

2914 ST JOHNS STREET

REZONING / DP RE-SUBMISSION

MARCH 20TH, 2026



PROJECT TEAM:

OWNER
 ANTHEM PROPERTIES
 ROB ELLIOTT 405 689 3042 rellott@anthemproperties.com
 MARK HOYNSA 405 689 3048 mhoynsa@anthemproperties.com

ARCHITECT
 GBL ARCHITECTS INC.
 PAUL GOODWIN 406-784-1156 pgoodwin@gbllarchitects.com
 EMILY BRETT 406-784-1156 ebrett@gbllarchitects.com



DRAWING LIST	
NUMBER	NAME
A-0.01	PROJECT STATS
A-0.02	CONTEXT PLAN
A-0.03	SITE PHOTOS
A-0.04	FUTURE CONTEXT
A-0.05	QTE SURVEY
A-0.06	SITE PLAN
A-0.07	SHADOW STUDIES
A-0.08	BBR DEPARTMENT ACCESS PLAN
A-1.01	LEVEL P1
A-1.02	LEVEL P2
A-1.03	LEVEL P3
A-1.04	LOWER LEVEL 1
A-1.05	LEVEL 2
A-1.07	LEVELS 3-8
A-1.08	LEVEL 9
A-1.09	LEVELS 8-10 (TYP. TOWER)
A-1.10	LEVEL 20
A-1.11	ROOF PLAN
A-1.12	TYPICAL TOWER - ENLARGED PLAN
A-2.01	ELEVATION - NORTH
A-2.02	ELEVATION - EAST
A-2.03	ELEVATION - SOUTH
A-2.04	ELEVATION - WEST
A-2.05	CONTEXT ELEVATION
A-3.01	BUILDING SECTIONS
A-3.02	BUILDING SECTIONS
A-3.03	BUILDING SECTION
A-3.04	SPRING STREET SRV. COORDINATION
A-3.05	UNIT FIF PLAN
A-8.01	UNIT PLANS - ST. JOHN & 1BR
A-8.02	UNIT PLANS - 2BR & 3BR
A-8.03	UNIT PLANS - 2BR & 3BR UNITS
A-11.01	FAS - LEVEL 1 LOWER
A-11.02	FAS - LEVEL 1
A-11.03	FAS - LEVEL 2
A-11.04	FAS - LEVEL 3-4
A-11.05	FAS - LEVEL 5
A-11.06	FAS - LEVELS 6-20 (TYP. TOWER)
A-11.07	FAS - LEVEL 20
A-11.08	FAS - ROOF
A-12.01	3D VIEWS
A-12.02	3D VIEWS
A-12.03	3D VIEWS
A-12.04	3D VIEWS



■ GBL ARCHITECTS INC.
300-224 WEST 8TH AVENUE TEL: 434 736 1136
VANCOUVER, BC CANADA V6V 1S5 FAX: 604 231 9079
SUPPORT PROVIDED TO THE PLANNING DEPARTMENT AND THE DEVELOPMENT
DEPARTMENT BY THE CITY OF VANCOUVER. THIS REPORT IS THE PROPERTY OF
GBL ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/11/19	REVISION/DP SUBMISSION
2	2025/08/29	REVISION/DP RE-SUBMISSION
3	2026/07/22	REVISION/DP RE-SUBMISSION

2914 ST JOHNS
STREET
REZONING / DP
RE-SUBMISSION

PROJECT STATS

DATE	3/20/2024 10:48:24 AM
DRAWN BY	Ashley
CHECKED BY	Chickie
SCALE	
JOB NUMBER	23014

A-0.01



OVERVIEW

CIVIC ADDRESS: 2914 St. John Street
Port Moody, BC

ZONING: C3 (existing)

SITE AREA: 4,046.19 m² (43,552.84 SF)
NET SITE AREA: 40,338.09 SF

PROPOSED USES: RETAIL/COMMERCIAL, OFFICE, RESIDENTIAL

SETBACKS:
 Permitted: Proposed: Parkade:
 FRONT YARD (SOUTH): 1.5m / 4' 7" 3.05m / 10' 0.86m
 EAST SIDE YARD: 1.5m / 4' 7" 3.40 m / 11' 2.92m
 WEST SIDE YARD: 1.5m / 4' 7" 14.70m / 47'-2" 1.70m
 REAR YARD (NORTH): 1.5m / 4' 7" 1.51m / 5'-0" 0.69m
HEIGHT: 26 Storeys

TOWER FLOORPLATE: +/- 700 m2 (7,535 SF)

FAR: 6.21

PARKING

REQUIRED:
Under Provincial Legislation (Bill 47), there are no minimum of... street residential parking requirements in Transit-Oriented Development (TOD) areas.
Refer to Bunt & Associates Ltd. report for parking requirements.

ADDITIONAL REQUIREMENTS:

ACCESSIBLE STALLS (3.7m WIDE w/ 1.2m AISLE)	3
75-124 STALLS = 3 ACCESSIBLE STALLS	3
125-174 STALLS = 4 ACCESSIBLE STALLS	4
FOR EACH ADDITIONAL 50 SPACES, 1 ACC SPACE	1
= 7 ACCESSIBLE RESIDENTIAL	169
SMALL CAR ALLOWANCE	
MAX. 33%	148
Note: All residential parking stalls and 20% of commercial parking spaces to include an energized outlet capable of providing Level 2 EV charging.	

PROVIDED:

CAR SHARE REGULAR	3
RESIDENTIAL	8
W/C STALL	7
REGULAR CAR STALL	169
SMALL CAR STALL	33
TOTAL	210
RETAIL / OFFICE / MOTOR	
W/C STALL GUEST	2
MOTOR - REGULAR	37
MOTOR SMALL CAR STALL	13
TOTAL	61

LOADING

CLASS A = 2 SPACES

CLASS B = 2 SPACES
 EACH: 9.8ft x 30ft x 14.1ft (H)

BICYCLES

RESIDENTIAL: - 482

1.5 SPACES / UNIT
 10% LOCKERS = 48
 5% OVERSIZED = 24

VISITORS: - 36

6 SPACES / 50 UNITS

COMMERCIAL / OFFICE: - 4

1 SPACE / 750m² (8,072 SF)

VISITORS: - 6

6 SPACES / 750m² OR MORE

PROVIDED:

TYPE	COUNT	TYPE	COUNT
RESIDENTIAL	482	RETAIL / OFFICE	7
BIKECL = CONVENTIONAL	19	BIKECL = MOTOR - RETAIL	8
BIKECL = LOCKER	48	MOTOR	15
BIKECL = OVERSIZED	16	BIKECL = VISITOR (RES)	29
BIKECL = STACKED	306	TOTAL	29
BIKECL = VERT.	31		
	482		

GROSS AREA

GROSS AREA			
COMMON CIRCULATION	AREA	PERCENTAGE	PERCENTAGE
COMMERCIAL / RETAIL	3,566.92 SF	548.85 m ²	1.4%
OFFICE	7,676.29 SF	712.86 m ²	2.7%
OFFICE CIRCULATION	2,071.89 SF	192.69 m ²	0.7%
RETAIL	18,220.75 SF	1,692.21 m ²	6.5%
RESIDENTIAL	31,938.65 SF	2,947.22 m ²	11.4%
AMENITY	4,075.61 SF	378.64 m ²	1.4%
ELEC.	1,333.24 SF	123.87 m ²	0.4%
MISC.	2,239.89 SF	208.21 m ²	0.7%
RES. CIRCULATION	38,483.43 SF	3,559.37 m ²	13.9%
RESIDENTIAL	292,021.21 SF	27,168.37 m ²	71.7%
DECK/BBQ	448.92 SF	41.52 m ²	0.1%
SERVICE	249,213.11 SF	23,024.48 m ²	86.6%
	281,151.86 SF	26,119.87 m ²	100.0%

FAR

FAR			
AREA TYPE	AREA	FSR	
COMMERCIAL / RETAIL			
COMMON CIRCULATION	3,566.92 SF	0.09	43.3%
OFFICE	7,676.29 SF	0.18	
OFFICE CIRCULATION	2,071.89 SF	0.15	
RETAIL	18,220.75 SF	0.49	
	31,938.65 SF	0.75	
RESIDENTIAL			
ELEC.	1,333.24 SF	0.72	
MECH.	2,239.89 SF	0.77	
RES. CIRCULATION	38,483.43 SF	0.89	
RESIDENTIAL	292,021.21 SF	4.49	
DECK/BBQ	448.92 SF	0.11	
SERVICE	249,213.11 SF	0.48	
	281,151.86 SF	6.21	

ADAPTABLE UNIT FAR EXCLUSION FROM RESIDENTIAL AREA
 • 2.0x1' (21.5 SF) PER ADAPTABLE UNIT
 • 3,444.48 SF / 320 m² (FAR 0.70)
 • 60769 BUILDING SYSTEM EXCLUSION FROM RESIDENTIAL AREA
 • EXCLUDE ANY PORTION OF A FLOOR CONTAINING AN IN-SLATE HWY LIFT TO 1.0M² / UNIT (4.00M² / 100 SQ) / UNIT
 • 3,210 SF / 298.21M² (10.74 FAR)

TOTAL RESIDENTIAL FAR EXCLUSION = 6,654.55 SF (6,183 FAR)

GROSS AREA - BY LEVEL

GROSS AREA - BY LEVEL			
LEVEL	AREA	PERCENTAGE	PERCENTAGE
LI - LOWER	2,037.61 SF	194.18 m ²	
COMMON CIRCULATION	959.55 SF	9.27 m ²	
OFFICE	526.24 SF	49.66 m ²	
RES. CIRCULATION	13,244.51 SF	1,262.63 m ²	
RETAIL	11,417.51 SF	1,089.89 m ²	
LI			
AMENITY	1,718.47 SF	163.36 m ²	
COMMON CIRCULATION	1,000.32 SF	97.38 m ²	
MECH.	322.08 SF	30.77 m ²	
MISC.	422.55 SF	40.39 m ²	
OFFICE	2,071.89 SF	192.69 m ²	
OFFICE CIRCULATION	2,071.89 SF	192.69 m ²	
RES. CIRCULATION	2,930.82 SF	276.16 m ²	
RETAIL	6,500.33 SF	618.21 m ²	
DECK/BBQ	341.58 SF	31.93 m ²	
SERVICE	24,100.15 SF	2,247.78 m ²	
LI			
AMENITY	510.41 SF	48.29 m ²	
ELEC.	748.89 SF	70.87 m ²	
MISC.	422.55 SF	40.39 m ²	
RES. CIRCULATION	2,456.76 SF	232.26 m ²	
RESIDENTIAL	14,836.24 SF	1,398.15 m ²	
RETAIL	178.24 SF	16.89 m ²	
SERVICE	18,564.59 SF	1,748.43 m ²	
LI			
ELEC.	77.88 SF	7.36 m ²	
MECH.	41.42 SF	3.85 m ²	
RES. CIRCULATION	2,441.72 SF	229.86 m ²	
RESIDENTIAL	18,158.51 SF	1,718.57 m ²	
LI			
ELEC.	77.88 SF	7.36 m ²	
MECH.	41.42 SF	3.85 m ²	
RES. CIRCULATION	2,441.72 SF	229.86 m ²	
RESIDENTIAL	18,158.51 SF	1,718.57 m ²	
LI			
ELEC.	77.88 SF	7.36 m ²	
MECH.	41.42 SF	3.85 m ²	
RES. CIRCULATION	2,441.72 SF	229.86 m ²	
RESIDENTIAL	18,158.51 SF	1,718.57 m ²	
LI			
AMENITY	626.70 SF	58.92 m ²	
ELEC.	32.24 SF	3.07 m ²	
MISC.	39.45 SF	3.68 m ²	
RES. CIRCULATION	1,172.59 SF	109.97 m ²	
RESIDENTIAL	8,103.71 SF	764.15 m ²	
LI			
MECH.	32.24 SF	3.07 m ²	
MISC.	39.45 SF	3.68 m ²	
RES. CIRCULATION	1,482.51 SF	140.75 m ²	
RESIDENTIAL	6,392.29 SF	593.46 m ²	
LI			
AMENITY	876.40 SF	81.82 m ²	
ELEC.	32.24 SF	3.07 m ²	
MECH.	39.45 SF	3.68 m ²	
RES. CIRCULATION	1,118.44 SF	103.97 m ²	
RESIDENTIAL	6,316.15 SF	591.29 m ²	
LI			
MECH.	32.24 SF	3.07 m ²	
RES. CIRCULATION	1,912.84 SF	177.97 m ²	
RESIDENTIAL	1,912.84 SF	177.97 m ²	

TOTAL GFA BY LEVEL

TOTAL GFA BY LEVEL			
LEVEL	AREA	PERCENTAGE	PERCENTAGE
LI - LOWER	11,417.51 SF	1,089.89 m ²	
L1	26,100.15 SF	2,462.68 m ²	
L2	18,146.50 SF	1,706.11 m ²	
L3	18,145.38 SF	1,705.97 m ²	
L4	18,124.38 SF	1,704.77 m ²	
L5	18,118.38 SF	1,704.27 m ²	
L6	17,913.65 SF	1,679.14 m ²	
L7	7,285.14 SF	681.72 m ²	
L8	7,814.58 SF	734.91 m ²	
L9	7,814.58 SF	734.91 m ²	
L10	7,814.58 SF	734.91 m ²	
L11	7,814.58 SF	734.91 m ²	
L12	7,814.58 SF	734.91 m ²	
L13	7,814.58 SF	734.91 m ²	
L14	7,814.58 SF	734.91 m ²	
L15	7,814.58 SF	734.91 m ²	
L16	7,814.58 SF	734.91 m ²	
L17	7,814.58 SF	734.91 m ²	
L18	7,814.58 SF	734.91 m ²	
L19	7,814.58 SF	734.91 m ²	
L20	7,814.58 SF	734.91 m ²	
L21	7,814.58 SF	734.91 m ²	
L22	7,814.58 SF	734.91 m ²	
L23	7,814.58 SF	734.91 m ²	
L24	7,814.58 SF	734.91 m ²	
L25	7,814.58 SF	734.91 m ²	
L26	7,814.58 SF	734.91 m ²	
ROOF	1,912.84 SF	177.97 m ²	
	281,151.86 SF	26,119.87 m ²	

TOTAL FAR BY LEVEL

TOTAL FAR BY LEVEL			
LEVEL	AREA	PERCENTAGE	PERCENTAGE
LI - LOWER	11,417.51 SF	1,089.89 m ²	
L1	26,100.15 SF	2,462.68 m ²	
L2	18,146.50 SF	1,706.11 m ²	
L3	18,145.38 SF	1,705.97 m ²	
L4	18,124.38 SF	1,704.77 m ²	
L5	18,118.38 SF	1,704.27 m ²	
L6	17,913.65 SF	1,679.14 m ²	
L7	7,285.14 SF	681.72 m ²	
L8	7,814.58 SF	734.91 m ²	
L9	7,814.58 SF	734.91 m ²	
L10	7,814.58 SF	734.91 m ²	
L11	7,814.58 SF	734.91 m ²	
L12	7,814.58 SF	734.91 m ²	
L13	7,814.58 SF	734.91 m ²	
L14	7,814.58 SF	734.91 m ²	
L15	7,814.58 SF	734.91 m ²	
L16	7,814.58 SF	734.91 m ²	
L17	7,814.58 SF	734.91 m ²	
L18	7,814.58 SF	734.91 m ²	
L19	7,814.58 SF	734.91 m ²	
L20	7,814.58 SF	734.91 m ²	
L21	7,814.58 SF	734.91 m ²	
L22	7,814.58 SF	734.91 m ²	
L23	7,814.58 SF	734.91 m ²	
L24	7,814.58 SF	734.91 m ²	
L25	7,814.58 SF	734.91 m ²	
L26	7,814.58 SF	734.91 m ²	
ROOF	1,912.84 SF	177.97 m ²	
	281,151.86 SF	26,119.87 m ²	

AMENITY AREA

AMENITY AREA			
RESIDENTIAL	AREA	PERCENTAGE	PERCENTAGE
AMENITY	4,075.61 SF	378.64 m ²	
AMENITY PATIO	13,892.40 SF	1,282.10 m ²	
	17,968.01 SF	1,660.74 m ²	

UNIT COUNT

UNIT TYPE	COUNT	AREA	PERCENTAGE
DBR STUDIO	50	383 SF ... 35.9 SF	15.3%
IBR	156	473 SF ... 241 SF	43.3%
IBR-LDEN	1	641 SF	
DBR	79	729 SF ... 82.5 SF	25%
IBR	23	425 SF ... 284 SF	
TOTAL 321	321		

ADAPTABLE UNITS

NAME	AREA	COUNT
UNIT A3	363 SF	4
UNIT B1	543 SF	92
UNIT B3	530 SF	5
UNIT B4	520 SF	5
UNIT C2a	780 SF	25
UNIT C2b	780 SF	25
UNIT D1a	925 SF	4
UNIT D1b	925 SF	4
TOTAL 140		140

ADAPTABLE UNITS = 140x (50%)
 *ADAPTABLE REQUIREMENTS AS PER BCBC 2018

RESIDENTIAL UNIT TYPES

NAME	AREA	COUNT	TYPE
DBR STUDIO			
UNIT A1	411 SF	25	
UNIT A3	419 SF	19	
UNIT A4	383 SF	16	ADAPT.
		50	
IBR			
UNIT B1	543 SF	92	ADAPT.
UNIT B2a	543 SF	29	
UNIT B2b	541 SF	18	
UNIT B3	530		



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 454 726 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 454 231 5079
SOME RIGHTS RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

CONTEXT PLAN

DATE	3/20/2024 10:48:27 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 100'-0"
JOB NUMBER	23014

A-0.02





■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 454 726 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 454 21 5079
SOME RIGHTS RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GBL ARCHITECTS INC.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

SITE PHOTOS

DATE	3/20/2024 10:46:30 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-0.03

EXISTING SITE



ST JOHNS / WILLIAMS STREET - SOUTH EAST CORNER



WILLIAMS STREET



SPRING STREET

HUGH STREET

WILLIAMS STREET

ST JOHNS STREET

← ST JOHNS STREET →



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6C 2K5 FAX: 604 271 3079
SOME RIGHTS RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

