



raffaele
architects inc.

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ISSUED FOR:
REZONING

DATE:
18FEB2026

RAI PROJECT No:
2404



Rental Apartment Development

466,476 W 27th AVE, Vancouver, B.C

ARCHITECTURAL

Raffaele Architects Inc.

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LANDSCAPE

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CIVIL

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SURVEY

Ken K. Wong and Associates

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Tel.: 604-294-8881
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Rental Apartment Development

466,476 W 27th AVE, Vancouver, B.C

PROPOSED RENTAL APARTMENT DEVELOPMENT



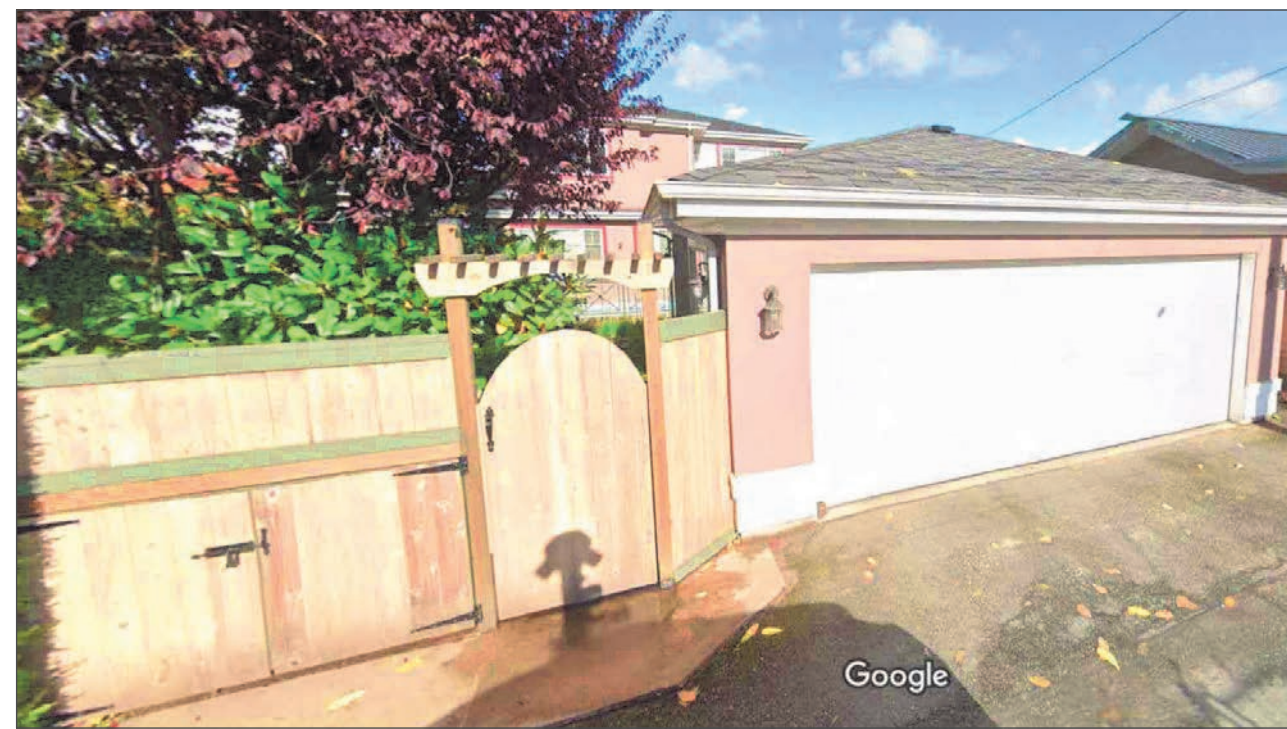
1 CONTEXT PLAN
SCALE: 1/16" = 1' - 0"



2 SUBJECT PROPERTY
SCALE: N/A



3 VIEW FROM W 27TH AVE
SCALE: N/A



4 VIEW FROM W 27TH AVE
SCALE: N/A

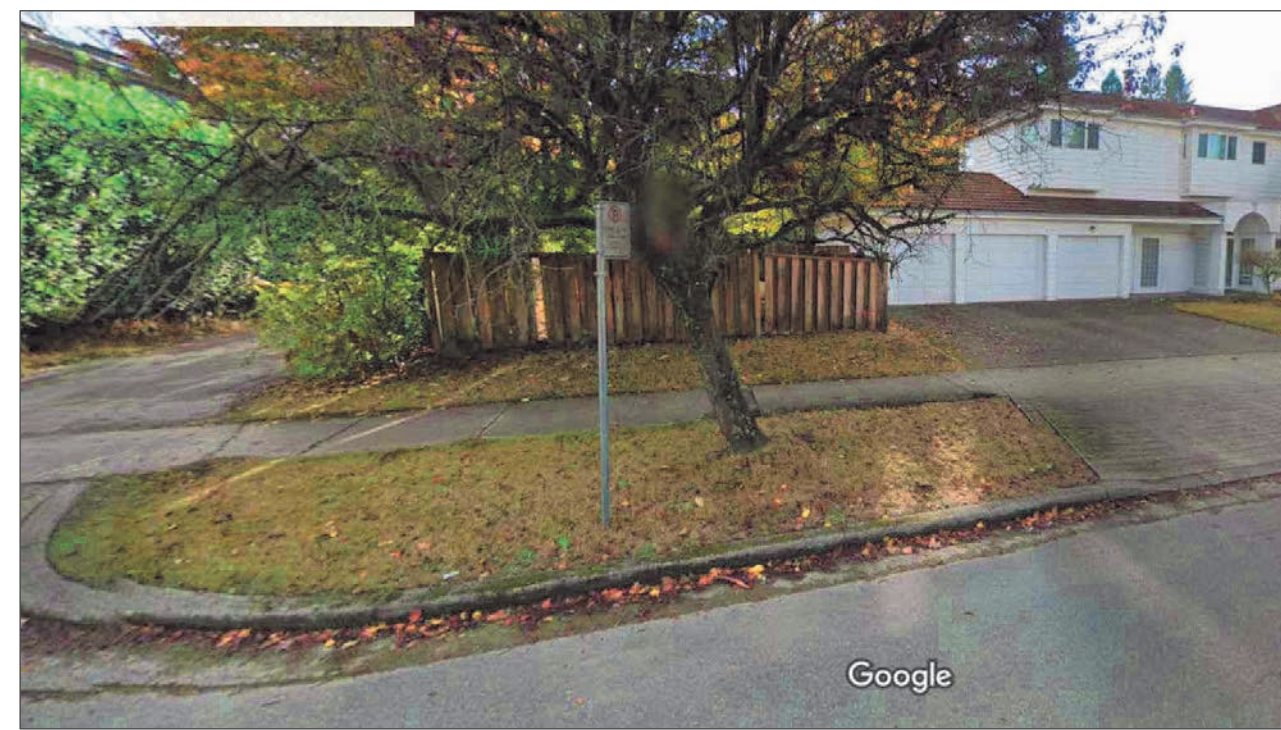
PROJECT STATISTICS

Rental Apartment Development

466,476 W 27th Ave, Vancouver, British Columbia

Project Name:	Rental Apartment Development
Civic address:	466,476 W 27th Ave, Vancouver, British Columbia
Legal Description:	PLAN OF SURVEY OF PROPOSED LOT A, PLAN EPP FORMERLY LOTS 5 AND 6, BOTH OF BLOCK 721, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 6539
Current Zoning:	R1-1
Proposed Zoning:	CD-1
Gross Site Area:	14961.00 sq. ft. [1389.92 sq. m.]
Site Area for Calculation of Density:	14961.00 sq. ft. [1389.92 sq. m.]
Net Site Area:	14961.00 sq. ft. [1389.92 sq. m.]
Road Dedication Area:	0.00 sq. ft. [0.00 sq. m.]

Uses	Allowed / Required	Proposed
Site Coverage	Multiple Dwelling	Multiple Dwelling 6960.50 sq. ft. [646.65 sq. m.] 46.50%
Building Height	12 storeys 106.96 ft. [32.60 m.]	15 storeys 149.67 ft. [45.62 m.] (Building Height Datum 258.5')
Setbacks		
Underground Parking Front (W 27th Ave)	12.00 ft. [3.66 m.]	12.40 ft. [3.78 m.]
Side (Lane) West	n/a	0.50 ft. [0.15 m.]
Side (Neighbour) East	Landscaped setback	3.00 ft. [0.91 m.]
Rear (Lane)	n/a	0.50 ft. [0.15 m.]
Setbacks Residential Front (W 27th Ave)	8.20 ft. [2.50 m.]	15.40 ft. [4.69 m.]
Side (Lane) West	8.20 ft. [2.50 m.]	14.50 ft. [4.42 m.]
Side (Neighbour) East	8.20 ft. [2.50 m.]	21.50 ft. [6.55 m.]
Rear (Lane)	20.00 ft. [6.10 m.]	22.25 ft. [6.78 m.]



5 VIEW FROM REAR LANE
SCALE: N/A



6 VIEW FROM WEST LANE
SCALE: N/A

Floor Area Ratio (FAR)	4.00	5.89
Total Net Area	59844.00 sq. ft. [5559.69 sq. m.]	88182.50 sq. ft. [8192.42 sq. m.]
Total Gross Area		96757.50 sq. ft. [8989.07 sq. m.]
Main Level		6146.00 sq. ft. [570.98 sq. m.]
2nd Level		3362.00 sq. ft. [312.34 sq. m.]
3rd Level		6711.50 sq. ft. [623.52 sq. m.]
4th Level		6711.50 sq. ft. [623.52 sq. m.]
5th Level		6711.50 sq. ft. [623.52 sq. m.]
6th Level		6711.50 sq. ft. [623.52 sq. m.]
7th Level		6711.50 sq. ft. [623.52 sq. m.]
8th Level		6711.50 sq. ft. [623.52 sq. m.]
9th Level		6711.50 sq. ft. [623.52 sq. m.]
10th Level		6711.50 sq. ft. [623.52 sq. m.]
11th Level		6711.50 sq. ft. [623.52 sq. m.]
12th Level		6711.50 sq. ft. [623.52 sq. m.]
13th Level		6711.50 sq. ft. [623.52 sq. m.]
14th Level		6711.50 sq. ft. [623.52 sq. m.]
15th Level		6711.50 sq. ft. [623.52 sq. m.]
Roof Level		0.00 sq. ft. [0.00 sq. m.]
Exempted Area		8575.00 sq. ft. [796.64 sq. m.]
Amenity Area/Garage/Generator	Main Level	4550.00 sq. ft. [422.71 sq. m.]
Elec./Mech. Shaft	2nd - 15th Level	700.00 sq. ft. [65.03 sq. m.]
Storage Area	2nd - 15th Level	3325.00 sq. ft. [308.90 sq. m.]
Off-Street Parking Spaces		
Residential (VPBL 4.2.6)		96757.50 sq. ft. [8989.07 sq. m.]
Total Parking Spaces		38 spaces
Max Required	142 spaces	
HC Stalls (VPBL 4.1.4.a)	6 spaces	6 spaces
Regular Parking Spaces		5 Regular+1 Van Accessible
Visitor (VPBL 4.1.3.a)		
Total Parking Spaces		7 spaces
Min Required	7 spaces	
Max Required	14 spaces	
Off-Street Loading Spaces		
Residential (VPBL 5.2.1)	1 class B loading space	1 class B loading space
Off-Street Passenger Spaces		
Residential (VPBL 7.2.1)	1 Class A passenger space	1 Class A passenger space
Bicycle Parking		
Residential (VPBL 6.2.1.2)		
Class A	217 spaces	219 spaces
Locker (VPBL 6.3.13A)	>10%	36 Lockers
Over Size (VPBL 6.3.9)	>5%	11 Over Size
Vertical (VPBL 6.3.13)	<30%	62 Vertical
Regular		120 Horizontal
Class B	7 spaces	7 spaces

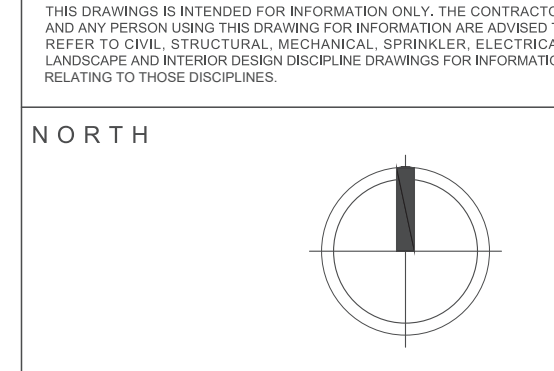
Unit Summary

Unit Type	Unit Count	Unit Percentage
Studio	28	20%
1 Bedroom	63	45%
2 Bedroom	42	30%
3 Bedroom	7	5%
	140	100%

2nd Floor	Unit Area	Unit Type	Balcony/Deck
Unit 201 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
Unit 202 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	67 sq. ft.
Unit 203 - Two Bedroom	621.20 sq. ft. [57.71 sq. m.]	Market	129 sq. ft.
Unit 204 - Two Bedroom	687.15 sq. ft. [63.84 sq. m.]	Market	111.56 sq. ft.
Unit 205 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	112.36 sq. ft.
Unit 206 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	76.3 sq. ft.
Unit 207 - Two Bedroom	687.15 sq. ft. [63.84 sq. m.]	Market	246.5 sq. ft.
Unit 208 - Two Bedroom	621.20 sq. ft. [57.71 sq. m.]	Average Rents	97 sq. ft.
Unit 209 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Average Rents	86.56 sq. ft.
Unit 210 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
3rd - 11th Floor			
Unit 301,401,501 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
Unit 302,402,502 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	64.3 sq. ft.
Unit 303,403,503 - Two Bedroom	621.20 sq. ft. [57.71 sq. m.]	Market	82.3 sq. ft.
Unit 304,404,504 - Two Bedroom	687.15 sq. ft. [63.84 sq. m.]	Market	111.5 sq. ft.
Unit 305,405,505 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	145.5 sq. ft.
Unit 306,406,506 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	76.3 sq. ft.
Unit 307,407,507 - Two Bedroom	687.15 sq. ft. [63.84 sq. m.]	Market	205 sq. ft.
Unit 308,408,508 - Two Bedroom	621.20 sq. ft. [57.71 sq. m.]	Average Rents	118.76 sq. ft.
Unit 309,409,509 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Average Rents	108 sq. ft.
Unit 310,410,510 - Studio	418.15 sq. ft. [38.85 sq. m.]	Market	73 sq. ft.
12th Floor			
Unit 1201 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
Unit 1202 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	64.3 sq. ft.
Unit 1203 - Two Bedroom	621.20 sq. ft. [57.71 sq. m.]	Market	82.3 sq. ft.
Unit 1204 - Two Bedroom	687.15 sq. ft. [63.84 sq. m.]	Market	62 sq. ft.
Unit 1205 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	145.5 sq. ft.
Unit 1206 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	76.3 sq. ft.
Unit 1207 - Three Bedroom	808.00 sq. ft. [75.07 sq. m.]	Average Rents	205 sq. ft.
Unit 1208 - One Bedroom	500.35 sq. ft. [46.48 sq. m.]	Average Rents	118.7 sq. ft.
Unit 1209 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	108 sq. ft.
Unit 1210 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
13th, 14th, 15th Floor			
Unit 1301,1401,1501 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.
Unit 1302,1402,1502 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	64.3 sq. ft.
Unit 1303,1403,1503 - One Bedroom	500.35 sq. ft. [46.48 sq. m.]	Market	82.3 sq. ft.
Unit 1304,1404,1504 - Three Bedroom	808.00 sq. ft. [75.07 sq. m.]	Market	62 sq. ft.
Unit 1305,1405,1505 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	145.5 sq. ft.
Unit 1306,1406,1506 - One Bedroom	550.00 sq. ft. [51.10 sq. m.]	Market/Adaptable	76.3 sq. ft.
Unit 1307,1407,1507 - Three Bedroom	808.00 sq. ft. [75.07 sq. m.]	Average Rents	205 sq. ft.
Unit 1308,1408,1508 - One Bedroom	500.35 sq. ft. [46.48 sq. m.]	Average Rents	112.5 sq. ft.
Unit 1309,1409,1509 - One Bedroom	526.20 sq. ft. [48.89 sq. m.]	Market	57 sq. ft.
Unit 1310,1410,1510 - Studio	418.50 sq. ft. [38.88 sq. m.]	Market	73 sq. ft.

Garbage Requirements	L/Unit / week	Units	L/week	Required-240L	360L	2yd	3yd	4yd	Provided-240L	360L	2yd	3yd	4yd
Mixed Containers	18.5	140	2590	10.8	7.2	1.68	1.12	0.84					
Mixed Paper	15	140	2100	8.76	5.83	1.37	0.92	0.68					
Cardboard	27.5	140	3850	16	10.7	2.5	1.66	1.25					
Garbage	53	140	7420	30.1	20.6	4.82	3.22	2.41					
Glass	2.1	140	294	1.23	0.82	-	-	-					
Organics	14	140	1960	8.16	5.44	-	-	-					

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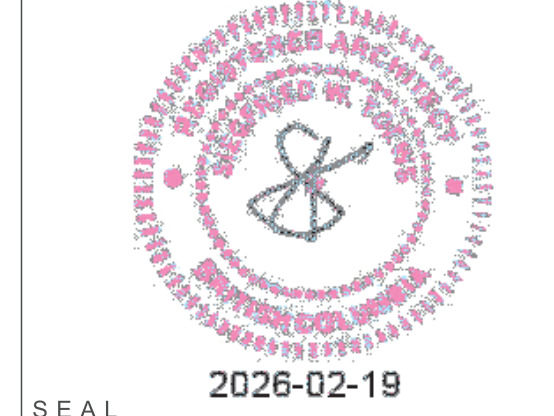


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CONSULTANT



SEAL

NO	DATE	REMARKS
2	18FEB2026	REISSUED FOR REZONING
1	4OCT2024	ISSUED FOR REZONING

Rental Apartment Development

466,476 W27th Ave
Vancouver, British Columbia

CONTEXT PLAN
PROJECT STATISTICS

APPLICATION FOR
REZONING

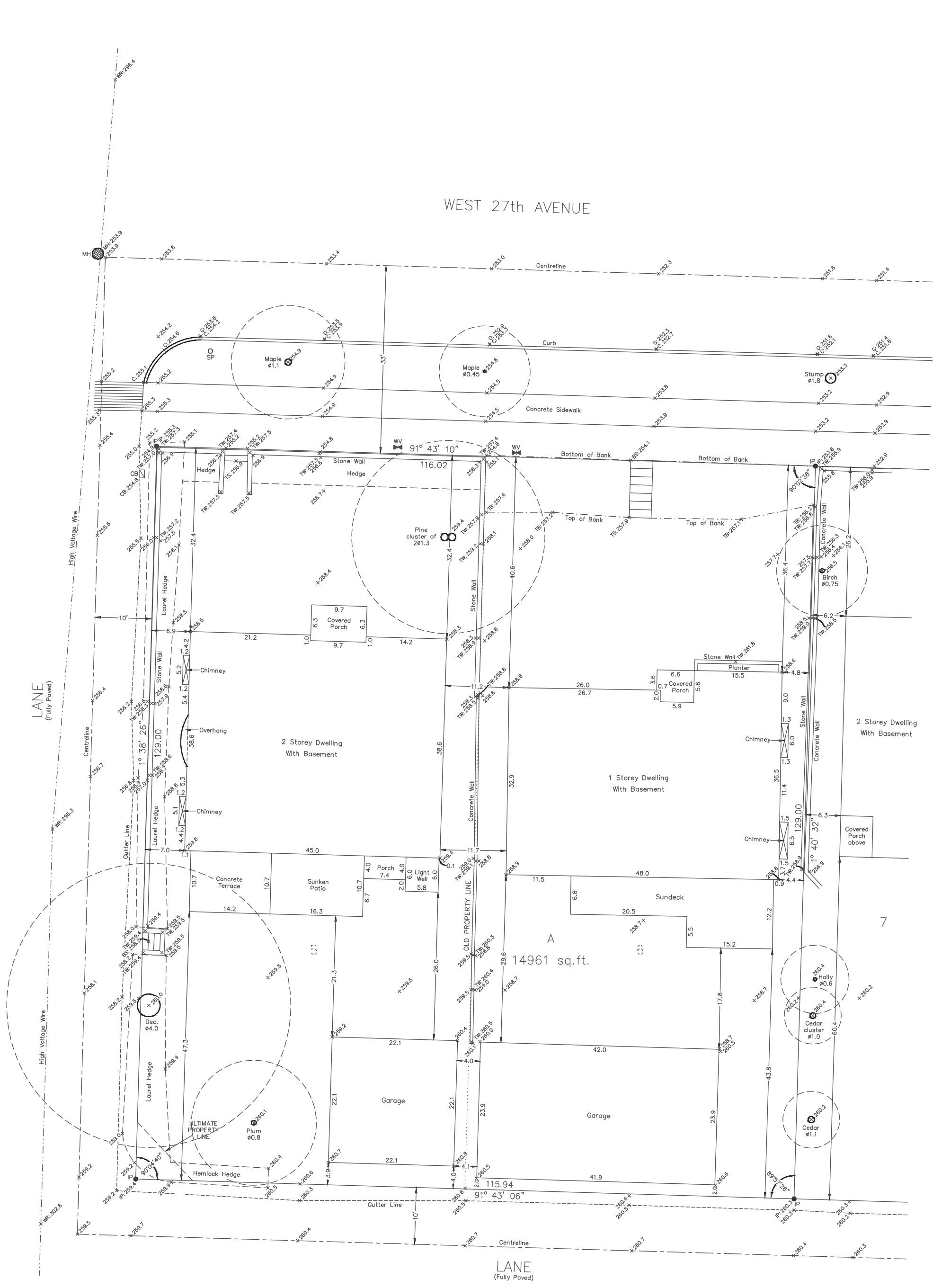
A150

SCALE: PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST

PLAN OF SURVEY OF PROPOSED LOT A, PLAN EPP
FORMERLY LOTS 5 AND 6, BOTH OF BLOCK 721, DISTRICT LOT 526,
GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 6539

466, 476 W. 27th Avenue
Vancouver, B.C.
ZONING: R1-1

SCALE: 1 INCH = 10 FEET
0 5 10 20 30
ALL DISTANCES ARE IN FEET AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CHARGES ON TITLES
LOT 5:
RESTRICTIVE COVENANT
- 251984
LAND TAX DEFERMENT ACT AGREEMENT
- 10024858
LOT 6:
RESTRICTIVE COVENANT
- 0847570

- LEGEND:
- ⊕ denotes tree trunk diameter
 - dec. denotes deciduous
 - o denotes gutter
 - C denotes top of curb
 - sq.ft. denotes square feet
 - TW denotes top of wall
 - BB denotes bottom of wall
 - BS denotes bottom of steps
 - TS denotes top of steps
 - TS denotes top of bank
 - WR denotes high voltage wire
 - IP denotes iron post
 - OP denotes sign post
 - WV denotes water valve
 - CB denotes catch basin
 - M denotes manhole

NOTE:
Elevations are based on geoidetic datum: (CGD2011) 2011
Bench Mark: Control Monument V-2303 located on the south side of 27th Avenue, 101 metres west of Yukon Street.
B.M. Elevation = 231.36 feet (70.614 metres)

NOTE:
All trees have been plotted in accordance with City of Vancouver Tree Bylaw 9956.

