

MIX-USE DEVELOPMENT WITH SECURE MARKET RENTAL HOUSING

5590 VICTORIA DRIVE, VANCOUVER, BC

ISSUED FOR TEXT AMENDMENT
2025.10.27

PROJECT STATISTICS

SITE STATISTICS

PROJECT ADDRESS:	5590 VICTORIA DRIVE, VANCOUVER, B.C.
LEGAL DESCRIPTION:	LOT A BLOCK 16, DISTRICT LOT 394, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP119357
PID:	31730329
CURRENT ZONING / PROPOSED:	CD-1
STOREYS/PROPOSED USES:	6-STOREY 100% RESIDENTIAL RENTAL APARTMENTS
BLDG FOOTPRINT:	863.25 SQ.M [9,507.3 SF]
HEIGHT:	6-STOREYS, 22.02m [72'-3"] TO T.O.P.
DENSITY:	3.5 FSR
FRONTAGE:	32.0m [105'-0"]
SITE DIMENSIONS:	32.0m x 37.4m [105ft x 122.55ft]
SITE AREA:	1,189.44 SQ.M 12,803.0 SQ.FT.

BUILDING HEIGHT:	ALLOWED	PROPOSED	NOTES
	8 STOREY 73.2 ft - 22.3m	6 STOREY 72.2 ft - 22.0m	

SETBACKS:	ALLOWED	PROPOSED	NOTES
FRONT (VICTORIA DRIVE, W)	8.2 ft / 2.5 m	8.2 ft / 2.5 m	(SRW) - 4.5M [15'-0"] setback is provided from the interior side of the curb
SIDE (EAST 40TH AVENUE, S)	8.2 ft / 2.5 m	8.2 ft / 2.5 m	(SRW) - 4.5M [15'-0"] setback is provided from the interior side of the curb
SIDE (PLN)	0.0 ft / 0.0 m	0.0 ft / 0.0 m	
REAR (LANE, W)	15.1 ft / 4.6 m	15.1 ft / 4.6 m	1.5m allowed in portions of the building containing non-dwelling uses, and less than 8.1m in height

FLOOR SPACE RATIO:	ALLOWED CD-1	PROPOSED CD-1	NOTES
RESIDENTIAL FSR	3.5	2.9	
COMMERCIAL FSR		0.5	
TOTAL FSR AREA	44,810 SQ.FT	43,351 SQ.FT	
	4,163.0 SQ.M	4,027.5 SQ.M	

LEVEL	GROSS FLOOR AREA		FSR EXCLUSIONS				FSR AREA
	COMMERCIAL	RESIDENTIAL	STORAGE	AMENITY	WALL EXCLUSION	MECH	
GROUND FLOOR	6,269.6 SF	789.5 SF	-	-	-	-	7,059.1 SF
2ND FLOOR	-	7,625.5 SF	200.0 SF	-	-	-	7,425.5 SF
3RD FLOOR	-	7,527.5 SF	200.0 SF	-	-	-	7,327.5 SF
4TH FLOOR	-	7,429.7 SF	200.0 SF	-	-	-	7,229.7 SF
5TH FLOOR	-	7,429.7 SF	275.0 SF	-	-	-	7,154.7 SF
6TH FLOOR	-	7,429.7 SF	275.0 SF	-	-	-	7,154.7 SF
SUBTOTAL	6,269.6 SF	38,231.6 SF	1,150.0 SF	0.0 SF	-	-	43,351.2 SF
TOTAL	44,501.2 SF			1,150.0 SF			43,351.2 SF
	4,134.3 SQ.M			106.8 SQ.M			4,027.5 SQ.M

AMENITY (NET AREA)	
INDOOR	520.7 SQ.FT
OUTDOOR	521.5 SQ.FT
	46.4 SQ.M
	484.5 SQ.M

DETAILED UNIT AREAS													
UNIT	BEDROOM	TYPE	AREA (SQ. FT.)		NUMBER OF UNITS	TOTAL AREA (SQ. FT.)		AVG NET					
			STORAGE	*NET PER COV		STORAGE	NET PER COV						
208	STUDIO	A01		374.5	1	0	374.5	392.78					
108-209	STUDIO	A02		395	2	0	790						
109-210	STUDIO	A03		394.2	2	0	788.4						
101-201-301-401-501	STUDIO	A04	40	389.3	5	200	1946.5						
110-211-311-410-510	STUDIO	A05	33.5	416.7	5	167.5	2083.5						
308-408-508	STUDIO	A06	35.4	387	3	106.2	1161						
103-203-303-403-503	1 BEDROOM	B01		433.4	5	0	2167	485.90					
105-106-205-206-305-306-405-406-505-506	1 BEDROOM	B02	40	538.4	10	400	5384						
102-202-302-402-502	2 BEDROOM	C01		768.7	5	0	3843.5	734.20					
107-207-307-407-507	2 BEDROOM	C02	40	710.9	5	200	3554.5						
309-409-509	2 BEDROOM	C03	40	723	3	120	2169						
104-204-304-404-504	3 BEDROOM	D01	40	855.5	5	200	4277.5						
*Note: Net Per City of Vancouver Area excludes in-suite storage and thickness of the walls						TOTAL UNITS		TOTAL AREA (SQ. FT.)					
						51		STORAGE		NET PER COV			
								1,393.70		28,539.40			

OFF-STREET PARKING BY TYPE

Type	Count Factor	Percentage	Count	Total
ACCESSIBLE	2	25%	5	10
REGULAR	1	65%	26	26
SMALL CAR	1	10%	4	4
Grand Total		100%	35	40

OFF-STREET PARKING SUMMARY

Type	Bylaw #	Bylaw Description	Required	Provided
Commercial	4.1.1	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City	0	2
Residential	4.1.1	No parking spaces are required for the off-street parking of motor vehicles accessory to any development in the City	0	34
Visitor	4.1.3.a	for dwelling uses, including live-work use, a minimum of 0.05 spaces and a maximum of 0.1 spaces per dwelling unit	3	4
Total				40

ACCESSIBLE PARKING

Type	Bylaw #	Bylaw Description	Required	Total
Commercial	4.1.4.b	for non-residential uses in buildings that contain at least 500 m ² of gross floor area,	1	1
Residential	4.1.4.a	Multiple dwelling or live-work use, there must be at least one accessible parking space for each building that contains at least seven residential units and an additional 0.034 spaces for each additional dwelling unit; and the first accessible parking space provided, plus every tenth accessible parking space provided, must be a van accessible parking space.	3	4
Total				5

OFF-STREET LOADING & PASSENGER SPACES

Type	Bylaw #	Bylaw Description	Required	Provided
LOADING CLASS B - COMMERCIAL	5.2.6	A minimum of one space for the first 2 325 square metres of gross floor area	1	1
Total				1

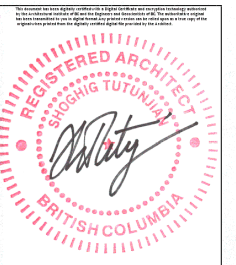
OFF-STREET BICYCLE SPACES SUMMARY

Class	Bylaw #	Bylaw Description	Required	Provided
Commercial				
A	6.2.5.1	A minimum of one space for each 340 square metres of gross floor area.	2	2
Residential				
A	6.2.1.2	A minimum of 1.5 spaces for every dwelling unit under 65m ² and a minimum of 2.5 spaces for every dwelling unit over 65m ² and under 105m ²	95	107
B	6.2.1.2	A minimum of 2 spaces for any development containing at least 20 dwelling units, and one additional space for every additional 20 dwelling units.	8	4
Total				113

OFF-STREET BICYCLE SPACES BY TYPE

Type	Calculation Factor	Bylaw	Bylaw Class Description	Percentage	Required	Provided
HORIZONTAL	1			71%	0	76
LOCKER	1	6.3.13A	At least 10% of the Class A bicycle spaces must be bicycle lockers.	7%	19	8
OVERSIZED	1	6.3.9	A minimum of 5% of the spaces must be oversized spaces	5%	10	5
VERTICAL	1	6.3.13	No more than 30% of the required Class A bicycle spaces may be vertical	17%	0	18
Total				100%		107

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 Revisions

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 PROJECT STATISTICS

project no.: 23021
 drawn by: Author
 checked by: Checker
 date: 2025.10.27
 scale:

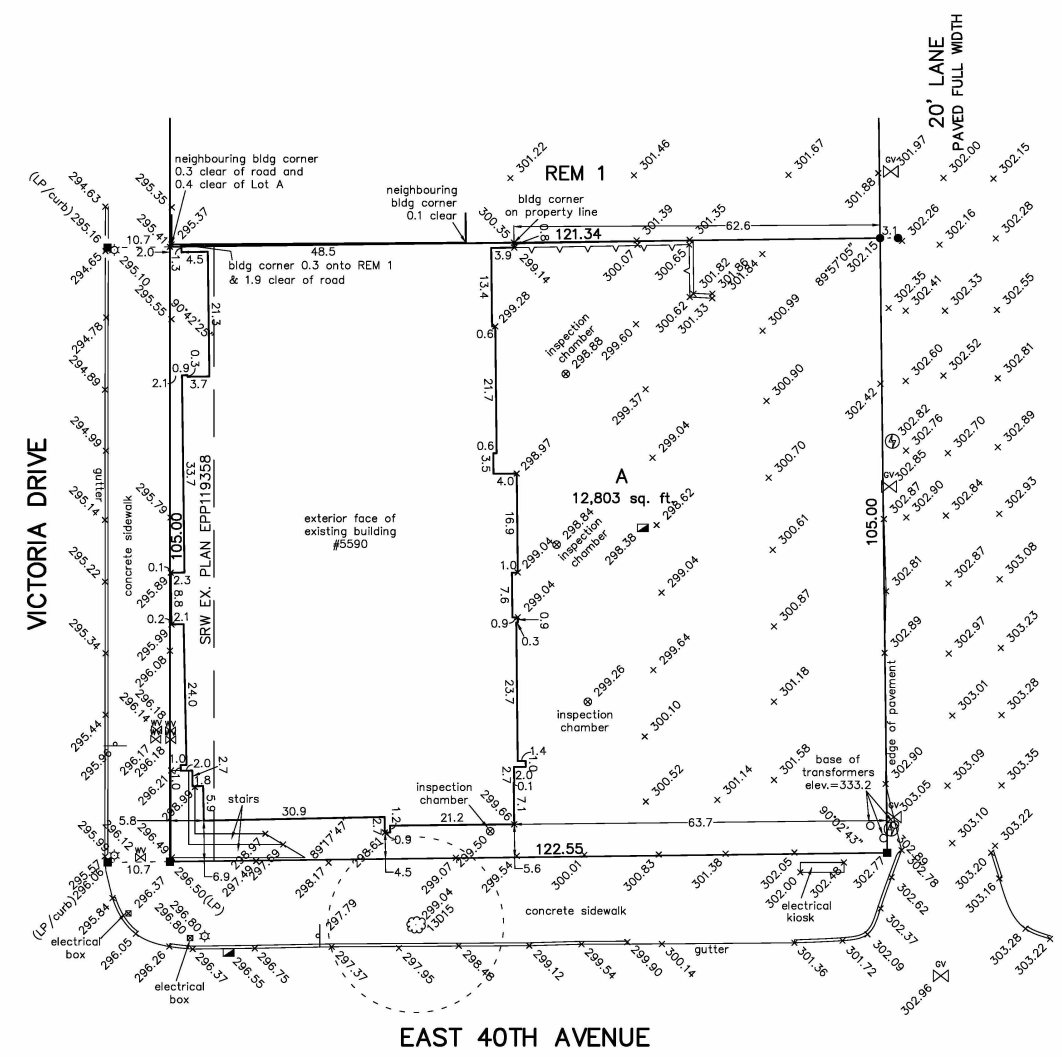


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A0.01

TOPOGRAPHIC SURVEY PLAN OF LOT A
 BLOCK 16, DISTRICT LOT 394, GROUP 1
 NEW WESTMINSTER DISTRICT, PLAN EPP119357

SCALE 1" = 16'
 All distances are in feet.



- NOTES:**
- Lot dimensions are derived from field survey.
 - Elevations are based on the CVD28GVRD2018 Datum and are derived from control monument V-1534 situated at the intersection of Victoria Drive and East 38th Avenue. Elevation = 287.87 feet.
 - For elevation control, use control monument or lead plugs in concrete sidewalk only. Elevation control must be checked against second source. Contractor assumes all responsibilities and risk when carrying out work using elevation control.
 - All trees and stumps shown as required by municipal bylaws. All elevations along curb lines are gutter levels.
 - All dimensions are to exterior faces unless otherwise noted.
 - Symbols plotted are for illustrative purposes and are not representative of their true size.
- denotes standard iron post (IP)
 - denotes lead plug (LP)
 - ⊕ denotes hydro pole
 - ☆ denotes lamp standard
 - tw denotes top of wall
 - bw denotes bottom of wall
 - denotes catch basin
 - ⊕ denotes gas valve
 - ⊕ denotes water valve
 - ⊕ denotes sign post
 - ⊕ denotes tree
 - BC10 drip line radius (feet)
 - C=coniferous
 - D=deciduous
 - diameter (inches)

CIVIC ADDRESS
 5590 VICTORIA DRIVE
 VANCOUVER, B.C.