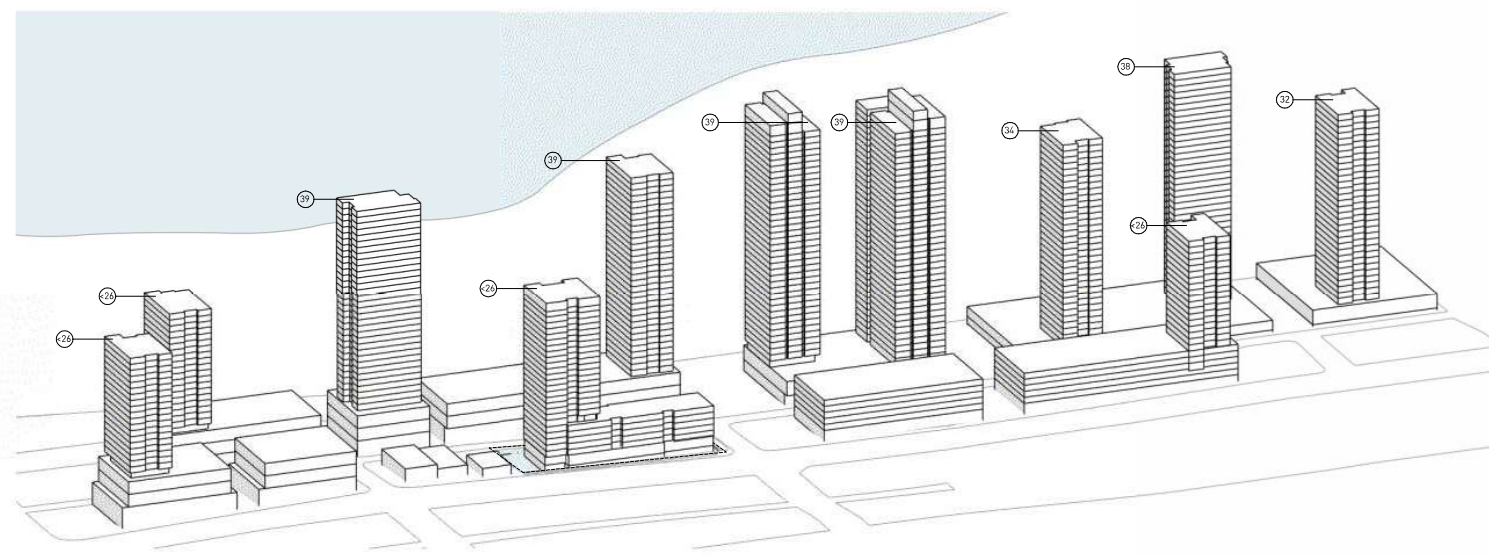
NO.	DATE	DESCRIPTION
1	2024/12/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/09/22	REZONING / DP RE-SUBMISSION

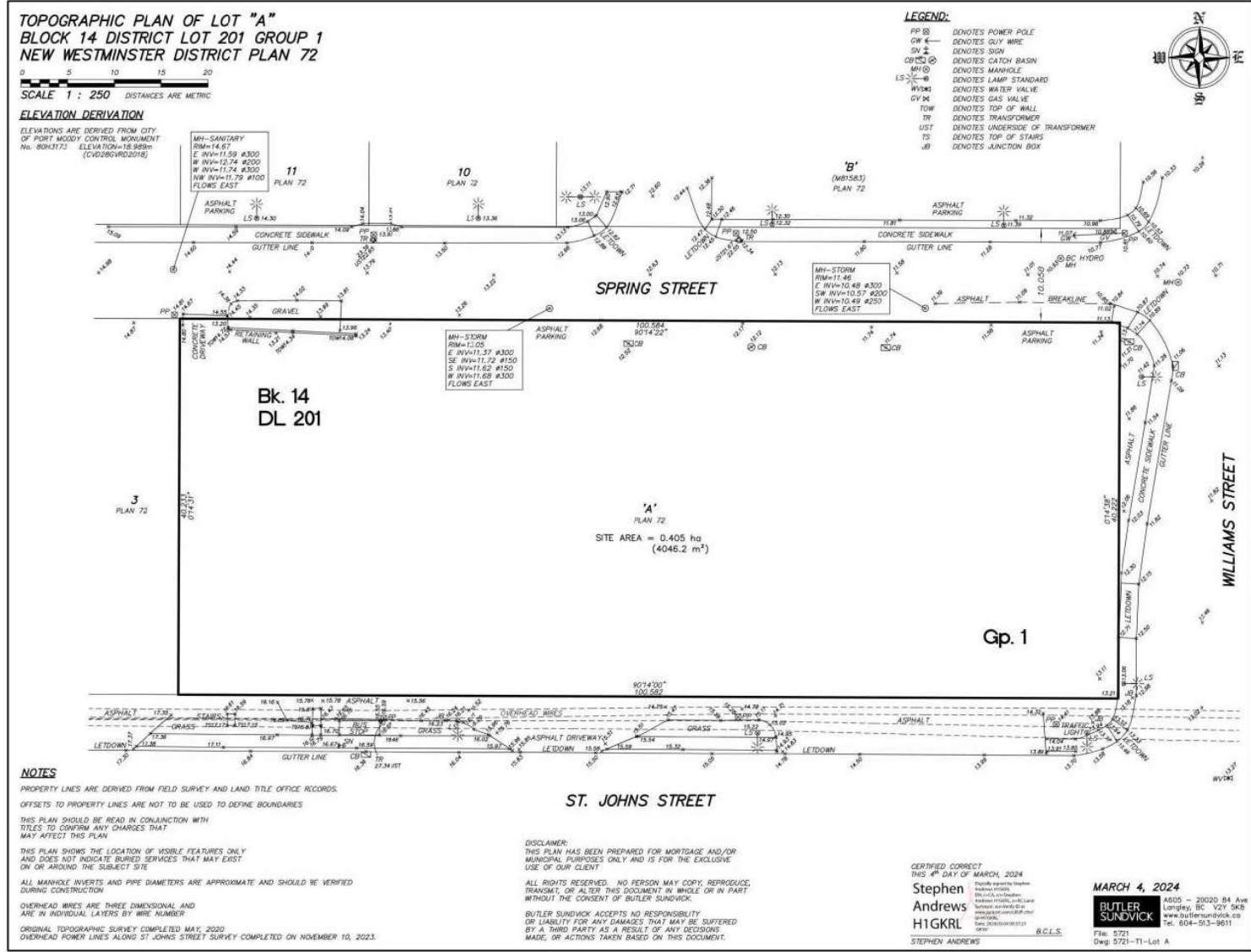
2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

FUTURE CONTEXT

DATE	3/20/2024 10:46:31 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-0.04







gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 5079
SOURCES: PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF ALL INFORMATION.
 CONSULT THE PROFESSIONAL ENGINEER OR ARCHITECT FOR ALL INFORMATION.
 THIS DOCUMENT IS THE PROPERTY OF GBL ARCHITECTS INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GBL ARCHITECTS INC.

NOTES

REVISIONS

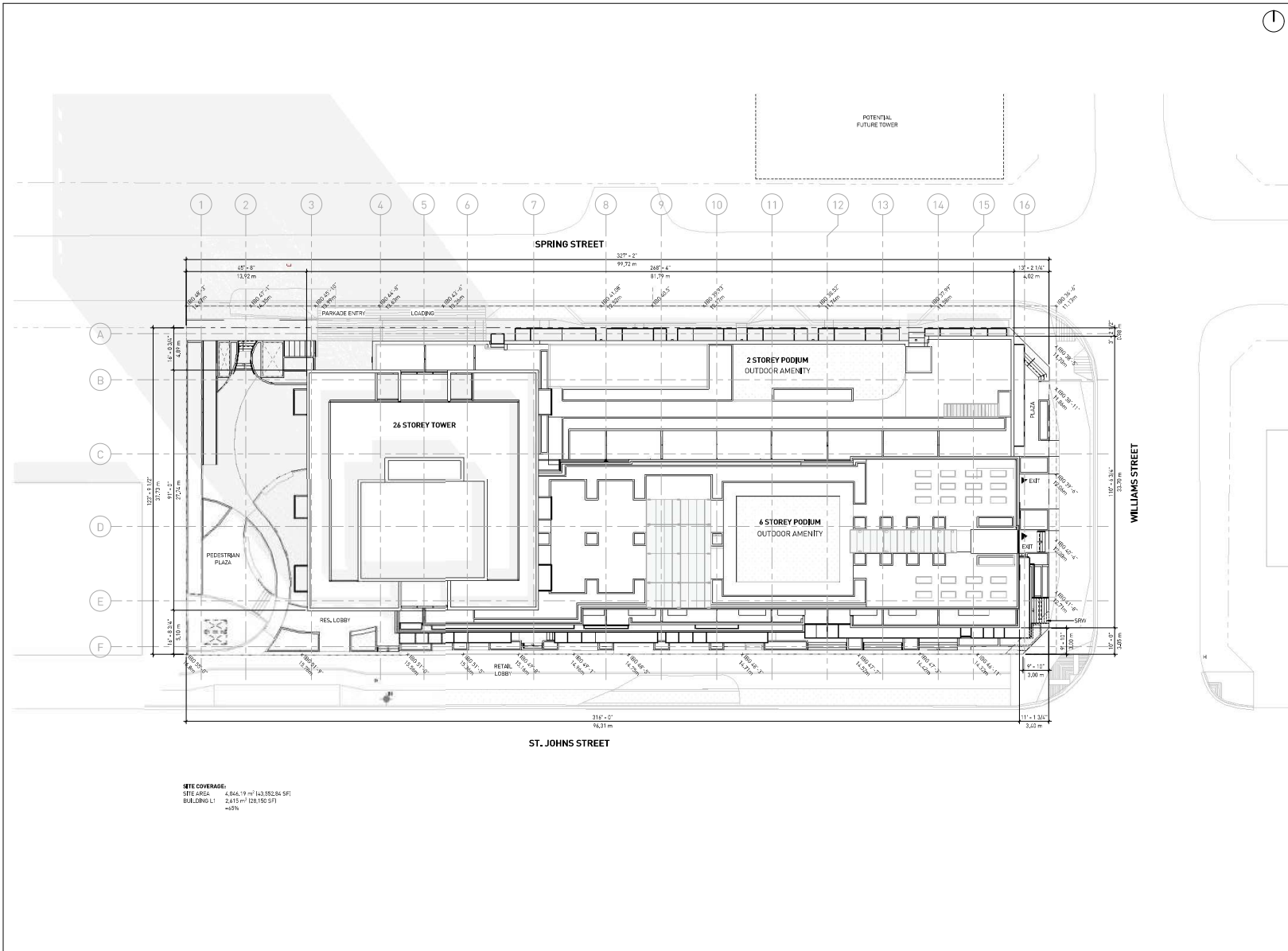
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

SITE PLAN

DATE	3/20/2024 10:46:43 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-0.30



SITE COVERAGE:
 SITE AREA: 4,046.19 m² (143,882.84 SF)
 BUILDING L¹: 2,415 m² (26,150 SF)
 +33%



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 454 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 454 231 5278
SOURCES: PROVIDED BY THE CLIENTS. DESIGN AND ALL THE INFORMATION
 CONTAINED HEREIN IS THE PROPERTY OF GBL ARCHITECTS INC. AND IS NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

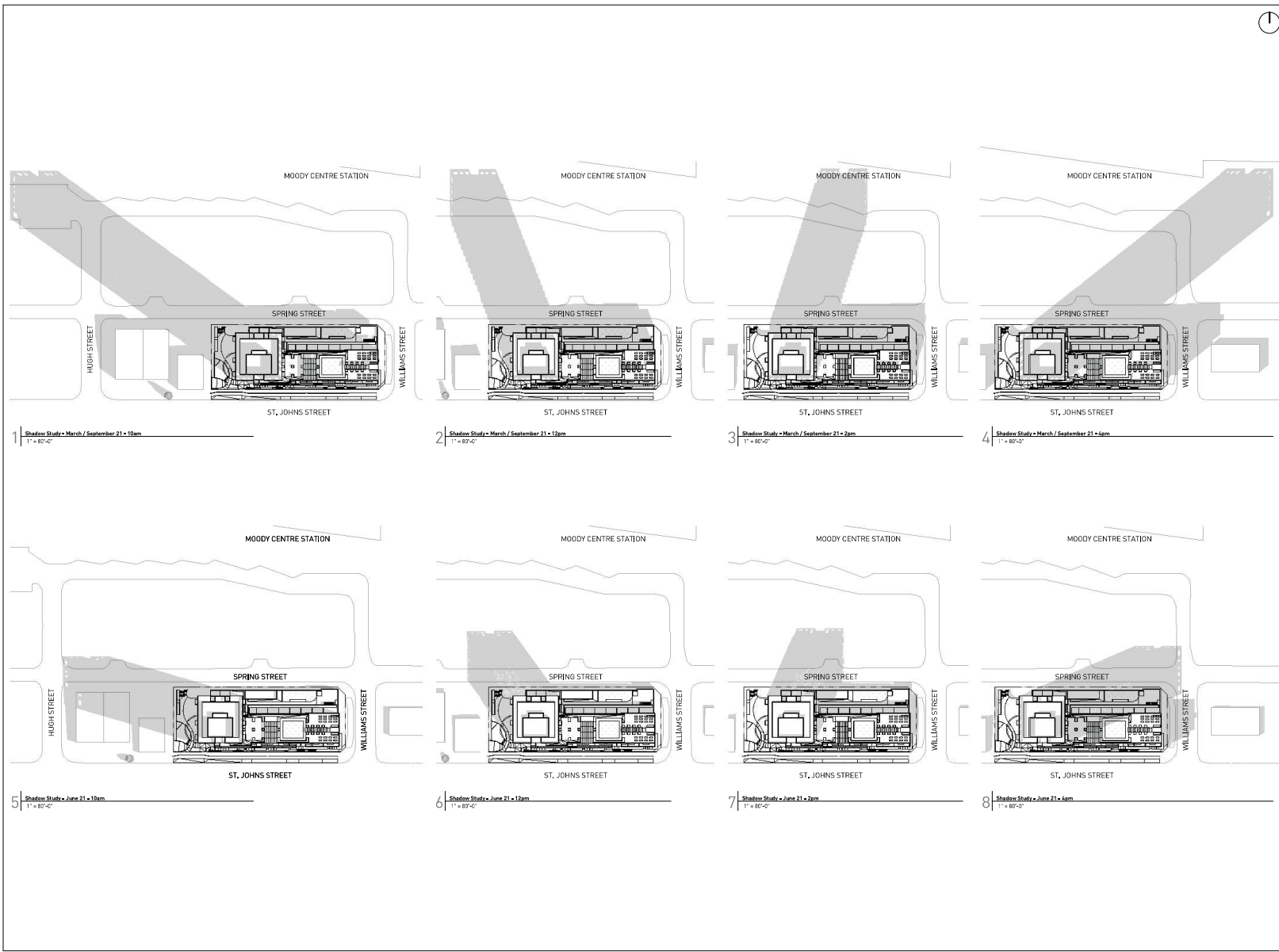
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

SHADOW STUDIES

DATE	3/20/2024 10:47:28 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1" = 80'-0"
JOB NUMBER	23014

A-0.31





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604.736.1136
 VANCOUVER, BC CANADA V6Y 1N5 FAX: 604.271.5079
SOME OF THE SERVICES OF GBL ARCHITECTS INC. ARE PROVIDED BY OTHER COMPANIES THAT ARE AFFILIATED WITH GBL ARCHITECTS INC. THESE COMPANIES ARE NOT PART OF GBL ARCHITECTS INC. AND THEIR SERVICES ARE NOT GUARANTEED BY GBL ARCHITECTS INC.

NOTES

REVISIONS

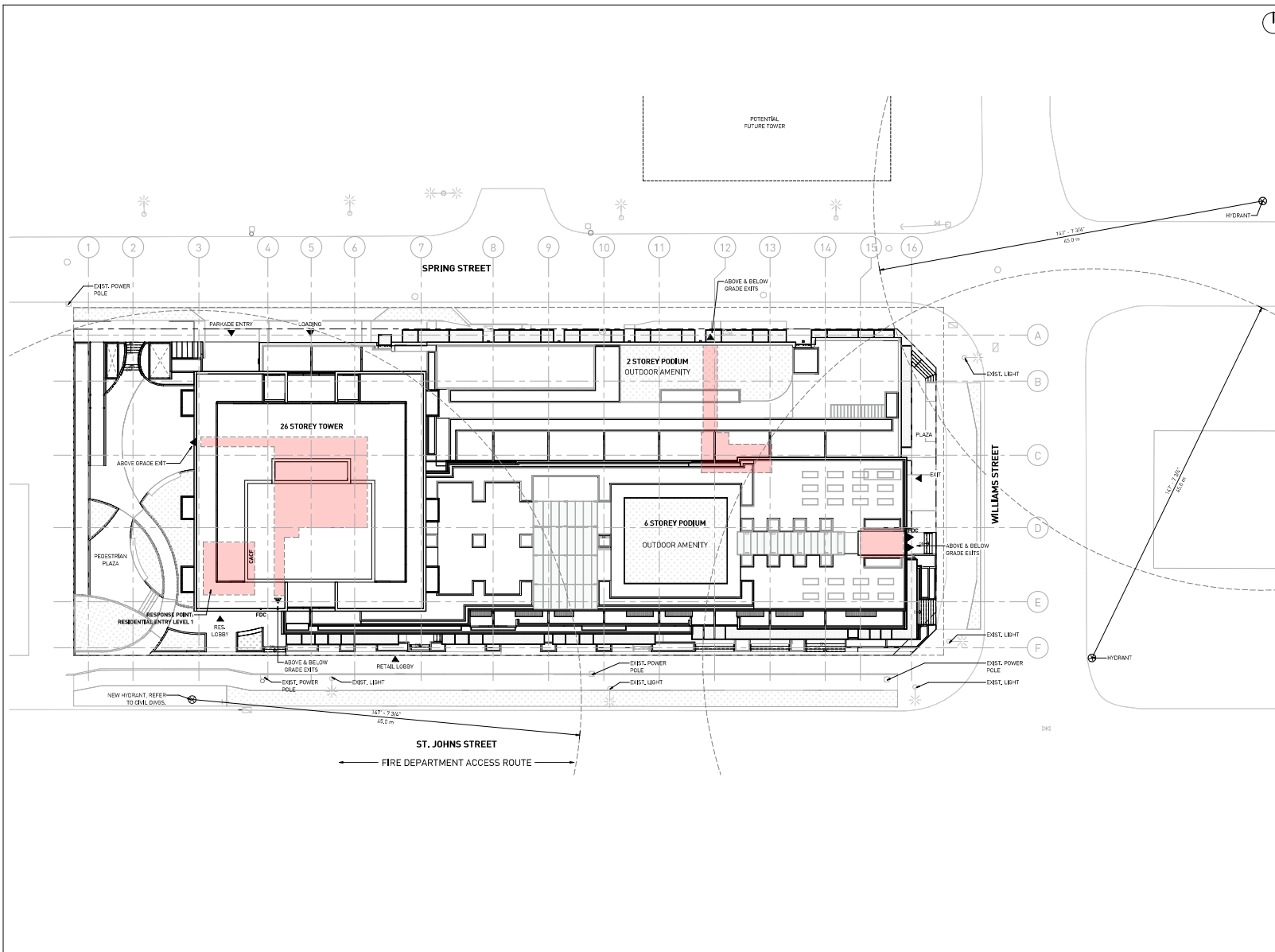
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FIRE DEPARTMENT ACCESS PLAN

