CITY OF VANCOUVER

6486 CHESTER ST, VANCOUVER BC

MIXED USE DEVELOPMENT

RE-ISSUED FOR REZONING APPLICATION
JULY 07, 2025

PROJECT INFORMATION

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STRUCTURAL ENGINEER
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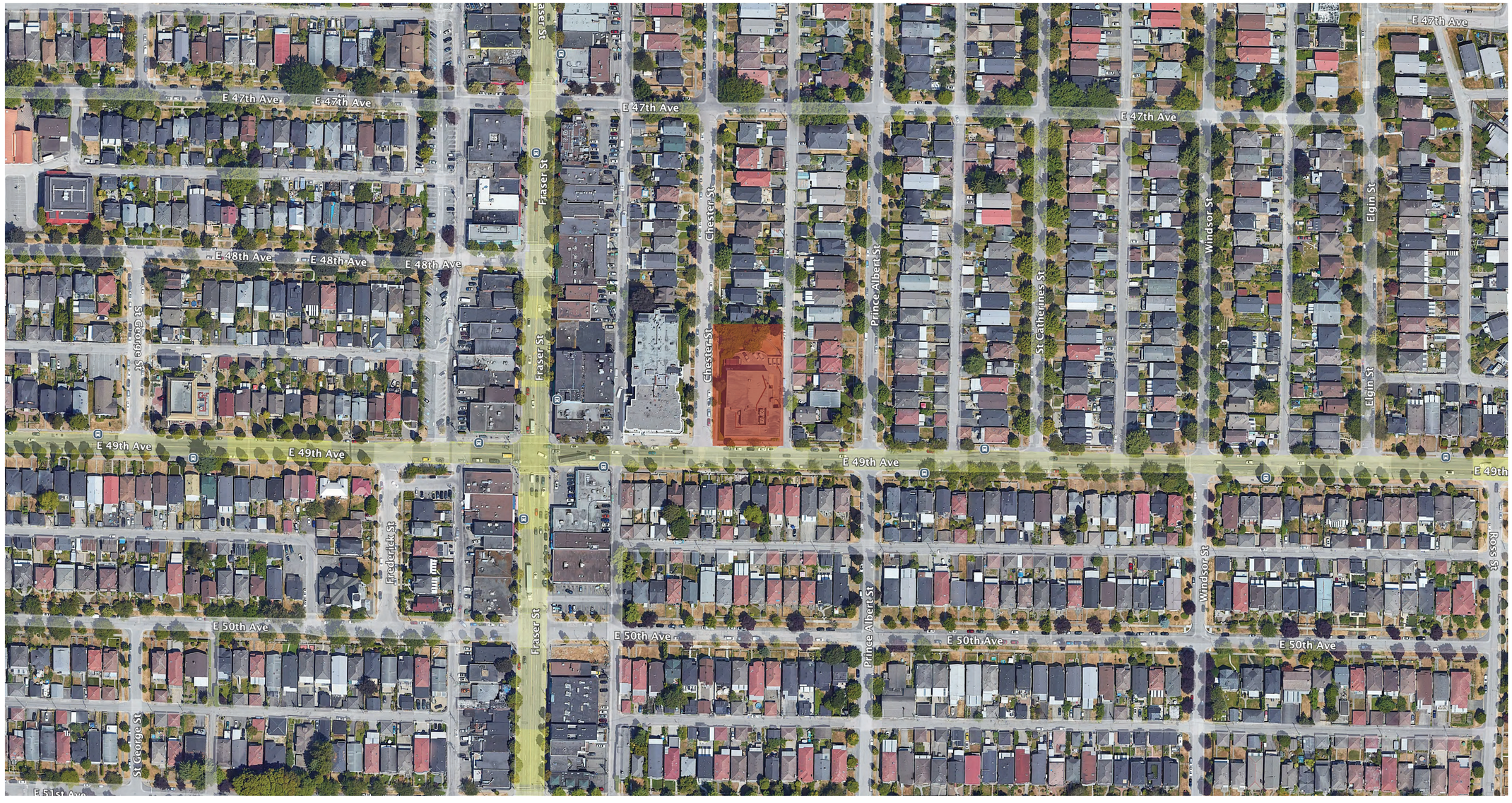
DRAWING LIST

SHEET NO.	TITLE	SCALE
A1.1	CONTEXT PLAN	NTS
A1.2	BUILDING GRADES	NTS
A1.3	SITE SURVEY	NTS
A1.4	STATISTICS	NTS
A2.0	SITE PLAN	1/8"=1'-0"
A2.0-S	SITE PLAN W. SURVEY OVERLAY	1/8"=1'-0"
A2.P2	P2 PARKADE PLAN	1/8"=1'-0"
A2.P1	P1 PARKADE PLAN	1/8"=1'-0"
A2.1	1ST FLOOR PLAN	1/8"=1'-0"
A2.2	2ND FLOOR PLAN	1/8"=1'-0"
A2.3	3RD-5TH FLOOR PLAN	1/8"=1'-0"
A2.4	6TH FLOOR PLAN	1/8"=1'-0"
A2.5	ROOF PLAN	1/8"=1'-0"
A3.0	WEST ELEVATION	NTS
A3.1	SOUTH ELEVATION	NTS
A3.2	EAST ELEVATION	NTS
A3.3	NORTH ELEVATION	NTS
A4.0	SECTION AA	NTS
A4.1	SECTION BB	NTS
A4.2	SECTION CC	NTS
A4.3	SECTION DD	NTS
A5.0	ISOMETRICS	
A5.1	RENDERING	
A2.0-O	FSR SUMMARY	1/8"=1'-0"
A2.1-O	1ST FLOOR FSR	1/8"=1'-0"
A2.2-O	2ND FLOOR FSR	1/8"=1'-0"
A2.3-O	3RD-5TH FLOOR FSR	1/8"=1'-0"
A2.4-O	6TH FLOOR FSR	1/8"=1'-0"

REGISTERED ARCHITECT
TAIZO YAMAMOTO
BRITISH COLUMBIA

2025-07-07

YAMAMOTO ARCHITECTURE



CONTEXT PLAN

SCALE: NTS

2025-07-07

NO —	DATE —	ISSUE —

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YAMAMOTO ARCHITECTURE
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Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT —

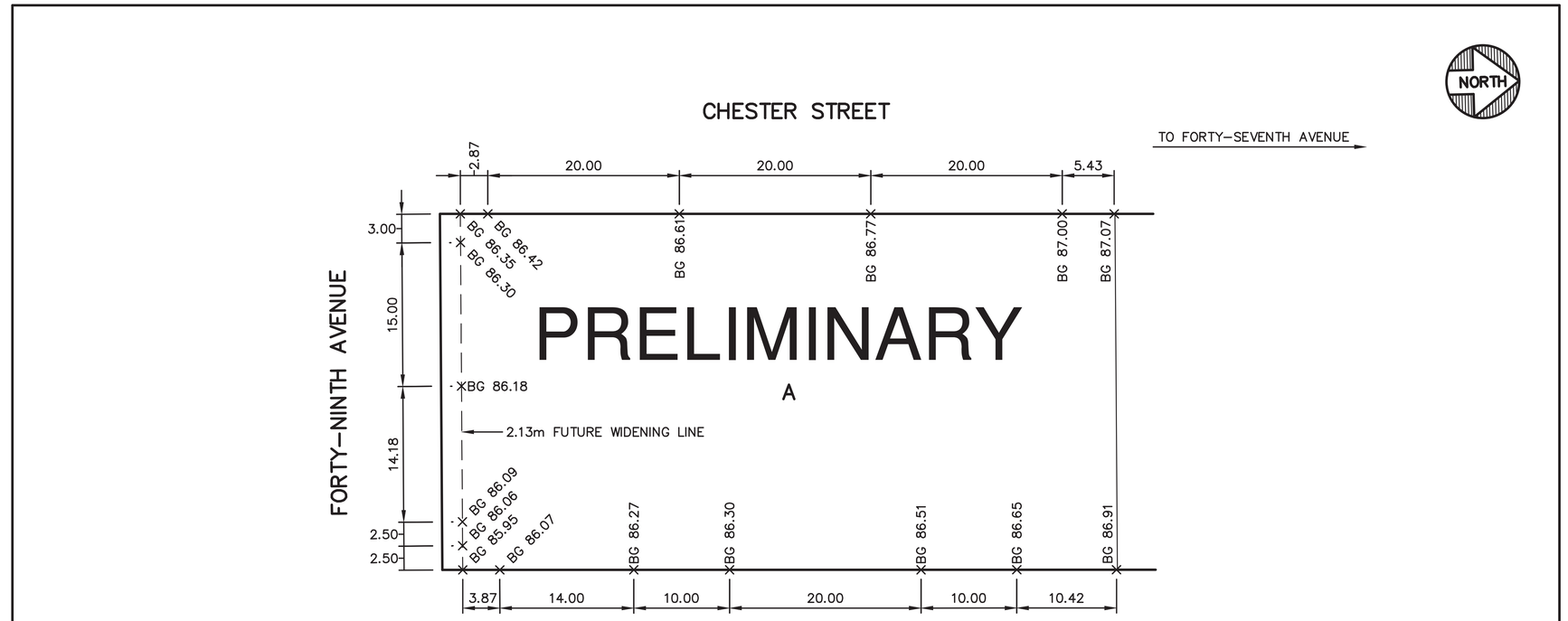
Mixed-Use Development
-

6486 Chester Street
Vancouver, BC

DRAWING TITLE —

CONTEXT PLAN

SCALE — NTS	SHEET NO. — A1.1
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410



BENCH MARK: ELEVATION: 88.241 DESCRIPTION: SURVEY MONUMENT MARKED V-3744 AT THE SOUTH EAST CORNER OF FORTY-SEVENTH AVENUE AND PRINCE ALBERT STREET.
THE CITY OF VANCOUVER ASSUMES NO RESPONSIBILITY FOR PROPERTY DIMENSIONS ON THIS PLAN.
BENCH MARK ELEVATIONS TO BE FIELD VERIFIED.

ATTENTION
ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES BASED ON GVRD DATUM (ISSUED NOVEMBER 30, 2018). DIMENSIONS ARE ALSO IN METRES.

NO.	DATE	REVISION	BY	CHK

CITY OF VANCOUVER ENGINEERING SERVICES

BUILDING GRADE ELEVATIONS
FOR LOT A, BLK. 2,
D.L. 662, PLAN VAP15183.

DATE: 2024-07-26 | DESIGN: M.P.
DWG: B.F.G. | CHK: J.D.H.
REF: FILE 2024-00092.

SCALE: 1:400
DWG. NO. **BG-2024-00092**
SHEET 1 / OF 1 | REVISION:

BUILDING GRADES
SCALE: NTS

REGISTERED ARCHITECT
VIANNI FARACO
BRITISH COLUMBIA
2025-07-07

NO —	DATE —	ISSUE —

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PROJECT —
Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE —
BUILDING GRADES

SCALE — NTS	SHEET NO. — A1.2
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

SURVEY PLAN OF LOT A, BLOCK 2, DISTRICT LOT 662, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15183

PARCEL IDENTIFIER (PID): 007–693–621

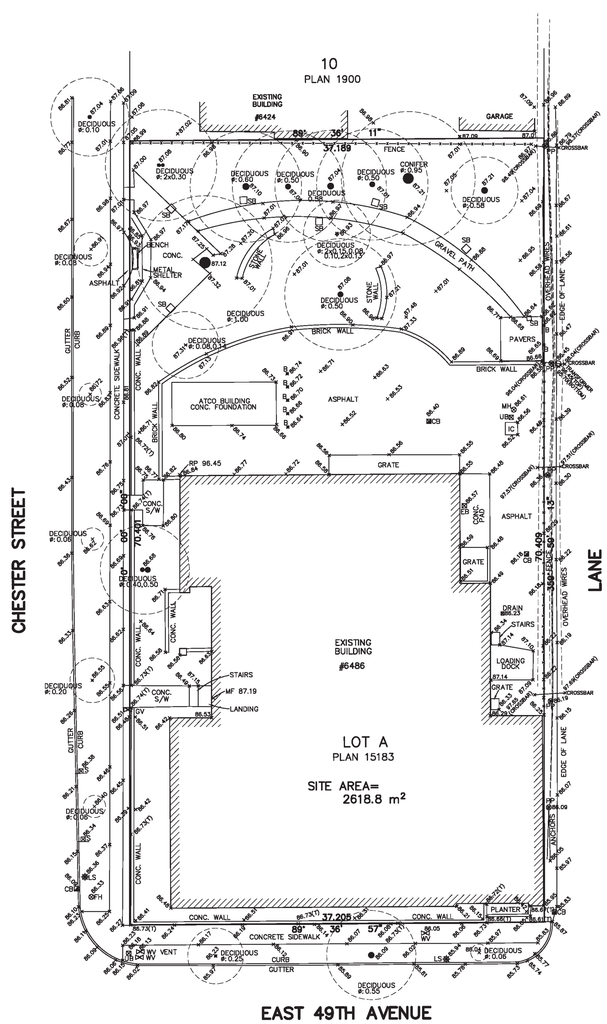
CIVIC ADDRESS
#6486 CHESTER STREET
VANCOUVER, B.C.

