WEST BOULEVARD

6825 WEST BLVD
VANCOUVER, BC

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
FREDERICK BUTLER
BRITISH COLUMBIA
2025-09-19

REVISIONS

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FORMWERKS
BOUTIQUE PROPERTIES

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INCORPORATED

1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

WEST
BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

JAN 2024 854

DRAWING

COVER SHEET

PRINT DATE
SEP. 18, 2025

SCALE
NTS

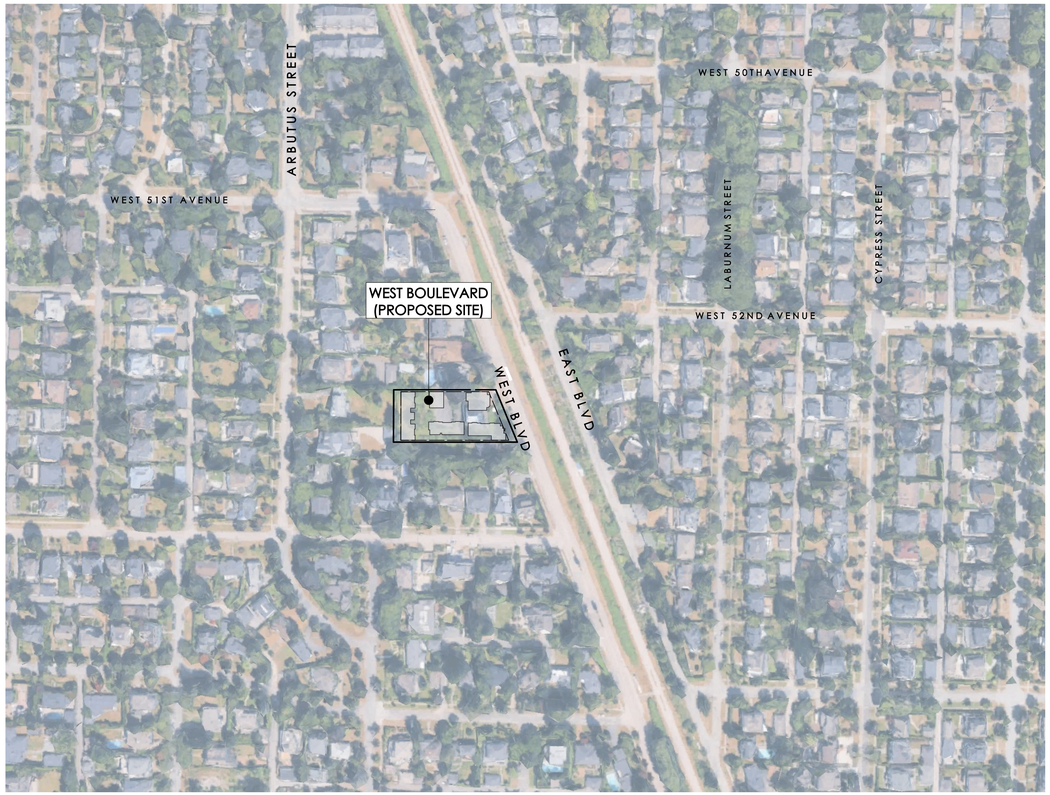
A0.00

PROJECT DATA

DEVELOPMENT DATA

	MIN. REQUIRED / MAX. ALLOWED	PROPOSED
CIVIC ADDRESS		
6825 WEST BOULEVARD VANCOUVER, BC		
LEGAL DESCRIPTION		
LOT 7, BLOCK 2 SOUTH, DISTRICT LOT 526, NEW WESTMINSTER DISTRICT, PLAN VAP3271 PID: 013006096		
LOT AREA		
LOT AREA (Ha.)	-	0.265 Ha
LOT AREA (SF)	-	(28,539 SF)
LOT AREA (M)	-	(2,651 M)
BUILDING HEIGHT		
HERITAGE SITE		
HERITAGE (3.5 STOREYS)	12.2 M (40')	12.6 M (41.21')
INFILL SITE		
BUILDING 1 (3 STOREYS + BASEMENT)	11.5 M (')	13.6 M (44.6')
BUILDING 2 (3 STOREYS + BASEMENT)	11.5 M (')	13.6 M (44.6')
BUILDING 3 (3 STOREYS + BASEMENT)	11.5 M (')	13.6 M (44.6')
BUILDING 4 (3 STOREYS + BASEMENT)	11.5 M (')	13.6 M (44.6') *REFER TO ELEVATIONS
SETBACKS		
FRONT YARD (WEST BOULEVARD)		16.00 FT
SIDE YARD		4.00 FT
REAR YARD		16.00 FT
REAR YARD (BLDG 3)		14.00 FT
SIDE YARD (BLDG 3)		4.00FT
NUMBER OF RESIDENTIAL UNITS		
ONE-BEDROOM UNITS		0
TWO-BEDROOM UNITS		2
THREE-BEDROOM UNITS	-	12
FOUR-BEDROOM UNITS	-	6
TOTAL NUMBER OF UNITS	-	20
DENSITY		
FLOOR SPACE RATIO (FSR)	1.00	0.96
BICYCLE PARKING	-	40
HORIZONTAL	-	20
VERTICAL	-	20
OVERSIZED	-	0
PARKING		
RESIDENT SPACES	-	
GARAGE	-	16
APRON	-	1
APRON (SMALL CAR)	-	2
TOTAL RESIDENT SPACES	-	**19**
VISITOR SPACES	-	
STANDARD	-	0
SMALL CAR	-	1
ACCESSIBLE	-	1
TOTAL VISITOR SPACES	NO REQUIREMENT	**2**
TOTAL REQUIRED SPACES	NO REQUIREMENT	**21**

CONTEXT PLAN



DRAWING LIST

COVER SHEET	A0.00
DATA SHEET	A0.01
DESIGN RATIONALE	A0.02
CONTEXT ANALYSIS	A0.03
CONTEXT PLAN	A0.04
CONTEXT PHOTO	A0.05
EXISTING STREETSCAPE	A0.06
SITE PLAN (SURVEY)	A1.00
SITE PLAN	A1.01
LEVEL 0 PLAN	A1.02
LEVEL 1 PLAN	A1.03
LEVEL 2 PLAN	A1.04
LEVEL 3 PLAN	A1.05
ROOF PLAN	A1.06
SITE SECTIONS	A1.07
SITE SECTIONS	A1.08
PROPOSED STREETSCAPE	A1.09
BUILDING 1 PLANS	A2.00
BUILDING 1 ROOF PLAN	A2.01
BUILDING 1 ELEVATIONS	A2.02
BUILDING 1 SECTION	A2.02a
BUILDING 2 PLANS	A2.03
BUILDING 2 ROOF PLAN	A2.04
BUILDING 2 ELEVATIONS	A2.05
BUILDING 2 SECTION	A2.05a
BUILDING 3 PLANS	A2.06
BUILDING 3 ROOF PLAN	A2.07
BUILDING 3 ELEVATIONS	A2.08
BUILDING 3 SECTIONS	A2.08a
BUILDING 4 PLANS	A2.09
BUILDING 4 ELEVATIONS & SECTION	A2.10
UNIT A1 PLANS	A3.00
UNIT A1E PLANS	A3.01
UNIT A2 PLANS	A3.02
UNIT A2E PLANS	A3.03
UNIT A3 PLANS	A3.04
UNIT A4 PLANS	A3.05
UNIT B PLANS	A3.06
UNIT C1 PLANS	A3.07
UNIT C2 PLANS	A3.08
UNIT C3 PLANS	A3.09
UNIT C4 PLANS	A3.10
UNIT C5 PLANS	A3.11
HERITAGE PLANS - LEVEL 0	A4.00
HERITAGE PLANS - LEVEL 1	A4.01
HERITAGE PLANS - LEVEL 2	A4.02
HERITAGE PLANS - LEVEL 3	A4.03
HERITAGE PLANS - ROOF	A4.04
HERITAGE ELEVATIONS - WEST	A4.05
HERITAGE ELEVATIONS - NORTH	A4.06
HERITAGE ELEVATIONS - SOUTH	A4.07
HERITAGE ELEVATIONS - EAST	A4.08
RETAINED PLANS	A4.09
RETAINED PLANS	A4.10
RETAINED ELEVATIONS	A4.11
RETAINED ELEVATIONS	A4.12

AREA OVERLAYS LEVEL 0	O1.01
AREA OVERLAYS LEVEL 1	O1.02
AREA OVERLAYS LEVEL 2	O1.03
AREA OVERLAYS LEVEL 3	O1.04

CONSULTANT LIST

OWNER: FORMWERKS BOUTIQUE PROPERTIES
290 W 3RD AVENUE
VANCOUVER, BC
V5Y 1G1 PH: 604.695.1711
CONTACT: VIKTORIJA BARAKAUSKAS

ARCHITECT: FORMWERKS ARCHITECTURAL INCORPORATED
1656 WEST 8TH AVENUE
VANCOUVER, BC
V6J 1V4 PH: 604.683.5441
CONTACT: ANDREW COOK

LANDSCAPE: PROSPECT & REFUGE LANDSCAPE ARCHITECTS
416 W PENDER STREET
VANCOUVER, BC
V6B 1T5 PH: 604.669.1003
CONTACT: ALYSSA SEMCZYSZYN

CIVIL: CORE CONCEPT CONSULTING LTD.
220-2639 VIKING WAY
RICHMOND, BC
V6V 3B7 PH: 604.249.5040
CONTACT: WILFRED LAW

ARBOURIST: DAVEY RESOURCE GROUP
1541 WEST 75TH AVENUE
VANCOUVER, BC
V6P 6Z7 PH: 604.679.6113
CONTACT: PETER RENNIE

SURVEY: LNLS METRO VANCOUVER LAND SURVEYORS
1528 KINGSWAY
VANCOUVER, BC
V5N 2R9 PH: 604.327.1535
CONTACT: IVAN NGAN

AREA CALCULATIONS

BUILDING AREA TOTALS

BUILDING	BUILDING FLOOR AREA (GROSS)	EXCLUSIONS	TOTAL FLOOR AREA (NET)
HERITAGE	6063.1	329.3	5733.8
BUILDING 1	11516.4	1,393.6	10122.8
BUILDING 2	7783.5	976.4	6807.1
BUILDING 3	8040.1	1,241.5	6798.6
BUILDING 4	3990.1	515.2	3474.9
GARAGES		3,834.8	-3834.8
MECH./EL./BIKE STORAGE (L0)		1,003.7	-1003.7
TOTAL		**TOTAL NET AREA:**	**28098.7 SF**
		2% WALL EXCLUSION:	**562.0 SF**
		TOTAL NET FLOOR AREA:	**27536.7 SF**
		SITE AREA:	**28539.0 SF**
		FLOOR SPACE RATIO:	**0.96**
		DECK/COVERED PORCH AREA	**6.9%**

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
ANDREW FREDERICK BOSA
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST
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6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

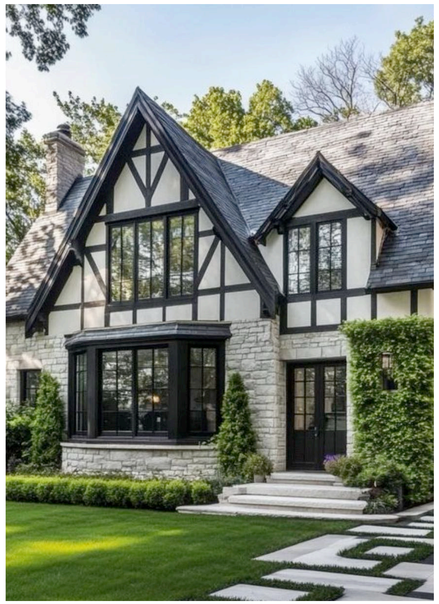
DRAWING

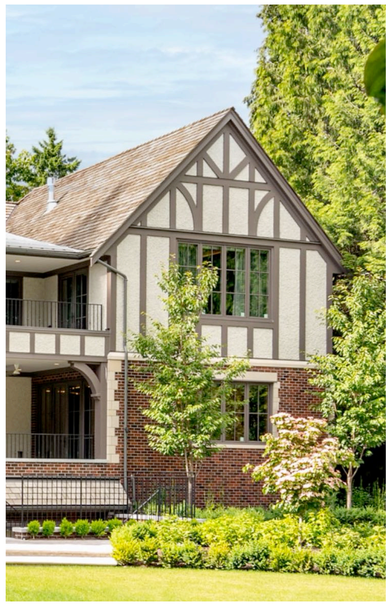
DATA SHEET

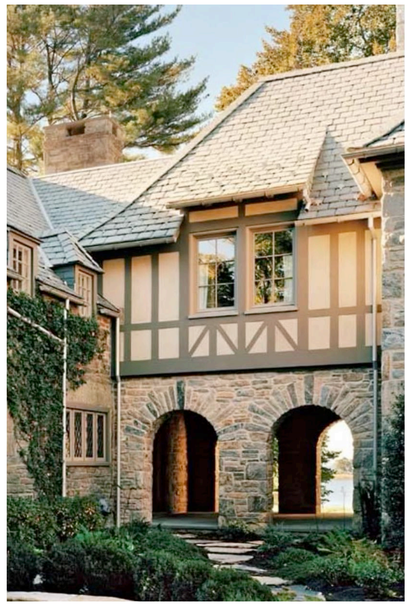
PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A0.01







DESIGN RATIONALE

The proposed multi-family development at 6825 West Boulevard presents a thoughtful intensification of a mid-block site within the Arbutus Ridge, Kerrisdale, and Shaughnessy Community Plan area. The project includes the retention and sensitive adaptation of a heritage building, along with the addition of four complementary buildings, creating a total of 20 residential units.

The neighbourhood is currently undergoing a transition, with single-family dwellings gradually giving way to multi-family housing developments. By providing a mix of moderately scaled homes within a carefully organized site, the project supports the City's goal of increasing family-oriented housing diversity while preserving heritage and respecting neighbourhood character. Its location across from the Arbutus Greenway and within walking distance of Kerrisdale Village, shops, schools, and multiple transit routes positions it as a strong example of transit-oriented, bike-friendly, community-supported housing.

The heritage house will be retained and partially reconstructed to preserve key architectural features, including original wood windows, wood shingles, and entry doors. Where replacements are necessary, materials and proportions are carefully matched to the original. A basement level and slight ground floor extensions are proposed; however, the visual integrity of the building is maintained. The heritage structure remains the tallest and most prominent element within the composition, establishing a strong focal point along West Boulevard.

The new buildings are limited to three storeys and follow a sensitive massing strategy, introducing two storeys toward the street with a recessed third floor further back. This approach maintains scale compatibility and preserves key views. A clear visual hierarchy is established, allowing the heritage building to remain dominant. The architectural expression of the new buildings draws inspiration from Tudor-style forms, creating a respectful dialogue with the existing heritage structure. Rather than replicating historical motifs, the new construction interprets traditional elements using contemporary materials, including stone and brick siding, fiber cement panels, and a curated palette of heritage-inspired and Vancouver Special colours. Three exterior colour schemes are proposed to introduce variation while maintaining visual cohesion and reinforcing the architectural identity of the site.

A large beech tree in good condition is being preserved as part of the site's natural heritage. Located in close proximity to the heritage building, the tree presents a unique opportunity to reinforce the historical character of the site both architecturally and environmentally. Together, the heritage structure and the tree form a meaningful anchor for the proposed courtyard and help define the identity of the development.

Each unit is designed with direct access to outdoor space, including balconies and private gardens. Vehicular access is carefully integrated to support garage entry and emergency circulation without compromising the usability or character of the landscaped areas.

The proposal includes off-street garages for each unit, along with visitor and accessible parking, and a generously sized, secure bike storage room. The project's location along a key active transportation corridor with direct access to the Arbutus Greenway aligns with the City's goals of reducing vehicle dependence and promoting sustainable mobility.

RELAXATION RATIONALE

With the retention of the existing heritage home are seeking incentives through the form of additional units, additional height and garage FSR exclusions.

2.2.7 & 3.1.1.1(c)

With a large site of 28,540 SF and the retention of an existing heritage house. We are proposing a total of 20 units on site; 4 of which are in the converted heritage house and 16 additional townhome units on the lot. The R1-1 states under 3.2.1.1(a) Site area and site frontage for multiple dwelling containing 6 or more dwelling units, the minimum site area is 5,995.5 SF (557 SQM). If we use the ratio of 6 units per 5,995.5 SF our site could hold 28 Units.

2.2.8(c)

There is no lane at the rear the site, however, with the large size of the site we are able to bring an internal road onto the site to access all the units.

3.1.2.5(b)

We are proposing a 2.1 M height increase to allow for pitched roofs. Each of the townhouse buildings is lower than the pitch of the existing heritage house. If we were to use flat roofs, all of the buildings would be under the 11.5 M height envelope, however, we are trying to maintain the character of the site and existing neighbourhood by using pitched roofs.

3.1.2.10

Due to the large site and the retention of the heritage building, we are proposing multiple buildings on site in a rowhouse configuration with a maximum of 6 units in a building. The width of these buildings range from 23.7 M to 32.4 M.

4.2.2(b)

We are proposing the exclusion of the internal townhouse garages, consistent with the RS-5 and previous CD zone bylaw for the site containing heritage home retention. Four of the unit garages have been extended to 7.6 M to allow for the addition of bicycle storage within the garages. We are proposing and FSR of 0.96 for the site.

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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
FREDERICK BUTLER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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ARCHITECTURAL
INCORPORATED

1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

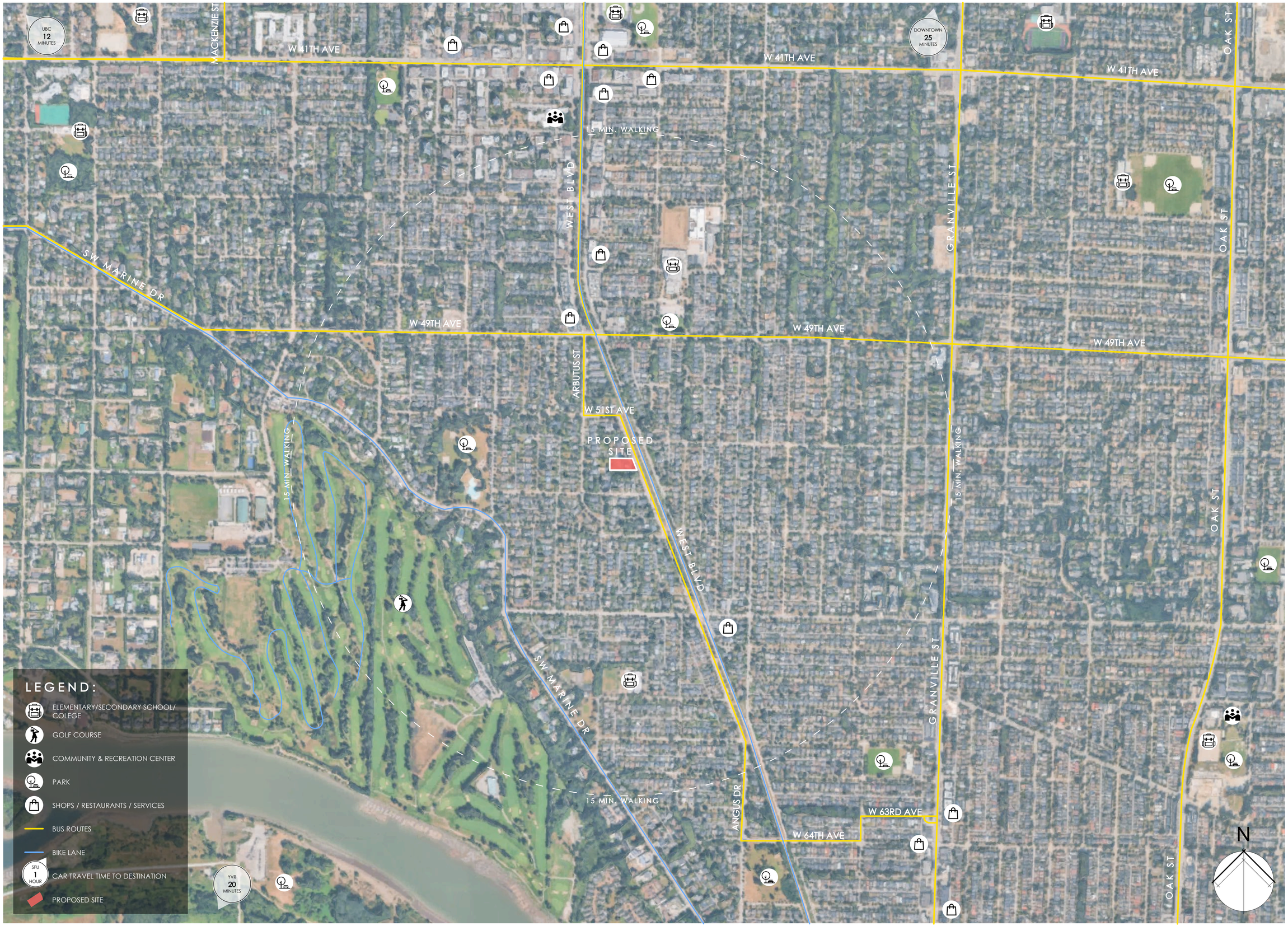
DRAWING

RATIONALE &
PRECEDENT
PHOTOS

PRINT DATE
SEP. 18, 2025

SCALE
NTS

A0.02



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AUGUST 22, 2024

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REGISTERED ARCHITECT
TIMOTHY FITZGERALD PATRICK HIBERICK
BRITISH COLUMBIA
2025-09-19

REVISIONS

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FORMWERKS
ARCHITECTURAL
INCORPORATED
1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
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Jan 2024 #854

DRAWING

CONTEXT ANALYSIS

PRINT DATE
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SCALE
NTS

A0.03

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JAMES FREDERICK WEBB
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

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CONTEXT PLAN

PRINT DATE
SEP. 18, 2025

SCALE
NTS

A0.04

A WEST BOULEVARD

B LOOKING TOWARDS EAST BOULEVARD

C W 53RD AVENUE

D NEAREST BUS STOP

E COMMUNITY GARDEN ALONG GREENWAY

F GREENWAY BETWEEN EAST & WEST BOULEVARD

G W 51ST AVENUE

H ARBUTUS STREET

I W 53RD AVENUE TOWARDS MAPLE GROVE PARK

J CHOICES SUPERMARKET

K W 57TH AVENUE

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JAMES FREDERICK BRUCE
BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

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WEST BLVD STREETSCAPE LOOKING WEST

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TIMOTHY FREDERICK WHITE
BRITISH COLUMBIA
2025-09-19

REVISIONS

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EXISTING STREETSCAPE

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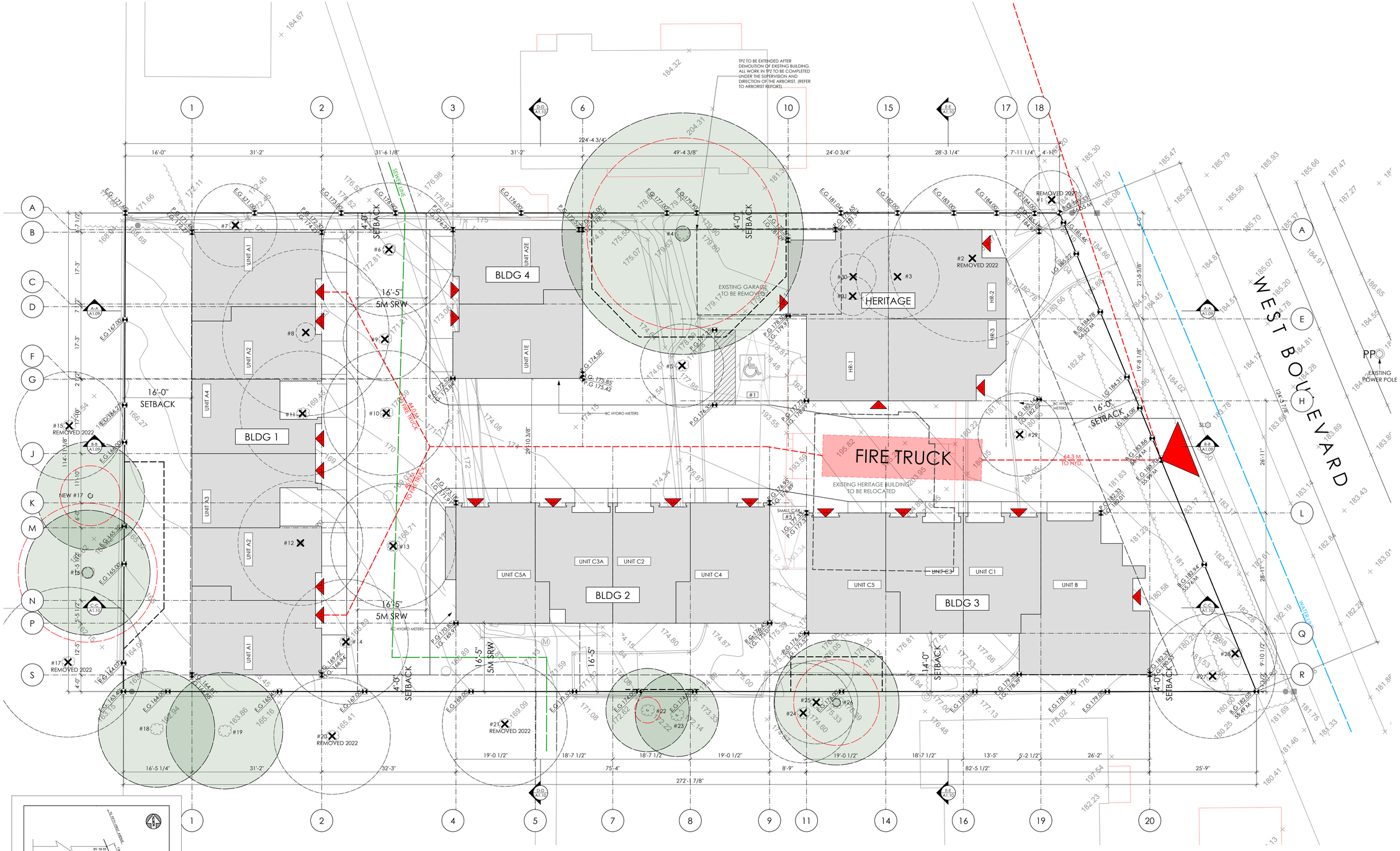
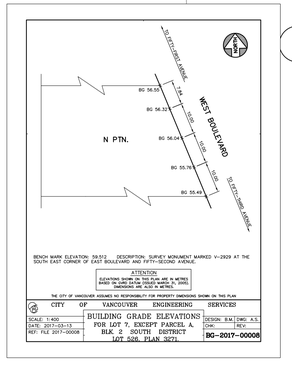
NTS

A0.06





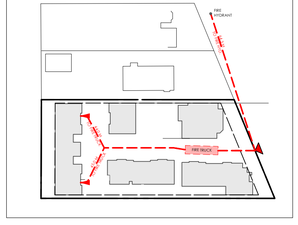
CIVIC ADDRESS
6825 WEST BOULEVARD
VANCOUVER, BC

LEGAL DESCRIPTION
LOT 7 BLOCK 2 PLAN VAP3271 DISTRICT LOT 526 NWD PARCEL A, EXC (SEE B47424L), SOUTH

NOTES:

ALL BUILDING DIMENSIONS, OVERHANGS, SETBACKS AND YARDS ARE TO THE FACE OF CLADDING.

KEY PLAN



LEGEND

HYD.	FIRE HYDRANT		CRITICAL ROOT ZONE
PP	ELECTRICAL POWER POLE		TREE PROTECTION ZONE
SL	STREET LIGHT	PMT	PADMOUNT TRANSFORMER
MH	MANHOLE		STANDARD PARKING
	TREE TO BE REMOVED		WATER LINE
	TREE TO BE RETAINED		SEWER LINE

N

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JEFFREY M. FORMWERKS
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

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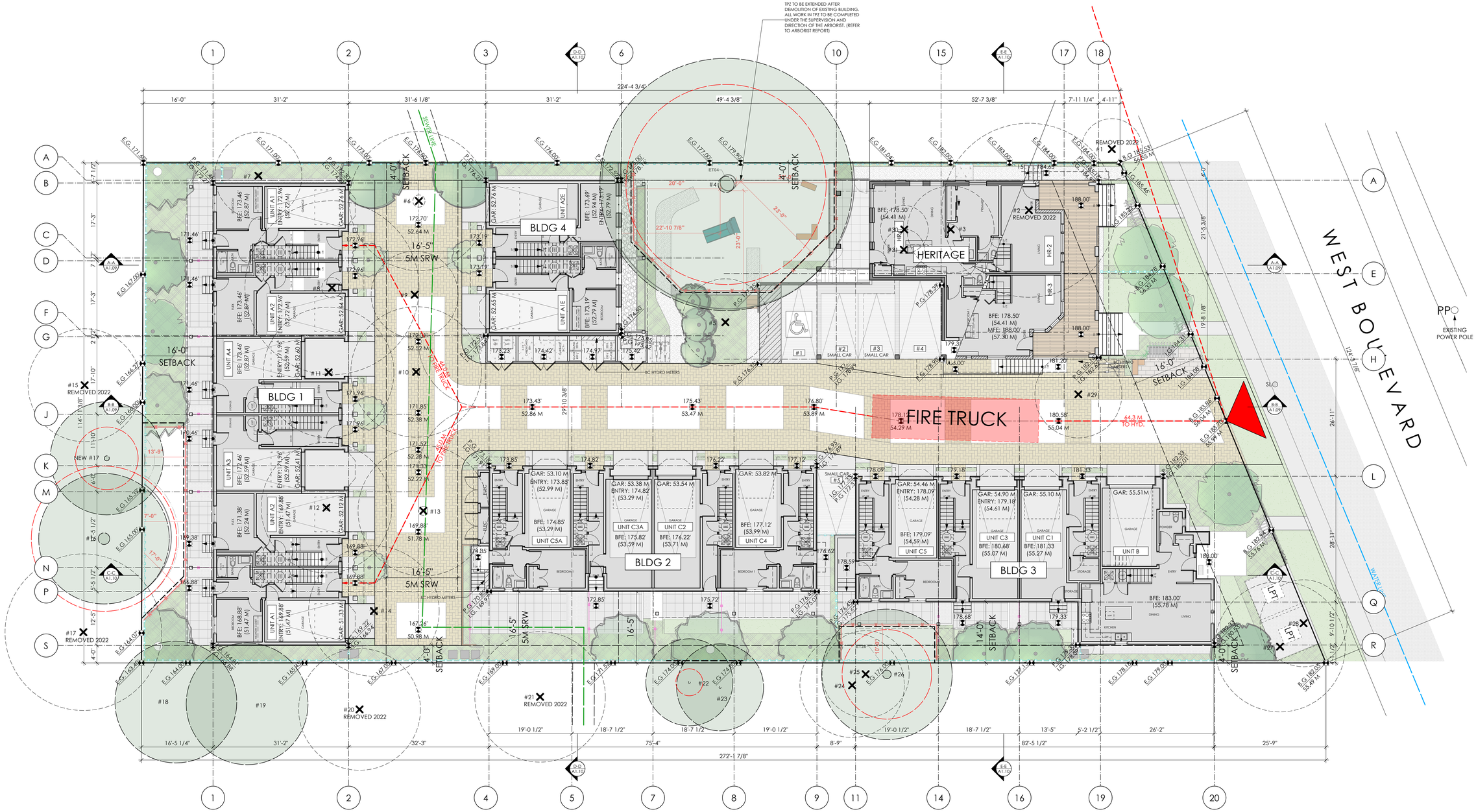
DRAWING

SITE PLAN (SURVEY)

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.00



LEGEND

- HYD. — FIRE HYDRANT
- PP — ELECTRICAL POWER POLE
- SL — STREET LIGHT
- MH — MANHOLE
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE
- PMT — PADMOUNT TRANSFORMER
- STANDARD PARKING
- WATER LINE
- SEWER LINE

NOTES:

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FREDERICK WERNER
BRITISH COLUMBIA
2025-09-19

REVISIONS

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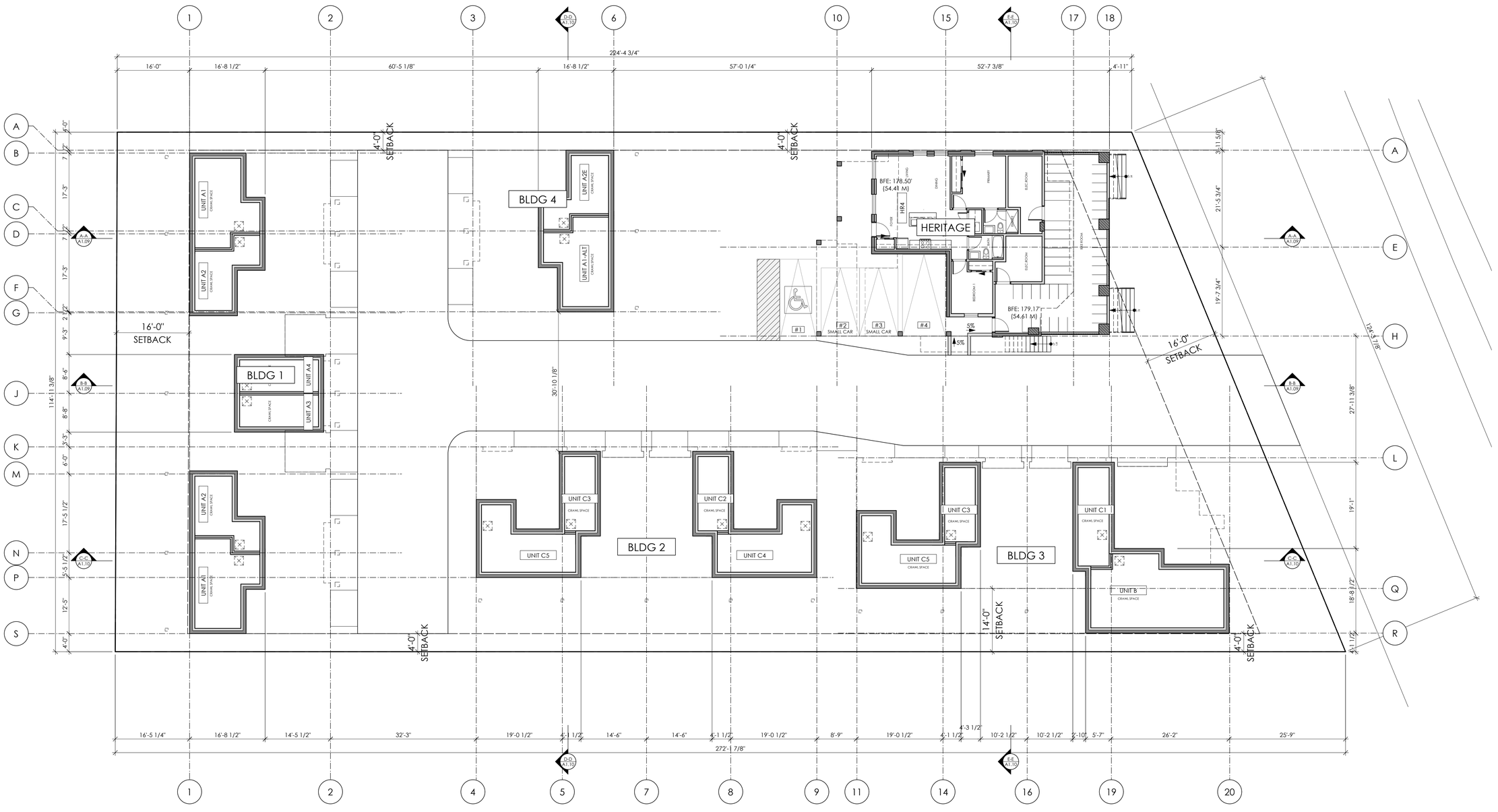
3/32" = 1'-0"

A1.01



LEGEND

HYD.	FIRE HYDRANT		CRITICAL ROOT ZONE
PP	ELECTRICAL POWER POLE		TREE PROTECTION ZONE
SL	STREET LIGHT	Pad	PADMOUNT TRANSFORMER
MH	MANHOLE		STANDARD PARKING
	TREE TO BE REMOVED		WATER LINE
	TREE TO BE RETAINED		SEWER LINE

NOTES:

ALL BUILDING DIMENSIONS, OVERHANGS, SETBACKS AND YARDS ARE TO THE FACE OF CLADDING.