ZONING: CD-1(839)

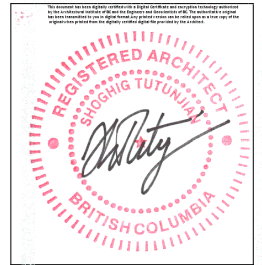
CERTIFIED CORRECT.
 DATED THIS 25TH DAY OF NOV., 2023

Ivan Ngan
7UDYEJ
 IVAN NGAN
 Digitally signed by Ivan Ngan 7UDYEJ
 DN: c=CA, cn=Ivan Ngan 7UDYEJ, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=7UDYEJ
 Date: 2023.11.08
 13:50:04 -0800 L.S.

L N L S METRO VANCOUVER LAND SURVEYORS

PID: 031-730-329
 FILE: 21331_02TP
 1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
 T 604.327.1535 WEB WWW.LNLS.CA

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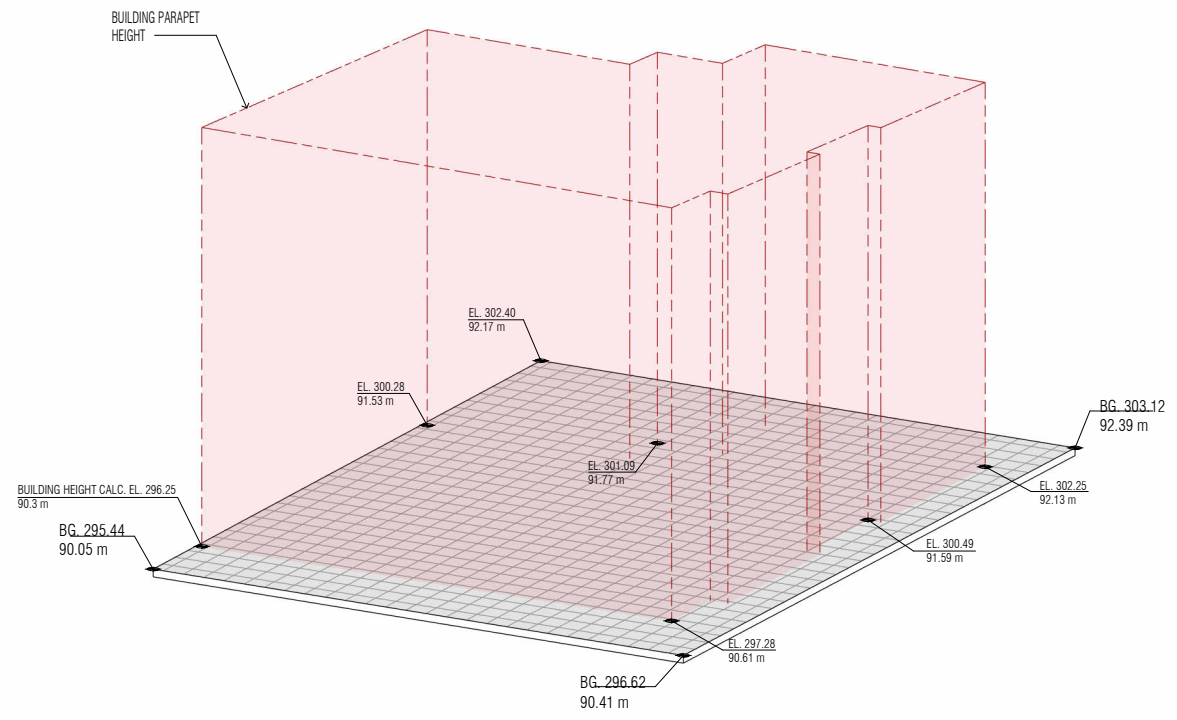
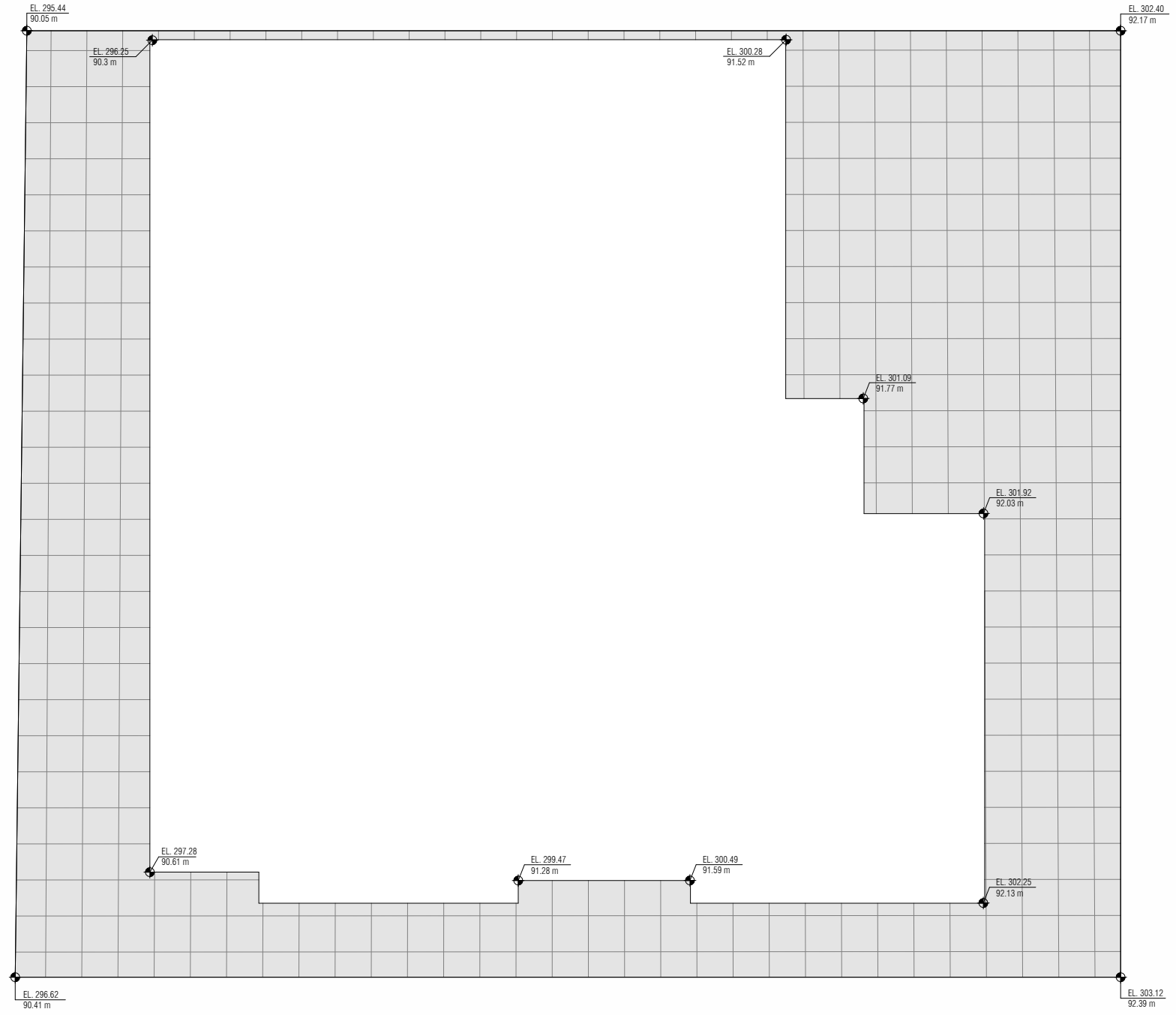
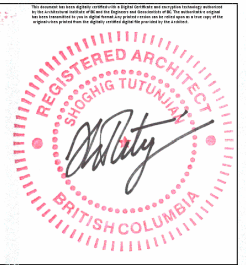
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date:	2025.10.27	
scale:		

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Building Height
 SCALE:

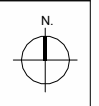
Building Height Calc.
 SCALE: 1/8" = 1'-0"

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project title:
 MIX-USE DEVELOPMENT
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 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 BUILDING HEIGHT

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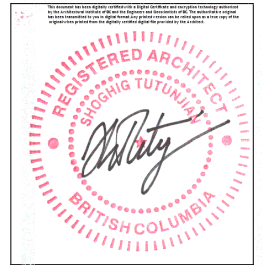


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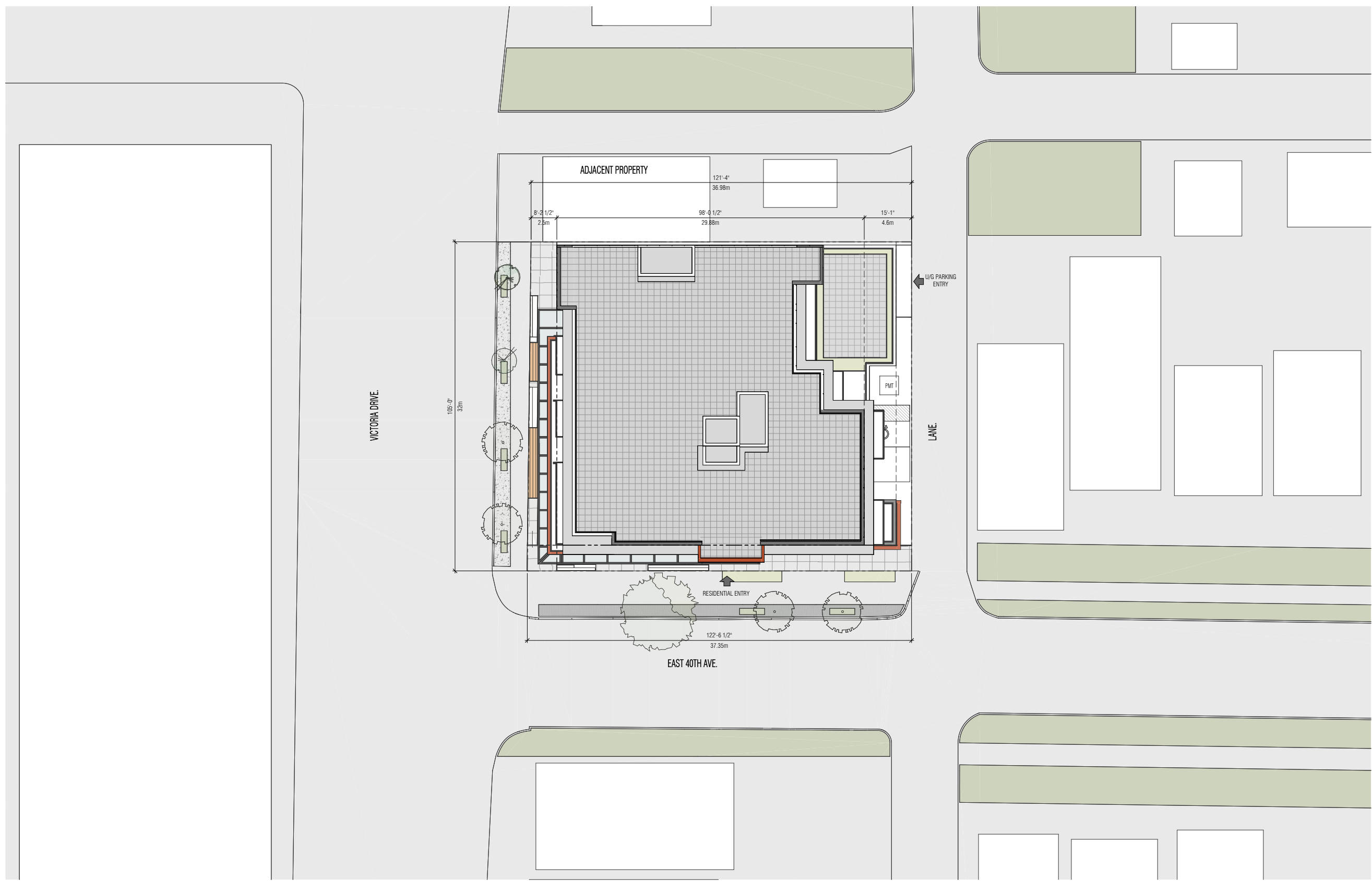
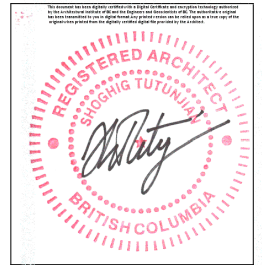
drawing title:
 CONTEXT- SITE PHOTOS

project no.:	23021	
drawn by:	Author	
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date:	2025.10.27	
scale:		

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

SITE INFORMATION:
 LEGAL DESCRIPTION: LOT A BLOCK 16, DISTRICT LOT 394, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN EPP119357
 PID: 31730329
 SITE AREA: 1, 189.44 SM , 12,803 SF

