

This architectural rendering depicts a modern, multi-story building with a prominent green balcony and orange accent design. The building features a mix of white and grey facade panels, large windows, and a ground-floor entrance with glass doors. To the left, a smaller grey building is visible, and to the right, a larger grey building with multiple windows. The background is filled with stylized, layered clouds in shades of grey and white, creating a dramatic atmosphere. The foreground shows a paved area with a few bicycles parked near the building's entrance.

ARCHITECTURAL DRAWING INDEX - REZONING / DEVELOPMENT PERMIT

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[illegible]

NO.	DATE	DESCRIPTION
REVISIONS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01
NO.	DATE	DESCRIPTION



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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

DRAWN BY: IZ	ISSUE # 2a
SCALE: AS SHOWN	PROJECT NO: GA-G261

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COVER SHEET

REVISION NO:	SHEET NO: A000
CITY STAMP:	

CITY STAMP

PROJECT STATISTICS									
CIVIC ADDRESS		321 W 4TH STREET, NORTH VANCOUVER LOT 1, BLOCK 135, PLAN VAP1402, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-309							
LEGAL DESCRIPTION		LOT 2, BLOCK 135, PLAN VAP1204, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-325 LOT 3, BLOCK 135, PLAN VAP1402, DISTRICT LOT 271, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXC S' NOW LANE OF LOT 4 PID: 006-262-414							
EXISTING ZONING		RM-1							
PROPOSED ZONING		CD							
USE		RENTAL APARTMENT							
OCP LAND USE DESIGNATION		RESIDENTIAL LEVEL 5 (MEDIUM DENSITY)							
		321		321		321			
SITE WIDTH		25.00 ft	7.62 m	25.00 ft	7.62 m	25.00 ft	7.62 m		
SITE DEPTH		120.00 ft	36.58 m	120.00 ft	36.58 m	120.00 ft	36.58 m		
SITE AREA		3000.00 sf	278.71 m2	3000.00 sf	278.71 m2	3000.00 sf	278.71 m2		
TOTAL LOT AREA		8999.71 sf	836.10 m2						
SITE WIDTH		75.00 ft	22.86 m						
SITE DEPTH		120.00 ft	36.58 m						
PROPOSED NUMBER OF UNITS		33							
FSR		ALLOWED		PROPOSED					
MAX. FSR 1.60 OCP DENSITY		14399.54 sf	1337.76 m2						
MAX. BONUS FSR 1.0 WITH PUBLIC BENEFITS		8999.71 sf	836.10 m2						
TOTAL MAX. FSR 2.60		23399.25 sf	2173.86 m2	23388.64 sf	2172.88 m2	2.60	-10.61		
LOT COVERAGE		ALLOWED		PROPOSED					
SITE COVERAGE AREA (50%)		4499.86 sf	418.05 m2	4684.07 sf	435.16 m2	52.05%			
SETBACKS (TO CLADDING)		REQUIRED		PROPOSED					
NORTH - FRONT YARD (W 4TH ST)		15.00 ft	4.57 m	15.17 ft	4.62 m				
SOUTH - REAR YARD (LANE)		20.00 ft	6.10 m	22.05 ft	6.72 m				
INTERIOR - SIDE YARD (WEST PL)		7.87 ft	2.40 m	7.92 ft	2.41 m				
INTERIOR - SIDE YARD (EAST PL)		7.87 ft	2.40 m	7.93 ft	2.42 m				
BUILDING HEIGHT		ALLOWED		PROPOSED					
MEASURED FROM AVERAGE GRADE		62.33 ft	19.00 m	62.33 ft	19.00 m				
AVERAGE FINISHED GRADE				118.16 ft	36.01 m				
PARKING SPACES		REQUIRED		PROPOSED					
RENTAL HOUSING - 0.60 SPACE / UNIT		20		17					
		100% RESIDENTIAL SPACE		10					
EV CHARGING INFRASTRUCTURE		10% OF VISITOR OR MIN. 1 SPACE, GREATER		1					
		100% SHARED VEHICLES		1					
BICYCLE SPACES		REQUIRED		PROPOSED					
SECURE SPACES		50		50					
SHORT-TERM SPACES		6		6					
OUTDOOR AMENITY		REQUIRED		PROPOSED					
		N/A		381.97 sf	35.49 m2				
INDOOR AMENITY		REQUIRED		PROPOSED					
LESSER OF 1.4 SM (15.07 SF) PER UNIT OR 2% OF GFA		467.98 sf	43.48 m2	469.87 sf	43.65 m2				
SITTING EXCEPTIONS		REQUIRED		PROPOSED					
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO FRONT, REAR LOT LINE		5.00 ft	1.52 m	5.17 ft	1.58 m				
EAVES, CORNICES, LEADERS, GUTTERS, AND CANOPIES TO INTERIOR SIDE LOT LINE		3.00 ft	0.91 m	5.92 ft	1.80 m				
BAY WINDOW TO ANY LOT LINES		3.00 ft	0.91 m	N/A					
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO INTERIOR SIDE LOT LINE		2.50 ft	0.76 m	N/A					
UNENCLOSED BALCONIES, UNENCLOSED PORCHES, STEPS TO FRONT, REAR LOT LINE		5.00 ft	1.52 m	9.17 ft	2.79 m				
ADAPTABLE DESIGN		REQUIRED		PROPOSED					
ADAPTABLE GUIDELINE - 25% UNITS		8		13					
MID-MARKET RENTAL UNITS		REQUIRED		PROPOSED					
10% OF RENTAL UNITS		3		3					
RECYCLING AND GARBAGE STORAGE (5.23 SF) PER UNIT		REQUIRED		PROPOSED					
0.486 SM	211.51 sf	19.65 m2		248.71 sf	23.11 m2				

UNIT SUMMARY BY FLOOR LEVEL								
UNIT TYPE	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	COUNT	PERCENTAGE
STUDIO	0	0	0	0	0	0	0	0.00%
1 BEDROOM	1	2	2	2	2	2	11	33.33%
2 BEDROOM	2	3	3	3	3	3	17	51.52%
3 BEDROOM	0	1	1	1	1	1	5	15.15%
AD LEVEL	AD L-2	AD L-2	AD L-2	AD L-2	AD L-2	AD L-2		
TOTAL	3	6	6	6	6	6	33	100.00%

GROSS FLOOR AREA									
SERVICE ROOM		INDOOR AMENITY		COMMON AREA		RESIDENTIAL AREA		TOTAL GFA	
Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric	Imperial	Metric
LEVEL 1 TOTAL GROSS AREA	909.99 sf	84.54 m2	469.87 sf	43.65 m2	1158.77 sf	107.65 m2	1767.66 sf	164.22 m2	4306.29 sf
LEVEL 2 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf
LEVEL 3 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf
LEVEL 4 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf
LEVEL 5 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf
LEVEL 6 TOTAL GROSS AREA	0.00 sf	0.00 m2	0.00 sf	0.00 m2	753.90 sf	70.04 m2	3832.64 sf	356.06 m2	4586.54 sf
TOTAL	909.99 sf	84.54 m2	469.87 sf	43.65 m2	4928.27 sf	457.85 m2	20930.86 sf	1944.54 m2	27238.99 sf