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REVISIONS

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REGISTERED ARCHITECT
FREDERICK WEBER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

LEVEL 0 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.02

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ISSUES

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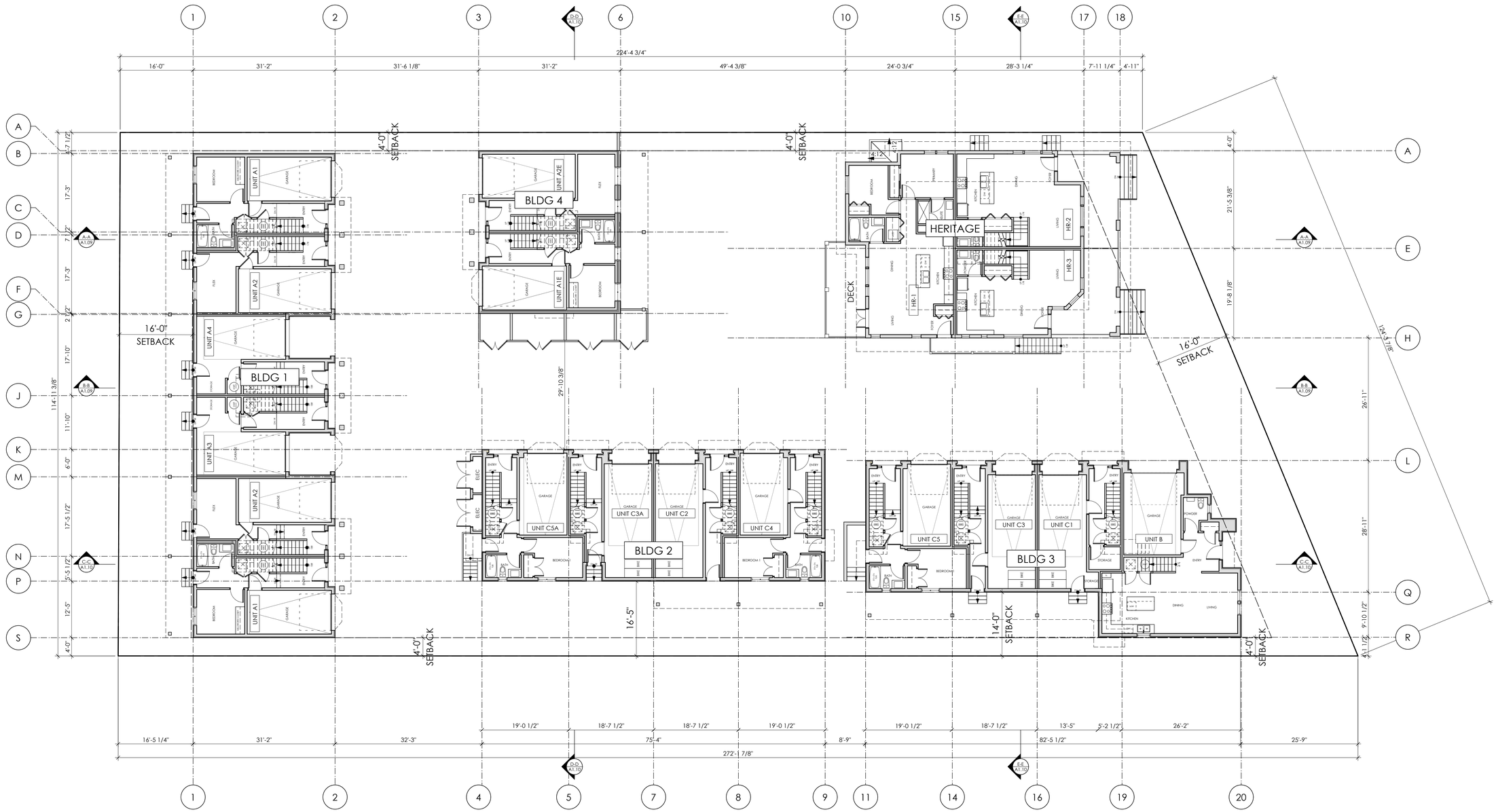
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025



LEGEND

HYD.	FIRE HYDRANT		CRITICAL ROOT ZONE
PP	ELECTRICAL POWER POLE		TREE PROTECTION ZONE
SL	STREET LIGHT	Pad	PADMOUNT TRANSFORMER
MH	MANHOLE		STANDARD PARKING
	TREE TO BE REMOVED		WATER LINE
	TREE TO BE RETAINED		SEWER LINE

NOTES:

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Jan 2024 #854

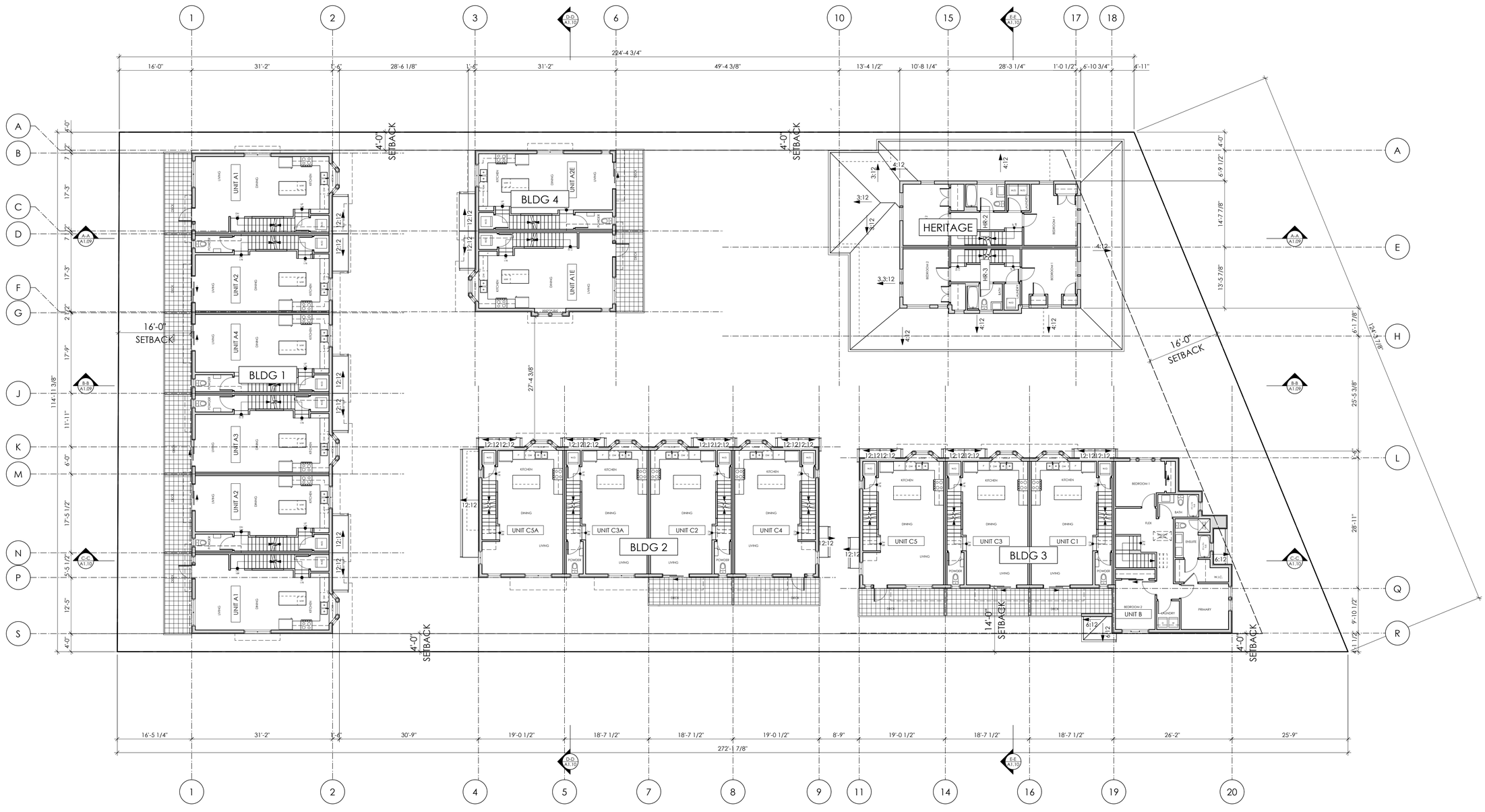
DRAWING

LEVEL 1 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.03



NOTES:

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LEGEND

- HYD. — FIRE HYDRANT
- PP — ELECTRICAL POWER POLE
- SL — STREET LIGHT
- MH — MANHOLE
- TREE TO BE REMOVED
- TREE TO BE RETAINED
- CRITICAL ROOT ZONE
- TREE PROTECTION ZONE
- PAD — PADMOUNT TRANSFORMER
- STANDARD PARKING
- WATER LINE
- SEWER LINE

N

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2025-09-19

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WEST BOULEVARD

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Jan 2024 #854

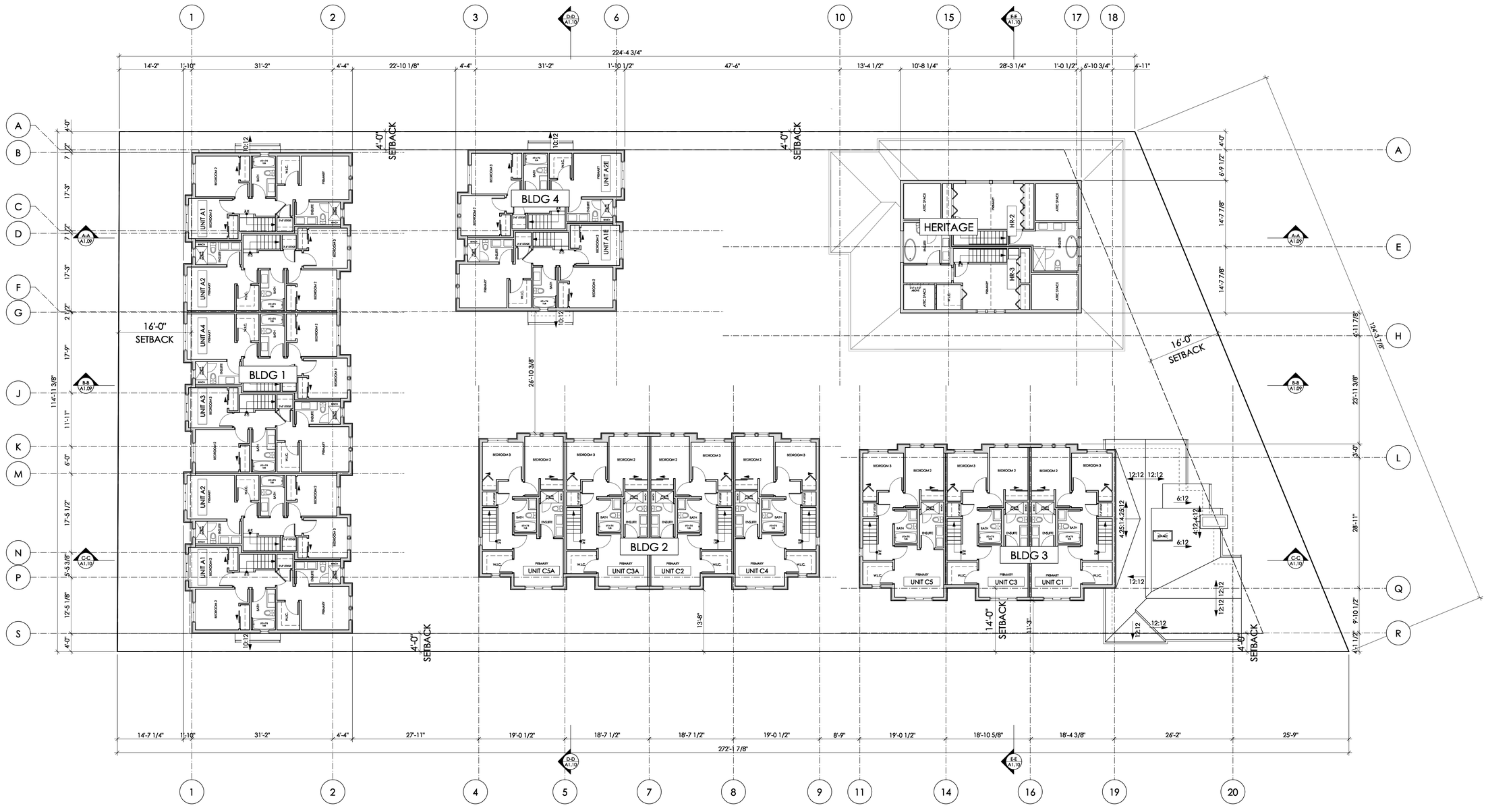
DRAWING

LEVEL 2 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.04



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SEPTEMBER 18, 2025

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JAMES FREDERICK BISSETT
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

NOTES:

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LEGEND

HYD.	FIRE HYDRANT		CRITICAL ROOT ZONE
PP	ELECTRICAL POWER POLE		TREE PROTECTION ZONE
SL	STREET LIGHT	PMT	PADMOUNT TRANSFORMER
MH	MANHOLE		STANDARD PARKING
	TREE TO BE REMOVED		WATER LINE
	TREE TO BE RETAINED		SEWER LINE

N

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WEST BOULEVARD

6825 WEST BOULEVARD
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Jan 2024 #854

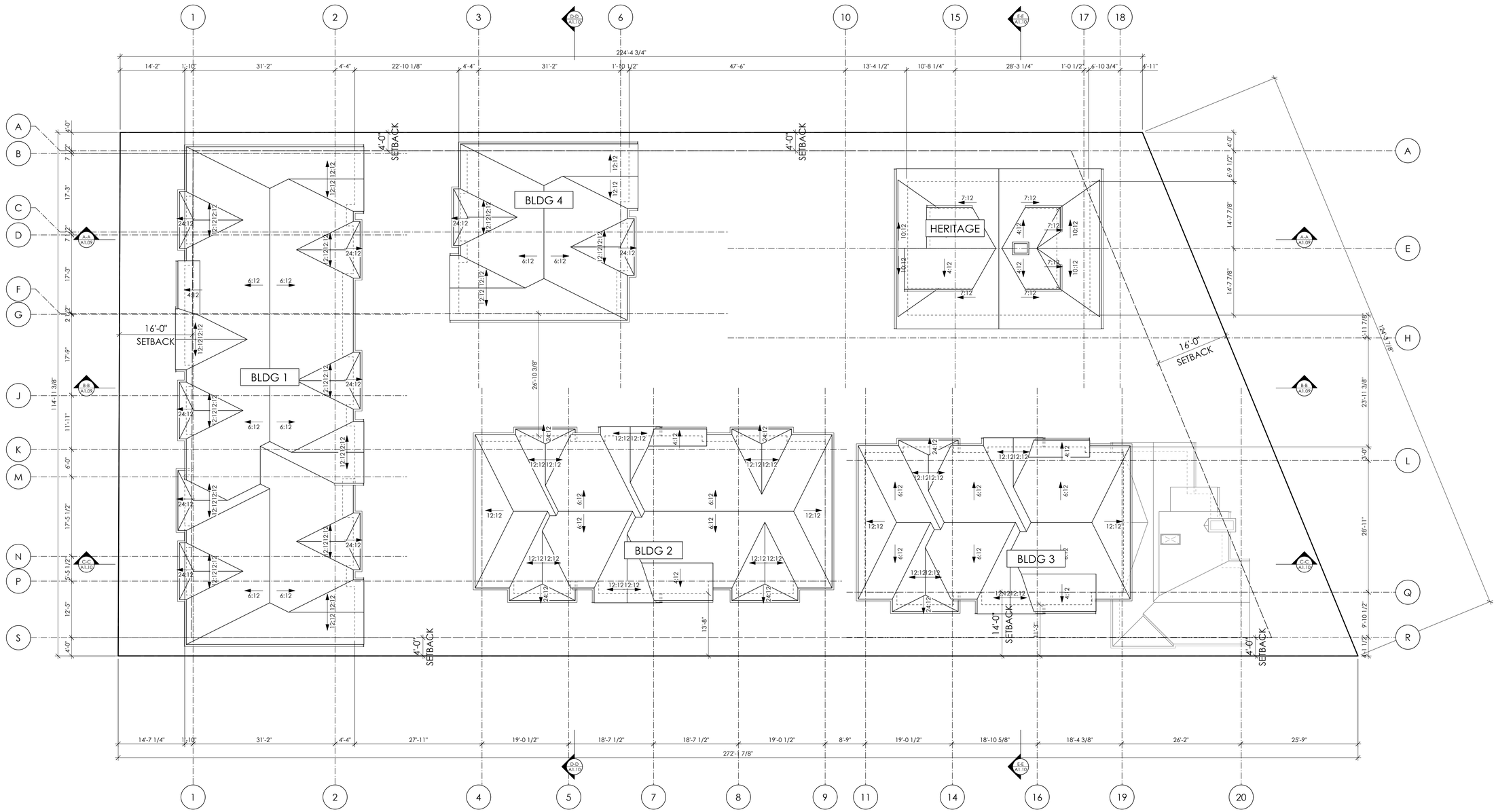
DRAWING

LEVEL 3 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.05



LEGEND

HYD.	FIRE HYDRANT
PP	ELECTRICAL POWER POLE
SL	STREET LIGHT
MH	MANHOLE
	TREE TO BE REMOVED
	TREE TO BE RETAINED
	CRITICAL ROOT ZONE
	TREE PROTECTION ZONE
Pad	PADMOUNT TRANSFORMER
	STANDARD PARKING
	WATER LINE
	SEWER LINE

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BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

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Jan 2024 #854

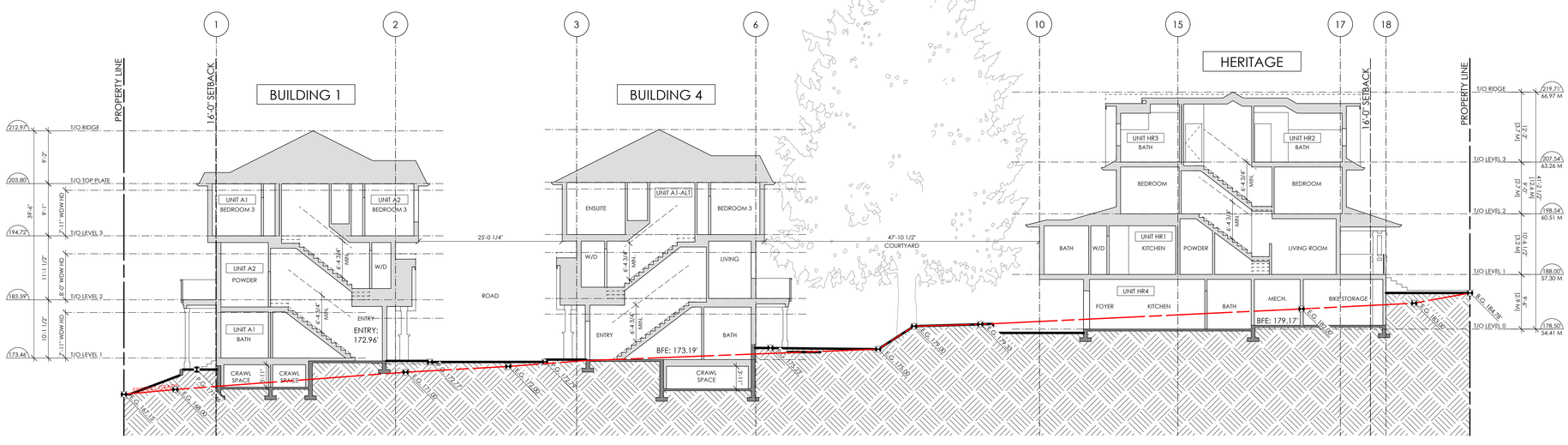
DRAWING

ROOF PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.06

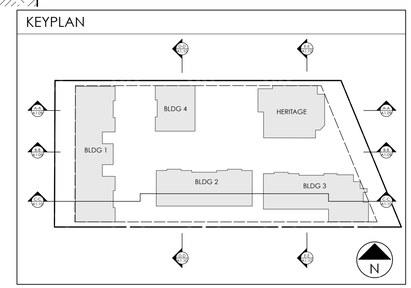


SITE SECTION A-A

3/32" = 1'-0"

SITE SECTION B-B

3/32" = 1'-0"



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BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

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Jan 2024 #854

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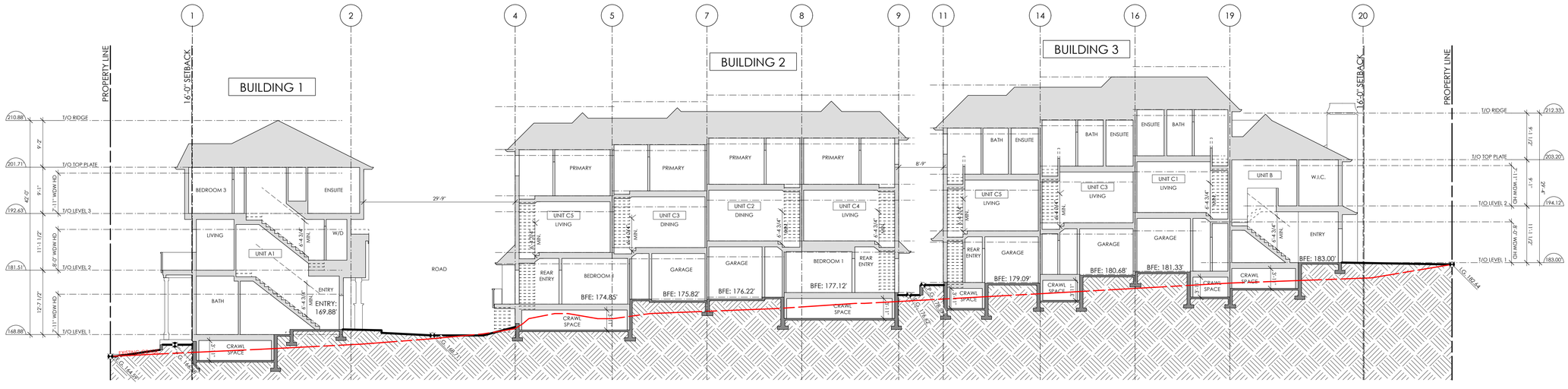
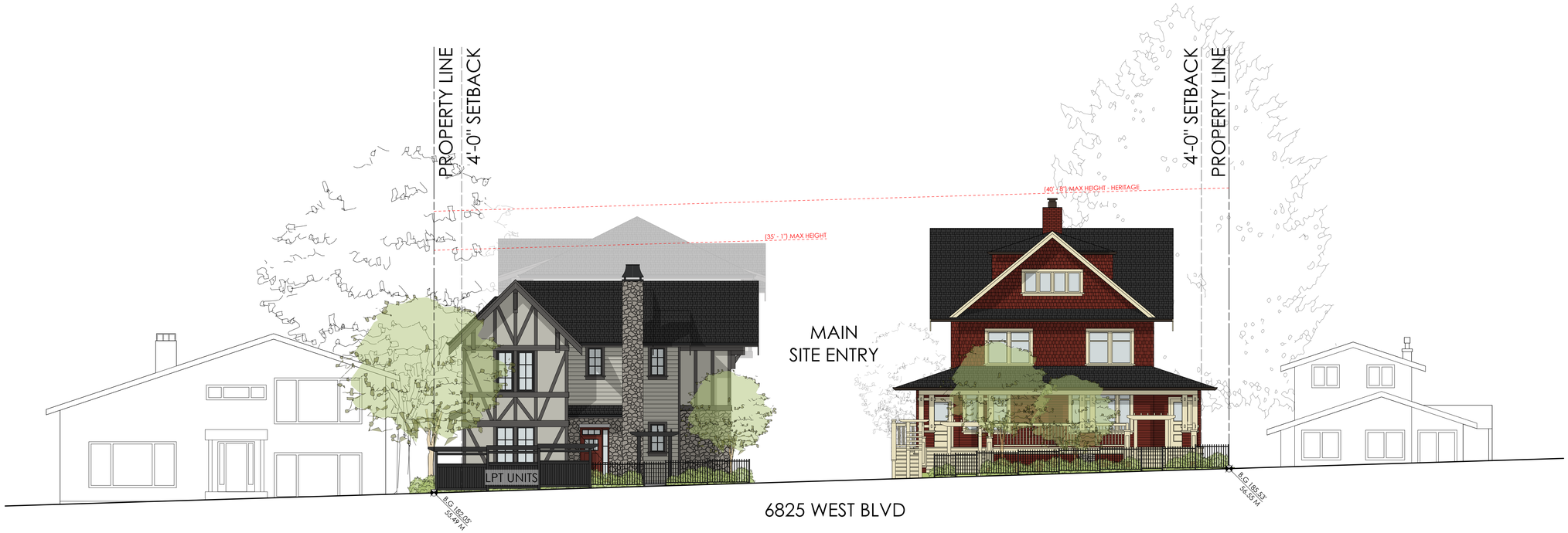
SITE SECTIONS

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A1.07


1
2
4
5
7
8
9
11
14
16
19
20
PROPERTY LINE
16'-0" SETBACK
BUILDING 1
BUILDING 2
BUILDING 3
T/O RIDGE
T/O TOP PLATE
T/O LEVEL 3
T/O LEVEL 2
T/O LEVEL 1
210.88
201.71
192.63
181.51
168.88
42'-0"
11'-1 1/2"
12'-7 1/2"
9'-6"
9'-1"
8'-9"
11" WDW HGT
8'-0" WDW HGT
7'-11" WDW HGT
BEDROOM 3
ENSUITE
LIVING
UNIT A1
W/D
BATH
ENTRY
ENTRY: 169.88'
CRAWL SPACE
29'-9"
ROAD
UNIT C5
LIVING
UNIT C3
DINING
UNIT C2
UNIT C4
PRIMARY
REAR ENTRY
BEDROOM 1
BFE: 174.85'
GARAGE
BFE: 175.82'
BFE: 176.22'
BFE: 177.12'
8'-9"
BFE: 179.09'
BFE: 180.68'
BFE: 181.33'
BFE: 183.00'
BATH
ENSUITE
UNIT C1
UNIT B
W.I.C.
ENTRY
212.33'
203.20'
194.12'
183.00'
EXISTING GRADE
EXISTING GRADE
EXISTING GRADE



PROPOSED STREETSCAPE - WEST BLVD

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AUGUST 22, 2024

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SEPTEMBER 18, 2025

REGISTERED ARCHITECT
TIMOTHY FREDERICK WEST
PROVINCE OF BRITISH COLUMBIA
2025-09-19

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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

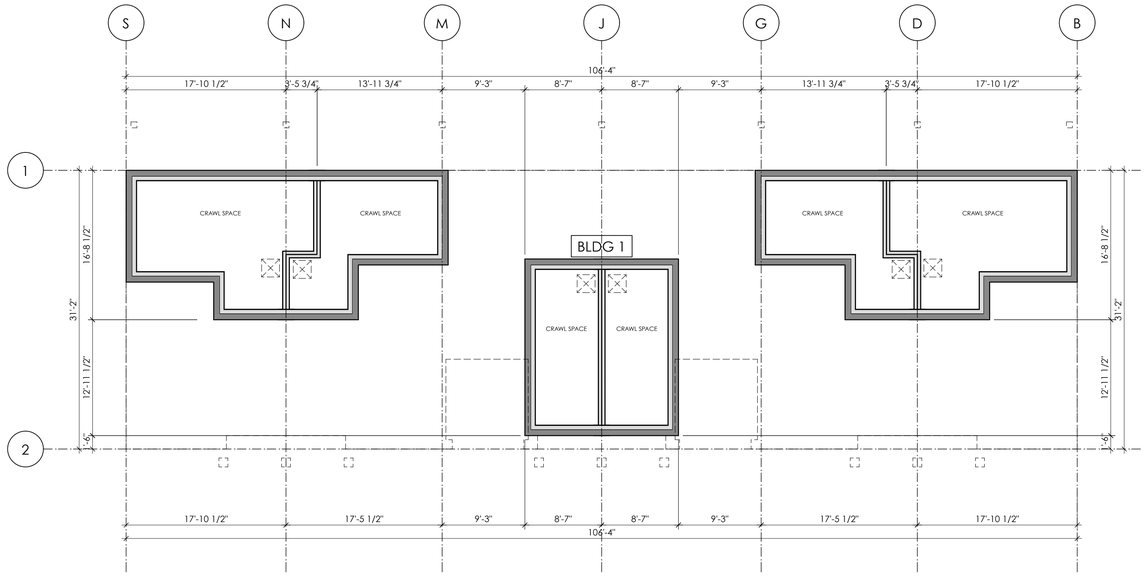
DRAWING

PROPOSED
STREETSCAPE

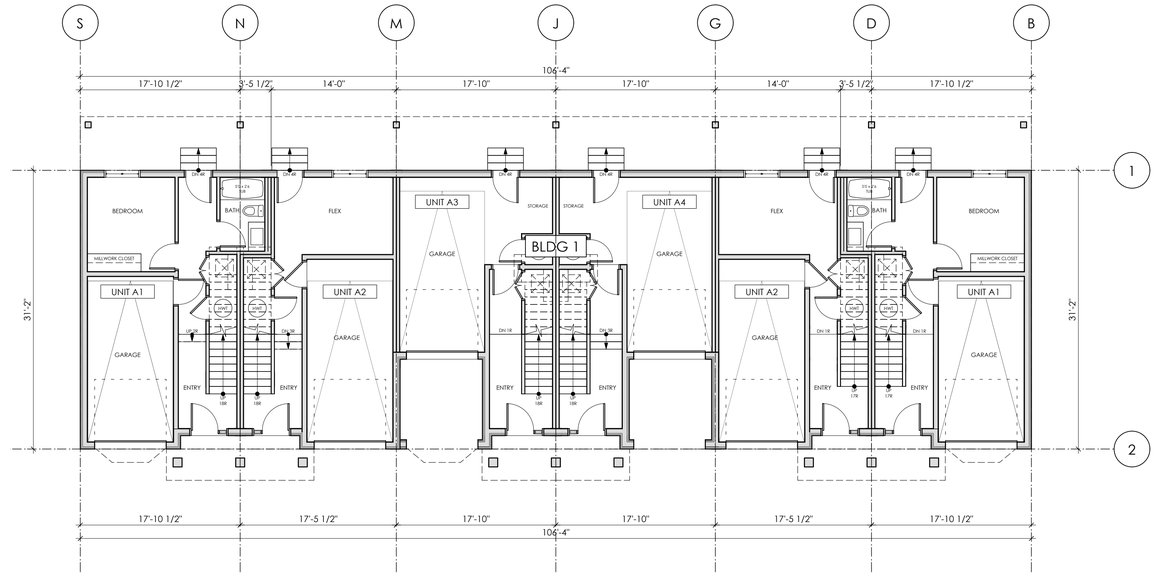
PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

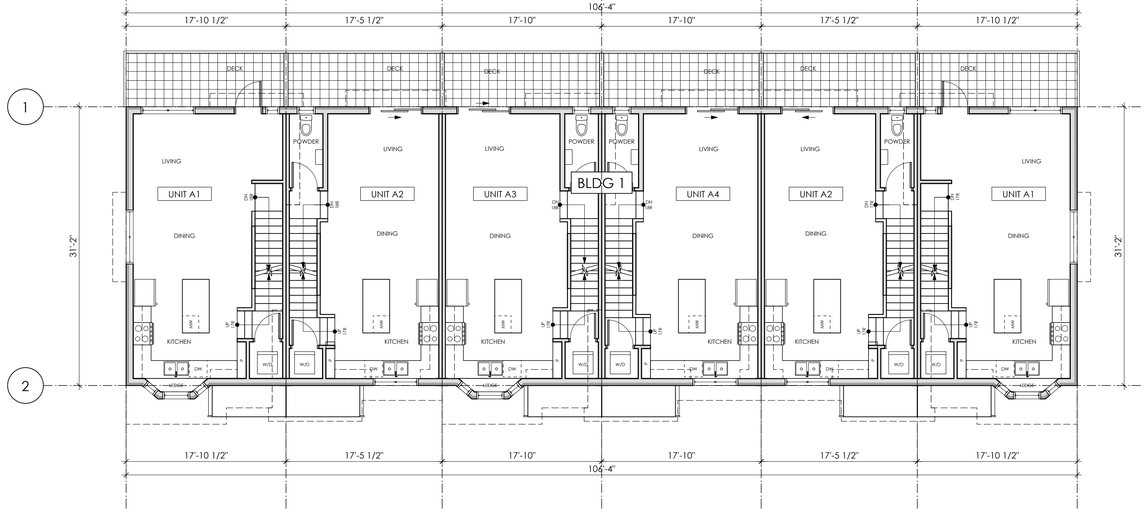
A1.09



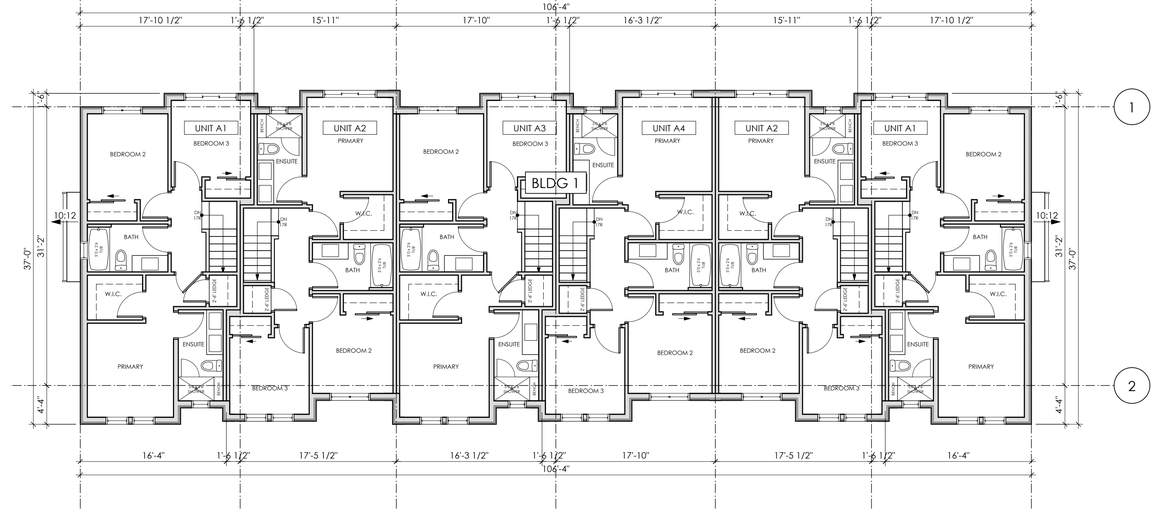
LEVEL 0 PLAN
BUILDING 1



LEVEL 1 PLAN
BUILDING 1

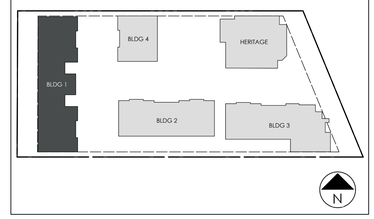


LEVEL 2 PLAN
BUILDING 1



LEVEL 3 PLAN
BUILDING 1

KEYPLAN



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SEPTEMBER 18, 2025

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TIMOTHY FREDERICK WITTY
BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

BUILDING 1
PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.00

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PROVINCE OF BRITISH COLUMBIA
2025-09-19

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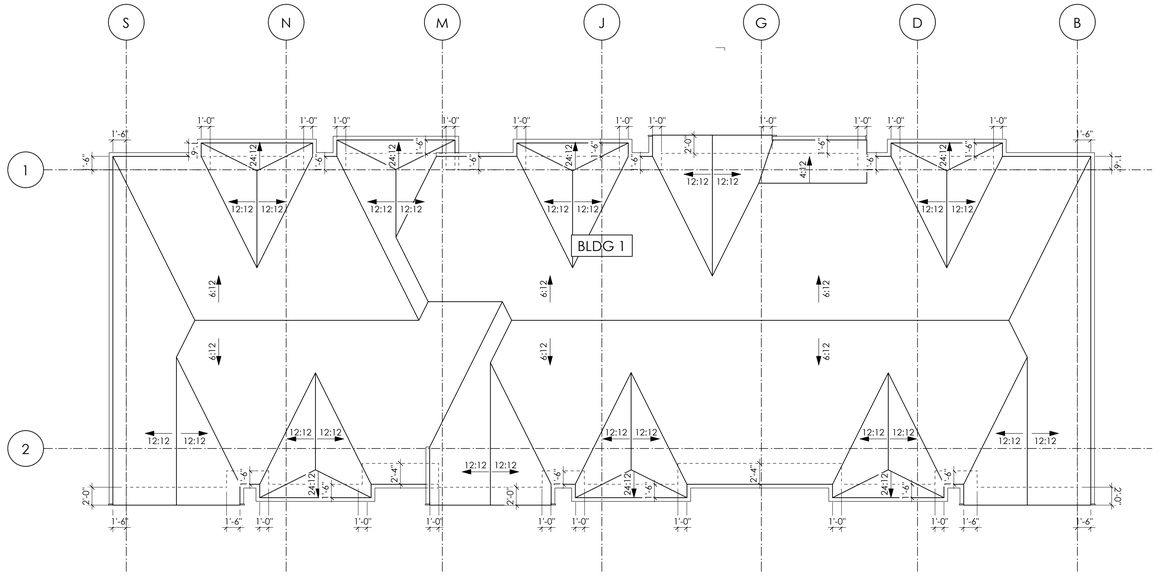
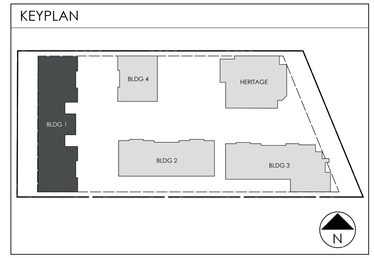


ROOF PLAN
BUILDING 1

KEYPLAN



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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

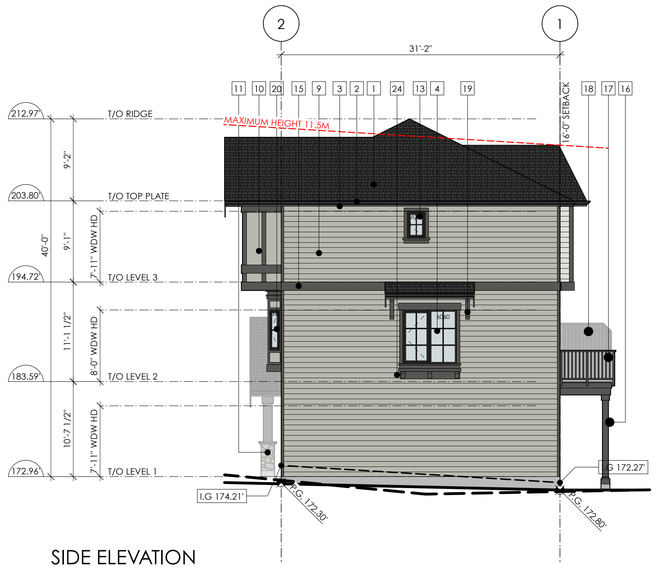
BUILDING 1 ROOF PLAN

PRINT DATE
SEP. 18, 2025

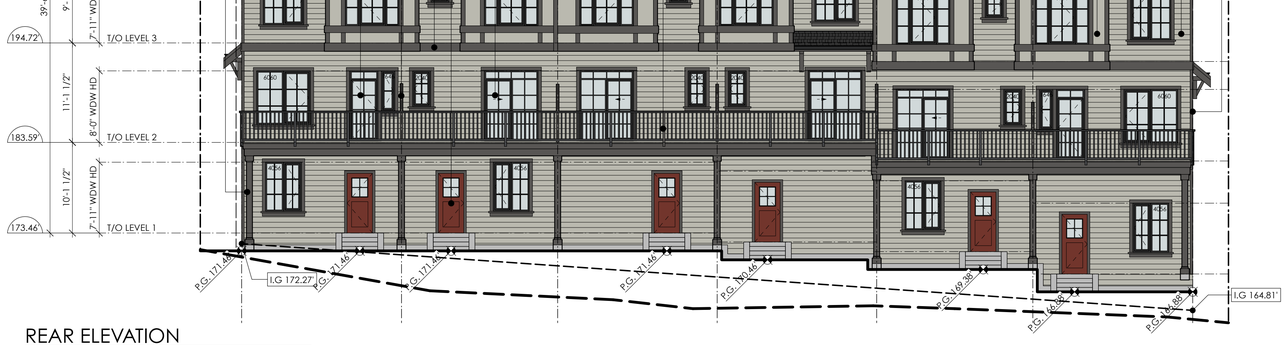
SCALE
1 / 8" = 1'-0"

A2.01

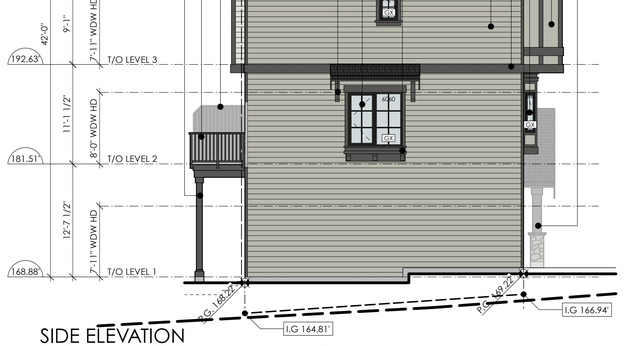
FRONT ELEVATION
BUILDING 1



SIDE ELEVATION
BUILDING 1



REAR ELEVATION
BUILDING 1



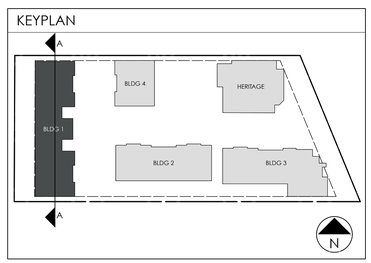
SIDE ELEVATION
BUILDING 1

NOTES
1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
3. ALL SOFFITS TO BE PAINTED FIBRE CEMENT.
4. ALL WINDOWS HAVE VINYL FRAMES OF SUBSTANTIAL SECTION. ALL WINDOWS TO HAVE BALANCED SASH (IE. BOTH OPERABLE AND NON-OPERABLE WINDOWS HAVE SASHES OF THE SAME DIMENSION). WINDOWS TO HAVE TRUE DIVIDED LITES OR SIMULATED TRUE-DIVIDE (IE. EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	FIBERGLASS SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	FACTORY BLACK	CASCADIA METALS	
ROOF	3	FIBRE CEMENT SOFFIT PRIMED & PAINTED		BENJAMIN MOORE	
DOORS & WINDOWS	4	DOUBLE PANED SEALED UNIT VINYL WINDOWS - PREFINISHED	FACTORY BLACK	-	
DOORS & WINDOWS	5	INSULATED FIBERGLASS DOORS PREFINISHED	VC-27 STRATHCONA RED	BENJAMIN MOORE	
DOORS & WINDOWS	6	FRENCH DOOR PRIMED & PAINTED	FACTORY BLACK	-	
DOORS & WINDOWS	7	DOUBLE PANED SEALED UNIT VINYL SLIDERS - PREFINISHED	FACTORY BLACK	-	
SIDING	8	PAINTED METAL PANEL SECTIONAL OVERHEAD GARAGE DOOR	CW-715 BONE BLACK	BENJAMIN MOORE	
SIDING	9	HARDIE PLANK LAP SIDING SMOOTH FINISH	CW-715 BONE BLACK	BENJAMIN MOORE	7" EXPOSURE
SIDING	10	BOARD AND BATTEN HARDIE PANEL VERTICAL SIDING	CW-715 BONE BLACK	BENJAMIN MOORE	
SIDING	11	STONE SIDING	SIERRA RIDGE FIELDSTONE	PANGAEA	
SIDING	12	BRICK SIDING	BRONZESTONE	INTERSTATE BRICK	THIN BRICK

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	13	2X WOOD TRIM PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	14	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	15	2X12 BELLY BOARD PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	16	WOOD CLAD PANEL POST PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	17	ALUMINIUM RAILING PREFINISHED			
DETAILS	18	VERTICAL WOOD SLAT PRIVACY SCREEN PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	19	WOOD BRACKETS & DENTILS PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	20	ORIEL WINDOW HARDIE PANEL	CW-715 BONE BLACK	BENJAMIN MOORE	
DETAILS	21	EXTERIOR WALL LIGHT	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	22	FAUX CHIMNEY	SIERRA RIDGE FIELDSTONE	PANGAEA	STONE SIDING
DETAILS	23	METAL CHIMNEY CAP			
DETAILS	24	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	

KEYPLAN



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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTILIER
PROFESSIONAL ENGINEER
BRITISH COLUMBIA
2025-09-19

REVISIONS

.