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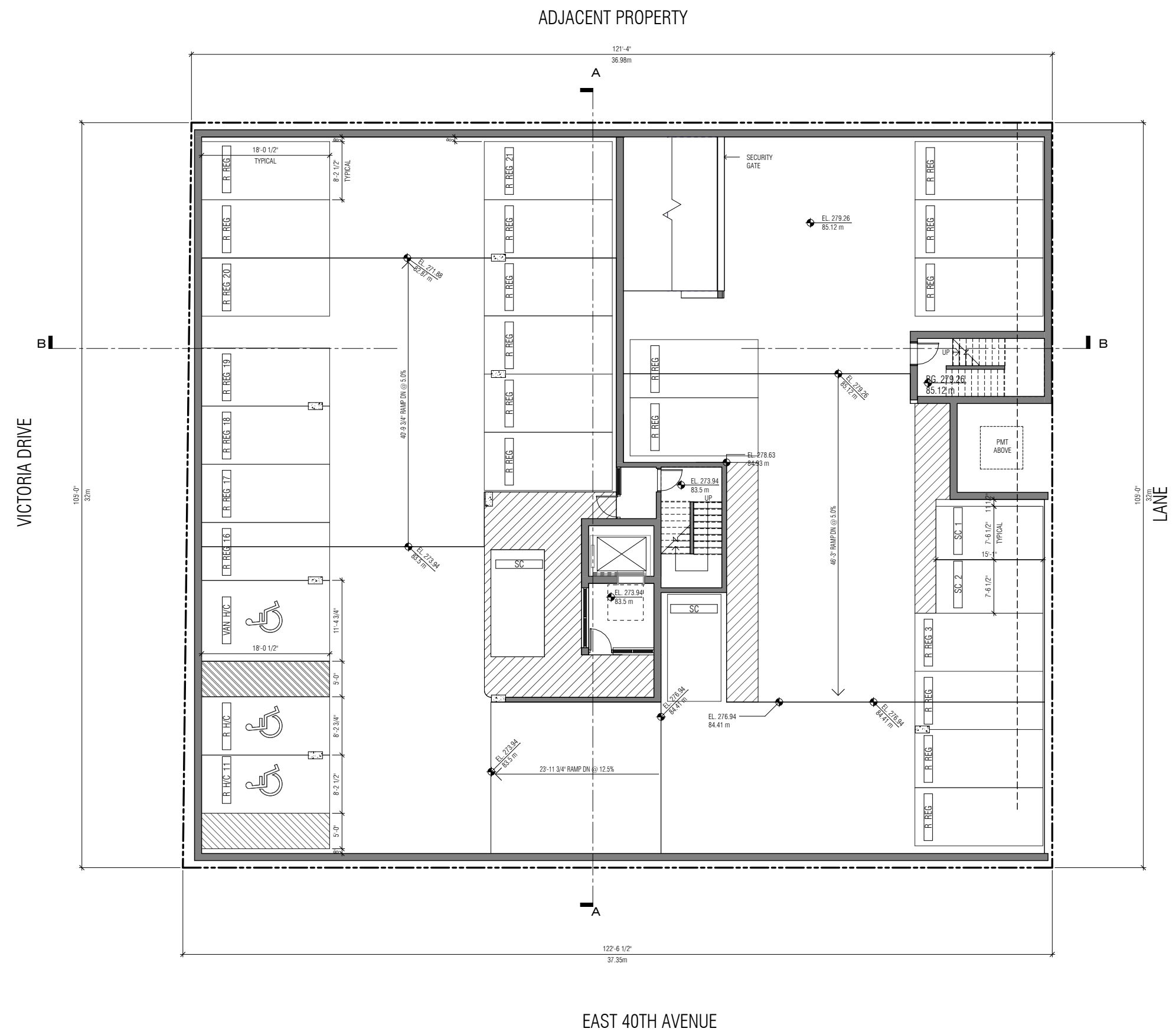
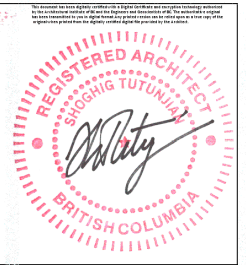
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 MIX-USE DEVELOPMENT
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 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 SITE PLAN

project no.:	23021	
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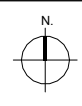
UNDERGROUND PARKING 2
 SCALE: 1/8" = 1'-0"

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drawing title:
 PARKING 2

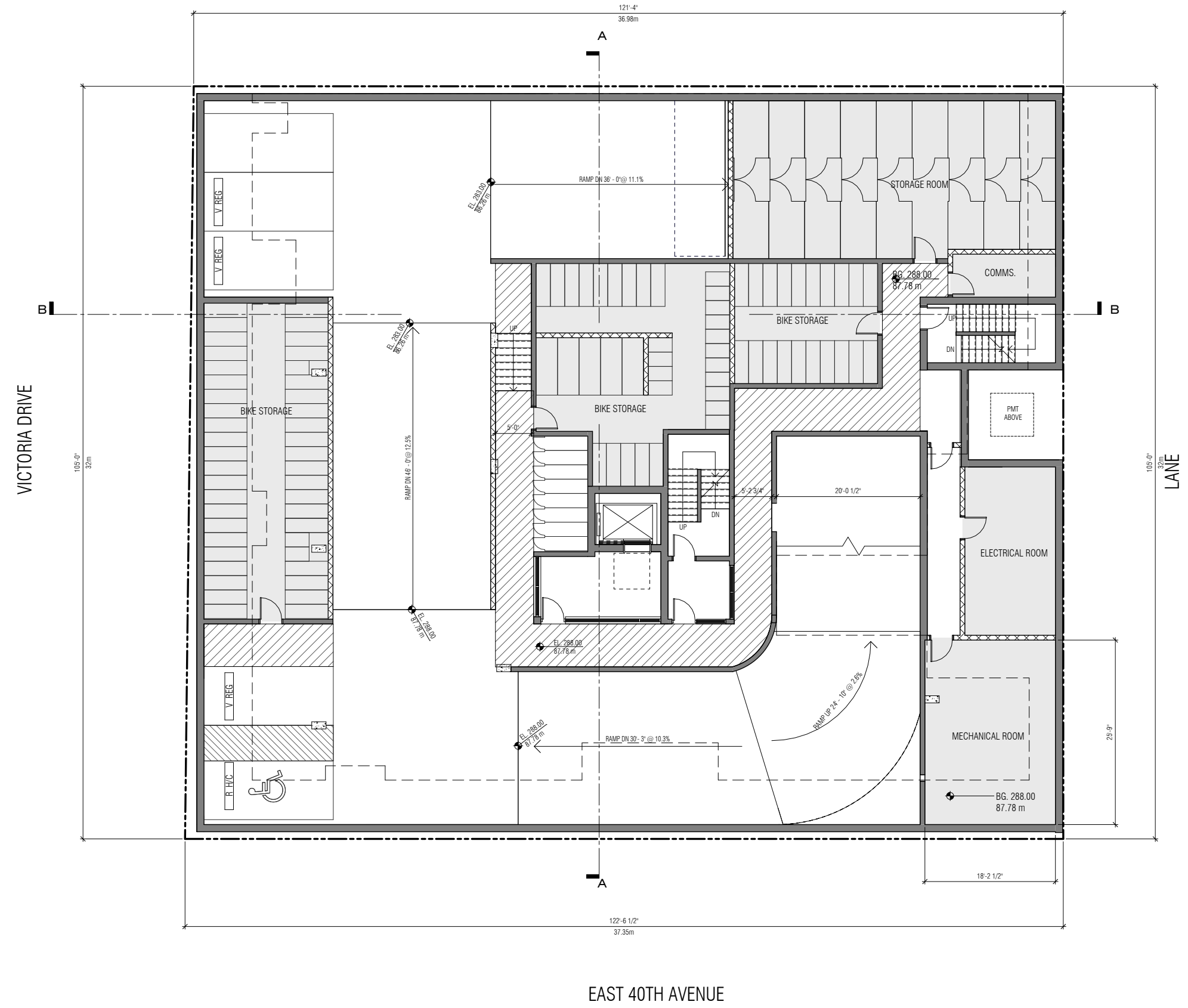
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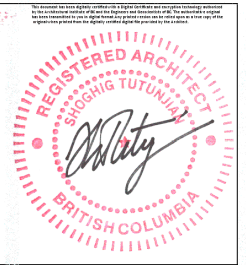
ADJACENT PROPERTY



COLOR LEGEND

- RES SERVICE
- STORAGE

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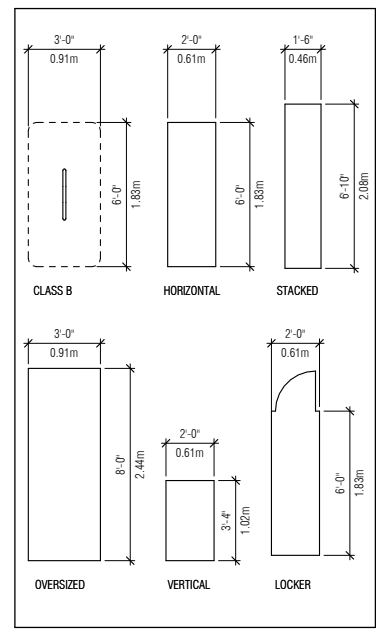
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MIX-USE DEVELOPMENT WITH SECURE MARKET RENTAL HOUSING
 5590 VICTORIA DRIVE, VANCOUVER, BC

drawing title:
PARKING 1

project no.: 23021
 drawn by: Author
 checked by: Checker
 date: 2025.10.27
 scale: As indicated

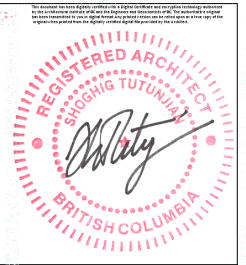
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A1.03



BIKE PARKING SIZES
 SCALE: 1/4" = 1'-0"

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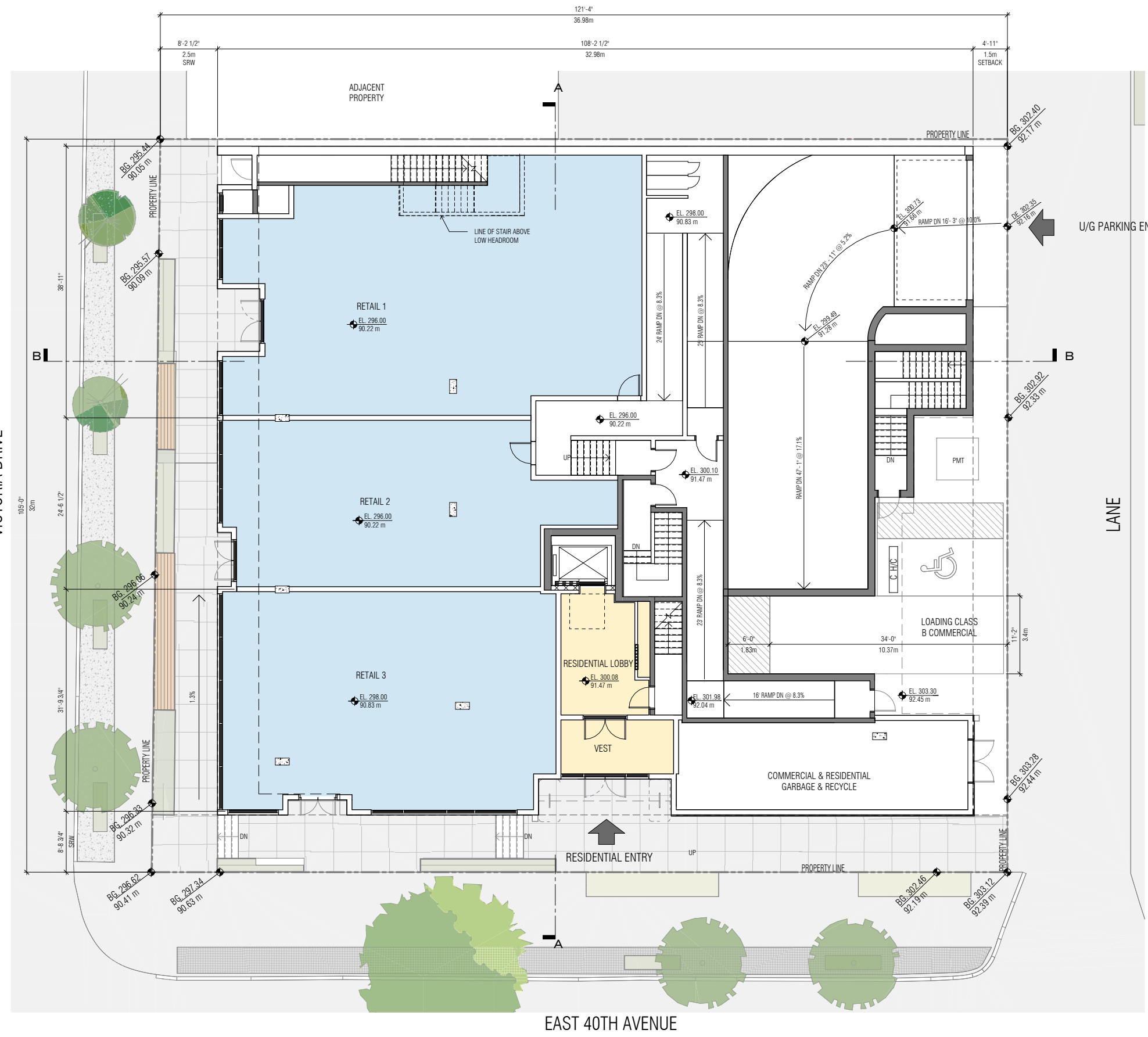
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GROUND LEVEL

