING TREES SHALL BE REPAIRED TO THE SATISFACTION ON THE CONSULTANT AT CONTRACTOR EXPENSE.

360 E14th Avenue Tower

1245-1265 W10th Ave.
Vancouver, British Columbia

Scale:	1:100
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Project No.	24-005

TREE MANAGEMENT PLAN



LANDSCAPE DESIGN PRINCIPLES

NEIGHBOURHOOD FIT

The landscape strives to help the project fit into the neighbourhood in a positive manner. Ground level homes have individual access, patios and decks are large, and layered plantings maintain a green image. Planting and layout of the spaces provide privacy and protect overlook into neighbouring properties.



INTEGRATED GREEN SPACES

Plantings are provided at the ground and roof amenity levels to maximize the benefits of landscape elements. Ground level landscape areas are wide, with trees and plantings to screen neighbouring properties. A good balance between planted areas and useable open space creates a green effect, but does not sacrifice the livability of the outdoor spaces.



FLEXIBLE AMENITY AREAS

Landscape spaces are designed to be flexible to the uses by residents, and open to change of use over time. Amenity spaces at the tower roof are designed and arranged to cater to individuals as well as larger groups. Some programming is specific (urban agriculture, children's play) while other spaces allow for updating over time and flexible function.



David Stoyko
Landscape Architect

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REVISIONS		

360 E14th Avenue
Tower

1245-1265 W10th Ave.
Vancouver, British Columbia

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LANDSCAPE DESIGN
PRINCIPLES

David Stoyko
Landscape Architect

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OVERALL LANDSCAPE CONCEPT



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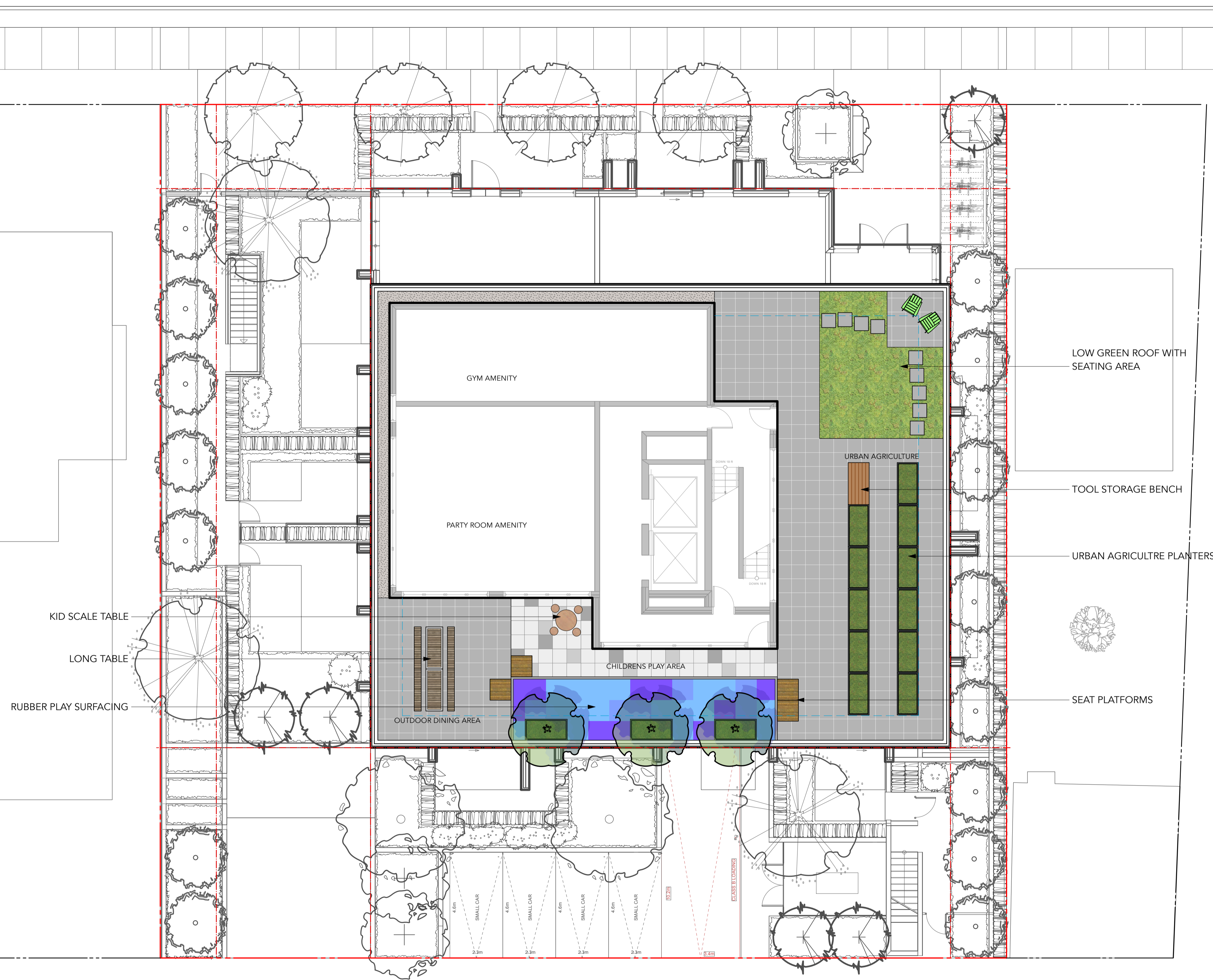
**LANDSCAPE
CONCEPT LEVEL 1**