FORMWERKS
BOUTIQUE PROPERTIES

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INCORPORATED

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

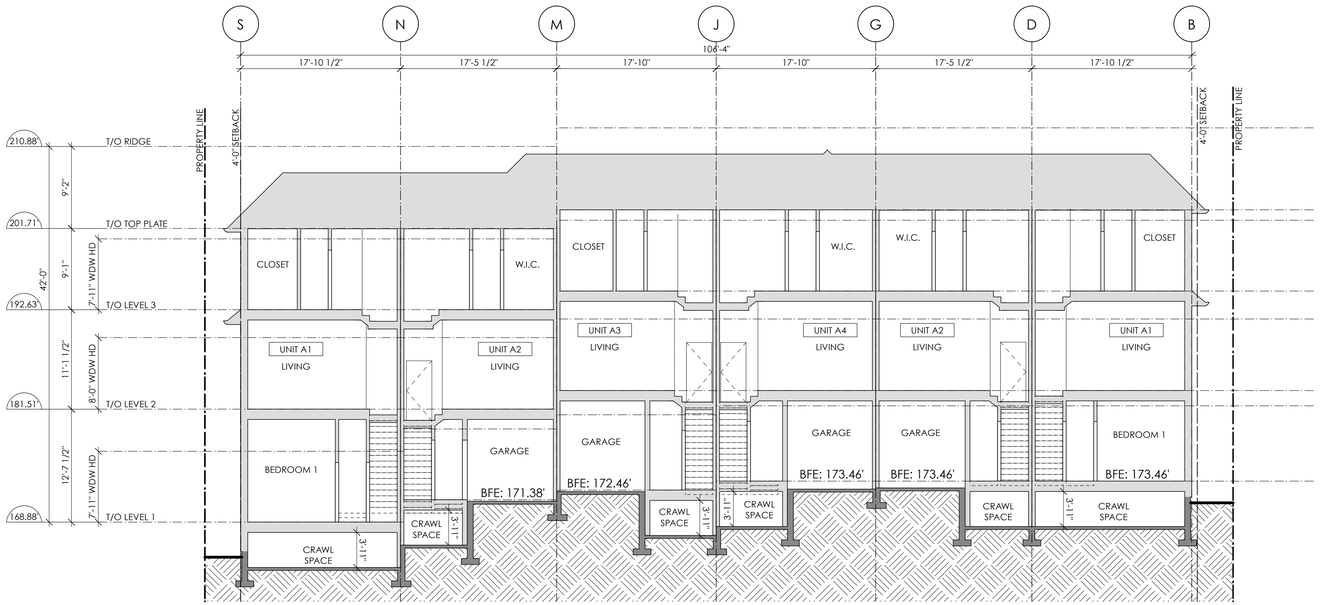
DRAWING

BUILDING 1 ELEVATIONS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.02



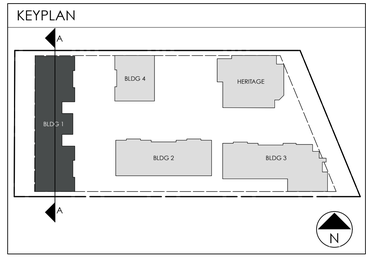
SECTION A-A

BUILDING 1

NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
3. ALL SOFFITS TO BE PAINTED FIBRE CEMENT.
4. ALL WINDOWS HAVE VINYL FRAMES OF SUBSTANTIAL SECTION. ALL WINDOWS TO HAVE BALANCED SASH (IE. BOTH OPERABLE AND NON-OPERABLE WINDOWS HAVE SASHES OF THE SAME DIMENSION). WINDOWS TO HAVE TRUE DIVIDED LITES OR SIMULATED TRUE-DIVIDE (IE. EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).

KEYPLAN



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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
TIMOTHY FREDERICK WITTY
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

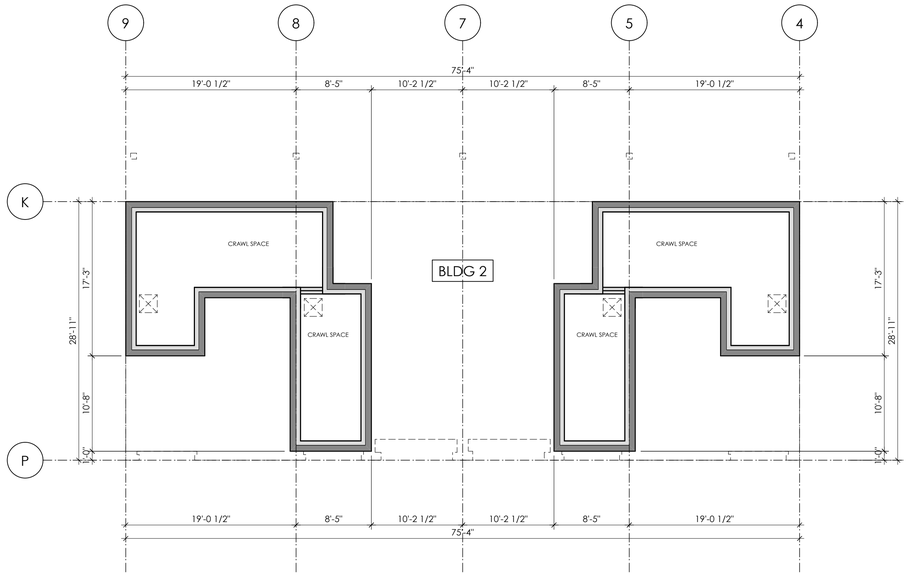
DRAWING

BUILDING 1
SECTIONS

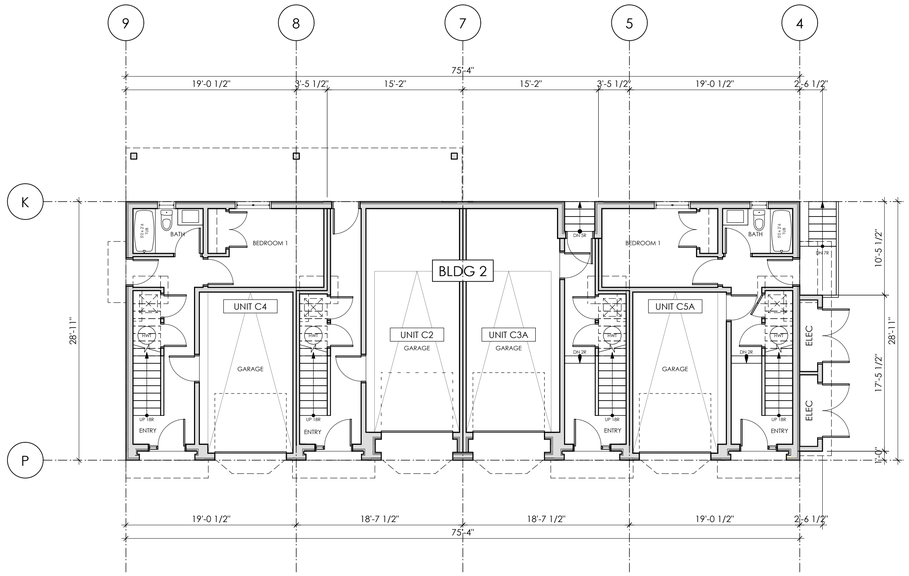
PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

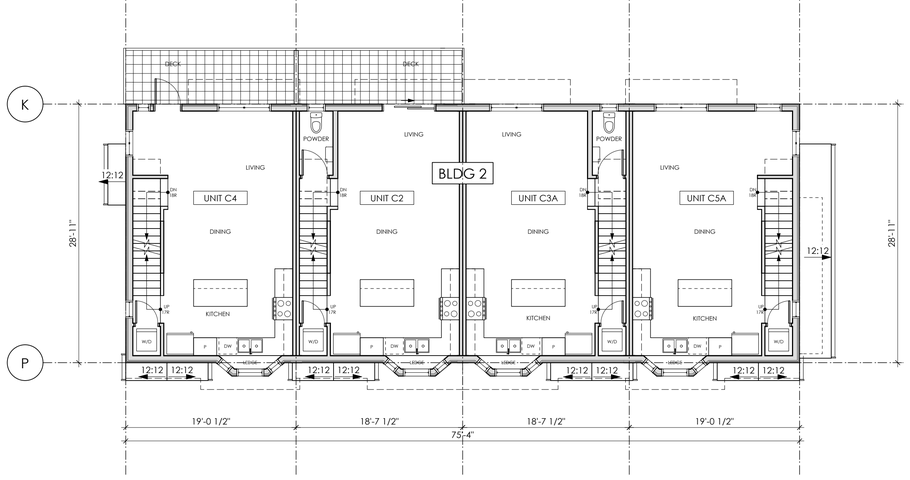
A2.02a



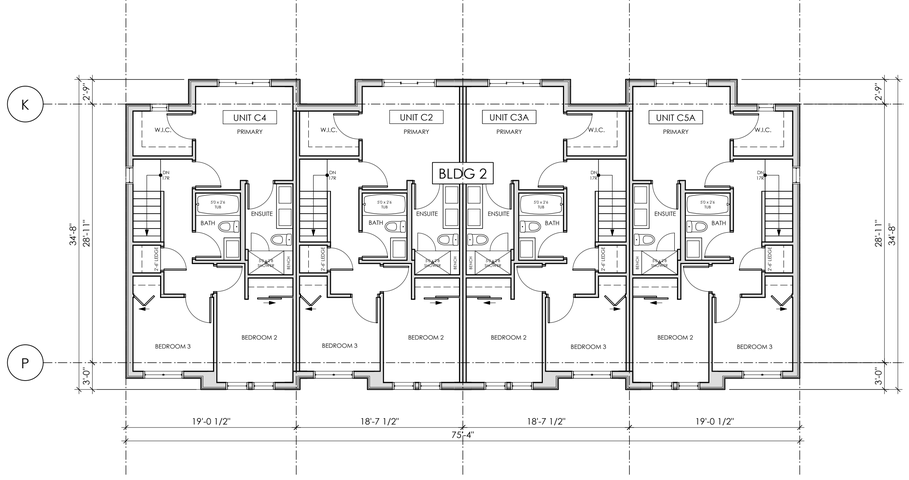
LEVEL 0 PLAN
BUILDING 2



LEVEL 1 PLAN
BUILDING 2

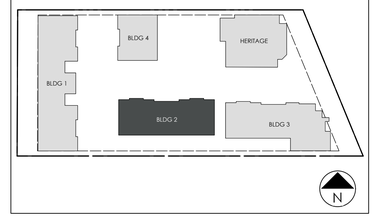


LEVEL 2 PLAN
BUILDING 2



LEVEL 3 PLAN
BUILDING 2

KEYPLAN



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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BUTLER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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Fax 685-2076 Phone 685-5441

WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

BUILDING 2
PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.03

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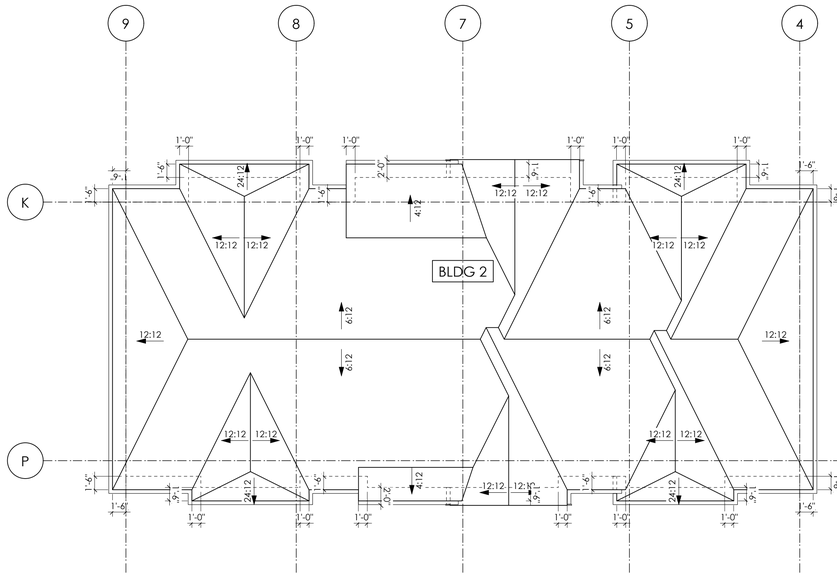
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

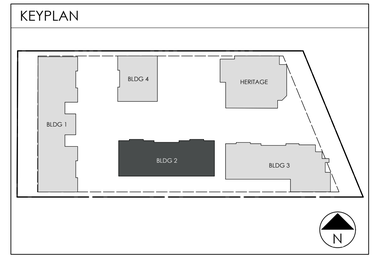
REGISTERED ARCHITECT
TIMOTHY FREDERICK WEST
BRITISH COLUMBIA
2025-09-19

REVISIONS



ROOF LEVEL PLAN
BUILDING 2

KEYPLAN



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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

BUILDING 2 ROOF PLAN

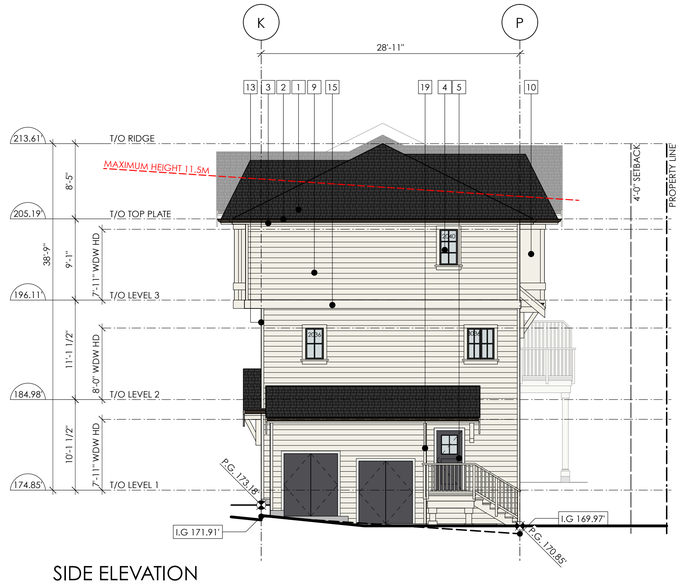
PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

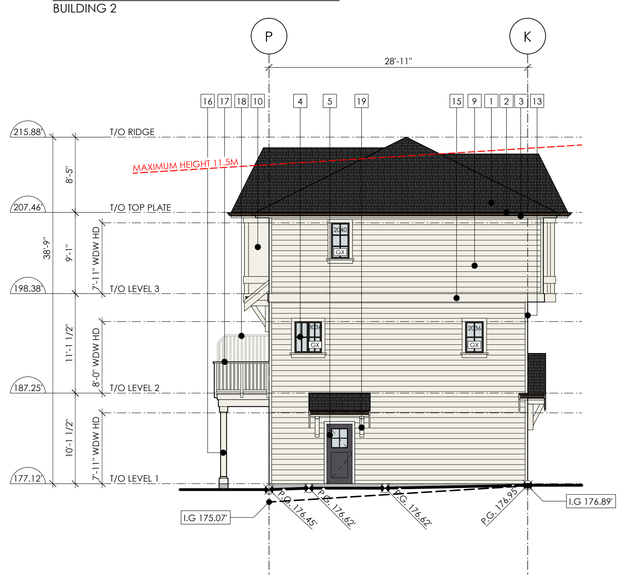
A2.04

FRONT ELEVATION
BUILDING 2

REAR ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2



SIDE ELEVATION
BUILDING 2

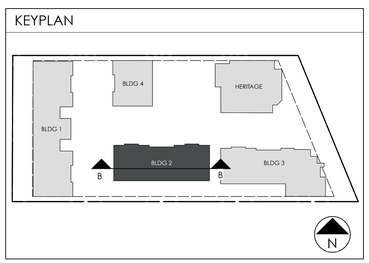
NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
3. ALL SOFFITS TO BE PAINTED FIBRE CEMENT.
4. ALL WINDOWS HAVE VINYL FRAMES OF SUBSTANTIAL SECTION. ALL WINDOWS TO HAVE BALANCED SASH (IE. BOTH OPERABLE AND NON-OPERABLE WINDOWS HAVE SASHES OF THE SAME DIMENSION). WINDOWS TO HAVE TRUE DIVIDED LITES OR SIMULATED TRUE-DIVIDE (IE. EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	FIBERGLASS SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	FACTORY BLACK	CASCADIA METALS	
ROOF	3	FIBRE CEMENT SOFFIT PRIMED & PAINTED		BENJAMIN MOORE	
DOORS & WINDOWS	4	DOUBLE PANED SEALED UNIT VINYL WINDOWS - PREFINISHED	FACTORY BLACK	-	
DOORS & WINDOWS	5	INSULATED FIBERGLASS DOORS PREFINISHED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DOORS & WINDOWS	6	FRENCH DOOR PRIMED & PAINTED	FACTORY BLACK	-	
DOORS & WINDOWS	7	DOUBLE PANED SEALED UNIT VINYL SLIDERS - PREFINISHED	FACTORY BLACK	-	
SIDING	8	PAINTED METAL PANEL SECTIONAL OVERHEAD GARAGE DOOR	OC-130 CLOUD WHITE	BENJAMIN MOORE	
SIDING	9	HARDIE PLANK LAP SIDING SMOOTH FINISH	OC-130 CLOUD WHITE	BENJAMIN MOORE	7" EXPOSURE
SIDING	10	BOARD AND BATTEN HARDIE PANEL VERTICAL SIDING	OC-130 CLOUD WHITE	BENJAMIN MOORE	
SIDING	11	STONE SIDING	SIERRA RIDGE FIELDSTONE	PANGAEA	
SIDING	12	BRICK SIDING	BRONZESTONE	INTERSTATE BRICK	THIN BRICK

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	13	2X WOOD TRIM PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	14	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	15	2X12 BELLY BOARD PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	16	WOOD CLAD PANEL POST PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	17	ALUMINIUM RAILING PREFINISHED			
DETAILS	18	VERTICAL WOOD SLAT PRIVACY SCREEN PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	19	WOOD BRACKETS & DENTILS PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	20	ORIEL WINDOW HARDIE PANEL	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	21	EXTERIOR WALL LIGHT	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	22	FAUX CHIMNEY	SIERRA RIDGE FIELDSTONE	PANGAEA	STONE SIDING
DETAILS	23	METAL CHIMNEY CAP			
DETAILS	24	WOOD PLANT SHELF	OC-130 CLOUD WHITE	BENJAMIN MOORE	

KEYPLAN



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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTILIER
BRITISH COLUMBIA
2025-09-19

REVISIONS

.

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

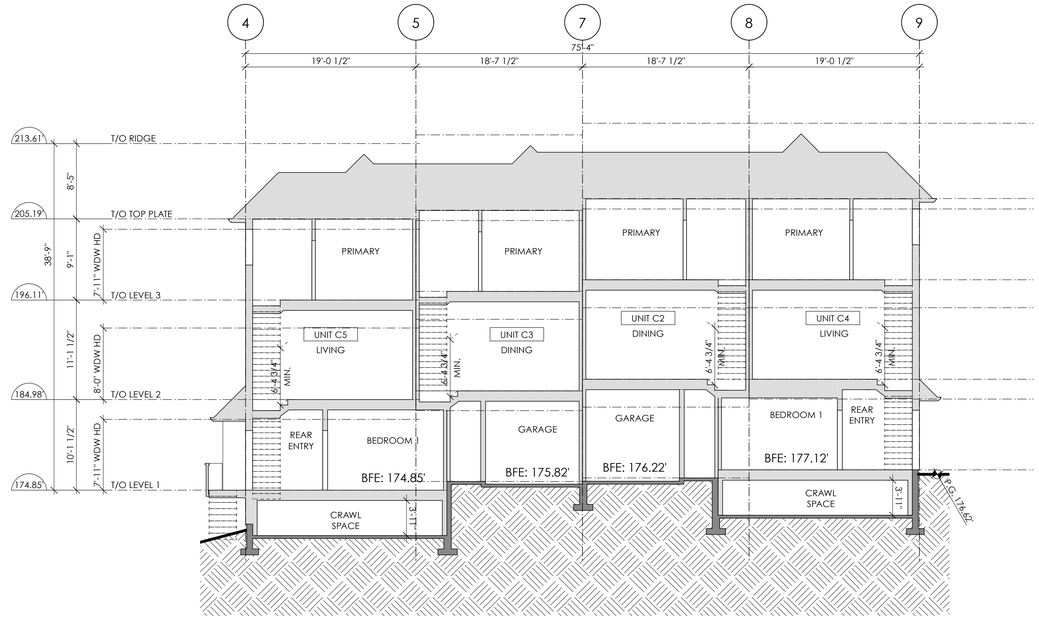
DRAWING

BUILDING 2
ELEVATIONS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.05



SECTION B-B

BUILDING 2

NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
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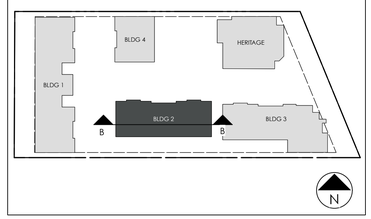
KEYPLAN



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REGISTERED ARCHITECT
TIMOTHY FREDERICK BOSA
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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INCORPORATED

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

BUILDING 2
SECTIONS

PRINT DATE
SEP. 18, 2025

SCALE
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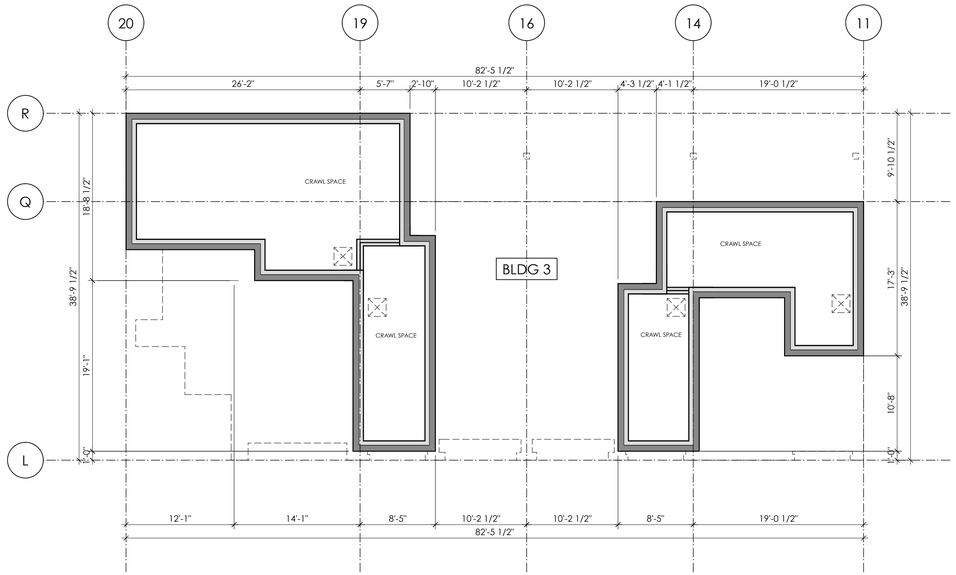
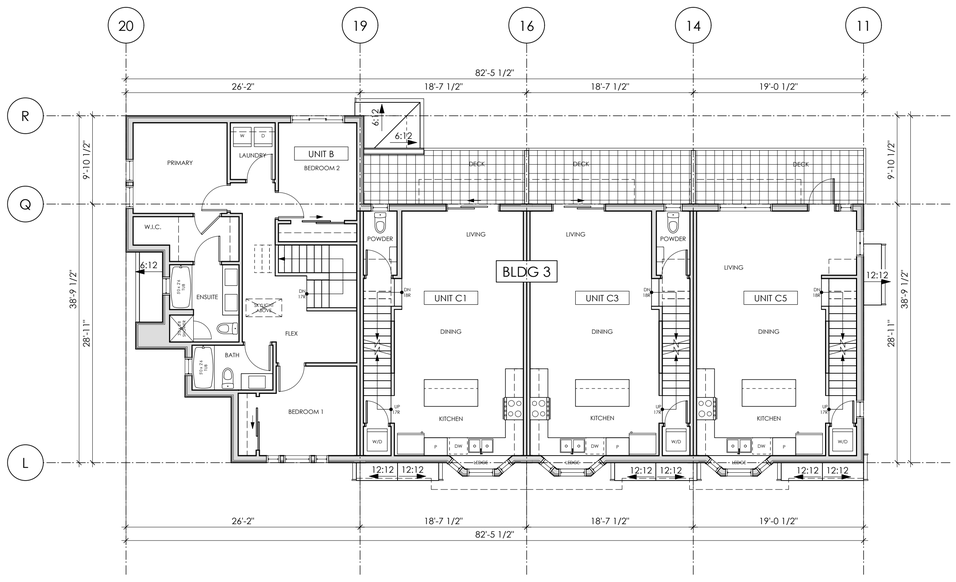
A2.05a



LEVEL 0 PLAN
BUILDING 3


20
19
16
14
11
R
Q
L
82'-5 1/2"
26'-2"
18'-7 1/2"
18'-7 1/2"
19'-0 1/2"
9'-10 1/2"
38'-9 1/2"
28'-11"
PRIMARY
LAUNDRY
UNIT B
BEDROOM 2
W.I.C.
ENSUITE
FLEX
BATH
BEDROOM 1
POWDER
LIVING
DINING
KITCHEN
BLDG 3
UNIT C1
UNIT C3
UNIT C5
DECK
DECK
DECK
6:12
12:12
12:12
12

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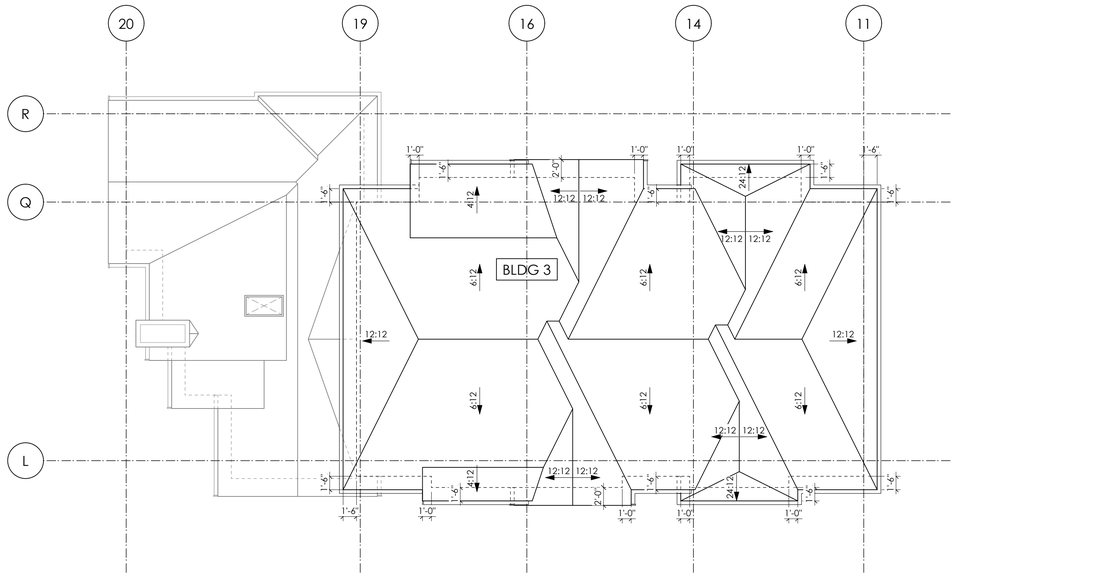
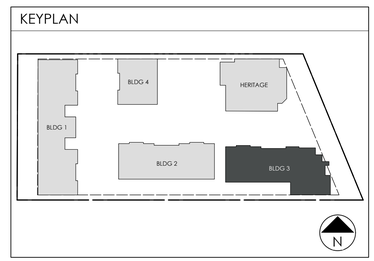
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS



ROOF LEVEL PLAN
BUILDING 3

KEYPLAN



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Fax 685-2076 Phone 685-5441

WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

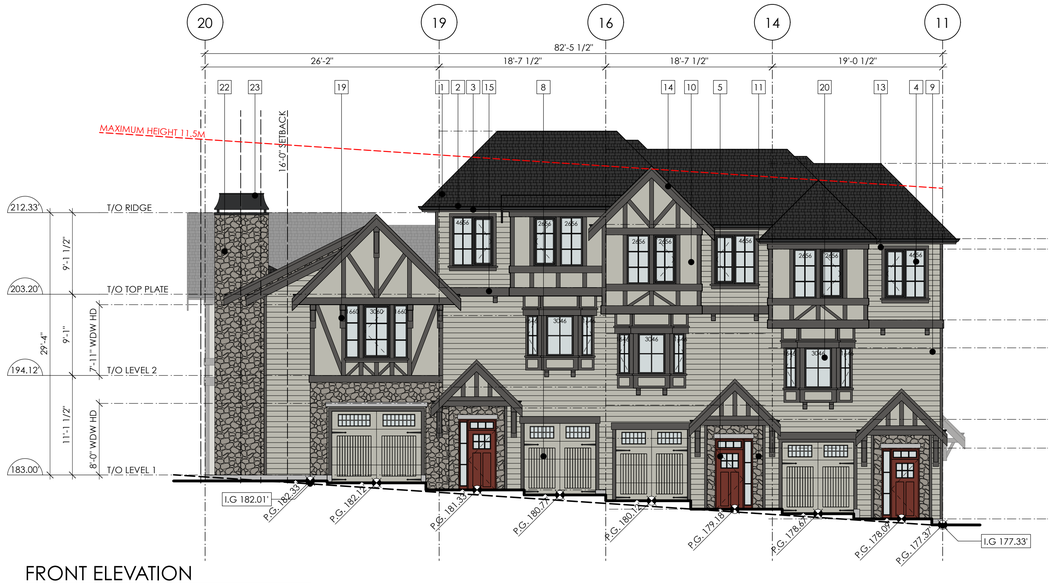
DRAWING

BUILDING 3 ROOF PLAN

PRINT DATE
SEP. 18, 2025

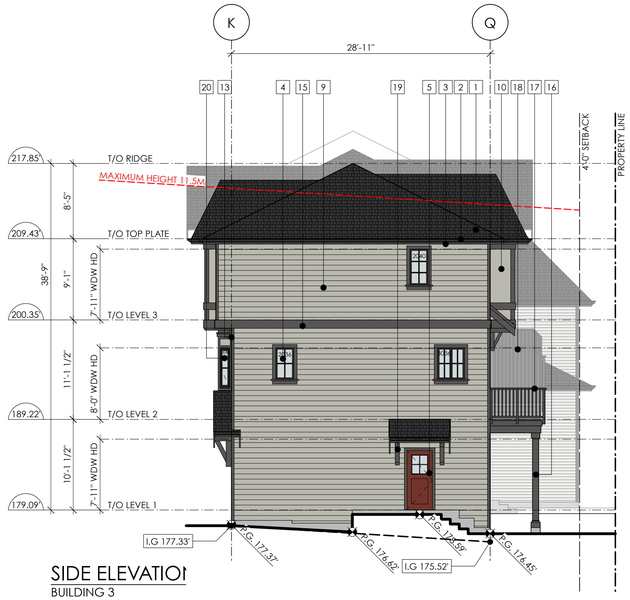
SCALE
1 / 8" = 1'-0"

A2.07



FRONT ELEVATION
BUILDING 3

REAR ELEVATION
BUILDING 3



SIDE ELEVATION
BUILDING 3

SIDE ELEVATION
BUILDING 3

NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
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	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	FIBERGLASS SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	FACTORY BLACK	CASCADIA METALS	
ROOF	3	FIBRE CEMENT SOFFIT PRIMED & PAINTED		BENJAMIN MOORE	
DOORS & WINDOWS	4	DOUBLE PANED SEALED UNIT VINYL WINDOWS - PREFINISHED	FACTORY BLACK	-	
DOORS & WINDOWS	5	INSULATED FIBERGLASS DOORS PREFINISHED	VC-27 STRATHCONA RED	BENJAMIN MOORE	
DOORS & WINDOWS	6	FRENCH DOOR PRIMED & PAINTED	FACTORY BLACK	-	
DOORS & WINDOWS	7	DOUBLE PANED SEALED UNIT VINYL SLIDERS - PREFINISHED	FACTORY BLACK	-	
SIDING	8	PAINTED METAL PANEL SECTIONAL OVERHEAD GARAGE DOOR	CW-715 BONE BLACK	BENJAMIN MOORE	
SIDING	9	HARDIE PLANK LAP SIDING SMOOTH FINISH	CW-715 BONE BLACK	BENJAMIN MOORE	7" EXPOSURE
SIDING	10	BOARD AND BATTEN HARDIE PANEL VERTICAL SIDING	CW-715 BONE BLACK	BENJAMIN MOORE	
SIDING	11	STONE SIDING	SIERRA RIDGE FIELDSTONE	PANGAEA	
SIDING	12	BRICK SIDING	BRONZESTONE	INTERSTATE BRICK	THIN BRICK

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	13	2X WOOD TRIM PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	14	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	15	2X12 BELLY BOARD PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	16	WOOD CLAD PANEL POST PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	17	ALUMINIUM RAILING PREFINISHED			
DETAILS	18	VERTICAL WOOD SLAT PRIVACY SCREEN PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	19	WOOD BRACKETS & DENTILS PRIMED & PAINTED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	20	ORIEL WINDOW HARDIE PANEL	CW-715 BONE BLACK	BENJAMIN MOORE	
DETAILS	21	EXTERIOR WALL LIGHT	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DETAILS	22	FAUX CHIMNEY	SIERRA RIDGE FIELDSTONE	PANGAEA	STONE SIDING
DETAILS	23	METAL CHIMNEY CAP			
DETAILS	24	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	

KEYPLAN

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTILIER
BRITISH COLUMBIA
2025-09-19

REVISIONS

.

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

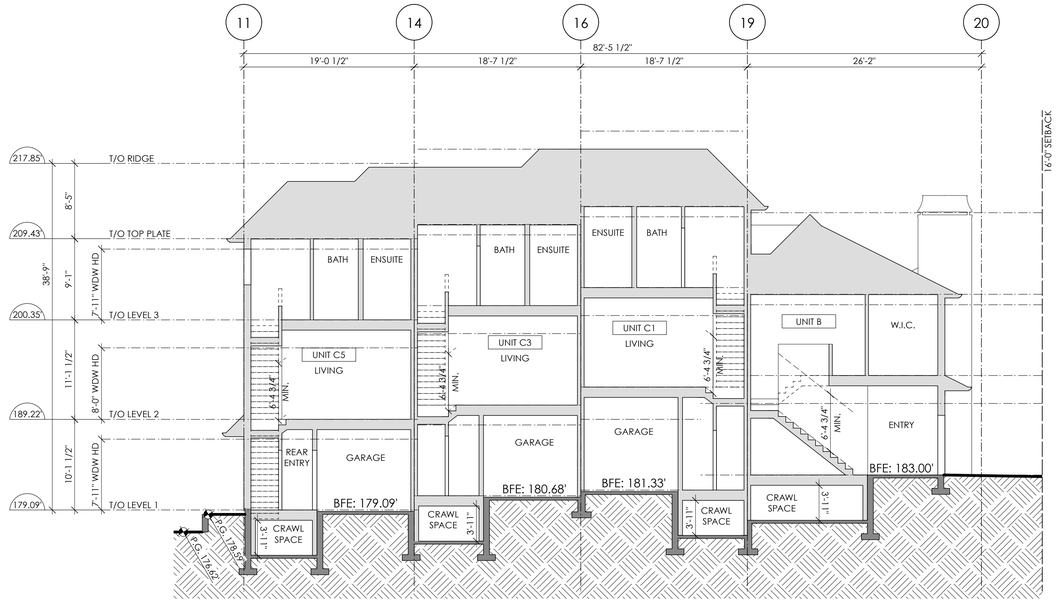
DRAWING

BUILDING 3
ELEVATIONS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.08



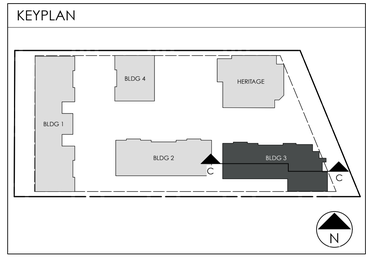
SECTION C-C

BUILDING 3

NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
3. ALL SOFFITS TO BE PAINTED FIBRE CEMENT.
4. ALL WINDOWS HAVE VINYL FRAMES OF SUBSTANTIAL SECTION. ALL WINDOWS TO HAVE BALANCED SASH (IE. BOTH OPERABLE AND NON-OPERABLE WINDOWS HAVE SASHES OF THE SAME DIMENSION). WINDOWS TO HAVE TRUE DIVIDED LITES OR SIMULATED TRUE-DIVIDE (IE. EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).