RESIDENTIAL UNIT AREA BREAKDOWN													
		UNIT #	TYPE	BDR NO.	GROSS FLOOR AREA		EXCLUSION		NET FLOOR AREA		BALCONY/PATIO		
LEVEL 1		AD-L2	101	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	65.50 sf	6.09 m2
MID-MARKET RENTAL UNIT			102	B1a	1-BEDROOM	457.07 sf	42.46 m2	0.00 sf	0.00 m2	457.07 sf	42.46 m2	105.12 sf	9.77 m2
MID-MARKET RENTAL UNIT			103	C2a	2-BEDROOM	623.52 sf	57.93 m2	0.00 sf	0.00 m2	623.52 sf	57.93 m2	150.17 sf	13.95 m2
LEVEL 1 TOTAL RESIDENTIAL AREA						1767.66 sf	164.22 m2	20.00 sf	1.86 m2	1747.66 sf	162.36 m2	320.79 sf	29.80 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR, LOBBY)						1158.77 sf	107.65 m2	400.91 sf	37.25 m2	757.86 sf	70.41 m2		
BICYCLE (EXCLUDED)						909.99 sf	84.54 m2	909.99 sf	84.54 m2	0.00 sf	0.00 m2		
INDOOR AMENITY (EXCLUDED)						469.87 sf	43.65 m2	469.87 sf	43.65 m2	0.00 sf	0.00 m2	381.97 sf	35.49 m2
EXTERIOR WALL RAINSCREEN EXCLUSION								22.83 sf	2.12 m2	-22.83 sf	-2.12 m2		
LEVEL 1 TOTAL FLOOR AREA						4306.29 sf	400.07 m2	1823.60 sf	169.42 m2	2482.69 sf	230.65 m2		
UNIT COUNT		3											
ADAPTABLE UNIT COUNT		1											
LEVEL 2													
			201	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	61.50 sf	5.71 m2
		AD-L2	202	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	95.50 sf	8.87 m2
		AD-L2	203	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
MID-MARKET RENTAL UNIT		AD-L2	204	D	3-BEDROOM	776.76 sf	72.16 m2	20.00 sf	1.86 m2	756.76 sf	70.31 m2	73.50 sf	6.83 m2
			205	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
			206	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 2 TOTAL RESIDENTIAL AREA						3832.64 sf	356.06 m2	60.00 sf	5.57 m2	3772.64 sf	350.49 m2	455.50 sf	42.32 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)						753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION								35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
LEVEL 2 TOTAL FLOOR AREA						4586.54 sf	426.10 m2	417.35 sf	38.77 m2	4169.19 sf	387.33 m2		
UNIT COUNT		6											
ADAPTABLE UNIT COUNT		3											
LEVEL 3													
MID-MARKET RENTAL UNIT			301	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
		AD-L2	302	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
		AD-L2	303	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
MID-MARKET RENTAL UNIT		AD-L2	304	D	3-BEDROOM	776.76 sf	72.16 m2	20.00 sf	1.86 m2	756.76 sf	70.31 m2	73.50 sf	6.83 m2
			305	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
			306	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 3 TOTAL RESIDENTIAL AREA						3832.64 sf	356.06 m2	60.00 sf	5.57 m2	3772.64 sf	350.49 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)						753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION								35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
LEVEL 3 TOTAL FLOOR AREA						4586.54 sf	426.10 m2	417.35 sf	38.77 m2	4169.19 sf	387.33 m2		
UNIT COUNT		6											
ADAPTABLE UNIT COUNT		3											
LEVEL 4													
			401	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
		AD-L2	402	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
		AD-L2	403	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
			404	D	3-BEDROOM	776.76 sf	72.16 m2	0.00 sf	0.00 m2	776.76 sf	72.16 m2	73.50 sf	6.83 m2
			405	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
			406	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 4 TOTAL RESIDENTIAL AREA						3832.64 sf	356.06 m2	40.00 sf	3.72 m2	3792.64 sf	352.35 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)						753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION								35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
LEVEL 4 TOTAL FLOOR AREA						4586.54 sf	426.10 m2	397.35 sf	36.92 m2	4189.19 sf	389.19 m2		
UNIT COUNT		6											
ADAPTABLE UNIT COUNT		2											
LEVEL 5													
			501	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
		AD-L2	502	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
		AD-L2	503	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
			504	Da	3-BEDROOM	776.76 sf	72.16 m2	0.00 sf	0.00 m2	776.76 sf	72.16 m2	73.50 sf	6.83 m2
			505	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
			506	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 5 TOTAL RESIDENTIAL AREA						3832.64 sf	356.06 m2	40.00 sf	3.72 m2	3792.64 sf	352.35 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)						753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION								35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
LEVEL 5 TOTAL FLOOR AREA						4586.54 sf	426.10 m2	397.35 sf	36.92 m2	4189.19 sf	389.19 m2		
UNIT COUNT		6											
ADAPTABLE UNIT COUNT		2											
LEVEL 6													
			601	C1	2-BEDROOM	627.67 sf	58.31 m2	0.00 sf	0.00 m2	627.67 sf	58.31 m2	180.75 sf	16.79 m2
		AD-L2	602	B	1-BEDROOM	582.28 sf	54.10 m2	20.00 sf	1.86 m2	562.28 sf	52.24 m2	89.50 sf	8.31 m2
		AD-L2	603	C	2-BEDROOM	687.07 sf	63.83 m2	20.00 sf	1.86 m2	667.07 sf	61.97 m2	66.00 sf	6.13 m2
			604	Da	3-BEDROOM	776.76 sf	72.16 m2	0.00 sf	0.00 m2	776.76 sf	72.16 m2	73.50 sf	6.83 m2
			605	B1	1-BEDROOM	492.09 sf	45.72 m2	0.00 sf	0.00 m2	492.09 sf	45.72 m2	87.50 sf	8.13 m2
			606	C2	2-BEDROOM	666.77 sf	61.94 m2	0.00 sf	0.00 m2	666.77 sf	61.94 m2	71.50 sf	6.64 m2
LEVEL 6 TOTAL RESIDENTIAL AREA						3832.64 sf	356.06 m2	40.00 sf	3.72 m2	3792.64 sf	352.35 m2	568.75 sf	52.84 m2
COMMON AREA (STAIRS, CORRIDOR,ELEVATOR)						753.90 sf	70.04 m2	321.58 sf	29.88 m2	432.32 sf	40.16 m2		
EXTERIOR WALL RAINSCREEN EXCLUSION								35.77 sf	3.32 m2	-35.77 sf	-3.32 m2		
LEVEL 6 TOTAL FLOOR AREA						4586.54 sf	426.10 m2	397.35 sf	36.92 m2	4189.19 sf	389.19 m2		
UNIT COUNT		6											
ADAPTABLE UNIT COUNT		2											
TOTAL UNIT COUNT		33											
TOTAL ADAPTABLE UNIT COUNT		13											
TOTAL INDOOR AMENITY SPACE (EXCLUDED)						469.87 sf	43.65 m2	469.87 sf	43.65 m2	0.00 sf	0.00 m2		
TOTAL RESIDENTIAL UNIT AREA						20930.86 sf	1944.54 m2	260.00 sf	24.15 m2	20670.86 sf	1920.39 m2		
TOTAL COMMON AREAS						4928.27 sf	457.85 m2	2008.81 sf	186.62 m2	2919.46 sf	271.23 m2		
TOTAL SERVICE ROOM ABOVE GRADE (EXCLUDED)						909.99 sf	84.54 m2	909.99 sf	84.54 m2	0.00 sf	0.00 m2		
TOTAL EXTERIOR WALL RAINSCREEN (EXCLUDED)								201.68 sf	18.74 m2	-201.68 sf	-18.74 m2		
BUILDING TOTAL FLOOR AREA						27238.99 sf	2530.58 m2	3850.35 sf	357.71 m2	23388.64 sf	2172.88 m2		

[illegible]

NO.	DATE	DESCRIPTION
REVISIONS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01
NO.	DATE	DESCRIPTION

ISSUE



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SEAL:



2026-07-03

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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY:	ISSUE #
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12	2a
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SCALE: AS SHOWN	PROJECT NO: GA-G261
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SHEET TITLE:

**PERSPECTIVE VIEWS - W
4TH STREET**

REVISION NO:

SHEET NO:

A003

CITY STAMP:

- A PROMINENT LARGE-SCALE MASSING ELEMENT AT THE FRONT ENTRANCE SERVES AS THE BUILDING'S FOCAL POINT, DRAWING ATTENTION AND ANCHORING THE FAÇADE.

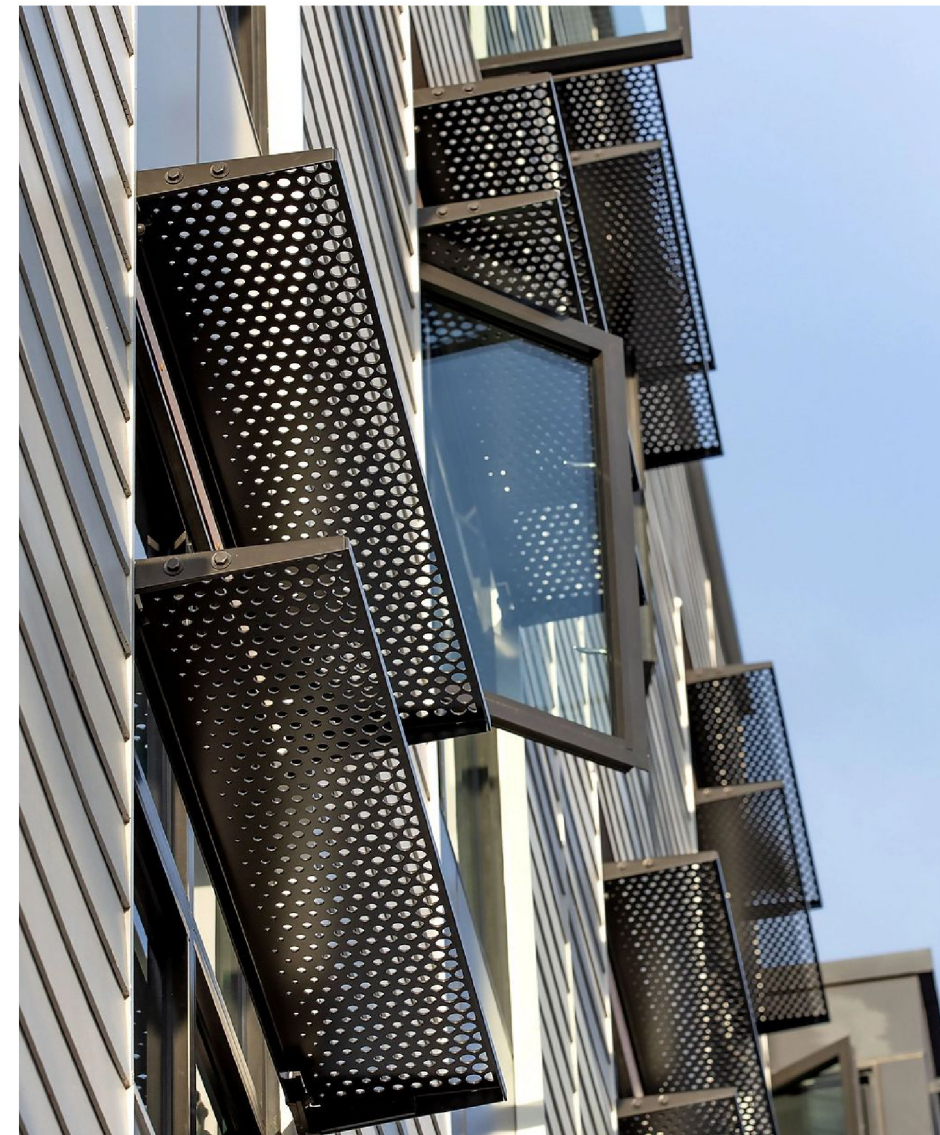


A modern, minimalist living room interior. The room features a large, light-colored sectional sofa with several throw pillows. In front of the sofa is a round, dark-colored coffee table. To the left of the sofa is a large floor lamp with a white shade. The room has a high ceiling with recessed lighting and a large window on the left side. The walls are dark, and the floor is covered in a patterned rug.

- WOOD FASCIA BOARD WRAPS AROUND THE OPENING, SEAMLESSLY ALIGNING WITH THE WOOD-GRAIN CANOPY SOFFIT FOR A COHESIVE, TEXTURED ENTRY DETAIL.



- CONTEMPORARY BUILDING FEATURING HARDIE® PLANK SIDING COMBINED WITH PANEL ACCENTS FOR A MODERN, TEXTURED FAÇADE

[illegible]

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SEAL:



PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1	
DRAWN BY: IZ	ISSUE # 2a
SCALE: AS SHOWN	PROJECT NO: GA-G261

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SHEET TITLE:

REVISION NO:	SHEET NO: A005
CITY STAMP:	

CITY STAMP:

Property

2014 OCP Maximum Height Limits (m)

2014 OCP Maximum Height Limits (m)

2014 OCP Special Study Areas

2014 OCP Land Use

- Residential Level 1
- Residential Level 2
- Residential Level 3
- Residential Level 4A
- Residential Level 4B
- Residential Level 5
- Residential Level 6
- Mixed Use Level 1
- Mixed Use Level 2
- Mixed Use Level 3
- Mixed Use Level 4A
- Mixed Use Level 4B
- Harbourside
- Waterfront (Mixed Use)
- Parks, Recreation & Open Space
- School & Institutional
- Commercial
- Mixed Employment
- Industrial

city of north vancouver

Schedule E Regional Context Statement

Part of the Official Community Plan

NOTES
Adopted March 23, 2015
Amended April 3, 2017

See Southeast View

City of North Vancouver

Schedule A Land Use

Part of the Official Community Plan

NOTES

- Adopted March 23, 2015
- Amended October 26, 2015
- Amended July 11, 2016
- Amended November 21, 2016
- Amended April 3, 2017
- Amended June 19, 2017
- Amended July 16, 2018
- Amended October 1, 2018
- Amended October 5, 2020
- Amended April 19, 2021
- Amended September 21, 2021
- Amended November 22, 2021
- Amended February 14, 2022

This map forms part of and is integral to the Official Community Plan. Land use designations extend from property boundary to the centerline of streets and lanes.

All residential development without maximum heights on this map shall not exceed six storeys. For other uses, heights shall be regulated through the Zoning Bylaw and in considering increases in building heights, attention will be given to view impacts, contextual relationships and the livability or use of the buildings.