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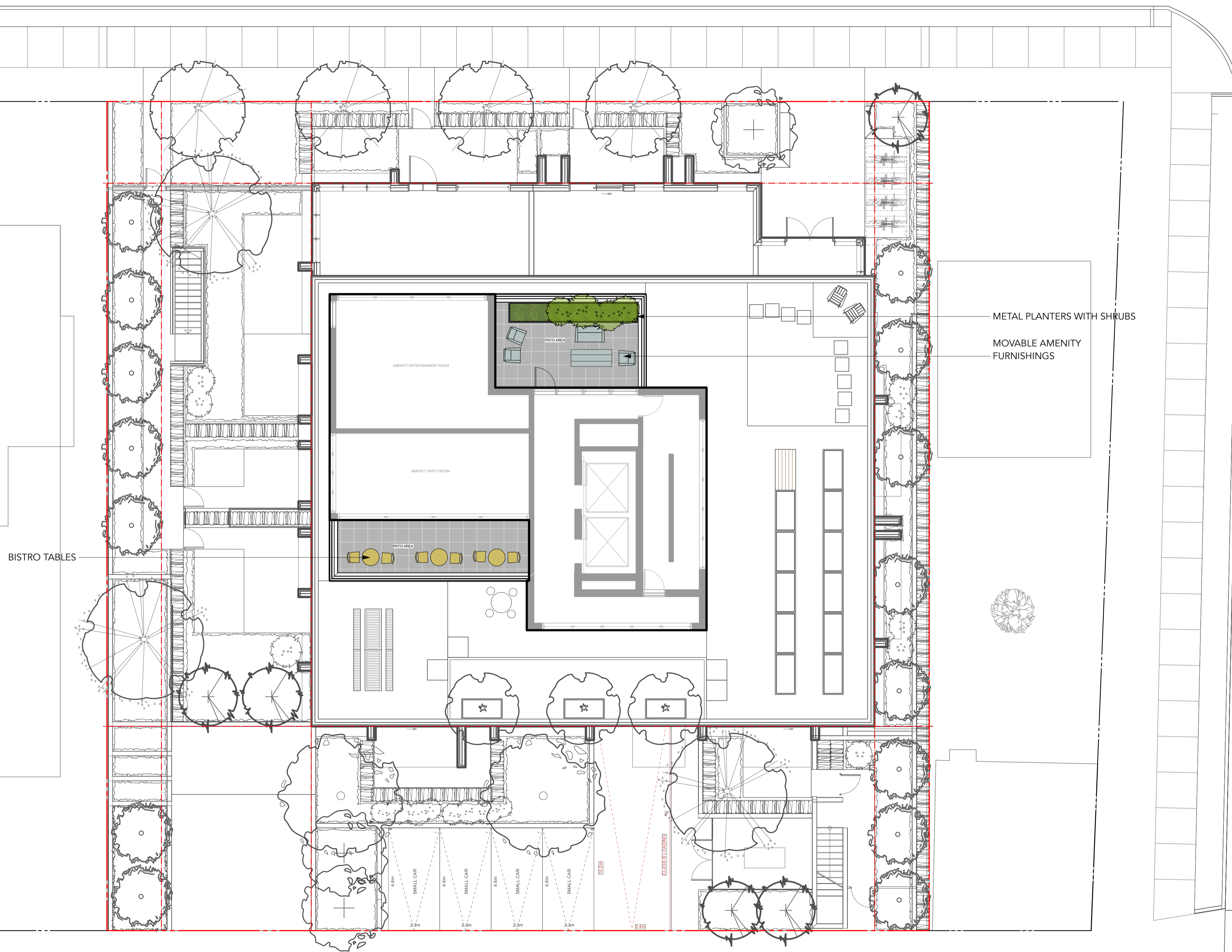
LANDSCAPE
CONCEPT LEVEL 17