KEYPLAN



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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTET
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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BOUTIQUE PROPERTIES

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

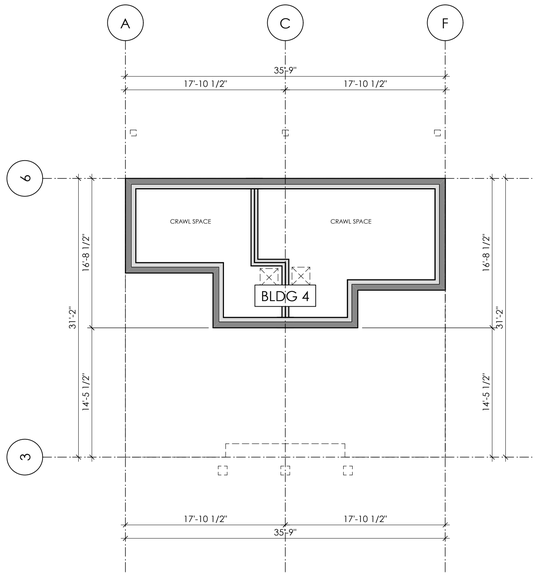
DRAWING

BUILDING 3
SECTIONS

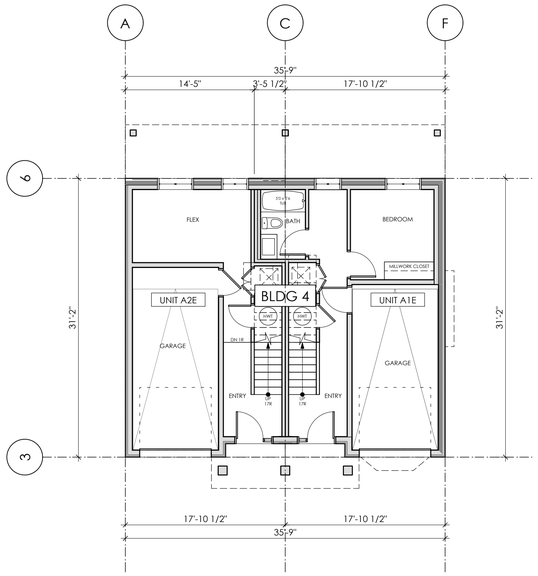
PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

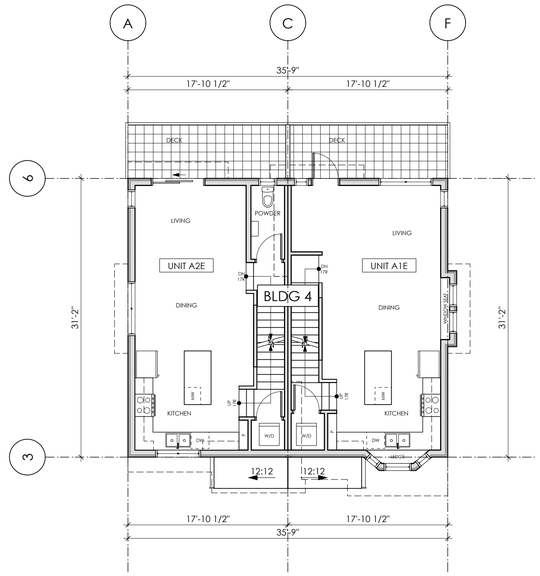
A2.08a



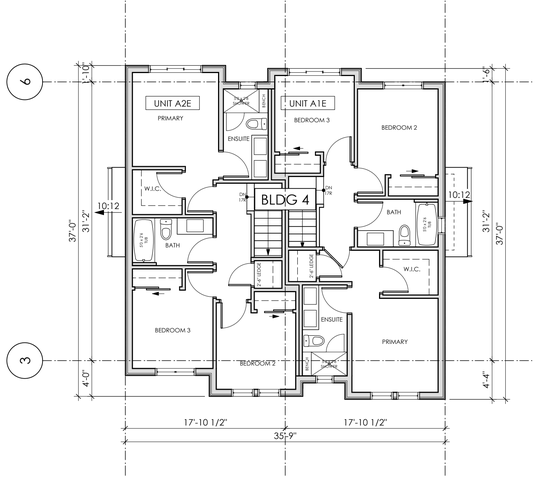
LEVEL 0 PLAN
BUILDING 4



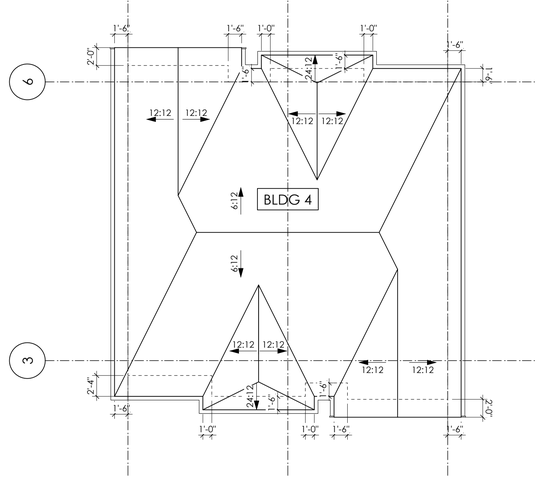
LEVEL 1 PLAN
BUILDING 4



LEVEL 2 PLAN
BUILDING 4

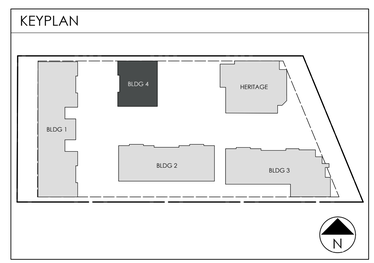


LEVEL 3 PLAN
BUILDING 4



ROOF LEVEL PLAN
BUILDING 4

KEYPLAN



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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
TIMOTHY FREDERICK WEST
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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Fax 685-2076 Phone 685-5441

WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

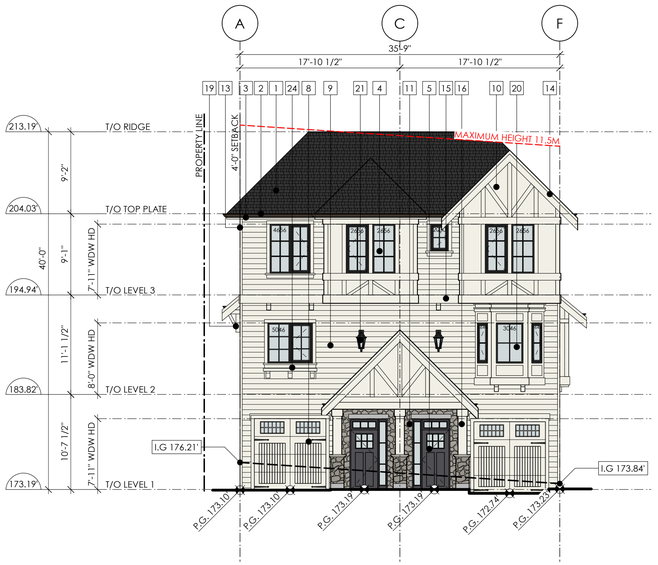
DRAWING

BUILDING 4
PLANS

PRINT DATE
SEP. 18, 2025

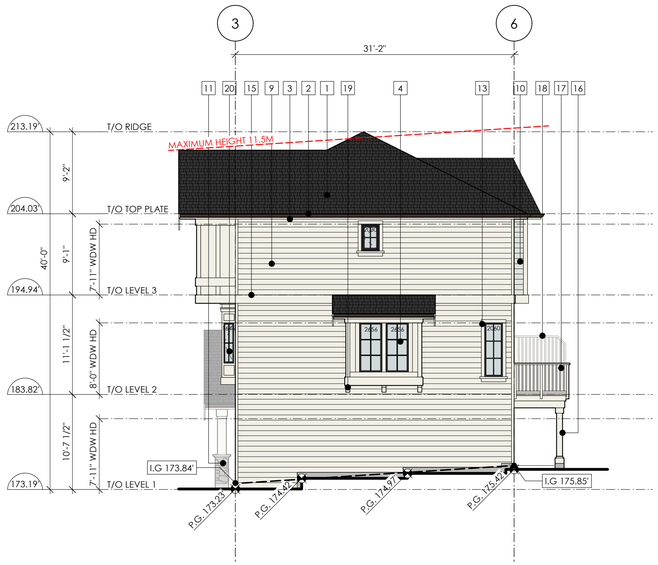
SCALE
1 / 8" = 1'-0"

A2.09



FRONT ELEVATION

BUILDING 4

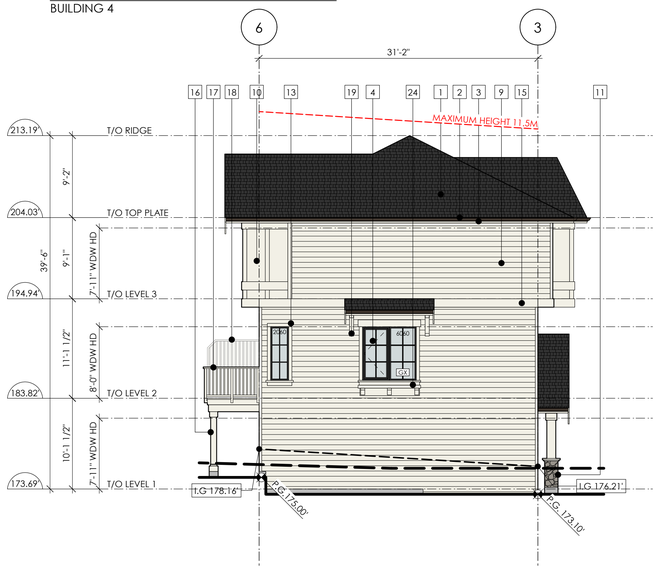


SIDE ELEVATION

BUILDING 4

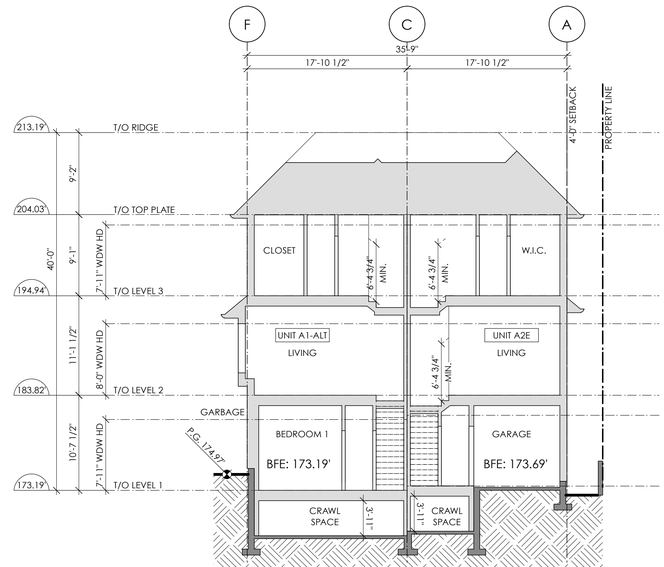
REAR ELEVATION

BUILDING 4



SIDE ELEVATION

BUILDING 4



SECTION D-D

BUILDING 4

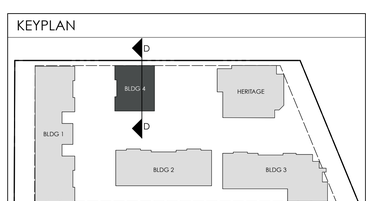
NOTES

1. THE HEIGHT ENVELOPE IS SHOWN AT THE BUILDING FACE.
2. ALL EXTERIOR WOOD TRIM IS SMOOTH, SANDED MATERIAL WITH PAINTED FINISH.
3. ALL SOFFITS TO BE PAINTED FIBRE CEMENT.
4. ALL WINDOWS HAVE VINYL FRAMES OF SUBSTANTIAL SECTION. ALL WINDOWS TO HAVE BALANCED SASH (IE. BOTH OPERABLE AND NON-OPERABLE WINDOWS HAVE SASHES OF THE SAME DIMENSION). WINDOWS TO HAVE TRUE DIVIDED LITES OR SIMULATED TRUE-DIVIDE (IE. EXTERIOR AND INTERIOR MOUNTED MUNTIN BARS AND INTERNAL SPACER BAR).

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	FIBERGLASS SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	FACTORY BLACK	CASCADIA METALS	
ROOF	3	FIBRE CEMENT SOFFIT PRIMED & PAINTED		BENJAMIN MOORE	
DOORS & WINDOWS	4	DOUBLE PANED SEALED UNIT VINYL WINDOWS - PREFINISHED	FACTORY BLACK	-	
DOORS & WINDOWS	5	INSULATED FIBERGLASS DOORS PREFINISHED	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	
DOORS & WINDOWS	6	FRENCH DOOR PRIMED & PAINTED	FACTORY BLACK	-	
DOORS & WINDOWS	7	DOUBLE PANED SEALED UNIT VINYL SLIDERS - PREFINISHED	FACTORY BLACK	-	
	8	PAINTED METAL PANEL SECTIONAL OVERHEAD GARAGE DOOR	OC-130 CLOUD WHITE	BENJAMIN MOORE	
SIDING	9	HARDIE PLANK LAP SIDING SMOOTH FINISH	OC-130 CLOUD WHITE	BENJAMIN MOORE	7" EXPOSURE
SIDING	10	BOARD AND BATTEN HARDIE PANEL VERTICAL SIDING	OC-130 CLOUD WHITE	BENJAMIN MOORE	
SIDING	11	STONE SIDING	SIERRA RIDGE FIELDSTONE	PANGAEA	
SIDING	12	BRICK SIDING	BRONZESTONE	INTERSTATE BRICK	THIN BRICK

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	13	2X WOOD TRIM PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	14	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	15	2X12 BELLY BOARD PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	16	WOOD CLAD PANEL POST PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	17	ALUMINIUM RAILING PREFINISHED			
DETAILS	18	VERTICAL WOOD SLAT PRIVACY SCREEN PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	19	WOOD BRACKETS & DENTILS PRIMED & PAINTED	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	20	ORIEL WINDOW HARDIE PANEL	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	21	EXTERIOR WALL LIGHT	OC-130 CLOUD WHITE	BENJAMIN MOORE	
DETAILS	22	FAUX CHIMNEY	SIERRA RIDGE FIELDSTONE	PANGAEA	STONE SIDING
DETAILS	23	METAL CHIMNEY CAP			
DETAILS	24	WOOD PLANT SHELF	OC-130 CLOUD WHITE	BENJAMIN MOORE	

KEYPLAN



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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
KEITH FREDERICK BEDFORD
BRITISH COLUMBIA
2025-09-19

REVISIONS

.

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

BUILDING 4
ELEVATION &
SECTION

PRINT DATE
SEP. 18, 2025

SCALE
1 / 8" = 1'-0"

A2.10

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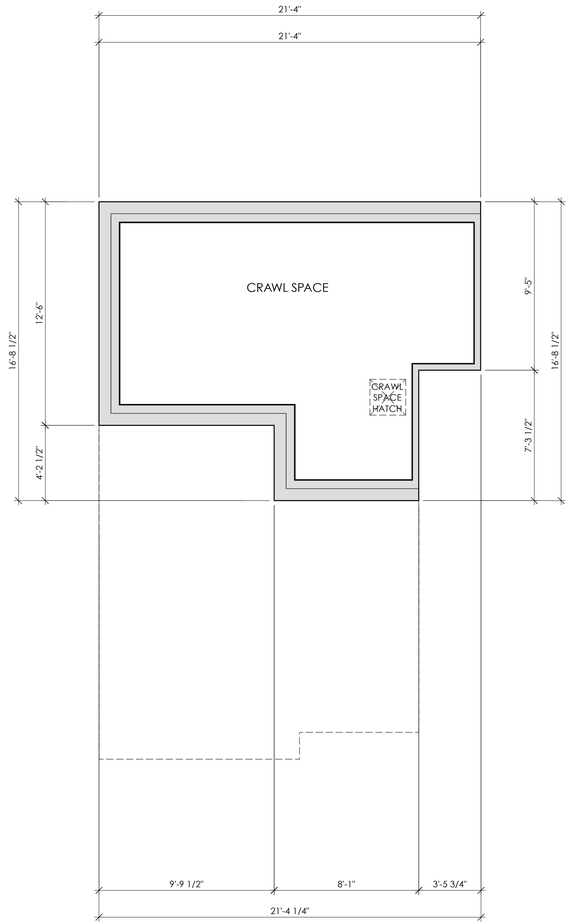
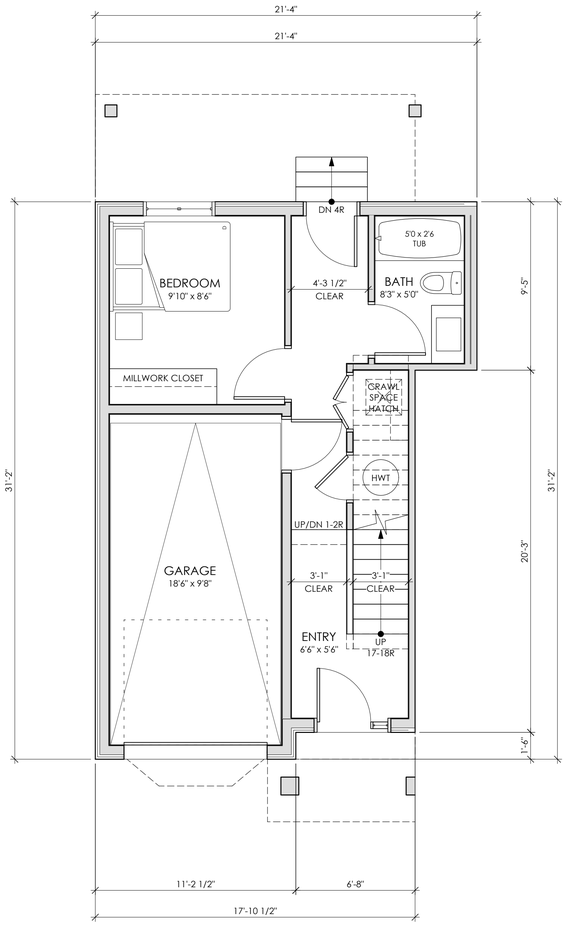
AUGUST 22, 2024

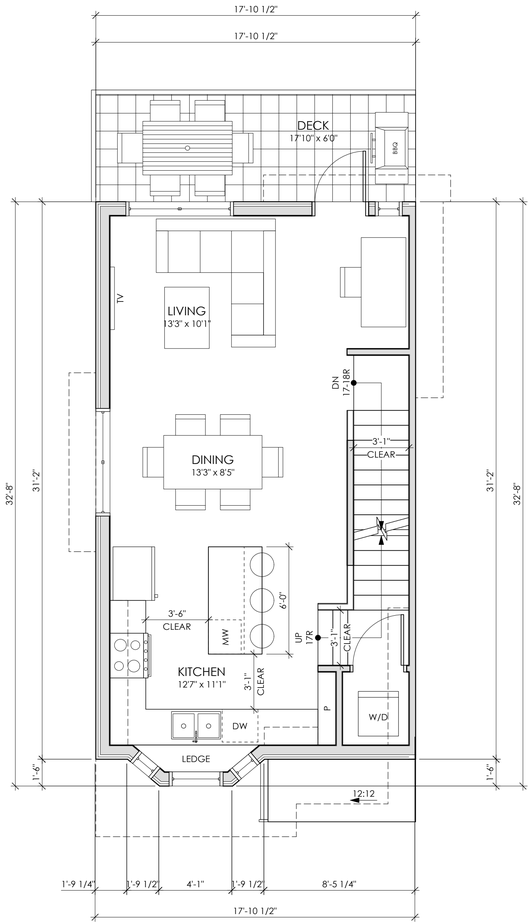
ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025



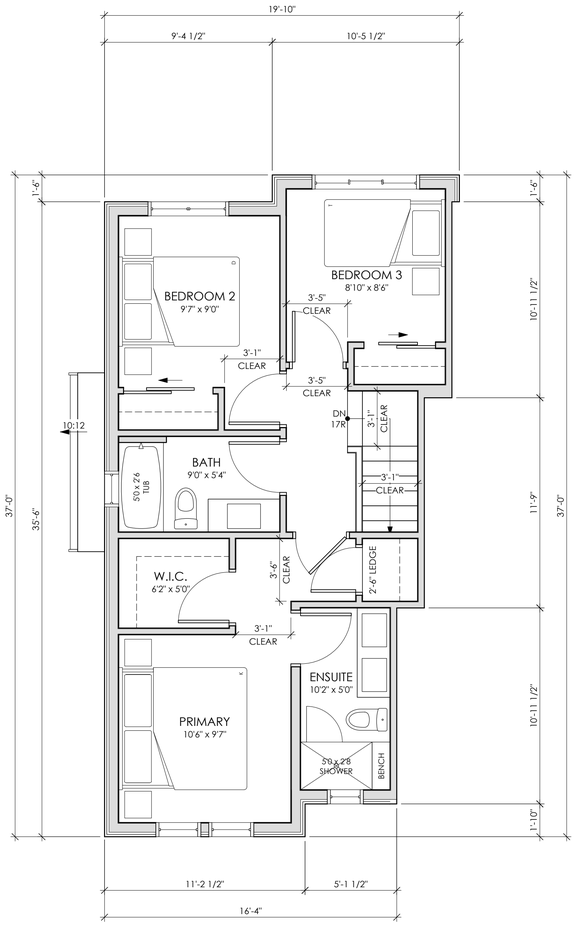
LEVEL 0 PLAN
UNIT A1



LEVEL 1 PLAN
UNIT A1



LEVEL 2 PLAN
UNIT A1



LEVEL 3 PLAN
UNIT A1

UNIT TYPE A1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	579.7 SF	565.9 SF	638.0 SF	**1783.6 SF**
EXCLUSIONS	209.9 SF	0.0 SF	0.0 SF	**209.9 SF**
NET	369.8 SF	565.9 SF	638.0 SF	**1573.8 SF**

REVISIONS

.

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

UNIT A1 PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 4" = 1'-0"

A3.00

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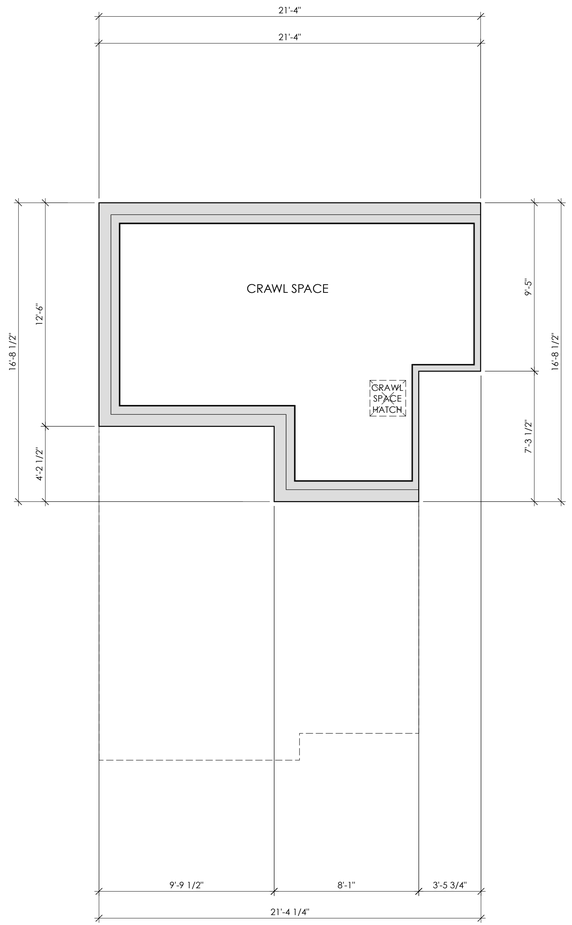
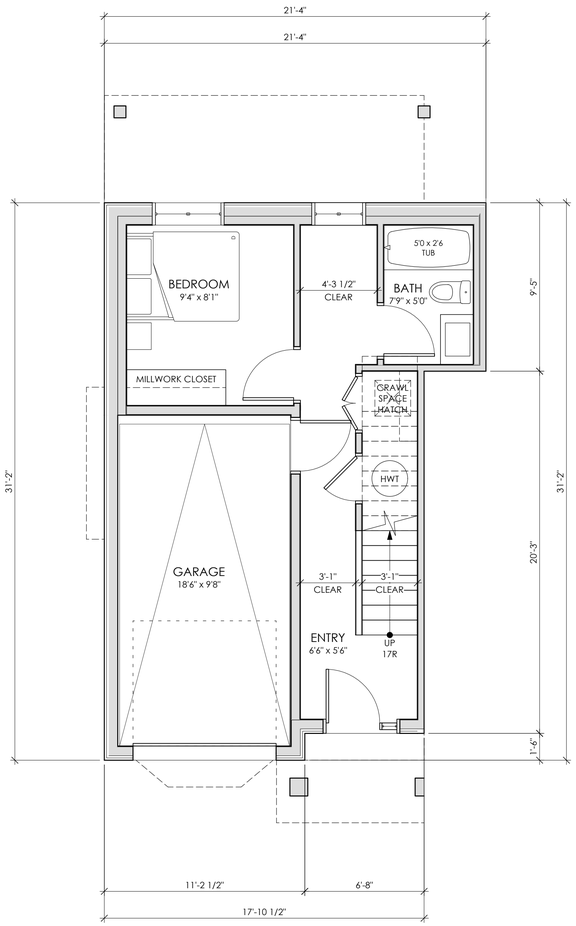
AUGUST 22, 2024

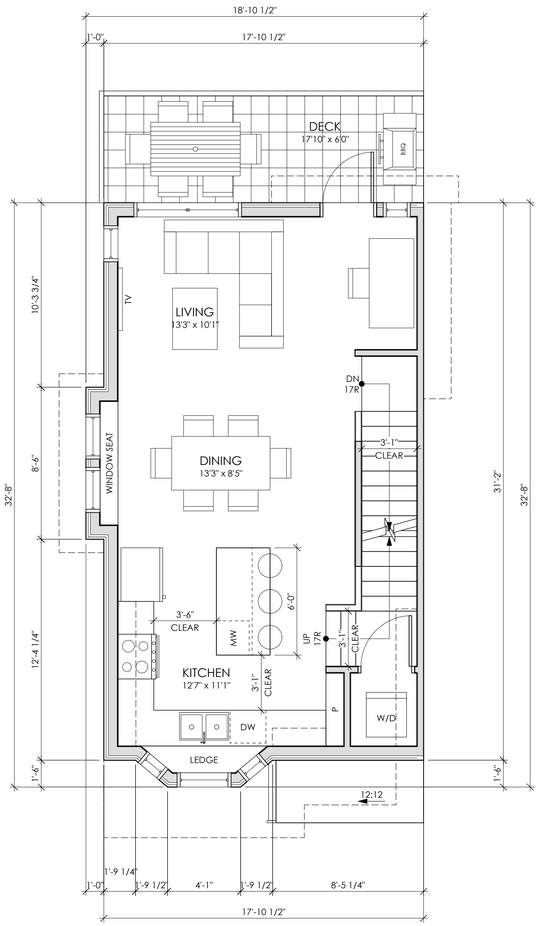
ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025



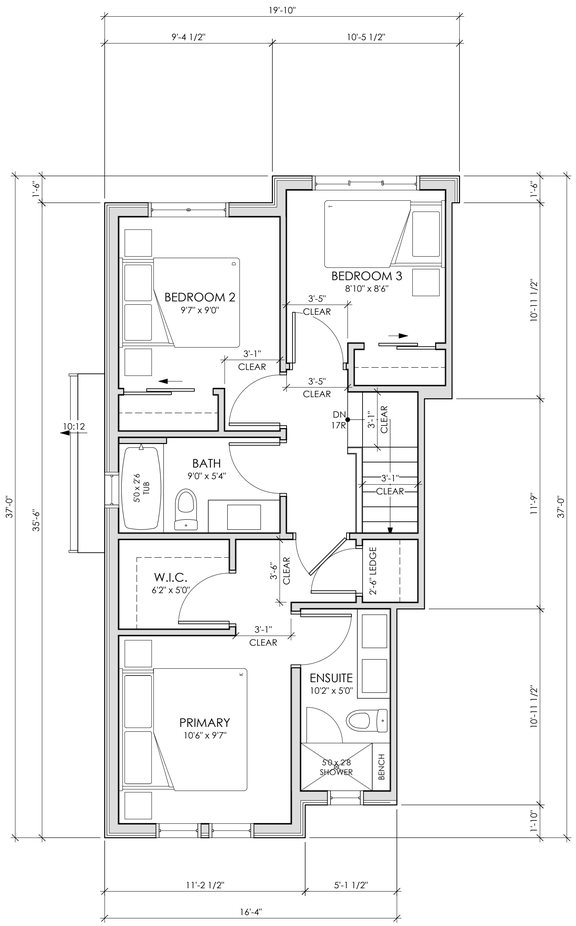
LEVEL 0 PLAN
UNIT A1E



LEVEL 1 PLAN
UNIT A1E



LEVEL 2 PLAN
UNIT A1E



LEVEL 3 PLAN
UNIT A1E

UNIT TYPE A1E FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	574.3 SF	574.4 SF	638.0 SF	**1786.8 SF**
EXCLUSIONS	209.9 SF	0.0 SF	0.0 SF	**209.9 SF**
NET	364.5 SF	574.4 SF	638.0 SF	**1576.9 SF**

REVISIONS

.

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Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

UNIT A1E PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 4" = 1'-0"

A3.01

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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REVISIONS

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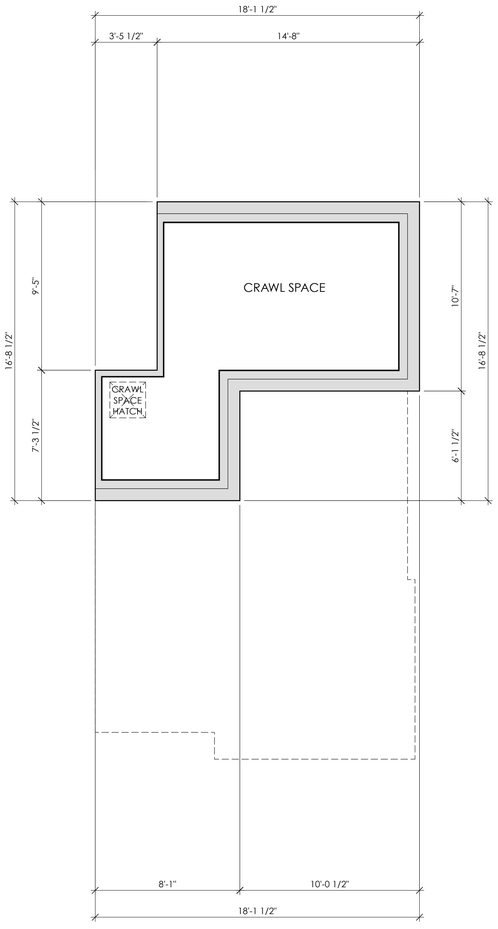
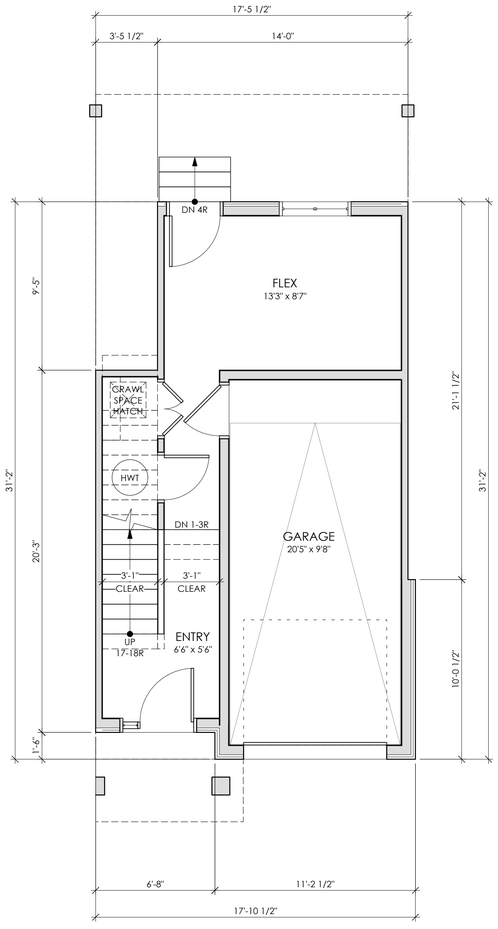
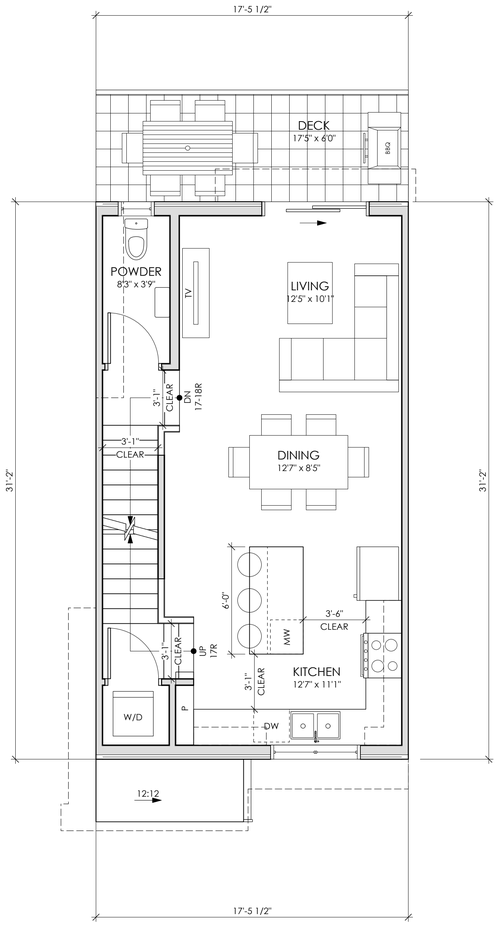


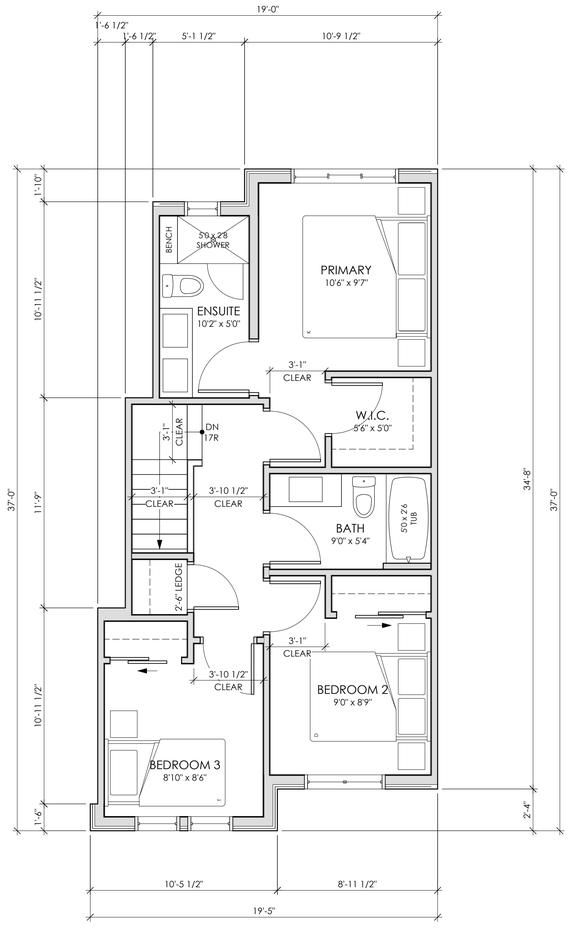
LEVEL 0 PLAN
UNIT A2



LEVEL 1 PLAN
UNIT A2



LEVEL 2 PLAN
UNIT A2



LEVEL 3 PLAN
UNIT A2

UNIT TYPE A2 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	505.7 SF	544.1 SF	615.8 SF	**1665.6 SF**
EXCLUSIONS	225.6 SF	0.0 SF	0.0 SF	**225.6 SF**
NET	280.2 SF	544.1 SF	615.8 SF	**1440.1 SF**

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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

DRAWING

UNIT A2 PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 4" = 1'-0"

A3.02

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AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REVISIONS