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A1.04

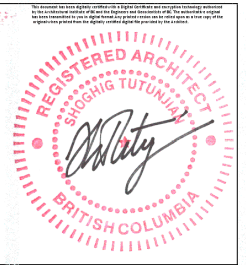
COLOR LEGEND

- Commercial
- COMMERCIAL COMMON AREAS
- RESIDENTIAL COMMON AREAS



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

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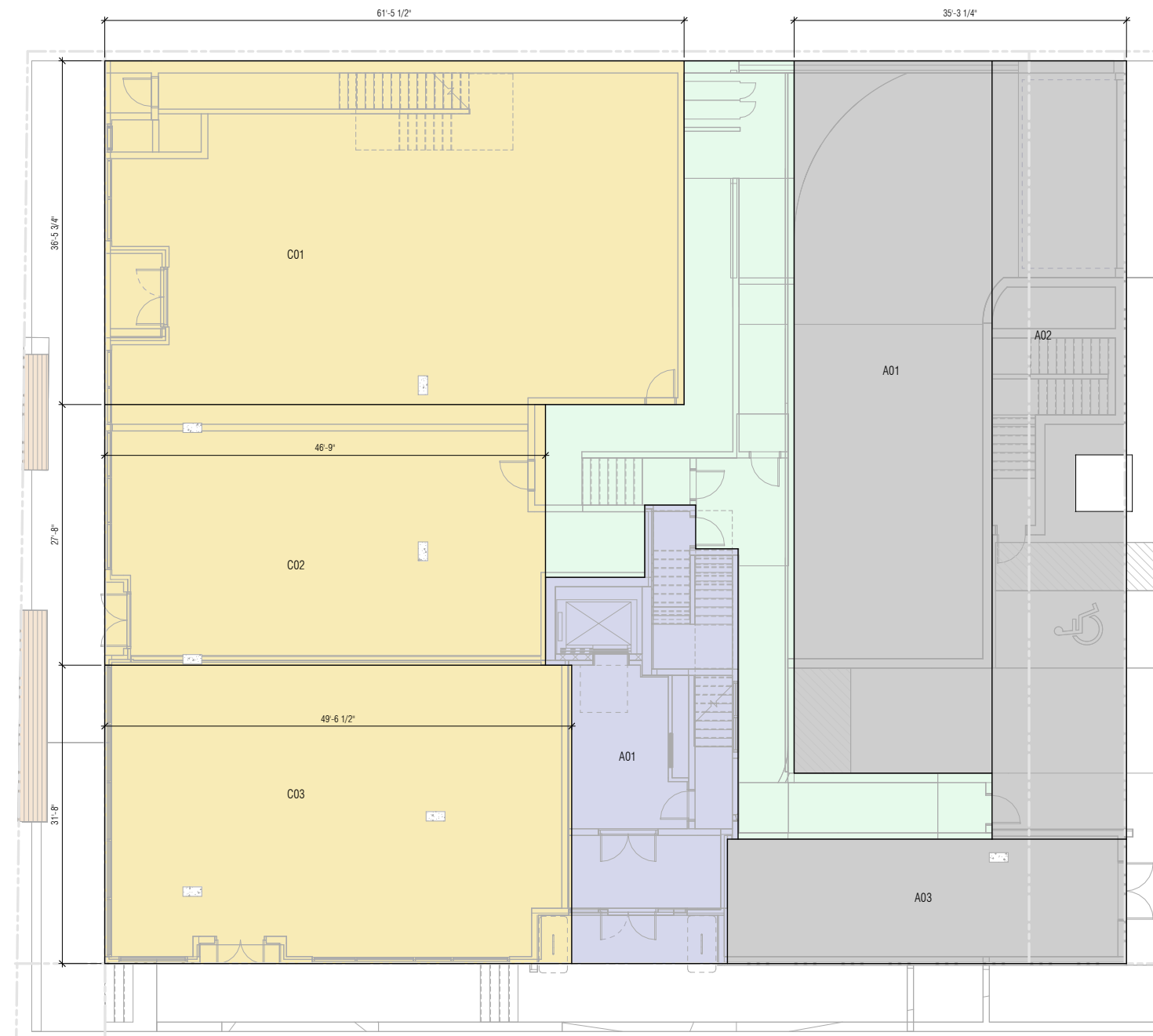
FSR LEGEND

- AREA DEDUCTIONS
- COMMERCIAL
- RESIDENTIAL
- SERVICE AREA (COMMERCIAL)

GROUND FLOOR TOTAL FSR AREA	7,059 SF
COMMERCIAL	5,103.0 SF
RESIDENTIAL	789.5 SF
SERVICE AREA (COMMERCIAL)	1,166.6 SF

FSR - SCHEDULE LEVEL 01			
Name	Length	Width	Area
GROSS PERIMETER AREA	95.8	108.4	10,383.0 SF

A01			1,587.0 SF
A02			1,178.0 SF
A03			559.0 SF
SUBTOTAL			3,324.0 SF



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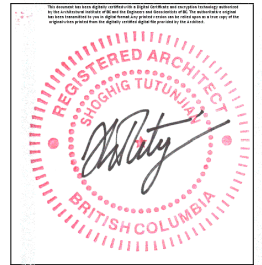
project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 FSR OVERLAY- GROUND
 LEVEL

project no.:	23021	
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FSR LEGEND

- AMENITY
- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

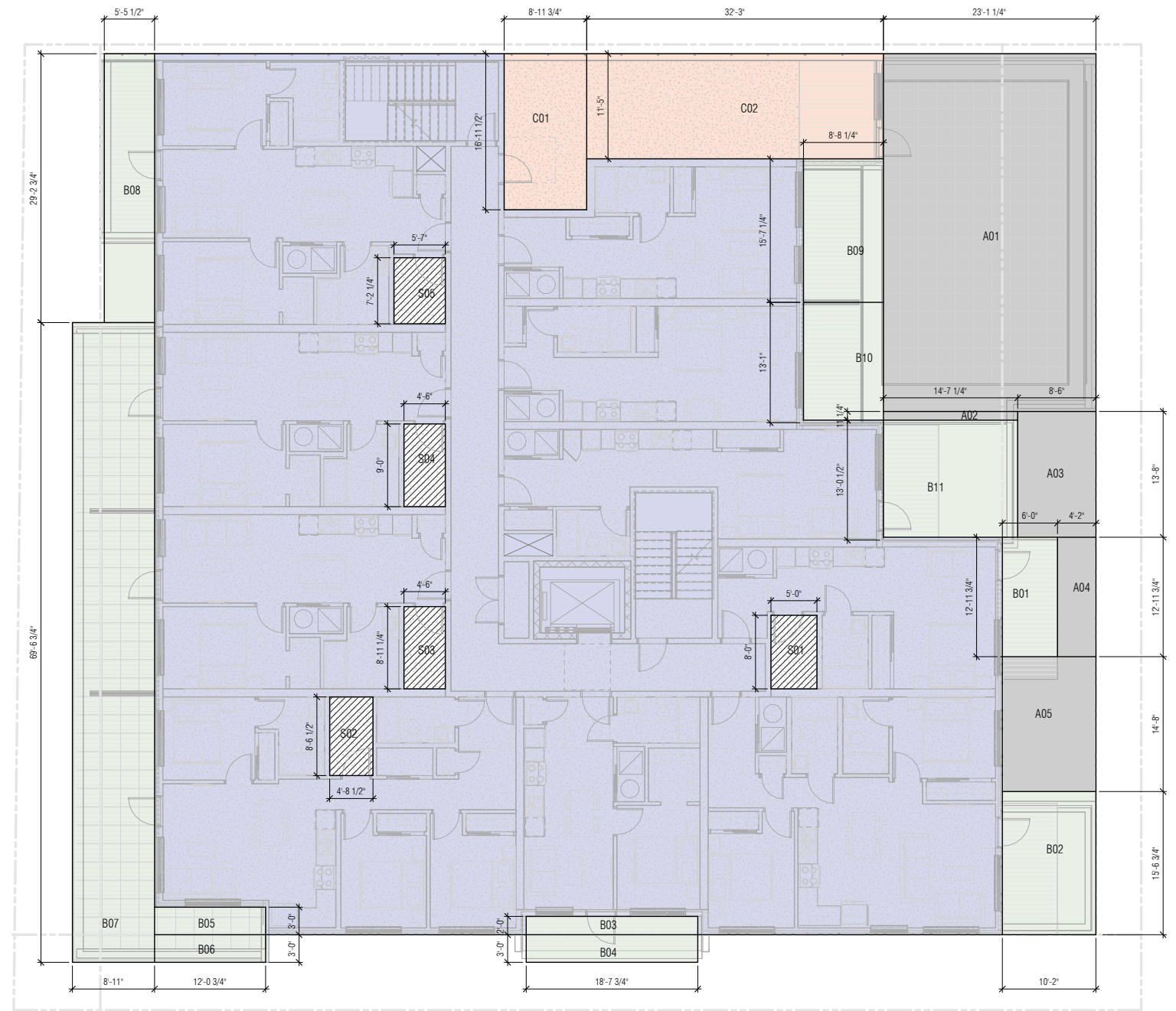
LEVEL 2 TOTAL FSR AREA **7,625.5 SF**

AMENITY **520.7 SF**
 RESIDENTIAL **7,104.8 SF**

FSR - SCHEDULE LEVEL 02			
Name	Length	Width	Area
GROSS PERIMETER AREA	95.8	102.3	9,800.1 SF

A01			898.3 SF
A02			13.8 SF
A03			116.3 SF
A04			54.2 SF
A05			149.1 SF
B01			77.8 SF
B02			158.3 SF
B03			37.1 SF
B05			36.1 SF
B09			135.5 SF
B10			111.3 SF
B11			185.8 SF
S01			40.0 SF
S02			40.3 SF
S03			40.2 SF
S04			40.4 SF
S05			40.0 SF
SUBTOTAL			2,174.6 SF

FSR - SCHEDULE LEVEL 02 - BALCONIES			
Name	Length	Width	Area
B01	6	13	77.8 SF
B02	10.2	15.6	158.3 SF
B03	2	18.6	37.1 SF
B04	3	18.6	55.9 SF
B05	3	12.1	36.1 SF
B06	3	12.1	36.2 SF
B07	8.9	69.6	620.9 SF
B08	5.5	29.2	159.7 SF
B09	8.7	15.6	135.5 SF
B10	8.7	12.8	111.3 SF
B11	12.7	14.6	185.8 SF
TOTAL BALCONY AREA			1,614.8 SF

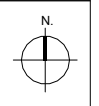


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drawing title:
 FSR OVERLAY- LEVEL 2

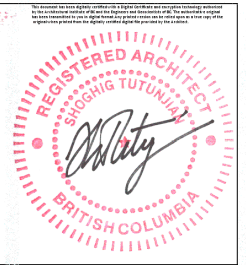
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**MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC**

drawing title:
LEVEL 3

project no.:	23021	N ↑
drawn by:	Author	
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date:	2025.10.27	
scale:	1/8" = 1'-0"	

drawing no.:
A1.06

ADJACENT PROPERTY



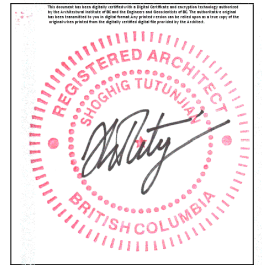
COLOR LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- STORAGE
- STUDIO

LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

EAST 40TH AVENUE

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no.:	date:	description:
1	2025.10.27	Issued for Text Amendment
Revisions		

project title:
**MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING**
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