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METAL PLANTERS WITH SHRUBS
MOVABLE AMENITY FURNISHINGS

BISTRO TABLES

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**LANDSCAPE
CONCEPT LEVEL 18**



NATIVE AND ADAPTIVE PLANTS



SEASONAL INTEREST



DEER FERN



ATTRACTIVE FOLIAGE



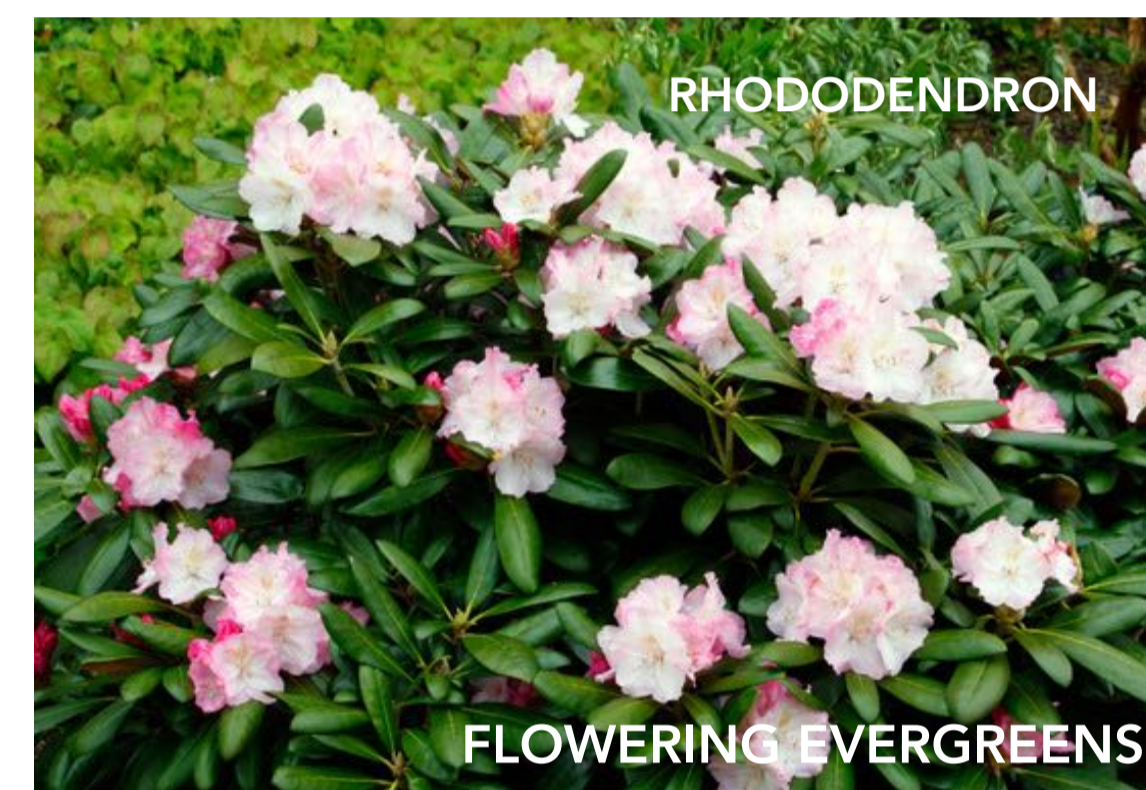
BEACH STRAWBERRY

FOOD AND WILDLIFE VALUE

EVERGREEN TEXTURES AND SHADE PLANTS

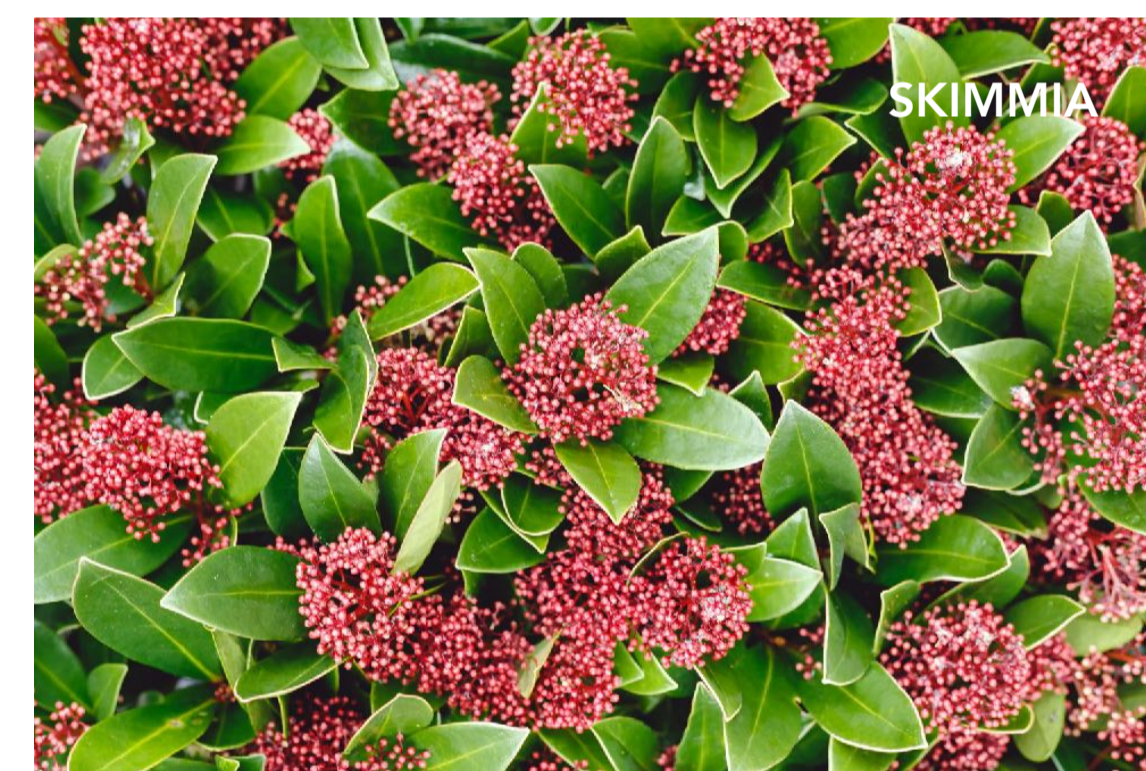


SWEET BOX



RHODODENDRON