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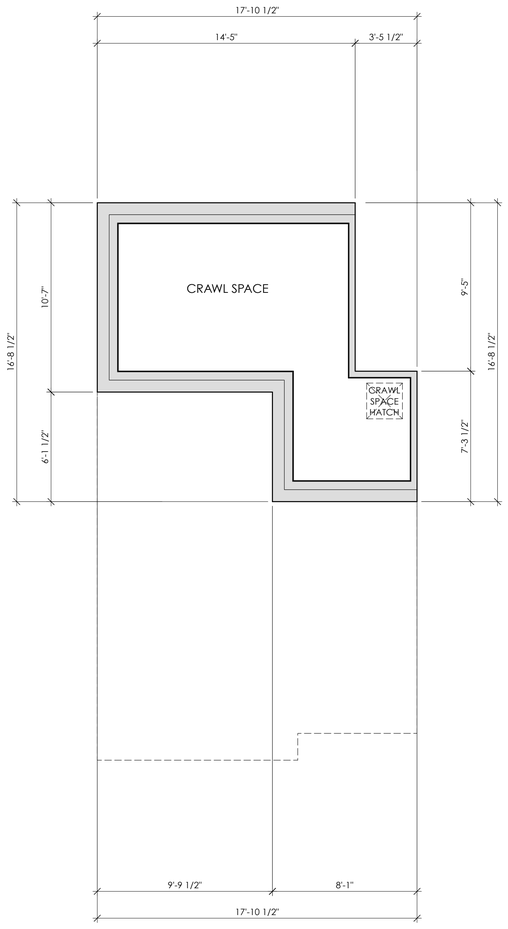
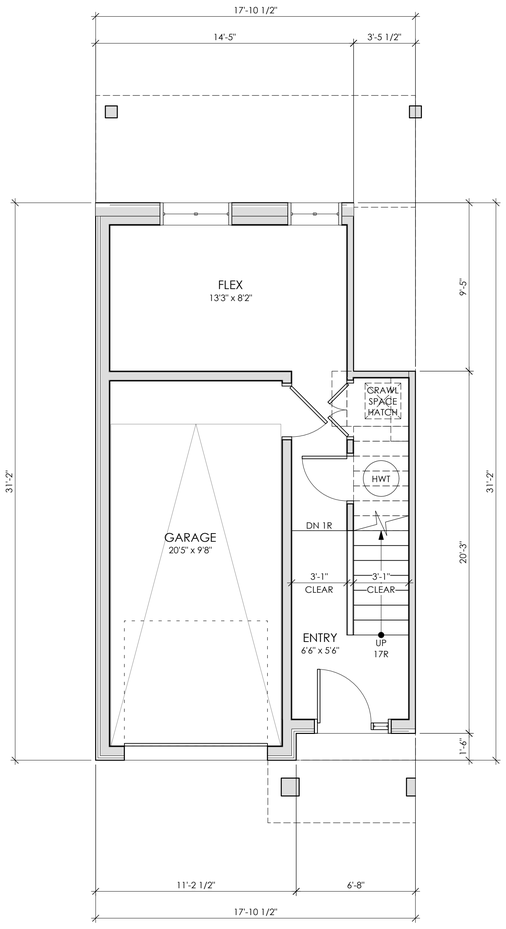
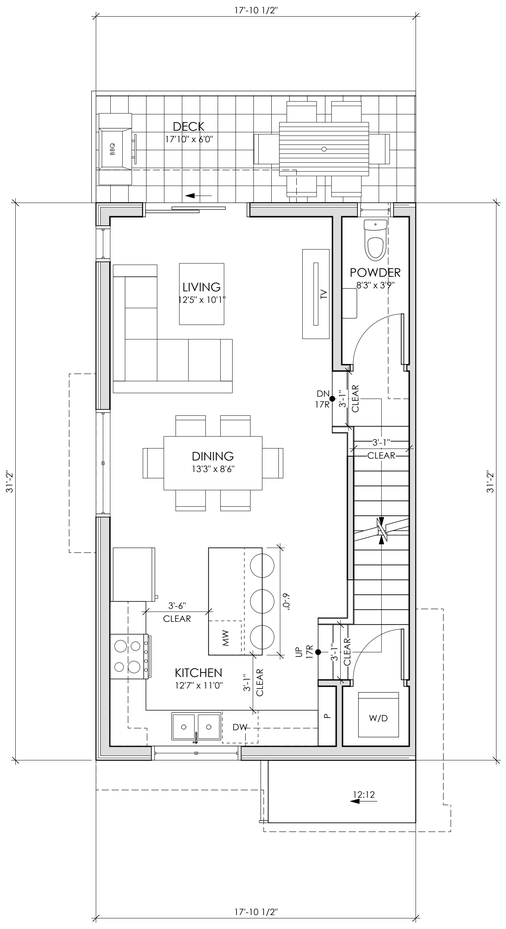


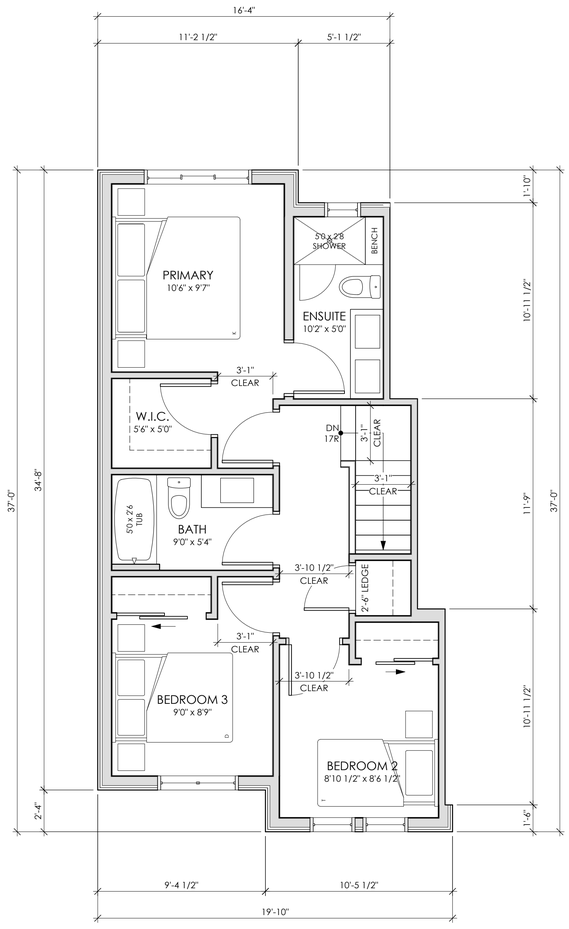
LEVEL 0 PLAN
UNIT A2E



LEVEL 1 PLAN
UNIT A2E



LEVEL 2 PLAN
UNIT A2E



LEVEL 3 PLAN
UNIT A2E

UNIT TYPE A2E FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	510.9 SF	557.1 SF	630.2 SF	**1698.3 SF**
EXCLUSIONS	230.3 SF	0.0 SF	0.0 SF	**230.3 SF**
NET	280.6 SF	557.1 SF	630.2 SF	**1467.9 SF**

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VANCOUVER, BC

DRAWING

UNIT A2E PLANS

PRINT DATE
SEP. 18, 2025

SCALE
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A3.03

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

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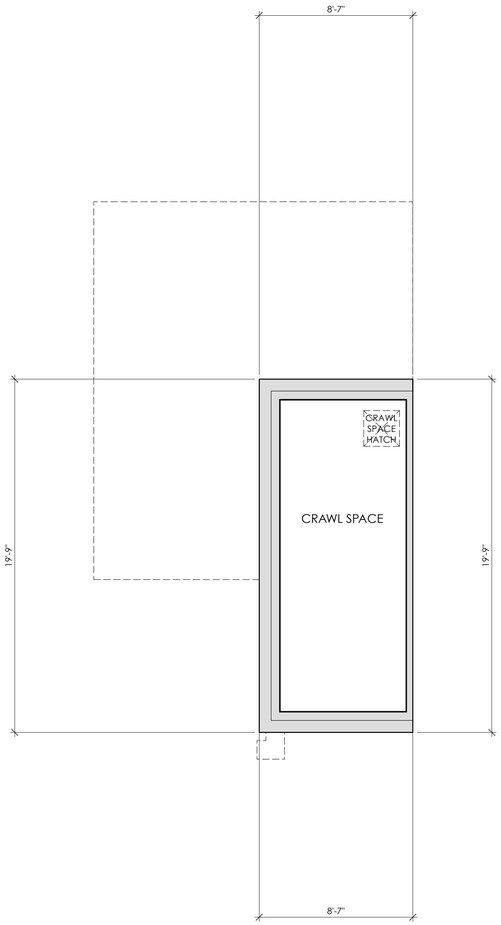
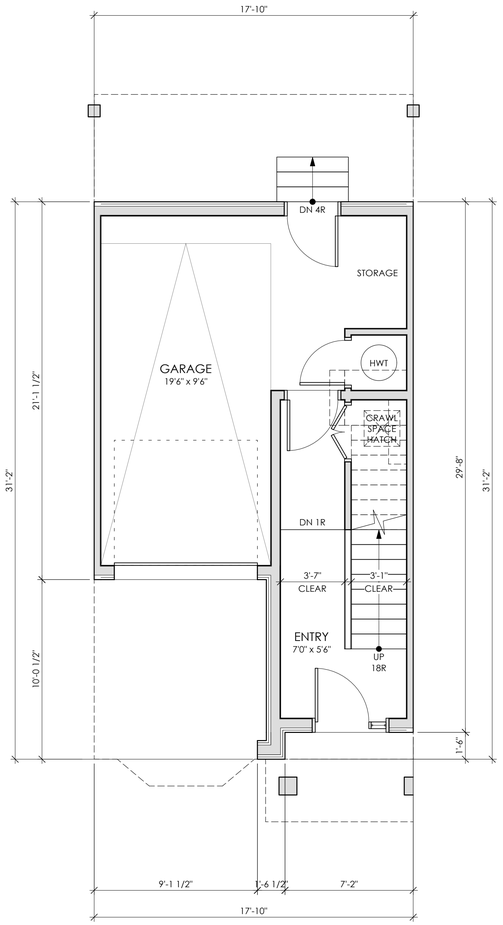
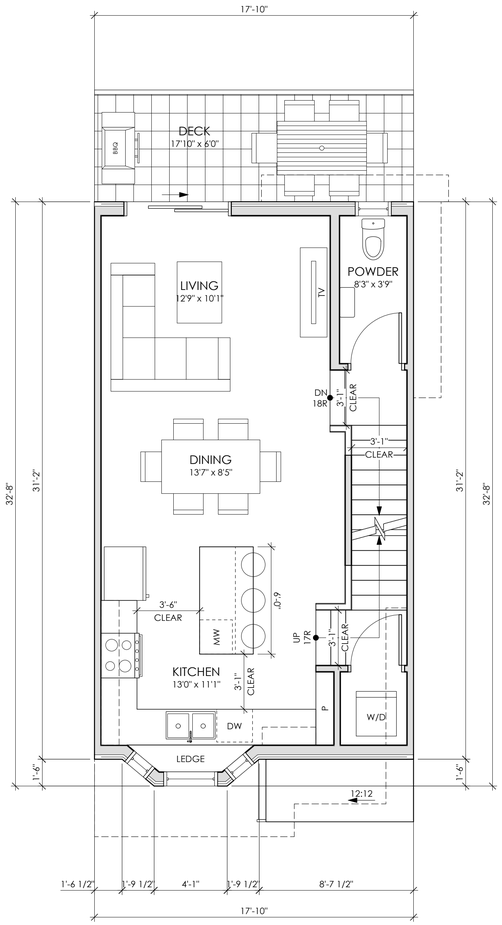
SEPTEMBER 18, 2025



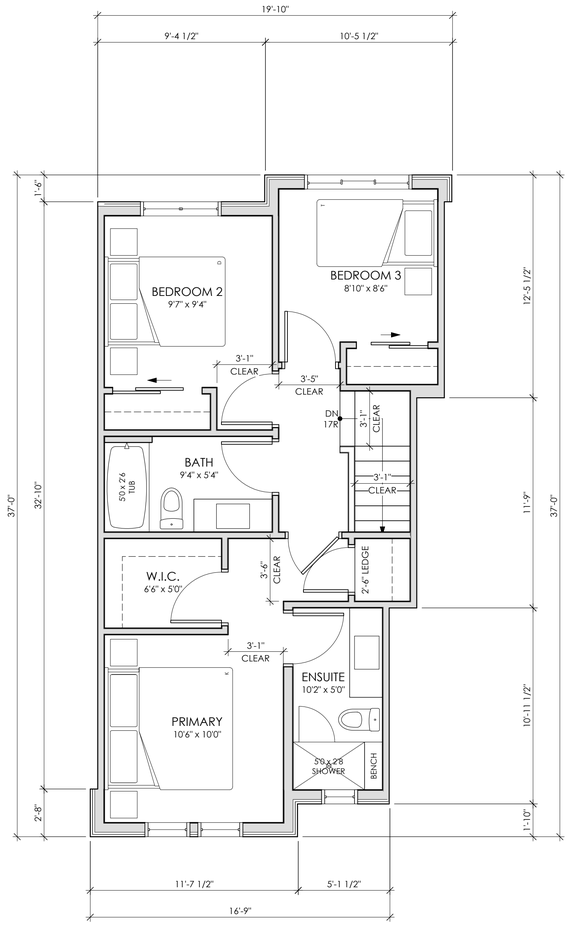
LEVEL 0 PLAN
UNIT A3



LEVEL 1 PLAN
UNIT A3



LEVEL 2 PLAN
UNIT A3



LEVEL 3 PLAN
UNIT A3

UNIT TYPE A3 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	446.8 SF	564.6 SF	637.7 SF	**1649.1 SF**
EXCLUSIONS	297.5 SF	0.0 SF	0.0 SF	**297.5 SF**
NET	149.4 SF	564.6 SF	637.7 SF	**1351.7 SF**

REVISIONS

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UNIT A3 PLANS

PRINT DATE
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ISSUES

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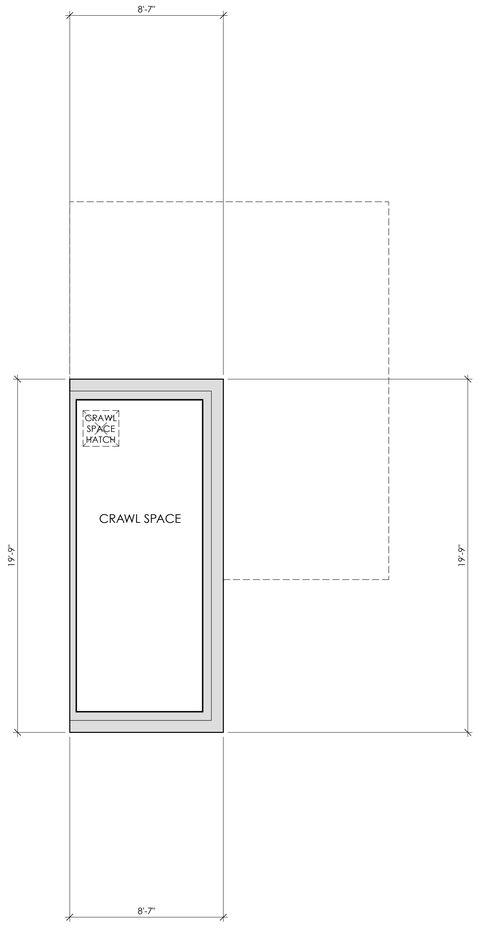
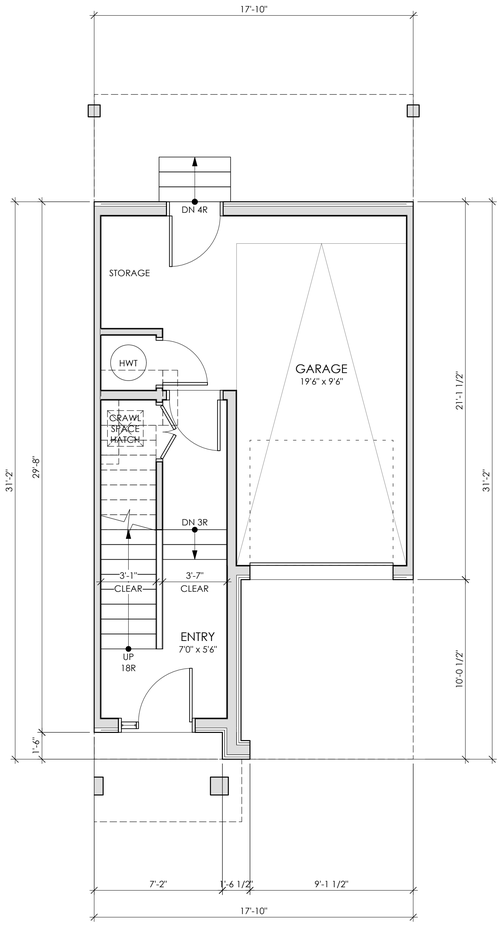
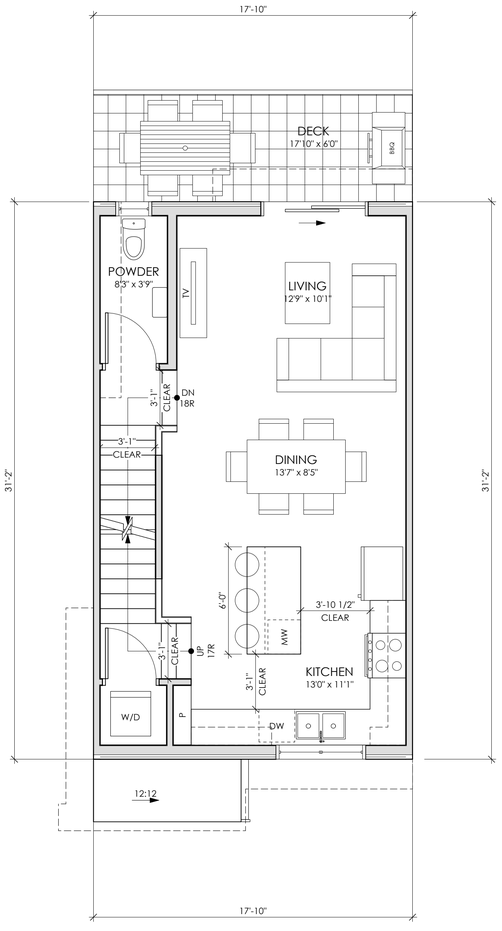


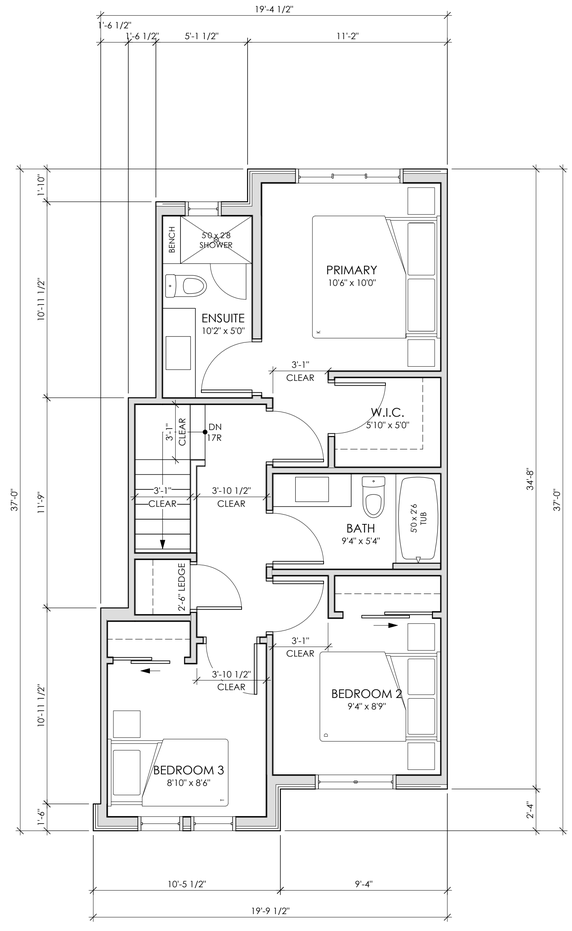
LEVEL 0 PLAN
UNIT A4



LEVEL 1 PLAN
UNIT A4



LEVEL 2 PLAN
UNIT A4



LEVEL 3 PLAN
UNIT A4

UNIT TYPE A4 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	446.8 SF	555.8 SF	628.8 SF	**1631.4 SF**
EXCLUSIONS	297.5 SF	0.0 SF	0.0 SF	**297.5 SF**
NET	149.4 SF	555.8 SF	628.8 SF	**1334.0 SF**

REGISTERED ARCHITECT
FREDERICK WEST
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT A4 PLANS

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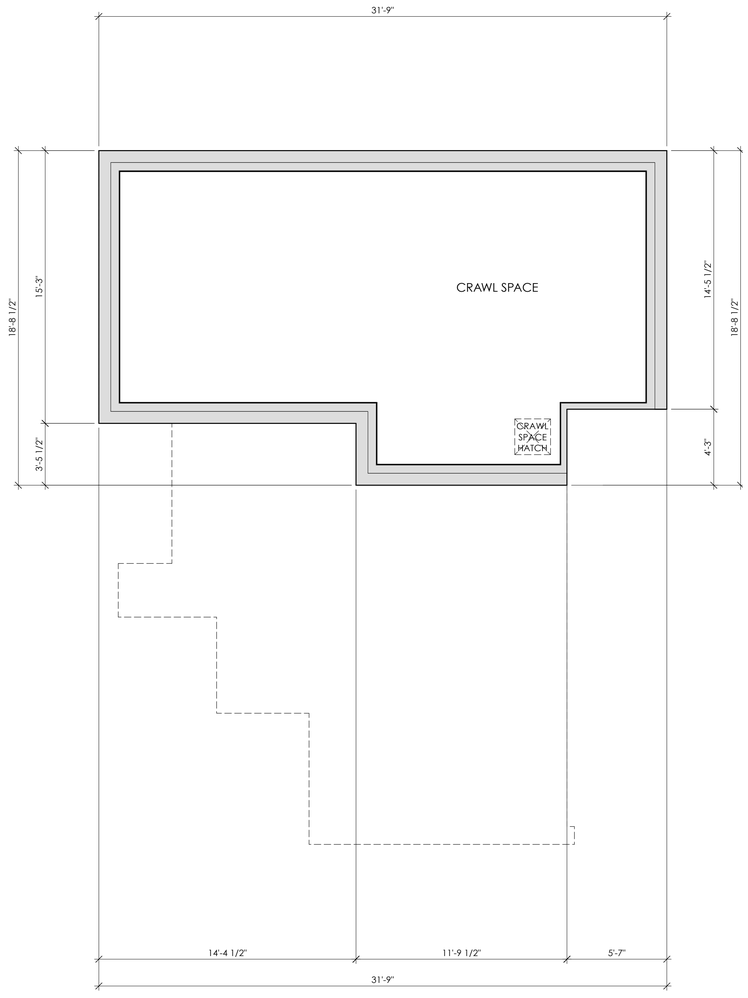
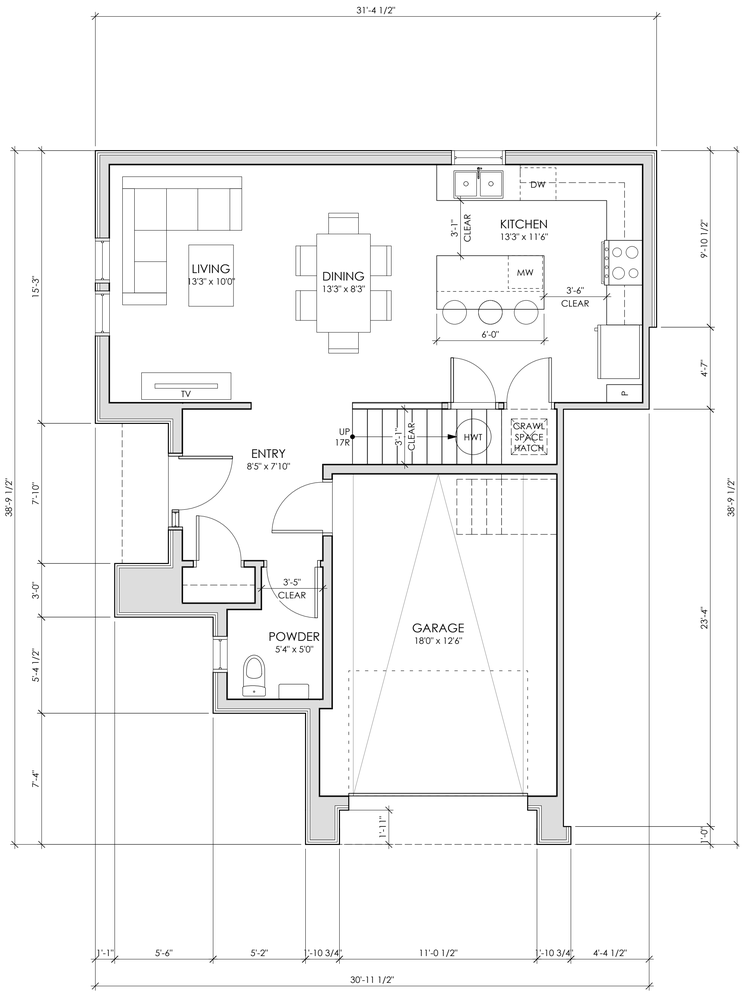
SEPTEMBER 18, 2025



LEVEL 0 PLAN
UNIT B



LEVEL 1 PLAN
UNIT B

LEVEL 2 PLAN
UNIT B

UNIT TYPE B FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	910.9 SF	862.3 SF	0.0 SF	**1773.2 SF**
EXCLUSIONS	265.6 SF	0.0 SF	0.0 SF	**265.6 SF**
NET	645.3 SF	862.3 SF	0.0 SF	**1507.7 SF**

REGISTERED ARCHITECT
TIMOTHY FREDERICK BELL
BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT B PLANS

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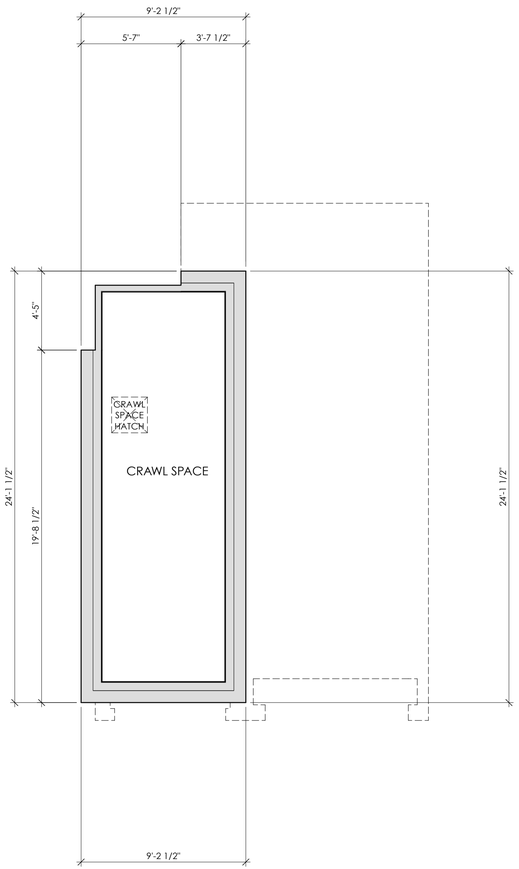
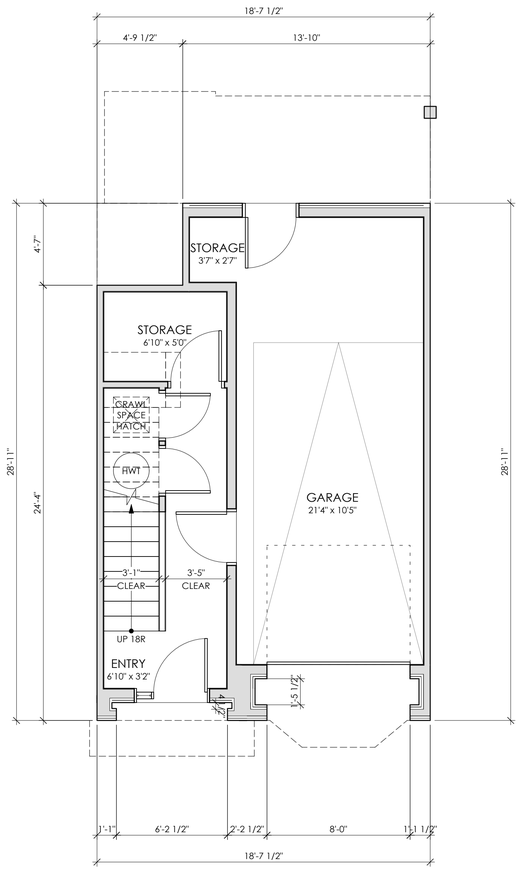
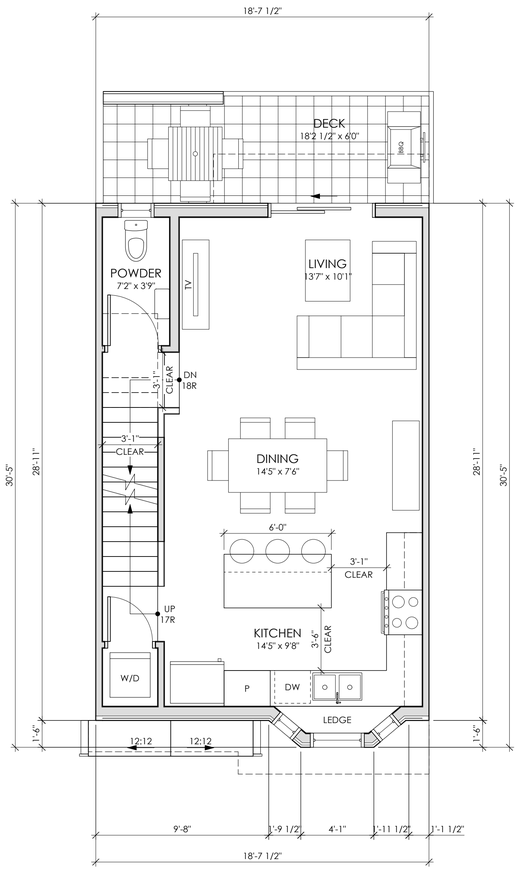


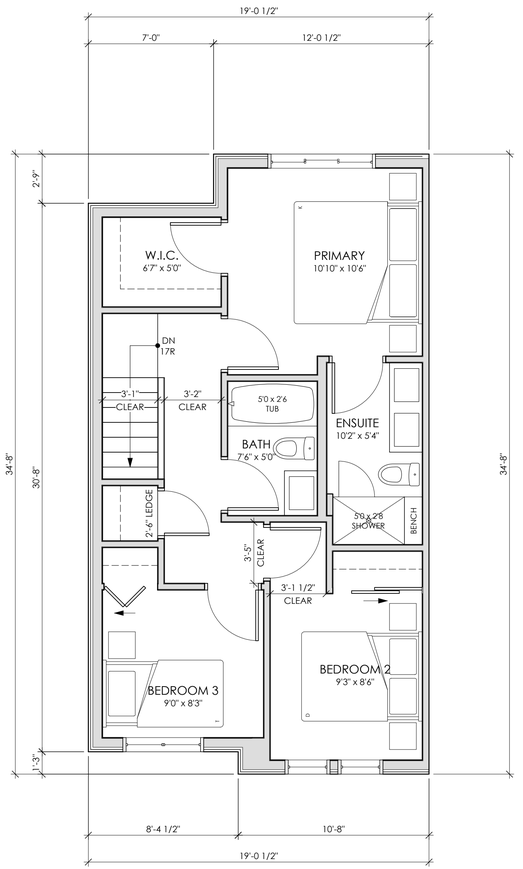
LEVEL 0 PLAN
UNIT C1



LEVEL 1 PLAN
UNIT C1



LEVEL 2 PLAN
UNIT C1



LEVEL 3 PLAN
UNIT C1

UNIT TYPE C1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	484.9 SF	547.4 SF	630.4 SF	**1662.7 SF**
EXCLUSIONS	309.7 SF	0.0 SF	0.0 SF	**309.7 SF**
NET	175.2 SF	547.4 SF	630.4 SF	**1353.0 SF**

REGISTERED ARCHITECT
FREDERICK BUTLER
BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT C1 PLANS

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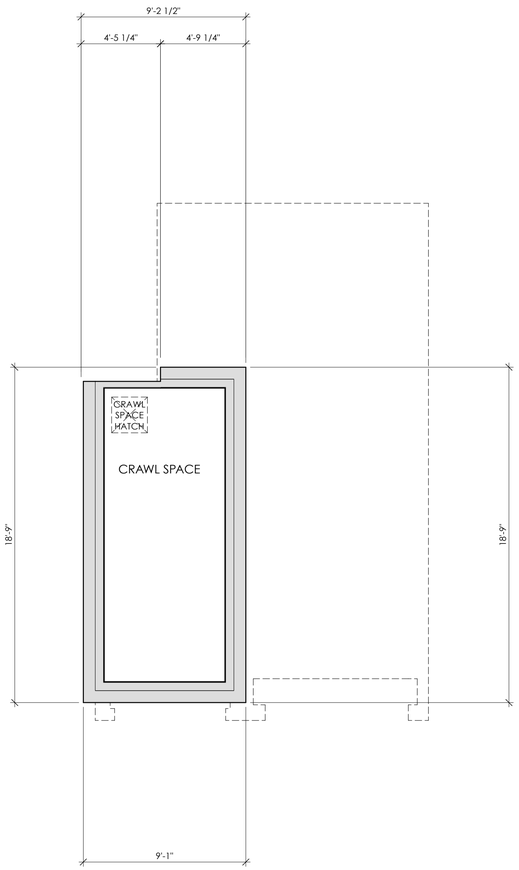
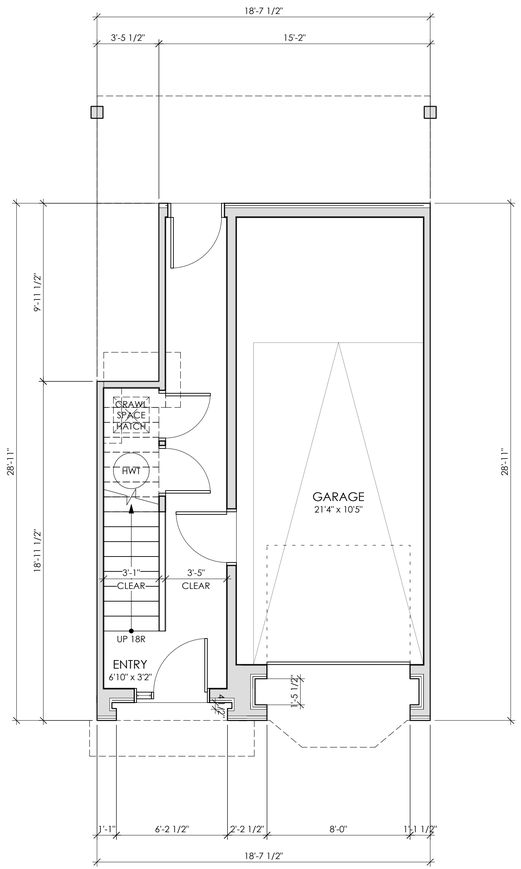
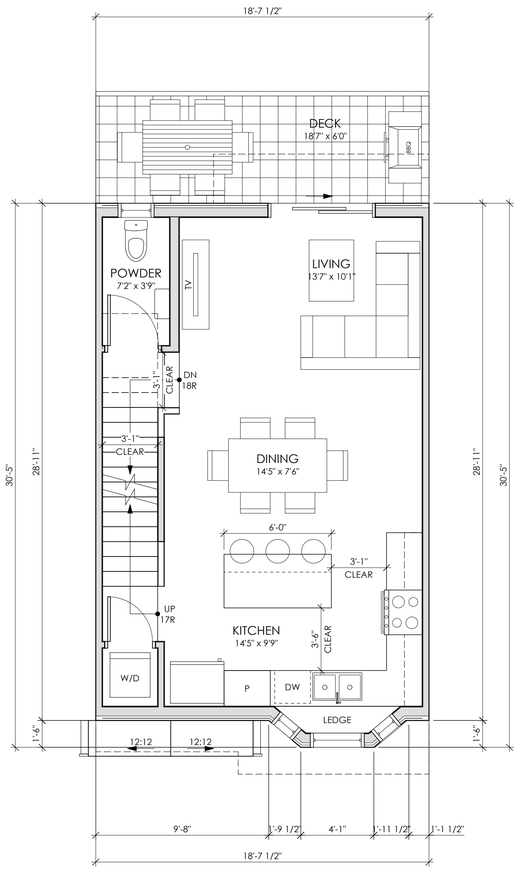


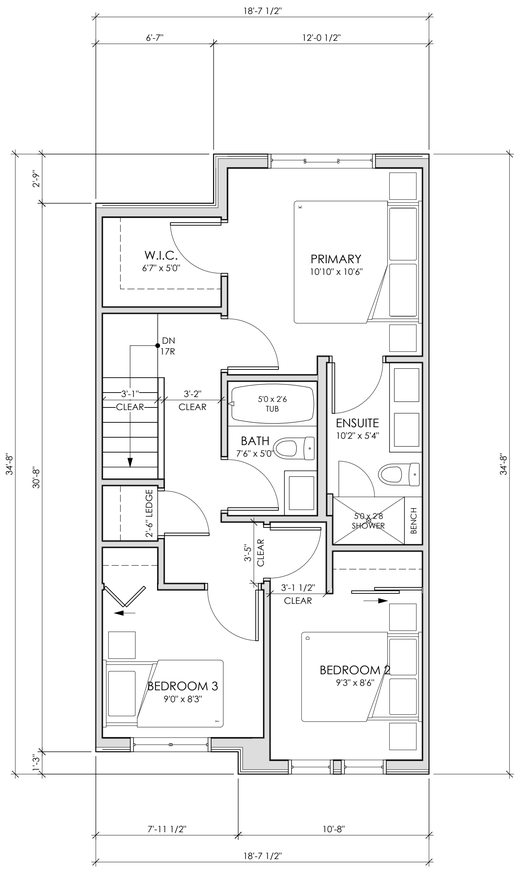
LEVEL 0 PLAN
UNIT C2



LEVEL 1 PLAN
UNIT C2



LEVEL 2 PLAN
UNIT C2



LEVEL 3 PLAN
UNIT C2

UNIT TYPE C2 FLOOR AREAS	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	472.5 SF	547.4 SF	617.6 SF	**1637.5 SF**
EXCLUSIONS	296.9 SF	0.0 SF	0.0 SF	**296.9 SF**
NET	175.5 SF	547.4 SF	617.6 SF	**1340.5 SF**

REGISTERED ARCHITECT
FREDERICK WEST
BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT C2 PLANS

PRINT DATE
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SCALE
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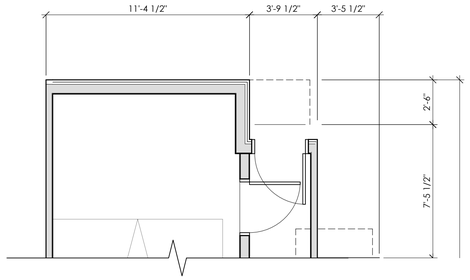
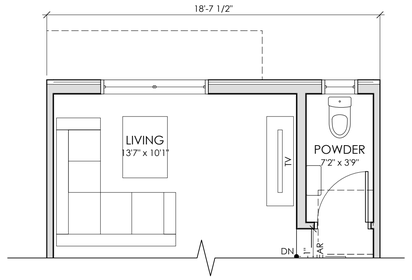
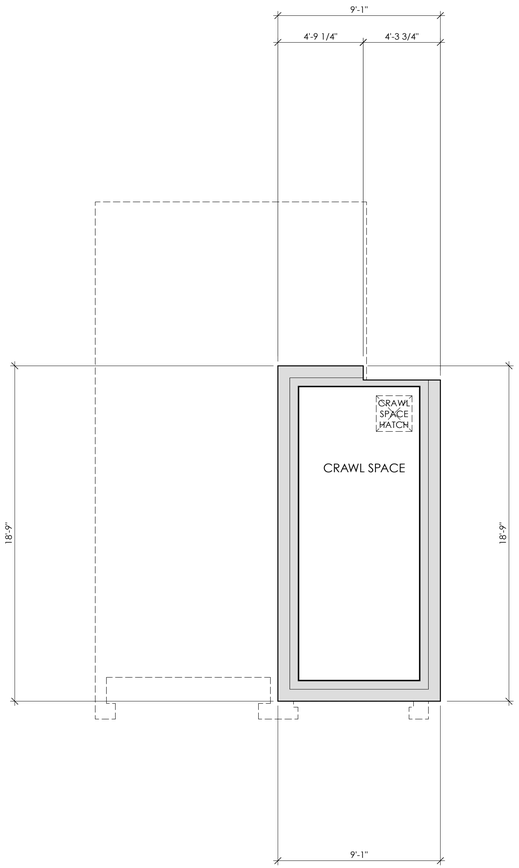
A3.08



