464-482 EAST 8TH AVE

464-482 EAST 8th AVENUE, VANCOUVER, BC
REZONING APPLICATION
JULY 28, 2026

CIVIC ADRESS: BLOCK 121 DISTRICT LOT 264A
NEW WESTMINSTER DISTRICT
LEGAL DESCRIPTION: THE EAST AND WEST 1/2 OF LOT 7 AND
LOT 8 EXCEPT PART IN PLAN 4215 PLANS
185 ABD 1771 AND LOT 18 PLAN 10707



PROJECT TEAM

Owner / Developer

RELIANCE PROPERTIES
305-111 Water Street
Vancouver, BC V6B 1A7
T: (604) 694-8680

JIM PATTISON DEVELOPMENTS
200-879 Marine Drive
North Vancouver, BC VP7 1R7
T: (604) 488-5238

Architect

BONIFACE OLEKSIUK POLITANO ARCHITECTS
180-510 Nicola Street
Vancouver, BC V6G 3J7
T: (236) 521-6568

Landscape Achitect

PERRY + ASSOCIATES
112 East Brodway
Vancouver, BC V5T 1V9
T: (604) 738-4118

Structural

GLOTMAN SIMPLSON
1661 West 5th Avenue
Vancouver, BC V6J 1N5
T: (604) 484-2294

Electrical

AES ENGINEERING
950-505 Burrard Street
Vancouver, BC V7M 1M4
T: (604) 569-6500

Mechanical/ Plumbing/ Energy Model

AME
200-638 Smithe Street
Vancouver, BC V6B 1E3
T: (604) 684-5995

Transportation

BUNT AND ASSOCIATES
1550-1050 West Pender Street
Vancouver, BC V6E 3S7
T: (604) 685-6427

Civil

INTERCAD
1111 West 8th Avenue
Vancouver, BC V6H 1C5
(604) 739-7707

Survevor

BUTLER SUNDVICK
4-19089 94th Avenue
Surrey, BC V4N 3S4
T: (604) 513-9611

Code Consultant

TCCP
756 Roslyn Boulevard
North Vancouver, BC V7G 1P4
(604) 929-8520

Arborist

DIAMOND HEAD
3559 Commercial Street
Vancouver, BC V5N 4E8
T: (604) 363-2053

Geotechnical

GEOPACIFIC
1779 West 75th Ave
Vancouver, BC V6P 6P2
T: (604) 439-0922

DRAWING LIST

A0.00	COVER
A0.01	PROJECT DATA (COV) 1/2
A0.02	PROJECT DATA (COV) 2/2
A0.03	STREETSCAPE ELEVATIONS
A1.01	SITE PLAN
A1.02	CONTEXT PLAN
A1.03	SURVEY
A1.04	BASE SURFACE PLAN
A1.05	SHADOW STUDY
A2.01	P4 PLAN
A2.02	P3 PLAN
A2.03	P2 PLAN
A2.04	P1 PLAN
A2.05	L1 PLAN
A2.06	L2 PLAN
A2.07	L3-10 PLAN
A2.08	L11-13 PLAN
A2.09	L14 PLAN
A2.10	L 15 PLAN
A2.11	ROOF PLAN
A4.01	NORTH ELEVATION
A4.02	EAST ELEVATION
A4.03	SOUTH ELEVATION
A4.04	WEST ELEVATION
A5.01	SECTION A1
A5.02	SECTION B1
A5.03	SECTION B2
A10.01	3D VIEWS

FSR OVERLAY DRAWINGS

A11.01	L1 AREA PLAN
A11.02	L2 AREA PLAN
A11.03	L3-10 AREA PLAN
A11.04	L11- L13 AREA PLAN
A11.05	L14 AREA PLAN
A11.06	L15 AREA PLAN
TOTAL	34

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption according to the Electronic Commerce Act of British Columbia. The Professional Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL



2026-07-28

464-482 E8th Ave

COVER

DRAWN: CB CHECKED: AP

A0.00

23005C

AREA + UNIT SUMMARY

GROSS AREA

LEVELS	GFA TOTAL		GFA RENTAL		GFA STRATA	
Level Group	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
LEVEL 01	4213 ft²	391.4 m²	0 ft²	0.0 m²	4213 ft²	391.4 m²
LEVEL 02	5583 ft²	518.7 m²	1865 ft²	173.3 m²	3718 ft²	345.4 m²
LEVEL 03-10	45449 ft²	4222.4 m²	0 ft²	0.0 m²	45449 ft²	4222.4 m²
LEVEL 11-13	17063 ft²	1585.2 m²	0 ft²	0.0 m²	17063 ft²	1585.2 m²
LEVEL 14	4835 ft²	449.2 m²	0 ft²	0.0 m²	4835 ft²	449.2 m²
LEVEL 15	1854 ft²	172.3 m²	0 ft²	0.0 m²	1854 ft²	172.3 m²
	78998 ft²	7339.1 m²	1865 ft²	173.3 m²	77133 ft²	7165.9 m²

EXCLUSIONS

AMENITY EXCLUSION		STORAGE EXCLUSION		MECH EXCLUSION	
Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
1094 ft²	101.6 m²	37 ft²	3.4 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	68 ft²	6.3 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	988 ft²	91.8 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	478 ft²	44.4 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	67 ft²	6.2 m²	31 ft²	2.9 m²
0 ft²	0.0 m²	72 ft²	6.7 m²	495 ft²	46.0 m²
1094 ft²	101.6 m²	1709 ft²	158.8 m²	652 ft²	60.6 m²

NET AREA

NET RENTAL		NET STRATA		NET TOTAL	
Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)	Total Area (sf)	Total Area (m2)
0 ft²	0.0 m²	3051 ft²	283.5 m²	3051 ft²	283.5 m²
1834 ft²	170.4 m²	3650 ft²	339.1 m²	5484 ft²	509.5 m²
0 ft²	0.0 m²	44430 ft²	4127.6 m²	44430 ft²	4127.6 m²
0 ft²	0.0 m²	16554 ft²	1537.9 m²	16554 ft²	1537.9 m²
0 ft²	0.0 m²	4737 ft²	440.1 m²	4737 ft²	440.1 m²
0 ft²	0.0 m²	1287 ft²	119.6 m²	1287 ft²	119.6 m²
1834 ft²	170.4 m²	73709 ft²	6847.8 m²	75543 ft²	7018.1 m²

AREAS - NET FSR

Area Use	Total Area (sf)	Total Area (m2)	FSR
CIRC/SERVICE	19241 ft²	1787.5 m²	1.59
	19241 ft²	1787.5 m²	1.59
RES-R	483 ft²	44.9 m²	0.04
RES-R	1351 ft²	125.5 m²	0.11
	1834 ft²	170.4 m²	0.15
RES-S	7979 ft²	741.3 m²	0.66
RES-S	15861 ft²	1473.5 m²	1.31
RES-S	19721 ft²	1832.1 m²	1.63
RES-S	10907 ft²	1013.3 m²	0.90
	54468 ft²	5060.3 m²	4.50
	75543 ft²	7018.1 m²	6.25

UNIT AVERAGES EXCL. STORAGE

Name	Unit Count	Total Area (sf)	Avg Size (SF)
RENTAL			
1BD-R	1	483 ft²	487 ft²
2BD-R	2	1351 ft²	680 ft²
	3	1834 ft²	~~1834 ft²~~
STRATA			
0BD-S	21	7979 ft²	379.5 ft²
1BD-S	34	15861 ft²	466.2 ft²
2BD-S	28	19721 ft²	708.0 ft²
3BD-S	15	10907 ft²	801.5 ft²
	96	54468 ft²	~~16234 ft²~~
	99	56302 ft²	~~18068 ft²~~

UNIT MIX %

Name	Count	%
RENTAL		
1BD-R	1	1.0%
2BD-R	2	2.0%
	3	3.0%
STRATA		
0BD-S	21	21.2%
1BD-S	34	34.3%
2BD-S	28	28.3%
3BD-S	13	13.1%
	96	97.0%
TOTAL	99	100.0%

TOTAL FAMILY UNIT = 43.4%

AMENITY, BALCONIES + BULK STORAGE

AMENITY AREAS

INDOOR AMENITY PROPOSED		
Name	Total Area (m2)	Total Area (sf)
AMENITY	43.5 m²	469 ft²
GYM	58.1 m²	625 ft²
TOTAL	101.6 m²	1094 ft²

OUTDOOR AMENITY PROPOSED		
Name	Total Area (m2)	Total Area (sf)
OUT. AMENITY	15.0 m²	161 ft²
OUT. AMENITY	118.6 m²	1276 ft²
TOTAL	133.5 m²	1437 ft²

AMENITY MAXIMUM AREA EXCLUSION (RM-4) = 10% AREA (706.61 m²)

TOTAL PROVIDED = 1.45% (101.6m²)

BALCONIES

BALCONY AREA - BY LEVEL

Level	Count per Level	Level Multiplier	Name	Area per Level	Total Area (m2)	Total Area (sf)
LEVEL 02	8	1	BALC	756 ft²	70.2 m²	756 ft²
LEVEL 03-10	8	8	BALC	756 ft²	561.8 m²	6047 ft²
LEVEL 11-13	7	3	BALC	756 ft²	210.7 m²	2268 ft²
LEVEL 14	3	1	BALC	478 ft²	44.4 m²	478 ft²
TOTAL				2745 ft²	887.1 m²	9548 ft²

AREAS - BALCONY MAX % (FSR)

GFA (sf)	GFA (m2)	Max. Balcony (12%)
75544 ft²	7017.7 m²	890.13 m²

STORAGE

BULK-STORAGE & IN-SUITE STORAGE	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED
BULLETIN: BULK STORAGE AND IN-SUITE STORAGE – MULTIPLE DWELLING RESIDENTIAL DEVELOPMENTS NOV 2022	1 STORAGE SPACE (MIN 5.7m³) / DWELLING UNIT	99

ABOVE GRADE	
Level Group	Count
LEVEL 01	1
LEVEL 02	2
LEVEL 03-10	32
LEVEL 11-13	15
LEVEL 14	2
LEVEL 15	2
TOTAL	54

BELOW GRADE	
Level	Count
LEVEL P2	4
LEVEL P3	16
LEVEL P4	25
TOTAL	45

TOTAL STORAGE PROVIDED (BELOW + ABOVE GRADE) = 99

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. Verify the authenticity of this document according to these terms. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

PROJECT DATA (COV) 1/2

DRAWN: CB CHECKED: AP

A0.01

23005C

OFF-STREET VEHICLE PARKING AND LOADING

REQUIRED PARKING SPACES :	BYLAW SUMMARY	TOTAL MINIMUM REQUIRED
4.3.2 PARKING SPACES FOR DWELLING UNITS :	4.3.2 EXCEPT FOR ACCESSIBLE PARKING, THERE IS NO MINIMUM RESIDENTIAL PARKING REQUIREMENT FOR RESIDENTIAL USES IN THE BROADWAY PLAN AREA	= 0
4.1.16 VISITOR PARKING SPACES :	AT LEAST 5% OF THE TOTAL NO. OF DWELLING UNITS AND NO MORE THAN 10% OF THE NO. OF DWELLING UNITS :	MIN 99 UNITS X 0.05 = 5 SPACES MAX 99 UNITS X 0.10 = 10 SPACES
TOTAL SPACES BY TYPE : STANDARD SPACES : SMALL SPACES (MAX 25%) : 4.14.1 EV SPACES : 4.8.4 ACCESSIBLE SPACES :	 RES FOR DWELLING USES, AND ENERGIZED OUTLET MUST BE INSTALLED IN EACH PARKING SPACE, EXCLUDING VISITOR PARKING RESIDENTIAL: 1 ACCESSIBLE STALL FOR EACH BUILDING THAT CONTAINS AT LEAST 7 RESIDENTIAL UNITS AND AN ADDITIONAL OF 0.034 STALL FOR EACH ADDITIONAL DWELLING UNIT. THE FIRST ACCESSIBLE PARKING SPACE PROVIDED MUST BE A VAN ACCESSIBLE PARKING SPACE.	 = 32 = MAX. 13 = 55 = 5
LOADING SPACES : 5.2.1 RESIDENTIAL	 CLASS A: AT LEAST 1 SPACE FOR 50 TO 299 DWELLING UNITS. CLASS B: NO REQUIREMENTS FOR LESS THAN 100 DWELLING UNITS.	 = 1 = 0
PASSENGER SPACES : 7.2.1 RESIDENTIAL	 CLASS A: 1 SPACE FOR ANY DEVELOPMENT WITH 50 TO 125 DWELLING UNITS, PLUS 1 SPACE FOR EVERY ADDITIONAL 150 UNITS.	 = 1

RESIDENTIAL STALLS PROVIDED

Description	Tag	Count
ACCESSIBLE STALL	ACC	4
ACCESSIBLE VAN STALL	ACC VAN	1
OVERSIZED STALL	OV	8
REGULAR STALL	REG	30
SMALL CAR STALL	SM	11
		54

LOADING STALLS PROVIDED

Description	Tag	Count
CLASS A LOADING STALL	LOADING (A)	1

PASSENGER LOADING STALLS PROVIDED

Description	Tag	Count
PASSENGER LOADING STALL	PASSENGER LOADING	1

VISITOR STALLS PROVIDED

Description	Tag	Count
REGULAR STALL	REG VISITOR	5

BICYCLE PARKING

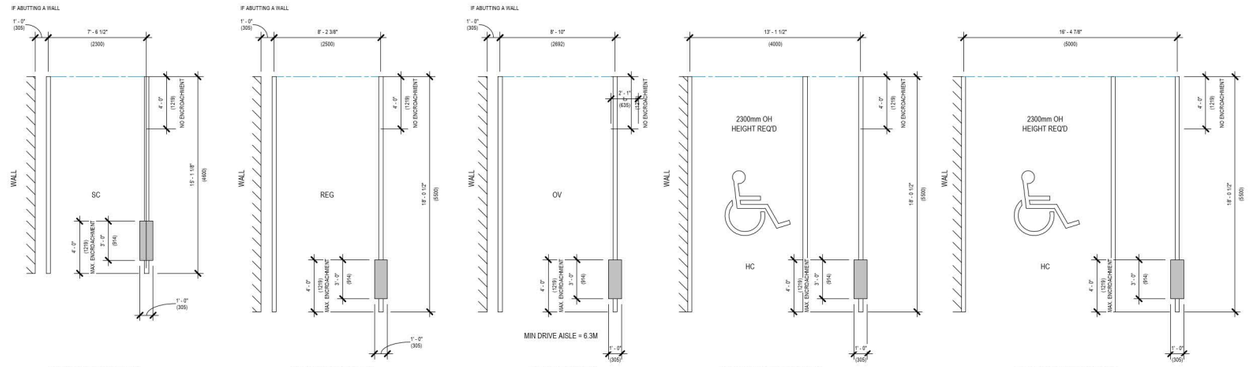
REQUIRED BICYCLE SPACES:	BYLAW SUMMARY	TOTAL REQUIRED
6.2.1.2 REQUIRED CLASS 'A' BICYCLE SPACES: FOR MULTIPLE DWELLING	1.5 SPACES FOR EACH DWELLING UNIT UNDER 65M ² (700 FT²) 2.5 SPACES FOR EACH DWELLING UNIT OVER 65 M ² (700 FT²) AND UNDER 105 M² (1130 FT²) 3.0 SPACES FOR EACH DWELLING UNIT OVER 105 M² (1130 FT²)	68 UNITS X 1.5 SPACES/UN. = 102 30 UNITS X 2.5 SPACES/UN. = 75 1 UNITS X 3.0 SPACES/UN. = 3 TOTAL = 180 MIN
6.2.1.2 REQUIRED CLASS 'B' BICYCLE SPACES: FOR MULTIPLE DWELLING	A MINIMUM OF 2 SPACES FOR ANY DEVELOPMENT CONTAINING AT LEAST 20 DWELLING UNITS, AND ONE ADDITIONAL SPACE FOR EVERY ADDITIONAL 20 DWELLING UNITS.	FIRST 20 UNITS: = 2 REMAINING 79 UNITS = 4 TOTAL = 6 MIN
6.2.5.1 BICYCLE PARKING CLASS 'A' BY TYPE:	HORIZONTAL SPACES (NO REQUIREMENT) BICYCLE LOCKERS (MIN. 10%) OVERSIZED SPACES (MIN. 5%) STACKED + VERTICAL SPACES (30% MAX VERTICAL AND COMBINED MAX. 60% OF REQ'D)	HORIZONTAL: = N/A LOCKERS: = 18 MIN OVERSIZED = 9 MIN VERTICAL = 54 MAX STACKED + VERTICAL = 108 MAX

PARKING - BICYCLE STALLS PROVIDED

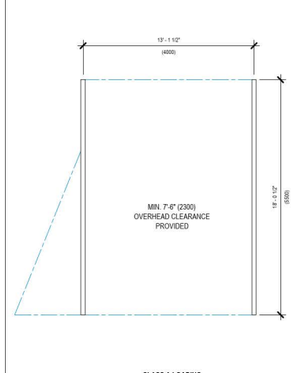
Description	Tag	%	Quantity	Class Type
CLASS A				
HORIZONTAL LOCKER	L	9.7%	18	CLASS A
HORIZONTAL STACKED	ST	33.3%	62	CLASS A
HORIZONTAL STANDARD	H	24.2%	45	CLASS A
OVERSIZED	OV	4.8%	9	CLASS A
VERTICAL	V	24.7%	46	CLASS A
			180	
CLASS B				
HORIZONTAL STANDARD	H	3.2%	6	CLASS B
			6	