LEGEND
SCALE 1:200

5 0 5 10

ALL DISTANCES ARE IN METRES

x 12.34	INDICATES SPOT ELEVATION
CB	INDICATES CATCH BASIN
UB	INDICATES UTILITY BOX
EB	INDICATES ELECTRICAL BOX
FH	INDICATES FIRE HYDRANT
PP	INDICATES POWER POLE
WV	INDICATES WATER VALVE
MH	INDICATES MANHOLE
GV	INDICATES GAS VALVE
WM	INDICATES WATER METER
S	INDICATES SIGN
LS	INDICATES LAMP STANDARD
B	INDICATES BOLLARD
SB	INDICATES STONE BLOCK
CONC.	INDICATES CONCRETE
IC	INDICATES INSPECTION CHAMBER
(T)	INDICATES TOP OF WALL ELEVATION
MF	INDICATES MAIN FLOOR ELEVATION
RP	INDICATES ROOF PEAK ELEVATION



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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604–270–8331
FAX: 604–270–4137

CADFILE: 19808–001–TPG–001.DWG

V–24–19808–TPG | CLIENT REF: LEDCOR PROPERTY INVESTMENTS

NOTES:
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM INTEGRATED SURVEY MONUMENT V–745 WITH AN ELEVATION OF 83.941 METRES, CVD28GVRD2018 GEODETIC DATUM.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- BUILDING MEASUREMENTS ARE TAKEN TO EXTERIOR BUILDING WALLS.

UPDATED: NOVEMBER 15, 2024
DATE OF SURVEY: MARCH 28, 2023

" SEALED "

JOSE L. COELHO
BC LAND SURVEYOR (#750)

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."

SITE SURVEY
SCALE: NTS

REGISTERED ARCHITECT HANNO FARBOD BRITISH COLUMBIA

2025-07-07

NO —	DATE —	ISSUE —

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PROJECT —
Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE —
SITE SURVEY

SCALE — NTS	SHEET NO. — A1.3
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — "	PROJ NO — 2410

STATISTICS:

CIVIC ADDRESS:	6486 CHESTER STREET, VANCOUVER, BC					
LEGAL DESCRIPTION:						
CURRENT ZONING:	R1-1					
PROPOSED ZONE:	CD-1					
			PRE-DEDICATED			
TOTAL SITE AREA:	2,619.0 SQ.M.	=	(28,191.0 SQ.FT.)		(0.647 ACRES)	
BUILDING HEIGHT	EXISTING ZONING / ALLOWABLE				PROPOSED	
4.3	4 STOREYS; 13.8M				6 STOREYS; 22.09M (72.5')	
SETBACKS	REQUIRED				PROVIDED	
FRONT YARD	3.7M				2.5M	
SIDE YARD	3.7M				2.4M TELUS 3.28M RESIDENTIAL	
REAR YARD	1.5M GROUND 4.6M RESIDENTIAL				1.5M TELUS 4.6M RESIDENTIAL	
FLOOR SPACE RATIO	EXISTING ZONING / ALLOWABLE				PROPOSED	
3.1.1	2.40 FSR		67,658.4 SQ.FT.		81,494.0 SQ.FT.	
					2.89 FSR (INCL. 0.13 FSR FROM TELUS CO)	
PROPOSED FLOOR AREA :						
TELUS.	332.1 SQ.M.		(3,575.0 SQ.FT.) +			
1ST FLOOR RESI.	1,022.1 SQ.M.		(11,002.0 SQ.FT.) +		560.0 SQ.FT. (STORAGE)	52.0 SQ.M.
					1,406.0 SQ.FT (BIKE ROOMS)	
					367.0 SQ.FT (AMENITY)	34.1 SQ.M.
2ND FLOOR :	1,135.4 SQ.M.		(12,221.0 SQ.FT.) +		720.0 SQ.FT. (STORAGE)	66.9 SQ.M.
					1,536.0 SQ.FT (AMENITY)	142.7 SQ.M.
3RD FLOOR :	1,270.3 SQ.M.		(13,674.0 SQ.FT.) +		800.0 SQ.FT. (STORAGE)	74.3 SQ.M.
4TH FLOOR :	1,270.3 SQ.M.		(13,674.0 SQ.FT.) +		800.0 SQ.FT. (STORAGE)	74.3 SQ.M.
5TH FLOOR :	1,270.3 SQ.M.		(13,674.0 SQ.FT.) +		800.0 SQ.FT. (STORAGE)	74.3 SQ.M.
6TH FLOOR :	1,270.3 SQ.M.		(13,674.0 SQ.FT.) +		800.0 SQ.FT. (STORAGE)	74.3 SQ.M.
					0.0 SQ.FT (AMENITY)	0.0 SQ.M.
WALL EXCLUSION:					0.0 SQ.FT. (WALL EXCLUSION)	0.0 SQ.M.
SERVICES EXCLUSION:					270.0 SQ.FT. (SERVICES EXCLUSION)	25.1 SQ.M.
TOTAL :	7,213.8 SQ.M.		(81,494.0 SQ.FT.) +		(8,059.0 SQ.FT.)	593.0 SQ.M.
GFA:	8,320 SQ.M.		(89,553.0 SQ.FT.)			
LEASABLE AREA:	6,733.6 SQ.M.		(72,481 SQ.FT.)		81% EFFICIENCY	
EXCLUDED BALCONY AREA:						
ALLOWED:	605.7 SQ.M.		(6,519.5 SQ.FT. = 8% OF RESIDENTIAL FSR)			
PROPOSED:	686.8 SQ.M.		(7,393.0 SQ.FT. = 9.56% OF RESIDENTIAL FSR)			

APARTMENT UNIT BREAKDOWN:

17	STUDIO UNITS	15 % OF UNITS	480.0 SQ.FT. (AVERAGE)
58	ONE BEDROOM UNITS	50 % OF UNITS	550.7 SQ.FT. (AVERAGE)
36	TWO BEDROOM UNITS	31 % OF UNITS	762.4 SQ.FT. (AVERAGE)
5	THREE BEDROOM UNITS	4 % OF UNITS	986.0 SQ.FT. (AVERAGE)
116	UNITS TOTAL		

VEHICLE PARKING:

SECTION 4 - OFF STREET PARKING SPACE REGULATIONS

7236 SQ.M.

RESIDENTIAL STALLS REQUIRED (MINIMUM)				
NO REQUIREMENT		=	0 SPACES	
	TOTAL RESIDENT PARKING :		0 SPACES	
0.05-0.1 SPACE PER UNIT	VISITOR SPACES	=	6 SPACES	
	TOTAL RESIDENT + VISITOR PARKING :		6 SPACES	(MINIMUM)
ACCESSIBLE STALLS REQUIRED				
RESIDENTIAL AS PER 4.8.4(a):	1 + 0.034 SPACES / EACH ADDITIONAL UNIT:	=	5 SPACES	
	TOTAL ACCESSIBLE REQUIRED :		5 SPACES	
	TOTAL PARKING (MINIMUM):	=	11 SPACES	
RESIDENT. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL RESIDENT. PROVIDED:	=	20 SPACES OF TOTAL (MAXIMUM)	
COMM. SMALL PARK'G SPACES ALLOWED AS PER 4.1.8:	25% OF TOTAL COMM. PROVIDED:	=	1 SPACES OF TOTAL (MAXIMUM)	
MIN. ELECTRIC VEHICLE CHARGING STALLS	100% OF PROVIDED SPACES	=	80 SPACES OF TOTAL (MINIMUM)	
PARKING PROVIDED				
RESIDENTIAL STALLS			72 SPACES	
VISITOR STALLS			6 SPACES	
COMMERCIAL STALLS			2 SPACES	
	TOTAL PARKING PROVIDED:		80 SPACES	
	RESIDENTIAL SMALL PARKING SPACES PROVIDED:	=	21 SPACES	27 % OF REQ.
	COMMERCIAL SMALL PARKING SPACES PROVIDED:	=	0 SPACES	0 % OF REQ.
	ELECTRIC VEHICLE SPACES PROVIDED:	=	80 SPACES	100 % OF SPACES
	RESIDENTIAL ACCESSIBLE SPACES PROVIDED:	=	5 SPACES	

LOADING:

			REQUIRED	PROVIDED
DWELLING USE				
CLASS A AS PER 5.2.1:	1 FOR 50-299 UNITS	=	1 SPACES	1 SPACES
CLASS B AS PER 5.2.1:	1 FOR 100-299 UNITS	=	1 SPACES	1 SPACES
CLASS C AS PER 5.2.1:	NO REQUIREMENT	=	0 SPACES	0 SPACES
	TOTAL:		2 SPACES	2 SPACES
COMMERCIAL				
CLASS A AS PER 5.2.7 (OFFICE):	1 SPACE FOR 1,000 SQ.M. TO 7,500 SQ.M.	=	0 SPACES	0 SPACES
CLASS B AS PER 5.2.7 (OFFICE):	1 SPACE FOR 500 - 5,000 SQ.M.	=	0 SPACES	0 SPACES
	TOTAL:		0 SPACES	0 SPACES

BICYCLE PARKING:

			REQUIRED	PROVIDED
RESIDENTIAL				
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF	=	113.0 SPACES	
	2.5 SPACES PER UNIT > 700 SF < 1130 SF		103.0 SPACES	
	3 SPACES PER UNIT > 1130 SF		0.0 SPACES	
COMMERCIAL				
CLASS A 6.2.4.1 (OFFICE):	1 SPACE PER 170 SQ.M.	=	0.0 SPACES	
	BIKE SPACE IN STORAGE LOCKER (HORIZ.) (MIN 10%)	=	22.0 OF TOTAL	29 SPACES
	HORIZONTAL SPACES	=		138 SPACES
	(TOTAL HORIZONTAL SPACES)	=		167 SPACES
	VERTICAL SPACES (MAX 30%)		65.0	61 SPACES
	OVERSIZED SPACES (MIN 5%)	=	11.0	12 SPACES
	TOTAL:	=	216 SPACES	240 SPACES
	TOTAL W/ ELECTRICAL OUTLET (50%)	=	108 OF TOTAL	120 SPACES OF TOTAL
CLASS B 6.2.1.2 (RESIDENTIAL)	6 SPACES PER DEVELOPMENT	=	6 SPACES	6 SPACES (BIKE RACKS AT GRADE)
CLASS B 6.2.4.1 (OFFICE):	6 SPACES PER DEVELOPMENT WITH MIN. 2,000 SQ.M.	=	0 SPACES	0 SPACES