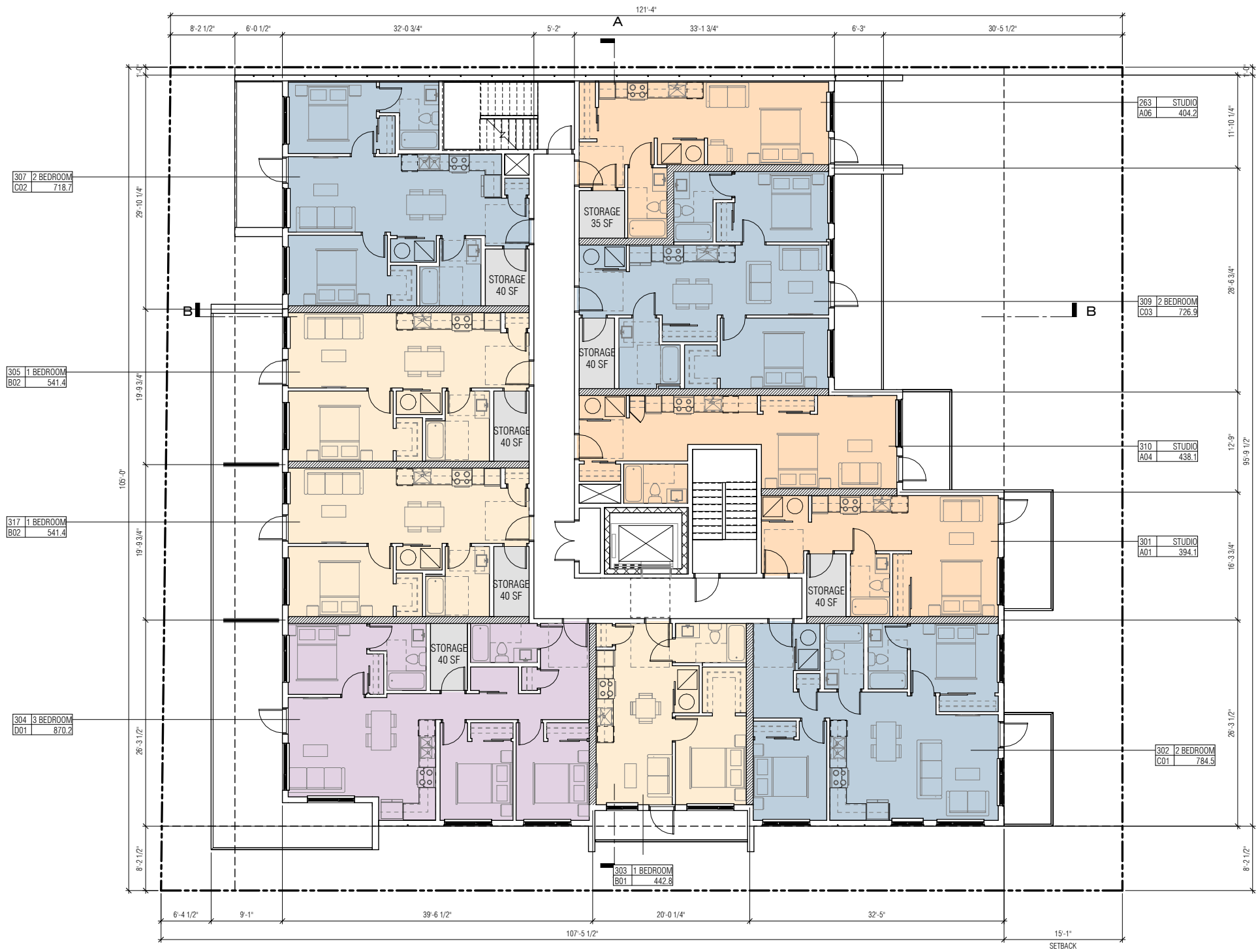
drawing title:
LEVEL 4

project no.:	23021
drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



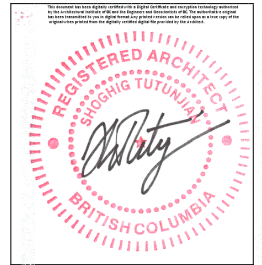
drawing no.:

A1.07



LEVEL 4 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

LEVEL 4 TOTAL FSR AREA 7,429.7 SF

RESIDENTIAL 7,429.7 SF

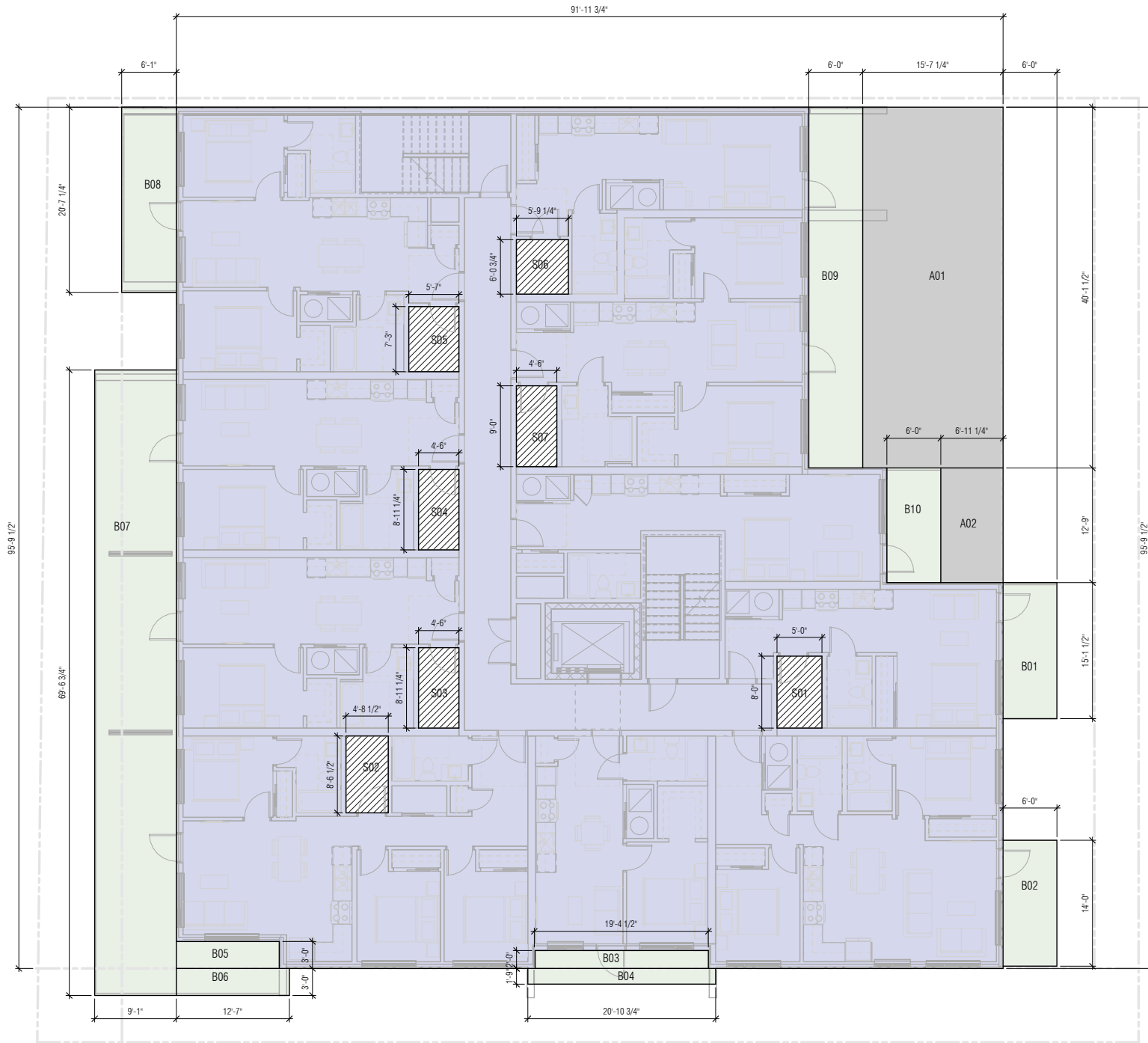
FSR - SCHEDULE LEVEL 04			
Name	Length	Width	Area

GROSS PERIMETER AREA	92	95.8	8,811.1 SF
----------------------	----	------	------------

A01			626.5 SF
A02			88.4 SF
B03			38.4 SF
B05			34.3 SF
B09			240.7 SF
B10			76.6 SF
S01			40.0 SF
S02			40.3 SF
S03			40.2 SF
S04			40.2 SF
S05			40.4 SF
S06			35.0 SF
S07			40.5 SF
SUBTOTAL			1,381.4 SF

FSR - SCHEDULE LEVEL 04 - BALCONIES			
Name	Length	Width	Area

B01	6	15.1	90.7 SF
B02	6	14	83.9 SF
B03	2	19.3	38.4 SF
B04	1.8	20.9	36.6 SF
B05	3	11.5	34.3 SF
B06	3	12.6	37.8 SF
B07	9.1	69.6	631.9 SF
B08	6.1	20.6	125.2 SF
B09	6	40.1	240.7 SF
B10	6	12.8	76.6 SF
TOTAL BALCONY AREA			1,396.1 SF

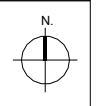


1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 FSR OVERLAY - LEVEL 4

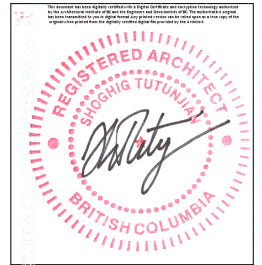
project no.:	23021
drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:

A1.07a

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1	2025.10.27	Issued for Text Amendment
Revisions		

1 2025.10.27 Issued for Text Amendment

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 LEVEL 5

project no.: 23021
drawn by: Author
checked by: Checker
date: 2025.10.27
scale: 1/8" = 1'-0"



drawing no.:

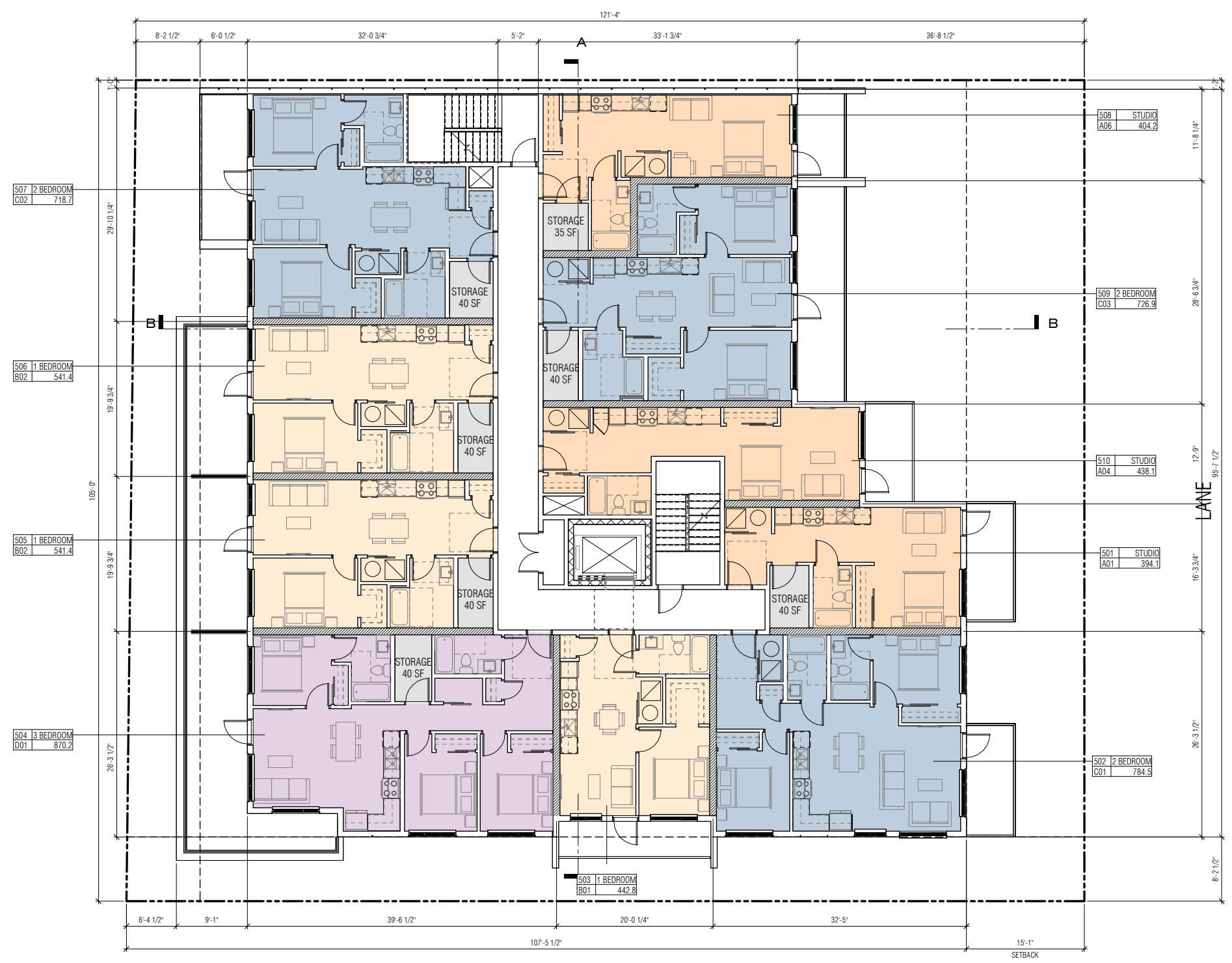
A1.08

ADJACENT PROPERTY

VICTORIA DRIVE

LANE

EAST 40TH AVENUE



COLOR LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- STORAGE
- STUDIO

FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

LEVEL 5 TOTAL FSR AREA 7,429.7 SF
 RESIDENTIAL 7,429.7 SF

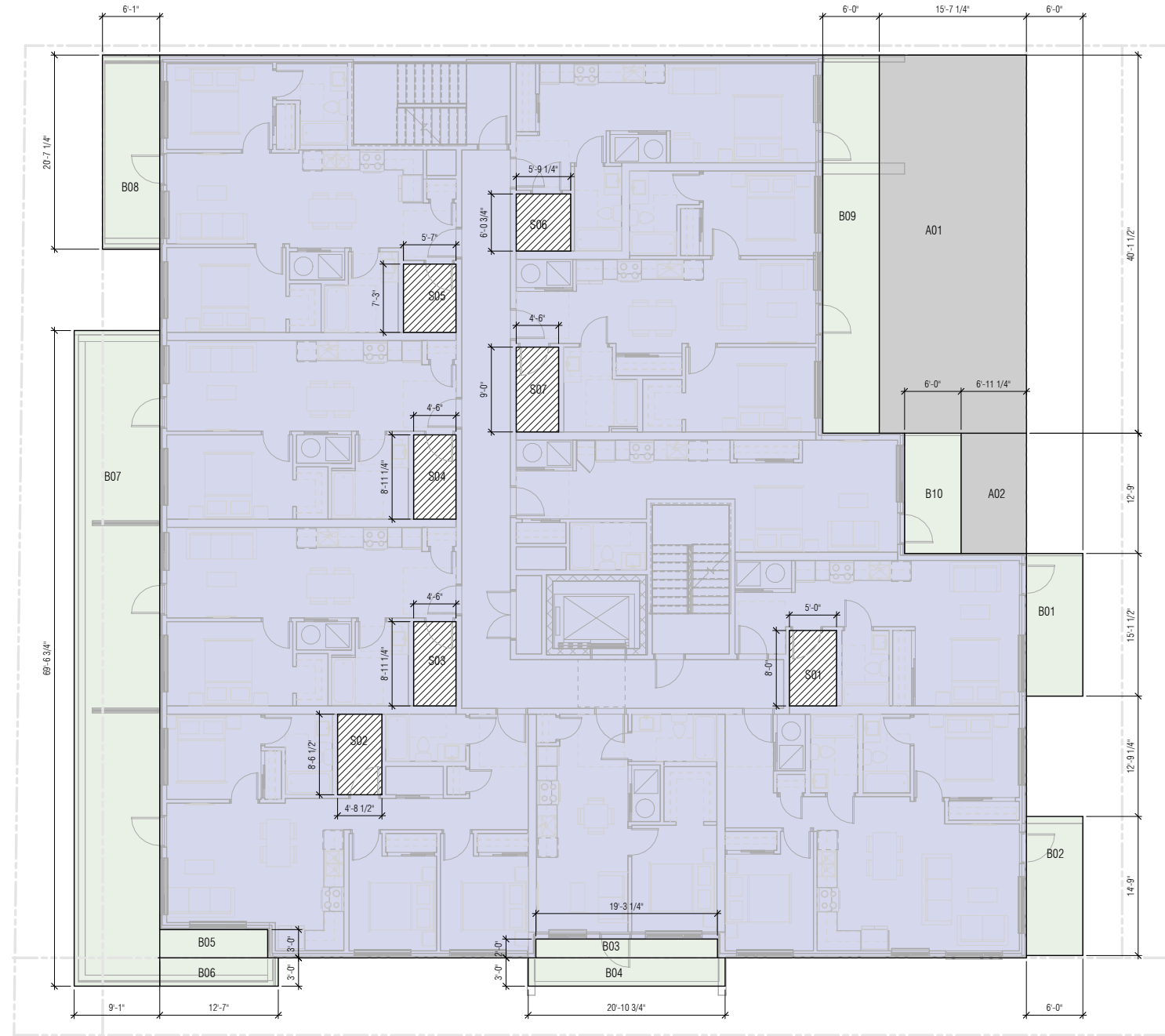
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Name	Length	Width	Area

GROSS PERIMETER AREA	92	95.8	8,811.1 SF
----------------------	----	------	------------

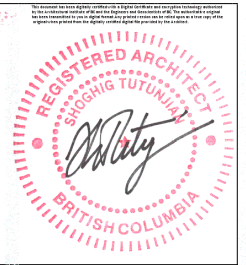
A01			626.5 SF
A02			88.4 SF
B03			38.4 SF
B05			34.3 SF
B09			240.7 SF
B10			76.6 SF
S01			40.0 SF
S02			40.3 SF
S03			40.2 SF
S04			40.2 SF
S05			40.4 SF
S06			35.0 SF
S07			40.5 SF
SUBTOTAL			1,381.4 SF

FSR - SCHEDULE LEVEL 05 - BALCONIES			
Name	Length	Width	Area

B01	6	15.1	90.7 SF
B02	6	14.8	88.4 SF
B03	2	19.3	38.4 SF
B04	3	20.9	62.8 SF
B05	3	11.5	34.3 SF
B06	3	12.6	37.8 SF
B07	9.1	69.6	631.9 SF
B08	6.1	20.6	125.2 SF
B09	6	40.1	240.7 SF
B10	6	12.8	76.6 SF
TOTAL BALCONY AREA			1,426.8 SF



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1	2025.10.27	Issued for Text Amendment
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project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

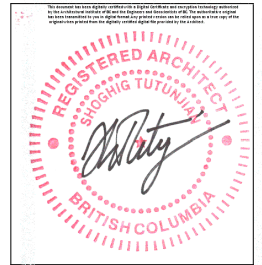
drawing title:
 FSR OVERLAY- LEVEL 5

project no.:	23021	N ↑
drawn by:	Author	
checked by:	Checker	
date:	2025.10.27	
scale:	1/8" = 1'-0"	

drawing no.:

A1.08a

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FSR LEGEND

- AREA DEDUCTIONS
- BALCONIES
- RESIDENTIAL
- STORAGE

LEVEL 6 TOTAL FSR AREA 7,429.7 SF
 RESIDENTIAL 7,429.0 SF

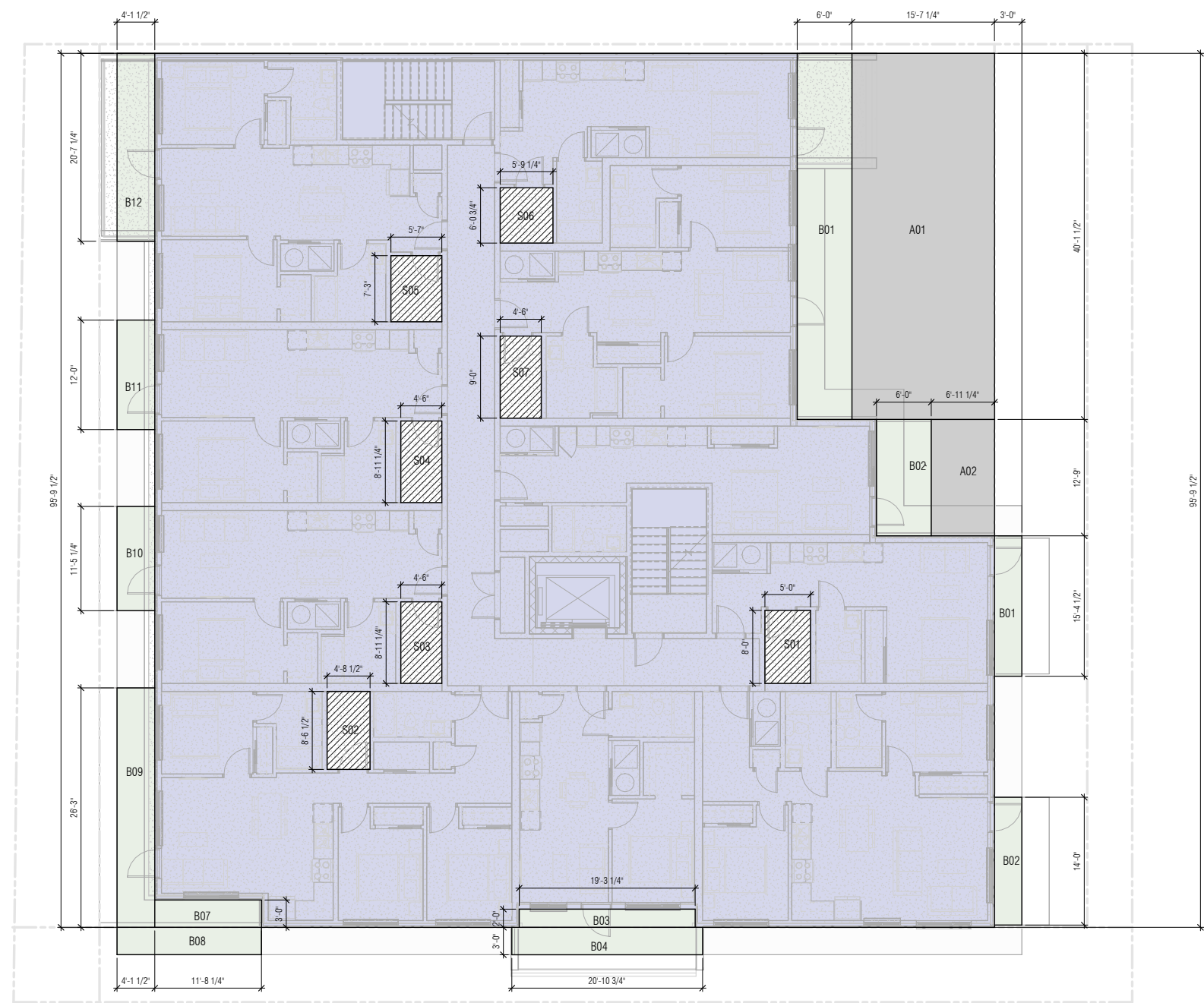
FSR - SCHEDULE LEVEL 06			
Name	Length	Width	Area

GROSS PERIMETER AREA	92	95.8	8,811.1 SF
----------------------	----	------	------------

A01			626.5 SF
A02			88.4 SF
B01			240.7 SF
B02			76.6 SF
B03			38.4 SF
B07			35.0 SF
S01			40.0 SF
S02			40.3 SF
S03			40.2 SF
S04			40.2 SF
S05			40.4 SF
S06			35.0 SF
S07			40.5 SF
SUBTOTAL			1,382.1 SF

FSR - SCHEDULE LEVEL 06 - BALCONIES			
Name	Length	Width	Area

B01	<varies>	<varies>	286.9 SF
B02	<varies>	<varies>	118.6 SF
B03	2	19.3	38.4 SF
B04	3	20.9	62.9 SF
B07	3	11.7	35.0 SF
B08	3	15.8	47.5 SF
B09	4.1	26.2	108.5 SF
B10	4.1	11.4	47.2 SF
B11	4.1	12	49.6 SF
B12	4.1	20.6	85.2 SF
TOTAL BALCONY AREA			879.7 SF



1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 FSR OVERLAY - LEVEL 6

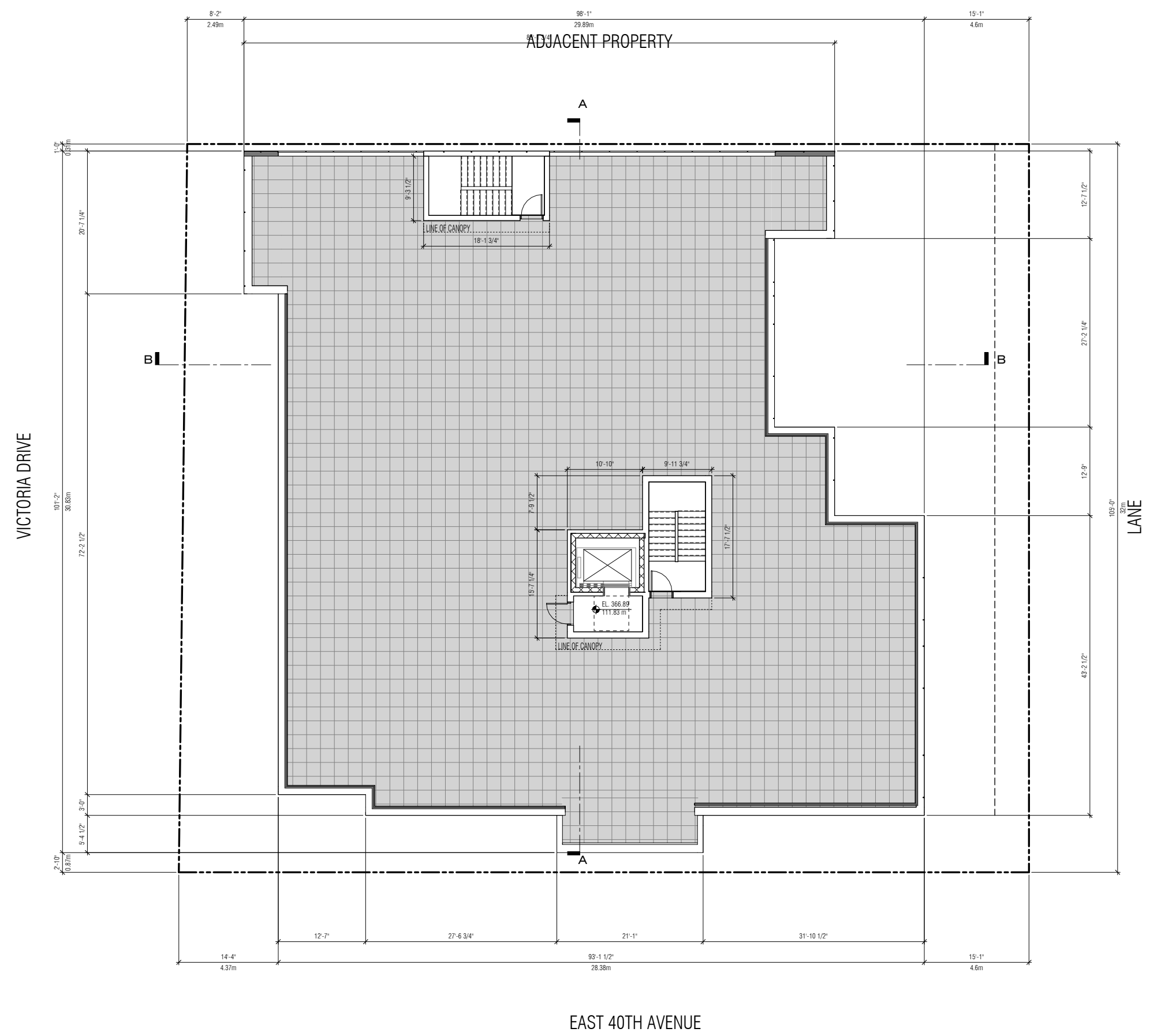
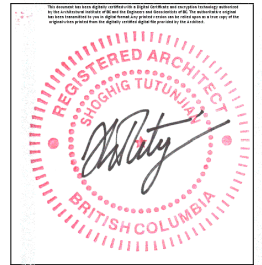
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drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:

A1.09a

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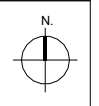
ROOFTOP OUTDOOR AMENITY
 SCALE: 1/8" = 1'-0"

1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

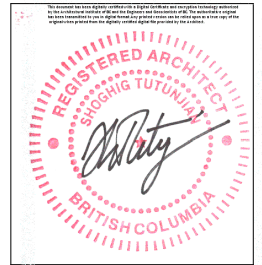
drawing title:
 ROOFTOP AMENITY
 PLAN

project no.:	23021
drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:
A1.10

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FSR LEGEND

- AREA DEDUCTIONS
- CIRCULATION - ROOF AMENITY

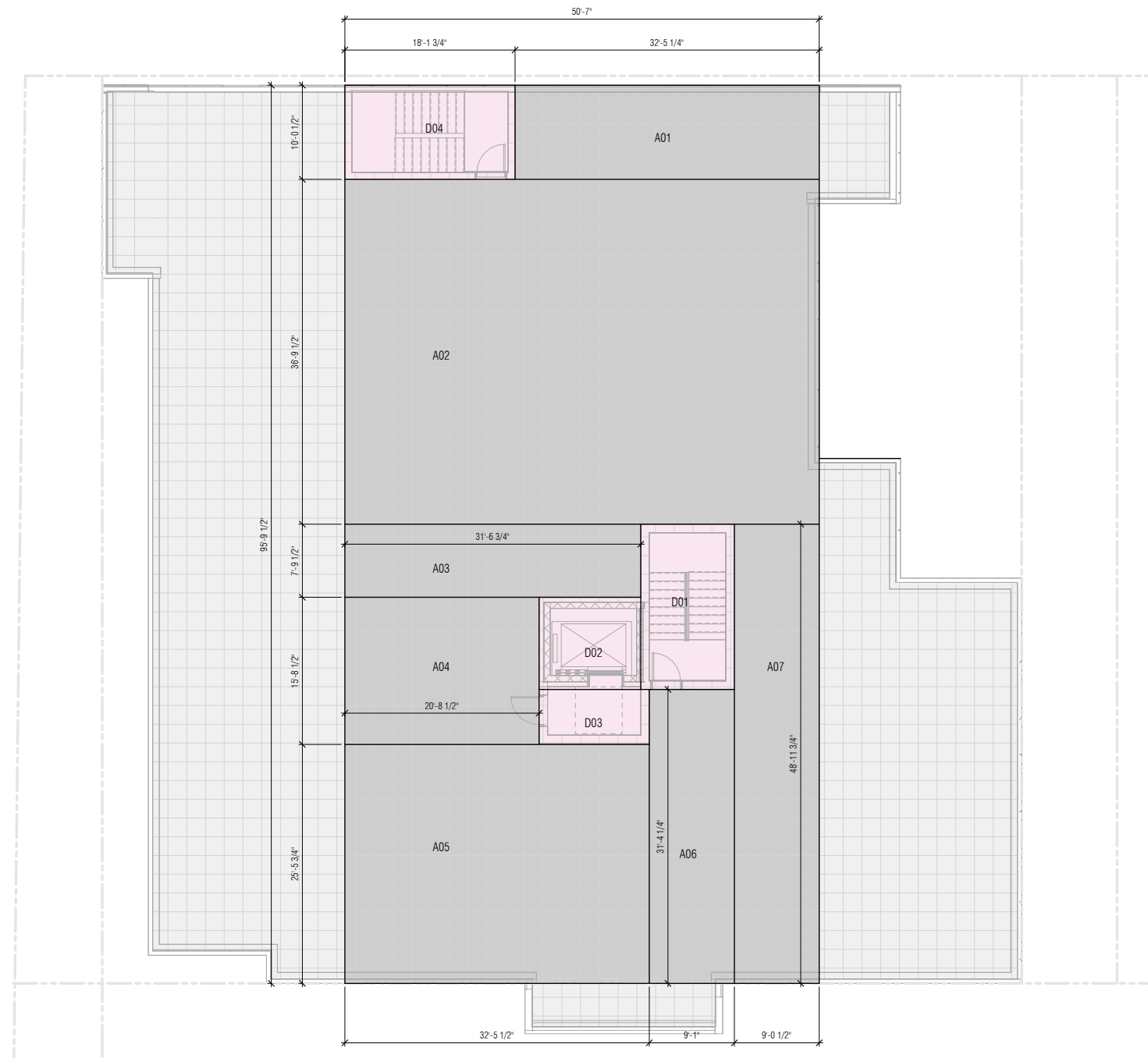
ROOF TOP AREA 4,311.0 SF

FSR - SCHEDULE LEVEL ROOF			
Name	Length	Width	Area

GROSS PERIMETER AREA	50.6	95.8	4,844.5 SF
----------------------	------	------	------------

A01			325.3 SF
A02			1,860.5 SF
A03			245.8 SF
A04			325.1 SF
A05			827.1 SF
A06			284.4 SF
A07			442.9 SF
SUBTOTAL			4,311.0 SF

D01			175.9 SF
D02			106.7 SF
D03			68.9 SF
D04			182.0 SF
SUBTOTAL			533.5 SF



1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 FSR OVERLAY- ROOF
 LEVEL

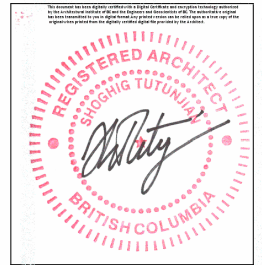
project no.:	23021
drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:

A1.10a

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- T.O. ELEV. EL. 384' - 7 1/4" 117.23 m
- T.O.P. STAIR EL. 376' - 9 1/2" 114.84 m
- T.O.P. EL. 368' - 8 1/2" 112.38 m
- ROOFTOP OUTDOOR AMENITY EL. 366' - 10 3/4" 111.83 m
- L6 EL. 356' - 1 1/4" 108.54 m
- L5 EL. 345' - 7 1/4" 105.34 m
- L4 - FSR OVERLAY EL. 335' - 1 1/4" 102.14 m
- L3 EL. 324' - 7 1/4" 98.94 m
- L2 EL. 314' - 1 1/4" 95.74 m
- GROUND FLOOR EL. 300' - 1 1/4" 91.47 m
- BASE SURFACE EL. 296' - 5 1/2" 90.36 m

NUMBER	MATERIAL	COLOUR
01	FIBER CEMENT PANELS, HARDIE PANEL OR SIMILAR	ARCTIC WHITE
02	FIBER CEMENT PANELS, HARDIE PANEL OR SIMILAR	IRON GRAY
03	ALUMINUM COMPOSITE PANEL	AMBER
04	CORRUGATED METAL PANEL	CHARCOAL
05	VINYL WINDOW	IRON ORE OR SIMILAR
06	CURTAIN WALL AND DOORS	IRON ORE OR SIMILAR
07	RAILING	IRON ORE OR SIMILAR
08	LOUVER	IRON ORE OR SIMILAR
09	CANOPY	IRON ORE OR SIMILAR
10	PRIVACY SCREEN	IRON ORE OR SIMILAR
11	MURAL	

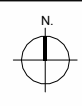
WEST ELEVATION- VICTORIA DRIVE
 SCALE: 1/8" = 1'-0"

1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
MIX-USE DEVELOPMENT WITH SECURE MARKET RENTAL HOUSING
 5590 VICTORIA DRIVE, VANCOUVER, BC

drawing title:
WEST ELEVATION

project no.:	23021
drawn by:	AB
checked by:	SOA
date:	2025.10.27
scale:	1/8" = 1'-0"

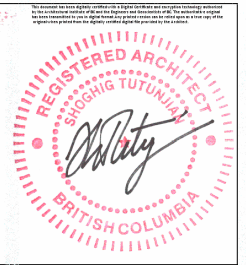


drawing no.:

A2.01



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project title:
**MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING**
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
SOUTH ELEVATION

project no.: 23021
 drawn by: Author
 checked by: Checker
 date: 2025.10.27
 scale: 1/8" = 1'-0"



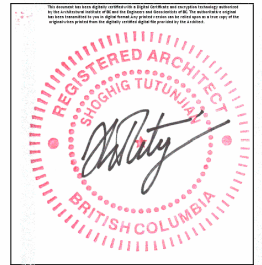
drawing no.:

A2.02

NUMBER	MATERIAL	COLOUR
01	FIBER CEMENT PANELS. HARDIE PANEL OR SIMILAR	ARCTIC WHITE
02	FIBER CEMENT PANELS. HARDIE PANEL OR SIMILAR	IRON GRAY
03	ALUMINUM COMPOSITE PANEL	AMBER
04	CORRUGATED METAL PANEL	CHARCOAL
05	VINYL WINDOW	IRON ORE OR SIMILAR
06	CURTAIN WALL AND DOORS	IRON ORE OR SIMILAR
07	RAILING	IRON ORE OR SIMILAR
08	LOUVER	IRON ORE OR SIMILAR
09	CANOPY	IRON ORE OR SIMILAR
10	PRIVACY SCREEN	IRON ORE OR SIMILAR
11	MURAL	

SOUTH ELEVATION- E 40TH AVENUE
 SCALE: 1/8" = 1'-0"

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NUMBER	MATERIAL	COLOUR
01	FIBER CEMENT PANELS. HARDIE PANEL OR SIMILAR	ARCTIC WHITE
02	FIBER CEMENT PANELS. HARDIE PANEL OR SIMILAR	IRON GRAY
03	ALUMINUM COMPOSITE PANEL	AMBER
04	CORRUGATED METAL PANEL	CHARCOAL
05	VINYL WINDOW	IRON ORE OR SIMILAR
06	CURTAIN WALL AND DOORS	IRON ORE OR SIMILAR
07	RAILING	IRON ORE OR SIMILAR
08	LOUVER	IRON ORE OR SIMILAR
09	CANOPY	IRON ORE OR SIMILAR
10	PRIVACY SCREEN	IRON ORE OR SIMILAR
11	MURAL	

