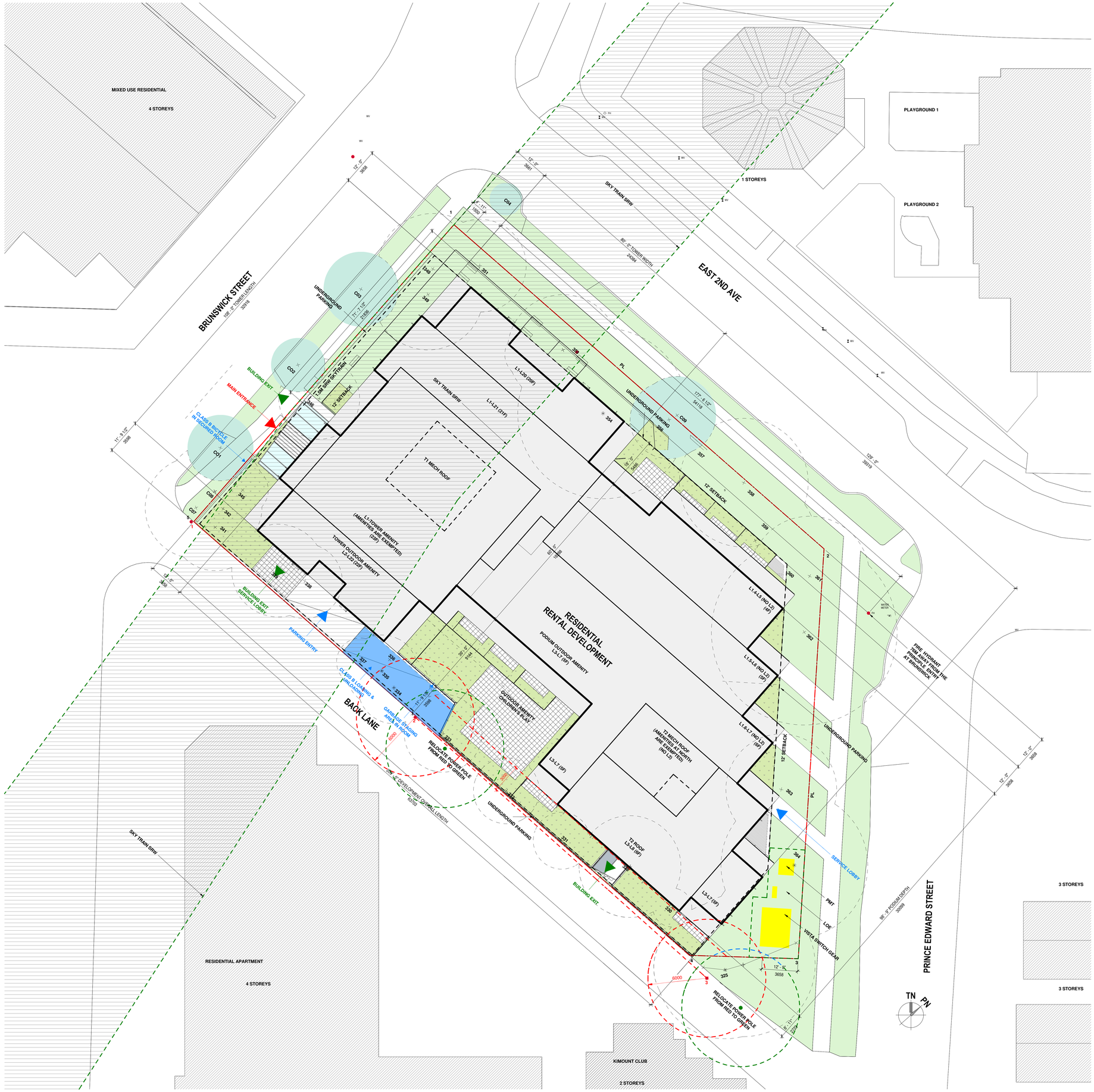


PROJECT INFORMATION

SITE INFORMATION

LEGAL DESCRIPTION
LOT 1 BLOCK 27
DISTRICT LOT 200A
PLAN 16479

CIVIC ADDRESS
396 EAST 2ND AVE,
VANCOUVER, BRITISH COLUMBIA
V5T 4L4

LAND USE ZONING
THIS SUBMISSION PROCEEDS UNDER THE CURRENT RS-3 ZONING.