Floor Area Summary

Name	1ST Floor	2ND Floor	3RD Floor	4TH Floor	5TH Floor	6TH Floor	Area
TELUS Area	3,575 SF						3,575 SF
Residential Area	8,970 SF	11,456 SF	12,995 SF	12,995 SF	12,995 SF	12,995 SF	72,406 SF
Res. Circulation Area	4,410 SF	3,066 SF	1,524 SF	1,524 SF	1,524 SF	1,524 SF	13,572 SF
Exclusions							
Amenity	367 SF	1,536 SF					1,536 SF
Shaft Exclusion	45 SF	45 SF	45 SF	45 SF	45 SF	45 SF	270 SF
Bike Rooms	1,406 SF						1,406 SF
Storage Area	560 SF	720 SF	800 SF	800 SF	800 SF	800 SF	4,480 SF
Net TELUS Area	3,575 SF						3,575 SF
Net Residential Area	11,002 SF	12,221 SF	13,674 SF	13,674 SF	13,674 SF	13,674 SF	77,919 SF
Balcony Area		1,389 SF	1,501 SF	1,501 SF	1,501 SF	1,501 SF	7,393 SF

TOTAL FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	TOTAL CITY AREA	UNIT COUNT
STUDIO UNITS				17
1	U1	390.4 SF	390.4 SF	
6	U2	390.4 SF	2342.4 SF	
10	U3	390.4 SF	3904.0 SF	
TOTAL			6636.8 SF	
1 BED				58
6	B1	501.8 SF	3010.8 SF	
1	B2	562.4 SF	562.4 SF	
24	B3	461.7 SF	11080.8 SF	
5	B4	481.5 SF	2407.5 SF	
5	B5	487.9 SF	2439.5 SF	
5	B6	431.0 SF	2155.0 SF	
4	B7	425.0 SF	1700.0 SF	
4	B8	443.2 SF	1772.8 SF	
4	B9	454.4 SF	1817.6 SF	
TOTAL			17141.5 SF	
2 BED				36
1	C1	647.0 SF	647.0 SF	
1	C2	729.6 SF	729.6 SF	
6	C3	631.1 SF	3786.6 SF	
1	C4	692.0 SF	692.0 SF	
6	C5	613.0 SF	3678.0 SF	
1	C6	603.5 SF	603.5 SF	
5	C7	596.5 SF	2982.5 SF	
5	C8	729.6 SF	3648.0 SF	
5	C9	691.8 SF	3459.0 SF	
5	C10	692.0 SF	3460.0 SF	
TOTAL			23686 SF	
3 BED				5
5	E1	859 SF	4297 SF	
			4297 SF	
TOTAL UNITS				
			51761 SF	116

REGISTERED ARCHITECT
VAHID FARSHAD
BRITISH COLUMBIA

2025-07-07

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PROJECT —
Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE —
STATISTICS

SCALE — NTS	SHEET NO. — A1.4
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

STATISTICS
SCALE: NTS

CIVIL ADDRESS: 6486 CHESTER STREET, VANCOUVER
LEGAL DESCRIPTION: LOT A, BLOCK 2, DISTRICT LOT 662, GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15183

TOTAL SITE AREA: INCLUDING 2 ADJACENT LOTS 2,518.8 SQ.M (27,112.0 SQ.FT)

NOTE: ADEQUATE AND EFFECTIVE ACOUSTIC SEPARATION SHALL BE PROVIDED BETWEEN RESIDENTIAL PORTIONS OF THE BUILDING.

THE CO IS LOCATED ON THE BACK LANE. A PATH IS PROVIDED FROM CHESTER ST. THAT IS 26.9 M LONG.

THE ENTIRE PATHWAY FROM THE STREET TO THE CO BUILDING ENTRY POINT IS TO REMAIN CLEAR AT ALL TIMES TO FACILITATE THE EXTENDED FIRE-FIGHTERS PATH OF TRAVEL.

CHESTER STREET
FIRE HYDRANT
7' DEDICATION
EAST 49TH AVENUE
LANE
2.4M FRONT YARD SETBACK - (3.1.2.2b)
2.4M SIDEYARD SETBACK
2.5M SETBACK - SPATIAL SEPARATION
4.6M REARYARD SETBACK - (3.1.2.4c)
1.5M REARYARD SETBACK - (3.1.2.4a)
3M OFFSET FROM CLOSEST POWER LINE
OVERHEAD WIRES
CLASS B LOADING 3.4M (add'l bay width) x 10.2M x 3.8M HIGH
TELUS CO 3575sq ft
LOBBY EL. 86.50M
1ST FLOOR EL. 283.79'
RESI 13094 sq ft
PARCEL ROOM 68 sq ft
MAIL ROOM 70 sq ft
COWORKING SPACE 415 sq ft
BIKE ROOM 6 overpanel 25 horizontal
35 vertical
BIKE ROOM 1,426 SF
#101 PLAN -C1 757 sq ft
#102 PLAN -B1 591 sq ft
#103 PLAN -C2 848 sq ft
#104 PLAN -B2 659 sq ft
#105 PLAN -C3 736 sq ft
#106 PLAN -C4 798 sq ft
#107 PLAN -U1 484 sq ft
#108 PLAN -U2 481 sq ft
#109 PLAN -B3 549 sq ft
#110 PLAN -B3 549 sq ft
#111 PLAN -B3 549 sq ft
#112 PLAN -B3 549 sq ft
#113 PLAN -C5 711 sq ft
#114 PLAN -C6 703 sq ft
151'-9"
128'-5"
20'-0" | 19'-9 1/2" | 23'-2 1/2" | 25'-11.1/2" | 21'-1" | 13'-2" | 56'-0" | 65'-0.1/2" | 3'-3"

REGISTERED ARCHITECT DAVID FARBOOD BRITISH COLUMBIA
2025-07-07

NO —	DATE —	ISSUE —

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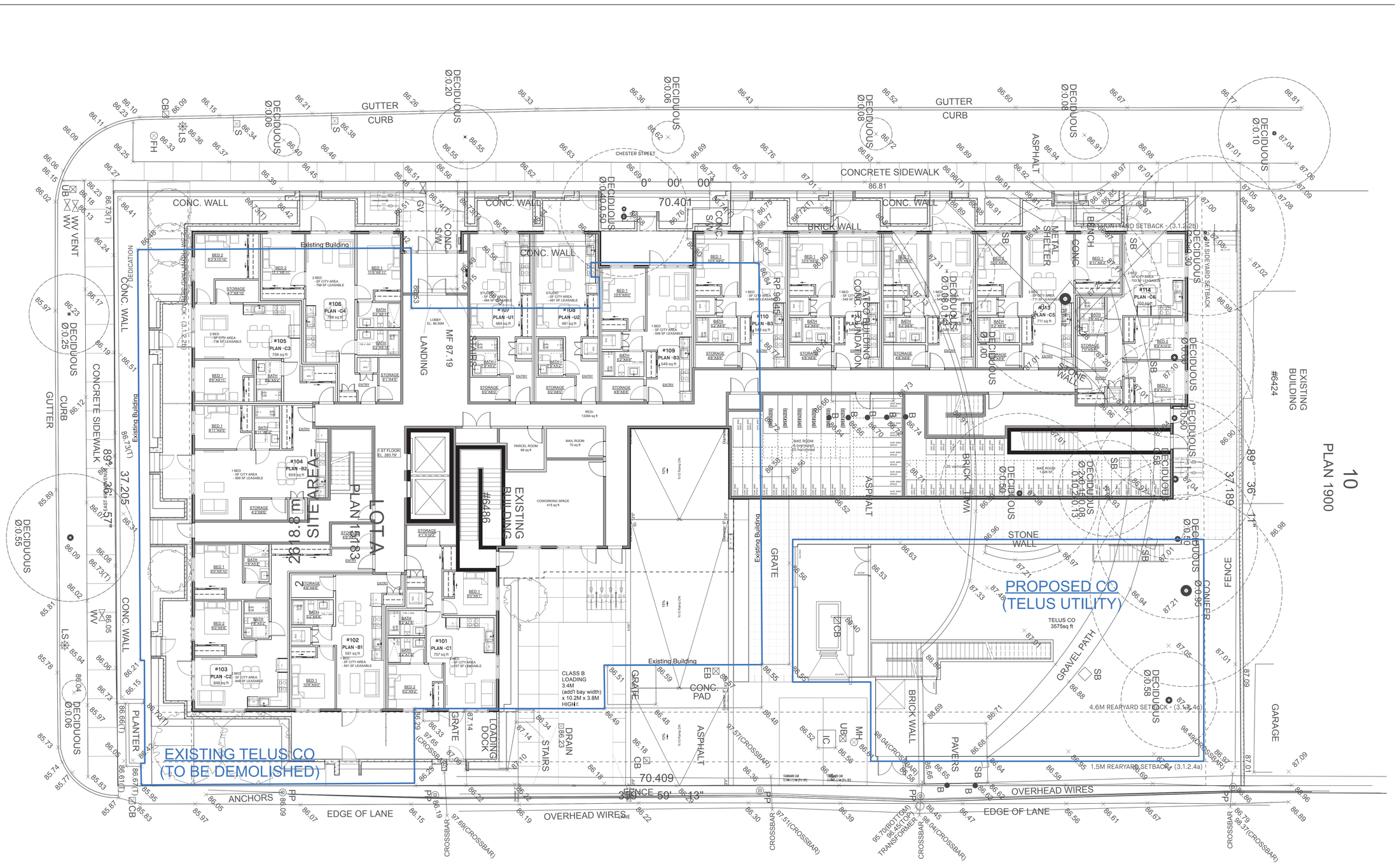
PROJECT —
Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE —
SITE PLAN

SCALE — 1/8"=1'-0"	SHEET NO. — A2.0
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

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



SITE PLAN WITH SURVEY OVERLAY

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

10
PLAN 1900

2025-07-07

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PROJECT —
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-
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Vancouver, BC

DRAWING TITLE —
SITE PLAN W. SURVEY OVERLAY

SCALE — 1/8"=1'-0"	SHEET NO. —
DATE — 2025-07-07	A2.0-S
DRAWN — TY	
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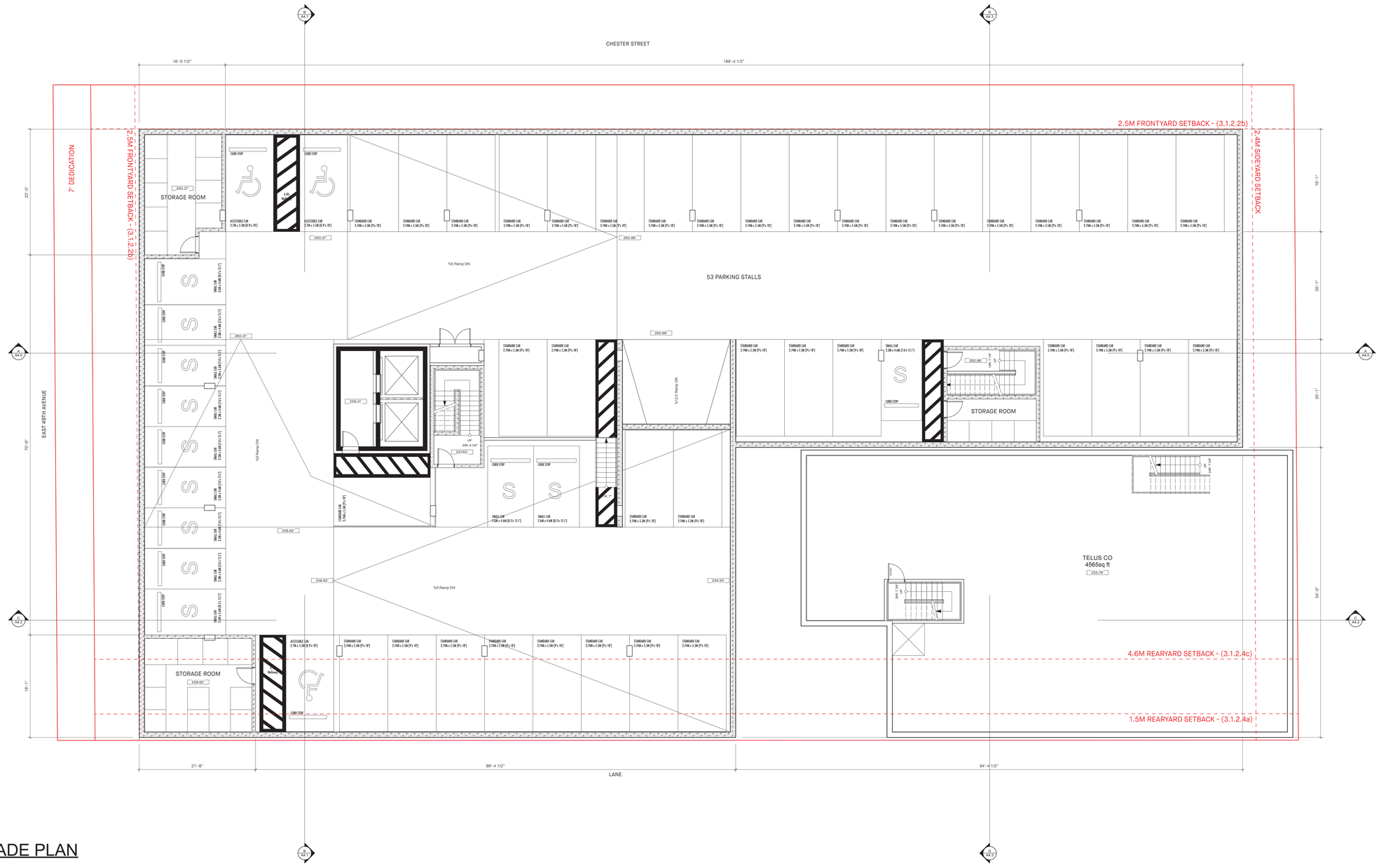