NOTE:
For construction, use lead plugs in sidewalks or City survey monument only, for elevation control.
Ken K. Wong and Associates
B.C. Land Surveyor
5024 E. Hastings Street
Burnaby, B.C. V5B 1B4
Telephone: (604) 294-8881
Fax: (604) 294-0620
Email: wong_associates@shaw.ca
240462 78993 1046-37
R-977
Drawn by: AD

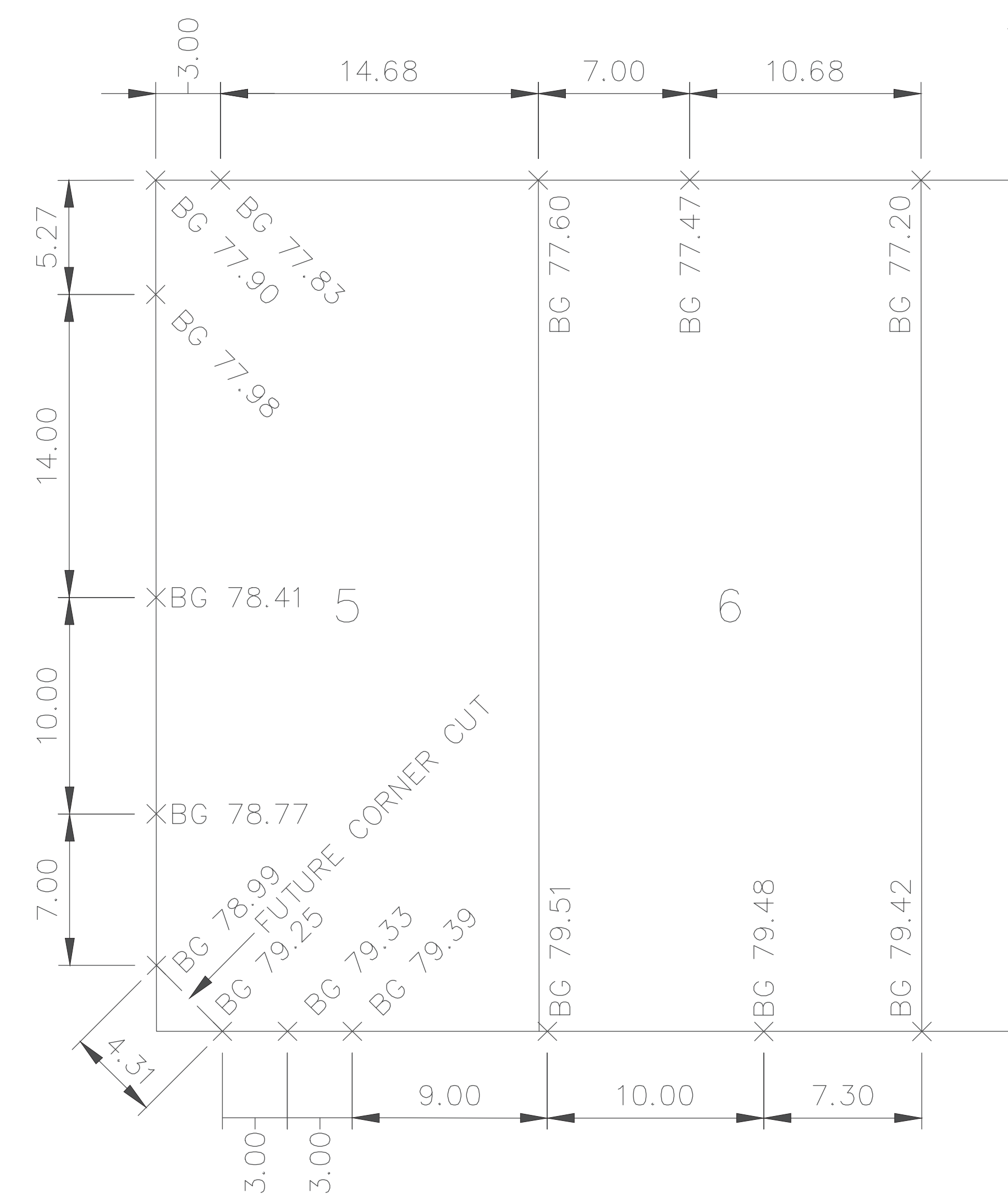
B.C.L.S.
August 8th, 2024
FILE: TC-2890 LOT 5 PID: 010-869-671 LOT 6 PID: 010-869-689

1 SURVEY PLAN
SCALE: 1/16" = 1' - 0"

TWENTY-SEVENTH AVENUE



LANE WEST OF YUKON STREET



LANE SOUTH OF TWENTY-SEVENTH AVENUE

BENCH MARK ELEVATION: 76.614 DESCRIPTION: SURVEY MONUMENT MARKED V-2303 AT THE SOUTH SIDE OF TWENTY-SEVENTH AVENUE AND EAST OF CAMBIE 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	BUILDING GRADE ELEVATIONS FOR LOTS 5 & 6, BLK. 721, D.L. 526, PLAN VAP6539.
DATE: 2024-09-10	DESIGN: B.P. DWG: B.F.G.
REF: FILE 2024-00110.	CHK: F.G. REV:
	BG-2024-00110

2 BUILDING GRADE PLAN
SCALE: 1/16" = 1' - 0"

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NORTH

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SEAL 2026-02-19

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Rental Apartment Development

466,476 W27th Ave
Vancouver, British Columbia

SURVEY PLAN
BUILDING GRADES PLAN

APPLICATION FOR REZONING

A151

SCALE: PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST



1 STREETScape ALONG W 27TH AVE
SCALE: N/A



2 STREETScape ALONG W 27TH AVE
SCALE: N/A



3 STREETScape ALONG WEST LANE
SCALE: N/A



4 STREETScape ALONG SOUTH LANE
SCALE: N/A

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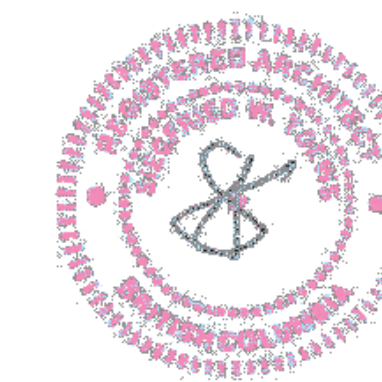
NORTH

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SEAL 2026-02-19

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Rental Apartment
Development

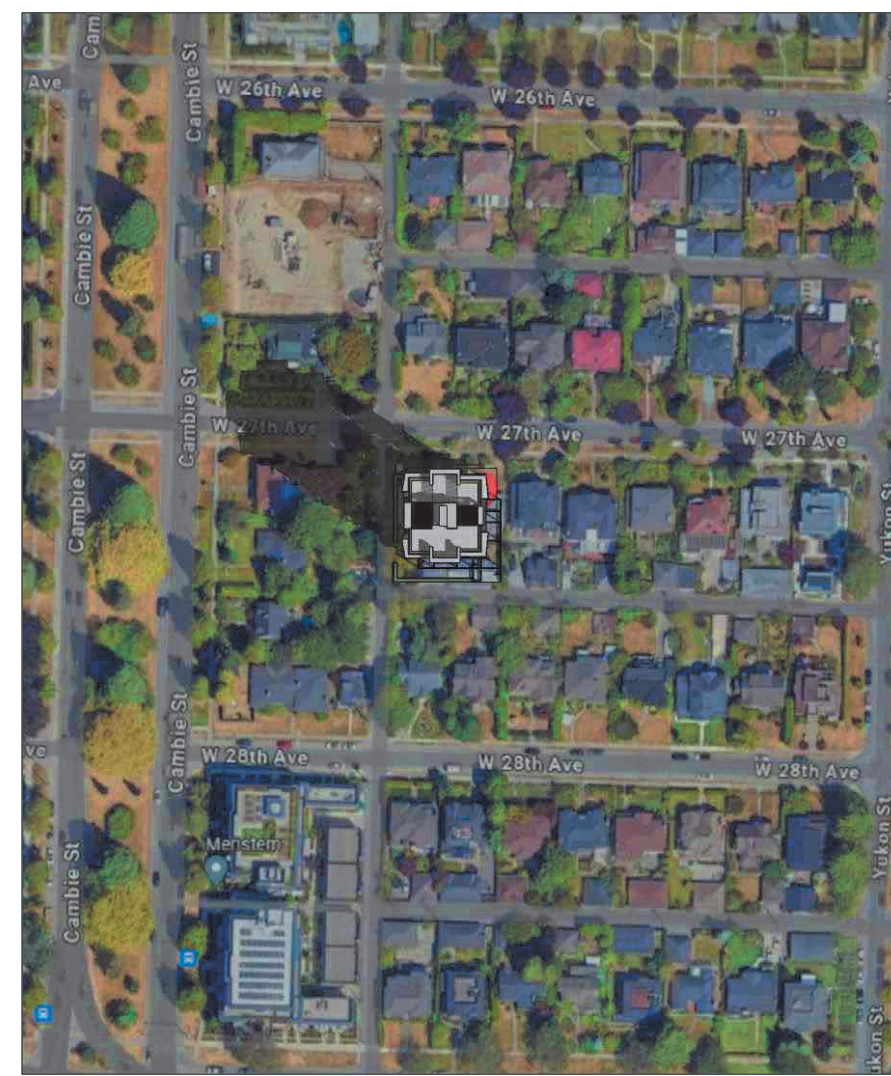
466,476 W27th Ave
Vancouver, British Columbia

STREETScape

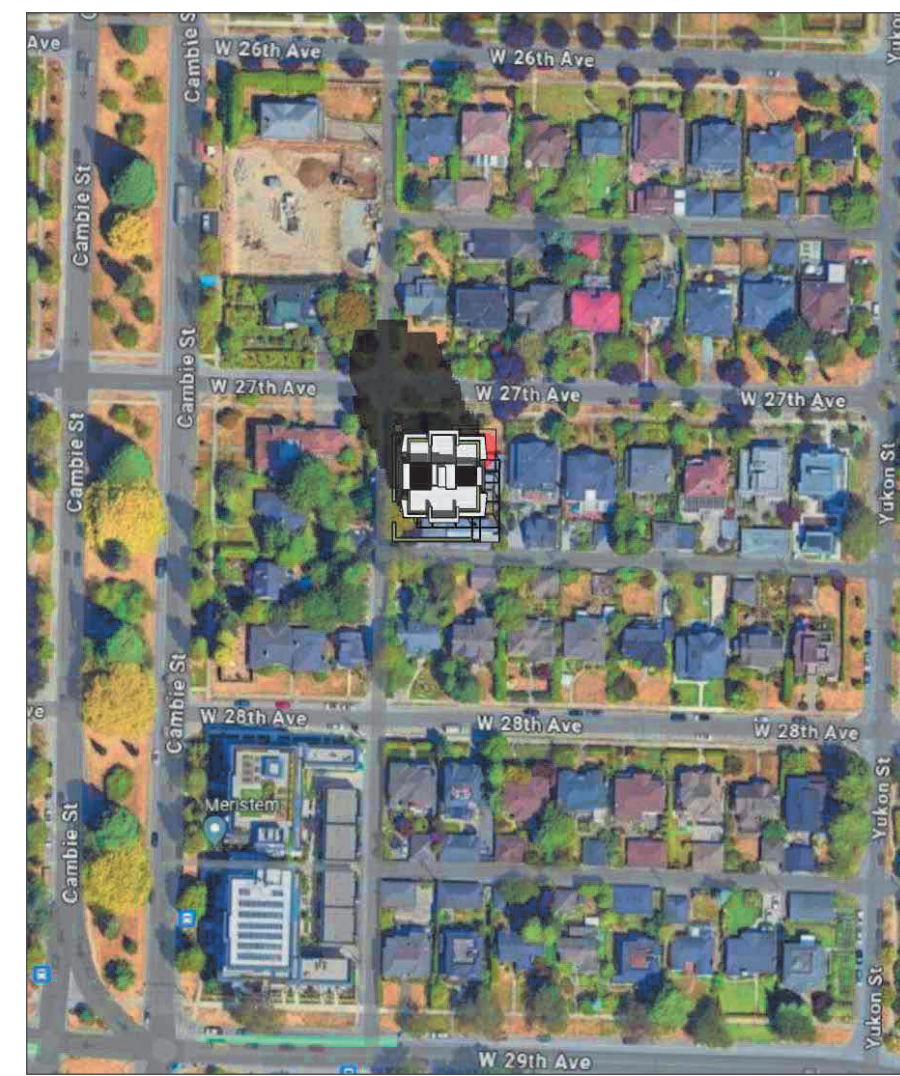
APPLICATION FOR
REZONING

A153

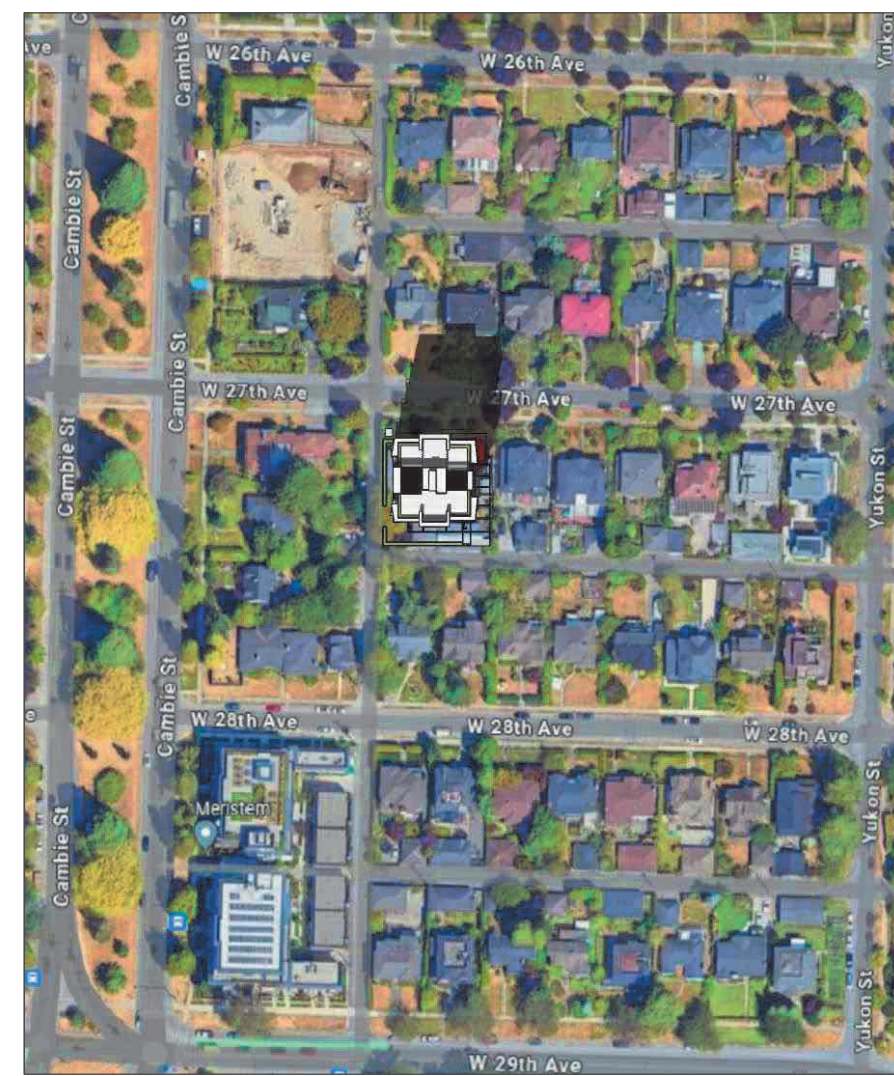
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DRAWN BY: EZ	CHECKED BY: ST