TYPICAL STALLS SIZES

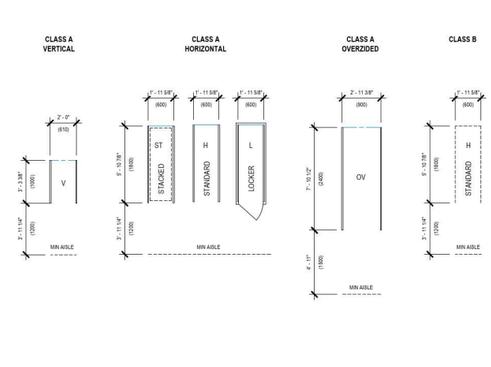
PARKING STALLS



LOADING STALLS



BICYCLE STALLS



Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be noted upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

464-482 E8th Ave

PROJECT DATA (COV) 2/2

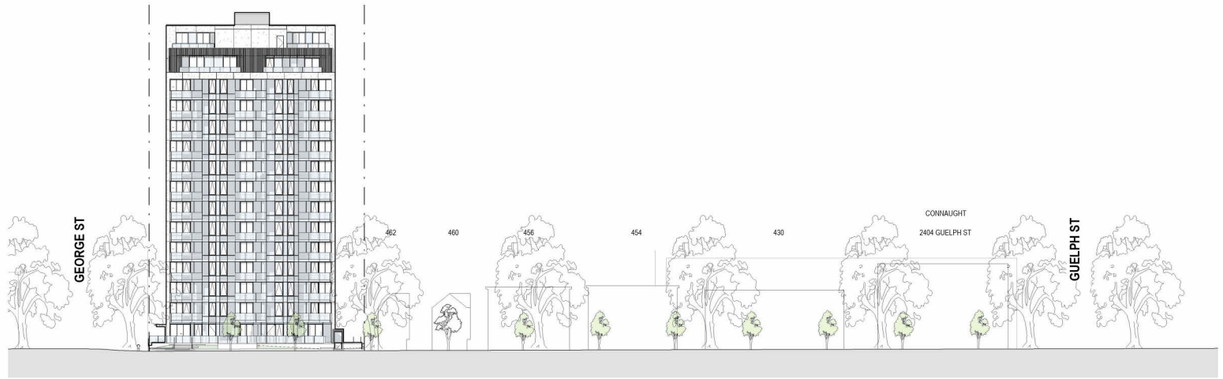
DRAWN: CB CHECKED: AP

A0.02

23005C



SITE



1 A0.03 E 8th AVE
SCALE: 1/32" = 1'-0"



SITE



2 A0.03 ST GEORGE
SCALE: 1/32" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. Verify the certificate and view the signer's properties to validate this form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

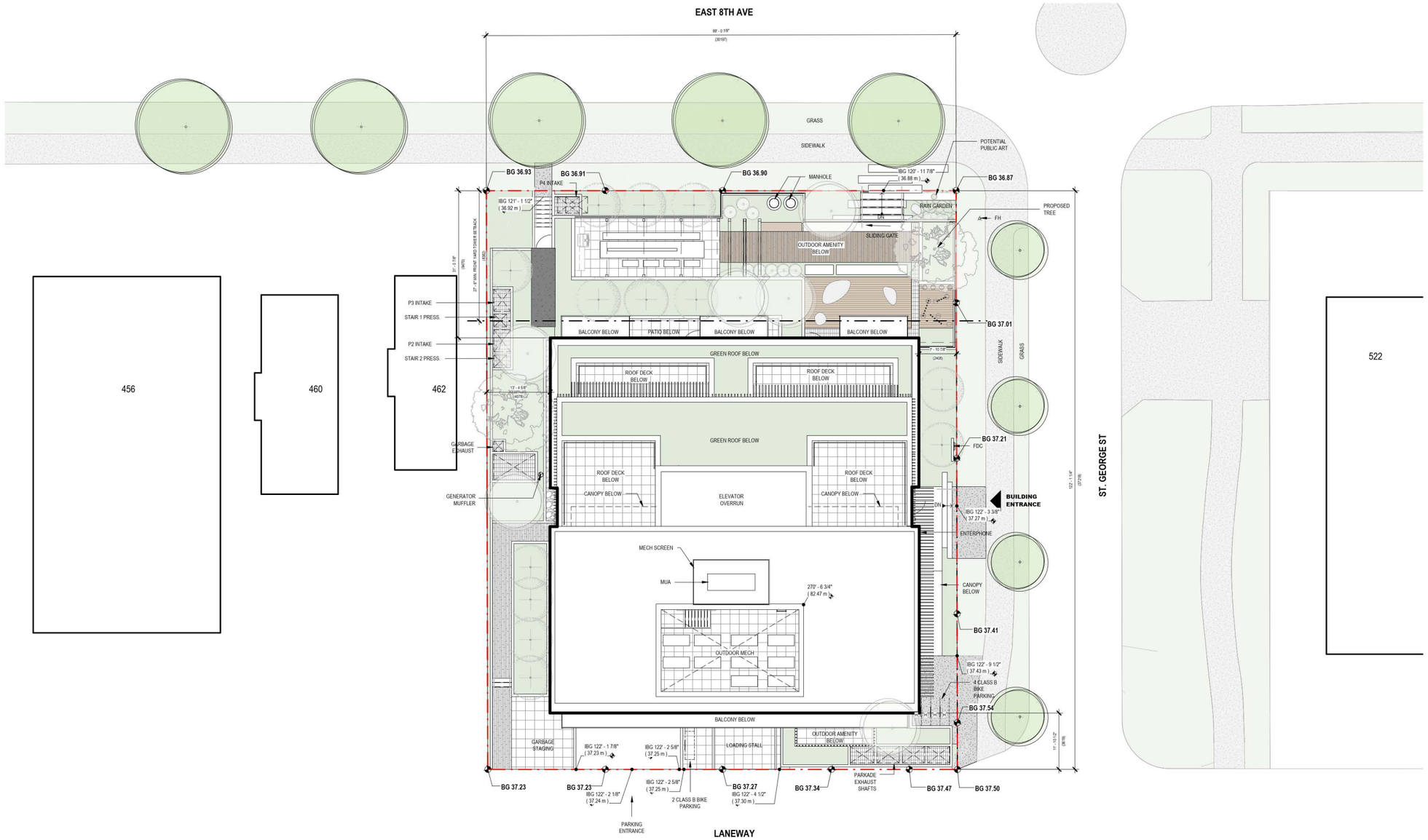
464-482 E8th Ave

STREETSCAPE ELEVATIONS

DRAWN: CB CHECKED: AP

A0.03

23005C



1 / 1/1 SITE PLAN
SCALE: 3/32" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology and approved by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT ... PROFESSIONAL ENGINEERS AND GEOSCIENTISTS OF BRITISH COLUMBIA
2026-07-28

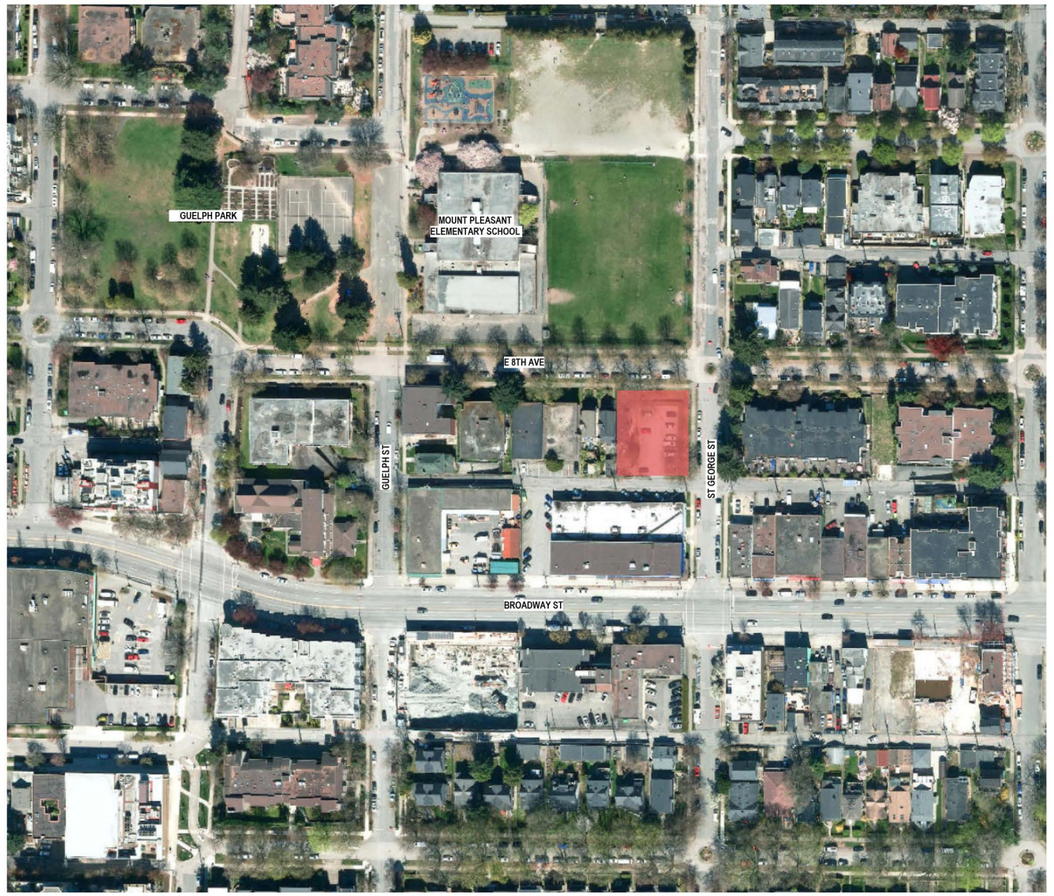
464-482 E8th Ave

SITE PLAN

DRAWN: CB CHECKED: AP

A1.01

23005C



1 / A1.03 **CONTEXT PLAN**
NTS

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2025-07-28

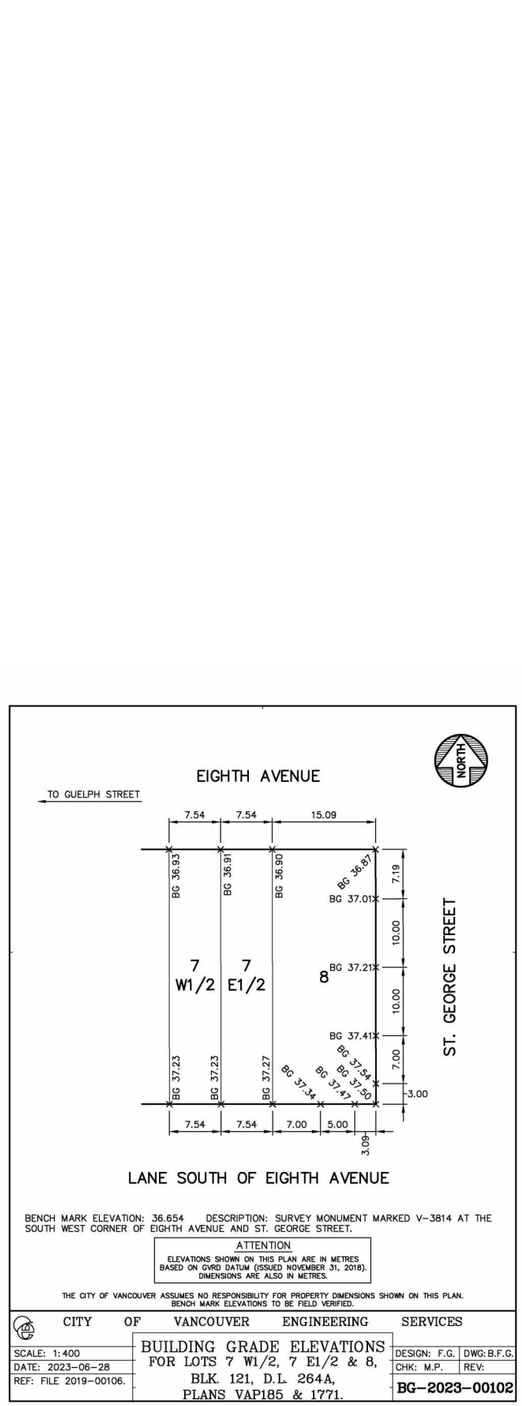
464-482 E8th Ave

CONTEXT PLAN

DRAWN: CB CHECKED: AP

A1.02

23005C



BENCH MARK ELEVATION: 36.654 DESCRIPTION: SURVEY MONUMENT MARKED V-3814 AT THE SOUTH WEST CORNER OF EIGHTH AVENUE AND ST. GEORGE STREET.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 31, 2018). DIMENSIONS ARE ALSO IN METRES.

THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS SHOWN ON THIS PLAN. BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

CITY OF VANCOUVER ENGINEERING SERVICES		
SCALE: 1:400	DESIGN: F.G.	DWG: B.F.G.
DATE: 2023-06-28	CHK: M.P.	REV:
REF: FILE 2019-00106.	BUILDING GRADE ELEVATIONS FOR LOTS 7 W1/2, 7 E1/2 & 8, BLK. 121, D.L. 264A, PLANS VAP185 & 1771.	BG-2023-00102

TOPOGRAPHIC PLAN OF THE EAST AND WEST 1/2 OF LOT 7 AND LOT 8 EXCEPT PART IN PLAN 4215 PLANS 185 AND 1771 BLOCK 121 DISTRICT LOT 264A NEW WESTMINSTER DISTRICT

SCALE 1:200 DISTANCES ARE IN METRES

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM CITY OF VANCOUVER CONTROL MONUMENT No. V-3814 ELEVATION=36.654m (CVG2850VRD2018)

LEGEND:

- PP DENOTES POWER POLE
- BO DENOTES BOLLARD
- CB DENOTES CATCH BASIN
- FH DENOTES FIRE HYDRANT
- MH DENOTES MANHOLE
- LS DENOTES LAMP STANDARD (UNLESS NOTED OTHERWISE)
- TS DENOTES TRAFFIC SIGNAL
- WV DENOTES WATER VALVE
- GV DENOTES GAS VALVE
- SN DENOTES SIGN
- SB DENOTES SERVICE BOX
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- BT DENOTES BOTTOM OF TRANSFORMER
- TT DENOTES TOP OF TRANSFORMER
- HV DENOTES HIGH VOLTAGE WIRE
- LW DENOTES LOWER WIRE
- DEC DENOTES DECIDUOUS
- BC DENOTES BOTTOM TREE CANOPY
- TREE CALIPER (mm)
- XXX# TREE TYPE
- DL X TREE CANOPY RADIUS (m)

NOTES:
PROPERTY LINES OF SUBJECT SITE ARE DERIVED FROM FIELD SURVEY. ALL OTHERS ARE COMPILED FROM LAND TITLE OFFICE RECORDS AND ARE FOR SCENERY PURPOSES ONLY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES

THIS PLAN SHOULD BE READ IN CONJUNCTION WITH TITLE No. CB123765, CA7474068 AND CA7474067 TO CONFIRM ANY CHARGES THAT MAY AFFECT THIS PLAN.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

DISCLAIMER:
THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND/OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, OR ALTER THIS REPORT, THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF SUNDVICK MORIN.

SUNDVICK MORIN ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

ROOF PEAK ELEV=44.81m
ROOF PEAK ELEV=43.49m
ELEMENTARY SCHOOL
PLAYGROUND GRASS
2 PLAN 19737
4 PLANS 777A AND 1771
TOE OF BANK
TOP OF BANK
CHAINLINK FENCE
GRASS
CONCRETE SIDEWALK
GUTTER LINE
E 8th AVENUE
CEDAR HEDGE
CONCRETE BLOCK FENCE
THREE STOREY HOUSE
E 1/2 6
W 1/2 7
280.6 m2
E 1/2 7
PLANS 185 AND 1771
843.2 m2
Rem 8
Rem 4
Rem 5
W 1/2 6
PLANS
Bk. 121
SINGLE STOREY
ASPHALT PARKING
PAVED PAD
SHED
FENCE
LANE
ASPHALT
EDGE OF ASPHALT
POLE TRANSFORMER
CONCRETE RETAINING WALL WITH CHAINLINK FENCE
CONCRETE RETAINING WALL WITH HANDRAIL
AREA UNDER CONSTRUCTION
CONCRETE
CONCRETE SIDEWALK
DECORATIVE TILES ENTRANCE
LANDSCAPING
CURB LINE
LET DOWN
LEVEL 1 BUILDING OUTLINE
DL 264A
Gp. 1
STRATA PLAN EPS1898
(PLAN 10707)
5 STOREY BUILDING
2471 GEORGE STREET
St. GEORGE STREET
A PLAN 1310
24 PLAN 1310
DRIVEWAY
LANDSCAPING
SUMP
MH SEWER
MH STORM
CB
BCH VAULT
MH ROGERS
SRW PLAN EPP111226
ORIGINAL SURVEY COMPLETED MARCH 11, 2021
WEST 1/2 OF LOT 7 SURVEY COMPLETED ON OCTOBER 20, 2022
SURVEY UPDATED ON MARCH 11, 2026
Gary Carl Sundvick
B.C.L.S.
GARY SUNDVICK
This document is not valid unless originally signed and sealed or if PDF, digitally certified and stamp shown.
FOR MUNICIPAL AND OR MORTGAGE PURPOSES ONLY, NOT TO BE USED TO DEFINE PROPERTY BOUNDARIES.
SUNDVICK MORIN
www.sundvickmorin.ca
T:604.513.9611
File:5406\5406-T.dwg

NOTE: SURVEY SHOWN FOR REFERENCE ONLY. SEE ORIGINAL SURVEY PLAN PREPARED BY BUTLER SUNDVICK.