P2 PARKADE PLAN

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

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YAMO FARROW
BRITISH COLUMBIA

2025-07-07

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DRAWING TITLE —

P2 PARKADE PLAN

SCALE — 1/8"=1'-0"	SHEET NO. — A2.P2
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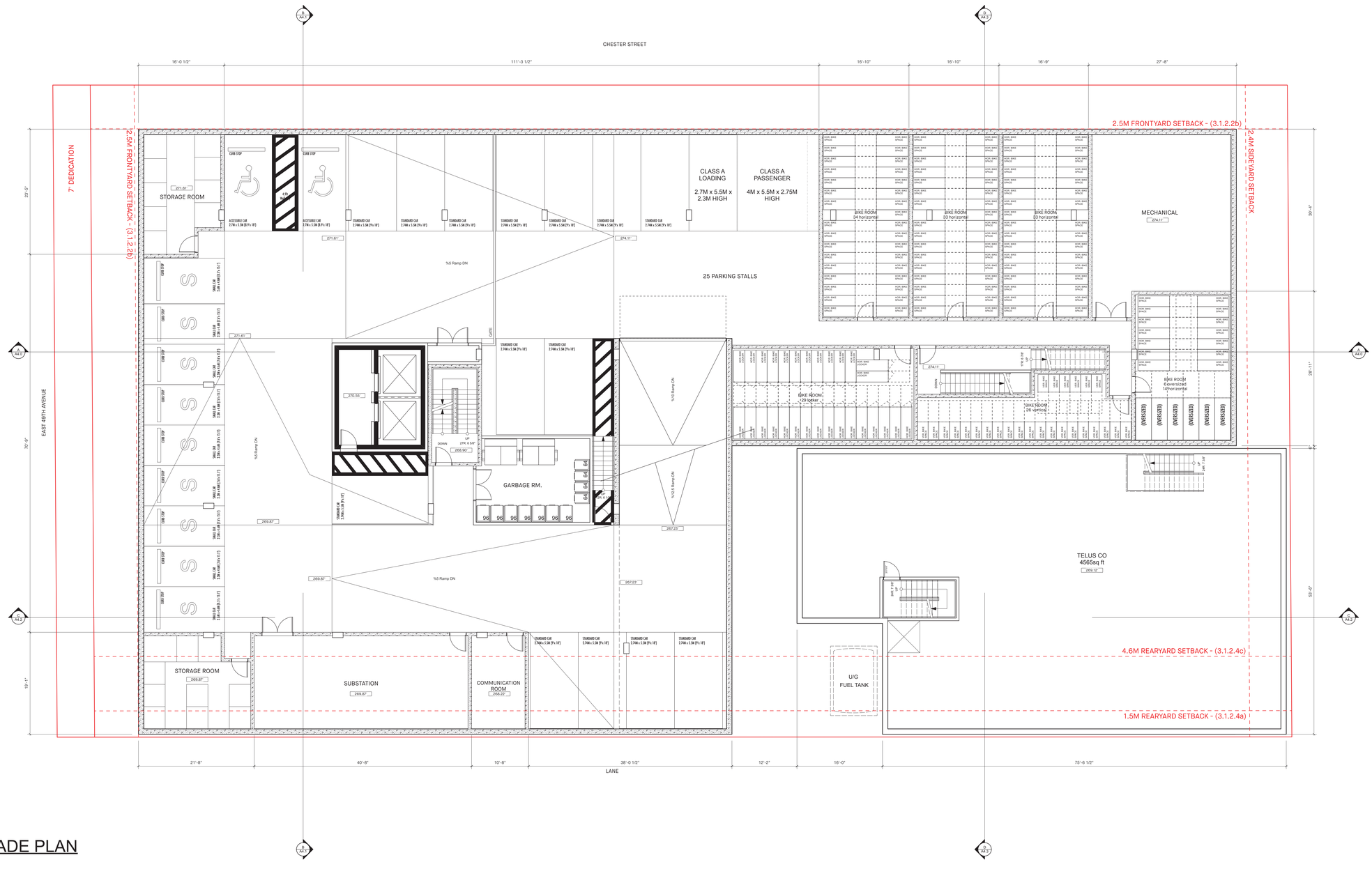

P1 PARKADE PLAN

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

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YAMAMOTO ARCHITECTURE
BRITISH COLUMBIA

2025-07-07

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P1 PARKADE PLAN

SCALE — 1/8"=1'-0"	SHEET NO. — A2.P1
DATE — 2025-07-07	
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1ST FLOOR PLAN

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

1ST FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
STUDIO UNITS			**2**
# 107	U1	390.4 SF	
# 108	U2	390.4 SF	
		780.8 SF	
1 BED			**6**
# 102	B1	501.8 SF	
# 104	B2	562.4 SF	
# 109	B3	461.7 SF	
# 110	B3	461.7 SF	
# 111	B3	461.7 SF	
# 112	B3	461.7 SF	
		2911.0 SF	
2 BED			**6**
# 101	C1	647.0 SF	
# 103	C2	729.6 SF	
# 105	C3	631.1 SF	
# 106	C4	692.0 SF	
# 113	C5	613.0 SF	
# 114	C6	603.5 SF	
		3916 SF	
TOTAL UNITS			**14**
		7608 SF	

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PROJECT –

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6486 Chester Street
Vancouver, BC

DRAWING TITLE –

1ST FLOOR PLAN

SCALE – 1/8"=1'-0"	SHEET NO. – A2.1
DATE – 2025-07-07	
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CHECKED – -	PROJ NO – 2410

2ND FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
STUDIO UNITS			**3**
# 207	U3	390.4 SF	
# 208	U3	390.4 SF	
# 209	U2	390.4 SF	
		1171.2 SF	
1 BED			**8**
# 202	B1	501.8 SF	
# 210	B3	461.7 SF	
# 211	B3	461.7 SF	
# 212	B3	461.7 SF	
# 213	B3	461.7 SF	
# 216	B4	481.5 SF	
# 217	B5	487.9 SF	
# 218	B6	431.0 SF	
		3749.0 SF	
2 BED			**6**
# 201	C7	596.5 SF	
# 203	C8	729.6 SF	
# 204	C9	691.8 SF	
# 205	C3	631.1 SF	
# 206	C10	692.0 SF	
# 214	C5	613.0 SF	
		3954 SF	
3 BED			**1**
# 215	E1	859.3 SF	
		859.3 SF	
TOTAL UNITS			**18**
		8874 SF	

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DRAWING TITLE –
2ND FLOOR PLAN

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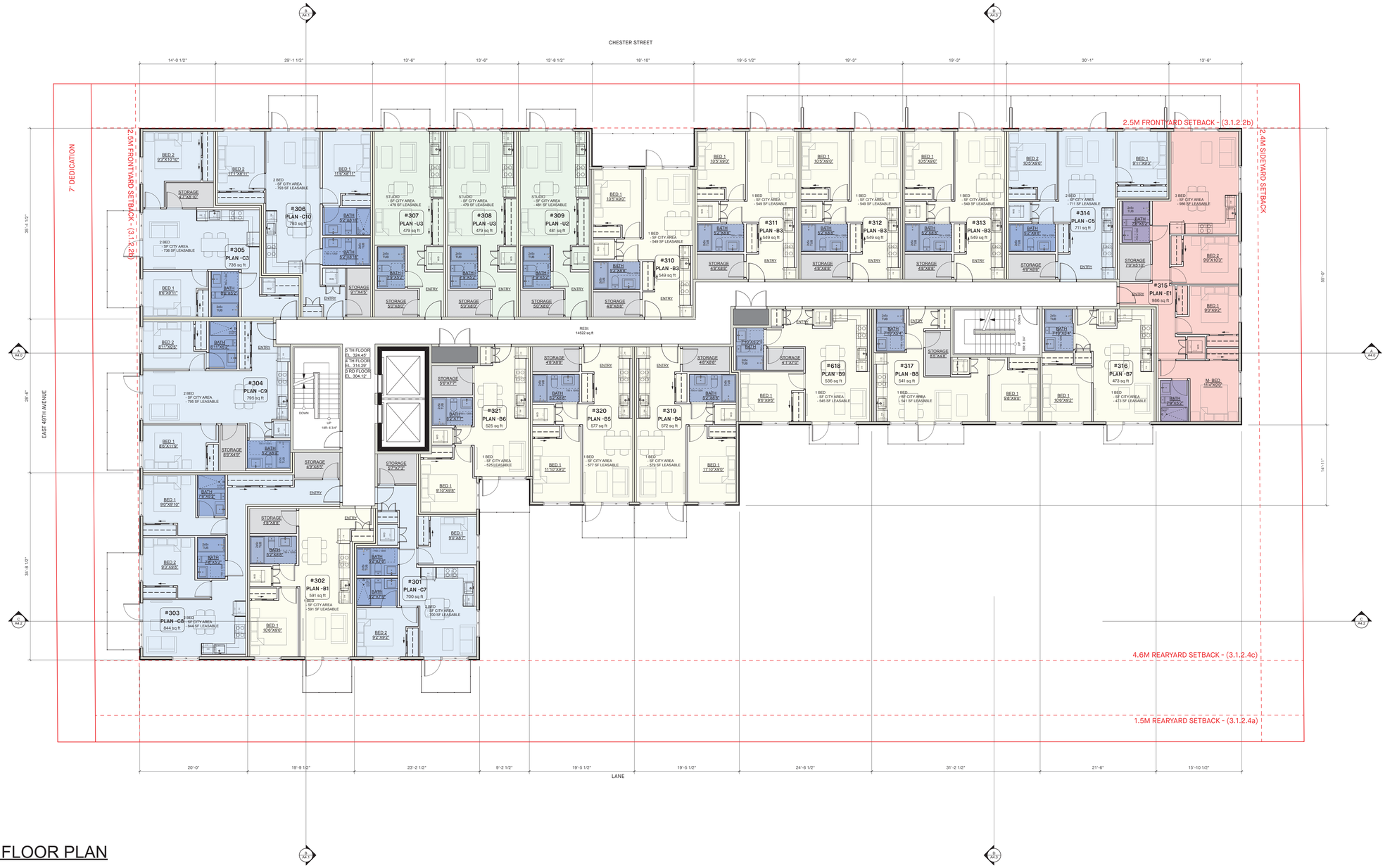
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3RD -5TH FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
STUDIO UNITS			**3**
# 307	U3	390.4 SF	
# 308	U3	390.4 SF	
# 309	U2	390.4 SF	
		1171.2 SF	
1 BED			**11**
# 302	B1	501.8 SF	
# 310	B3	461.7 SF	
# 311	B3	461.7 SF	
# 312	B3	461.7 SF	
# 313	B3	461.7 SF	
# 319	B4	481.5 SF	
# 320	B5	487.9 SF	
# 321	B6	431.0 SF	
# 316	B7	425.0 SF	
# 317	B8	443.2 SF	
# 318	B9	454.4 SF	
		5071.6 SF	
2 BED			**6**
# 301	C7	596.5 SF	
# 303	C8	729.6 SF	
# 304	C9	691.8 SF	
# 305	C3	631.1 SF	
# 306	C10	692.0 SF	
# 314	C5	613.0 SF	
		3954 SF	
3 BED			**1**
# 315	E1	859.3 SF	
		859.3 SF	
TOTAL UNITS			**21**
		10197 SF	

