CAMBIE NEXUS

486 W 26th AVE



WHERE COMMUNITY MEETS HOME

REZONING APPLICATION - 486 W26TH AVE, VANCOUVER

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WILSON CHANG
BRITISH COLUMBIA

2020-02-10

DESIGN CONCEPT 01

WCA



INTENT AND CONTEXT

The site at 486 West 26th Avenue, Vancouver, BC, is proposed to be rezoned from R1-1 (Residential Inclusive Zone) to CD-1 (Comprehensive Development District) to support a mid-rise mixed-use development consistent with the Cambie Corridor Plan. The proposal envisions a 12-storey residential tower with ground-level community-serving uses, including café and retail spaces, designed to strengthen neighbourhood connection and enhance local livability. Located within the Transit-Oriented Area (TOA) Plan and less than 200 metres from King Edward Canada Line Station, the site is well positioned to accommodate additional density. This strategic location allows for a 12-storey building form, rather than the typical six-storey limitation of adjacent developments, reflecting the City's objectives for compact growth and transit-oriented housing.

DENSITY AND PROGRAM

The site area is 941.2 m² (10,131 sq.ft.), and the proposal achieves a gross floor area of 4,930.4 m² (53,071 sq.ft.) with a net floor area of 4,659.1 m² (50,151 sq.ft.), resulting in a proposed FSR of 4.91. While this exceeds the maximum FSR currently permitted under the R1-1 zone, it is consistent with the Cambie Corridor planning framework, which encourages higher-density development in proximity to transit nodes.

The proposal delivers a total of 52 residential units, consisting of:

- 27 one-bedroom units (52%)
- 22 two-bedroom units (36.5%)
- 6 three-bedroom units (11.5%)

This unit mix supports a combination of affordability, adaptability, and family-friendly living. Amenities include a rooftop landscaped communal area and a ground-level plaza that provide opportunities for both resident-focused and neighbourhood-oriented gathering.

FORM AND CHARACTER

The overall form achieves a height of 44.31 m (145'-4.5") across 12 storeys. The tower steps back and curves to respect 3.2.1 Queen Elizabeth Park's protected view cones, while the looping balcony design enriches façade articulation, improves passive solar shading, and ensures resident views are maximized without obstructing city-wide view corridors.

Parking and mobility strategies comply with city policy, with 18 off-street vehicle stalls (including accessible and small-car spaces), 105 Class A bicycle storage spaces, and 5 Class B spaces. This approach supports sustainable transportation and reduces reliance on private automobiles.

COMMUNITY INTEGRATION

The subject site is located in a neighbourhood largely characterized by 6-storey condominium buildings built under the Cambie Corridor Plan. While these projects provide much-needed housing, they contribute little in the way of publicly accessible amenities or community-serving spaces. As population density grows along Cambie Street, there is a pressing need for inclusive facilities that support social connection, convenience, and daily lifestyle needs.

In response, this proposal introduces a ground-floor social hub that integrates small-scale retail, café space, and flexible gathering areas. Conceived as a shared living room for the neighbourhood, the hub provides opportunities for residents to meet, families to access services, and the broader Cambie community to benefit from an activated and welcoming street frontage.

By layering community-oriented programming at grade, the project enhances livability for residents while contributing to the urban vibrancy of the Cambie Corridor. This approach supports the City's goal of building complete communities—ensuring that density is balanced with social infrastructure, fostering belonging, wellbeing, and long-term neighbourhood resilience.

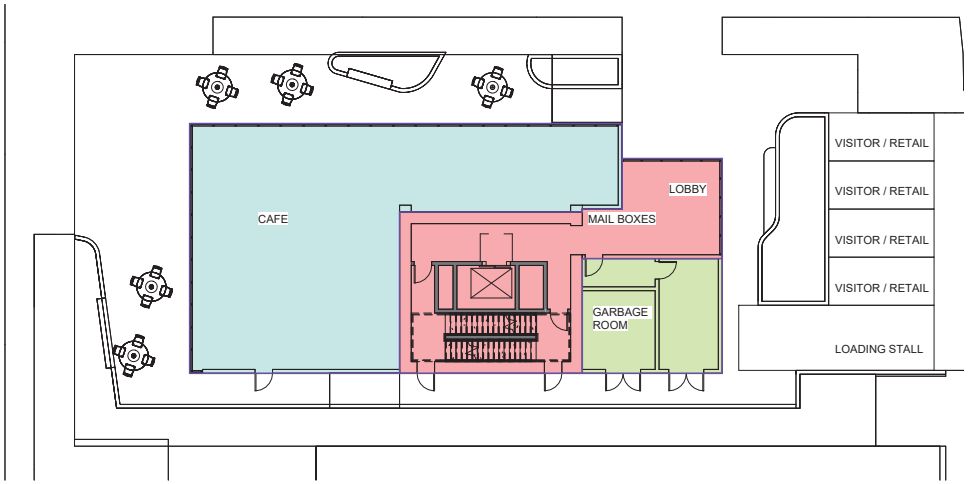


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LIFESTYLE - GROUND FLOOR SOCIAL HUB

The ground floor is envisioned as much more than just an entrance—it is the heartbeat of the community, a place where everyday life is made easier, richer, and more connected. By introducing a social hub at the base of the tower, the project offers residents and neighbours a destination where convenience meets culture. Picture a morning where families stop by a local café before school, seniors gather in a sunny seating area for conversation, or professionals pick up essentials on their way home from the nearby King Edward Station. This mix of affordable and accessible amenities reduces the reliance on cars, making daily routines smoother and more sustainable.

The social hub also creates long-term lifestyle value. For residents upstairs, it means living in a building where the essentials of modern life are always at hand—whether that's a quick grocery stop, a cozy café, or a place to work remotely outside of the home. For the broader community, it means gaining a gathering place that encourages healthy urban living and a sense of belonging. In this way, the ground floor is not only a practical amenity but also a catalyst for neighbourliness, reshaping the way people experience Cambie Street on a daily basis.



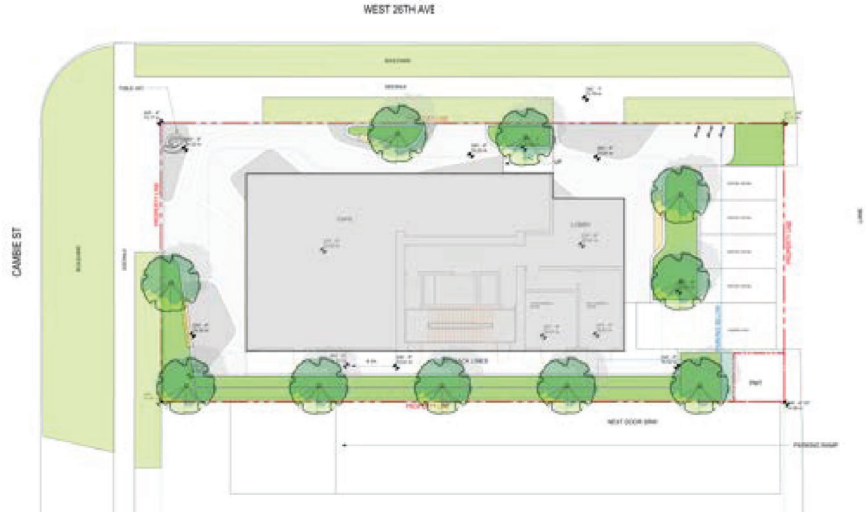


LIFESTYLE - SHARED PLAZA & ROOFTOP AMENITIES

At the heart of the project is the idea of creating shared spaces that extend beyond private living and invite community life to flourish. On the ground floor, a welcoming public plaza anchors the building within the neighbourhood, offering a pedestrian-friendly space where people can pause, meet, and connect. Shaded seating, outdoor cafés, and landscaped edges create a comfortable urban gathering place that brings vibrancy to Cambie Street.

This sense of community continues upward to the rooftop amenity garden, where residents enjoy a lush, landscaped retreat above the city. Designed as both a social and restorative environment, the rooftop combines green planting, lounge seating, children's play areas, and spaces for urban gardening. It not only provides fresh air and relaxation but also reinforces sustainable living by introducing biodiversity and softening the urban skyline.

Together, the plaza and rooftop amenities form a dual framework of community engagement: one grounded in the street-level energy of the neighbourhood, and one elevated in a peaceful garden above. Both are designed to foster belonging, well-being, and interaction, ensuring that Cambie Nexus becomes a true social anchor for the neighbourhood as well as a modern home for its residents.





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LIFESTYLE - LOOPING BALCONIES

The tower is defined by its signature looping balconies, a continuous architectural rhythm that creates both visual elegance and practical benefit. These balconies are carefully designed to respect the View Protection Guidelines, ensuring that the iconic sightlines from Queen Elizabeth Park toward downtown remain unobstructed. By shaping the façade with fluid horizontal bands rather than bulky projections, the design maintains a slender profile while enhancing the skyline presence of the building.

For residents, the looping balconies provide expansive outdoor living areas that extend the home into the open air. Each balcony is oriented to capture a wide range of views—from the dynamic Cambie Corridor streetscape below, to neighbouring communities, and to distant mountain and city horizons. This thoughtful orientation not only maximizes daylight and ventilation but also creates a living experience deeply connected to the surrounding urban and natural landscapes.

Beyond the individual units, the balconies contribute to the building's role as a good neighbour: their curvature softens the building's expression, reduces shadow impacts, and frames the tower as an elegant and permeable landmark. The looping design symbolizes openness and connection, ensuring that Cambie Nexus offers residents a premium lifestyle while harmonizing with Vancouver's urban design vision.





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GENERAL DATA

CIVIC ADDRESS 486 W26TH AVE, VANCOUVER, BC

LOT AREA 941.2 SM / 10,131 SF

SETBACKS

FRONT (WEST)	3.6M / 12'
REAR (EAST)	9.1M / 30'
SIDE (NORTH)	3.6M / 12'
SIDE (SOUTH)	3.6M / 12'

HEIGHT

12 STOREY / 44.31M (145' - 4.5")

FSR

4.91

AREA BY USE

AMENITY	143.8 m²	1548 SF
GARBAGE AREA	43.9 m²	472 SF
RESIDENTIAL	4546.0 m²	48933 SF
RETAIL	196.7 m²	2117 SF

PARKING, LOADING, AND BICYCLE STORAGE

	REQUIRED	PROPOSED	
OFF STREET PARKING			
COMMERCIAL	0	1	
RESIDENTIAL	0	14	
VISITOR	3-6	3	
TOTAL	3-6	18	- 3 ACCESSIBLE, - 5 SMALL CAR
LOADING	1	1	
BICYCLE STORAGE			
CLASS A			
1.5 X 27 (UNITS BELOW 65SM)	41		
2.5 X 25 (UNITS 65SM X 105SM)	63		
TOTAL	104	105	- 6 OVERSIZED(min 5%), - 11 IN LOCKERS(min 10%), - 31 VERTICAL (max 30%)
CLASS B	5	5	

AREA DATA

GROSS AREA:

LEVEL 1	353.9 m²	3809 SF
LEVEL 2	395.7 m²	4259 SF
LEVEL 3	395.7 m²	4259 SF
LEVEL 4	395.7 m²	4259 SF
LEVEL 5	395.7 m²	4259 SF
LEVEL 6	395.7 m²	4259 SF
LEVEL 7	395.7 m²	4259 SF
LEVEL 8	395.7 m²	4259 SF
LEVEL 9	395.7 m²	4259 SF
LEVEL 10	395.7 m²	4259 SF
LEVEL 11	395.7 m²	4259 SF
LEVEL 12	395.7 m²	4259 SF
ROOF	224.4 m²	2415 SF
	4930.4 m²	53071 SF

NET AREA:

LEVEL 1	353.9 m²	3809 SF
LEVEL 2	382.8 m²	4120 SF
LEVEL 3	382.8 m²	4120 SF
LEVEL 4	382.8 m²	4120 SF
LEVEL 5	382.8 m²	4120 SF
LEVEL 6	382.8 m²	4120 SF
LEVEL 7	382.8 m²	4120 SF
LEVEL 8	382.8 m²	4120 SF
LEVEL 9	382.8 m²	4120 SF
LEVEL 10	387.5 m²	4171 SF
LEVEL 11	387.5 m²	4171 SF
LEVEL 12	387.5 m²	4171 SF
ROOF	80.5 m²	867 SF
	4659.1 m²	50151 SF

EXLUSIONS:

BULK ST.	127.5 m²	1372 SF
AMENITY		
INDOOR	143.8 m²	1548 SF
OUTDOOR	267.8 m²	2883 SF
GARBAGE AREA	44 m²	472 SF
BALCONIES	11141 SF	1035.1 m²

UNITS DATA

1-BEDROOM:

203	44.1 m²	475 SF
204	52.6 m²	567 SF
205	52.6 m²	567 SF
303	44.1 m²	475 SF
304	52.6 m²	567 SF
305	52.6 m²	567 SF
403	44.1 m²	475 SF
404	52.6 m²	567 SF
405	52.6 m²	567 SF
503	44.1 m²	475 SF
504	52.6 m²	567 SF
505	52.6 m²	567 SF
603	44.1 m²	475 SF
604	52.6 m²	567 SF
605	52.6 m²	567 SF
703	44.1 m²	475 SF
704	52.6 m²	567 SF
705	52.6 m²	567 SF
803	44.1 m²	475 SF
804	52.6 m²	567 SF
805	52.6 m²	567 SF
903	44.1 m²	475 SF
904	52.6 m²	567 SF
905	52.6 m²	567 SF
1004	52.6 m²	567 SF
1104	52.6 m²	567 SF
1204	52.6 m²	567 SF
TOTAL: 27	1353.5 m²	14568 SF

2-BEDROOM:

201	76.4 m²	822 SF
202	76.4 m²	822 SF
301	76.4 m²	822 SF
302	76.4 m²	822 SF
401	76.4 m²	822 SF
402	76.4 m²	822 SF
501	76.4 m²	822 SF
502	76.4 m²	822 SF
601	76.4 m²	822 SF
602	76.4 m²	822 SF
701	76.4 m²	822 SF
702	76.4 m²	822 SF
801	76.4 m²	822 SF
802	76.4 m²	822 SF
901	76.4 m²	822 SF
902	76.4 m²	822 SF
1001	76.4 m²	822 SF
1101	76.4 m²	822 SF
1201	76.4 m²	822 SF
TOTAL: 19	1451.7 m²	15626 SF