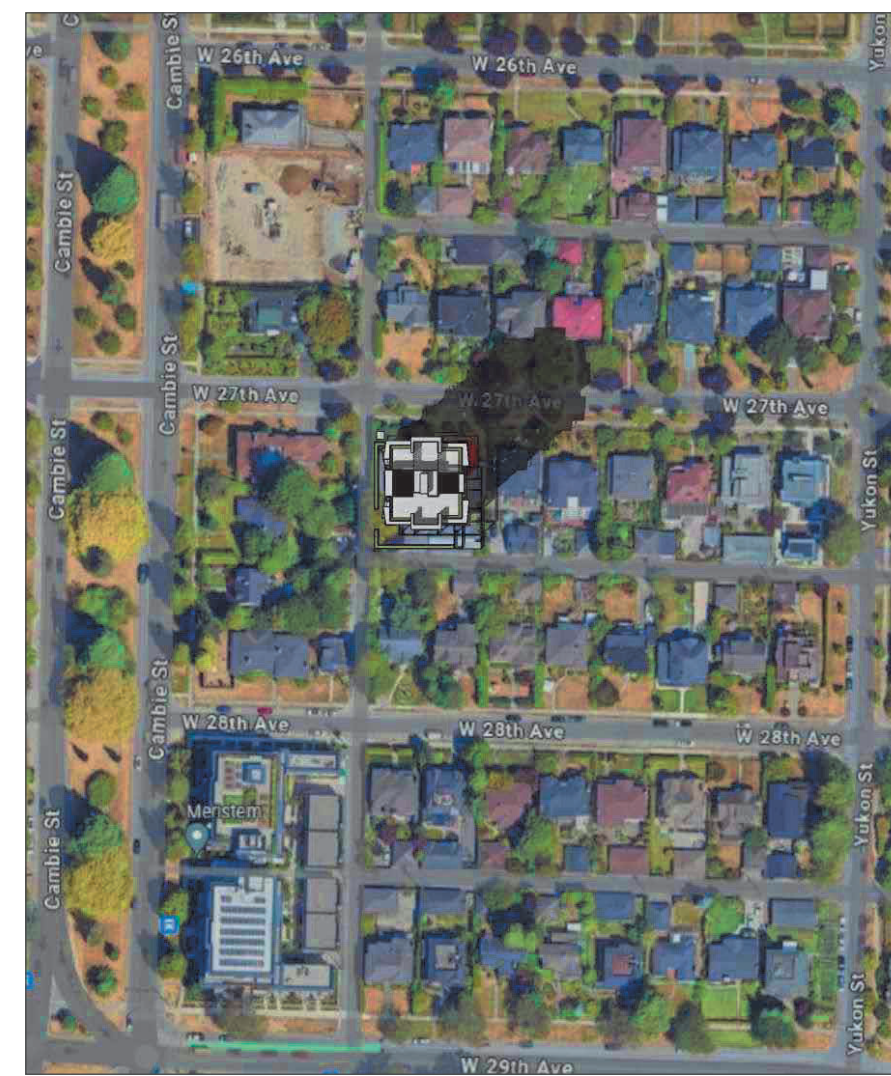
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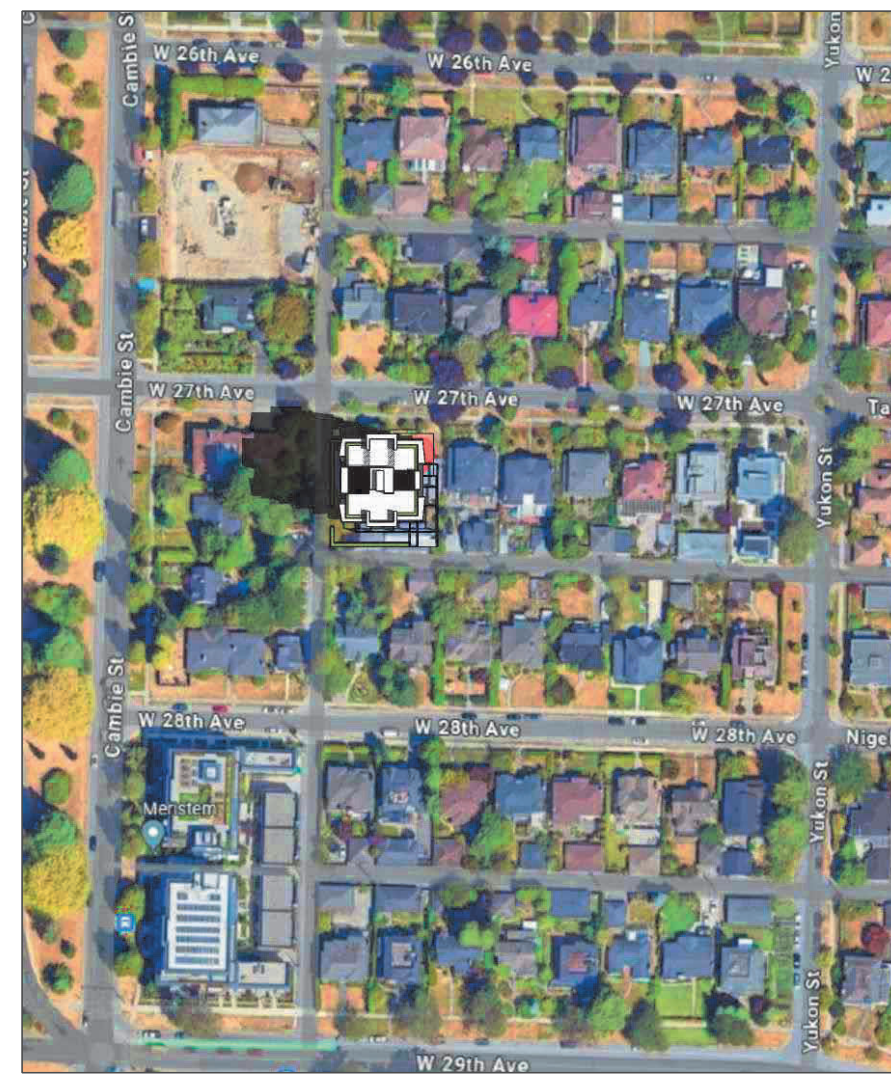
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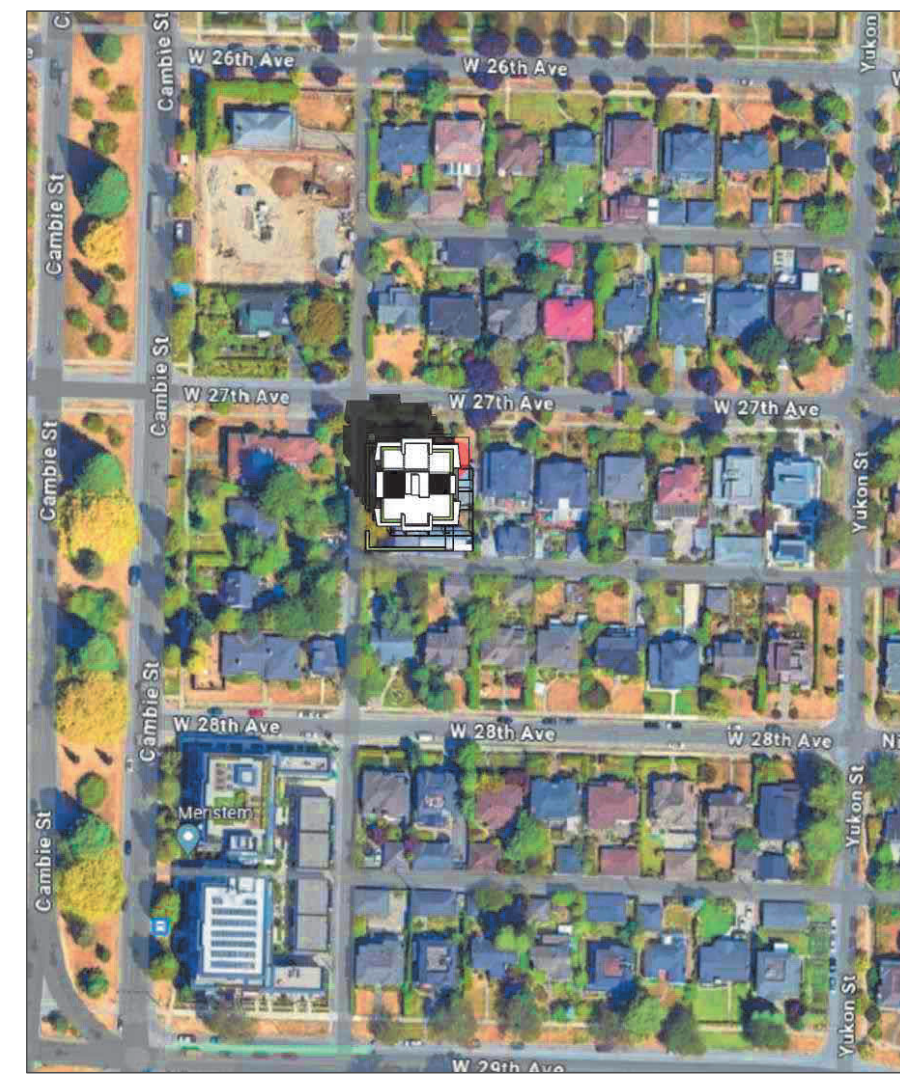
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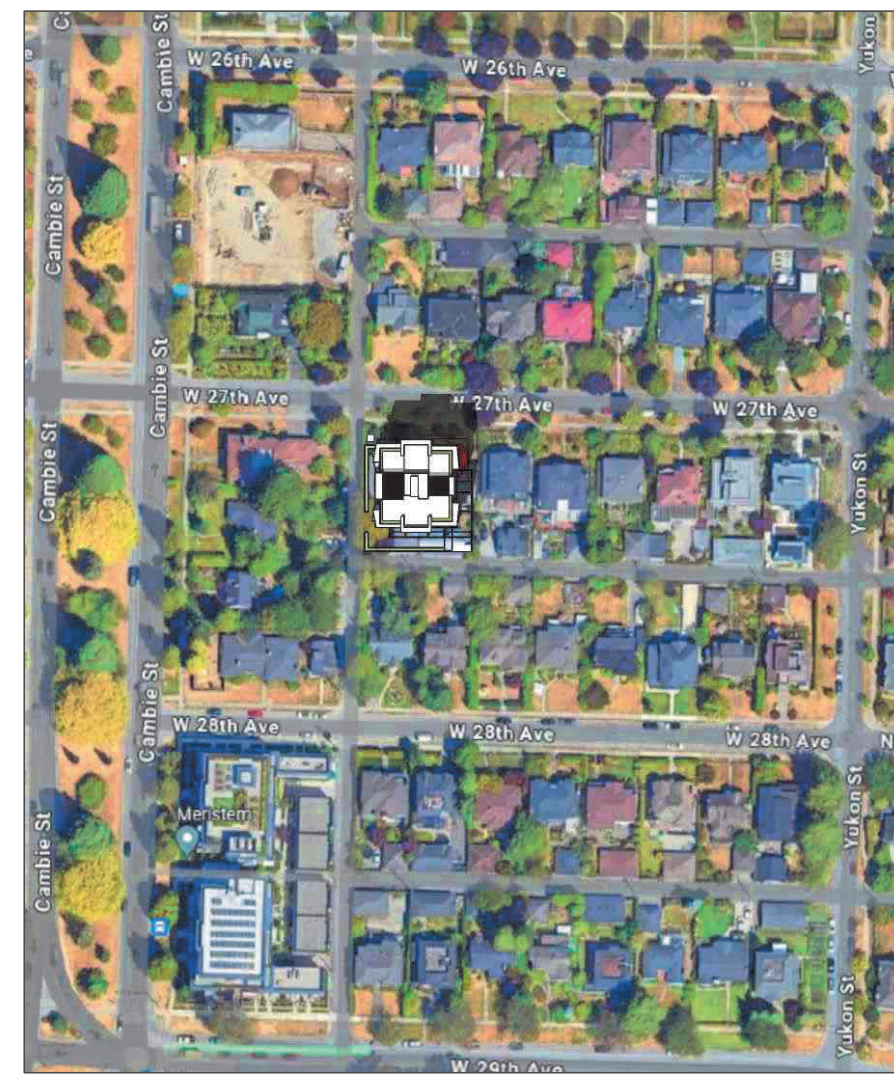
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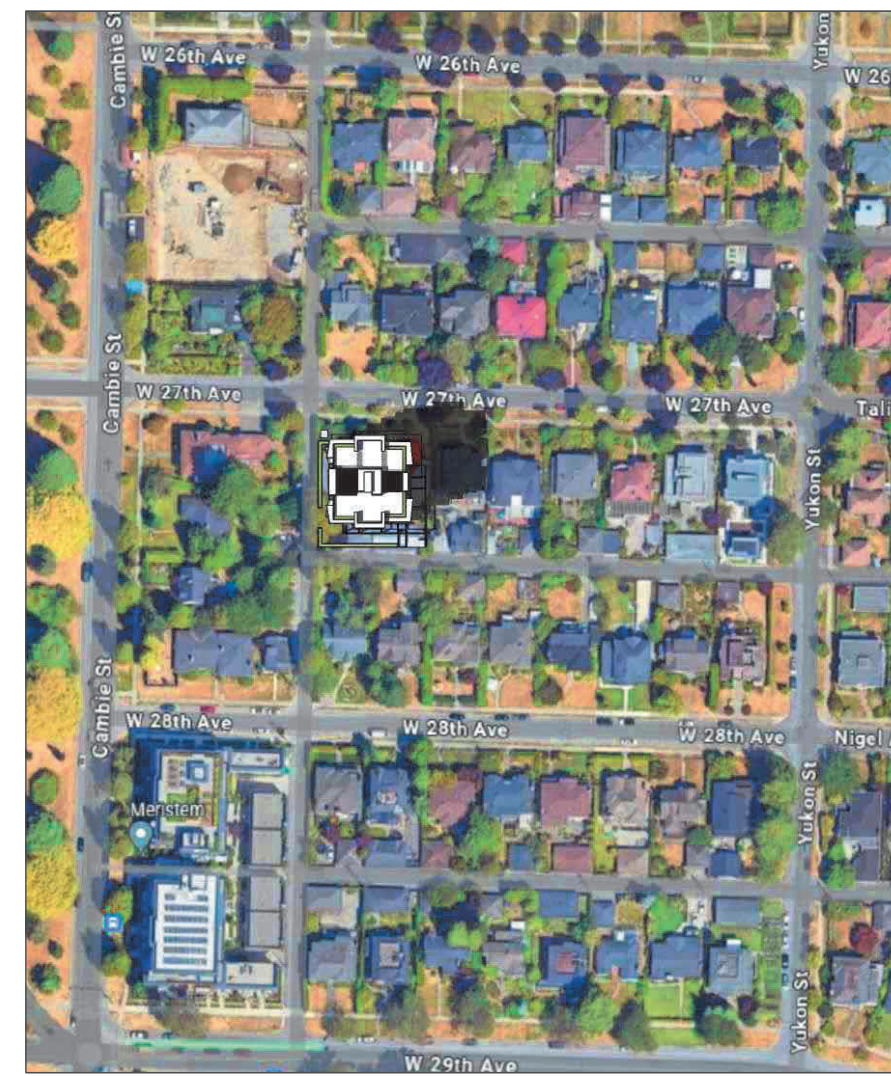
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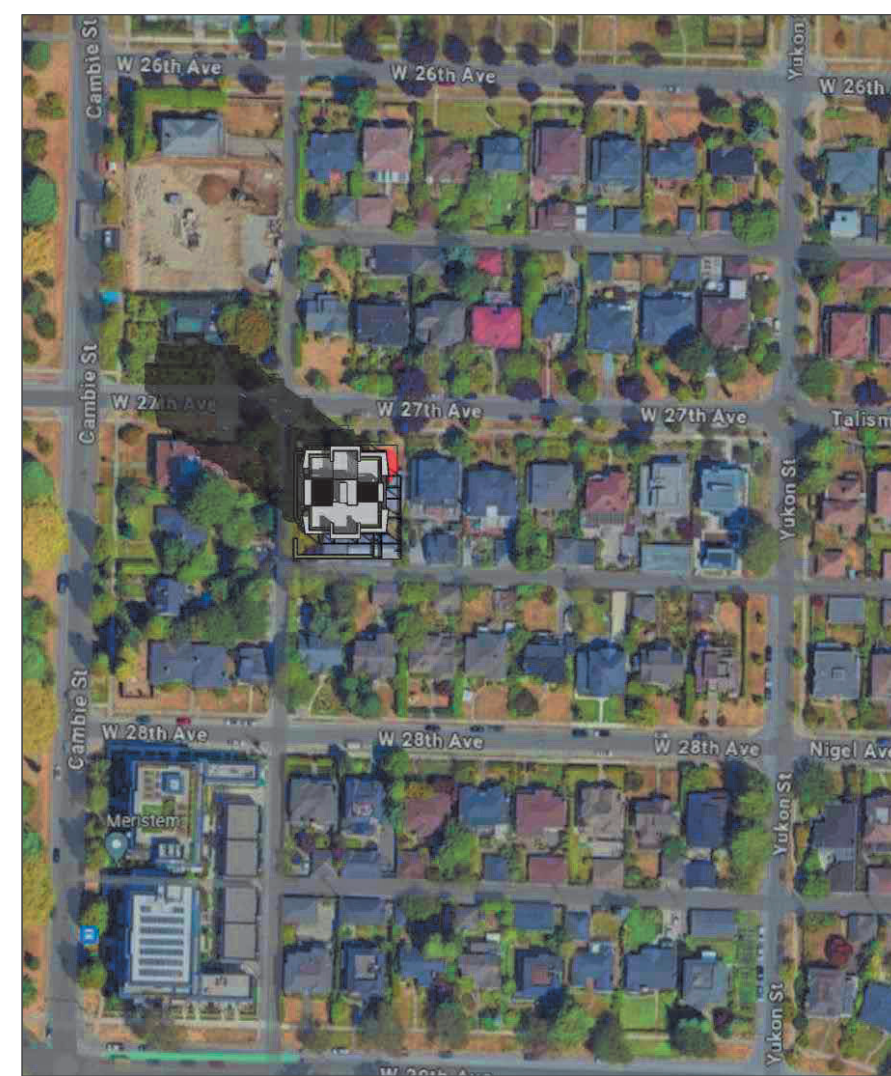
12AM JUNE 21



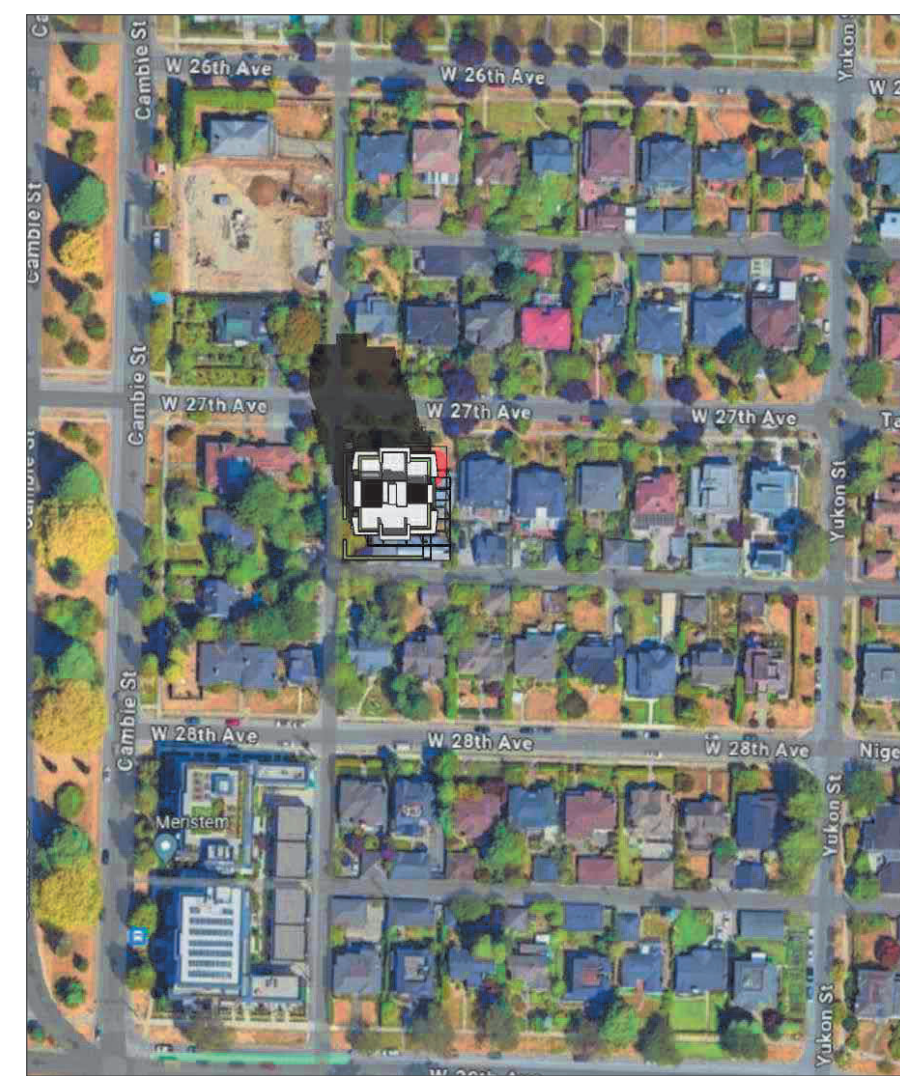
2 PM JUNE 21



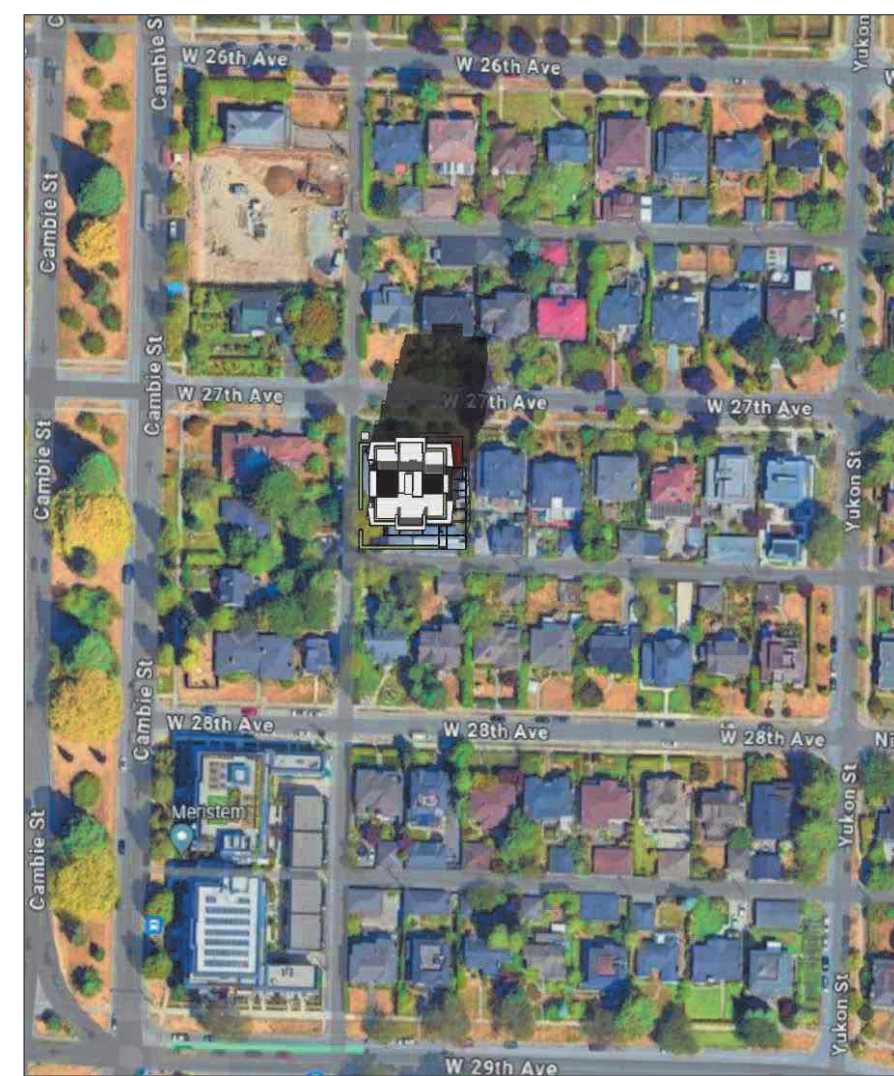
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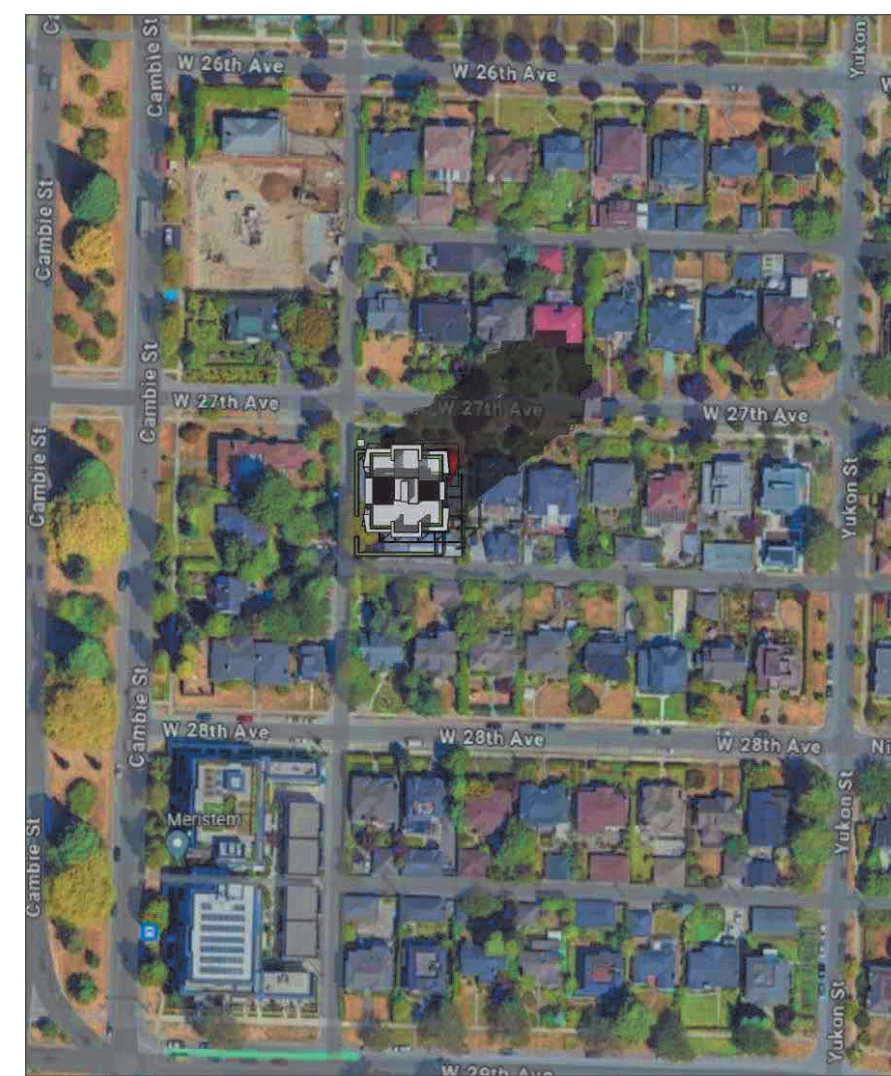
10AM SEPTEMBER 22