DATE	3/20/2024 10:47:35 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-0.32





gbl ARCHITECTS INC.
 300-224 WEST BTHAVENUE VANCOUVER, BC CANADA V6Y 1Y5
 TEL: 604 736 1136 FAX: 604 231 5079
SUBMITTAL PROVIDED IN FULL AND TO BE USED AS IS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

NOTES

REVISIONS

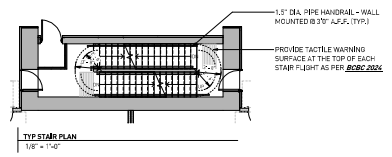
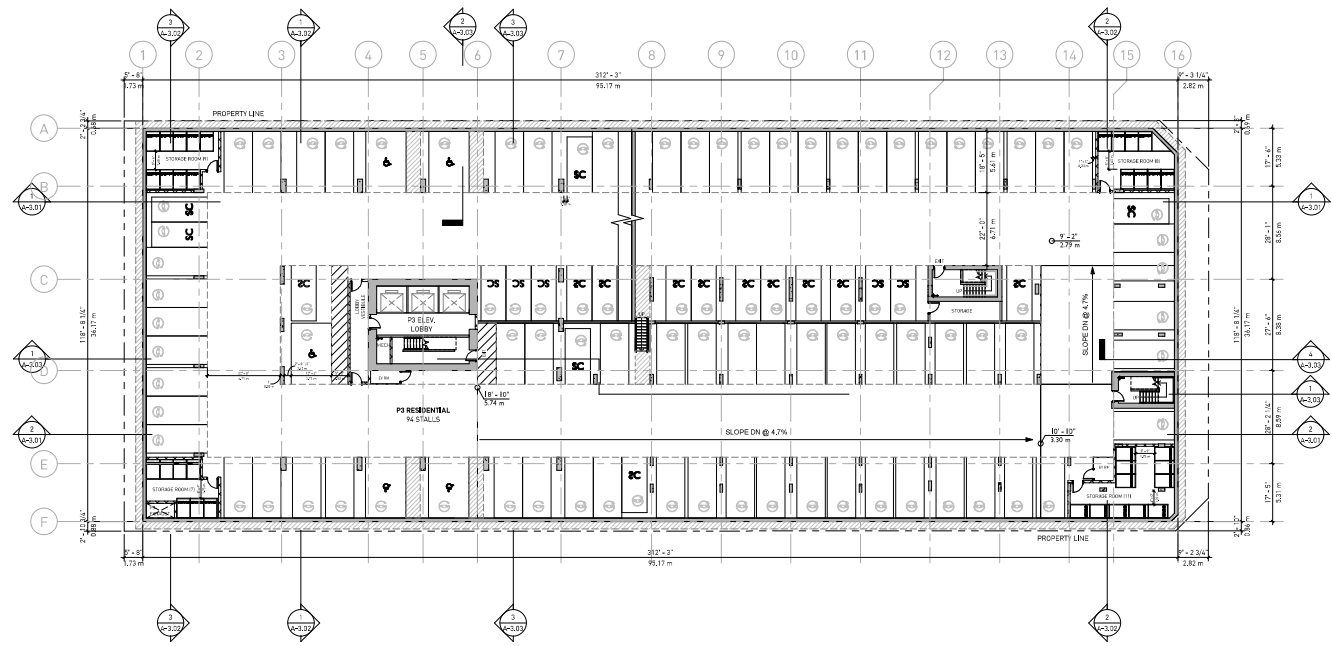
NO.	DATE	DESCRIPTION
1	2024/12/18	REVISION / DP SUBMISSION
2	2025/08/29	REVISION / DP RE-SUBMISSION
3	2026/03/22	REVISION / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL P3

DATE	3/20/2024 10:47:37 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	23014

A-1.01





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 231 5079
SOME OF THE SERVICES OF GBL ARE PROVIDED BY SUB-CONTRACTORS. THE QUALITY OF THESE SERVICES IS NOT GUARANTEED BY GBL. THE CLIENT IS ADVISED TO VERIFY THE QUALITY OF THESE SERVICES WITH THE APPROPRIATE SUB-CONTRACTORS.

NOTES

REVISIONS

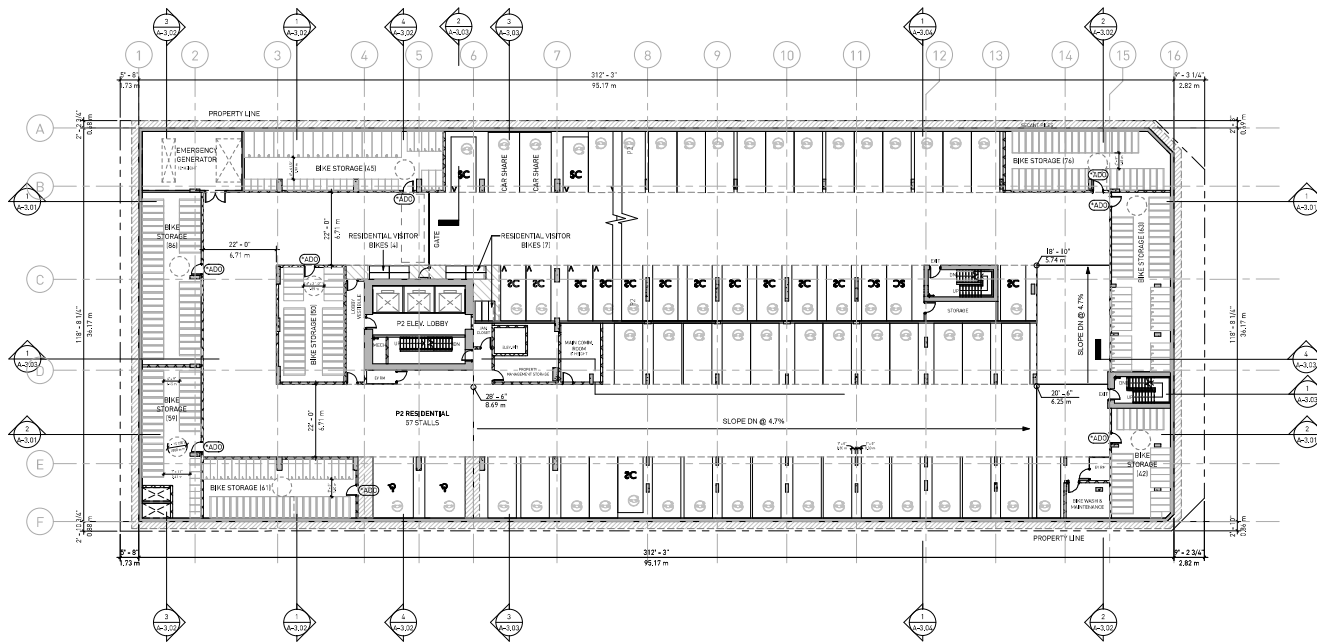
NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL P2

DATE	3/20/2024 10:47:38 AM
DRAWN BY	Autor
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.02





gbl ARCHITECTS INC.
 300-224 WEST 4TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 231 5079
SUPPORT PROVIDED BY THE CLIENTS DESIGN AND/OR ALL THE INFORMATION
 IS TO BE PROVIDED BY THE CLIENTS DESIGN AND/OR ALL THE INFORMATION
 IS TO BE PROVIDED BY THE CLIENTS DESIGN AND/OR ALL THE INFORMATION

NOTES

REVISIONS

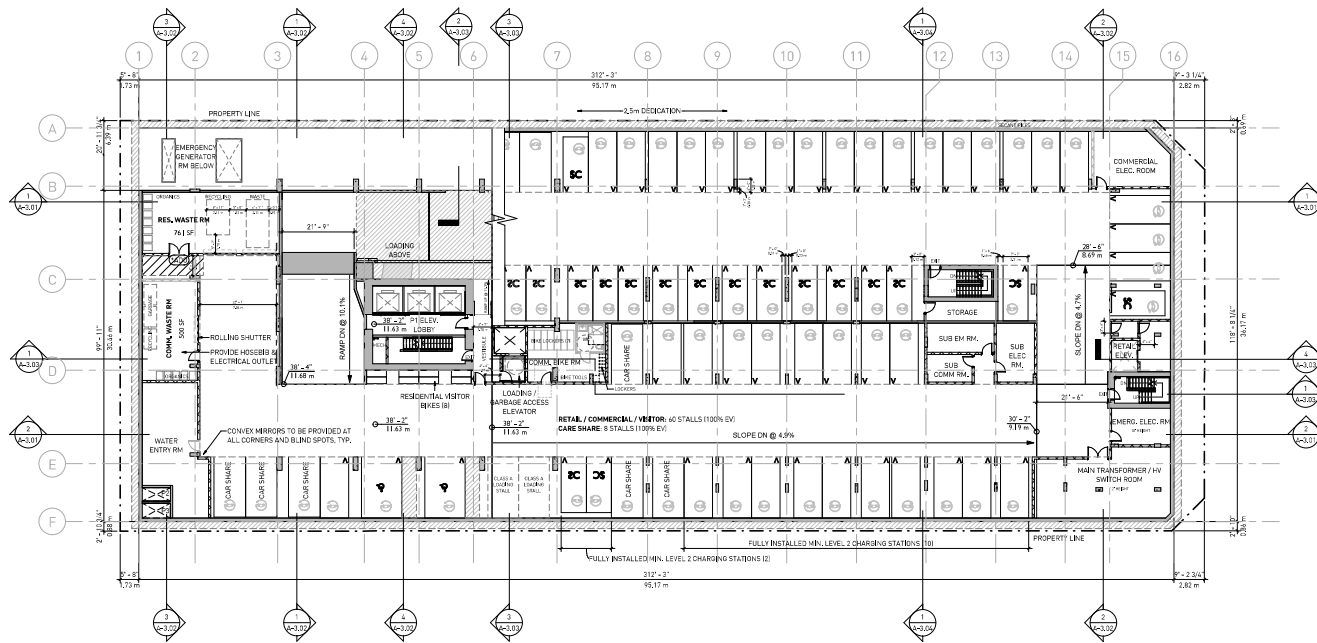
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL P1

DATE	3/26/2024 10:47:39 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.03





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 8079
SUPPORT PROVIDED BY CLIENT AND DESIGNER. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF GBL ARCHITECTS INC.

NOTES

REVISIONS

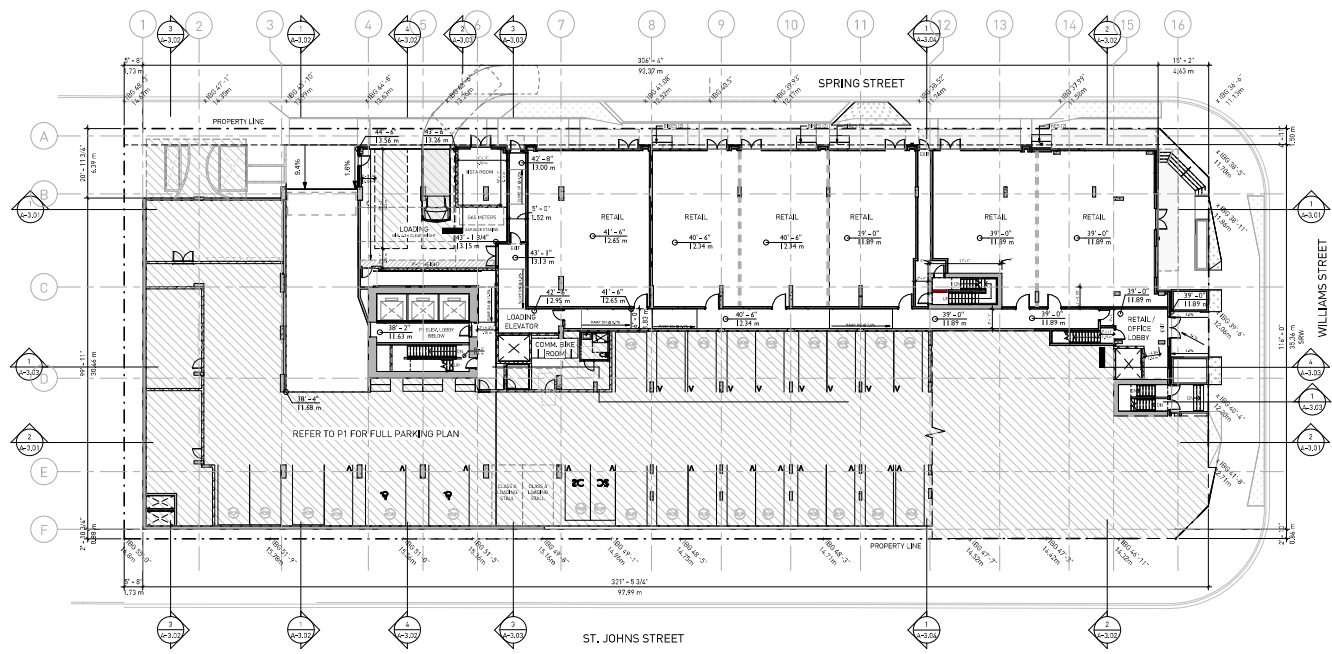
NO.	DATE	DESCRIPTION
1	2024/12/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LOWER LEVEL 1

DATE	3/26/2024 10:47:41 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-1.04





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 231 9279
© 2020 GBL ARCHITECTS INC. ALL RIGHTS RESERVED. THIS PLAN AND DESIGN ARE THE PROPERTY OF GBL ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

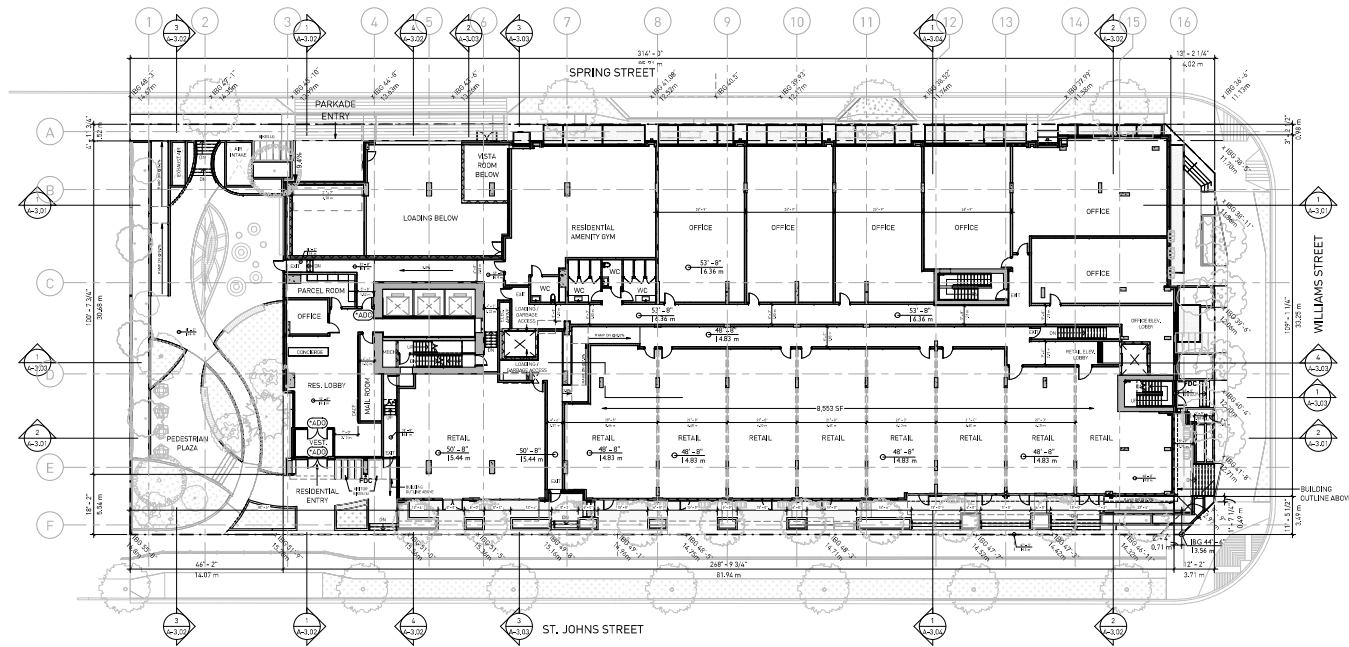
NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL 1

DATE	3/20/2024 10:47:43 AM
DRAWN BY	Autor
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

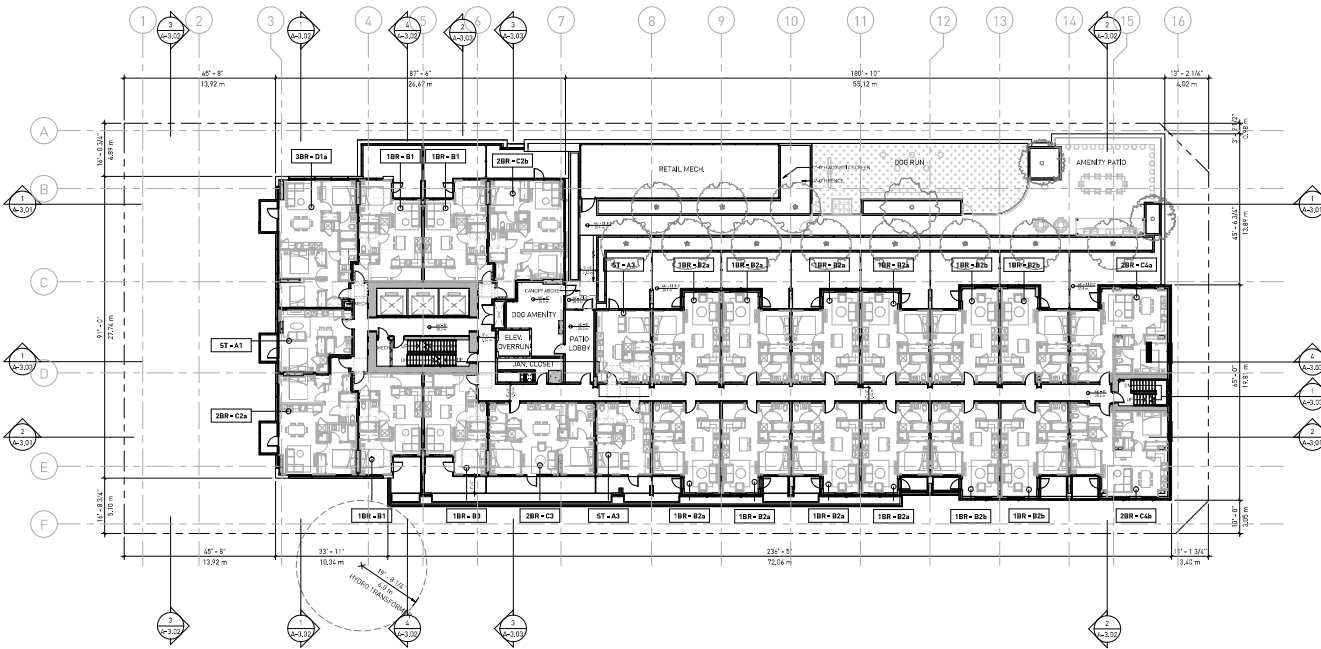
A-1.05





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 9079
SOFTWARE PROVIDED BY THE CLIENTS SHALL BE AT ALL TIMES THE PROPERTY OF THE CLIENTS AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES
 FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
 FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL 2

DATE: 3/20/2024 10:47:47 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	548 SF - 648 SF	12
UNIT B3	532 SF - 632 SF	3
UNIT B6	522 SF	1
UNIT C2a	780 SF - 781 SF	23
UNIT C2b	750 SF - 751 SF	3
UNIT D1a	925 SF - 926 SF	23
UNIT D1b	929 SF	4
TOTAL:	180	160

A-1.06



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 434 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 434 31 5078
SUPPORT PROVIDED BY THE CLIENTS DESIGN AND AT ALL TIMES CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION AND NOT BE LIABLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENTS OR CONTRACTOR.