3RD-5TH FLOOR PLAN

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

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3RD-5TH FLOOR PLAN

SCALE – 1/8"=1'-0"	SHEET NO. – A2.3
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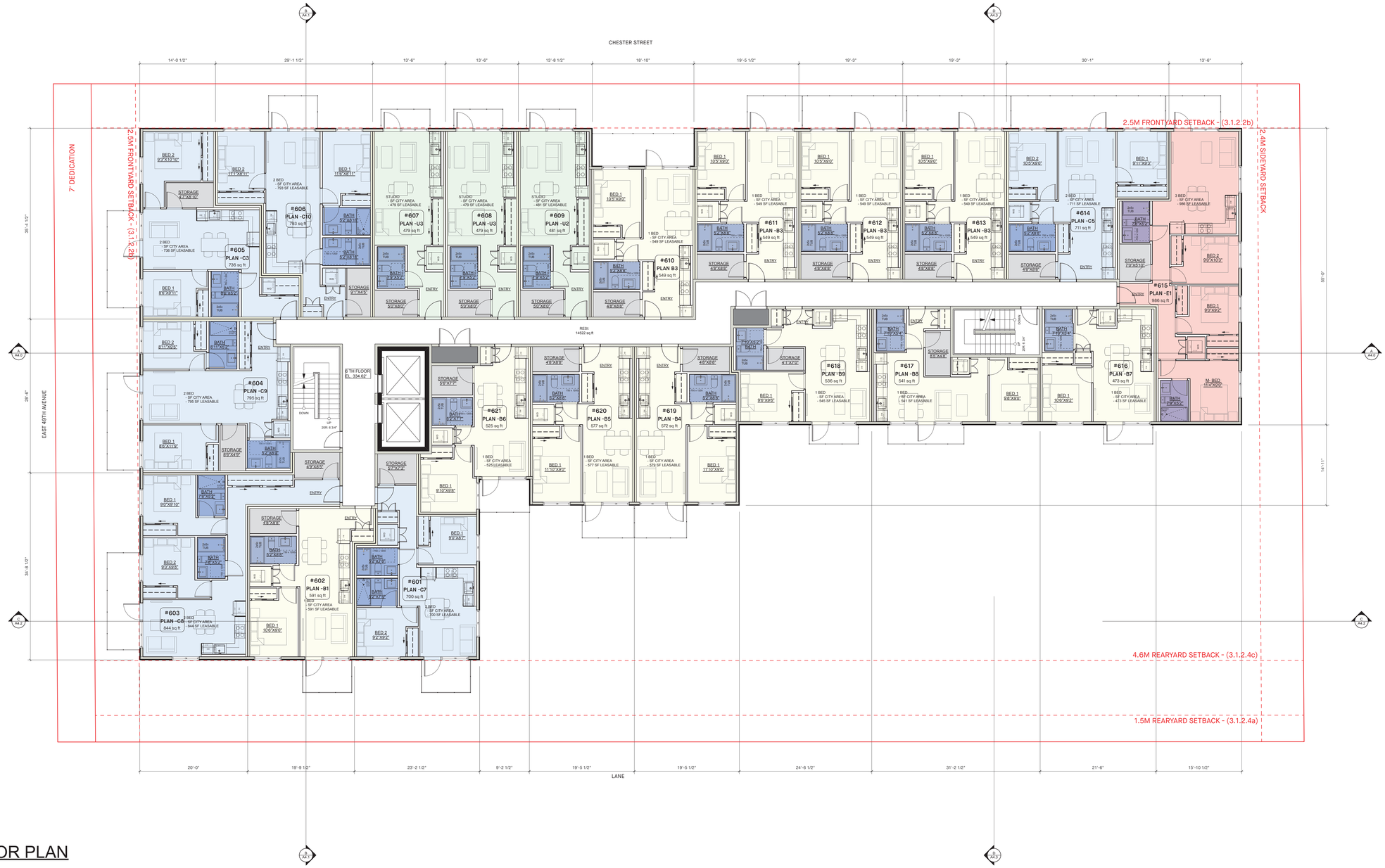

6TH FLOOR UNIT TYPE & AREA

UNIT	TYPE	CITY AREA (W/O STORAGE)	UNIT COUNT
STUDIO UNITS			**3**
# 607	U3	390.4 SF	
# 608	U3	390.4 SF	
# 609	U2	390.4 SF	
		1171.2 SF	
1 BED			**11**
# 602	B1	501.8 SF	
# 610	B3	461.7 SF	
# 611	B3	461.7 SF	
# 612	B3	461.7 SF	
# 613	B3	461.7 SF	
# 619	B4	481.5 SF	
# 620	B5	487.9 SF	
# 621	B6	431.0 SF	
# 616	B7	425.0 SF	
# 617	B8	443.2 SF	
# 618	B9	454.4 SF	
		5071.6 SF	
2 BED			**6**
# 601	C7	596.5 SF	
# 603	C8	729.6 SF	
# 604	C9	691.8 SF	
# 605	C3	631.1 SF	
# 606	C10	692.0 SF	
# 614	C5	613.0 SF	
		3954 SF	
3 BED			**1**
# 615	E1	859.3 SF	
		859.3 SF	
TOTAL UNITS			**21**
		10197 SF	

6TH FLOOR PLAN

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

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DRAWING TITLE –

6TH FLOOR PLAN

SCALE – 1/8"=1'-0"	SHEET NO. – A2.4
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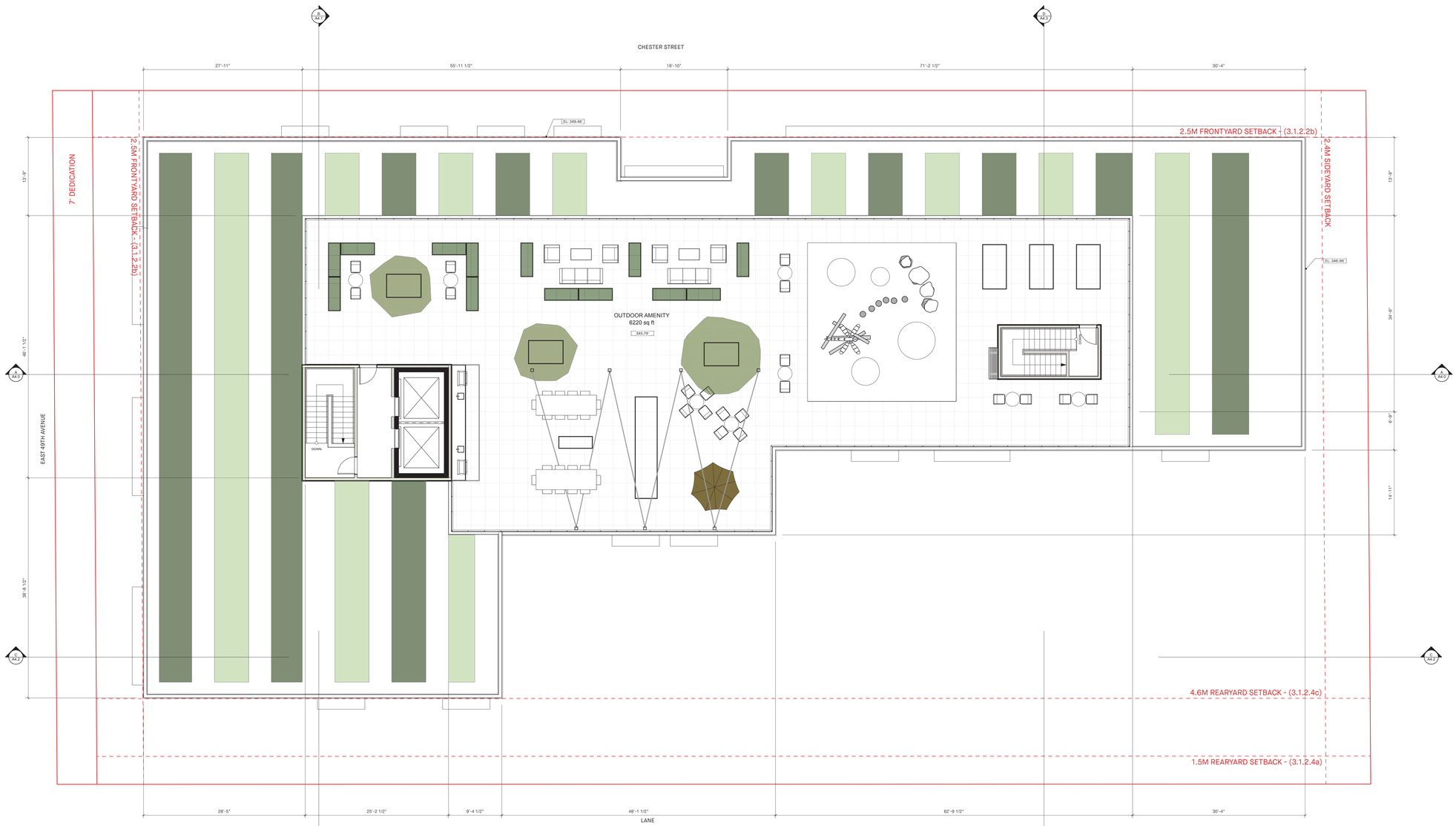

ROOF PLAN
SCALE: 1/8" = 1'-0"

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VIVIAN FARBOOD
BRITISH COLUMBIA

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DRAWING TITLE —
ROOF PLAN

SCALE — 1/8"=1'-0"	SHEET NO. — A2.5
DATE — 2025-07-07	
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1	INTERSTATE ENGINEER BRICK - MATTE ASH	8	METAL PLATE CANOPY - WHITE
2	HARDIE PANEL - COBBLE STONE JH40-10	9	PRIVACY SCREEN - WHITE
3	HARDIE ARTISAN - COBBLE STONE JH40-10	10	RAISED PLANTER - SEE LANDSCAPE
4	HARDIE FASCIA - COBBLE STONE JH40-10	11	SEALED CONCRETE CURB
5	HARDIE SOFFIT - WHITE	12	PICKET GUARDRAIL - WHITE
6	ALUMINUM FLASHING - WHITE	13	METAL DOOR TO MATCH HARDIE - COBBLE STONE JH40-10
7	VINYL FRAMED GLAZING - WHITE	14	METAL LOUVER - COBBLE STONE JH40-10

SAMPLE REVIEW REQUIRED TO ALL MATERIAL PRIOR TO INSTALLATION

WEST ELEVATION

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

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BRITISH COLUMBIA

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PROJECT —

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DRAWING TITLE —

WEST ELEVATION

SCALE — NTS	SHEET NO. — A3.0
DATE — 2025-07-07	
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1	INTERSTATE ENGINEER BRICK - MATTE ASH	8	METAL PLATE CANOPY - WHITE
2	HARDIE PANEL - COBBLE STONE JH40-10	9	PRIVACY SCREEN - WHITE
3	HARDIE ARTISAN - COBBLE STONE JH40-10	10	RAISED PLANTER - SEE LANDSCAPE
4	HARDIE FASCIA - COBBLE STONE JH40-10	11	SEALED CONCRETE CURB
5	HARDIE SOFFIT - WHITE	12	PICKET GUARDRAIL - WHITE
6	ALUMINUM FLASHING - WHITE	13	METAL DOOR TO MATCH HARDIE - COBBLE STONE JH40-10
7	VINYL FRAMED GLAZING - WHITE	14	METAL LOUVER - COBBLE STONE JH40-10