12AM SEPTEMBER 22



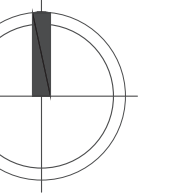
2 PM SEPTEMBER 22



4 PM SEPTEMBER 22

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SEAL 2026-02-19

NO	DATE	REMARKS
2	18FEB2026	REISSUED FOR REZONING
1	4OCT2024	ISSUED FOR REZONING

Rental Apartment
 Development

466,476 W27th Ave
 Vancouver, British Columbia

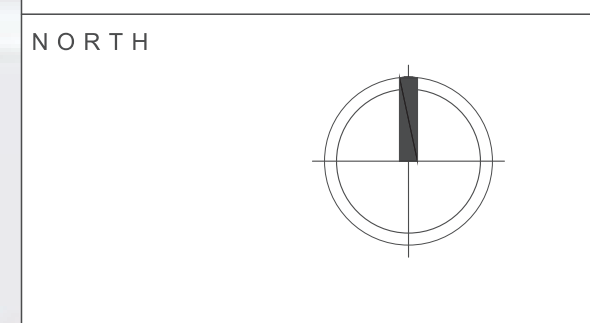
SHADOW STUDY

APPLICATION FOR
 REZONING

A154

SCALE:	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST

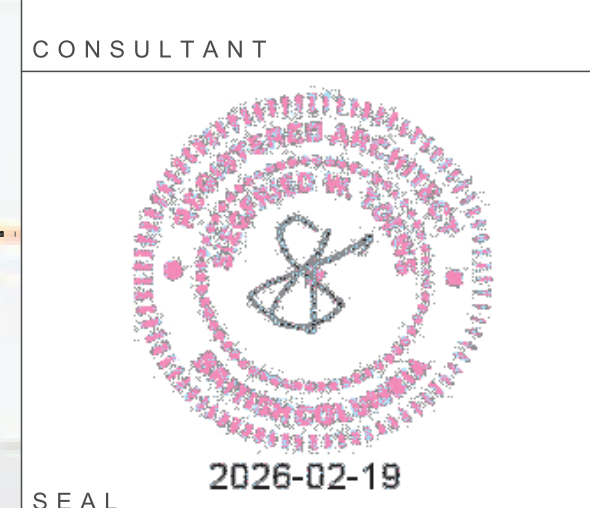
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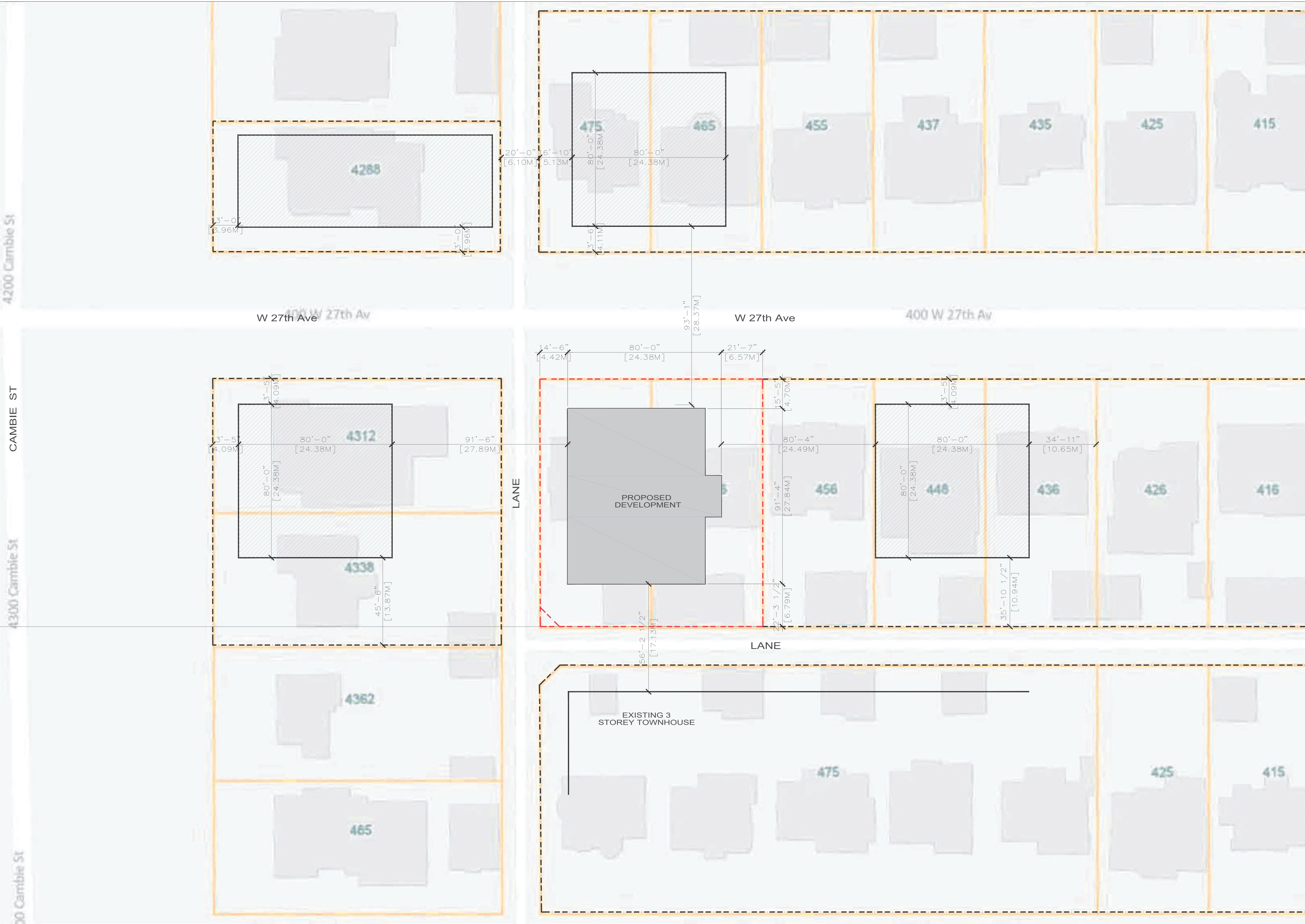
BLOCK STUDY PLAN

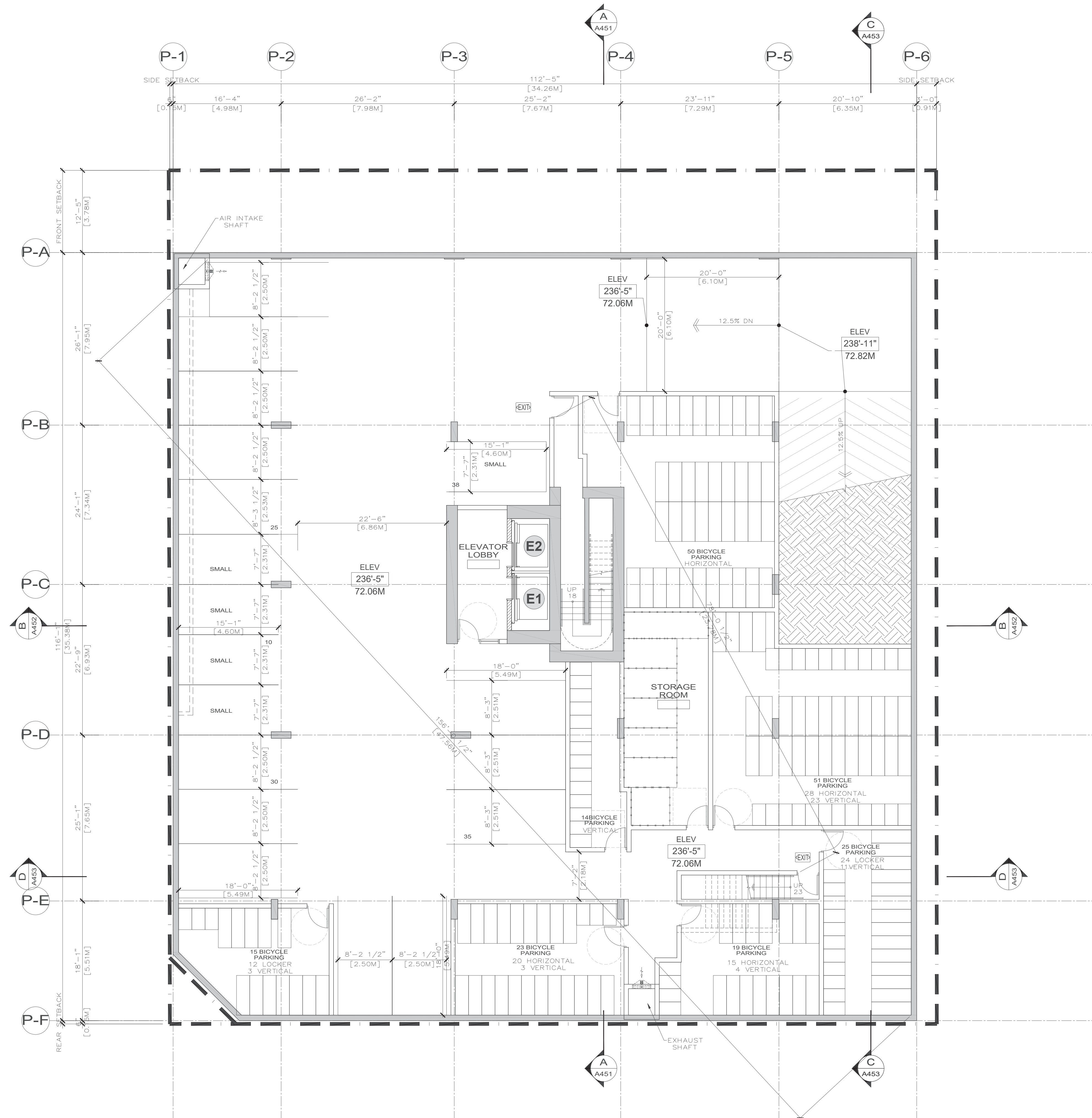
APPLICATION FOR REZONING

A155

SCALE: 3/64"=1'-0"
DRAWN BY: EZ

PROJECT NO: 2404
CHECKED BY: ST

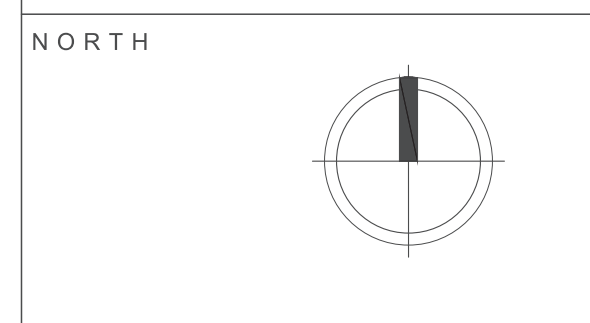




1 P2 LEVEL FLOOR PLAN
SCALE: 1/8" = 1' - 0"

P2

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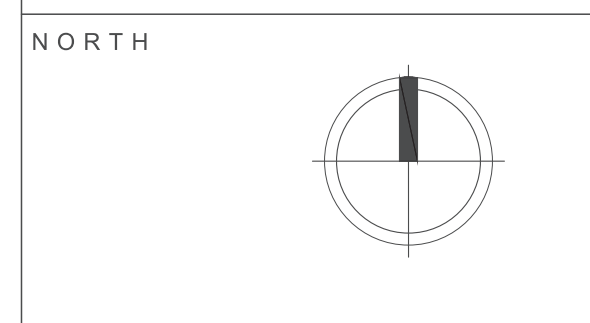
Rental Apartment Development
466.476 W27th Ave
Vancouver, British Columbia

P2 LEVEL FLOOR PLAN
APPLICATION FOR REZONING

A201

SCALE: 1/8"=1'-0" PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST

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SEAL

Rental Apartment Development

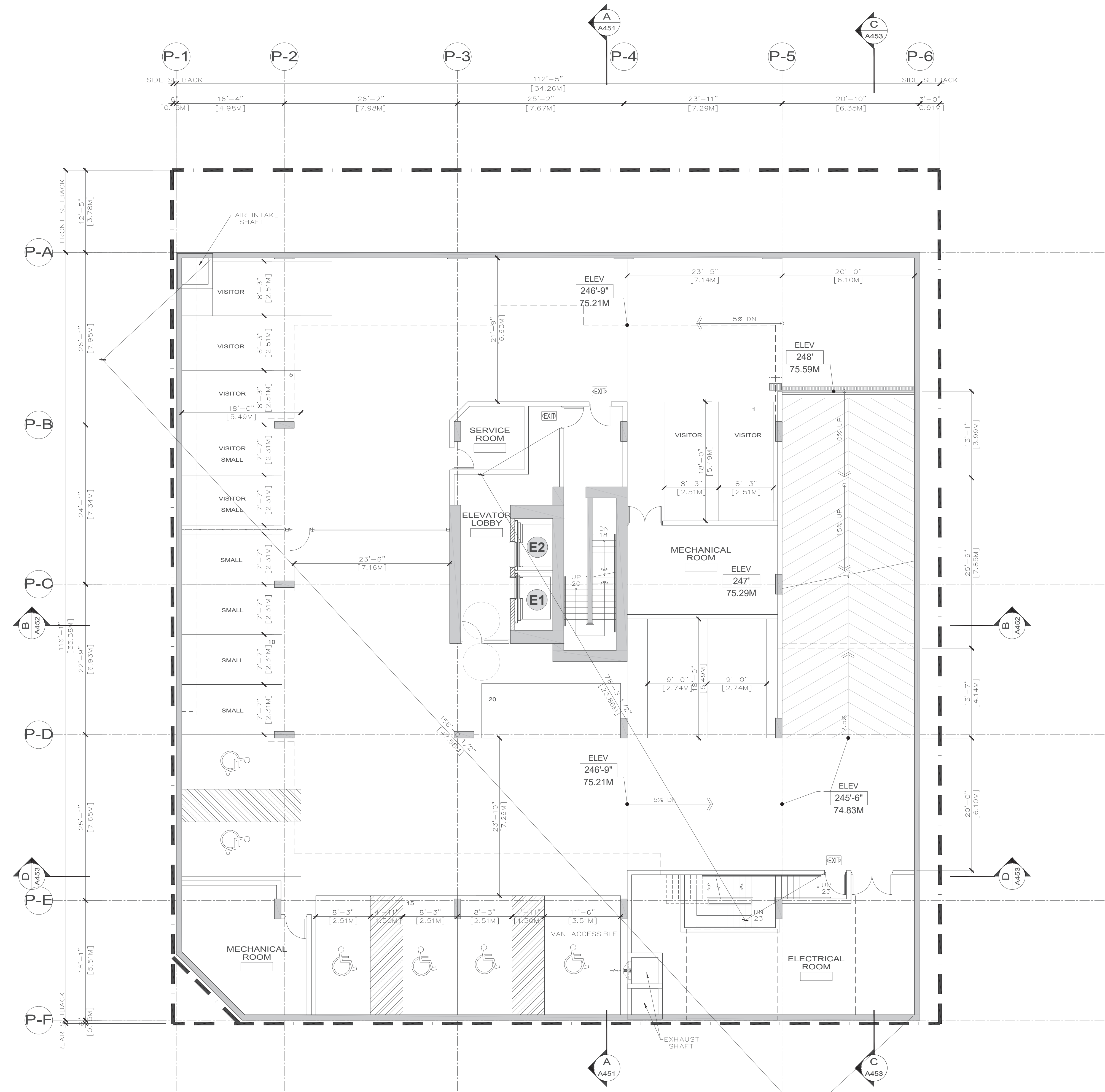
466,476 W27th Ave
Vancouver, British Columbia

P1 LEVEL FLOOR PLAN

APPLICATION FOR REZONING

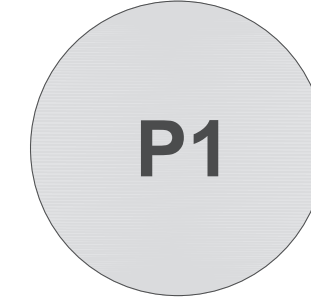
A202

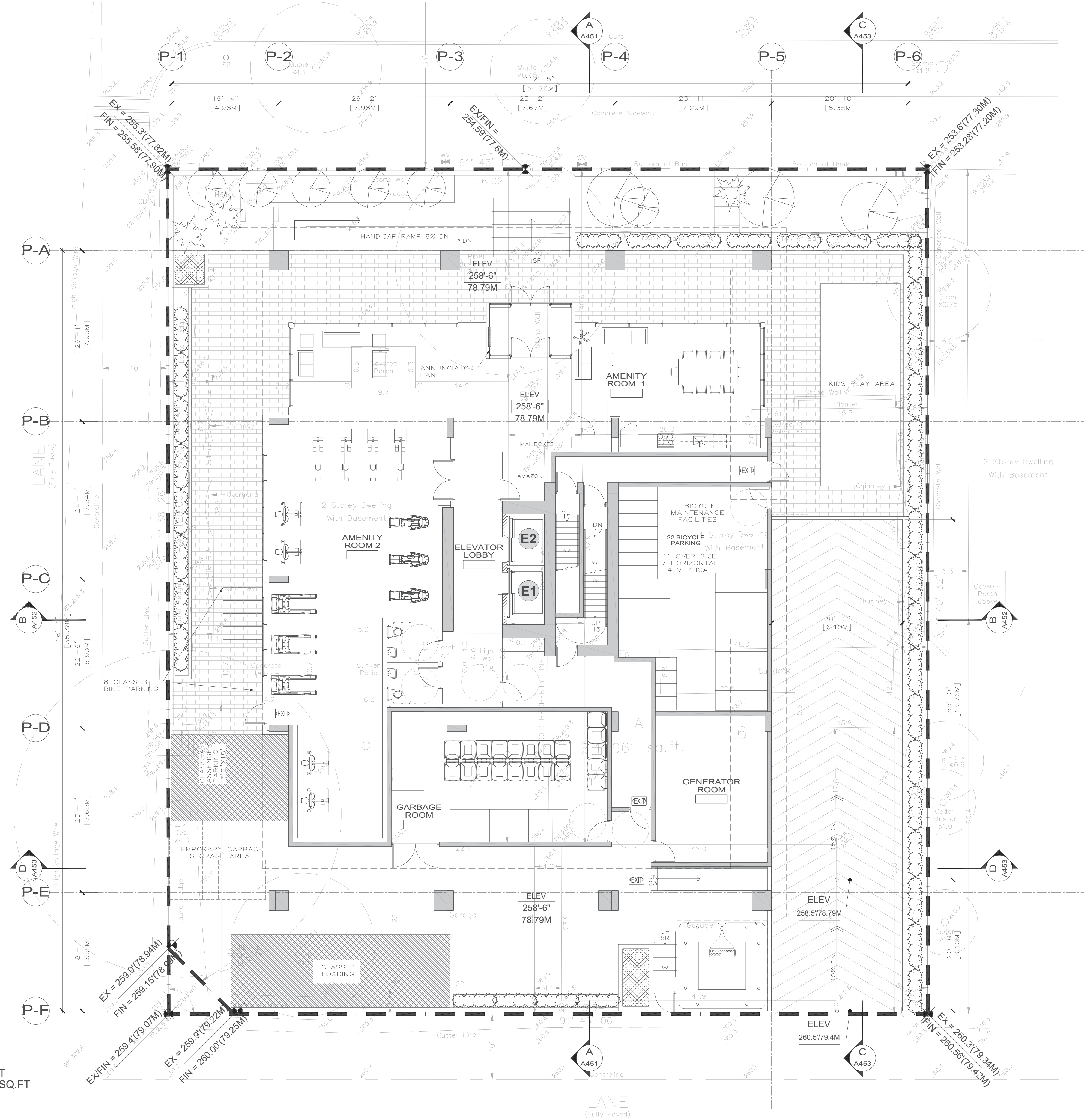
SCALE: 1/8"=1'-0"
PROJECT NO: 2404
DRAWN BY: EZ
CHECKED BY: ST



P1 LEVEL GROSS AREA 13,000 sq.ft
 TOTAL VEHICLE PARKING 20
 VISITOR 7 (5 REGULAR + 2 SMALL)
 ACCESSIBLE 6 (5 REGULAR + 1 VAN ACCESSIBLE)
 OTHERS 7 (4 SMALL + 3 REGULAR)

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



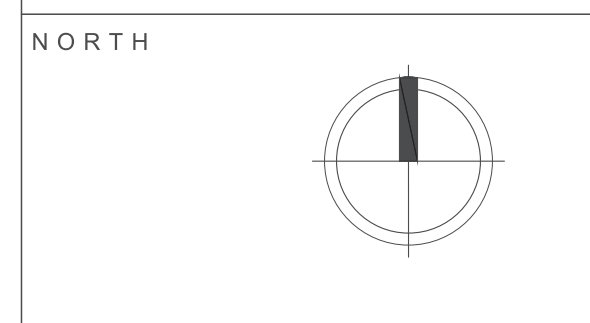


MAIN LEVEL GROSS AREA 6,146 sq.ft
 AMENITY AREA 4,550 SQ.FT
 CIRCULATION AREA 1,596 SQ.FT
 BICYCLE PARKING 22
 OVERSIZE 11
 HORIZONTAL 7
 VERTICAL 4

1 MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

MAIN

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Rental Apartment Development

466,476 W27th Ave
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MAIN FLOOR PLAN

APPLICATION FOR REZONING
A211

SCALE: 1/8"=1'-0" PROJECT NO: 2404
 DRAWN BY: EZ CHECKED BY: ST



1 2nd LEVEL FLOOR PLAN
SCALE: 1/8" = 1' - 0"

2nd

- UNIT TYPE A - STUDIO (418.5sq.ft)
- UNIT TYPE D - 2 BEDROOM (621.2 sq.ft)
- UNIT TYPE B1 - 1 BEDROOM (526.2 sq.ft)
- UNIT TYPE E - 2 BEDROOM (687.15 sq.ft)
- UNIT TYPE C - 1 BEDROOM (ADAPTABLE 550 sq.ft)

EACH LEVEL CORRIDOR / CORE AREA
- 1,105.5 SQ.FT

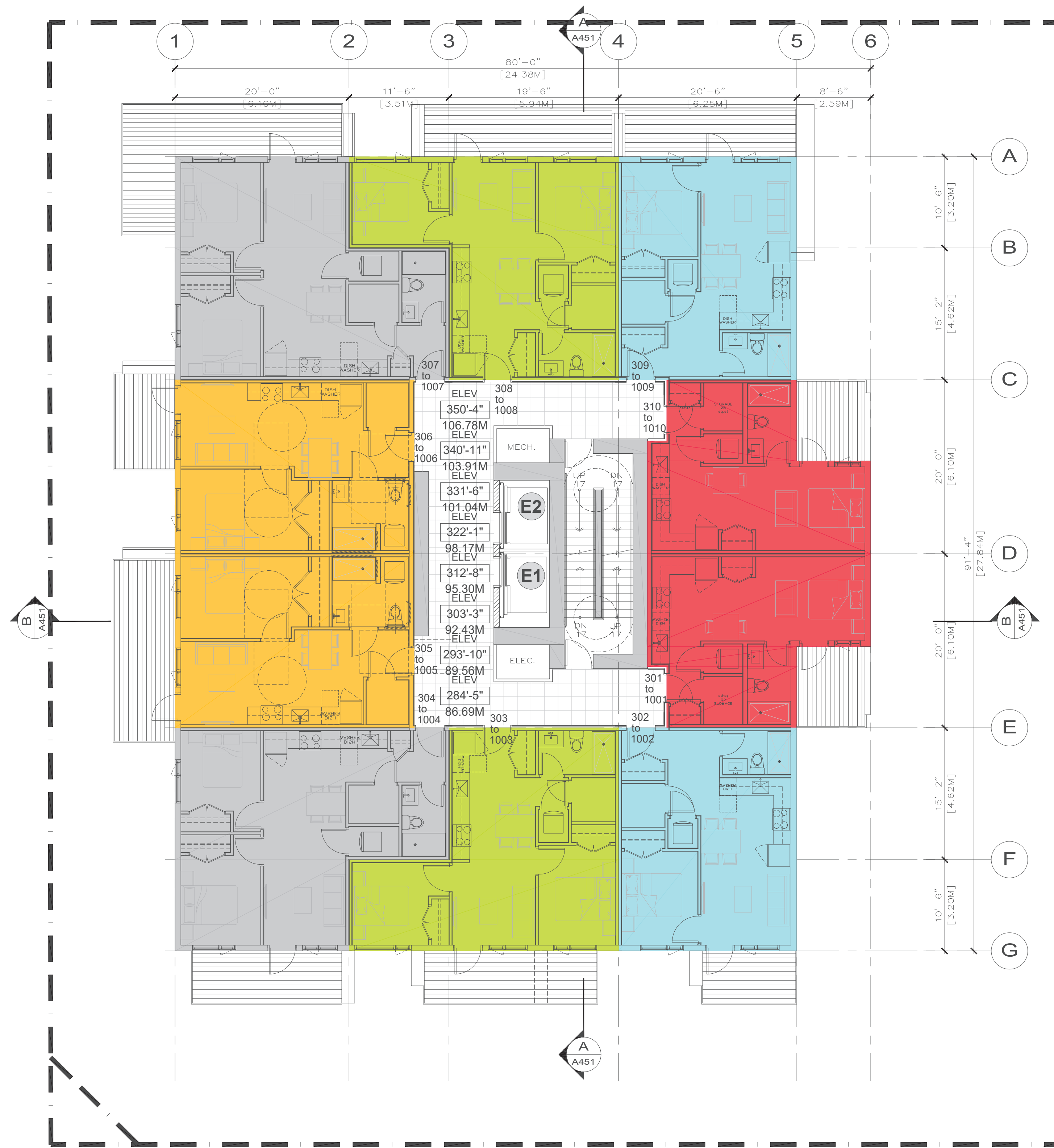
EACH LEVEL SUITES NET AREA
- 5,606 SQ.FT