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

1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
MIX-USE DEVELOPMENT WITH SECURE MARKET RENTAL HOUSING
 5590 VICTORIA DRIVE, VANCOUVER, BC

drawing title:
EAST ELEVATION

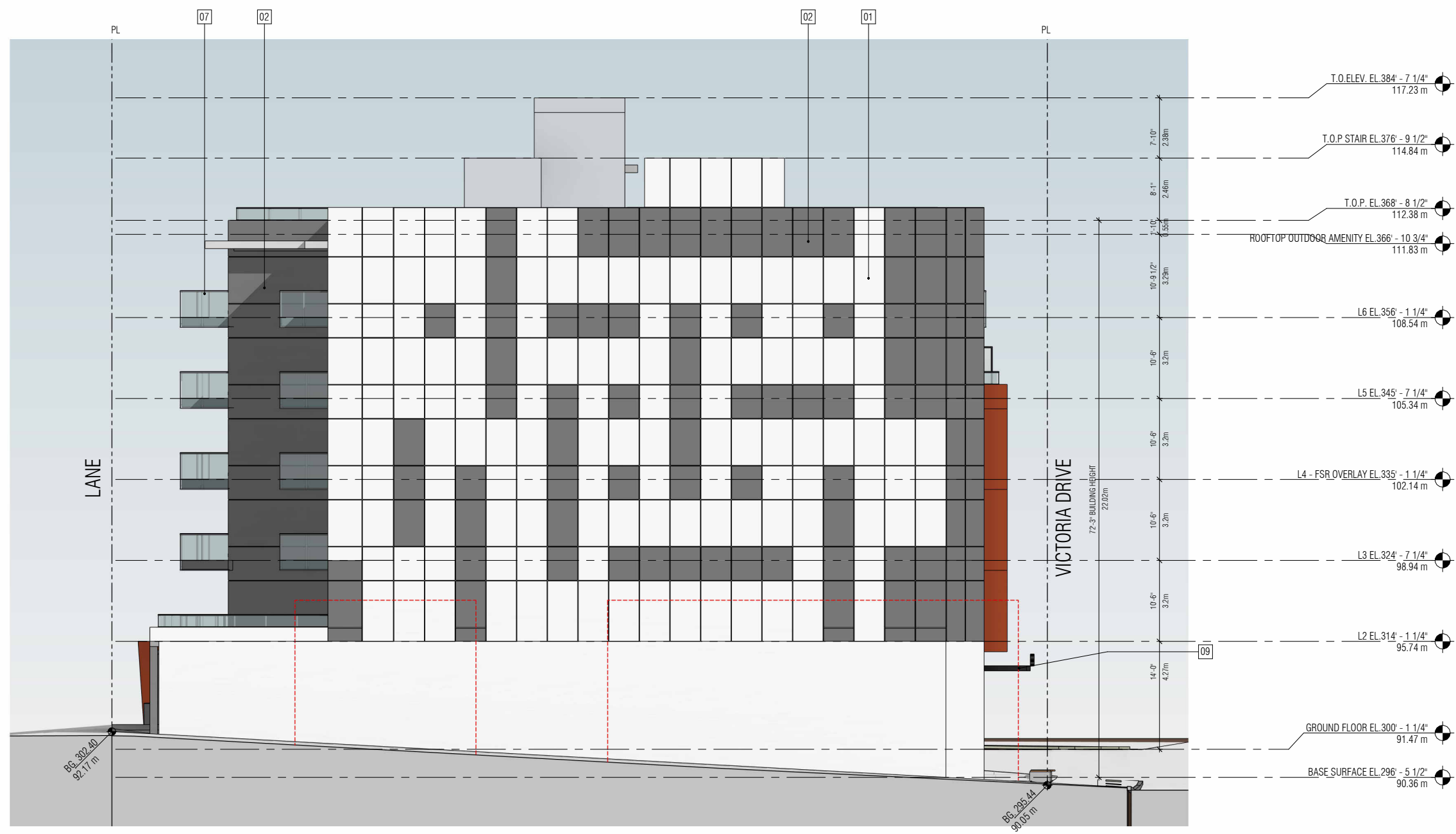
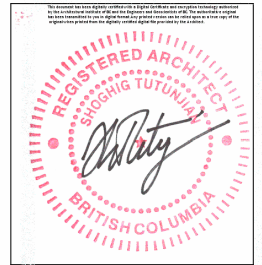
project no.:	23021
drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:

A2.03

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

NUMBER	MATERIAL	COLOUR
01	FIBER CEMENT PANELS, HARDIE PANEL OR SIMILAR	ARCTIC WHITE
02	FIBER CEMENT PANELS, HARDIE PANEL OR SIMILAR	IRON GRAY
03	ALUMINUM COMPOSITE PANEL	AMBER
04	CORRUGATED METAL PANEL	CHARCOAL
05	VINYL WINDOW	IRON ORE OR SIMILAR
06	CURTAIN WALL AND DOORS	IRON ORE OR SIMILAR
07	RAILING	IRON ORE OR SIMILAR
08	LOUVER	IRON ORE OR SIMILAR
09	CANOPY	IRON ORE OR SIMILAR
10	PRIVACY SCREEN	IRON ORE OR SIMILAR
11	MURAL	

no.	date:	description:
1	2025.10.27	Issued for Text Amendment

project title:
MIX-USE DEVELOPMENT WITH SECURE MARKET RENTAL HOUSING
 5590 VICTORIA DRIVE, VANCOUVER, BC

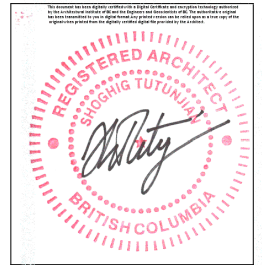
drawing title:
NORTH ELEVATION

project no.: 23021
 drawn by: Author
 checked by: Checker
 date: 2025.10.27
 scale: 1/8" = 1'-0"



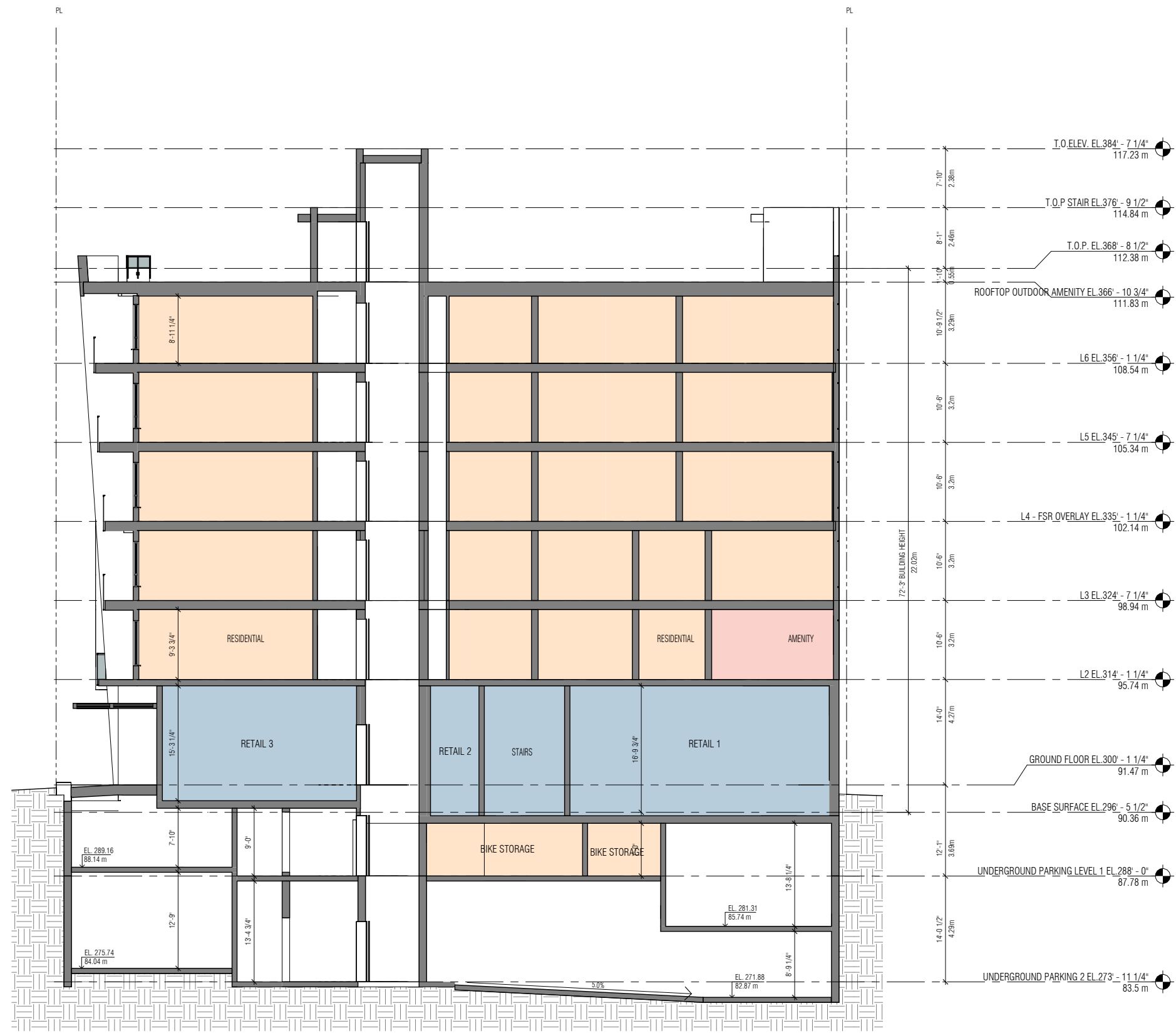
drawing no.:
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COLOR LEGEND

- AMENITY
- COMMERCIAL
- RESIDENTIAL

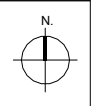


1	2025.10.27	Issued for Text Amendment
no.:	date:	description:
Revisions		

project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 BUILDING SECTION

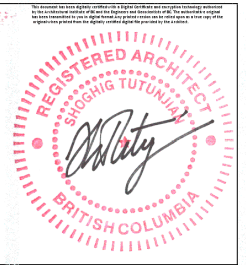
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drawn by:	Author
checked by:	Checker
date:	2025.10.27
scale:	1/8" = 1'-0"



drawing no.:

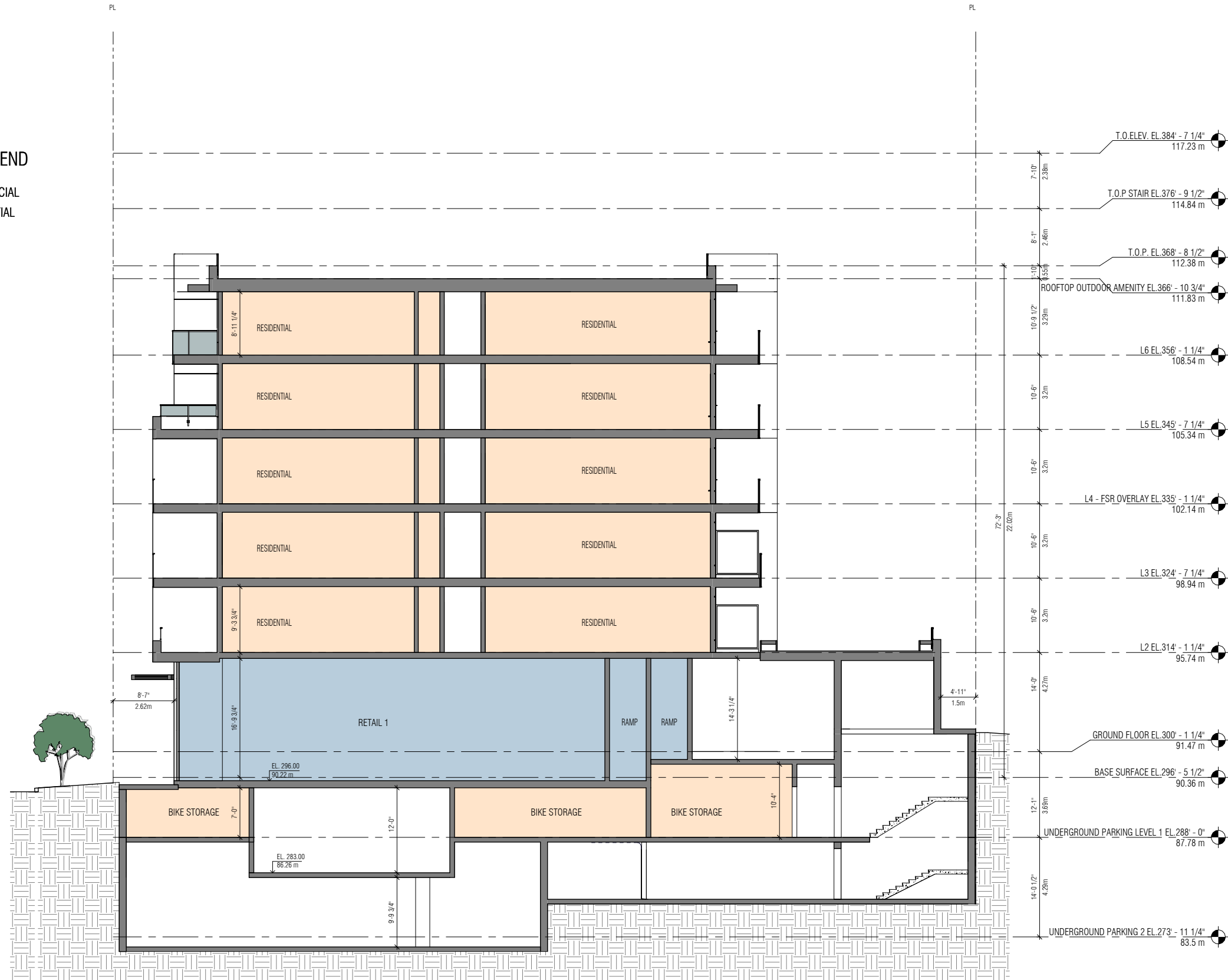
A3.01

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COLOR LEGEND

- COMMERCIAL
- RESIDENTIAL



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project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 BUILDING SECTION

project no.:	23021	N
drawn by:	Author	
checked by:	Checker	
date:	2025.10.27	
scale:	1/8" = 1'-0"	

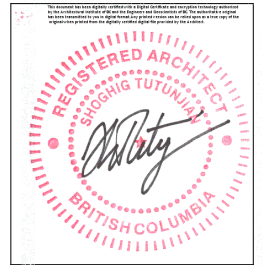
drawing no.:
A3.02

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



VICTORIA DRIVE VIEW - NORTHWEST VIEW

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project title:
 MIX-USE DEVELOPMENT
 WITH SECURE MARKET
 RENTAL HOUSING
 5590 VICTORIA DRIVE,
 VANCOUVER, BC

drawing title:
 3D VIEW

project no.:	23021	
drawn by:	Author	
checked by:	Checker	
date:	2025.10.27	
scale:		

drawing no.:

A4.02