3-BEDROOM:

1002	91.2 m²	982 SF
1003	86.7 m²	933 SF
1102	91.2 m²	982 SF
1103	86.7 m²	933 SF
1202	91.2 m²	982 SF
1203	86.7 m²	933 SF
TOTAL: 6	533.7 m²	5744 SF

BELOW MARKET RENTAL UNITS

201	2 BEDROOM	822 SF
202	2 BEDROOM	822 SF
203	1 BEDROOM	475 SF
204	1 BEDROOM	567 SF
205	1 BEDROOM	567 SF
301	2 BEDROOM	822 SF
302	2 BEDROOM	822 SF
303	1 BEDROOM	475 SF
304	1 BEDROOM	567 SF
305	1 BEDROOM	567 SF
403	1 BEDROOM	475 SF
TOTAL: 11		6542 SF

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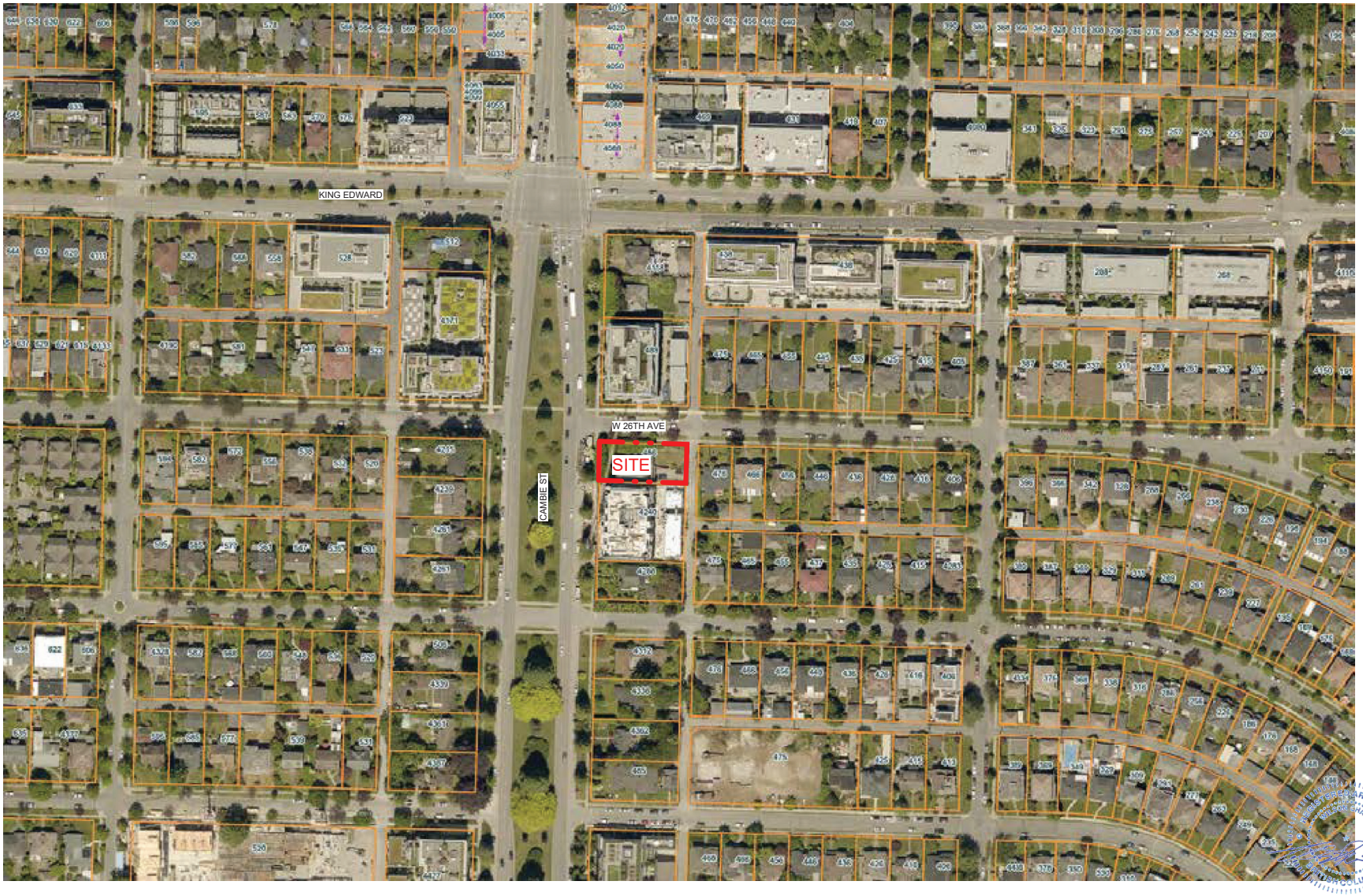
PROJECT CONTEXT 02



NEW DEVELOPMENT IN THE NEIGHBORHOOD

The project site is located within 200 metres of King Edward Station on Cambie Street, an area experiencing significant redevelopment with many new six-storey buildings. The proposal envisions a twelve-storey development, taking advantage of the site's transit-rich location and proximity to Queen Elizabeth Park. The surrounding context is predominantly residential, offering a balance between urban living and access to green space.





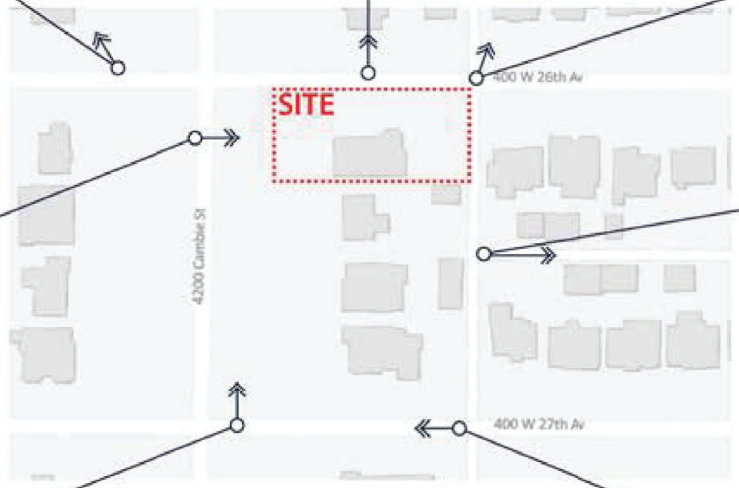
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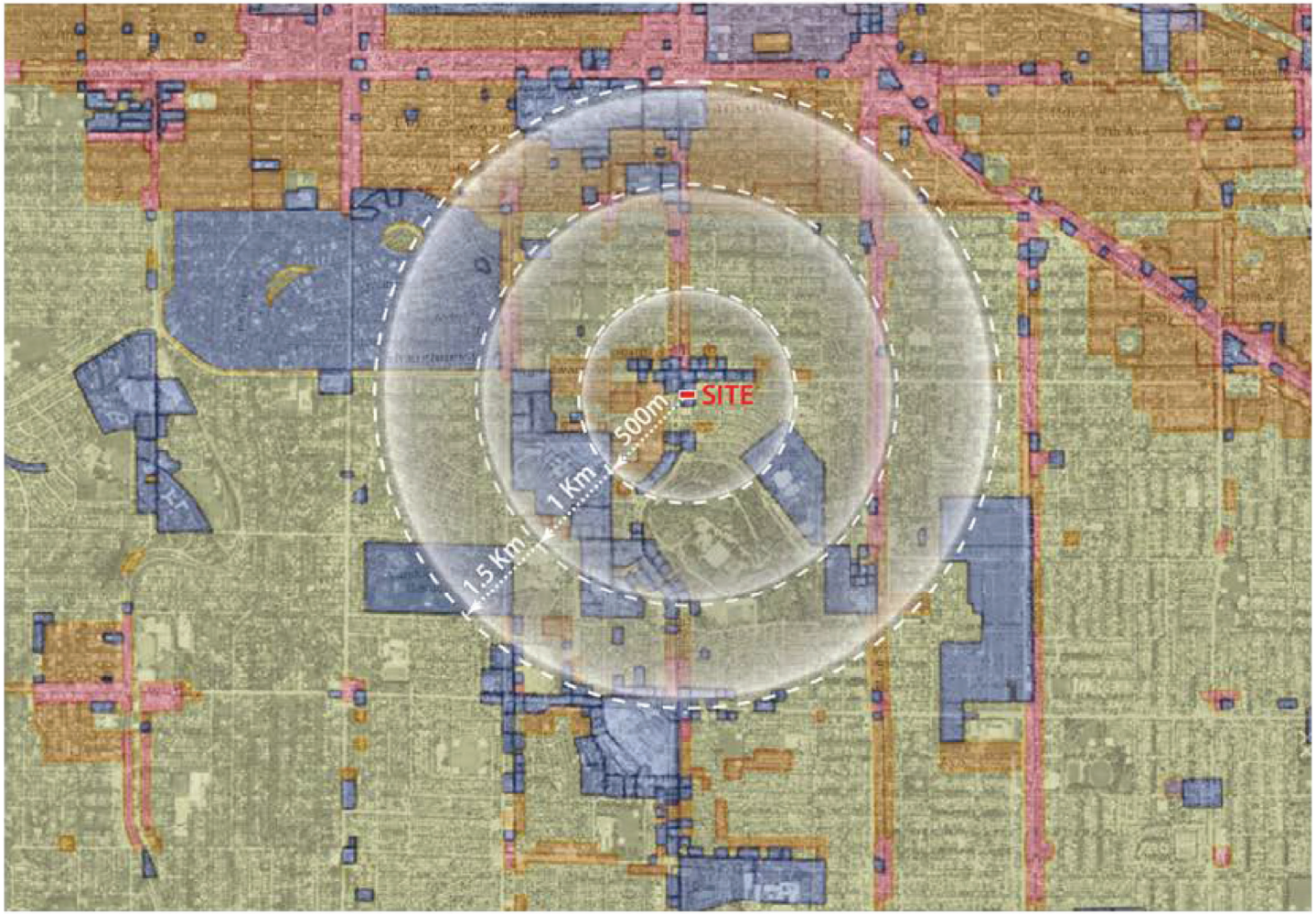






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COMMERCIAL

RESIDENTIAL

RESIDENTIAL EXCLUSIVE

COMPREHENSIVE DEVELOPMENT

HISTORICAL AREA

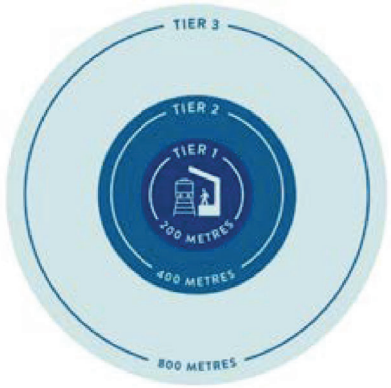
INDUSTRIAL

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WITHIN 200M OF KING EDWARD STATION

Category	Tier	Prescribed Distance (Metre)	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
Category 1: SkyTrain in Metro Vancouver	1	200 or less	Up to 5.0	Up to 20
	2	Greater than 200-400	Up to 4.0	Up to 12
	3	Greater than 400-800	Up to 3.0	Up to 8
Category 2: Bus/WCE in Metro Vancouver	4	Less than 200	Up to 4.0	Up to 12
	5	Greater than 200-400	Up to 3.0	Up to 8
Category 3: Bus/WCE	4	200 or less	Up to 3.5	Up to 10
	5	Greater than 200-400	Up to 2.5	Up to 6
Category 4: Bus	4	200 or less	Up to 2.5	Up to 6
	5	Greater than 200-400	Up to 1.5	Up to 4



The project site is located within 200 metres of King Edward Station, as identified in the City of Vancouver's Transit-Oriented Areas (TOA) Plan. This proximity to rapid transit supports the city's goals for higher-density, mixed-use development, encouraging sustainable transportation choices and reducing reliance on private vehicles. The location offers direct, walkable access to the Canada Line, enhancing connectivity to key destinations across Vancouver and the region.



PASSENGER RAIL

200 METER TIER

200 METER TIER PARCELS

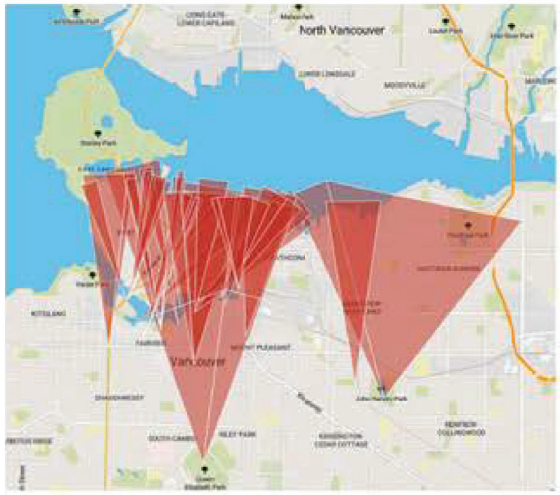
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UNDER VIEW CONES

The proposed development at 486 W 26th Ave fully complies with the City of Vancouver 's View Protection Guidelines, specifically adhering to both View Cone 3.2.1 – Queen Elizabeth Park. The building's height and massing have been meticulously shaped to ensure that it does not intrude into any protected view corridors.

In particular, the project remains well below the view plane elevation of Queen Elizabeth Park, and the existing tall treeline provides additional natural screening. As a result, the proposed building is completely hidden behind the treetop canopy when viewed from protected points, ensuring zero impact on public view access.