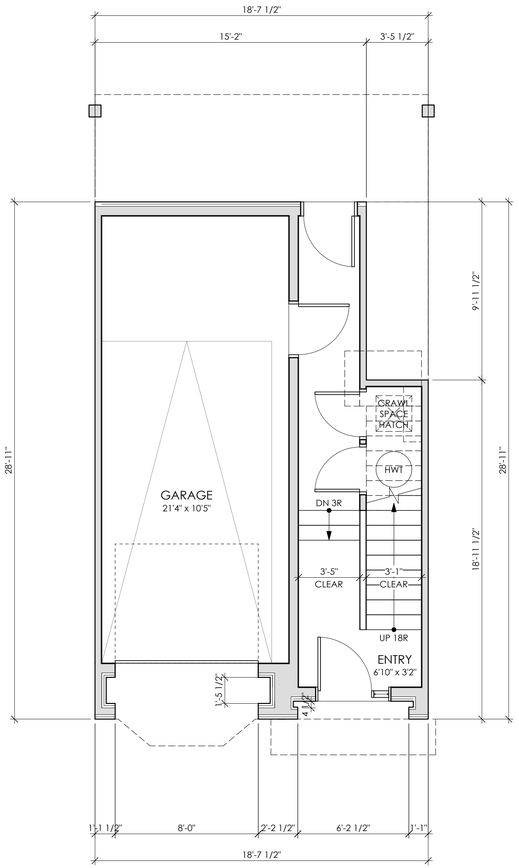
LEVEL 1 PLAN
UNIT C3-ALT (BUILDING 2)



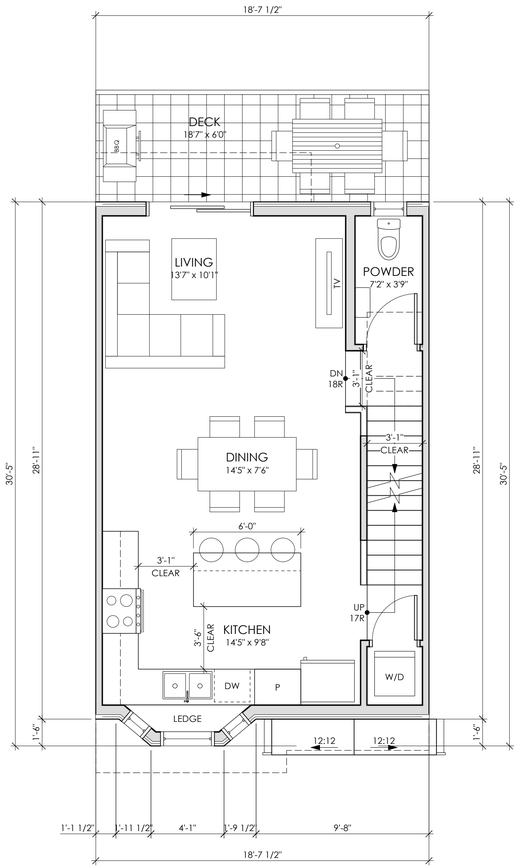
LEVEL 2 PLAN
UNIT C3-ALT (BUILDING 2)



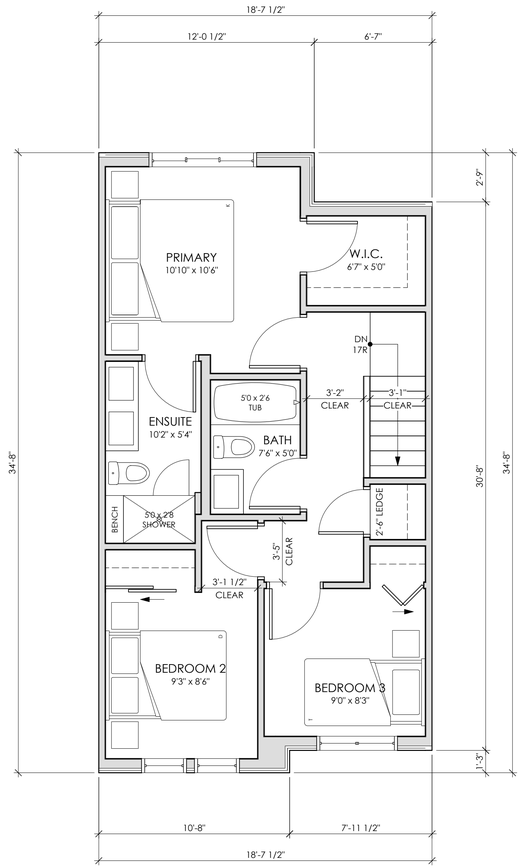
LEVEL 0 PLAN
UNIT C3



LEVEL 1 PLAN
UNIT C3



LEVEL 2 PLAN
UNIT C3



LEVEL 3 PLAN
UNIT C3

UNIT TYPE C3-ALT FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	464.8 SF	547.4 SF	617.6 SF	**1629.7 SF**
EXCLUSIONS	296.9 SF	0.0 SF	0.0 SF	**296.9 SF**
NET	167.8 SF	547.4 SF	617.6 SF	**1332.8 SF**

UNIT TYPE C3 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	472.5 SF	547.4 SF	617.6 SF	**1637.5 SF**
EXCLUSIONS	296.9 SF	0.0 SF	0.0 SF	**296.9 SF**
NET	175.5 SF	547.4 SF	617.6 SF	**1340.5 SF**

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REGISTERED ARCHITECT
TIMOTHY FREDERICK BOYLE
BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT C3 PLANS

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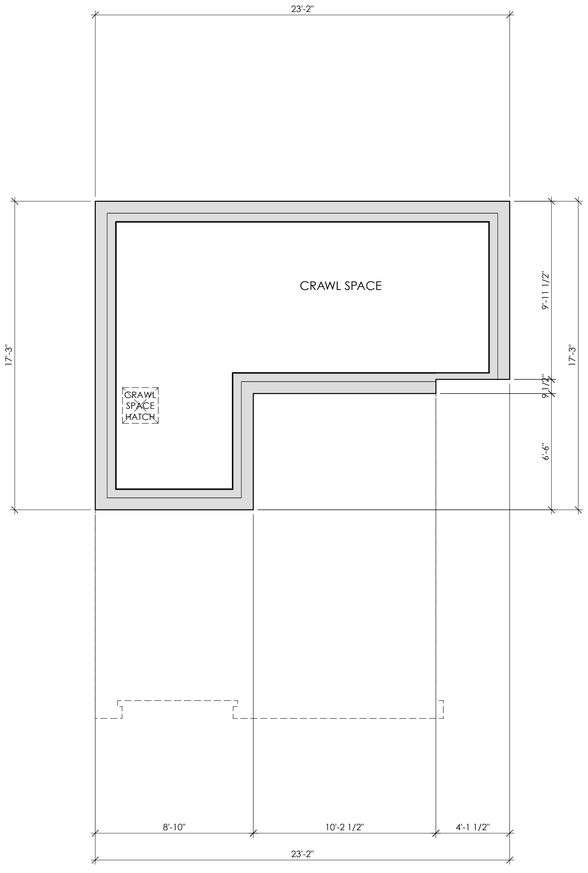
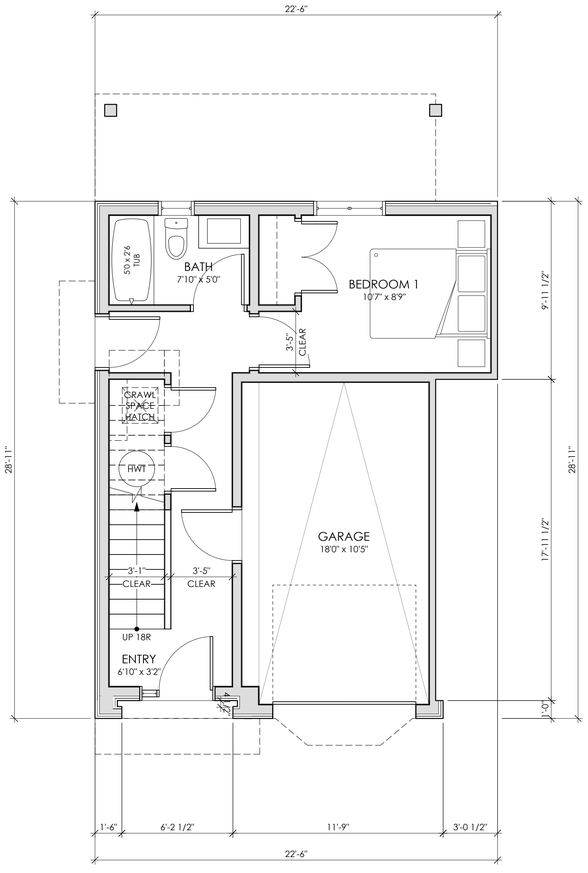
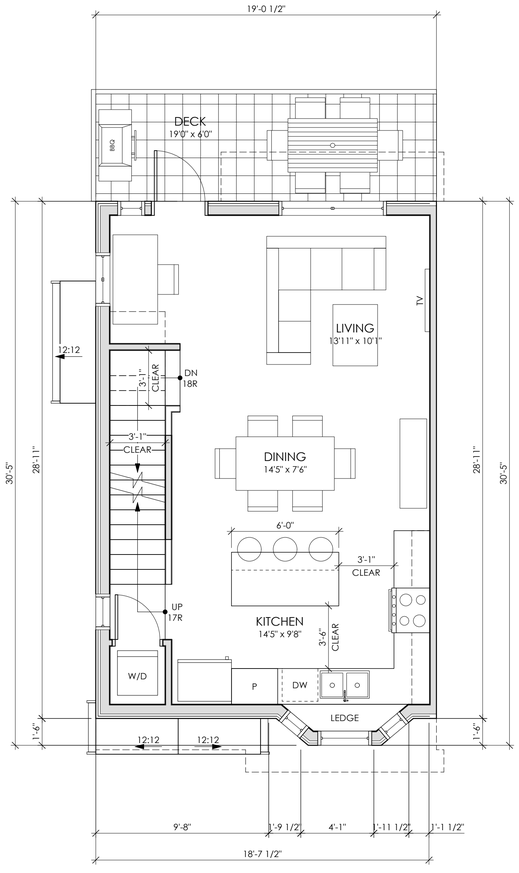


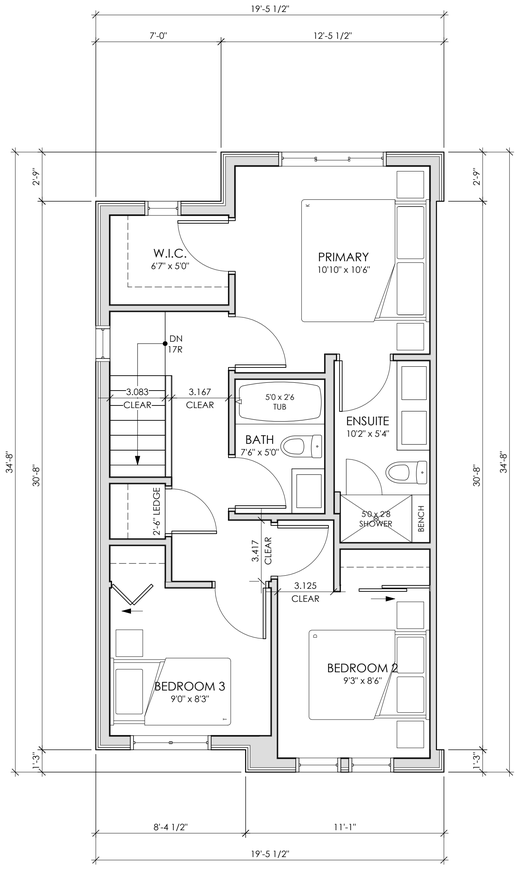
LEVEL 0 PLAN
UNIT C4



LEVEL 1 PLAN
UNIT C4



LEVEL 2 PLAN
UNIT C4



LEVEL 3 PLAN
UNIT C4

UNIT TYPE C4 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	577.1 SF	559.4 SF	632.1 SF	**1768.6 SF**
EXCLUSIONS	211.7 SF	0.0 SF	0.0 SF	**211.7 SF**
NET	365.5 SF	559.4 SF	632.1 SF	**1556.9 SF**

REGISTERED ARCHITECT
JAMES FREDERICK WERKS
BRITISH COLUMBIA
2025-09-19

REVISIONS

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UNIT C4 PLANS

PRINT DATE
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SCALE
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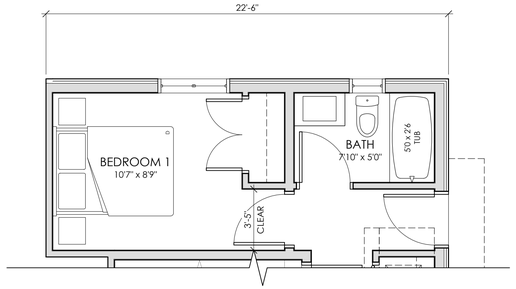
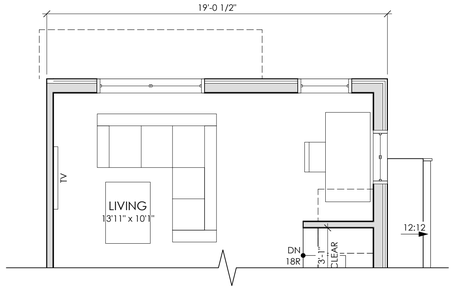
A3.10



LEVEL 1 PLAN
UNIT C5-ALT (BUILDING 2)



LEVEL 2 PLAN
UNIT C5-ALT (BUILDING 2)

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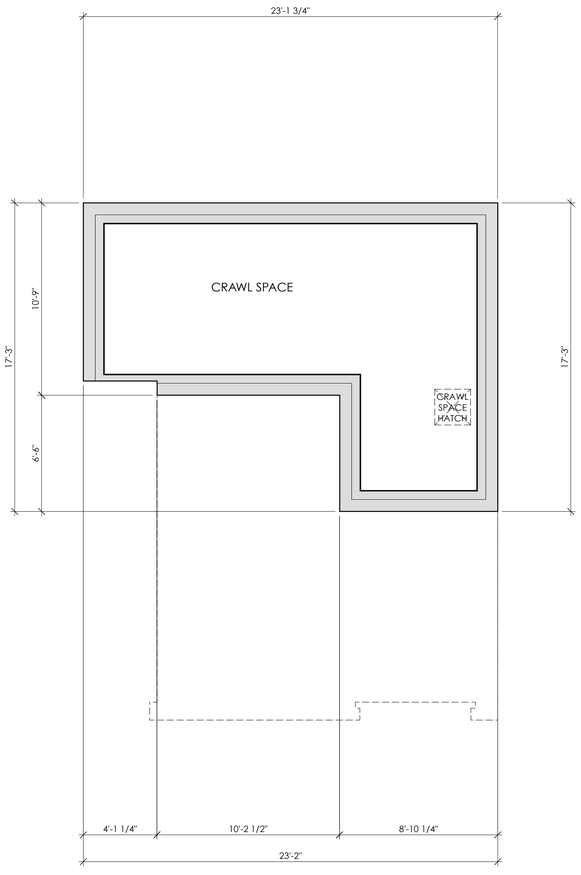
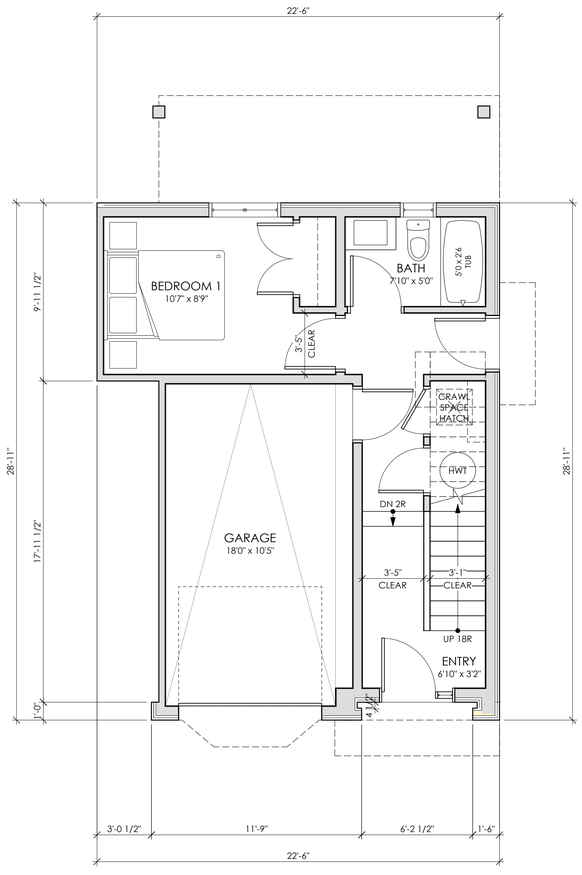
ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

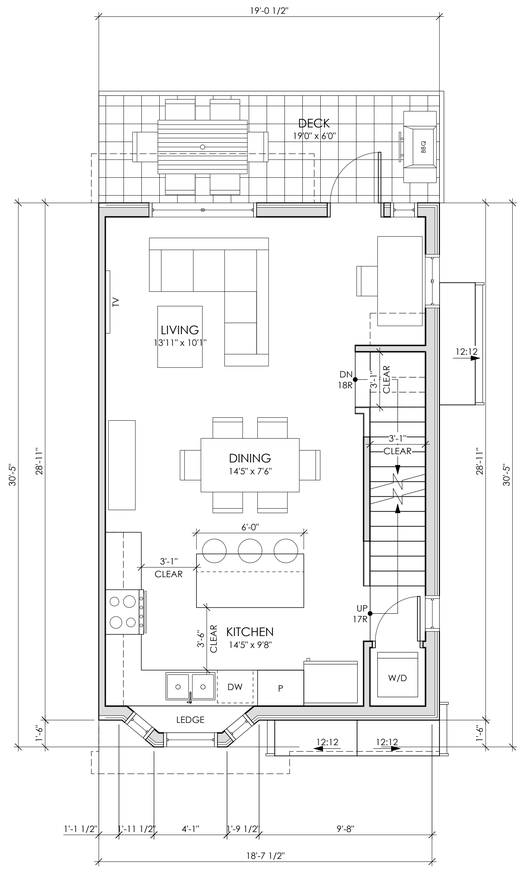
ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025



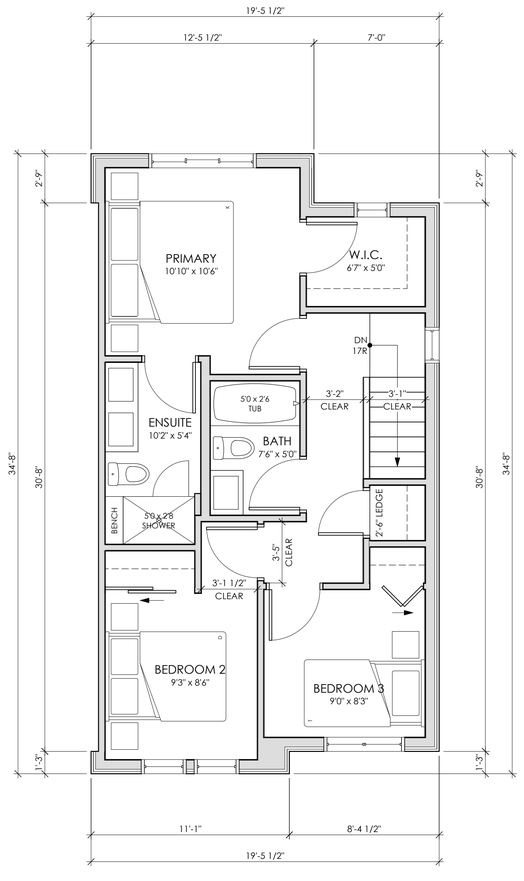
LEVEL 0 PLAN
UNIT C5



LEVEL 1 PLAN
UNIT C5



LEVEL 2 PLAN
UNIT C5



LEVEL 3 PLAN
UNIT C5

UNIT TYPE C5 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	577.1 SF	559.4 SF	632.1 SF	**1768.6 SF**
EXCLUSIONS	211.7 SF	0.0 SF	0.0 SF	**211.7 SF**
NET	365.5 SF	559.4 SF	632.1 SF	**1556.9 SF**

REGISTERED ARCHITECT
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

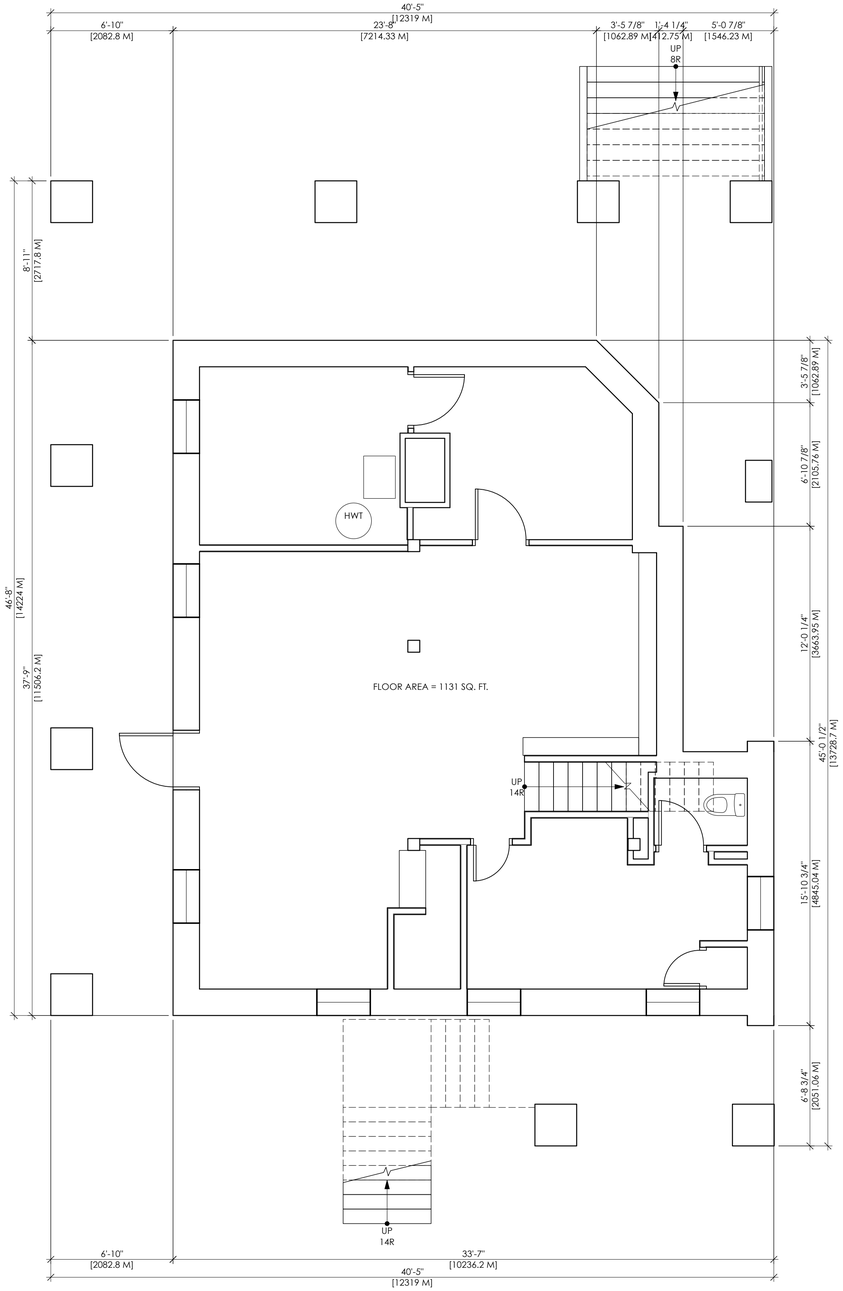
DRAWING

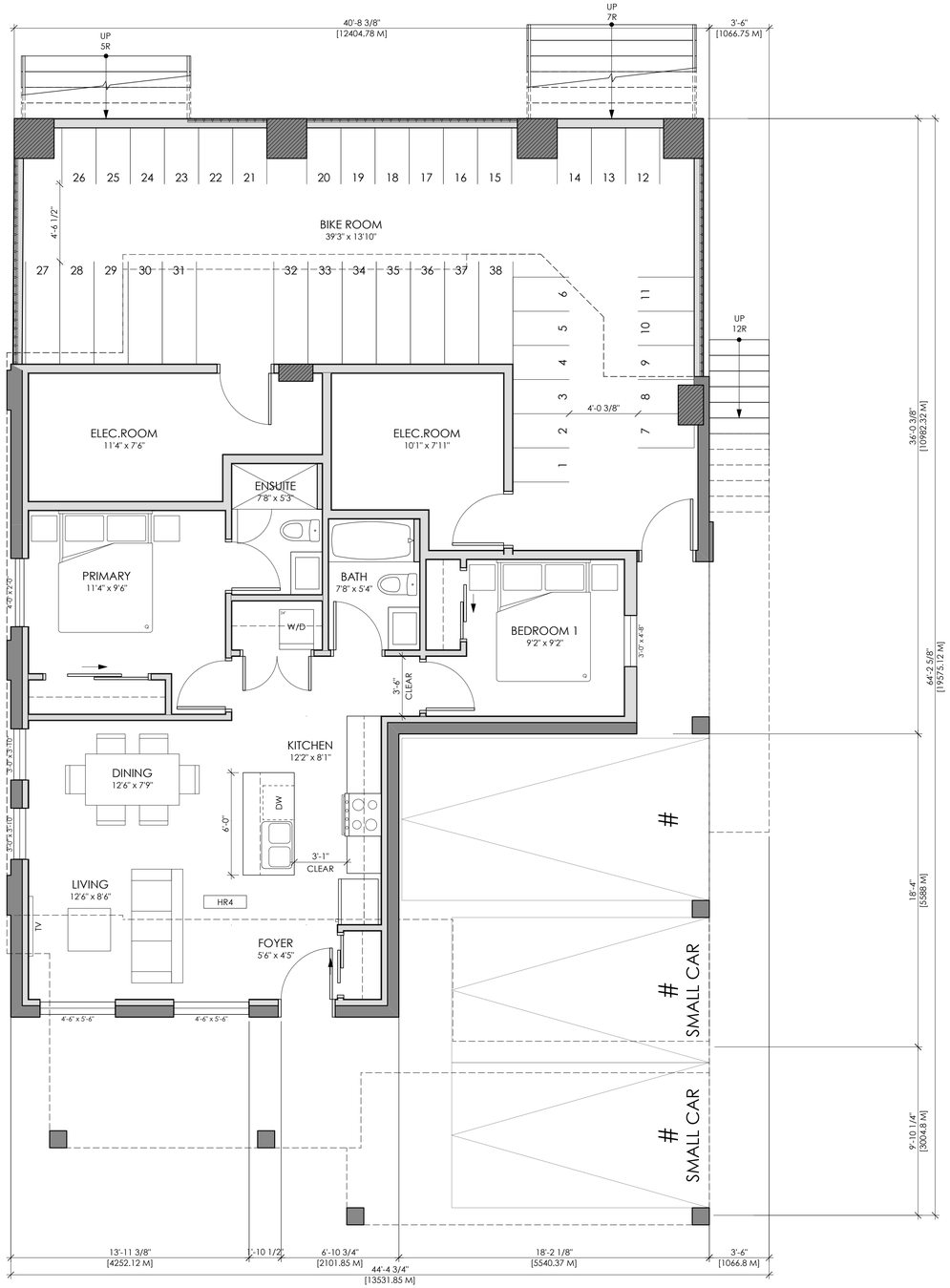
UNIT C5 PLANS

PRINT DATE
SEP. 18, 2025

SCALE
1 / 4" = 1'-0"

A3.11





LEGEND

SP	SPRING POINT
	LOW HEADROOM
	EXISTING WALLS
	NEW ADDITION

LEVEL 0 PLAN
EXISTING HERITAGE

LEVEL 0 PLAN
PROPOSED HERITAGE

HERITAGE UNIT HR4 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	854.2 SF	0.0 SF	0.0 SF	0.0 SF	**854.2 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	854.2 SF	0.0 SF	0.0 SF	0.0 SF	**854.2 SF**

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
TIMOTHY FREDERICK BELL
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

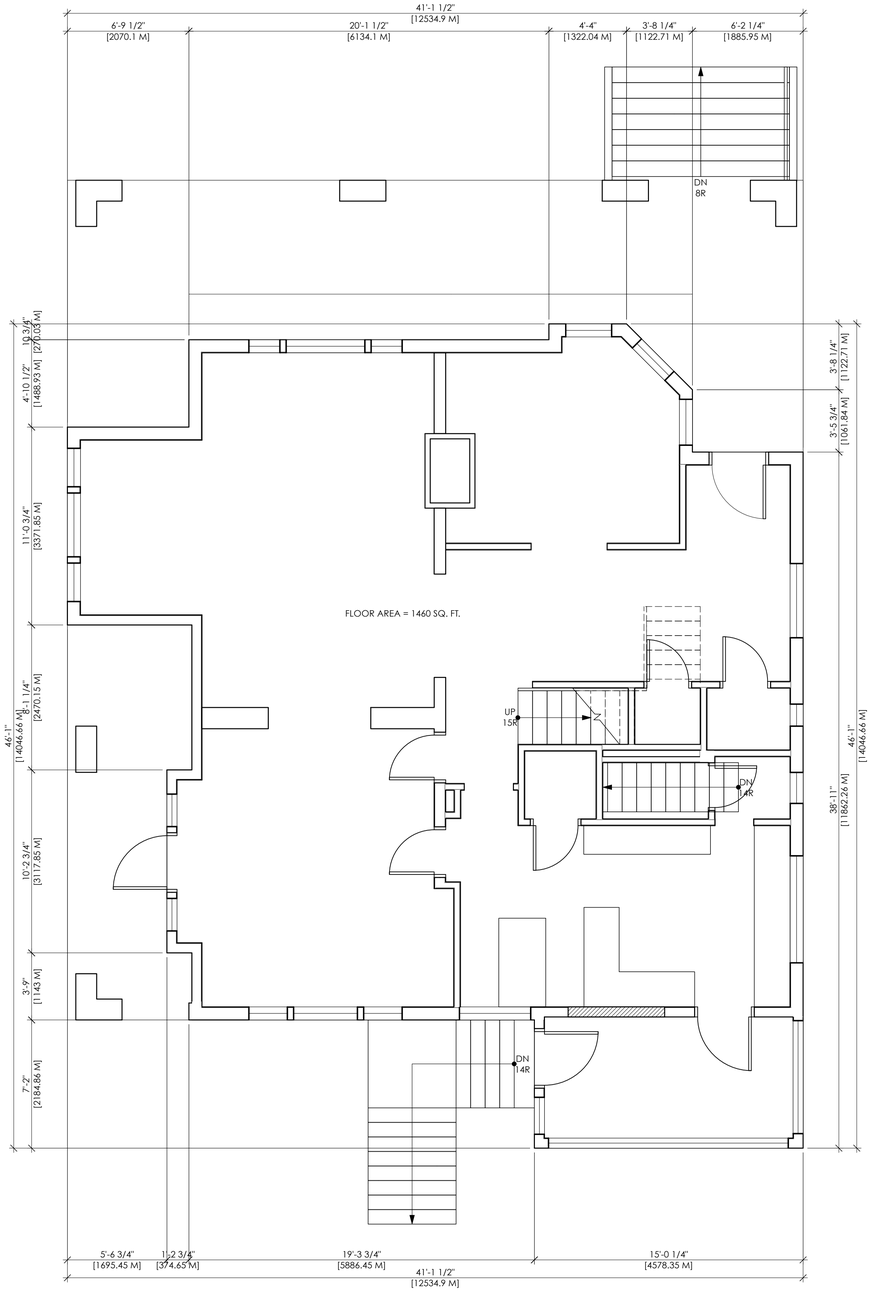
DRAWING

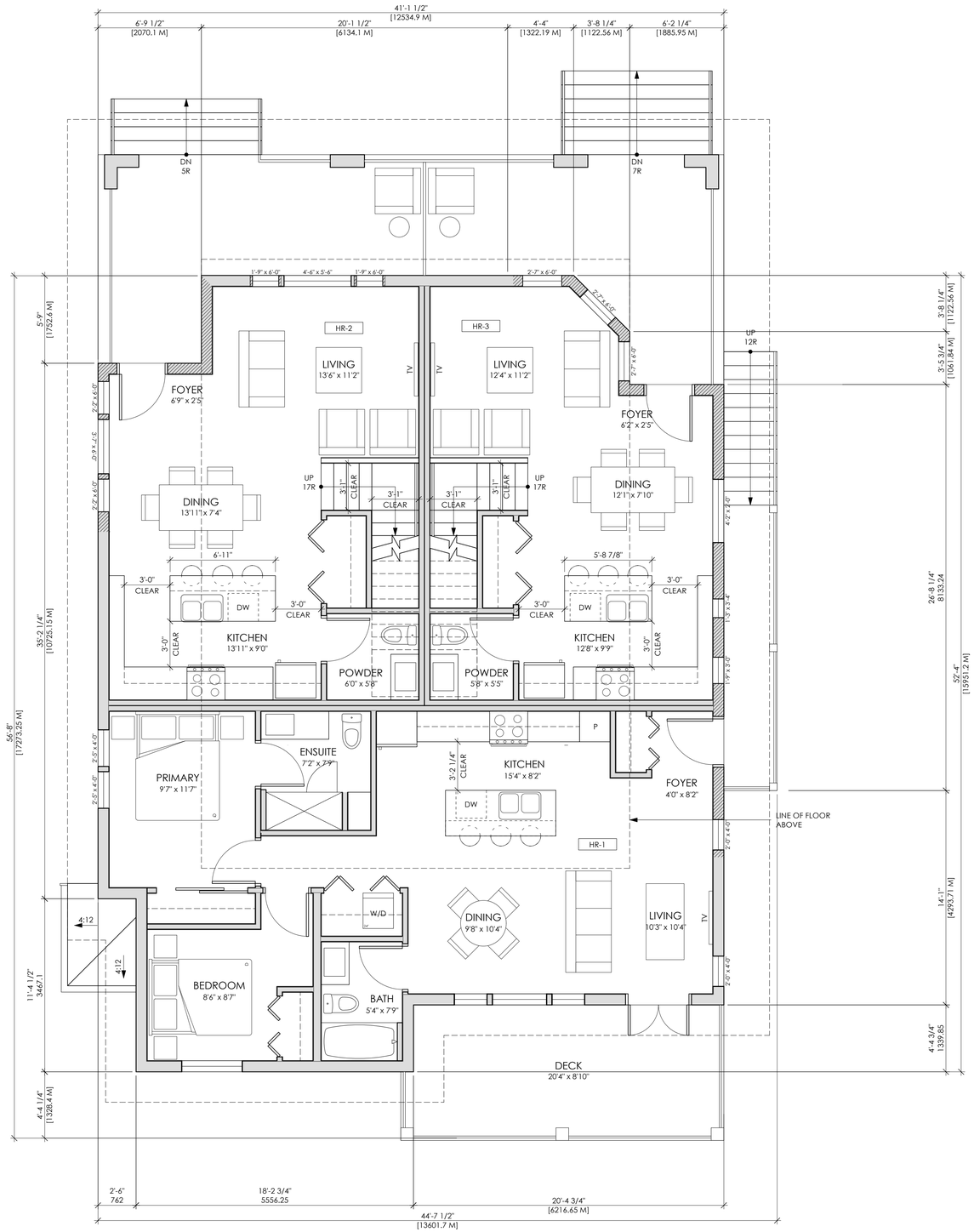
HERITAGE PLANS
LEVEL 0

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A4.00





LEGEND

SP	SPRING POINT
	LOW HEADROOM
	EXISTING WALLS
	NEW ADDITION

LEVEL 1 PLAN
EXISTING HERITAGE

LEVEL 1 PLAN
PROPOSED HERITAGE

HERITAGE TOTAL FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR3 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	505.7 SF	558.1 SF	441.8 SF	**1505.6 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	145.8 SF	**0.0 SF**
NET	0.0 SF	505.7 SF	558.1 SF	295.9 SF	**1063.8 SF**

UNIT TYPE 40 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**

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REGISTERED ARCHITECT
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BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