SAMPLE REVIEW REQUIRED TO ALL MATERIAL PRIOR TO INSTALLATION

SOUTH ELEVATION

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

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SOUTH ELEVATION

SCALE – NTS	SHEET NO. – A3.1
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2	HARDIE PANEL - COBBLE STONE JH40-10
3	HARDIE ARTISAN - COBBLE STONE JH40-10
4	HARDIE FASCIA - COBBLE STONE JH40-10
5	HARDIE SOFFIT - WHITE
6	ALUMINUM FLASHING - WHITE
7	VINYL FRAMED GLAZING - WHITE
8	METAL PLATE CANOPY - WHITE
9	PRIVACY SCREEN - WHITE
10	RAISED PLANTER - SEE LANDSCAPE
11	SEALED CONCRETE CURB
12	PICKET GUARDRAIL - WHITE
13	METAL DOOR TO MATCH HARDIE - COBBLE STONE JH40-10
14	METAL LOUVER - COBBLE STONE JH40-10

SAMPLE REVIEW REQUIRED TO ALL MATERIAL PRIOR TO INSTALLATION

EAST ELEVATION

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

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EAST ELEVATION

SCALE — NTS	SHEET NO. — A3.2
DATE — 2025-07-07	
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1	INTERSTATE ENGINEER BRICK - MATTE ASH	8	METAL PLATE CANOPY - WHITE
2	HARDIE PANEL - COBBLE STONE JH40-10	9	PRIVACY SCREEN - WHITE
3	HARDIE ARTISAN - COBBLE STONE JH40-10	10	RAISED PLANTER - SEE LANDSCAPE
4	HARDIE FASCIA - COBBLE STONE JH40-10	11	SEALED CONCRETE CURB
5	HARDIE SOFFIT - WHITE	12	PICKET GUARDRAIL - WHITE
6	ALUMINUM FLASHING - WHITE	13	METAL DOOR TO MATCH HARDIE - COBBLE STONE JH40-10
7	VINYL FRAMED GLAZING - WHITE	14	METAL LOUVER - COBBLE STONE JH40-10

SAMPLE REVIEW REQUIRED TO ALL MATERIAL PRIOR TO INSTALLATION

NORTH ELEVATION

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

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BRITISH COLUMBIA

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DRAWING TITLE –

NORTH ELEVATION

SCALE – NTS	SHEET NO. – A3.3
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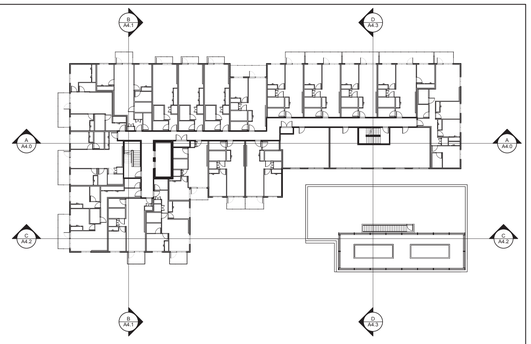

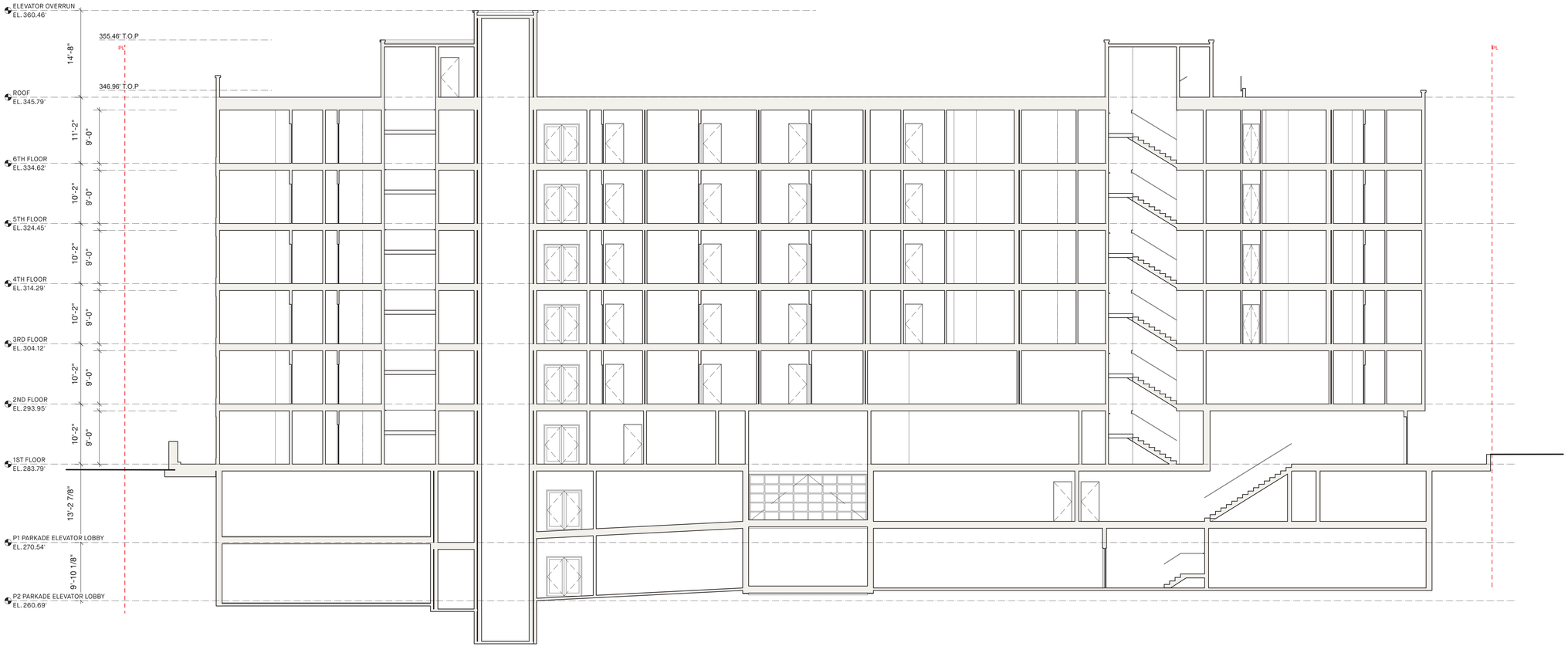

SECTION AA

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SECTION AA

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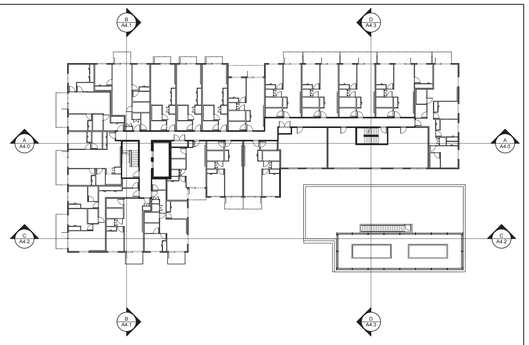

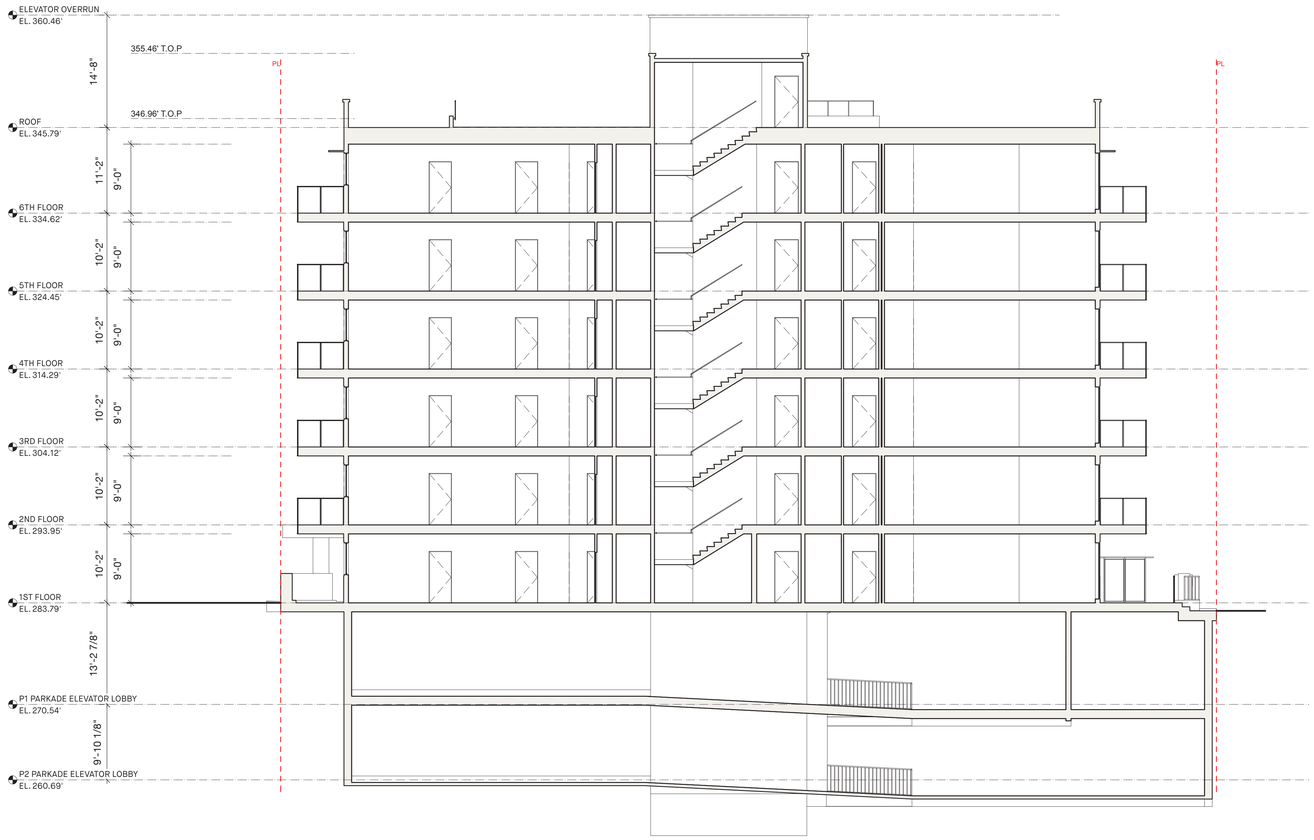

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SECTION BB

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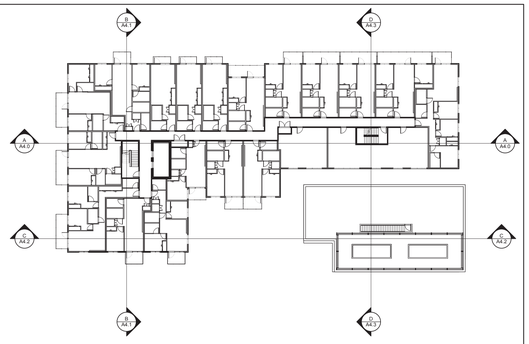