EACH LEVEL GROSS AREA
- 6,711.5 SQ.FT

AREA EFFICIENCY
- 84%

AVERAGE - MARKET RENTAL UNITS

1 BEDROOM	209 to 1009
2 BEDROOM	208 to 1008

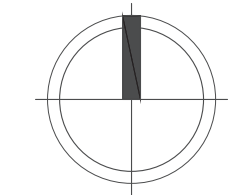


2 3rd to 10th LEVEL FLOOR PLAN
SCALE: 1/8" = 1' - 0"

3rd to 10th

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NORTH

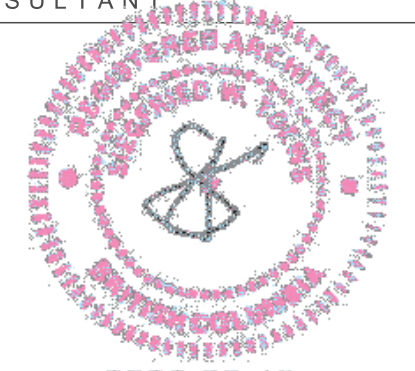


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Rental Apartment
Development

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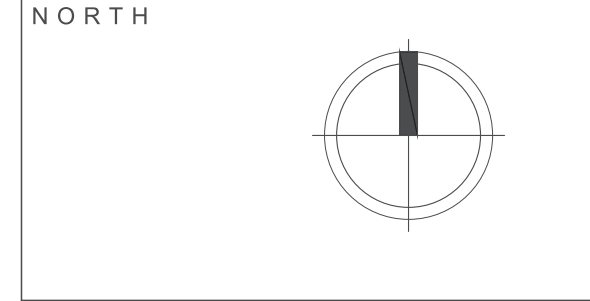
2nd to 10th LEVEL
FLOOR PLAN

APPLICATION FOR
REZONING

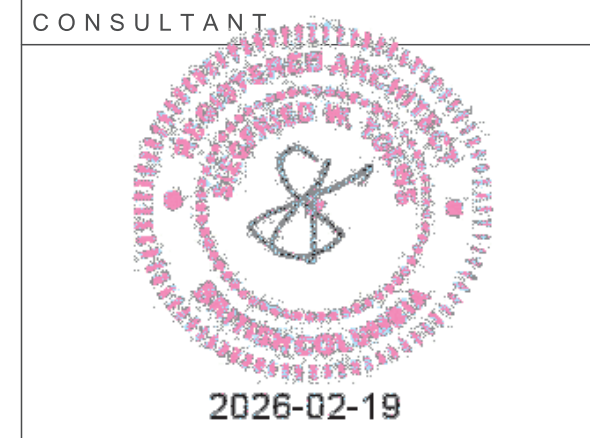
A212

SCALE: 1/8"=1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST

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Rental Apartment Development

466,476 W27th Ave
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11th, 12th LEVEL FLOOR PLAN

APPLICATION FOR REZONING

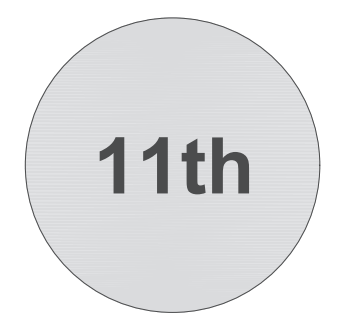
A213

SCALE: 1/8"=1'-0" PROJECT NO: 2404
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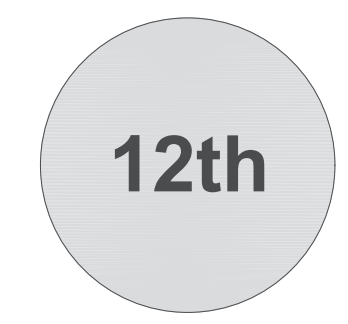
1 11th LEVEL FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

- UNIT TYPE A - STUDIO (418.5sq.ft)
- UNIT TYPE D - 2 BEDROOM (621.2 sq.ft)
- UNIT TYPE B1 - 1 BEDROOM (526.2 sq.ft)
- UNIT TYPE E - 2 BEDROOM (687.15 sq.ft)
- UNIT TYPE B2 - 1 BEDROOM (500.35 sq.ft)
- UNIT TYPE F - 3 BEDROOM (808 sq.ft)
- UNIT TYPE C - 1 BEDROOM (ADAPTABLE 550 sq.ft)

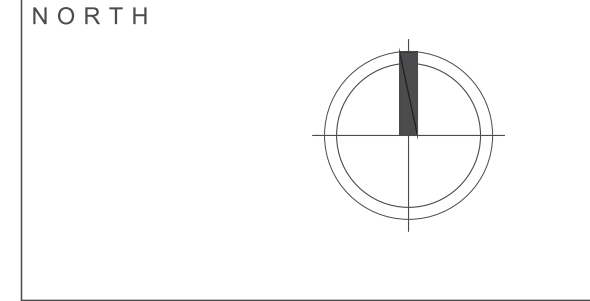


2 12th LEVEL FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

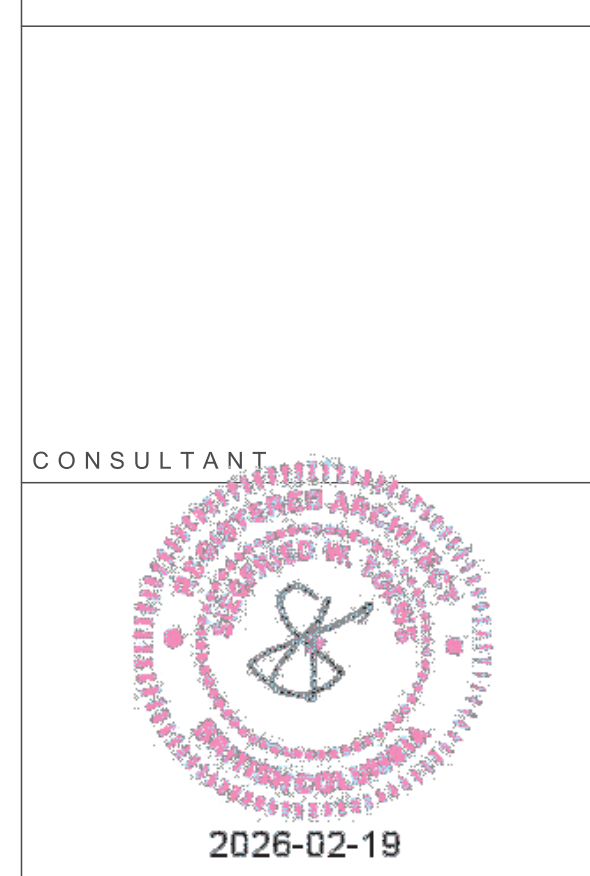
EACH LEVEL CORRIDOR / CORE AREA
 - 1,105.5 SQ.FT
 EACH LEVEL SUITES NET AREA
 - 5,606 SQ.FT
 EACH LEVEL GROSS AREA
 - 6,711.5 SQ.FT
 AREA EFFICIENCY
 - 84%
 AVERAGE - MARKET RENTAL UNITS
 1 BEDROOM 1102, 1202
 2 BEDROOM 1103, 1203



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Rental Apartment Development

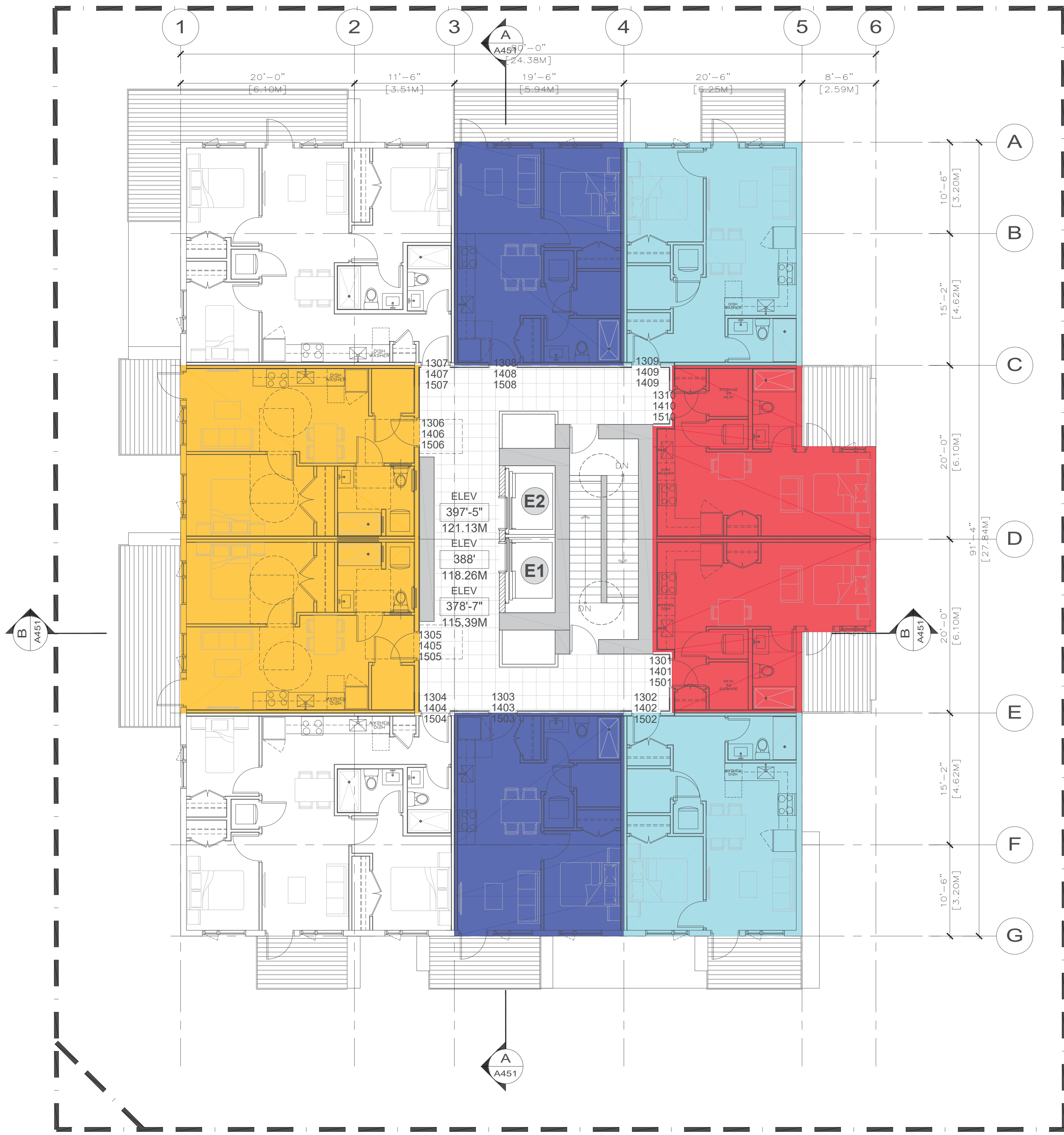
466,476 W27th Ave
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13th,14th,15th LEVEL FLOOR PLAN
 ROOF PLAN

APPLICATION FOR REZONING

A214

SCALE: 1/8"=1'-0" PROJECT NO: 2404
 DRAWN BY: EZ CHECKED BY: ST



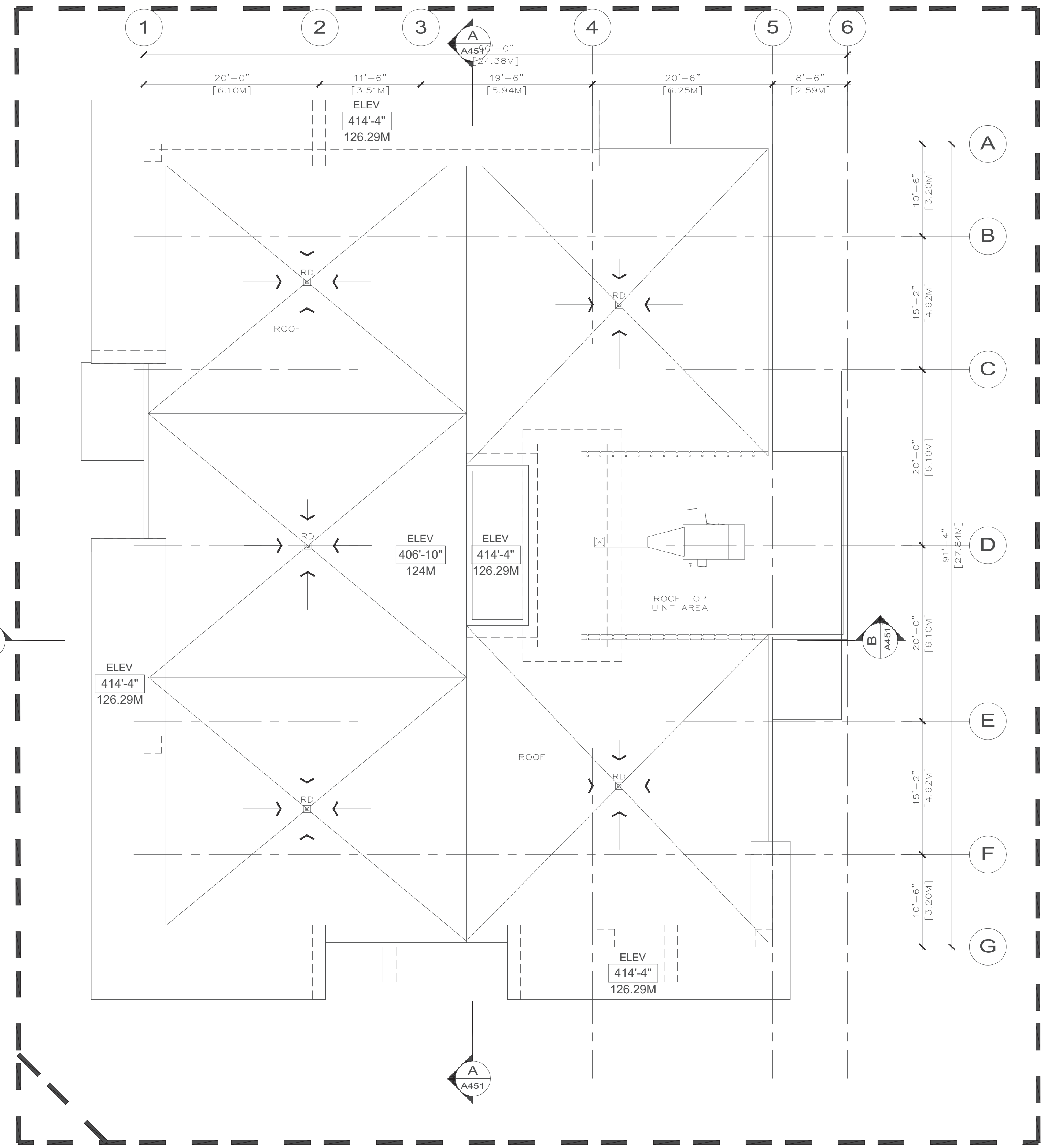
1 13th,14th,15th LEVEL FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

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- UNIT TYPE C -1 BEDROOM (ADAPTABLE 550 sq.ft)
- UNIT TYPE B1 -1 BEDROOM (526.2 sq.ft)
- UNIT TYPE F -3 BEDROOM (808 sq.ft)
- UNIT TYPE B2 -1 BEDROOM (500.35 sq.ft)

13th to 15th

EACH LEVEL CORRIDOR / CORE AREA
 - 1,105.5 SQ.FT
 EACH LEVEL SUITES NET AREA
 - 5,606 SQ.FT
 EACH LEVEL GROSS AREA
 - 6,711.5 SQ.FT
 AREA EFFICIENCY
 - 84%

AVERAGE - MARKET RENTAL UNITS
 1 BEDROOM 1308,1408,1508
 3 BEDROOM 1307,1407,1507



2 ROOF PLAN
 SCALE: 1/8" = 1' - 0"

ROOF

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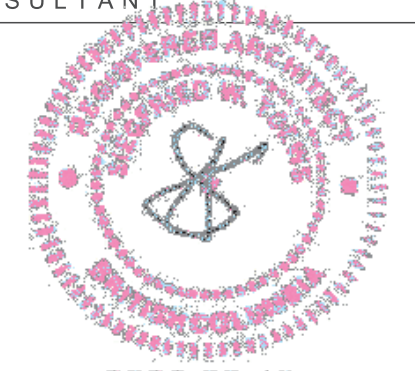
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Rental Apartment
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466,476 W27th Ave
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NORTH ELEVATION

APPLICATION FOR
REZONING

A401

SCALE: 1/8"=1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST



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





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



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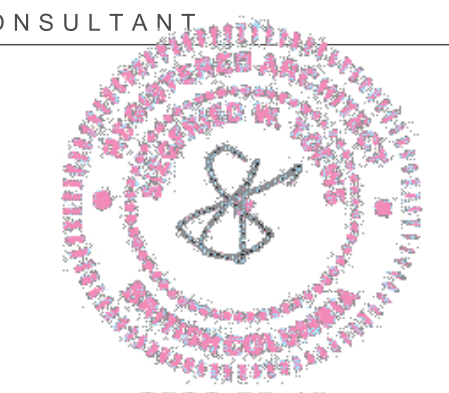
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Rental Apartment
Development

466,476 W27th Ave
Vancouver, British Columbia

EAST ELEVATION

APPLICATION FOR
REZONING

A403

SCALE: 1/8" = 1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST



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

WEST

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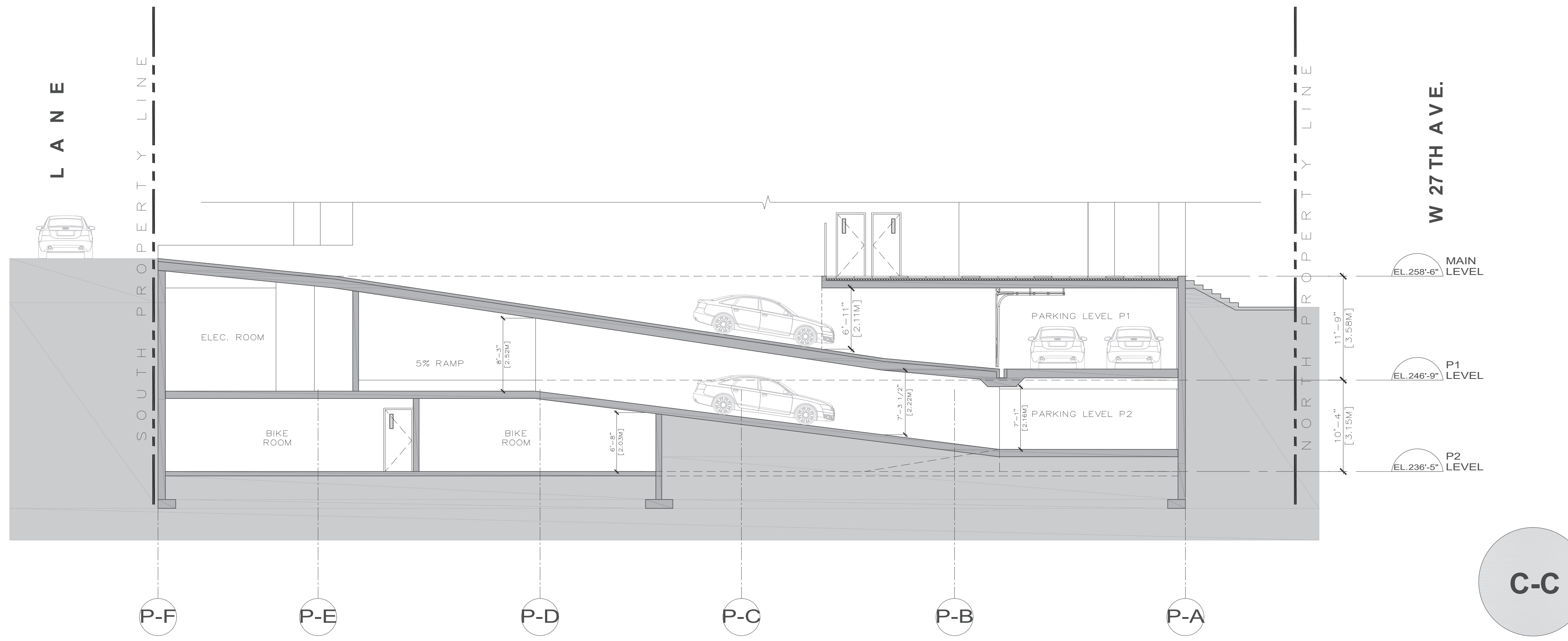
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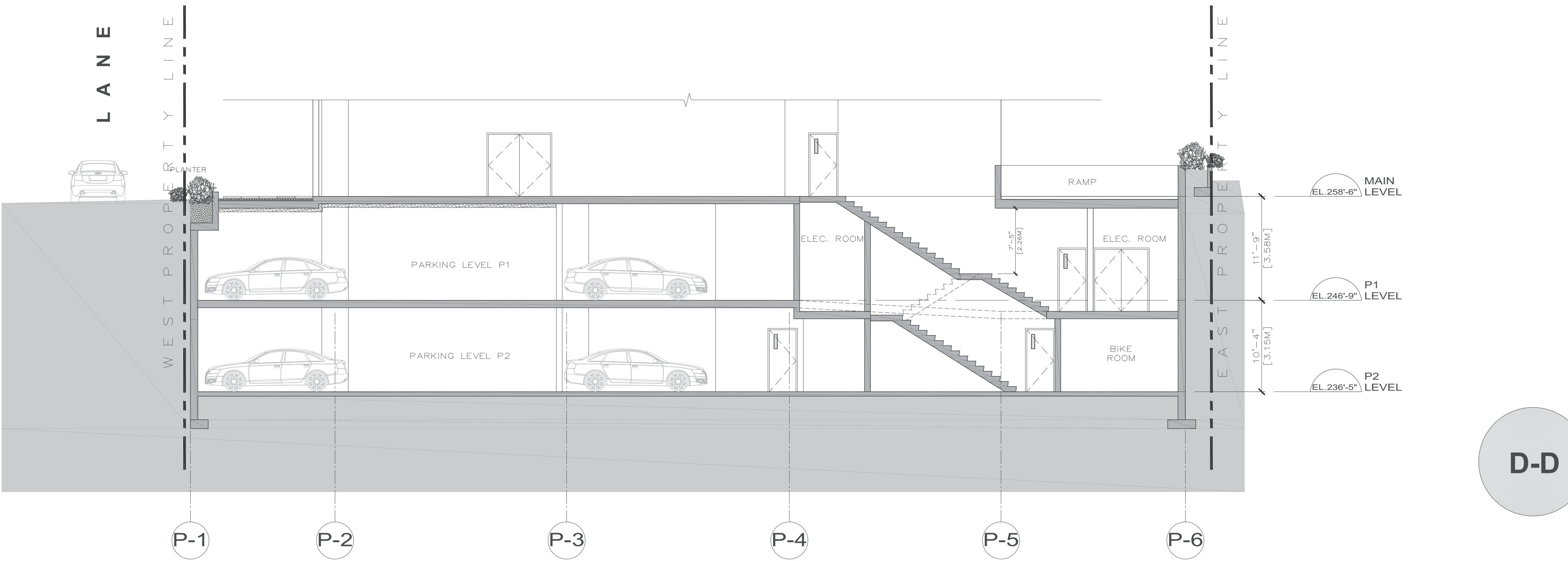
WEST ELEVATION
APPLICATION FOR
REZONING