NOTES
 FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
 FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS

REVISIONS

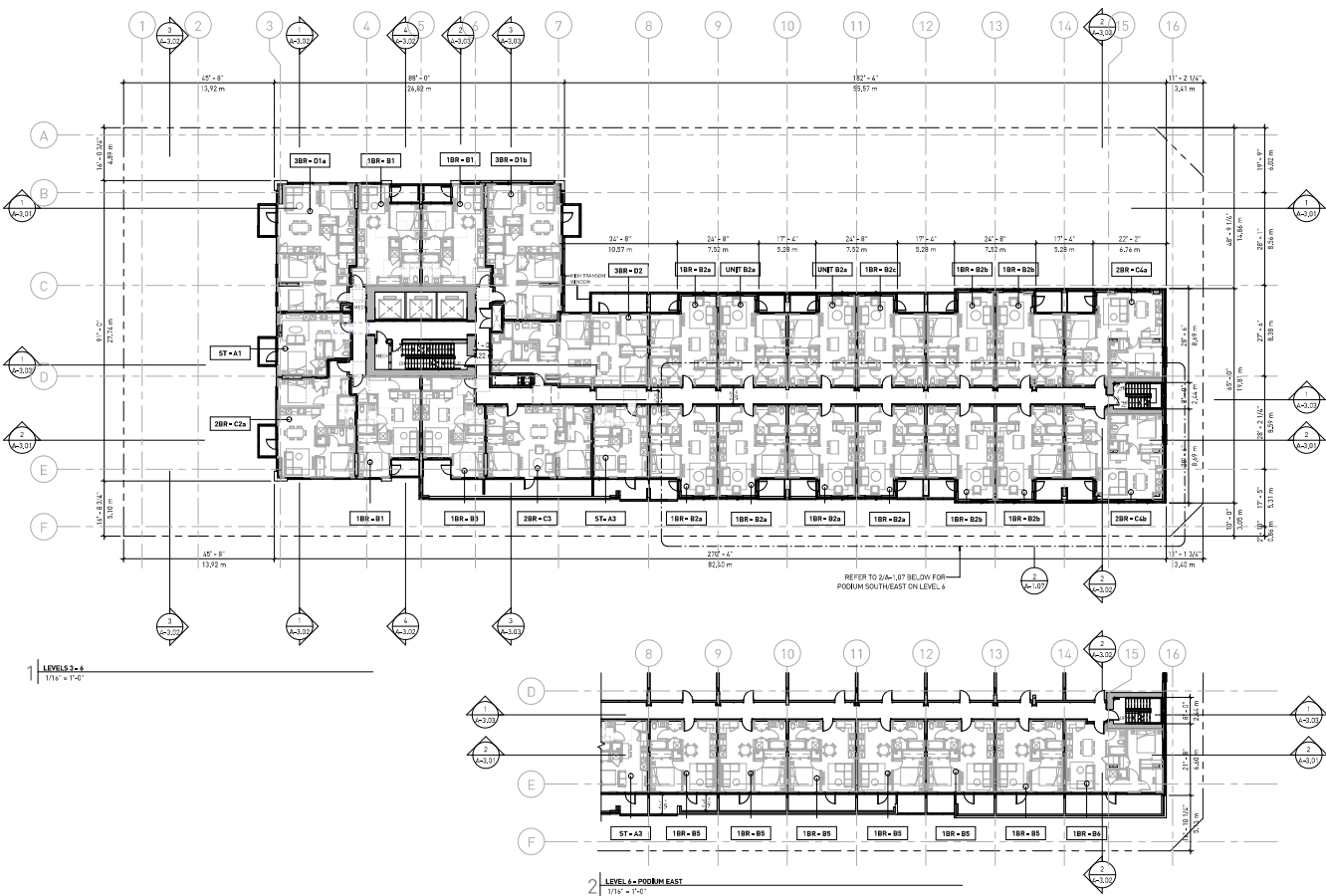
NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/07/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVELS 3-6

DATE: 3/26/2024 10:47:51 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

A-1.07



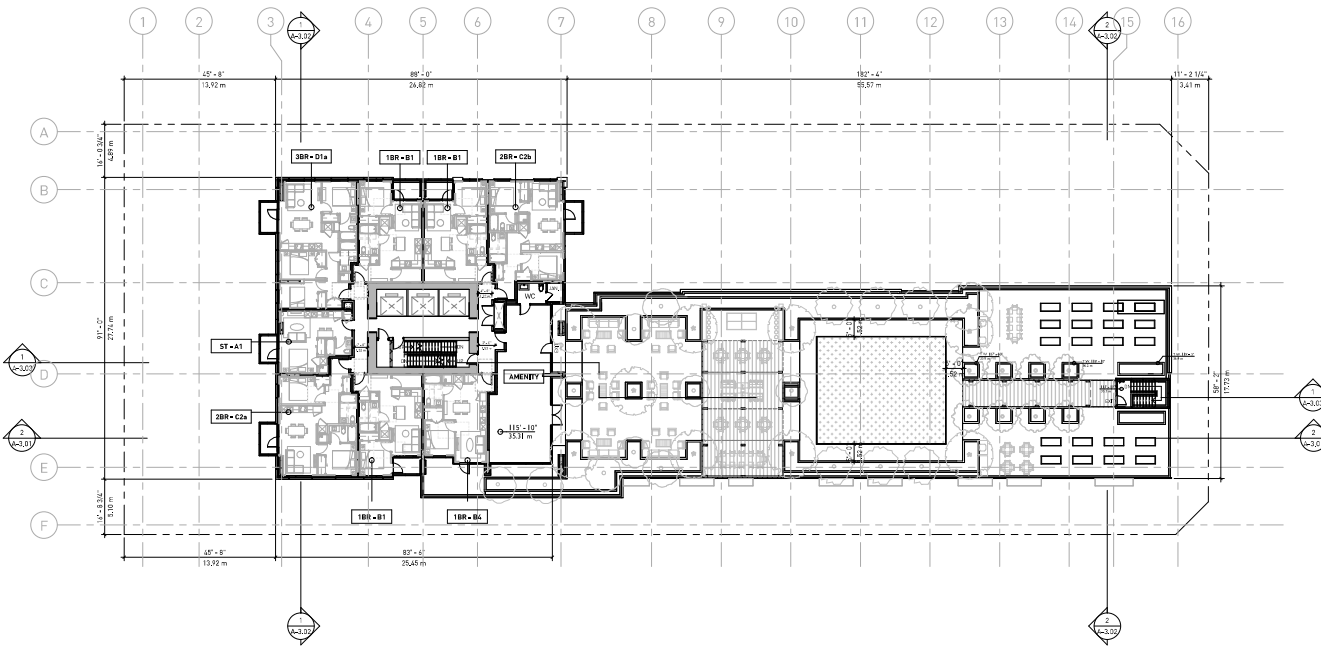
ADAPTABLE UNITS

NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	548 SF	12
UNIT B3	532 SF	3
UNIT B6	520 SF	1
UNIT C2a	780 SF	23
UNIT C2b	750 SF	3
UNIT D1a	125 SF	25
UNIT D1b	929 SF	4
TOTAL:	180	160



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 231 5078
SOME OF THE INFORMATION ON THIS PLAN HAS BEEN OBTAINED FROM THE BC PROPERTY
 REGISTRY. THE INFORMATION IS PROVIDED AS-IS AND GBL ARCHITECTS INC. MAKES NO WARRANTY
 REGARDING THE ACCURACY OF THE INFORMATION.

NOTES
 FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
 FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL 7

ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	548 SF ... 648 SF	12
UNIT B3	532 SF ... 632 SF	3
UNIT B6	520 SF	1
UNIT C2a	780 SF ... 781 SF	23
UNIT C2b	750 SF ... 751 SF	3
UNIT D1a	925 SF ... 926 SF	23
UNIT D1b	929 SF	4
TOTAL:	180	160

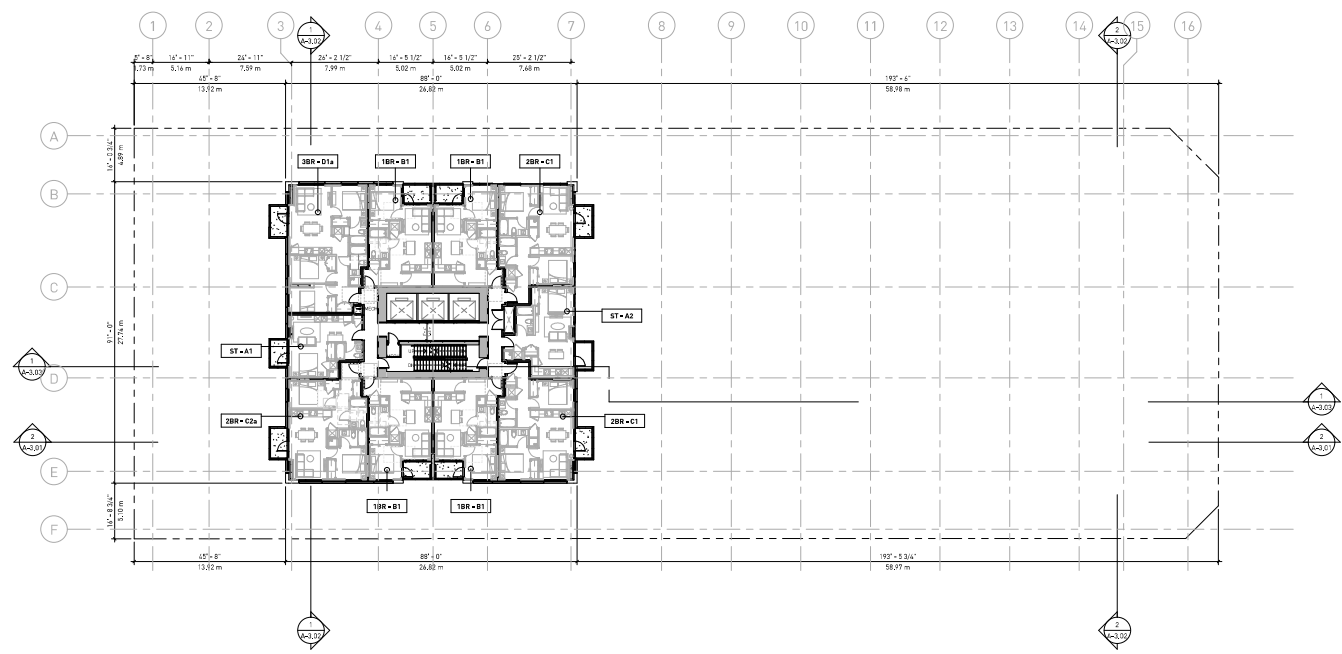
DATE: 3/20/2024 10:47:53 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

A-1.08



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 731 5078
SUPPORT PROVIDED BY THE CLIENTS DESIGN AND ALL THE INFORMATION
 IS TO BE PROVIDED BY THE CLIENTS DESIGN AND NOT BE USED FOR
 REPRODUCTION OF THE INFORMATION.

NOTES
 FLOOR PLAN AREAS ARE TO INTERIOR WALL FINISH
 FAR PLAN AREAS ARE TO CENTRE LINE OF WALLS.



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

LEVELS 8-25 (TYP. TOWER)

ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	548 SF ... 648 SF	12
UNIT B3	532 SF ... 632 SF	3
UNIT B6	522 SF	1
UNIT C2a	780 SF ... 781 SF	23
UNIT C2b	750 SF ... 751 SF	3
UNIT D1a	1025 SF ... 1026 SF	23
UNIT D1b	929 SF	4
TOTAL:	180	160

DATE: 3/20/2024 10:47:55 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

A-1.09



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 5079
SOME OF THE INFORMATION ON THIS PLAN IS DERIVED FROM AN EXISTING PLAN
 WHICH IS THE PROPERTY OF THE ORIGINAL DESIGNER AND MAY NOT BE REPRODUCED
 WITHOUT THE WRITTEN PERMISSION OF THE ORIGINAL DESIGNER.

NOTES

REVISIONS

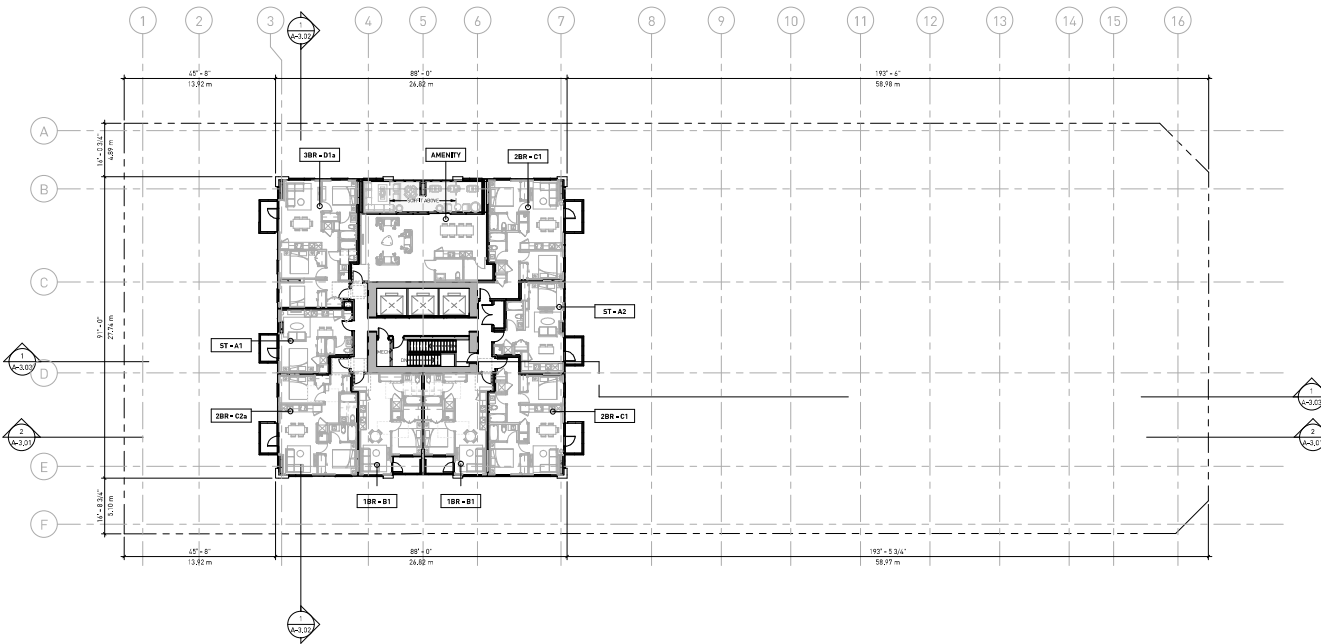
NO.	DATE	DESCRIPTION
1	2024/12/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

LEVEL 26

DATE: 3/20/2024 10:47:57 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

A-1.10



ADAPTABLE UNITS		
NAME	AREA	COUNT
UNIT A3	383 SF	4
UNIT B1	548 SF - 648 SF	12
UNIT B3	532 SF - 632 SF	3
UNIT B6	522 SF	1
UNIT C2a	780 SF - 781 SF	23
UNIT C2b	750 SF - 751 SF	3
UNIT D1a	925 SF - 926 SF	23
UNIT D1b	929 SF	4
TOTAL:		160



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 424.726.1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 424.731.5079
SUPPORT PROVIDED BY CLIENT AND DESIGNER. ALL INFORMATION
 IS TO BE PROVIDED BY THE CLIENT AND DESIGNER AND NOT BE USED FOR
 REPRODUCTION OF THE DRAWING WITHOUT THE CLIENT'S
 PERMISSION.