See Southeast View

[illegible]

REVISION NO:	SHEET NO: A010
CITY STAMP:	

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ISSUE:		



PROJECT NAME:

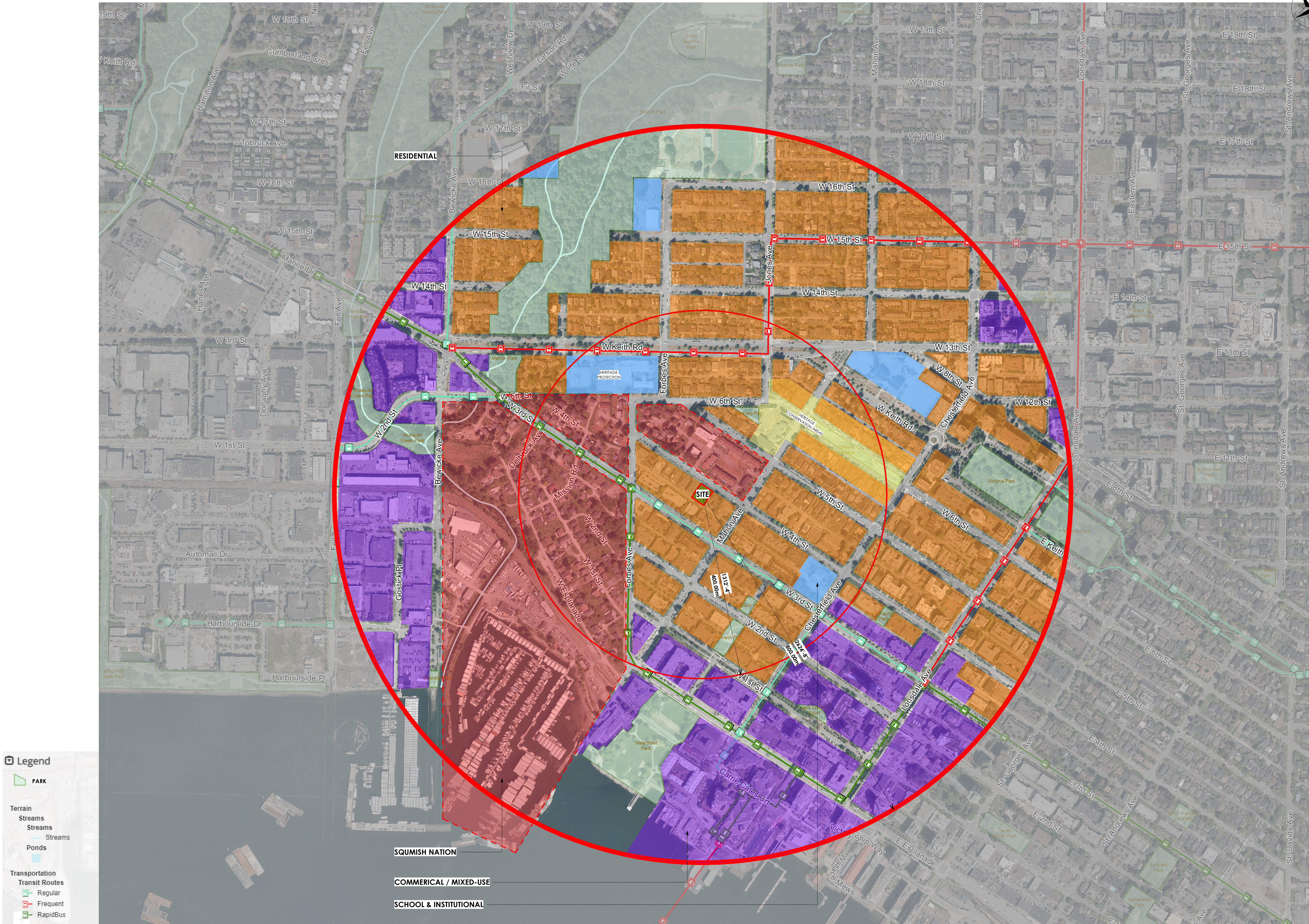
**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

DRAWN BY:	ISSUE #
17	2a

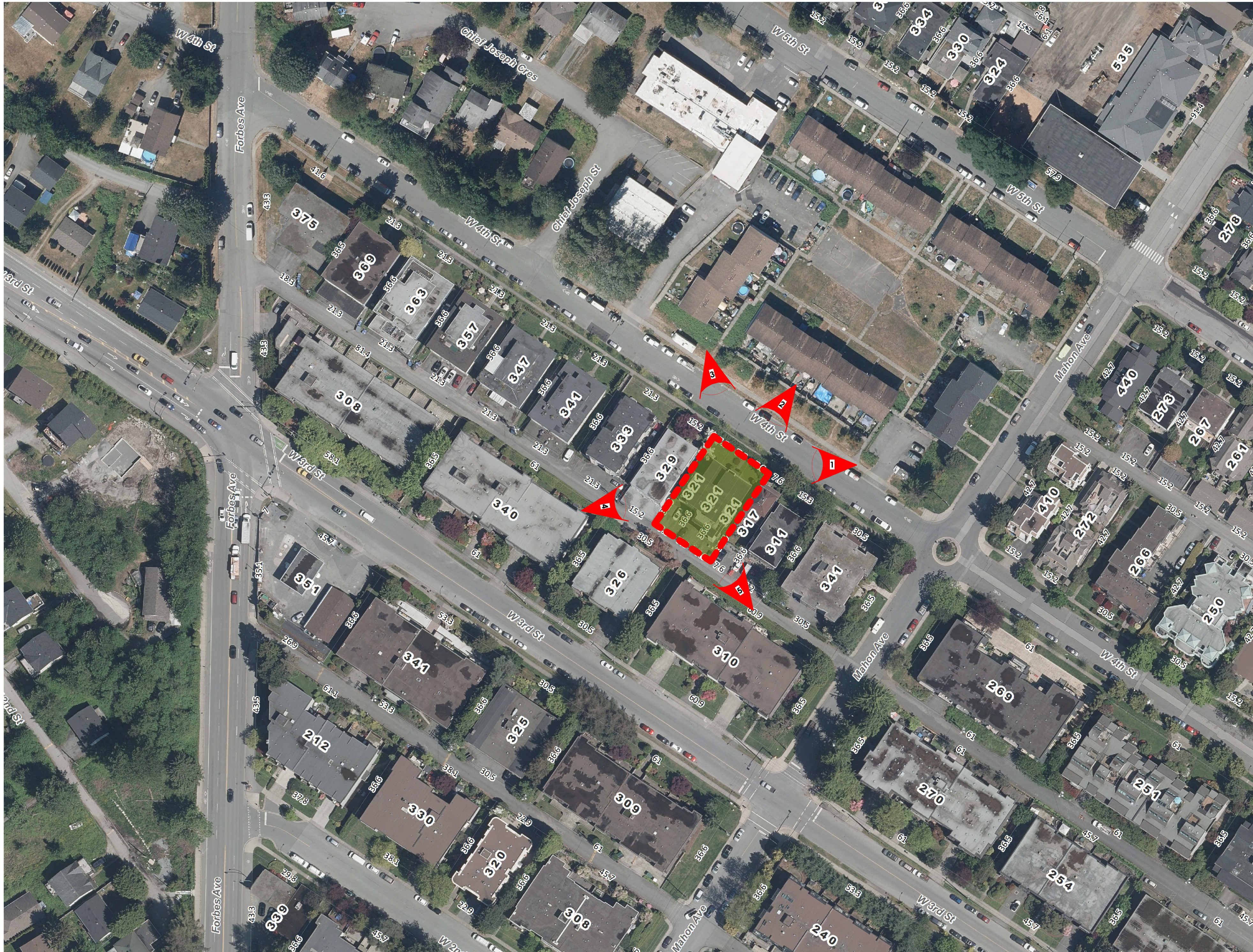
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SITE CONTEXT - MAP 400M & 800M

REVISION NO. SHEET NO.
A011



SCALE: 1" = 300'-0"



NO.	DATE	DESCRIPTION
REVIEWS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01
NO.	DATE	DESCRIPTION



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2026-07-03

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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1	
DRAWN BY:	ISSUE #
IZ	2a
SCALE:	PROJECT NO:
AS SHOWN	GA-G261

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SHEET TITLE:

**SITE CONTEXT -
EXISTING SITE PHOTOS**

REVISION NO:	SHEET NO: A012
CITY STAMP:	

CITY STAMP: _____

[illegible]

ISSUE: _____



PROJECT NAME: _____

PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

DRAWN BY:	ISSUE #
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SCALE:	PROJECT NO:
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SHEET TITLE:

SITE CONTEXT PLAN

A013

CITY STAMP: _____

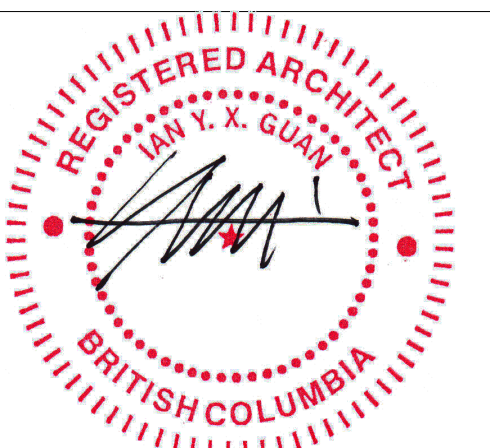
SCALE: 1" = 20'-0"

[illegible]

NO.	DATE	DESCRIPTION
REVISIONS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
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RENTAL HOUSING APARTMENT ON W 4TH STREET

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

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SCALE: AS SHOWN	PROJECT NO: GA-G261

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SITE CONTEXT - STREETSCAPE

REVISION NO:	SHEET NO: A014
CITY STAMP:	

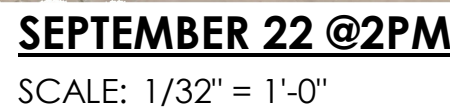
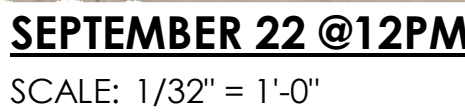
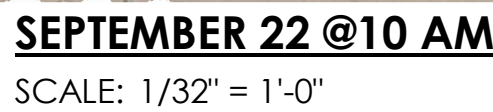
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**PROPOSED
6-STOREY RENTAL APARTMENT
321 WEST 4TH STREET**



STREETSCAPE NORTH ELEVATION (W 4TH STREET)

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



NO.	DATE	DESCRIPTION
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2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
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RENTAL HOUSING APARTMENT ON W 4TH STREET

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1	
DRAWN BY:	ISSUE #
IZ	2a
SCALE:	PROJECT NO:
AS SHOWN	GA-G261