A404

SCALE: 1/8" = 1'-0"
DRAWN BY: EZ
PROJECT NO: 2404
CHECKED BY: ST



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



2 SECTION D-D
SCALE: 1/8" = 1' - 0"

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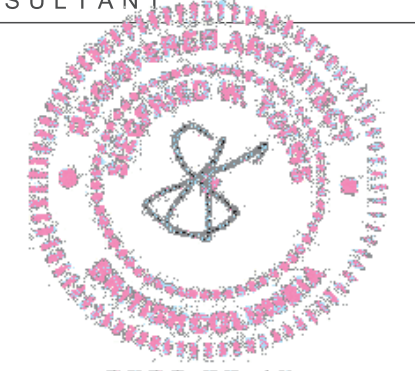
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SEAL

NO	DATE	REMARKS
2	18FEB2026	REISSUED FOR REZONING
1	4OCT2024	ISSUED FOR REZONING

Rental Apartment
Development

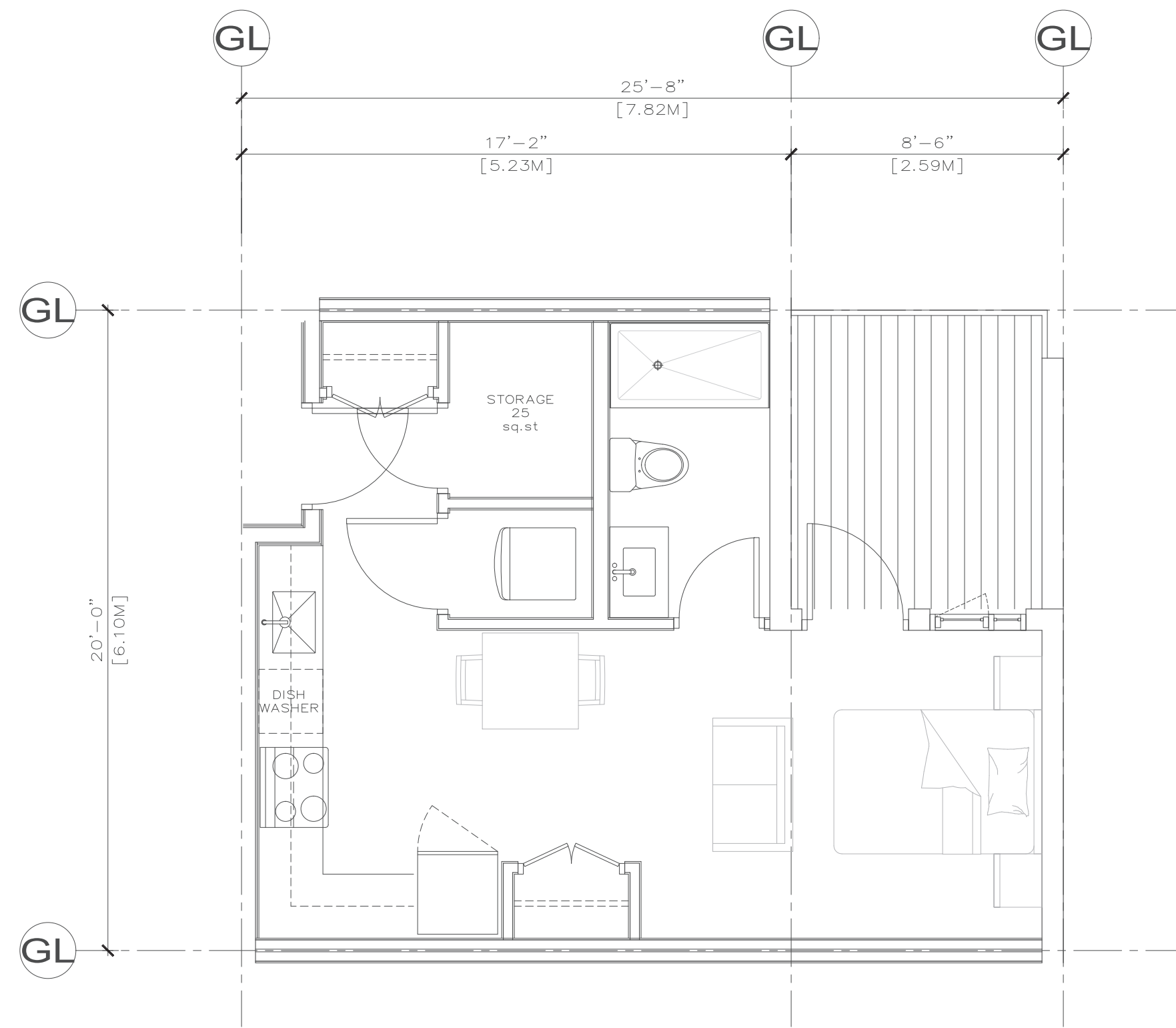
466,476 W27th Ave
Vancouver, British Columbia

SECTION C-C
SECTION D-D

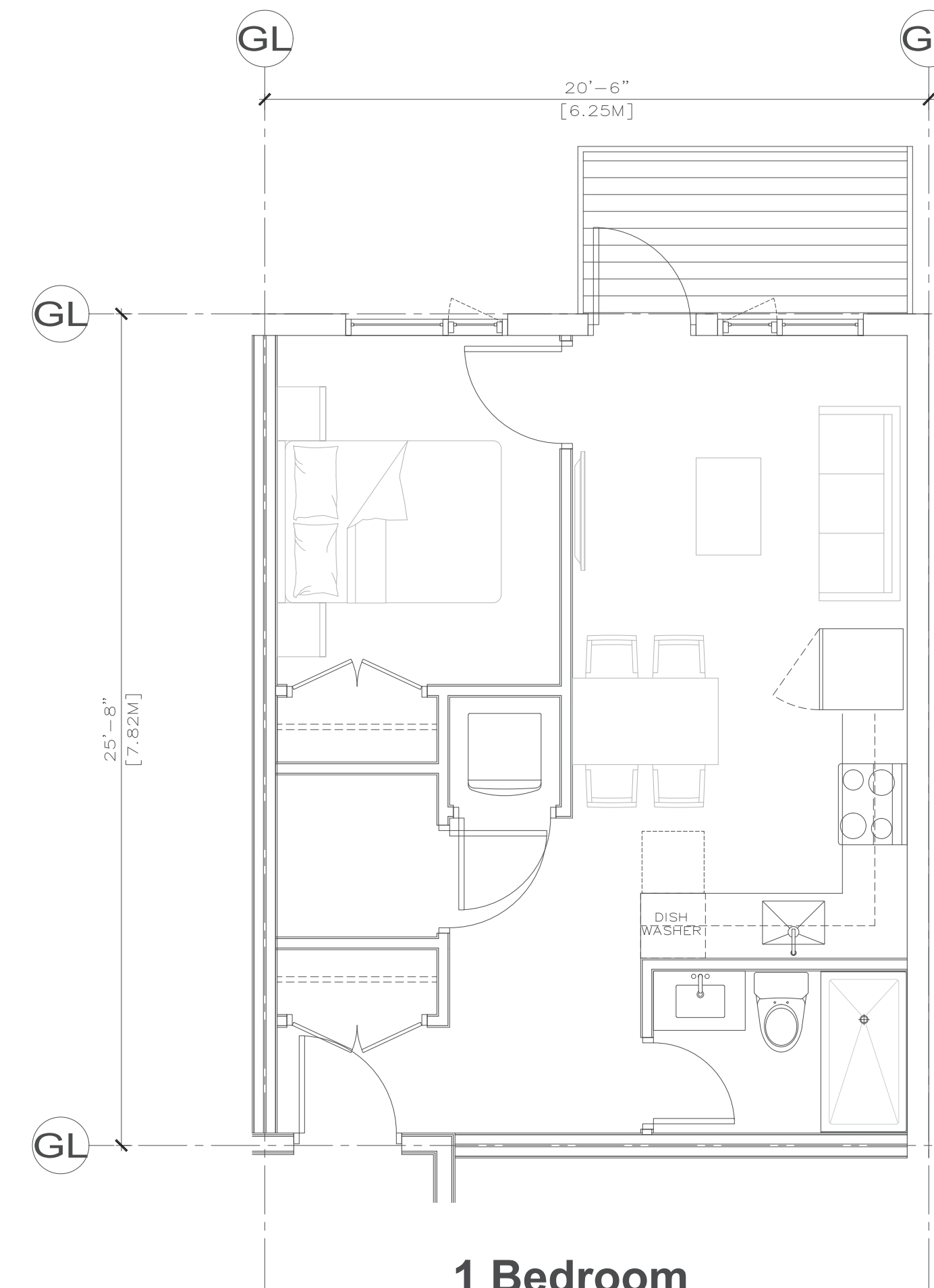
APPLICATION FOR
REZONING

A453

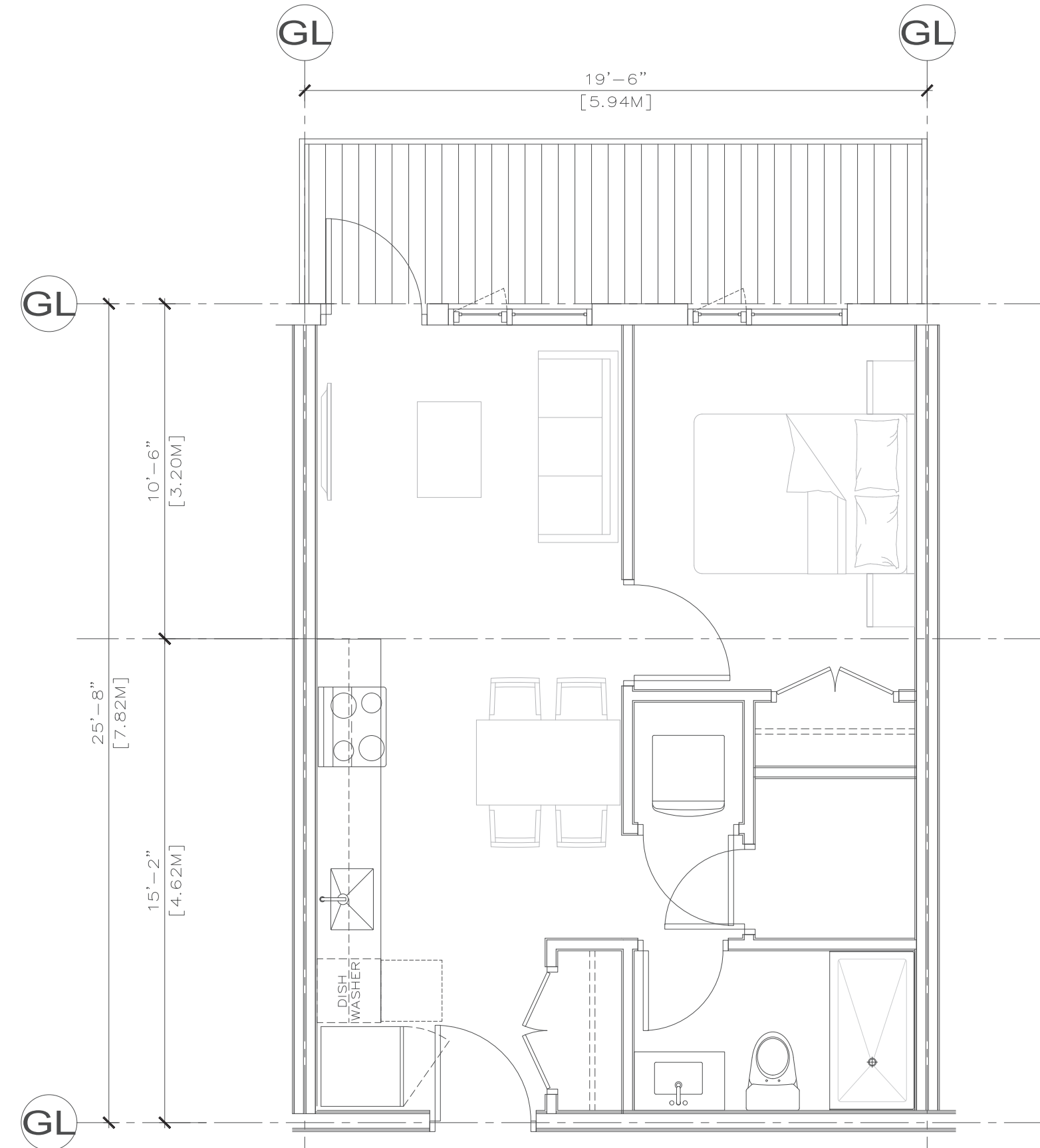
SCALE: 1/8"=1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST



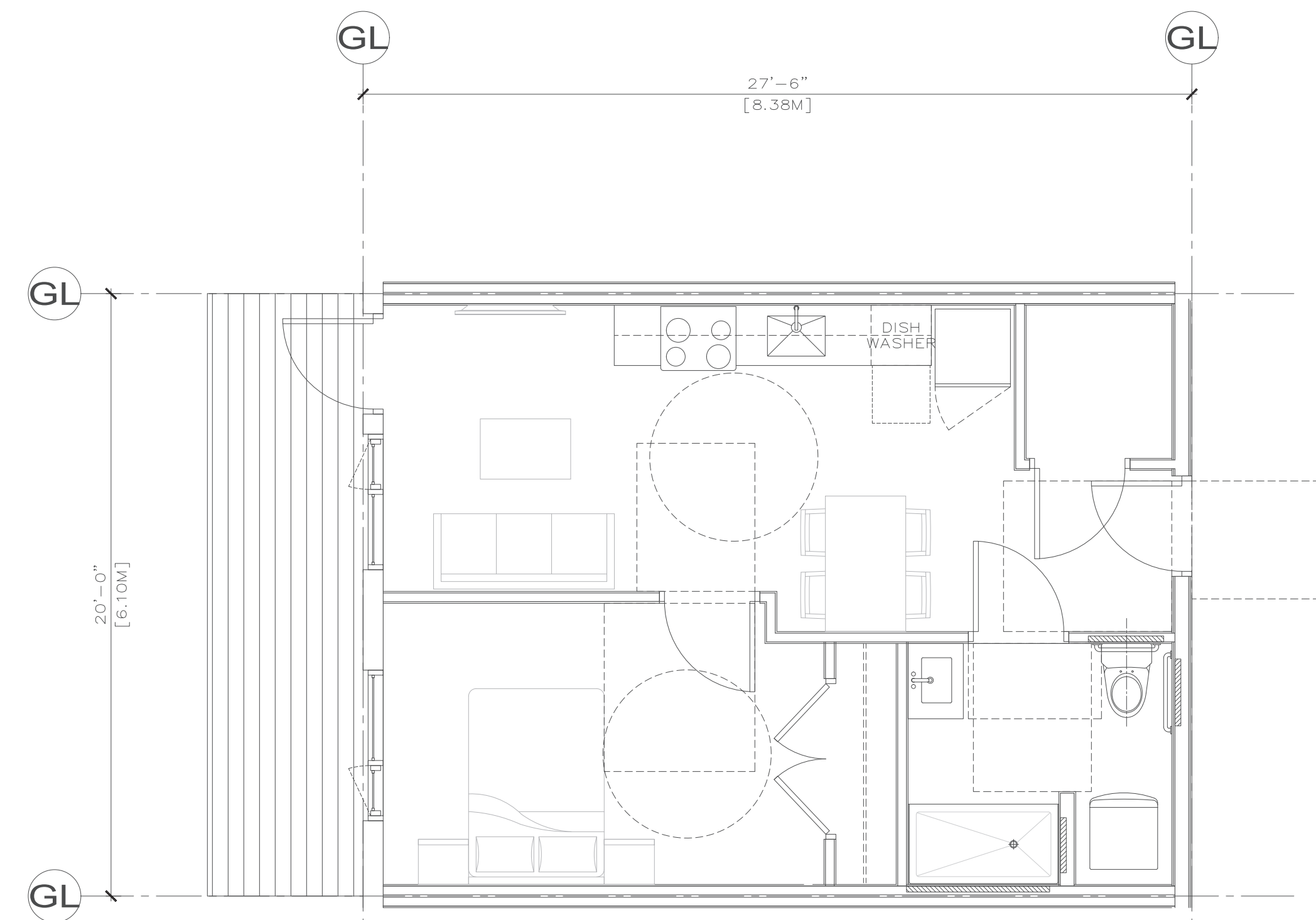
Studio
TYPE A
 Unit Area: 418.50 sq.ft. [38.9 sq.m.]



1 Bedroom
TYPE B1
 Unit Area: 526.2 sq.ft. [48.9 sq.m.]



1 Bedroom
TYPE B2
 Unit Area: 505.5 sq.ft. [47 sq.m.]



1 Bedroom
TYPE C (ADAPTABLE UNIT)
 Unit Area: 550.00 sq.ft. [51.1 sq.m.]

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Rental Apartment
 Development

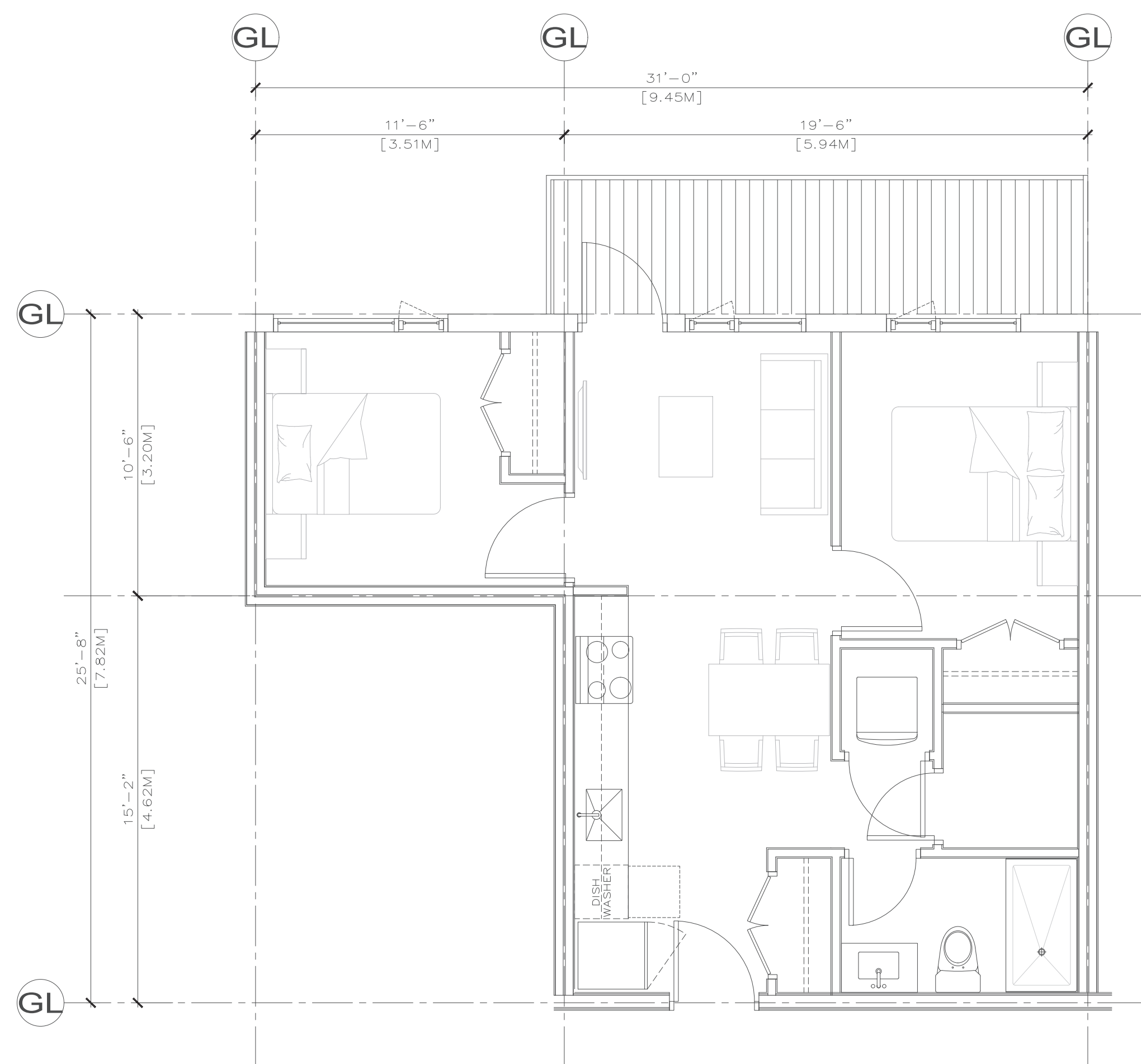
466,476 W27th Ave
 Vancouver, British Columbia