FLOWERING EVERGREENS

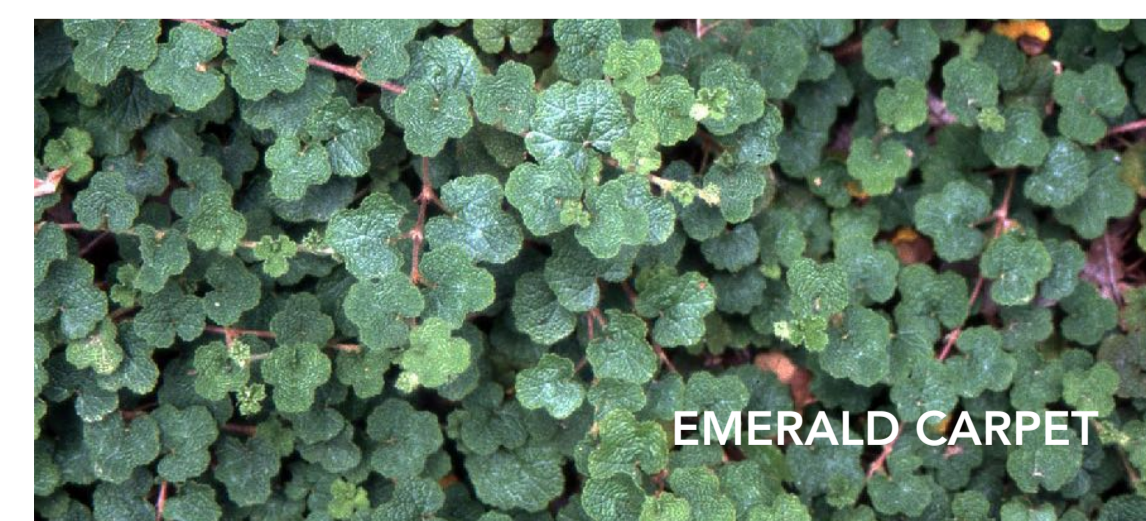


SKIMMIA



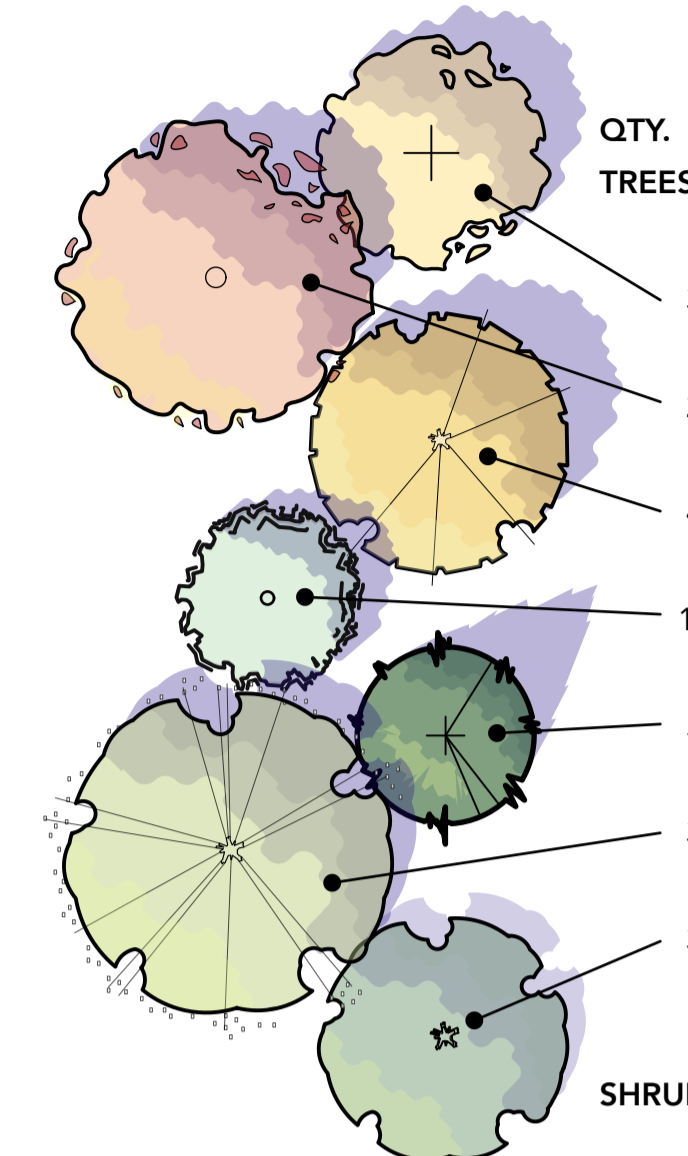
REDWOOD SPURGE

GROUNDCOVER VARIETY



EMERALD CARPET

DURABLE GROUNDCOVERS



QTY. TREES

BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
Acer palmatum 'Sangu Kaku'	Coral Bark Maple	5cm cal., B&B	as shown	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	6cm cal., B&B	as shown	[Pollinator Friendly] [Seasonal Interest]
Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	6cm cal., B&B	as shown	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweetgum	6cm cal., B&B	as shown	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Pinus umbraculifera	Umbrella Pine	2m ht., B&B	as shown	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Stewartia pseudocamellia	Japanese Stewartia	6cm cal., B&B	as shown	[Pollinator Friendly] [Seasonal Interest]
Styrax japonicus	Japanese Snowbell	6cm cal., B&B	as shown	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]