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VANCOUVER, BC

Jan 2024 #854

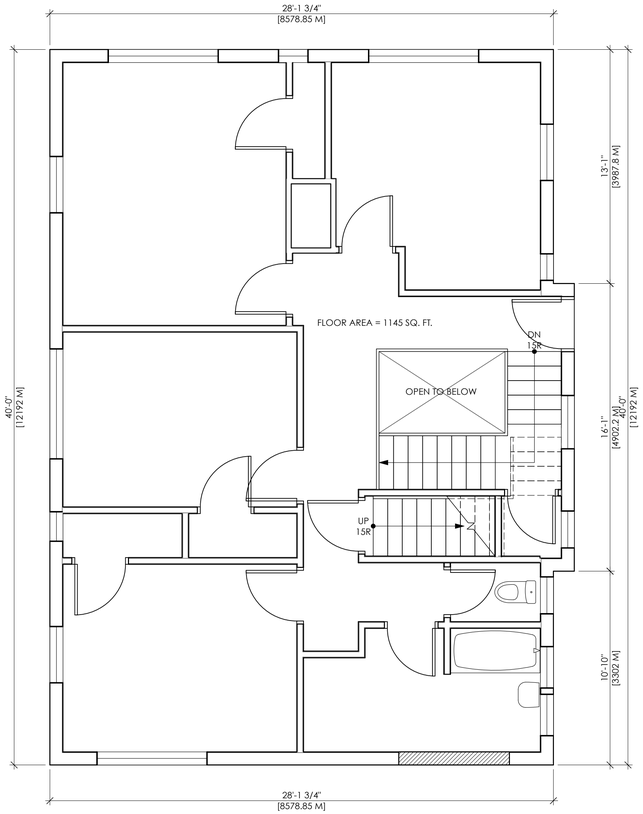
DRAWING

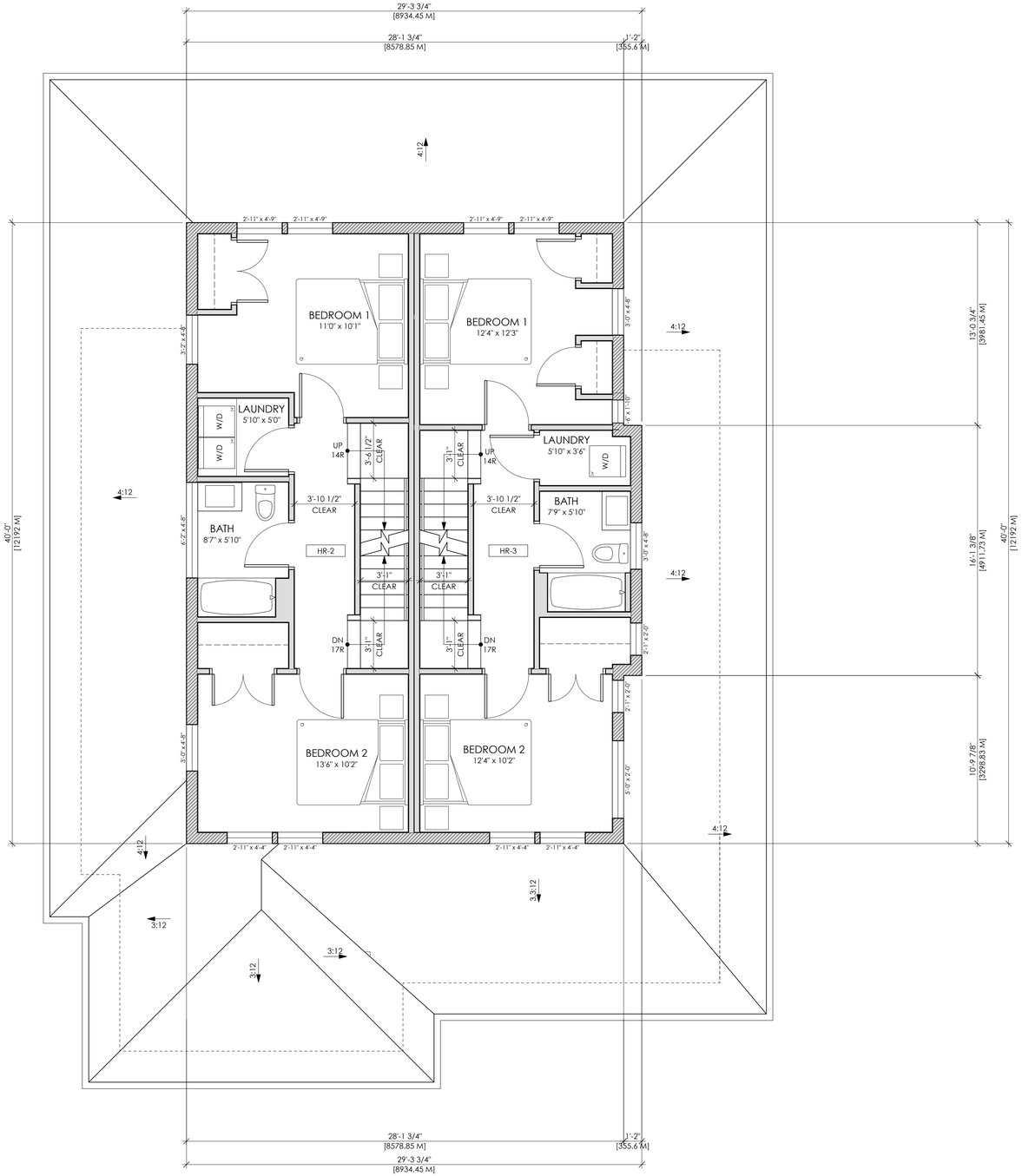
HERITAGE PLANS
LEVEL 1

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A4.01





LEGEND

SP	SPRING POINT
	LOW HEADROOM
	EXISTING WALLS
	NEW ADDITION

LEVEL 2 PLAN
EXISTING HERITAGE

LEVEL 2 PLAN
PROPOSED HERITAGE

HERITAGE TOTAL FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR3 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	505.7 SF	558.1 SF	441.8 SF	**1505.6 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	145.8 SF	**0.0 SF**
NET	0.0 SF	505.7 SF	558.1 SF	295.9 SF	**1063.8 SF**

UNIT TYPE 40 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**

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AUGUST 22, 2024

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SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK WILLIAM
BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

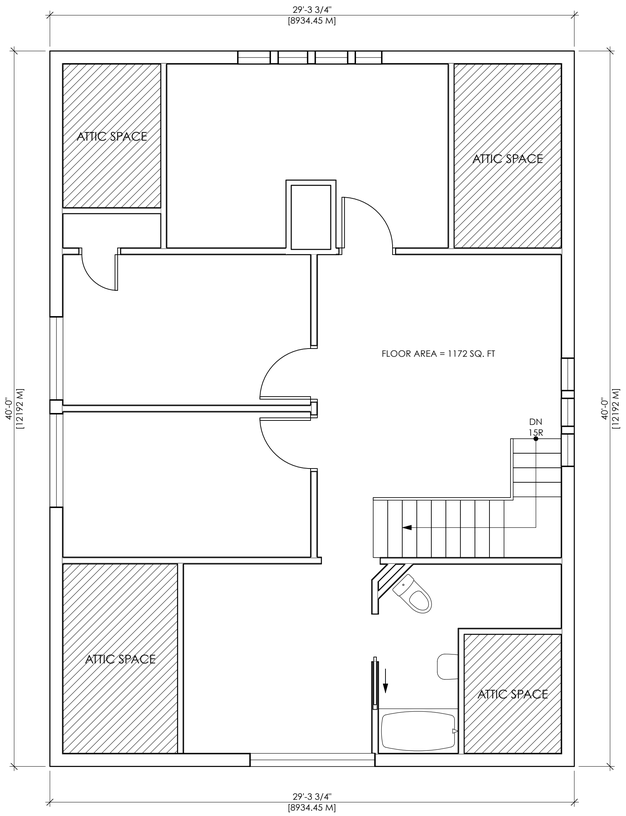
DRAWING

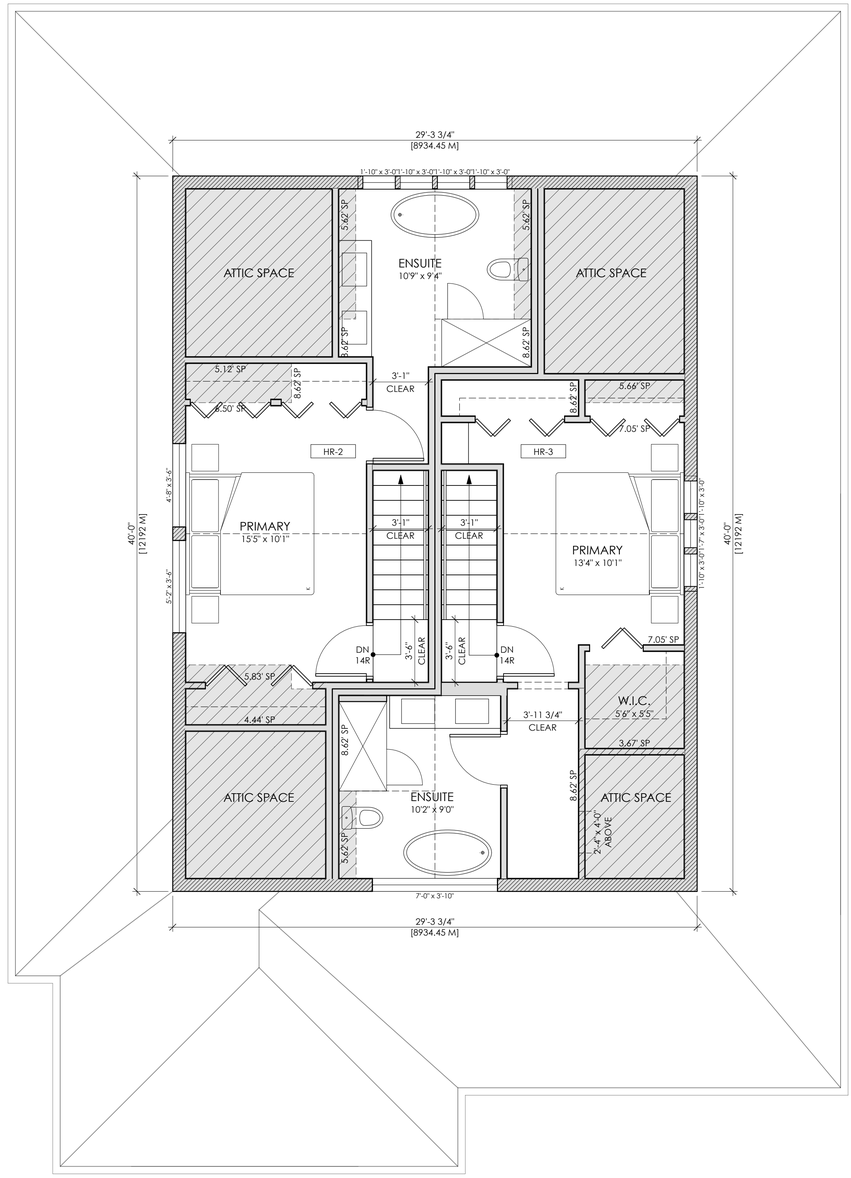
HERITAGE PLANS
LEVEL 2

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A4.02





LEGEND

SP	SPRING POINT
	LOW HEADROOM
	EXISTING WALLS
	NEW ADDITION

LEVEL 3 PLAN
EXISTING HERITAGE

LEVEL 3 PLAN
PROPOSED HERITAGE

HERITAGE TOTAL FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR3 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	505.7 SF	558.1 SF	441.8 SF	**1505.6 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	145.8 SF	**0.0 SF**
NET	0.0 SF	505.7 SF	558.1 SF	295.9 SF	**1063.8 SF**

UNIT TYPE 40 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	TOTAL
GROSS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**

HERITAGE UNIT HR1 FLOOR AREAS

	LEVEL 1 SQ FT	LEVEL 2 SQ FT	LEVEL 3 SQ FT	LEVEL 4 SQ FT	TOTAL
GROSS	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**
EXCLUSIONS	0.0 SF	0.0 SF	0.0 SF	0.0 SF	**0.0 SF**
NET	0.0 SF	871.7 SF	0.0 SF	0.0 SF	**871.7 SF**

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ISSUES

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AUGUST 22, 2024

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SEPTEMBER 18, 2025

REGISTERED ARCHITECT
FREDERICK BUTLER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

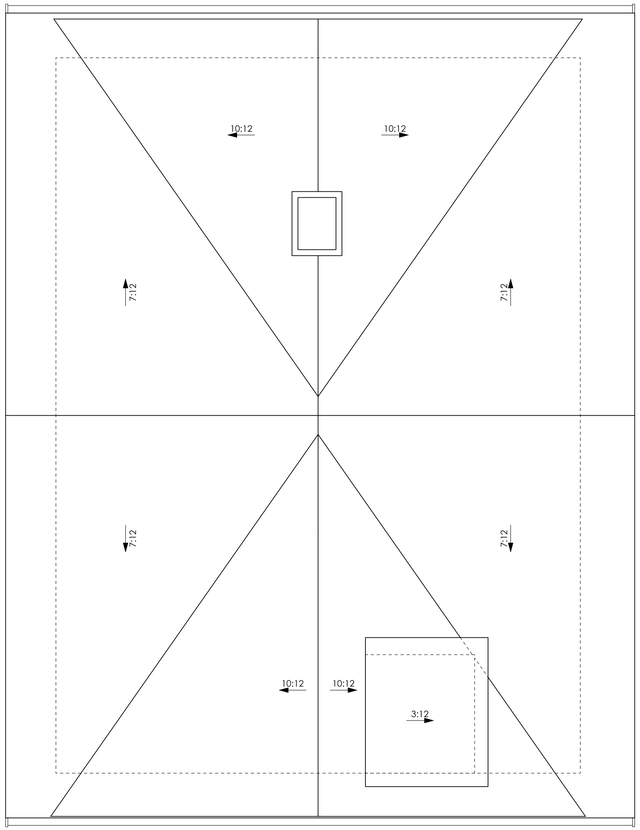
DRAWING

HERITAGE PLANS
LEVEL 3

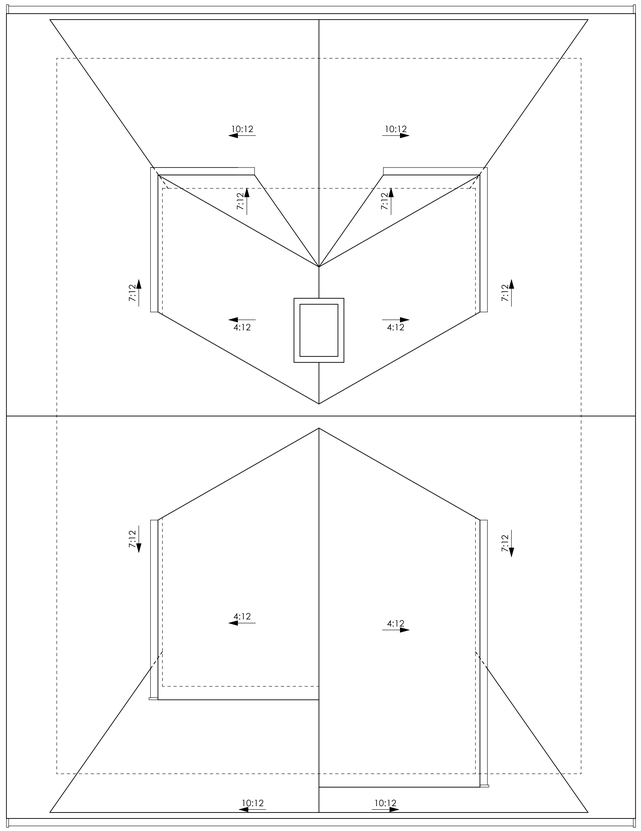
PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A4.03



ROOF PLAN
EXISTING HERITAGE



ROOF PLAN
PROPOSED HERITAGE

LEGEND

SP	SPRING POINT
	LOW HEADROOM
	EXISTING WALLS
	NEW ADDITION

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ISSUES

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SEPTEMBER 18, 2025

REGISTERED ARCHITECT
CHRISTOPHER FREDERICK BOZYK
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

DRAWING

HERITAGE PLANS
ROOF

PRINT DATE
SEP. 18, 2025

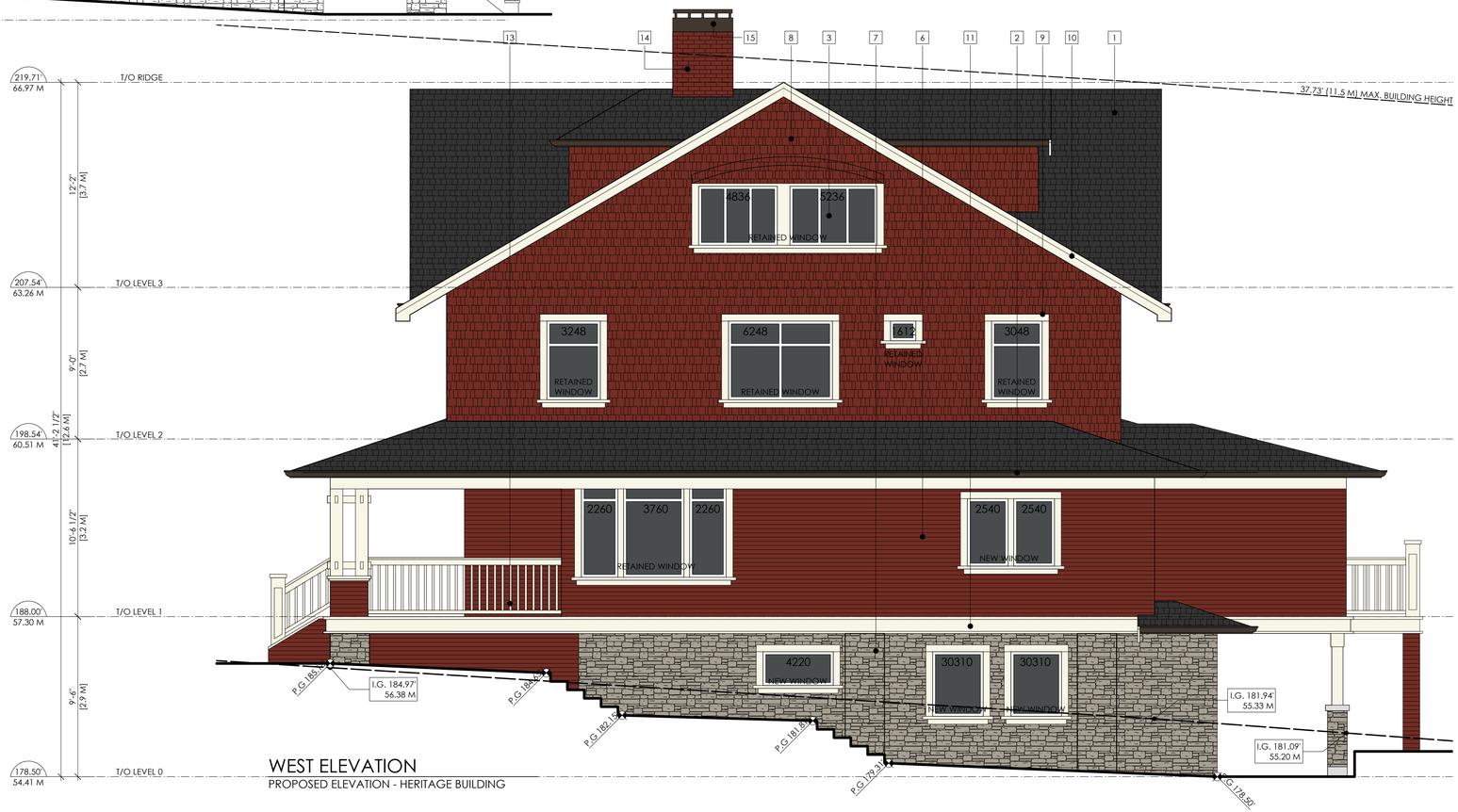
SCALE
3/32" = 1'-0"

A4.04

WEST ELEVATION
EXISTING ELEVATION - HERITAGE BUILDING

		LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF		1	ASPHALT SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
		2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	GENTEK BLACK		
DOORS/WINDOWS		3	DOUBLE PANED SEALED UNIT WOOD WINDOWS - PREFINISHED	VC-1 OXFORD IVORY		
		4	INSULATED WOOD DOORS PREFINISHED	VC-1 OXFORD IVORY		
		5	FRENCH DOOR PRIMED & PAINTED	VC-1 OXFORD IVORY		
SIDING		6	WOOD PLANK LAP SIDING SMOOTH FINISH	VC-27 STRATHCONA RED		7" EXPOSURE
		7	STONE SIDING	SIERRA RIDGE FIELDSTONE		
		8	WOOD SHINGLES PRIMED & PAINTED	VC-27 STRATHCONA RED		

		LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS		9	2X WOOD TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	SMOOTH & SANDED
		10	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
		11	2X12 BELLY BOARD PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
		12	WOOD CLAD PANEL POST PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
		13	WOOD RAILINGS PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
		14	FAUX CHIMNEY	EXISTING		
		15	METAL CHIMNEY CAP	EXISTING		
		16	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	



WEST ELEVATION
PROPOSED ELEVATION - HERITAGE BUILDING

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ISSUES

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AUGUST 22, 2024

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SEPTEMBER 18, 2025

REGISTERED ARCHITECT
FREDERICK BUTLER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

HERITAGE ELEVATIONS - WEST

PRINT DATE
SEP. 18, 2025

SCALE
1" = 1/8"

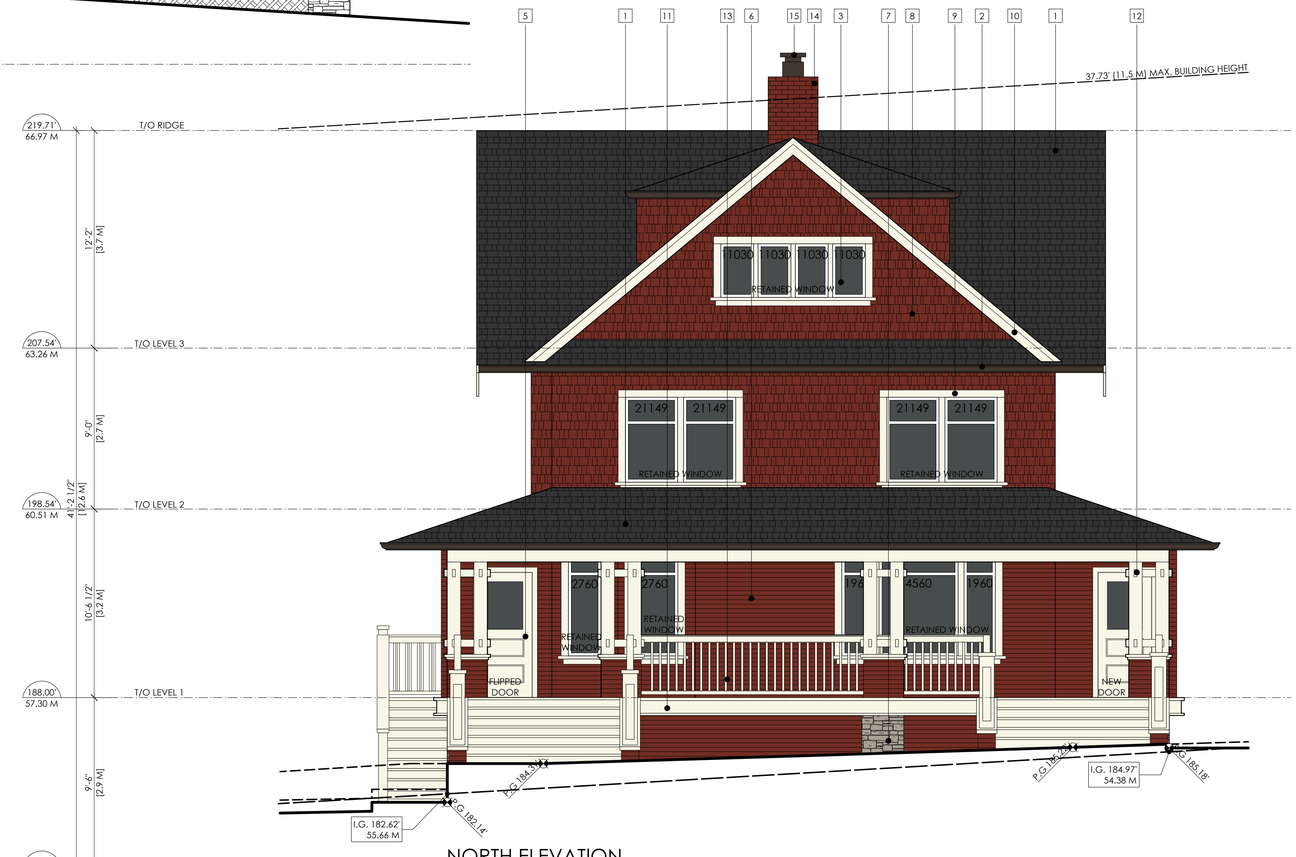
A4.05

NORTH ELEVATION

EXISTING ELEVATION - HERITAGE BUILDING

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	ASPHALT SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	GENTEK BLACK		
DOORS/WINDOWS	3	DOUBLE PANED SEALED UNIT WOOD WINDOWS - PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	4	INSULATED WOOD DOORS PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	5	FRENCH DOOR PRIMED & PAINTED	VC-1 OXFORD IVORY		
SIDING	6	WOOD PLANK LAP SIDING SMOOTH FINISH	VC-27 STRATHCONA RED		7" EXPOSURE
SIDING	7	STONE SIDING	SIERRA RIDGE FIELDSTONE		
SIDING	8	WOOD SHINGLES PRIMED & PAINTED	VC-27 STRATHCONA RED		

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	9	2X WOOD TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	10	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	11	2X12 BELLY BOARD PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	12	WOOD CLAD PANEL POST PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	13	WOOD RAILINGS PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	14	FAUX CHIMNEY	EXISTING		
DETAILS	15	METAL CHIMNEY CAP	EXISTING		
DETAILS	16	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	



NORTH ELEVATION

PROPOSED ELEVATION - HERITAGE BUILDING

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
FREDERICK BUTLER
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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BOUTIQUE PROPERTIES

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1656 West 8th Ave., Vancouver, BC V6J 1V4
Fax 685-2076 Phone 683-5441

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

HERITAGE ELEVATIONS - NORTH

PRINT DATE
SEP. 18, 2025

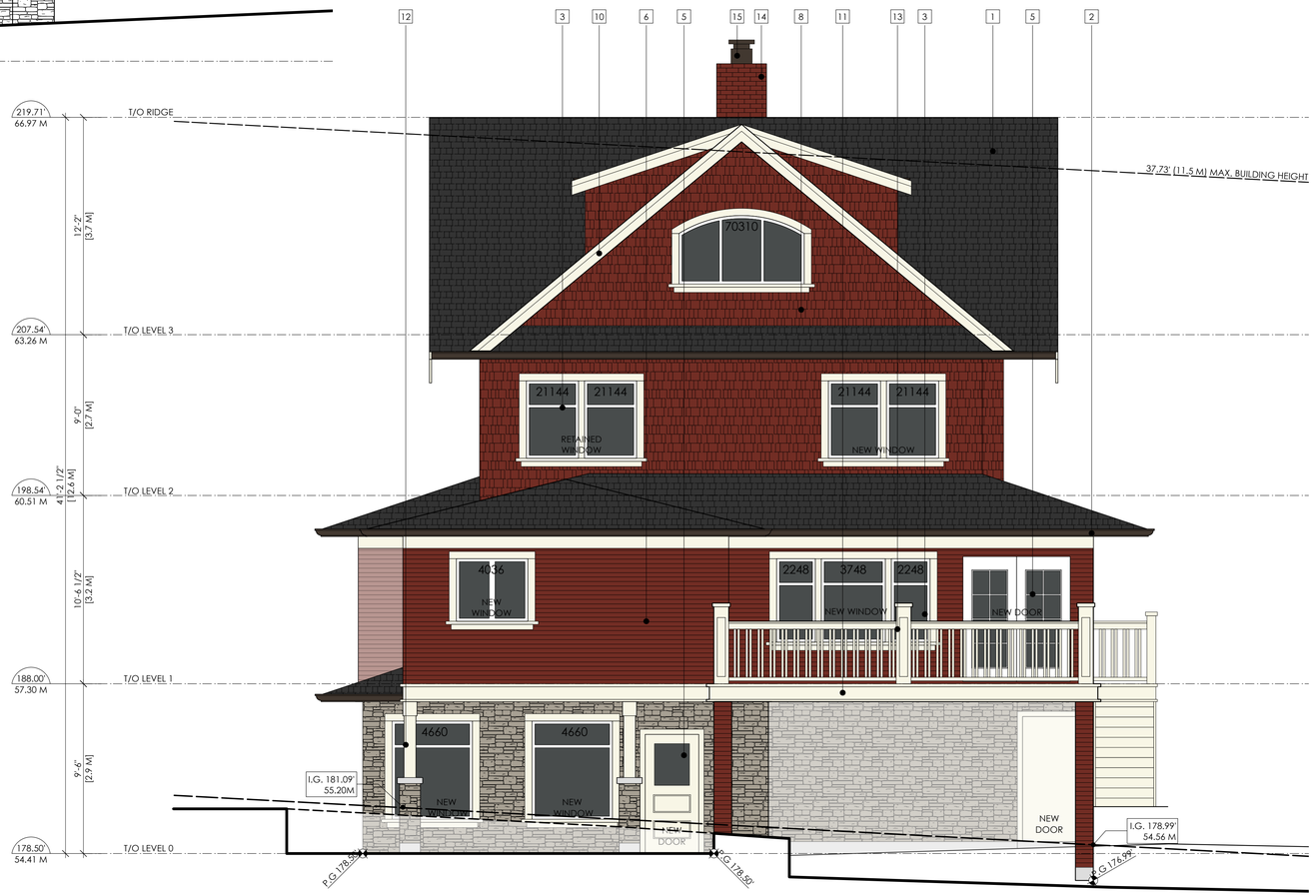
SCALE
1' = 1/8"

A4.06

SOUTH ELEVATION
EXISTING ELEVATION - HERITAGE BUILDING

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	ASPHALT SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	GENTEK BLACK		
DOORS/WINDOWS	3	DOUBLE PANED SEALED UNIT WOOD WINDOWS - PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	4	INSULATED WOOD DOORS PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	5	FRENCH DOOR PRIMED & PAINTED	VC-1 OXFORD IVORY		
SIDING	6	WOOD PLANK LAP SIDING SMOOTH FINISH	VC-27 STRATHCONA RED		7" EXPOSURE
SIDING	7	STONE SIDING	SIERRA RIDGE FIELDSTONE		
SIDING	8	WOOD SHINGLES PRIMED & PAINTED	VC-27 STRATHCONA RED		

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	9	2X WOOD TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	10	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	11	2X12 BELLY BOARD PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	12	WOOD CLAD PANEL POST PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	13	WOOD RAILINGS PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	14	FAUX CHIMNEY	EXISTING		
DETAILS	15	METAL CHIMNEY CAP	EXISTING		
DETAILS	16	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	



SOUTH ELEVATION
PROPOSED ELEVATION - HERITAGE BUILDING

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUSFIELD
PROVINCE OF BRITISH COLUMBIA
2025-09-19

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

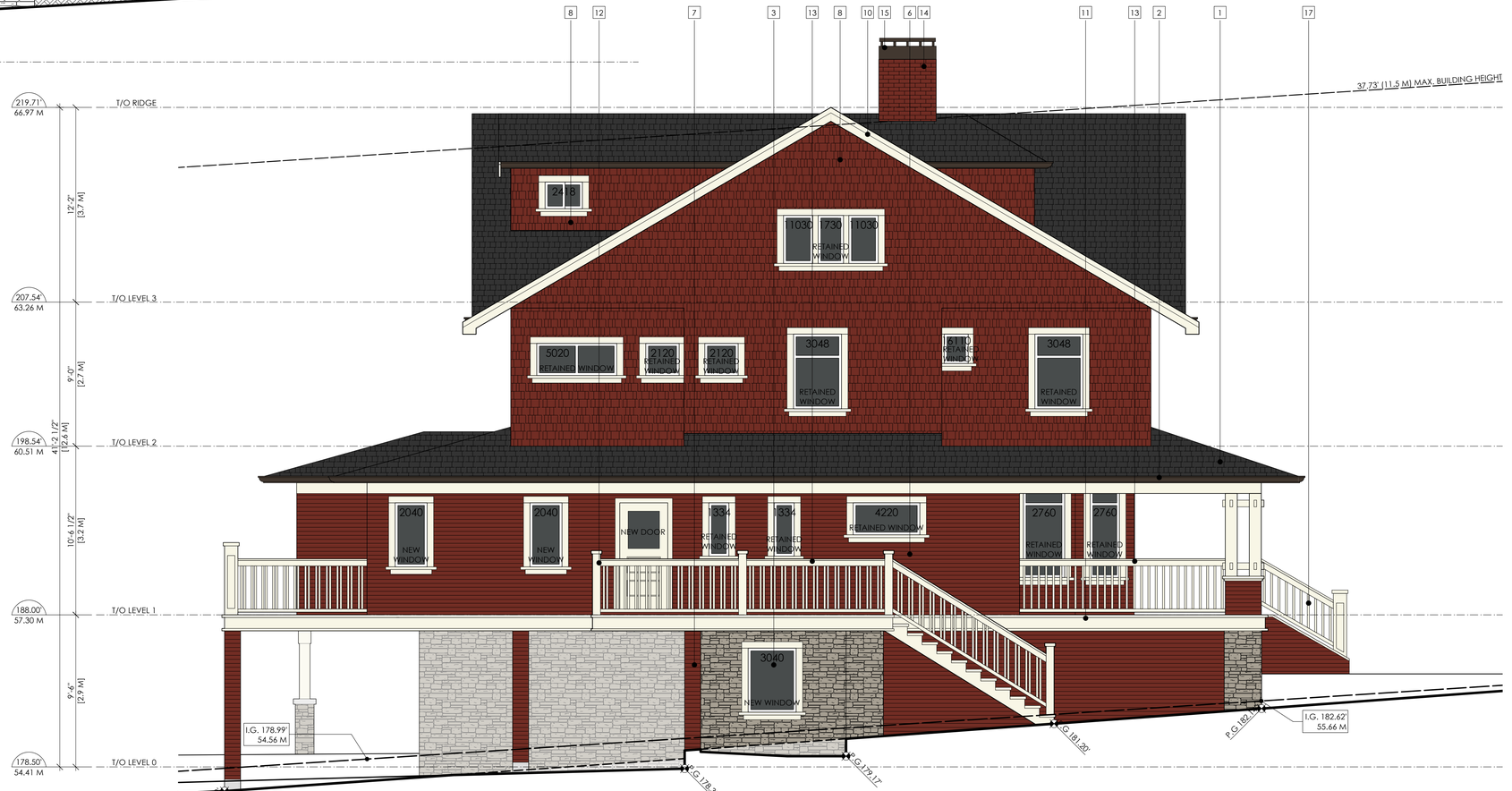
HERITAGE ELEVATIONS - SOUTH

PRINT DATE
SEP. 18, 2025

SCALE
1" = 1/8"

A4.07

EAST ELEVATION
EXISTING ELEVATION - HERITAGE BUILDING



EAST ELEVATION
PROPOSED ELEVATION - HERITAGE BUILDING

	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
ROOF	1	ASPHALT SHINGLE	DUAL BLACK	IKO CAMBRIDGE	
ROOF	2	METAL FASCIA GUTTER & DOWNSPOUTS PREFINISHED	GENTEK BLACK		
DOORS/WINDOWS	3	DOUBLE PANED SEALED UNIT WOOD WINDOWS - PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	4	INSULATED WOOD DOORS PREFINISHED	VC-1 OXFORD IVORY		
DOORS/WINDOWS	5	FRENCH DOOR PRIMED & PAINTED	VC-1 OXFORD IVORY		
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	LABEL	MATERIAL	COLOUR	MANUFACTURER	DIMENSION/NOTES
DETAILS	9	2X WOOD TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	SMOOTH & SANDED
DETAILS	10	2X12 BARGE BOARD WITH 1X4 TRIM PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	11	2X12 BELLY BOARD PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	12	WOOD CLAD PANEL POST PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	13	WOOD RAILINGS PRIMED & PAINTED	VC-1 OFORD IVORY	BENJAMIN MOORE	
DETAILS	14	FAUX CHIMNEY	EXISTING		
DETAILS	15	METAL CHIMNEY CAP	EXISTING		
DETAILS	16	WOOD PLANT SHELF	2134-30 IRON MOUNTAIN	BENJAMIN MOORE	

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTET
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

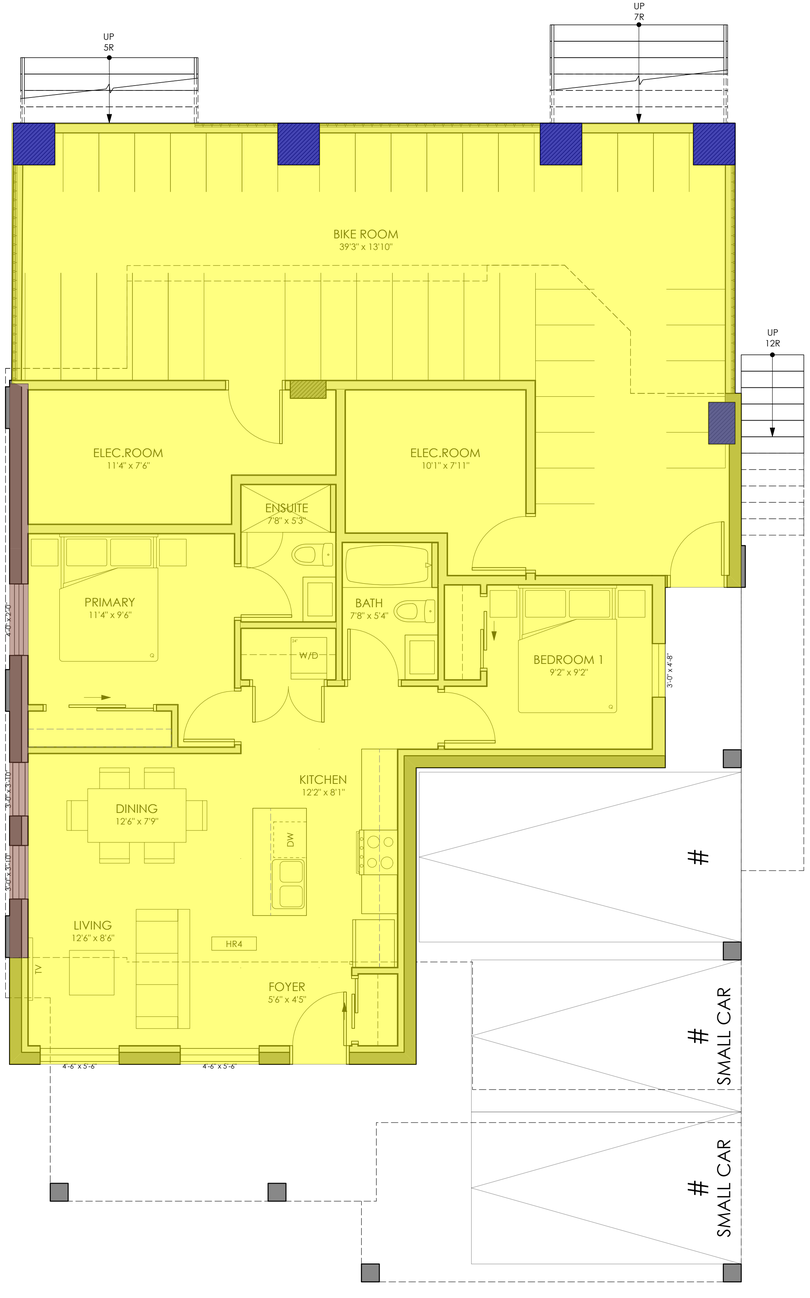
DRAWING

HERITAGE ELEVATIONS - EAST

PRINT DATE
SEP. 18, 2025

SCALE
1" = 1/8"