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2 SHADOW STUDY - SPRING EQUINOX - 10AM
1" = 160'-0"



1 SHADOW STUDY - SPRING EQUINOX - 2PM
1" = 160'-0"



3 SHADOW STUDY - SPRING EQUINOX - 12PM
1" = 160'-0"



4 SHADOW STUDY - SPRING EQUINOX - 4PM
1" = 160'-0"

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2 SHADOW STUDY - FALL EQUINOX - 10AM
1" = 160'-0"



1 SHADOW STUDY - FALL EQUINOX - 2PM
1" = 160'-0"



3 SHADOW STUDY - FALL EQUINOX - 12PM
1" = 160'-0"



4 SHADOW STUDY - FALL EQUINOX - 4PM
1" = 160'-0"

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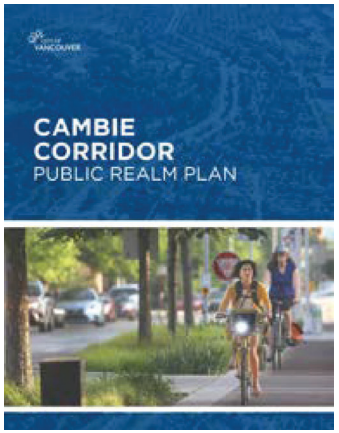
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POLICY CONTEXT 03



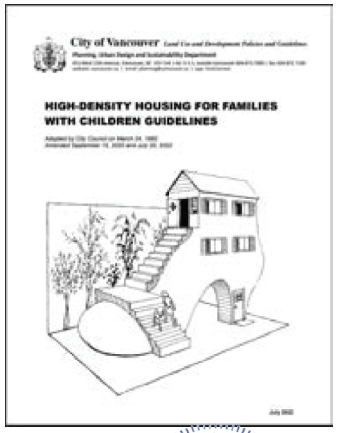
RELEVANT COUNCIL POLICIES AND REGULATORY FRAMEWORK

- Cambie Corridor Plan (2018)
- Transit-Oriented Areas Policy – Tier 1 (2023)
- City-Initiated District Schedules for Broadway and Cambie (Pending 2025)
- Housing Vancouver Strategy (2017)
- Secured Market Rental Housing Policy (2012; amended 2021)
- Rental Housing Stock Official Development Plan (2018)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Housing Design and Technical Guidelines (2018; amended 2021)
- View Protection Guidelines (1989; amended 2011)
- Green Buildings Policy for Rezonings (2009; last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Community Amenity Contributions Through Rezonings Policy (1999; amended 2021)
- Financing Growth Policies (2004)
- Vancouver Building By-law (latest edition)



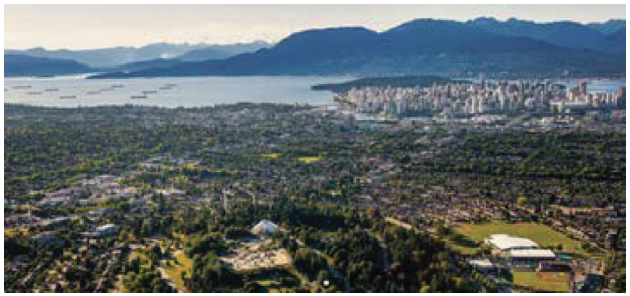


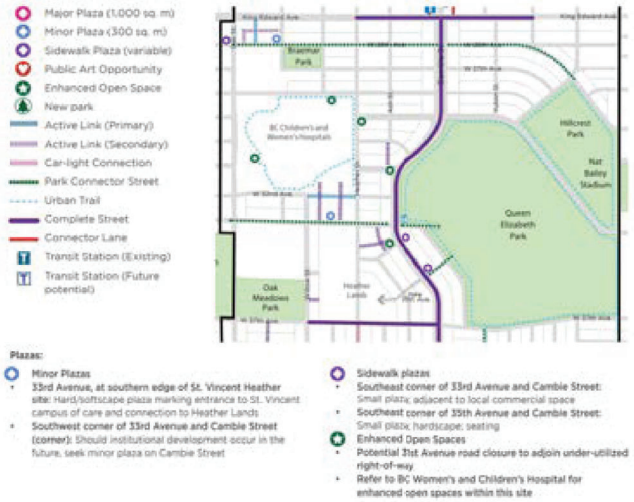




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ENABLING GROWTH THROUGH POLICY-DRIVEN DESIGN





Response to Transit-Oriented Areas (TOA) Policy (2023)

The proposed development at 486 West 26th Avenue represents a transit-oriented approach aligned with the objectives of the Cambie Corridor Plan and the Provincial Transit-Oriented Areas (TOA) Policy. Situated within 140 metres of King Edward Station, the project qualifies as a Tier 1 TOA site and responds directly to regional and municipal priorities to deliver high-density, sustainable rental housing in walkable, amenity-rich neighbourhoods.

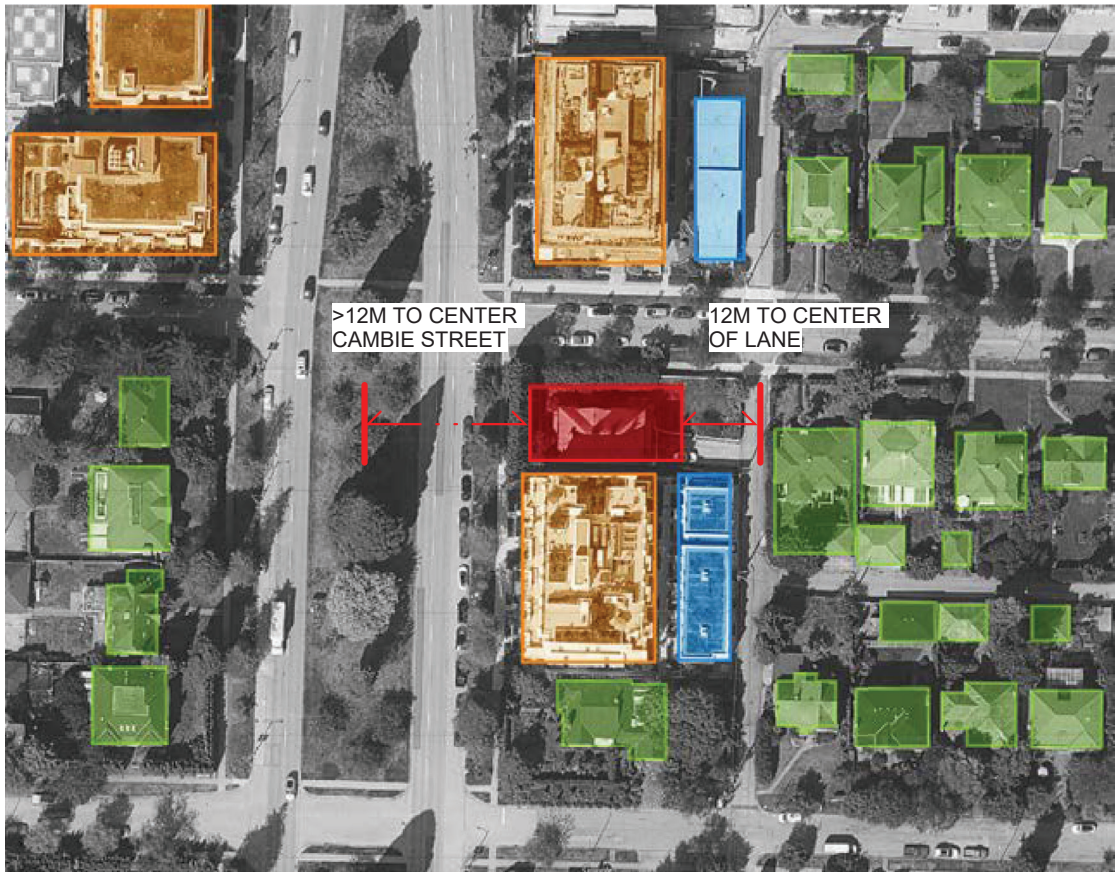
Comprising a 12-storey residential tower with 100% of the units secured as market rental housing, the proposal supports the TOA policy's maximum allowable height and density of up to 12 storeys and 4.0 FSR. The unit mix will prioritize livability and family inclusion, in line with the City's Housing Mix Policy, aiming for a significant percentage of two- and three-bedroom homes suitable for long-term tenancies. These offerings directly contribute to the City of Vancouver's Housing Vancouver Strategy goals to create more diverse and affordable rental stock, particularly near transit.

The building design is informed by the Cambie Corridor's established mid-rise character while expressing verticality appropriate for its corner lot and proximity to rapid transit. Massing and setbacks have been calibrated to minimize shadowing on adjacent residential streets, while ground-level activation through open space, potential retail or shared amenities fosters a more inviting pedestrian realm. The proposal also considers the View Protection Guidelines to ensure no impact on the protected view corridors to Queen Elizabeth Park to form a proper site design.

In summary, the 486 West 26th Avenue proposal exemplifies responsible, high-quality urban intensification by delivering secured rental housing at a strategic transit node. The project supports the full intent of the TOA and Cambie Corridor policy frameworks by introducing family-friendly housing, sustainable design, and an enhanced streetscape, contributing meaningfully to Vancouver's future as a more inclusive and transit-connected city.

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TOWER SEPARATION POLICY COMPLIANCE



Policy Context

In the City of Vancouver's high-density design practice, a minimum 24-metre (80-foot) tower separation is required between the facing facades of two residential towers (9 storeys or higher). This principle is embedded in the High-Density Housing for Families with Children Guidelines (1992) and consistently applied in CD-1 rezonings and urban design reviews. Mid-rise buildings (up to 8 storeys) are not classified as towers and therefore are not subject to the 24 m tower separation requirement. In such cases, privacy, overlook, and shadowing are addressed through appropriate setbacks and façade design rather than tower separation.

Existing Context

The subject site at 486 West 26th Avenue is bounded by two newly constructed existing 6-storey mid-rise residential buildings—one to the north and one to the south. Both are below the height threshold for tower classification.

Future Context

The development is designed to ensure minimum tower separations to any future developments towards the east and west.

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Rainwater Management
Consideration for managing rainwater is evident in the extensive landscaping on the roof which in combination with the retention tank will help control the release of rainwater into the storm sewer system.

Low Flow Fixtures
Installed water-saving plumbing fixtures within each building unit will help minimize excess water usage by having a lower flow rate of water or smaller quantity per flush.

Decreased Parking Stalls
The number of underground parking stalls have been intentionally reduced to promote alternative modes of transportation and minimize car usage.

High Performance Glazing System
The window wall system assembly is selected to meet or exceed the energy and envelope compliance performance requirements outlined by the city bylaw criteria.

Energy-Recovery Ventilation (ERV) System
Individual ERV 's will be used for each unit to be ventilated independently with standard efficiencies (>80%). Each ERV will be equipped with a manual timer override to increase ventilation for a programmed time.

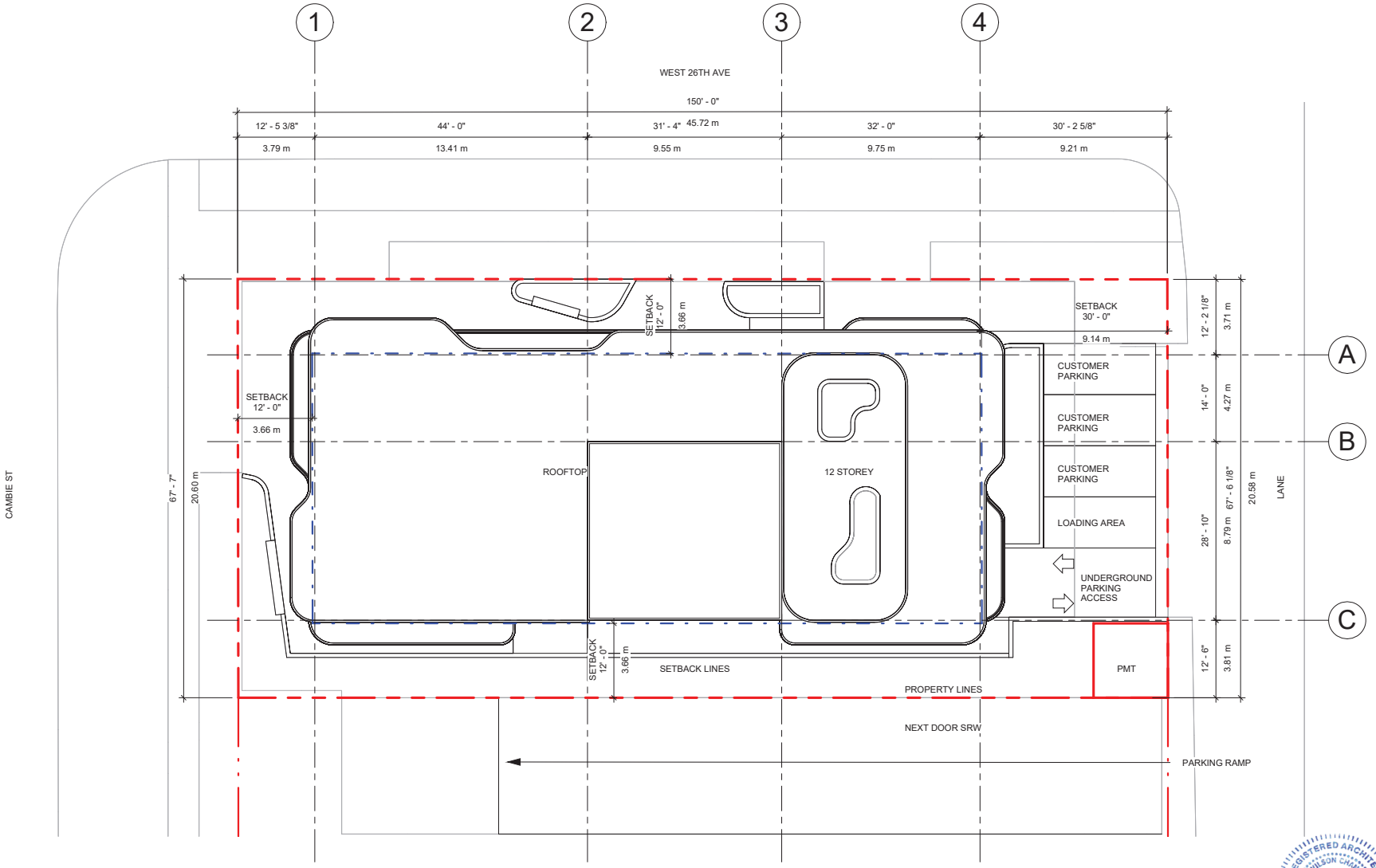
Zero Waste Planning
Efforts towards waste mitigation will be implemented on multiple fronts, specifically through collaborative efforts with the tenants and management during construction.