TYPICAL UNIT PLAN

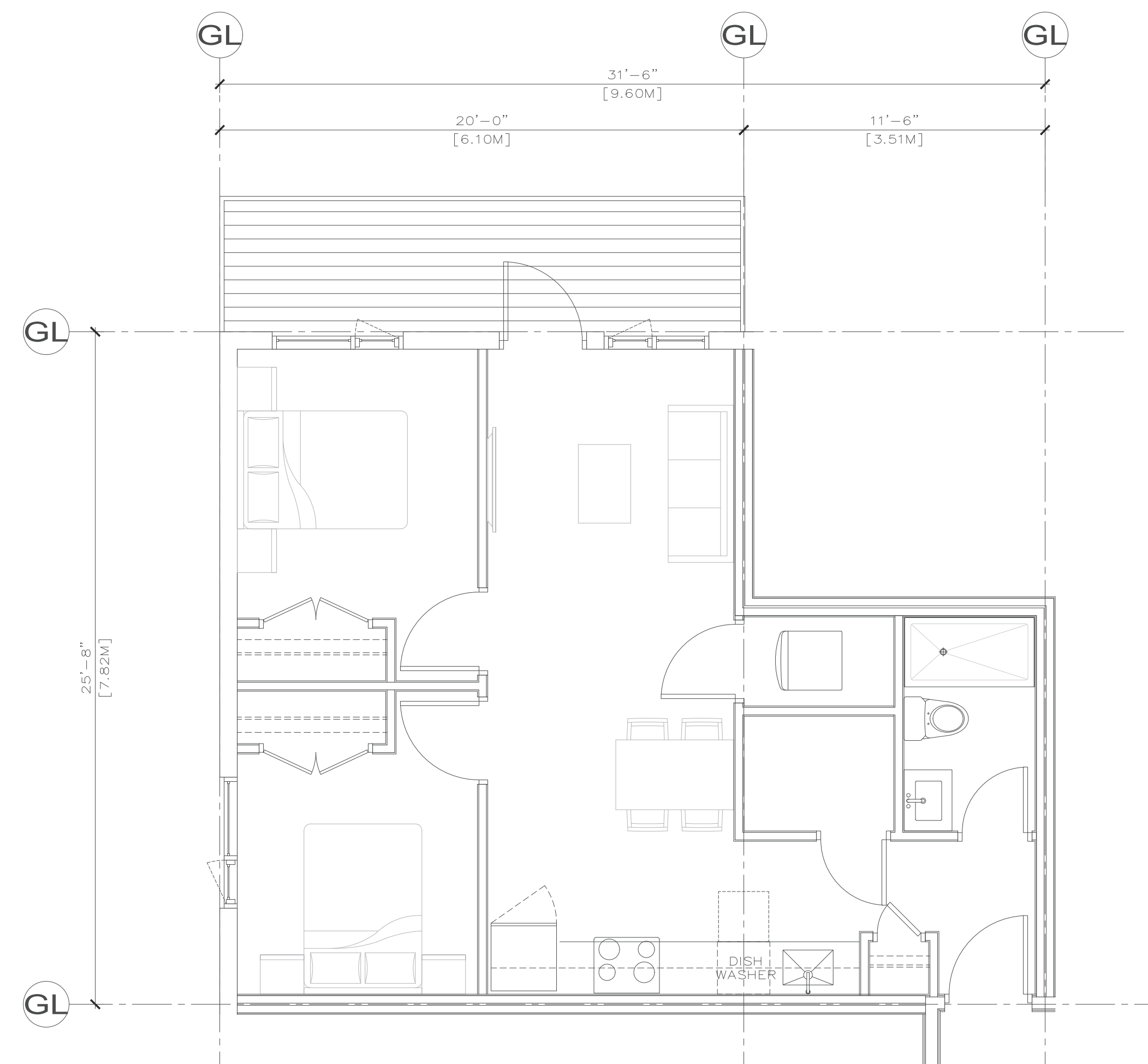
APPLICATION FOR
 REZONING

A501

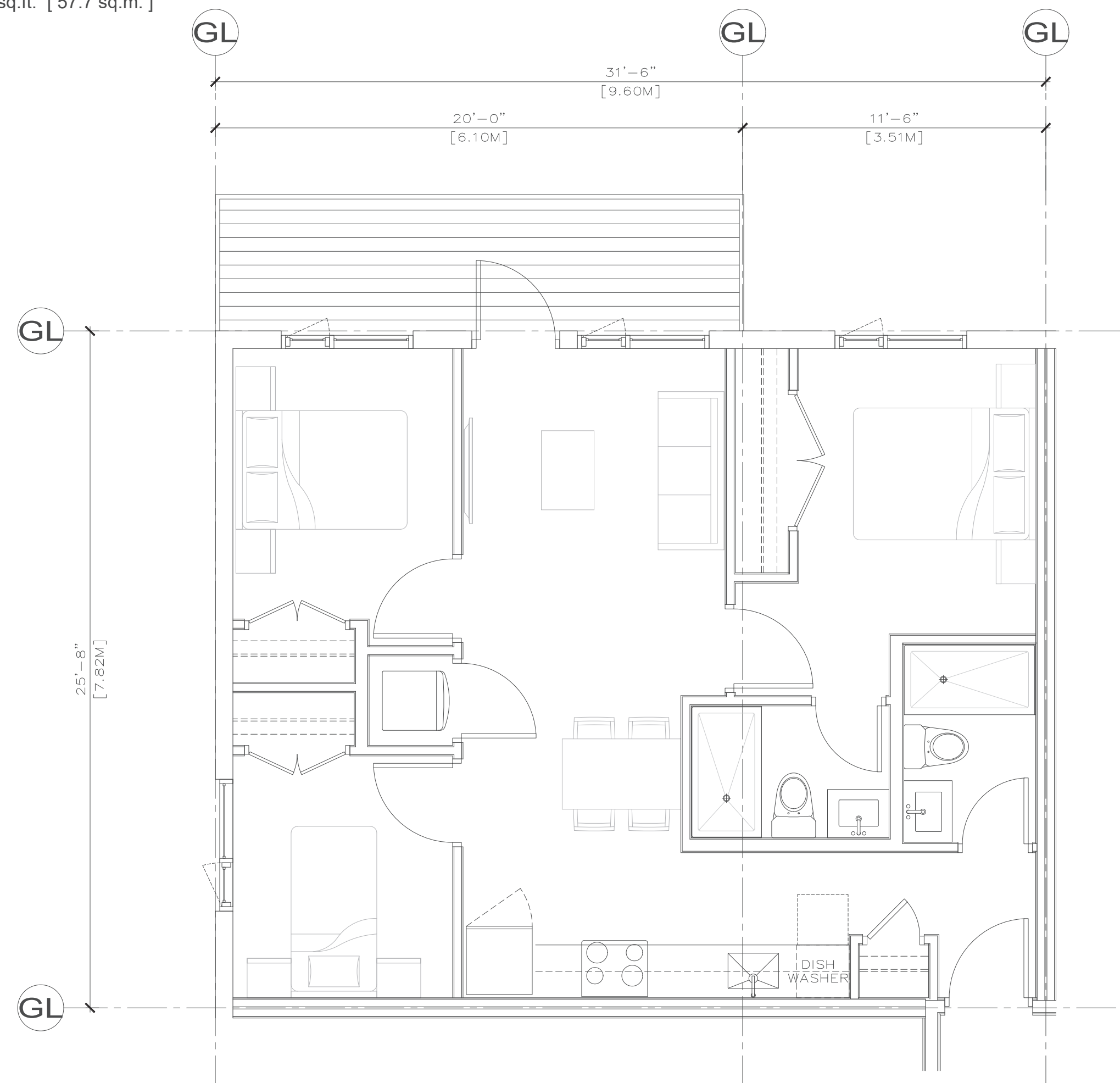
SCALE:	1/8"=1'-0"	PROJECT NO:	2404
DRAWN BY:	EZ	CHECKED BY:	ST



2 Bedroom
TYPE D
 Unit Area: 621.2 sq.ft. [57.7 sq.m.]



2 Bedroom
TYPE E
 Unit Area: 687.15 sq.ft. [63.8 sq.m.]



3 Bedroom
TYPE F
 Unit Area: 808.5 sq.ft. [75.1 sq.m.]

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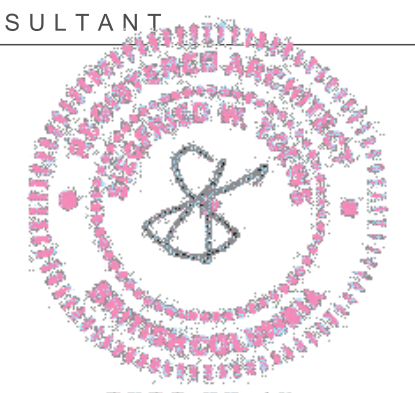
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Rental Apartment
 Development

466,476 W27th Ave
 Vancouver, British Columbia

TYPICAL UNIT PLAN

APPLICATION FOR
 REZONING

A502

SCALE: 1/8"=1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST



VIEW ALONG W 27th Ave



VIEW ALONG WEST LANE



VIEW ALONG SOUTHWEST CORNER



VIEW ALONG SOUTH LANE



VIEW ALONG SOUTHEAST CORNER



NORTH TOP VIEW



NORTHWEST TOP VIEW



SOUTHEAST TOP VIEW



NORTHEAST TOP VIEW

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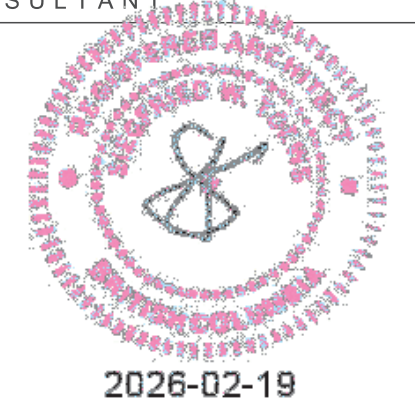
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Rental Apartment
 Development

466,476 W27th Ave
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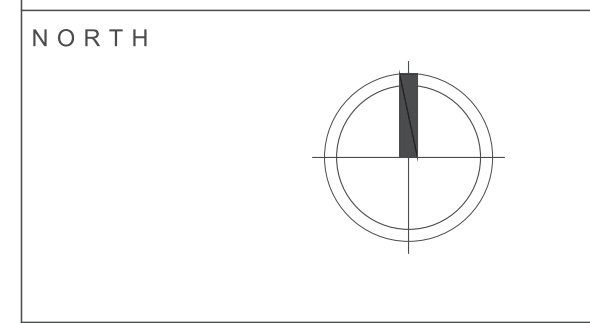
3D RENDERINGS

APPLICATION FOR
 REZONING

A801

SCALE: 1/8"=1'-0"	PROJECT NO: 2404
DRAWN BY: EZ	CHECKED BY: ST

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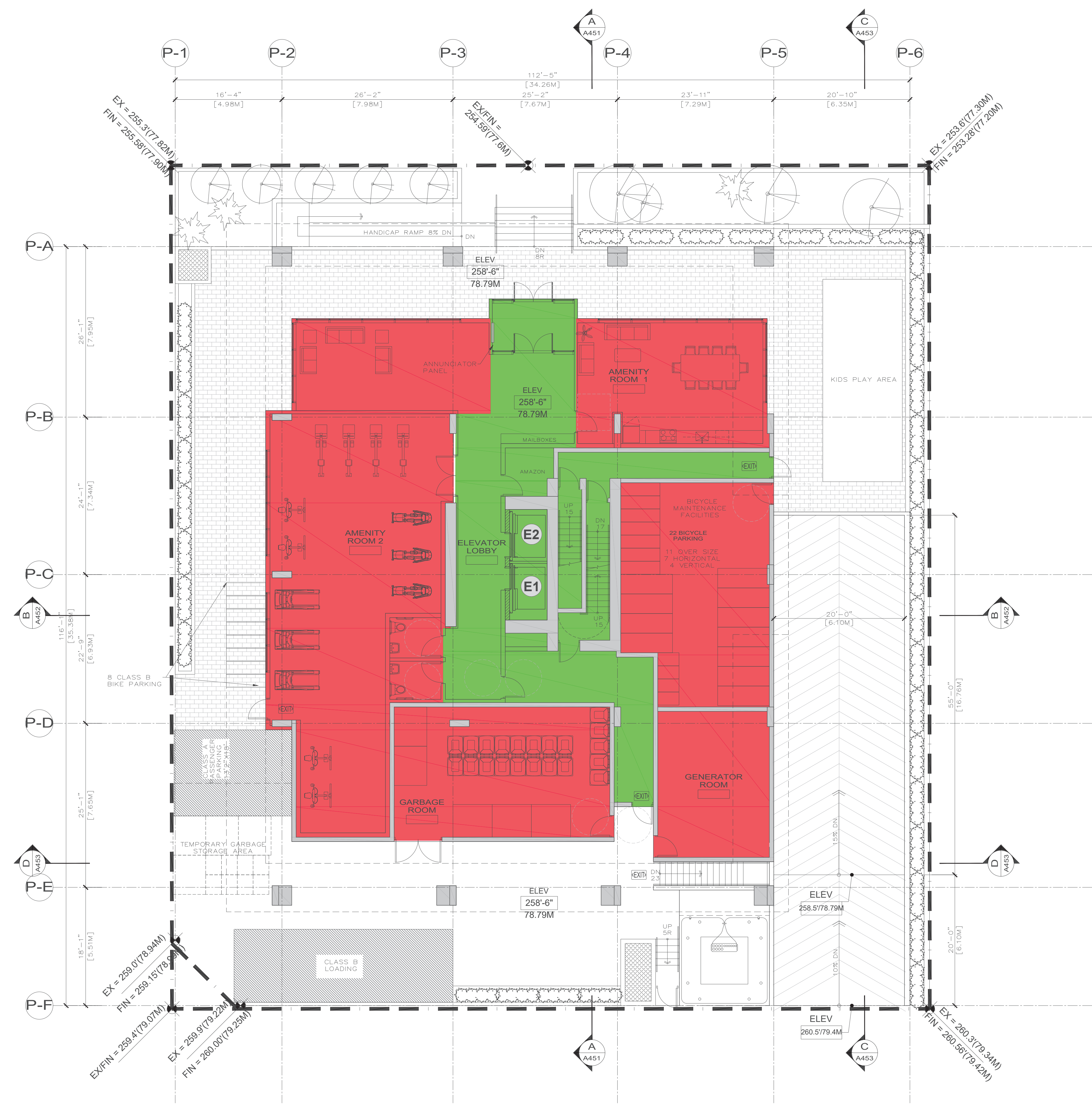
NO	DATE	REMARKS
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1	4OCT2024	ISSUED FOR REZONING

RENTAL APARTMENT DEVELOPMENT
 466,476 W27th Ave
 Vancouver, British Columbia

MAIN LEVEL FLOOR AREA OVERLAY
 APPLICATION FOR REZONING

FAR211

SCALE: 1/8"=1'-0"
 PROJECT NO: 2404
 DRAWN BY: EZ
 CHECKED BY: ST

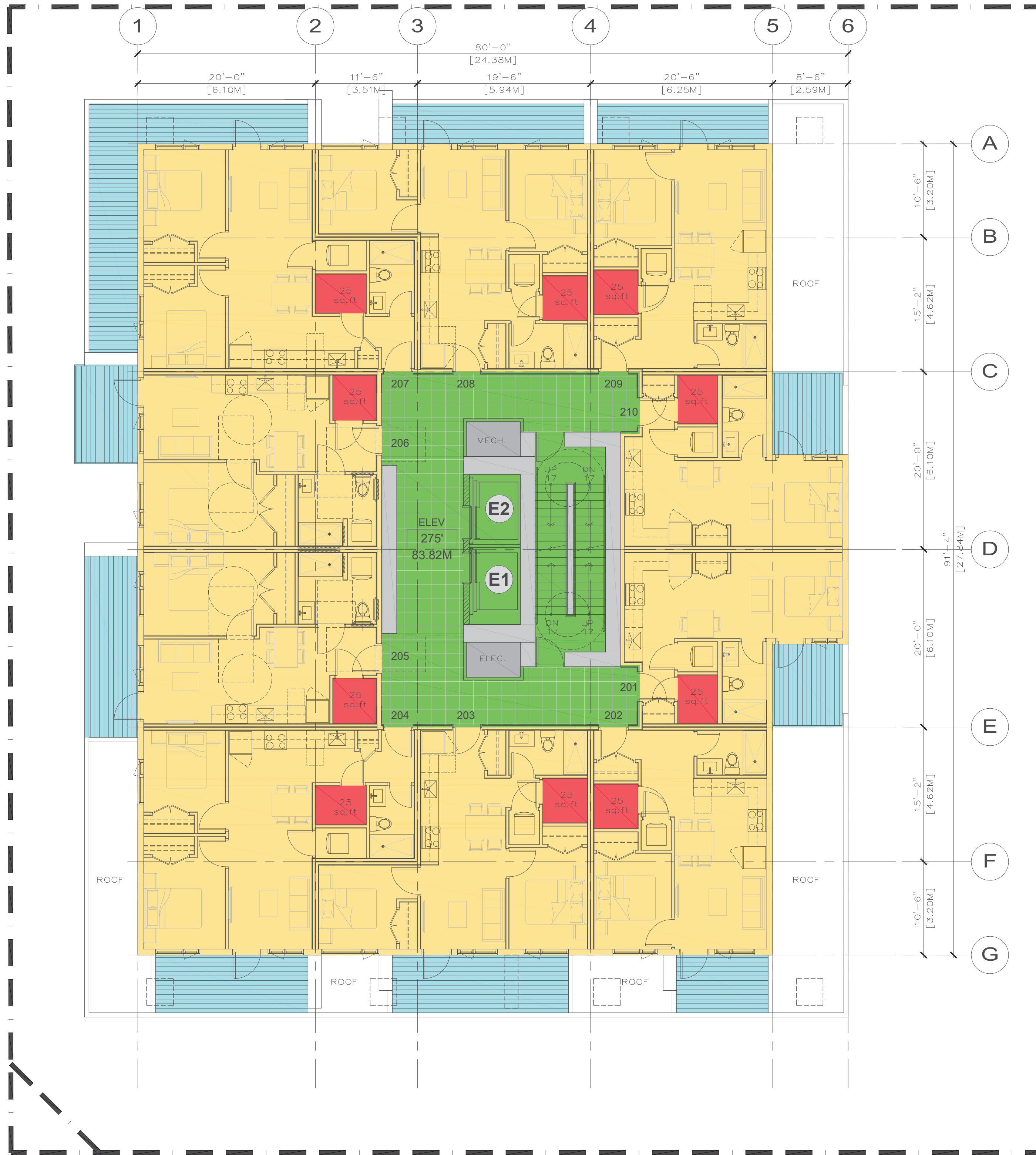


AREA SUMMARY - MAIN LEVEL & INTERSTITIAL FLOOR

RESIDENTIAL COMMON ARE	1,596 sq.ft
AMENITY EXEMPTION	4,550 sq.ft(MAIN LEVEL)
TOTAL GROSS AREA	6,146 sq.ft
TOTAL EXEMPTIONS	4,550 sq.ft
TOTAL NET FSR. AREA	1,596 sq.ft

1 MAIN LEVEL FLOOR AREA OVERLAY
 SCALE: 1/8" = 1' - 0"

MAIN

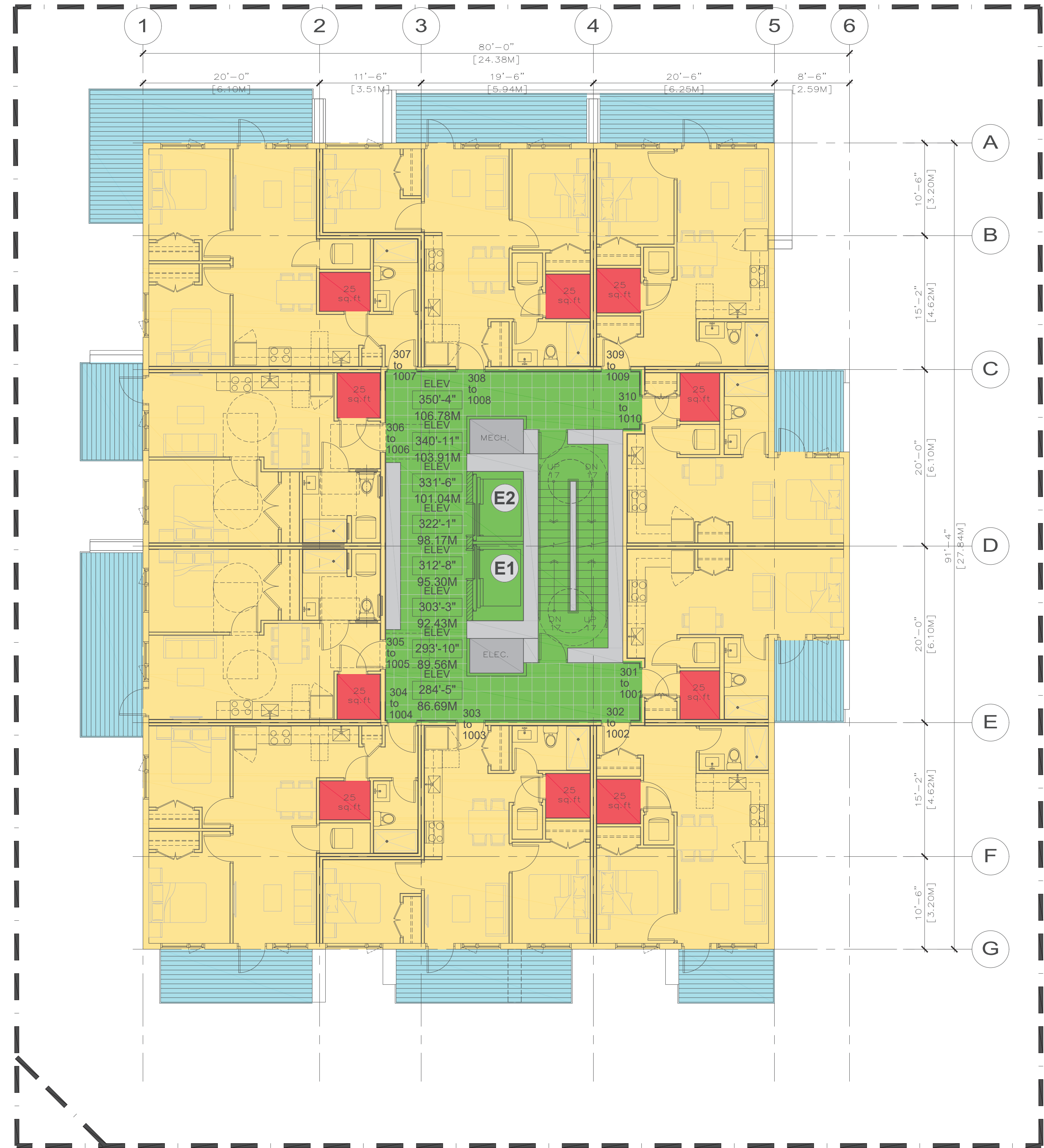


1 2nd FLOOR AREA OVERLAY
SCALE: 1/8" = 1' - 0"

AREA SUMMARY - LEVEL 2

UNIT AREA	UNIT	AREA (sq.ft)
201	STUDIO	418.5 sq.ft
202	1 BEDROOM	526.2 sq.ft
203	2 BEDROOM	621.2 sq.ft
204	2 BEDROOM	687.15 sq.ft
205	1 BEDROOM	550 sq.ft
206	1 BEDROOM	550 sq.ft
207	2 BEDROOM	687.15 sq.ft
208	2 BEDROOM	621.2 sq.ft
209	1 BEDROOM	526.2 sq.ft
210	STUDIO	418.5 sq.ft
TOTAL		5,606 sq.ft