TOTAL FLOOR SPACE
178,105 SQ. FT. (16,546.5 SQ. M.)

GROSS SITE AREA
27,791.4 SQ. FT. (2,581.9 SQ. M.)

FLOOR SPACE RATIO
6.41

GROSS FOOTPRINT
15940.75 SQ. FT. (1,480.9 SQ. M.)

SITE COVERAGE
57.35%

BUILDING HEIGHT
THE HIGHEST POINT OF THE TOWER WILL BE AT A GEODETIC ELEVATION OF 305'-0".
THE TOP OF THE TOWER PARAPET OF THE HIGHEST RESIDENTIAL FLOOR WILL BE AT A GEODETIC ELEVATION OF 284'-6".

SETBACKS
EAST 2ND AVENUE & PRINCE EDWARD STREET:
A UNIFORM SETBACK OF 3.7 M (12 FT.) IS ESTABLISHED FOR BOTH ABOVE- AND BELOW-GRADE STRUCTURES. THESE AREAS ARE RESERVED FOR LANDSCAPING, GROUND-LEVEL ACCESS, AND RAINWATER MANAGEMENT SYSTEMS DESIGNED TO SUPPORT THE URBAN TREE CANOPY.

BRUNSWICK STREET:
AN ABOVE-GRADE SETBACK OF 3.7 M (12 FT.) IS PROVIDED, WHICH INCLUDES THE 1.5 M SKYTRAIN STATUTORY RIGHT-OF-WAY. THE UNDERGROUND PARKING STRUCTURE IS DESIGNED TO UTILIZE THE SPACE BENEATH THIS SETBACK.

LANE:
AN ABOVE-GRADE SETBACK OF 3.7 M (12 FT.) IS PROVIDED; NO SETBACK IS APPLIED BELOW GRADE.

PRIMARY APPLICABLE CODES:
CITY OF VANCOUVER ZONING BYLAW
VANCOUVER BUILDING BYLAW 2019

FAR SUMMARY

PROVIDED FAR AREA			
RESIDENTIAL	13,993	s.m.	150,614 s.ft.
RESIDENTIAL CIRCULATION	2,554	s.m.	27,491 s.ft.
TOTAL	**16,547**	**s.m.**	**178,105 s.ft.**
PROVIDED FAR EXCLUSION AREA			
INDOOR AMENITY (RECREATIONAL)	506	s.m.	5,444 s.ft.
SERVICE (ABOVE GROUND)	82	s.m.	882 s.ft.
SERVICE AMENITY CIRCULATION (ABOVE GROUND)	152	s.m.	1,640 s.ft.
STORAGE (INSUITE)	874	s.m.	9,410 s.ft.
STORAGE (COMMON)	104	s.m.	1,123 s.ft.
TOTAL	**1,614**	**s.m.**	**18,499 s.ft.**
CITY INDOOR AMENITY REQUIREMENT (13 SF PER UNIT)	330	s.m.	3,549 s.ft.
EXTERIOR WALL RAINSCREEN ELEMENTS (SEC 10.15.3)			
— TBC at BP upon finalization of wall assemblies			
FAR CALCULATION			
FAR AREA	16,547	s.m.	178,105 s.ft.
SITE AREA	2,582	s.m.	27,791 s.ft.
FAR		**s.m.**	**6.41**
OUTDOOR SPACE			
BALCONY & PATIO (PRIVATE)	2,753	s.m.	29,635 s.ft.
OUTDOOR AMENITY	603	s.m.	6,490 s.ft.
OUTDOOR COMMON	697	s.m.	7,503 s.ft.
TOTAL	**4,053**	**s.m.**	**43,628 s.ft.**
CITY OUTDOOR AMENITY REQUIREMENT (22 SF PER UNIT)	558	s.m.	6,006 s.ft.