2020-02-10

DRAWINGS 04

WCA

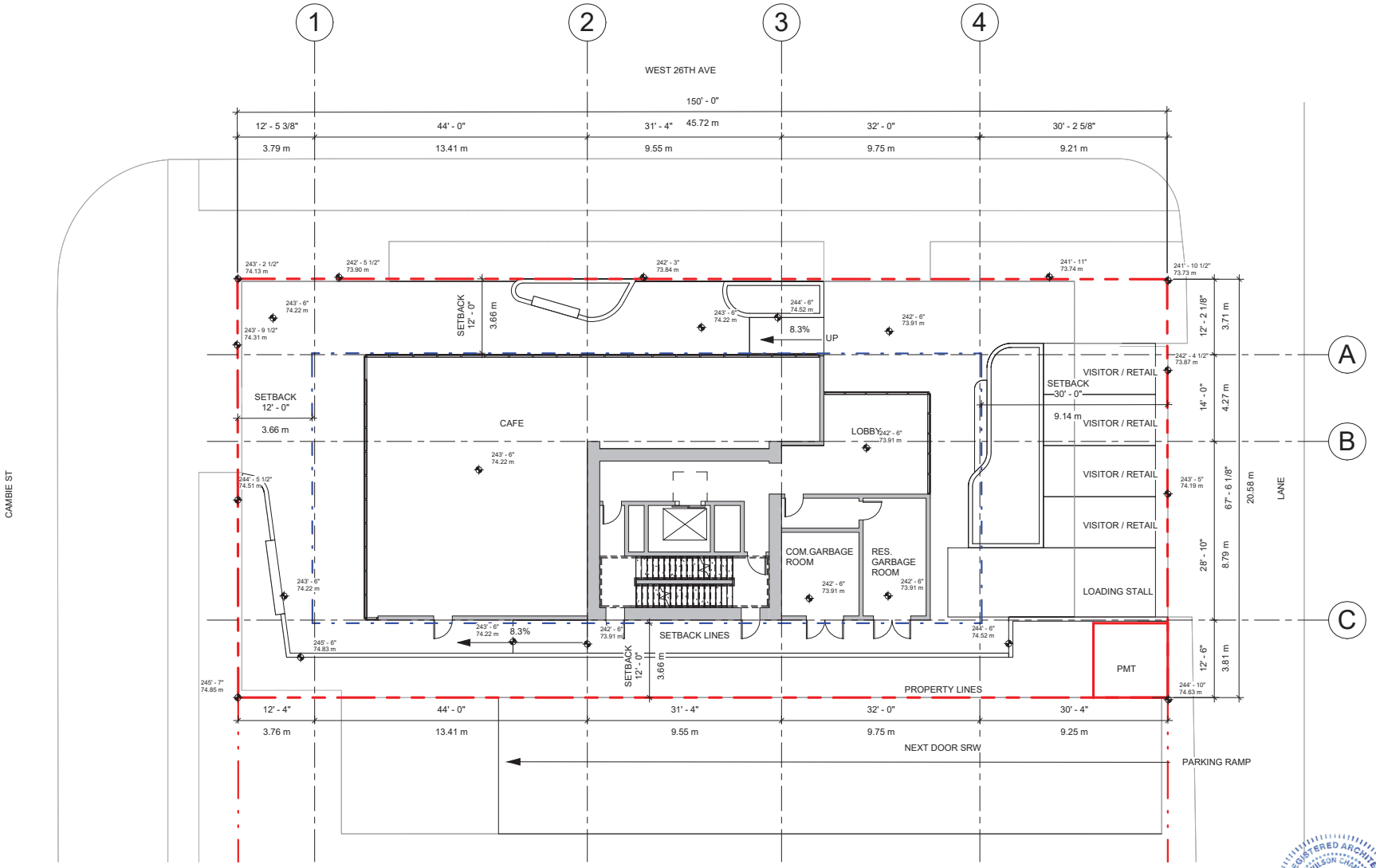




2020-02-10

SITE PLAN | 04.01

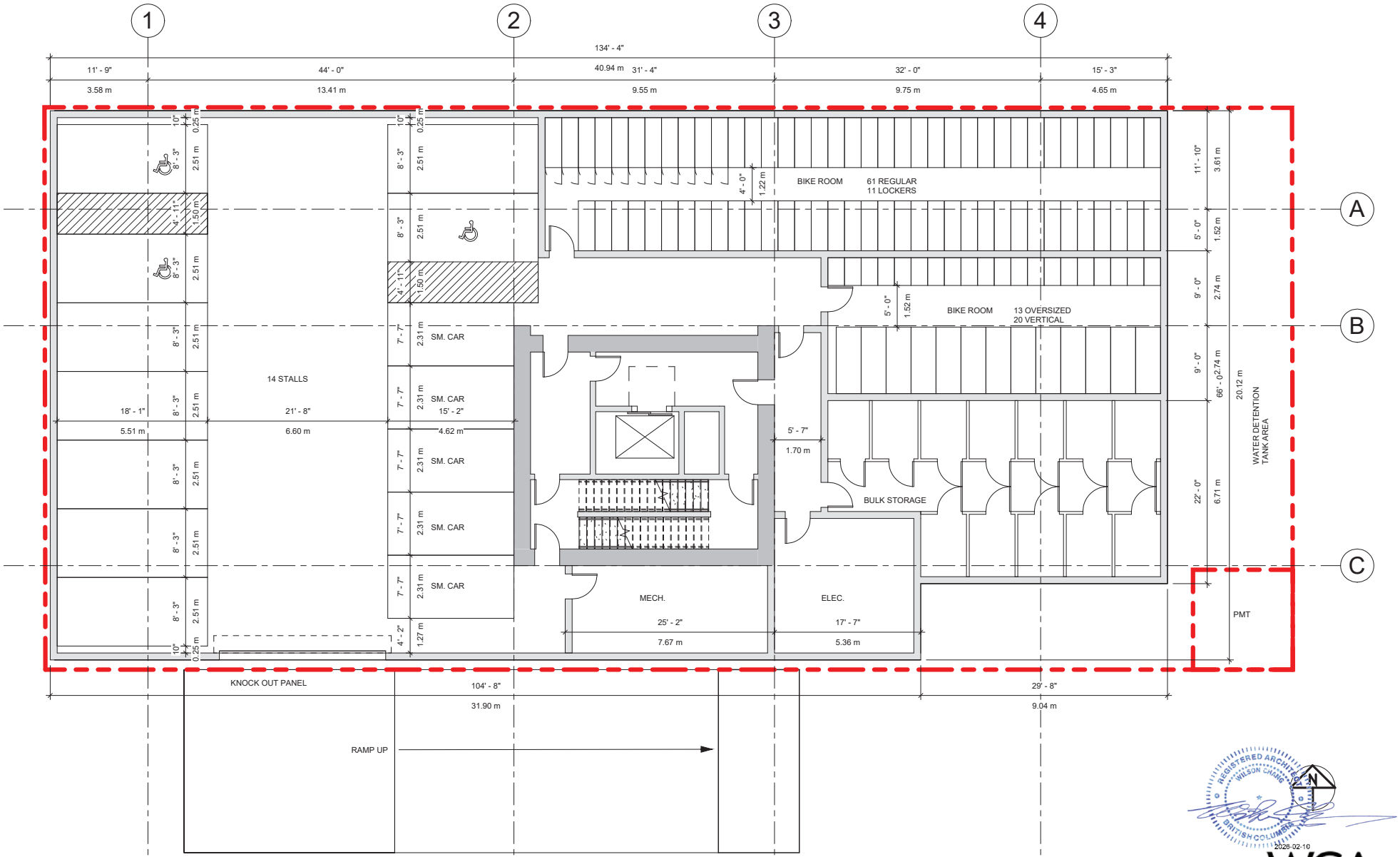
WCA



2020-02-10

SITE PLAN AT GRADE | 04.02

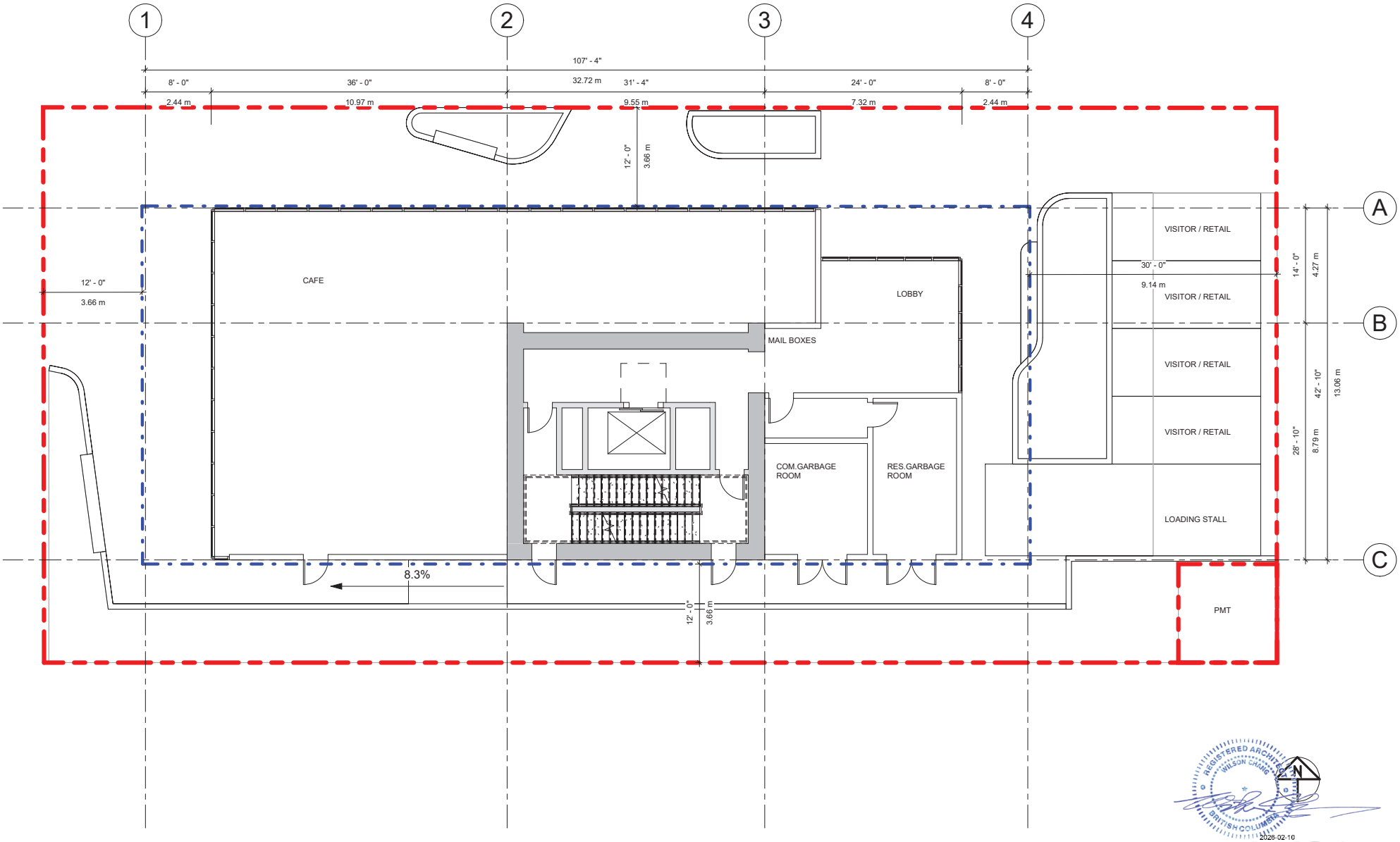
WCA



2020-02-10

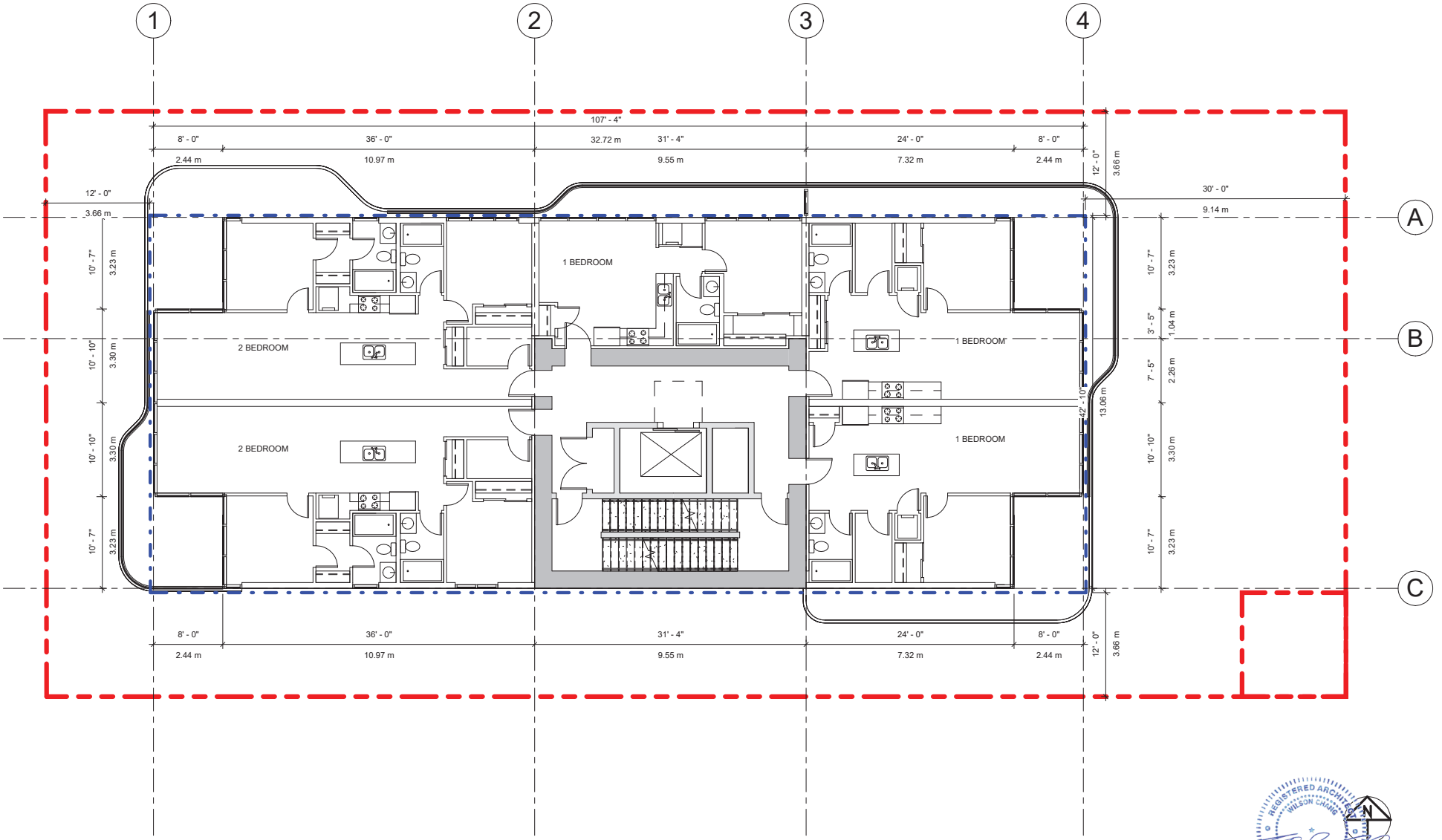
PARKING PLAN | 04.03

WCA