NOTES

REVISIONS

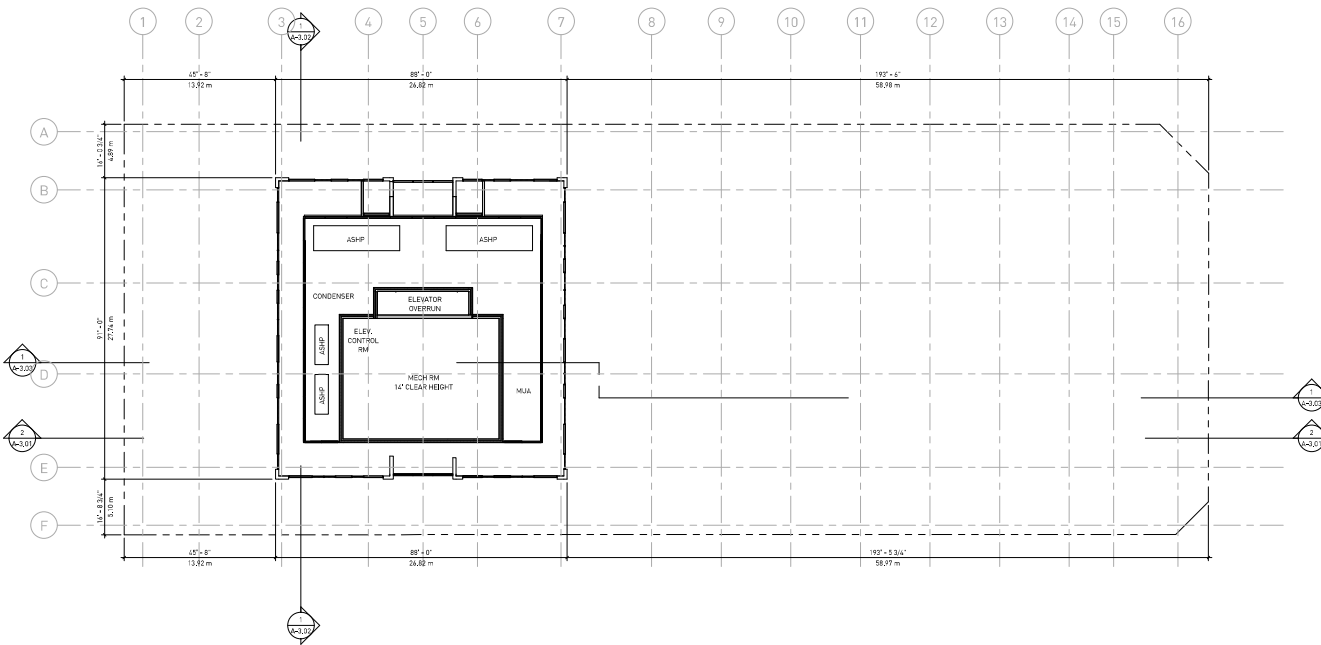
NO.	DATE	DESCRIPTION
1	2024/12/18	REDOING / DP SUBMISSION
2	2025/08/29	REDOING / DP RE-SUBMISSION
3	2026/03/22	REDOING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

ROOF PLAN

DATE	3/20/2024 10:47:58 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-1.11





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6C 1K5 FAX: 604 731 5079
SUPPORT PROVIDED BY THE CLIENTS DESIGN AND NOT BY ALL THE CONSULTANTS
 CONSULTANTS RESPONSIBLE FOR THE DESIGN OF THE PROJECTS ARE NOT RESPONSIBLE FOR THE DESIGN OF THIS PROJECT
 REVISIONS ARE THE PROPERTY OF GBL ARCHITECTS INC.

NOTES

REVISIONS

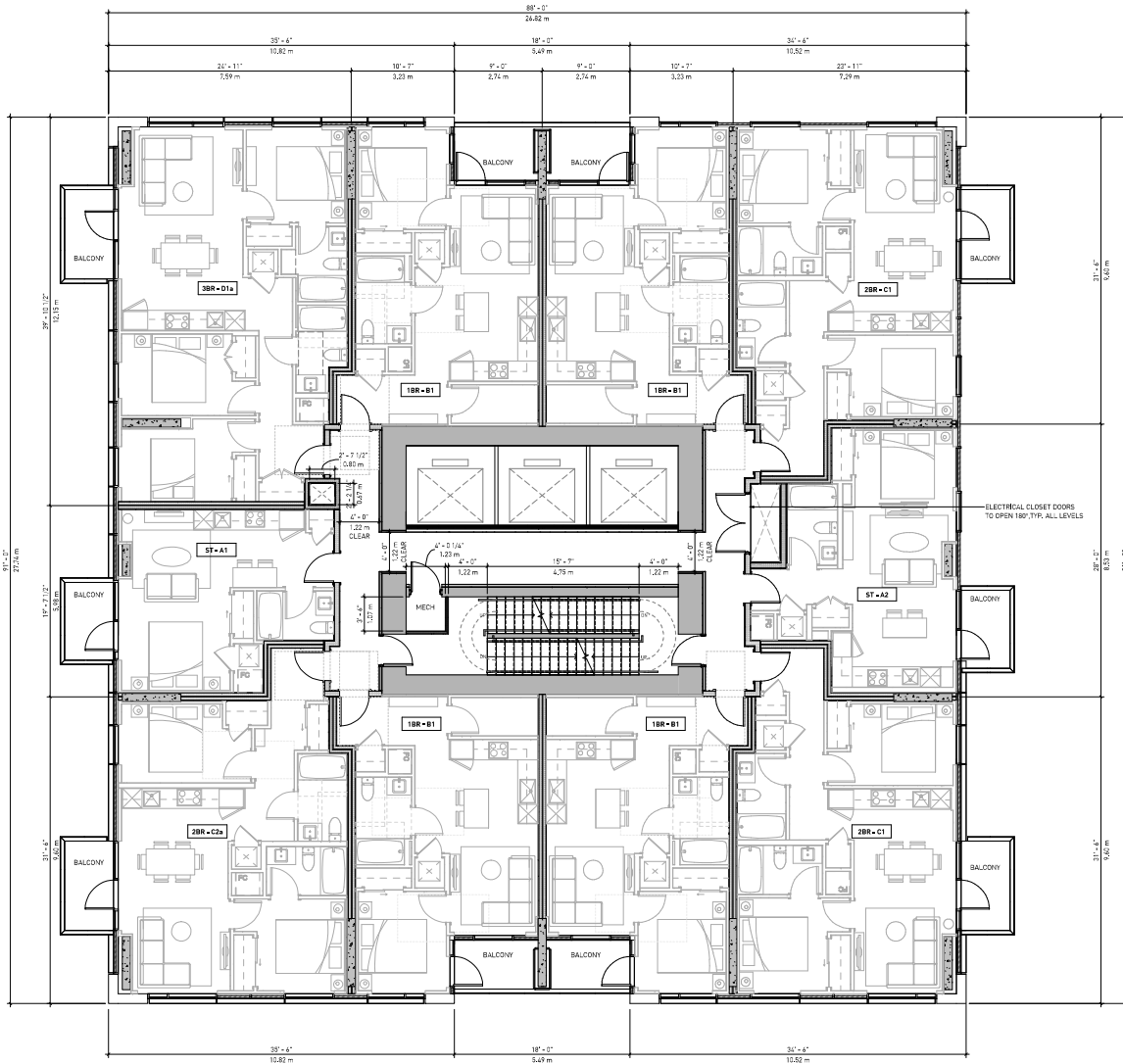
NO.	DATE	DESCRIPTION
1	2024/07/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

TYPICAL TOWER -
 ENLARGED PLAN

DATE	3/20/2024 10:48:00 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	3/16" = 1'-0"
JOB NUMBER	23014

A-1.12





gbl ARCHITECTS INC.
 300-214 WEST BROAD AVENUE TEL: 604.731.1154
 VANCOUVER, BC CANADA V6Y 1N5 FAX: 604.731.5279
 Copyright © 2024. All rights reserved. No part of this document may be reproduced without the prior written consent of gbl architects inc.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REVISION / DP SUBMISSION
2	2025/08/29	REVISION / DP RE-SUBMISSION
3	2025/03/03	REVISION / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

ELEVATION - NORTH

DATE: 3/20/2024 10:52:34 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/8" = 1'-0"
 JOB NUMBER: 23014

A-2.01



MATERIAL LEGEND		
#	MATERIAL	COLOR
BR1	Brick	White / Light Grey
CP1	Conformal Glass Panel	Charcoal, Textured
CW	Conformal Glazing	Grey Mullion / Clear Glazing
GL1	Glass Guardrail	Charcoal Frame / Clear Glazing
GL2	Glass Canopy	Grey Mullion / Clear Glazing
MC1	Metal Cladding	Medium Grey
MP1	Metal Cladding	White
PS1	Panel Guardrail	Charcoal Frame
SP1	Glass Spandrel Panel	Grey Mullion / Grey Spandrel
SP2	Glass Spandrel Panel	Grey Mullion / Medium Grey Spandrel
WW1	Window Wall Glazing	Grey Mullion / Clear Glazing



gbl ARCHITECTS INC.
 390-224 WEST 5TH AVENUE TEL: 604.731.1154
 VANCOUVER, BC CANADA V6Y 1Y6 FAX: 604.731.5299
Copyright reserved. This plan and design are the intellectual property of gbl architects inc. All rights reserved. No part of this document may be reproduced without the written consent of gbl architects inc.

NOTES

REVISIONS

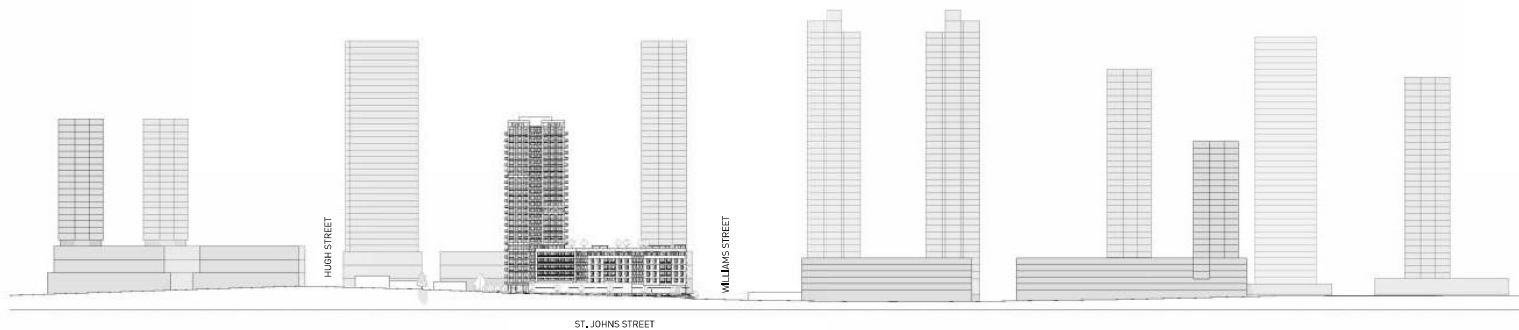
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2025/03/03	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

CONTEXT ELEVATION

DATE	2/20/2024 10:53:19 AM
DRAWN BY	A.dhor
CHECKED BY	Checker
SCALE	1" = 80'-0"
JOB NUMBER	23014

A-2.05





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 231 5079
OWNER'S NOTICE: THE PLANS AND DESIGN ARE PRELIMINARY. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

NOTES

REVISIONS

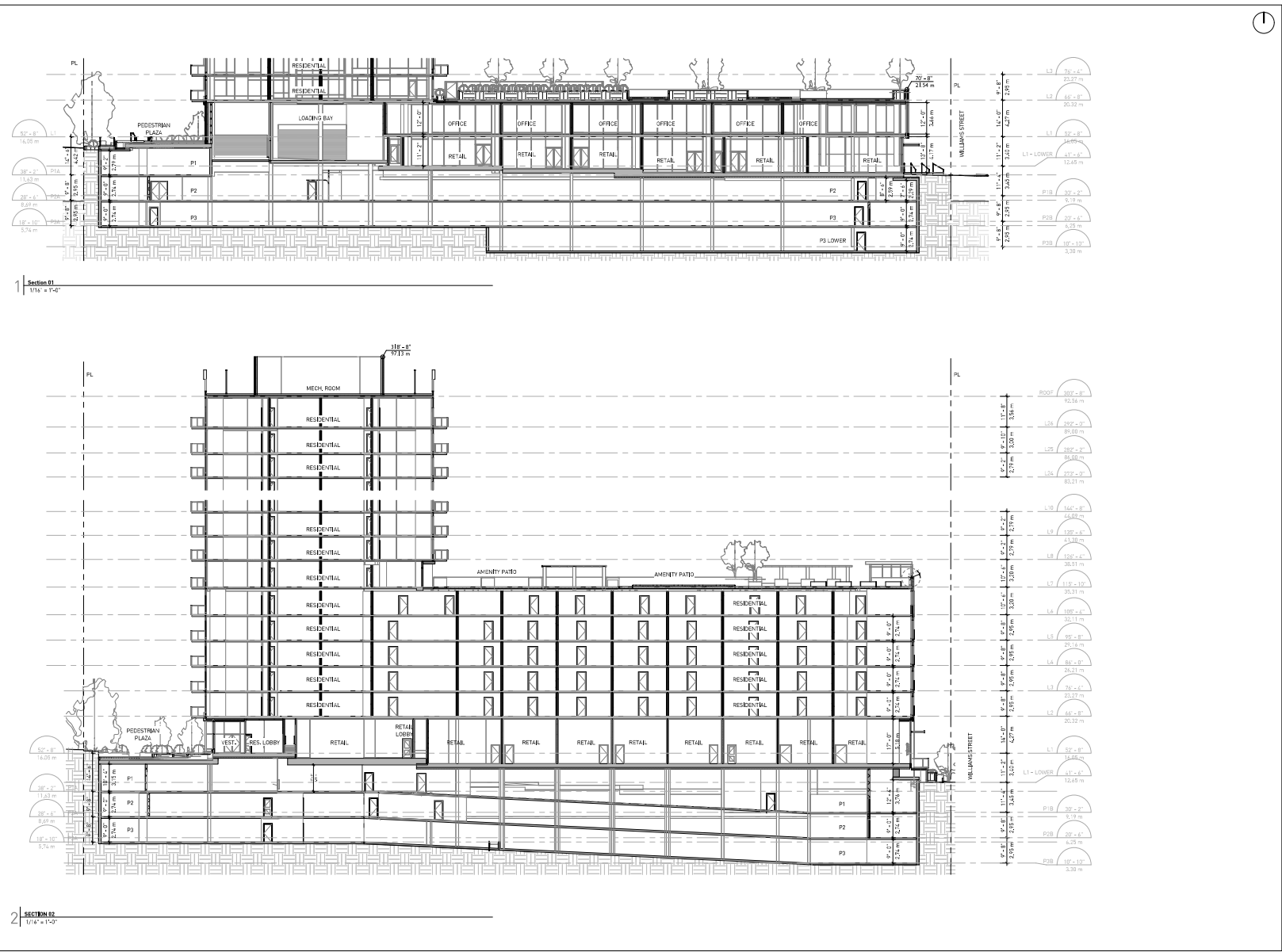
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

BUILDING SECTIONS

DATE	3/20/2024 10:48:42 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-3.01



1 Section 01
 1/16" = 1'-0"

2 Section 02
 1/16" = 1'-0"



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 454 734 1134
 VANCOUVER, BRITISH COLUMBIA V6V 1K5 FAX: 454 231 5078
SUPPORT PROVIDED BY THE CLIENTS UNDER AGREEMENT. THIS DOCUMENT IS NOT BE LOANED, REPRODUCED, COPIED, OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GBL ARCHITECTS INC.

NOTES

REVISIONS

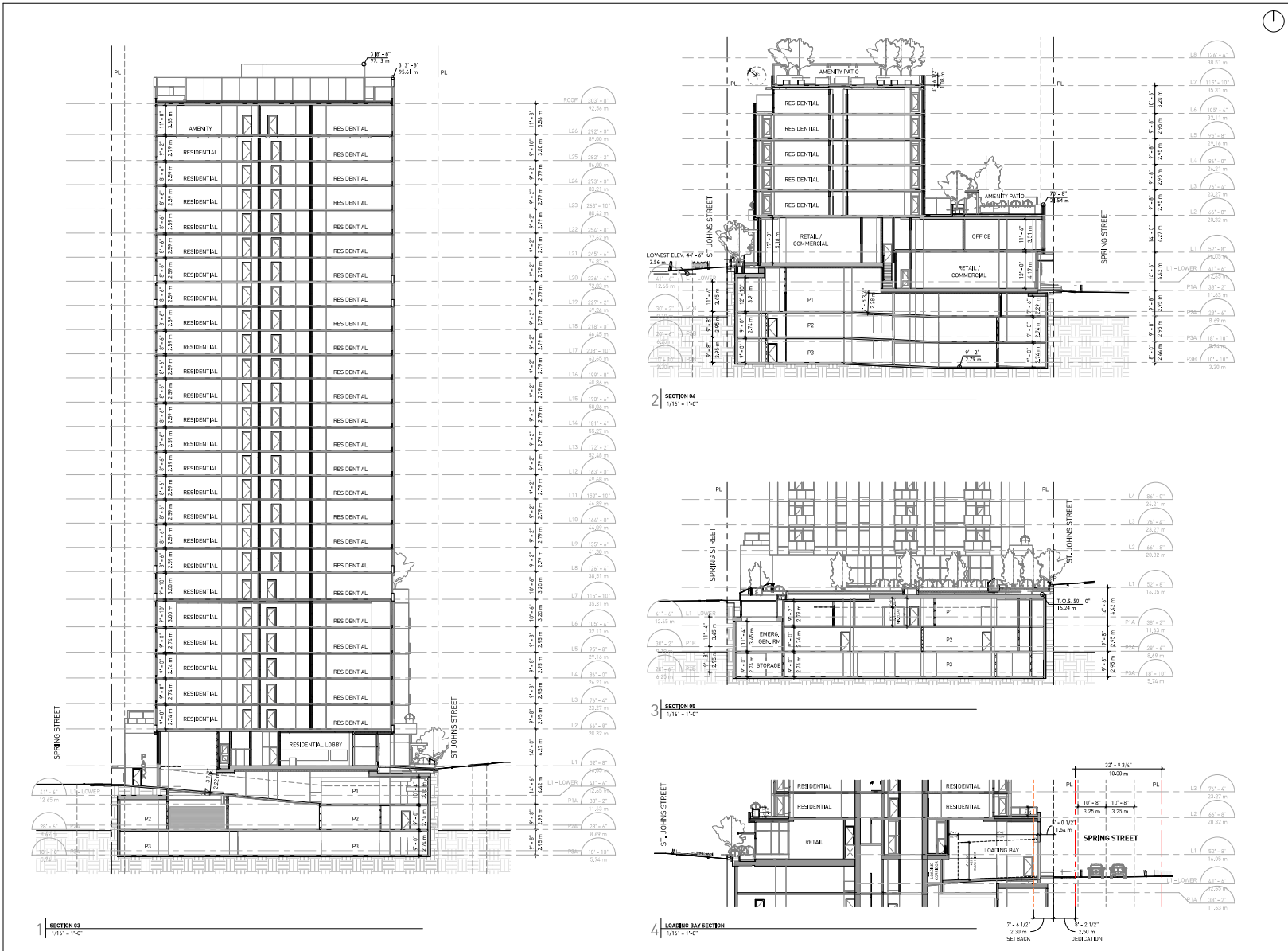
NO.	DATE	DESCRIPTION
1	2024/07/17	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

BUILDING SECTIONS

DATE: 3/20/2025 10:48:55 AM
 DRAWN BY: Author
 CHECKED BY: Checker
 SCALE: 1/16" = 1'-0"
 JOB NUMBER: 23014

A-3.02





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6Y 1V5 FAX: 604 231 5079
SUPPORTING PROVIDED. THE PLANS AND SECTIONS ARE NOT TO SCALE. THIS DRAWING IS FOR INFORMATION ONLY. ANY CHANGES TO THE PLANS AND SECTIONS MUST BE APPROVED BY THE ARCHITECT.