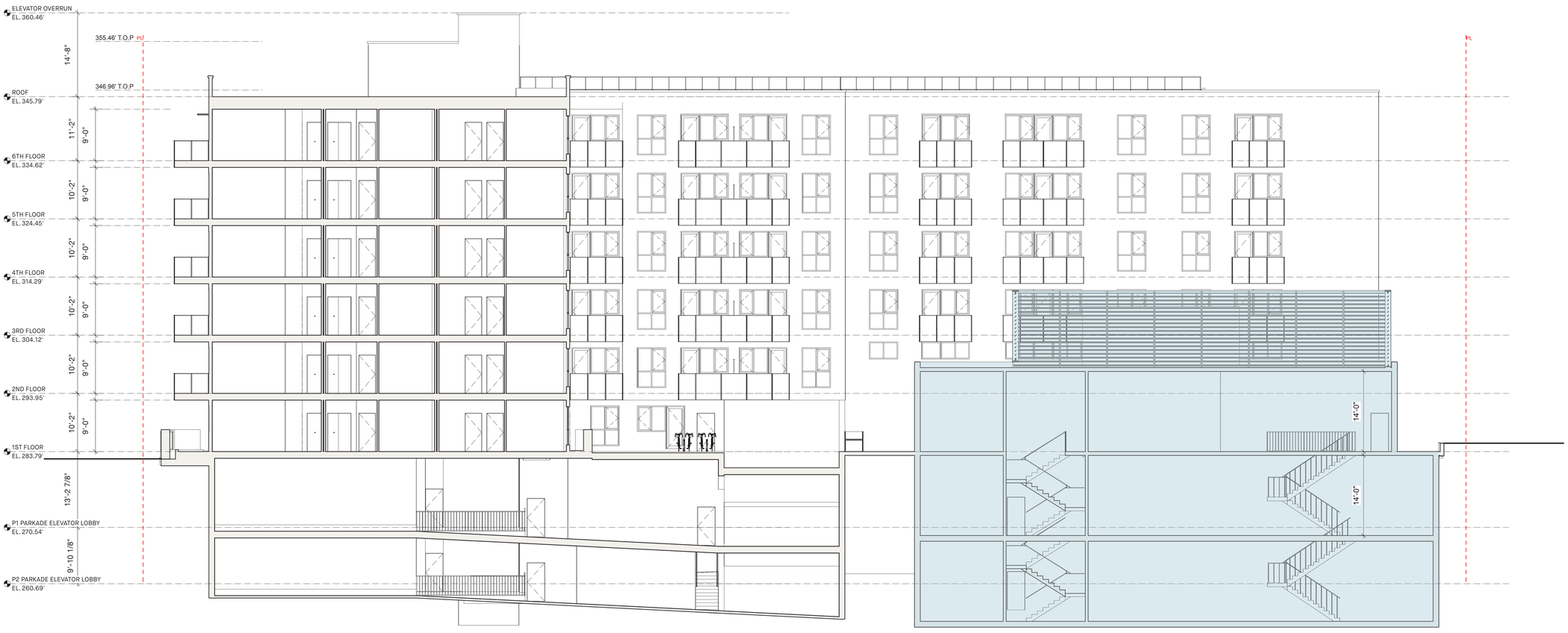

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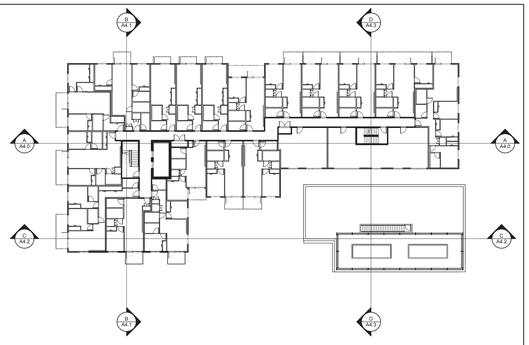
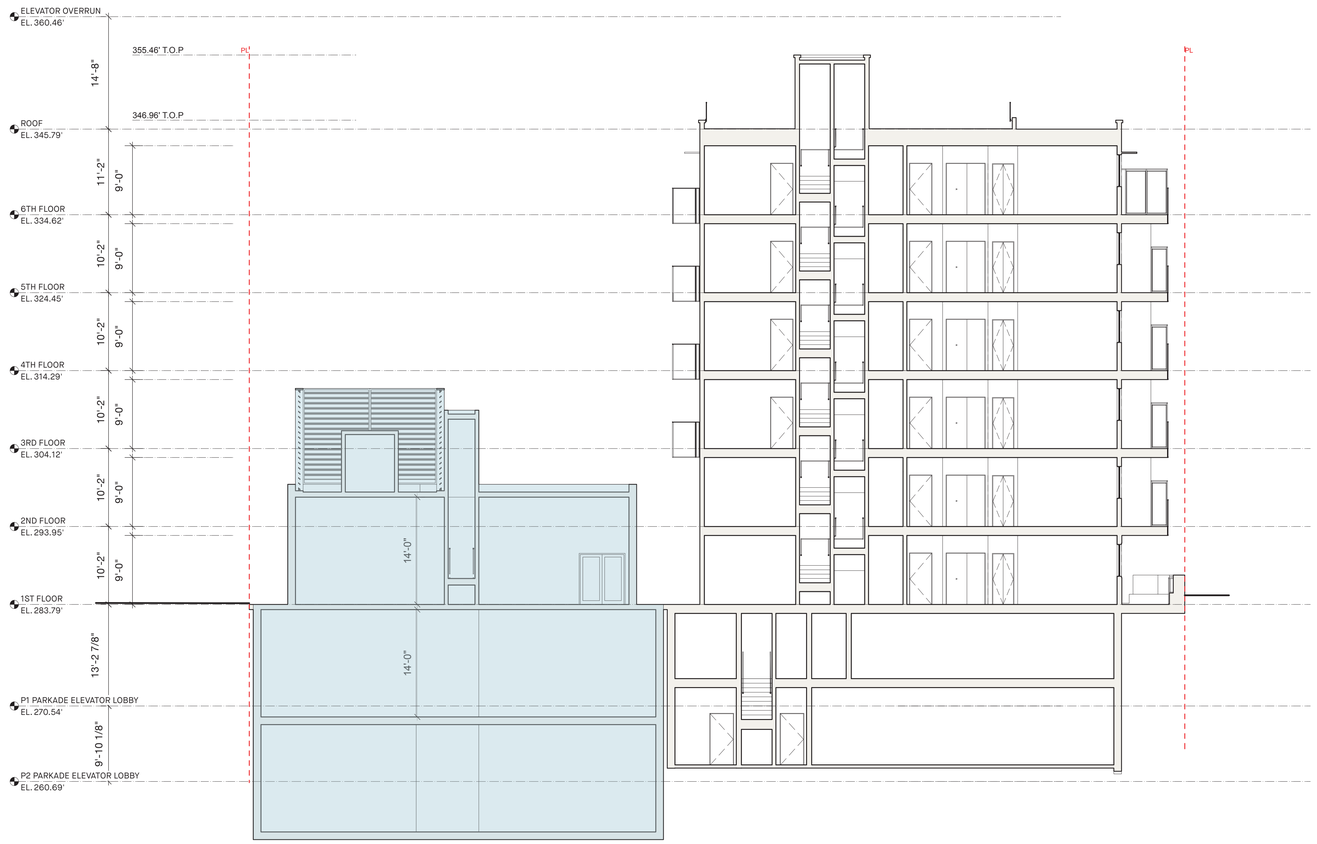
CHECKED — -	PROJ NO — 2410





SECTION DD

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

2025-07-07

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PROJECT —

Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE —
SECTION DD

SCALE — NTS	SHEET NO. — A4.3
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

ISOMETRICS

REGISTERED ARCHITECT
VAHID FARSHCHI
BRITISH COLUMBIA

2025-07-07

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PROJECT —

Mixed-Use Development
-

6486 Chester Street
Vancouver, BC

DRAWING TITLE —

ISOMETRICS

SCALE —	SHEET NO. —
DATE — 2025-07-07	A5.0
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

RENDERING

REGISTERED ARCHITECT
HAMID FARBOUD
BRITISH COLUMBIA

2025-07-07

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PROJECT —

Mixed-Use Development
-

6486 Chester Street
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DRAWING TITLE —

RENDERING

SCALE —	SHEET NO. —
DATE — 2025-07-07	A5.1
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

Floor Area (1ST Floor)	
Name	Area
TELUS Area	3,575 SF
Residential Area	8,970 SF
Res. Circulation Area	4,410 SF
Exclusions	
Amenity (Co-working)	367 SF
Shaft Exclusion	45 SF
Bike Rooms	1,406 SF
Storage Area	560 SF
Net TELUS Area	3,575 SF
Net Residential Area	11,002 SF

Floor Area (2ND Floor)	
Name	Area
Residential Area	11,456 SF
Res. Circulation Area	3,066 SF
Exclusions	
Amenity	1,536 SF
Shaft Exclusion	45 SF
Storage Area	720 SF
Net Residential Area	12,221 SF
Balcony Area	1,389 SF

Floor Area (3RD Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

Floor Area (4TH Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

Floor Area (5TH Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

Floor Area (6TH Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

Floor Area Summary							
Name	1ST Floor	2ND Floor	3RD Floor	4TH Floor	5TH Floor	6TH Floor	Area
TELUS Area	3,575 SF						3,575 SF
Residential Area	8,970 SF	11,456 SF	12,995 SF	12,995 SF	12,995 SF	12,995 SF	72,406 SF
Res. Circulation Area	4,410 SF	3,066 SF	1,524 SF	1,524 SF	1,524 SF	1,524 SF	13,572 SF
Exclusions							
Amenity	367 SF	1,536 SF					1,536 SF
Shaft Exclusion	45 SF	45 SF	45 SF	45 SF	45 SF	45 SF	270 SF
Bike Rooms	1,406 SF						1,406 SF
Storage Area	560 SF	720 SF	800 SF	800 SF	800 SF	800 SF	4,480 SF
Net TELUS Area	3,575 SF						3,575 SF
Net Residential Area	11,002 SF	12,221 SF	13,674 SF	13,674 SF	13,674 SF	13,674 SF	77,919 SF
Balcony Area		1,389 SF	1,501 SF	1,501 SF	1,501 SF	1,501 SF	7,393 SF

REGISTERED ARCHITECT
DAVID FARRAGO
BRITISH COLUMBIA

2025-07-07

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PROJECT —

Mixed-Use Development
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6486 Chester Street
Vancouver, BC

DRAWING TITLE —

FSR SUMMARY

SCALE — 1/8"=1'-0"	SHEET NO. —
DATE — 2025-07-07	A2.0-0
DRAWN — TY	
CHECKED — -	PROJ NO — 2410

1ST FLOOR FSR

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

Floor Area (1ST Floor)	
Name	Area
TELUS Area	3,575 SF
Residential Area	8,970 SF
Res. Circulation Area	4,410 SF
Exclusions	
Amenity (Co-working)	367 SF
Shaft Exclusion	45 SF
Bike Rooms	1,406 SF
Storage Area	560 SF
Net TELUS Area	3,575 SF
Net Residential Area	11,002 SF