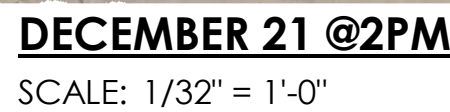
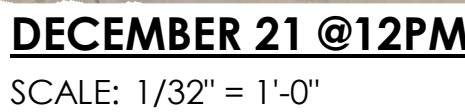
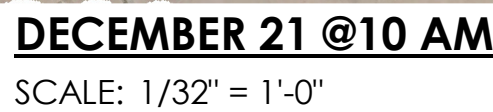
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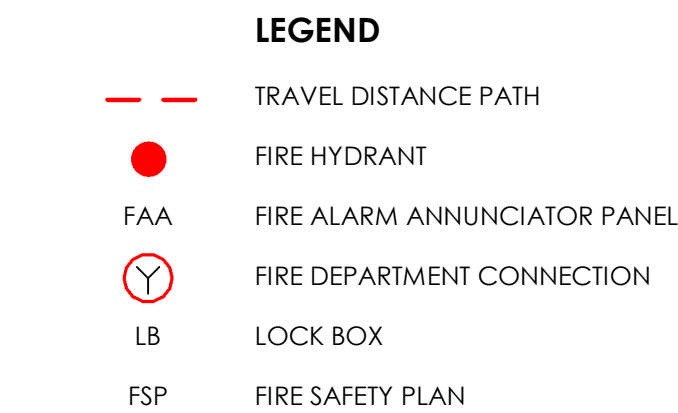
SHEET TITLE:

SHADOW STUDY - SEPTEMBER & DECEMBER

REVISION NO:	SHEET NO: A021
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CITY STAMP: _____





NO.	DATE	DESCRIPTION
REVISIONS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1	
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SCALE:	PROJECT NO:
AS SHOWN	GA-G261

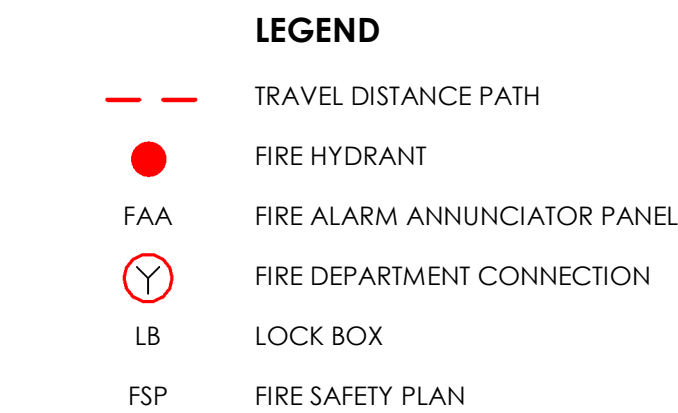
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SHEET TITLE:

SITE PLAN

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ISSUE:		



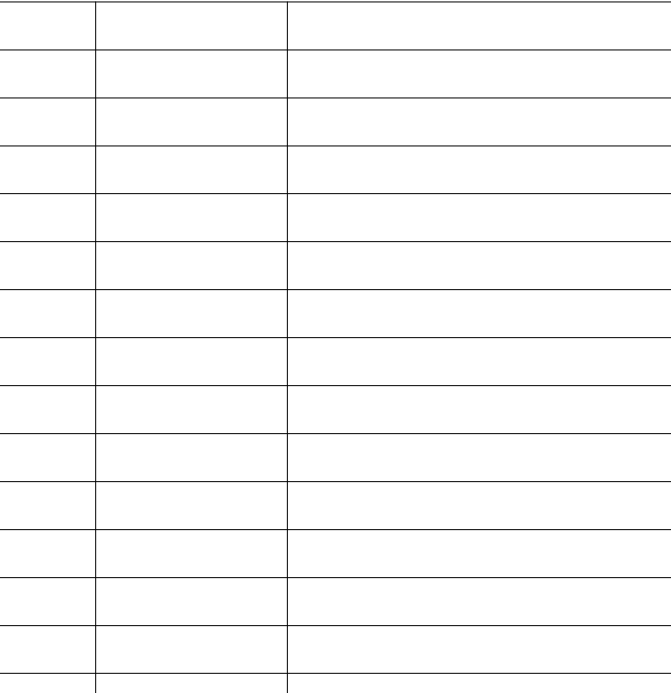
PROJECT NAME:
**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

SCALE:	PROJECT NO:
AS SHOWN	GA-G261

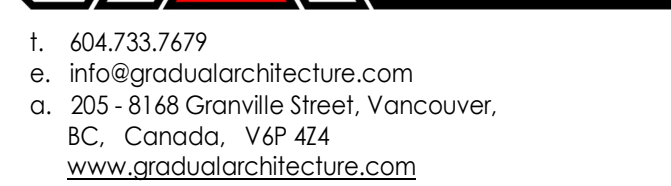
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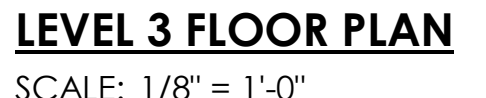
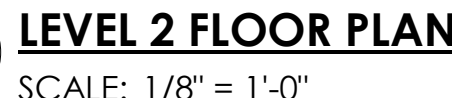
321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

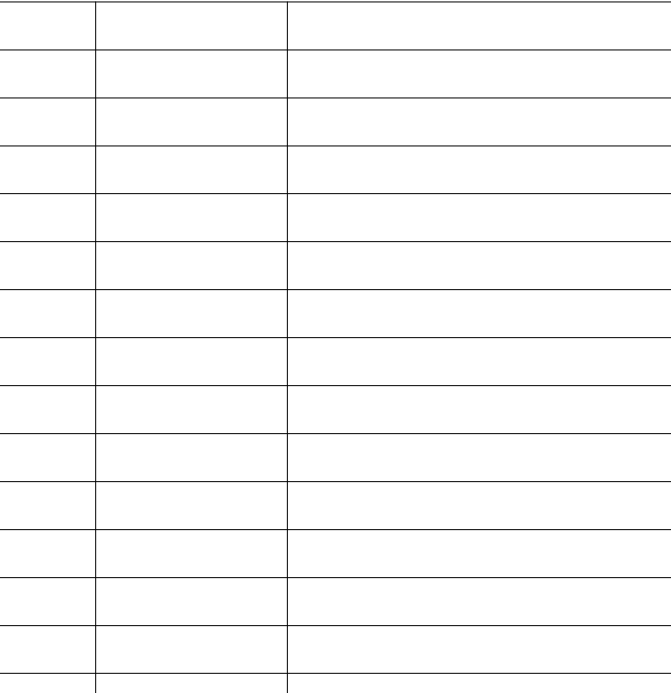
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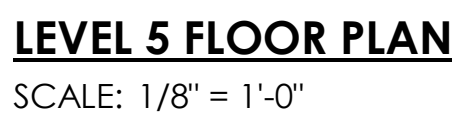
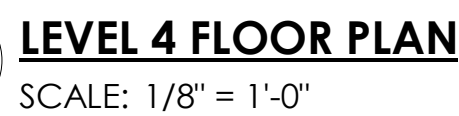
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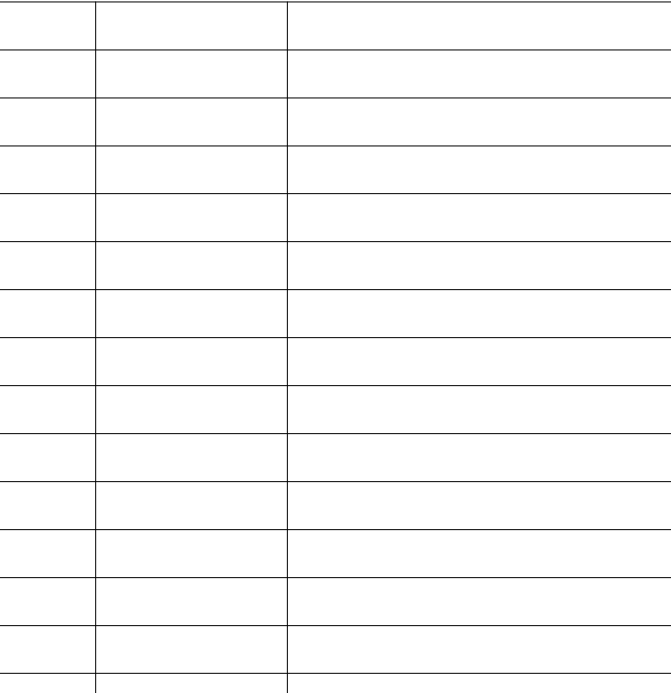
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SCALE:	PROJECT NO:
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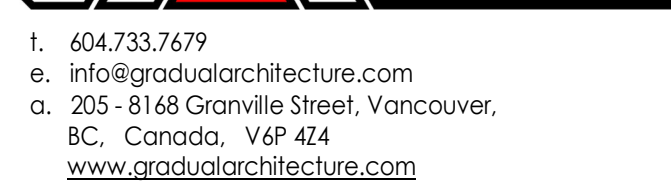
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ISSUE:



PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

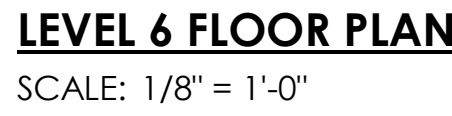
DRAWN BY:	ISSUE #
IZ	2a

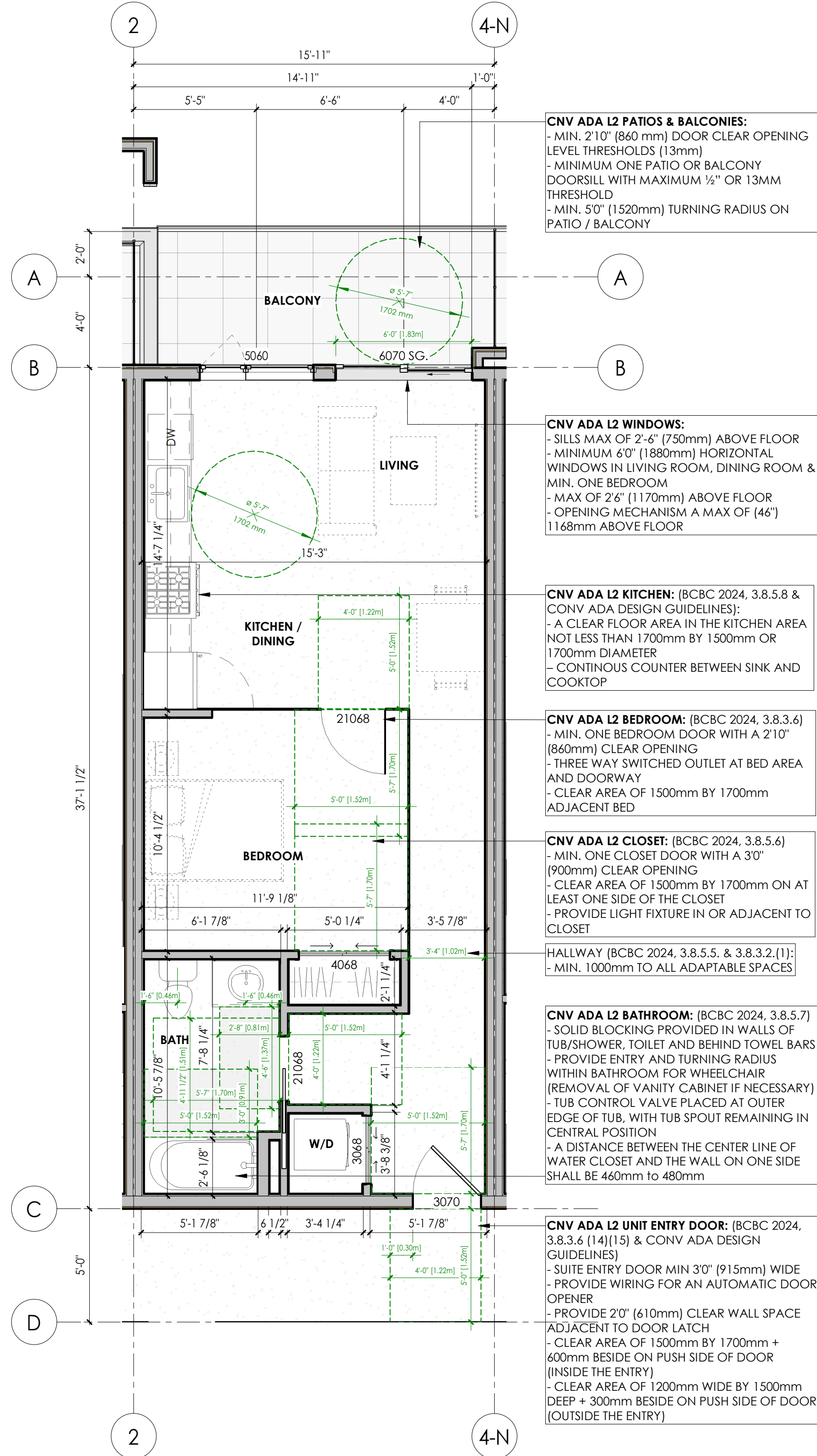
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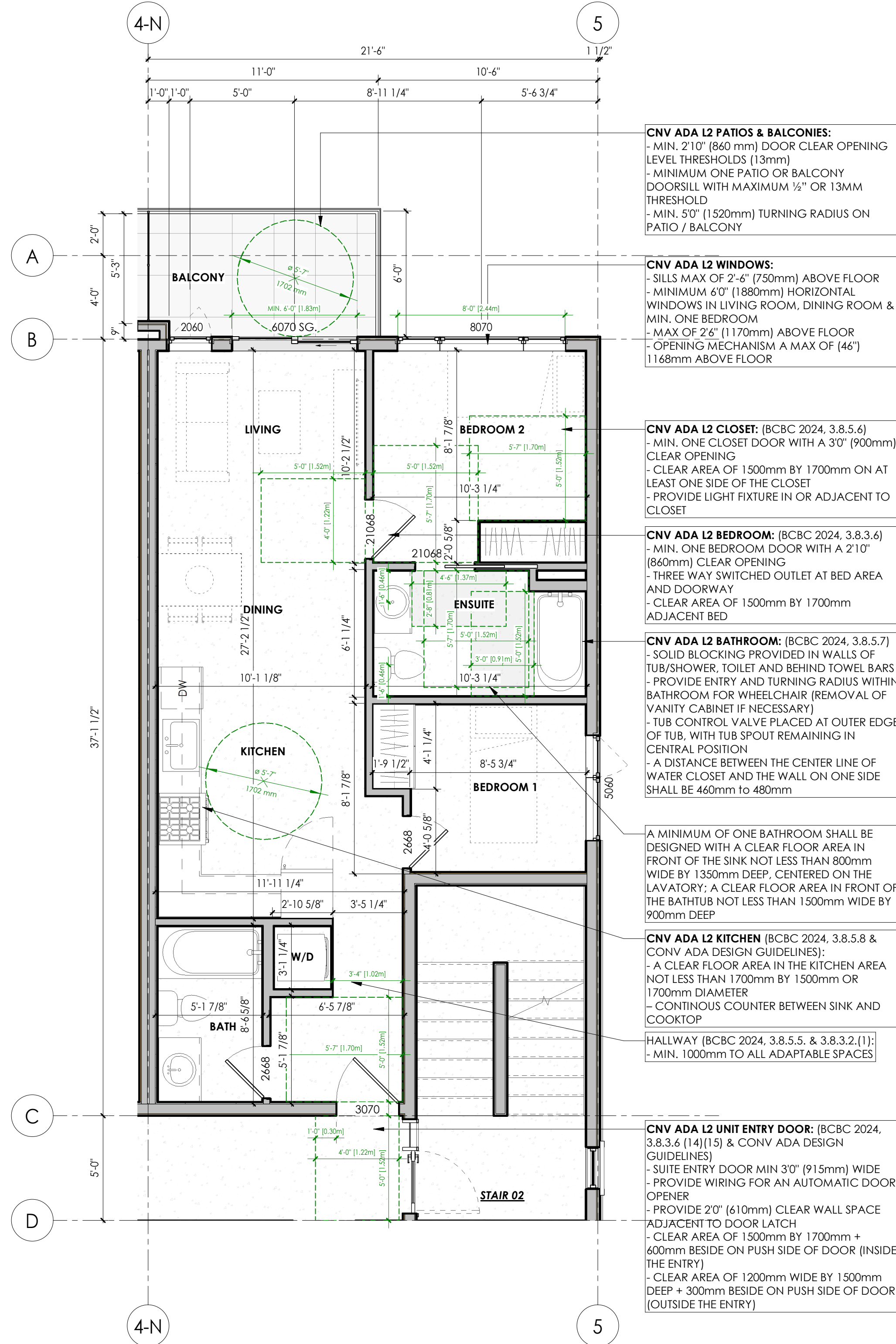
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CITY STAMP: _____

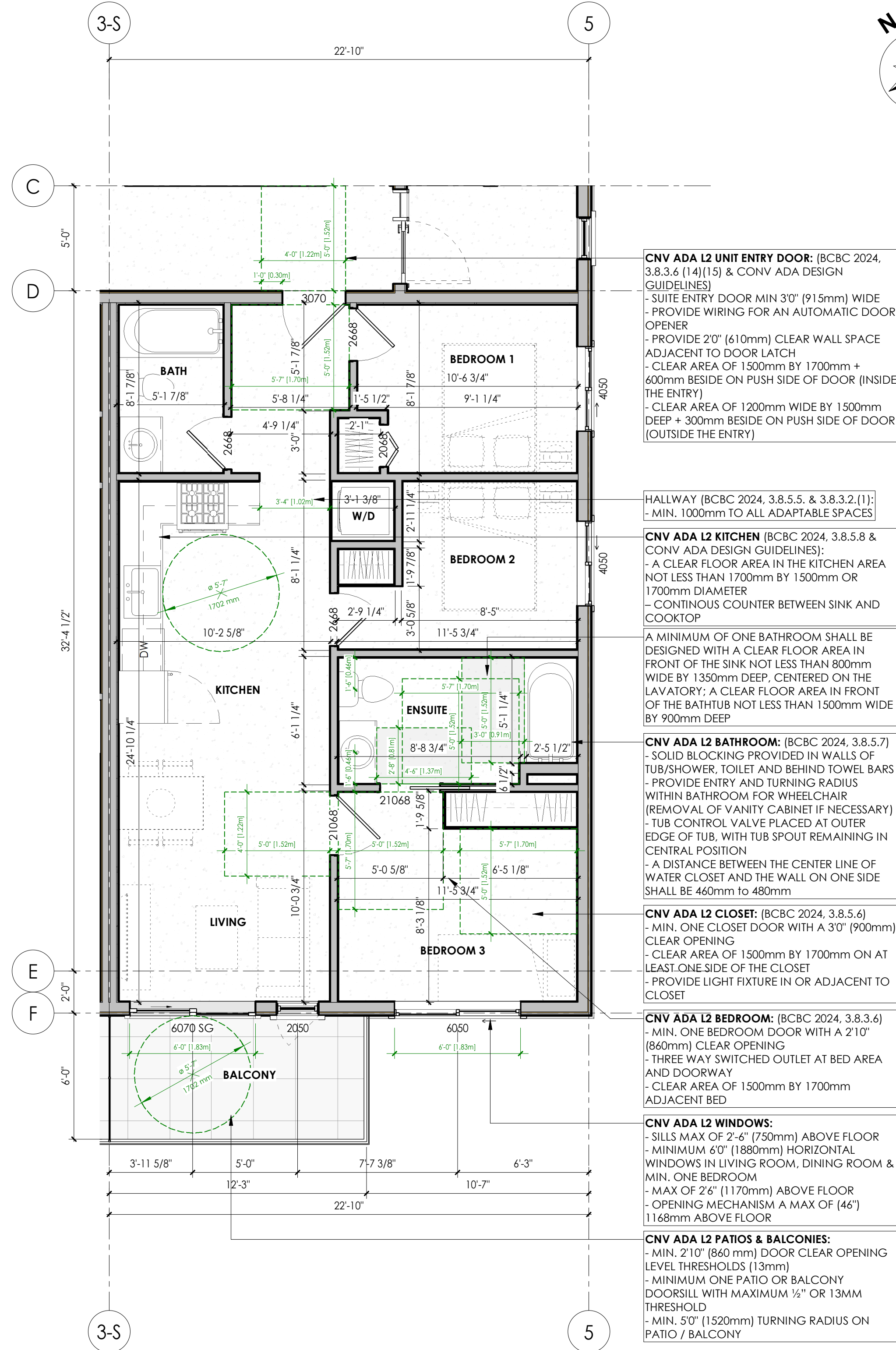




UNIT TYPE B (ADAPTABLE LEVEL 2) 1 BED & 1 BATH
AREA: 582.28 SF
SCALE: 1/4" = 1'-0" **UNIT COUNT: 5**



2 **UNIT TYPE C (ADAPTABLE LEVEL 2)** 2 BED & 2 BATH AREA: 687.07 SF
SCALE: 1/4" = 1'-0" **UNIT COUNT: 6**
UNIT #:101, 203, 303, 403, 503, 603



3 UNIT TYPE D (ADAPTABLE LEVEL 2)
SCALE: 1/4" = 1'-0"

**DISABILITY PARKING REQUIREMENTS FOR MEDIUM DENSITY, HIGH DENSITY, AND ACCESSORY
APARTMENT RESIDENTIAL USES**

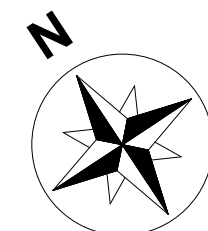
REQUIRED NUMBER OF DISABILITY PARKING SPACES TO BE PROVIDED FOR LEVEL 1 ADAPTABLE DESIGN DWELLING UNITS	
TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES FOR LEVEL 1 ADAPTABLE DESIGN DWELLING UNITS
1 – 25	1
26 – 50	2
51 – 100	3
101 – 150	4
150 – 200	5
201 – 250	6
251 – 300	7
301 – 350	8
351 – 400	9
400 – 450	10