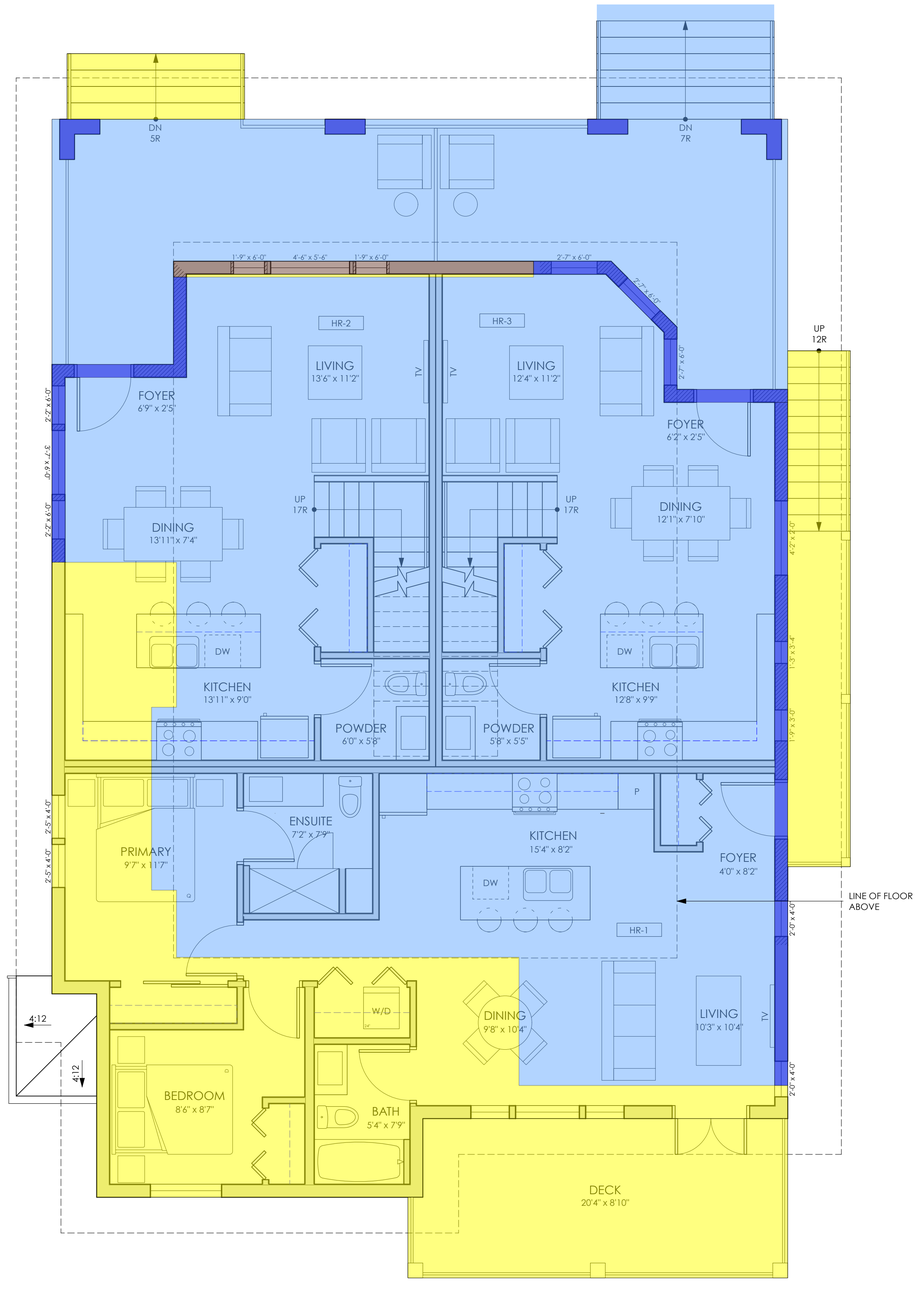
A4.08



LEGEND

- RETAINED WALLS
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- RETAINED WALLS ADJUSTED

LEVEL 0 PLAN



LEVEL 1 PLAN

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTET
PROVINCE OF BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST
BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

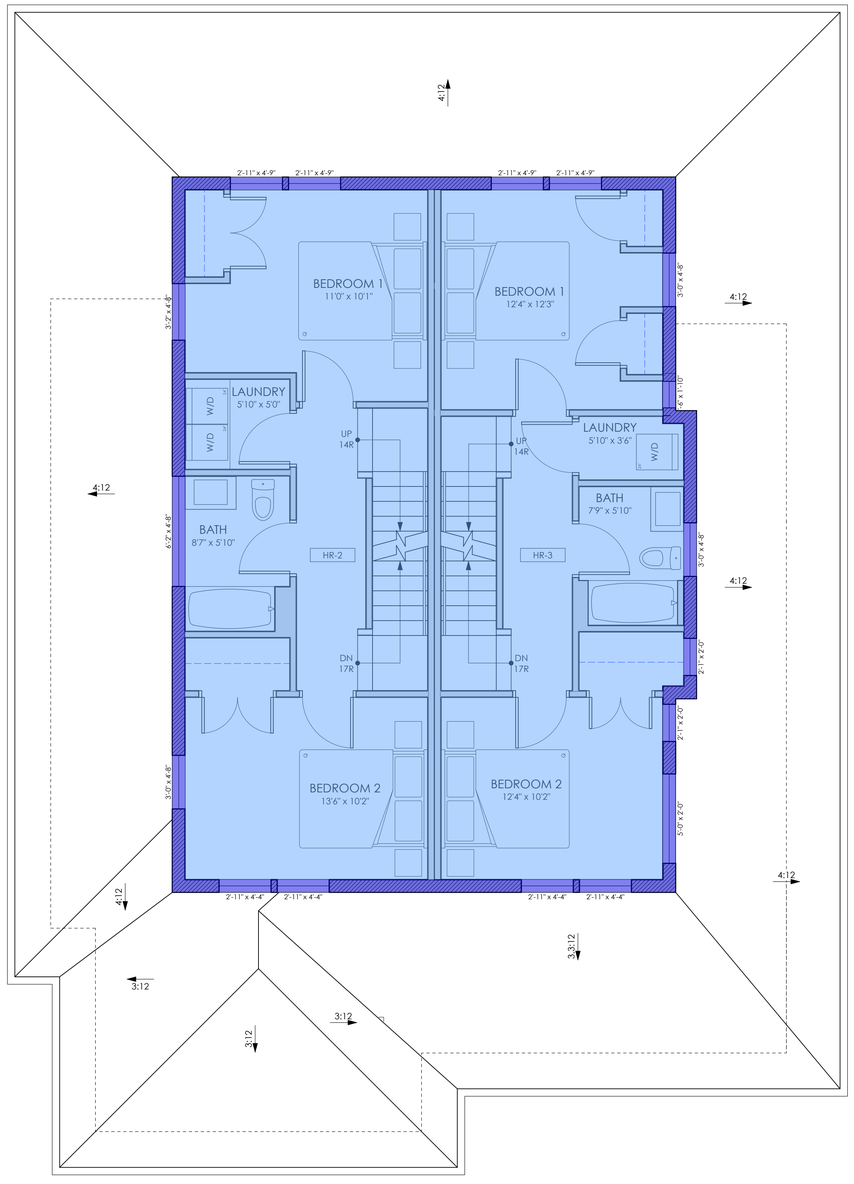
DRAWING

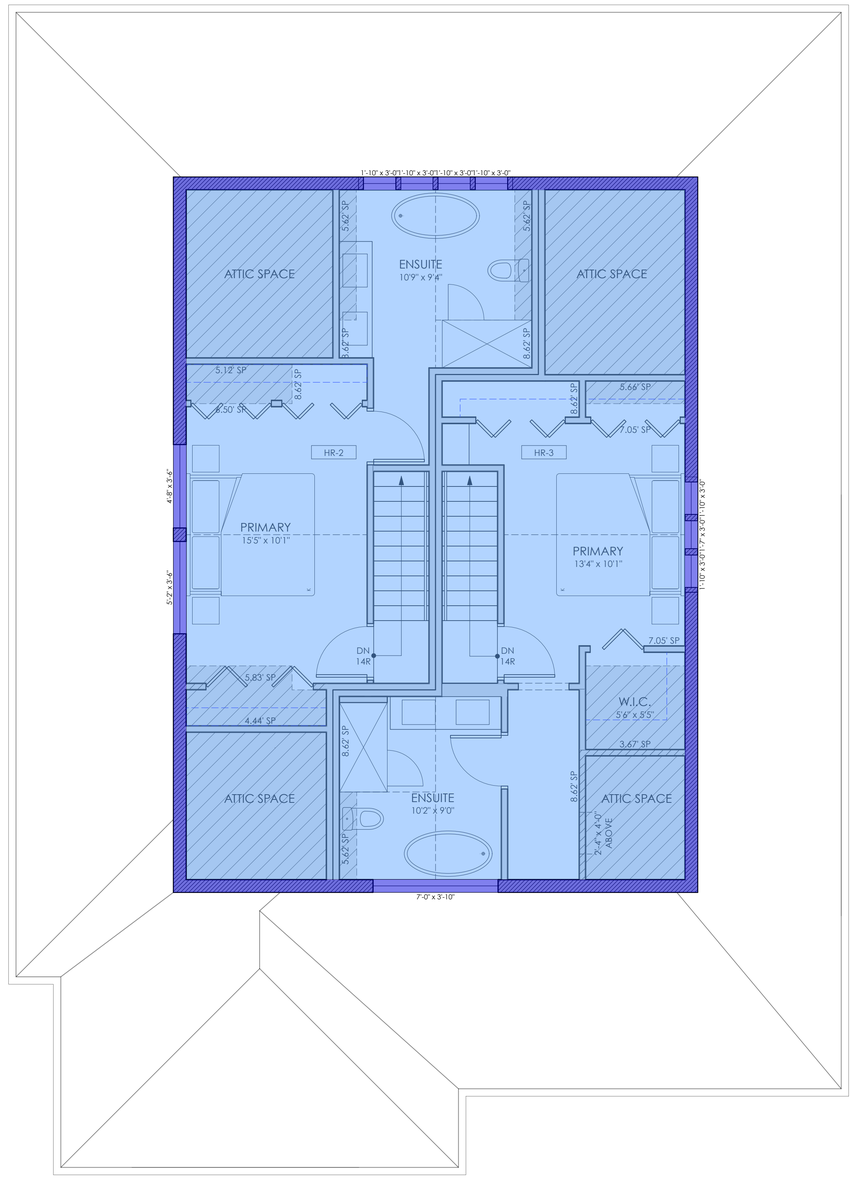
RETAINED PLANS

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

A4.09





LEGEND

- RETAINED WALLS
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- RETAINED WALLS ADJUSTED

LEVEL 3 PLAN

LEVEL 4 PLAN

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
TIMOTHY FREDERICK BOYD
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD,
VANCOUVER, BC

Jan 2024 #854

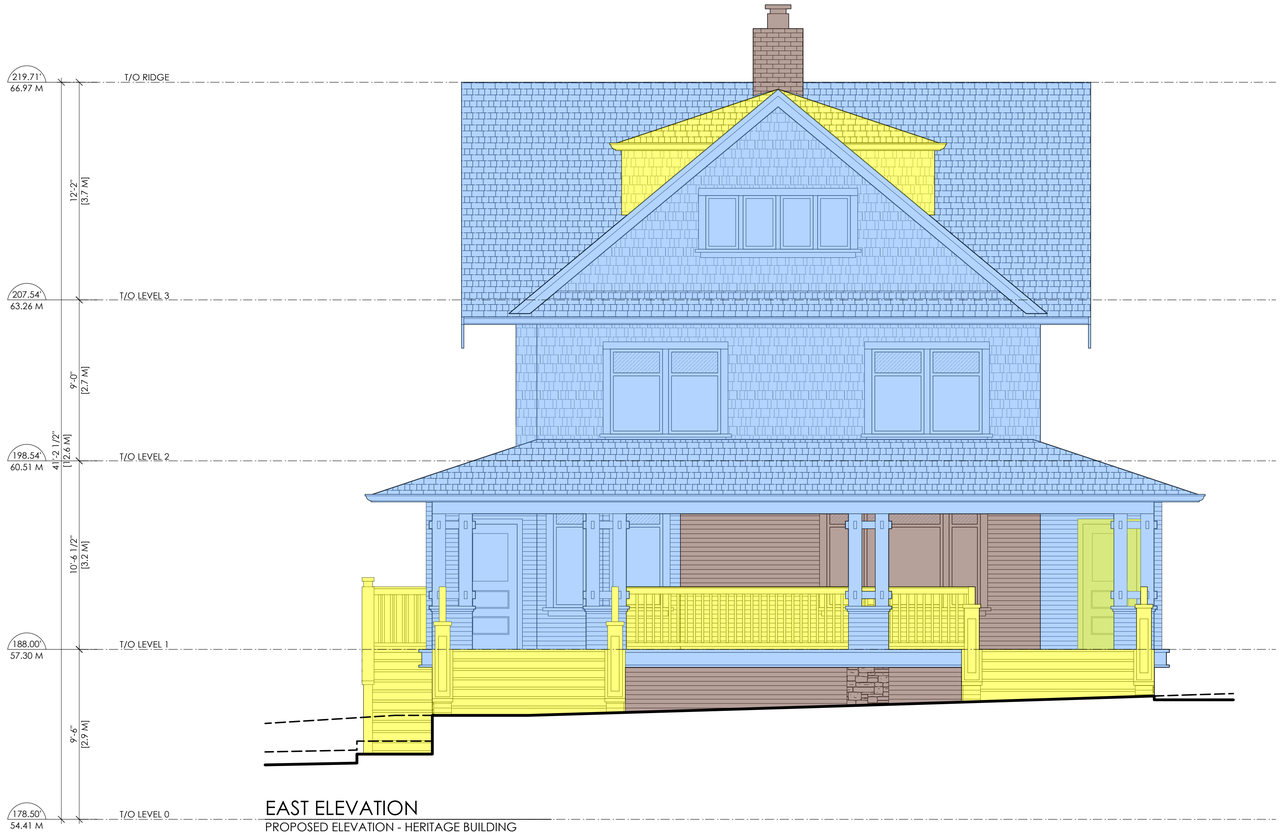
DRAWING

RETAINED PLANS

PRINT DATE
SEP. 18, 2025

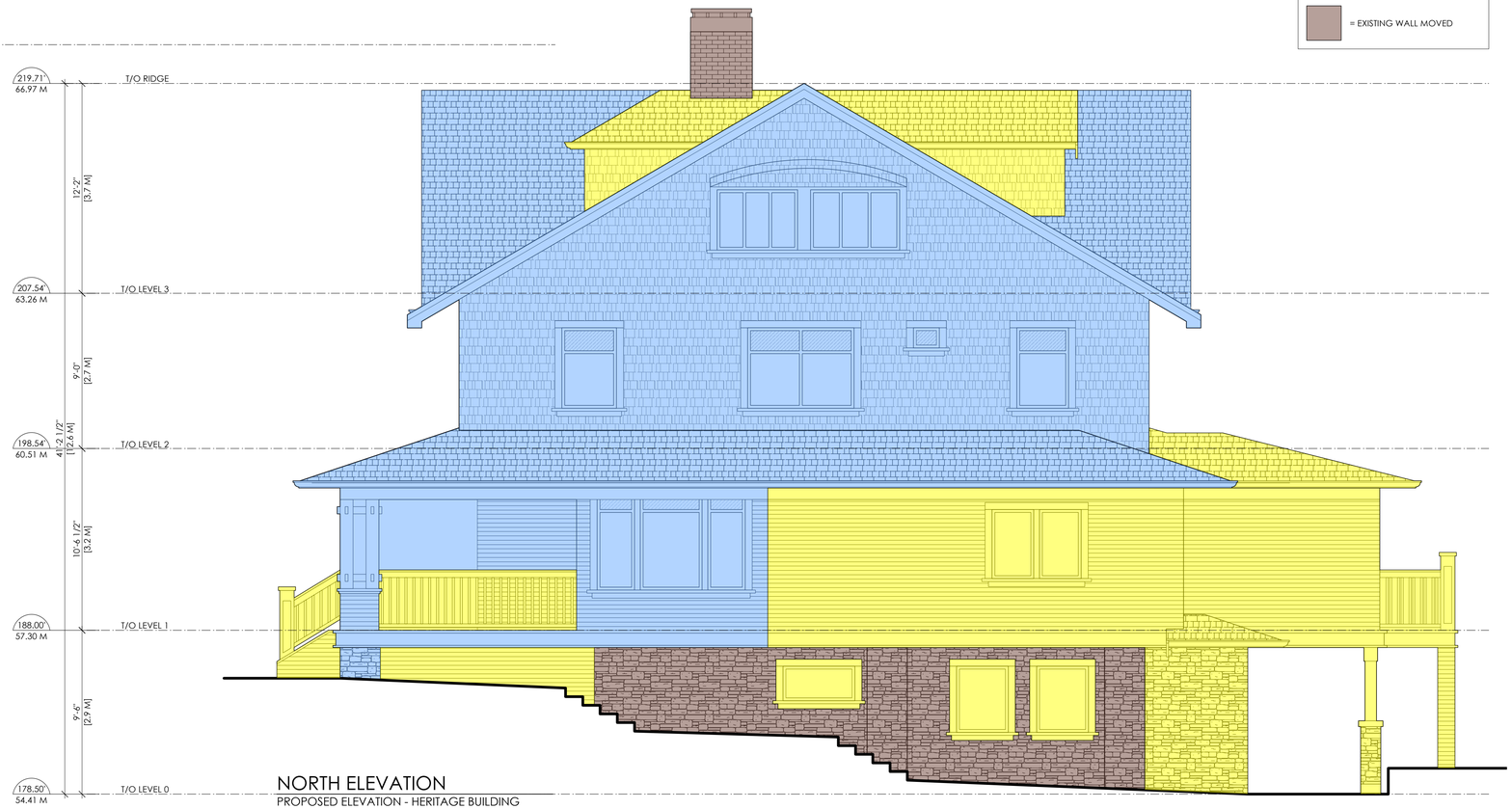
SCALE
3/32" = 1'-0"

A4.10



EAST ELEVATION

PROPOSED ELEVATION - HERITAGE BUILDING



NORTH ELEVATION

PROPOSED ELEVATION - HERITAGE BUILDING

RETAINED ELEVATIONS LEGEND

- = STAINED GLASS WINDOWS
- = RETAINED HERITAGE BUILDING
- = NEW CONSTRUCTION
- = EXISTING WALL MOVED

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOSCH
PROVINCE OF BRITISH COLUMBIA
2025-09-19

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WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

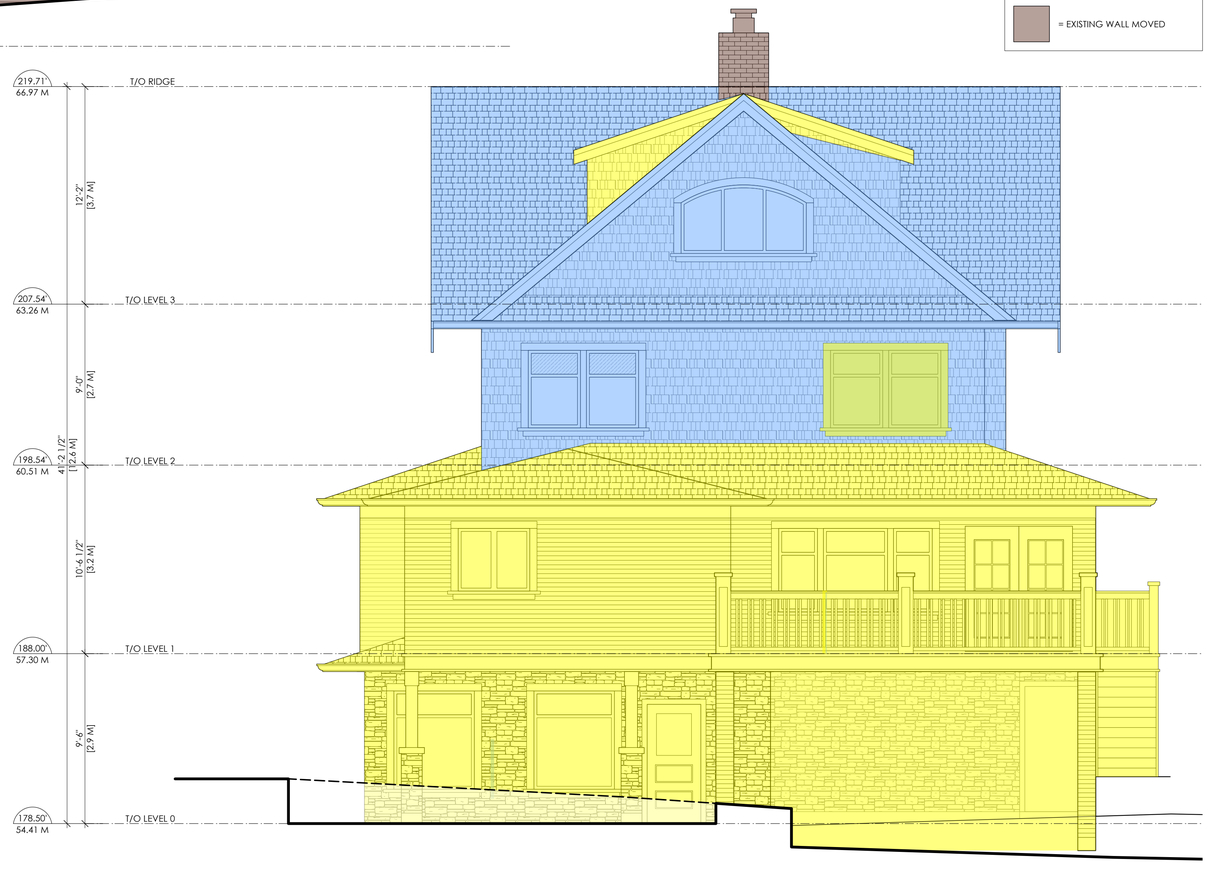
RETAINED
ELEVATIONS

PRINT DATE
SEP. 18, 2025

SCALE
1" = 1/8"

A4.11

SOUTH ELEVATION
PROPOSED ELEVATION - HERITAGE BUILDING



WEST ELEVATION
PROPOSED ELEVATION - HERITAGE BUILDING

RETAINED ELEVATIONS LEGEND

- = STAINED GLASS WINDOWS
- = RETAINED HERITAGE BUILDING
- = NEW CONSTRUCTION
- = EXISTING WALL MOVED

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ISSUES

ISSUED FOR REZONING ENQUIRY
AUGUST 22, 2024

ISSUED FOR DEVELOPMENT PERMIT
SEPTEMBER 18, 2025

REGISTERED ARCHITECT
JAMES FREDERICK BOUTET
BRITISH COLUMBIA
2025-09-19

REVISIONS

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Fax 685-2076 Phone 683-5441

WEST
BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

RETAINED
ELEVATIONS

PRINT DATE
SEP. 18, 2025

SCALE
1' = 1/8"

A4.12

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ISSUES

BLDG 1 (BELOW GRADE)

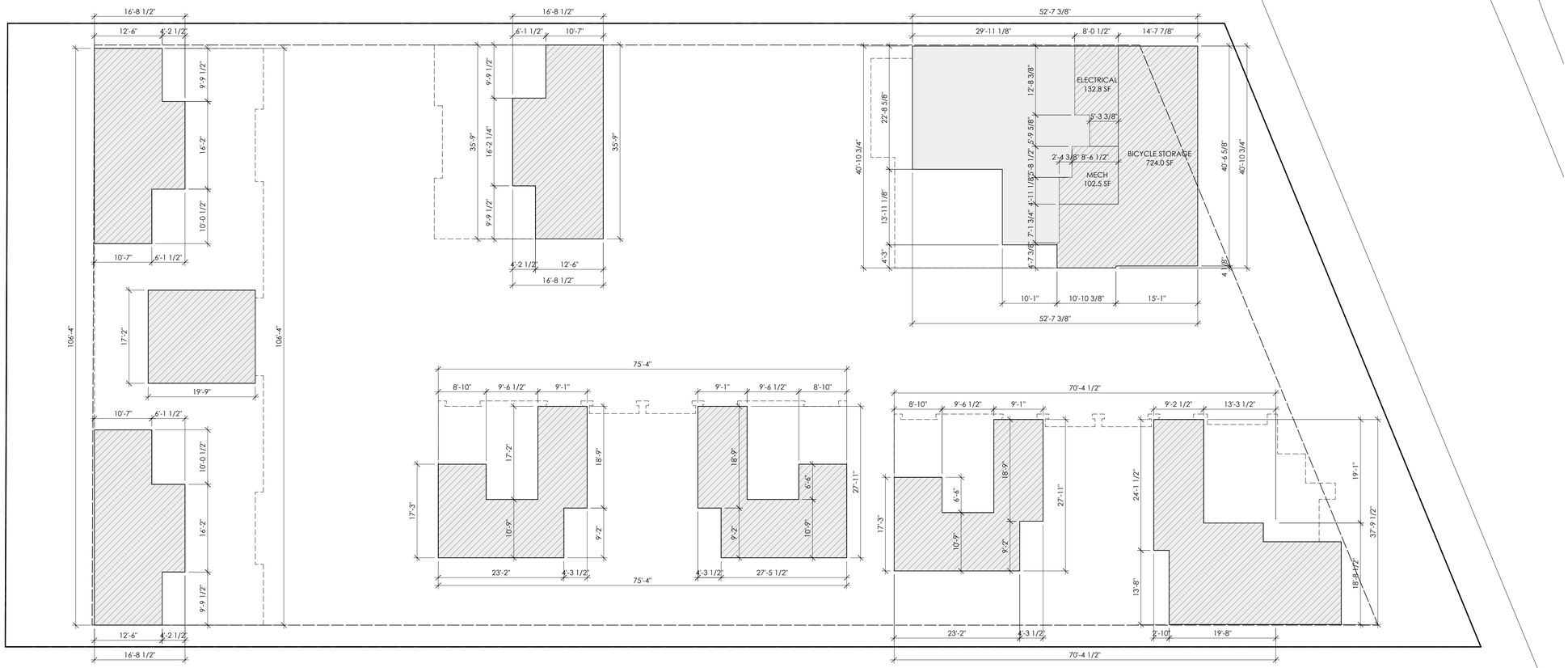
GROSS AREA	1336.6 SF
EXCLUSION	1336.6 SF
NET AREA	0.0 SF

BLDG 4 (BELOW GRADE)

GROSS AREA	496.2 SF
EXCLUSION	496.2 SF
NET AREA	0.0 SF

HERITAGE BLDG (BELOW GRADE)

GROSS AREA	1802.2 SF
EXCLUSION	959.3 SF
NET AREA	842.9 SF



BLDG 2 (BELOW GRADE)

GROSS AREA	938.4 SF
EXCLUSION	938.4 SF
NET AREA	0.0 SF

BLDG 3 (BELOW GRADE)

GROSS AREA	1203.5 SF
EXCLUSION	1203.5 SF
NET AREA	0.0 SF

LEVEL 0 AREA (BELOW GRADE)

GROSS BUILDING AREA	5776.9 SF
TOTAL EXCLUSIONS	4934.0 SF
TOTAL NET AREA	842.9 SF

AREA DEDUCTIONS:

COVERED PORCH/ENTRY AREA	0.0 SF
BALCONY/DECK AREA	0.0 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION
- BALCONY/DECK/ENTRY

NOTES:

ALL BUILDING DIMENSIONS, SETBACKS AND YARDS ARE TO THE OUTSIDE OF CLADDING.

N

REVISIONS

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REGISTERED ARCHITECT
FREDERICK WEST
BRITISH COLUMBIA
2025-09-19

WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

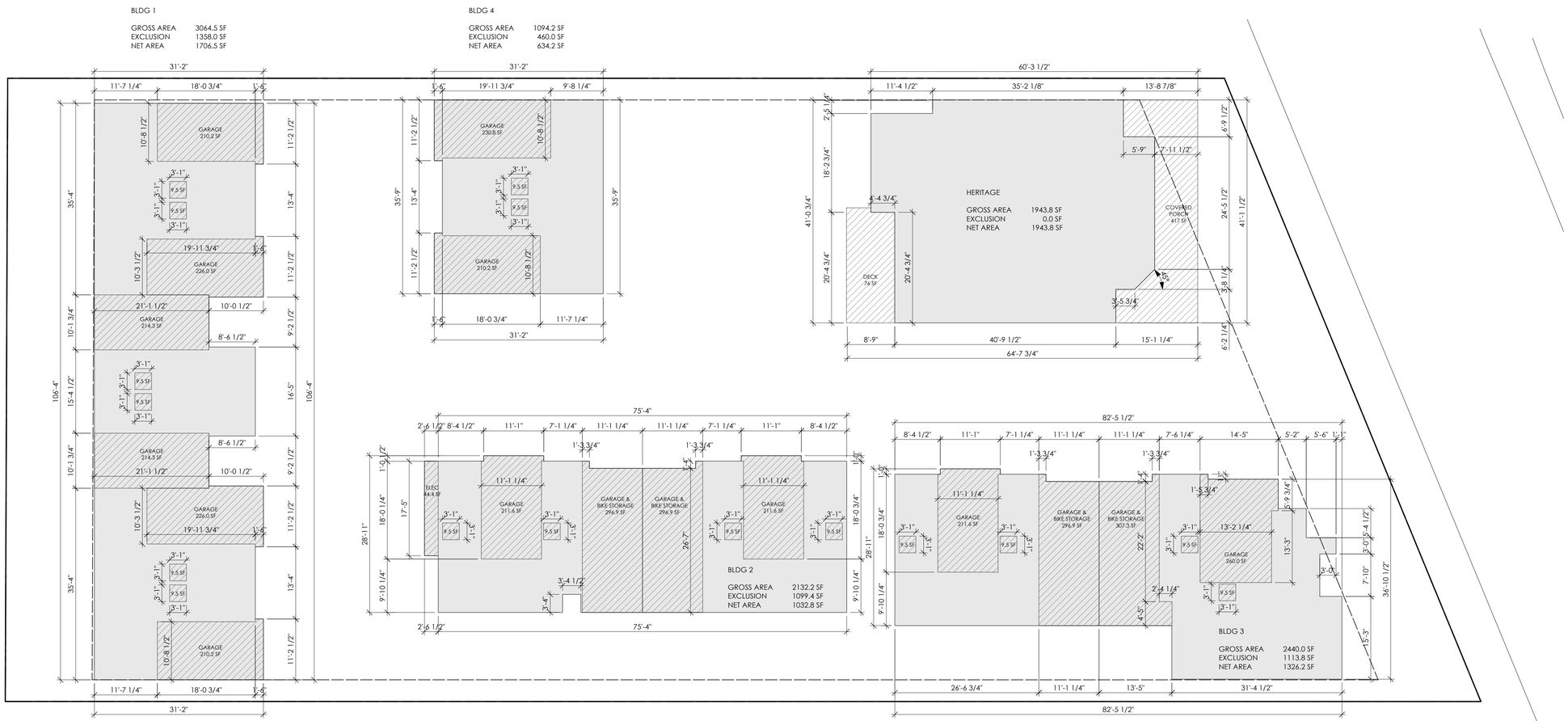
DRAWING

AREA OVERLAY
LEVEL 0 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

01.01



LEVEL 1 AREA

GROSS BUILDING AREA	10674.7 SF
TOTAL EXCLUSIONS	4031.2 SF
TOTAL NET AREA	6643.5 SF

AREA DEDUCTIONS:

COVERED PORCH/ENTRY AREA	417.0 SF
BALCONY/DECK AREA	76.0 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION
- BALCONY/DECK/ENTRY

NOTES:

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ISSUES

REGISTERED ARCHITECT
FREDERICK BUTLER
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

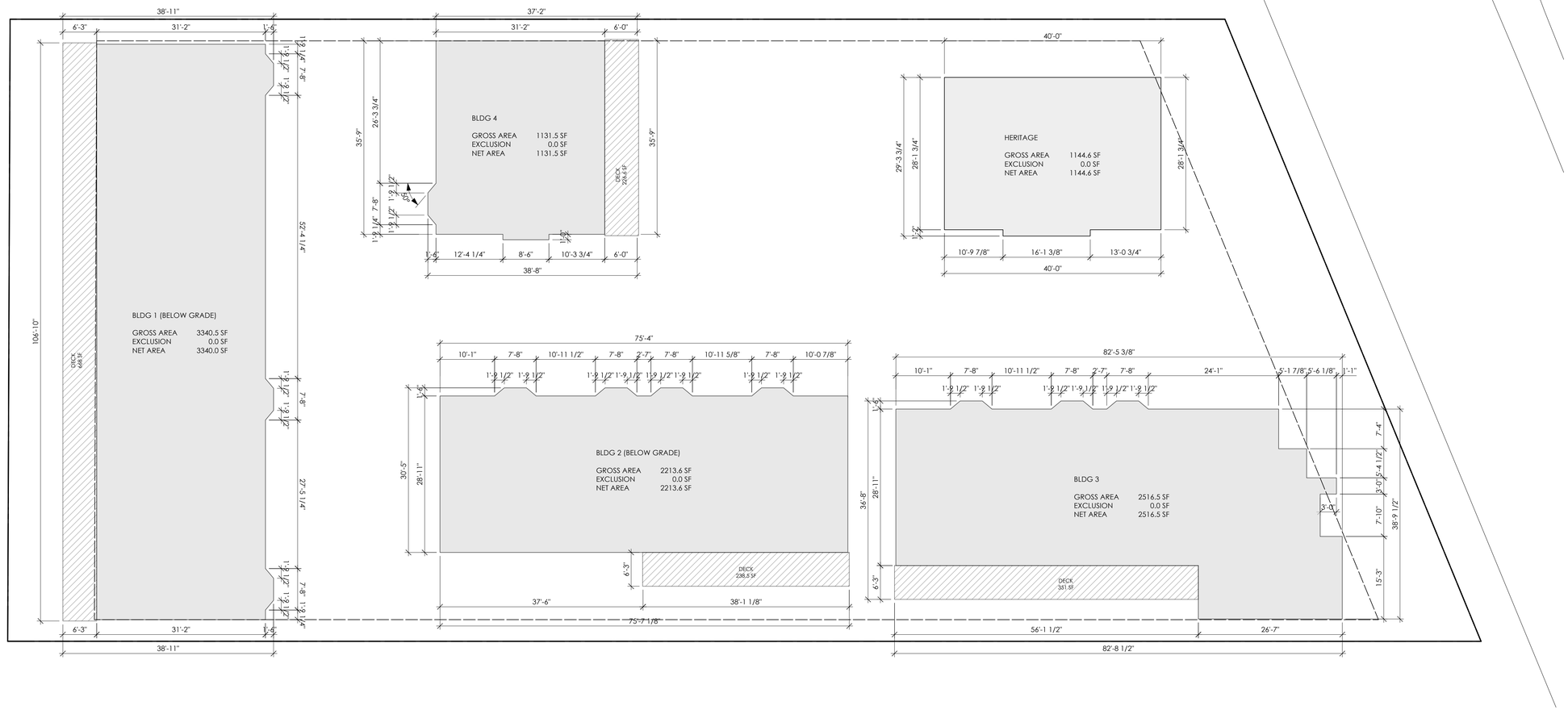
DRAWING

AREA OVERLAY
LEVEL 1 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

01.02



LEVEL 2 AREA

GROSS BUILDING AREA	10346.7 SF
TOTAL EXCLUSIONS	0.0 SF
TOTAL NET AREA	10346.7 SF

AREA DEDUCTIONS:

COVERED PORCH/ENTRY AREA	0.0 SF
BALCONY/DECK AREA	1484.1 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION
- BALCONY/DECK/ENTRY

NOTES:

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ISSUES

REGISTERED ARCHITECT
FREDERICK BELL
BRITISH COLUMBIA
2025-09-19

REVISIONS

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

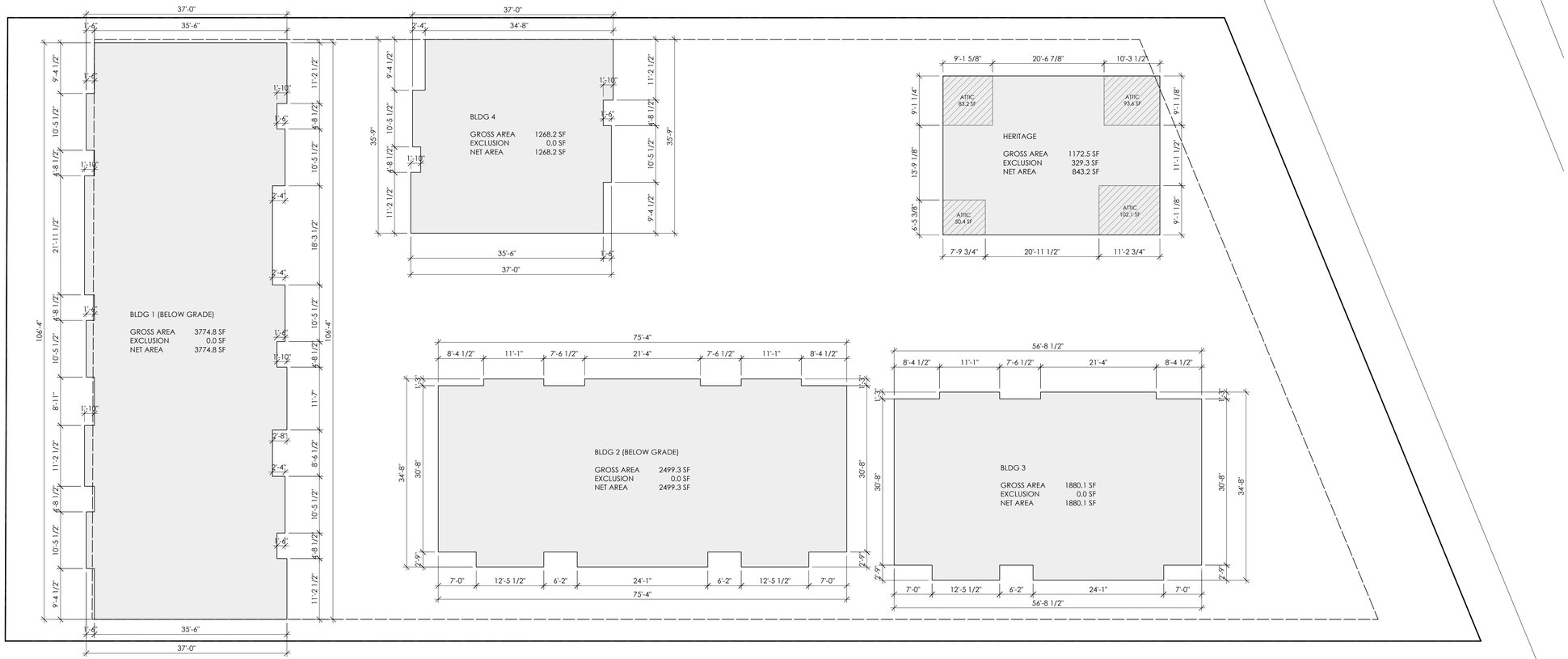
DRAWING

AREA OVERLAY
LEVEL 2 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

01.03



LEVEL 3 AREA

GROSS BUILDING AREA	10594.9 SF
TOTAL EXCLUSIONS	329.3 SF
TOTAL NET AREA	10265.6 SF

AREA DEDUCTIONS:

COVERED PORCH/ENTRY AREA	0.0 SF
BALCONY/DECK AREA	0.0 SF

LEGEND

- GROSS BUILDING AREA
- EXCLUSION
- BALCONY/DECK/ENTRY

NOTES:

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ISSUES

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2025-09-19

REVISIONS

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FORMWERKS BOUTIQUE PROPERTIES

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WEST BOULEVARD

6825 WEST BOULEVARD
VANCOUVER, BC

Jan 2024 #854

DRAWING

AREA OVERLAY
LEVEL 3 PLAN

PRINT DATE
SEP. 18, 2025

SCALE
3/32" = 1'-0"

01.04