REGISTERED ARCHITECT WIND FARBOOD BRITISH COLUMBIA

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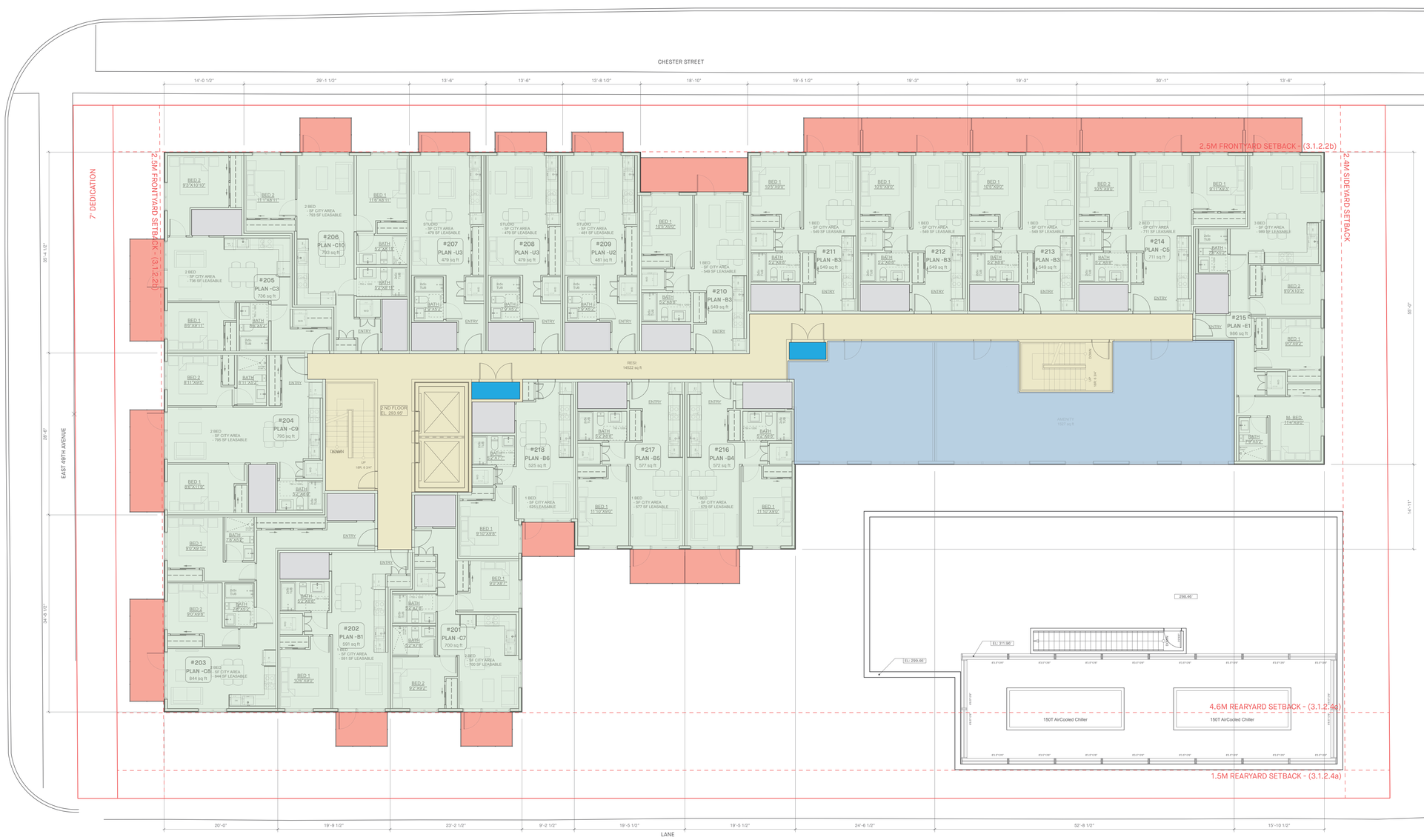
PROJECT –

Mixed-Use Development
-
6486 Chester Street
Vancouver, BC

DRAWING TITLE –
1ST FLOOR FSR

SCALE – 1/8"=1'-0"	SHEET NO. – A2.1-0
DATE – 2025-07-07	
DRAWN – TY	
CHECKED – "	PROJ NO – 2410



Floor Area (2ND Floor)	
Name	Area
Residential Area	11,456 SF
Res. Circulation Area	3,066 SF
Exclusions	
Amenity	1,536 SF
Shaft Exclusion	45 SF
Storage Area	720 SF
Net Residential Area	12,221 SF
Balcony Area	1,389 SF

2ND FLOOR FSR

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

REGISTERED ARCHITECT
VIANO FARRACO
BRITISH COLUMBIA

2025-07-07

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PROJECT —

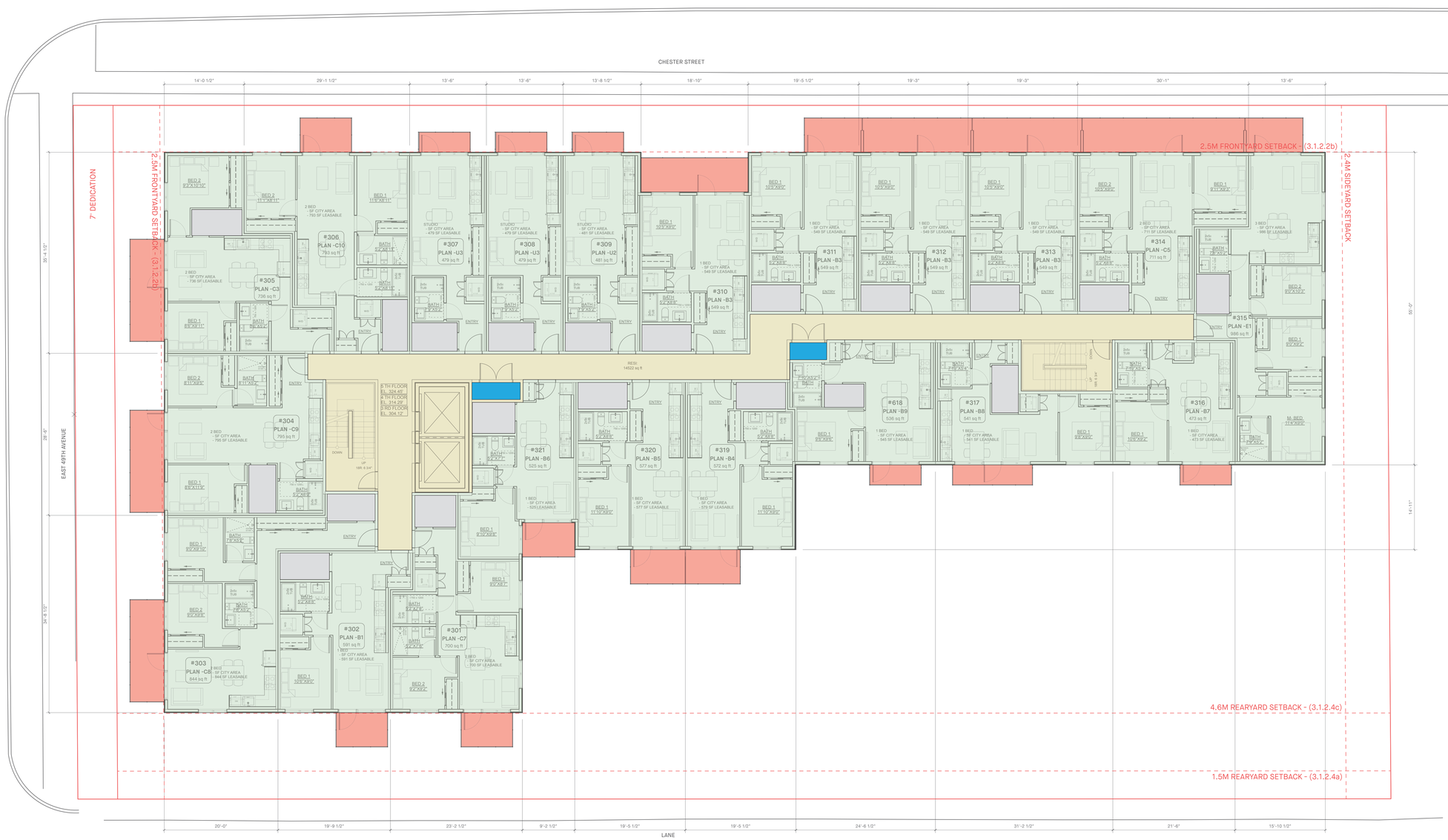
Mixed-Use Development
-

6486 Chester Street
Vancouver, BC

DRAWING TITLE —

2ND FLOOR FSR

SCALE — 1/8"=1'-0"	SHEET NO. — A2.2-0
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410



Floor Area (3RD Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

3RD-5TH FLOOR FSR

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

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YAMO FARROW
BRITISH COLUMBIA

2025-07-07

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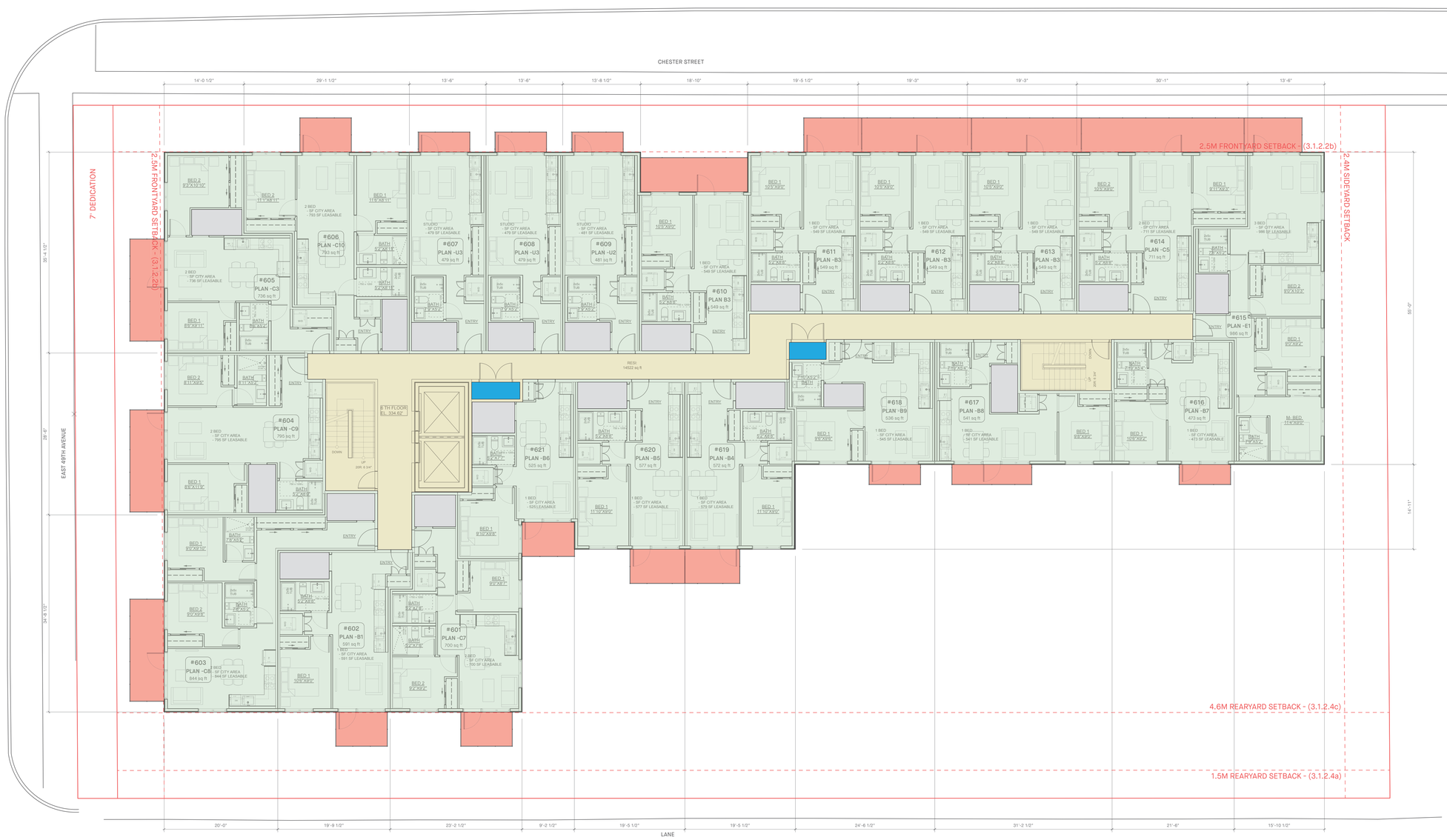
PROJECT –

Mixed-Use Development
-

6486 Chester Street
Vancouver, BC

DRAWING TITLE –
3RD-5TH FLOOR FSR

SCALE – 1/8"=1'-0"	SHEET NO. – A2.3-0
DATE – 2025-07-07	
DRAWN – TY	
CHECKED – -	PROJ NO – 2410



6TH FLOOR FSR

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

Floor Area (6TH Floor)	
Name	Area
Residential Area	12,995 SF
Res. Circulation Area	1,524 SF
Exclusions	
Shaft Exclusion	45 SF
Storage Area	800 SF
Net Residential Area	13,674 SF
Balcony Area	1,501 SF

REGISTERED ARCHITECT
YAMO FARROW
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2025-07-07

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PROJECT —

Mixed-Use Development
-

6486 Chester Street
Vancouver, BC

DRAWING TITLE —
6TH FLOOR FSR

SCALE — 1/8"=1'-0"	SHEET NO. — A2.4-0
DATE — 2025-07-07	
DRAWN — TY	
CHECKED — -	PROJ NO — 2410