NOTES

REVISIONS

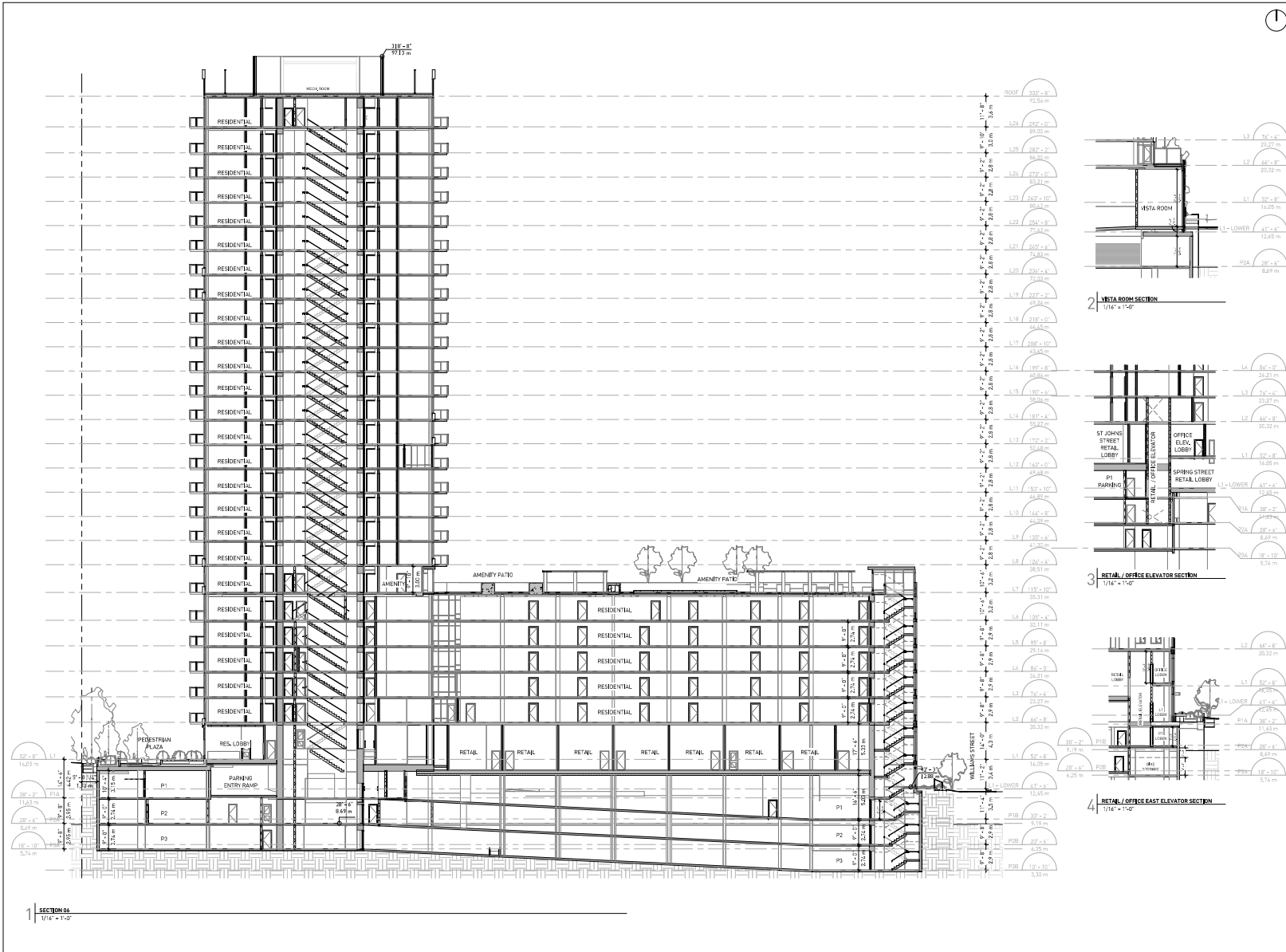
NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

BUILDING SECTION

DATE	3/20/2024 10:48:54 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-3.03





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 424.726.1136
 VANCOUVER, BC CANADA V6Y 1N5 FAX: 424.731.5279

NOTES

REVISIONS

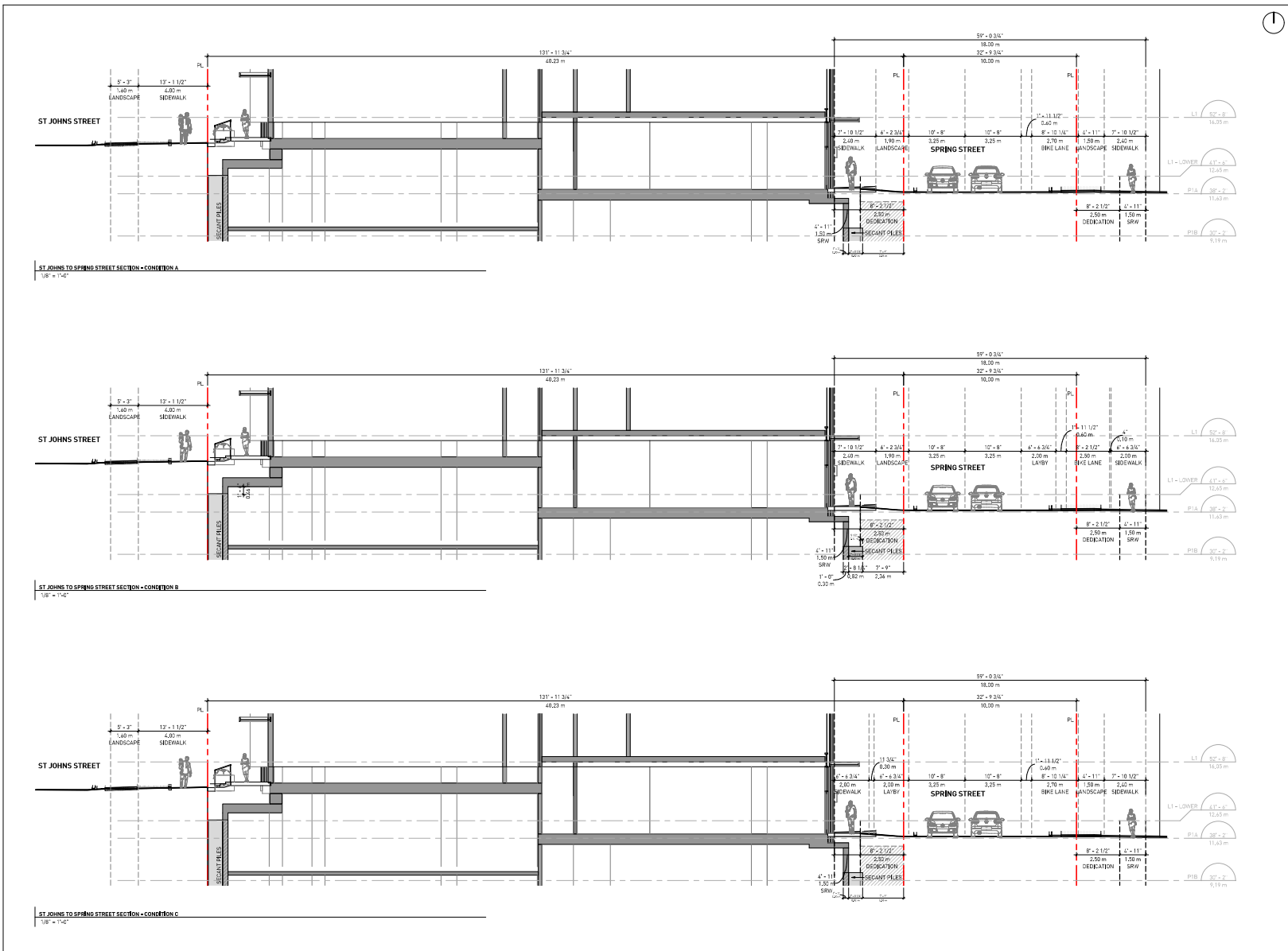
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

SPRING STREET SRW
 COORDINATION

DATE	3/26/2024 10:48:57 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-3.04





gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE
 VANCOUVER, BC CANADA V6Y 1V5
 TEL: 604 736 1136
 FAX: 604 231 5079

NOTHING IS TO BE CONSIDERED AS AN OFFICIAL APPROVAL OR
 ENDORSEMENT BY THE CITY OF VANCOUVER. THE CITY MAY NOT BE HELD
 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED
 HEREIN.

NOTES

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/07/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

UNIT KEY PLAN

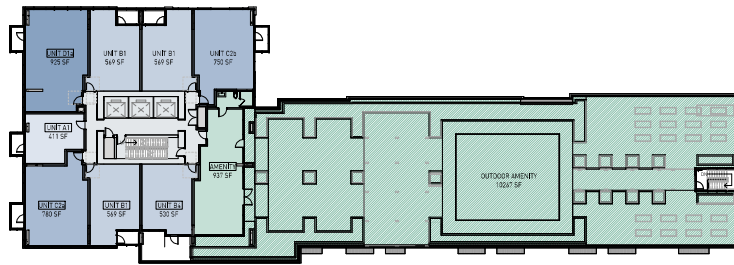
DATE	3/20/2024 10:49:00 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	As indicated
JOB NUMBER	23014

A-8.00

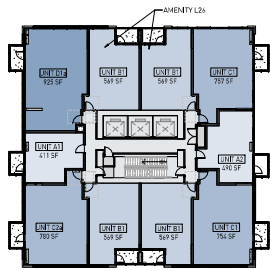
RESIDENTIAL UNIT TYPES			
NAME	AREA	COUNT	TYPE
BRP STUDIO			
UNIT A1	411 SF	25	
UNIT A2	490 SF	15	
UNIT A3	383 SF	6 ADAPT.	
50			
BR			
UNIT B1	549 SF	92 ADAPT.	
UNIT B2a	549 SF	36	
UNIT B2b	541 SF	54 SF	18
UNIT B3	530 SF	9 ADAPT.	
UNIT B4	330 SF	11 ADAPT.	
UNIT B5	473 SF	4	
159			
BR/DEW			
UNIT B6	441 SF	1	
1			
BRP			
UNIT C1	754 SF	789 SF	38
UNIT C2a	785 SF	78 SF	25 ADAPT.
UNIT C2b	750 SF	75 SF	2 ADAPT.
UNIT C3	729 SF	6	
UNIT C4a	804 SF	5	
UNIT C4b	800 SF	4	
79			
BRP			
UNIT D1a	838 SF	838 SF	25 ADAPT.
UNIT D1b	929 SF	4	ADAPT.
UNIT D2	844 SF	4	
93			
TOTAL		321	



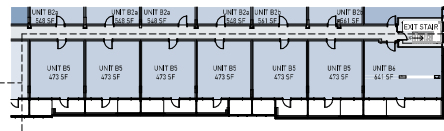
Level 2 - UNIT KEY PLAN



Level 3 - UNIT KEY PLAN



Level 4 - UNIT KEY PLAN



Level 4 - KEY PLAN

ADAPTABLE UNIT PLAN NOTES:

ALL ADAPTABLE UNITS TO COMPLY WITH BCBC 2018 SECTION 3.8.5.

REQUIREMENTS INCLUDE:

Accessible Path of Travel
 1) Within an adaptable dwelling unit, doorways providing access to common living areas and at least one bathroom and the kitchen shall have a clear width of not less than 810 mm.

Unless equipped with a power door operator, a door in an accessible path of travel and floor space on both sides of the bathroom and bedroom doors shall have a clear and level space extending the height of the doors and not less than:

- a) 1 530 mm deep by the width of the door assembly plus not less than 600 mm beside the latching jamb of the door on any side of the assembly into which a swinging door swings;
- b) 1 200 mm deep by the width of the door assembly plus not less than 300 mm beside the latching jamb of the door on any side of the assembly into which a swinging door does not swing;
- c) 1 200 mm deep by a width not less than 900 mm, including not less than 90 mm on the latching jamb side where the approach is perpendicular to a sliding door; and
- d) 1 000 mm deep by a width not less than 1 200 mm, including not less than 340 mm on the latching jamb side where the approach is parallel to a sliding door.

Adaptable Dwelling Unit Bathrooms

- 1) The bathroom shall be designed to be adaptable for use by persons using wheelchairs by providing a) a dimension from the front edge of the water closet to the facing wall of not less than 800 mm; b) a dimension from the front base of the bathtub or shower to the centre line of the water closet not less than 510 mm; and c) a clear floor space in front of the lavatory not less than 760 mm wide by 1 200 mm deep centred on the lavatory; and
- d) a clear floor space, exclusive of door swing, not less than 760 mm wide by 1 200 mm deep centring on the route through the doorway.
- 2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to a) Clause 3.8.3.11.1(3)(a) and (b) for water closets; and b) Clause 3.8.3.14.1(1)(b) for showers or 3.8.3.12.1(1)(b) for bathtubs.

Adaptable Dwelling Unit Kitchens

- 1) The kitchen in an adaptable dwelling unit shall be designed so that the countertop and sink are adjacent or can have a continuous counter between them.

Controls, Switches and Outlets

- 1) Controls and switches intended for occupant use, including electrical, telephone, cable and data outlets shall be mounted 425 mm to 1 200 mm above the floor.
- 2) Each adaptable quantity and shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.8(1). (See also Sentence 3.2.4.19.1(7)).
- a) The manufacturer boxes and cover plates shall be:
 - i) designed, located and wired specifically to allow strobe lights to operate in conformance with Sentence 3.8.3.14.1(1)(b);
 - ii) Sentence 3.8.3.14.1(1)(b) where a fire alarm system is provided; or
 - iii) Sentence 3.8.3.14.1(1)(b) where a fire alarm system is not provided.
- 3) Permanently identified as FIRE - Strobe Light Connection Only; and
- d) installed in each:
 - i) sleeping room or bed space;
 - ii) room closed off from the living area by a door including bathrooms; and
 - iii) living area or hallway serving the living area.
- 3) For the purposes of providing power to the strobe lights that may be connected to the outlets described in Sentence 3.8.3.14.1(1)(b), it shall be assumed that the total special outlets for at least 20 percent of the dwelling units in the building are in use.



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 454.736.1136
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 454.731.5078
SUPPLEMENTARY TO THE PLAN(S) SHOWN ARE ANY AND ALL PRELIMINARY
 CONDITIONS AND NOTES WHICH MAY BE REFERRED TO BY THE CONTRACT
 DOCUMENTS AND WHICH ARE NOT SHOWN ON THIS PLAN(S).

NOTES

REVISIONS

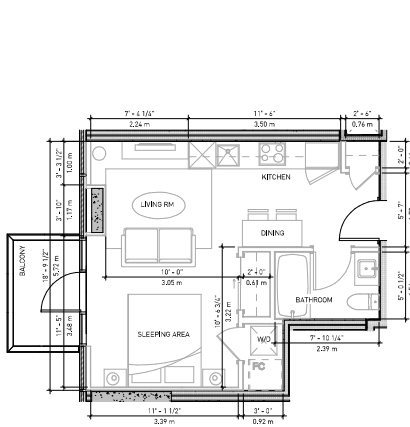
NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

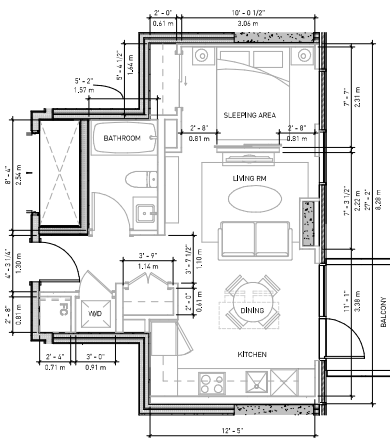
UNIT PLANS - STUDIO &
 1BR

DATE	3/20/2024 10:49:05 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

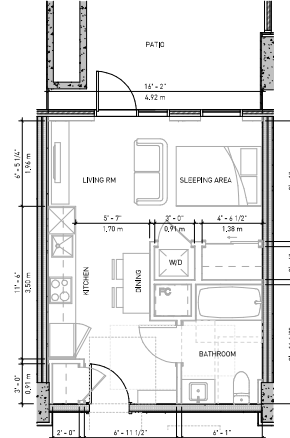
A-8.01



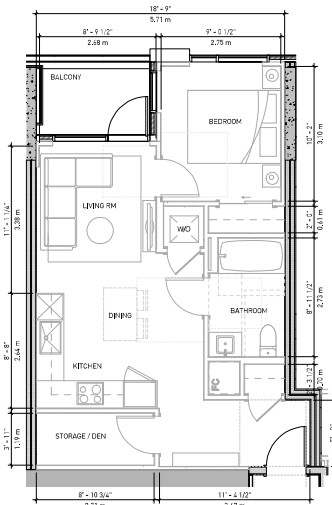
1 UNIT A1
 1/4" = 1'-0"



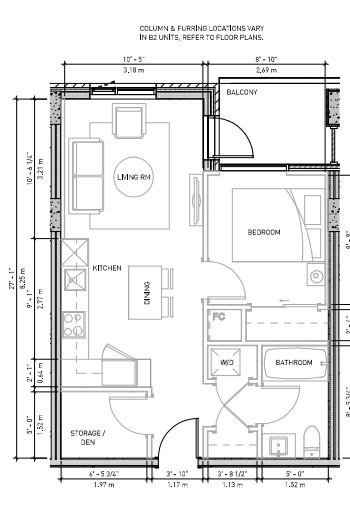
2 UNIT A2
 1/4" = 1'-0"



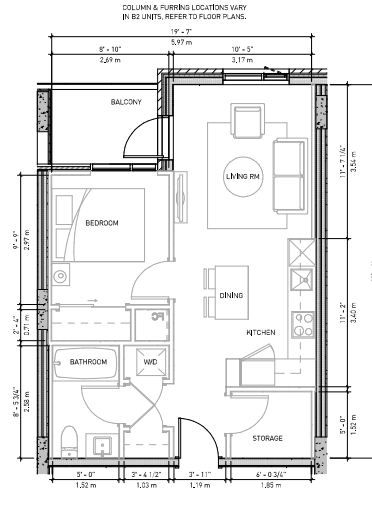
3 UNIT A3 (ADAPTABLE)
 1/4" = 1'-0"



5 UNIT B1 (ADAPTABLE)
 1/4" = 1'-0"



6 UNIT B2
 1/4" = 1'-0"



7 UNIT B3
 1/4" = 1'-0"

COLUMN & FINISH LOCATIONS VARY
 IN BQ UNITS. REFER TO FLOOR PLANS.