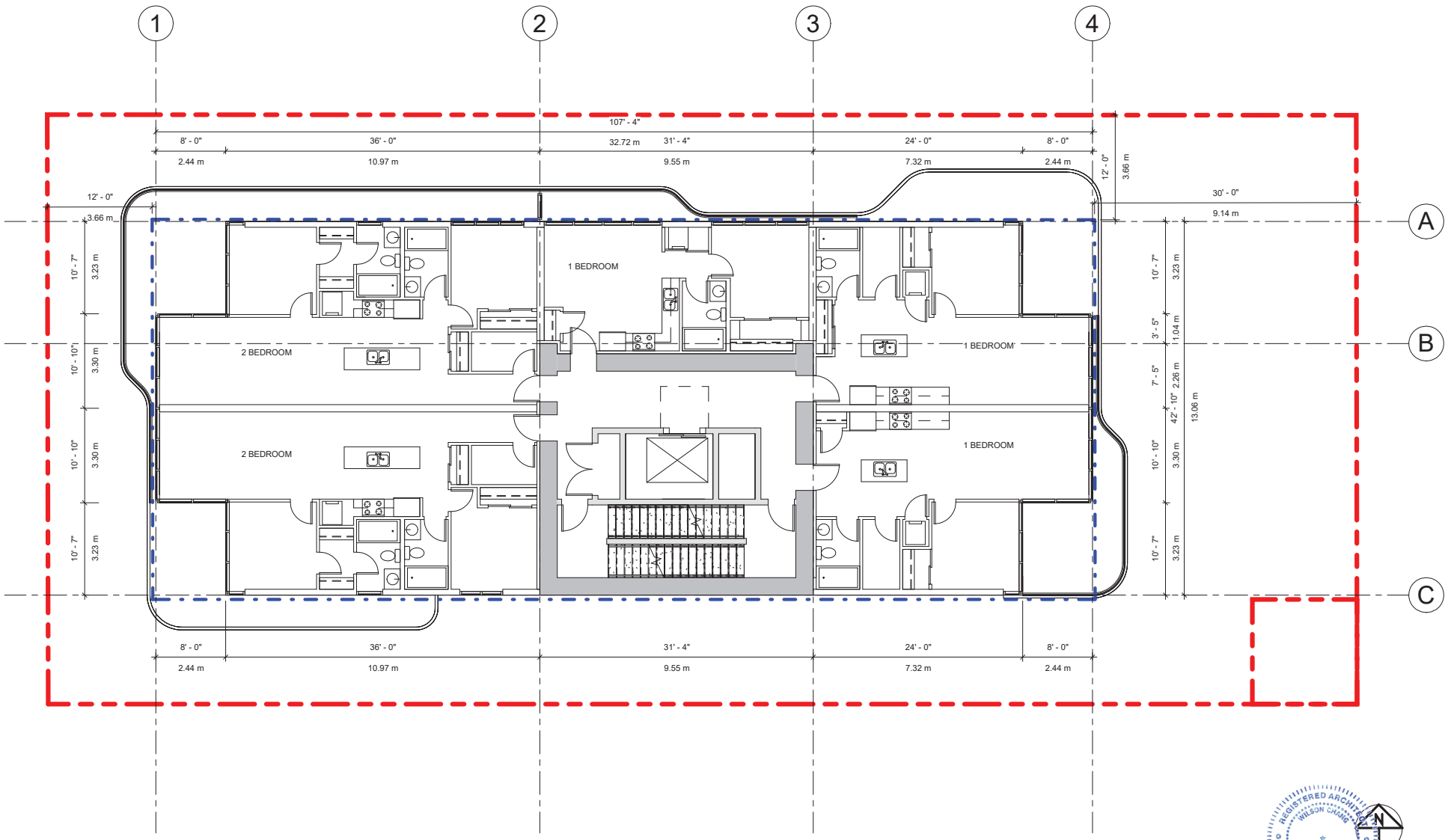
REGISTERED ARCHITECT
WILSON CHANG
BRITISH COLUMBIA

2020-02-10



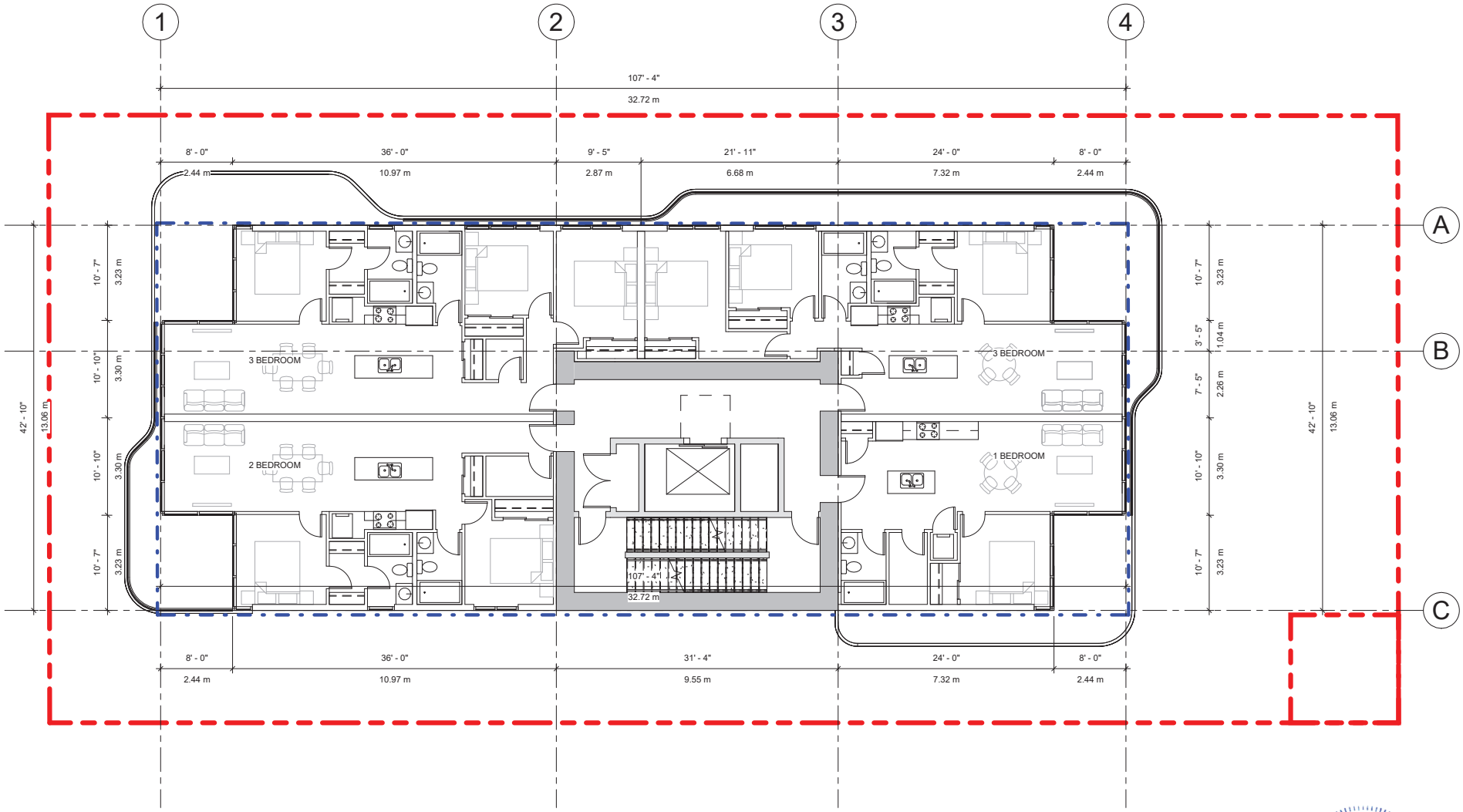
2020-02-10

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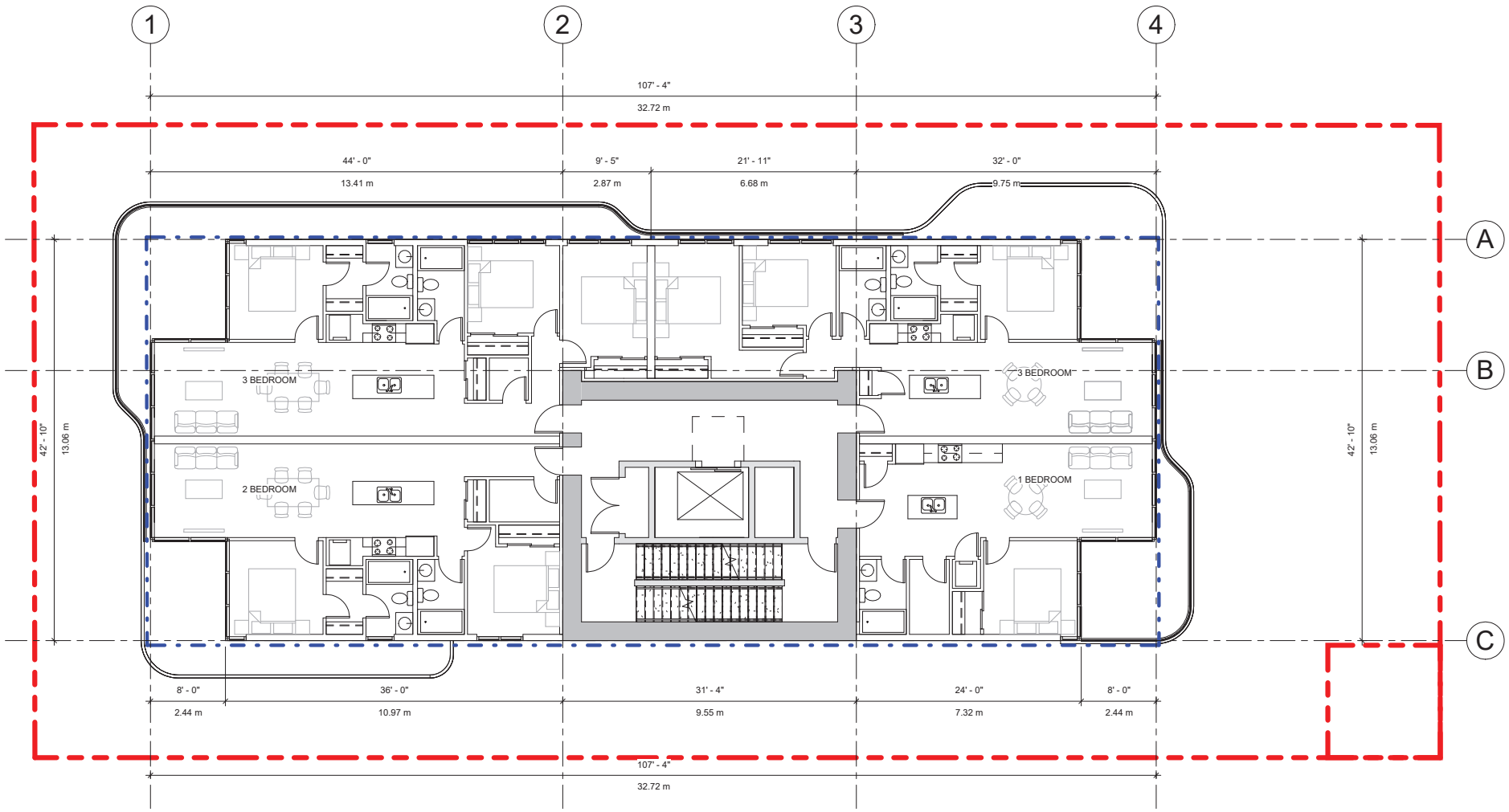


2020-02-10

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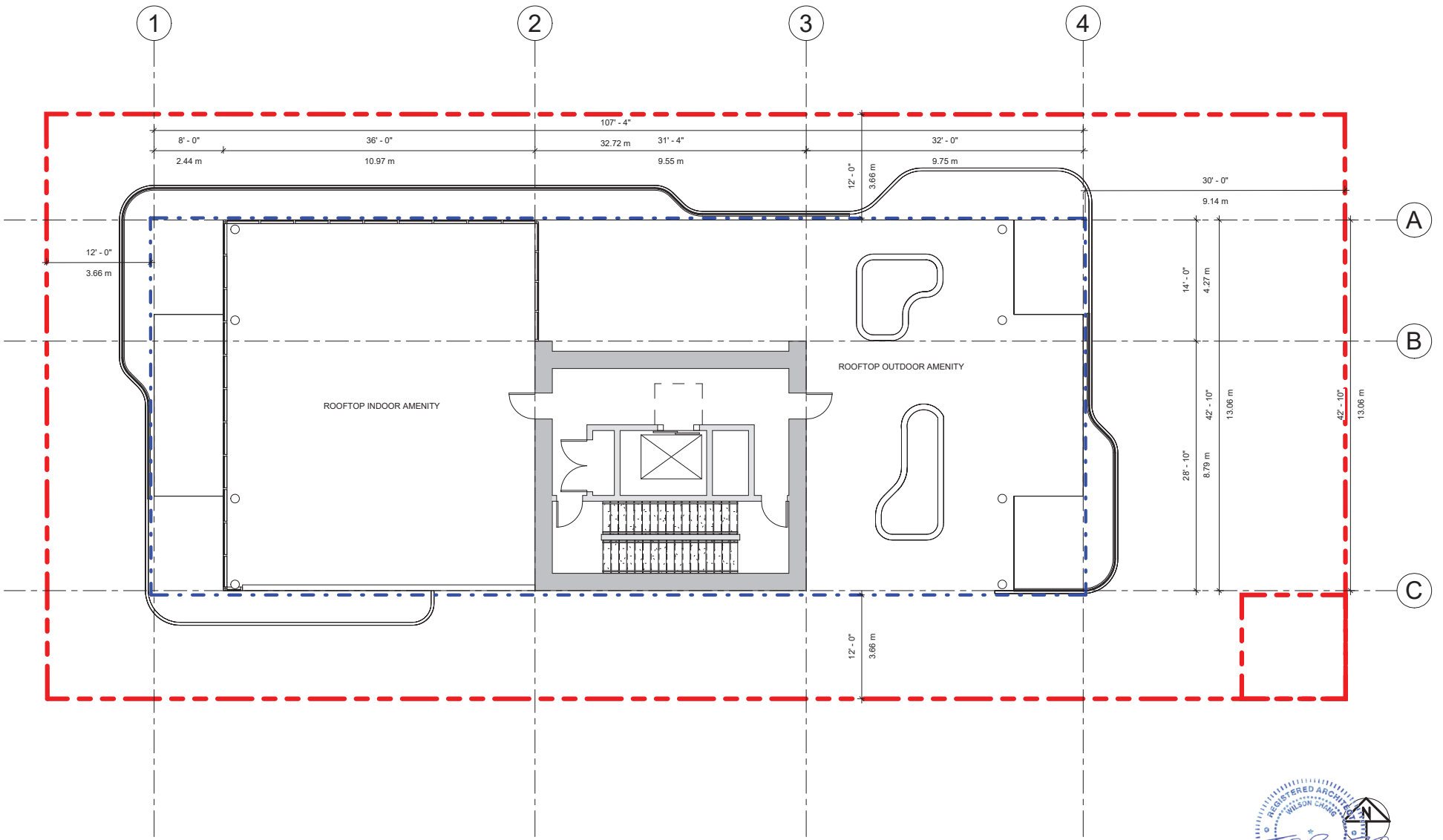