1 / A1.03 **SURVEY PLAN**
NTS

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2025-07-28

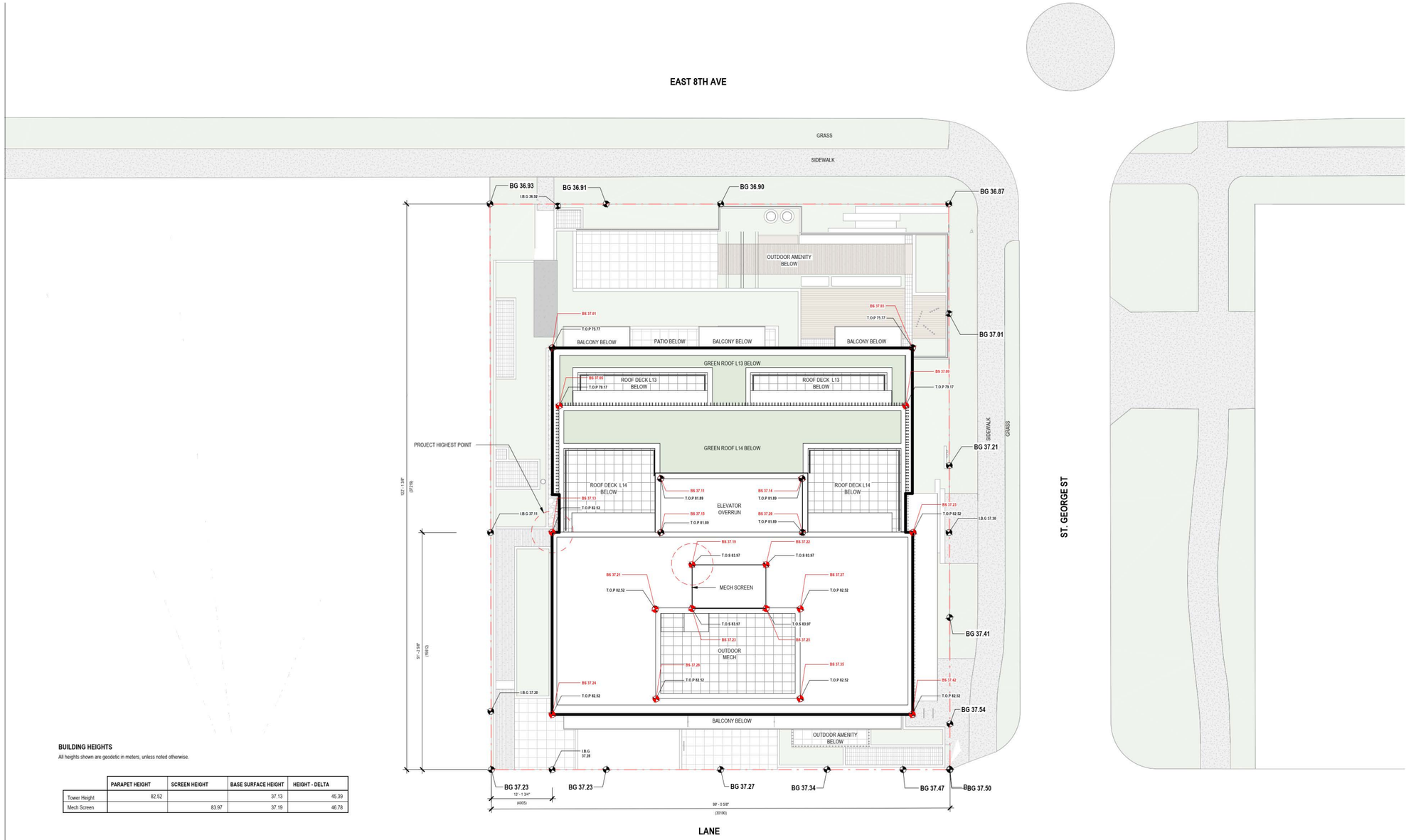
464-482 E8th Ave

SURVEY

DRAWN: CB CHECKED: AP

A1.03

23005C



BUILDING HEIGHTS

All heights shown are geodetic in meters, unless noted otherwise.

	PARAPET HEIGHT	SCREEN HEIGHT	BASE SURFACE HEIGHT	HEIGHT - DELTA
Tower Height	82.52		37.13	45.39
Mech Screen		83.97	37.19	46.78

I.B.G INTERPOLATED BUILDING GRADE
BG OFFICIAL BUILDING GRADE
BS BASE SURFACE
T.O.P TOP OF PARAPET
T.O.S TOP OF SCREEN
ELEVATION AT LEVEL

1 / A1.04 BASE SURFACE PLAN
SCALE: 3/32" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. Verify the certificate and signatures to confirm the integrity of digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

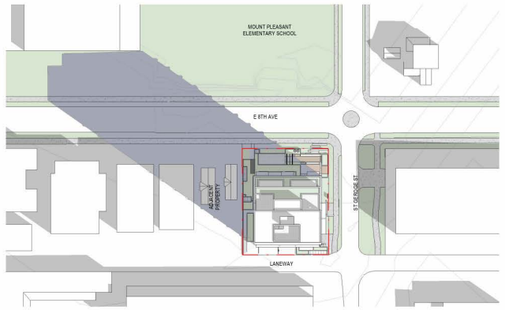
464-482 E8th Ave

BASE SURFACE PLAN

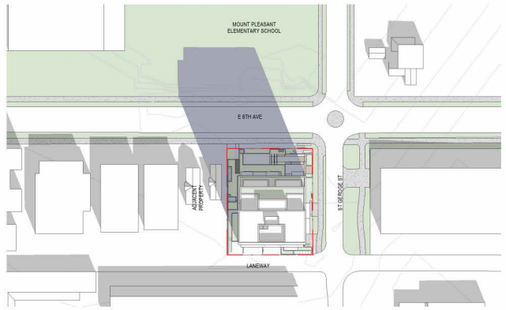
DRAWN: CB CHECKED: AP

A1.04

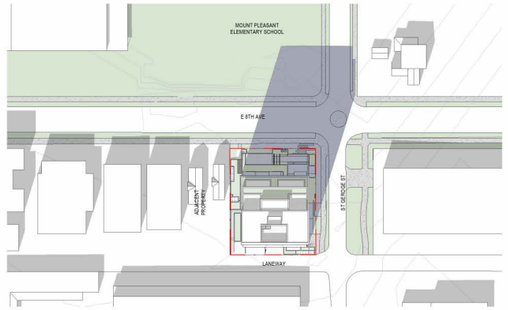
23005C



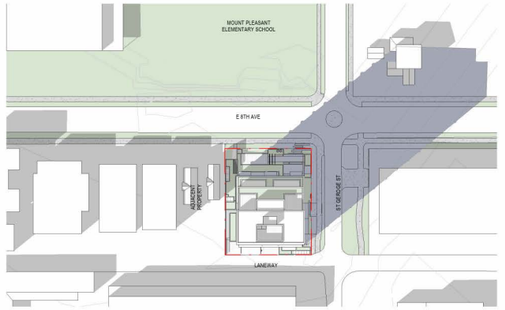
1 A1.05 SEPTEMBER 22 10AM
SCALE: 1" = 80'-0"



2 A1.05 SEPTEMBER 22 12PM
SCALE: 1" = 80'-0"



3 A1.05 SEPTEMBER 22 2PM
SCALE: 1" = 80'-0"



4 A1.05 SEPTEMBER 22 4PM
SCALE: 1" = 80'-0"

SHADOW ANALYSIS - MOUNT PLEASANT ELEMENTARY SCHOOL SITE

FALL EQUINOX (22 SEPTEMBER)



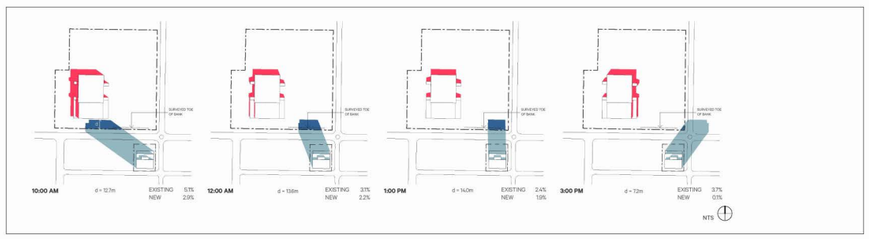


MOUNT PLEASANT ELEMENTARY SCHOOL SITE
VIEW FROM SOUTH WEST
PHOTO TAKEN SEP 23, 2025 | 11AM

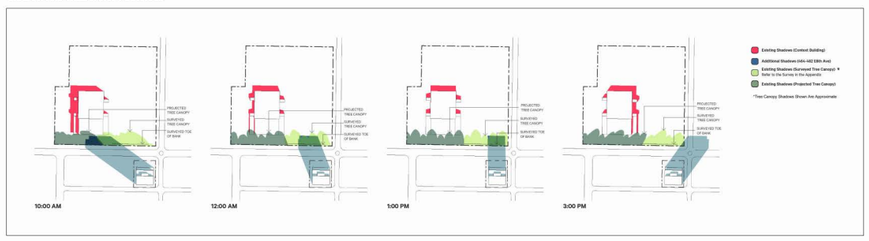


MOUNT PLEASANT ELEMENTARY SCHOOL SITE
VIEW FROM SOUTH WEST
PHOTO TAKEN SEP 23, 2025 | 11AM

SHADOW DIAGRAM



SHADOW AND TREE CANOPY DIAGRAM



SHADOW COVERAGE CALCULATIONS

Mount Pleasant Elementary School Site Area (sf) = 196,059.00
Mount Pleasant Elementary School Site Area (m^2) = 18,214.51

SHADOW COVERAGE ON MOUNT PLEASANT ELEMENTARY SCHOOL SITE

Time	Existing Shadows (Context Building)		Additional Shadows (464-482 E 8th Ave)		Cumulative Shadow	
Sept. 21 (DST)	m^2	sf	m^2	sf	m^2	sf
10:00 AM	937.40	10,090	532.86	5,736	1,470.26	15,826
12:00 PM	558.98	6,017	394.54	4,247	953.52	10,264
1:00 PM	433.74	4,669	337.41	3,632	771.15	8,301
3:00 PM	675.45	7,270	20.07	216	695.52	7,486

Shadow Coverage (%) = Total shadow area (m^2) / 4 x Area of applicable public open space (m^2)

Existing Shadows (Context Building)

Existing Shadow Coverage (%) = 2,605.57 m^2 / 4 x 18,214.51 m^2
= 2,605.57 m^2 / 72,858.04 m^2
= **3.58%**

Additional Shadows (464-482 E 8th Ave)

Additional Shadow Coverage (%) = 1,284.88 m^2 / 4 x 18,214.51 m^2
= 1,284.88 m^2 / 72,858.04 m^2
= **1.76%**

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

SEAL

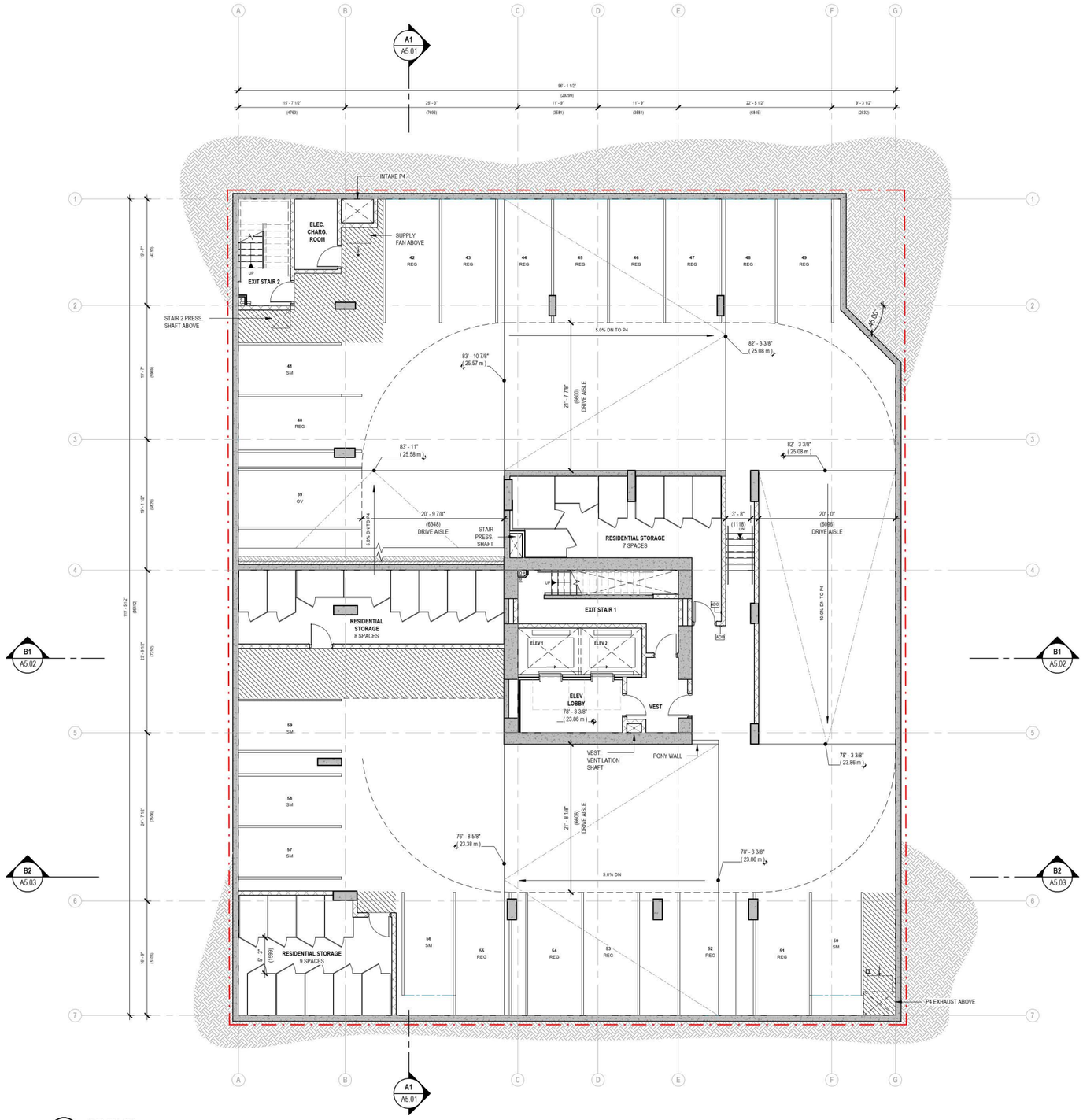
464-482 E8th Ave

SHADOW STUDY

DRAWN: CB CHECKED: AP

A1.05

23005C



1 A2.01 LEVEL P4
SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL P4

VEHICLES
STANDARD STALL 18
OVERSIZED STALL 02
SMALL STALL 03

TOTAL 23

STORAGE
4'-3"x6'-2" UNITS 25

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL
THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT
BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
BRENDAN POLITANO
PROVINCE OF BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