COLUMN & FINISH LOCATIONS VARY
 IN BQ UNITS. REFER TO FLOOR PLANS.



■ GBL ARCHITECTS, INC.
 300-224 WEST 8TH AVENUE TEL: 424.736.1136
 VANCOUVER, BC CANADA V6V 1S1 FAX: 604.231.5078
SOFTWARE PROVIDED BY THE CLIENTS UNDER LICENSE TO ALL THIS INFORMATION
 IS TO BE USED ONLY FOR THE PROJECT AND NOT FOR ANY OTHER PROJECTS.
 REPRODUCTION OF THIS DRAWING IS STRICTLY PROHIBITED.

NOTES

REVISIONS

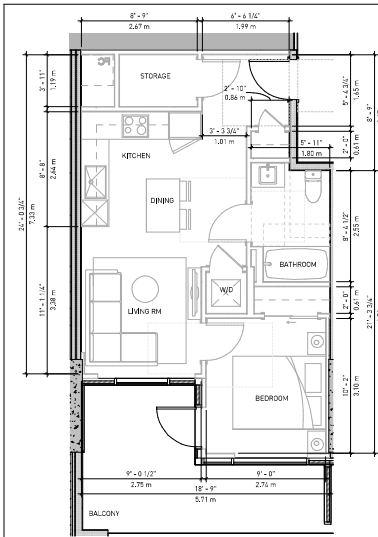
NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

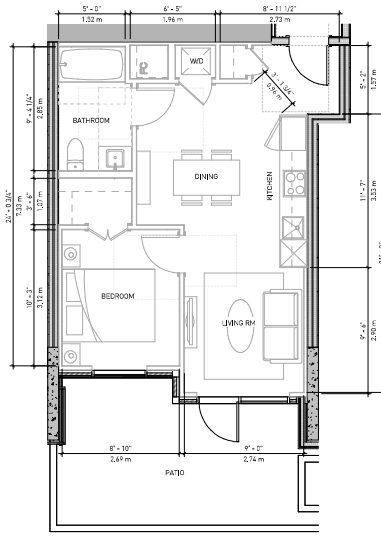
UNIT PLANS - 2BR & 3BR

DATE	3/20/2024 10:49:06 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

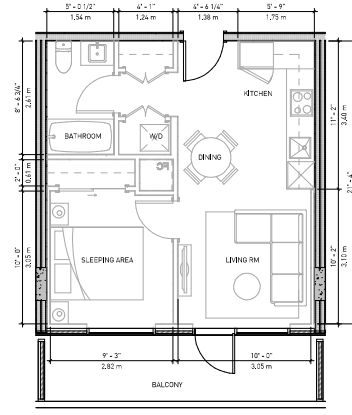
A-8.02



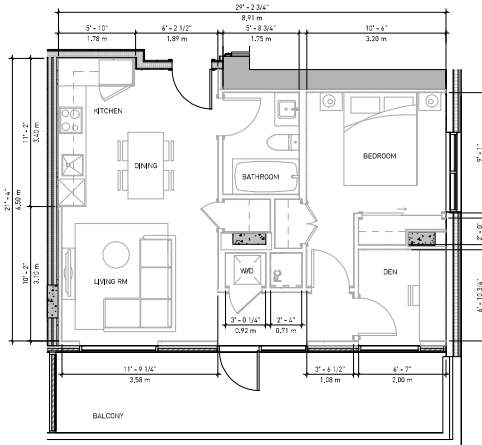
1 UNIT B3 (ADAPTABLE)
 1/4" = 1'-0"



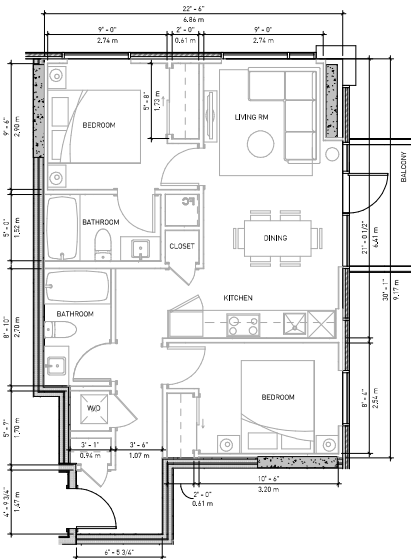
2 UNIT B4 (ADAPTABLE)
 1/4" = 1'-0"



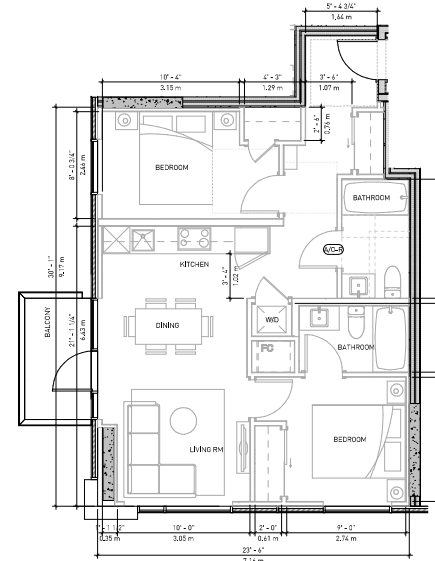
3 UNIT B5
 1/4" = 1'-0"



4 UNIT B6
 1/4" = 1'-0"



5 UNIT C1
 1/4" = 1'-0"



6 UNIT C2 (ADAPTABLE)
 1/4" = 1'-0"



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6C 2K5 FAX: 604 271 5079
SOFTWARE PROVIDED BY THE CLIENTS DESIGN AND NOT ALL THE INFORMATION
 COULD BE PROVIDED BY THE ARCHITECTS. CLIENTS MUST VERIFY ALL INFORMATION
 BEFORE USING IT FOR CONSTRUCTION.

NOTES

REVISIONS

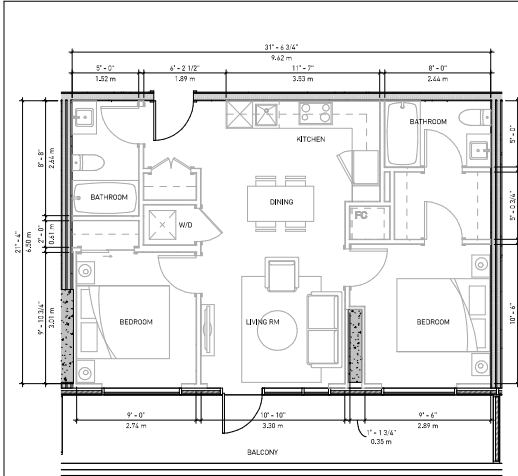
NO.	DATE	DESCRIPTION
1	2024/07/19	REVISION / DP SUBMISSION
2	2025/08/29	REVISION / DP RE-SUBMISSION
3	2024/09/22	REVISION / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

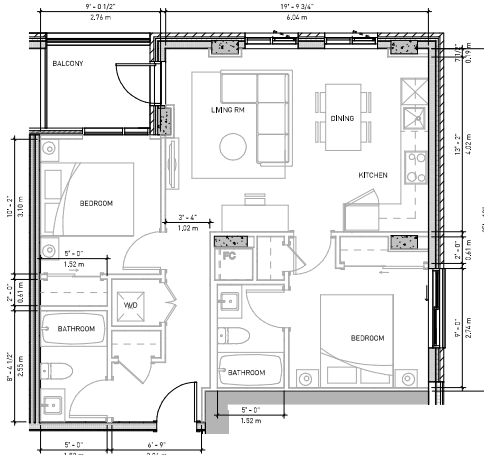
UNIT PLANS - 2BR & 3BR
 UNITS

DATE	3/20/2024 10:49:11 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/4" = 1'-0"
JOB NUMBER	23014

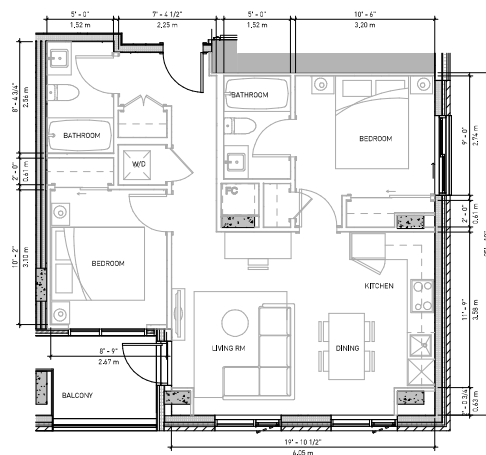
A-8.03



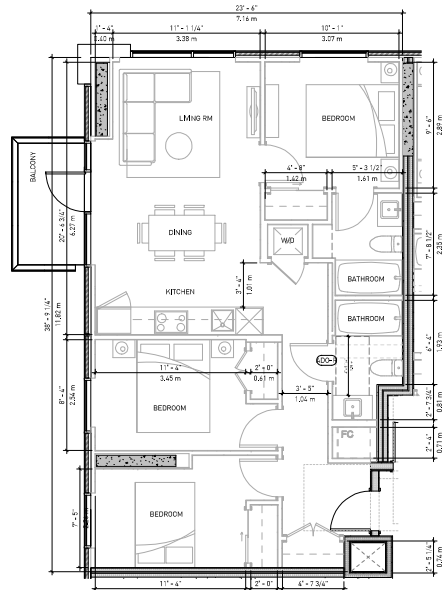
1 UNIT C3
 1/4" = 1'-0"



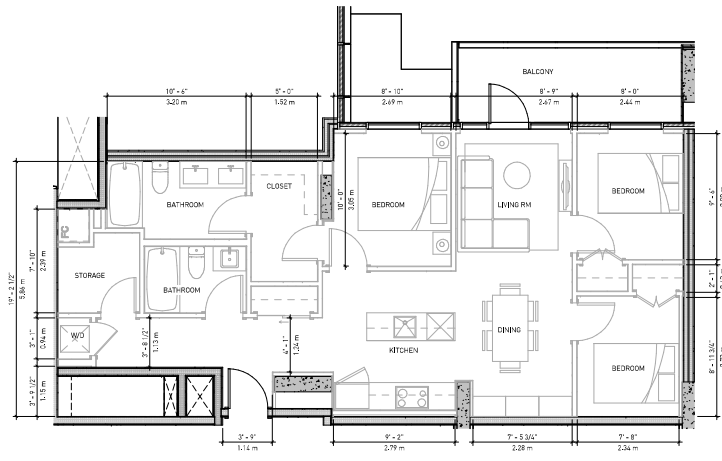
2 UNIT C4a
 1/4" = 1'-0"



3 UNIT C4b
 1/4" = 1'-0"



4 UNIT D1 (ADAPTABLE)
 1/4" = 1'-0"

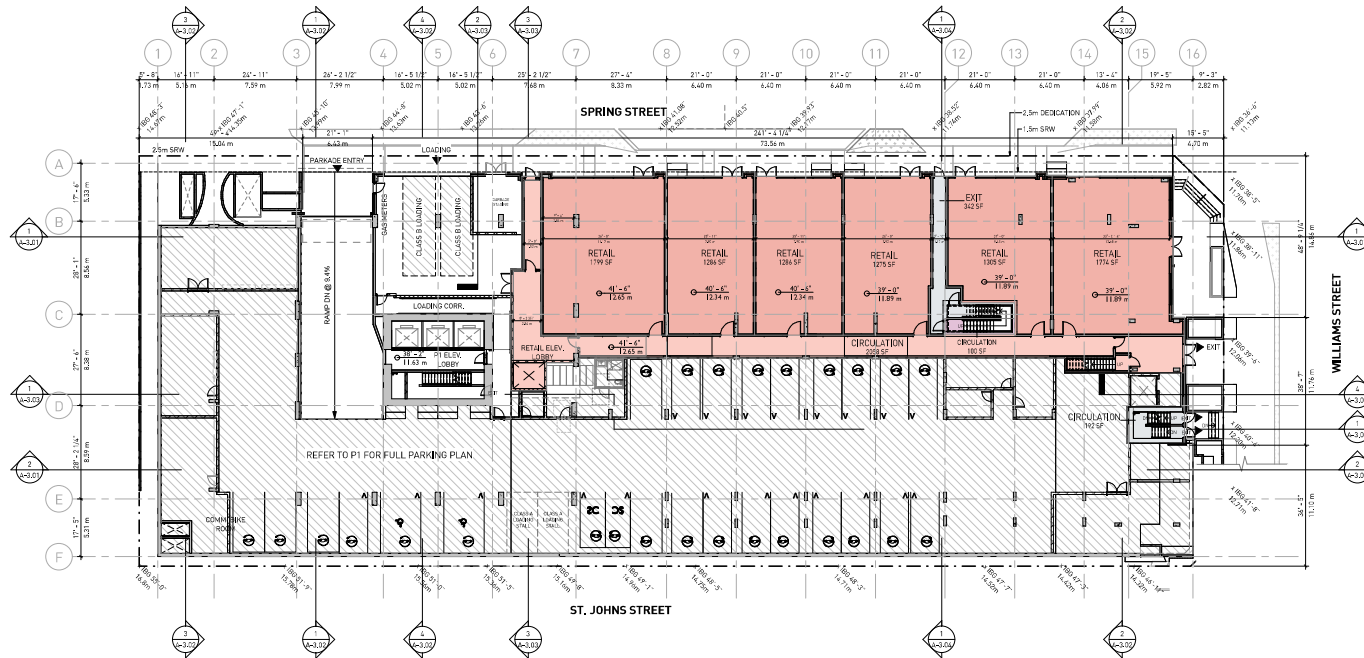


5 UNIT B2
 1/4" = 1'-0"



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6C 2K5 FAX: 604 271 9279
SUPPORT PROVIDED BY THE CLIENTS AND DESIGN TEAM. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF GBL ARCHITECTS INC.

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/07/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVEL 1 LOWER

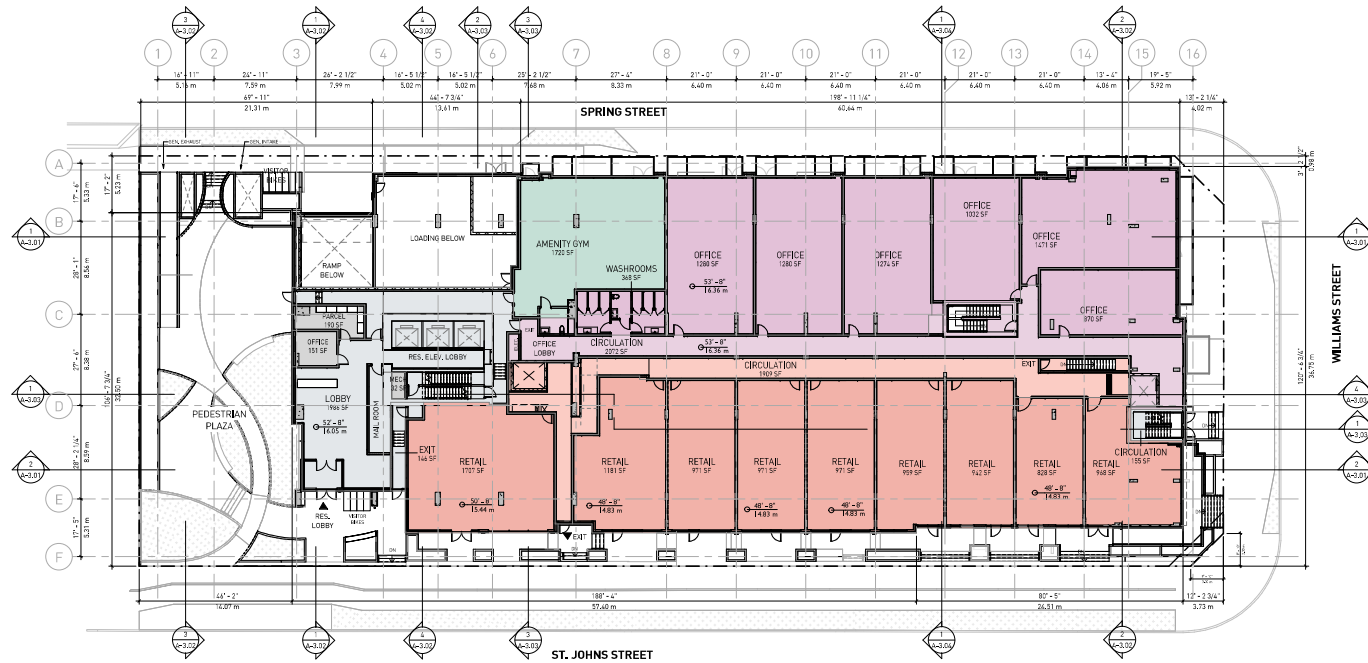
DATE	3/20/2024 10:49:14 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.01



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1136
 VANCOUVER, BC CANADA V6J 1V5 FAX: 604 231 5079
SOME RIGHTS RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES



REVISIONS		
NO.	DATE	DESCRIPTION
1	2024/07/27	REVISION / DP SUBMISSION
2	2025/08/29	REVISION / DP RE-SUBMISSION
3	2024/09/22	REVISION / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVEL 1