1
2
3
4
A
B
C
107' - 4"
32.72 m
8' - 0"
2.44 m
36' - 0"
10.97 m
9' - 5"
2.87 m
21' - 11"
6.68 m
24' - 0"
7.32 m
8' - 0"
2.44 m
3 BEDROOM
2 BEDROOM
3 BEDROOM
1 BEDROOM
42' - 10"
13.06 m
10' - 7"
3.23 m
10' - 10"
3.30 m
3' - 5"
1.04 m
7' - 5"
2.26 m
31' - 4"
9.55 m

2020-02-10



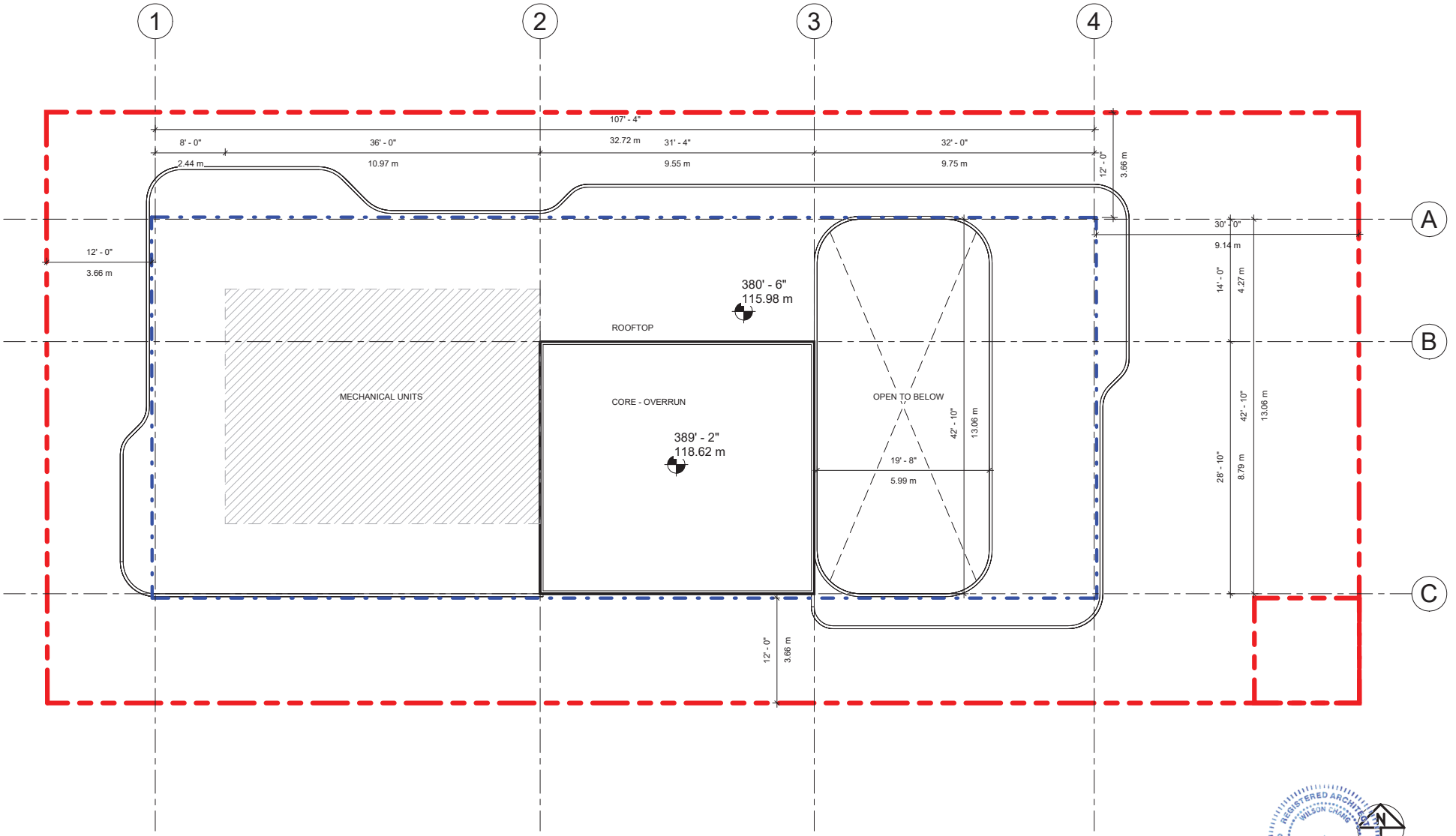
REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA

2020-02-10



2026-02-10

WCA



REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA

2020-02-10



1. WINDOW WALL - CLEAR GLASS, BLACK WINDOW MULLION
2. FLUTED METAL PANEL - DARK WALNUT COLOUR
3. ABS PANEL BALCONY ENCLOSURE - WHITE
4. CLEAR GLASS BALCONY ENCLOSURE

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA

2020-02-10



1. WINDOW WALL - CLEAR GLASS, BLACK WINDOW MULLION
2. FLUTED METAL PANEL - DARK WALNUT COLOUR
3. ABS PANEL BALCONY ENCLOSURE - WHITE
4. CLEAR GLASS BALCONY ENCLOSURE

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA
2020-02-10



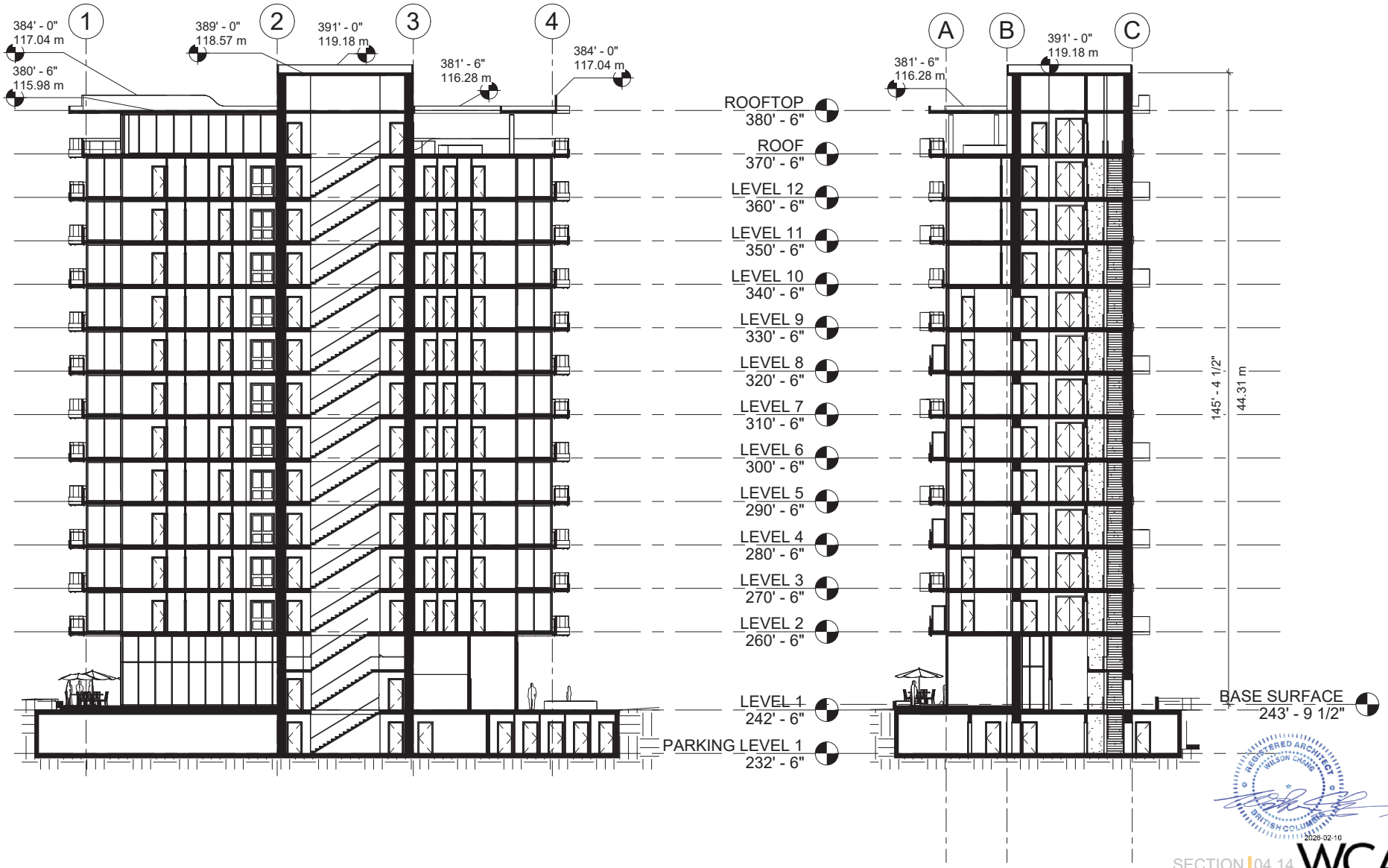
WEST ELEVATION

EAST ELEVATION

1. WINDOW WALL - CLEAR GLASS, BLACK WINDOW MULLION
2. FLUTED METAL PANEL - DARK WALNUT COLOUR
3. ABS PANEL BALCONY ENCLOSURE - WHITE
4. CLEAR GLASS BALCONY ENCLOSURE