P4 PLAN

DRAWN: CB CHECKED: AP

A2.01

23005C

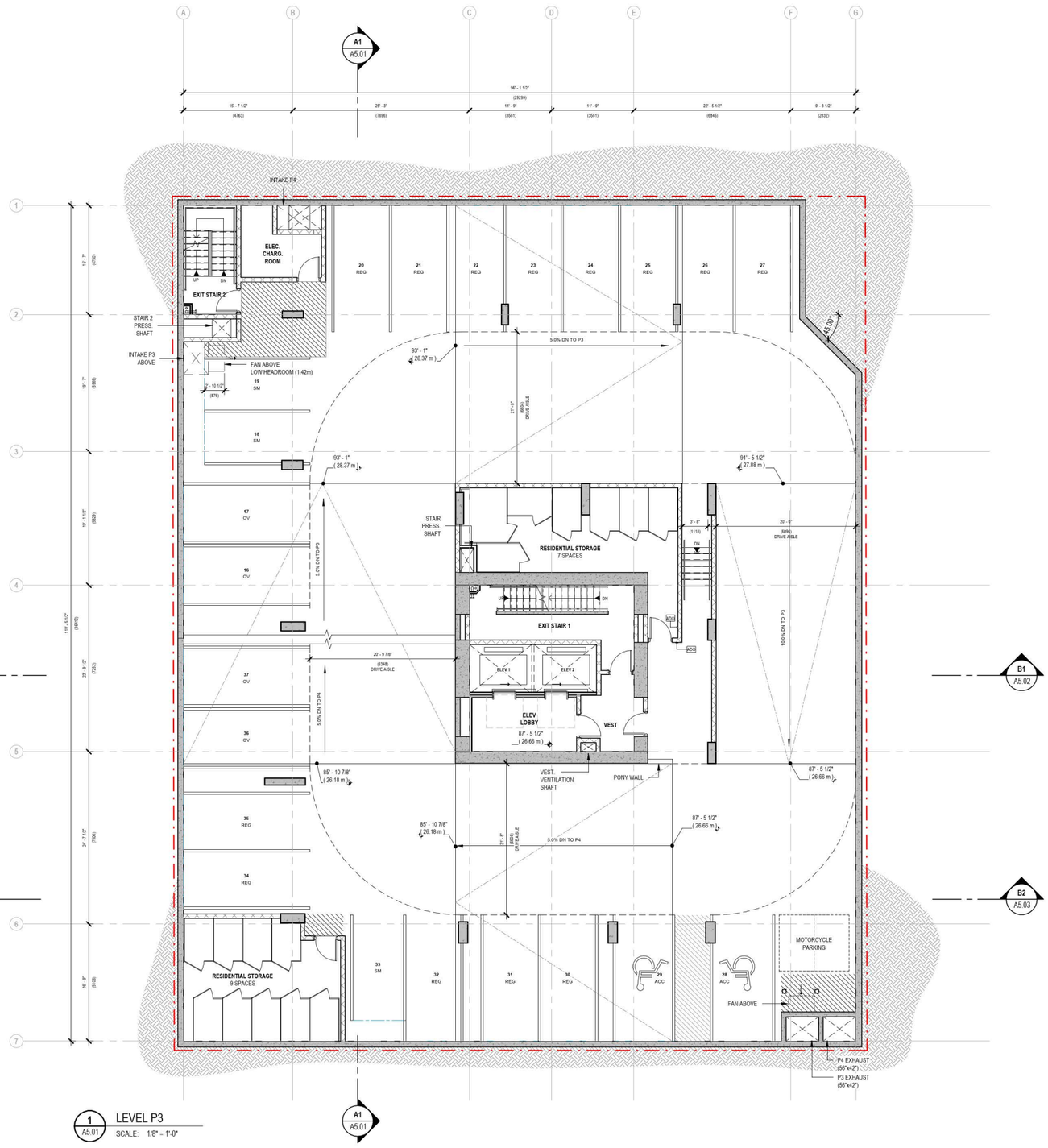
PARKING BREAKDOWN LEVEL P3

VEHICLES

STANDARD STALL	13
OVERSIZE STALL	04
SMALL STALL	03
ACCESSIBLE STALL	02
TOTAL	22

STORAGE

4'-3"x6'-2" UNITS	16



1 A5.01 LEVEL P3
SCALE: 1/8" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form and any printed version of this document is to be regarded as an unofficial copy. Subject to the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT ANDREW PETER POLITANO BRITISH COLUMBIA
2026-07-28

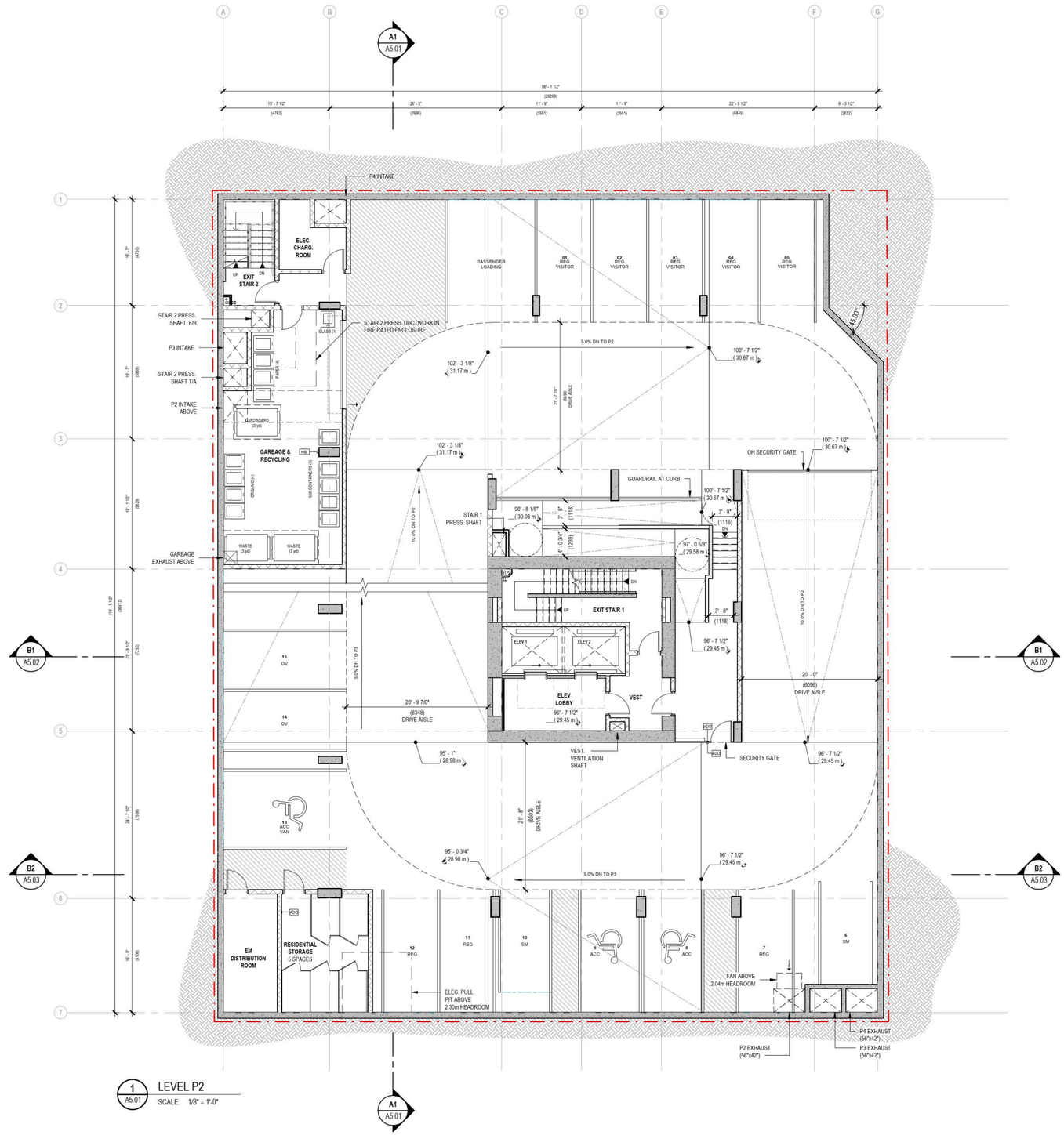
464-482 E8th Ave

P3 PLAN

DRAWN: CB CHECKED: AP

A2.02

23005C



1 A5.01 LEVEL P2

SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL P2

VEHICLE
STANDARD STALL 03
OVERSIZE STALL 02
SMALL STALL 02
ACCESSIBLE STALL 03
TOTAL 10

VISITOR 05
PASSENGER LOADING 01

STORAGE
4'-3"x6'-2" UNITS 04

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the author. Unauthorized alterations to any certified electronic file will not be valid when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

P2 PLAN

DRAWN: CB CHECKED: AP

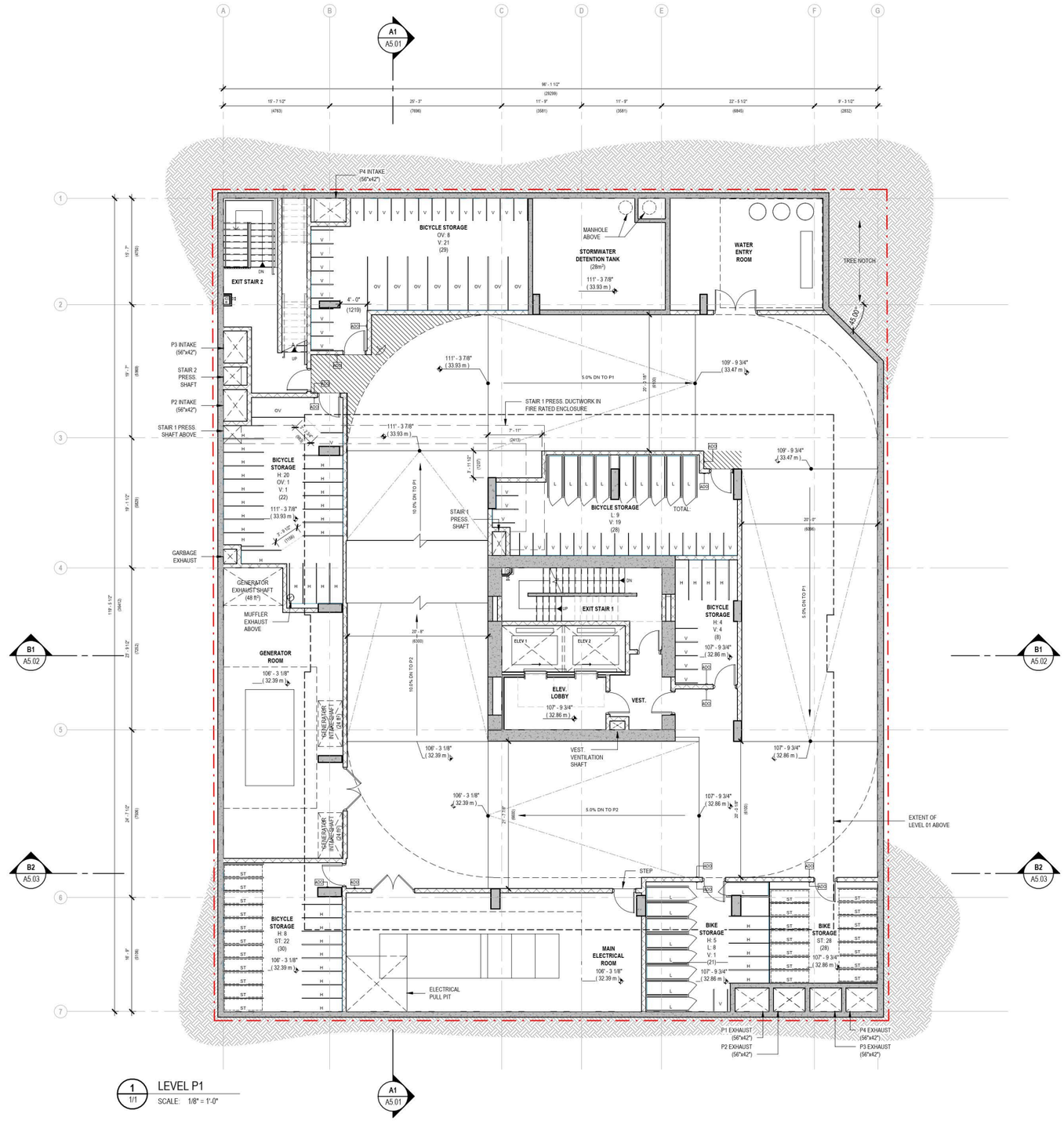
A2.03

23005C

PARKING BREAKDOWN LEVEL P1

CLASS A BIKES..... 164

HORIZONTAL	39
LOCKER	18
OVERSIZE	09
STACKED	52
VERTICAL	46



1 1/1 LEVEL P1
SCALE: 1/8" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. Verify the authenticity of this document according to these terms. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

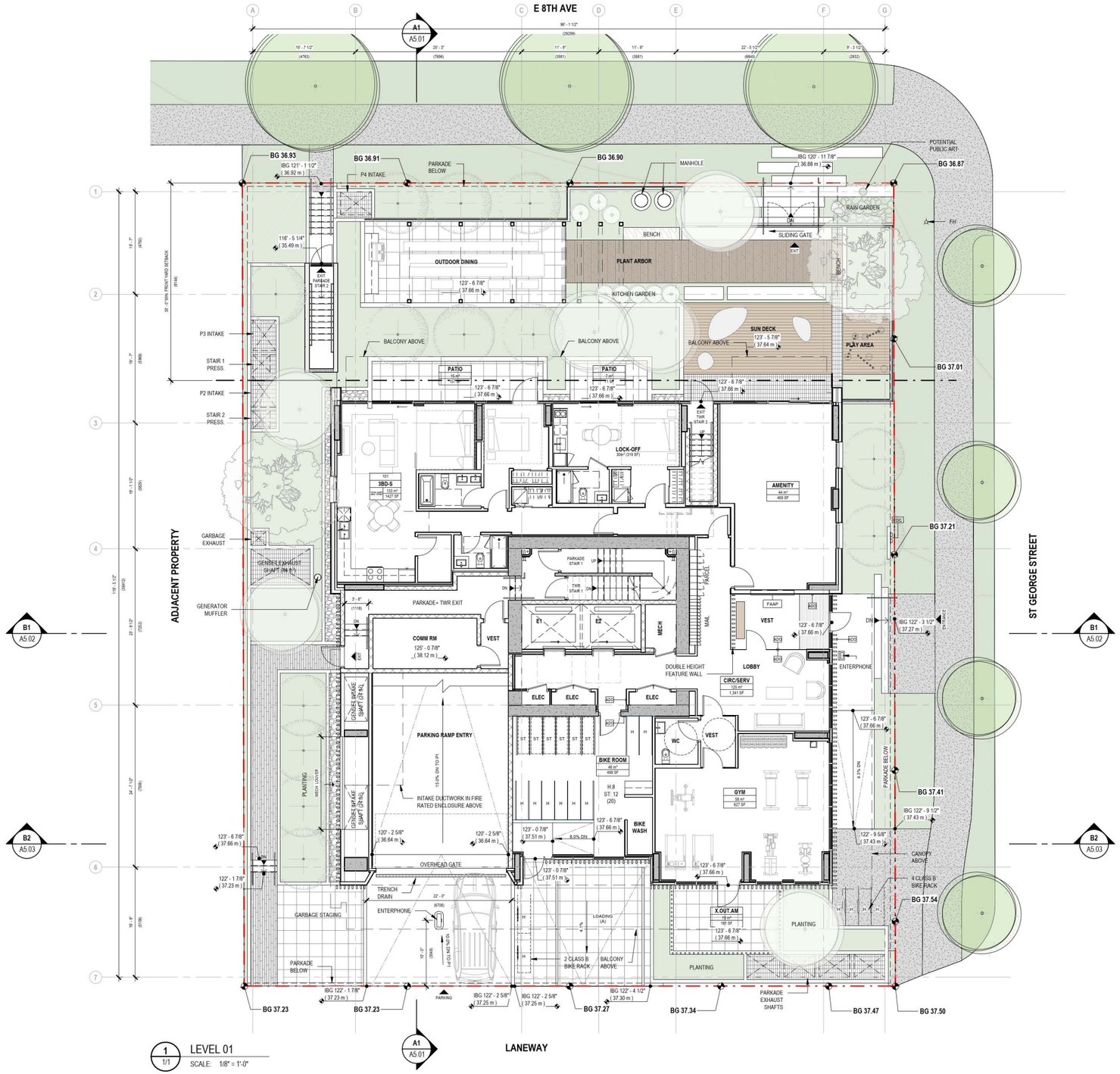
464-482 E8th Ave

P1 PLAN

DRAWN: CB CHECKED: AP

A2.04

23005C



1 LEVEL 01
1/1
SCALE: 1/8" = 1'-0"

PARKING BREAKDOWN LEVEL L1

CLASS A BIKES..... 20

HORIZONTAL 08
STACKED 12

CLASS B BIKES..... 06

LOADING STALL (A) 01

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be noted upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

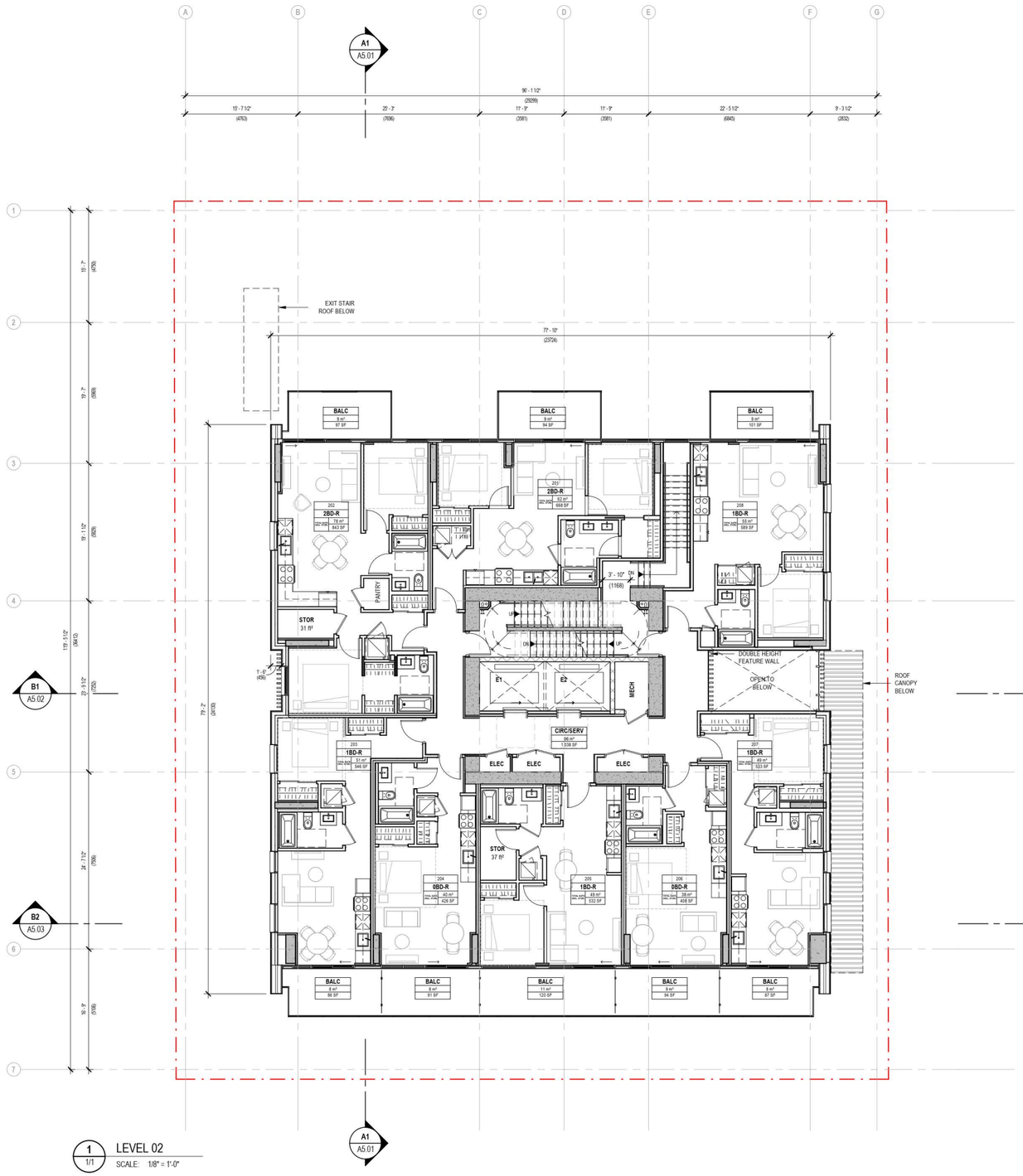
464-482 E8th Ave

L1 PLAN

DRAWN: CB CHECKED: AP

A2.05

23005C



1 LEVEL 02
1/1
SCALE: 1/8" = 1'-0"

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be noted upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL



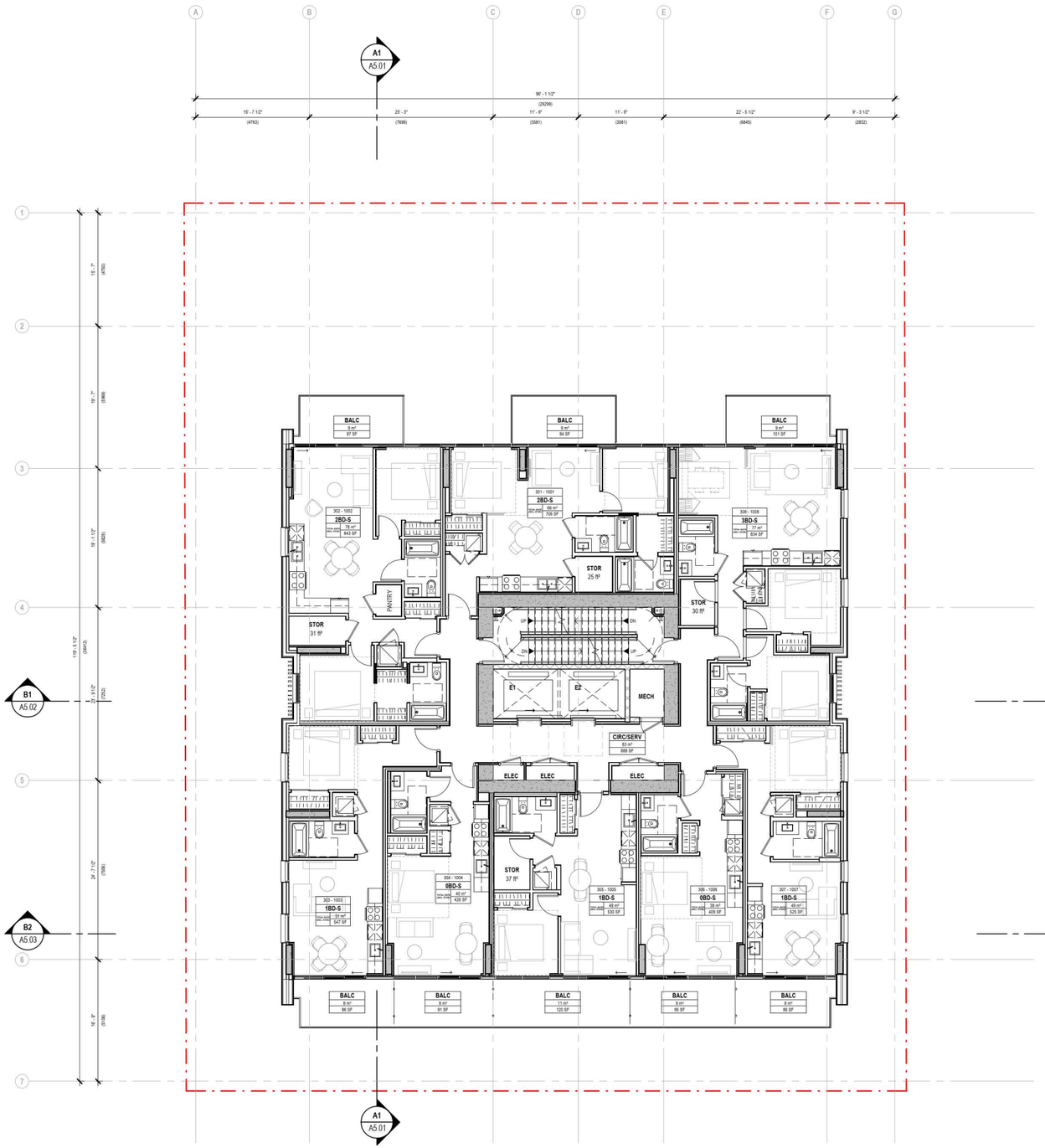
464-482 E8th Ave

L2 PLAN

DRAWN: CB CHECKED: AP

A2.06

23005C



1 A4.01 LEVEL 3-10

SCALE: 1/8" = 1'-0"

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
ANDREW PHILIP PARISH
BRITISH COLUMBIA
2026-07-28

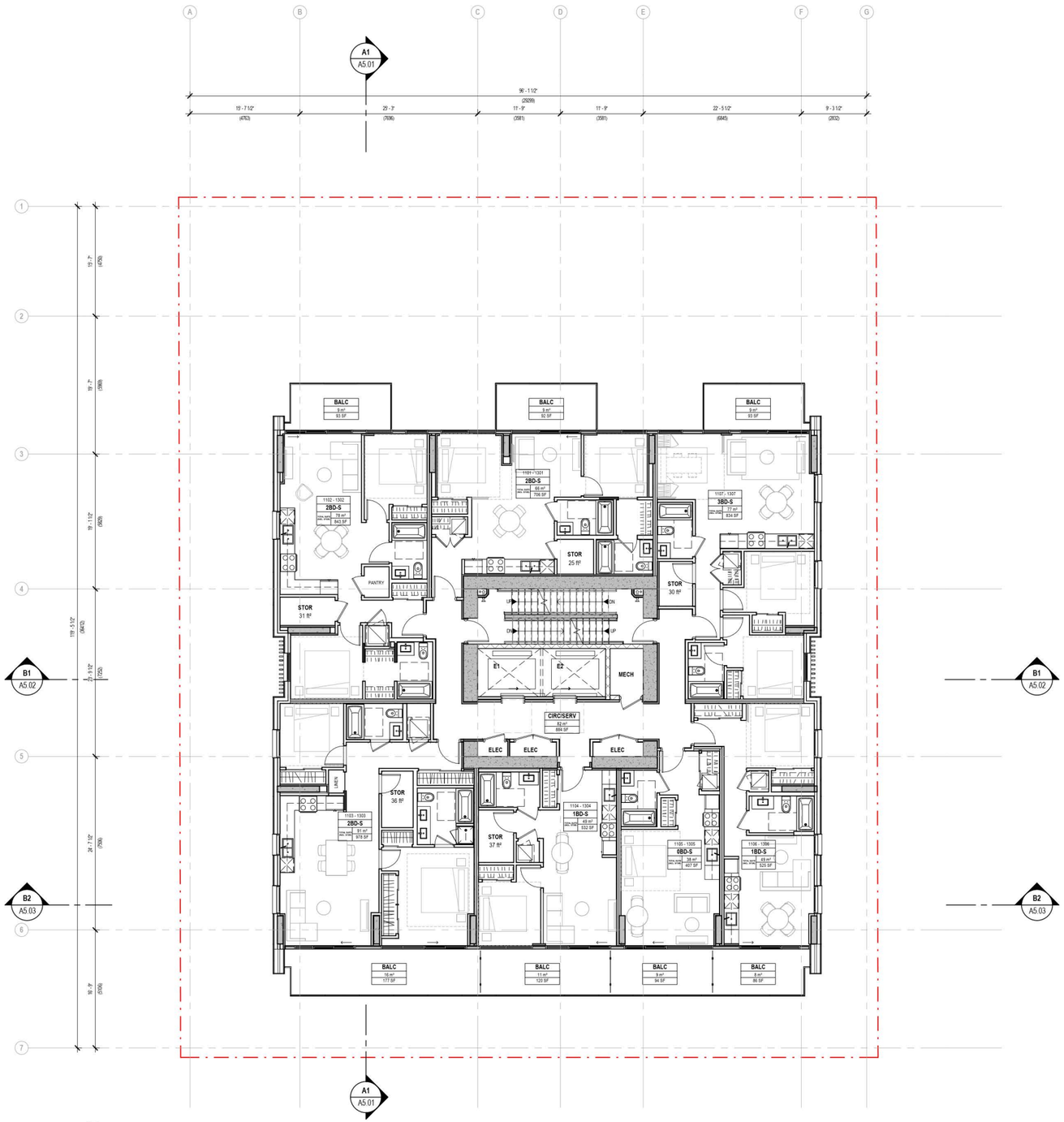
464-482 E8th Ave

L3-10 PLAN

DRAWN: CB CHECKED: AP

A2.07

23005C



1 A2.08 L11-13 FLOOR

SCALE: 1/8" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form and any printed version of this document is not to be relied upon. Printed copies supplied by this architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
ANDREW PAUL POLITANO
BRITISH COLUMBIA

2026-07-28

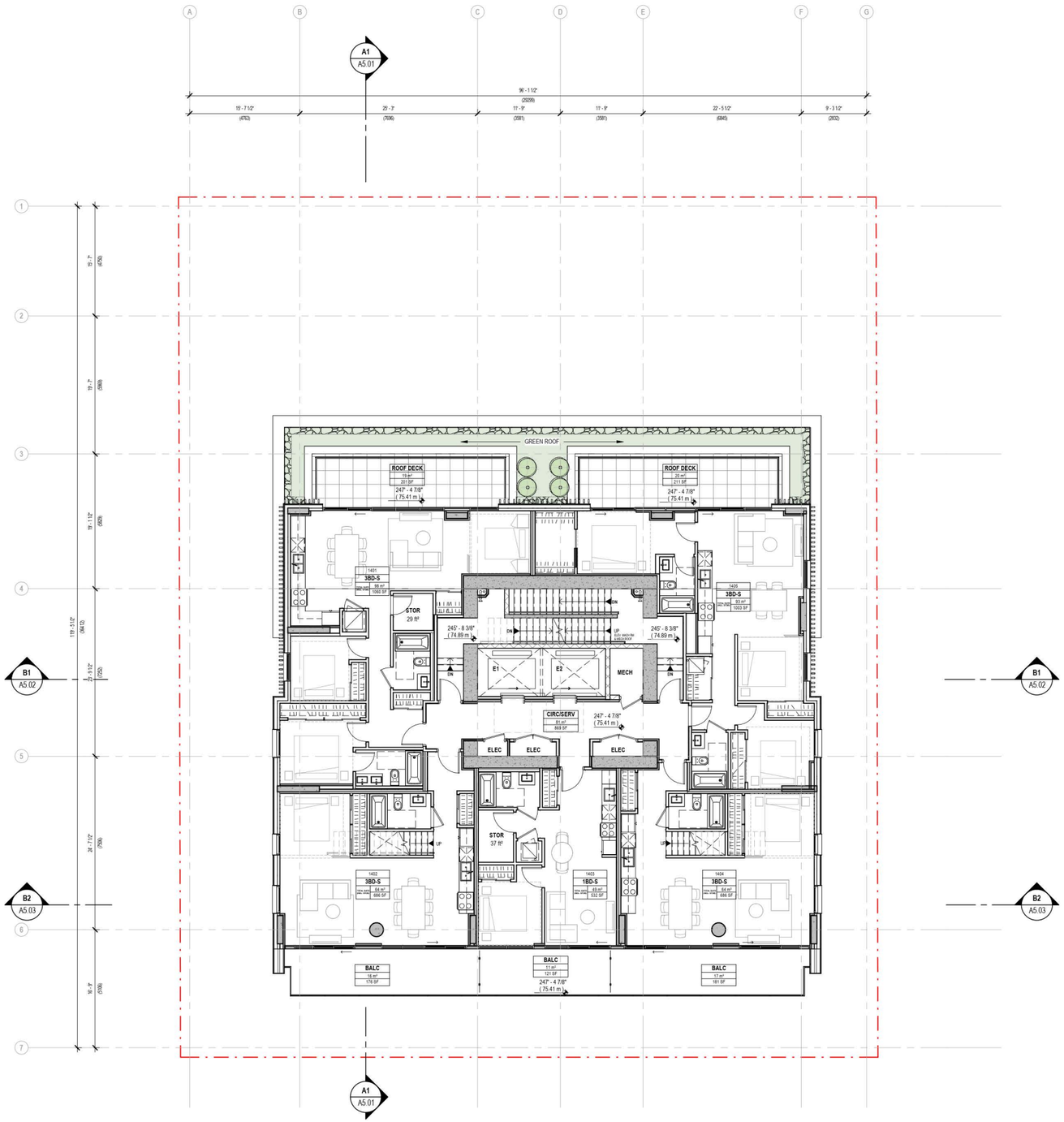
464-482 E8th Ave

L11-13 PLAN

DRAWN: CB CHECKED: AP

A2.08

23005C



1 / A2.09 LEVEL 14

SCALE: 1/8" = 1'-0"

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the author/s, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
ANDREW PETER POLITANO
PROVINCE OF BRITISH COLUMBIA

2026-07-28

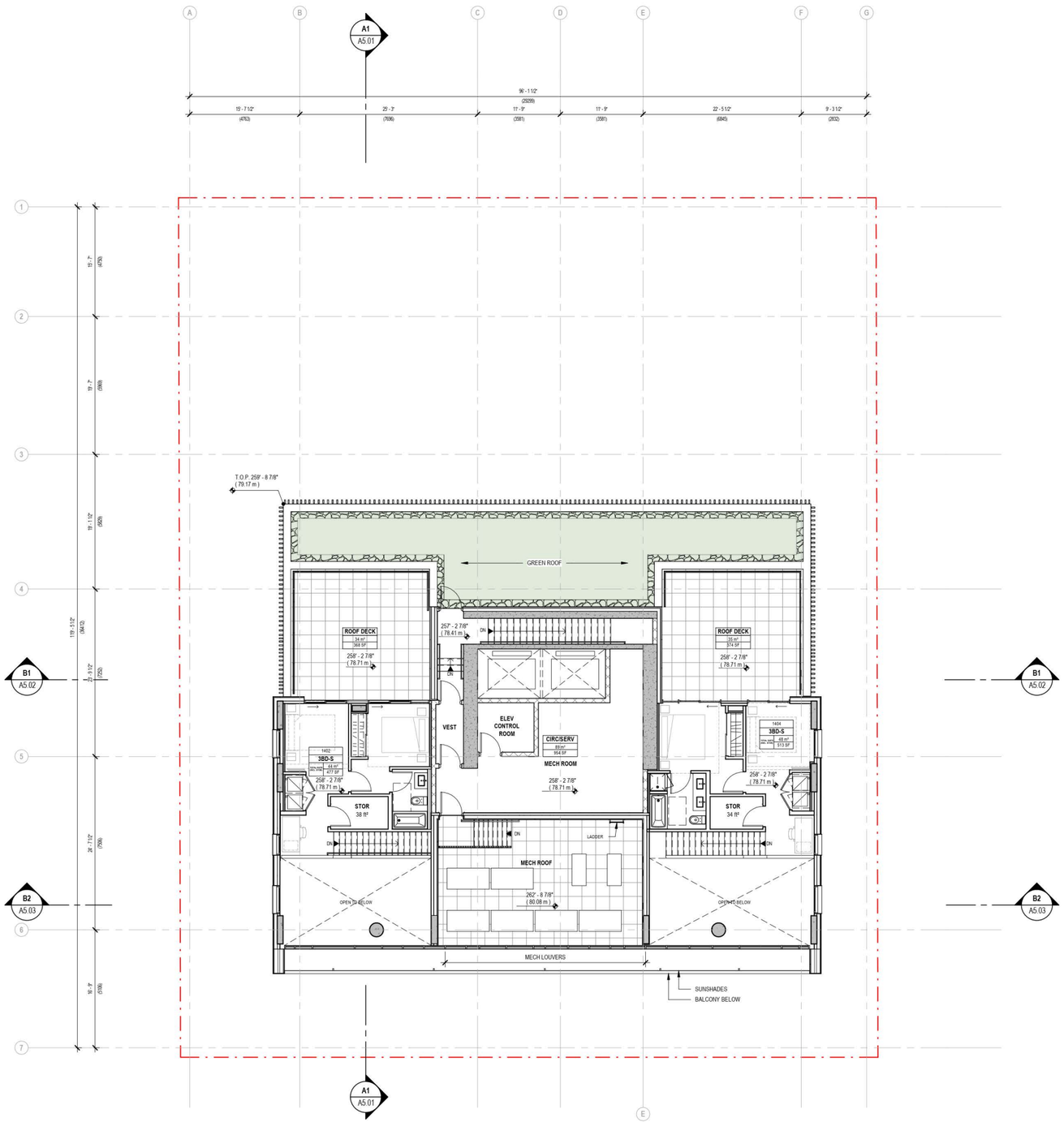
464-482 E8th Ave

L14 PLAN

DRAWN: CB CHECKED: AP

A2.09

23005C



1 / A2.10 LEVEL 15

SCALE: 1/8" = 1'-0"

NOTE: SUITE AREAS SHOWN ARE SALEABLE AREAS INCLUDING STORAGE ROOM AREA. FOR NET UNIT AREAS REFER TO FSR COMPLIANCE DRAWING SERIES.