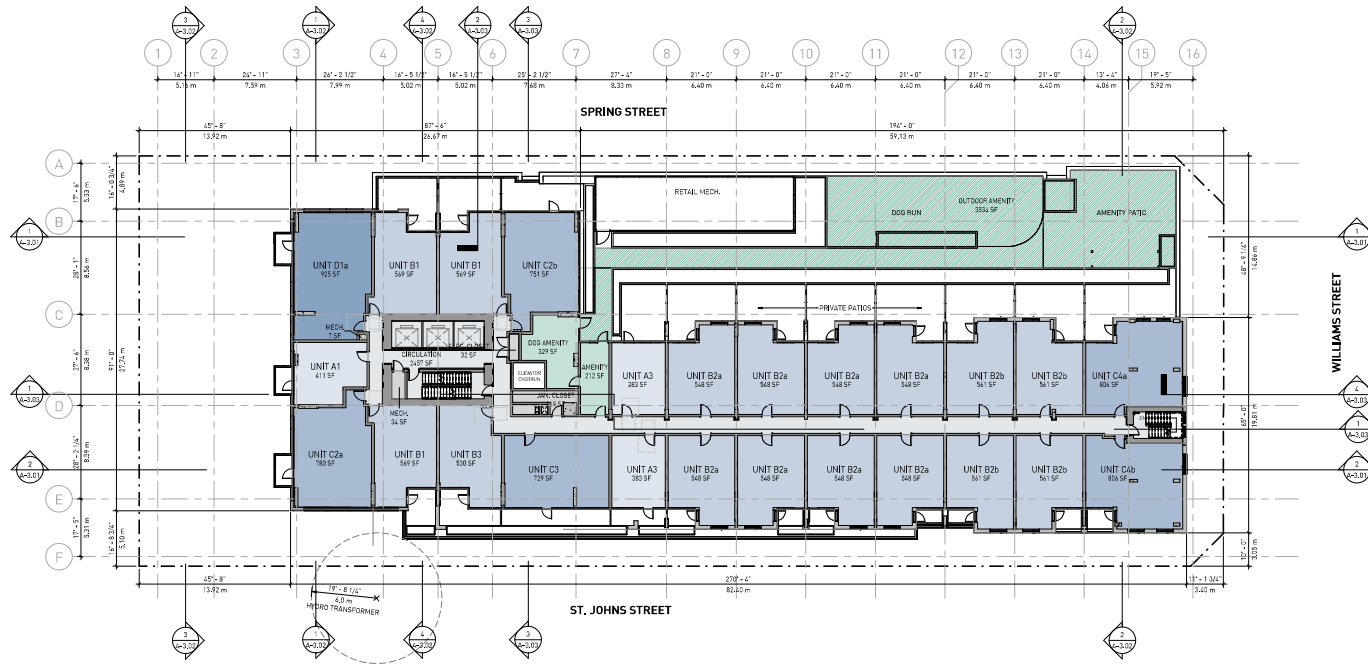
DATE	3/20/2024 10:49:14 AM
DRAWN BY	EB
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-11.02



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6B 1V5 FAX: 604 231 9279
SUPPORT PROVIDED BY THE CLIENT AND DESIGNER. ALL INFORMATION IS TO BE PROVIDED BY THE CLIENT AND DESIGNER. THE CLIENT AND DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVEL 2

DATE	3/20/2024 10:49:19 AM
DRAWN BY	Autor
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-11.03



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604.736.1156
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604.231.9279
SOFTWARE PROVIDED BY THE CLIENTS OR OTHERS ARE NOT THE PROPERTY OF GBL ARCHITECTS INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

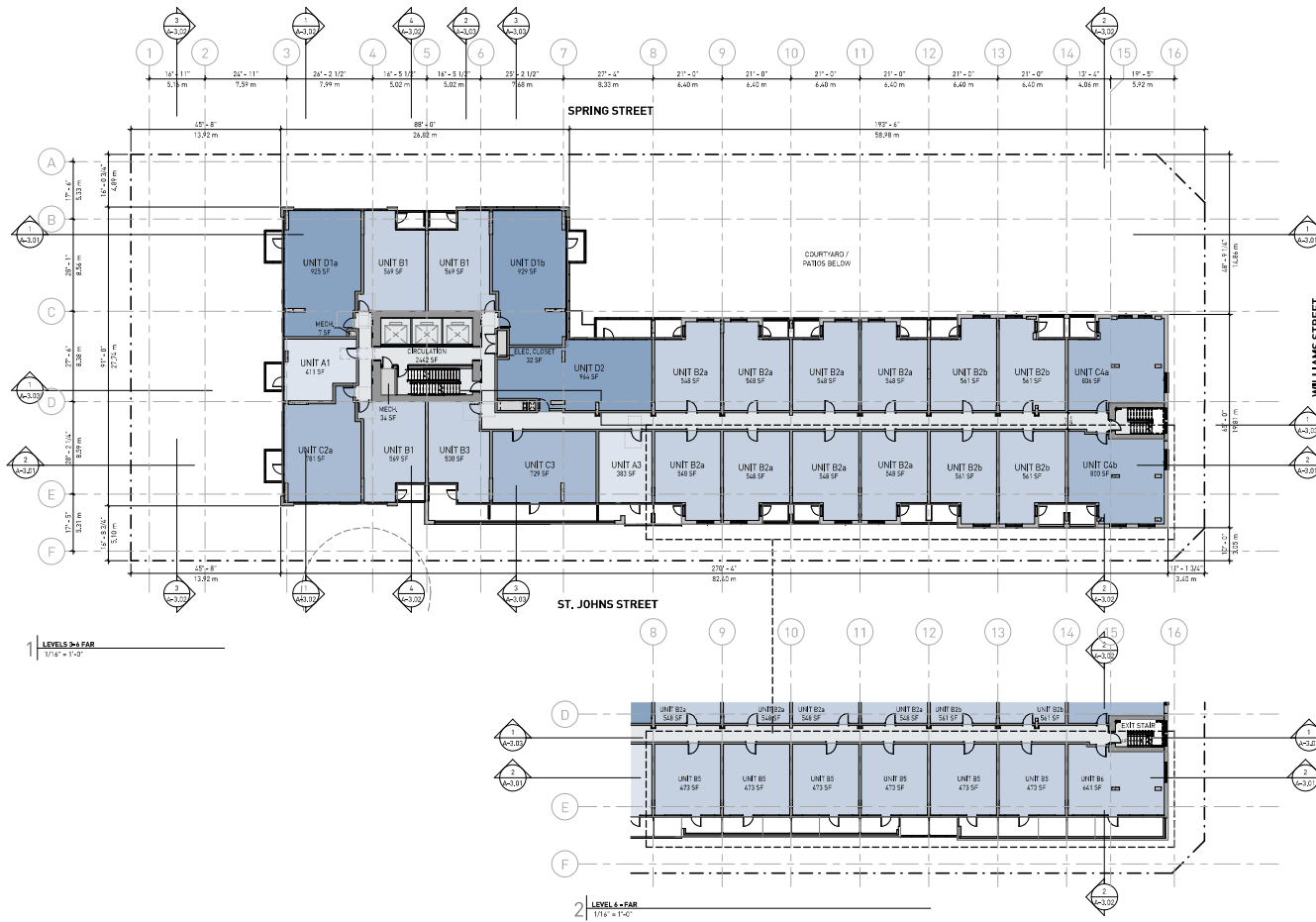
NO.	DATE	DESCRIPTION
1	2024/07/27	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2024/07/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVEL 3 - 6

DATE	3/20/2024 10:49:21 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/8" = 1'-0"
JOB NUMBER	23014

A-11.04



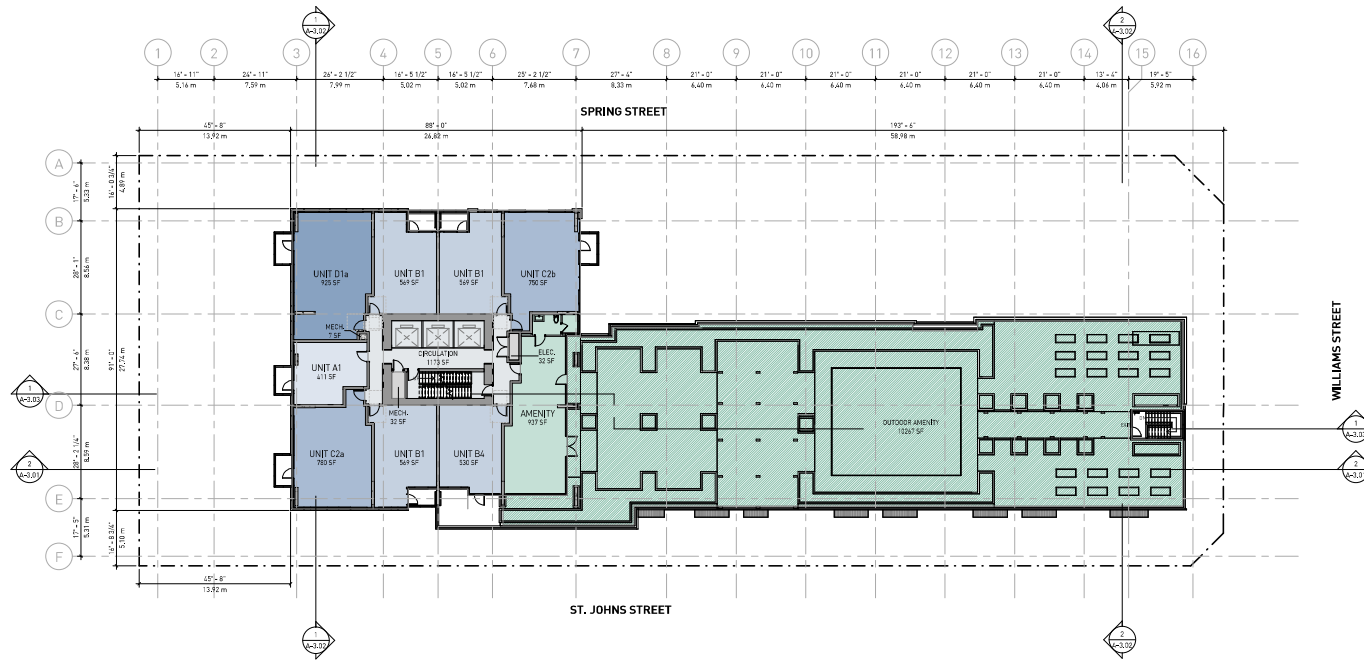
1 LEVEL 3 - FAR
 1/8" = 1'-0"

2 LEVEL 6 - FAR
 1/16" = 1'-0"



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6B 5K5 FAX: 604 271 5079
SOFTWARE PROVIDED BY THE CLIENTS DESIGN AND NOT ALL THE SOFTWARE
 COULD BE PROVIDED BY THE CLIENTS DESIGN AND NOT ALL THE SOFTWARE
 REPRODUCED BY THE CLIENTS DESIGN AND NOT ALL THE SOFTWARE

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/12/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/03/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVEL 7

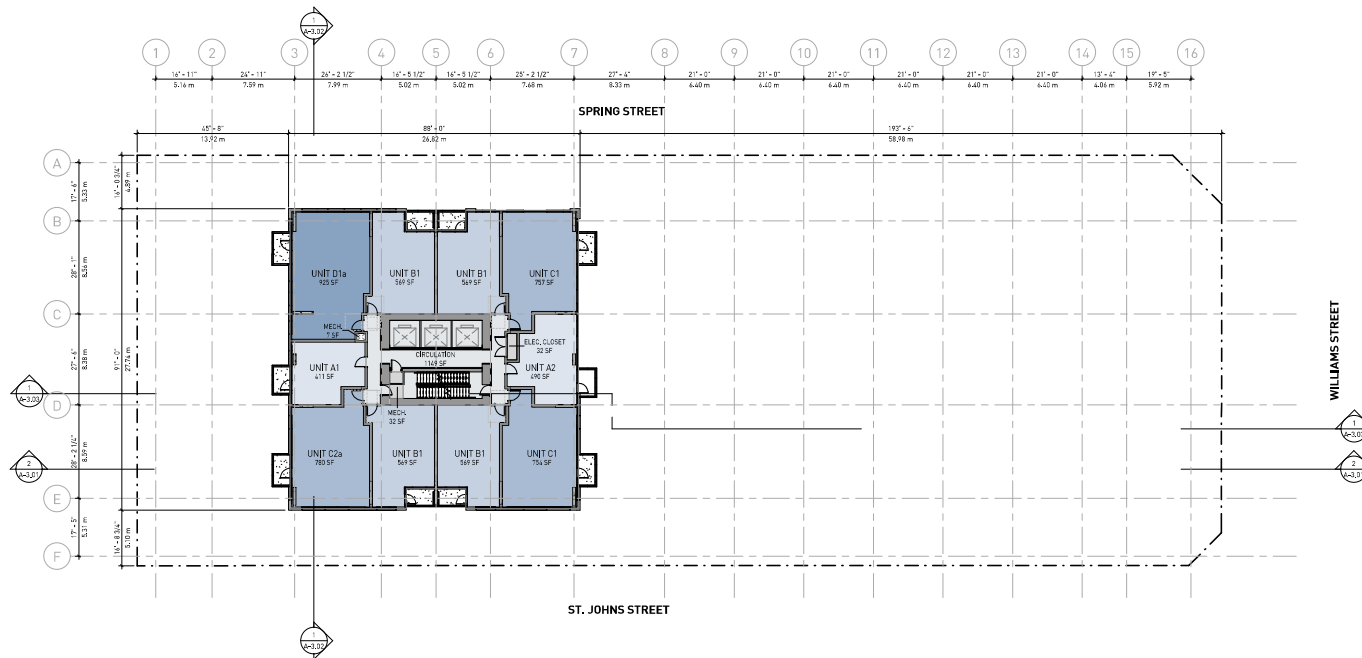
DATE	3/20/2024 10:49:22 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.05



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6B 5Y5 FAX: 604 271 5079
SUPPORT PROVIDED. THIS PLAN AND DESIGN ARE NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTES



REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/19	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS STREET
 REZONING / DP
 RE-SUBMISSION

FAR - LEVELS 8-25 (TYP. TOWER)

DATE	3/20/2024 10:49:24 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.06



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6C 2K5 FAX: 604 731 5078
SOFTWARE PROVIDED BY THE CLIENT AND IS NOT AN PART OF THE CONTRACT. THE USER IS RESPONSIBLE FOR THE PROPER USE OF THE SOFTWARE. THE USER IS RESPONSIBLE FOR THE PROPER USE OF THE SOFTWARE.

NOTES

REVISIONS

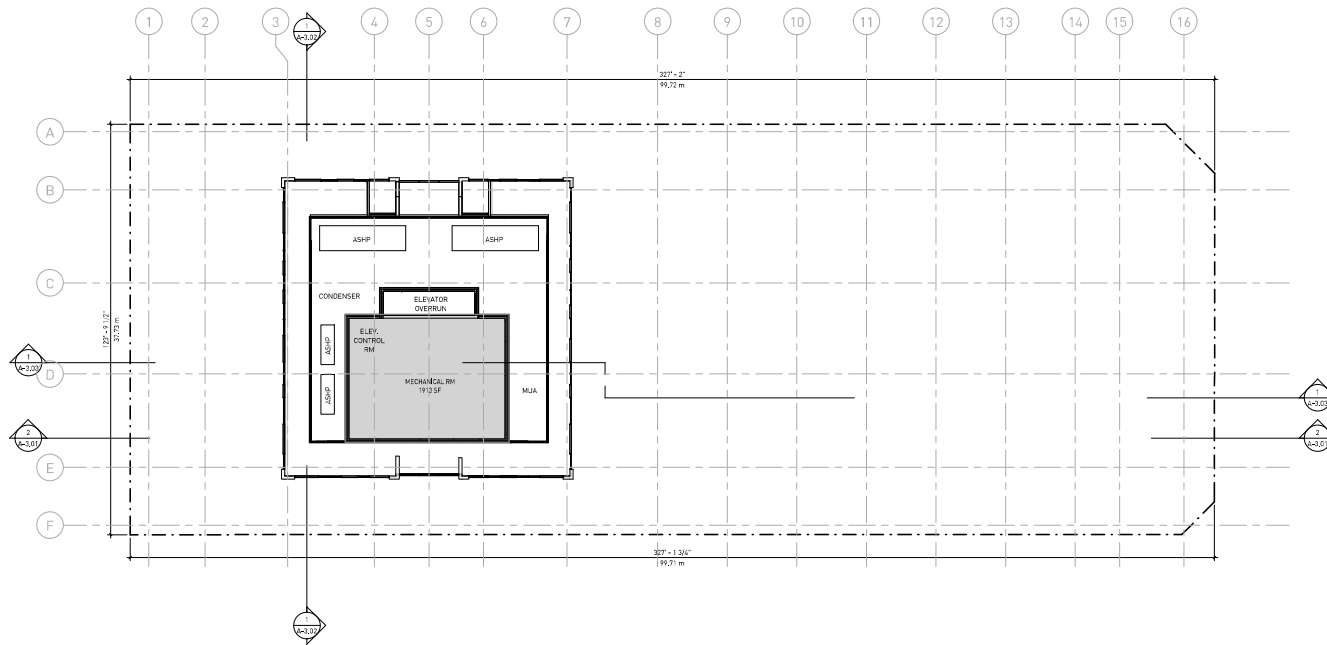
NO.	DATE	DESCRIPTION
1	2025/08/29	REZONING / DP RE-SUBMISSION
2	2026/03/20	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

FAR - ROOF

DATE	3/20/2025 10:49:24 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	1/16" = 1'-0"
JOB NUMBER	23014

A-11.08





■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6Y 1R5 FAX: 604 731 3079
SOME OF THE SERVICES PROVIDED BY GBL ARCHITECTS INC. ARE AVAILABLE THROUGH OUR AFFILIATED COMPANIES. GBL ARCHITECTS INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OUR AFFILIATED COMPANIES.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/27	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

3D VIEWS

DATE	3/20/2024 10:49:24 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-12.01





gbl

■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6C 1K5 FAX: 604 731 3079
SOME OF THE SERVICES PROVIDED BY GBL ARE AVAILABLE THROUGH OUR AFFILIATED COMPANIES. PLEASE CONTACT US FOR MORE INFORMATION.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/27	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

3D VIEWS

DATE	3/20/2024 10:49:24 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-12.02



■ GBL ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 3079

 COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR
 COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GBL ARCHITECTS INC.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/07/18	REZONING / DP SUBMISSION
2	2025/08/29	REZONING / DP RE-SUBMISSION
3	2026/09/22	REZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

3D VIEWS

DATE	3/20/2024 10:49:27 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-12.03



gbl ARCHITECTS INC.
 300-224 WEST 8TH AVENUE TEL: 604 736 1156
 VANCOUVER, BC CANADA V6Y 1Y5 FAX: 604 271 3079
SOME RIGHTS RESERVED. THIS PLAN AND DESIGN ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

NOTES

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/03/20	RE-ZONING / DP RE-SUBMISSION

2914 ST JOHNS
 STREET
 REZONING / DP
 RE-SUBMISSION

3D VIEWS

DATE	3/20/2024 10:49:28 AM
DRAWN BY	Author
CHECKED BY	Checker
SCALE	
JOB NUMBER	23014

A-12.04