REGISTERED ARCHITECT WILSON CHANG BRITISH COLUMBIA

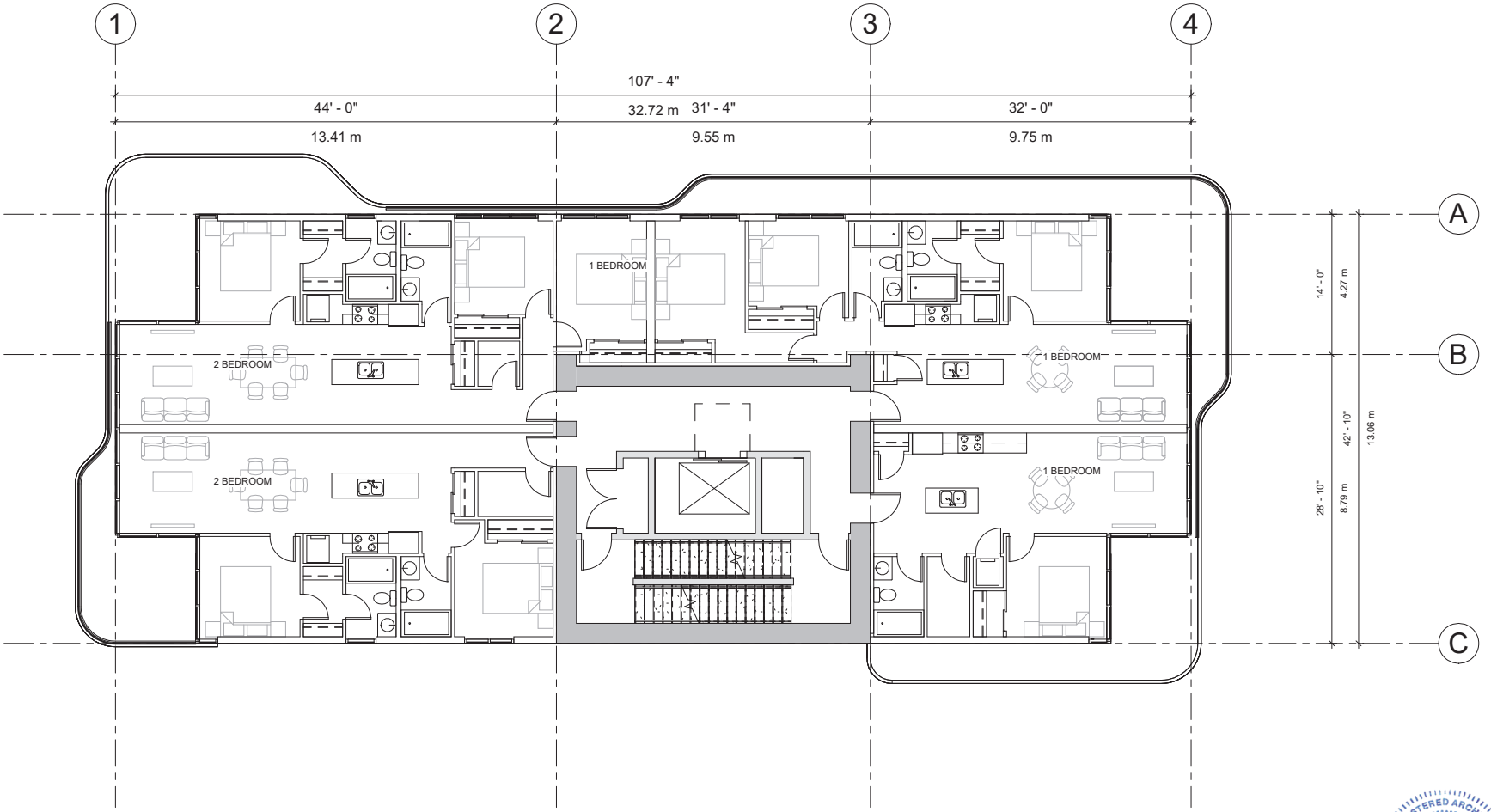
2020-02-10



REGISTERED ARCHITECT
WILSON CHANG
BRITISH COLUMBIA

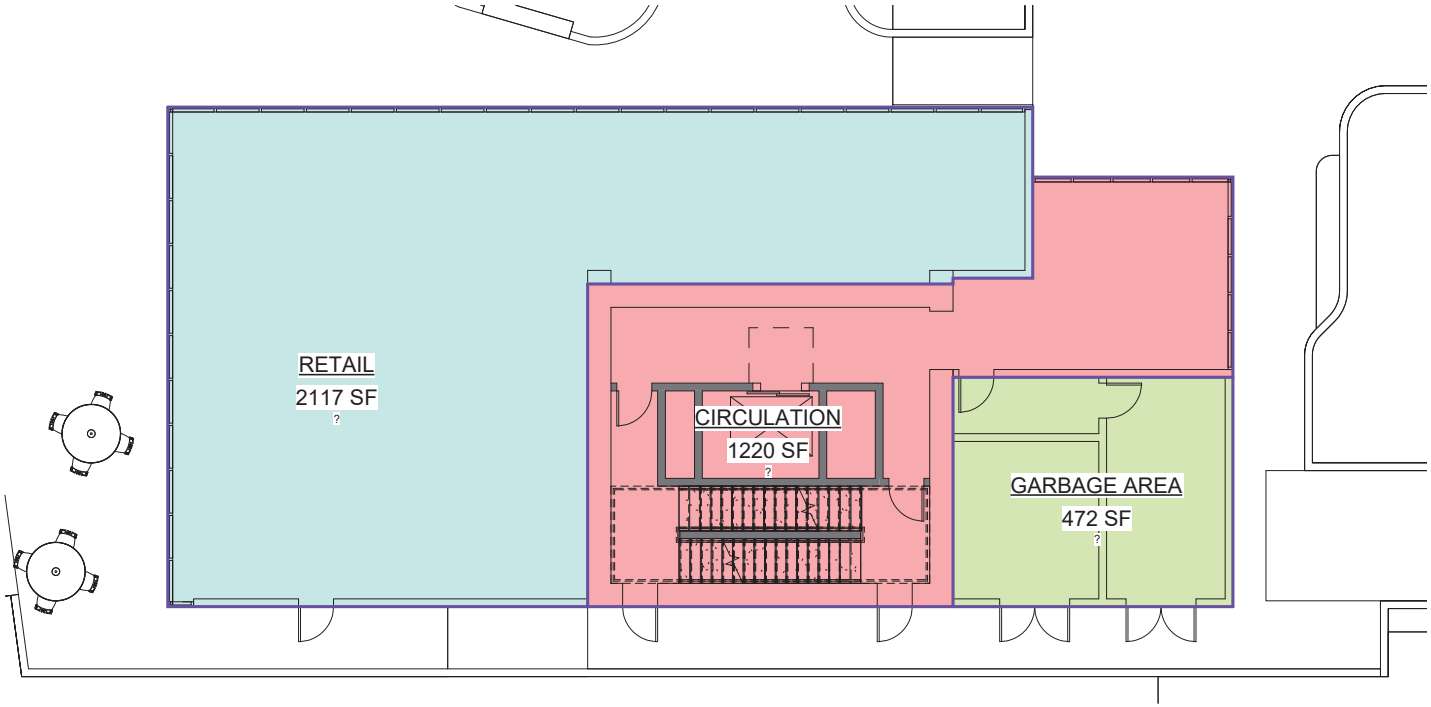
2020-02-10

WCA



REGISTERED ARCHITECT
WILSON CHANG
BRITISH COLUMBIA

2020-02-10

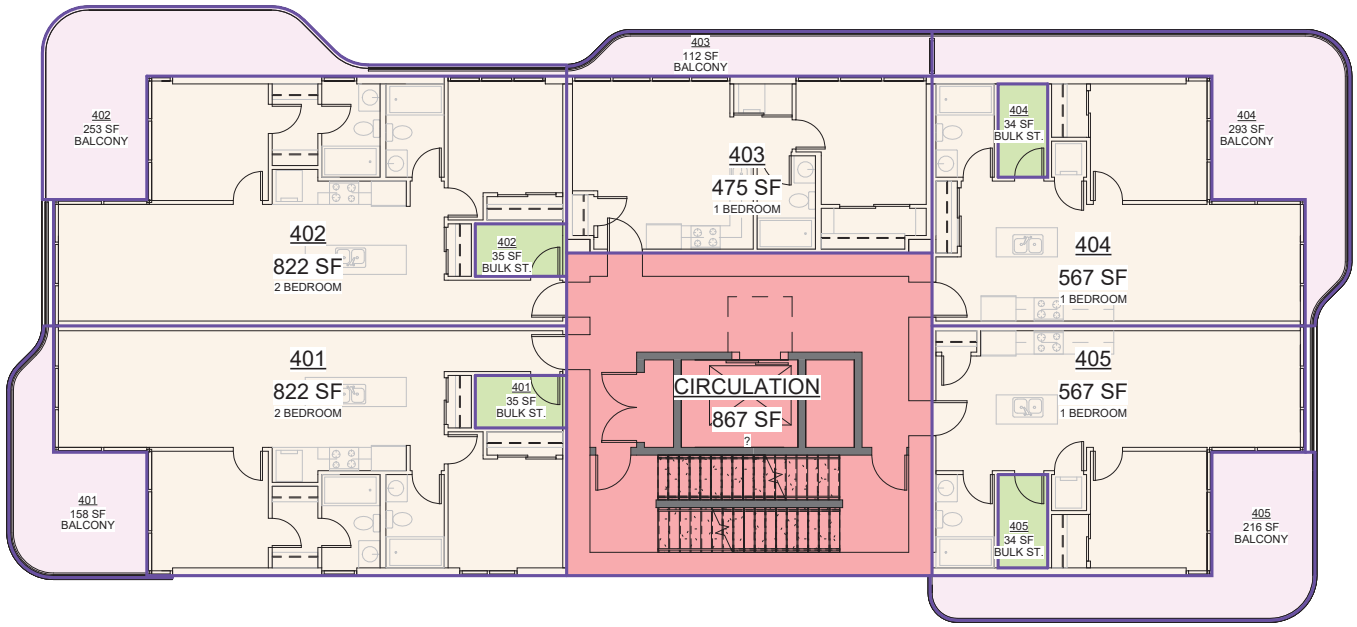


CIRCULATION		1220 SF
		1220 SF
GARBAGE AREA		472 SF
		472 SF
RETAIL		211 SF
		2117 SF
TOTAL		3809 SF

2020-02-10

AREA PLAN - LEVEL 1 | 04.16

WCA

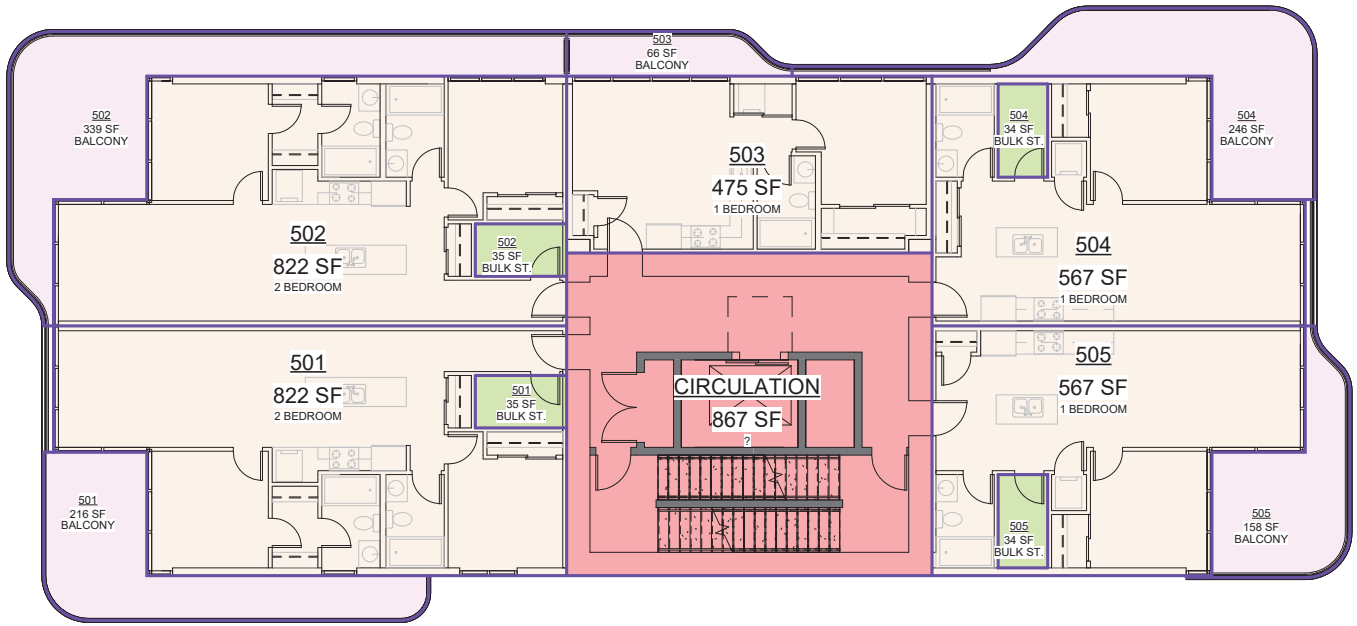


201	2 BEDROOM	822 SF
201	BULK ST.	35 SF
201	BALCONY	158 SF
		1015 SF
202	2 BEDROOM	822 SF
202	BULK ST.	35 SF
202	BALCONY	253 SF
		1111 SF
203	1 BEDROOM	475 SF
203	BALCONY	112 SF
		587 SF

204	1 BEDROOM	567 SF
204	BULK ST.	34 SF
204	BALCONY	293 SF
		893 SF
205	1 BEDROOM	567 SF
205	BULK ST.	34 SF
205	BALCONY	216 SF
		816 SF
CIRCULATION		867 SF
TOTAL		5290 SF

2020-02-10

WCA

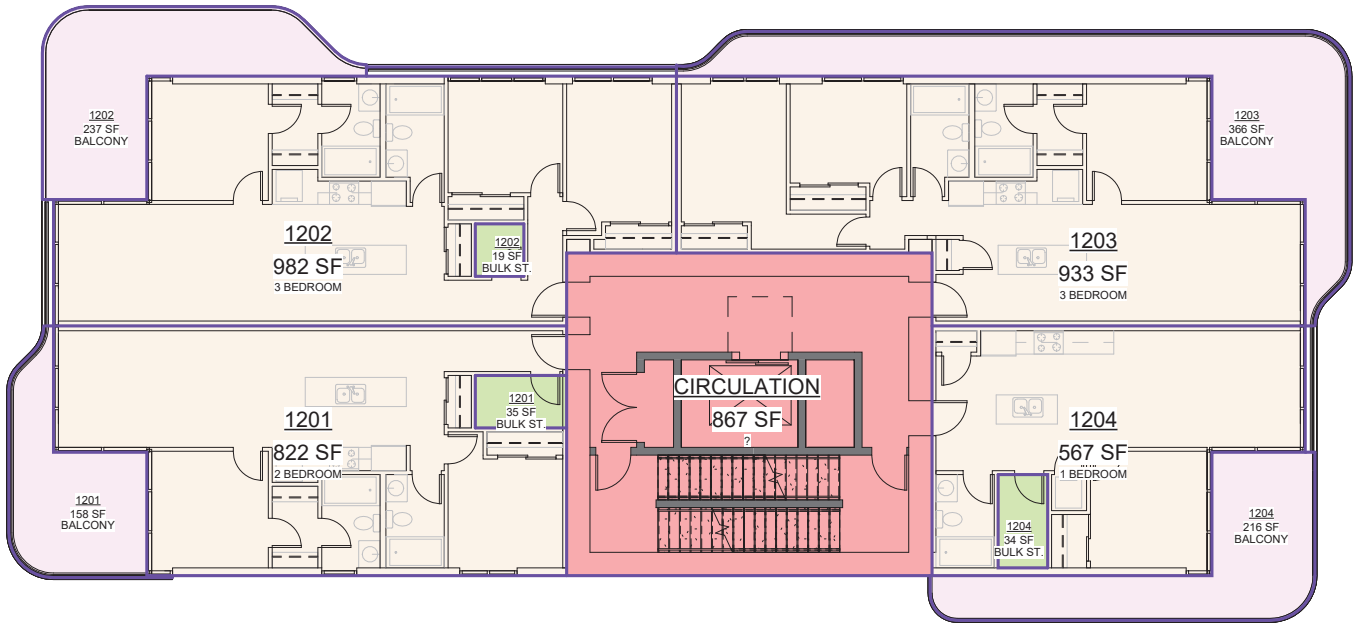


301	2 BEDROOM	822 SF
301	BULK ST.	35 SF
301	BALCONY	216 SF
		1073 SF
302	2 BEDROOM	822 SF
302	BULK ST.	35 SF
302	BALCONY	339 SF
		1196 SF
303	1 BEDROOM	475 SF
303	BALCONY	66 SF
		541 SF

304	1 BEDROOM	567 SF
304	BULK ST.	34 SF
304	BALCONY	246 SF
		846 SF
305	1 BEDROOM	567 SF
305	BULK ST.	34 SF
305	BALCONY	158 SF
		758 SF
CIRCULATION		867 SF
TOTAL		5282 SF