PROJECT NARRATIVE

THE PROPOSED DEVELOPMENT CONSISTS OF A 23-STORY SECURED MARKET RENTAL HIGH-RISE APARTMENT BUILDING, FEATURING 22 RESIDENTIAL FLOORS AND ONE AMENITY FLOOR, WITH A TOTAL OF 273 SECURED-RENTAL RESIDENTIAL UNITS.

THE PROJECT ALLOCATES 20% (TO BE DETERMINED) OF THE TOTAL DWELLING UNITS FOR BELOW-MARKET RENTALS. FURTHERMORE, 35% OF THE BELOW-MARKET UNITS AND 35% OF ALL OTHER UNITS ARE DESIGNED TO BE FAMILY-FRIENDLY, COMPRISING 74 TWO-BEDROOM UNITS AND 27 THREE-BEDROOM UNITS.

THE PROJECT ENCOMPASSES A TOTAL FLOOR AREA OF 177,865 SQUARE FEET, ACHIEVING A DENSITY OF 6.4 FAR.

THIS NEW RENTAL APARTMENT DEVELOPMENT IS DESIGNED TO PROVIDE MODERN, HIGH-QUALITY LIVING, FEATURING EXTENSIVE RESIDENTIAL AMENITY SPACES. AMENITIES ARE THOUGHTFULLY INTEGRATED THROUGHOUT THE DEVELOPMENT:

A CHILDREN'S PLAY AREA ON THE GROUND LEVEL, A FITNESS CENTER ON THE PODIUM ROOFTOP, AND A LOUNGE, DINING, AND CO-WORKING SPACES ON THE TOWER ROOFTOP. EVERY DETAIL HAS BEEN CONSIDERED TO RESPOND TO VIEWS, CLIMATE, AND THE URBAN CONTEXT, WITH THE GOAL OF DEVELOPING A HIGH-DENSITY PROJECT WITH ICONIC TOWERS AND EXCEPTIONAL AMENITIES THAT APPEAL TO LONG-TERM RESIDENTS.

ARCHITECTURAL SYMBOLS & LEGENDS

SITE

- PROPERTY LINE
- SETBACK LINE
- UNDERGROUND PARKING LINE
- BUILDING ENTRY
- PARKING AND SERVICE ENTRY
- BUILDING EXIT
- CLEAR SPACE FOR EXISTING TRANSFORMER TO BE RELOCATED
- CLEAR SPACE FOR NEW TRANSFORMER
- EXISTING POWER POLE
- NEW POWER POLE
- SKYTRAIN TUNNEL
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- CLASS B LOADING & UNLOADING
- PMT + LOE + SWITCH GEAR
- FH FIRE HYDRANT

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

kasian

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REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE
6	2026.07.10	DEVELOPMENT PERMIT SUBMISSION
5	2026.04.20	DEVELOPMENT PERMIT PRE-SUBMISSION
4	2026.03.18	100% DESIGN DEVELOPMENT REVIEW UPDATE
3	2025.09.23	100% DESIGN DEVELOPMENT REVIEW UPDATE
2	2025.07.04	100% DESIGN DEVELOPMENT REVIEW
1	2025.02.28	50% DESIGN DEVELOPMENT REVIEW

CONSULTANT

PERMIT STAMP

SEAL

REGISTERED ARCHITECT — JORDAN RAMSAY — BRITISH COLUMBIA
2026-07-15

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PROJECT

396 EAST 2ND AVE

396 E 2nd Ave, Vancouver, BC V5T 4L4

DRAWING TITLE

SITE PLAN

DRAWING ISSUE

DEVELOPMENT PERMIT SUBMISSION

PROJECT NO.	PLOT DATE	DRAWN
250093	2026-07-10	Author
	SCALE: As indicated	REVIEWED: Checker

DRAWING NO. DP A1-100 — REVISION 6