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the author. The seal and signature must be original in printed versions of this drawing when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

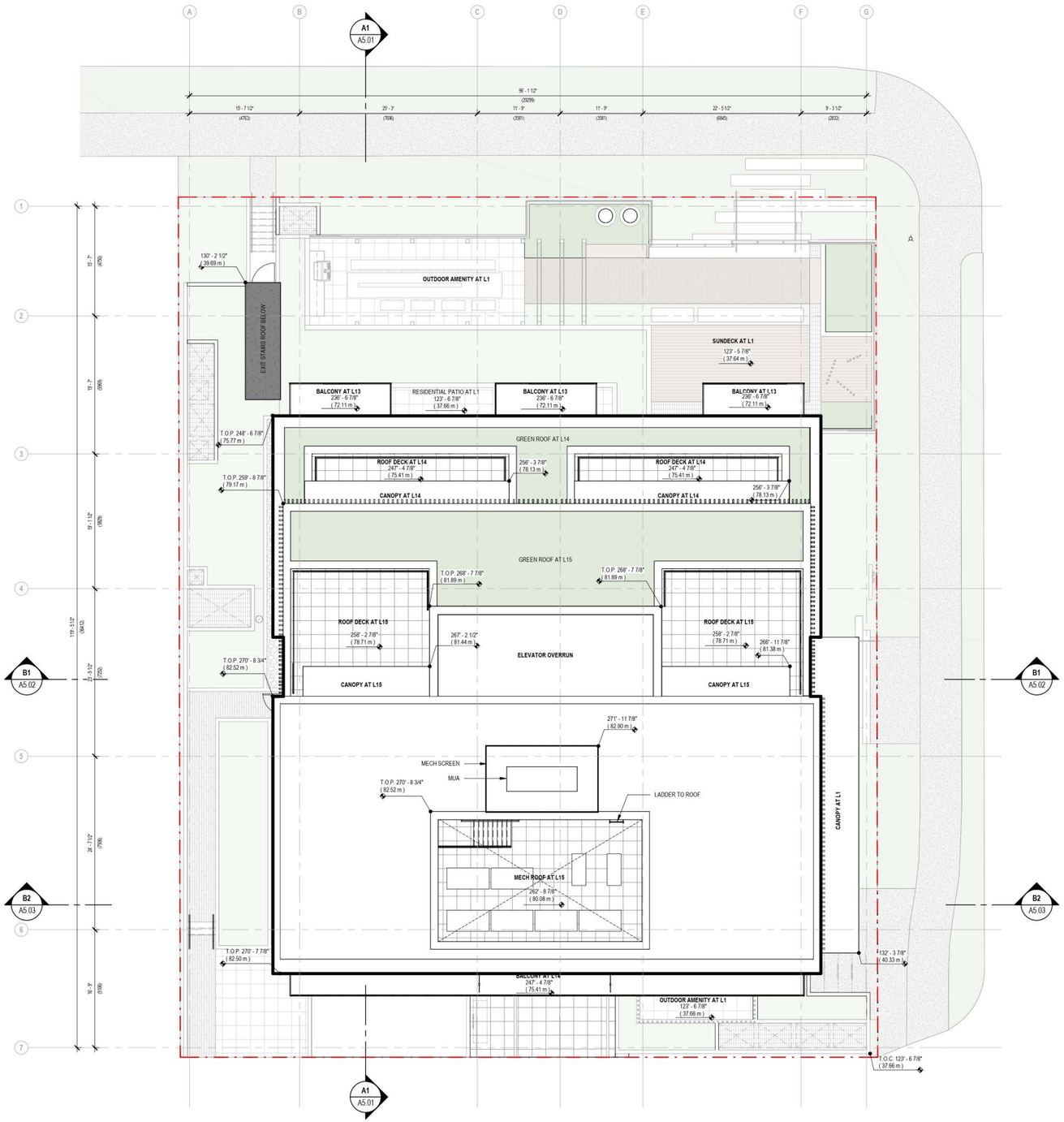
464-482 E8th Ave

L 15 PLAN

DRAWN: CB CHECKED: AP

A2.10

23005C



1 A2.11 ROOF PLAN
SCALE: 1/8" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificates and encryption technology administered by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL



2026-07-28

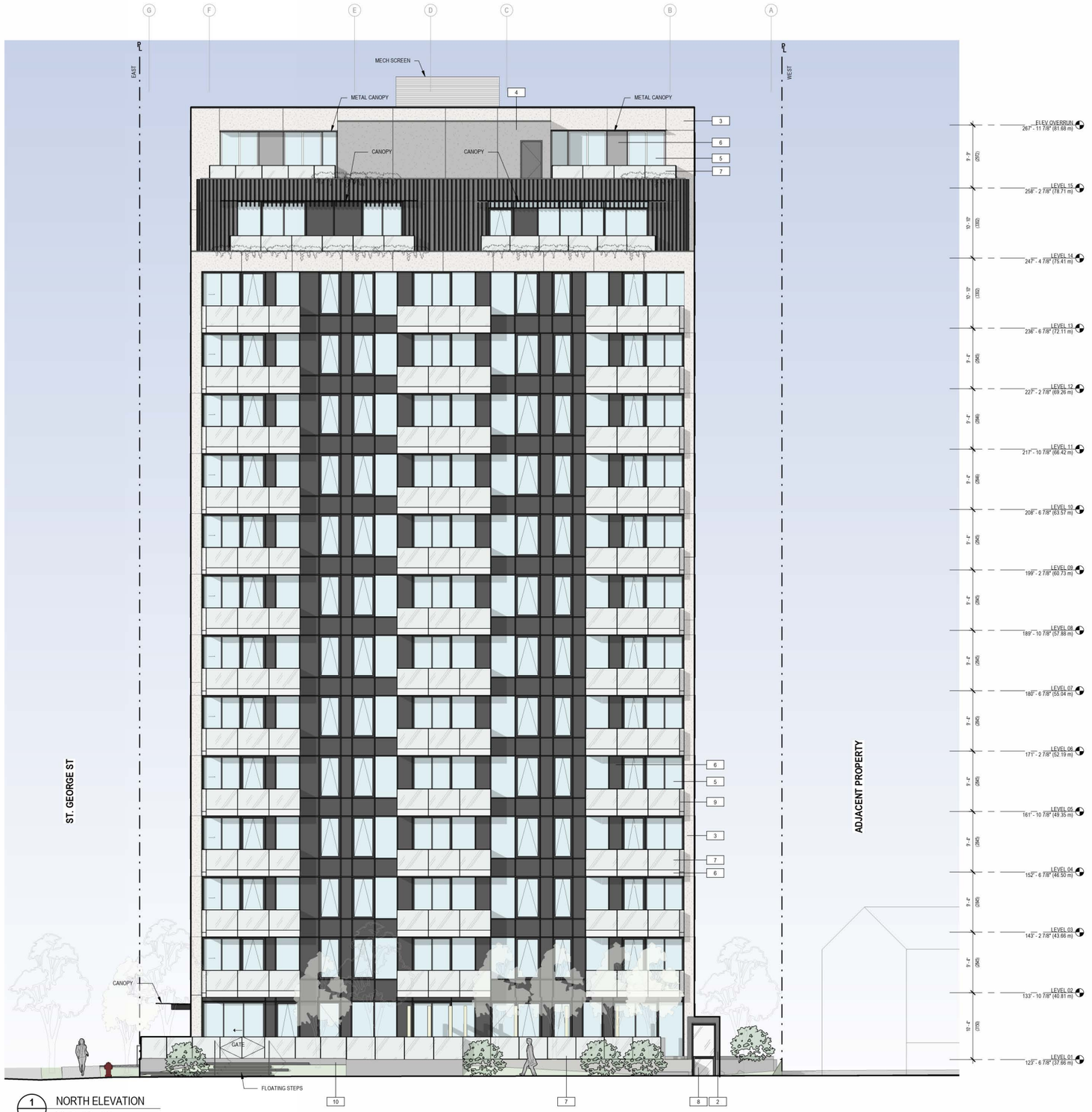
464-482 E8th Ave

ROOF PLAN

DRAWN: CB CHECKED: AP

A2.11

23005C



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption according to the Professional Governance Act of the Applied Science Technologists and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT JOSEPH POLITANO BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

NORTH ELEVATION

DRAWN: CB CHECKED: AP

A4.01

23005C



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2025-07-28

464-482 E8th Ave

EAST ELEVATION

DRAWN: CB CHECKED: AP

A4.02

23005C



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be noted upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL



464-482 E8th Ave

SOUTH ELEVATION

DRAWN: CB CHECKED: AP

A4.03

23005C



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	1	ALUMINUM SLAT WALL SYSTEM - DARK
	2	FIBRE-CEMENT CLADDING - DARK
	3	FIBRE-CEMENT CLADDING - LIGHT
	4	FIBRE-CEMENT CLADDING - MEDIUM
	5	VISION GLASS
	6	SPANDREL GLASS
	7	BALCONY GUARD GLASS W/ 12" TINTED STRIPE AT THE BOTTOM
	8	FROSTED GLASS
	9	PERFORATED METAL PANEL - LIGHT
	10	PRIVACY SCREEN - METAL PANEL W/ PERFORATION AT THE TOP
	11	CONCRETE LANDSCAPE WALL

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the author. The seal and signature must be original in the printed version.
when printed from the digitally certified electronic file provided by the architect.

SEAL



2026-07-28

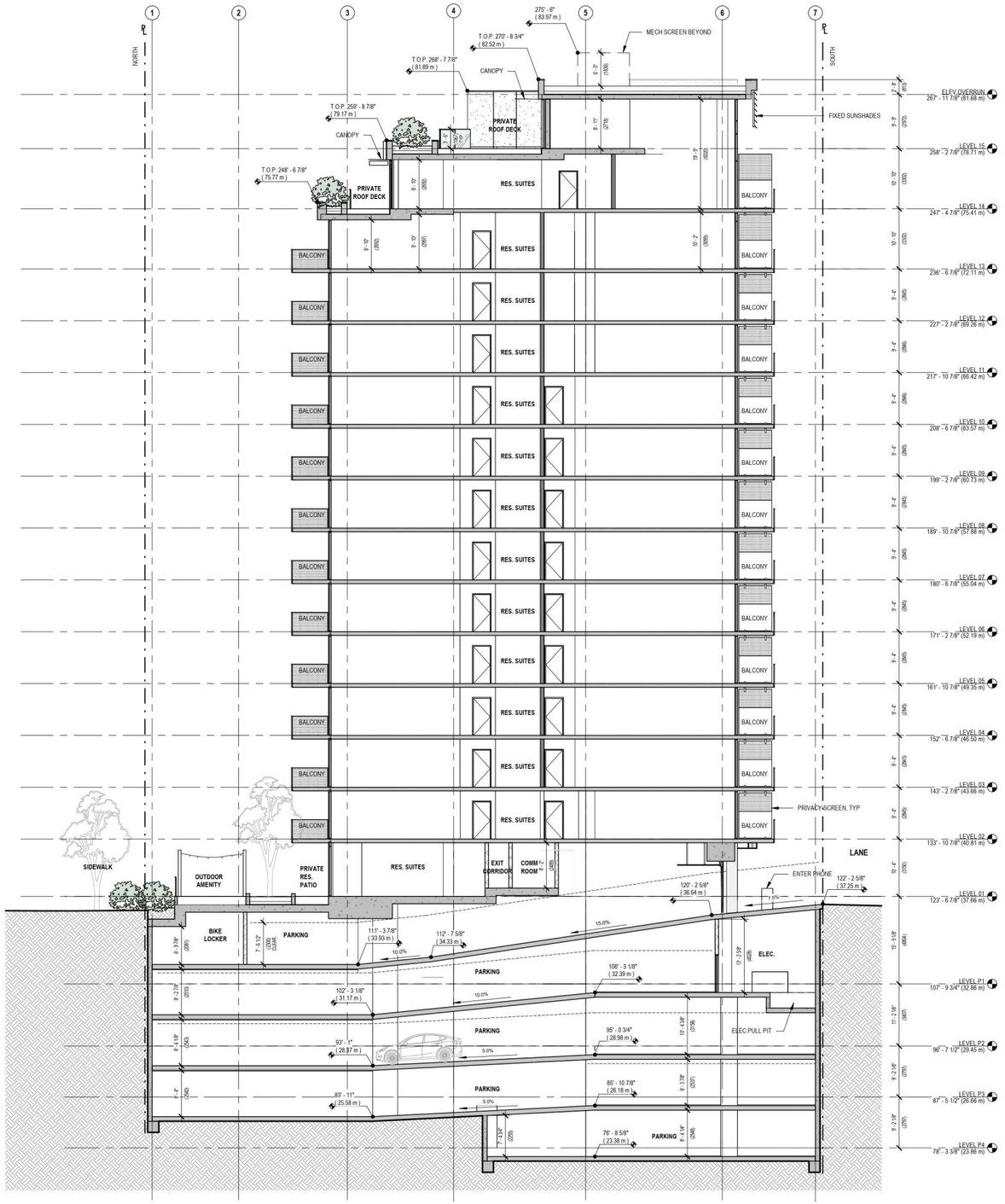
464-482 E8th Ave

WEST ELEVATION

DRAWN: CB CHECKED: AP

A4.04

23005C



1 / A2.01 SECTION A1

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

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
ANDREW PHILIPPO
BRITISH COLUMBIA

2026-07-28

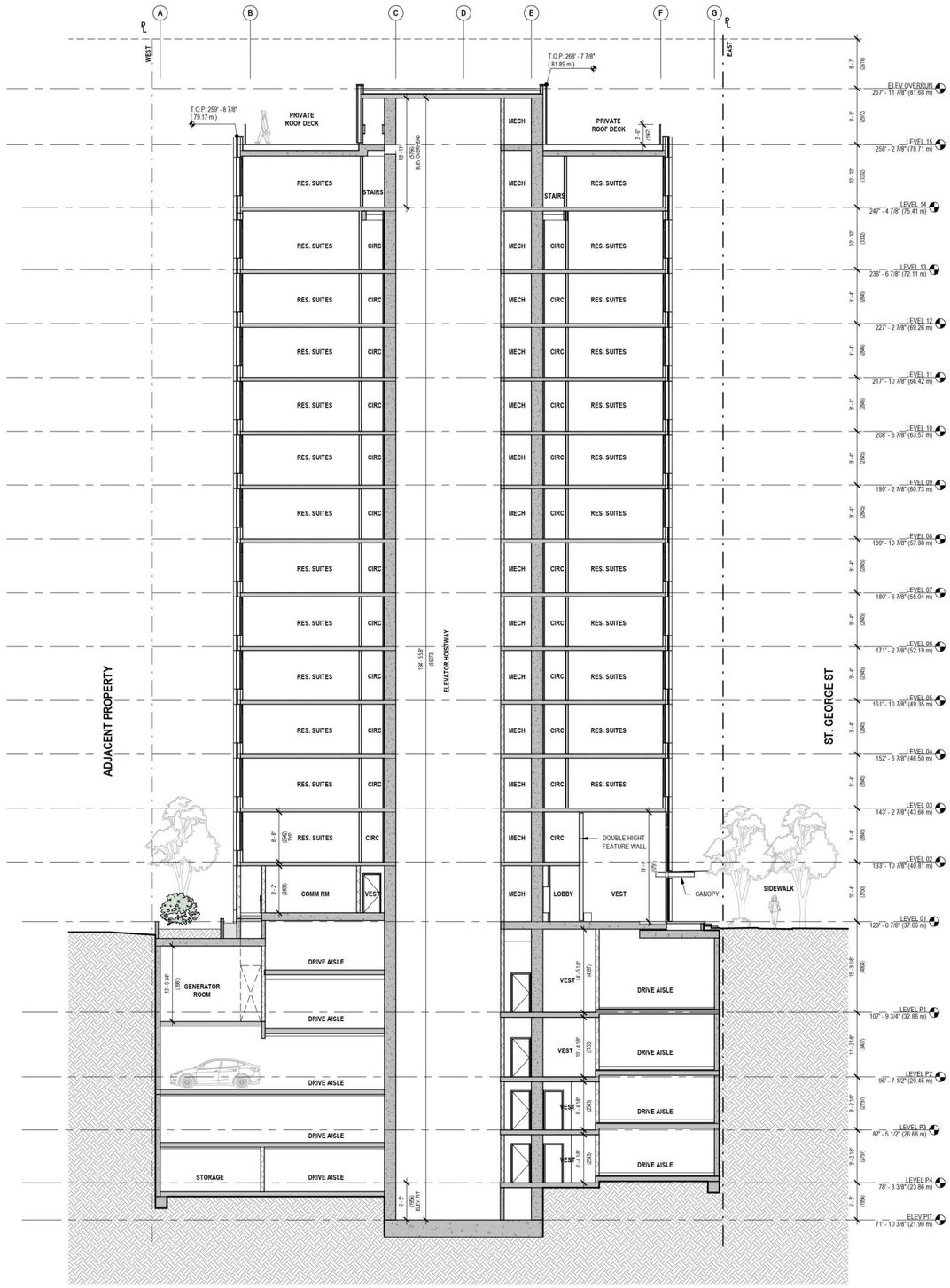
464-482 E8th Ave

SECTION A1

DRAWN: CB CHECKED: AP

A5.01

23005C



1 1/1 SECTION B1
SCALE: 3/32" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption according to the Architects Act and Regulations of the Province of British Columbia/Yukon. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL



2026-07-28

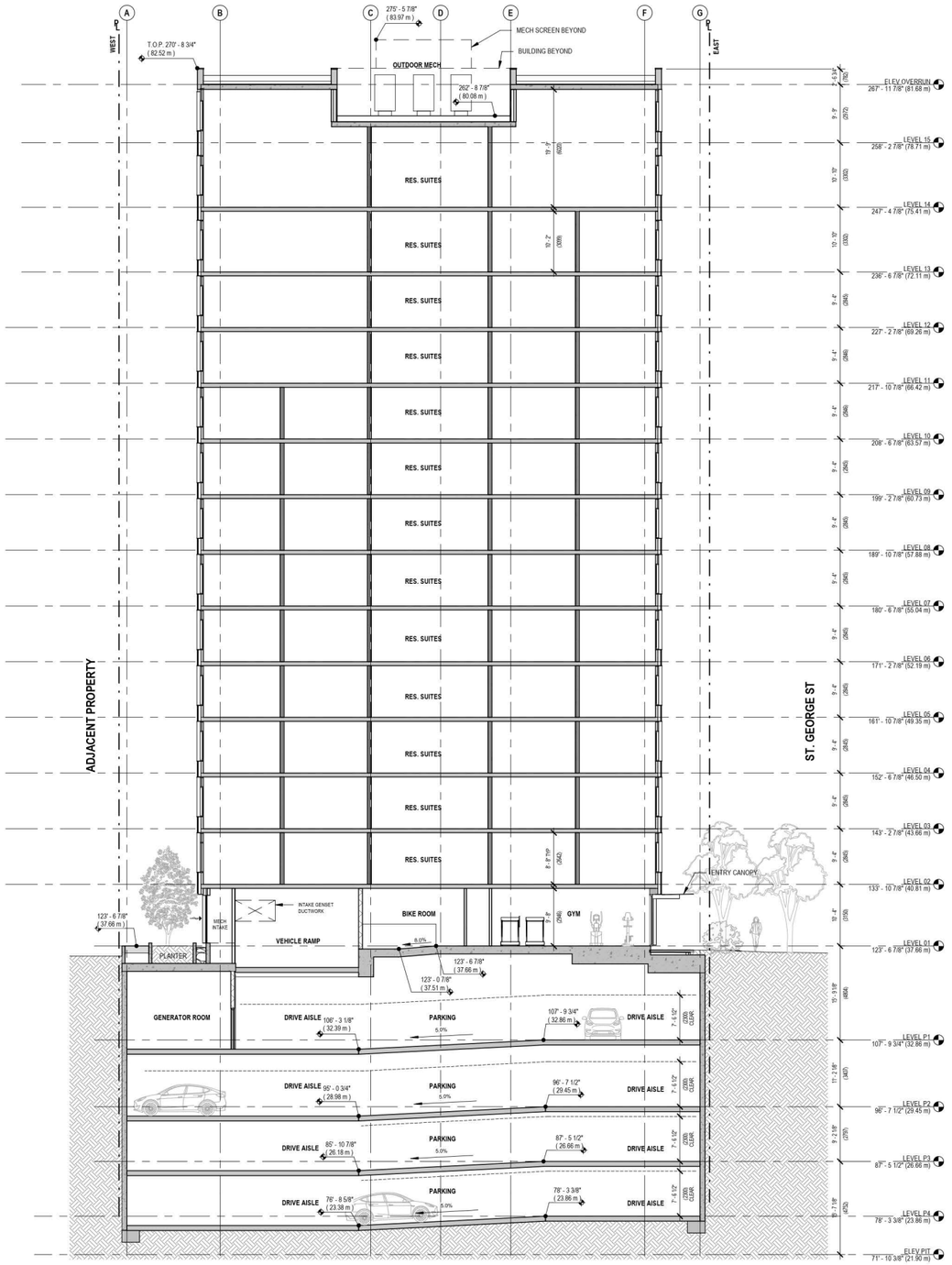
464-482 E8th Ave

SECTION B1

DRAWN: CB CHECKED: AP

A5.02

23005C



1 A2.01 SECTION B2
SCALE: 3/32" = 1'-0"

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. Verify the authenticity of this document according to these terms. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

SECTION B2

DRAWN: CB CHECKED: AP

A5.03

23005C



VIEW FROM EAST



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM ROOFTOP

Boniface Oleksiuk Politano Architects

ISSUED FOR

JULY 28, 2026 REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. This authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied as the authentic, sealed images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

3D VIEWS

DRAWN: AYC CHECKED: AP

A10.01

23005C

GROSS FLOOR AREA (GFA)

Level	Area (SF)	Area (m2)
LEVEL 01	5651 ft²	525.0 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 01	3051 ft²	283.5 m²

AMENITY EXCLUSION

Name	Area (SF)	Area (m2)
GYM	625 ft²	58.1 m²
AMENITY	469 ft²	43.5 m²
TOTAL	1094 ft²	101.6 m²

RESIDENTIAL SUITES

Name	Number	Area (SF)	Area (m2)
3BD-S	101	1232 ft²	114.4 m²
TOTAL		1232 ft²	114.4 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR		37 ft²	3.4 m²
TOTAL		37 ft²	3.4 m²

MECH EXCLUSION

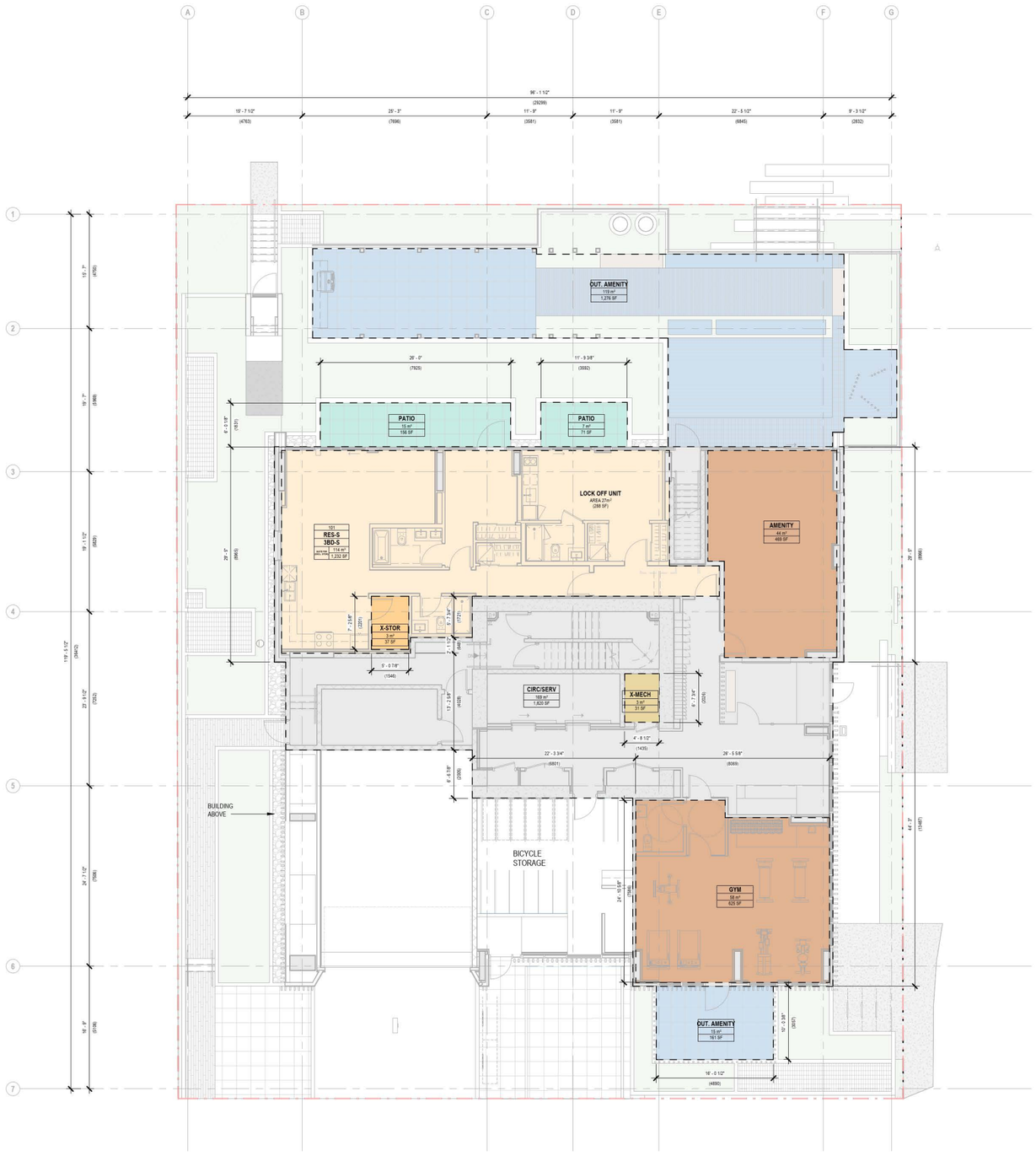
Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

PATIO

Name	Number	Area (SF)	Area (m2)
PATIO	101	156 ft²	14.5 m²
PATIO	101	71 ft²	6.6 m²
TOTAL		227 ft²	21.1 m²

OUTDOOR AMENITY

Name	Number	Area (SF)	Area (m2)
OUT. AMENITY	NORTH	1276 ft²	118.6 m²
OUT. AMENITY	SOUTH	161 ft²	15.0 m²
TOTAL		1437 ft²	133.5 m²



1 / A11.01 LEVEL 1 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT PROFESSIONAL ENGINEER BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

L1 AREA PLAN

DRAWN: CB CHECKED: AP

A11.01

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 02	5583 ft²	518.7 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 02	5484 ft²	509.5 m²

RESIDENTIAL SUITES (RENTAL)

Name	Number	Area (SF)	Area (m2)
2BD-R	201	608 ft²	56.5 m²
2BD-R	202	742 ft²	69.0 m²
1BD-R	203	483 ft²	44.9 m²
TOTAL		1834 ft²	170.4 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
0BD-S	204	392 ft²	36.4 m²
1BD-S	205	450 ft²	41.8 m²
0BD-S	206	372 ft²	34.6 m²
1BD-S	207	474 ft²	44.0 m²
1BD-S	208	532 ft²	49.4 m²
TOTAL		2220 ft²	206.2 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	202	31 ft²	2.9 m²
X-STOR	205	37 ft²	3.4 m²
TOTAL		68 ft²	6.3 m²

MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	201	92 ft²	8.6 m²
BALC	202	93 ft²	8.6 m²
BALC	203	86 ft²	8.0 m²
BALC	204	88 ft²	8.2 m²
BALC	205	123 ft²	11.4 m²
BALC	206	94 ft²	8.8 m²
BALC	207	86 ft²	8.0 m²
BALC	208	93 ft²	8.6 m²
TOTAL		756 ft²	70.2 m²



1 A11.02 LEVEL 02 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption security which verifies the authenticity of the drawing and the seal of Boniface Oleksiuk Politano Architects BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT BRIAN JAMES POLITANO PROVINCE OF BRITISH COLUMBIA
2026-07-28

464-482 E8th Ave

L2 AREA PLAN

DRAWN: CB CHECKED: AP

A11.02

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 03-10	5708 ft²	530.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 03-10	5554 ft²	516.0 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
2BD-S	301 - 1001	615 ft²	57.1 m²
2BD-S	302 - 1002	742 ft²	68.9 m²
1BD-S	303 - 1003	484 ft²	45.0 m²
0BD-S	304 - 1004	391 ft²	36.4 m²
1BD-S	305 - 1005	451 ft²	41.9 m²
0BD-S	306 - 1006	372 ft²	34.6 m²
1BD-S	307 - 1007	465 ft²	43.2 m²
3BD-S	308 - 1008	729 ft²	67.8 m²
TOTAL		4250 ft²	394.9 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	301 - 1001	26 ft²	2.4 m²
X-STOR	302 - 1002	31 ft²	2.9 m²
X-STOR	305 - 1005	37 ft²	3.4 m²
X-STOR	308 - 1008	30 ft²	2.8 m²
TOTAL		124 ft²	11.5 m²

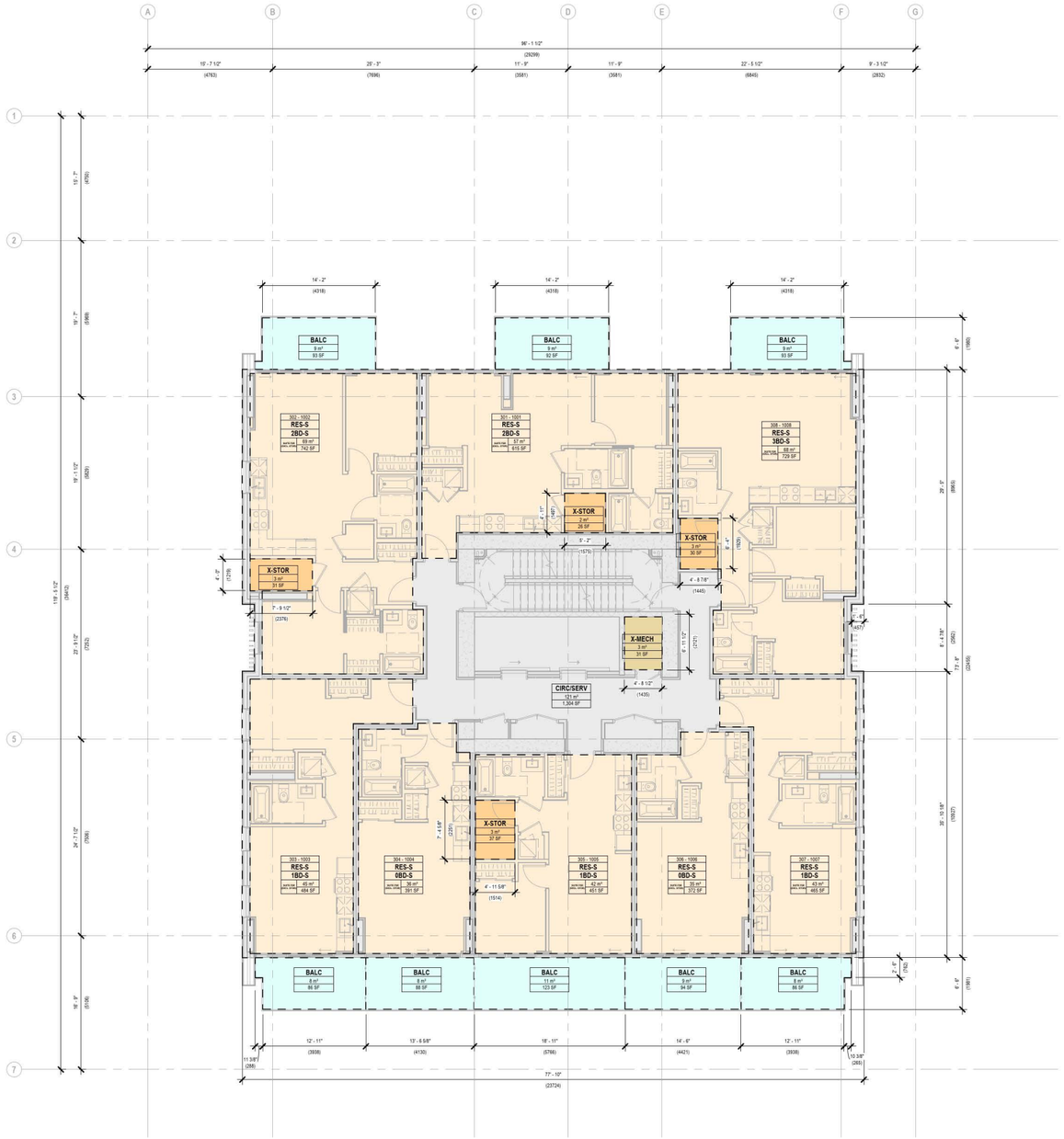
MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	301 - 1001	92 ft²	8.6 m²
BALC	302 - 1002	93 ft²	8.6 m²
BALC	303 - 1003	86 ft²	8.0 m²
BALC	304 - 1004	88 ft²	8.2 m²
BALC	305 - 1005	123 ft²	11.4 m²
BALC	306 - 1006	94 ft²	8.8 m²
BALC	307 - 1007	86 ft²	8.0 m²
BALC	308 - 1008	93 ft²	8.6 m²
TOTAL		756 ft²	70.2 m²

NOTE:
TOTAL AREA CALCULATIONS ARE SHOWN PER FLOOR.