■ CIRCULATION L AREA	1,105.5 sq.ft
■ STORAGE EXEMPTION	250 sq.ft
■ ELEC./MECH. SHAFT EXEMPTION	50 sq.ft
TOTAL GROSS AREA	6,711.5 sq.ft
TOTAL EXEMPTIONS	300 sq.ft
TOTAL NET FSR. AREA	6,411.5 sq.ft
■ TOTAL BALCONY AREA	1,080 sq.ft



2 3rd to 10th FLOOR AREA OVERLAY
SCALE: 1/8" = 1' - 0"

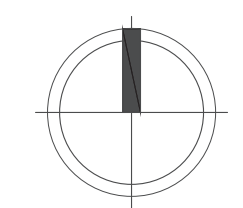
AREA SUMMARY - LEVEL 3 to 10 (EACH LEVEL)

UNIT AREA	UNIT	AREA (sq.ft)
301 to 1001	STUDIO	418.5 sq.ft
302 to 1002	1 BEDROOM	526.2 sq.ft
303 to 1003	2 BEDROOM	621.2 sq.ft
304 to 1004	2 BEDROOM	687.15 sq.ft
305 to 1005	1 BEDROOM	550 sq.ft
306 to 1006	1 BEDROOM	550 sq.ft
307 to 1007	2 BEDROOM	687.15 sq.ft
308 to 1008	2 BEDROOM	621.2 sq.ft
309 to 1009	1 BEDROOM	526.2 sq.ft
310 to 1010	STUDIO	418.5 sq.ft
TOTAL		5,606 sq.ft

■ CIRCULATION L AREA	1,105.5 sq.ft
■ STORAGE EXEMPTION	250 sq.ft
■ ELEC./MECH. SHAFT EXEMPTION	50 sq.ft
TOTAL GROSS AREA	6,711.5 sq.ft
TOTAL EXEMPTIONS	300 sq.ft
TOTAL NET FSR. AREA	6,411.5 sq.ft
■ TOTAL BALCONY AREA	1,110 sq.ft

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1	4OCT2024	ISSUED FOR REZONING

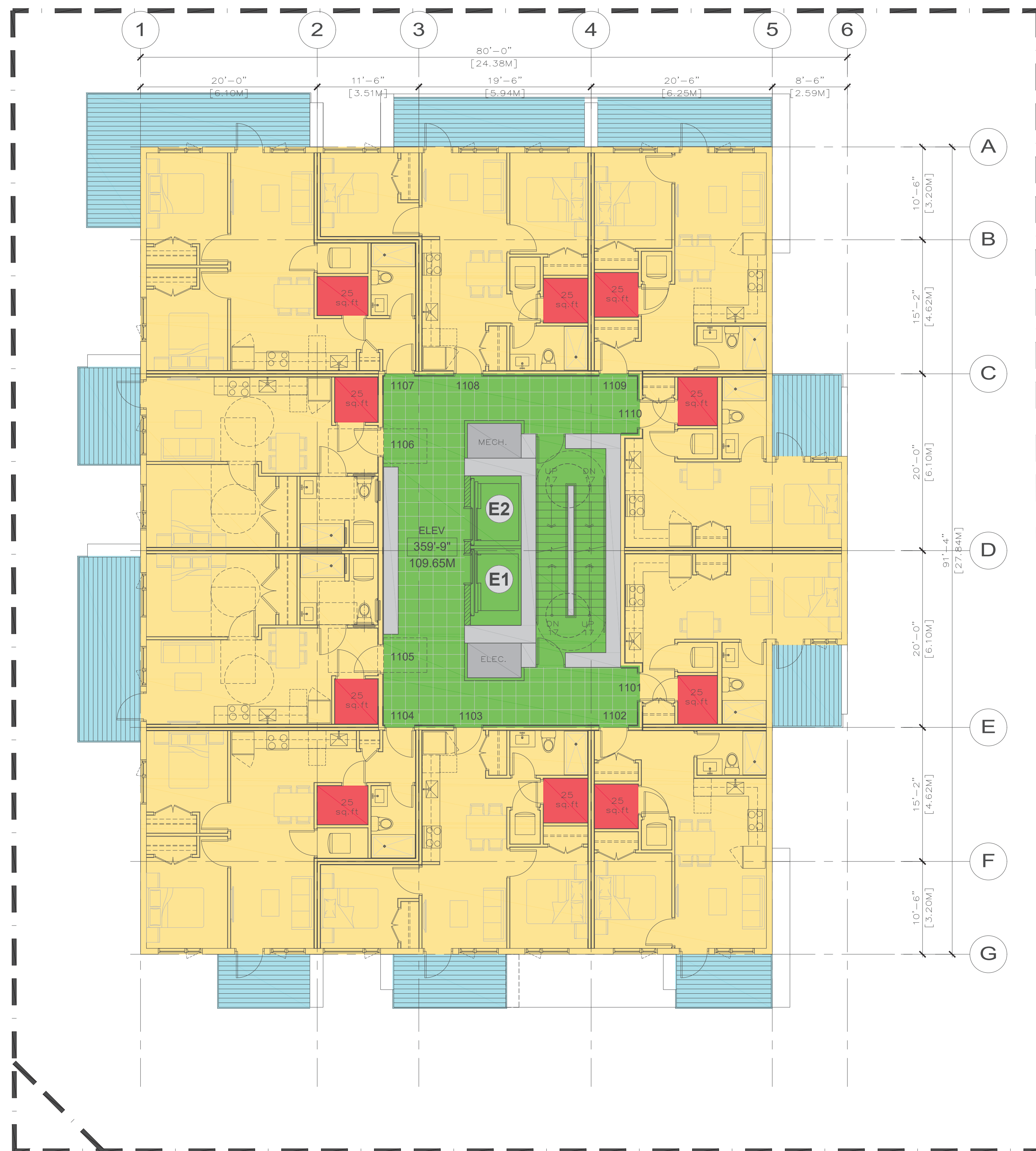
Rental Apartment
Development
466,476 W27th Ave
Vancouver, British Columbia

2nd to 10th LEVEL
FLOOR AREA OVERLAY

APPLICATION FOR
REZONING

FAR212

SCALE: 1/8"=1'-0" PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST

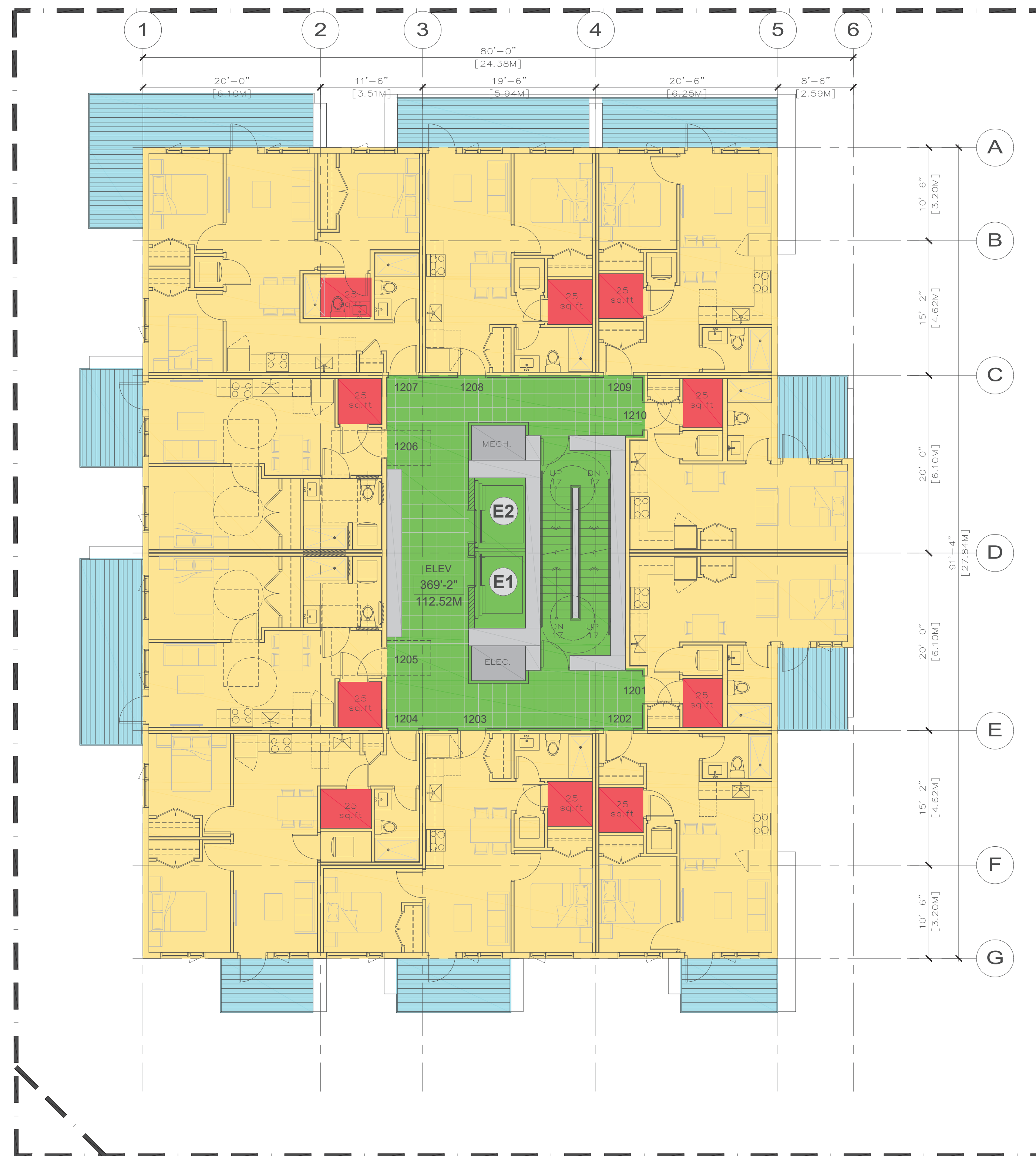


1 11th FLOOR AREA OVERLAY
SCALE: 1/8" = 1' - 0"

AREA SUMMARY - LEVEL 11

UNIT AREA		
1101	STUDIO	418.5 sq.ft
1102	1 BEDROOM	526.2 sq.ft
1103	2 BEDROOM	621.2 sq.ft
1104	2 BEDROOM	687.15 sq.ft
1105	1 BEDROOM	550 sq.ft
1106	1 BEDROOM	550 sq.ft
1107	2 BEDROOM	687.15 sq.ft
1108	2 BEDROOM	621.2 sq.ft
1109	1 BEDROOM	526.2 sq.ft
1110	STUDIO	418.5 sq.ft
TOTAL		5,606 sq.ft

CIRCULATION L AREA	1,105.5 sq.ft
STORAGE EXEMPTION	250 sq.ft
ELEC./MECH. SHAFT EXEMPTION	50 sq.ft
TOTAL GROSS AREA	6,711.5 sq.ft
TOTAL EXEMPTIONS	300 sq.ft
TOTAL NET FSR. AREA	6,411.5 sq.ft
TOTAL BALCONY AREA	1,029 sq.ft



2 12th LEVEL AREA OVERLAY
SCALE: 1/8" = 1' - 0"

AREA SUMMARY - LEVEL 12

UNIT AREA		
1201	STUDIO	418.5 sq.ft
1202	1 BEDROOM	526.2 sq.ft
1203	2 BEDROOM	621.2 sq.ft
1204	2 BEDROOM	687.15 sq.ft
1205	1 BEDROOM	550 sq.ft
1206	1 BEDROOM	550 sq.ft
1207	3 BEDROOM	808 sq.ft
1208	1 BEDROOM	500.35 sq.ft
1209	1 BEDROOM	526.2 sq.ft
1210	STUDIO	418.5 sq.ft
TOTAL		5,606 sq.ft

CIRCULATION L AREA	1,105.5 sq.ft
STORAGE EXEMPTION	225 sq.ft
ELEC./MECH. SHAFT EXEMPTION	50 sq.ft
TOTAL GROSS AREA	6,711.5 sq.ft
TOTAL EXEMPTIONS	300 sq.ft
TOTAL NET FSR. AREA	6,411.5 sq.ft
TOTAL BALCONY AREA	1,029 sq.ft

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Rental Apartment Development

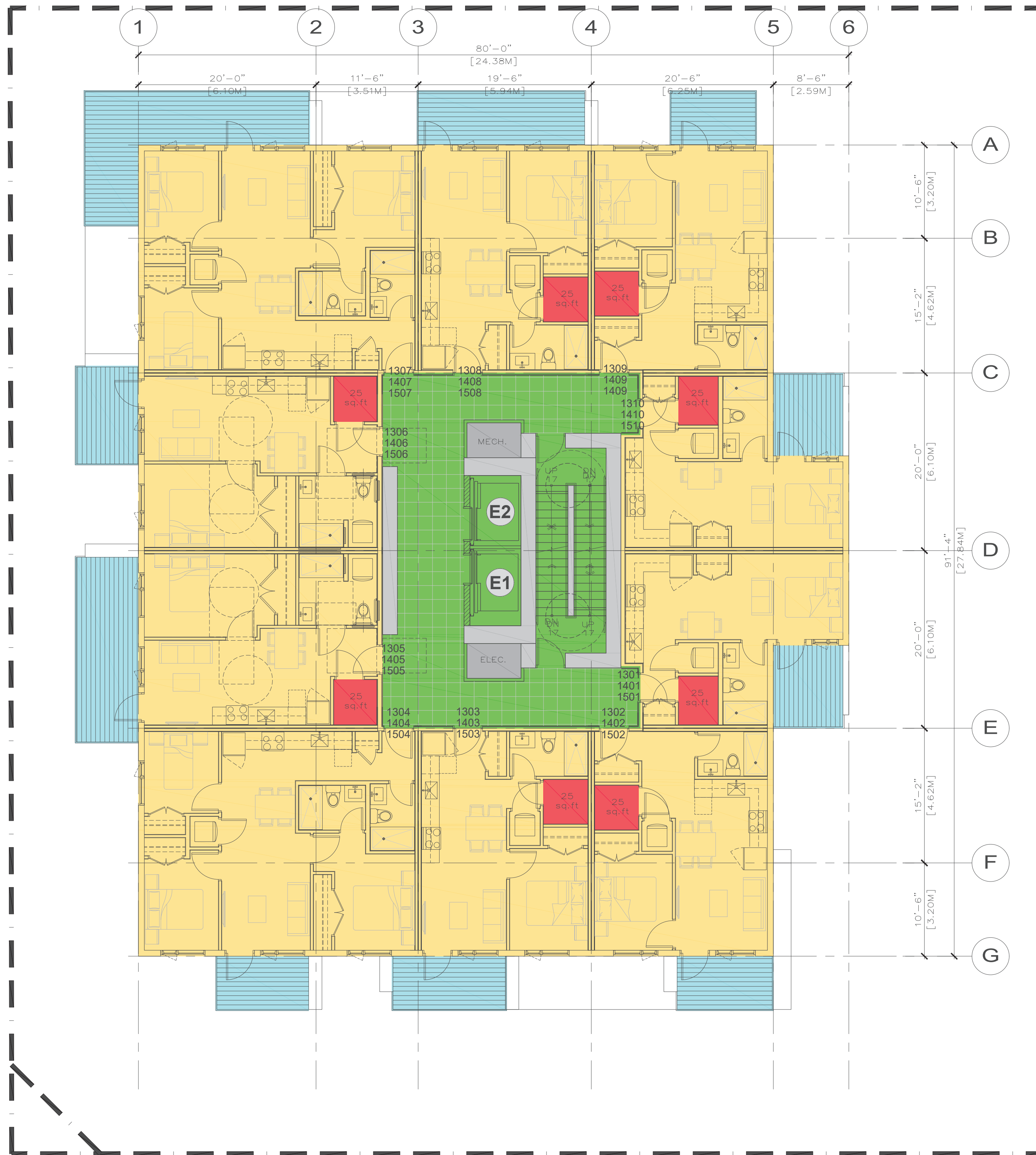
466,476 W27th Ave
Vancouver, British Columbia

11th,12th LEVEL
FLOOR AREA OVERLAY

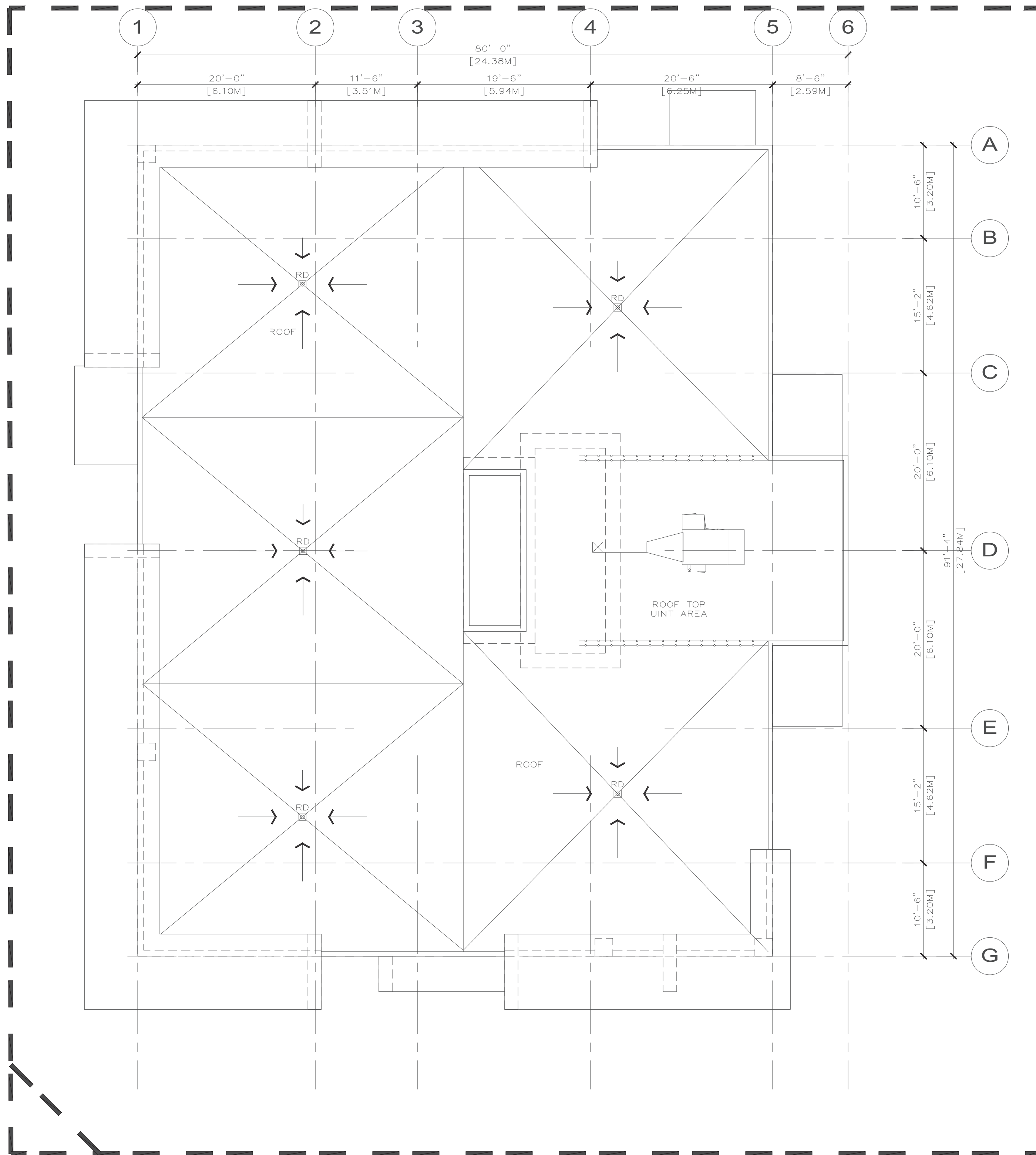
APPLICATION FOR REZONING

FAR213

SCALE: 1/8"=1'-0" PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST



1 13th, 14th, 15th FLOOR AREA OVERLAY
SCALE: 1/8" = 1' - 0"



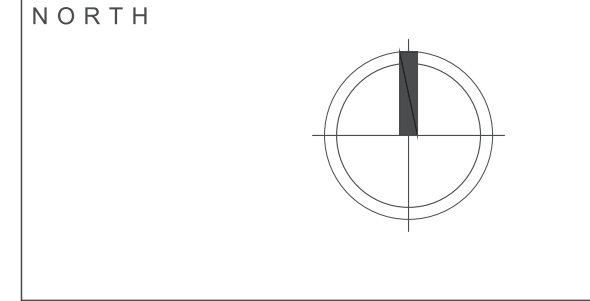
2 ROOF LEVEL AREA OVERLAY
SCALE: 1/8" = 1' - 0"

AREA SUMMARY - LEVEL 13,14,15

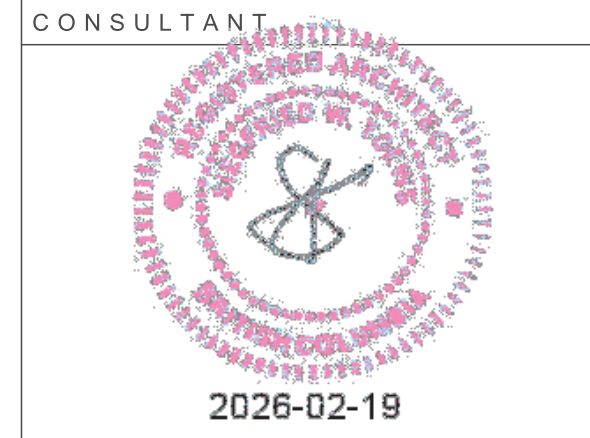
UNIT AREA	DESCRIPTION	AREA (sq.ft)
1301,1401,1501	STUDIO	418.5 sq.ft
1302,1402,1502	1 BEDROOM	526.2 sq.ft
1303,1403,1503	1 BEDROOM	500.35 sq.ft
1304,1404,1504	3 BEDROOM	808 sq.ft
1305,1405,1505	1 BEDROOM	550 sq.ft
1306,1406,1506	1 BEDROOM	550 sq.ft
1307,1407,1507	3 BEDROOM	808 sq.ft
1308,1408,1508	1 BEDROOM	500.35 sq.ft
1309,1409,1509	1 BEDROOM	526.2 sq.ft
1310,1410,1510	STUDIO	418.5 sq.ft
TOTAL		5,606 sq.ft

CIRCULATION L AREA	1,105.5 sq.ft
STORAGE EXEMPTION	200 sq.ft
ELEC./MECH. SHAFT EXEMPTION	50 sq.ft
TOTAL GROSS AREA	6,711.5 sq.ft
TOTAL EXEMPTIONS	250 sq.ft
TOTAL NET FSR. AREA	6,461.5 sq.ft
TOTAL BALCONY AREA	971 sq.ft

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Rental Apartment Development
466,476 W27th Ave
Vancouver, British Columbia

13th,14th,15th AND ROOF LEVEL FLOOR AREA OVERLAY

APPLICATION FOR REZONING
FAR214

SCALE: 1/8"=1'-0" PROJECT NO: 2404
DRAWN BY: EZ CHECKED BY: ST