REQUIRED NUMBER OF DISABILITY PARKING SPACES TO BE PROVIDED FOR LEVEL 2 OR 3 ADAPTABLE DESIGN DWELLING UNITS	
TOTAL REQUIRED PARKING SPACES	REQUIRED NUMBER OF DISABILITY PARKING SPACES FOR LEVEL 2 AND 3 ADAPTABLE DESIGN DWELLING UNITS
1 – 25	2
26 – 50	4
51 – 100	6
101 – 150	8
150 – 200	10
201 – 250	12
251 – 300	14
301 – 350	16
351 – 400	18
400 – 450	20

ADAPTABLE DESIGN UNIT LIST									
UNIT TYPE	UNIT LABEL	UNIT (BEDROOM)	LEVEL OF ADAPTABLE DESIGN		FLOOR / LEVEL	UNIT SIZE (SQ.FT.)	EXCL. FLOOR AREA (SQ.FT.)	COMMENTS	
C	101	2-BEDROOM	1	2	3	1 687.07		20	
B	202	1-BEDROOM	1	2	3	2 582.28		20	
C	203	2-BEDROOM	1	2	3	2 687.07		20	
D	204	3-BEDROOM	1	2	3	2 776.76		20	
B	302	1-BEDROOM	1	2	3	3 582.28		20	
C	303	2-BEDROOM	1	2	3	3 687.07		20	
D	304	3-BEDROOM	1	2	3	3 776.76		20	
B	402	1-BEDROOM	1	2	3	4 582.28		20	
C	403	2-BEDROOM	1	2	3	4 687.07		20	
D	404	2-BEDROOM	1	2	3	4 776.76		20	
B	502	1-BEDROOM	1	2	3	5 582.28		20	
C	503	2-BEDROOM	1	2	3	5 687.07		20	
B	602	1-BEDROOM	1	2	3	6 582.28		20	
C	603	2-BEDROOM	1	2	3	6 687.07		20	

Residential Unit Summary							
Level	Floor	Unit/Flr	Total Units	STUDIO	1 BR	2BR	3 BR
	Level 1	3	3	0	1	2	0
	Level 2	6	6	0	2	3	1
	Level 3	6	6	0	2	3	1
	Level 4	6	6	0	2	3	1
	Level 5	6	6	0	2	3	1
	Level 6	6	6	0	2	3	1
Total			33	0	11	17	5
%		100%	100%	0.00%	33.33%	51.52%	15.15%
Area (SF)							

Calculation of Disability Parking Spaces is based on the required number of parking spaces rather than the total parking spaces provided.

[illegible]

NO.	DATE	DESCRIPTION
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2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
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0	MAY 07, 2025	SCHEMATIC DESIGN 01
NO.	DATE	DESCRIPTION



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PROJECT NAME

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: IZ	ISSUE # 2a
SCALE: AS SHOWN	PROJECT NO: GA-G261

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SHEET TITLE

ADAPTABLE UNIT PLANS

- B, C, D

REVISION NO:	SHEET NO: A301
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CITY STAMP

SHEET NO

1.0 - CLADDING:

1.1 HARDIE PLASTER

- ## 2.0 - DOORS & WINDOWS:

- ### 3.0 - RAILINGS:

- #### 4.0 - SOFFIT:

- 5.0 - TRIMS:**

- ### 6.0 - ACCESSORIES:

- ## 7.0 - ROOF.

- ### 7.1 2-PLY TORCH-ON ROOFING MEMBRANE BLACK



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INC.

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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY: IZ	ISSUE # 2a
SCALE: AS SHOWN	PROJECT NO: GA-G261

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SHEET TITLE:

**NORTH ELEVATION (W
4TH STREET) & SOUTH
ELEVATION**

REVISION NO:	SHEET NO: A400
CITY STAMP:	

CITY STAMP:

1.0 - CLADDING:

- 2.0 - DOORS & WINDOWS:**

- ### 3.0 - RAILINGS:

- 4.0 - SOFFIT:**

- 5.0 - TRIMS:**

- ### 6.0 - ACCESSORIES:

- 7.0 - ROOF:

- ## 7.1 2-PLY TORCH-ON ROOFING MEMBRANE BLACK



NO.	DATE	DESCRIPTION
REVISIONS:		
2a	JULY 03, 2026	DP SUBMISSION - OUTDOOR SPACE
2	MAR 10, 2026	DP SUBMISSION
1	JUN 27, 2025	PRE-CONSULTATION APPLICATION
0a	MAY 29, 2025	SCHEMATIC DESIGN 02
0	MAY 07, 2025	SCHEMATIC DESIGN 01
NO.	DATE	DESCRIPTION

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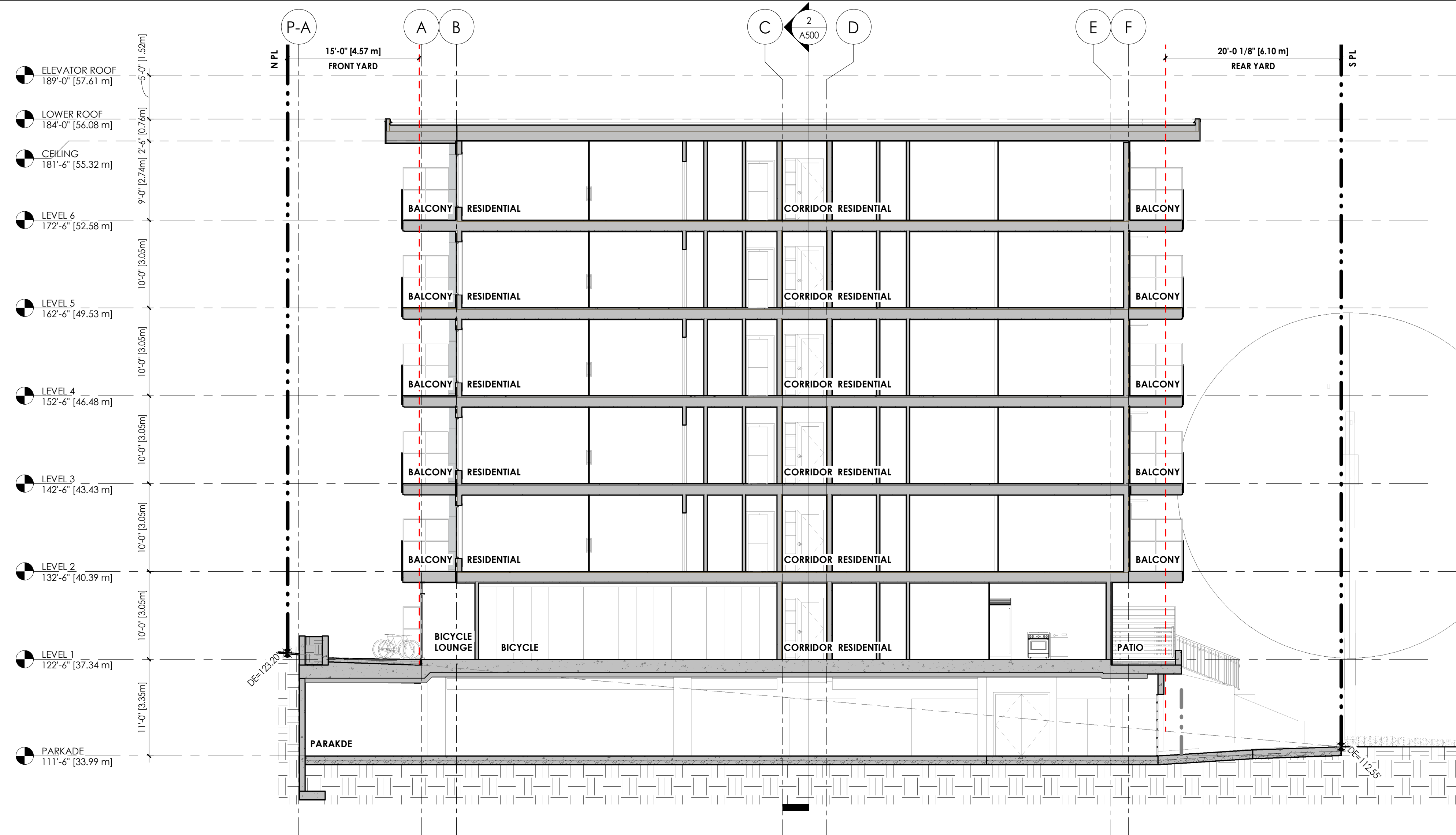
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DRAWN BY:	ISSUE #
IZ	2a
SCALE:	PROJECT NO:
AS SHOWN	GA-G261

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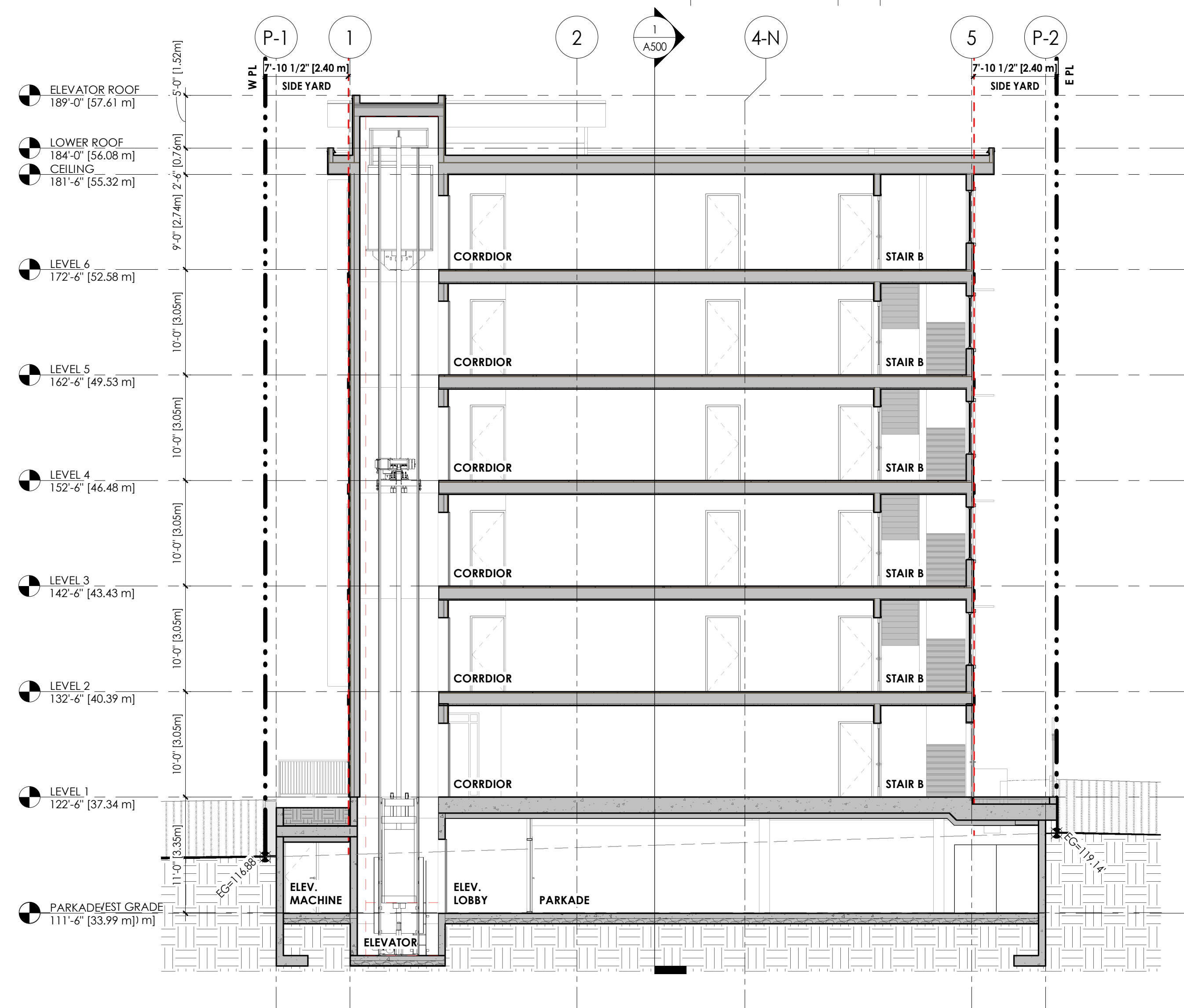
SHEET TITLE:

WEST & EAST ELEVATION

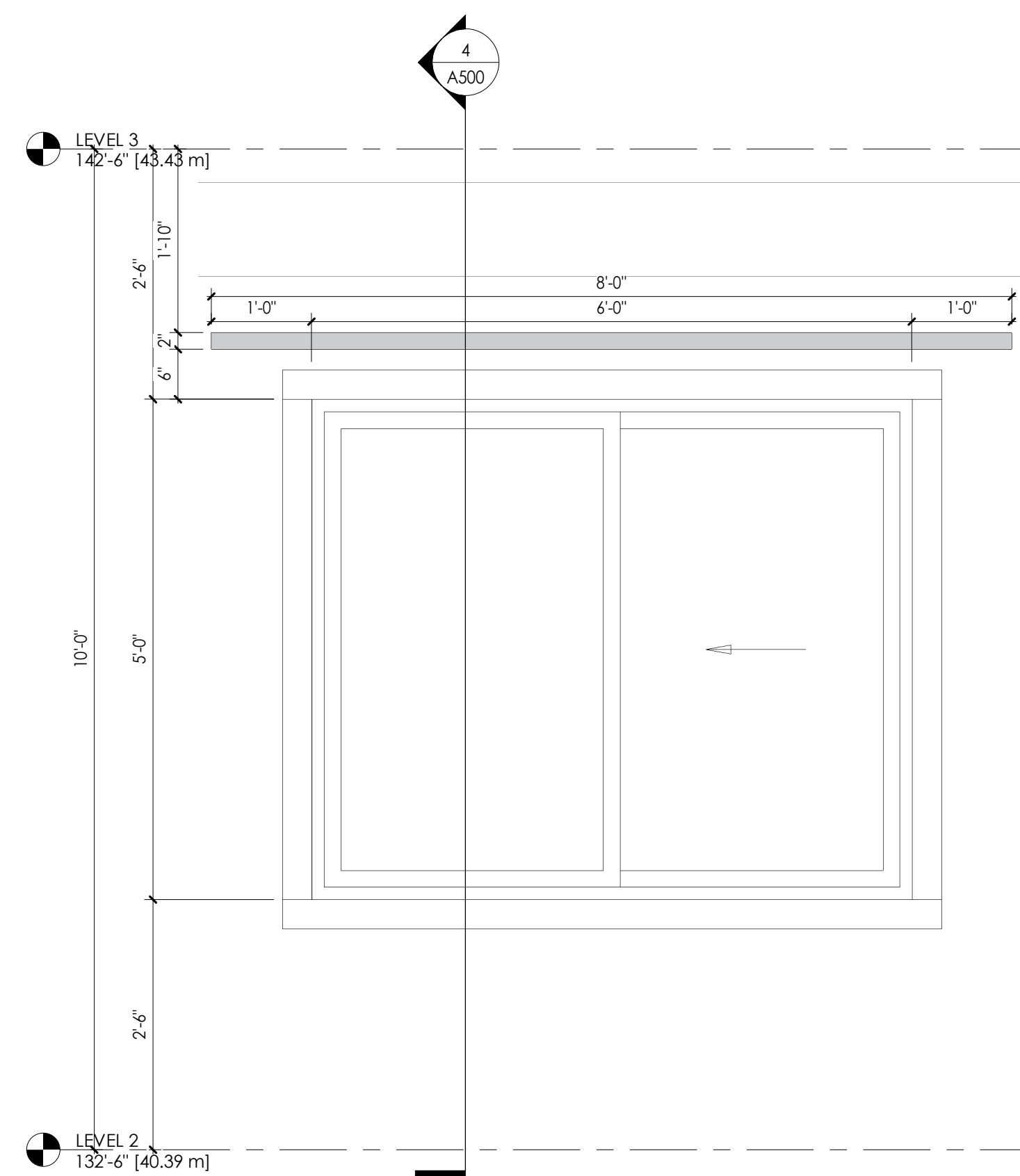
REVISION NO:	SHEET NO: A401
CITY STAMP:	



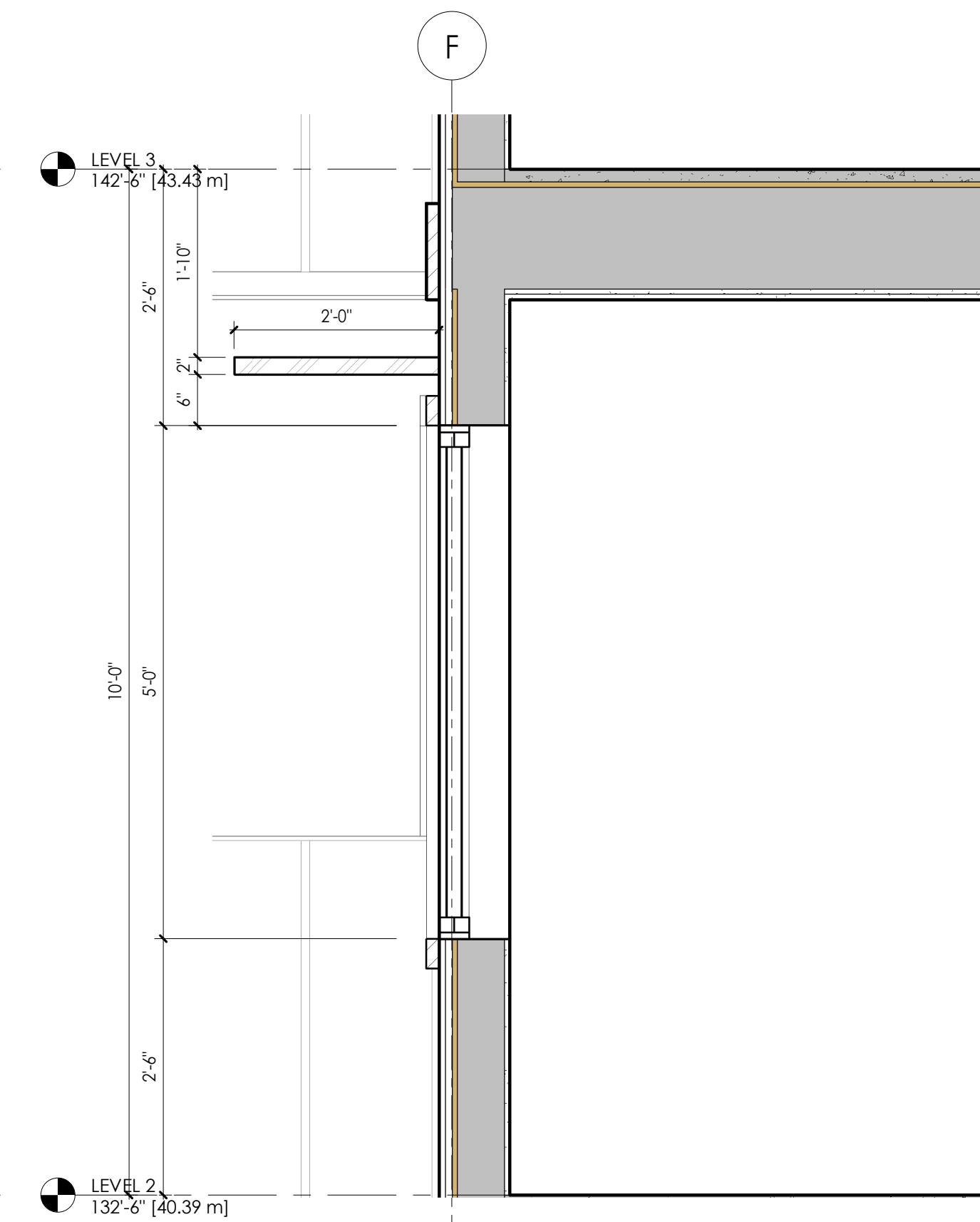
1 SECTION 1 THRU PARKADE ENTRANCE
SCALE: 1/8" = 1'-0"



2 **SECTION 2 THRU ELEVATOR & CORRIDOR**
SCALE: 1/8" = 1'-0"



3 HORIZONTAL SHADING DEVICE FRONT ELEVATION
SCALE: 3/4" = 1'-0"



4 HORIZONTAL SHADING DEVICE SECTION
SCALE: 3/4" = 1'-0"

NO.	DATE	DESCRIPTION
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0	MAY 07, 2025	SCHEMATIC DESIGN 01

NO.	DATE	DESCRIPTION
ISSUE:		



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2026-07-03

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PROJECT NAME:

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY:	ISSUE #
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12	2a
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SCALE:	PROJECT NO:
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SHEET TITLE:

BUILDING SECTIONS

REVISION NO:	SHEET NO:
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A500

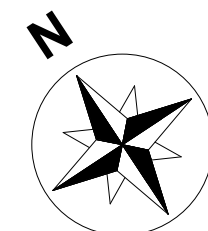
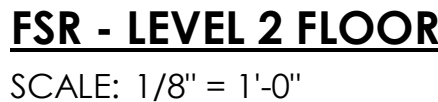
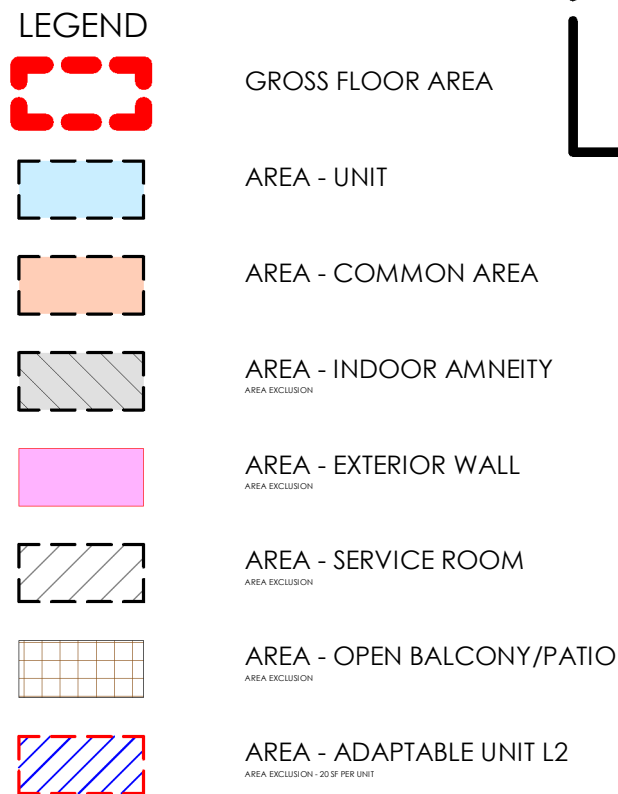
A500

FLOOR AREA EXCLUSION - LEVEL 1		
NAME	UNIT #	AREA
ADAPTABLE UNIT	101	20.00 sf
BICYCLE		909.99 sf
INDOOR AMENITY		469.87 sf
COMMON - EXIT STAIR		400.91 sf
EXTERIOR WALL		22.83 sf
SUBTOTAL		1780.77 sf

FLOOR AREA PATIO AREA - LEVEL 1		
UNIT #		AREA
101		65.50 sf
102		105.12 sf
103		150.17 sf
OUTDOOR AMENITY		380.17 sf
TOTAL		700.96 sf

FLOOR AREA EXCLUSION - LEVEL 2		
NAME	UNIT #	AREA
ADAPTABLE UNIT	202	20.00 sf
	203	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.62 sf
SUBTOTAL		397.20 sf

FLOOR AREA BALCONY AREA - LEVEL 2		
UNIT #		AREA
201		61.50 sf
202		95.50 sf
203		66.00 sf
204		64.50 sf
205		87.50 sf
206		67.50 sf
TOTAL		442.50 sf

[illegible]

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PROJECT NAME

**RENTAL HOUSING
APARTMENT ON W 4TH
STREET**

321 W 4TH STREET, VANCOUVER, BC, V7M 1J1

DRAWN BY:	ISSUE #
IZ	2a

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SHEET TITLE:

FSR OVERLAY - LEVEL 1 & 2 FLOOR PLAN

REVISION NO:	SHEET NO: A800
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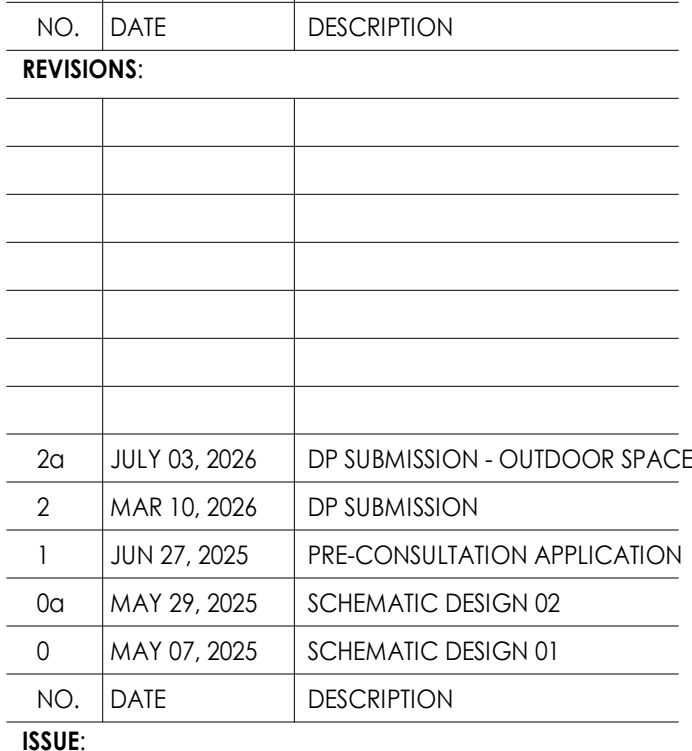
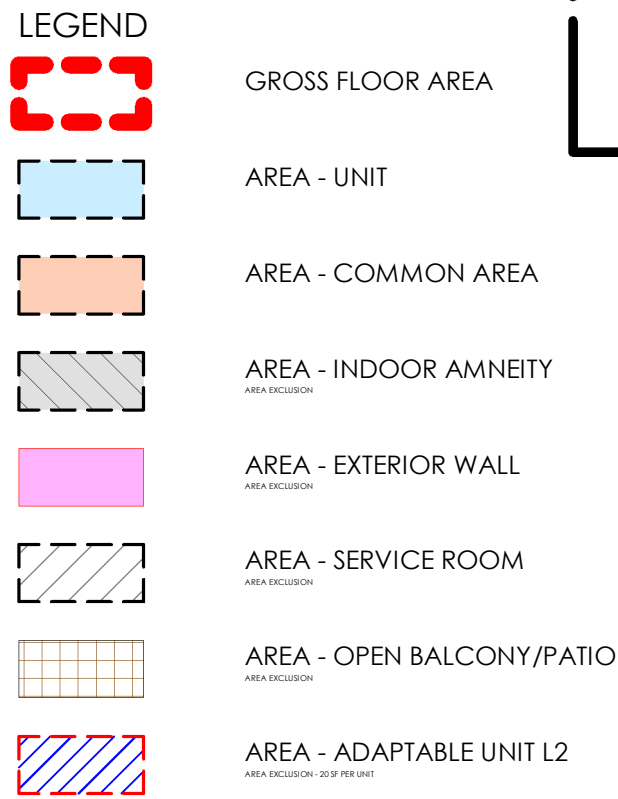
CITY STAMP: _____

FLOOR AREA EXCLUSION - LEVEL 3		
NAME	UNIT #	AREA
ADAPTABLE UNIT	302	20.00 sf
	303	20.00 sf
	304	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.77 sf
SUBTOTAL		417.35 sf

FLOOR AREA BALCONY AREA - LEVEL 3		
UNIT #		AREA
301		180.75 sf
302		89.50 sf
303		66.00 sf
304		73.50 sf
305		87.50 sf
306		71.50 sf
TOTAL		568.75 sf

FLOOR AREA EXCLUSION - LEVEL 4		
NAME	UNIT #	AREA
ADAPTABLE UNIT	402	20.00 sf
	403	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.77 sf
SUBTOTAL		397.35 sf

FLOOR AREA BALCONY AREA - LEVEL 4		
UNIT #		AREA
401		180.75 sf
402		89.50 sf
403		66.00 sf
404		73.50 sf
405		87.50 sf
406		71.50 sf
TOTAL		568.75 sf



PROJECT NAME:

**RENTAL HOUSING
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FSR OVERLAY - LEVEL 3 & 4 FLOOR PLAN

REVISION NO:	SHEET NO: A801
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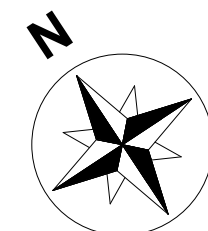
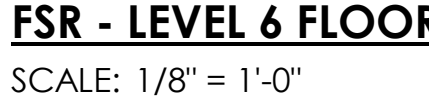
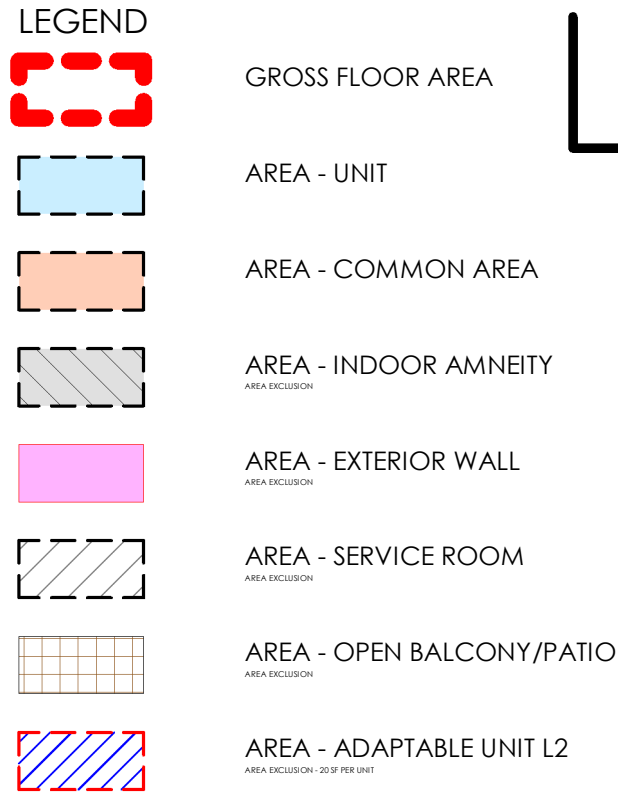
CITY STAMP: _____

FLOOR AREA EXCLUSION - LEVEL 5		
NAME	UNIT #	AREA
ADAPTABLE UNIT	502	20.00 sf
	503	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		35.62 sf
SUBTOTAL		397.20 sf

FLOOR AREA BALCONY AREA - LEVEL 5		
UNIT #		AREA
501		180.75 sf
502		89.50 sf
503		66.00 sf
504		64.50 sf
505		87.50 sf
506		67.50 sf
TOTAL		555.75 sf

FLOOR AREA EXCLUSION - LEVEL 6		
NAME	UNIT #	AREA
ADAPTABLE UNIT	602	20.00 sf
	603	20.00 sf
	604	20.00 sf
	605	20.00 sf
	606	20.00 sf
COMMON - EXIT STAIR		321.58 sf
EXTERIOR WALL		38.44 sf

FLOOR AREA BALCONY AREA - LEVEL 6		
UNIT #		AREA
601		180.75 sf
602		89.50 sf
603		66.00 sf
604		75.00 sf
605		77.00 sf
606		82.50 sf
TOTAL		570.75 sf

[illegible]

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PROJECT NAME

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SHEET TITLE

FSR OVERLAY - LEVEL 5 & 6 FLOOR PLAN

REVISION NO:	SHEET NO: A802
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