SHRUBS

Blechnum spicant	Deer Fern	#2 Pot	18" o.c.	[Drought Tolerant] [Pollinator Friendly]
Cornus sericea 'Kelseyi'	Dwarf Red Osier Dogwood	No. 2 Pot	30" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Rosa woodsii	Wood's Rose	#2 Pot	48" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Spiraea bumalda 'Goldflame'	Goldflame Spirea	#2 Pot	30" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Symphoricarpos albus	Snowberry	#2 Pot	36" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Vaccinium 'Brunswick'	Brunswick Lowbush Blueberry	#2 Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Skimmia japonica	Japanese skimmia	#5 Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Sarcococca hookeriana 'Humilis'	Himalayan sweetbox	#2 Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Polystichum munitum	Western sword fern	#1 Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly]
Rhododendron 'Yaku Prince'	Yaku Prince Rhododendron	#5 Pot	30" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Rhododendron 'Ken Janeck'	Ken Janeck Rhododendron	#5 Pot	30" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Taxus baccata 'Repens'	Creeping Yew	#2 pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Taxus x media 'Hicksii'	Hicks Yew	#5 Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]

GROUNDCOVERS

Ceanothus griseus horizontalis	Creeping Ceanothus	4" (10cm) Pot	18" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Fragaria chiloensis	Beach Strawberry	4" (10cm) Pot	15" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Gaultheria procumbens	Creeping Wintergreen	4" (10cm) Pot	15" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]
Mahonia repens	Creeping Oregon Grape	4" (10cm) Pot	18" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest] [Habitat Value]

PERENNIALS AND GRASSES

Achillea millefolium	Common Yarrow	4" (10cm) Pot	24" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Dicentra formosa	Bleeding Heart	4" (10cm) Pot	18" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Hakenochoa macra 'Aureola'	Golden Japanese Forest Grass	#1 Pot	15" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]
Hemerocallis Stella D'Oro	Yellow daylily	4" (10cm) Pot	18" o.c.	[Drought Tolerant] [Pollinator Friendly] [Seasonal Interest]

SOD LAWN

sq.m. Sodded Lawn

[Drought Tolerant] DROUGHT TOLERANT PLANTS
[Pollinator Friendly] POLLINATOR FRIENDLY PLANTS
[Seasonal Interest] SEASONAL INTEREST PLANTS
[Evergreen] EVERGREEN PLANTS

[Food Resource] FOOD RESOURCE PLANTS
[Native] NATIVE PLANTS
[Habitat Value] HABITAT VALUE PLANTS