2020-02-10

WCA

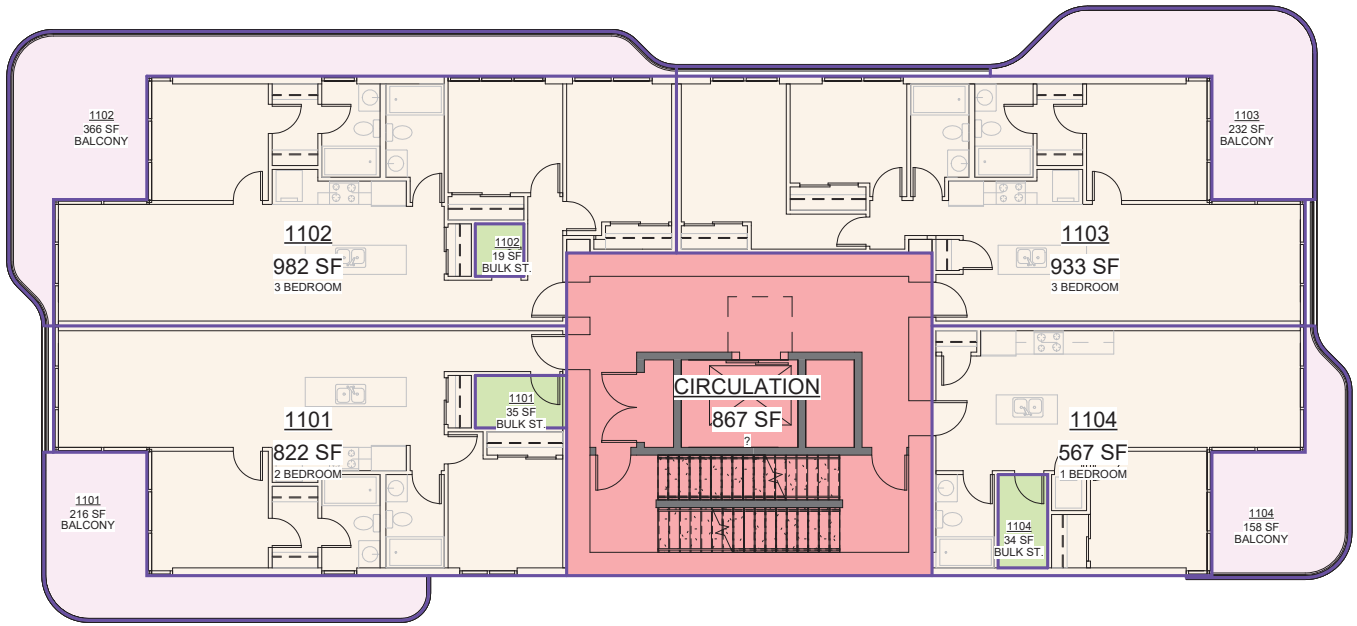


1201	2 BEDROOM	822 SF
1201	BULK ST.	35 SF
1201	BALCONY	158 SF
		1015 SF
1202	3 BEDROOM	982 SF
1202	BULK ST.	19 SF
1202	BALCONY	237 SF
		1238 SF
1203	3 BEDROOM	933 SF

1203	BALCONY	366 SF
		1300 SF
1204	1 BEDROOM	567 SF
1204	BULK ST.	34 SF
1204	BALCONY	216 SF
		816 SF
CIRCULATION		867 SF
		867 SF
TOTAL		5233 SF



2020-02-10

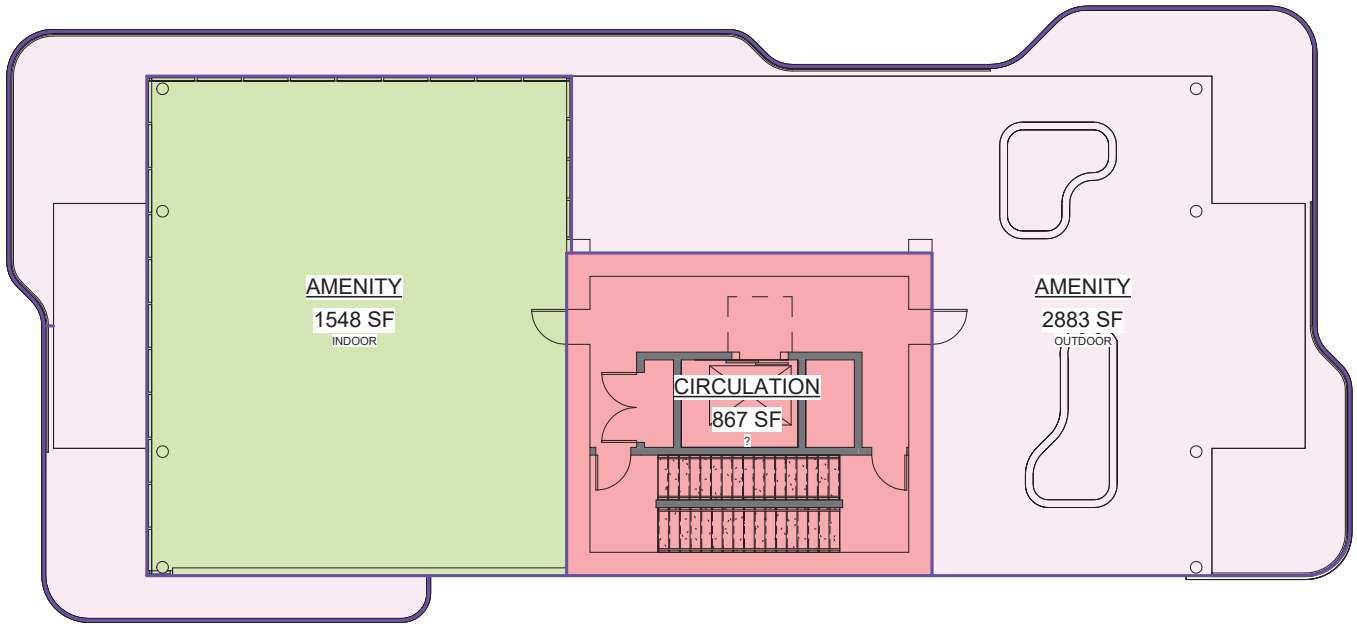


1101	2 BEDROOM	822 SF
1101	BULK ST.	35 SF
1101	BALCONY	216 SF
		1073 SF
1102	3 BEDROOM	982 SF
1102	BULK ST.	19 SF
1102	BALCONY	366 SF
		1367 SF
1103	3 BEDROOM	933 SF

1103	BALCONY	232 SF
		1165 SF
1104	1 BEDROOM	567 SF
1104	BULK ST.	34 SF
1104	BALCONY	158 SF
		758 SF
CIRCULATION		867 SF
		867 SF
TOTAL		5271 SF

REGISTERED ARCHITECT
WILLIAM CHANG
BRITISH COLUMBIA

2020-02-10

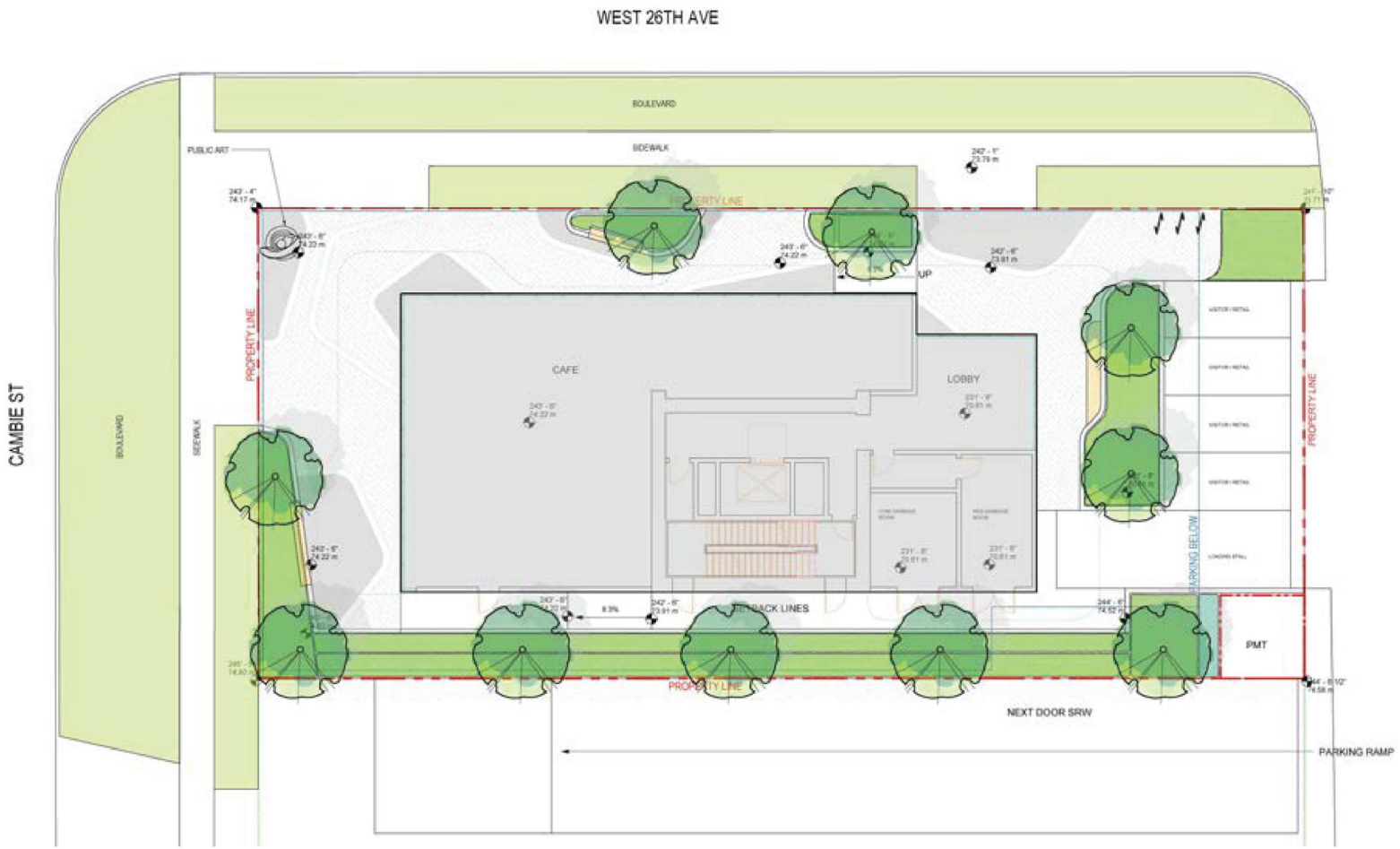


AMENITY	INDOOR	1548 SF
AMENITY	OUTDOOR	2883 SF
		4431 SF
CIRCULATION		867 SF
		867 SF
TOTAL		5298 SF

2020-02-10

AREA PLAN - ROOF | 04.21

WCA



SOFTSCAPE LEGEND

GRAPHIC	DESCRIPTION
	SOD LAWN
	PLANTING BED
	HEDGE
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED NEW ON-SITE TREES

HARDSCAPE LEGEND

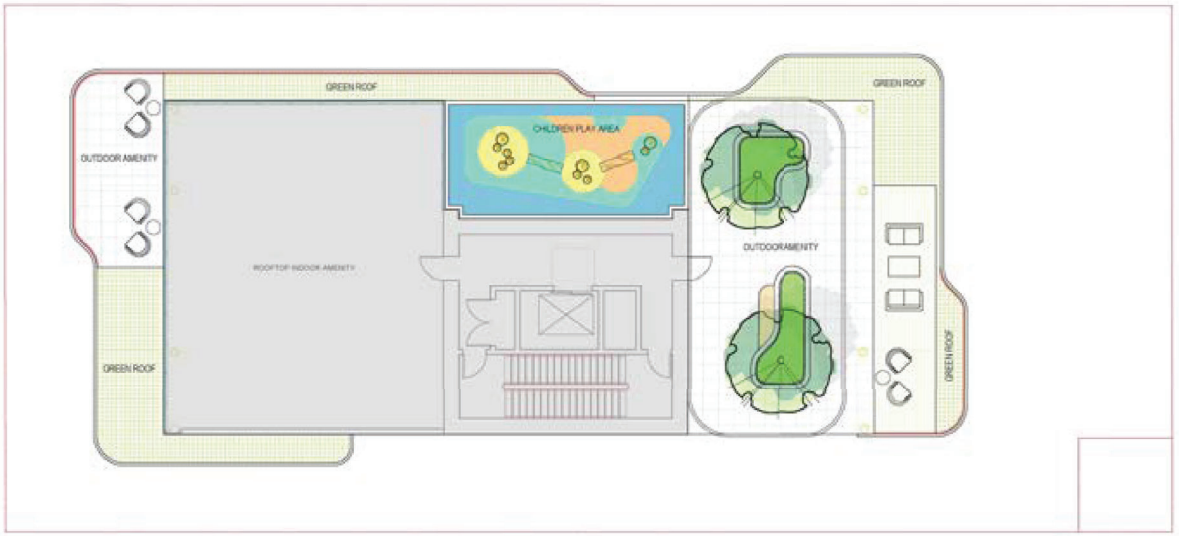
KEY	GRAPHIC	DESCRIPTION
P1		C.I.P. CONCRETE PAVING
P2		CONCRETE PAVER WITH 1" CONCRETE BAND

FURNISHING LEGEND

KEY	GRAPHIC	DESCRIPTION
F1		BIKE RACK
F2		WOOD BENCH

REGISTERED ARCHITECT WILSON CHONG BRITISH COLUMBIA

2020-02-10



SOFTSCAPE LEGEND

GRAPHIC	DESCRIPTION
	SOD LAWN
	PLANTING BED
	HEDGE
	EXISTING TREE TO BE RETAINED
	EXISTING TREE TO BE REMOVED
	PROPOSED NEW ON-SITE TREES
	EXTENSIVE GREEN ROOF

HARDSCAPE LEGEND

KEY	GRAPHIC	DESCRIPTION
P1		C.I.P. CONCRETE PAVING
P2		CONCRETE PAVER WITH 1' CONCRETE BAND
P3		GRAVEL
P4		CONCRETE SLAB
P5		PIP RUBBER SURFACE
P6		WOOD DECK/PATIO

FURNISHING LEGEND

KEY	GRAPHIC	DESCRIPTION
F1		BIKE RACK
F2		WOOD BENCH
F3		[illegible] CEDAR LOG
F4		[illegible]

REGISTERED ARCHITECT
WILSON CHUNG
BRITISH COLUMBIA

2020-02-10

WCA