1 A11.03 LEVEL 3-10 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

L3-10 AREA PLAN

DRAWN: Author CHECKED: AP

A11.03

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 11-13	5708 ft²	530.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 11-13	5518 ft²	512.6 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
2BD-S	1101 - 1301	615 ft²	57.1 m²
2BD-S	1102 - 1302	742 ft²	68.9 m²
2BD-S	1103 - 1303	869 ft²	80.7 m²
1BD-S	1104 - 1304	451 ft²	41.9 m²
0BD-S	1105 - 1305	370 ft²	34.3 m²
1BD-S	1106 - 1306	466 ft²	43.3 m²
2BD-S	1107 - 1307	730 ft²	67.8 m²
TOTAL		4242 ft²	394.1 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	1101 - 1301	26 ft²	2.4 m²
X-STOR	1102 - 1302	31 ft²	2.9 m²
X-STOR	1103 - 1303	36 ft²	3.3 m²
X-STOR	1104 - 1304	37 ft²	3.4 m²
X-STOR	1107 - 1307	30 ft²	2.8 m²
TOTAL		159 ft²	14.8 m²

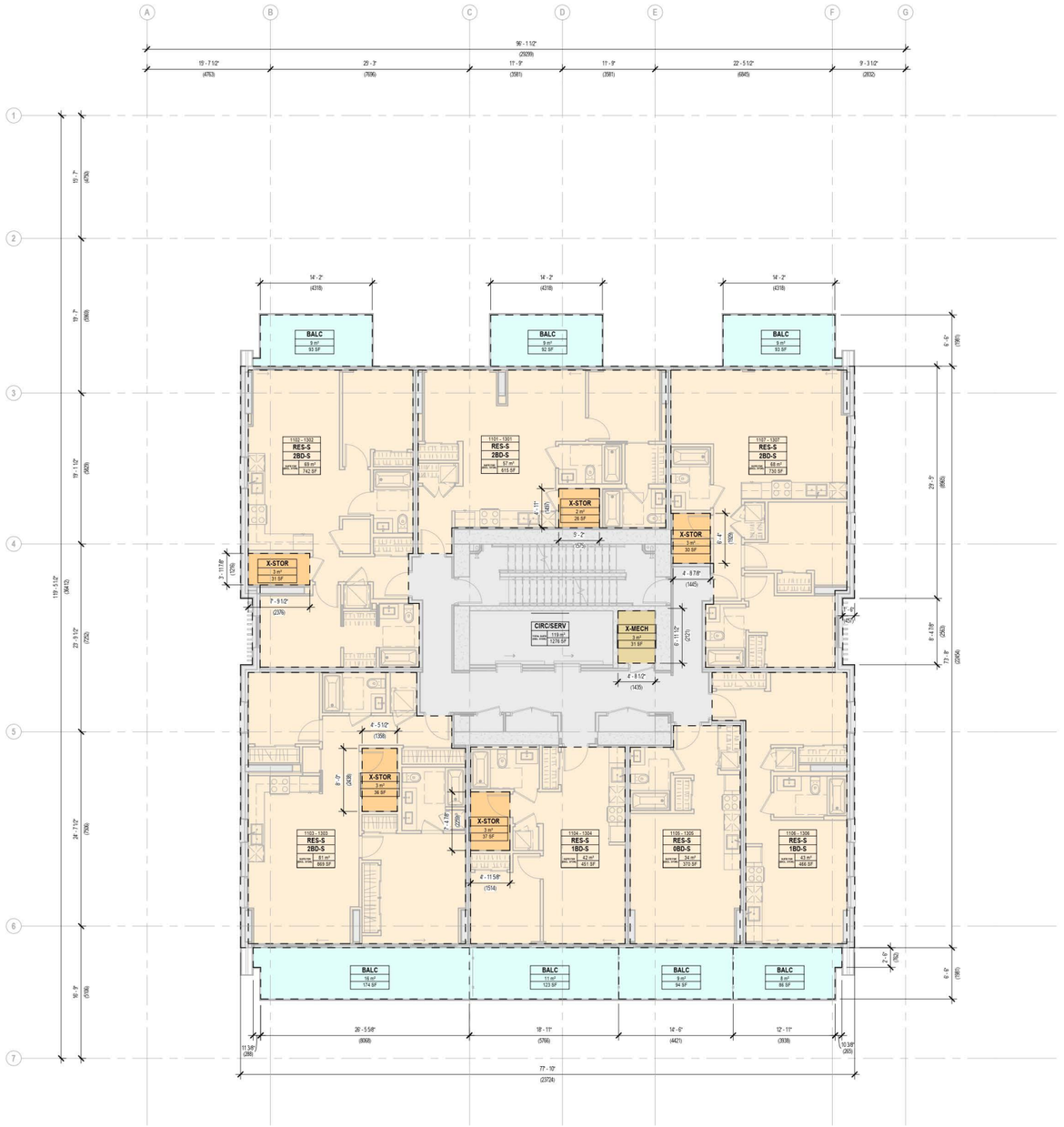
MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC		93 ft²	8.6 m²
BALC		92 ft²	8.6 m²
BALC		93 ft²	8.6 m²
BALC		86 ft²	8.0 m²
BALC		94 ft²	8.8 m²
BALC		123 ft²	11.4 m²
BALC		174 ft²	16.2 m²
TOTAL		756 ft²	70.2 m²

NOTE:
TOTAL AREA CALCULATIONS ARE SHOWN PER FLOOR.



1 / A11.04 LEVEL 11-13 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the author. The seal and signature must be original in printed versions. Digital seals when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

L11- L13 AREA PLAN

DRAWN: Author CHECKED: AP

A11.04

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 14	4835 ft²	449.2 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 14	4737 ft²	440.1 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
3BD-S	1401	912 ft²	84.8 m²
3BD-S	1402	627 ft²	58.3 m²
1BD-S	1403	451 ft²	41.9 m²
3BD-S	1404	627 ft²	58.2 m²
3BD-S	1405	879 ft²	81.7 m²
TOTAL		3496 ft²	324.8 m²

STORAGE EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-STOR	1401	30 ft²	2.8 m²
X-STOR	1403	37 ft²	3.4 m²
TOTAL		67 ft²	6.2 m²

MECH EXCLUSION

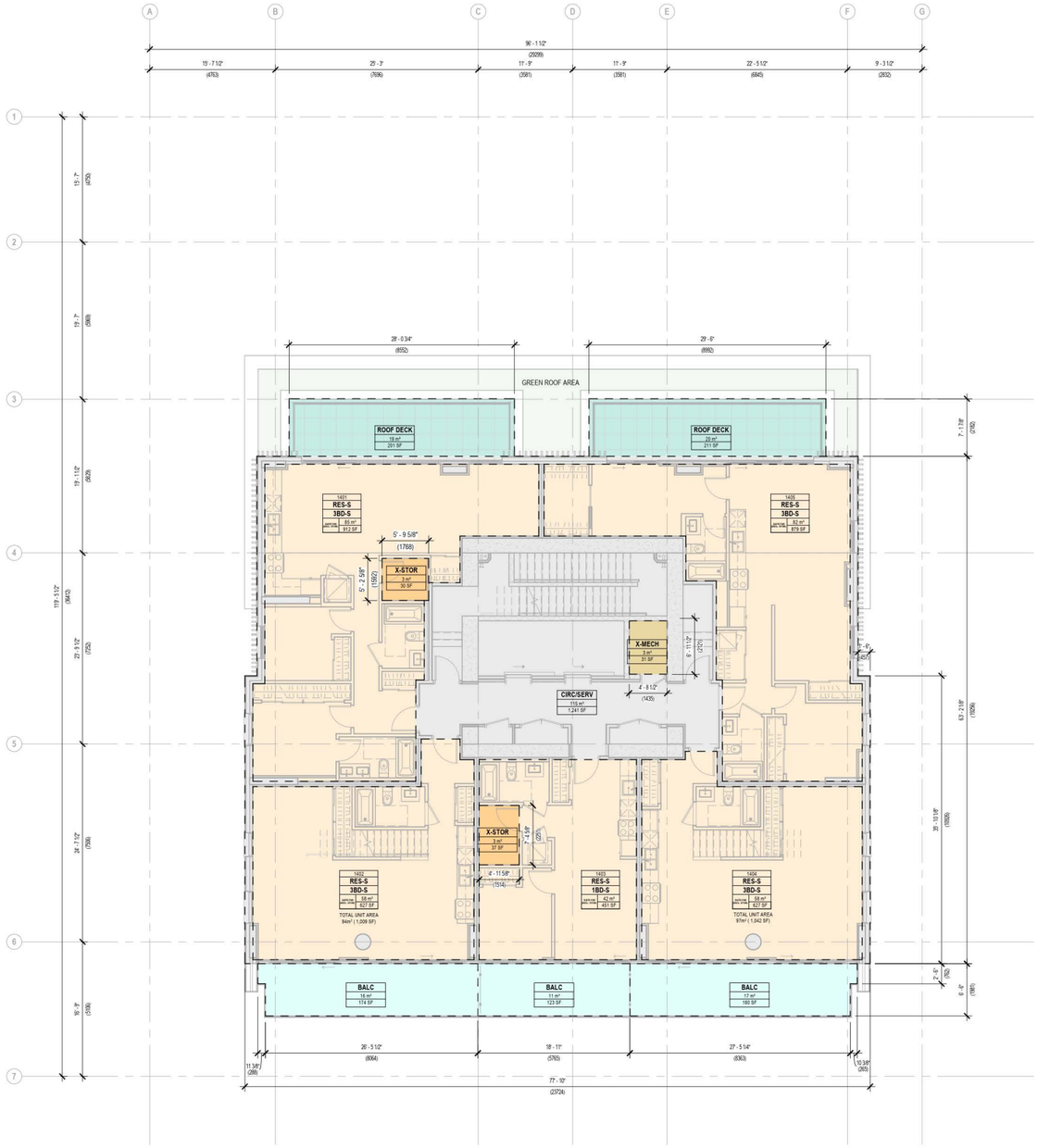
Name	Number	Area (SF)	Area (m2)
X-MECH		31 ft²	2.9 m²
TOTAL		31 ft²	2.9 m²

BALCONY

Name	Number	Area (SF)	Area (m2)
BALC	1402	174 ft²	16.2 m²
BALC	1403	123 ft²	11.4 m²
BALC	1404	180 ft²	16.8 m²
TOTAL		478 ft²	44.4 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	1401	201 ft²	18.7 m²
ROOF DECK	1405	211 ft²	19.6 m²
TOTAL		412 ft²	38.3 m²



2 / A11.05 LEVEL 14 - AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND
- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be noted upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided by the architect.

SEAL

2026-07-28

464-482 E8th Ave

L14 AREA PLAN

DRAWN: Author CHECKED: AP

A11.05

23005C

GROSS FLOOR AREA (GFA)

Level	Area (sf)	Area (m2)
LEVEL 15	1854 ft²	172.3 m²

NET FLOOR AREA (FSR)

Level	Area (sf)	Area (m2)
LEVEL 15	1287 ft²	119.6 m²

RESIDENTIAL SUITES (STRATA)

Name	Number	Area (SF)	Area (m2)
3BD-S	1402	375 ft²	34.8 m²
3BD-S	1404	420 ft²	39.0 m²
TOTAL		795 ft²	73.9 m²

STORAGE EXCLUSION

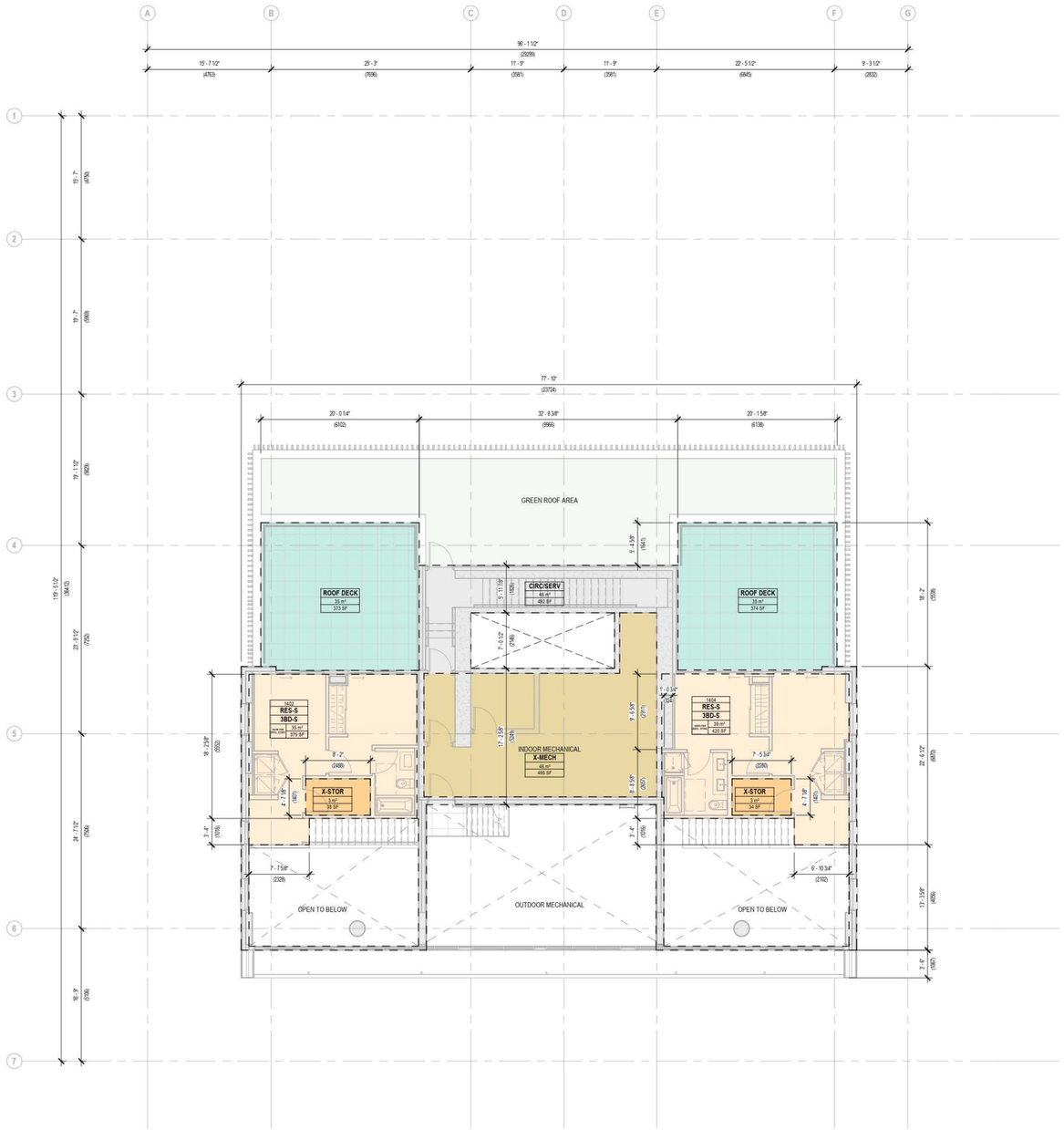
Name	Number	Area (SF)	Area (m2)
X-STOR	1402	38 ft²	3.5 m²
X-STOR	1404	34 ft²	3.2 m²
TOTAL		72 ft²	6.7 m²

MECH EXCLUSION

Name	Number	Area (SF)	Area (m2)
X-MECH		495 ft²	46.0 m²
TOTAL		495 ft²	46.0 m²

ROOF DECK

Name	Number	Area (SF)	Area (m2)
ROOF DECK	1402	373 ft²	34.6 m²
ROOF DECK	1404	374 ft²	34.7 m²
TOTAL		746 ft²	69.3 m²



1 / A11.06 LEVEL 15 AREA PLAN
SCALE: 1/8" = 1'-0"

COLOUR LEGEND

- RES-S
- STORAGE EXCLUSION
- BALCONY
- PATIO / ROOF DECK
- AMENITY EXCLUSION
- MECH EXCLUSION
- CIRCULATION / SERVICE

Boniface Oleksiuk Politano Architects

ISSUED FOR

JUNE 06, 2024	REZONING APPLICATION
MARCH 28, 2025	REZONING APPLICATION R1
JULY 28, 2026	REZONING APPLICATION R2

IMPERIAL

THIS DRAWING IS COPYRIGHTED AND MUST NOT BE USED, REPRODUCED, OR REVISED WITHOUT WRITTEN PERMISSION.

ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
VERIFY DIMENSIONS.
DO NOT SCALE THIS DRAWING.

REPORT INCONSISTENCIES AND OMISSIONS TO THE CONSULTANT FOR CLARIFICATION BEFORE COMMENCING WITH THE WORK.

DEVIATIONS FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE CONSULTANT ARE SUBJECT TO CORRECTION AT THE CONTRACTOR'S EXPENSE.

ARCHITECT & PRIME CONSULTANT

BOP ARCHITECTS
180-510 NICOLA STREET
VANCOUVER, BC V6G 3J7
Tel: (236) 521-6568

This document has been digitally certified with digital certificates and encryption technology authorized by the Architectural Institute of BC and the Engineers and Geoscientists BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

SEAL

REGISTERED ARCHITECT
PROFESSIONAL ENGINEERING
PROVINCE OF BRITISH COLUMBIA

2026-07-28

464-482 E8th Ave

L15 AREA PLAN

DRAWN: Author CHECKED: AP

A11.06

23005C