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PLANT MATERIAL PALETTE

MATERIAL PALETTE



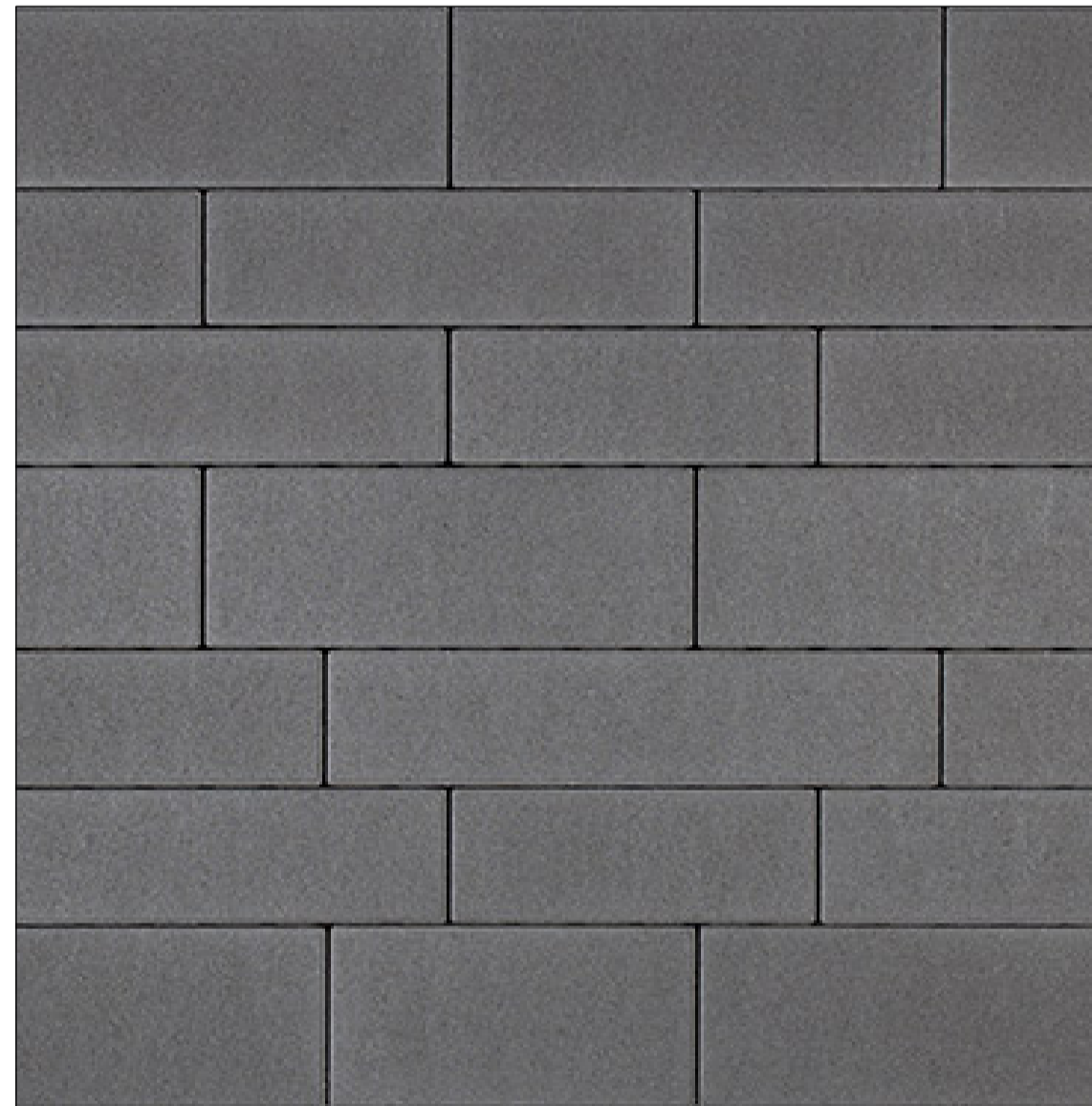
BROOM FINISHED CONCRETE



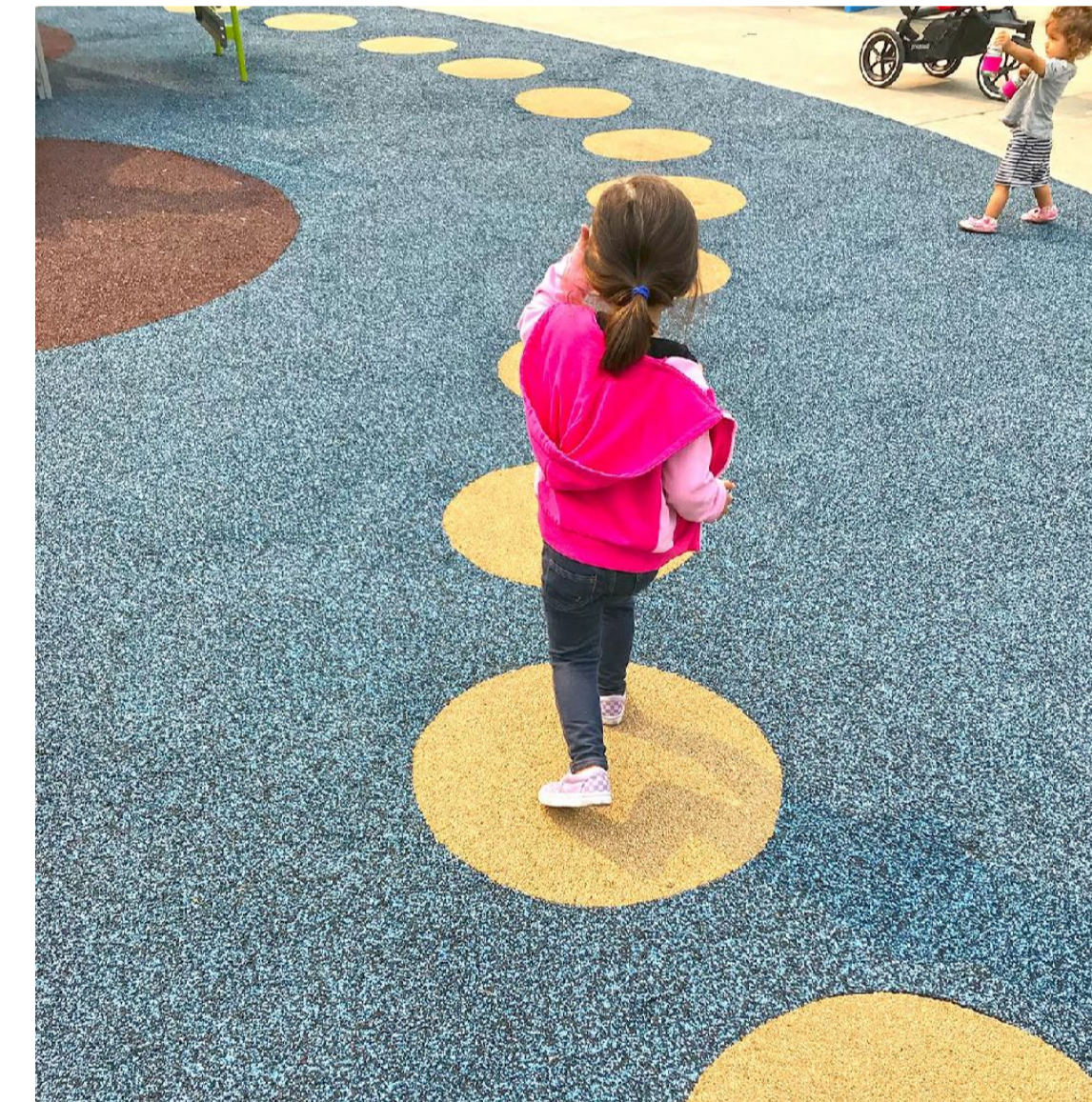
PATIO PAVERS - 18 X 18 MANHATTAN SLABS, NORTHERN SHADOW COLOUR, BY NEWSTONE GROUP



CUSTOM BENCH PLATFORMS, TIMBER AND METAL



LINARO SERIES CONCRETE UNIT PAVERS GRAPHITE COLOUR, BY NEWSTONE GROUP



POURED RUBBER SURFACE



URBAN AGRICULTURE PLOTS



GREEN ROOF IN AMENITY AREA



BIKE RACKS BY EQUIPARC



URBAN FORM PICNIC TABLE BY WISHBONE

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DAVID STOYKO LANDSCAPE ARCHITECT DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF ANY ELEMENT AT THE PROJECT SITE, INCLUDING UTILITIES AND / OR CONCEALED STRUCTURES, OR THE ACCURACY OF ANY INFORMATION PROVIDED FROM OTHER CONSULTANTS OR SOURCES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SITE CONDITIONS.

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5	RE-ISSUED FOR REZONING 25-03-21
4	ISSUED FOR REVIEW 25-03-04
3	ISSUED FOR REZONING 24-04-06
2	ISSUED FOR REVIEW 24-04-04
1	ISSUED FOR REVIEW 24-04-01
REVISIONS	

360 E14th Avenue Tower

1245-1265 W10th Ave.
Vancouver, British Columbia

Scale:	N/A
Drawn:	DS
Reviewed:	DS
Project No.	24-005

LANDSCAPE MATERIAL PALETTE